



VIVANTΞ
RESIDENCE

VIVANTE RESIDENCE

Three Floors. Three Homes
One Elevated Way of Living.

Welcome to Vivante Residence, an exclusive collection of just three whole-floor apartments, each designed to offer refined comfort, timeless style, and the freedom of truly private living.

Tucked away in a serene residential setting, this boutique development balances urban convenience with the tranquility of a private estate.

Vivante Residence is more than a home. It's a statement of lifestyle—alive with possibility.

VIVANTE





A PERFECT LOCATION

Urban Luxury in Limassol

In the heart of Limassol's prestigious Columbia area, Vivante Residence emerges as a rare opportunity for those seeking elevated urban living. Where the city's energy meets serene residential charm, this boutique development is a statement of refined design and forward-thinking architecture. Every detail is thoughtfully curated, blending contemporary artistry with innovative form to create a living experience that's both timeless and alive.

Vivante Residence offers a sanctuary for those who crave the fusion of opulence and city living.

VIVANTE





THE ART OF MODERN LIVING

Seamlessly Blending Style with Practicality

Step into a world of comfort and sophistication with this spacious residence, thoughtfully designed to enhance your everyday living experience.

A harmonious blend of functionality and style, the open-plan living and dining area sets the perfect stage for cherished moments—whether intimate family gatherings or vibrant social occasions. The seamlessly integrated modern kitchen, with its ergonomic layout, invites you to enjoy a seamless culinary journey.

Every detail is carefully curated to create a home where luxury meets practicality, ensuring that the memories you create here become timeless treasures.





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 extruded polystyrene insulation.

Walls - Plastering

25cm clay bricks in accordance with architectural plans, covered with extruded polystyrene insulation, rendered with Elastic waterproof top coat plaster "Graffito", with decorative cladding as per architects design.

INTERNAL WALLS

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

CEILING

Fair-faced concrete treated with 2 coats of plaster & finished with high quality of emulsion paint (3 Coats).

EXTERNAL RETAINING / BOUNDARY WALLS

Fair-faced concrete with high yield steel reinforcement, rendered as per architects design.

Insulation / Waterproofing

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

Entrance Doors & Windows

SLIDING PATIO DOORS & WINDOWS

(A) Aluminium double casement profile with thermal break of polyamide. Double-glazing consisting of two layers of laminated glass UV filter, filled with gas gap thermal insulation. (Windows with turn & tilt mechanism).

EXTERNAL MAIN DOOR

Fire rated high security doors with 6-point security lock.

Wardrobes & Kitchen Cabinets

KITCHEN

European branded high-standard kitchen.

BUILT-IN WORDROBES

European branded high-standard internal doors, complete with metal door handle, lock, doorstop and hinges.

INTERNAL DOORS

European branded high-standard internal doors, complete with metal door handle, lock, doorstop and hinges.

Tiling, Flooring & Worktops

Choice from the showrooms of the preferred suppliers of the vendor. Purchaser may choose from any of selections of the supplier within the budgeted allowance stated below for each material. The Purchaser may select materials over the budgeted allowance stated below and bear the cost of the price difference):

LIVING & DINING AREAS

Choice of European branded porcelain tiles €25.00 per m2.

KITCHEN AREAS

Choice of European branded porcelain tiles €25.00 per m2 (same for kitchen splash back tiles).

BATHROOMS

Choice of European branded porcelain tiles €25.00 per m2.

BEDROOMS

Choice of European branded parquet flooring €25.00 per m2.

BALCONIES & PATIO AREAS

Choice of European branded porcelain tiles for external use €25.00 per m2.

INTERNAL COMMON STAIRCASE

High quality marble as per Architects design €65.00 per running meter.

WORKTOPS

Choice of synthetic granite worktop €150.00 per running meter.
* (All floors will be finished with matching skirting)



Railings / Balustrades

BALCONIES

Glass balustrades as per architects design.

EXTERNAL

Colour coated aluminium railings as per architects design.

STAIRCASE

Colour coated aluminium railings as per architects design.

Sanitary Ware & Mixer Taps

- Choice of European branded top quality sanitary ware in white porcelain ("Laufen, Jika, Roca or similar).
- Chrome plated accessories, vanity unit, mirror and shower cabin.
- Choice of European branded chrome finish single lever taps (Grohe, Daniel Rubinetterie or similar).
- Choice of High-quality stainless-steel sink for kitchen.



Plumping & Water Supply

- PVC pipes within a conduit pipe (Pipe in Pipe), Installed from a central distributor, directly to each faucet both hot and cold. (Distributor on each floor).
- Central pressurized water system.
- Continuous flow of water from the local Water Board, with split supply lines for drinking water and separate line direct to concealed individual PVC storage tank.
- Dual System hot water supply with electric immersion heater and solar panel heater, with concealed stainless steel storage tank.
- CPVC pipes will be used for the drainage system which will be connected to the central sewage system of Limassol.

Lighting

- All balconies will include architecture lighting fittings.
- All common areas will include architecture lighting fittings with sensor.
- Strip lights in suspended ceilings will be included.

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.

Security System in Common Areas

Provision CCTV system for common area.

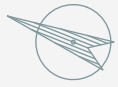
Heating & Cooling

- Provisions for Split Unit Air-condition in all bedrooms and living room areas.
- Electric Underflooring heating in all areas.



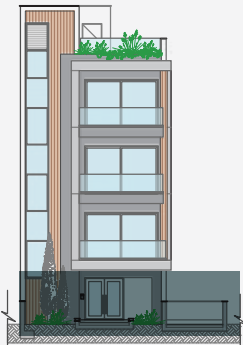
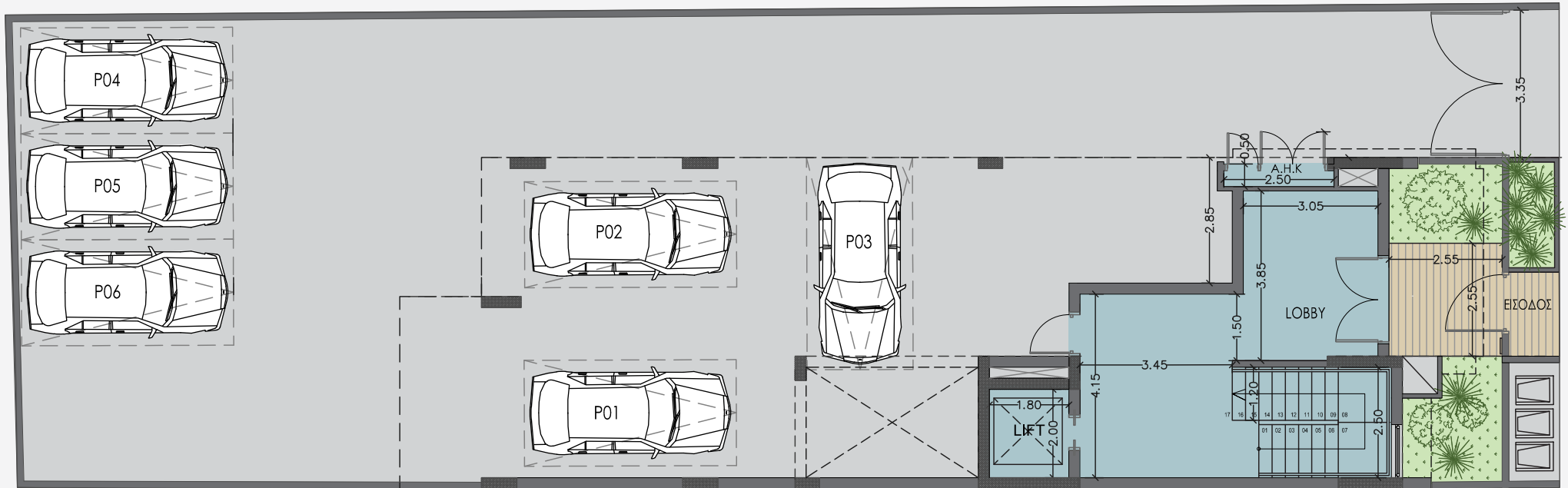
** The developer reserves the right to change and/ or amend the above specifications with similar standard and value without prior notice. Changes to the specifications may be requested. Any changes requested must be within the relevant building regulations and governing laws, within good building practice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

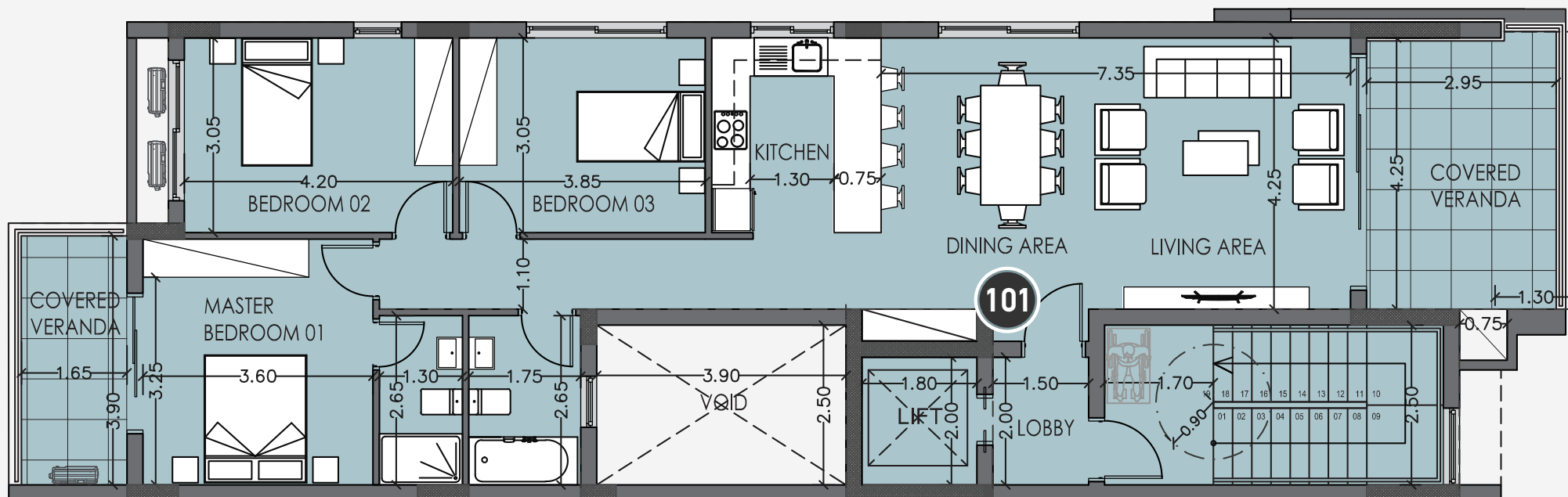




Ground Floor

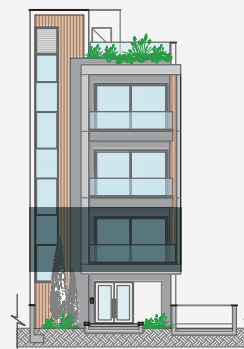
VIVANTE

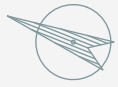




COVERED INDOOR AREA	112.5m ²
COVERED VERANDA AREA	20m ²
COMMON AREA	24m ²

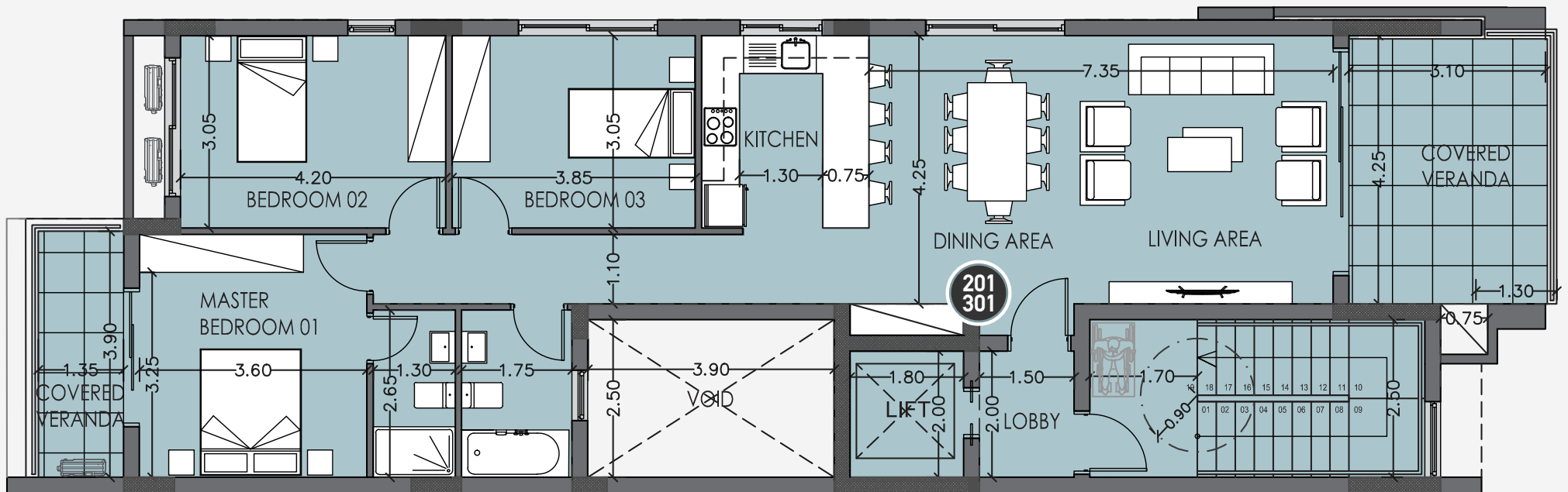
TOTAL COVERED AREA 156.5m²





2nd & 3rd Floor

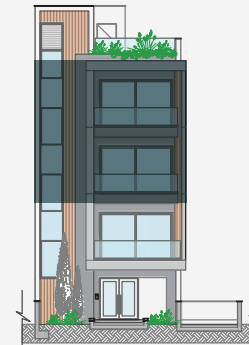
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APARTMENT NO. 201 & 301

COVERED INDOOR AREA	112.5m ²
COVERED VERANDA AREA	19.5m ²
COMMON AREA	24m ²

TOTAL COVERED AREA 156m²







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QUALITY IS OUR HABIT!

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