With its striking angular façade making a bold statement, Estella Residence embraces all the elements of a premium, purpose-built apartment project. It is a modern urban retreat in the heart of a quiet residential area, with contemporary features that make everyday life easier and leisure time more diverse and available. Just a ten-minute walk from the business hub, the waterfront and local facilities, Estella Residence is close to everything a city dweller needs. Here there will be time for yourself, for each other and for shared interests.
AN URBAN HIDEAWAY COMBINING MODERN LIVING WITH A FRIENDLY COMMUNITY

Become part of Limassol’s booming urbanization at Estella Residence – a modern, welcoming mid-rise apartment complex that brings all the comforts and conveniences of a condominium lifestyle.

Perfect as a base for business professionals – with the penthouse being an obvious investment to qualify for Cyprus residency – these apartments match the aspirations of the upwardly mobile.

Estella Residence is more than a place to live. In addition to its easy accessibility to the waterfront, green areas and day-to-day essentials, the building itself offers an individual quality of life and features that will save time in your everyday life and free up space for your own needs.

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Surrounded by the rich and vibrant culture of downtown Limassol, Estella Residence is the smart choice for those seeking an enlightening living environment. In one of these modern upscale apartments you can have the lifestyle that reflects who you are.

Located in a quiet side street off Riga Fereou, in a semi-suburban neighbourhood of tree-lined streets, family homes and low-rise apartment buildings, Estella Residence will allow you to be who you want to be. Become part of the vibrant Limassol community, or enjoy quiet seclusion – the choice is yours.

TAKING CITY LIVING TO A NEW LEVEL OF COMFORT & SOPHISTICATION

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LIFE IN THE HEART OF LIMASSOL

You’ll be at the centre of the international commercial hub that is Limassol, yet living in a secluded area. You’ll also be close to the waterfront, where you can power-walk along the Molos, take an evening stroll on the beach, enjoy the buzzing atmosphere at the new marina, or even learn to sail. You can work out at a fitness centre, socialise at one of the many coffee shops and patisseries, or shop at a designer store… all within a few minutes’ walk.

Close at hand are all the supermarkets, banks, health and municipality amenities you’ll need. Venture further, and a short drive will take you to one of the widest selections of shops, restaurants, clubs and entertainment venues that Cyprus has to offer.
Comprising 1 & 2 bedroom apartments over three floors, crowned by an impressive 3 bedroom penthouse, Estella Residence has been carefully planned to make each home more livable, more open, with more of that ‘at home’ feeling. Creatively designed from a blank canvas, apartments feature light-filled spaces filled with contemporary design influences and subtle colour palettes.

Featuring open-concept interiors with sleek modern finishes, the highest specifications in energy saving construction, and a host of well-considered touches, the apartments offer everything you could need. You’ll be especially attracted to the modern kitchen where you can refine your cooking skills, and to the open plan lounge/dining area where entertaining will be an absolute pleasure.

In the all-important bedrooms and bathrooms, practicality combines with style to provide calming spaces. Contemporary touches help create an environment that focuses on the way you want to live.

The exclusive penthouse has been designed with great care and attention to deliver a flawless experience. Impeccable interior finishes and luxury elements have been specially selected to give the perfect backdrop to upmarket urban living.
Comprising just six 2 or 3 bedroom apartments over three floors, crowned by an impressive penthouse, Estella Residence has been carefully planned to make each home more liveable, more open, with more of that ‘at home’ feeling. Creatively designed from a blank canvas, apartments feature light-filled living spaces filled with contemporary design influences and subtle colour palettes.

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Specifications

APARTMENT 301 302

BEDROOM 2 2

TOTAL COVERED AREA 87m² 110m²

COVERED VERANDA 21m² 28m²

PARKING 1 1

Bedroom 330x330cm
Bedroom 330x340cm Bedroom 310x310cm
Living area 645x410cm
Living area 645x420cm
Kitchen 295x240cm
Veranda 280x690cm
Veranda 280x670cm Kitchen 295x240cm
Bedroom 300x320cm

List
301
302
A. Kinnis Property Developers Ltd is a Limassol-based land development company with a significant industry presence in Cyprus. The company offers a range of exceptional villas, houses and apartments, together with industrial and commercial developments.

Through in-depth research, and using a steady and considered approach, the company can provide clients with extremely well-constructed properties, positioned in prime locations.

A. Kinnis properties stand out for their up-to-date styling and their functionality. Projects are designed by renowned architects who successfully combine the very best materials with the latest trends in building techniques. Careful attention to detail and an obsession with perfection result in exactly the right properties to fully meet the demands of contemporary life.

www.kinnisgroup.com
### 1. GENERAL STRUCTURE

- **Foundations & Superstructure**: Reinforced concrete structure
- **External Walls**: 250mm brickwork covered with plaster
- **Internal Walls**: 100mm brickwork

### 2. INSULATION SYSTEMS

- **Thermal Insulation for Slabs**: 70-100mm Extruded Polystyrene (XPS) slabs
- **Thermal Insulation for External Walls**: 70mm Expanded Polystyrene (EPS) system (BAUMIT, STOTHERM), 300 mm Thermal brickwork + 50mm polystyrene on structural members
- **Waterproofing System (Top Slab)**: Polyurethane system (MARISEAL or similar)
- **Waterproofing (Foundations)**: Polyurethane / Bitumen system

### 3. ROOF SYSTEMS

- **Non-Visiting Roof**: Exposed waterproofing system
- **Visiting Roof / Roof Garden**: Ceramic tiles €45.00/M² or Decking system

### 4. ALUMINIUM SYSTEMS

- **Preferred Company**: MUSKITA (CY) MU 3200 OR ALUMIL (GR) OR RABEL (CY)
- **Sliding Systems**: thermal system based on efficiency certificate
- **Hinged Systems**: thermal system based on efficiency certificate

### 5. FINISHES – EXTERIOR

- **Render plaster**: 3 coats of plaster / spatula and 3 coats of emulsion paint
- **Fair-Faced Concrete**: Planked formwork
- **Cladding**: PVC panels - charred wood panels (80x150) (ALUGLASS, VIVACRAM)
- **AND/ST Blinds**: Venetian / shutters
- **Floors (Patios - Verandas)**: Treated concrete surface
- **Floors (Parking Area)**: Treated concrete surface

### 6. FINISHES – INTERIOR

- **Internal Walls**: 2 coats of plaster / spatula and 3 coats of emulsion paint
- **Ceiling Areas (Fire)**: From fair-finish plaster or gypcrete or ceramic tiles
- **Sunroofs / Skylights**: From natural timber or galvanized steel
- **Lining and Dining Room Areas (Walls)**: Ceramic tiles - clients choice priced €45.00/M²
- **Bedroom Areas (Walls)**: Laminate wood or Tropical Woods (K004 or K005)
- **Kitchen Area (Walls)**: Ceramic tiles - clients choice priced €45.00/M²
- **Bathroom Areas (Walls / Walls)**: Ceramic tiles - clients choice priced €45.00/M²
- **Bathrooms**: Anti-slip, ceramic tiles will be priced at €20.00/M²
- **Bedrooms**: Anti-slip, ceramic tiles will be priced at €20.00/M²

### 7. INTERIOR DETAILS

- **Kitchen Countertops**: Preparation for marble
- **Kitchen Cabinets Quality**: Ready-made - Imported from Italy
- **Doors**: Ready-made - Guerina & Guerina or similar
- **Wardrobes**: Ready-made - Imported from Italy

### 8. OTHER DETAILS

- **Railings**: Laminate / Tempered glass / Metal
- **Fencing**: Fair-faced concrete wall / Plastered concrete wall

### 9. MECHANICAL SERVICES

- **Heating**: Electric wall radiator provision
- **Cooling**: Air-conditioning provision
- **Solar Heaters**: A solar panel with an electric heater and a plastic RO water tank in each apartment along with a pressurized water system plus 150lt boiler.
- **Plumbing**: Manifold system – Pipe in Pipe or PVC

### 10. ELECTRICAL SERVICES

- **EAC**: According to EAC rules
- **Main Entrance**: Video phone system
- **Satellite & TV**: Preparation for hanging television and satellite
- **Central System**: For satellite reception

### 11. LIFT & GATES

- **Lift**: Schindler or OTIS electric
- **Gates**: Electric sliding gates for car entry