

NELIA COURT

Ekali, Limassol, Cyprus



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Welcome to Nelia Court

Location

The Plot is situated in an exceptional and popular area of Limassol, Cyprus and has all the required infrastructure for residential development. It is elevated on the North side, allowing for an unobstructed panoramic South view of the city of Limassol and the Mediterranean Sea. The area surrounding the plot consists primarily of two-storey residential developments. Within a short distance are all the necessary amenities including schools, supermarkets and pharmacies. The plot is also conveniently placed to provide easy access to the main highway leading to other cities of Cyprus, such as Nicosia, Paphos and Larnaca.

Plot Zone

Kα7

Buildable Area

80% (Formerly 100%)

Covered Area

45% (Formerly 50%)

Storeys

3

Height

13,5 m

About Nelia Court

Project Description

Nelia Court consists of six (6) eco-friendly luxurious apartments with south-facing views of the city of Limassol and sea views at the horizon. The project is a low volume development that offers exclusivity for a comfortable and quiet living experience. Each apartment has a spacious floorplan layout, designed to allow sunlight to flood each space. All apartments have their own spacious private veranda and a covered parking and storage room at ground level. The apartments are constructed using the latest methodologies and technologies to achieve the highest energy efficiency and sustainability standards.



Why Choose Nelia Court

The project combines excellent practices in quality design and construction with state-of-the-art technologies, dominating the market with its unique combination of well-thought-out features that satisfy the covet of any demanding buyer.

An ideal choice for modern urban living or a valuable investment. Spacious internal areas, stylish design and high-quality finishes. Contemporary design in a sought-after location, ideal for permanent residence.

- ✓ **Plot Area**
526 m²
- ✓ **Buildable Area**
526 m²
- ✓ **Covered Area**
263 m²
- ✓ **Covered Balconies**
131.5 m²
- ✓ **Total Covered Area**
657.5 m²



High Quality Design

Why Invest With Us

Design Benefits

- | | |
|---|---|
| <p>✓ Prime location
Limassol, Cyprus</p> | <p>✓ Renewable Energy Systems
Solar panels for hot water, Photovoltaic panels for electricity production, etc.</p> |
| <p>✓ Near Amenities
Schools, Supermarkets, Pharmacies, Bakeries, Petrol Stations, etc.</p> | <p>✓ Heating / Cooling
Under floor heating system, Air Conditioner units with Heat Pump.</p> |
| <p>✓ Environmentally Friendly Design
Class A Energy Performance.</p> | <p>✓ Quality Finishes & Materials
Eco-friendly.</p> |

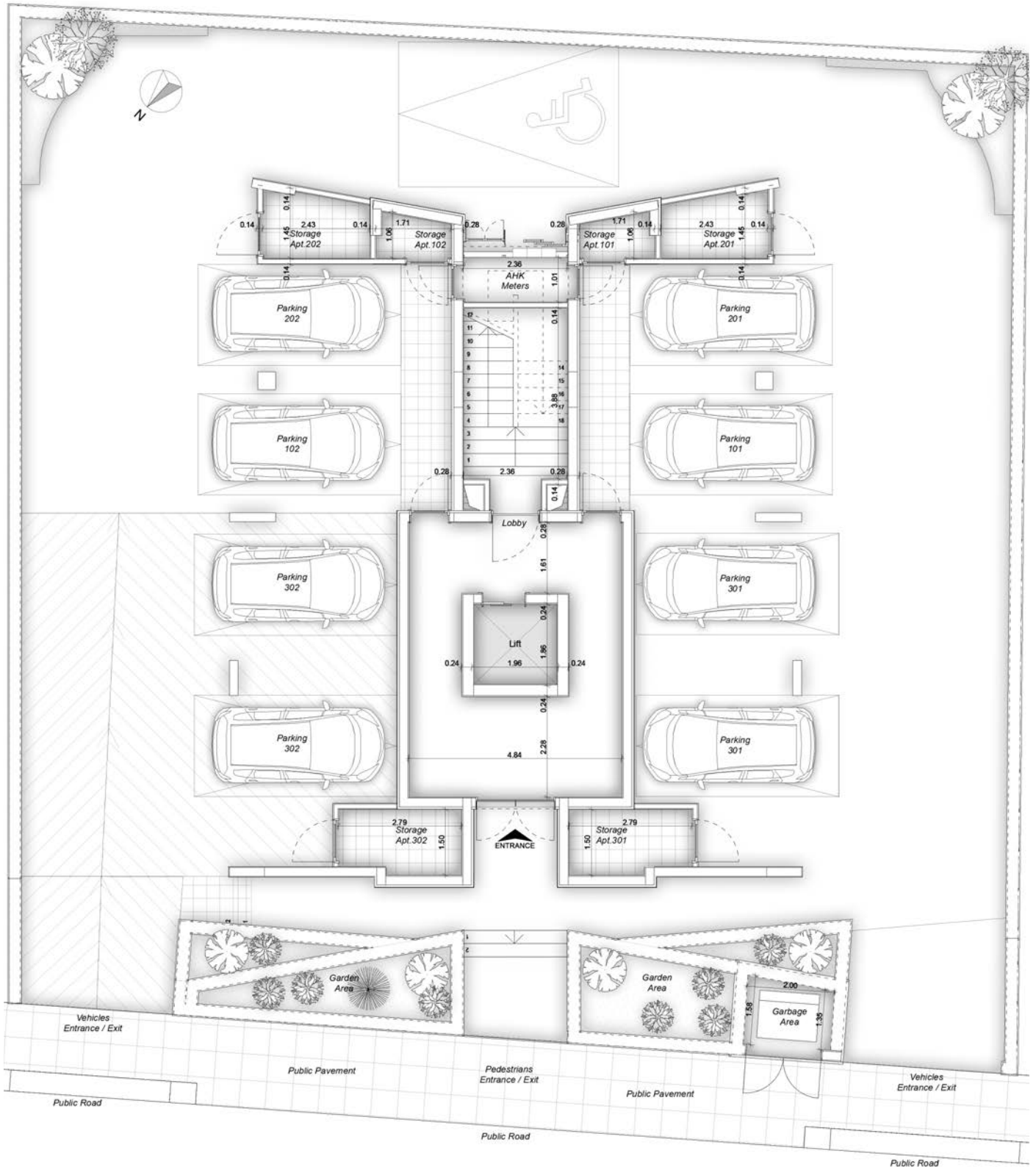
Quality Control Benefits

- ✓ **Professional experience**
Cyprus Pro Investments
- cyprusproinvestments.com is a promotional website that represents a group of companies and consultants who specialize in the Cyprus property market. They have many years of experience in the design, construction and management of properties and can pursue and promote healthy investment opportunities. This group consists of people who strive to achieve the highest possible quality and their projects are designed to the highest of standards.
- They introduce the latest techniques and technologies for the sustainability of their projects and the comfort of their clients. All the projects on cyprusproinvestments.com are built using high-quality building materials, meet the high requirements of modern construction, and are distinguished by unique architectural solutions for a comfortable user experience. In addition, green areas are incorporated into every design to enrich the spatial quality.
- All the projects achieve the highest possible energy certification through the use of eco-friendly materials and construction techniques, and the integration of the latest renewable energy systems. Whether you are looking to buy property for personal use or investment, on cyprusproinvestments.com, you will find the property that meets all your needs and expectations.



NELIA COURT
SOUTH WEST VIEW

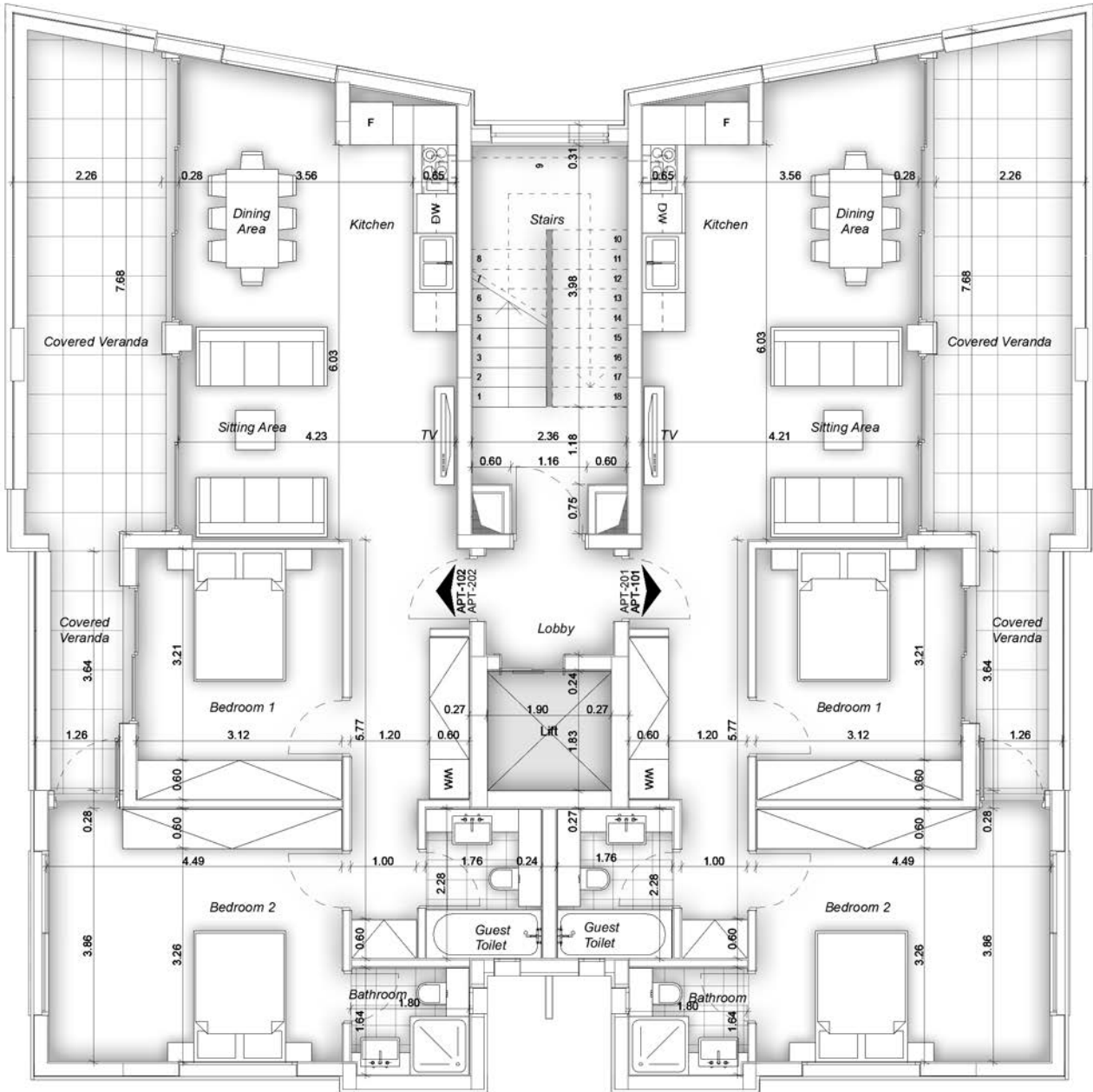




Ground Floor

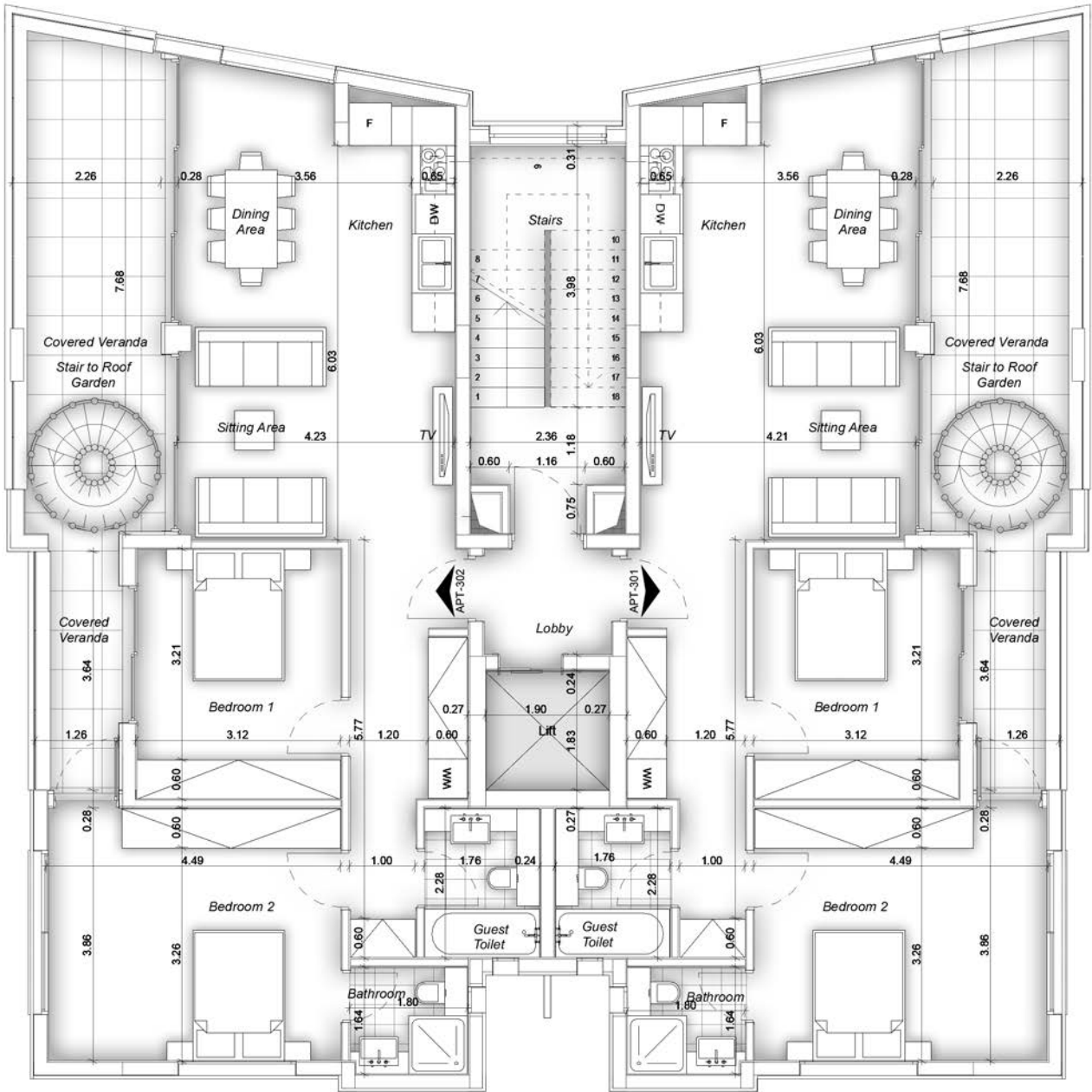
Apartment Sellable Areas

Apartments	Bedrooms	Toilets	Parking Spaces
101	2	2	1
102	2	2	1
201	2	2	1
202	2	2	1



1st - 2nd Floor

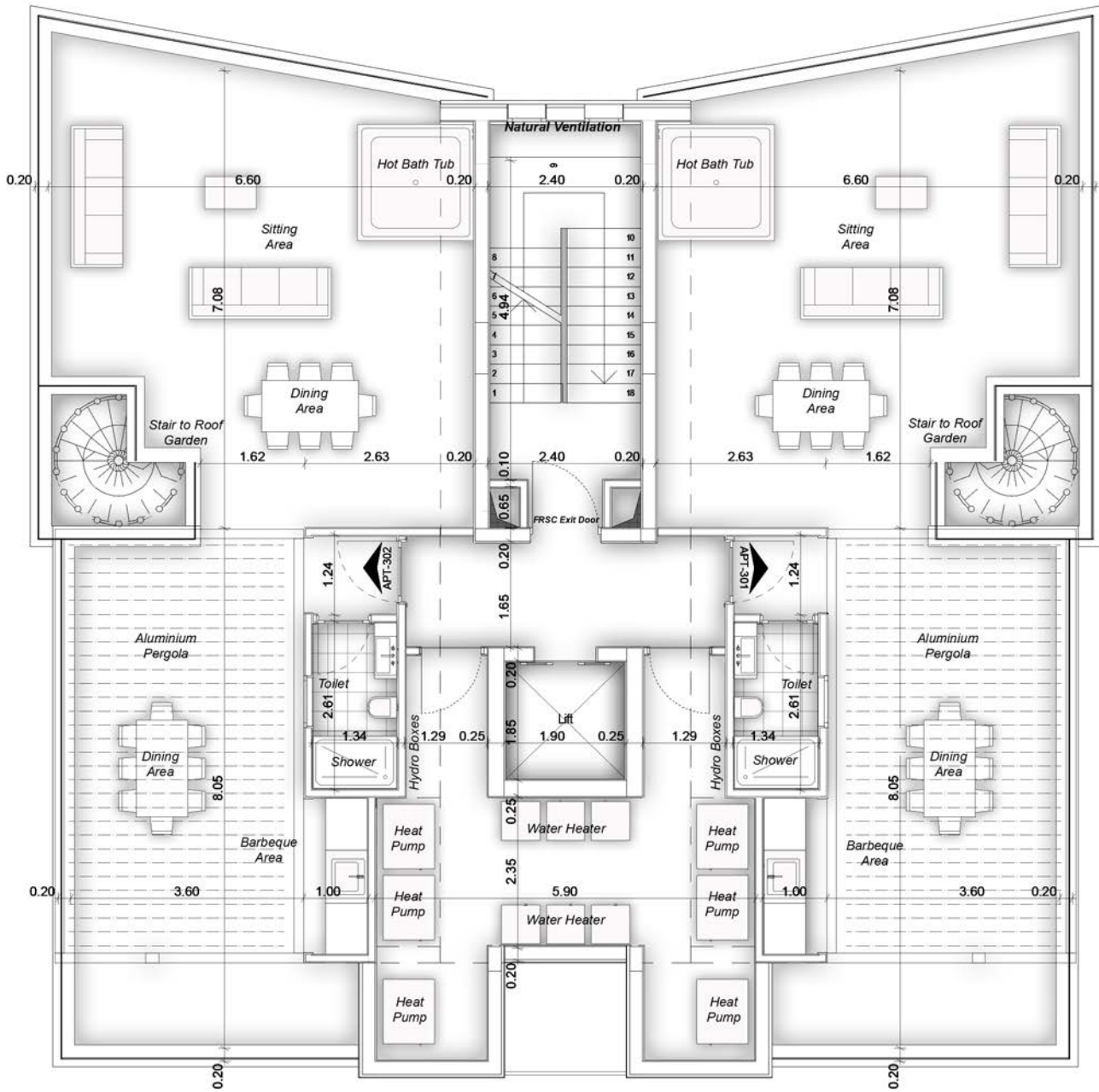
Internal Area	Covered Veranda	Storage Room	Total
85.63 m ²	22.00 m ²	2.62 m ²	110.25 m ²
85.63 m ²	22.00 m ²	2.62 m ²	110.25 m ²
85.63 m ²	22.00 m ²	4.45 m ²	112.08 m ²
85.63 m ²	22.00 m ²	4.45 m ²	112.08 m ²



3rd Floor

Apartment Sellable Areas

Apartments	Bedrooms	Toilets	Parking Spaces
301	2	2	2
302	2	2	2
Roof Terrace	Toilets	Internal Area	Uncovered Terrac
301	1	9.49	56.07 m ²
302	1	9.49	56.07 m ²



Roof Garden

	Internal Area	Covered Veranda	Storage Room	Total
	85.63 m ²	22.00 m ²	5.77 m ²	113.40 m ²
	85.63 m ²	22.00 m ²	5.77 m ²	113.40 m ²
e	Covered Terrace / Pergola			Total
	26.10			35.59 m ²
	26.10			35.59 m ²



ROOF GARDEN

NORTH EAST VIEW



ROOF GARDEN

SOUTH EAST VIEW







NELIA COURT

SOUTH EAST VIEW

Construction Specifications

Main Structure/ General Building Characteristics

- Reinforced concrete frame designed in accordance with the European codes for earthquake resistance.
- Compliance with the current building and fire regulations.
- Issued with an Energy Performance Certificate (Class A).
- Installed systems that use renewable sources of energy to reduce energy consumption.

Walls & Insulation

- The internal and external walls are constructed using thermally insulated aerated concrete blocks (YTONG).
- 50-100mm Rockwool high performance thermal insulation covers all the external surfaces of columns, beams and walls. The insulation layer is treated with either a graffiato finish or a cement-based plaster and water-repellent varnish.
- All interior walls are coated with gypsum plaster, a fine finishing plaster and eco paint.
- The veranda ceilings are brought to a smooth finish with fine finishing plaster and eco paint.

Woodwork

- The kitchens are designed and manufactured by a reputable European manufacturer. The kitchens are manufactured using MDF boards, with a laminate or lacquered finish, granite countertop and high quality mechanisms and accessories. The client can choose the finishes and colours.
- The internal doors, wardrobes and bathroom units are designed and manufactured by a reputable European manufacturer, with a laminate or lacquered finish and high quality mechanisms and accessories. The choice of finishes and colours will be proposed by our architects.
- The security entrance doors are manufactured by a reputable European manufacturer in compliance with all European fire safety standards.

Flooring & Wall Finishes

- Living/dining room & Kitchen floors: Ceramic floor tiles €30,00 per/m²
- Kitchen countertop and backsplash: Granite €30,00 per/m²
- Bedroom floors: Ceramic floor tiles/Laminate wood floor €30,00 per/m²
- Bathroom & WC floors: Ceramic floor tiles €30,00 per/m²
- Bathroom & WC walls: Ceramic wall tiles €30,00 per/m²
- Verandas: Ceramic floor tiles €30,00 per/m²
- Main staircase, foyer, lobby and lift floors: Ceramic floor tiles €30,00 per/m²
- Foyer and lobby walls: Marble €30,00 per/m²
- Car park area: Polished concrete

Aluminium Doors & Windows

- Aluminium, full height, minimal sliding doors with high performance glass for thermal and acoustic insulation.
- Aluminium, full height, tilt and turn windows with high performance glass for thermal and acoustic insulation.

Sanitary Ware

- Grohe and Villeroy & Boch sanitaryware (toilets, showers, bathtubs, etc.).
- All bathroom accessories are installed (mirror, toilet paper and towel holders).

Sewage

- Installed using high quality materials complying with European standards.
- Licensed by the local Sewage authority and connected to the main sewerage system of the area.

Electrical Installations

- All installations are completed in accordance with the current regulations issued by the Electricity Authority of Cyprus (EAC).
- All communal areas and facilities use the net metering system that draws electricity from the photovoltaic panels installed on the roof.
- All apartments are equipped with several power outlets and lighting points that are placed in convenient locations.
- Entry into the building is via a card reader and access keypad on the main gate and entrance door.
- Provision for electric vehicle (EV) chargers for all apartments.

The following fittings are installed in all apartments:

- Door answering video phone
- Provision for a security system
- Smoke and heat detectors
- Isolator sockets for all electrical appliances
- Double sockets in all rooms
- USB-C integrated sockets in all bedrooms
- Telephone/ethernet outlets in the living room and all bedrooms
- TV outlets in the living room and all bedrooms
- Provisions for electric curtains and blinds in the living room, kitchen and bedrooms
- Dimmable spotlights and concealed lighting in the living room and all bedrooms
- Electric towel rails in all bathrooms
- Exterior lighting

Mechanical Installations

Hot / Cold water supply

- Fresh water is supplied to all apartments from the city mains water supply. A fresh water filtration system is installed.
- Cold water is supplied to each apartment from a 1000 LT water tank via a pressure pump. A water softener is also fitted.
- Hot water is supplied to each apartment from a 200 LT hot water cylinder with an integrated heat pump and a backup immersion heater. A hot water recirculation pump is also fitted.
- All water supply equipment is discretely located in a designated mechanical area on the roof.

Heating / Cooling

- Concealed / wall mounted air conditioning units are installed in all the rooms, except the bathrooms and toilets. Cooling is provided via external VRV units.
- Heating is provided by an electric underfloor heating system separated into different zones.
- All the external heating and cooling equipment is discretely located in a designated mechanical area on the roof.
- The heating and cooling systems are imported from reputable manufacturers and comply with all European Standards.

Other Mechanical Systems

- Installation of a Photovoltaic (PV) system that uses renewable sources of energy to generate electricity.
- Lift with full height mirror walls, from a reputable manufacturer, that complies with all European standards.

Other Provisions

- Private covered parking.
- Private storage rooms with an aluminium ventilating door, a light point and a socket.
- Letter box by the main entrance gate.
- Garbage and recycling areas
- Landscaped garden area with local trees and vegetation according to the architect's design.

Fencing and Gates

- Glass balustrades on all balconies (1.20 m).
- Perimeter fence consisting of concrete walls.
- Metal electric gates for pedestrian and car entry.



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