



melanie  
residence

# MELANIE

## RESIDENCE

### GENERAL SPECIFICATIONS

Modern apartments located near the Metropolis Larnaca Mall. The project is due to be delivered in 2026.

These spacious apartments designed with both comfort and style, incorporate energy-efficient building materials.



### 01\_STRUCTURE

Residential block with reinforced concrete structure according to Eurocodes and Cyprus norms (anti-seismic design).

### 02\_MASONRY

Thermo-insulated hollow brick walls are 25cm width for external and 10cm width for internal walls. Three layers of mortar for the inside surface and painted with 3 coats.

### 03\_EXTERIOR FINISHING

For insulation purposes, a certified system of 8cm polystyrene panels will be installed throughout the external walls according to the specifications.

### 04\_ALUMINIUM WORKS

Thermo-insulated and double-glazed sliding and/or opening doors and windows according to Cyprus energy efficiency regulations.

### 05\_PLUMBING

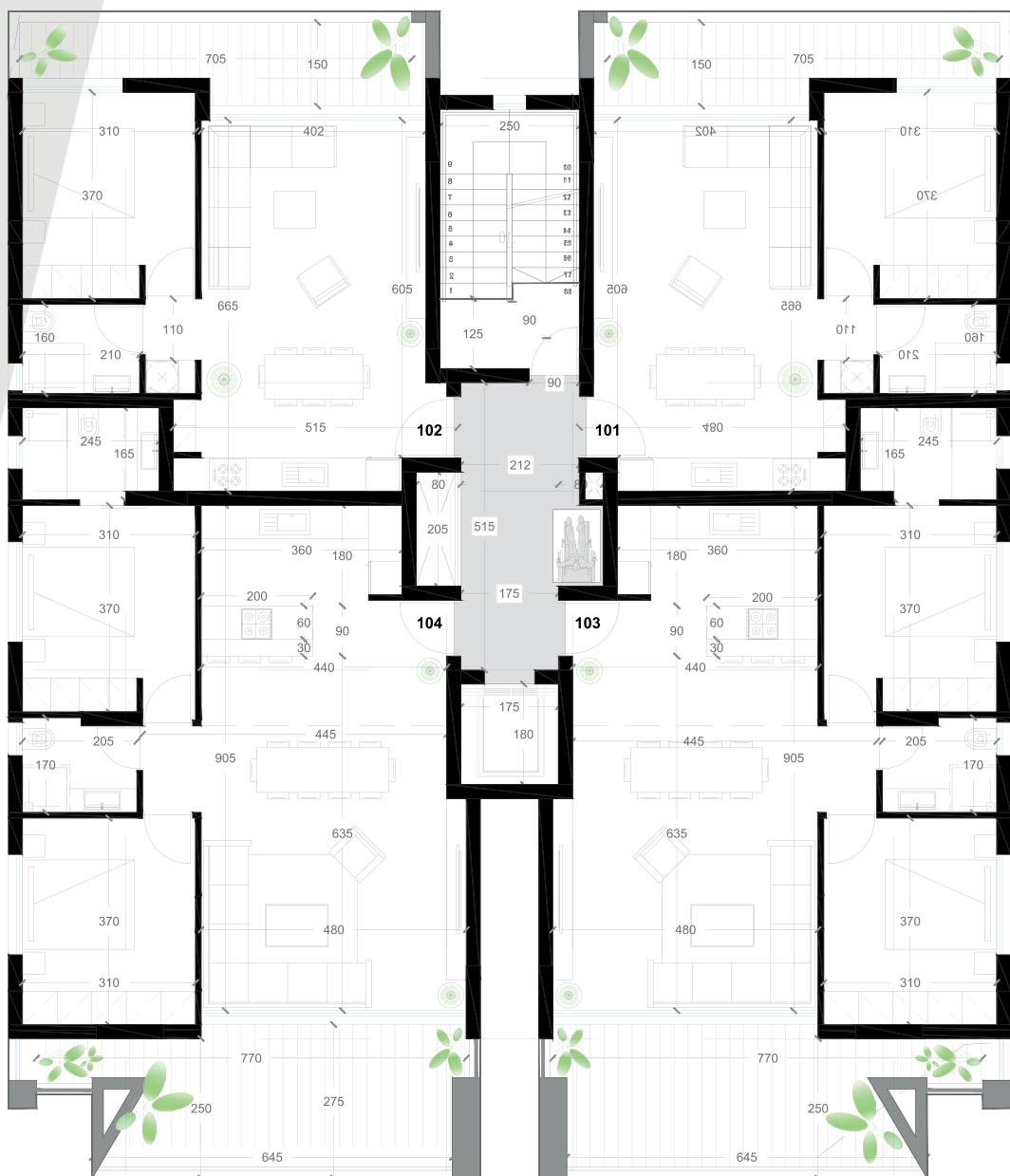
PRP piping from roof to manifold and pipe-in pipe from manifold to sanitary fittings. Solar system with 150L for 2 bedrooms, 90L for 1 bedroom. Boiler also electrically. PVC water tank of 1000L capacity with pressurized system.

### 06\_ELECTRICAL WORKS

All wiring and points are according to the electrical engineer's study and the 17th edition of E.A.C. Motion sensors inside and outside the building and security access key to each unit.



# 1st\_FLOOR



## FLAT 101

51 sq.m internal  
11 sq.m balconies



1 bed

## FLAT 102

51.6 sq.m internal  
11.3 sq.m balconies



1 bed

## FLAT 103

82.4 sq.m internal  
20.2 sq.m balconies



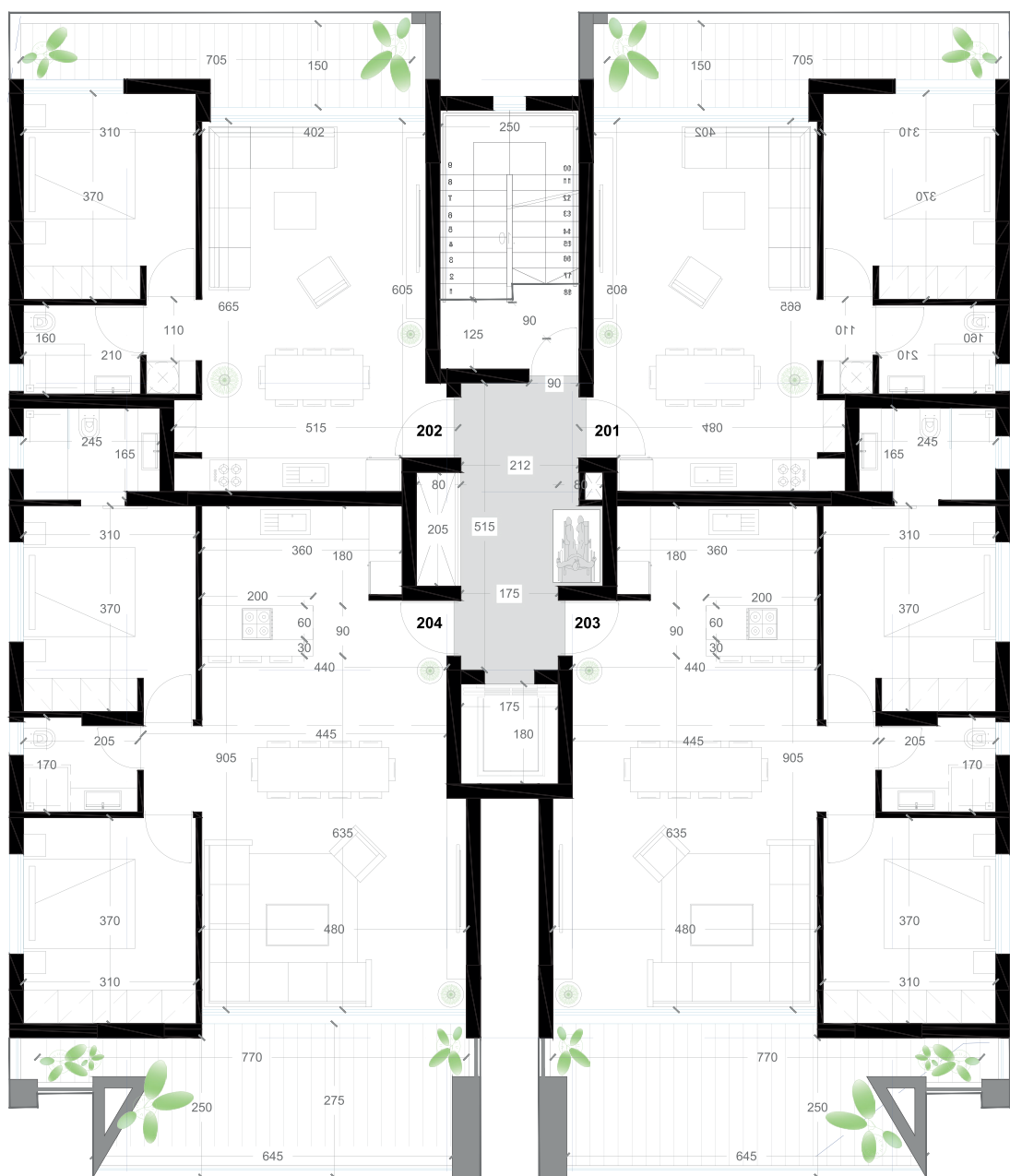
2 beds

## FLAT 104

82.4 sq.m internal  
20.2 sq.m balconies



2 beds



## 2nd\_FLOOR

### FLAT 201

51 sq.m internal  
11 sq.m balconies



1 bed

### FLAT 202

51.6 sq.m internal  
11.3 sq.m balconies



1 bed

### FLAT 203

82.4 sq.m internal  
20.2 sq.m balconies



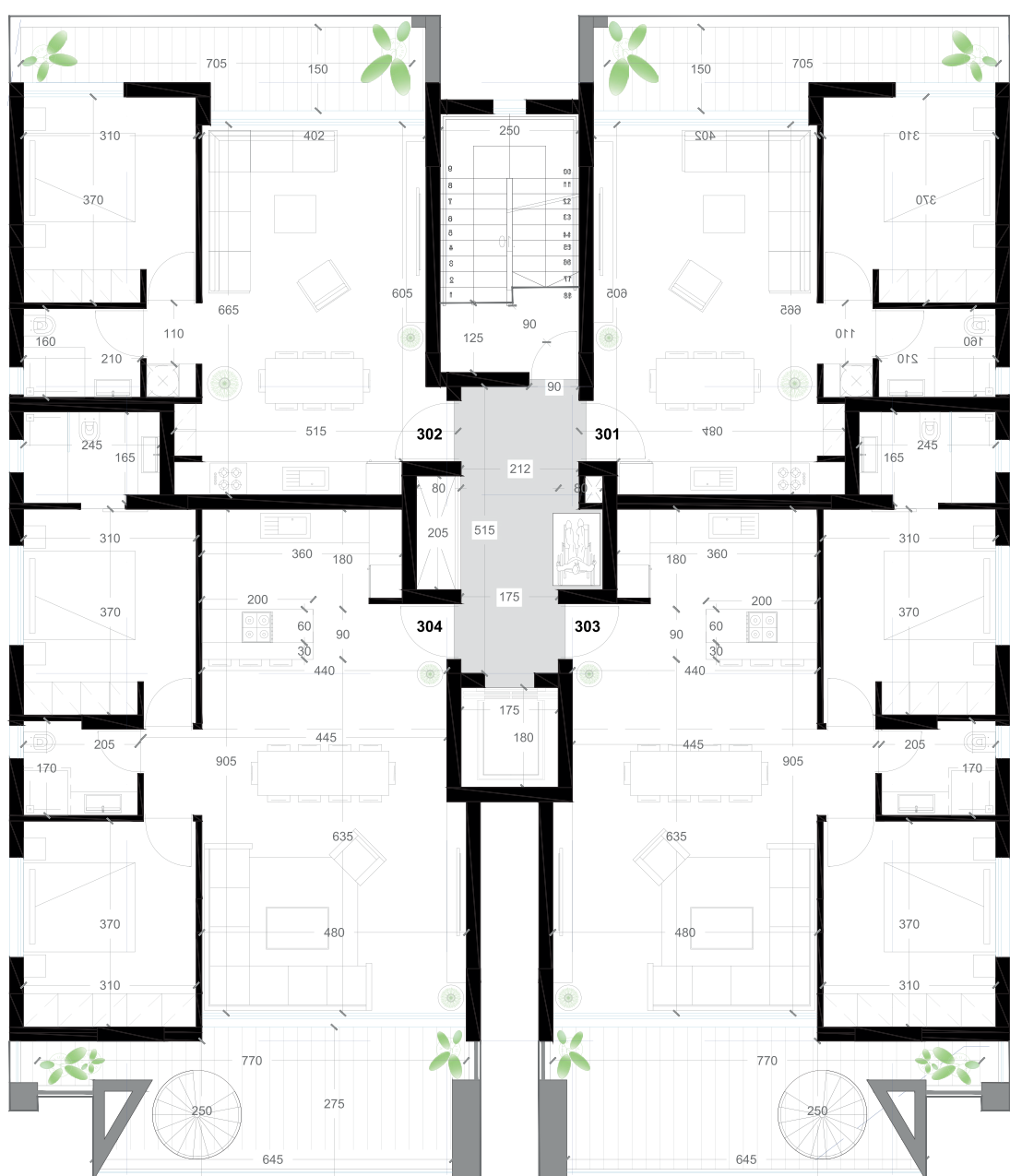
2 beds

### FLAT 204

82.4 sq.m internal  
20.2 sq.m balconies



2 beds



## 3rd\_FLOOR

### FLAT 301

51 sq.m internal  
11 sq.m balconies



1 bed

### FLAT 302

51.6 sq.m internal  
11.3 sq.m balconies



1 bed

### FLAT 303

82.4 sq.m internal  
20.2 sq.m balconies  
55 sq.m roof garden



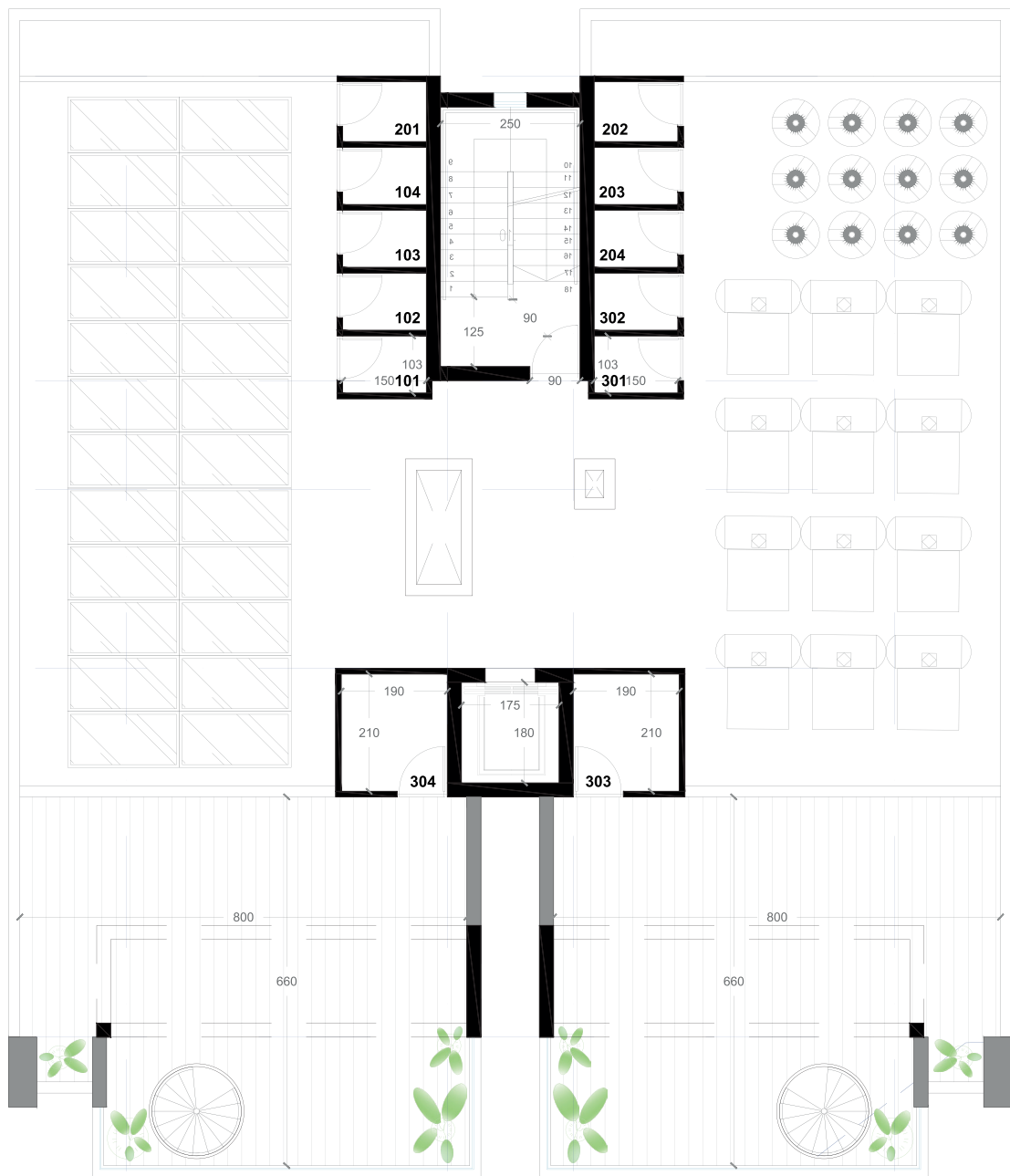
2 beds

### FLAT 304

82.4 sq.m internal  
20.2 sq.m balconies  
55 sq.m roof garden



2 beds



# ROOF PENTHOUSE APARTMENT

Roof garden facility is available only for the apartments located on the third floor (303 & 304).

Large space with covered and uncovered area to be used either as barbecue area or for any other reason you may wish.



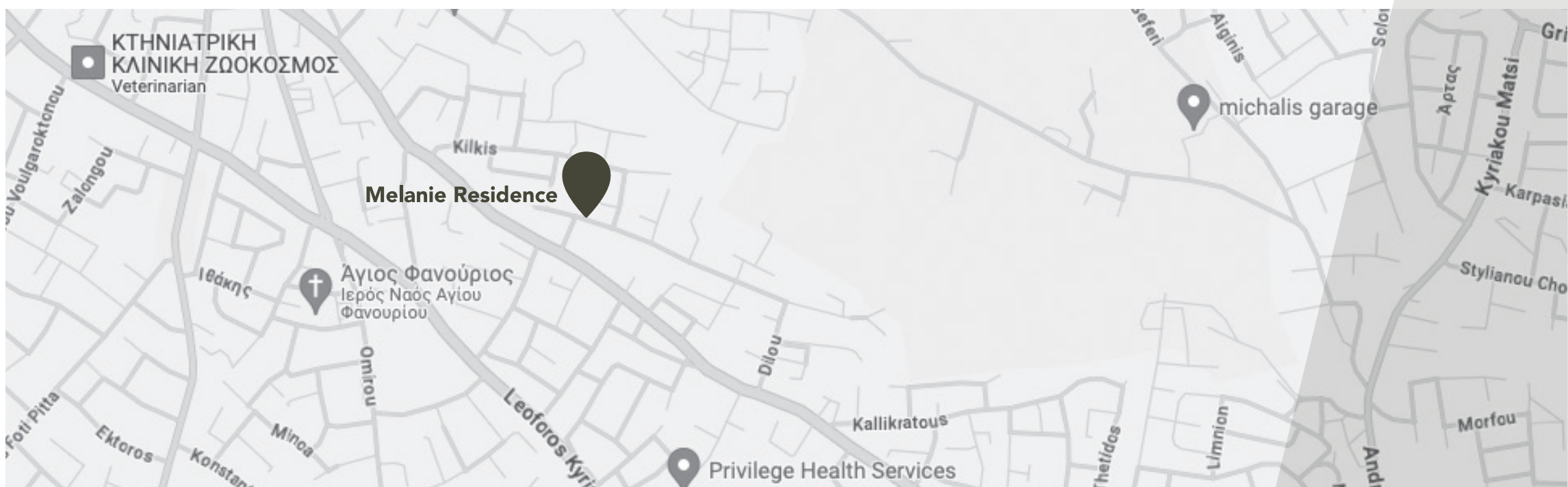


# LOCATION

Melanie residence is located in a very quiet and good location.

It has many amenities nearby, as school, shops, restaurants. It just 1km from Metropolis Mall and 4km from New Larnaca Marina and Larnaca International Airport.

**Agiou Ilarionos 36, Aradippou, 7104, Larnaca, Cyprus**



**Situated in prime location**



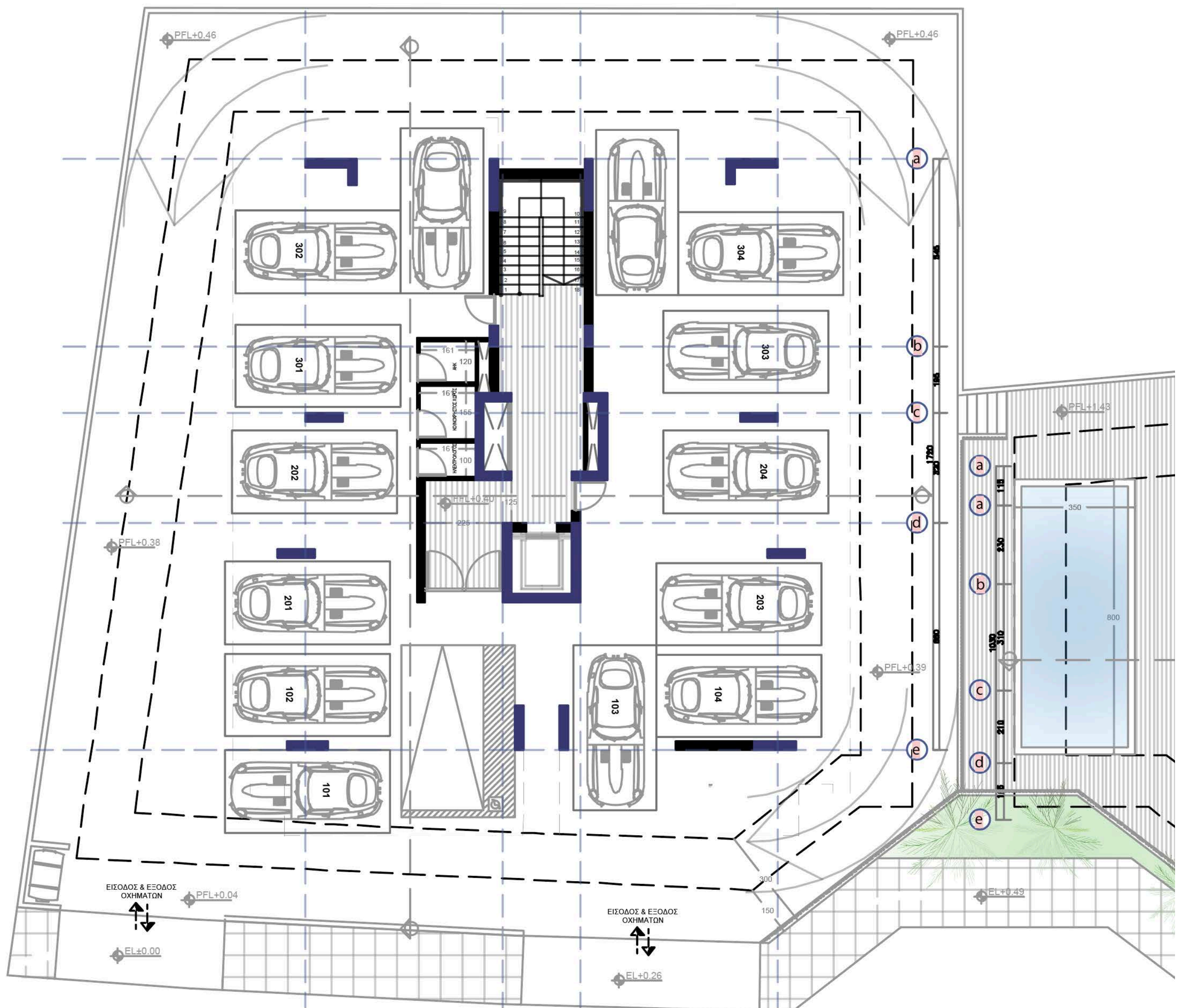
**Best Quality materials**



**Energy saving building**

# COMMON POOL AREA

Our residence offers a well-designed communal pool area that serves as a pleasant retreat for residents. It includes the swimming pool itself, surrounding deck with sun loungers, and convenient amenities such as changing rooms, restrooms, and a small patio area—providing a comfortable space to relax, refresh, and connect with neighbors.



















melanie  
residence