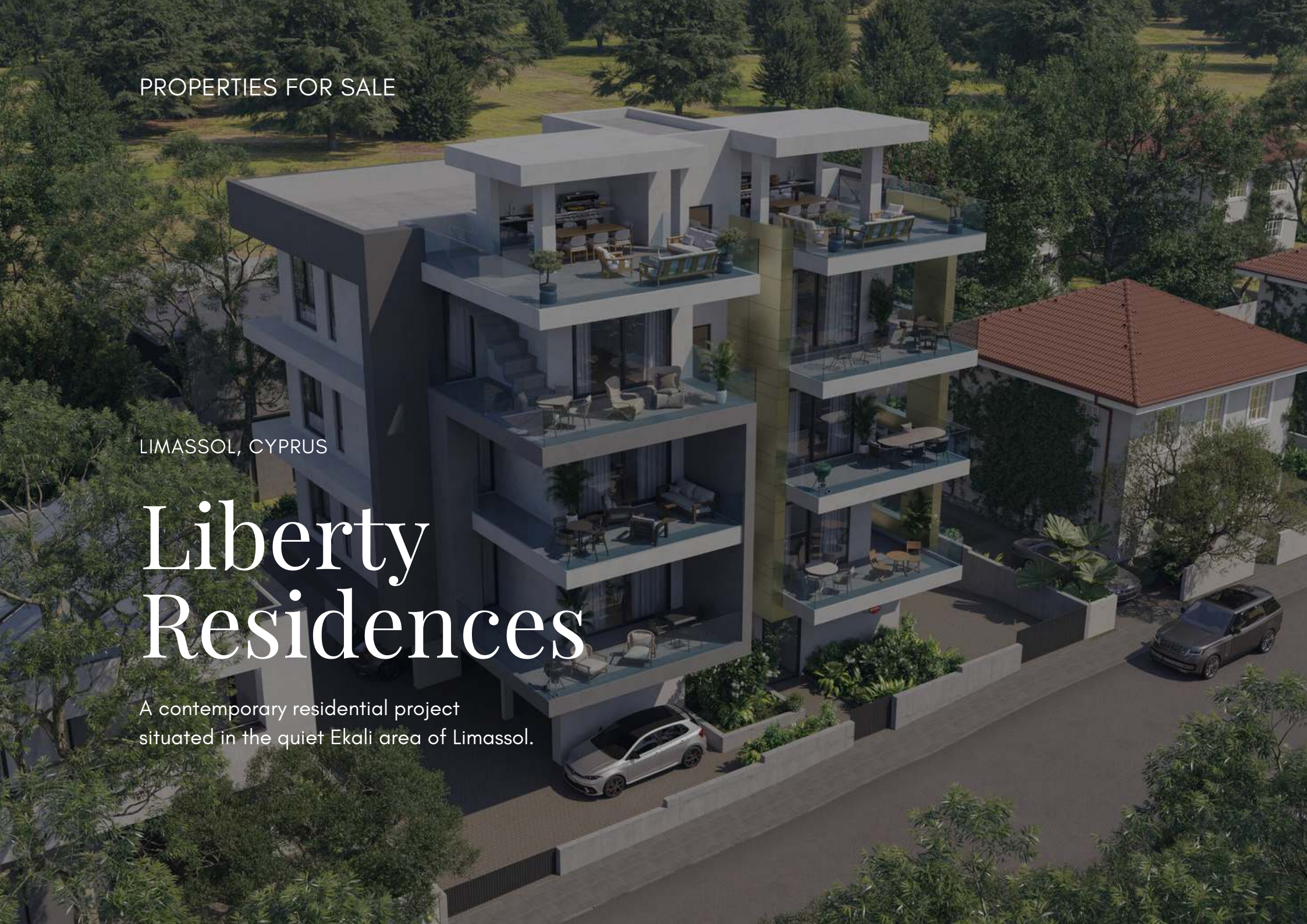


PROPERTIES FOR SALE

LIMASSOL, CYPRUS

Liberty Residences

A contemporary residential project
situated in the quiet Ekali area of Limassol.



Facilities & Specifications

Liberty Residences is a modern 3 storeys building and contains 6 luxury apartments of 2 bedrooms. It features modern open plan layouts, a cleverly designed master plan, large covered verandas, allocated store rooms, landscaping, security entrance door and covered parking places.

1 **Parking & Storage**

One storage for each apartment.

One covered parking space for each apartment, one parking space for people with disabilities.

2 **Common Fitness Area**

A dedicated space for fitness equipped with modern exercise machines and free weights.

3 **Grade A**

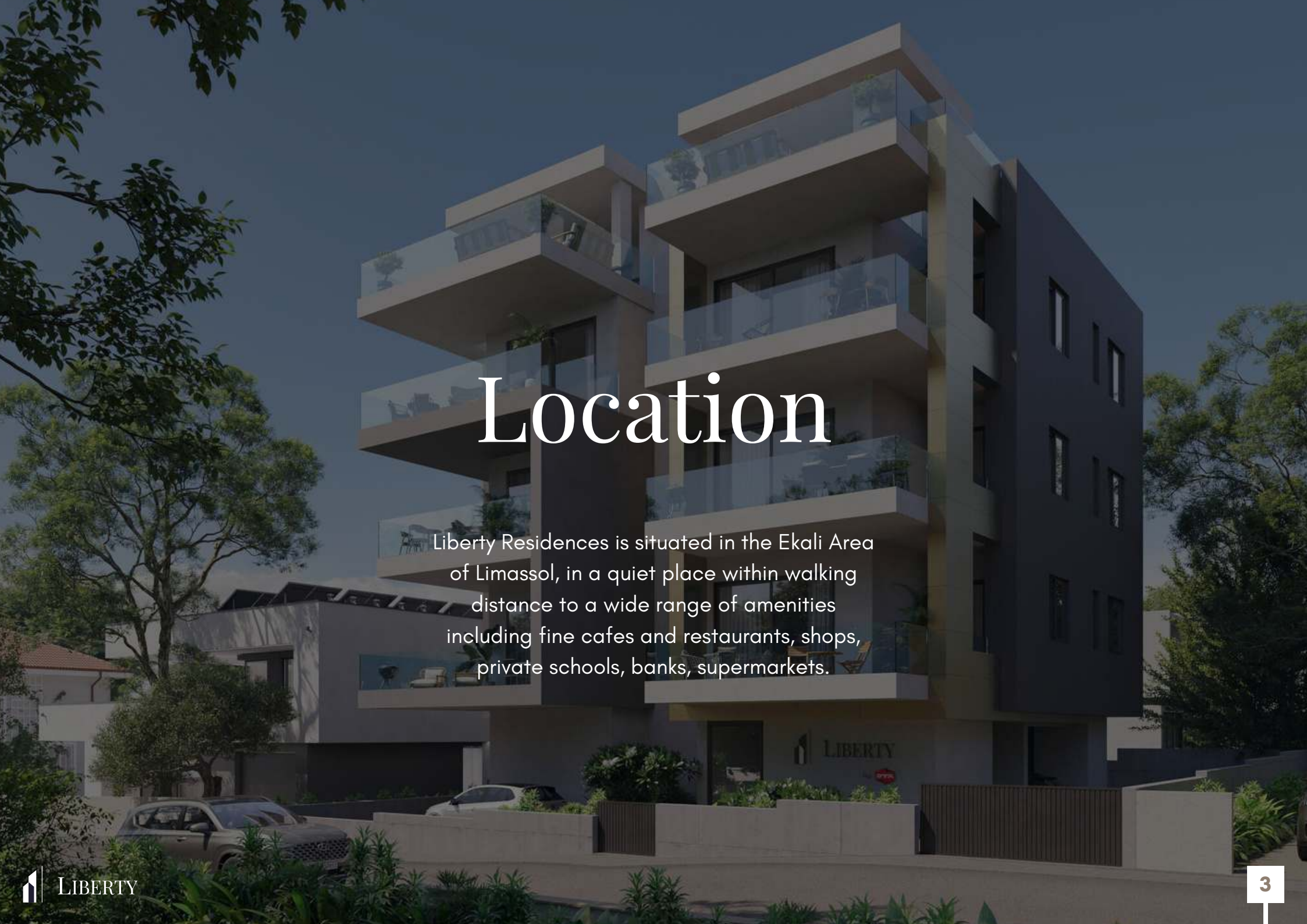
Energy performance certificate

4 **Photovoltaic System**

Photovoltaic system for each apartment and for common areas.

5 **Roof Garden**

Roof garden with a BBQ and bar for the apartments No. 301 and 302



Location

Liberty Residences is situated in the Ekali Area of Limassol, in a quiet place within walking distance to a wide range of amenities including fine cafes and restaurants, shops, private schools, banks, supermarkets.

Exterior

The exterior showcases a perfect balance of form and function, with clean lines and innovative use of materials. The facade is adorned with high-quality finishes, ensuring durability and longevity while exuding an aura of luxury.

1 External and internal walls

A perimetric thermal facade will be constructed from 25 cm bricks with a high thermal-performance insulation system to achieve the Grade A energy performance.

All concrete edges will be protected with the same high thermal performance insulation system.

Internal partition walls will be constructed with bricks 100–200 mm thick with 20mm sand-cement rendering, painted with external anti-mold washable emulsion paint in pure white color.

2 Wall tiles

Finished with high-quality ceramic tiles with a low-porosity surface, ensuring resistance to humidity, stains, mildew and bacteria.

3 Electrical services

Building exterior lighting is automated for evening hours. TV access points are equipped with RG6 coaxial and CAT6 Ethernet cabling. Car parking features two electric gates. A KONE Ecodisk Monospace elevator accommodates up to 12 persons. Apartment lighting uses conventional, user-friendly controls. Lighting points are strategically placed and divided into sub-circuits for reliability.

4 Structural system and floor structure

The building consists of reinforced concrete shear walls and frames supporting the reinforced concrete slabs.





Interior

The interiors of Liberty Residences are carefully considered, reflecting our unwavering commitment to professionalism and design excellence.

1 **Fully equipped bathrooms**

Top quality sanitary ware with accessories. All bathrooms feature carcasses in environmentally-friendly boards made from 100% post-consumption wood material and certified as being compliant to the world's lowest formaldehyde emission standards. They are water-repellent to effectively combat water leaks and dampness.

2 **Windows and window doors**

High quality German PVC openings with double glazing, excellent thermal properties, and great ease of operation.

3 **High quality interior finishes**

The kitchen, wardrobes, and internal doors are supplied by well-known Italian brands.

Built-in spacious, functional, neat wardrobes in bedrooms.

High quality ceramic tiles for walls and flooring or parquet for the floor.

4 **Heating and air conditioning**

There will be provision for an electrical radiator in each area of the apartment and provision for an air conditioning system with split type units.



Kitchen & Living Room



Living Room



Bathroom



Bedroom



Common Fitness Area



Covered Veranda

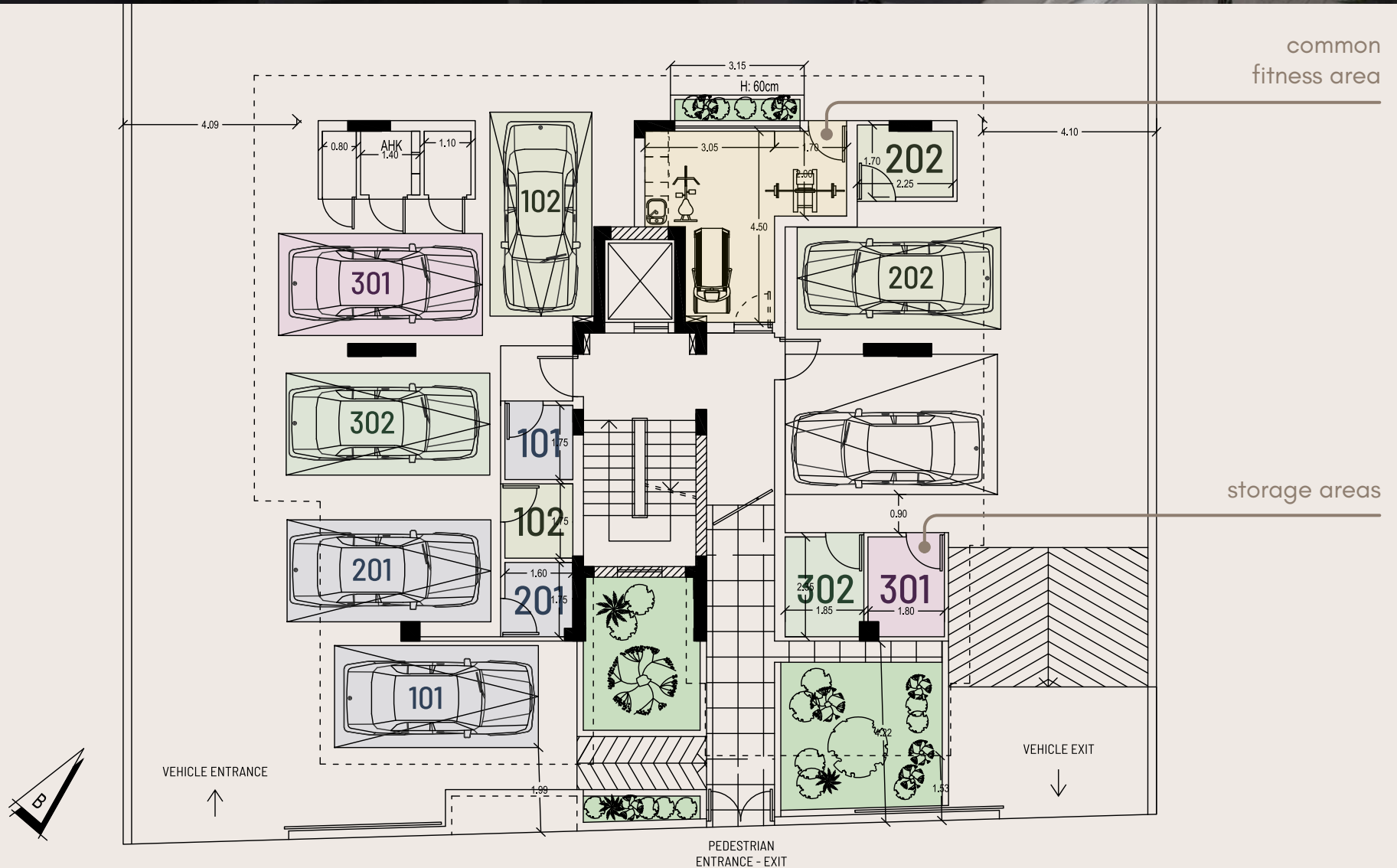
Project Overview

Each apartment includes a modern plan layout, large covered veranda, allocated store room and covered parking space

Apartment	101	102	201	202	301	302
Internal covered area, m ²	80	80	80	80	80	80
Bedrooms	2	2	2	2	2	2
Veranda covered area, m ²	20	23	20	23	20	23
Veranda uncovered, m ²	3	-	-	-	-	-
Roof garden covered, m ²	-	-	-	-	23.5	23.5
Roof garden uncovered, m ²	-	-	-	-	19	19
Proportion of common areas, m ²	10.3	10.3	10.3	10.3	10.3	10.3
Storage area, m ²	3.5	3.5	3.5	4.9	6.4	6.7
Parking space	1	1	1	1	1	1
Total net covered area, m ²	100	103	100	103	123.5	123.5
Total gross area, m ²	116.8	116.8	113.8	118.2	159.2	159.5

Ground floor

Parking spaces for apartments 101 - 302
Storage areas for apartments 101 - 302
Common fitness area



First & Second floor

First floor apartments: 101 and 102

Second floor apartments: 201 and 202

apartments: 101 and 201

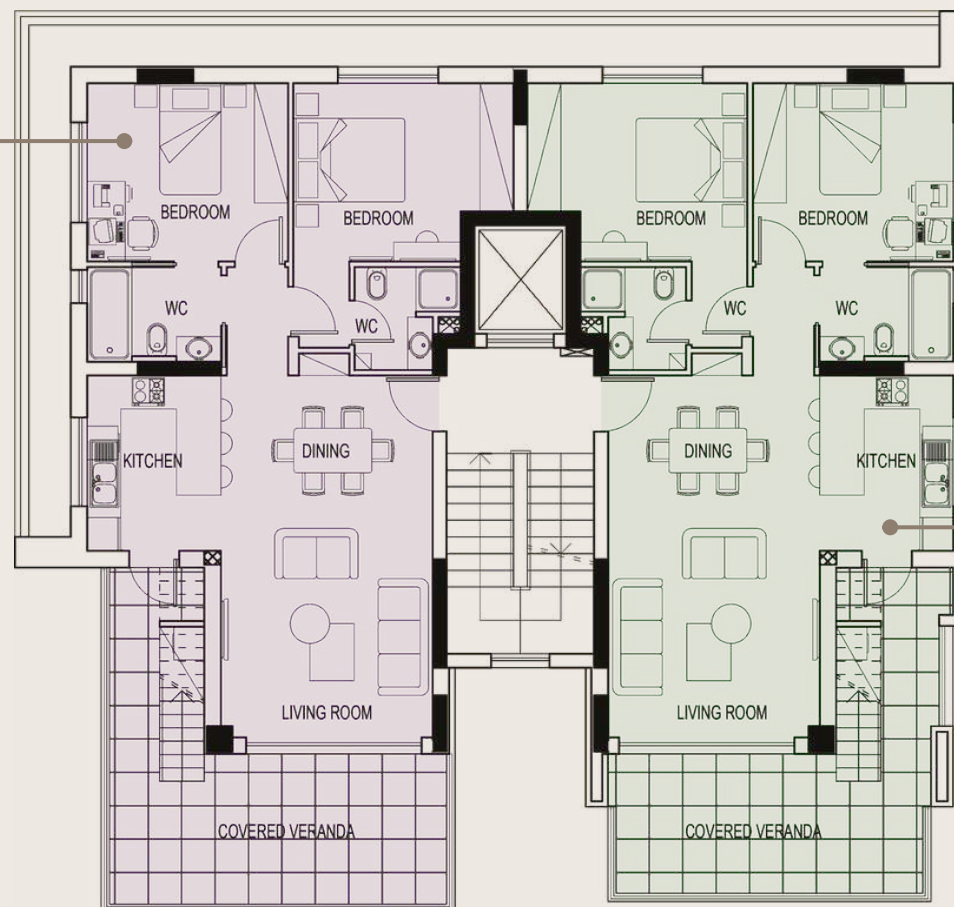


apartments: 102 and 202

Top floor

Top floor apartments: 301 and 302

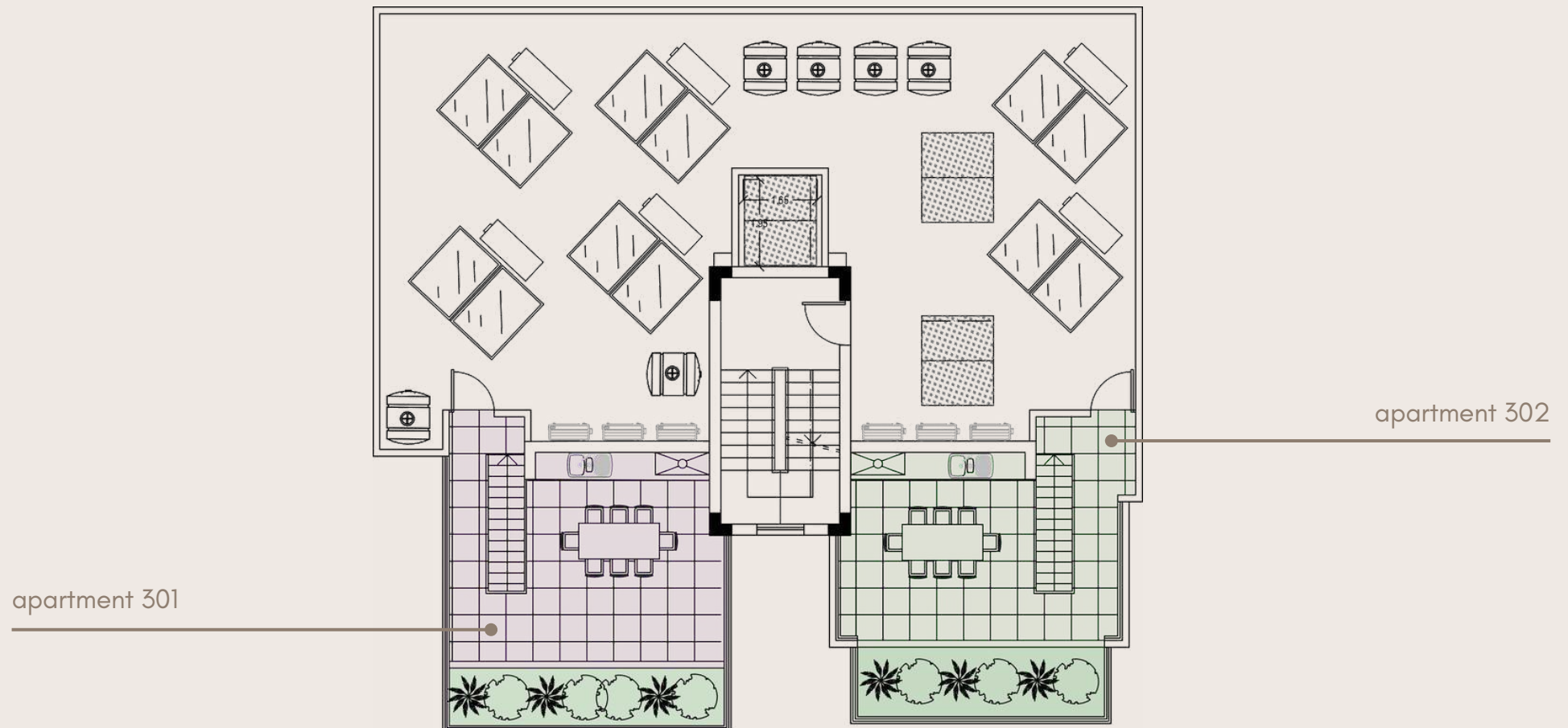
apartment 301

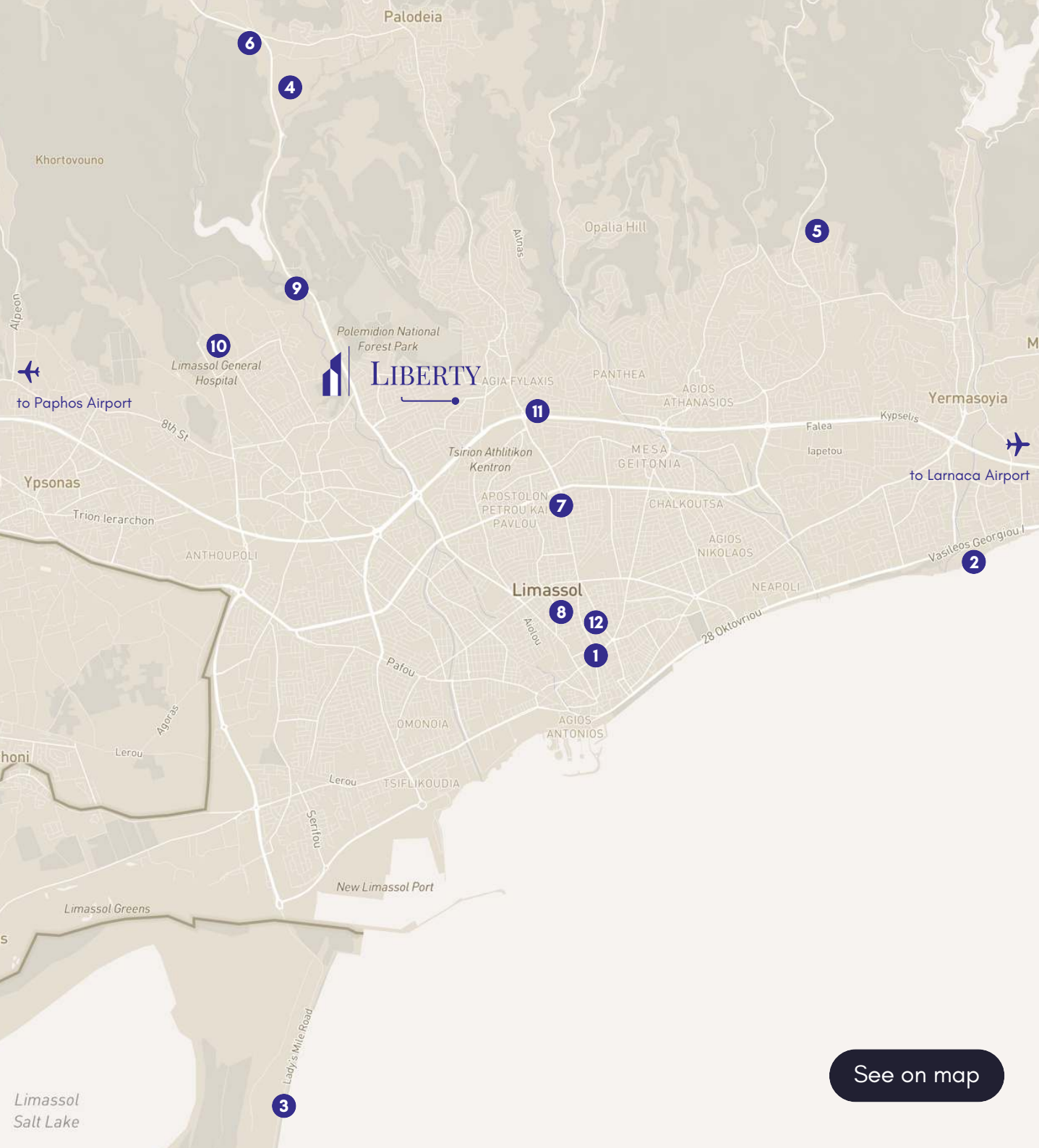


apartment 302

Roof Garden

Roof garden apartments: 301 and 302





The following list of locations shows driving times by car (in minutes).

Popular Locations

- 1 Limassol City Center - 12 min
- 2 Dasoudi Beach - 14 min
- 3 Lady's Mile Beach - 20 min
- Kourion Beach - 15 min
- Guru Mountain Resort Platres - 35 min

International Private Schools

- 4 Heritage Private School - 3 min
- 5 Foley's Private School - 10 min
- 6 Island Private School - 3 min
- 7 Trinity Private School - 8 min
- 8 IMS Private School - 12 min
- 9 Pascal Private School - 3 min

Hospitals

- 10 General Hospital - 5 min
- 11 Mediterranean Hospital - 5 min
- 12 Ygia Polyclinic Private Hospital - 12 min

Airports

- Paphos Airport - 40 min
- Larnaca Airport - 45 min

See on map



LIBERTY

