

# centro

LIMASSOL



## re-defining urban

Limassol has it all. The vibrant energy of a thriving European city, built on the solid foundations of the past.

Often mistaken for the capital of Cyprus with its booming business community, international schools, and award-winning infrastructure, the second largest city on the island dates right back to 2000 BC. Its rich and long history can be found in all corners of the seafront metropolis, dotted along its 17km promenade.

It's a cosmopolitan hub with a beating heart in its old town cobbled streets, lined with historic buildings, cafes and restaurants, designer boutiques, quaint souvenir shops, theatres, and cultural squares.

And somewhere between Limassol's Medieval Castle, just above the old harbour and the superyacht marina, a new boutique development is in the making. A short drive from the casino and the upcoming golf resort, and just 1km from the sea...

This is **CENTRO LIMASSOL**.

In the heart of it all.



coastal relaxation



city sophistication





## ┌ a truly cosmopolitan city, with its own unique energy

Limassol's captivating seafront, historic old-town charm, trendy nightlife and thriving commercial centre combined, make it a vibrant destination for all seasons. Explore the city or journey to ancient sites along the coast, boutique wineries in the hills, and cool mountain village retreats.



### 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.

### 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!



### 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.

### arts & 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 enthrall you, with its state-of-the-art gaming and high-end dining, retail and leisure facilities, in an elegant environment with lush surrounding.



### 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.



┌ your home for today and a solid  
investment for the future

Enjoy a walk on the seafront or in the old town, both just moments from Centro Limassol. Or hop in your car and escape to the mountains or another city from the main highway a few minutes away.





## — you, living life at the centre

Here, it's you, between the sea and the city.  
It's you, living life at the centre.

**Centro Limassol** 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.





## more than a property

Whether you opt for a sun-kissed afternoon on your swimming pool lounge or a relaxing sunset with a book in the landscaped gardens, what you will always have, is peace of mind.

Our own property management and lifestyle services will ensure you get the most out of life in this idyllic location. Round-the-clock care and rentals are always available whether home or away.

It's your investment. It's your home - and we'll always treat it as if it's our own.





└ great design, urban living

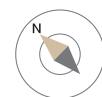




Centro Limassol exemplifies structural quality, contemporary design, elegant interiors and modern technologies, all harmoniously balanced to resonate with those who value a vibrant urban lifestyle just steps away from the action.



- A Pedestrian entrance
- B Parking entrance / exit
- C Building A entrance
- D Building B entrance
- E Disabled parking space
- F Parking space
- G Lift
- H Staircase





building B  
Floors 1, 2, 3, 4, 5

B101  
B201  
B301  
B401  
B501

B106  
B206  
B306  
B406  
B506

B102  
B202  
B302  
B402  
B502

B103  
B203  
B303  
B403  
B503

B105  
B205  
B305  
B405  
B505

B104  
B204  
B304  
B404  
B504

A110  
A210  
A310

A109  
A209  
A309

A108  
A208  
A308

A107  
A207  
A307

A106  
A206  
A306

A105  
A205  
A305

building A  
Floors 1, 2, 3

A101  
A201  
A301

A102  
A202  
A302

A103  
A203  
A303

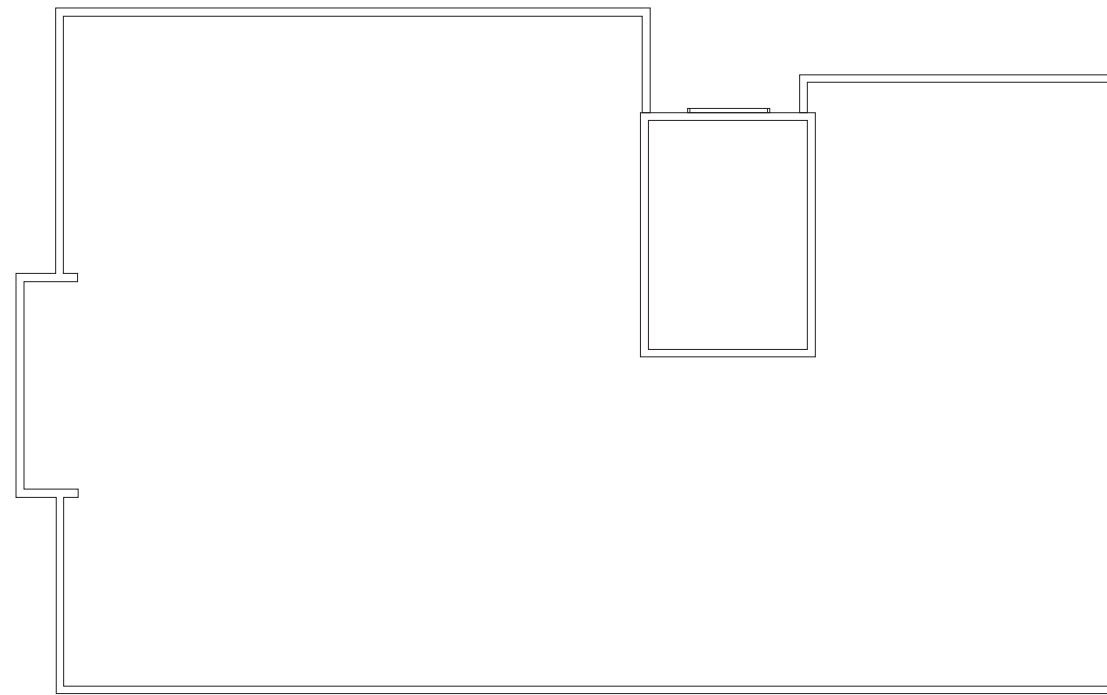
A104  
A204  
A304

NOTE:  
In Building A, the terraces of apartments  
on floor 1 differ from those on other floors.

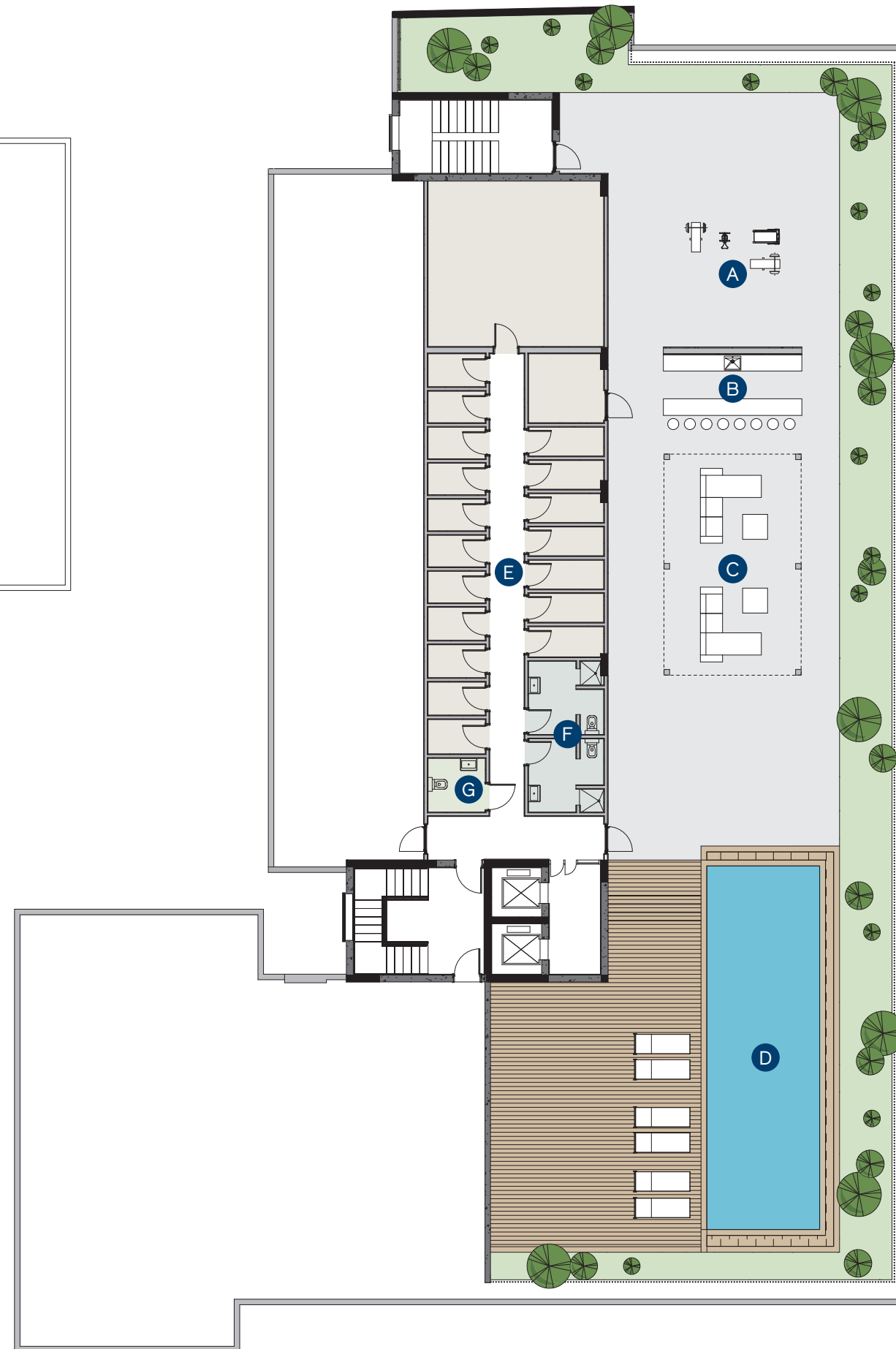




building B



building A  
Floor 4



- A Outdoor gym
- B Bar area
- C Lounge area
- D Swimming pool
- E Storerooms
- F Changing room & toilet
- G Disabled toilet









## 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 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 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. The slab edges will be a combination of painted and fair-faced concrete finish.

- iii. Stone clad vertical features will be installed in parts of the veranda façade.

### 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 and corridors 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 doors of each 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 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 in laminated finish.

- 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 storerooms will have aluminum louvered doors.

## 6. Wardrobes & Kitchen Cupboards

- i. The kitchen will have porcelain stoneware slab worktop and backsplash.

- ii. Imported kitchen cupboards in laminate finish will be installed. 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 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. Solar panels and electric water heater will be installed.

- iii. Pressure system for hot and cold water will be installed for all apartments.

## 10. Sewage

PVC pipes will be used for the sewage system which will be connected to the development's and the town's central sewage system.

## 11. Electrical Installations

- i. The entrance door will be controlled with 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 the bathrooms.

- vi. Provision for one socket for electric car will be installed in each parking place.

- vii. Provision of individual security alarm system with motion detection sensors, to control the main entrance, windows and terraces' doors for each apartment internally.

## 12. Air Conditioning

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

## 13. Central Heating

Underfloor heating will be installed which will be connected to an external heat pump 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 CO<sub>2</sub> emission.

## 15. Photovoltaic Panels

Photovoltaic panels will be installed on the roof of each building serving the common areas.

## 16. Lifts

Two lifts will serve Building A and one lift will serve Building B. All lifts will have marble flooring and stainless-steel cabin.

## 17. Common Areas

- i. An electrically operated gate will be installed to control access to the development.

- ii. Provision for CCTV will be allowed externally to cover the perimeter of the buildings on the ground floor.

- iii. All common areas will be planted and irrigation system will be installed.

- iv. The following common facilities will be provided at the roof of Building A for all residents:
  - Outdoor swimming pool.
  - Outdoor gym.
  - Outdoor pool bar and sitting area.
  - Changing rooms and toilets.
  - Storerooms (for the 2-bed room apartments only).



## schedule of areas

### 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>	common area m <sup>2</sup>
101	1st	2	91	21	112	34
102	1st	2	91	21	112	34
103	1st	2	91	21	112	34
104	1st	2	91	18	109	34
105	1st	1	51	12	63	19
106	1st	1	51	12	63	19
107	1st	2	90	27	117	33
108	1st	1	51	18	69	19
109	1st	2	90	18	108	33
110	1st	1	50	19	69	18
201	2nd	2	91	31	122	34
202	2nd	2	91	31	122	34
203	2nd	2	91	31	122	34
204	2nd	2	91	31	122	34
205	2nd	1	51	13	64	19
206	2nd	1	51	13	64	19
207	2nd	2	90	35	125	33
208	2nd	1	51	18	69	19
209	2nd	2	90	18	108	33
210	2nd	1	50	19	69	18
301	3rd	2	91	31	122	34
302	3rd	2	91	31	122	34
303	3rd	2	91	31	122	34
304	3rd	2	91	31	122	34
305	3rd	1	51	13	64	19
306	3rd	1	51	13	64	19
307	3rd	2	90	35	125	33
308	3rd	1	51	18	69	19
309	3rd	2	90	18	108	33
310	3rd	1	50	19	69	18

### 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>	common area m <sup>2</sup>
101	1st	1	52	14	66	20
102	1st	1	51	14	65	19
103	1st	1	51	14	65	19
104	1st	1	50	10	60	19
105	1st	1	51	10	61	19
106	1st	1	51	10	61	19
201	2nd	1	52	14	66	20
202	2nd	1	51	14	65	19
203	2nd	1	51	14	65	19
204	2nd	1	50	10	60	19
205	2nd	1	51	10	61	19
206	2nd	1	51	10	61	19
301	3rd	1	52	14	66	20
302	3rd	1	51	14	65	19
303	3rd	1	51	14	65	19
304	3rd	1	50	10	60	19
305	3rd	1	51	10	61	19
306	3rd	1	51	10	61	19
401	4th	1	52	14	66	20
402	4th	1	51	14	65	19
403	4th	1	51	14	65	19
404	4th	1	50	10	60	19
405	4th	1	51	10	61	19
406	4th	1	51	10	61	19
501	5th	1	52	14	66	20
502	5th	1	51	14	65	19
503	5th	1	51	14	65	19
504	5th	1	50	10	60	19
505	5th	1	51	10	61	19
506	5th	1	51	10	61	19





**CYBARCO**

DESTINATION DEVELOPER

Part of the Lanitis Group, Cybarco has been shaping Cyprus since 1945. A leader in development and construction, Cybarco has a track record creating iconic residences and innovative projects, in Cyprus and further afield. The company has inspired and delivered many of the island's landmark developments, including Akamas Bay Villas, The Oval, Limassol Marina and Trilogy Limassol Seafront. Its success and reputation are founded on outstanding quality, insightful customer satisfaction and excellent after sales service.

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