



KAIZEN

RESIDENCES

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Welcome to Kaizen Residences, an exceptional development designed with modern city living in mind, ensuring unparalleled connectivity to everything: from business offices and private schools to daily essentials, while being moments away from the pulsating city centre.

Our exclusive collection of 15 one- and two-bedroom apartments features covered verandas with breathtaking views of both the sea and mountains. Each unit seamlessly merges smart design with everyday comfort, setting a new standard for modern living.

Designed for modern professionals, couples, and discerning investors, Kaizen Residences delivers outstanding value, superior quality, and a coveted location - all bundled into one remarkable offering. Your new, Mediterranean lifestyle awaits!

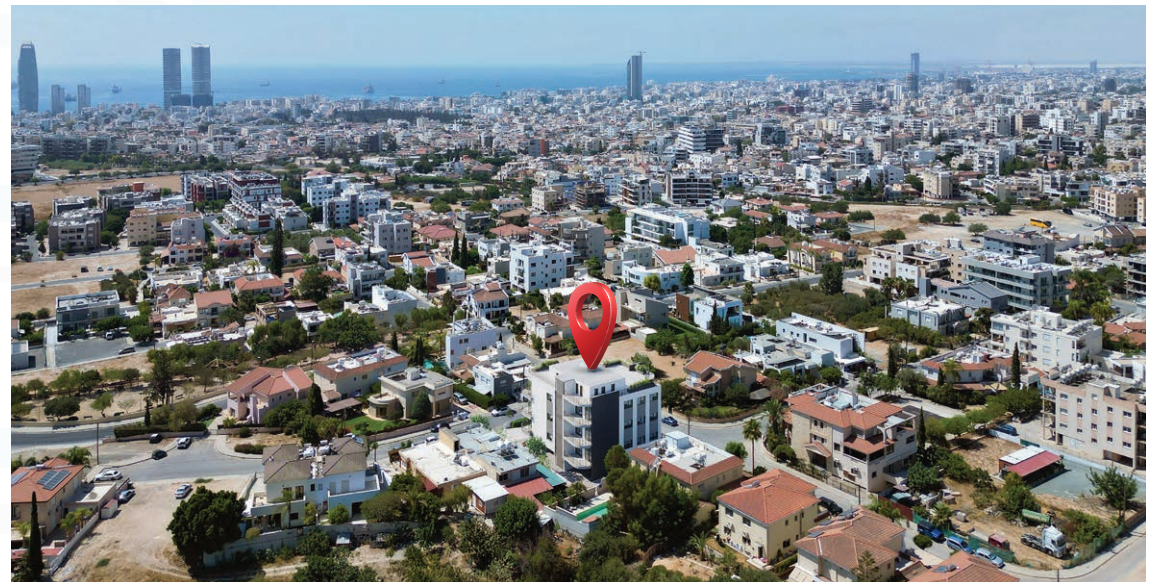
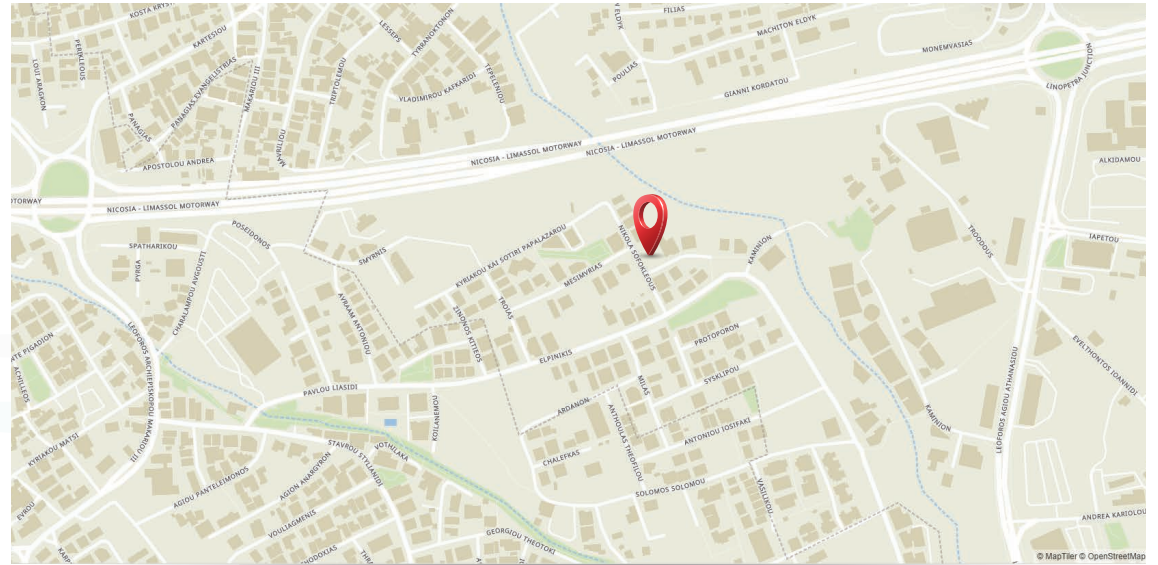


LOCATION

Kaizen is strategically positioned in a quiet yet well-connected neighborhood, between Agios Athanasios and Mesa Geitonia, just below the highway.

It offers immediate access to Limassol's commercial business district, along with exceptional convenience, connectivity, and significant investment potential.

Business offices, top-tier private schools, and essential services are right at your doorstep, while the vibrant cultural, dining, and retail scene of the city is just moments away!



SCAN OR CLICK
FOR LOCATION

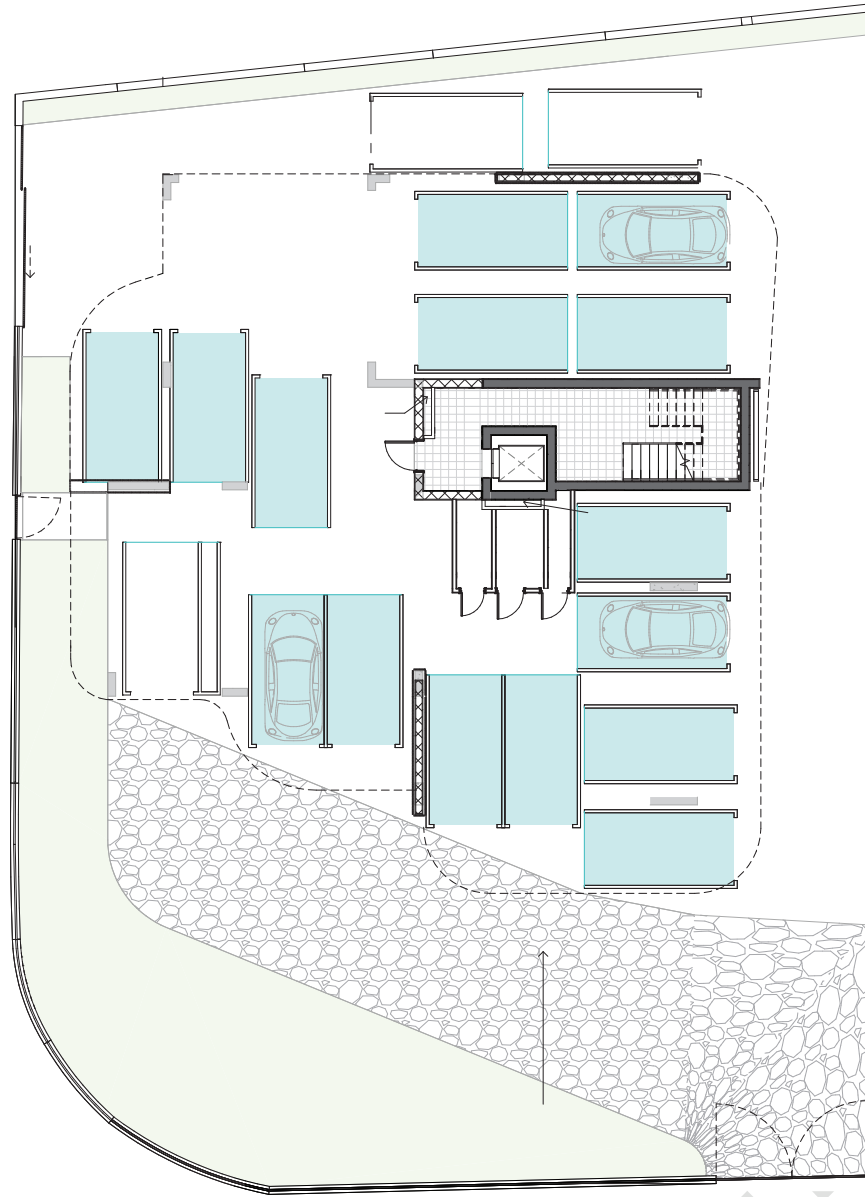
SCHEDULE OF AREAS

UNIT	BEDS	BATHS	INTERNAL COVERED m ²	COVERED VERANDAS m ²	STORAGE AREA m ²	COVERED PARKING m ²	TOTAL AREA m ²	PRICE (+VAT)
101	2	1	67	15	5	12	99	€299,000
102	2	2	71	15	5	12	103	€320,000
103	2	1	66	20	5	12	103	€310,000
104	1	1	52	16	4	12	84	€245,000
105	1	1	54	13	4	12	83	€245,000
201	2	1	67	15	5	12	99	€310,000
202	2	2	71	15	5	12	103	€330,000
203	2	1	66	20	5	12	103	€320,000
204	1	1	52	16	4	12	84	€255,000
205	1	1	54	13	4	12	83	€255,000
301	2	1	67	15	6	12	100	€320,000
302	2	2	71	15	8	12	106	€340,000
303	2	1	66	20	5	12	103	€330,000
304	1	1	52	16	4	12	84	€265,000
305	1	1	54	13	4	12	83	€265,000

Disclaimer: The prices listed above are indicative, non-binding, and subject to change without prior notice. Actual prices may vary. Prices are only confirmed upon the signing of the sale agreement. We are not responsible for any errors or omissions in the price lists or other marketing materials. In case of discrepancies, the terms of the sale agreement shall prevail.

FLOOR PLANS

GROUND FLOOR



FLOOR PLANS

FIRST FLOOR

RESIDENCE
102

2 Bedrooms
2 Bathrooms
71m² Internal Area
15m² Covered Veranda
5m² Storage
12m² Covered Parking
103m² Total Area



RESIDENCE
101

2 Bedrooms
1 Bathroom
67m² Internal Area
15m² Covered Veranda
5m² Storage
12m² Covered Parking
99m² Total Area

RESIDENCE
103

2 Bedrooms
1 Bathroom
66m² Internal Area
20m² Covered Veranda
5m² Storage
12m² Covered Parking
103m² Total Area

RESIDENCE
105

1 Bedroom
1 Bathroom
54m² Internal Area
13m² Covered Veranda
4m² Storage
12m² Covered Parking
83m² Total Area

RESIDENCE
104

1 Bedroom
1 Bathroom
52m² Internal Area
16m² Covered Veranda
4m² Storage
12m² Covered Parking
84m² Total Area

FLOOR PLANS

SECOND FLOOR

RESIDENCE
202

2 Bedrooms
2 Bathrooms
71m² Internal Area
15m² Covered Veranda
5m² Storage
12m² Covered Parking
103m² Total Area



RESIDENCE
201

2 Bedrooms
1 Bathroom
67m² Internal Area
15m² Covered Veranda
5m² Storage
12m² Covered Parking
99m² Total Area

RESIDENCE
203

2 Bedrooms
1 Bathroom
66m² Internal Area
20m² Covered Veranda
5m² Storage
12m² Covered Parking
103m² Total Area

RESIDENCE
205

1 Bedroom
1 Bathroom
54m² Internal Area
13m² Covered Veranda
4m² Storage
12m² Covered Parking
83m² Total Area

RESIDENCE
204

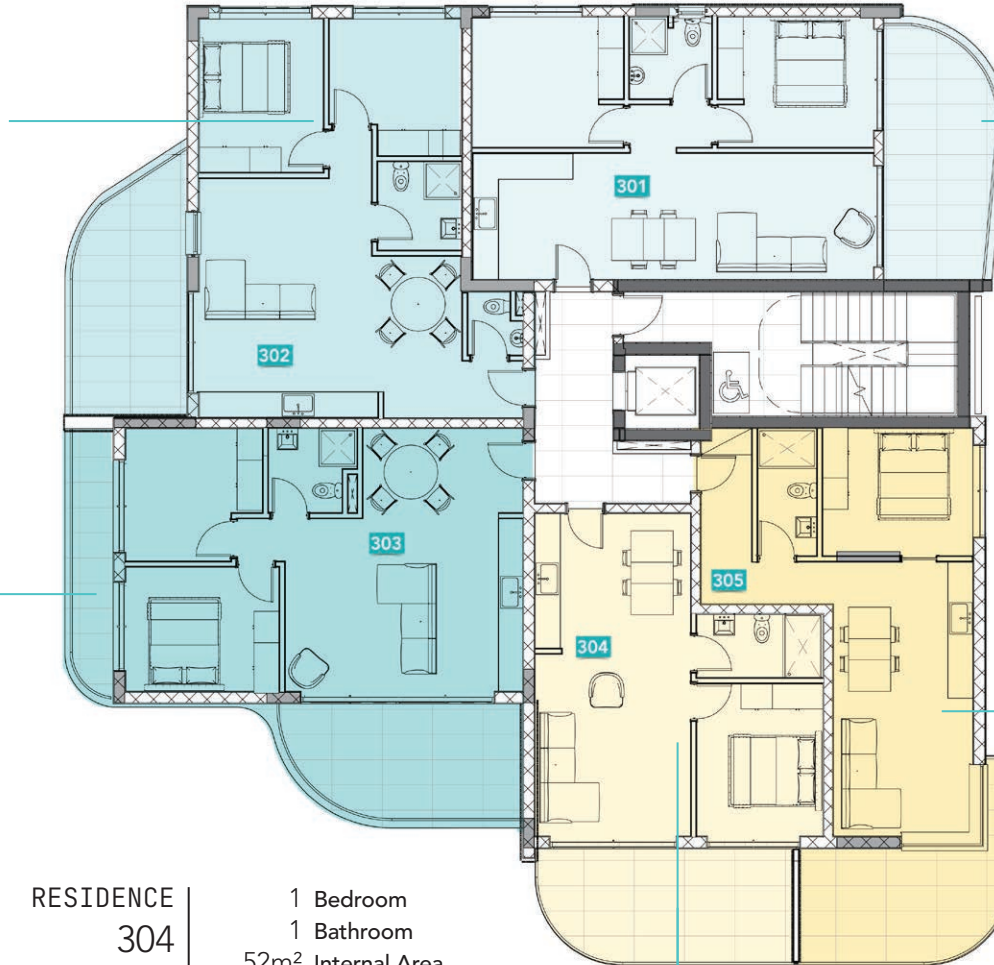
1 Bedroom
1 Bathroom
52m² Internal Area
16m² Covered Veranda
4m² Storage
12m² Covered Parking
84m² Total Area

FLOOR PLANS

THIRD FLOOR

RESIDENCE
302

2 Bedrooms
2 Bathrooms
71m² Internal Area
15m² Covered Veranda
8m² Storage
12m² Covered Parking
106m² Total Area



RESIDENCE
301

2 Bedrooms
1 Bathroom
67m² Internal Area
15m² Covered Veranda
6m² Storage
12m² Covered Parking
100m² Total Area

RESIDENCE
303

2 Bedrooms
1 Bathroom
66m² Internal Area
20m² Covered Veranda
5m² Storage
12m² Covered Parking
103m² Total Area

RESIDENCE
305

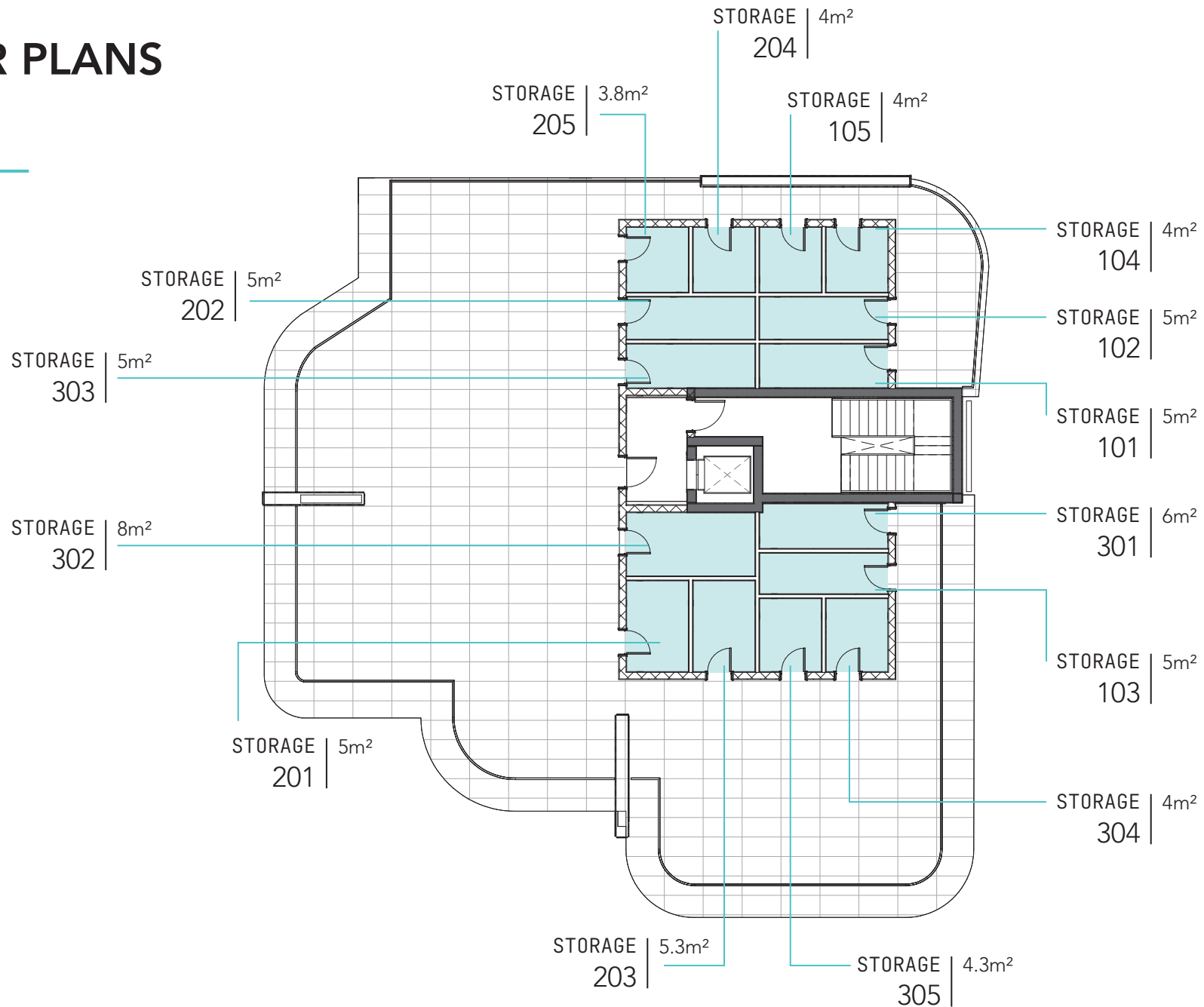
1 Bedroom
1 Bathroom
54m² Internal Area
13m² Covered Veranda
4m² Storage
12m² Covered Parking
83m² Total Area

RESIDENCE
304

1 Bedroom
1 Bathroom
52m² Internal Area
16m² Covered Veranda
4m² Storage
12m² Covered Parking
84m² Total Area

FLOOR PLANS

ROOF



TECHNICAL SPECIFICATIONS

GENERAL STRUCTURE

Foundations & Superstructure

Reinforced concrete structure in accordance with appropriate European Codes for anti-seismic performance.

External walls

- 250mm thermal block wall
- 70 - 90mm hard - slab mineral wool insulation with breathing membrane and appropriate waterproofing where necessary to composite thermal façade system specifications
- Coloured render finish on net and mortar to composite thermal façade system specifications
- Wood-Plastic Composite ventilated façade system with Fire Resistance Rating B-S1-d0, according to European Fire Codes on certain walls.

Party Walls

250mm, thermal block wall

Internal Partitions

125mm, acoustically insulated dry-wall construction with 60-minute Fire Resistance Rating

Aluminium Doors & Windows

- **Sliding Doors:** Super Thermal double - glazed panels with laminated, neutral - colour clear glass with better energy performance, solar protection, and simultaneous

reduction of artificial lighting needs.

- System: Muskita MU114, sliding or lift & slide depending on panel size
- Colour Code: Futura – Noir 2100 Sablé YW359F
- **Openable Doors & Windows:** Super Thermal double-glazed panels with laminated, neutral-colour clear glass 70/35 8mm - 90% argon-filled void and 8mm glass for better energy performance, solar protection, and simultaneous reduction of artificial lighting needs.
 - System: Muskita MU2075
 - Color Code: Futura – Noir 2100 Sablé YW359F
- **Ground Floor Lobby & Common Areas Doors:** Double - glazed security panels with tempered and laminated glass.
 - System: Muskita MU2075
 - Color Code: Futura – Noir 2100 Sablé YW359F

Balustrades

- Steel balustrades, powder-coated with colour Futura – Noir 2100 Sablé YW359F

MECHANICAL INSTALLATIONS

Air Conditioning Systems

Provisions for wall-mounted hot and

cold air-conditioning units via VRV external unit, one per flat, situated out of sight on roof level MEP Area.

Heating & Hot Water

- Hot water via economical VRV-connected Heat Pump Type Hot Water Cylinder
- Underfloor heating pipes provisions for the installation of an economical VRV-connected Heat Pump upon customer request
- Bathrooms include provisions for an electric heated towel rail

Ventilation

Mechanical ventilation system for bathrooms and WCs without windows, connected to the light switch, with an operation timer for delayed shutoff.

Plumbing

Pressurized water supply system with pipe-in-pipe tubes

ELECTRICAL INSTALLATIONS

- 2KW solar photovoltaic panels serving each apartment and common areas.
- Videophone system for ground-floor lobby door
- TV access, Coaxial RG6, and Ethernet points in the living area and bedrooms
- Lighting via low-voltage recessed

luminaires throughout and LED strip feature lighting in selected locations; provisions for pendant lighting in the dining areas; provision for table and floor lamps to be provided in the living area and bedrooms

- Lighting Automation System with master control and upgrade options, if required, for motorized blinds and heating and cooling equipment
- Provisions for electric vehicle charging outlets

LIFTS

10-person passenger lift, finished in high-quality wood veneered walls, large mirror, stainless steel accessories, ceramic flooring, and recessed LED lighting

SECURITY

- Site-wide CCTV surveillance to the site perimeter boundary, the vehicle entrance gates, and the building entrances
- Emergency lighting in all common areas
- Entry phone with camera for ground-floor lobby entrance door
- Keypad access to building main entrances, pedestrian gate entrances, and residents' barrier-secured vehicle gates
- Intruder alarm

TECHNICAL SPECIFICATIONS

FIRE PROTECTION SYSTEMS

Fire Protection Systems

- Dry riser provided for the exclusive use of the Fire Service in the event of fire
- Smoke detectors and fire alarms are provided in common areas and apartment kitchen-living areas

INTERNAL FINISHES

Flooring and Wall Finishes

- **Living-Dining Areas:** Large format stone effect Italian ceramic. (60x120cm)
- **Kitchen:** Large format stone effect Italian ceramic. (60x120cm)
- **Bedrooms:** Quality Italian laminate parquet, oak finish
- **Bathrooms:** Large format marble effect Italian ceramic. (60x120cm)
- **Internal Common Areas:** Large format stone effect Italian ceramic. (60x120cm)
- **Verandas - External Common Areas:** Anti-slip, large format, stone effect type Italian ceramic tiles (60x120cm) with concealed rainwater drainage.
- **General wall finishes:** Moisture-resistant emulsion paint, three coats, on two coats of plaster/ spatula

- **Bathrooms Wall finishes:** Large format marble effect type Italian ceramic. (60x120cm) with one feature wall with 3D vertical cut tiles

Bathrooms

- **Walk-in shower:** Finished as per bathroom floor tile with anti-slip finish; concealed drainage; frameless glazed shower screens; rainforest type matte black main shower head with matte black hand-held shower combination unit
- **WC:** Wall-mounted WC with soft-close seat and push-button flush
- **Washbasin:** Bespoke, Italian-Manufactured; quality laminate veneer, oak finish, vanity unit; large format mirror; integrated ceramic basin; feature matte black mixer taps; built-in storage

Ceilings – Doors – Wardrobes

- **Ceilings:** Suspended plasterboard ceilings; moisture-resistant emulsion paint, three coats; recessed light fittings as described in the Electrical Installations section
- **Apartment entrance door:** Security apartment entrance door; certified 60 minutes Fire Resistance Rating; finished in select melamine on both sides with matte black accessories.
- **Apartment internal doors:** Quality laminate veneer with matte black accessories

- **Wardrobes:** Bespoke Italian-Manufactured, quality laminate veneer, oak finish; soft-close doors; included shelving, hanging rails, and soft-close drawers

Kitchens

Bespoke Italian-Manufactured kitchens

- **Carcass:** Melamine
- **Fronts:** Bespoke quality laminate veneer, oak finish, and off-white lacquer; soft closing system
- **Worktops:** Marble-look porcelain high-endurance ceramic, matte finish
- **Sink:** Porcelain ceramic unit with matte black worktop - mounted feature mixer tap
- **Extractor hood:** Integrated
- **Drawers and baskets:** Mats included; soft closing system
- **Cutlery tray in drawer:** Wood
- **Waste bin:** stainless steel
- **Integrated units:** refrigerator, dishwasher, oven, microwave, washing machine

RESIDENTS AMENITIES

The Kaizen residents will benefit from additional lifestyle amenities:

Ground Floor External

- Secure Residents' Parking for each apartment
- Disabled Access Parking

Roof Level

- Storage Rooms for each apartment

PROJECT GALLERY





TAILORED PROPERTY MANAGEMENT THAT ELEVATES YOUR INVESTMENT AND LIFESTYLE

At Tor Properties, we go beyond standard Property Management. Our services are thoughtfully tailored to support the evolving and diverse needs of our clientele: homeowners, investors, expatriates, and business leaders alike, ensuring that every property we manage upholds the highest standards of quality, sustainability, and value.

Step into a sophisticated new home or make your mark in Cyprus's booming business scene, whatever the case, we craft vibrant, high-impact environments that elevate your lifestyle and maximize your investment potential.





A PORTFOLIO BUILT WITH VISION

We harness the momentum of Limassol's thriving economy and real estate market to craft developments that elevate urban life. Our portfolio spans:

- High-performance commercial centers built to attract business leaders and global talent.
- Sophisticated residential communities that offer effortless elegance, convenience, and connectivity.

Each Tor property is designed for impact, comfort, and value - whether it's your family's new home or your company's flagship HQ.

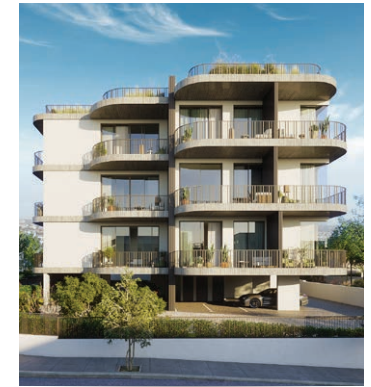
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