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## Luxury residence for sale in Cyprus

*Cyprus, Flats, apartment*

<b>Price:</b>	<b>€ 4 620 700</b>
<b>Object type</b>	Apartment, Apartment, Apartment, Apartment
<b>House type</b>	New project
<b>Market</b>	New building
<b>Year built</b>	2023
<b>Bedrooms</b>	4
<b>Area</b>	303 m2
<b>Category</b>	For sale



This is one of our most successful projects. And do you know why? The complex differs from all others in its excellent location, exceptional external and internal characteristics, as well as the richest infrastructure. This is, in fact, the only project at the moment in the "club premium" category among high-rise buildings in Limassol.

As in all our projects, the premium club residence has its own special style and corporate identity. However, judge for yourself - we invite you to a virtual tour of the premium club residence.

General features of the project:

In the eastern part of Limassol, where the complex is being built, there is a new and most prestigious hotel in Cyprus, Amara, as well as the famous Grand Resort, Elias Beach and Park Lane hotels. This club residence is located directly on the waterfront on a plot of 8000m<sup>2</sup> in the most expensive and prestigious area of Limassol - Amathous, not far from St Raphael - the marina for yachts and the hotel of the same name. In addition, perhaps the most popular restaurants of the city are concentrated in this area. Guarded fenced area with 24-hour video surveillance, parking for 76 cars. The internal and external walls are also made not of drywall, but of brick. Landscaping was developed by the London company Boon Brown, considered the standard of style. The building, designed in the Art Deco style, is completely (!) lined with natural polished travertine. This is not only aesthetics, but also internal thermal comfort at any time of the year, combined with supply and exhaust ventilation with a heat exchange system, which simply did not exist in Cyprus before. The residence has only 16 apartments, and it is crowned by the 8-bedroom penthouse "Emperor" - and this is a real "villa in the sky" with a fireplace, a large infinity infinity pool, a winter garden, a separate elevator from the ground level and two more internal elevators, a terrace, with which offers stunning 360° panoramic views of the coast and mountains. Liverpool gave the world not only The Beatles, but also a team of brilliant creative architects working on this luxurious residence - and this is already our ninth joint project. The integrity and richness of the interior and



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exterior design, functionality, ergonomics, elegance - both the appearance of a slender building rushing to heaven - massive at the base and tapering to the top, and the internal gloss and luxury of the interiors will satisfy the most demanding tastes. This residence is the infrastructure, comfort and charm of a luxury 5 \* hotel, while a fully residential building. The view of the sea opens already from the first residential level. The upper floors offer stunning views of Limassol and its surroundings, the boundless expanse of the sea, which merges with the sky on the horizon, as well as the peaks of the Troodos mountain range.

At the zero level there is a commercial area - the spacious Piazza Armenia, created in the best architectural traditions of the historical cities of old Europe. Let's talk about just a few features of this iconic place: semi-circular risers with stairs and balustrades trimmed with pastel-colored marble, Venetian street lamps on cast-iron poles with a forged pattern, glare of light in the fountains, benches among lawns and flowers in the shade of trees. "Singing" fountains complement the overall ensemble.

The evening Piazza Armenia, flooded with lights, leading to the project itself, is designed to become a new attraction not only in Limassol, but in the whole of Cyprus.

On the same level are the Italian restaurant "Mathis" in the best traditions of "italianita", SPA, beauty salon, sauna, hammam, cryosauna, oxygen room, heated pool, made in the form of a cave, cigar lounge "Davidoff" and a VIP bar for members of the club, a wine boutique (managed by ARVI wines), made in the style of old Italian cellars, and a gourmet salon. The delicatessen salon deserves special attention. Among other things, it will house a caviar and oyster bar run by the famous French caviar house Caviar House Prunier. Incidentally, the Prunier family owns the Montreux Jazz Festival and there are plans to hold jazz evenings at the Piazza with the participation of top stars.

Sprüngli Swiss Chocolatier is also present among the world names in residence.

All gastronomy is managed by the famous chef from St. Moritz Reto Mathis.

On the west and east, the piazza smoothly turns into private patios, hidden from prying eyes, where the terrace of the Italian restaurant "Mathis" will be located in the atmosphere of a tropical garden, immersed in greenery and filled with the freshness of plants and the murmur of water.

At the same level there is a parking lot for residents (36 places), as well as a separate parking lot for visitors to restaurants, the commercial area and guests (40 places).

We take the elevator to the next level.

A distinctive feature of the project is that you can get here not only through two semicircular stairs from the western and eastern sides of the piazza or parking lot, but also take off on the majestic flyover by car directly from the embankment through a controlled entrance, and then leave from the opposite side. The central entrance to the reception area is decorated with a majestic and massive cast-iron canopy with carved elements on steel cables in the Art Deco style.

Let's proceed to the lobby, made of expensive marbles in elegant shades of beige, malachite and cream. There is a reception on two levels, where most of the issues that arise for residents are resolved and services are offered for their convenience and comfort - for example, a full range of concierge services, renting apartments, cars, caring for clothes, ordering food, flowers and drinks, laundry- service, security and other services.

We go out to the inner patio - there is an open semi-Olympic swimming pool with an area of 250m<sup>2</sup> (25x10m) and with it - a bar, a children's pool. There is also a multifunctional sports ground (tennis, volleyball, basketball), park and playground, gym, locker rooms.

We rise above. Apartments are located on levels 3-4, 6 to 8, 10 to 12 and 15 to 17.

On the 5th level - "garden terrace" (Garden Terrace), where the restaurant is located in the concept of healthy food ("healthy food").

On the 9th level there is a gourmet restaurant "Cloud 9" (Ristorante Gastronomico) with panoramic sea views. A separate elevator leads to it, as well as to Garden Terrace. For guests of the residence there is a special parking



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area. The concept of Cloud 9 is rotating chefs, i.e. different, the most famous European chefs will replace each other. This is the first time in Cyprus.

On levels 13 and 14 - the continuation of the Wellness zone and SPA, including an indoor heated pool in the style of Roman baths with a bar - an area for breakfast and relaxation.

All Wellness & SPA zones (zero, 13 and 14 levels) are managed by the well-known IDOLO company headquartered in Thessaloniki. IDOLO has unique expertise in managing premium and exclusive spas, with completed projects in iconic locations such as the most luxurious Miraggio and Pomegranate hotels in Kassandra, Hilton in Athens, NANA Princess, Sani Resort, and many others. The project in Grand Residences will be implemented by IDOLO in cooperation with the world's best names in the world of Wellness & SPA. There is a separate elevator for visitors.

And finally, from the 18th to the 23rd levels - the pearl of the residence: the 8-bedroom penthouse "Emperor" with a private infinity pool, three elevators, a roof garden, an indoor winter garden and all the characteristics of a luxury villa - with only one the difference is that this villa seems to be floating in the clouds, and from its windows at the top there is a stunning view of the city, the sea and the mountains.

The K-array acoustic system deserves special mention - it is installed both in the commercial area, restaurants, SPA, and separately in the penthouse. This speaker system is implemented, among other things, in such iconic places as La Scala and Covent Garden. It's the best there is today.

The facade of the building will have dynamic lighting. Also for the first time in Cyprus.

And now let's proceed to one of the apartments in the Art Deco style - we must find out what is the exclusivity of our residence.

Firstly, high-quality materials and latest generation solutions were used in the construction of the building to ensure optimal thermal, hydro- and sound insulation of the building. External and internal brick walls, providing maximum thermal and noise insulation, combined with a ventilated facade and external cladding made of travertine and marble, create a "thermos effect": the apartments will be warm in winter and cool in summer. And quiet - at any time of the day. Also, the building is equipped with supply and exhaust ventilation with a heat exchange system, which has not yet been done in Cyprus.

Secondly, in the living rooms and dining rooms, the floors are laid in the form of marble carpets made of expensive varieties of marble, and in the bedrooms, wooden parquet creates an atmosphere of warmth and comfort.

Thirdly, all plumbing in the apartments of the club residence is from Villeroy & Boch, faucets are from Grohe, underfloor heating with control from Siemens, smart home, air conditioning is provided by the latest generation VRV Daikin system, etc. All this together is a new aesthetics and comfort level.

Fourth, the kitchens are equipped with built-in Miele appliances and Stosa (or similar) appliances in a classic or modern style.

Panoramic windows give an abundance of air and light, they are like living paintings with constantly changing scenery: from the watercolor dawn sky to blazing dramatic sunsets. In different seasons, times of the day and depending on the weather, the audience of this action will be provided with never boring views of the luxurious southern nature.

Legal aspect - The project is freehold from a legal point of view, that is, it assumes an unconditional right of ownership. Financial aspect - The financing of the project does not involve the funds of investors, third parties, there is not a cent of loans or any obligations.

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