



Sharona Hills

# Sharona Hills



# Discover Sharona Hills: A Blend of Luxury and Comfort

Nestled in the vibrant heart of Germasogia, Sharona Hills blends luxury, comfort, and convenience. This modern residential building features three floors of meticulously designed living spaces and an exclusive roof garden.

Sharona Hills offers six beautifully crafted 2-bedroom apartments. Each unit boasts spacious layouts, contemporary finishes, and ample natural light, creating a warm and inviting atmosphere.

The top-floor apartments enjoy exclusive access to a stunning roof garden, perfect for relaxing, entertaining, or enjoying the breathtaking views of Germasogia.

Experience the perfect balance of modern design, comfort, and prime location at Sharona Hills. For more information or to schedule a viewing,







# LOCATION

Sharona Hills exceptional location has been carefully chosen to provide you with the perfect blend of modern convenience and natural beauty. You'll enjoy quick and convenient access to Limassol's major attractions and amenities while savoring 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. And 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 relish a cup of coffee, take a refreshing dip in the sea, enjoy a leisurely walk along the coastline, partake in sports and recreational activities, indulge in some shopping, or immerse yourself in the island's finest nightlife experiences.







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Sharona Hills



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Step inside Sharona Hills and be greeted by interiors that exemplify modern luxury. Each 2-bedroom apartment features open, spacious layouts with contemporary finishes and high-quality materials. Large windows fill the living spaces with natural light, creating a bright and inviting ambiance. Elegant kitchens come equipped with state-of-the-art appliances, and stylish bathrooms offer a serene retreat. Every detail is thoughtfully designed to provide comfort and sophistication, making your home at Sharona Hills truly exceptional.





Sharona Hills is more than a residence; it's an architectural masterpiece. Its sleek, modern design stands out in Germasogia, combining aesthetic beauty with functional elegance. The building's clean lines, innovative structure, and premium materials reflect a commitment to excellence. Thoughtful design elements, such as expansive windows and private balconies, enhance the living experience by seamlessly blending indoor and outdoor spaces. Sharona Hills is a testament to visionary architecture, offering residents a unique and inspiring place to call home.





At Sharona Hills, the boundary between exterior and interior seamlessly blurs to create a harmonious living experience. Expansive windows and private balconies connect you to the stunning surroundings of Germasogia, flooding your home with natural light and offering breathtaking views. The modern exterior design complements the elegant interiors, featuring open, airy spaces and high-end finishes. Every aspect of Sharona Hills is crafted to enhance the connection with the outdoors, providing a tranquil yet vibrant atmosphere that feels both expansive and intimate.

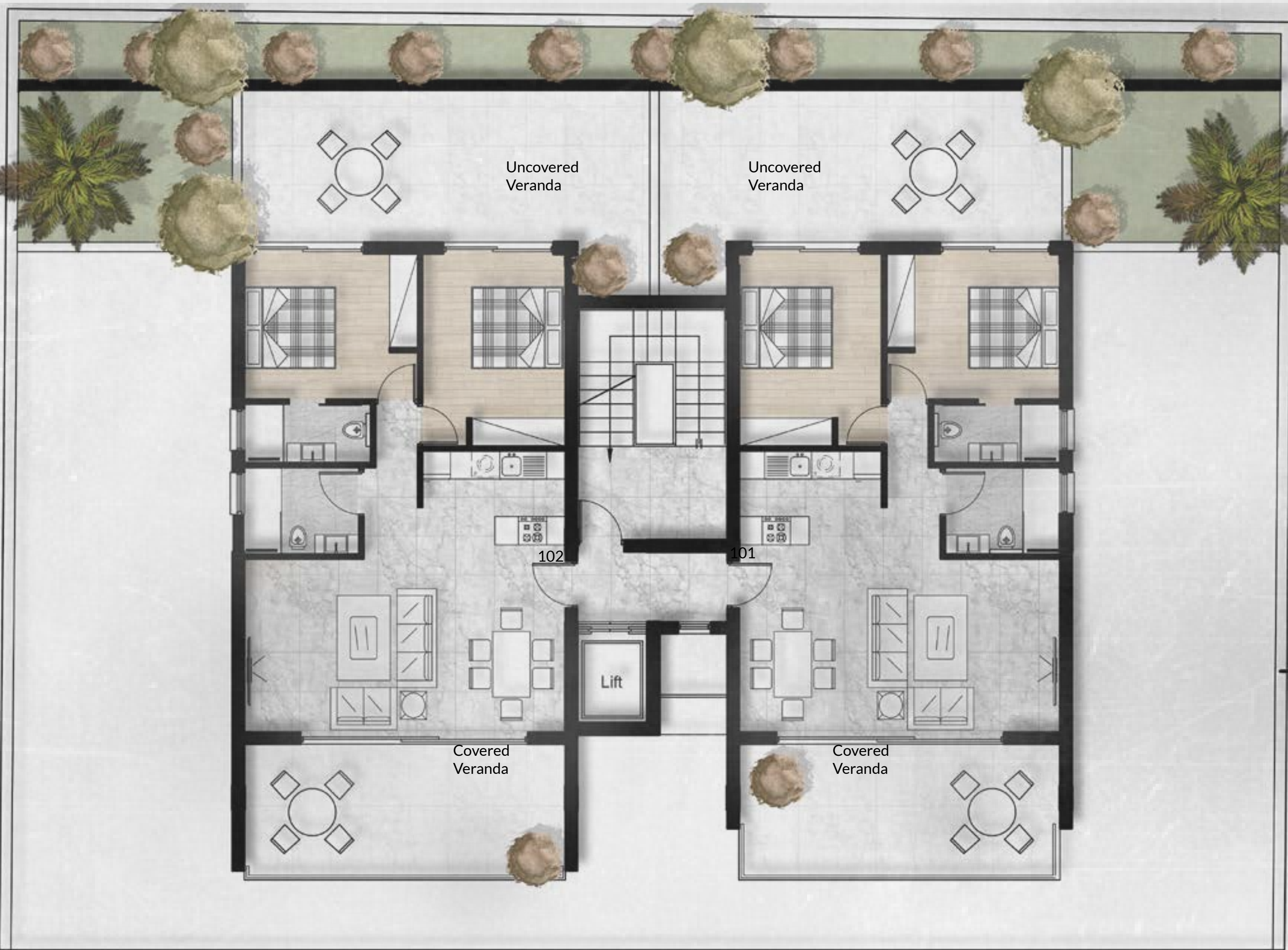




GROUND FLOOR



1st FLOOR





2<sup>nd</sup> FLOOR

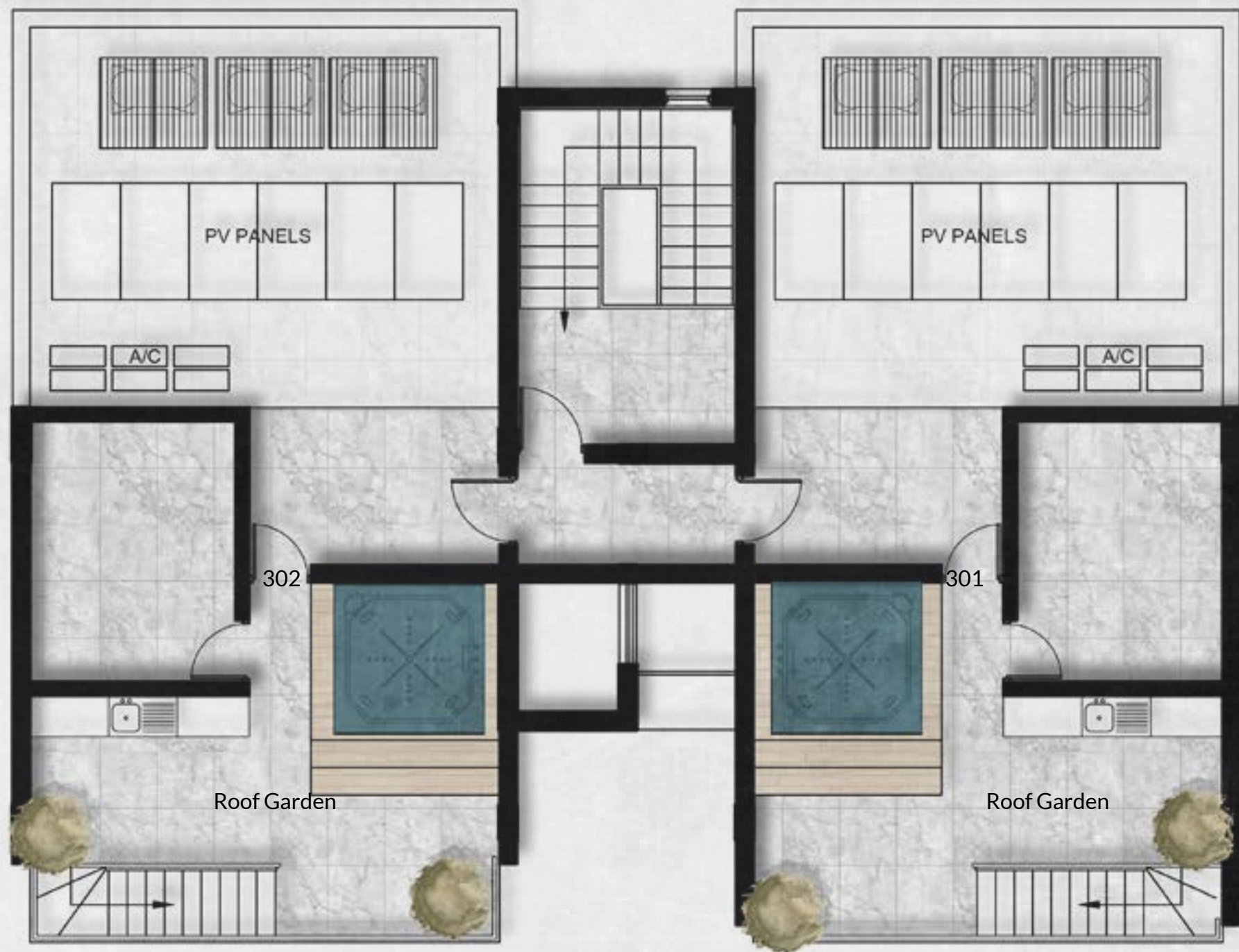


3<sup>rd</sup> FLOOR





ROOF GARDEN



Flat No.	Floors	Bedrooms	Indoor Covered Area m <sup>2</sup>	Covered Verandas m <sup>2</sup>	Uncovered Verandas m <sup>2</sup>	Roof Garden m <sup>2</sup>	Total m <sup>2</sup>
101	1st	2	78.65	21	32.90		132.55
102	1st	2	78.65	21	32.90		132.55
201	2nd	2	78.65	21			99.65
202	2nd	2	78.65	21			99.65
301	3rd	2	78.65	21		47.80	147.45
302	3rd	2	78.65	21		47.80	147.45



# SPECIFICATIONS

## EXTERIOR FINISH COMBINATION

- Decorative Concrete finish
- Two-tone Graffiato coatings

## GENERAL

- Concrete building envelope
- Thermal bricks: external 25cm, internal 10cm

## 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

- Combined wardrobe for washing / drying machine
- Convenient store rooms on the ground floor for each apartment

## PARKING

- One parking space 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. Sharona Hills 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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