

# NAFTIKOS

RESIDENCES



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## NAUTICAL SPIRIT, BOUTIQUE LIVING

Naftikos Residences offers a rare opportunity to live just 50m from the water's edge, a boutique address where city energy meets the calm of the sea. Located in Limassol's most desirable neighbourhood, this collection of refined residences captures the rhythm of coastal life with urban ease.

This is a life to be appreciated in sleek, modern surroundings, meticulously designed, perfectly appointed, and quietly elevated. From sea views and sunset strolls to the city's best dining and shopping experiences, with essential amenities within easy reach, everything comes together seamlessly.

Naftikos Residences marks a new chapter in boutique living, one that is intimate, effortless and inspired by the sea.



# LIMASSOL

WHERE ANCIENT HISTORY MEETS MODERN VITALITY, AND THE SEA MEETS THE MOUNTAINS — LIMASSOL IS A COASTAL CITY ALIVE WITH CONTRASTS. ITS STREETS PULSE WITH ENERGY, SHAPED BY ANCIENT LAYERS, MARINAS, GREEN HILLS AND GOLDEN LIGHT. WHETHER DRAWN BY CREATIVE ENERGY OR MOMENTS OF CALM, LIMASSOL OFFERS SPACE TO BUILD A LIFE THAT FEELS ENTIRELY YOUR OWN.



**LIMASSOL MARINA**  
Named the new hub of the city, Limassol Marina brings together world-class yachting, waterfront dining, luxury boutiques and everyday leisure in one iconic setting. It's a place where locals and visitors mingle over coffee, sea views and modern Mediterranean rhythm.



**CASINO**  
City of Dreams Mediterranean is Europe's first integrated resort — a destination in itself. State-of-the-art gaming meets luxury retail, restaurants and spa spaces, bringing new energy to Limassol's cosmopolitan appeal.



**GOLF**  
Just beyond the city, the countryside surrounding Limassol hosts a collection of award-winning golf courses—scenic, challenging and peaceful. And soon, Limassol Greens will bring a new course right into the heart of the city's west side—making golf more accessible than ever. Whether a weekend hobby or a serious game, each course blends countryside escape with clubhouse comforts.



**OLD TOWN CHARM**  
In the old town, history meets creativity. Wander through traditional workshops and cool galleries, find family-run tavernas and concept cafés, or stumble upon festivals that take over entire streets. This is Limassol at its most soulful.

**ARTS & CULTURE**  
With galleries, sculpture parks and music venues lining the coast-line and old town, Limassol has become a cultural magnet. From open-air theatre to contemporary exhibitions, the arts scene is as bold and dynamic as the city itself.



**TASTE CONNOISSEUR**  
Limassol's food scene is rich and ever-evolving. Enjoy everything from local organic bakeries and meze tavernas to global flavours served by award-winning chefs. Whether casual or curated, the city's appetite is always bold.



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## SEAFRONT LIVING, CITY CONNECTED

Perfectly positioned, Naftikos Residences offers direct access to the beach and seamless connection to the city centre and highway network. Here, the spirit of coastal living is ever-present, complemented by an array of nearby amenities: boutique shopping, luxury hotels, artisan cafés, gourmet restaurants and everyday essentials, all within easy reach.



## TIMELESS SETTING, INTELLIGENT DESIGN

Naftikos Residences is an exclusive development of just 37 spacious two- and three-bedroom apartments, crowned by penthouses with private roof terraces. Each residence is carefully planned to maximise natural light and privacy, with clean lines, quality finishes, and a warm, contemporary aesthetic. Residents enjoy landscaped gardens, a communal swimming pool, and private parking, alongside smart home features and high-end finishes.







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## FORM, FLOW & FUNCTION

A carefully curated selection of apartment layouts to suit contemporary lifestyles. Every residence is distinguished by quality finishes, energy efficiency, and attention to detail.







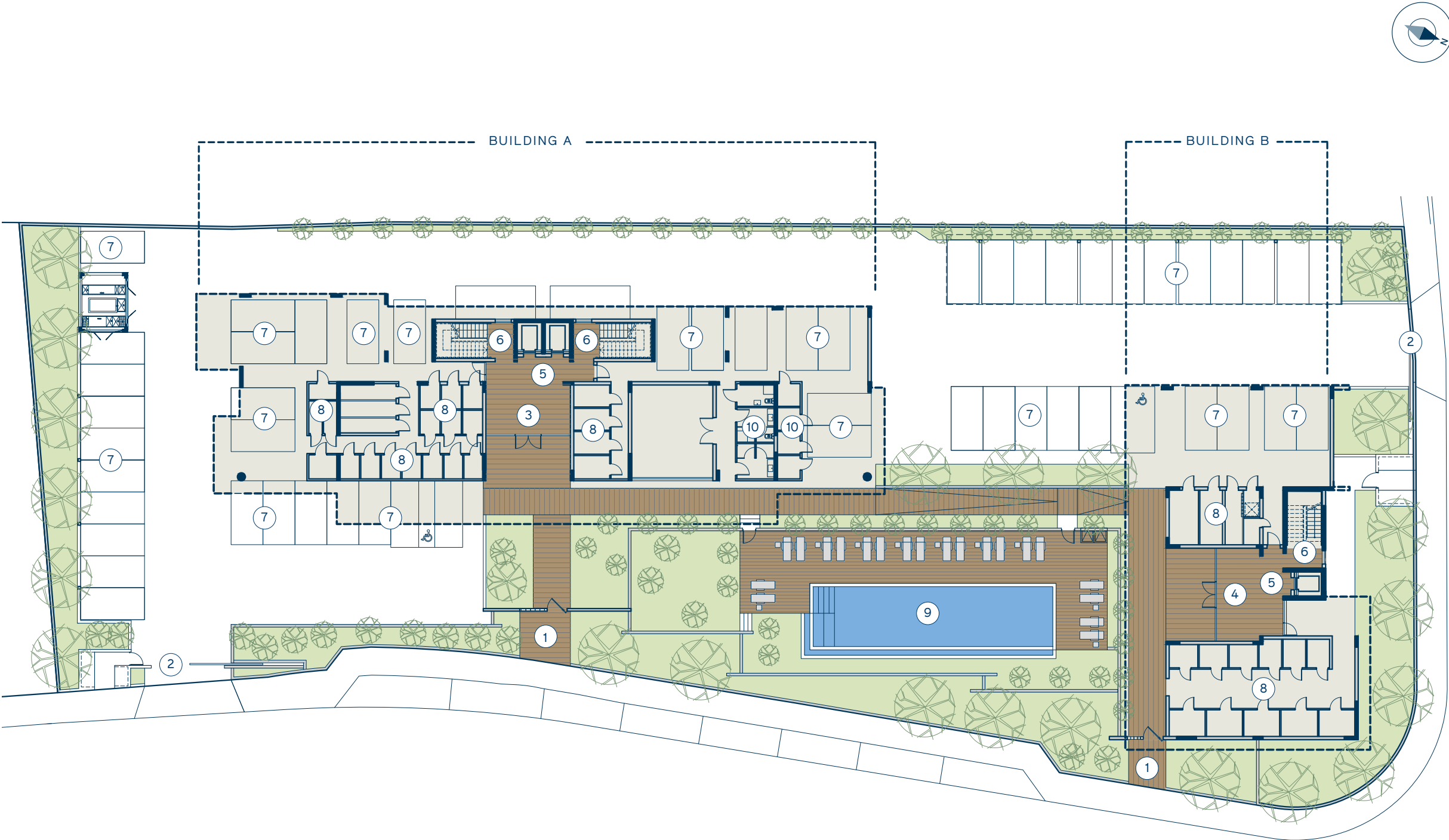


# ARCHITECTURE WITH INTENTION

Two low-rise buildings are geometrically composed to achieve perfect balance and spatial symmetry within a secure, gated plot. The masterplan extends this precision with clean architectural lines, structured green spaces, and defined communal areas.

A residents' pool with changing facilities forms the social heart of the development, while private storage rooms add a layer of everyday convenience.

Every detail speaks to a refined vision of modern coastal living, where design, function, and lifestyle come together in perfect flow.

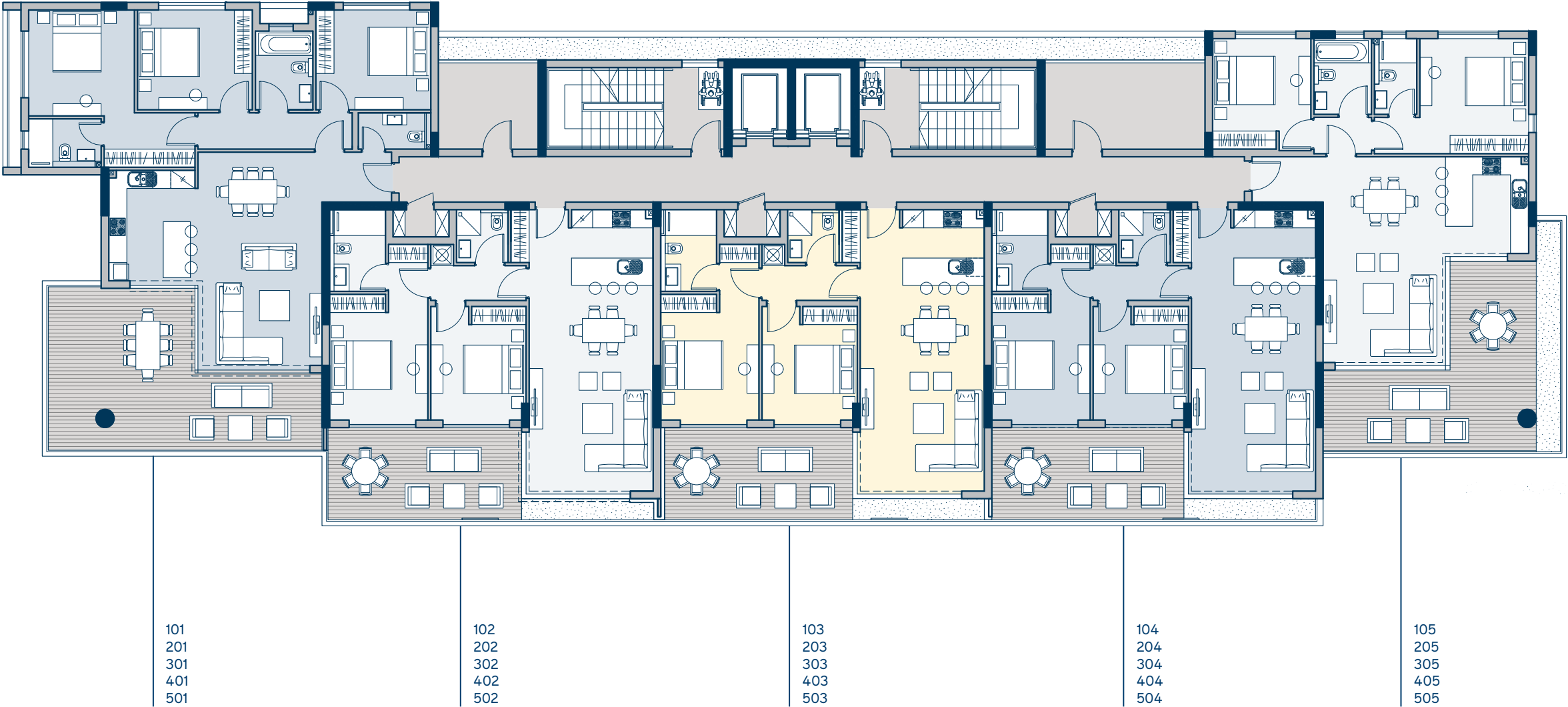


← SEA  
50m

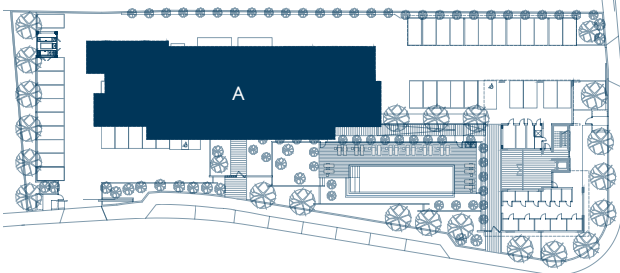
- 1 Pedestrian entrance
- 2 Parking entrance & exit
- 3 Building A main entrance
- 4 Building B main entrance
- 5 Lift
- 6 Staircase
- 7 Parking space
- 8 Storeroom
- 9 Swimming pool
- 10 Changing room & toilet

All plans are for indicative use only.



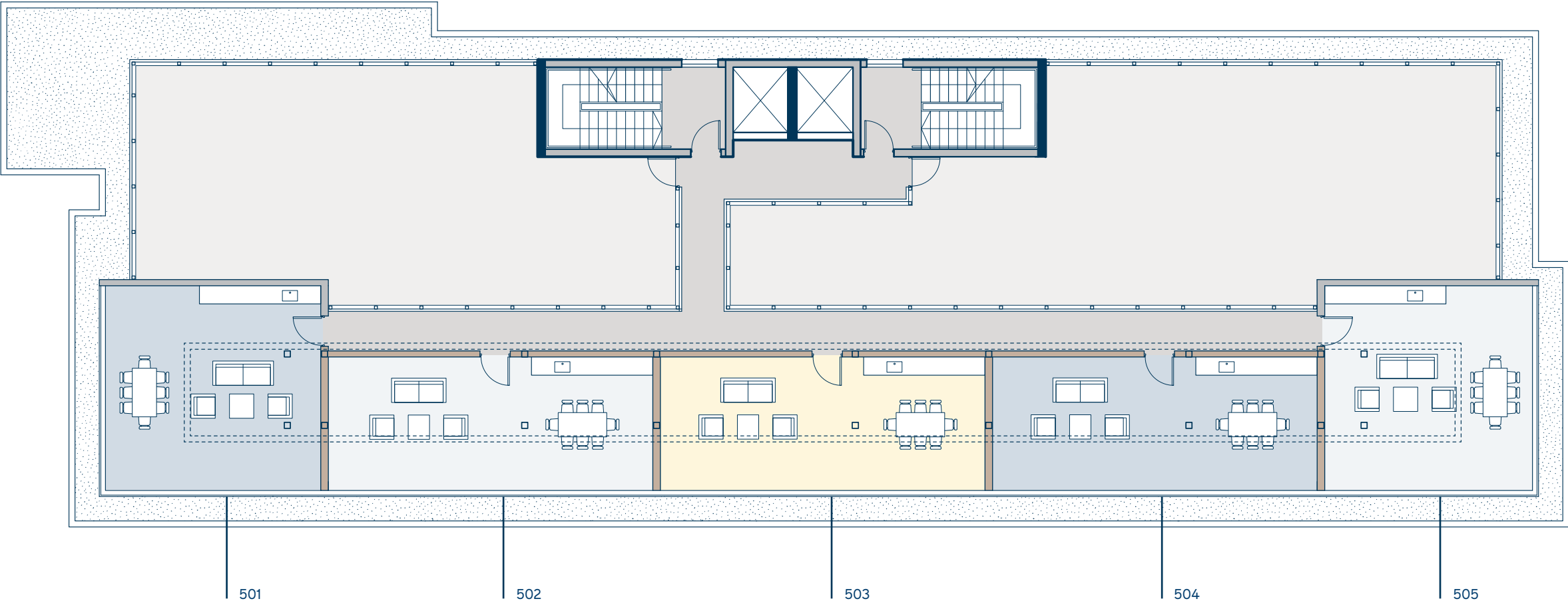


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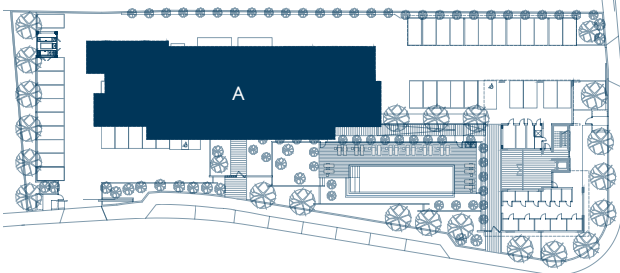


All plans are for indicative use only. Terraces vary by floor.





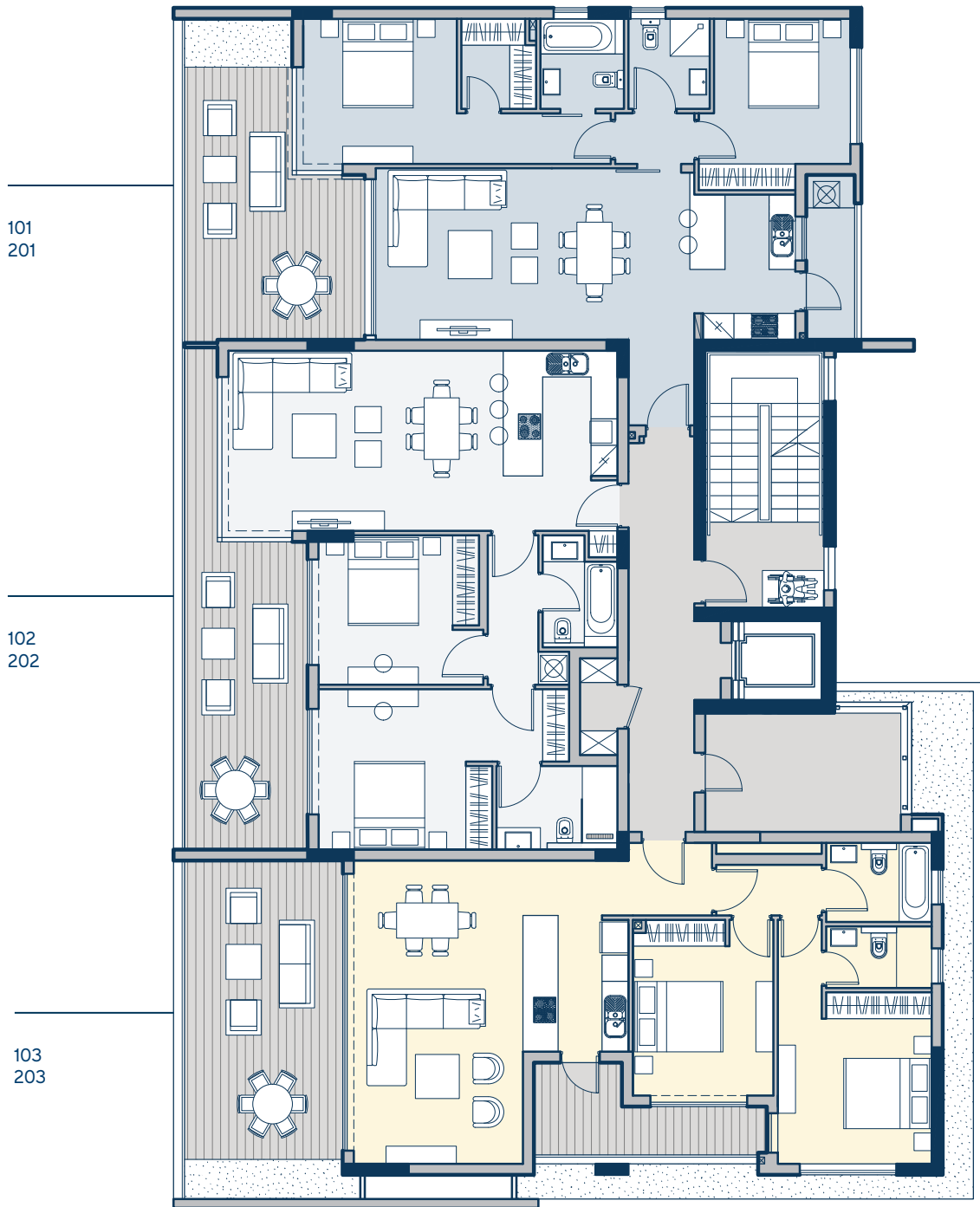
← SEA



All plans are for indicative use only. Terraces vary by floor.

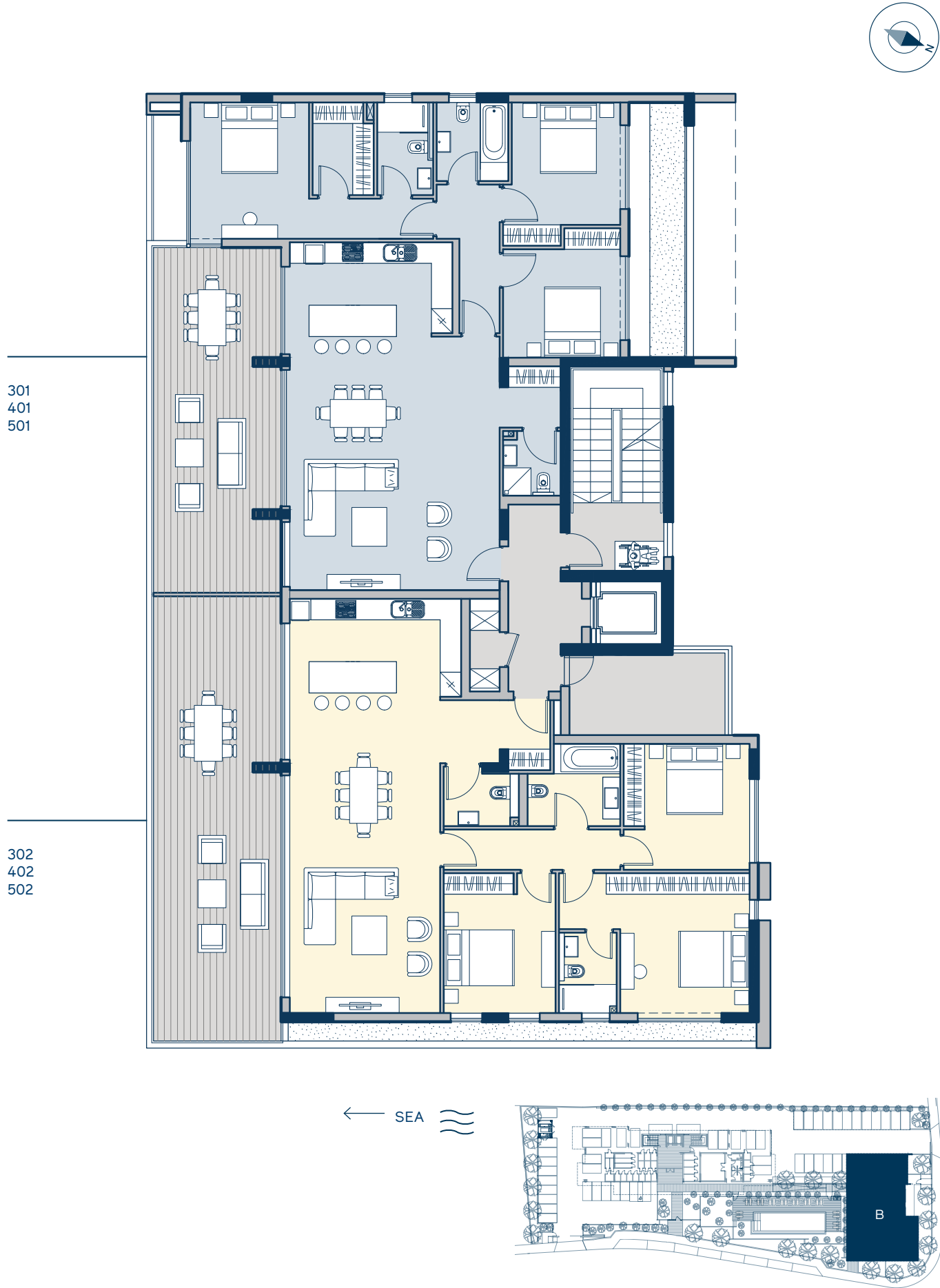


BUILDING B - FLOORS 1, 2

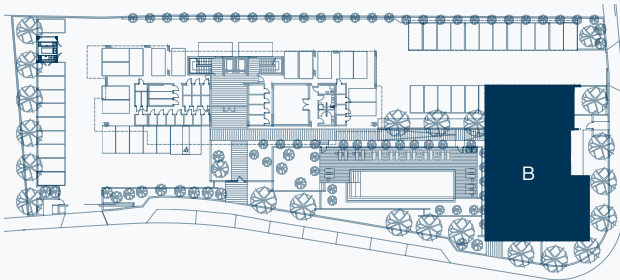
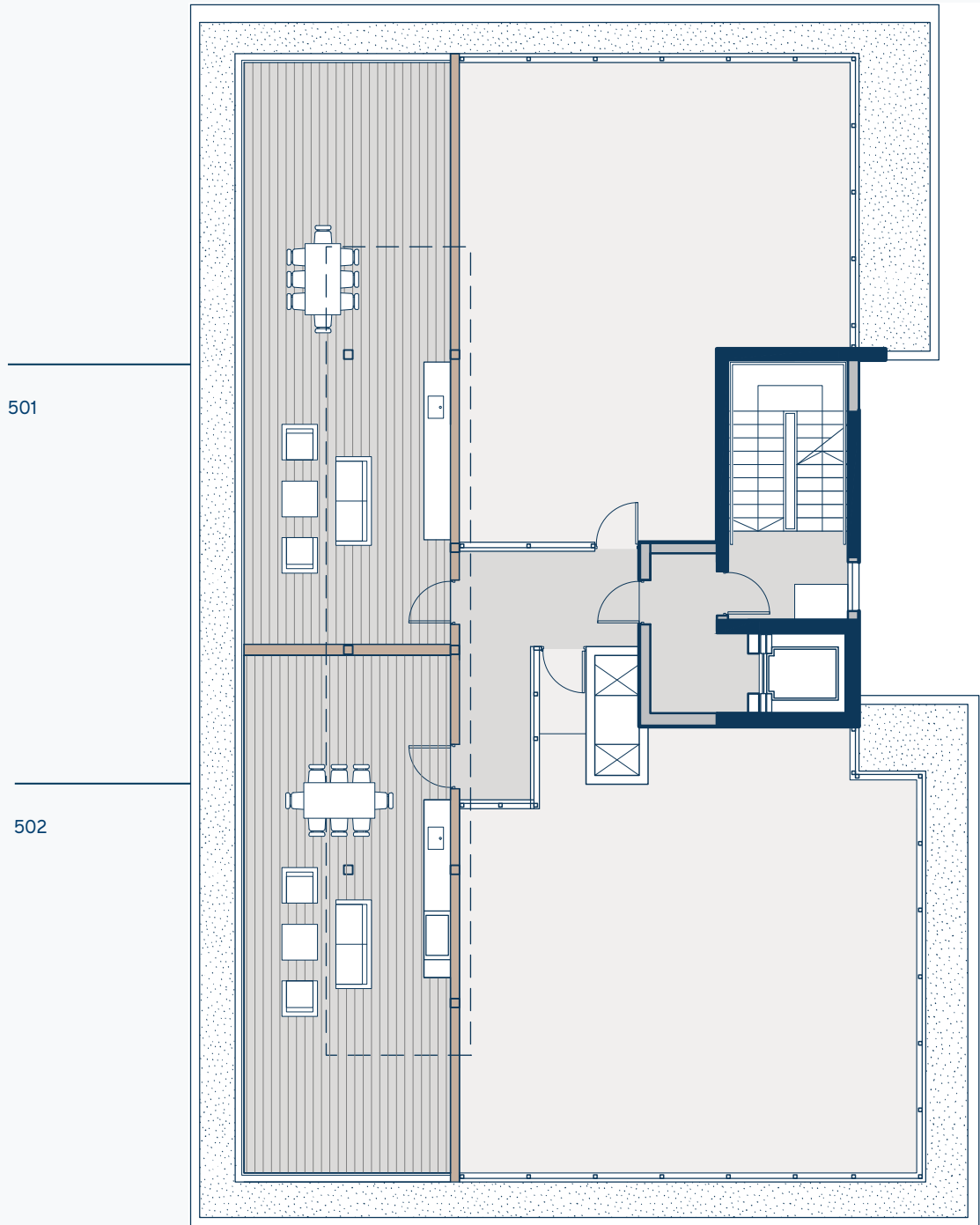


All plans are for indicative use only. Terraces vary by floor.

BUILDING B - FLOORS 3-5







All plans are for indicative use only. Terraces vary by floor.

BUILDING A

APT. NO.	FLOOR	NO. OF BEDROOMS	COVERED INTERNAL AREA m <sup>2</sup>	COVERED TERRACES m <sup>2</sup>	TOTAL COVERED AREA m <sup>2</sup>	ROOF TERRACE m <sup>2</sup>
A 101	1 <sup>st</sup>	3	119	36	155	-
A 102	1 <sup>st</sup>	2	90	19	109	-
A 103	1 <sup>st</sup>	2	90	19	109	-
A 104	1 <sup>st</sup>	2	90	19	109	-
A 105	1 <sup>st</sup>	2	90	29	119	-
A 201	2 <sup>nd</sup>	3	119	35	154	-
A 202	2 <sup>nd</sup>	2	90	19	109	-
A 203	2 <sup>nd</sup>	2	90	19	109	-
A 204	2 <sup>nd</sup>	2	90	19	109	-
A 205	2 <sup>nd</sup>	2	90	26	116	-
A 301	3 <sup>rd</sup>	3	119	36	155	-
A 302	3 <sup>rd</sup>	2	90	19	109	-
A 303	3 <sup>rd</sup>	2	90	19	109	-
A 304	3 <sup>rd</sup>	2	90	19	109	-
A 305	3 <sup>rd</sup>	1	90	35	125	-
A 401	4 <sup>th</sup>	3	119	36	155	-
A 402	4 <sup>th</sup>	2	90	19	109	-
A 403	4 <sup>th</sup>	2	90	19	109	-
A 404	4 <sup>th</sup>	2	90	19	109	-
A 405	4 <sup>th</sup>	2	90	35	125	-
A 501	5 <sup>th</sup>	3	119	52	171	48
A 502	5 <sup>th</sup>	2	90	19	109	47
A 503	5 <sup>th</sup>	2	90	19	109	47
A 504	5 <sup>th</sup>	2	90	19	109	47
A 501	5 <sup>th</sup>	2	90	51	141	46

BUILDING B

APT. NO.	FLOOR	NO. OF BEDROOMS	COVERED INTERNAL AREA m <sup>2</sup>	COVERED TERRACES m <sup>2</sup>	TOTAL COVERED AREA m <sup>2</sup>	ROOF TERRACE m <sup>2</sup>
B 101	1 <sup>st</sup>	2	91	25	116	-
B 102	1 <sup>st</sup>	2	91	20	111	-
B 103	1 <sup>st</sup>	2	91	33	124	-
B 201	2 <sup>nd</sup>	2	91	25	116	-
B 202	2 <sup>nd</sup>	2	91	20	111	-
B 203	2 <sup>nd</sup>	2	91	33	124	-
B 301	3 <sup>rd</sup>	3	139	33	172	-
B 302	3 <sup>rd</sup>	3	137	42	179	-
B 401	4 <sup>th</sup>	3	139	32	171	-
B 402	4 <sup>th</sup>	3	137	42	179	-
B 501	5 <sup>th</sup>	3	139	39	178	61
B 502	5 <sup>th</sup>	3	137	42	179	54



SPECIFICATIONS

<div>1. CONCRETE STRUCTURE</div> <div>Reinforced concrete frame comprising of raft foundation, columns, beams and slabs, designed in accordance with the regulations for anti-earthquake construction.</div>	<div>c. External cladding and/or decorative elements will be installed in certain areas of the buildings.</div> <div>d. Decorative vertical shading panels will be provided at the terraces of Building A.</div>	<div>b. The main entrance door of all apartments will be anti-burglary steel leaf structure with paneling on the interior and exterior. The door will be fire resistant, equipped with security locks.</div> <div>c. All internal doors will be ready-made to be installed. The door frames will be of wooden block board having rubber seals. The door leaf will be flat.</div> <div>d. External doors and windows will be made of colored aluminum with double glazing sliding and/ or hinged tilted sections all as per Energy saving regulations to meet Class A buildings.</div> <div>e. All storerooms will have aluminum louvered doors.</div>	<div>c. The mixers will be single lever.</div> <div>d. Stainless steel sink will be provided in the kitchen.</div> <div>e. Glazed cubicle will be provided for showers.</div>	<div>12. ELECTRONIC HOME SYSTEM</div> <div>a. An automated touch panel control lighting system will be provided.</div> <div>b. Full installation of individual security alarm system with motion detection sensors, to control main entrance and balcony doors for each apartment.</div> <div>c. Full provisions for surround sound at living room area.</div> <div>d. Full provision for control and automation (Smart Home) for all the above system 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, if it is requested by the customer.</div> <div>e. If requested by the client, other systems can be provided and connected to the control and automation system such as electric curtains, A/C units and heating.</div>	<div>16. PHOTOVOLTAIC PANELS</div> <div>Photovoltaic panels will be installed on the roof of each building. The Panels will be connected to electric meter of each apartment, in order to have net metering of electric consumption.</div>
<div>2. WALLS</div> <div>Exterior walls are of 25cm hollow bricks, with thermal insulation externally.</div> <div>Internal partition walls are of 10cm hollow bricks.</div>	<div>a. Generally, all surfaces will have three coats of plaster painted with three coats of emulsion paint.</div> <div>b. Walls in the bathrooms will have two coats of plaster and will be lined with ceramic wall tiles up to the ceiling.</div>		<div>9. WATER SUPPLY</div> <div>a. Hot and cold water supply lines will be PVC pipes.</div> <div>b. Electric water heater will be installed.</div> <div>c. Pressure system for hot and cold water will be installed for all apartments.</div>		<div>17. LIFTS</div> <div>Two lifts will be installed in Building A and one lift in Building B, with marble floor and stainless-steel cabin.</div>
<div>3. FINISHES</div> <div>3.1 Floors</div> <div>a. The ground floor common entrance will be paved with marble.</div> <div>b. The common areas on each floor and the staircase will be paved with marble.</div> <div>c. The entrance hall, living, dining, kitchen and corridor areas will have ceramic tiles.</div> <div>d. The bedrooms will have natural pre-varnished wood parquet with solid wood top layer.</div> <div>e. The terraces' floor will be paved with ceramic tiles.</div> <div>f. The bathrooms will have ceramic floor tiles.</div> <div>g. The storerooms will have ceramic floor tiles.</div> <div>h. The parking area will be of concrete finish.</div>	<div>3.3 Ceilings</div> <div>a. The ceilings in the apartments are of fair-faced concrete treated with two coats of spatula and three coats of emulsion paint.</div> <div>b. Plasterboard false ceilings will be provided in the kitchens, bathrooms and corridors painted with three coats of emulsion paint.</div> <div>c. Storeroom ceilings are of fair-faced concrete painted with two coats of emulsion paint.</div>	<div>6. WARDROBES &amp; KITCHEN CUPBOARDS</div> <div>a. The kitchen will have porcelain stoneware slab worktop and backsplash.</div> <div>b. The kitchen cupboards will be imported from Italy. The structure will be chipboard with melamine finish. Cupboards will include under-sink aluminum base, with basket, totally extractable drawers with cutlery display and dishes display.</div> <div>c. The bedroom wardrobes will be imported from Italy with laminated finish and hinged doors.</div>	<div>10. SEWAGE</div> <div>PVC pipes will be used for the sewage system which will be connected to the development's and the town's central sewage system.</div>		<div>18. COMMON AREAS</div> <div>a. Two electrically operated gates will be installed to control access to the development.</div> <div>b. Provision for CCTV will be allowed externally to cover the perimeter of the buildings on the ground floor and the common areas.</div> <div>c. A swimming pool and changing facilities will be provided at the ground level for common use. The depth of the pool will be 1.20m.</div> <div>d. All common areas will be planted and irrigation system will be installed.</div>
<div>3.2 Walls</div> <div>External</div> <div>a. Generally, all surfaces will have a thermal insulation system with decorative render finish.</div> <div>b. All slab edges will be of fair-faced concrete finish.</div>	<div>4. INSULATIONS</div> <div>a. The roof will have screed to slopes and will be insulated with thermal insulation material and reinforced waterproof membrane.</div> <div>b. On the terraces, a reinforced waterproof membrane will be laid under the ceramic tiles.</div> <div>c. On each floor thermal insulation will be installed under floor screed.</div>	<div>7. KITCHEN APPLIANCES</div> <div>The kitchens will be equipped with a ceramic hob, electric oven, extractor hood, washing machine, dishwasher and refrigerator.</div>	<div>11. ELECTRICAL INSTALLATIONS</div> <div>a. The entrance door will be controlled with video entry phone.</div> <div>b. TV points in the living areas and all bedrooms will be connected to a central antenna.</div> <div>c. Two telephone lines will be installed, with telephone and computer sockets in the living room and all bedrooms.</div> <div>d. 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.</div> <div>e. Spotlights will be installed in all areas with plasterboard false ceilings.</div> <div>f. Provision for one socket for electric car will be installed in each parking place.</div>	<div>13. AIR CONDITIONING</div> <div>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 the bedrooms they will be surface mounted.</div>	<div>19. ROOF TERRACES</div> <div>Top floor apartments in both buildings will have a roof terrace which is accessed through the common stairwell. The terraces will be equipped with a service counter and a sink.</div>
	<div>5. DOORS &amp; WINDOWS</div> <div>a. The main entrance doors of each building will be of aluminum with glass. An electric lock will be installed and can be operated from each apartment.</div>	<div>8. SANITARY WARE AND MIXERS</div> <div>a. Imported high quality white sanitary ware will be installed including a head shower.</div> <div>b. Wall mounted WCs with concealed cistern will be installed.</div>		<div>14. CENTRAL HEATING</div> <div>Underfloor heating with water will be installed using heat pump unit.</div>	
				<div>15. ENERGY PERFORMANCE CERTIFICATE</div> <div>The buildings comply with the local Energy Performance regulation and have an A' rating certificate of energy performance and low CO2 emission.</div>	







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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 a field.

Our vision has inspired and delivered many of the island's landmark developments, including Sea Gallery Villas, Akamas Bay Villas, The Oval, Limassol Marina and Trilogy Limassol Seafront. Our success and reputation are founded on outstanding quality, insightful customer satisfaction and excellent after sales service.

**For further information please contact:**

T: 8000 50 30  
[cybarco.com](http://cybarco.com)

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