

## TECHNICAL SPECIFICATIONS

### FOUNDATION / STRUCTURE

Foundation and structure made of earthwork resistant reinforced concrete according to structural drawings.

### BRICKWORK / PLASTERING / PAINTING

Brickwork to be constructed with first class hollow bricks. Internal and external plastering with thermal insulated material. Painted internal and external walls. Ceiling surfaces finished with two coats spatula and emulsion painting.

### FLOORS

Floor finishes with beige colour tiles, supply cost £8,00 sqm. (living room, kitchen, corridor, bathroom, bedrooms, veranda, common areas). Staircase areas finished with terrazzo tiles.

### SANITARY FITTINGS

All sanitary fittings and accessories of best quality, white colour, European origin.

### WALL FINISHES

Bathroom walls finished with ceramic tiles. Wall space between kitchen bench and cupboard with ceramic tiles.

### DOOR AND WINDOW OPENINGS

Made of double glazed natural colour aluminium.

### WOODWORK

All woodwork made of imported, first class, well treated IROCCO timber or boards. All components including timber frames, will be varnished before fixing. **Bedroom Cupboards:** Doors and drawer fronts made of IROCCO sheering and lipping. Internal parts of melamine MELALAN, chestnut colour, supplied by Cyprus Forest Industries.

**Kitchen:** Made of IROCCO timber and board.

**Doors:** Entrance door made of IROCCO timber. Internal doors will be hollow, made of IROCCO boards.

### PLUMBING

Plumbing installation (hot-cold water) with imported, well insulated UPVC pipes, dressed with aluminium sheeting. An internal hot water cylinder will be installed in each apartment.

### ELECTRICAL INSTALLATION

According to electrical drawings, in compliance with EAC regulations. Provision (piping only) for future installation of air conditioning split units.

### SWIMMING POOL

Size 8 x 17m – 1.5m deep, dressed with ceramic tiles.

### ROOF WATERPROOF INSULATION

Screed to falls of concrete, with waterproof insulation and additional sun reflecting paint.

### EXTERNAL WORKS

In accordance with architectural drawings.



THE MARINA



THE "FOINIKOUDES" PROMENADE



SALES AGENTS



**ANTONIS LOIZOU & ASSOCIATES**

CHARTERED SURVEYORS

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**marina Apartments**

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# marina Apartments



## A CONVENIENT LOCATION

The coastal town of Lamaca is the third largest town in Cyprus and home to the island's main international airport. Modern highways provide easy access to the capital Nicosia, to Agia Napa and Limassol.

Marina Apartments, a property previously known as Ireon Hotel, is a completely converted and extended complex located in the Scala Quarter, bordering on Arch. Makarios Avenue and A. Valaoriti Street within the town's central development area. Main roads lead to this convenient location close to all urban facilities including a main shopping area, schools, banks, and entertainment spots.

Marina Apartments is approximately 500m from the new Lamaca port, which is expected to be developed into a port for cruise liners, 500m from the local marina and only 1 km from Lamaca's most popular sandy beach along 'Phinikoudes', a lively promenade lined with restaurants, bars and cafes.

## PRACTICAL AND ATTRACTIVE FEATURES

Marina Apartments is an attractive, self-contained 5-story residential property comprising 72 studios, one and two-bedroom apartments. A limited number of one-bedroom apartments are designed on two levels, duplex-style. All apartments provide modern comforts and include a fully fitted kitchen, built-in wardrobes, balconies and provision for air-conditioning. Common amenities include:

- > Three elevators
- > Video intercom at the entrance
- > Individual private storeroom for each apartment
- > Private parking and visitors' parking areas
- > A common pool (8 x 17m) with spacious terrace

## BASIC TERMS OF SALE

Marina Apartments are sold as freehold property. Our sales agreement provides for a 20% down payment combined with a bank mortgage scheme with a 15-year repayment schedule. Mortgage details depend on the buyer's financial circumstances, while the bank reserves the right to approve or reject any application.

As per current regulations, the sale price of new homes is subject to a 15% VAT charge. Marina Apartments are, however, exempted from this charge and therefore offer the prospective buyer an added price advantage.

## A WISE CHOICE

Whether you are considering buying a home in Cyprus for permanent residence, for regular holidays on the island, or as a property to let which will provide regular income, Marina Apartments has all the attributes of a versatile and sound investment:

- > Self-contained complex
- > Studios, one and two-bedroom apartments
- > Convenient, attractive location
- > Persuasive prices
- > Long-term finance facilities

from  
**£26.000**  
STUDIO

from  
**£46.000**  
1 BEDROOM

from  
**£65.000**  
2 BEDROOMS

