

*La* RESIDENZA





Welcome to La Residenza Apartments, a modern residential block under the Mediterranean sun, tailored to accommodate your dreams for the life you deserve. It is a unique development where modern architecture meets the magnificent city of Limassol and makes it the perfect setting for the life you have dreamt of.

The building has elegant facades covered with Aluminium composite panels (alucobond) with a bright shade of material. Deliberately asymmetric modulation of the openings gives the volume of the building movement and depth, emphasized by the cut of niches, which maximize the view from inside the rooms.

A  
RESIDENZA

# WORKING TOGETHER

## IN OUR DEVELOPMENTS

Key to the successful and profitable delivery of our developments is our deep relationships and inclusive way of working with our suppliers.

On our developments, to maintain our track records of successful project delivery, we seek to retain key team members on

successive developments.

For all of our developments regular communication is paramount. This starts with the design process, where we encourage our design team to achieve the best efficiency and final product.

# WHY CYPRUS?



345 sunny days a year



High standard in healthcare  
and education



Lowest taxes in Europe  
and high level of legal  
and accounting services



Excellent location  
in Mediterranean Sea



Safest country  
in Europe



Cyprus is EU member  
from 2004



# PRIME LOCATION

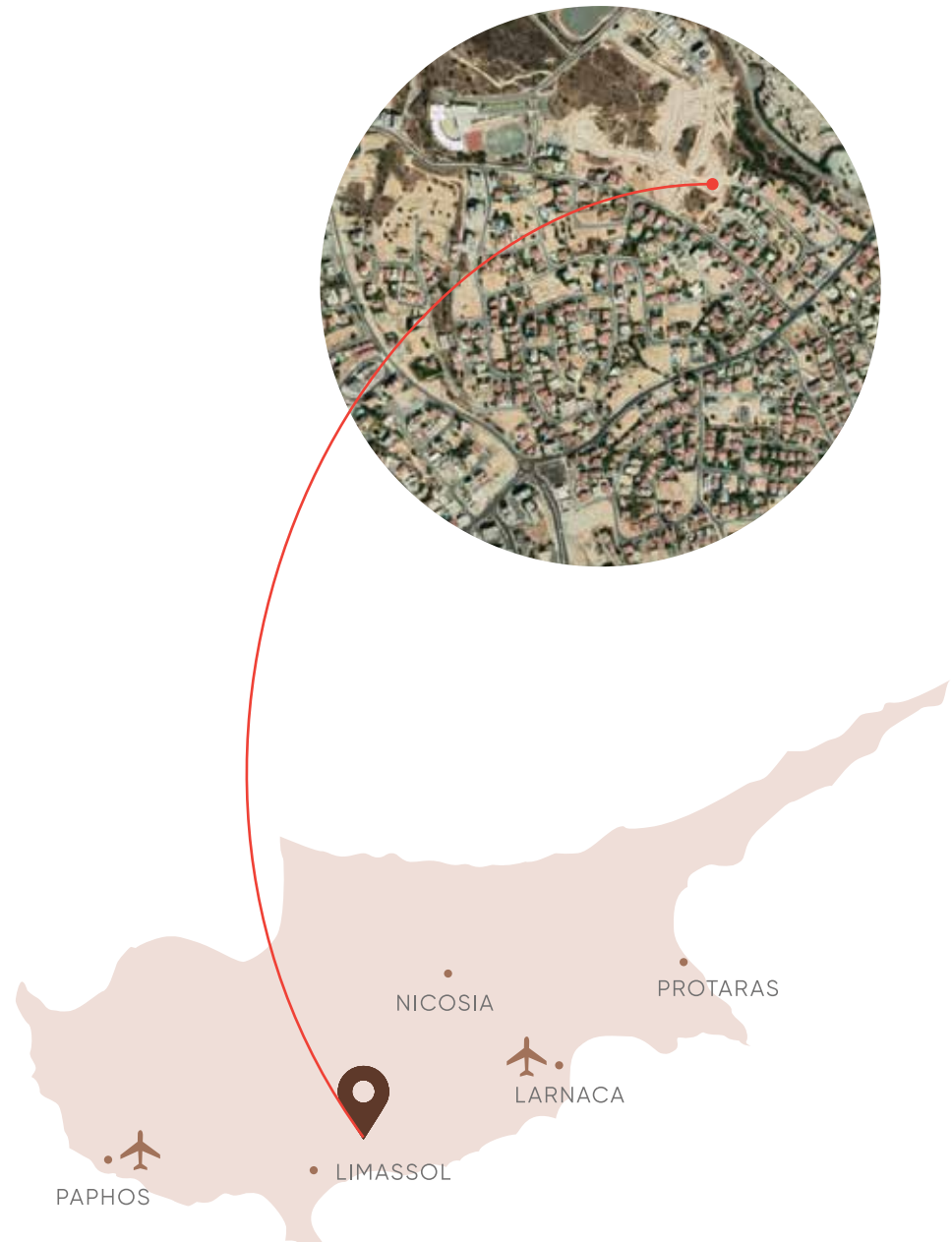
## LIMASSOL

The second largest city in Cyprus, is an important commercial center that caters to a large international community.

Privileged view, close to the urban infrastructure of Limassol in dialogue with nature.

Located in the elegant area of Agios Athanasios, close to shops, pharmacies, and Foleys International School, thanks to its strategic location, La Residenza is the ideal place for those who want maximum comfort without giving up the peace and greenery of a residential area.

The proximity of the municipal park, the green areas, shops, pharmacies, as well as schools and various services allows its residents a quality life with maximum comfort.







La RESIDENZA

52km

From Larnaca /  
Paphos airport

3km

From Seafront

5km

From Limassol Marina

CITY OF LIMASSOL



WE DESIGN PROJECTS THAT FULFILL  
OUR CLIENTS NEEDS AND HELP USERS THRIVE BY ENHANCING  
THEIR EVERYDAY EXPERIENCE



# UNIQUE, MODERN & INNOVATIVE DESIGN

WE DEMONSTRATE THIS BY:

- Designing living spaces that evokes enthusiasm and positively influences occupiers and users.
- Embracing technology to create intelligent buildings and maximum comfort.
- Delivering on our promises, procuring on time and to the best quality.
- Commitment to excellence levels of service and amenity.
- Large parking spaces and storage rooms.
- Roof terraces with barbecue areas and private jacuzzi.
- Large en-suite bedrooms with big wardrobes.



# YOUR NEW HOME

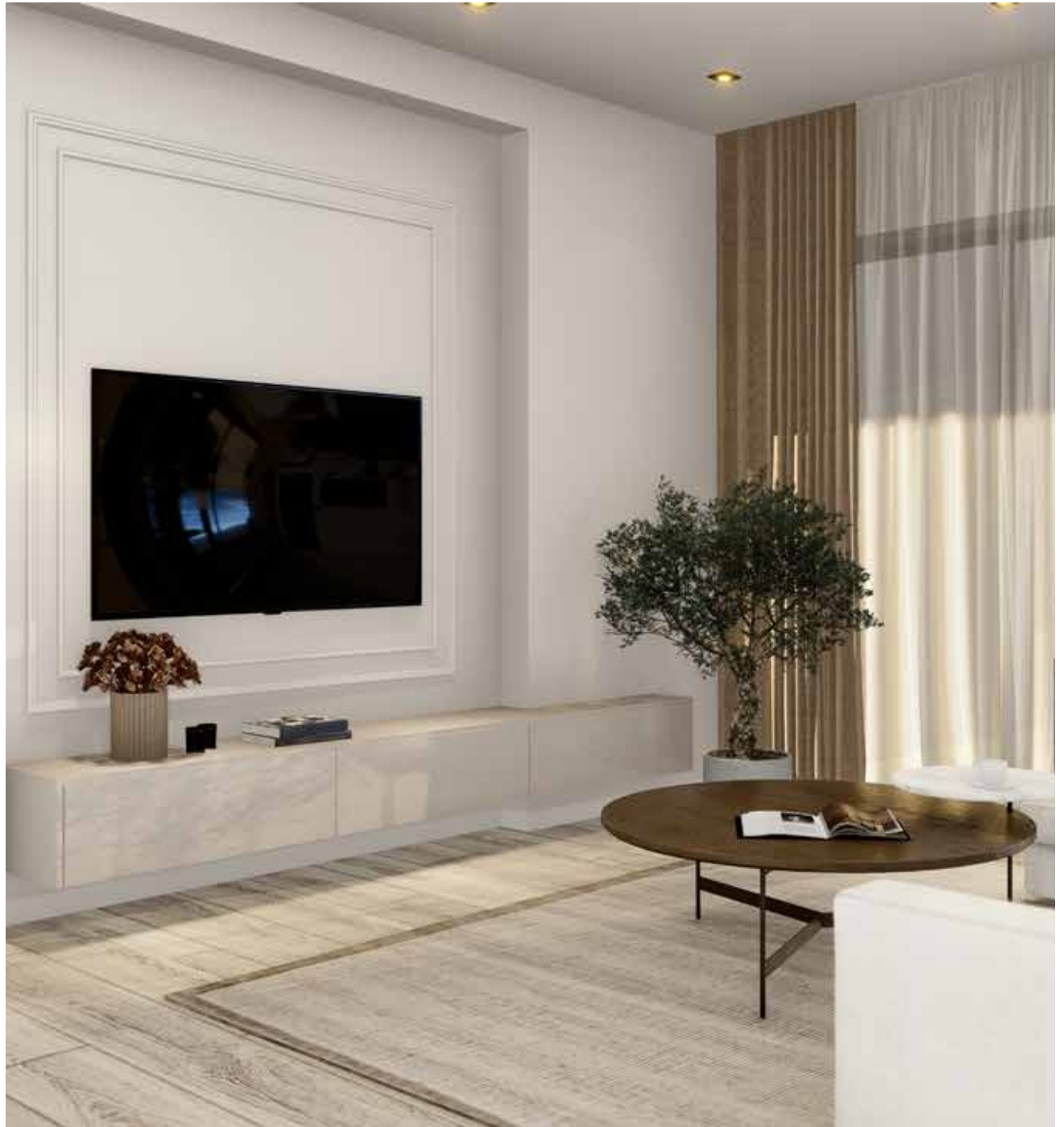
## LA RESIDENZA

Residents of the complex have large parking spaces, storage rooms and can enjoy a beautiful sea view.

On the ground floor, in addition to the elegant main entrance, there will be nice green surroundings.

From the first to the third floor there are one and two bedroom apartments, the three bedroom penthouses will use a roof terrace with barbecue area and private jacuzzi.

The apartments have been designed to offer large rooms with natural light. The living room with open plan kitchen has large patio windows; all apartments include at least one bedroom with a large wardrobe and a private bathroom.







PRIVILLEDGED VIEW  
CLOSED TO THE URBAN INFRASTRUCTURE OF LIMASSOL  
IN DIALOGUE WITH NATURE



# TECHNICAL SPECIFICATIONS

## FOUNDATIONS & STRUCTURE

Reinforced concrete frame with high yield steel reinforcement, comprising of footings, columns, beams, roof slab and external walls in compliance with Anti-seismic code. Columns & beams covered with 8cm extruded polystyrene insulation.

## INSULATION / WATERPROOFING

Bitumen sheet membrane applied to all flat roof areas, balcony areas and concrete surfaces exposed to earth.

## RAILINGS / BALUSTRADES

### Balconies

glass balustrades as per architect design.

### External

colour coated aluminium or metal railings as per architect design.

### Staircase

colour coated aluminium or metal railings as per architect design.

## FLOORING & WORKTOPS

### Apartments

High quality porcelain tiles and laminate as per interior designer.

### Internal staircase

High quality marble as per interior designer.

### Worktops

Choice of granite or marble.



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### SANITARY WARE | MIXER TAPS

Choice of high quality sanitary fittings in white porcelain ("Villeroy & Boch" or similar) complete with chrome plated accessories, vanity units and mirror.

Grohe/ Hansgrohe chrome finish steel or granite sink for kitchen ("Franke" Brand or similar).

### KITCHEN & CARPENTRY

High quality design kitchens and built in wardrobes from Italy as per interior design.

#### Internal doors

high quality medium density fibreboard.

#### External main door

aluminium heavy-duty door with 6 point security lock.



## WALLS | PLASTERING

### External Walls

25cm clay bricks, covered with extruded polystyrene insulation, rendered with elastic waterproof top coat plaster, with decorations as per architects design.

### Internal Walls

10cm clay bricks, with (3) coats of rendering applied and finished with high quality of emulsion paint.

### Ceiling

Fair faced concrete treated with 2 coats of plaster & finished with high quality of emulsion paint. Decorative gypsum ceilings with lightings as per architect design. External retaining walls – fair faced concrete with high yield steel reinforcement rendered as per architect design.

## WINDOWS | PATIO DOORS

Lift & Slide, due to architect design. Marble window sill as per architect design.

## PLUMBING & WATER SUPPLY

Plastic pipe in pipe system for both hot and cold water supply, with central pressurized water system. Continuous flows of water from the local Water Board, with split supply lines for drinking water and separate line direct to concealed individual PVC storage tank. CPVC pipes will be used for the rainage system which will be connected to the central sewage system of Limassol.

## ELECTRICAL INSTALLATION

Concealed circuits in accordance with 16th Edition of IEE Electrical Installations and regulations as required by the Cyprus Electric Authority. Power supply points and switches as per electrical drawings, comprising of circuits for lighting, power points, TV sockets, telephone points and waterproof sockets where applicable. Video entry system for main door with intercom.

## HEATING & COOLING

### MINI VRV

Condition system (Hitachi brand or similar) in all bedrooms and living room areas, outdoor units to be concealed and located on designated roof area.

Under Floor water heating.

## ELEVATOR

Elegant high speed elevator (Schindler or similar). Elevator doors are certified for fire protection for 120m.

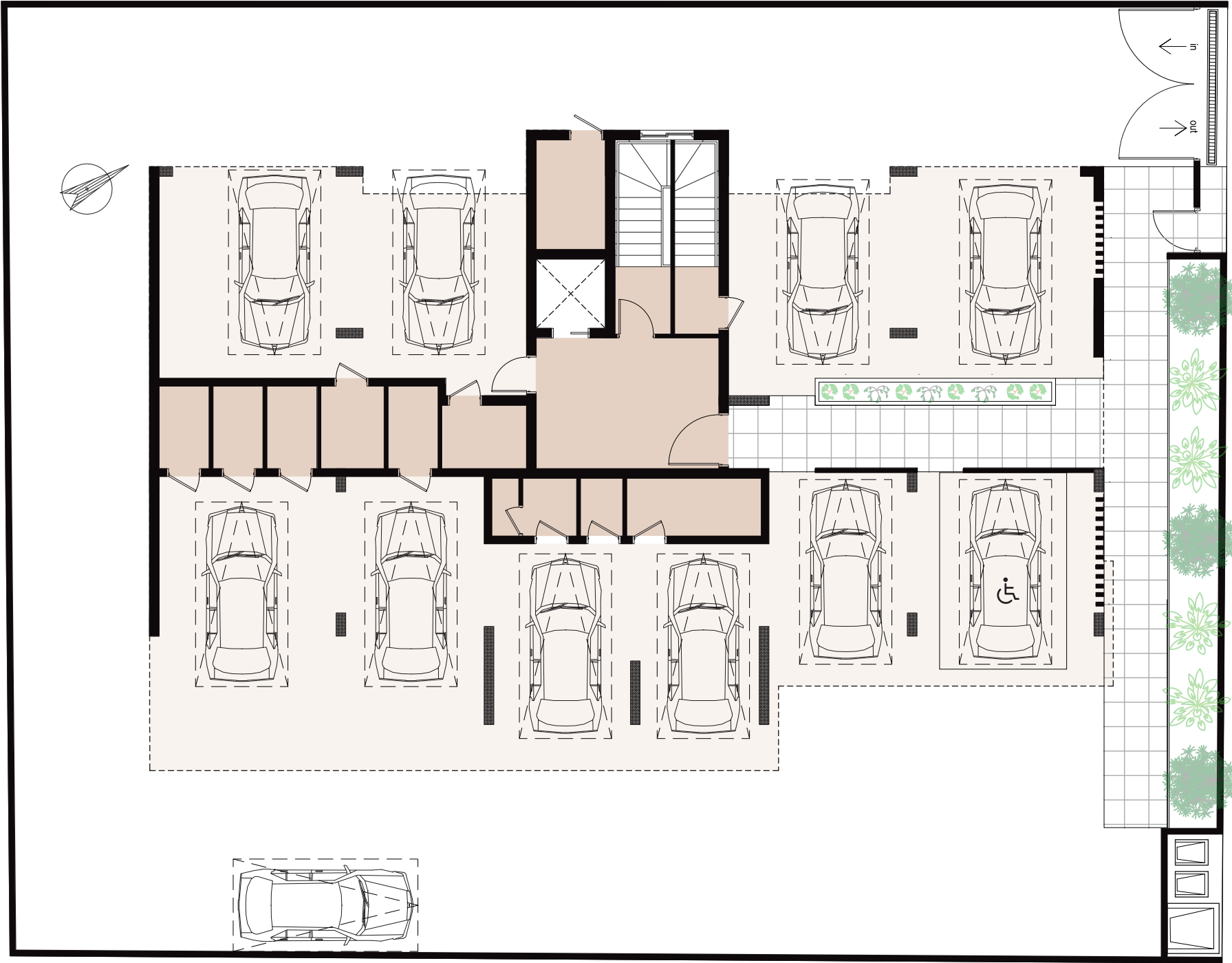


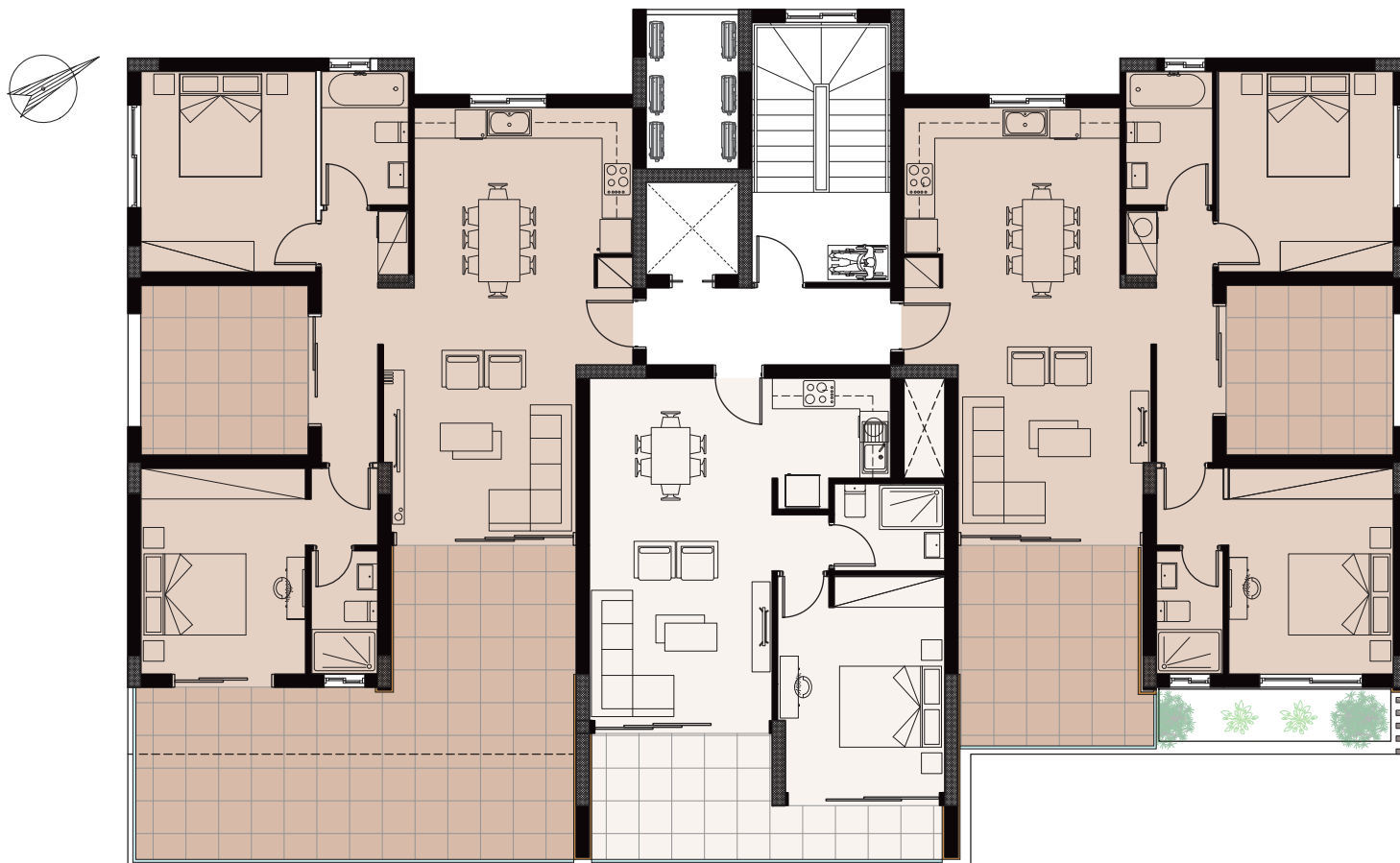
## FLOOR PLANS

The content of the brochure is informative only. The final product or project can vary from the information provided herein. The information provided herein does not constitute representations or statements of facts or terms of a contract or warranty. The information in this brochure is indicative and is intended to act as guide only. The dimensions given on plans are subject to minor variations and are not intended to be used for appliance sizes or items of furniture. La Residenza is a marketing name and will not necessarily form part of the approved postal address. Computer generated images are indicative only.

\*The developer reserves the right to change and/ or amend the above specifications with similar standard and value without prior notice. Changes to the specifications may be requested. Any changes requested must be within the relevant building regulations and governing laws, within good building practice and in no way negatively effect the overall aesthetics of either the property or project itself.

**EVERY PROPERTY IS DELIVERED WITH THE SIGNATURE TOP STANDARD FINISHES**





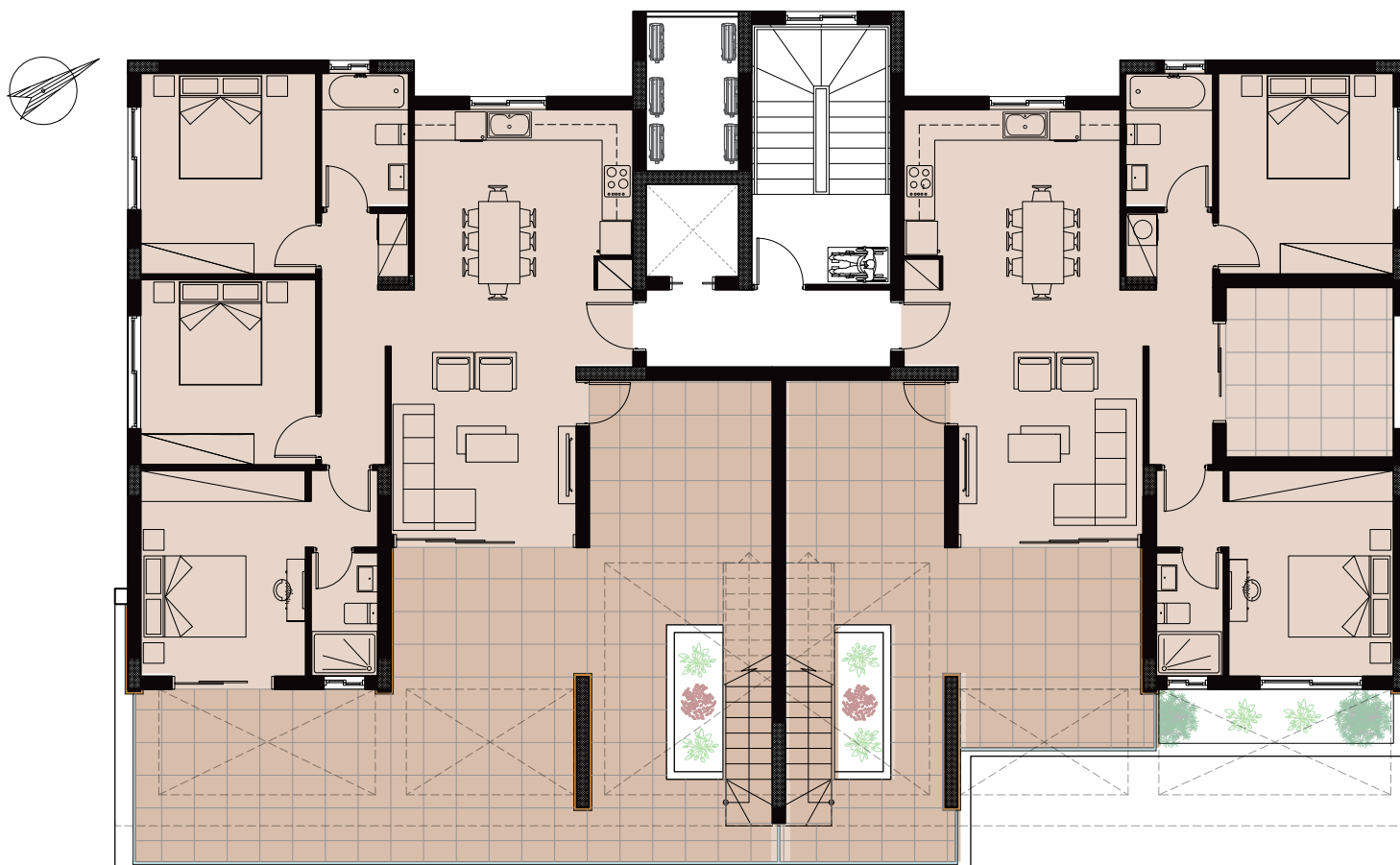
## 1<sup>st</sup> Floor

APT NO.	BEDROOMS	BATHROOMS	INTERNAL LIVING AREA M <sup>2</sup>	COVERED VERANDA AREA M <sup>2</sup>	COVERED COMMON AREA M <sup>2</sup>	STORE ROOM AREA M <sup>2</sup>	UN-COVERED VERANDA AREA M <sup>2</sup>	ROOF GARDEN AREA M <sup>2</sup>	TOTAL COVERED AREA M <sup>2</sup>
101	2+	2	90	32	9.5	2.8	19	-	134.3
102	1	1	54	13	6.4	2.8	-	-	76.2
103	2+	2	90	31.5	9.5	2.8	-	-	133.8



## 2<sup>nd</sup> Floor

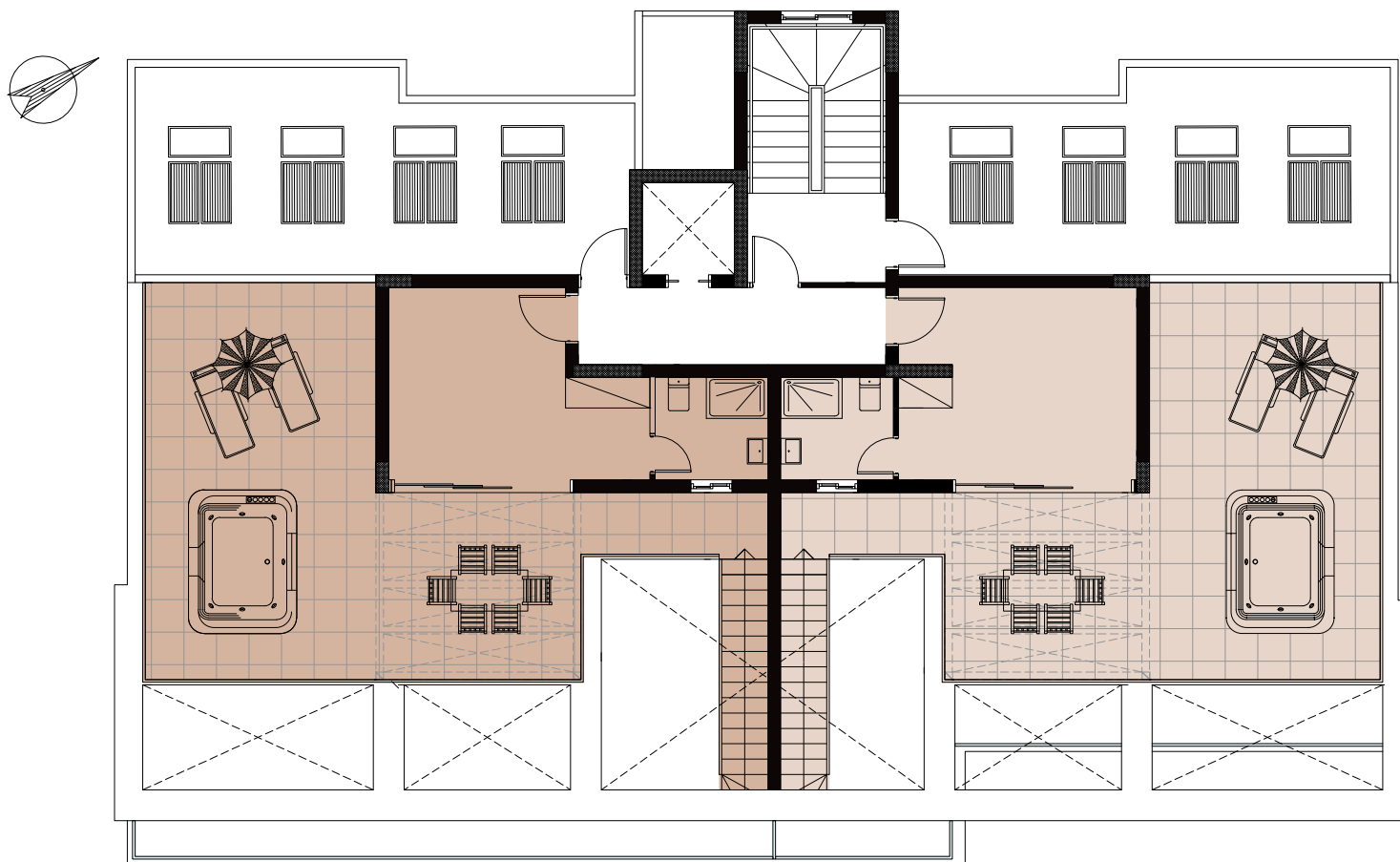
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201	2+	2	90	32	9.5	3.5	-		133.8
202	1	1	54	13	6.4	2.8	-	-	76.2
203	2+	2	90	31.5	9.5	3.6	19	-	134.6



### 3<sup>rd</sup> Floor

APT NO.	BEDROOMS	BATHROOMS	INTERNAL LIVING AREA M <sup>2</sup>	COVERED VERANDA AREA M <sup>2</sup>	COVERED COMMON AREA M <sup>2</sup>	STORE ROOM AREA M <sup>2</sup>	UN-COVERED VERANDA AREA M <sup>2</sup>	ROOF GARDEN AREA M <sup>2</sup>	TOTAL COVERED AREA M <sup>2</sup>
301	3+	2	102	24	13	5	52	59	144
302	2+	2	90	33	13	5	30	58	141









VIDI GROUP LTD is a Cyprus-based property company that specializes in a high quality commercial and residential developments. Our success comes from adapting global real estate concepts in order to provide Cyprus with imaginatively designed buildings that deliver exceptional value for our customers.

Our team is passionate about what they do and trusted to deliver quality. We are credible and reliable because we do what we say.

Communicating with transparency and honesty, we are open-minded and accessible. We act with integrity, making fair and balanced decisions.



Quality as a habit is the solid foundation on which CCS Stylianides Group has been successfully built.

When the company began to engage in large, high-quality projects has grown and become one of the most successful privately-owned companies in Cyprus.

The Group consists of dedicated companies specializing in their field of expertise and covers every aspect of the Real Estate industry.

Specializing in Design and Development, Construction and Engineering, Interior and Landscape design, Marketing and Sales, Consulting and Project Management of commercial and residential projects.

CCS Stylianides Group's achievements are on accurate reflection of the collective inspiration of a young, dynamic and forward-thinking team.

# La RESIDENZA



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