





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.

Midori is one of our premier residential offerings situated in the Neapolis district of Limassol. The project features homes crafted with an eye for quality and innovation. With standout architecture and upscale interiors, Midori merges modern living, with the unique character of the local surroundings.





# STRATEGICALLY POSITIONED

The Midori Residences are located in Neapolis area. These homes are ideally positioned between the city centre and the seafront, ensuring easy access to all amenities. Residents enjoy exclusive access to convenient facilities, and the building is constructed with highest energy efficiency and safety standards in mind.

## INSPIRED LIVING

Welcome to Midori – upscale residences which elevate contemporary urban living in Limassol's Neapolis district. With a prime location and standout design, the development merges chic coastal style with sustainable features. Enjoy a true Mediterranean lifestyle, where comfort meets quality across eight two-bedroom apartments.





## ALL YOU NEED, RIGHT AT HOME

Discover a lifestyle of comfort at Midori, where top-notch facilities make living easy. Residents enjoy private covered parking and plenty of open space. Meanwhile, the ground floor boasts a welcoming lobby and common areas, for a convenient, secure and exclusive experience.



## MIDORI 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
- South-facing windows maximize natural light and air-flow

### 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 with infinity pools and sea views
- Premium synthetic granite worktops
- European-manufactured fitted wardrobes
- Superior porcelain tiles
- Top-quality sanitary ware and accessories





# ELEVATED LIVING EXPERIENCES

Midori is a picture of modern design innovation and sustainability. Each residence features an open-plan layout, with south-facing windows that maximise natural light and air flow. High-quality materials, fittings and furnishings, along with advanced systems, deliver seamless comfort and style. From the spacious living areas to the thoughtfully-planned bedrooms, every detail is crafted with care, ensuring quality that lasts.





## 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.





St Raphael Marina

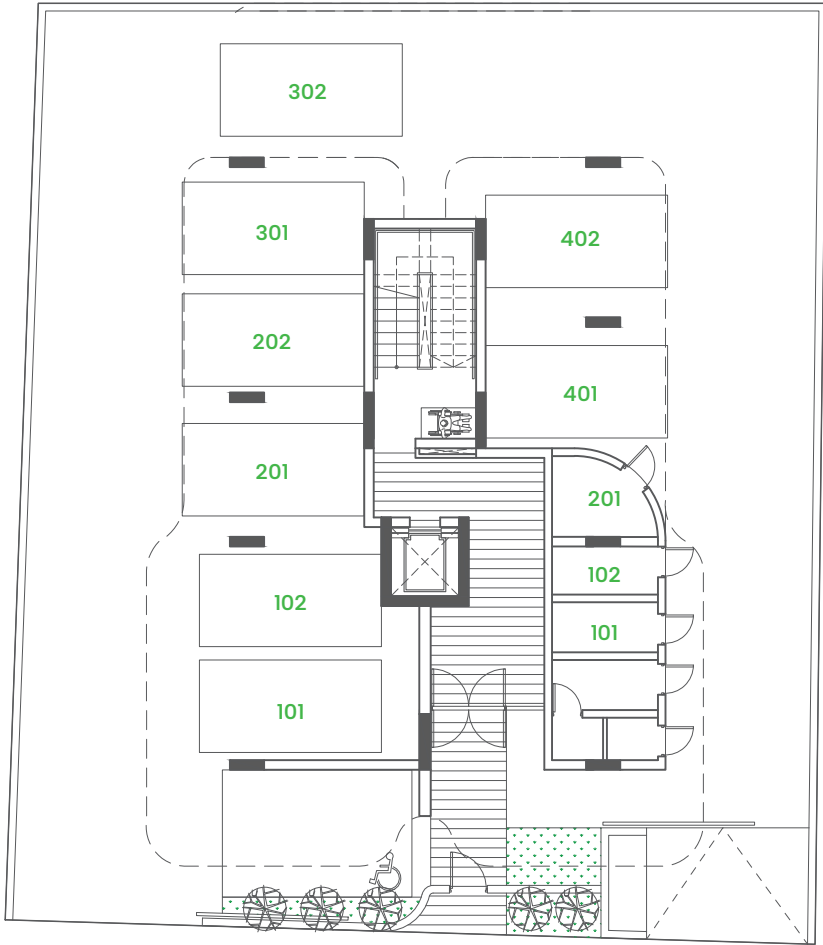
Dasoudi Beach

Coastal Road

Alphamega Supermarket

**MIDORI**  
Residences

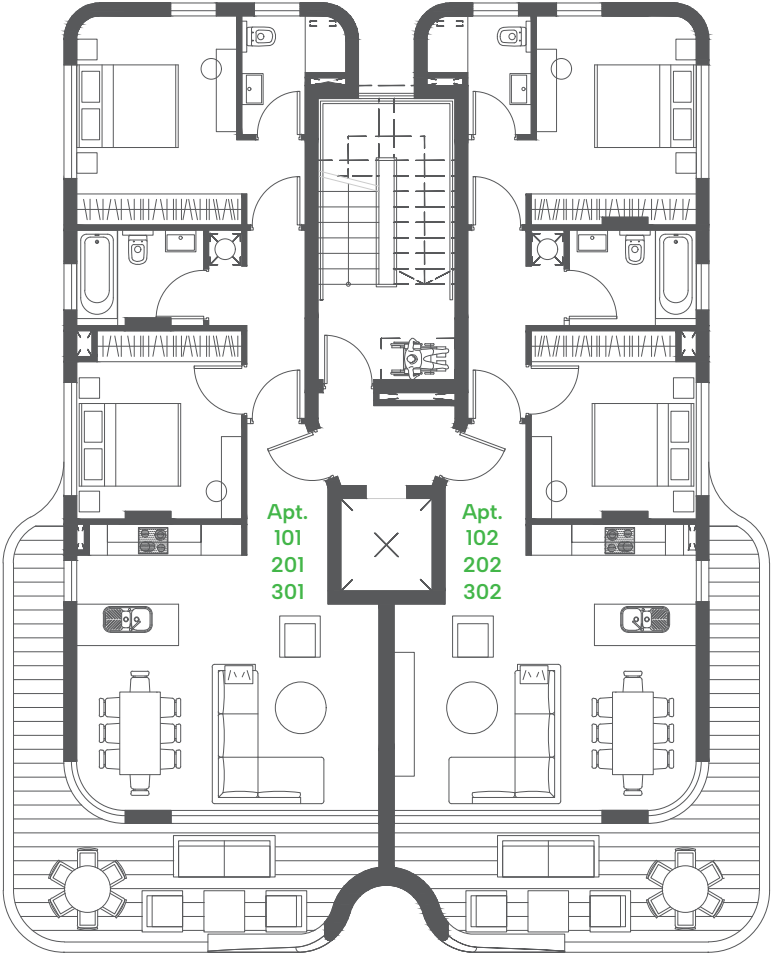




GROUND FLOOR – STORAGE AREAS

\*Located on the roof

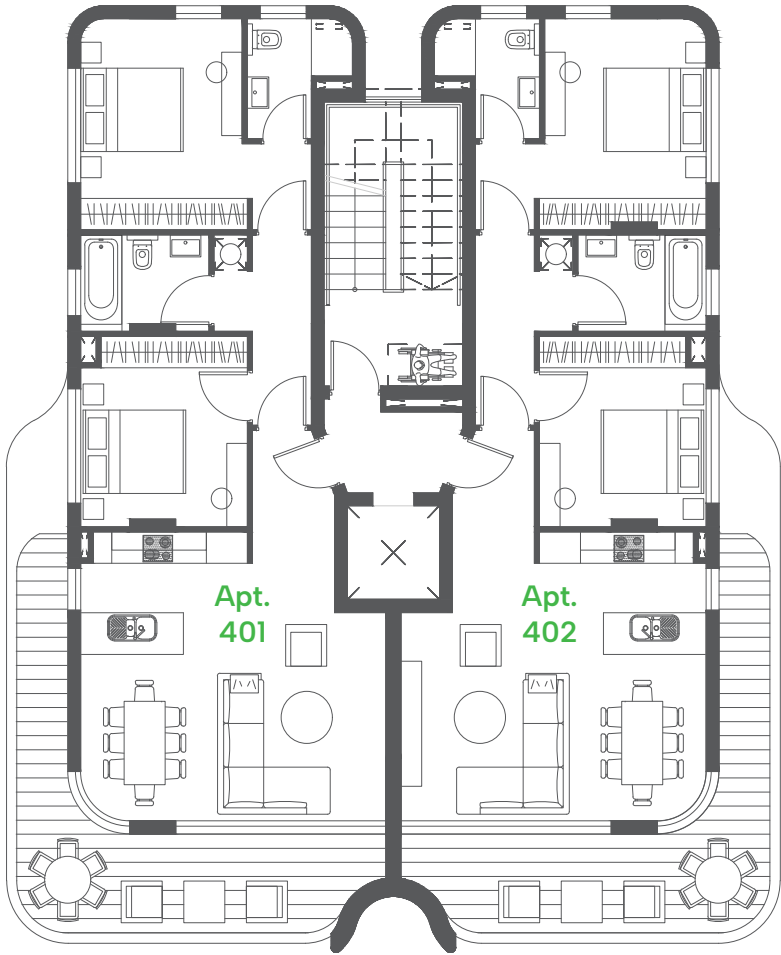
101	4m <sup>2</sup>	201	4.2m <sup>2</sup>	*301	4.3m <sup>2</sup>	*401	6.9m <sup>2</sup>
102	4.2m <sup>2</sup>	*202	4.4m <sup>2</sup>	*302	4.6m <sup>2</sup>	*402	4.8m <sup>2</sup>



TYPICAL FLOOR PLAN (FLOORS 1,2,3)

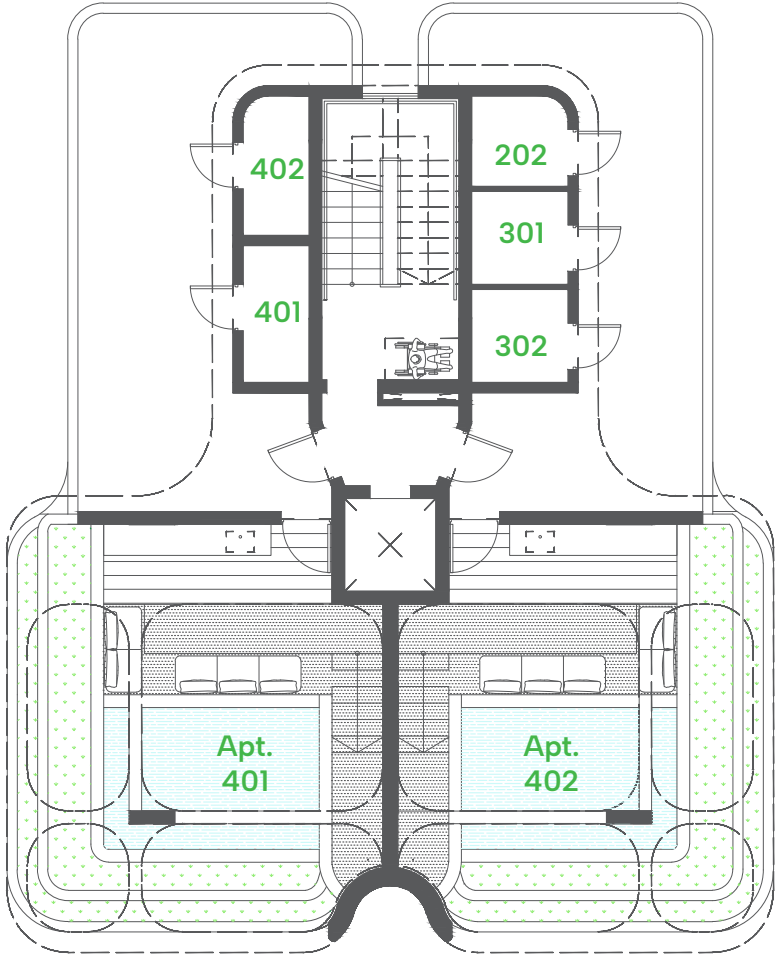
Bedrooms	Bathrooms	Internal Area m <sup>2</sup>	Covered Veranda m <sup>2</sup>	Roof Garden m <sup>2</sup>	Total Areas m <sup>2</sup>
2	2	87	21	-	108
2	2	87	21	-	108





PENTHOUSES

Floor	Apartment No.	Bedrooms	Bathrooms	Internal Area m²	Covered Verandas m²	Roof Garden m²	Total Areas m²
4th	401	2	2	87m²	21m²	51m²	159m²
4th	402	2	2	87m²	21m²	51m²	159m²



ROOF GARDEN

Floor	Apartment No.	Covered Area m²	Uncovered Area m²	Total Areas m²
Roof Garden	401	33m²	18m²	51m²
Roof Garden	402	33m²	18m²	51m²



# 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 infinity pools & 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

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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.