





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.



TAKING CITY LIVING TO A NEW LEVEL OF COMFORT & SOPHISTICATION

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.



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 seafront, 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.



MASTER PLAN

EFFICIENT FLEXIBLE COMFORTABLE

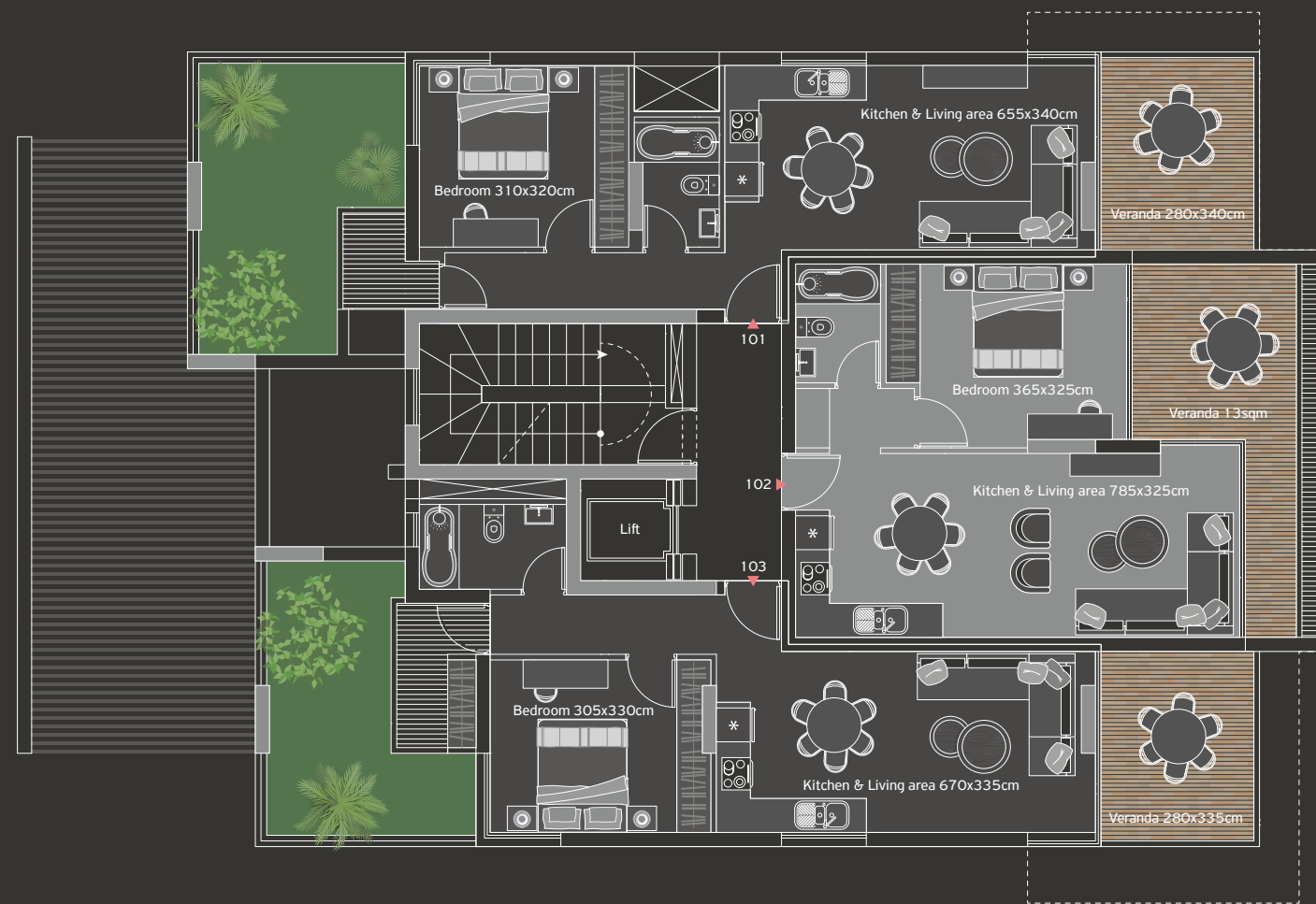
Comprising 1 & 2 bedroom apartments over three floors, crowned by an impressive 3 bedroom penthouse, Estella Residence has been carefully planned to make each home more liveable, more open, with more of that 'at home' feeling. Creatively designed from a blank canvas, apartments feature light-filled living spaces filled with contemporary design influences and subtle colour palettes.

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 up-market urban living.

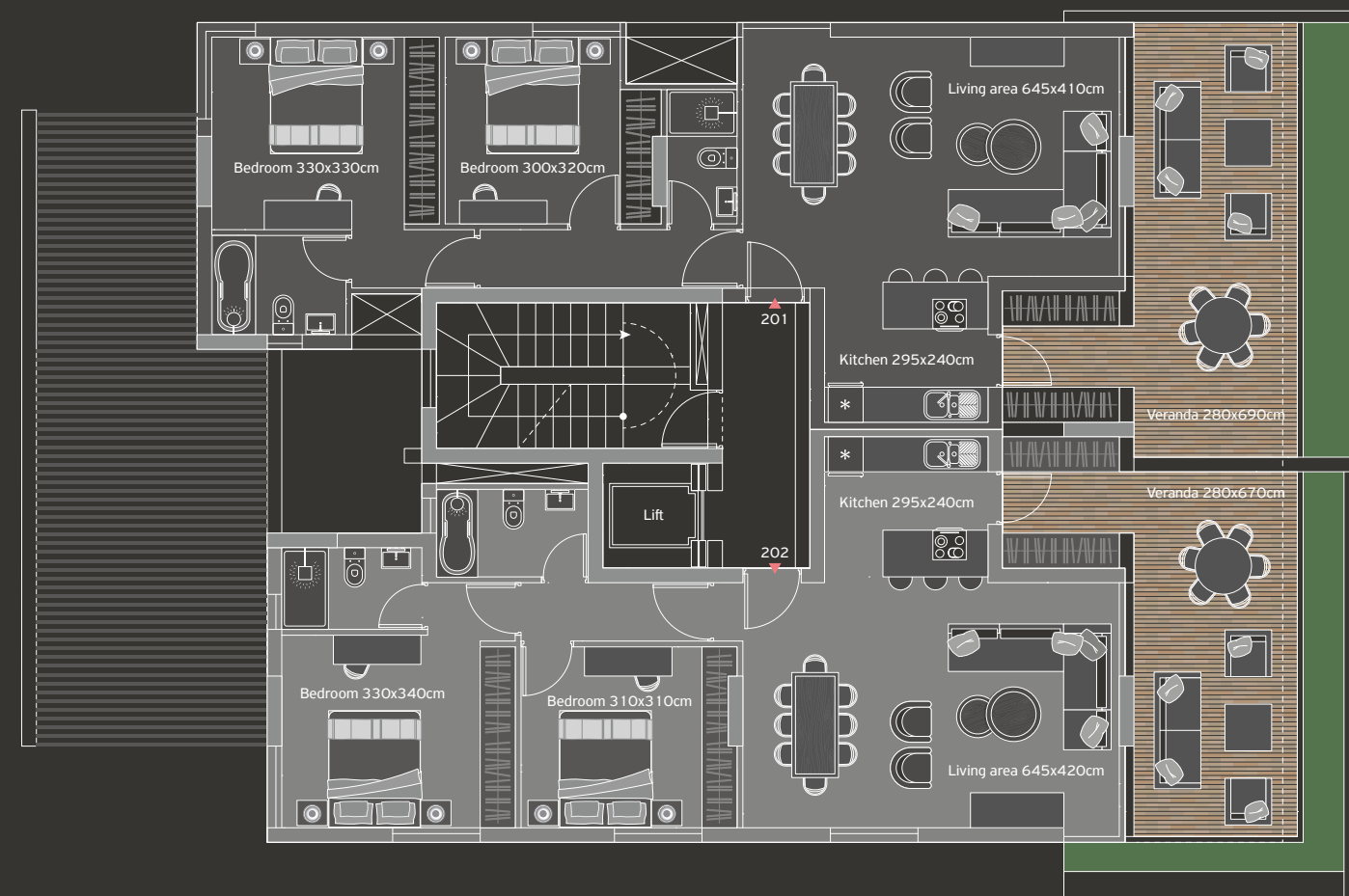
1ST



Specifications

APARTMENT	101	102	103
BEDROOM	2	2	3
TOTAL COVERED AREA	87m ²	87m ²	110m ²
COVERED VERANDA	21m ²	21m ²	28m ²
PARKING	1	1	1

2ND



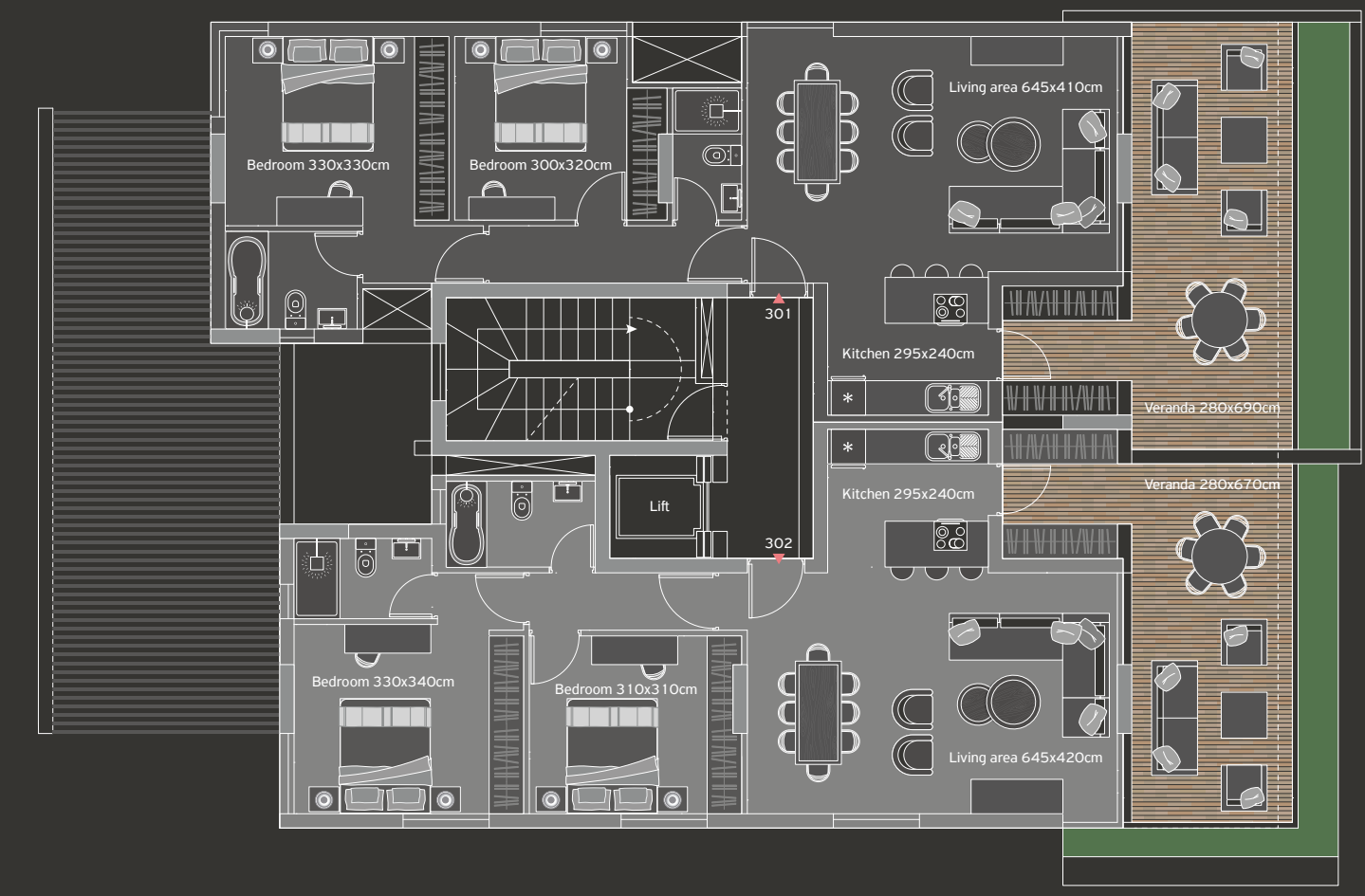
Specifications

APARTMENT	201	202
BEDROOM	2	2
TOTAL COVERED AREA	87m ²	110m ²
COVERED VERANDA	21m ²	28m ²
PARKING	1	1



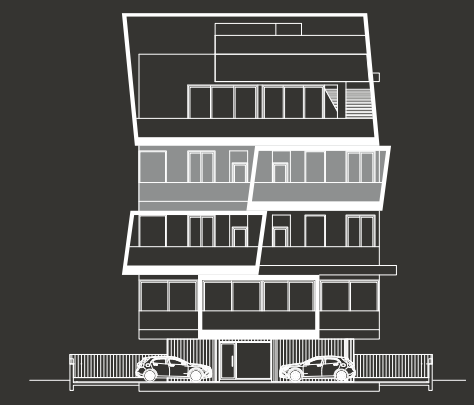
3RD

ESTELLA RESIDENCE

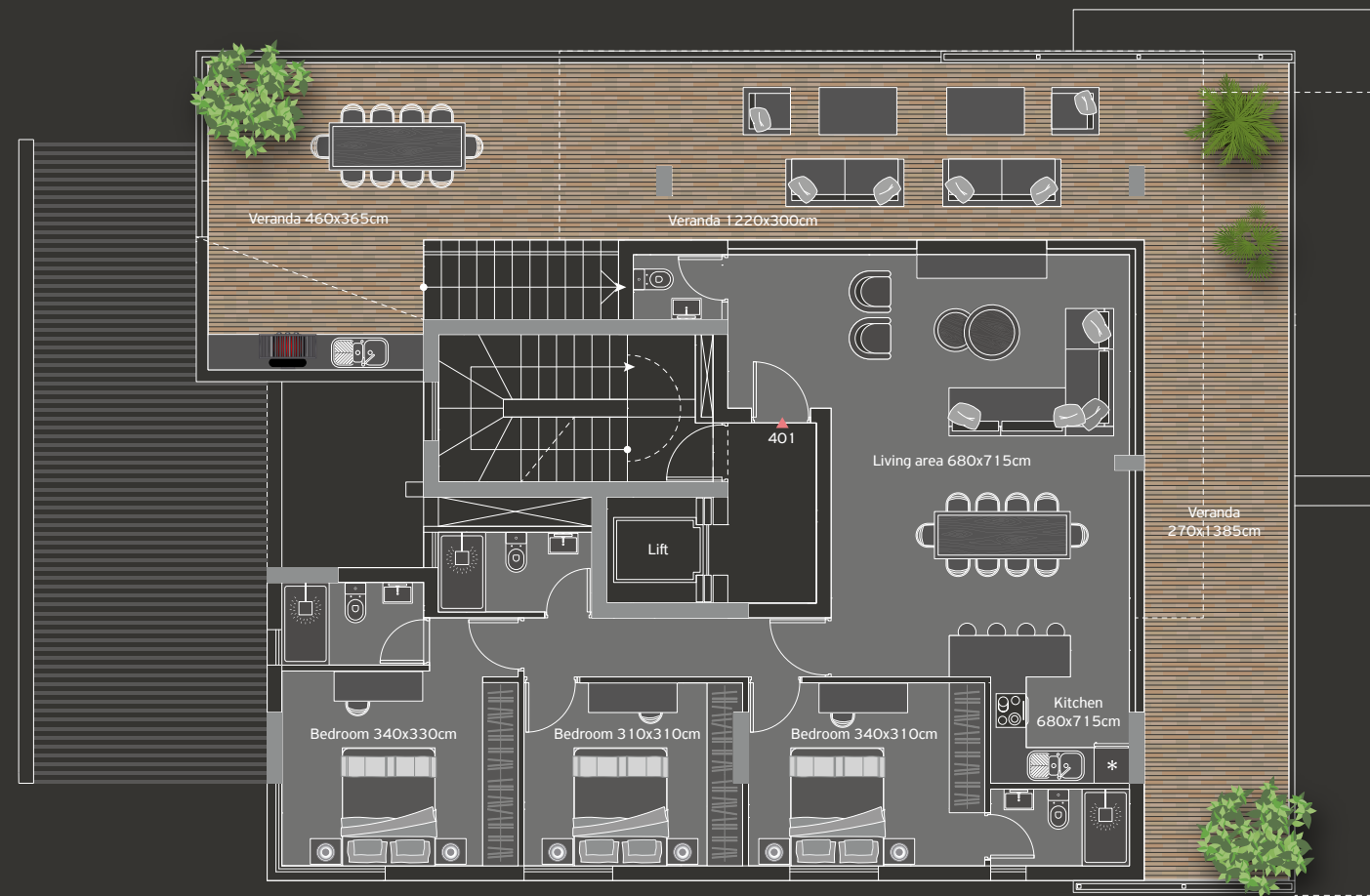


Specifications

APARTMENT	301	302
BEDROOM	2	2
TOTAL COVERED AREA	87m ²	110m ²
COVERED VERANDA	21m ²	28m ²
PARKING	1	1

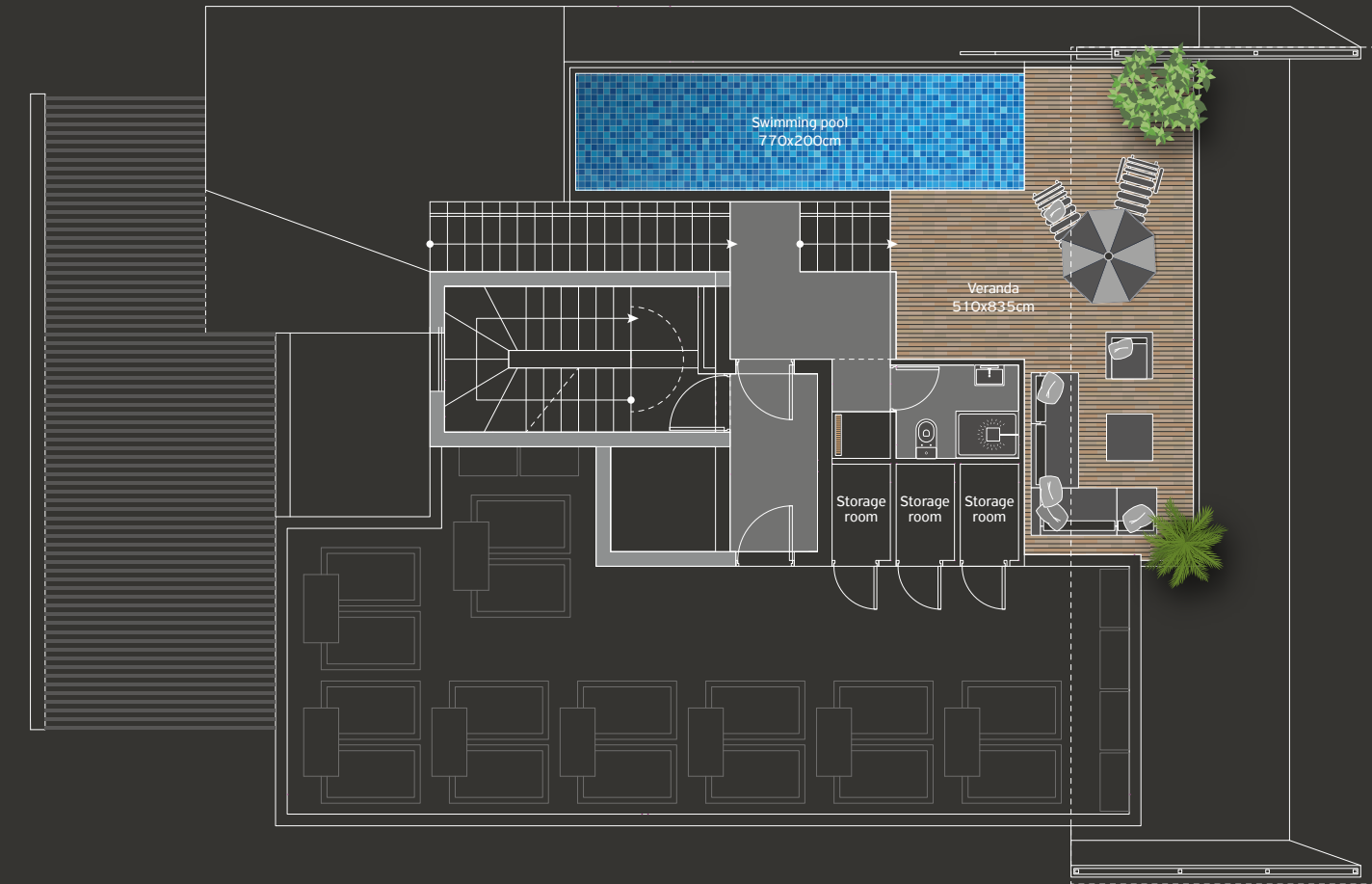


Roof garden



Specifications

APARTMENT	401
BEDROOM	2
TOTAL COVERED AREA	87m ²
COVERED VERANDA	21m ²
PARKING	1



Specifications

APARTMENT	401
BEDROOM	2
TOTAL COVERED AREA	87m ²
COVERED VERANDA	21m ²
PARKING	1





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-the minute 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

TECHNICAL SPECIFICATIONS

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 (verandas)	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 and paint (SANDTEX) 3 coats of spatula and paint
Fair-Faced concrete	Planked formwork
Cladding	HPL panels - Aluminum composite panels (Class A1) (ALUCOBOND, REYNOBOND)
AND /OR Stone	Ceramic / marble tiles
Floors (Patios - Verandas)	Treated concrete surface
Floors (Parking areas)	Treated concrete surface

6. FINISHES – INTERIOR

Internal Walls	2 coats of plaster / spatula and 3 coats of emulsion paint.
Common Areas (floors)	From natural marble or granite or ceramic tiles
Staircases -LOBBY	From natural marble or granite - 2 cm thick
Living and Dining Room areas (floors)	Ceramic tiles - clients choice priced €45.00/M2
Bedroom areas (floors)	Laminated floor for the bedrooms priced €20.00/M2.
Kitchen area (floors)	Ceramic tiles - clients choice priced €45.00/M2
Bathroom areas (floors / walls)	Ceramic tiles - clients choice priced €45.00/M2
Verandas	Anti-Slip Ceramic tiles will be placed at € 20.00/M2.
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7. INTERIOR DETAILS

Kitchen Countertops	Preparation for marbe.
Kitchen Cabinets quality	Ready-made – Imported from Italy.
Doors	Ready-made- Cucina & Cucina or similar imported quality.
Wardrobes	Ready-made Cucina & Cucina or similar imported quality.

8. OTHER DETAILS

Railings	Laminated / Tempered glass / Metal.
Fencing	Fair-faced concrete wall. / Plastered concrete wall.

9. MECHANICAL SERVICES

Heating	Electric wall radiators provision. Wall Split units provision.
Cooling	Wall Split units provision.
SOLAR HEATERS	A solar panel with an electric heater and a plastic 800lt cold water reservoir will be installed 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.
SATELITE & TV	Preparation for hanging television and satellite. Central system for television reception.

11. LIFT & GATES

LIFT	Schindler or OTIS electric
GATES	Electric sliding gates for car entry

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The contents of this brochure are purely conceptual and do not form any part of a sales contract and have no legal binding on us. While we endeavour to portray the development accurately, we reserve the right to amend the layout plans, number of floors & units, elevation, colour scheme, specifications and amenities, etc. without notice.

