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## ABOUT MANDARIN PARK MEDITERRANEAN LTD

Strict adherence to building regulations, high-quality, proven building materials, transparency in new technologies and unique design are the basic principles on which the Founder of MANDARIN PARK MEDITERRANEAN LTD has relied upon for 30 years. Having developed multiple residential projects in London for the last 12 years, the Founder brought the best techniques and innovative ideas and masterly implemented them in Mandarin Park Tower. You can get familiar with a portfolio of his developments at **[www.verontaltd.com](http://www.verontaltd.com)**.

Having vast experience in new build and reconstruction of old facilities, as well as successful completion of projects in different countries around the world, the Founder carefully approaches the selection of contractors and architectural solutions for each project.

The creation of Mandarin Park Tower resulted from tremendous work delivered by a carefully selected team of specialists. When developing the layouts of apartments and penthouses, we analyzed more than 300 properties in Limassol. We carefully considered all the pros and cons of different projects, which helped us to create a unique tower with no analogues.

You will be pleased with the combination of laconic design, elaborate architectural solutions, unobtrusiveness and luxury.

*We will not leave you  
indifferent*





## ADVANTAGES OF DOING BUSINESS IN LIMASSOL

### Benefits of doing business in Limassol

- » Starting a business in Cyprus allows you to work freely with European countries with no restrictions and cooperate with almost any companies in the world with minimal control from the authorities
- » Any citizen of any country can start a business here. A company can be registered remotely or through an intermediary. Personal presence is not required for registration. The overall procedure takes about 2 to 4 weeks. Cyprus legislation allows foreigners to buy existing companies (ready-made businesses)
- » Companies registered in Cyprus have become more trusted worldwide, reflecting Cyprus's increased authority in the international market
- » If the company's director is not a resident of Cyprus and the company does not carry out activities in Cyprus but is registered there, it is exempt from income tax
- » Companies providing goods and services to non-residents may qualify for VAT exemption
- » Companies registered in Cyprus obtain a VAT number, which allows them to settle accounts with EU companies and have a tax residency in the EU
- » Operational and administrative costs are low, and business support services are provided
- » No double taxation
- » Money transfers for any amount without restrictions and commissions
- » Various tax incentives, such as 0% income tax for companies selling securities
- » No taxes on transactions such as mergers, corporate reorganizations, exchanges and transfers of shares or sales of assets

***Buying real estate and doing business  
in Limassol will grant you success  
and fullness in your life***



## ADVANTAGES OF BUYING PROPERTY IN LIMASSOL

Limassol has an excellent climate - the temperature does not fall below 10°C even in the winter months but does not rise above 40°C in the summer, creating ideal conditions for enjoying the sea and the sun

*and the fascinating spirit of freedom  
that hangs in the air...*

The uniqueness of Limassol lies in delicate balance between nature and developed infrastructure. While relaxing on the stunning beach, enjoying the warm breeze and welcoming sun, you can always find many good restaurants and cozy cafes nearby. The presence of highways along the coast and developed taxi and car rental services

*make any travel quick and comfortable*





## ADVANTAGES OF BUYING PROPERTY IN LIMASSOL

Temporary and permanent residence permit

Acquiring property in Cyprus allows you to obtain a temporary or permanent residence permit.

### **Advantages of temporary residence permit:**

- » Obtaining a residence permit is relatively easy and takes a few weeks
- » Opportunity to obtain Cypriot citizenship after 7 years of legal residence
- » The residence permit is issued for a period of one year and can be renewed annually (an application for renewal must be submitted to the Migration Department no later than one month before the expiration of the permit)
- » The applicant's immediate family members are also eligible to apply for a residence permit

### **Advantages of permanent residence permit:**

- » If you buy a property worth more than €300,000, you can apply for a permanent residence immediately. However you would have to confirm ownership of real estate with the Migration Department annually
- » You can apply for Cypriot citizenship after 5 years of legal residence
- » PRP applies to all family members (children up to 25 and older)





## BUYING PROPERTY FROM MANDARIN PARK MEDITERRANIAN LTD

MANDARIN PARK MEDITERRANEAN LTD helps make buying real estate *simple, fast and transparent.*

With the help of our reliable team of specialists, you will always be confident in your choice and have no questions.

Our lawyers will be happy to assist you with the following free of charge:

- » Obtaining a visa
- » Obtaining residence permit/ permanent residence
- » Tax advice (VAT reduction)
- » Opening a company, doing business in Cyprus

MANDARIN PARK MEDITERRANEAN LTD provides the following services to its clients:

- » Airport pickup
- » Advice on buying property
- » Advice on registering children in kindergartens and schools







Limassol is a luxury city and well-developed tourist center in Cyprus, striking with its high level of service, various leisure centers and tourist attractions. Germasogeia is one of the poshest areas in Limassol with high level of service and focus on entertainment. Living in Limassol, you can forget about boredom and plunge into a vibrant and busy life of the warm and romantic Mediterranean coast.



**Mandarin Park Tower** is located in the heart of Limassol's active life - bars, restaurants, beach, and everything you need for an energetic and exciting life. But once inside your home, you feel privacy and seclusion, thanks to the clubhouse concepts.

Limassol has a low crime rate and a very high standard of living in the country, which attracts lovers of a quiet life from all over the world.



## LOCATION OF MANDARIN PARK TOWER

**Mandarin Park Tower** is in the heart of Limassol, surrounded by numerous restaurants, bars, shopping centers, hotels, beauty salons, spas and educational institutions that will make your life easy and comfortable. Germasogeia Municipal Stadium, Elijah Prophet Church, Dasoudi swimming pool, TEPEE ROCK CLUB theater and other leisure centers are within a walking distance.

## HOTELS

- 1 Parklane, a Luxury Collection Resort&SPA
- 2 St Raphael Resort
- 3 Grandresort
- 4 Amathus Beach Hotel Limassol
- 5 Four Seasons Hotel
- 6 Atlantica Miramare Beach
- 7 Crowne Plaza Limassol

## EDUCATION

- 1 Chapel Primary School
- 2 Intelligence school
- 3 Grammar School Junior
- 4 10th Primary School of Limassol
- 5 Lebanese Green Hill School
- 6 The Grammar School
- 7 Mediterranean Maritime Academy Training Centre
- 8 The Heritage Private School

## THE SHOPS

- 1 Lidl
- 2 METRO Supermarket Limassol
- 3 Papas Hypermarket
- 4 Alphamega Linopetra
- 5 Jumbo
- 6 Sklavenitis
- 7 Papantoniou Supermarket Katholiki
- 8 My Mall

## CLINICS

- 1 German Oncology Center
- 2 Healthy Kids - Dr. Renos Petrou
- 3 Mediterranean Hospital of Cyprus
- 4 Ygia Polyclinic Private Hospital
- 5 Limassol General Hospital

## RESTAURANTS

- 1 Kyma Poolside
- 2 Uptown Square Parking
- 3 Puesta Oyster Bar & Grill
- 4 Tokio Restaurant Bar
- 5 Wolfgang's Steakhouse Limassol
- 6 Syrian restaurant
- 7 Columbia Beach
- 8 TGI Friday's Cyprus
- 9 Le Bordeaux Bistro & Winebar
- 10 The Steak House
- 11 Marina Breeze

## RELIGION

- 1 Church of St. Theklis
- 2 Church of St. Ioannou Eleimon
- 3 Church of Apostle Andrea
- 4 Catholic Church of St. Catherine
- 5 Chapel St. Neofitou

## ENTERTAINMENT

- 1 Cyprus Paintball
- 2 St Raphael Marina
- 3 Zavos Aqua Park Resort
- 4 K-Cineplex Limassol
- 5 St. Ignatios Church Ignatios of Antioch Church
- 6 Municipal Stadium of Germasogeia
- 7 Limassol Olympic Swimming Pool
- 8 City Zoo
- 9 Limassol Municipal Park
- 10 Rialto Theatre
- 11 Dream Cruises Cyprus

**MANDARIN  
PARK  
TOWER**







Mandarin Park Tower

# LOCATION OF MANDARIN PARK TOWER

MANDARIN PARK  
TOWER

*The **clearest** sea is just 200 meters away and very close  
to the most **magnificent** beach of Limassol-Dasoudi.  
The nearest airports are Larnaca (55 km) and Paphos (60 km),  
easily accessible via motorways*



Mandarin Park Tower

## VIEW FROM MANDARIN PARK TOWER APARTMENTS

ALL apartments have sea views, this unique advantage elevates Mandarin Park Tower a few notches above the most luxurious projects in Limassol, while maintaining affordability for buyers who know how to spot real bargains.

*Make your dreams of a perfect life in the Mediterranean **come true!**  
The elegant and majestic Mandarin Park Tower in Limassol is a new  
standard of living in **luxury** and **comfort**.*





## Mandarin Park Tower

### VIEW FROM MANDARIN PARK TOWER APARTMENTS

There are no buildings higher than 5 floors in front of Mandarin Park Tower, unlike the competitors' high-rises, which stand behind others and cannot boast this advantage.

It is incredible, but you can enjoy sea views from any apartment of Mandarin Park Tower, even on the lower floors.

The lowest apartments are located above 23 meters above the sea level, which means that nothing will obstruct the sea view.



Mandarin Park Tower

VIEW FROM MANDARIN PARK  
TOWER APARTMENTS





VIEW FROM MANDARIN PARK  
TOWER APARTMENTS





## INTERNAL INFRASTRUCTURE IN MANDARIN PARK TOWER APARTMENTS

Mandarin Park Tower will amaze you with the exquisite layout of the building and the area around it. Infrastructure facilities fit harmoniously into the concept of the building without overloading it.

You'll realize this is your home once you see the perfect layout and all the benefits of our Clubhouse.

*The advantages of Mandarin Park result from the merger of progressive architectural ideas and the pursuit of excellence*

Mandarin Park Tower is a clubhouse, meaning nobody besides the owners will have access to the building or the area around it.

A modern style of architecture reflects bold and interesting solutions.

We thought out the layouts of the apartments with spacious living rooms connected to the kitchen, hallway and veranda with sea views in each apartment.

### Reception

» The GF has a luxurious lobby area where courteous staff is ready to help with any questions you may have

» The lobby design was developed by world-known awarded design agency Luxury Antonovich Design Studio

» Floor-to-ceiling panoramic windows, well-equipped waiting area, unique finishing style - the owner feels already at home here

### Lifts

» 2 high-speed firefighting lifts by KONE, the world leader in the elevator industry. When choosing lifts, not only brand and high quality of equipment were taken into account, but also the quality of lift maintenance





## INTERNAL INFRASTRUCTURE IN MANDARIN PARK TOWER APARTMENTS



### **GYM with a swimming pool**

» A spacious 2-level gym with world-leading fitness equipment, 25 meter swimming pool, sauna, jacuzzi are located on the 1st and 2nd floors of the building

» Access to the GYM and swimming pool is for residents and their guests ONLY

### **Playground**

» There is a cozy and comfortable children's playground in the adjacent territory of the GF

» Carefully selected playground equipment is suitable for children of all ages and maintained in accordance with rules and safety standards

» Access to the playground is limited to residents and their guests ONLY

### **Protected area**

» The internal territory of the complex is fenced and is under 24-hour security

» Access to the complex is through the main entrance gate on the east side (from Ampelakion Street), with a pedestrian gate next to it

» There is also access through the archway of the Shopping gallery on the south side (where sales office has been temporarily set up), from Vasileos Georgiou I Street

» The grounds can also be accessed from the community garden through the north side gates located to the left and right of the building

» Access to the internal area via ACS is only for residents, their guests and shop's staff (they only have access to the ground floor car park)

### **Underground parking**

» Spacious underground parking area accommodates 56 parking spaces (5 of which are handicapped-accessible), as well as 43 storage spaces

» Access to the underground parking garage is via a GF entrance via a barrier and louver gate with remote control. There is also an emergency exit to the street on the east side of the building

» There are 10 parking spaces available for guests





## SAFETY IN MANDARIN PARK TOWER

We implemented the latest innovative smart security system. Based on our 30 years of experience in construction, we have selected the most reliable and proven security systems used in luxury residential complexes. Narrowly targeted security systems are combined into a single system controlled from a single control center.

### *Our safety standard is reliability and trouble-free operation*

- » The Mandarin Park Tower complex has a club system
- » Access to the complex and building is available to the residents, guests and maintenance staff only.
- » The infrastructure of the complex can be used by residents and guests ONLY
- » Access of unauthorized persons to the territory of the complex is prohibited

### *Our goal is to prevent and stop from happening*

Apartments in our elite residential complex are not just housing, but a space where you will feel calm and secure. That guarantees absolute safety for you and your family members.

Even if you are away from home, you will be assured that your children are playing on the playground under the supervision of the most modern systems, and your apartment is securely protected.

The owner of the apartment doesn't need to take care of security on his own - all the necessary systems are already included in the apartment and will be successfully implemented into the infrastructure of the complex.





## SAFETY IN MANDARIN PARK TOWER

### We have carefully incorporated

- » Fire-safe building materials resistant to heat and fire
- » Fireproof entrance doors in apartments, with increased heat and sound insulation, and high resistance to burglary
- » An evacuation warning and control system
- » Automatic fire detection system, which reacts to smoke, temperature, flames
- » Automatic fire extinguishing devices which use water (sprinkler and drainage, combined)
- » A smoke exhaust and air supply system
- » The complex is provided with an internal fire water supply system, that supplies water to fire hydrants inside the building on each floor, as well as to covered parking area
- » Fireproof lifts
- » The building is designed to meet the latest fire safety regulations and is divided into fireproof compartments, based on the submarine construction
- » Video surveillance system on the entire territory adjacent to the building (public and private), at all entrances/exits, driveways, in the corridors on all floors, playground, covered parking space, storage area
- » The access control and access control system (ACCS) combine intelligent security systems into a single system with a single control center. ACCS allows authorized access of residents, guests and permanent staff to the territory of the complex by ID card or mobile electronic IDs. The system allows opening the door lock remotely to guests, emergency services, and maintenance personnel
- » Residents are provided with remote access to the video surveillance system of the complex





## SAFETY IN MANDARIN PARK TOWER

» Our ACCS system is based on IP intercoms and a huge code base of software that allows for the centralized management. With the innovative ACCS system there is no need to hang up and answer the phone in the apartment or run wires; the call from the intercom comes directly to the owner's cell phone. This is the convenience and comfort for residents - the ability to answer your guests while being anywhere in the world. Remote access can also be provided to your apartment to service personnel or guests. IP-intercoms can connect to almost any camera in the Mandarin Park complex. Intercoms are integrated with the «Smart Home» system, which makes it possible to display the image from video cameras or video intercoms on any of the TV sets installed in the apartment or transmit the video signal anywhere in the world

» Using a smartphone or a tablet with internet access, the apartment can be remotely armed or disarmed, you can request information about the system status, connect to the video cameras and make sure that everything is safe in the apartment

» Professional and technically trained security guards are a rational solution to ensure the security of the complex and its residents. The presence of security guards on the territory reduces the risks of any crime. The complex will be guarded by a proven and reliable security company

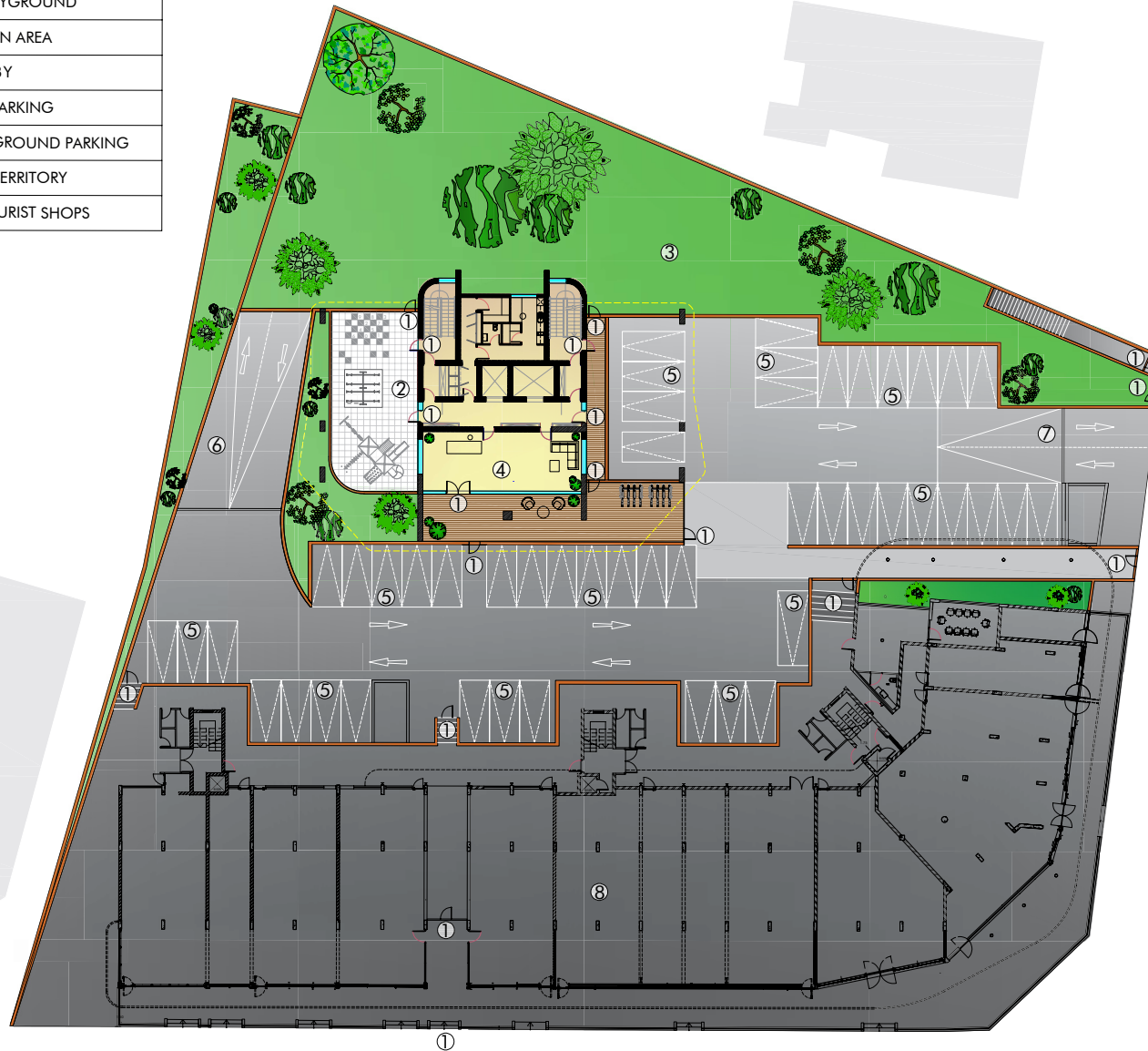
» Innovative security alarm system is used to protect the apartments in the Mandarin Park complex. The applied intelligent alarm system is a complex system using infrared motion sensors, air volume sensors, acoustic control microphones and magnetic sensors at the entrance doors. The system can be connected via secure communication channels to the operator console, integrated into ACCS. New generation control is designed in such a way that it is possible to control the alarm system remotely from anywhere in the world using a smartphone or a computer. The alarm system uses high-tech detectors that are pet friendly





Mandarin Park Tower  
GENERAL PLAN OF MANDARIN PARK  
TOWER TERRITOTY

MASTER PLAN	
1	ENTER / EXIT
2	CHILDREN'S PLAYGROUND
3	PUBLIC GREEN AREA
4	LOBBY
5	SURFACE PARKING
6	CHECK-IN TO UNDERGROUND PARKING
7	ENTRY TO THE TERRITORY
8	BUILDING OF TOURIST SHOPS





Mandarin Park Tower

## TOWER SITE PLAN, FACADES AND SECTIONS OF MANDARIN PARK TOWER

**Mandarin Park Tower** is a truly unique building, the result of hard work ensuring not only reliability and safety, but also a superior, exclusive look

*It is an architectural marvel,  
combining luxury apartments  
and penthouses decorated  
in trendy and **stylish**  
modern design*

*Here, you will find the perfect space  
where past and present merge together  
to create an **unforgettable**  
atmosphere*





There are 29 luxury apartments extending from the 4<sup>th</sup> floor to the 12<sup>th</sup> floor. Further above there are 3 luxury penthouses, spread over two floors with access to the Roof Garden. Each penthouse has its own rooftop pool, sun porch and BBQ area.





## TECHNOLOGY IN CONSTRUCTION OF MANDARIN PARK TOWER

**Mandarin Park Tower** is utilizing a new construction system, called **Post-Tension Slab**, which has proven itself with its excellent combination of reliability and attractiveness.

**Mandarin Park Tower** has undeniable advantages achieved through carefully thought-out construction solutions:

- » Energy efficient building
- » High ceilings
- » Smooth partitions (beams do not stick out)
- » Heated floor
- » Floor-to-ceiling windows

**Post-Tension technology** is continuously evolving, thanks to the experience resulting from the use of this technology in building structures around the world. The systems provide innovative solutions to address many of the common constraints faced in the construction industry:

- » Open-plan rooms with large spans, not restricted by clumsy columns
- » Fewer columns in the parking area for easier maneuvering
- » Flat slabs without hinged elements, facilitating the installation of internal walls and communication systems and increasing the freedom to modify the interior architecture
- » Thin floor slabs that increase clearance under ceilings, resulting in improved quality of life and increased built-up area
- » Less construction materials, therefore using this technology is an environmentally friendly solution (Less CO2 emissions)
- » Seamless design for increased durability and reduced maintenance costs

The combination of these advantages, new construction solutions and unique layout make **Mandarin Park Tower** a product like no other on the market. During the design of the building, **acoustic studies** were carried out to set parameters for the soundproofing capacity of all partitions inside the building and to protect it from external noise.





Mandarin Park Tower  
FLOOR PLANS  
Basement

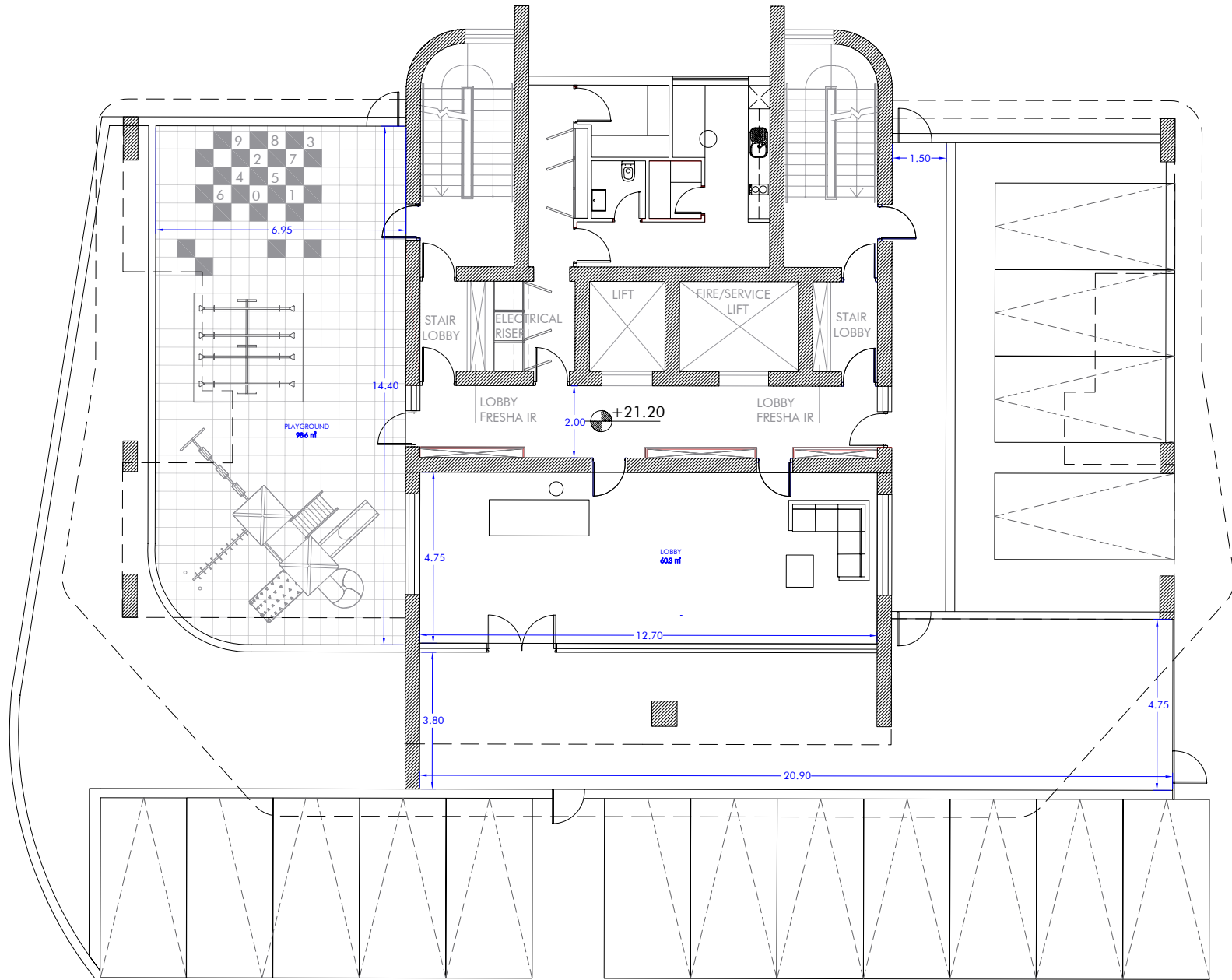




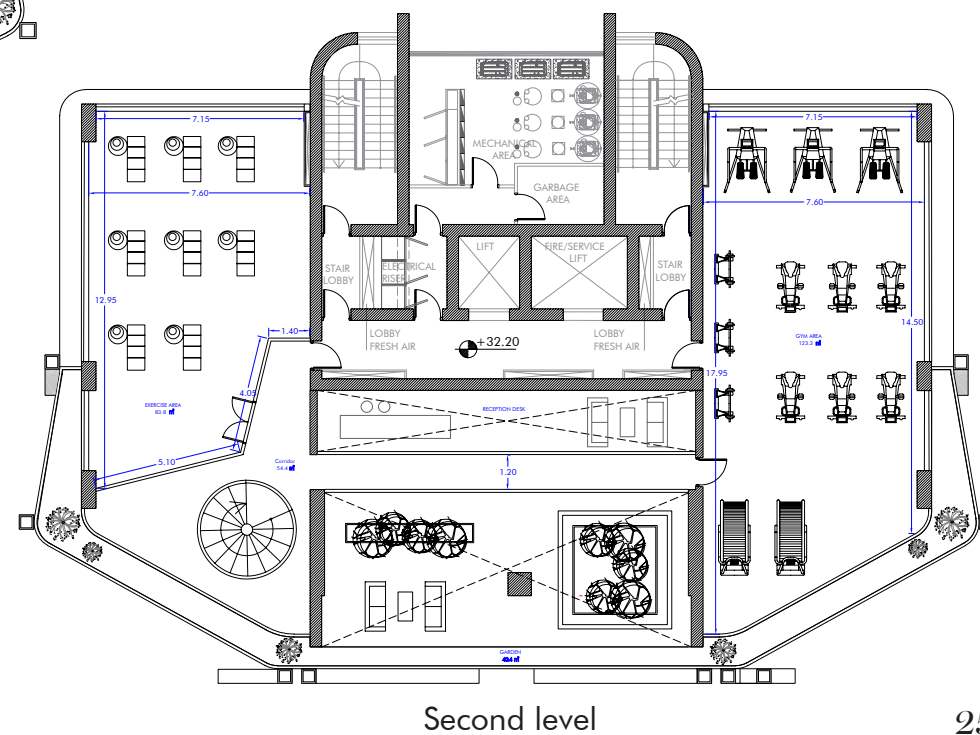
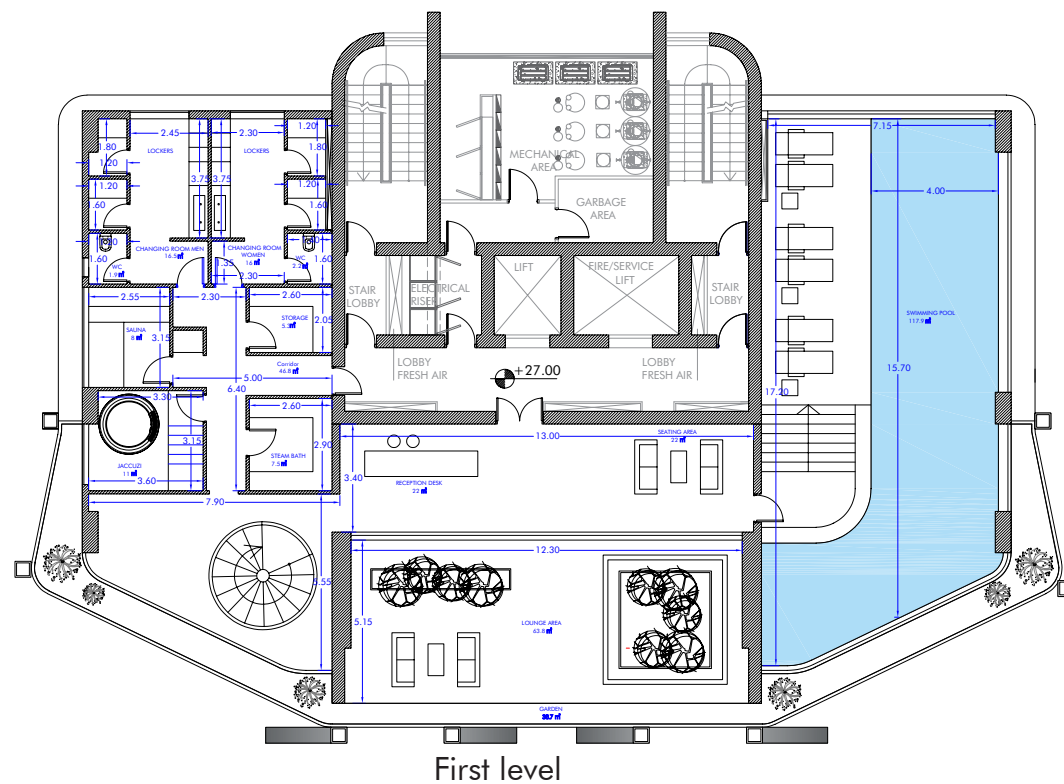
Mandarin Park Tower

FLOOR PLANS

Ground floor





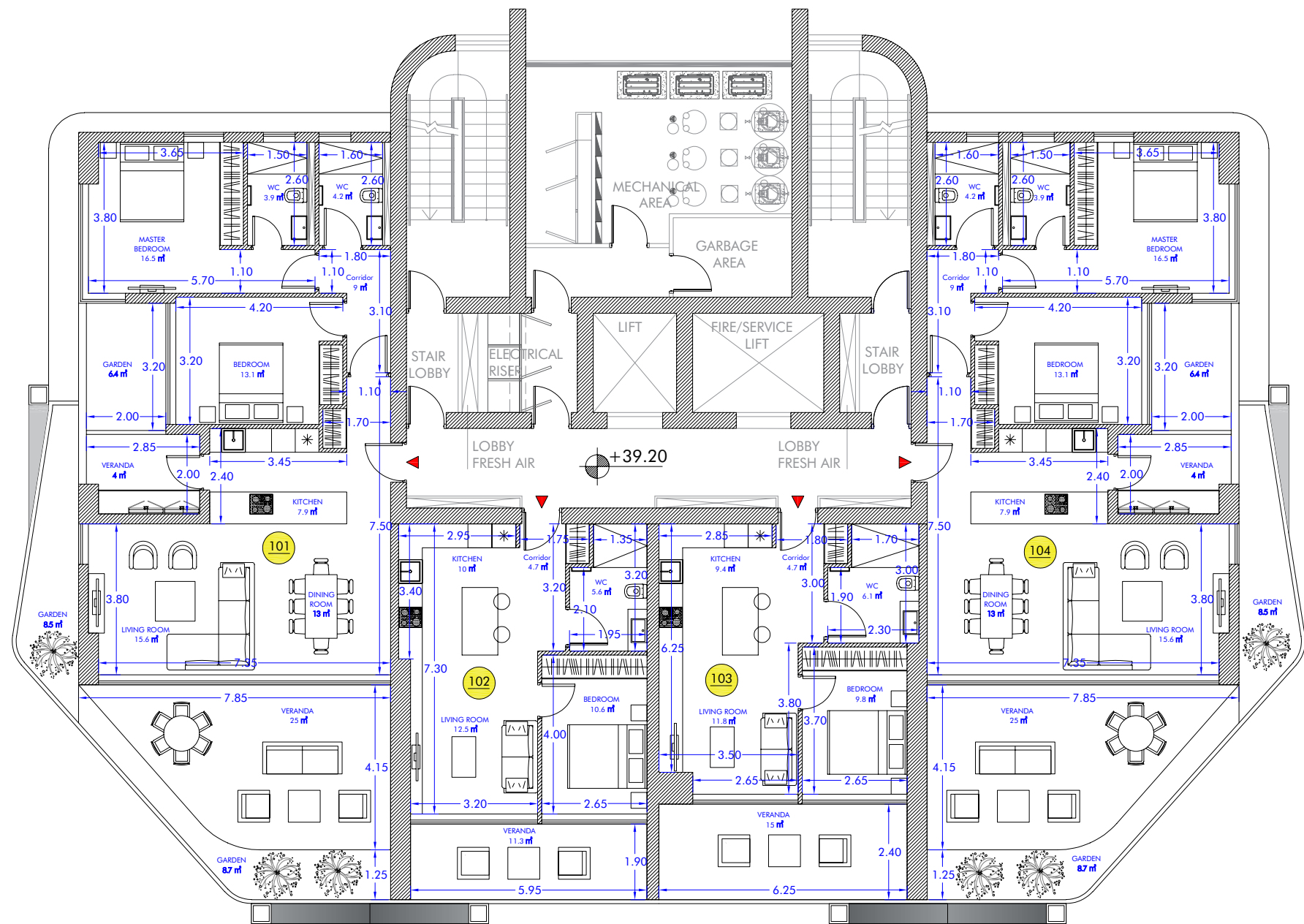




Mandarin Park Tower

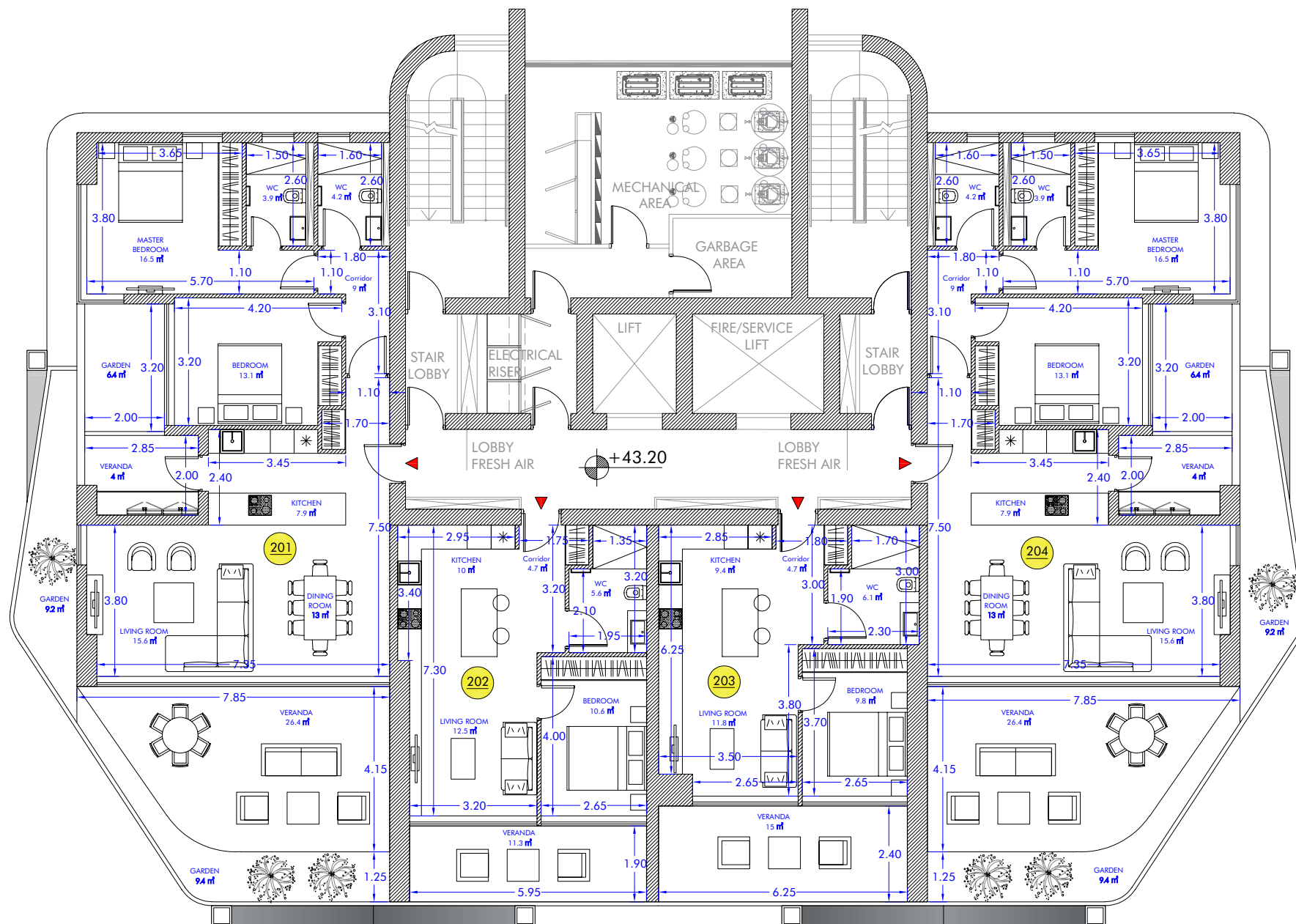
FLOOR PLANS

Apartments (the fourth floor)





Mandarin Park Tower  
**FLOOR PLANS**  
 Apartments (the fifth floor)

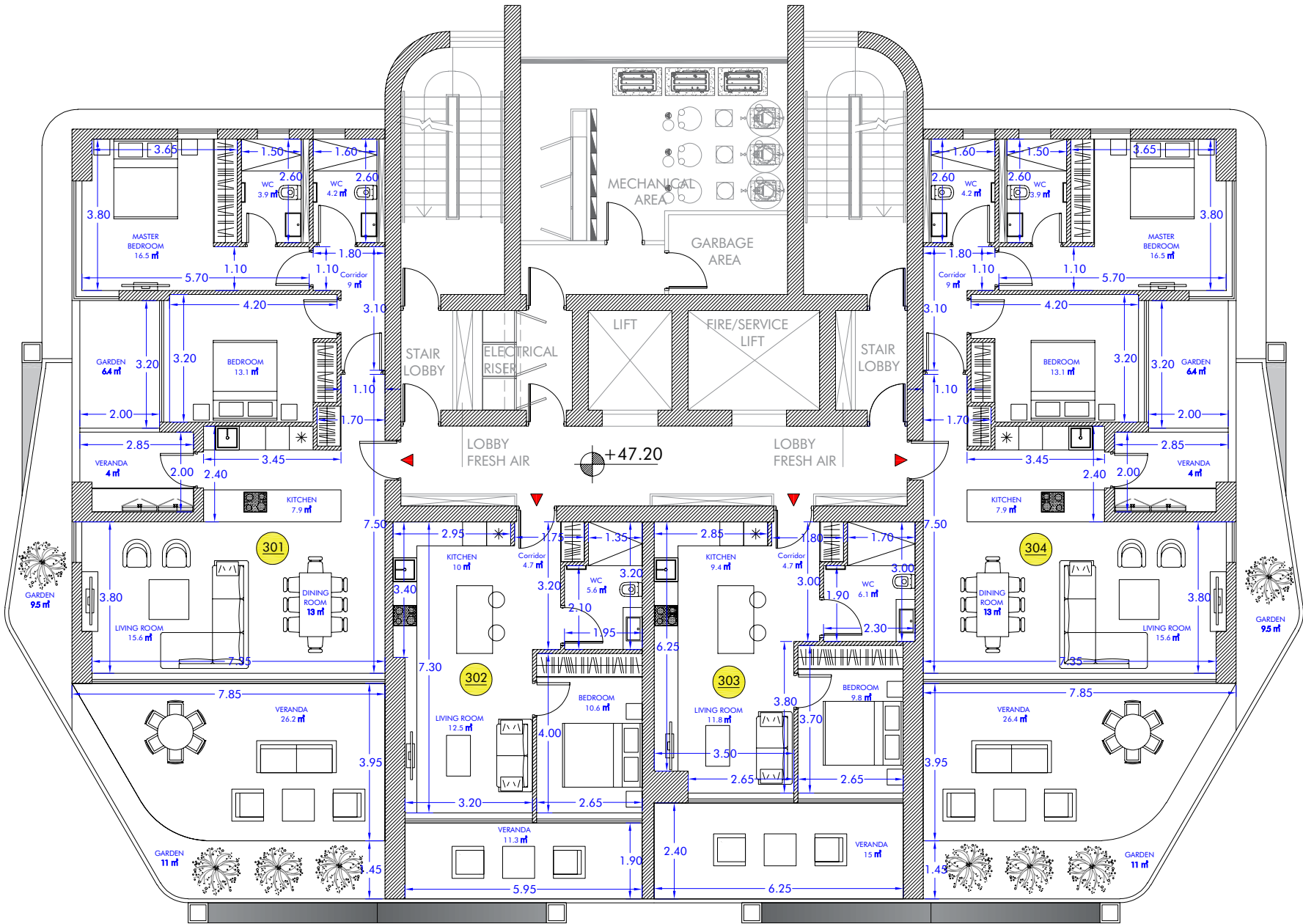




Mandarin Park Tower

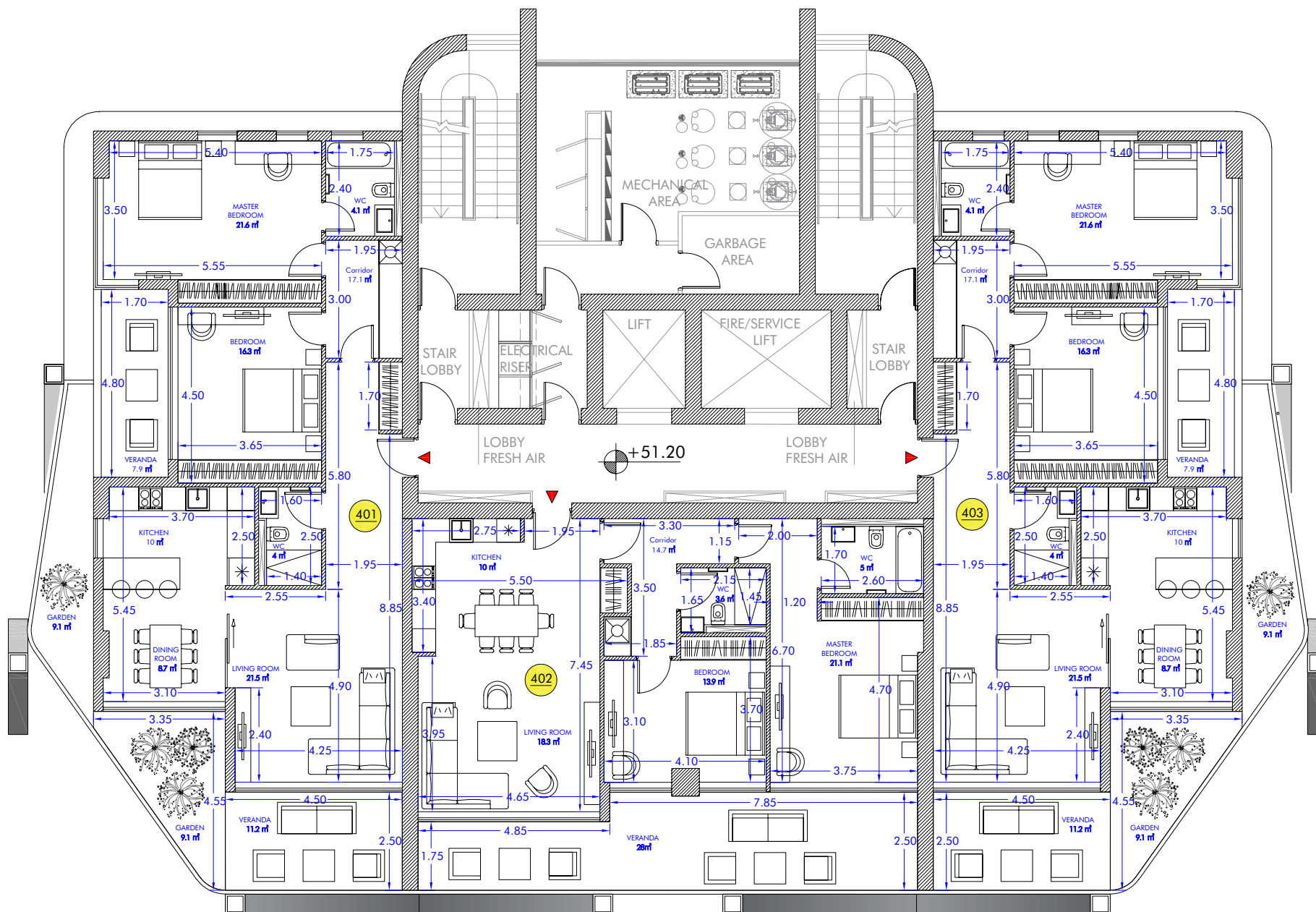
FLOOR PLANS

Apartments (the sixth floor)





Mandarin Park Tower  
**FLOOR PLANS**  
 Apartments (the seventh floor)

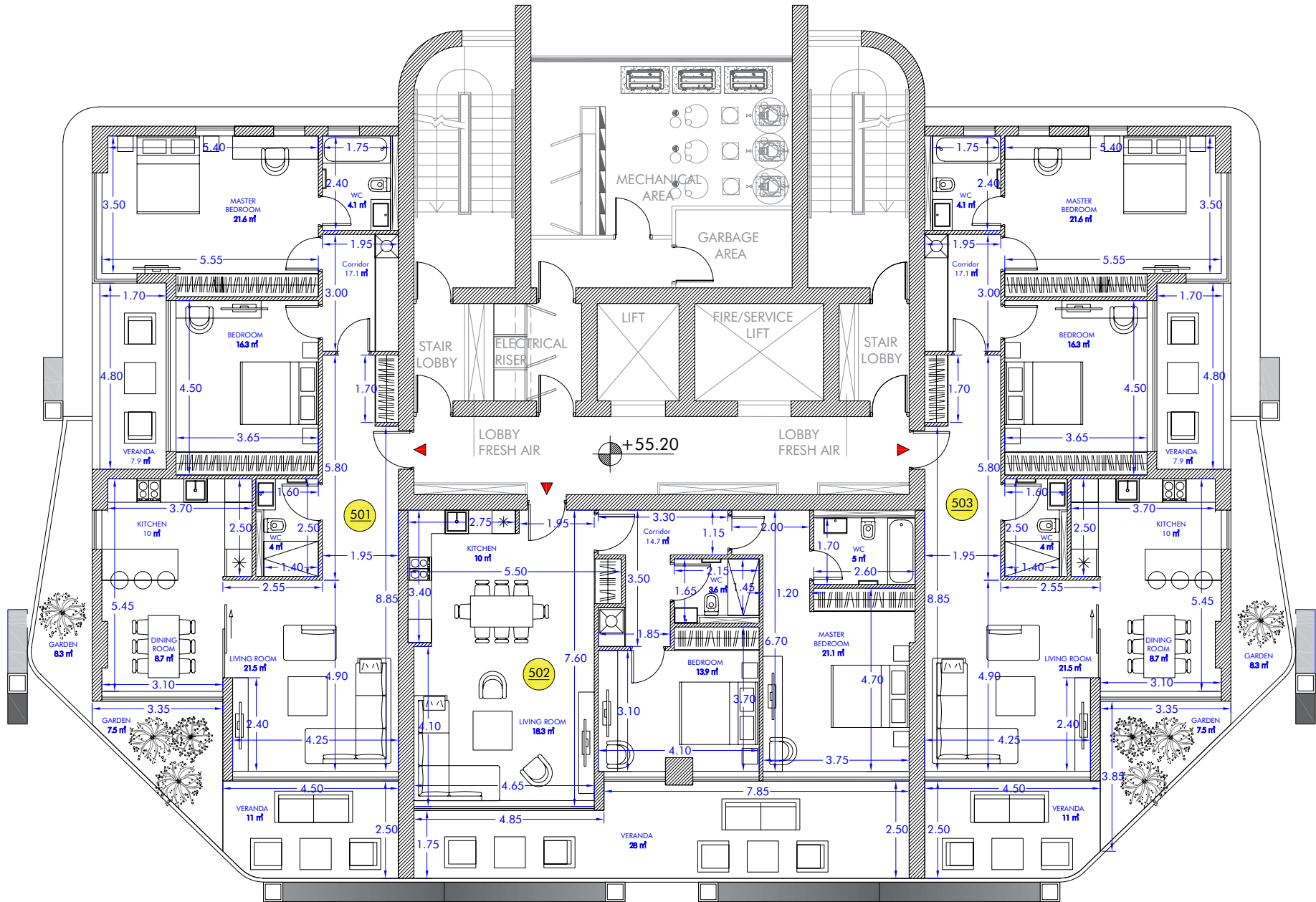




Mandarin Park Tower

FLOOR PLANS

Apartments (the eighth floor)



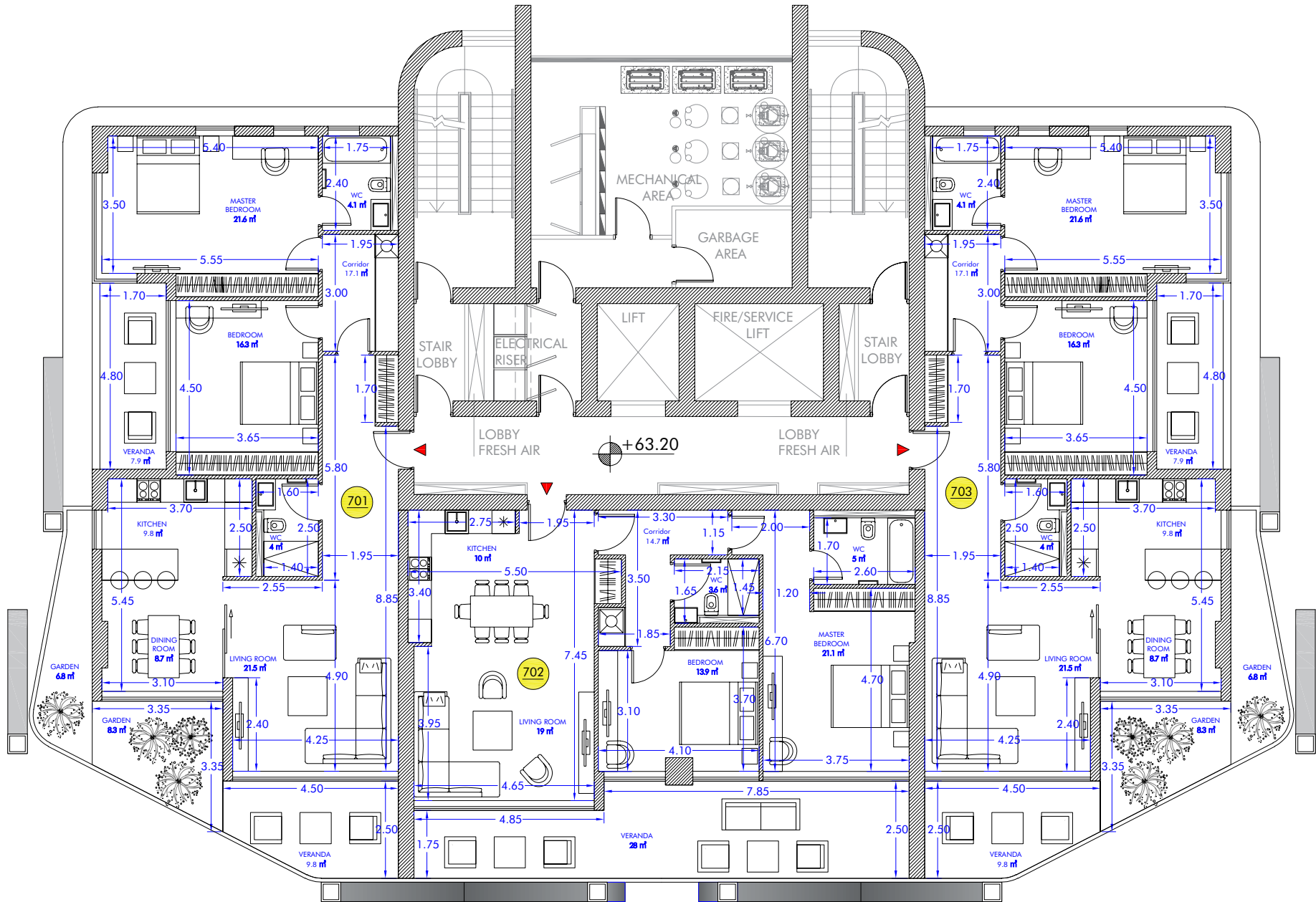




Mandarin Park Tower

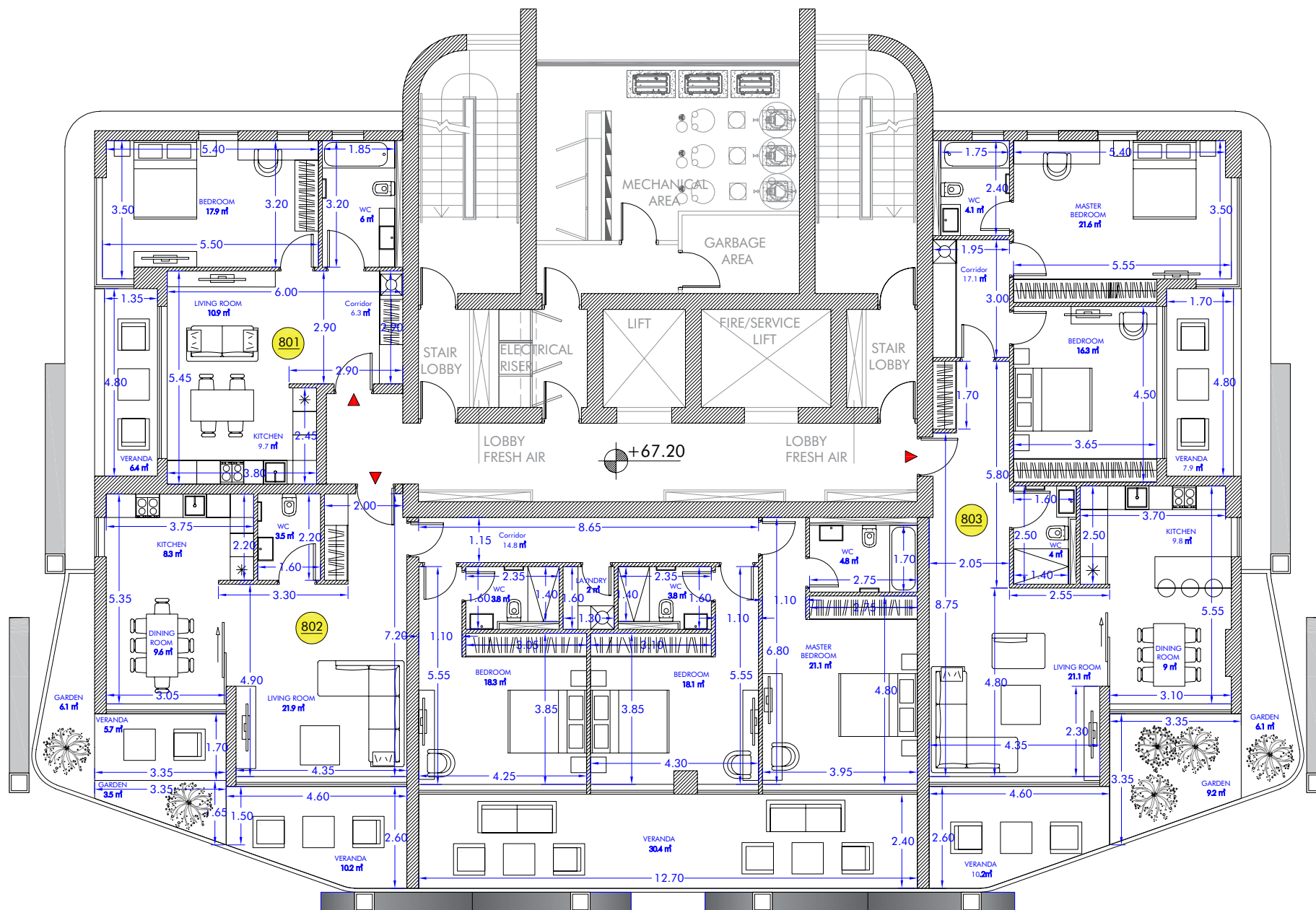
FLOOR PLANS

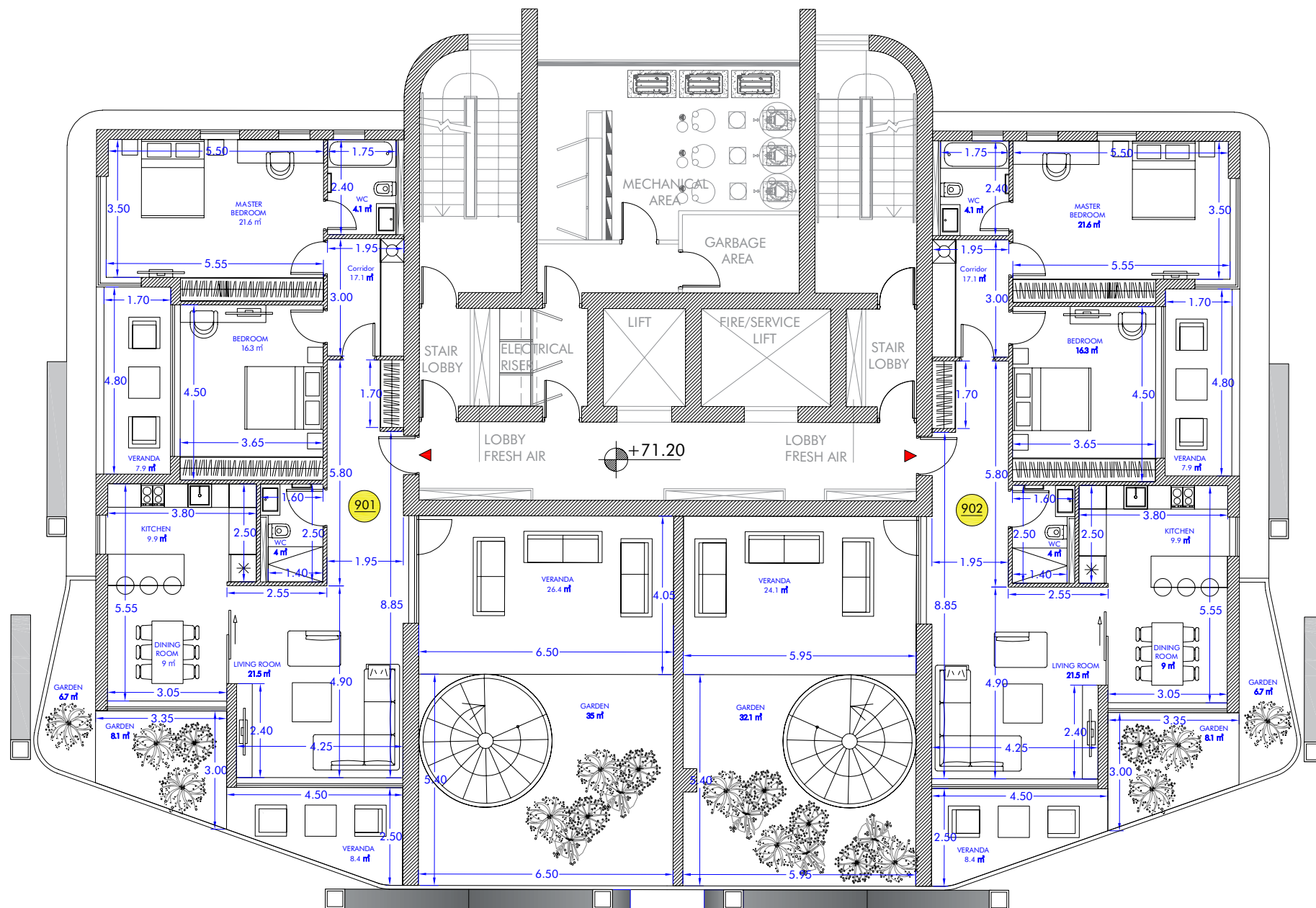
Apartments (the tenth floor)





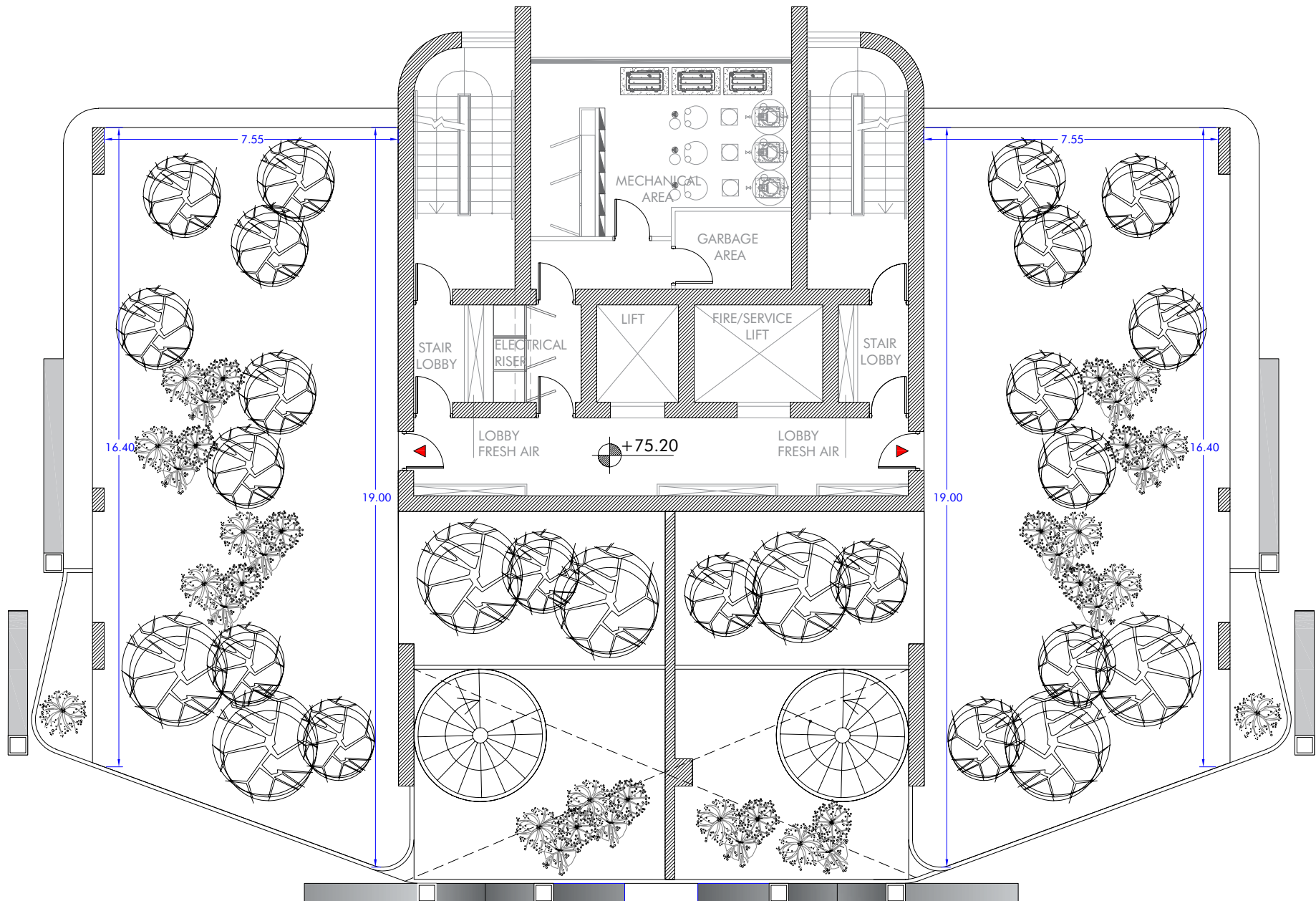
Mandarin Park Tower  
**FLOOR PLANS**  
 Apartments (the eleventh floor)





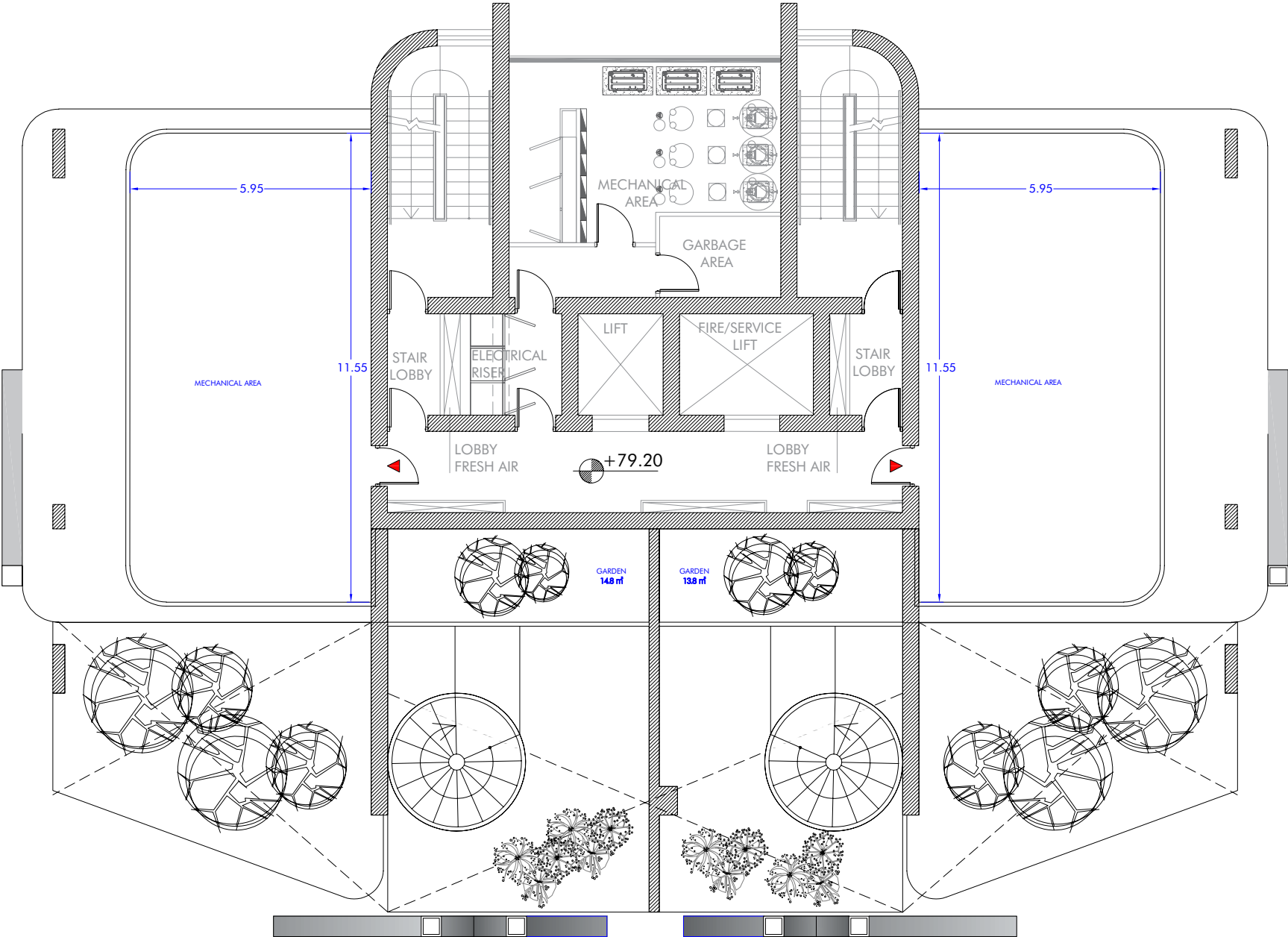


Mandarin Park Tower  
FLOOR PLANS  
Roof (the thirteenth floor)



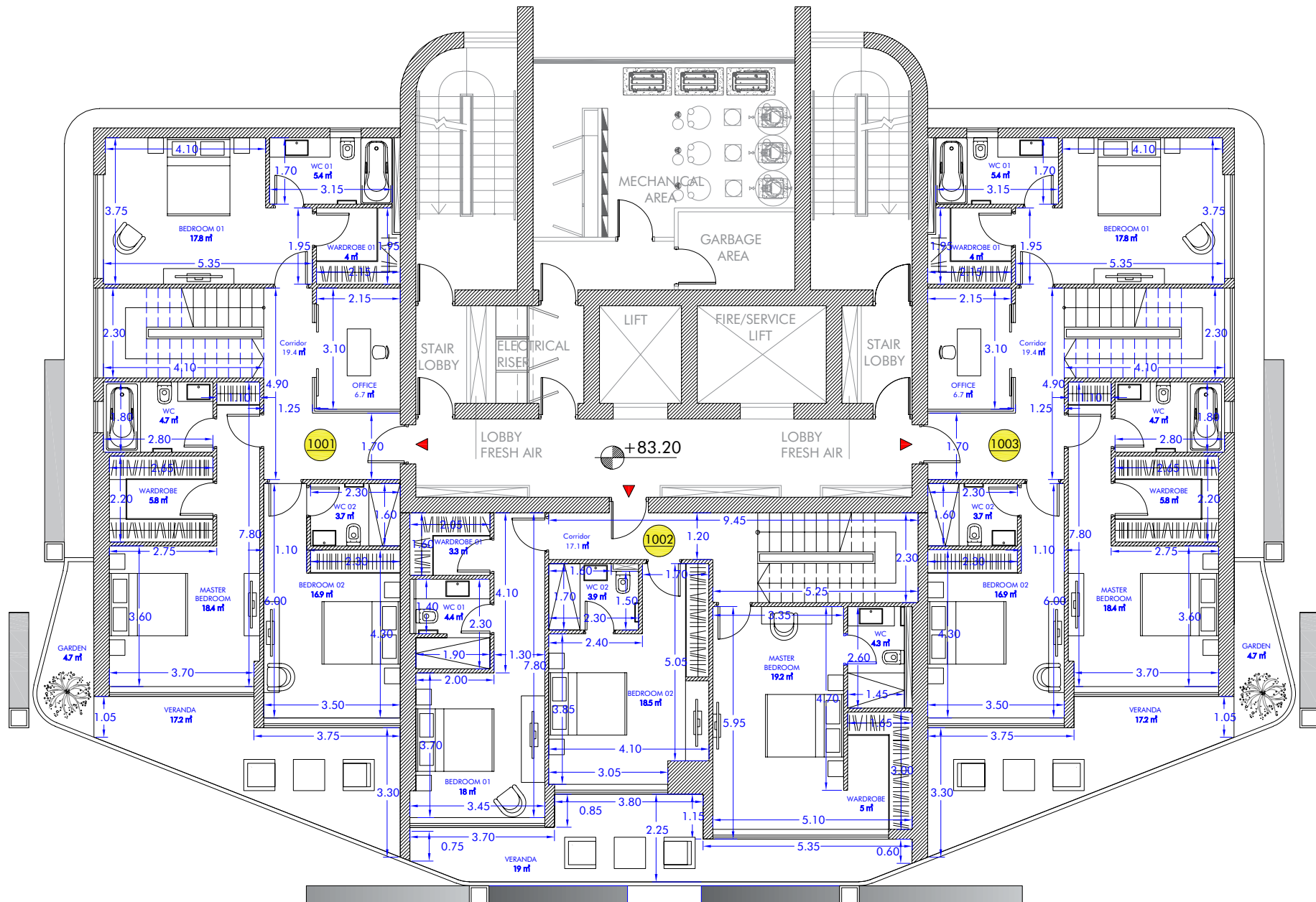
FLOOR PLANS

Mechanical floor (the fourteenth floor)





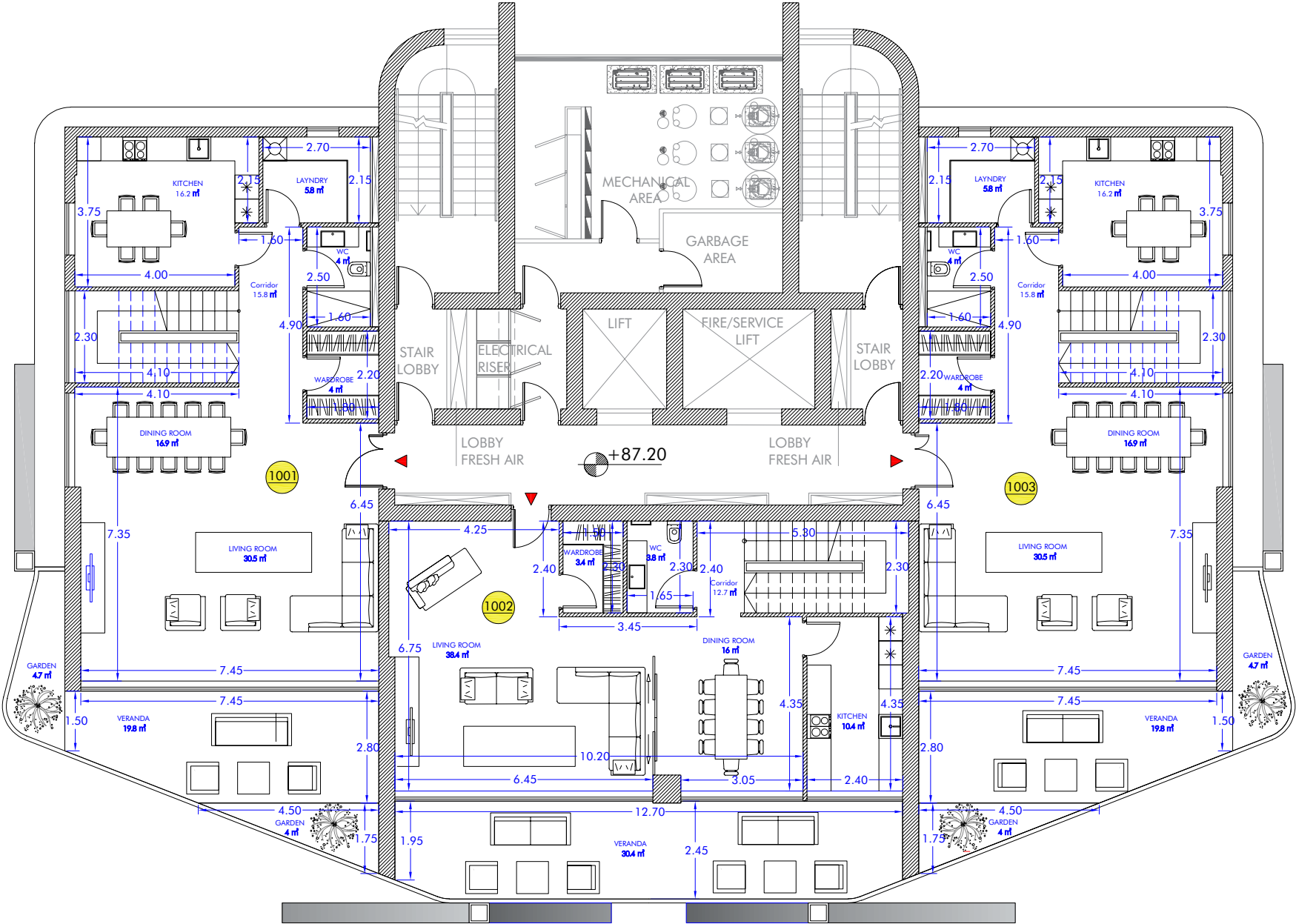
Mandarin Park Tower  
FLOOR PLANS  
Penthouse (the fifteenth floor)



Mandarin Park Tower

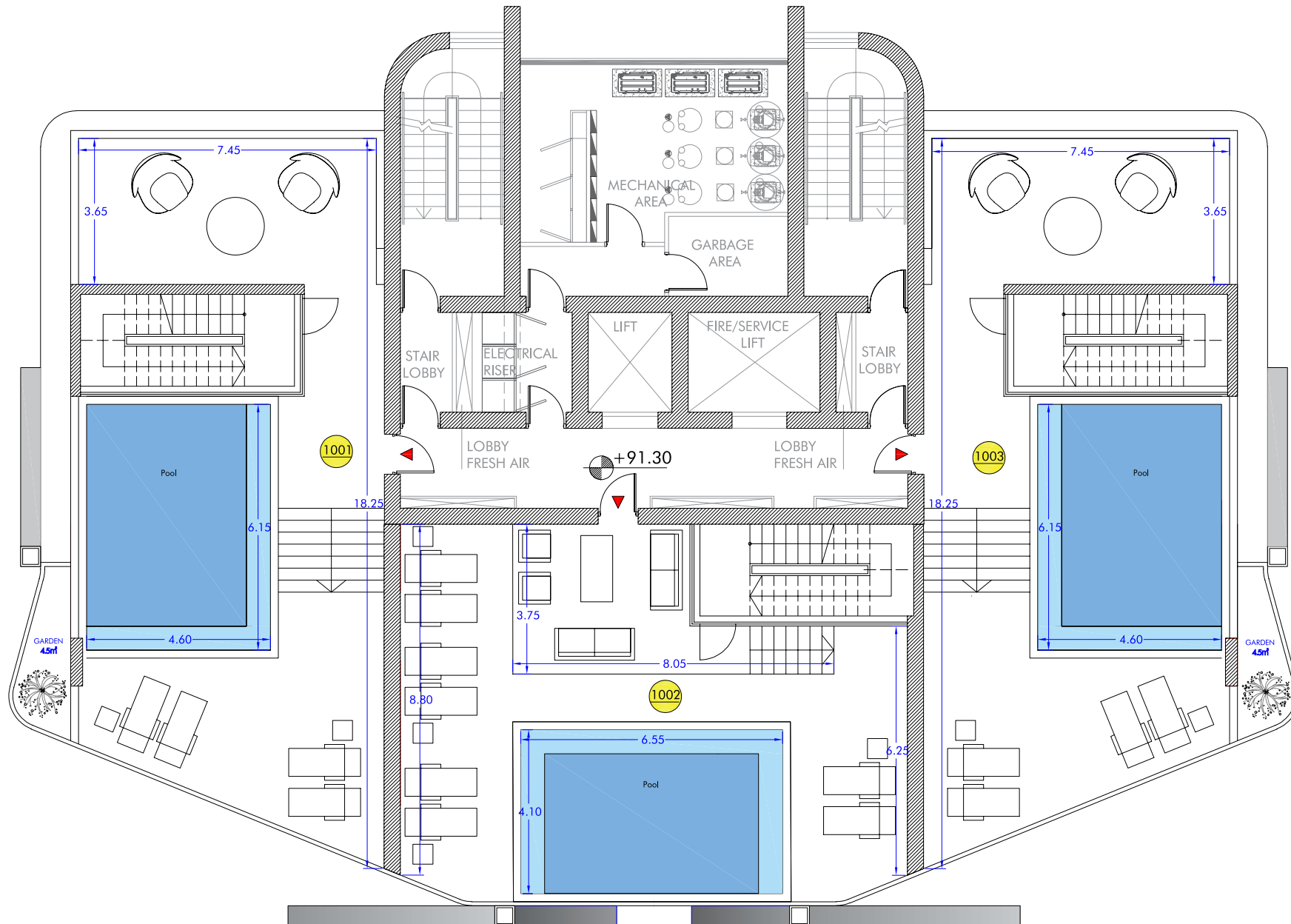
FLOOR PLANS

Penthouse (the sixteenth floor)





Mandarin Park Tower  
FLOOR PLANS  
Roof garden (the seventeenth floor)



## APARTMENT DESCRIPTION

### Apartments

Mandarin Park Tower consists of 29 luxury apartments from the 4th to 12th floors - all apartments have sea views and spacious verandas where you can enjoy stunning sunsets.

### Penthouses

Mandarin Park Tower has 3 opulent penthouses located over 3 floors (the top 2 floors and a Roof Garden).

Individual rooftop swimming pools, barbecue areas and private garden - a luxury that will always emphasize your status and will not leave indifferent even the most selective buyer.

Being in the center of the tourist area with lots of entertainment and leisure facilities, every time when coming back home you find yourself in your own little piece of heaven.

*Every square meter is filled  
with character*





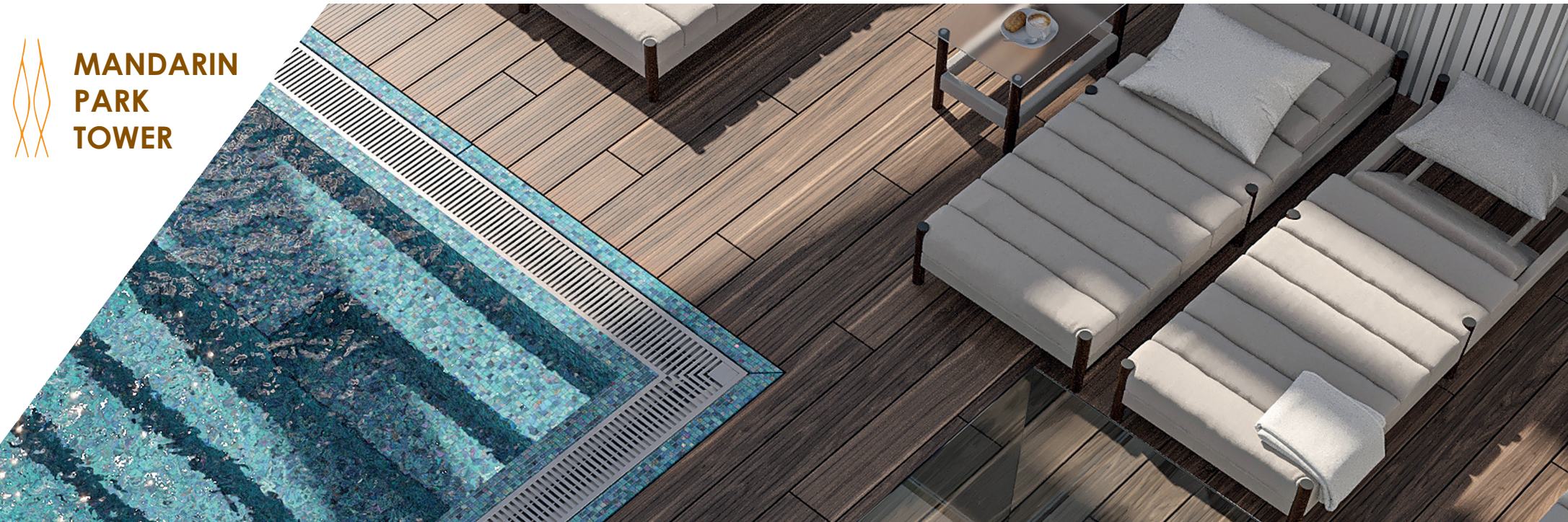
## SPECIFICATION OF APARTMENTS - APARTMENTS

Floor	Apartment No.	Bedrooms	WC	Internal Area (sq. m)	Covered veranda (sq. m)	Garden (sq. m)	Total covered area (sq. m)	Parking space N°	Storage No.
4th floor	Apart 101	2	2	100	29	23.6	152.6	49	101
	Apart 102	1	1	53	11.3	0	64.3	50	102
	Apart 103	1	1	51	15	0	66	17	103
	Apart 104	2	2	100	29	23.6	152.6	18	104
5th floor	Apart 201	2	2	100	29	23.6	152.6	19	201
	Apart 202	1	1	53	11.3	0	64.3	20	202
	Apart 203	1	1	51	15	0	66	21	203
	Apart 204	2	2	100	29	23.6	152.6	22	204
6th floor	Apart 301	2	2	100	29	23.6	152.6	38	301
	Apart 302	1	1	53	11.3	0	64.3	39	302
	Apart 303	1	1	51	15	0	66	40	303
	Apart 304	2	2	100	29	23.6	152.6	51	304
7th floor	Apart401	2	2	120.5	19.1	18.2	157.8	30	401
	Apart 402	2	2	102	28	0	130	31	402
	Apart 403	2	2	120.5	19.1	18.2	157.8	32	403
8th floor	Apart 501	2	2	120.5	18.9	15.8	155.2	33	501
	Apart 502	2	2	102	28	0	130	34	502
	Apart 503	2	2	120.5	18.9	15.8	155.2	35	503
9th floor	Apart 601	2	2	120.5	18.2	14.8	153.5	25	601
	Apart 602	2	2	102	28	0	130	24	602
	Apart 603	2	2	120.5	18.2	14.8	153.5	23	603
10th floor	Apart 701	2	2	120.5	17.7	15.3	153.5	15	701
	Apart 702	2	2	102	28	0	130	26	702
	Apart 703	2	2	120.5	17.7	15.3	153.5	27	703
11th floor	Apart 801	1	1	60.5	6.4	0	66.9	11	801
	Apart 802	3	4	154	46.3	9.6	209.9	28, 29	802
	Apart 803	2	2	120.5	18.1	15.3	153.9	14	803

Mandarin Park Tower

SPECIFICATION OF PENTHOUSES

Apartment	Floor	Bedrooms	WC	Internal Area (sq. m)	Covered veranda (sq. m)	Uncovered veranda (sq. m)	Garden (sq. m)	Total covered area (sq. m)	Total area (sq. m)	Parking space in the basement	Basement storage	Features
Apart 1001 Penthouse	15 (level 1)	3	4	112	17.2	0	4.7	133.9	133.9	47, 48	1001	
	16 (level 2)	0	1	114	19.8	0	8.7	142.5	142.5			Office
	17 (roof garden)	0	0	0	0	114	4.5	0	118.5			Private pool
	Total	3	5	226	37	114	17.9	276.4	394.9			
Apart 1002 Penthouse	15 (level 1)	3	4	102	19	0	0	121	121	12, 13	1002	
	16 (level 2)	0	1	99	30.4	0	0	129.4	129.4			
	17 (roof garden)	0	0	0	0	107	0	0	107			Private pool
	Total	3	5	201	49.4	107	0	250.4	357.4			
Apart 1003 Penthouse	15 (level 1)	3	4	112	17.2	0	4.7	133.9	133.9	9, 10	1003	
	16 (level 2)	0	1	114	19.8	0	8.7	142.5	142.5			Office
	17 (roof garden)	0	0	0	0	114	4.5	0	118.5			Private pool
	Total	3	5	226	37	114	17.9	276.4	394.9			





## FLOOR PLANS AND PHOTOS OF APARTMENTS - Standard one-bedroom apartment, south side, layout A (102, 202, 302)

These apartments comprise a master bedroom, a bathroom and a kitchen with a living room with an access to veranda where you can enjoy the sea view.

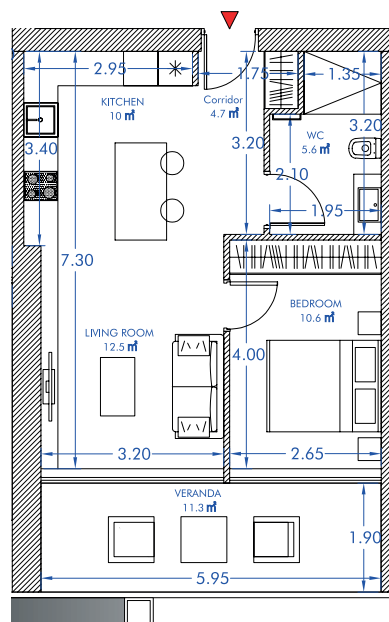
These apartments are located on the 4th, 5th and 6th floors.



Window view



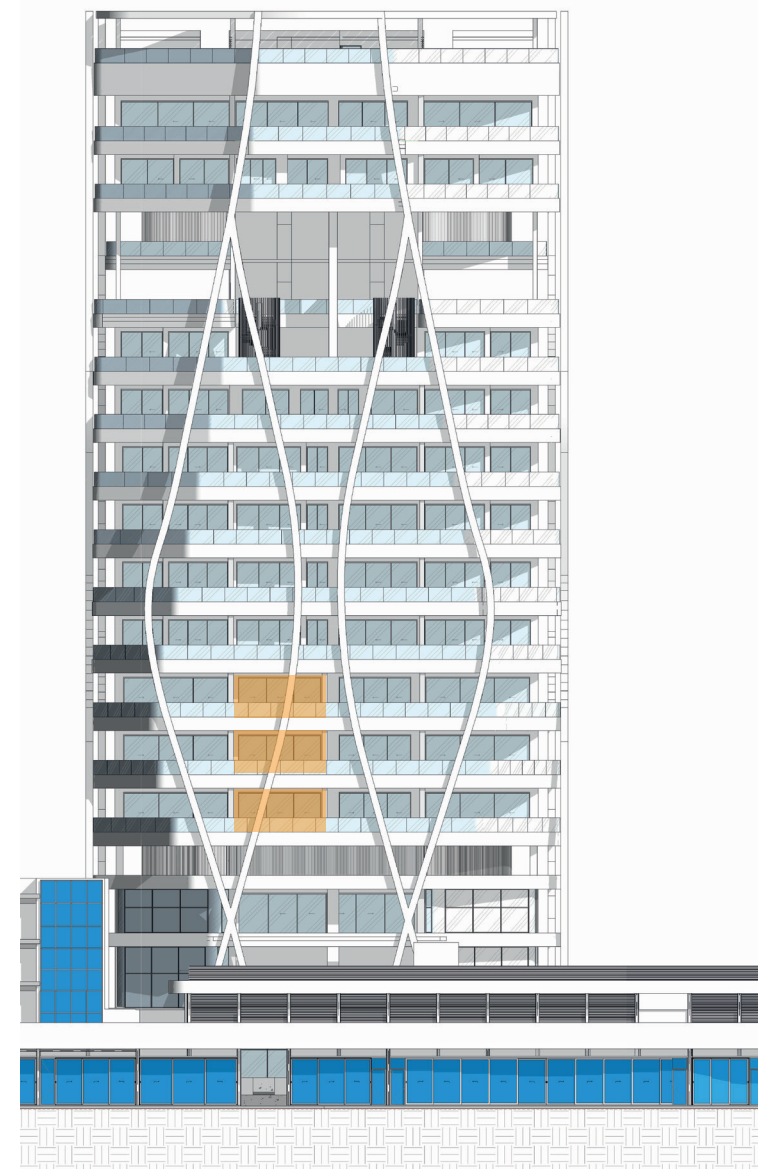
Floor plan



↓ THE SEA

Apartment plan

**Internal area** 53 square meters  
**Covered veranda** 11.3 square meters  
**Uncovered veranda** 0 square meters  
**Garden** 0 square meters  
**Total covered Area** 64.3 square meters  
 1 bedroom, 1 bathroom, 1 veranda



Tower plan



Mandarin Park Tower  
FLOOR PLANS AND PHOTOS





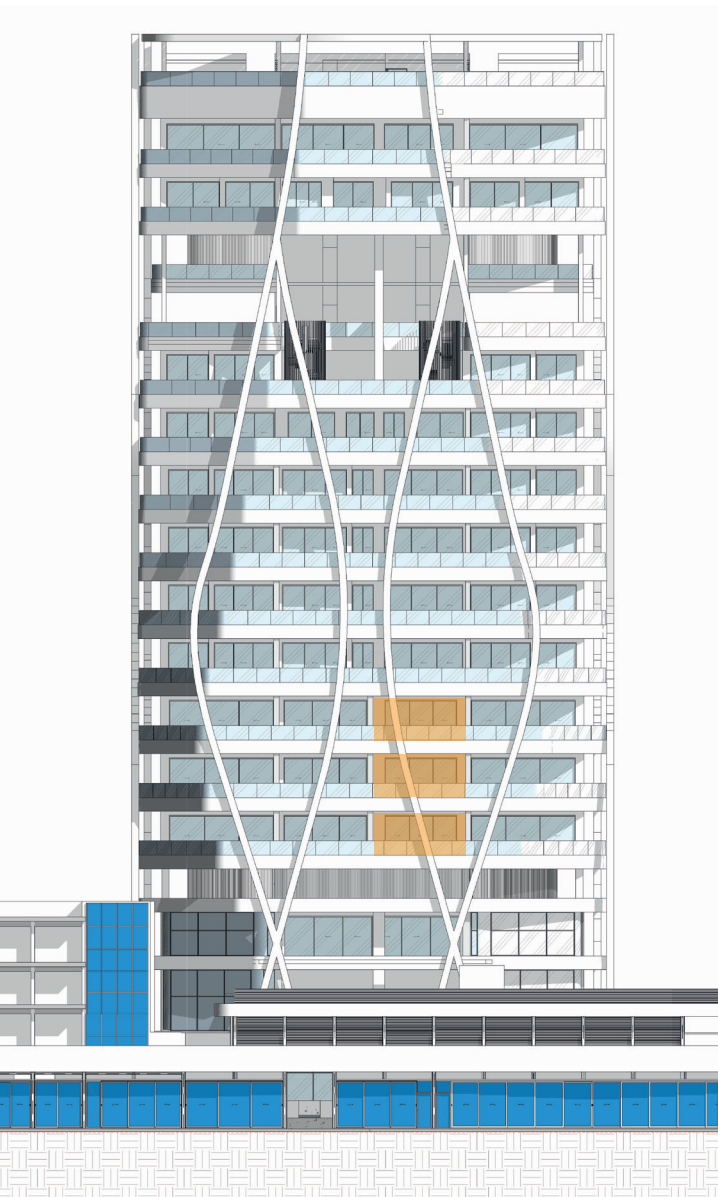




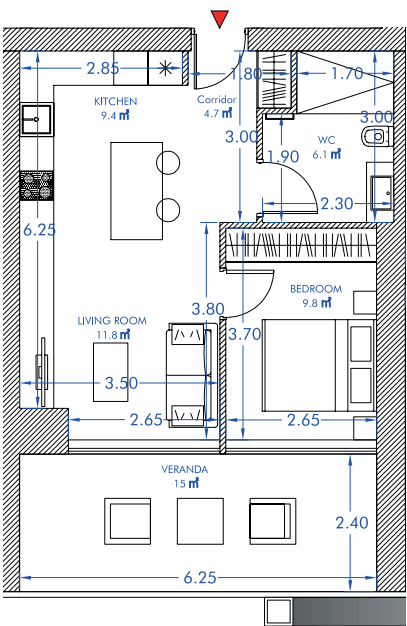
FLOOR PLANS AND PHOTOS

Standard one-bedroom apartment, south side, layout B (103, 203, 303)

These apartments comprise a master bedroom, a bathroom and a kitchen with a living room, with an easy access to veranda where you can enjoy the sea view.  
These apartments are located on the 4th, 5th and 6th floors.



Tower plan



↓ THE SEA  
Apartment plan

- Internal area 51 square meters
- Covered veranda 15 square meters
- Uncovered veranda 0 square meters
- Garden 0 square meters
- Total covered Area 66 square meters
- 1 bedroom, 1 bathroom, 1 veranda



Window view



Floor plan



## FLOOR PLANS AND PHOTOS

Typical apartment with two bedrooms, east side (104, 204, 304)

These apartments include a spacious entrance area, 2 bedrooms, 2 bathrooms, a private garden and a kitchen with dining area and a living room with an access to 2 verandas where you can enjoy the sea view.

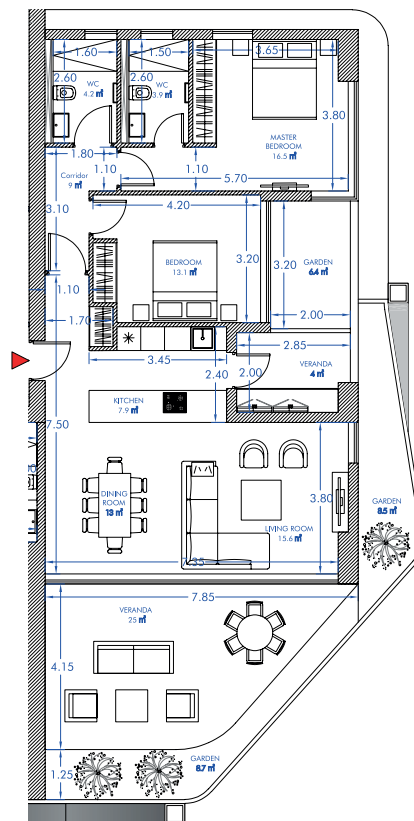
These apartments are located on the 4th, 5th, and 6th floors.



Window view

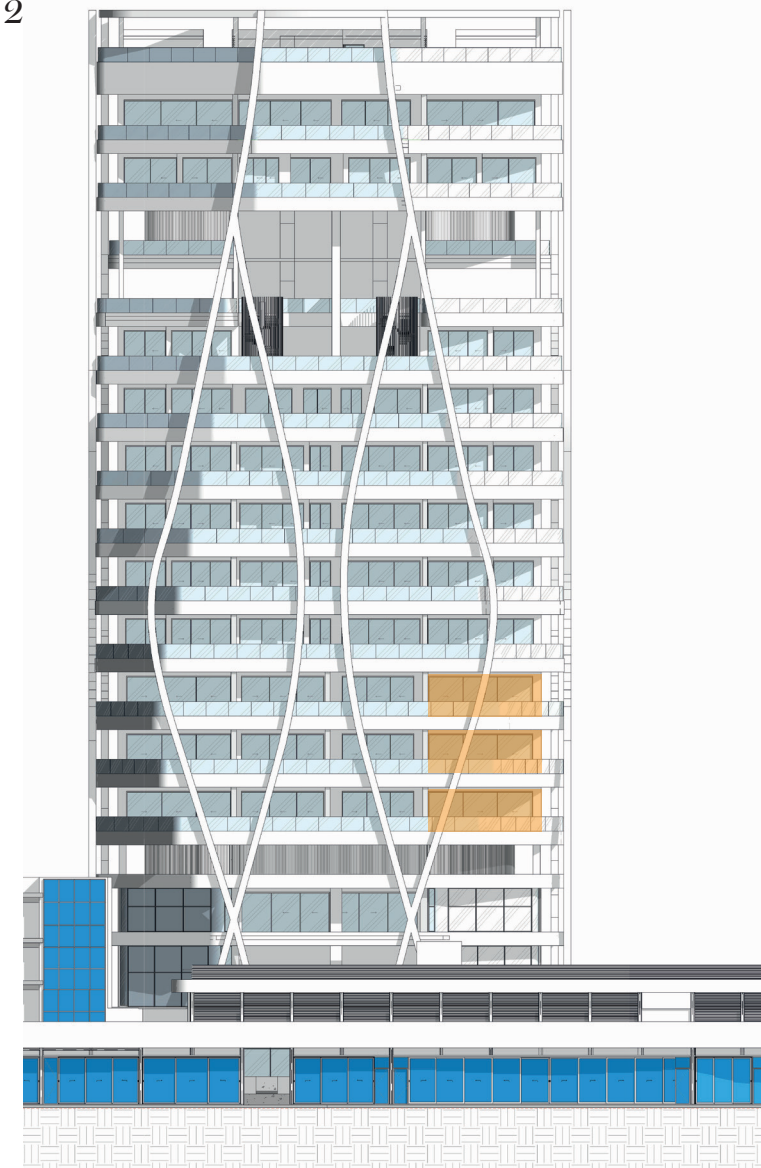


Floor plan



↓ THE SEA  
Apartment plan

**Internal area** 100 square meters  
**Covered veranda** 30 square meters  
**Uncovered veranda** 0 square meters  
**Garden** 25 square meters  
**Total covered Area** 155 square meters  
 2 bedroom, 2 bathroom, 2 verandas

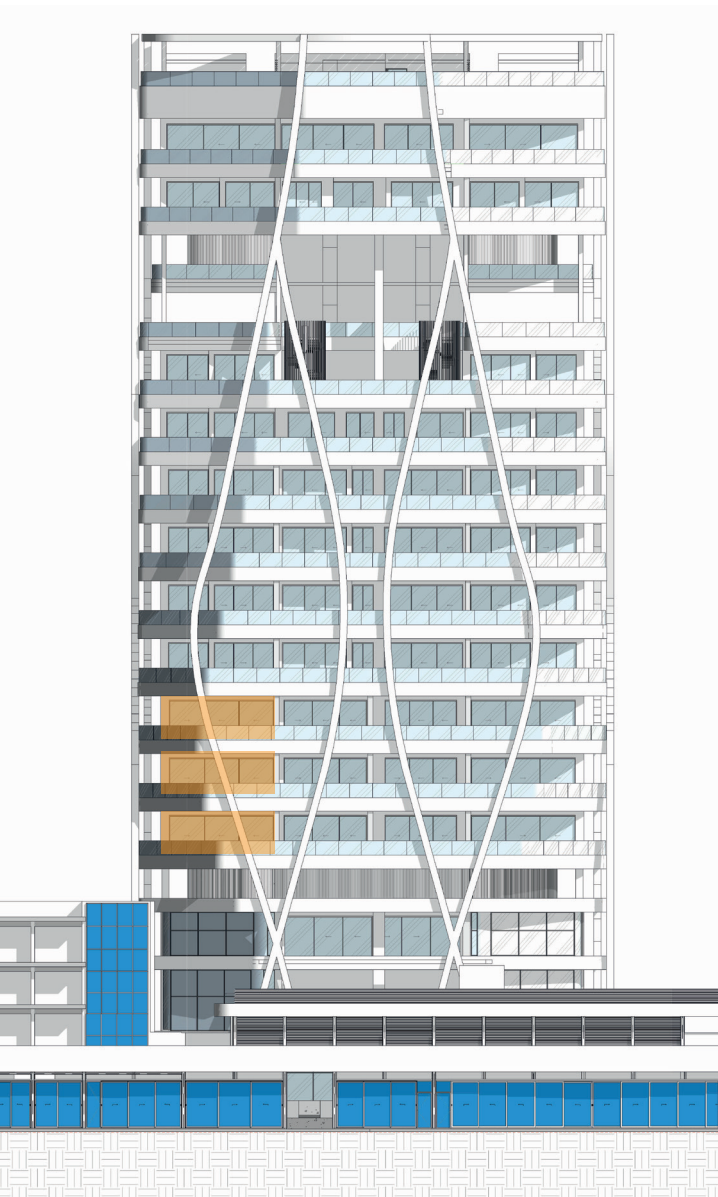


Tower plan

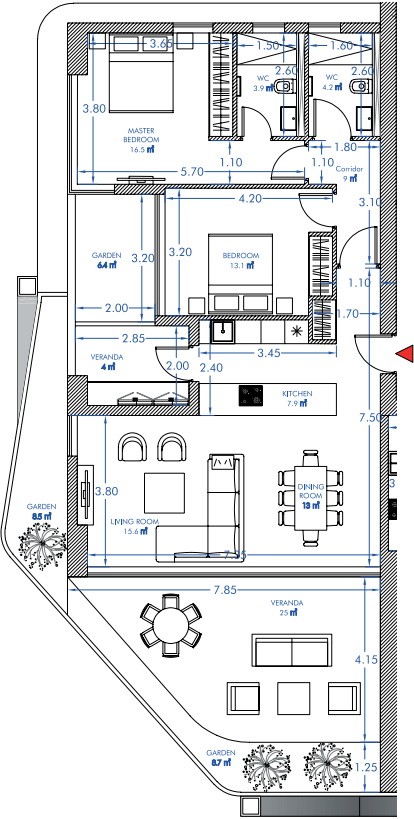
FLOOR PLANS AND PHOTOS

Typical apartment with two bedrooms, west side (101, 201, 301)

These apartments comprise a master bedroom, a bathroom and a kitchen with a living room, with an easy access to 2 verandas where you can enjoy the sea view.  
These apartments are located on the 4th, 5th and 6th floors.



Tower plan



↓ THE SEA

Apartment plan

- Internal area 100 square meters
- Covered veranda 30 square meters
- Uncovered veranda 0 square meters
- Garden 25 square meters
- Total covered Area 155 square meters
- 2 bedroom, 2 bathroom, 2 verandas



Window view



Floor plan







Mandarin Park Tower  
FLOOR PLANS AND PHOTOS





## FLOOR PLANS AND PHOTOS

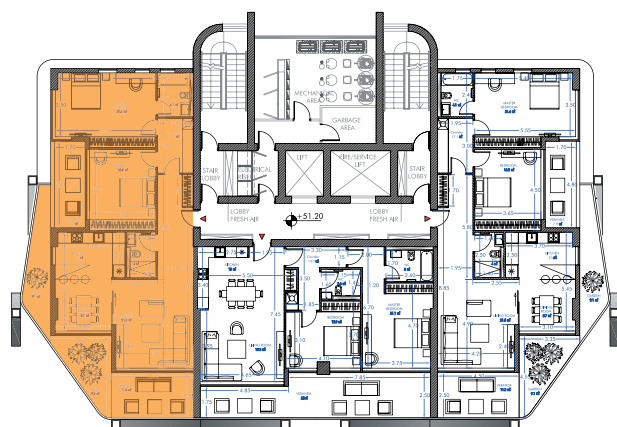
Standard two-bedroom apartment, west side (401, 501, 601, 701)

These apartments include a spacious entrance area, 2 bedrooms (one of them with an access to veranda), 2 bathrooms, as well as a kitchen combined with a dining area and a living room with an access to veranda where you can enjoy the sea view.

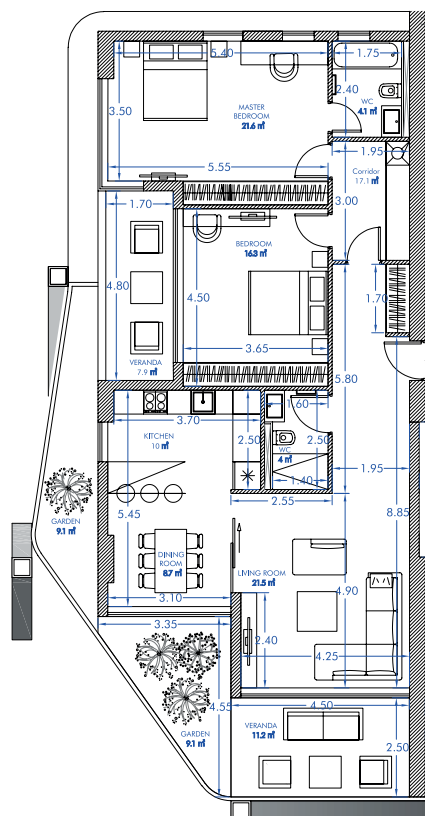
These apartments are located on the 7th, 8th, 9th and 10th floors.



Window view



Floor plan



Apartment plan ↓ THE SEA

**Internal area** 120.5 square meters

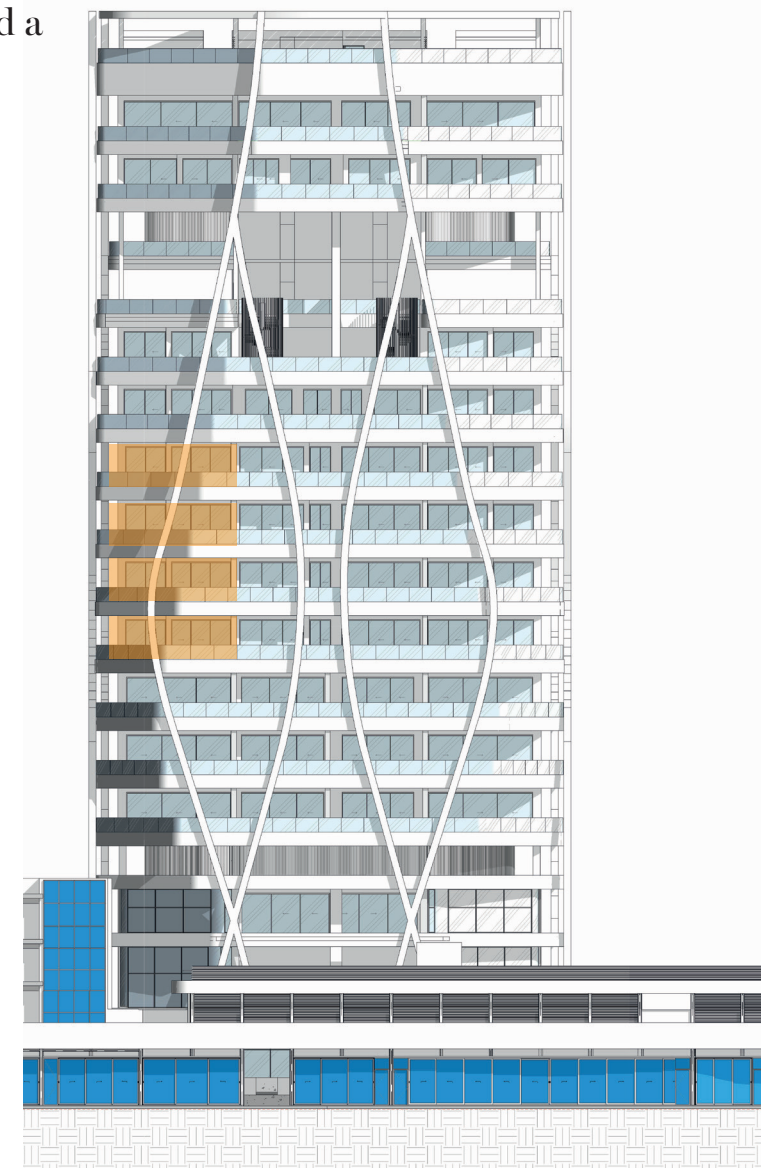
**Covered veranda** 18.5 square meters

**Uncovered veranda** 0 square meters

**Garden** 16 square meters

**Total covered Area** 155 square meters

2 bedroom, 2 bathroom, 2 verandas



Tower plan









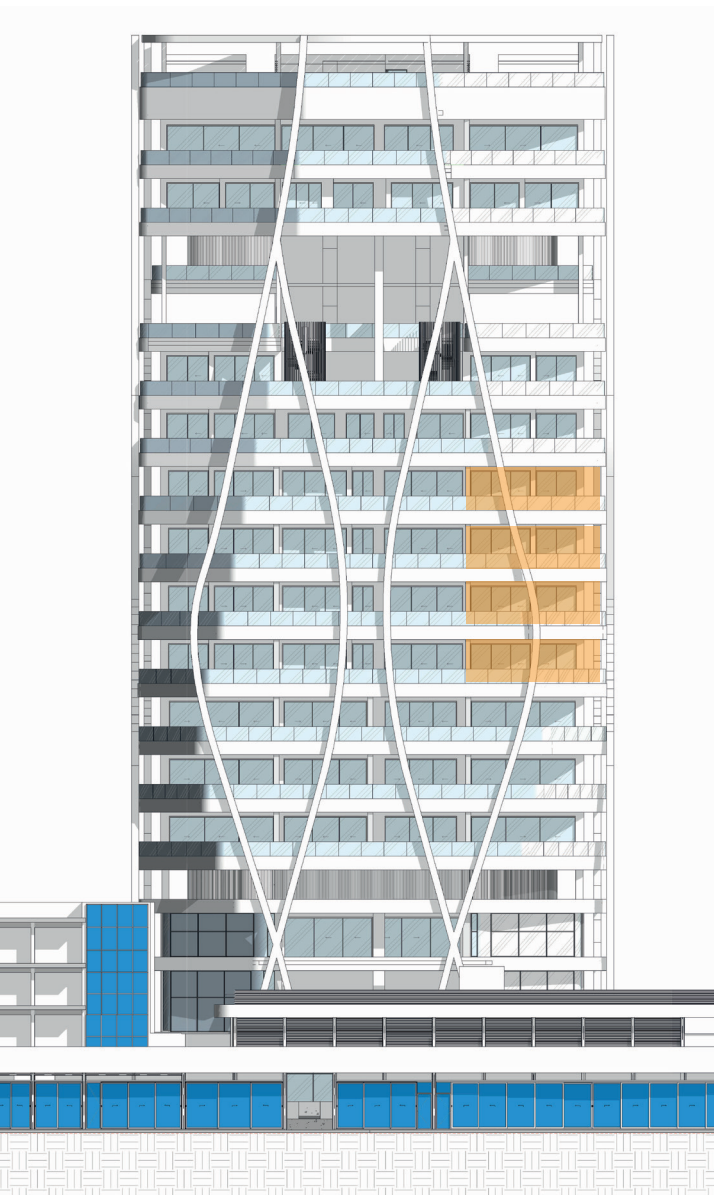


## FLOOR PLANS AND PHOTOS

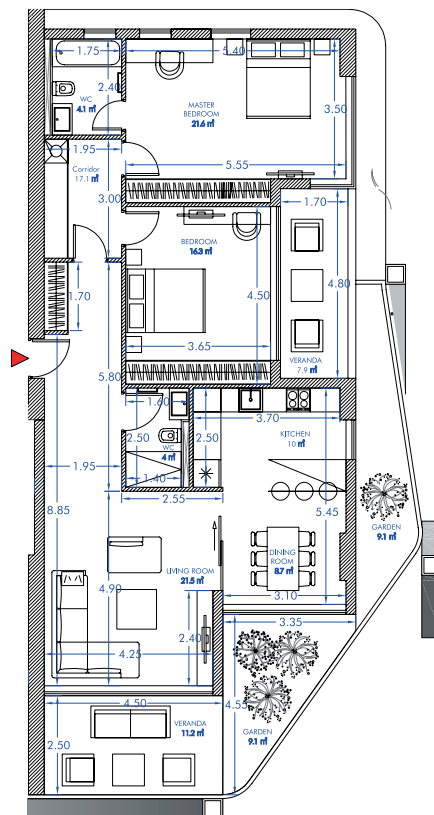
Standard two-bedroom apartment, east side (403, 503, 603, 703)

These apartments comprise a spacious entrance area, 2 bedrooms (one of them with an access to veranda), 2 bathrooms, as well as a kitchen with a dining area and a living room with an access to veranda where you can enjoy the sea view.

These apartments are located on the 7th, 8th, 9th and 10th floors.



Tower plan

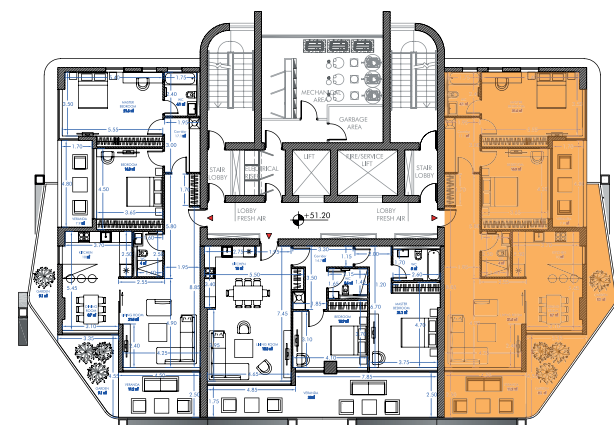


↓ THE SEA Apartment plan

**Internal area** 120.5 square meters  
**Covered veranda** 18.5 square meters  
**Uncovered veranda** 0 square meters  
**Garden** 16 square meters  
**Total covered Area** 155 square meters  
 2 bedroom, 2 bathroom, 2 verandas



Window view



Floor plan



## FLOOR PLANS AND PHOTOS

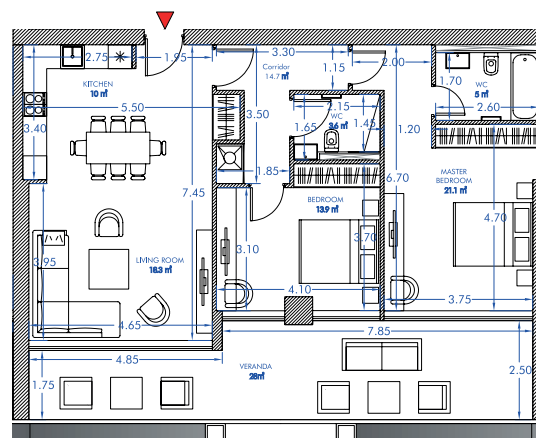
Typical two-bedroom apartment, south side (402, 502, 602, 702)

These apartments comprise a spacious entrance area, 2 bedrooms, 2 bathrooms, and a kitchen combined with a dining area and a living room with an access to veranda where you can enjoy the sea view. There is also access to the veranda from both bedrooms.

These apartments are located on the 7th, 8th, 9th and 10th floors.



Window view



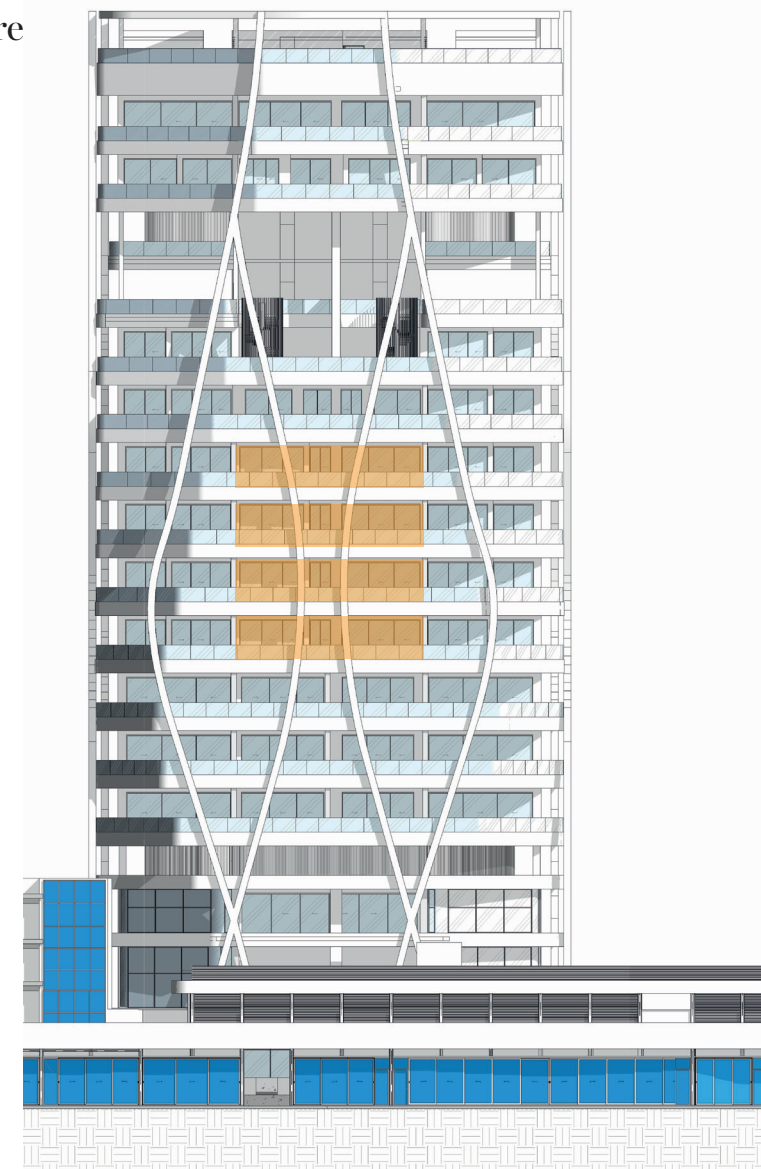
↓ THE SEA

Apartment plan



Floor plan

**Internal area** 102 square meters  
**Covered veranda** 28 square meters  
**Uncovered veranda** 0 square meters  
**Garden** 0 square meters  
**Total covered Area** 130 square meters  
 2 bedroom, 2 bathroom, 1 veranda



Tower plan









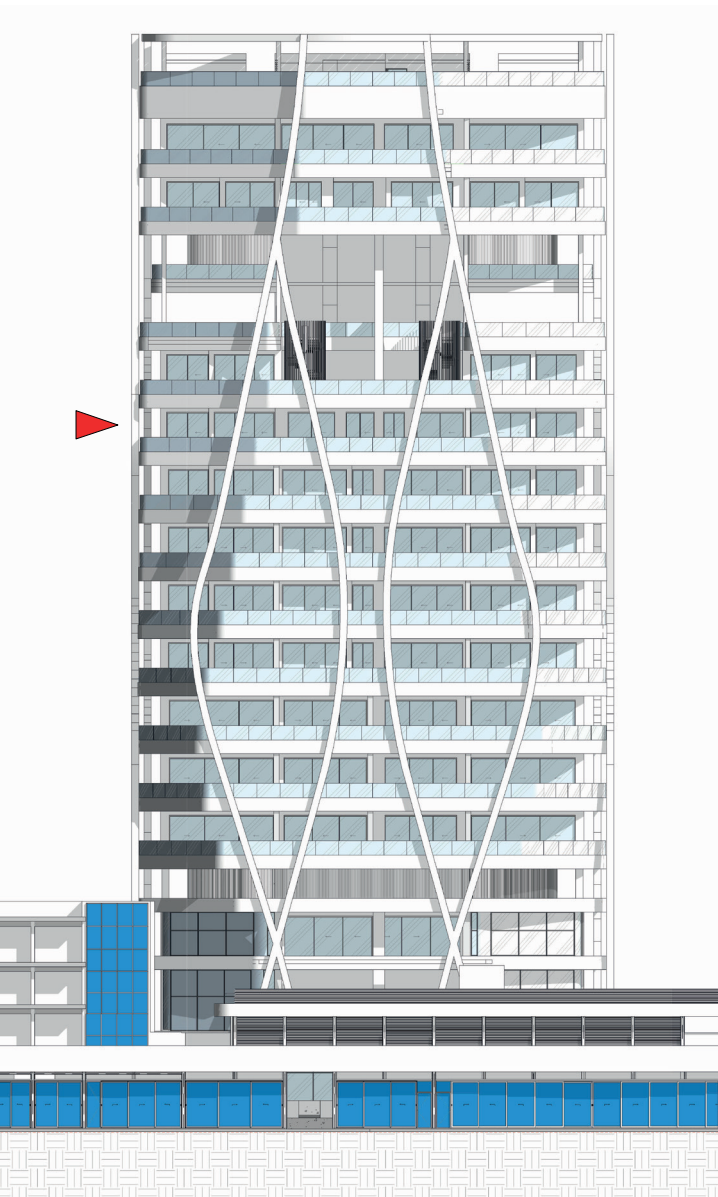


FLOOR PLANS AND PHOTOS

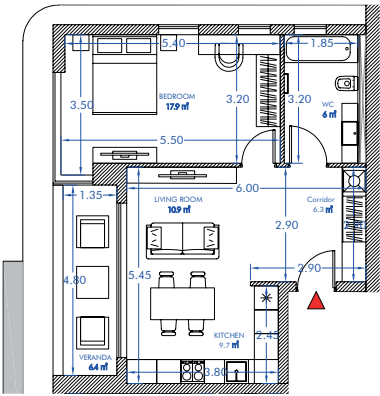
Exclusive one bedroom apartment, west side (801)

This apartment comprises a spacious entrance area, a bedroom, a bathroom and a kitchen with a dining area and a living room with an access to veranda where you can enjoy the sea view.

This apartment is located on the 11th floor.



Tower plan



↓ THE SEA

Apartment plan



Window view



Floor plan

- Internal area 60.5 square meters
- Covered veranda 6.4 square meters
- Uncovered veranda 0 square meters
- Garden 0 square meters
- Total covered Area 66.9 square meters
- 1 bedroom, 1 bathroom, 1 veranda







Mandarin Park Tower  
FLOOR PLANS AND PHOTOS





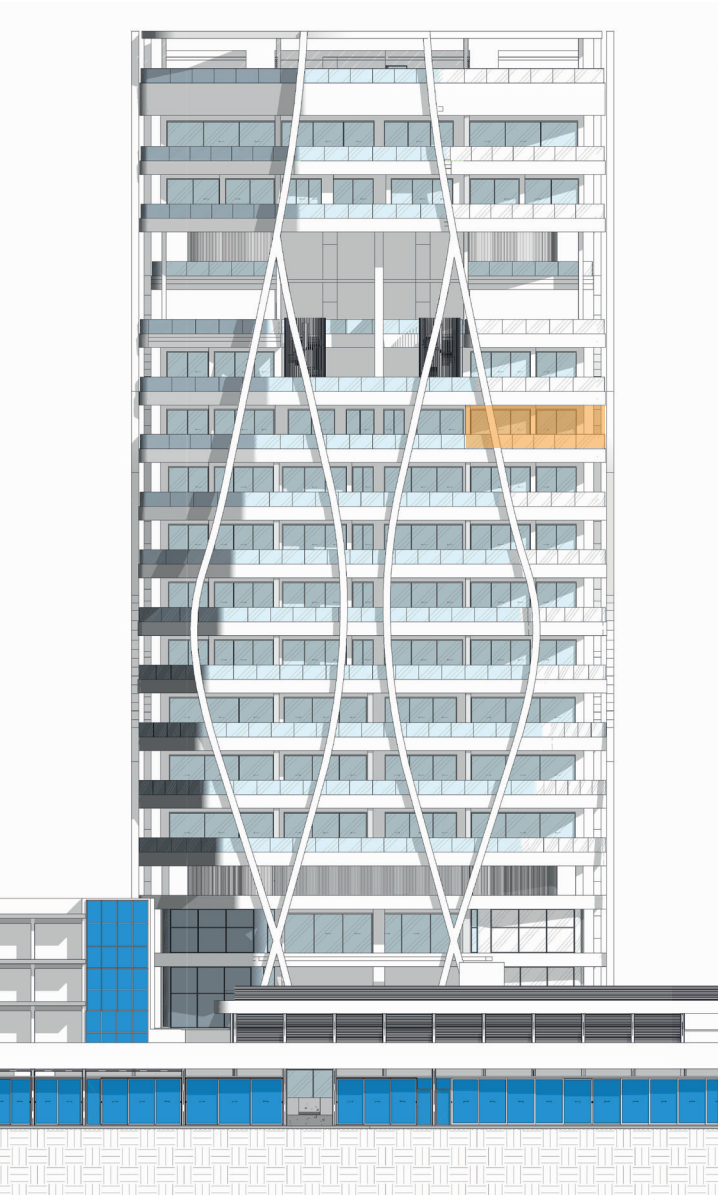




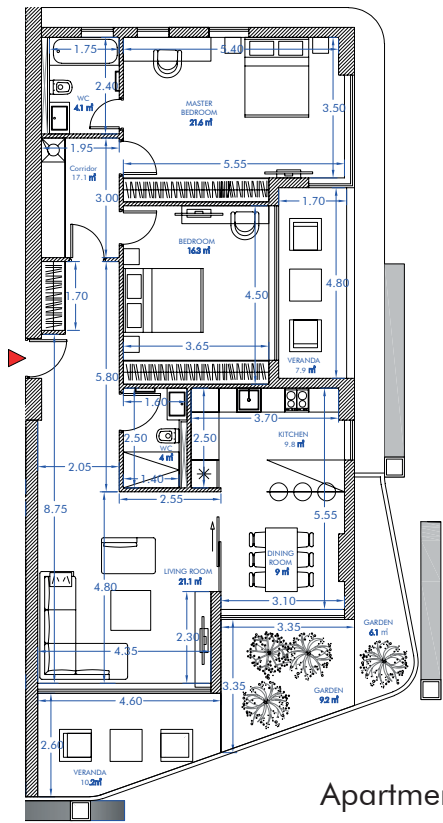
FLOOR PLANS AND PHOTOS

Exclusive two-bedroom apartment, east side (803)

This apartment comprises a spacious entrance area, 2 bedrooms (one of them with an access to veranda), 2 bathrooms, as well as a kitchen with dining area and a living room with an access to 2 verandas where you can enjoy the sea view.  
This apartment is located on the 11th floor.



Tower plan

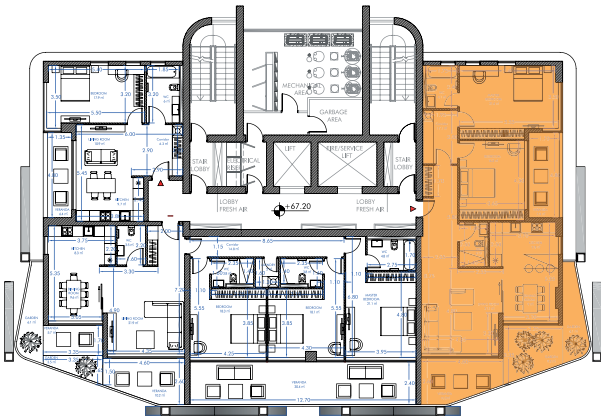


Apartment plan

- Internal area 120.5 square meters
- Covered veranda 18.1 square meters
- Uncovered veranda 0 square meters
- Garden 15.3 square meters
- Total covered Area 153.9 square meters
- 2 bedroom, 2 bathroom, 2 verandas



Window view



Floor plan



## FLOOR PLANS AND PHOTOS

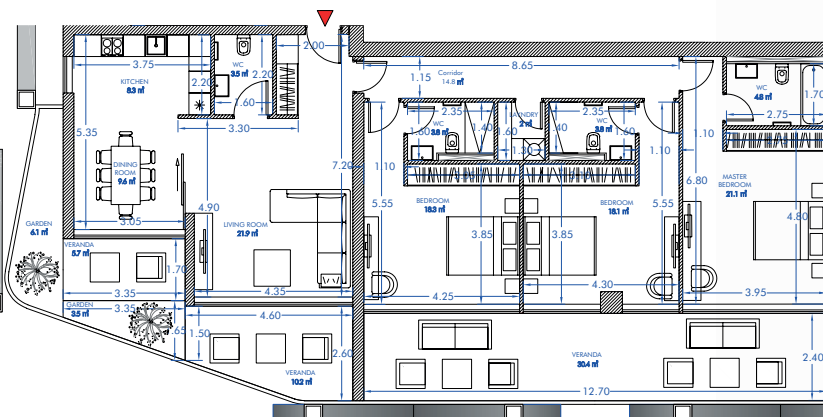
Exclusive apartment with three bedrooms, south side (802)

This apartment includes a spacious entrance area, 3 bedrooms with an access to the veranda, 3 bathrooms, and a kitchen with a dining area and a living room with an access to verandas where you can enjoy the sea, the sun and the picturesque sunset.

This apartment is located on the 11th floor.



Window view

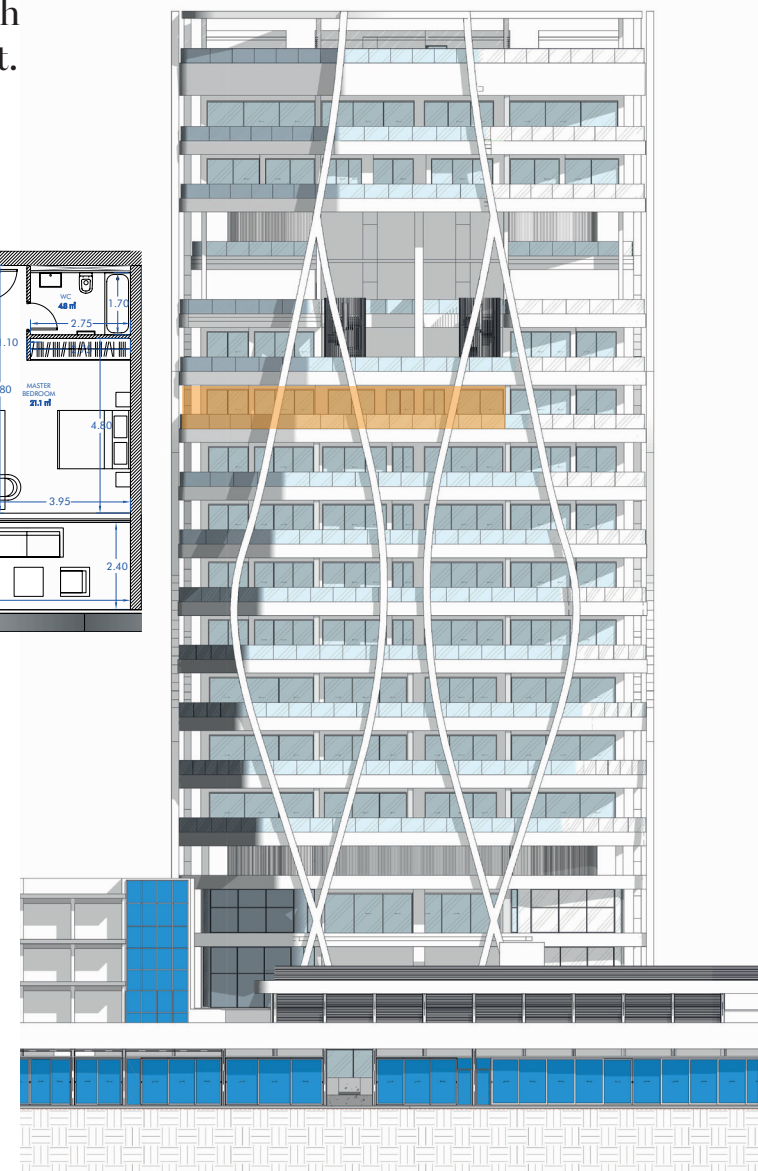


Apartment plan ↓ THE SEA



Floor plan

**Internal area** 154 square meters  
**Covered veranda** 46.3 square meters  
**Uncovered veranda** 0 square meters  
**Garden** 9.6 square meters  
**Total covered Area** 209.9 square meters  
 3 bedroom, 4 bathroom, 3 verandas



Tower plan



Mandarin Park Tower  
FLOOR PLANS AND PHOTOS







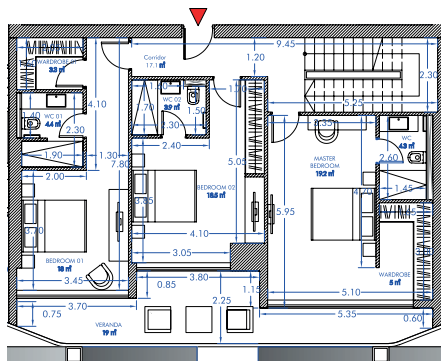


## FLOOR PLANS AND PHOTOS

### Exclusive three-bedroom penthouse, south side (1002)

This penthouse is located on 2 levels (15th and 16th floors) + 3rd level Roof Garden (17th floor (last)).

Total area - 357 square meters.



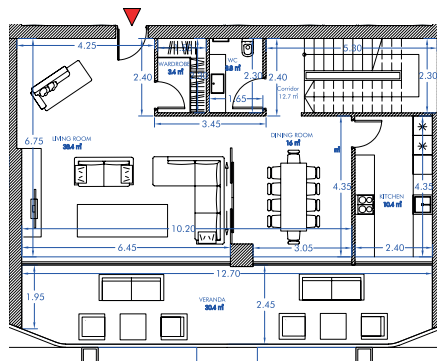
↓ THE SEA  
Apartment plan

#### LEVEL 1

On this level there are 3 bedrooms with their own bathrooms

All bedrooms have an access to a spacious veranda with sea views.

The area of the level is 121 square meters.

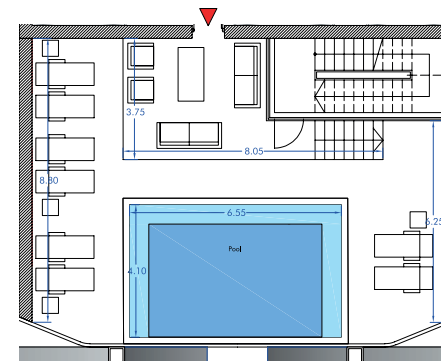


↓ THE SEA  
Apartment plan

#### LEVEL 2

On this level there is a kitchen, a laundry room, a bathroom and a dining area connected to the living room, with an access to a spacious veranda with sea views.

The area of the level is 129 square meters.



↓ THE SEA  
Apartment plan

#### LEVEL 3

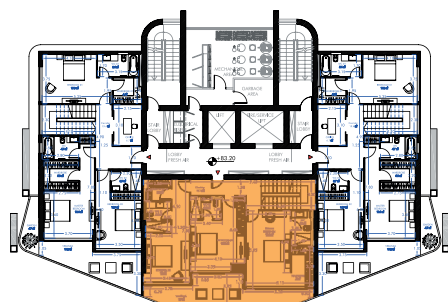
On this level there is a 27 sqm swimming pool, a barbecue area and a sun terrace.

The area of the level is 107 square meters.

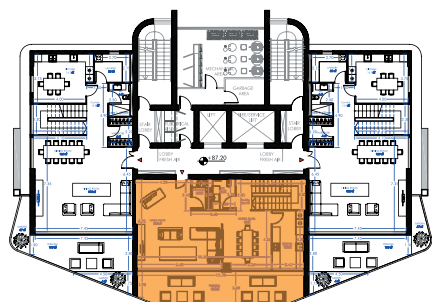


## FLOOR PLANS AND PHOTOS

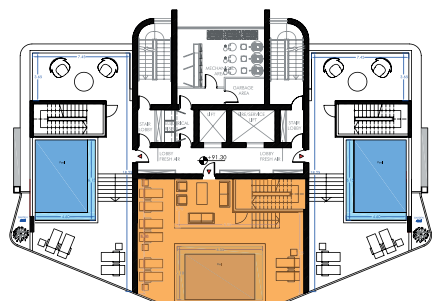
Exclusive three-bedroom penthouse, south side (1002)



Floor plan, level 1



Floor plan, level 2

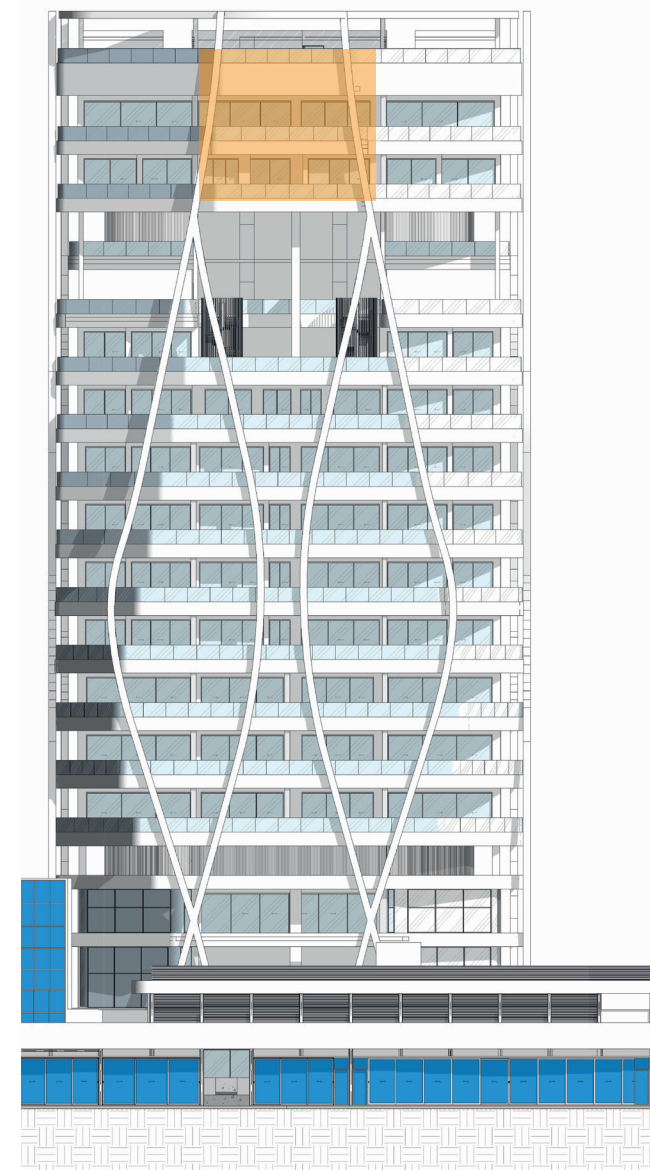


Floor plan, level 3



Window view

**Internal area** 201 square meters  
**Covered veranda** 49.4 square meters  
**Uncovered veranda** 107 square meters  
**Garden** 0 square meters  
**Total covered Area** 250.4 square meters  
 3 bedroom, 4 bathroom, 2 verandas



Tower plan



Mandarin Park Tower  
FLOOR PLANS AND PHOTOS







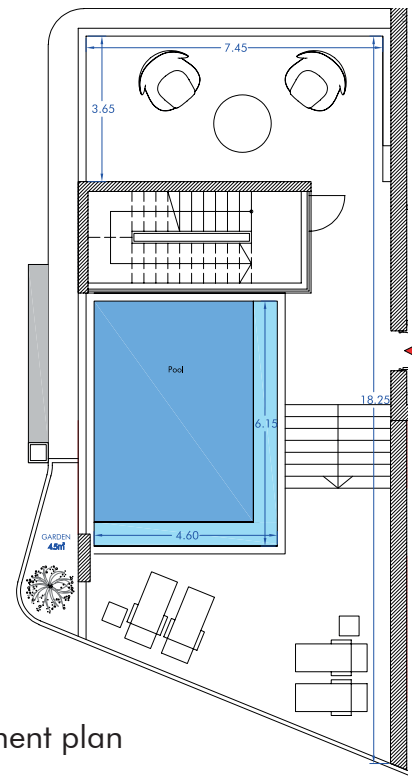
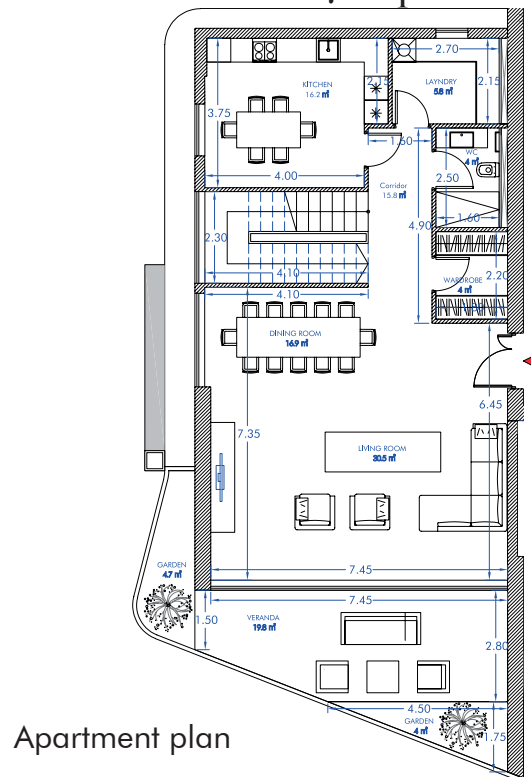
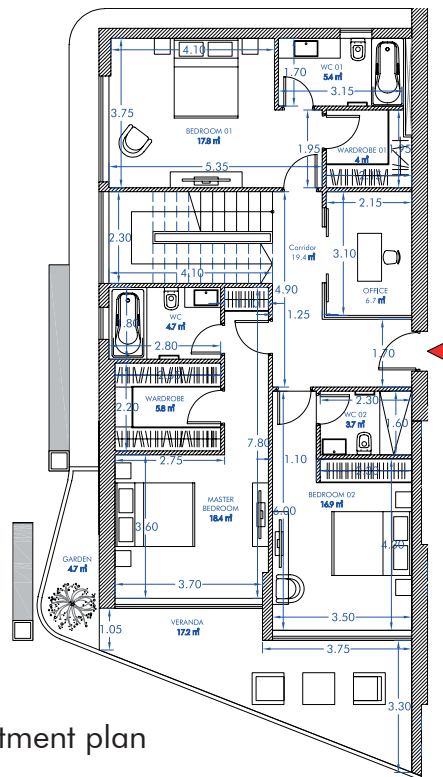


## FLOOR PLANS AND PHOTOS

Exclusive three-bedroom penthouse, west side (1001)

This penthouse is located on 2 levels (15th and 16th floors) + 3rd level Roof Garden (17th floor (last)).

Total area - 376 square meters



On this level there are 3 bedrooms with their own bathrooms and office.

Two bedrooms have an access to a spacious veranda with sea views.

The area of the level is 129 square meters.

On this level there is a kitchen, a laundry room, a bathroom and a dining area connected to the living room, with an access to a spacious veranda with sea views.

The area of the level is 133 square meters.

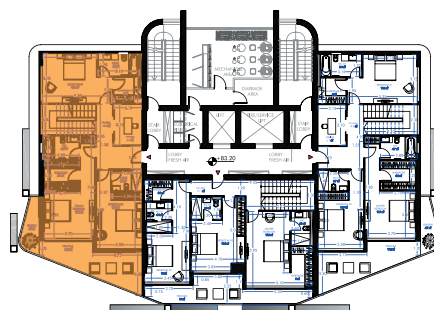
On this level there is a 28 sqm swimming pool, a barbecue area and a sun terrace.

The area of the level is 114 square meters.

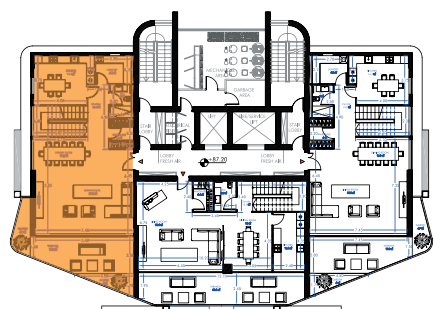


## FLOOR PLANS AND PHOTOS

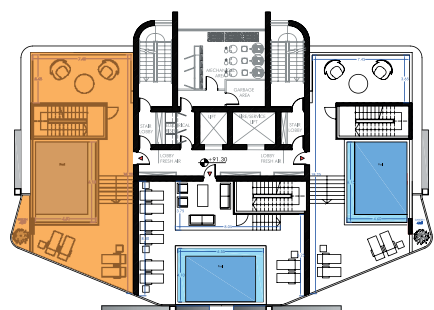
Exclusive three-bedroom penthouse, west side (1001)



Floor plan, level 1



Floor plan, level 2

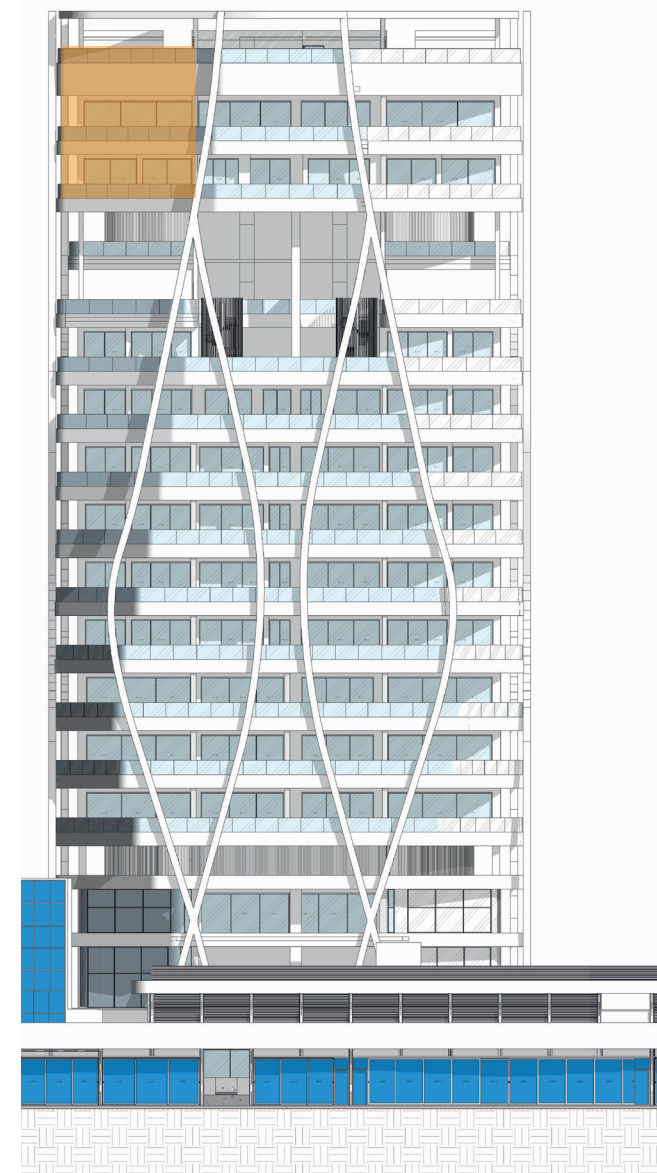


Floor plan, level 3



Window view

**Internal area** 226 square meters  
**Covered veranda** 37 square meters  
**Uncovered veranda** 114 square meters  
**Garden** 17.9 square meters  
**Total covered Area** 276.4 square meters  
 3 bedroom, 4 bathroom, 2 verandas + office



Tower plan

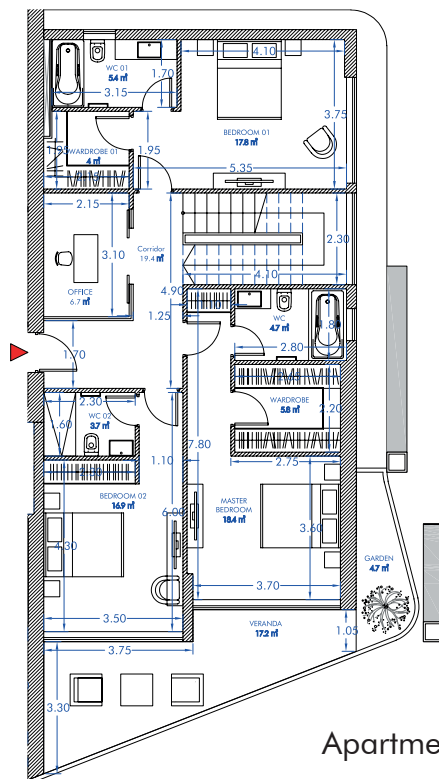


## FLOOR PLANS AND PHOTOS

### Exclusive three-bedroom penthouse, east side (1003)

This penthouse is located over 2 levels (15th and 16th floors) + 3rd level Roof Garden (17th floor (last)).

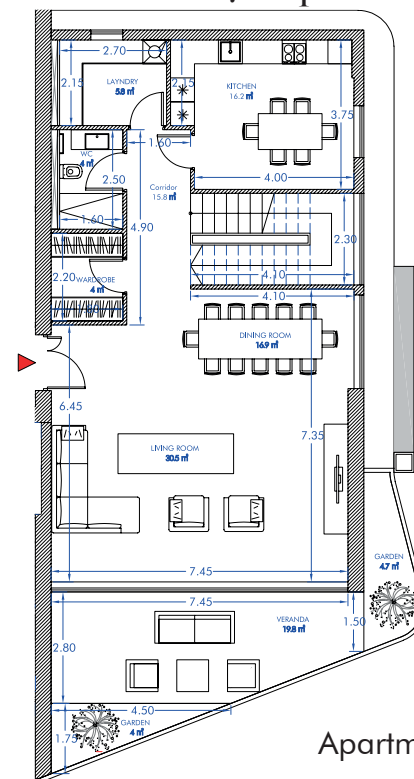
Total area - 376 square meters.



On this level there are 3 bedrooms with their own bathrooms + office.

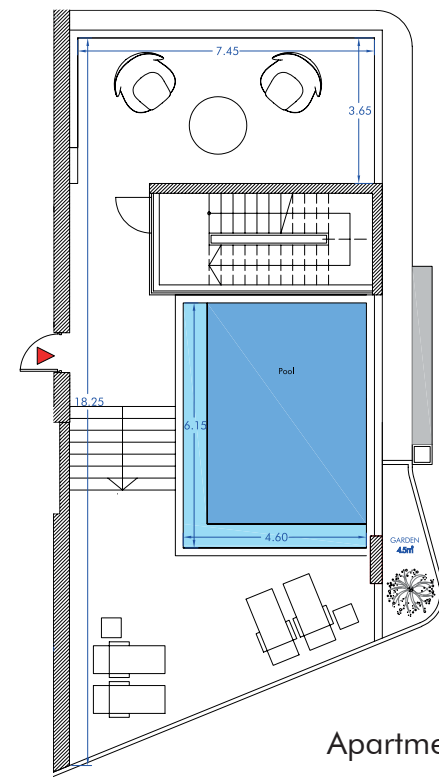
Two bedrooms have access to a spacious veranda with sea view.

The area of this Level is 129 square meters.



On this level there is a kitchen, a laundry room, a bathroom and a dining area connected to the living room, with an access to a spacious veranda with sea views.

The area of this Level is 133 square meters.



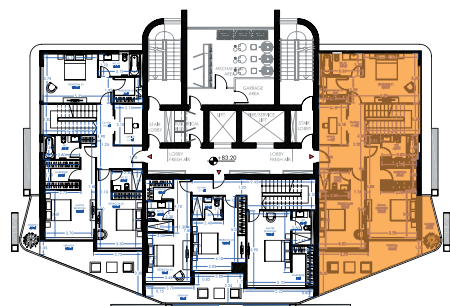
On this level there is a 28 sqm swimming pool, a barbecue area and a sun terrace.

The area of this level is 114 square meters.



## FLOOR PLANS AND PHOTOS

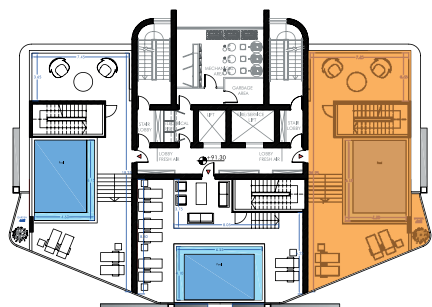
Exclusive three-bedroom penthouse, east side (1003)



Floor plan, level 1



Floor plan, level 2

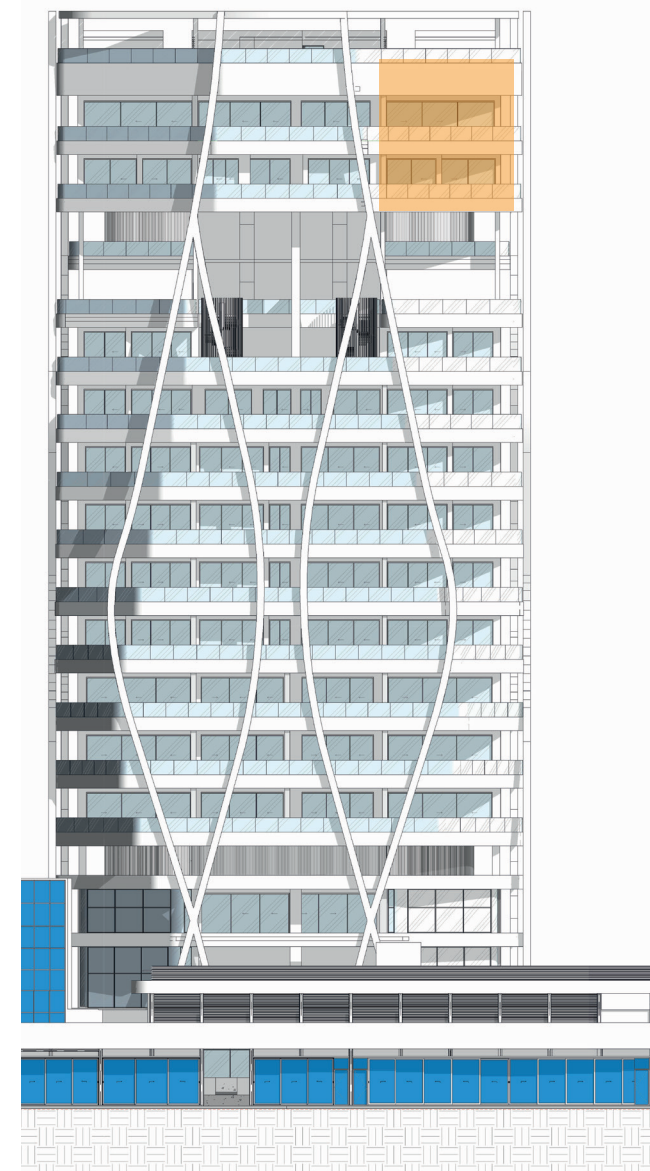


Floor plan, level 3



Window view

**Internal area** 226 square meters  
**Covered veranda** 37 square meters  
**Uncovered veranda** 114 square meters  
**Garden** 17.9 square meters  
**Total covered Area** 276.4 square meters  
 3 bedroom, 4 bathroom, 2 verandas + office



Tower plan



Mandarin Park Tower  
FLOOR PLANS AND PHOTOS







Mandarin Park Tower  
FLOOR PLANS AND PHOTOS



## FINISHING SPECIFICATIONS

We have incorporated finishing materials of the world's leading brands that make every detail of your home perfect and give it a special aesthetics. The design of the apartments and common areas is developed by the world-known awarded interior design agency *Luxury Antonovich Design Studio*.

### Finishes

- » Plasterboard ceilings and walls
- » Namibian white marble tile walls and floor in the bathroom (white, 120\*60)
- » White/ cream painted walls in bedrooms
- » Belgian Parquet flooring in bedrooms (width of parquet board - 200 mm, thickness of the top layer - 6 mm)
- » Marble tile floor in other rooms (marble -Botticino Classico, thickness 20 mm, tile size: 60\*60)
- » Italian Bathroom doors, Barausse (size - 800 mm (1000 mm), color - cream)
- » Door to technical rooms made by Bullthaup (size - 800 mm, color - grey-brown)
- » Italian Interior doors, Barausse (size - 900 mm, color - cream)
- » Anti-burglar and fireproof steel main entrance doors, with inner and outer wooden cladding, code lock and automatic fire seal (size - 1100 mm)
- » Double-glazed windows with superior noise insulation (Germany)
- » Floor-to-ceiling panoramic windows with sliding doors to the veranda
- » LED spotlights
- » Built-in closets in bedrooms (made in Italy)
- » Recessed skirtings and architraves

### Kitchens

The kitchen is manufactured by Molteni&Co (Italy) including bar counter, 5 upper cabinets and 13 lower cabinets.

Kitchen appliances manufactured by Gaggenau (Germany) include:

- » Extract
- » Cooktop
- » Dishwasher
- » Fridge with freezer
- » Oven
- » Microwave
- » Washer and dryer - located in a storage room in the hallway







### **Plumbing**

- » Shower tray and bathtub by Geberit
- » Faucets - Dornbracht (Germany)
- » WC - Geberit aquaclean (with heating, lighting, ventilation, automatic cleaning and remote control)
- » Sink - Laufen

### **Mechanical and electrical services equipment**

» VRF - DAIKIN chillers that service all apartments are located on the technical floor. The separate unit supplies provided for each apartment are spread from the chillers to all rooms. The VRF system is installed in all rooms except for the kitchen, non-essential bathrooms and technical rooms

» Mechanical ventilation is hidden in the ceiling. The air is supplied through the openings on the ceiling (or through an opening above the door). Air intake is located along the window under the ceiling (the ceiling is lowered by 20 cm) with no ventilation grates.

- » Underfloor heating - Samsung control panels for the floor temperature control in each room
- » Electricity - LUTRON Palladiom (smart light system) lighting control panels in each room:
  - panel with 4 buttons located in the bedrooms
  - panel with 8 buttons located at the entrance to the living room
- » Smart Home System - LUTRON Palladiom system
- » Fire protection system in all rooms except for the bathrooms
- » Sprinkler system in all rooms

### **Ceiling height specification**

- » The estimate ceiling height in the apartments is 4 meters
- » The buildup of the slabs in between the floors are as follows:
  - 20 cm - slab thickness between the floors
  - 32 cm - floor finish (20 cm - electromechanical layer, 5 cm - floor heating system (hot water pipes), 5 cm - heat-conducting concrete, 2 cm - finish)
  - 20 cm (40 cm for bathrooms and corridors) - ceiling finish (suspended ceiling)
- » Due to the fact that the air conditioning units are located in the bathrooms and corridor, the height in these rooms is slightly lower (by 20 cm) than in other rooms:
  - finished ceiling height in bathrooms and corridor - 308 cm
  - finished ceiling height in other rooms - 328 cm



## INTERNAL ENGINEERING SYSTEMS

### Concrete structure

A high strength earthquake-resistant concrete structure utilizing a shear wall system with flat slabs stretched on posts. It rests on a truss foundation and friction piles.

### Mechanical ventilation system

- » Ventilation ducts are hidden in the ceiling
- » Each apartment has a separate (for that apartment only) outside air intake and supply points, providing an access of fresh air into the apartment and its exit to the street
- » These pipes are hidden into a heat recovery system, presenting a modern ventilation system that provides a year-round supply of fresh air and exhaust of old air. It removes all harmful substances from the apartment and purifies the fresh air. In addition to keeping the air clean, the system retains 50% of heat in the apartment
- » Fresh air circulates in each room, with fresh air (from the street) entering one part of the room and exhaust air being drawn from another part of the room

### Air-conditioning system

- » The building has a VRF multizone air conditioning system (Daikin), that works by heat exchange of the refrigerant inside, the circulation, evaporation and condensation of which creates a directional flow of warm or cold air
- » The indoor units communicate with the outdoor unit through refrigerant circulation tubes, which are designed during the installation process
- » Outdoor VRF system units are located in the technical room on the floor (separate unit for each apartment)
- » Each apartment has a panel to control the air conditioner
- » Fan coil units are installed in the ceiling of the apartments (in the bathrooms and corridor)
- » Cold air circulates in each room, with cold air entering one part of the room and warm air being drawn in from another part of the room

### Electrical systems

- » The electrical risers are located outside the apartments in the mechanical room on each floor and consist of three parts:
  - high voltage cable for the apartments
  - internet for the apartments
  - shared electrical services for the communal area (including lobby lighting, internet, video cameras)
- » Electric meters, auxiliary station, transformers are in the basement
- » Ceiling lighting in apartments is installed in the suspended ceiling, with wires hidden in the ceiling
- » Electrical outlets in apartments are mounted in the walls with wiring running under the floor screed
- » Each apartment accommodates space for a server
- » Electric towel rails are installed in the bathrooms





**Underfloor heating system**

- » Underfloor heating is a floor temperature control system, heated by hot water pipes located under the floor
- » In single-family apartments, the water in the pipes is heated by electric heat pumps
- » In two- and three-bedroom apartments, the water in the pipes is heated with a hydro box, through which the underfloor heating is controlled
- » Manifolds are installed to heat the floor and water; the heated water comes from a hydraulic cylinder
- » Hydro boxes are installed in the technical room on each floor (a separate hydro box for each apartment)

**Water Supply and Sewerage system**

- » Main water meter, water tank for the sprinkler system and water riser (fire hydrant) are located in the basement
- » Water meters for apartments are located in the technical room on each floor (with a separate meter for each apartment)
- » Surface water is collected into the storm drainage system pipeline that runs vertically along the risers through the entire building and then runs horizontally in the slab
- » Water pipes for sprinkler fire extinguishing as well as the pipes for supplying water to the apartments run along the building, and are located in the corridors
- » Water tanks for each apartment are installed in the technical room on each floor (with its own water tank for each apartment)
- » Sewer risers are based in the corridors on each floor, as well as in some bathrooms in the northern part of the building (near the wall separating the apartment from the communal staircase)

**Smart Home System**

- » Each apartment has a panel that controls air temperature in each room, lighting, curtains, etc
- » Wi-Fi is installed in each apartment with wires hidden in the ceiling

**Fire Alarm system**

- » Temperature sensors are present in each apartment
- » Smoke detectors are present in each apartment on the floor
- » Fire alarm activation buttons are located on each floor within the common staircases
- » An assistance button for disabled people (in case of fire) is accessible on each floor within the common staircases
- » The building is equipped with a voice alarm system to announce evacuation routes in case of fire



## CONCLUSION

**Mandarin Park Tower** is a prestigious place to live.

This unique clubhouse will be the crown jewel of Germasogeia. Its sophisticated exterior design will be an eye-catcher. The Tower will impress you with thought out layouts, high ceilings, floor-to-ceiling windows, a 2-storey luxurious gym with a massive swimming pool, and a vibrant Roof garden.

We are delighted to welcome you to Germasogeia, where we will tempt you with luxury and comfort. Here, where history of the past meets energy of the present, you will have everything you need for a perfect lifestyle.

Mandarin Park Tower also represents a huge investment opportunity. Over the past few years, Limassol has attracted many large companies and investment, gradually becoming a thriving business center.

Rapidly developing Limassol will certainly claim the title of one of the most vibrant and dynamic cities in Europe, combining a mild climate, the clearest sea and many young and successful people full of enthusiasm, ambitions and innovative ideas continually moving to the city.

Unsurprisingly, prices for the apartments in Limassol continue to rise and will grow even faster.

Buying an apartment in Mandarin Park Tower you are making good investments in your life and your future!

***Welcome to Mandarin Park  
Tower, your new home where life is  
transformed into impeccable art***

