

QUALITY | PRIVACY | SECURITY

THE ESSENCE OF PRIVACY
IN A MODERN CITY

PRIVILY RESIDENCES

Flamingo Properties proudly presents its new residential development, Privily Residences.

With quick and easy access to businesses, retail, leisure attractions and all essential amenities, Privily Residences hold a prime position in Limassol city. Thoughtfully designed and meticulously planned, the complex comprises of seven apartments, including three 2-bedroom units, three 3-bedroom units and a luxurious rooftop penthouse.

While the living rooms and verandas offer the feeling of privacy, designer fittings and spacious bedrooms with en-suite bathrooms, take luxury to a different level.





PRIVACY & SECURITY

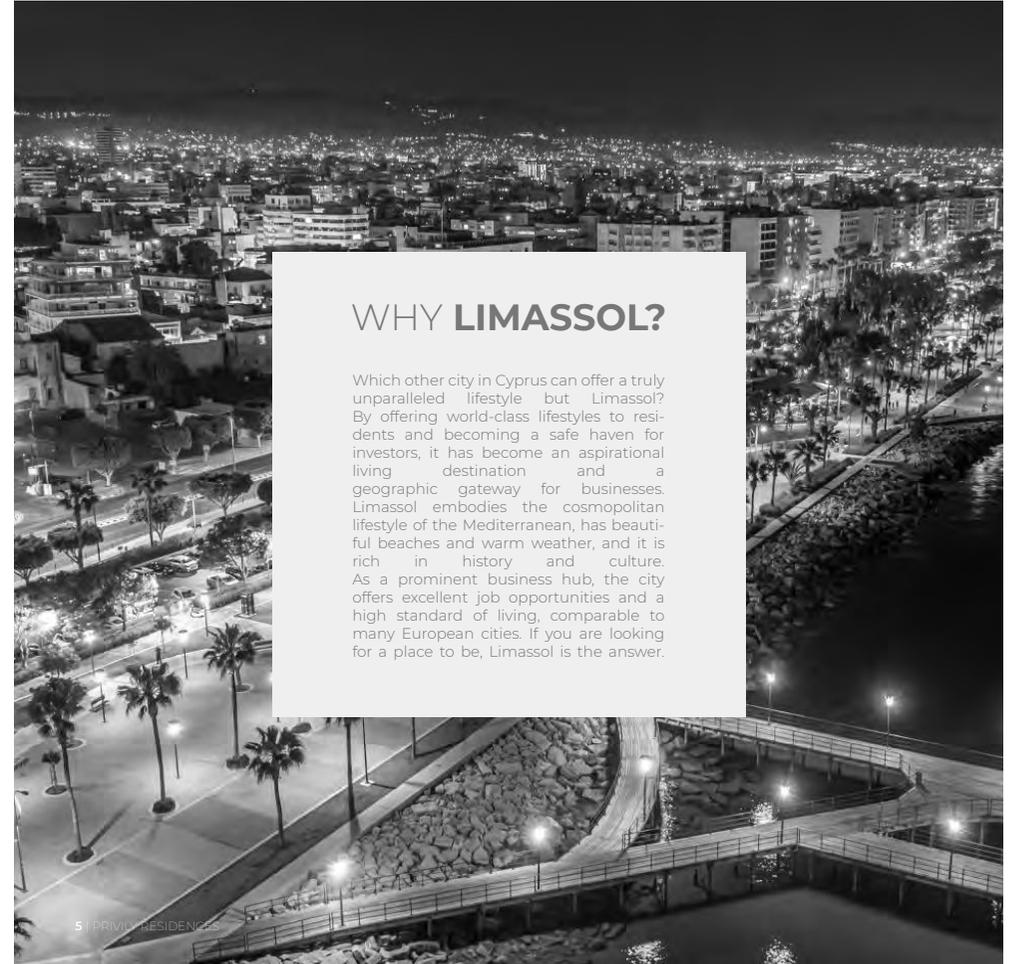
With an incredible and unique design, covered by an aluminium skin, a "shell" is created around the building, shaping its ultimate aesthetics.

While this protects each apartment from the sun without restricting the view from the inside, it provides an unparalleled sense of security and privacy.

Privily Residences look impressive inside and out.

With pedestrians gate, electric garage doors, and high security entrance doors the feeling of privacy is adhere.

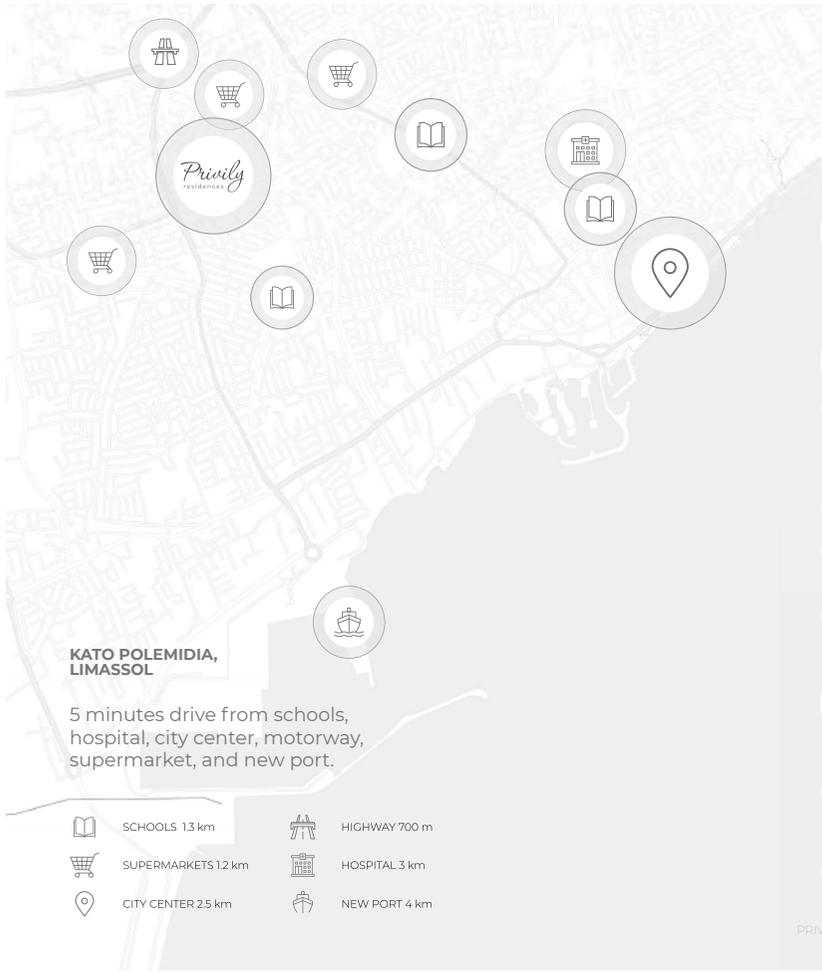
A place to call home.



WHY LIMASSOL?

Which other city in Cyprus can offer a truly unparalleled lifestyle but Limassol? By offering world-class lifestyles to residents and becoming a safe haven for investors, it has become an aspirational living destination and a geographic gateway for businesses. Limassol embodies the cosmopolitan lifestyle of the Mediterranean, has beautiful beaches and warm weather, and it is rich in history and culture. As a prominent business hub, the city offers excellent job opportunities and a high standard of living, comparable to many European cities. If you are looking for a place to be, Limassol is the answer.

LOCATION



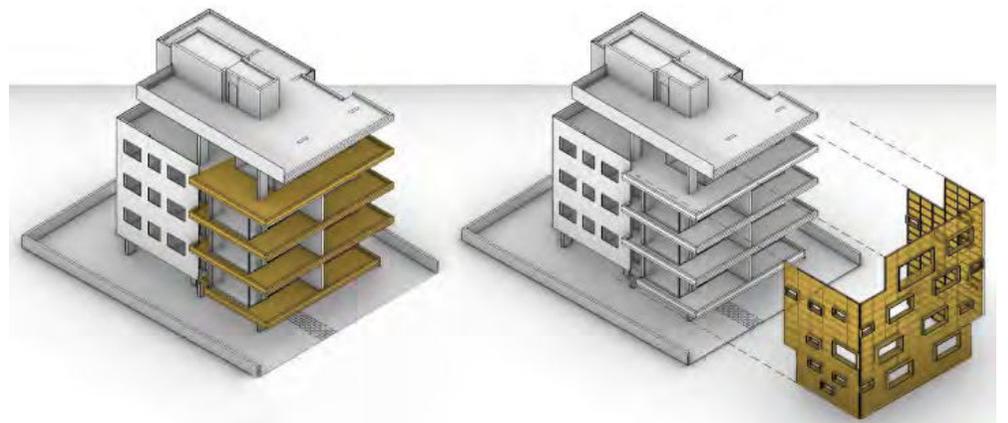
**KATO POLEMIDIA,
LIMASSOL**

5 minutes drive from schools,
hospital, city center, motorway,
supermarket, and new port.

- | | |
|---|---|
|  SCHOOLS 1.3 km |  HIGHWAY 700 m |
|  SUPERMARKETS 1.2 km |  HOSPITAL 3 km |
|  CITY CENTER 2.5 km |  NEW PORT 4 km |

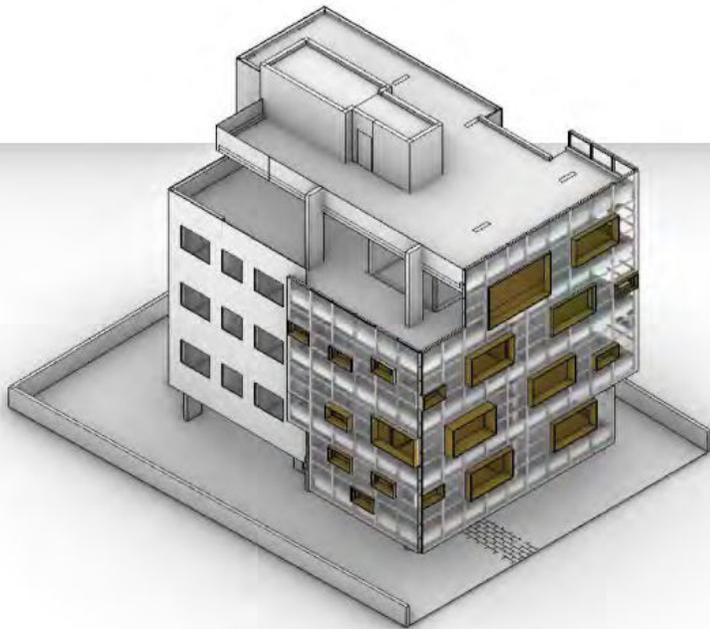
PROPOSAL

**BALUSTRADE
+ SHADING
+ PRIVACY**



SKIN

SUNLIGHT FILTRATION
CONTROLLED PUBLIC EXPOSURE



PRIVLY RESIDENCES | 8

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 insulation system

INSULATION AND WATERPROOFING

Thermal Insulation in all floors and roof and polyurethane waterproofing system in verandas and roof

FINISHES

LIVING - DINING ROOM

Engineering parquet flooring

BEDROOMS

Engineering parquet floor, Italian made wardrobes

KITCHEN

Italian cabinets and synthetic stone worktops

VERANDAS

Anti-slip porcelain tiles

FRONT DOORS / INTERNAL DOORS

Bespoke, according to fire and safety regulations

EXTERNAL WALLS

Sto-lit finish or similar
3 coats of waterproof paint
Aluminium shading screens

BATHROOMS / W.C.

Italian made ceramic tiles for floors and walls
Sanitary ware and mixers from European manufacturers

WINDOWS / EXTERNAL DOORS

Thermal, powder-coated aluminum double glazed

INTERNAL WALLS

2 coats of plaster / Spatula 3 coats of emulsion paint

BARBEQUE AREA AND JACUZZI

Available for penthouse only

9 | PRIVLY RESIDENCES

ELECTRICAL

LIGHTING

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

Electric shutters in bedrooms
Traffic barrier
Wi-Fi network
TV System / Central IF-RF TV Distribution System
Intruder alarm / Fire detection system
CCTV system provision
Video-entrance system



MECHANICAL

PLUMBING

Pressured water system

HEATING

Provision for underfloor heating
Production of hot water for domestic use

AIR CONDITIONING

Split unit system / wall mounted for bedroom areas
Ceiling concealed indoor units for living areas

LIFT:

1 Machine Roomless Lift (MRL)





FLOOR PLANS

FLOOR 1-3



2 bedroom apartment	2	2	2	1	Covered m ² : 85m ²	22m ²	A
					Total m ² : 107m ²		
3 bedroom apartment	3	2	2	1	Covered m ² : 107.5m ²	24m ²	A
					Total m ² : 131.5m ²		

FLOOR PLANS

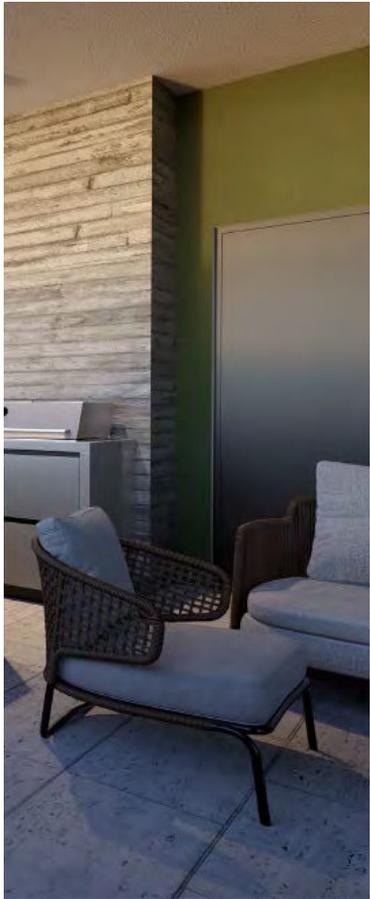
FLOOR 4



3 bedroom apartment	3	3	3	2	Covered m ² : 119m ²	30m ²	72m ²	A
					Total m ² : 221m ²			

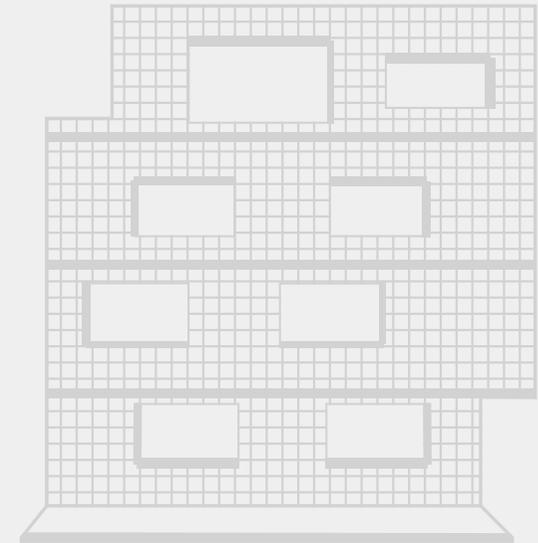






THE PRIVILY RESIDENCES

MAKING EVERYDAY
MOMENTS
MEMORABLE





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FLAMINGO
PROPERTIES



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