ZIN RESIDENCES

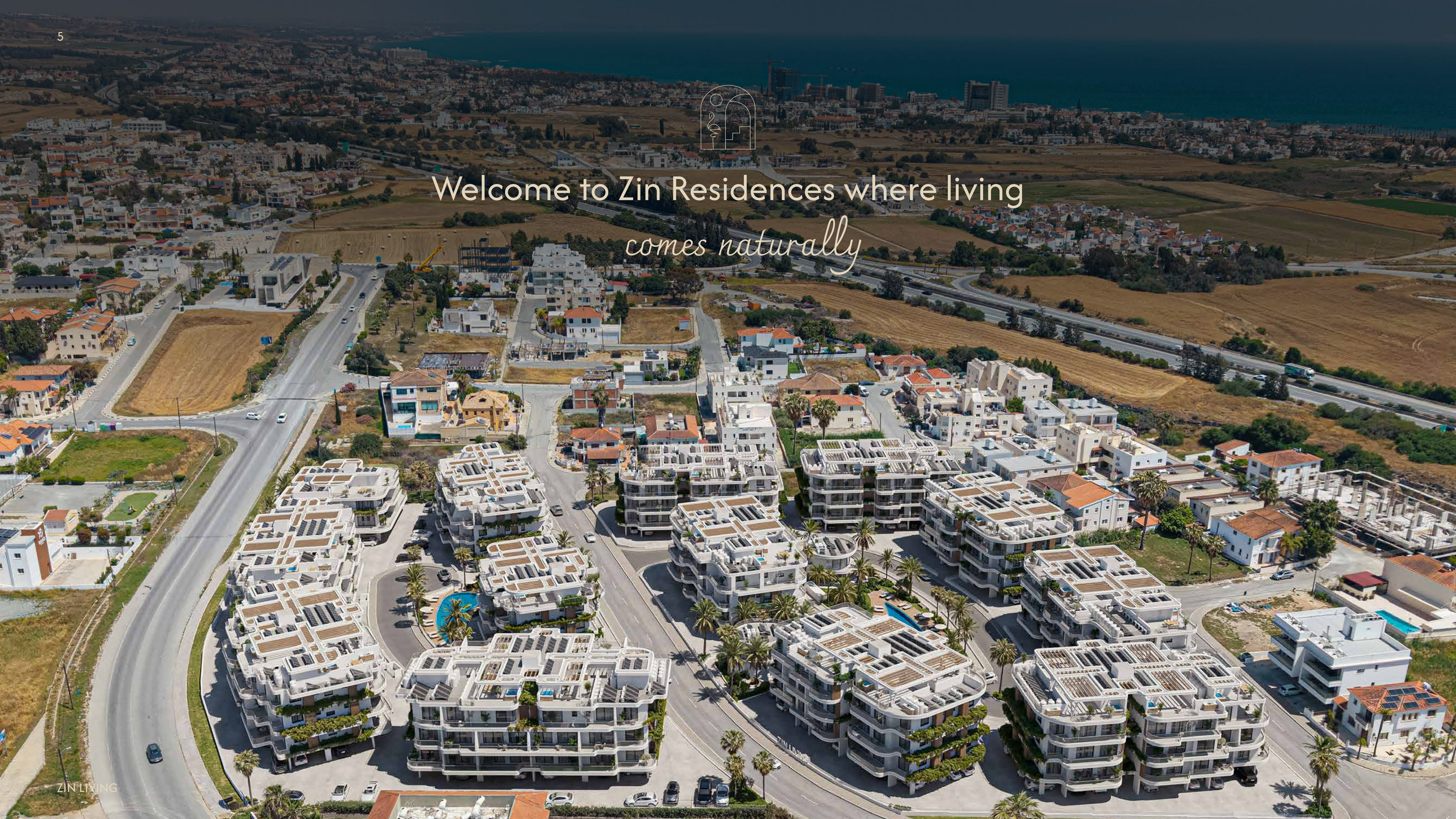
OROKLINI · LARNACA

"zin" is the infinitive of the
Greek verb "ζω"
meaning
to live

A neighbourhood by design

live. relax. work. enjoy

Where life finds it's *rhythm*



Welcome to Zin Residences where living *comes naturally*

A connected community

At Zin Residences, architecture and landscape have been conceived as one. Homes overlook landscaped courtyards, while shaded walkways and shared spaces invite people outdoors to enjoy the community around them.

Set in the heart of Oroklini, this gated residential and mixed-use development feels welcoming and calm from the moment you arrive. Every element has been considered as part of a resort-inspired environment, creating a place where homes sit comfortably within their surroundings and life unfolds at an unhurried pace.

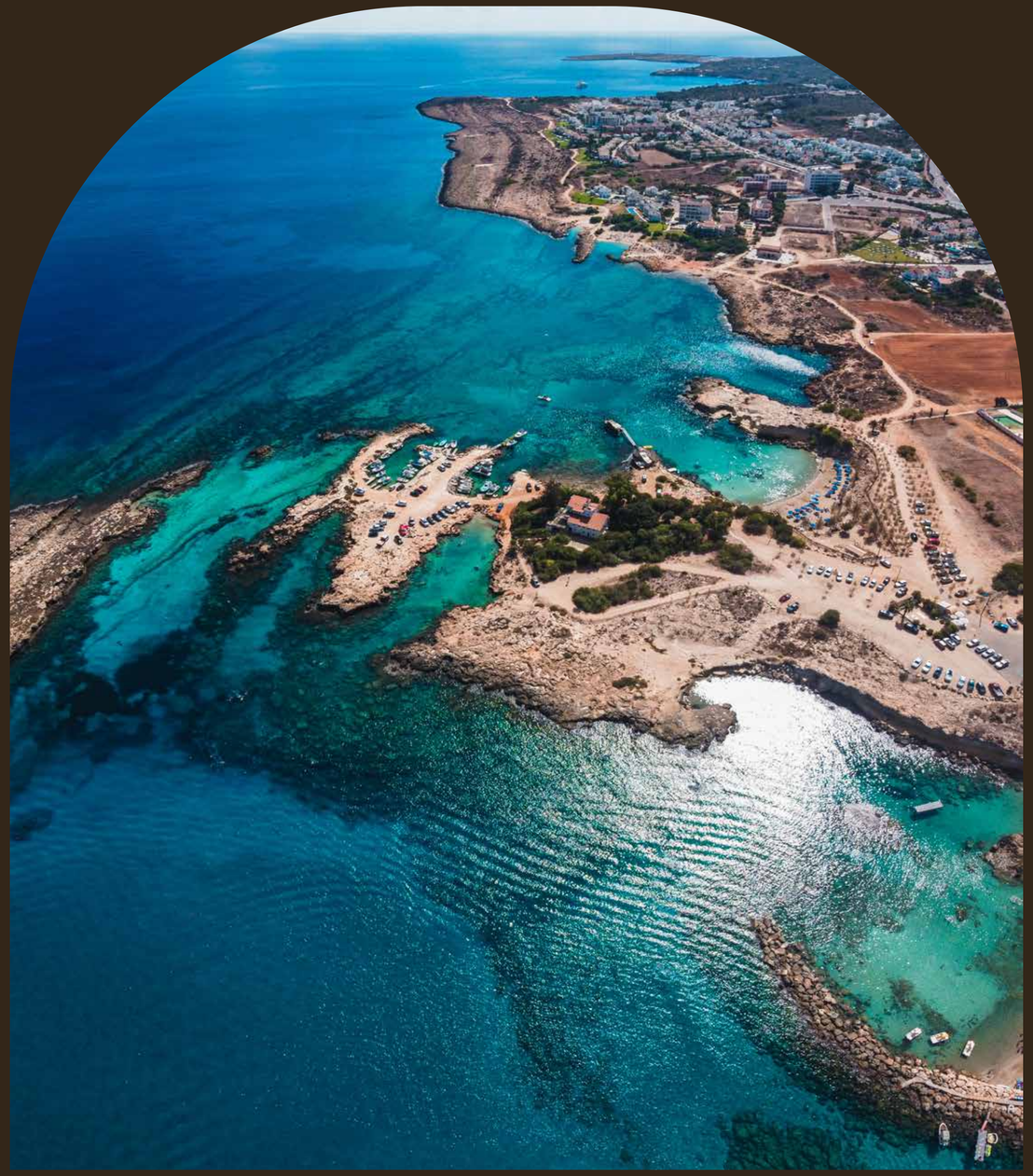
Shaped around *daily life*

Located in
Mediterranean paradise

Cyprus
sunshine island

With more than 300 days of sunshine each year, and a scenic coastline that embraces the island, life in Cyprus is shaped by the sea, the climate and a culture that has always embraced the outdoors. Morning coffee beside crystal clear Mediterranean waters, afternoon swims as the sun sets into long evenings spent socialising under the stars. Here life moves comfortably between cosmopolitan urban hubs and the stunning natural landscapes that surround them.

Alongside this exceptional quality of life, Cyprus offers the stability and connectivity of a European Union member state strategically located at the gateway between East and West. Supported by a modern economy and growing international profile, the destination has long been an attractive opportunity for professionals and investors.



Larnaca of Tomorrow

a city in bloom

Larnaca has long been appreciated for its relaxed pace, where the sweeping seafront, neighbourhood cafés and long-established local communities give the city a character that feels authentic and unhurried.

While recent investment has introduced new infrastructure, residential developments and commercial opportunities, the city has retained the qualities that continue to draw people here: a strong sense of place and a way of life shaped by its close connection to the sea.

Its growing international profile, ongoing coastline regeneration and excellent transport links have strengthened the appeal. Yet Larnaca continues to move with a quiet confidence that combines steady progress with a warmth and openness that attracts homeowners from Cyprus and abroad.

Set in the *heart of Oroklini*

Holy Church of Saint Lazarus	Larnaca Salt Lake	Mackenzie Beach	Larnaca Airport
15 mins.	17 mins.	19 mins.	15 mins.

Kamares Aqueduct	Larnaca City Centre	Radisson Beach Resort Larnaca	Oroklini Beach	Radisson Blue Hotel Larnaca
16 mins.	15 mins.	4 mins.	6 mins.	5 mins.

The Shape of *the community*

Commercial Area
Offices & working spaces, shops & restaurants

Residences
12 apartment buildings

Outdoor Pools
All day swimming pools

Wellness Facilities
Gym, sauna & yoga room

Masterplan
the zin experiences

246
residences

2
outdoor pools

3
wellness areas

6
office spaces

4
mezzanine shops

4
ground floor shops

The Residences

Wellness Facilities

Offices & working space

Shops & restaurants

Outdoor Pools

Commercial Area
Offices & working spaces, shops & restaurants, covered parking & visitors parking

Residences
12 apartment buildings of living spaces, covered parking & visitors parking

Outdoor Pools
All day swimming pools

Wellness Facilities
Gym, sauna & yoga room

Live

the residences

Homes for *modern lifestyles*

Every home at Zin shares the same calm yet cosmopolitan character found throughout the development. Bright, open interiors are complemented by expansive terraces that encourage everyday life to extend naturally outdoors, while well-planned layouts make each space feel comfortable, practical and easy to live in.

The collection includes studios, one-, two- and three-bedroom apartments, together with penthouse residences, offering a variety of homes that suit different lifestyles, needs and aspirations.

A place *to belong*

The Residences *in detail*

56
studio apartments

104
one-bedroom apartments

79
two-bedroom apartments

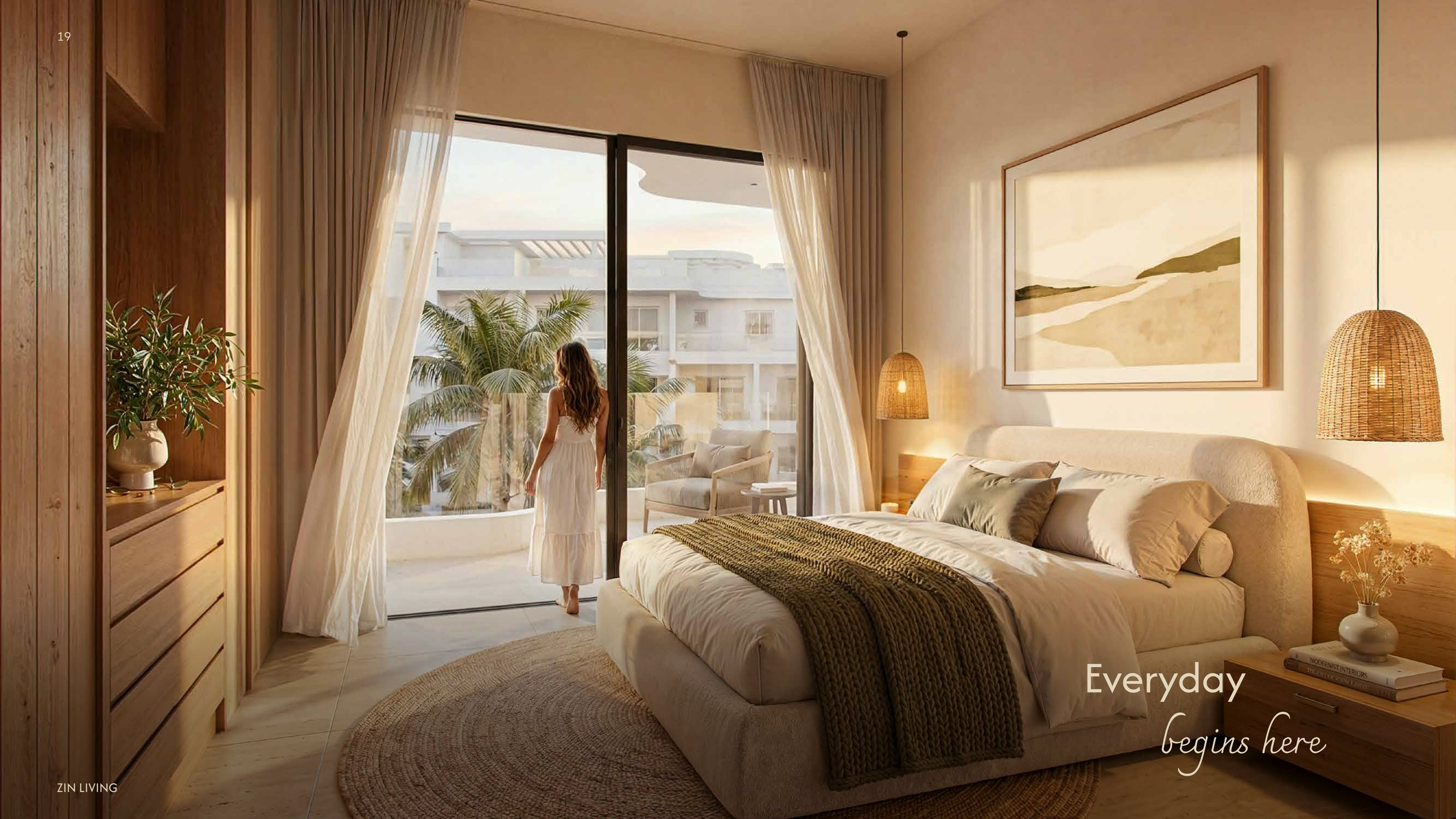
7
three-bedroom apartments

Apartment Type A
Studio Block B

Internal Area	35 sqm
Covered Verandas	13 sqm
Bathrooms	1

Apartment Type B
One-Bedroom Block B

Internal Area	50 sqm
Covered Verandas	11 sqm
Bedrooms	1
Bathrooms	1


Everyday
begins here

Apartment Type C
Two-Bedroom Block F

Internal Area	77 sqm
Covered Verandas	19 sqm
Bedrooms	2
Bathrooms	2

Apartment Type D
Three-Bedroom Block D

Internal Area	102 sqm
Covered Verandas	24 sqm
Bedrooms	3
Bathrooms	2

Space to feel *at home*

Penthouses

with private roof gardens

Finishes

materials with purpose

Spaces
that inspire

The material palette reflects the wider character of Zin, warm and welcoming.

Timber finishes, natural stone surfaces and carefully selected fittings create interiors that feel timeless, while every material has been chosen for its quality and durability, supporting homes that remain comfortable and relevant for years to come.

Creature *comforts*

Technical *specifications*

Building Structure

The building's structural frame is designed to the most stringent engineering standards, adhering to the **latest European Standards**, including full seismic analysis for maximum earthquake resistance. The structure consists of reinforced concrete elements, providing exceptional structural integrity for the residential units, basement levels and common areas.

- The stable foundation system is implemented using a slab foundation with encased foundation beams, ensuring optimal load distribution and a solid base for the entire structure.
- To ensure uncompromising construction quality, premium C30/37 concrete is utilised. Concrete quality is continuously monitored through rigorous laboratory testing (compressive strength tests) in accordance with the strict CYS EN 12390 standard, ensuring peace of mind and the highest level of construction.

Walls, Insulation and Wall Finishes

The building is designed for maximum thermal comfort and energy efficiency.

- **External walls** are constructed of 25 cm hollow clay bricks, integrating an advanced **Thermal Insulation System** that meets the strict regulations and standards of Cyprus.
- **Internal partitions** are made of 10 cm clay bricks and/or gypsum boards, finished with high-quality internal plaster and/or a layer of spatula and painting for a smooth, clean aesthetic. Bathrooms and WCs are finished with luxury ceramic tiles from the project's selected collection.

Insulation

Below Foundation: A polythene membrane is installed beneath a thin layer of concrete to prevent moisture from rising through the slab.

Perimeter of Foundation: Two layers of asphalt are applied around the foundation's perimeter to inhibit moisture from penetrating through the edges.

Masonry Walls: A 3 mm polyester waterproof membrane is applied to the first course of masonry on the ground floor.

Balconies: Two coats of cementitious waterproofing reinforced with mesh are applied to the balconies.

Roof: A 4 mm waterproof polyester insulation membrane is applied to the roof.

*All brickwork and wall finishes are subject to change at the discretion of the project architect.

Kitchens and Interior Woodwork

- **Kitchen:** Equipped with high-quality melamine finish cabinets in a warm wood look. Worktops and splash-backs are made of industrial granite, techno-granite, or decorative ceramic tiles.
- **Wardrobes:** Home wardrobes are designed in a melamine wood-look finish and include all necessary accessories for maximum convenience.
- **Doors:** The main apartment entrance is a solid wood security door with a melamine finish, manufactured according to EU fire resistance standards. Interior doors are designed in a matching melamine finish to create a unified design language.

Floor Finishes

The flooring design for the project has been carefully selected to combine modern aesthetics with everyday practicality, using durable materials:

- **Living and Interior Areas:** Apartments are floored with high-quality ceramic tiles (choice of 4 stunning designs). Internal corridors and staircases will be finished with luxury marble or granite, as per the architect's selection.
- **Balconies and Roof Gardens**: Private outdoor areas will be floored with anti-slip ceramic tiles for maximum safety.
- **Common Areas**: External corridors will be floored with anti-slip ceramic tiles. The piloti (ground floor columns) and parking areas will be finished with high-quality polished concrete, including dedicated signage for each resident.
- **Leisure and Pool Areas:** Common swimming pools are constructed of reinforced concrete and lined with anti-slip ceramics. High-quality, durable decking will be installed around the pool and on sunbathing platforms.

Additional Finishing Details

- **Sills and Thresholds:** Made of fine marble, providing a modern, clean look and durability against weather elements.

Sanitary and Plumbing

All apartments and common areas are equipped with premium sanitary fittings and accessories for optimal comfort

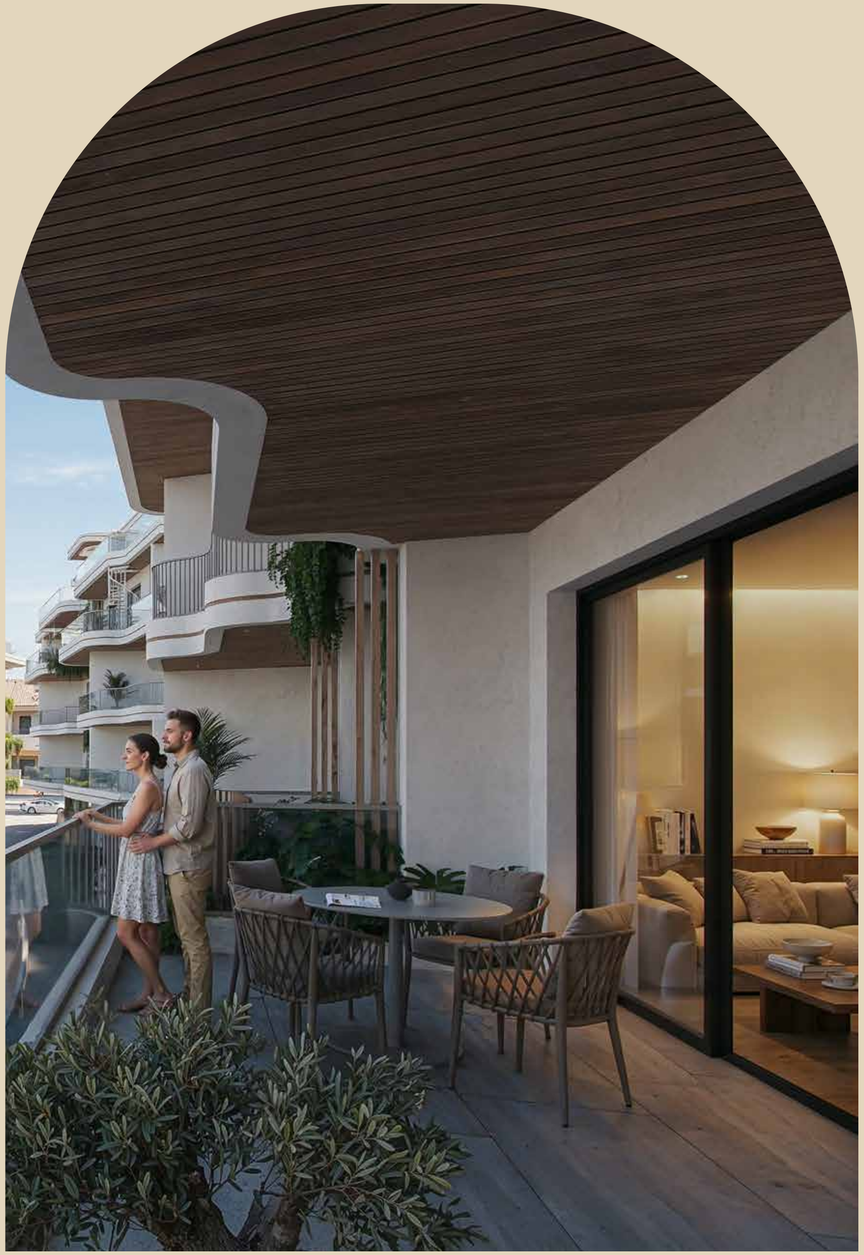
.

- Plumbing installation uses “Pipe-in-Pipe” technology, including a pressurised water system for stable supply.
- The building provides solar panels and a 1000-litre PVC water tank for each apartment.
- Each Roof Garden apartment that includes a private swimming pool will be provided with an additional 1000-litre water tank for the pool.
- Hot water boilers are sized according to Cyprus standards: 1-bedroom apartment – 90 litres; 2-bedroom apartment – 150 litres; and 3-bedroom apartment – 200 litres.

Electrical, Cooling, and Energy Systems

The electrical installation is carried out in accordance with the strict regulations of the Electricity Authority of Cyprus (EAC).

- Locations of electrical panels and rooms will be fully coordinated with the EAC.
- Full provision for the installation of Air Conditioning (A/C) units is provided in all apartment areas, in accordance with the project’s mechanical drawings.
- High-speed, advanced internet infrastructure will be installed in the common co-working areas.



Relax
the facilities

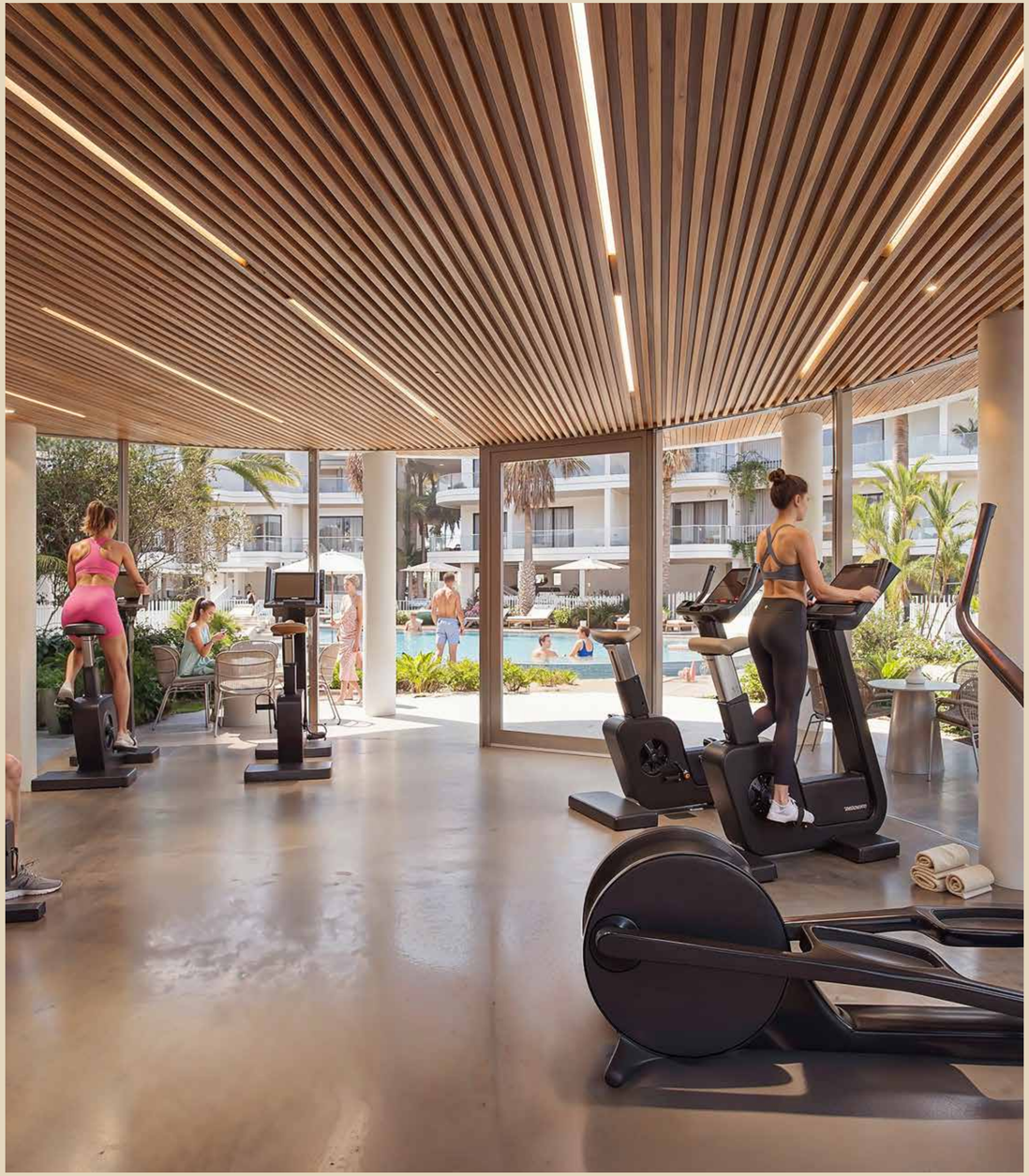
Resort Lifestyle

facilities

- Resort-style swimming pool
- Fully-equipped gym
- Sauna
- Co-working area
- Indoor playroom
- Landscaped relax zones
- Yoga studio
- Outdoor seating areas

A place *to live well*

ZIN LIVING



A lifestyle *of wellness*

A fitness pavilion, swimming pools, yoga studio and sauna make wellbeing part of daily life at Zin, creating opportunities for residents to stay active and spend time together, all within the comfort of their own community.

The Heart of *the community*

A place
to unwind

Work

office spaces

Working with *the community*

6
modern office spaces

Large balconies

Common areas

Strong investment potential

Covered parking and visitor parking

For sale or rent

The neighbourhood *workplace*

Contemporary workspaces are integrated into the landscaped surroundings, fitting effortlessly within the mixed-use destination feel. Everyday working life feels connected, with flexible offices and meeting rooms complemented by restaurants, cafés and public spaces on your doorstep.

Whether meeting clients or taking a break away from your desk, the working day extends comfortably beyond the office itself.

Positioned in Oroklini, with excellent access to Larnaca city centre, the island's largest international airport and the motorway network, Zin offers a practical base for businesses seeking a visible, well-connected location with a charming neighbourhood feel.

Enjoy
living easy

Enjoy the *neighbourhood*

4
Ground floor retail shops

4
Mezzanine retail shops

Convenience stores

Cafeterias

Luxury restaurants

Shopping boutiques

The convenience *of everyday*

A carefully integrated collection of shops, cafés and restaurants contributes to the identity of Zin while enhancing its community atmosphere.

Life beyond

the front door

Positioned across the development, these spaces bring everyday convenience within easy reach throughout the day. Residents can enjoy the benefits of a vibrant neighbourhood together with a sense of calm and privacy that define the community experience as a whole.

A place to *slow down*

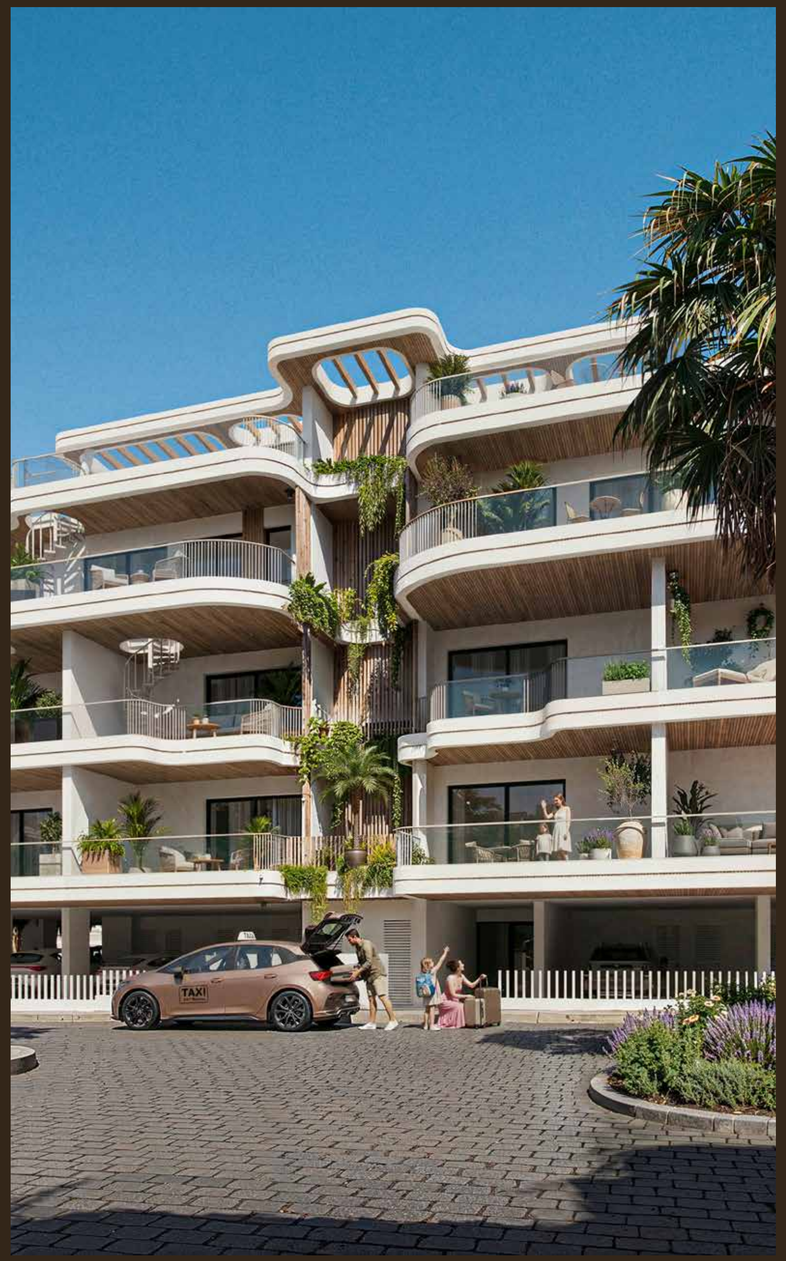
Bringing Zin *to life*

Zin Residences brings together expertise in development, architecture and construction, uniting three experienced teams behind a shared vision for the project.

The *architects*

M. Photiou Architects & Engineers brings together more than 30 years of experience in architecture, engineering and design. With a diverse portfolio spanning residential, commercial, hospitality and public projects, the practice is known for meeting complex architectural and environmental challenges through thoughtful, contemporary design.

M. PHOTIOU
ARCHITECTS - ENGINEERS



The visionaries

joint venture

NETANEL GROUP

Netanel Group has been developing and delivering residential projects for more than 50 years, guiding customers from purchase through construction, delivery and warranty. Built on high standards of planning, quality workmanship and careful attention to detail, the company has earned a trusted reputation across Israel.

SHUNA GROUP

Shuna Group is an international investment company specialising in real estate development. Drawing on extensive international experience, the company has established itself at the forefront of delivering distinctive developments across Cyprus, offering carefully selected real estate opportunities within one of the Mediterranean's most dynamic property.

Live the

zin experience

Let's connect

+357 97 44 88 20

zinresidences.com