

La Thea

RESIDENCE



HARAKIS
REAL ESTATE SINCE 1937

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DESIGNED FOR LIFE

There are few decisions in life that matter more than buying the right home. When you buy housing from us, you can be safe in the knowledge that it is built to very high standards of design and quality, has low environmental impact and that you will enjoy an exceptional customer experience.



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In some ways, this is the sequel project to Hara Thea, a successful neighboring project realized by Harakis. La Thea offers similar specification and amenities, and, like any evolving enterprise, we have tweaked some design aspects to achieve an improved result.

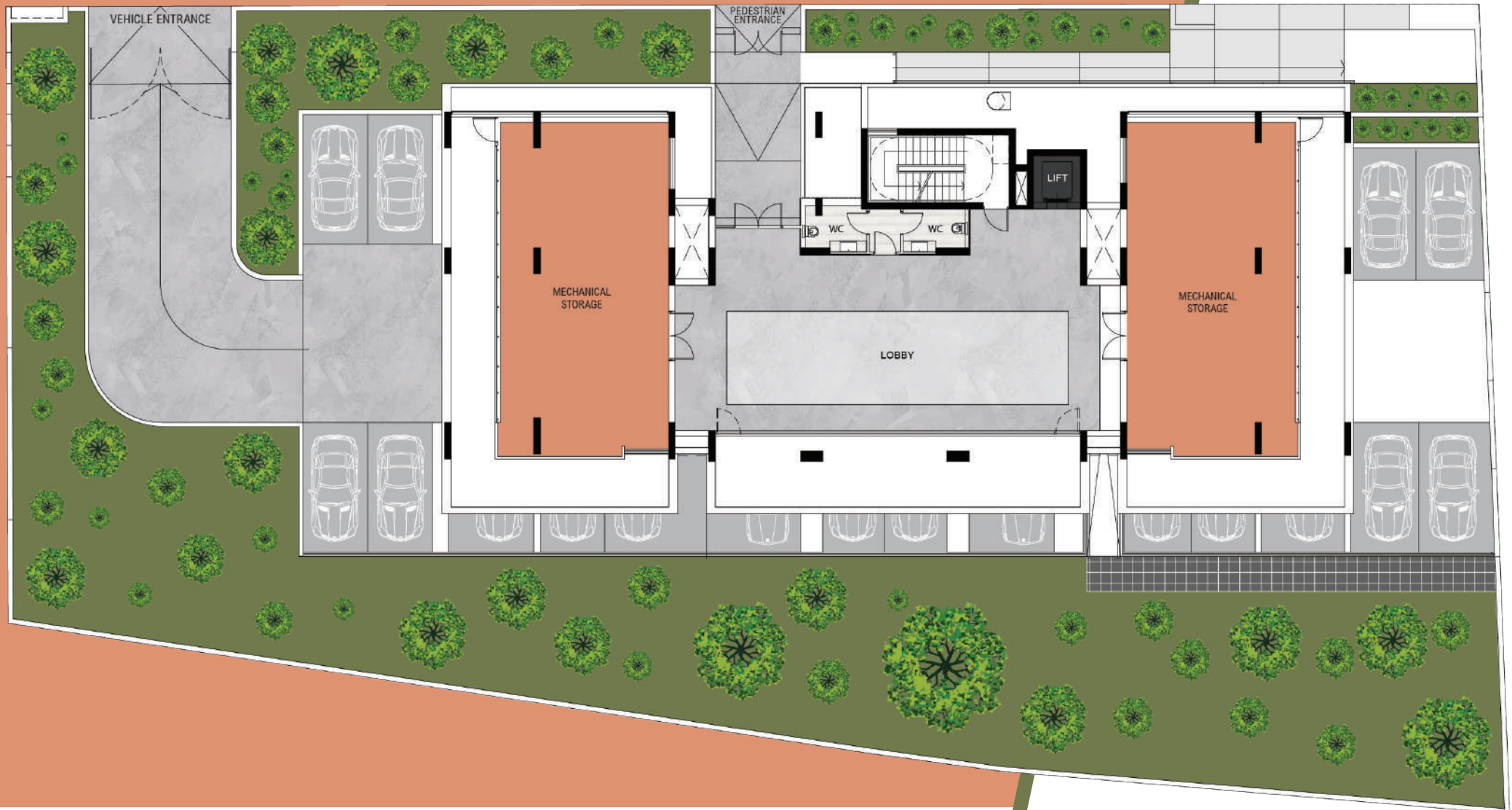
La Thea has a unit mix of 13 apartments. Taken that the southern periphery of the building is all developed and at lower altitude, it is fair to say that even 1st-floor apartments offer lifetime views of Limassol & the sea. Common facilities include a large underground parking, a grand entrance lobby and lush gardens/planters on multiple levels.





GROUND FLOOR

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PARKING & STORAGE



The complex has a large underground parking with 25 parking spaces accessed through an automated gate. Most apartments feature two underground parking spaces.

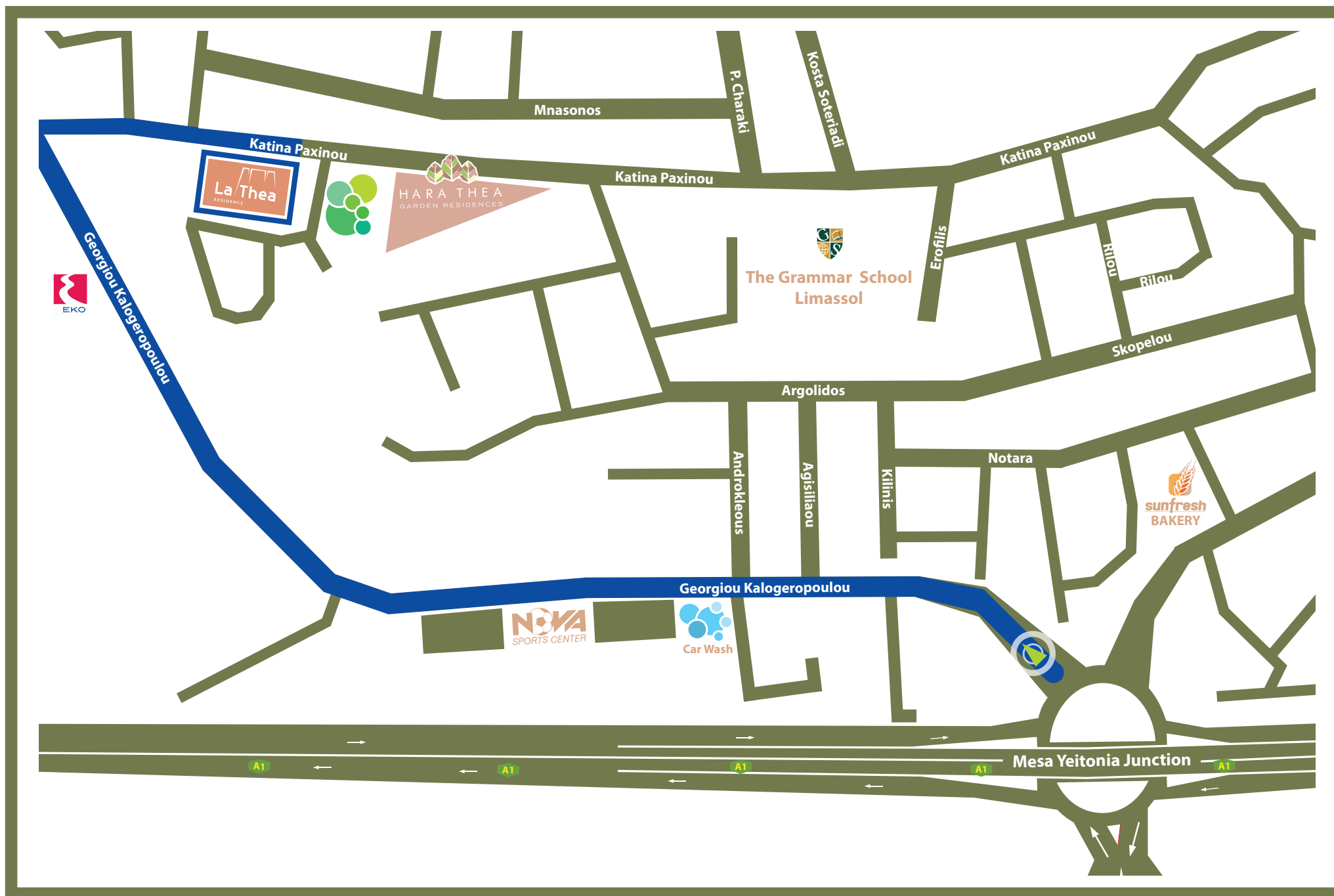
The apartments have plentiful inbuilt storage space and extra storage area in the underground basement.

Location

Amenities in the immediate vicinity include two schools, a mini football complex, a petrol station, a car wash, a kiosk and a bakery.

Although within a quiet area, the location provides easy access to major road links - Limassol city center is only a short drive away.







Private Roof Terraces

To get the best of a Limassol sunset, the penthouse owners and their guests may retreat to their private roof terrace. Relaxing in this plunge pool can be calm and breath-taking at the same time.







FLOOR	PROPERTY	BEDROOM	INTERIOR (m ²)	COVERED VERANDAS (m ²)	ROOF GARDEN (m ²)	STORAGE (m ²)	ROOF COVERED STORAGE (m ²)	PARKING SPACES
1st	Apt 101	1	50	5		6		1
	Apt 102	2	98	27		6		1
	Apt 103	3	114	40		6		1
	Apt 104	2	99	27		6		1
2nd	Apt 201	2	99	27		6		1
	Apt 202	3	114	40		9		2
	Apt 203	2	99	27		7		1
3rd	Apt 301	3	117	27		7		2
	Apt 302	3	114	40		7		2
	Apt 303	3	117	27		9		2
4th	Apt 401	3	117	27	73	9	26	2
	Apt 402	3	115	40	114	12	30	2
	Apt 403	3	117	27	73	14	26	2

1st FLOOR





2nd FLOOR



3rd FLOOR





4th FLOOR



ROOF GARDEN





INTERIOR GALLERY | Living Room |



INTERIOR GALLERY | Kitchen |



INTERIOR GALLERY | Bedrooms |



INTERIOR GALLERY | Bathrooms & WC |



INTERIOR GALLERY | VERANDAS |

TECHNICAL SPECIFICATIONS

BUILD AND FINISHES

Structural Design Concept

- The building is a five-story reinforced concrete frame structure with solid reinforced concrete slabs on drop beams around the perimeter and at selected locations (around openings and shafts).

Exterior finishes:

- Glass rails on all balconies.
- External walls (25cm thickness) cladded with polystyrene to meet the standards of thermal insulation.

Floorings and Ceilings:

- Suspended ceilings in all interior living areas and lobbies/foyers with 2.75m net height in all interiors apart from limited areas accommodating a/c hidden units at 2.55m).
- Verandas and internal areas (except bedrooms) are paved with high quality EU-made ceramic floor tiles.
- Bedrooms are paved with high quality laminate flooring.



Walls and Profiles:

- Internal walls: 3 layers of plaster and 3 layers of paint.
- Tiled bathroom walls.
- Floor-to-ceiling windows in living areas and select bedrooms based on the standards of thermal insulation.
- Provision in living rooms and bedroom windows for internal motorized blinds.

Woodworks:

- Custom made kitchens (2.60m height) made of quality laminate panels and premium marble-like countertops and backsplash.
- The wardrobes (floor to ceiling) internally made of melamine with elegant finish. The wardrobe doors are of high-quality laminate.
- High security/durability entrance doors. Certified for fire resistance of ½ hour. Sound and water insulated. Well-designed with laminate panels for different internal and external finish.

Bathroom and sanitary:

- All kitchen and sanitary fittings from respected European suppliers such as GROHE, Ideal Standard and Piralla.

TECHNICAL SPECIFICATIONS

MECHANICAL

Plumbing, air conditioning, heating and insulation:

- European Class A energy certificate.
- External thermal insulation system (XPS).
- Double-glazed windows and aluminium frames with high thermal insulation values.
- A/C concealed VRV units in living rooms and bedrooms with a separate wall controller for each room. (Mitsubishi Electric or equivalent, Category Energy Class A+).
- Pressurized system for hot and cold water is included and quick hot water recirculation system.
- Plumbing installation: pipe in pipe system.
- Aluminium solar heating panels connected to hot water cylinder for each apartment.

ELECTRICAL

Security:

- Electric gate access to basement parking. Operated with remote control
- Security access keys
- Door video phone system at main entrance of the building (standalone system)
- Security alarm/fire system for each apartment including 1 PIR sensor, 1 smoke detector, 1 alarm wall keypad



Sockets and Lighting:

- Sockets combined with USB ports in bedrooms and kitchen
- TV, internet, telephone sockets in bedrooms, living rooms and verandas
- Modern (unconventional) lighting design
- Provisions for dishwasher, washing machine and dryer in each apartment
- Provisions for electric towel rails in all bathrooms
- Shaver (Master Bathroom)
- Garbage Disposal-Provision (Kitchen Sink)

Home Automation System:

Smart home system that controls the following applications either locally or remotely. The system includes iOS/Android graphical user interface that works with Wi-Fi and 4g. (Possibility for upgrade to KNX as an extra cost option).

- Included - HDL smart lighting system
- Included - Hot water and quick hot water recirculation
- Provisions for C/H (4th floor only), A/C, background music.

Network:

- High-speed structured cabling system for audio-visual devices and internet. Networking provisions (Cyta, Cablenet, Primetel).





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DISCLAIMER

The information in this brochure is non-binding and does not constitute a contract. Changes may occur at any time on technical, financial or legal grounds, or in particular as a result of official regulations or requirements. Illustrations and photographs are to be considered indicative and may depict components, fixtures and fittings that are not included as standard in the purchase price. We furthermore state that the finished construction may deviate from that presented herein as regards colour, surface, material and structural design. Harakis shall not be required to update, supplement, amplify or otherwise supply information relating to future changes in this brochure.



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