SEATERA

RESIDENCE

PERVOLIA LARNACA, CYPRUS

SEATERA
RESIDENCE

SEATERA RESIDENCE IS A PRESTIGIOUS BEACHFRONT GATED COMMUNITY IN PERVOLIA, LARNACA, OFFERING LUXURIOUS VILLAS BUILT TO THE HIGHEST STANDARDS. THIS PRIME LOCATION COMBINES ELEGANCE WITH COASTAL CHARM FOR AN UNPARALLELED LIVING EXPERIENCE.



PREMIUM AMENITIES DESIGNED FOR
A PERFECT BLEND OF RELAXATION,
ENJOYMENT, AND PRODUCTIVITY.

SEATERA RESIDENCE

PERFECT LOCATION 4 MINUTE
WALK TO THE BEACH



A GATED COMMUNITY OF SUPERBLY DESIGNED HIGH STANDARD VILLAS

PLOTS FROM 400 - 800 SQM
VILLAS FROM 120 - 157 SQM

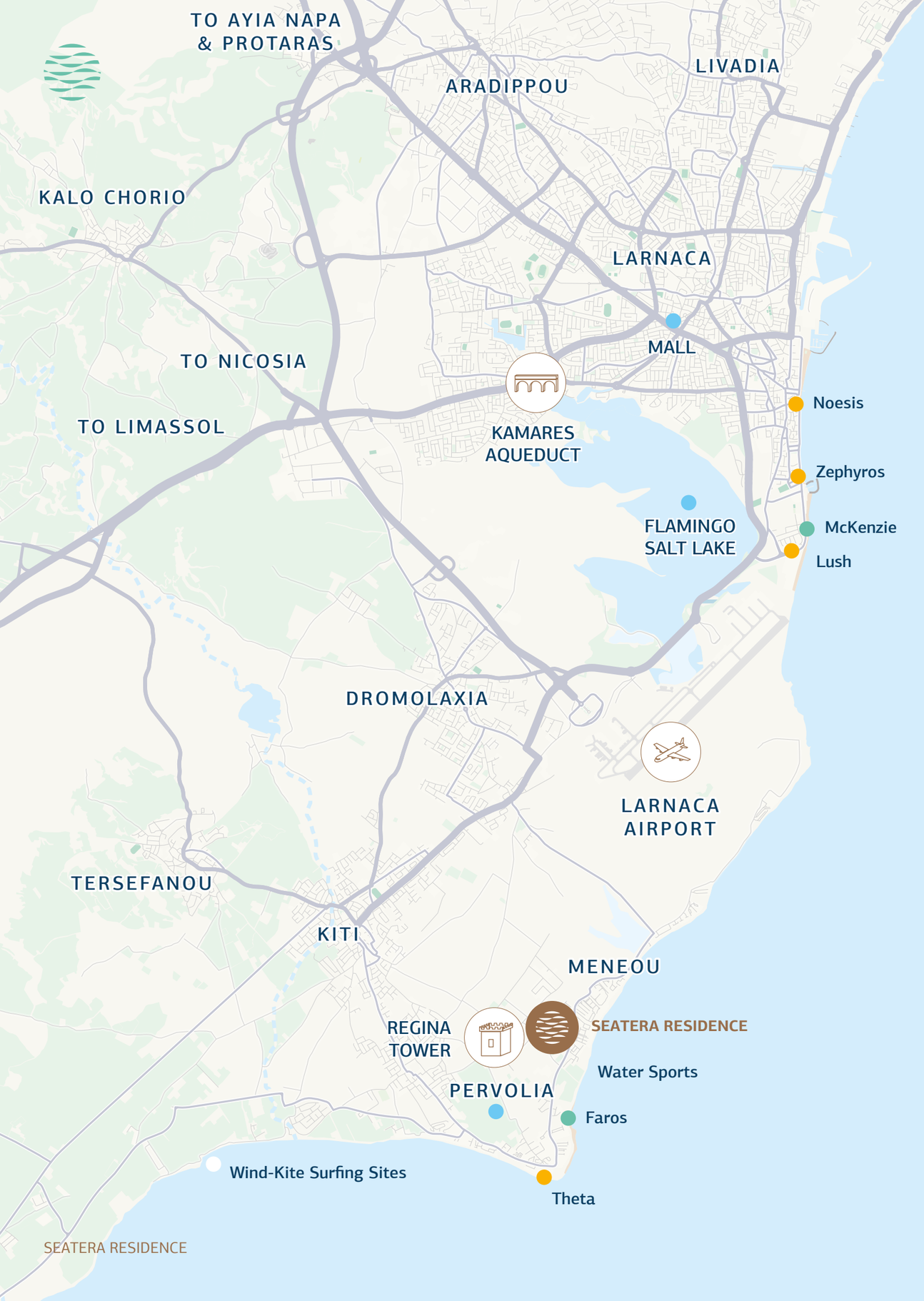


SEATERA RESIDENCE

EXTRAORDINARY SPACES MAXIMISED FOR A GREAT LIFESTYLE



SEATERA RESIDENCE



EVERYTHING IS A FEW MINUTES AWAY



LUSH RESTAURANT

DISTANCE: 8 km



ZEPHYROS TAVERN

DISTANCE: 8.7 km



THETA RESTAURANT

DISTANCE: 1.2 km



NEOSIS RESTAURANT

DISTANCE: 9.2 km



FAROS BEACH

DISTANCE: 0.8 km



MACKENZIE BEACH

DISTANCE: 8.1 km



LARNACA MALL

DISTANCE: 10 km



FLAMINGO SALT LAKE

DISTANCE: 8 km



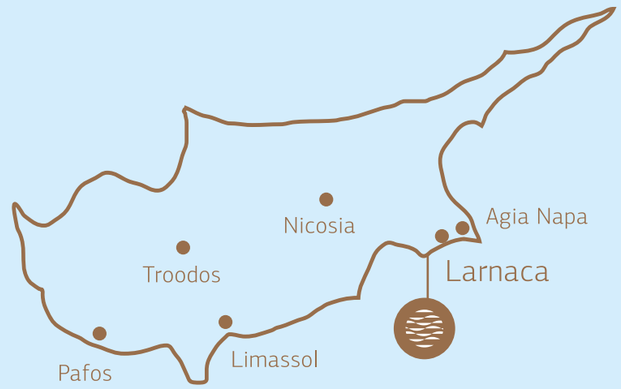
PERVOLIA VILLAGE

DISTANCE: 1 km



WIND-KITE SURFING SITES

DISTANCE: 8.5 km













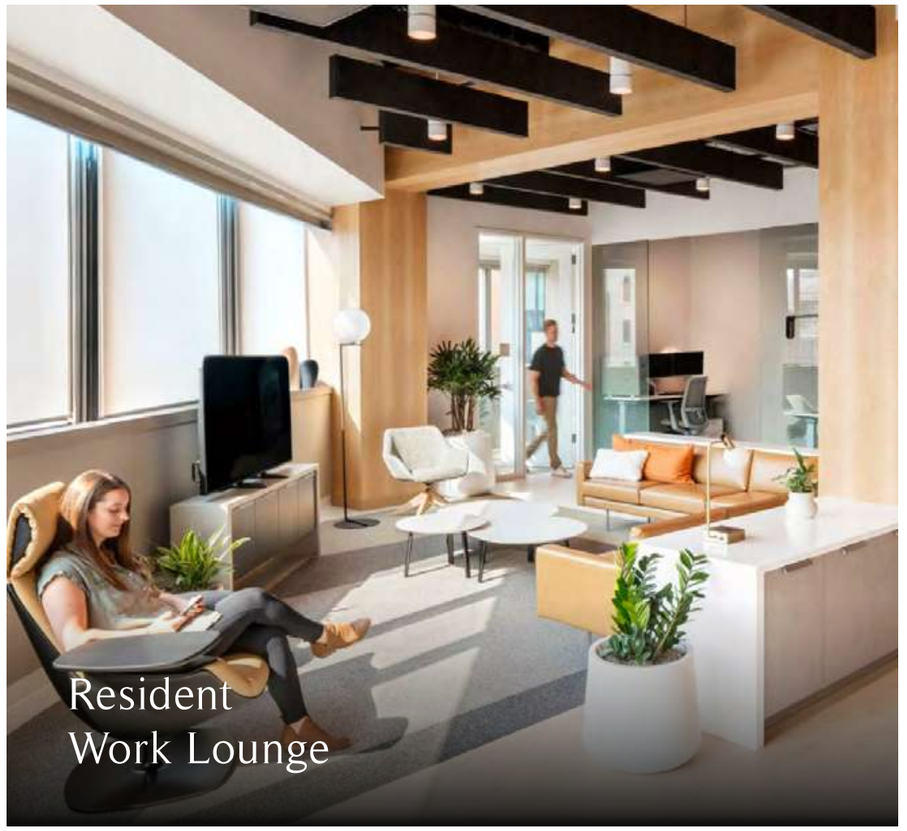




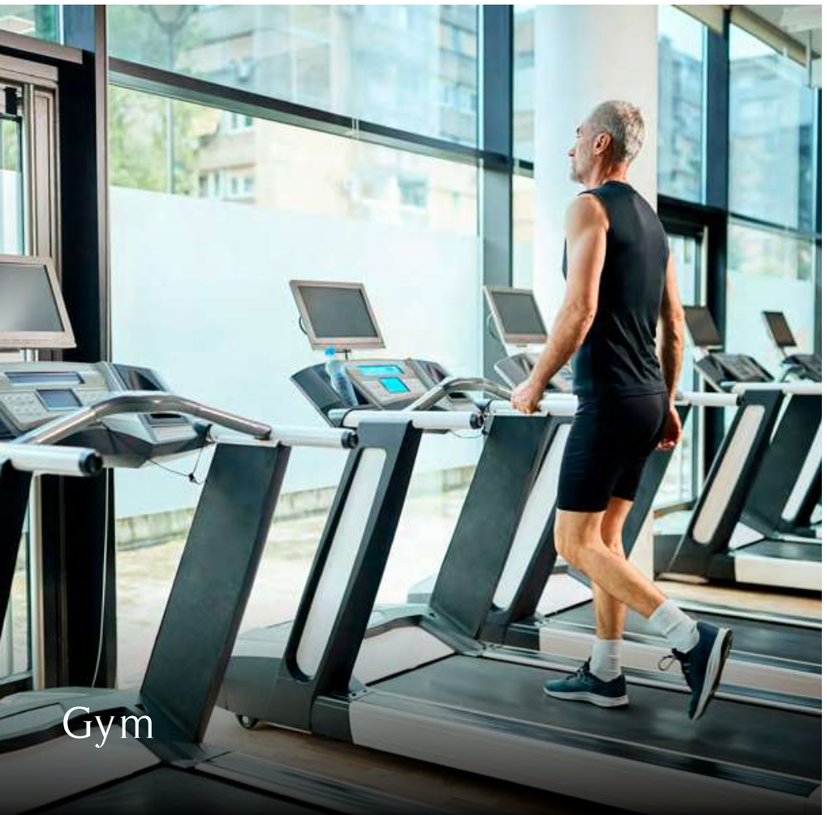


AMENITIES

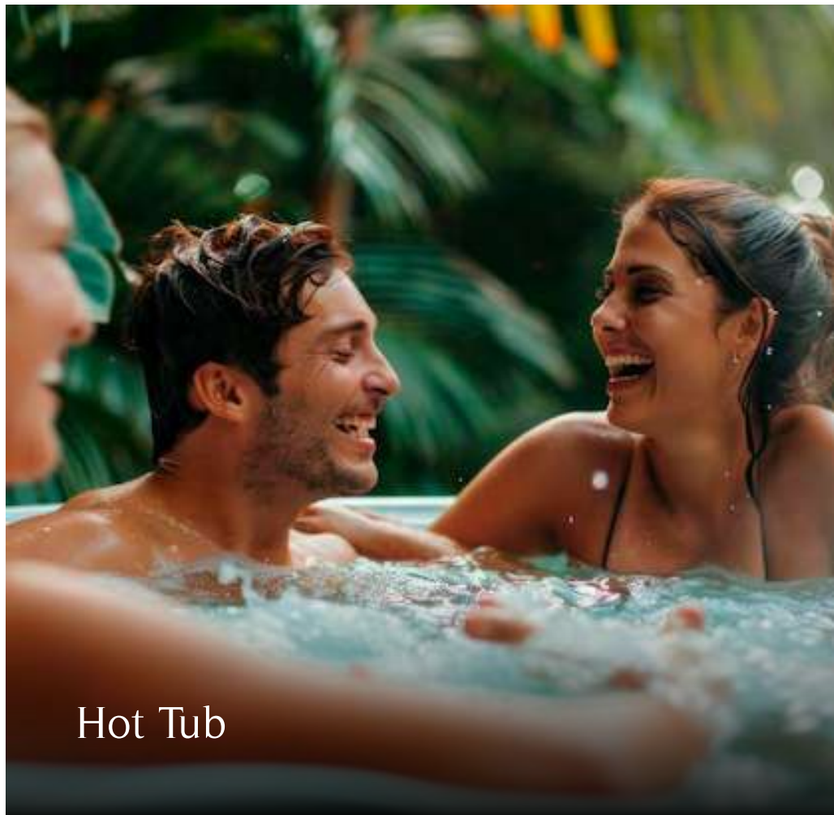

Childrens Playground


Resident Work Lounge


Padel Court


Gym


Yoga


Hot Tub

WHY A RESIDENCE IN CYPRUS?

- Strategic location with good connectivity
- High Quality of Life – 300 days per year of sun, beautiful beaches, good food & friendly people.
- Low crime rate
- Legal and Regulatory Framework- Based on English Common Law principles
- EU Member State and Member of the European Monetary Union
- Tax System- Corporate income tax at 12.5%
- No tax on Dividends for foreigners
- Exemption on disposal of “securities” (e.g. shares, bonds, debentures)
- No succession taxes
- Attractive IP regime
- Personal tax exemptions for new residents and non-domiciles
- Incentives for investment in start-ups

THE ADVANTAGES OF INVESTING IN CYPRUS

Financial security

Purchasing quality real estate in Cyprus, a stable country with English law and an established land registry, is a safe and effective solution.

Value appreciation

A growing international community, favorable taxation, developing infrastructure and a growing presence of global companies make Cyprus a desirable investment destination.

Yielding property

When you are not using the villa for a family vacation, it can generate a good return through short term rentals by a professional management company.

Permanent residency

Buying a property in Cyprus over €300,000 allows buyers to obtain the status of permanent residence

YOUR PEACE OF MIND

INVEST & SIT BACK WHILE WE DO THE REST

Buy your holiday or residential home & invest your money-hassle free

Our management company can take care of everything.

Renting, cleaning, maintenance

Combine Business with pleasure

SEATERA
RESIDENCE

SEATERA RESIDENCE is a joint venture project owned by the Rechter family and the Iacovou family. Together they combine local market presence and reputation with a global approach and international experience garnered from working on a portfolio of large-scale developments in Germany, Switzerland, USA and Israel and Cyprus.

IACOVOU GROUP is one of the leading building and civil engineering construction groups in Cyprus with a history of over 70 years in the construction sector. It has successfully completed projects in Cyprus, Greece, UK and the Middle East and has gained specialization through innovative construction methods in airport works, bridge and highway construction, high rise buildings and other complex engineering jobs. The group is involved in all sectors of the construction industry including property development, with notable residential and commercial projects in Larnaca and Nicosia.

The **Rechter family** has been active in Cyprus since 2020.
Eytan Rechter has over 40 years of experience as an international real estate investor and developer. He was previously one of the founders and the CEO of Kardan Group, an investment company and real estate developer that has developed real estate across Europe, Israel and China.
Alon Rechter has been active in the real estate market for over 20 years in the USA, Germany, Israel and Cyprus. He has developed and managed investments on behalf of the Rechter family since 2005 and was previously also the CEO of a property and asset management company of more than 120 properties.

SEATERA

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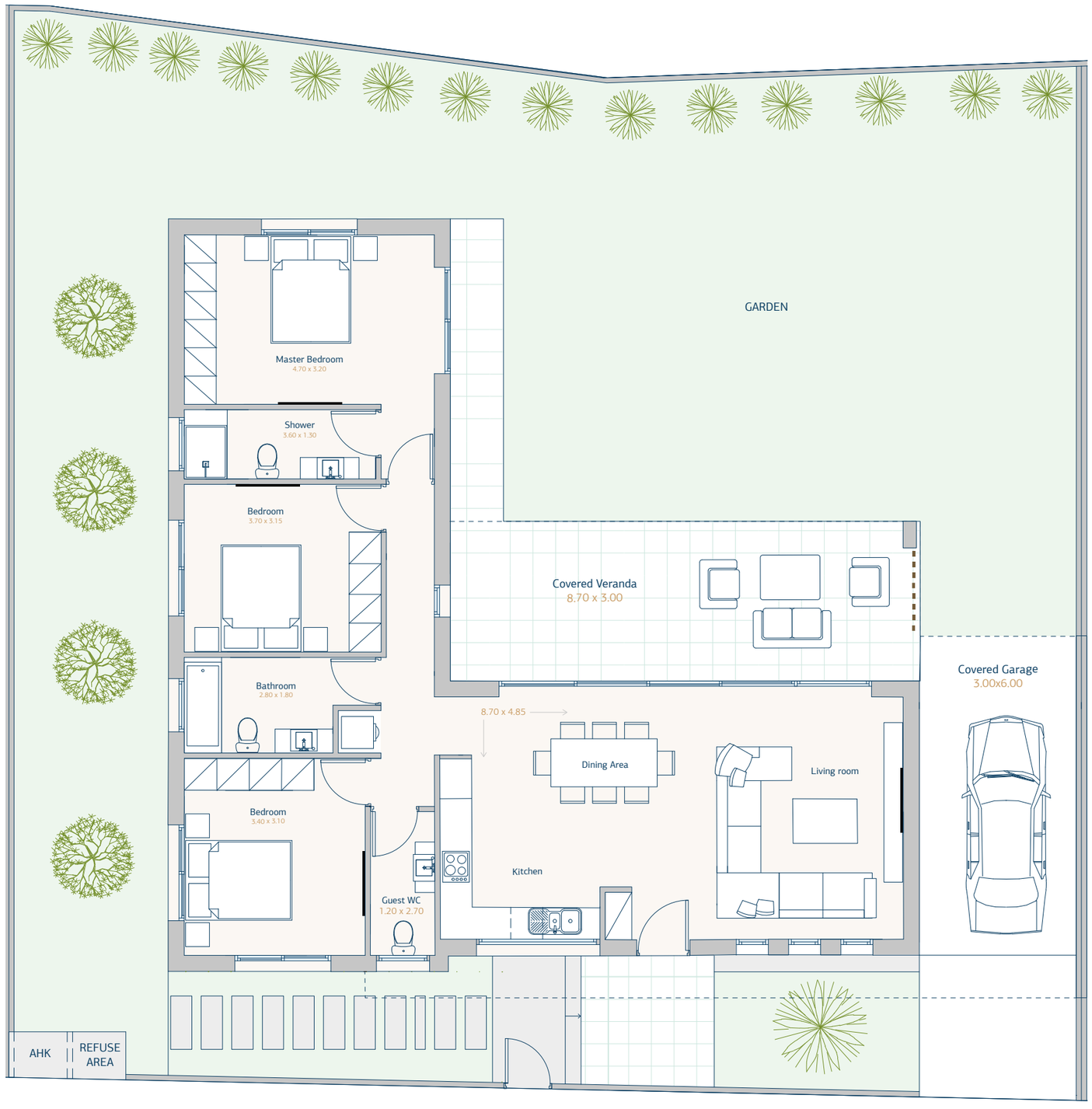
APPENDIXES

PLANS & SPECIFICATIONS

TYPE B 01
FLOOR PLAN



AREA OF SCHEDULE

Bedrooms	3 (1 en suite)
Bathrooms	3
Internal Area	120 m²
Parking	1
Pergola	27 m²
Total Area	147 m²
Swimming Pool	Optional
Aprox. Plot Size	400 m²

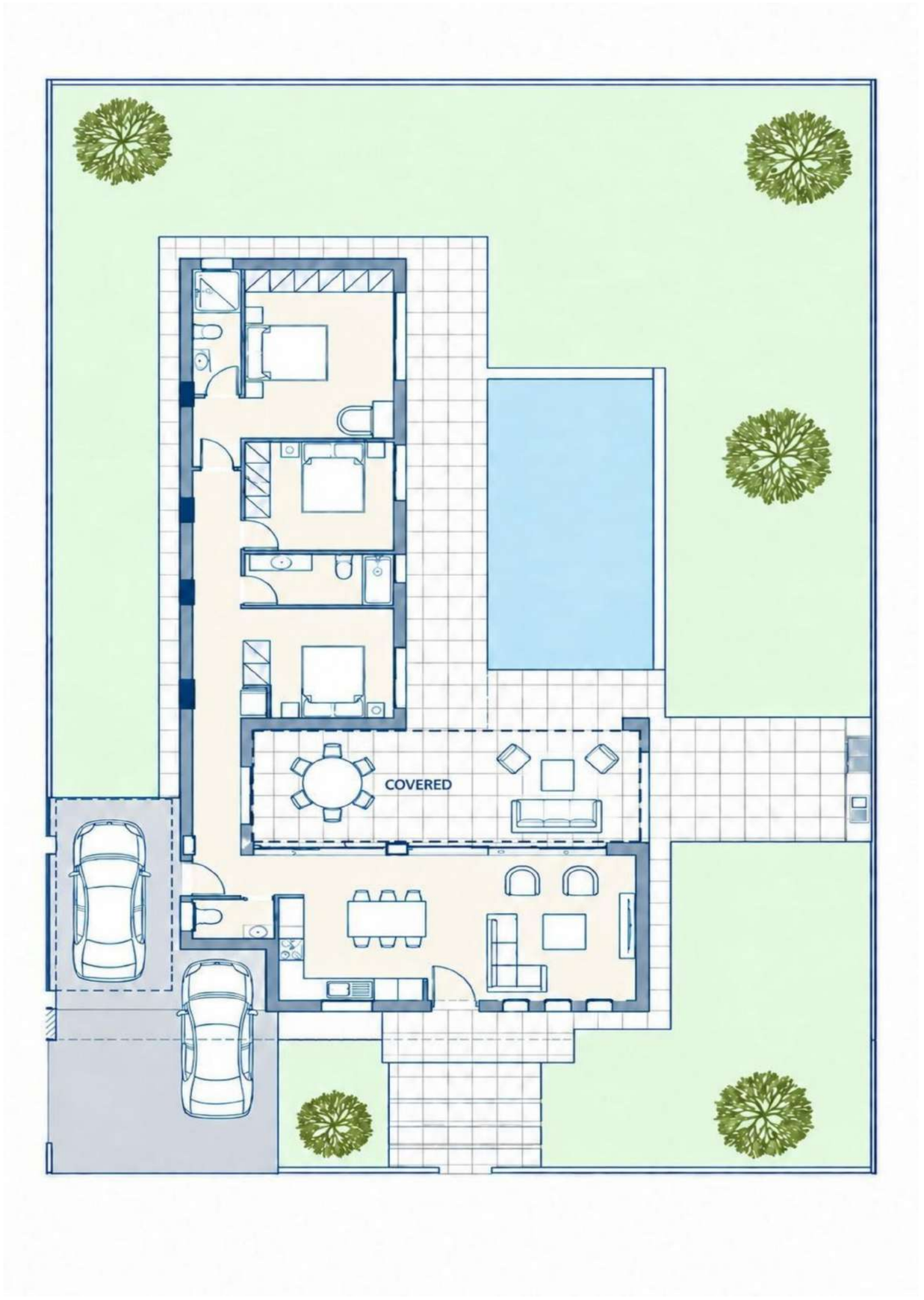
TYPE B 02
FLOOR PLAN



AREA OF SCHEDULE

Bedrooms	4 (1 en suite)
Bathrooms	3
Internal Area	150 m²
Parking	1+1
Pergola	27 m²
Total Area	177 m²
Swimming Pool	Optional
Aprox. Plot Size	600 m²

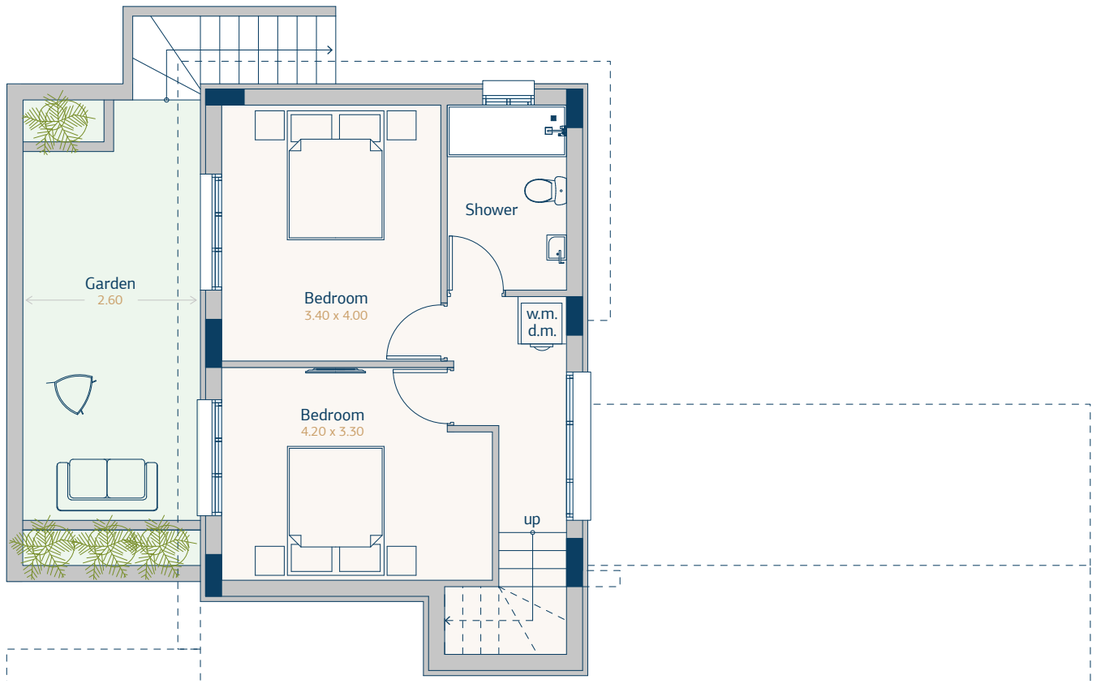
TYPE B 03
FLOOR PLAN



AREA OF SCHEDULE

Bedrooms	3 (1 en suite)
Bathrooms	3
Internal Area	120 m²
Parking	2
Covered Area	35 m²
Total Area	155 m²
Swimming Pool	Optional
Aprox. Plot Size	600 m²

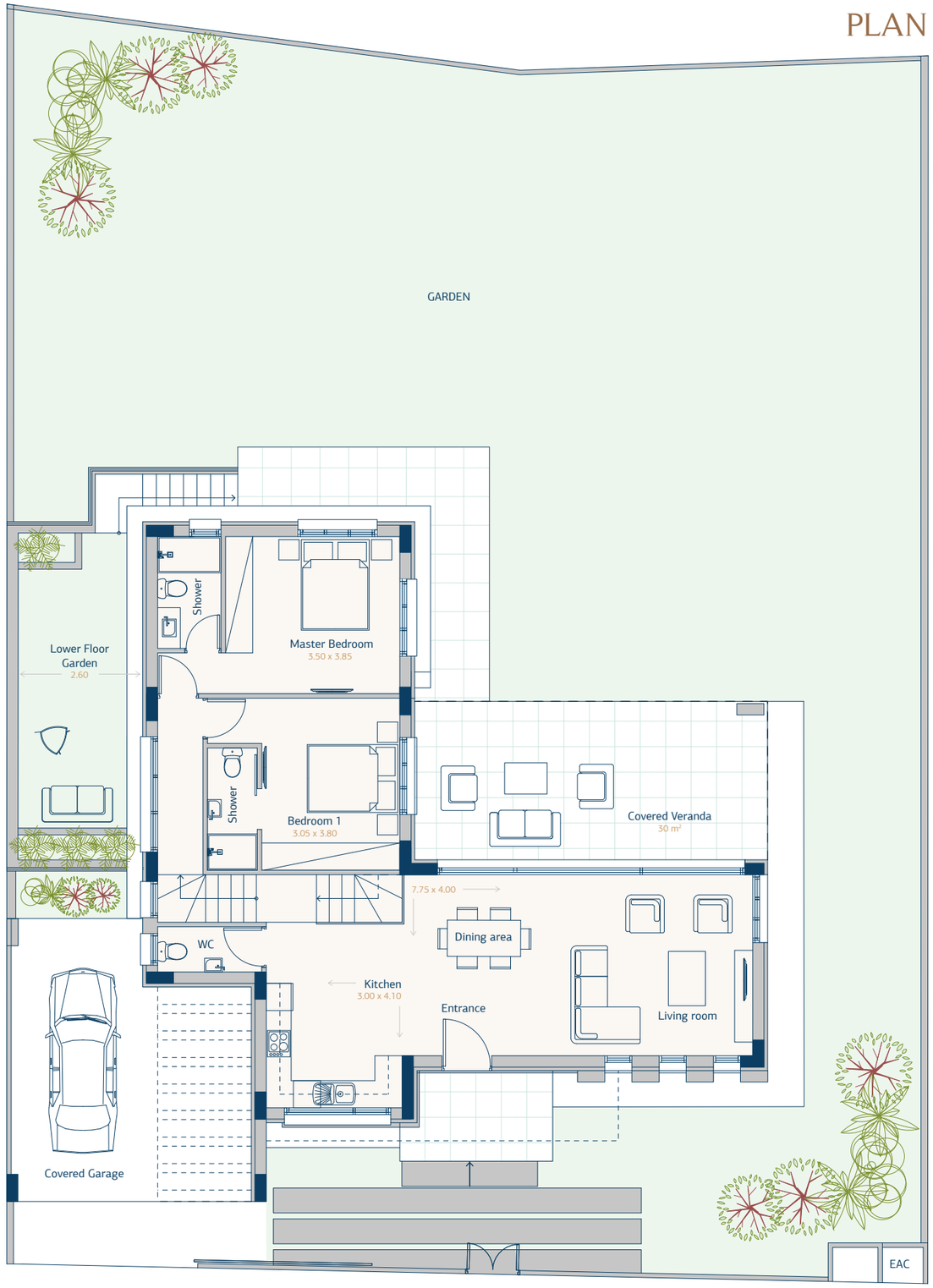
TYPE A LOWER FLOOR PLAN



AREA OF SCHEDULE

Bedrooms	4 (2 en-suite)
Bathrooms	4
Ground & Upper floor	109 m²
Lower floor	51 m²
Covered Veranda	30 m²
Total Area	190 m²
Parking	2
Swimming Pool	Optional
Aprox. Plot Size	600 m²

TYPE A GROUND FLOOR PLAN



SPECIFICATIONS

Structure

Reinforced concrete in accordance with drawings, static calculations and Eurocodes.

Energy efficient

- Seatera Residence is a Grade-A energy efficient project. Highly insulated walls.
- Thermal and water insulated roof.
- Energy efficient, double glazed windows.

Flooring

- Living room, kitchen, corridors and bathrooms have high quality ceramic tiles, from premier suppliers, in a wide selection of designs.
- Bedrooms have a premium quality laminated wooden flooring system.
- Verandas have durable, external quality ceramic tiles.

Plumbing and Sanitary Ware

- Top quality sanitary ware in bathrooms. Concealed flush-fitting cisterns and wall-mounted toilets.
- A pressurized water system is installed. Demisting mirrors fitted in bathrooms.
- On-roof solar panels and 1-tonne water tank included.

Entrances

- Security door with solid core and intercom system with colour display screen.
- Pedestrian entry gate and parking area gate.

Door and Window Frames

Anodised aluminium door and window frames throughout.

Carpentry

Bedrooms have large high-quality wardrobes. Bathrooms have under-sink cabinets.

Kitchen Fittings

- Granite/solid surface worktops.
- Fully-fitted floor standing and overhead wall units.
- Quality stainless steel sink with premium mixer taps.

Electrical Installation

- An adequate number of power points are installed.
- Telecoms, Internet and television sockets are installed in the living room and bedroom.
- False ceilings with energy efficient spot lighting in bathrooms and kitchen.

Photovoltaic System

Solar photovoltaic (PV) power generation system installed on the roof.

Heating and Air-conditioning

Installation of split air-conditioning units in all areas. Provision for electrical heaters.

Other Provisions

- Security system with sensors covering the main areas of the house.
- Electric security shutters and blinds.
- 8x4 meter private swimming pool.
- Premium brand electrical appliances package.
- Furniture package to suit.
- Garden landscaping.
- Provision for EV charging station.
- External BBQ & bar area.

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- **TYPE A:** PLOTS 10-12 (160 SQM) 4 BEDROOMS, 2 LEVELS
- **TYPE B1:** PLOTS 1-9, 22-34, 41-42 (120 SQM) 3 BEDROOMS, 1 LEVEL
- **TYPE B2:** PLOTS 35-40 (150 SQM) 4 BEDROOMS, 1 LEVEL
- **TYPE B3:** PLOTS 13-21 (120 SQM) 3 BEDROOMS, 1 LEVEL

EVERYTHING YOU NEED IS JUST A FEW MINUTES AWAY

Cyprus is renowned for its pristine beaches and tranquil landscape and you probably will not discover a more ideal location than Seatera Residence. The combination of exclusiveness, quality living and convenience is hard to find anywhere else. Pervolia and it's close neighbour Kiti village offer a vibrant community that warmly welcomes all and promises a lifestyle that comfortably moves between relaxation and vivacity.

01. Beach
02. Regina Tower
03. Restaurants / Cafes
04. Diving School
06. Water Sports
07. Beach Bar
08. THETA Taverna
09. Pharmacy
10. Tennis Accademy
11. Alfa Mega Supermarket
12. Lidl Supermarket
13. Fig Farm
14. Bank
15. Wellness Resort
16. Model Air Plane Club
17. Dam
18. Camel Park
19. Agios Theodoros Walking Path
20. Stavrovouni Waterfall
21. Salt Lake - Flamingos
22. Kamares Aqueduct
23. Larnaca Marina
24. Larnaca Port
25. Larnaca Mall
26. Mckenzie Beach, Restaurants & Nightlife
27. Larnaca Shopping Center
28. Larnaca Medieval Castle
29. Lighthouse (Faros)
H. Hotel



