



TERRASOL RESIDENCES

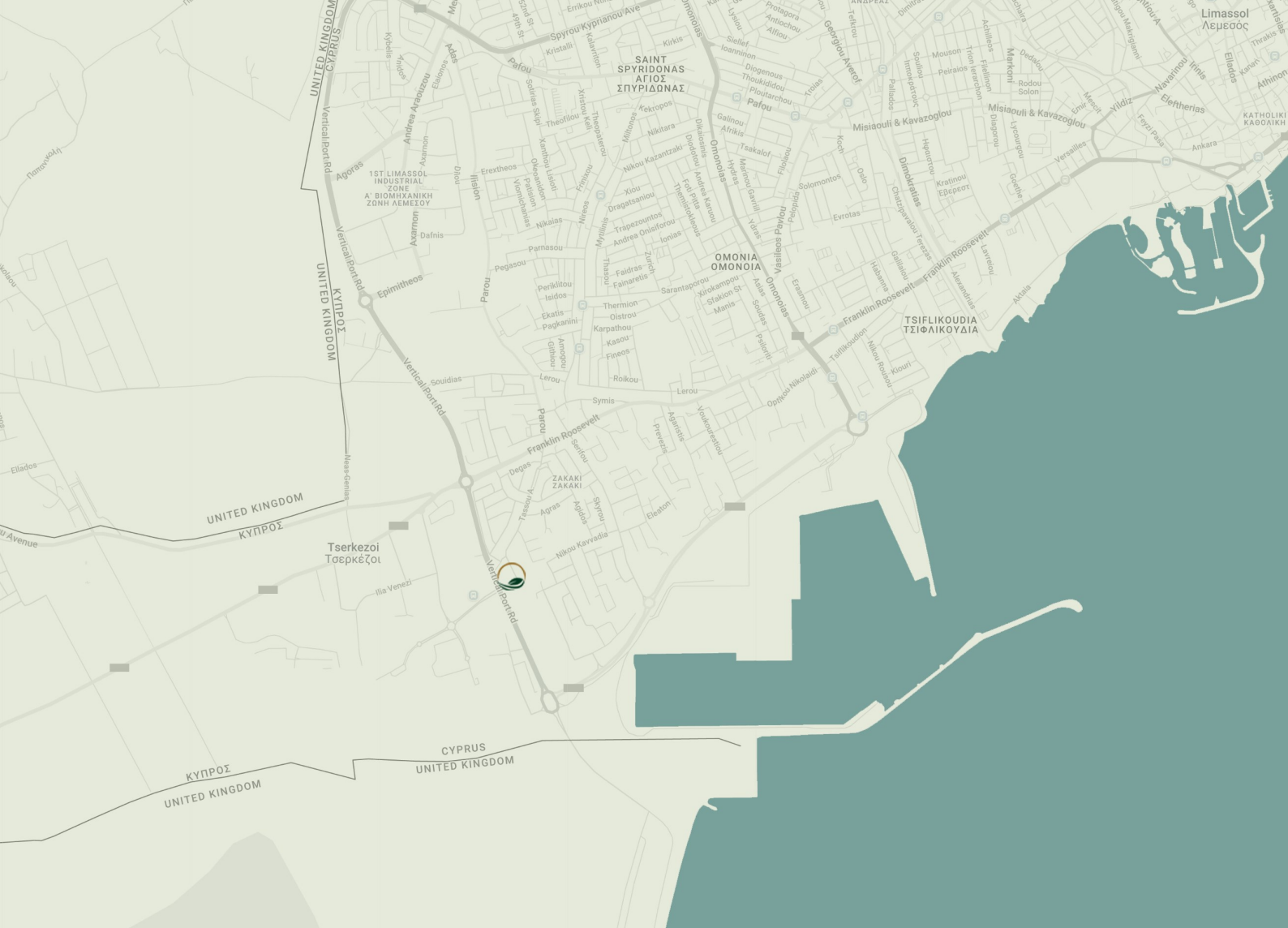
West Limassol, Zakaki



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Right at the spotlight. Nestled in the vibrant area of Zakaki, Limassol, a few meters away from the largest casino resort of the Mediterranean, Limassol's shopping mall and the sandy beach of Lady's Mile, **Terrasol Residences** is strategically located in one of Limassol's fastest-growing districts. This dynamic neighborhood is undergoing a significant transformation, with major developments elevating its status as a key investment hotspot.

Key Location Highlights:

City of Dreams Mediterranean

Europe's largest integrated casino resort, bringing luxury, entertainment, and tourism to a new level.

My Mall Limassol

A premier shopping destination, offering a diverse retail experience.

Limassol's New Port & Marina

A hub of commerce and connectivity, reinforcing the area's economic significance.

Blue Flag Beaches

Just minutes away from pristine beaches, perfect for relaxation and leisure.

Future Developments

Rapid infrastructure and real estate growth make this an excellent area for investment.





Terrasol Residences – Redefining Modern Living in Limassol

Welcome to **Terrasol Residences**, a visionary residential development where refined architecture meets unparalleled comfort and sustainability. Designed for those who seek both exclusivity and convenience, these exceptional residences elevate contemporary living in one of Limassol's most promising neighborhoods.

Unparalleled Design & Elegance

Each residence at **Terrasol Residences** has been thoughtfully crafted to harmonize form and function, offering a selection of **premium one-, two-, and three-bedroom apartments**. Expansive **open-plan interiors**, floor-to-ceiling windows, and **spacious covered terraces** seamlessly blend indoor and outdoor living, providing residents with breathtaking views of the city skyline and serene landscapes.

A Commitment to Excellence & Sustainability

Raising the bar in **energy-efficient living**, **Terrasol Residences** are designed to **A+ energy** performance standards, integrating state-of-the-art **insulation**, **photovoltaic panels**, and energy-saving technologies that ensure lower utility costs and a reduced environmental footprint. Each apartment includes **provisions for electric vehicle charging**, cutting-edge **thermal and acoustic insulation**, and **premium, eco-friendly materials**, ensuring a future-proof investment in sustainable living.

A Location That Inspires

Nestled in the heart of **Casino Area - Zakaki**, Limassol's fastest-growing district, **Terrasol Residences** are a stone's throw from **City of Dreams Mediterranean**, **MyMall Limassol**, and **the scenic Lady's Mile Beach**. With top-tier shopping, entertainment, and fine dining just minutes away, residents enjoy the perfect balance of urban vibrancy and coastal tranquility.

Luxury, Security & Smart Living

Designed for the discerning homeowner, featuring:

- Gated access & private parking
- High-end finishes & sleek, contemporary interiors
- Smart home functionality for modern convenience and accessibility and control
- Rooftop terraces & landscaped communal areas for serene relaxation



Terrasol Residence “A”

_____ Architectural Plans

_____ Area Analysis

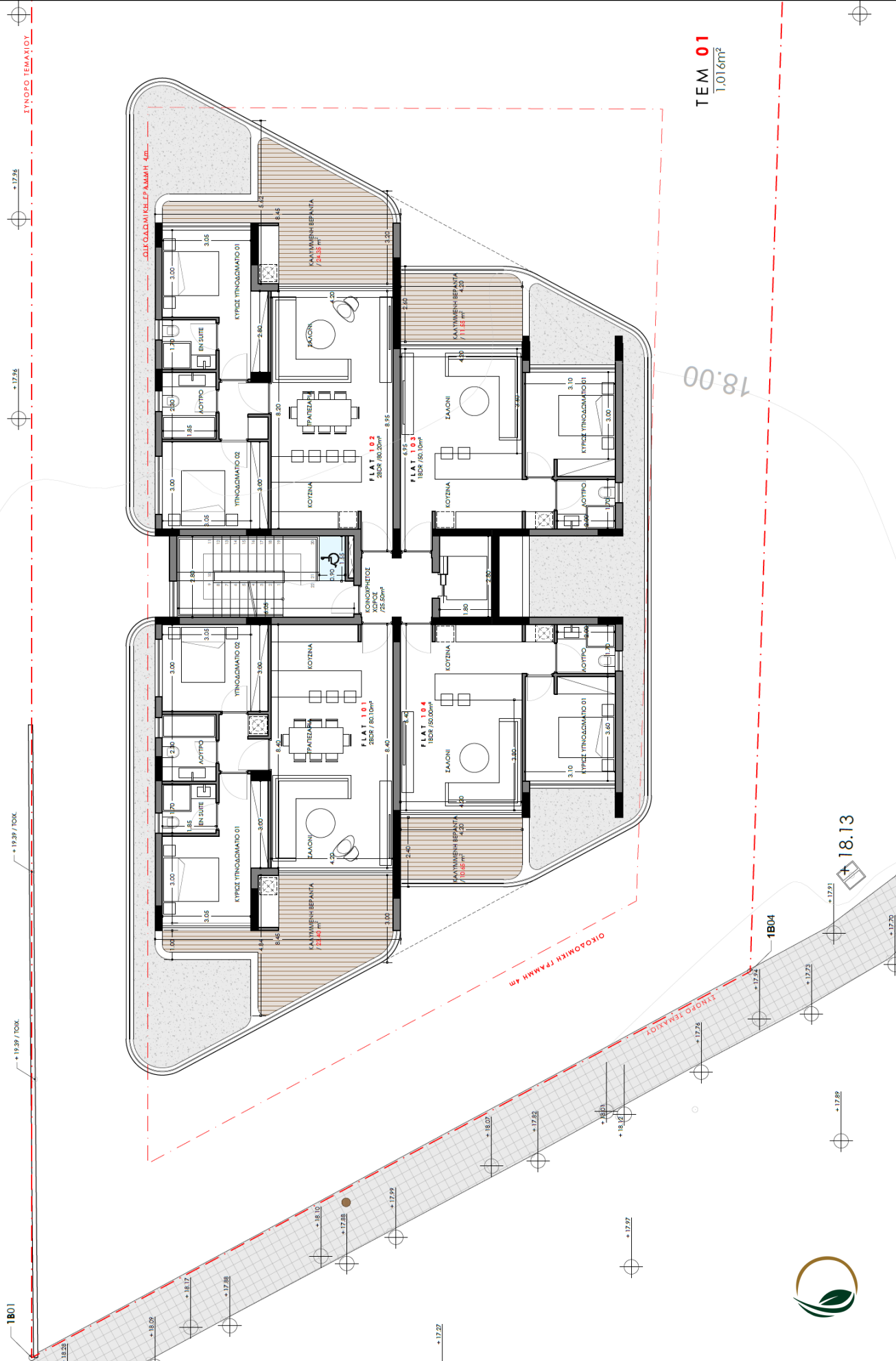
_____ Illustrations

_____ Price List





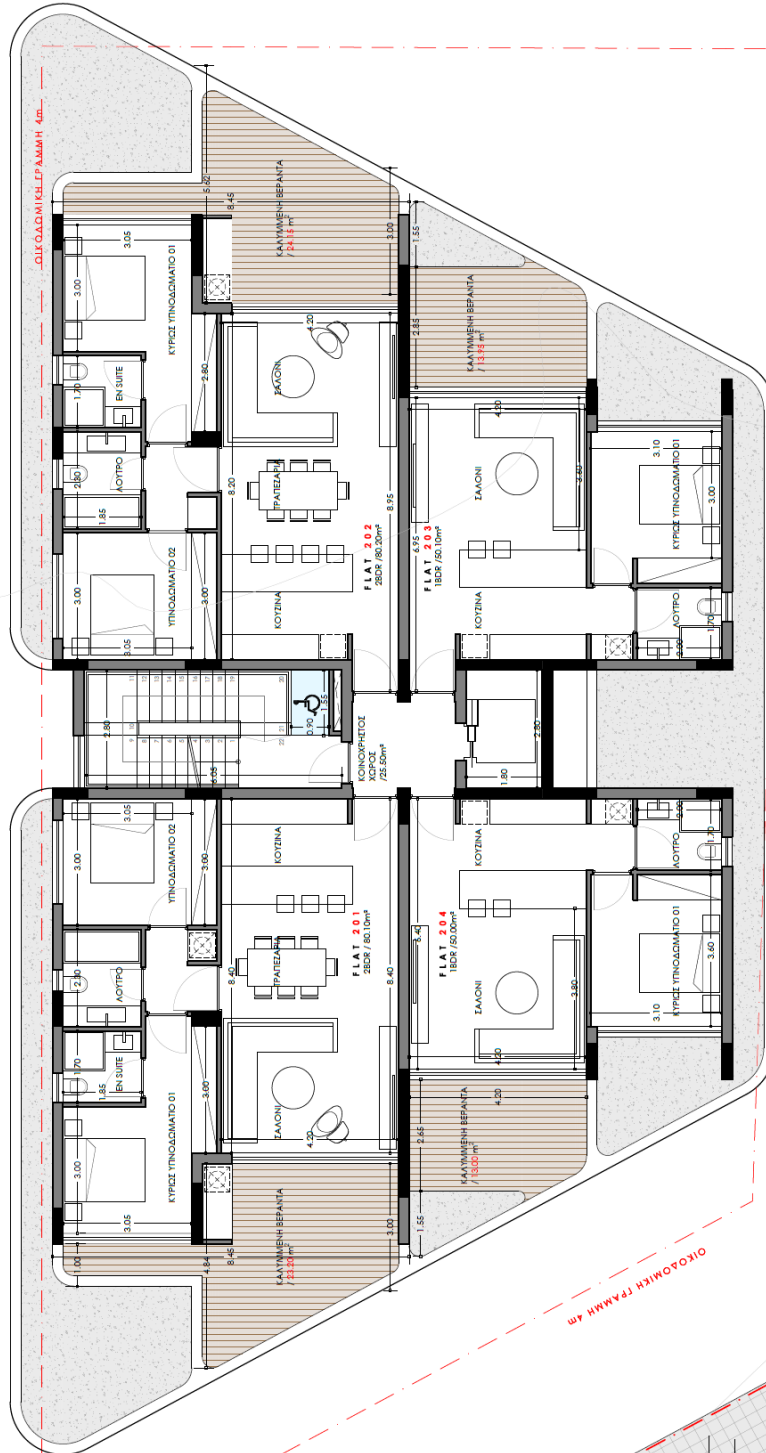
First Level



Architectural Plans

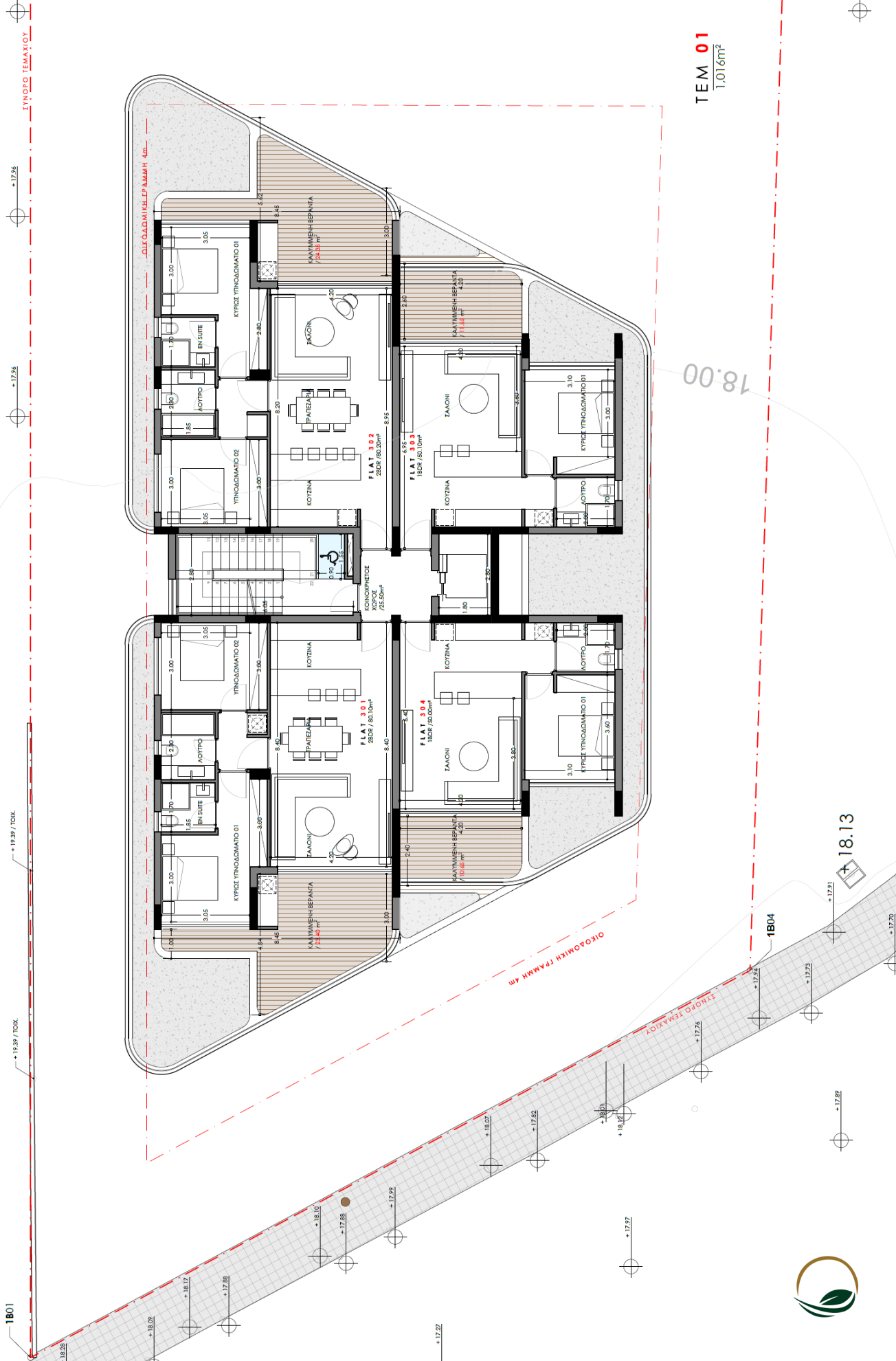
Second Level

ΤΥΠΟ ΤΕΜΑΧΙΟΥ
 TEM 01
 1,016m²



Architectural Plans

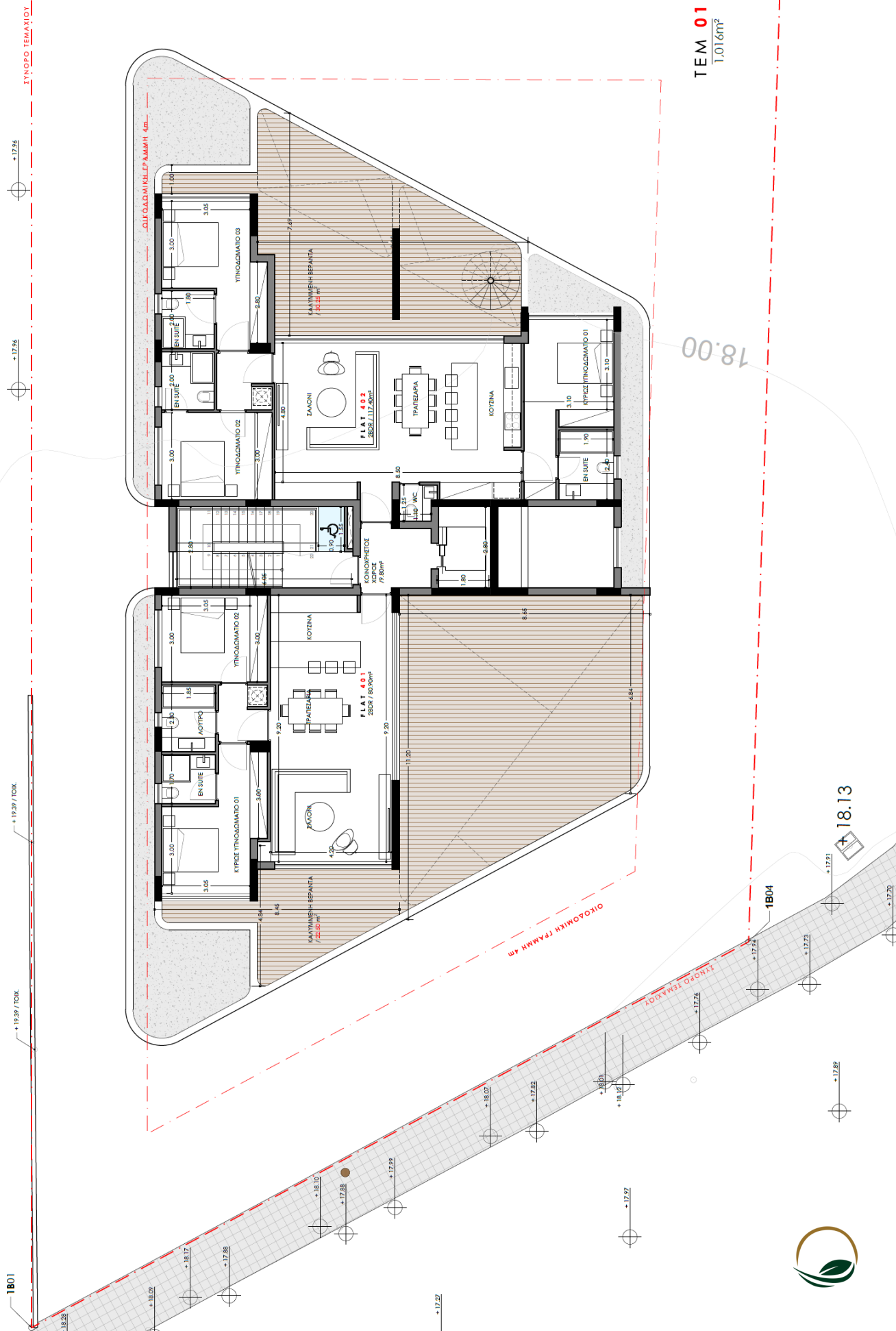
Third Level



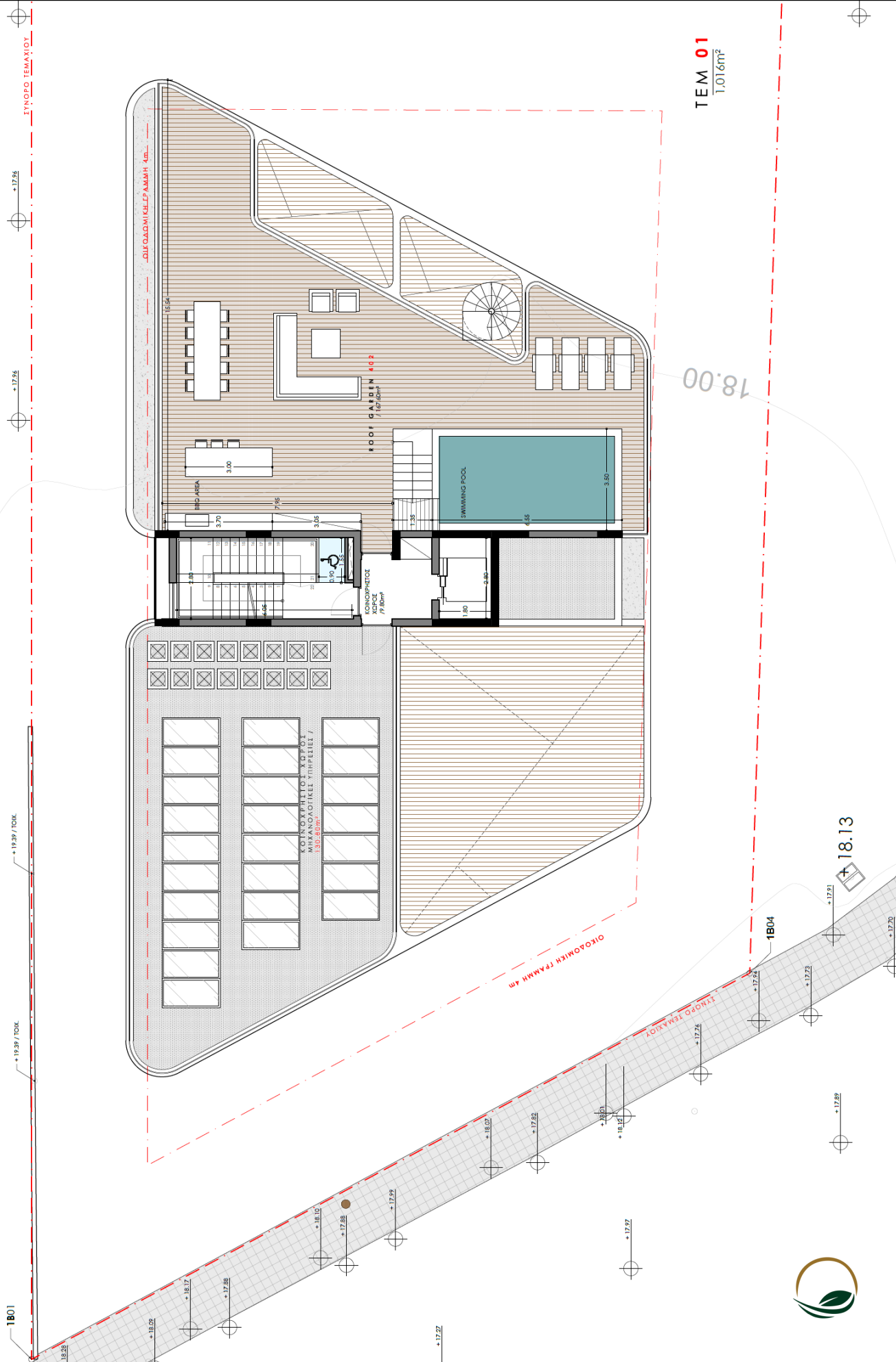
TEM 01
1,016m²



Fourth Level



Fifth Level



Apartment 302—2 bedroom



Premium interior finishes.

Floor-to-ceiling double-glazed glass for abundant natural light, insulation, and acoustic comfort.

Made to order as per the client's choice kitchen with quartz, granite, or marble for elevated luxury and lasting resilience.



Disclaimer: Visualisations indicate possible interior design choices for the particular apartment. There may be subject to additional cost.



- Bespoke architectural design
- Premium materials
- Composite wood decorated ceilings
- Travertine external walls covering



Area Analysis and Pricing

		Bed-rooms	Internal Covered Area	External Covered Veranda	External Uncovered Veranda	Roof Garden	Storage Area	Total Area	Price (€)
1st floor	101	2	80.1	23.4	-	-	3.1	106.6	sold
	102	2	80.2	24.4	-	-	3.0	107.5	sold
	103	1	50.1	11.6	-	-	3.0	64.6	sold
	104	1	50.0	10.7	-	-	3.1	63.7	sold
2nd floor	201	2	80.1	23.2	-	-	2.9	106.2	325,000
	202	2	80.2	24.2	-	-	2.7	107.1	330,000
	203	1	50.1	14.0	-	-	2.7	66.8	235,000
	204	1	50.0	13.0	-	-	2.8	65.8	235,000
3rd floor	301	2	80.1	23.4	-	-	3.2	106.7	350,000
	302	2	80.2	24.4	-	-	3.1	107.6	360,000
	303	1	50.1	11.6	-	-	2.8	64.5	250,000
	304	1	50.0	10.7	-	-	2.9	63.5	250,000
4th floor	401	2	80.9	22.5	74.5	-	5.4	183.3	515,000
	402	3	117.4	30.3	56.0	167.6	5.4	376.6	765,000
			979.5	267.0	130.5	167.6	46.1	1590.6	

Notes:

- All prices are exclusive of applicable rate of VAT
- Prices may change at any time without any notice.



Terrasol Residence “B”

_____ Architectural Plans

_____ Area Analysis

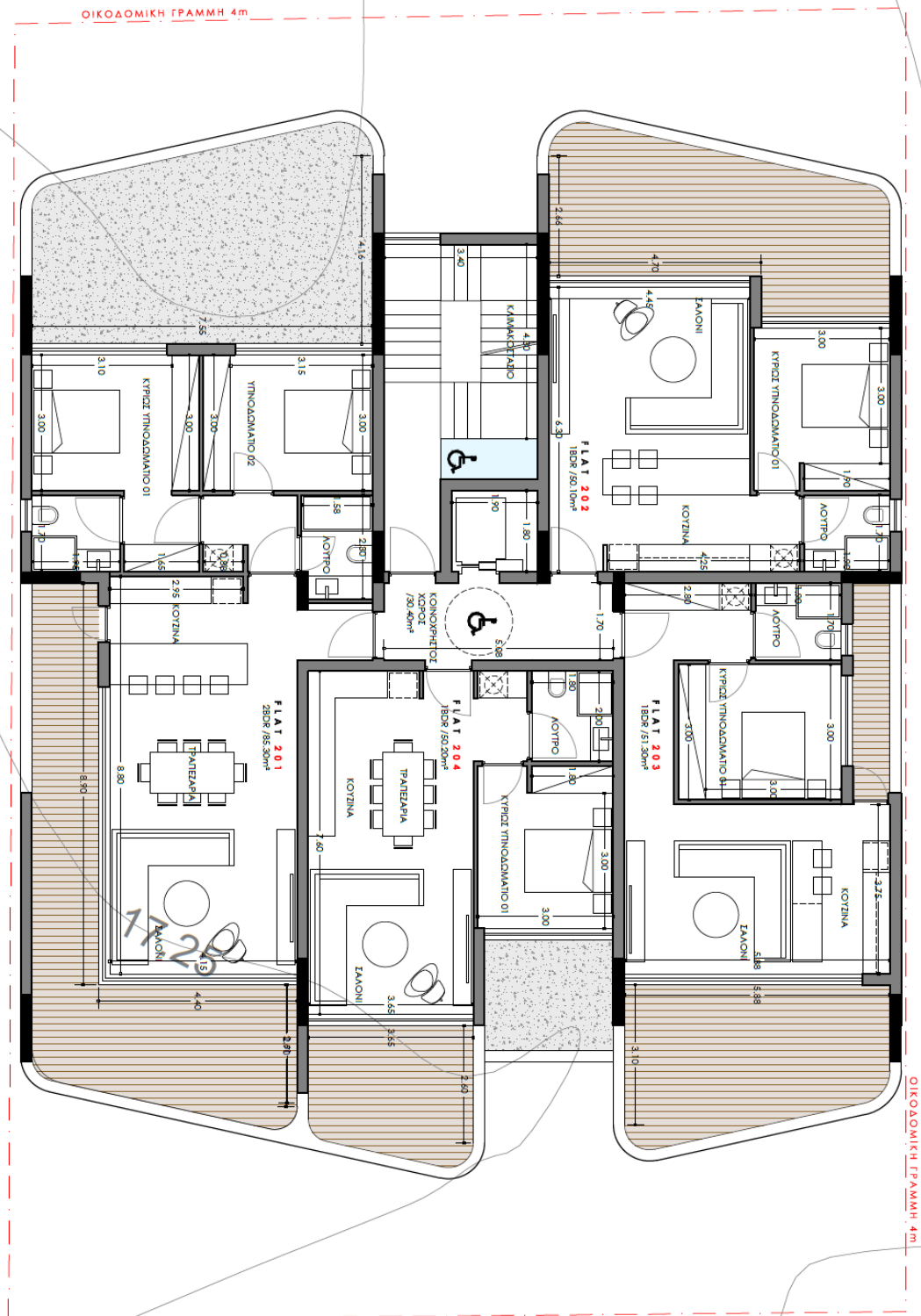
_____ Illustrations

_____ Price List





Second Level





Fifth Level



Apartment 303—1 bedroom



We create spaces that fully encompass our clients' individual character and reflect them with thoughtful design, meticulous attention to detail, and lasting quality.

Fully personalised interior design included.



Disclaimer: Visualisations indicate possible interior design choices for the particular apartment. There may be subject to additional cost.





Area Analysis and Pricing

		Bed-rooms	Internal Covered Area	External Covered Veranda	External Uncovered Veranda	Roof Garden	Storage Area	Total Area	Price (€)
1st floor	101	1	50.1	26.6	-	-	2.7	79.4	sold
	102	1	51.3	18.2	-	-	2.7	72.2	sold
	103	1	50.2	12.7	-	-	2.7	65.6	sold
	104	1	51.3	21.1	-	-	2.7	75.1	sold
	105	1	50.1	26.6	-	-	2.7	79.4	sold
2nd floor	201	2	85.3	33.6	-	-	2.7	121.6	335,000
	202	1	50.1	26.6	-	-	2.7	79.4	sold
	203	1	51.3	21.1	-	-	2.7	75.1	235,000
	204	1	50.2	12.7	-	-	3.3	66.2	235,000
3rd floor	301	2	85.3	33.6	-	-	3.3	122.1	360,000
	302	1	50.1	26.6	-	-	3.3	80.0	250,000
	303	1	51.3	21.1	-	-	3.3	75.7	250,000
	304	1	50.2	12.7	-	-	2.4	65.3	250,000
4th floor	401	2	85.3	33.6	-	83.3	2.4	204.6	575,000
	402	4	151.7	40.9	19.6	115.1	2.3	329.6	915,000
			963.8	367.9	19.6	198.4	41.6	1591.3	

Notes:

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Terrasol Residence “C”

_____ Architectural Plans

_____ Area Analysis

_____ Illustrations

_____ Price List



Ground Level



First Level



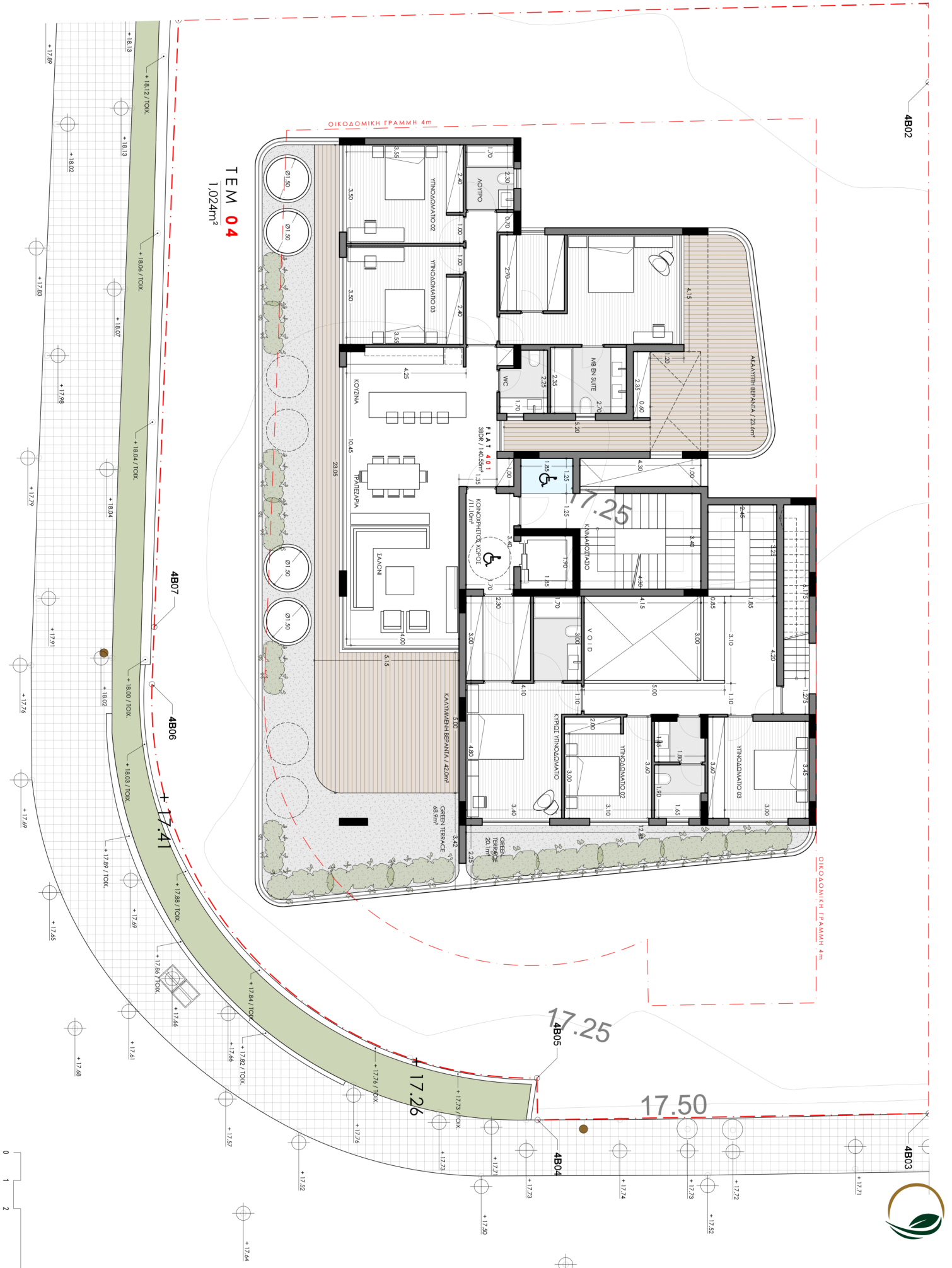
Second Level



Third Level

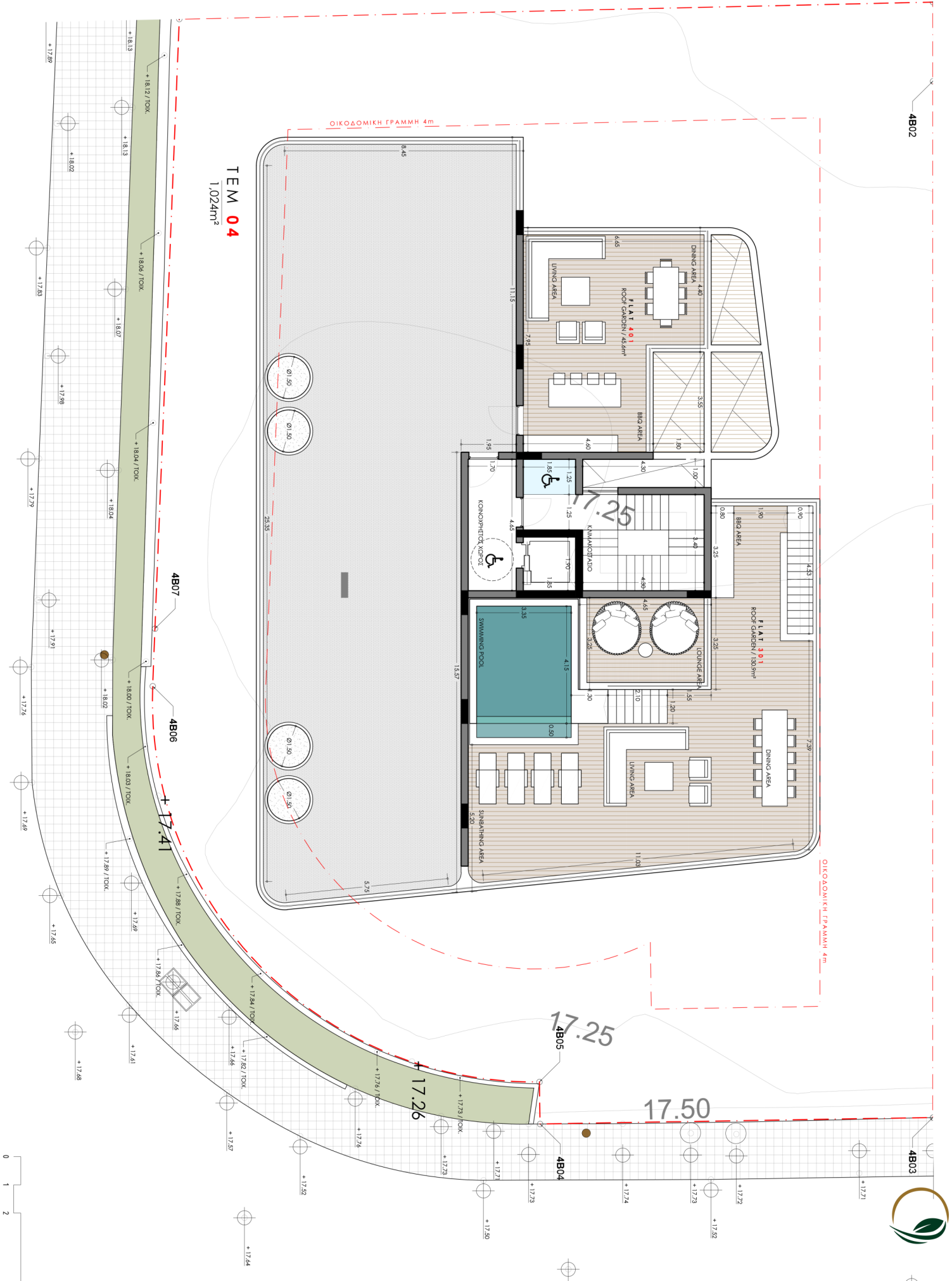


Fourth Level



Architectural Plans

Fifth Level







Penthouse 301:

a 3-storey villa on the sky

Over 400m² of usable spaces.

Unique glass side pool, and view from each floor.



Area Analysis and Pricing

		Bed- rooms	Internal Covered Area	External Covered Veranda	External Uncovered Veranda	Roof Garden	Green Terrace	Storage Area	Total Area	Price (€)
1st floor	101	1	84.2	26.9	-	-	4.2	2.7	117.9	sold
	102	1	80.7	25.2	-	-	22.0	2.7	130.6	sold
	103	1	50.4	12.8	-	-	9.2	2.7	75.1	225,000
	104	1	50.1	12.8	-	-	6.8	2.7	72.4	225,000
2nd floor	201	2	84.2	33.6	-	-	4.2	2.7	117.9	sold
	202	1	80.7	26.6	-	-	22.0	2.7	130.6	sold
	203	1	50.4	21.1	-	-	9.2	2.7	75.1	235,000
	204	1	50.1	12.7	-	-	6.8	2.7	72.4	235,000
3rd floor	301*	3	178.4	46.2	31.0	130.9	24.5	3.3	414.3	1,390,000
	302	1	80.7	34.3	11.6	-	22.0	3.3	151.9	360,000
	303	1	50.4	12.8	-	-	9.1	3.3	75.6	250,000
	304	1	50.1	12.8	-	-	6.8	2.4	72.1	250,000
4th	401	3	140.5	45.4	23.8	45.6	68.9	2.4	326.6	850,000
			1,209.3	353.0	97.4	307.4	240.2	39.4	2,246.7	

*Duplex penthouse spanning 3rd and 4th floor

Notes:

- All prices are exclusive of applicable rate of VAT
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Technical Specifications

The building structure is made of reinforced concrete and is fully compliant with the European regulation of the anti-seismic code. External and internal walls are 30cm and 10cm thick respectively.

External common area

- Pedestrian access: Gated Entrance with video-intercom communication and security access fobs.
- Parking Gates: Electrical gates, operated remotely.
- Main Entrance/Lobby: Video-intercom communication and security access fobs.
- Landscaping-gardening: cosmetic landscaping and gardening work as per illustrations.

Thermal and moisture Insulation

- Thermal roof and exterior walls insulation with layer of 80mm polystyrene, average width 100mm.
- 100mm Extruded polystyrene boards at the roofs of the property.
- Polythene sheet for the foundation.
- Polyurethane Mariseal with fabric 1 KG m2 and two layers of Mariseal 750 gr/m2 for every veranda covering.
- Two layers of Mapelastick Grout 3.4Kg/m2 with net, on the floors and walls of the bathrooms

Floor coverings

- Common areas: marble and ceramic tiles of the architect's choice.
- Living room, kitchen, bathrooms and corridors: ceramic tiles or wooden floor can be placed as per clients' choice; bathrooms will be covered with ceramic tiles up to the ceiling.
- Bedrooms: High quality laminated floor of the client's choice.
- Verandas: ceramic tiles of the client's choice.
- Parking: Monolithic Decorative flooring (granostone).

Wall Finishes

- External walls: three layers of EMULSION type coating. Last coating made of plaster.
- Internal walls: three layers of EMULSION type coating. Walls and ceilings have a three-layer spatula and painted with oil paint.

Carpentering

Doors

- Apartment main door: Quality aluminum security doors fully equipped with security locks, compliant with safety and fire regulations.
- Apartment internal doors: choice of different finishes of fine quality doors with magnetic locks and hidden hinges.

Kitchen—Wardrobes

- Kitchen cupboards and bedroom wardrobes made to order of high quality laminate and/or MDF; in variety of different finishes. Fully customisable as per our interior design guidance and personalised plans.
- Island bar, fully customisable as per above.
- Soft close mechanisms.



Technical Specifications

Aluminium/Metal

- Storage doors: Aluminium doors as per architectural drawings.
- Doors and windows: Double glazed glass (i-Plus Light 6mm + Clear 5mm) in aluminium frame. Floor to ceiling balcony doors openings.

Sanitary and Plumbing

- All apartments will be equipped with high quality Italian sanitary ware, fittings and accessories.
- Pipe in pipe system used for the plumbing installation.
- Silent piping for noise free plumbing operations.
- Solar heater with 1tn tank and high pressure pump system.
- Water softener.
- Wall mounted toilets and mixers.

Electromechanical installation

Electrical installation is based on the regulation of the electricity authority of Cyprus ("EAC").

Security

- Motion detection sensors' enabled lighting at the entrance, parking areas, lobby and staircase.
- Security access fobs and video-intercom system at the pedestrian gate and main entrance.
- CCTV IP Security Cameras installation throughout the property and wired alarm provision.

Heating/cooling

- Installation of concealed Split Units in living area (GREE Duct Type 7,1kW)
- Installation for air-condition SPLIT UNITS in bedrooms.
- Provision for electric heater units.
- Underfloor heating with heat pump (GREE VERSATI 10kW) - applicable only for Penthouses, optional for all other apartments)

Telecommunication

- Provision for telephone line, internet and TV in all rooms as per electromechanical study conducted.
- SMART Home functionality for remote and seamless control of lighting, temperature, shading, water heater and more.
- Structured cabling (CAT6) throughout the units.

Appliances—accessories

- Provision for dish-washer, washing and drying machine.
- Provision for heated towel rails in the bathrooms.

Energy generation

- Installation of photovoltaic panels for all apartments (1 bedroom: $\geq 1.4\text{KWh}$, 2 bedroom: $\geq 1.8\text{KWh}$, Penthouses $\geq 2.8\text{KWh}$)

Note: Anything that is not stated and/or described above does not constitute part of the technical specifications.

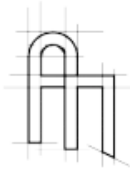


Partners - Brands

Architecture Studio:



Civil Engineers:



ALEXIS PANAYIOTIDES
Civil Engineers LLC

Electrical Engineers:



Mechanical Engineers:



Tiles and Flooring



Sanitary ware



ZUCCHETTI.

Marble and countertops



Carpenting (Kitchens-Wardrobes)



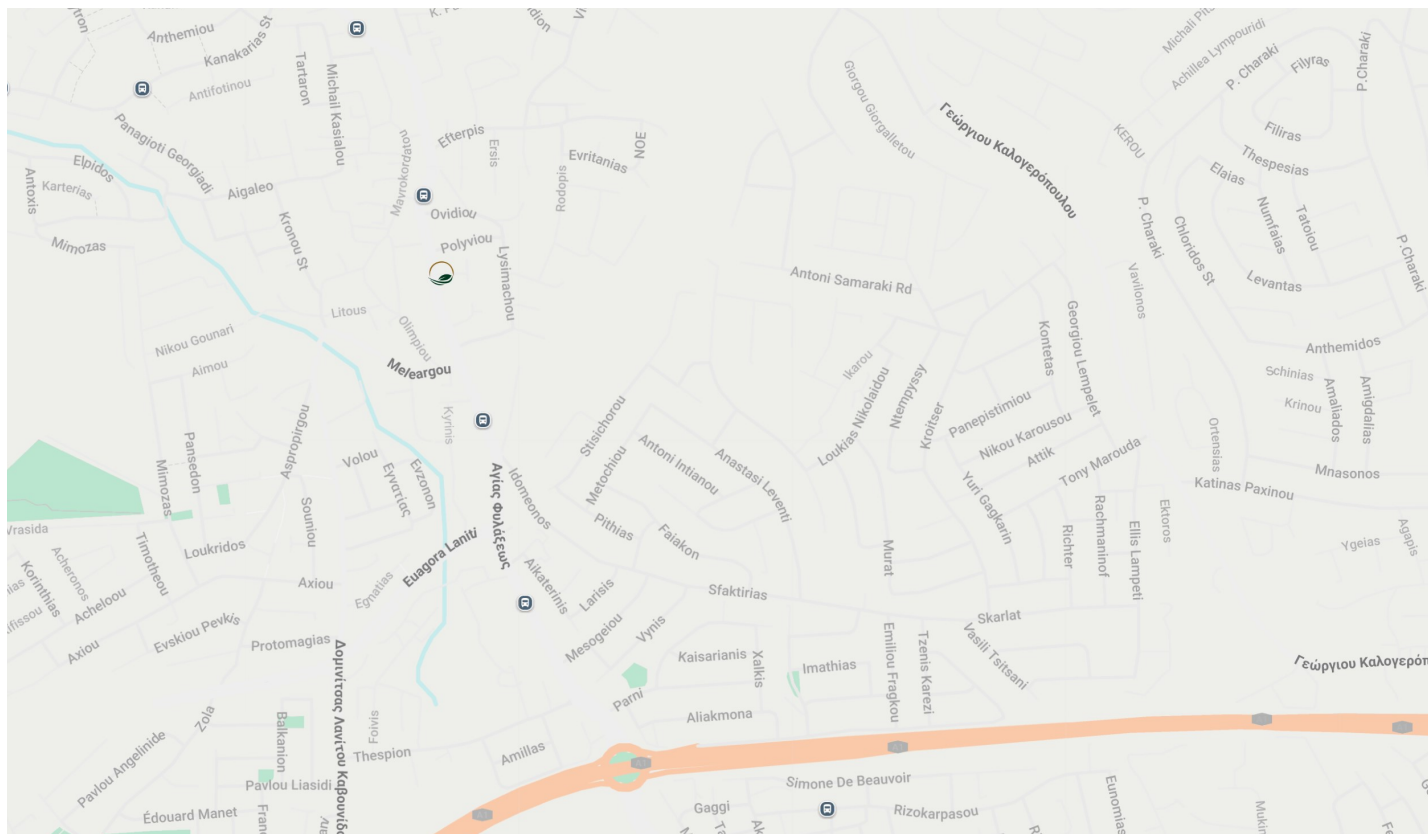
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