

Horizon View Apartments - Kiti, Southern Cyprus

Kiti Horizon View will consist of 42 one and two bedroom apartments along with 24 penthouses. This is an exclusive development that offers the utmost in luxury and comfort.

Ample outdoor spaces along with private rooftop gardens, well laid out communal areas and pools and a golf course only minutes away. Built to the highest standards it will offer you the best value for money.



Each apartment has been thoughtfully and carefully designed to offer the buyer the utmost in luxury and comfort. Traditional design along with modern finishes allows these apartments to blend perfectly with the surroundings. Modern and carefully laid out interior areas, will make sure that ample living space is available.

Each apartment will enjoy the benefits of extra large verandas with pergolas, communal swimming pools laid in beautifully landscaped gardens. Double glazing, Italian fitted wardrobes, kitchen and door units, solar panels and the highest quality of ceramic tiles come as a standard. The properties have fully fitted kitchens complete with white goods, and air conditioning units.

Set in the a peaceful, tranquil and cultural village of Kiti you are only a 10 minute drive from the cosmopolitan city of Larnaca and its town centre with an array of colourful shops .Larnaca Airport is a stones throw away thus making it easily accessible. Kiti has a lot to offer enough to please everyone. Amenities, shops and good selection of well priced taverns and restaurants catering for everyone tastes are to be found just outside your doorstep. The popular coastline of Larnaca is only a short distance away and just a tee away is the 5 star proposed golf resort.



APARTMENT SPECIFICATIONS

REINFORCED CONCRETE FRAME AND FOUNDATIONS

Seismic Designed: The structural design is carried out in accordance with the latest Anti-earthquake codes of practice.

The structure is reinforced with high tensile steel, cut and bend to the latest code of practice.

The concrete is produced by modern batching plants in close proximity and conveyed to the projects using modern trucks and pump in position under the strict supervision of our quality control team.

All necessary procedures and tests are carried out on freshly laid concrete to make sure that meet the specifications and are in accordance with the latest code of practice.

The concrete is continuously cured and deshuttering takes place after the concrete meets the required strength as dictated by our laboratory engineer and after crushing tests are carried out on cubes taken during concreting.

WALLS

External and internal walls are constructed with the best quality wellbaked hollow clay bricks brought on site in pallets to avoid breakages and cracks.

All external walls are 200mm wide and internal walls 100mm wide.

The bricks are laid in position by experienced brick layers under the strict supervision of our supervisors and engineers.

All bricks used are in strict compliance with the appropriate standards of tolerances, compressive strength, water absorption and fire resistance.



WALL AND CEILING FINISHES

External Walls are finished with three coats of water proof plasters and painted using high quality external paints to our Architects approval.

Internal Walls are coated with three coats of plaster to give a smooth finish painted with three coats of high quality emulsion paint.

All ceilings are given a coat of levelling compound (Spadoula) and painted with three coats of high quality of emulsion paint.

FLOORS

Flooring is placed in position by experience tile layers under strict supervision using the best available materials as selected by our quality control team.

In the living area, bedrooms and kitchen, first quality ceramic tiles are used.

First class ceramic tiles are used for bathroom walls and flooring.

EXTERNAL DOORS AND WINDOWS

External Doors and Windows (sliding/ opening) patio, kitchens doors etc. are of electro statically colored Aluminum Sections, to our Architects choice with double glazed crystals.

All frames are watertight sealed both inside and outside with the appropriate sealants.

Wardrobes, doors and kitchen units are designed by Interior designers using the appropriate computer software and manufactured in Italy using first quality wellpreserved timber and laminated faced film.

First class ironmongery is supplied with the above.



WARDROBES, DOORS AND KITCHEN CABINETS

PLUMBING AND SANITARY INSTALLATIONS

The drainage and plumbing system is designed in strict compliance with the latest code of practice and local authorities' rules and regulations.

For drainage system PVC and UPVC pipes are used, placed in position in accordance with manufacturers' specifications and code of practice.

The affluent from drainage system is disposed through a well design manhole system to a biological treatment plant, or the local sewage system if available.

The plumbing system is constructed wholly with polypropylene or copper pipes using the latest code of practice.

Hot water pipes are adequately insulated and are connected to a solar system comprised of solar panels and electric hot water cylinder.

The cold water is supplied through a storage tank placed on the roof. Apartments at the top floor have a pressurized system.

Fresh water direct from the water board is supplied to kitchen sink.

A specialist subcontractor executes the drainage and plumbing systems.

All Sanitary Ware and Accessories are first class quality, imported mainly from Europe in modern styles.

ELECTRICAL INSTALLATION

The electric system is design by a specialist consultant in strict compliance with the latest code of practice and local authorities' rules and regulations.

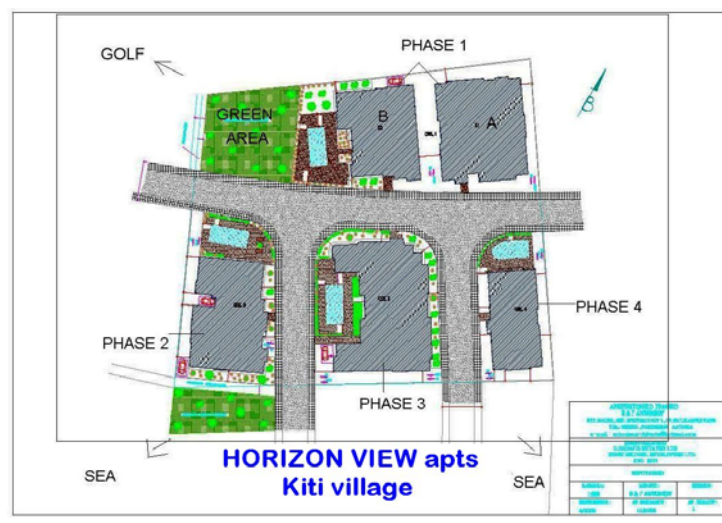
The Electric, Telephone and TV Systems are executed by licensed subcontractors with 13Amps 240Volt, single phase sockets, light switches, T.V and Tel. points in all rooms and to kitchen appliances. Each bedroom has 2 no single sockets, 1 no telephone point and 1 no TV connection.

All Apartments are provided with an Intercom connected to the Main Entrance of the Building as well as a doorbell.

The Electrical Installation is checked and approved for safety, prior to connection and delivery to the owner by the Electricity Authority of Cyprus.

The main E.A.C., individual and Common Use meters, trip switches etc. is located in a secure E.A.C. room.

A Mains Box with isolator switches is situated in each apartment.



PRICES AND AVAILABILITY

 HORIZON VIEW PRICE LIST											
Product No	Unit No	Parking No	Store No	Type	Beds	Baths	Covered Area	Veranda	Garden / Terrace	Swimming Pool	Price
Phase 1											
Block A											
HW 1-A-103	103	3	3	Standard	2		82 m ²	12 m ²	-	Communal	£92,000
HW 1-A-104	104	4	4	Standard	2		83 m ²	10 m ²	-	Communal	£94,000
HW 1-A-106	106	6	6	Standard	2		64 m ²	11 m ²	-	Communal	£74,000
HW 1-A-107	107	7	7	Standard	1		45 m ²	-	-	Communal	£62,000
HW 1-A-202	202	9	9	Standard	2		66 m ²	21 m ²	-	Communal	£78,000
Block B											
HW 1-B-101	101	1	1	Standard	2		73 m ²	11 m ²	-	Communal	£88,000
HW 1-B-102	102	2	2	Standard	2		82 m ²	11 m ²	-	Communal	£95,000
HW 1-B-104	104	4	4	Standard	2		83 m ²	12 m ²	-	Communal	£96,000
HW 1-B-203	203	10	9	Standard	1		47 m ²	10 m ²	-	Communal	£67,000
Product No	Unit No	Parking No	Store No	Type	Beds	Baths	Covered Area	Veranda	Garden / Terrace	Swimming Pool	Price
Phase 2											
Block A											
HW 2-A-101	101	1		Standard	2		64 m ²	9 m ²	-	Communal	£74,000
HW 2-A-102	102	2		Standard	1		49 m ²	7 m ²	-	Communal	£68,000
HW 2-A-107	107	7	3	Standard	2		83 m ²	9 m ²	-	Communal	£96,000
HW 2-A-201	201	8	1	Standard	2		64 m ²	9 m ²	-	Communal	£86,000
HW 2-A-203	203	10		Standard	1		45 m ²	7 m ²	-	Communal	£64,000
Product No	Unit No	Parking No	Store No	Type	Beds	Baths	Covered Area	Veranda	Garden / Terrace	Swimming Pool	Price
Phase 3											
Block A											
HW 3-A-101	101	1	1	Standard	2		86 m ²	12 m ²	-	Communal	£104,000
HW 3-A-102	102	2	2	Standard	1		45 m ²	7 m ²	-	Communal	£54,000
HW 3-A-103	103	3	3	Standard	2		85 m ²	18 m ²	-	Communal	£104,000
HW 3-A-104	104	4	4	Standard	2		79 m ²	17 m ²	-	Communal	£100,000
HW 3-A-105	105	5	5	Standard	2		79 m ²	17 m ²	-	Communal	£100,000
HW 3-A-106	106	6	6	Standard	2		84 m ²	22 m ²	-	Communal	£104,000
HW 3-A-107	107	7	7	Standard	2		62 m ²	9 m ²	-	Communal	£78,000
HW 3-A-108	108	8	8	Standard	2		87 m ²	12 m ²	-	Communal	£104,000
Product No	Unit No	Parking No	Store No	Type	Beds	Baths	Covered Area	Veranda	Garden / Terrace	Swimming Pool	Price
Phase 4											
Block A											
HW 4-A-101	101	1	1	Standard	2		66 m ²	8 m ²	-	Communal	£79,000
HW 4-A-103	103	3	3	Standard	1		45 m ²	6 m ²	-	Communal	£54,000
HW 4-A-104	104	4	4	Standard	2		65 m ²	8 m ²	-	Communal	£78,000
HW 4-A-105	105	5	5	Standard	2		67 m ²	8 m ²	-	Communal	£80,000
HW 4-A-201	201	6	6	Penthouse	2		66 m ²	8 m ²	35 m ²	Communal	£96,000
HW 4-A-203	203	8	8	Standard	1		45 m ²	6 m ²	-	Communal	£64,000
HW 4-A-205	205	11	10	Penthouse	2		67 m ²	8 m ²	35 m ²	Communal	£97,000

1. Prices are subject to change without notice. Please call for updated pricelist.
2. Start date Sep 07
3. Completion Mar 09
4. Includes all white goods & aircon units
5. Alpha bank
6. Deposit 20%