



MANDARIN
PARK TOWER

Savor Luxury, Live Mandarin

MANDARIN PARK TOWER

EXCLUSIVE PRIVATE RESIDENTIAL COMPLEX



RUMOURS

LIMASSOL

Savor Luxury. Live Mandarin



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P A R K T O W E R

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Crafting Tomorrow's Living Today: Mandarin Park Tower

"A LEGACY OF QUALITY AND INNOVATION IN CYPRUS LIVING"

With a 30-year legacy, Veronta LTD Ltd is dedicated to uncompromising quality, adhering to building regulations, utilizing proven high-quality materials, embracing transparency in new technologies, and championing innovative design. Veronta Limited, a respected UK developer with a 12-year track record in London, expands its global focus to Cyprus with Mandarin Park Tower under the registered name Mandarin Park Mediterranean LTD. Collaborating with Cyprus architect Armeftis, Veronta's Founders are currently crafting an iconic marvel, ensuring the tower stands as a true architectural gem that embodies their vision of crafting tomorrow's living today.

Our extensive experience in new builds and reconstructions, coupled with successful projects worldwide, highlights our meticulous approach to contractor selection and innovative architectural solutions. Mandarin Park Tower, the culmination of meticulous work by our carefully selected team, emerged after analysing over 300 properties in Limassol. This comprehensive process allowed us to create a unique residence with unparalleled design and clever usage of spaces.

Experience the harmonious blend of iconic design, thoughtful architecture, subtlety, and luxury. At Mandarin Park Tower, we assure you of an unrivalled living experience that will leave you anything but indifferent.



Limassol, Cyprus: Your Gateway to Idyllic Living

"DISCOVER THE UNMATCHED ADVANTAGES OF MAKING LIMASSOL YOUR HOME"

- ✓ **Year-Round Sunshine:** Enjoy 300 sunny days, creating a perfect climate for a vibrant and fulfilling lifestyle.
- ✓ **Business Hub with Coastal Glamour:** Limassol is a bustling business hub with a 10 km sandy beach strip, adorned with glamorous 5-star hotels.
- ✓ **Proximity to Olympus Mountain:** Just 45 minutes away, explore challenging slopes for both beginners and professionals, offering a unique blend of beach and ski experiences.
- ✓ **Mountain Resorts and Spas:** Experience weekends with family at mountain resorts and spas, creating a perfect balance between beach and mountain getaways.
- ✓ **Lowest Crime Rates in Europe:** Cyprus boasts an exceptionally low crime rate, providing a safe and secure environment for residents.
- ✓ **Cosmopolitan Nature-Friendly Atmosphere:** Embrace a cosmopolitan lifestyle complemented by a robust NHS hospital system [GESY] and English schools following Cambridge and Oxford curricula.
- ✓ **Favourable Tax Environment:** Benefit from a favourable tax environment, including low corporate tax rates, a special 2.5% tax for IT companies, no inheritance tax, and double taxation agreements with numerous countries.
- ✓ **Strategic Location:** Connect Europe with the Middle East effortlessly, with short flight times available in all directions, making Cyprus a well-connected and accessible destination for travel.





Limassol Business Oasis: Unveiling the Advantages of Corporate Endeavours

A STRATEGIC HUB FOR GLOBAL SUCCESS AND UNMATCHED BUSINESS OPPORTUNITIES

In the dynamic landscape of Limassol, Cyprus, engaging in business unveils a myriad of advantages, positioning it as a strategic hub for global success. Here's why:

- ✓ **International Reach with Ease:** Starting a business in Cyprus opens doors to unrestricted collaboration with European countries and global entities, with minimal control from authorities.
- ✓ **Global Accessibility:** Any citizen worldwide can initiate a business effortlessly, whether by remote registration or through intermediaries. The streamlined process, taking 2 to 4 weeks, includes the option to acquire existing companies.
- ✓ **Global Trust and Authority:** Cyprus-registered companies enjoy enhanced trust globally, underscoring the nation's growing influence in the international market.
- ✓ **Tax Efficiency:** Non-resident company directors, operating outside Cyprus, are exempt from income tax, enhancing financial flexibility.
- ✓ **VAT Exemptions:** Businesses serving non-residents may qualify for VAT exemptions, further optimizing financial operations.
- ✓ **EU Connectivity:** Cyprus-registered companies gain a VAT number, facilitating transactions with EU companies and establishing tax residency in the EU.
- ✓ **Cost-Effective Operations:** Limassol boasts low operational and administrative costs, complemented by comprehensive business support services.
- ✓ **Tax Benefits and No Double Taxation:** Enjoy various tax incentives, including 0% income tax for companies dealing in securities, coupled with a no-double-taxation policy.
- ✓ **Financial Flexibility:** Experience unrestricted and free money transfers of any amount, eliminating financial constraints.
- ✓ **Tax-Friendly Transactions:** Limassol offers a tax haven for transactions such as mergers, corporate reorganizations, exchanges, and transfers of shares or sales of assets.

In Limassol, the synergy of acquiring property and engaging in business creates a path to success, painting your life with vibrant hues of accomplishment and prosperity.

Unlock Your Cyprus Dream: Residency Advantages Beyond Imagination!

EMBARK ON A COLORFUL JOURNEY WITH RESIDENCY PERMITS IN CYPRUS

✓ Advantages of Temporary Residence Permit (TRP):

Swift and Simple Process: Obtain your residence permit in just a few weeks, making your dream of living in Cyprus a quick reality.

Path to Citizenship: After seven years of legal residence, seize the opportunity to become a proud Cypriot citizen and receive an European Passport for your and your family members.

Flexible Renewals: The initial one-year residence permit can be effortlessly renewed annually, providing ongoing comfort and security.

Family Inclusion: Extend the joy to your immediate family, as they too can easily apply for a residence permit.

✓ Advantages of Permanent Residence Permit (PRP):

Instant Access with Property Purchase: Acquire permanent residence by investing in a property worth over €300,000, offering an immediate gateway to the Cyprus lifestyle.

Accelerated Path to Citizenship: Unlock the potential to apply for Cypriot citizenship [European Passport] after just five years of legal residence, bringing you closer to full immersion in the rich culture.

Inclusive for All Family Members: The PRP covers all family members, including children aged 23 and older, as well as future heirs—truly establishing a generational connection to the enchanting island.





Unlocking Investment Opportunities: 'Jewel of the Mediterranean'

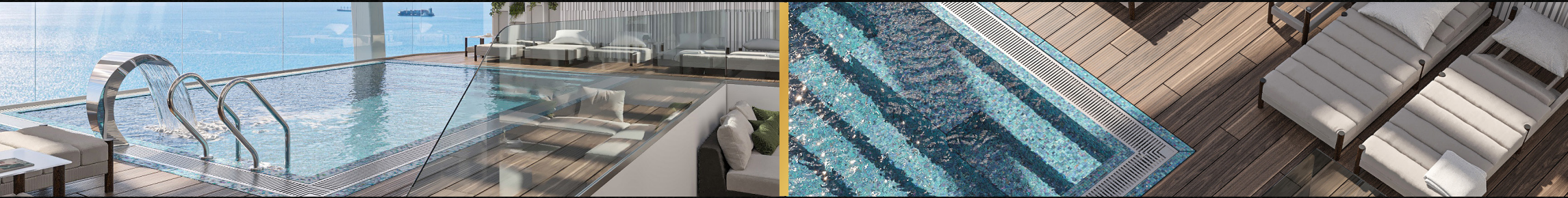
THE VIBRANT DYNAMICS OF CYPRUS REAL ESTATE

- ✓ **Affordability Amidst Growth:** Despite a surge of 400% in the Cyprus real estate market over the past decade, buying properties in Cyprus remains remarkably affordable. Rent may be comparatively high, but the overall cost of ownership is notably reasonable, especially when contrasted with other destinations in Central and Southern Europe.
- ✓ **Investment Surge and Value Growth:** The property market in Cyprus has experienced a remarkable surge, with house values increasing from 500k to 3-4 million within the last decade. This growth, combined with a favourable Golden Visa program, positions Cyprus as an attractive destination for foreign high-net-worth individuals (HNWIs), investors, and retirees.
- ✓ **Foreign Investment Trends:** Approximately 40% of property purchases in Cyprus are made by foreigners, predominantly Russians, Chinese, Middle Eastern investors, and British and German retirees. However, with the evolving geopolitical landscape, the impact of the Ukraine crisis and subsequent sanctions on Russian investors is yet to be fully understood.
- ✓ **Rise of Buy-to-Let Investments:** Post Q2/2022, there has been a notable trend among foreigners investing in buy-to-let properties, particularly in Limassol. High demand for rentals, especially in prime locations like Mandarin Park, has created lucrative opportunities. One-bedroom apartment can fetch approximately €4,500, while three-bedroom penthouses in sought-after locations command as much as €30k per month.
- ✓ **Booming Rental Market:** The rental market is experiencing a surge in demand, especially for domestic residential properties and offices. Limassol, in particular, has become a hotspot, driven by the presence of a significant number of IT companies in the region.

Cyprus, the 'Jewel of the Mediterranean,' stands as a beacon of opportunity in the real estate landscape, offering affordability, growth, and a strategic investment environment.

Affordable Real Estate Opportunities in Cyprus:

Mandarin Park Tower, emblematic of properties in prime tourist locales, not only promises appreciation in value but also presents a lucrative short-term rental income opportunity, making it an enticing prospect for astute investors in the thriving Cypriot real estate sector.



A FOCUS ON MANDARIN PARK TOWER

In the realm of real estate, particularly in Cyprus, the Mandarin Park Tower stands out as a prime example of a property situated in a highly sought-after tourist area, just a minute's walk from the beach. Properties of this nature are witnessing significant demand, consistently experiencing appreciation in value. Whether acquired for buy-to-let purposes or as an investment property, their strategic location contributes to a robust and enduring market appeal.

AFFORDABILITY AMIDST GROWTH

In the broader context of Cyprus's real estate landscape, the cost of buying and owning property remains notably affordable when compared to European and EU standards. Although rental rates may seem relatively high, the overall affordability of real estate, coupled with a reasonable and steadily increasing rental return on investment (ROI), positions Cyprus as an attractive destination for property investors.

KEY METRICS REFLECTING FAVOURABLE CONDITIONS

Recent data highlights key indicators for those considering investment opportunities in Cyprus. The country's overall rank, the price-to-income ratio, and the cost per square meter for apartments offer valuable insights. The price-to-income ratio, a critical metric in gauging affordability (lower values being preferable), assesses median apartment prices relative to median familial disposable income. This metric, alongside figures for the price per square meter in both city center and suburban areas, provides a comprehensive overview of the real estate landscape in Cyprus.

SEASONAL RENTAL POTENTIAL

In the Cyprus market, particularly during the 10-month-long tourist season, short-term rental costs for a 3-bedroom apartment in line with the standards set by the Mandarin Park Tower can range between €3,000 and €3,500 per night. Extrapolating, this equates to a monthly revenue of approximately €100,000. Notably, penthouses in Mandarin standards could command even higher rates, potentially reaching 5,000 per night or 150,000 per month. This lucrative earning potential underscores the feasibility of returning investments within a remarkably short timeframe, typically within 2-3 years.

AVERAGE REAL ESTATE ROI

| COUNTRY | PRICE TO INCOME RATIO | PRICE/SQM TO BUY AN APT. IN CITY CANTER | PRICE/SQM TO BUY AN APT. OUTSIDE CITY CENTER | AVERAGE REAL ESTATE ROI* |
|--------------|-----------------------|---|--|--------------------------|
| South Africa | 3.07 | 1,015\$ | 762\$ | 9% |
| Cyprus | 6.4 | 2,079\$ | 1,480\$ | 9% |
| USA | 3.96 | 4,520\$ | 2,162\$ | 7% |
| Italy | 8.61 | 4,191\$ | 2,414\$ | 3% |
| Spain | 8.78 | 3,221\$ | 1,983\$ | 5% |
| UK | 8.86 | 5,059\$ | 3,861\$ | 4% |
| Germany | 8.93 | 7,221\$ | 5,142\$ | 3% |
| France | 9.94 | 6,934\$ | 4,795\$ | 2% |
| Greece | 10.12 | 2,085\$ | 1,758\$ | 4% |
| Portugal | 12.25 | 3,080\$ | 2,140\$ | 5% |
| Malta | 13.11 | 3,673\$ | 2,651\$ | 5% |
| Israel | 13.51 | 7,534\$ | 6,111\$ | 3% |

Strategic Excellence: Mandarin Park Tower's Unparalleled Proximity to Key Attractions

BEACH 1 MIN

MOUNTAINS 45 MIN

CITY CENTRE 7 MIN

LIMASSOL MARINA 7 MIN

PORT 10 MIN

CASINO 15 MIN

MALL 15 MIN

SCHOOL 10-15 MIN

SUPERMARKET 1MIN

SHOPPING 1 MIN

5* HOTELS 1 MIN

RESTAURANTS & BARS 1 MIN

MEDITERRANEAN HOSPITAL 12 MIN

PATICHIO THEATRE 5 MIN

AIRPORT LARNACA OR PAPHOS 45 MIN

CYPRUS

LIMASSOL

MANDARIN PARK TOWER

Embark on Unmatched Luxury @ Mandarin Park Tower

SAVOR LUXURY, LIVE MANDARIN

Behold Mandarin Park Tower, an avant-garde architectural gem meticulously crafted by a globally acclaimed company renowned for its history of award-winning residential constructions worldwide. Collaborating with Cyprus architect Armeftis, this luxurious tower graces the skyline at an elevation of 23 meters, offering breathtaking panoramic sea vistas from every floor.

- ✓ **Mandarin Park Tower Highlights:** A private clubhouse, ensuring exclusive access for owners only. Luxurious lobby designed by the world-renowned Luxury Antonovich Design Studio featuring a reception area always ready to assist.

Experience the epitome of luxury living at Mandarin Park Tower, showcasing 29 meticulously designed apartments ranging from 1 to 3 bedrooms. Immerse yourself in the expansive ambiance of our three-bedroom residences, spanning an impressive 200 square meters, with 3 bathrooms and 3 verandas. Delve into the sophistication of our one and two-bedroom options, each offering a unique blend of comfort and elegance. Every residence boasts floor-to-ceiling panoramic windows, living areas adorned with a distinctive finishing style, and Italian marble in the kitchen and bathrooms.

- ✓ **Penthouse Extravagance:** Alternatively, consider one of our three available Penthouses, each spanning three floors with an astonishing 357 to 376 square meters of space. These exclusive residences feature a roof garden, entertainment area, barbeque, and a separate 27 to 28 square meters swimming pool with water features. Bedrooms showcase distinguished design elements, including wooden décor, walking-in wardrobes, and Italian marble in the kitchen and bathroom walls and floors. Clever space features seamlessly integrate luxury with practicality, and well-designed hallways ensure your convenience upon returning home. Explore the refined lifestyle awaiting you at Mandarin Park Tower.



New Iconic Marvel Mandarin Park Tower Exclusive Private Residential Complex

- ✓ **Sophisticated Interiors:** Inside, each apartment is a testament to luxury and technology, featuring heated floors, energy-efficient smart home systems, and soundproof windows. Walk-in wardrobes and hallways exude sophistication, seamlessly blending functionality with aesthetics. The incorporation of the finest marbles and wooden elements elevates Mandarin Park Tower to unparalleled refinement.
- ✓ **Exclusivity and Security:** Residents not only own homes but enjoy privileged patronage to an extraordinary coastal lifestyle defined by panoramic views, modern amenities, and the epitome of luxury living. Modern playground supervision systems and comprehensive security measures ensure peace of mind, even when residents are away.
- ✓ **Convenience and Accessibility:** The spacious underground parking area accommodates 56 parking spaces (5 handicapped-accessible) and 43 storage spaces. Access is facilitated through a ground floor entrance with a barrier and louver gate, complemented by an emergency exit on the east side of the building. Ten parking spaces are designated for guests, ensuring a seamless blend of convenience and accessibility.



Mandarin Park Tower

Exclusive Residents only Complex

DESIGN STANDARDS

✓ ARCHITECTURE

- Premium kitchen cupboard finishes with Italian marble
- Wall designs and wood adorned with intricate shapes
- Distinctive and unique furniture options
- Cutting-edge home automation for modern living

✓ ART

- Exclusive artwork curated for the Mandarin building
- One-of-a-kind art pieces for a unique ambience
- Each residence infused with individual character



LIVING CONDITIONS

- Large verandas offering breathtaking sea views from each floor.
- Flower Gardens on each veranda, bringing nature closer
- Smart House System for seamless living
- Energy-efficient systems for sustainability
- Underfloor heating designed for energy efficiency
- Advanced security camera systems ensuring resident safety
- Internet coverage throughout the entire building
- Garden Floor divided 29 apartments, with the top 3 floors dedicated to 3 Penthouses
- Welcoming lobby area with a dedicated reception
- Private playground for children, ensuring family-friendly living.
- Specially designed Roof Garden with a swimming pool, water features, non-slip deck flooring, and entertainment area with cozy sofas in each Penthouse
- Bathrooms and kitchens adorned with exquisite Italian marble and soft wooden elements, creating a cozy and sophisticated ambience.



INDIVIDUALITY

- Noise reduction materials integrated into the infrastructure
- Soundproof Windows [STC 60] for a peaceful living environment
- Ability for Individual Furniture Design for each residence
- Covered parking for residents' convenience

LOCATION

- Only 200 meters from the beach, offering coastal serenity
- Situated in the heart of the tourist area for vibrant living
- Proximity to international private schools: Heritage, Foleys, Grammar School, IMS (5 to 15 min drive)
Close to General Hospitals (Mediterranean Hospital) for healthcare accessibility
- Adjacent to all amenities: grocery stores, banks, supermarkets, 5-star hotels, bars, restaurants, and high-end boutiques.

LANDSCAPING

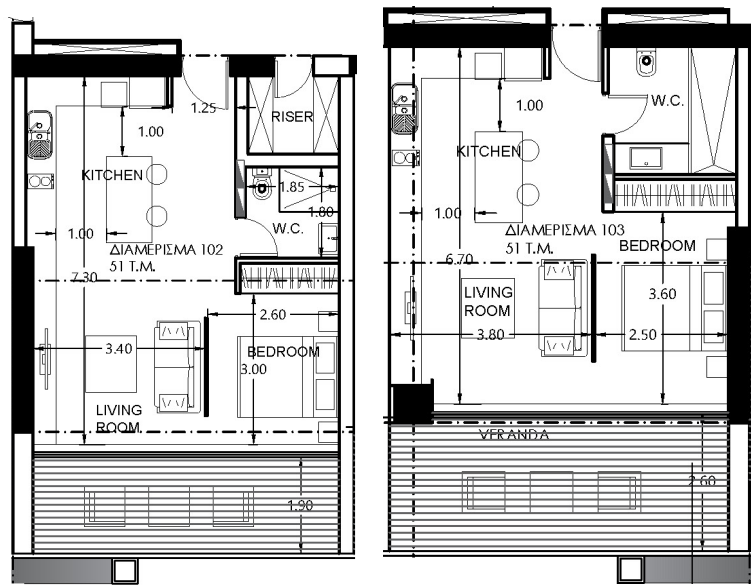
Immerse yourself in the tranquillity of Mandarin Park Tower's sophisticated landscaping, meticulously designed to foster well-being, relaxation, and a positive energy flow. This lush oasis within the urban landscape features the inclusion of Mandarin trees, adding a touch of exotic beauty to the surroundings. Revel in the harmonious blend of nature and urban sophistication, creating an environment that not only captivates the senses but also promotes a sense of serenity and rejuvenation for all residents.

INDOOR POOL AND FITNESS FACILITIES

- Two-floor state-of-the-art gym, sauna, Jacuzzi, and steam room for ultimate relaxation.
- 25m corner-shaped indoor swimming pool with panoramic sea views.
- 123 sqm state-of-the-art gym equipped with the latest machines.
- Changing rooms and locker facilities for convenience.
- Nearly 100 sqm dedicated yoga or pilates area.
- Sunbeds strategically placed for relaxation.
- Two lounge areas with garden and sea views for rest and socializing.

Mandarin Park Tower Exclusive 1 bedroom apartments

FLOOR PLANS AND PHOTOS OF APARTMENTS



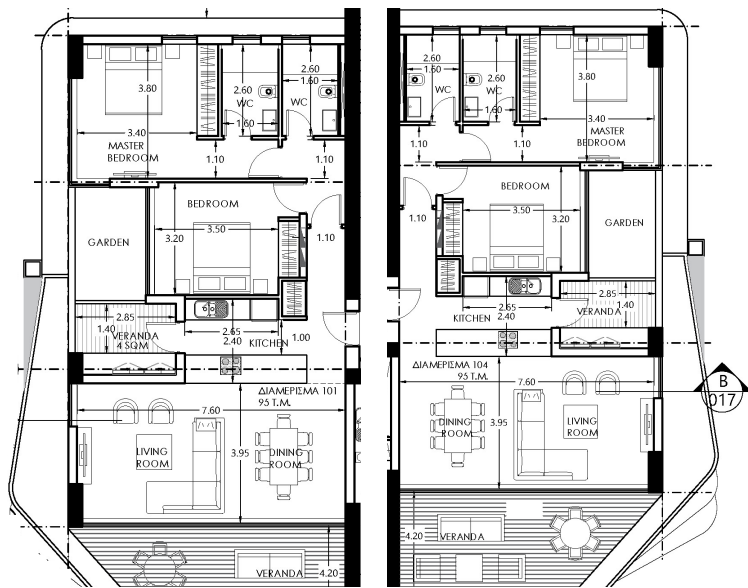
LAYOUT A

LAYOUT B

Mandarin Park Tower

Exclusive 2 bedroom apartments

FLOOR PLANS AND PHOTOS OF APARTMENTS



LAYOUT WEST

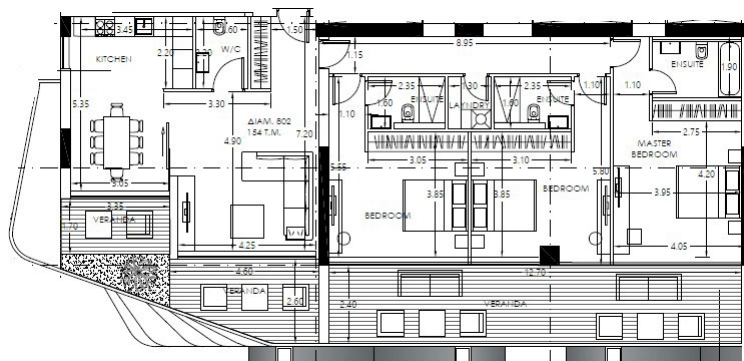
LAYOUT EAST



Mandarin Park Tower

Exclusive 3 bedroom apartments

FLOOR PLANS AND PHOTOS OF APARTMENTS



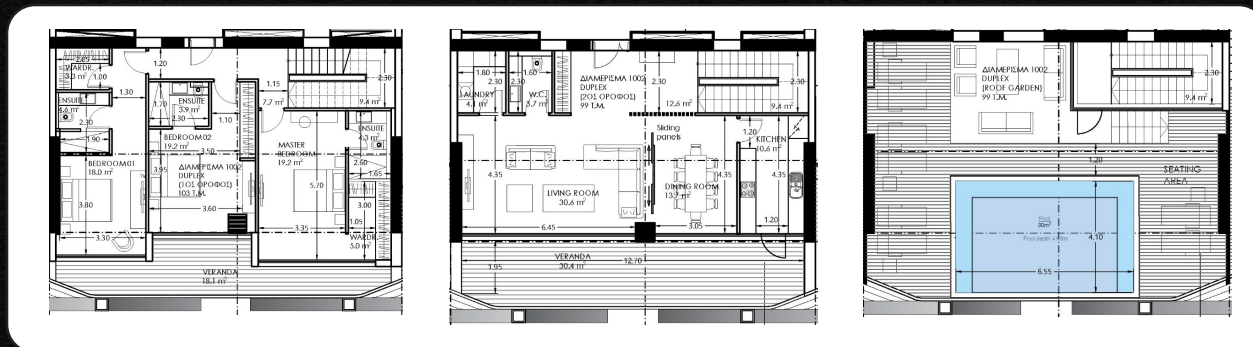
3 BEDROOMS
3 BATHROOMS
3 VERANDAS, SOUTH AND WEST SIDE





Mandarin Park Tower Exclusive 3 bedroom Penthouses

FLOOR PLANS AND PHOTOS OF APARTMENTS



LEVEL 1

LEVEL 2

LEVEL 3







Elevate Your Home with Exquisite Finishes @ Mandarin Park Tower

At Mandarin Park Tower, we pride ourselves on the meticulous attention to detail that transforms every aspect of your home into a masterpiece of aesthetics. Our apartments and common areas are designed by the globally renowned and award-winning interior design agency, Luxury Antonovich Design Studio.

FINISHES

- Plasterboard ceilings and walls for a sophisticated touch.
- Namibian white marble tile walls and floors in the bathroom (white, 120*60).
- 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*60).
- Italian Bathroom doors by Barausse (size - 800 mm (1000 mm), colour - cream).
- Doors to technical rooms made by Bullthaup (size - 800 mm, colour - grey-brown).
- Italian Interior doors by Barausse (size - 900 mm, colour - 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, crafted by Molteni &Co (Italy), includes a bar counter, 5 upper cabinets, and 13 lower cabinets. Kitchen appliances are from Gaggenau (Germany), featuring:

- 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 by Dornbracht (Germany).
- WC by Geberit aquaclean (with heating, lighting, ventilation, automatic cleaning, and remote control).
- Sink by Laufen.
- Dressing table (closet) by Molteni &Co (Italy).
- Water-heated towel rail.

State-of-the-Art Security @ Mandarin Park Tower

Ensuring the safety of our residents is paramount at Mandarin Park Tower. Our security systems are meticulously designed and implemented, incorporating the latest technologies to provide a secure and tranquil living environment.

ADVANCED ACCESS CONTROL

Authorized access through ID cards or mobile electronic IDs.

Remote access to video surveillance for residents.

IP intercoms integrated with the "Smart Home" system.



FIRE SAFETY MEASURES

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.

Evacuation warning and control system

Automatic fire detection and extinguishing devices

REMOTE SECURITY MANAGEMENT

Remote arming/disarming of the apartment via smartphone or tablet.

System status inquiries and video camera connections remotely.

FIRE SAFETY INFRASTRUCTURE

Internal fire water supply system

Firefighting lifts

Building designed to meet the latest fire safety regulations.

INNOVATIVE ALARM SYSTEM

Intelligent alarm system using infrared motion sensors, air volume sensors, acoustic control microphones, and magnetic sensors.

Secure communication channels to the operator console, integrated into ACCS.

Remote control capability using smartphones or computers.

Pet-friendly high-tech detectors.

PROFESSIONAL SECURITY PERSONNEL

Professional and technically trained security guards ensuring on-site safety.

Reliable security company overseeing the complex.

COMPREHENSIVE SURVEILLANCE

Video surveillance covering the entire complex.

Access control and access control system (ACCS) for intelligent security integration.

At Mandarin Park Tower, your safety and peace of mind are our top priorities.

Mandarin Park Tower: Revolutionizing Construction with Post-Tension Slab Technology

Mandarin Park Tower stands as a testament to innovation, adopting the cutting-edge Post-Tension Slab construction system. This technology, continually advancing through global applications, offers an unparalleled blend of reliability and aesthetic appeal.



The post-tension system introduces groundbreaking solutions to common construction challenges, including:

OPEN-PLAN FLEXIBILITY

Large spans without cumbersome columns, allowing for versatile open-plan rooms.

ADAPTABLE INTERIOR ARCHITECTURE

Flat slabs without hinged elements, easing internal wall installations and communication system setups, providing flexibility in modifying interior architecture.

SEAMLESS DESIGN FOR DURABILITY

Streamlined design for increased durability and minimized maintenance costs.

EFFICIENT PARKING DESIGN

Fewer columns in parking areas, facilitating smoother manoeuvring.

OPTIMIZED CLEARANCES

Thin floor slabs increasing ceiling clearance, enhancing the quality of life and maximizing built-up area.

ENVIRONMENTAL SUSTAINABILITY

Reduced construction materials, leading to eco-friendly practices and lower CO2 emissions.

The combination of these advantages, along with innovative construction solutions, renders Mandarin Park Tower truly distinctive in the market. Acoustic studies conducted during the building's design phase set stringent parameters for soundproofing, ensuring optimal internal partition acoustics and shielding against external noise. Experience a residence where advanced technology meets environmental consciousness, creating a living space beyond compare.

Mandarin Park Structural Excellence

✓ CONCRETE STRUCTURE

Mandarin Park Tower stands resilient with a high-strength, earthquake-resistant concrete structure, employing a shear wall system with flat slabs stretched on posts. Resting on a truss foundation and friction piles, this structure ensures both durability and safety.

✓ MECHANICAL AND VENTILATION SYSTEMS

Ventilation System:

- Concealed ventilation ducts within the ceiling maintain an elegant appearance.
- Each apartment boasts separate air intake and supply points, facilitating a continuous flow of fresh air and the removal of exhaust air to the street.
- Connected to a heat recovery system, this modern ventilation setup ensures year-round fresh air, removes harmful substances, and retains 50% of the apartment's heat.

Air-Conditioning System:

- The VRF multizone air conditioning system (Daikin) offers efficient heating and cooling with directional airflow.
- Outdoor VRF system units, located in the technical room for each apartment floor, ensure personalized control via individual panels in each residence.
- Fan coil units in apartment ceilings enable even cold air circulation, providing comfort in every room.



✓ ELECTRICAL SYSTEMS

- Electrical raisers outside each apartment in mechanical rooms on each floor cater to high voltage cables, internet, and shared electrical services.
- Electric meters, auxiliary stations, and transformers are housed in the basement for seamless operation. Ceiling lighting is discreetly installed in suspended ceilings, with hidden wiring.
- Electric towel rails enhance comfort in bathrooms.
- Each apartment reserves space for a server, ensuring connectivity.

Mandarin Park Structural Excellence

✓ UNDERFLOOR HEATING SYSTEM

- Underfloor heating, controlled by hot water pipes beneath the floor, ensures a consistent and comfortable temperature.
- Electric heat pumps heat water for single-family apartments, while hydro boxes control water heating for two- and three-bedroom residences.
- Manifolds and hydraulic cylinders efficiently distribute heated water.

✓ WATER SUPPLY AND SEWERAGE SYSTEM

- The basement houses the main water meter, sprinkler system tank, and water riser.
- Water meters for apartments are located in the technical room on each floor.
- Storm drainage systems, water pipes for fire extinguishing, and apartment water supply run strategically throughout the building.
- Individual water tanks in the technical room serve each apartment.

✓ SMART HOME SYSTEM

- Every apartment features a control panel for air temperature, lighting, curtains, and more.
- Wi-Fi, discreetly wired in the ceiling, ensures seamless connectivity.



✓ FIRE SAFETY SYSTEMS

- Temperature sensors, smoke detectors, and fire alarm activation buttons are strategically placed throughout each apartment and common areas.
- Assistance buttons for disabled individuals are available on each floor in common staircases.
- The building is equipped with a voice alarm system to guide evacuation routes in case of fire.





Savor Luxury, Live Mandarin

Your Hassle-Free Journey with Mandarin Park Mediterranean Ltd

UNLOCKING VIBRANT LIVING: BEYOND PROPERTY PURCHASE,
EMBRACE A SEAMLESS LIFESTYLE

At Mandarin Park Mediterranean Ltd, we go beyond just selling properties; we craft a seamless and vibrant living experience for each buyer. Here's how we make your journey colourful and stress-free:

- ✓ **Expert Assistance Every Step of the Way:** With our reliable team of specialists, your real estate journey becomes simple, fast, and transparent. Our experienced professionals ensure that you make confident choices, leaving no room for uncertainty.

Legal Support: Our dedicated team of lawyers is ready to assist you in navigating complex legal procedures, offering services such as:

- Obtaining a Visa
- Obtaining Residence Permit/Permanent Residence
- Expert Tax Advice, including VAT Reduction
- Company Formation and Business Operations in Cyprus

- ✓ **Comprehensive Client Services:** Mandarin Park Mediterranean Ltd is committed to enhancing your overall experience. We provide additional services, including:

- Airport Pickup for a warm welcome to your new home.
- Expert Advice on Property Purchase, ensuring informed decisions.
- Guidance on Registering Children in Kindergartens and Schools,
- facilitating a smooth transition for your family.



- ✓ **Property Maintenance Excellence:** Our commitment doesn't end with the purchase. We extend our support to maintain the standard of your property throughout the years, ensuring your investment remains a vibrant and thriving part of your life.

With Mandarin Park Mediterranean Ltd, your journey goes beyond real estate—it's a tapestry of vibrant living, personalized support, and a commitment to your lasting satisfaction. Welcome to a life where every colour tells a story of comfort, ease, and joy.