

# **Akakia Residences**



## Description

Akasia Residences is a development of apartments that combines modern design with a prime location, located in the heart of Paphos city and close to the sea. The modern philosophy of the building is reflected in the fair-faced concrete exterior walls and the use of top-quality marble and parquet, all these in an earth palette, to combine urban living with natural aesthetics.

The apartment complex consists of five modern apartments, two studios and one penthouse on the top floor. All units have verandas, and the penthouse has a roof garden with an outdoor BBQ space. Additionally, each apartment includes allocated parking space on the ground floor, and there are also four allocated storage rooms. It is the ideal choice for individuals, couples or families, as it combines both comfort and space.

Conveniently allocated in the center of the city, within close distance from amenities such as Kings Avenue mall, shops, restaurants as well as the sea, it ensures the best location and easiest access to all your needs. Akasia Residences provides the perfect blend of modern design, comfort, and convenience, making it an ideal choice for anyone seeking the best of everything.



*The 3D images provided are samples and do not represent the final result of the project.*





# Amenities



**Beach**  
2.5 km



**Restaurant**  
1.9 km



**Education**  
1.2 km



**Hotels**  
1.6 km



**Supermarket**  
800 m



**Pharmacy**  
1 km



**Medical Care**  
2 km



**ATM**  
1.7 km



**Airport**  
15 m



**Kiosk**  
900 m



*Click the pin for directions*

Sea View



# 3D View Exteriors





# 3D Views Interiors





# Specifications

Floor	Apt. Number	Total Built Area	Covered Internal Area	Covered Veranda	Uncovered Veranda	Storage Room	Covered Parking	Bed	Bath
Piloti						4 Private Storage Rooms	8 Private spaces & AMEA		
First Floor	101   Apt	61 m2	51 m2	10 m2	/	Yes	1	1	1
	102   Apt	66 m2	52 m2	14 m2	/	/	1	1	1
	103   Apt	57 m2	50 m2	7 m2	/	/	1	1	1
	104   Studio	43 m2	37 m2	6 m2	/	/	1	1	1
Second Floor	201   Apt	60 m2	51 m2	9 m2	/	Yes	1	1	1
	202   Apt	122 m2	77 m2	25 m2	20 m2	Yes	1	2	2
	203   Studio	42 m2	37 m2	5 m2	/	/	1	1	1
Third Floor	301   Penthouse	139 m2	77 m2	40 m2	22 m2	Yes	1	2	2
<b>TOTAL</b>	<b>8 units</b>	<b>590 m2</b>	<b>432 m2</b>	<b>116 m2</b>	<b>42 m2</b>	<b>4</b>	<b>9</b>		





# 3D Views Exterior

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## 3D Views Interior

Apt 102 – 1 BDR

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Apt 102 – 1 BDR

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# 3D Views Interior

Apt 203 – STUDIO

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# 3D Views Interior

**Apt 301 – 2 BDR PENTHOUSE**

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# Ground Floor





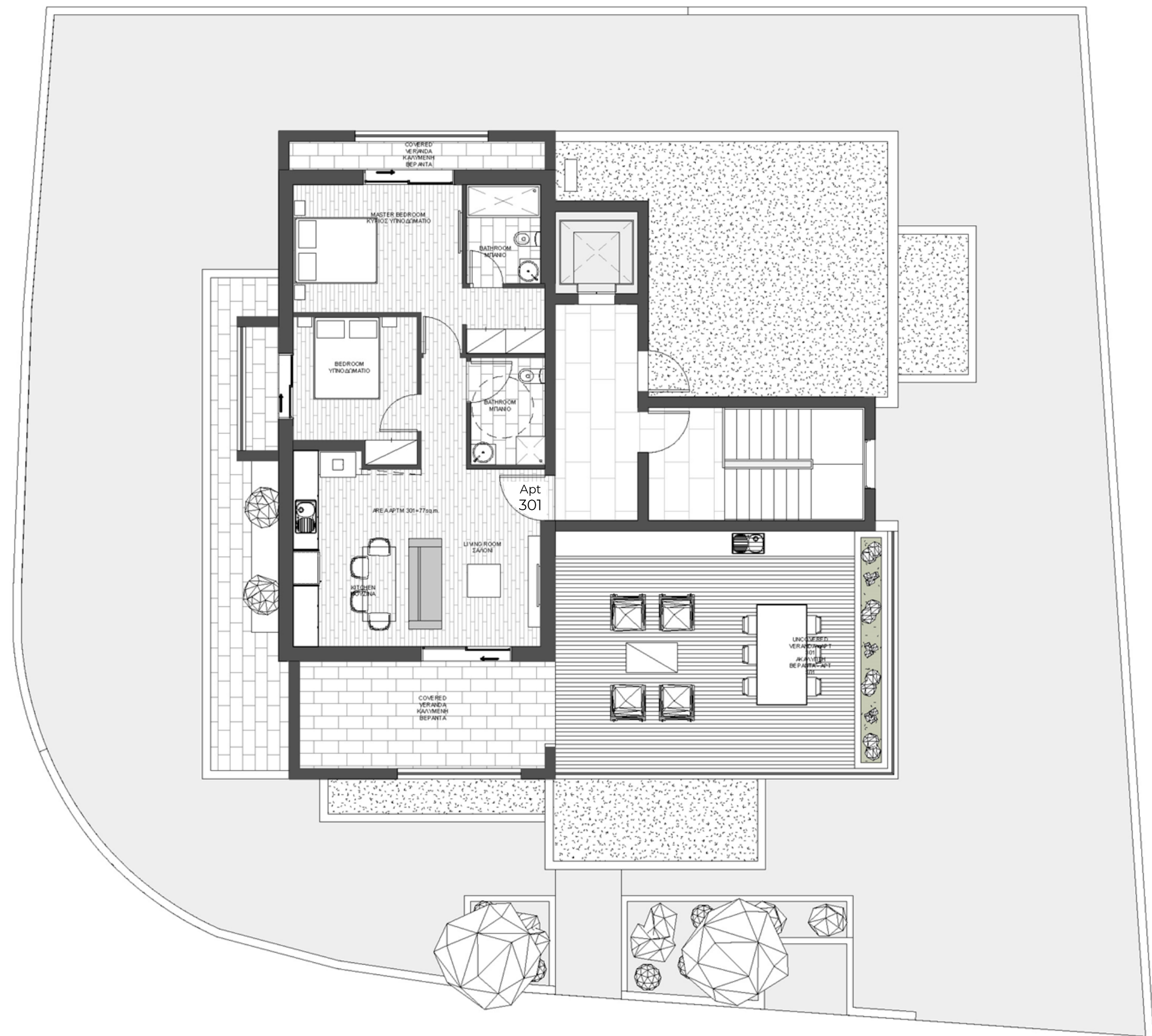
# First Floor





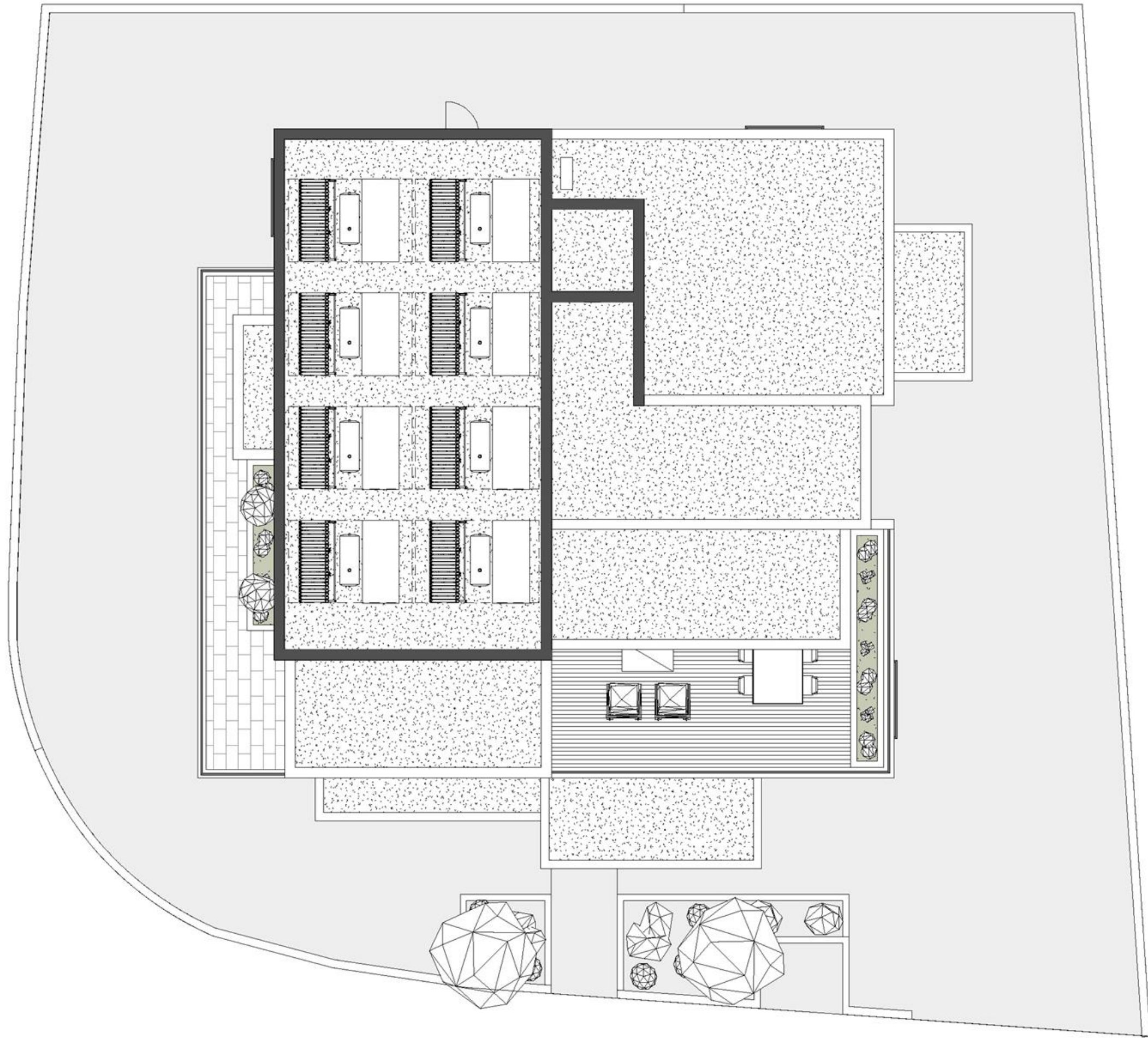
# Second Floor





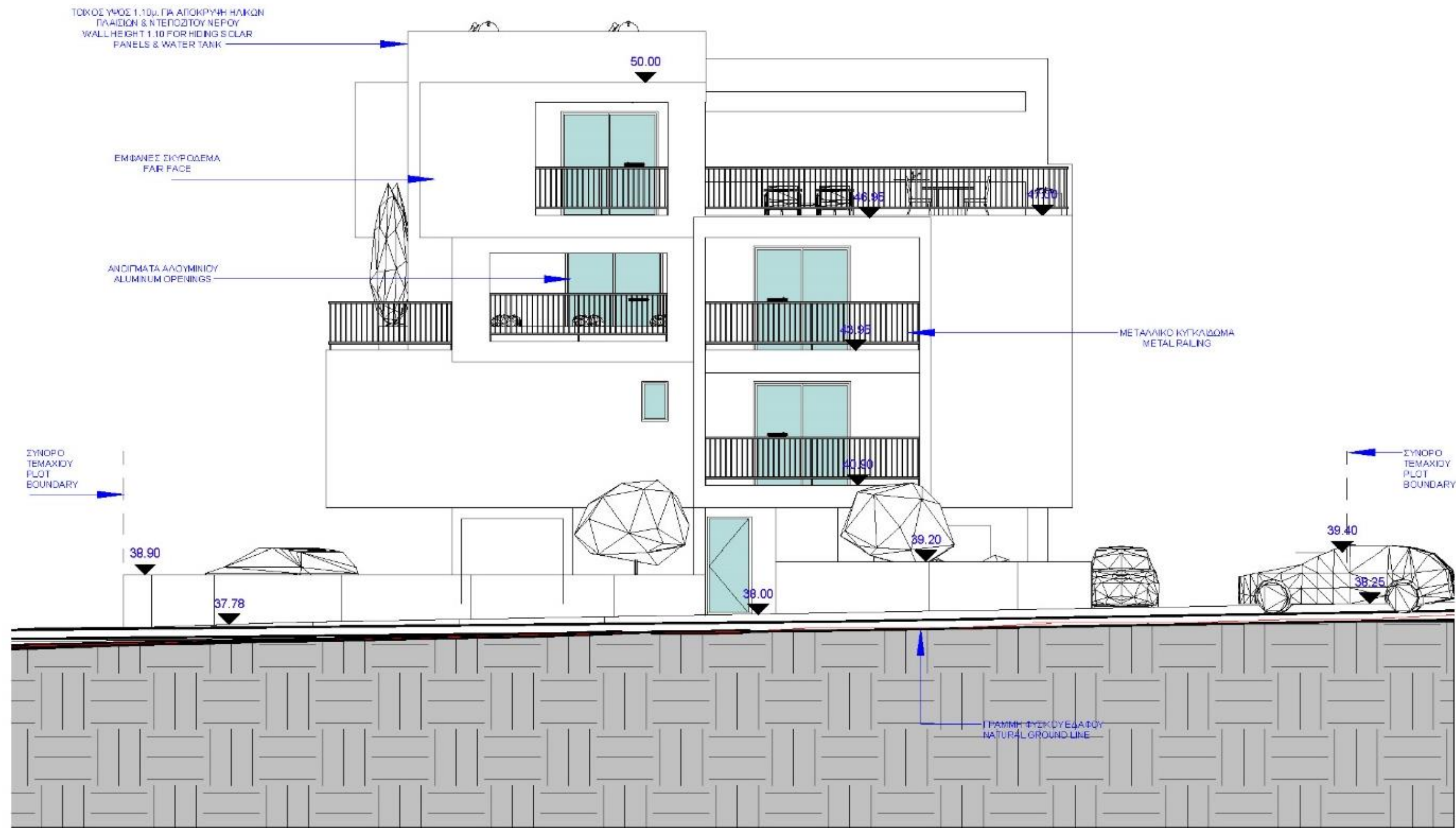
# Third Floor





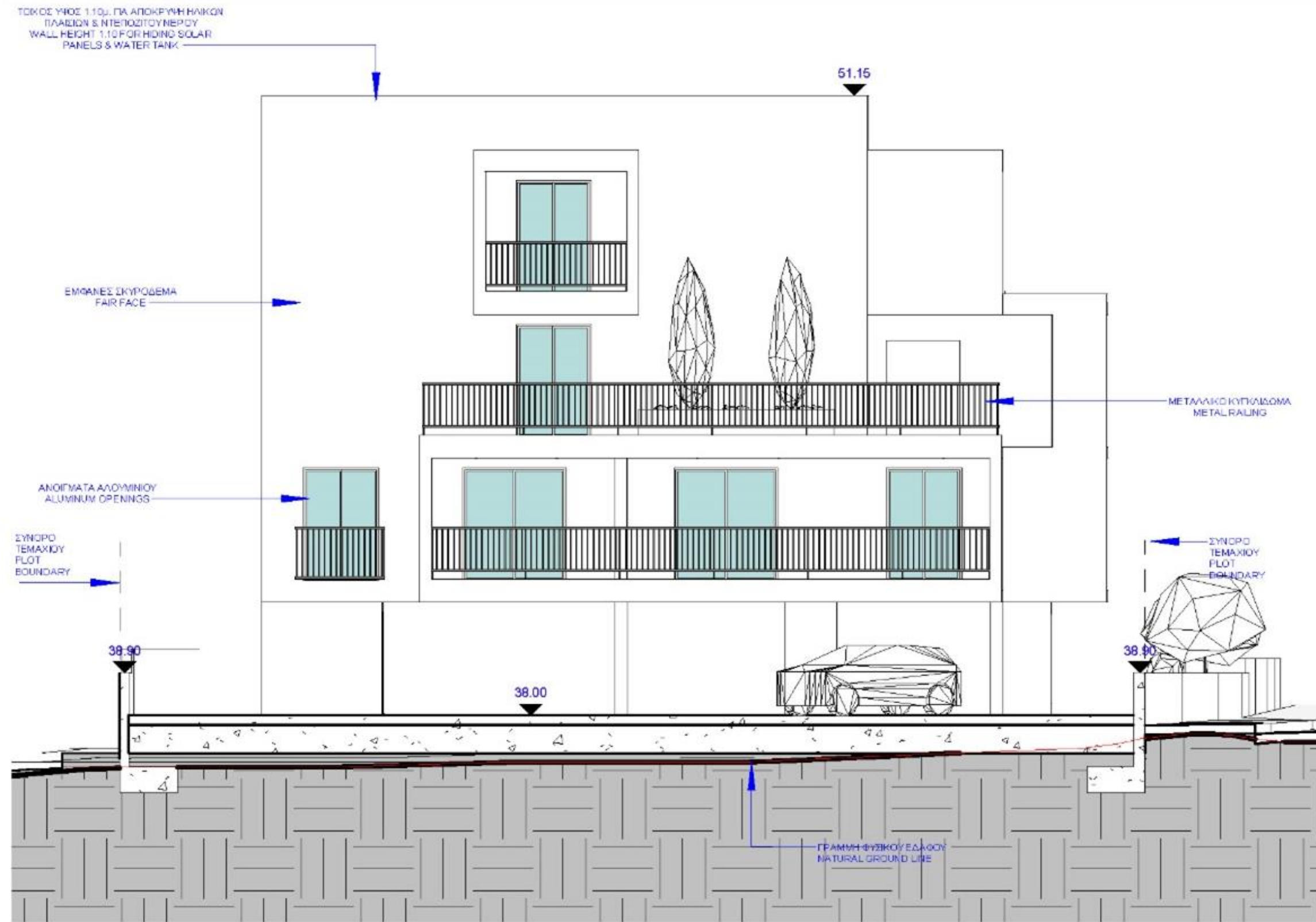
# Roof Plan





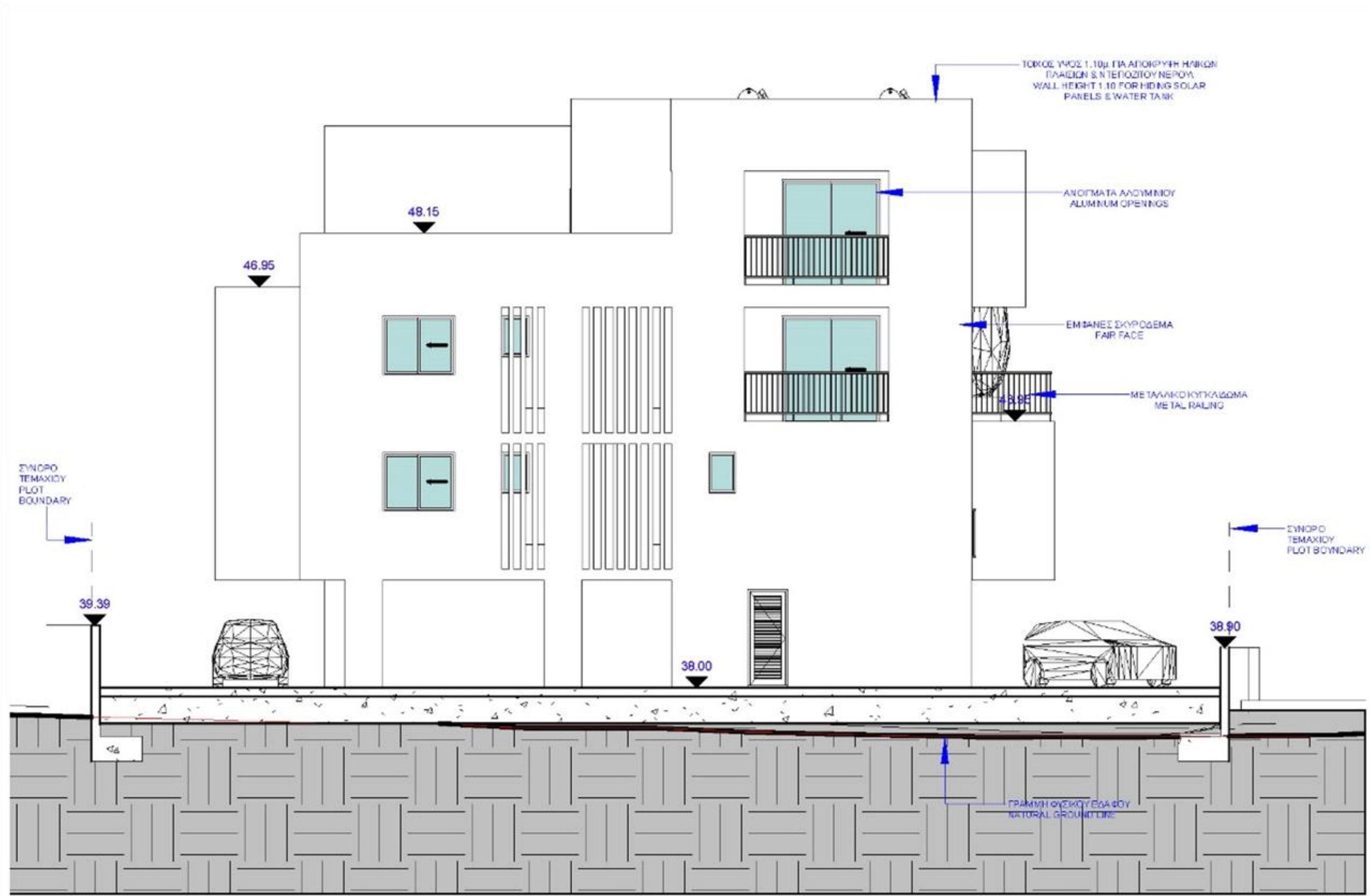
**Southeast  
Elevation**  
Front View





# Southwest Elevation

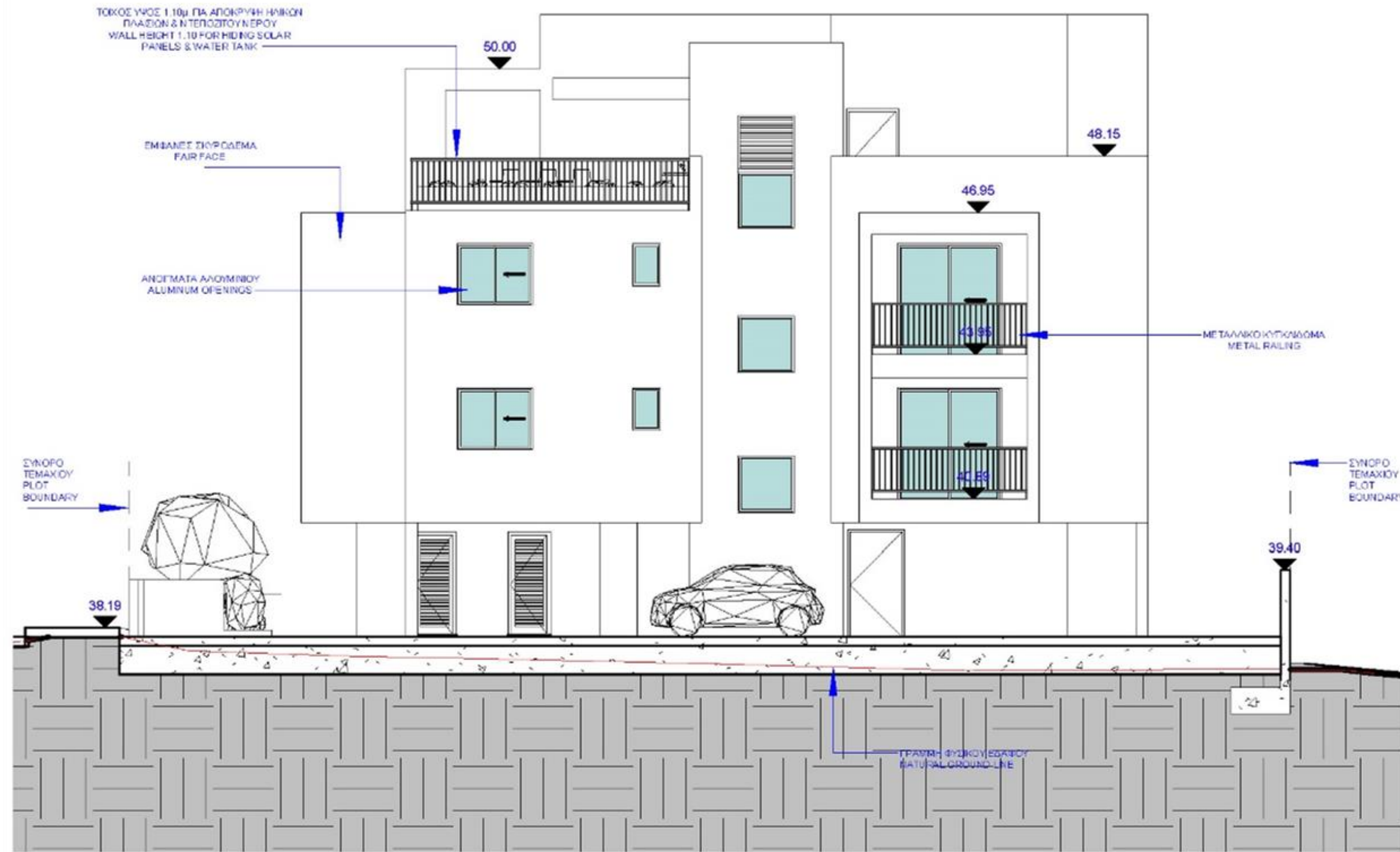




# Northwest Elevation

Rear View





**Northeast Elevation**



# Finishes

## External Finishes

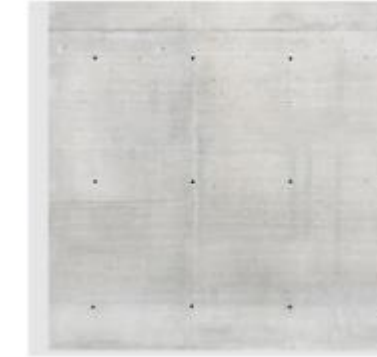
External wall are fair faced concrete

High-quality marble tiles on verandas and balconies

Custom BBQ area on third floor (Apt 301)

Privately owned parking

Balustrade of high-quality metal



Fair-faced concrete  
(External walls)



Aluminum – grey color  
(Windows frame)



Grey Africa flame marble  
(Exterior windows sill)

## Internal Finishes

Solid Iroko wood entrance door

Marble on common areas and bathrooms

Engineering wood parquet floor in living areas

Quality chipboard melamine cupboards doors and wardrobes

Granite kitchen worktops

Double glazed windows with aluminum frames

Hansgrohe mixers

Duravit toilets with wall-mounted Geberit flush system



Concrete



Crema Oro marble tiles  
(External floor)



Kavalas polished marble  
(Communal staircase  
and corridor)

## Other Finishes

Lift to all floors

Solar system for heating water

Pressurized water system

Provision for air – condition System

Provision for photovoltaics

Fully loaded package – (optional | extra cost)

Underfloor heating – (optional | extra cost)

Energy efficiency – A



Engineering parquet floor  
(Living areas)



Visedra beige granite  
(Kitchen counter tops)



Crema Marfil beige antipe  
(Toilets and shower)