



FINIKIS

TERRACES

FINIKIS TERRACES

Designed For Living



Apartment homes that make a statement! The Finikis Terraces apartments are the epitome of modern, designer living. At this boutique and intimate complex, a resident's every whim and fancy is catered for with understated style, all of which make this Limassol's premier address for a select few.

Each apartment stands on its own just like a private residence. Apartments are spacious, bedrooms have en suite bathrooms, there is plenty of cupboard space, high ceilings, private pools, large terraces, plenty of green on the terraces and around the building. The positioning of the building with large openings in the south and smaller in the north, a perforated façade to protect from the strong sun in the east and west of the building without blocking the wind, as well as north-south openings for all apartments, cool the spaces in the hot summers.



Innovatively Stylish Development



Finikis Terraces is an innovatively stylish development of 18 simplex, duplex and triplex apartments, made up of 14 three-bedroom apartments and 4 two-bedroom apartments. This super luxurious estate awaits to pamper you in exclusivity, quality, convenience, privacy, peace and tranquillity. Each apartment is individually designed and uniquely created to meet individual needs, making sure to win your heart.



High-End Lifestyle



The Finikis experience is all about combining a designer aesthetic with a contemporary edge and addresses the new age demands of high-end lifestyle and inner-city living. Finikis Terraces is a visually refined modern building created by architect, Sonia Papaevripiades, which expresses her distinctive blend of functionality and human aesthetics. The modern interiors are complemented with the warmth of wood-panelled walls, rich floor finishes, floating white ceilings, designer kitchens and elegant light fittings that illuminate the living spaces.



Home Is Where Your Heart Is



The warmth of sculptured stone and timber aesthetics, contrasted with the stark white exterior and perforated breeze-block screens are the distinctive features of the building. Large terraces with floor-to-ceiling glass give articulation to the facades. It is this experience of openness that makes the home-styled apartment characteristic a distinctive feature of the Finikis Terraces. The building is ideally positioned facing the south to maximize sunlight in the winter and minimize it in the summer. Every apartment has been designed to enjoy the north-south breeze of Limassol's hot summer evenings.



A Unique Sense Of Space And Place



The Finikis Terraces complex offers a rare opportunity to experience a lifestyle of spacious apartment living in a well-designed and secure complex. It celebrates both openness and privacy equally within apartment interior spaces and expansive outdoor terraces and gardens. Apartments feature spacious greened terraces and roof-top living - many with private infinity pools that take full advantage of the surrounding green parklands and views on offer. A unique sense of space and place is what defines the Finikis experience.



Features & Amenities



Finikis Terraces offers a definitive contemporary setting for the sophisticated modern lifestyle and the need to balance work and home, pleasure and leisure, activity and tranquillity.

Innovative exterior and interior design, luxury fittings, recreational features, smart home automations, eco-friendly technologies, the latest security systems and more are on offer.



Features & Amenities



EXTERIOR DESIGN

The building façade design adopts a passive approach to reduce solar gain, heat loss and energy consumption as well as provide comfortable living and working conditions. The building is ideally positioned facing the south, to maximise sunlight in the winter and minimise it in the summer. Every apartment has been designed to enjoy the north-south breeze of Limassol's hot summer evenings.



SECURITY

All residences are fitted with panelled security doors, Video Intercom and door access controls for visitor access. A CAT 6A voice and data structured cabling system is provided as well as a master TV antenna, fire alarm and burglar alarm.



LUXURY FITTINGS

Only the very top quality materials are used that add elegance, individuality and convenience.



FLOORING

A choice between natural marble or semi-solid veneered wooden floor. Walls in bathrooms and WCs are covered with natural marble.



INTERIOR DESIGN

Modern interiors are complemented by the warmth of wood-panelled walls, rich floor and wall finishes, floating white ceilings in all rooms and designer kitchens. The super luxurious interior design is enhanced by the selective use of suspended ceilings in all rooms and concealed lighting, together with discreet air-conditioning and ventilation ducting, buried within the walls/ceilings.



PHOTOVOLTAIC SYSTEMS

The roof of the building is discreetly covered with around 100 m² of solar panels for electricity production as well as 50 m² of solar panels for hot water production.



COMMON AND PRIVATE SWIMMING POOLS

Fitted with mosaic tiles. Private use swimming pools are infinity pools.



ROOF GARDENS

On the roof garden a kitchen bar with a wash basin are included. Floor with artificial wooden decking or tile. Provision for installation of a Jacuzzi.



HEATING VENTILATION AND AIR CONDITIONING (HVAC)

The central HVAC system consists of the highest efficiency air source heat pump system in conjunction with a Hydro-box. For each apartment, space heating uses water under-floor heating to provide superior all around comfort and minimise energy running costs. All apartments are fitted with VRV Air Conditioning and discreet ducting, buried within the walls/ceilings.



PUBLIC HEALTH SERVICES

The domestic cold water is served from centralised water storages with a centralised water treatment system, providing absolute scale and bacteria control, ensuring the highest water quality to the end user. Domestic Hot Water (DHW) is provided by a hybrid solar and heat pump.



SANITARY WARE

All of the sanitary fittings are of a top European brand with all necessary accessories.



PARKING

A covered parking is assigned to each apartment. Triplex apartments are assigned two parking places each.



ENERGY SAVING AND SUSTAINABILITY

The building design goes beyond the local requirements of the Energy Performance Certificate (EPC) regulations. All apartments are designed to comply with the Nearly Zero Energy Building (NZEB) whereby at least 25% of the primary energy consumption is Solar Energy. The building obtained an 'A' rating EPC, with low CO² emissions.



LIGHTING

Apartment internal lighting is designed for the appropriate illumination level, using stylish LED light fittings, providing switching and dimming controls to ensure a visually striking, yet energy efficient, scheme.



GLAZED WINDOWS

A high specification glazed window system is used, as well as large covered balconies, to protect the windows from solar exposure.



AUTOMATION

For ease of operation the option exists of installing a smart system for fingertip control of lighting, sound, window blinds, curtains, air-conditioning, etc.

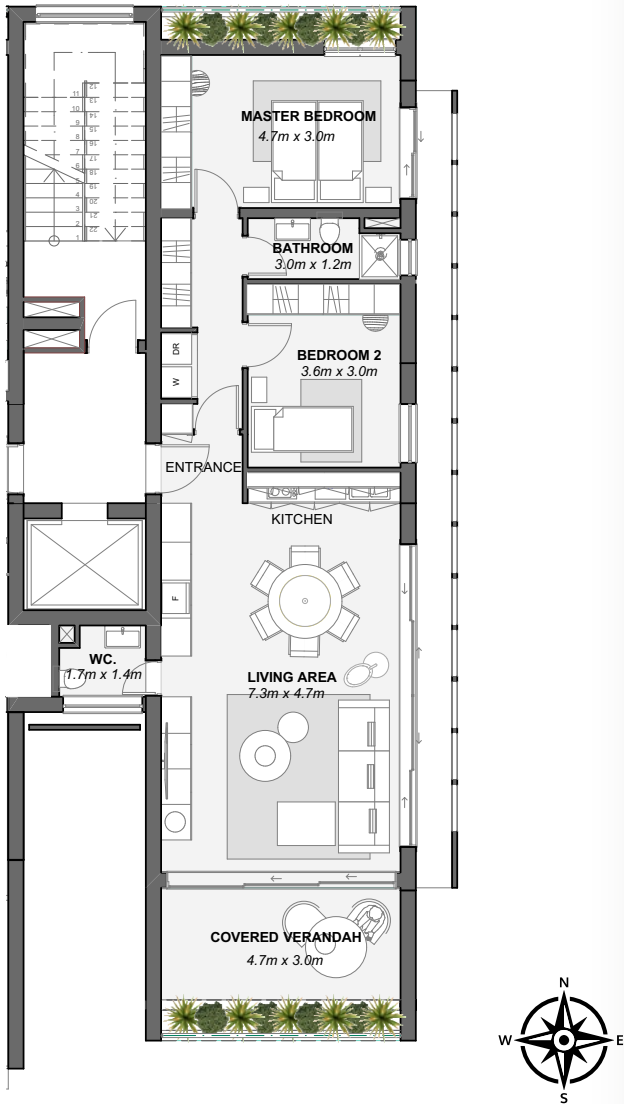


FLOOR PLAN

TWO-BEDROOM SIMPLEX APARTMENTS

Indoor Area	85 m ²
Covered Veranda	14 m ²
Uncovered Veranda	-
Common Area Share	14 m ²
Store Room	6 m ²
Total Covered Area	119 m ²
Restrooms	2
Private Pool	NO
Jacuzzi	NO
Roof Garden	NO
Fireplace	NO
Parking Spaces	1

1ST FLOOR



FLOOR PLAN

THREE-BEDROOM SIMPLEX APARTMENTS

Indoor Area	125 m ²
Covered Veranda	28 m ²
Uncovered Veranda	39 m ²
Common Area Share	20 m ²
Store Room	6 m ²
Total Covered Area	179 m ²
Restrooms	2
Private Pool	YES
Jacuzzi	NO
Roof Garden	NO
Fireplace	YES
Parking Spaces	1

1ST FLOOR

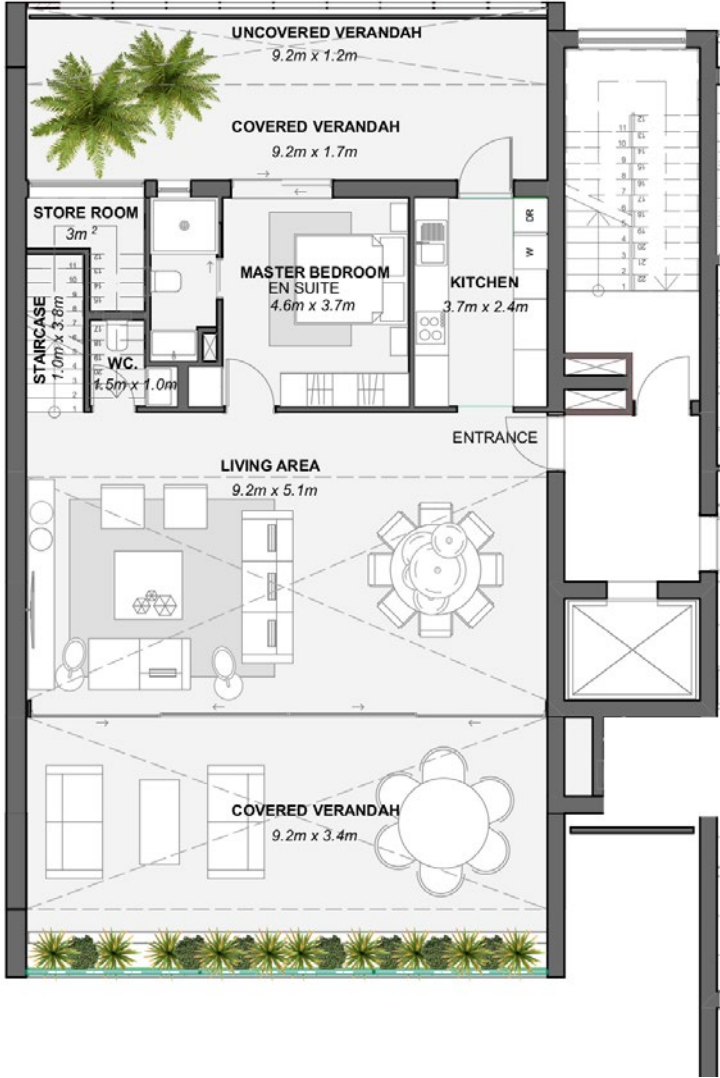


FLOOR PLANS

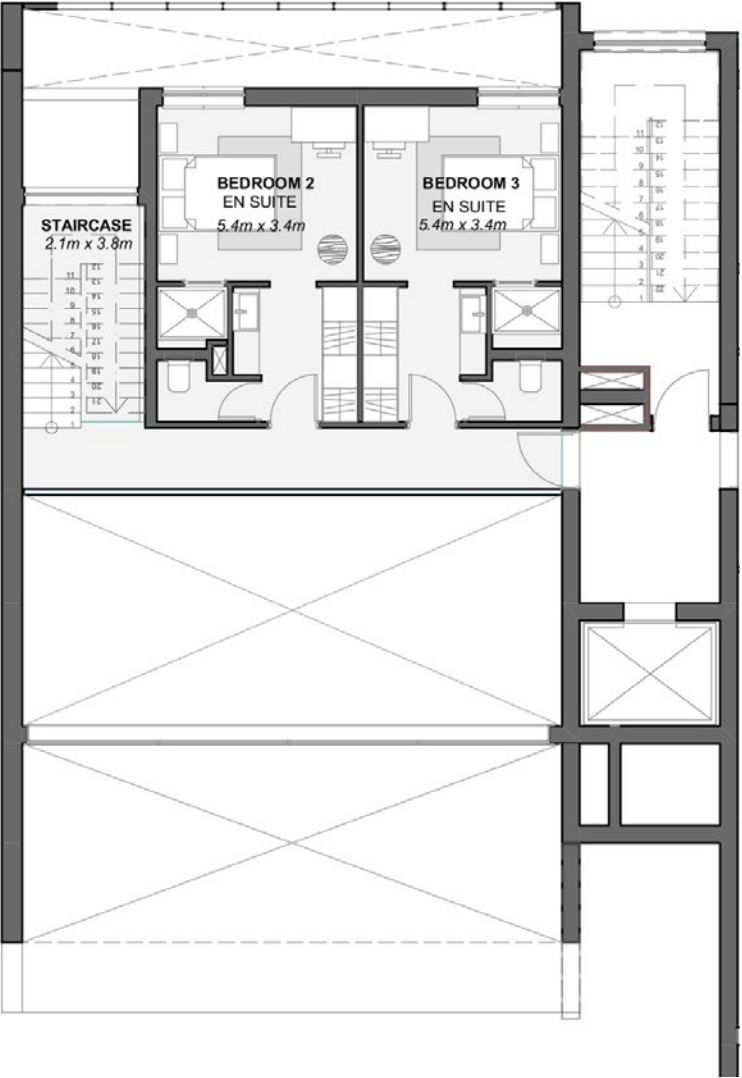
THREE-BEDROOM DUPLEX APARTMENTS

Indoor Area	148 m ²
Covered Veranda	53 m ²
Uncovered Veranda	12 m ²
Common Area Share	24 m ²
Store Room	9 m ²
Total Covered Area	233 m ²
Restrooms	4
Private Pool	NO
Jacuzzi	NO
Roof Garden	NO
Fireplace	NO
Parking Spaces	1

2ND FLOOR



3RD FLOOR

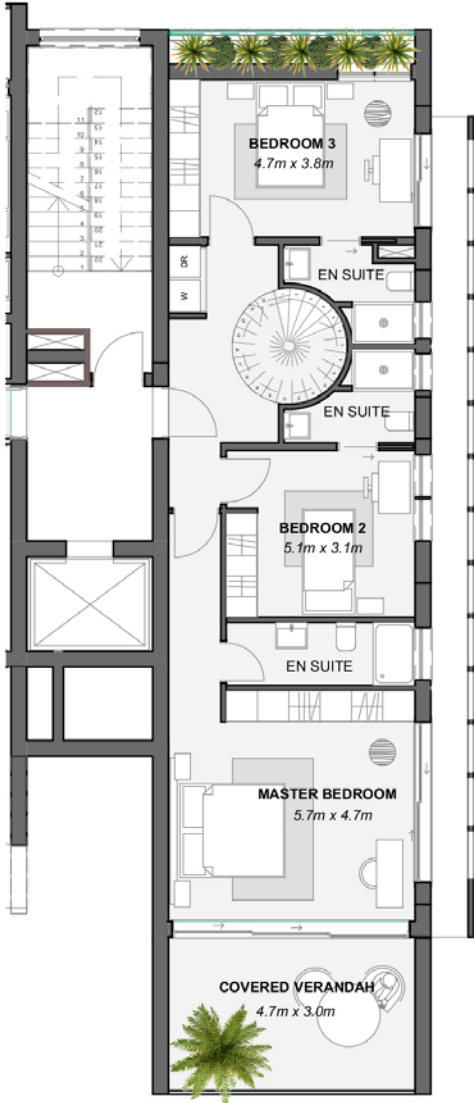


FLOOR PLANS

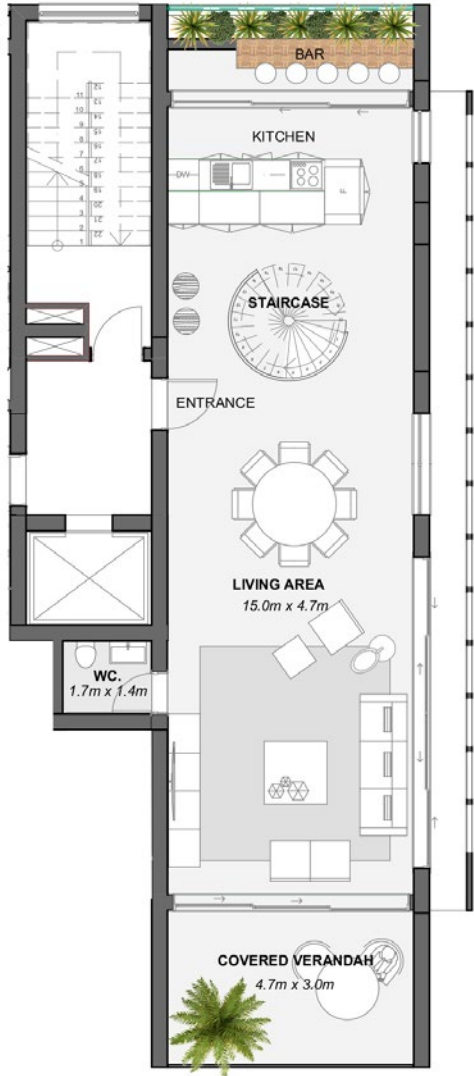
THREE-BEDROOM TRIPLEX PENTHOUSES

Indoor Area	175 m ²
Covered Veranda	40 m ²
Uncovered Veranda	68 m ²
Common Area Share	28 m ²
Store Room	6 m ²
Total Covered Area	249 m ²
Restrooms	5
Private Pool	NO
Jacuzzi	YES
Roof Garden	YES
Fireplace	NO
Parking Spaces	2

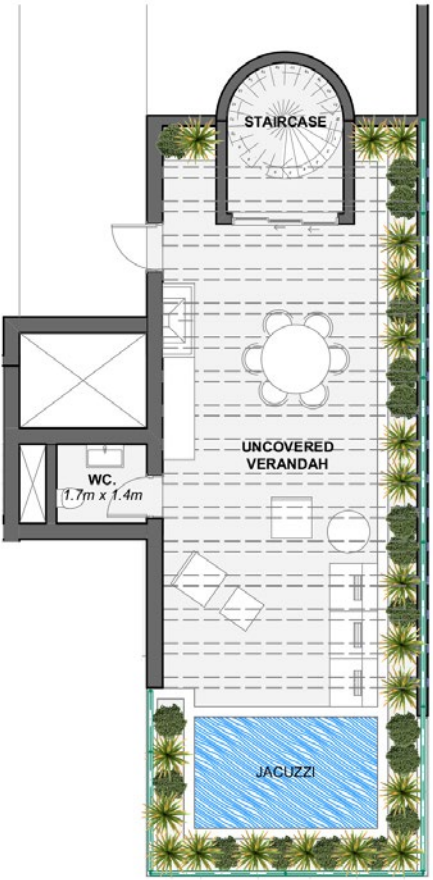
3RD FLOOR



4TH FLOOR



5TH FLOOR
ROOF TERRACE

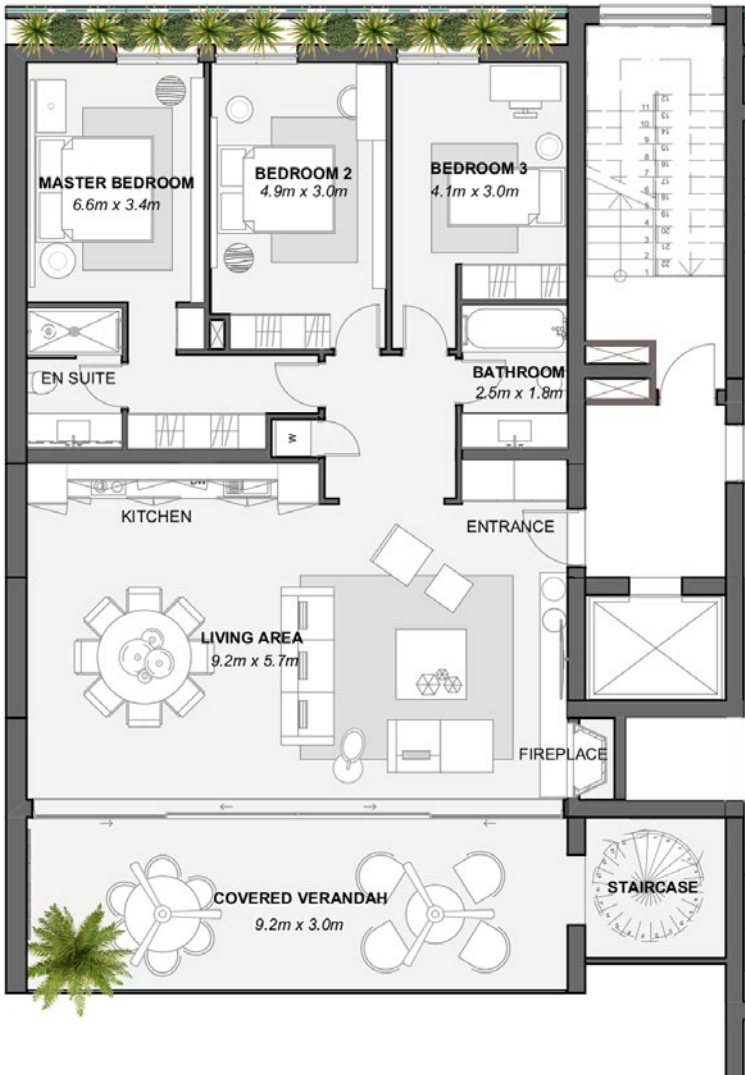


FLOOR PLANS

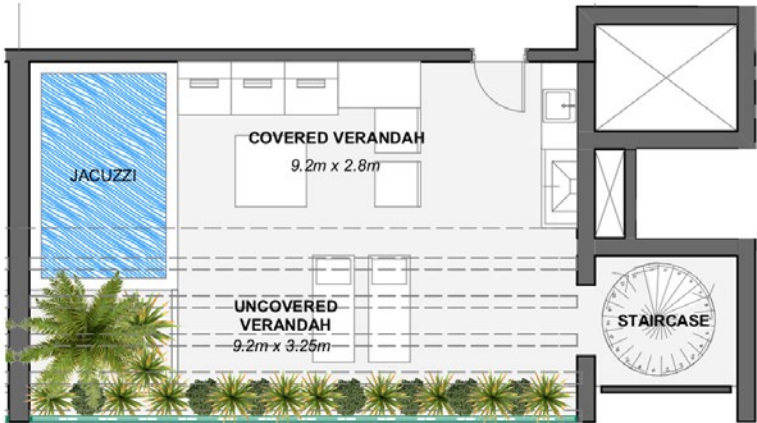
THREE-BEDROOM DUPLEX PENTHOUSES

Indoor Area	125 m ²
Covered Veranda	57 m ²
Uncovered Veranda	44 m ²
Common Area Share	20 m ²
Store Room	10 m ²
Total Covered Area	211 m ²
Restrooms	2
Private Pool	NO
Jacuzzi	YES
Roof Garden	YES
Fireplace	YES
Parking Spaces	1

4TH FLOOR



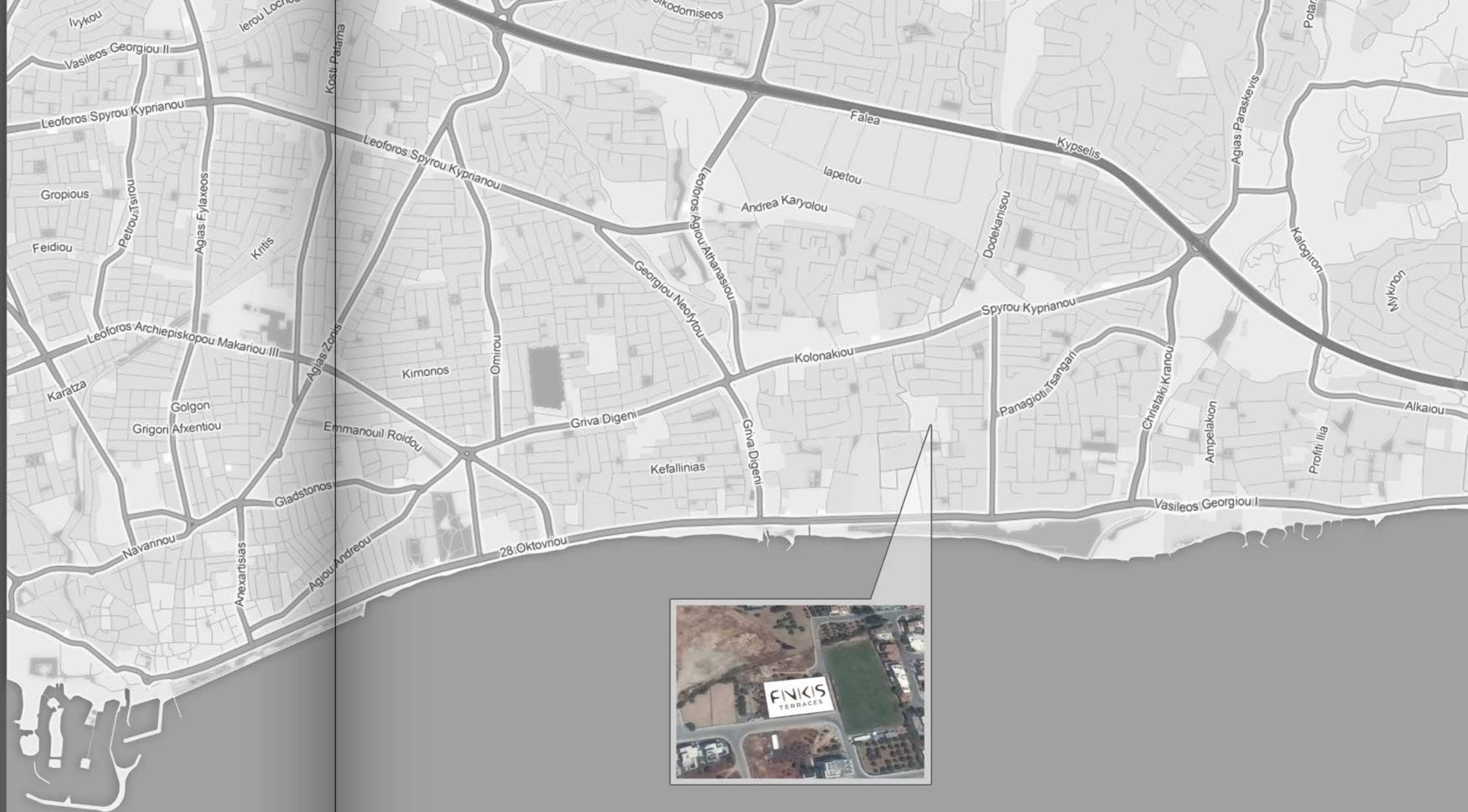
5TH FLOOR
ROOF TERRACE



Location



Finikis Terraces is situated in the exclusive Papas area of Limassol. A cool, clean design in an exclusive neighborhood. Quiet surroundings, proximity to the sea and city amenities provide the ideal conditions for happy family living, with the sandy beaches of Dasoudi Park located 300 meters to the south and the busy commercial Kolonakiou Avenue 300 meters to the north. The building is constructed on a 2.626 m² plot with a green strip to the east and a green area/park spanning along its north boundary.



The Developer



Moriasio Investments Ltd is a Cyprus-based property developing company with investments in Cyprus, Eastern Europe and South Africa. Investments include commercial properties, land and other residential developments. Finikis Terraces is a development by Purnelia Properties Ltd, a joint venture between Morasio Investments Ltd and a private investor.



The Architect



Finikis Terraces was designed by the Architectural Office of Sonia Papaevripiadou, a South Africa trained and qualified architect. Sonia specialises in luxury private residences and was specifically selected to design this particular building as a challenge, so that she brings the good elements of the exclusive private residence to a multi-residential building. A lot of energy and determination went into designing Finikis Terraces and the result is unique!



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