

Atoll Rain

The new **Atoll Rain** project will be built in one of the most scenic parts of the island, just **10 km from Kyrenia**, in the **Lapta** area, only **400 meters from the sea**.

At **Atoll Rain**, you will find yourself immersed in an atmosphere of comfort and tranquility, surrounded by the natural beauty of Cyprus. And if you choose an apartment with a **private rooftop terrace**, you'll enjoy **breathtaking panoramic views** of the mountains and the sea.

Just imagine starting your morning with a cup of aromatic coffee, watching the sunrise, and ending your day with a glass of wine, captivated by a stunning sunset...

This complex is **ideal for investment**.

Apartment Types:

- **8 Townhouse Apartments (1+1, 52.5 m²)** – Single-floor units with separate entrances and large private rooftop terraces
- **14 Apartments (1+1, 52.5 m²)** – Second-floor units with private rooftop terraces
- **4 Apartments (2+1, 77.5 m²)** – Second floor with private terrace, ground floor with small garden
- **3 Duplex Apartments (2+1, 80 m²)**

The complex features a **communal swimming pool** and **landscaped gardens**.

Its elegant design, proximity to the sea, and stunning views are sure to impress even the most demanding buyer.

Apartment Specifications:

- All construction materials are **high quality and TSE certified**
- **1-year warranty** on construction work
- **5-year warranty** on the main load-bearing structure (from completion date)
- Reinforced concrete construction
- External walls: 25 cm thick brick
- Internal walls: brick with sound insulation
- Roofs: thermal and waterproof insulation
- Exterior walls painted with **silicone-based facade paint**
- **Double-glazed aluminum windows and balcony doors** with PVC frames
- Staircases made from **natural beige marble**
- Interior walls: 3 layers of **matte plastic paint over gypsum plaster**
- Ceilings: **plastic paint over gypsum plaster**
- Balcony and staircase railings: **aluminum and glass**
- Kitchen cabinets: **MDF or profiled coating** (color choice available)
- Sink: **stainless steel**

- Bathrooms: **1st class ceramic tiles** (TSE certified) for walls and floors
 - Entrance door: **steel security door**
 - Interior doors: **American press style**
 - A/C and TV infrastructure in all rooms
 - Landscape design throughout the complex
 - Outdoor lighting
 - Poolside loungers
 - **Underground parking** (1 space per apartment)
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Water and Electrical Installation:

- All plumbing and electrical materials are **1st class and TSE certified**
 - **Booster pump system**
 - **Solar energy system** (1 panel per apartment)
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Outdoor Terraces & Balconies:

- **Ceramic tile flooring**
- **Aluminum and glass railings**

Enjoy the beauty of the **Mediterranean Sea** and the **Kyrenia Mountains!**

Construction Timeline:

- **Start:** December 2023
- **Completion:** Q2 2026