

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



**MARINA PANORAMA RESIDENCES**  
1 Evagora Pallikaridi Str., 7060, Larnaca



**CITY MARINA RESIDENCES**  
4 Iras Str., 6057 Larnaca



**KAMARES HORIZON RESIDENCES**  
21 Driadon Str., 6041 Larnaca



**MARINA VIEW RESIDENCES**  
3 Agias Elenis Str., 7060, Larnaca



**DROSIA GARDENS RESIDENCES**  
8 Igoumenitsas Str., 6037 Larnaca



**MACKENZY VIEW RESIDENCES**  
14 Goethe Str., 6028 Larnaca

**Contact Details**

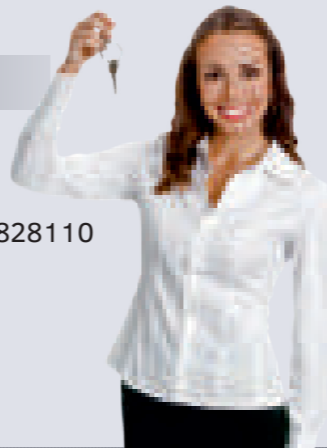
**Africanos Property Developers Limited**

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**MACKENZY DREAM  
RESIDENCES**  
20 GOETHE

## COMPANY PROFILE

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!

## TRUST US WITH YOUR HOME!

# Perfect Living



## PROJECT DESCRIPTION

## WE ARE HERE TO SERVE YOU!

Africanos Property Developers has launched its NEW Luxury Development Mackenzy Dream Residences located walking distance to Mackenzy Beach, Mackenzy Sisters and Mackenzy Hill Project and just a few meters from the Famous Mackenzy Beachfront.

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

The project will compose of fifteen spacious apartments. The twelve from 1st-4th floor are apartments with two bedrooms and two and three bathrooms.

The three apartments at the fifth floor of the project are apartments with two 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. They also benefit from individual private and luxury roof-gardens.

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

Mackenzy Dream 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 fifteen 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.

AFRICANOS PROPERTY DEVELOPERS projects have a certificate of zero consumption and energy efficiency of grade "A".

Project completion is expected to be before the end of the year 2024.



## GROUND FLOOR

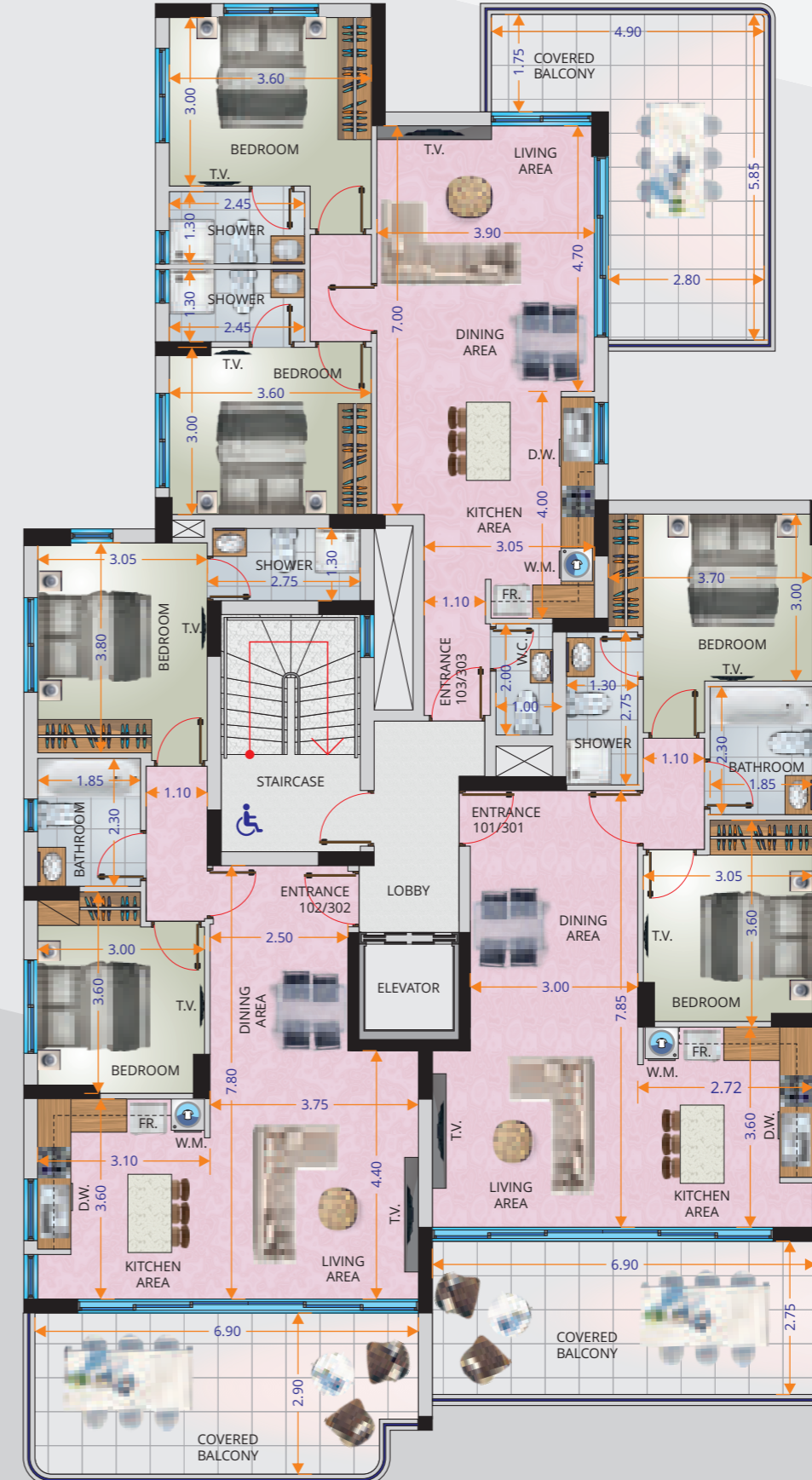
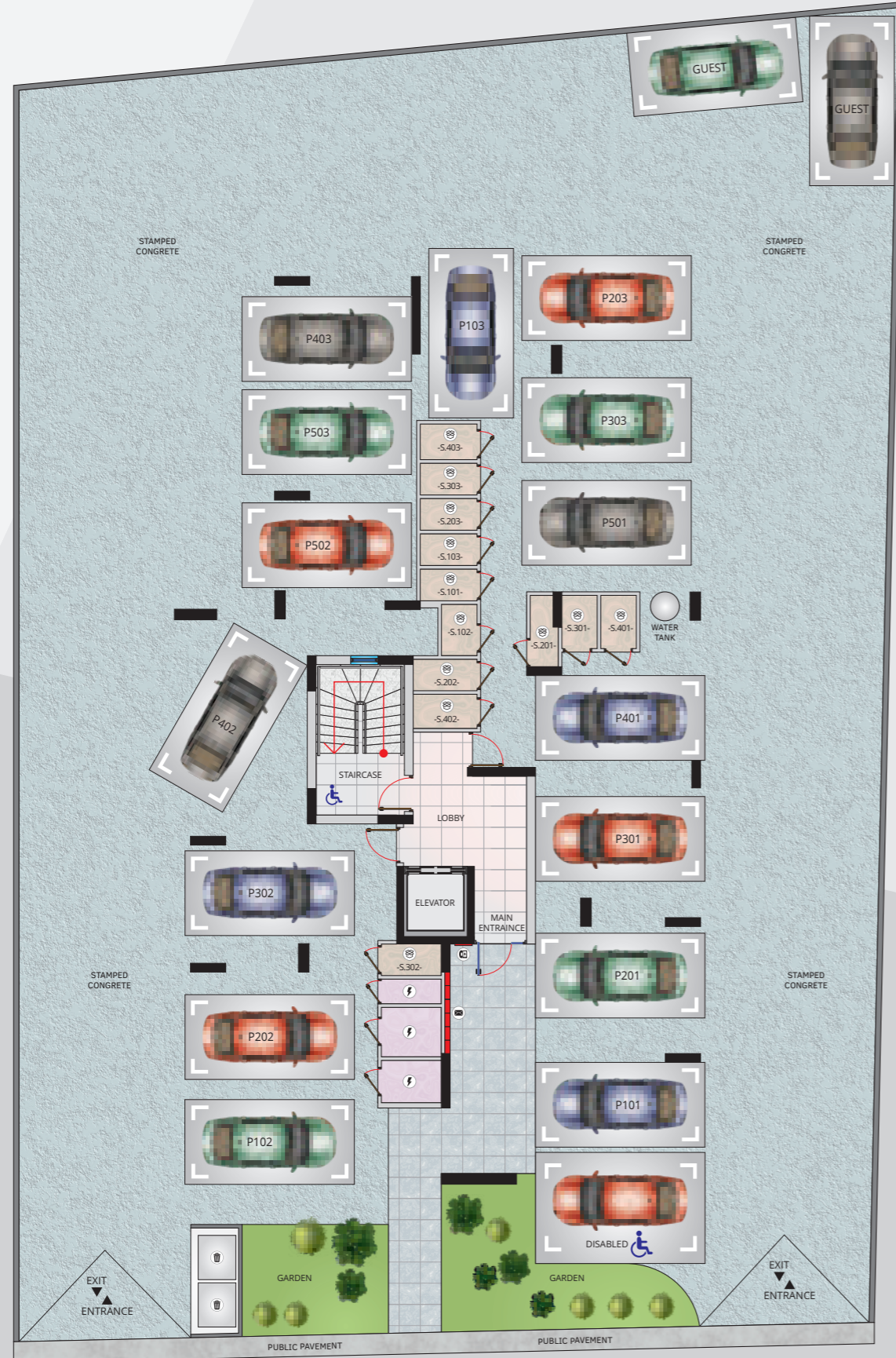
## MAKE THE RIGHT MOVE!

## FIRST & THIRD FLOOR

## BUILDING YOUR DREAMS A HOME!

### LEGEND

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



Αριθμός Διαμερίσματος Apartment Number	101 / 301	102 / 302	103 / 303
Υπνοδωμάτια Bedrooms	2	2	2
Μπάνια Bathrooms	2	2	3
Συνολικό εμβαδόν Total Area	121 m <sup>2</sup>	122 m <sup>2</sup>	122 m <sup>2</sup>
Εσωτερικό Καλ. Εμβαδόν Internal Covered Area	80 m <sup>2</sup>	80 m <sup>2</sup>	79 m <sup>2</sup>
Καλ. Βεράντα Covered Balconies	21 m <sup>2</sup>	22 m <sup>2</sup>	23 m <sup>2</sup>
Χώρος Στάθμευσης Parking	12 m <sup>2</sup>	12 m <sup>2</sup>	12 m <sup>2</sup>
Αποθήκη Storage Area	2 m <sup>2</sup>	2 m <sup>2</sup>	2 m <sup>2</sup>
Κοινόχρηστοι Χώροι Common Areas	6 m <sup>2</sup>	6 m <sup>2</sup>	6 m <sup>2</sup>



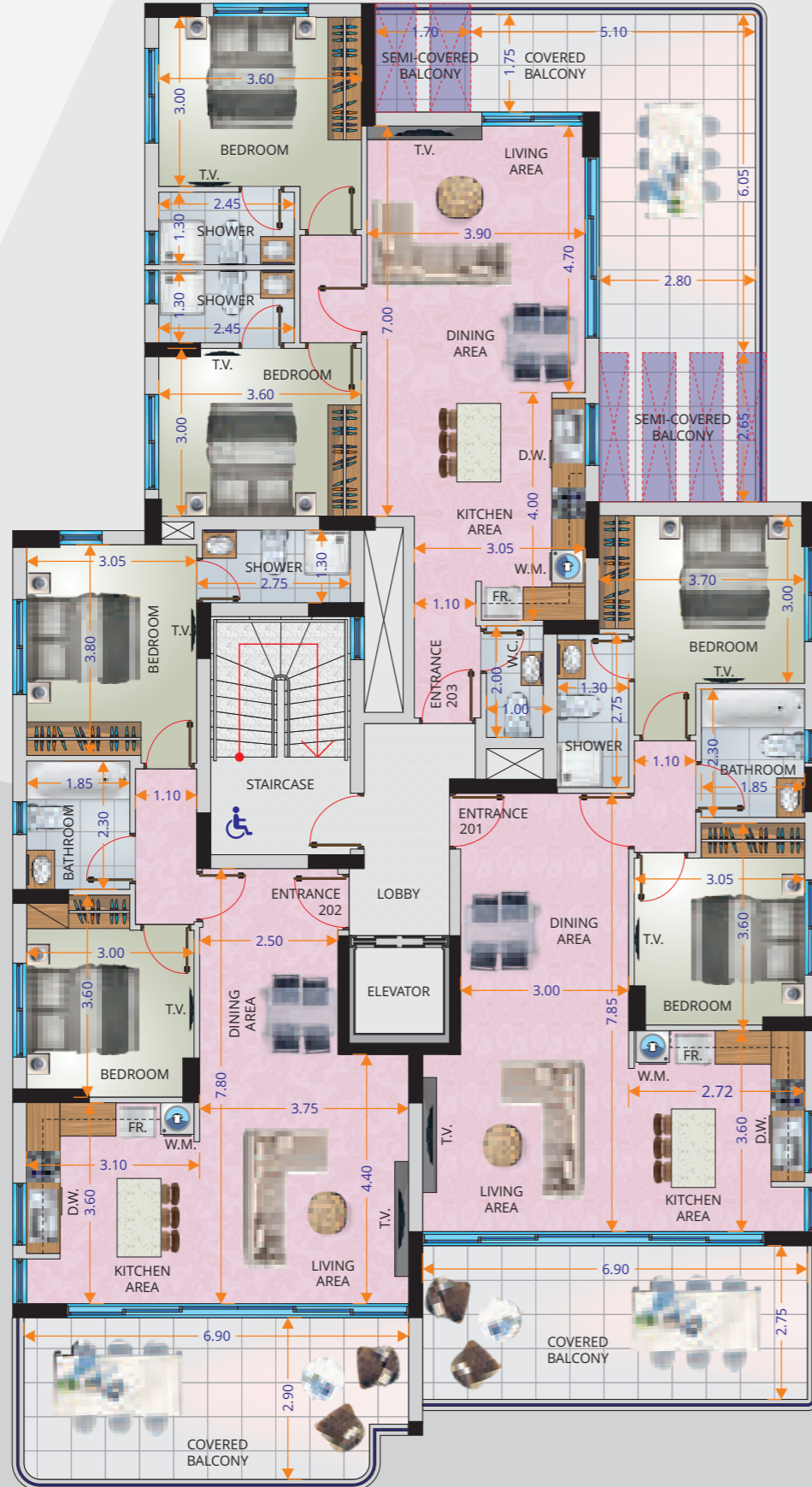
## SECOND FLOOR

COMFORT & LUXURY HAVE A NAME!

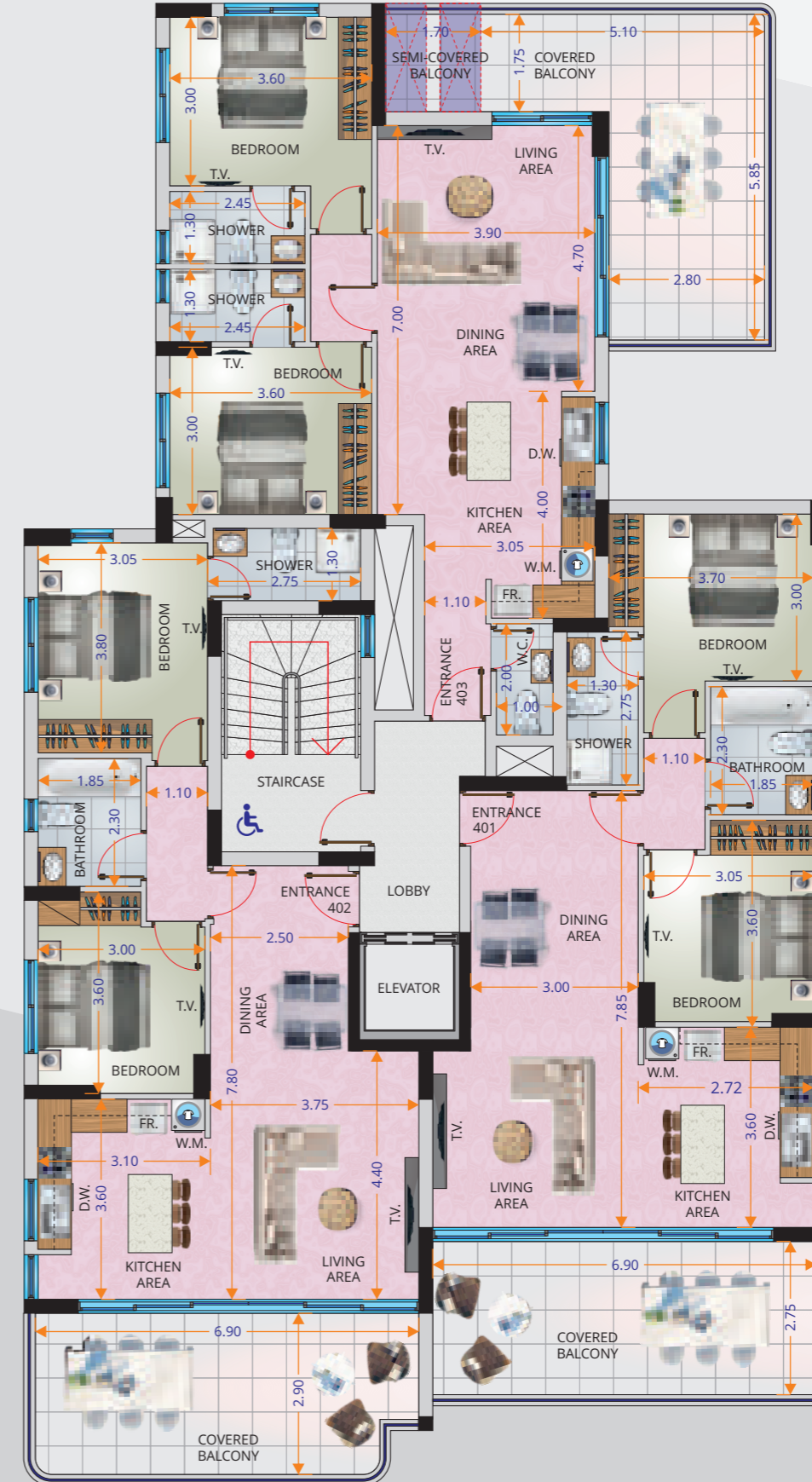
## FOURTH FLOOR

WE CREATE PERFECTED BEAUTY!

Αριθμός Διαμερίσματος Apartment Number	201	202	203
Υπνοδωμάτια Bedrooms	2	2	2
Μπάνια Bathrooms	2	2	3
Συνολικό εμβαδόν Total Area	121 m <sup>2</sup>	122 m <sup>2</sup>	134 m <sup>2</sup>
Εσωτερικό Καλ. Εμβαδόν Internal Covered Area	80 m <sup>2</sup>	80 m <sup>2</sup>	79 m <sup>2</sup>
Καλ. Βεράντα Covered Balconies	21 m <sup>2</sup>	22 m <sup>2</sup>	23 m <sup>2</sup>
Ακαλ. Βεράντα Uncovered Balconies	-	-	12 m <sup>2</sup>
Χώρος Στάθμευσης Parking	12 m <sup>2</sup>	12 m <sup>2</sup>	12 m <sup>2</sup>
Αποθήκη Storage Area	2 m <sup>2</sup>	2 m <sup>2</sup>	2 m <sup>2</sup>
Κοινόχρηστοι Χώροι Common Areas	6 m <sup>2</sup>	6 m <sup>2</sup>	6 m <sup>2</sup>



Αριθμός Διαμερίσματος Apartment Number	401	402	403
Υπνοδωμάτια Bedrooms	2	2	2
Μπάνια Bathrooms	2	2	3
Συνολικό εμβαδόν Total Area	121 m <sup>2</sup>	122 m <sup>2</sup>	126 m <sup>2</sup>
Εσωτερικό Καλ. Εμβαδόν Internal Covered Area	80 m <sup>2</sup>	80 m <sup>2</sup>	79 m <sup>2</sup>
Καλ. Βεράντα Covered Balconies	21 m <sup>2</sup>	22 m <sup>2</sup>	23 m <sup>2</sup>
Ακαλ. Βεράντα Uncovered Balconies	-	-	4 m <sup>2</sup>
Χώρος Στάθμευσης Parking	12 m <sup>2</sup>	12 m <sup>2</sup>	12 m <sup>2</sup>
Αποθήκη Storage Area	2 m <sup>2</sup>	2 m <sup>2</sup>	2 m <sup>2</sup>
Κοινόχρηστοι Χώροι Common Areas	6 m <sup>2</sup>	6 m <sup>2</sup>	6 m <sup>2</sup>



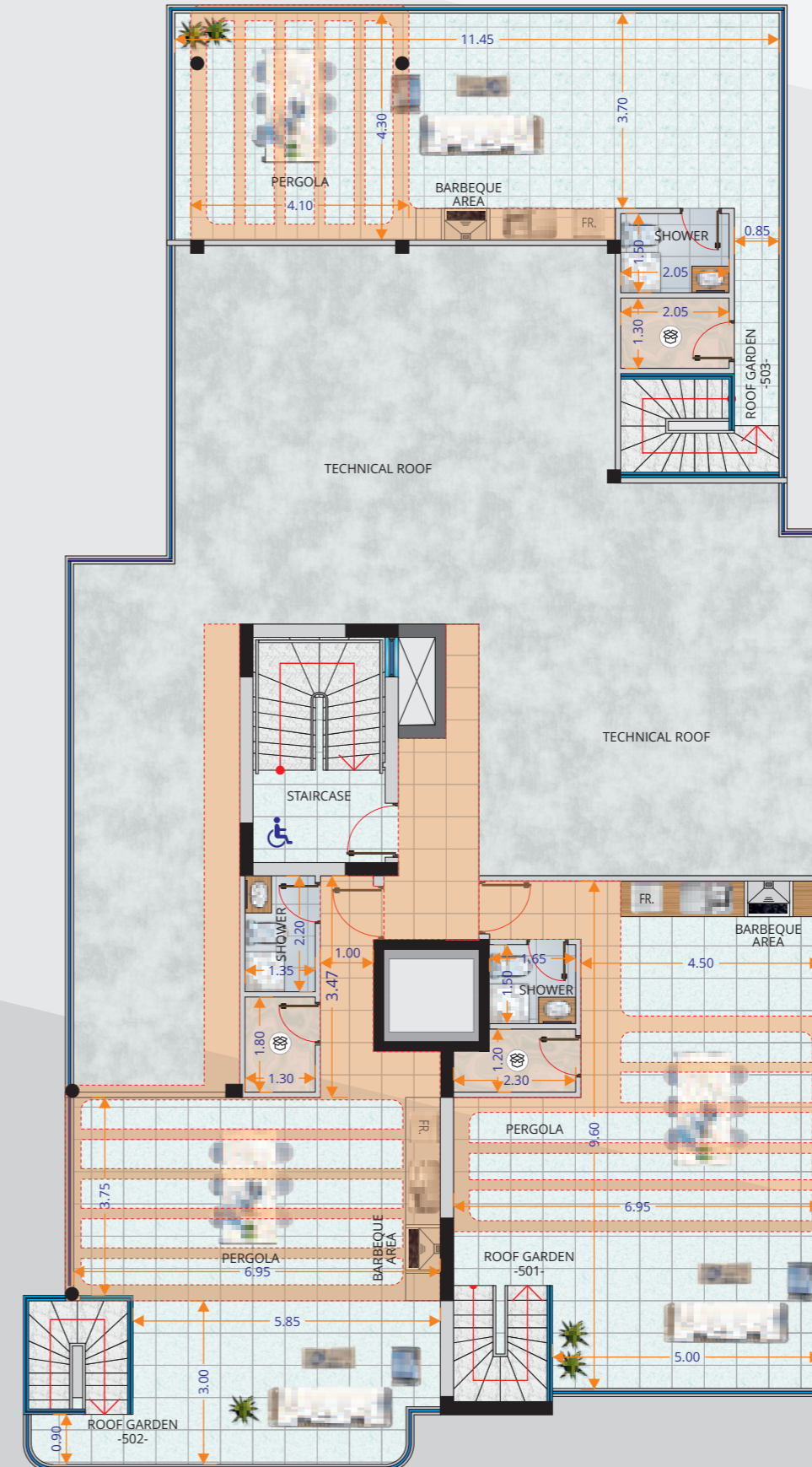
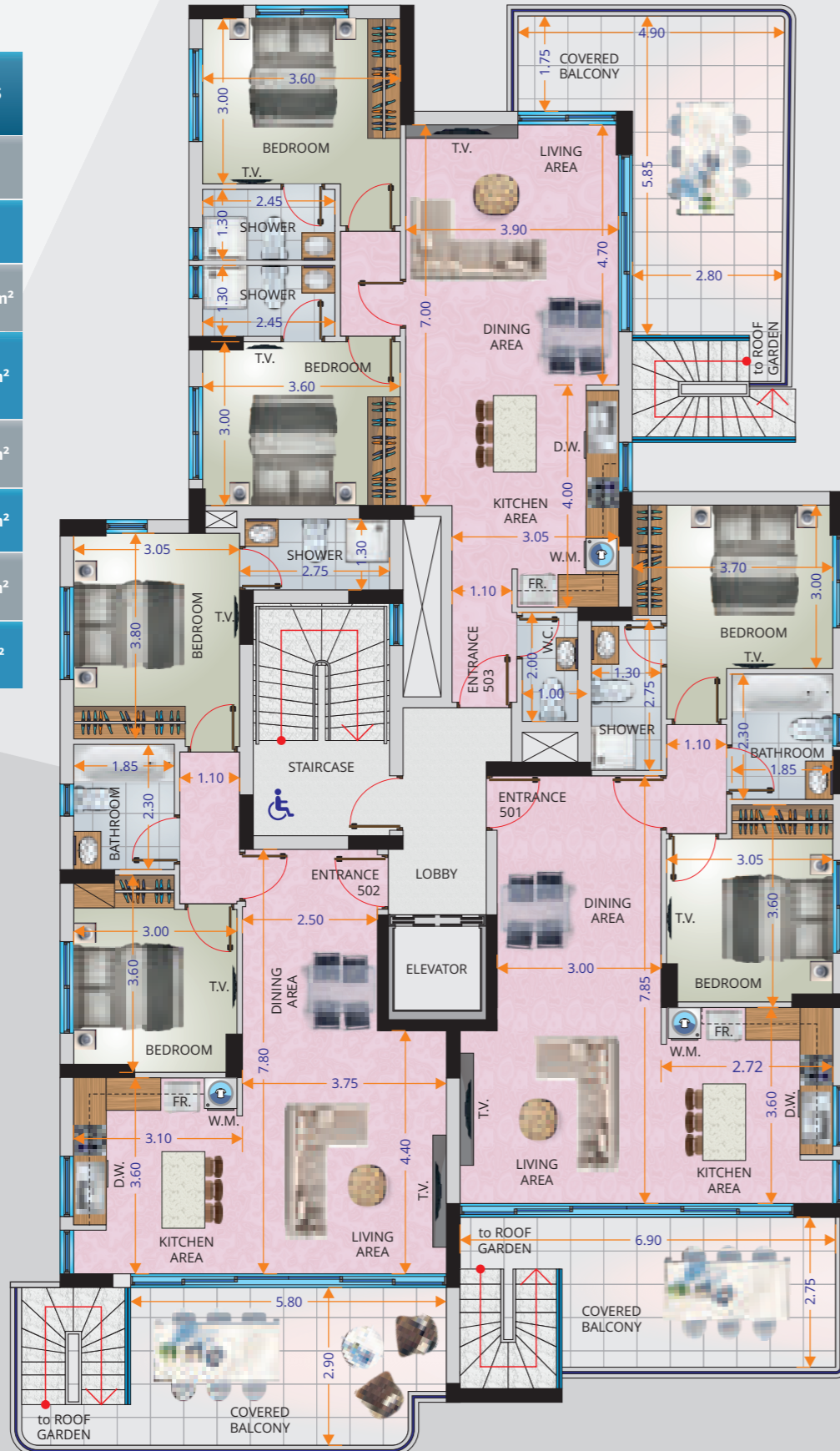
## FIFTH FLOOR

## BUILDING TO PERFECTION!

## ROOF GARDEN

## EXPERIENCE LUXURY LIVING!

Αριθμός Διαμερίσματος Apartment Number	501	502	503
Υπνοδωμάτια Bedrooms	2	2	2
Μπάνια Bathrooms	3	3	4
Συνολικό εμβαδόν Total Area	185 m <sup>2</sup>	185 m <sup>2</sup>	189 m <sup>2</sup>
Εσωτερικό Καλ. Εμβαδόν Internal Covered Area	80 m <sup>2</sup>	80 m <sup>2</sup>	79 m <sup>2</sup>
Καλ. Βεράντα Covered Balconies	18 m <sup>2</sup>	21 m <sup>2</sup>	24 m <sup>2</sup>
Roof Garden	69 m <sup>2</sup>	66 m <sup>2</sup>	68 m <sup>2</sup>
Χώρος Στάθμευσης Parking	12 m <sup>2</sup>	12 m <sup>2</sup>	12 m <sup>2</sup>
Κοινόχρηστοι Χώροι Common Areas	6 m <sup>2</sup>	6 m <sup>2</sup>	6 m <sup>2</sup>



Αριθμός Διαμερίσματος Apartment Number	501	502	503
Συνολικό εμβαδόν Total Area	69 m <sup>2</sup>	66 m <sup>2</sup>	68 m <sup>2</sup>
Ακαλ. Βεράντα Uncovered Balconies	63 m <sup>2</sup>	60 m <sup>2</sup>	61 m <sup>2</sup>
Δωμ. Ηλεκτρικών εγκαταστάσεων Αποθήκη / Τουαλέτα Electrical Facilities / Storage Room / W.C.	6 m <sup>2</sup>	6 m <sup>2</sup>	7 m <sup>2</sup>

### LEGEND

- = STORAGE ROOM
- = ELECTRICITY ROOM



EXPERIENCE LUXURY LIVING!

COME, LET US SHOW YOU, YOUR NEW HOME!



WE ARE COMMITTED TO EXCELLENCE!

HELPING YOU BUILD YOUR HOME, SWEET HOME!



AFRICANOS KNOWS PERFECT LIVING!

BUILDING YOUR DREAMS A HOME!





## PANORAMIC LOCATION

## YOUR LOCAL PROPERTY DEVELOPERS!



### MACKENZY DREAM RESIDENCES



## LOCATION

## AFRICANOS KNOWS THE RIGHT LOCATION!



**ADVANTAGES OF PROPERTY'S LOCATION**

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

**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.



**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.