



**T**rilogy is high living in every sense, a trio of landmark beachfront buildings surrounding a bustling inner plaza, right in the heart of Limassol's affluent waterfront. This is a place to live well, work hard and play, long after the sun dips beyond the sea's horizon. TrilogY is as much an experience as it is a destination, somewhere and something that gathers people together to share everything that's great about life on our sun-kissed shore. Brought to life by a world-class collaboration of architects, designers and developers, TrilogY is a unique opportunity to play a part in the city's ever-changing story and begin an exciting new chapter of your own.

**YOUR STORY BEGINS HERE**

[TRILOGYLIMASSOL.COM](http://TRILOGYLIMASSOL.COM)



I

## LIVE

Trilogy blends the aspirational dream of high-end beachfront living, with the sophistication of urban cool, astonishing design flair as well as unsurpassed levels of finish.

- Apartments of discerning taste
- Spectacular layouts and sea views
- High standards of quality and design
- Member access to resident-only areas
- 24-hour security and concierge
- Private underground parking

II

## WORK

Locating your business at Trilogy says a lot about its status and ambition. It's an epic location, a bold statement of creative spirit and geographical savvy.

- State-of-the-art office space
- Sea views from every desk
- Fast digital connectivity
- 24-hour maintenance and access control
- 24-hour security and concierge
- Private underground parking

III

## PLAY

Trilogy's three distinct social areas offer resident-only facilities for secluded leisure and relaxation, as well as a lively, bustling, public space that can be enjoyed and experienced by everyone.

- Members' pool, bar, gym, spa, garden and children's play area
- Resident-only indoor pool, fitness suite and informal relaxation areas
- Restaurants, bars and shops for all



Opposite: The project.



# ON THE SEAFRONT

## CYPRUS

From spectacular mountain peaks to beautiful beaches and cloudless skies, Cyprus has it all. Offering everything from complete tranquility to exuberant nightlife, sporting pleasures to cultural riches, and ancient history to cutting-edge technology. As an EU member, with one of the world's most advantageous tax systems and lowest crime rates in Europe, it is the perfect location for a second home, permanent residence or sound property investment, all at the buzzing crossroad of three continents.

## LIMASSOL

On the south coast of Cyprus, lies a city of diversity and urban seafront living. A hub of business, leisure and activity stretching along a 17km coastline of azure water and blue flag beaches. A safe haven for a relaxed pace of life in the island's most vibrant city. A home between mountains and sea. This is Limassol.



The TrilogY plot before development.



◆ *TrilogY Limassol Seafront*  
341, 28<sup>TH</sup> OCTOBER AVENUE  
3106 LIMASSOL, CYPRUS













# MASTERPLAN

- |  |  |   |   |   |  |
|--|--|---|---|---|--|
| <p><b>1. WEST TOWER</b></p> <ul style="list-style-type: none"> <li>- 67 apartments</li> <li>- 52 offices</li> <li>- Retreat (Levels 17 - 18)</li> </ul> <p>Total area 1,289m<sup>2</sup><br/>Indoor area 655m<sup>2</sup><br/>Outdoor area 634m<sup>2</sup></p> <p><u>Level 17</u>: multi-purpose function room, cinema room &amp; lounge<br/>Outdoor pool 8.5m x 7.5m, 64m<sup>2</sup><br/><u>Level 18</u>: gym, sauna, steam room &amp; treatment area<br/>Indoor pool 12m x 3.8m, 46m<sup>2</sup></p> | <p><b>2. EAST TOWER</b></p> <ul style="list-style-type: none"> <li>- 125 apartments</li> <li>- Retreat (Levels 11 - 12)</li> </ul> <p>Total area 1,105m<sup>2</sup><br/>Indoor area 750m<sup>2</sup><br/>Outdoor area 355m<sup>2</sup></p> <p><u>Level 11</u>: play &amp; seating area, lounge &amp; cinema room<br/>Outdoor pool 11m x 5.5m, 60m<sup>2</sup><br/><u>Level 12</u>: gym, sauna, steam room &amp; treatment area<br/>Indoor pool 13m x 3.5m, 46m<sup>2</sup></p> | <p><b>3. NORTH RESIDENCES</b></p> <ul style="list-style-type: none"> <li>- 76 apartments</li> <li>- Retreat (Level 2)<br/>Accessible to all residents (including West &amp; East Tower)</li> </ul> <p>Total area 1,000m<sup>2</sup><br/>Gym &amp; training area 150m<sup>2</sup><br/>Indoor pool 16m x 5.8m, 105m<sup>2</sup><br/>Treatment rooms &amp; thermal spa across 280m<sup>2</sup> with steam bath, sauna, cold bucket shower, relaxation heated area, relaxation area</p> | <p><b>4. PRIVATE OASIS (6,700m<sup>2</sup>)</b></p> <ul style="list-style-type: none"> <li>- Adult swimming pool</li> <li>- Pool bar</li> <li>- Children's swimming pool</li> <li>- Children's play area</li> <li>- Landscaped gardens</li> </ul> | <p><b>5. PUBLIC PLAZA (6,850m<sup>2</sup>)</b></p> <ul style="list-style-type: none"> <li>- Drop-off zone opposite Trilogy managed beach</li> <li>- Restaurants</li> <li>- Cafés and bars</li> <li>- Shops</li> </ul> | <p><b>6. PARKING</b></p> <ul style="list-style-type: none"> <li>- Private parking spaces: 581</li> <li>- Public parking spaces: 312</li> </ul> |
|--|--|---|---|---|--|





I

# LIVE

*“Basking in this moment of beauty, I smiled to myself  
and realised this is exactly where I want to be.”*

Trilogy blends the aspirational dream of high-end beachfront living, with the sophistication of urban cool, with astonishing design flair and unsurpassed levels of finish. These are homes to be desired and coveted by many, but loved and lived in by the lucky few.



# YOUR SKY-RISE HAVEN

Each residence at Trilogy is a statement of discerning taste and understated wealth. Spectacular layouts are complemented with high standards of finish and sea views enjoyed by every apartment.

## TRIOLOGY APARTMENTS

- Apartments of discerning taste
- Spectacular layouts and sea views
- High standards of quality and design
- Member access to resident-only areas
- 24-hour security and concierge
- Private underground parking

*Right:* Apartment living area looking out to the sea.  
*Bottom:* Bedroom interior with panoramic sea views.



## EXQUISITE QUALITY

Trilogy offers a range of apartment types and sizes with direct views of the sea, ensuring there is a home for every taste. The remarkable coastal location, and architecture's exceptional vision, allow residents to enjoy beachfront living in a serene and relaxed environment. The apartment layouts lend themselves to a timeless lifestyle with flowing design, spacious living areas and carefully selected natural materials and finishes.

Large terraces extend the living room and main bedrooms, to celebrate the alfresco outdoor space of the undeniably enviable Cyprus climate. Three dedicated elevators, security, concierge, controlled access and a first-class parking facility come together to provide complete peace of mind and privacy.



# ELEGANT LUXURY

Created by Side to Side, the interior designers behind private island Skorpios and the Amara Hotel in Limassol.

The West Tower and East Tower apartments combine the finest Italian flair and German craftsmanship. Featuring Arclinea kitchens, designed by Antonio Citterio exclusively for Trilogy, they come complete with the timeless Gaggenau experience and other adorned world-renowned brands such as Bosch, Dornbracht and Villeroy & Boch.



Right: Apartment living area looking out to the sea.  
Bottom: Bathroom interior and kitchen



**GAGGENAU**

Arclinea

 **BOSCH**

**DORN  
BRACHT**

  
**Villeroy & Boch**  
1748



# WEST

TOWER APARTMENTS

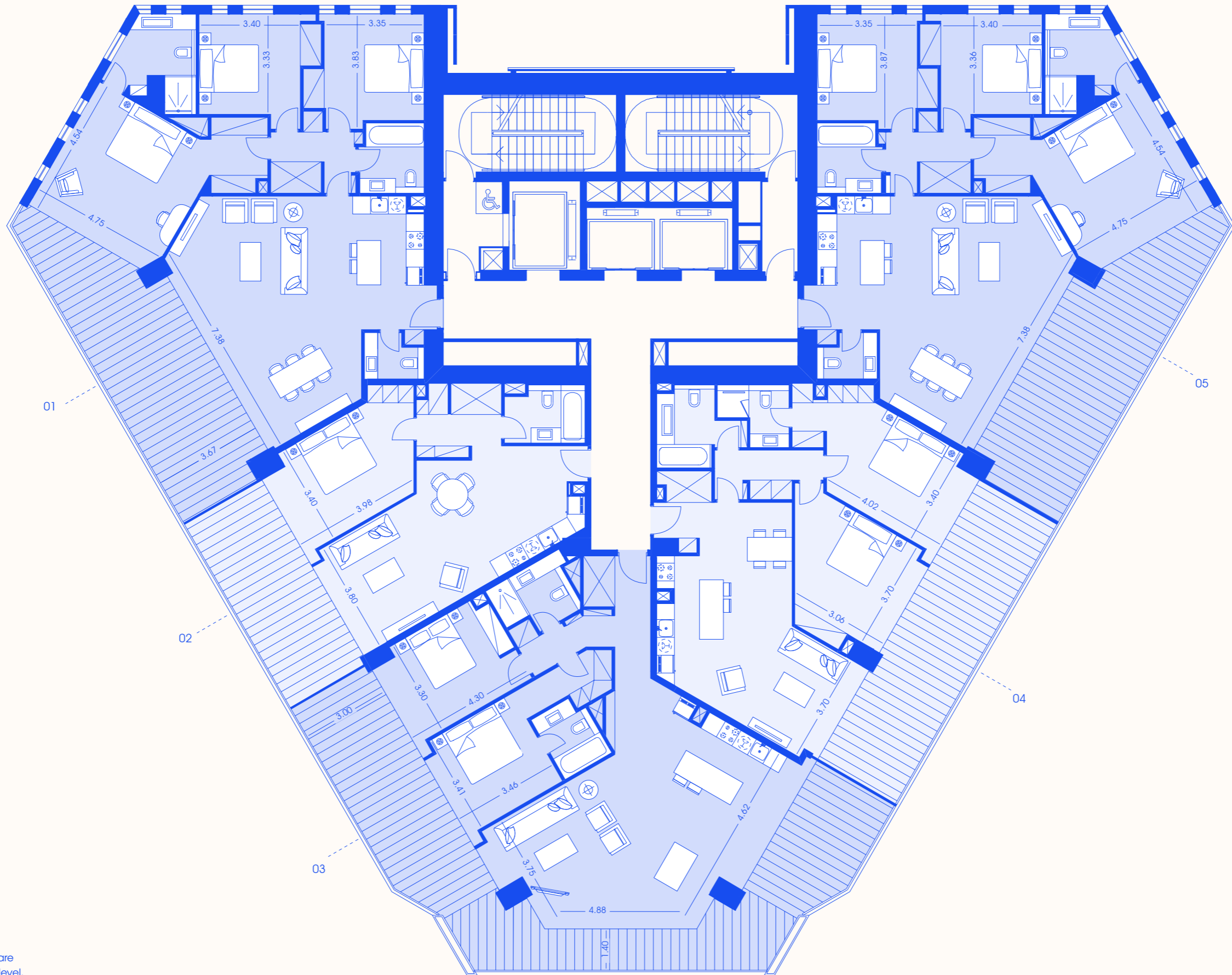
*“The West Tower stands straight and proud on the south west corner of the Trilogy site. The cantilevered Sky Terrace and sharp angular cut lines define its unique profile and provide residents with a dramatic viewing platform.”*



# APARTMENTS

Levels 20 – 24

WEST TOWER

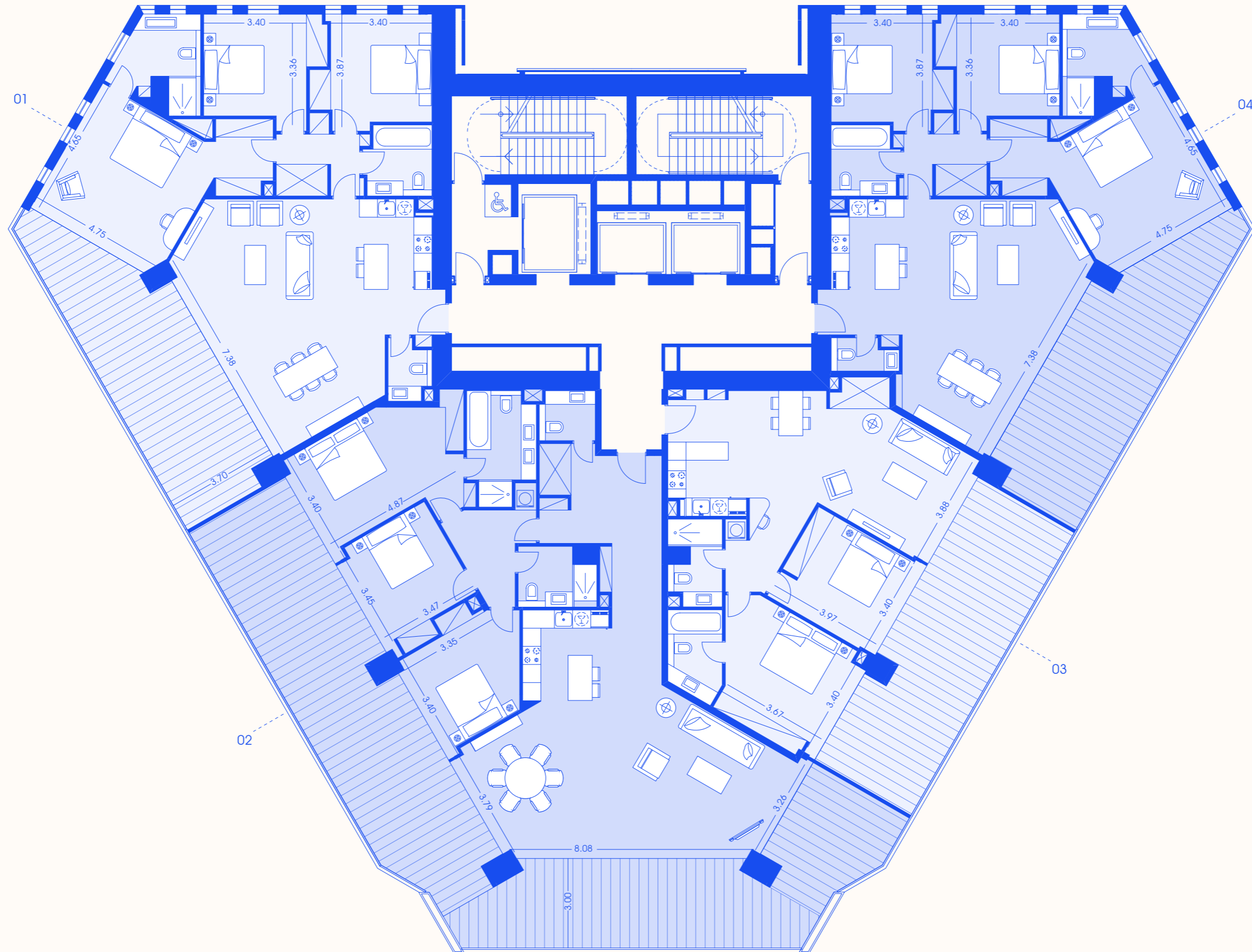


*Disclaimer:*  
Floorplans and dimensions displayed are indicative and may vary from level to level.



# APARTMENTS

Levels 26 – 28, 30



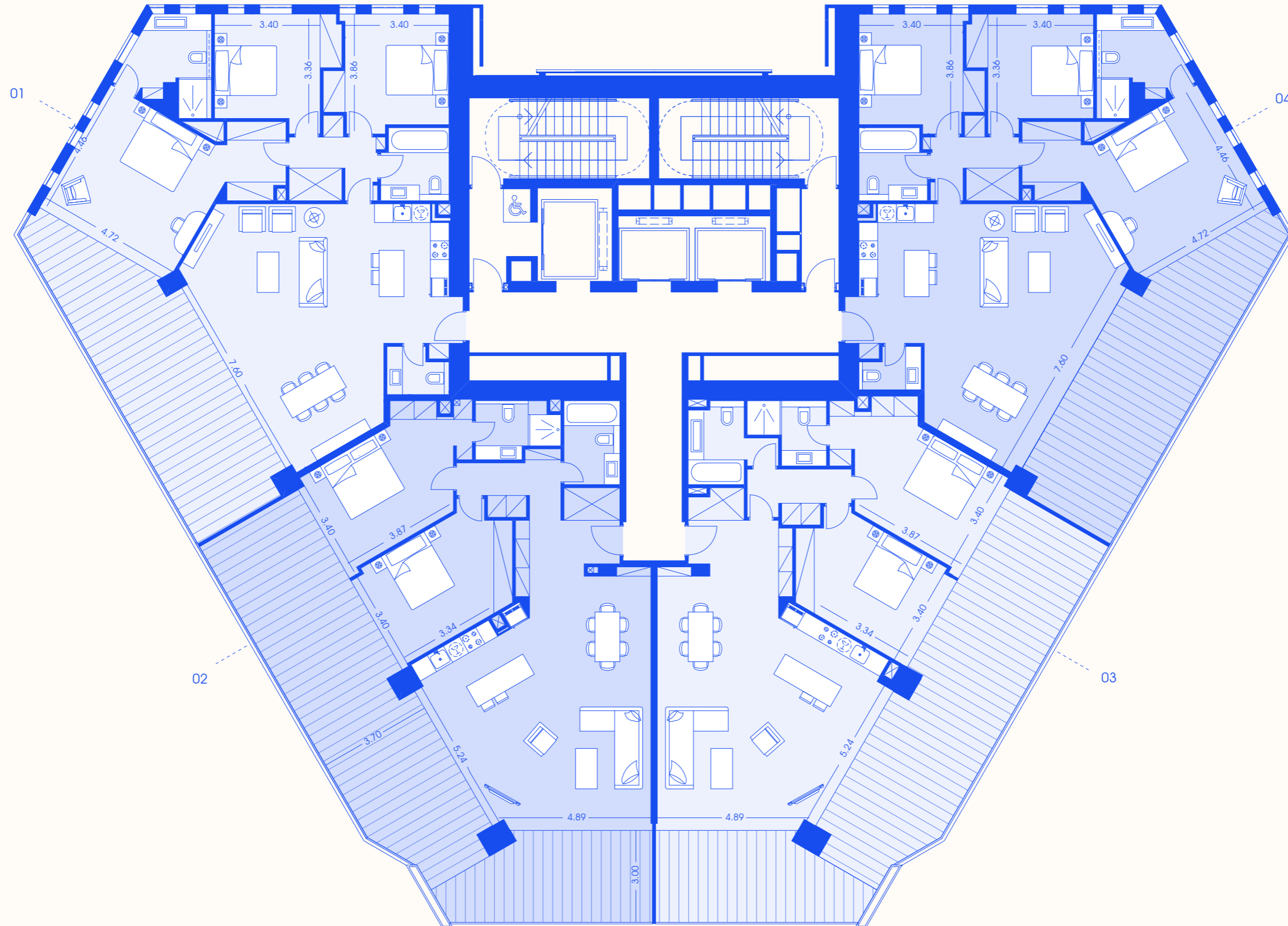
*Disclaimer:*  
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indicative and may vary from level to level.



# APARTMENTS

Levels 29, 31 – 32

WEST TOWER



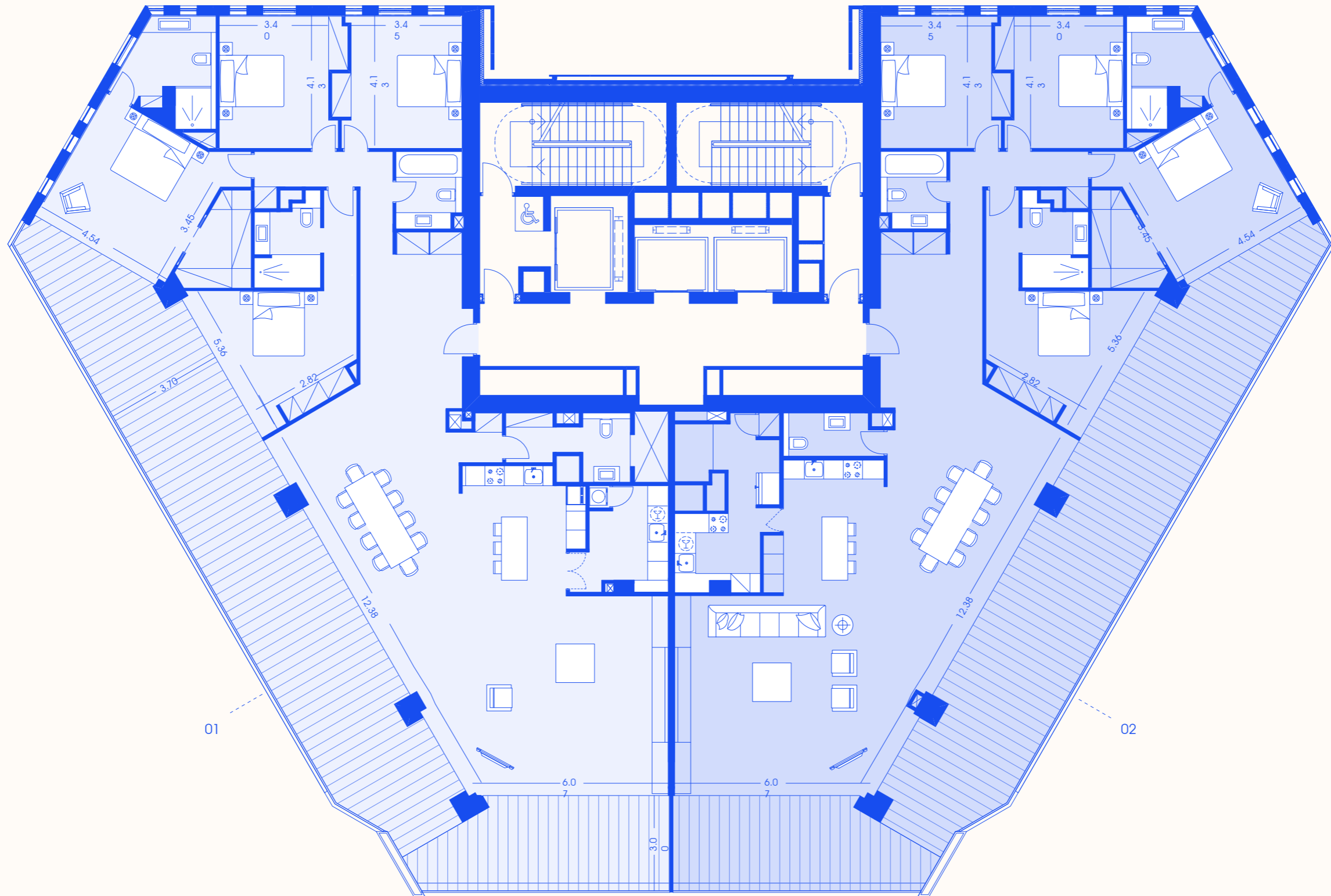
*Disclaimer:*  
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# APARTMENTS

Levels 33 – 34

WEST TOWER



*Disclaimer:*  
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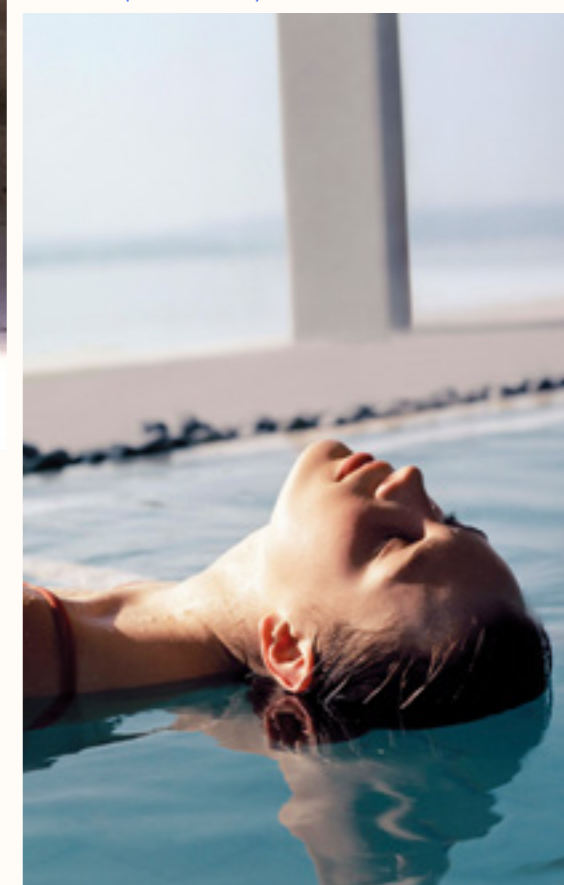




# YOUR PRIVATE RETREAT



*Left:* View out to the sea from the West Tower pool on the Sky Terrace.



## PURE RELAXATION

Elegant resident-only health, fitness and spa facilities occupy two floors of the West Tower, separating the mixed-use building's luxury apartments from the modern offices. The carefully designed double height space offers relaxation with unparalleled first-class services and outstanding views of the infinite horizon.

Lose yourself in the tranquillity of the tower's spa and lounge area, or revitalise in the fitness suite, before being mesmerised by the astounding views of the Mediterranean Sea from the exclusive Sky Terrace.

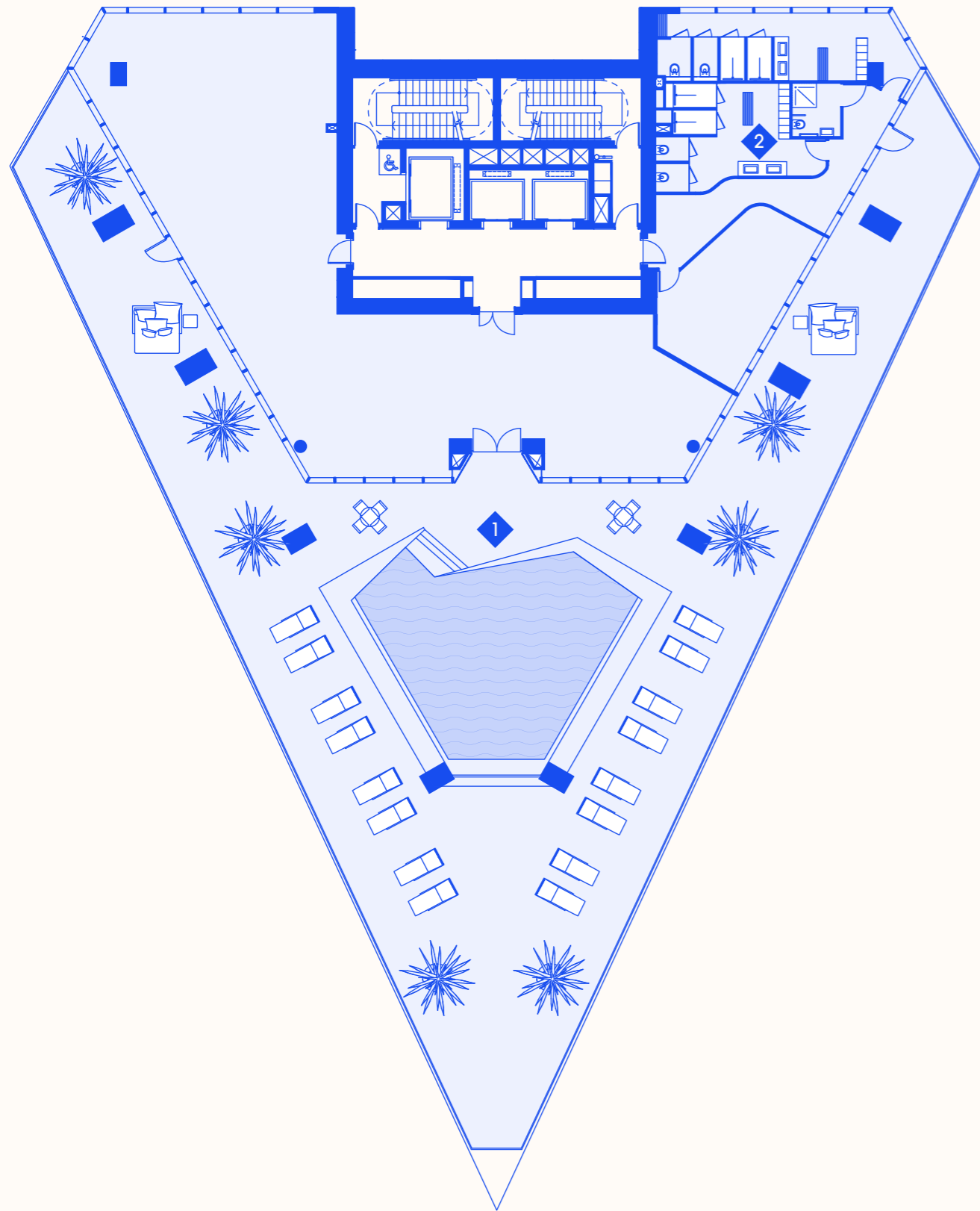
## WEST TOWER RETREAT

- Lounge area
- Gym
- Sauna
- Steam bath
- Treatment rooms
- Relaxation area
- Indoor swimming pool
- Outdoor swimming pool



# RETREAT: SPA AND GYM

Level 17

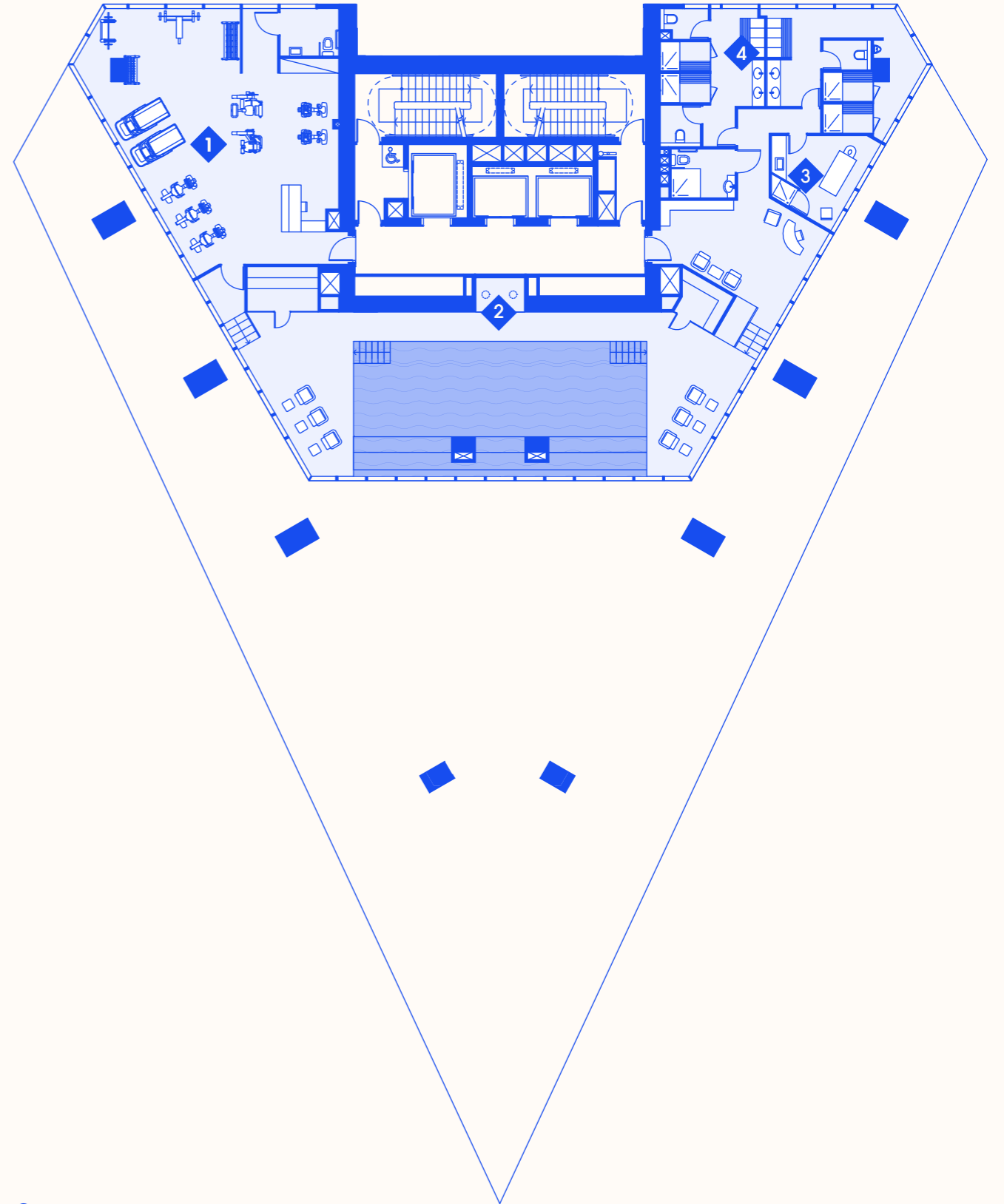


- 1. Outdoor pool (8.5m x 7.5m, total 64m<sup>2</sup>)
- 2. Changing rooms

# RETREAT: SPA AND GYM

Level 18

WEST TOWER



- 1. Gym
- 2. Sauna, steam room & indoor pool (12m x 3.8m, total 46m<sup>2</sup>)
- 3. Treatment area
- 4. Changing rooms











# EAST

TOWER APARTMENTS

*“The dynamic aesthetic of the East Tower seeks to contrast with its immediate neighbour, the West Tower. A curved cut line shapes the tower into a light and elegant form, engaging the senses and framing stunning views of the Limassol coastline and the Mediterranean Sea.”*

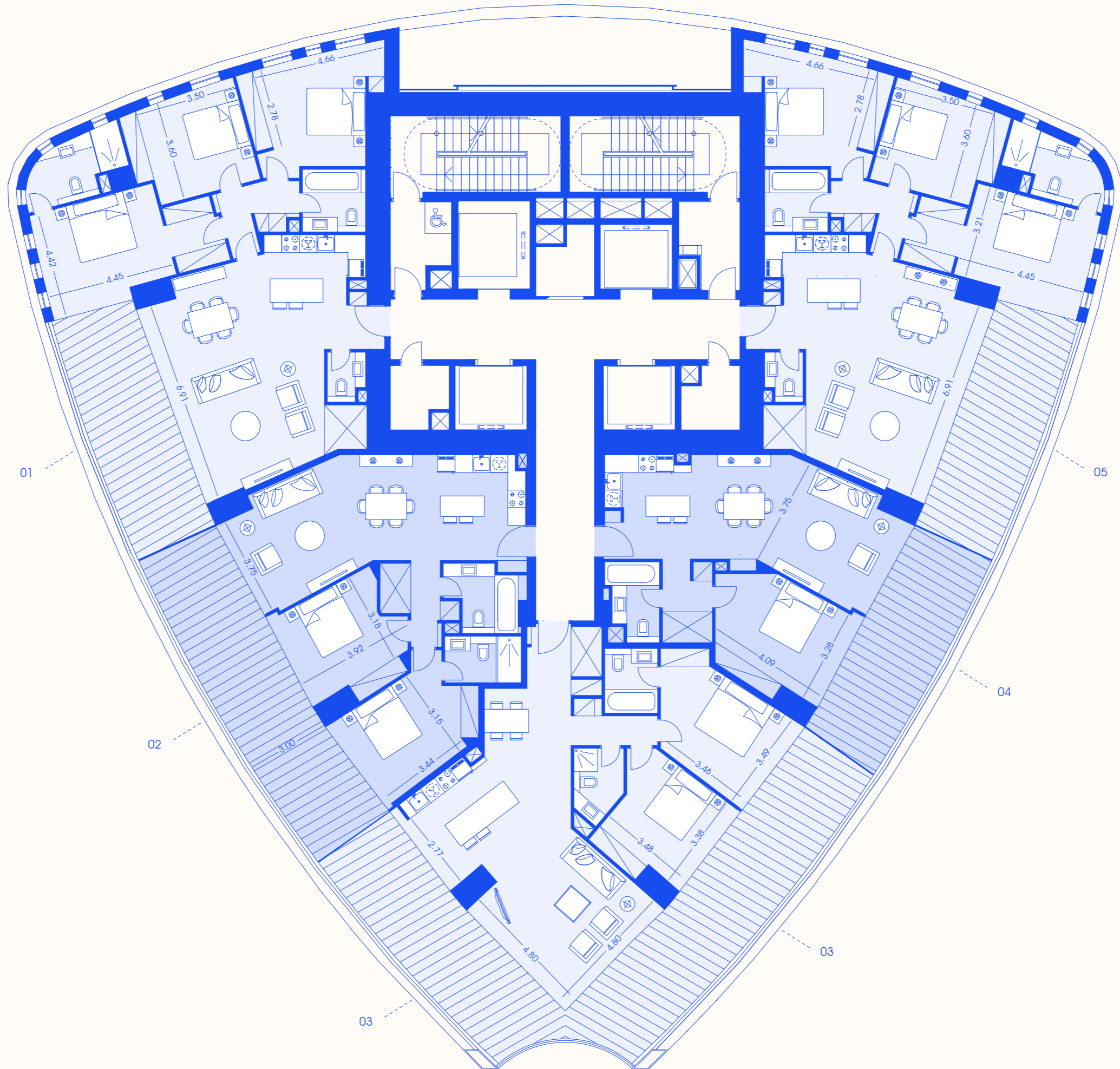
FLOORPLANS ♦♦



# APARTMENTS

Levels 2 – 19

EAST TOWER



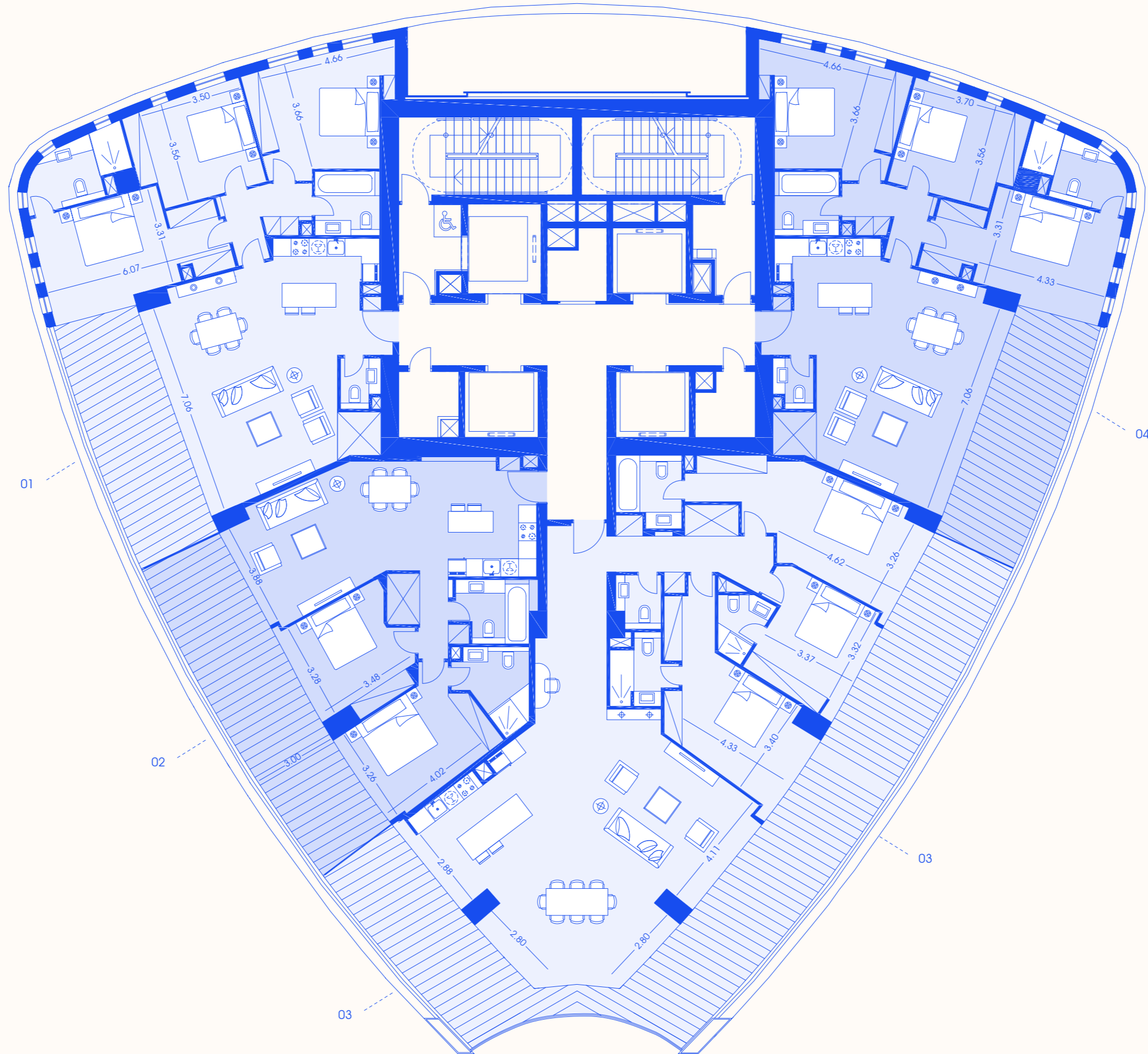
*Disclaimer:*  
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# APARTMENTS

Levels 20 – 26

EAST TOWER



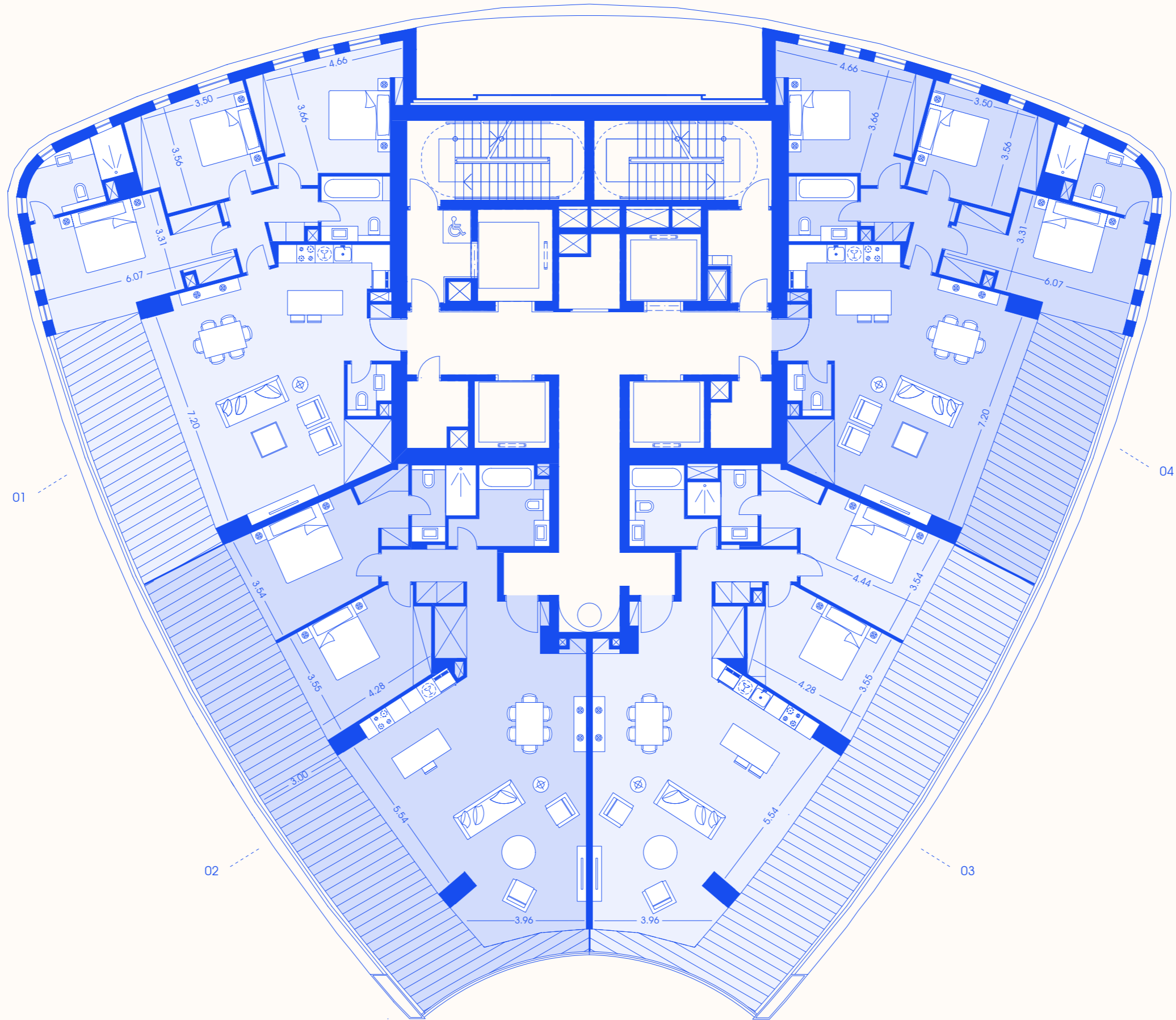
*Disclaimer:*  
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# APARTMENTS

Levels 27 – 29

EAST TOWER



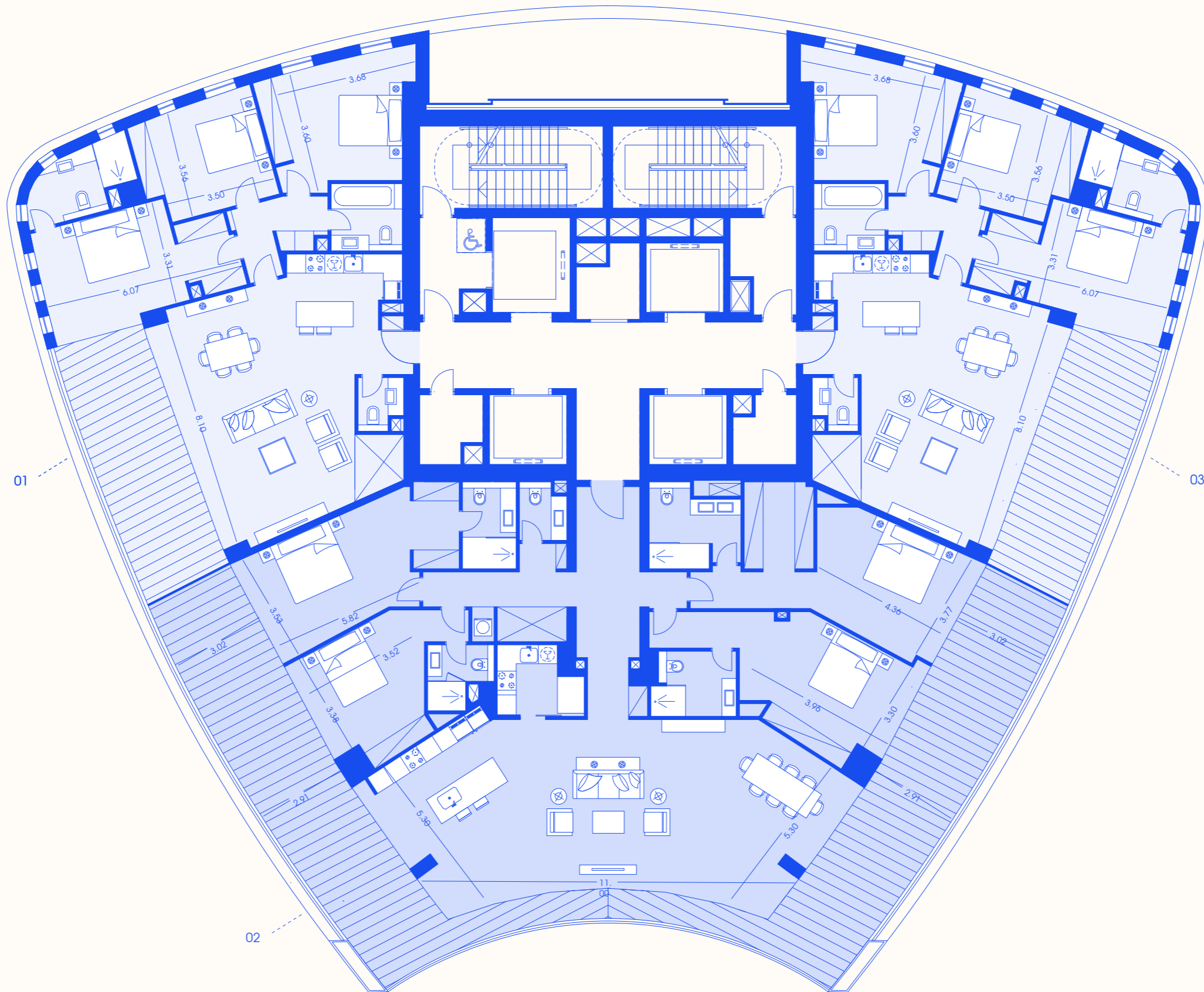
*Disclaimer:*  
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# APARTMENTS

Level 30

EAST TOWER



*Disclaimer:*  
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# APARTMENTS

Level 33

EAST TOWER



*Disclaimer:*  
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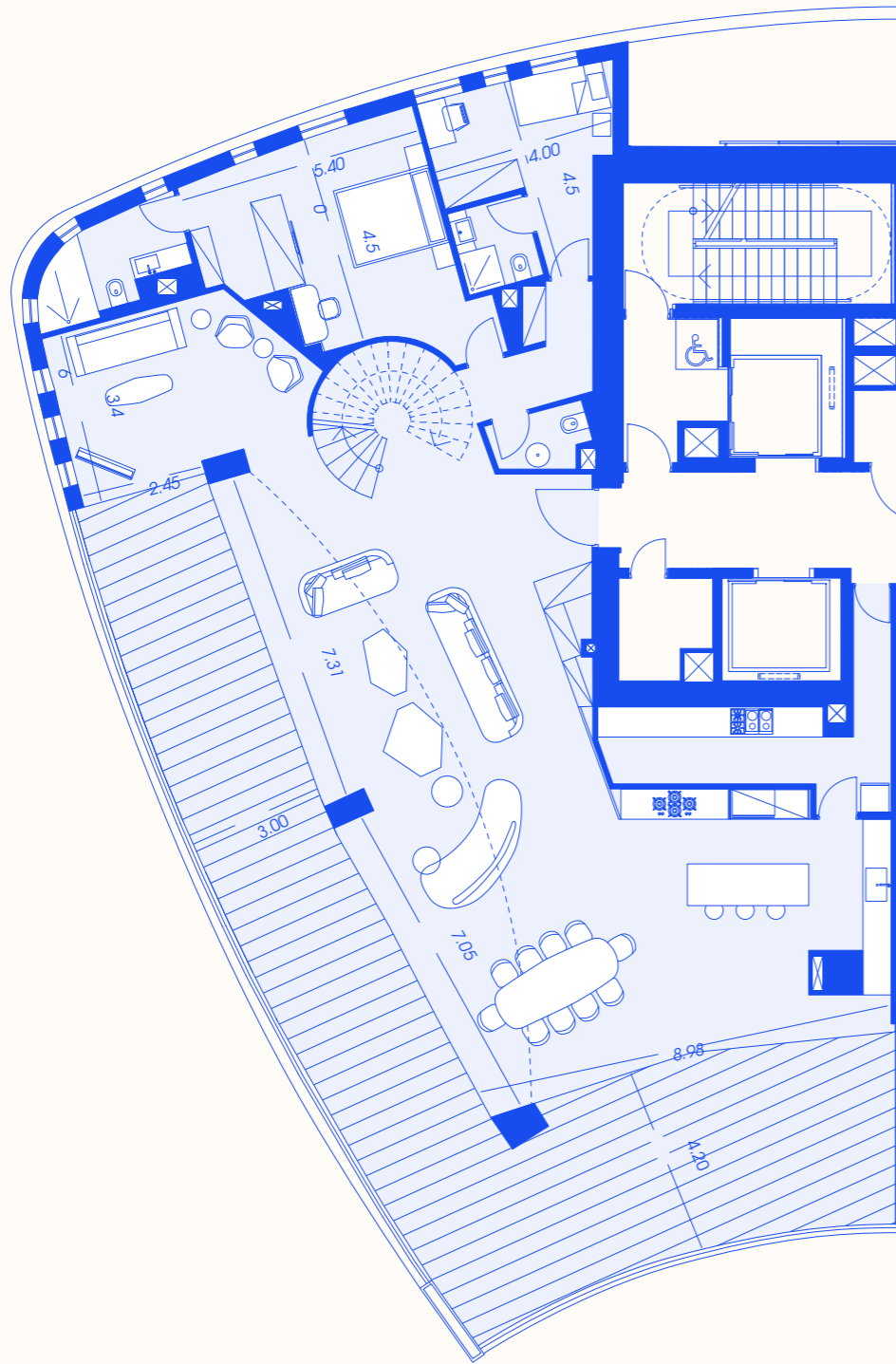
# TOP OF THE WORLD



The Trilogy penthouses are the epitome of premier sky-rise living; a canvas of dazzling opulence on the Mediterranean's horizon. The finest bespoke materials blend flawlessly with elegant design, to create a haven for ultimate luxury in the ultimate destination.



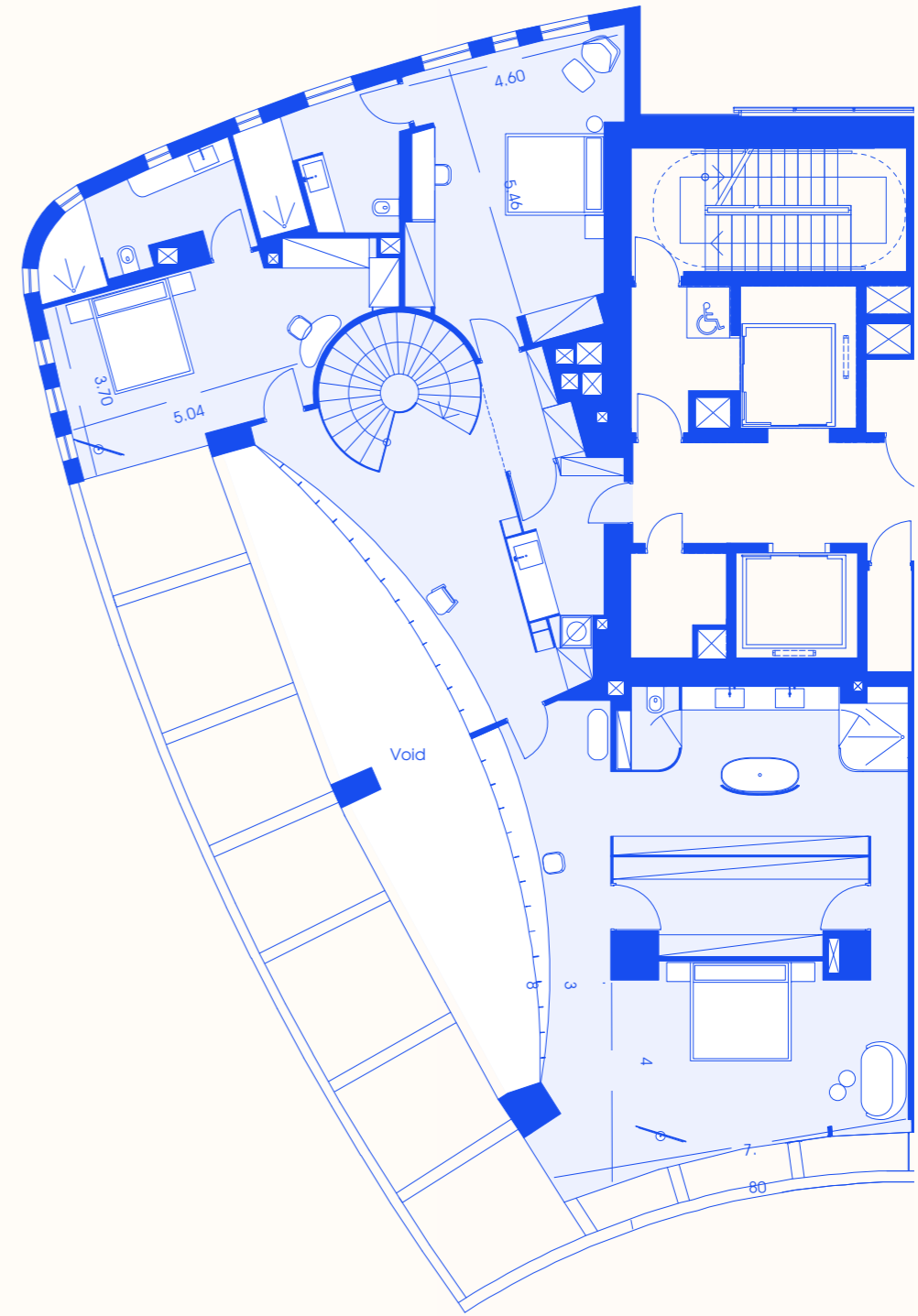
PENTHOUSE 3401  
Level 34



Disclaimer:  
The position of the penthouse pool is indicative.

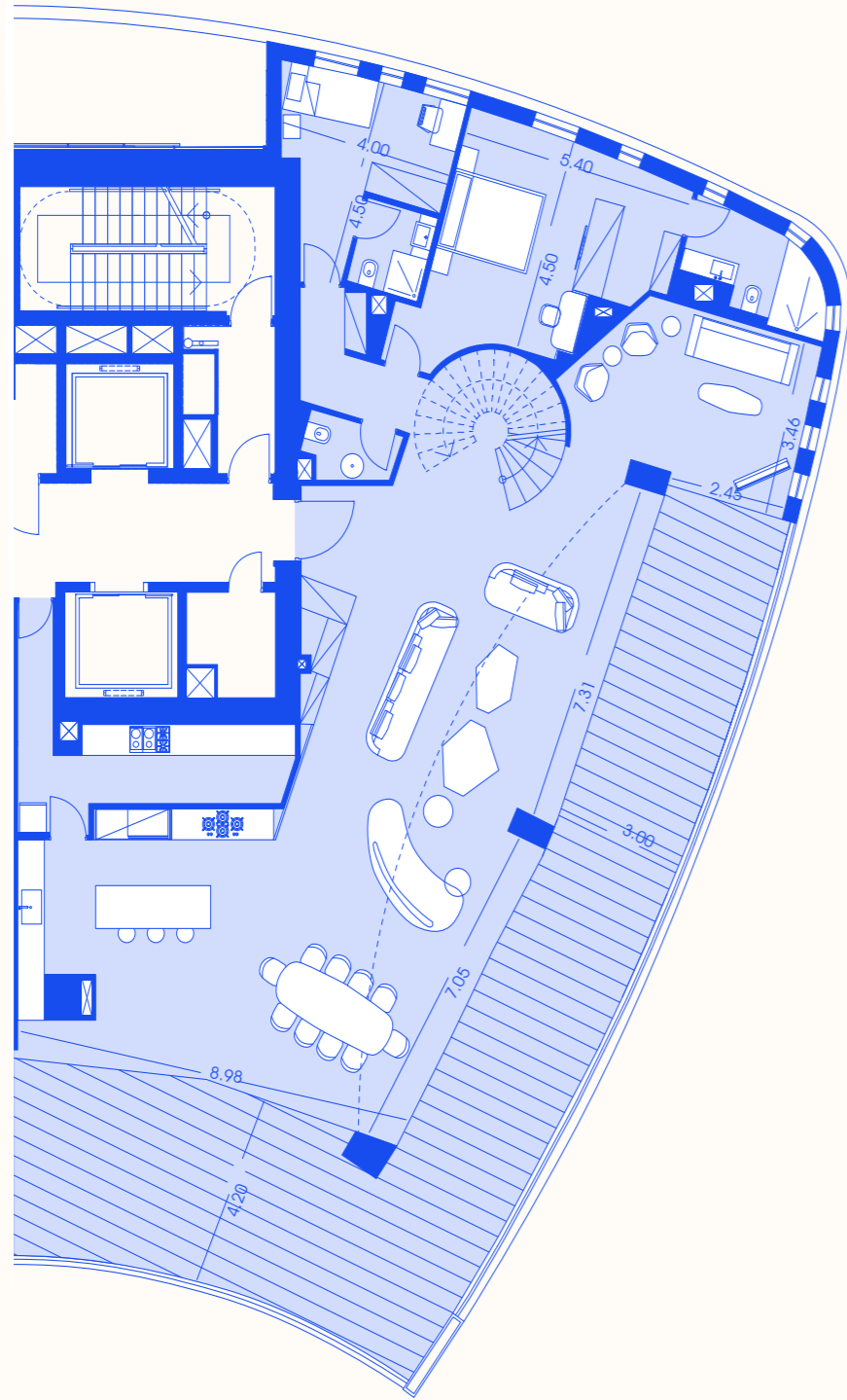
PENTHOUSE 3401  
Level 35

EAST TOWER



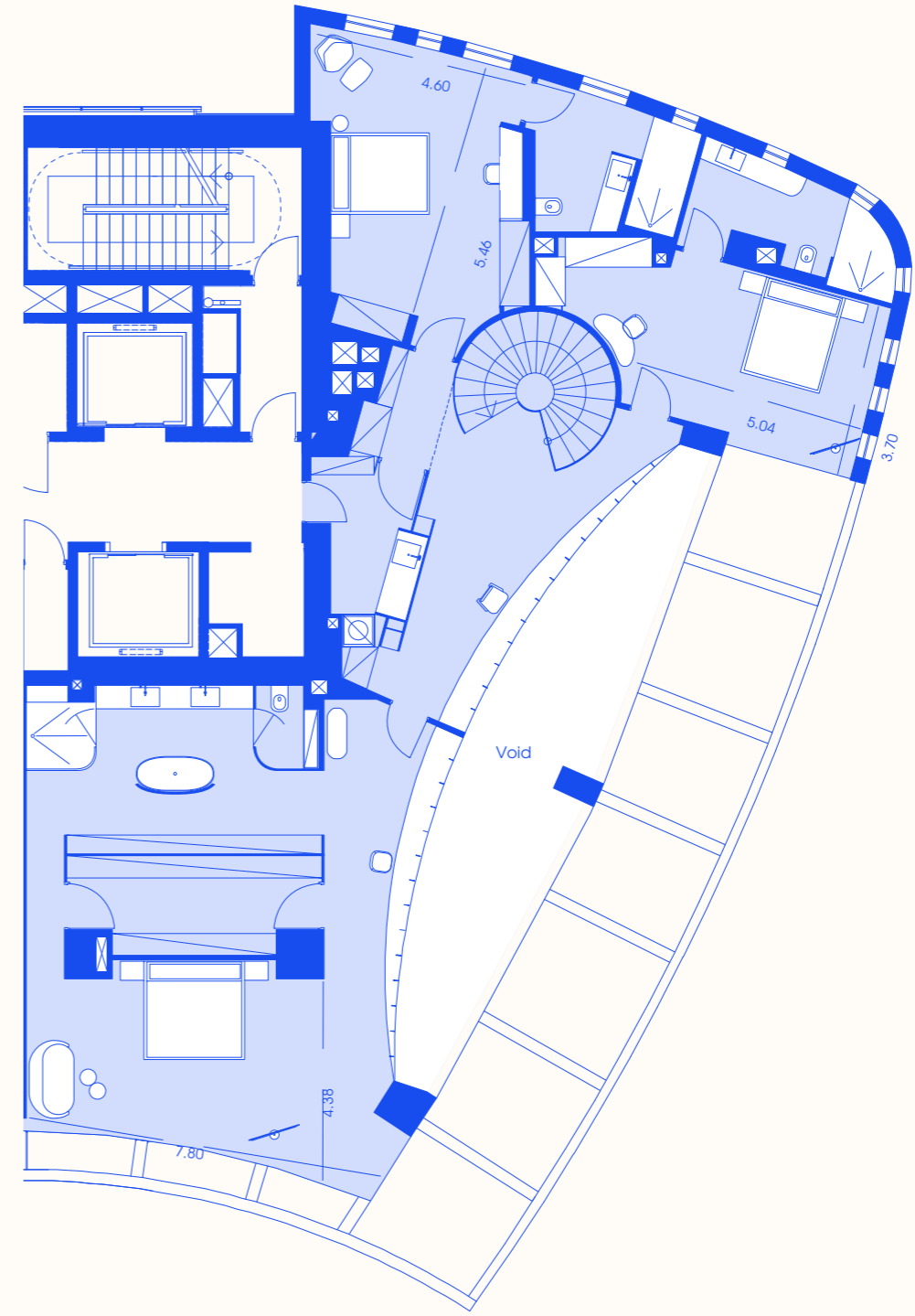


PENTHOUSE 3402  
Level 34



Disclaimer:  
The position of the penthouse pool is indicative.

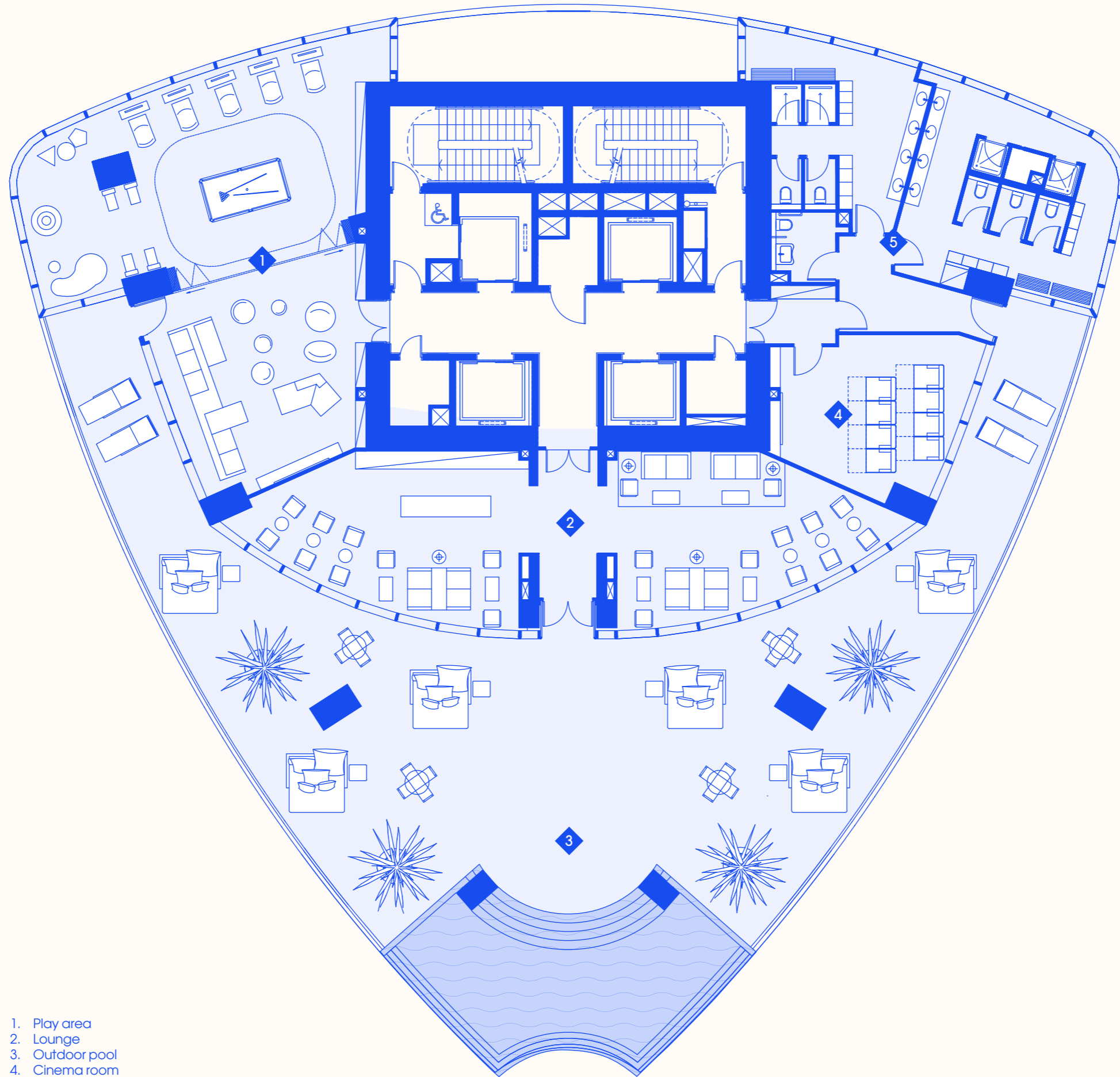
PENTHOUSE 3402  
Level 35





# RETREAT: SPA AND GYM

Level 11

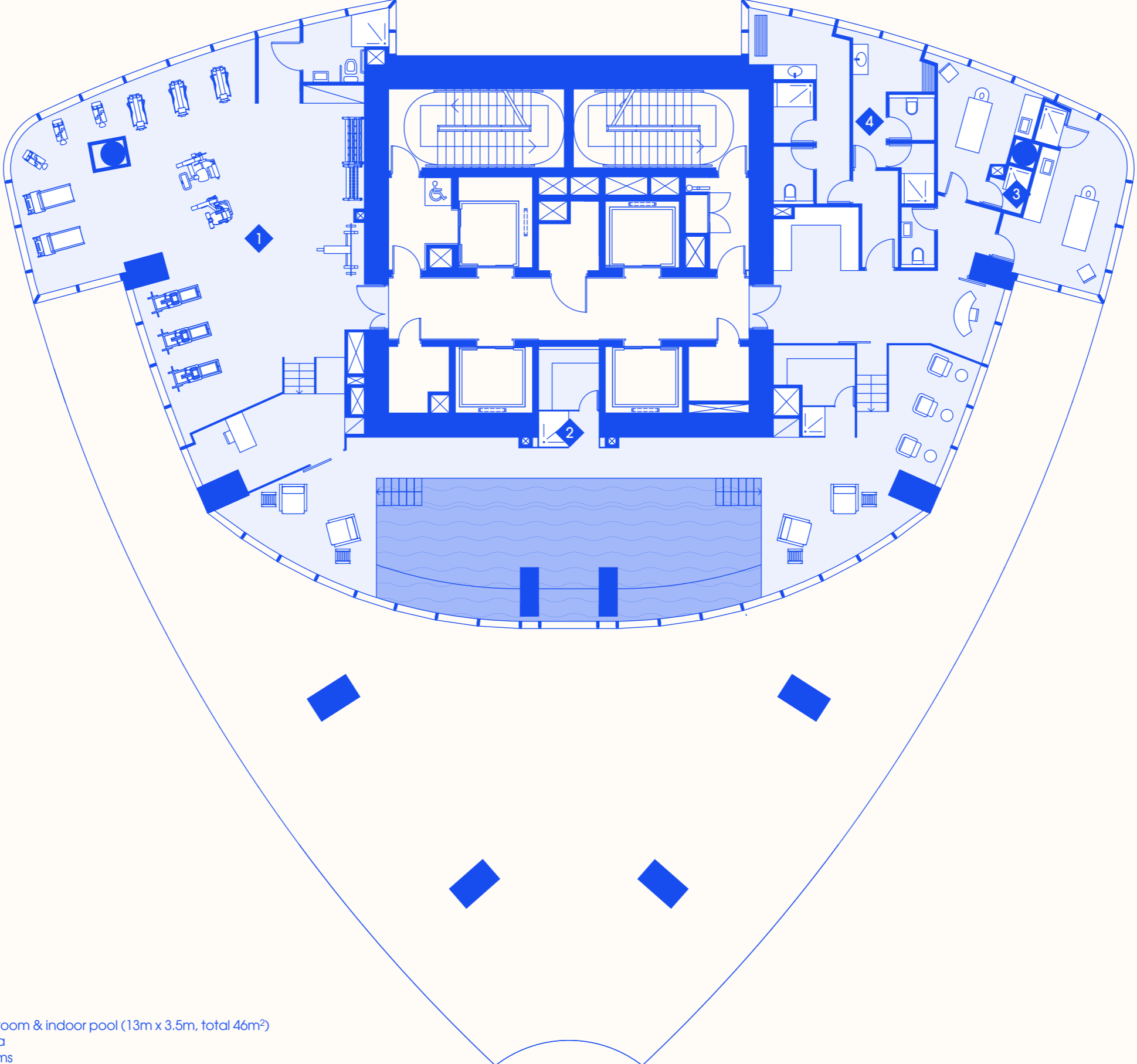


- 1. Play area
- 2. Lounge
- 3. Outdoor pool
- 4. Cinema room
- 5. Changing rooms



# RETREAT: SPA AND GYM

Level 12



- 1. Gym
- 2. Sauna, steam room & indoor pool (13m x 3.5m, total 46m<sup>2</sup>)
- 3. Treatment area
- 4. Changing rooms









# NORTH

## RESIDENCES

*“Designed to embrace the Mediterranean way of living, the oasis homes at North Residences provide unrivalled access to the landscaped gardens and pools, with views of the upfront towers, the sea and the city of Limassol.”*

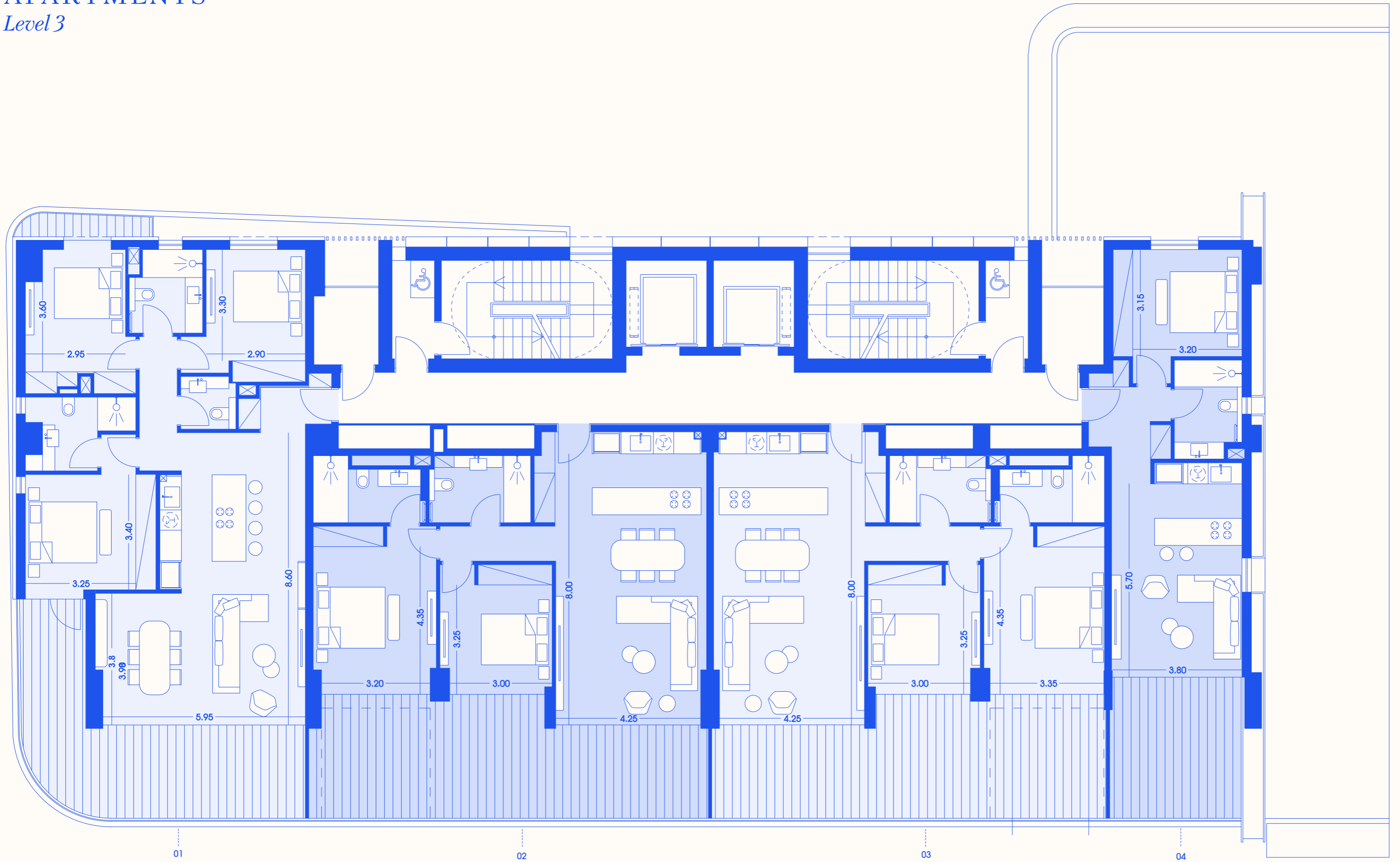






# APARTMENTS

Level 3

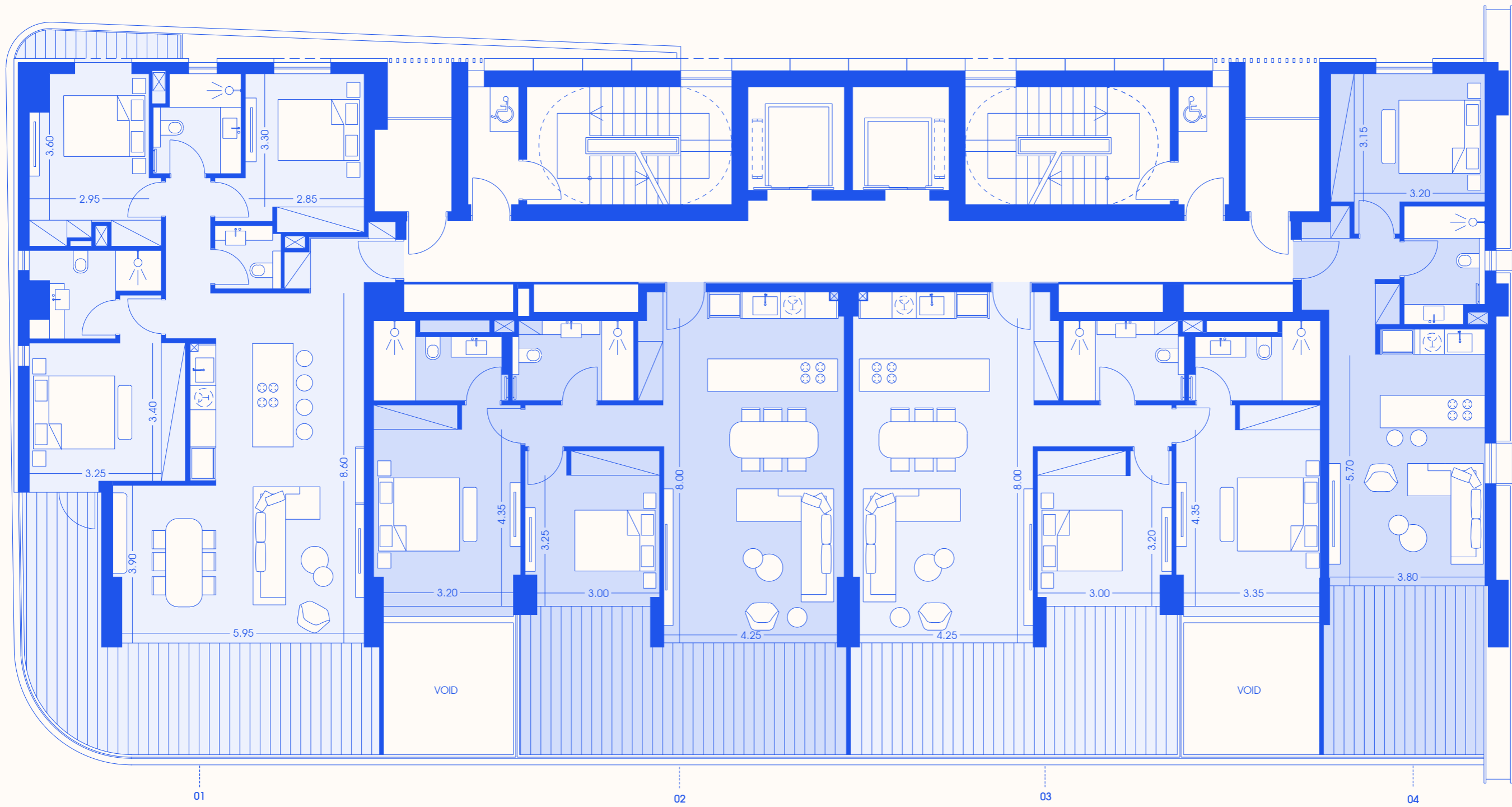


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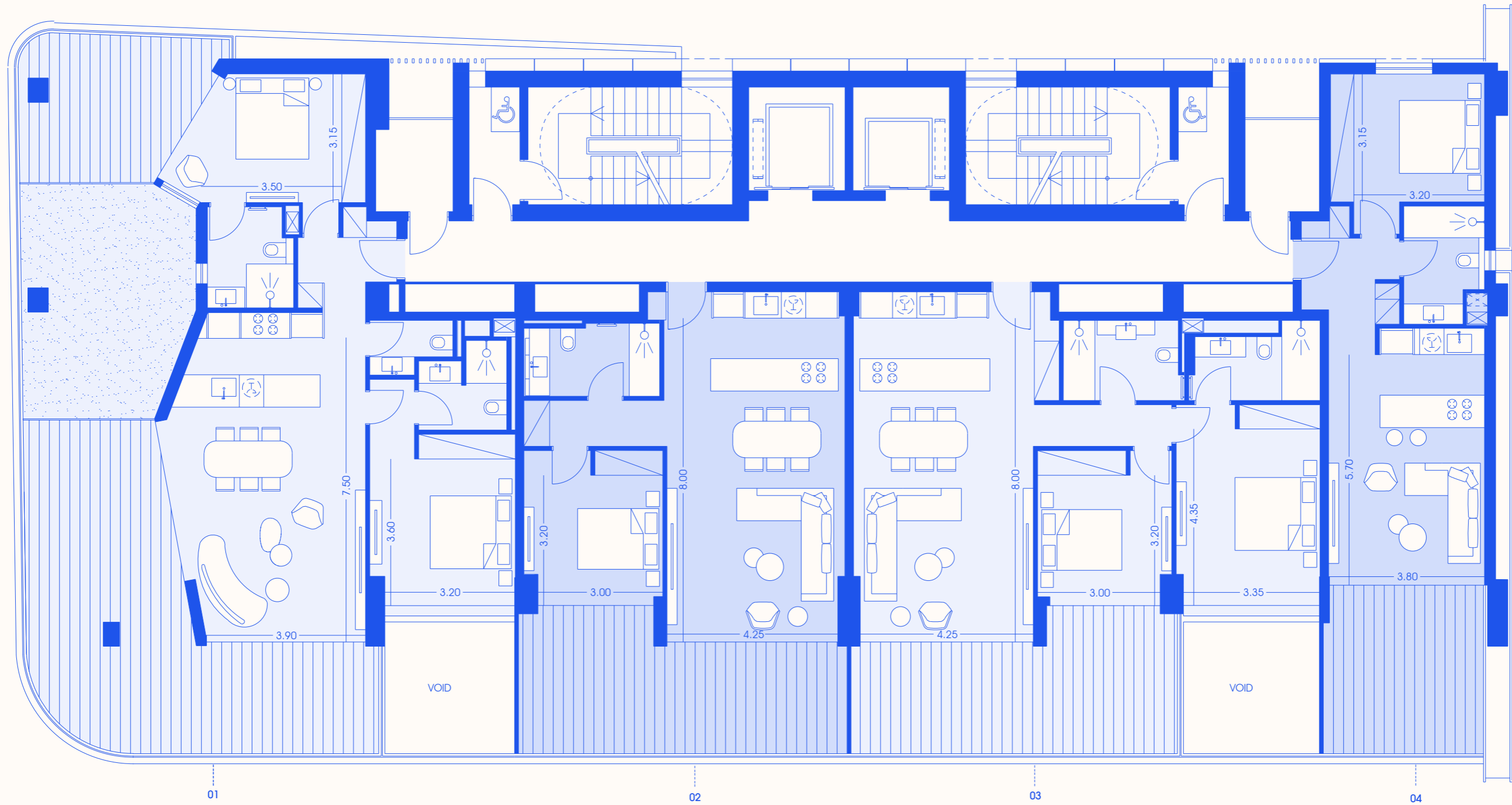
# APARTMENTS

Levels 4 - 10

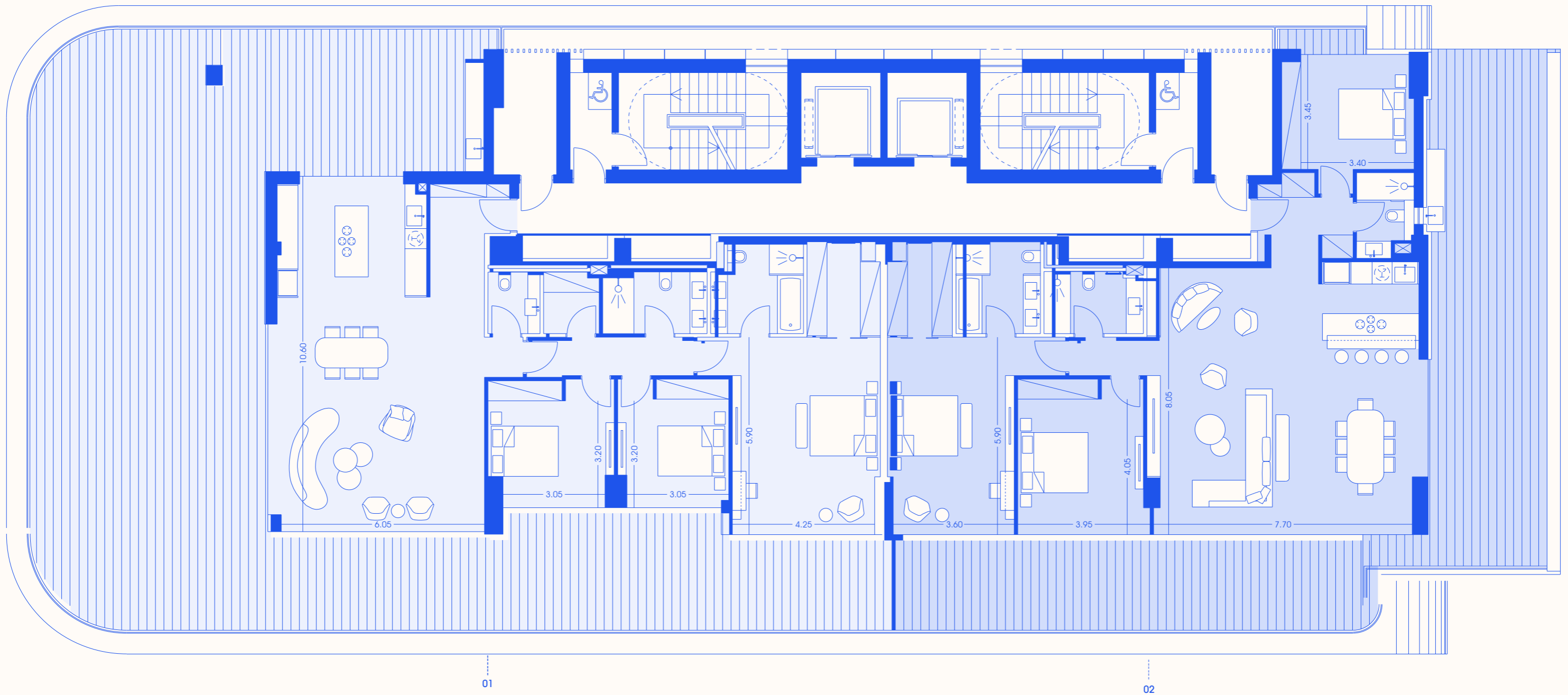


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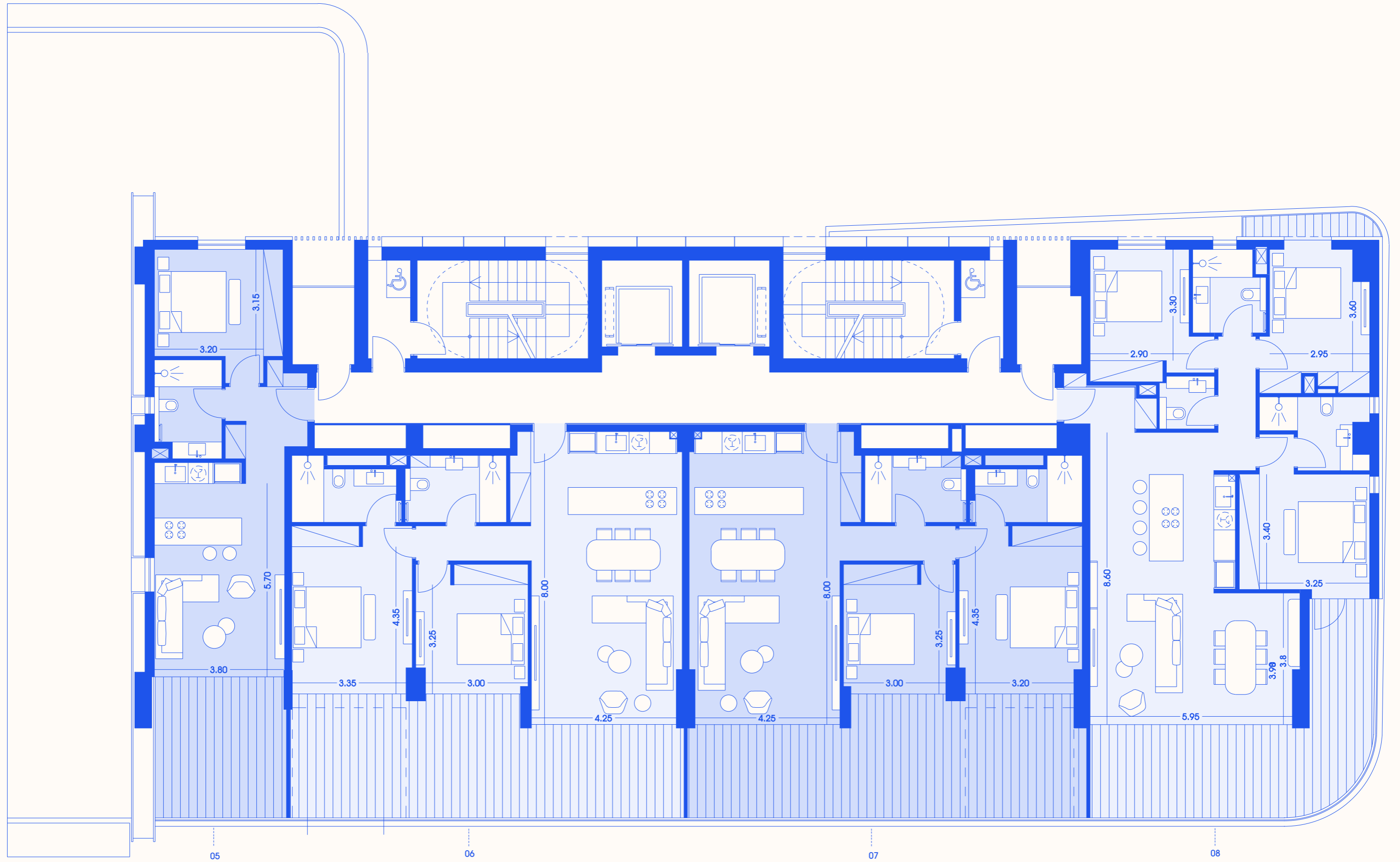


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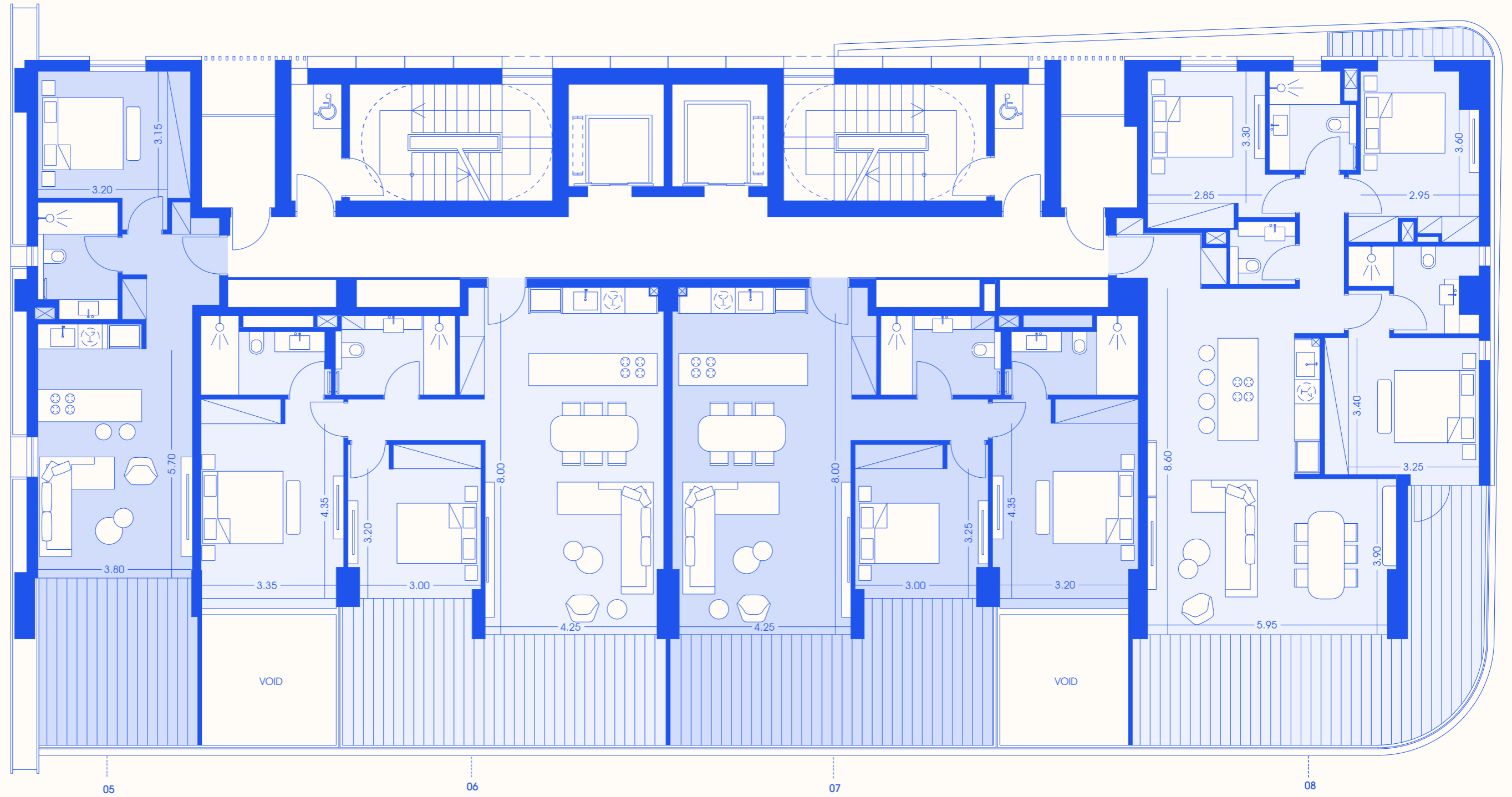


# APARTMENTS

Level 3

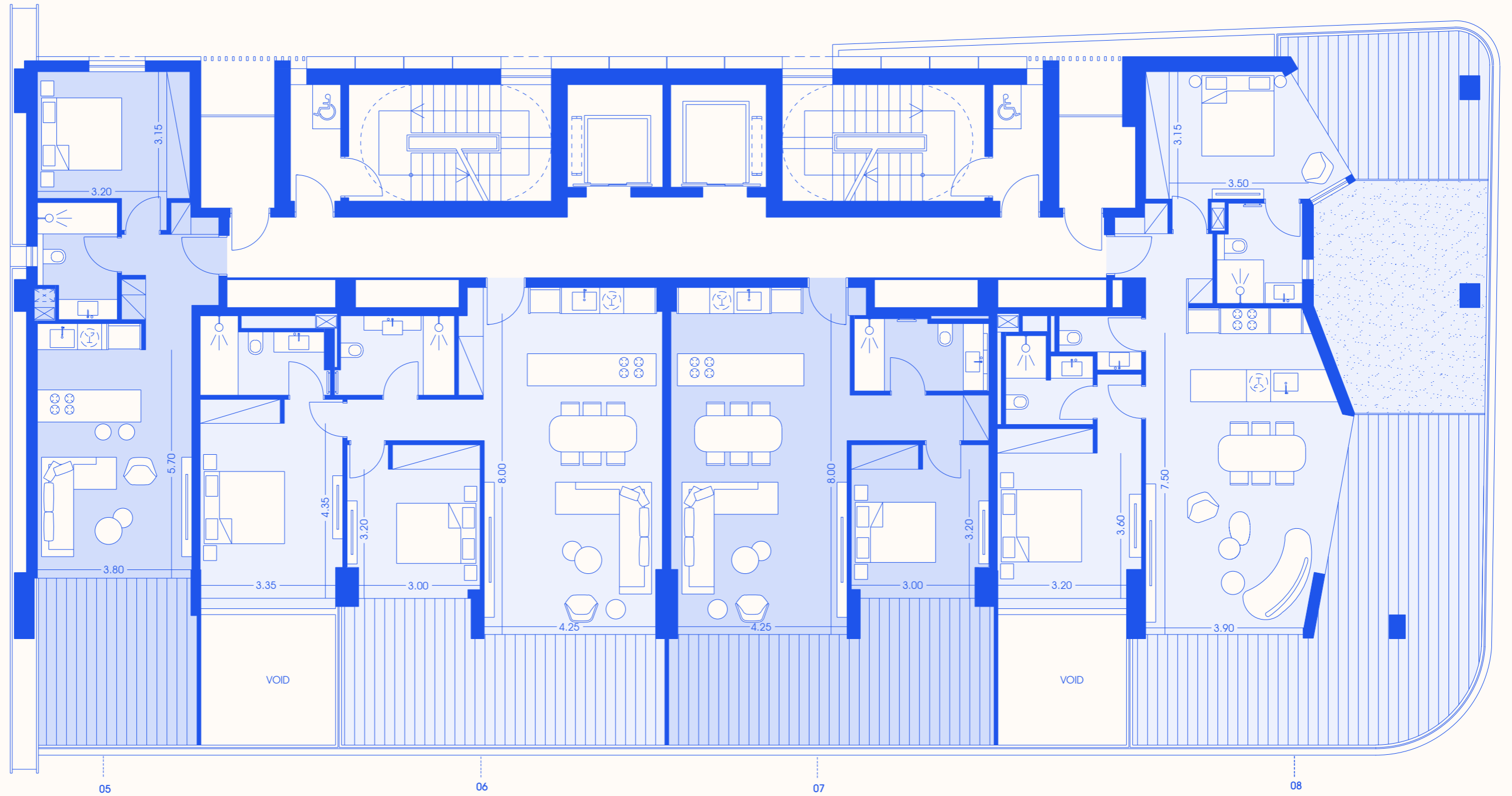


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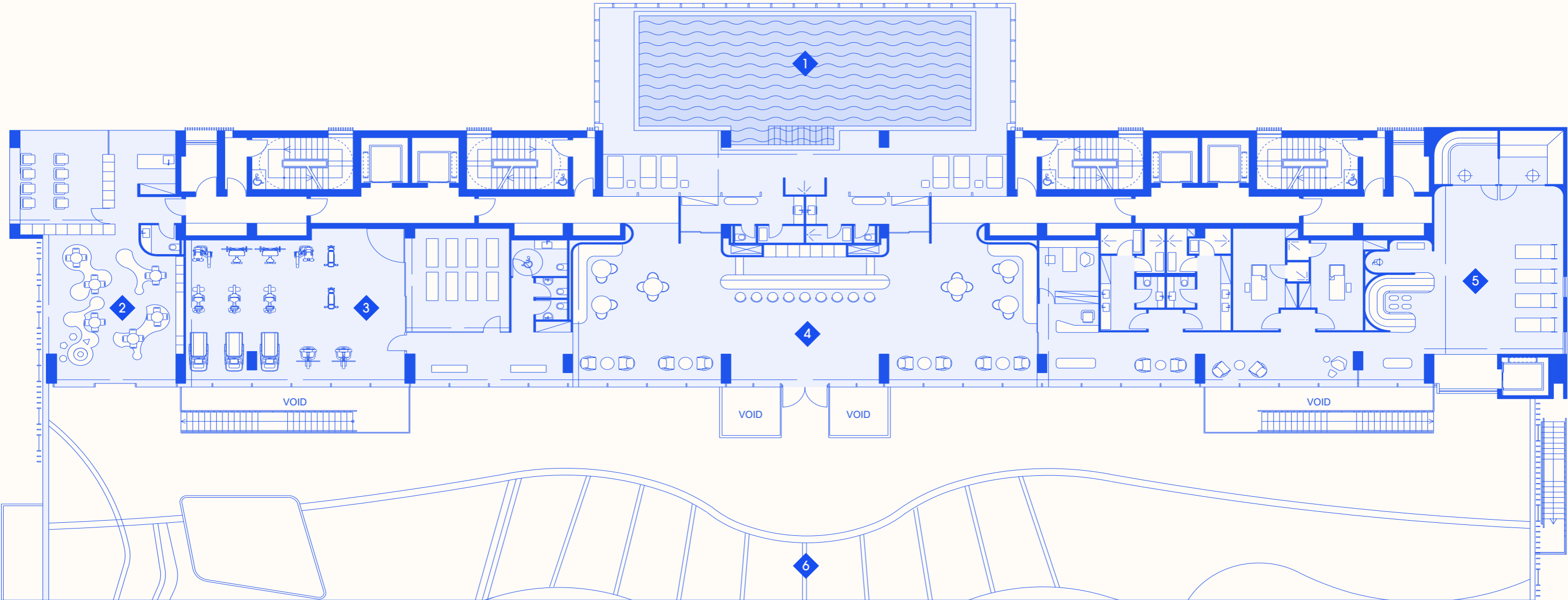
*Disclaimer:*  
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# RETREAT: SPA, CRÈCHE AND GYM

Oasis Level



- 1. Indoor Pool
- 2. Crèche
- 3. Gym / Training Area
- 4. Residents' Lounge / Bar
- 5. Thermal Rooms & Thermal Spa Area
- 6. Private Oasis



II

## WORK

*“Gazing out into the uninterrupted Mediterranean Sea,  
I felt a sudden surge of pride in my own success.”*

Locating your business at Trilogy says a lot about its status and ambition. It’s an epic location, a bold statement of creative spirit and geographical savvy, with unbroken sea views from every pane of heat-reflective glass. Fast digital connectivity is matched by convenient, real-world access to every corner of the globe.





# SUCCEED IN STYLE

## TRILOGY OFFICES

- State-of-the-art office space
- Sea views from every desk
- Fast digital connectivity
- 24-hour maintenance and access control
- 24-hour security and concierge
- Private underground parking



## OFFICE WITH A VIEW

There's room to work too, with impressive office space designed to exist seamlessly with the surrounding residential properties. Created to make the most of the location, yet still with a focus on connectivity and efficiency, the commercial floors offer companies one of the most spectacular addresses in the world.

## WORK LIFESTYLE

Trilogy's exceptional commercial space boasts its own private lobby, four dedicated elevators, security and concierge services, with a standard of facilities that walk hand in hand with productivity and performance. Trilogy's offices ooze prestige, sophistication and credibility with their exclusive landmark address, functional workspace, stylish interiors and impressive range of facilities. A lifestyle destination to do business; with the beach and city centre at your doorstep.



Top: West Tower office interior.  
Left: The Public Plaza.





III

## PLAY

*“Closing my eyes, I can almost taste the crisp wine, rich foods and joyful laughter of the night ahead.”*

Trilogy has been just as thoughtfully considered on the outside. A breathtaking private pool, tennis court, children’s play area and tranquil gardens offer everyone a place to escape. And at the centre of it all, the beautiful plaza is home to fine restaurants, bars and shops: an inviting hub and the beating heart of this unique destination.



# STEP INTO THE OASIS

## LIMASSOL'S PARADISE

The Oasis is a private resident-only sanctuary, cradled by all three buildings, offering hours of relaxation or recreation under the clear blue sky. A fusion of tailor-made services and stunning outdoor facilities, create the perfect 'resort' experience just moments away from the city's seafront promenade.

Whether in the mood for a game of tennis, a lazy day in the sun, quality time with your family or a brisk walk along the beach, this is the place to unwind or re-energise.

## PRIVATE OASIS

- Swimming pools
- Pool bar
- Children's play area
- Landscaped gardens



*Right:* View out to the sea from the Oasis pool.





# EMBRACE GLAMOUR



*Left:* Tables ready to be seated at one of Trilogy's fine restaurants.



## MORNING TO NIGHT

The Plaza is a bustling public space extending from the entrance of the development, to the centre of the two front towers. Restaurants, bars and shops combine to create a thriving hub that can be enjoyed by everyone, from dawn's first light to sundown and beyond.

Step out of your apartment or your office and catch up with family, friends or colleagues over a morning coffee, a light lunch, an early evening glass of wine and your favourite cuisine.

## PUBLIC PLAZA

- Restaurants
- Cafés and bars
- Shops



# HOTEL LIVING RENTALS, PROPERTY & LIFESTYLE MANAGEMENT

A dedicated on-site office with a team of 50 professionals, will offer 24/7 security and support to all Trilogy residents, tenants and guests. The central reception will oversee the management and maintenance of the destination's facilities and common areas, as well as undertaking all private service requests.

**TRIOLOGY**  
LIMASSOL SEAFRONT

Managed by  
*BeCyprus*











APARTMENTS

# SPECIFICATIONS

*“Trilogy is a family of three landmark buildings conceived with a common DNA in mind. Each one is unique and shares common genetic components with its siblings, linked into a single family group through a coherent architectural language.”*



# West & East Tower Apartments

## SPECIFICATIONS

### CONCRETE STRUCTURE

Anti-seismic high strength reinforced concrete structure optimised with wind tunnel modelling.

### WALLS

All apartments are separated by solid 25cm insulated blockwork walls compliant with the European Directive 2002/91/EC on energy performance. Internal partition walls are made of plasterboard complete with insulation.

### FLOORS

- The entrance hall, bathrooms, kitchen, living and dining areas will be finished with large sized ceramic tiles.
- The bedrooms will have natural pre-varnished wood parquet with solid wood top layer.
- The terrace will be paved with anti-slip ceramic tiles.

### WALL FINISHES EXTERNAL

- Concrete or blockwork wall surfaces will have three coats of plaster and two coats of external paint.
- Part of the external surface of the buildings will be covered with thermally insulated aluminium panels.

### WALL FINISHES INTERNAL

- All surfaces will be finished with spatula and painted with three coats of emulsion paint.
- The bathrooms will be lined with ceramic wall tiles.

### CEILINGS

- Gypsum board system to enclose all services and provisions, painted with three coats of emulsion paint.
- Waterproof gypsum false ceiling will be provided in the bathrooms painted with three coats of emulsion paint.

### DOORS AND WINDOWS

- The main entrance doors will be anti-burglary and fireproof steel leaf structures, with wooden panelling on the interior and exterior, a security lock and automatic floor seal.
- All internal doors will be imported ready-made to be installed.
- All external doors leading to the terraces will be sliding aluminium thermal frames with double low energy glazing.
- Openable external windows will be double glazed aluminium.

### WARDROBES AND KITCHEN

#### CUPBOARDS

- The kitchens will have ceramic worktops and backsplashes.
- The bedroom wardrobes and kitchen cupboards will be imported ready-made for installation.

#### KITCHEN APPLIANCES

The kitchens will be pre-fitted with a ceramic hob, electrical oven, extractor hood, washing machine, dishwasher and refrigerator.

#### SANITARY WARE AND MIXERS

- High quality imported white sanitary ware will be installed complete with accessories.
- Wall mounted toilets with concealed cistern will be installed.
- Mixers will be concealed single lever.
- Stainless steel sinks will be provided in the kitchens.
- Glazed cubicles will be provided for showers and tempered glass splash screens for bathtubs.

#### WATER SUPPLY

- Hot and cold water supply lines will be PVC.
- Mechanical installations' cupboard will be provided for each apartment with a heat pump unit to provide hot water to the water cylinder. Hot and cold water will be connected to a pressurised system.

#### ELECTRICAL INSTALLATIONS

- The entrance doors will be controlled via a video entry phone.
- TV points will be provided in the living areas and all bedrooms.
- Telephone lines with telephone sockets will be installed in the kitchen, living area and all bedrooms.
- All ceiling spotlights will be provided.

#### ELECTRONIC HOME SYSTEM

- An automated touch panel control lighting system will be provided.
- An automated touch panel control air-conditioning system will be provided.
- Provisions for electrical curtains.

#### AIR CONDITIONING, CENTRAL

#### HEATING AND VENTILATION

- Fresh air will be supplied to all apartments by individual indoor units.
- All lobby floors and common areas will be connected to common heat recovering air handling units for fresh air supply and subtraction to optimise energy efficiency.

### COOLING AND HEATING

Cooling and heating will be provided throughout the buildings by a decentralised ground water heat pump system. The pumps and the heat exchangers will be installed in the common plant room, in the basement, and will serve all floors with the ground water. Each apartment will be connected to the system and a heat pump unit will be installed in the mechanical cupboard.

#### The heat pump unit will serve:

- Ceiling mounted FCU to carry out air conditioning.
- Underfloor heating through pipes and hot water circulation.

### ENERGY PERFORMANCE

**Energy Performance Certificate** – The buildings will comply with the local regulations of Energy Performance and all buildings will have an A' rating certificate with high energy performance and low CO2 emissions.

**Photovoltaics** – The buildings will include the installation of common photovoltaics on the rooftops. Energy savings will benefit the buildings' common areas to reduce common expenses.

### LIFTS

- Access to all floors will be via three dedicated high-performance lifts.
- One of the lifts in each building will be utilised as a service lift and fireman lift in case of emergency.

### GEOHERMAL EXCHANGE

Geothermal Energy will be used for the heating and cooling of the buildings.

### FIRE SAFETY

- Staircases and lift lobbies will be pressurised to avoid smoke ingress and allow a safe evacuation.
- All areas in the buildings (including apartments) and the basements will be covered by a firefighting sprinkler system in case of fire.

# West Tower Apartments

## SCHEDULE OF AREAS

APT. NO.	FLOOR NO.	NO. OF BEDROOMS	COVERED INTERNAL(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> )
2001	20	3	142	37	49	228	0
2002	20	1	71	22	24	117	0
2003	20	2	115	55	39	209	4
2004	20	2	102	30	35	167	0
2005	20	3	142	37	49	228	0
2101	21	3	142	37	49	227	0
2102	21	1	71	22	24	117	0
2103	21	2	112	66	39	216	4
2104	21	2	102	33	35	170	0
2105	21	3	142	37	49	227	0
2201	22	3	142	37	49	227	0
2202	22	1	71	22	24	117	0
2203	22	2	114	58	39	212	4
2204	22	2	102	33	35	170	0
2205	22	3	142	37	49	227	0
2301	23	3	142	37	49	227	0
2302	23	1	71	22	24	117	0
2303	23	2	111	57	38	207	4
2304	23	2	102	33	35	171	0
2305	23	3	142	37	49	227	0
2401	24	3	142	37	49	228	0
2402	24	1	71	22	24	117	0
2403	24	2	108	53	37	199	4
2404	24	2	102	33	35	170	0
2405	24	3	142	37	49	228	0
2501	25	3	142	37	48	228	0
2502	25	3	161	98	55	313	5
2503	25	2	95	40	32	168	0
2504	25	3	140	37	48	225	0
2601	26	3	142	37	49	228	0
2602	26	3	157	94	54	305	5
2603	26	2	95	40	32	168	0
2604	26	3	140	37	48	225	0
2701	27	3	142	37	49	228	0
2702	27	3	154	92	53	298	5
2703	27	2	95	40	32	167	0
2704	27	3	140	37	48	225	0
2801	28	3	142	37	49	228	0
2802	28	3	150	90	52	291	5
2803	28	2	95	40	33	168	0
2804	28	3	140	37	48	225	0
2901	29	3	141	38	51	230	0
2902	29	2	116	65	42	223	3
2903	29	2	116	65	42	223	3
2904	29	3	141	38	51	230	0
3001	30	3	142	38	48	228	0
3002	30	3	143	82	49	274	6
3003	30	2	95	41	32	168	0
3004	30	3	141	38	48	227	0
3101	31	3	141	38	51	230	0
3102	31	2	112	62	40	214	3
3103	31	2	112	62	40	214	3
3104	31	3	141	38	51	230	0
3201	32	3	141	38	51	230	0
3202	32	2	110	61	40	211	3
3203	32	2	110	61	40	211	3
3204	32	3	141	38	51	230	0
3301	33	4	254	98	85	437	3
3302	33	4	254	98	85	437	3
3401	34	4	252	97	85	434	3
3402	34	4	252	97	85	434	3
3501	35	4	249	96	85	430	3
3502	35	4	249	96	84	429	3
3601	36	4	247	95	84	426	3
3602	36	4	247	95	84	426	3
3701	37 & 38	5	477	39	162	678	79
3702	37 & 38	5	477	39	162	678	79



# East Tower Apartments

## SCHEDULE OF AREAS

APT. NO.	FLOOR NO.	NO. OF BEDROOMS	COVERED INTERNAL(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> )
201	2	3	134	25	59	219	0
202	2	2	91	35	40	166	0
203	2	2	101	67	45	213	0
204	2	1	71	24	31	126	0
205	2	3	134	25	59	219	0
301	3	3	134	25	59	219	0
302	3	2	91	35	40	166	0
303	3	2	101	67	45	213	0
304	3	1	71	24	31	126	0
305	3	3	134	25	59	219	0
401	4	3	134	25	59	219	0
402	4	2	91	35	40	166	0
403	4	2	101	67	45	213	0
404	4	1	71	24	31	126	0
405	4	3	134	25	59	219	0
501	5	3	134	25	59	219	0
502	5	2	91	35	40	166	0
503	5	2	101	67	45	213	0
504	5	1	71	24	31	126	0
505	5	3	134	25	59	219	0
601	6	3	134	25	59	219	0
602	6	2	91	35	40	166	0
603	6	2	101	67	45	213	0
604	6	1	71	24	31	126	0
605	6	3	134	25	59	219	0
701	7	3	134	25	59	219	0
702	7	2	91	35	40	166	0
703	7	2	101	67	45	213	0
704	7	1	71	24	31	126	0
705	7	3	134	25	59	219	0
801	8	3	134	25	59	219	0
802	8	2	91	35	40	166	0
803	8	2	101	67	45	213	0
804	8	1	71	24	31	126	0
805	8	3	134	25	59	219	0
901	9	3	134	25	59	218	0
902	9	2	91	35	40	166	0
903	9	2	101	67	45	213	0
904	9	1	71	24	31	126	0
905	9	3	134	25	59	219	0
1001	10	3	134	25	59	218	0
1002	10	2	91	35	40	166	0
1003	10	2	101	67	45	213	0
1004	10	1	71	24	31	126	0
1005	10	3	134	25	59	219	0
1401	14	3	135	25	58	218	0
1402	14	2	92	35	39	166	0
1403	14	2	101	65	43	210	0
1404	14	1	71	24	30	126	0
1405	14	3	135	25	58	218	0
1501	15	3	135	25	58	218	0
1502	15	2	92	35	39	165	0
1503	15	2	101	65	43	209	1
1504	15	1	71	24	30	126	0
1505	15	3	135	25	58	218	0
1601	16	3	135	25	58	218	0
1602	16	2	92	35	39	165	0
1603	16	2	101	63	43	207	2
1604	16	1	71	24	30	126	0
1605	16	3	135	25	58	218	0
1701	17	3	135	25	58	218	0
1702	17	2	92	35	39	165	0
1703	17	2	101	61	43	205	2
1704	17	1	71	24	30	126	0
1705	17	3	135	25	58	218	0
1801	18	3	135	25	58	218	0
1802	18	2	92	35	39	165	0

APT. NO.	FLOOR NO.	NO. OF BEDROOMS	COVERED INTERNAL(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> )
1803	18	2	100	60	43	203	2
1804	18	1	71	24	30	126	0
1805	18	3	135	25	58	218	0
1901	19	3	135	25	58	218	0
1902	19	2	92	35	39	165	0
1903	19	2	100	58	43	201	2
1904	19	1	71	24	30	126	0
1905	19	3	135	25	58	218	0
2001	20	3	135	25	55	215	0
2002	20	2	93	35	38	165	0
2003	20	3	178	80	73	331	3
2004	20	3	135	25	55	215	0
2101	21	3	135	25	55	215	0
2102	21	2	93	35	38	165	0
2103	21	3	177	77	73	327	3
2104	21	3	135	25	55	215	0
2201	22	3	135	25	55	215	0
2202	22	2	93	35	38	165	0
2203	22	3	176	75	72	323	4
2204	22	3	135	25	55	215	0
2301	23	3	135	25	55	215	0
2302	23	2	93	35	38	166	0
2303	23	3	175	72	72	318	4
2304	23	3	135	25	55	215	0
2401	24	3	135	25	55	215	0
2402	24	2	93	35	38	166	0
2403	24	3	172	70	71	312	4
2404	24	3	135	25	55	215	0
2501	25	3	135	25	55	215	0
2502	25	2	93	35	38	166	0
2503	25	3	169	65	70	304	7
2504	25	3	135	25	55	216	0
2601	26	3	137	25	56	218	0
2602	26	2	91	35	37	163	0
2603	26	3	164	63	67	294	5
2604	26	3	137	25	56	218	0
2701	27	3	137	25	61	223	0
2702	27	2	120	48	53	221	3
2703	27	2	119	48	53	220	3
2704	27	3	137	25	61	223	0
2801	28	3	137	25	61	223	0
2802	28	2	117	46	52	215	4
2803	28	2	117	46	52	215	4
2804	28	3	137	25	61	223	0
2901	29	3	137	25	61	223	0
2902	29	2	115	44	51	210	5
2903	29	2	114	44	51	209	5
2904	29	3	137	25	61	223	0
3001	30	3	137	25	54	216	0
3002	30	4	242	82	96	420	12
3004	30	3	137	25	54	216	0
3101	31	4	255	64	99	418	6
3102	31	4	260	64	101	425	6
3201	32	4	251	62	98	411	6
3202	32	4	256	62	101	419	6
3301	33	5	499	119	197	815	13
3401	34 & 35	5	457	20	184	661	70
3402	35 & 35	5	457	20	184	661	70

# North Residences

## SPECIFICATIONS

### CONCRETE STRUCTURE

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

### WALLS

All apartments will be separated by 100mm hollow blockwork, covered with plasterboard and acoustic insulation.

Internal partition walls will be made of plasterboard complete with insulation.

### FLOORS

- The ground floor common entrance will be finished in marble.
- The common areas on each floor will be finished in marble.
- The apartments entrance hall, bathrooms, kitchen, living, and dining areas will be finished with large-sized ceramic tiles.
- The bedrooms will be finished with natural pre-varnished wood parquet with solid wood top layer.
- The terraces' floor will be finished with anti-slip ceramic tiles.
- The storerooms will be a concrete floor with an epoxy finish.
- The parking area will be a concrete floor with an epoxy finish.

### WALL FINISHES EXTERNAL

The external surface of the building will be mainly covered with composite aluminium panels.

Other surfaces will be concrete fair-faced or covered with HPL panels.

### WALL FINISHES INTERNAL

- All surfaces will be finished with plaster and painted with three coats of emulsion paint.
- The bathrooms will be lined with ceramic wall tiles up to a height of 2.65m.
- Storeroom walls will be painted blockwork.

### CEILINGS

- The apartments ceilings will be fair-faced concrete, treated with two coats of plaster and three coats of emulsion paint.
- Gypsum board system to enclose all services and provisions will be provided in the kitchens and corridors, painted with three coats of emulsion paint.
- Waterproof gypsum false ceiling will be provided in the bathrooms, painted with three coats of emulsion paint.
- Storeroom ceilings will be of fair-faced concrete, painted with emulsion paint.

### DOORS AND WINDOWS

- In the reception lobby, a revolving glass door will be installed which will be operated via an intercom system from each apartment.
- The apartments main entrance doors will be anti-burglary and fireproof steel leaf structures, with panelling on the interior and exterior, a security lock and an automatic floor seal.
- All internal doors will be imported ready-made to be installed. The door frames will be of wooden block board lacquer finish, with rubber seals. The door leaf will be flat, lacquer finish.
- All external doors leading to the terraces will be sliding coloured aluminium thermal frames with double low-energy glazing.
- Openable external windows will be double glazed aluminium.
- All storeroom doors will be of solid aluminium panels and louvered.

### WARDROBES AND KITCHEN

#### CUPBOARDS

- The kitchens will have ceramic worktops and backsplashes.
- The bedroom wardrobes and kitchen cupboards will be imported, ready-made for installation.

### KITCHEN APPLIANCES

The kitchens will be pre-fitted with a ceramic hob, electrical oven, extractor hood, washing machine/dryer, dishwasher and refrigerator.

### SANITARY WARE AND MIXERS

- High quality imported white sanitary ware will be installed, complete with accessories.
- Wall mounted toilets with concealed cistern will be installed.
- Mixers will be concealed single lever.
- Stainless steel sinks will be provided in the kitchens.
- Glazed cubicles will be provided for showers.

### WATER SUPPLY

- Hot and cold water supply lines will be PVC.
- Pressure system for cold and hot water will be installed in all apartments.

### DRAINAGE

PVC pipes will be used for the drainage system.

### ELECTRICAL INSTALLATIONS

- The entrance doors will be controlled via a video entry phone.
- TV points will be provided in the living areas and all bedrooms.
- Telephone lines with telephone sockets will be installed in the living area 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.
- False ceiling spotlights will be provided.

### ELECTRONIC HOME SYSTEM

- An automated touch panel control lighting system will be provided.
- Full installation of individual security alarm system with motion detection sensors to control the apartments main entrance and terraces' doors.
- Provision for electrical curtains.

### COOLING AND HEATING

Each apartment will have a chiller unit which will be installed in the mechanical room of each floor, to provide cooling and heating.

Full installation of chiller system (heating and cooling) including the units, wiring, drainage system and the pipes.

Underfloor heating with water will be installed, utilizing the heat from the chiller unit.

#### The chiller unit will serve:

- Ceiling mounted Fan Coil Units (FCU) to air condition.
- Underfloor heating through pipes and hot water circulation.

### ENERGY PERFORMANCE

**Energy Performance Certificate** – The building will comply with the energy performance local regulations and will have an A' rating certificate.

**Photovoltaics** – The building will include the installation of common photovoltaics on the rooftop. Energy savings will benefit the building's common areas, to reduce common expenses.

### INSULATIONS

- The roof will have screed to slopes, 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 the floor screed.

### LIFTS

Lifts with marble floors and stainless-steel cabins will be installed.

### CAR ENTRANCE

Remotely controlled gates will be installed at the entrance of the car parking area.

### FIRE SAFETY

- There will be two staircases on both sides of the building to allow safe evacuation in case of emergency.
- All areas of the building (including the apartments) and the basements will be covered by a firefighting sprinkler system in case of fire.

# North Residences (A) Apartments

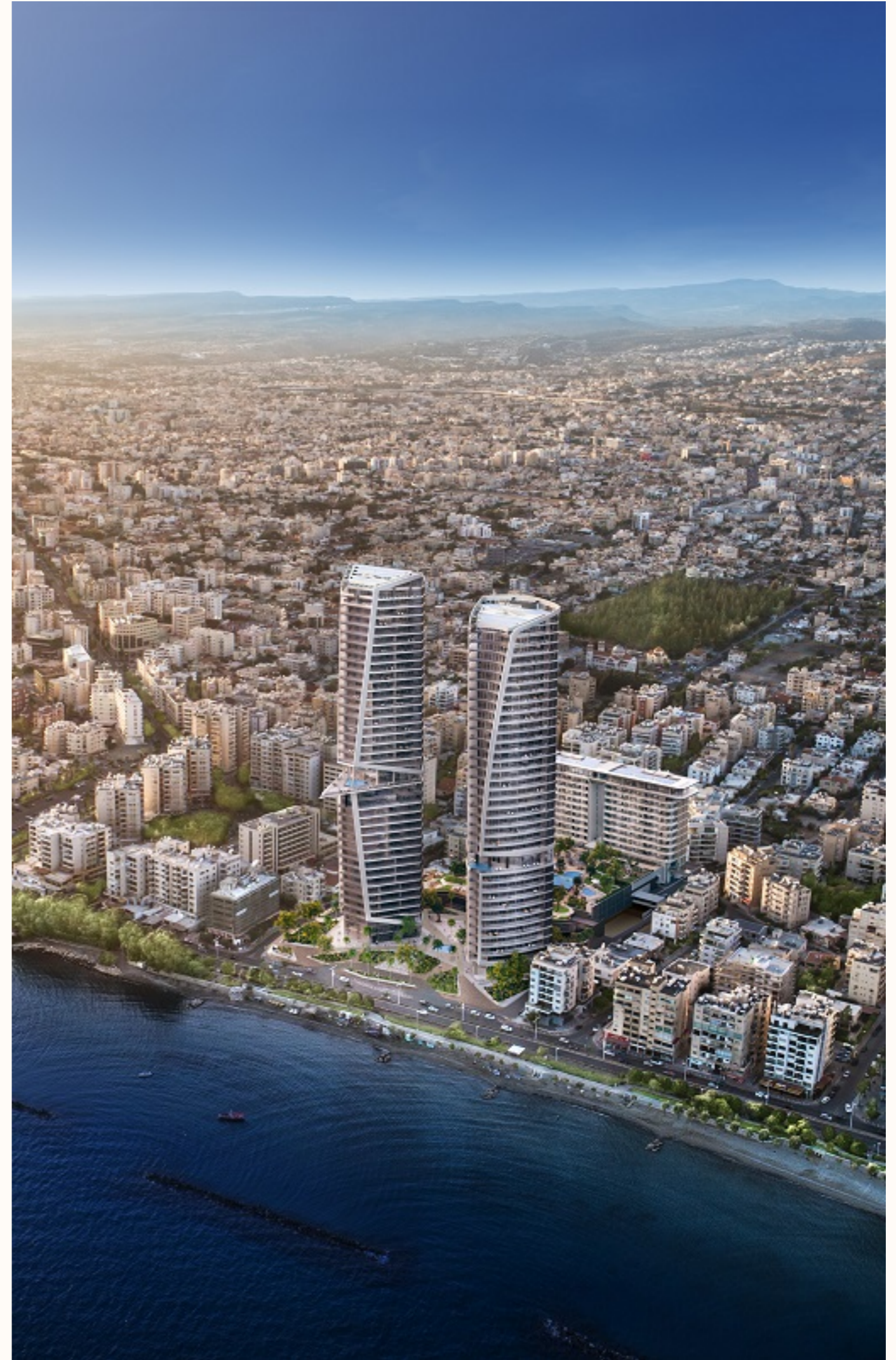
## SCHEDULE OF AREAS

APT. NO.	FLOOR NO.	NO. OF BEDROOMS	COVERED INTERNAL(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> )
301	3	3	119	35	49	203	0
302	3	2	93	27	38	158	11
303	3	2	93	27	38	158	14
304	3	1	57	18	23	98	0
401	4	3	119	35	49	203	0
402	4	2	93	27	38	158	0
403	4	2	93	27	38	158	0
404	4	1	57	18	23	98	0
501	5	3	119	35	49	203	0
502	5	2	93	27	38	158	0
503	5	2	93	27	38	158	0
504	5	1	57	18	23	98	0
601	6	3	119	35	49	203	0
602	6	2	93	27	38	158	0
603	6	2	93	27	38	158	0
604	6	1	57	18	23	98	0
701	7	3	119	35	49	203	0
702	7	2	93	27	38	158	0
703	7	2	93	27	38	158	0
704	7	1	57	18	23	98	0
801	8	3	119	35	49	203	0
802	8	2	93	27	38	158	0
803	8	2	93	27	38	158	0
804	8	1	57	18	23	98	0
901	9	3	119	35	49	203	0
902	9	2	93	27	38	158	0
903	9	2	93	27	38	158	0
904	9	1	57	18	23	98	0
1001	10	3	119	35	49	203	0
1002	10	2	93	27	38	158	0
1003	10	2	93	27	38	158	0
1004	10	1	57	18	23	98	0
1101	11	2	93	27	44	201	0
1102	11	1	67	27	31	125	0
1103	11	2	93	27	42	162	0
1104	11	1	57	17	26	101	0
1201	12	3	165	85	73	323	130
1202	12	3	166	40	73	279	77



## North Residences (B) Apartments SCHEDULE OF AREAS

APT. NO.	FLOOR NO.	NO. OF BEDROOMS	COVERED INTERNAL(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> )
305	3	1	57	18	23	98	0
306	3	2	93	27	38	158	14
307	3	2	93	27	38	158	11
308	3	3	119	35	49	203	0
405	4	1	57	18	23	98	0
406	4	2	93	27	38	158	0
407	4	2	93	27	38	158	0
408	4	3	119	35	49	203	0
505	5	1	57	18	23	98	0
506	5	2	93	27	38	158	0
507	5	2	93	27	38	158	0
508	5	3	119	35	49	203	0
605	6	1	57	18	23	98	0
606	6	2	93	27	38	158	0
607	6	2	93	27	38	158	0
608	6	3	119	35	49	203	0
705	7	1	57	18	23	98	0
706	7	2	93	27	38	158	0
707	7	2	93	27	38	158	0
708	7	3	119	35	49	203	0
805	8	1	57	18	23	98	0
806	8	2	93	27	38	158	0
807	8	2	93	27	38	158	0
808	8	3	119	35	49	203	0
905	9	1	57	18	23	98	0
906	9	2	93	27	38	158	0
907	9	2	93	27	38	158	0
908	9	3	119	35	49	203	0
1005	10	1	57	18	23	98	0
1006	10	2	93	27	38	158	0
1007	10	2	93	27	38	158	0
1008	10	3	119	35	49	203	0
1105	11	1	57	18	26	101	0
1106	11	2	93	27	42	162	0
1107	11	1	67	27	31	125	0
1108	11	2	94	63	44	201	0
1203	12	3	166	40	73	279	130
1204	12	3	166	85	73	324	77





# TRIOLOGY

LIMASSOL SEAFRONT

## THE TEAM

**Developers:** Cybarco Development Ltd, the leading luxury property developer in Cyprus. Part of the prestigious Lanitis Group, established over 75 years ago, Cybarco also has offices in Moscow and St Petersburg. The company is responsible for the fruition of many of the island's landmark projects, including Akamas Bay Villas, Sea Gallery Villas, The Oval and Limassol Marina.

**Contractors:** a JV of Cybarco Limited, the contracting division of the established Lanitis Group of Companies leading the industry in Cyprus since 1945, and Cebarco, a major building and civil engineering company based in Bahrain providing management, technical and engineering services across a range of landmark projects.

**Architects:** world-renowned WKK, an award-winning UK based architectural practice, creating relevant, innovative and bespoke developments for a select number of international clients. Each project is a unique challenge to social, environmental and economic values and an exciting opportunity to exceed clients' expectations and enrich people's lives.

**Structural engineers:** engineering design by Thornton Tomasetti, a 1,200-person organisation providing engineering design, investigation and analysis services to clients worldwide through ten complementary and integrated practices, A. J. Pericleous LLC, an awarded civil engineering firm established in Cyprus in 1994, and Evripidou Engineers, involved in the design and supervision of significant building and infrastructure projects in Cyprus.

**Electrical engineers:** Elemec Engineering Consultants, a consulting practice established in Cyprus in 1974 and behind some of the island's most prestigious projects, providing comprehensive electrical and mechanical designs and supervision both locally and internationally.

**Mechanical engineers:** Yfantis Engineering Ltd, a Mechanical-Electrical Design and Consulting firm, focusing on energy and water sustainable technologies applied in large-scale building projects.

**Fire and life safety consultants:** FEC International Ltd, an independent consultancy with over 100 years of regional and international experience, specialising in fire engineering, technical safety and emergency management in the Middle East, Far East, Africa, the CIS and Caribbean.

**Acoustical consultants:** CY ACOUSTICS a Limassol based firm dealing with a broad range of acoustical, noise and electroacoustic services.

**Interior designers:** sidetoside, a design architectural interior firm based in Cyprus, offering a full range of design services to large scale projects and private clients across Europe. The extended team of qualified architects and interior designers is involved in all stages of project management, providing clients with innovative and unique turn-key solutions.

**Lighting designers:** PRISMA LIGHTING DESIGN is a newly established practice with offices based in Rome and in Limassol. For more than 10 years, the founders have been active in the field of lighting design and have participated on different scale and type of projects.

**Architect of record:** J&A Philippou architects engineers L.L.C. is a multidisciplinary practice, established in 1960, with vast experience in complex projects both in Cyprus and Overseas.

**Retreat specialist:** Tavelis Spa Concept LTD a Spa & Fitness Consultancy company with over 25 years of broad as well as deep experience in the health and spa industry. Tavelis portfolio includes more than 50 international and full-scale spa development and management projects.

**Wayfinding specialist:** Jackson Daly deliver graphic and signage design to luxury lifestyle and hospitality projects around the world. Founded in 1991 the company operates from its head office in London.

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