

# MALIBU

Welcome to Malibu!

Malibu, our latest development, in Tatlisu, is set on 16000 sq-m of prime real estate just two minutes walk from the beach boasting unparalleled sea and mountain views. Construction is due to begin in April 2022 and will complete in approximately 36 months.

The project consists of;

- 18 ground floor studio apartments surrounding the main pool/restaurant area
- 18 double height loft apartments with mezzanine floor surrounding the main pool/restaurant area
- 24 front line two and three bedroom apartments
- 10 mountain view two and three bedroom apartments
- 5 front line 3 bedroom bungalows

The development is complimented by the inclusion of a wellness spa and fitness centre along with pool side bar and restaurant.

## Features and Amenities

- Unique seafront location
- Spectacular Sea & Mountain views
- Flexible payment plan
- Heat and sound insulation
- Underfloor heating for the bathrooms
- Wide range of kitchen worktops and cupboards
- Rich choice of tiles
- Private outside space
- Pergola on the roof terrace
- Built-in barbecue
- 24/7 site maintenance service
- Restaurant and poolside bar
- Fitness and Spa centre

## Garden Studio

Structural System: Reinforced concrete structure

Concrete Grade: BS25

Roof Structure: Reinforced Concrete slab  
with a pitched roof where necessary

Damp Proofing: Fully flexible high-quality Damp proof  
course to Roof and Base

Wall Structure: Bricks/Blocks Beams

Floor Materials: High-quality Porcelain Flooring throughout

Staircase and Edges: Marble

Internal Doors: Laquear painted

Windows & Doors: Aluminium double glazed units with heat barrier frames and glass

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. Bathrooms will have suspended ceiling with spotlights as standard. All circuits will have RCD (Residual Current Device) fuse for maximum safety.

Water System:

Central pumping station will pump water with a comfortable 2,2 bar, pressure regulators will be placed to have equal pressure throughout the site. All bathroom fittings will be high quality CE certificated. Shower panes tempered glass, on wall toilets, rain showers all comes as standard.

Structural Guarantee: 5 Years

Livingroom:

- TV and Telephone point
- Network line for wi-fi
- Electrical points
- Airconditioning point
- Plaster Coving

Kitchen Dinner:

- The kitchen units will be fully fitted, made of either solid pine or MDF based profile. Granite worktop and the sink in stainless steel. The customer will have a choice of styles and colours.
- Electrical points for fridge freezer, Washing Machine, Dishwasher, Oven/Hob and extractor. (These appliances are not included as standard)

Niche:

- TV point
- Electrical points
- Build in wardrobes: Choice of doors from selected range

Bathroom:

- Fully fitted shower unit with integrated mixer and ceiling rain shower
- Sink with cupboard below and high-quality mirror
- Wall tiling: Colour optional from a selected range
- Wall mounted toilet
- Underfloor heating