

**AFRICANOS**  
PROPERTY DEVELOPERS

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



**City Family Homes**  
Sotiros Street., Larnaca.



**Makenzy Heights Residence**  
Costa Markidi Str., Larnaca.



**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.

## Contact Details

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**MACKENZY HEIGHTS RESIDENCE**  
**3 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.

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 nine luxury and high-end apartments.

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

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.

The luxurious whole-floor apartment on the fifth floor will have a private spacious 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 build on the trust shown to the company by the citizens of Larnaca and foreign investors/buyers.

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



Ground Floor

MAKE THE RIGHT MOVE!

1st Floor

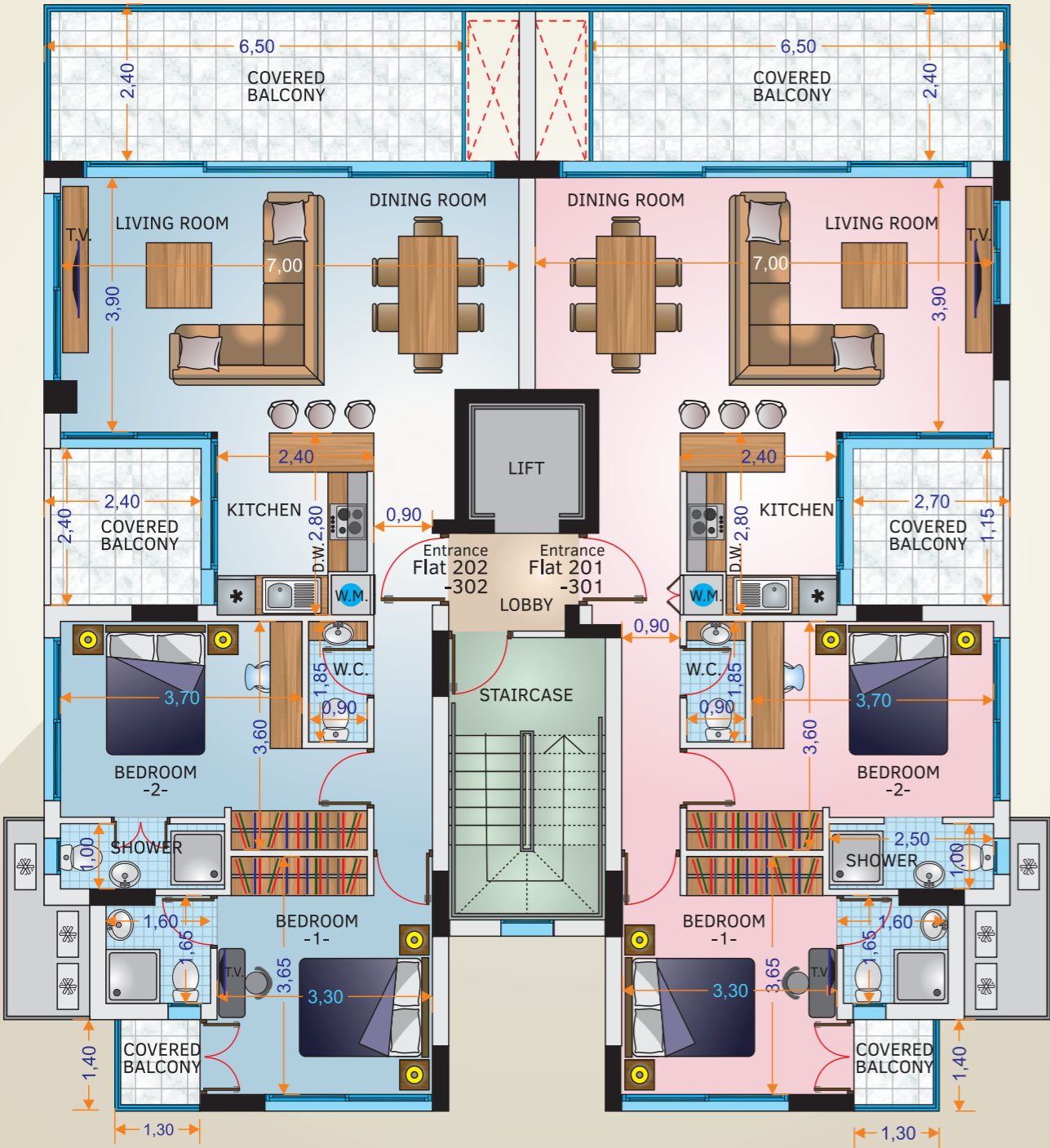
BUILDING YOUR DREAMS A HOME!



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	Αποθήκη Storage	Χώρος Στάθμευσης Parking
Ισόγειο / Ground Floor	1	1	108 m <sup>2</sup>	51 m <sup>2</sup>	14 m <sup>2</sup>	29 m <sup>2</sup>	2 m <sup>2</sup>	12 m <sup>2</sup>



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101	2	3	140 m <sup>2</sup>	86 m <sup>2</sup>	23 m <sup>2</sup>	9 m <sup>2</sup>	8 m <sup>2</sup>	2 m <sup>2</sup>	12 m <sup>2</sup>
102	2	3	139 m <sup>2</sup>	85 m <sup>2</sup>	23 m <sup>2</sup>	9 m <sup>2</sup>	8 m <sup>2</sup>	2 m <sup>2</sup>	12 m <sup>2</sup>



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201-301	2	3	131 m <sup>2</sup>	86 m <sup>2</sup>	23 m <sup>2</sup>	8 m <sup>2</sup>	2 m <sup>2</sup>	12 m <sup>2</sup>
202-302	2	3	130 m <sup>2</sup>	85 m <sup>2</sup>	23 m <sup>2</sup>	8 m <sup>2</sup>	2 m <sup>2</sup>	12 m <sup>2</sup>



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401	3	3	252 m <sup>2</sup>	108 m <sup>2</sup>	31 m <sup>2</sup>	84 m <sup>2</sup>	15 m <sup>2</sup>	2 m <sup>2</sup>	12 m <sup>2</sup>



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



**LEGEND**  
= Private & Secure Entrance

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

AFRICANOS KNOWS THE RIGHT LOCATION!



AFRICANOS KNOWS PERFECT LIVING!



10 minutes drive to Private & Public Schools & Colleges



Supermarkets / facilities Mall nearby under Construction



150m distance from the sea



15 minutes drive to Larnaca Int. Airport

Makenzy Heights Residence



EXPERIENCE LUXURY LIVING!



AFRICANOS HOME WITH A VIEW!



CONSTRUCTION OF PROJECT

**EARTHWORKS.:** Excavation of plot to reach good soil conditions and pouring of one layer of concrete thickness of 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 satisfy a B+ energy efficiency certificate.

**FLOORS.:** Light weight concrete layer applied below the floors.

INSULATION

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

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

**PERIMETER OF FOUNDATION.:** Two layers of asphalt 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 only on the ground floor first course masonry.

**BALCONIES.:** Below the tiles, damp proof membrane Polyester (DPM) of four (4) millimeters is applied.

**ROOF.:** Damp proof membrane Polyester (D.P.M.) of four (4) millimeters is applied.

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

COMMON AREAS

**GARDEN.:** A nicely designed garden with marble & plantation. Maintained by an automatic irrigation system and illuminated during night with automated photocell unit.

**WASHING AREA.:** Washing area provided at ground floor for the tenants coming from the Makenzy beach prior to entering the building.

**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 the building.

**NAME OF BUILDING.:** Name of the building illuminated automatically installed upon a prestigious marble wall.

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

**CORRIDORS AND STAIRS.:** First quality matte marble to be used in all common areas.

PLUMBING SYSTEM

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

**PIPING FROM APARTMENT MANIFOLD TO SANITARY FITTINGS.:** All pipe work from manifold to sanitary fittings are 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.:** 160 litres cylinder lined.

**COLD WATER STORAGE TANK.:** 1.000 litres cold water tank.

**SOLAR PANEL.:** 1.5m<sup>2</sup> surface area of solar panel.

**PRESSURIZED SYSTEM FOR EACH APARTMENT.:** Pressurized pump with 2.8 bar pressure.

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.

**VIDEO ENTRY PHONE.:** Video entry phone provided on the ground floor and is connected to all apartments.

**BEDROOMS.:** Within each bedroom a T.V. point, telephone point, ethernet point is provided.

**BALCONIES.:** Water proof sockets are provided on the balconies.

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.

WALLS

**BATHROOM.:** Porcelain tiles of €17.00\* per square meter. Tiles up to 2.2m per wall.

**KITCHEN GRANITE.:** First class granite or similar kind applied on the kitchen countertops and on the kitchen sidewalls at €140\* per running meter.

AIR CONDITIONING

**INTERNALLY.:** Within each bedroom and living area, provisions are provided for A.C. split units.

DOORS & WINDOWS

**SLIDING WINDOWS & BALCONY DOORS.:** Thermo insulated double glazing laminated sliding doors of silver colour or similar kind are to be installed.

**OPENING WINDOWS.:** Thermo insulated double glazing laminated opening windows of silver colour or similar kind are to be installed for all the windows in the W.C.'s.

FLOORS

**LIVING AREAS.:** Tiles at a price of €17.00\* per square meter.

**BEDROOMS & CORRIDORS.:** Tiles at a price of €17.00\* per square meter.

**KITCHEN & BATHROOMS.:** Tiles at a price of €17.00\* per square meter.

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.:** Elegant solid wood/UV glass main door entrance

SANITARY FITTINGS

**SHOWER.:** European standard for luxury white sanitary fittings & fixtures including accessories for a total supply of €700\* per shower room.

**GUEST TOILET.:** European standard for luxury white sanitary fittings & fixtures including accessories for a total supply of €300\*.

**KITCHEN.:** European standard sink including mixer of €175\*.

**BATHROOMS.:** First class granite or similar kind on bathroom countertops at €140\* per running meter.