



Krasa Heights

Always deliver more than expected.



Setting a new standard
and aspiring homeowners
to expect more.

To ensure a truly innovative outcome, we take
a function-first approach to development.

We don't seek to imitate other players in the
market. We are driven to create new and
incredible spaces that suit a range of lifestyles.
We deliver a premium quality product that
provides greater value to our clients and
investors.



Prime
Location



City
View



Energy
Class A

Modern, high quality and functional.

We believe that there is a demand in today's
market for thoughtful, environmentally-
conscious development. We know that great
design is powerful, and that we cannot deliver
anything short of exceptional.

Most importantly, we believe that our clients
share these perspectives.



Krasa Heights

Six (6) luxury apartments for sale on the hill of
Krasas at Samos Street, 7100 Aradippou, Larnaca.
All apartments have covered verandas in the living
room, kitchen and main bedroom. Only two (2)
apartments on each floor and all are completely
independent of each other. The apartments on the
3rd floor boast roof terraces with large living space
including w.c. with shower and storage rooms.

- Modern architecture • Covered parking for each apartment
- Energy class A • Impeccable functionality design
- Thermal insulation aluminum • Photovoltaic in public areas
- Storage space for each apartment • High quality materials
- Thermal insulation on all external walls
- Unobstructed view of Larnaca





Technical specifications for apartment building Krasa Heights

STRUCTURAL FRAME OF PROJECT

The excavation of the plot must reach to acceptable soil conditions. There will be applied one layer of concrete 10 centimetre's thickness. Reinforced concrete raft foundation enclosed and divided by beams according to the Eurocodes Annexes. Reinforced concrete frame designed according to the Eurocodes Annexes. Shell of building designed to satisfy a grade A energy efficiency certificate. Light weight concrete will cover the flooring services (Electrical and Plumbing).

INSULATION

Polythene membrane will be placed under the thin layer of concrete in order to prevent moisture rising through the slab. Two layers of asphalt will be applied at the perimeter of the foundation to prevent moisture rising through the edges. At the ground floor first course masonry, a polyester water proof membrane of 3 mm will be applied. For the balconies, before the installation of the tiles a 3 mm water proof polyester insulation will be applied.

For the roof gardens, before the installation of the tiles a light weight concrete will cover the flooring services (Electrical and Plumbing), 5cm extruded polystyrene with weight concrete and 3 mm water proof polyester insulation. A water proof polyester insulation of 4 mm will be placed on the roof.

WALLING

External walls will be 25cm thick hollow bricks (THERMAL INSULATED BRICK) and for Finishing Heat Facing system. Internal walls will be 10cm thick hollow bricks and internal walls where the apartments are connected will be 25cm thick hollow bricks for sound insulation.

COMMON AREAS

The garden at the front side of the building must have an automatic irrigation system for watering purposes and automated cells to illuminate during the night. At the entrance lobby automated lights with motion sensors will be installed. Motion automated lights sensors will be installed at the parking areas. The elevator will support the latest gearless technology to minimize sound during operation. Marble and wood will be installed in public spaces. The electrical installation must be three phase current and a 5 kilowatt photovoltaic system will be placed for common areas.



FIRST FLOOR

APARTMENT 101

- 3 Bedrooms
- 2 Bathrooms
- 1 Parking space

95.85sqm	Internal Area
23.80sqm	Covered Verandas
1.50sqm	Uncovered Verandas
3.50sqm	Storage Area
14.90sqm	Parking Area

Total Area: 139.30sqm

APARTMENT 102

- 3 Bedrooms
- 2 Bathrooms
- 1 Parking space

97.65sqm	Internal Area
25.80sqm	Covered Verandas
1.50sqm	Uncovered Verandas
3.70sqm	Storage Area
14.70sqm	Parking Area

Total Area: 141.20sqm



SECOND FLOOR

APARTMENT 201

- 3 Bedrooms
- 2 Bathrooms
- 1 Parking space

95.85sqm	Internal Area
23.90sqm	Covered Verandas
4.20sqm	Storage Area
14.90sqm	Parking Area

Total Area: 138.60sqm

APARTMENT 202

- 3 Bedrooms
- 2 Bathrooms
- 1 Parking space

97.65sqm	Internal Area
25.90sqm	Covered Verandas
3.30sqm	Storage Area
14.70sqm	Parking Area

Total Area: 139.40sqm



THIRD FLOOR

APARTMENT 301

- 3+1 Bedrooms
- 2 Bathrooms
- 1 Parking space

95.85sqm | Internal Area
23.85sqm | Covered Verandas
4.10sqm | Storage Area
16.40sqm | Parking Area

ROOF GARDEN

- 1 Bedroom
- 1 Bathroom

15.10sqm | Covered Verandas
32.10sqm | Uncovered Verandas
4.95sqm | Storage Area

Total Area: 192.10sqm

APARTMENT 302

- 3+1 Bedrooms
- 2 Bathrooms
- 1 Parking space

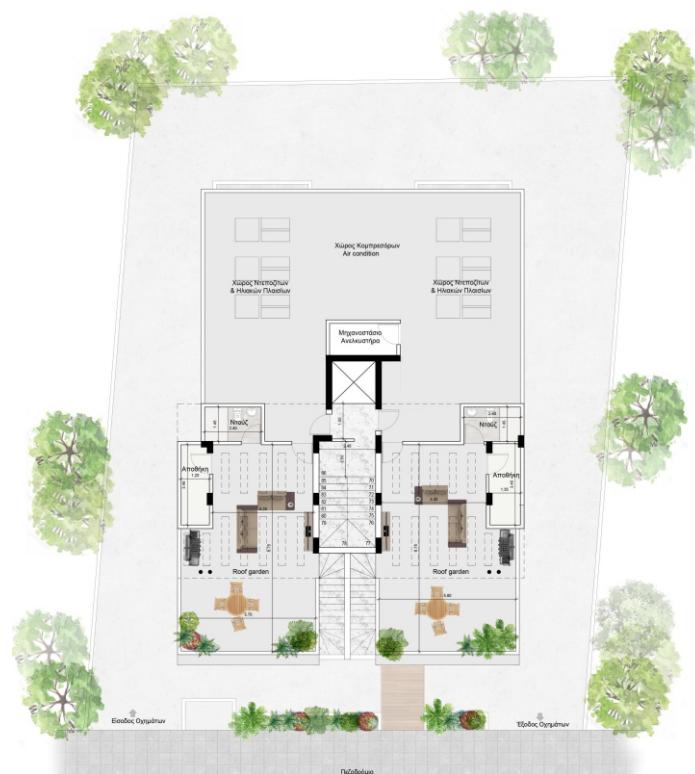
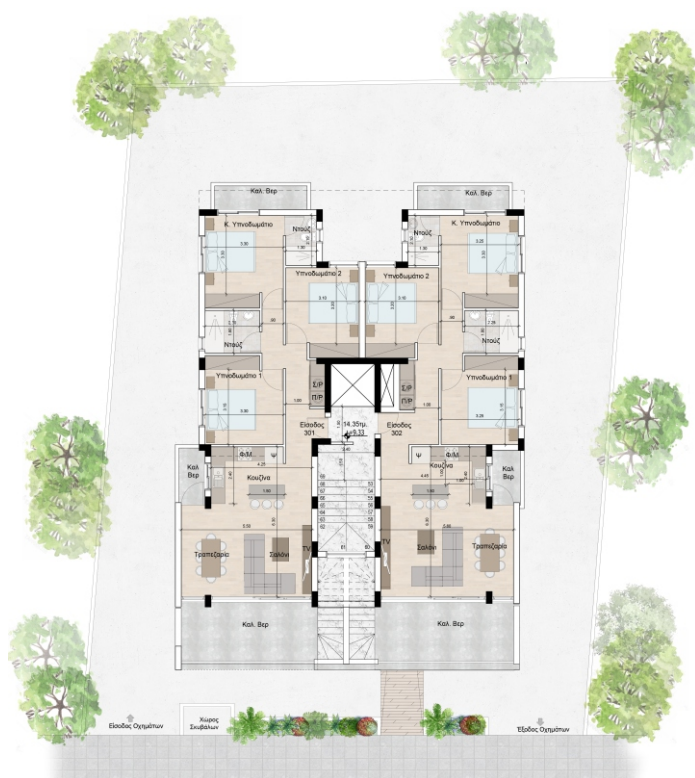
97.65sqm | Internal Area
25.95sqm | Covered Verandas
3.90sqm | Storage Area
17.90sqm | Parking Area

ROOF GARDEN

- 1 Bedroom
- 1 Bathroom

15.80sqm | Covered Verandas
32.65sqm | Uncovered Verandas
4.80sqm | Storage Area

Total Area: 196.50sqm



GROUND FLOOR & ROOF



Prime
Location

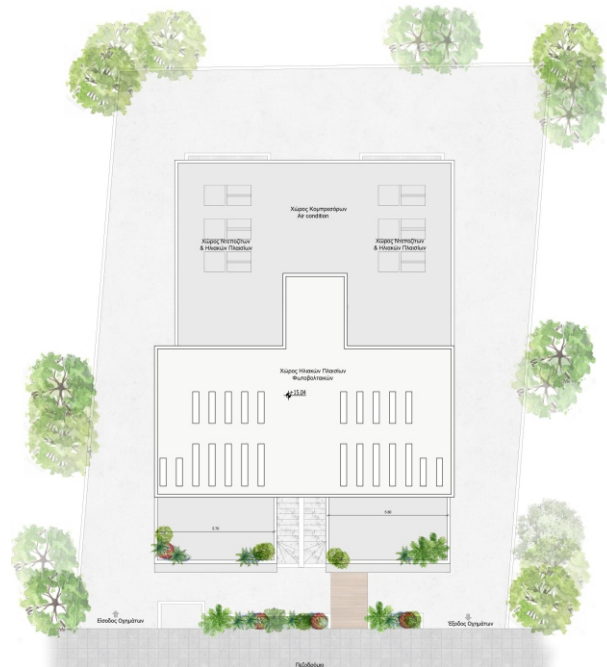


City
View



Energy
Class A

Each apartment has one private covered parking.

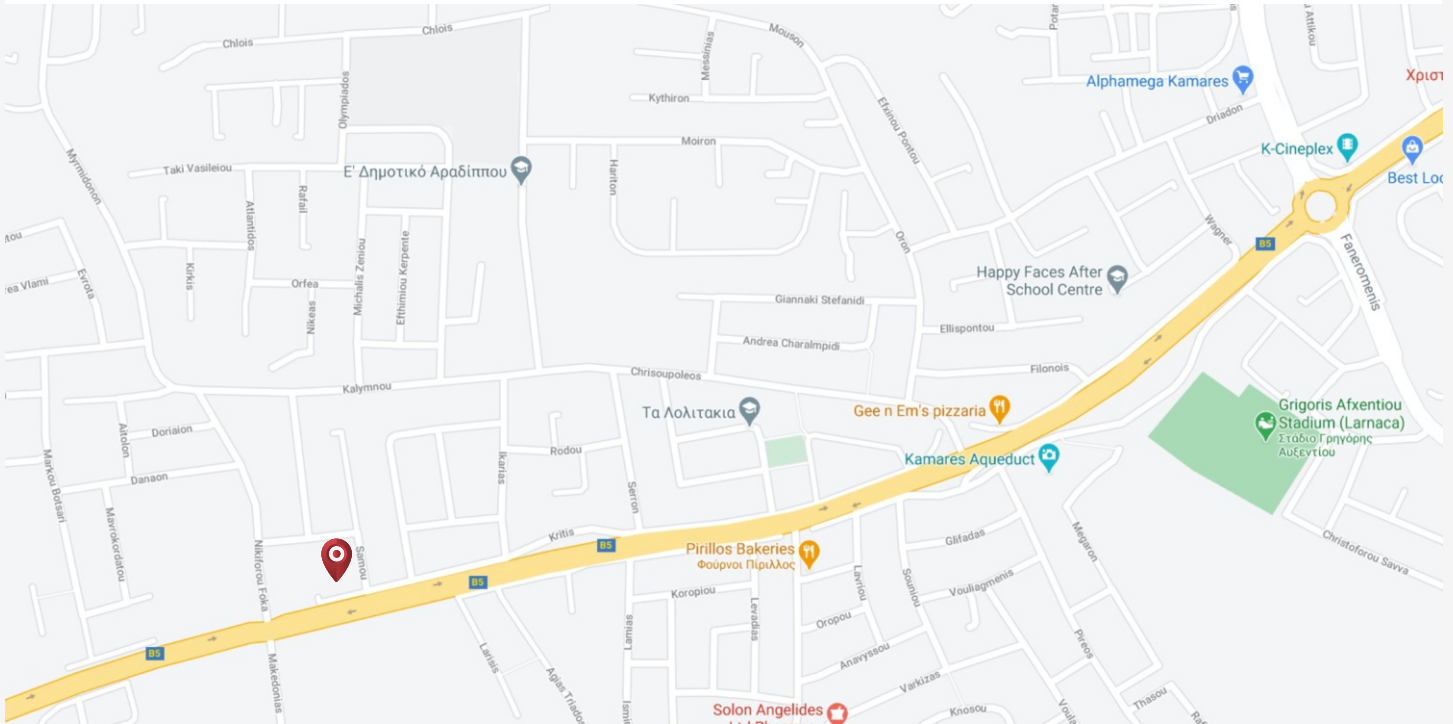


We strive for the satisfaction of our clients, partners and colleagues.

With a focus on location and comfort, we offer our clients a combination of an ideal environment for property investment suitable both for income generation and self-living.



DEVELOPMENT LOCATION



The development is located in a premium location on the hill of Krasas at Samos Street, 7100 Aradippou, Larnaca. An unobstructed view of the city and in a quick neighbourhood.

in a beautiful and quiet environment. Within close proximity there are schools, cinema, bakery, supermarket, the main Nicosia and Limassol highway and other useful amenities.



Changing our
city's landscape
through
high quality,
design-driven
development.





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