



“

# MITA 2

---

## DEVELOPER

NEOLINE LTD

MEMBER OF HOYEK &  
ASSOCIATES REAL ESTATE  
GROUP

## CONSULTANTS

D\_KAIMAKLIOTIS  
Architects+Designers  
*in collaboration with*  
INSIGHT ARCHITECTURE  
S.A.R.L.



# ***DESCRIPTION***

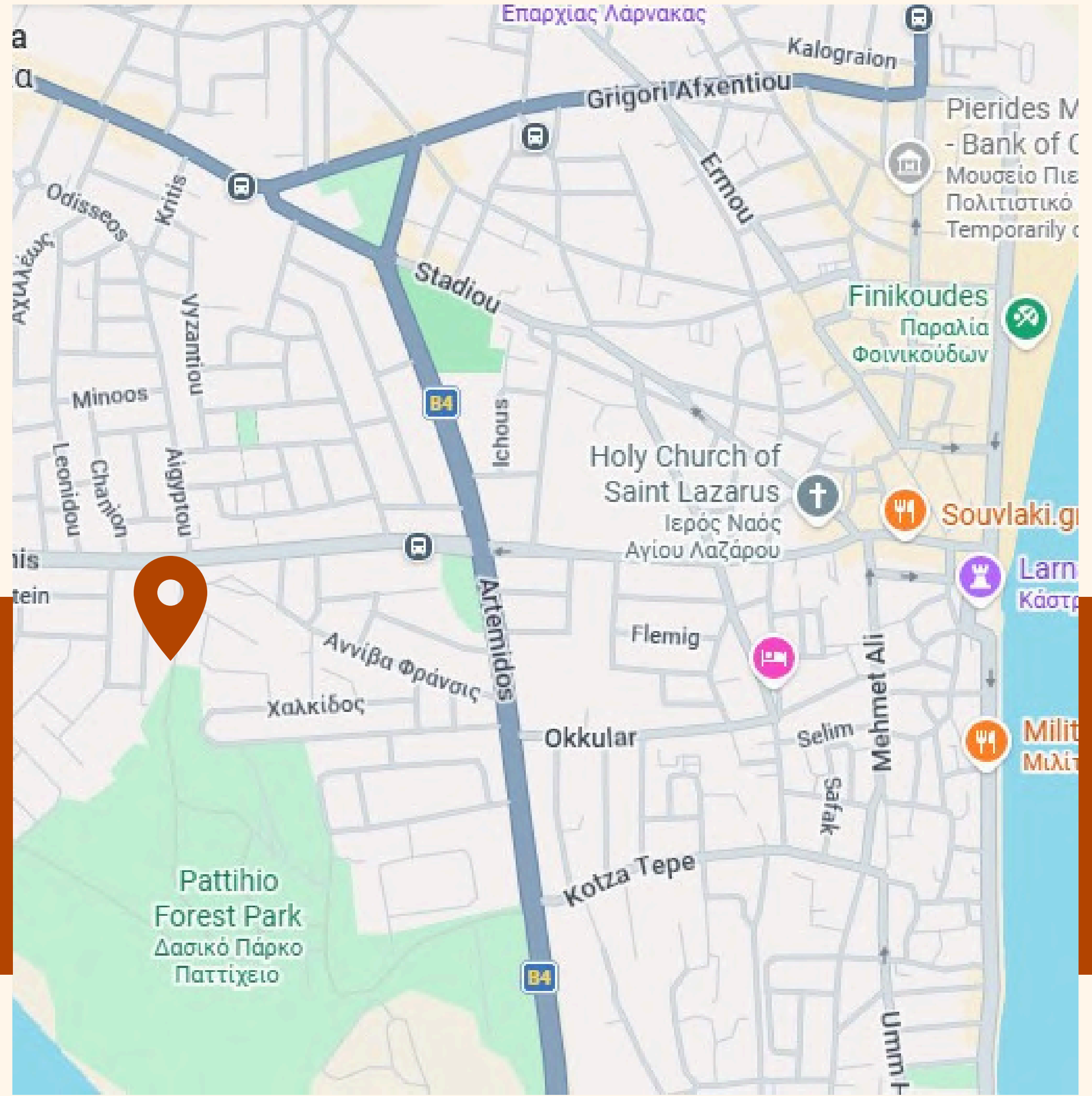




# Our Project

MITA 2 is a premium luxury residential development situated in one of the most exclusive residential areas of Larnaca, Cyprus. Located at the entrance of Pattihio Park, the city's largest public park, offering unobstructed panoramic views of the lush greenery, the project combines architectural refinement with exceptional build quality. Designed to deliver privacy, comfort, and elevated living standards, the building reflects contemporary elegance, premium materials, and meticulous attention to detail. Every element has been conceived to meet the expectations of discerning residents seeking a prestigious address and a superior lifestyle environment.

# Location



[Click Here for the Google Maps Location](#)



# ***PERSPECTIVE VIEWS***





***Perspective Views 1 of 5***



*Perspective Views 2 of 5*



***Perspective Views 3 of 5***



***Perspective Views 4 of 5***



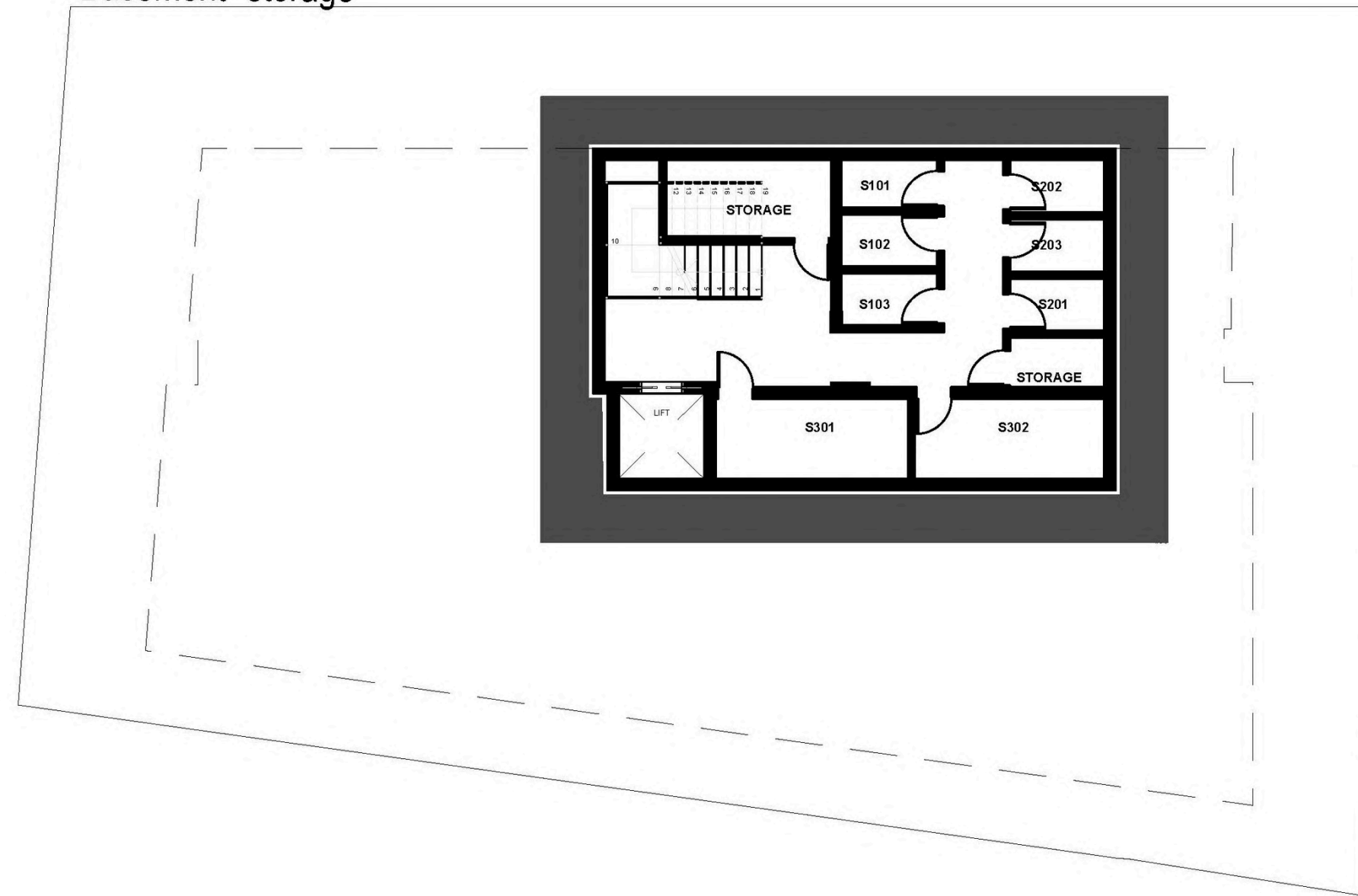
***Perspective Views 5 of 5***



# ***PLANS***

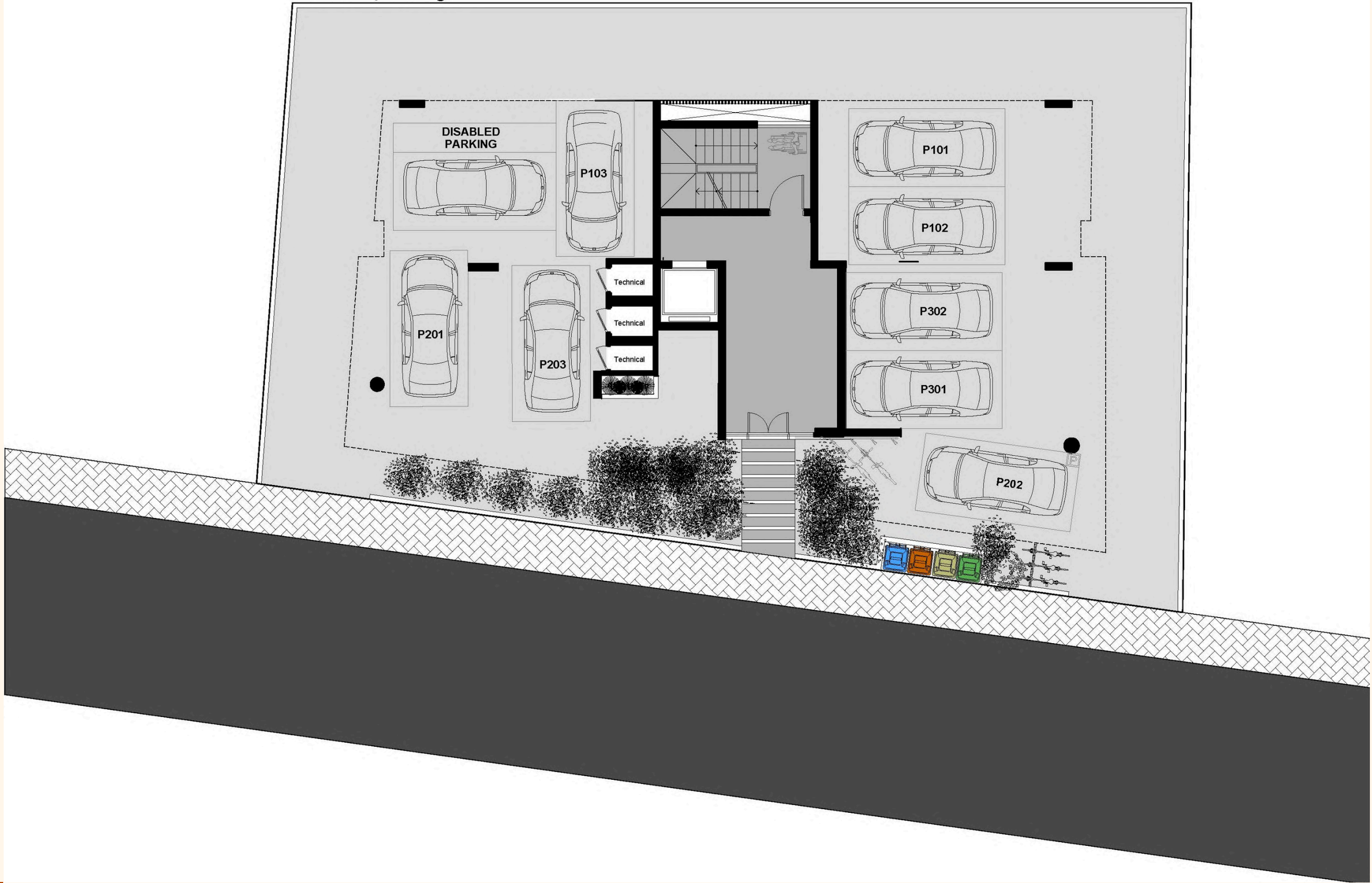


Basement -storage



***Basement***

Pilotis - parking



*Ground Floor*

1st floor



***First Floor***

2nd floor



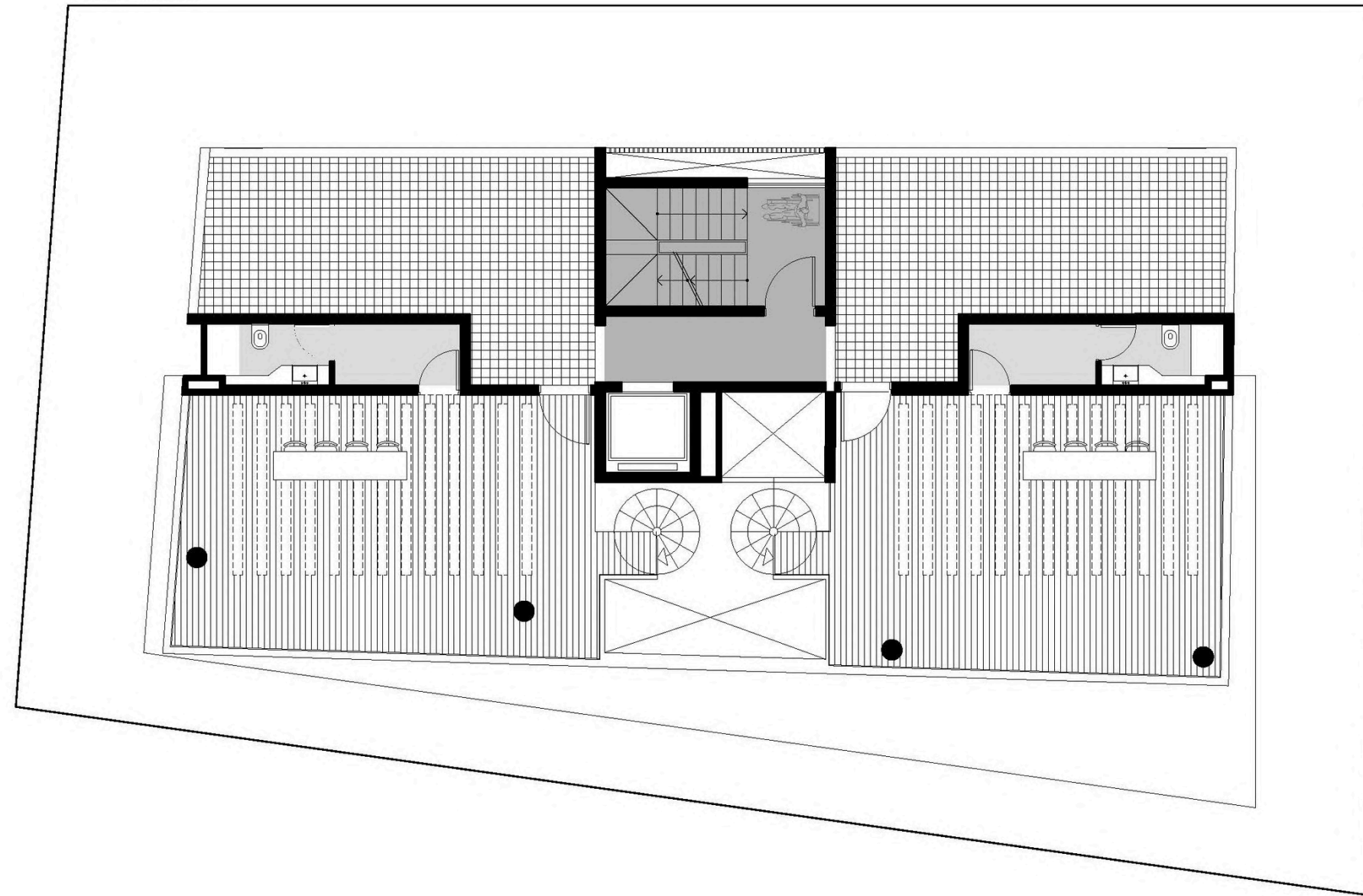
***Second Floor***

3rd floor



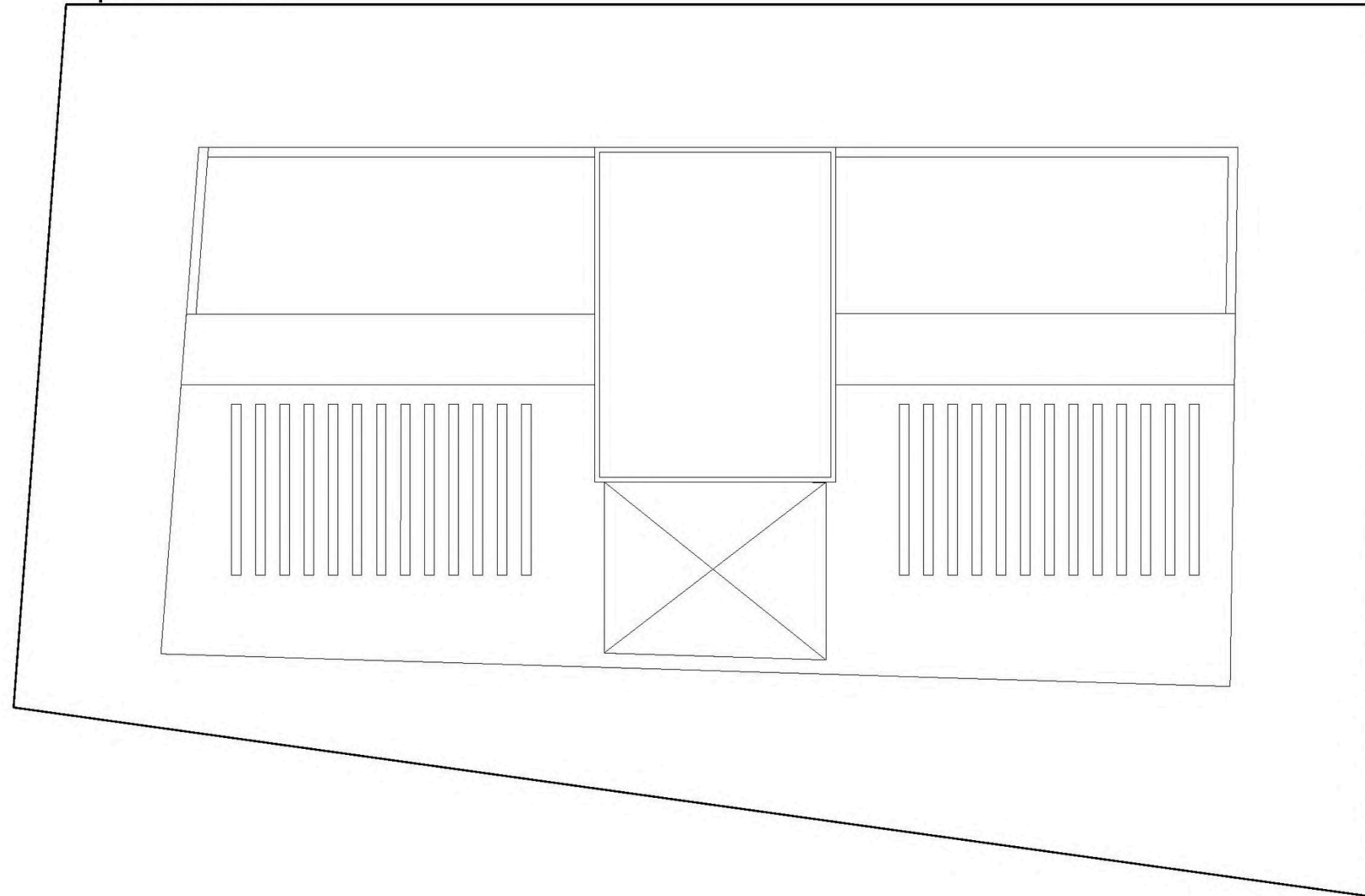
***Third Floor***

roof floor



## *Roof Floor*

top of roof floor



***Top of Roof Floor***



# ***AREAS & SPECIFICATIONS***



Apartment No.	Number of Bedrooms	Number of Bathrooms	Internal Area (sqm)	Covered Balconies (sqm)	Uncovered Balconies (sqm)	Roof Terrace (sqm)	Flowerbeds (sqm)	Parking Spaces	Storage Room	Total Areas (sqm)
101	2	2	74	17	0	0	0	1	1	91.5
102	1	2	50	11	0	0	5.5	1	1	71.5
103	2	2	75.5	18	0	0	0	1	1	93.5
Common Areas										20
201	2	2	74	17	0	0	0	1	1	91.5
202	1	2	50	11	0	0	5.5	1	1	71.5
203	2	2	75.5	18	0	0	0	1	1	93.5
Common Areas										20
301	2	3	85	22	17	53	0	1	2	177
302	2	3	86	20	31	55	0	1	2	192
Common Areas										20

## Areas

# SPECIFICATIONS

## **STRUCTURE**

### **1. Structure**

- Post tension concrete slabs.
- Seismic design.

### **2. Facade walls**

- Hollow thermal clay bricks.
  - Insulation, plastering and rendering as per architect's design
3. Aluminum louvers on technical shafts.

## **COMMON AREAS**

### **1. Main Entrance**

- Landscaped entrance, stairs, landings, entrance walls and floors:
- Ceramic tiles and/or wood as per architect design.
- False ceiling and painting as per architect design.
- One passenger elevator by, Kone, Otis or equivalent.

### **2. Parking**

- One Parking space per apartment.
- Floor coating, strip painting / numbering as per architect's design.
- Electrical parking barrier with remote control.
- Optional Electrical car charging socket.

### **3. Storage Room**

- One storage room per apartment.
- Floor: Mass ceramic tiles
- Walls: Painting

### **4. Technical Rooms**

- Floor: Mass ceramic tiles.
- Walls: Painting.

## **PRIVATE AREA**

### **1. Floor Tiling**

- Interior Floor finishes: high end ceramics made in Europe as per architect's design.
- Bathrooms floor & wall finishes: high end ceramics made in Europe as per architect's design.

### **2. Doors**

- Fire-rated, veneer walnut or French oak wood doors, frames and architrave for entrances.
- Veneer walnut or French oak wood doors, frames and architrave for reception area.
- Solid wood frames and architrave with MDF panels for bedrooms and bathrooms doors.

### **3. Kitchen Cabinets**

- High quality European melamine kitchen cabinets
- Kitchen layouts architectural design according to architectural designs.
- Counter top: granite or equivalent.

### **4. Painting**

- A minimum of 3 coats of putty and paint in reception areas.
- A minimum of 2 coats of putty and paint in bedrooms areas.
- A minimum of 2 coats of putty and oil based paint in kitchen and bathrooms.

### **5. Sanitary Fixtures and Wares**

High quality European sanitary wares and fixtures:

- Sanitary wares: High end European standard and origin.
- Sanitary fixtures: Grohe or equivalent.

### **6. Plumbing**

High quality European cross-linked polyethylene (PEX) for water supply and European UPVC pipes for drainage.

### **7. HVAC System**

Provision for heat pumps: cooling and heating.

### **8. Electrical devices**

Electrical Installations:

- Switches & circuit breakers Le Grand or equivalent, HD video building access system.

### **9. External Doors and Windows**

Windows and sliding doors: double glazed aluminum profiles by MUSKITA or equivalent.

### **10. Solar System:**

Solar water heating system for each flat