

# Our Projects



NEWZOE DEVELOPERS LTD

in cooperation with



Since 1970

PALOURTIS



**Marina Complex**  
Detached Houses

**Marina Complex**

*Buy Location and Quality!*

Artas street, Pyla (Dekelia road)

*Buy Location and Quality!*

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# Marina Complex

## Detached Houses

- The Marina complex project is located on Dekelia road
- Walking distance from Blue Flag sandy beaches
- Ideal for family living
- Area also offers all the necessary amenities such as supermarkets, banks, pharmacies, shops
- 10 minute drive to Larnaca town centre and Finikudes promenade
- Easy access to highway linking all major towns in Cyprus
- Larnaca International Airport only a 15 drive away
- 25 minutes to the famous Ayia Napa and Protaras resorts.
- Bedrooms: 3
- Bathrooms: 2
- Sea view
- Parking
- Walking distance from the beach
- Kitchen open plan
- Garden
- Guest toilet
- En-suite shower
- high quality construction
- electrical provision for Smart Home system
- Plot size: 378.50 m<sup>2</sup>

• Together, we can create the house that you have imagined, customized to your tastes and preferences on a 694sq.m independent plot.

HOUSE NO.	PLOT (m <sup>2</sup> )	COVERED AREAS (m <sup>2</sup> )	PARKING (m <sup>2</sup> )	ROOF GARDEN (m <sup>2</sup> )
<b>A</b> <b>Aphrodite</b>	<b>378.50</b>	<b>142.50</b>	<b>24</b>	<b>—</b>
<b>B corner</b> <b>Poseidon</b>	<b>378.50</b>	<b>146.50</b>	<b>24</b>	<b>21</b>

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### Technical Specifications

- ▶ Foundations & Framework: Anti-seismic reinforced concrete in line with static anti-seismic study and provisions dictated by the European Code.
- ▶ Masonry (building bricks) and finishing: Thermo-insulated bricks of a width of 28 cm externally. Polystyrene 4cm applied to the external surface of the beams and columns of the structure. Three layers of spackle paint is applied on all ceilings prior to applying three layers of masonry paint.
- ▶ External appearance: Extensive use of synthetic wood in combination with glass on the external walls of the project in accordance with the architectural plans.
- ▶ Floor finishes & ceramic tiles: Living room, dining area, kitchen, bedrooms, corridors, bathrooms and balconies ceramic tiles at €15.00 including VAT per square meter.
- ▶ Wall finishes: Bathroom area glazed tiles and kitchen glazed tiles at €15.00 including VAT per square meter.
- ▶ Kitchen and bathroom worktop covers: High quality beech-wood veneer or of similar kind. Granite cover width of 2cm at €170.00 including VAT per running meter to be applied on benches.
- ▶ Windows and sliding windows: Sliding silver or opening silver aluminum and double glazed glasses.
- ▶ Carpentry: High quality interior & entrance doors of melamine beech-wood veneer covered in plywood or similar kind, with choice of color according to architectural plans.
- ▶ Sanitary fittings: European standards for sanitary fittings & fixtures including accessories for total supply of €500 plus VAT per bathroom/shower & €150 plus VAT per kitchen.
- ▶ Plumbing and sanitary installation: Pipe-in-pipe or aluminum pex-al-pex pipes and cold/hot water supply with insulation in accordance with European Standards.
- ▶ Water supply: Solar panels to be installed at roof level with a P.V.C. tank and a hot water boiler. Water tank and fresh water supply direct to kitchen.
- ▶ Insulation: All balconies and roof gardens are insulated for moisture with polystyrene membrane 3mm and 4mm respectively.
- ▶ Airconditioning: Provision for A/C units in all areas.
- ▶ Electrical Installation: All electrical installation are made in accordance with the EAC regulations 16th edition.
- ▶ Energy: Certificate of energy-efficiency for each property unit.

**Disclaimer:**

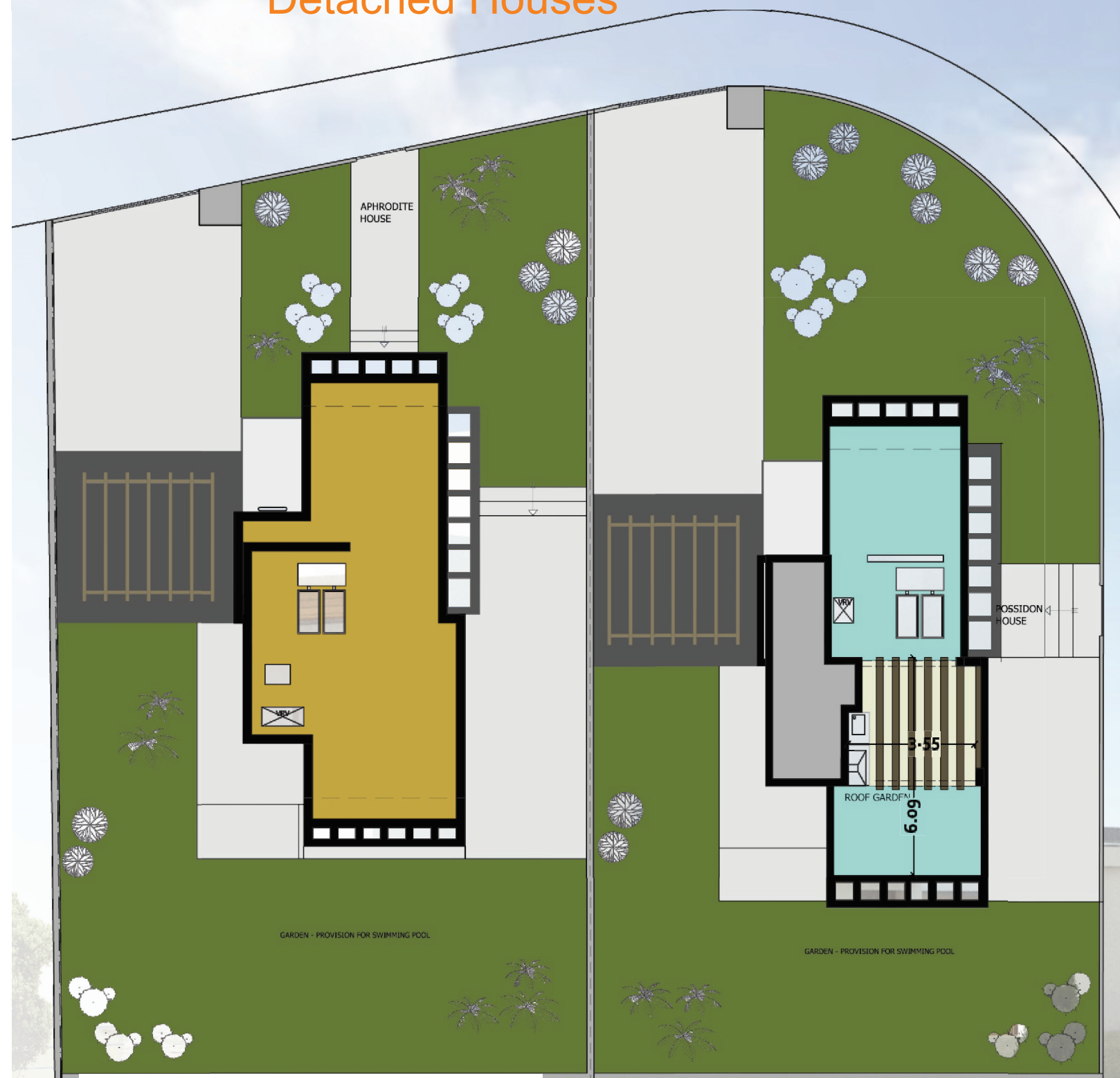
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# Marina Complex

## Detached Houses

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floor plans  
ROOF PLAN

# Marina Complex

## Detached Houses

# Marina Complex

## Detached Houses



floor plans  
GROUND FLOOR PLAN

floor plans  
FIRST FLOOR PLAN