



RUDY-RAY 33

A TESTAMENT TO QUIET MEDITERRANEAN LIVING



THE PROJECT

Embark on an opulent journey with Rudy-Ray 33, a prestigious project meticulously crafted by RudyRay Company affiliated with the Chehade Group, a Lebanese holding company renowned for its excellence in architecture, construction, and development since its inception in 1968.

Situated on Agio Savvas Street – Livadia, Rudy-Ray 33 graces a tranquil residential enclave, enveloped by convenience at every turn. Nestled within proximity to supermarkets, esteemed educational institutions, and the serene embrace of sandy shores, Rudy-Ray 33 epitomizes the pinnacle of Mediterranean living.



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LOCATION

Rudy-Ray 33 boasts a privileged location, close to a myriad of beaches. It is minutes away from renowned institutions such as the American University of Cyprus and American Academy, as well as essential facilities including Larnaca General Hospital. It is just a short walk away from two different schools and a bus stop.

DRIVING DISTANCES

- AUCY American University of Cyprus (4 minutes)
- American Academy (9 minutes)
- Larnaca General Hospital (10 minutes)
- Dekelia beach (4 minutes)
- Finikoudes beach (12 minutes)
- Makenzie beach (14 minutes)
- Stelios Hypermarket (3 minutes)
- Jumbo Larnaca (5 minutes)
- Lidl Market (5 minutes)
- Metropolis Mall (10 minutes)
- Larnaca International Airport (16 minutes)



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RESIDENCES

Elevating the standard of luxury living, Rudy-Ray 33 comprises two twin buildings, thoughtfully divided into two blocks to optimize ventilation, natural light, and spatial harmony. Each building offers a meticulously curated selection of residences:

- Four apartments on the first floor
- Four penthouses on the second floor
- A ground-floor singular apartment with a private garden

Every residence within Rudy-Ray 33 is accompanied by the assurance of a covered parking spot and a storage room, ensuring both convenience and tranquility.



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AESTHETICS



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EXTERIOR

Rudy-Ray 33's exterior captivates with a pristine white façade adorned by synthetic wood balconies, blending modern Mediterranean aesthetics with architectural finesse. Employing state of-the-art construction techniques such as thermo-insulated bricks and externally applied polystyrene, the residence exemplifies structural integrity and energy efficiency. Step into a world of refined sophistication through the grandiose entrance lobby, a seamless fusion of wood, marble, granite, and mirrors. Indulge in the tranquility of lush greenery surrounding the entrance, complemented by marble stairs and an eco-conscious solar power system, promising optimal energy utilization.



HIGHLIGHTS

- 25 cm thermo-insulated bricks, according to the Cyprus standards
- 8 cm polystyrene applied to all the external surfaces rendered in three coats
- External Aluminum, door and windows including double glazes.
- Colored videophone
- Italian-made elevator with high standard stainless cabinet
- A solar power system, photovoltaic grade A or A+ to minimize your energy costs
- Foundations of different slabs with a polyester membrane minimize moisture
- Anti-seismic reinforced concrete compliant with the Cyprus Standard and Earthquake Code



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INTERIOR

Within the confines of Rudy-Ray 33, meticulous attention to detail defines every aspect of interior refinement. From European-made tiles adorning expansive living spaces to meticulously crafted modern kitchens featuring high-quality laminated surfaces, Rudy-Ray 33 sets a new standard in peaceful living.

HIGHLIGHTS

- 120 cm x 60 cm European tiles
- Three coats plastering, and three coats emulsion paints
- Sanitary fittings including accessories according to European standards and modernity
- Plumbing and Sanitary installation according to British standards, UPVC pipes for drainage and pipe-in-pipe system for cold and hot water
- Electric installations as required by Cyprus electricity Authority
- Full installation of piping for air-conditioning units in all areas of the apartments
- High quality interior doors with modern design
- Modern kitchen, high quality laminate, quartz-granite surfacing

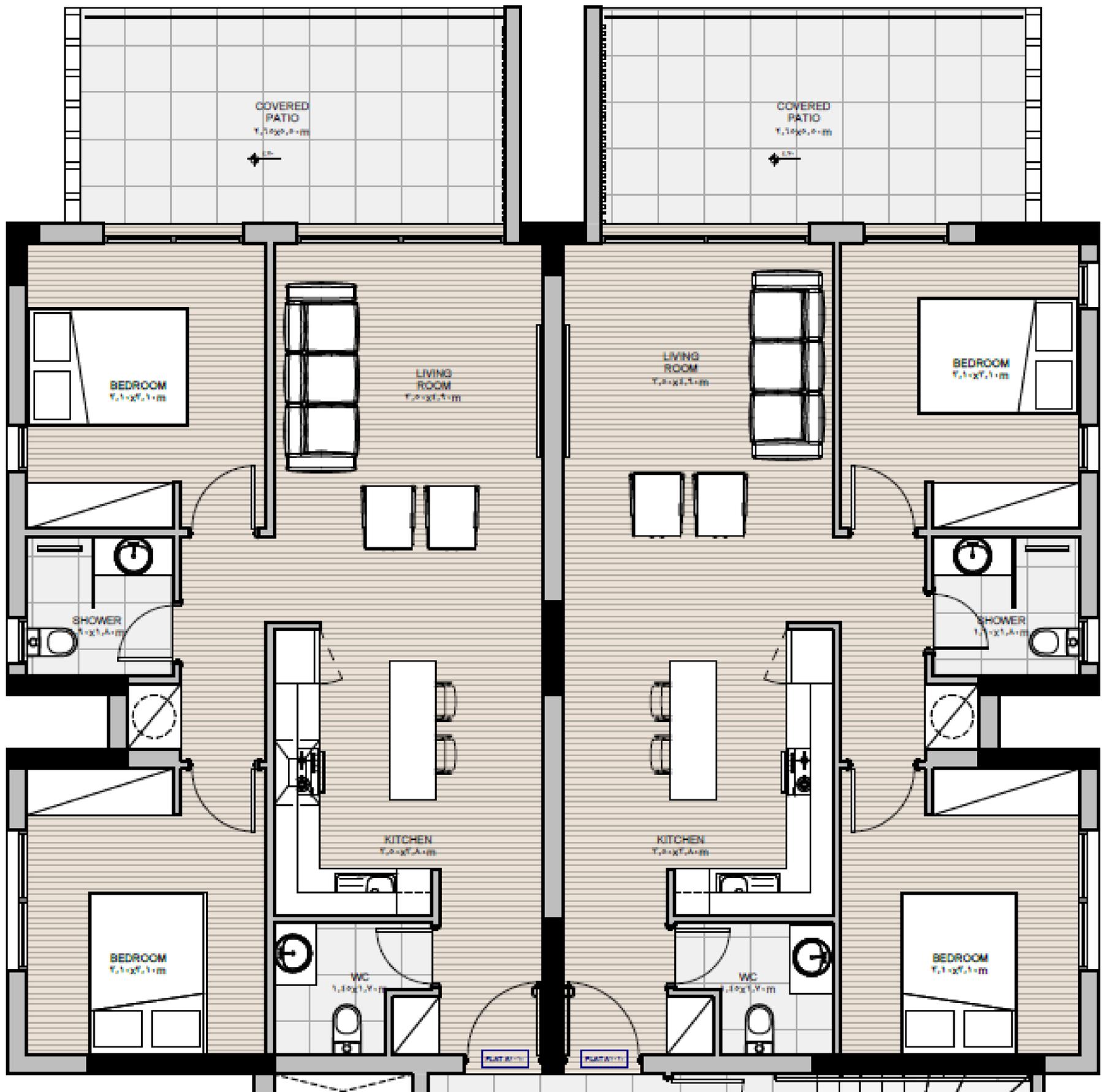


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FLOOR PLANS



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FINANCING



Experience peace of mind with Rudy-Ray 33's flexible financing options, ensuring ease and accessibility for prospective homeowners:

- 5% reservation deposit
- 20% upon contract signing
- 10% upon completion of excavation
- 15% upon completion of concrete works
- 15% upon completion of brickworks
- 15% upon completion of tiling
- 20% upon final completion and delivery



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SPACES & PRICE

	Apartment	Covered area	Uncovered area	Parking	Storage	Price (€)
Block A Block B	A 01	50	16 + 82	12	4.50	165,000
	B 01	50	16 + 80	12	4.50	165,000
Block A	A 101	76	16	12	4	210,000
	A 102	76	16	12	5	210,000
	A 103	76	16	12	7	210,000
	A 104	76	16	12	6	210,000
Block B	B 101	76	16	12	7	210,000
	B 102	76	16	12	4	210,000
	B 103	76	16	12	4	210,000
	B 104	76	16	12	8	210,000
Block A	A 201	76	11 + 33	12	8	250,000
	A 202	76	11 + 33	12	8	250,000
	A 203	76	11 + 33	12	7	250,000
	A 204	76	11 + 33	12	6	250,000
Block B	B 201	76	11 + 33	12	6	250,000
	B 202	76	11 + 33	12	6	250,000
	B 203	76	11 + 33	12	8	250,000
	B 204	76	11 + 33	12	7	250,000



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