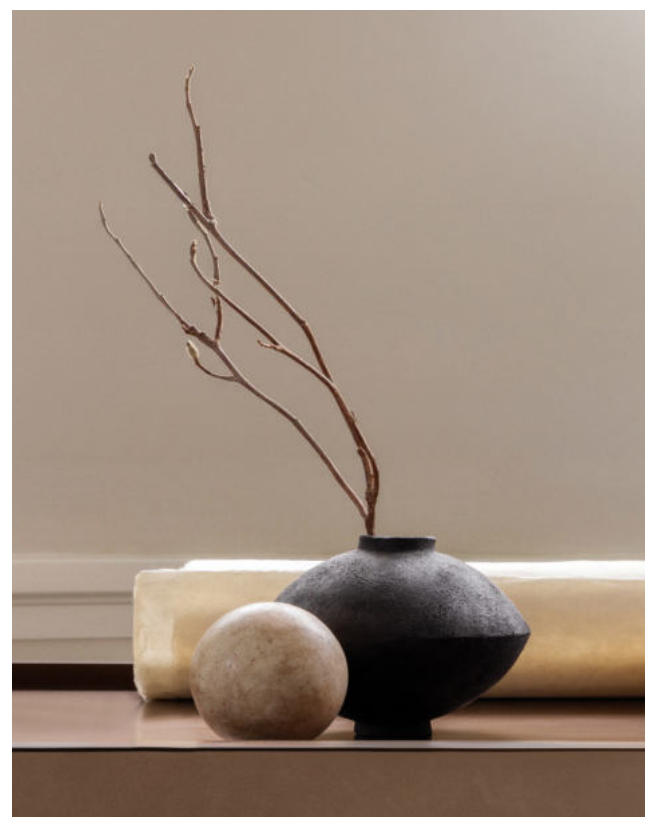


AVATON RESIDENCE

4 Sifnoy st., Mesa Geitonia, Limassol







4 Sifnoy st.

Mesa Geitonia

In one of the most beautiful areas of Limassol, with easy access to the city center, GREEN Properties Land Developers presents AVATON Residence, a new residential development featuring eight luxurious A+ energy-efficient apartments.

The apartments offer spacious interiors, comfortable bedrooms and large verandas for optimal functionality. The building features modern amenities such as energy-efficient aluminum systems, underfloor heating, air conditioning, a solar water heater and photovoltaic panels.

AVATON RESIDENCE offers unobstructed views, located just 1 km from the sea, making it the ideal location for comfortable living in Limassol. It is also close to a municipal park and ensures easy access to the city center and the highway.

Apartment Dimension | ————— • 50 m²-106 m²

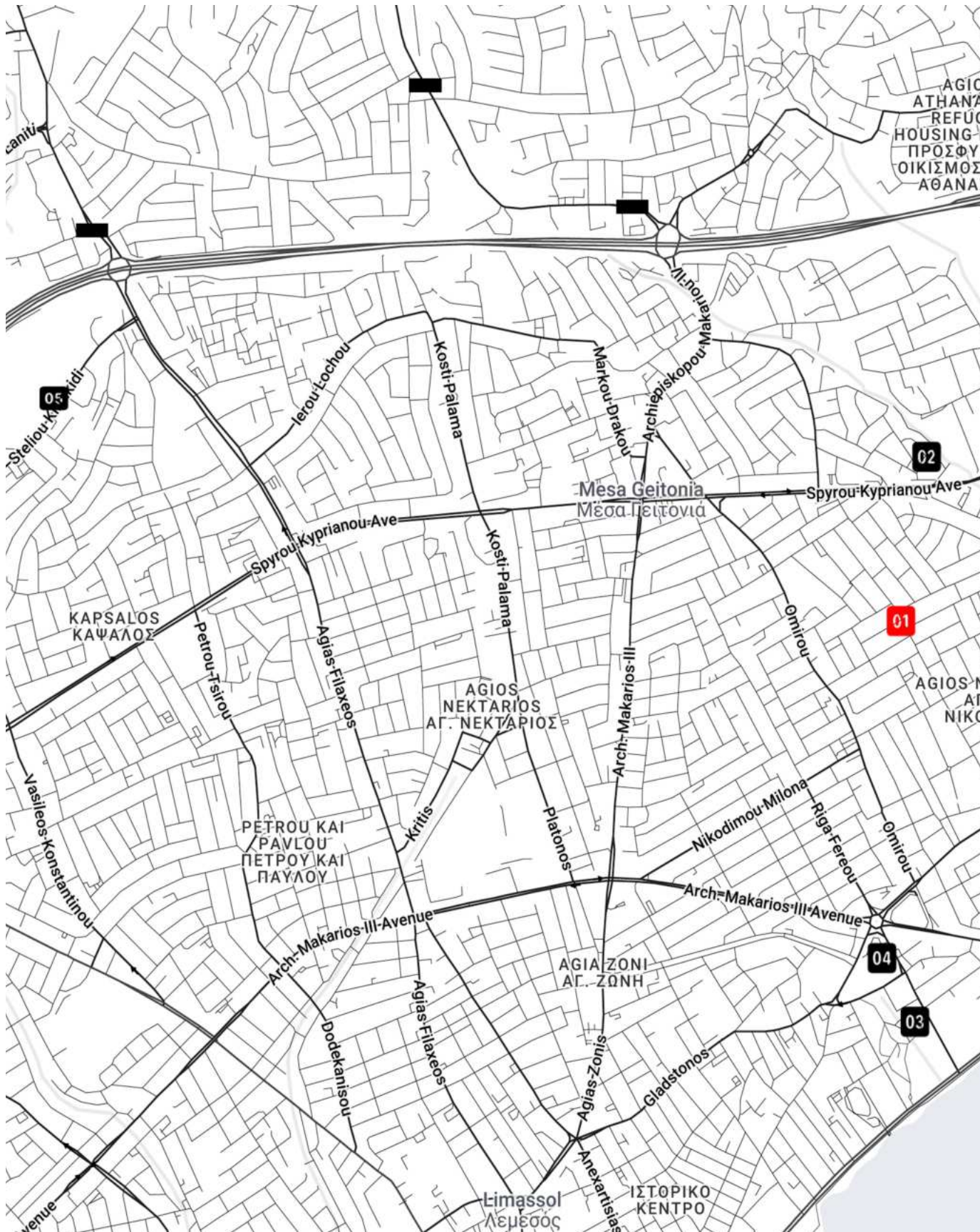
Bedrooms | ————— • 1 - 3



Project

Features

- Energy-efficient aluminum systems with high levels of thermal and sound insulation
- Large openings to maximize views
- Secure armored door with perimeter locking mechanism
- Air conditioners (split units) installed in bedrooms and living room
- Underfloor heating with LG heat pump
- Solar Water Heater
- Photovoltaic systems with net billing system
- Modern building with minimalistic aesthetics
- Italian kitchen and cabinetry
- Italian kitchen and kitchen Excellent quality ceramics and sanitary ware from established European factories
- Covered parking spaces
- Automatic lighting system
- Storage room for every apartment



Project

Location

AVATON Residence is located in the prime area of Mesa Geitonia, Limassol, offering easy access to the city center, top schools like the Grammar School and major roads such as Spyrou Kyprianou Avenue. With parks, shops and essential services just steps away, it's ideal for families and professionals seeking modern, connected living in a vibrant neighborhood.

A
R
E
A

- 01. | Your home (4 Sifnoy st.)
- 02. | Agios Stephanos Hospital
- 03. | Limassol Zoo
- 04. | Archaeological Museum of the Lemesos
- 05. | Tsirio Stadium



Architecture

The residence's architecture features a distinctive design with spacious floor plans that provide the comfort and privacy of a standalone home, while the modern façade blends sleek lines with high-quality materials. Large verandas extend the living areas outward, offering residents stunning, uninterrupted views and a strong connection to the lively atmosphere of Limassol.

Minimal

Design

Minimalist design is about prioritizing the essential: natural light, environmental consciousness, timeless aesthetics, reliability and long term functionality.



Timeless

Aesthetics

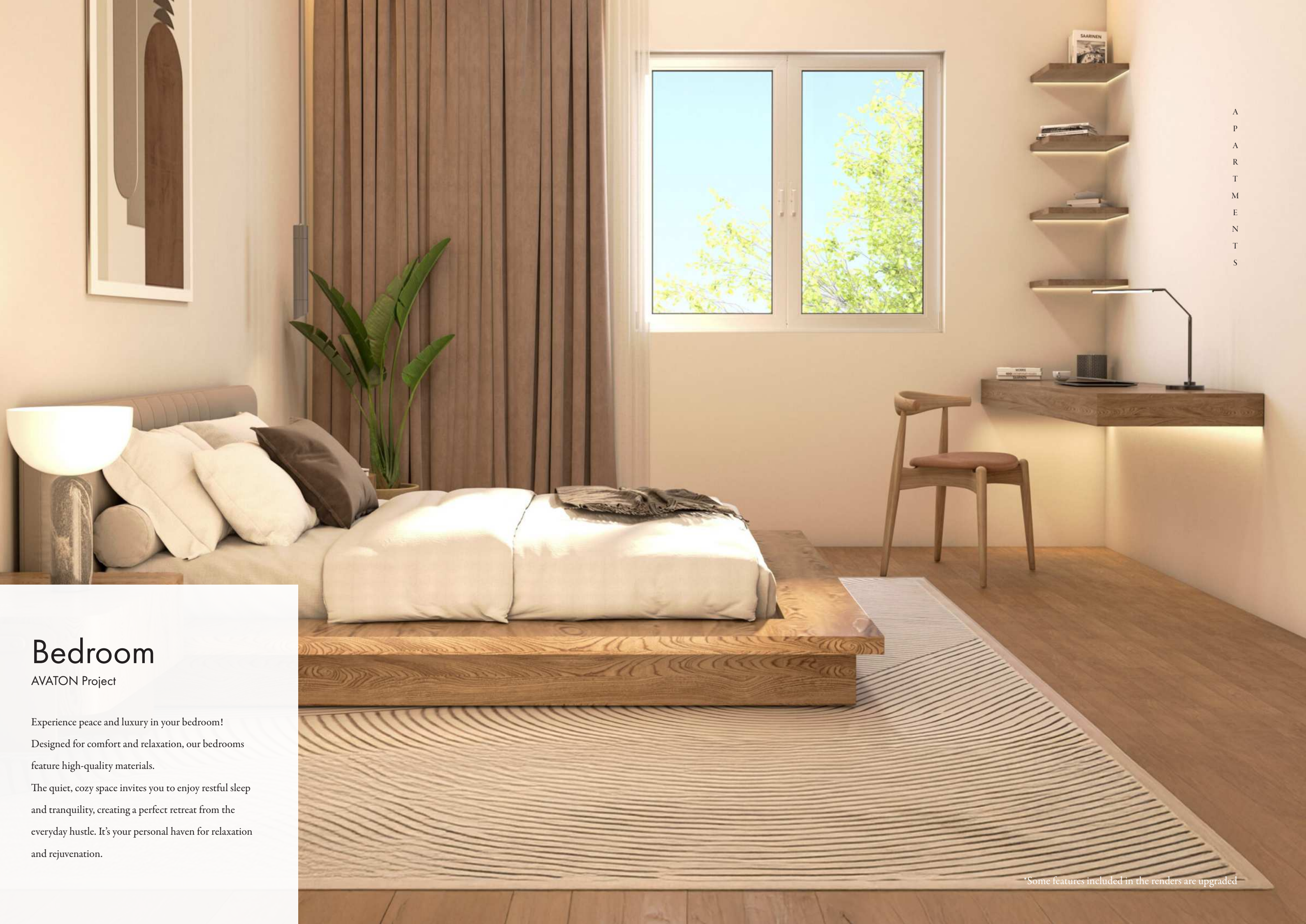
Timeless aesthetics is about subtle lines, adaptability, and outlasting trends. Design stripped to its core function, realized using limited materials, neutral colors, simple forms, and avoiding extravagances to achieve a pure form of elegance.

Living Room

AVATON Project

Our living room combines comfort and style in a bright, airy space. Featuring modern elements, high-quality materials, and an open design, it's perfect for relaxing and entertaining. Natural light and contemporary decor enhance the welcoming atmosphere, making it a great place to unwind or host friends and family.

*Some features included in the renders are upgraded



Bedroom

AVATON Project

Experience peace and luxury in your bedroom!
Designed for comfort and relaxation, our bedrooms
feature high-quality materials.
The quiet, cozy space invites you to enjoy restful sleep
and tranquility, creating a perfect retreat from the
everyday hustle. It's your personal haven for relaxation
and rejuvenation.

*Some features included in the renders are upgraded



Ground Floor	Internal Area	Floor	Bedrooms	Bathrooms	Parking Spaces	Storage Room
-	-	GF	-	-	-	-



AVATON Project
1st Floor

1st Floor	Internal Area	Floor	Bedrooms	Bathrooms	Parking Spaces	Storage Room
101 Apartment	86sqm	1	2	2	✓	✓
1st Floor	Internal Area	Floor	Bedrooms	Bathrooms	Parking Spaces	Storage Room
102 Studio	50sqm	1	1	1	✓	✓
1st Floor	Internal Area	Floor	Bedrooms	Bathrooms	Parking Spaces	Storage Room
103 Apartment	50sqm	1	1	1	✓	✓



AVATON Project
2nd Floor

2nd Floor	Internal Area	Floor	Bedrooms	Bathrooms	Parking Spaces	Storage Room
201 Apartment	86sqm	2	2	3	✓	✓
2nd Floor	Internal Area	Floor	Bedrooms	Bathrooms	Parking Spaces	Storage Room
202 Apartment	50sqm	2	1	1	✓	✓
2nd Floor	Internal Area	Floor	Bedrooms	Bathrooms	Parking Spaces	Storage Room
203 Apartment	50sqm	2	1	1	✓	✓



AVATON Project

3rd Floor

3rd Floor	Internal Area	Floor	Bedrooms	Bathrooms	Parking Spaces	Storage Room
301 Apartment	86sqm	3	2	2	✓	✓
3rd Floor	Internal Area	Floor	Bedrooms	Bathrooms	Parking Spaces	Storage Room
302 Apartment	106sqm	3	3	2	✓	✓



Roof

Roof	Internal Area	Floor	Bedrooms	Bathrooms	Parking Spaces	Storage Room
-	-	Roof	-	-	-	-

GREEN Properties

Land Developers

GREEN Properties Land Developers is a privately owned and fully integrated real estate company based in Cyprus with offices also based in Athens, Thessaloniki and Crete. Making use of its extensive experience in real estate development, acquisitions, investments and constructions, the company oversees a portfolio of energy-efficient, modern buildings while delivering maximum quality and excellent design for a comfortable and happy life.

Our “GREEN” identity is present from the first stage of construction, responsibly using natural building materials, aiming to drastically reduce the environmental footprint through the adoption of energy efficient and renewable energy technologies.



Green Identity

The green philosophy that our company follows, can be found in all our projects.

Energy efficiency is improved, by taking advantage of all property orientations for natural light and installing a photovoltaic system with net metering for shared power.

Additionally, the installation of 10cm thick thermal façade throughout the property's outer shell and the use of energy-efficient aluminum frames contribute to reducing energy loss and minimizing the environmental footprint.



AVATON

RESIDENCE



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