



# URBN

RESIDENCES



A high-angle photograph of a modern residential building with multiple levels of balconies. The balconies are heavily landscaped with various green plants, including trailing vines and potted trees. The building has a light-colored facade and large glass windows. In the background, a cityscape is visible under a clear sky, with other buildings and a church with a red-tiled roof. The overall scene is bright and airy, suggesting a high-quality, modern living environment.

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## The Project

### **URBN: Luxurious Residential Flats in Agia Zoni, Limassol**

Discover URBN, a prestigious residential block of **17 flats** developed by Square One, located in Agia Zoni, one of Limassol's most central and sought-after residential neighborhoods, steps away from the commercial streets of Gladstonos and Makariou.

Covered parking areas ensure convenience and security for residents, making every aspect of daily life effortless. The penthouses boast private pools, providing a tranquil oasis right at your doorstep.

Experience the vibrant local scene with a variety of bars, cafes, and entertainment options just steps away from your doorstep. Immerse yourself in the rich history and charm of Limassol, as the historic city center is only a 10-minute walk from URBN, offering a plethora of cultural delights and architectural marvels.

URBN embodies the perfect blend of luxury, comfort, and accessibility. Square One takes pride in creating a residential masterpiece that caters to the discerning tastes and desires of its residents. Indulge in the extraordinary lifestyle offered by URBN, where every detail is meticulously designed to elevate your living experience in the heart of Limassol.

The URBN development is situated in the same neighbourhoods of Sequoia and Ukiyo, SQONE's most sought after residential projects.





LOCATION

## Nearby Amenities

URBN Residences are situated in one of Limassol's most central neighbourhoods. Nikokleous Street is a quiet road sitting between Makariou Avenue and Anexartisias. The street's location and proximity to Anexartisias Street and Saripolou Street provide it with every required amenity; from shopping areas to cafes and bars.

Walking distance from:

- In Old Town
- Anexartisias Street
- Saripolou Street (Bar/Cafe's)
- Limassol's financial/ services district.
- Pattichio Theatre



**2 min to Makariou Avenue (Shopping, Commercial Street)**



**6 min Pattichio Theatre**



**7 min to Anexartisias Shopping Street**

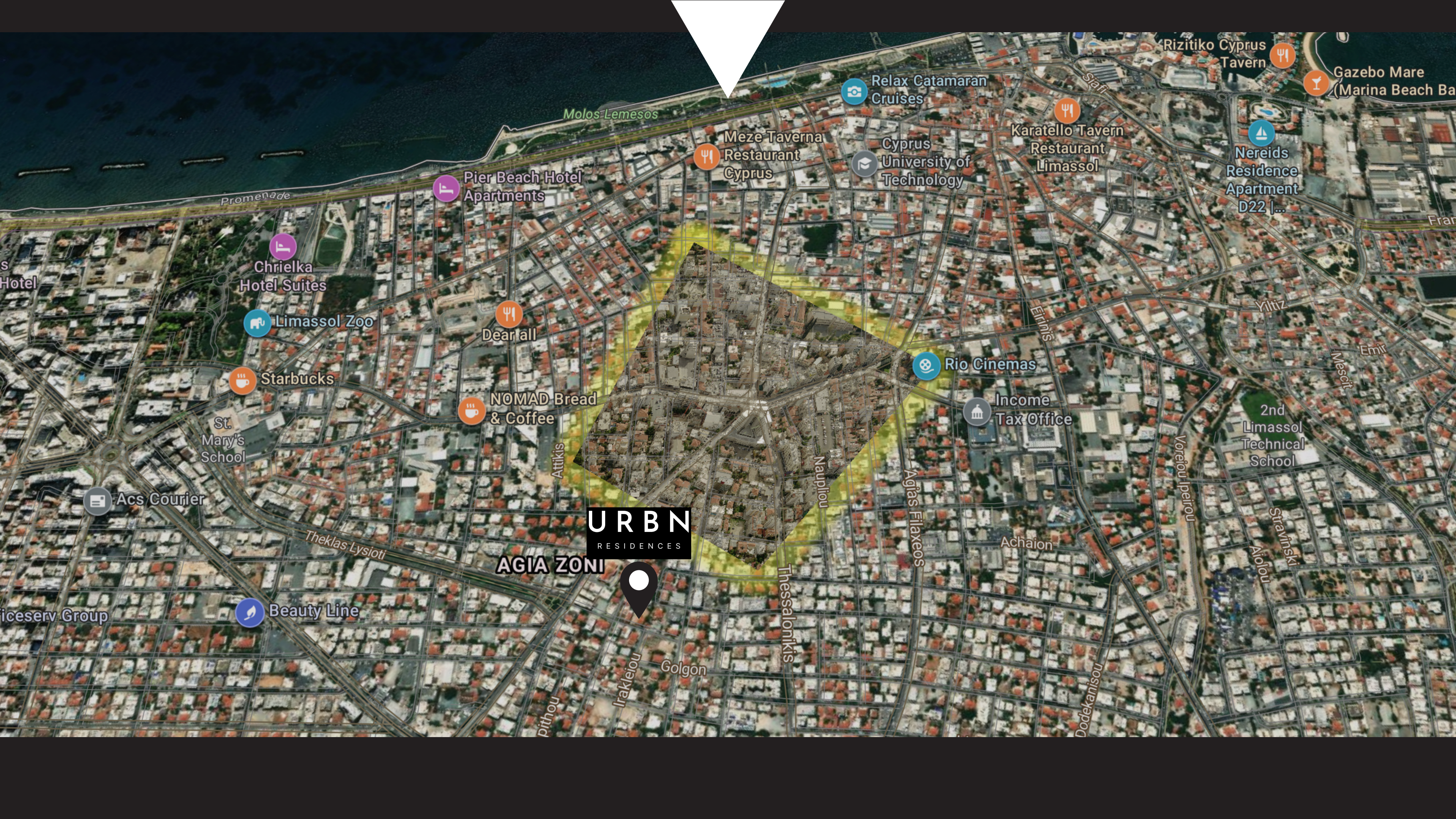
**1,000m from the SEA**

<https://www.google.com/maps/place/URBN+Residences/@34.6845937,33.040196,17z/data=!3m1!4b1!4m6!3m5!1s0x14e73361de3d7dbd:0xccfa33dd8e94c7e9!8m2!3d34.6845893!4d33.0427709!16s%2Fg%2F1lkqffsrss?entry=ttu>



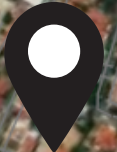






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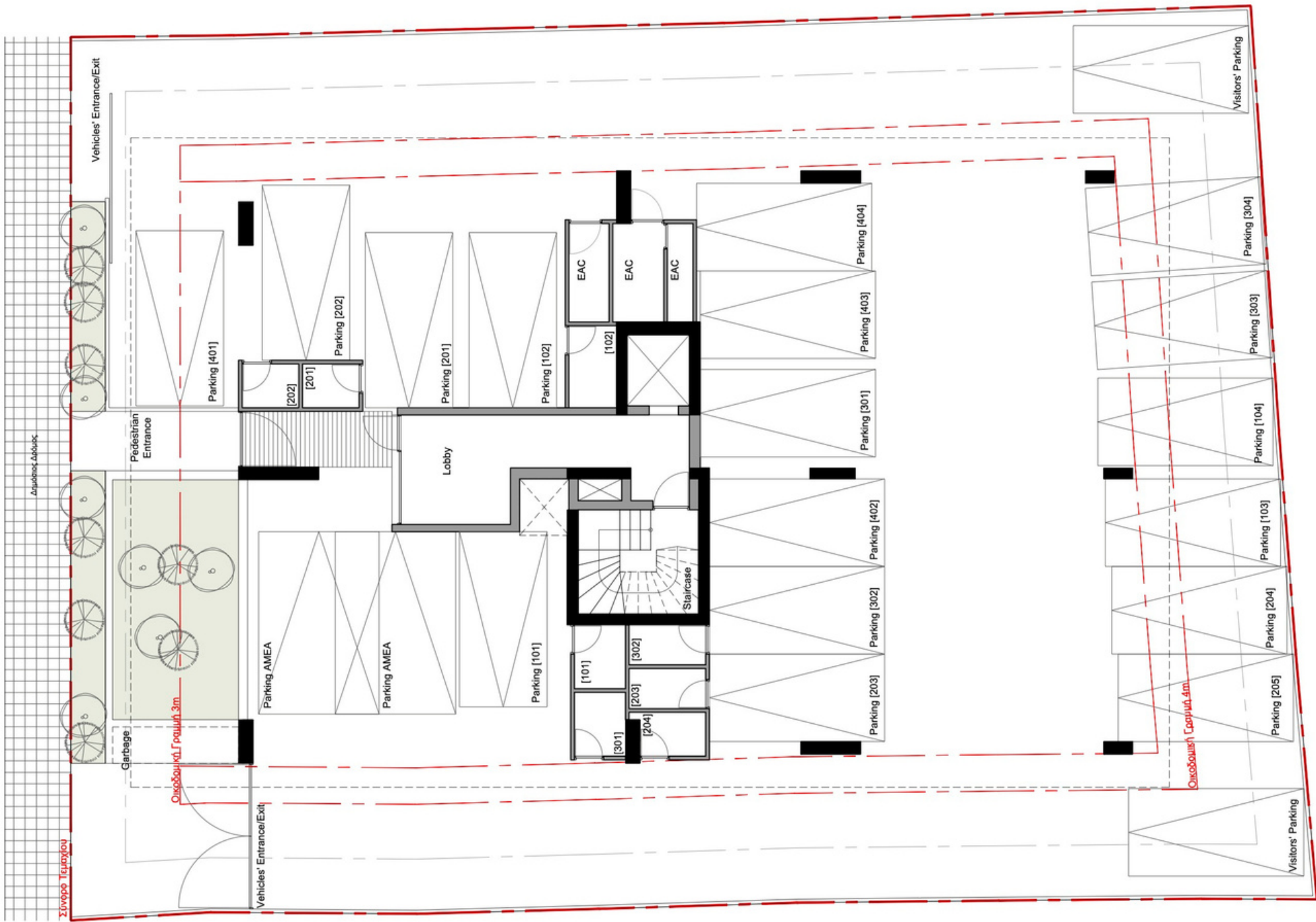
AGIA ZONI





# Ground Floor:

- 21 Covered Private Gated Parking Spaces
- Green Welcoming Lobby with Japanese Gardens.
- Elevator for private access.
- Two entrances for Entry/Exit.
- Electric Car Charging Stations to accomodate the needs of every single car and owner.
- Solar Panels to cover 100% of communal energy consumption.
- 1 min away from the main arteries of Limassol Town. Makariou - Gladstonos Street (Commercial St)





# First Floor

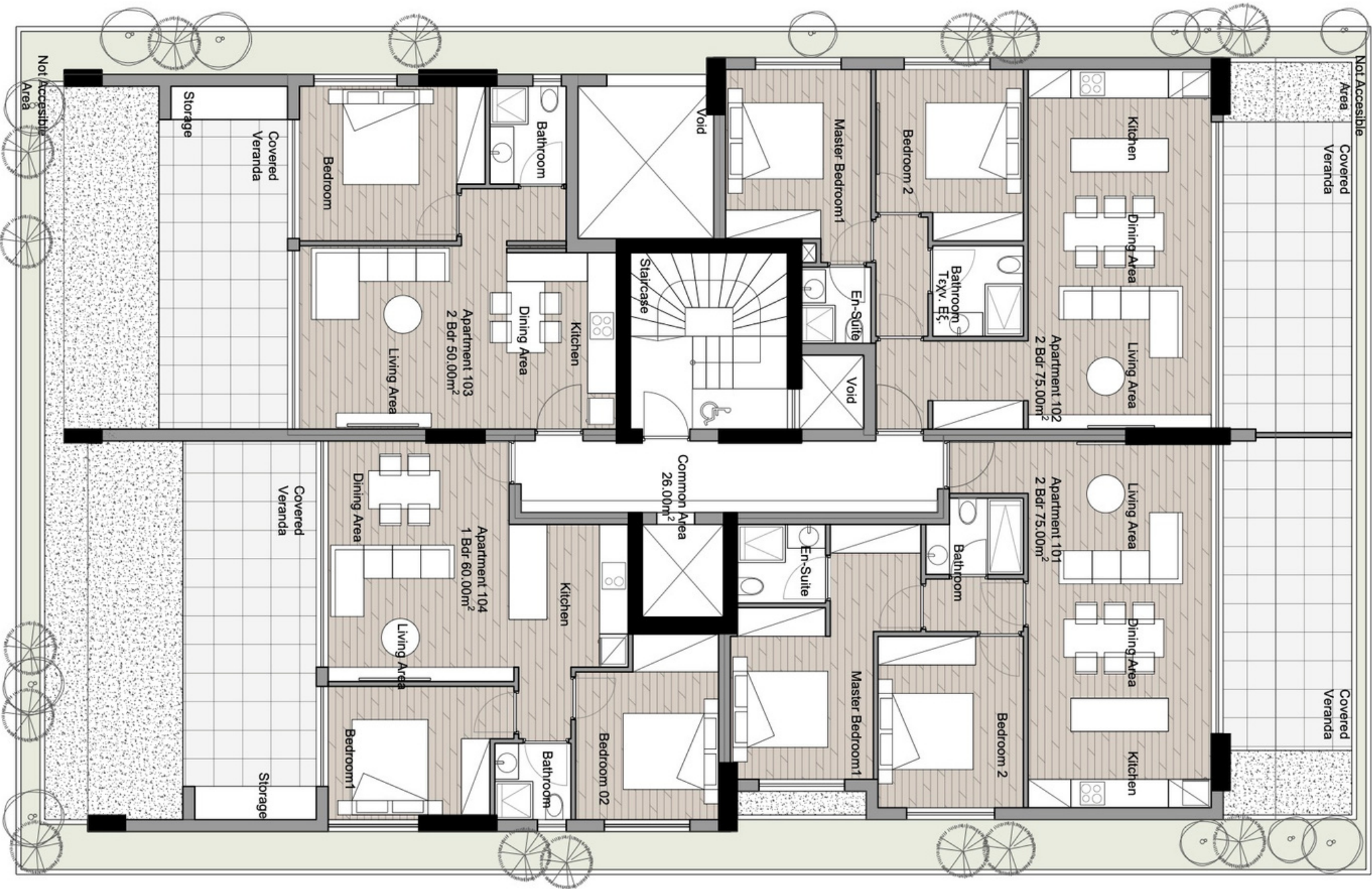
## First Floor

- 3 x 2 Bedroom Apartments
- 1 x 1 Bedroom Apartment

\*All apartments come with private garden areas.

Apartments facing any desired orientation. SW, SE, NW, NE

Above average covered balconies, (avg. 25sqm)





# Second Floor:

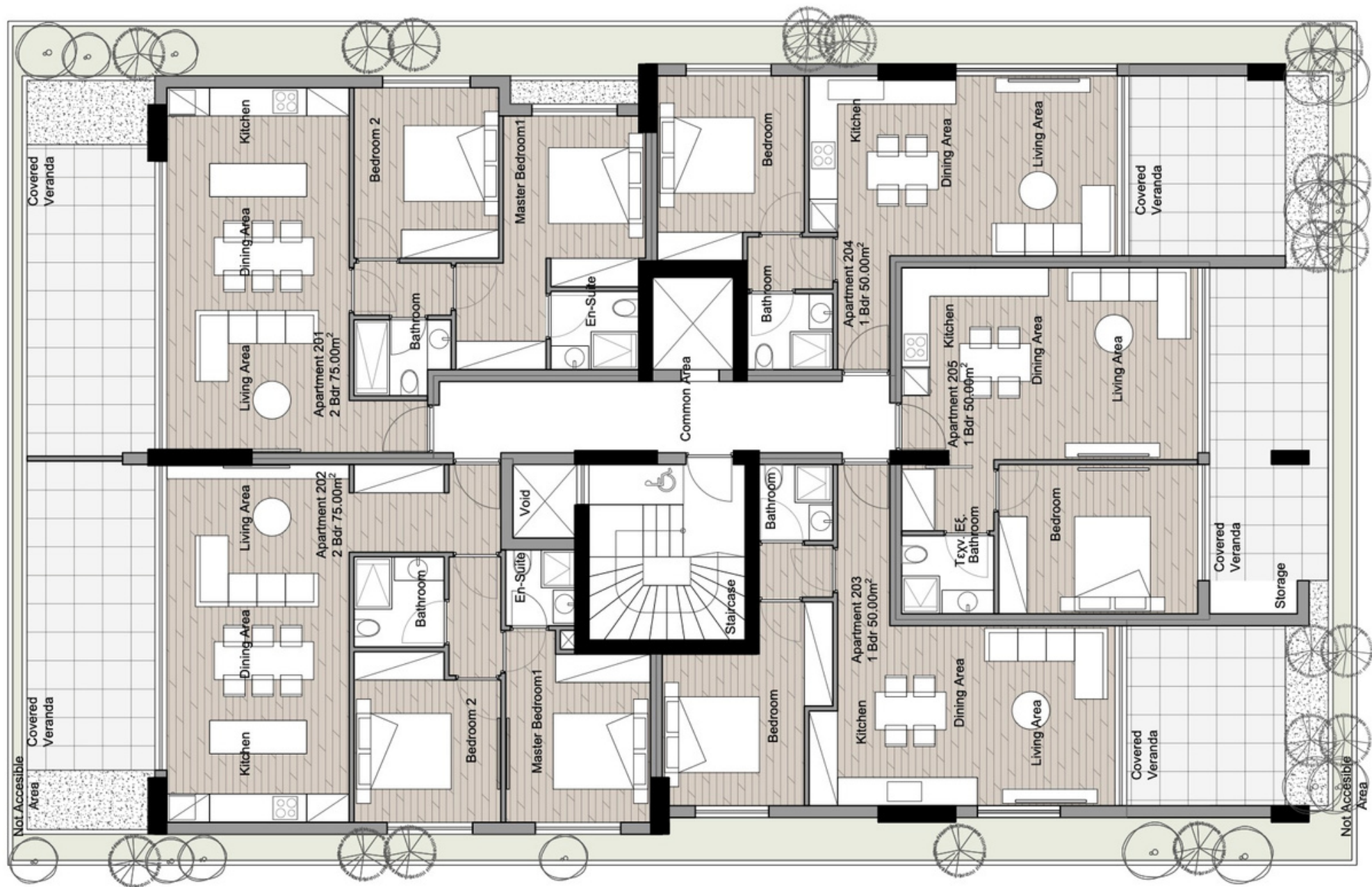
## Second Floor

- 3 x 1 Bedroom Apartments
- 2 x 2 Bedroom Apartments

\*All apartments come with private garden areas.

Apartments facing any desired orientation. SW, SE, NW, NE

Above average covered balconies, (avg. 25sqm)





# Third Floor:

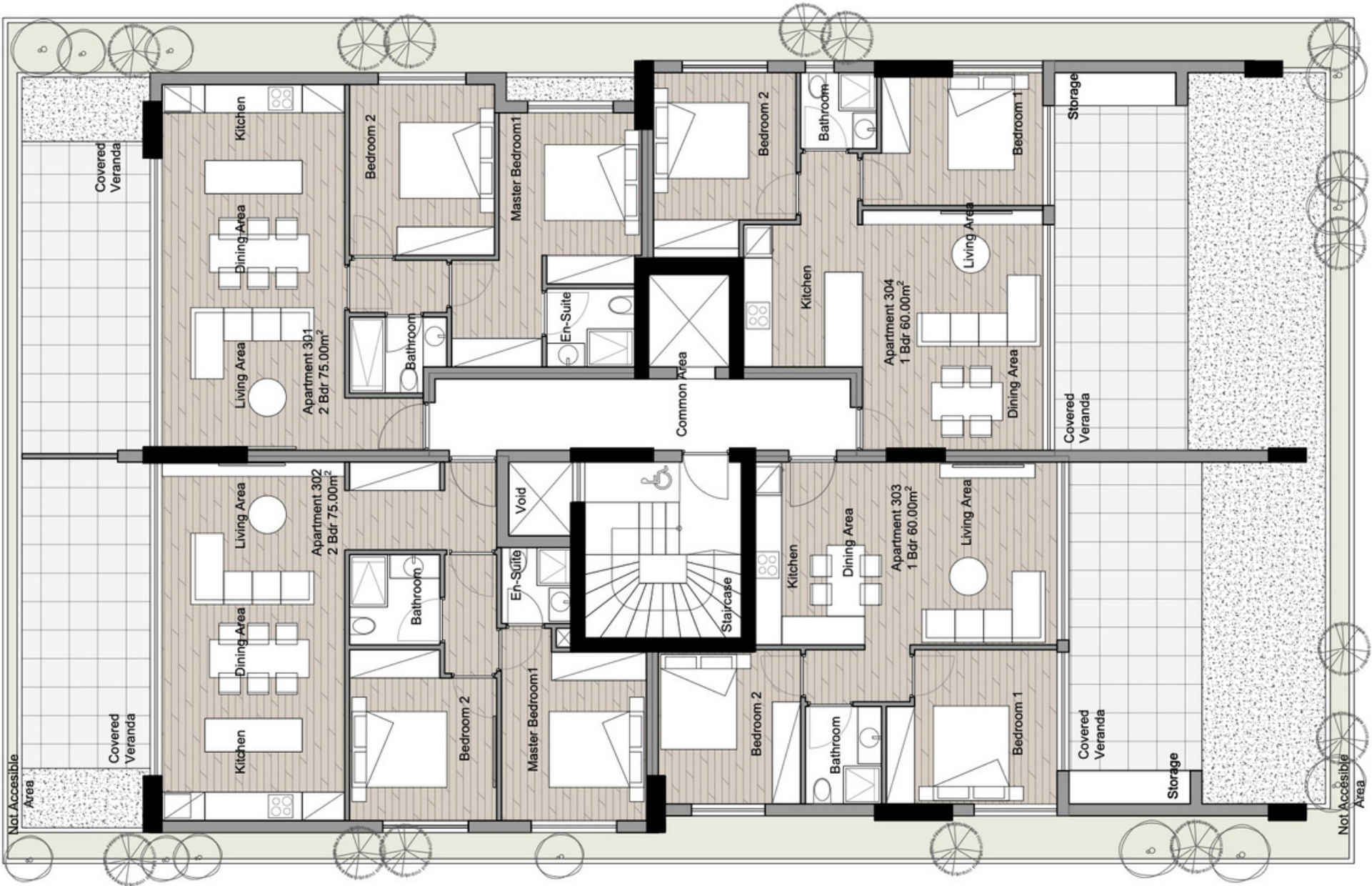
## Third Floor

- 4 x 2 Bedroom Apartments

\*All apartments come with private garden areas.

Apartments facing any desired orientation. SW, SE, NW, NE

Above average covered balconies, (avg. 25sqm)





# Forth Floor:

## Forth Floor

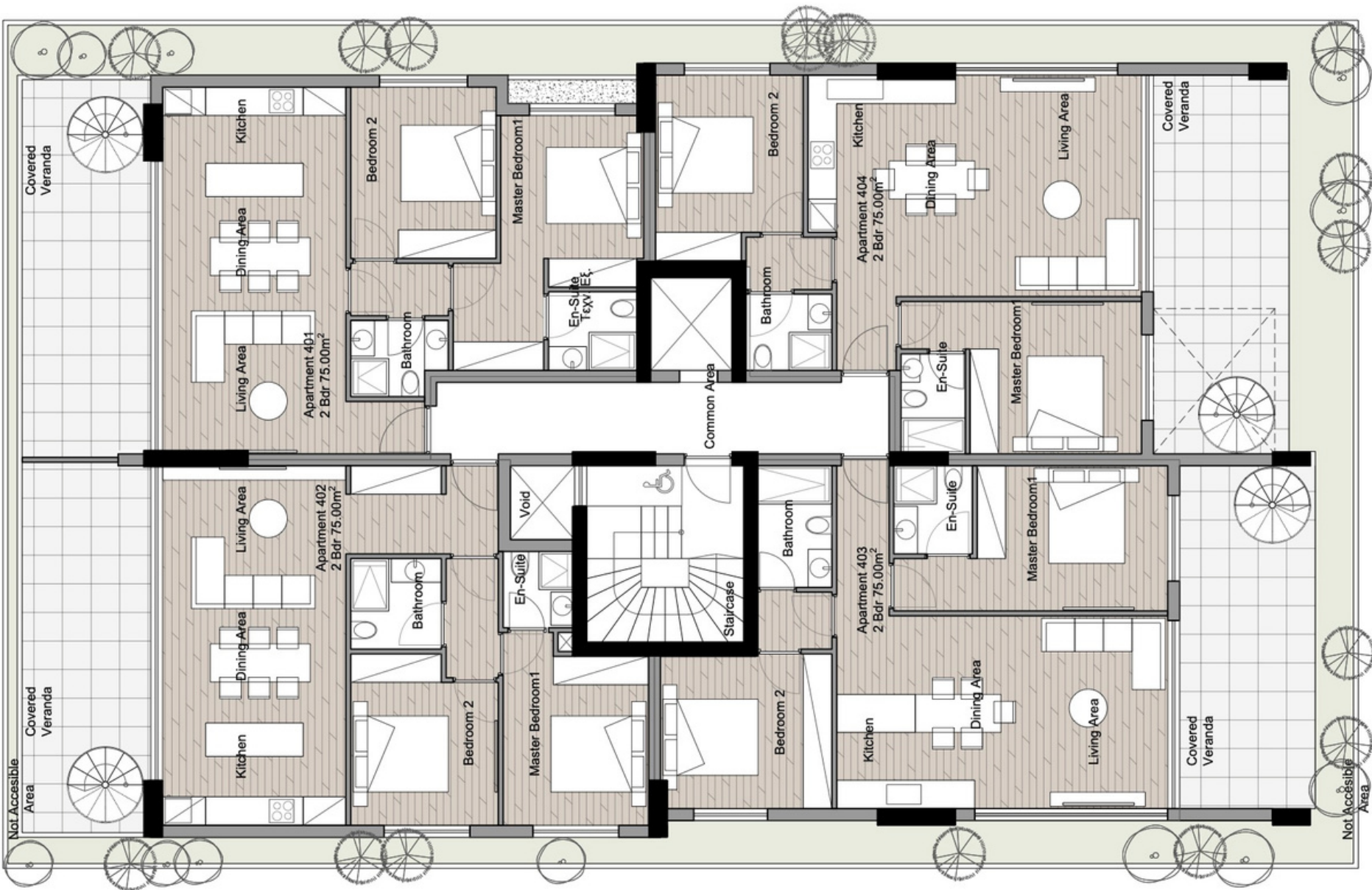
- 4 x 2 Bedroom Penthouses (with private roof garden areas and pools).

\*All apartments come with private garden areas.

Apartments facing any desired orientation. SW, SE, NW, NE

70sqm External Space with every penthouse.

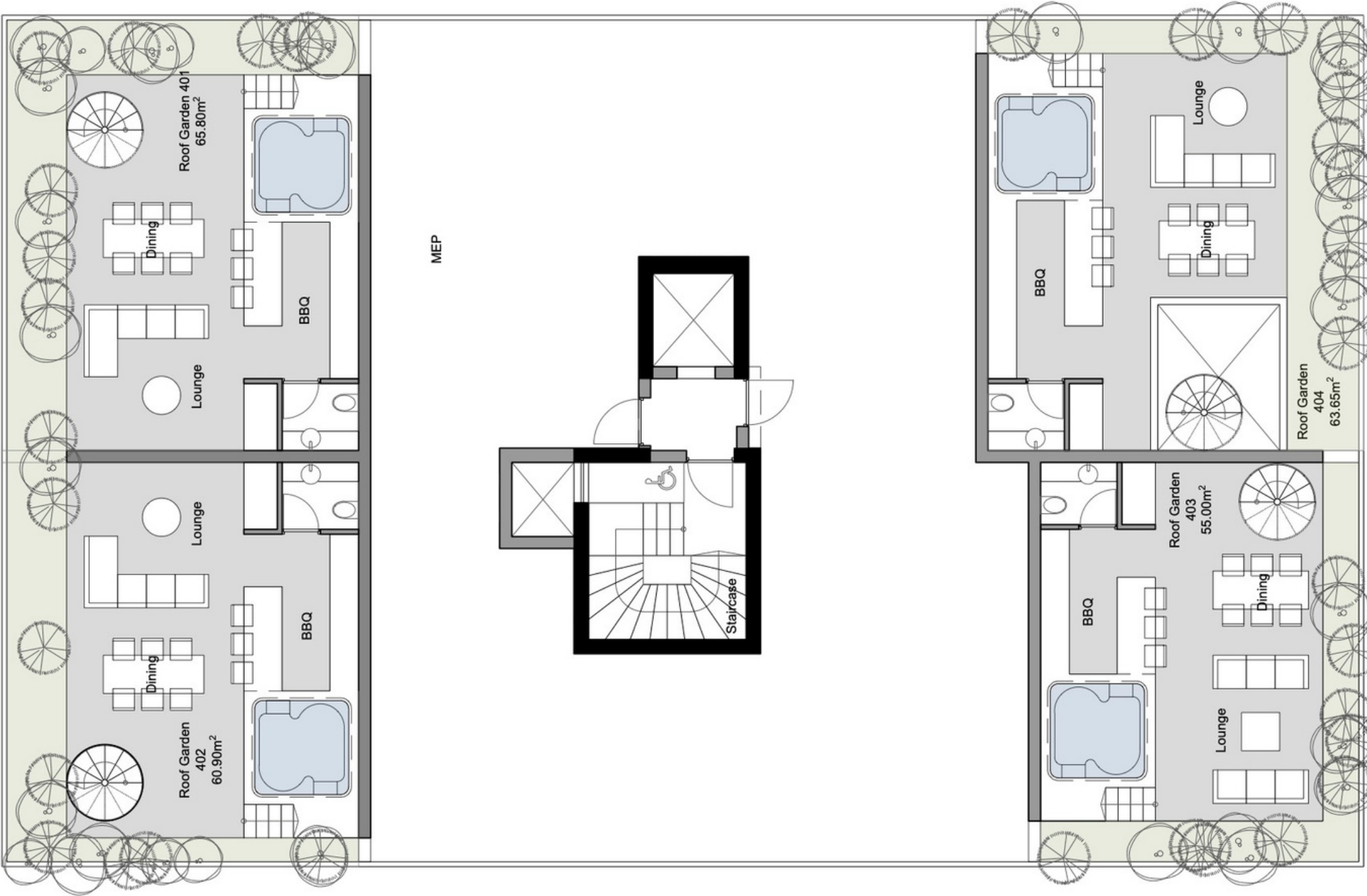
Fireplaces included in every penthouse.





# Roof Terrace

- Private Pools and Roof Gardens.
- Private Roof Garden Pergolas
- Storage Rooms





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Project Name: **URBN RESIDENCES**

Property	Floor	Property Type	Bedrooms	Showers / Toilets	Indoor area	Covered veranda	Uncovered veranda	Roof terrace	Storage room	Common area	TOTAL AREA	Private pool	Parking lots
#	#	type	num.	num.	sq.m.	sq.m.	sq.m.	sq.m.	sq.m.	sq.m.	sq.m.	Y/N	num.
101	1	Apartment	2	2	75	22	0	-	2	6	<b>99</b>		1
102		Apartment	2	2	75	22	0	-	3	6	<b>100</b>		1
103		Apartment	1	1	50	35	0	-	2	4	<b>87</b>		1
104		Apartment	2	1	60	43	0	-	2	5	<b>105</b>		1
201	2	Apartment	2	2	75	22	0	-	2	6	<b>99</b>		1
202		Apartment	2	2	75	22	0	-	2	6	<b>99</b>		1
203		Apartment	1	1	50	16	0	-	2	4	<b>68</b>		1
204		Apartment	1	1	50	16	0	-	2	4	<b>68</b>		1
205		Apartment	1	1	50	18	0	-	2	4	<b>70</b>		1
301	3	Apartment	2	2	75	22	0	-	2	6	<b>99</b>		1
302		Apartment	2	2	75	22	0	-	2	6	<b>99</b>		1
303		Apartment	2	1	60	37	0	-	2	5	<b>99</b>		1
304		Apartment	2	1	60	43	0	-	2	5	<b>105</b>		1
401	4	Penthouse	2	2	75	19	0	66	2	6	<b>162</b>	YES	1
402		Penthouse	2	2	75	19	0	61	2	6	<b>157</b>	YES	1
403		Penthouse	2	2	75	19	0	55	2	6	<b>151</b>	YES	1
404		Penthouse	2	2	75	14	7	64	2	6	<b>155</b>	YES	1



# technical specifications

## TECHNICAL SPECIFICATIONS

- 1.1.1. The building is designed to comply fully with the Eurocode 8 (EN1998) – European standard for earthquake resistant buildings design.
- 2.1.2. Reinforced concrete structure.
- 3.1.3. Exterior walls are of 25cm thickness, composed by bricks
- 4.1.4. Internal Walls are of 10cm thickness composed by bricks

## FLOOR AND WALL COVERINGS

- 1.2.1. Common areas & staircase: high quality ceramic tiles 60x60cm.
- 2.2.2. Apartment living room corridors, bedrooms & kitchen: high quality wooden
- 3.finish laminate, in a linear arrangement.
- 4.2.3. Bathroom: high quality ceramic tiles 60x60cm.
- 5.2.4. Verandas & Roof Garden: high quality ceramic tiles 60x60cm.

## THERMAL INSULATION & WATER PROOFING

- 1.3.1. Thermal insulation: according to the legal requirements and the mechanical survey Issued by the Consultant of the Project.
- 2.3.2. Water proofing: Cementitious waterproofing layer below the whole ground floor level and every exterior spaces (verandas & roof garden). High-quality polyurethane waterproofing layer where the mechanical equipment is located (on the roof).

## WALL FINISHES

- 1.4.1. External walls: coated with three layers of emulsion paint
- 2.4.2. Internal walls: two layers of emulsion paint.
- 3.4.3. Kitchen: backsplash composed of techno-granite
- 4.4.4. Bathroom and W.C walls: cladded with high quality ceramic tiles 60x60cm or 5.30x60cm.
- 6.4.5. Aluminum vertical louvres on the façade

## CARPENTRY

- 1.5.1. Common Area Doors: manufactured according to the European Standards of fire resistance regulations.
- 2.5.2. Internal Doors: wooden doors finished with white melamine.
- 3.5.3. Apartment entrance doors: manufactured according to the European Standards of fire resistance regulations, finished with white melamine.
- 4.5.4. Kitchen: countertops composed by techno-granite. Kitchen cabinets and drawers finished with high quality melamine.
- 5.5.5. Wardrobes: finished with high quality melamine.

## ALUMINIUM/METAL

- 1.6.1. General sliding balcony doors and windows: Double glazed windows in aluminum frame. Aluminum manufacturer: MUSKITA. Color: YW355F
- 2.6.2. Glazed balustrades with aluminum profile (1.100/1.200mm height) Aluminum manufacturer: MUSKITA. Color: YW355F

## EXTERNAL WORKS

- 1.7.1. Landscaping: at the external areas on the ground floor and balconies
- 2.7.2. Doorbells: Dedicated doorbell for each apartment.
- 3.7.3. Storage: one storage unit per apartment

## SANITARY & PLUMBING

- 1.18.1. All apartments will be equipped with high quality European sanitary fittings and accessories.
- 2.8.2. The building provides solar heater for each apartment.
- 3.8.3. Installation of pressure pump system.
- 4.8.4. Pipe in pipe system used in plumbing installation.

## ELECTRICAL INSTALLATIONS

- 1.9.1. Electrical installation is based on the regulation of the electricity authority of Cyprus and the Electrical Study Issued by the Consultant of the Project.
- 2.9.2. Intercom system at the main entrance of the building. (Video-intercom Optional)
- 3.9.3. Automatic lights in the entrance lobby of the building.
- 4.9.4. Provision for washing machine and fridge in each apartment.
- 5.9.5. Provision for telephone line, internet and TV.
- 6.9.6. Provision for underfloor heating (upon request).
- 7.9.7. Provision for concealed air-conditioning units in living room/kitchen area (upon 8.request)
- 9.9.8. Provision for air-conditioning units (split unit system) in all bedrooms.

## NOTES

- 1.10.1. Sanitary All Public and external area's Lightings are according to the Architects / interior designers' choice.
- 2.10.2. AnyMovableFurnitureshownintheattachedare forconceptreasonsandare not included in the responsibility of the seller unless agreed otherwise.
- 3.10.3. Anyexteriorandinteriorwallfinishesshowninth eattachedareforconcept reasons only, and not included in the responsibility of the seller, unless agreed otherwise



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