

A Development Proposal

by Demari Developers



Company Profile

- Excellent Track record for over 25 years
- Amongst Market leaders in its field in Cyprus
- Pioneering
- Product Diversification
 - Demari Property Management and Services
 - Demari Wellness and Spa Satisfy clients' needs without compromising standards of service and quality



- 01 *Demari Kyklades 2005*
- 02 *Demari Kyklades 2005*
- 03 *Demari Wellness Spa*



Mission Statement

- Demari is dedicated to the creation of quality residential properties in which customers can fulfil quality lifestyle expectations .
- In pursuing this objective the company is responsible and fair, and uncompromising in the pursuit of quality and consistency.



01 *Demari Kyklades 2005*
02 *Demari Rea 2010*
03 *Demari Rea 2010*



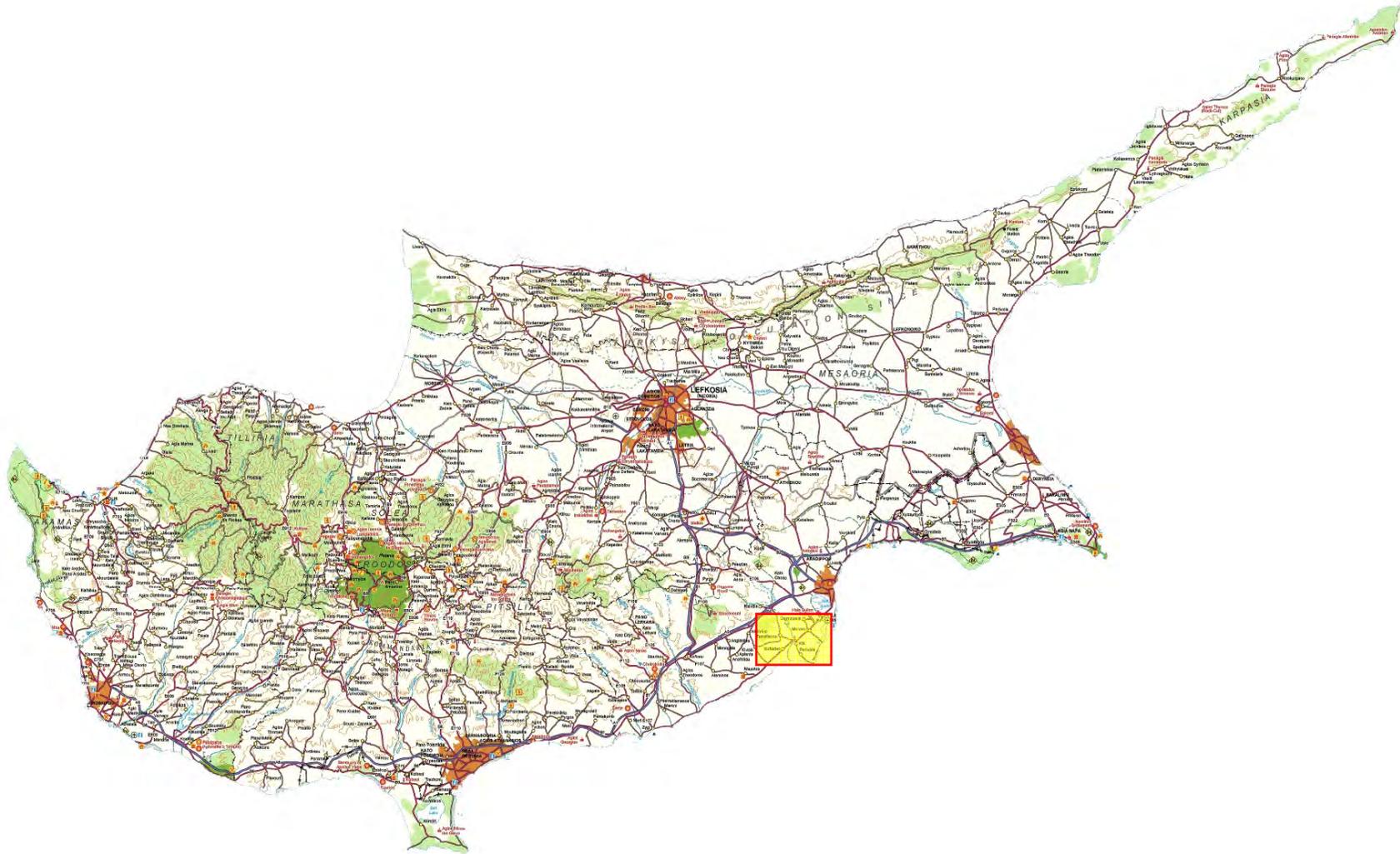


- 01 *Demari Rea 2010*
- 02 *Demari Concealed Solar Collectors and Thermal Storage in Flats with Roof Gardens*

Goals/ Aims

- To create appropriate environments for those seeking a modern lifestyle in a setting of fine craftsmanship and detail.
- To preserve its construction quality and excellent customer service.
- To foster a name for integrity, excellent service, inspired architecture and interiors and overriding concern for energy efficiency.
- To deliver to its investors a high rate of return within a short timescale.
- To achieve widespread consumer, financial industry, and community confidence in order to promote long term growth.

Site Location



10 min to Golf Course

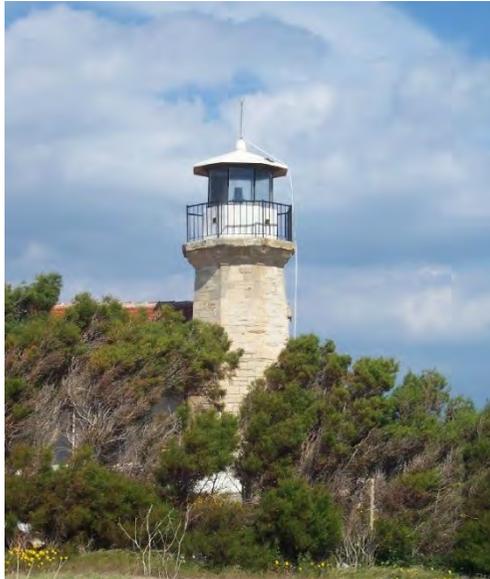
15min to LCA Int.Airport



Development Site

3 min to the Beach





- 01 *Pervolia Lighthouse*
- 02 *Regina's Tower*
- 03 *Pervolia Church*



- 01 *Pervolia Church*
- 02 *The Promontory*
- 03 *Another View of the Lighthouse*



- 01 *Nearest beach*
- 02 *Long views over adjoining fields*
- 03 *Nearest beach at Sunset*

Overview of the Proposed Development

ΑΝΤΙΓΡΑΦΟΝ Α.Τ.Ι.Α.Ε.Ι.

Παράρτημα : 4	ΔΑΡΦΑΚΑ	Αριθμός Εγγραφής : 0/5148
Δήμος/Κοινότητα : 111	ΠΕΡΙΒΟΛΙΑ	Αναφορά Κτηματολογίου Σχεδίου
Κνορία : 00		Φύλλο : 50
Τοποθεσία : ΠΑΜΠΑΚΕΡΑ		Σχέδιο : 47
Διεύθυνση :		Τμήμα : 0
Εκταση : Δεκάρια : 42 Τετρ. Μέτρα : 686		Τεμάχιο : 499
Σύνορα : Όσες φαίνονται στο επίσημο Κτηματοτικό σχέδιο		Κλίμακα : 1:5000

ΣΤΟΙΧΕΙΑ ΙΔΙΟΚΤΗΤΗ ΚΑΙ ΣΥΜΦΕΡΟΝ		
Αντικεινός Αριθμός	Όνομα και Διεύθυνση	Μερίδιο
200494/3/21	DEMARI ERATO LIMITED Πρωτορά 259 ΚΥΚΛΑΔΕΣ COURT Παραλίμνι, Τ.Κ. 5291, Λάρνακας, Κύπρος	0,00

Ημερομηνία Εγγραφής : 27/02/2008 Αριθμός Φακέλου : 4/Π/468/2008

ΠΕΡΙΓΡΑΦΗ ΑΚΙΝΗΤΗΣ ΙΔΙΟΚΤΗΣΙΑΣ

ΧΩΡΟΣ

Αγοραία αξία σε τιμές 01/01/1980 : €157.191,33 Εκτιμημένη αξία : €256,29

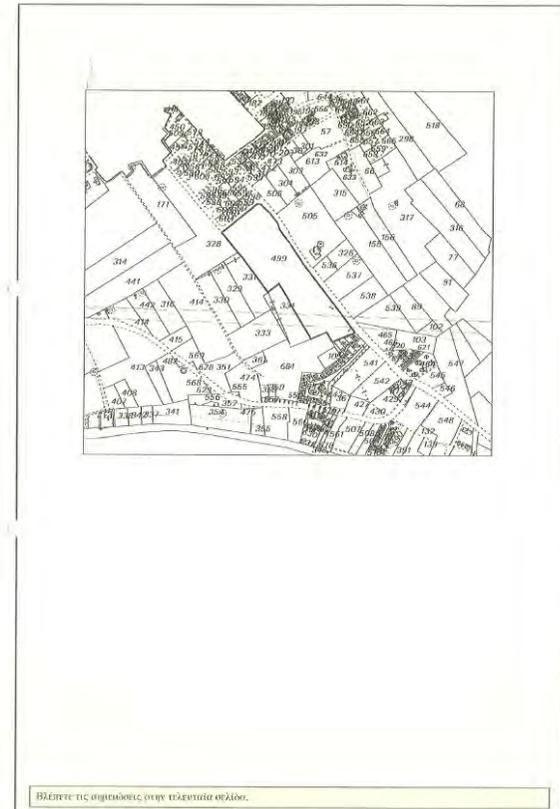
ΕΝΔΕΙΞΕΙΣ

ΔΙΚΑΙΩΜΑΤΑ / ΔΟΥΛΕΙΕΣ

Υποκείμενο σε Δικαίωμα διαβάσεως πλάτους 3,66 μέτρων κατά μήκος του νοτίου σύνορου όπως φαίνεται στο φάκελο 8500/80.8349/98. (Αρ. φακέλου 4/ΑΔΔ/505342/1980)

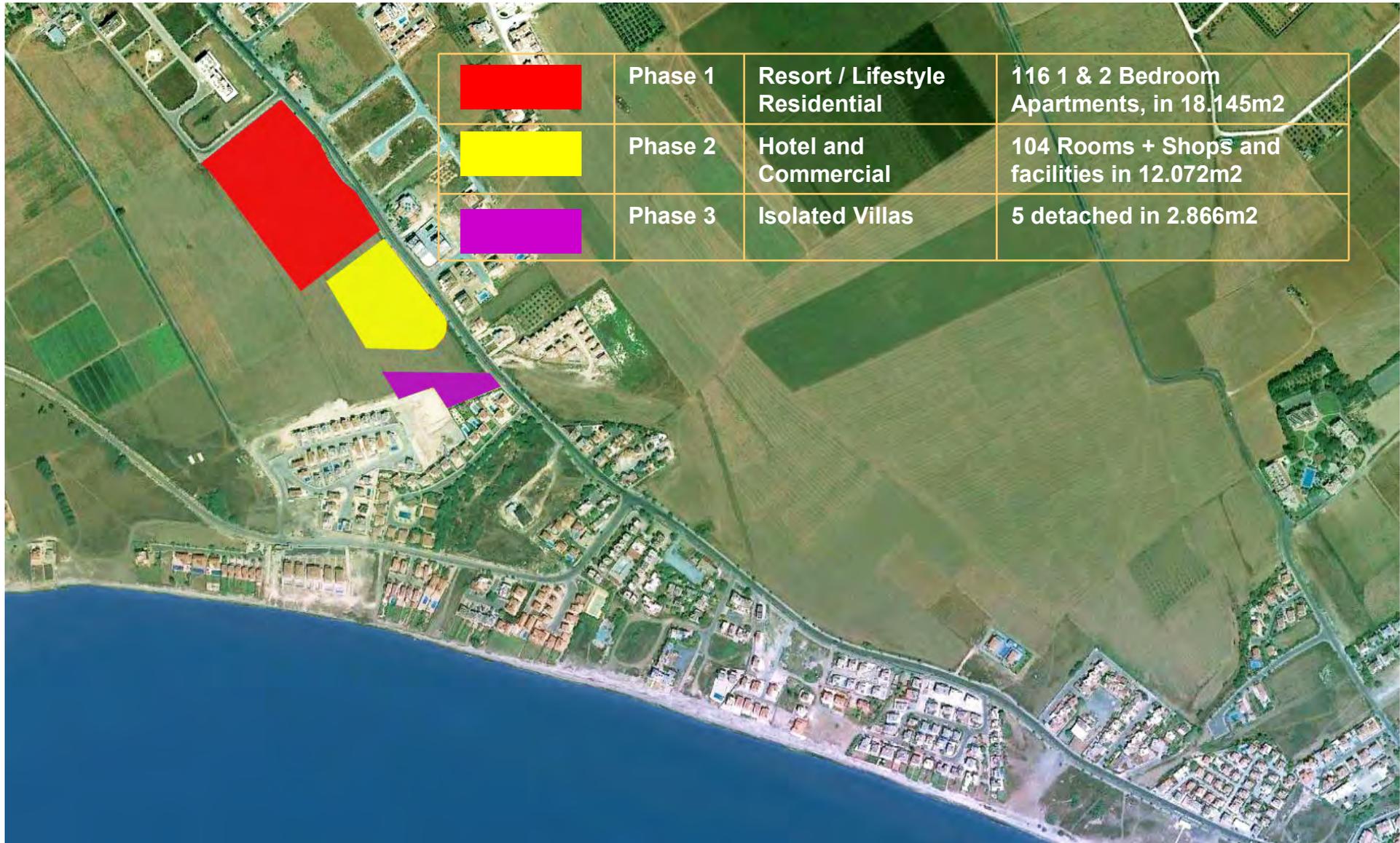
Οφελούμενο ακίνητο: Αρ.Εγγραφής 0/4096 φύλλο 50 σχέδιο 47 τμήμα 0 τεμάχιο 334 ΔΑΡΦΑΚΑ, ΠΕΡΙΒΟΛΙΑ,


 Ημερομηνία Έκδοσης: 12/03/2010 Για Διευθυντή Γραφείου Κτηματολογίου και Χωρομετρίας



- In order to facilitate its Development, the site has been subdivided into 3 plots, each representing one stage of development.
- The full ownership of the land belongs solely to Demari Developers as on the attached Title.
- The overall development envisages a combination of Residential Properties, a Boutique Hotel and a number of isolated Villas.

Project Phasing



Site Plan of All Phases





01 *Pervolia Coast at Dusk*

Architectural Approach

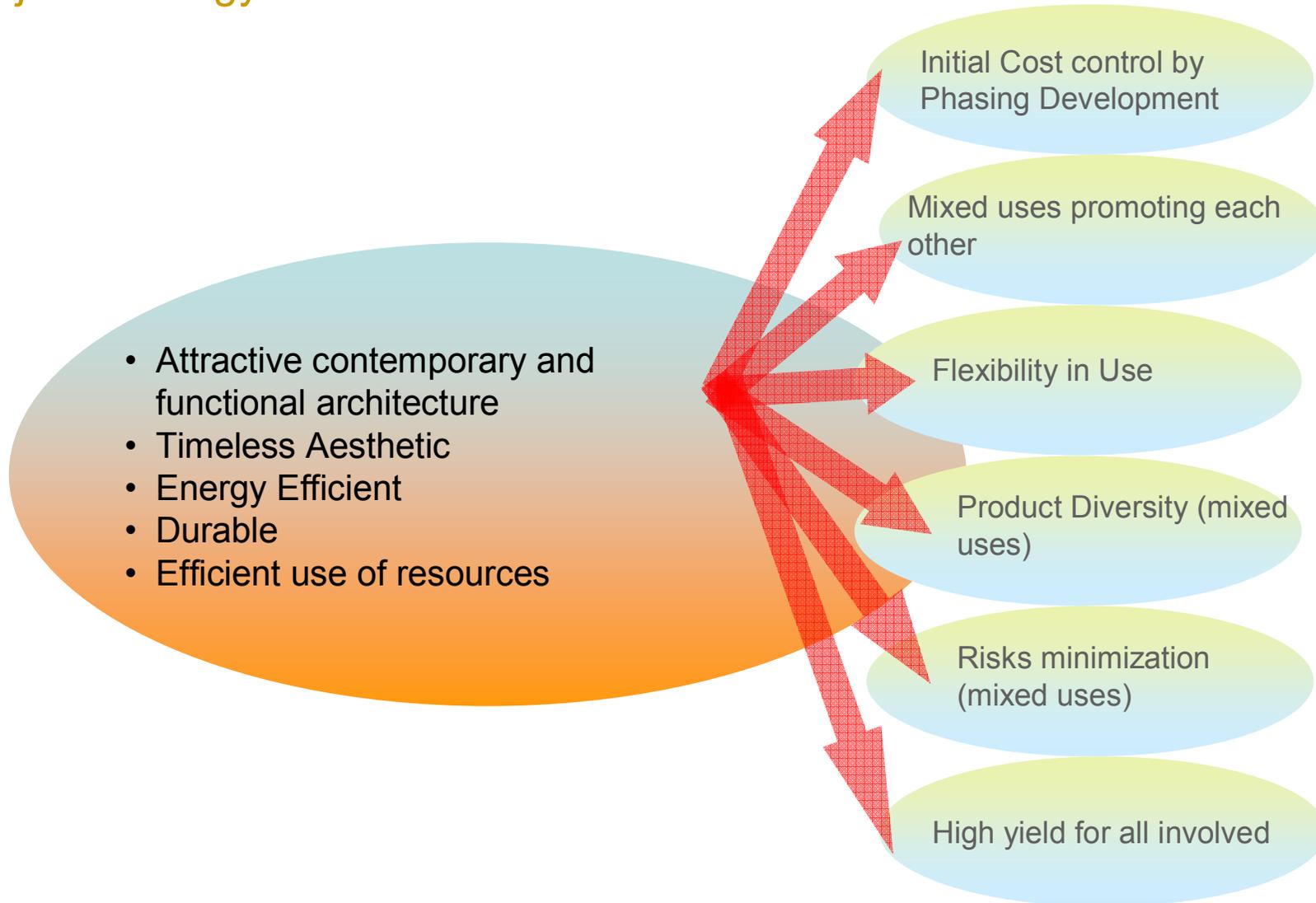
- To produce contemporary, energy efficient and functional buildings with a long service life and with a neutral timeless aesthetic.
- To emulate the Mediterranean way of life, with indoor and outdoor space merging, but with modern durable, low maintenance and high performance materials.
- To maximize the benefits derived from the setting with long views to the sea and inland
- To capitalize on the benefits of the Local Climate.
- To animate the whole development with the interplay of various mixed uses
- To appeal to a wider audience derived from diverse backgrounds, age groups and lifestyles

Underlying Philosophy

- Phased Development, to mitigate initial capital outlay
- Multiple mixed uses (commercial, residential, leisure and hotel services) which can reinforce, promote and benefit each other
- Flexibility of Design and Use to enable each Phase of Development to work autonomously, but ultimately in unison with other stages.
- Flexibility in adaptation for future changes in trends
- Wide appeal to diverse age and lifestyle groups
- Highly functional
- Aim for High income generation for owners



Project Strategy



Principles of the Overall Design



1. Saving Resources



- The **buildings and common services** at the complex are designed and situated so that the sun, an abundant resource in our area, illuminates and warms them for the maximum number of hours in the winter, but keeps them shaded in the summer.
- Managing water resources (**grey water reuse**) and selective Planting of **native Xeriscape** plants and ground covers to create rich but environment friendly Landscaping for the project.

2. Sustainable use of materials



- Use of non-polluting materials which, during their production, use and after their useful life, are neither harmful to people nor the environment where they are located

Principles of the Overall Design



3. Healthy Lifestyle



Health is the special theme of this Project:

- The climate, the surroundings and the infrastructures of the proposed complex aim towards a full, active and healthy life. Outdoor and indoor fitness /cardio circuit, spa, saunas, areas of relaxation, physiotherapy, heated pools, games fields etc., together with the Golf Course nearby natural spots nearby are all conducive to this theme.

4. Intelligent design



- Integrating our designs into the surroundings is another element that differentiates the project. The project must integrate with the landscape and should not interrupt the beauty of the location.
- The design of the overall project stands out for its soft, Mediterranean lines, as well as for the architecture of low contemporary buildings with an interplay of external and internal spaces.

Principles of the Overall Design



5. Unique Surroundings

- The pleasant climate in a natural environment creates a special ambiance where there are no extremes or sudden changes of weather conditions and only moderate rainfall. It is the perfect place to enjoy the surroundings and nature. The mean annual temperature is 20 degrees and there are around 300 days of sun per year.
- The project is lies only about 600 metres from the centre of Pervolia where one can find all the services they may need: banks, shops, restaurants.
- Contrary to most other Mediterranean resorts, the shoreline at Pervolia is unspoiled, remaining mostly in its natural state by virtue of the Legislation for the Protection of Cyprus Shorelines

PHASE A: DEMARI ERATO RESORT Life Style Apartments



ΚΥΠΡΙΑΚΗ ΔΗΜΟΚΡΑΤΙΑ
Ο ΠΕΡΙ ΠΟΛΕΟΔΟΜΙΑΣ ΚΑΙ ΧΩΡΟΤΑΞΙΑΣ ΝΟΜΟΣ ΤΟΥ 1972
ΓΝΩΣΤΟΠΟΙΗΣΗ ΧΟΡΗΓΗΣΕΩΣ ΠΟΛΕΟΔΟΜΙΚΗΣ ΑΔΕΙΑΣ

ΓΡΑΦΕΙΟ: ΕΠΑΡΧΙΑΚΟ ΓΡΑΦΕΙΟ ΠΟΛΕΟΔΟΜΙΑΣ ΛΑΡΝΑΚΑΣ
ΔΙΕΥΘΥΝΣΗ: ΛΕΩΦ. ΣΤΡΑΤ. ΤΙΜΑΓΙΑ 104, 6051 ΛΑΡΝΑΚΑ
24821131-24821132
ΤΗΛ.:
ΗΜΕΡΟΜΗΝΙΑ: 27/04/2010

ΑΙΤΗΤΗΣ: DEMARI ERATO LTD
ΔΙΕΥΘΥΝΣΗ: Φ/ΔΙ ΠΑΝΑΓΙΩΤΗΣ ΠΑΧΩΜΙΟΥ
P.O.BOX 56499, 3307 ΛΕΜΕΣΟΣ

ΑΡ.ΑΙΤΗΣΕΩΣ: ΔΑΡ/00892/2008 ΗΜΕΡ.ΔΗΨΕΩΣ: 18/09/2008
Φ/Σχ: L.47

ΠΕΡΙΓΡΑΦΗ ΟΙΚΙΣΤΙΚΟ ΣΥΓΚΡΟΤΗΜΑ (116 ΔΙΑΜΕΡΙΣΜΑΤΑ)
ΑΝΑΠΤΥΞΕΩΣ: Δρ.Τερμ.: 499

ΠΟΛΗ/ΧΩΡΙΟ: ΠΕΡΒΟΛΙΑ ΛΑΡΝΑΚΑΣ υποδημιουργία οικιστικού αρ.1.

Η Πολεοδομική Αρχή με το παρόν εγκρίνει την αίτηση για πολεοδομική άδεια για την ανέγυξη που αναφέρεται πιο πάνω και που περιγράφεται λεπτομερώς στην αίτηση που υποβλήθηκε, με βάση τα σχέδια που έχουν εγκριθεί (με οποιεσδήποτε τυχόν τροποποιήσεις που δείχνονται πάνω σ' αυτά) και με την προϋπόθεση τηρήσεως των όρων του Παραρτήματος που επισυνάπτεται.

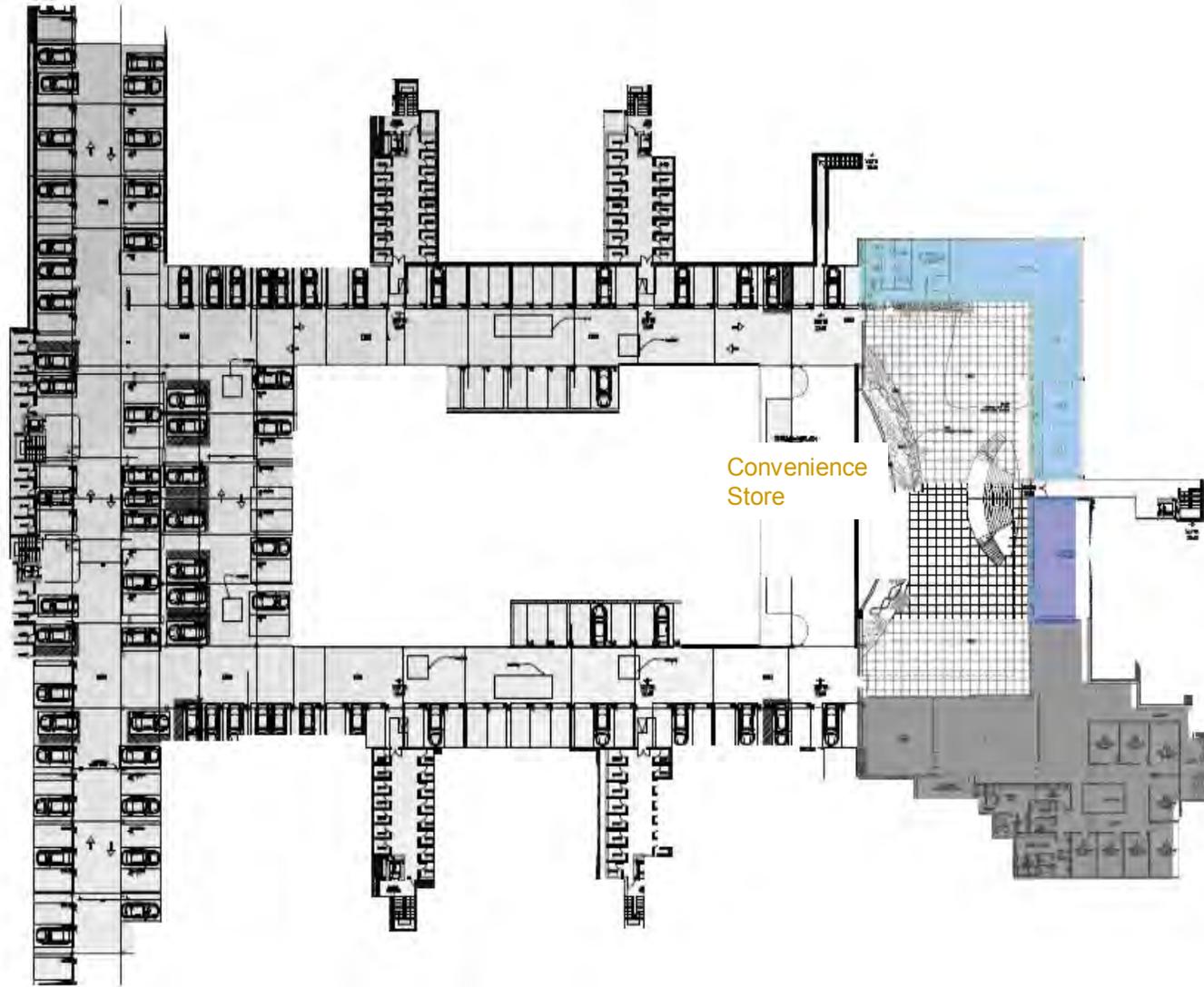
Πολεοδομική Αρχή

ΣΗΜΕΙΩΣΕΙΣ:

1. Η άδεια αυτή δεν περιλαμβάνει χορήγηση άδειας με βάση τον περί Ρυθμίσεως Οδών και Οικοδομών Νόμο ή άλλο Νόμο. Είναι ευθύνη του αιτητή να αποκαθεί ξεχωριστά για την εξασφάλιση των άλλων αδειών που απαιτούνται.
2. Αν θεωρείτε ότι τα νόμιμα συμφέροντα σας παραβλάπτονται από την απόφαση αυτή, μπορείτε, μέσα σε 30 μέρες το αργότερο από την ημερομηνία κοινοποίησης της αποφάσεως, να υποβάλετε Ιεραρχική Προσφυγή στο Υπουργείο Εσωτερικών. Η Προσφυγή ασκείται με την κατάθεση εγγράφου μέσα στην πιο πάνω προθεσρία, στο Υπουργείο Εσωτερικών, που περιέχει τους λόγους για τους οποίους γίνεται η Προσφυγή και με κοινοποίηση, μέσα στην ίδια προθεσρία, αντιγράφου της Προσφυγής στην Πολεοδομική Αρχή.
3. Για να καταστεί δυνατή η εξέταση της Ιεραρχικής Προσφυγής θα πρέπει να καταβάλετε στο γραφείο της Πολεοδομικής Αρχής τα δικαιώματα που έχουν καθοριστεί για τις Ιεραρχικές Προσφυγές, με βάση τους περί Πολεοδομίας και Χωροταξίας (δικαιώματα) Κανονισμούς του 2005 (Κ.Α.Π. 119/2005) και να επισυνάψετε αντίγραφο της απόδειξης στην Ιεραρχική Προσφυγή που θα υποβληθεί στο Υπουργείο Εσωτερικών.

- Planning Permission valid until 27-04-2016
- 15 Minutes from Larnaca Airport
- 300 Meters to the Beach
- 116 units of 1 & 2 Bed Apartments
- Wellness and Spa Centre
- Large Outdoor Swimming Pool
- Outdoor games areas
- Underground Parking and Storage Facilities
- Excellent potential for income from Seasonal rents

Phase A Underground Carpark & Facilities



General Views of Phase A



1 Night View of the Pool Area

General Views of Phase A



1 Central Activity Area

General Views of Phase A



1 *General View of Pool Area with
Lower Level Restaurant in the
foreground*

General Views of Phase A



1 *View Into the Lower Level Restaurant*

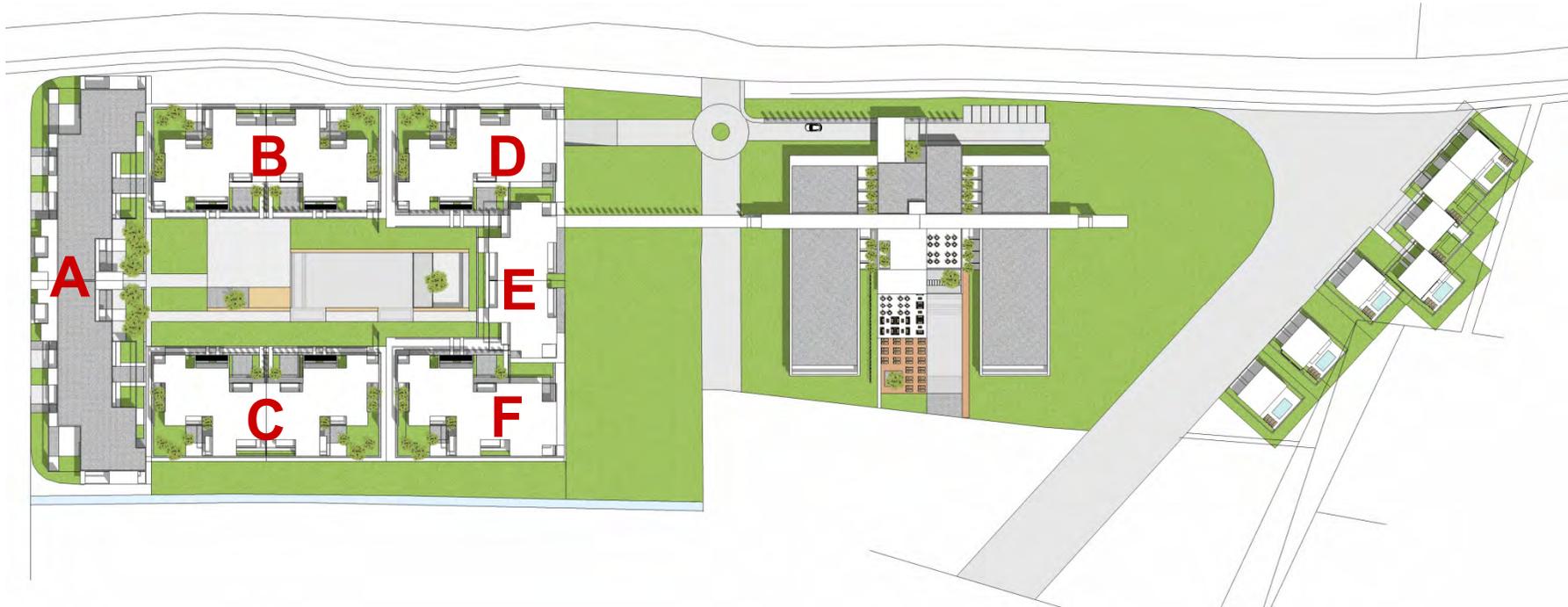
General Views of Phase A



- 01 *Aerial View Of Phase A with Phase B (Hotel) in the background*
- 02 *Aerial View of Phase A*



Proposed Site Plan



PHASE A
116 Apartments
in 6 Blocks
A-F

PHASE B
104 Room Hotel with public
Commercial Areas

PHASE C
7 Isolated Villas

PHASE A – PRELIMINARY NUMBER OF UNITS AND SCHEDULE OF AREAS



Block	Plot No.	Gross Area in m ²	Covered Verandas	Uncovered Verandas	Number of Units	
					1 Bed	2 Bed
A	A1	74,0	12,6	1,8		1
	A2	75,0	12,6	0,0		1
	A3	61,0	14,0	0,0	1	0
	A4	87,0	15,0	0,0		1
	A5	87,0	15,5	0,0		1
	A6	87,0	15,5	0,0		1
	A7	87,0	14,0	0,0		1
	A8	61,0	10,4	0,0		1
	A9	61,0	10,4	0,0	1	0
	A10	61,0	10,4	0,0		1
	A11	61,0	10,4	0,0		1
	A12	87,0	14,0	0,0		1
	A13	87,0	15,5	0,0		1
	A14	87,0	15,5	0,0		1
	A15	87,0	15,0	0,0		1
	A16	61,0	14,0	0,0		1
	A17	75,0	12,5	0,0		1
	A18	74,0	12,5	1,8		1
	A19	74,0	12,6	1,8		1
	A20	75,0	12,6	0,0		1
	A21	61,0	14,0	0,0	1	0
	A22	87,0	15,0	0,0		1
	A23	87,0	15,5	0,0		1
	A24	87,0	15,5	0,0		1
	A25	87,0	14,0	0,0		1
	A26	61,0	10,4	0,0		1
	A27	61,0	10,4	0,0		1
	A28	61,0	10,4	0,0	1	0
	A29	61,0	10,4	0,0		1
	A30	87,0	14,0	0,0		1
	A31	87,0	15,5	0,0		1
	A32	87,0	15,5	0,0		1
	A33	87,0	15,0	0,0		1
	A34	61,0	14,0	0,0		1
	A35	75,0	12,5	0,0		1
	A36	78,0	12,5	1,8		1
TOTALS		2724	479,6	7,2	4	32
Block	Plot No.	Gross Area in m ²	Covered Verandas	Uncovered Verandas	Number of Units 1 Bed	2 Bed
B	B1	75,0	14,9	0,0		1
	B2	61,0	10,4	2,6	1	0
	B3	89,0	12,4	2,6		1
	B4	89,0	12,4	2,6		1
	B5	61,0	10,4	2,6	1	0
	B6	75,0	14,9	0,0		1
	B7	75,0	14,9	0,0		1
	B8	87,0	16,9	0,0		1
	B9	87,0	16,9	0,0		1
	B10	75,0	14,9	0,0		1
	B11	75,0	14,9	0,0		1
	B12	61,0	10,4	2,6	1	0
	B14	89,0	12,4	2,6		1
	B15	89,0	12,4	2,6		1
	B16	61,0	10,4	2,6	1	0
	B17	75,0	14,9	0,0		1
	B18	75,0	14,9	0,0		1
	B19	87,0	13,9	2,6		1
	B20	87,0	13,9	2,6		1
	B21	75,0	14,9	0,0		1
	TOTALS		1548	272	26	4

Block	Plot No.	Gross Area in m ²	Covered Verandas	Uncovered Verandas	Number of Units	
					1 Bed	2 Bed
C	C1	75,0	14,9	0,0		1
	C2	61,0	10,4	2,6	1	0
	C3	89,0	12,4	2,6		1
	C4	89,0	12,4	2,6		1
	C5	61,0	10,4	2,6	1	0
	C6	75,0	14,9	0,0		1
	C7	75,0	14,9	0,0		1
	C8	87,0	16,9	0,0		1
	C9	87,0	16,9	0,0		1
	C10	75,0	14,9	0,0		1
	C11	75,0	14,9	0,0		1
	C12	61,0	10,4	2,6	1	0
	C14	89,0	12,4	2,6		1
	C15	89,0	12,4	2,6		1
	C16	61,0	10,4	2,6	1	0
	C17	75,0	14,9	0,0		1
	C18	75,0	14,9	0,0		1
	C19	87,0	13,9	2,6		1
	C20	87,0	13,9	2,6		1
	C21	75,0	14,9	0,0		1
	TOTALS		1548	272	26	4

Block	Plot No.	Gross Area in m ²	Covered Verandas	Uncovered Verandas	Number of Units	
					1 Bed	2 Bed
D	D1	89,0	15,2	0,0		1
	D2	89,0	15,7	0,0		1
	D3	61,0	14,1	0,0	1	0
	D4	75,0	15,0	0,0		1
	D5	75,0	15,4	0,0		1
	D6	87,0	16,7	0,0		1
	D7	87,0	16,7	0,0		1
	D8	89,0	12,6	2,6		1
	D9	89,0	13,1	2,6		1
	D10	61,0	11,5	2,6	1	0
	D11	75,0	15,0	0,0		1
	D12	75,0	12,6	2,7		1
	D14	87,0	13,9	2,6		1
	D15	87,0	13,9	2,6		1
	TOTALS		1126	201,4	15,7	2

Block	Plot No.	Gross Area in m ²	Covered Verandas	Uncovered Verandas	Number of Units	
					1 Bed	2 Bed
E	E1	75,0	15,2	0,0		1
	E2	89,0	13,3	0,0		1
	E3	89,0	13,3	0,0		1
	E4	75,0	15,2	0,0		1
	E5	87,0	16,7	0,0		1
	E6	87,0	16,7	0,0		1
	E7	75,0	12,6	2,7		1
	E8	89,0	10,7	2,7		1
	E9	89,0	10,7	2,7		1
	E10	75,0	12,6	2,7		1
	E11	87,0	14,0	2,6		1
	E12	87,0	14,0	2,6		1
TOTALS		1004	165	16	0	12

Block	Plot No.	Gross Area in m ²	Covered Verandas	Uncovered Verandas	Number of Units 1 Bed	2 Bed
F	F1	89,0	15,2	0,0	1	1
	F2	89,0	15,7	0,0		1
	F3	61,0	14,1	0,0		1
	F4	75,0	15,0	0,0		1
	F5	75,0	15,4	0,0		1
	F6	87,0	16,7	0,0		1
	F7	87,0	16,7	0,0		1
	F8	89,0	12,6	2,6		1
	F9	89,0	13,1	2,6	1	
	F10	61,0	11,5	2,6	1	1
	F11	75,0	15,0	0,0		1
	F12	75,0	12,6	2,7		1
	F14	87,0	13,9	2,6		1
	F15	87,0	13,9	2,6		1
	TOTALS		1548	201,4	15,7	2

TOTAL ENCLOSED AREA	9076,0
TOTAL COVERED VERANDAHS	1591,4
TOTAL UNCOVERED VERANDAHS	106,5
TOTAL CONSTRUCTED AREA	10667,4
NO.of 1-BED UNITS	16
NO. of 2-BED UNITS	100



- Plans received positive response from relevant Authorities (Town Planning and Cyprus Tourism Organization) although they have not been formally submitted for Permits
- Will have its own Retail and Services section open to public
- Aim to exploit location both for Tourism and as an Airport related Hotel
- Own Facilities will coexist and supplement those of the Phase A Apartments.
- Peak Capacity can be increased by leasing Accommodation from Phase A
- Will capitalize on the “Boutique” Design attraction

Phase B Hotel Ground Floor and Commercial Areas





01 *Cantilever over Pool Area*
02 *Aerial View of Pool Area*





- 01 *Cantilever over Pool Area*
- 02 *Hotel Entrance Zone*



Phase C 5 Isolated Villas



