



LUXURY VILLAS & APARTMENTS

*Caribbean Life Style*

## 3 Bedroom Loft Apartment Specification

<b>Property Description</b>	: 3 Bedroom Loft Apartment
<b>Structural System</b>	: Reinforced concrete structure
<b>Concrete Grade</b>	: BS25
<b>Roof Structure</b>	: Reinforced Concrete slab with a pitched roof where necessary
<b>Damp Proofing</b>	: Fully flexible high-quality Damp-proof course to Roof and Base
<b>Wall Structure</b>	: Bricks/Blocks Beams
<b>Floor Materials</b>	: High-quality porcelain Flooring throughout
<b>Staircase and edges</b>	: Marble
<b>Internal Doors</b>	: Laquear painted
<b>Windows &amp; Doors</b>	: Aluminum double glazed units with heat barrier frames and glass
<b>Iron Work</b>	: Balconies and terraces
<b>Electrical</b>	: All lighting and electrical sockets to be fitted and installed to the approved electrical project in compliance with the Cyprus Turkish Electrical Engineers Association standards.
<b>Water System</b>	: 1 tone water tank, hot water immersion heater system. All plumbing including pipework, tabs, and water pumps included as standard.
<b>Structural Guarantee</b>	: 5 Years



## Living Room

- ⊕ TV point
- ⊕ Network line for wi-fi
- ⊕ Telephone point
- ⊕ Electrical points
- ⊕ Air Conditioning point infrastructure with all copper piping and drains
- ⊕ Plaster Coving

## Kitchen Dinner

- ⊕ The kitchen units will be fully fitted and will be made of MDF based profile. Granite worktop and stainless steel sink is standart. The customer will have a choice of styles & colors.
- ⊕ Electrical points for fridge freezer, Washing Machine, Dishwasher, Oven/Hob, and extractor. (These appliances are not included as standard)
- ⊕ The Kitchen wall above the worktop will be tilled.

## Master Bedroom 1

- ⊕ TV point
- ⊕ Airconditioning point infrastructure with all cooper piping and drains
- ⊕ Telephone point
- ⊕ Electrical points
- ⊕ Build in wardrobes: Choice of doors from selected range

## Ensuite

- ⊕ Fully fitted shower unit with integrated mixer and ceiling rain shower.
- ⊕ Sink with cupboard below and high-quality mirror.
- ⊕ Wall tiling: Color optional from a selected range.
- ⊕ Wall-mounted toilet.
- ⊕ Underfloor heating.



## Master Bedroom 2

- ⊕ TV point
- ⊕ Airconditioning point infrastructure with all cooper piping and drains
- ⊕ Telephone point
- ⊕ Electrical points
- ⊕ Build in wardrobes: Choice of doors from selected range

## Ensuite

- ⊕ Fully fitted shower unit with integrated mixer and ceiling rain shower.
- ⊕ Sink with cupboard below and high-quality mirror.
- ⊕ Wall tiling: Color optional from a selected range.
- ⊕ Wall-mounted toilet.
- ⊕ Underfloor heating.

## Mezzanine Floor Bedroom

- ⊕ TV point
- ⊕ Airconditioning point infrastructure with all cooper piping and drains
- ⊕ Telephone point
- ⊕ Electrical points
- ⊕ Build in wardrobes: Choice of doors from selected range

## Ensuite

- ⊕ Fully fitted shower unit with integrated mixer and ceiling rain shower.
- ⊕ Sink with cupboard below and high-quality mirror.
- ⊕ Wall tiling: Color optional from a selected range.
- ⊕ Wall-mounted toilet.
- ⊕ Underfloor heating.



## Guest Toilet

- ⊕ Sink
- ⊕ Wall tiling: Color optional from a selected range.
- ⊕ Wall mounted toilet.
- ⊕ Underfloor heating.

## Roof Terrace

- ⊕ Porcelain floors
- ⊕ Electric socket
- ⊕ Shower
- ⊕ BBQ kitchen with a sink and BBQ Chimney

