

CITIO

R E S I D E N C E

About the project

This upcoming project features seven modern 1, 2 & 3 bedroom apartments, designed for contemporary living that combines comfort and convenience.

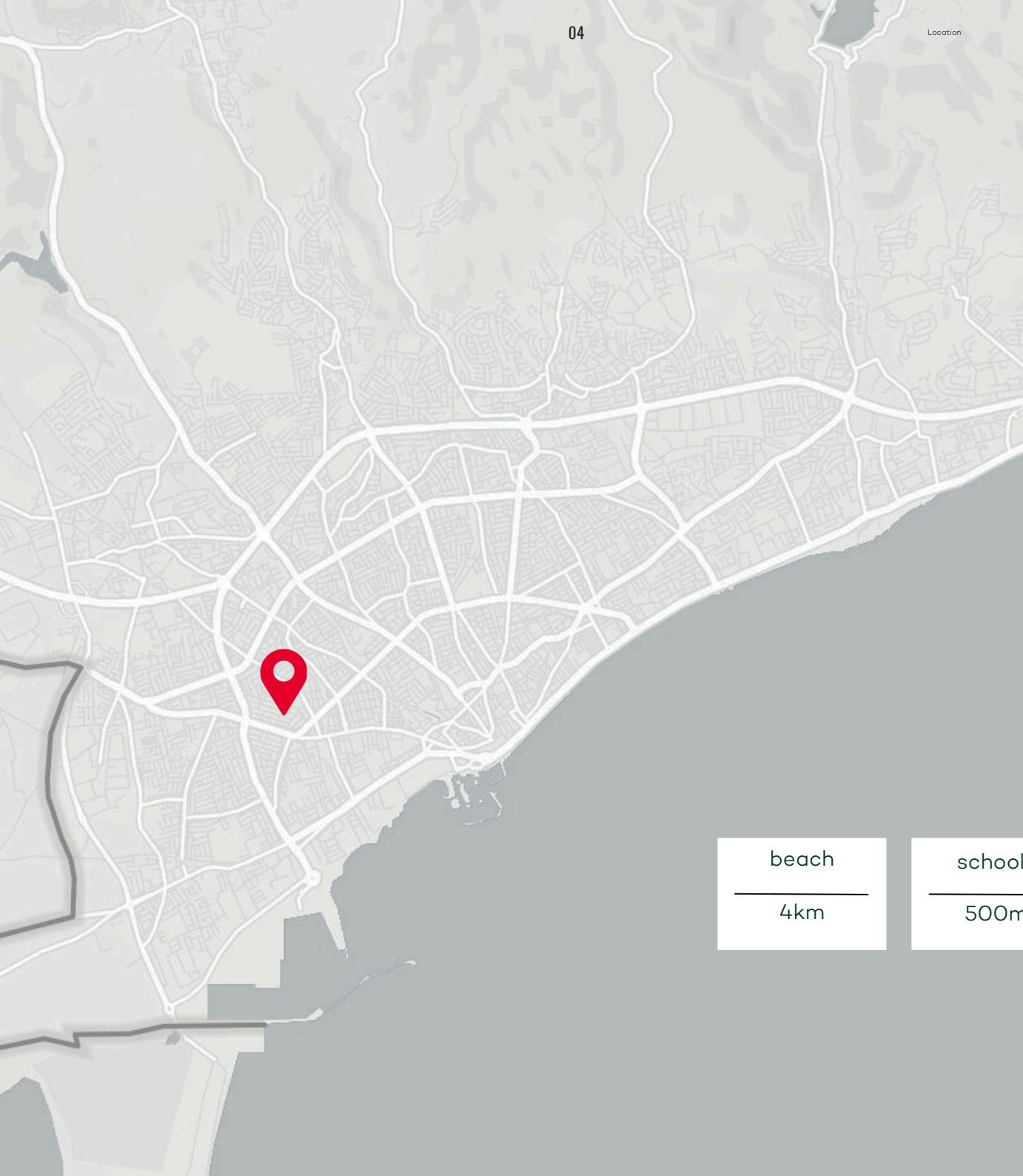
Nestled in a convenient location, these residences offer easy access to the city center, essential amenities, and the highway, ensuring a perfect blend of urban living and accessibility.



* actual finished units may vary from the renderings. The images are for informational purposes only



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Location

Located in a peaceful neighbourhood, this apartment building is conveniently close to supermarkets, pharmacies, and the bustling Limassol Marina offering opportunities for leisurely strolls along the waterfront and indulging in seaside dining experiences.

With easy access to the highway, commuting to and from the property is effortless, making it an ideal choice for those seeking both convenience and tranquility in their everyday lives.

beach

4km

schools

500m

city center

1km

shops

500m

airports

60km



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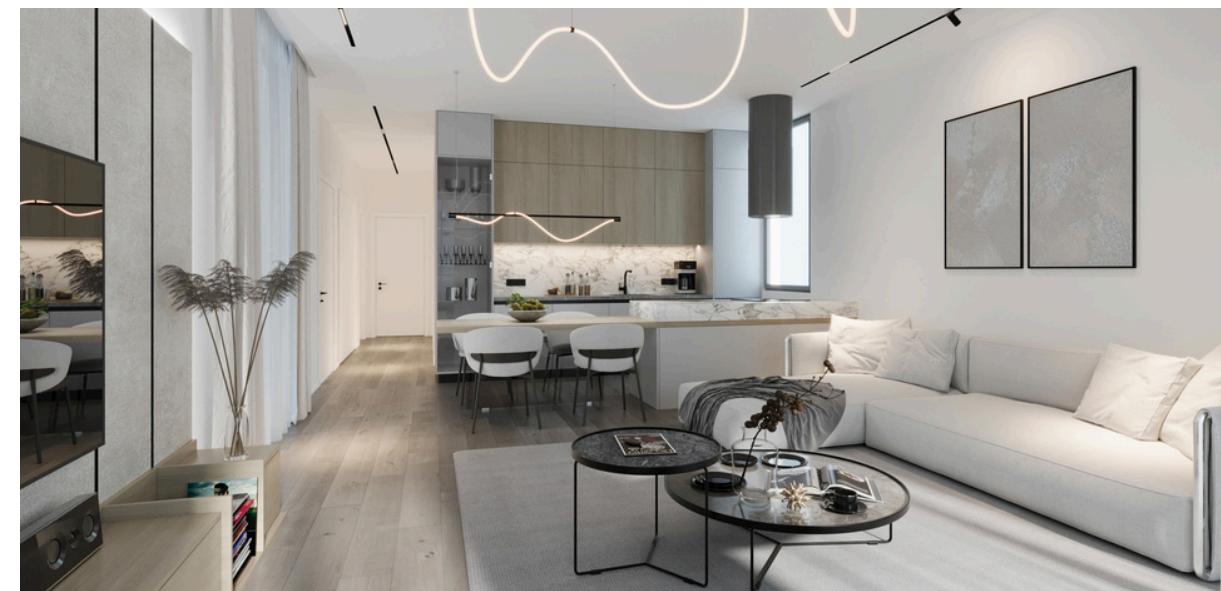


living room

The living room, seamlessly connected to the open-plan kitchen, offers a spacious and inviting atmosphere. High-quality Italian ceramic flooring enhances the modern aesthetic, while large windows fill the space with natural light. The sleek gypsum board ceiling with integrated LED strips adds a touch of sophistication, making it perfect for relaxation and entertaining.

kitchen area

The kitchens exude a bright, clean, and airy vibe, perfect for modern living. Each kitchen features sleek, custom-made cabinets with a matte finish, adding a touch of sophistication. The countertops are crafted from luxurious granite and technistone, offering both beauty and functionality. Enhanced by a gypsum board ceiling with LED strip lighting, the kitchen area is bathed in light, creating an inviting and refreshing atmosphere ideal for cooking and entertaining.





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bedrooms

The bedrooms exude a warm and cozy vibe, featuring ample storage to keep everything organized. Decorated in neutral tones with tasteful wood accents, these spaces offer a serene and inviting atmosphere. Sliding windows provide easy access to the balcony, allowing natural light to fill the room and offering a seamless connection to the outdoors.

bathrooms

The bathrooms are designed for luxury, featuring walk-in showers with rain shower heads for a spa-like experience. High-quality sanitary ware ensures both elegance and functionality. Expansive windows let in plenty of sunlight, brightening the space, while ceramic flooring adds a touch of opulence.

refined high-end finishes

INTERIOR DESIGN

- High-quality Italian ceramic flooring in living room & dining room
- Parquet flooring - Ter Hurne - Germany
- Gypsum board with LED strips & spot lights

KITCHEN

- Custom-made high-quality MDF Gloss & Egeer melamine cabinets with Blum mechanism
- Granite & technistone countertops
- Gypsum board - ceiling with LED strips

BEDROOM & BATHROOM

- High-quality parquet flooring & fitted wardrobes in bedrooms
- High-quality ceramic tiles in bathrooms
- Sanitary ware - Ideal Standard
- Mixers - Ceraplan
- WC - Aqua Blade & Rimless
- Wall mounted bowls

PRIVACY & SECURITY

- Entrance via code to the building
- CCTV systems in communal areas
- Provision for security systems in each apartment

HEATING & COOLING

- Split units A/C

PARKING & STORAGE

- Available parking space for each apartment
- Full accessibility for the disabled
- Storage space on ground floor for each apartment

LIFT

- Wyltor elevator
- Eco-friendly operating features
- Smooth & quiet
- Lift serving all floors

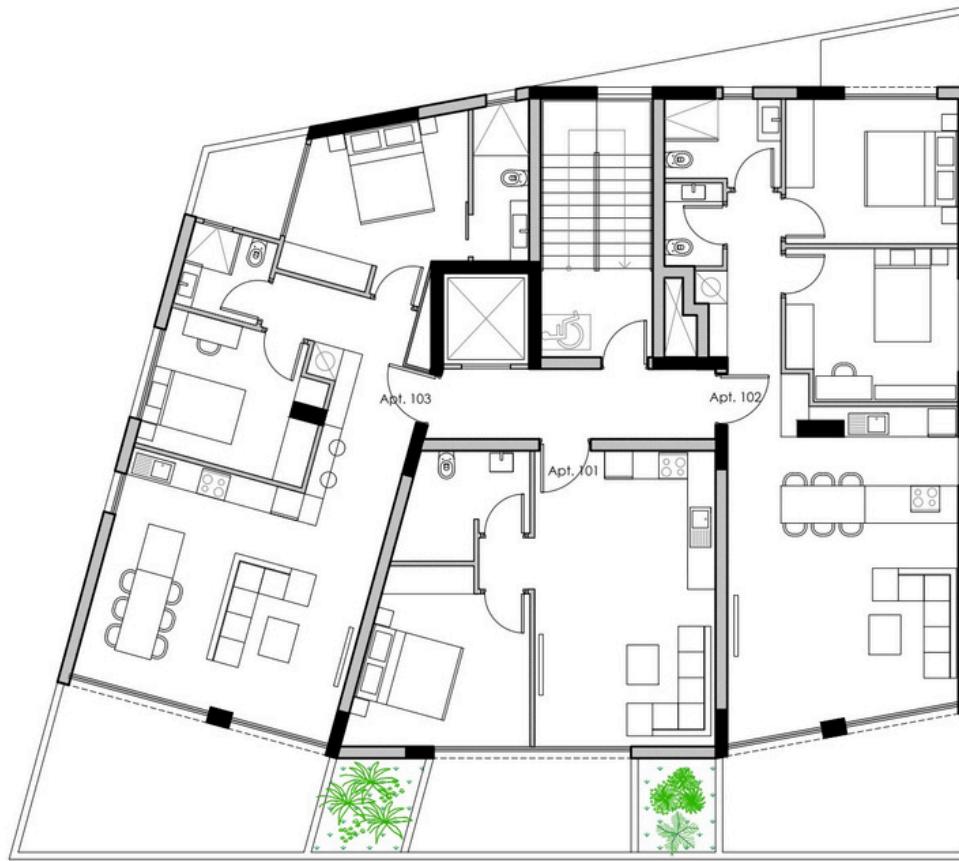
ENERGY EFFICIENCY

- Energy efficiency class A certificate
- Photovoltaic systems
- External thermal insulation
- Sliding aluminum doors - Model MU144 Thermal with thermal glass (Stopray Smart), brand Muskita
- Openable aluminum doors & windows - Model MU2075 Thermal with thermal glass (Stopray Smart), brand Muskita



parking & storage

Convenience and practicality converge in the building's lower-level parking areas. Engineered for ease and security, the underground parking offers a safe, designated spot for your vehicle. Furthermore, each apartment includes expansive storage spaces, enabling you to neatly organize and store your belongings.



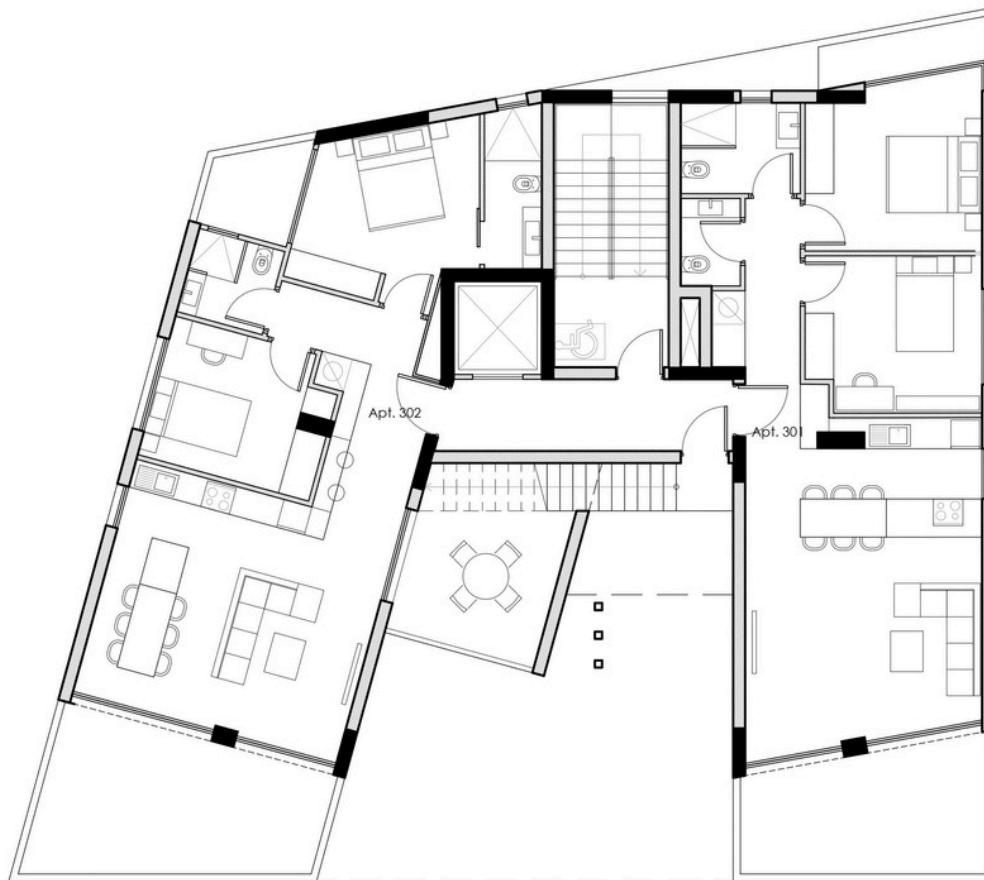
1st floor

Floor	units	bedrooms	bathrooms	total	covered internal	covered verandas	uncovered verandas	communal area	parking	storage	price
1	101	1	1	86.5m2	50m2	10m2	-	12m2	11m2 (1)	3.5m2	SOLD
1	102	2	1 & W.C	133m2	80m2	19m2	-	19.5m2	11m2 (1)	3.5m2	€ 445.000 + VAT
1	103	2	2	138.5m2	80m2	23m2	-	19.5m2	11m2 (1)	5m2	€ 445.000 + VAT

2nd floor



Floor	units	bedrooms	bathrooms	total	covered internal	covered verandas	uncovered verandas	communal area	parking	storage	price
2	201	2	1 & W.C	162m2	81m2	39m2	5m2	20m2	11m2 (1)	6m2	€ 460.000 + VAT
2	202	3	2	176.5m2	96m2	40m2	-	23.5m2	11m2 (1)	6m2	RESERVED



3rd floor

Floor	units	bedrooms	bathrooms	total	covered internal	covered verandas	uncovered verandas	communal area	parking	storage	price
3	301	2	1 & W.C	144.5m2	82m2	18m2	10m2	20m2	11m2 (1)	3.5m2	SOLD
3	302	2	2	145m2	81m2	27m2	-	20m2	11m2 (1)	6m2	€ 475.000 + VAT



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