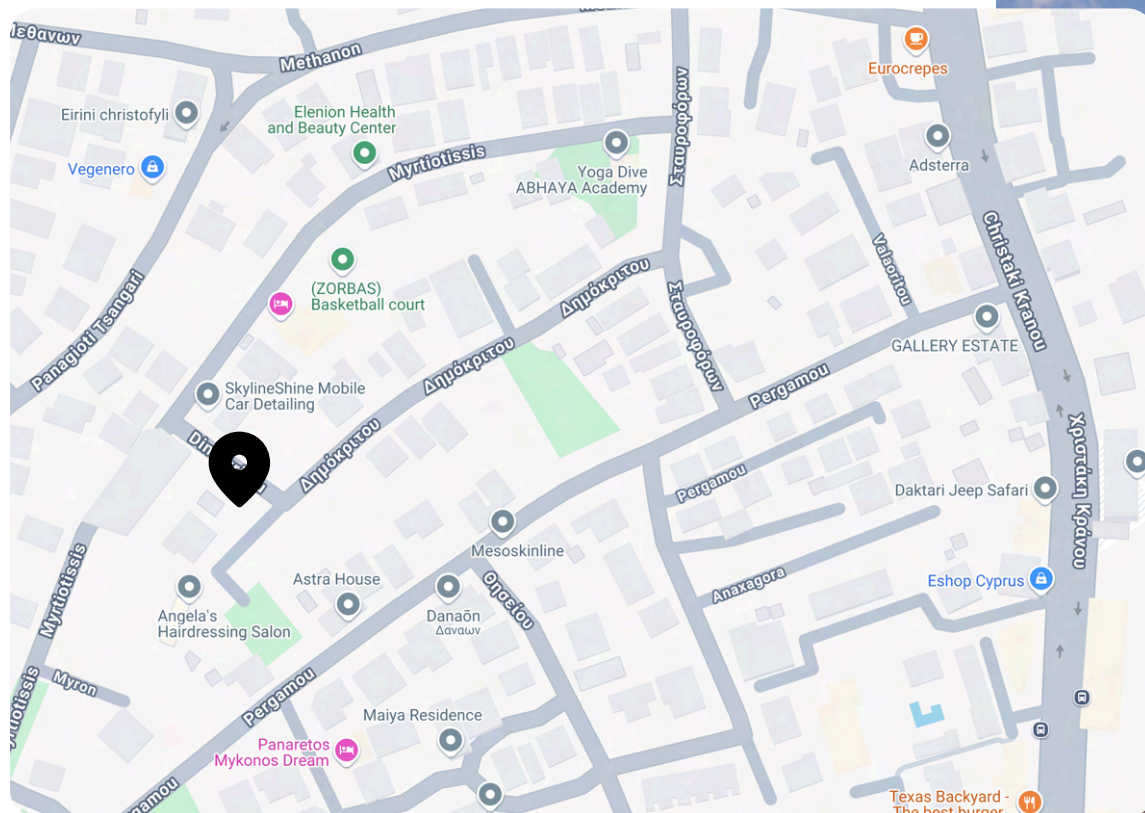


nodo residences | arriving June 2026

Effortless living,
starts here.



nodo residences offers seven thoughtfully designed apartments in a prime corner location, crafted for comfort and convenience.



📍 Dimokritou 3B, 4041, Germasogeia, Limassol









STRUCTURAL CONCEPT

Three story building with seven 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 Premium quality Melamine
- 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.
- 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 apartment 301 and all common areas.

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 5G.

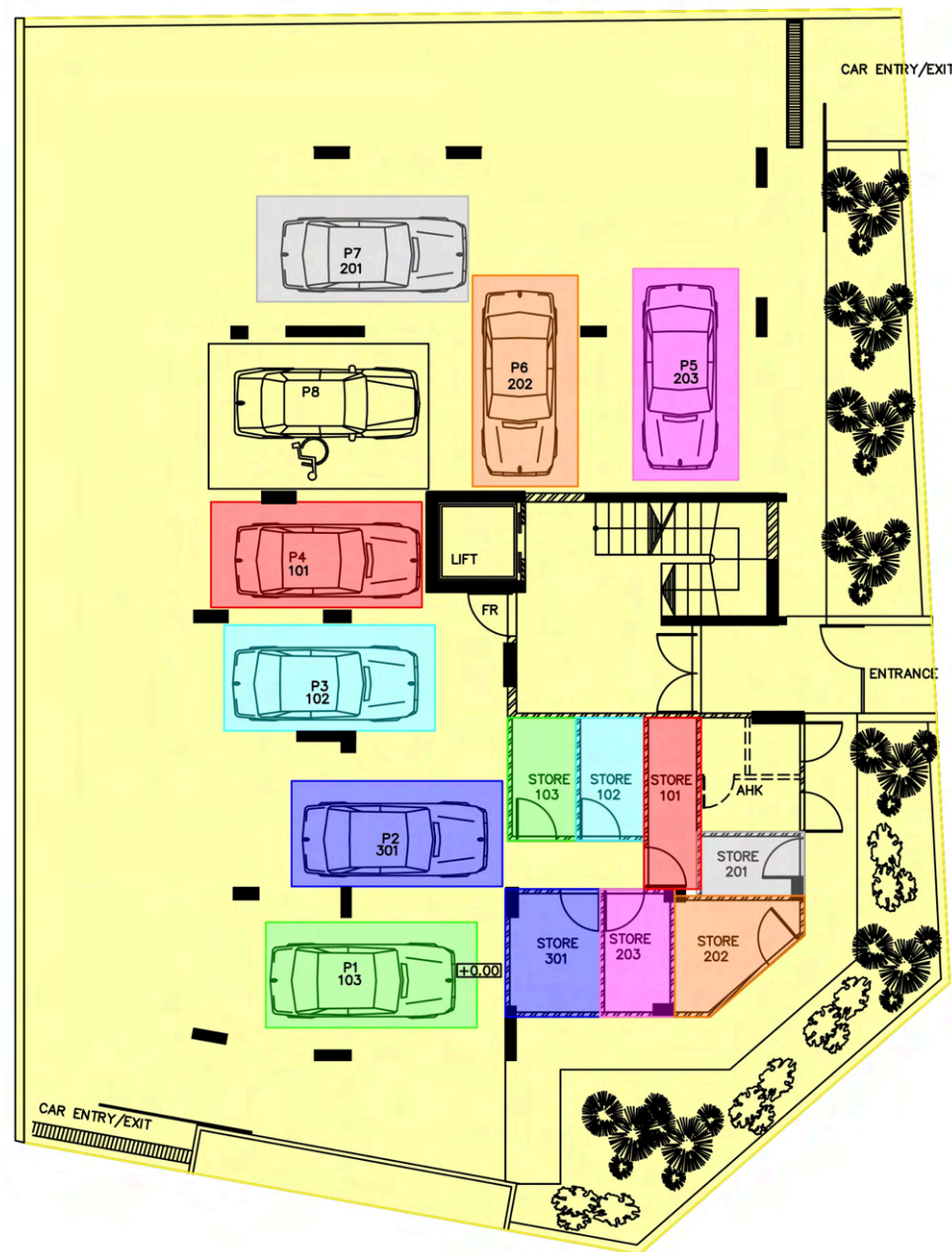
Included:

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

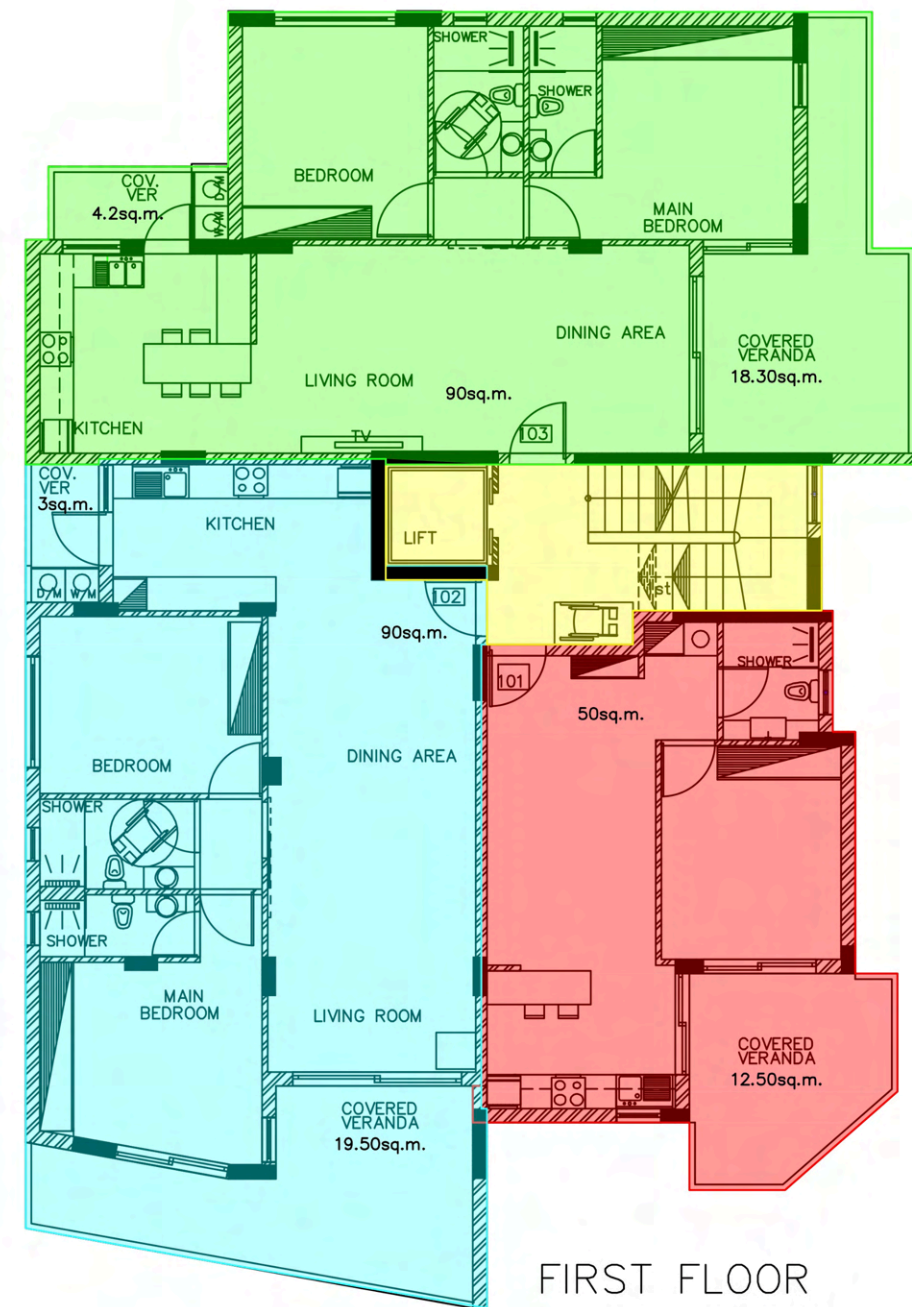
***CHANGES TO SPECIFICATIONS & DRAWING PLANS**

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.

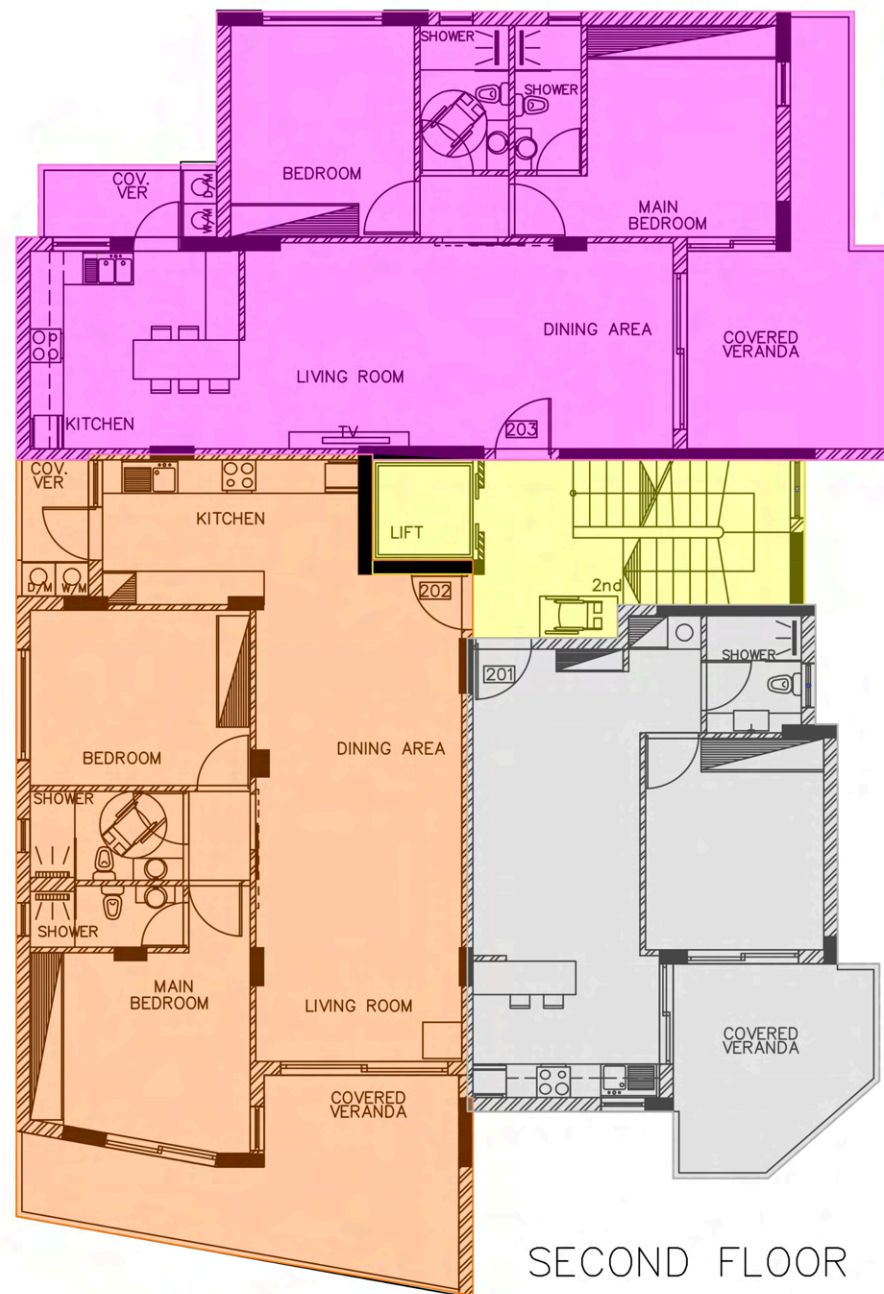
- RED
101
- LIGHT BLUE
102
- GREEN
103
- GREY
201
- ORANGE
202
- PINK
203
- BLUE
301
- YELLOW
COMMON AREAS



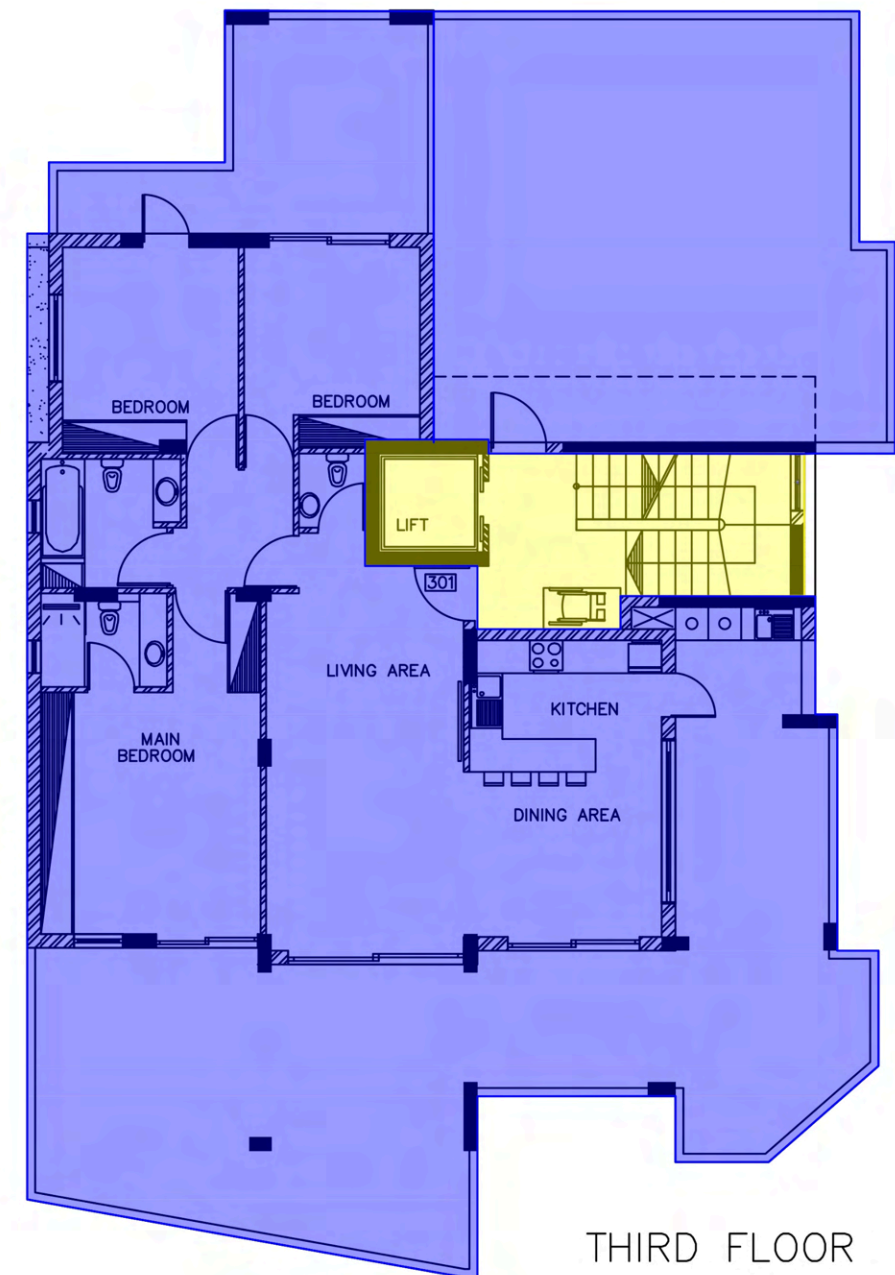
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

- RED
101
- LIGHT BLUE
102
- GREEN
103
- GREY
201
- ORANGE
202
- PINK
203
- BLUE
301
- YELLOW
COMMON AREAS



Flat	Bedrooms	Covered Area (m2)	Covered Veranda (m2)	Uncovered 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	12.5			4	4.3	1	66.8	70.8	70.8	On Request
102	2	90	22.5			5.5	4	1	116.5	122	122	On Request
103	2	90	22.5			5.5	4	1	116.5	122	122	On Request
201	1	50	12.5			4	2.9	1	65.4	69.4	69.4	On Request
202	2	90	22.5			5.5	5.5	1	118	123.5	123.5	SOLD
203	2	90	22.5			5.5	4.2	1	116.7	122.2	122.2	SOLD
301	3	118	27.5+8=35.5	68+24=92	25	7	5.5	1	184	191	283	SOLD

no
do



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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.