

Sea Magic Park

3 Bedroom Ground Floor Apartment Specification



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| Property Description | : 3 Bedroom Garden Apartment |
| Structural System | : Reinforced concrete and steel structure |
| Concrete Grade | : BS20 |
| Roof Structure | : Reinforced Concrete slab with pitched roof |
| Damp Proofing | : Damp proof course to Roof, Base, Walls and Balconies |
| Wall Structure | : Bricks / Block Beams |
| Floor materials | : Porcelain Flooring throughout |
| Internal Doors | : E-doors - Fully fitted |
| Windows & Doors | : Aluminum double glazed units |
| Wrought Iron work | : Balconies and Terraces |

Electrical:

All lighting and electrical sockets to be fitted and installed to the approved electrical project in compliance with the 'Cyprus Turkish Electrical Engineers Association' standards.

Water System:

Solar panels and Hot water Immersion heater system. All plumbing including pipe work, taps and water pump included as standard

Structural Guarantee : 5 Years

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Living Room

- TV point.
- Telephone point.
- Electrical points
- Air conditioning Point (no unit fitted)

Kitchen / Diner

- The kitchen units will be fully fitted and will be made of either solid pine or MDF based profile. The countertop will be laminated and the sink will be stainless steel.
- Electrical points for Washing machine, Oven and Hob, Extractor, Fridge Freezer
(These appliances are not included as standard)

Bedroom1

- Electrical points
- Built in wardrobes:
- Air conditioning point (no unit fitted)

Family Bathroom

- Fully fitted shower unit
- Toilet
- Sink
- Wall tiling – white tiling with a choice of mosaic border

Bedroom2

- Electrical points
- Built in wardrobes:
- Air conditioning point (no unit fitted)

Master Bedroom

- Electrical points
- Built in wardrobes:
- Air conditioning point (no unit fitted)

Ensuite

- Fully fitted shower unit
- Toilet
- Sink
- Wall tiling: Colour optional from a selected range.

Ensuite

- Terracotta porcelain floor on outside terraces
- Parking for each property
- External lighting on property (terraces)
- Infrastructure for Satellite and Wi-Fi System