

Adonia *Residence*





The Development

Adonia is a beachfront residential property designed to provide luxury and privacy to four privileged tenants. High tech materials and facilities combined with traditional finishes provide balanced properties that make up a relaxing and enjoyable environment.

The development consists of four luxurious residential apartments that extend over six levels in total. These include a 5-bedroom duplex penthouse, two 3-bedroom lateral apartments and one bedroom apartment at pool level.

Ground and lower ground floor levels are dedicated to common use areas and facilities including a reception lobby, a lounge, a comprehensive indoor spa and pool complex as well as a fully equipped gym.

The Apartment

Each apartment occupies one full floor level, enjoying sea views on three sides. The elongated side of the property is South facing with a number of terraces opening up to the sea.

Based on an open plan design, it provides maximum flexibility in interior arrangement. Generous space to include an entrance hall, main lounge, dining area, a kitchen as well as a more informal family area.

All bedrooms have en-suite bathrooms, the master bathroom incorporating both shower and bath tub. A separate guest toilet is accessed through the living area. Italian designer wardrobes are fitted throughout the properties while the Master Bedroom is fitted with a walk in wardrobe.

A fully integrated home management system provides control of all the electrically operated systems and home entertainment.





Limassol

Limassol is the largest sea side town and port in Cyprus centrally located on the south coast of Cyprus and only 60 kilometers away from the highest mountain peak.

The town has an excellent sea-front promenade and a pedestrian street stretching over 20 km from the Amathus area to the town.

It is both business and family oriented offering excellent facilities for business, easy access to all European and Middle Eastern destinations, international schools from kindergarten to high school as well as a university of applied sciences. Limassol has a diverse and entertaining night life that includes international restaurants, local tavernas, exclusive nightclubs, bars, beach clubs and coffee shops.

Major town events include a ten-day long carnival as well as a wine festival that takes place in September.

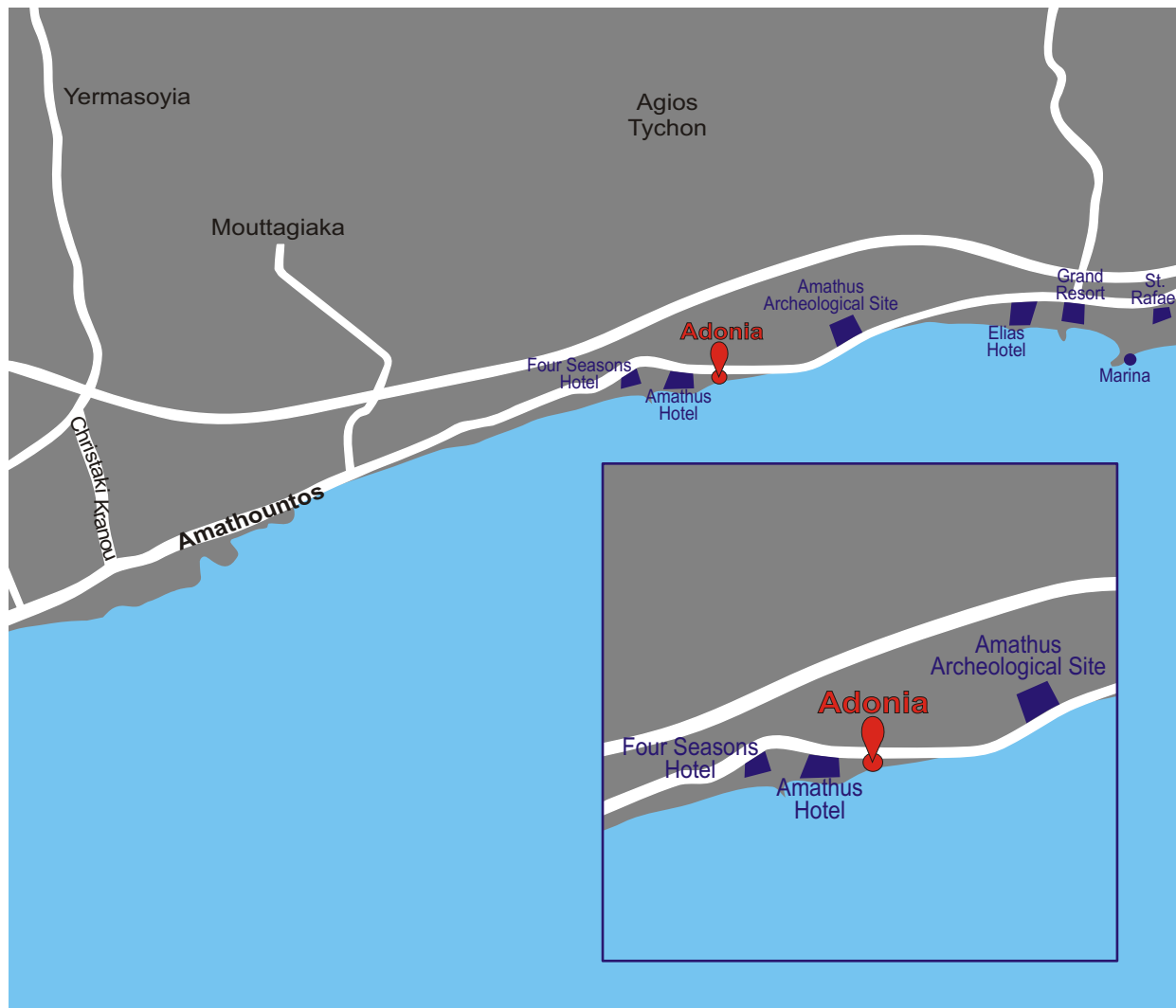


Amathus Area

The famous ancient kingdom of Amathus with its exceptional archaeological remains and underwater port still retains the opulence and splendor that made it such an exquisite location.

St. Rafael's marina, exclusive clubs, a hoard of restaurants as well as the most luxurious hotels on the island make Amathus the most desirable area to acquire a property.

A step away from the beach, with choice walks either along the coast or within the ancient city of Amathus, it offers the best of both worlds. Just outside the town of Limassol offering peace and quiet yet near enough to be part of the vibrant activities that have made the Amathus area one of the most sought after residential locations.



The Location

Adonia is set in a unique and privileged location on the East Coast of Limassol within the Ayios Tychonas locality.

Access to the property is provided through a gated driveway adjacent to the main beachfront road. The development enjoys direct access to the beach through a few steps leading down from the pool area.

Its elevated position provides breathtaking sea views of the entire Limassol bay stretching from the Akrotiri peninsula to Moni.

Finishing Specifications

Thasos white polished marble, in reception, dining and kitchen areas. Broad board timber flooring, in oiled Oak with brushed oyster grey finish by Schotten and Hansen, in bedrooms and hallway.

Teak decking on terraces.

Poggen Pohl kitchen finished in high gloss laquer, fitted with composite stone worktops and glass splash backs. Sinks by Reginox and mixers by Dornbracht.

Refrigeration by Gaggenau, Miele cooking and washing appliances.

Marble bathrooms finished in Thasos snow white and Golden brown.

Dornbracht tapware, Keramag sanitary ware and vanity units by Cosmic finished in composite bathstone.

Designer wardrobes and walk-in closets by Zalf, finished in white glass and light oak.

Synua safety entrance door by Oikos, finished in graphite slate.

Internal doors by Rimadesio finished in white back painted glass.

VRV Airconditioning by Daikin and electric underfloor heating by Reicor.

Fully integrated home management system by Crestron including home entertainment.

Burglar and Fire alarm systems.

Otis eight person lift finished in stainless steel and opaque glass.

Swimming pool complex including internal heated pool, spa, sauna and steam room.

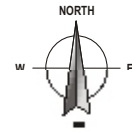
Equipped Gym room and furnished lounge.

External vanishing edge pool.

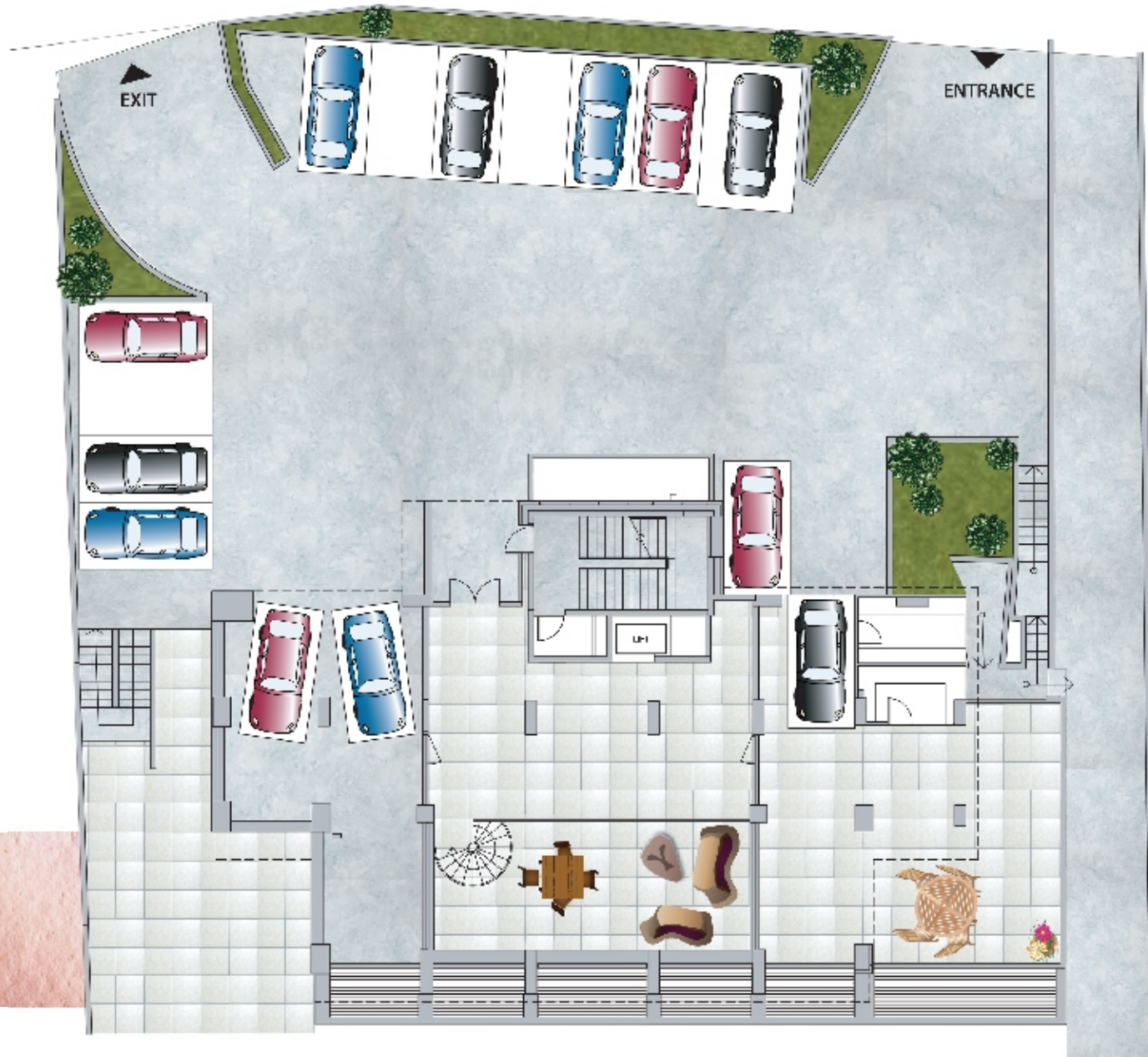
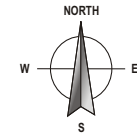
Detailed specification on request.



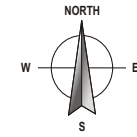
First & Second Floor



Lower Ground Floor Plan



Pool Level





About the company

Path Property Ltd was established as a holding company to specialize primarily in the investment and development of real estate.

The company is manned by a team of professionals with proven experience in the property development, project management, financial and legal fields.

The company focuses on land banking, residential, commercial and leisure property development projects in Cyprus, emerging European markets and internationally established property capitals.

The projects are developed directly or through strategic alliances with partners that possess local market knowledge and expertise.

The current portfolio includes real estate and development projects in Cyprus, Romania, Germany and the UK.







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www.pathproperty.com | +357 25 828560 | info@pathproperty.com.cy