

PRESTIGIOUS PROPERTIES IN LARNACA - CYPRUS WE ARE YOUR LOCAL PROPERTY DEVELOPER!



Makenzy Hill Residences
Roubens Str., Larnaca.



Sea Breeze Villas
Volga Str., Larnaca.



Drosia Heights Residences
Agiou Georgiou Makri St., Larnaca.



Anastasios Residences
Markou Drakou Str., Larnaca.



Salt Lake Residences
Kalymnou Str., Larnaca.



Makenzy Heights Residence
Costa Markidi Str., Larnaca.

Contact Details

Africanos Property Developers Limited

Anastasia Court, 5th Floor, 4 United Nations Road, 6042, Larnaca, Cyprus

Tel.: +357 24828161 | **Mobile.:** +357 99518704, +357 99 312000 | **Fax.:** +357 24828110

Email.: directors@africanosproperties.com

Website.: www.africanosproperties.com

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MACKENZY HEIGHTS RESIDENCE COSTA MARKIDI STR.

Africanos Property Developers Limited is an established family-run business specializing in residential and commercial real estate in the city of Larnaca in Cyprus and its surrounding district. Being one of the leading developers on the island, Africanos has built up a solid local and international clientele spanning more than twenty years.

Founder and Managing Director, Mr. Anastasis Anastasiou has combined his knowledge of real estate with the dedication and expertise of his sons, Themis and Panayiotis, and therefore what started as a small venture has flourished into a reputable organization with countless sales in first-class properties.

Africanos prides itself in its construction record, surpassing forty multi-residential projects that have been sold and completed together with the relevant property title deeds.

Our clients are guided through the purchasing process in an easy, open and understandable way and management strongly focuses on providing quality and reliable after-sales services to all clients.

Africanos business services are based on trust, honesty and open communication – the essential building blocks for developing your Home Sweet Home!

perfect living

Africanos Property Developers has launched its NEW Luxury Development Mackenzy Heights Residences located just a few meters from the Famous Mackenzy Beachfront.

The project Mackenzy Heights Residence neighbours the previous Africanos project, Mackenzy Hill Residence, which is located on the exclusive Mackenzy Hill and for which construction is proceeding with a fast pace.

The project will compose of nine spacious apartments of which the first apartment is located on the ground floor having one bedroom and one bathroom and six apartments of two bedrooms and three bathrooms will be constructed on the first to the third floor of the project.

Mackenzy Heights Residence is characterised by its immediate access to the blue flag Mackenzy beaches, its panoramic and unobstructed views of the sea and the careful and meticulous design of its eight luxury and high-end apartments.

The fourth and fifth floor of the project are whole floor apartments with three bedrooms and three bathrooms each with spacious covered and uncovered balconies which sole purpose is to secure and maximise the comfortable and private quality of life of its apartment owners.

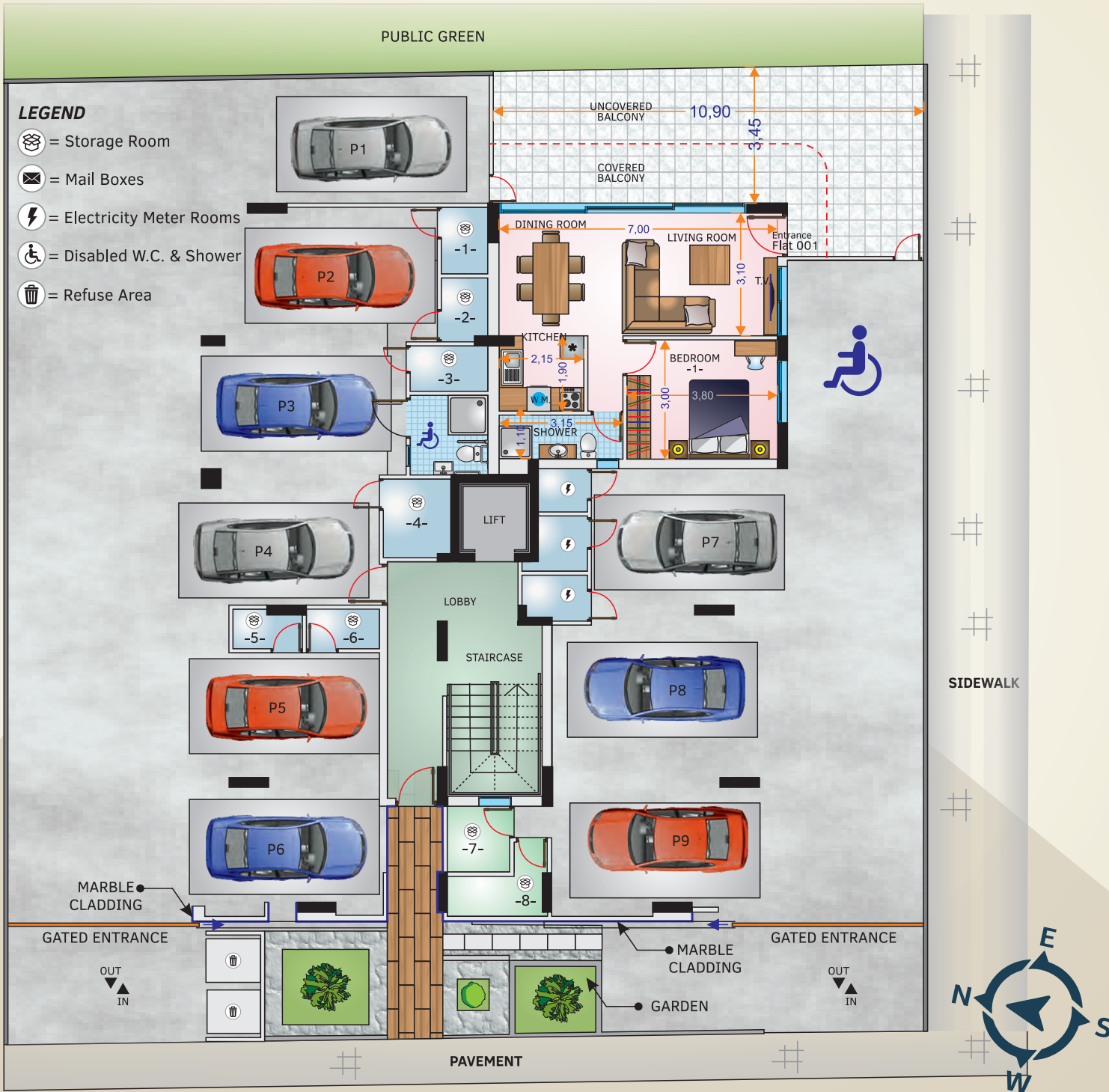
Furthermore, the fifth floor whole-floor apartment will have a private and luxurious penthouse on the sixth floor, with a magical panoramic south-east view of the City of Larnaca.

The Management Team of Africanos Property Developers declares its readiness to respond with the same zeal and professionalism to the trust shown by the inhabitants of Larnaca and foreign investors/buyers to the Company.

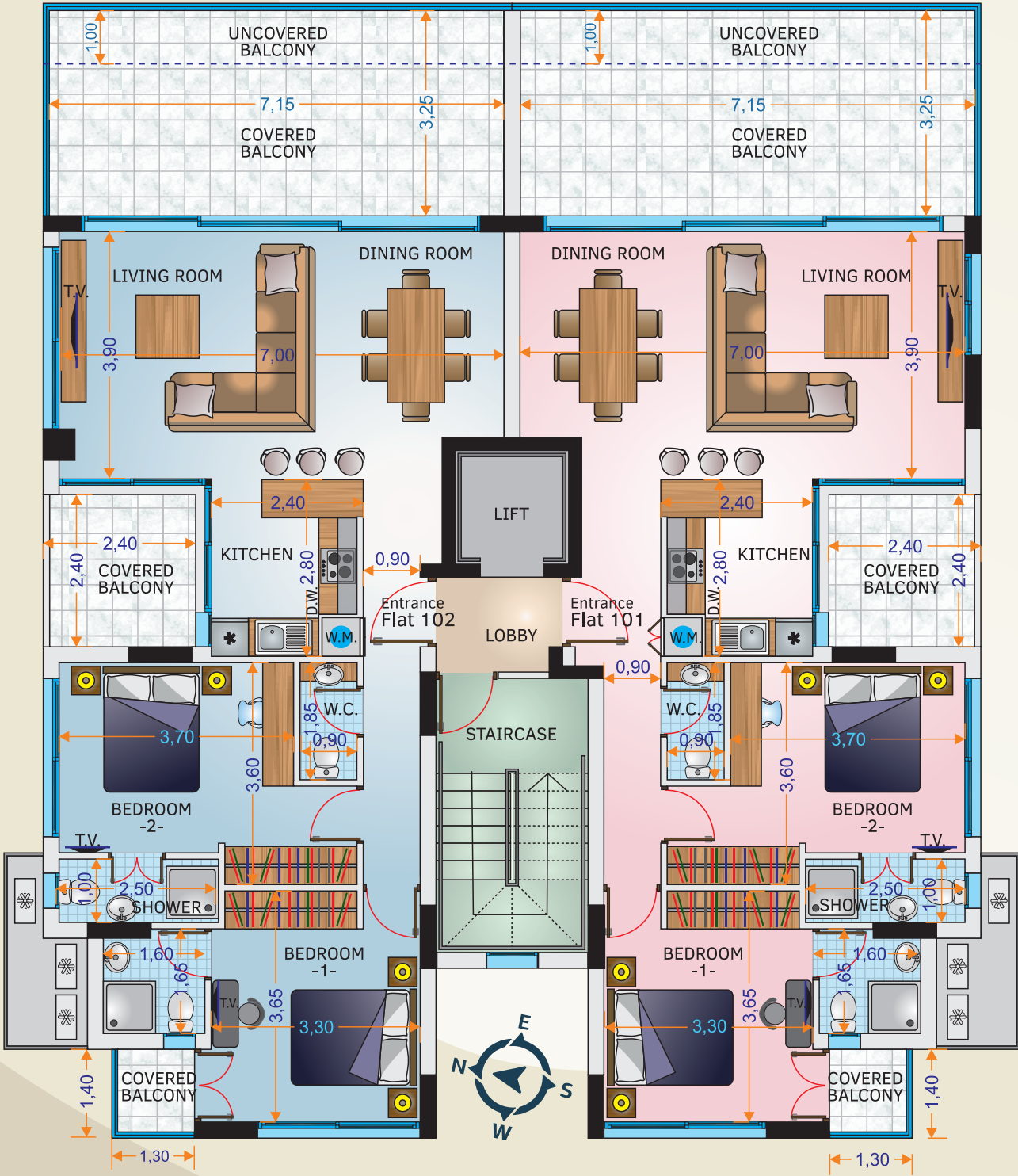
The Company Africanos Property Developers calls all interested buyers to exhibit their interest as soon as possible.

Project completion is expected to be before the end of the year 2019.

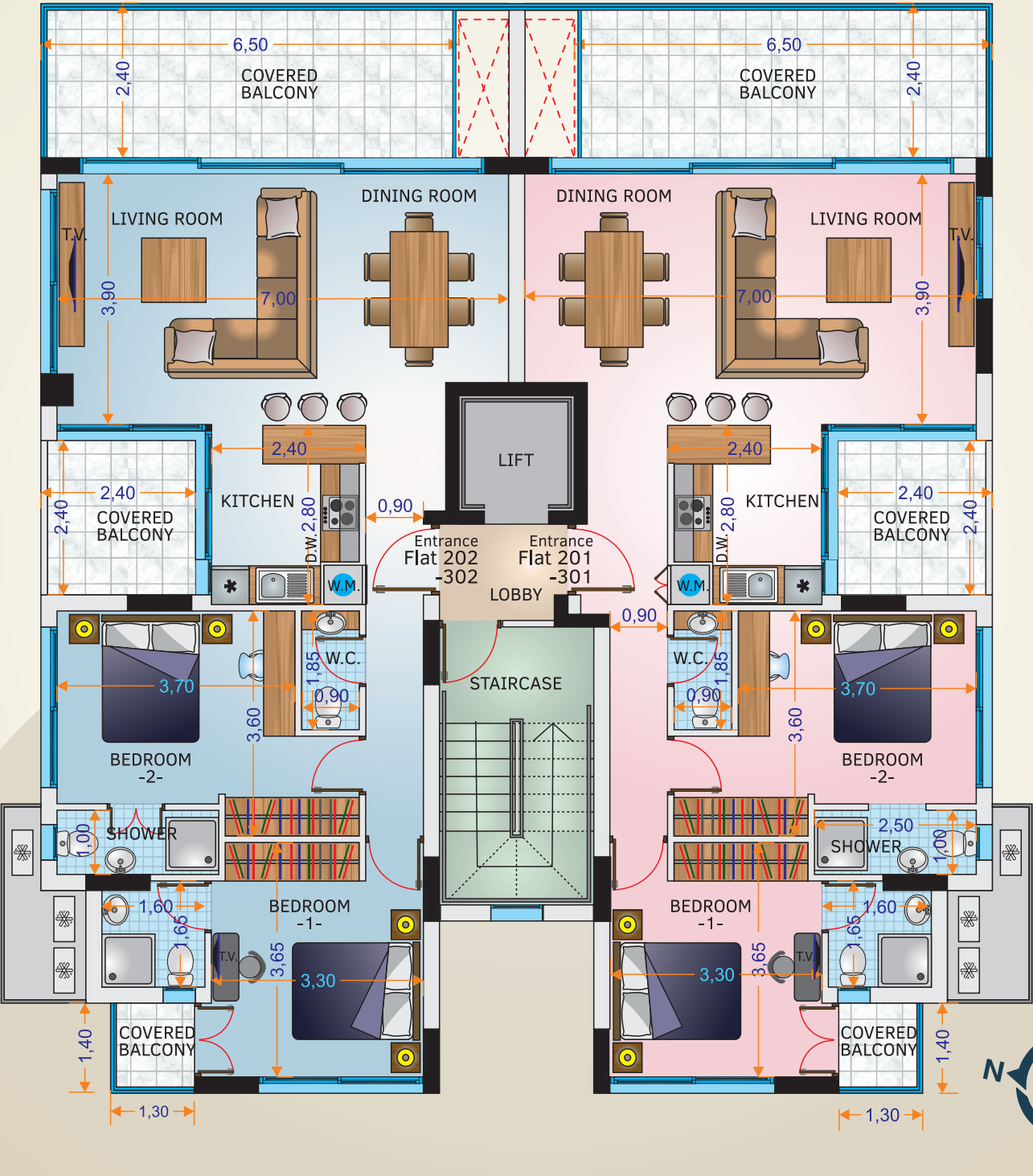




Αριθμός Διαμερίσματος Apartment Number	Υγνοδωμάτια Bedrooms	Μπάνια Bathrooms	Συνολικό εμβαδόν Total Area	Εσωτερικό Καλυμένο Εμβαδόν Internal Covered Area	Καλυμμένη Βεράντα Covered Balconies	Άκαλυπτη Βεράντα Uncovered Balconies	Αποθήκη Storage	Χώρος Στάθμευσης Parking
Ισόγειο / Ground Floor	1	1	108 m ²	51 m ²	14 m ²	29 m ²	2 m ²	12 m ²



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101	2	3	140 m ²	86 m ²	23 m ²	9 m ²	8 m ²	2 m ²	12 m ²
102	2	3	139 m ²	85 m ²	23 m ²	9 m ²	8 m ²	2 m ²	12 m ²

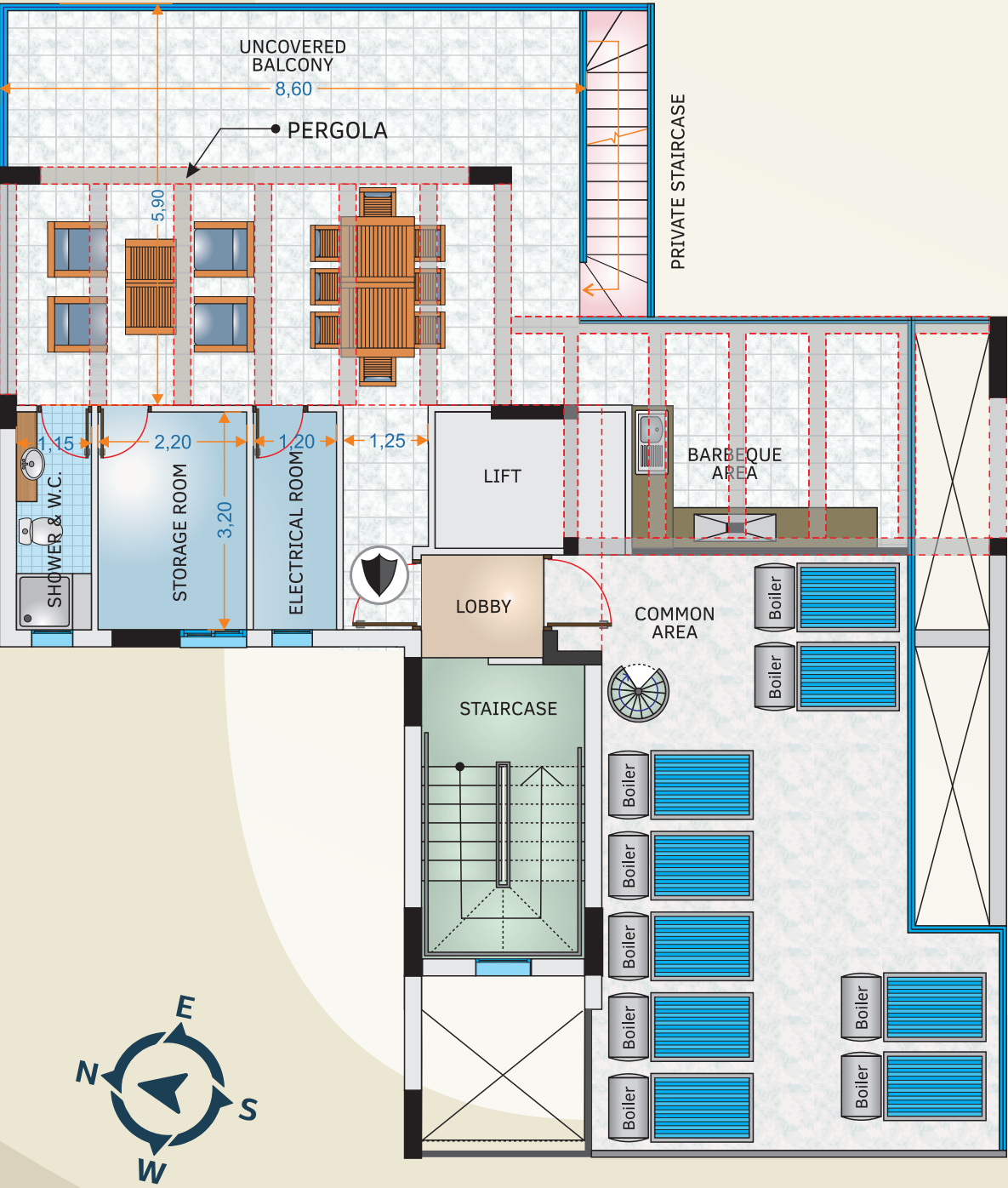


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201-301	2	3	131 m ²	86 m ²	23 m ²	8 m ²	2 m ²	12 m ²
202-302	2	3	130 m ²	85 m ²	23 m ²	8 m ²	2 m ²	12 m ²



Αριθμός Διαμερίσματος Apartment Number	Υπνοδωμάτια Bedrooms	Μπάνια Bathrooms	Συνολικό εμβαδόν Total Area	Εσωτερικό Καλυμένο Εμβαδόν Internal Covered Area	Καλυμμένη Βεράντα Covered Balconies	Άκαλυπτη Βεράντα Uncovered Balconies	Κοινόχρηστοι Χώροι Common Areas	Αποθήκη Storage	Χώρος Στάθμευσης Parking
401	3	3	252 m ²	108 m ²	31 m ²	84 m ²	15 m ²	2 m ²	12 m ²

LEGEND  = Private & Secure Entrance



Αριθμός Διαμερίσματος Apartment Number	Υπνοδωμάτια Bedrooms	Μπάνια Bathrooms	Δωμάτια στην οροφή Rooms on Roof	Συνολικό εμβαδόν Total Area	Εσωτερικό Καλυμμένο Εμβαδόν Internal Covered Area	Καλυμμένη Βεράντα Covered Balconies	Roof Garden	Κοινόχρηστοι Χώροι Common Areas	Χώρος Στάθμευσης Parking
501	3	4	2	254 m ²	108 m ²	31 m ²	88 m ²	15 m ²	12 m ²

Αριθμός Διαμερίσματος Apartment Number	Roof Garden	Συνολικό εμβαδόν Total Area	Δωμάτιο Ηλεκτρικών Εγκαταστάσεων, Αποθήκη & Μπάνιο Electrical Facilities, Storage Room, Shower & W.C.	Άκαλυπτη Βεράντα Uncovered Balconies
501	1	88 m ²	18 m ²	70 m ²

YOUR LOCAL PROPERTY DEVELOPER!



HELPING YOU BUILD YOUR HOME, SWEET HOME!



drone images

TECHNICAL SPECIFICATIONS

WE PLAN TWICE, WE BUILD ONCE!

PART 1 – CONSTRUCTION OF PROJECT

EARTHWORKS: Excavation of plot to reach good soil conditions and pouring of one layer of concrete thickness ten (10) centimeters.

FOUNDATIONS (Substructure): Reinforce concrete raft foundation enclosed and divided by beams according to the Eurocodes and the Cyprus National Annexes.

FRAME (Superstructure): Reinforce concrete frame designed according to the Eurocodes and the Cyprus National Annexes.

EXTERNAL FACADE: Shell of building is designed to a B+ energy efficiency certificate.

FLOORS: Thermal light weight concrete layer applied below the floors.

PART 2 – INSULATION

BELOW FOUNDATION: Under thin layer of concrete (10 cm) a polyester membrane is applied to minimize moist rising.

WITHIN FOUNDATION: Within the concrete slab water proof additive (flow proof or similar approved) is added to enclose voids within the slab, to prevent moist rising through the slab.

PERIMETER OF FOUNDATION: Two layers of asphalt membrane is applied to the perimeter of the foundation to prevent moist rising through the edges.

MASONRY WALLS: Damp proof course D.P.C. (polyester) three (3) millimeters under the ground floor first course masonry.

BALCONIES: Below the tiles, damp proof membrane (D.P.M.) polyester of four (4) millimeters is applied.

ROOF: Damp proof membrane (D.P.M.) polyester of four (4) millimeters is applied (or similar approved).

PART 3 - PARKING & STORAGE AVAILABILITY

Parking and storage areas are allocated on a first come first served basis. There is a limited number of parking & storages available.

PART 4 – COMMON AREAS

GARDEN: Maintained by an automatic irrigation system illuminated during night with automated photocell unit.

ENTRANCE LOBBY: A carefully designed entrance lobby with mirrors and false ceilings having led spot lights automated by sensor switches.

PARKING ILLUMINATION: Time and motion sensors installed within the parking areas to provide ease and low energy consumption, to the tenants coming into and out from the building.

NAME OF BUILDING: Name of the building to be at a masonry wall cladded with marble.

ELEVATOR: Latest gearless technology elevator to minimize sound during operation. Having stainless steel lining to the inside and mirrors.

CORRIDORS AND STAIRS: Marble to be used in all common areas.

PART 5– PLUMBING SYSTEM

PIPING FROM ROOF TO APARTMENT MANIFOLD: All pipe work from roof to the manifold is polypropylenes (or similar approved).

PIPING FROM APARTMENT MANIFOLD TO SANITARY FITTINGS: All pipe work from manifold to sanitary fittings area pipe-in-pipe polythene according to the German specifications DIN 1988, DIN8077-78 and fully comply with the DVGW testing regulations (or similar approved).

HOT WATER STORAGE CYLINDER: Hot water cylinder at roof level.

COLD WATER STORAGE TANK: Cold tank water at roof level.

SOLAR PANEL: Solar panel system at roof level.

PRESSURIZED SYSTEM FOR EACH APARTMENT: Pressurized pump at roof level.

TECHNICAL SPECIFICATIONS

YOUR LOCAL PROPERTY EXPERT!

PART 6 – ELECTRICAL INSTALLATION

WIRING: All wiring installation comply with the 16th edition of E.A.C.

INFRARED MOTION DETECTOR: Infrared motion detectors are installed within all common areas.

TIME SWITCH: Within all common areas time switch units are provided.

BEDROOMS: T.V. point and telephone point is provided within each bedroom.

VERANDAS: Water proofs sockets are provided to all verandas.

PART 7 – AIR CONDITIONING

INTERNALLY: Provisions are provided for A.C. split units within each bedroom and living areas.

PART 8 – PAINTS & COATINGS

INTERNALLY ALL SURFACES: Three (3) layers of plaster (2.5 cm) is applied to all internal areas. One layer of stabilizer is applied on the third hand plaster and then three hands of Peletico Maxicote is applied (or similar approved).

CEILINGS: On fair faced concrete ceilings three layers of spackle paint is applied.

EDGES: Metal angles on all interior vertical edges.

MASONRY WALLS CONNECTION BEAMS & COLUMNS: Fiberglass mesh on the connections of concrete and masonry.

PART 9 – ALUMINIUM INSTALLATION

SLIDING WINDOWS & DOORS: Thermo insulated double glazing laminated sliding doors of silver colour are to be installed (or similar approved). According to the latest energy legislation.

OPENING WINDOWS: Thermo insulated double glazing laminated opening windows of silver colour are to be installed for all the windows in the W.C.s (or similar approved). According to the latest energy legislation.

PART 10 – FLOORS

LIVING AREAS: Tiles at a price of €16.00* per square meter.

BEDROOMS & CORRIDORS: Tiles at a price of €16.00* per square meter.

KITCHEN & BATHROOMS: Tiles at a price of €16.00* per square meter.

PART 11 – WALLS

BATHROOM: Porcelain tiles of €16.00* per square meter.

KITCHEN TILES: Porcelain tiles of €16.00* per square meter.

PART 12 – CARPENTRY

KITCHEN: High quality beech-wood veneer with melamine or similar wood is to be used for the kitchen. Cupboards to be provided below and above the granite counters.

BEDROOMS: High quality beech-wood veneer with melamine or similar wood is to be used for the bedrooms. Floor to ceiling spacious wardrobes.

MAIN ENTRANCE DOOR: High quality beech-wood with melamine or similar wood to be used for the door. Thirty minute fire resistant door.

PART 13 – SANITARY FITTINGS

BATHROOM / SHOWER: European standard for sanitary fittings & fixtures including accessories for a total supply of €600* per bathroom / shower room.

KITCHEN: European standard sink of €200*.

COUNTER-TOPS: First class granite or similar kind on bathroom counter-tops at €130* per running meter.

*Note: The prices of the materials listed are retail and do not include VAT. These materials are procured by our company with a 25% wholesale discount on the above stated prices for sanitary, tiles and granites.