

**Location:** Beachfront, next to St. Raphael Hotel, opposite the St. Raphael Marina with sandy organised blue flag beach in front of the project. On the beach the residents have the benefit of sunbeds, umbrellas and full service from the management company and from the public restaurants and bars.

**Description:** 6 floor residential building with spacious lobby area and lower ground floor. Residences offer an extensive range of benefits of up market facilities like: front desk concierge 24h | gym | sauna | relaxing areas | open terraces | swimming pool | lush garden | gated entrance and underground parking for each residence. It consists of 11 apartments of 9 two bedroom apartments, 1 three bedroom apartment and 1 triplex five bedroom penthouse, all with spacious verandas facing to the sea. Each apartment has 1 or 2 staff rooms with ensuite shower cabin on the lower ground floor. Interior spaces are designed with top quality finishes and materials from well-known brands. Each apartment has water under floor heating and concealed A/C units. The clear height of the ceilings is 3.6 meters.

**Estimated completion date:** May 2023.

Floor	Apartment No	Bedrooms	Internal Area m <sup>2</sup>	Staff Room m <sup>2</sup>	Covered Veranda m <sup>2</sup>	Uncovered Veranda m <sup>2</sup>	Total Net Area m <sup>2</sup>	Proportion of the communal covered area m <sup>2</sup>	Parking place	Total Gross Area m <sup>2</sup>	Price € Plus VAT
1	101	2 bedrooms + 1 staff room	77	5	22	-	104	35.2	1	139.2	SOLD
1	102	2 bedrooms + 1 staff room	97	15	26	-	138	44.4	1	182.4	2,400,000
1	103	2 bedrooms + 1 staff room	100	16	33	-	149	45.7	1	194.7	1,740,000
2	201	3 bedrooms + 2 staff rooms	204	29	48	-	281	93.3	2	374.3	SOLD
2	203	2 bedrooms + 1 staff room	100	15	33	-	148	45.7	1	193.7	1,840,000
3	301	2 bedrooms + 1 staff room	77	5	22	-	104	35.2	1	139.2	SOLD
3	302	2 bedrooms + 1 staff room	97	19	26	-	142	44.4	1	186	SOLD
3	303	2 bedrooms + 1 staff room	100	20	33	-	153	45.7	1	198.7	2,040,000
4	401	2 bedrooms + 1 staff room	98	14	22	-	134	44.8	1	178.8	SOLD
4	402	2 bedrooms + 1 staff room	97	14	26	-	137	44.4	1	181.4	SOLD
4&5&6	601	5 ensuite bedrooms + 2 staff rooms	490	28	207	123	725	224.1	3	1072.1	SOLD

**Upmarket facilities of the project for residents only:**

**Lower Ground Floor Common Area:**

1. Outdoor Lobby
2. Lobby
3. 1 Staff room for each apartment  
2 Staff rooms for the apartment No.201 and penthouse No.601
4. Changing rooms for male and female
5. Exterior covered area
6. Exterior uncovered area
7. Parking area
8. Landscaped garden
9. Common corridor

**Ground Floor Common Area:**

1. Lobby / Reception / Lounge area
2. Swimming pool
3. Private Gym
4. Relaxing Room
5. Sauna
6. Exterior uncovered verandas
7. WC for disable persons
8. Visitors Parking
9. Bicycle Parking

**Main Entrance Common Area:**

1. Gate Canopy

**Field Characteristics:**

Plot (3461m<sup>2</sup>)

**DTA Property Management:**

**Yearly Property Management** is offered by the credible professionalism of our company to maintain all areas and spaces of the property in top condition after the delivery.

- Fully managed effortless income;
- Immediate income after delivery;
- After sales services;
- Resale services;
- Rental management;
- Property maintenance.

**Daily Management:**

- Property Insurance;
- MEP Systems and Equipment Services;
- BMS Maintenance Services;
- Property cleaning;
- Security Services;
- Concierge Services;
- Swimming pool Maintenance;
- Gardening Services;
- Food and Beverage Services;
- Elevator Maintenance;
- Pest Control;
- Domestic water treatment and testing;
- Façade cleaning;
- Laundry services;
- Housekeeping;
- Window cleaning.

\* The above prices are subject to change without prior notice at the discretion of the company.