

# Gateway Residences

Mesa Geitonia

## Step into Gateway

Your entrance to elevated living



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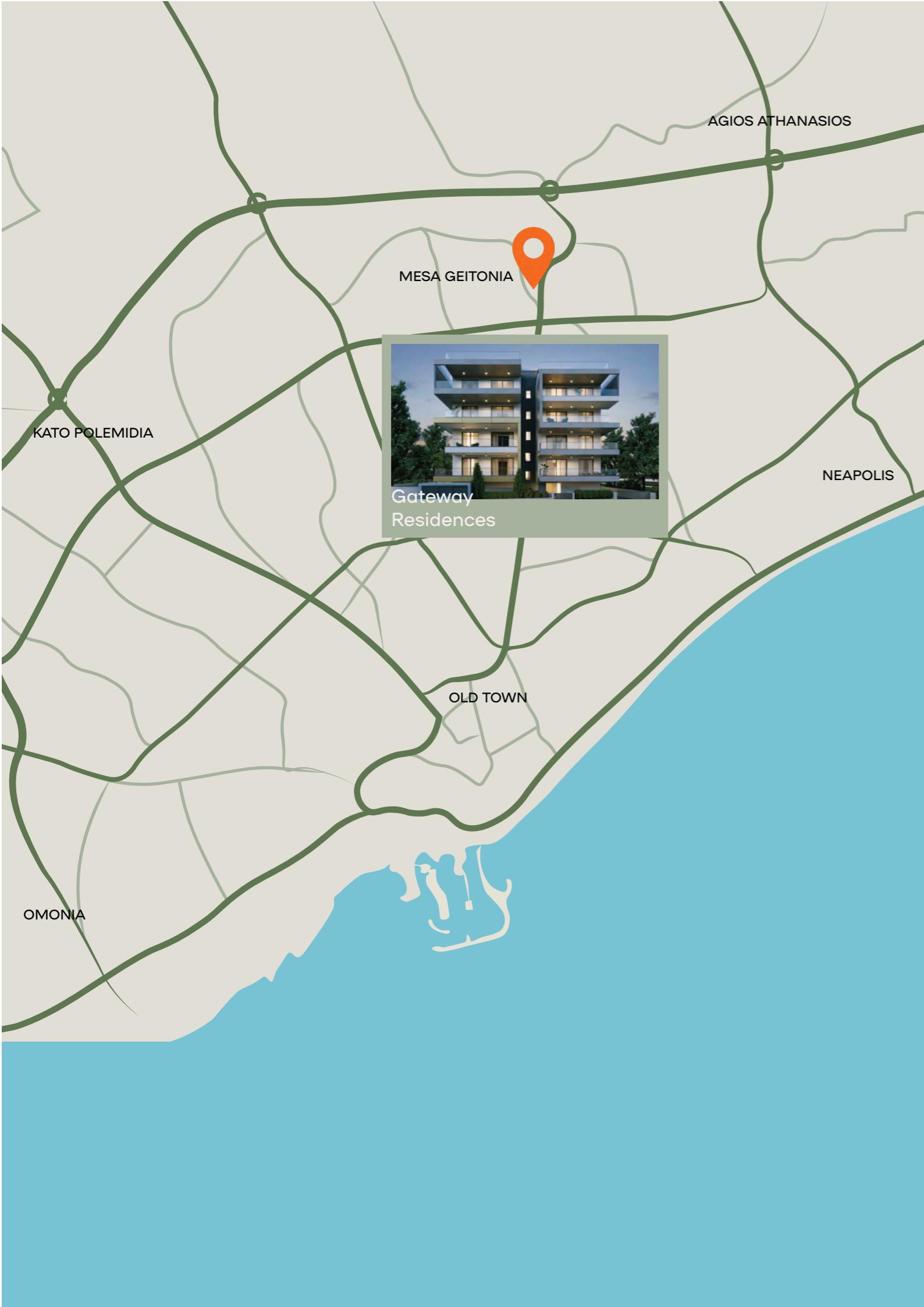
Gateway represents more than just a place to live or work; it's the beginning of a new chapter in urban living. Situated at the doorstep of Limassol's vibrant city center, Gateway offers residents and professionals alike the perfect balance between accessibility and tranquility. With thoughtfully designed residential spaces and modern office amenities, Gateway is not just a destination; it's the starting point for a life of convenience, comfort, and success.



## Gateway Residences in Mesa Geitonia, Limassol

### Attractive Investment Opportunity

The project's investment appeal will be guaranteed by its prime location, extensive infrastructure, and the inclusion of a business center within the complex. This combination ensures strong demand for both renting and buying apartments within the residential segment of the project, ensuring high liquidity.



#### Banks

1. IBU Bank of Cyprus
2. Hellenic Bank
3. Eurobank

#### Shopping

1. Super Home Center
2. Jumbo

#### Groceries

1. Lidl
2. Sklavenitis

#### Vet

1. Small Animal Hospital

#### Gas Stations

1. Esso
2. Petrolina
3. Petrolina
4. EKO

#### Bakeries

1. Sigma Bakeries
2. Taverna Christakis
3. Zorbas
4. Sigma Bakeries
5. Zorbas

#### Cafes

1. Clock Cafe
2. Boba Island

#### Schools

1. Kalogeropouleio Gymnasium
2. 14th Primary School
3. 27th Primary School
4. 10th Primary School
5. Laniteio Primary School
6. Laniteio Gymnasium
7. Laniteio Lyceum

#### Arts

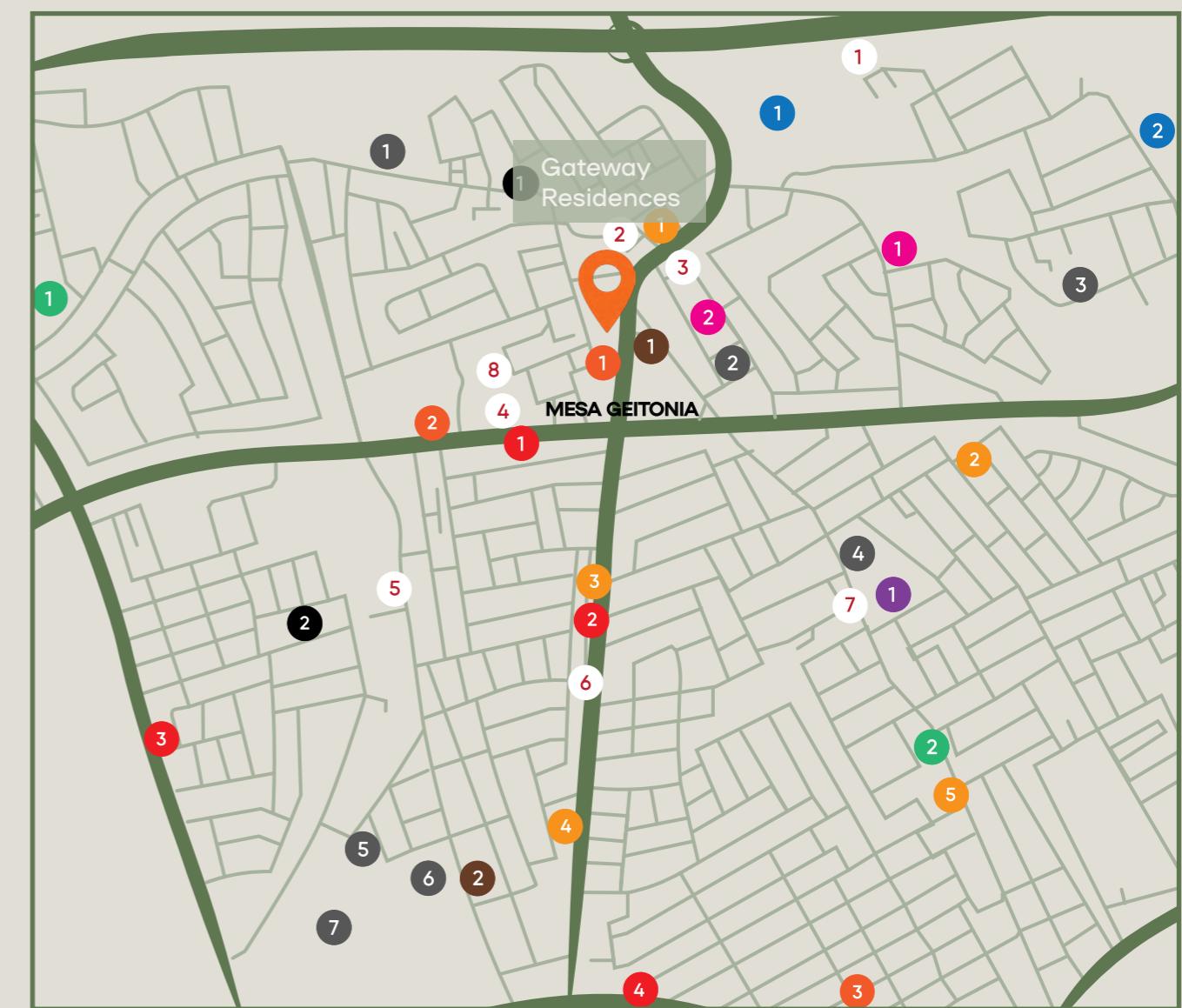
1. School of Music
2. House of Dance Strofes

#### Gyms

1. Salveo Health & Fitness
2. Kinetic Fitness Studio

#### Hospital / Pharmacies

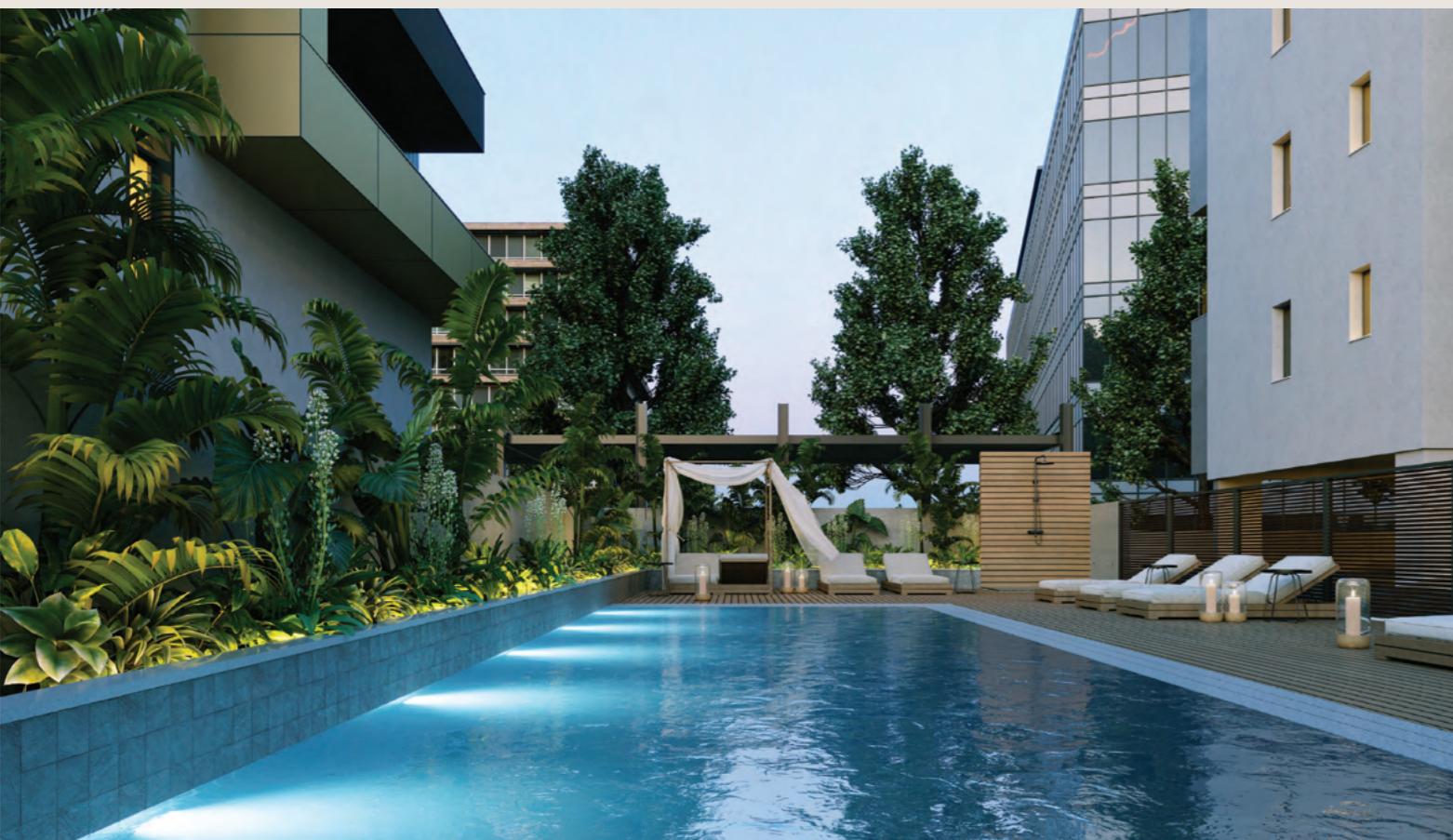
1. Fetal Medicine Centre
2. Vasos Taki Pharmacy
3. Angela Vraka Pharmacy
4. VTC Pharmacy
5. Grigori Grigoriou Pharmacy
6. Pharmacy Miltiadis Grigoriou
7. Agathokleous Agathoklis Pharmacy
8. Iliaktida Paediatric & Adolescent Medical Centre



# Exteriors

Class A energy  
efficiency certified

Parking space & private  
storage for each apartment



Green area  
with a pool

Secured entry  
to the complex

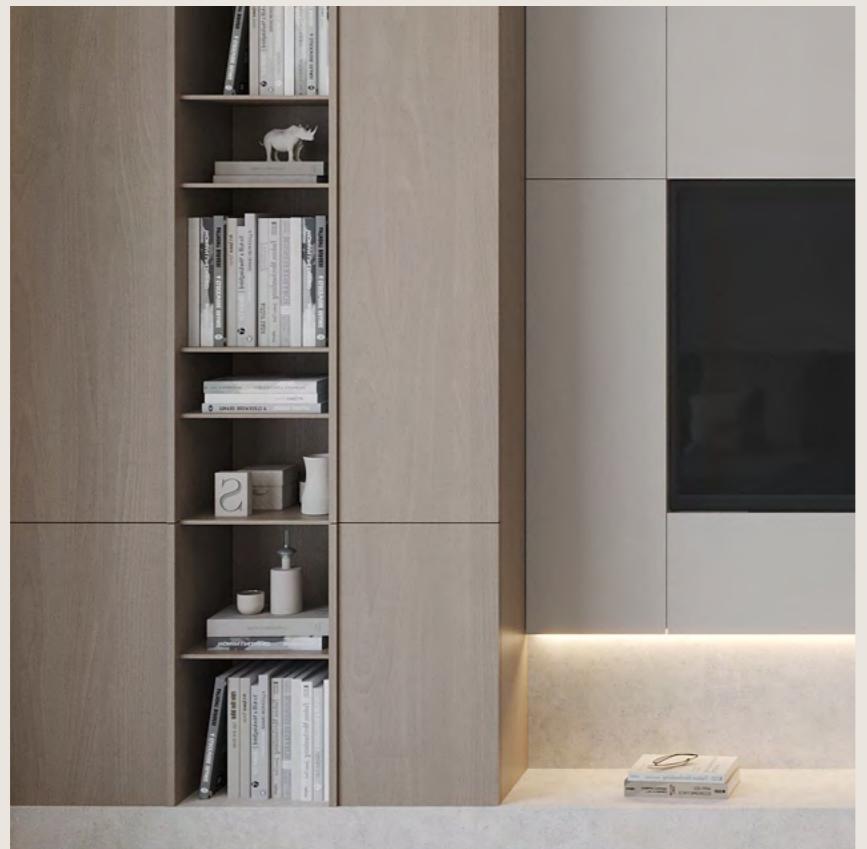
# Interiors



High ceilings

Fully fitted kitchen  
with laminate finish

Thermal insulated  
doors and windows



# Apartments

NO	Floor	Bedroom	Parking	Indoor Covered Area m <sup>2</sup>	Covered Verandas m <sup>2</sup>	Uncovered Verandas m <sup>2</sup>	Common Area m <sup>2</sup>	Roof Garden m <sup>2</sup>	Total m <sup>2</sup>
101	1st	3	1	115.20	24.10	4.60	9.90	-	139.30
102	1st	1	1	55.30	17.70	0.70	4.73	-	73.00
103	1st	1	1	55.90	17.70	-	4.80	-	73.60
104	1st	2	1	86.80	25.00	3.60	7.45	-	111.80
201	2nd	3	1	115.20	23.80	-	9.90	-	139.00
202	2nd	1	1	55.30	17.70	-	4.73	-	73.00
203	2nd	1	1	55.90	18.60	-	4.80	-	74.50
204	2nd	2	1	86.80	25.00	-	7.45	-	111.80
301	3rd	3	1	115.20	25.00	0.90	9.90	-	140.20
302	3rd	1	1	55.30	18.65	0.70	4.73	-	73.95
303	3rd	1	1	55.90	17.70	0.70	4.80	-	73.60
304	3rd	2	1	86.80	24.10	0.90	7.45	-	110.90
401	4th	3	1	115.20	25.00	3.35	9.90	81.30	140.20
402	4th	1	1	55.30	17.70	-	4.73	-	73.00
403	4th	1	1	55.90	17.50	-	4.80	-	73.40
404	4th	2	1	86.80	24.10	4.30	7.45	81.80	110.90

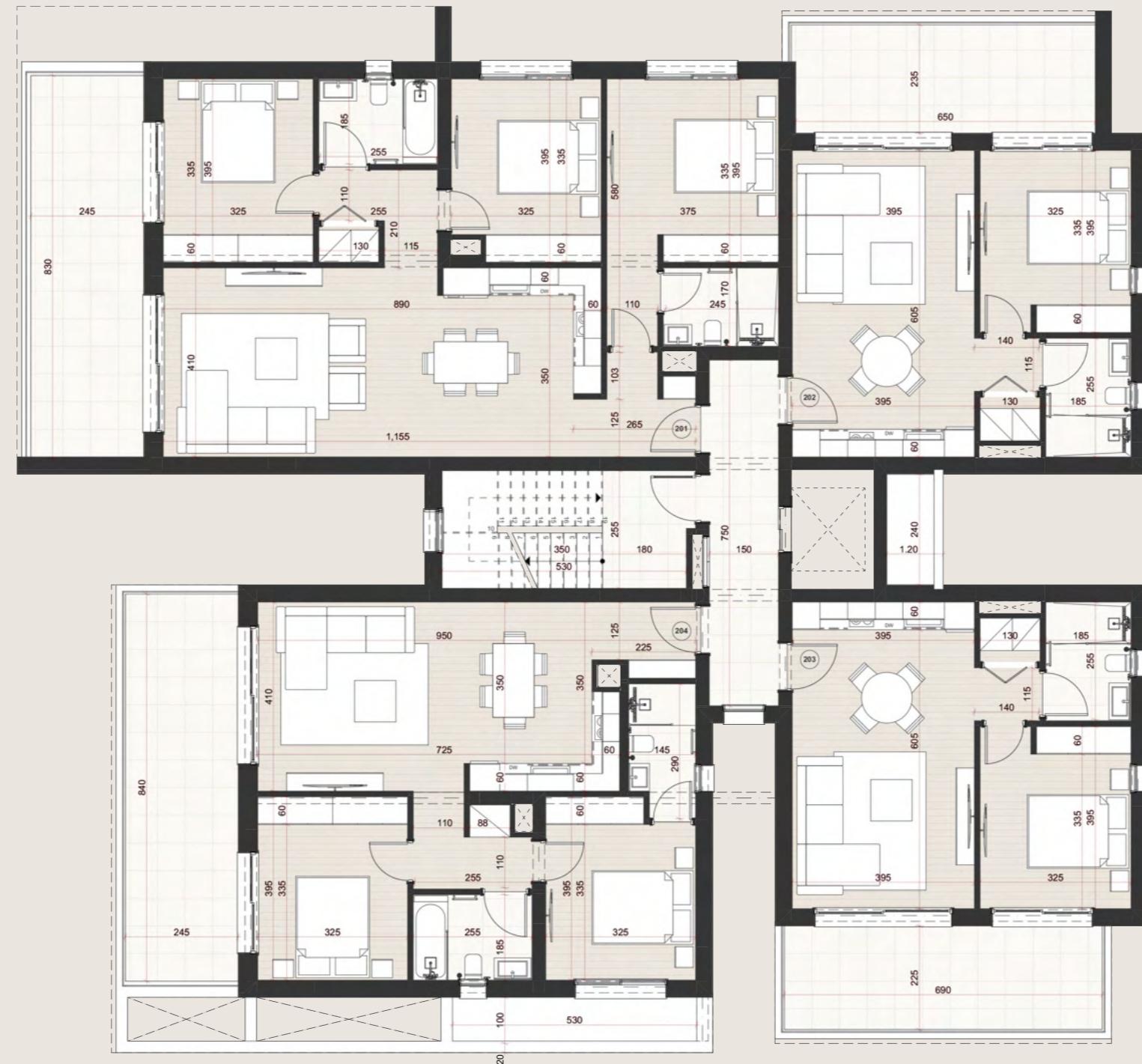
# Ground Floor



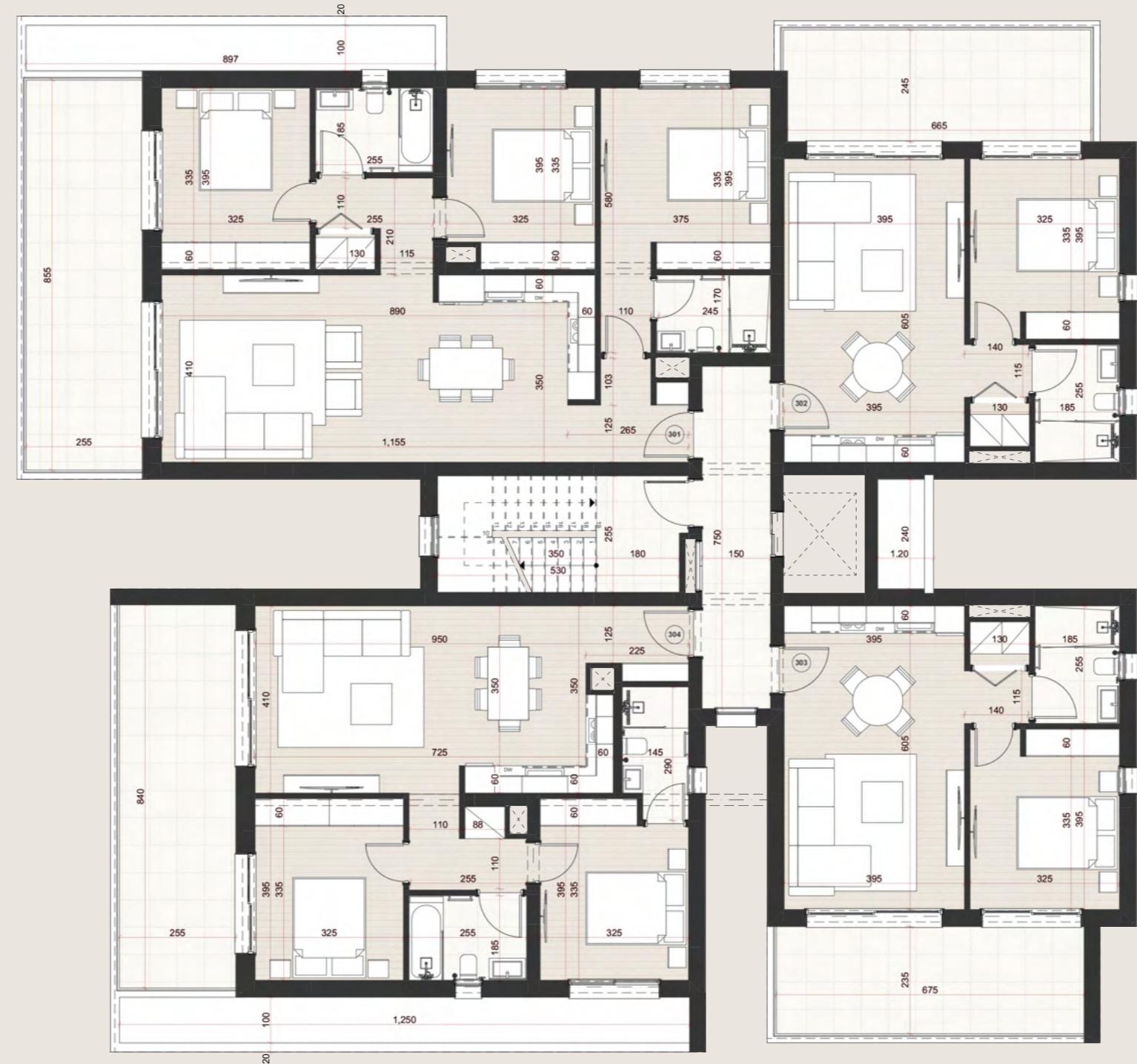
# 1st Floor



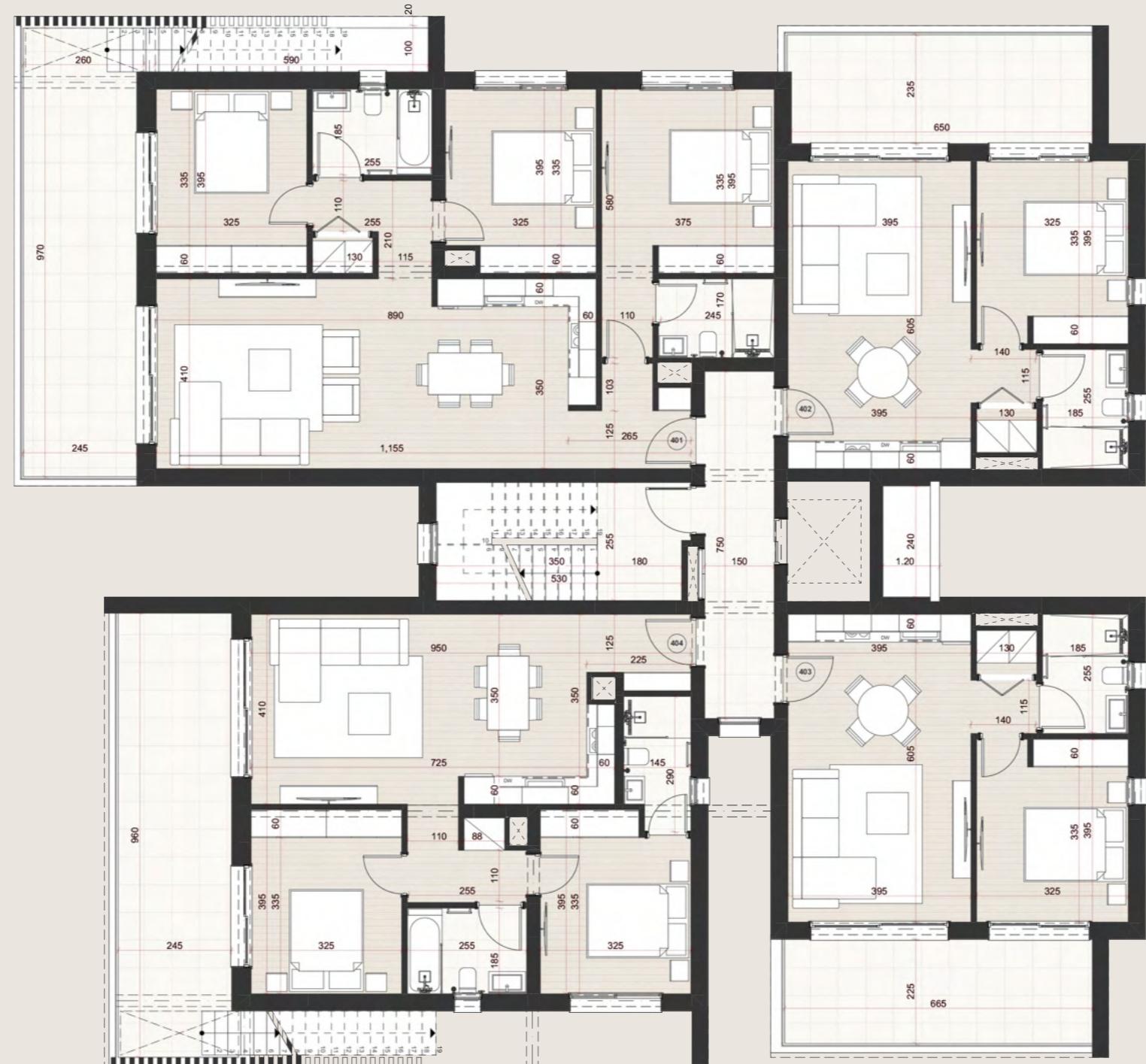
# 2nd Floor



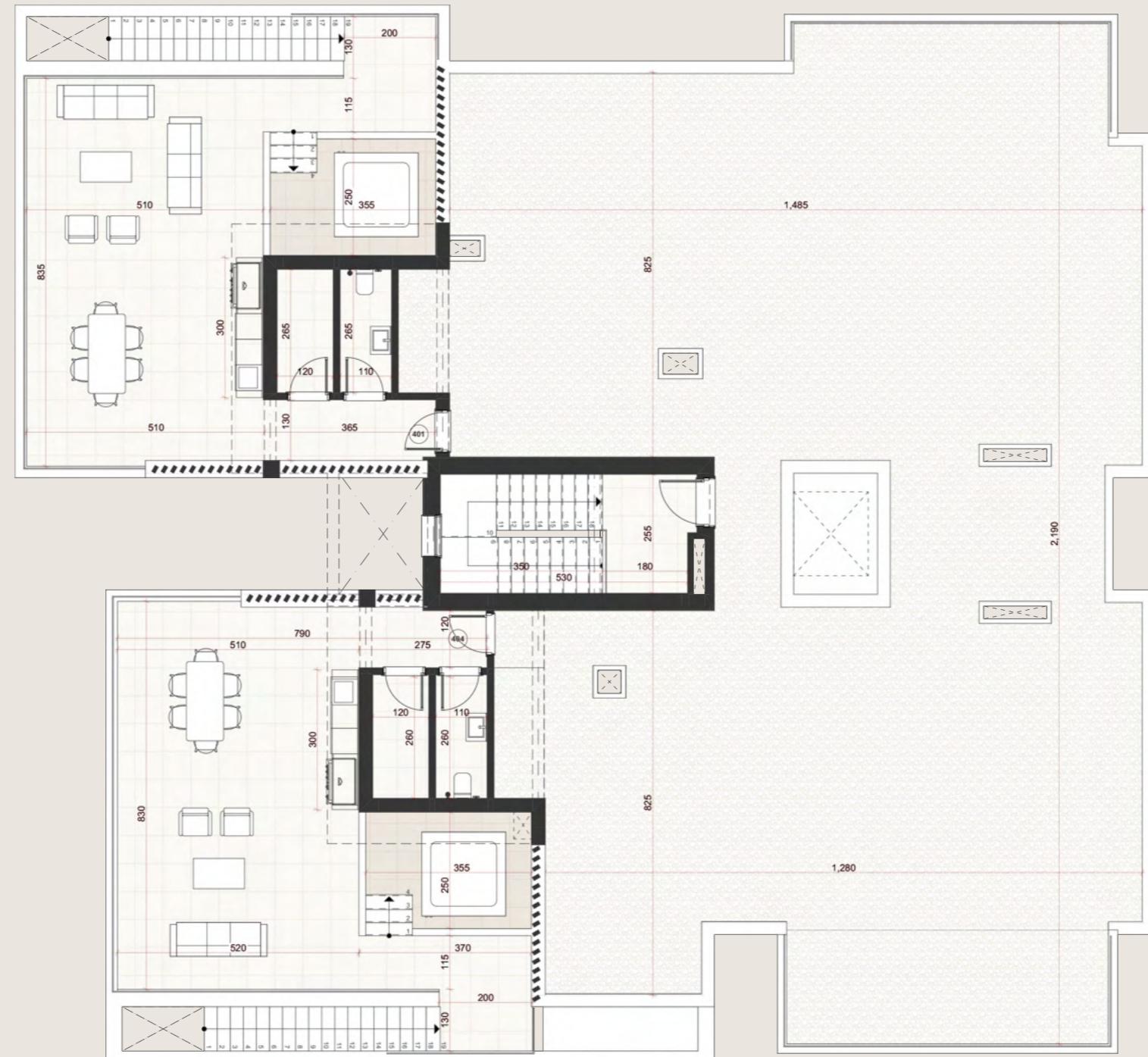
# 3rd Floor



# 4th Floor



# Roof Garden



# Specifications

## STRUCTURE

- Ceiling height – 2.90m
- External walls – klimelite bricks 250mm min thickness including additional thermal insulation.

## INTERNAL FINISHES

- Bathrooms – tiles 60 x 120cm.
- Internal doors – matt off-white lacquer finish with AGB hinges. Height 2.40m.
- Livingroom, dining room, bedrooms, and kitchen – laminate flooring.
- Wardrobes – matt laminate finish with Blum or similar hinges including rails, shelves, and drawers. Height 2.60m.
- Aluminium double-glazed "ALUMIL" sliding doors (height: 2.40m) and windows (height: 1.25m)



## KITCHEN

- Worktops & backsplash – composite stone.
- Soft closing gola system by Blum.
- Undermount sink & mixer by "BLANCO".
- Individual 3-layer water filtration system.
- Fully fitted kitchen with laminate finish. Height 2.60 m.

## ENERGY EFFICIENCY

- Save on cost with a photovoltaic system.
- The building is certified as energy-efficient class A.
- Rolling Shutters in all bedrooms.
- Thermal insulated doors and windows.



## ELECTRICAL FITTINGS

- Door entry intercom system.
- Strip lighting below high-level kitchen cabinets.
- White sockets and switches in all living areas.

## BATHROOM

- Walls & floor – combination of two tiles 60 x 120 cm.
- Bathroom sanitary ware from European brands.

## HEATING & COOLING

- Split unit AC for living room, dining room, and bedrooms (provision).
- Underfloor heating system in living room, dining room, and bedrooms (provision).

## TERRACES & BALCONIES

- "ALUMIL" glazing balustrades.
- Tiles on balconies, terraces, and roof garden.

## SECURITY

- Secured entry to the complex through a key and Intercom system.
- Multi-point high-security locking doors with matt Laminate finish.

## PARKING & STORAGE

- Parking space for each flat (1 car).
- Parking space for disabled persons (2 cars).
- Private storage and designed spaces for washing machine and dryer.

# Developer

**Crona Group** one of the largest construction companies in cyprus, which is growing and developing rapidly every day. We believe in maintaining absolute control over every stage of construction, ensuring adherence to the highest standards without the need to engage external contractors.

Thanks to our resources and capabilities, we guarantee the execution of projects of any complexity, from simple ideas to high-quality project implementation within the shortest timeframes. Crona Group holds the highest level "A" construction license, indicating our resources and experience to undertake large construction projects. With us, you can be confident that all tasks will be completed with consistent quality and timely precision.

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