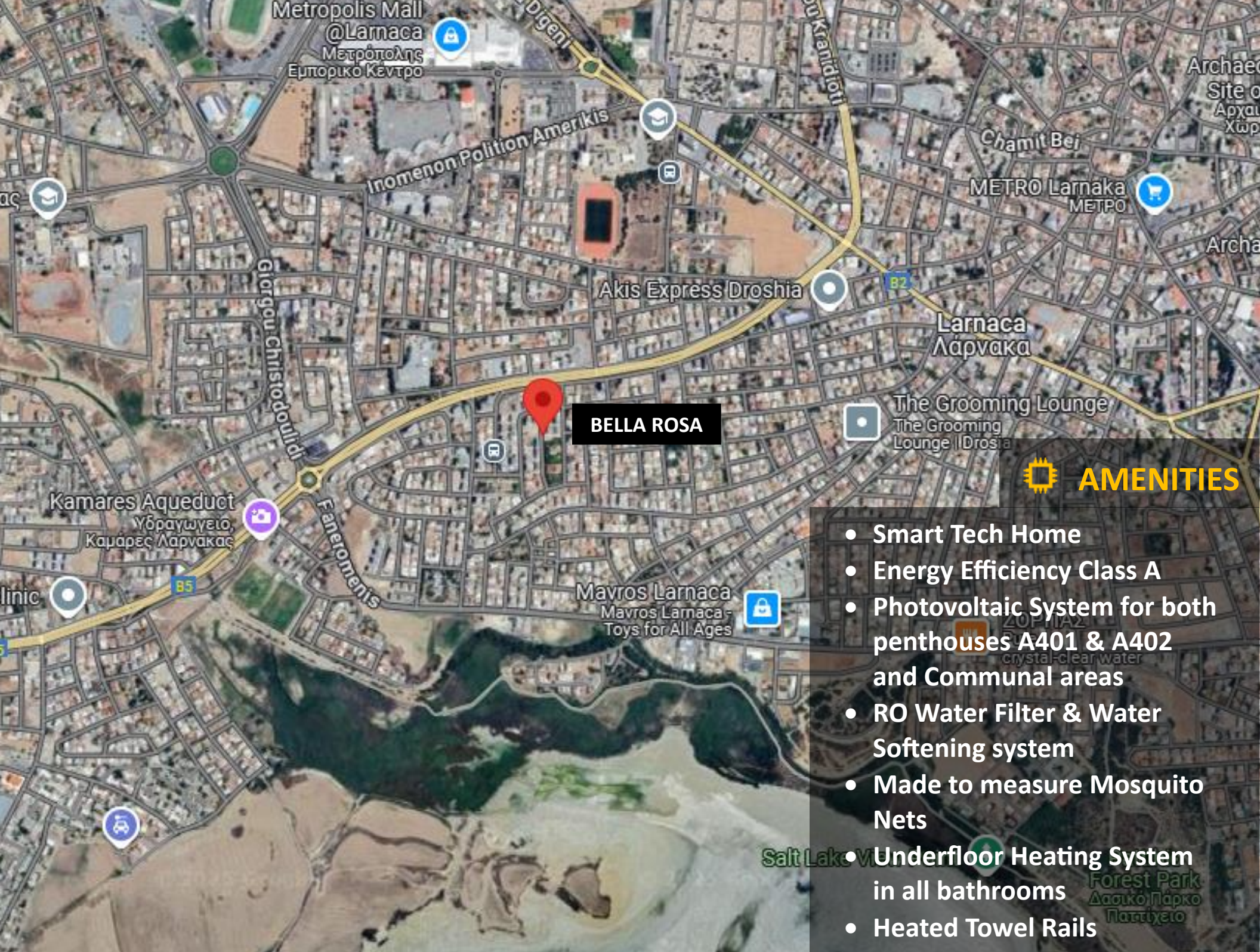




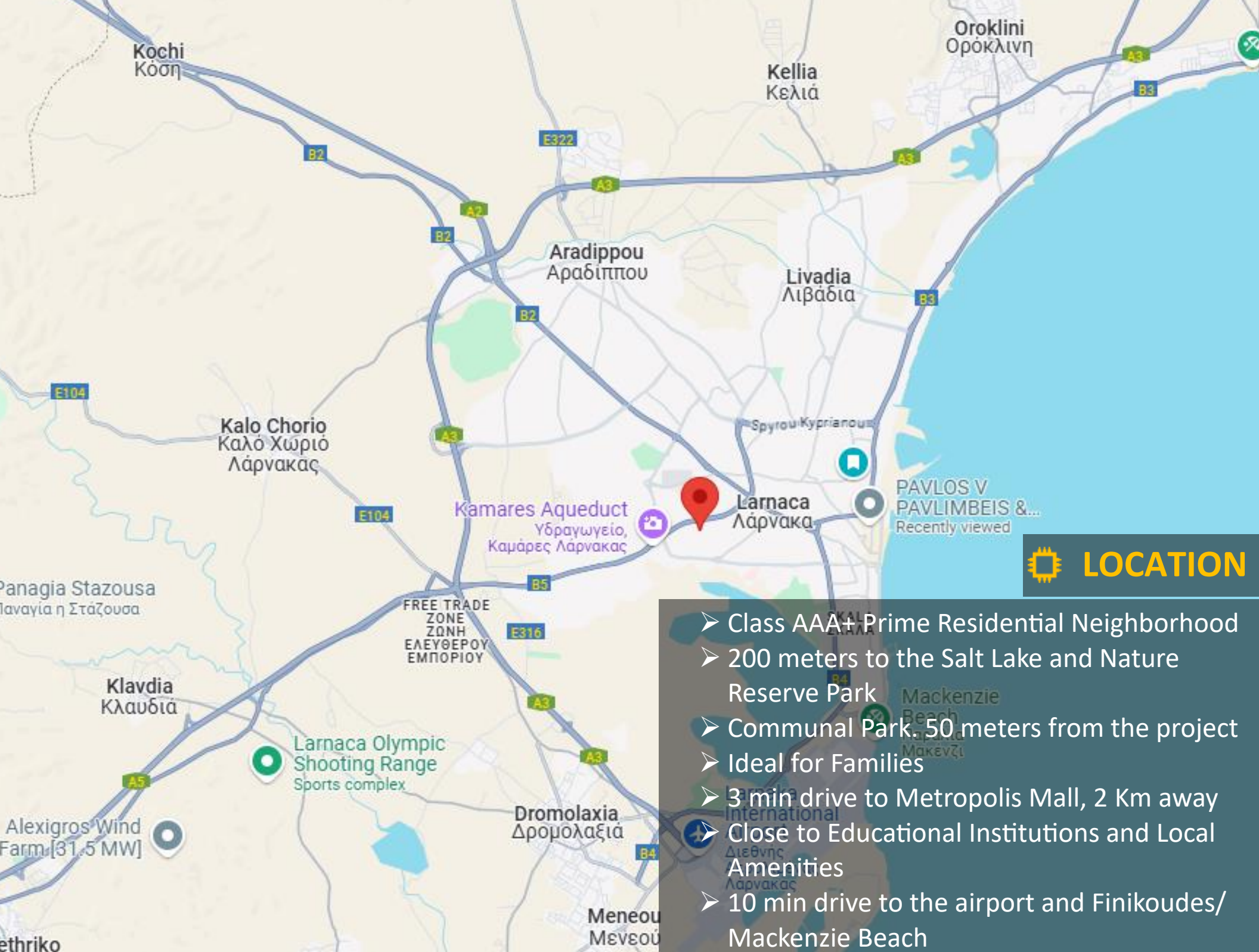
BELLA ROSA



BELLA ROSA

AMENITIES

- Smart Tech Home
- Energy Efficiency Class A
- Photovoltaic System for both penthouses A401 & A402 and Communal areas
- RO Water Filter & Water Softening system
- Made to measure Mosquito Nets
- Underfloor Heating System in all bathrooms
- Heated Towel Rails



LOCATION

- Class AAA+ Prime Residential Neighborhood
- 200 meters to the Salt Lake and Nature Reserve Park
- Communal Park, 50 meters from the project
- Ideal for Families
- 3 min drive to Metropolis Mall, 2 Km away
- Close to Educational Institutions and Local Amenities
- 10 min drive to the airport and Finikoudes/ Mackenzie Beach

ADVANCED FEATURES SPECIFICATIONS

ELECTRICAL INSTALLATION & SPECIFICATION

The following are included:

- Energy efficiency Class A
- Smart control system “aligned” for use as “provisions” for the below
 1. Lights & Dimmer Switches
 2. Smart TV
 3. Music Surround System
 4. Electric Blinds
 5. Shutter Rolex Blinds
 6. Oven & Hob
 7. Air Condition Units
- Provision for the installation of T.V. and extension in all bedrooms
- Superior Light Fittings will be fitted in all balconies
- Common Antenna – Cypriot channels
- Fiber Optic Internet connection
- Provision for Electrical Car Charge
- Photovoltaic System for common areas
- Photovoltaic System for both penthouses, A401 & A402.
- Intercom System for each unit
- Provision for Telephone installation & tel. extension in all bedrooms

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ADVANCED FEATURES SPECIFICATIONS

MECHANICAL INSTALLATION & SPECIFICATION

- The following are included:
- RO Water Filter System
- Water Softening System
- Water Pressure System
- Heated Towel Rails
- Under Floor Heating in all bathrooms
- Hot Water Return Pump that disperses hot water immediately
- Digital Smart-Tech Operated Thermostat in all apartments to show and control hot water temperature
- Provision for Dishwasher and Washing Machine.

PHARONICA

ADVANCED FEATURES SPECIFICATIONS

OTHER INSTALLATION & SPECIFICATION

The following are included:

- Gypsum Board and Spotlights included above the kitchen units
- Made to measure Mosquito Nets





**Photovoltaic
System for each
penthouse
apartment and
communal areas**

SMART HOME TECHNOLOGY Included:



**Intercom System
connected to your phone
Call & connect via Smart
Intercom**



**Control Hot Water
Temperature from your
phone**

**Control Lighting System
from your phone**





***SMART HOME
TECHNOLOGY
Included:***



**Underfloor
Heating in all
bathrooms**



**Provisions
for Heated
Towel Rail**





SMART HOME TECHNOLOGY Included:



**Provisions for
Smart Electric
Blinds**



**Provisions
for Smart
Oven to be
controlled by
your phone**



**Provisions for
Smart Air-
Conditioning**



OTHER FEATURES

Included:



**Gypsum Board
and Spotlights
included above
the kitchen units**



**Mosquito
Nets that are
custom
made to fit
any window**



**RO Water Filter
System under
kitchen sink & Water
Softening System**

EXTERIORS





PHARONICA

DEVELOPERS LTD



PHARONICA

ERS LTD



INTERIORS













Thank you