



RESIDENCE



MASTERPIECE  
DEVELOPMENTS



8/11  
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## Residence 8/11, a unique masterpiece.

A development comprised of only 10 contemporary apartments, located within a mere 110 meters from the Mediterranean sea. Provides a unique ambience for living in the heart of the Limassol tourist area, within walking distance to the beach, whilst enjoying tranquility and a peaceful environment.

## Introduction

**We are glad to announce our flagship project 'Residence 8/11'.**

Located in the prestigious and rapidly growing Neapolis area, the project is located just 110 meters away from one of Limassol's blue flag beaches, as well as 40 meters from the renowned Debenhams supermarket and a children's playground less than 50 meters down the road.





## About Residence 8/11

**Built with integrity with the latest available construction materials of the finest quality.**

**A project that stands out and is made to last.**

Residence 8/11 is a gated and secure building which includes a package of facilities comprising of a reception in the lobby, gym, sauna area with his and her changing rooms, an adult and a separate children's swimming pool. This residence has its own private underground parking and is comprised of 8 floors.

**Residence 8/11 is constructed using the highest specifications and standards.**

The exterior facade of the building will be clad with ceramic tiles and HPL panels creating a ventilated facade which will be insulated with a fireproof, 12.5 cm thermal insulation blocks by Multipor (Germany), not only giving the building a Class A+ (Zero energy) certification but allowing the building to preserve its aesthetic appearance for years to come. This makes Residence 8/11 not only a safer and wiser investment but also an investment which will require minimal upkeep expenses in the long run, allowing the customer to maximise his/her earnings in the future.

**Completion date: December 2020**

## Benefits:

- 110 meters from Blue flag beach
- 50 meters from Supermarket, pharmacy, cafe/restaurants & shopping district
- Walking distance from main promenade & the Limassol Marina
- Close proximity to kids playground & Municipal Park of Limassol
- Family friendly Residence
- Quality construction & materials
- Ventilated Facade
- Low Maintenance building
- South facing building
- Energy efficiency Class A+
- Excellent location for both a personal home & as a rental property
- Great value for money
- One of a kind development





## Apartment features:

- Each apartment has an underground parking space and storage room
- VRV air conditioning system from DAIKIN
- Underfloor heating with hydorbox
- Electric shutters in all bedrooms by Alumil
- Thermal aluminium lift & slide windows by Alumil
- Energy efficiency Class A+
- Class A porcelain tiles from LAMINAM, ATLAS CONCORDE & PORCELANOSA
- Italian MDF lacquered kitchens
- Fully equipped kitchen by BOSCH
- Italian built-in wardrobes
- Italian frameless MDF internal doors
- Sanitary Ware by LAUFEN & NOKEN PORCELANOSA
- Semi Solid wooden floors in bedrooms





APT N°	FLOOR N°	DESCRIPTION	INDOOR AREA	COV. VERANDA	UNCON. VERANDA	TOTAL AREA	UNDERGR. PARKING
<b>101</b>	1	2 Bed 3 Bath	95m2	28m2	22m2	145m2	1
<b>102</b>	1	2 Bed 2 Bath	80m2	23m2	30m2	103m2	1
<b>201</b>	2	2 Bed 3 Bath	95m2	28m2	-	123m2	1
<b>202</b>	2	2 Bed 2 Bath	80m2	23m2	-	103m2	1
<b>301</b>	3	2 Bed 3 Bath	95m2	28m2	-	123m2	1
<b>302</b>	3	2 Bed 2 Bath	80m2	23m2	-	103m2	1
<b>401</b>	4	2 Bed 3 Bath	95m2	28m2	-	123m2	1
<b>402</b>	4	2 Bed 2 Bath	80m2	23m2	-	103m2	1
<b>502</b>	Penthouse	3 Bed 4 Bath	246m2	49m2	84m2	379m2	1+2
<b>602</b>	Penthouse	4 Bed 6 Bath	300m2	52m2	100m2	452m2	1+2





