

THE ULTIMATE BUILDING

LIVE. WORK. ENJOY.



HARMONIA
RESIDENCE

BAUHAUS VISION, LIMASSOL VIBE



Harmonia Residence is nestled in Limassol's Agia Zoni, offering a unique blend of tranquility and urban convenience in a central location.

Just a few minutes' walk from the vibrant old city and Marina, City View Plaza places you at the heart of urban life, surrounded by an array of shops, cafes, restaurants, and business offices.

HARMONIA
RESIDENCE

TIMELESS ELEGANCE MEETS MODERN LIVING

Harmonia Residence is a sophisticated new development that redefines contemporary living in the vibrant Agia Zoni neighborhood, at the heart of Limassol. This striking architectural masterpiece blends timeless elegance with functionality, creating a harmonious living environment designed for modern lifestyles.

With a total covered area of 3,000 sqm, the four-story building features 20 thoughtfully crafted apartments, including two luxurious penthouses. Each residence showcases an open layout that emphasizes flow, natural light, and connectivity, ensuring every space feels warm and inviting.

The exterior exudes sleek sophistication, featuring premium materials and innovative design elements that create a modern yet approachable façade. Inside, each fully furnished apartment is ready for immediate occupancy, boasting stylish furnishings, high-quality finishes, and state-of-the-art appliances.

Harmonia Residence elevates your living experience with exclusive amenities, including:

A serene swimming pool for relaxation.

A well-equipped gym to promote health and wellness.

The southwest-facing orientation ensures uninterrupted

seaside views and ample natural sunlight, enhancing the appeal of this exceptional residential project.

Harmonia Residence isn't just a place to live; it's a lifestyle—a perfect blend of elegance, comfort, and modernity, set in one of Limassol's most vibrant neighborhoods. Experience a stylish and sophisticated way of life, where aesthetics and practicality converge seamlessly.



THE INTERIORS



HARMONIA
RESIDENCE



HARMONIA
RESIDENCE





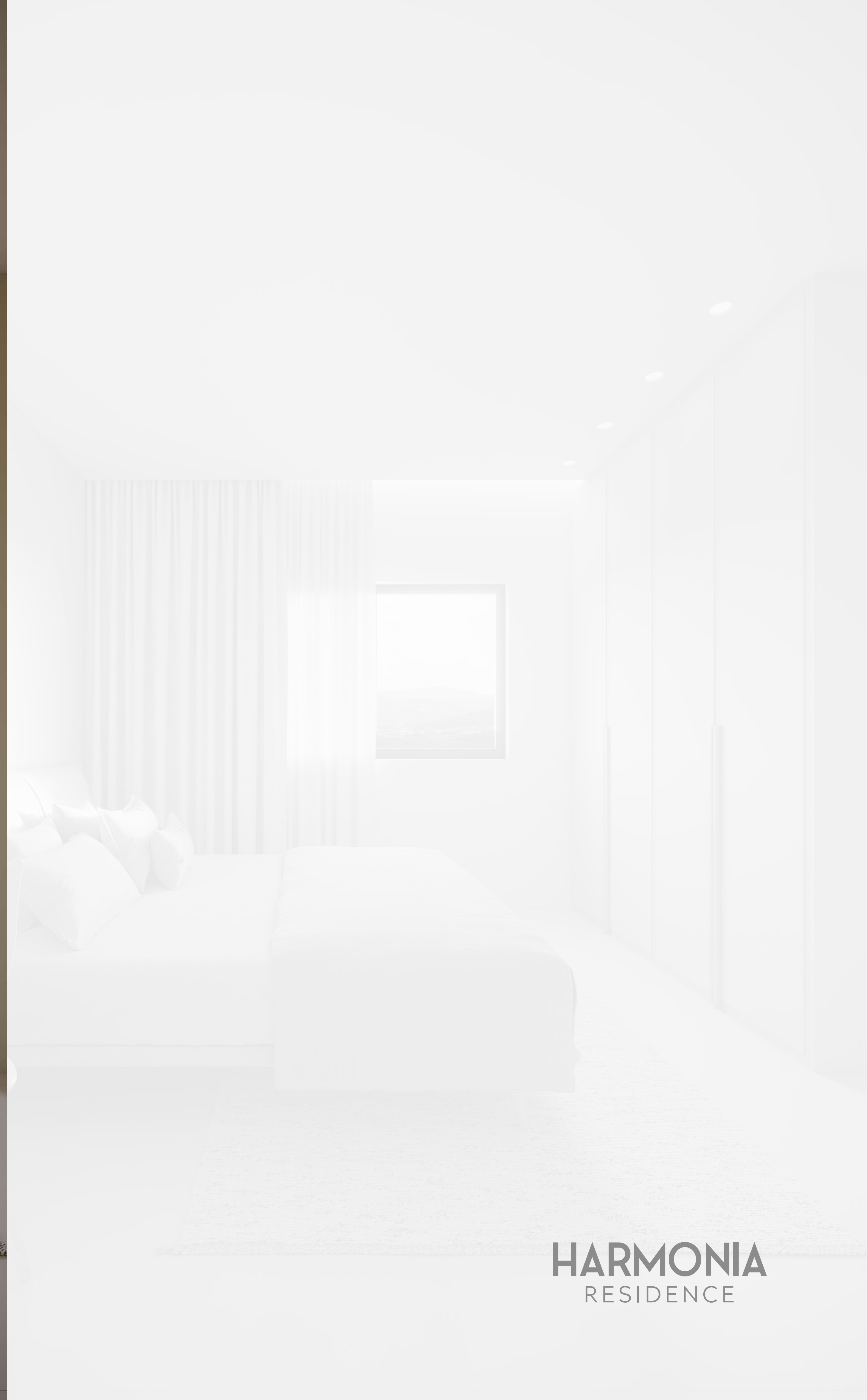
HARMONIA
RESIDENCE



HARMONIA
RESIDENCE



HARMONIA
RESIDENCE



HARMONIA
RESIDENCE



HARMONIA
RESIDENCE



HARMONIA
RESIDENCE





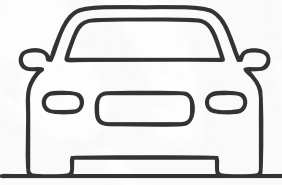
HARMONIA
RESIDENCE



WALK

- Polyclinc private Hospital
- Anexartisias
- Bakery

5 min
5 min
5 min



DRIVE

- Beach
- Limassol Marina
- HighWay
- Bank

4 min
5 min
7 min
4 min

THE NEIGHBORHOOD



Harmonia Residence is situated in the charming Agia Zoni area of Limassol, where tranquility meets vibrancy. This neighborhood is a hidden gem, offering a perfect blend of serene residential living and bustling city life.

With its tree-lined streets and friendly atmosphere, Agia Zoni is not only a place to live but a community to thrive in. Within walking distance, residents can explore the rich culture and history of the old city, with its traditional architecture and lively markets.

The nearby Marina offers picturesque views and a variety of dining and entertainment options, connected to an 18 km long beachfront promenade and bicycle path, making it a popular destination for both locals and visitors.

Whether you're looking for a cozy café to unwind or trendy boutiques to shop, the neighborhood has it all. With easy access to public transport and major roads, Harmonia Residence is perfectly positioned for both relaxation and convenience, ensuring that everything you need is just around the corner.



EXCLUSIVE PROPERTY FEATURES & BENEFITS

Fully furnished, including balcony, as shown in or similar to the brochure images.

High-end appliances and customized interior designs included for a premium living experience.

High-Performance A Energy-Efficient Building Materials

Constructed with advanced materials for superior thermal insulation, reducing energy consumption in both summer and winter.

Premium Sustainable Materials

Eco-friendly furniture, floor tiles, and shower materials contribute to a reduced ecological footprint, promoting sustainability in every aspect of the building's design, while ensuring durability and luxury.

Construction Framework:

Reinforced concrete and iron, meeting anti-earthquake specifications.



Walls:

External Walls: High-quality 25 cm thick perforated bricks with thermal insulation.

Internal Walls: High-quality 10 cm thick perforated bricks.



Wall Finishes: 1. All interior surfaces are plastered three times.

2. All external surfaces will be covered with thermal insulation and High-Pressure Laminate (HPL).



Paintwork

1. All internal surfaces are coated with three layers of emulsion paint.
2. All external surfaces are finished with 1.5 mm textured relief paint.

Plumbing Installation: Pipe-in-pipe system with manifold configuration.

Solar Power with Net Metering - Each apartment benefits from photovoltaic panels, providing 1.2KW of free electricity per month, with an estimated 20-year lifespan.

Energy-Efficient Central VRV Air Conditioning - Advanced centralized climate control for optimized comfort and energy efficiency.

Underfloor Heating with Heat Pump: Eco-friendly underfloor heating powered by a high-efficiency heat pump for consistent comfort.

High-Performance Thermal Aluminum Windows with Secondary Glazing, Motorized Shutters, and Mosquito Nets: Windows featuring secondary glazing technology to reduce outside noise, retain indoor heat, and enhance security. Includes motorized shutters for light control and built-in mosquito nets for added comfort.

Smart fireproof main Door Lock for Keyless Convenience and Enhanced Security: Keyless entry with a smart lock, allowing residents to unlock doors remotely or with personalized codes, adding security and convenience.



Gated Smart Entry System with Face Recognition and Video

Communication: Secure and convenient gated entry with advanced facial recognition and video intercom technology, providing easy, contactless access and enhanced security.

Automated Gate for Parking Area: Convenient and secure parking with an automated gate, ensuring controlled access and easy entry for residents.

Smart Home System with Wi-Fi Control: Wi-Fi-enabled smart home system for easy management of lighting, climate, and security.

Electric Vehicle Charging Provision: Infrastructure provided for electric vehicle charging at every residence.

24/7 CCTV Surveillance: Continuous monitoring through CCTV cameras to ensure safety at all times.

12 x 5m Pool with Advanced Drowning Detection System from "MaiGuard" company: A spacious pool equipped with state-of-the-art drowning detection technology for enhanced safety.

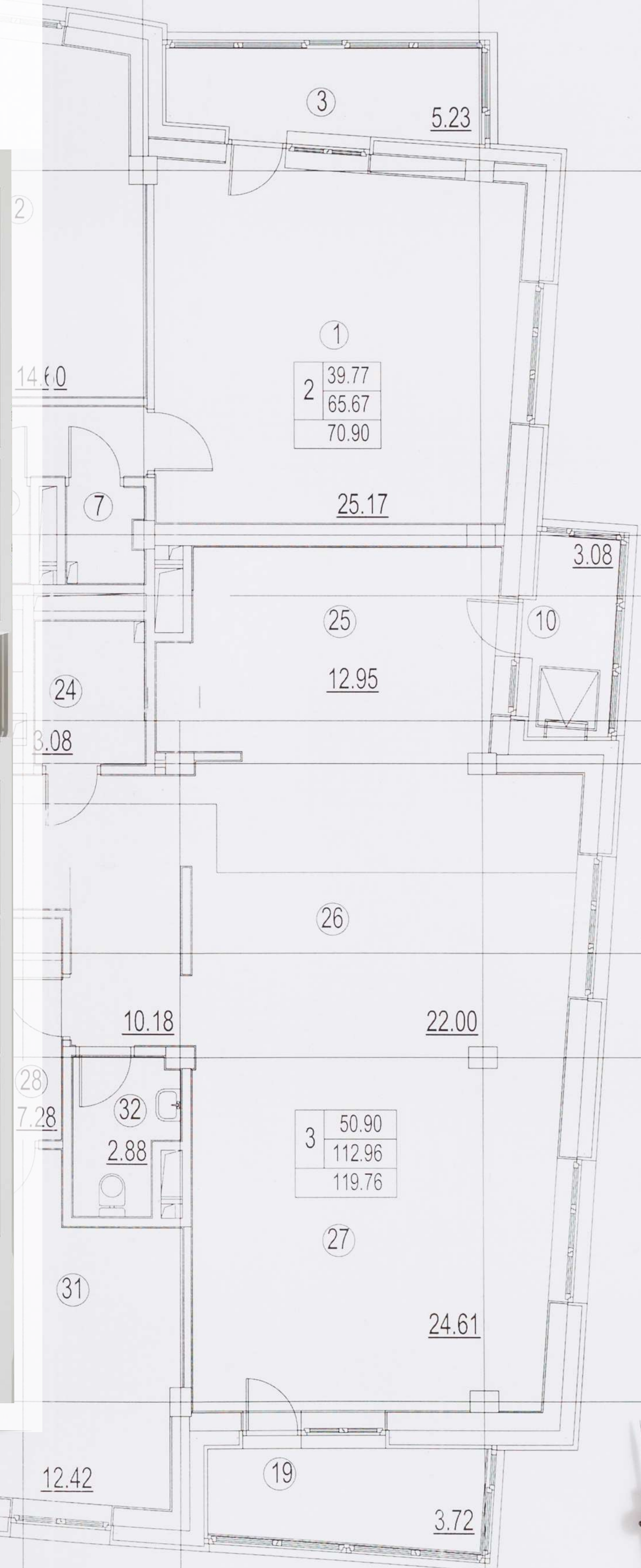
State-of-the-Art Gym : Fully equipped gym featuring for advanced training and fitness.

Home security cameras: Home security cameras provided free of charge for first-floor balconies (no usage fees required).

Optional Installations: May be discussed, and upon approval of the request, the buyer will bear the cost of any alterations.

NOTE: We reserve the right to modify the apartment designs. Any changes to the specified designs will be communicated to the buyer.

FLOOR DESIGN



HARMONIA RESIDENCE

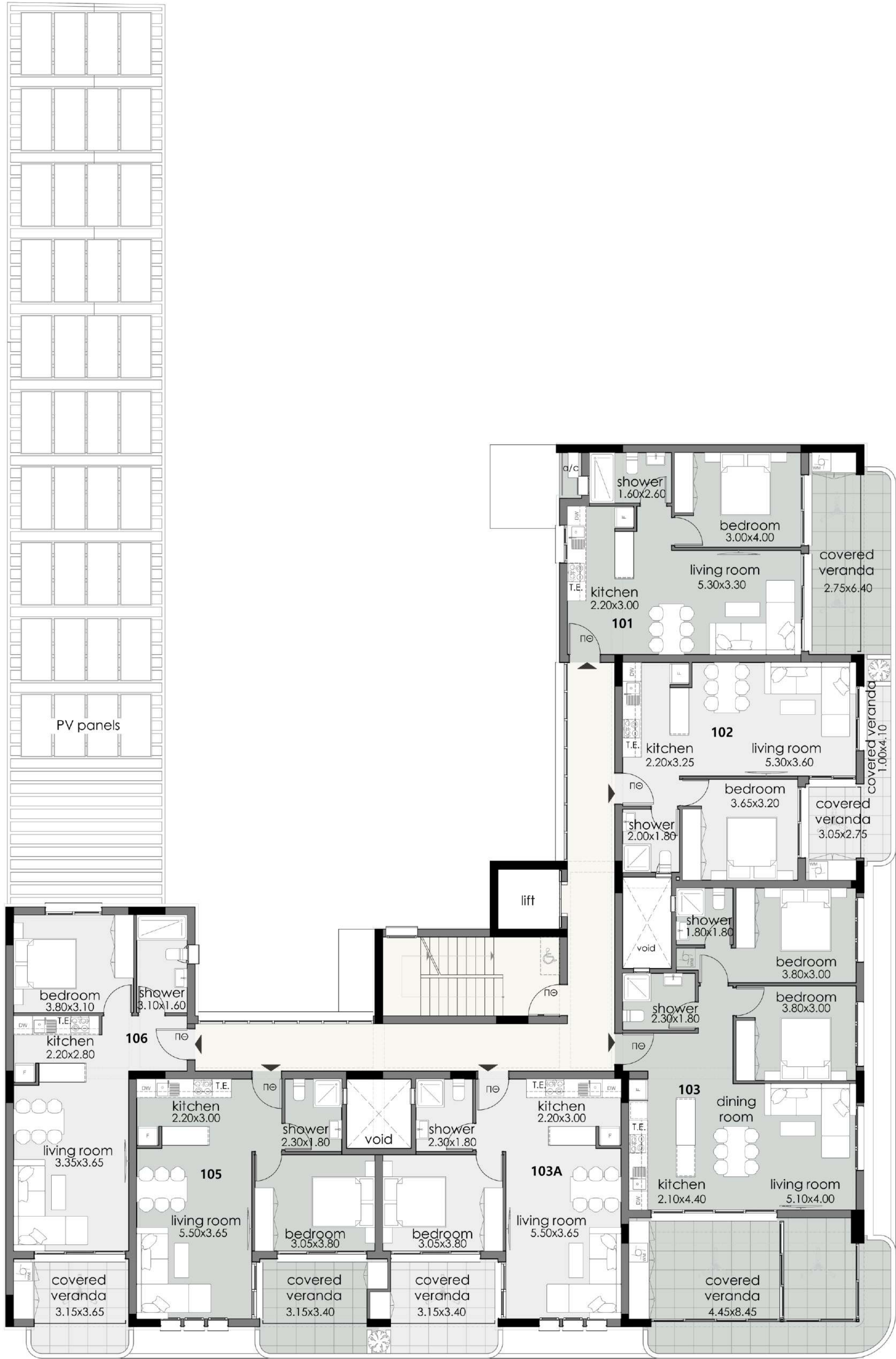
Building Area:			
plot 336	plot area	898	m2
Allowed density (Building Coefficient x Plot Area)		160%	1436.8 m2
Increase of density 1 - energy efficient building		5%	71.84 m2
Increase of density 2 - incentives scheme		0%	0 m2
Increase of density 3 -			m2
Total density used -			1508.64 m2

PROPERTY NO	USE	FLOOR LEVEL	NO OF BEDROOMS	NO OF COVERED PARKING	10% + 20% PARKING	NO OF UNCOVERED PARKING	FLAT AREA (m2)	COMMON AREA (m2)	COVERED VERANDA(m2)	UNCOVERED VERANDA (m2)	COVERED PARKING AREA (m2)	STORAGE AREA	TOTAL COVERED AREA (m2)
	PARKING	B		14	6	8		30.00			620.00	110.00	760.00
	PARKING - LOBBY	GR						84.00			249.00		333.00
101	FLAT	1ST	1			1	52.55	55.50	17.55			5.00	70.10
102	FLAT	1ST	1			1	51.05		11.30			5.00	62.35
103	FLAT	1ST	2	1			78.10		36.05			5.00	114.15
103A	FLAT	1ST	1			1	53.60		11.65			5.00	65.25
105	FLAT	1ST	1			1	53.25		11.60			5.00	64.85
106	FLAT	1ST	1			1	55.40		11.70			5.00	67.10
201	FLAT	2ND	1	1			52.55	55.50	17.55			5.00	70.10
202	FLAT	2ND	1	1			51.05		11.30			5.00	62.35
203	FLAT	2ND	2	1			78.10		36.05			5.00	114.15
203 A	FLAT	2ND	1			1	53.60		11.65			5.00	65.25
205	FLAT	2ND	1			1	53.25		11.60			5.00	64.85
206	FLAT	2ND	1			1	55.40		11.70			5.00	67.10
301	FLAT	3RD	1	1			52.55	55.50	17.55			5.00	70.10
302	FLAT	3RD	1	1			51.05		11.30			5.00	62.35
303	FLAT	3RD	2	1			78.10		36.05			5.00	114.15
303 A	FLAT	3RD	1	1			53.60		11.65			5.00	65.25
305	FLAT	3RD	1	1			53.25		11.60			5.00	64.85
306	FLAT	3RD	1	1			55.40		11.70			5.00	67.10
401	FLAT	4TH	3	2			126.30	37.55	34.25	28.65		10.00	236.75
402	FLAT	4TH	3	2			144.35		42.45	18.85		10.00	215.65
501		RF								28.65			
502		RF								91.85			
		ROOF						17.70		170.00			187.70
TOTAL							1302.50	335.75	376.25	338.00	869.00	110.00	3064.50

GROUND FLOOR PLAN



1ST FLOOR PLAN



FIRST FLOOR

APT	FLOOR	No of Bedrooms	APARTMENT AREA	COVERED VERANDA	ROOF GARDEN	COMMON AREA	TOTAL AREA	COVERED PARKINGS	UNCOVERED PARKINGS	STORAGE
101	1 ST	1	52.55 m2	17.55 m2		9 m2	79.1 m2		1	1
102	1 ST	1	50.45 m2	11.30 m2		9 m2	70.75 m2		1	1
103	1 ST	2	77.50 m2	36.05 m2		10.25 m2	123.8 m2	1		1
103A	1 ST	1	52.95 m2	11.65 m2		9 m2	73.60 m2		1	1
105	1 ST	1	52.55 m2	11.60 m2		9 m2	76.15 m2		1	1
106	1 ST	1	55.40 m2	11.70 m2		9 m2	76.1 m2		1	1

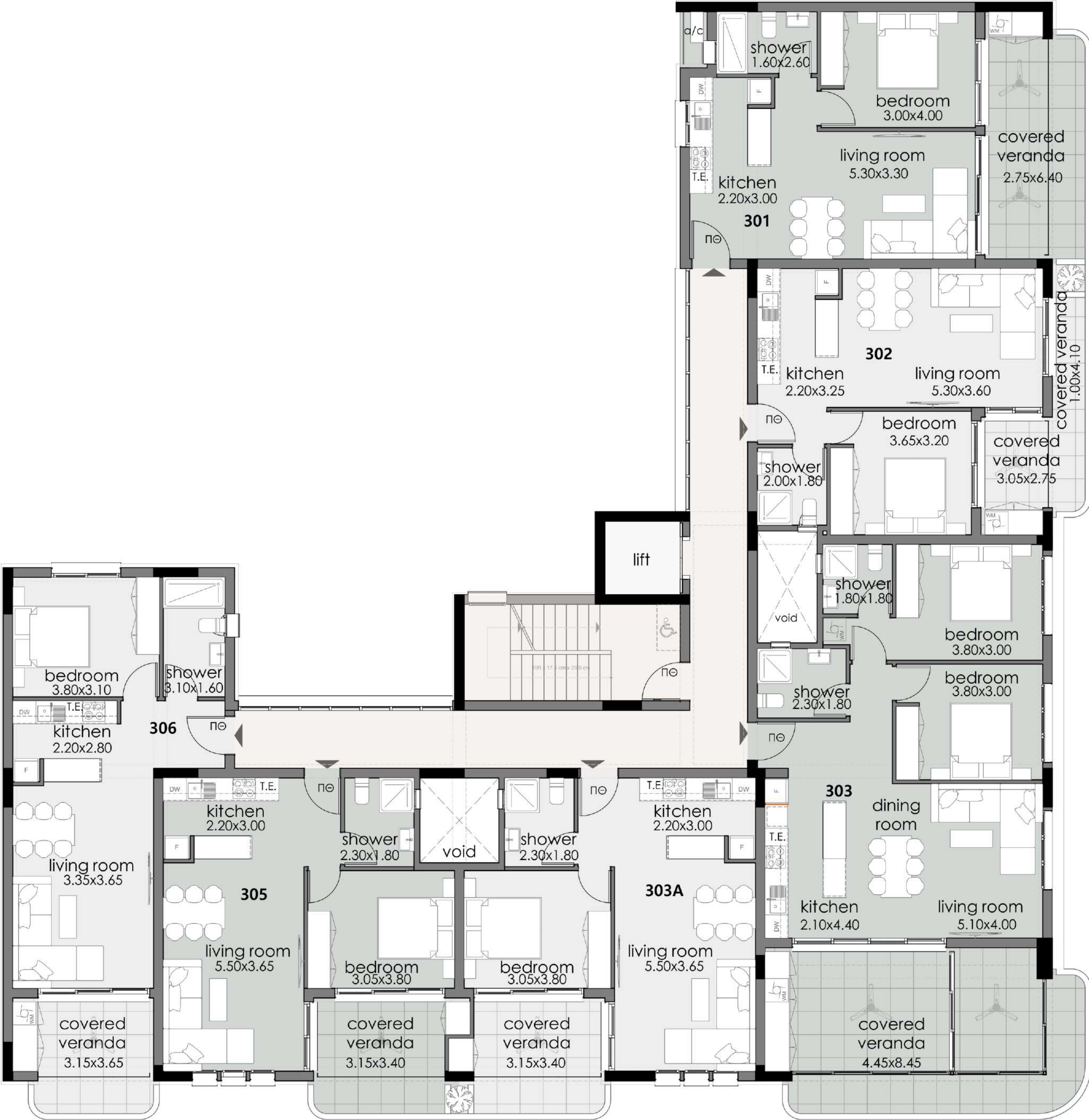
2ND FLOOR PLAN



SECOND FLOOR

APT	FLOOR	No of Bedrooms	APARTMENT AREA	COVERED VERANDA	ROOF GARDEN	COMMON AREA	TOTAL AREA	COVERED PARKINGS	UNCOVERED PARKINGS	STORAGE
201	2ND	1	52.55 m2	17.55 m2		9 m2	79.1 m2	1		1
202	2ND	1	50.45 m2	11.30 m2		9m2	70.75 m2		1	1
203	2ND	2	77.50 m2	36.05 m2		10.25 m2	123.8 m2	1		1
203A	2ND	1	52.95 m2	11.65 m2		9m2	73.60 m2		1	1
205	2ND	1	52.55 m2	11.60 m2		9m2	76.15 m2		1	1
206	2ND	1	55.40 m2	11.70 m2		9m2	76.1 m2	1		1

3RD FLOOR PLAN



THIRD FLOOR

APT	FLOOR	No of Bedrooms	APARTMENT AREA	COVERED VERANDA	ROOF GARDEN	COMMON AREA	TOTAL AREA	COVERED PARKINGS	UNCOVERED PARKINGS	STORAGE
301	3RD	1	52.55 m2	17.55 m2		9 m2	79.1 m2	1		1
302	3RD	1	50.45 m2	11.30 m2		9m2	70.75 m2	1		1
303	3RD	2	77.50 m2	36.05 m2		10.25 m2	123.8 m2	1		1
303A	3RD	1	52.95 m2	11.65 m2		9m2	73.60 m2	1		1
305	3RD	1	52.55 m2	11.60 m2		9m2	76.15 m2	1		1
306	3RD	1	55.40 m2	11.70 m2		9m2	76.1 m2	1		1

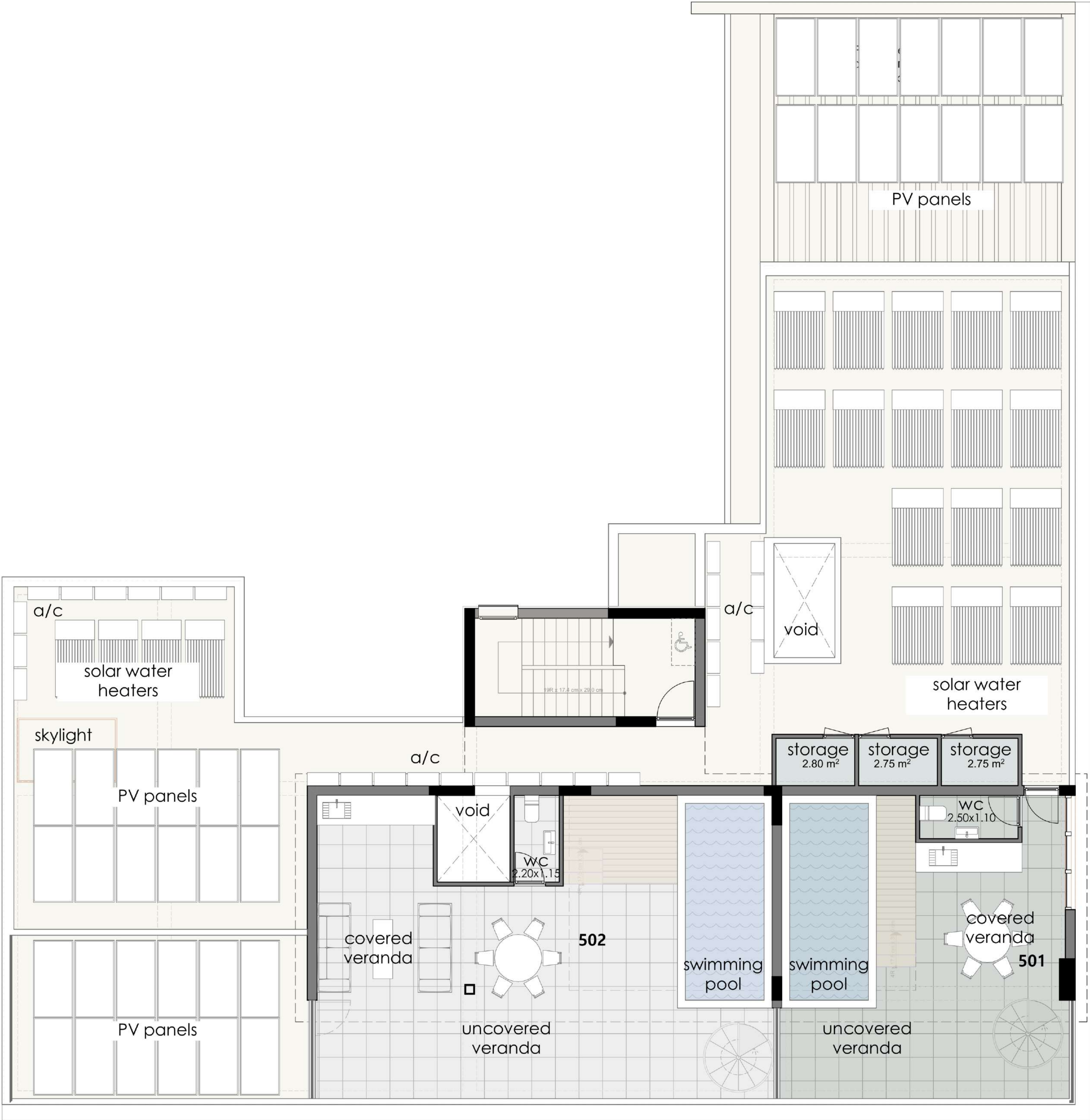
4TH FLOOR PLAN



FOURTH FLOOR

APT	FLOOR	No of Bedrooms	APARTMENT AREA	COVERED VERANDA	COMMON AREA	TOTAL AREA	ROOF GARDEN	COVERED PARKINGS	UNCOVERED PARKINGS	STORAGE
501	4TH	3	125.10 m2	25.70m2	18.90 m2	208.55 m2	1	1		1
502	4TH	3	143.55 m2	42.45 m2	18.90m2	223.70 m2	1	1		1
				UNCOVERED VERANDA						
501	4TH			30.30+8.55m2						
502	4TH			18.80 m2						

ROOF FLOOR PLAN



R.O.I 21 PROPERTIES

Based in Limassol, R.O.I 21 Properties takes great pride in delivering distinctive projects throughout the city we cherish. With a strong focus on functional aesthetics, cutting-edge technology, and sustainability, we strive to enhance our customers' lives while preserving the beauty of this island we proudly call home. Our commitment to quality and innovation drives us to create spaces that not only meet the needs of modern living but also contribute to a sustainable future. By integrating environmentally friendly practices and materials into our developments, we ensure that

our projects are not only visually appealing but also beneficial to the community and the environment. At R.O.I 21 Properties, we believe that every project is an opportunity to make a positive impact, and we are dedicated to crafting homes that reflect our values and vision for a better tomorrow.

***For more information please
visit us at:
www.roi21.com***

