



**LIMASSOL**  
MESA GEITONIA, 4 SIFNOU ST.



## Why GREEN Properties?

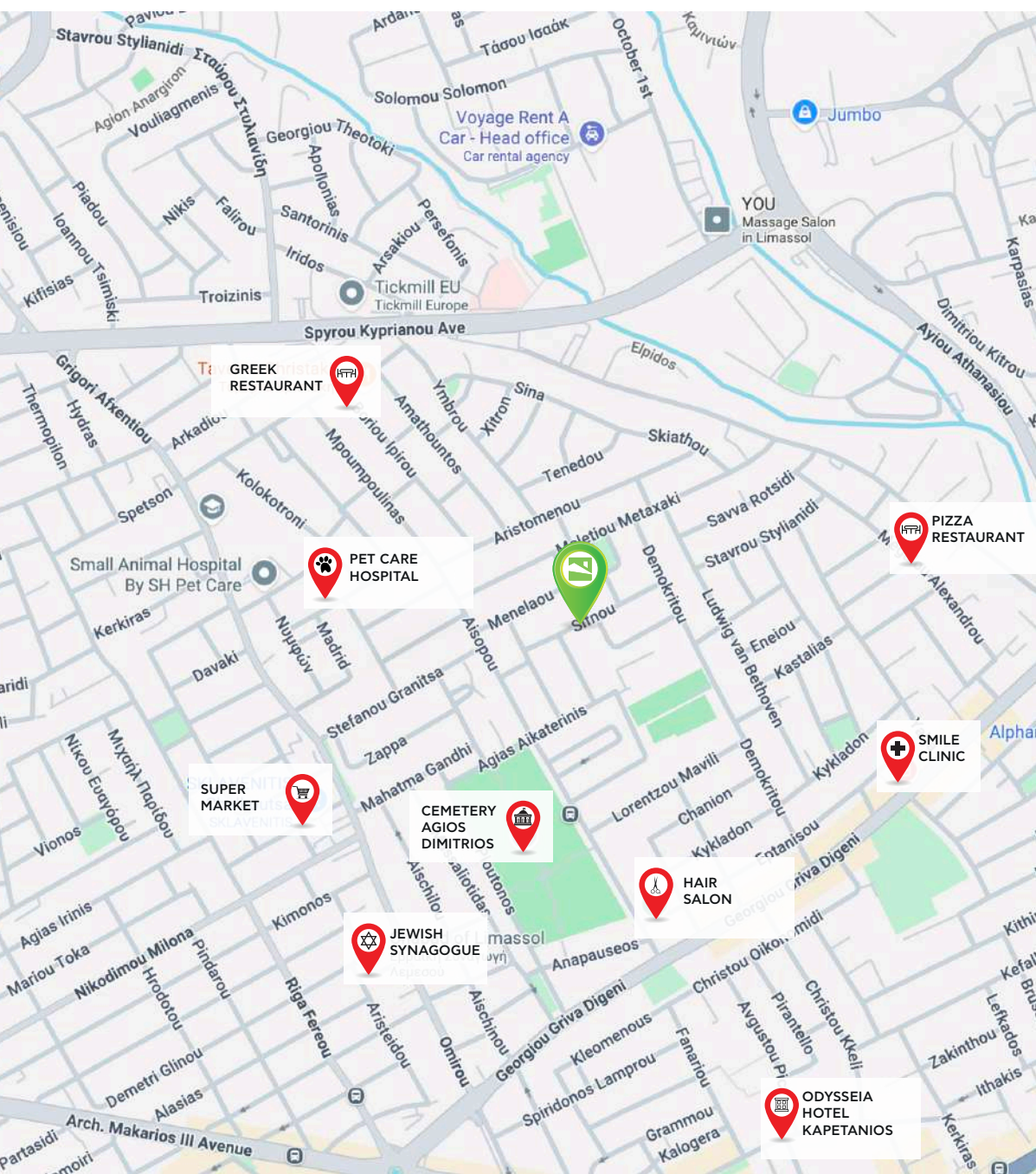
**GREEN Properties Land Developers** is a privately owned and fully integrated real estate company based in Cyprus with offices in Athens, Thessaloniki and Crete. Making use of its extensive experience in real estate development, acquisitions, investments and construction, the company oversees a portfolio 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 very first stage of construction, responsibly using natural building materials and aiming to drastically reduce the environmental footprint through the adoption of energy efficient and renewable technologies.

# Your New Neighborhood

**Avaton Residence** is situated in one of the most desirable and picturesque areas of Limassol. Just 1 km from the sea, the location offers unobstructed views and proximity to the coastline, making it ideal for those who enjoy coastal living. The neighborhood combines tranquility with convenience—residents are steps away from a large municipal park and benefit from quick access to both the city center and the highway. This prime location offers the perfect balance between peaceful surroundings and urban connectivity, making it one of the most attractive spots in Limassol for modern living.

## The Luxury Location



# Introduction To Avaton Residence

**AVATON Residence** is an elegant boutique development nestled in Mesa Geitonia, Limassol. Comprising just eight A+ energy-efficient apartments, each unit features spacious interiors, well-appointed bedrooms, and expansive verandas. The building showcases premium amenities, including energy-efficient aluminum frames, under-floor heating, a solar water heater, and photovoltaic panels. The residence offers unobstructed views and direct access to essential urban amenities while being just 1km from the sea.

## Architecture

The design features large windows that flood the interiors with natural light, creating a bright and airy atmosphere. With spacious floor plans and unique design elements, Avaton Residence combines the charm of a boutique complex with the comforts of a detached house.







**AVATON**  
RESIDENCE

Apartment Number	Internal Area m <sup>2</sup>	Covered Verandas m <sup>2</sup>	Roof Garden m <sup>2</sup>	Bedrooms	Covered Parking	Photovoltaic System
101	86	25	X	2	1	X
102	50	21	X	1	1	X
103	50	5	X	1	1	X
201	86	25	X	2	1	1.80Kw
202	50	21	X	1	1	X
203	50	5	X	1	1	X
301	86	25	58	2	1	1.80Kw
302	106	21	57	3	1	2.25Kw



# Premium Features and Amenities



Large Verandas



Large Energy Efficient windows



Armoured security door with perimeter locking mechanism



Installed split units in bedrooms and living area with energy efficiency A+++



Solar water heater



Floor heating with LG heat pump



Installed NET METERING photovoltaic system for shared spaces



Free of charge interior design service



Property with A energy rating



Thermal insulation - to minimise energy waste



Italian kitchen and cabinets



Excellent quality of ceramics and sanitary ware from well recognised European factories



1 Covered parking space with provision for electric vehicle charging facilities



Storage room for every apartment



Colour video door entry system



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