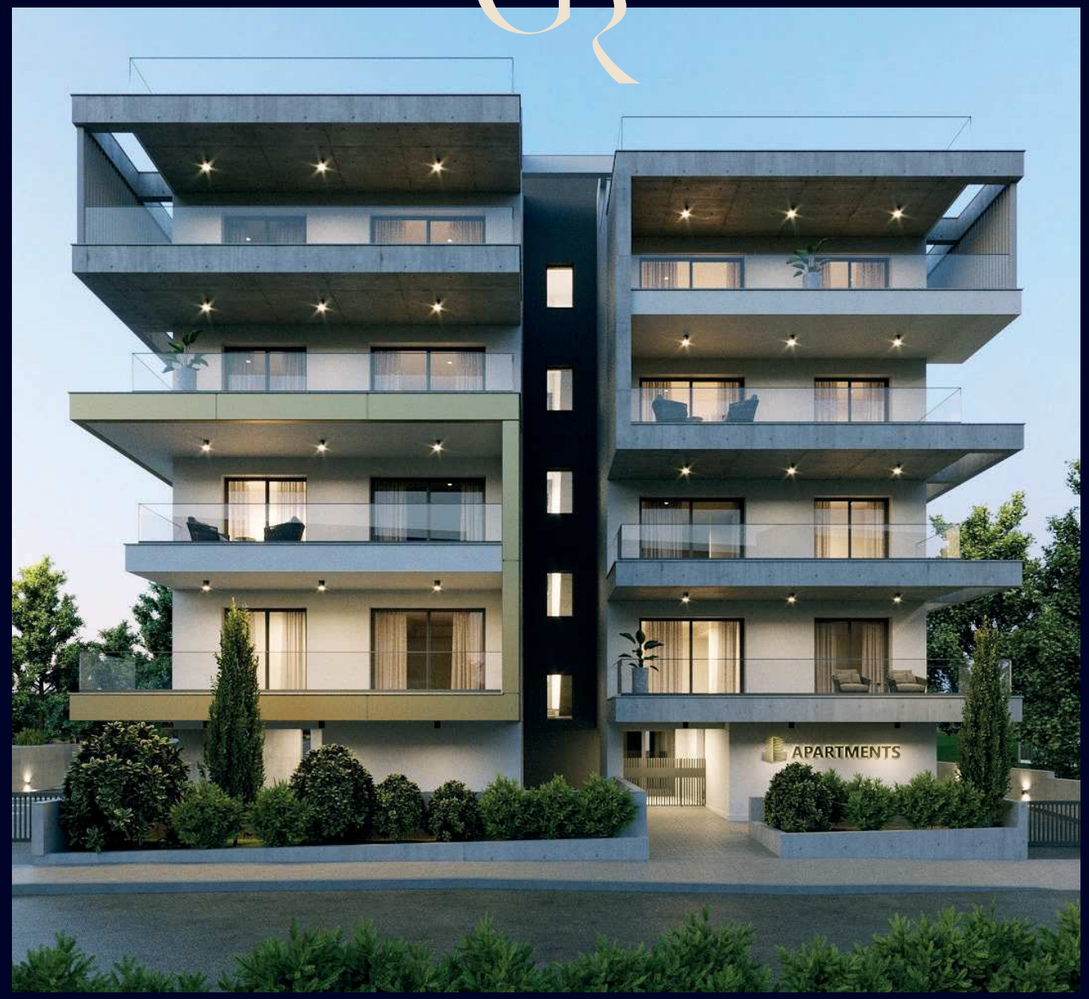
GATEWAY

RESIDENCES

LIMASSOL



A LUXURY COLLECTION OF 1, 2 & 3 BEDROOM APARTMENTS CLOSE TO LIMASSOL'S VIBRANT CITY CENTRE



Computer generated imagery is indicative only.

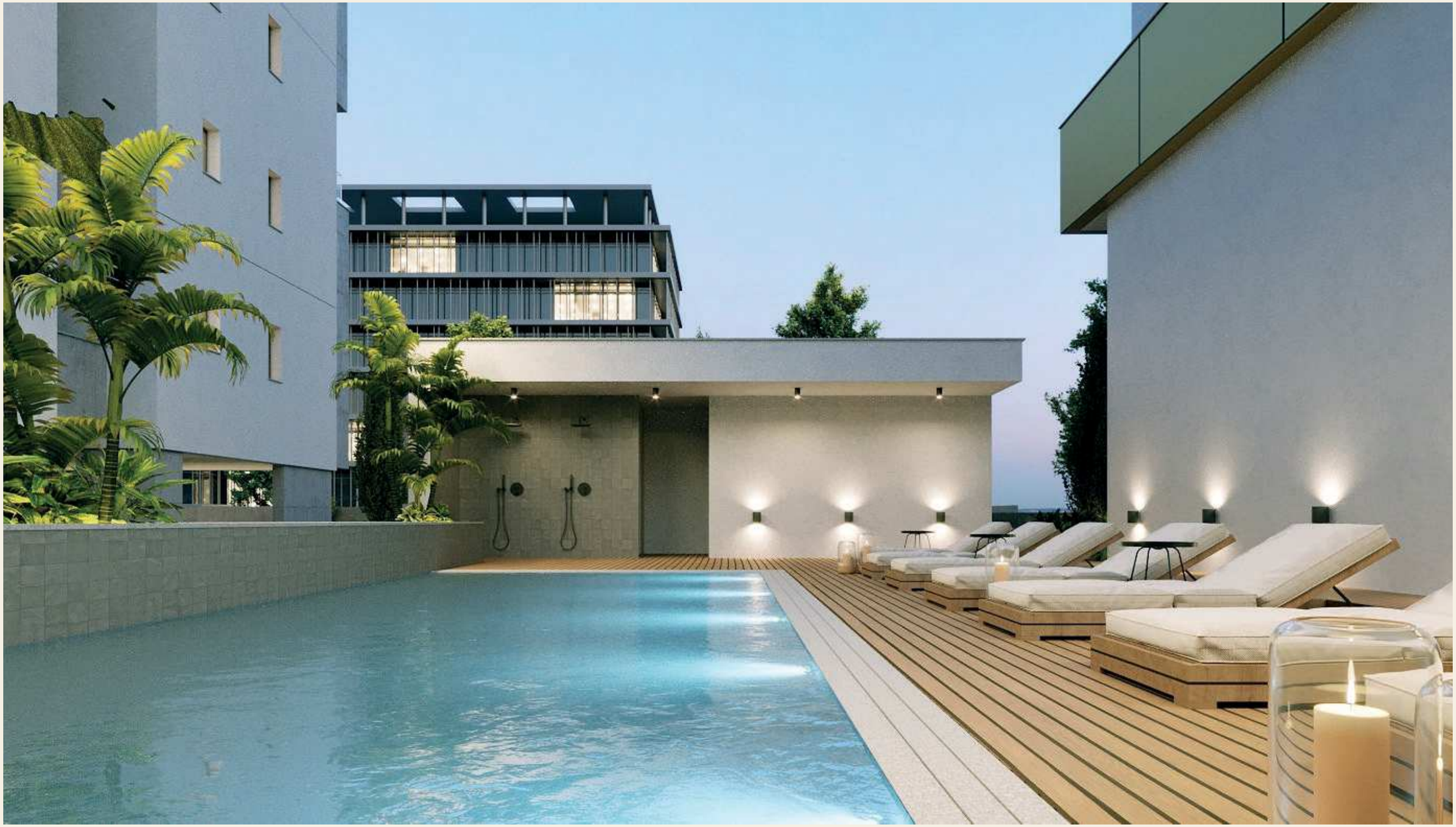
A BOLD, BEAUTIFUL AND CONNECTED CITY RESIDENCE

Offering effortless connectivity and seclusion, the apartments at Gateway Residences strike the perfect balance between vibrant city living and relaxed coastal living.

The characterful streets, buzzing restaurants, cafés and bars of Limassol's old town are moments away, yet within these serene spaces you can truly escape and unwind.

Fusing timeless design with a clean and contemporary edge, this boutique collection of 1 , 2 and 3 bedroom apartments captures the spirit of modern Cyprus.





Computer generated imagery is indicative only.



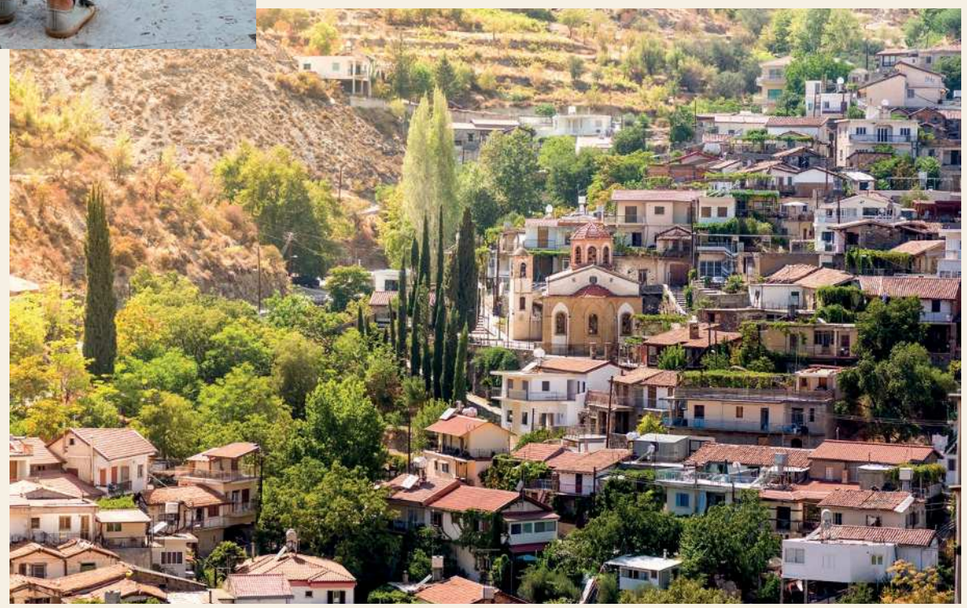
NEW HORIZONS AND ENDLESS POSSIBILITIES AWAIT



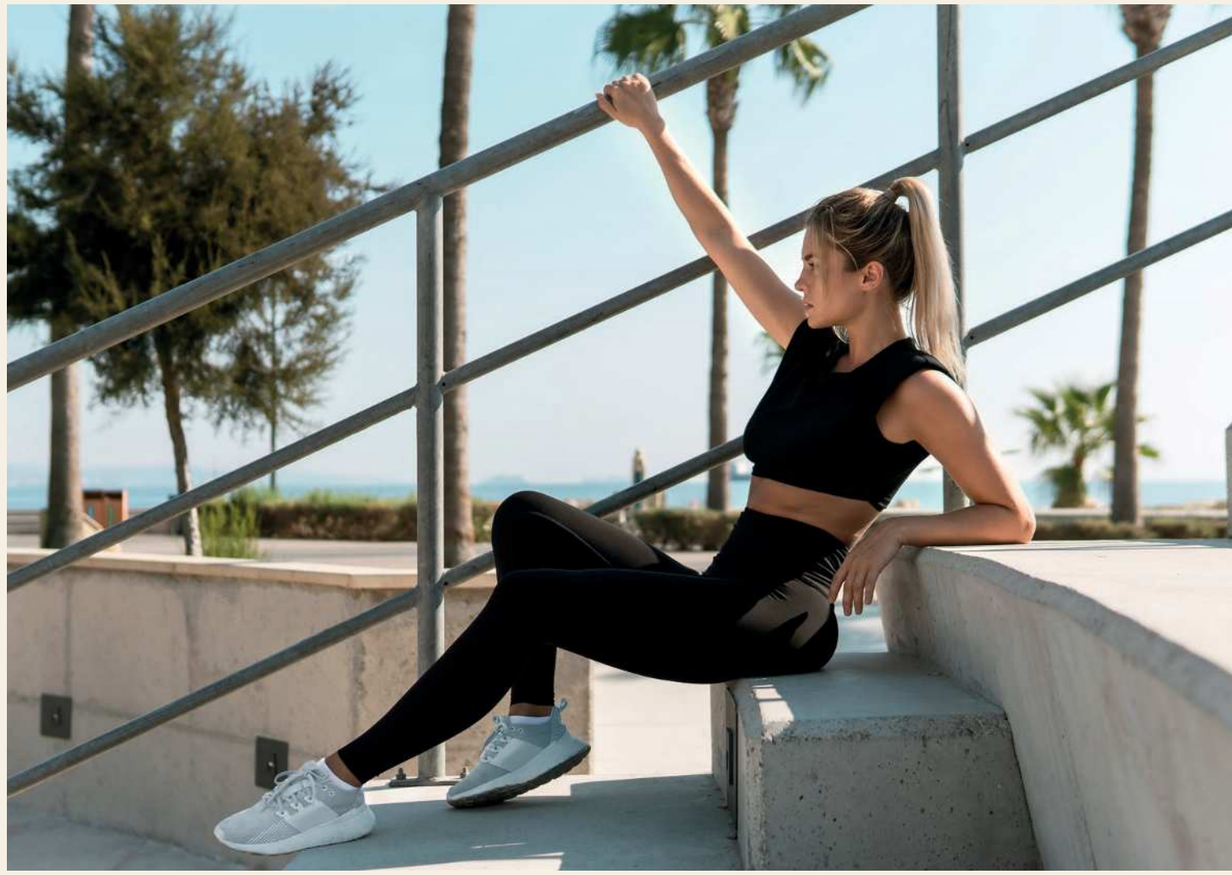
STEP INTO COSMOPOLITAN ISLAND LIFE

A home in Limassol offers the warmest of welcomes, and here you'll find local culture, history and modernity living happily side by side.

On this sun-kissed jewel of an island the ocean is, of course, never far from one's mind and the apartments at Gateway Residences are perfectly poised for its hidden coves, beach clubs and lively Mediterranean marina.









A HOME AT THE HEART OF IT ALL

A vibrant city and cosmopolitan city full of culture, heritage and an unparalleled level of quality of life.

JOURNEY TIMES (BY CAR)

IBU Bank of Cyprus
3 MINS

Trinity Private Secondary School
3 MINS

The Grammar School
4 MINS

Limassol Zoo
6 MINS

American Academy Primary School
6 MINS

Trinity Private Primary School
7 MINS

Limassol Shopping Centre
7 MINS

ERA Apollon
8 MINS

Four Seasons Hotel
9 MINS

Pascal Private Primary School
10 MINS

Molos
10 MINS

Limassol Marina
11 MINS

My Mall
13 MINS

Heritage Private School
15 MINS

Fasouri Waterpark
17 MINS

Paphos International Airport
43 MINS







A SOPHISTICATED SANCTUARY, THOUGHTFULLY DESIGNED



Computer generated imagery is indicative only.





Computer generated imagery is indicative only.

ELEGANT DESIGN DETAILS SET THE SCENE

Inspired by contemporary city life, timeless touches meet the flexibility of open-plan living. Throughout the apartments, spaces are infused with a soft and soothing colour palette, warm touches and the beauty of tactile natural materials; each detail carefully chosen to enhance a feeling of serenity, as well as for its everyday versatility.

Whether relaxing or entertaining, Gateway Residences perfectly sets the scene for contemporary city life.





Computer generated imagery is indicative only.



Computer generated imagery is indicative only.

SPECIFICATIONS

EXTERNAL

- Gold finished external panels
- Secured entry to complex
- Parking space (1 car per apartment*) and private storage for each apartment designed for washing machine & dryer
- Green area with swimming pool
- Roof terrace to penthouse apartments
- Class A energy efficiency certified
- ALUMIL glazing balustrades
- Tiles on balconies, terraces and roof gardens
- Multi-point high security locking doors with mall laminate finish

BATHROOMS

- Sanitaryware from European brands
- Cerrad tiles to floor and walls
- Tempo vanity unit with gloss white basin and soft closing drawers
- Hansgrohe basin and bath mixer taps in chrome
- Fixed shower screen with chrome finish
- Hansgrohe shower et or showerpipe in chrome
- Wall mounted mirror with backlight
- Concept Air back to wall toilet in white with soft close seat
- Chrome flush plate
- Towel rail in chrome
- Chrome towel hooks, grab bar and toilet paper holder

FLOORS & FINISHES

- Laminate natural wood finish flooring to bedrooms, kitchen, dining and living areas
- Matt laminated wardrobe doors in off-white finished with Blum (or similar) hinges including rails, shelves and drawers (height 2.6m)
- Internal doors (2.6m height) - matt off-white lacquer finish with AGB hinges
- Matt black door handles
- White smoke internal doors

KITCHENS

- Fully fitted kitchen (2.6m height) with laminate finish
- Worktops and backsplash in composite stone
- Undermount Blanco sink and mixer in anthracite grey
- Blanco 3-way mono-mixer kitchen tap
- Laminated cupboard doors in off-white
- Soft closing gola system

ELECTRICAL

- Audio and video intercom door entry system
- Strip lighting below high-level kitchen cabinets
- White electrical switches and sockets in all living areas
- White LED spotlights

HEATING & COOLING

- VRF air conditioning system
- Underfloor heating system (provision)
- Thermal insulated aluminium double-glazed ‘ALUMIL’ sliding doors (2.4m height) and windows (1.25m height)

GENERAL

- High ceilings (2.9m)
- External walls - kilmate bricks 250mm minimum thickness including additional insulation
- Fireproof security entrance doors

**Includes 2 x parking spaces for disabled persons*





GATEWAY SITE PLAN



A GATEWAY RESIDENCES

B GATEWAY OFFICES

1. Parking Entrance
2. Pedestrian Entrance
3. Storage Areas
4. Lobby
5. Pool Area
6. BBQ Area
7. Changing Rooms
8. Block B Parking Entrance
9. Office Entrance
10. Basement Parking Entrance

FIRST FLOOR



N

- 1 bedroom apartment
- 2 bedroom apartment
- 3 bedroom apartment

FIRST FLOOR

APARTMENT 101

Living / Kitchen / Dining	11.55m x 4.10m	Number of rooms	3
Master Bedroom	5.80m x 3.75m	Indoor area	115.2 sqm
Bedroom 2	3.95m x 3.25m	Covered verandas	24.1 sqm
Bedroom 3	3.95m x 3.25m	Uncovered verandas	4.6 sqm
Balcony	9.60m x 2.70m	Common area	9.9 sqm
Total area	**139.3 sqm**		

APARTMENT 102

Living / Kitchen / Dining	6.05m x 3.95m	Number of rooms	1
Bedroom	3.95m x 3.25m	Indoor area	55.3 sqm
Balcony	6.50m x 2.35m	Covered verandas	17.7 sqm
Total area	**73.0 sqm**	Uncovered verandas	0.7 sqm
		Common area	4.7 sqm

APARTMENT 103

Living / Kitchen / Dining	6.05m x 3.95m	Number of rooms	1
Bedroom	3.95m x 3.25m	Indoor area	55.9 sqm
Balcony	6.75m x 2.25m	Covered verandas	17.7 sqm
Total area	**73.6 sqm**	Common area	4.8 sqm

APARTMENT 104

Living / Kitchen / Dining	9.50m x 4.10m	Number of rooms	2
Bedroom 1	3.95m x 3.25m	Indoor area	86.8 sqm
Bedroom 2	3.95m x 3.25m	Covered verandas	25.0 sqm
Balcony	8.40m x 2.45m	Uncovered verandas	3.6 sqm
Total area	**111.8 sqm**	Common area	7.5 sqm

Maximum room measurements taken.

SECOND FLOOR



N

- 1 bedroom apartment
- 2 bedroom apartment
- 3 bedroom apartment

SECOND FLOOR

APARTMENT 201

Living / Kitchen / Dining	11.55m x 4.10m	Number of rooms	3
Master Bedroom	5.80m x 3.75m	Indoor area	115.2 sqm
Bedroom 2	3.95m x 3.25m	Covered verandas	23.8 sqm
Bedroom 3	3.95m x 3.25m	Common area	9.9 sqm
Balcony	8.30m x 2.45m		
Total area	**139.0 sqm**		

APARTMENT 202

Living / Kitchen / Dining	6.05m x 3.95m	Number of rooms	1
Bedroom	3.95m x 3.25m	Indoor area	55.3 sqm
Balcony	6.50m x 2.35m	Covered verandas	17.7 sqm
Total area	**73.0 sqm**	Common area	4.7 sqm

APARTMENT 203

Living / Kitchen / Dining	6.05m x 3.95m	Number of rooms	1
Bedroom	3.95m x 3.25m	Indoor area	55.9 sqm
Balcony	6.75m x 2.25m	Covered verandas	18.6 sqm
Total area	**74.5 sqm**	Common area	4.8 sqm

APARTMENT 204

Living / Kitchen / Dining	9.50m x 4.10m	Number of rooms	2
Bedroom 1	3.95m x 3.25m	Indoor area	86.8 sqm
Bedroom 2	3.95m x 3.25m	Covered verandas	25.0 sqm
Balcony	9.70m x 2.45m	Common area	7.5 sqm
Total area	**111.8 sqm**		

Maximum room measurements taken.

THIRD FLOOR



N

- 1 bedroom apartment
- 2 bedroom apartment
- 3 bedroom apartment

THIRD FLOOR

APARTMENT 301

Living / Kitchen / Dining	11.55m x 4.10m
Master Bedroom	5.80m x 3.75m
Bedroom 2	3.95m x 3.25m
Bedroom 3	3.95m x 3.25m
Balcony	8.55m x 2.55m
Total area	**140.2 sqm**

Number of rooms	3
Indoor area	115.2 sqm
Covered verandas	25.0 sqm
Uncovered verandas	0.9 sqm
Common area	9.9 sqm

APARTMENT 302

Living / Kitchen / Dining	6.05m x 3.95m
Bedroom	3.95m x 3.25m
Balcony	6.65m x 2.45m
Total area	**74.0 sqm**

Number of rooms	1
Indoor area	55.3 sqm
Covered verandas	18.7 sqm
Uncovered verandas	0.7 sqm
Common area	4.7 sqm

APARTMENT 303

Living / Kitchen / Dining	6.05m x 3.95m
Bedroom	3.95m x 3.25m
Balcony	6.75m x 2.35m
Total area	**73.6 sqm**

Number of rooms	1
Indoor area	55.9 sqm
Covered verandas	17.7 sqm
Uncovered verandas	0.7 sqm
Common area	4.8 sqm

APARTMENT 304

Living / Kitchen / Dining	9.50m x 4.10m
Bedroom 1	3.95m x 3.25m
Bedroom 2	3.95m x 3.25m
Balcony	8.40m x 2.55m
Total area	**110.9 sqm**

Number of rooms	2
Indoor area	86.8 sqm
Covered verandas	24.1 sqm
Uncovered verandas	0.9 sqm
Common area	7.5 sqm

Maximum room measurements taken.

FOURTH FLOOR



N

- 1 bedroom apartment
- 2 bedroom apartment
- 3 bedroom apartment

APARTMENT 401

Living / Kitchen / Dining	11.55m x 4.10m	Number of rooms	3
Master Bedroom	5.80m x 3.75m	Indoor area	115.2 sqm
Bedroom 2	3.95m x 3.25m	Covered verandas	25.0 sqm
Bedroom 3	3.95m x 3.25m	Uncovered verandas	3.4 sqm
Balcony	9.70m x 2.45m	Common area	9.9 sqm
Total areal	**140.2 sqm**	Roof garden	81.3 sqm

APARTMENT 402

Living / Kitchen / Dining	6.05m x 3.95m	Number of rooms	1
Bedroom	3.95m x 3.25m	Indoor area	55.3 sqm
Balcony	6.50m x 2.35m	Covered verandas	17.7 sqm
Total area	**73.0 sqm**	Common area	4.7 sqm

APARTMENT 403

Living / Kitchen / Dining	6.05m x 3.95m	Number of rooms	1
Bedroom	3.95m x 3.25m	Indoor area	55.9 sqm
Balcony	6.65m x 2.25m	Covered verandas	17.5 sqm
Total area	**73.4 sqm**	Common area	4.8 sqm

APARTMENT 404

Living / Kitchen / Dining	9.50m x 4.10m	Number of rooms	2
Bedroom 1	3.95m x 3.25m	Indoor area	86.8 sqm
Bedroom 2	3.95m x 3.25m	Covered verandas	24.1 sqm
Balcony	9.60m x 2.45m	Uncovered verandas	4.3 sqm
Total area	**110.9 sqm**	Common area	7.5 sqm
		Roof garden	81.8 sqm

Maximum room measurements taken.

FIFTH FLOOR



N

- 1 bedroom apartment
- 2 bedroom apartment
- 3 bedroom apartment

FIFTH FLOOR

APARTMENT 401

ROOFTOP

Terrace	8.35m x 8.75m

APARTMENT 404

ROOFTOP

Terrace	8.30m x 8.90m

Maximum room measurements taken.

CRONA GROUP

Crona Group one of the largest construction companies in cyprus, which is growing and developing rapidly every day. We believe in maintaining absolute control over every stage of construction, ensuring adherence to the highest standards without the need to engage external contractors.

Thanks to our resources and capabilities, we guarantee the execution of projects of any complexity, from simple ideas to high-quality project implementation within the shortest timeframes. Crona Group holds the highest level “A” construction license, indicating our resources and experience to undertake large construction projects. With us, you can be confident that all tasks will be completed with consistent quality and timely precision.

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GATEWAY

RESIDENCES