

GOLDEN HEIGHTS

DELUXE VILLAS FOR SALE

OROKLINI HILL, LARNACA, CYPRUS

PANIKKOS

LIVADIOTIS

GROUP

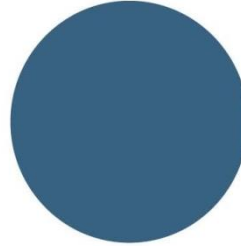
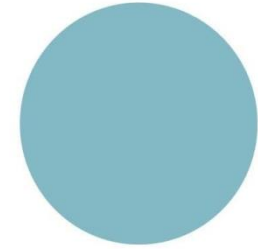
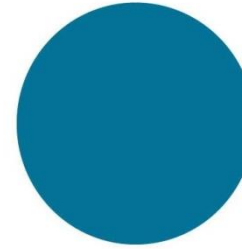
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Index

Page	Description
3	Cyprus
4-5	Lamaca
6	Oroklini
7-8	Villas Description
9-10	Land Details
11-14	Location Maps
15	Photos of Area
16	Reasons and Advantages of buying Golden Heights
17	Education in Area
18	Disclaimer and Notes page



Cyprus



Cyprus.....the island of Venus. An island of unique beauty, with sandy beaches enclosed by rugged cliffs, cool cedar forests, scented orange groves and gentle meadows blanketed in wildflowers. Cyprus is the third largest island in the Mediterranean, and occupies the north eastern part of the Mediterranean basin, close to Europe, Asia and Africa. It has an area of 3572 square miles (9250 square kilometres). The climate of Cyprus is one of the healthiest and sunniest in the Mediterranean with an average temperature of 25-30 degrees centigrade in the spring and autumn, 12-17 in winter and 28-38 in the summer. The sun shines on average 320-340 days a year. Because of its lovely mild climate and sunny atmosphere, its' superb 430 kilometres of coastline, which offers a wonderful variety of beaches and the warm clear sea for swimming from April to November, it is ideal for a holiday.

Apart from the crystal clear blue sea, Cyprus offers a place where history and everyday life is mixed together. The whims of history have endowed Cyprus with an incomparably rich heritage, making it a world-renowned destination for anyone interested in art, history and culture. Most importantly Cyprus has a reputation for its open hearted inhabitants, warmth and hospitality.



Larnaca

Larnaca is the third largest city in Cyprus. Larnaca is situated at the South-East of Cyprus and is ideally located only 20-30 minutes from Nicosia and Limassol and only 15-20 minutes from the cosmopolitan area of Ayia Napa. It has sandy beaches, stretching 5 miles from Larnaca to Dhekelia with clear limpid blue waters that have been awarded the blue flag sign by the European Union that justifies the high quality that the beaches offer.

The international airport as well as the commercial port is situated in Larnaca. It is here that yachts and sailing vessels from around the globe bob and glint. The city has developed fast in the last decade on a commercial and business level emerging as one of the islands main resorts. In addition to the advantageous location of Larnaca, the extensive sandy beaches to the east and west of the town and the strength of sea front lined with palm trees known as Phinicoudes (Small Palm Trees), other places of interest in the town of Zeno are the Castle, which is now a museum, the private and archaeological Pierides museum and the cathedral of Ayios (Saint) Lazarus, ancient forts, monasteries, churches, forests etc. which add to the charm of this magic city. One of most beautiful sites on the island is located in Larnaca and is the beautiful famous salt lake which accommodates the Pink Flamingos and other mitigating birds in Winter.

Larnaca has a lot of leisure facilities that tourists can enjoy. There are facilities for diving, fishing, sea cruises and a wide variety of water sports as well as Safari excursions. There are plenty of pubs, cafes and restaurants, taverns which stay open until 5 o'clock in the morning and sometimes even later. Larnaca has developed into a very popular holiday and residential area for overseas visitors, but still manages to retain much of its traditional character. Proof of this is reflected in the increasing numbers of foreigners who buy property in Larnaca. Just sit in a tavern or join the local market in the town and you will immediately feel the atmosphere of a way of life that has remained in its elementary form during the past centuries.




Larnaca

cyprus

COUNTLESS CHOICES ONE DESTINATION!

10.000
years of
history




**LARNACA
REGION
CYPRUS**
*Rarely you find so much diversity
and interesting places in such a small area.
And so conveniently located to be your base
from which to explore the rest of Cyprus.*




enjoy larnaca region!
Welcome to a place where past and present blend magically into a delightful mosaic of sun, fun and culture. A region that will amaze you with its diversity and genuine hospitality of its people. There's a surprise in every corner, waiting for you to explore, discover and enjoy.

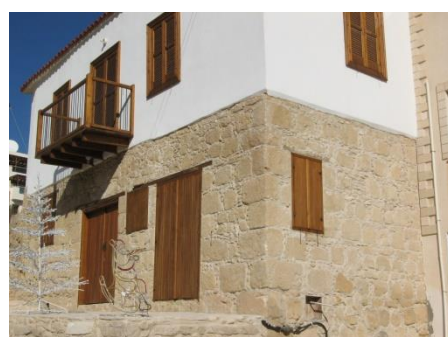




Oroklini

The existing plots are located in Oroklini village. Oroklini is located in the north of Larnaca Town. It is only 10 minutes by car from Larnaca and just 5 minutes from the coastal Blue Flag beaches located at Dhekelia road. The population according to the last census is around 7000 residents and in recent times it has proved to be extremely popular with foreign residents (particularly British) seeking a tranquil retirement haven, small business base or holiday home. The hills behind the village feature a mountain backdrop with spacious countryside, which on a clear day offers stunning views of Famagusta area towards the North of Cyprus. Within the immediate vicinity there are wetlands (popular with bird watchers) as well as woodlands, nature trails, a chapel dedicated to the Prophet Elias and Saint Catherine's Church with its spring of Holy water. All in all Oroklini is a great place to reside with all the comforts and facilities, close to the beach, easy access to the motorway, a short drive from Larnaca, 20 minutes from the airport and with a number of genuinely friendly locals.

OROKLINI AREA PHOTOS



Larnaca Bay-Beach only 2Km meters away from Land

Larnaca Downtown and Marina approximately 5km away

Oroklini Lake

VILLAS FOR SALE



GOLDEN HEIGHTS VILLAS DETAILS

The GOLDEN HEIGHTS VILLAS in Oroklini Village are located 6km north of Larnaca town and within walking distance to the centre of the village. Specifically it is just 600 meters away from the Oroklini Village centre and 2km way from the Beaches.

The development offers 3 and 4 bedroom Class A Energy Efficient Private Villas in large plots with swimming pool and sea and mountain views.

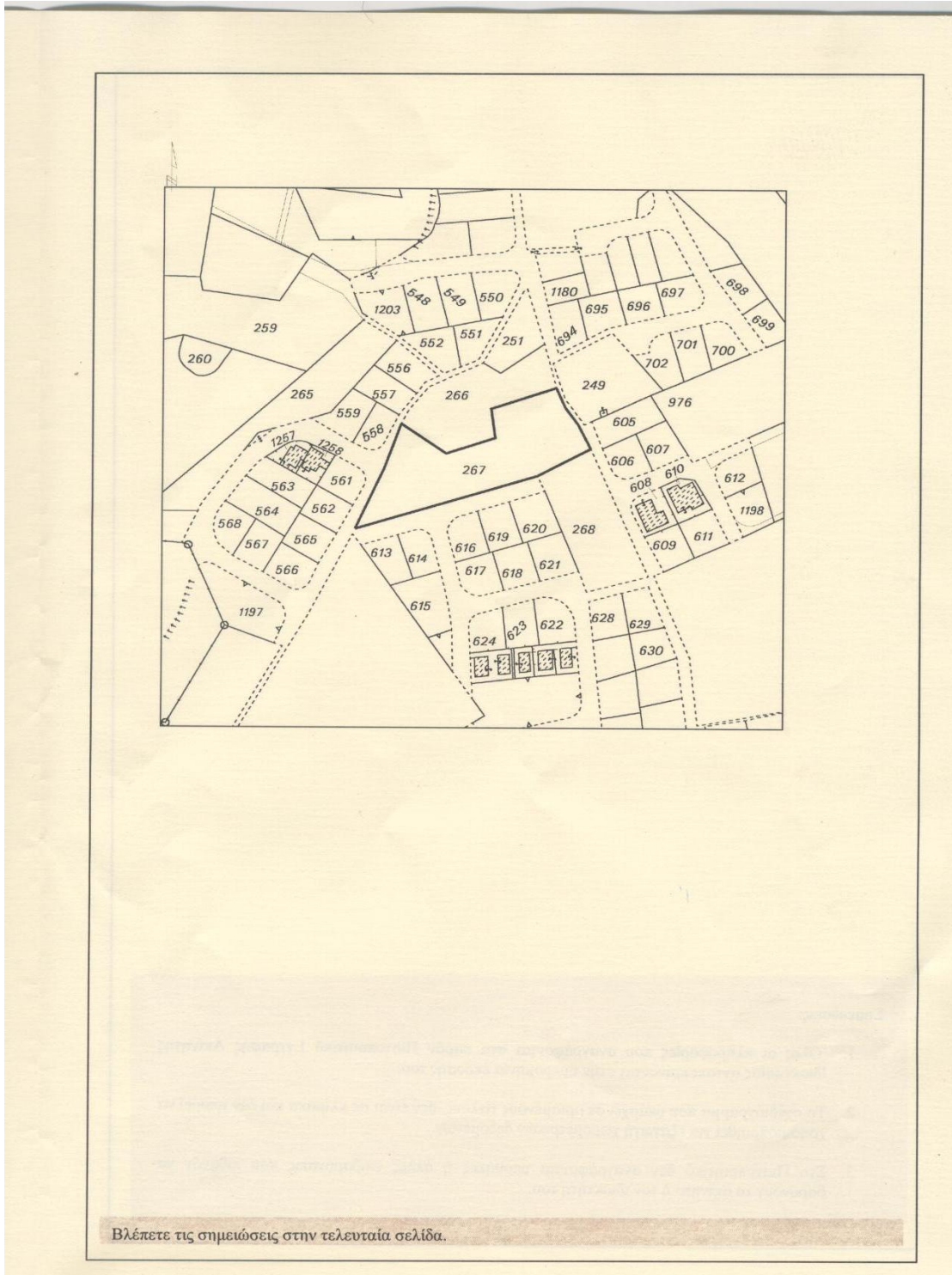
The Palm Beach area (Dhekelia Road area) features a strip of hotels, restaurants and other entertaining facilities all by the beach.

Below are the details of the Land where the Villas will be developed.

1. Characteristics of the Land where Golden Heights will be developed.

- a) Building density – 90%
- b) Building coverage – 50%
- c) Maximum Floor levels – 2
- d) Maximum floor height – 8,30 meters
- e) District – Larnaca, Village town – Oroklini, Location – Anefanis
- f) Registration Number – 0/9475
- g) Plot number: 267

2. Title deed Site plans and other information



Z1

31

Z1

Βλεπε σημειωση 2(β) στο πινακα προνοιων Πολεοδομικων Ζωνων

* Βλεπε σημειωση 2(β) στο πινακα προνοιων Πολεοδομικων Ζωνων

Z1

Z3

H3

H1

H2

Z3

H3

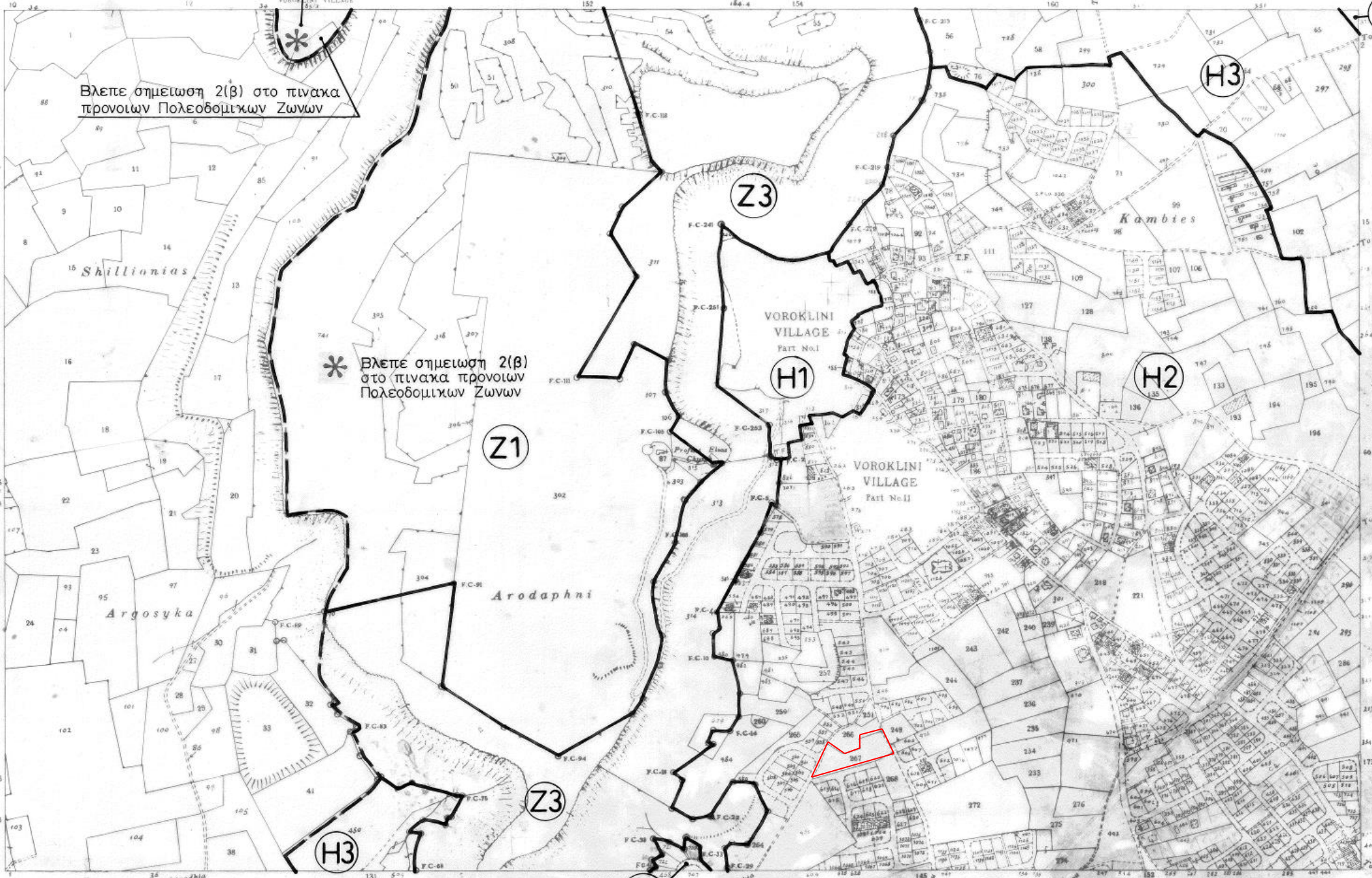
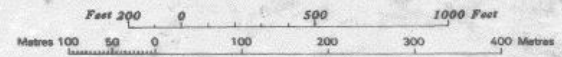
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KELLIA VILLAGE

VOROKLINI VILLAGE

Surveyed by Dept. of Lands & Surveys, 1914
State Copyright Reserved
Revised from D.L.O. maps, 1979, 1986, 1990, 1993

Scale 1 : 5000



Shillionias

Argosyka

Arodaphni

VOROKLINI VILLAGE Part No I

VOROKLINI VILLAGE Part No II

Kambies

From Livadhia

From Livadhia

From Arodaphni

From Arodaphni

To Larnaca

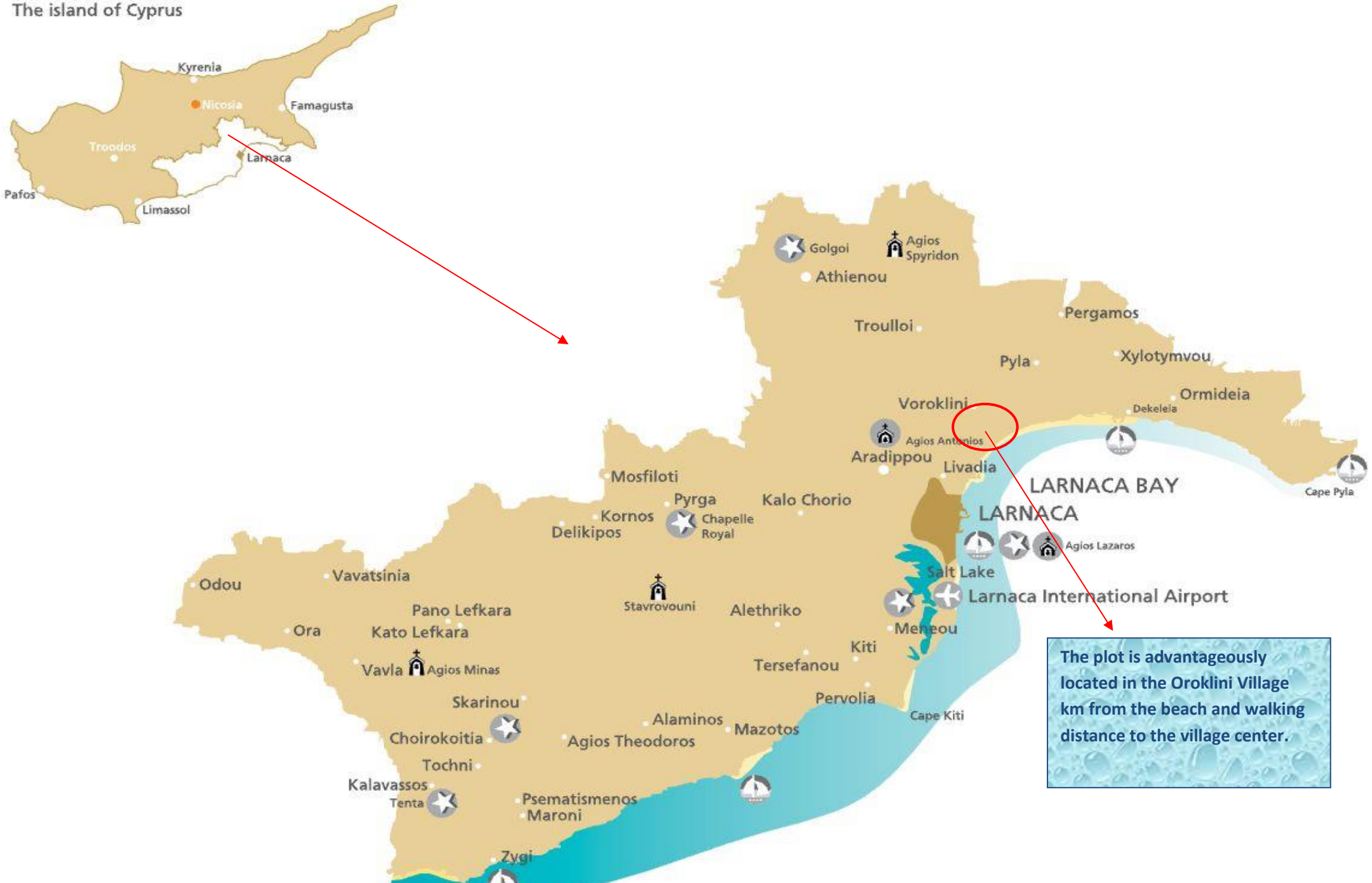
To Psofidi

To Psofidi

To Larnaca

LOCATION MAP

The island of Cyprus



The plot is advantageously located in the Oroklini Village km from the beach and walking distance to the village center.

Larnaca International Airport- 12Km away from VILLAS

Larnaca City Center and Marina-only 6Km away from VILLAS

Larnaca Bay-Beach only 2Km meters away from VILLAS

Palm Beach Hotel and new Radisson Blu Hotel

Golden bay, Lordos, Sandy Beach
and Other Hotels

Easy access to highway for
Nicosia Limassol and Ayia Napa

Oroklini Village Center

VILLAS FOR SALE

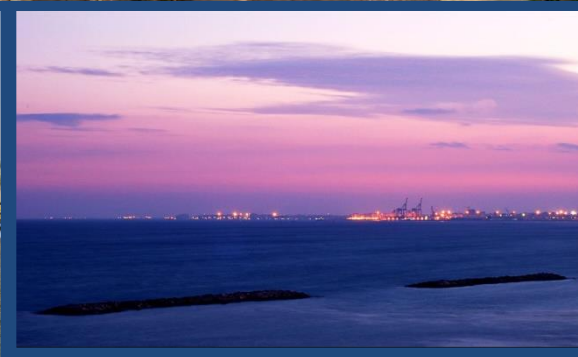
Google
Earth
Map

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Data SIO, NOAA, U.S. Navy, NGA, GEBCO
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Google earth

Ημερομηνία εικόνας: 2/5/2015 34°57'55.35" Β 33°40'01.72" Ε ανύψωση 1 μ eye alt 2.17 χλμ

AWARD WINNING BEACHFRONT



Golden Heights Villas **Why Buy?**

- THE VILLAS OFFER CONTEMPORARY DESIGN IN LARGE PLOTS.
- CLASS A ENERGY EFFICIENCY VILLAS.
- THE VILLAS TO BE DEVELOPED OFFER ONE OF THE MOST ADVANTAGEOUS LOCATION IN OROKLINI.
- SEA AND MOUNTAIN VIEWS.
- DEVELOPED BY A REPUTABLE PROPERTY DEVELOPER WITH A PROVEN TRACK RECORD OF 50 YEARS.
- THE VILLAS ARE LOCATED STRATEGICALLY WITH EASY ACCESS TO THE MAIN ROADS. ONLY 6KM AWAY FROM LARNACA DOWNTOWN AND LARNACA MARINA. ONLY 15 MINUTES DRIVE TO THE LARNACA INTERNATIONAL AIRPORT, 25 MINUTES FROM AYIA NAPA, 35 MINUTES FROM NICOSIA AND 45 MINUTES FROM LIMASSOL.
- LAND ONLY 600 METERS AWAY FROM THE VILLAGE CENTER WHERE ALL AMENITIES ARE LOCATED AND 2KM AWAY FROM THE BEACHES.
- PERMANENT RESIDENCY PERMITS AVAILABLE TO ANY THIRD COUNTRY PERSON BUYING THIS PROPERTY UNDER THE NEW GOVERNMENT SCHEME.
- THE FIRST ENGLISH UNIVERSITY, THE UNIVERSITY OF CENTRAL LANCASHIRE, IS ALREADY COMPLETED IN PYLA AREA ONLY 5 KM AWAY FROM THE VILLAS. THE UNIVERSITY STARTED OPERATIONS IN OCTOBER 2012.
- LARNACA IS THE CITY WHERE LARGE SCALE INVESTMENTS FROM OVERSEAS AND LOCAL COMPANIES AS WELL AS GOVERNMENT AUTHORITIES WILL BE CARRIED OUT IN THE NEXT 5 YEARS.

QUALITY EDUCATION IN PYLA LARNACA



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JANUARY 2013 INTAKE**

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- Master in Marketing Management (MSc)
- Master in Business Administration (MBA)
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- Undergraduate Degrees

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THE FIRST BRITISH UNIVERSITY IN CYPRUS

A Message from the Vice - Chancellor UCLan UK

"The University of Central Lancashire (UCLan) has embarked on an ambitious programme of internationalisation with the plan to build a number of campuses worldwide. The first of these will be in Cyprus.

The island of Cyprus represents an excellent choice for the University, being strategically located in the eastern Mediterranean and having good links with the whole of Eastern Europe, as well as the Middle East. UCLan aspires towards excellence in teaching and learning, research and knowledge transfer, consistent with its world university ranking.

UCLan Cyprus will play a full part in the strategic development of the University as whole. It also aims to play a major role in the business, social and cultural lives of the Cyprus communities, producing graduates who have motivation, flair and drive and who will contribute to the development of Cypriot society".

A handwritten signature in black ink, reading 'Malcolm McVicar'.

Vice - Chancellor, Dr. Malcolm McVicar
UCLan UK



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Notes