



MANDARIN
PARK TOWER

Savor Luxury, Live Mandarin

MANDARIN PARK TOWER

EXCLUSIVE PRIVATE RESIDENTIAL COMPLEX





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ABOUT MANDARIN PARK MEDITERRANEAN LTD

Strict adherence to building regulations, high-quality, proven building materials, transparency in new technologies, and unique design are the basic principles the Founder of MANDARIN PARK MEDITERRANEAN LTD has relied on for 30 years. Having developed multiple residential projects in London for the last 12 years, the Founder brought the best techniques and innovative ideas and masterly implemented them in Mandarin Park Tower. You can get familiar with a portfolio of his developments at www.verontaltd.com.

Having vast experience in new build and reconstruction of old facilities, as well as successful completion of projects in different countries around the world, the Founder carefully approaches the selection of contractors and architectural solutions for each project.

The creation of Mandarin Park Tower resulted from tremendous work delivered by a carefully selected team of specialists. When developing the layouts of apartments and penthouses, we analyzed more than 300 properties in Limassol. We carefully considered all the pros and cons of different projects, which helped us to create a unique tower with no analogs.

You will be pleased with the combination of laconic design, elaborate architectural solutions, unobtrusiveness and luxury.

*We will not leave you
indifferent.*



ADVANTAGES OF DOING BUSINESS IN LIMASSOL

Benefits of doing business in Limassol

- » Starting a business in Cyprus allows you to work freely with European countries with no restrictions and cooperate with almost any company in the world with minimal control from the authorities.
- » Any citizen of any country can start a business here. A company can be registered remotely or through an intermediary. Personal presence is not required for registration. The overall procedure takes about 2 to 4 weeks. Cyprus legislation allows foreigners to buy existing companies (ready-made businesses).
- » Companies registered in Cyprus have become more trusted worldwide, reflecting Cyprus's increased authority in the international market.
- » If the company's director is not a resident of Cyprus and the company does not carry out activities in Cyprus but is registered there, it is exempt from income tax.
- » Companies providing goods and services to non-residents may qualify for VAT exemption.
- » Companies registered in Cyprus obtain a VAT number, which allows them to settle accounts with EU companies and have a tax residency in the EU.
- » Operational and administrative costs are low, and business support services are provided.
- » No double taxation.
- » Money transfers for any amount without restrictions and commissions.
- » Various tax incentives include 0% income tax for companies selling securities.
- » No taxes on transactions such as mergers, corporate reorganizations, exchanges and transfers of shares or sales of assets.

*Buying real estate and doing business
in Limassol will grant you success
and fullness in your life.*

ADVANTAGES OF BUYING PROPERTY IN LIMASSOL

Limassol has an excellent climate - the temperature does not fall below 10°C even in the winter months but does not rise above 40°C in the summer, creating ideal conditions for enjoying the sea and the sun

*and the fascinating spirit of freedom
that hangs in the air...*

The uniqueness of Limassol lies in the delicate balance between nature and developed infrastructure. While relaxing on the stunning beach, enjoying the warm breeze and welcoming sun, you can always find many good restaurants and cozy cafes nearby. The presence of highways along the coast and developed taxi and car rental services

make any travel quick and comfortable.

Limassol is a luxury city and well-developed tourist center in Cyprus, striking with its high level of service, various leisure centers and tourist attractions. Germasogeia is one of the poshest areas in Limassol with high level of service and focus on entertainment. Living in Limassol, you can forget about boredom and plunge into a vibrant, busy life on a warm, romantic Mediterranean coast.

Mandarin Park Tower is located in the heart of Limassol's active life: bars, restaurants, beaches, and everything you need for an energetic and exciting life. But once inside your home, you feel privacy and seclusion, thanks to the clubhouse concepts.

Limassol has a low crime rate and a very high standard of living in the country, which attracts lovers of a quiet life from all over the world.



ADVANTAGES OF BUYING PROPERTY IN LIMASSOL

Temporary and permanent residence permit

Acquiring property in Cyprus allows you to obtain a temporary or permanent residence permit.

Advantages of temporary residence permit:

- » Obtaining a residence permit is relatively easy and takes a few weeks.
- » There is the opportunity to obtain Cypriot citizenship after seven years of legal residence.
- » The residence permit is issued for a period of one year and can be renewed annually (an application for renewal must be submitted to the Migration Department no later than one month before the expiration of the permit).
- » The applicant's immediate family members are also eligible to apply for a residence permit.

Advantages of permanent residence permit:

- » If you buy a property worth more than €300,000, you can apply for a permanent residence immediately. However you would have to confirm ownership of real estate with the Migration Department annually.
- » You can apply for Cypriot citizenship after five years of legal residence.
- » PRP applies to all family members (children up to 25).



Mandarin Park Tower

BUYING PROPERTY FROM MANDARIN PARK MEDITERRANIAN LTD

MANDARIN PARK MEDITERRANEAN LTD helps make buying real estate *simple, fast, and transparent.*

With the help of our reliable team of specialists, you will always be confident in your choice and have no questions.

Our lawyers will be happy to assist you with the following free of charge:

- » Obtaining a visa
- » Obtaining residence permit/ permanent residence
- » Tax advice (VAT reduction)
- » Opening a company, doing business in Cyprus

MANDARIN PARK MEDITERRANEAN LTD provides the following services to its clients:

- » Airport pickup
- » Advice on buying property
- » Advice on registering children in kindergartens and schools





On the adjacent site (former Club Eleven, Tepee Rock Club and Mylos Apartments) of Mandarin Park Tower it is planned to build a luxury residential complex designed by Arneftis Partners & Associates Architects LLC.

The designer applied similar visual elements and solutions that were used in the Mandarin Park Tower, making both projects look harmonious and form a visually unified whole.

The improved appearance of the front area of Mandarin Park Tower is also reflected in the recent renovation of the Mairoza Shopping Gallery, which was carried out at MANDARIN PARK MEDITERRANEAN LTD's expense.

LOCATION OF MANDARIN PARK TOWER

Mandarin Park Tower is in the heart of Limassol, surrounded by numerous restaurants, bars, shopping centers, hotels, beauty salons, spas and educational institutions that will make your life easy and comfortable.

HOTELS

- 1 Parklane, a Luxury Collection Resort&SPA
- 2 St Raphael Resort
- 3 Grandresort
- 4 Amathus Beach Hotel Limassol
- 5 Four Seasons Hotel
- 6 Atlantica Miramare Beach
- 7 Crowne Plaza Limassol

EDUCATION

- 1 Chapel Primary School
- 2 Intelligence school
- 3 Grammar School Junior
- 4 10th Primary School of Limassol
- 5 Lebanese Green Hill School
- 6 The Grammar School
- 7 Mediterranean Maritime Academy Training Centre
- 8 The Heritage Private School

THE SHOPS

- 1 Lidl
- 2 METRO Supermarket Limassol
- 3 Papas Hypermarket
- 4 Alphamega Linopetra
- 5 Jumbo
- 6 Sklavenitis
- 7 Papantoniou Supermarket Katholiki
- 8 My Mall

CLINICS

- 1 German Oncology Center
- 2 Healthy Kids - Dr. Renos Petrou
- 3 Mediterranean Hospital of Cyprus
- 4 Ygia Polyclinic Private Hospital
- 5 Limassol General Hospital

RESTAURANTS

- 1 Kyma Poolside
- 2 Uptown Square Parking
- 3 Puesta Oyster Bar & Grill
- 4 Tokio Restaurant Bar
- 5 Wolfgang's Steakhouse Limassol
- 6 Syrian restaurant
- 7 Columbia Beach
- 8 TGI Friday's Cyprus
- 9 Le Bordeaux Bistro & Winebar
- 10 The Steak House
- 11 Marina Breeze

RELIGION

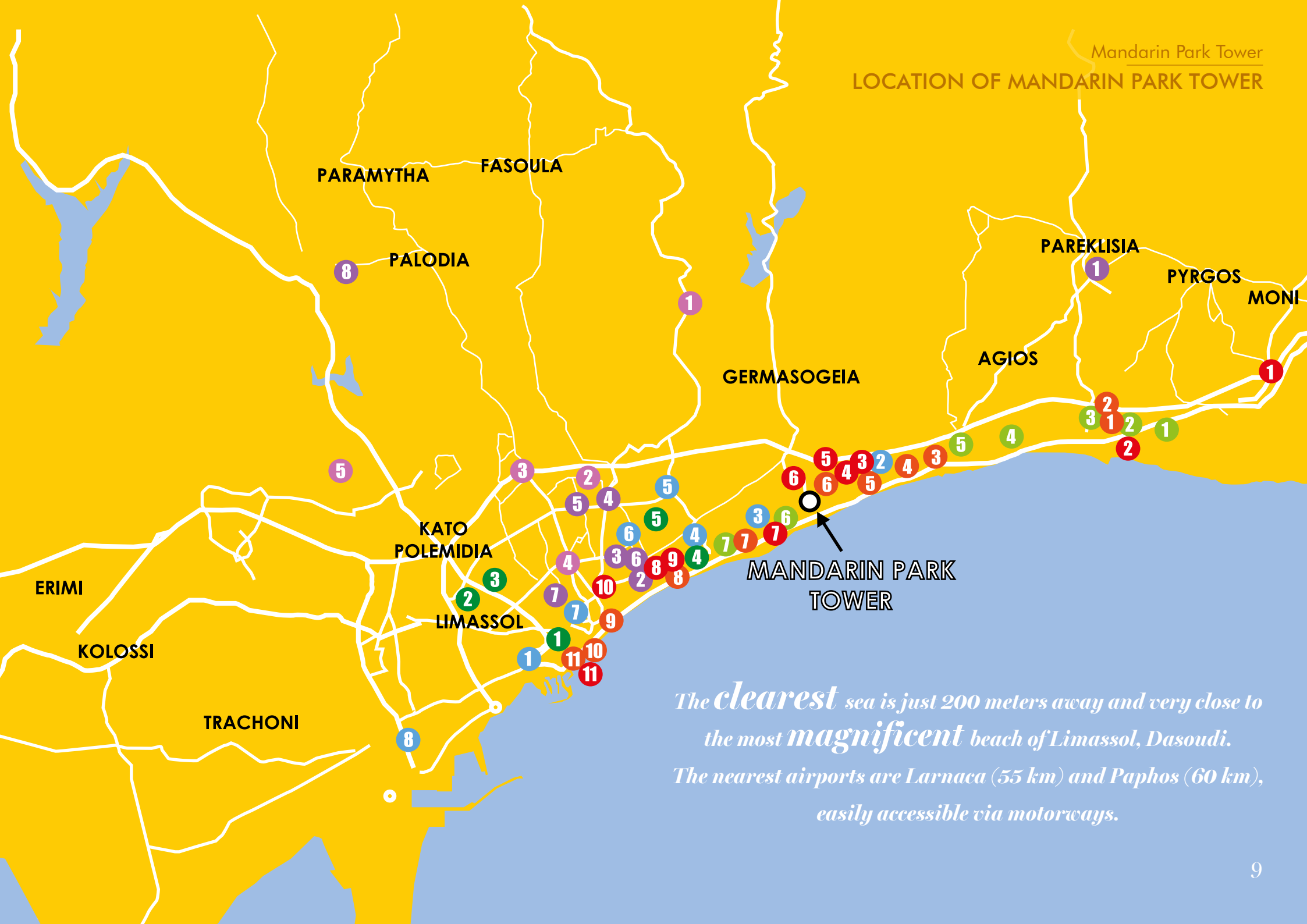
- 1 Church of St. Theklis
- 2 Church of St. Ioannou Eleimon
- 3 Church of Apostle Andrea
- 4 Catholic Church of St. Catherine
- 5 Chapel St. Neofitou

ENTERTAINMENT

- 1 Cyprus Paintball
- 2 St Raphael Marina
- 3 Zavos Aqua Park Resort
- 4 K-Cineplex Limassol
- 5 St. Ignatios Church Ignatios of Antioch Church
- 6 Municipal Stadium of Germasogeia
- 7 Limassol Olympic Swimming Pool
- 8 City Zoo
- 9 Limassol Municipal Park
- 10 Rialto Theatre
- 11 Dream Cruises Cyprus

**MANDARIN
PARK
TOWER**





Mandarin Park Tower
LOCATION OF MANDARIN PARK TOWER

MANDARIN PARK
TOWER

The clearest sea is just 200 meters away and very close to the most magnificent beach of Limassol, Dasoudi. The nearest airports are Larnaca (55 km) and Paphos (60 km), easily accessible via motorways.

Mandarin Park Tower

VIEW FROM MANDARIN PARK TOWER APARTMENTS

ALL apartments have sea views. This unique advantage elevates Mandarin Park Tower a few notches above the most luxurious projects in Limassol, while maintaining affordability for buyers who know how to spot real bargains.

*Make your dreams of a perfect life in the Mediterranean **come true!**
The elegant and majestic Mandarin Park Tower in Limassol is a new
standard of living in **luxury and comfort.***



Mandarin Park Tower VIEW FROM MANDARIN PARK TOWER APARTMENTS

There are no buildings higher than five floors in front of Mandarin Park Tower, unlike the competitors' high-rises, which stand behind others and cannot boast this advantage.

You can enjoy sea views from any apartment in Mandarin Park Tower, even on the lower floors.

The lowest apartments are located above 23 meters above the sea level, meaning nothing will obstruct the sea view.

Mandarin Park Tower

VIEW FROM MANDARIN PARK
TOWER APARTMENTS



Mandarin Park Tower

VIEW FROM MANDARIN PARK
TOWER APARTMENTS



INTERNAL INFRASTRUCTURE IN MANDARIN PARK TOWER APARTMENTS

Mandarin Park Tower will amaze you with the exquisite layout of the building and the area around it. Infrastructure facilities fit harmoniously into the concept of the building without overloading it.

You'll realize this is your home once you see the perfect layout and all the benefits of our clubhouse.

The advantages of Mandarin Park result from the merger of progressive architectural ideas and the pursuit of excellence

Mandarin Park Tower is a clubhouse, meaning no one other than the owners will have access to the building or the area around it.

A modern style of architecture reflects bold and interesting solutions.

There is a thoughtful layout of the apartments with spacious living rooms connected to the kitchen, hallway, and veranda with sea views in each apartment.

Reception

- » The GF has a luxurious lobby area where courteous staff are ready to help with any questions you may have.
- » The lobby design was developed by the world-known awarded design agency Luxury Antonovich Design Studio.
- » The owner already feels at home with floor-to-ceiling panoramic windows, a well-equipped waiting area, unique, and a unique finishing style.

Lifts

- » Two high-speed firefighting lifts by KONE, the world leader in the elevator industry. When choosing lifts, not only brand and high-quality of equipment were taken into account, but also the quality of lift maintenance.



INTERNAL INFRASTRUCTURE IN MANDARIN PARK TOWER APARTMENTS



GYM with a swimming pool

- » A spacious two-level gym with world-leading fitness equipment, 25 meter swimming pool, sauna, and jacuzzi are located on the 1st and 2nd floors of the building.
- » Access to the GYM and swimming pool is for residents and their guests ONLY.

Playground

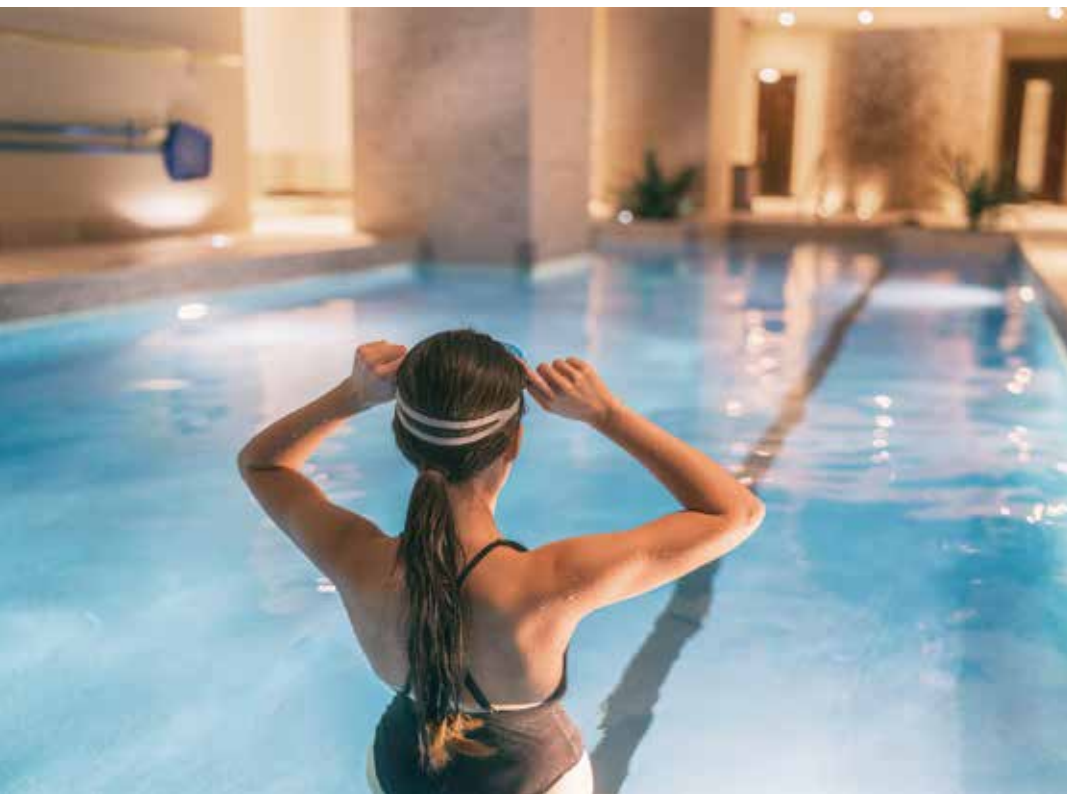
- » There is a cozy and comfortable children's playground in the adjacent territory of the GF.
- » Carefully selected playground equipment is suitable for children of all ages and maintained in accordance with rules and safety standards.
- » Access to the playground is limited to residents and their guests ONLY.

Protected area

- » The internal territory of the complex is fenced and is under 24-hour security.
- » Access to the complex is through the main entrance gate on the east side (from Ampelakion Street), with a pedestrian gate next to it.
- » There is also access through the archway of the Shopping gallery on the south side (where the sales office has been temporarily set up), from Vasileos Georgiou I Street.
- » The grounds can also be accessed from the community garden through the north side gates located to the left and right of the building.
- » Access to the internal area via ACS is only for residents, their guests, and shop employees (they only have access to the ground floor car park).

Underground parking

- » Spacious underground parking area accommodates 56 parking spaces (5 of which are handicapped-accessible), as well as 43 storage spaces.
- » Access to the underground parking garage is via a GF entrance via a barrier and louver gate with remote control. There is also an emergency exit to the street on the east side of the building.
- » There are 10 parking spaces available for guests.



SAFETY IN MANDARIN PARK TOWER

We implemented the latest innovative smart security system. Based on our 30 years of experience in construction, we have selected the most reliable and proven security systems used in luxury residential complexes. Narrowly targeted security systems are combined into a single system controlled from a single control center.

Our safety standard is reliability and trouble-free operation.

- » The Mandarin Park Tower complex has a club system.
- » Access to the complex and building is only for residents, guests and maintenance staff.
- » The infrastructure of the complex can be used by residents and guests ONLY.
- » Access of unauthorized persons to the territory of the complex is prohibited.

Our goal is to prevent and stop this from happening.

Apartments in our elite residential complex are not just housing, but a space where you will feel calm and secure. This is absolute peace of mind for your safety and the safety of your family members.

Even if you are away from home, you will be assured that your children are playing on the playground under the supervision of the most modern systems and your apartment is securely protected.

The owner of the apartment doesn't need to take care of security on his own; all the necessary systems are already included in the apartment and will be successfully implemented into the infrastructure of the complex.



SAFETY IN MANDARIN PARK TOWER

We have carefully incorporated

- » Fire-safe building materials resistant to heat and fire.
- » Fireproof entrance doors in apartments, with increased heat and sound insulation, and high resistance to burglary.
- » An evacuation warning and control system.
- » Automatic fire detection system, which reacts to smoke, temperature, flames.
- » Automatic fire extinguishing devices which use water (sprinkler and drainage combined).
- » A smoke exhaust and air supply system.
- » The complex is provided with an internal fire water supply system that supplies water to fire hydrants inside the building on each floor, as well as to a covered parking area.
- » Firefighting lifts.
- » The building is designed to meet the latest fire safety regulations and is divided into fireproof compartments, based on the submarine construction.
- » Video surveillance system on the entire territory adjacent to the building (public and private), at all entrances/exits, driveways, corridors on all floors, playground, covered parking space, and storage area.
- » The access control and access control system (ACCS) combines intelligent security systems into a single system with a single control center. ACCS allows authorized access of residents, guests and permanent staff to the territory of the complex by ID card or mobile electronic IDs. The system allows opening the door lock remotely to guests, emergency services, and maintenance personnel.
- » Residents are provided with remote access to the video surveillance system of the complex.



SAFETY IN MANDARIN PARK TOWER

» Our ACCS system is based on IP intercoms and a huge code base of software that allows for centralized management. In the innovative ACCS system, there is no need to hang up and answer the phone in the apartment or run wires. The call from the intercom comes directly to the owner's cell phone. This is the convenience and comfort for residents, the ability to answer your guests while being anywhere in the world. Remote access can also be provided to your apartment, service personnel, or guests. IP intercoms can connect to almost any camera in the Mandarin Park complex. Intercoms are integrated with the "Smart Home" system, which makes it possible to display the image from video cameras or video intercoms on any of the TV sets installed in the apartment or transmit the video signal anywhere in the world.

» The apartment can be remotely armed or disarmed using a smartphone or a tablet with internet access. You can request information about the system status, connect to the video cameras, and make sure that everything is safe in the apartment.

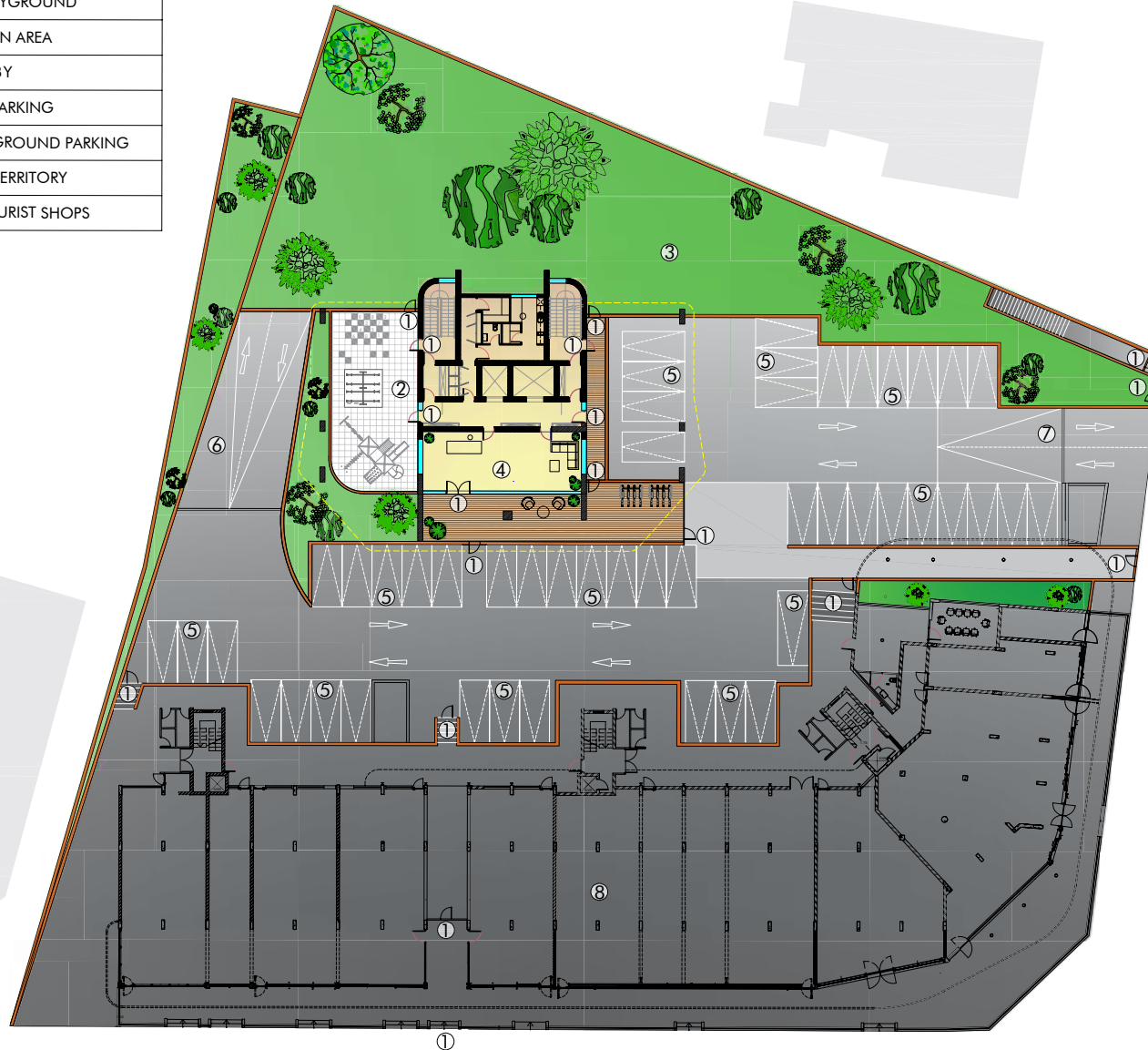
» Professional and technically trained security guards are a rational solution to ensure the security of the complex and its residents. The presence of security guards on the territory reduces the risks of any crime. The complex will be guarded by a proven and reliable security company.

» An innovative security alarm system is used to protect the apartments in the Mandarin Park complex. The applied intelligent alarm system is a complex system using infrared motion sensors, air volume sensors, acoustic control microphones and magnetic sensors at the entrance doors. The system can be connected via secure communication channels to the operator console integrated into ACCS. New generation control is designed in such a way that it is possible to control the alarm system remotely from anywhere in the world using a smartphone or computer. The alarm system uses high-tech detectors that are pet-friendly.



Mandarin Park Tower
**GENERAL PLAN OF MANDARIN PARK
 TOWER TERRITORY**

MASTER PLAN	
1	ENTER / EXIT
2	CHILDREN'S PLAYGROUND
3	PUBLIC GREEN AREA
4	LOBBY
5	SURFACE PARKING
6	CHECK-IN TO UNDERGROUND PARKING
7	ENTRY TO THE TERRITORY
8	BUILDING OF TOURIST SHOPS



Mandarin Park Tower

TOWER SITE PLAN, FACADES AND SECTIONS OF MANDARIN PARK TOWER

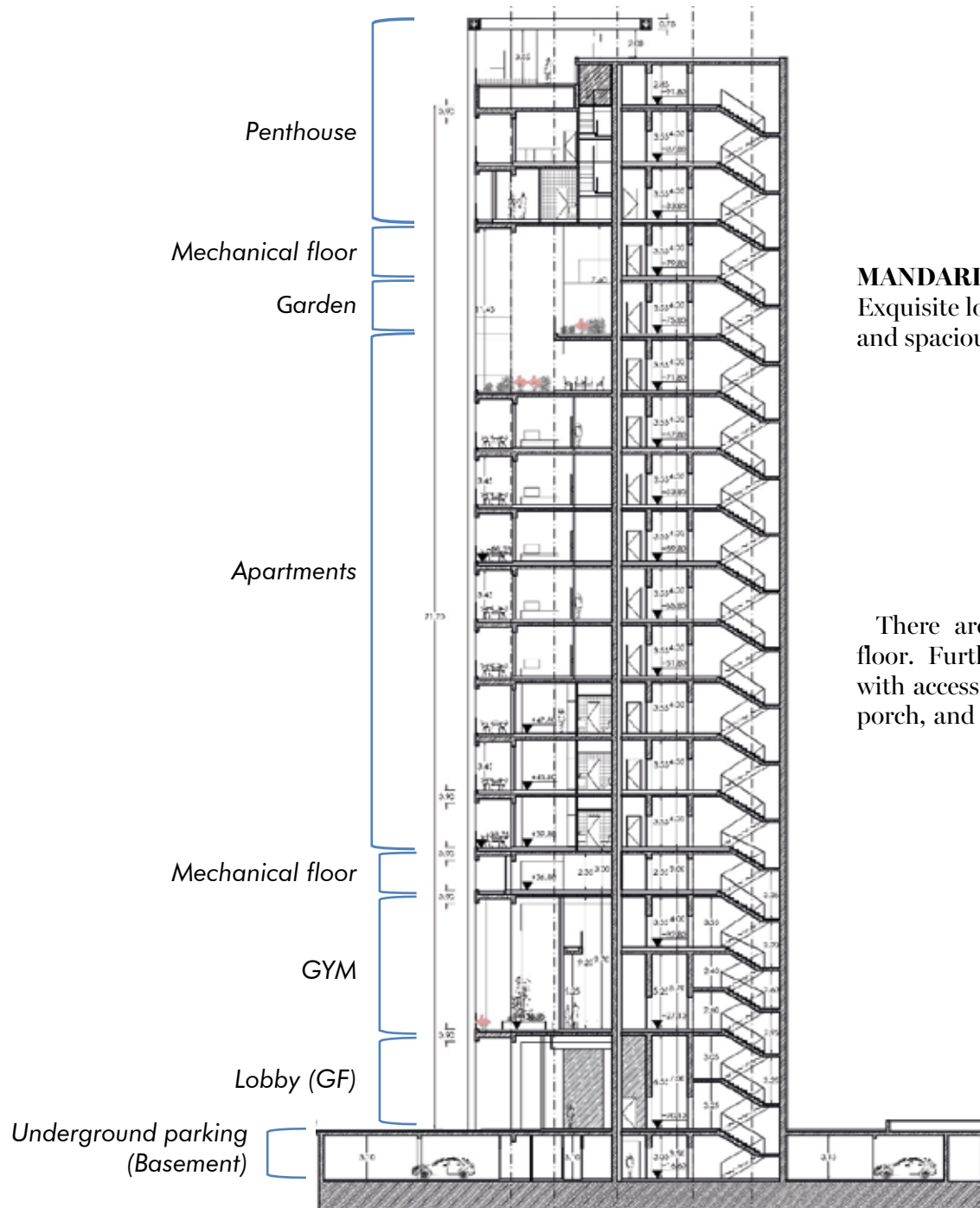
Mandarin Park Tower is a truly unique building resulting from hard work ensuring reliability and safety and a superior, exclusive look.

*It is an architectural marvel,
combining luxury apartments
and penthouses decorated
in trendy and **stylish**
modern design.*

*Here, you will find the perfect space
where the past and present merge
together
to create an **unforgettable**
atmosphere.*



TOWER SITE PLAN, FACADES AND SECTIONS OF MANDARIN PARK TOWER



MANDARIN PARK TOWER has a unique style that reflects its excellence. Exquisite lobby, well-equipped two-story GYM with a massive swimming pool and spacious common areas - is a essence of sophisticated style and comfort.

There are 29 luxury apartments extending from the 4th floor to the 12th floor. Further above, there are three luxury penthouses spread over two floors with access to the Roof Garden. Each penthouse has its own rooftop pool, sun porch, and BBQ area.

TECHNOLOGY IN CONSTRUCTION OF MANDARIN PARK TOWER

Mandarin Park Tower is utilizing a new construction system called **Post-Tension Slab**, which has proven itself with its excellent combination of reliability and attractiveness.

Mandarin Park Tower has undeniable advantages achieved through carefully thought-out construction solutions:

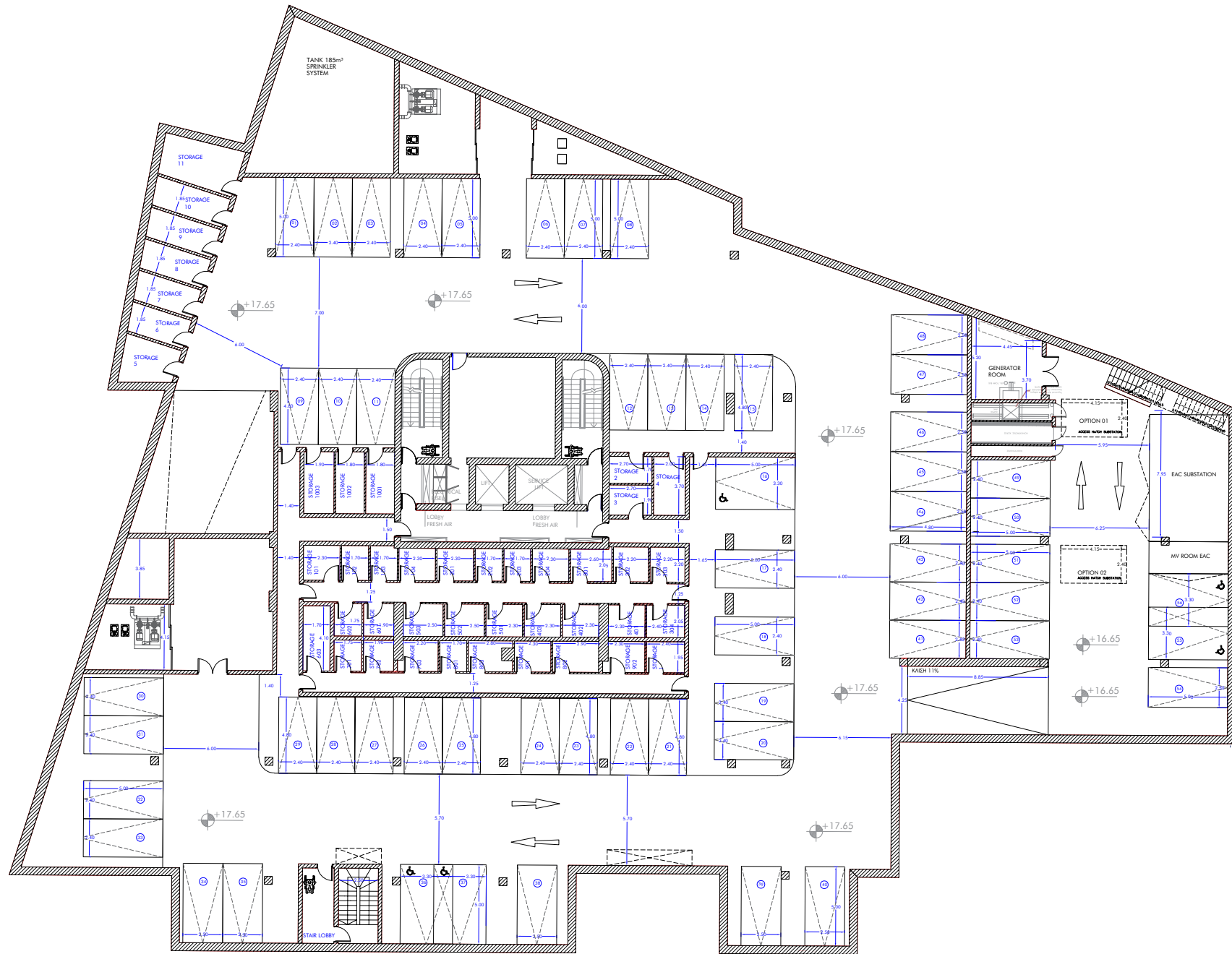
- » Energy efficient building
- » High ceilings
- » Smooth partitions (beams do not stick out)
- » Heated floor
- » Floor-to-ceiling windows

Post-Tension technology is continuously evolving, thanks to the experience resulting from the use of this technology in building structures around the world. The systems provide innovative solutions to address many of the common constraints faced in the construction industry:

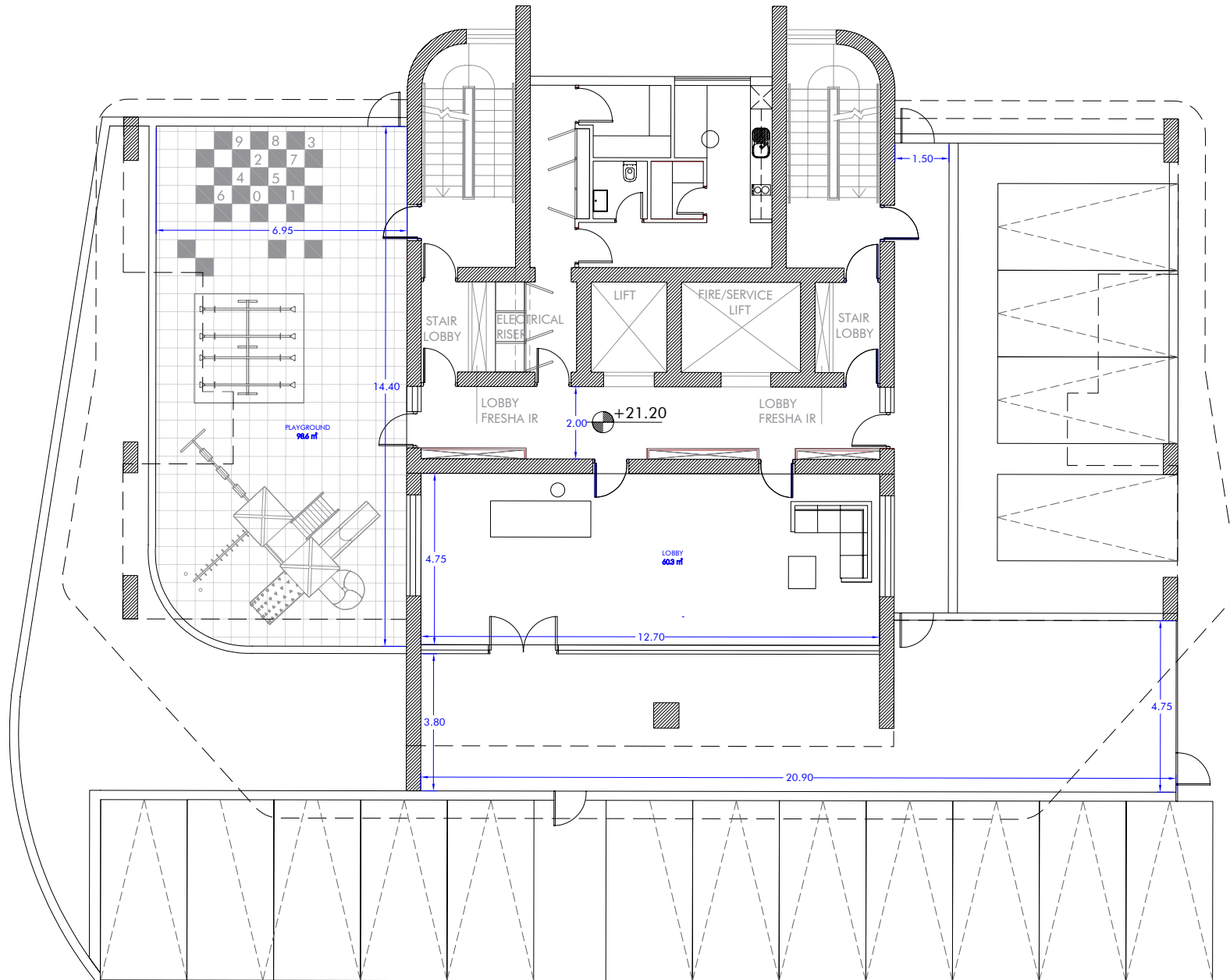
- » Open-plan rooms with large spans, not restricted by clumsy columns
- » Fewer columns in a parking area for easier maneuvering
- » Flat slabs without hinged elements, facilitating the installation of internal walls and communication systems and increasing the freedom to modify the interior architecture
- » Thin floor slabs that increase the clearance under ceilings, resulting in improved quality of life and increased built-up area
- » Less construction materials, therefore using this technology is an environmentally friendly solution (Less CO₂ emissions)
- » Seamless design for increased durability and reduced maintenance costs

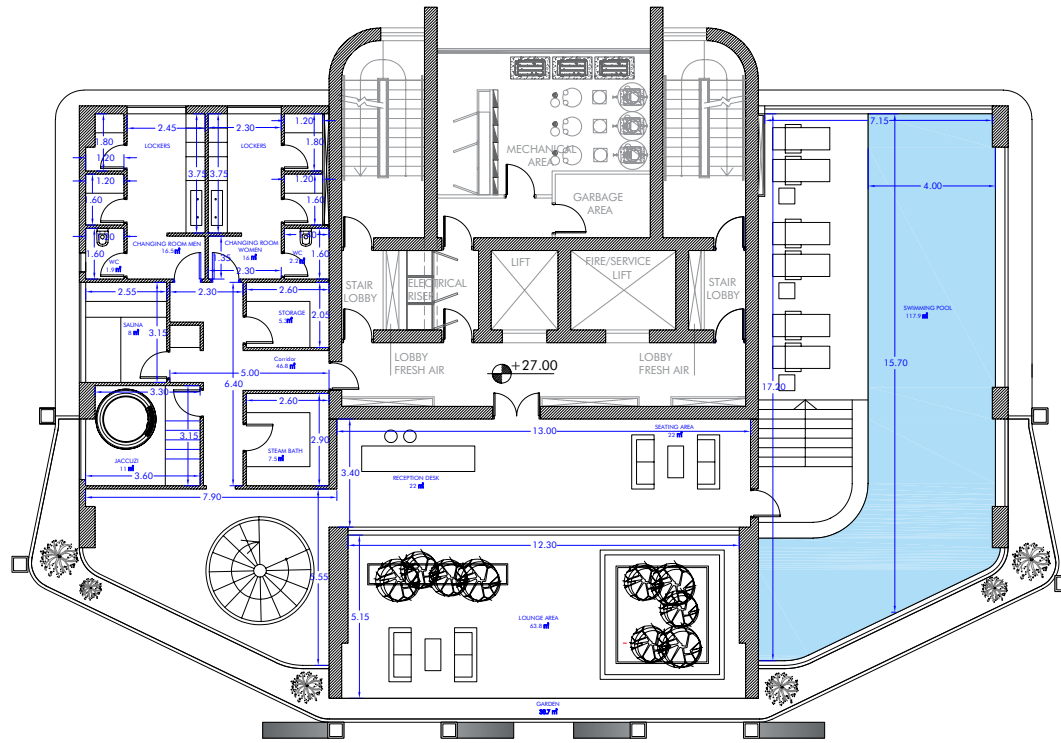
The combination of these advantages, new construction solutions, and unique layout make **Mandarin Park Tower** a product like no other on the market. During the design of the building, **acoustic studies** were carried out to set parameters for the soundproofing capacity of all partitions inside the building and to protect it from external noise.



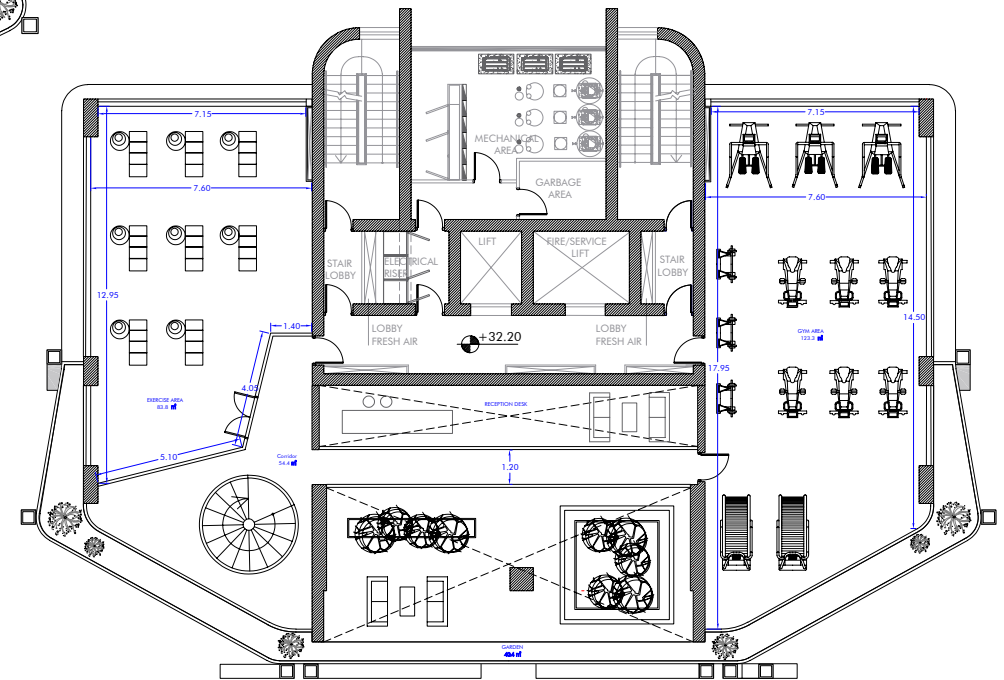


Mandarin Park Tower
FLOOR PLANS
Ground floor

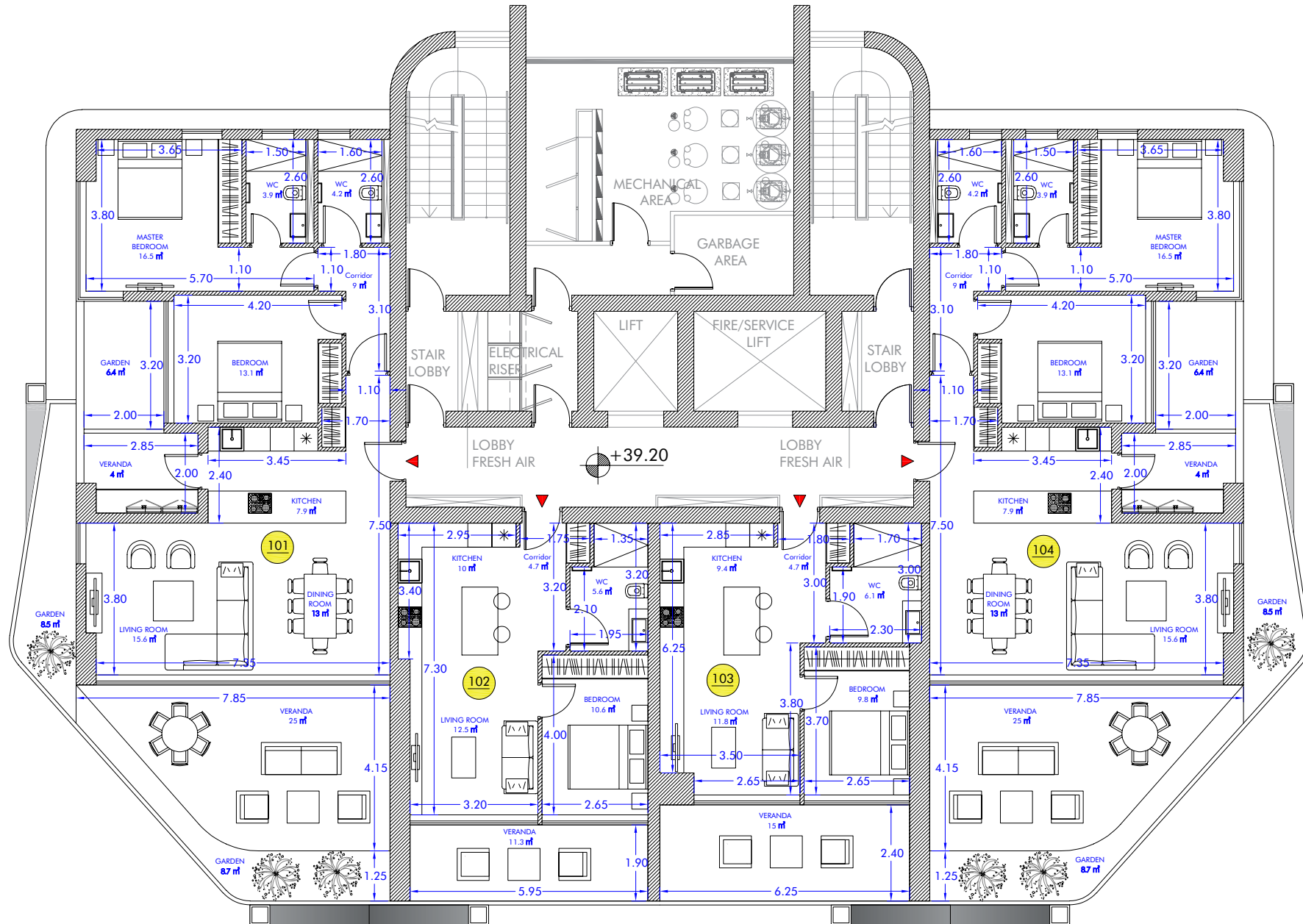




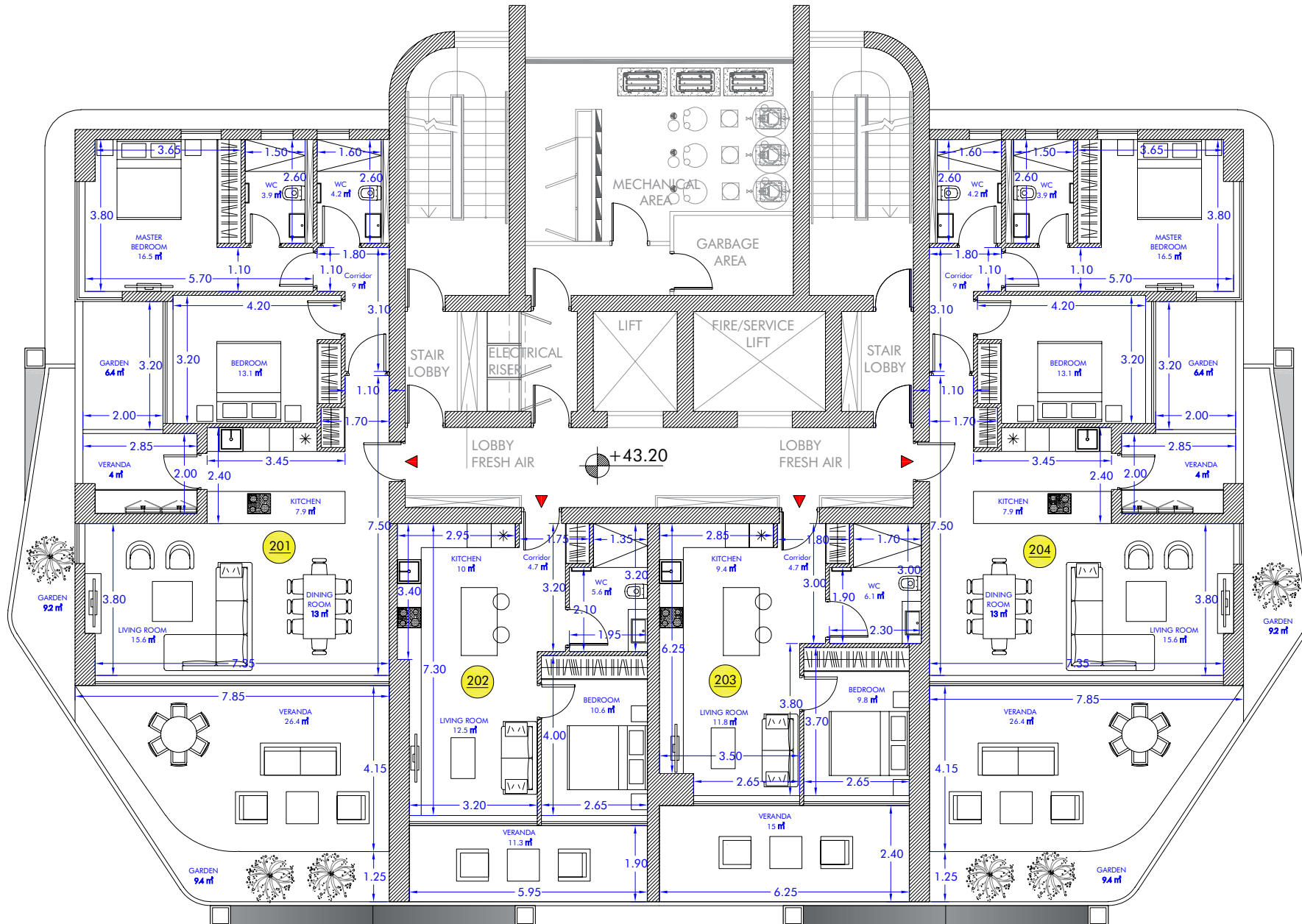
First level



Second level

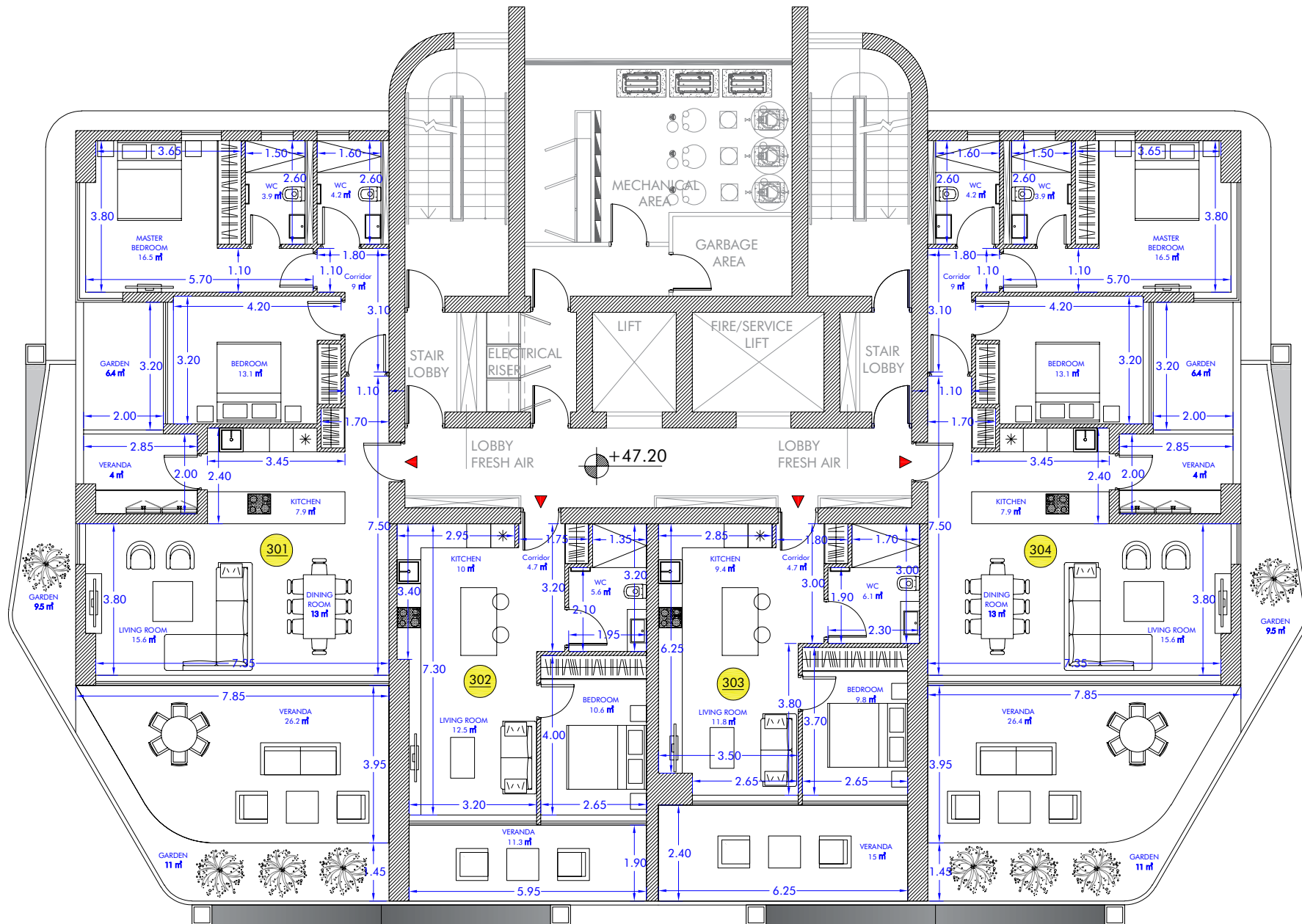


Mandarin Park Tower
FLOOR PLANS
 Apartments (the fifth floor)

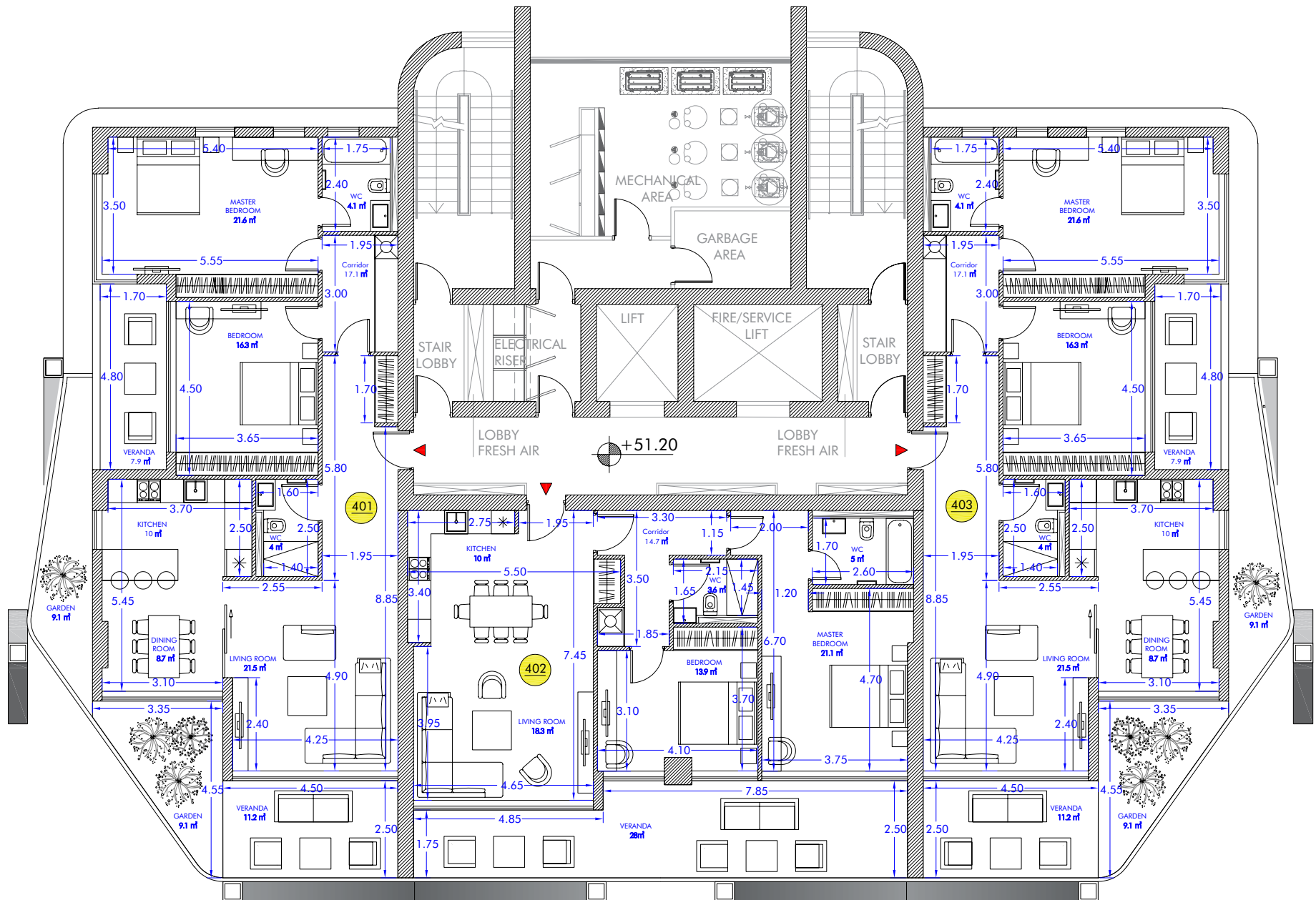


FLOOR PLANS

Apartments (the sixth floor)

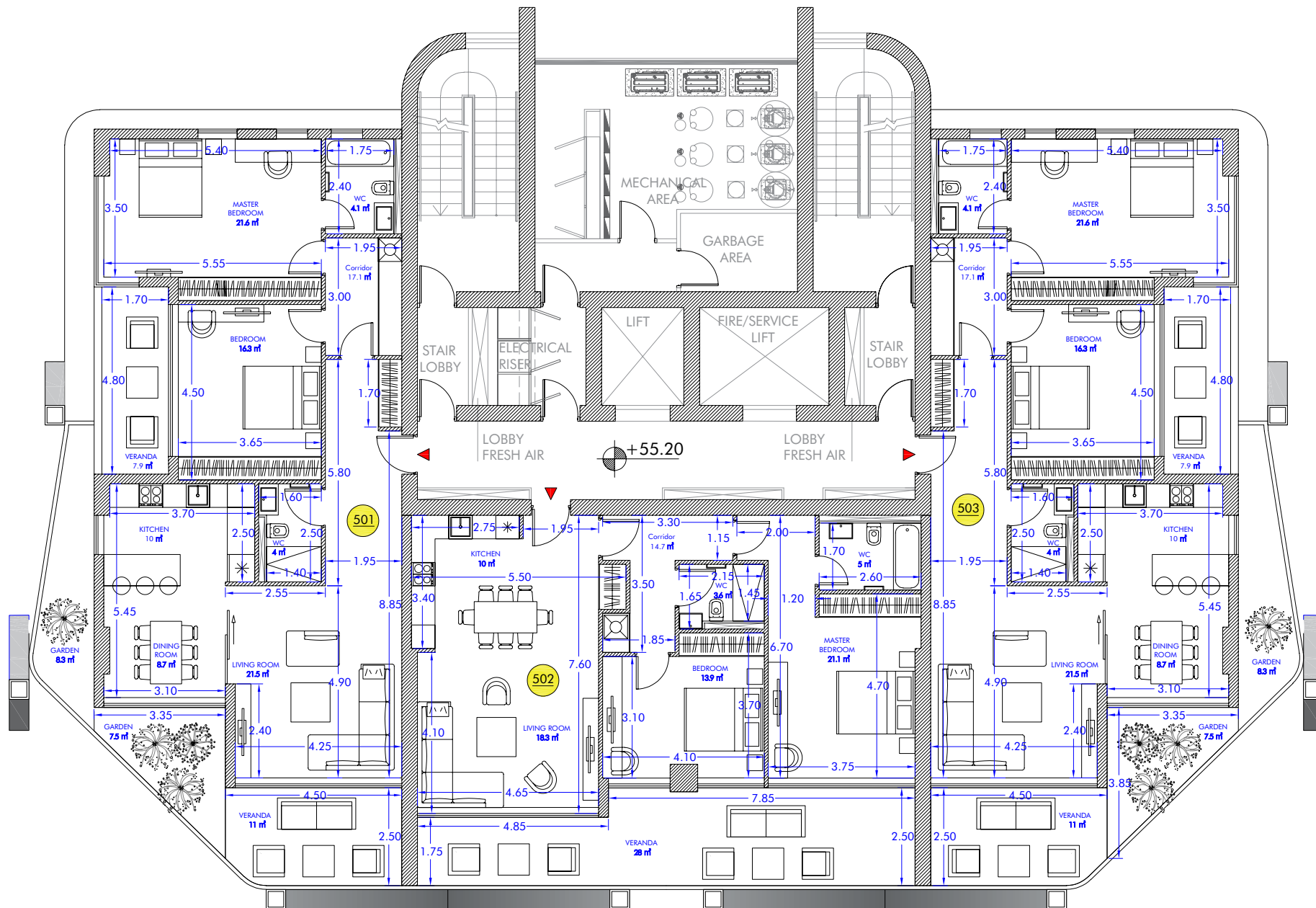


Mandarin Park Tower
FLOOR PLANS
 Apartments (the seventh floor)

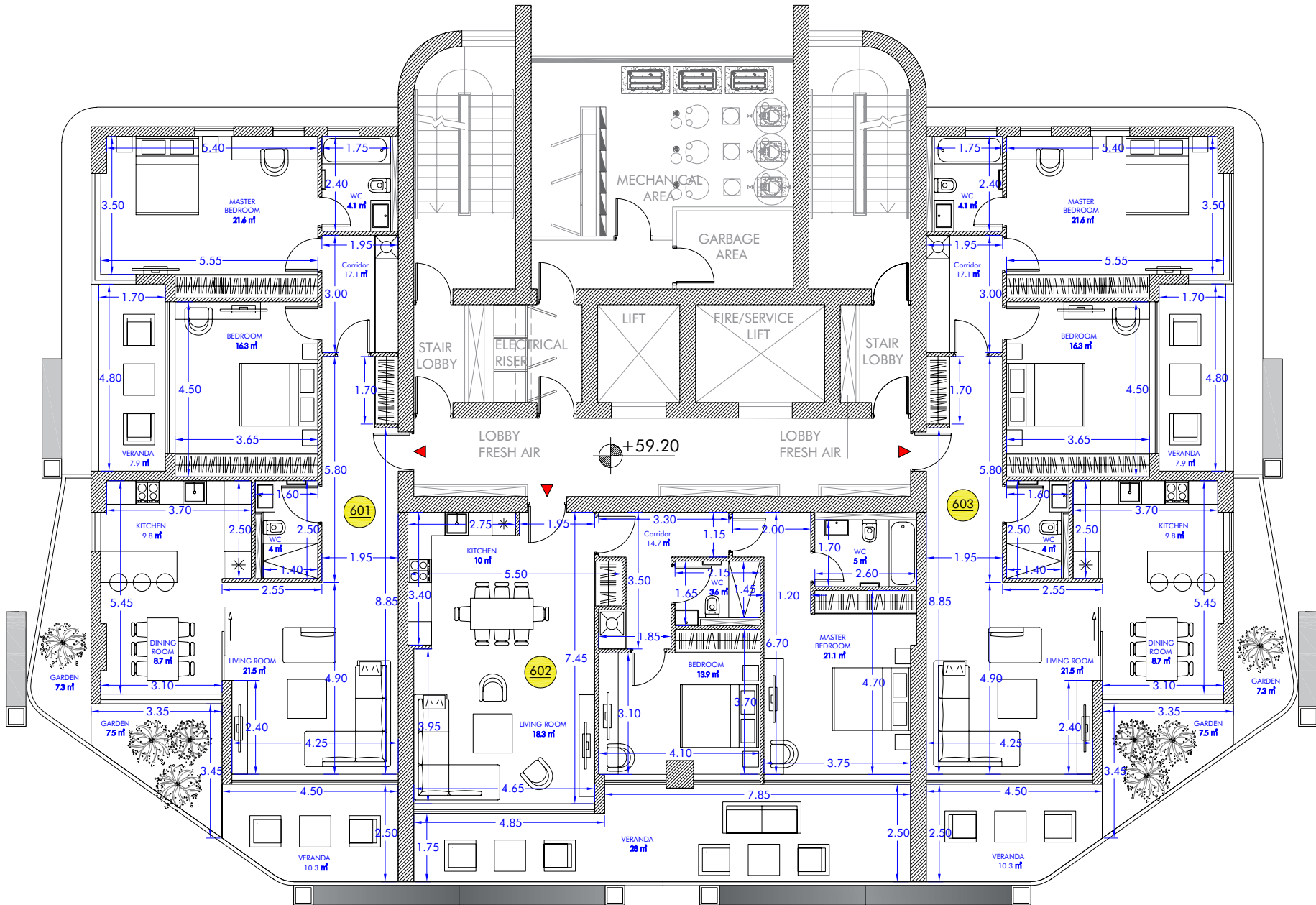


FLOOR PLANS

Apartments (the eighth floor)

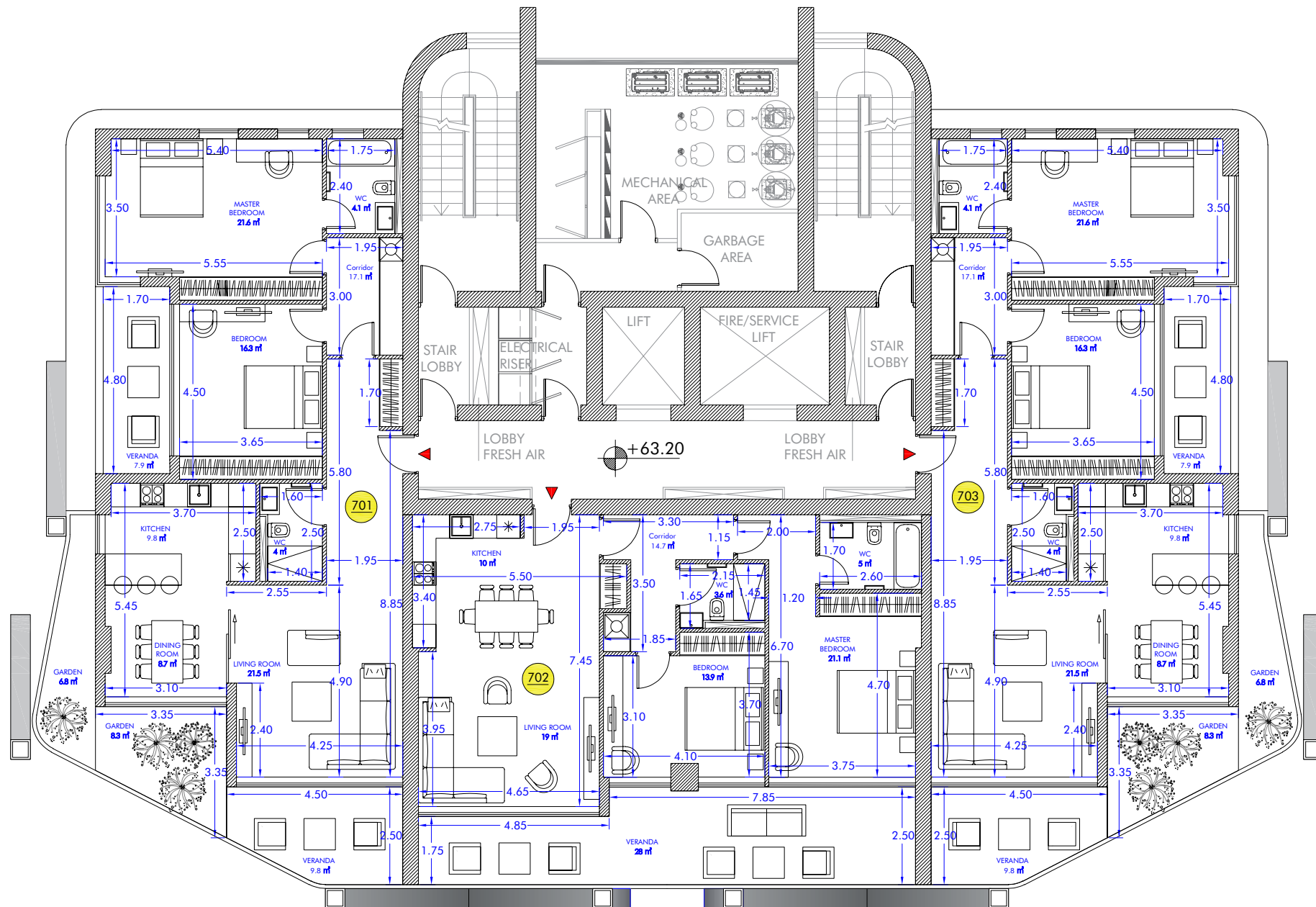


Mandarin Park Tower
FLOOR PLANS
 Apartments (the ninth floor)

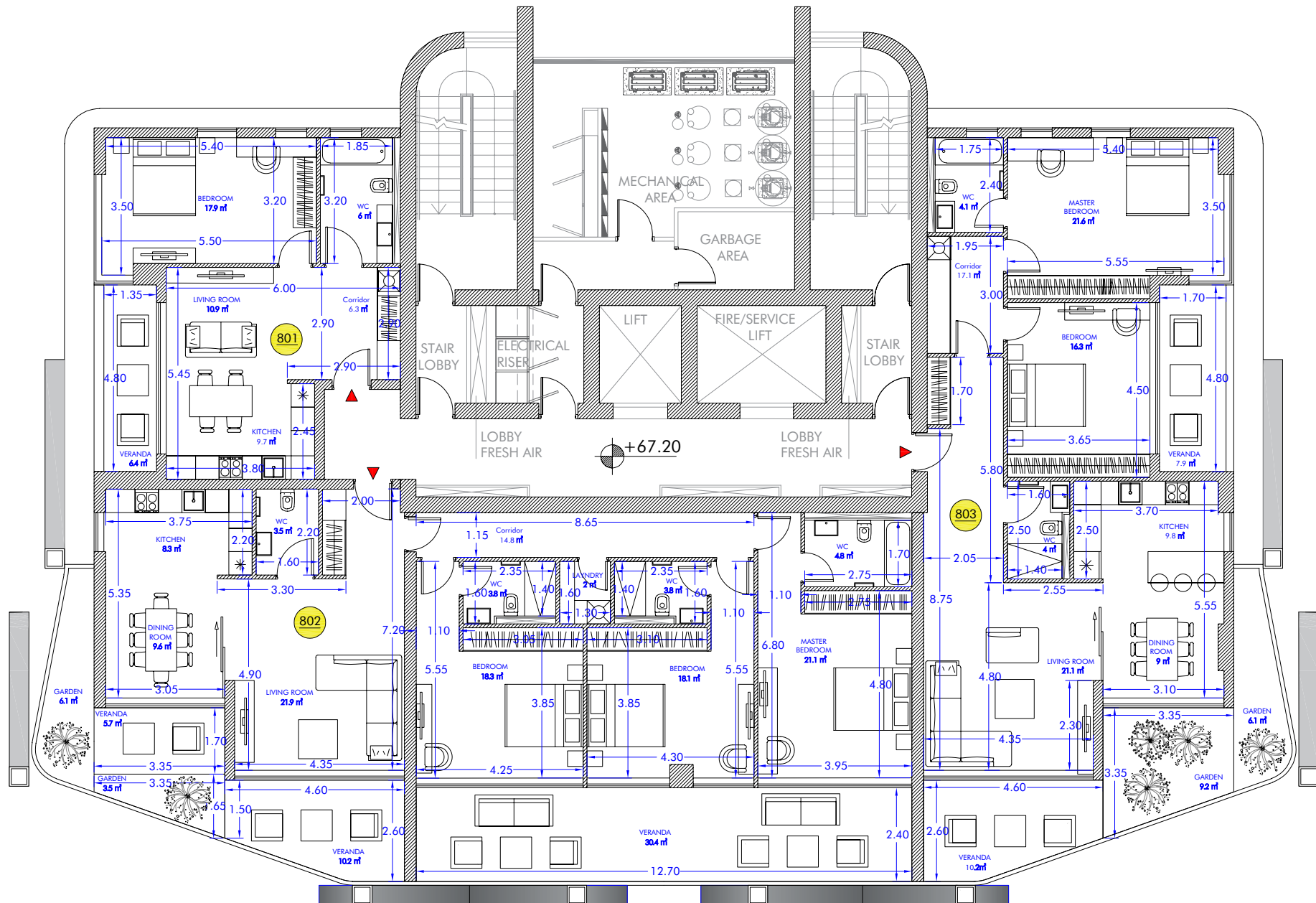


FLOOR PLANS

Apartments (the tenth floor)

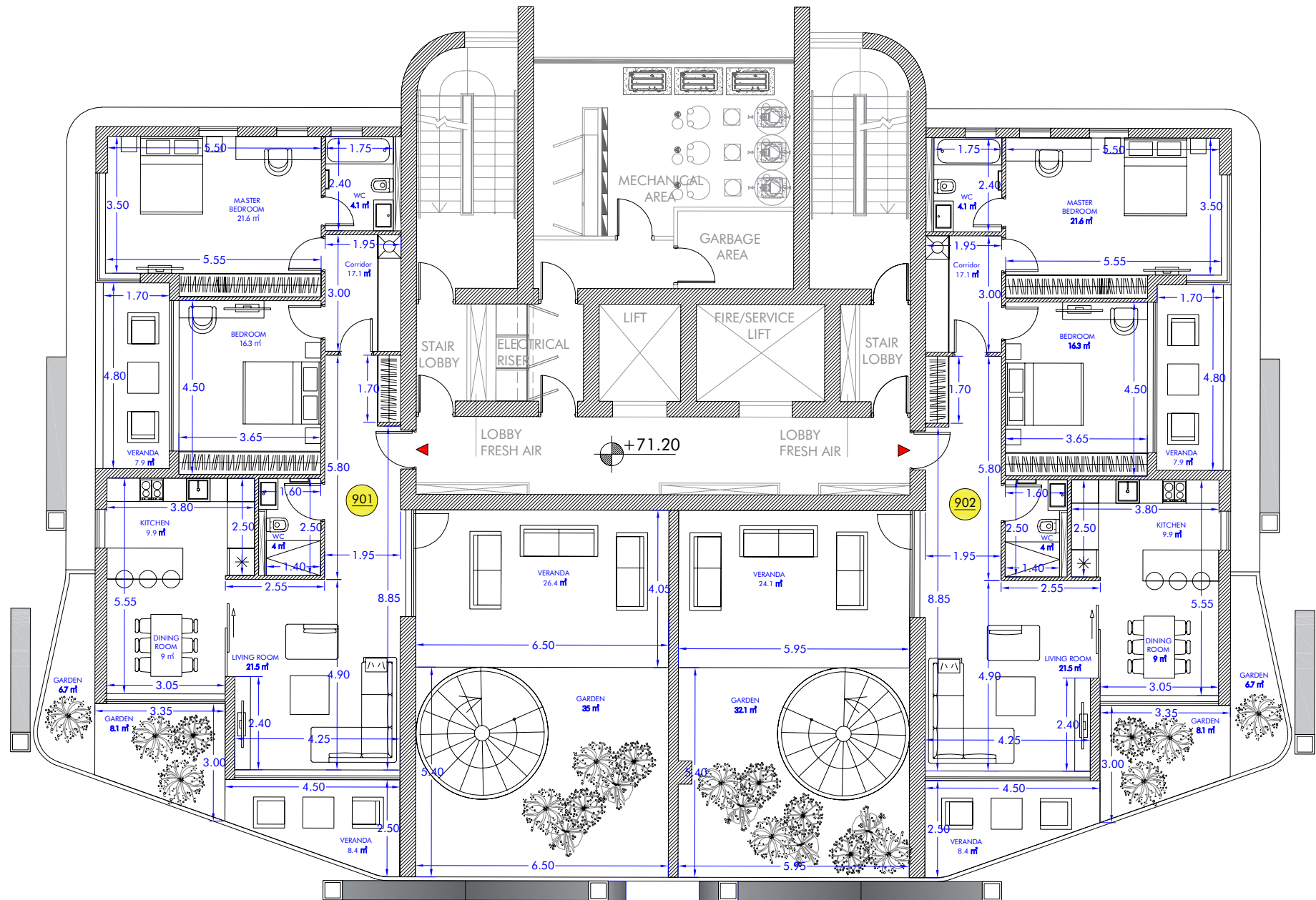


Mandarin Park Tower
FLOOR PLANS
 Apartments (the eleventh floor)

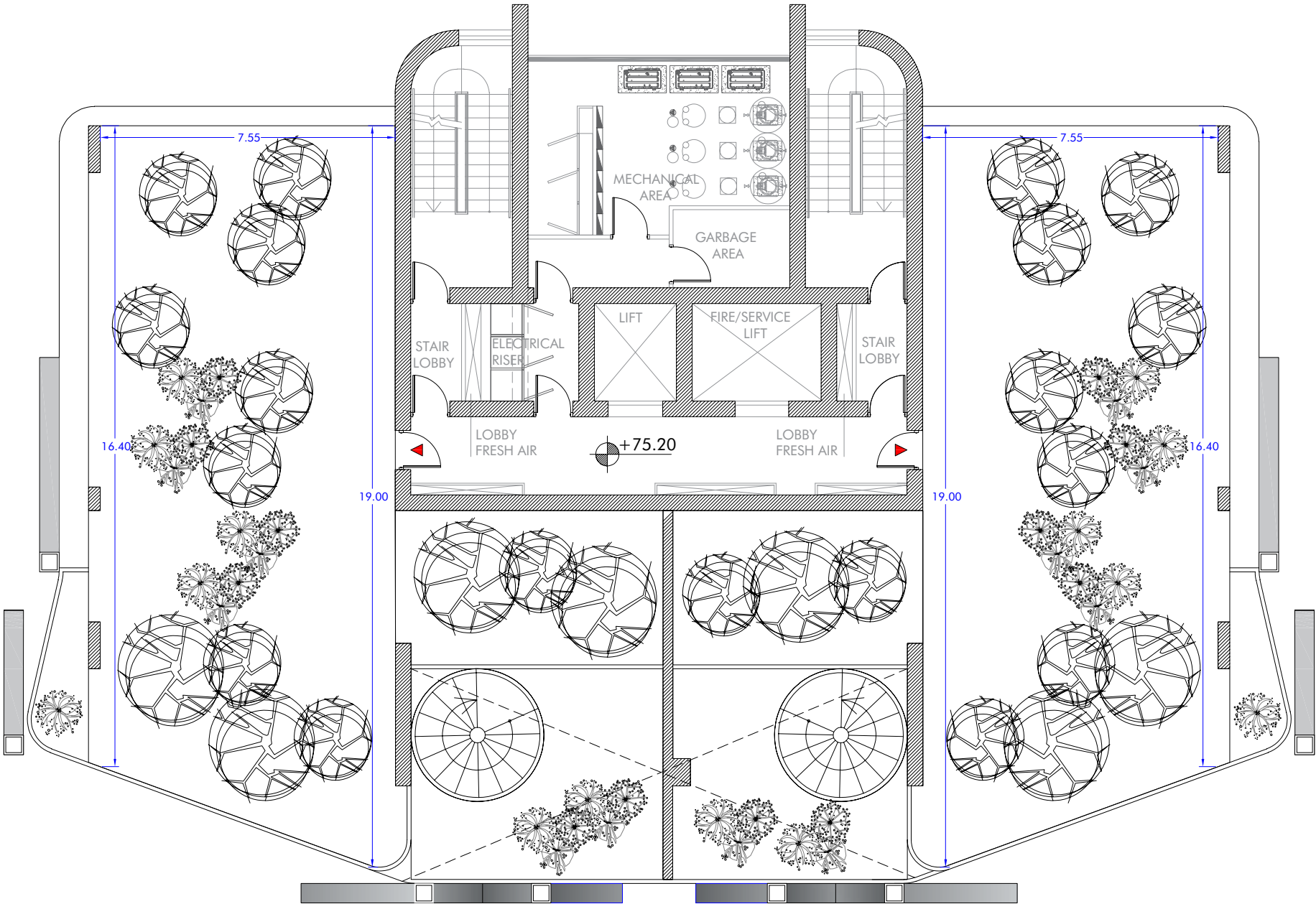


FLOOR PLANS

Apartments (the twelfth floor)

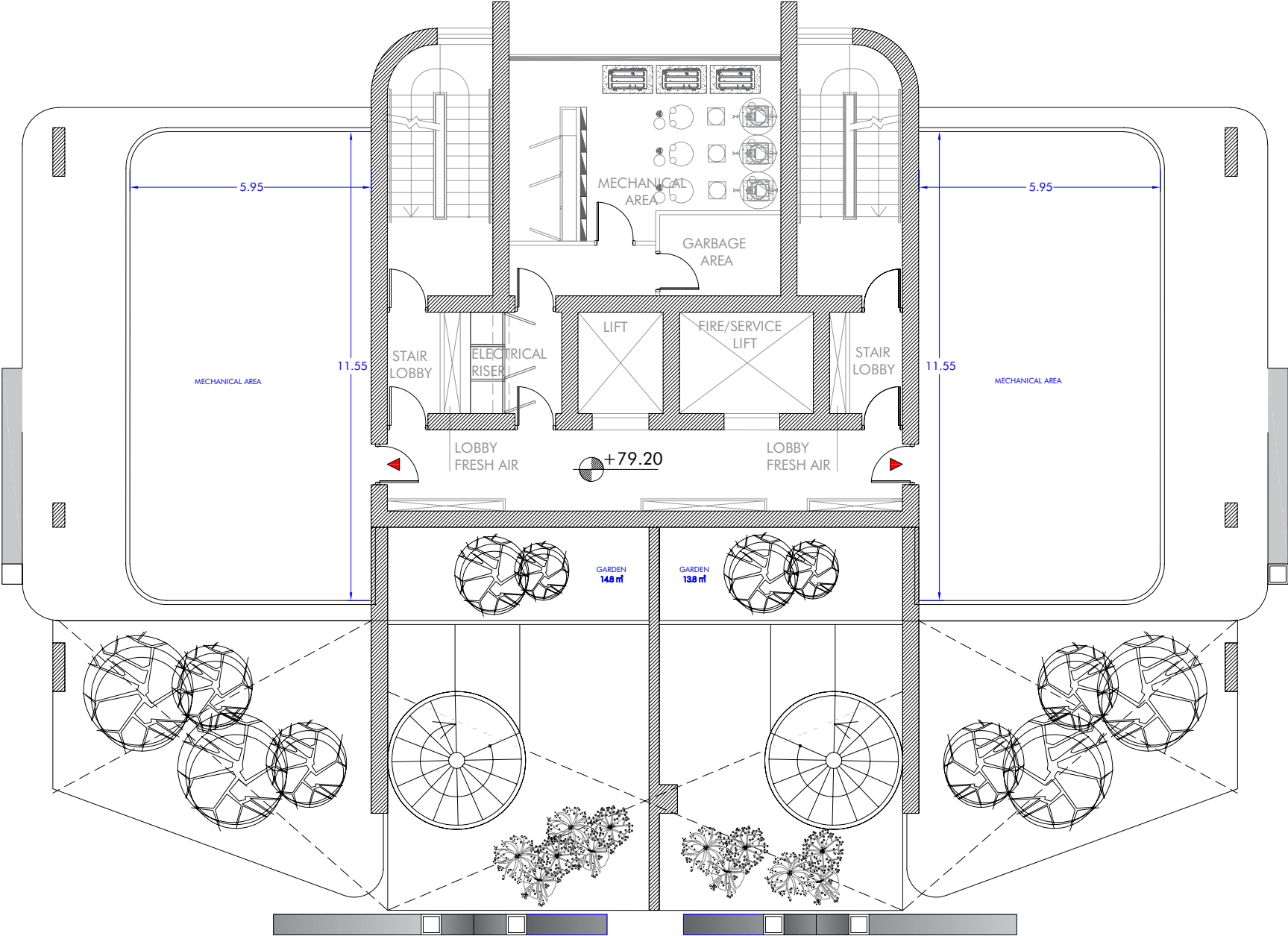


Mandarin Park Tower
FLOOR PLANS
Roof (the thirteenth floor)

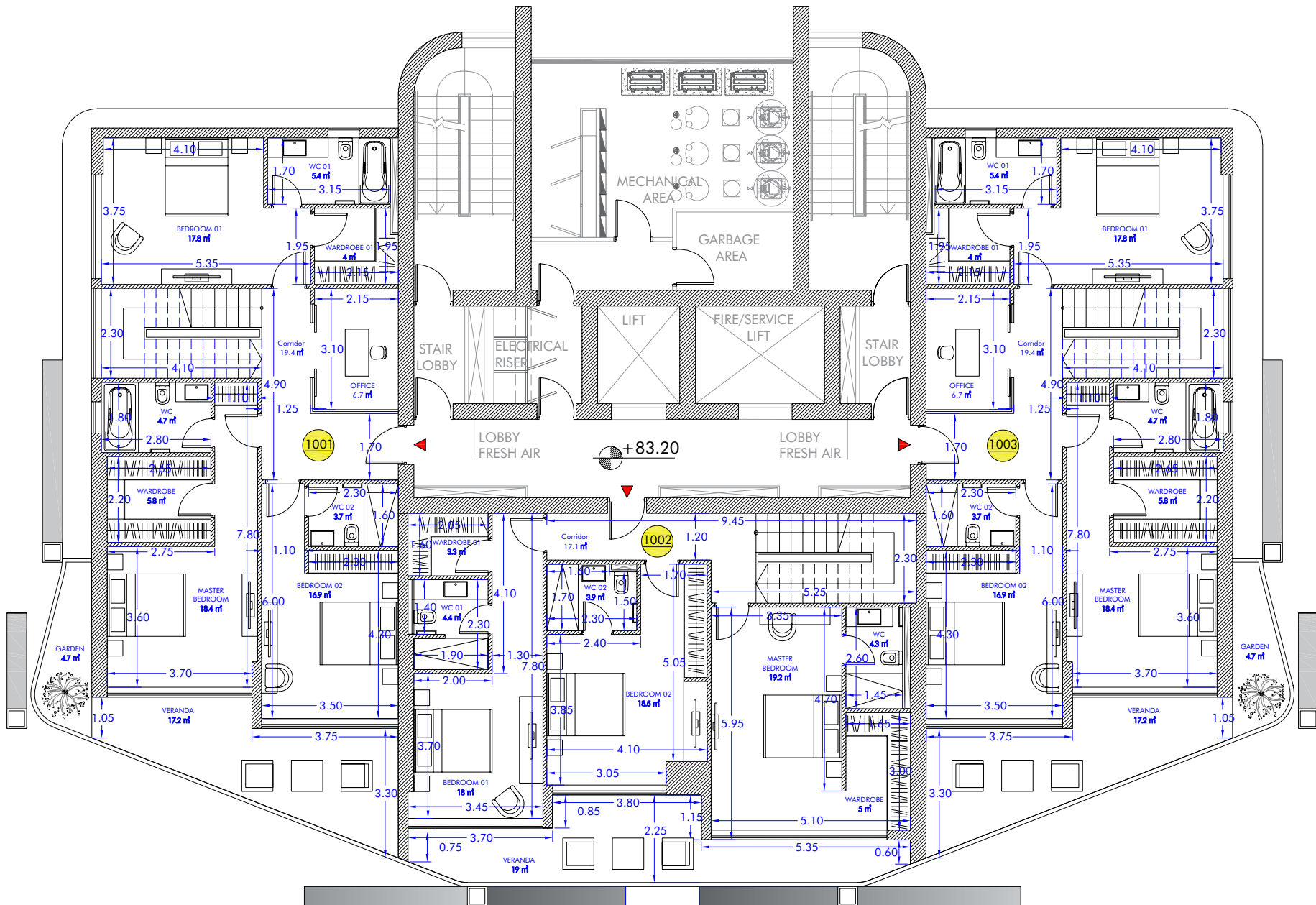


FLOOR PLANS

Mechanical floor (the fourteenth floor)

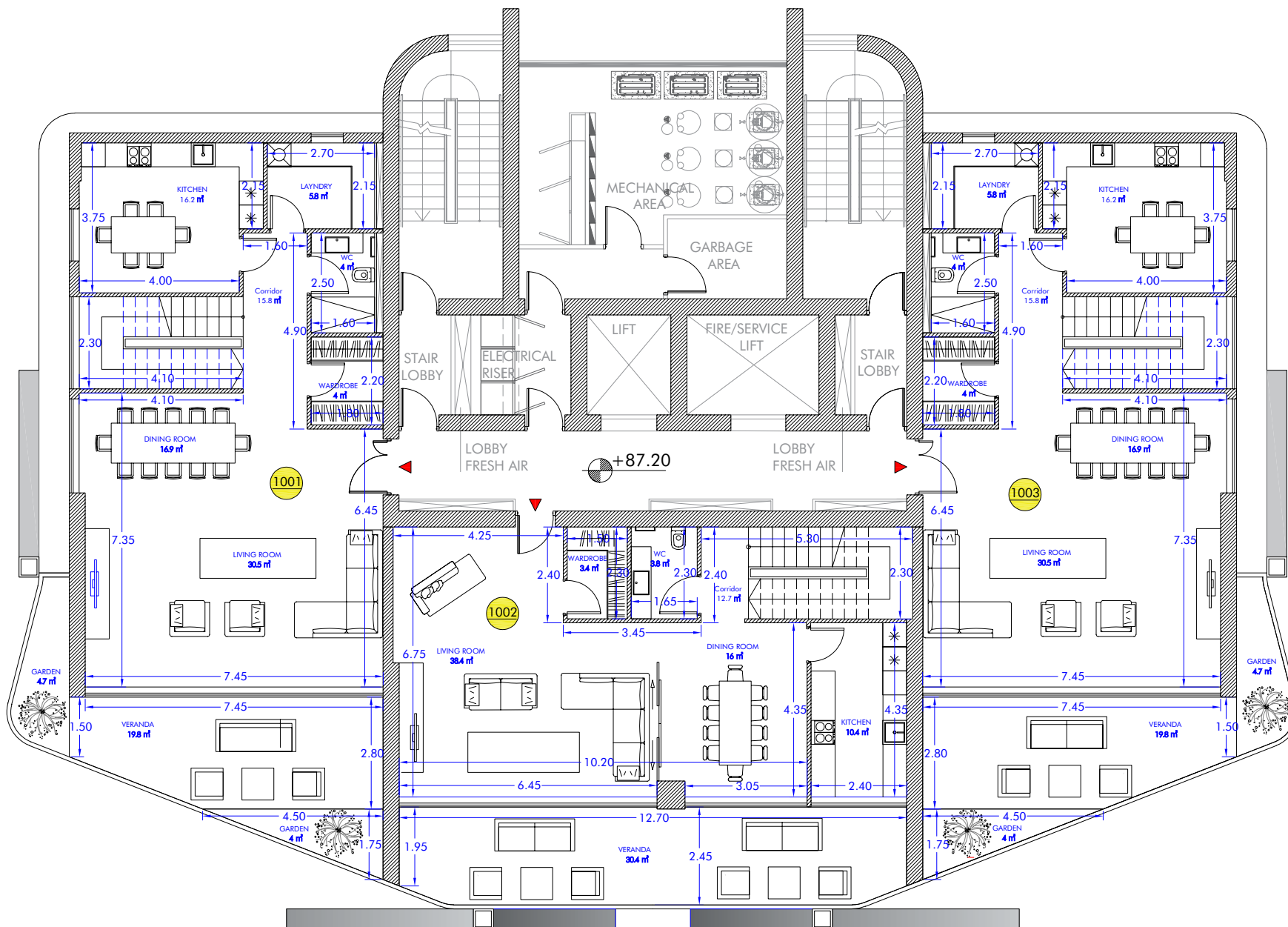


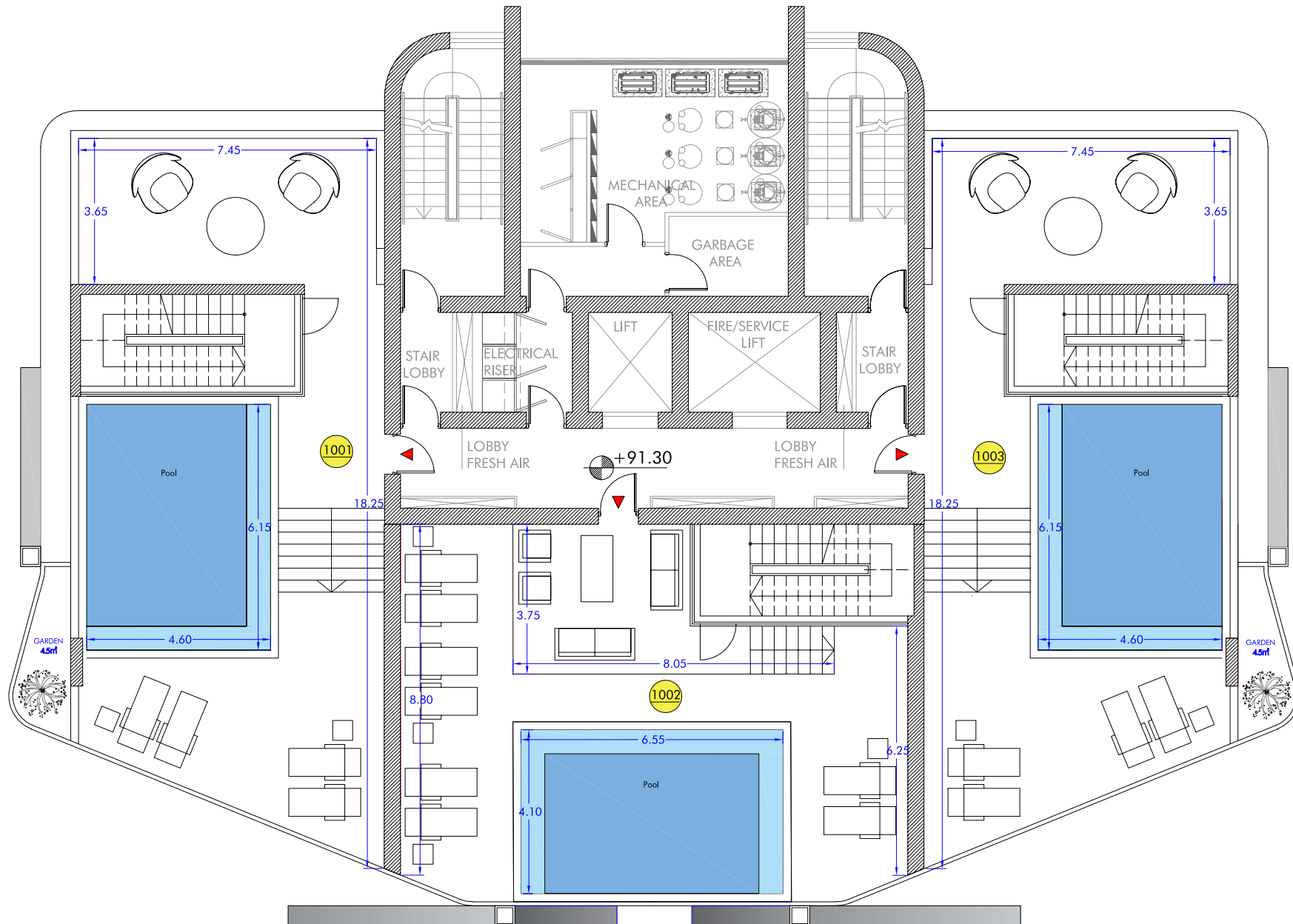
Mandarin Park Tower
FLOOR PLANS
 Penthouse (the fifteenth floor)



FLOOR PLANS

Penthouse (the sixteenth floor)





APARTMENT DESCRIPTION

Apartments

Mandarin Park Tower consists of 29 luxury apartments from the 4th to 12th floors - all apartments have sea views and spacious verandas where you can enjoy stunning sunsets.

Penthouses

Mandarin Park Tower has three opulent penthouses over three floors (the top two and a Roof Garden).

Individual rooftop swimming pools, barbecue areas, and private gardens - a luxury that will always emphasize your status and will not leave even the most selective buyer indifferent.

Being in the center of the tourist area with lots of entertainment and leisure facilities, every time you come back home, you find yourself in your own little piece of heaven.

*Every square meter is filled
with character.*



SPECIFICATION OF APARTMENTS - APARTMENTS

Floor	Apartment No.	Bedrooms	WC	Internal Area (sq. m)	Covered veranda (sq. m)	Garden (sq. m)	Total covered area (sq. m)	Parking space No.	Storage No.
4th floor	Apart 101	2	2	100	29	23.6	152.6	49	101
	Apart 102	1	1	53	11.3	0	64.3	50	102
	Apart 103	1	1	51	15	0	66	17	103
	Apart 104	2	2	100	29	23.6	152.6	18	104
5th floor	Apart 201	2	2	100	29	23.6	152.6	19	201
	Apart 202	1	1	53	11.3	0	64.3	20	202
	Apart 203	1	1	51	15	0	66	21	203
	Apart 204	2	2	100	29	23.6	152.6	22	204
6th floor	Apart 301	2	2	100	29	23.6	152.6	38	301
	Apart 302	1	1	53	11.3	0	64.3	39	302
	Apart 303	1	1	51	15	0	66	40	303
	Apart 304	2	2	100	29	23.6	152.6	51	304
7th floor	Apart401	2	2	120.5	19.1	18.2	157.8	30	401
	Apart 402	2	2	102	28	0	130	31	402
	Apart 403	2	2	120.5	19.1	18.2	157.8	32	403
8th floor	Apart 501	2	2	120.5	18.9	15.8	155.2	33	501
	Apart 502	2	2	102	28	0	130	34	502
	Apart 503	2	2	120.5	18.9	15.8	155.2	35	503
9th floor	Apart 601	2	2	120.5	18.2	14.8	153.5	25	601
	Apart 602	2	2	102	28	0	130	24	602
	Apart 603	2	2	120.5	18.2	14.8	153.5	23	603
10th floor	Apart 701	2	2	120.5	17.7	15.3	153.5	15	701
	Apart 702	2	2	102	28	0	130	26	702
	Apart 703	2	2	120.5	17.7	15.3	153.5	27	703
11th floor	Apart 801	1	1	60.5	6.4	0	66.9	48	801
	Apart 802	3	4	154	46.3	9.6	209.9	28, 29	802
	Apart 803	2	2	120.5	18.1	15.3	153.9	14	803

SPECIFICATION OF PENTHOUSES

Apartment	Floor	Bedrooms	WC	Internal Area (sq. m)	Covered veranda (sq. m)	Uncovered veranda (sq. m)	Garden (sq. m)	Total covered area (sq. m)	Total area (sq. m)	Parking space in the basement	Basement storage	Features
Apart 1001 Penthouse	15 (level 1)	3	4	112	17.2	0	4.7	133.9	133.9	11, 47	1001	
	16 (level 2)	0	1	114	19.8	0	8.7	142.5	142.5			Office
	17 (roof garden)	0	0	0	0	114	4.5	0	118.5			Private pool
	Total	3	5	226	37	114	17.9	276.4	394.9			
Apart 1002 Penthouse	15 (level 1)	3	4	102	19	0	0	121	121	10, 13	1002	
	16 (level 2)	0	1	99	30.4	0	0	129.4	129.4			
	17 (roof garden)	0	0	0	0	107	0	0	107			Private pool
	Total	3	5	201	49.4	107	0	250.4	357.4			
Apart 1003 Penthouse	15 (level 1)	3	4	112	17.2	0	4.7	133.9	133.9	9, 12	1003	
	16 (level 2)	0	1	114	19.8	0	8.7	142.5	142.5			Office
	17 (roof garden)	0	0	0	0	114	4.5	0	118.5			Private pool
	Total	3	5	226	37	114	17.9	276.4	394.9			



**MANDARIN
PARK
TOWER**

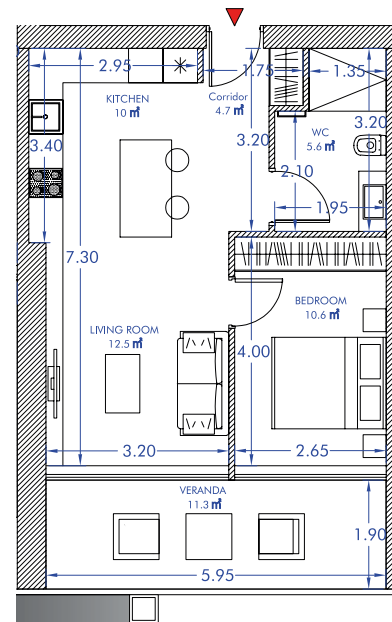


FLOOR PLANS AND PHOTOS OF APARTMENTS -
Standard one-bedroom apartment, south side, layout A (102, 202, 302)

These apartments comprise a master bedroom, a bathroom and a kitchen with a living room with access to a veranda where you can enjoy the sea view.
 These apartments are located on the 4th, 5th, and 6th floors.



Sea view



↓ THE SEA
 Apartment layout



Floor plan

- Internal area** 53 square meters
- Covered veranda** 11.3 square meters
- Uncovered veranda** 0 square meters
- Garden** 0 square meters
- Total covered Area** 64.3 square meters
- 1 bedroom, 1 bathroom, 1 veranda



Facade elevation





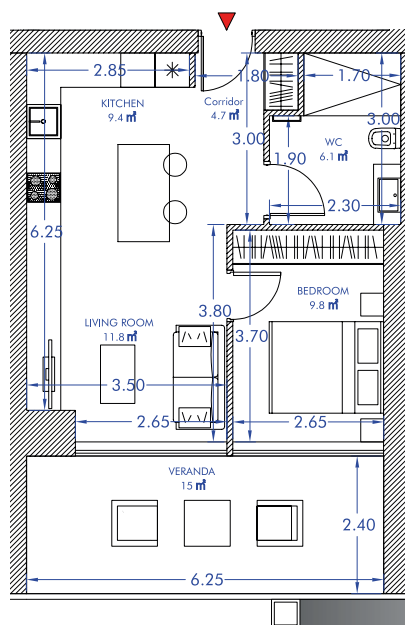
FLOOR PLANS AND PHOTOS

Standard one-bedroom apartment, south side, layout B (103, 203, 303)

These apartments comprise a master bedroom, a bathroom and a kitchen with a living room, with easy access to a veranda where you can enjoy the sea view.
These apartments are located on the 4th, 5th, and 6th floors.



Facade elevation



↓ THE SEA

Apartment layout

Internal area 51 square meters
Covered veranda 15 square meters
Uncovered veranda 0 square meters
Garden 0 square meters
Total covered Area 66 square meters
 1 bedroom, 1 bathroom, 1 veranda



Sea view



Floor plan

FLOOR PLANS AND PHOTOS

Typical apartment with two bedrooms, east side (104, 204, 304)

These apartments comprise a spacious entrance area, two bedrooms, two bathrooms, a private garden, a kitchen with a dining area, and a living room with access to two verandas where you can enjoy the sea view.

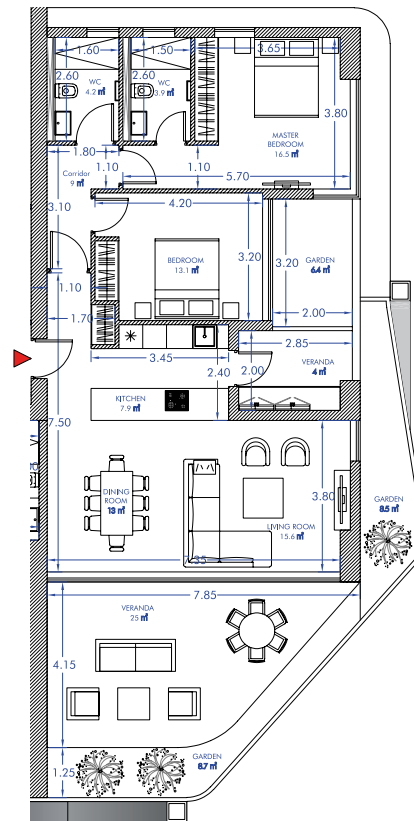
These apartments are located on the 4th, 5th, and 6th floors.



Sea view

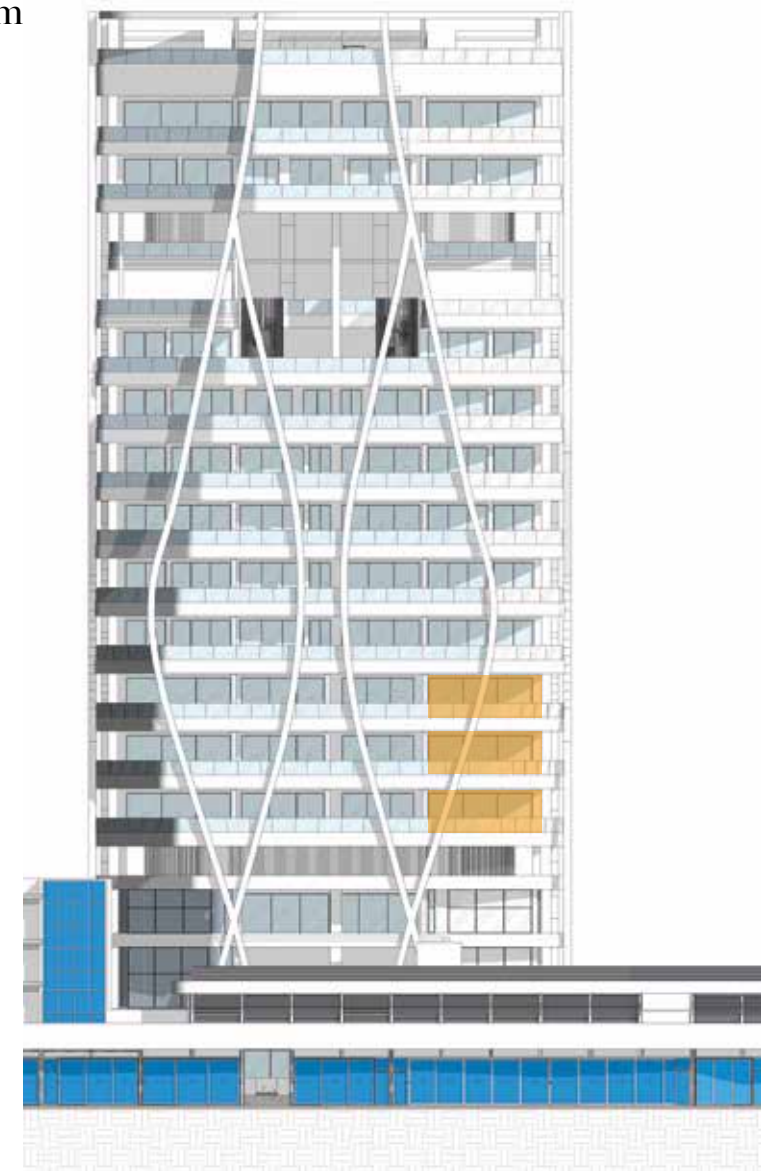


Floor plan



↓ THE SEA
Apartment layout

- Internal area** 100 square meters
- Covered veranda** 30 square meters
- Uncovered veranda** 0 square meters
- Garden** 25 square meters
- Total covered Area** 155 square meters
- 2 bedrooms, 2 bathrooms, 2 verandas



Facade elevation

FLOOR PLANS AND PHOTOS

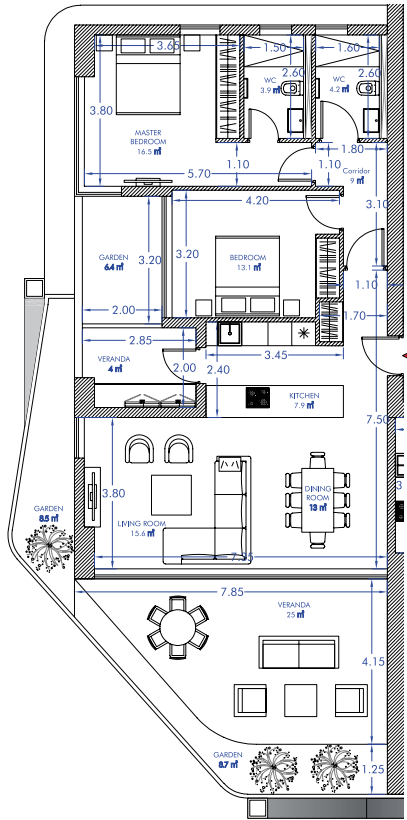
Typical apartment with two bedrooms, west side (101, 201, 301)

These apartments comprise a spacious entrance area, two bedrooms, two bathrooms, a private garden, a kitchen with a dining area, and a living room with access to two verandas where you can enjoy the sea view.

These apartments are located on the 4th, 5th, and 6th floors.



Facade elevation



↓ THE SEA

Apartment layout

- Internal area** 100 square meters
- Covered veranda** 30 square meters
- Uncovered veranda** 0 square meters
- Garden** 25 square meters
- Total covered Area** 155 square meters
- 2 bedrooms, 2 bathrooms, 2 verandas



Sea view



Floor plan



Mandarin Park Tower
FLOOR PLANS AND PHOTOS





FLOOR PLANS AND PHOTOS

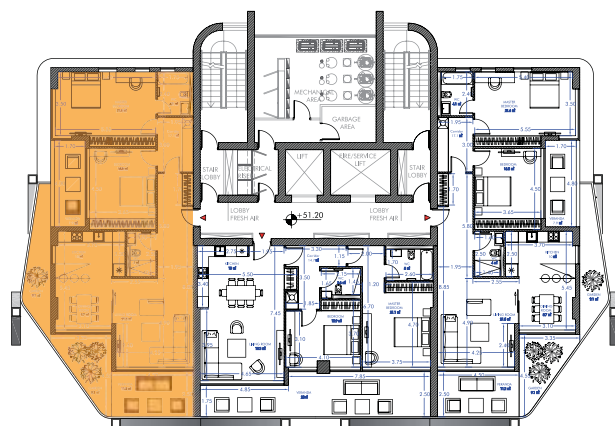
Standard two-bedroom apartment, west side (401, 501, 601, 701)

These apartments comprise a spacious entrance area, two bedrooms (one with access to the veranda), two bathrooms, a kitchen with a dining area, and a living room with access to the veranda where you can enjoy the sea view.

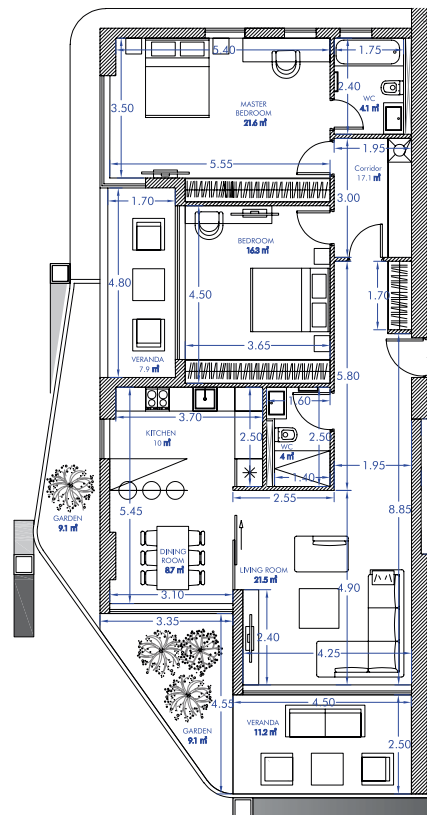
These apartments are located on the 7th, 8th, 9th, and 10th floors.



Sea view



Floor plan



Apartment layout ↓ THE SEA

- Internal area** 120.5 square meters
- Covered veranda** 18.5 square meters
- Uncovered veranda** 0 square meters
- Garden** 16 square meters
- Total covered Area** 155 square meters
- 2 bedrooms, 2 bathrooms, 2 verandas



Facade elevation





FLOOR PLANS AND PHOTOS

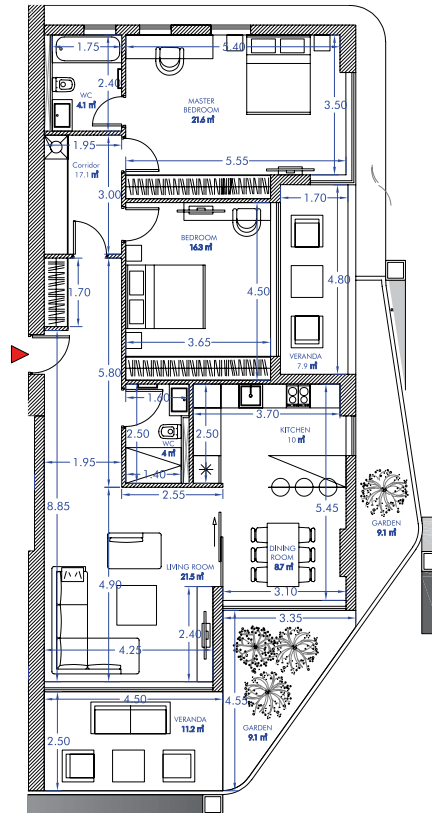
Standard two-bedroom apartment, east side (403, 503, 603, 703)

These apartments comprise a spacious entrance area, two bedrooms (one with access to the veranda), two bathrooms, a kitchen with a dining area, and a living room with access to the veranda where you can enjoy the sea view.

These apartments are located on the 7th, 8th, 9th, and 10th floors.



Facade elevation

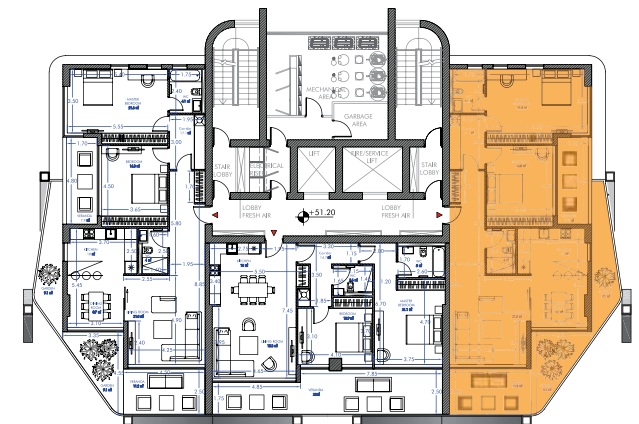


↓ THE SEA Apartment layout

- Internal area** 120.5 square meters
- Covered veranda** 18.5 square meters
- Uncovered veranda** 0 square meters
- Garden** 16 square meters
- Total covered Area** 155 square meters
- 2 bedrooms, 2 bathrooms, 2 verandas



Sea view



Floor plan

FLOOR PLANS AND PHOTOS

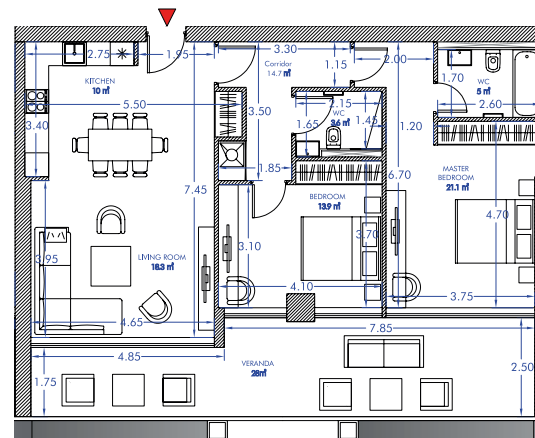
Typical two-bedroom apartment, south side (402, 502, 602, 702)

These apartments comprise a spacious entrance area, two bedrooms, two bathrooms, and a kitchen with a dining area and a living room with access to veranda where you can enjoy the sea view. There is also access to the veranda from both bedrooms.

These apartments are located on the 7th, 8th, 9th, and 10th floors.



Sea view



↓ THE SEA

Apartment layout



Floor plan

- Internal area** 102 square meters
- Covered veranda** 28 square meters
- Uncovered veranda** 0 square meters
- Garden** 0 square meters
- Total covered Area** 130 square meters
- 2 bedrooms, 2 bathrooms, 1 veranda



Facade elevation



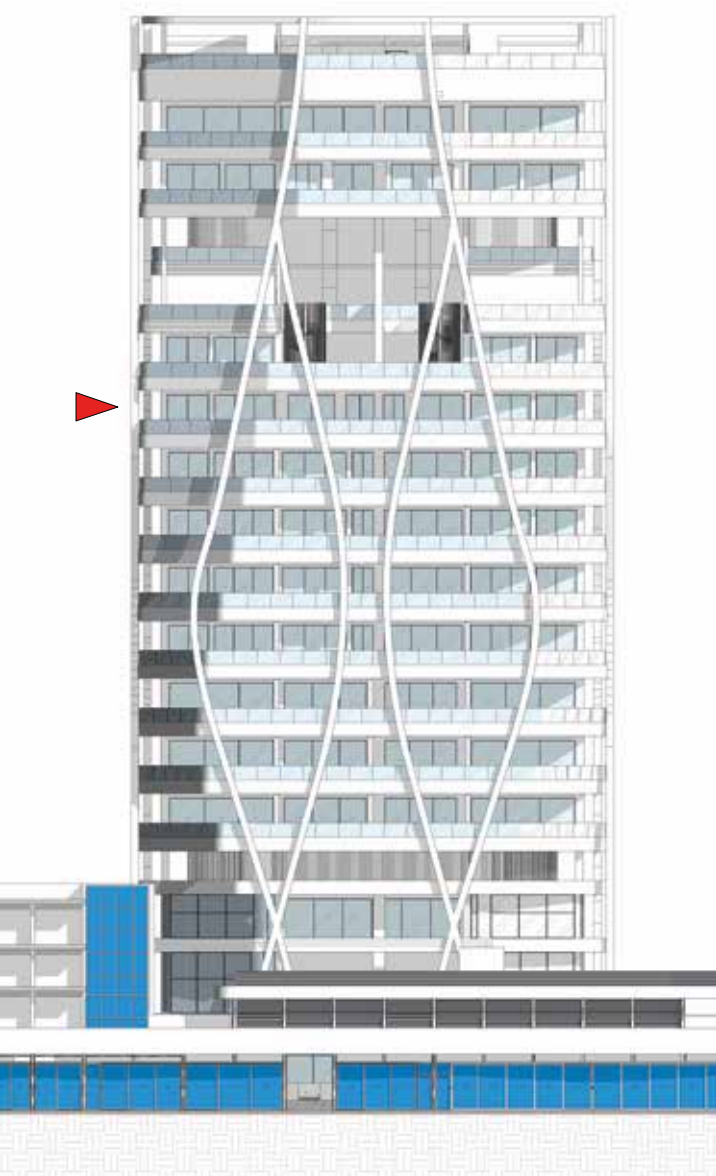


FLOOR PLANS AND PHOTOS

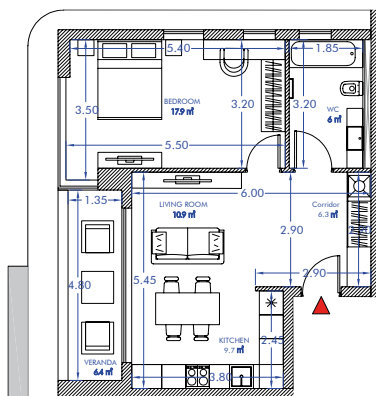
Exclusive one bedroom apartment, west side (801)

This apartment comprises a spacious entrance area, a bedroom, a bathroom, and a kitchen with a dining area and a living room with access to veranda where you can enjoy the sea view.

This apartment is located on the 11th floor.



Facade elevation



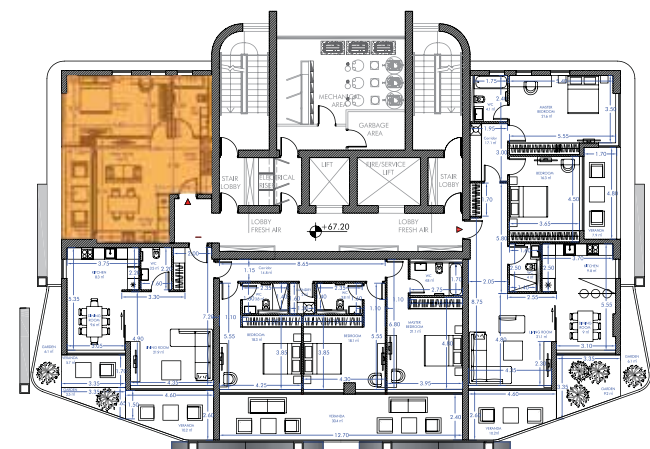
↓ THE SEA

Apartment layout



Sea view

- Internal area** 60.5 square meters
- Covered veranda** 6.4 square meters
- Uncovered veranda** 0 square meters
- Garden** 0 square meters
- Total covered Area** 66.9 square meters
- 1 bedroom, 1 bathroom, 1 veranda



Floor plan



Mandarin Park Tower
FLOOR PLANS AND PHOTOS





FLOOR PLANS AND PHOTOS

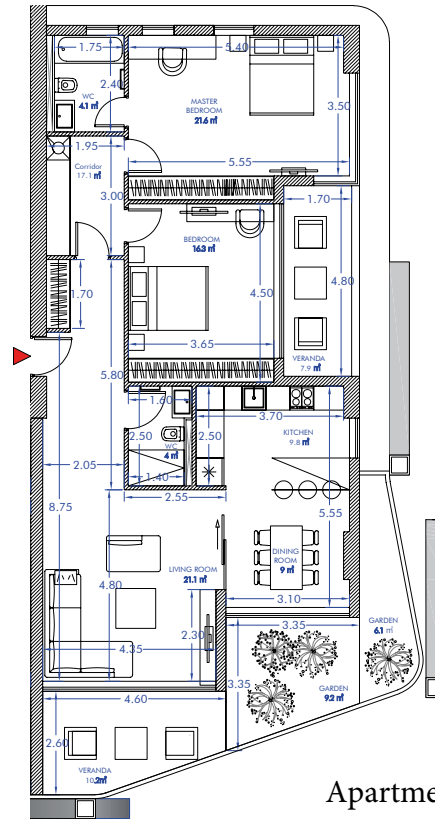
Exclusive two-bedroom apartment, east side (803)

This apartment comprises a spacious entrance area, two bedrooms (one with access to the veranda), two bathrooms, a kitchen with a dining area and a living room with access to two verandas where you can enjoy the sea view.

This apartment is located on the 11th floor.



Facade elevation



Apartment layout

- Internal area** 120.5 square meters
- Covered veranda** 18.1 square meters
- Uncovered veranda** 0 square meters
- Garden** 15.3 square meters
- Total covered Area** 153.9 square meters
- 2 bedrooms, 2 bathrooms, 2 verandas



Sea view



Floor plan

FLOOR PLANS AND PHOTOS

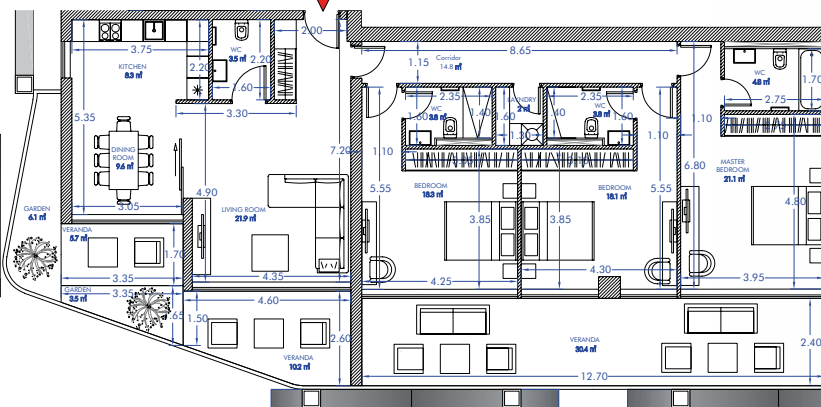
Exclusive apartment with three bedrooms, south side (802)

This apartment comprises a spacious entrance area, three bedrooms with access to the veranda, three bathrooms, and a kitchen with a dining area and a living room with access to verandas where you can enjoy the sea.

This apartment is located on the 11th floor.



Sea view



Apartment layout ↓ THE SEA



Facade elevation



Floor plan

- Internal area** 154 square meters
- Covered veranda** 46.3 square meters
- Uncovered veranda** 0 square meters
- Garden** 9.6 square meters
- Total covered Area** 209.9 square meters
- 3 bedrooms, 4 bathrooms, 3 verandas

Mandarin Park Tower
FLOOR PLANS AND PHOTOS

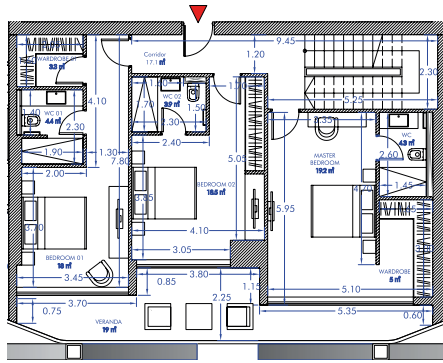




FLOOR PLANS AND PHOTOS

Exclusive three-bedroom penthouse, south side (1002)

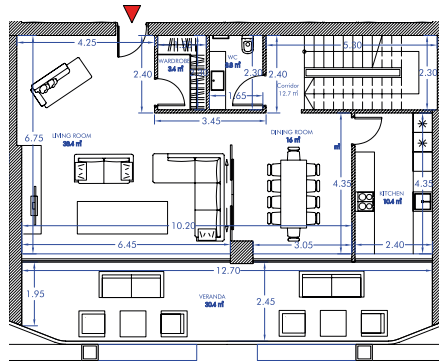
This penthouse is located over two levels (15th and 16th floors) + the 3rd level Roof Garden (17th floor (last)). Total area - 357 square meters.



↓ THE SEA
Apartment layout

LEVEL 1

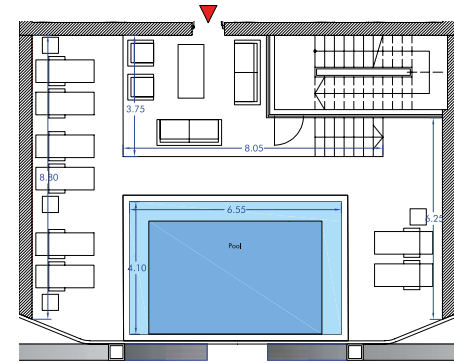
On this level, there are three bedrooms with their own bathrooms. All bedrooms have access to a spacious veranda with sea view. The area of this level is 121 square meters.



↓ THE SEA
Apartment layout

LEVEL 2

On this level, there is a kitchen, laundry room, and dining area connected to the living room, with access to a spacious veranda with sea view. The area of this level is 129 square meters.



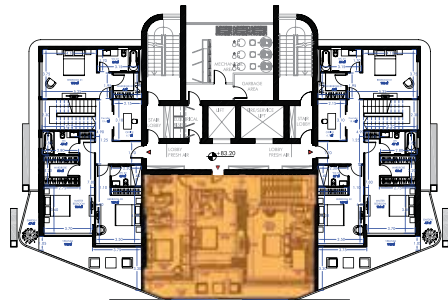
↓ THE SEA
Apartment layout

LEVEL 3

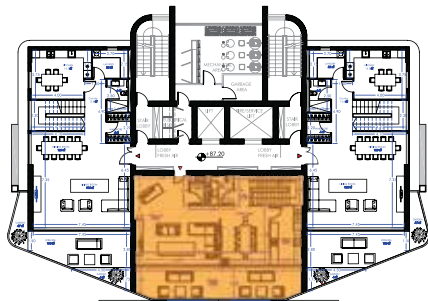
On this level, there is a 27 sqm swimming pool, a barbecue area, and a sun terrace. The area of this level is 107 square meters.

FLOOR PLANS AND PHOTOS

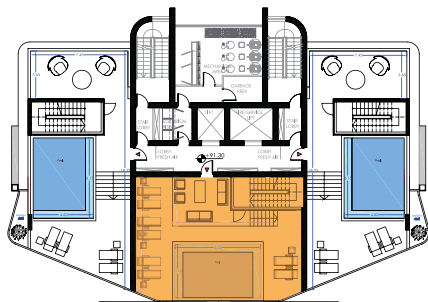
Exclusive three-bedroom penthouse, south side (1002)



Floor plan, level 1



Floor plan, level 2



Floor plan, level 3



Sea view



Facade elevation

Internal area 201 square meters
Covered veranda 49.4 square meters
Uncovered veranda 107 square meters
Garden 0 square meters
Total covered Area 250.4 square meters
3 bedrooms, 4 bathrooms, 2 verandas

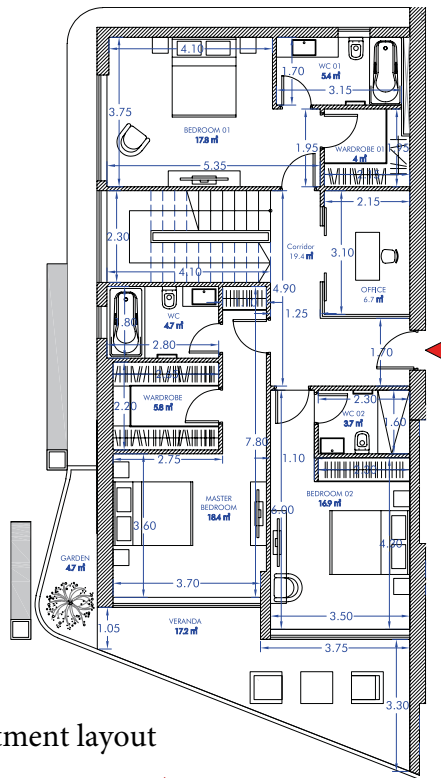




FLOOR PLANS AND PHOTOS

Exclusive three-bedroom penthouse, west side (1001)

This penthouse is located over two levels (15th and 16th floors) + the 3rd level Roof Garden (17th floor (last)). Total area - 395 square meters



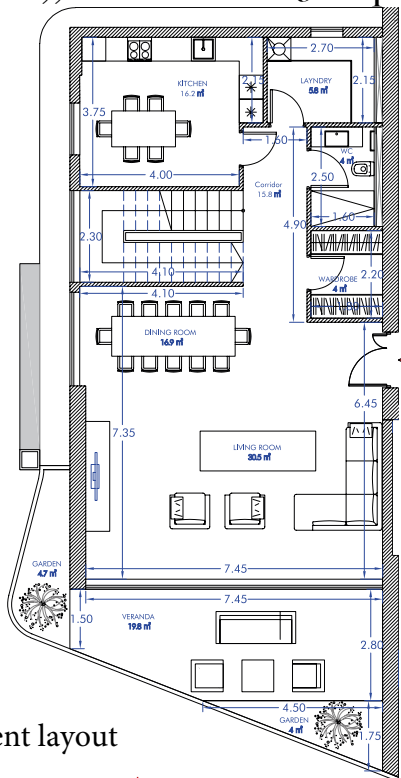
Apartment layout

↓ THE SEA
LEVEL 1

On this level, there are three bedrooms with their own bathrooms and office.

Two bedrooms have access to a spacious veranda with sea view.

The area of this level is 129 square meters.

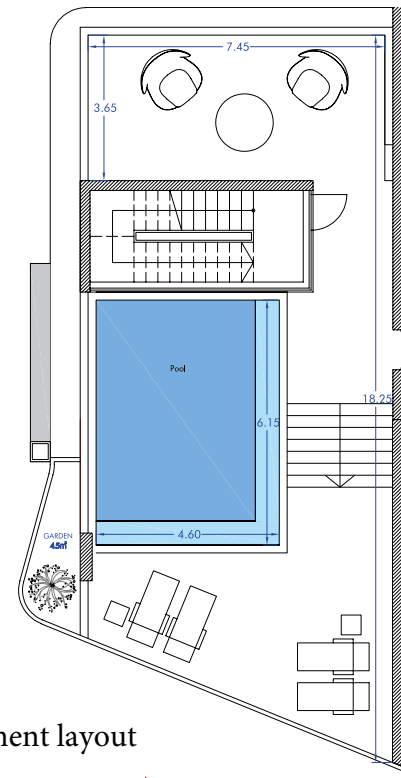


Apartment layout

↓ THE SEA
LEVEL 2

On this level, there is a kitchen, laundry room, and dining area connected to the living room, with access to a spacious veranda with sea view.

The area of this level is 133 square meters.



Apartment layout

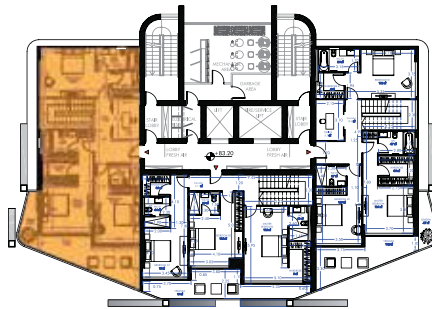
↓ THE SEA
LEVEL 3

On this level, there is a 28 sqm swimming pool, a barbecue area, and a sun terrace.

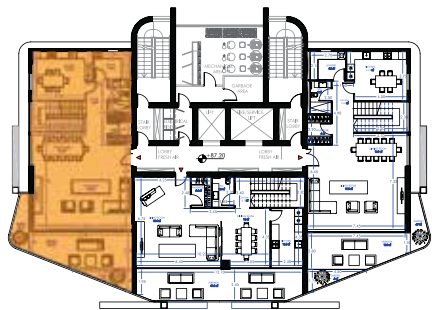
The area of this level is 114 square meters.

FLOOR PLANS AND PHOTOS

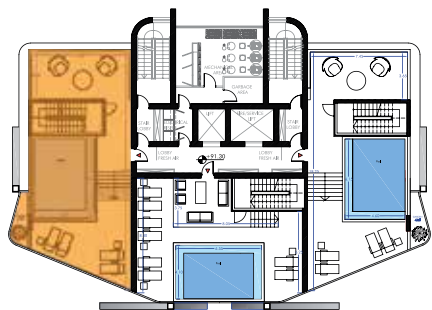
Exclusive three-bedroom penthouse, west side (1001)



Floor plan, level 1



Floor plan, level 2



Floor plan, level 3



Sea view



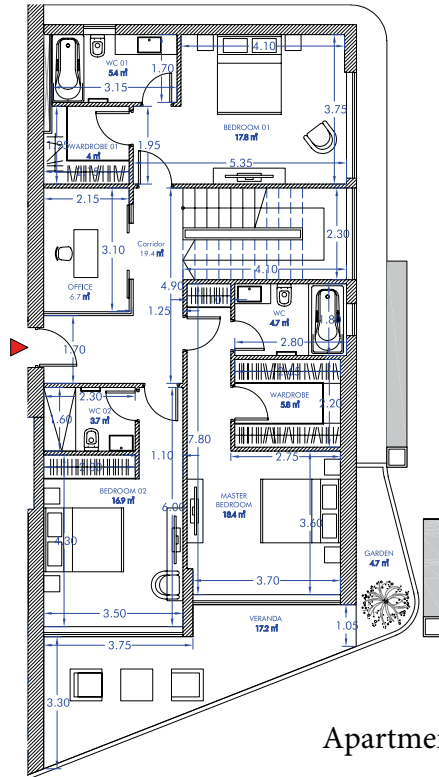
Facade elevation

Internal area 226 square meters
Covered veranda 37 square meters
Uncovered veranda 114 square meters
Garden 17.9 square meters
Total covered Area 276.4 square meters
3 bedrooms, 4 bathrooms, 2 verandas + office

FLOOR PLANS AND PHOTOS

Exclusive three-bedroom penthouse, east side (1003)

This penthouse is located over two levels (15th and 16th floors) + the 3rd level Roof Garden (17th floor (last)). Total area - 395 square meters.



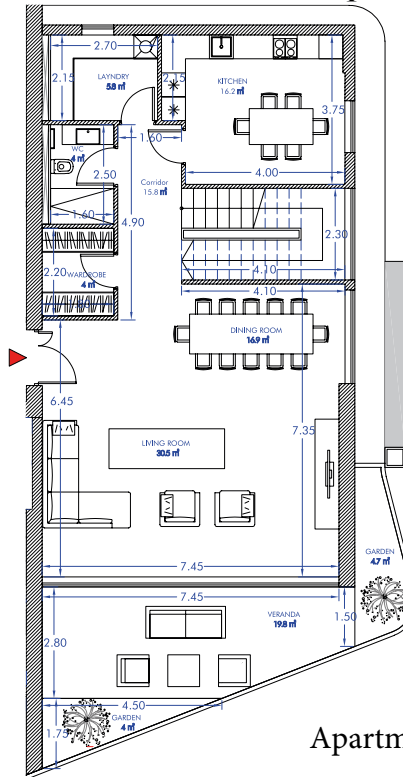
Apartment layout

↓ THE SEA
LEVEL 1

On this level, there are three bedrooms with their own bathrooms + office.

Two bedrooms have access to a spacious veranda with sea view.

The area of this Level is 129 square meters.

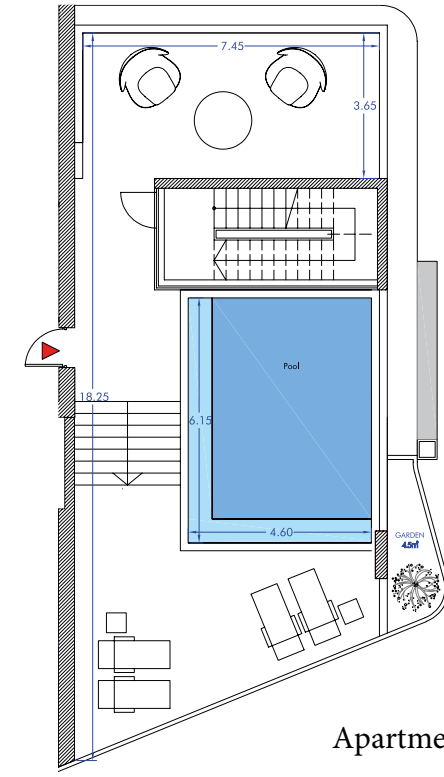


Apartment layout

↓ THE SEA
LEVEL 2

On this level, there is a kitchen, laundry room, and dining area connected to the living room, with access to a spacious veranda with sea view.

The area of this Level is 133 square meters.



Apartment layout

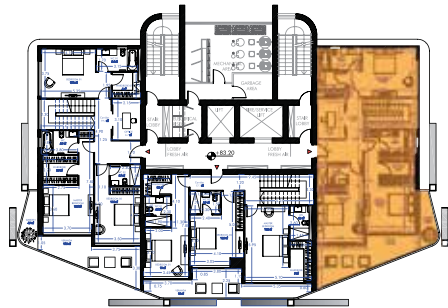
↓ THE SEA
LEVEL 3

On this level, there is a 28 sqm swimming pool, a barbecue area, and a sun terrace.

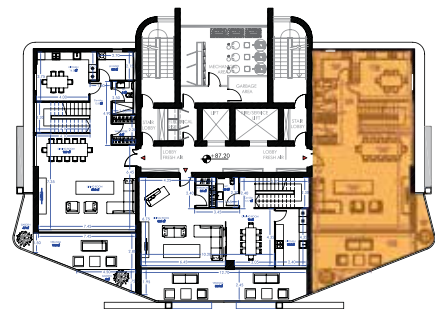
The area of this level is 114 square meters.

FLOOR PLANS AND PHOTOS

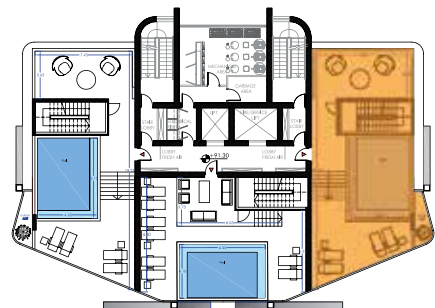
Exclusive three-bedroom penthouse, east side (1003)



Floor plan, level 1



Floor plan, level 2



Floor plan, level 3



Sea view



Facade elevation

- Internal area** 226 square meters
- Covered veranda** 37 square meters
- Uncovered veranda** 114 square meters
- Garden** 17.9 square meters
- Total covered Area** 276.4 square meters
- 3 bedrooms, 4 bathrooms, 2 verandas + office

Mandarin Park Tower
FLOOR PLANS AND PHOTOS





FINISHING SPECIFICATIONS

We have incorporated finishing materials from the world's leading brands that make every detail of your home perfect and give it a special aesthetics. The design of the apartments and common areas is developed by the world-known awarded interior design agency *Luxury Antonovich Design Studio*.

Finishes

- » Plasterboard ceilings and walls
- » Namibian white marble tile walls and floor in the bathroom (white, 120*60cm)
- » White/ cream painted walls in bedrooms
- » Belgian Parquet flooring in bedrooms (width of parquet board - 200 mm, thickness of the top layer - 6 mm)
- » Marble tile floor in other rooms (marble -Botticino Classico, thickness 20 mm, tile size: 60*60cm)
- » Italian Bathroom doors, Barausse (size - 800 mm (1000 mm), color - cream)
- » Door to technical rooms made by Bullthaup (size - 800 mm, color - grey-brown)
- » Italian Interior doors, Barausse (size - 900 mm, color - cream)
- » Anti-burglar and fireproof steel main entrance doors, with inner and outer wooden cladding, code lock and automatic fire seal (size - 1100 mm)
 - » Double-glazed windows with superior noise insulation (Germany)
 - » Floor-to-ceiling panoramic windows with sliding doors to the veranda
 - » LED spotlights
 - » Built-in closets in bedrooms (made in Italy)
 - » Recessed skirtings and architraves

Kitchens

The kitchen is manufactured by Molteni&Co (Italy), including a bar counter, 5 upper cabinets, and 13 lower cabinets.

Kitchen appliances - Gaggenau (Germany), which includes:

- » Extract
- » Cooktop
- » Dishwasher
- » Fridge with freezer
- » Oven
- » Microwave
- » Washer and dryer - located in a storage room in the hallway





Plumbing

- » Shower tray and bathtub - by Geberit
- » Faucets - Dornbracht (Germany)
- » WC - Geberit aquaclean (with heating, lighting, ventilation, automatic cleaning and remote control)
- » Sink - Laufen
- » Dressing table (closet) - Molteni&Co (Italy)
- » Electric heated towel rail

Mechanical and electrical services equipment

» VRF system (DAIKIN). Each apartment has an individual external unit - a condenser, located in a mechanical room on the same floor as the apartment. Internally, each apartment has individual fan coil units installed in each room. Fan coil units allow to set separate temperatures in each room.

» Mechanical ventilation is concealed in the ceiling. The air is supplied through openings on the ceiling (or through an opening above the door). Air intake is located along the window under the ceiling (the ceiling is lowered by 20 cm) with no ventilation grates.

- » Underfloor heating - Samsung control panels for the floor temperature control in each room.
- » Electricity - LUTRON Palladiom - smart light system - lighting control panel is in each room:
 - panel with four buttons is located in the bedrooms
 - panel with eight buttons is located at the entrance to the living room
- » Smart Home System - LUTRON Palladiom system.
- » Fire protection system is in all rooms except bathrooms.
- » Sprinkler system is in all rooms.

Ceiling height specification

- » The estimated ceiling height in the apartments is 4 meters.
- » The buildup of the slabs in between the floors is as follows:
 - 20 cm - slab thickness between floors
 - 32 cm - floor finish (20 cm - electro-mechanical layer, 5 cm - floor heating system (hot water pipes), 5 cm - heat-conducting concrete, 2 cm - finish)
 - 20 cm (40 cm for bathrooms and corridors) - ceiling finish (suspended ceiling)
- » Due to the fact that the air conditioning units are located in the bathrooms and corridor, the height in these rooms is slightly lower (by 20 cm) than in other rooms:
 - finished ceiling height in bathrooms and corridor - 308 cm
 - finished ceiling height in other rooms - 328 cm

INTERNAL ENGINEERING SYSTEMS

Concrete structure

A high-strength earthquake-resistant concrete structure utilizing a shear wall system with flat slabs stretched on posts. It rests on a truss foundation and friction piles.

Mechanical ventilation system

- » Ventilation ducts are concealed in the ceiling.
- » Each apartment has separate (for that apartment only) air intake and supply points outside (from the street), by means of which fresh air enters the apartment and exhaust air exits to the street.
- » These pipes are connected to a heat recovery system, which is a modern ventilation system that provides a year-round supply of fresh air and exhausts old air. It removes all harmful substances from the apartment and purifies the fresh air. In addition to keeping the air clean, the system retains 50% of the heat in the apartment.
- » Fresh air circulates in each room, with fresh air (from the street) entering one part of the room and exhaust air being drawn from another part of the room.

Air-conditioning system

- » The building has a VRF multizone air conditioning system (Daikin), which works by heat exchange of the refrigerant inside, circulation, evaporation, and condensation, which creates a directional flow of warm or cold air.
- » The indoor units communicate with the outdoor unit through refrigerant circulation tubes, which are designed during the installation process.
- » Outdoor VRF system units are located in the technical room on the floor (separate units for each apartment).
- » Each apartment has a panel to control the air conditioner.
- » Fan coil units are installed in the ceiling of the apartments (in the bathrooms and in the corridor).
- » Cold air circulation occurs in each room, with cold air entering one part of the room and warm air being drawn in from another part of the room.

Electrical systems

- » The electrical risers are located outside the apartments in the mechanical room on each floor and consist of three parts:
 - high voltage cable for the apartments
 - internet for the apartments
 - shared electrical services for the communal area (including lobby lighting, internet, video cameras)
- » Electric meters, auxiliary stations, and transformers are in the basement.
- » Ceiling lighting in apartments is installed in the suspended ceiling, with wires hidden.
- » Electrical outlets in apartments are mounted in the walls with wiring running under the floor screed.
- » Each apartment accommodates space for a server.
- » Electric towel rails are installed in the bathrooms.



Underfloor heating system

- » Underfloor heating is a floor temperature control system heated by hot water pipes located under the floor.
- » In single-family apartments, the water in the pipes is heated by electric heat pumps.
- » In two- and three-bedroom apartments, the water in the pipes is heated with a hydro box, which controls the underfloor heating.
- » Manifolds are installed to heat the floor and to heat the water, and the heated water comes from a hydraulic cylinder.
- » Hydro boxes are installed in the technical room on each floor (a separate hydro box for each apartment).

Water Supply and Sewerage system

- » The main water meter, water tank for the sprinkler system, and water riser (fire hydrant) are located in the basement.
- » Water meters for apartments are in the technical room on each floor (with a separate meter for each apartment).
 - » Surface water is collected into the storm drainage system pipeline that runs vertically along the risers through the entire building and then runs horizontally in the slab.
 - » The water pipes for sprinkler fire extinguishing, as well as the pipes for supplying water to the apartments, run along the building and are located in the corridors.
 - » Water tanks for each apartment are installed in the technical room on each floor (with their own water tank for each apartment).
 - » Sewer risers are in the corridors on each floor, as well as in some bathrooms in the northern part of the building (near the wall separating the apartment from the communal staircase).

Smart Home System

- » Each apartment has a panel that controls air temperature in each room, lighting, curtains, etc.
- » Wi-Fi is installed in each apartment with wires hidden in the ceiling.

Fire Alarm system

- » Temperature sensors are in each apartment.
- » Smoke detectors are in each apartment in the corridor.
- » Fire alarm activation buttons are on each floor within common staircases.
- » An assistance button for disabled people (in case of fire) is on each floor in the common staircases.
- » The building is equipped with a voice alarm system to announce evacuation routes in case of fire.



CONCLUSION

Mandarin Park Tower is a prestigious place to live.

This unique clubhouse will be the crown jewel of Germasogeia. Its sophisticated exterior design will be an eye-catcher. The Tower will impress with thoughtful layouts, high ceilings, floor-to-ceiling windows, a two-story luxurious gym with a massive swimming pool, and a vibrant Roof garden.

We are delighted to welcome you to Germasogeia, where we will tempt you with splendor and comfort. Here, where history of the past meets the energy of the present, you have everything you need for the perfect lifestyle.

Mandarin Park Tower also represents a huge investment opportunity. Over the past few years, Limassol has attracted many large companies and investment, gradually becoming a thriving business center.

Rapidly developing Limassol will no doubt claim the title of one of the most vibrant and dynamic cities in Europe, combining a mild climate, clearest sea and many young and successful people full of enthusiasm, ambitions, and innovative ideas continually moving to the city.

Unsurprisingly, prices for apartments in Limassol continue to rise and will grow even faster.

By buying an apartment in Mandarin Park Tower, you are making good investments for your life and for your future!

***Welcome to Mandarin Park
Tower, your new home where life is
transformed into impeccable art.***





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PARK TOWER

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EXCLUSIVE PRIVATE RESIDENTIAL COMPLEX



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