



NAFTIKOS RESIDENCES

NAUTICAL SPIRIT, BOUTIQUE LIVING

Images used are indicative and specifications are subject to change

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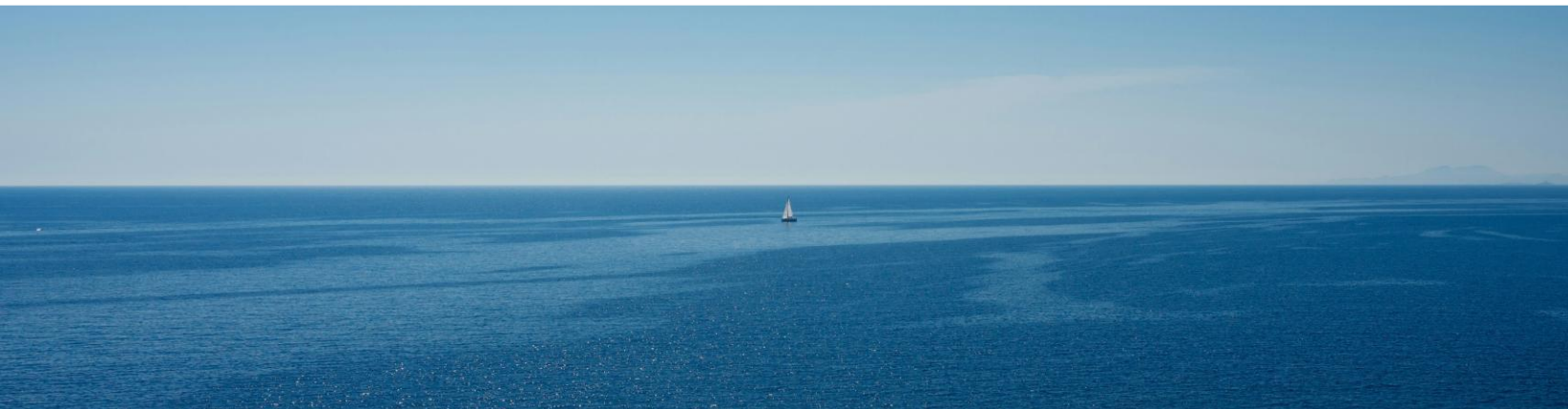
Experience coastal lifestyle at its finest, just moments from the sea. Boutique living with a nautical spirit, blending quality, convenience and wellbeing, in a prime location.

- Only 50m from the sea, near Limassol's Nautical Club.
- 37 spacious, well-designed two and three-bedroom apartments.
- Penthouses with private roof terraces.
- Communal swimming pool and landscaped gardens.
- One-minute walk to the beach, easy access to the city centre and the highway.
- Surrounded by an array of amenities, services and facilities, including hotels, cafés, restaurants, supermarkets and more.



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Here, it's you, between the sea and the city. Naftikos 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.



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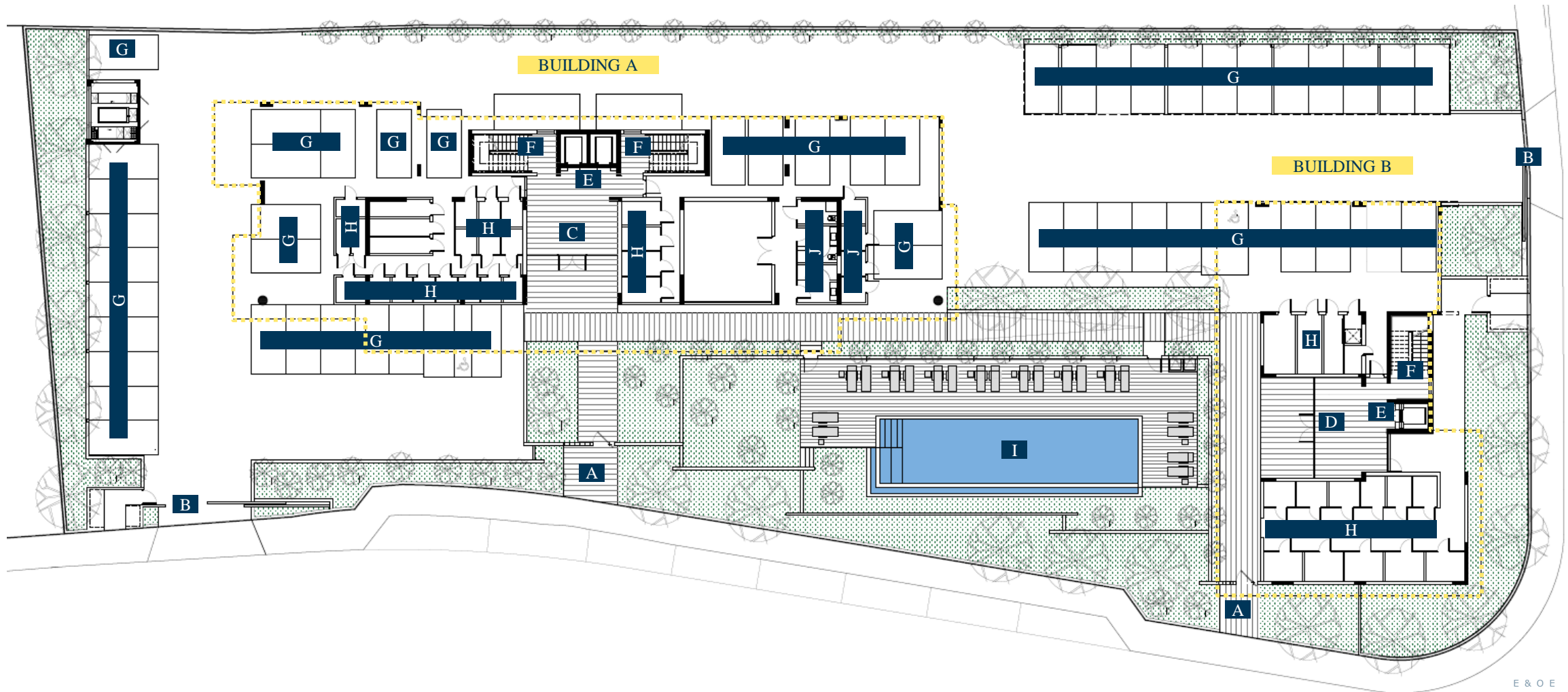
LIFE INSPIRED BY THE SEA

THE LOCATION

50M METRES FROM LIMASSOL'S SEAFRONT



GROUND FLOOR

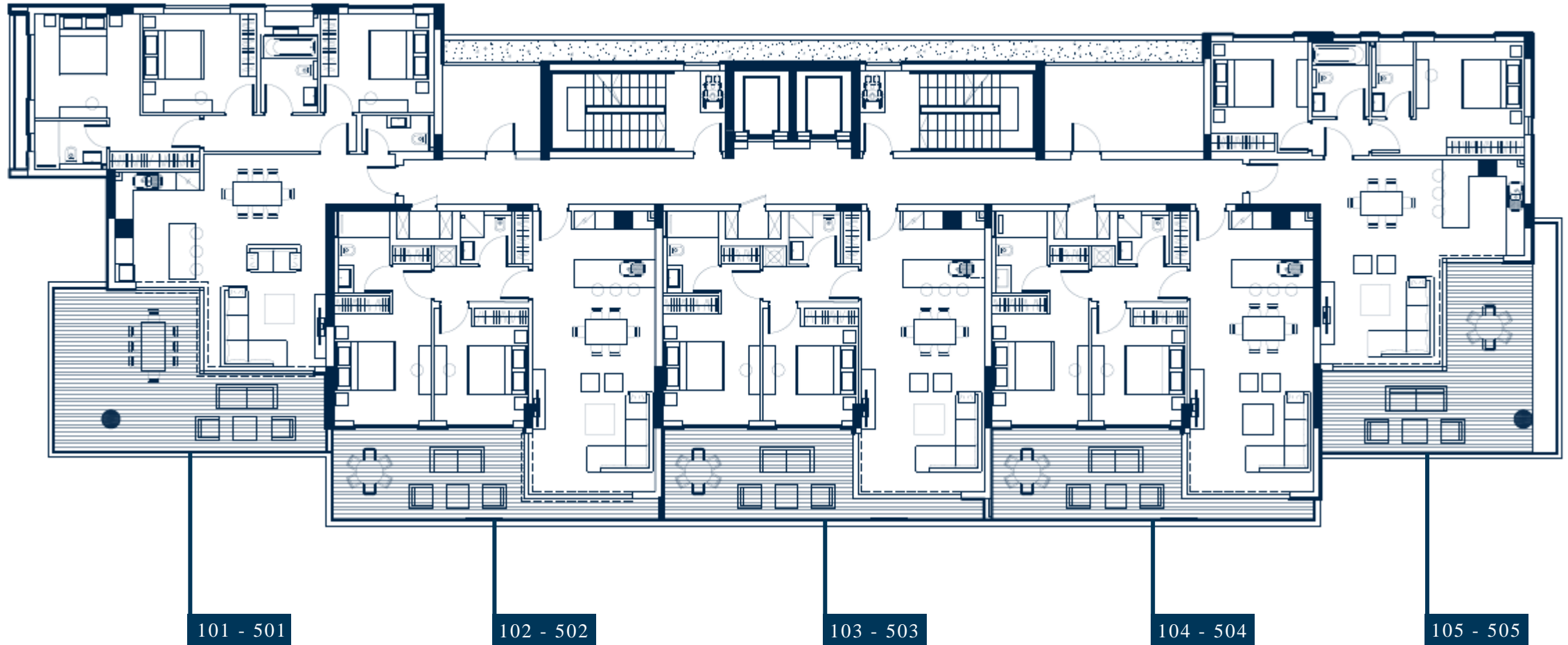


E & O E

- | | | | | |
|---------------------------|----------------------------|-------------|-----------------|--------------------------|
| A Pedestrian entrance | C Building A main entrance | E Lift | G Parking space | I Swimming pool |
| B Parking entrance / exit | D Building B main entrance | F Staircase | H Storeroom | J Changing room & toilet |

BUILDING A

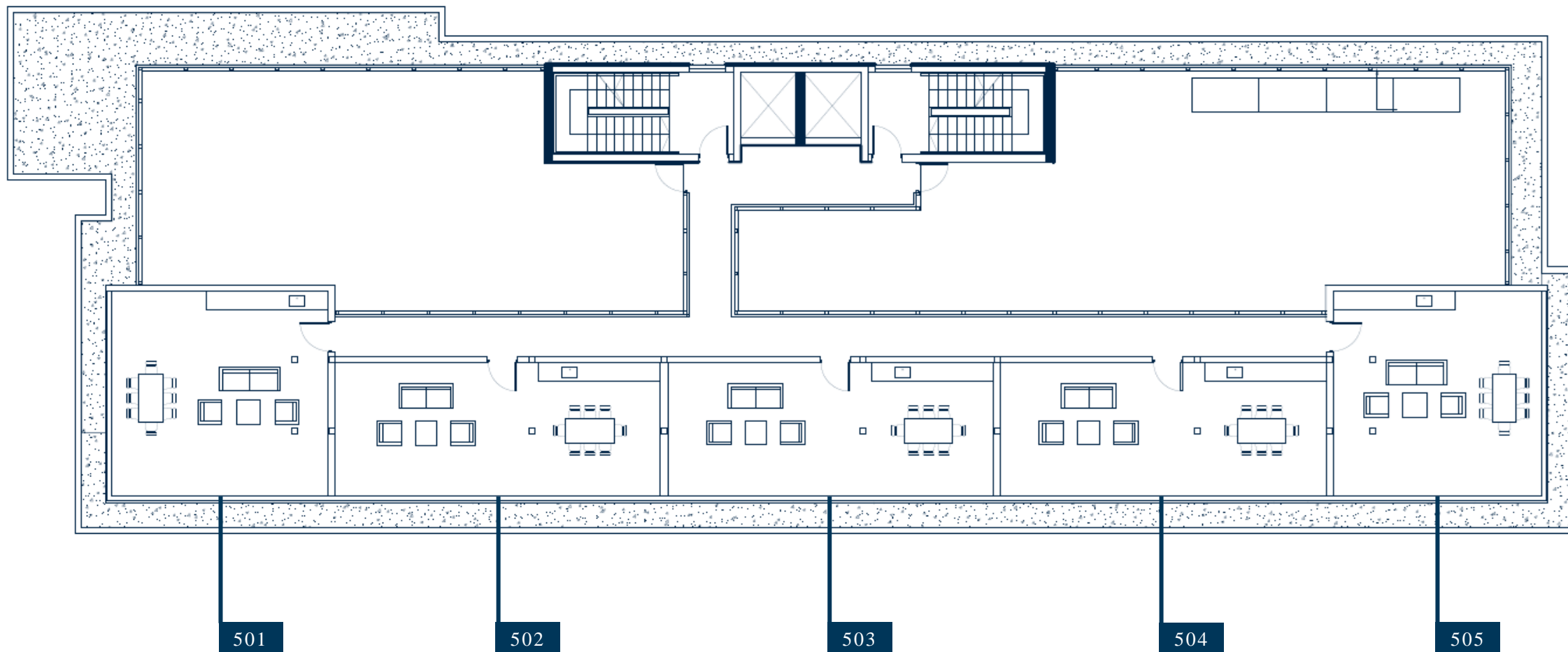
FLOORS 1 - 5



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

BUILDING A

ROOF TERRACES



BUILDING B

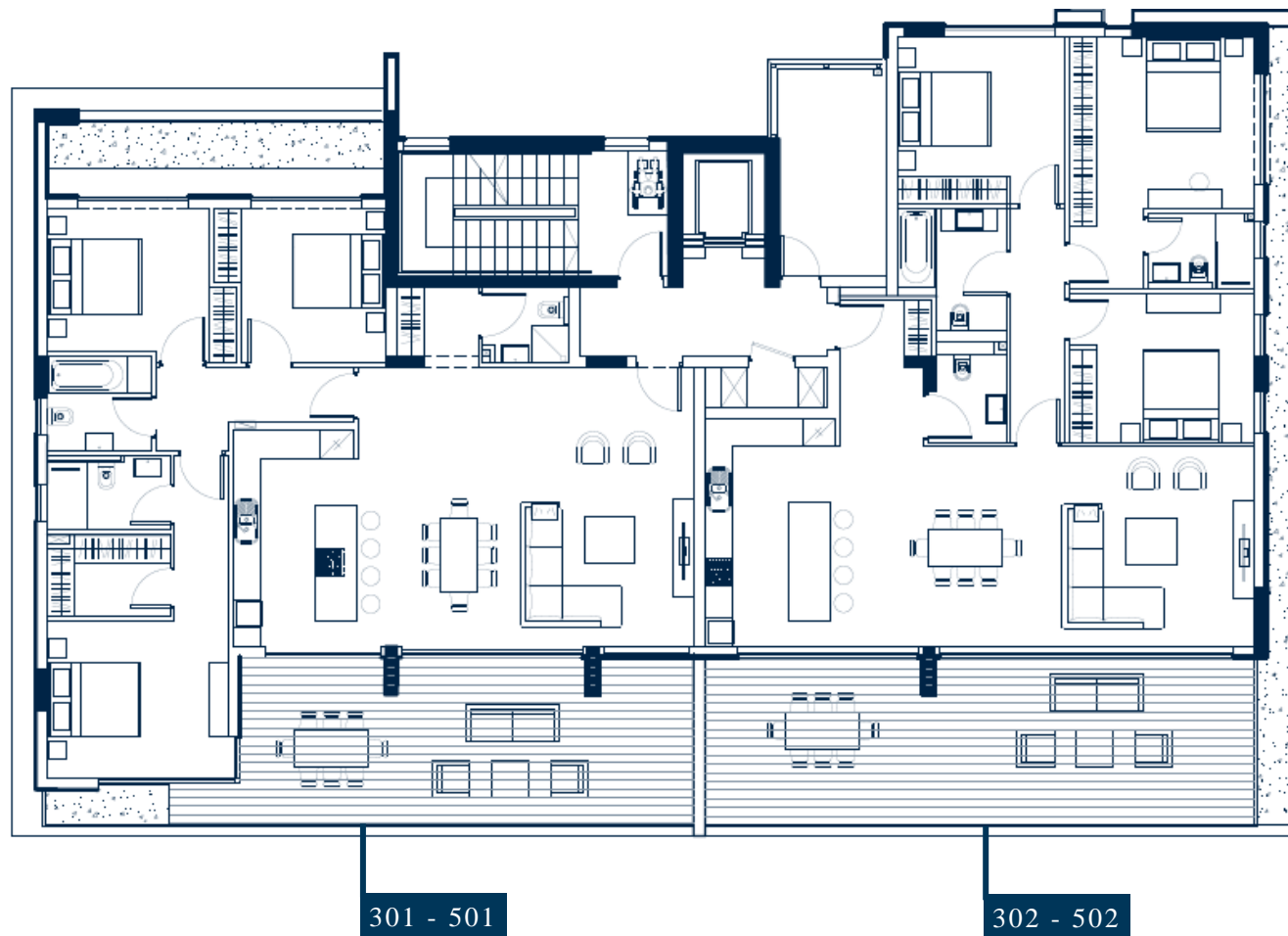
FLOORS 1 - 2



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

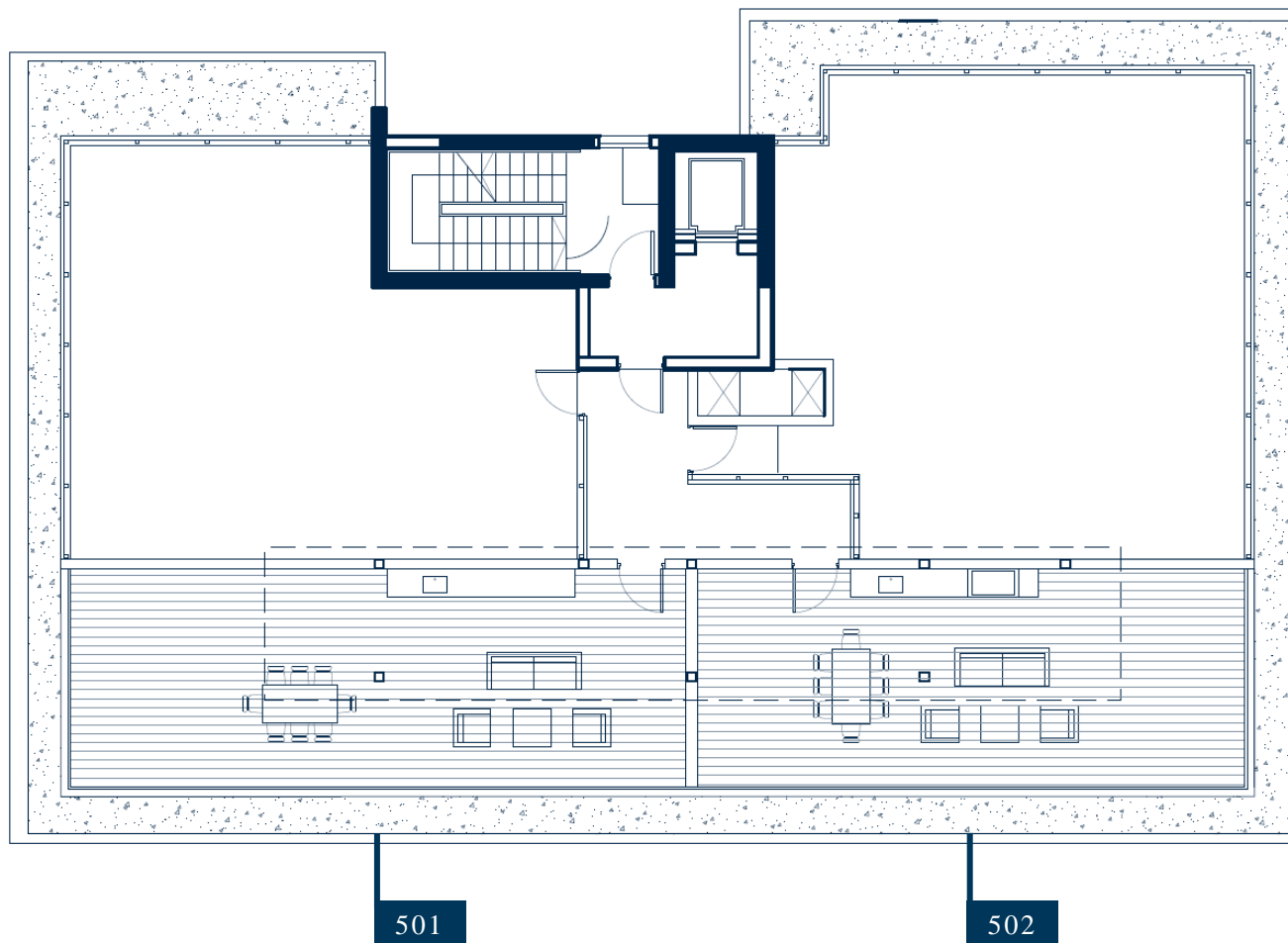
BUILDING B

FLOORS 3 - 5



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

BUILDING B ROOF TERRACES



SCHEDULE OF AREAS BUILDING A

Apt. No.	Floor No.	No. of Bedrooms	Covered Internal Area m ²	Covered Terraces m ²	Total Covered Area m ²	Roof Terrace m ²
A 101	1st	3	119	36	155	
A 102	1st	2	90	19	109	
A 103	1st	2	90	19	109	
A 104	1st	2	90	19	109	
A 105	1st	2	90	29	119	
A 201	2nd	3	119	35	154	
A 202	2nd	2	90	19	109	
A 203	2nd	2	90	19	109	
A 204	2nd	2	90	19	109	
A 205	2nd	2	90	26	116	
A 301	3rd	3	119	36	155	
A 302	3rd	2	90	19	109	
A 303	3rd	2	90	19	109	
A 304	3rd	2	90	19	109	
A 305	3rd	2	90	35	125	
A 401	4th	3	119	36	155	
A 402	4th	2	90	19	109	
A 403	4th	2	90	19	109	
A 404	4th	2	90	19	109	
A 405	4th	2	90	35	125	
A 501	5th	3	119	52	171	48
A 502	5th	2	90	19	109	47
A 503	5th	2	90	19	109	47
A 504	5th	2	90	19	109	47
A 505	5th	2	90	51	141	46

SCHEDULE OF AREAS BUILDING B

Apt. No.	Floor No.	No. of Bedrooms	Covered Internal Area m ²	Covered Terraces m ²	Total Covered Area m ²	Roof Terrace m ²
B 101	1st	2	91	25	116	
B 102	1st	2	91	20	111	
B 103	1st	2	91	33	124	
B 201	2nd	2	91	25	116	
B 202	2nd	2	91	20	111	
B 203	2nd	2	91	33	124	
B 301	3rd	3	139	33	172	
B 302	3rd	3	137	42	179	
B 401	4th	3	139	32	171	
B 402	4th	3	137	42	179	
B 501	5th	3	139	39	178	61
B502	5th	3	137	42	179	54

SPECIFICATIONS

- Common internal areas will be paved with marble.
- The living and dining area, kitchen, corridors, bathrooms, terraces and storerooms will be paved with ceramic tiles.
- The bedrooms will be paved with natural pre-varnished wood parquet with real wood veneer top layer.
- Imported kitchen, wardrobes and internal doors.
- Kitchen equipped with appliances.
- Full installation of V.R.V system (heating and cooling), with fan coils concealed in the false ceiling in the living areas and surface-mounted in the bedrooms.
- Underfloor heating using heat pump unit.
- Electric water heater and pressure system.
- Entrance door controlled with video entry phone.
- Smart home system operated through a touch panel and/or a smartphone or a tablet.
- Security alarm system with motion detection sensors.
- Photovoltaic panels, connected to the electric metre of each apartment.
- Two parking spaces allocated for three-bedroom apartments and one for two-bedroom apartments.
- Electrically operated gate to control access to the development.
- Provision for one socket for electric car in each parking place.
- Provision for CCTV externally to cover the perimeter of the building on the ground floor and the common areas.



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Thank you.
Please feel free to get in touch.

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Disclaimer

This presentation does not constitute an offer and is not a legally binding document. It merely aims to provide information on the materials it describes. Any details mentioned serve as guidelines only. Images used are indicative and specifications are subject to change. The indicative floorplans are for marketing purposes only. Refer to the architectural drawings for more accurate information.