

AKTEA  
RESIDENCES 2



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## URBAN REVELATION

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Limassol is the vibrant commercial and entertainment capital of Cyprus. Within the city limits, in an exclusive residential area only 250m from the coastal promenade, a new boutique development is in the making...

Aktea Residences 2.

LIMASSOL - CYPRUS

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COASTAL  
RELAXATION

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CITY  
SOPHISTICATION

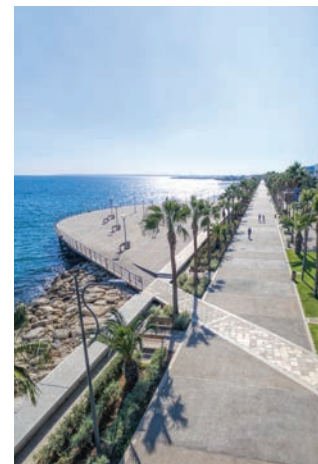
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Meet friends for drinks or dress up for a fine dining experience. Explore the city or journey to ancient sites along the coast, boutique wineries in the hills, and cool mountain village retreats. Let the energy of Limassol inspire and revive you.



## 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.



## 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 2

Uplifting sea views,  
proximity to the beach  
and city centre, as well  
as quick access to the  
highway network define  
Aktea Residences 2 as a  
home for today and an  
investment for the future.

LOCATION



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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.







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## 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.



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## HIGH-END, HIGH-SPEC INTERIORS

Aktea Residences 2 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.

AKTEA 2  
Ground Floor



- |                       |                                  |
|-----------------------|----------------------------------|
| Ⓐ Pedestrian entrance | Ⓕ Disabled parking space         |
| Ⓑ Entrance to parking | Ⓖ Communal swimming pool         |
| Ⓒ Exit to parking     | Ⓗ Storage areas                  |
| Ⓓ Building A entrance | Ⓘ Lift                           |
| Ⓔ Building B entrance | Ⓝ Staircase                      |
|                       | Ⓚ Shower, changing rooms with WC |

BUILDING A

Floors 1, 2, 3 & 4



BUILDING A

Floor 5 - Penthouse



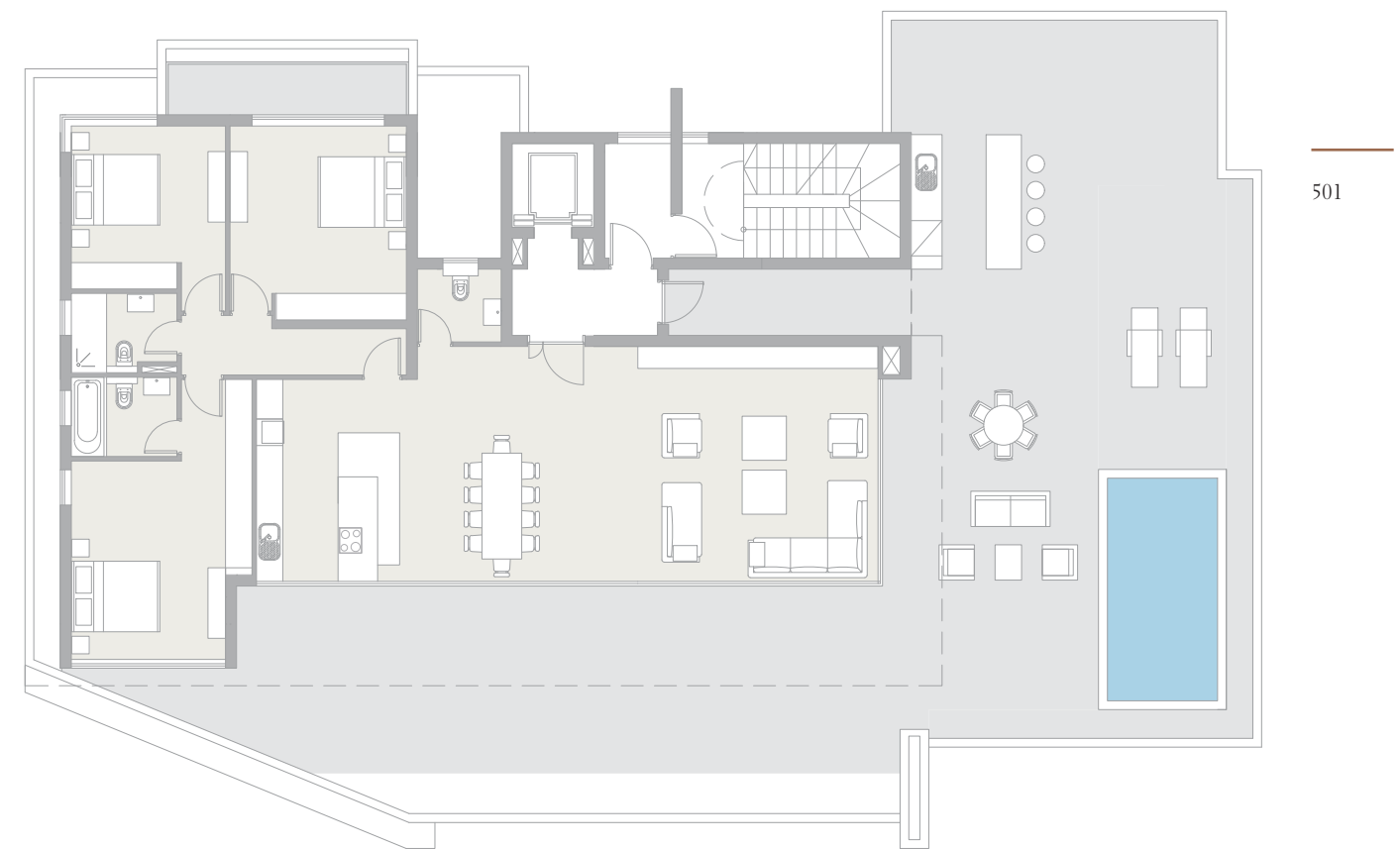
BUILDING B

Floors 1, 2, 3 & 4



BUILDING B

Floor 5 - Penthouse



## 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 5cm external insulation. Internal partition walls are made of 10cm hollow bricks.

### 3. Finishes

#### 3.1 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-varnished wood parquet with solid wood top layer.
- The kitchen in all apartments will have tiles.
- The terraces' floor will be paved with ceramic tiles.
- The bathrooms will have ceramic floor tiles.
- The stores will have ceramic floor tiles.
- The parking area will have a concrete finish.

#### 3.2 Walls

##### a. External

- Generally, all surfaces will have 3 coats of plaster and 2 coats of external paint.
- Part of the external surface will be covered with HPL panels.

##### b. Internal

- Generally, all surfaces will have 3 coats of plaster painted with 3 coats of emulsion paint.
- Bathroom walls will have 2 coats of plaster and will be lined with ceramic wall tiles up to a height of 2.40m.
- Kitchen walls will have 3 coats of plaster and a 15cm-high granite backsplash.

#### 3.3 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 and painted with 3 coats of emulsion paint.
- Storeroom ceilings are of fair-faced concrete painted with 2 coats of emulsion paint.

### 4. Insulation

- The roof will have screed to slopes and will be insulated with 8cm thermal insulation material and waterproof membrane.
- On the terraces, waterproof membrane will be laid under the ceramic tiles.
- On each floor, thermal insulation will be installed under floor screed.

### 5. Doors & Windows

- The main entrance door will be made of wood with glass sections. An electric lock will be installed and can be operated from each apartment.
- The main entrance door of all apartments will have an anti-burglary steel leaf structure. The door will be soundproof and fire resistant, with security lock and automatic floor seal.
- All internal doors will be imported and ready to be installed. The door frames will be of wooden block board with lacquer finish and rubber seals. The door leaf will be flat, with lacquer finish.
- External door and window frames in the kitchen and living areas will have coloured aluminium.
- Bedroom windows will have sliding/hinged coloured aluminium frames with double-glazing.
- All storerooms will have aluminium louver doors.

### 6. Wardrobes & Kitchen Cupboards

- The kitchen will have a granite worktop.
- 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.
- The bedroom wardrobes will be imported from Italy with laminated finish and hinged doors.

### 7. Sanitary Ware & Mixers

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

### 8. Water Supply

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

### 9. Drainage

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

### 10. Electrical Installations

- The entrance door will be controlled with a video entry phone.
- TV points in the living areas and all bedrooms will be connected to a central antenna and to a satellite dish.
- Two telephone lines will be installed, with telephone and computer sockets in the kitchen, living room and all bedrooms.
- 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.
- Spot lights will be installed in the bathrooms

### 11. Electronic Home System

- An automated touch panel lighting control system will be provided.
- Full installation of individual security alarm system with motion detection sensors to control main entrance and balcony doors of each apartment.
- Full provision for surround sound in living room area.
- Full provision for control and automation (Smart Home) of 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.
- 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.F. system (heating and cooling) including the units, wiring, drainage system and installation of copper pipes.

### 13. Central Heating

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

Kitchens are pre-fitted with ceramic hob, electric oven, extractor hood, washing machine, dishwasher and refrigerator.

### 18. Communal Swimming Pool

A communal swimming pool on the ground level with have a depth of 1.20m and will be reserved for the apartment residents.

### 19. Car Entrance

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

### 20. Other Features

A communal swimming pool on the ground level with have a depth of 1.20m and will be reserved for the apartment residents.

## 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>	1	57	20	10	87	-
A 102	1 <sup>st</sup>	2	87	20	15	122	8
A 103	1 <sup>st</sup>	2	88	22	16	126	-
A 104	1 <sup>st</sup>	2	89	32	16	137	-
A 201	2 <sup>nd</sup>	1	57	20	9	86	-
A 202	2 <sup>nd</sup>	2	87	19	15	121	-
A 203	2 <sup>nd</sup>	2	88	22	16	126	-
A 204	2 <sup>nd</sup>	2	89	32	16	137	-
A 301	3 <sup>rd</sup>	1	57	20	10	87	-
A 302	3 <sup>rd</sup>	2	87	21	15	123	8
A 303	3 <sup>rd</sup>	2	88	22	16	126	-
A 304	3 <sup>rd</sup>	2	89	32	16	137	-
A 401	4 <sup>th</sup>	1	57	20	10	87	-
A 402	4 <sup>th</sup>	2	87	19	15	121	-
A 403	4 <sup>th</sup>	2	88	22	16	126	-
A 404	4 <sup>th</sup>	2	89	32	16	137	-
A 501	5 <sup>th</sup>	3	158	48	30	236	230

## 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	21	17	127	9
B 102	1 <sup>st</sup>	2	90	32	17	138	-
B 103	1 <sup>st</sup>	2	91	28	17	136	-
B 201	2 <sup>nd</sup>	2	89	21	17	127	-
B 202	2 <sup>nd</sup>	2	90	28	17	135	-
B 203	2 <sup>nd</sup>	2	91	27	17	135	-
B 301	3 <sup>rd</sup>	2	89	21	17	127	9
B 302	3 <sup>rd</sup>	2	90	32	17	138	-
B 303	3 <sup>rd</sup>	2	91	28	17	136	-
B 401	4 <sup>th</sup>	2	89	21	17	127	-
B 402	4 <sup>th</sup>	2	90	28	17	135	-
B 403	4 <sup>th</sup>	2	91	27	17	135	-
B 501	5 <sup>th</sup>	3	158	79	33	270	136



**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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