

AURORA HOMES

Another property by

 S N E M A



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Aurora Homes is a brand new property that comprises of 5 supreme apartments at a one of the most demanded location of Limassol, at Panthea Hills. All apartments are meticulously designed to maximise comfort, efficiency and looks. The Penthouse 301, is a 3-bedroom whole floor apartment, offering breathtaking sea views and has its own private roof garden accessible from the covered veranda.

-1, 2 and 3 bedroom apartments (5 total)

-Energy Efficiency: A

-Occupancy date: Q4 2025

-Photovoltaic panels included

-Pricing from: €195.000


-Large storage areas



Location



Aurora Homes is situated at one of the most popular areas of Limassol, Panthea Hills situated between Aya Fyla and Ayios Athanasios offering uninterrupted views of the surrounding area and the Mediterranean Sea, from the comfort of the large terraces of the apartments. The plot is located at an ideal area for easy access to all amenities and services, while simultaneously being quiet, surrounded by large villas and houses.

School	2min	
Hospital	4min	
Groceries	5min	
Seafront	9min	

Address: Georgiou Lampelet 10, 3120, Limassol

Gallery



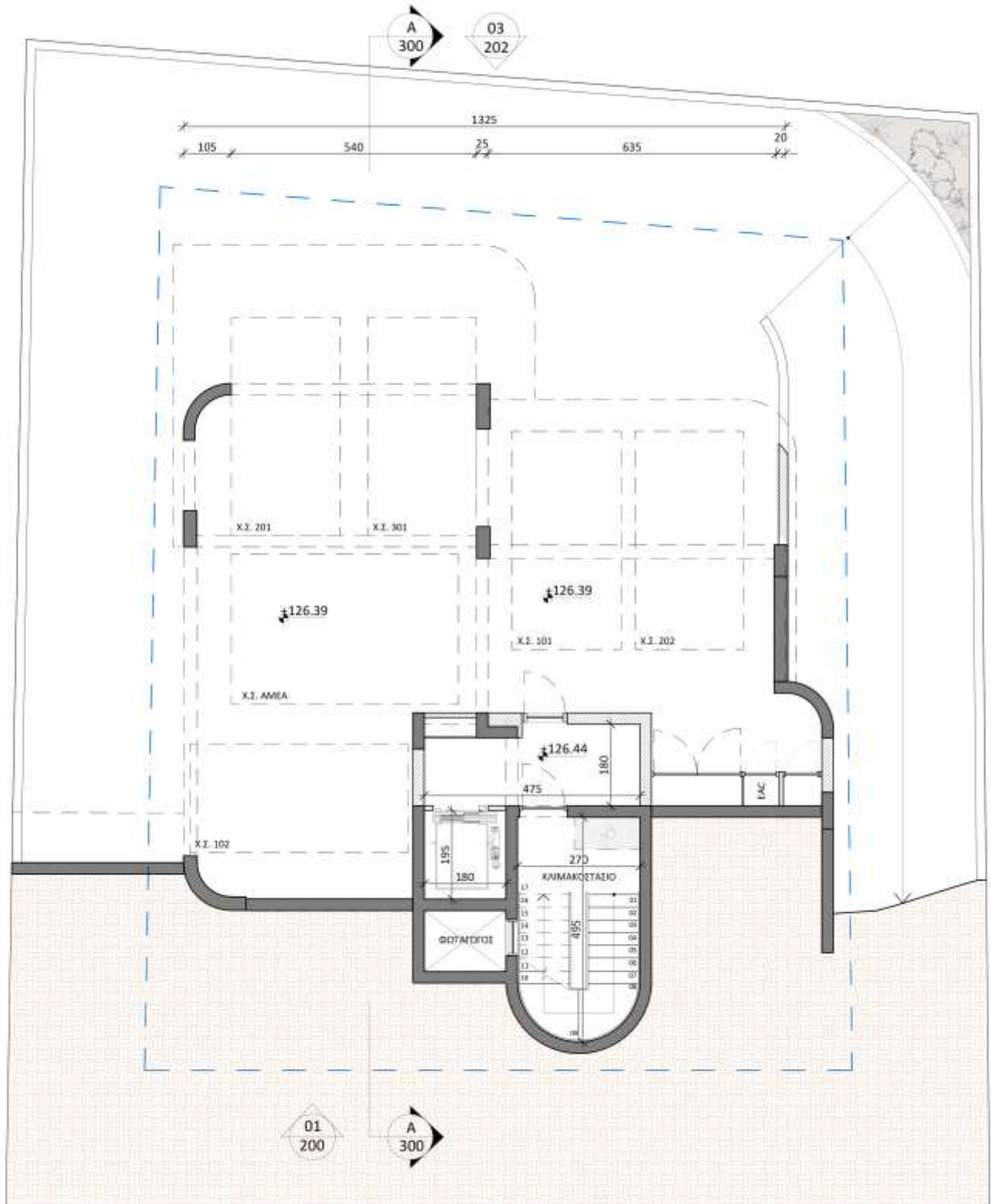
Gallery



Architectural plans

Lower Level

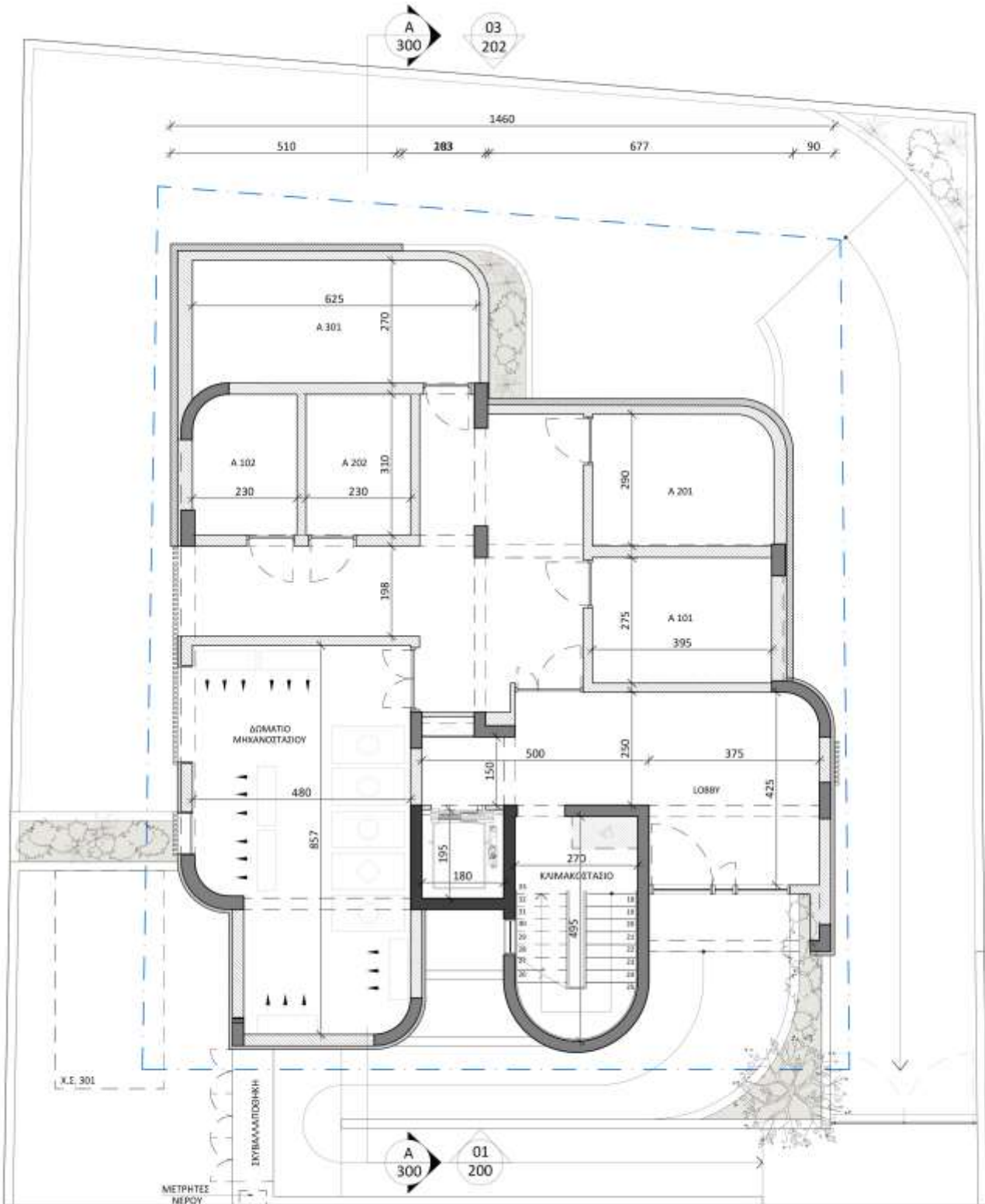
Covered Parking spaces: 6



Architectural plans

Ground Level

Storage spaces for all apartments, and the main entrance of the building.



Architectural plans

First Floor

Apartment 101—First Floor

Bedrooms:	2
Interior Area:	84.4m ²
Covered Terrace:	19.5m ²
Bathrooms:	1.5
Covered Parking:	1
Storage:	10.5m ²
Total Area:	114.4m²

Price: €285.000 (excl.VAT)



Architectural plans

First Floor



Apartment 102—First Floor

Bedrooms:	1
Interior Area:	50.0m ²
Covered Terrace:	19.4m ²
Bathrooms:	1
Covered Parking:	1
Storage:	10.5m ²
Total Area:	79.9m²

Price: €195.000 (excl.VAT)

Architectural plans

Second Floor

Apartment 201—Second Floor

Bedrooms:	2
Interior Area:	84.4m ²
Covered Terrace:	19.5m ²
Bathrooms:	2
Covered Parking:	1
Storage:	10.5m ²
Total Area:	114.4m²

Price: €295.000 (excl.VAT)



Architectural plans

Second Floor



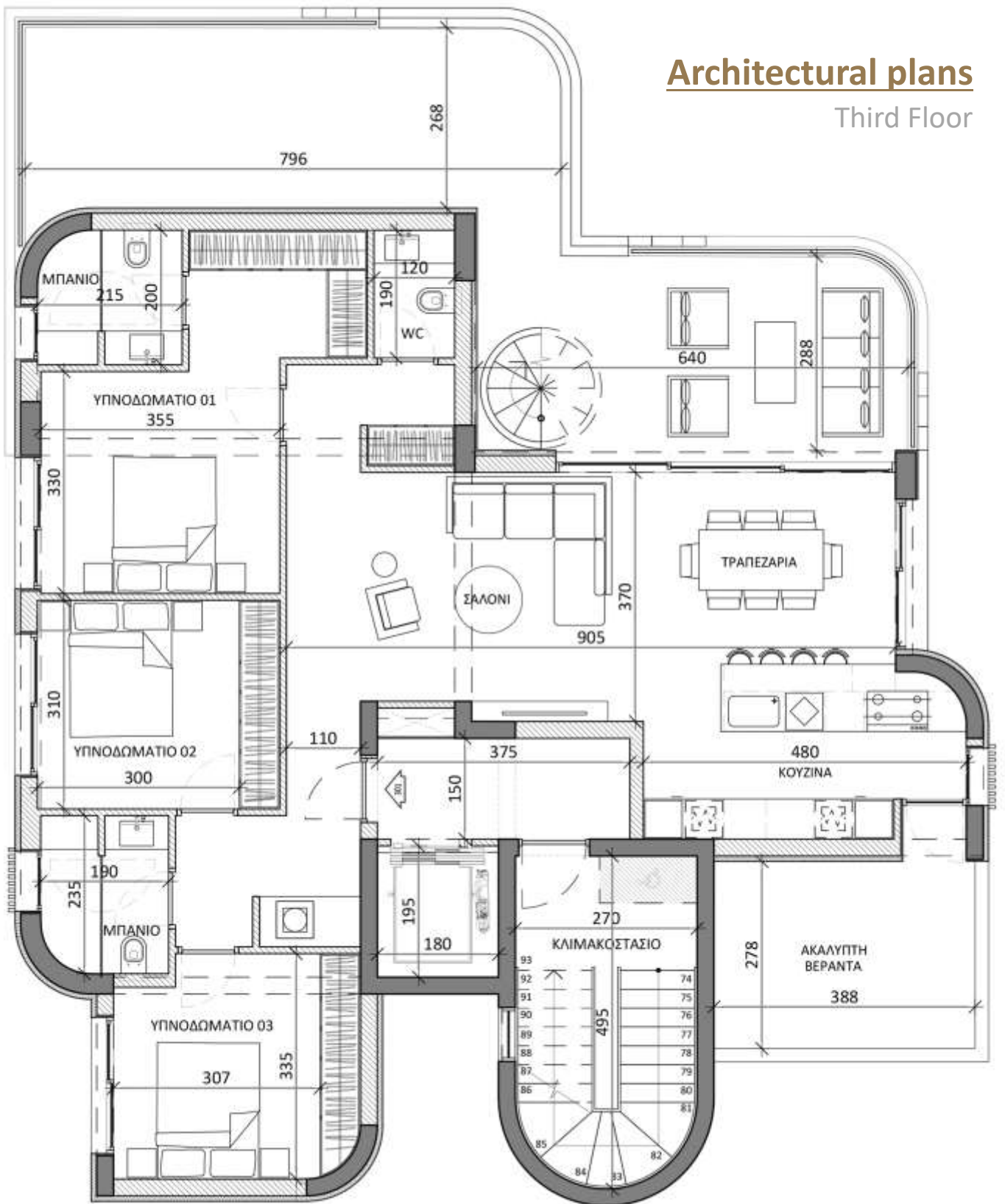
Apartment 202—Second Floor

Bedrooms:	1
Interior Area:	50.0m ²
Covered Terrace:	19.4m ²
Bathrooms:	1
Covered Parking:	1
Storage:	10.5m ²
Total Area:	79.9m²

Price: €205.000 (excl.VAT)

Architectural plans

Third Floor



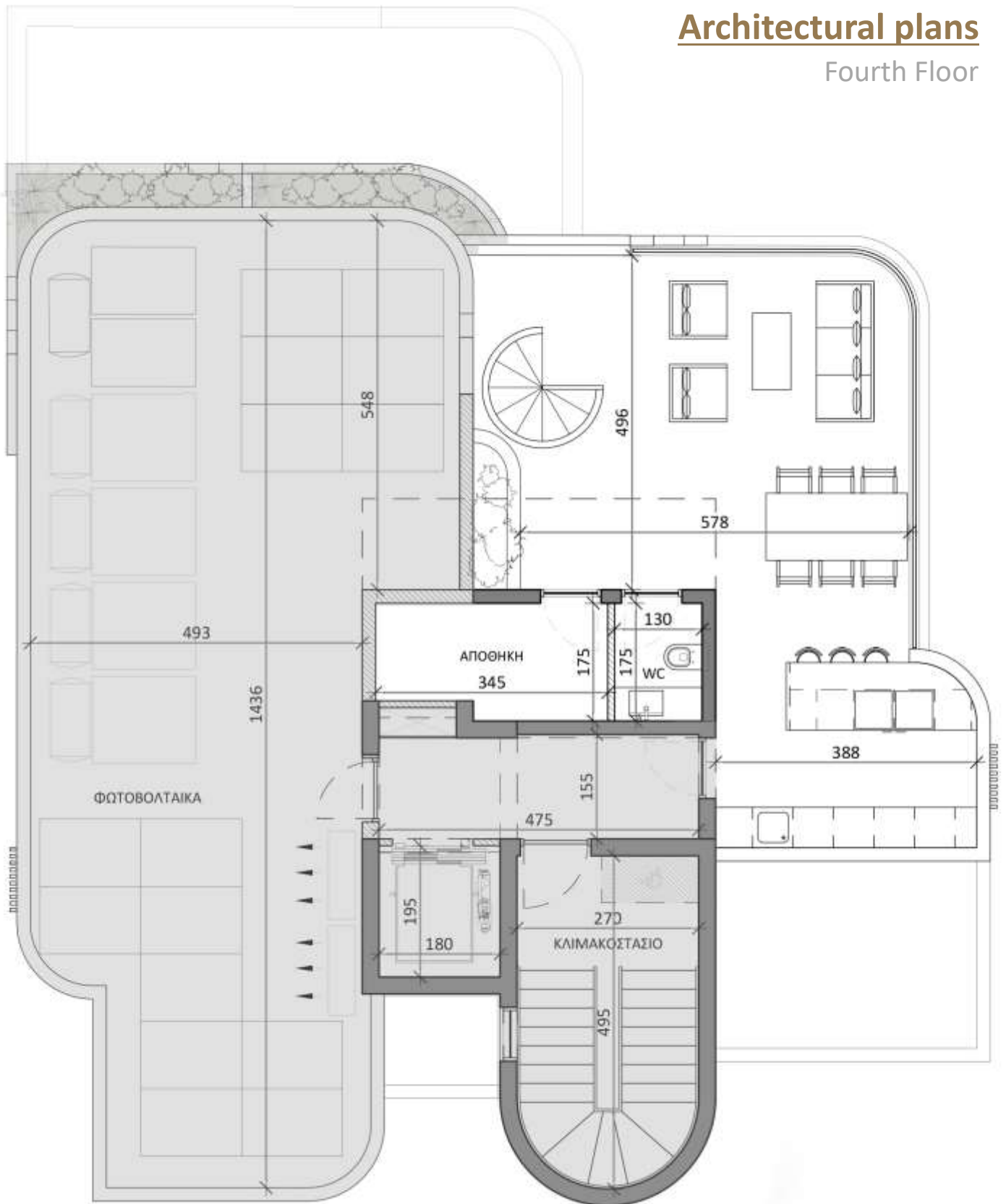
Penthouse 301—Third Floor

Bedrooms:	3	Bathrooms:	2.5
Interior Area:	122.3m ²	Covered Parking:	1
Covered Veranda:	20.0m ²	Storage:	17.5m ²
Uncovered Veranda:	17.4m ²	Total Area:	235.9m²

Price: €645.000 (excl.VAT)

Architectural plans

Fourth Floor



Penthouse 301—Fourth Floor

Interior Area: 11.0m²
Uncovered Area: 47.5m²
Bathrooms: 1

Gallery



Gallery



Penthouse 301

Living Spaces



Gallery



Penthouse 301

Kitchen—Dining



Penthouse 301

Master Bedroom

Technical specifications

The building structure is made of reinforced concrete and is fully compliant with the European regulation of the anti-seismic code.

External and internal walls are 30cm and 10cm thick respectively.

Insulation

- Thermal roof and exterior walls insulation with layer of 80mm polystyrene, average width 100mm.
- Full moisture insulation with layer of 4mm Derbigum.
- Polythene and bituminous sheet covering the roof and verandas.

Floor coverings

- Common areas: marble and ceramic tiles of the architect's choice.
- Living room, kitchen, bedrooms, bathrooms and corridors: ceramic tiles or wooden floor can be placed as per clients' choice; bathrooms will be covered with ceramic tiles up to the ceiling.
- Verandas: ceramic tiles of the architect's choice.
- Parking: reinforced concrete with polished finish.

Wall Finishes

- External walls: three layers of EMULSION type coating. Last coating made of plaster.
- Internal walls: three layers of EMULSION type coating. Walls and ceilings have a three-layer spatula and painted with oil paint.

Woodwork

- Apartment main door: choice of five different finishes of fine quality doors equipped with security locks, compliant with safety and fire regulations.
- Apartment internal doors: choice of five different finishes of fine quality doors.
- Kitchen cupboards and bedroom wardrobes made to order in Cyprus made of high quality chipboard with laminate; variety of different finishes.
- Kitchen marble countertops.

Aluminium/Metal

- Storage doors: Aluminium doors as per architectural drawings.

Doors and windows: Double glazed glass (i-Plus Light 6mm + Clear 5mm) in aluminium frame.

External common area

- Gate: Electrical gate operated with remote control.
- Landscaping-gardening: cosmetic landscaping and gardening work as per the illustrations.

Sanitary and Plumbing

- All apartments will be equipped with high quality sanitary fittings and accessories. Pipe in pipe system used for the plumbing installation.
- Solar heater with 0.8tn tank and pressure pump system.

Electrical installations

- Electrical installation is based on the regulation of the electricity authority of Cyprus ("EAC").
- Automatic lights in entrance lobby and parking area.
- Security access fobs and video-intercom system at the main entrance of the building.
- Provision for air-condition SPLIT UNITS.
- Provision for alarm.
- Provision for electric heating units.
- Provision for dish-washer, washing and drying machine.
- Provision for telephone line, internet and TV in all rooms as per electromechanical study conducted.
- Structured cabling (CAT6) throughout the units.
- Installation of solar panels for all apartments $\geq 1.6\text{KWh}$

Note: Anything that is not stated and/or described above does not constitute part of the technical specifications.

Price List

	Bed-rooms	Internal Covered Area	External Covered Veranda	Uncovered Veranda	Roof Garden	Roof Garden Interior	Storage Area	Total Area	Price (€)		
1st floor	101	2	84.4	19.5	-	-	-	10.5	114.4	285,000	
	102	1	50.0	19.4	-	-	-	10.5	79.9	195,000	sold
2nd floor	201	2	84.4	19.5	-	-	-	10.5	114.4	295,000	
	202	1	50.0	19.4	-	-	-	10.5	79.9	205,000	sold
3rd floor	301	3	122.3	20.0	17.4	47.5	11.0	17.5	235.7	645,000	
			391.10	97.80	17.40	47.50	11.00	59.50	624.30		

Notes:

- All prices are exclusive of applicable rate of VAT
- Discount may apply.
- Prices may change at any time without any notice.

Partners

Architect:

EPSILON
ARCHITECTURE & DESIGN

Civil and Structural Engineer:

<p>Charalambos Filippou civil + structural engineer 21 Antheon St. Erimi 4630 Limassol Cyprus Tel. 99 353 051 Fax: 25 935 693 E-mail: pambosph@cytanet.com.cy</p>	
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Electrical Engineer:

iCONSULT
CONSULTING + DESIGN ENGINEERS
ELECTRICAL | MECHANICAL | ENERGY

Constructor:

MSP IoannouBros

Sanitary and tiles:



Marble and countertops

