



PRIMERO

elegant living



## Luxury in the city

### *Primero is not for everyone.*

It is a model of elegant living for buyers seeking an exceptional home in Limassol, the coastal town that is known as both the business centre and party town of Cyprus. But Limassol is not all hustle and bustle; it has a collection of residential pockets where you can retreat at the end of the day, leave the urban vibes behind and enjoy the quiet privacy of a luxurious home... such as Primero.



## Prime setting

Located in a well developed neighbourhood set in green surroundings, Primero is within walking distance from the supermarkets, shops and boutiques of Kolonakiou Street.

Walk a bit further and you will reach the seafront promenade and the sandy beach for a stroll along the water, while the city centre is just 1km away. By car it's just a few minutes to the popular Dasoudi Beach, an extended stretch of mature Mediterranean greenery that decorates the coastline.

Take a bird's eye view of this setting, and you will recognize that Primero is a rare residential gem with a polish unlike any other.

## What's nearby?

Walking distance to everyday amenities

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300m from Kolonakiou Street

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600m from Columbia beach

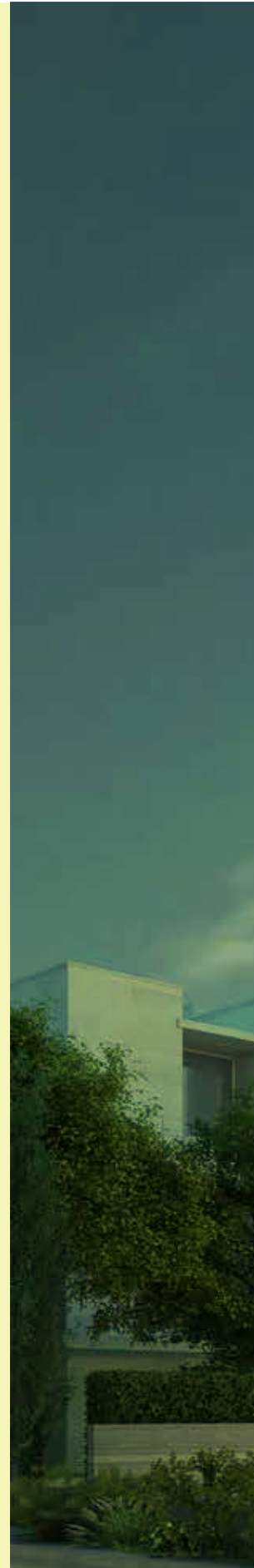
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800m to shops and boutiques

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1km from the city centre

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## Elegant living

Apartment living has a very special meaning at Primero. This four-storey building is marked by its contemporary, streamlined design that reflects understated elegance. Here you have a real-life example of how architects and engineers can pool their skills, creativity and knowledge to create urban homes that are both practical and beautiful, attractive and durable.

Primero houses only four apartments with a living area of 82 m<sup>2</sup> to 120 m<sup>2</sup>. Buyers have a choice of two 2-bedroom apartments on the first floor; one 3-bedroom apartment across the second floor; a 3-bedroom penthouse on the third floor, enhanced with a private rooftop garden complete with infinity pool.

Regardless of size, each home maximizes the benefits of its orientation. Large south-facing verandas with full-length French windows allow the sea breeze to sweep through your home while the Mediterranean sunshine fills your life.

### CHOOSE YOUR HOME

four-storey building

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only 4 apartments

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two 2-bedroom apartments

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one 3-bedroom apartment

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one 3-bedroom penthouse  
with private roof garden and pool

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designated covered parking and storage  
room on the ground floor for each apartment

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## Fine finish

The first impression of exterior elegance is reinforced within the walls of your chosen apartment. Space-optimized interiors open onto generous verandas with large planters that surround you with abundant greenery. Everyday living is made even more comfortable with an ensuite bathroom in the master bedroom, built or walk-in wardrobes, and completely fitted kitchens.

Early buyers can express their individual preferences in the colours they choose for ceramic or laminate flooring, while comfort features such as heating and cooling, dimmable lighting and access points for TV, telephone and data are among the standard installations.

From corner to corner, you will notice that quality and aesthetics go hand in hand to offer you a home that is easy on the eyes, built to last, and always a pleasure to return to.



# Specifications

## Structural specifications, finishing materials and fixtures

### STRUCTURE

- Reinforced concrete, beams and slabs, designed to seismic specifications

### WALLS AND PARTITIONS

- External walls: 30 cm thick of high quality hollow bricks, in accordance with the European Union's thermal and energy saving standards
- Internal walls: U15 ULTRA board system (Knauf, Germany or Rigips, Italy) of 10 cm on both sides and Rockwool internally.

### PLASTERING

- External surfaces will be finished with 2 coats of rough texture plaster and rough concrete.
- Internal walls and partitions will be finished with 3 coats of plaster.
- The ceilings will be finished with spatula.

### PAINTWORK

- Internal: spatula and 3 coats of oil paint in all bathrooms and toilet rooms.
- White walls and ceilings.
- External: paint and rough concrete as per architectural plans.

### KITCHEN

- European ceramic tiles (colour choice available\*).
- European handleless fitting (colour choice available\*).
- Individually designed layouts.
- Techno granite worktops (colour choice available\*).
- Techno granite under-slung sink with Italian chrome-finish mixer tap.
- MK wedge sockets under wall units.

### LIVING ROOM & BEDROOM AREAS

- European ceramic flooring in hall and living areas (colour choice available\*) or laminate wood floor.
- Pressure-lacquered doors.
- Individually designed fitted wardrobes (colour choice available\*).

### BATHROOMS

- European ceramic tiles (colour choice available\*).
- European white sanitary ware.
- Suppliers: Ideal Standard or Laufen.
- Wall-mounted WC pan with concealed cistern and soft seat and cover.
- European ceiling-mounted shower arm and head with separate hand shower and wall-mounted recessed controls.
- Individually designed vanity unit with demister illuminated mirror cabinet incorporating two shaver sockets.
- European chrome-finish brassware.
- Walk-in shower with contemporary fixed glass screen.

### ELECTRICAL FITTINGS

- Scene-setting dimmable lighting in all rooms.
- LED lighting on all balconies.
- External power socket on all terraces.
- Slim-line white sockets throughout.
- Satellite system or cable TV installation.
- Telephone and data points in principal rooms.
- Visual Intercom system for each apartment and the main entrance.
- USB charging points.

*\* Subject to stage of construction*





#### CLIMATE CONTROL

- Heating: Under-floor heating in all rooms and hallways with heat pump system.
- Cooling: Independent concealed comfort cooling in all areas.

#### SEWAGE

- Connection to main sewage system.

#### DRAINAGE

- Pipe-in-pipe system as per Local Authority Requirements.
- Automated garden irrigation system.

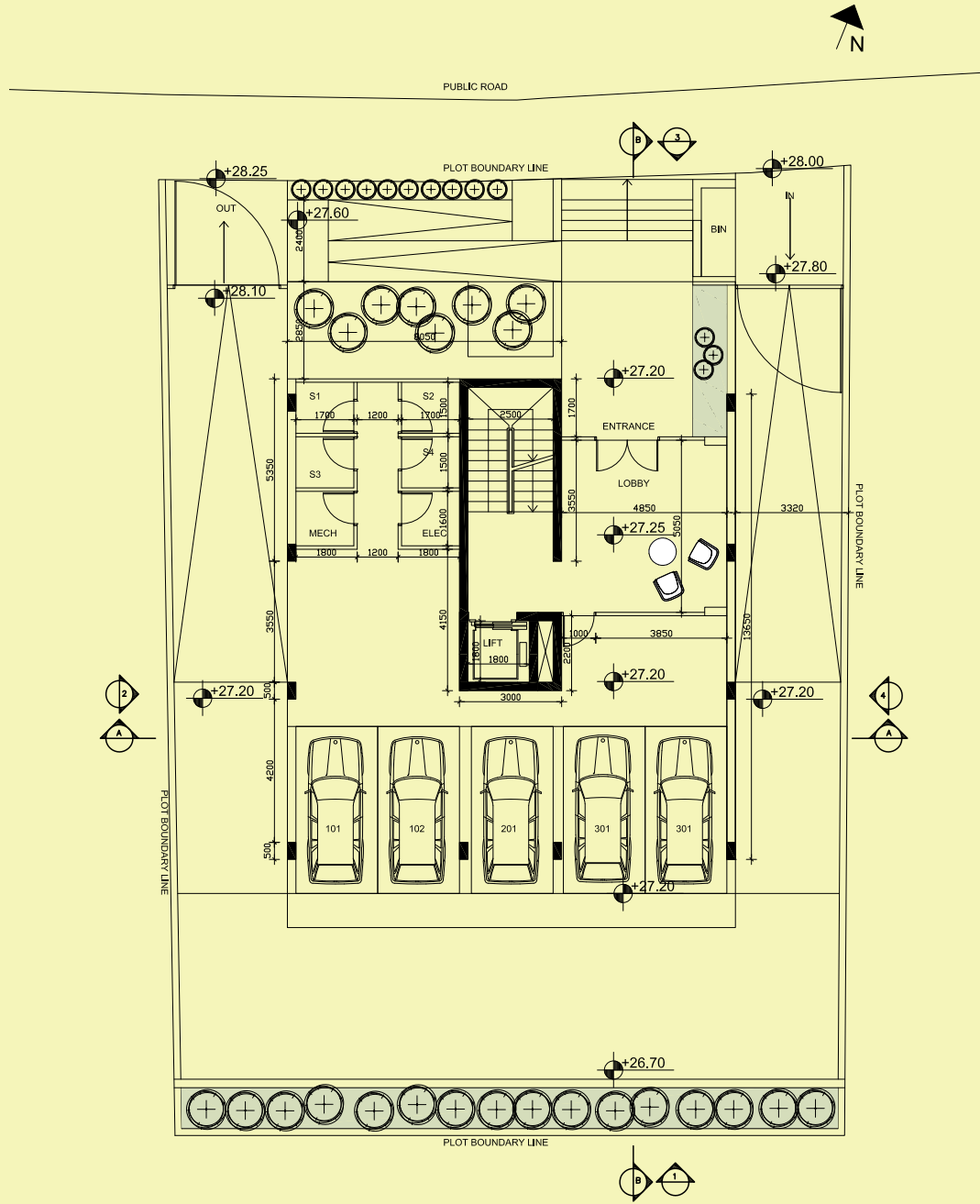
#### OTHER SPECIFICATIONS

- Solar system for heating water.
- Pressurized water system.
- Double glazing.
- Energy saving building Category A+ (in accordance with the latest EU standards).

#### COMMUNAL AREAS, SERVICES & FACILITIES

- Furnished lobby area.
- Video-controlled security entrance.
- Lift to all floors.
- Landscaped communal gardens.
- Covered parking on ground level.
- Storage rooms on ground level.
- Electric charging points for electric cars.

GROUND FLOOR

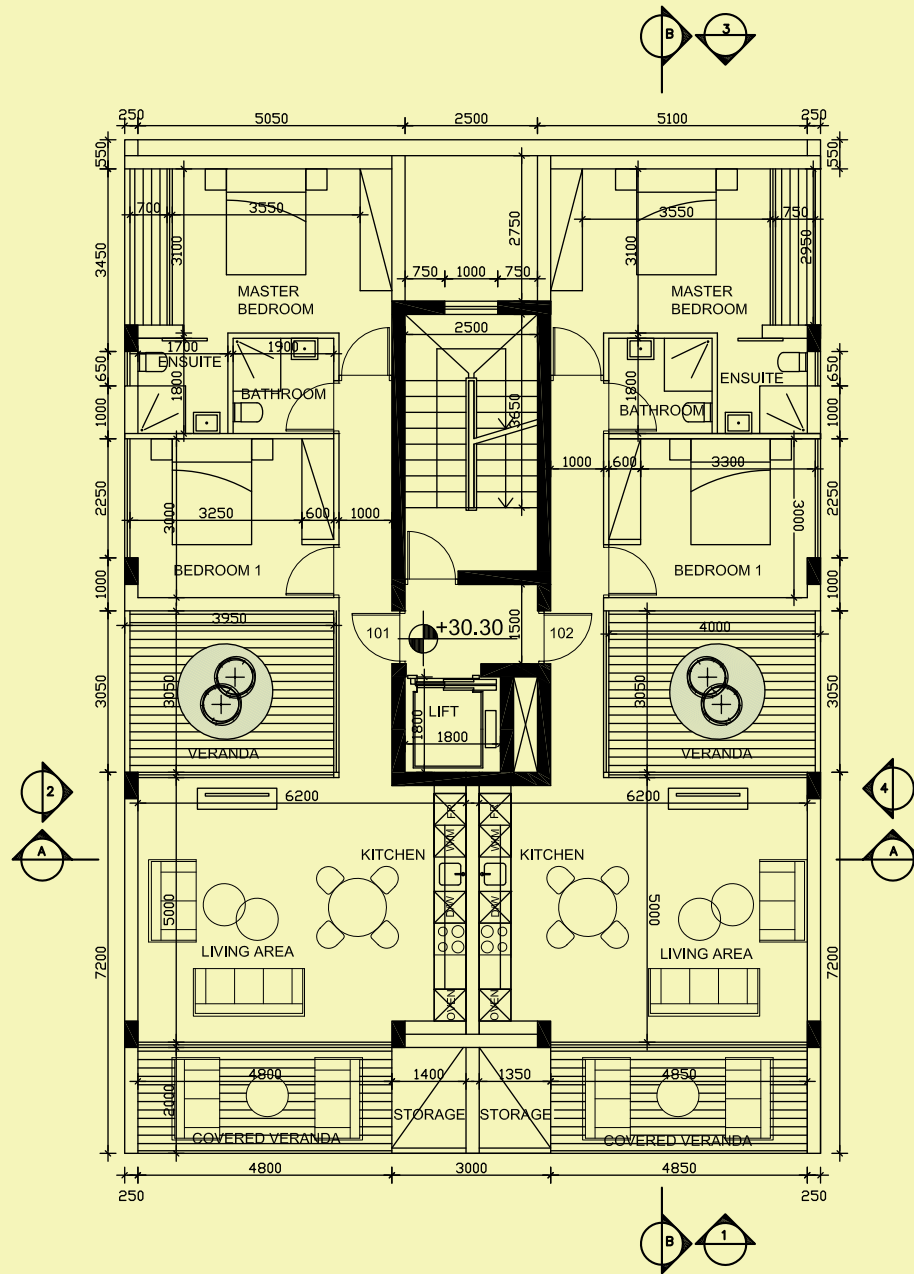




## BUILDING OVERVIEW

Plot	562 sqm	Covered planters	32 sqm
Pilotis	112 sqm	Uncovered planters	9 sqm
Lobby, stairs and lift	54 sqm	Storage rooms	18 sqm
Total living area	394 sqm	Covered parking	56 sqm
Covered verandas	147 sqm	Swimming pool	28 sqm
Uncovered verandas	33 sqm	Total covered area	813 sqm
Semi-covered verandas	21 sqm	<b>Total area</b>	<b>904 sqm</b>

FRIST FLOOR



**APARTMENT 101**

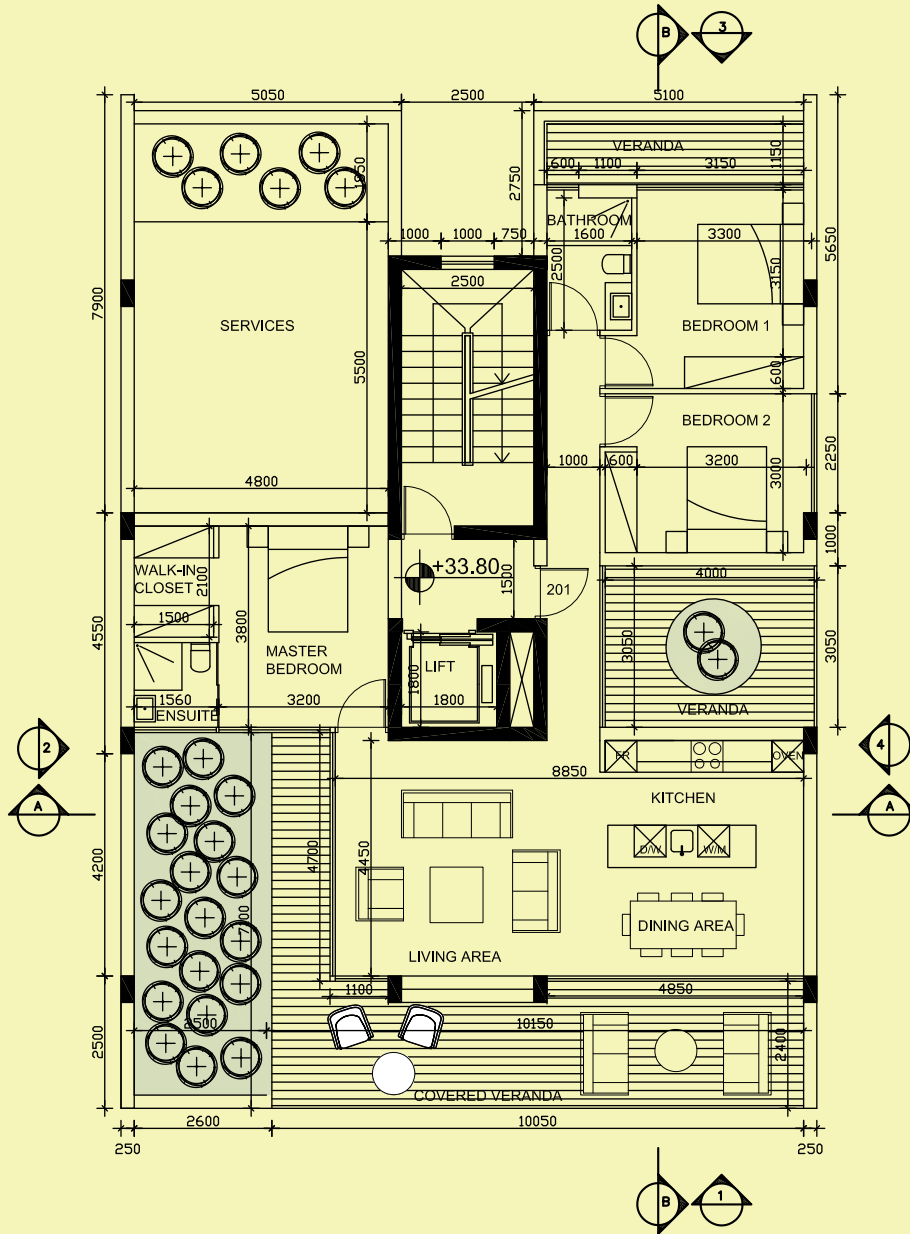
2 bedrooms, 2 bathrooms

**APARTMENT 102**

2 bedrooms, 2 bathrooms

Living area	82 sqm
Covered veranda	22 sqm
Storage room	6 sqm
Covered parking	11 sqm
Covered planter	3 sqm
<b>Total covered area</b>	<b>124 sqm</b>

Living area	82 sqm
Covered veranda	23 sqm
Storage room	6 sqm
Covered parking	11 sqm
Covered planter	2 sqm
<b>Total covered area</b>	<b>124 sqm</b>



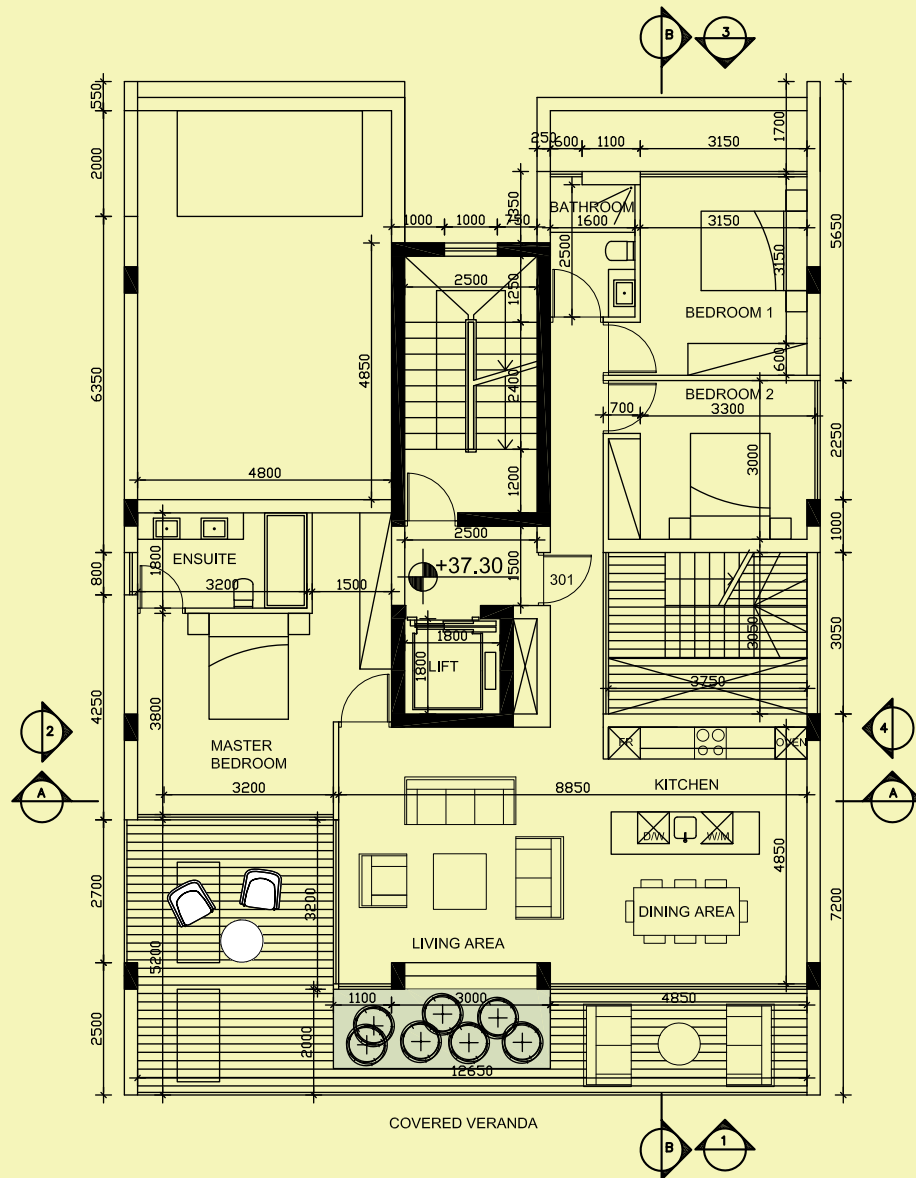
SECOND FLOOR

**APARTMENT 201**

3 bedrooms, 2 bathrooms

Living area	110 sqm
Covered veranda	39 sqm
Uncovered veranda	6 sqm
Storage room	3 sqm
Covered parking	11 sqm
Covered planter	22 sqm
Total covered area	185 sqm
<b>Total area</b>	<b>191 sqm</b>

3rd AND 4th FLOOR, DUPLEX PENTHOUSE

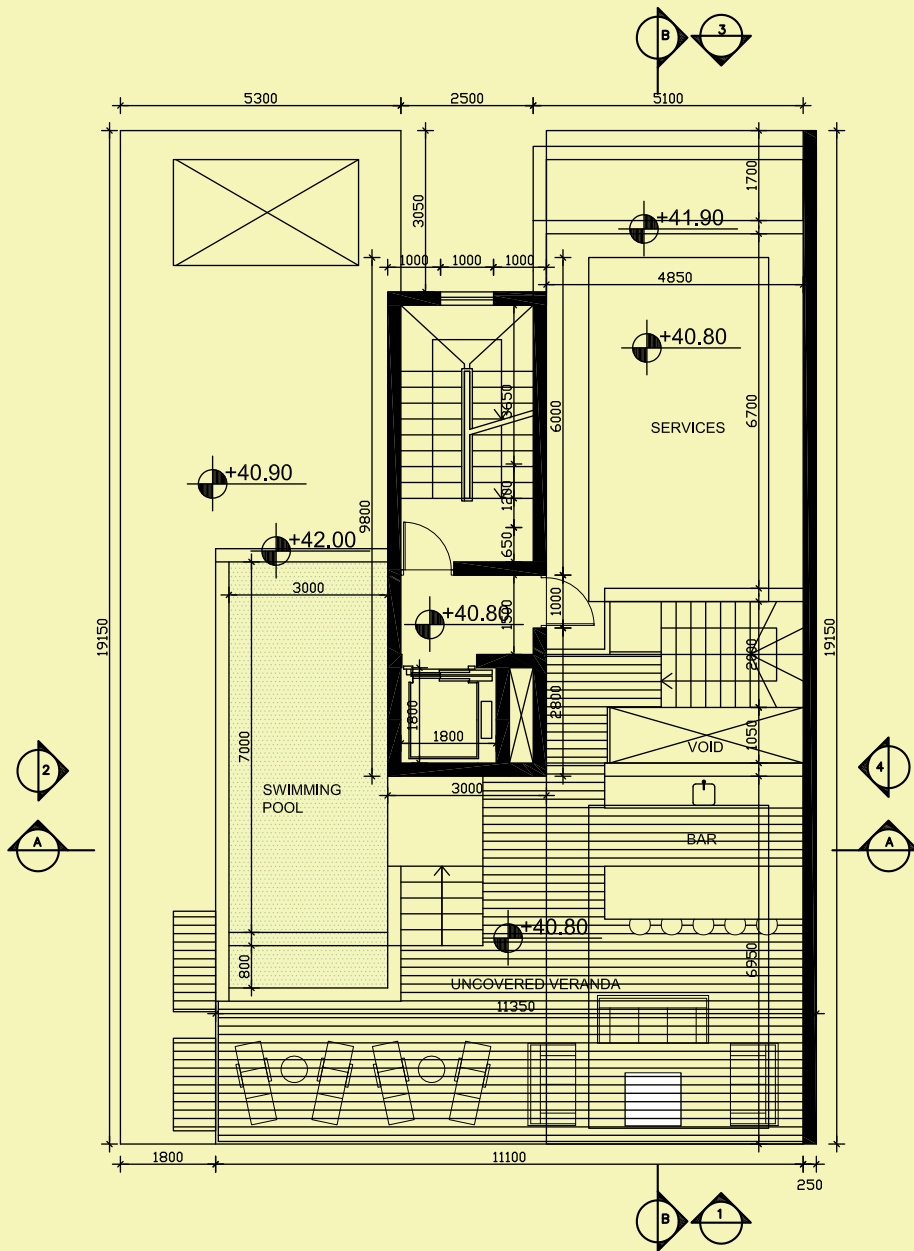


**APARTMENT 301**

3 bedrooms, 2 bathrooms

Living area	120 sqm
Covered veranda	39 sqm
Uncovered veranda	4 sqm
Storage room	3 sqm
Covered parking	23 sqm
Covered planter	5 sqm





ROOF GARDEN

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Covered veranda	24 sqm
Uncovered veranda	23 sqm
Semi-covered veranda	21 sqm
Private swimming pool	28 sqm
Total covered area	214 sqm
Total area	290 sqm

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## A desirable destination

With its cosmopolitan spirit and lifestyle, its super yacht marina and the upcoming casino resort, the seaside town of Limassol is one of the most powerful magnets in the eastern Mediterranean region.

Apart from the attractions of the city itself, proximity to the green mountains of Cyprus with their picturesque villages, boutique wineries and hidden monasteries makes this town a desirable destination for home buyers and property investors.

Whether for personal use or as an investment, demand for luxurious residential properties in Limassol is high and expected to rise even more, as a series of upcoming major infrastructure projects and commercial developments take the city to the next level.

**A.G & G**  
LUXURY  
HOMES

About **A. G & G LUXURY HOMES**

*With a growing number of projects in Paphos and Limassol, we are known to make customer satisfaction our number one priority, offering you a choice of superior and distinctive homes. What they all have in common is our company's signature: properties built with pride.*

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**A. GEORGIU GROUP OF COMPANIES**

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