

by BCL PRO



DiONE

Agios Tychon, Limassol, Cyprus

RESIDENCE

**We Love Developing
Properties**

IDEA

Overview of DiONE

Welcome to **DiONE**.
Your Home in the heart of Cyprus.

Our mission is to provide you amazing comfort while taking care of the environment. DiONE is the embodiment of this idea. It is a modern luxury residential complex with magnificent sea view, situated within walking distance from the beach.

The building of the complex includes 9 levels: underground parking, a spacious lobby with reception area, six floors with apartments and a luxurious Rooftop garden, belonging to the penthouses of the 6th floor. The complex has 20 apartments consisting of 1, 2 or 3 bedrooms with separate bathrooms. Each apartment offers a spacious living room with a kitchenette, large covered veranda overlooking the breathtaking view of the sea.

The interiors of the apartments and the lobby are made in a modern, laconic style, in discreet and pleasant colours. Each apartment has spacious bedrooms and large verandas with panoramic sea views.



LOCATION

Setting

DiONE is situated in Agios Tychon, the most enchanting part and one of the most popular tourist areas of Limassol. That's why you can be sure to meet with developed infrastructure, picturesque villages and diverse restaurants, cafes, beautiful beaches and first class hotels. Living in such a beautiful and eco-efficient home embodies a life of leisure in a cozy seaside and mountain resort at the same time.

Map & Context

To live in DiONE means pulsing the active and exciting life of the most cosmopolitan city of Cyprus. City of Limassol is considered one of the most fast-developing cities, located on a beautiful Mediterranean shore while being close to the mountains. The city is full of contrast - you may enjoy the relaxing atmosphere of living by the sea but also experience the fast-pace life of a megapolis.

Premium hotels, shopping malls, night clubs, bars, waterparks, botanic gardens, museums and world wide famous antiquities; together with the fact that the historical and town centre of Limassol are within walking distance or a short drive. DiONE is just 150 meters from sandy beaches with the cleanest, crystal-clear waters of the warm azure gulf which are every year awarded with the EU Blue Flag.

Why Cyprus?

Cyprus is a modern, cosmopolitan and thriving EU member state. Blessed with a clean and beautiful natural environment, encouraging a healthy lifestyle. It also has a safe family-oriented society and a business-friendly environment with an excellent tax regime. This country has a rich history with lots of wonderful places to explore.



LIFESTYLE

You might be wondering what it would be like to reside in **DiONE**.

In the process of creation and planning many areas are important but these three stood out the most:

Relax

First important aspect of DiONE is that our residents experience a relaxing atmosphere. Minimalistic design of the building provides peace of mind and focus on the present moment. Various communal features such as gym, pool area, SPA and close distance to the beach offer many opportunities to engage in relaxing activities.

Elegance

If elegance and luxury are important to you, then DiONE is the right place to be. Every design was carefully thought of and channels the creative ability of our architects and designers, while also being suitable for every taste. Every apartment and residential facility has high-quality materials, furniture and equipment. The colour palette of our designs is warm, tasteful and very pleasant to the eye.

Eco-friendly

A lot of thought was put into finding a way to make a quality residential complex using technology that wouldn't bring any harm to the environment. The materials used in the construction finishes are environmentally friendly. Moreover, we made sure that DiONE will be energy sufficient, so the renewable energy generating system is to be installed.



BENEFITS

What makes **DiONE** stand out?

Our apartments are up to every imaginable level of premium international standards, convenience and safety while also being eco-friendly and energy sufficient.

- Convenient location - 150 meters to the sea
- Amazing sea view from each apartment
- Safety - designed with seismic stability
- Large outdoor area with 24/7 security
- Multitude of charming interior design options in one, two and three bedroom apartments
- High-end materials - Italy Made kitchen furniture, German Made electrical appliances
- Double panoramic windows and sliding doors made of extruded thermal aluminum frames with thermal and acoustic insulation
- Structured cabling network fitted inside each apartment
- Apartment videophone-based access control
- Energy efficiency Class A Building
- Renewable energy generating system with Photovoltaic (PV) panels
- Eco-Friendly materials and finishes for healthy interiors design

Also, we would like to outline the reasons to buy property in Cyprus and enjoy numerous benefits that are available to the foreign investors. By purchasing any apartment in DiONE, all our clients can secure permanent residency in the Republic of



Cyprus in a few simple steps. The Cyprus' Fast Track Permanent Residency application process is fast, simple and affords freedom of establishment and mobility (applicants are not required to be present). Amongst the benefits:

- Visa free travel to Europe
- Tax benefits
- 7 years of permanent residency leads to citizenship of the Republic of Cyprus
- Entitled to operate a Cyprus company or business (conditions apply)
- 2 month application turnaround time
- Investor and family (spouse, minor children, financially dependent adult children, parents and parents-in-law eligible)
- Simple procedures-no exams or other language tests required

INFRASTRUCTURE

Lobby

First impressions are very important, hence the look and atmosphere of DiONE's lobby is created in a way that is elegant, luxurious and spacious. The materials and colours used are heavily inspired by nature. The Lobby has a sitting area with comfortable furniture, so the guests of our residents can feel welcomed and enjoy the surroundings.

Pool

The absolute highlight of the outside area is a large beautiful pool which is available to our residents. The pool area consists of an overflowing pool, kids pool and jacuzzi and is accompanied by various lounge areas to enjoy the sun. This area of the complex is secluded and is surrounded by the Mediterranean garden with local plants and trees watered through an automatic irrigation system.

Spa

SPA zone of DiONE is a place for you to relax and forget about your everyday troubles. The facility can be found indoors and includes steam and sauna rooms.

Gym

If you prefer more active forms of relaxation then the outdoor Gym offers a diverse choice of professional equipment and space for yoga.



Playground

The functional play equipment and well-designed playground space, capture the hearts of children and at the same time inspire adults.

Rooftop

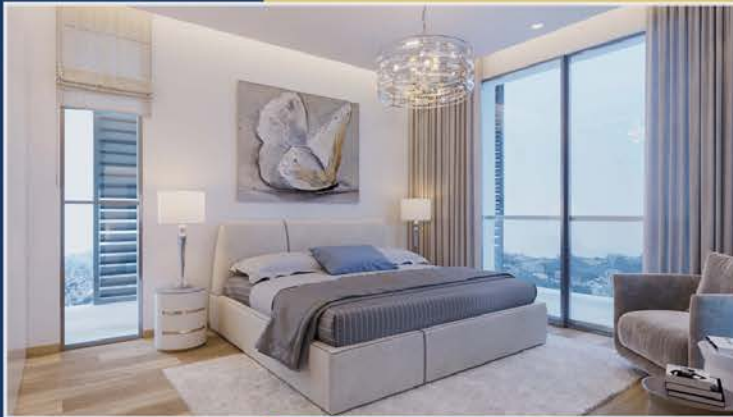
The rooftop area of DiONE not only has a spectacular view of the city and the sea but it is also a space to lounge with friends, family and neighbours.

INTERIOR SPACES



The home is where the heart is, which is what makes us so passionate about creating interior design concepts that re-energise each area of your living space and bring it to life. Undoubtedly, modern living can be hectic, so we build spaces around your lifestyle to be as practical as they are stylish.





FLOOR PLANS

Building Overview

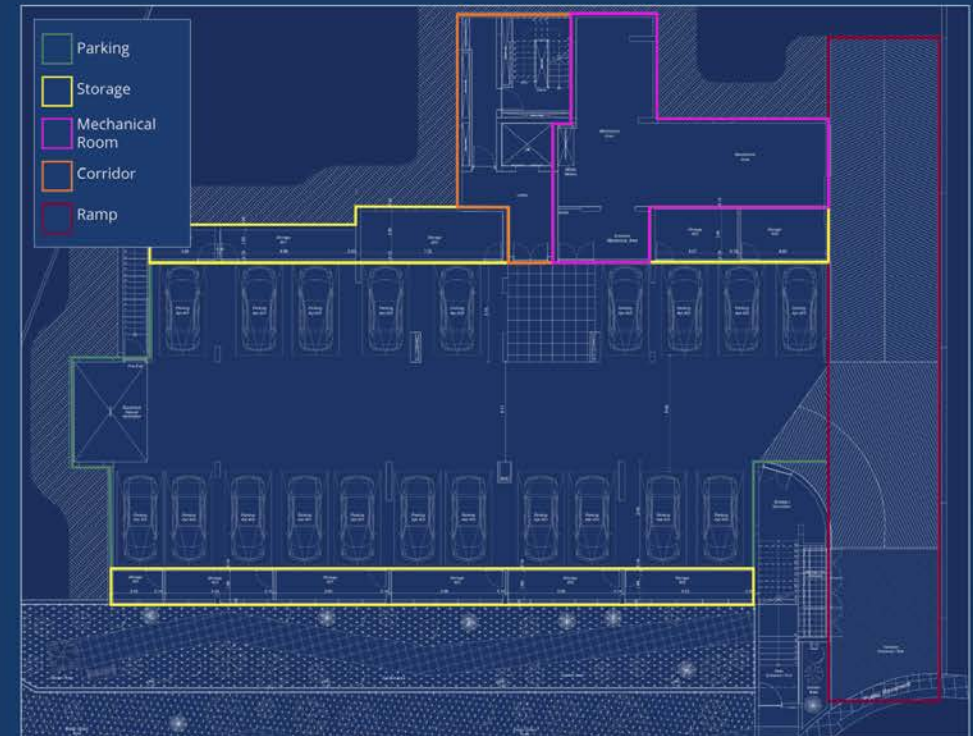
The building has 9 levels:

- Basement with underground parking for 20 cars and 12 storages
- Ground floor with 14 parking for cars, reception, offices, SPA, saunas, 9 storage rooms
- 6 floors with apartments
- Roof garden for all 6-th floor apartments with jacuzzi



Basement & Underground Parking

The basement area is 1143 m², incl. 926 m² of underground parking for 20 cars, 12 storages for apartments and technical rooms. The parking area has the automatic entrance door, natural ventilation and epoxy flooring. Basement storage areas are between 8 to 18 m² and accessible from the parking area.



Ground floor

The Ground floor of the building is splitted to several sections:

- Reception and Lobby 67 m²
- Management Office 29 m²
- Spa, Saunas 33 m²
- Outdoor Gym area 70 m²
- 9 storage rooms for apartments 38 m²
- Corridors 21 m²
- WC for people with disabilities 4 m²
- Electric meters room 27 m²
- Open parking for 12 cars and 2 parking for people with disabilities



Apt. 402 4th Floor - 2 Bedrooms - 148.29 m²

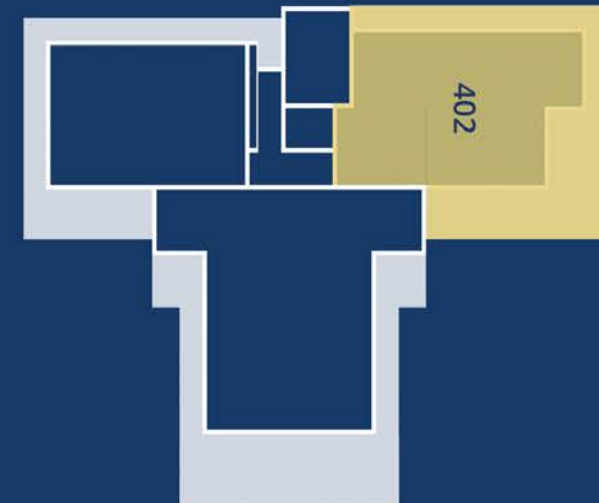
Investment proposal 770,000 EUR + VAT.

Apartment features:

- Covered area 115.36 m²
- Covered veranda 32.93 m²
- Terrace 21.07 m²
- External Storage 8 m² at the Ground floor
- Parking space 2 at the Basement floor of 13.4 m²
- Built-in-furniture Standard package
- Sanitary equipment Standard package
- Kitchen appliances Standard package

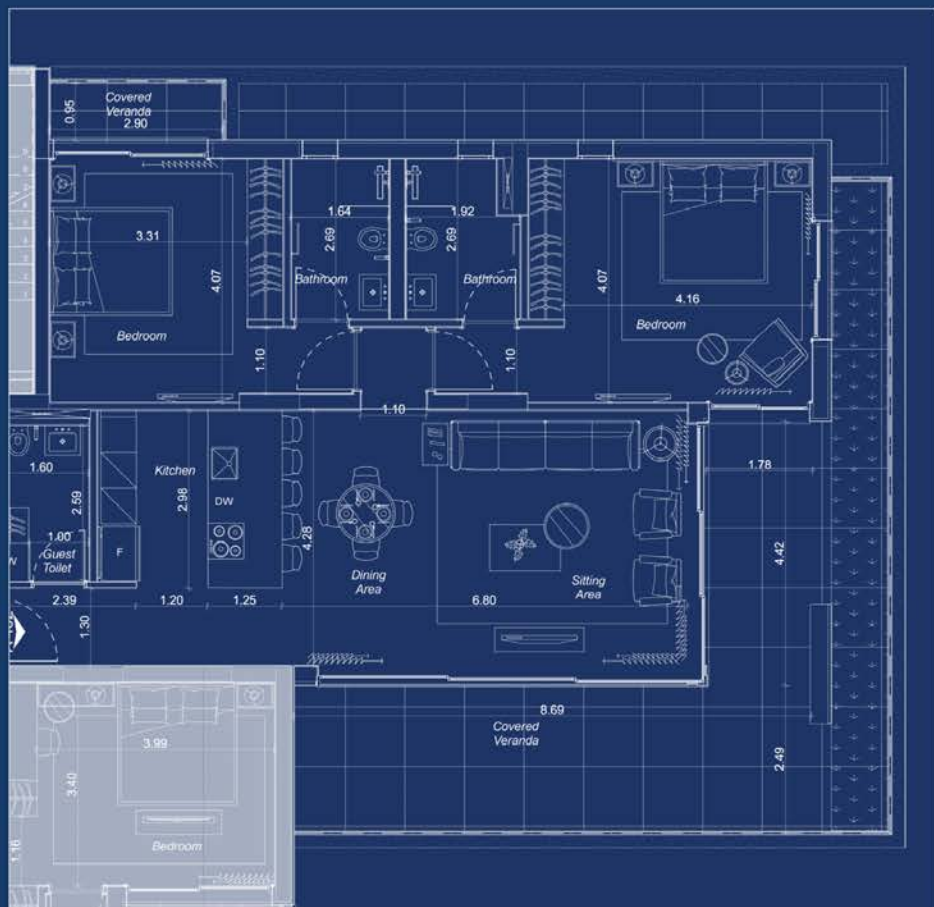
Rooms explication:

- Living room/Kitchen/Corridors 46 m²
- Bedroom 1 21 m²
- Bathroom 1 5 m²
- Bedroom 2 17 m²
- Bathroom 2 4 m²
- Guest Toilet 1 4 m²



Apt. 402 FP - Location Mark Diagram

Apartment No.	Bedrooms	Internal Area m ²	Covered Veranda m ²	Total Area m ²
402	2	115.36	32.93	148.29



Apt. 402 FP

Apt. 501 5th Floor - 2 Bedrooms - 112.56 m²

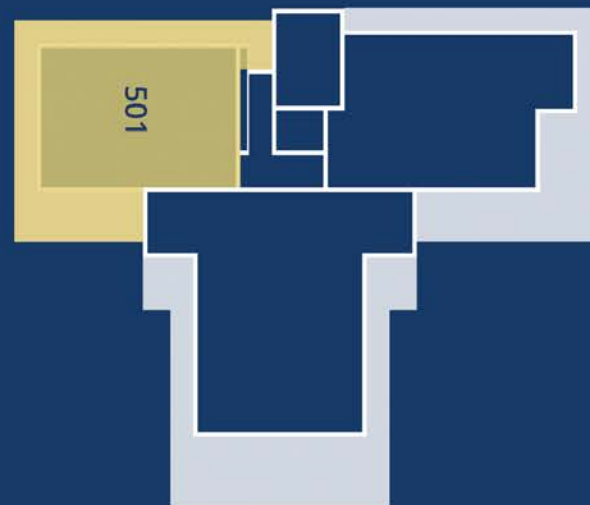
Investment proposal 670,000 EUR + VAT.

Apartment features:

- Covered area 94.76 m²
- Covered veranda 17.74 m²
- Terrace 21.26 m²
- External Storage 4 m² at the Ground floor
- Parking space 2 at the Basement floor of 13.4 m²
- Built-in-furniture Standard package
- Sanitary equipment Standard package
- Kitchen appliances Standard package

Rooms explication:

- Living room/Kitchen/Corridors 43 m²
- Bedroom 1 15 m²
- Bathroom 1 4 m²
- Bedroom 2 15 m²
- Guest Toilet 1 4 m²



Apt. 501 FP - Location Mark Diagram

Apartment No.	Bedrooms	Internal Area m ²	Covered Veranda m ²	Total Area m ²
501	2	94.76	17.74	112.5



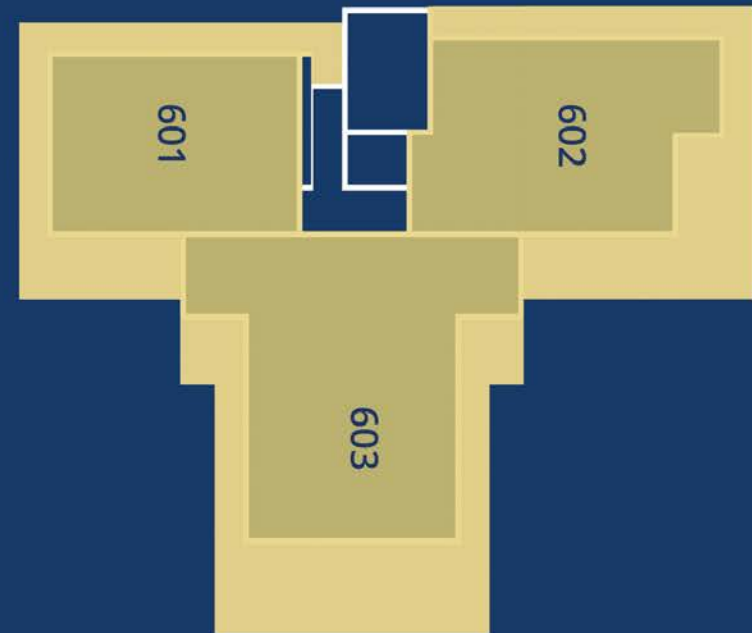
Apt. 501 FP

PENTHOUSE FLOOR PLANS

Sixth Floor

The sixth floor of the building has 3 apartments with roof gardens:

Apartment No.	Bedrooms	Internal Area m ²	Covered Veranda m ²	Total Area m ²
601	2	94.76	17.74	222.99
602	3	115.36	32.93	227.96
603	3	157.44	50.24	319.14



Sixth Floor - Location Mark Diagram

TECHNICAL SPECIFICATIONS

MAIN FEATURES OF THE PROJECT

- Energy efficiency Class A Building with thermal insulation for walls and roofs.
- Eco-Friendly materials and finishes for healthy interiors design.
- Double glazed panoramic windows and sliding doors with the thermal and acoustic insulation.
- Lift - MRL (Machine Room-Less) KONE elevator with ventilation. Model: Elevator KCY MonoSpace 500 DX 19.2-1
- Underfloor central water heating.
- Spacious roof garden on the 7th floor separated into 3 zones for each of 6th floor apartment. Each roof garden has a jacuzzi, barbecue, sitting area and a bathroom (with a shower). Access to roof garden through stairs located on the covered verandas.
- Climate control VRF cooling system with heat pumps, integrating cooling, heating and hot water production for the high energy efficiency. Mechanical ventilation system.
- Common system of renewable energy with Photovoltaic (PV) panels.
- Sanitary hot water production by freshwater modules for uninterrupted hygienic hot water without the risk of legionella.
- Water pressure systems with central filter, central anti-scaling water softener system.
- Noise-insulated soil & waste drainage system.
- ED energy-efficient lighting.
- Smart home KNX system.
- Structured cabling network fitted inside each apartment.
- Central local and cable TV system.
- Apartment intercom access control.

COMMUNAL FEATURES

- Entrance hall with reception and sitting area fitted with soft furniture.
- Perimeter wall with aluminum fences with controlled gates and entrances for maximum privacy and security against unauthorized access.
- Camera CCTV system for the communal areas.
- Private underground parking with controlled access and lift.
- Visitors covered parking.
- Outdoor covered gym area.
- Communal WCs, changing rooms and showers.
- Communal swimming pool & kids' playground.
- Poolside pergola with solar shades.
- Landscaped automatically irrigated garden with local plants and trees.
- SPA Facilities (jacuzzi, steam and sauna).
- Concierge Service.
- Barbecue zone.

BUILDING STRUCTURE

- The main structure is reinforced concrete in accordance with the Cyprus Seismic Code and EUROCODE 8 and designed according to the Cyprus Concrete Code of Practice CYS 206 and EUROCODE. C45 Concrete was used for the frame of the building with Penetron water proof crystalline technology that enhances the overall performance and lifespan of concrete.

WATER-PROOF & INSULATION

- A damp proof course (DPC) is fitted under all ground floor walls, and the ground floor slab will be laid on a damp proof membrane (DPM). All slabs and walls are fitted with sound isolation materials.

WALLS & THERMAL INSULATION

All the walls are built with hollow thermal clay blocks.

- External walls - 250mm thick, Internal walls - 100mm thick.
- All the external surfaces of columns, beams and walls will be covered with 50 mm Rockwool external insulation systems, and the external beams and columns partly will be cladded or decorated with fair faced finish/HPL.

PLASTERING & PAINTWORK

- All the interior walls and fair face concrete ceilings are covered with two coats of fine rendering and three coats of paint.

INTERNAL SPECIFICATIONS

- Kitchens Model: FLO / Brand: AR-TE with soft closing mechanism. (Italy)
- Kitchen electrical appliances (fitted with fridges, dishwasher, oven, cooker/hob): BOSCH (may be upgraded to MIELE)
- Sanitary ware: all toilets are VILLEROY & BOCH fitted with hidden GROHE mechanisms with push button. All accessories for the Bathrooms are installed (mirror, toilet paper and towel holders)
- Kitchen sinks, taps and mixers: VILLEROY & BOCH, GROHE and DANIEL.

- Entrance doors: Model: TEKNO 6 Brand: PORTA NOVA .
- Colour - Lacquered White Matt 2.20m height. ISO Certificate. Fire Resistance Certificate BS 476 – 63 minutes.
- Internal doors: Custom made. Manufacturer: "AIP" (Italy)
- Internal door dimensions: Main 1 x 2.2, Bathroom 0.9x2.2 (Nominal opening dimensions). All doors covered with skirting.
- Wardrobes: Custom made. Manufacturer: "AIP" (Italy)
- Durable techno granite kitchen tops fitted in all apartments
- Italian made wood wall cladding in Apts. 401, 501, 601, 402, 502, 602, 503, 603.
- Tiling of all living area, bathroom wall and floor tiles: 120x120 1cm ceramic onyx like tiles.
- Ceiling Heights (the minimum height is only applied in corridors and in places of hidden AC units, 80% of apartment area is maximum height): Maximum height: 2.9m; Minimum height: 2.50-2.60m.

ALUMINIUM DOORS & WINDOWS

- All windows and balcony doors are made of extruded thermal aluminium frames, with double glass and high efficiency glass system. Supplied by MUSKITA.
- Sliding doors: Muskita THEA Ordinary with concealed water collection tray.
- Doors: Muskita MU 2075.
- Windows: Muskita MU 2020.
- All openings are of 2.57m height.

ELECTRICAL INSTALLATIONS

Strictly following the Electricity Authority of Cyprus regulations for all the electrical installations, special care is taken to equip all our apartments with convenient power outlets and lighting points for ample lighting in all rooms. Telephone outlets are also conveniently installed in most rooms. Additionally, the following conveniences are standard in all apartments:

- TV outlets in the open plan living room with dining area and kitchen in all bedrooms.
- Doors answering phone.
- Exterior lighting.
- Controlled sockets for all the electrical appliance, washing machine, dishwasher, refrigerator extractor fan, cooker and oven.
- Double sockets 13A in all rooms.
- Basic automation in all apartments (KNX Smart System).
- Electrical towel rails in bathrooms.

MECHANICAL INSTALLATIONS

- Solar heater with 150lt of hot water tank, with electrical immersion heater and communal cold-water reserve tank of 1000lt with water filtration system.
- VRV AC DAIKIN system (heating and cooling) and water underfloor heating in all apartments.
- The solar panels and water tanks with hot and cold water and pressure pumps are positioned on the roof in a specially designed area with minimum visibility for aesthetic reasons.
- Systems of hydro boxes and heat pumps provides the building with hot water during cloudy weather and for underfloor heating.
- The water pressure system keeping 5-7 bar in water supply system of an entire building

AIR CONDITIONING & UNDERFLOOR HEATING

- Control display unit of A/C system are located on the wall of every rooms excluding bathrooms.
- Underfloor heating are separated for each zones of apartment, controlling by thermo sensor and operating by the wall monitor unit for each heating zone.

SEWAGE

- Constructed with high quality of materials and standards. The sewage pipes are hidden in special channels with acoustic insulation protection. The sewage system of entire building is connected to municipal drainage collector.

LANDSCAPE & PARKING AREAS

- External area will be arranged in accordance with the landscape design. A lot of local planting trees, bushes and flower are going to be planted all around the building.
- All apartments have one or two parking spaces in the underground parking/covered ground floor parking and have access to at the least one storage room.

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