

AKTEA  
RESIDENCES 4



AKTEA RESIDENCES 4



## URBAN REVELATION



Limassol is the vibrant commercial and entertainment capital of Cyprus. Within the city limits, in an exclusive residential area only 1km from the sea, a new boutique development is in the making...

Aktea Residences 4.

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.



## CASINO

Limassol now proudly hosts Europe's very first integrated casino resort, "City of Dreams Mediterranean." Dive into the deluxe experience where state-of-the-art gaming meets unparalleled dining, retail, and leisure options. All these are offered in an environment of elegance and surrounded by lush beauty, ready for you to explore and enjoy.



## 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.



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Uplifting sea views, proximity to the beach and city centre, as well as quick access to the highway network define Aktea Residences 4 as a home for today and an investment for the future.

AKTEA  
RESIDENCES 4



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.



HIGH-END,  
HIGH-SPEC  
INTERIORS





Aktea Residences 4 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 & exit
- C Building entrance
- D Disabled parking space
- E Communal swimming pool
- F Storerooms
- G Lift
- H Staircase
- I Shower, changing rooms with WC

These indicative floorplans are for marketing purposes only. Please refer to the architectural drawings for accurate information.



Floors 1, 2, 3 & 4



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## SPECIFICATIONS

### 1. Concrete Structure

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

### 2. Walls

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

### 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. All slab edges will be of fair-faced concrete finish.
- iii. Part of the external surface will be covered with composite aluminium panels.
- iv. Decorative vertical shading panels will be provided at the terraces.

##### 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.

### 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, corridors and kitchen will be 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 reinforced 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 door of the building will be of aluminum 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 paneling on the interior and exterior. The door will be fire resistant, equipped with security locks.
- iii. 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.
- iv. 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.
- v. All storeroom doors will have aluminum louver doors.

### 6. Wardrobes & Kitchen Cupboards

- i. The kitchen will have porcelain stoneware slab worktop and backsplash.
- ii. 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.
- 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 a ceramic hob, electrical oven, extractor hood, washing machine, dish washer 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 with timer will be installed.
- iii. Pressure system for hot and cold water will be installed for all apartments.

### 10. Sewage

- 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 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. Spotlights will be installed in all areas with plasterboard false ceiling
- vi. Provision for one electric car socket will be installed in each parking spot.

### 12. Electronic Home System

- i. An automated touch panel control lighting system will be provided.
- 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 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.
- iv. 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.

### 13. 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 will be surface mounted.

### 14. Central Heating

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

### 15. 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.

### 16. Photovoltaic Panels

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

### 17. Lift

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

### 18. Common Areas' CCTV

There will be provision for CCTV externally to cover the perimeter of the building on the ground floor and the common areas.

### 19. Communal Swimming Pool

A swimming pool and changing facilities will be provided at ground level for common use. The depth of the pool will be 1.20m.

### 20. Car Entrance

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

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## SCHEDULE OF AREAS

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>	COMMON AREA m <sup>2</sup>
101	1 <sup>st</sup>	2	87	28	115	13
102	1 <sup>st</sup>	2	87	27	114	13
103	1 <sup>st</sup>	2	87	20	107	13
104	1 <sup>st</sup>	2	87	19	106	13
105	1 <sup>st</sup>	1	51	10	61	8
106	1 <sup>st</sup>	1	51	14	65	8
201	2 <sup>nd</sup>	2	87	28	115	13
202	2 <sup>nd</sup>	2	87	27	114	13
203	2 <sup>nd</sup>	2	87	20	107	13
204	2 <sup>nd</sup>	2	87	19	106	13
205	2 <sup>nd</sup>	1	51	10	61	8
206	2 <sup>nd</sup>	1	51	14	65	8
301	3 <sup>rd</sup>	2	87	28	115	13
302	3 <sup>rd</sup>	2	87	27	114	13
303	3 <sup>rd</sup>	2	87	20	107	13
304	3 <sup>rd</sup>	2	87	19	106	13
305	3 <sup>rd</sup>	1	51	10	61	8
306	3 <sup>rd</sup>	1	51	14	65	8
401	4 <sup>th</sup>	2	87	28	115	13
402	4 <sup>th</sup>	2	87	27	114	13
403	4 <sup>th</sup>	2	87	20	107	13
404	4 <sup>th</sup>	2	87	19	106	13
405	4 <sup>th</sup>	1	51	10	61	8
406	4 <sup>th</sup>	1	51	14	65	8





**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, Limassol Marina and Trilogy Limassol Seafront. Our success and reputation are founded on outstanding quality, insightful customer satisfaction and excellent after sales service.

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This brochure does not constitute part of an offer and is not a legally binding document. It merely aims to provide information on the project it describes. Any details mentioned serve as guidelines only. Indicative floorplans and images used are for marketing purposes only and are subject to change. Please refer to the architectural drawings for accurate information.