

Mediterranean Elegance



esperia
MANSIONS

A photograph of a swimming pool in a Mediterranean-style setting. The pool is in the foreground, with its blue water reflecting the sky and the surrounding landscape. The pool is bordered by a light-colored stone or concrete deck. In the background, there are several palm trees and other tropical plants. The ocean is visible in the distance under a clear blue sky. A large, semi-transparent blue circle is overlaid on the right side of the image.

A slice of
Mediterranean Elegance



Your Perfect Home *in the Lap of the Mediterranean Sea*

Nestled in the picturesque of Oroklini, Esperia Mansions offers an unparalleled blend of Mediterranean elegance and subtle Spanish accents. These luxurious homes are a true haven for those seeking the perfect balance between contemporary comfort and timeless style.

Just minutes away from the sun-kissed beaches of Larnaca, Esperia Mansions invites you to immerse yourself in a lifestyle where every day feels like a vacation. The serene ambiance of the Mediterranean coast, combined with the vibrant spirit of the island and modern European design, creates a unique living experience, catered to meet your every need.



Modern Luxury, *Island-Inspired Exteriors*

Esperia Mansions showcases a modern exterior design infused with island allure and a hint of Spanish flair. Clean lines and contemporary architecture define the sleek aesthetic, while elements like wooden pergolas and stone accents add character and charm.

The focal point of the outdoor space is the inviting swimming pool, surrounded by lush greenery and vibrant gardens. Privacy is prioritized, ensuring a serene and tranquil environment for residents to enjoy.

With its blend of modern design and Mediterranean elegant charm, Esperia Mansions offers a unique and inviting retreat that captures the essence of luxury coastal living.

The *project*

ESPERIA MANSIONS is a contemporary project located in a quiet area on a hill in Oroklini, Cyprus

HOUSE	Number of rooms	Internal (m2)	Covered Verandas (m2)	Roof Int Area	Land Area	Exterior Area	Covered Parking
1	3	152	10	30	280	188	1+1
2	3+1 guest room	155		26	225	136	1+1
3	3	159		24	237	175	1+1

- All of the houses include a small room on the roof and a roof garden.
- House 2 includes a guest room on the ground floor.

A modern, multi-story mansion at dusk. The building features large windows and a balcony. In the foreground, there is a swimming pool and a lounge area with several white armchairs. The scene is illuminated by the warm glow of the setting sun and the lights from the house.

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MANSIONS

Creating
***tomorrow's
landmarks today***

Mediterranean Elegance *and Modern Interior Comfort*

Esperia Mansions offers a unique blend of Mediterranean island vibes and modern luxury through its unique façade designs and high-end features. Each two-floor house is thoughtfully designed with a modern layout on earth tones, that balances functionality with elegance and comfort. High-quality finishing materials and meticulously planned architectural lighting create an inviting and stylish atmosphere that enhances the living experience.

The modern kitchens are outfitted with top-of-the-line appliances, making them a delight for any culinary enthusiast. High-quality ceramic tiles or parquet flooring flow throughout the homes, adding a touch of sophistication to every room. Expansive verandas and a roof garden, overlook the swimming pool, providing the perfect space for relaxation and entertainment.

With three en-suite bedrooms in two of the houses and an additional guest bedroom on the ground floor in the second house, a small room on the roof in all three houses and a roof garden, Esperia Mansions ensures ample space and privacy, offering a truly luxurious and comfortable living environment.





Eco-Chic Living: *Energy-Efficient Homes*

Esperia Mansions integrates cutting-edge technology and energy-efficient solutions to provide homeowners with a modern and sustainable living experience.

Our homes are equipped with the latest in insulation technology, ensuring superior thermal performance and reducing energy consumption. The reinforced concrete foundations meet European standards and anti-seismic regulations, ensuring both durability and safety.

Esperia Mansions features state-of-the-art photovoltaic systems, for energy production. From under-floor heating systems powered by heat pumps to thermal aluminum windows with double-glazing, every aspect of Esperia Mansions is designed to optimize energy usage and enhance the overall living experience.

Technical Specs

Esperia Mansions distinguishes itself with cutting-edge technical specifications, guaranteeing comfort, efficiency, and contemporary living standards.

Key features that underscore the exceptional quality of Esperia Mansions include:

Air Conditioning:

- Full installation of wall-type units in bedrooms
- Concealed units in the living room & kitchen (suspended ceiling included)

Central Heating:

- Provision of under-floor heating system (heat pump)

Lighting:

- Interior & Exterior lighting fixtures

Solar Photovoltaic Panels (PV):

- Independent Photovoltaic system for all houses

Windows and Doors:

- Aluminum systems with thermal aluminum frames and double-glazing
- Multipoint locking system and recessed latches

Hydraulic Installation:

- High-quality, independent "pipe-in-pipe" distribution system
- Independent water storage tank (1000L)
- Heat pump cylinder
- Pressure system and pump return

Parking:

- One parking space per house (fitting two cars in a row)

Additional features:

- Swimming pool

Oroklini, *your premier destination*

Oroklini emerges as a premier destination ripe with investment potential, drawing discerning investors. Situated mere moments from the sun-kissed shores of Larnaca, this tranquil enclave presents an enticing blend of modern comfort and serene landscapes.

For homeowners seeking a permanent residence, Oroklini offers an idyllic retreat characterized by its picturesque surroundings, providing a sanctuary to call home. For those in search of a holiday home, Oroklini beckons with its promise of blissful escapes and sun-drenched shores.

Oroklini also boasts convenient proximity to Larnaca Airport, ensuring effortless travel for homeowners and holidaymakers alike. Additionally, its location just a 30-minute drive from the island's capital, Nicosia, offers easy access to urban amenities and cultural attractions, enhancing the allure of Oroklini as both a permanent residence and a holiday retreat, but also a great investment opportunity.



Gold Heritage:

We do not just built houses, we create lifestyles

At Gold Heritage Properties, our legacy of excellence spans years of experience in crafting bespoke projects that redefine luxury living. With a proven track record of delivering exceptional results, we have garnered the trust of investors from around the globe, drawn to our commitment to quality, innovation, and integrity.

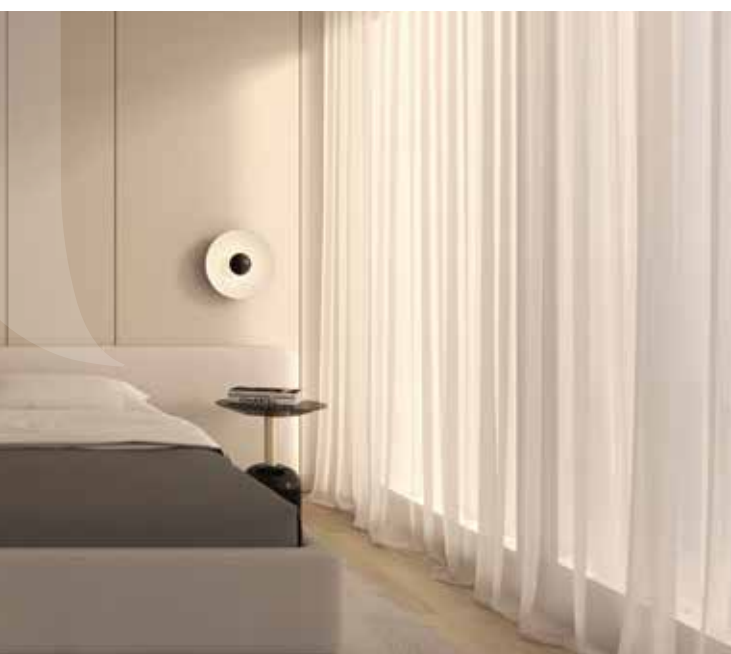
Each of our projects is a testament to our dedication to excellence. We prioritize high-quality materials and meticulous craftsmanship, ensuring that every detail is executed to perfection. Our homes are more than just buildings; they are created to cater to the needs of modern living. From energy-efficient designs to seamless integration of smart technologies, our properties are thoughtfully designed to enhance every aspect of daily life.

At Gold Heritage Properties, we go beyond building houses; we create lifestyles. With a focus on comfort, elegance, and sustainability, our homes are not just places to live but places to thrive. Experience the Gold Heritage difference and elevate your living experience to new heights.



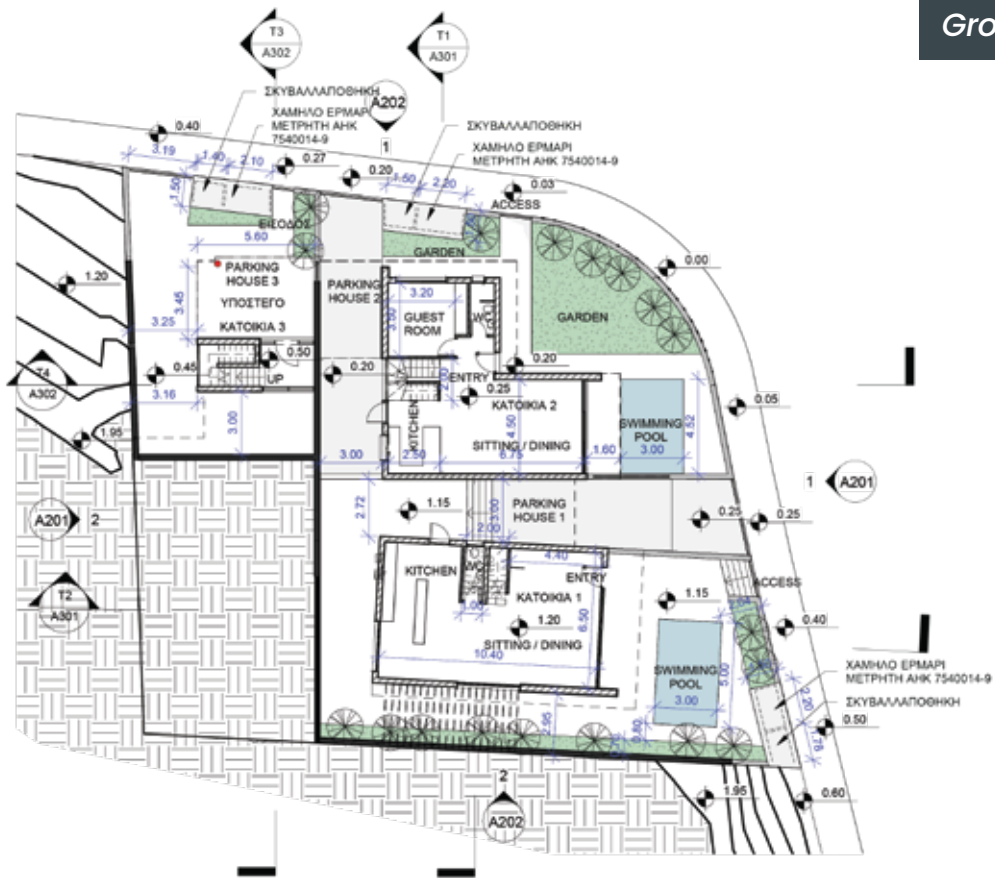


** Interior design is indicative.*



Floor Plans

Ground Floor



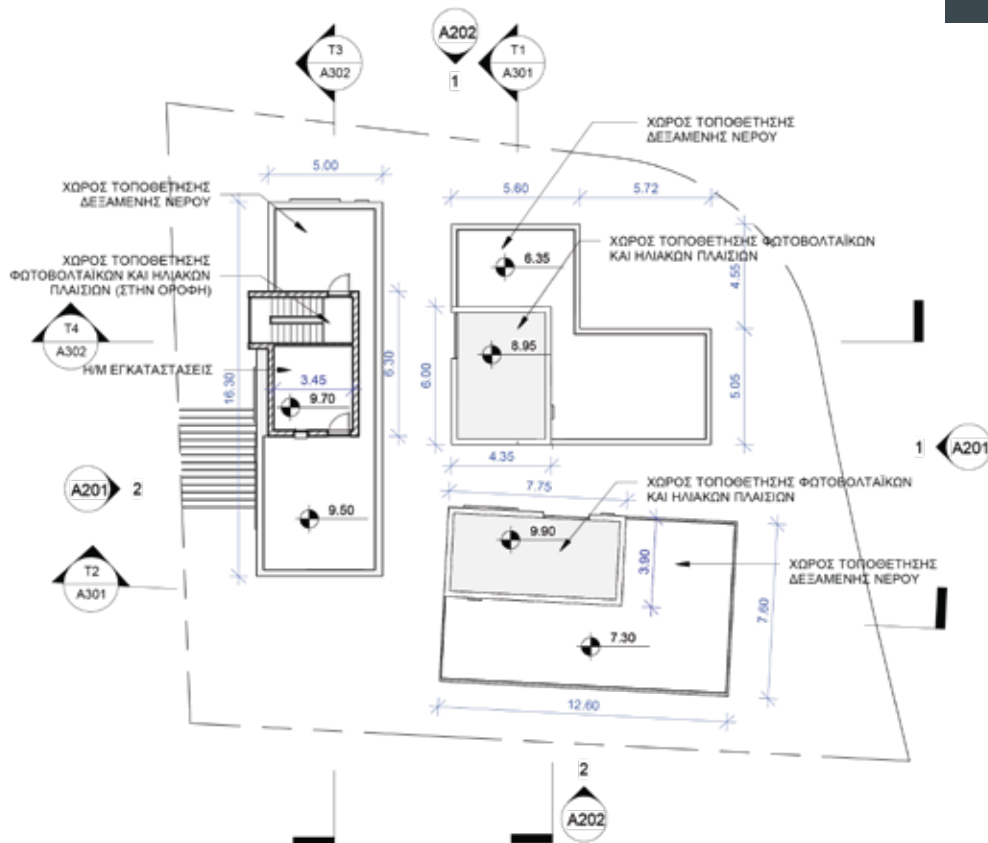
1st Floor



2nd Floor



3rd Floor



Floor Plans

Site Plan



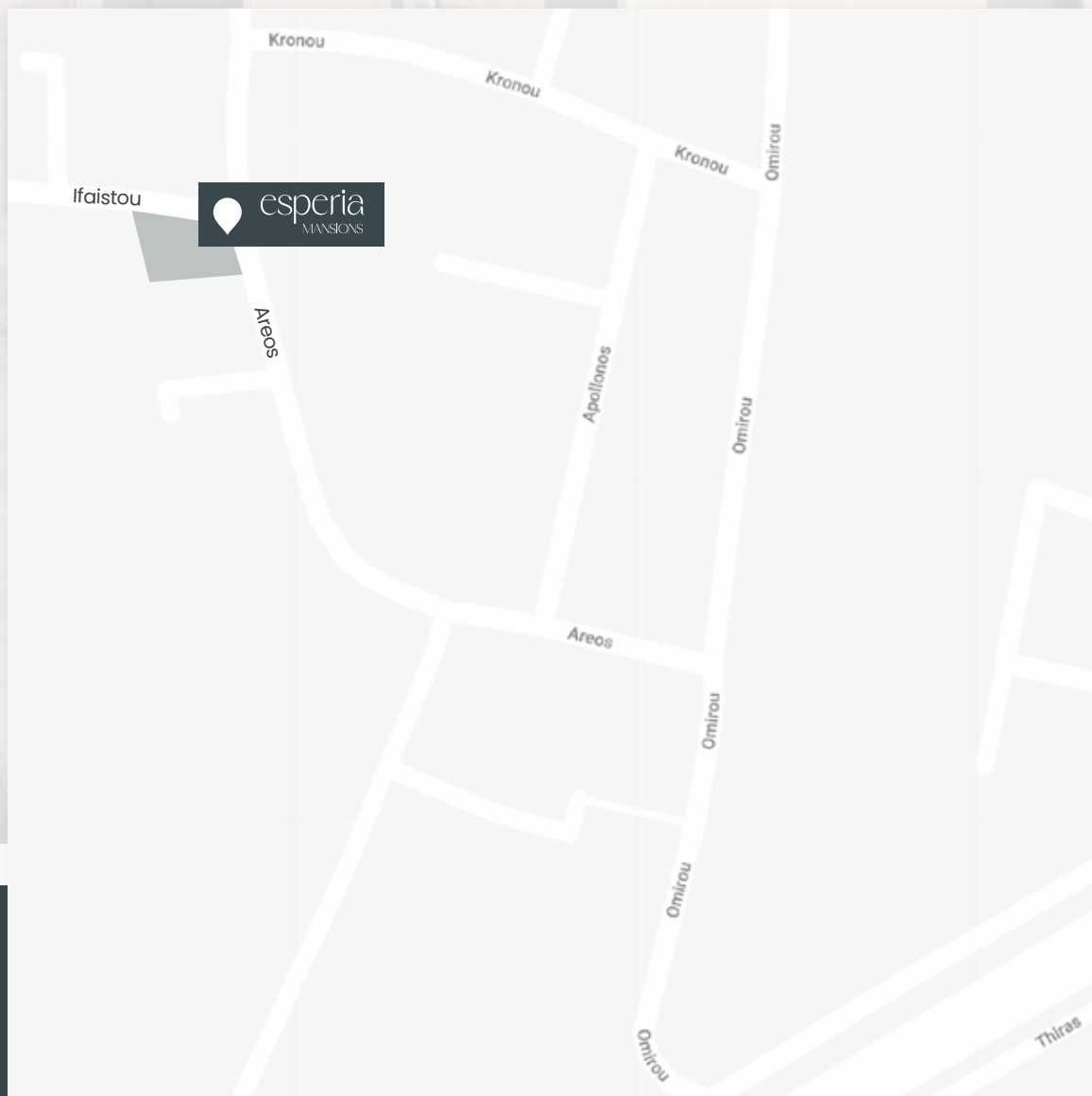
Esperia MANSIONS IS A CONTEMPORARY PROJECT

LOCATED IN A QUIET AREA ON A HILL
IN OROKLINI, CYPRUS



The map

Junction of Areos & Ifaistou Street, 7040, Oroklini, Cyprus.





Your Perfect Home **IN THE LAP OF THE MEDITERRANEAN SEA**

ESPERIA MANSIONS - GOLD HERITAGE PROPERTIES

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Mediterranean Elegance

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