RESIDENCE
TWENTY EIGHT

WELCOME

Residence 28 is a stunning new private estate of apartment residences, offering a modern and truly luxurious environment.

Surrounded by tranquil landscaped gardens, generous terracing, relaxation & entertainment areas and outdoor pool. Designed to feel part of the vibrant town centre but with the utmost privacy in mind.

Residence 28 consists of two buildings made up of 1, 2 & 3 bedroom apartments, and 3 & 4 bedroom Deluxe Penthouses offering private roof top pool and unobstructed sea views.




UNIQUE DESIGN
& ELEGANCE

RESIDENCE 28

Prime Location, Exclusive Living

Nestled in the esteemed Ayios Athanasios "Jumbo" Area of Limassol, Residence 28 boasts an enviable location that harmonizes convenience and exclusivity. With easy access to international schools, families can prioritize their children's education without compromising on quality or commute. Moreover, the anticipation of a new mall on the horizon ensures unparalleled shopping and entertainment options just a leisurely stroll away.

This residential gem epitomizes a blend of contemporary living and urban convenience, making it an ideal haven for those seeking a balanced and fulfilling lifestyle amidst the dynamic backdrop of Limassol.

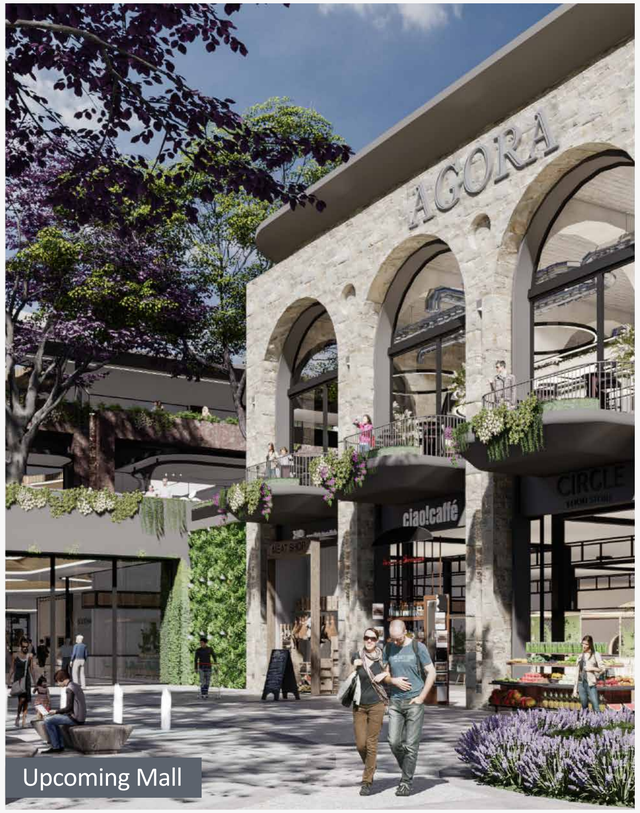




Upcoming Mall



Upcoming Mall



Upcoming Mall

PLACES OF INTEREST

Contemporary Living & Urban Convenience

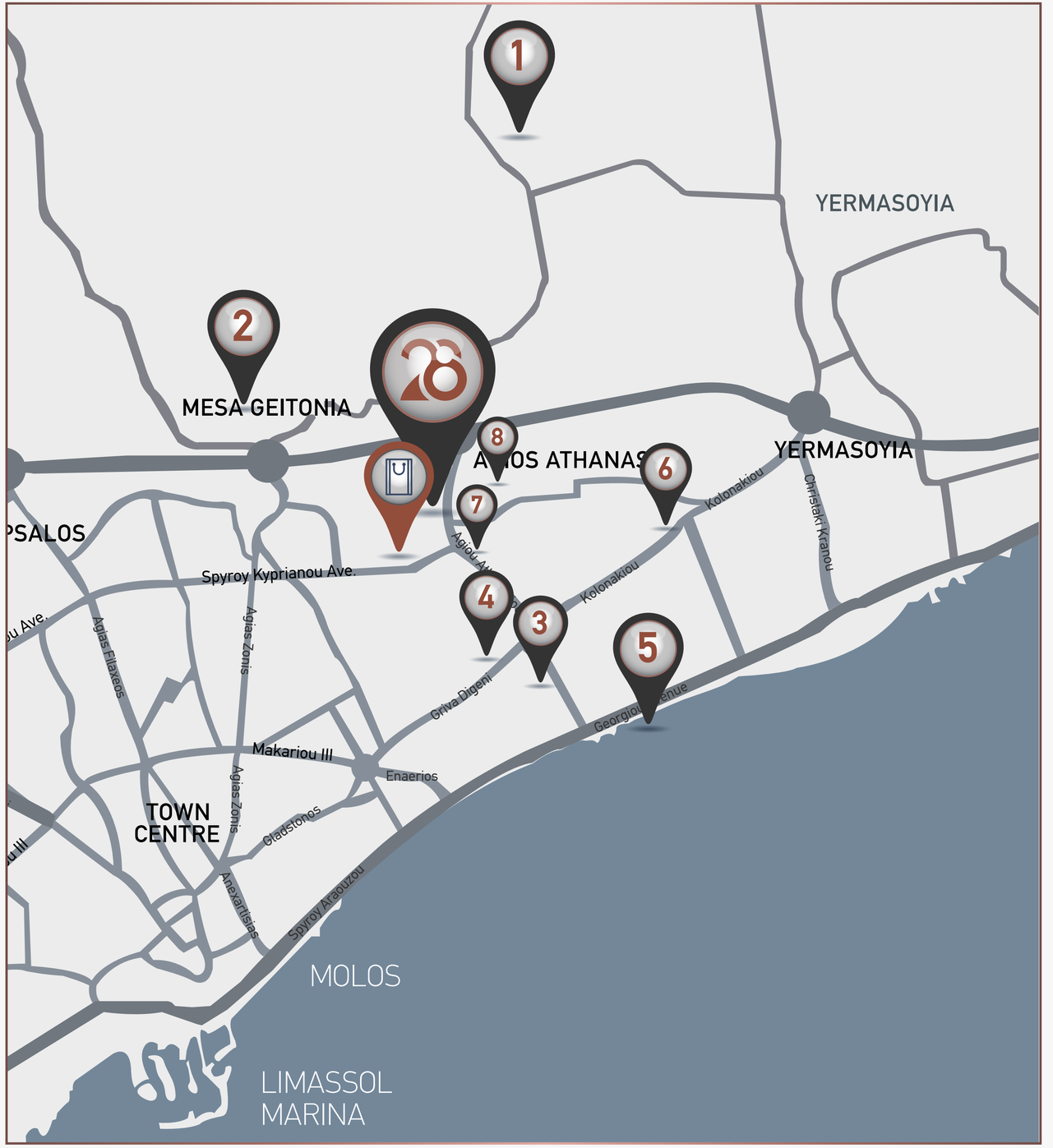
1. Foley's School	Approx. 3.5km
2. The Grammar School	Approx. 2.5km
3. AlphaMega Supermarket	Approx. 1.3km
4. Bank of Cyprus	Approx. 1km
5. Beach	Approx. 2km
6. Kolonakiou Medical Centre	Approx. 2.3km
7. Jumbo Hyperstore	Approx. 150m
8. Biofitness Gym Club	Approx. 150m

UPCOMING MALL

A One-Stop Retail & Family Entertainment Destination

Residence 28 is just a leisurely stroll away from the anticipated new mall which is expected to offer:

- Family entertainment activities which include kids play/ learning area and gaming arcade.
- A family dining experience in a modern village style piazza.
- A huge variety of restaurants and coffee shops.
- An exciting retail experience covering all levels of retail customer profiles.
- An Agora market, where local specialized products and services can be obtained.
- Access to a public park covering more than 5000 sqm.



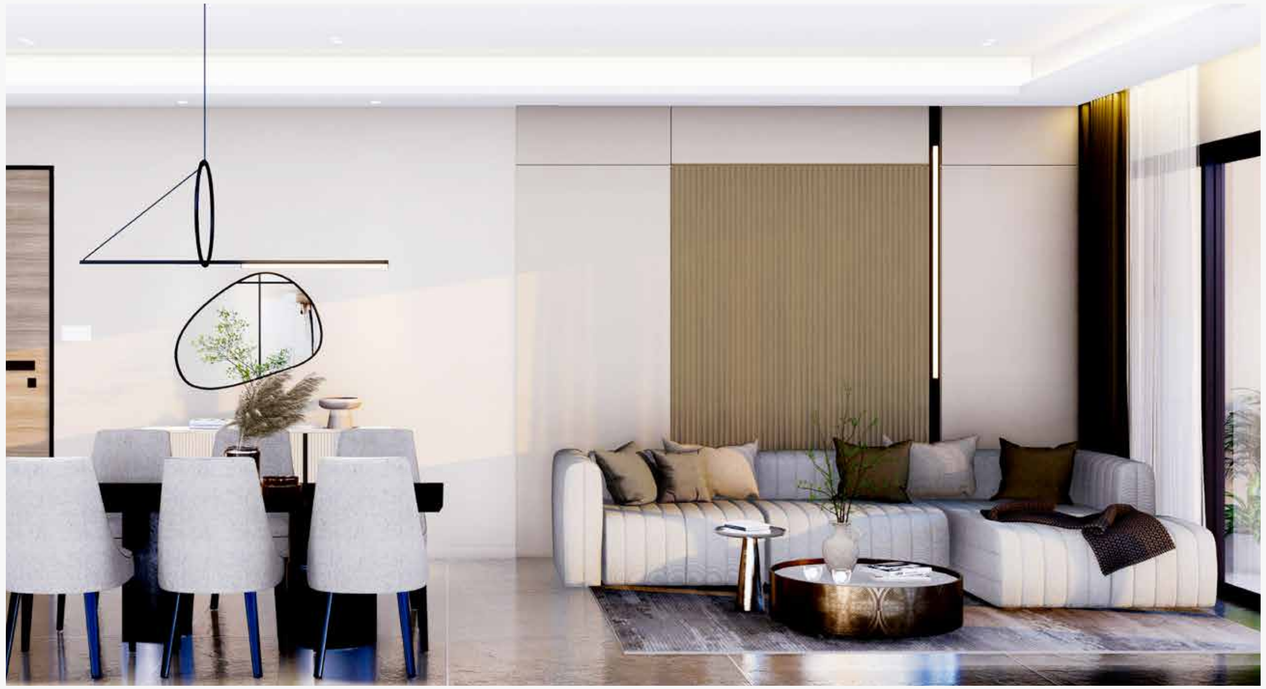
ELEVATED LIVING

Where Functionality Meets Style

Step into a realm of comfort and functionality with this spacious abode, meticulously crafted to elevate your quality of life. Designed with both practicality and style in mind, the open-plan living room and dining area beckon for cherished moments with family and friends, offering an ideal setting for both intimate gatherings and lively social evenings. Seamlessly integrated, the modern kitchen boasts an ergonomic layout, promising a delightful culinary journey every day.

Embrace the joy of living in a space where every detail is thoughtfully considered, where functionality meets luxury, and where the moments you share become the cornerstone of cherished memories.





TRANQUIL OPULENCE

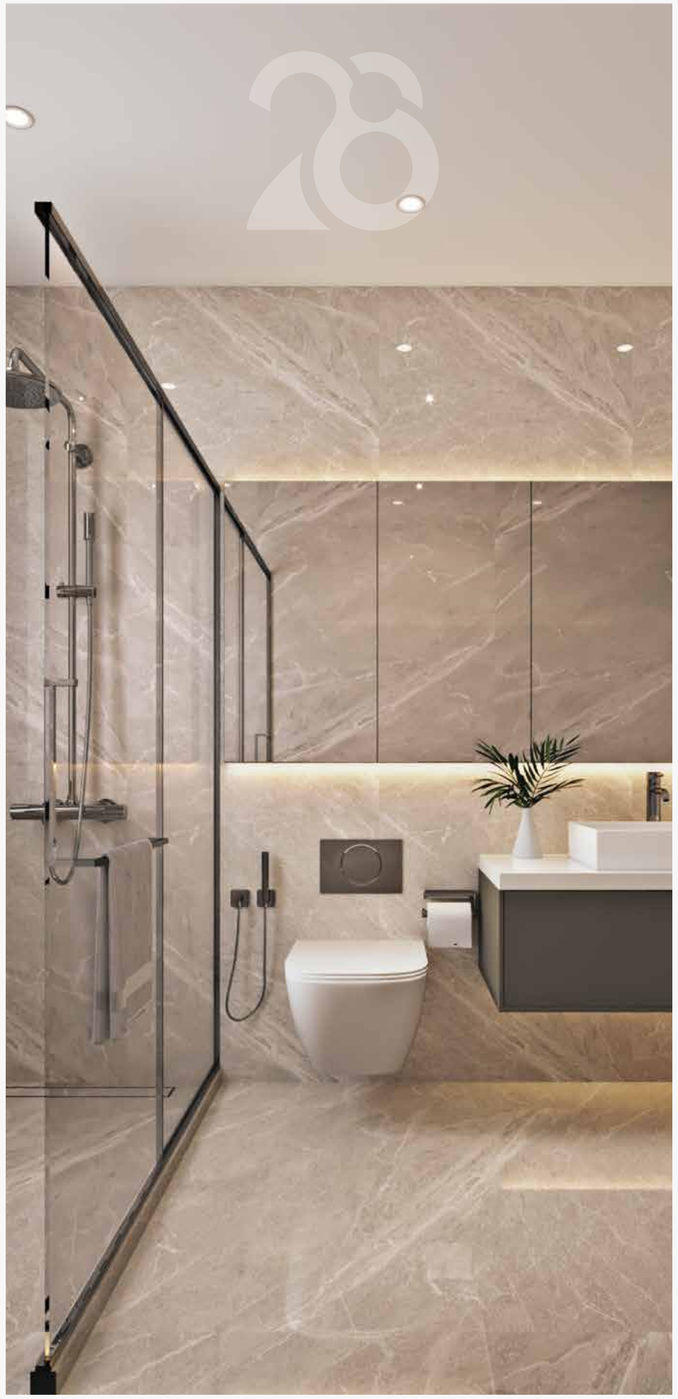
Unmatched Elegance of Private Spaces

Each space is meticulously designed to evoke a sense of tranquility and opulence, offering a sanctuary for relaxation and rejuvenation. Every detail is carefully curated to create an ambiance of timeless elegance. The bedrooms are havens of comfort, adorned with plush bedding and bespoke decor, while the bathrooms are showcases of modern indulgence, featuring lavish fixtures and spa-like amenities.

Experience a harmonious blend of style and functionality, where every moment spent in these exquisite spaces is a testament to refined living at its finest.













THE FUTURE OF HOME LIVING

The Smart Home Features of Residence 28

Each apartment is equipped with a comprehensive suite of modern amenities designed to enhance your living experience. From the moment you step inside, you'll be greeted by a smart control panel, putting the power of automation at your fingertips. Adjust lighting to suit your mood with smart light switches, while motion sensors and open/close detection sensors provide peace of mind with advanced security measures. Stay comfortable year-round with temperature and humidity sensors, complemented by smart climate control for underfloor heating, A/C, and boiler systems. Our commitment to safety extends further with water leak detectors, ensuring your home remains protected. And with smart curtain control, you can effortlessly set the ambiance for every occasion.

Experience the epitome of contemporary living at Residence 28, where every detail is designed with your comfort and convenience in mind.



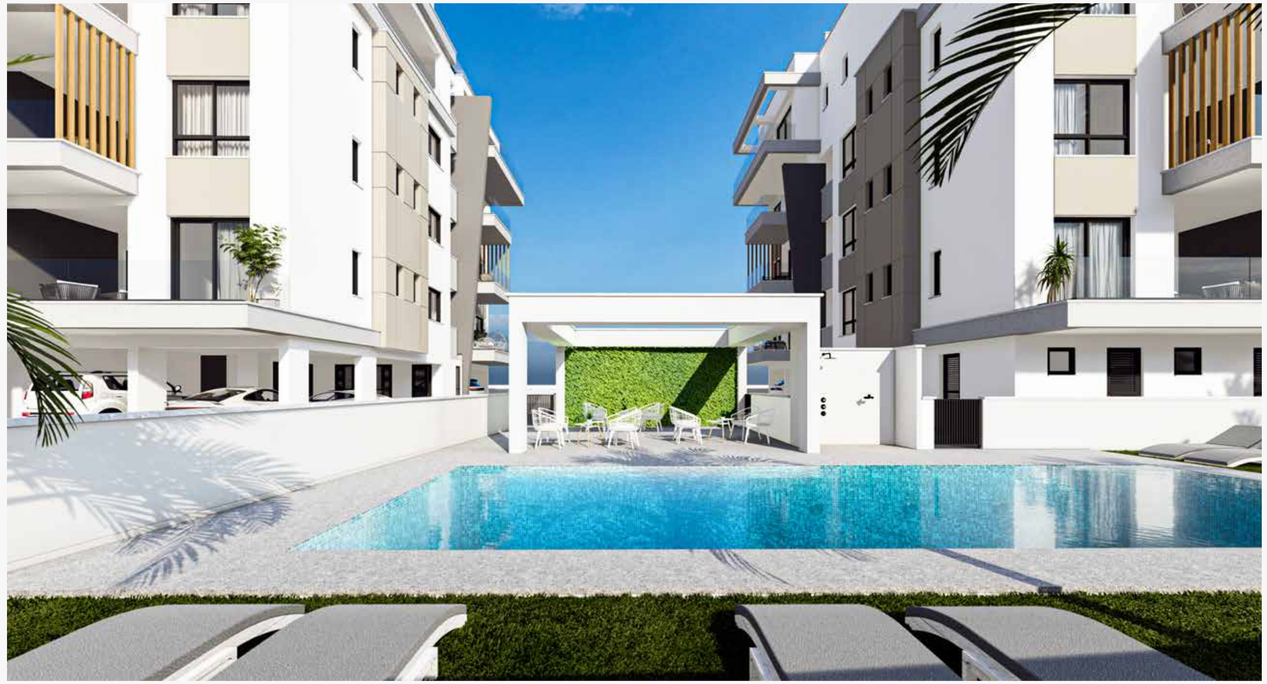


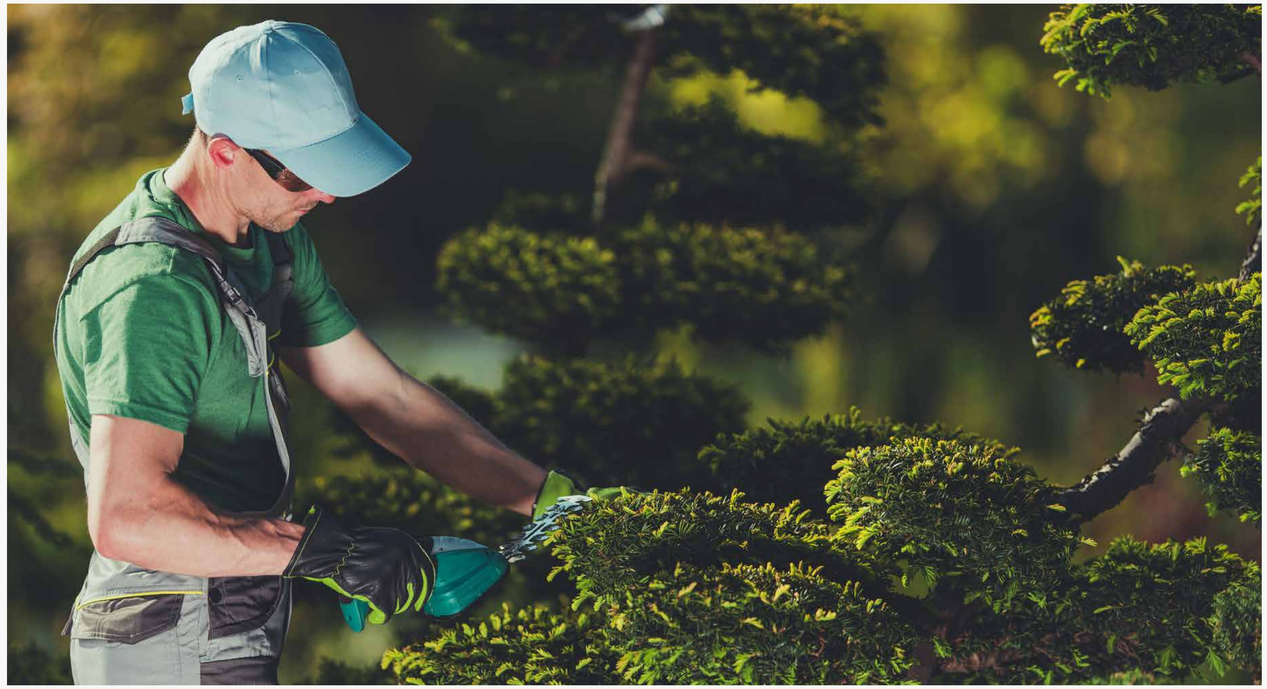
BEYOND EXPECTATIONS

Exclusive Amenities at Residence 28

Residence 28 epitomizes contemporary living with an array of premium amenities designed to enhance comfort and security, a seamless blend of convenience, luxury, and tranquility for its discerning residents.

- Gated Secured Complex
- CCTV for all Common Areas
- Luxury Entrance Lobby
- Decorative Architectual LED Lighting for Common Areas
- Overflow Outdoor Swimming Pool
- Children’s Swimming Pool
- Residence Only Events/Conference Facilities
- Fully Landscaped Garden Areas
- Private Secured Parking for Residents
- Property Management Services





SPECIFICATIONS

Foundations & Structure

Reinforced Concrete Frame with high yield steel reinforcement, comprising of footings, columns, beams, roof slab and external walls in compliance with Anti-Seismic Code. Columns & beams covered with extruded polystyrene insulation.

Walls - Plastering

25cm clay bricks in accordance with architectural plans, covered with extruded polystyrene insulation, rendered with Elastic waterproof top coast plaster "Graffito", with decorative cladding as per architects design.

- **INTERNAL WALLS**
  10cm clay bricks in accordance with architectural plans, with (3) coats of rendering applied and finished with high quality of emulsion paint (3 Coats).
- **CEILING**
  Fair-faced concrete treated with 2 coats of plaster & finished with high quality of emulsion paint (3 Coats).
- **EXTERNAL RETAINING / BOUNDARY WALLS**
  Fair-faced concrete with high yield steel reinforcement, rendered as per architects design.

Insulation / Waterproofing

Bitumen sheet membrane applied to all flat roof areas, balcony areas and concrete surfaces exposed to earth.

Entrance Doors & Windows

- **SLIDING PATIO DOORS & WINDOWS**
  (A) Aluminium double casement profile with thermal break of polyamide. Double-glazing consisting of two layers of laminated glass UV filter, filles with gas gap thermal insulation. (Windows with turn & tilt mechanism).
- **EXTERNAL MAIN DOOR**
  Fire rated high securty doors with 6-point security lock.

Wardrobes & Kitchen Cabinets

- **KITCHEN**
  European branded high-standard kitchen.
- **BUILT-IN WORDROBES**
  European branded high-standard internal doors, complete with metal door handle, lock, doorstop and hinges.
- **INTERNAL DOORS**
  European branded high-standard internal doors, complete with metal door handle, lock, doorstop and hinges.

Tiling, Flooring & Worktops

Choice from the showrooms of the preferred suppliers of the vendor. Purchaser may choose from any of selections of the supplier within the budgeted allowance stated below for each material. The Purchaser may select materials over the budgeted allowance stated below and bear the cost of the price difference):

- **LIVING & DINING AREAS**
  Choice of European branded porcelain tiles €25.00 per m2.
- **KITCHEN AREAS**
  Choice of European branded porcelain tiles €25.00 per m2 (same for kitchen splash back tiles).
- **BATHROOMS**
  Choice of European branded porcelain tiles €25.00 per m2.
- **BEDROOMS**
  Choice of European branded parquet flooring €25.00 per m2.
- **BALCONIES & PATIO AREAS**
  Choice of European branded porcelain tiles for external use €25.00 per m2.
- **INTERNAL COMMON STAIRCASE**
  High quality marble as per Architects design €65.00 per running meter.
- **WORKTOPS**
  Choice of synthetic granite worktop €150.00 per running meter.
  * (All floors will be finished with matching skirting)



Railings / Balustrades

- **BALCONIES**
  Glass balustrades as per architects design.
- **EXTERNAL**
  Colour coated aluminium railings as per architects design.
- **STAIRCASE**
  Colour coated aluminium railings as per architects design.

Sanitary Ware & Mixer Taps

- Choice of European branded top quality sanitary ware in white porcelain ("Laufen, Jika, Roca or similar).
- Chrome plated accessories, vanity unit, mirror and shower cabin.
- Choice of European branded chrome finish single lever taps (Grohe, Daniel Rubinetterie or similar).
- Choice of High-quality stainless-steel sink for kitchen.



Plumping & Water Supply

- PVC pipes within a conduit pipe (Pipe in Pipe), Installed from a central distributor, directly to each faucet both hot and cold. (Distributor on each floor).
- Central pressurized water system.
- Continuous flow of water from the local Water Board, with split supply lines for drinking water and separate line direct to concealed individual PVC storage tank.
- Dual System hot water supply with electric immersion heater and solar panel heater, with concealed stainless steel storage tank.
- CPVC pipes will be used for the drainage system which will be connected to the central sewage system of Limassol.

Lighting

- All balconies will include architecture lighting fittings.
- All common areas will include architecture lighting fittings with sensor.
- Strip lights in suspended ceilings will be included.

Electrical Installation

- Concealed circuits in accordance with 16th Edition of IEE Electrical Installations and regulations as required by the Cyprus Electric Authority.
- Power supply points and switches as per electrical drawings, comprising of circuits for lighting, power points, TV sockets, telephone points and waterproof sockets where applicable.
- Video Entry system for main door with intercom.

Security System in Common Areas

Full installation of central CCTV system for common area.

Heating & Cooling

- Provisions for Split Unit Air-condition in all bedrooms and living room areas.
- Electric Underflooring heating in all areas.



Smart Home Automation

- 7" smart control panel in every apartment.
- Smart light switches.
- Security Motion Sensors and Security Open/close detection sensor for security.
- Temperature and humidity sensor.
- Smart climate control for underfloor heating, A/C and boiler.
- Water leaking detector sensor.
- Smart Curtain control.

** The developer reserves the right to change and/ or amend the above specifications with similar standard and value without prior notice. Changes to the specifications may be requested. Any changes requested must be within the relevant building regulations and governing laws, within good building practice and in no way negatively affect the overall aesthetics of either the property or project itself.*

RESIDENCE TWENTY EIGHT

MASTERPLAN





BULDING A
1st FLOOR

APARTMENT A101

Bedrooms:	3
Covered Indoor Area:	107.5m²
Covered Veranda Area:	20m²
Un-covered Veranda Area:	7.5m²
Common Area:	16.5m²
Storage Room Area:	2.5m²
Total Area:	154m²

APARTMENT A102

Bedrooms:	2
Covered Indoor Area:	83.5m²
Covered Veranda Area:	23.5m²
Un-covered Veranda Area:	6.5m²
Common Area:	13m²
Storage Room Area:	2.5m²
Total Area:	129m²

APARTMENT A103

Bedrooms:	1
Covered Indoor Area:	56m²
Covered Veranda Area:	13m²
Un-covered Veranda Area:	7.5m²
Common Area:	9m²
Storage Room Area:	2.5m²
Total Area:	88m²

APARTMENT A104

Bedrooms:	1
Covered Indoor Area:	56m²
Covered Veranda Area:	13m²
Un-covered Veranda Area:	7.5m²
Common Area:	9m²
Storage Room Area:	2.5m²
Total Area:	88m²



BULDING A
2nd FLOOR & 3rd FLOOR

APARTMENT A201/A301

Bedrooms:	3
Covered Indoor Area:	107.5m²
Covered Veranda Area:	20m²
Un-covered Veranda Area:	-
Common Area:	16.5m²
Storage Room Area:	2.5m²
Total Area:	146.5m²

APARTMENT A202/A302

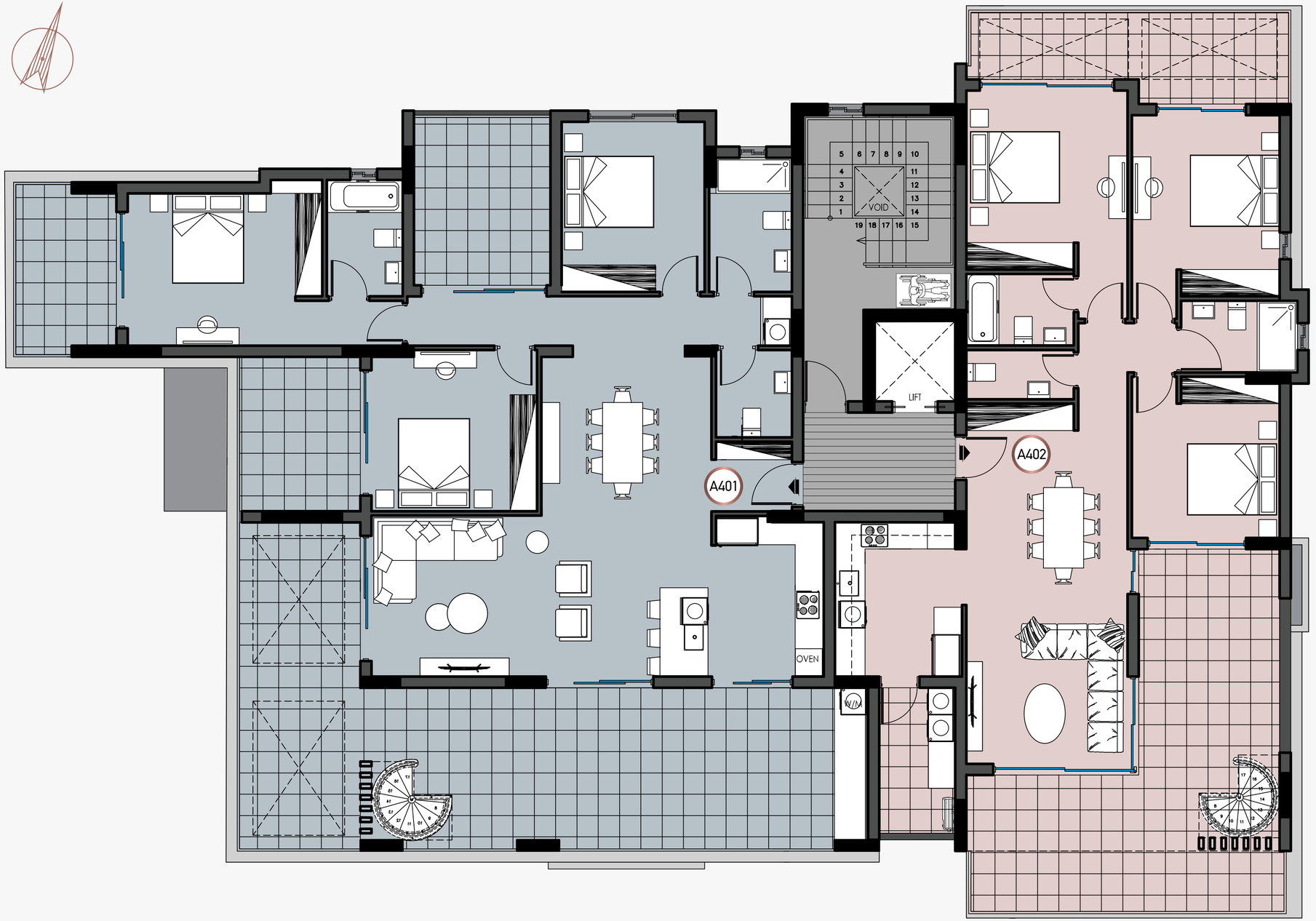
Bedrooms:	2
Covered Indoor Area:	83.5m²
Covered Veranda Area:	23.5m²
Un-covered Veranda Area:	-
Common Area:	13m²
Storage Room Area:	2.5m²
Total Area:	122.5m²

APARTMENT A203/A303

Bedrooms:	1
Covered Indoor Area:	56m²
Covered Veranda Area:	13m²
Un-covered Veranda Area:	-
Common Area:	9m²
Storage Room Area:	2.5m²
Total Area:	80.5m²

APARTMENT A204/304

Bedrooms:	1
Covered Indoor Area:	56m²
Covered Veranda Area:	13m²
Un-covered Veranda Area:	-
Common Area:	9m²
Storage Room Area:	2.5m²
Total Area:	80.5m²



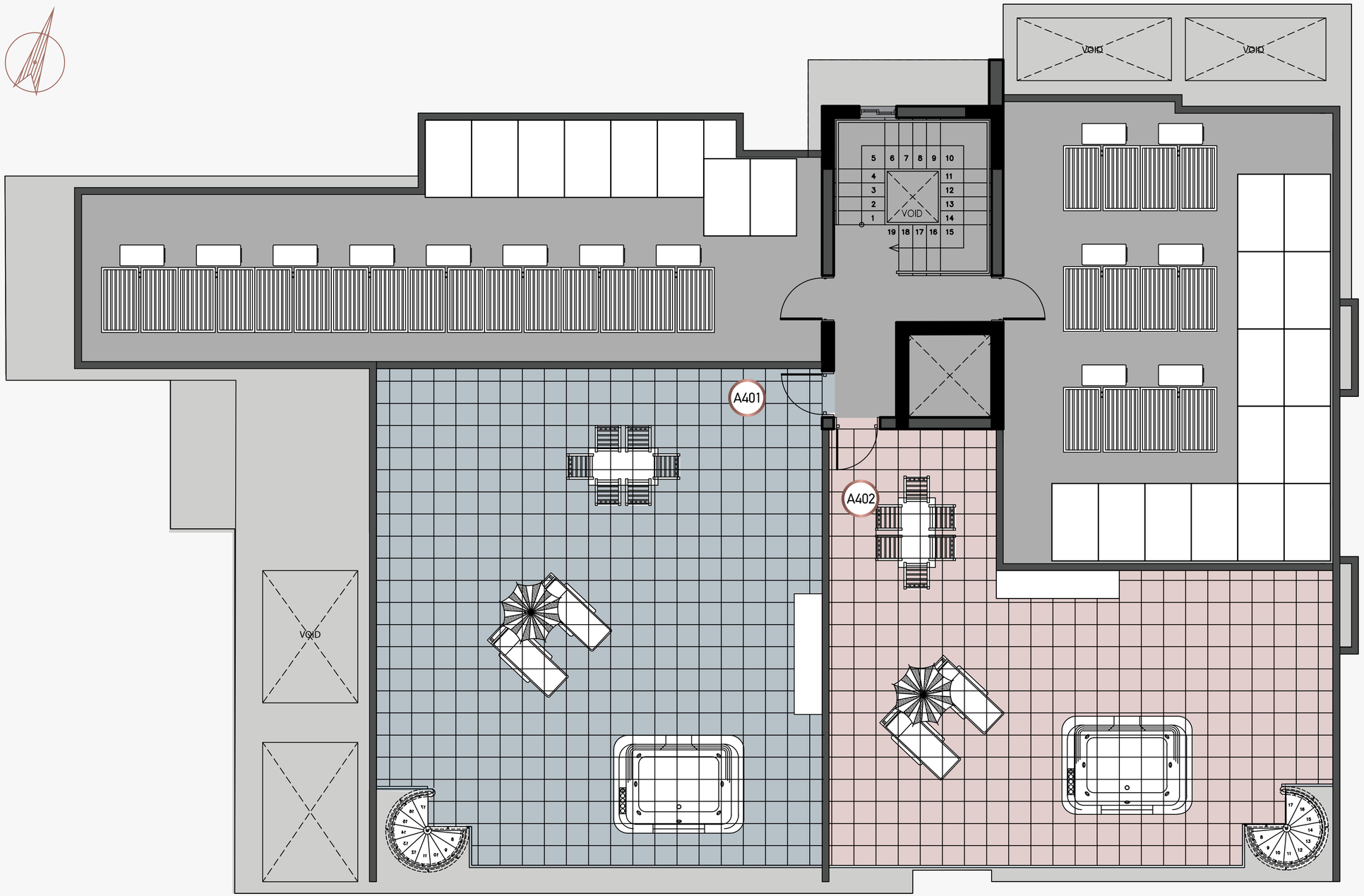
BULDING A
PENTHOUSE FLOOR

APARTMENT A401

Bedrooms:	3+
Covered Indoor Area:	136m²
Covered Veranda Area:	53.5m²
Un-covered Veranda Area:	147.5m²
Common Area:	21m²
Storage Room Area:	3m²
Total Area:	361m²

APARTMENT A402

Bedrooms:	3
Covered Indoor Area:	108m²
Covered Veranda Area:	37m²
Un-covered Veranda Area:	108.5m²
Common Area:	16.5m²
Storage Room Area:	3m²
Total Area:	273m²



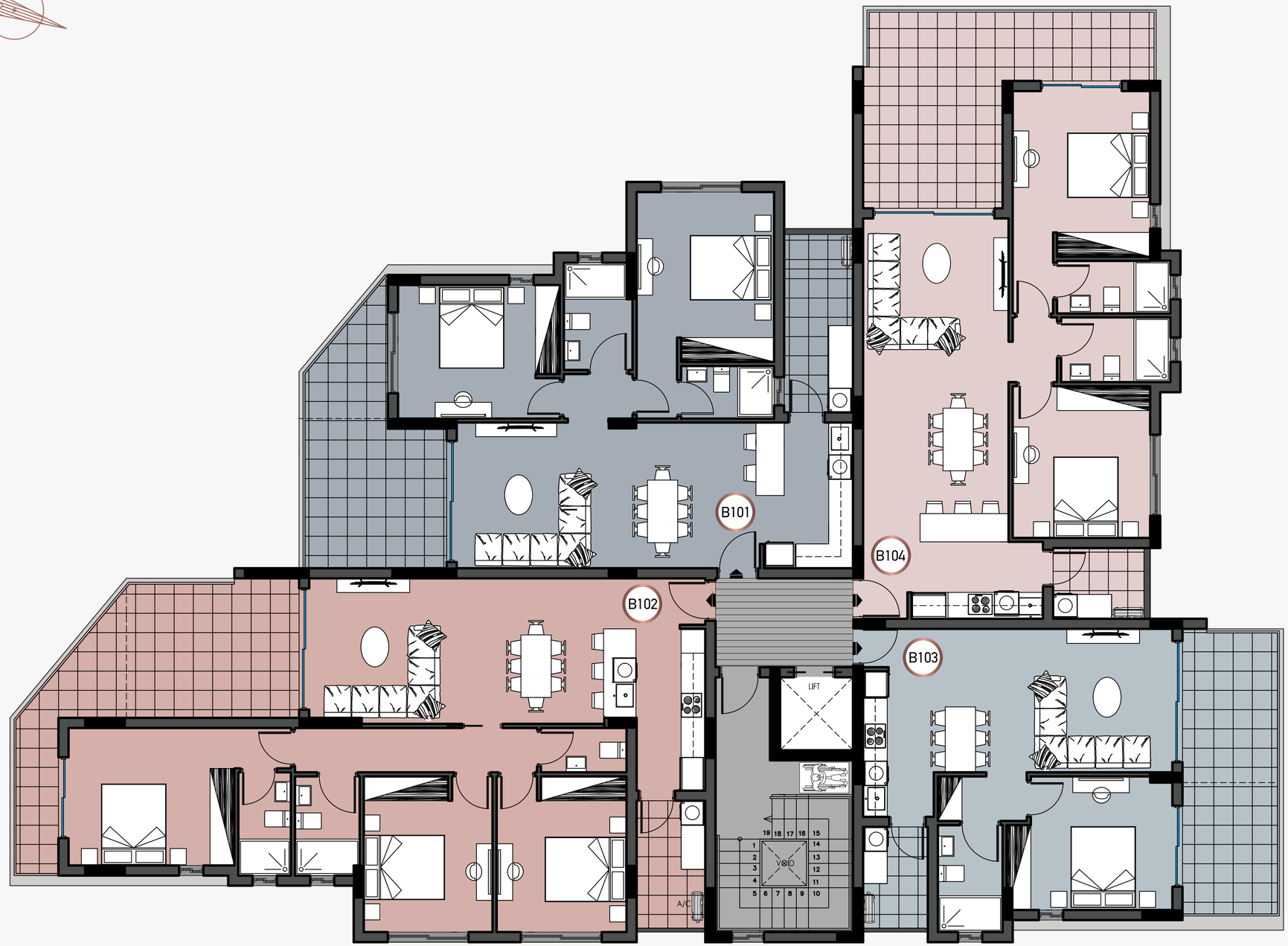
BULDING A ROOF FLOOR

APARTMENT A401

Bedrooms:	3+
Covered Indoor Area:	136m²
Covered Veranda Area:	53.5m²
Un-covered Veranda Area:	147.5m²
Common Area:	21m²
Storage Room Area:	3m²
Total Area:	361m²

APARTMENT A402

Bedrooms:	3
Covered Indoor Area:	108m²
Covered Veranda Area:	37m²
Un-covered Veranda Area:	108.5m²
Common Area:	16.5m²
Storage Room Area:	3m²
Total Area:	273m²



BULDING B
1st FLOOR

APARTMENT B101

Bedrooms:	2
Covered Indoor Area:	83.5m²
Covered Veranda Area:	18m²
Un-covered Veranda Area:	7.5m²
Common Area:	10.5m²
Storage Room Area:	3.5m²
Total Area:	123m²

APARTMENT B102

Bedrooms:	3
Covered Indoor Area:	109m²
Covered Veranda Area:	26m²
Un-covered Veranda Area:	-
Common Area:	13.5m²
Storage Room Area:	3.5m²
Total Area:	152m²

APARTMENT B103

Bedrooms:	1
Covered Indoor Area:	56.5m²
Covered Veranda Area:	19m²
Un-covered Veranda Area:	-
Common Area:	7m²
Storage Room Area:	3.5m²
Total Area:	86m²

APARTMENT B104

Bedrooms:	2
Covered Indoor Area:	86.5m²
Covered Veranda Area:	30m²
Un-covered Veranda Area:	-
Common Area:	11m²
Storage Room Area:	3.5m²
Total Area:	131m²



BULDING B
2nd FLOOR & 3rd FLOOR

APARTMENT B201/B301

Bedrooms:	2
Covered Indoor Area:	83.5m²
Covered Veranda Area:	19m²
Un-covered Veranda Area:	-
Common Area:	10.5m²
Storage Room Area:	3.5m²
Total Area:	116.5m²

APARTMENT B202/B302

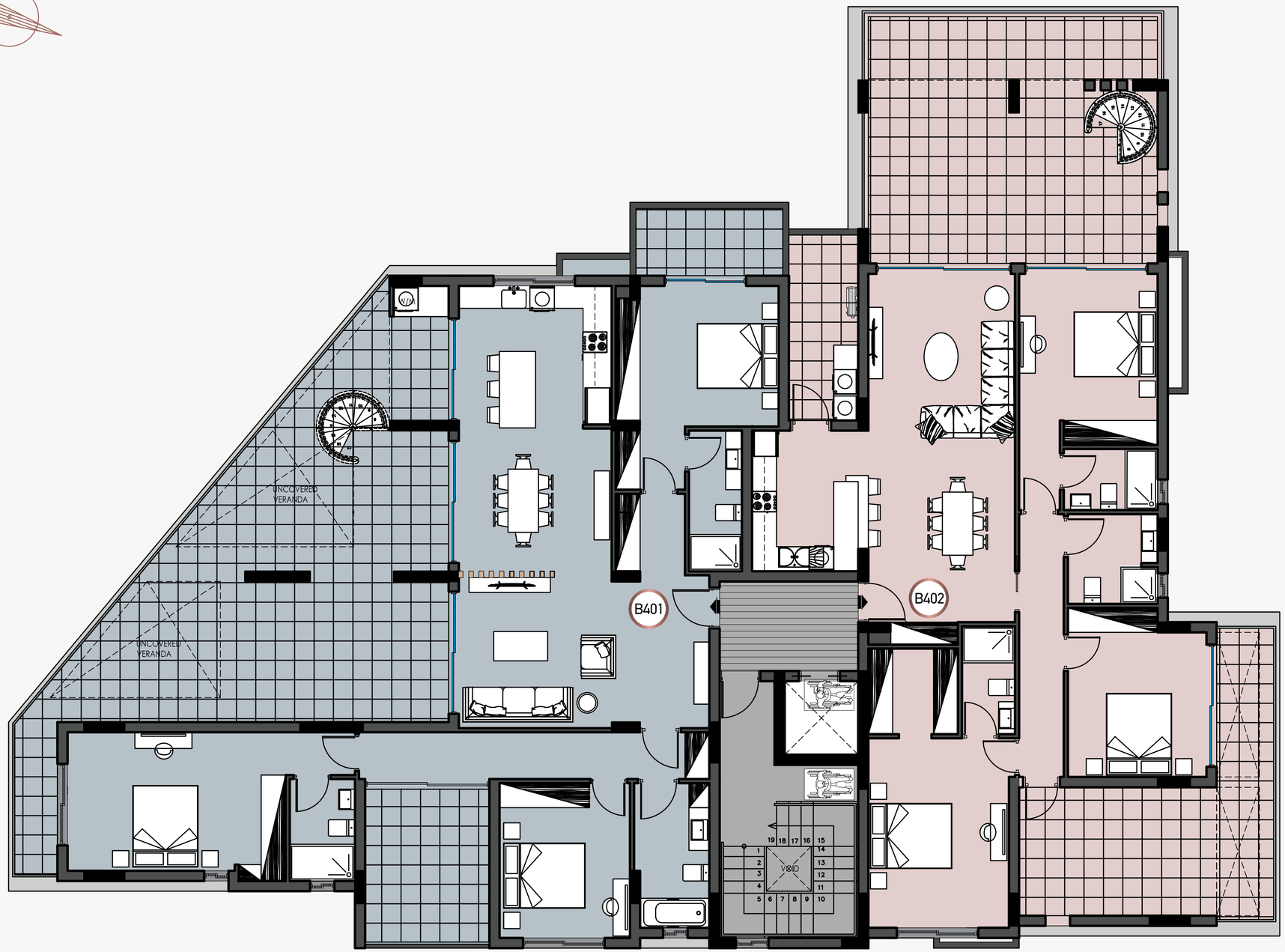
Bedrooms:	3
Covered Indoor Area:	109m²
Covered Veranda Area:	21m²
Un-covered Veranda Area:	-
Common Area:	13.5m²
Storage Room Area:	3.5m²

APARTMENT B203/B303

Bedrooms:	1
Covered Indoor Area:	56.5m²
Covered Veranda Area:	11m²
Un-covered Veranda Area:	-
Common Area:	7m²
Storage Room Area:	3.5m²
Total Area:	78m²

APARTMENT B204/B04

Bedrooms:	2
Covered Indoor Area:	86.5m²
Covered Veranda Area:	17m²
Un-covered Veranda Area:	-
Common Area:	11m²
Storage Room Area:	3.5m²
Total Area:	118m²



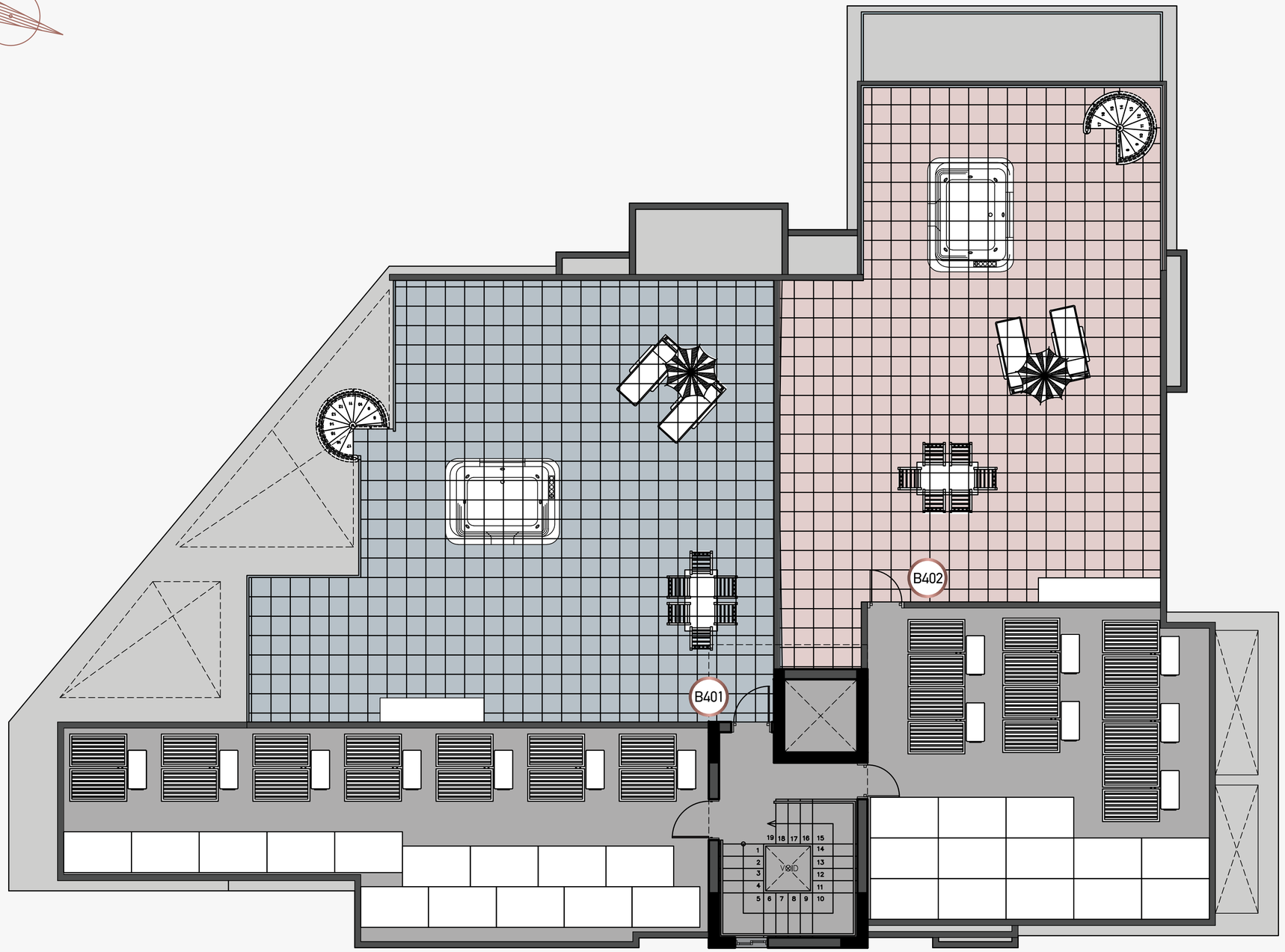
BULDING B
PENTHOUSE FLOOR

APARTMENT B401

Bedrooms:	3+
Covered Indoor Area:	146m²
Covered Veranda Area:	38m²
Un-covered Veranda Area:	172m²
Common Area:	18.5m²
Storage Room Area:	6m²
Total Area:	**380.5m²**

APARTMENT B402

Bedrooms:	3+
Covered Indoor Area:	125m²
Covered Veranda Area:	45m²
Un-covered Veranda Area:	61m²
Common Area:	16m²
Storage Room Area:	6m²
Total Area:	**253m²**



BULDING B
PENTHOUSE FLOOR

APARTMENT B401

Bedrooms:	3+
Covered Indoor Area:	146m²
Covered Veranda Area:	38m²
Un-covered Veranda Area:	172m²
Common Area:	18.5m²
Storage Room Area:	6m²
Total Area:	**380.5m²**

APARTMENT B402

Bedrooms:	3+
Covered Indoor Area:	125m²
Covered Veranda Area:	45m²
Un-covered Veranda Area:	61m²
Common Area:	16m²
Storage Room Area:	6m²
Total Area:	**253m²**


28 RESIDENCE TWENTY EIGHT

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QUALITY IS OUR HABIT!

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