





tor
PROPERTIES

Tor Properties is a leading real estate developer in Limassol, known for its distinct commercial and residential projects. Our designs are environmentally conscious and focus heavily on sustainability, building for a brighter future, with innovative solutions.

Located in Neapolis, Limassol, Shinko is one of our high-quality residential developments. The project offers beautifully designed homes, defined by unique architecture and elegant interiors. Discover a promising investment where contemporary comforts meets local allure.



STRATEGICALLY POSITIONED

Shinko features five floors with eight two-bedroom apartments designed for upscale living. Two top-floor units include private roof gardens with stunning views. While a prime location in Neapolis, between the city centre and the seafront, puts all essentials within easy reach. Residents have exclusive access to premium facilities and amenities, in a property built to the highest standards of safety and energy efficiency. More than a home, Shinko is a smart investment in a sustainable future.

INSPIRED LIVING

Welcome to Shinko – a standout contemporary residential building located in the vibrant Neapolis neighborhood of Limassol. Eight premium apartments are spread across four floors, including two top-floor units with private roof gardens and sweeping sea views. Experience the best of urban Mediterranean living, where sustainable innovations complement a modern lifestyle experience.



ELEVATED LIVING EXPERIENCES

Shinko combines convenience with comfort, offering a range of amenities that enhance the quality of life for residents. Enjoy upscale living in Limassol with secure parking, a welcoming ground floor lobby and green open spaces. Meanwhile, modern architecture and a thoughtful masterplan prioritise personal space and privacy. All in line with our commitment to sustainability and innovation.

SHINKO HIGHLIGHTS

LOCATION

- Central location in Limassol
- 350m away from the beach
- Quiet residential area

DESIGN & ARCHITECTURE

- Spacious & bright open-plan apartments
- Modern architecture with clean lines and sleek finishes
- High ceilings add elegance and openness
- Thoughtful master-plan prioritizing personal space and privacy
- Front and back balconies, offer ample outdoor space.

LIVING EXPERIENCE

- Welcoming ground floor lobby and common areas
- High-end fittings
- Master bedrooms with en-suite bathrooms
- Large, covered verandas
- Storage room for each apartment

LUXURY FEATURES

- Penthouses units with private roof gardens and stunning sea views
- Premium synthetic granite worktops
- European-manufactured fitted wardrobes
- Superior porcelain tiles
- Top-quality sanitary ware and accessories



PLANNED FOR COMFORT AND CONVENIENCE

Every aspect of Shinko showcases our dedication to quality, comfort and sustainability. Spacious, open-plan apartments are designed with neutral colours, while high-end fittings include warm woods, top-quality porcelain tiles and eco-friendly parquet floors, Italian wardrobes, finest marble countertops and superior bathroom fittings. Additionally, the building boasts advanced electrical services, security systems and technology solutions.

COMPREHENSIVE PROPERTY MANAGEMENT SOLUTIONS

Tor Properties offers dedicated property management services. Designed to make your life easier, our expert services maintain your assets and optimize investments for maximum value. Overseeing all aspects of property care, at our residential properties, your investment is in safe and capable hands with Tor, providing peace of mind for a hassle-free ownership experience.



Dasoudi
Beach

Coastal Road

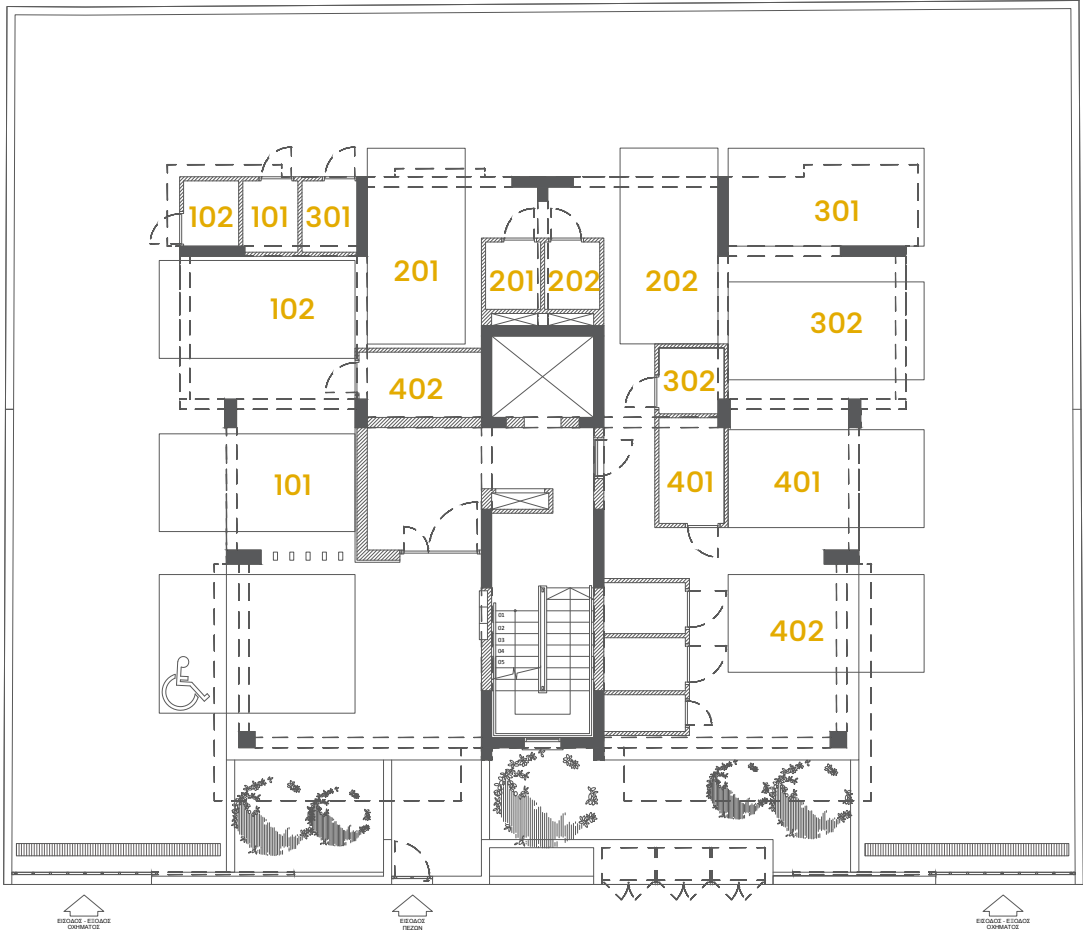
Limassol
Marina

Molos

Historical Center

SHINKO
Residences

Alphamega Supermarket



GROUND FLOOR – STORAGE AREAS



TYPICAL FLOOR PLAN (FLOORS 1,2,3)

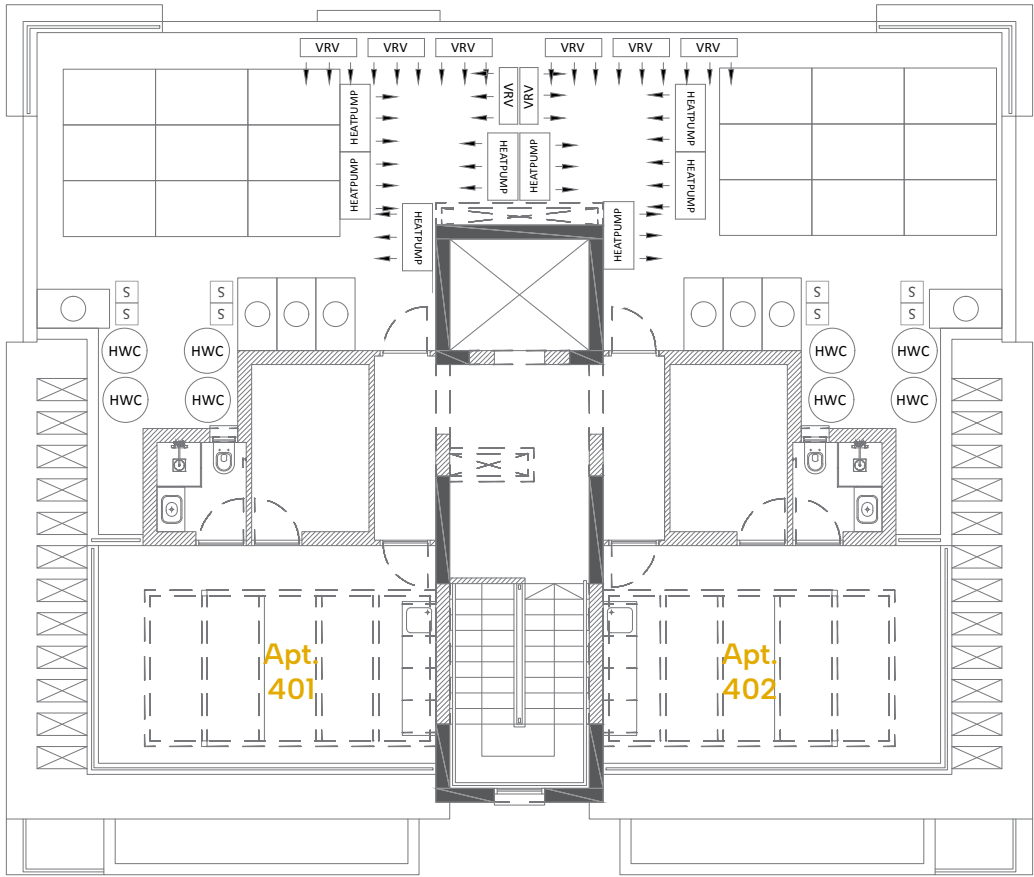
101	2.8m ²	201	2.7m ²	301	2.9m ²	401	4.95m ²
102	2.7m ²	202	2.7m ²	302	3.15m ²	402	4.95m ²

Bedrooms	Bathrooms	Internal Area m ²	Covered Verandas m ²	Roof Garden m ²	Total Areas m ²
2	2	84	24	-	108
2	2	84	24	-	108



PENTHOUSES

Floor	Apartment No.	Bedrooms	Bathrooms	Internal Area m ²	Covered Verandas m ²	Uncovered Verandas m ²	Roof Garden m ²	Total Areas m ²
4th	401	2+1	2	84m ²	24m ²	18m ²	36m ²	162m ²
4th	402	2+1	2	84m ²	24m ²	18m ²	36m ²	162m ²



ROOF GARDEN

Floor	Apartment No.	Bathrooms	Storage m ²	Roof Garden m ²	Total Areas m ²
Roof Garden	401	1	13m ²	23m ²	36m ²
Roof Garden	402	1	13m ²	23m ²	36m ²

TECHNICAL SPECIFICATIONS

GENERAL STRUCTURE

Foundations & Superstructure

Reinforced concrete in accordance with the anti-seismic standards and regulations

External Walls

- 250mm brickwork covered with thermal insulation system.
- Sto-lit acrylic textured finish or similar
- 3 coats of waterproof paint
- Aluminium shading screens

Internal Walls

- 100mm brickwork
- 2 coats of plaster / Spatula
- 3 coats of emulsion paint

Insulation and Waterproofing

Thermal Insulation (80-100mm) in all walls and exposed roofs and polyurethane waterproofing system in verandas and roof

FINISHES

Living – Dining Room

Elegant matte cement-effect porcelain tiles

Bedrooms

- Engineering parquet floor, 8mm total thickness, AC4 abrasion resistance
- Italian made-to-measure wardrobes

Kitchen

- Top quality custom-built cabinets and synthetic granite worktops

Verandas

- Anti-slip high quality porcelain tiles

Front Doors / Internal Doors

- Custom-made, according to fire and safety regulations.

Bathrooms / W.C.

- Modern wall-mounted toilets
- Floor and wall tiles: Finished with premium-quality anti-slip porcelain tiles featuring a low-porosity surface, providing excellent resistance to humidity, stains, mildew, and bacteria.
- High-standard sanitary ware from European manufacturers

Windows / External Doors

Thermal, powder-coated aluminum double glazed.

Exclusive roof gardens with panoramic views for the penthouses

Common landscaped area

MECHANICAL SERVICES

Plumbing:

- Pipe-in-pipe water tubes
- Pressured water system

Heating:

- Convector units for all apartments
- Electric water heating system
- Water Underfloor Heating

Air conditioning:

- VRV system
- Wall-mounted for bedroom areas
- Ceiling concealed indoor units for living areas

Lift:

- 1 Machine Roomless Lift (MRL)

ELECTRICAL SERVICES

Lighting:

- Provision for master lighting control
- LED lights in all living areas
- Façade Lighting
- Landscape Lighting
- Complete installation of spotlights with plasterboard false ceiling

- 2KW Photovoltaic panels serving each apartment
- High ceilings
- One storage room for each apartment on the ground floor
- One covered parking space for each apartment on the ground floor
- The building adheres to local Energy Performance regulations, holding an A+ energy performance certificate and boasting low CO2 emissions.
- Electric shutters in bedrooms
- Traffic barrier
- TV System/ Central IF-RF TV Distribution System
- Intruder alarm/ Fire detection system
- Fully-colored video entrance system

Provision:

- Smart automation system
- CCTV system
- Electric car charging stations to each parking space





ENQUIRE TODAY

Phone Number: 8000 8086

Email: info@tor.cy

Website: www.tor.cy

Please note that the images and floor plans depicted in this brochure are intended for illustrative purposes only. They may not accurately reflect the final design or specifications of the property. We reserve the right to alter specifications and layouts as required during the development phase. All information is subject to change without notice, with updates provided to buyers as they happen.