

ALAIA
RESIDENCE

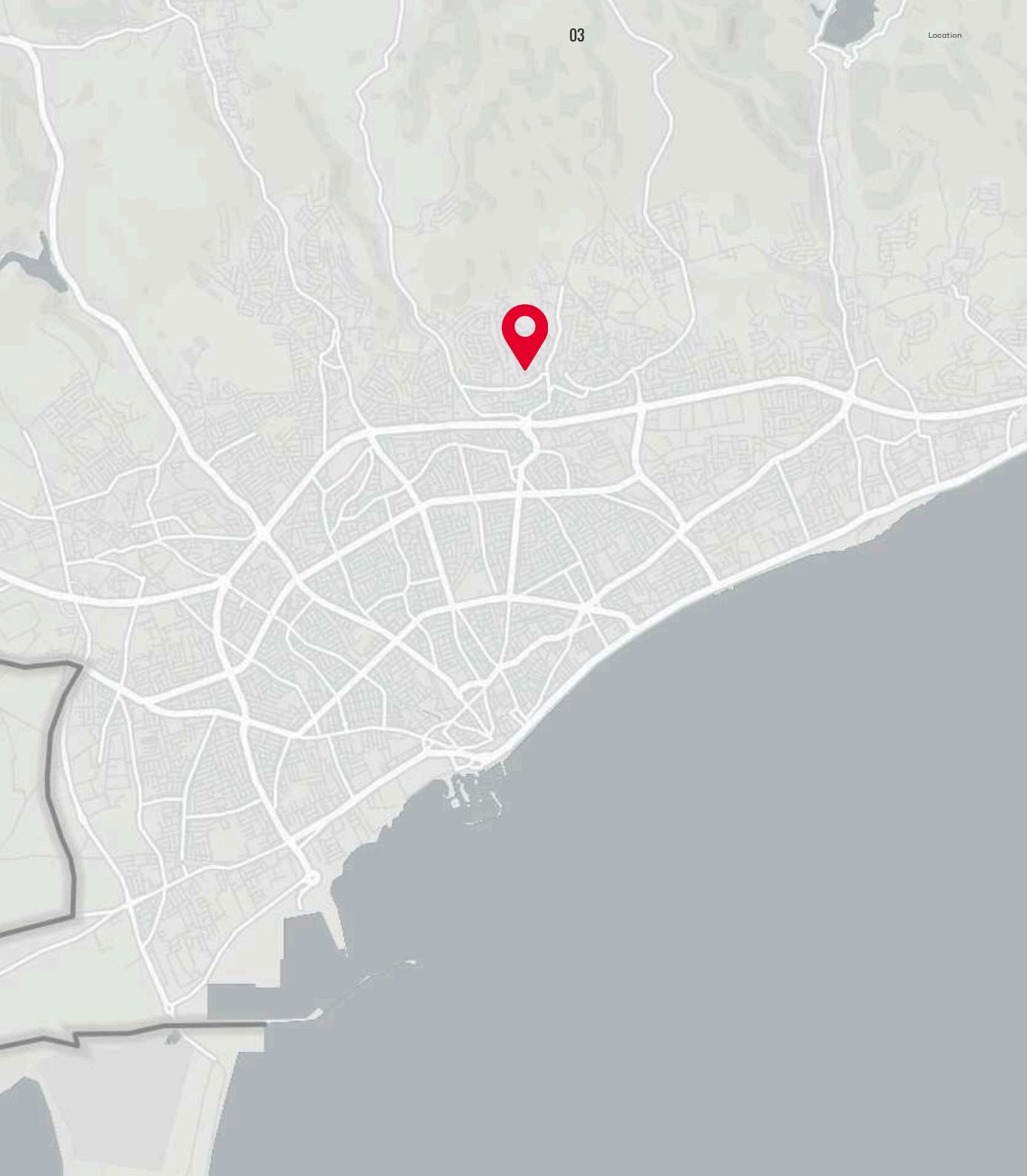


About the project

Nestled in the coveted suburbs of Limassol, Alaia Residence emerges as a beacon of modern luxury living.

This construction project boasts a sleek design spread across three floors, featuring just five apartments and a breathtaking penthouse.

Positioned in an upscale locale, ALAIA Residence offers discerning residents a promise of refined elegance and an exclusive living experience unlike any other.



Location

Situated in the highly sought-after and upscale location of Ayios Athanasios in Limassol. This project offers residents a convenient and central location, with easy access to the highway and all necessary amenities.

Basic amenities



Supermarket



Bakery



Cafes



Pharmacy



Beach

1 km

0.7 km

0.8 km

0.8 km

4 km

Transportation amenities



Highway



Larnaca Airport



Paphos Airport



Limassol Marina

3 mins

43 mins

46 mins

15 mins

THE PINNACLE OF SOPHISTICATED LIVING



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

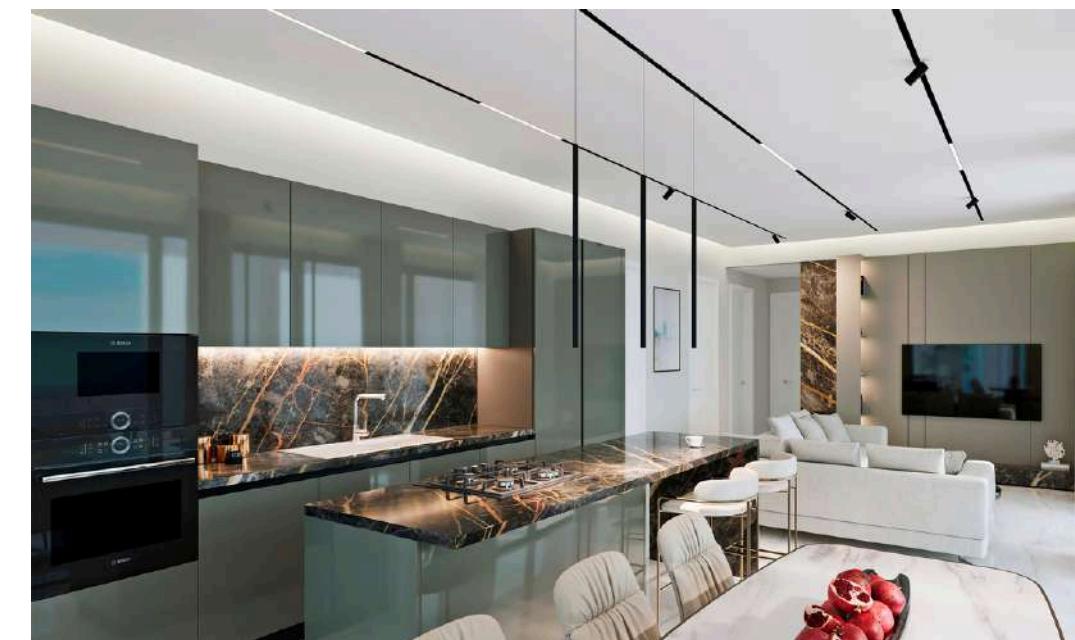


kitchen area

The kitchen epitomises elegance with its bright neutral colour scheme, featuring refined marble countertops and flooring, accented with sophisticated colour touches.

living room

The living room offers a cozy, inviting ambiance, enhanced by neutral earthy tones, that balances with the dining and kitchen area



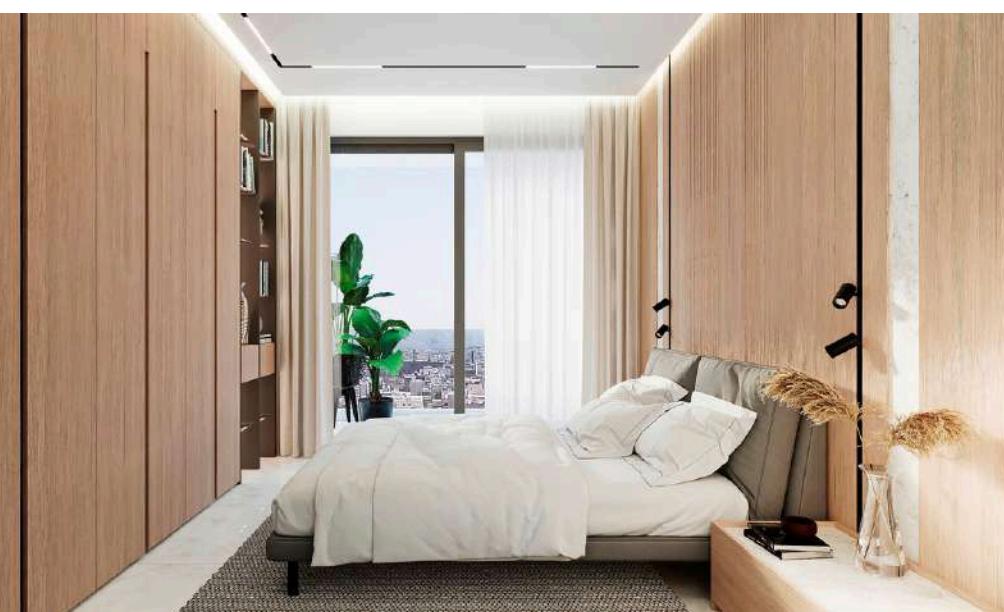
Each space is designed with a minimalist approach, exuding tranquility and elegance. Expansive windows offer natural light bathing seamlessly connecting to the stunning coastal scenery.



Personalize your apartment by selecting furniture, decor, and art pieces that reflect your style. The serene color palettes of the interiors, combined with the large panoramic windows, will help you create an atmosphere of tranquility and comfort in both the bedrooms and living rooms.



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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 marble flooring adds a touch of opulence.



Sophisticated Living



**Artfully
Created**

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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 (1ST & 2ND FLOOR)

- Split units A/C in bedrooms
- VRV A/C system in living area
- Underfloor heating provision in all areas

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

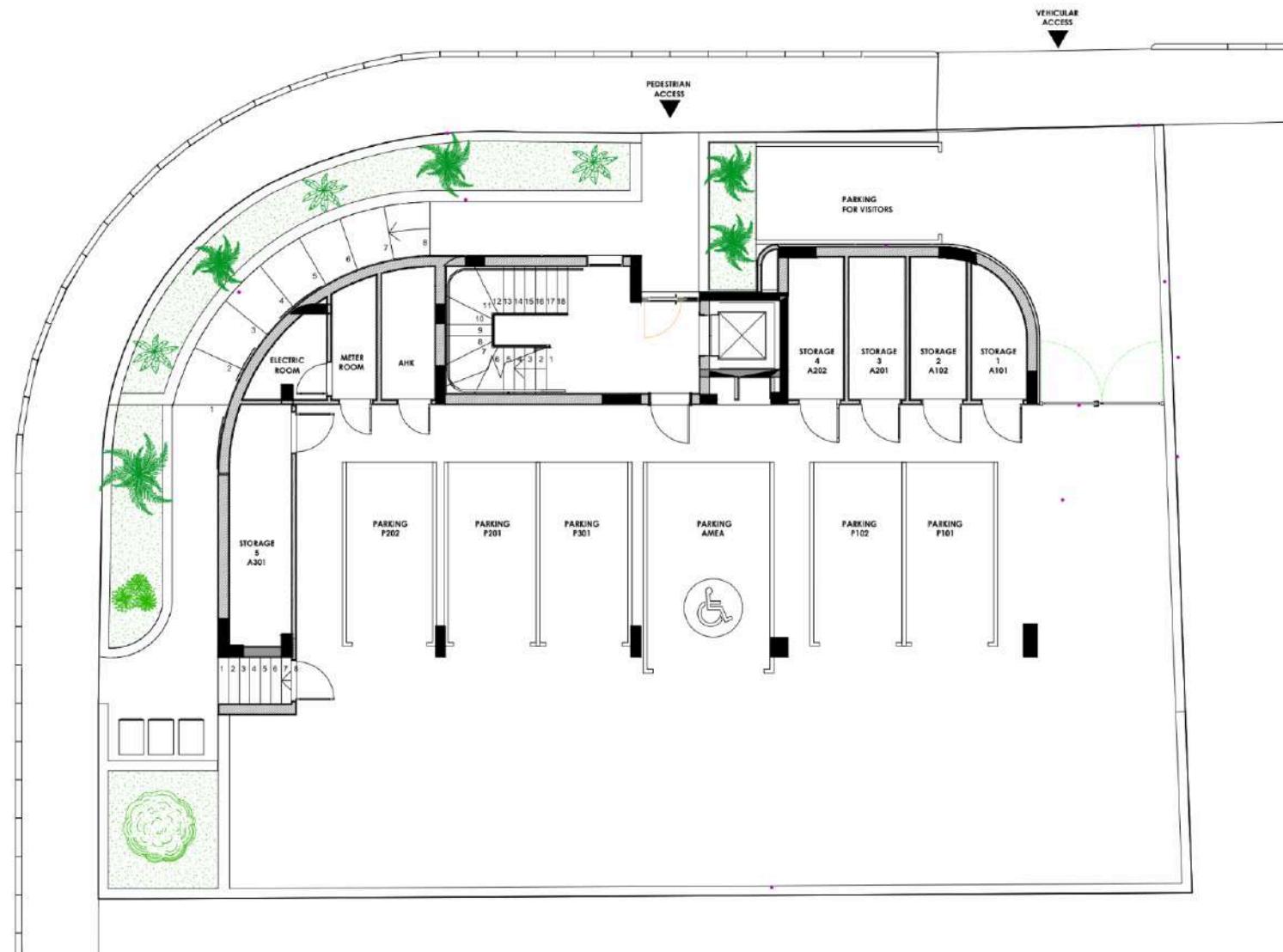
ENERGY EFFICIENCY

- 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

PENTHOUSE EXTRA FEATURES

- Underfloor heating with separate climate control
- VRV systems - Mitsubishi electric or Daikin - with separate climate control in every room
- Outdoor Built-in Jacuzzi on the veranda
- Outdoor BBQ area with island

ground floor



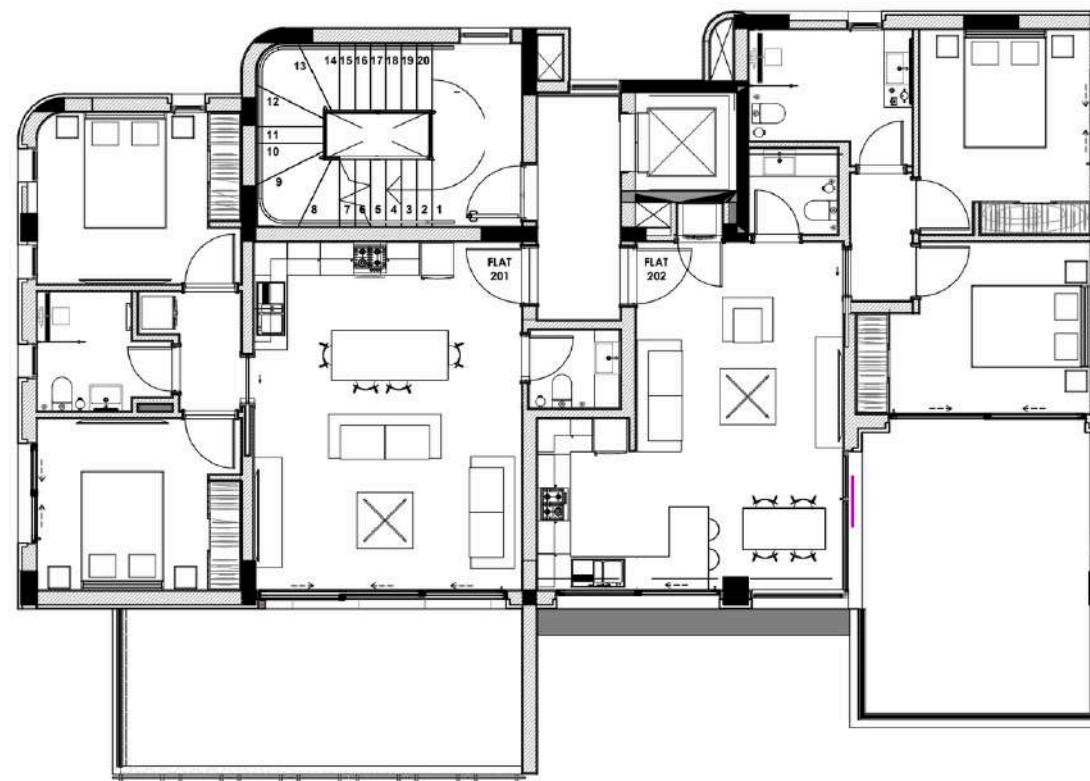
1st Floor



units	bedrooms	bathrooms	covered total	covered internal	covered verandas	uncovered verandas	common area	storage	parking	price
101	2	1 & 1 W.C	139m2	76m2	22.5m2	19m2	17m2	6m2	11m2	€ 390.000 +VAT
102	2	1 & 1 W.C	137m2	76m2	22.5m2	17m2	17m2	6m2	11m2	RESERVED

* prices are subject to change without prior notice

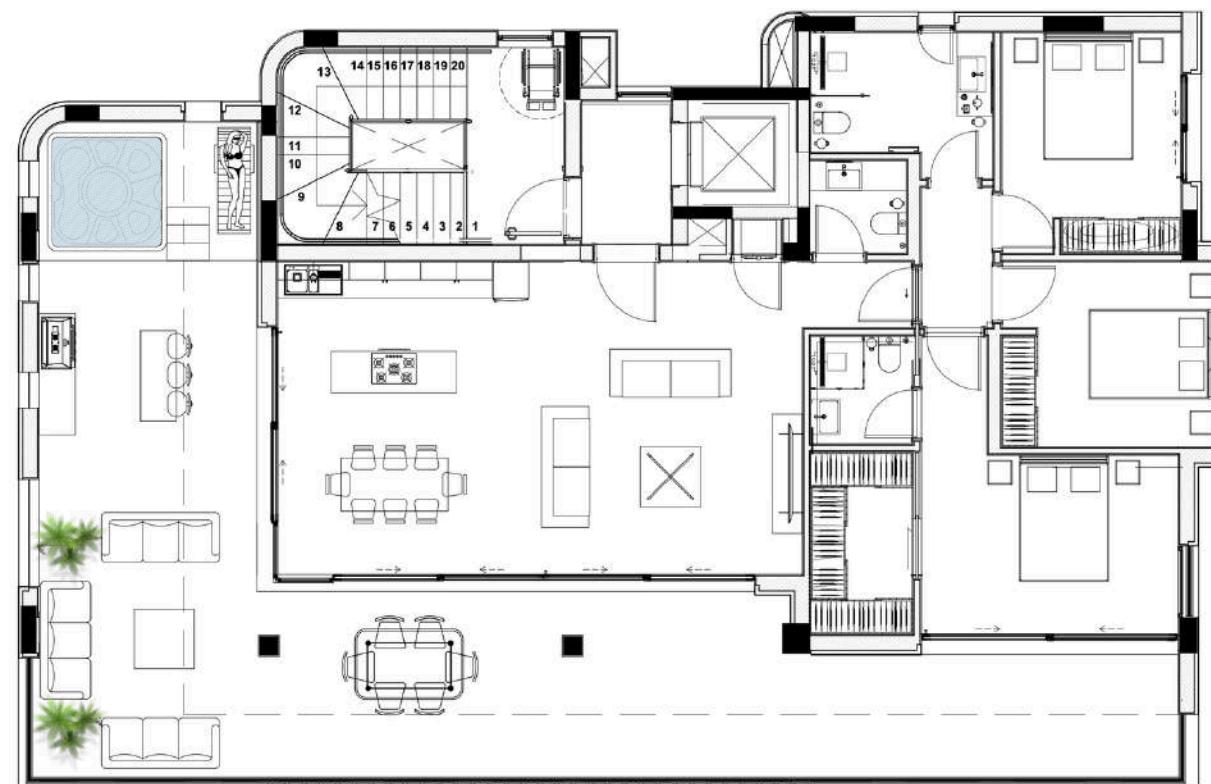
2nd Floor



units	bedrooms	bathrooms	covered total	covered internal	covered verandas	uncovered verandas	common area	storage	parking	price
201	2	1 & 1 W.C	120m2	76m2	22.5m2	-	17m2	6m2	11m2 (1)	€ 450.000 +VAT
202	2	1 & 1 W.C	120m2	76m2	22.5m2	-	17m2	6m2	11m2 (1)	SOLD

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Penthouse



units	bedrooms	bathrooms	covered total	covered internal	covered verandas	uncovered verandas	common area	storage	parking	price
301	3	2 & 1 W.C	254m2	128m2	31m2	59m2	23m2	13m2	1	€ 950.000 +VAT

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