



## Luxury residence for sale in Cyprus

*Cyprus, Limassol*

<b>Price:</b>	<b>€ 16 000 000</b>
<b>Object type</b>	Penthouse
<b>House type</b>	New project
<b>Market</b>	New building
<b>Year built</b>	2023
<b>Bedrooms</b>	8
<b>Area</b>	1082 m2
<b>Category</b>	For sale



This 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 “premium club” category among high-rise buildings in Limassol.

General features of the project:

In the eastern part of Limassol, where the complex is being built, there is the new and most prestigious hotel in Cyprus, Amara, as well as the famous hotels Grand Resort, Elias Beach and Park Lane. This club residence is located directly on the waterfront on a plot of 8000 m<sup>2</sup> in the most expensive and prestigious area of Limassol - Amafunta, near St Raphael - a marina for yachts and a hotel of the same name. In addition, perhaps the most popular restaurants in 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 plasterboard, but of brick.

The landscape design was developed by the London company Boon Brown, considered a style standard.

The building, designed in the Art Deco style, is completely lined with natural polished travertine.

The residence has only 16 apartments, and is crowned by the 8-bedroom penthouse “Emperor” - and this is a real “villa in the sky” with a fireplace, a large infinity pool, a winter garden, a separate elevator from the ground level and two more internal elevators, a terrace, which offers stunning 360° panoramic views of the coast and mountains.

The integrity and richness of the interior and exterior design, functionality, ergonomics, elegance - both the



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external appearance of the slender building soaring into the sky - massive at the base and tapering towards the top, and the internal gloss and luxury of the interiors will satisfy the most demanding tastes. This residence provides the infrastructure, comfort and charm of a luxury 5\* hotel, while being a completely residential building.

The sea view opens from the first residential level. The upper floors offer stunning views of Limassol and its surroundings, the vast expanse of the sea, which merges with the sky on the horizon, as well as the peaks of the Troodos mountain range.

On the ground level there is 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 VIP bar for members club, a wine boutique (managed by ARVI wines), designed in the style of ancient Italian cellars, and a gourmet salon. The gourmet food 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.

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

There is also parking for residents (36 spaces), and separate parking for visitors to restaurants, commercial areas and guests (40 spaces).

The lobby is made of expensive varieties of marble in elegant shades of beige, malachite and cream. There is a reception area 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, rental of apartments, cars, clothing care, ordering food, flowers and drinks, laundry service, security and other services.

In the internal patio there is an outdoor semi-Olympic swimming pool with an area of 250 m<sup>2</sup> (25x10 m) and a bar and children's pool. There is also a multifunctional sports ground (tennis, volleyball, basketball), a park and a children's playground, a gym, and locker rooms.

On the 5th level there is a "Garden Terrace", where a restaurant in the healthy food concept is located.

On the 9th level there is a gourmet restaurant "Cloud 9" (Ristorante Gastronomico) with panoramic sea views. It, as well as the Garden Terrace, is accessible by a separate elevator.

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

From the 18th to the 23rd levels - the pearl of the residence: an 8-bedroom penthouse with a private pool, three elevators, a roof garden, an indoor winter garden and all the characteristics of a luxury villa - with the only difference that this villa seems to be floating in the clouds, and from its windows at the top there are stunning views of the city, sea and 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 acoustic system has been implemented, among others, in such iconic places as La Scala and Covent Garden. This is the best we have today.

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

During the construction of the building, high-quality materials and latest generation solutions were used to ensure optimal thermal, hydro- and sound insulation of the building.

Also, 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.

Moreover, all the plumbing in the apartments of the club residence is from Villeroy&Boch, taps are from Grohe,



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floor heating is controlled by Siemens, smart home, air conditioning is provided by the latest generation Daikin VRV system, etc. All this together is a new aesthetics and level of comfort.

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

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

Legal aspect - The project is freehold from a legal point of view, that is, it assumes unconditional ownership.

Financial aspect - The financing of the project does not involve funds from investors or third parties, there is not a single cent of loans or any obligations.

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