

Almond

DESIGNED TO PROVIDE THE UTMOST
IN NATURAL LIGHT AND COMFORT

City Centre | Limassol, Cyprus

COMPASS 



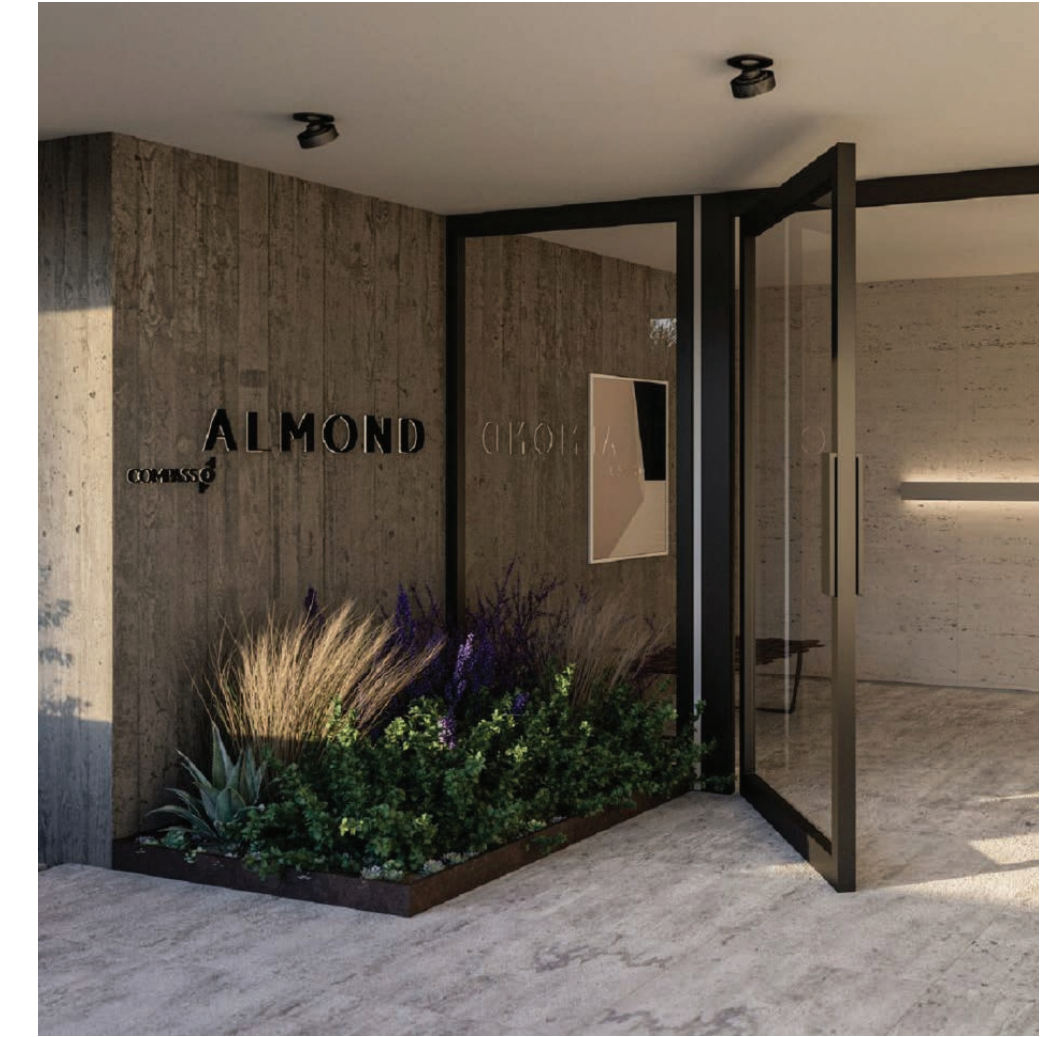
Almond | Designed to provide the utmost in natural light and comfort.

- Located in one of the most wanted areas of the city center, Almond is an exclusive building of 4 floors, consisting a total of 6 units.
- 1st floor: One 1-bedroom and one 2-bedroom apartments.
- 2nd floor: One 1-bedroom and one 2-bedroom apartments.
- 3rd floor: Entirely occupied by a spacious 3-bedroom apartment.
- 4th floor: Entirely occupied by a stunning 3-bedroom penthouse with access to a private roof garden with pool and breath-taking views.
- Designed to offer its residents the most precious commodities a home can possess - natural light and comfort!

Completion: **September 2021**



External View



External View



Building Entrance





External View



Penthouse / Conceptual View



Penthouse / Conceptual View



External View



↑ **Typical Apartment** / Conceptual View



↑ **Roof Garden** / Conceptual View



↑ **Typical Apartment** / Conceptual View



↑ **Roof Garden** / Conceptual View

Technical Specifications

- The building is designed to comply fully with the European regulation of the anti - seismic code.
- External walls are of 25cm thickness clad with polystyrene slabs for thermal insulation plaster to meet the standards for insulation.

Floor Coverings

- Common areas & staircase: flooring based on Architect's choice.
- Apartment living room corridors & bedrooms: covered with high quality laminate Wooden floor. Selection from a preselected range of different colours.
- Bathroom: covered with excellent quality ceramic tiles which can be chosen from our pre-selected collection.
- Kitchen: Laminate wooden floor of high quality. Selection from a preselected range of different colors.
- Verandas & Roof garden: Floor of Architects choice.

Thermal Insulation & Water Proofing

- Thermal insulation, according to the legal requirements. (A study has been issued from the Mechanical Engineer of the project, which is included to the building permit of the project)
- Water proofing: Two layers of bituminous membrane are covering the roof and the verandas.

Wall Finishes

- External walls: Special System for thermal insulation.
- Internal walls: 3 layers of plaster and 3 layers of paint
- Kitchen, Bathroom and W.C: ceramic tiles of high quality. Selection of a variety of materials.

Woodwork

- Main door of the building: Based on the architectural drawings.
- Common Area Doors: manufactured according to the European Standards of fire resistance regulations.
- Indoors: Made in Italy - Flush doors with a variety of finishes to choose from. Provided by Rooms.
- Apartment entrance doors: Manufactured according to the European Standards of fire resistance regulations. Provided by Rooms, security doors, design according to Architects plans.
- Kitchen: Made in Italy - Manufactured in quality polymeric finish. Possibility of selecting from variety of finishes. The kitchen is provided by Rooms.
- Wardrobes: Made in Italy - Manufactured in polymeric finish. Possibility of selecting from variety of finishes. Provided by Rooms.

Aluminum / Metal

- Storage Doors: Based on architectural drawings.
- Doors and windows: Double glazed with colored glass in aluminum frame. Based on the standards for the thermal insulation.

External Space

- Gates: Electrical gate/sensor opening. Operated with remote control.
- Landscaping will take place at the external areas of the building.

Sanitary & Plumbing

- All apartments will be equipped with high quality sanitary fittings and accessories. Pipe in pipe system is used for the plumbing installation. The building provides solar heater for each apartment.
- Installation of pressure pumps system.

Electrical Installations

- Electrical installation is based on the regulation of the Electricity Authority of Cyprus. A Study has been issued by the consultant Electrical Engineer, which is included in the building permit of the project.
- Structure cabling.
- Central provision for satellite dish
- Security access key rings and video-intercom system at the main entrance of the building.
- Provision for wireless alarm.
- Provision for air-condition SPLIT UNITS
- Provision for dish-washer, washing machine and dryer in each apartment.
- Installation of USB ports in all the apartments.
- Provision for electric heating units.
- Provision for telephone line, internet and TV.

Packaging Places & Storage Rooms

- Parking Place: Each apartment has one private covered parking place.
- Store Room: Each apartment has one private Store

Almond

ARCHITECTURAL
DRAWINGS

COMPASS 



Ground Floor Plan



First Floor Plan



Second Floor Plan



Third Floor Plan



Fourth Floor Plan



Roof Garden Plan

Almond | List of Apartments



4 Floors / 6 Flats

FLAT NO	FLOOR	NUMBER OF BEDROOMS	FLAT AREA (m2)	COVERED VERADAS (m2)	UNCOVERED VERADAS (m2)	GARDEN	PRIVATE ROOF GARDEN (m2)	COMMON AREAS UPPER FLOOR	TOTAL AREA (m2)
1	1st	2	85.00	25.00	-	-	-	15.00	125.00
2	1st	1	51.00	12.00	-	-	-	5.00	68.00
3	2nd	2	85.00	25.00	-	-	-	15.00	125.00
4	2nd	1	51.00	12.00	-	-	-	5.00	68.00
5	3rd	3	129.00	39.00	-	-	-	20.00	188.00
6	4th	3	129.00	39.00	-	-	55.00	20.00	243.00



58 Kolonakiou Avenue, Ayios Athanasios
4103, Lemesos, Cyprus
P.O.Box 70171, CY 4161 Lemesos

T: +357 258 21355, +357 777 77388
E: info@compassdevelopers.com
F: +357 253 91455

www.compassdevelopers.com