

sea and the city

THALASSA

RESIDENCES - LIMASSOL

by  CYBARCO

A couple is riding bicycles on a wooden pier at sunset. The sun is low on the horizon, casting long shadows of the cyclists onto the wooden planks. The ocean is visible in the background under a warm, orange sky.

the THALASSA

A wooden pier extends into the ocean at sunset. The sun is low on the horizon, casting a warm glow over the scene. A ship is visible on the horizon in the distance. The wooden planks of the pier are clearly visible in the foreground.

side of life

Urban living for those who love to live! For the single professionals, the travellers, the adventurers. For those who fully enjoy the proximity, convenience and offering of a coastal city as thriving as Limassol.



coastal living



with urban feeling

the energy of Limassol on your doorstep

Enjoy a walk on the seafront
or in the city centre, both just
150m from Thalassa Residences.
Your home for today and a solid
investment for the future.

in the heart of everything

Limassol's captivating seafront, historic old-town charm, trendy nightlife and thriving commercial centre, make it a vibrant destination for all seasons. A diverse and safe environment, with a wide range of educational institutions and a superb choice of shops, restaurants, cafés, bars, and recreational activities, make it ideal for living. A truly cosmopolitan city, with its own unique energy.



a city of choices awaits to be explored



old town charm

Just a few steps outside your home, is Limassol's old town, with its traditional streets, where most of the city's artistic and creative talent converge. Workshops, galleries, shops with traditional products, and small tavernas with delicious local dishes, create a positive vibe which you'll want to experience more on a daily basis. Explore the city or journey to ancient sites along the coast, boutique wineries in the hills, and cool mountain village retreats. You are in the heart of it all!

limassol marina

A unique melting pot of cafes, restaurants, select retailers, spa and yachting facilities, Limassol Marina is the place to be! A place where visitors, couples and families come together to enjoy a stroll by the sea, attend exciting events or enjoy drinks and food in a nautical atmosphere infused with glamour!



cuisine

Limassol is known for its fine dining, award-winning restaurants, signature bistros and artisan cafes. Whether you feel like relaxing, people watching or celebrating in style, the options are unlimited, on the seafront, in the old town or in the small, picturesque villages on the outskirts of the city.

art and culture

A home to many local and international artists and events, Limassol has always had a unique artistic and cultural vibe. Outdoor contemporary sculptures, museums, music and theatre performances and the legendary medieval castle in the old town, are just a hint of the offerings for entertainment in the city.



casino

The much anticipated "City of Dreams Mediterranean", Europe's first integrated casino resort, is ready to enthral you, with its state-of-the-art gaming and high-end dining, retail and leisure facilities, in an elegant environment with lush surrounding.



golf

If you need a break from the buzz of the city, there is an abundance of 18-hole championship golf courses to visit and practice your game. All within short driving distance and one just eight kilometres away, they offer great golfing experiences with fully-fledged clubhouse facilities to end a perfect day at a golf resort.

carefully designed for city life by the sea



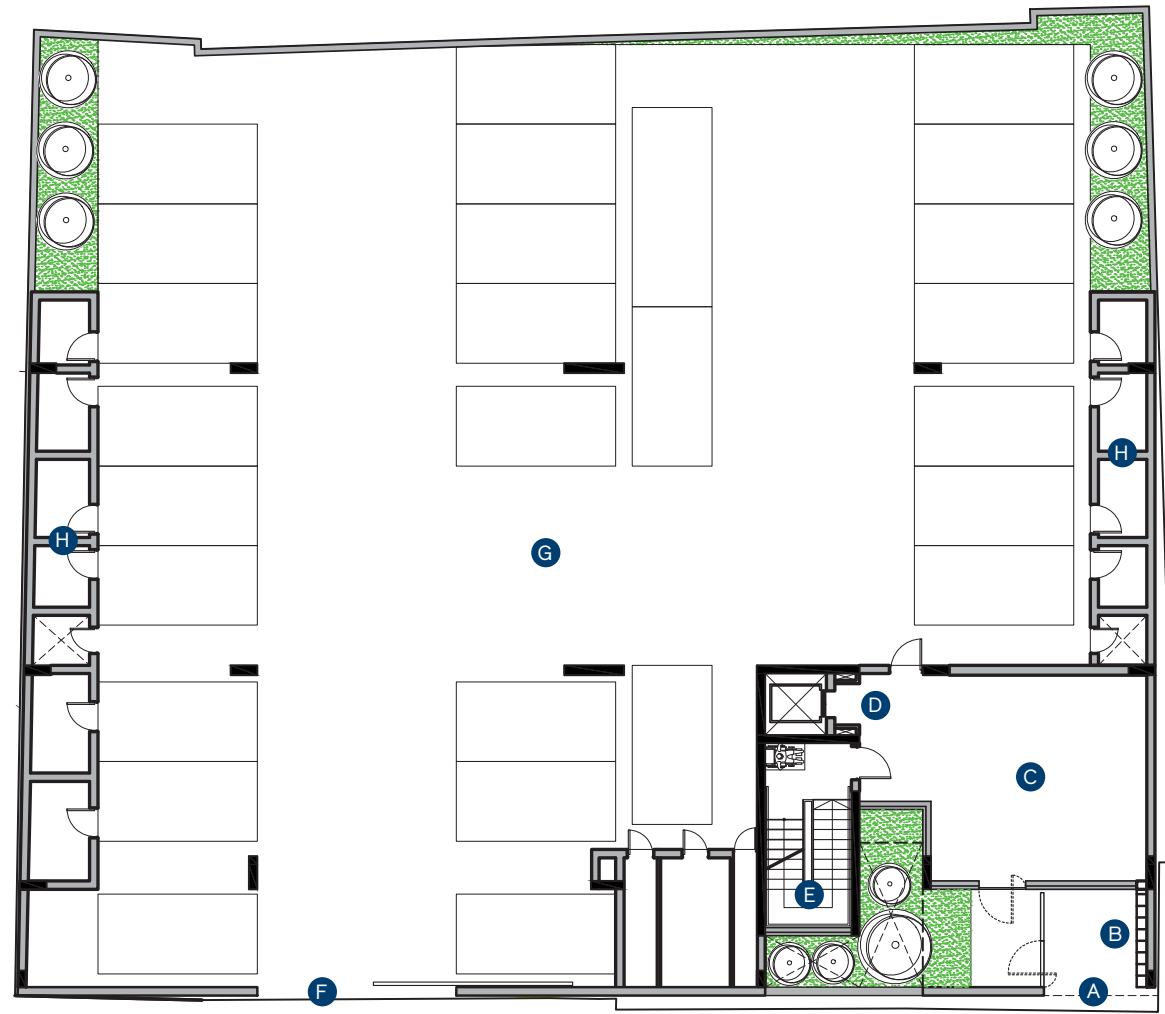
Here, it's you, between the sea and the city. Thalassa Residences has been crafted to make the most of its unrivalled location. This is urban lifestyle redesigned, to seamlessly combine luxury and convenience, with quality and creativity.



redefining urban living



ground floor



- A** Pedestrian entrance
- B** Mailboxes
- C** Lobby
- D** Lift
- E** Staircase
- F** Entrance/Exit to parking
- G** Covered parking space
- F** Storage areas



floor 1



floor 2



floor 3



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 are made of 25cm hollow bricks, with thermal insulation externally. Internal partition walls are of 10cm hollow bricks.

3. Finishes

3.1 Floor

- 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 real wood veneer top layer.
- v. The terraces' floor will be paved with ceramic tiles.
- vi. The bathrooms will have ceramic floor tiles.
- vii. The stores 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 system with decorative render finish.
- ii. All slab edges will be of fair-faced concrete finished.

- iii. The ground floor road boundary wall will be clad with stone tiles.

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 have three coats of plaster and 15cm height porcelain stoneware slab 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. Plasterboard false ceilings will be provided in the bathrooms and corridors, and painted with three coats of emulsion paint.
- iii. Storeroom ceilings are of fair-faced concrete painted with two coats of emulsion paint.

4. Insulation

- i. The roof will have screed to slopes and will be insulated with thermal insulation material and waterproof membrane.
- ii. On the terraces, a 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 building 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 fire resistant, equipped with security locks.

- iii. All internal doors will be imported and ready to be installed. The door frames will be of wooden block board having rubber seals. The door leaf will be flat.

- iv. All living areas and bedroom terrace doors will be colored sliding aluminium with double-glazing.

- v. All storerooms will have aluminium louver doors.

6. Wardrobes & Kitchen Cupboards

- i. The kitchen will have porcelain stoneware slab.
- ii. The kitchen cupboards will be imported from Italy. The structure will be chipboard with melamine finish. Cupboards will 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. Kitchen Appliances

The kitchens will be pre-fitted with ceramic hob, electrical oven, extractor hood, washing machine and refrigerator.

8. 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.

9. Water Supply

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

10. Drainage

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

11. 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.
- 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
- vi. Provision for one socket for electric car will be installed in each parking place at pilotis.
- vii. Provision of individual security alarm system with motion detection sensors, to control main entrance and terraces' doors for each apartment.
- viii. CCTV will be installed externally to cover the perimeter of the building on the ground floor.

12. Heating & Cooling

Full installation of individual split units for heating and cooling in all areas, including the units, wiring, drainage system and installation of copper pipes.

13. Energy Performance Certificate

The building complies with the local Energy Performance regulation and has an A' rating certificate of energy performance and low CO₂ emission.

14. Photovoltaic Panels

Photovoltaic panels will be installed on the roof of the building.

15. Lift

A lift with marble floor and stainless-steel cabin will be installed.

16. Car Entrance

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

17. Other Features

Decorative vertical shading panels will be provided at the terraces.

schedule of areas

apt. no.	floor	no. of bedrooms	covered internal area m ²	covered terraces m ²	total covered area m ²	common area m ²
101	1 st	2	84	24	108	15
102	1 st	2	84	24	108	15
103	1 st	1	57	9	66	10
104	1 st	1	52	19	71	9
105	1 st	studio	38	14	52	7
106	1 st	studio	38	7	45	7
107	1 st	1	51	20	71	9
108	1 st	studio	38	7	45	7
109	1 st	1	52	19	71	9
201	2 nd	2	84	21	105	15
202	2 nd	2	84	21	105	15
203	2 nd	1	57	9	66	10
204	2 nd	1	52	19	71	9
205	2 nd	studio	38	14	52	7
206	2 nd	studio	38	7	45	7
207	2 nd	1	51	20	71	9
208	2 nd	studio	38	7	45	7
209	2 nd	1	52	19	71	9
301	3 rd	2	84	21	105	15
302	3 rd	2	84	21	105	15
303	3 rd	1	57	9	66	10
304	3 rd	1	52	19	71	9
305	3 rd	studio	38	11	49	7
306	3 rd	studio	38	7	45	7
307	3 rd	1	51	16	67	9
308	3 rd	studio	38	7	45	7
309	3 rd	1	52	19	71	9



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.

For further information please contact:

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