

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



Perfect View Residences
12 Vasiliou Avgerinou Str., Larnaca.



Makenzy Heights Residences
3 Costa Markidi Str., Larnaca.



Highlands Residences
4 Konitsis St., Larnaca.



City Family Homes
1 Sotiros Str., Larnaca.



Saint Lazarus Residences
28 October Str., Larnaca.



Makenzy Hill Residences
6 Roubens 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

FIND US ON.:



Disclaimer:

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MACKENZY BREEZE RESIDENCES
1 COSTA MARKIDI STR.

COMPANY PROFILE

TRUST US WITH YOUR HOME!

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



PROJECT DESCRIPTION

WE ARE HERE TO SERVE YOU!

Africanos Property Developers has launched its NEW Luxury Development-Mackenzey BREEZE Residences-located NEXT TO THE Mackenzey Heights Residence and just a few meters from the Famous Mackenzey Beachfront.

The project Mackenzey Breeze Residence neighbours the previous Africanos project, Mackenzey Heights Residence and Mackenzey Hill Residence, which is located on the exclusive Mackenzey 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.

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.

Each apartment will benefit from a parking bay and storage room on the underground floor level and the ground floor level.

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

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.

AFRICANOS PROPERTY DEVELOPERS has managed to be the only Land Development Company in Larnaca whose projects have a certificate of zero consumption and energy efficiency of grade "A".

Proof of this fact is that in our upcoming projects such as HIGHLAND RESIDENCES, CITY FAMILY HOMES and MAKENZY BREEZE RESIDENCES, photovoltaic panels will be installed in order to produce renewable energy. The photovoltaic panels through "net metering" will make sure owners benefit from significant savings in electricity consumption.

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



UNDERGROUND FLOOR

MAKE THE RIGHT MOVE!

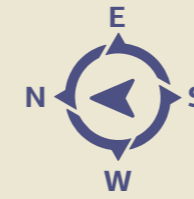
GROUND FLOOR

BUILDING YOUR DREAMS A HOME!



LEGEND

= Storage Room



LEGEND

- = Storage Room
- = Mail Boxes
- = Electricity Rooms
- = Disabled W.C.
- = Refuse Area
- = Entry Phone



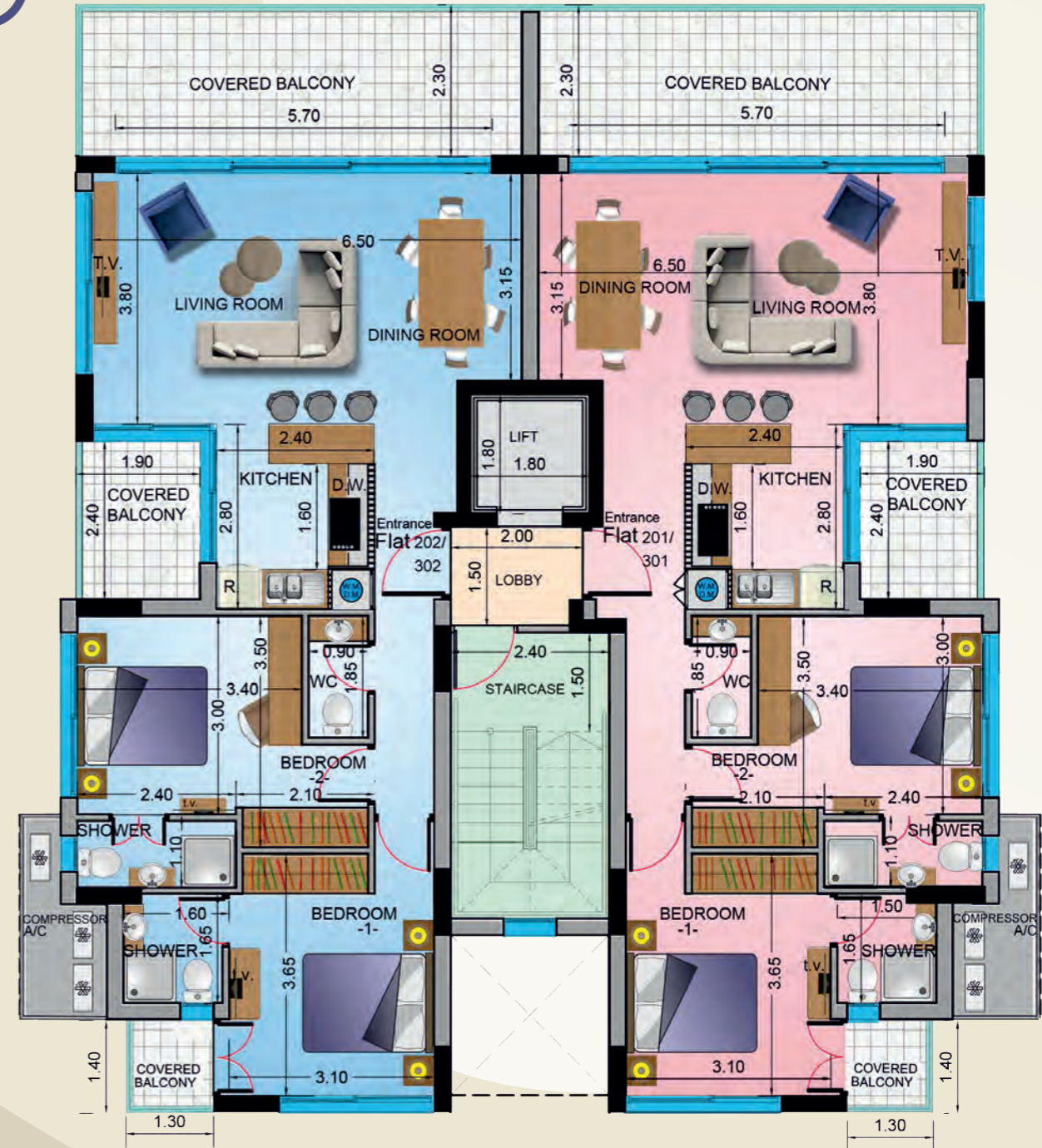
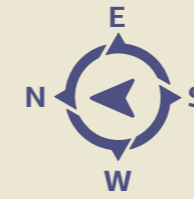
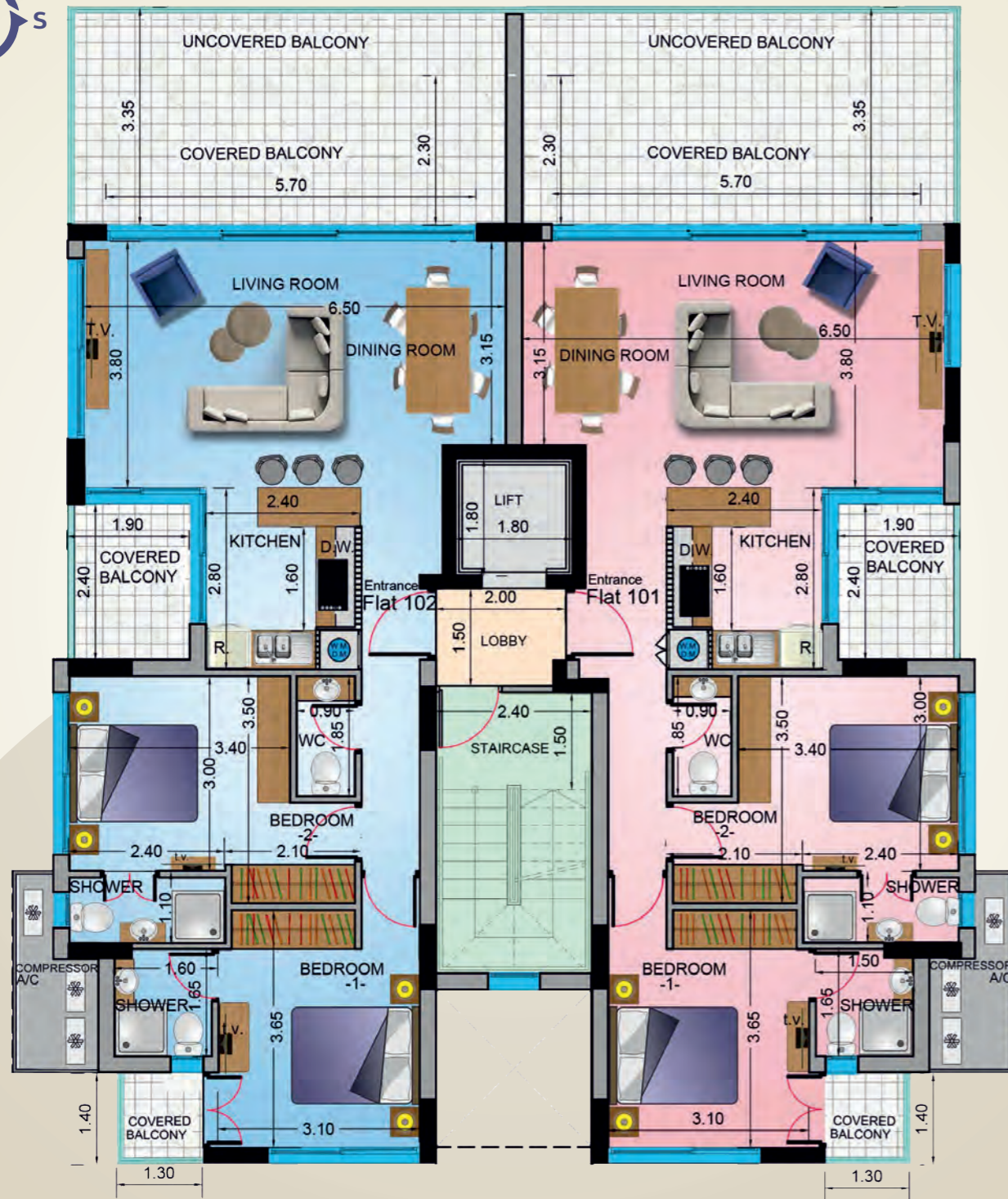
Αριθμός Διαμερίσματος Apartment Number	Υπνοδωμάτια Bedrooms	Μπάνια Bathrooms	Συνολικό εμβαδόν Total Area	Εσωτερικό Καλυμένο Εμβαδόν Internal Covered Area	Άκαλυπτα Βεράντα Uncovered Balconies	Κήπος Garden	Αποθήκη Storage	Χώρος Στάθμευσης Parking
Ισόγειο / Ground Floor	1 plus room on GF	1	147m ²	50 m ²	45 m ²	27 m ²	13 m ²	12 m ²

FIRST FLOOR

COMFORT & LUXURY HAVE A NAME!

SECOND & THIRD FLOOR

WE CREATE PERFECTED BEAUTY!



Αριθμός Διαμερίσματος Apartment Number	Υπνοδωμάτια Bedrooms	Μπάνια Bathrooms	Συνολικό εμβαδόν Total Area	Εσωτερικό Καλυμένο Εμβαδόν Internal Covered Area	Καλυμμένα Βεράντα Covered Balconies	Άκαλυπτα Βεράντα Uncovered Balconies	Κοινόχρηστοι Χώροι Common Areas	Αποθήκη Storage	Χώρος Στάθμευσης Parking
101	2	3	133 m ²	81 m ²	22 m ²	7 m ²	7 m ²	4 m ²	12 m ²
102	2	3	133 m ²	81 m ²	22 m ²	7 m ²	7 m ²	4 m ²	12 m ²

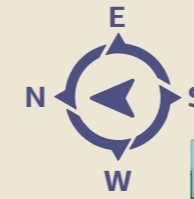
Αριθμός Διαμερίσματος Apartment Number	Υπνοδωμάτια Bedrooms	Μπάνια Bathrooms	Συνολικό εμβαδόν Total Area	Εσωτερικό Καλυμένο Εμβαδόν Internal Covered Area	Καλυμμένα Βεράντα Covered Balconies	Κοινόχρηστοι Χώροι Common Areas	Αποθήκη Storage	Χώρος Στάθμευσης Parking
201-301	2	3	126 m ²	81 m ²	22 m ²	7 m ²	4 m ²	12 m ²
202-302	2	3	126 m ²	81 m ²	22 m ²	7 m ²	4 m ²	12 m ²

FOURTH FLOOR

YOUR LOCAL PROPERTY DEVELOPER!

FIFTH FLOOR

HELPING YOU BUILD YOUR HOME, SWEET HOME!



Αριθμός Διαμερίσματος Apartment Number	Υπνοδωμάτια Bedrooms	Μπάνια Bathrooms	Συνολικό εμβαδόν Total Area	Εσωτερικό Καλυμένο Εμβαδόν Internal Covered Area	Καλυμμένα Βεράντα Covered Balconies	Άκαλυπτα Βεράντα Uncovered Balconies	Κοινόχρηστοι Χώροι Common Areas	Αποθήκη Storage	Χώρος Στάθμευσης Parking
401	3	3	235 m ²	103 m ²	32 m ²	70 m ²	14 m ²	4 m ²	12 m ²

Αριθμός Διαμ/τος Apartment Number	Υπν/τια 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	247 m ²	103 m ²	32 m ²	86 m ²	14 m ²	12 m ²

ROOF GARDEN

AFRICANOS KNOWS PERFECT LIVING!

LOCATION

AFRICANOS KNOWS THE RIGHT LOCATION!



- LEGEND**
- = Storage Room
 - = Provision for Fridge

Αριθμός Διαμερίσματος Apartment Number	Roof Garden	Συνολικό εμβαδόν Total Area	Δωμ. Ηλεκτρικών Εγκαταστάσεων / Αποθήκη / Τουαλέτα Electrical Facilities / Storage Room / W.C.	Άκαλυπτα Βεράντα Uncovered Balconies
501	1	86 m ²	17 m ²	69 m ²

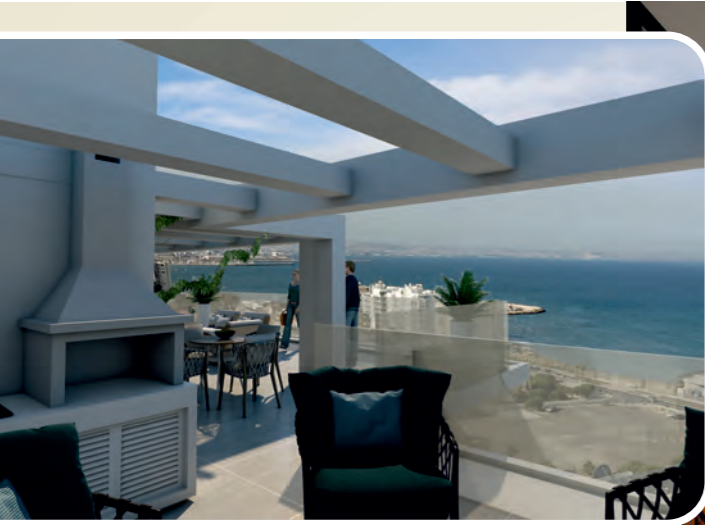


- 10 minutes drive to Private & Public Schools & Colleges
- Supermarkets / facilities Mall nearby under Construction
- 150m distance from the sea
- 7 minutes drive to Larnaca Int. Airport



EXPERIENCE LUXURY LIVING!

AFRICANOS HOME WITH A VIEW!



THE MACKENZY SISTERS



PART 1 – CONSTRUCTION OF PROJECT

EARTHWORKS: Excavation of plot to reach to good soil conditions and pouring of one layer of concrete thickness five (5) centimeters.

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

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

EXTERNAL FACADE: Shell of building designed to satisfy an A energy efficiency certificate.

FLOORS: Light weight concrete to cover services below flooring.

PART 2 – INSULATION

BELOW FOUNDATION: Under thin layer of concrete a polythene membrane is applied to prevent moisture rising through the slab.

WITHIN FOUNDATION: Within the concrete raft foundation water proof additive is added to prevent moist rising within the slab.

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

MASONRY WALLS: Polyester water proof membrane of 3 mm is applied only on the ground floor first course masonry.

BALCONIES: Below the tiles water proof polyester insulation of 3 mm is applied (or similar approved).

ROOF: Water proof polyester insulation membrane of 4 mm is applied on the roof (or similar approved).

PART 3 – PARKING & STORAGE AVAILABILITY

Parking and storage areas are allocated as per architectural plans.

PART 4 – COMMON AREAS

GARDEN: At the front of the building on ground level garden to be provided. Maintained by an automatic irrigation system and illuminated during night with automated cell.

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

PARKING ILLUMINATION: 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: Provided on ground floor level.

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

PART 5 – PLUMBING SYSTEM

PIPING FROM APARTMENT MANIFOLD TO SANITARY FITTINGS: All pipe work from manifold to sanitary fittings, is pipe-in-pipe (or similar approved).

SOLAR PANELS AND WATER TANKS: Cold and hot water to be provided via solar panels and water tanks provided at roof level.

PART 6 – SANITARY FITTINGS

SHOWER: European standard for luxury white sanitary fittings & fixtures (or similar approved) including accessories for a total supply of €500 plus VAT per shower room.

GUEST TOILET: European standard for luxury white sanitary fittings & fixtures (or similar approved) including accessories for a total supply €200 plus VAT.

KITCHEN: European Standard sink of €150 plus VAT.



PART 7 – ELECTRICAL INSTALLATION

WIRING: All wiring installation to comply with the 17th edition of EAC.

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 and a provision for an Ethernet point is provided.

PART 8 – AIR CONDITIONING

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

PART 9 – PAINTS & COATINGS

INTERNALLY ALL SURFACES: Three layers of plaster 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).

CEILING: 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 10 – DOORS & WINDOWS

SLIDING WINDOWS & DOORS: Double glazing laminated sliding doors / windows of silver colour or similar kind are to be installed.

OPENING WINDOWS: Double glazing laminated opening/sliding windows of silver colour or similar kind are to be installed for all the windows in the WCs.

PART 11 – FLOORS

LIVING AREAS: Tiles at a price of €13.00 plus VAT per square meter.

BEDROOMS & CORRIDORS: Tiles at a price of €13.00 plus VAT per square meter.

KITCHEN & BATHROOMS: Tiles at a price of €13.00 plus VAT per square meter.

BALCONIES: Tiles at a price of €13.00 plus VAT per square meter.

PART 12 – CARPENTRY

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

MAIN ENTRANCE DOORS: High quality wood with melamine or similar wood to be used for the entrance door.

PART 13 – GRANITE TOPS

KITCHEN GRANITE: First class granite or similar kind applied on the kitchen countertops of €100 plus VAT per running meter.

BATHROOM: First class granite or similar kind applied on the toilet countertops of €100 plus VAT per running meter.

