



LUXURY VILLAS & APARTMENTS

Caribbean Life Style

2 Bedroom Garden Apartment Specification

Property Description	: 2 Bedroom Garden Apartment
Structural System	: Reinforced concrete structure
Concrete Grade	: BS25
Roof Structure	: Reinforced Concrete slab with a pitched roof where necessary
Damp Proofing	: Fully flexible high-quality Damp-proof course to Roof and Base
Wall Structure	: Bricks/Blocks Beams
Floor Materials	: High-quality porcelain Flooring throughout
Staircase and edges	: Marble
Internal Doors	: Laquear painted
Windows & Doors	: Aluminum double glazed units with heat barrier frames and glass
Iron Work	: Balconies and terraces
Electrical	: 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.
Water System	: 1 tone water tank, hot water immersion heater system. All plumbing including pipework, tabs, and water pumps included as standard.
Structural Guarantee	: 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.

Guest Toilet

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