

LINEAR

RESIDENCE

luxury • location • convenience





A unique designed spacious modern building



Featuring elegant apartments and fabulous facilities, Linear Residence is a sanctuary of serene living in the heart of Limassol. With every attention given to detail and functionality, Linear Residence manage to create a stunning and unique living environment, ideal for individuals, couples and families.

Location is everything

Elementary School	50m
Eye Clinic	50m
Supermarket	100m
Pharmacy	200m
Car Wash	200m
Spyrou Kyprianou	200m
Restaurants	200m
Electronic Shop	300m
Bakery	400m
Clinical Laboratory	400m
Banks	800m
Branded Coffee Shops	850m
Makarios Avenue	900m



A perfect representation of a new wave of lifestyle

Linear Residence features elegantly designed and premium quality apartments, making it ideal for individuals, couples and families who would like to combine luxury lifestyle, location and convenience. With retail, dining, and entertainment options at your doorstep, you can rest in the knowledge that everything you need is within easy reach at Linear Residence.



TECHNICAL SPECIFICATIONS

FINISHES

Living – Dining Room
Italian ceramic tiles

Bedrooms
Laminate wooden floor
Italian made wardrobes
Provision of electric shutters

Kitchen
Italian ceramic tiles
Italian cabinets and synthetic stone worktops

Verandas
Italian ceramic tiles

Front Doors / Internal Doors
Italian-made

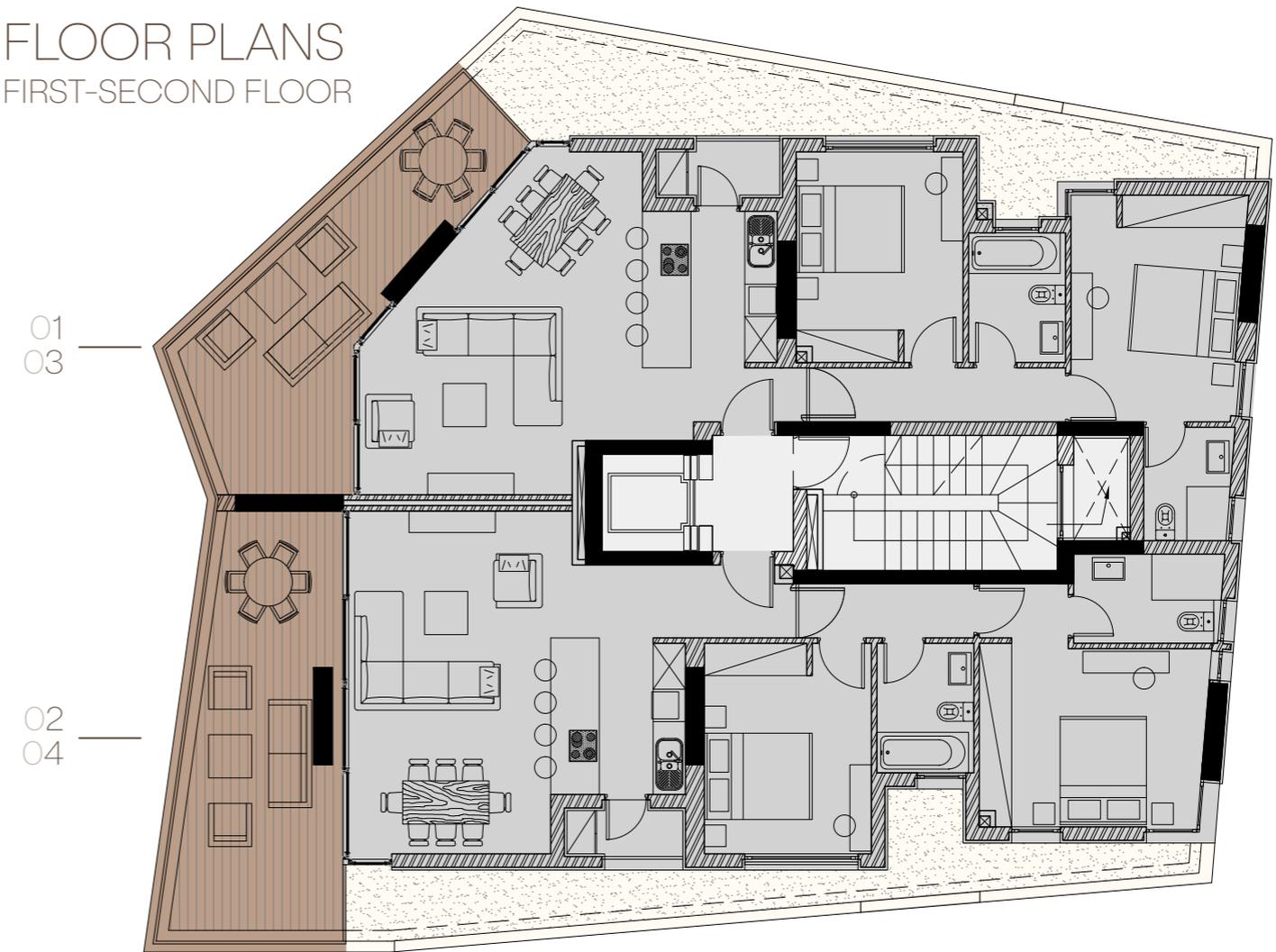
Bathrooms / W.C.
Italian made ceramic tiles for floors and walls
Sanitary ware and mixers from reputable manufacturers

Windows / External Doors
Thermal colored aluminum Double glazed

The buyer has the choice of preselected range of different styles and colours



FLOOR PLANS FIRST-SECOND FLOOR

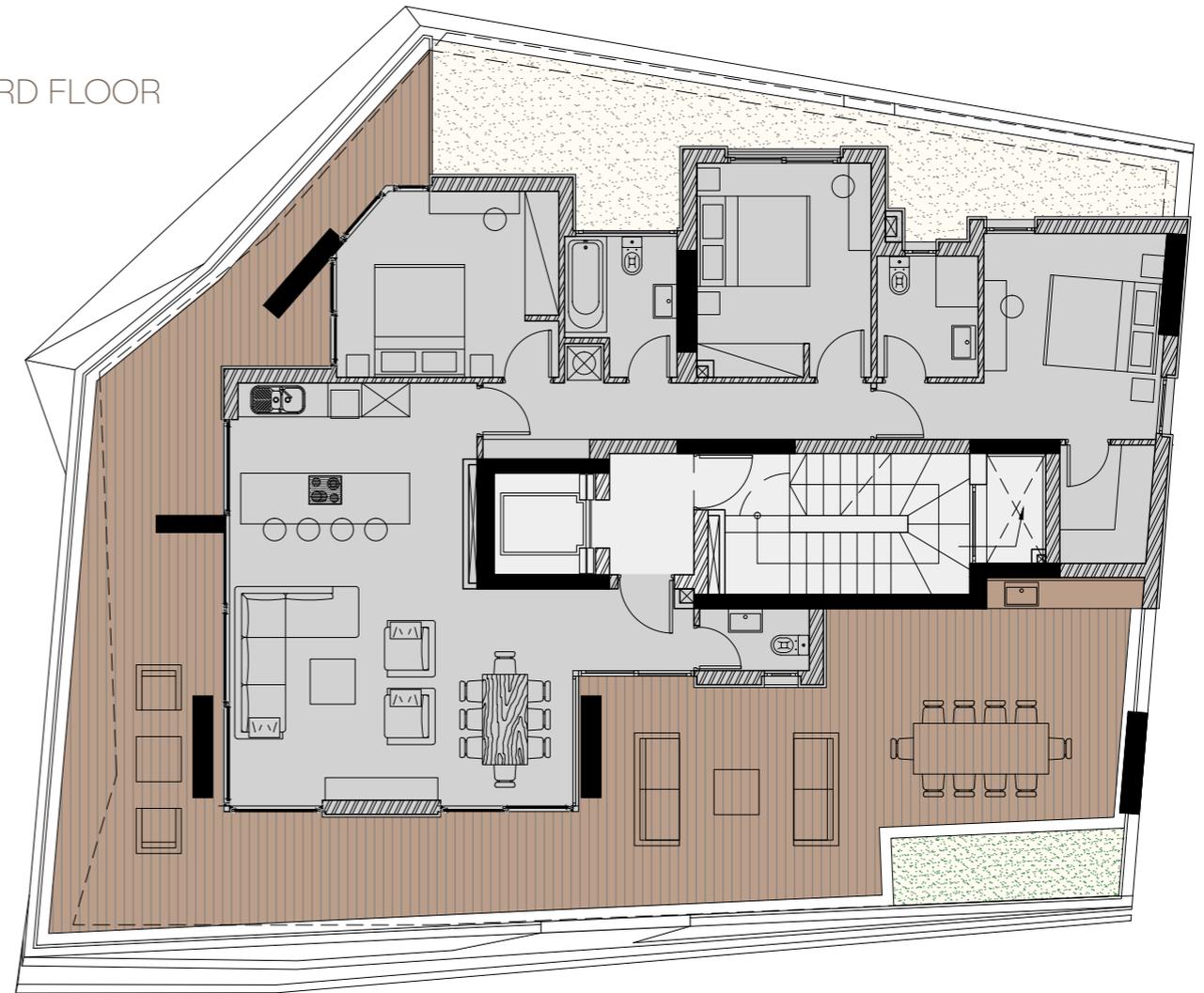


01 2 Flat Area **89,5m²**
 03 2 Verandas **24m²**
 2 Common Areas **8m²**
P 1 Total Covered Area **121,5m²**

02 2 Flat Area **91,5m²**
 04 2 Verandas **23m²**
 2 Common Areas **8m²**
P 1 Total Covered Area **122,5m²**



THIRD FLOOR

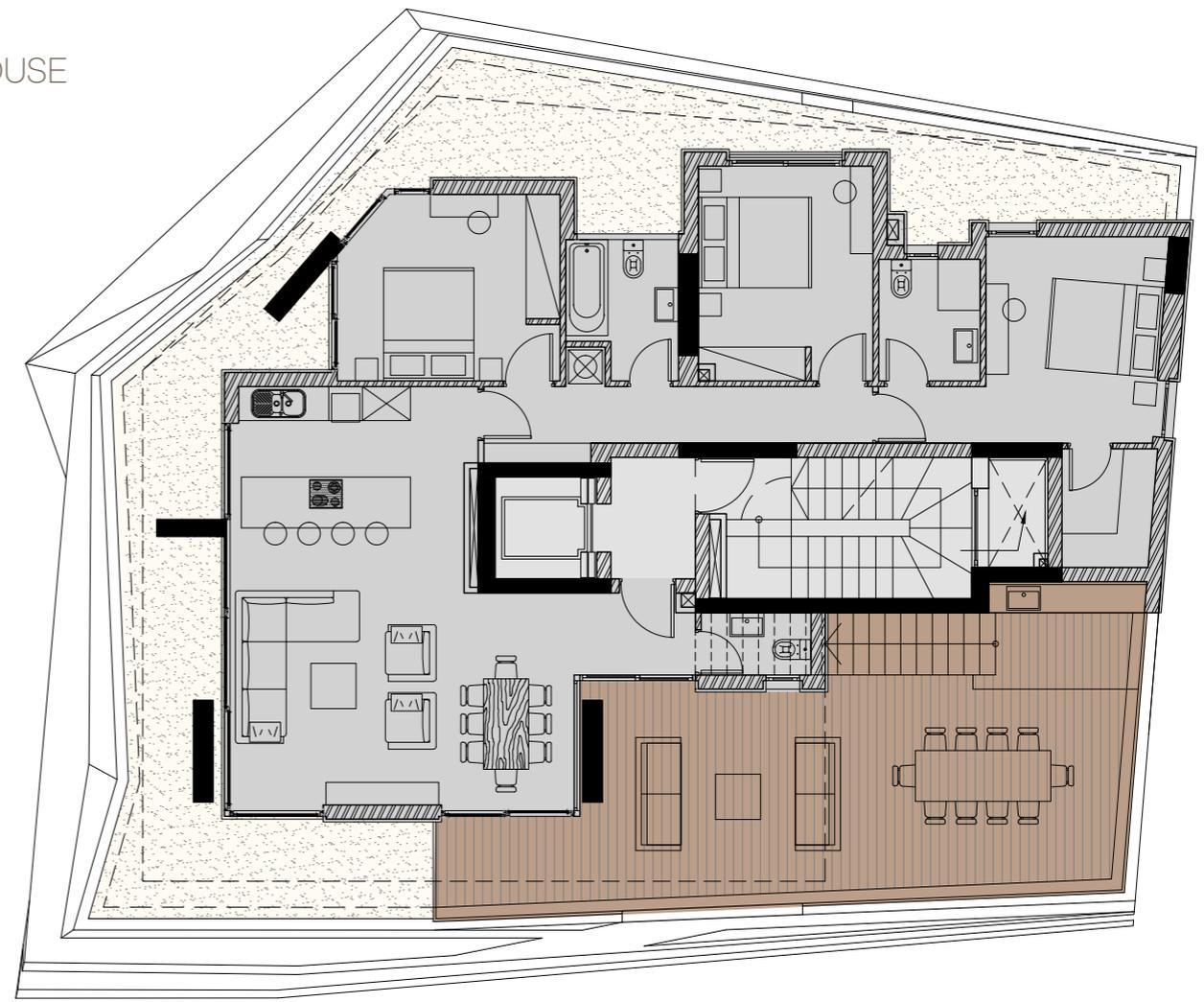


05

-  3 Flat Area **121,5m²**
 -  2 Verandas **100m²**
 -  Common Areas **15.5m²**
 -  **P 2** Total Covered Area **237m²**
- *Barbecue Area*



PENTHOUSE



- 06
-  3 Flat Area **121,5m²**
 -  2 Verandas **50m²**
 -  2 Private Roof Garden **60m²**
 - P** 2 Common Areas **15.5m²**
 - Total Covered Area 247m²**
 - *Barbecue Area, Swimming Pool*

GENERAL STRUCTURE

Foundations & Superstructure
Reinforced concrete in accordance with the anti-seismic standards and regulations

Internal Walls
100mm brickwork

External Walls
250mm brickwork covered with thermal plaster

Insulation and Waterproofing
Thermal Insulation in all floors and roof
Polyurethane waterproofing system in verandas and roof

GENERAL FINISHES

External Walls
3 coats of plaster and special render finish / HPL panels
3 coats of waterproof paint

Internal Walls
2 coats of plaster / Spatula
3 coats of emulsion paint

Heating
Provision for convector units for apartments
Provision for underfloor heating for 3rd floor and penthouse

Plumbing
Pressured water system

Air Conditioning
Provision for split unit system / wall mounted
Provision for ceiling concealed indoor units for 3rd floor and penthouse living areas

Lift
1 Machine Roomless Lift (MRL)

Swimming Pool
Private skimmer swimming pool for penthouse
LED underwater lighting

ELECTRICAL SERVICES

Lighting
Provision for master lighting control
LED lights in all living areas
Façade Lighting
Landscape Lighting
Occupancy sensors for parking areas

Provision for electric shutters in bedrooms
Traffic barrier
Wi-Fi network
TV System/ Central IF-RF TV Distribution System
Fire detection system
Video-entrance system





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