

THALION

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ASKANIS GROUP
OF COMPANIES

θάλιον

[thalion]: Inspired by the ancient Greek verb θάλλω *(thallo), meaning to flourish, prosper and thrive.*

Derived from the ancient Greek verb **θάλλω** (thallo), meaning to flourish, prosper and thrive, Thalion embodies the spirit of growth, vitality and progress. Throughout Greek culture, the concept of flourishing has long been associated with prosperity, wellbeing and the pursuit of a fulfilling life.

Reflecting these qualities, Thalion is more than a residence, it is a place designed for modern living to thrive. Situated in one of Limassol's most established residential areas, Thalion combines thoughtful architecture, comfort and connectivity, creating a community where everyday life can flourish and future value can grow.

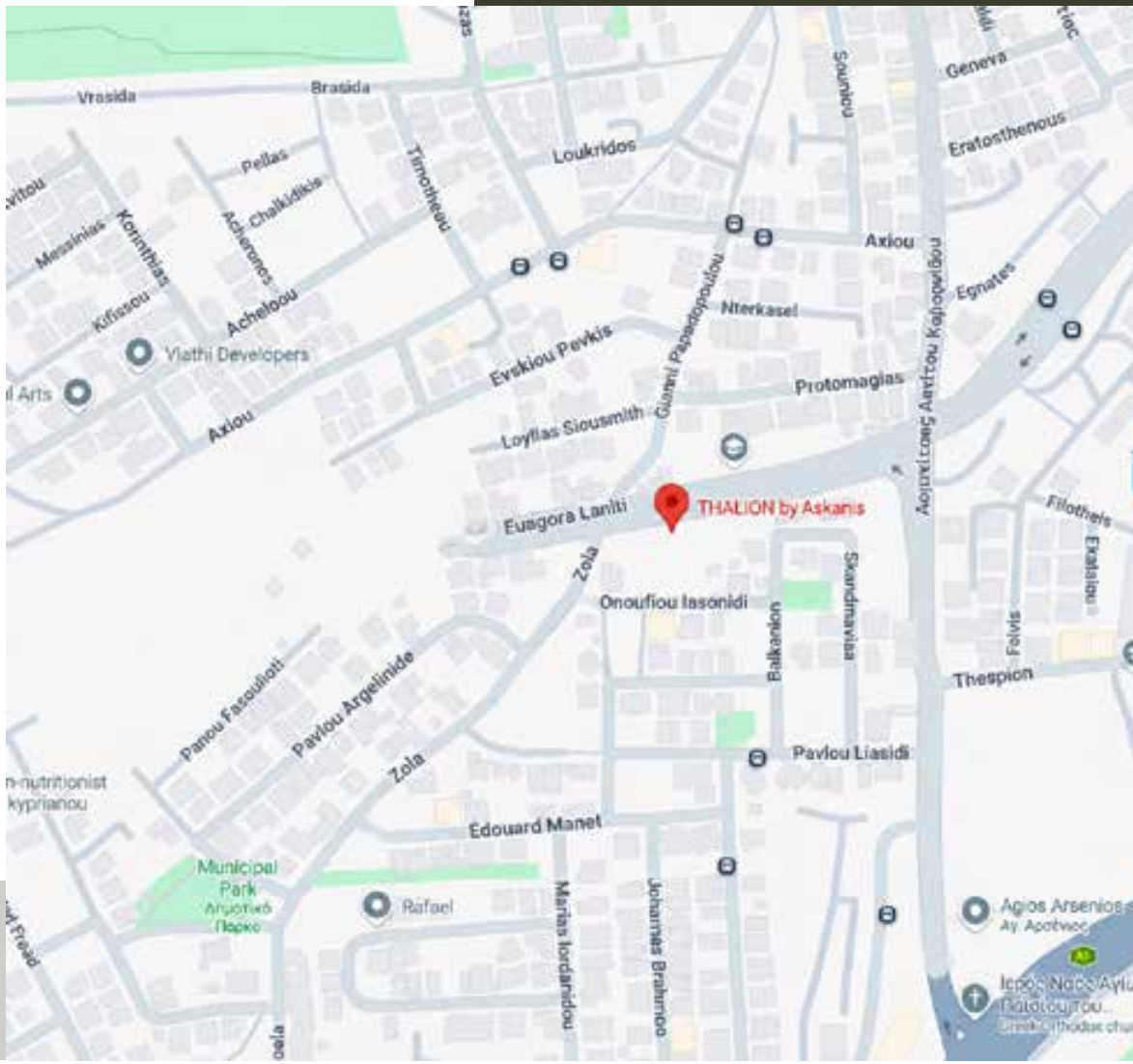
01 THE PROJECT

FLOURISH IN EVERYDAY LIVING.

Thalion is a project comprised of four apartment blocks, situated in the highly popular neighbourhood of Ekali in Ayia Fyla.

The project offers a variety of options for prospective buyers set amongst its own landscaped green area. Prospective owners can choose between 1, 2 and 3 bedroom apartments as well as 1, 2 and 3 bedroom penthouses that enjoy their own private roof gardens.

All apartments enjoy a premium specification package including home automation, underfloor heating provisions and a collection of premium finishes. Prospective owners will also have the opportunity to upgrade their properties further by customizing their carpentry, false ceilings and sanitary ware as well as by selecting materials from a rich palette of finishes.





GROWTH. PROSPERITY.

FLOURISHING. RENEWAL.





The name reflects the philosophy behind the development—a place where individuals, families and communities can grow, thrive and build a future with confidence.

THALION is more than a residential development; it is a place designed to evolve with the people who call it home.



02 THE LOCATION

The Ekali neighbourhood in Ayia Fyla where the project is situated has been regarded as one of the finest locations to live and raise a family in Limassol for decades. This reputation continues to this day for a number of reasons:

1. Its proximity and convenient connectivity to the national high-way network including the new high-way to the Troodos mountains which is currently under development
2. Its safe and quiet environment which is very family oriented with the existence of public parks, cul-de-sacs and well-kept pedestrian pavements
3. Its proximity to public schools, private English-speaking schools and private academic institutes as well as extra-curricular activities like padel courts and gyms
4. The existence of all kinds of facilities such as supermarkets, cafes, pharmacies and all other amenities within safe walking distance and without the need to cross the high-way



A PROJECT WITH ACCESS AND PROXIMITY.



6 ONE-BEDROOM APARTMENTS

OPEN PLAN KITCHEN / DINING / LIVING ROOM

SINGLE BATHROOM WITH SHOWER

STORAGE UNIT

1 COVERED PARKING SPACE

COVERED VERANDA

03 ONE BEDROOM APARTMENTS

The project offers 6 one-bedroom apartments with 50m2 internal areas. Each unit is comprised of a single bedroom, open plan kitchen/dining/living room as well as a single bathroom with shower.

The covered verandas of these apartments are between 15-18 m2 and every unit is delivered with a storeroom of 3-4 m2 as well as a covered parking.



04 TWO BEDROOM APARTMENTS

The project offers 12 two-bedroom apartments with 75-83 m2 internal areas. Each unit is comprised of two bedrooms, open plan kitchen/dining/living room as well as two bathrooms with showers (one ensuite).

The covered verandas of these apartments are between 19-24 m2 and every unit is delivered with a storeroom of 3-4m2 as well as a covered parking.







05 THREE BEDROOM APARTMENTS



The project offers 2 three-bedroom apartments with 105 m2 internal areas. Each unit is comprised of three bedrooms, open plan kitchen/dining/living room as well as two bathrooms with showers (one ensuite) and one guest toilet.

The covered verandas of these apartments are 24 m2 and every unit is delivered with a storeroom of 3-4 m2 as well as a covered parking.

2 THREE-BEDROOM APARTMENTS
OPEN PLAN KITCHEN / DINING / LIVING ROOM
TWO BATHROOM WITH SHOWER / BATH
STORAGE UNIT
1 COVERED PARKING SPACE
COVERED VERANDA



1 ONE-BEDROOM PENTHOUSE

OPEN PLAN KITCHEN / DINING / LIVING ROOM

SINGLE BATHROOM WITH SHOWER

STORAGE UNIT

1 COVERED PARKING SPACE

COVERED VERANDA

ROOF GARDEN

06 ONE BEDROOM PENTHOUSE

The project offers 1 one-bedroom penthouse with 50 m^2 internal areas. The unit is comprised of a single bedroom, an open plan kitchen/dining/living room, as well as a single bathroom with shower. The unit is delivered with a storeroom of 3-4 m^2 as well as a covered parking.

The covered veranda is 21 m^2, while the apartment also enjoys a 28 m^2 roof garden, offering additional outdoor living space with views towards the north and the Troodos mountains.



07 TWO BEDROOM PENTHOUSES

The project offers 2 two-bedroom penthouses with 75 m^2 internal areas. Each unit is comprised of two bedrooms, an open plan kitchen/dining/living room, as well as two bathrooms with showers, one of which is ensuite. Every unit is delivered with a storeroom of 3-4 m^2 as well a covered parking.

The covered verandas of these apartments are 23 m^2, while each penthouse also enjoys a 40 m^2 roof garden, offering additional outdoor living space with views towards the north and the Troodos mountains.

2 TWO-BEDROOM PENTHOUSES

OPEN PLAN KITCHEN / DINING / LIVING ROOM

TWO BATHROOM WITH SHOWER / BATH

STORAGE UNIT

1 COVERED PARKING SPACE

COVERED VERANDA

ROOF GARDEN





08 THREE BEDROOM PENTHOUSES



The project offers 5 three-bedroom penthouse with 105 m^2 internal areas. Each unit is comprised of three bedrooms, an open plan kitchen/dining/living room, as well as two bathrooms with showers, one of which is ensuite, and one guest toilet. Every unit is delivered with a storeroom of 3-4 m^2 as well as a covered parking.

The covered verandas of these apartments are between 28-34 m^2, while each penthouse also enjoys a roof garden between 34-36 m^2, providing generous outdoor living space with views towards the north and the Troodos mountains.

- 5 THREE-BEDROOM PENTHOUSES
- OPEN PLAN KITCHEN / DINING / LIVING ROOM
- TWO BATHROOM WITH SHOWER / BATH
- STORAGE UNIT
- 1 COVERED PARKING SPACE
- COVERED VERANDA
- ROOF GARDEN

09 GREEN APPROACHES AND SUSTAINABILITY

220 m2 green area with children's playground equipment and outdoor gym facilities

Building EPC category A, partially powered by photovoltaic panels

Electric car charging stations (one provision for each unit)

Provision for efficient inverter heat pump powered underfloor heating for all apartments (industry leader brand)

Efficient inverter VRV or split unit system air conditioning for all apartments (industry leader brand)

Domestic solar heated water supply for all apartments

Hot water re-circulator for all apartments

Double glazed windows with thermally insulating aluminium profiles throughout

Thermal envelope across the whole of the building façade and roof as per energy certificate requirements



LIVE SUSTAINABLY





10 MECHANICAL AND ELECTRICAL SPECIFICATIONS

All M&E installations according to Electricity Authority of Cyprus, European Standards and EPC performance certificate

KNX control system (home automation) incorporating lighting, curtains, water boiler and hot water re-circulator for all apartments

External electric shutters in all bedrooms in all apartments

Provisions for satellite and television networks

USB sockets in bedrooms

Common lift for each block (industry leader brand)

Fire detection system for common areas

Keyless entry into building for residents



11 FIT-OUT AND ARCHITECTURAL SPECIFICATIONS

All fit out and architectural features in common areas and verandas are of high standard and to Architect's specifications. Internal finishes to be chosen by prospective owners are as follows:

Selection of high strength and durable European porcelain ceramic tiles with low porosity to be installed on floors and bathroom walls.

Selection of high quality semi-solid parquet (real wood veneer on engineered timber plywood)

Selection of industry standard specification sanitary ware (Grohe, Tece, Roca and equivalents)

Locally manufactured or imported kitchen and carpentry (high quality melamine structure and doors) to follow architectural intent unless otherwise specified by prospective buyer.

Note: non-optional apartment entrance doors to European regulations for fire resistance and specified as security doors.

Gypsum board false ceilings in bathrooms, hallways and kitchens to conceal AC and M&E installations as standard. Further areas and false ceiling features can be designed and implemented to prospective buyer's requirements.

Kitchen and unit tops in synthetic granite with multiple options. Upgrade to porcelain and natural stone possible.

Spot lights installed to Architect's intent as standard throughout the apartments. Selection of a variety of feature lights in bedrooms and living rooms.



FLOORPLANS

BLOCK A


covered veranda
covered veranda
bedroom
bedroom
bedroom
bedroom
shower
shower
shower
shower
19Rx 17.9 cm x 30.0 cm
E.D.
E.D.
kitchen
dining room
lift
dining room
kitchen
A101
A102
living room
living room
covered veranda
covered veranda

SECOND FLOOR I BLOCK A



THIRD FLOOR I BLOCK A



ROOF GARDENS I BLOCK A



BLOCK B

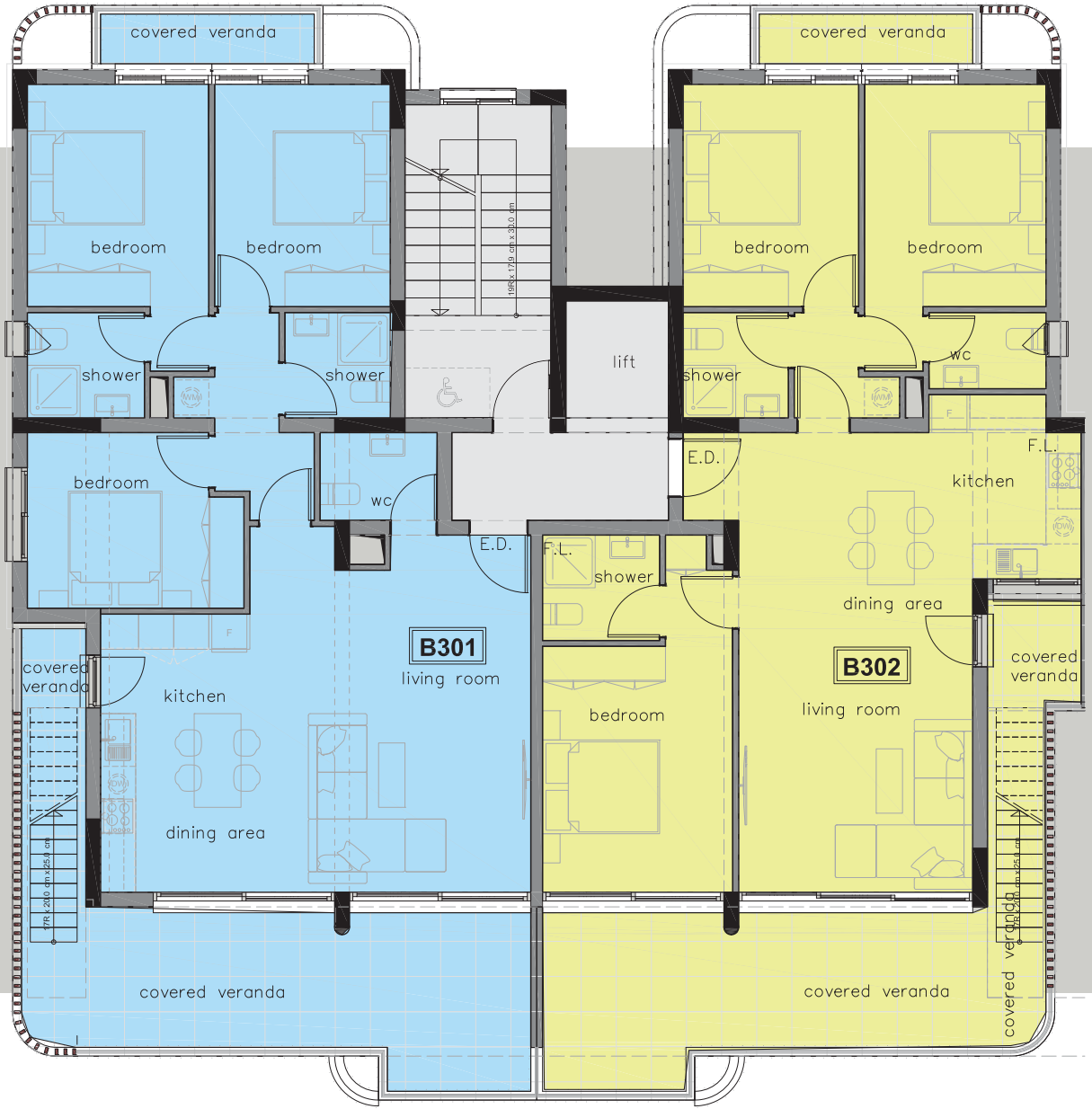
FIRST FLOOR I BLOCK B



SECOND FLOOR I BLOCK B



THIRD FLOOR I BLOCK B



ROOF GARDENS I BLOCK B



FLOORPLANS

BLOCK C

FIRST FLOOR I BLOCK C



SECOND FLOOR I BLOCK C



THIRD FLOOR I BLOCK C



ROOF GARDENS I BLOCK C



BLOCK D

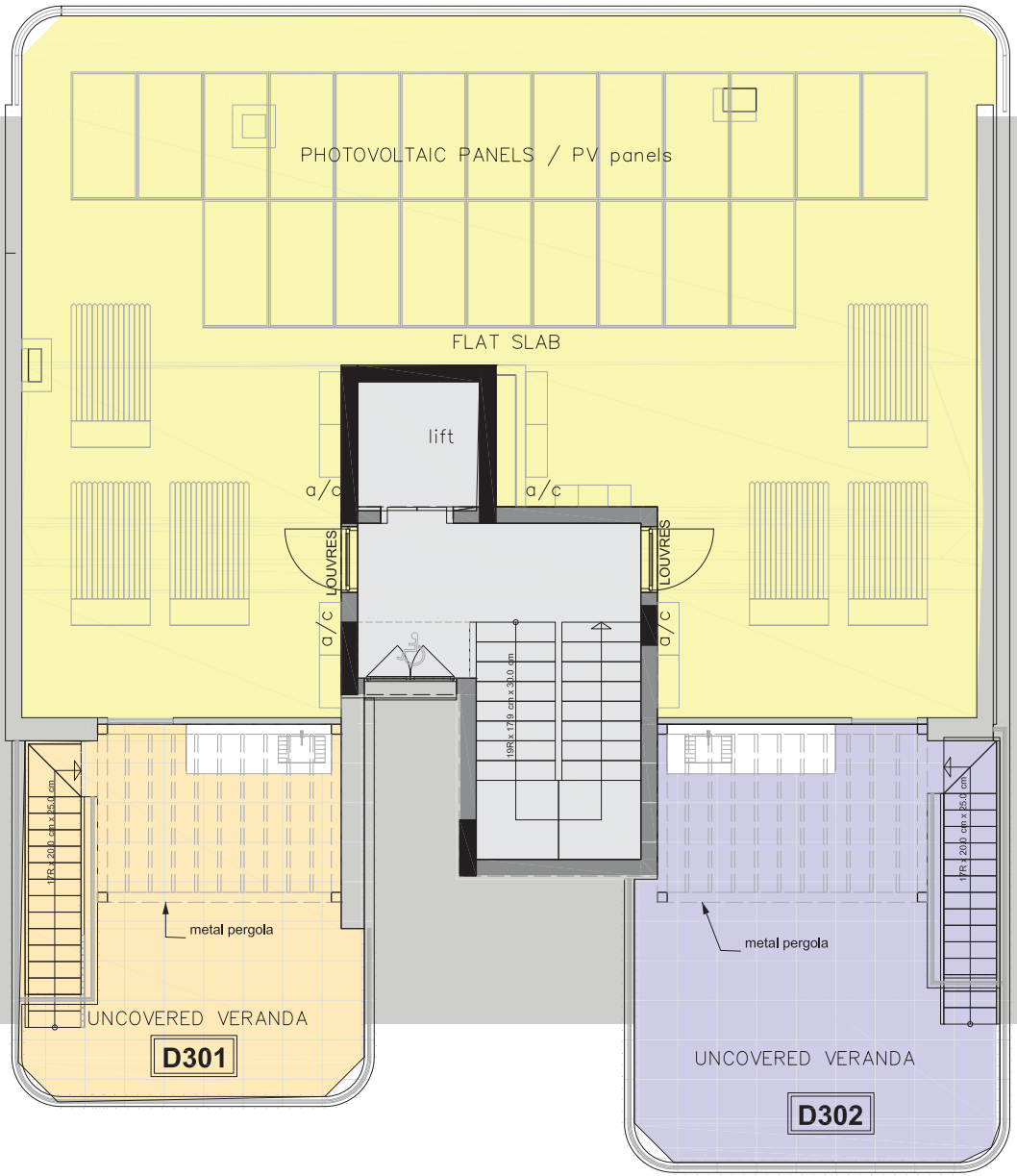
FIRST FLOOR I BLOCK D




COVERED VERANDA
COVERED VERANDA
COVERED VERANDA
BEDROOM
BEDROOM
BEDROOM
BEDROOM
SHOWER
SHOWER
T.E.
lift
SHOWER
T.E.
T.E.
T.E.
WC
T.E.
KITCHEN
E.D.
D201
KITCHEN
E.D.
D202
DINING AREA
LIVING ROOM
LIVING ROOM
19Rx 179 cm x 30.0 cm
COVERED VERANDA
COVERED VERANDA

THIRD FLOOR I BLOCK D




PHOTOVOLTAIC PANELS / PV panels
FLAT SLAB
lift
a/c
a/c
LOUVRES
LOUVRES
a/c
a/c
19RX x 17.9 cm x 30.0 cm
17R x 20.0 cm x 25.0 cm
17R x 20.0 cm x 25.0 cm
metal pergola
metal pergola
UNCOVERED VERANDA
D301
UNCOVERED VERANDA
D302





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