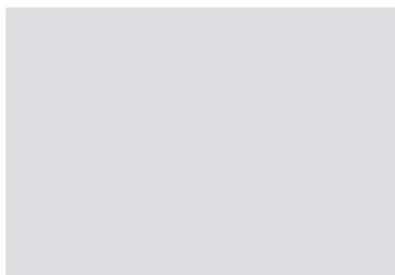
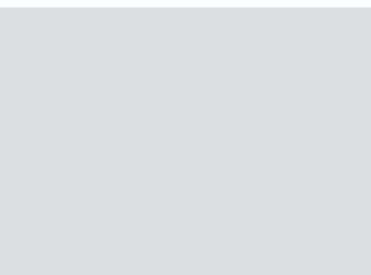


Melini Suites

Drosia - Larnaka - Cyprus



Africanos property developers ltd

the refined version of perfection

Setting

This wonderfully modern building is located within the municipality of Larnaca Town. Found only 2 kms southwesterly from the town center and Finikoudes promenade, Melini Suites is situated in one of the most exclusive areas of Larnaca. With grand villas and tranquil surroundings, the area is superb for both holiday and residential use.

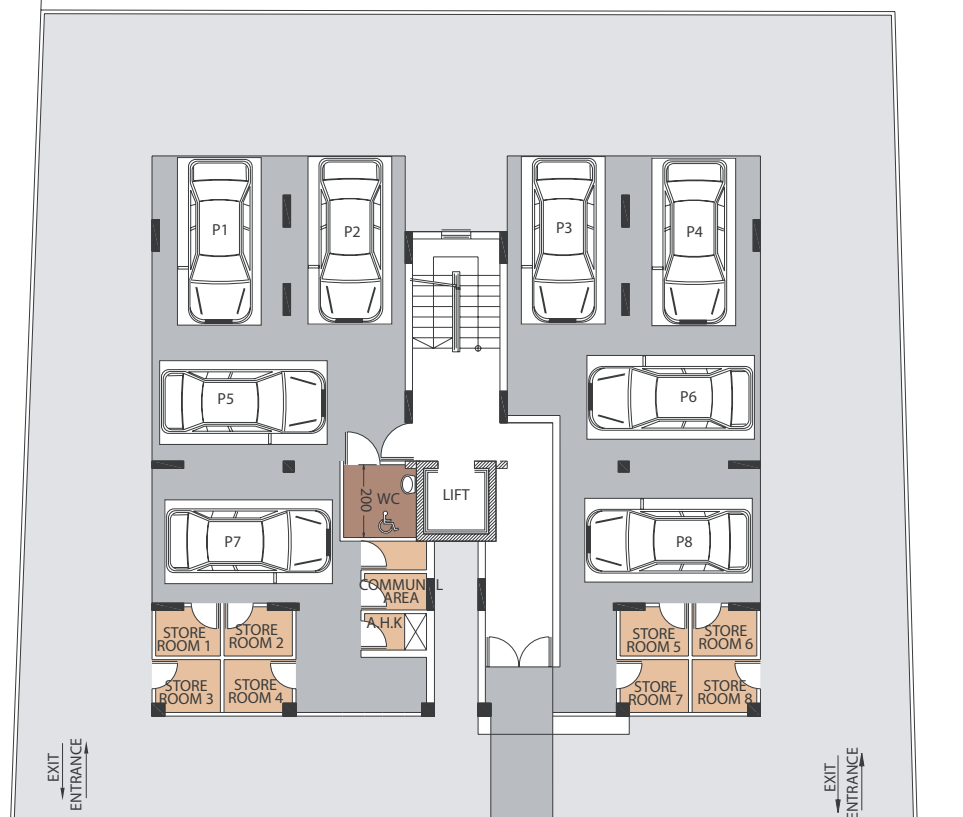
The Project

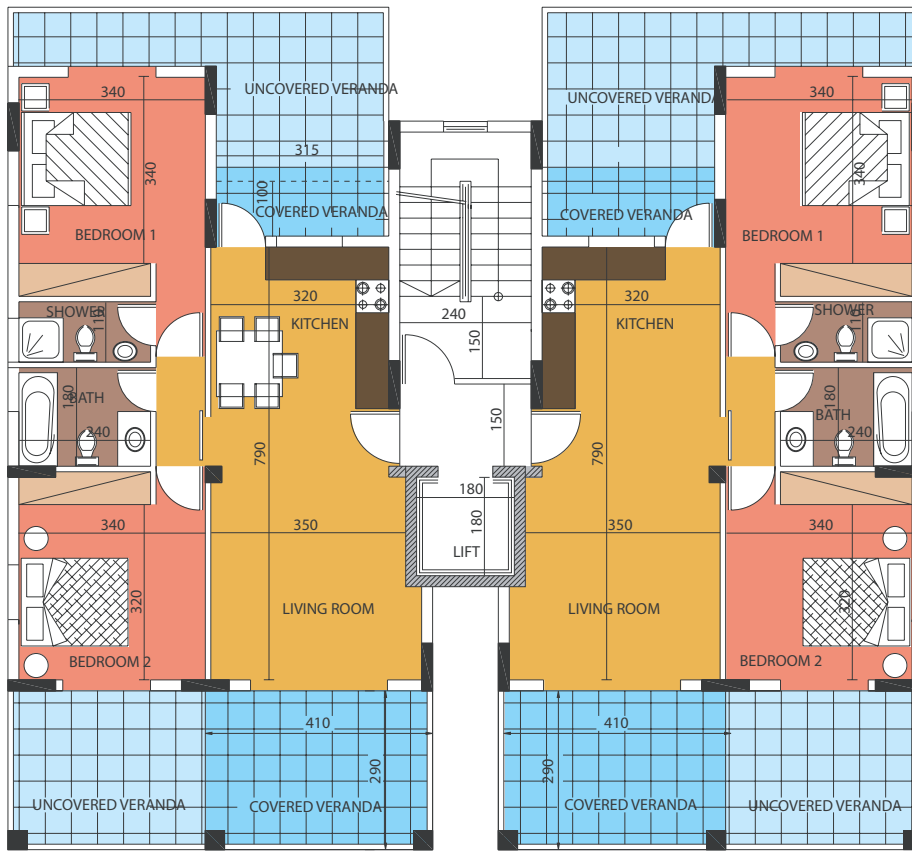
Melini Suites combines smart and contemporary living. The project also provides serenity and privacy, as the building consists of 2 units on each of the four floors. All apartments have lovely open plan kitchens and large balconies communicating with these. Master bedrooms are equipped with shower en suite, whilst top floor owners can enjoy their leisure time on their roof gardens.



PATHWAY

GROUND FLOOR

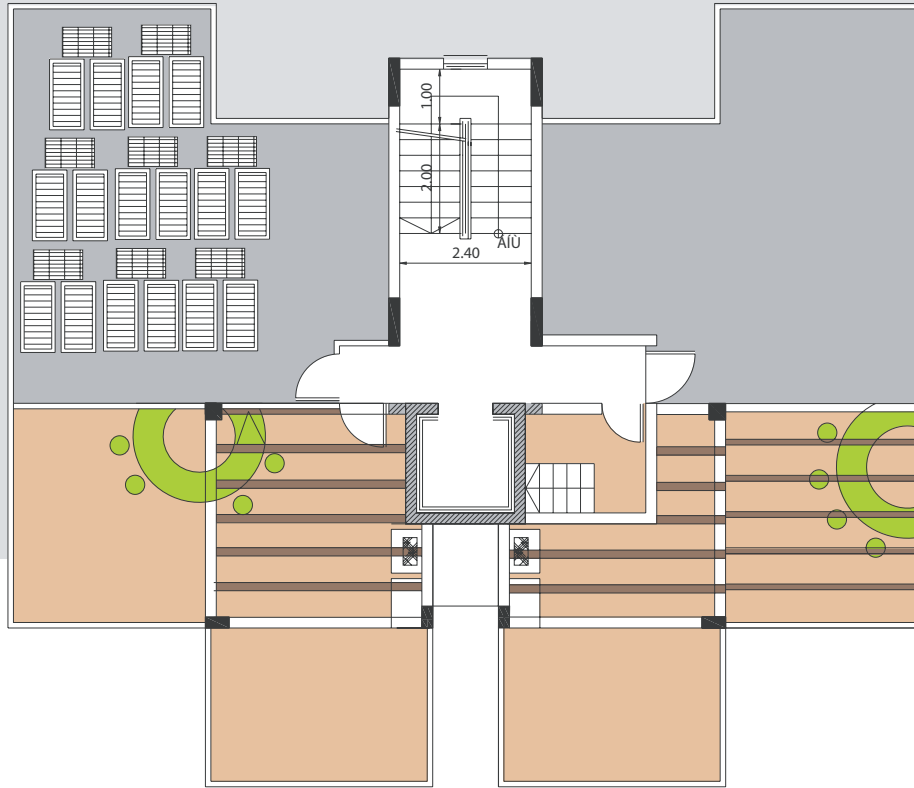




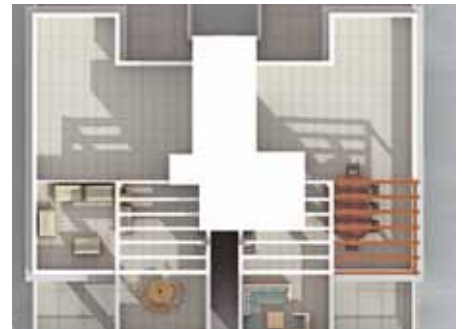
FIRST FLOOR



TYPICAL FLOOR
FOR 2nd, 3rd & 4th LEVEL



ROOF GARDENS



	Bedrooms	Total Area		Inside Cov. Area		Balconies		Uncov. Balconies		Communal Areas		Car Ports		Store Rooms	
		m ²	Ft ²	m ²	Ft ²	m ²	Ft ²	m ²	Ft ²	m ²	Ft ²	m ²	Ft ²	m ²	Ft ²
No. 11	2	139	1496	73	786	16	172	24	258	7.5	81	3	32	3	32
No. 12	2	139	1496	73	786	16	172	24	258	7.5	81	3	32	3	32
No. 21	2	115	1236	73	786	16	172	-	-	7.5	81	3	32	3	32
No. 22	2	115	1236	73	786	16	172	-	-	7.5	81	3	32	3	32
No. 31	2	115	1236	73	786	16	172	-	-	7.5	81	3	32	3	32
No. 32	2	115	1236	73	786	16	172	-	-	7.5	81	3	32	3	32
No. 41	2	157	1689	73	786	16	172	Roof Garden 42	452	7.5	81	3	32	3	32
No. 42	2	157	1689	73	786	16	172	Roof Garden 42	452	7.5	81	3	32	3	32

About Us

Africanos Property Developers Ltd is a family run business situated in the heart of Larnaca town center. With years of experience, we have become leaders in the field of property development. We base this success on our company policy to provide quality and reliable services to all our customers. We seek to provide a well rounded service based upon honest communication, as we understand how stressful and demanding it is to buy property in a foreign country. We aim to reduce that purchasing burden by providing coherent information and guidance on all intricacies of this process, prior and after sales, to each client.

Larnaca

The oldest city of Cyprus, Larnaca has always been populated from its very first settlement until the present date. Originally known as Kition or Kittim. Legend has it that the first settlement at the spot was founded by Noah's grandson Khittim. To date, Larnaca is a bustling town, with an advanced infrastructure, an International Airport and Marina. Larnaca has been able to retain a relaxed, leisurely atmosphere.





Technical Characteristics

Frame: Reinforced concrete, ensuring earthquake resistance.

Walls: Hollows Bricks 20cm. Externally plaster and paint finish, internally 10cm brick, plaster and paint finish.

Floor and Bathroom Walls: Tiles CYP5.00 per square meter in all areas.

Wardrobes and Kitchens Units: Internally melamine and externally walnut wood ply finish.

Doors: Beech Wood Ply finish.

Windows and Sliding Doors: Aluminum with externally tinted double glazing.

Sanitary Fittings: European standards and Origin.

Plumbing: According to British Standards PVC pipes for drainage and CPVC for water.

Water Supply: One tonne water tank and two solar panels.

Electrical Installation: Adequate number of power points, telephone and TV points in all rooms.

Air Conditioning for Hot & Cold Air: Provisions installation in all rooms.

Please Note: Whilst all reasonable care has been taken in the preparation of this brochure, and the information contained herein is believed to be correct, it cannot be guaranteed and is provided in good faith without liability. This brochure is for guidance only and does not constitute as offer or contract. Photographs, illustrations and artist impressions are indicative only and prospective clients must satisfy themselves as to correctness and suitability of the information through the architectural plans.



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