



# Project Presentation

**Galea Residence**  
Columbia, Limassol



# Columbia Germasogeia

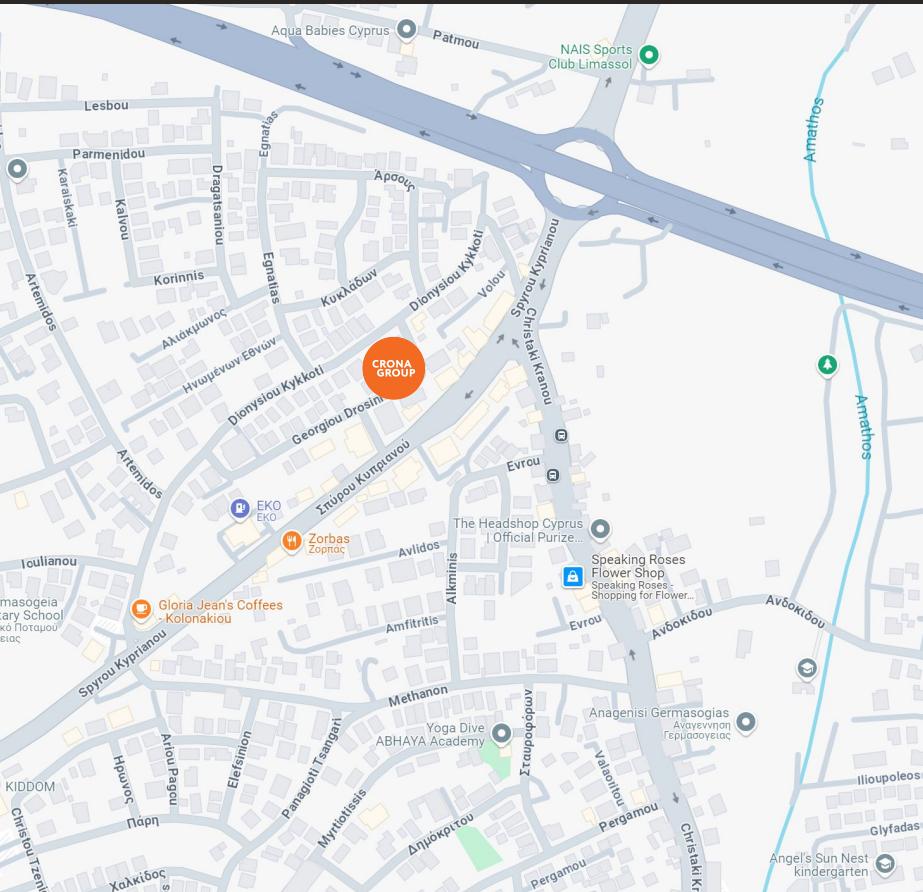
One of the most sought-after area of Limassol. Well-developed infrastructure – supermarkets, cafes, schools, kindergartens.

Green area. Ideal for families.  
Popular among expats.

 Convenient access to the highway and the airport.

**Planning Permit already issued.  
Building Permit – late December 2025.**

## Location on Google Maps



# GALEA 1.Floor

**101**

Bedroom: 2

Indoor covered, sqm: 85.35

Veranda covered, sqm: 24.40

**Total area, sqm: 109.75**

**102**

Bedroom: 2

Indoor covered, sqm: 84.10

Veranda covered, sqm: 23.95

**Total area, sqm: 108.05**

**103**

Bedroom: 2

Indoor covered, sqm: 85.30

Veranda covered, sqm: 23.50

**Total area, sqm: 108.80**

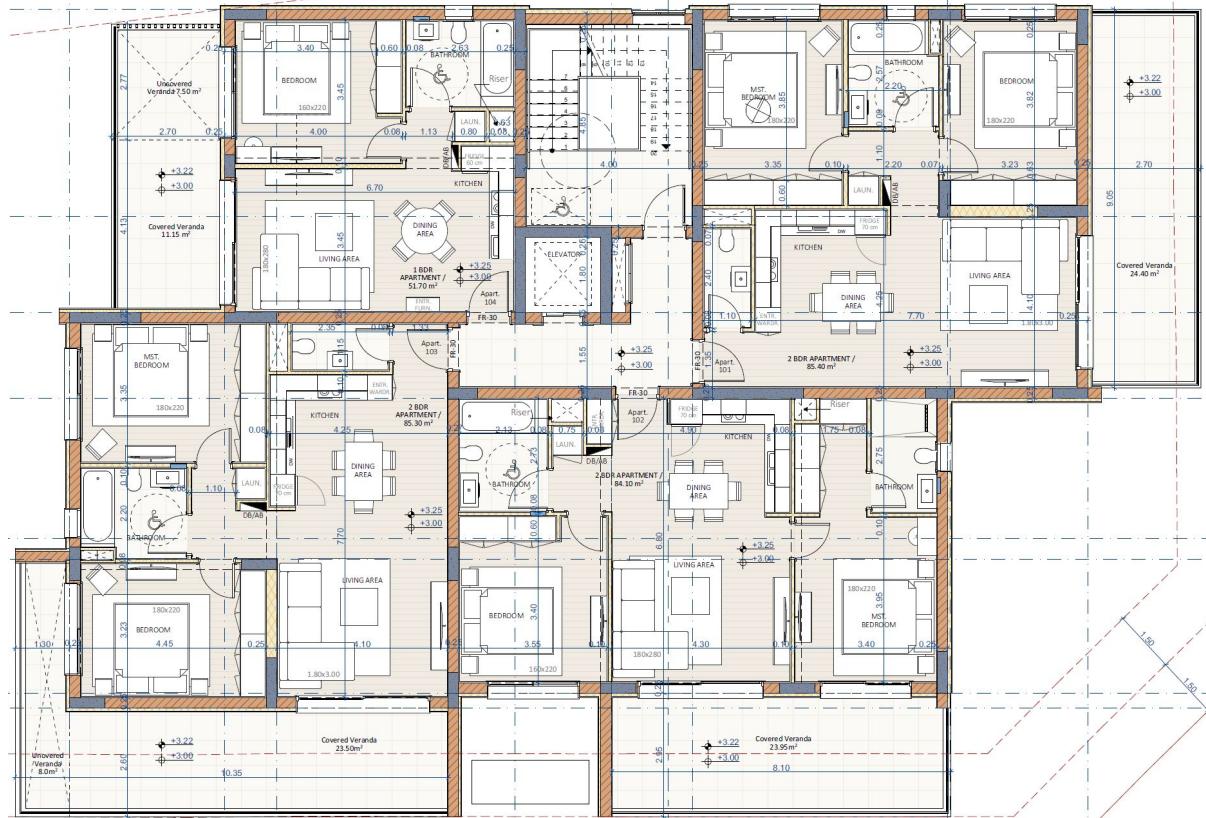
**104**

Bedroom: 1

Indoor covered, sqm: 51.70

Veranda covered, sqm: 11.15

**Total area, sqm: 62.85**



# GALEA 2.Floor

**201**

Bedroom: 2

Indoor covered, sqm: 85.35

Veranda covered, sqm: 24.40

**Total area, sqm: 109.75**

**202**

Bedroom: 2

Indoor covered, sqm: 84.10

Veranda covered, sqm: 22.70

**Total area, sqm: 106.80**

**203**

Bedroom: 2

Indoor covered, sqm: 85.30

Veranda covered, sqm: 23.10

**Total area, sqm: 108.40**

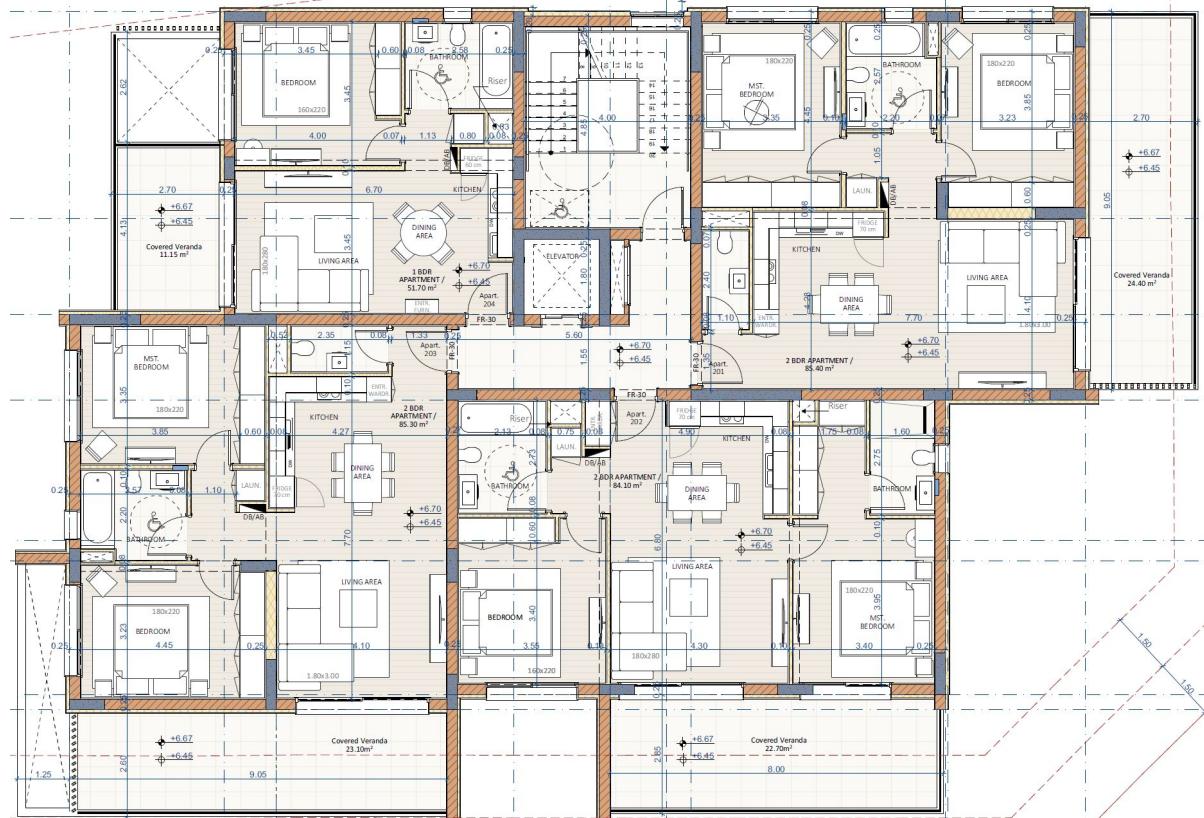
**204**

Bedroom: 1

Indoor covered, sqm: 51.70

Veranda covered, sqm: 11.15

**Total area, sqm: 62.85**



# GALEA 3.Floor

**301**

Bedroom: 2

Indoor covered, sqm: 85.35

Veranda covered, sqm: 24.00

**Total area, sqm: 109.35**

**302**

Bedroom: 2

Indoor covered, sqm: 84.10

Veranda covered, sqm: 22.70

**Total area, sqm: 106.80**

**303 Penthouse**

Bedroom: 3

Indoor covered, sqm: 140.50

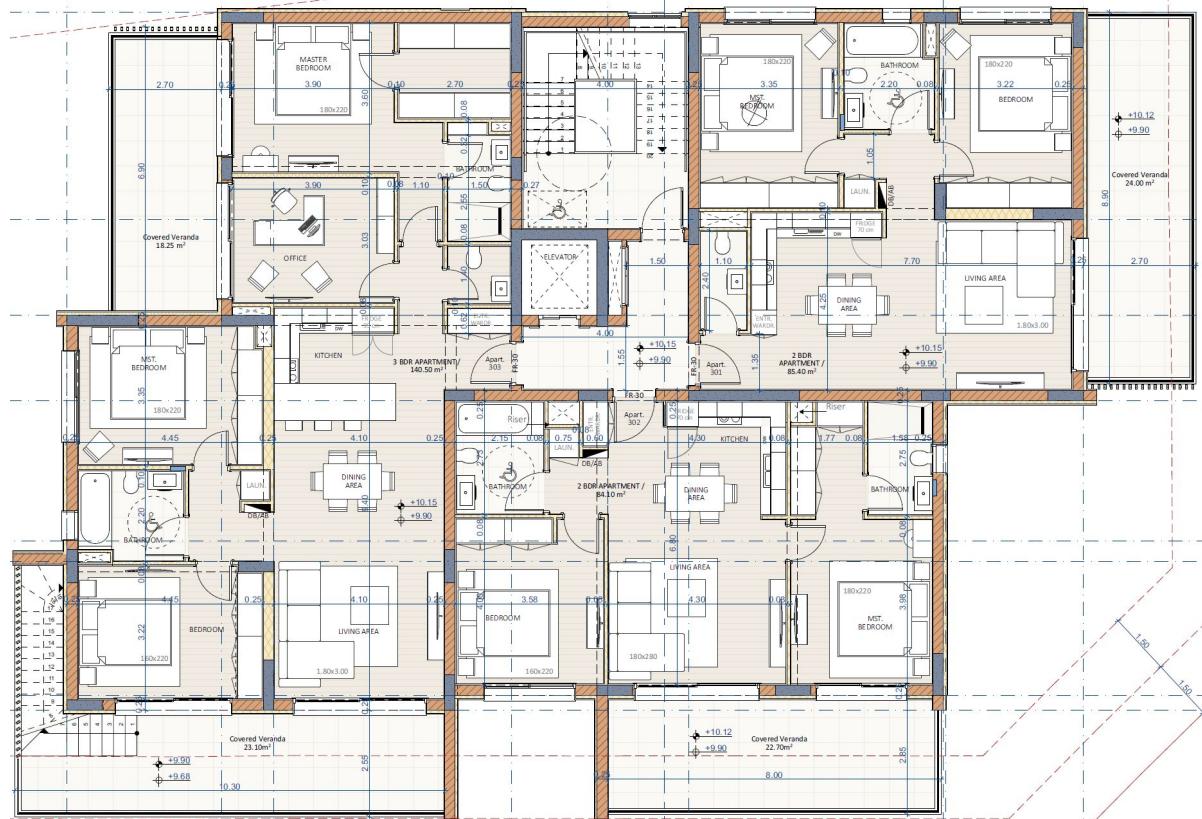
Veranda covered, sqm: 41.35

Roof Garden (indoor area): 14.50

Roof Garden (pergola\* area): 13.90

Roof Garden (uncovered area): 85.40

**Total area, sqm: 181.85**

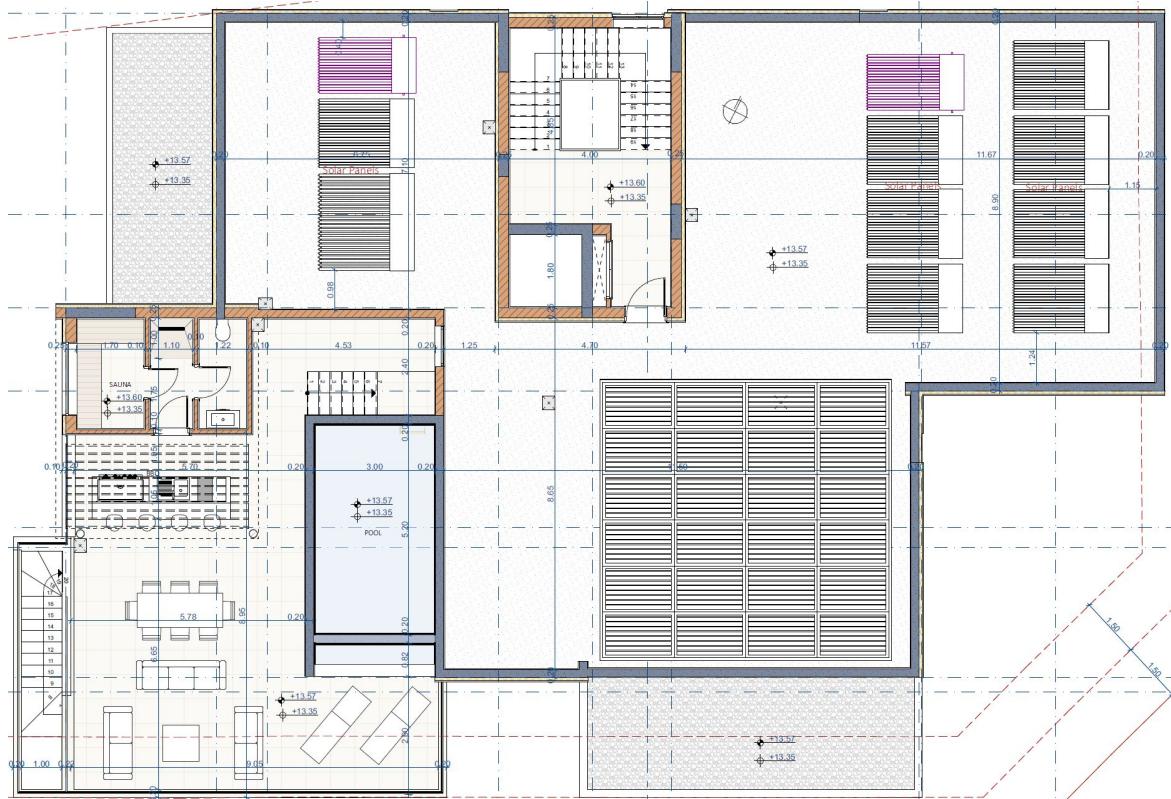


# GALEA

## Roof Garden

### \*Roof Garden

The drawing is for reference only. The penthouse will be delivered without the swimming pool and the staircase leading to it, and without the BBQ area and its pergola. A provision will be made for the sauna.



# GALEA

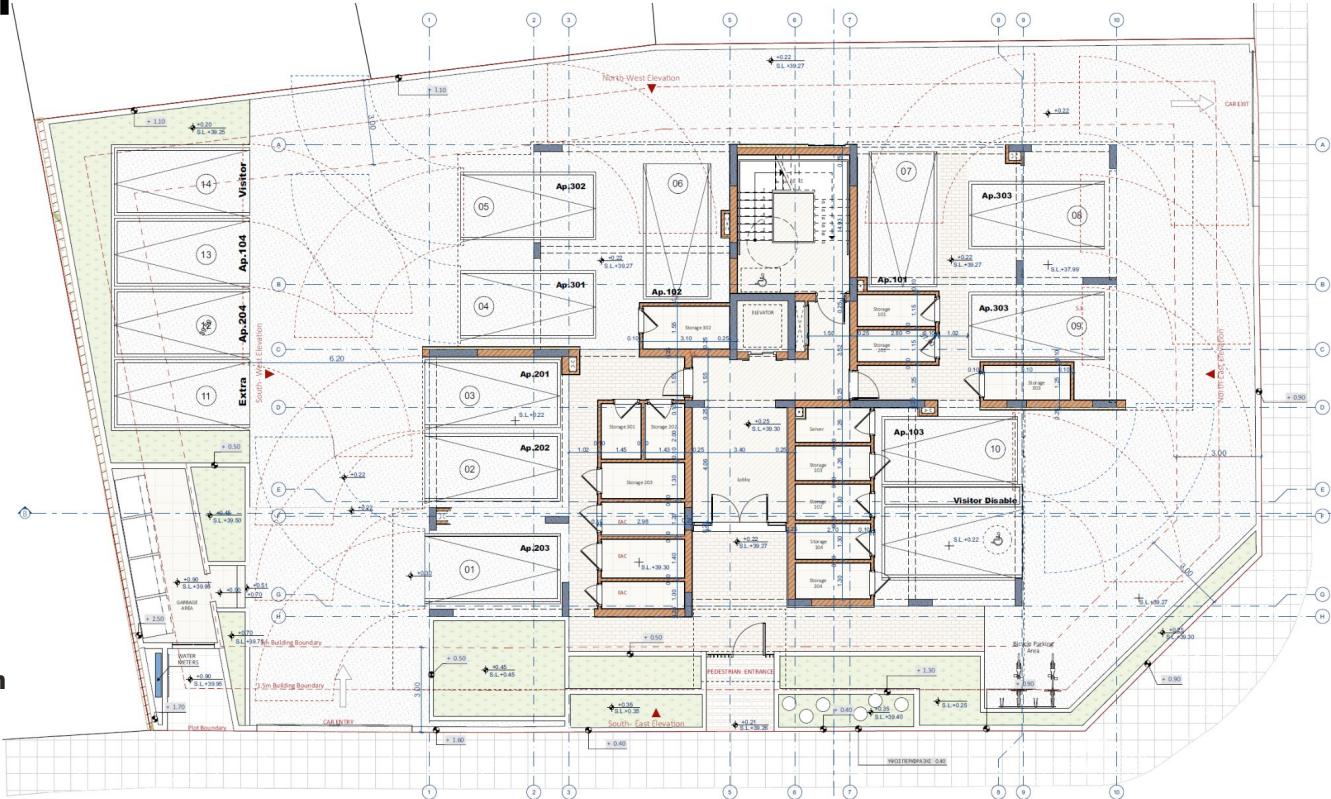
## Masterplan

### Apartments Mix

1-Bedrooms: 2  
 2-Bedrooms: 8  
 3-Bedroom Penthouse: 1

**Total apartments: 11 units**

**Total covered area: 1175.25 sqm**



# GALEA Residence





## STRUCTURE

- Ceiling height: 3.00 m
- Reinforced concrete structure with external walls built using 25.0 cm bricks with enhanced thermal insulation.

## INTERIOR FINISHES

- Off-white painted internal walls and ceilings.
- Italian internal doors 2.60 m.
- Living room, dining room, bedrooms, and kitchen: laminate flooring.
- Wardrobes with hinged lacquered matt doors with black matt gola handle.



## ELECTRICAL EQUIPMENT

- Intercom system.
- White sockets and switches throughout the living areas.

## BATHROOM

- Walls and floors: combination of two tiles, 60 x 120 cm.
- European brand chrome mixers and shower.
- European brand sanitary.
- Wall-mounted vanity units with drawers and ceramic washbasin.
- Shower cabin 2.20 m with swinging door

## HEATING AND COOLING

- Installed VRV system.
- Provision Underfloor heating system in the living room, dining room, and bedrooms (piping installed).



## KITCHEN

- Stone-effect porcelain worktop and backsplash.
- Silgranit white undermount bowl sink and chrome faucet from BLANCO.
- Fully fitted Italian kitchen cabinetry.
- Soft-closing gola system cabinetry.

## ENERGY EFFICIENCY

- Cost savings with a photovoltaic system.
- Building certified as energy-efficient, Class A.
- Thermally insulated doors and windows.



## TERRACES AND BALCONIES

- Glazing balustrades by ALUMIL or similar.
- Tiled balconies, terraces, and roof garden.
- Doors 2.55 m height by ALUMIL or similar.
- Windows 1.45 m height by ALUMIL or similar.

## SECURITY

- Secure access to the complex with key and intercom system.
- Video entry access control.
- High-security multi-point locking doors, 2.20 m height
- CCTV installed at ground floor to secure perimeter.

## PARKING AND STORAGE

- Parking space for each apartment (1 car), two parkings for the penthouse.
- Personal storage and dedicated spaces for a washing machine and dryer.

# Project Presentation



**Galea Residence,  
11 apartments**

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