



■ CHRISTAKIS RESIDENCE





Christakis Residence.

Christakis Residence is located in the prestigious, residential area of Laiki Lefkothea, atop a hill boasting picturesque views of the western part of Limassol below and the azure blue waters of the Mediterranean beyond.

Modern, Cosmopolitan Living

This elegant, contemporary residential complex comprises three floors of six well-designed two-bedroom apartments, and is located a mere 6km from Limassol's buzzing city center, and a stone's throw from the city's stunning coastline. The modern residences are ideal for families, thanks to the quiet seclusion of the surrounding residential neighborhood, but also the wealth of nearby amenities, including schools, shops, and local eateries.





Modern Elegance

A contemporary, low-rise residential complex, Christakis Residence features stylish, elegant architecture that emphasizes sleek lines and geometric shapes. With a glass and concrete façade in shades of grey, complemented by sparkling glass railings on all the balconies, the building projects an aura of modern luxury.

Each of the six apartments are comfortably spread out across three floors, thus creating a sense of privacy and security as well as the added benefit of a generously spaced out home, while still allowing for a sense of community and neighborliness among residents.



stylish &
elegant
architecture

Exclusive Living Spaces

Every apartment in Christakis Residence is constructed using premium quality building materials and finished to the highest of standards. The interiors are designed in such a way as to utilize every corner, and ensure maximum space and comfort.

Quality finishes abound, from the solid wood doors and cupboards and durable granite countertops, to the high-quality wooden flooring in all rooms, and synthetic deck on the spacious verandas. The open-plan kitchen and living area is both effortlessly stylish and fully functional, allowing a free-flow of movement across every space of the home.

Large windows allow an abundance of natural light to stream in, and living spaces extend out onto full balconies with glass railings that serve up beautiful views of the cityscape below and Mediterranean Sea beyond.

Each apartment is fitted with electric aluminum roller shutters in the bedrooms, and full insulation throughout, and also offers provision for both split unit air conditioners as well as electric heating radiators. Residents will have access to their own parking space, secured by remote-controlled gates to ensure privacy, safety and comfort for all.







CHRISTAKIS RESIDENCE

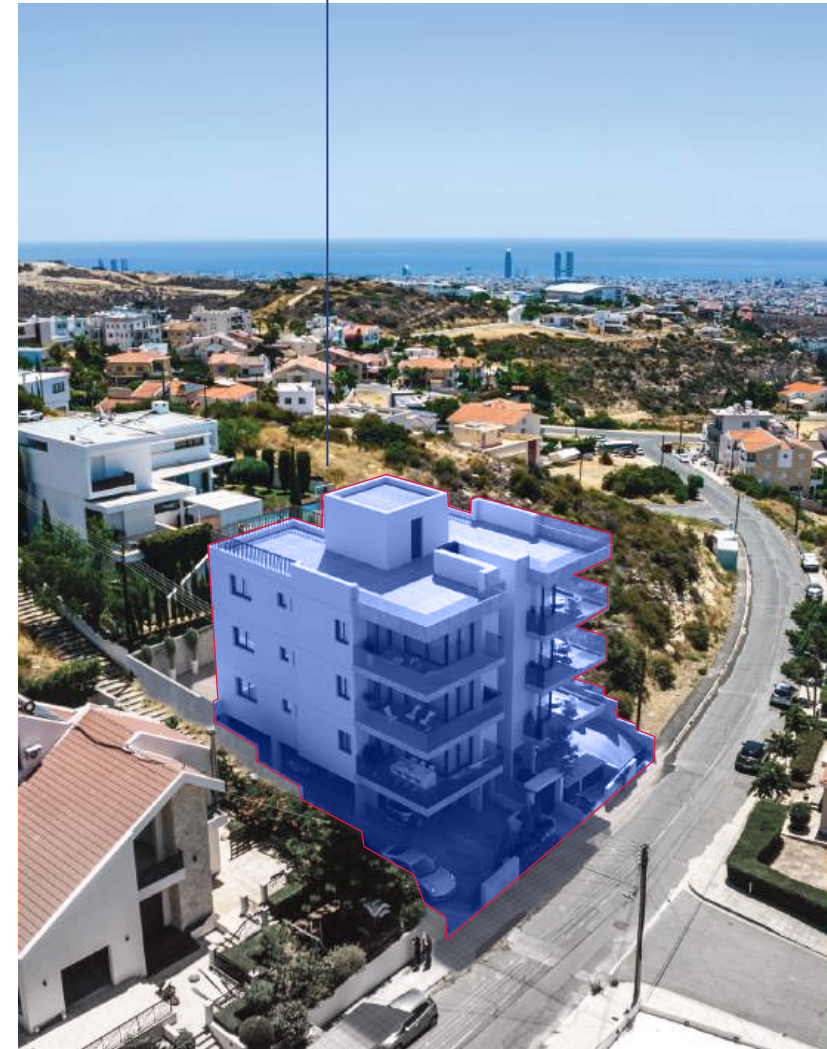
boasting
picturesque
views



The Location



CHRISTAKIS
RESIDENCE



Technical Specifications

GENERAL STRUCTURE

- Reinforced concrete slabs, beams and columns in accordance with seismic design standards and regulations.
- External walls: 25cm thick hollow clay brick. Internal walls: 10cm thick hollow clay brick.
- Suspended false ceilings with plasterboards secured on metal frame in kitchen, corridor, and bathrooms.

WALLS AND CEILING FINISHES

- 2 layers of cement base plaster, three layers of finishing putty with 3 coats of emulsion paint on brick walls
- Three layers of finishing putty with 3 coats of emulsion paint on internal ceilings
- 2.90m height ceilings in bedrooms and living room

WATER AND THERMAL PROOFING

- 2 layers of Bituminous membrane with pebble covering on the veranda floors and roof of the building.
- Complete thermal insulation system with 80mm thick expanded polystyrene covered with glass-fiber mesh and reinforcing basecoat, covering primer and weatherproof topcoat.

FLOOR AND WALL COVERINGS

- Solid engineered 2-layer wooden floor in bedrooms, living room, kitchen and corridors
- Quality ceramic tiles in bathroom walls and floors
- Quality synthetic deck on verandas

GLAZING AND ALUMINIUM WORKS

- Thermal insulated aluminium windows and doors with double-glazed glass.
- Provision for mosquito nets.
- Electric aluminium roller shutters with polyurethane insulation in bedrooms windows.
- Clear 8+8mm laminated glass railings on the verandas.

PLUMING AND SANITARY WARE

- Pipe-in-pipe system with PEX pipes with bronze manifolds for hot and cold water and PPR pipes for potable water.
- Solar heater system for hot water
- Water pressure system.
- Quality sanitary ware and bathroom accessories
- Provision for hot water re-circulation system.
- Provision for towel-rail heater element in bathrooms and showers

TIMBER WORKS

- Imported high security and fireproof entrance door.
- High quality solid wood doors, wardrobes and washbasin furniture in all bathrooms

KITCHEN FITTINGS

- High quality solid wood kitchen cupboards and overhead wall units
- Artificial granite kitchen countertop.
- Quality stainless steel sink with single lever mixer

ELECTRICAL INSTALLATION

Complying with the requirements of the Cyprus Electricity Authority.

- Electricity meter for each apartment.
- Installation of photovoltaic panel system for each apartment and common areas.
- Three phase electricity supply.
- Audio-visual entry phone.
- Provision for electric car charger for every parking

HEATING AND AIR CONDITIONING

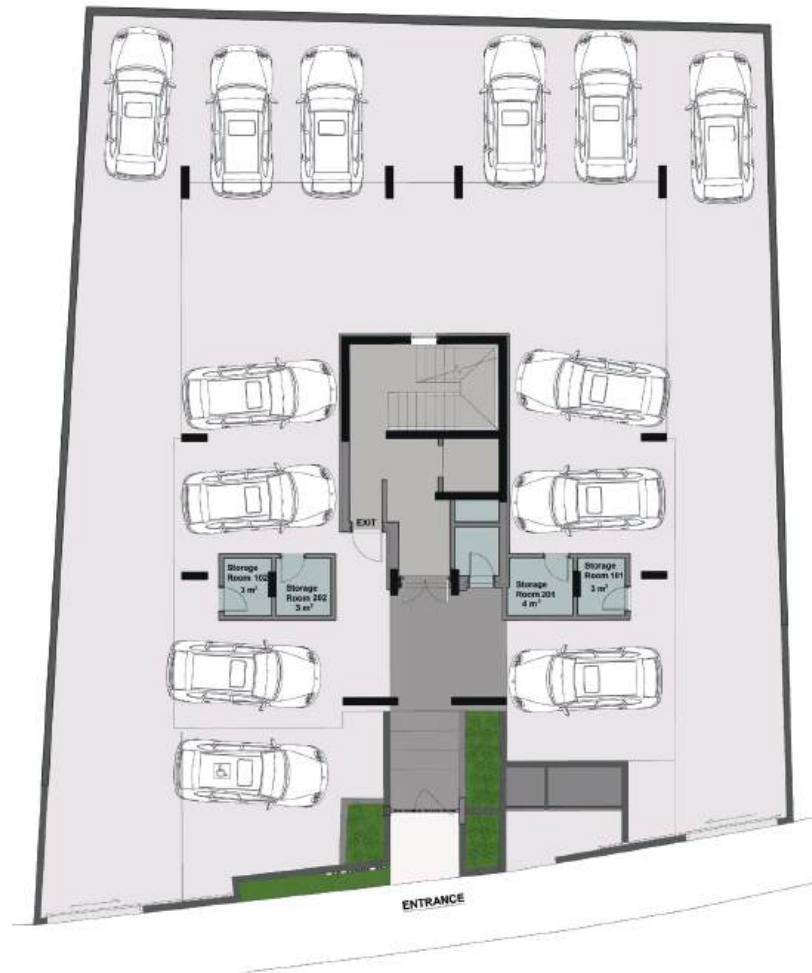
- Supply and installation from a reputable manufacturer of concealed split type air conditioning units in the living room and kitchen.
- Provision for installation of split type air conditioning units in bedrooms (wall mounted type).
- Provision for the installation of electric heating radiators

COMMON AREAS

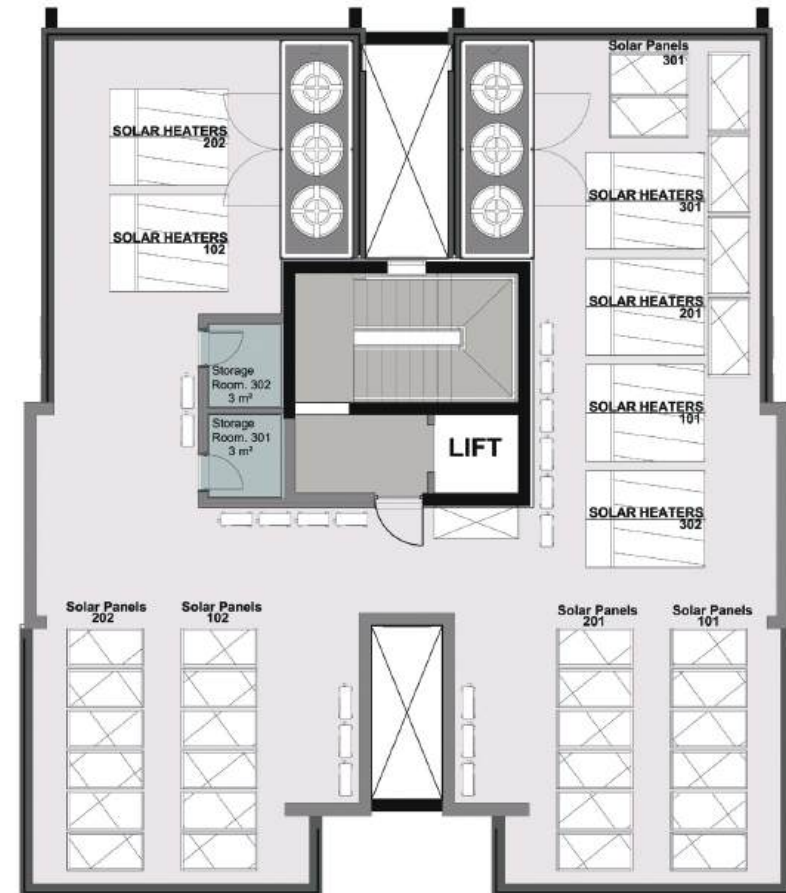
- Marble/Granite floors in main entrance of the building, corridors and stairs.
- Electrically driven elevator, 8 persons, with automatic sliding doors.
- Decorative, painted steel gates for the parking area, electrically operated by remote control

Floor Plans

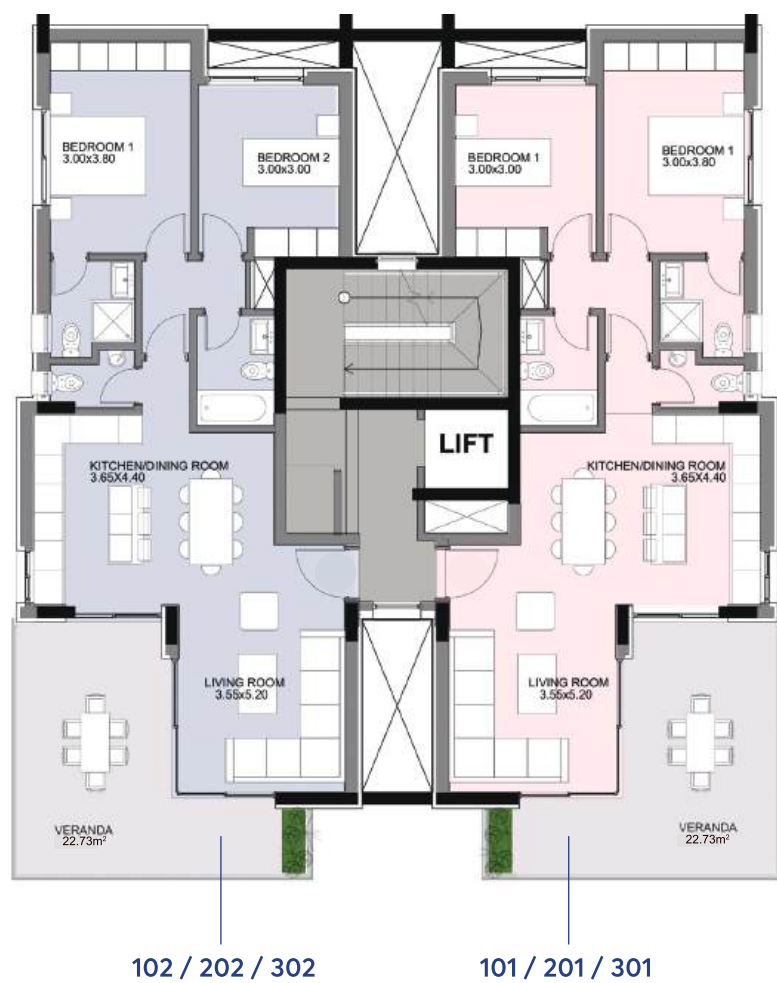
■ Ground Floor



■ Roof



■ 1st Floor | 2nd Floor | 3rd Floor



Floor	Bedrooms	Bathrooms	Guest WC	Covered Parkings
101 / 102	2	2	1	2
201 / 202	2	2	1	2
301 / 302	2	2	1	2

Storage Rooms	Covered Internal Area (m ²)	Covered Veranda
1	85.68m ²	22.73m ²
1	85.68m ²	22.73m ²
1	85.68m ²	22.73m ²



finished to
the highest
of standards.

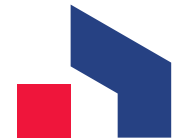


*3 floors

*6 2 Bedroom Appartments



About Eural Developments



Founded in 1994, Eural Developments is a family-owned property development company in Limassol. With a meticulous attention to detail and emphasis on quality work, the company has taken on select projects over the years, offering a range of services that include the construction of residences, consulting, and land development.

Over the years, the company has established itself for its professionalism, quality, and, most importantly, personalized service it offers each and every one of its clients.

With a dedicated team of experts, including engineers and contractors, as well as a wide network of professionals – from architects to builders, the team at Eural Developments are able to maintain total control of every aspect of the building process from start to finish.

Our projects are known for their quality construction and prime locations, and our clients can guarantee a close collaboration and dedicated after-sales services.





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