

AKTEA  
RESIDENCES



# A CALM COASTAL FEEL

AKTEA RESIDENCES

An address for those who enjoy coastal living, Aktea Residences offers many characteristics of a Mediterranean lifestyle.

Situated in one of Limassol's up-and-coming areas, it is a carefully-configured blend of style, spaciousness and symmetry that reflect the desires of the urban resident.

Beautiful beaches, vibrant nightlife and a thriving business hub all close at hand, make Aktea Residences a perfect choice for contemporary living.

# CYPRUS



The Limassol coastline



The medieval Limassol castle



Curium ancient theatre



Limassol Marina



# EVERYTHING UNDER THE SUN

# LIMASSOL THE PLACE TO BE



The Limassol promenade

With its high standard of living and excellent climate, Cyprus is a great place to both live and work. The country is a full member of the European Union, operates within the Eurozone and it has established itself as a major international hub for finance and trade.

Cyprus is a fascinating island with a rich cultural heritage and stunning geographical diversity – from historical architecture, antiquities and traditions to glorious mountains and beaches.

There is always something for everyone in Cyprus.



Dasoudi beach



Limassol Marina



The Limassol coastline

Limassol is a truly cosmopolitan city, with a unique energy, that makes every day an enticing experience for all who live here.

Its captivating seafront, historic old-town charm, trendy nightlife and thriving commercial centres combine to make it an outstanding city of the Eastern Mediterranean.

A safe environment, a wide range of educational institutions and a superb choice of shops and recreational activities also make Limassol ideal for quality family life.

Aktea Residences is positioned in a quiet, low-traffic residential area. A short walk will take you to tree-lined Dasoudi Beach, with sand and a variety of water sport facilities and the city centre just minutes away by car.



DASOUDI BEACH

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THE OVAL

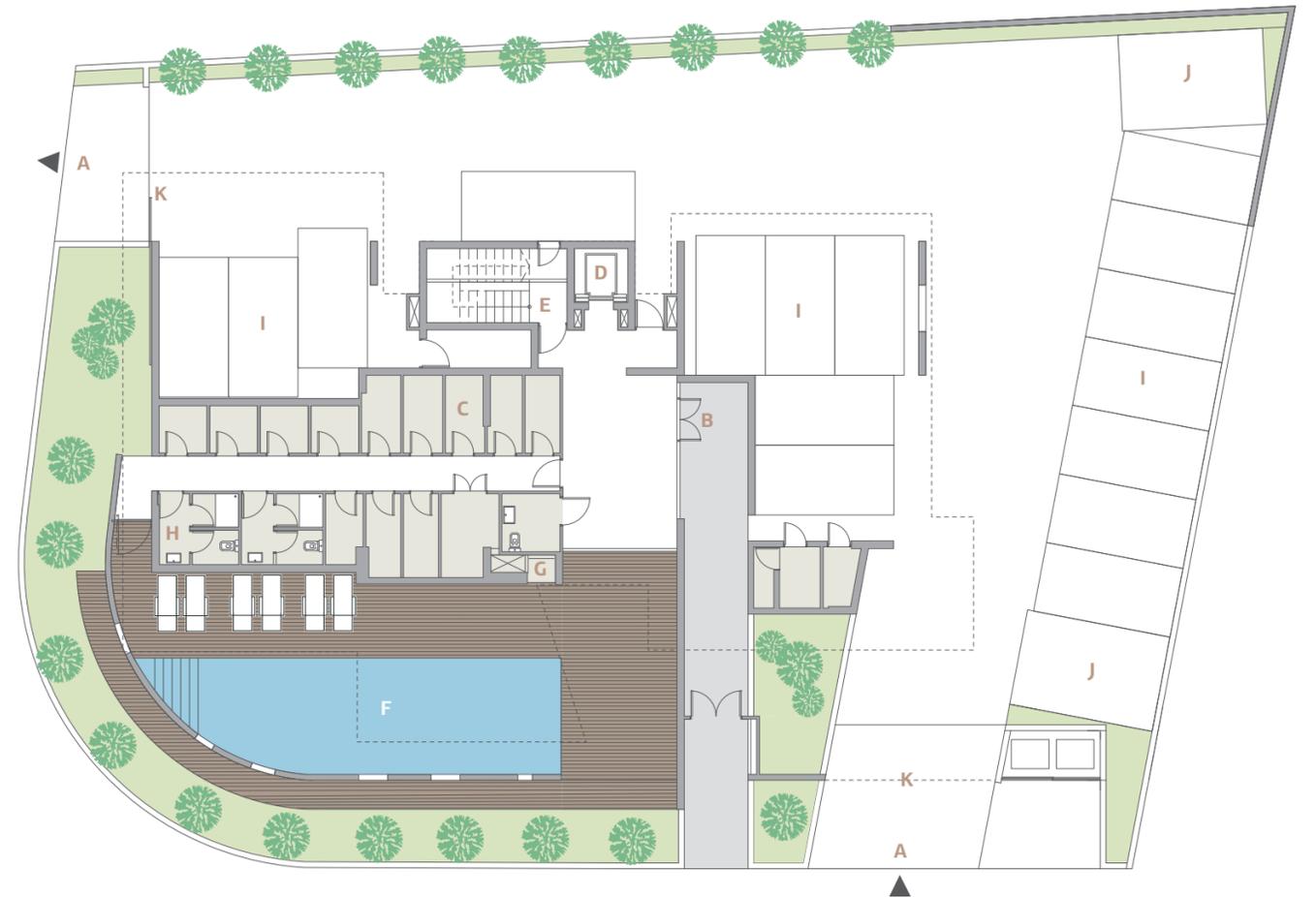
LIMASSOL COAST

LIMASSOL CITY-CENTRE

THE LIMASSOL PROMENADE

  
Limassol  
Marina

# GROUND FLOOR



- A** Entrance and exit to parking
- B** Building entrance
- C** Storage areas
- D** Lift
- E** Staircase
- F** Swimming pool
- G** Swimming pool shower
- H** Changing rooms and wc
- I** Parking space
- J** Disabled parking space
- K** Automatic closing gate

Creative design skills have resulted in a multi-level structure that sits comfortably in its surroundings. The impressive facade is accented by wide, full height windows to reflect urban coastal styling at its best. In terms of facilities, every aspect of owners' safety, comfort and convenience has been carefully integrated, including secure access, lift to all floors, communal swimming pool and sun terrace, private storage and parking.



Occupying floors one to four of Aktea Residences, the two-bedroom apartments combine materials, textures and finishes to evoke a uniquely modern Limassol feel.

Each spacious apartment is a flawless canvas for home styling that will reflect the owners' individuality.

## APARTMENTS 1st to 4th Floor



First, second, third and fourth floors:  
also 201, 202, 203, 301, 302, 303, 401, 402, 403

These Indicative floor plans are for marketing purposes only. Please refer to the architectural drawings for accurate information.

# PENTHOUSE

5th Floor



Finished to standards of perfection and featuring enviable living spaces and three bedrooms, the penthouse is an oasis of calm, sophistication and effortless luxury.

Clean, contemporary design and lavish proportions are complemented by a wonderful panorama out to the sea from expansive windows. Interiors are flooded with natural light, and all south-facing rooms are dominated by views that seamlessly integrate the outside and the inside.

As a final touch, an impressive terrace and a private pool spa promise unforgettable moments of relaxation.

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## GENERAL SPECIFICATIONS

### CONCRETE STRUCTURE

Reinforced concrete frame comprising of raft foundation, columns, beams and slabs, designed in accordance with the regulations for anti-earthquake construction.

### WALLS

- Exterior walls are of 25cm hollow bricks, with 5cm insulation externally.
- Internal partition walls are of 10cm hollow bricks.
- External surfaces will have 3 coats of plaster and 2 coats of external paint.
- Part of the external surface will be covered with HPL panels.
- Internal surfaces will have 3 coats of plaster paint and 3 coats of emulsion paint.
- Bathroom walls will have 2 coats of plaster and will be partly lined with ceramic wall tiles.
- Walls in the kitchen will have 3 coats of plaster and granite back splash

### FLOORS

- The ground floor common entrance will be paved with tiles.
- The common areas on each floor and the staircase will be paved with marble.
- The entrance hall, living, dining areas and bedrooms will have natural pre-varnish wood parquet with solid wood top layer.
- The kitchens will be paved with tiles.
- The terraces' floor will be paved with ceramic tiles\*.
- The bathrooms will have ceramic floor tiles.

### CEILINGS

- The ceilings in the apartments are of fair faced concrete treated with 2 coats of spatula and 3 coats of emulsion paint.
- Gypsum false ceiling will be provided in the bathrooms painted with 3 coats of emulsion paint and partly provided in the living room area.

### DOORS AND WINDOWS

- Building's main entrance door will be wooden with glass, with an electric lock which can be operated from each apartment.
- The main entrance door of all apartments will be anti-burglary steel leaf structure with aluminium paneling. The door will be sound proof and fire resistant.
- All internal doors will be imported, ready-made to be installed.
- Kitchen and living areas' external doors and all windows shall be sliding of anodized aluminum.
- Bedroom's external windows shall be sliding colored aluminum with double-glazing. Electrically operated aluminum rolling shutters will be installed on the external faces of the openings.

### WARDROBES AND KITCHEN CUPBOARDS

- The kitchen will have a granite worktop.
- The kitchen cupboards will be imported, ready-made to be installed.
- The bedroom wardrobes will be imported ready-made to be installed.

### SANITARY WARE AND MIXERS

- Wall mounted with concealed cistern WCs will be installed.
- In the Master bedroom's bathroom, a shower with a vertical column with an adjustable height shower and a vertical hydro massage jets will be installed.
- Stainless steel sink will be provided in the kitchen.
- Glazed cubicles will be provided for showers.

### WATER SUPPLY

- Hot and cold water supply lines will be PVC of pipe in pipe system.
- Solar panels and electric water heater will be installed.
- Pressure system for hot and cold water will be installed.
- Return pipe for hot water will be installed.

### ELECTRICAL INSTALLATIONS

- The entrance door will be controlled with video entry phone.
- TV points will be provided in the living areas and all bedrooms.
- Telephone lines will be installed, with telephone & computer sockets in the kitchen, living room and all bedrooms. The wiring infrastructure will be a structure cabling network allowing connection to the internet.

### ELECTRONIC HOME SYSTEM

- Full installation of security alarm system with motion detection sensors, to control main entrance and balcony doors for each apartment.
- Full provisions for surround sound at living room area.
- Installation of lighting control system for the living, dining and kitchen areas.

### AIR CONDITIONING

Full installation of V.R.V. system (heating and cooling).

### CENTRAL HEATING

Underfloor heating with water will be installed using heat exchanger unit by utilizing the heat from VRV unit.

### LIFT

Granite floor and stainless steel cabin.

### COMMUNAL SWIMMING POOL

At the ground level, of a 1.20m depth. Complemented with changing and shower rooms.

### CAR PARK ENTRANCE

Electrically operated control gates will be installed at the car park entrances.

### PENTHOUSE

Private pool spa.

## SCHEDULE OF AREAS

Apt. No.	Floor No.	No. of Bedrooms	Covered Internal Area m <sup>2</sup>	Covered Terraces m <sup>2</sup>	Common Area m <sup>2</sup>	Total Covered Area m <sup>2</sup>	Uncovered Terraces m <sup>2</sup>
101	1st	2	93	27	14	134	-
102	1st	2	88	24	13	125	-
103	1st	2	94	26	14	134	-
201	2nd	2	93	27	14	134	-
202	2nd	2	88	20	13	121	-
203	2nd	2	94	26	14	134	-
301	3rd	2	93	27	14	134	-
302	3rd	2	88	18	13	119	-
303	3rd	2	94	26	14	134	-
401	4th	2	93	27	14	134	-
402	4th	2	88	18	13	119	-
403	4th	2	94	26	14	134	-
501	5th	3	150	78	30	258	63

Aktea Residences is the creation of Cybarco, the leading luxury property developer in Cyprus.

Part of the prestigious Lanitis Group, one of the biggest corporations in Cyprus, Cybarco is responsible for bringing many of the island's landmark projects to fruition – including the world-class Aphrodite Hills, Golf Resort, Amathusa Coastal Heights, The Oval and Limassol Marina, the first residential marina project in the whole of Cyprus.

With over 70 years' experience at the top of its industry, Cybarco has earned its reputation for outstanding quality and dedicated customer care by consistently delivering projects to the highest standards.

### DISCLAIMER

This brochure does not constitute part of an offer and is not a legally binding document. It merely aims to provide information on the project it describes. Any details mentioned serve as guidelines only.

Designed by design2brand. [www.design2brand.com](http://www.design2brand.com)



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