



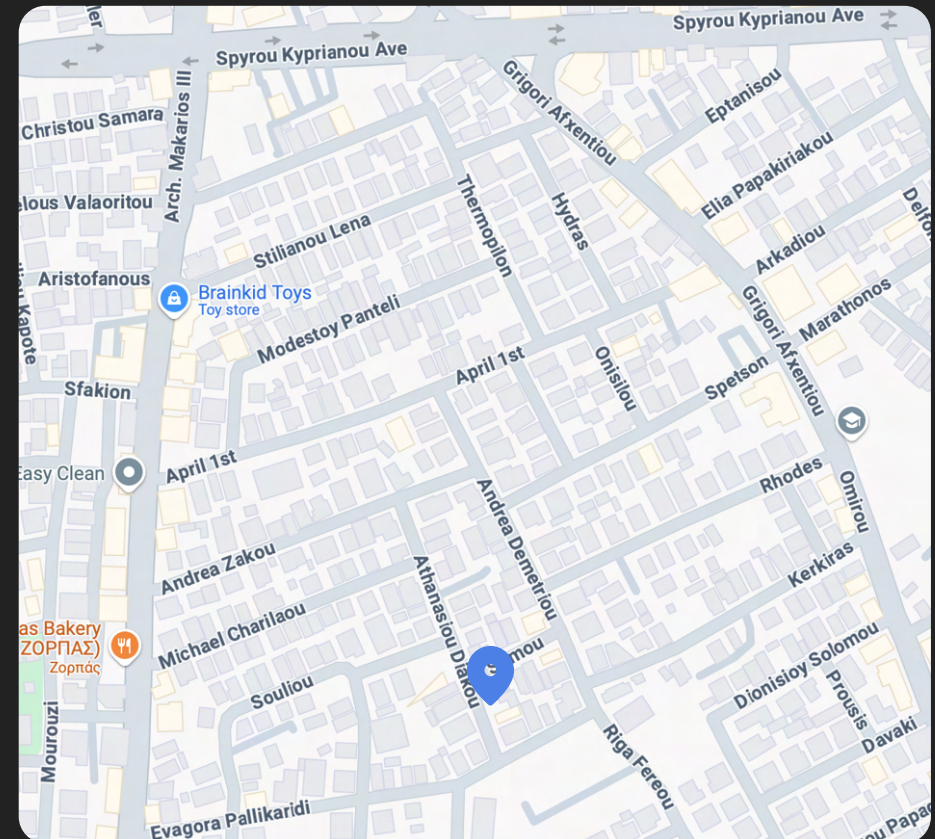
Alamana Court



This modern 3-story building offers just **four carefully crafted apartments**, blending contemporary design with everyday comfort.

Located in the vibrant Mesa Geitonia area, it provides a **peaceful retreat while keeping you connected to the best of Limassol**.

Spacious layouts, premium finishes, and thoughtful details make it the perfect choice for those seeking elegance and convenience **in one of the city's most desirable neighborhoods**.



Athanasiou Diakou 5A, Mesa Geitonia
4000, Limassol, Cyprus







STRUCTURAL CONCEPT

Three story building with four apartments.

STRUCTURAL FRAME

Reinforced concrete frame with slabs, beams, columns and foundations according to specifications and current antisismic code and regulations.

EXTERIOR FINISHES

- Installation of glass railings on the verandas.
- Sliding doors and windows MU2075 with rails for mosquito nets.
- Opening windows MU114 with double glazed glass.
- External walls are constructed of 250MM thick hollow bricks and are externally and internally rendered with plaster to meet the standards of thermal insulation.

WALLS & PROFILES

- Internal walls are constructed of 100MM thick hollow bricks and finished with 3 coats of plaster and 3 coats of paint.
- Internal walls of Gypsum board 100MM thick, thermally and sound insulated.
- Floor-to-ceiling windows in living areas and select bedrooms.
- Tiled bathroom walls.

FLOORS & CEILINGS

- Suspended ceilings in all interior living areas
- Verandas and bathrooms are paved with high quality EU-made ceramic floor tiles.
- Bedrooms and Living Areas are paved with high quality Eu-made ceramic floor tiles and/or high quality laminate flooring.

SANITARY WARE/FITTINGS

All kitchen and sanitary fittings from respected European suppliers.

CARPENTRY

- All carpentry units are of Melamine Premium quality
- Custom made kitchens made of quality laminate panels and premium marble-like countertops.
- Floor to ceiling wardrobes.
- High security/durability entrance doors. Certified for fire resistance of 30 minutes.

MECHANICAL

Plumbing, air conditioning, heating and insulation:

- European Class A energy certificate.
- External thermal insulation system (XPS).
- Solar water heating system installed with pressure boiler and pressure system.
- Quick hot water recirculation system.
- Plumbing installation: pipe in pipe system.
- Ceiling concealed AC units in the living rooms and split AC units in the bedrooms.
- Provisions for dishwasher, washing machine and dryer in each apartment.
- Electric towel rails in all bathrooms.
- Provisions for electric heating.
- All apartments will include under floor heating.
- Aluminium solar heating panels connected to hot water cylinder for each apartment.
- Installation of solar panel system for apartments 201 and 301.

ELECTRICAL

- All apartments will be fitted with electric roller blinds.
- Installation of door video phone system at main entrance of the building.
- Electrical gates at the parking area.

HOME AUTOMATION SYSTEM

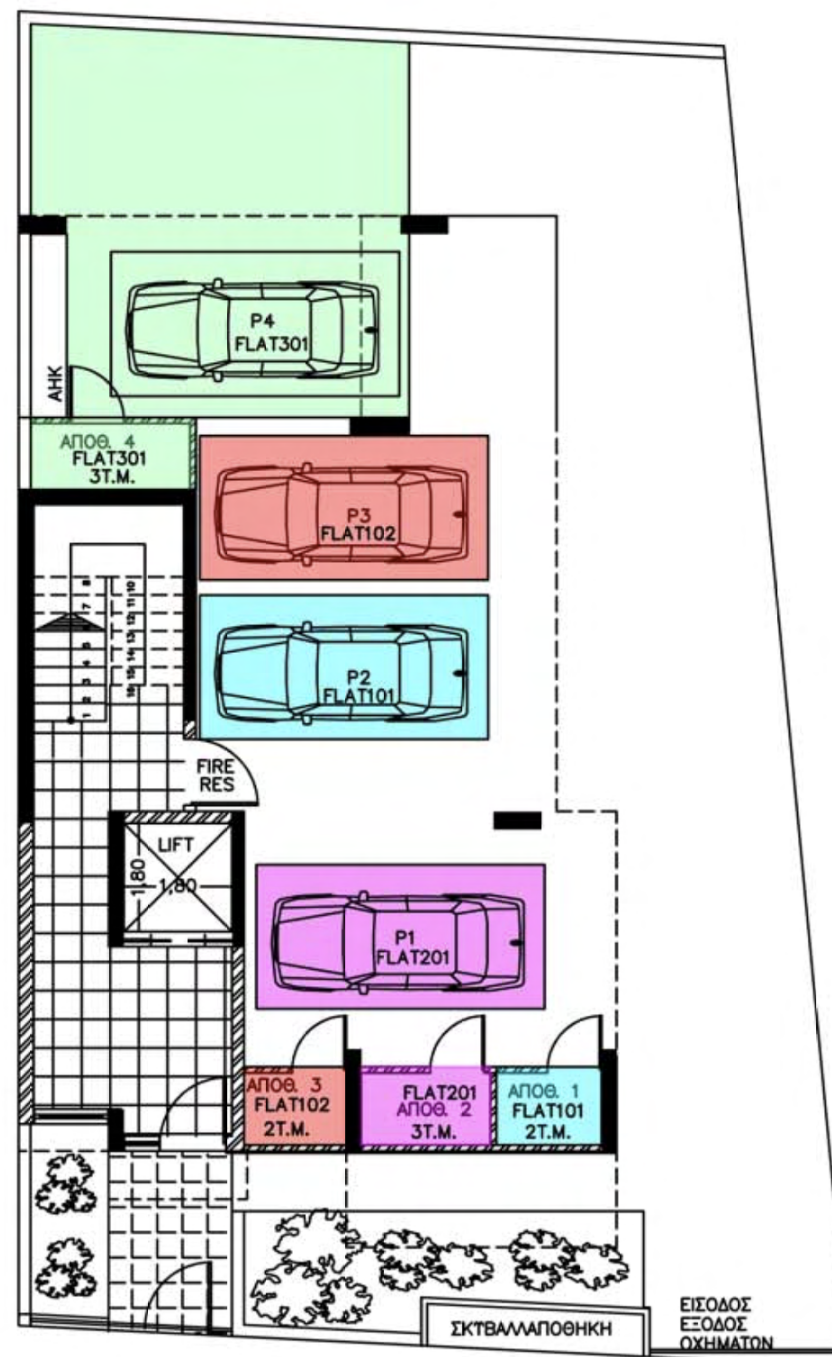
Smart home system that controls the following applications either locally or remotely.
The system includes iOS/Android graphical user interface that works with Wi-Fi and 4g.
Included:

- HDL smart lighting system.
- Hot water and quick hot water recirculation.
- Electric roller blinds

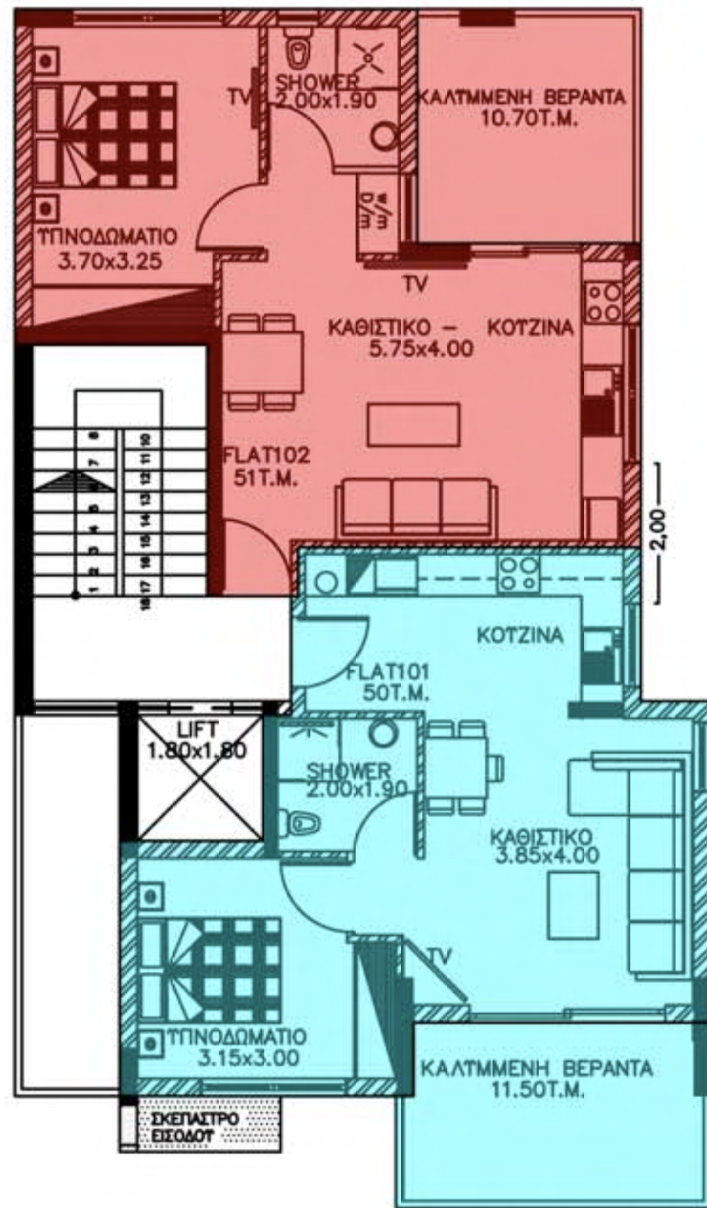
*CHANGES TO SPECIFICATIONS & DRAWING PLANS

The Purchaser may request changes to the specifications or drawings, the cost of which is negotiable, however the developer reserves the right to refuse any changes that are deemed unsafe and do not comply with good building practices or those that would compromise the architectural design or character of the project.

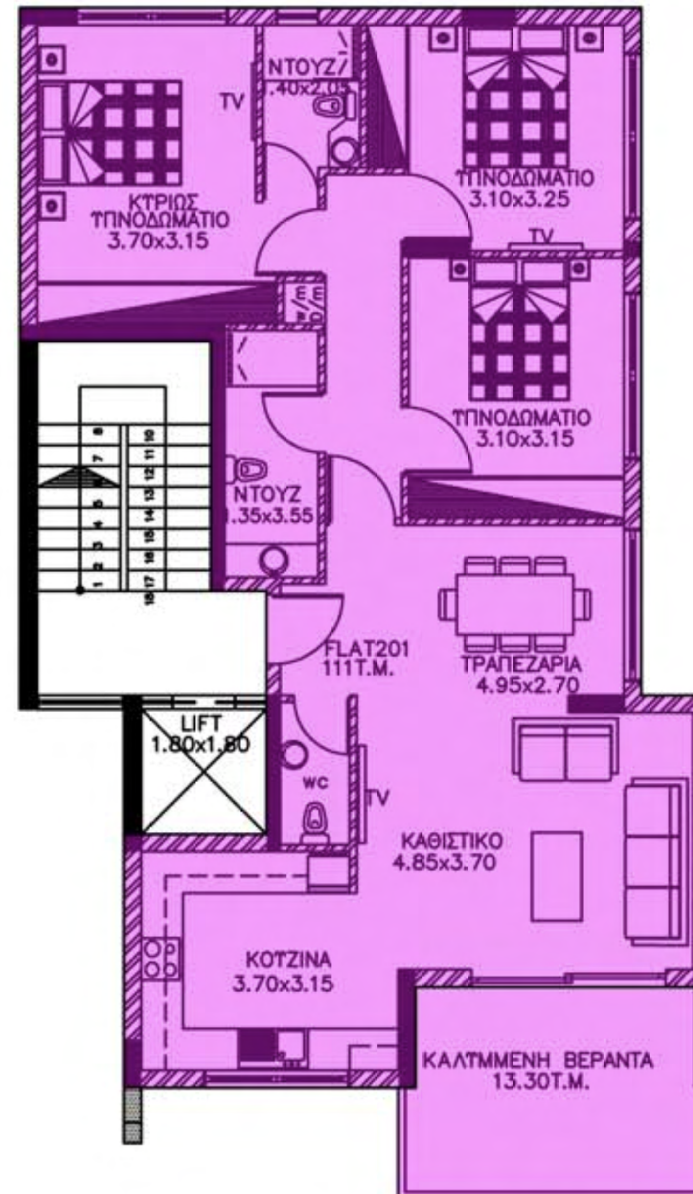
Ground Floor



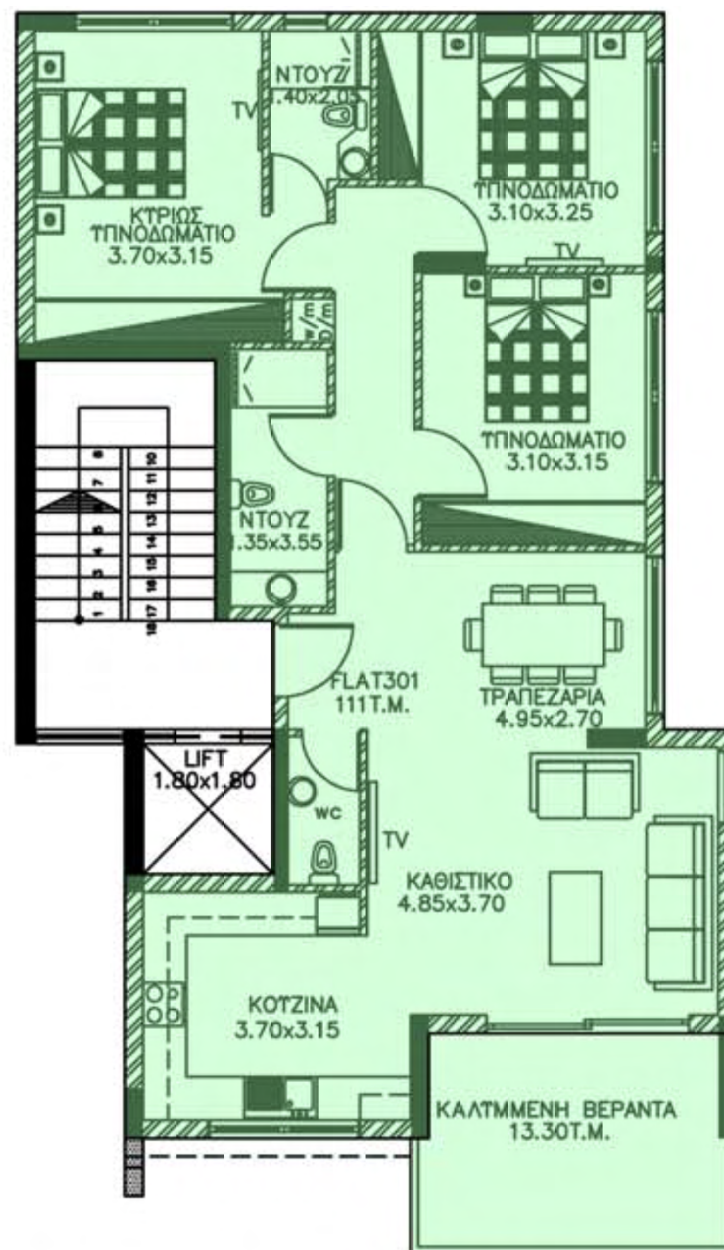
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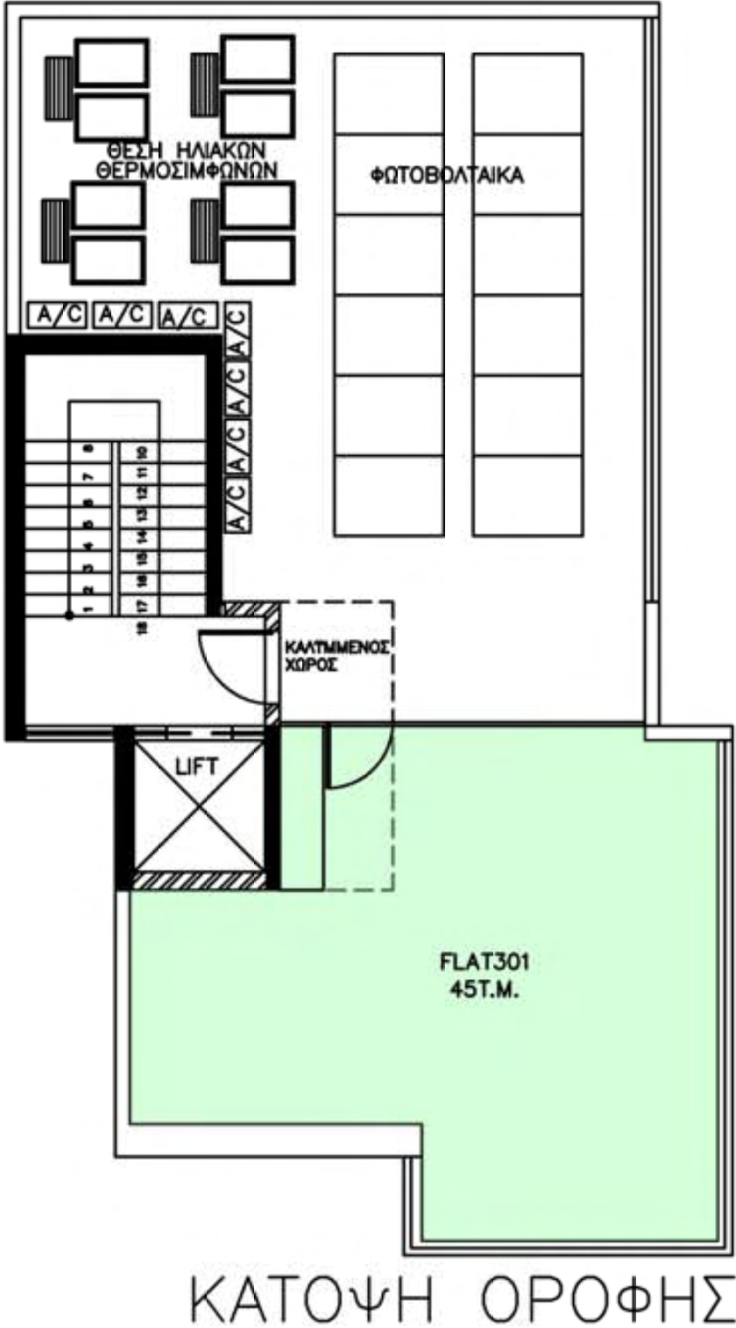
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ΚΑΤΟΨΗ Β ΟΡΟΦΟΥ



ΚΑΤΟΨΗ Γ ΟΡΟΦΟΥ



Apartment List

Flat	Bedrooms	Covered Area (m2)	Covered Veranda (m2)	Roof Garden (m2)	Common Area (m2)	Storage (m2)	Parking	Total Cover (m2)	Total w/ Common Area (m2)	Total Area (m2)	Price (€)
101	1	50	11.5		5.8	2	1	63.5	69.3	69.3	On Request
102	1	51	10.7		5.8	2	1	63.7	69.5	69.5	On Request
201	3	111	13.3		12.7	3	1	127.3	140	140	On Request
301	3	111	12.5	43	12.7	3	1	126.5	139.2	182.2	On Request

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*Please note that the information contained in this brochure is non binding and does not form an agreement. Changes related to technical, financial, legal reasons as well as in accordance to regulations or requirements may occur at any time. The content presented in this brochure is intended to provide an overview of what to expect and it is important to be aware that the finished construction may differ from what is presented in terms of colour, surface, material and structural design.