



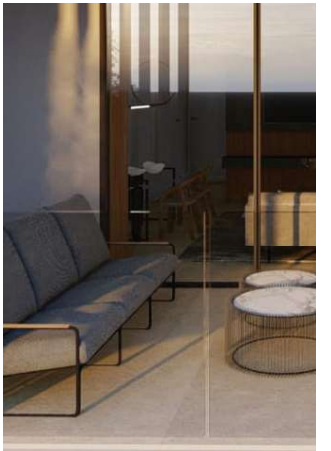


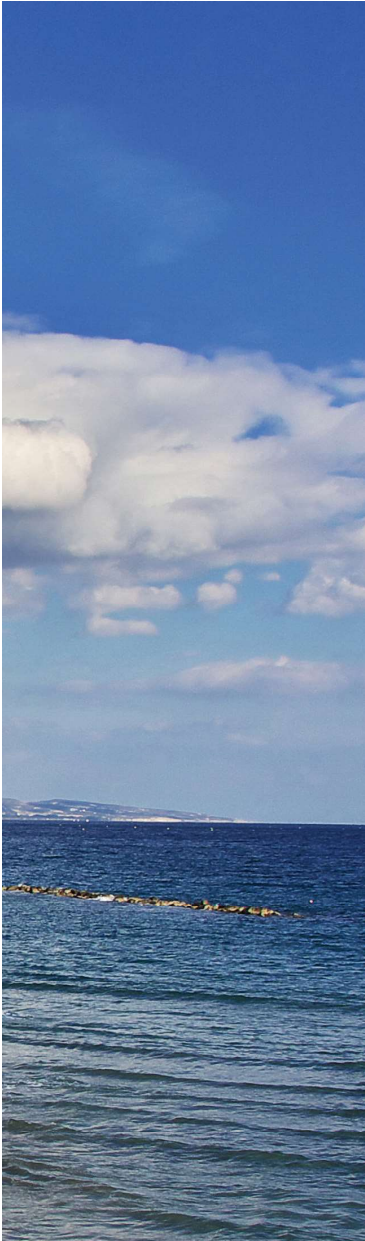
A DESIRABLE DESTINATION

With its cosmopolitan spirit and lifestyle, its super yacht marina and the upcoming casino resort, the seaside town of Limassol is one of the most powerful magnets in the eastern Mediterranean region.

Apart from the attractions of the city itself, proximity to the green mountains of Cyprus with their picturesque villages, boutique wineries and hidden monasteries makes this town a desirable destination for home buyers and property investors.

Whether for personal use or as an investment, demand for luxurious residential properties in Limassol is high and expected to rise even more, as a series of upcoming major infrastructure projects and commercial developments take the city to the next level.





LUXURY IN THE CITY

Another modern building of LUXURY HOMES in Limassol's prestigious area of Agios Athanasios.

It is within walking distance from the supermarkets, shops and boutiques of Kolonakiou Street. Walk a bit further and you will reach the seafront promenade and the sandy beach for a stroll along the water, while the city centre is just 1km away. By car it's just a few minutes to the popular Dasoudi Beach, an extended stretch of mature Mediterranean greenery that decorates the coastline.

Walking distance to everyday amenities

100m from Kolonakiou Street

700m from Columbia beach

300m to shops and boutiques

1km from the city centre

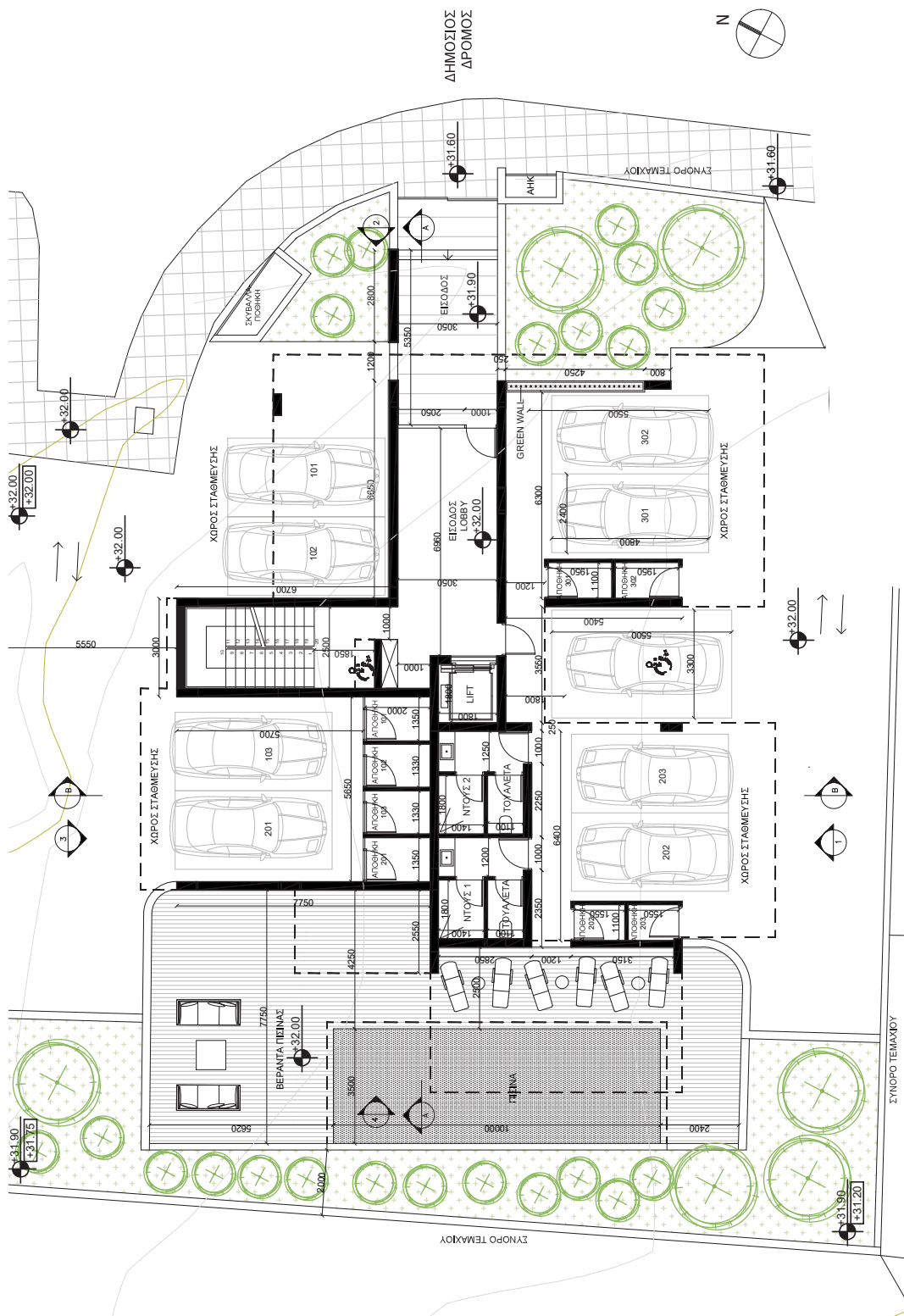




- > GATED ENTRANCE > COMMUNAL POOL > COVERED PARKING > STORE ROOMS > ELECTRIC CHARGING POINT
- > HIGH END SPECIFICATIONS > VRV AC SYSTEM > FLOOR HEATING PROVISION > QUALITY CERAMIC FLOORING
- > HIGH CEILINGS > MODERN EUROPEAN CARPENTRY > WALK IN CONTEMPORARY SHOWERS
- > WALL MOUNTED SANITARY > ENERGY CATEGORY A



GROUND FLOOR

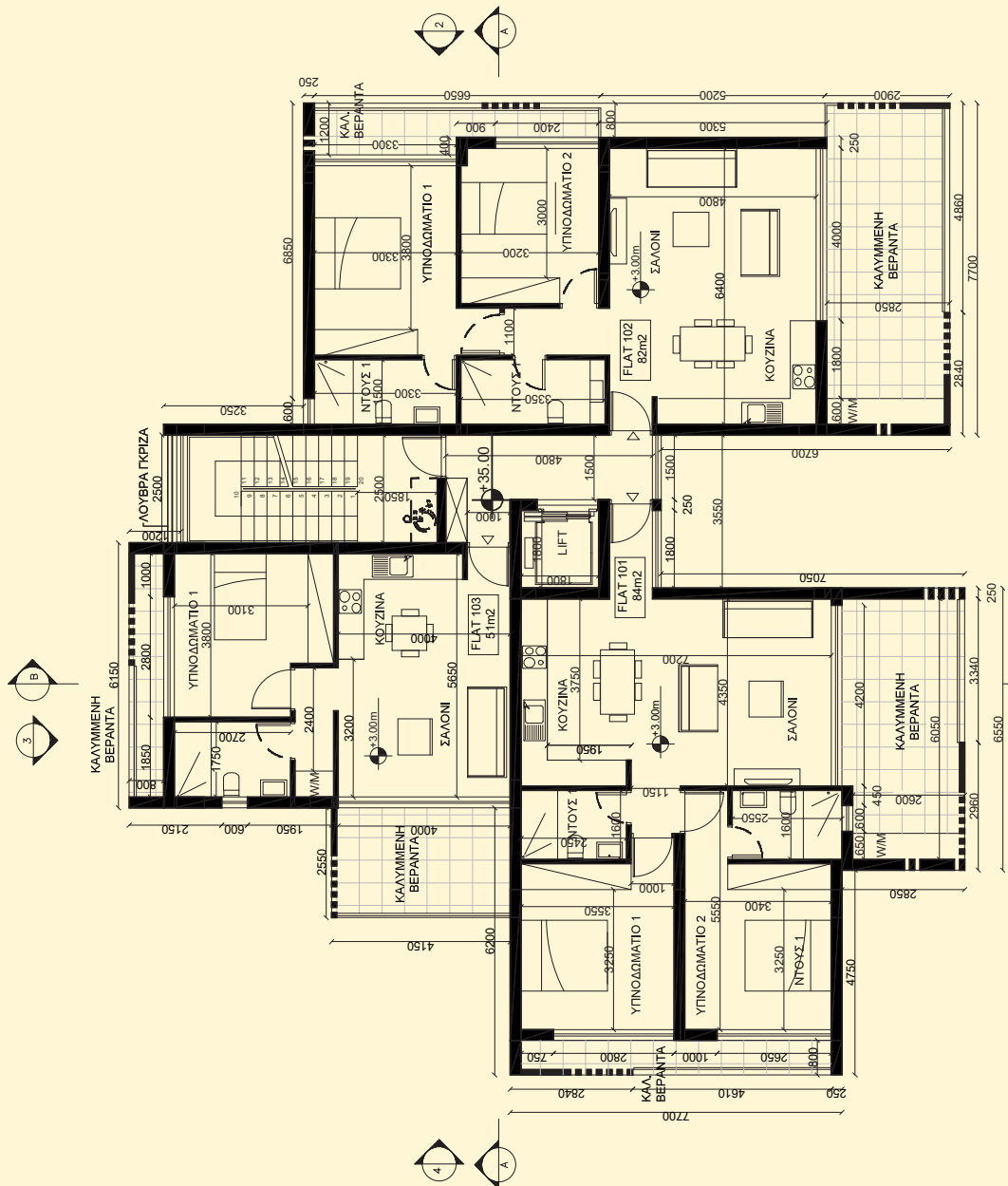


ST FLOOR

APARTMENT 101

2 BEDROOMS / 2 BATHROOMS

LIVING AREA:	84 sqm
COVERED VERANDA:	24 sqm
TOTAL COVERED AREA:	108 sqm
COVERED PARKING:	1
STORAGE ROOM:	3 sqm





APARTMENT 102

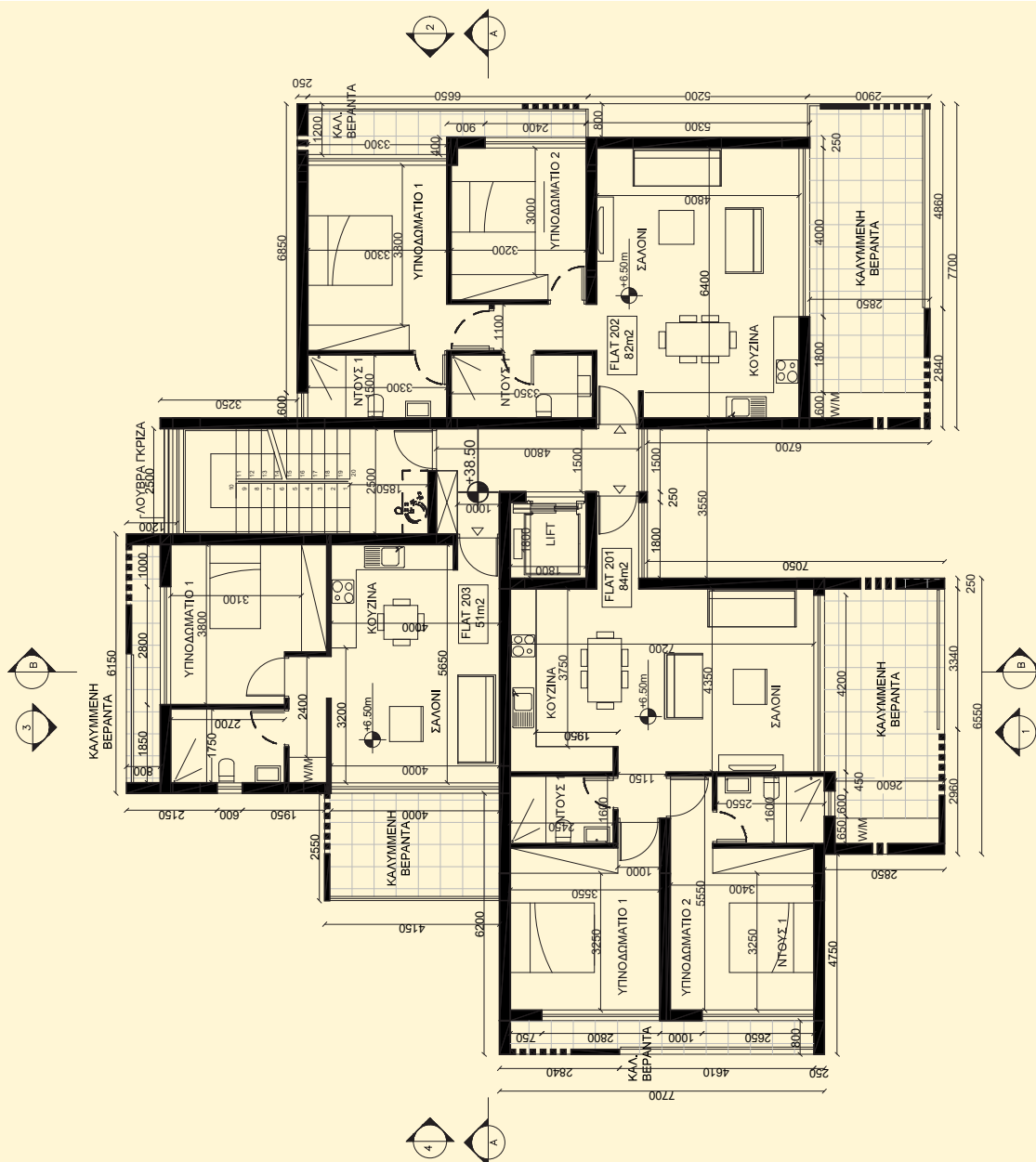
2 BEDROOMS / 2 BATHROOMS

LIVING AREA:	82 sqm
COVERED VERANDA:	30 sqm
TOTAL COVERED AREA:	112 sqm
COVERED PARKING:	1
STORAGE ROOM:	3 sqm

APARTMENT 103

1 BEDROOM / 1 BATHROOM

LIVING AREA:	51 sqm
COVERED VERANDA:	16 sqm
TOTAL COVERED AREA:	67 sqm
COVERED PARKING:	1
STORAGE ROOM:	3 sqm



2ND FLOOR

APARTMENT 201

2 BEDROOMS / 2 BATHROOMS

LIVING AREA:	84 sqm
COVERED VERANDA:	24 sqm
TOTAL COVERED AREA:	108 sqm
COVERED PARKING:	1
STORAGE ROOM:	3 sqm



APARTMENT 202

2 BEDROOMS / 2 BATHROOMS

LIVING AREA:	82 sqm
COVERED VERANDA:	30 sqm
TOTAL COVERED AREA:	112 sqm
COVERED PARKING:	1
STORAGE ROOM:	2 sqm

APARTMENT 203

1 BEDROOM / 1 BATHROOM

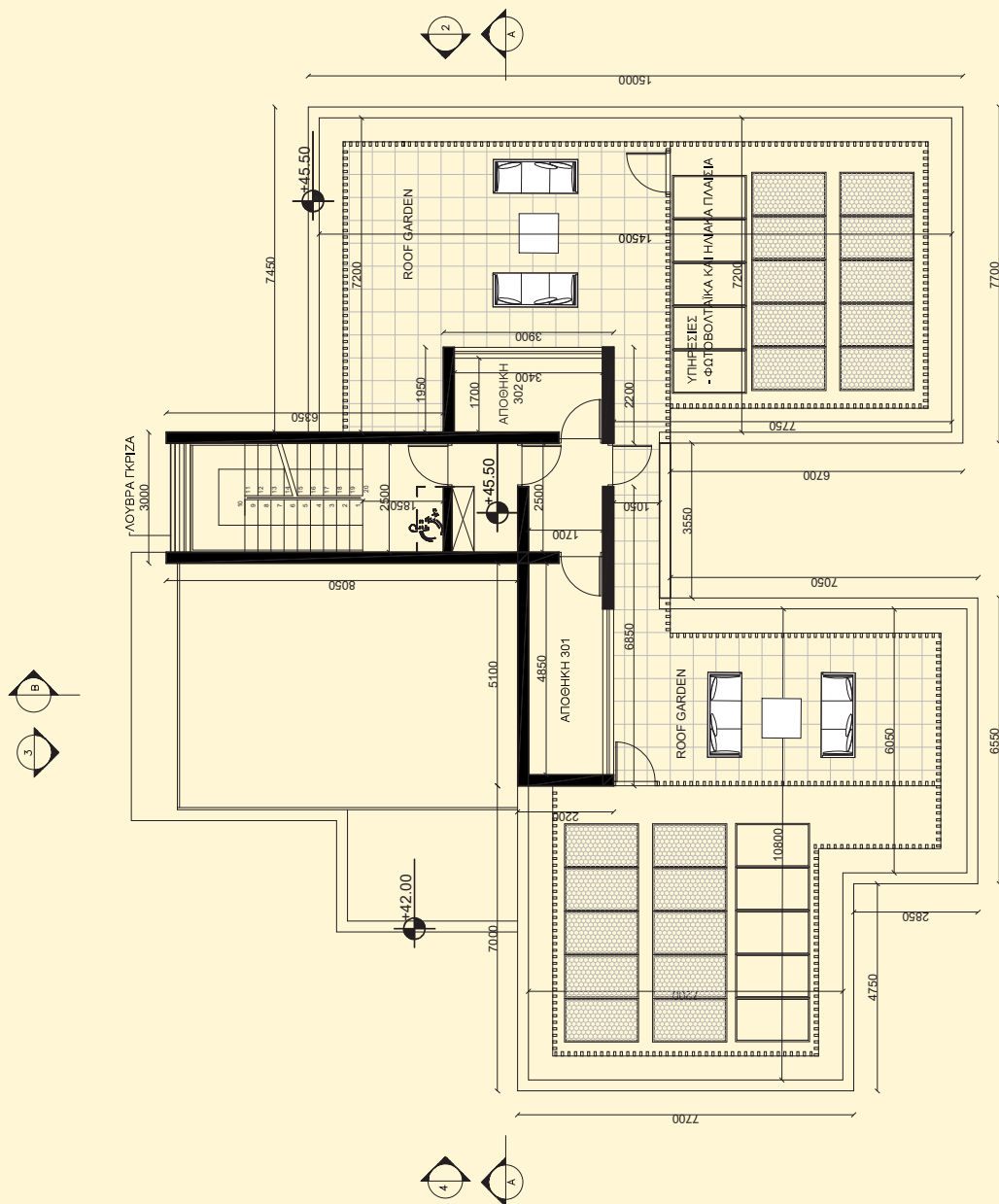
LIVING AREA:	51 sqm
COVERED VERANDA:	16 sqm
TOTAL COVERED AREA:	67 sqm
COVERED PARKING:	1
STORAGE ROOM:	2 sqm



APARTMENT 302

2 BEDROOMS / 2 BATHROOMS

LIVING AREA:	84 sqm
COVERED VERANDA:	28 sqm
STORE / OFFICE:	9 sqm
TOTAL COVERED AREA:	121 sqm
ROOF GARDEN:	40 sqm
COVERED PARKING:	1
STORAGE ROOM:	3 sqm



ROOF PLAN

Only Apartments 301 & 302 have access to the Roof Garden. They include Store room as well.

SPECIFICATIONS

Structural specifications, finishing materials and fixtures

STRUCTURE

- Reinforced concrete, beams and slabs, designed to seismic specifications

WALLS AND PARTITIONS

- External walls: 30 cm thick of high quality hollow bricks, in accordance with the European Union's thermal and energy saving standards
- Internal walls: U15 ULTRA board system (Knauf, Germany or Rigips, Italy) of 10 cm on both sides and Rockwool internally.

PLASTERING

- External surfaces will be finished with 2 coats of rough texture plaster and rough concrete.
- Internal walls and partitions will be finished with 3 coats of plaster.
- The ceilings will be finished with spatula.

PAINTWORK

- Internal: spatula and 3 coats of oil paint in all bathrooms and toilet rooms.
- White walls and ceilings.
- External: paint and rough concrete as per architectural plans.

KITCHEN

- European ceramic tiles*
- European handleless fitting*
- Individually designed layouts.
- Techno granite worktops*
- Techno granite under-slung sink with Italian chrome-finish mixer tap.
- MK wedge sockets under wall units.

LIVING ROOM & BEDROOM AREAS

- European ceramic flooring in hall and living areas* or laminate wood floor.
- Pressure-lacquered doors.
- Individually designed fitted wardrobes*

BATHROOMS

- European ceramic tiles*
- European white sanitary ware.
- Suppliers: Ideal Standard or Laufen.
- Wall-mounted WC pan with concealed cistern and soft seat and cover.
- European ceiling-mounted shower arm and head with separate hand shower and wall-mounted recessed controls.
- Individually designed vanity unit with demister illuminated mirror cabinet incorporating two shaver sockets.
- European chrome-finish brassware.
- Walk-in shower with contemporary fixed glass screen.

ELECTRICAL FITTINGS

- Scene-setting dimmable lighting in all rooms.
- LED lighting on all balconies.
- External power socket on all terraces.
- Slim-line white sockets throughout.
- Satellite system or cable TV installation.
- Telephone and data points in principal rooms.
- Visual Intercom system for each apartment and the main entrance.
- USB charging points.

** colour choice available*