

# NASHVILLE

## The Project

“Nashville” is a boutique project situated in the area of Paniotis within the Germasogeia municipality of Limassol. It comprises four premium 3- bedroom apartments, which enjoy a number of benefits that they will offer to their prospective owners.

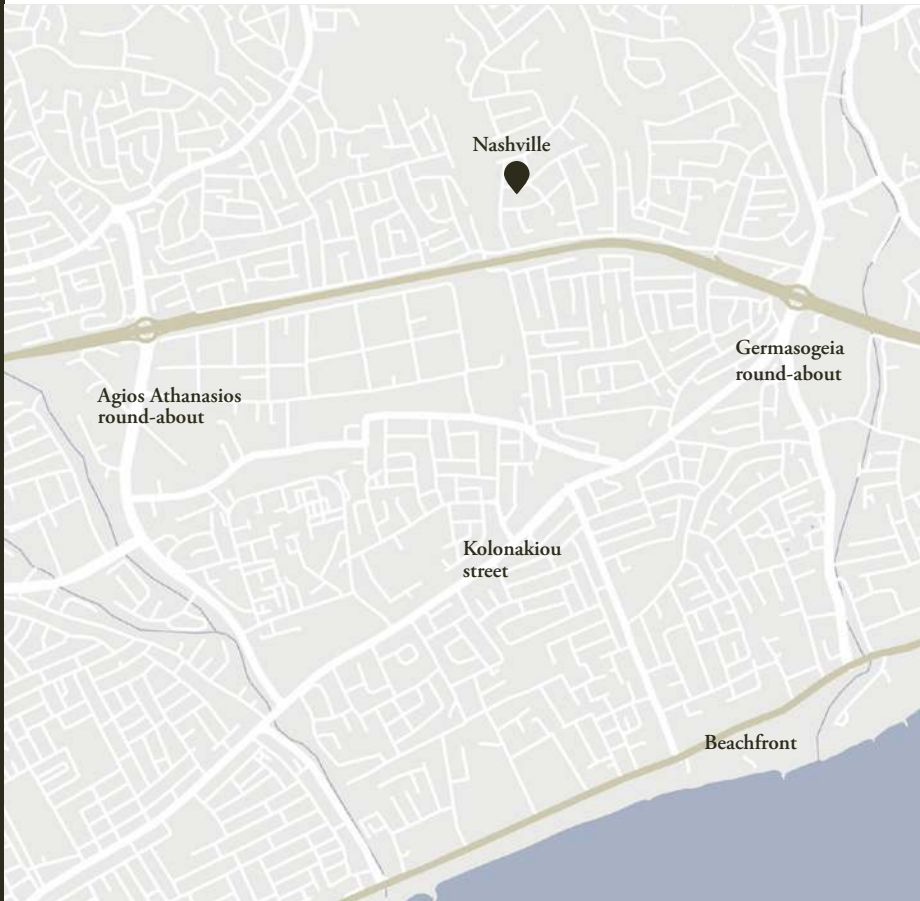
The four apartments are coupled into two categories: The two Penthouses, with their roof gardens, offering commanding views of the Limassol skyline in the backdrop of the Mediterranean - and the Maisonettes, which will offer their villa-style living with their gardens and pools.

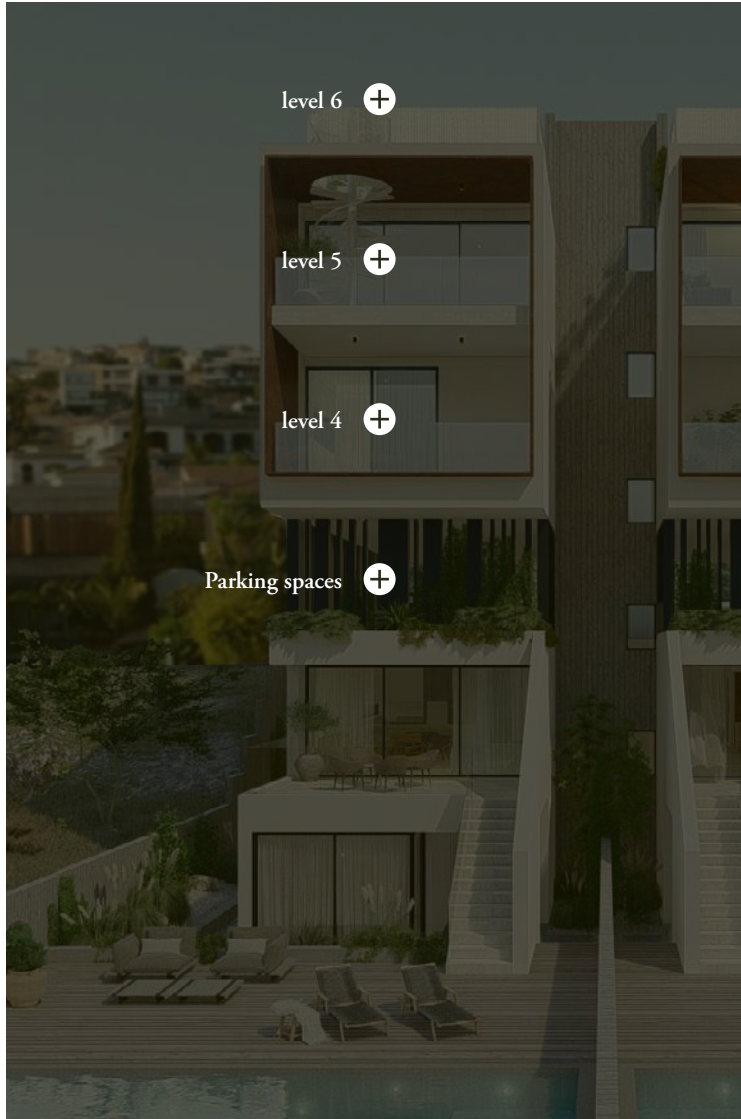
The design team which is led by Armeftis Partners, an outstanding architectural practice active in both Cyprus and Greece, have designed the project having in mind the optimum use of areas, an abundance of light, focus on fine views and a supreme level of aesthetics and detail. The drivers of their design have always been to give residents an elevated lifestyle and investors a lucrative return.



# Location

The location provides direct access to both the Germasogeia and Agios Athanasios round-abouts and direct access to Kolonakiou street, a main artery into the city and the beachfront.





## Penthouses

The penthouses are situated in the top half of the building and are split into three levels (levels 4-6). They offer spectacular views of Limassol city and the sea beyond.

The apartments include the following features:

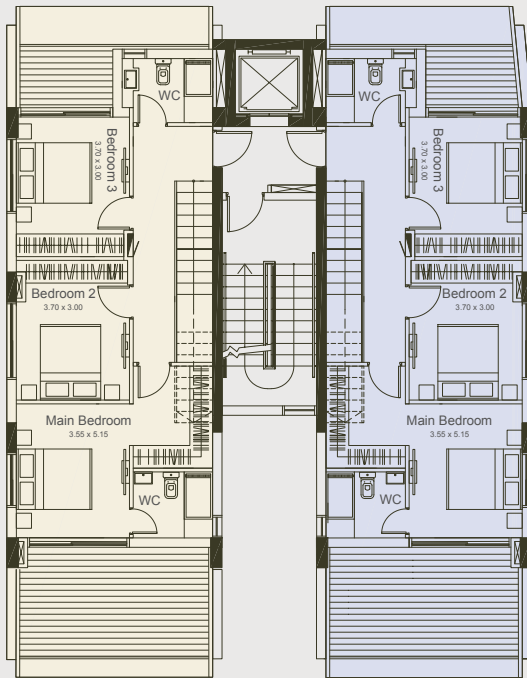
1. One main bedroom with ensuite bathroom and two extra bedrooms with shared bathroom on **level 4**
2. Kitchen, guest toilet and living room on **level 5** with panoramic views
3. Roof gardens on **level 6** for each penthouse with panoramic views of the city, mountains and sea
4. Internal private staircase connecting **level 4** with **level 5**
5. External private staircase connecting **level 5** with the roof garden at **level 6**
6. Two covered **parking spaces** for each penthouse

+ West/East Penthouses Details:

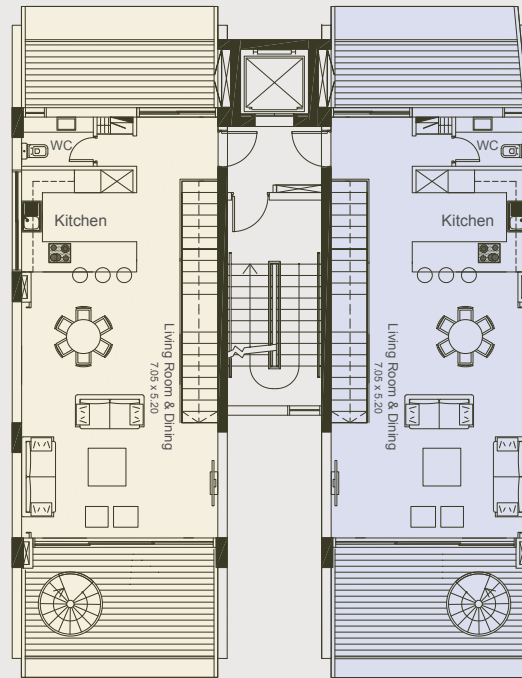
135.5 M<sup>2</sup> Internal areas

48 M<sup>2</sup> External covered verandas

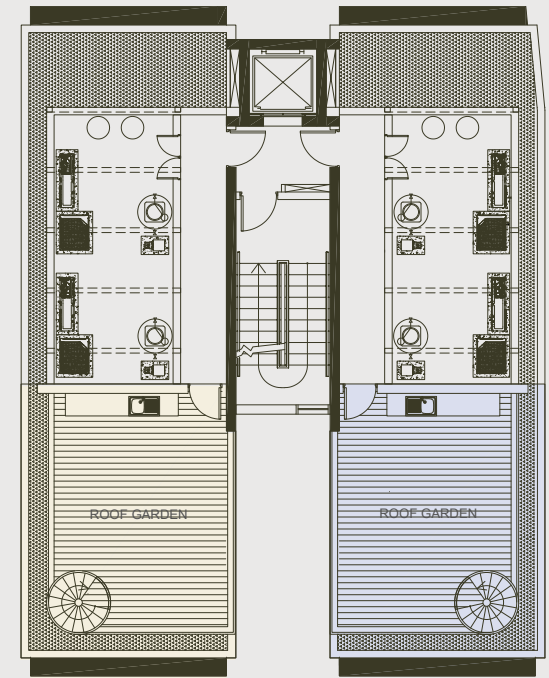
41 M<sup>2</sup> Roof garden



Level 04



Level 05



Level 06

⊕ West/East Penthouses Visual Interpretations:

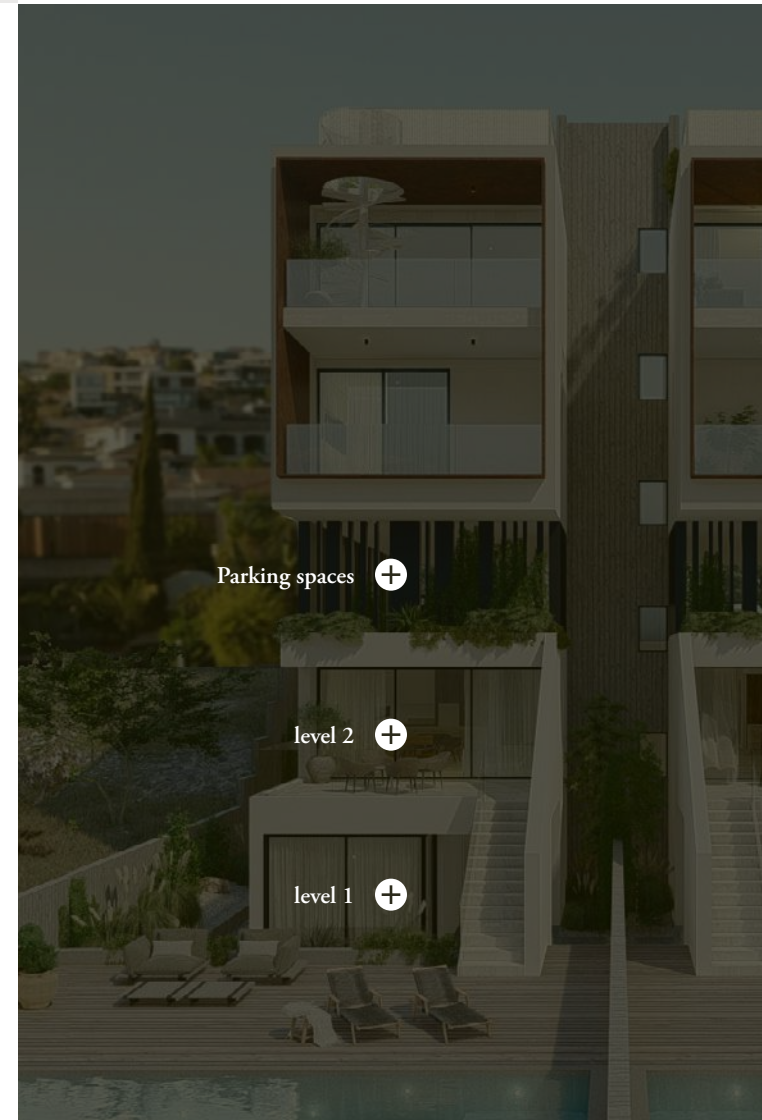


# Maisonettes

The maisonettes are situated in the bottom half of the building and are split into two levels (levels 1 and 2). They offer large garden space and optional private pools.

The apartments include the following features:

1. One main bedroom with ensuite bathroom and two extra bedrooms with shared bathroom on **level 1**
2. Kitchen, guest toilet and living room on **level 2**
3. Private gardens for each maisonette and option for private pool at **level 1**
4. Internal private staircase connecting **level 1** with **level 2**
5. Two covered **parking spaces** for each maisonette
6. Completely isolated unit with no common walls or slabs with any other apartment



+ West Maisonette  
Details:

147 M<sup>2</sup>

Internal areas

29.5 M<sup>2</sup>

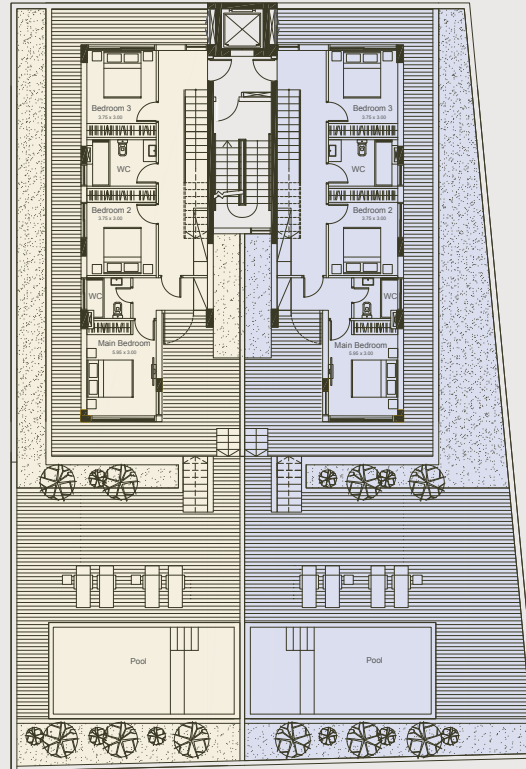
External covered  
verandas

19 M<sup>2</sup>

External uncovered  
verandas

218 M<sup>2</sup>

Garden



Level 01

+ East Maisonette  
Details:

147 M<sup>2</sup>

Internal areas

29.5 M<sup>2</sup>

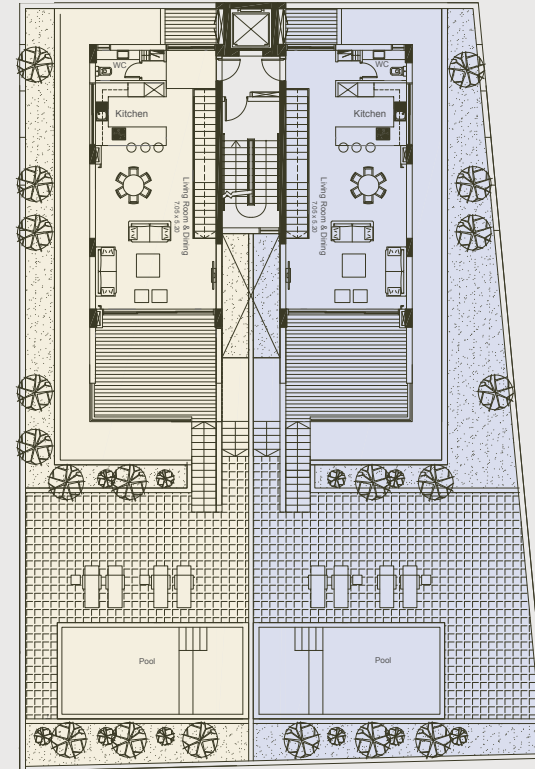
External covered  
verandas

19 M<sup>2</sup>

External uncovered  
verandas

259 M<sup>2</sup>

Garden



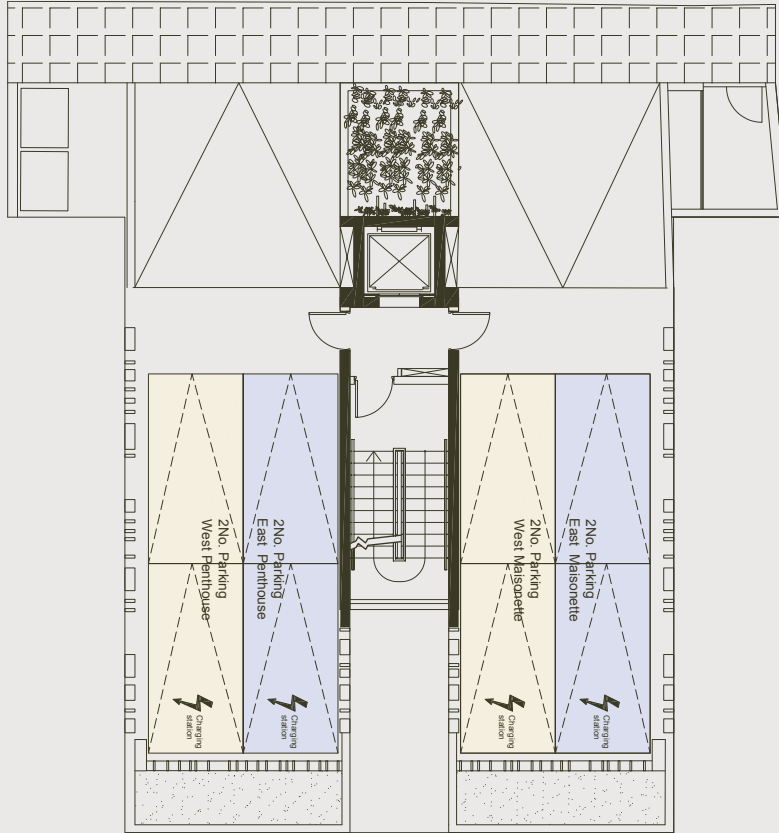
Level 02



⊕ West/East Maisonettes Visual Interpretations:



+ Parking Spaces:



Penthouses  
Parking

Maisonettes  
Parking



+ Image Gallery:



# Specifications

## + Green approaches and Sustainability

- Building EPC category (A) energy efficient, zero energy consuming, powered by photovoltaic cells
- One electric car charging station for each apartment with provision for a second one
- Photovoltaic panels providing electricity for a share of the apartments
- Highly energy efficient heat pump powered underfloor heating in apartments
- Energy efficient VRV air conditioning cooling and heating system
- Domestic solar heated water supply
- Double glazed windows with thermally insulating aluminium frames
- Thermal envelope across the whole of the building facade and roofs

## + Other Electrical and Mechanical specifications

- All M&E installations as per requirements of the Electricity Authority of Cyprus and all relevant European Regulations. The following are some examples of the specifications:
- Smart control system for each apartment incorporating lighting and shutters (provisions for shutters)
- Provisions for satellite and television network
- Provisions for sound system in apartments
- Provision for wireless alarm system for apartments
- USB sockets in certain locations within apartments
- Electric towel rails in bathrooms
- Common lift
- Lightning protection system for protection of M&E roof installations
- Fire detection system for common areas
- Keyless entry to building for residents
- Video phone entry system to building for guests

## + Fit-out and architectural features

All fit out and architectural features to a high standard, to be specified by the project Architect. The following are some examples of the specifications:

- High strength, durable porcelain/ceramic tiles with low porosity used for floor finishes and wall finishes in kitchens and bathrooms as well as floor finishes throughout the apartments and common areas of the building
- Laminated parquet flooring for all bedrooms
- High quality porcelain sanitary ware and fittings/accessories
- Locally manufactured or Italian kitchens to follow layout and specifications as defined by project Architect
- Wardrobes generally - high quality melamine structure and doors
- Apartment entrance doors manufactured to European Regulations for fire resistance and to a high specification for security door manufacture
- Gypsum-board false ceilings in kitchens, bathrooms and hallways to conceal accessible M&E devices incorporating LED spot lights

# The Partnership



BCSA Ltd is a young and dynamic company founded in 2020 whose purpose is to develop real estate in Cyprus. The company's principles are based on its strong understanding of its customers' needs and expectations and its desire to match the highest standards in the industry.

Its role in the "Nashville" project has been to acquire the land, coordinate the complete design and construction and to set in motion the marketing, promotion and sales of the project.



Askanis Group of Companies is based in Limassol, and has a longstanding history that began in 1989. It has grown to become a highly respected name in the construction and development industry of Limassol, with a sphere of activity that encompasses construction, refurbishment, and development of commercial, residential and industrial properties.

Its role in the "Nashville" project, as an experienced contractor and developer, is to carry the responsibility of construction and lend its knowledge in the administration of issues relating to local authorities, town planning and land registry.

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All CGIs included in this brochure are indicative of final specification and are subject to change. CGIs of the interior of the apartments include interior design features and furniture which is not included in the final delivered apartments. The information in this document has been prepared solely for the purpose of providing general information about the project. The developers reserve the right to make modifications and changes to architectural and interior features and finishes, brands, colours, materials, building design, specifications, ceiling heights, flooring patterns and floor plans without notification.