SPRINGSIDE RESIDENCES

Consist of 6 apartments of 2 bedrooms each and are located in a quiet surrounding, behind Hotel Ajax, Limassol.

Each apartment has 2 bathrooms, a covered parking and storeroom. The top floor apartments have private roof garden.

Walking distance to the sea (Crowne PLAZA HOTEL Public beach).

Construction expected to finish by the end of 2023.

Springside
Residence

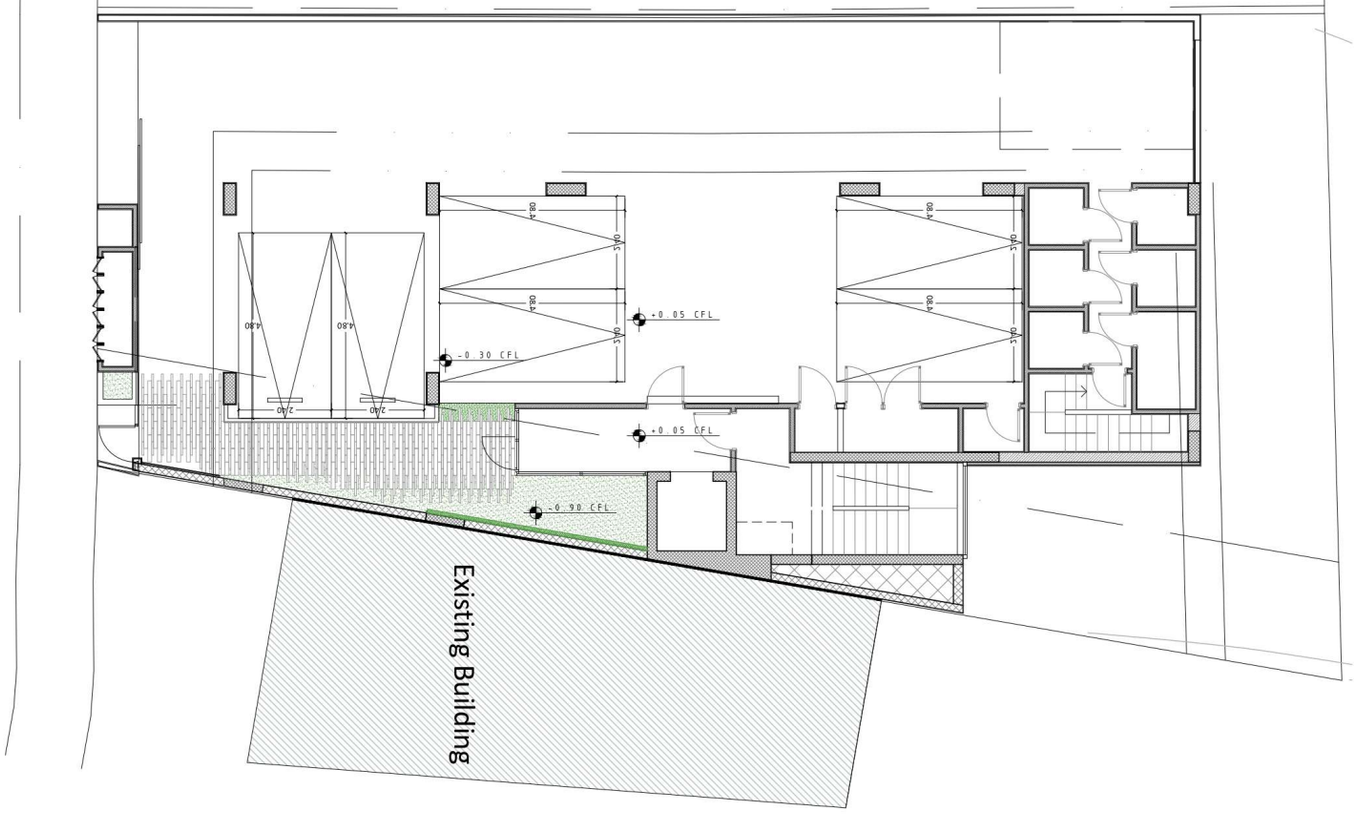
Springside
Residence

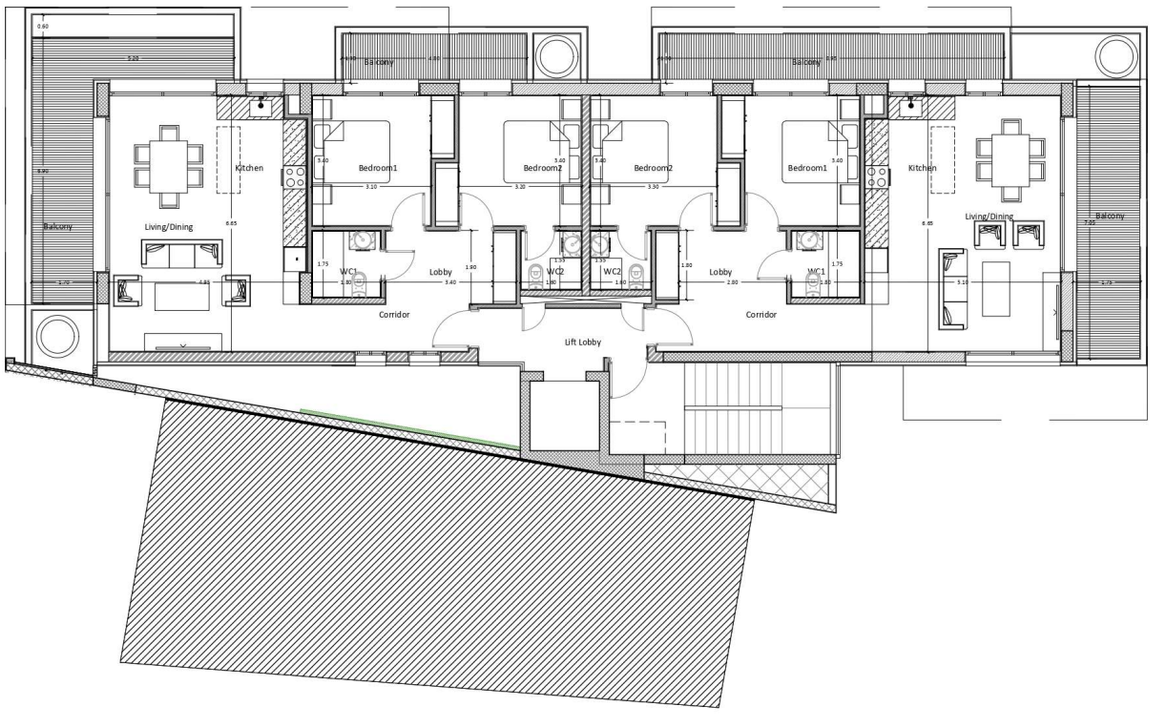
SPRINGSIDE RESIDENCES
PRICE LIST

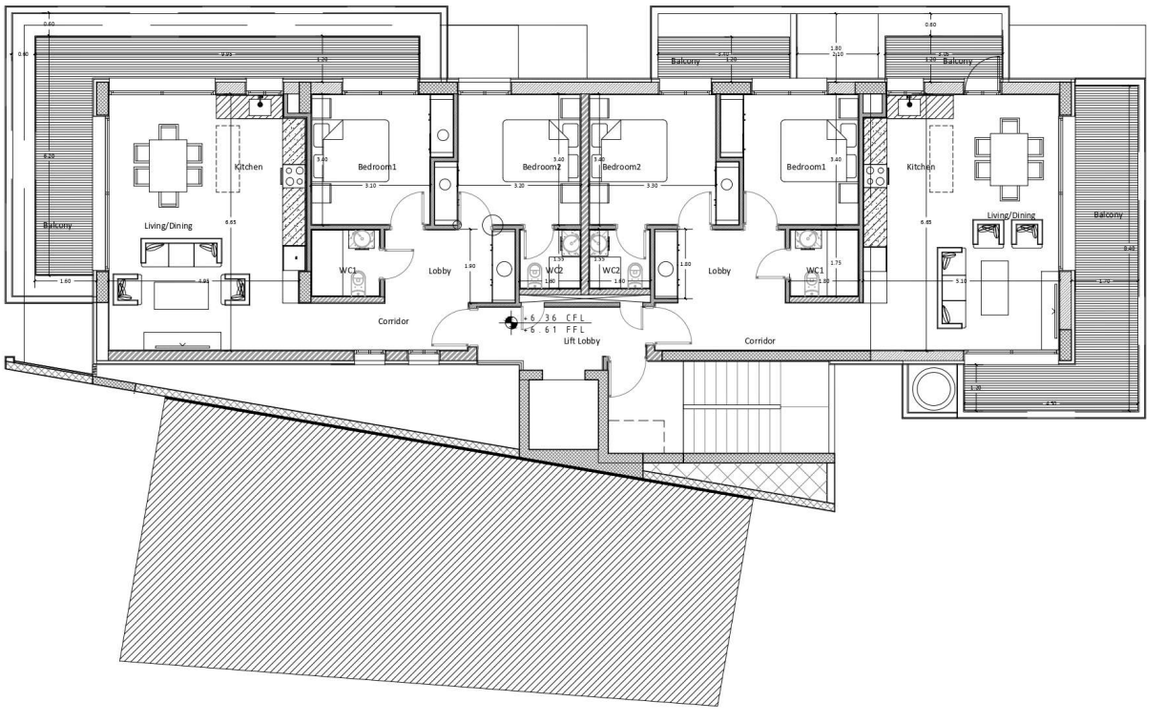
Flat №	Interior m2	Covered verandas m2		Price €
101	85.60	23.50		375,000
102	86.80	24.00		380,000
201	85.60	21.80		385,000
202	86.80	26.00		390,000
301	85.60	20.10	Roof Garden 32.00	420,000
302	86.80	27.00	Roof Garden 57.00	425,000

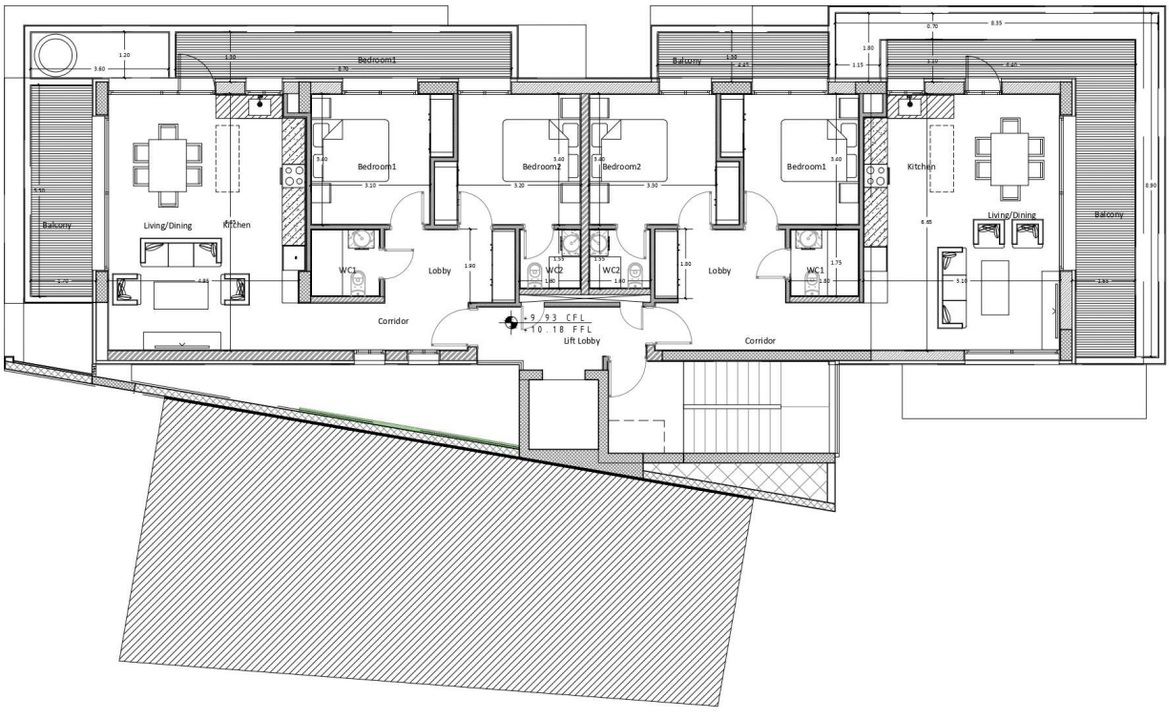
Prices are subject to VAT (5% or 19%)
01/11/2022

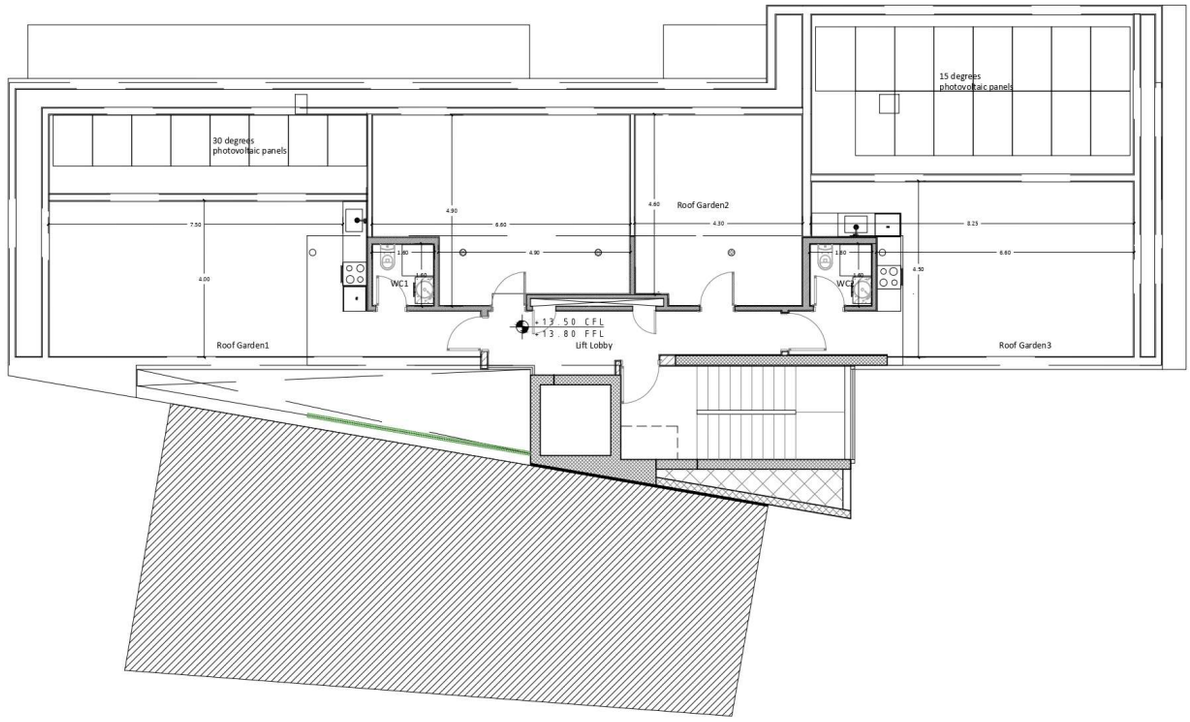
FLOOR PLANS

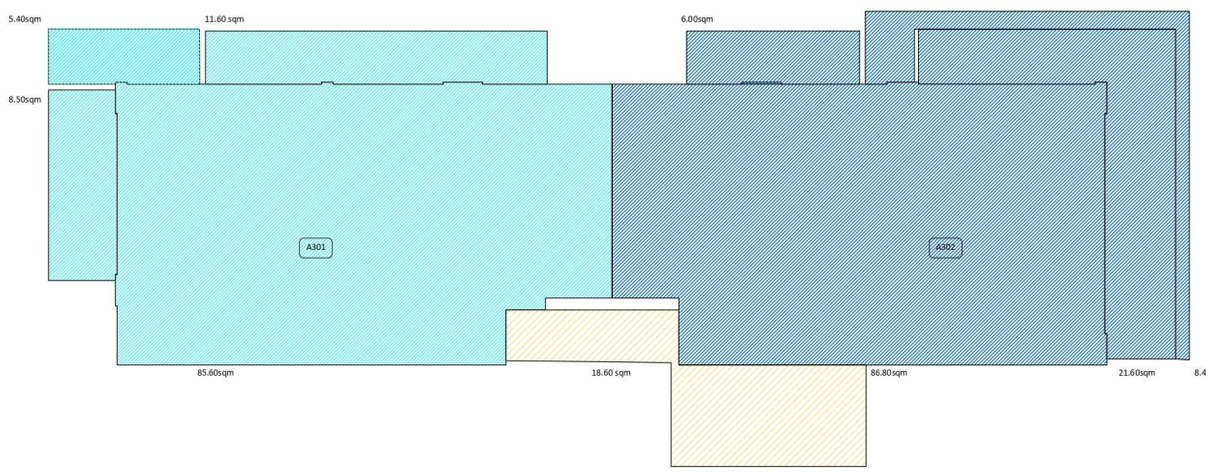

Existing Building
+0.05 CFL
+0.05 CFL
-0.30 CFL
-0.90 CFL
4.80
4.80
2.40
2.40


Balcony
Balcony
Kitchen
Bedroom1
Bedroom2
Bedroom2
Bedroom1
Kitchen
Living/Dining
Living/Dining
Balcony
Balcony
WC1
Lobby
WC2
WC2
Lobby
WC1
Corridor
Corridor
Lift Lobby


Balcony
Kitchen
Bedroom1
Bedroom2
Bedroom2
Bedroom1
Kitchen
Balcony
Living/Dining
Living/Dining
Balcony
WC1
Lobby
WC2
WC2
Lobby
WC1
Corridor
+6.36 CFL
+6.61 FFL
Lift Lobby
Corridor


Bedroom1
Balcony
Bedroom1
Bedroom2
Bedroom2
Bedroom1
Kitchen
Balcony
Living/Dining
Kitchen
Living/Dining
Balcony
WC1
Lobby
WC2
WC2
Lobby
WC1
Corridor
+9.93 CFL
+10.18 FFL
Lift Lobby
Corridor





Plot area: 456qm
density: 1.2
energy coefficient: 0.05
coverage: 0.5

total allowable built up area: 456x1.2x1.05= 574.60sqm

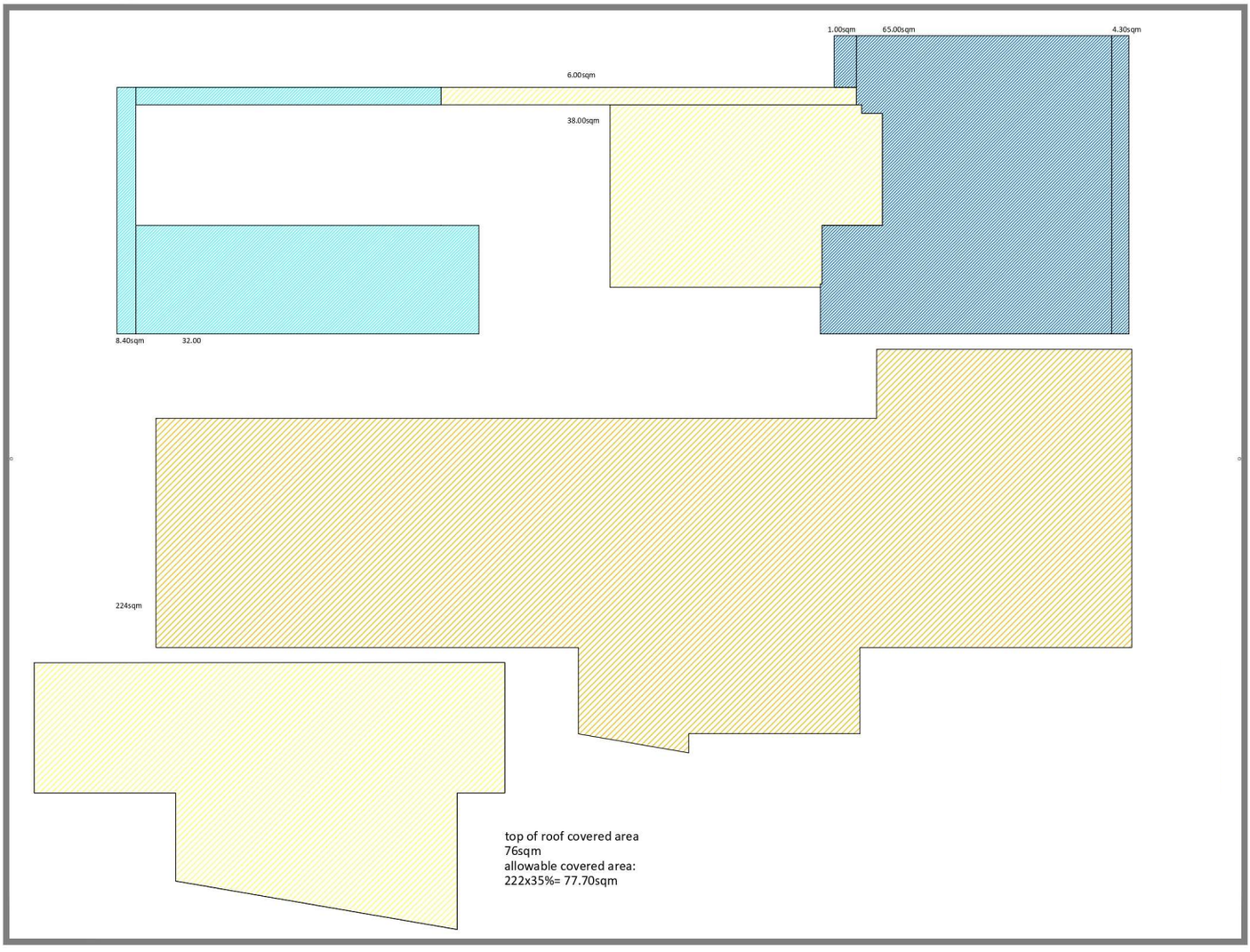
Total allowable balcony area: 143sqm

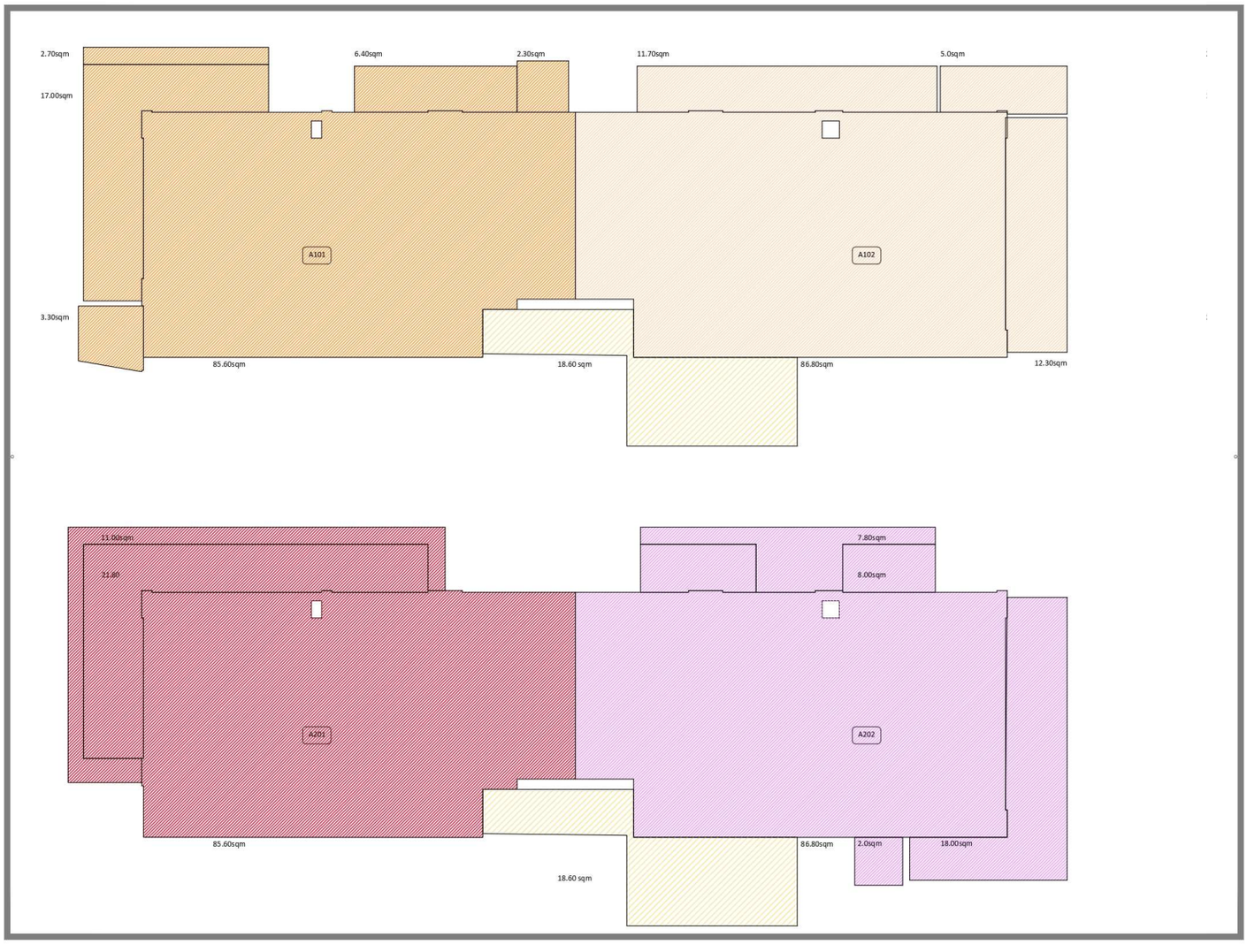
Total allowable coverage area: 228sqm

Floor	Area Density	Balcony Area	Planter	Common area
1st Floor	**191.50sqm**	**47.50sqm**	**13.30 sqm**	18.20 sqm
Apartment A101	85.60sqm	23.50qm	8.30 sqm	
Apartment A102	86.80sqm	24.00sqm	5.00 sqm	
2nd Floor	**191.50sqm**	**47.80sqm**	**20.80sqm**	18.20 sqm
Apartment A201	85.60sqm	21.80sqm	11.00 sqm	
Apartment A202	86.80sqm	26.00sqm	9.80 sqm	
3rd Floor	**191.50sqm**	**47.70sqm**	**13.80 sqm**	18.20 sqm
Apartment A301	85.60sqm	20.10sqm	5.40 sqm	
Apartment A302	86.80sqm	27.60sqm	8.40 sqm	
TOTAL	**574.50sqm**	**143.00sqm**	**48.60qm**	

TOTAL covered area: 211sqm

Roof	Roof garden	Planter
Apartment A301	32.00sqm	12.30sqm
Apartment A302	53.70sqm	11.80sqm
Common	22.30sqm	2.50sqm
TOTAL	108sqm	26.60sqm


1.00sqm
65.00sqm
4.30sqm
6.00sqm
38.00sqm
8.40sqm
32.00
224sqm
top of roof covered area
76sqm
allowable covered area:
222x35%= 77.70sqm


2.70sqm
6.40sqm
2.30sqm
11.70sqm
5.0sqm
17.00sqm
A101
A102
3.30sqm
85.60sqm
18.60 sqm
86.80sqm
12.30sqm
11.00sqm
11.80
7.80sqm
8.00sqm
A201
A202
85.60sqm
86.80sqm
2.0sqm
18.00sqm
18.60 sqm