

citrus



A PROJECT BY
itsimple



*"Nothing is ART if it
does not come from nature."*

- ANTONI GAUDI

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Citrus Grove
itsimple

INTRODUCTION



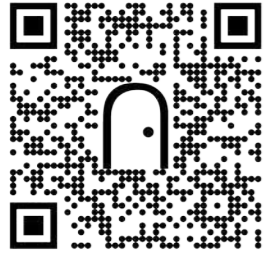
inspired by nature



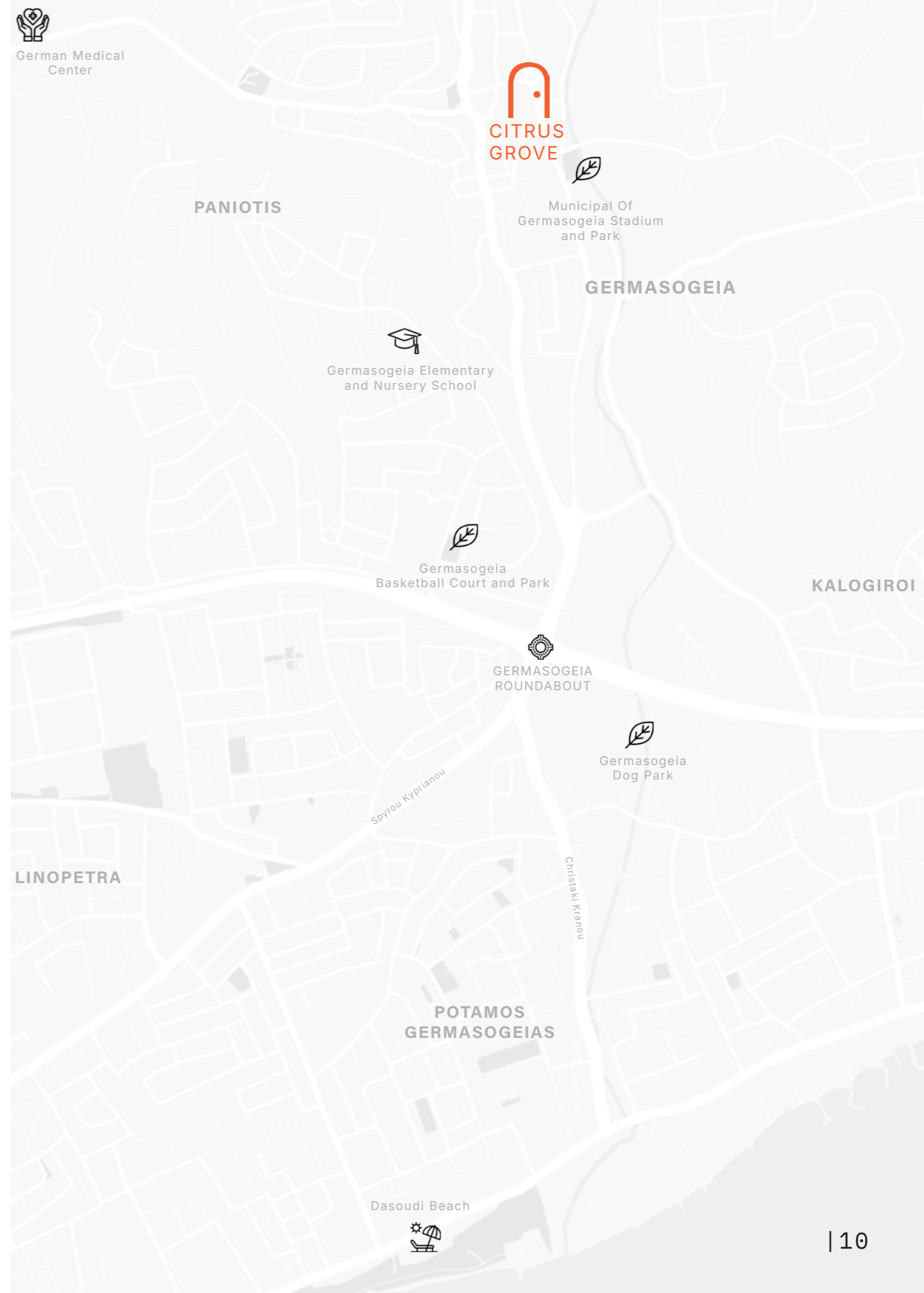
Surrounded by lush citrus trees, the plot offered a unique sense of serenity and natural beauty that became the foundation of our vision. Drawing inspiration from the surrounding grove, we designed a space that blends refined living with the calm and freshness of nature.

Citrus Grove is more than a name. It's a tribute to the land's heritage and character. The result is a boutique development of 12 exclusive residences, thoughtfully crafted in the prestigious Germasogeia area to offer a harmonious balance of elegance, privacy, and connection to the landscape.

LOCATION



-  1 minute to nearest Park Area and Sports Facilities
-  5 minutes to Germasogeia Roundabout
-  6 minutes to Germasogeia Dog Park
-  6 minutes to German Medical Institute
-  7 minutes to Nearest School
-  9 minutes to Dasoudi Beach



EXTERIOR

The exterior of **Citrus Grove** reflects a philosophy of understated elegance, where simplicity meets sophistication. Clean lines, crisp white surfaces, and exposed concrete elements define the architectural language, creating a modern yet timeless aesthetic.



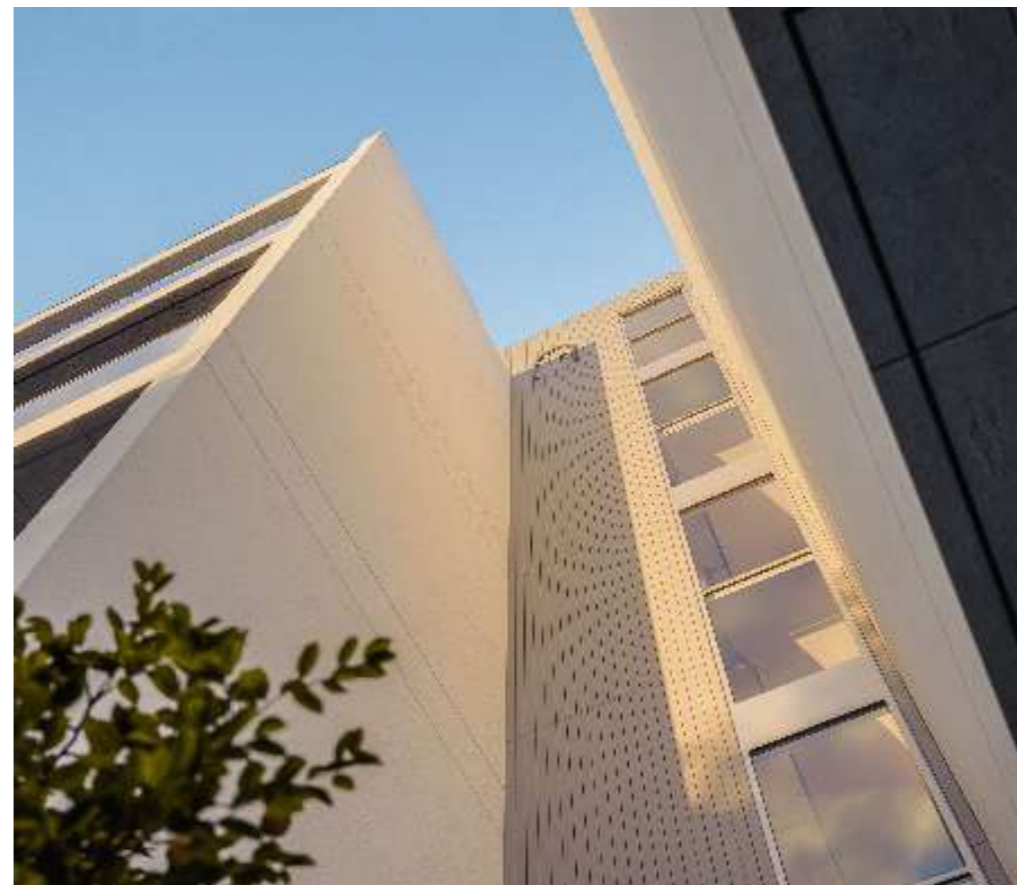
South-West Elevation



East Elevation



Entrance



Core



DRAWINGS



LEVEL 0



LEVEL 1 & 2

LEVEL	UNIT	BED	INTERNAL AREA [m ²]	COVERED VERADA [m ²]	UNCOVERED VERADA [m ²]	ROOF GARDEN [m ²]	STORAGE [m ²]	PARKING
1st	101	2	84	22			4	1
	102	2	84	22			4	1
	103	2	85	19			4	1
	104	2	84	21			4	1
	105	2	85	20			4	1
2nd	201	2	84	22			4	1
	202	2	84	22			4	1
	203	2	85	19			4	1
	204	2	84	21			4	1
	205	2	85	20			4	1
3rd	301	3	110	36	29	139	5	2
	302	3	106	36	23	137	5	2



LEVEL 3



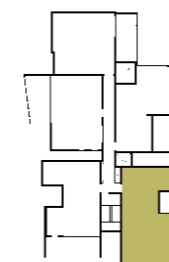
LEVEL 4



**LEVEL 0
PARKING AREA**



**LEVEL 1 & 2
FLAT 101|201**



BEDROOM	2	INTERNAL	84m ²
BATHROOM	2	COVERED VERANDA	22m ²
PARKING	1	UNCOVERED VERANDA	-
		STORAGE	4m ²
		TOTAL	110m²

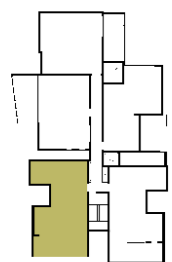


102
202



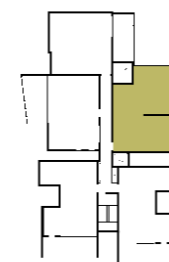
103
203

**LEVEL 1 & 2
FLAT 102|202**



BEDROOM	2	INTERNAL	84m ²
BATHROOM	2	COVERED VERANDA	22m ²
PARKING	1	UNCOVERED VERANDA	-
		STORAGE	4m ²
		TOTAL	110m ²

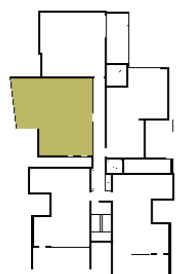
**LEVEL 1 & 2
FLAT 103|203**



BEDROOM	2	INTERNAL	85m ²
BATHROOM	2	COVERED VERANDA	19m ²
PARKING	1	UNCOVERED VERANDA	-
		STORAGE	4m ²
		TOTAL	108m ²

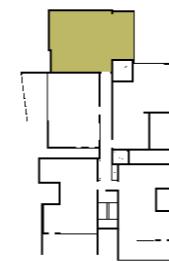


**LEVEL 1 & 2
FLAT 104|204**



BEDROOM	2	INTERNAL	84m ²
BATHROOM	2	COVERED VERANDA	21m ²
PARKING	1	UNCOVERED VERANDA	-
		STORAGE	4m ²
		TOTAL	109m ²

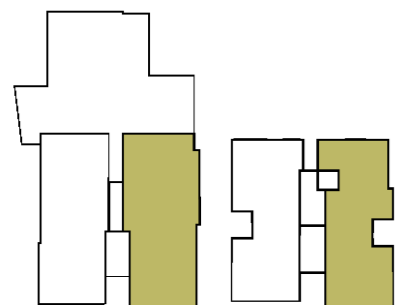
**LEVEL 1 & 2
FLAT 105|205**



BEDROOM	2	INTERNAL	85m ²
BATHROOM	2	COVERED VERANDA	20m ²
PARKING	1	UNCOVERED VERANDA	-
		STORAGE	4m ²
		TOTAL	109m ²



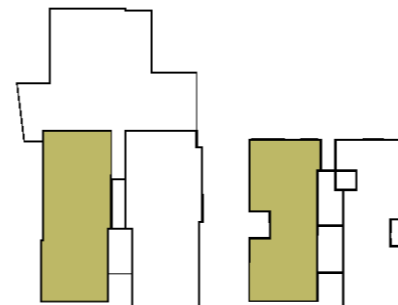
**LEVEL 3 & 4
FLAT 301**



BEDROOM	3	INTERNAL	110m ²
BATHROOM	3	COVERED VERANDA	36m ²
PARKING	2	UNCOVERED VERANDA	29m ²
		ROOF GARDEN	139m ²
		STORAGE	5m ²
		TOTAL	319m²



**LEVEL 3 & 4
FLAT 302**



BEDROOM	3	INTERNAL	106m ²
BATHROOM	3	COVERED VERANDA	36m ²
PARKING	2	UNCOVERED VERANDA	23m ²
		ROOF GARDEN	137m ²
		STORAGE	5m ²
		TOTAL	307m²

TECHNICAL SPECIFICATIONS

STRUCTURE + CLADDING

- Reinforced concrete slabs, beams and column system based on EU codes of practice.
- Solid blockwork walls internally and externally.
- Certified external thermal insulation and cladding system, based on energy certification.

CARPENTRY

- Entrance doors meet European anti-burglary and fire rating specifications. Finished with melamine on both sides and satin stainless steel ironmongery.
- Internal doors are manufactured from laminate with block board frame finished with satin stainless ironmongery.
- European-made bedroom wardrobes are manufactured from high quality laminate, including the shelves, hanging rails and drawers.

KITCHEN

- European-made kitchen with soft closing systems to doors and drawers.
- Custom made worktop from technogranite.
- Provisions for seamless integration of electrical appliances.

SANITARY WARE

- High quality European sanitary ware.
- Toilets provided with built-in high quality mechanism.
- Laminated glass will be provided for showers.

FLOORING

- High quality European ceramic floor tiles in the kitchen / living /dinning area and bathrooms.
- Laminate flooring, 7mm, in all bedrooms.

INSULATION

- Aluminum thermal window and door frames with double glazing.
- The building has an Energy Performance Certificate Class A ensuring high energy performance and low CO2 emissions.
- Dedicated Photovoltaic panels to each apartment.

MECHANICAL

- Elevator access to all habitable floors.
- Complete Air Conditioning system will be provided for cooling and heating.
- Complete solar system will be provided for hot water.
- Complete water pressure system.
- Provision for electrical radiators in all living areas.
- Provision for water re-circulation.

ELECTRICAL

- Full electrical installation.
- Provision for electrical car charging point.
- Structured cabling network for computers & telephones.
- Entrance doors will be controlled with video entry intercom system.
- TV points will be provided in the living areas and all bedrooms.
- Remote access will be provided for the vehicles to the parking area.

OTHER

- Suspended ceiling in plasterboard to enclose all services and provisions wherever necessary.

DISCLAIMER:

The information and specifications provided are indicative and subject to change. They are intended for guidance only and do not form part of any contract or warranty.

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All technical specifications, floor plans, layouts, computer-generated images (CGIs), and dimensions provided in this brochure are for illustrative purposes only and are subject to change in accordance with architectural and engineering alterations. They are intended as a general guide and do not form part of any contract, warranty, or representation. While every effort has been made to ensure accuracy, we reserve the right to make alterations without prior notice.

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