

AKTEA  
RESIDENCES 3



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## URBAN REVELATION

Limassol is the vibrant commercial and entertainment capital of Cyprus. Within the city limits, in an exclusive residential area only 550m from the coastal promenade, a new boutique development is in the making...

Aktea Residences 3.

LIMASSOL – CYPRUS

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COASTAL  
RELAXATION

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CITY  
SOPHISTICATION

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Meet friends for drinks or dress up for a fine dining experience. Explore the city or journey to ancient sites along the coast, boutique wineries in the hills, and cool mountain village retreats. Let the energy of Limassol inspire and revive you.



## LIMASSOL MARINA

Named the new hub of the city, Limassol Marina is a stimulating melting pot of cafés, restaurants, selected retailers, spa and yachting facilities. The plaza and boardwalks are alive with residents and visitors, couples and families that come together to enjoy a nautical atmosphere infused with high-end glamour.



## CASINO

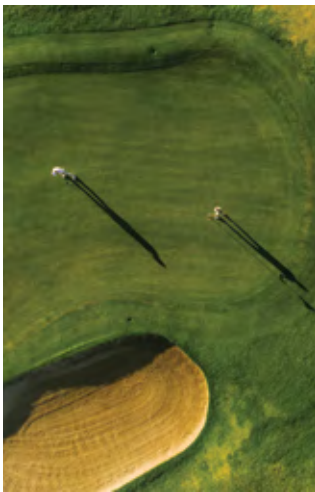
Limassol is set to welcome the very first integrated casino resort in Europe. Prepare to be enthralled by the deluxe world of “City of Dreams Mediterranean” where state-of-the-art gaming combines with high-end dining, retail and leisure options, all to be enjoyed within an elegant environment and lush surrounding.

## GOLF

Take a break from the city and venture into the countryside to play the fairways and enjoy the fully-fledged clubhouse facilities of the district’s award-winning golf clubs.

You can take up a new sport or practice your game at one of four 18-hole championship golf courses, all within easy driving distance and ranked among the best designed courses in Europe.

Visit one or tour them all.



## OLD TOWN CHARM

The sea breeze cools off the traditional streets of the old town, where creative minds and artistic talent converge. Traditional workshops and modern galleries contrast with street vendors who are always ready to tell their tales and share local sips and bites. The aromas of home-style cooking and the sounds of music escape from the neighbouring tavernas in anticipation of life after sunset.

## ARTS & CULTURE

Limassol has always appealed to artists and is now home to many local and international painters and collectors. Art centres, museums and theatres host established and rising stars from across Europe, while family activities offer entertainment for all ages. Walk along the seafront to the Molos park of contemporary sculpture, or explore the offerings of the old town, the museums of wine and archaeology, and the medieval castle where King Richard was married in 1191.



## TASTE CONNOISSEUR

In Limassol the options for relaxing, dining and people watching are unlimited. Award-winning speciality restaurants, signature bistros, artisan cafés and organic bakeries satisfy the adventurous palate as well as the taste connoisseur. This is a city of diversity and inclusion, where the choice is vast and continues to grow.



# AKTEA

RESIDENCES 3

Uplifting sea views,  
proximity to the beach  
and city centre, as well  
as quick access to the  
highway network define  
Aktea Residences 3 as a  
home for today and an  
investment for the future.

LOCATION



AKTEA  
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## DESIGNED FOR THE WAY PEOPLE LIVE

Creating a new development allows the freedom to imagine, to achieve smart, environmental design merged seamlessly with luxury and convenience.







PENTHOUSE  
PERFECTION

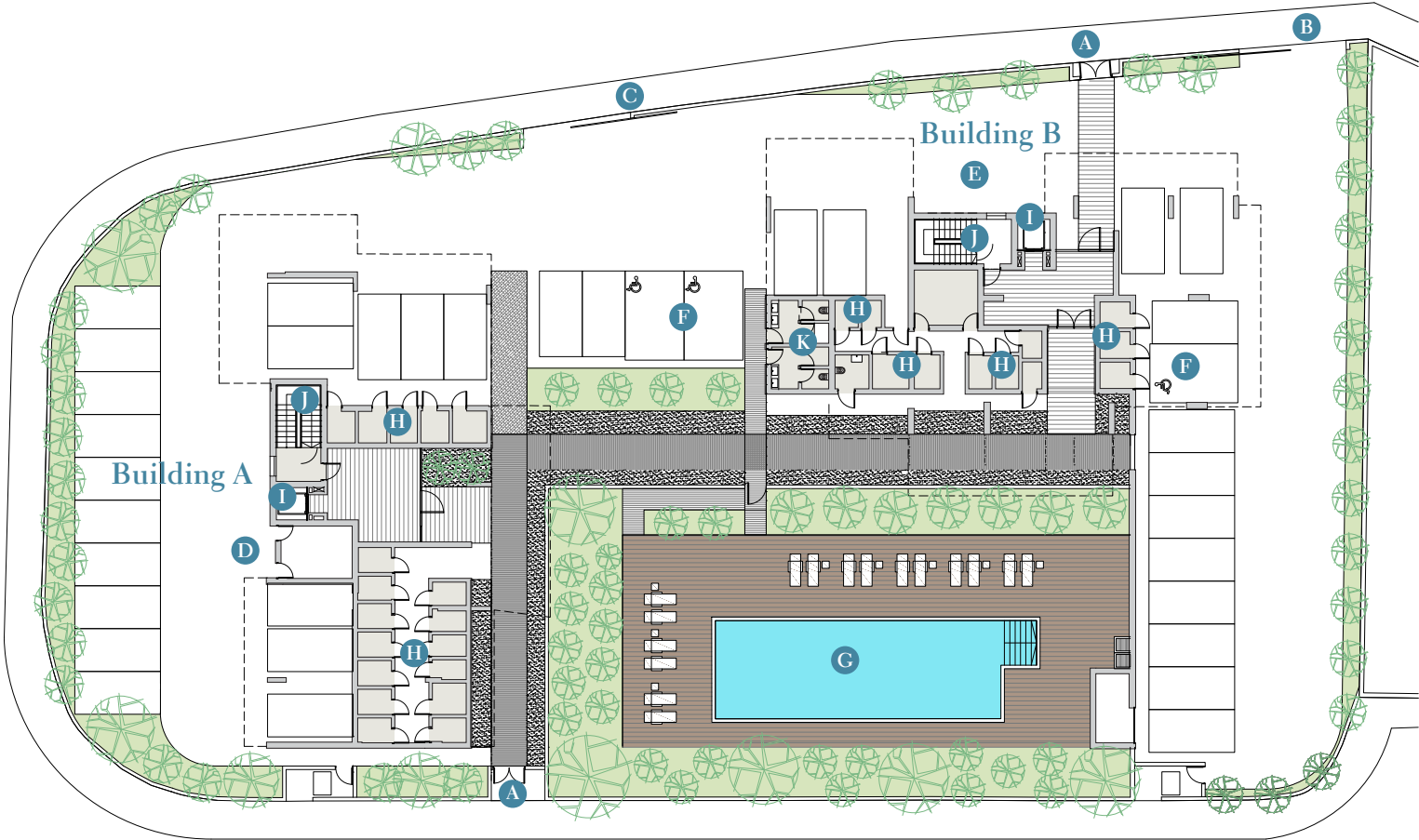
Light-filled living rooms,  
three spacious bedrooms,  
and an impressive large terrace  
leading to a private pool spa  
and the promise of unforgettable  
moments of relaxation.



HIGH-END,  
HIGH-SPEC  
INTERIORS

Aktea Residences 3 exemplifies structural quality, contemporary design, elegant interiors with modern technologies, all harmoniously balanced to resonate with those who value a sophisticated urban edge to coastal living.

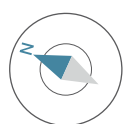
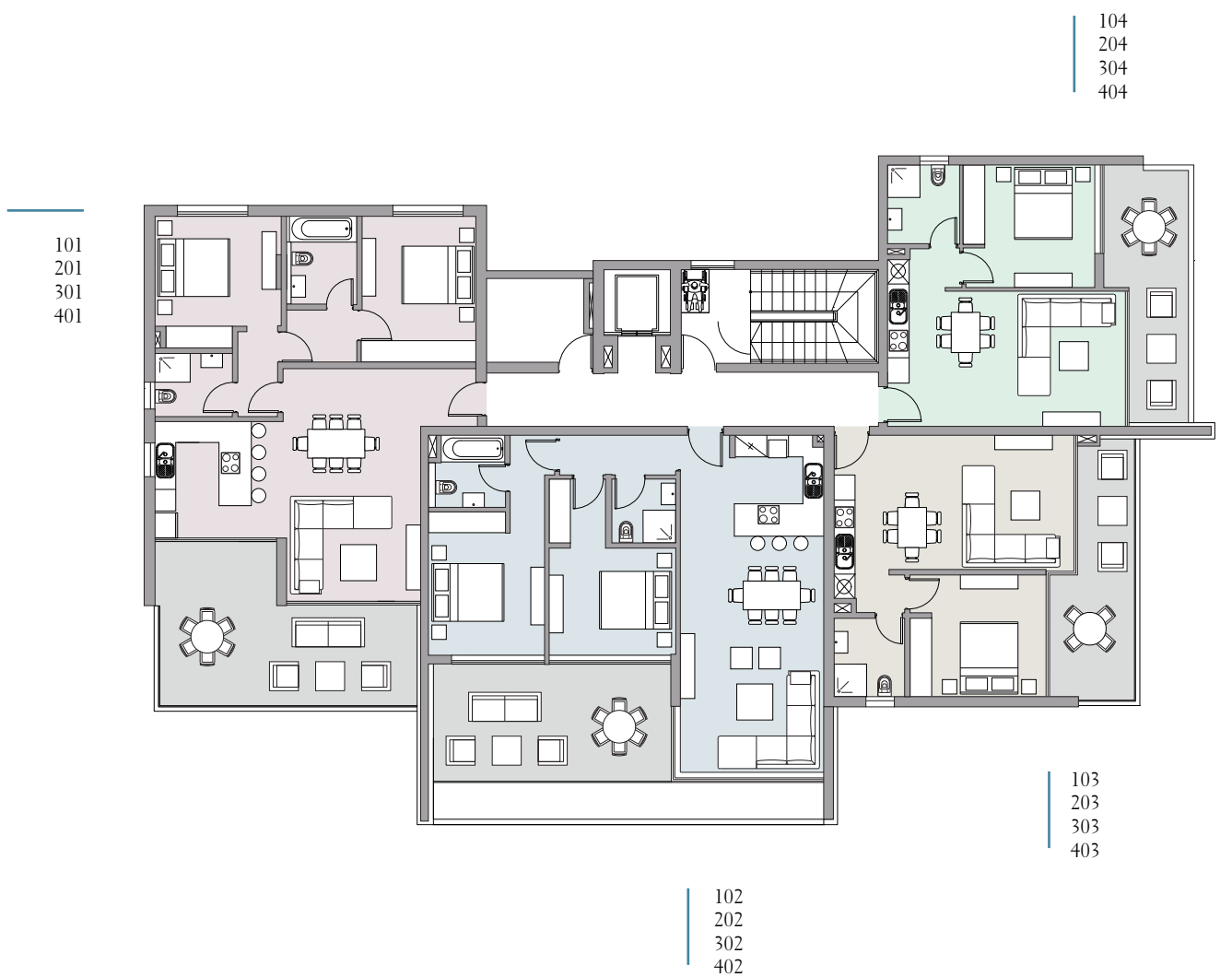
Ground Floor



- A Pedestrian entrance
- B Parking entrance
- C Parking exit
- D Building A entrance
- E Building B entrance
- F Disabled parking space
- G Communal swimming pool
- H Storerooms
- I Lift
- J Staircase
- K Shower, changing rooms with WC

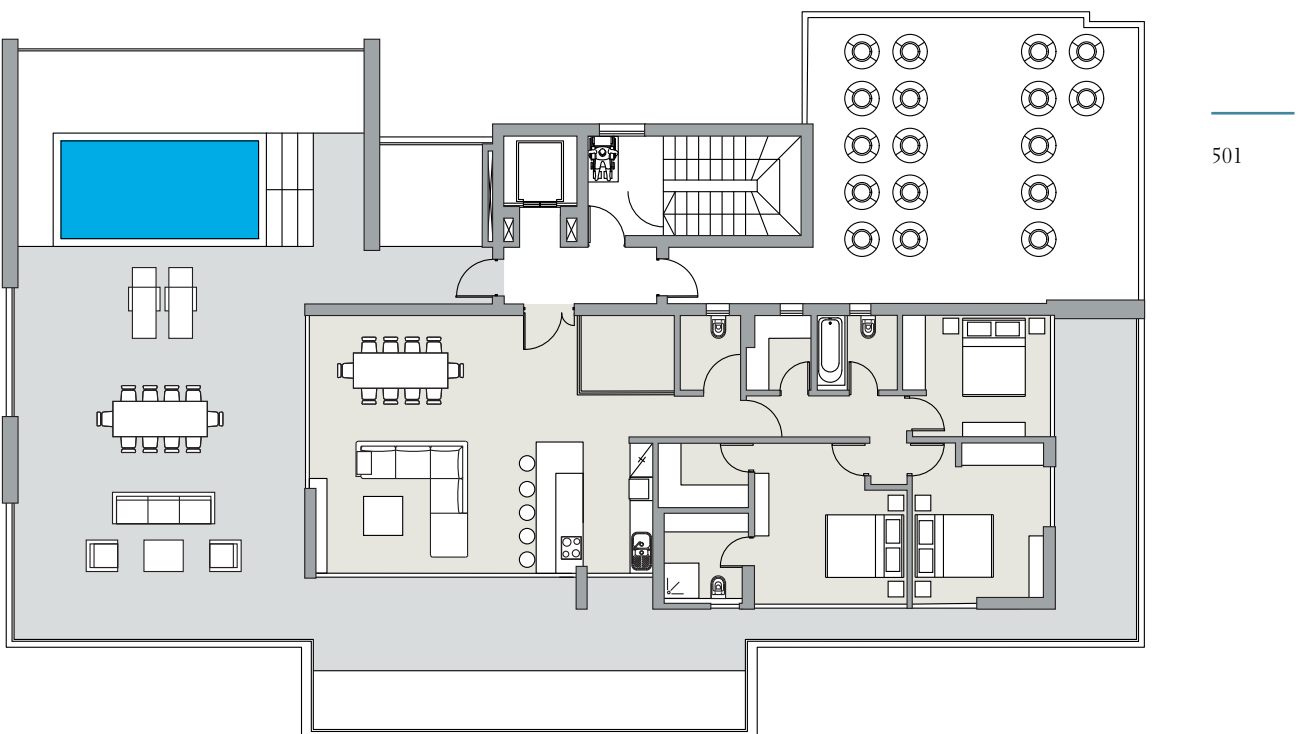
BUILDING A

Floors 1, 2, 3 & 4



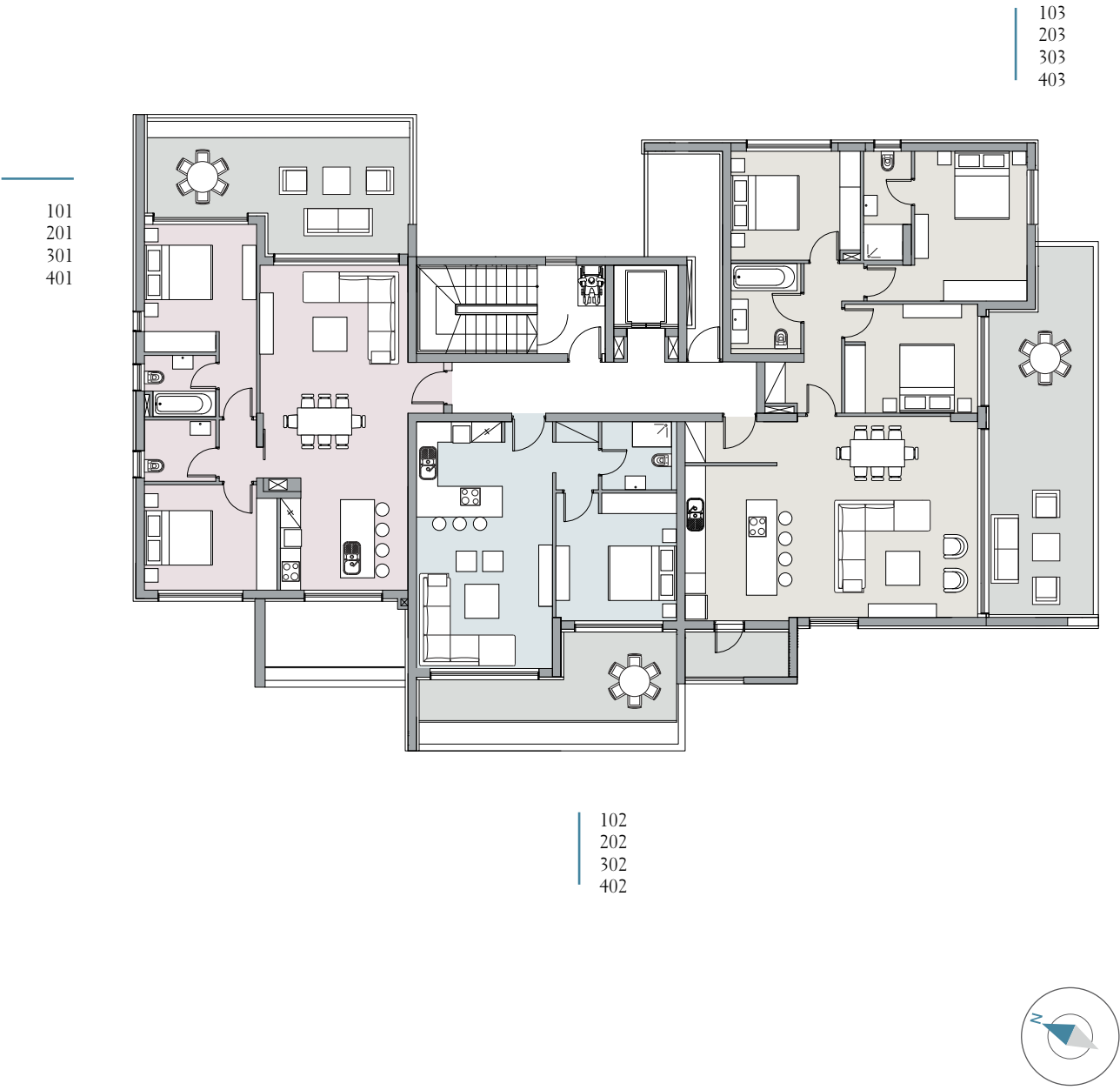
BUILDING A

Floor 5 - Penthouse



BUILDING B

Floors 1, 2, 3 & 4



SPECIFICATIONS

1. Concrete Structure

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

2. Walls

Exterior walls and internal partition walls are of hollow bricks. Exterior walls will have thermal insulation externally.

3. Finishes

3.1 Floors

- i. The ground floor common entrance will be paved with marble.
- ii. The common areas on each floor and the staircase will be paved with marble.
- iii. The entrance hall, living, dining, kitchen and corridor areas will have ceramic tiles.
- iv. The bedrooms will have natural pre-varnished wood parquet with solid wood top layer.
- v. The terraces' floor will be paved with ceramic tiles.
- vi. The bathrooms will have ceramic floor tiles.
- vii. The storerooms will have ceramic floor tiles.
- viii. The parking area will be of concrete finish.

3.2 Walls

External

- i. Generally, all surfaces will have a thermal insulation system with decorative render finish.
- ii. Part of the external surface will be covered with Alucobond panels.

Internal

- i. Generally, all surfaces will have three coats of plaster painted with three coats of emulsion paint.
- ii. Walls in the bathrooms will have two coats of plaster and will be lined with ceramic wall tiles up to 2.40m height.
- iii. Walls in the kitchen will have three coats of plaster and a 15cm height artificial granite backsplash will be installed.

3.3 Ceilings

- i. The ceilings in the apartments are of fair-faced concrete treated with two coats of spatula and three coats of emulsion paint.
- ii. Gypsum false ceilings will be provided in the bathrooms and painted with three coats of emulsion paint.
- iii. Storeroom ceilings are of fair-faced concrete painted with two coats of emulsion paint.

4. Insulations

- i. The roof will have screed to slopes and will be insulated with thermal insulation material and bitumen reinforced waterproof membrane.
- ii. On the terraces, a bitumen reinforced waterproof membrane will be laid under the ceramic tiles.
- iii. On each floor, thermal insulation will be installed under floor screed.

5. Doors & Windows

- i. The main entrance doors of the buildings will be aluminium with glass. An electric lock will be installed and can be operated from each apartment.
- ii. The main entrance door of all apartments will be anti-burglary steel leaf structure with panelling on the interior and exterior. The door will be fire resistant, with a security lock.
- iii. All internal doors will be imported and ready to be installed. The door frames will be of wooden block board with rubber seals. The door leaf will be flat.
- iv. The kitchen and living areas' external doors and all windows will be aluminium.
- v. The bedroom windows will be sliding or hinged coloured aluminium with double-glazing.
- vi. All storeroom doors will have aluminium louver doors.

6. Wardrobes & Kitchen Cupboards

- i. The kitchen will have an artificial granite worktop.
- ii. The kitchen cupboards will be imported from Italy. The structure will be chipboard with melamine finish. Cupboards include under-sink aluminium base, with basket, totally extractable drawers with cutlery display and dishes display.
- iii. The bedroom wardrobes will be imported from Italy with laminated finish and hinged doors.

7. Sanitary Ware & Mixers

- i. Imported high quality white sanitary ware will be installed.
- ii. Wall mounted WCs with concealed cistern will be installed.
- iii. The mixers will be single lever.
- iv. Stainless steel sink will be provided in the kitchen.
- v. Glazed cubicle will be provided for showers.

8. Water Supply

- i. PVC pipes will be installed for hot and cold water supply lines.
- ii. Electric water heater will be installed.
- iii. Pressure system for hot and cold water will be installed for all apartments.

9. Drainage

- i. PVC pipes will be used for the drainage system.
- ii. The drainage will be connected to the town's central sewage system.

10. Electrical Installations

- i. The entrance door will be controlled with a video entry phone.

- ii. TV points in the living areas and all bedrooms will be connected to a central antenna and a satellite dish.
- iii. Two telephone lines will be installed, with telephone and computer sockets in the kitchen, living room and all bedrooms.
- iv. Switches with safety fuses or dipolar switches with light indicators will be installed for all kitchen appliances in accordance with the Electricity Authority's regulations.
- v. Spot lights will be installed in the bathrooms.

11. Electronic Home System

- i. A touch panel will be provided to control the automated light system.
- ii. Full installation of individual security alarm system with motion detection sensors, to control main entrance and balcony doors for each apartment.
- iii. Full provision for surround sound in the living room area.
- iv. Full provision for control and automation (Smart Home) for all the above systems provides the opportunity to connect all the systems to a central processor. All systems can be operated through a touch panel and/or remotely through internet, upon the buyer's request.
- v. Upon request, other systems can be provided and connected to the control and automation system such as electric curtains, A/C units and heating.

12. Air Conditioning

Full installation of V.R.V. system (heating and cooling) including the units, wiring, drainage system and installation of copper pipes. Fan Coil units in the living room area will be concealed in the false ceiling. In bedrooms the units will be surface mounted.

13. Central Heating

Underfloor heating with water will be installed using a heat exchanger to utilise the heat from V.R.V. unit.

14. Energy Performance Certificate

The buildings comply with the local Energy Performance regulation and have an A' rating certificate of energy performance and low CO2 emission.

15. Photovoltaic Panels

Photovoltaic panels will be installed on the roof of each building. The panels will be connected to each apartment's electric metre, in order to have net metering of electric consumption.

16. Lifts

A lift with marble floor and stainless steel cabin will be installed in each building.

17. Kitchen Appliances

Pre-fitted with ceramic hob, electrical oven, extractor hood, microwave, washing & dryer machine, dishwasher, and refrigerator.

18. Communal Swimming Pool

A communal swimming pool on the ground level will have a depth of 1.20m.

19. Car Entrance

An electrically operated gate will be installed to control access to the car parking area.

20. Other Features

A Swim Spa will be provided for the penthouse apartment.

BUILDING A

APT. NO.	FLOOR	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>
A 101	1 <sup>st</sup>	2	90	27	16	133	-
A 102	1 <sup>st</sup>	2	88	22	15	125	-
A 103	1 <sup>st</sup>	1	50	14	8	72	-
A 104	1 <sup>st</sup>	1	50	14	8	72	-
A 201	2 <sup>nd</sup>	2	90	27	16	133	-
A 202	2 <sup>nd</sup>	2	88	22	15	125	-
A 203	2 <sup>nd</sup>	1	50	14	8	72	-
A 204	2 <sup>nd</sup>	1	50	14	8	72	-
A 301	3 <sup>rd</sup>	2	90	27	16	133	-
A 302	3 <sup>rd</sup>	2	88	22	15	125	-
A 303	3 <sup>rd</sup>	1	50	14	8	72	-
A 304	3 <sup>rd</sup>	1	50	14	8	72	-
A 401	4 <sup>th</sup>	2	90	27	16	133	-
A 402	4 <sup>th</sup>	2	88	22	15	125	-
A 403	4 <sup>th</sup>	1	50	14	8	72	-
A 404	4 <sup>th</sup>	1	50	14	8	72	-
A 501	5 <sup>th</sup>	3	136	95	34	265	114

BUILDING B

APT. NO.	FLOOR	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>
B 101	1 <sup>st</sup>	2	89	31	15	135	-
B 102	1 <sup>st</sup>	1	56	14	9	79	-
B 103	1 <sup>st</sup>	3	124	36	20	180	-
B 201	2 <sup>nd</sup>	2	89	31	15	135	-
B 202	2 <sup>nd</sup>	1	56	14	9	79	-
B 203	2 <sup>nd</sup>	3	124	36	20	180	-
B 301	3 <sup>rd</sup>	2	89	31	15	135	-
B 302	3 <sup>rd</sup>	1	56	14	9	79	-
B 303	3 <sup>rd</sup>	3	124	36	20	180	-
B 401	4 <sup>th</sup>	2	89	31	15	135	-
B 402	4 <sup>th</sup>	1	56	14	9	79	-
B 403	4 <sup>th</sup>	3	124	36	20	180	-



# CYBARCO

DESTINATION DEVELOPER

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Part of the Lanitis Group, Cybarco has been shaping Cyprus since 1945. A leader in development and construction, we have a track record creating iconic residences and innovative projects, in Cyprus and further afield.

Our vision has inspired and delivered many of the island's landmark developments, including Sea Gallery Villas, Akamas Bay Villas, The Oval and Limassol Marina. We are also responsible for Trilogy Limassol Seafront, a unique, integrated mixed-use destination in the heart of the island's most vibrant city. Our success and reputation are founded on outstanding quality, insightful customer satisfaction and excellent after sales service.

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It merely aims to provide information on the project it describes. Any details mentioned serve as guidelines only.