Trilogy is high living in every sense, a trio of shimmering beachfront towers surrounding a bustling inner plaza, right in the heart of Limassol’s affluent waterfront. This is a place to live well, work hard and play, long after the sun dips beyond the sea's horizon. Trilogy is as much an experience as it is a destination, somewhere and something that gathers people together to share everything that’s great about life on our sun-kissed shore. Brought to life by a world-class collaboration of architects, designers and developers, Trilogy is a unique opportunity to play a part in the city’s ever-changing story and begin an exciting new chapter of your own.
LIVE

Trilogy blends the aspirational dream of high-end beachfront living, with the sophistication of urban cool, astonishing design flair as well as unsurpassed levels of finish.

- Apartments of discerning taste
- Spectacular layouts and sea views
- High standards of quality and design
- Member access to resident-only areas
- 24-hour security and concierge
- Private underground parking

WORK

Locating your business at Trilogy says a lot about its status and ambition. It’s an epic location, a bold statement of creative spirit and geographical savvy.

- State-of-the-art office space
- Sea views from every desk
- Fast digital connectivity
- 24-hour maintenance and access control
- 24-hour security and concierge
- Private underground parking

PLAY

Trilogy’s three distinct social areas offer resident-only facilities for secluded leisure and relaxation, as well as a lively, bustling, public space that can be enjoyed and experienced by everyone.

- Members’ pool, bar, gym, spa, tennis court, garden and children’s play area
- Resident-only indoor pool, fitness suite and informal relaxation areas
- Restaurants, bars and shops for all
ON THE SEAFRONT

CYPRUS
From spectacular mountain peaks to beautiful beaches and cloudless skies, Cyprus has it all. Offering everything from complete tranquility to exuberant nightlife, sporting pleasures to cultural riches, and ancient history to cutting-edge technology. As an EU member, with one of the world’s most advantageous tax systems and lowest crime rates in Europe, it is the perfect location for a second home, permanent residence or sound property investment, all at the buzzing crossroad of three continents.

LIMASSOL
On the south coast of Cyprus, lies a city of diversity and urban seafront living. A hub of business, leisure and activity stretching along a 17km coastline of azure water and blue flag beaches. A safe haven for a relaxed pace of life in the island’s most vibrant city. A home between mountains and sea. This is Limassol.

The Trilogy plot before development.

Trilogy Limassol Seafront
341, 28th October Avenue
3106 LIMASSOL, CYPRUS
1. WEST TOWER
- 69 apartments
- 52 offices
- Retreat: spa and gym

2. EAST TOWER
- 127 apartments
- Retreat: spa and gym

3. NORTH TOWER
- 11 apartments
- Retreat: spa and gym

4. PRIVATE OASIS
- Swimming pools
- Pool bar
- Tennis court
- Children’s play area
- Landscaped gardens

5. PUBLIC PLAZA
- Restaurants
- Cafés and bars
- Shops
Trilogy blends the aspirational dream of high-end beachfront living, with the sophistication of urban cool, with astonishing design flair and unsurpassed levels of finish. These are homes to be desired and coveted by many, but loved and lived in by the lucky few.

“Basking in this moment of beauty, I smiled to myself and realised this is exactly where I want to be.”
YOUR SKY-RISE HAVEN

Each residence at Trilogy is a statement of discerning taste and understated wealth. Spectacular layouts are complemented with high standards of finish and sea views enjoyed by every apartment.

TRILOGY APARTMENTS
- Apartments of discerning taste
- Spectacular layouts and sea views
- High standards of quality and design
- Member access to resident-only areas
- 24-hour security and concierge
- Private underground parking

Right: Apartment living area looking out to the sea.
Bottom: Bedroom interior with panoramic sea views.

EXQUISITE QUALITY
Trilogy offers a range of apartment types and sizes with direct views of the sea, ensuring there is a home for every taste. The remarkable coastal location, and architecture’s exceptional vision, allow residents to enjoy beachfront living in a serene and relaxed environment. The apartment layouts lend themselves to a timeless lifestyle with flowing design, spacious living areas and carefully selected natural materials and finishes.

Large terraces extend the living room and main bedrooms, to celebrate the al fresco outdoor space of the undeniably enviable Cyprus climate. Three dedicated elevators, security, concierge, controlled access and a first-class parking facility came together to provide complete peace of mind and privacy.
The West Tower stands straight and proud on the south west corner of the Trilogy site. The cantilevered Sky Terrace and sharp angular cut lines define its unique profile and provide residents with a dramatic viewing platform.

Hakim Khennouchi, Director, WKK Architects
Disclaimer:
The floor plans and dimensions displayed are indicative and may vary from level to level.
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Receptors and dimensions displayed are
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Disclaimer:
Rooftops and dimensions displayed are indicative and may vary from level to level.
Disclaimer:
The position of the penthouse pool is indicative.
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YOUR PRIVATE RETREAT

PURE RELAXATION
Elegant resident-only health, fitness and spa facilities occupy two floors of the West Tower, separating the mixed-use building’s luxury apartments from the modern offices. The carefully designed double height space offers relaxation with unparalleled first-class services and outstanding views of the infinite horizon.

Lose yourself in the tranquility of the tower’s spa and lounge area, or revitalise in the fitness suite, before being mesmerised by the astounding views of the Mediterranean Sea from the exclusive Sky Terrace.

WEST TOWER RETREAT
- Lounge area
- Gym
- Sauna
- Steam bath
- Treatment rooms
- Relaxation area
- Indoor swimming pool
- Outdoor swimming pool

Left: View out to the sea from the West Tower pool on the Sky Terrace.
“The dynamic aesthetic of the East Tower seeks to contrast with its immediate neighbour, the West Tower. A curved cut line shapes the tower into a light and elegant form, engaging the senses and framing stunning views of the Limassol coastline and the Mediterranean Sea.”

Hakim Khennouchi, Director, WKK Architects
Disclaimer:
Rooftop and dimensions displayed are indicative and may vary from level to level.
Disclaimer:
Representations and dimensions displayed are indicative and may vary from level to level.
APARTMENTS
Levels 26 – 30

Disclaimer:
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PENTHOUSE 3401
Level 34

PENTHOUSE 3401
Level 35

Disclaimer:
The position of the penthouse pool is indicative.
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Locating your business at Trilogy says a lot about its status and ambition. It’s an epic location, a bold statement of creative spirit and geographical savvy, with unbroken sea views from every pane of heat-reflective glass. Fast digital connectivity is matched by convenient, real-world access to every corner of the globe.

“Gazing out into the uninterrupted Mediterranean Sea, I felt a sudden surge of pride in my own success.”
OFFICE WITH A VIEW

There’s room to work too, with impressive office space designed to exist seamlessly with the surrounding residential properties. Created to make the most of the location, yet still with a focus on connectivity and efficiency, the commercial floors offer companies one of the most spectacular addresses in the world.

WORK LIFESTYLE

Trilogy’s exceptional commercial space boasts its own private lobby, four dedicated elevators, security and concierge services, with a standard of facilities that walk hand in hand with productivity and performance. Trilogy’s offices ooze prestige, sophistication and credibility with their exclusive landmark address, functional workspace, stylish interiors and impressive range of facilities. A lifestyle destination to do business; with the beach and city centre at your doorstep.

SUCCEED IN STYLE

There’s room to work too, with impressive office space designed to exist seamlessly with the surrounding residential properties. Created to make the most of the location, yet still with a focus on connectivity and efficiency, the commercial floors offer companies one of the most spectacular addresses in the world.

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TRILOGY OFFICES

- State-of-the-art office space
- Sea views from every desk
- Fast digital connectivity
- 24-hour maintenance and access control
- 24-hour security and concierge
- Private underground parking
“The West Tower features a state-of-the-art working space that embodies the spirit of a forward facing Limassol, in a design that is practical, allowing for optimum use of space, maximum natural daylight and flexible layouts adapting to changing market dynamics, all with prime sea views.”

Hakim Khennouchi, Director, WKK Architects
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Trilogy has been just as thoughtfully considered on the outside. A breathtaking private pool, tennis court, children’s play area and tranquil gardens offer everyone a place to escape. And at the centre of it all, the beautiful plaza is home to fine restaurants, bars and shops: an inviting hub and the beating heart of this unique destination.

“Closing my eyes, I can almost taste the crisp wine, rich foods and joyful laughter of the night ahead.”
STEP INTO THE OASIS

LIMASSOL'S PARADISE

The Oasis is a private resident-only sanctuary, cradled by all three towers, offering hours of relaxation or recreation under the clear blue sky. A fusion of tailor-made services and stunning outdoor facilities, create the perfect ‘resort’ experience just moments away from the city’s seafront promenade.

Whether in the mood for a game of tennis, a lazy day in the sun, quality time with your family or a brisk walk along the beach, this is the place to unwind or re-energise.

PRIVATE OASIS

- Swimming pools
- Pool bar
- Tennis court
- Children’s play area
- Landscaped gardens

Right: View out to the sea from the Oasis pool.
MORNING TO NIGHT

The Plaza is a bustling public space extending from the entrance of the development, to the centre of the two front towers. Restaurants, bars and shops combine to create a thriving hub that can be enjoyed by everyone, from dawn’s first light to sundown and beyond.

Step out of your apartment or your office and catch up with family, friends or colleagues over a morning coffee, a light lunch, an early evening glass of wine and your favourite cuisine.

PUBLIC PLAZA
- Restaurants
- Cafés and bars
- Shops

EMBRACE GLAMOUR

Left: Tables ready to be seated at one of Trilogy’s fine restaurants.
“Trilogy is a family of three towers conceived with a common DNA in mind. Each tower is unique and shares common genetic components with its siblings, linked into a single family group through a coherent architectural language.”

Hakim Khennouchi
Director, WKK Architects
Coaching and Heating

Cooling and heating will be provided throughout the building by a decentralized ground water heat pump system. The pumps and the heat exchangers will be installed in the common plant room, in the basement, and will serve all floors with the ground water. Each apartment will be connected to the system and a heat pump unit will be installed in the mechanical cupboard.

The heat pump unit will serve:
1. Cooling mounted to carry out air conditioning.
2. Underfloor heating through pipes and hot water circulation.

Energy Performance

EPC Certificate – All buildings comply with the local regulations of Energy Performance and all towers have an A rating certificate with high energy performance and low CO2 emissions.

Photovoltaics – The development will include the installation of common photovoltaics on rooftops. Energy savings will benefit the tower’s common areas to reduce electricity bills.

Elevators

Access to all floors will be via three dedicated high-performance elevators. One of the lifts in each tower will be utilised as an service lift and fireman in case of emergency.

Common Areas

Tower reception lobbies will be on the ground floor, accessible by residents only.

The towers will also provide:
1. Gym and spa
2. Bar and lounge area
3. Indoor swimming pool
4. Outdoor swimming pool

The Private Oasis will include the following:
1. Swimming pool
2. Pool bar
3. Terrace
4. Children’s play area
5. Landscape gardens

Geothermal Energy

Geothermal energy will be used for the heating and cooling of the building.

Fire Safety

Smoke and lift lobbies will be protected to avoid smoke ingress and allow a safe evacuation.

All areas in the building (including apartments) and the basements will be complete with sprinklers that will be activated in case the fire is detected.

Wardrobes and Kitchen Cupboards

i. The kitchens will have engineered stone worktops and backsplash.

ii. The bedroom wardrobes and kitchen cupboards will be imported ready-made for installation.

Kitchen Appliances

Pre-fitted with a ceramic hob, electrical oven, extractor hood, washing machine, dishwasher and refrigerator.

Sanitary Ware and Mixers

i. High-quality imported while sanitary ware will be installed complete with accessories.

ii. Wall-mounted toilets with concealed cisterns will be installed.

iii. Mixers will be concealed single lever.

iv. Stainless steel serials will be provided in the kitchens.

v. Glassed cubicles will be provided for showers and tempered glass splash screens for bathtubs.

Water Supply

Hot and cold water supply lines will be PEX.

Mechanical installations: a cupboards will be provided for each apartment with a hot water tap to provide hot water to the water cylinder. Hot and cold water will be connected to a pressurized system.

Electrical Installations

i. The entrance door will be controlled through a video entry phone.

ii. TV points will be provided in the living areas and all bedrooms.

iii. Telephone lines will be installed with telephone sockets in the kitchen, living room and all bedrooms.

iv. All ceiling spotlights will be provided.

Electronic Home System

i. An automated touch panel control lighting system will be provided.

ii. An automated touch panel control air conditioning system will be provided.

iii. Provision for electrical outlets.

iv. Full provisions for sound surround in living room area.

Air Conditioning, Central Heating and Ventilation

i. Fresh air will be supplied to all apartments by individual indoor units.

ii. All utility rooms and common areas will be connected to common heat recovering air handling units for fresh air supply and subtraction to optimize energy efficiency.

Concrete Structure

Anti-seismic high strength reinforced concrete structure optimised with wind tunnel modeling.

Walls

All apartments are separated by solid 250mm insulated blockwork with complaint with the European Directive 2002/91/EC on energy performance. Internal partition walls are made of plasterboard complete with insulation.

Floors

i. The entrance hall, bathrooms, kitchen, living and dining areas will be finished with large sized ceramic tiles.

ii. The bedrooms will have natural pre-varnished wood parquet with solid wood top layer.

iii. The terrace will be paved with anti-slip ceramic tile.

Wall Finishes External

i. Concrete or blockwork external walls will have three coats of plaster and two coats of external paint.

ii. Part of the external surface of the building will be covered with thermally insulated aluminum panels.

Wall Finishes Internal

i. All surfaces will be finished with emulsion paint and painted with three coats of emulsion paint.

ii. The bathrooms will be lined with ceramic wall tiles up to a height of 2.5m.

iii. Guest toilets will be a combination of paint and ceramic tiles.

ceilings

i. Gypsum board system to enclose all services and provisions, painted with three coats of emulsion paint.

ii. Waterproof gypsum false ceiling will be provided in the bathrooms, painted with three coats of emulsion paint.

Doors and Windows

i. The main entrance doors will be anti-burglary and fireproof steel leaf structures, with wooden panelling on the interior and exterior, a security lock and automatic floor seal.

ii. All internal doors will be imported ready-made to be installed.

iii. All external doors leading to the balconies will be sliding aluminium thermal frames with double low energy glazing.

iv. Operable external windows will be double glazed aluminium.

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# East Tower Apartments

## Schedule of Areas

<table>
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<th>APT. NO.</th>
<th>FLOOR NO.</th>
<th>NO. OF BEDROOMS</th>
<th>COVERED INTERNAL (m²)</th>
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**Legend:**
- **APT. NO.** - Apartment Number
- **FLOOR NO.** - Floor Number
- **NO. OF BEDROOMS** - Number of Bedrooms
- **COVERED INTERNAL (m²)** - Covered Internal Area
- **COVERED TERRACES (m²)** - Covered Terraces
- **COMMON AREA (m²)** - Common Area
- **TOTAL COVERED AREA (m²)** - Total Covered Area
- **UNCOVERED TERRACES (m²)** - Uncovered Terraces
OFFICES INTERNAL
i. Provisions for lighting, fire alarm, intruder alarm, structured cabling, voice and data network will be available.
ii. Provision for access door controls at the entrances.

ELEVATORS
Access to all office floors via four dedicated high-performance elevators.

VENTILATION
The ground reception area and lift lobbies will be ventilated and air conditioned.

COOLING AND HEATING
Cooling and heating will be provided throughout the building by a decentralised ground water heat pump system (geothermal energy).

ENERGY PERFORMANCE CERTIFICATE
All buildings comply with the local regulations of energy performance and all the offices have an A rating certificate.

LANDSCAPING
The ground floor will have landscaped gardens with green areas and outdoor seating spaces in a large Plaza.

CAR PARKING AREA
Parking spaces in basement levels will be allocated to the owners/tenants according to the office size.

FIRE SAFETY
i. Staircases and lift lobbies will be protected to avoid smoke ingress and allow safe evacuation.
ii. All common areas in the building will be complete with sprinklers that will be activated in case fire is detected.
iii. Owners/tenants will need to install sprinklers in their offices.

TOILETS
High quality imported white sanitary ware will be installed complete with accessories.

DOORS
The office doors will be timber veneered solid doors with matching solid timber frames.

CEILINGS
i. The entrance lobby, lift lobbies and toilets will be finished with Gypsum board suspended ceilings.
ii. Offices will be finished with acoustic gypsum tile suspended ceilings.

OFFICE TERRACES

COVENTRY TOWN CENTRE OFFICES

SCHEDULE OF AREAS

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82 | Offices
83 | Offices

82 | Offices
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TRILOGY
LIMASSOL SEAFRONT

THE TEAM
Developers: Cybarco Development Ltd, the leading luxury property developer in Cyprus. Part of the prestigious Lanitis Group, established over 70 years ago, Cybarco also has offices in Moscow, St Petersburg and Athens. The company is responsible for the fruition of many of the island’s landmark projects, including Akamas Bay Villas, Sea Gallery Villas, The Oval and Limassol Marina.

Contractors: a JV of Cybarco Limited, the contracting division of the established Lanitis Group of Companies leading the industry in Cyprus since 1945, and Cebarco, a major building and civil engineering company based in Bahrain providing management, technical and engineering services across a range of landmark projects.

Architects: world-renowned WKK, an award-winning UK-based architectural practice, creating relevant, innovative and bespoke developments for a select number of international clients. Each project is a unique challenge to social, environmental and economic values and an exciting opportunity to exceed clients’ expectations and enrich people’s lives.

Structural engineers: engineering design by Thornton Tomasetti, a 1,200-person organisation providing engineering design by

Mechanical engineers: Ylatinis Engineering Ltd, a Mechanical-Electrical Design and Consulting firm, focusing on energy and water sustainable technologies applied in large-scale building projects.

Five and life safety consultants: FEC International Ltd, an independent consultancy with over 100 years of regional and international experience, specialising in fire engineering, technical safety and emergency management in the Middle East, Far East, Africa, the CIS and Caribbean.

Acoustical consultants: CY ACOUSTICS a Limassol based firm dealing with a broad range of acoustic, noise and electroacoustic services.

Interior designers: sidetoside, a design architecture/interior firm based in Cyprus, offering a full range of design services to large scale projects and private clients across Europe. The extended team of qualified architects and interior designers is involved in all stages of project management, providing clients with innovative and unique turn-key solutions.

Lighting designers: PRIMA LIGHTING DESIGN is a newly established practice with offices based in Rome and in Limassol. For more than 10 years, the founders have been active in the field of lighting design and have participated in different scale and type of projects.

Electrical engineers: Bernac Engineering Consultants, a consulting practice established in Cyprus in 1998 and behind some of the island’s most prestigious projects, providing comprehensive electrical and mechanical designs and supervision both locally and internationally.

Into between the parties, and no detail mentioned in this printed material shall in any way govern such transaction.

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MOSCOW
T: +7 495 643 1901
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