

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



MARINA VIEW RESIDENCES
3 Agias Elenis Str., 6021 Larnaca



MARINA PANORAMA RESIDENCES
1 Evagora Pallikarides Str., 7060, Larnaka



CITY MARINA RESIDENCES
4 Iras Str., 6057 Larnaca



KAMARES SUNLIGHT RESIDENCES
18 Giannaki Stefanidi Str., 6041 Larnaka



KAMARES HORIZON RESIDENCES
21 Driadon Str., 6041 Larnaca



MACKENZY BEACH RESIDENCES
10 Gkaite Str., 6028, Larnaca

Contact Details

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FIND US ON.:



DISCLAIMER

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**MACKENZY BAY
RESIDENCES**
15 NTEVRIM STREET

COMPANY PROFILE

TRUST US WITH YOUR HOME!

Africanos Property Developers Limited is an established family-run business specialising in residential and commercial real estate in the City of Larnaca, 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 eighty 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 **Mackenzay Bay Residences** located walking distance to Mackenzay Beach Residences, Mackenzay Sisters Project and just a few meters from the Famous Mackenzay Beachfront.

The project Mackenzay Bay Residence neighbours the previous Africanos projects, Mackenzay Beach Residences, Mackenzay Sisters and Mackenzay Hill Residence, which is located on the exclusive Mackenzay Hill and for which construction is proceeding with a fast pace.

The project will compose of eight spacious apartments of six apartments of two bedrooms and two 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 ground floor.

Mackenzay Bay Residence is characterised by its immediate access to the blue flag Mackenzay beaches, its panoramic and unobstructed views of the sea and the careful and meticulous design of its eight 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 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 2022.



GROUND FLOOR

MAKE THE RIGHT MOVE!

LEGEND

- = STORAGE ROOM
- = ELECTRICITY ROOM
- = REFUSE AREA
- = MAIL BOXES
- = ENTRY PHONE

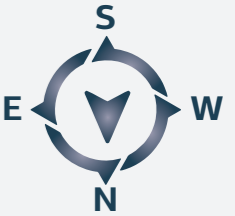


FIRST FLOOR

BUILDING YOUR DREAMS A HOME!

LEGEND

- = VENTILATION



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	Αποθήκη Storage Area	Χώρος Στάθμευσης Parking	Κοινόχρηστοι Χώροι Common Areas
101	2	3	128 m ²	84 m ²	21 m ²	-	3 m ²	12 m ²	8 m ²
102	2	3	134 m ²	79 m ²	21 m ²	11 m ²	3 m ²	12 m ²	8 m ²

LEGEND

= VENTILATION



Αριθμός Διαμερίσματος Apartment Number	Υπνοδωμάτια Bedrooms	Μπάνια Bathrooms	Συνολικό εμβαδόν Total Area	Εσωτερικό Καλυμένο Εμβαδόν Internal Covered Area	Καλυμμένα Βεράντα Covered Balconies	Αποθήκη Storage Area	Χώρος Στάθμευσης Parking	Κοινόχρηστοι Χώροι Common Areas
201-301	2	3	128 m ²	84 m ²	21 m ²	3 m ²	12 m ²	8 m ²
202-302	2	3	123 m ²	79 m ²	21 m ²	3 m ²	12 m ²	8 m ²

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	Αποθήκη Storage Area	Χώρος Στάθμευσης Parking	Κοινόχρηστοι Χώροι Common Areas
401	3	3	220 m ²	105 m ²	42 m ²	38 m ²	3 m ²	12 m ²	20 m ²



LEGEND

- = STORAGE ROOM
- = ELECTRICITY ROOM



Αριθμός Διαμερίσματος Apartment Number	Υπνοδωμάτια Bedrooms	Μπάνια Bathrooms	Συνολικό εμβαδόν Total Area	Εσωτερικό Καλυμένο Εμβαδόν Internal Covered Area	Καλυμμένα Βεράντα Covered Balconies	Roof Garden	Αποθήκη Storage Area	Χώρος Στάθμευσης Parking	Κοινόχρηστοι Χώροι Common Areas
501	3	4	256 m ²	105 m ²	31 m ²	93 m ²	3 m ²	12 m ²	12 m ²

Αριθμός Διαμερίσματος Apartment Number	Roof Garden	Συνολικό εμβαδόν Total Area	Δωμ. Ηλεκτρικών εγκαταστάσεων / Αποθήκη / Τουαλέτα Electrical Facilities / Storage Room / W.C.	Καλυμμένα Βεράντα Covered Balconies	Άκαλυπτα Βεράντα Uncovered Balconies	Κοινόχρηστοι Χώροι Common Areas
501	1	93 m ²	15 m ²	41 m ²	32 m ²	5 m ²

TRUST US WITH YOUR NEW HOME!

WE ARE HERE TO SERVE YOU!



AFRICANOS KNOWS PERFECT LIVING!



AFRICANOS HOME WITH A VIEW!



EXPERIENCE LUXURY LIVING!

COME, LET US SHOW YOU, YOUR NEW HOME!



AFRICANOS KNOWS THE RIGHT LOCATION!



MACKENZY BAY RESIDENCES



YOUR LOCAL PROPERTY DEVELOPERS!



ADVANTAGES OF PROPERTY'S LOCATION

- Walking distance to Larnaca Marina
- 5 minute drive to Private & Public Schools & Colleges
- 2 minute drive to Supermarkets / facilities Mall nearby
- Walking distance to the sea
- 5 minute drive to Larnaca Int. Airport

MACKENZY BAY RESIDENCES

MACKENZY BEACH RESIDENCES
MACKENZY BREEZE RESIDENCES
MACKENZY HILL RESIDENCES
MACKENZY HEIGHTS RESIDENCES

TECHNICAL SPECIFICATIONS

WE PLAN TWICE, WE BUILD ONCE!

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.

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.

ROOF: Water proof polyester insulation membrane of 4 mm is applied on the roof.

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.

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.

KITCHEN: European Standard sink of €150 plus VAT.



TECHNICAL SPECIFICATIONS

YOUR LOCAL PROPERTY EXPERT!

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 and roof gardens.

BEDROOMS: Within each bedroom a T.V. point, telephone point and a provision for an Ethernet point is provided.

BALCONIES: Water proof sockets are provided on the balconies.

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).

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 10 – ENERGY EFFICIENCY:

Class of Energy Efficiency: The project has an Energy Efficiency Certificate of class A.

PART 11 –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 12 – FLOORS

LIVING AREAS: Tiles at a price of €12.00 plus VAT per square meter.

BEDROOMS & CORRIDORS: Tiles at a price of €12.00 plus VAT per square meter.

KITCHEN & BATHROOMS: Tiles at a price of €12.00 plus VAT per square meter.

BALCONIES: Tiles at a price of €12.00 plus VAT per square meter.

PART 13 – 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 14 – 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.

