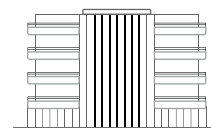


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**EPIQUE**  
RESIDENCE





# DREAM EPIQUE

A NEW APPROACH TO EXPRESS  
APARTMENT LIVING.

Epique Residence, the newest residential addition of FLAMINGO PROPERTIES Group. With a unique combination of prime location, carefully selected finishes throughout and a contemporary lifestyle, Epique Residence presents a range of exclusive opportunities to live a life characterized by unprecedented flair and quality. A choice of 2 & 3 bedroom apartments for sale is available.



MAKE LIFE  
EPIQUE





## EVERYTHING YOU'LL EVER NEED

From the first step inside you will fall in love with the sophisticated open-plan layout and apartment's beautiful view. Security entrance doors, high ceilings, colour video door entry system and high openings are just some of the facilities offered. Enjoy a private roof garden with a lush bbq area in the 3<sup>rd</sup> floor apartments. Its minimal style is fused with timelessly chic design trends that create an inviting and engaging home you will never want to be far away from.



## LOCATION AND LIFESTYLE

PROVIDING A HAVEN FROM THE CITY WITHIN THE CITY.

Located on a quiet cul-de-sac, opposite a river & adjacent to a green area, Epique Residence is a gem property development hidden away in an all-inclusive community, which is yet easily accessed. Feel closer to nature while enjoying the amenities and offerings of a modern lifestyle, an ideal home for you and your family.



**GYM** 200m



**SCHOOL** 200m



**HIGHWAY** 700m  
Easy access to the highway



**CITY CENTER** 2,5km





 **SHOPPING CENTER** 480m

 **AIRPORT** 40min

 **RESTAURANT** 1km

 **CLINIC** 3km

 **HOTEL** 1,5km

# EVERYTHING YOU NEED WITHIN 3KM

From its calm setting, you can comfortably reach the vibrant downtown area, large hypermarkets chains, malls, multinational chain coffee shops and restaurants. All while being just a 1 minute drive away from the high way connecting Limassol with the island's airports and other cities. Makarios Avenue, only at a short distance away, provides for an easy, convenient transport to and within the city centre.

# STRUCTURE

## FOUNDATIONS & SUPERSTRUCTURE

Reinforced concrete in accordance with the anti-seismic standards and regulations.

## INTERNAL WALLS

100mm brickwork.

## EXTERNAL WALLS

250mm brickwork covered with polystyrene for thermal plaster.

## INSULATION AND WATERPROOFING

Thermal insulation in all floors and roof & polyurethane waterproofing system in verandas and roof.

# FINISHES

## DINING, LIVING, KITCHEN & CORRIDOR FLOORING

Italian ceramic tiles or high quality laminate wooden floor.

## BEDROOMS

High quality laminate wooden floor.

Made to measure wardrobes.

Black-out, noise insulated electric shutters (Provision).

## KITCHEN

Custom made, made to measure benches, countertops and backsplash.

All kitchen fittings from respected European suppliers such as GROHE and FRANKE.

## VERANDAS

Italian ceramic tiles.

## FRONT DOORS / INTERNAL DOORS

High security entrance door, fire certificate 45 minutes.

Interior doors finish in laminate white matt melamine.

## EXTERNAL WALLS

3 coats of plaster and special unique render finish.

3 coats of waterproof paint.

Partially aluminium strips cladding.

## BATHROOMS / W.C.

Italian ceramic tiles walls and flooring.

All bathroom sanitary from respected European suppliers such as GROHE and IDEAL STANDARD.

## WINDOWS / EXTERNAL DOORS

High ceiling at 2.60m, thermal coloured aluminium double glazed (6mm & 5mm).

## INTERNAL WALLS

2 coats of plaster / Spatula.

3 coats of emulsion paint.







## ELECTRICAL

Full electrical installation.  
Central system for television reception.  
LED lights in all living areas.  
Central system for satellite dish reception.  
Occupancy sensors for parking areas.  
Coloured video entrance system.  
Fully electric gated car parking.

## MECHANICAL

*EUROPEAN CLASS A ENERGY CERTIFICATE.*

### **PLUMBING**

Pressured water system.

### **HEATING**

Convector units - plug provision (provision)  
Production of hot water for domestic use.

### **AIR CONDITIONING**

Ceiling concealed indoor units - kitchen & living area (provision).  
Split unit system / wall mounted - bedrooms (provision).

### **LIFT**

1 Machine Roomless Lift (MRL).

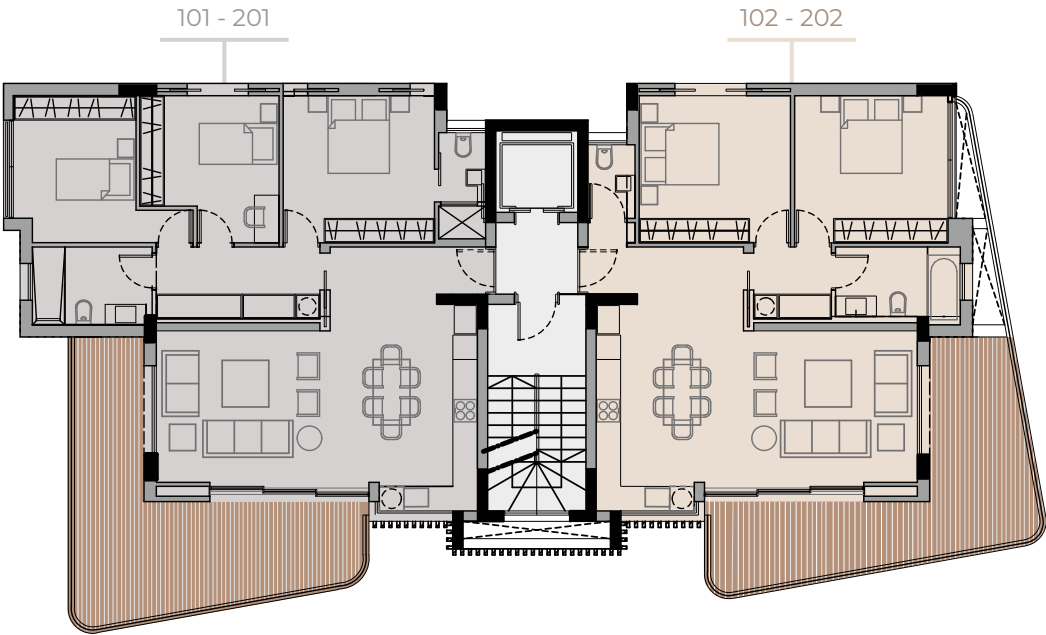
# EPIQUE QUALITY












# FLOOR PLANS

1<sup>st</sup> | 2<sup>nd</sup> FLOOR



							
101 - 201	3	2	2	1	FLAT m²: 107,5m² Total m²: 140,5m²	24,5m²	A
102 - 202	2	2	1	1	FLAT m²: 92m² Total m²: 122,5m²	22m²	A

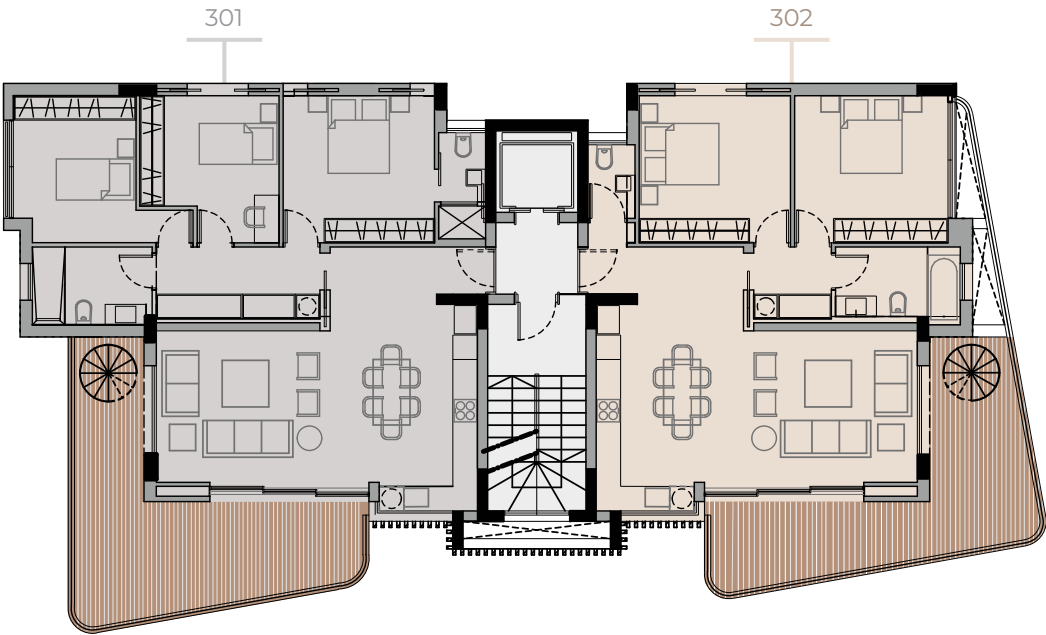













FLOOR PLANS

3<sup>rd</sup> FLOOR

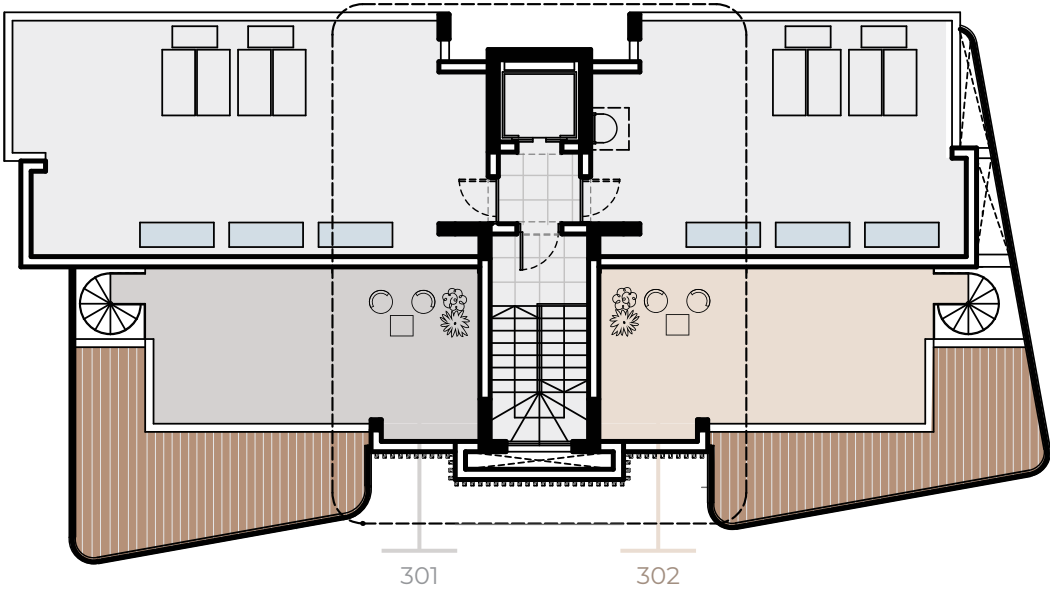


							
301	3	2	2	1	FLAT m²: 107,5m² Total m²: 140,5m²	24,5m²	A
302	2	2	1	1	FLAT m²: 92m² Total m²: 122,5m²	22m²	A



FLOOR PLANS

ROOF GARDEN



31,7m<sup>2</sup>



BBQ AREA







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