



Property News

Environmentally friendly property

With news that the Greek Orthodox Church of Cyprus is to invest around £1.5 billion into solar energy, Jo-ann Hodgson looks at the lengths developers are going to to create property that is environmentally friendly.

Archbishop Chrysostomos II, Head of the Greek Orthodox Church in Cyprus, recently announced that he will use the church's £1.5-billion cash pile to build a factory which will make photo-voltaic or 'solar' panels. The decision came after the island's electricity authority made cuts to consumer supplies due to a high level of energy usage brought about by the recent 40-degree heat wave.

Mr Chrysostomos is not alone in his quest for environmentally friendly property, as members of the Federation of Overseas Property Developers Agents and Consultants (FOPDAC) can confirm.

Steve Emmett, Chairman of FOPDAC, said: "Our members are professionals and therefore take the responsibility of protecting the environment very seriously. However, it is interesting to learn the various methods used and the difficulties that they face."

Property developers Romanian Property Connection is currently looking into water management, carbon-reduced constructions materials, recycling facilities and effective insulation in its quest to create environmentally friendly property.

"Legislation in Romania is changing on an almost daily basis to bring us into line with the EU," says Graham Robinson of Romanian Property Connection. "Certainly, all new developments require building to match EU standards."

The property developers are also considering incorporating rain and ground water entrapment systems, "grey water" recycling and ground water turbines in order to produce more environmentally friendly property developments.

They are currently marketing an eco-sustainable development in Idciu de Jos, near Targu-Mures in Central Transylvania, where fully furnished studio apartments are available for 79,950 euros.

Reinvest International, another FOPDAC member which aims to develop environmentally friendly property overseas, has signed the 2016 Commitment to build zero-carbon-emission homes by that date.

Luca Catalano of Reinvest International says: "We are already putting into practice our commitment to reducing the carbon footprint of new homes and this can be seen at our latest building project in Italy at Dominio San Sebastian."

As a result of an intense study to explore effective systems of heating and cooling water, homes in this project will require nearly 20 times less energy than traditional local buildings in the area. Each environmentally friendly property will also be well insulated and solar panels will contribute to the resort's energy needs.

Studio, one- and two-bedroom apartments in the development each have a view of the bay and a terrace or garden, as well as access to a wellness centre, infinity pool, club house and private beach. Prices for the environmentally friendly property start from 331,803 euros.

Nirvana International is also offering environmentally friendly property, in Antalya, Turkey. At the resort attention has been given to thermal mass, zoned living, passive stack cooling and roof construction. Property prices start from 82,500 euros.

Pictured: A Nirvana International development

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