

GARDEN STUDIOS



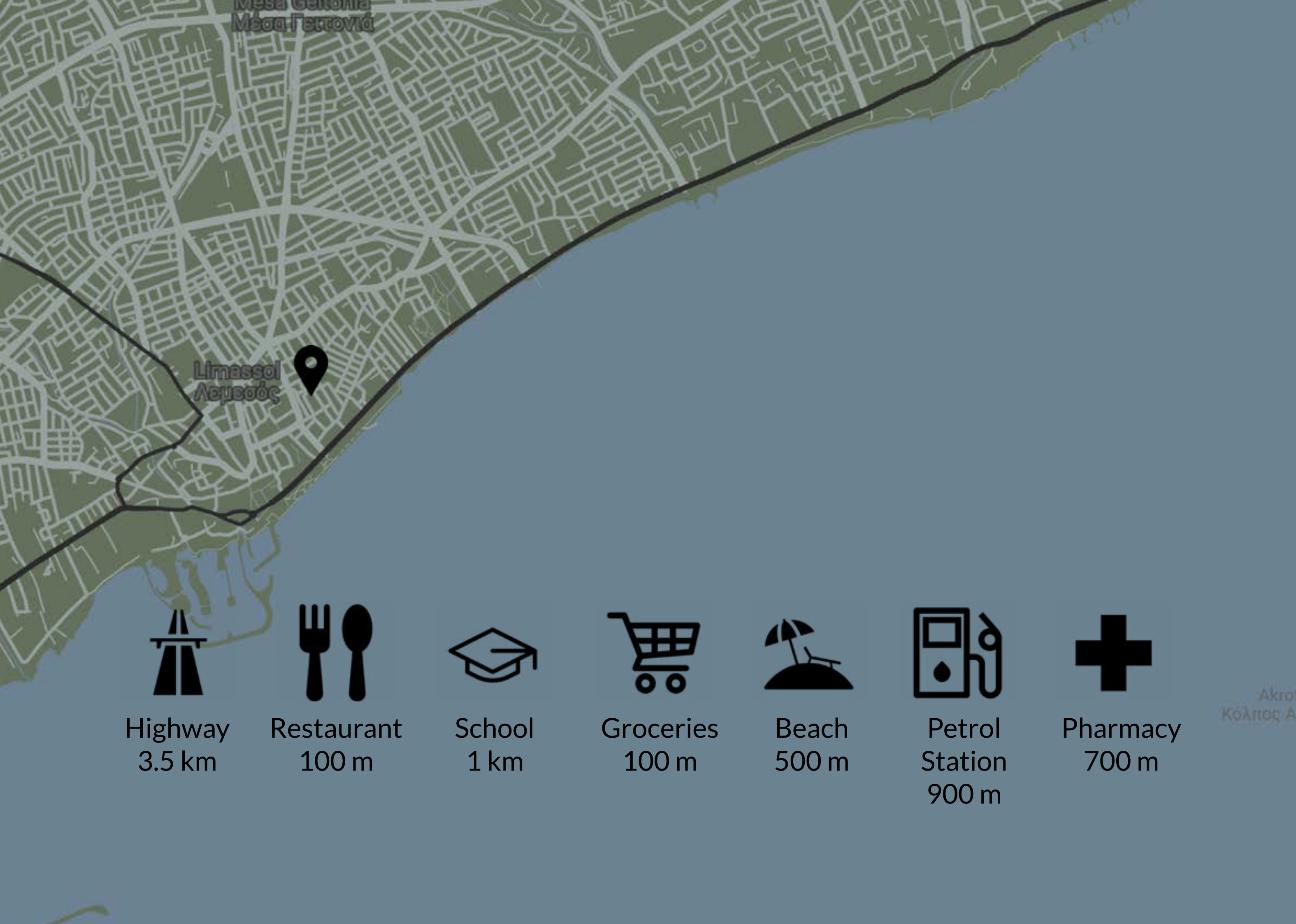
Garden Studio Residence: Luxury Living in the Heart of Limassol's Old Town

Welcome to Garden Studio Residence, where luxury meets charm in Limassol's picturesque old town. Developed by Noah's Arc Holdings and designed by CSS & Associates, this new building features eight elegant studios and a stunning penthouse with a roof garden.

Experience unparalleled elegance with modern amenities and premium finishes in every residence. The crown jewel, our expansive penthouse, offers a serene oasis above the vibrant city.

Embrace a perfect blend of contemporary design and historic charm. Garden Studio Residence is your gateway to a sophisticated lifestyle in Limassol's most enchanting neighborhood. Welcome home.





Location

Garden Studios offers an exceptional location, thoughtfully chosen to provide you with the perfect blend of modern convenience and natural beauty. Enjoy swift and convenient access to Limassol's major attractions and amenities while relishing the peace and privacy of your living environment.

For your everyday needs, a wide array of shops, supermarkets, schools, kindergartens, banks, pharmacies, and restaurants are just a short distance away. Plus, with nearby access to the trans-island highway, you're well-connected to the airports, mountains, Nicosia, Paphos, and Larnaca, all just a brief drive away.

When the desire for excitement strikes, Limassol's vibrant city center is easily accessible. Here, you can savor coffee, take a dip in the sea, enjoy leisurely walks along the coastline, participate in sports and recreational activities, engage in shopping, or immerse yourself in the island's finest nightlife experiences. Garden Studio offers the ideal location for the life you desire.

Garden Studio Residence comprises eight opulent studios and one grand penthouse. Each apartment is adorned with high-end finishes, modern amenities, and sophisticated design, ensuring a luxurious living experience in Limassol's historic old town.



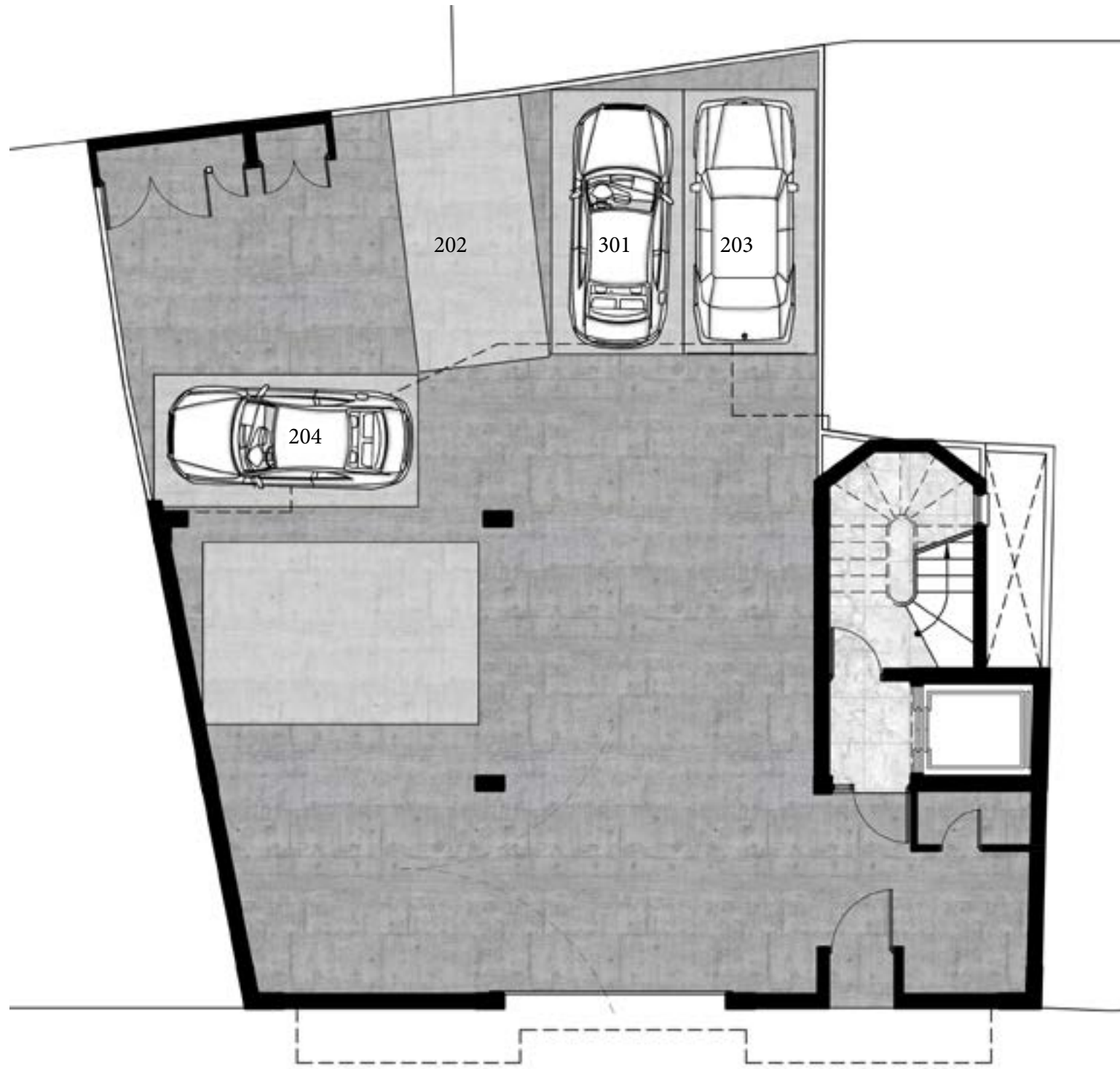


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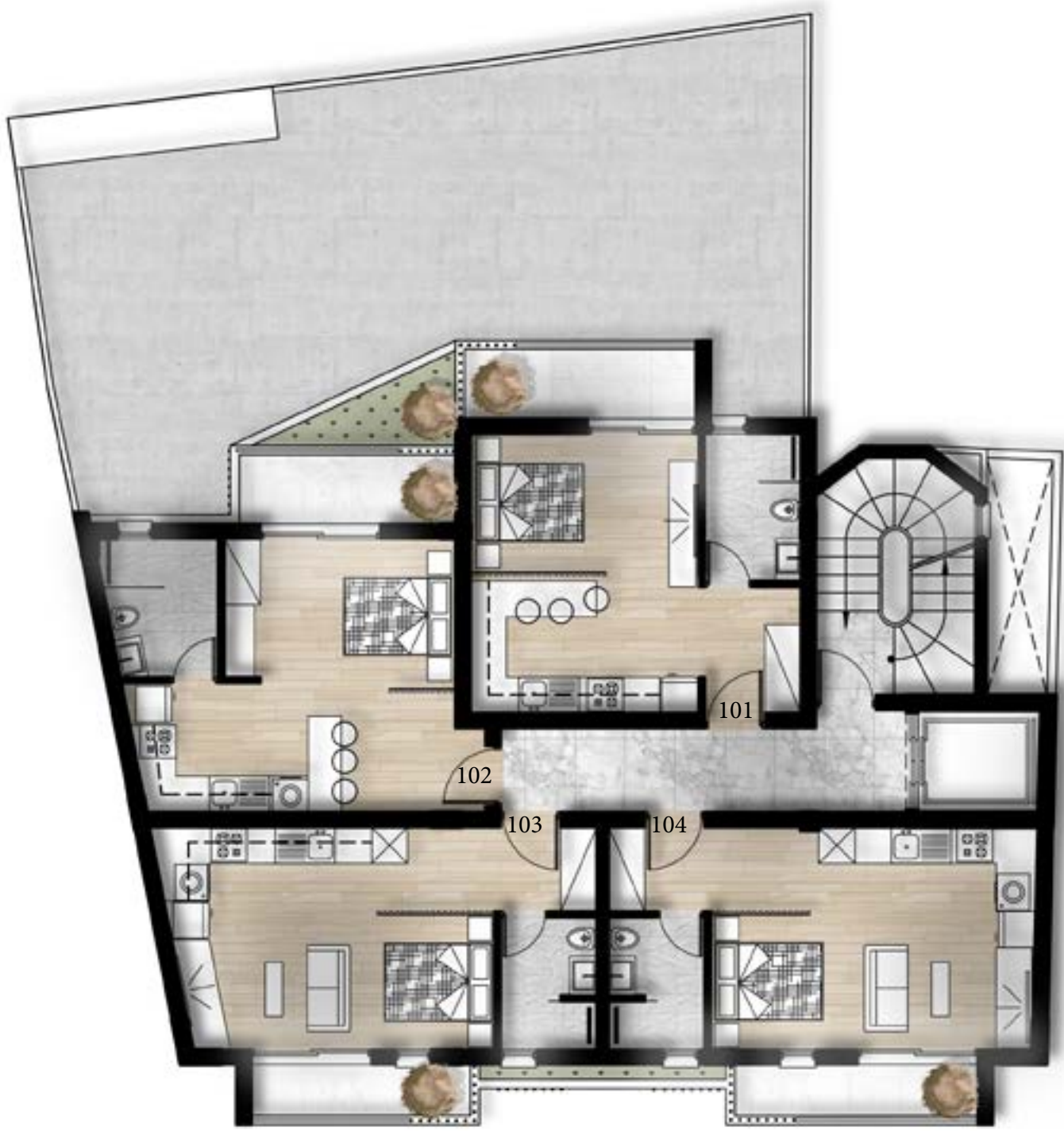
Garden Studio Residence exemplifies meticulous craftsmanship and superior construction quality. Every detail, from the exquisite finishes to the robust structural elements, reflects a commitment to excellence, ensuring a residence that not only meets but exceeds expectations of luxury and durability.



GROUND FLOOR



1st FLOOR



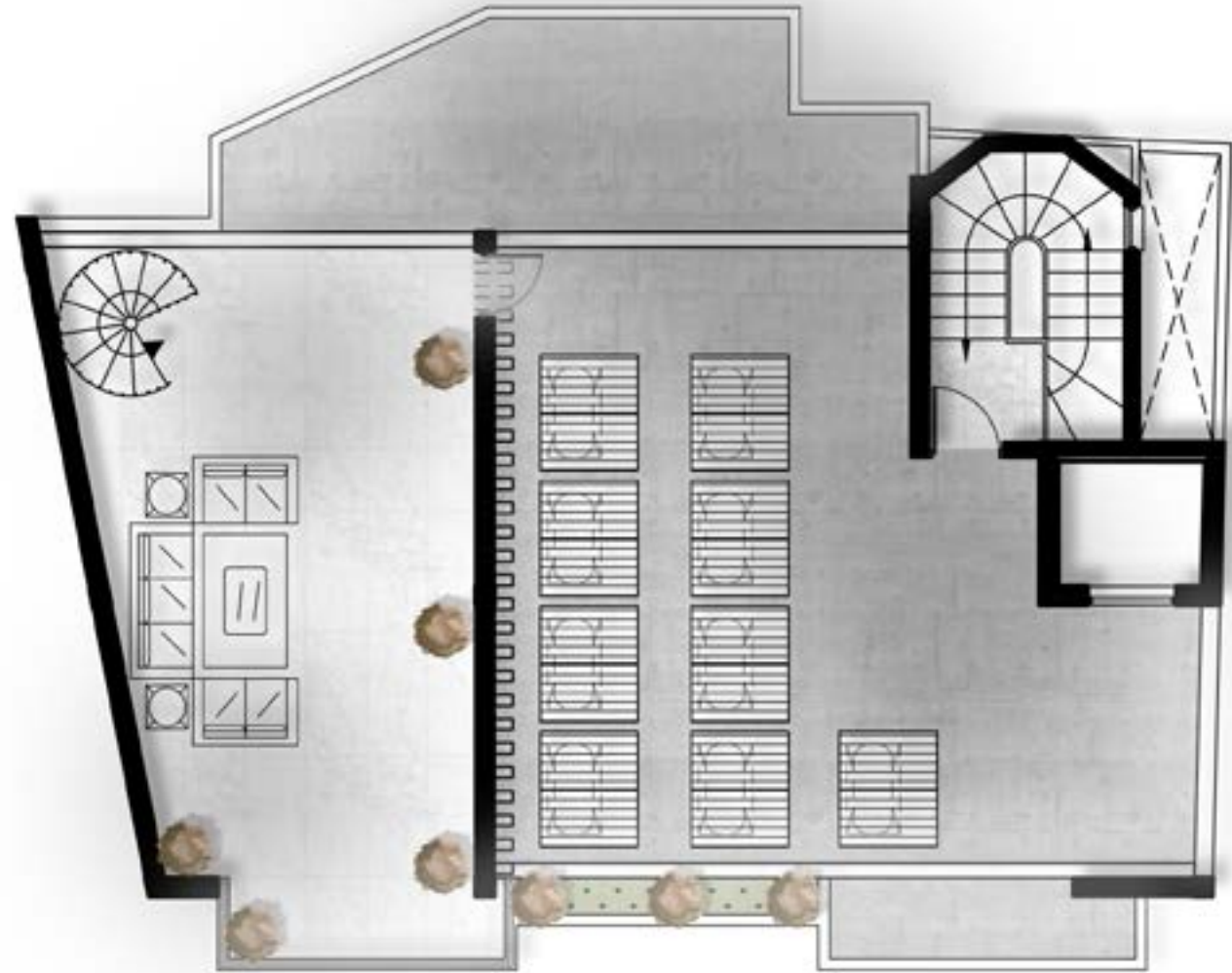
2nd-3rd FLOOR



4th FLOOR



ROOF GARDEN



Flat no	Bedrooms	Coverd Area (sqm)	Coverd Verandas (sqm)	Roof Garden (sqm)	Parking	Total Area (sqm)
101	Studio	30.44	5.53	-	-	35.97
102	Studio	30.59	4.88	-	-	35.47
103	Studio	30.57	4.05	-	-	34.62
104	Studio	31.27	4.45	-	-	35.72
201	Studio	30.44	5.53	-	-	35.97
202	Studio	30.59	4.88	-	1	35.47
203	Studio	30.57	4.05	-	1	34.62
204	Studio	31.27	4.45	-	1	35.72
301	3	94.62	53.65	54.16	1	172.43



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At Garden Studio Residence, we are committed to sustainable practices, integrating eco-friendly materials and energy-efficient technologies throughout our construction process. From design to completion, we prioritize environmental responsibility, ensuring a greener footprint for a more sustainable future.





Residents of Garden Studio Residence enjoy an unparalleled lifestyle enriched by the vibrant culture and historic charm of Limassol's old town. With luxurious amenities and a prime location, each day offers a blend of comfort, convenience, and sophistication, setting a new standard for urban living in Cyprus.



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Specifications

EXTERIOR FINISH COMBINATION

- HPL Wood finish
- Two-tone Graffiato coatings

GENERAL

- Concrete building envelope
- Thermal bricks: external 25cm, internal 15cm

WALLS AND FLOORS

- Living rooms, dining areas and bathrooms have ceramic tiled floors
- Off-white painted internal walls and ceilings
- Laminate floors in bedrooms

KITCHEN

- Built-in kitchen furniture
- Soft-close doors, Gola system, laminated chipboard
- Synthetic quartz worktop and splash back
- 120x60cm ceramic floor tiles

DOORS & JOINERY FINISHES

- Fire-resistant entrance door with security locking system.
- Off white laminated internal doors
- Matt Black door fittings and magnetic stays
- Double-glazed aluminium balcony doors with thermal insulation
- Bespoke built-in bedroom wardrobes, LDSP and Dark Blue finish

BATHROOMS

- Ceramic two-colour floor and wall tiles
- White porcelain sanitary ware
- Contemporary chrome fittings and mixers from European brands

AIR CONDITIONING AND HEATING

- Provision for split units to all rooms
- Energy-efficient solar panels
- Supplementary electric heating for hot water

ENERGY EFFICIENCY, ELECTRICS

- Photovoltaic system
- Photovoltaic system reduces general-purpose costs
- Class A energy efficiency structures
- White wall sockets and switches
- LED downlights in all rooms

SECURITY

- High security locking systems for entrance doors
- Video phone system in all apartments

TERRACES AND OPEN SPACES

- Safety glass balcony balustrades with aluminium stanchions

STORAGE

- Convenient store rooms for each apartment

This brochure and the information contained in it does not form part of any contract, and while reasonable effort has been made, we cannot guarantee the final specifications will accurately match the content on this brochure. The apartments and building designs and layouts are indicative only and may change. The specification of the residences is the anticipated specification as at the date this brochure was prepared but may be subject to change in accordance with architectural and engineering alterations. Computer generated images and photos are indicative only. All sales remain subject to contract. “Garden Studios” is a marketing name only. Neither the agents nor any person in their employment has any authority to make or give any representation, warranty or guarantee in respect of or in relation to the development.

Project, renderings and brochure designed by:



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