



RESIDENCE
TWENTY EIGHT



WELCOME TO

RESIDENCE 28

a stunning new private estate of apartment residences, offering a modern and truly luxurious environment.

Surrounded by tranquil landscaped gardens, generous terracing, relaxation & entertainment areas and outdoor pool. Designed to feel part of the vibrant town centre but with the utmost privacy in mind.

Residence 28 consists of two buildings made up of 1, 2 & 3 bedroom apartments, and 3 & 4 bedroom Deluxe Penthouses offering private roof top pool and unobstructed sea views.



28 RESIDENCE
TWENTY EIGHT

— RESIDENCE —
TWENTY EIGHT

UNIQUE DESIGN



Residence 28 unique residential address located in the exclusive Ayios Athanasios "Jumbo" Area of Limassol, in the heart of Cyprus' most cosmopolitan destination.

AND

ELEGANCE







THE LIMASSOL LIFESTYLE

From beautiful promenades to historical monuments, where the traditional and the contemporary blend to create a unique Mediterranean. Offering some of the best private schools and hospitals, stylish marinas, top class restaurants, traditional taverns, vibrant nightlife and boutique shopping districts; Limassol offers something for everyone.

PERFECTLY PLACED

CYPRUS can entertain, engage and amuse for a lifetime. The perfect place for everybody from young children to globe-trotting businessmen. Whether you seek peace and tranquillity or adventure and excitement an array of options. Offering an array of beautiful sandy beaches, while picturesque villages, ancient monuments and majestic mountains.

1, 2
3
and
*4

Bedroom



UNIQUE



DESIGN

ELEGANCE



SPECIFICATIONS

FOUNDATIONS & STRUCTURE

Reinforced Concrete Frame with high yield steel reinforcement, comprising of footings, columns, beams, roof slab and external walls in compliance with Anti-Seismic Code. Columns & beams covered with extruded polystyrene insulation.

WALLS - PLASTERING

EXTERNAL WALLS

25cm clay bricks in accordance with architectural plans, covered with extruded polystyrene insulation, rendered with Elastic waterproof top coat plaster "Graffito", with decorative cladding as per architects design.

INTERNAL WALLS

10cm clay bricks in accordance with architectural plans, with (3) coats of rendering applied and finished with high quality of emulsion paint (3 Coats).

CEILING

Fair-faced concrete treated with 2 coats of plaster & finished with high quality of emulsion paint (3 Coats).

EXTERNAL RETAINING / BOUNDARY WALLS

Fair-faced concrete with high yield steel reinforcement, rendered as per architects design.

INSULATION / WATERPROOFING

Bitumen sheet membrane applied to all flat roof areas, balcony areas and concrete surfaces exposed to earth.

TILING, FLOORING & WORKTOPS

Choice from the showrooms of the preferred suppliers of the vendor. Purchaser may choose from any of selections of the supplier within the budgeted allowance stated below for each material. The Purchaser may select materials over the budgeted allowance stated below and bear the cost of the price difference):

LIVING & DINING AREAS

Choice of European branded porcelain tiles €25.00 per m².

KITCHEN AREAS

Choice of European branded porcelain tiles €25.00 per m² (same for kitchen splash back tiles).

BATHROOMS

Choice of European branded porcelain tiles €25.00 per m².

BEDROOMS

Choice of European branded parquet flooring €25.00 per m².

BALCONIES & PATIO AREAS

Choice of European branded porcelain tiles for external use €25.00 per m².

INTERNAL COMMON STAIRCASE

High quality marble as per Architects design €65.00 per running meter.

DRIVEWAY

Choice of European branded porcelain tiles for external use €20.00 per m².

WORKTOPS

Choice of synthetic granite worktop €150.00 per running meter.

* (All floors will be finished with matching skirting)

WARDROBES AND KITCHEN CABINETS

KITCHEN

European branded high-standard kitchen.

BUILT-IN WORDROBES

European branded high-standard internal doors, complete with metal door handle, lock, doorstop and hinges.

INTERNAL DOORS

European branded high-standard internal doors, complete with metal door handle, lock, doorstop and hinges.

ENTRANCE DOORS AND WINDOWS

SLIDING PATIO DOORS & WINDOWS

(A) Aluminium double casement profile with thermal break of polyamide. Double-glazing consisting of two layers of laminated glass UV filter, fillers with gas gap thermal insulation. (Windows with turn & tilt mechanism).

EXTERNAL MAIN DOOR

Fire rated high security doors with 6-point security lock.

RAILINGS / BALUSTRADES

BALCONIES

Glass balustrades as per architects design.

EXTERNAL

Colour coated aluminium railings as per architects design.

STAIRCASE

Colour coated aluminium railings as per architects design.

SANITARY WARE AND MIXER TAPS

Choice of European branded top quality sanitary ware in white porcelain ("Laufen, Jika, Roca or similar).

Chrome plated accessories, vanity unit, mirror and shower cabin.

Choice of European branded chrome finish single lever taps (Grohe, Daniel Rubinetterie or similar).

Choice of High-quality stainless-steel sink for kitchen.

PLUMPING & WATER SUPPLY

PVC pipes within a conduit pipe (Pipe in Pipe), Installed from a central distributor, directly to each faucet both hot and cold. (Distributor on each floor).

Central pressurized water system.

Continuous flow of water from the local Water Board, with split supply lines for drinking water and separate line direct to concealed individual PVC storage tank.

Dual System hot water supply with electric immersion heater and solar panel heater, with concealed stainless steel storage tank.

CPVC pipes will be used for the drainage system which will be connected to the central sewage system of Limassol.

LIGHTING

All balconies will include architecture lighting fittings.

All common areas will include architecture lighting fittings with sensor.

Strip lights in suspended ceilings will included.

ELECTRICAL INSTALLATION

Concealed circuits in accordance with 16TH Edition of IEE Electrical Installations and regulations as required by the Cyprus Electric Authority. Power supply points and switches as per electrical drawings, comprising of circuits for lighting, power points, TV sockets, telephone points and waterproof sockets where applicable.

Audio Entry system for main door with intercom.

HEATING & COOLING

Provisions for Split Unit Air-condition in all bedrooms and living room areas.

Electric Underfloorin heating in all areas.

SECURITY SYSTEM IN COMMON AREAS

Full installation of central CCTV system for common area.

SMART HOME AUTOMATION

7"smart control panel in every apartment.

Smart light switches.

Security Motion Sensors and Security Open/close detection sensor for security.

Temperature and humidity sensor.

Smart climate control for underfloor heating, A/C and boiler.

Water leaking detector sensor.

Smart Curtain control.

* The developer reserves the right to change and/ or amend the above specifications with similar standard and value without prior notice. Changes to the specifications may be requested. Any changes requested must be within the relevant building regulations and governing laws, within good building practice and in no way negatively affect the overall aesthetics of either the property or project itself.



A WEALTH OF

AMENITIES

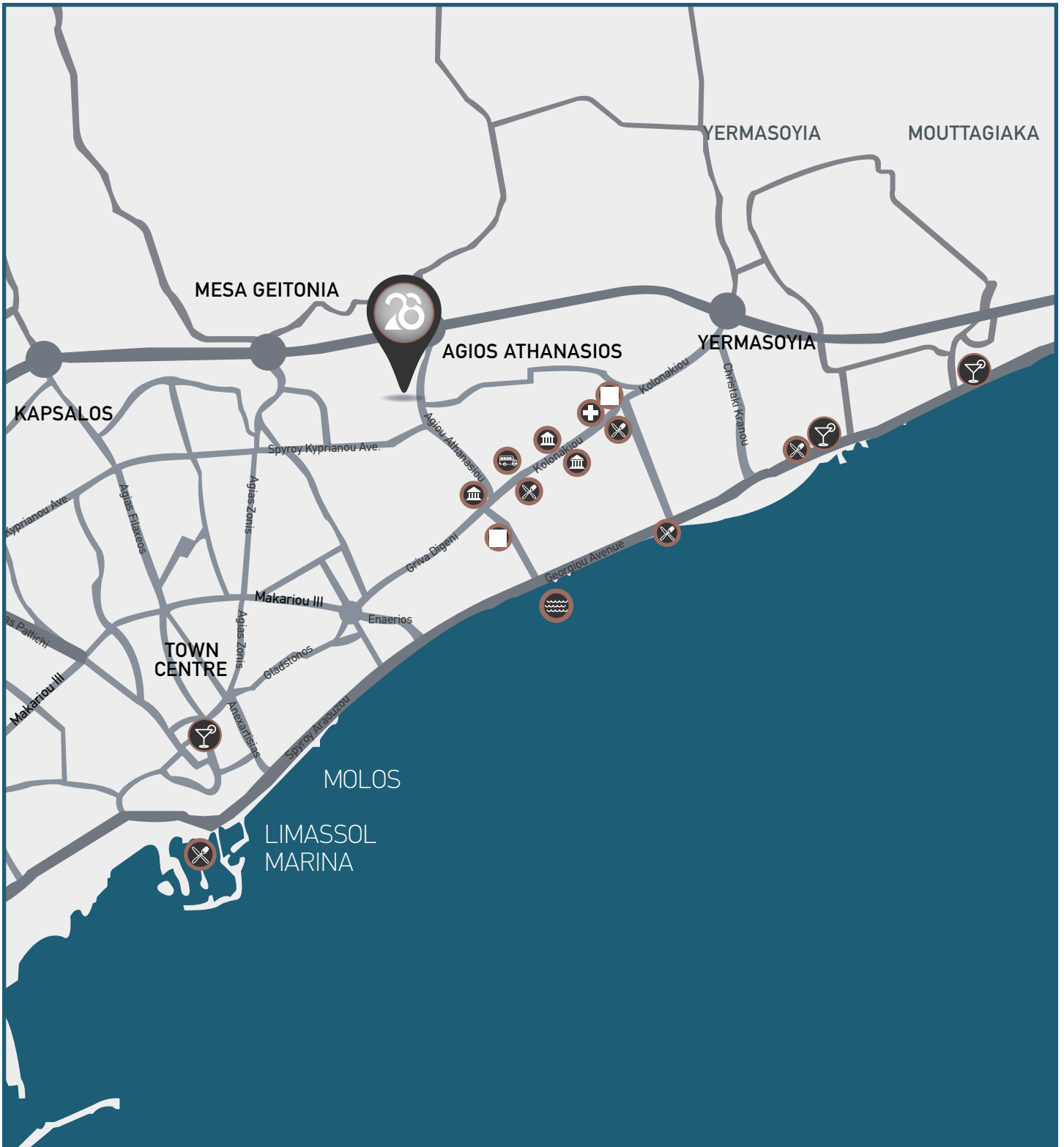
Gated Secured Complex
CCTV for all Common Areas
Luxury entrance Lobby
Decorative Architectural LED lighting for Com.
Areas
Residence only Gym Facilities
Overflow outdoor Swimming Pool
Children's Pool
Residence only Events / Conference facilities
Fully Landscaped Garden areas
Private Secured Parking for residents
Property Management Services

PERFECTLY PLACED

THE LOCATION

Residence 28 unique residential address located in the exclusive Ayios Athanasios "Jumbo" Area of Limassol, in the heart of Cyprus' most cosmopolitan destination.

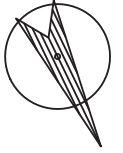




Banks	1 Km
Hypermarkets	1.3 Km
School	900 m
Medical Centre	2.3 Km
Restaurants	1 Km
Nightlife	3 Km
Beach	2 Km

THE PLANS

GROUND Floor



BUILDING A



APT. NO.	BEDROOMS	COVERED INDOOR M ²	COVERED VERANDA M ²	UN-COVERED VERANDA M ²	COMMON AREA M ²	STORAGE ROOM AREA M ²	TOTAL AREA M ²
A101	3	107.5	20	7.5	16.5	2.5	154
A102	2	83.5	23.5	6.5	13	2.5	129
A103	1	56	13	7.5	9	2.5	88
A104	1	56	13	7.5	9	2.5	88
A201	3	107.5	20	-	16.5	2.5	146.5
A202	2	83.5	23.5	-	13	2.5	122.5
A203	1	56	13	-	9	2.5	80.5
A204	1	56	13	-	9	2.5	80.5
A301	3	107.5	20	-	16.5	2.5	146.5
A302	2	83.5	23.5	-	13	2.5	122.5
A303	1	56	13	-	9	2.5	80.5
A304	1	56	13	-	9	2.5	80.5
A401	3+	136	53.5	147.5	21	3	361
A402	3+	108	37	108.5	16.5	3	273

1ST Floor



2ND Floor



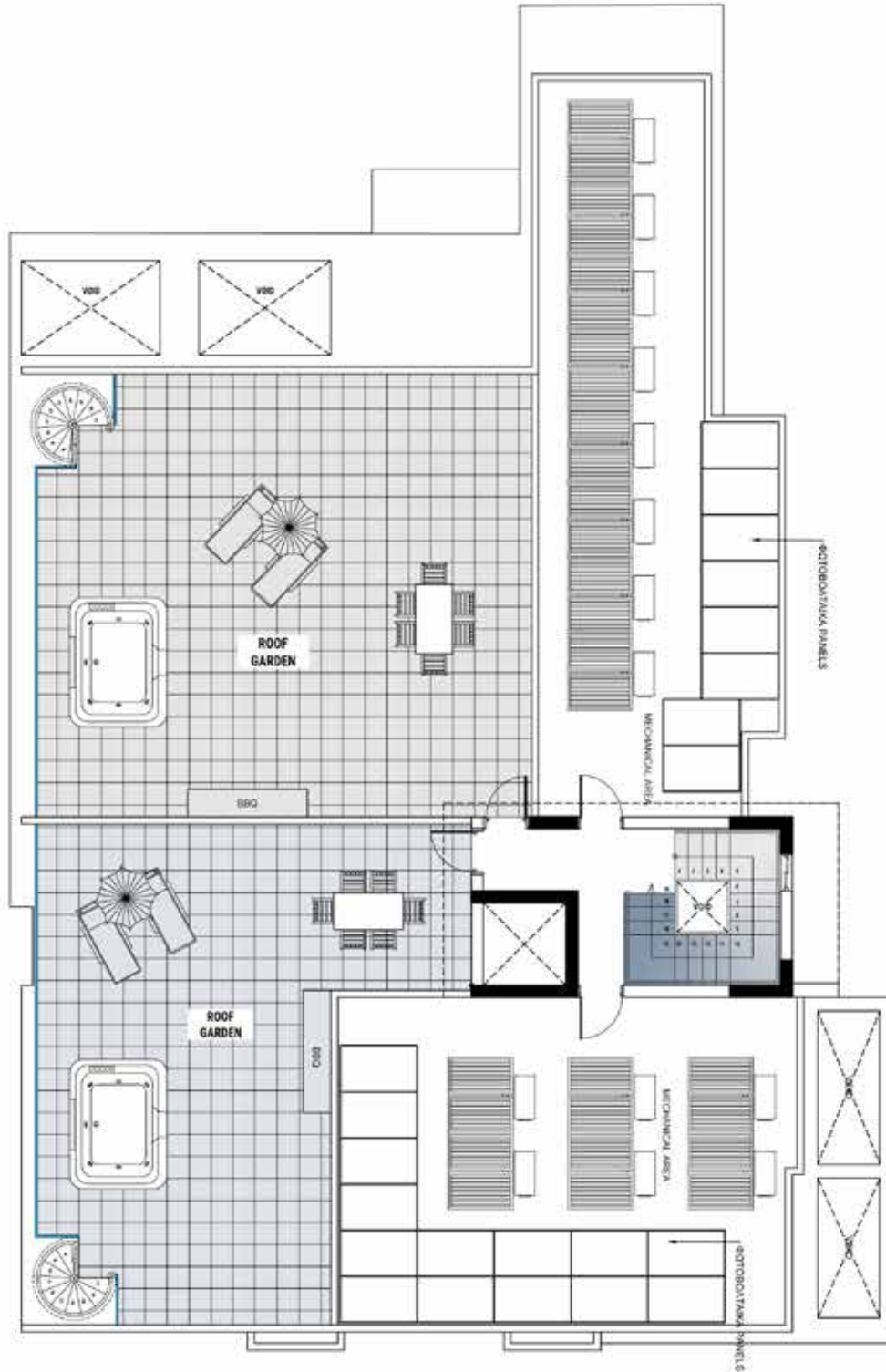
3RD Floor



4TH Floor



Roof Floor

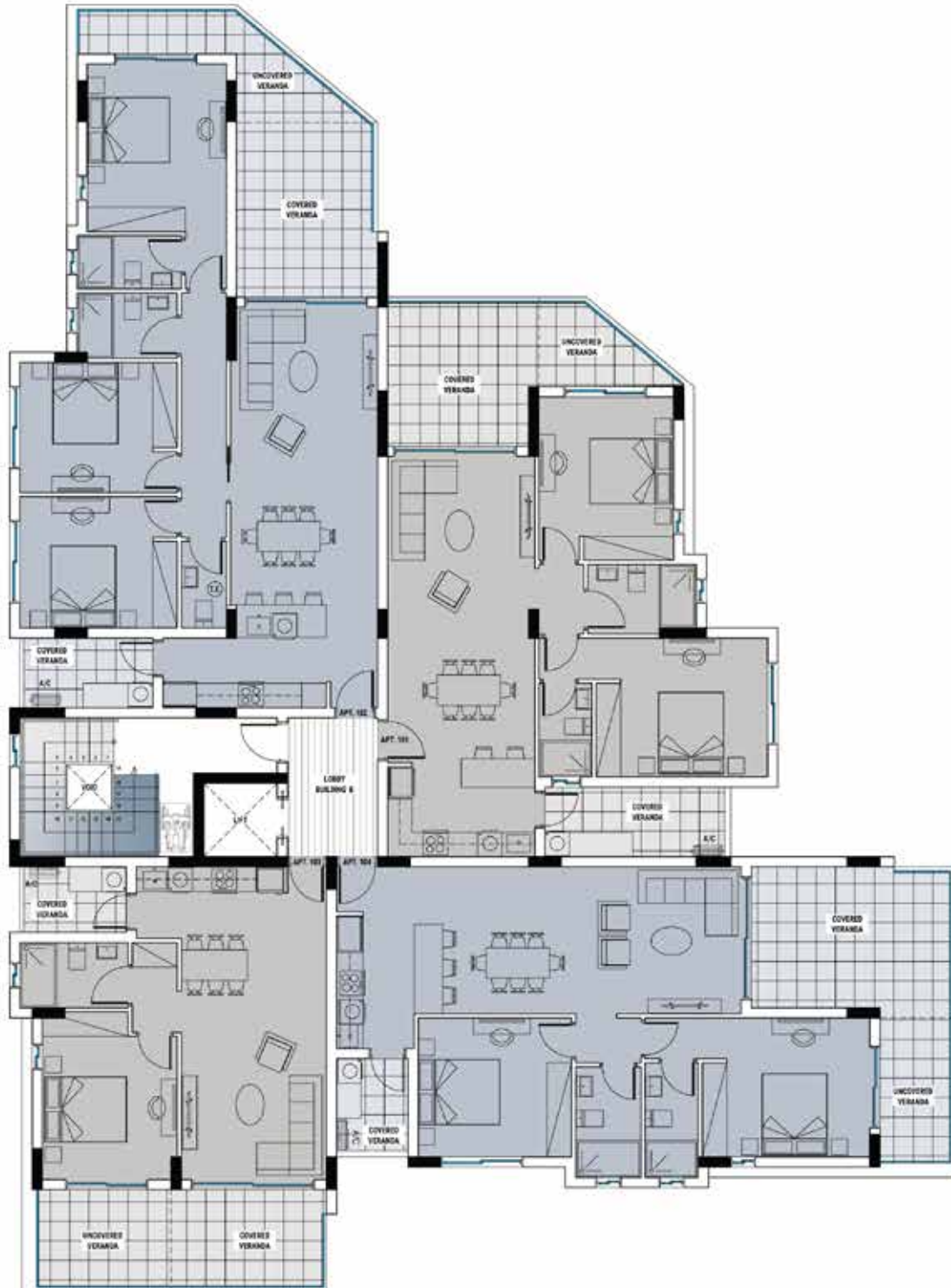


BUILDING B

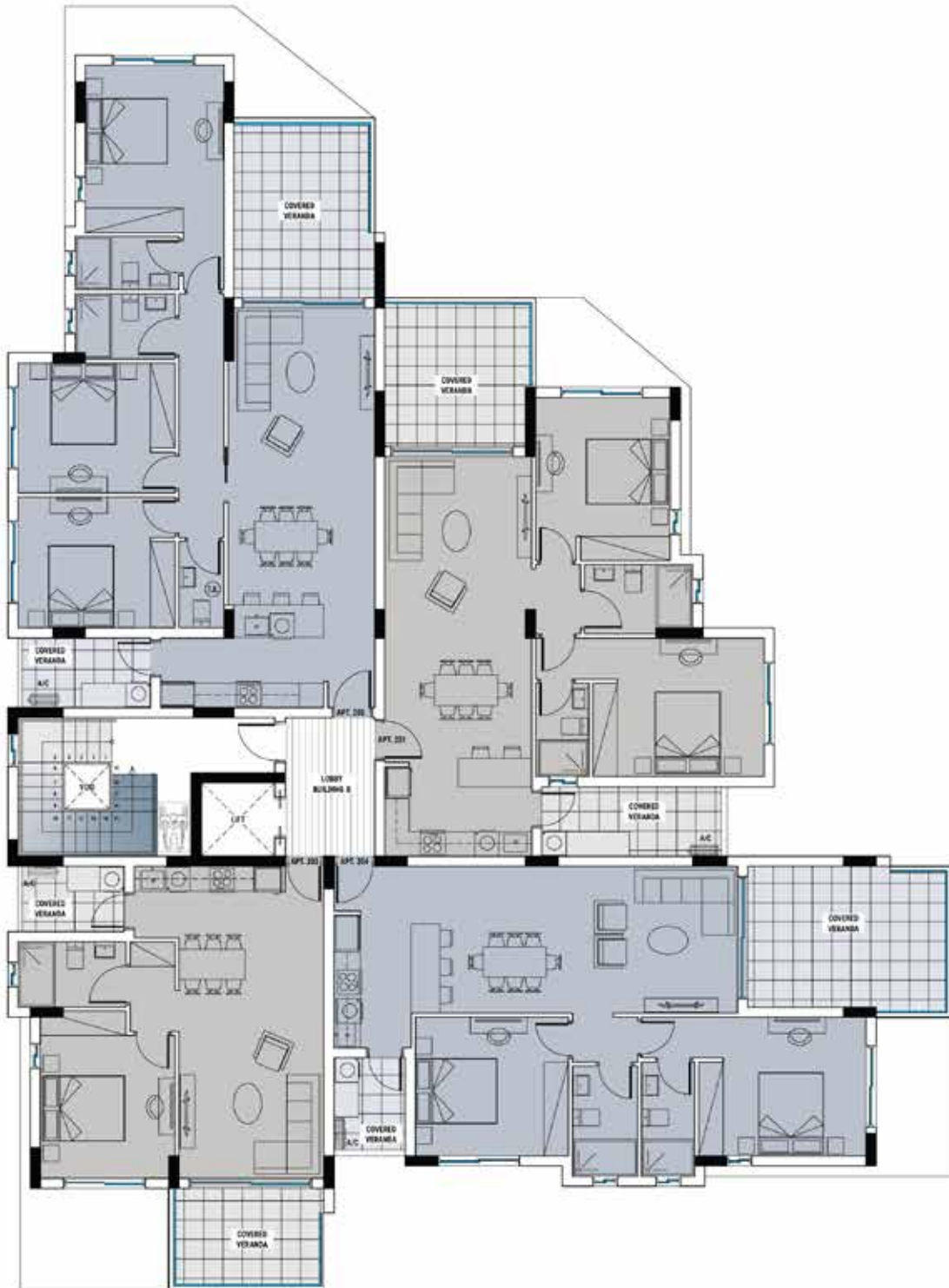


APT. NO.	BEDROOMS	COVERED INDOOR M ²	COVERED VERANDA M ²	UN-COVERED VERANDA M ²	COMMON AREA M ²	STORAGE ROOM AREA M ²	TOTAL AREA M ²
B101	2	83.5	18	7.5	10.5	3.5	123
B102	3	109	26	-	13.5	3.5	152
B103	1	56.5	19	-	7	3.5	86
B104	2	86.5	30	-	11	3.5	131
B201	2	83.5	19	-	10.5	3.5	116.5
B202	3	109	21	-	13.5	3.5	147
B203	1	56.5	11	-	7	3.5	78
B204	2	86.5	17	-	11	3.5	118
B301	2	83.5	19	-	10.5	3.5	116.5
B302	3	109	21	-	13.5	3.5	147
B303	1	56.5	11	-	7	3.5	78
B304	2	86.5	17	-	11	3.5	118
B401	3+	146	38	172	18.5	6	380.5
B402	3+	125	45	61	16	6	253

1ST Floor



2ND Floor



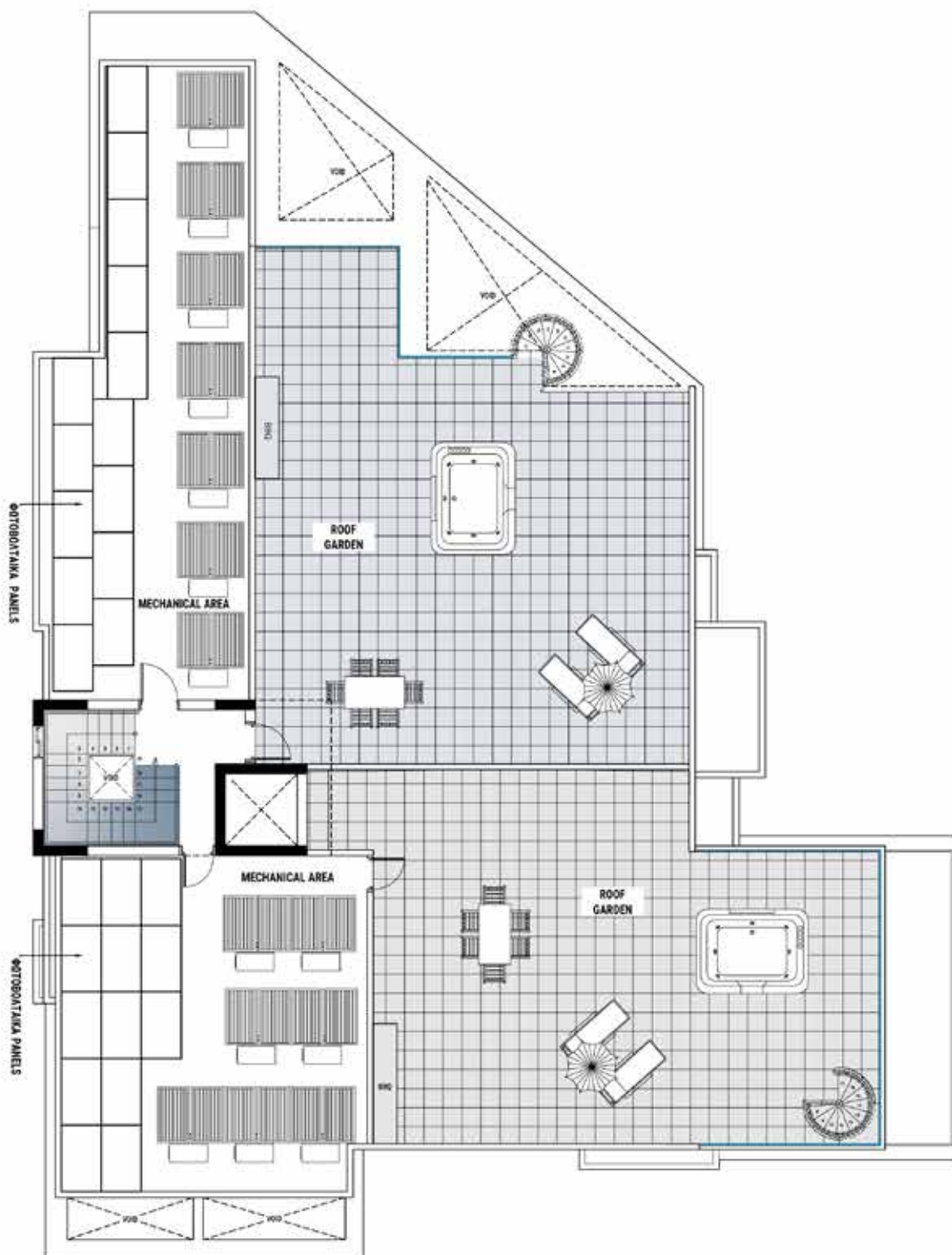
3RD Floor



4TH Floor



Roof Floor









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