



**MALVASIA**  
RESIDENCE



# WELCOME

Malvasia Residence is a new private estate of apartment residences, located in Omonia Area of Limassol. Malvasia Residence consists of 1, 2 & 3 bedroom apartments, and 2 penthouses that offer private roof terrace.

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## PERFECTLY PLACED

Malvasia Residence is situated in Omonia area, Limassol, and boasts close proximity to all necessary amenities: supermarkets, bakeries, restaurants, cafés and banks are all within walking distance.

Furthermore Malvasia Residence is located just a few minutes drive from My Mall Limassol and Cyprus Casino.







KAPSALOS

Spyroy Kyprianou Ave.

Agiou Athanasiou

Kolonakiou

Irifstaki Kranou

Agias Zonis

Agias Filaxeos

Griva Digeni

Georgiou Avenue

Nikou & Despoinas Pattichi

Makariou III

Enaerios

TOWN CENTRE

Gladstonos

Agias Zonis

Anexartisis

Spyroy Araouzou

Makariou III

MOLOS

LIMASSOL MARINA

### PLACES OF INTEREST



**BANKS**  
Approximately 280m



**SUPERMARKETS**  
Approximately 400m



**BAKERIES**  
Approximately 350m



**CAFES**  
Approximately 70m



**RESTAURANTS**  
Approximately 100m



Pafou

Omonias Ave.

Omonias Ave.



# THE RESIDENCES

All residences are built to the highest standards; incorporate the finest materials, and offer additional leisure and lifestyle amenities that make Malvasia Residence an exceptional place to live.







All CGI are for indicative purposes only. Prices do not include the furniture as shown.







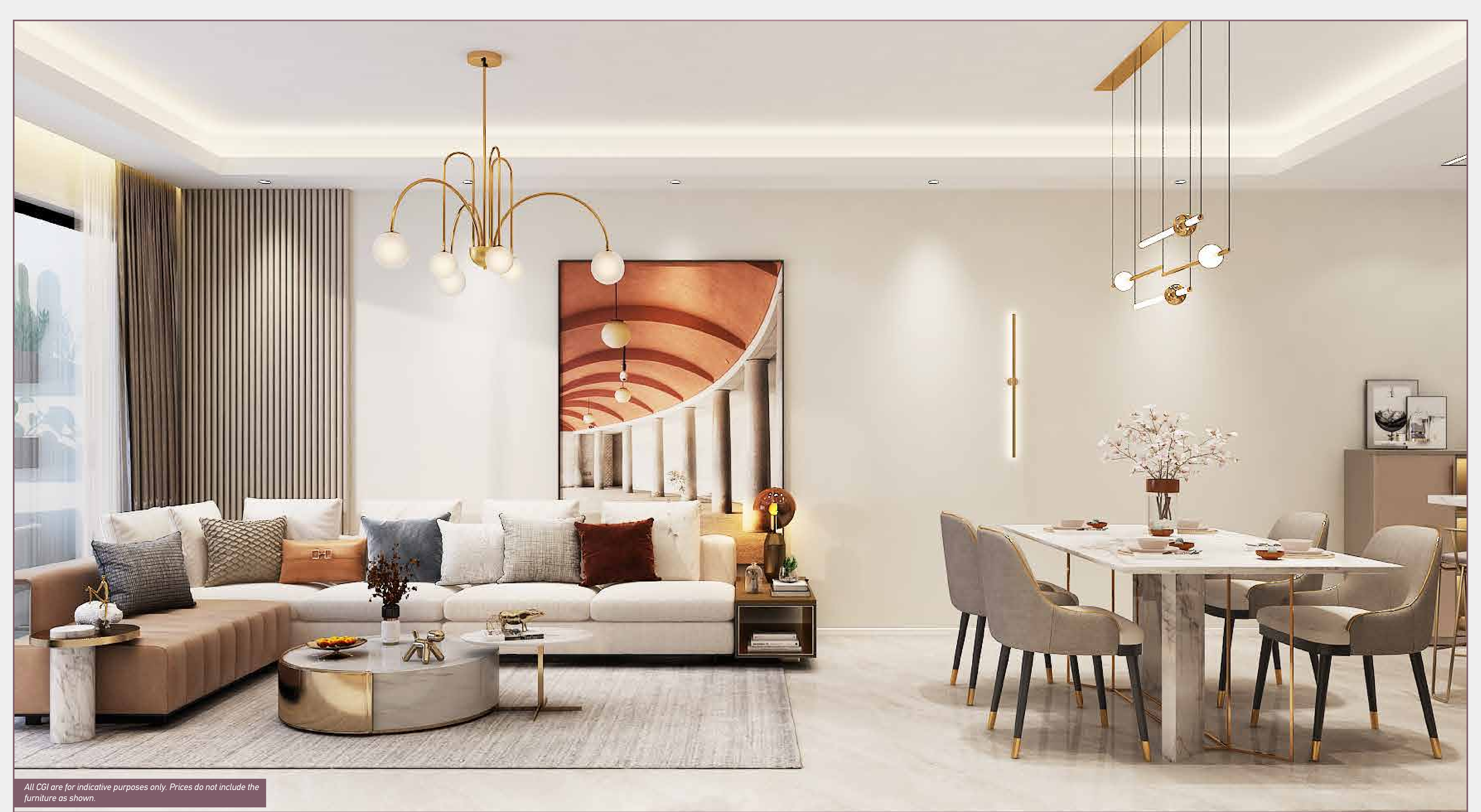
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# QUALITY FINISHES & MATERIALS

Every detail is considered to offer quality residences



## PORCELAIN CERAMIC FLOOR TILES

HIGH QUALITY IMPORTED FROM SPAIN OR ITALY

- High Quality
- High resistant of water absorption
- Pressure-treated
- Durable less likely to chip



## INTERNAL WORKTOPS

GRANITE

- Longer lasting
- Durable and scratch proof
- Aesthetics
- Easy cleaning



## KITCHENS & WARDROBES

CUSTOM DESIGNED

- High Quality
- Unique designs
- Choice of colours and designs



## SANITARY WARE

ROCA SANITARY WARE

- High Quality
- Large depth of the glaze
- Unique designs



## MIXERS & TAPS

HIGH QUALITY GROHE

- High Quality
- Water saving
- Unique designs
- Chrome plated



## INTEGRATED FLY SCREENS

- Aesthetics
- Ease of use
- Integrated into frame of window/patio door



## SECURITY DOOR

LOCK TRAP SYSTEM

- High Quality
- High resistance to latches
- Quick and easy replacement of central block



## VIDEO PHONE ENTRY SYSTEM

- Easy to use
- High quality
- Elegant design



## WATER SYSYTEM

PRESSURIZED WATER SYSTEM

- Increases water pressure
- Conserves water consumption
- Enables water storage tanks to be in a concealed location for aesthetics



## PLUMPING SYSTEM

PIPE IN PIPE SYSTEM

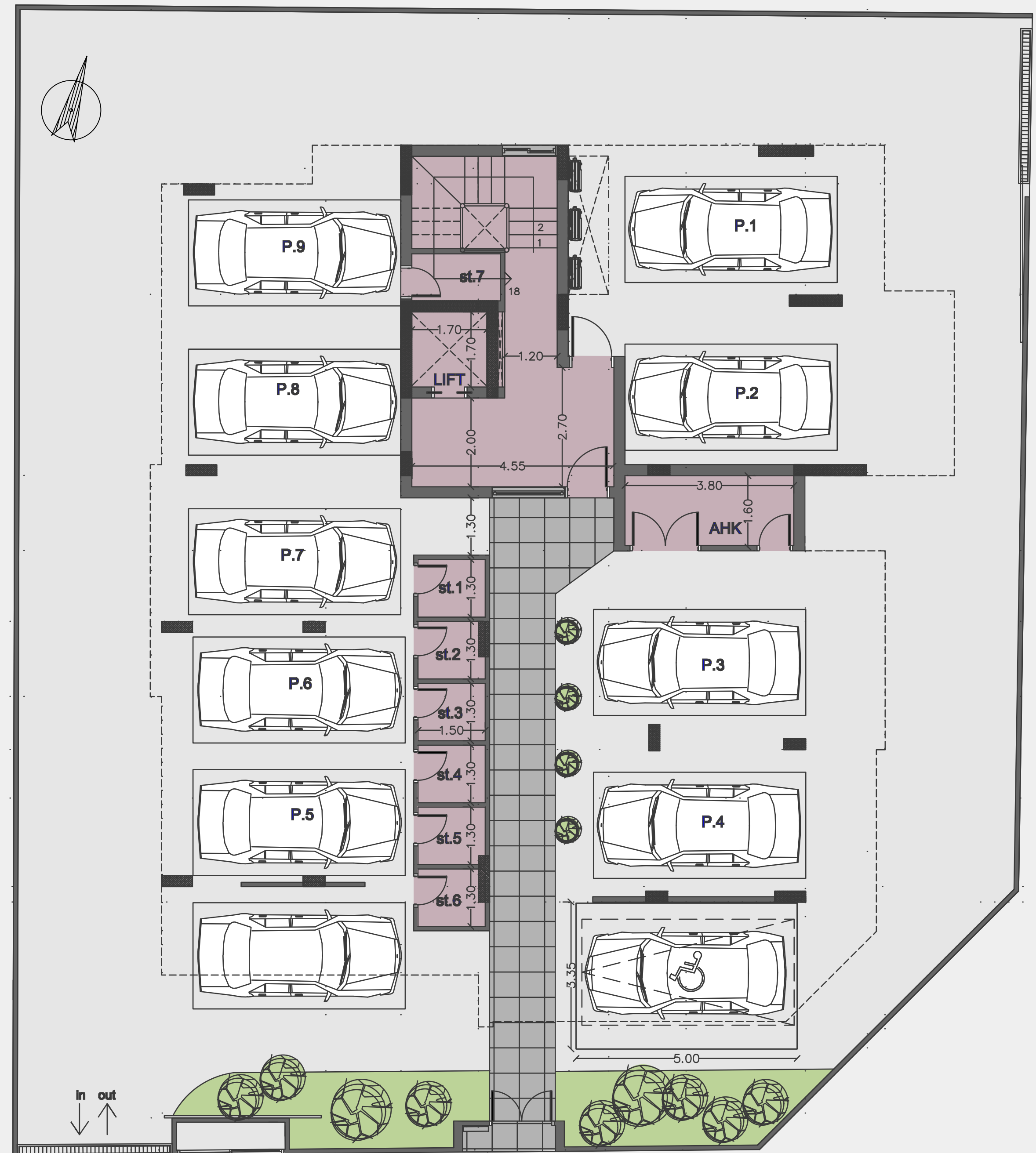
- Durable and flexible
- Less likely to leak or break
- Easy to replace pipes
- High water pressure resistance



## Ground Floor

### AMENITIES

- Secured Gated Complex
- Private Parking for each Apartment
- Storage Rooms for 2 & 3 Bdr. Apartments
- Landscaped Green Areas





## 1st & 2nd Floor

### APARTMENTS 101/201

Bedrooms:	3
Covered Indoor Area:	96m <sup>2</sup>
Covered Veranda Area:	26m <sup>2</sup>
Common Area:	18m <sup>2</sup>
Storage Room Area:	2.5m <sup>2</sup>
<b>Total Covered Area:</b>	<b>142.5m<sup>2</sup></b>

### APARTMENTS 102/202

Bedrooms:	2
Covered Indoor Area:	75m <sup>2</sup>
Covered Veranda Area:	22m <sup>2</sup>
Common Area:	14m <sup>2</sup>
Storage Room Area:	2.5m <sup>2</sup>
<b>Total Covered Area:</b>	<b>113.5m<sup>2</sup></b>

### APARTMENTS 103/203

Bedrooms:	1
Covered Indoor Area:	50m <sup>2</sup>
Covered Veranda Area:	8m <sup>2</sup>
Common Area:	9m <sup>2</sup>
Storage Room Area:	-
<b>Total Covered Area:</b>	<b>67m<sup>2</sup></b>





## 3rd Floor

### APARTMENT 301

Bedrooms:	<b>3</b>
Covered Indoor Area:	<b>115m<sup>2</sup></b>
Covered Veranda Area:	<b>26m<sup>2</sup></b>
Common Area:	<b>18m<sup>2</sup></b>
Storage Room Area:	<b>2.5m<sup>2</sup></b>
Roof Terrace Veranda:	<b>62.5m<sup>2</sup></b>
<b>Total Covered Area:</b>	<b>161.5m<sup>2</sup></b>

### APARTMENT 302

Bedrooms:	<b>2</b>
Covered Indoor Area:	<b>94m<sup>2</sup></b>
Covered Veranda Area:	<b>22m<sup>2</sup></b>
Common Area:	<b>14m<sup>2</sup></b>
Storage Room Area:	<b>2.5m<sup>2</sup></b>
Roof Terrace Veranda:	<b>73.5m<sup>2</sup></b>
<b>Total Covered Area:</b>	<b>132.5m<sup>2</sup></b>

### APARTMENT 303

Bedrooms:	<b>1</b>
Covered Indoor Area:	<b>50m<sup>2</sup></b>
Covered Veranda Area:	<b>8m<sup>2</sup></b>
Common Area:	<b>9m<sup>2</sup></b>
Storage Room Area:	<b>-</b>
<b>Total Covered Area:</b>	<b>67m<sup>2</sup></b>





# Roof Terrace

## APARTMENTS 301 & 302

- Laundry Room
- Roof Garden







**STYLIANIDES GROUP**

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QUALITY IS OUR HABIT!