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Concrete & Wellness

CONCRETE LUXURY:
Chic minimal apartments equipped for optimal wellness

by “Elena Constantinides”

TABLE OF CONTENTS

THE FANTASY	3
SEA-SIDE LIVING ROOM	4
ZEN EATING	7
DREAMCATCHER	8
MASTER BEDROOM	9
GUEST ROOM	10
SHOWER MEDITATION	11
THE SPECS & THE PLAN	14
I AM HERE	15
THE ARCHITECT	17



"I don't believe architecture has to speak too much. It should remain silent and let nature in the guise of sunlight and wind"

Tadao Ando



THE FANTASY

Minimally designed chic apartments located in the prime, sea-front neighbourhood of Limassol.

Their Offering??

From unobstructed penthouse views of the Mediterranean, to concrete designs that grasp notions of architecture's "Material Masters", the space eliminates the divide of the indoors with the outdoors through frameless glass doors that may slide into the invisible. The absence of this divide is present throughout the residence; from rainfall showers that make one with the bedrooms to open-ended, in-ground ethanol fireplaces that border the living space with the bedrooms. Simultaneously, the flats possess a platform that translates into an ultimate sense of wellness for the resident.

Enter our space where flow of light & space is one.



SEA-SIDE LIVING ROOM

4

Concrete & Wellness

SEA-SIDE LIVING ROOM

"Smell the sea and feel the sky let your soul and spirit fly"

Van Morrison

A borderless, aesthetic living room that is one with the balcony and its unobstructed sea views, one with a minimal kitchen and one with the bedroom which, in turn, is bounded solely by a modern, in-ground ethanol fireplace.

Concurrently, all surrounding surfaces are linear and harmoniously transcend together in a light and seamless manner.

From the living room to the kitchen space all cupboard surfaces employ a "push" mechanism to access the storage area while the television, while unutilized, may swivel back into its cabinet, to disappear and become whole with its periphery.

Dimmed lighting, atmospheric media, as well as room temperature, may all be controlled effortlessly through a smart electronic interface (phone or tablet).



SEA-SIDE LIVING ROOM



ZEN EATING

"A room should never allow the eye to settle in one place. It should smile at you and create fantasy"

Juan Montoya

The kitchen may be paralleled to one such space. It is centered by a rectangular, storage efficient, working station that may also be employed as an ulterior eating counter. From above, an air extractor perfectly leveled with the ceiling, almost goes unnoticed. An artistic, trendy dining table, comprised by two live-edge wooden boards, rests on the far corner of the working station to enhance the environment's sense of creativity.

Both dining counters are lined with full sea-view windows to the north and to the east to facilitate either a Zen breakfast experience with the sunrise or an ambient wine tasting session, later in the day.



DREAMCATCHER

"I am so good at sleeping I can do it with my eyes closed"

Aliza Siddiqui

While both sleeping areas have views to the Mediterranean they are also equipped with electronically controlled shutters that may be scheduled to capture sunrise and sunset timings. This is biologically proven to best revitalize the body. At the same time, throughout, the house is purified with special filters to cleanse the air and improve wellness and the sleeping subset further. Paired with an aesthetic ambience, both the resident and guests may enjoy an elevated sense of relaxation in the bedrooms.



MASTER BEDROOM



GUEST ROOM



SHOWER MEDITATION

"I don't just sing in the shower...
I perform"

Avinash Wandre

Benchmarked against the rest of the space, both bathrooms boast unobstructed views to the Mediterranean. The master bathroom is lined by a state of the art, glass periphery that allows one to be within the bedroom area, the balcony space and even the outdoors.

In the instance that a sense of privacy prevails, this see-through periphery may be dimmed out electronically. The bathrooms are once again, minimally designed but simultaneously equipped with luxury units to bring the "SPA" experience to the home. Moreover, the water flow is embedded with Vitamin C filters to regenerate the texture of the skin.

Both areas are designed to form an enclave from the outside noise. They shape a space for thought towards the day ahead or of relaxation to end a hectic schedule.



SHOWER MEDITATION



MASTER SHOWER



SHOWER MEDITATION

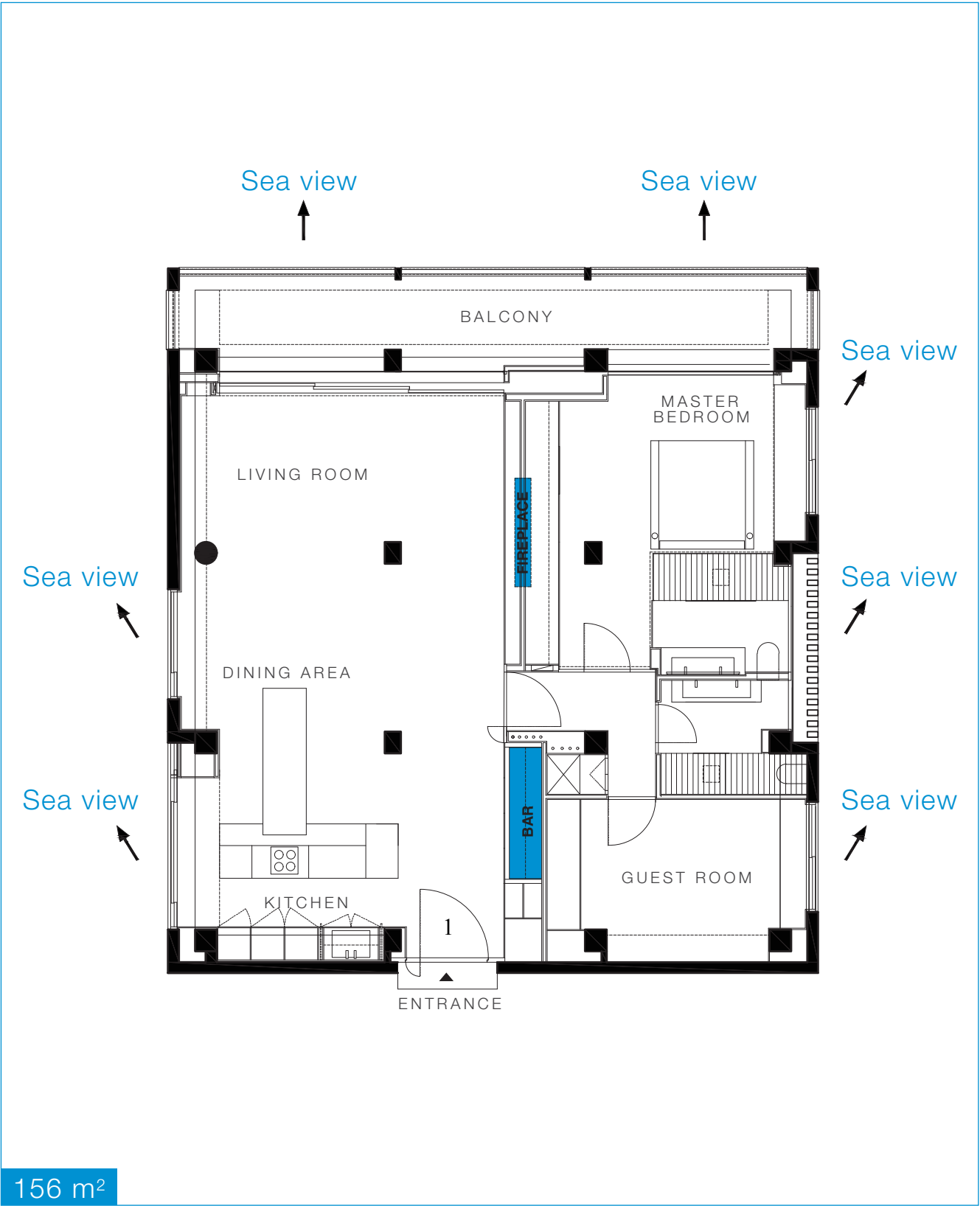


GUEST SHOWER



THE SPECS & THE PLAN

THE SPEC	THE SPEC
AN ENERGY EFFICIENT DESIGN, WHICH INCLUDES A SOLAR PANEL POWER SYSTEM & COMPLIES WITH AN A+ EUROPEAN ENERGY RATING.	▶ Environmentally friendly lifestyle at reduced living costs
ELECTRONICALLY CONTROLLED SHUTTERS	▶ Optimized sleep with scheduled sunrise and sunset shutter adjustments
CLIMATE CONTROL	▶ Optimal environment in the house for Zen living
UNDERFLOOR HEATING	
ETHANOL FIRE PLACE	
PURIFIED AIR AND WATER	▶ Healthier body
VITAMIN C INFUSED WATER	
iHOME CONTROL	
CONTROLLED ACCESS & SECURITY	▶ An enclave from the noise for effortless relaxation
KITCHEN APPLIANCES	
WINE FRIDGE	▶ Ultimate wining and dining experience
BAR AREA	
MEDITERRANEAN VIEWS	▶ Food for the soul



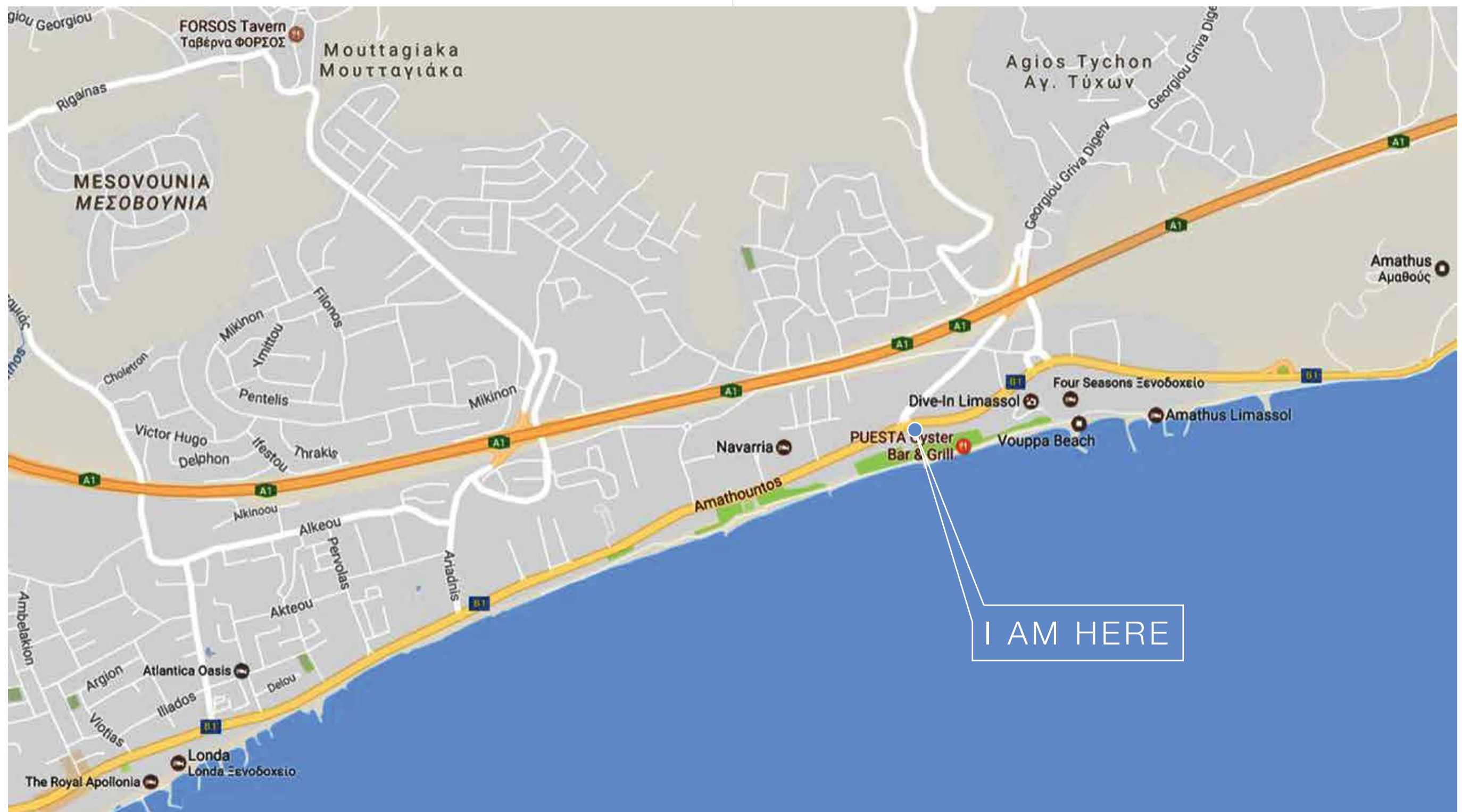
I AM HERE



The Athenaem Court was built in the mid 70s to be famed as amongst Limassol's first sea front high-rises. Although the building dates back from then it boasts an architectural look of its era and is of course structurally sound. Imminently the building will be undergoing a face-lift. The building's strongest selling point is its first line positioning to the sea and its unobstructed views to the north and from east to west.

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THE DEVELOPER

P. Harakis Ltd is a Cypriot property company since 1937 and the biggest landowner in the Limassol district. A pioneer in real estate for nearly 80 years, it is also affiliated to Merit Group, reputed professionals in financial services and compliance. Today the company owns 1,460 acres of prime land predominantly in the Limassol district and has established itself as a leader in land development projects. The Harakis portfolio includes full-scale modern residential projects, a landmark office building in the city centre as well as a number of sports development projects. Although we embrace new ideas and trends in our projects, our ingrained conservatism rooting from our past implies that we are also committed to design simplicity and elegance. Our recent projects combine intelligent home automation systems and high energy efficiency, whilst delivering architectural excellence with a focus on practicality of living.

Furthermore, our affiliates are highly experienced in concluding permanent residence permits and can advise on other immigration status programs. They can also assist in all financial, legal and tax optimization matters related to acquisition and thereafter living and property maintenance.

Let us show you the merits of Cyprus as the investment destination of choice in Europe. We urge you to explore our project propositions and judge for yourselves.

THE ARCHITECT



ELENA CONSTANTINIDOU
ARCHITECT - M.Arch., COLUMBIA, USA
CIVIL ENGINEER - M.A., CAMBRIDGE, UK



Elena has an MA in Civil Engineering (First Class Honors) from Cambridge University, UK and a MArch in Architecture from Columbia University, NY. At Columbia, Elena was introduced to Japanese architecture and was much influenced by the work of relative architects, especially that of Tadao Ando. In 1995, she returned to Cyprus as a co-partner at the architectural firm, Ioannou & Constantinidou Architects. In 2003, she left her previous set up and established her own practice, which she has since been running. Throughout her career, Elena has been engaged in a diverse range of projects that span from predominantly residential to commercial developments, landscape architecture and interiors. Her style is modern and minimalist and her notable attention to detail is observed from the sketch design and 3D visual phase to the supervision and the final completion of underlying projects. Elena is a member of the Cyprus Scientific and Technical Chamber (ETEK).