

The Exquisite  
· EKALI ·



Transforming  
**Urban Spaces**  
with Unrivaled  
Expertise



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# Who **we are**

APEX is the continuation of the family-owned construction company Andreas K Vlachos Construction Ltd, with decades of delivery in Limassol—building premium homes, apartments and workspaces, and renewing hotels, offices and restaurants with precision.



At **APEX**, trust is the bedrock upon which every relationship is built.

# Our **values**



## QUALITY

For Strong fundamentals.



## TRUST

For long relationships.



## CARE

For Conscious collaborations.



Northern  
Block



Southern  
Block



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# Welcome to the **Exquisite.**

## **Light, space, modern comfort.**

Two boutique, three-storey residences with just five two-bedroom apartments each. Thoughtful design, bright interiors, and private outdoor living come together for easy, elegant city life.

## **What You'll Love**

- ▶ Expansive windows that fill each home with natural light.
- ▶ Generous private balconies for relaxing and entertaining.
- ▶ Premium finishes & elegant fixtures throughout.
- ▶ Quality you can feel: careful materials, modern design, expert craftsmanship.
- ▶ Contemporary architecture—clean white volumes, warm wood and glass.
- ▶ Practical layouts and details that work beautifully day to day—and stay beautiful over time.



# The Ekali Area

## Green, Central, Connected

A few minutes from Polemidia National Forest Park—walking trails, picnic areas and fresh air whenever you want it — and the Spyros Kyprianou Athletic Center. Quiet residential streets with rapid access to the highway and city center; supermarkets, cafés and services are close, with major business hubs and shopping a short drive away.

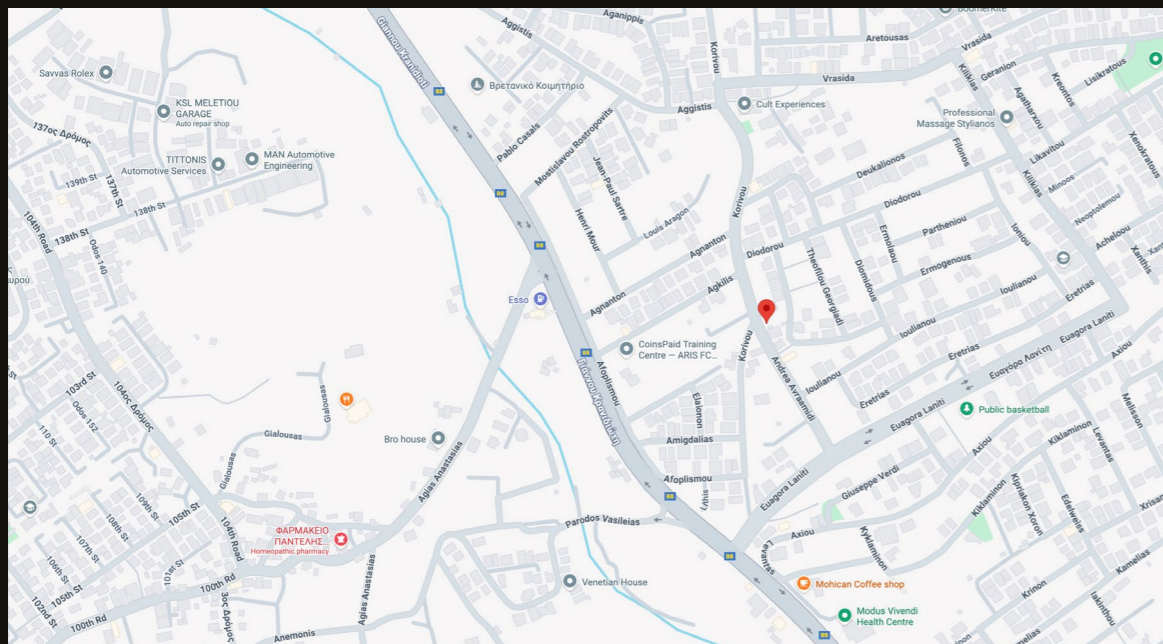
### LOCATION

Southern Block:  
34°42'12.9"N 33°00'26.6"E

Northern Block:  
34°42'15.1"N 33°00'25.0"E

Easy access to schools:

1. Ekali Primary (2-4 min)
2. Agios Panteleimon Primary (4-6 min)
3. PASCAL (6-8 min)
4. Grammar School (7-10 min)
5. Heritage (12-15 min)
6. More nearby



# Features – at a glance



## Energy & Sustainability

- ▶ Certified Energy Class A.
- ▶ Photovoltaics: -2.0 kW for each apartment.
- ▶ Individual solar system and water reservoirs.
- ▶ High-performance thermal insulation: 3 in graphite polystyrene ( $\lambda \leq 0.030$  W/mK) with triple-layer external coating for maximum efficiency.
- ▶ EV-ready parking for every apartment.

## Quality & Durability

- ▶ Innovative hybrid structure with post-tension slabs and shear walls, built to European anti-seismic standards.
- ▶ Concrete C35/45 and steel grade B500C.
- ▶ Pipe-in-pipe hot and cold water; pressurized supply.
- ▶ Advanced waterproofing: verandas with Mapei-elastic cement system; roof and floors with a full Mariseal 250 + 400 (or equivalent).
- ▶ Muskita aluminum frames: MU144/MU114 sliding; MU2075 hinged; double-pane, energy-efficient glass.

## Design & Comfort

- ▶ Floors: premium ceramic tiles in kitchen/living/corridors/ WCs (Italian or other high-quality European origin) and laminated parquet in bedrooms (chosen from pre-selected collection); verandas in high quality tiles (architect's choice).
- ▶ Bathrooms: designer tiles; custom vanity, mirrors and countertops; premium sanitary ware and mixers (Grohe or equivalent); wall-mounted WC mechanisms; suspended ceilings.
- ▶ Kitchen: modern design with LED strip lighting; countertops in Marazzi porcelain slab (or equivalent).
- ▶ Wardrobes & doors: custom laminate wardrobes; internal doors in laminate wood finish.
- ▶ Climate: installation of Mitsubishi A/C split units in all areas; provision for underfloor heating.
- ▶ Shutters: installation of electrical shutters in all bedrooms.
- ▶ Landscape: professionally designed communal areas.

## Smart Living & Security

- ▶ Full electrical installation in compliance with Cyprus regulations.
- ▶ TV, internet and telephone points.
- ▶ Provisions for dishwasher, washing machine and dryer.
- ▶ Video intercom and controlled building access.
- ▶ Automatic lighting in lobby, parking, staircases and floor lobbies.
- ▶ One-hour fire-resistant entrance doors with safety locks.
- ▶ Provisions for burglar and fire alarm.

## Parking & Storage

- ▶ Private covered parking with EV charging provision for each apartment.
- ▶ Private storage room for each apartment.
- ▶ Two automated entrance gates with remote access.
- ▶ Architect-designed modern mailboxes at the building entrance.



# Northern Block





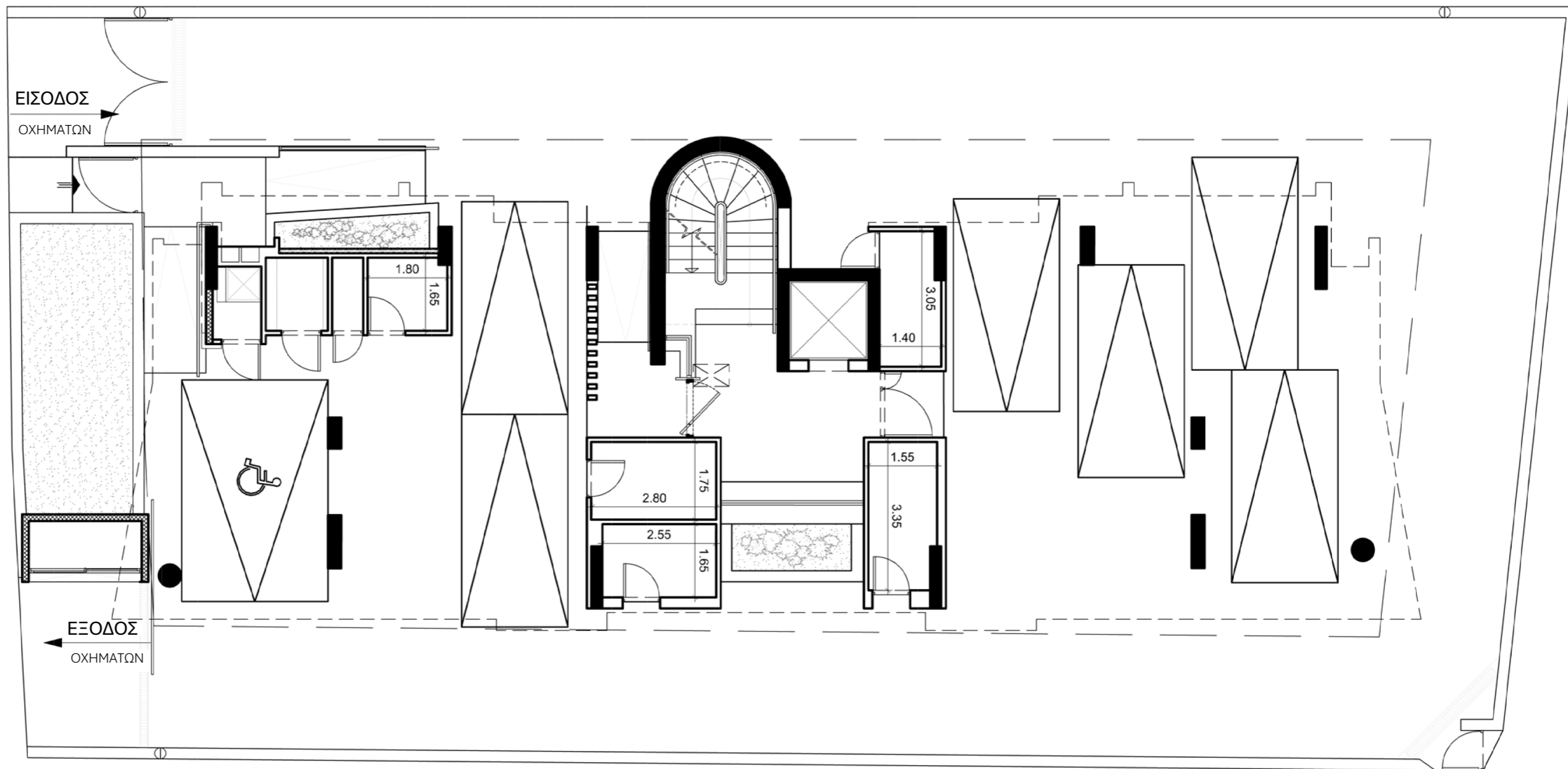
NO	FLOOR	NUMBER OF BEDROOMS	FLAT AREA	COVERED VERANDAS	UNCOVERED VERANDAS	STORAGES	NUMBER OF PARKINGS
11	1st	2	90.35 m <sup>2</sup>	26.75 m <sup>2</sup>	2.46 m <sup>2</sup>	5.90 m <sup>2</sup>	1
12	1st	2	89.12 m <sup>2</sup>	26.98 m <sup>2</sup>	2.46 m <sup>2</sup>	4.00 m <sup>2</sup>	1
21	2nd	2	90.35 m <sup>2</sup>	26.75 m <sup>2</sup>	-	5.30 m <sup>2</sup>	1
22	2nd	2	89.12 m <sup>2</sup>	26.98 m <sup>2</sup>	-	7.00 m <sup>2</sup>	1
31	3rd	2	92.65 m <sup>2</sup>	43.06 m <sup>2</sup>	-	5.60 m <sup>2</sup>	1



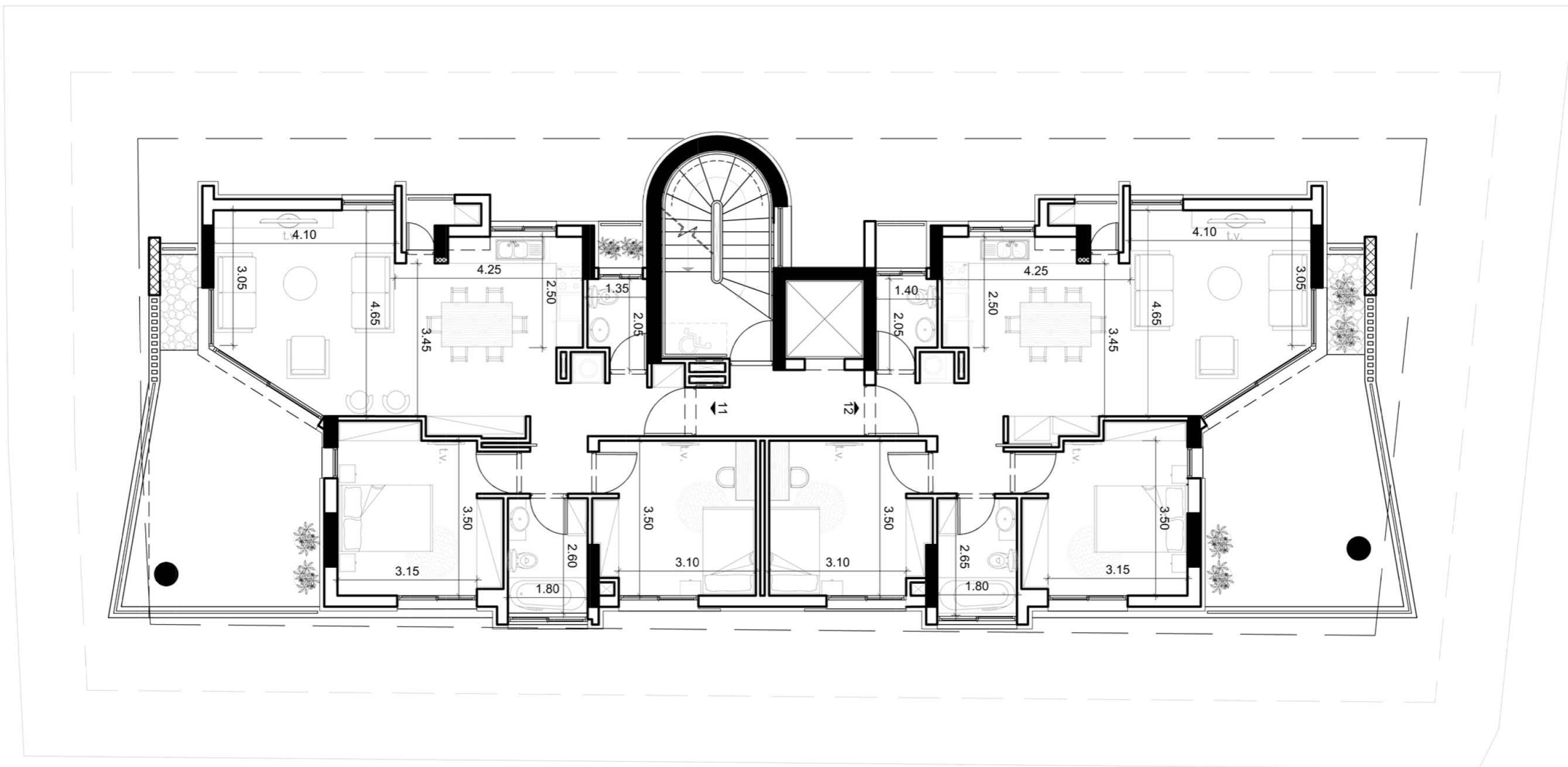




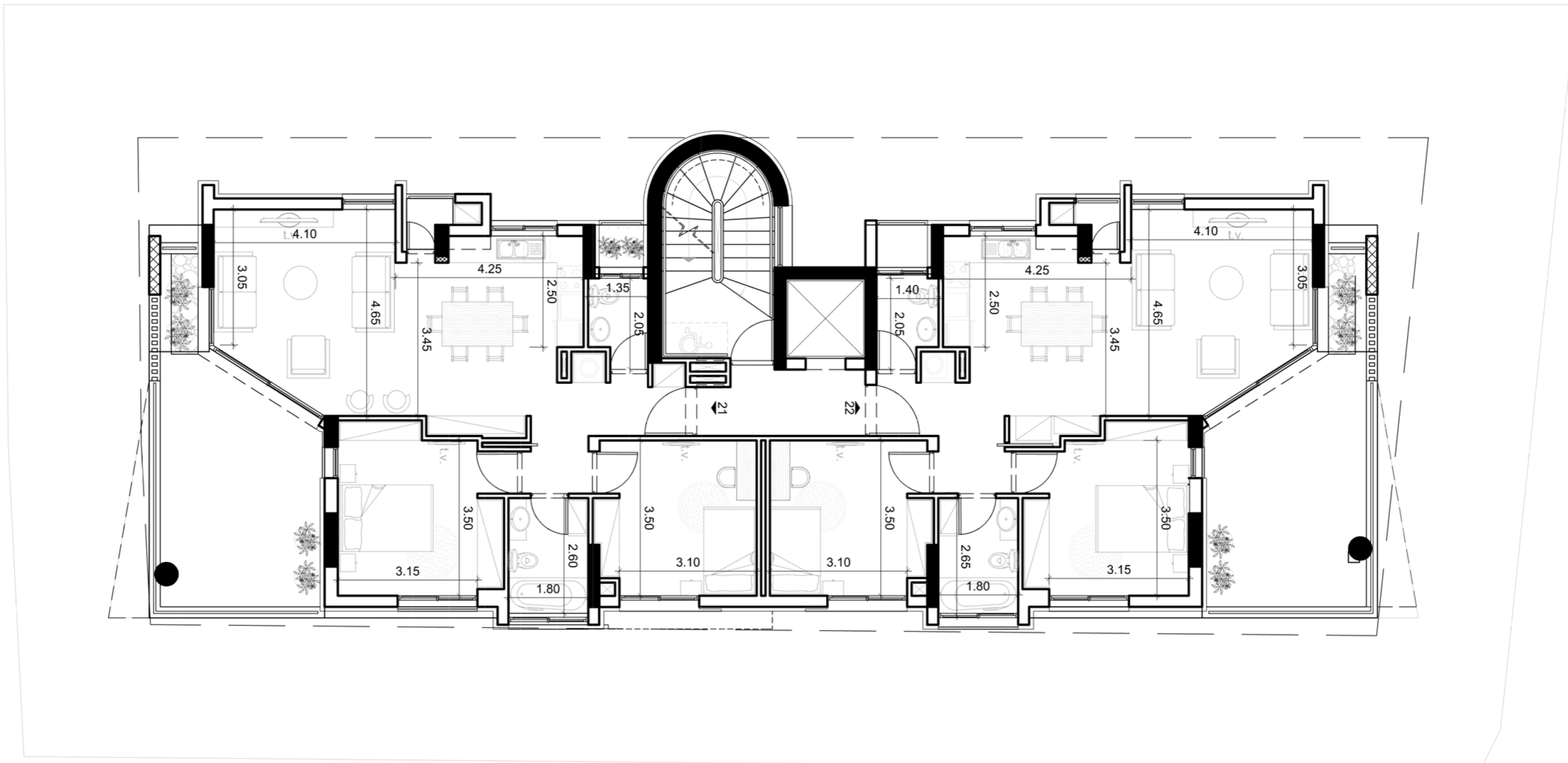
# Ground Floor



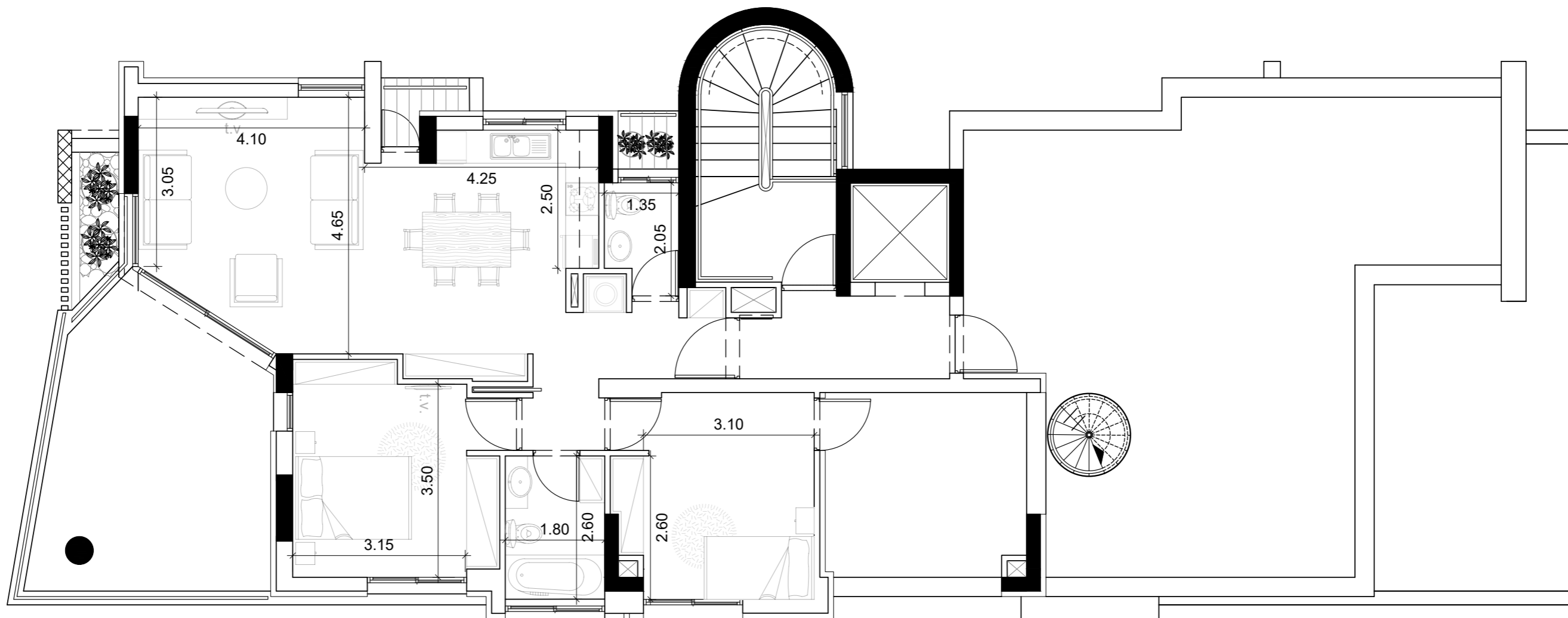
# 1st Floor



2nd Floor



**3rd Floor**



# Southern Block





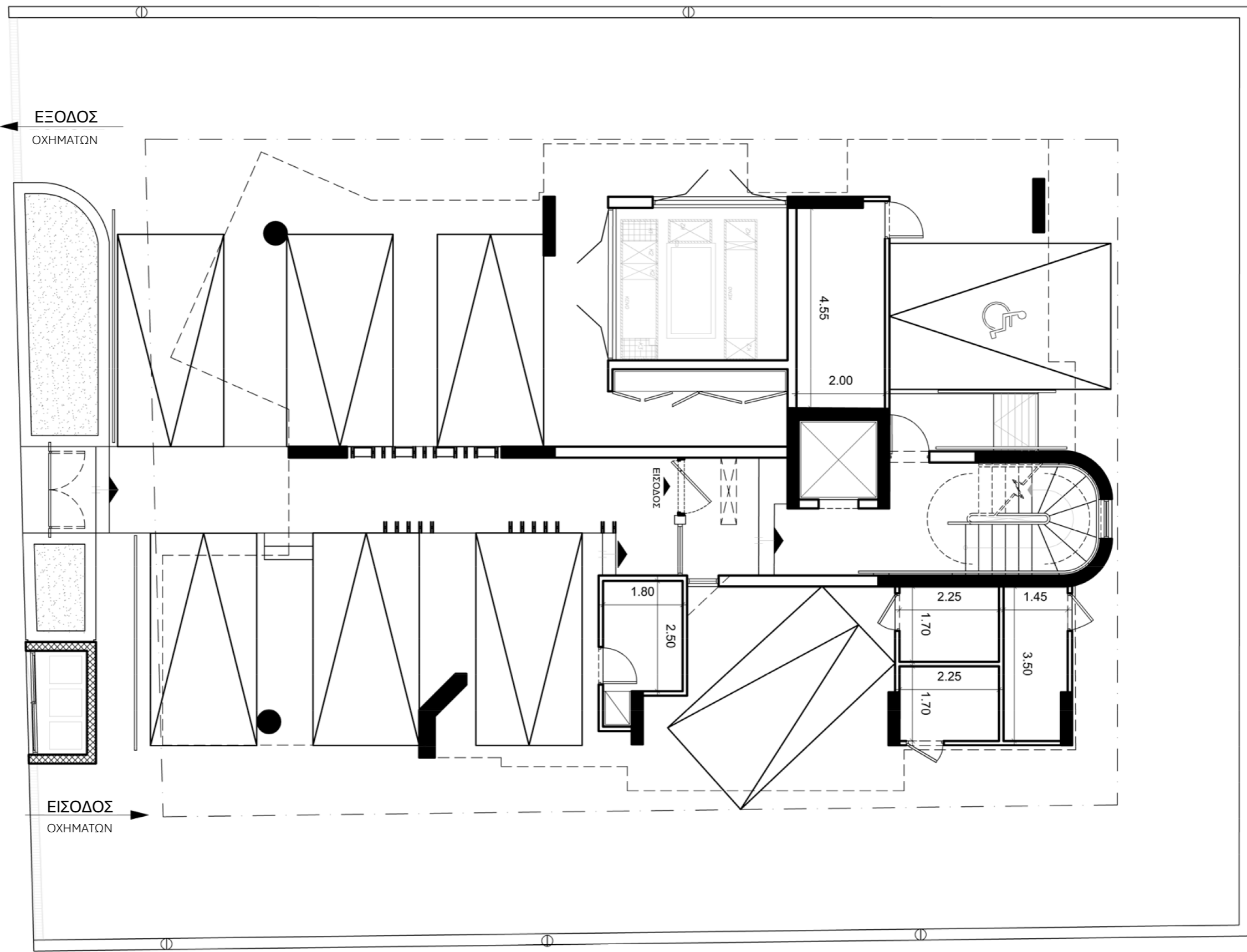
NO	FLOOR	NUMBER OF BEDROOMS	FLAT AREA	COVERED VERANDAS	UNCOVERED VERANDAS	STORAGES	NUMBER OF PARKINGS
11	1st	2	86.85 m <sup>2</sup>	23.31 m <sup>2</sup>	5.75 m <sup>2</sup>	6.00 m <sup>2</sup>	1
12	1st	2	88.77 m <sup>2</sup>	31.92 m <sup>2</sup>	-	4.60 m <sup>2</sup>	1
21	2nd	2	86.85 m <sup>2</sup>	24.47 m <sup>2</sup>	-	4.50 m <sup>2</sup>	2
22	2nd	2	88.77 m <sup>2</sup>	27.14 m <sup>2</sup>	4.78 m <sup>2</sup>	6.00 m <sup>2</sup>	1
31	3rd	2	87.08 m <sup>2</sup>	45.61 m <sup>2</sup>	20.45 m <sup>2</sup>	8.35 m <sup>2</sup>	2



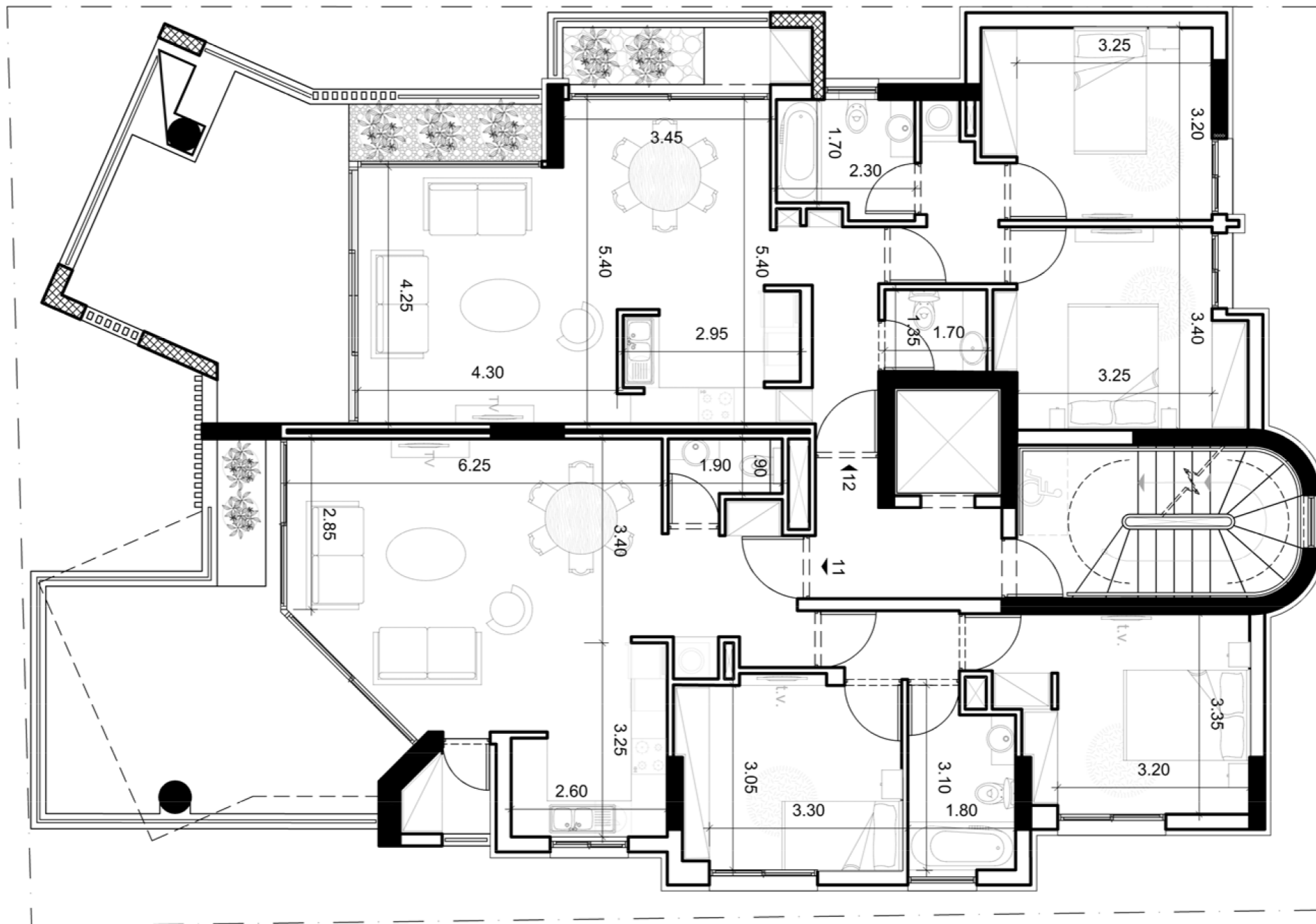




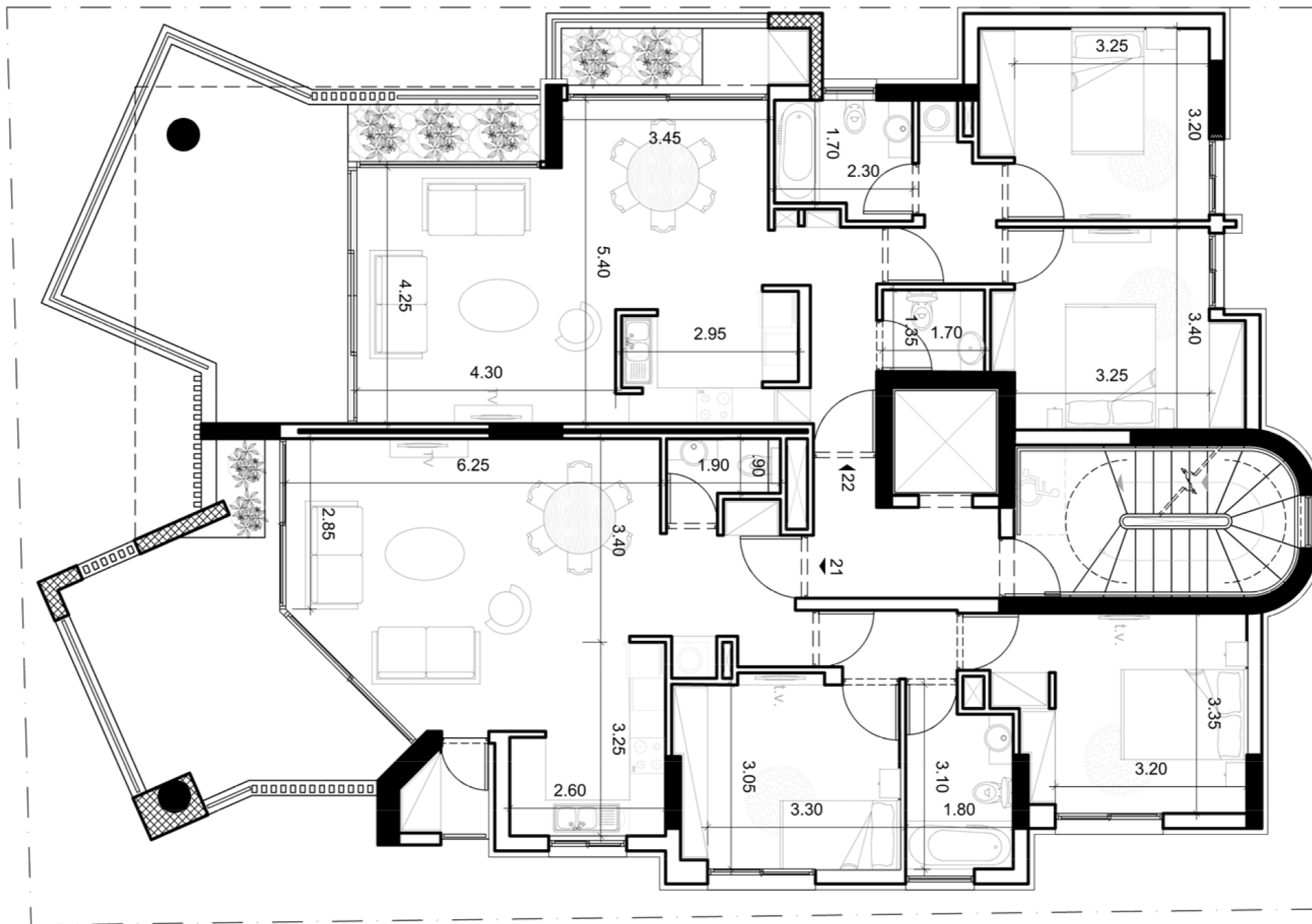
# Ground Floor



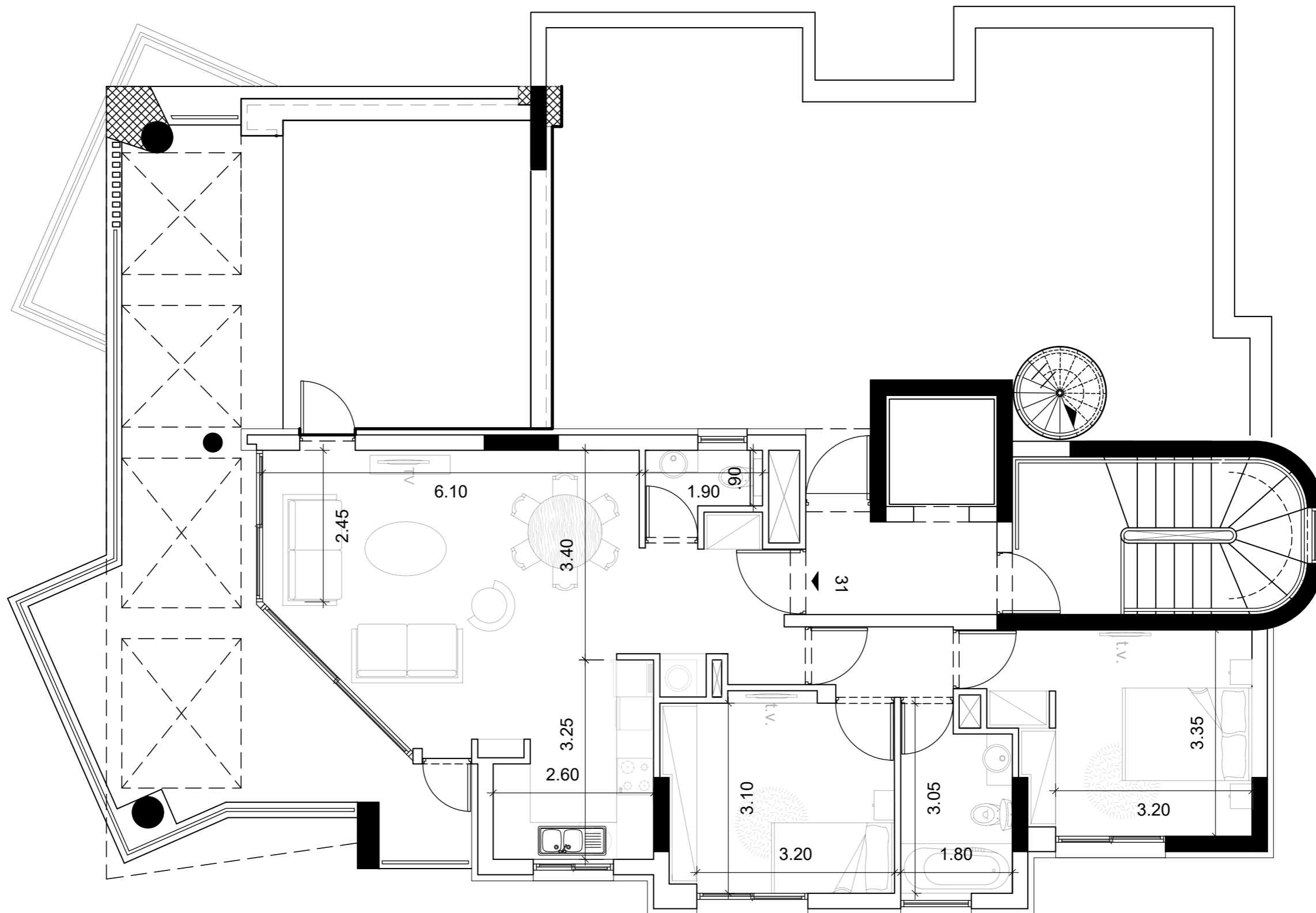
1st Floor



# 2nd Floor



# 3rd Floor



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**Vlachos**  
Property Group



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