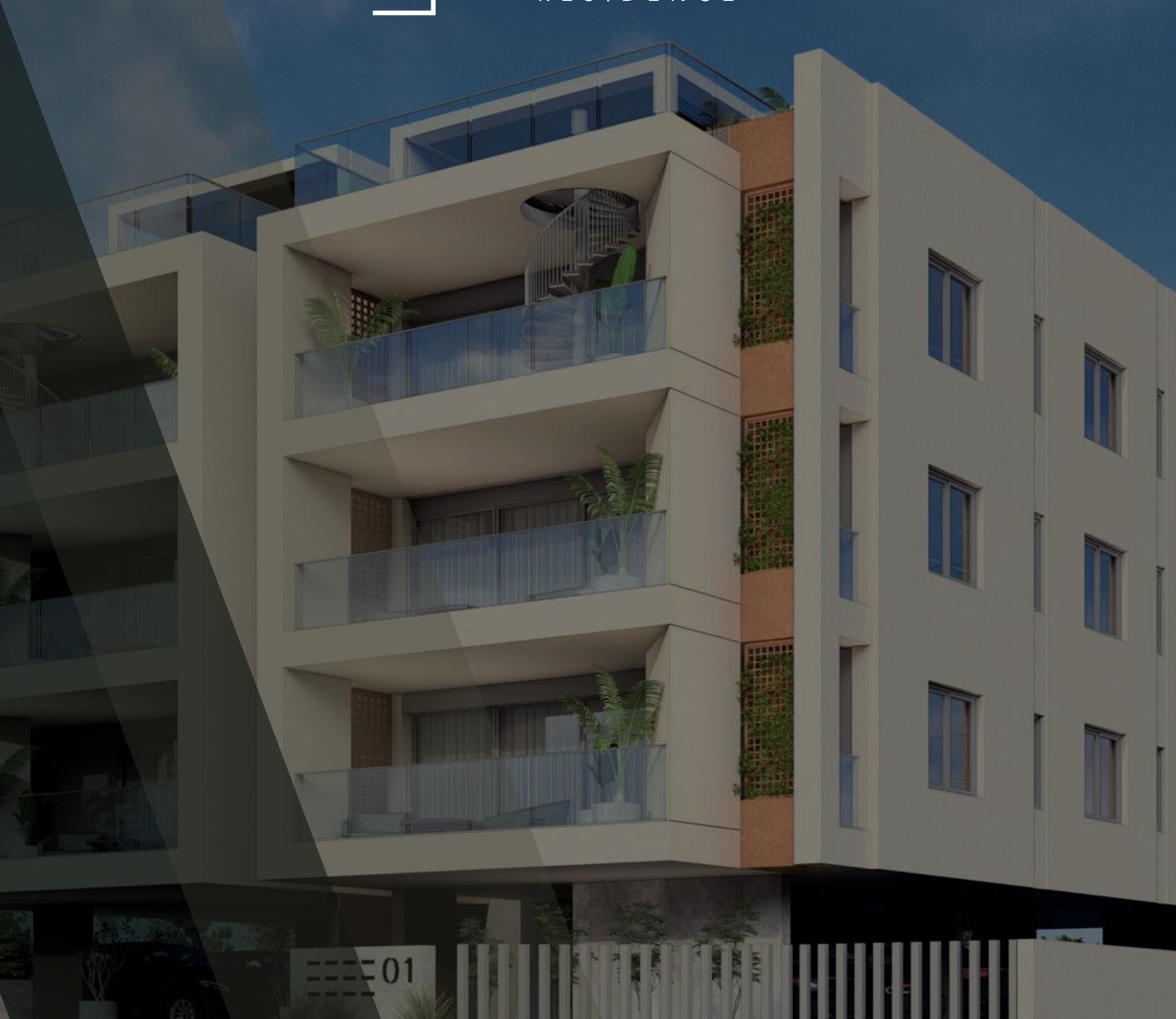


MELANIE RESIDENCE



MELANIE RESIDENCE

GENERAL SPECIFICATIONS

Modern apartments located near the Metropolis Larnaca Mall. The project is due to be delivered in 2026.

These spacious apartments designed with both comfort and style, incorporate energy-efficient building materials.



01_STRUCTURE

Residential block with reinforced concrete structure according to Eurocodes and Cyprus norms (anti-seismic design).

02_MASONRY

Thermo-insulated hollow brick walls are 25cm width for external and 10cm width for internal walls. Three layers of mortar for the inside surface and painted with 3 coats.

03_EXTERIOR FINISHING

For insulation purposes, a certified system of 8cm polystyrene panels will be installed throughout the external walls according to the specifications.

04_ALUMINIUM WORKS

Thermo-insulated and double-glazed sliding and/or opening doors and windows according to Cyprus energy efficiency regulations.

05_PLUMBING

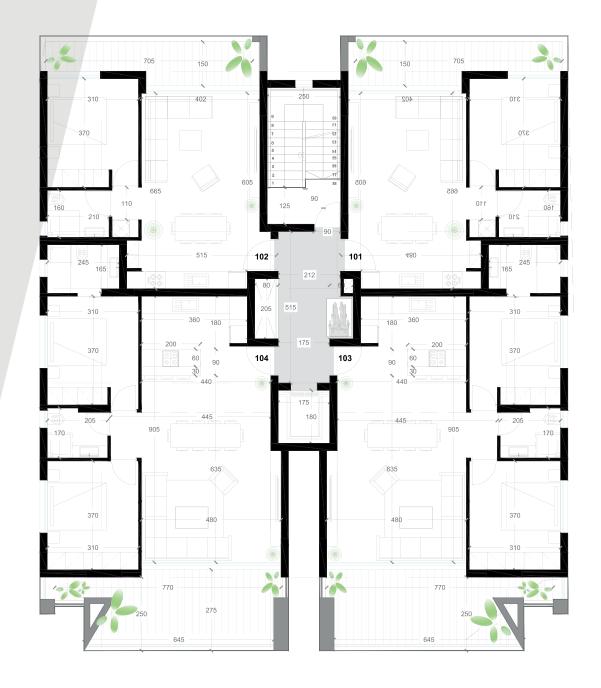
PRP piping from roof to manifold and pipe-in pipe from manifold to sanitary fittings. Solar system with 150L for 2 bedrooms, 90L for 1 bedroom. Boiler also electrically. PVC water tank of 1000L capacity with pressurized system.

06_ELECTRICAL WORKS

All wiring and points are according to the electrical engineer's study and the 17th edition of E.A.C. Motion sensors inside and outside the building and security access key to each unit.







1st_FLOOR

FLAT 101

51 sq.m internal 11 sq.m balconies



1 bed

FLAT 103

82.4 sq.m internal 20.2 sq.m balconies



2 beds

FLAT 102

51.6 sq.m internal 11.3 sq.m balconies



1 bed

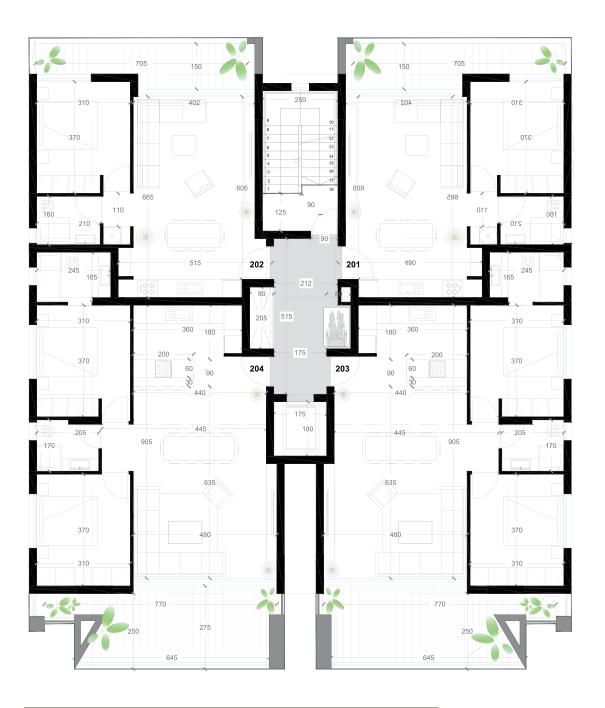
FLAT 104

82.4 sq.m internal 20.2 sq.m balconies



2 beds





2nd_FLOOR

FLAT 201

51 sq.m internal 11 sq.m balconies



1 bed

FLAT 203

82.4 sq.m internal 20.2 sq.m balconies



2 beds

FLAT 202

51.6 sq.m internal 11.3 sq.m balconies



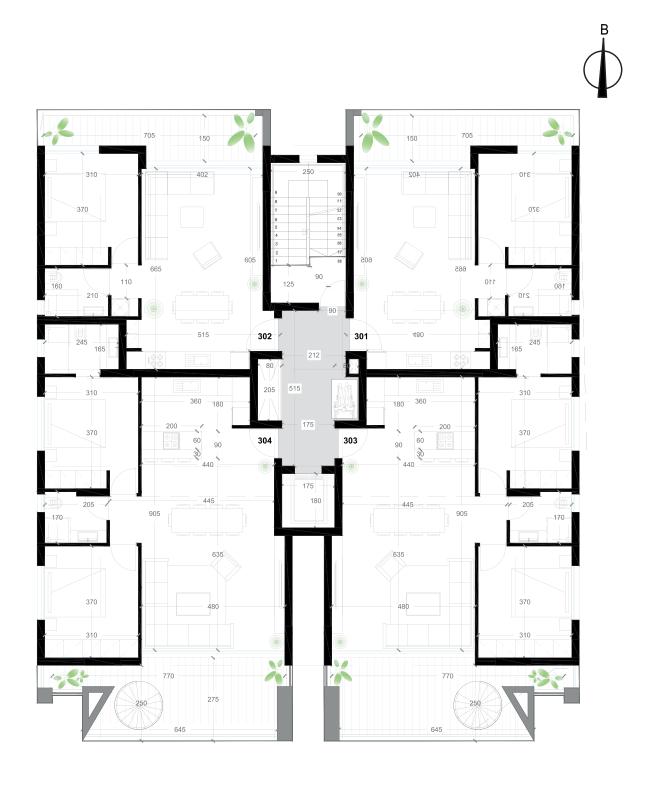
1 bed

FLAT 204

82.4 sq.m internal 20.2 sq.m balconies



2 beds



3rd_FLOOR

FLAT 301

51 sq.m internal 11 sq.m balconies



1 bed

FLAT 303

82.4 sq.m internal20.2 sq.m balconies55 sq.m roof garden



2 beds

FLAT 302

51.6 sq.m internal 11.3 sq.m balconies



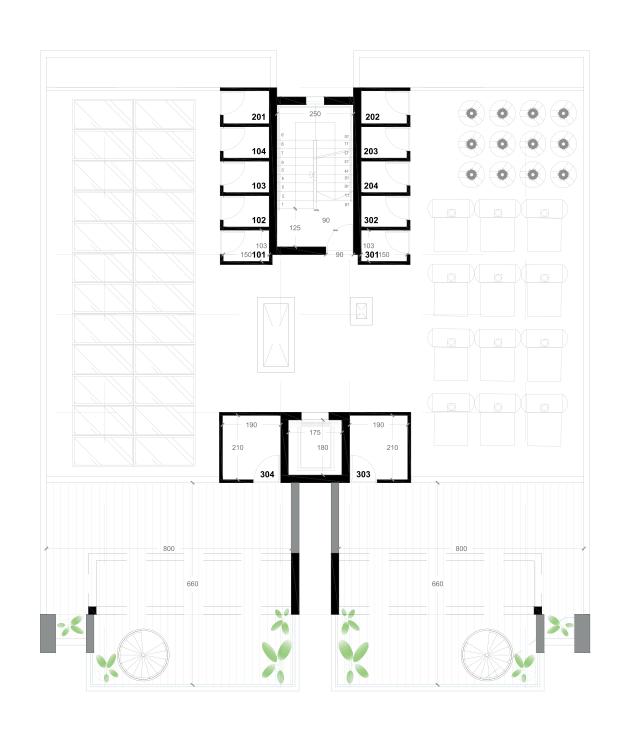
1 bed

FLAT 304

82.4 sq.m internal 20.2 sq.m balconies 55 sq.m roof garden



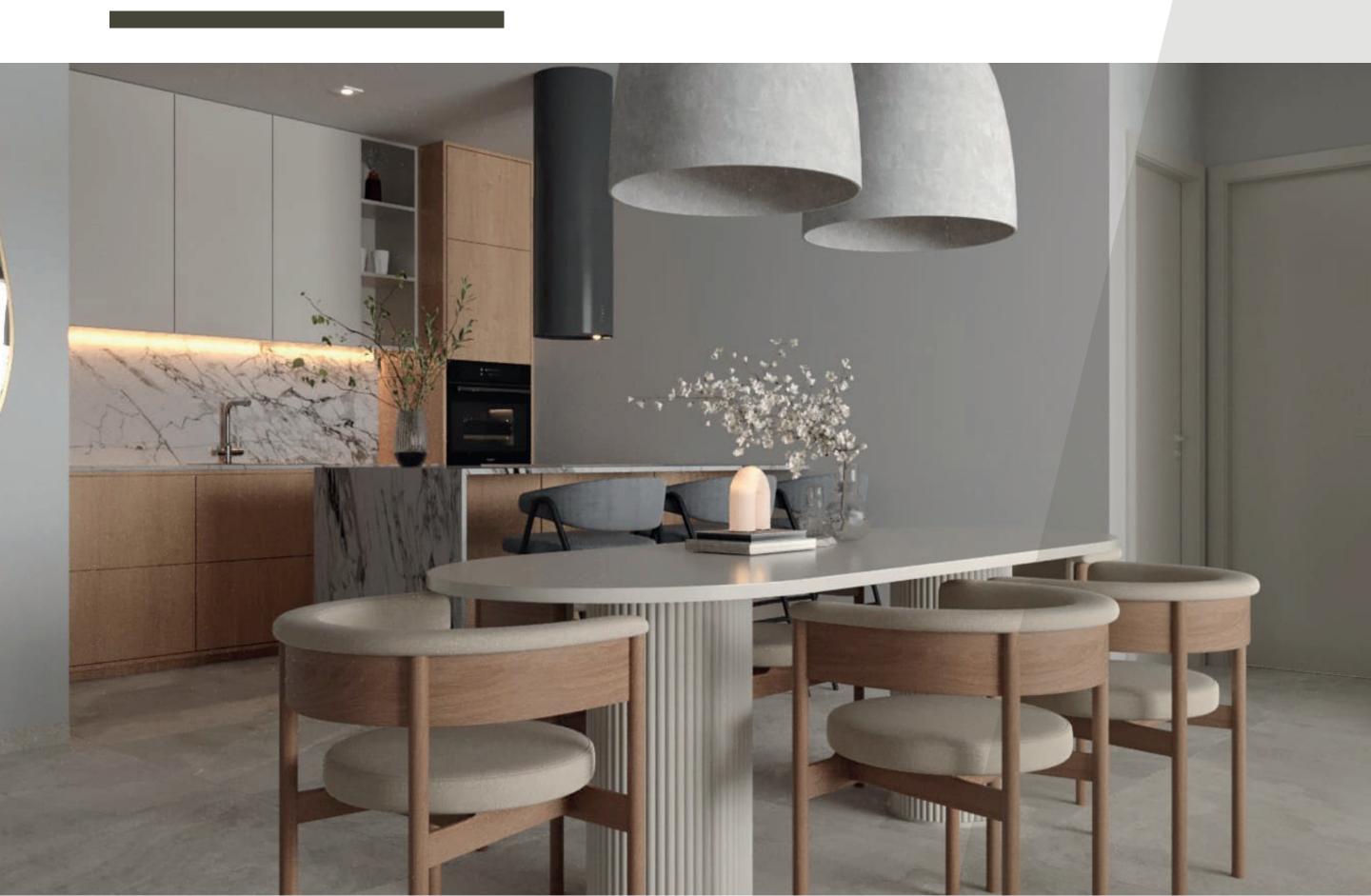
2 beds



ROOF PENTHOUSE APARTMENT

Roof garden facility is available only for the apartments located on the third floor (303 & 304).

Large space with covered and uncovered area to be used either as barbecue area or for any other reason you may wish.



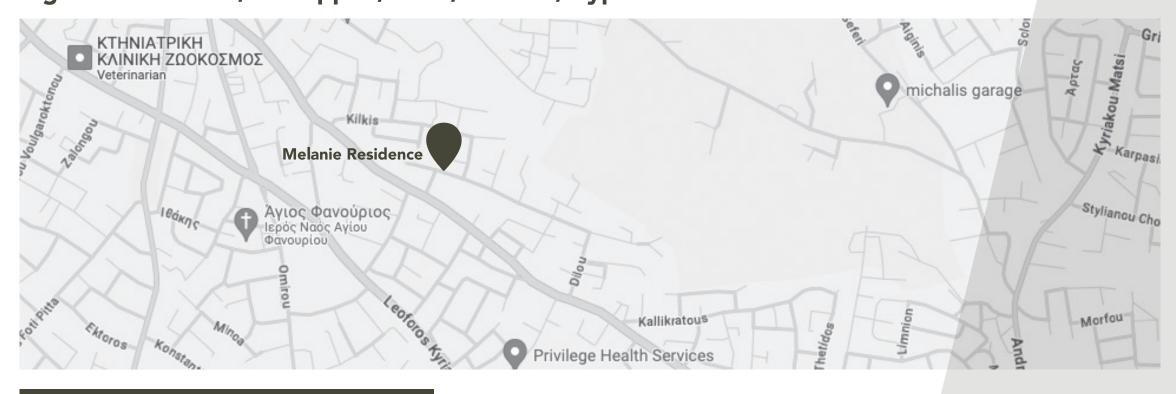


LOCATION

Melanie residence is located in a very quiet and good location.

It has many amenities nearby, as school, shops, restaurants. It just 1km from Metropolis Mall and 4km from New Larnaca Marina and Larnaca International Airport.

Agiou Ilarionos 36, Aradippou, 7104, Larnaca, Cyprus













Our team consists of experts and problem solvers who execl in tackling complexity through collaborative practices and innovative thinking.

We design, build and deliver your project to ensure the best possible outcomes for our clients.

