

LIMASSOL GREENS



LIFE IN PERFECT BALANCE



You know those moments in life when everything comes together? Whether by coincidence or design, things could not be better. All is aligned, harmonious and sublime. But for whatever reason, these moments never seem to last - the momentary balance we've achieved, tipped sideways by the weight of life and work; by compromise and inconvenience.

But what if you could feel that sense of harmony and enjoy those blissful moments when you pleased? What if that moment was not a moment at all, but a home? A retreat where life makes joyous sense. A sanctuary with everything and everyone that you hold precious, close to hand; an escape where excitement and enjoyment are always within easy reach.

It's a world in perfect focus;
days in perfect rhythm;
life in perfect balance.

Welcome to that place.
Welcome to Limassol Greens.



**THE
RESORT**

BUSTLING

TRANQUILITY



THE MASTERPLAN



- 1 The Village
- 2 The Clubhouse
- 3 Wellness Centre
- 4 The Sportsgrounds
- Cycleway
- 1 Golf course
- Amphitheatre
- Bar
- Basketball Court
- Birdwatching Point
- Driving Range
- Gym
- Hairdresser
- Herb Garden
- Kids Club
- Market
- Members Lounge
- Playground
- Restaurant
- Spa
- Swimming Pool
- Tennis Court
- Yoga

Limassol Greens is one of the largest masterplan developments in Cyprus, in the city of Limassol. AECOM, the world's premier infrastructure firm, designed a masterplan that ingeniously sets the residential and commercial units in the centre of the resort development, surrounding them with golf greens and fairways on all sides. A lucious Green Belt runs through the heart of the resort creating a truly unmatched green landscape and a verdant environment for sustainable living.

Developed within an area of 1.4 million m², Limassol Greens will boast an 18-hole Championship Golf Course with a state-of-the-art Clubhouse, 500 villas and 250 apartments to be developed in phases, as well as retail and commercial facilities including shops, restaurants and bars.

In addition, our on-site Wellness Centre will provide residents access to spa treatment facilities, fitness areas, outdoor pool, yoga and meditation lawns, tennis lawns and basketball courts. Not forgetting the cycleways around the development, multiple children's playgrounds, open air amphitheatre and herb garden.

Moreover, the resort is sited adjacent to Limassol's stretch of sandy beach Lady's Mile and a choice of blue flag beaches with easy access to highways, villages, mountains, wineries and private schools. Limassol Greens also neighbours the largest casino resort in the Mediterranean, while the landmark superyacht marina and city centre are only a short 10-minute drive away.

**THE
RESIDENCES**

BAREFOOT

LUXURY



VISION

A BOUNTIFUL, BEAUTIFUL LANDSCAPE

For more than 80 years, this land has offered a fertile bounty to the Lanitis family and the community at large. Wine, olives, honey and dairy produce have all been harvested here and sold since the 1930s. More recently, grapes and succulent citrus fruits became our farm's focus and were sold both locally and further afield.

Now the energy within the land has a different purpose for our next generation: creating an 18-hole Championship Golf Course and exceptional homes, while nurturing and protecting the land that has looked after us in the past. It's a safe and beautiful environment for residents to live harmoniously – at one with nature.

BAREFOOT LUXURY

DESIGN PRINCIPLES

Indoor and outdoor living blends seamlessly throughout Limassol Greens. By considering the spaces as a unified experience, our designers have created something we call 'barefoot luxury'.

The design cues are laid-back and relaxing with the resulting mood always dialled-down casual. Tall and wide window openings in all residences make the most of the Mediterranean light and the views of the resort. Movement from inside to outdoors is effortless.

Ensuring that every detail is sympathetic to your surroundings, all materials used for floors, patios and pools are carefully selected. All details are considered, all finishes follow an artisan philosophy of bringing global expertise hand-in-hand with local skills for an impeccable natural finish.

Awnings create continuous shade as you move from interior rooms to outdoor entertaining areas, keeping the heat out while allowing the light in. Form follows beauty as the uniquely designed cantilevers, conceptualised in the distinctively signature architectural style of master architects HKS, create an illusion of floating roofs.

It's a truly balanced experience where the entirety of the plot is explored, creating multiple points of interest that flow into and around each other without formality or interruption.

A SUMPTUOUS,
SUSTAINABLE
LIFESTYLE.

THE VILLAS

Limassol Greens will nurture and celebrate the land by creating a sustainable world-class destination of exceptional architecture, supreme hospitality and complete wellbeing.

The Villas, masterfully set in generous plots, are balanced in both proportion and feature. All the contemporary life-enhancing design elements expected in this class of residences are blended seamlessly with a considered affinity to the landscape in which the villas nestle.

Simple lines create pure volumes that sit on manicured Mediterranean gardens, blurring the lines between indoor and outdoor spaces and creating a lifestyle we call 'barefoot luxury'.

It's a balancing act of architectural design and functionality where the entire plot is considered, resulting in a space that is optimally utilised, featuring multiple points of interest that flow into and around each other without interruption, including overflow pools, outdoor dining spaces and casual seating circling bespoke firepits.



ABOVE
View of the villas

LEFT
6 bedroom Falcon Villa
outdoor dining area



6 BEDROOMS
FALCON



ABOVE

Falcon private terrace
and garden view

LEFT

Falcon principal bedroom
and private terrace

**THE HIGH-FLYING
FALCON COMMANDS
THE FINEST VIEWS**

Nestled in the heart of Limassol Greens, the Falcon Villa is designed with one central idea: life as a perpetual holiday. Light, airy living spaces seamlessly blend with generous outdoor areas to create the ideal setting for enjoying a perfectly balanced lifestyle with family and friends. Indulge yourself with brunch on one of the terraces and bask in the Mediterranean sun. Later, cool down in your glistening infinity pool as you enjoy the delicate taste of local wine.

The villa is as striking as the majestic bird it is named after and commands equally spectacular views cinematically framed by lakes, the forest and the luscious greenery of the Golf Course – especially from the large private terraces of the two principal suites on the first floor.

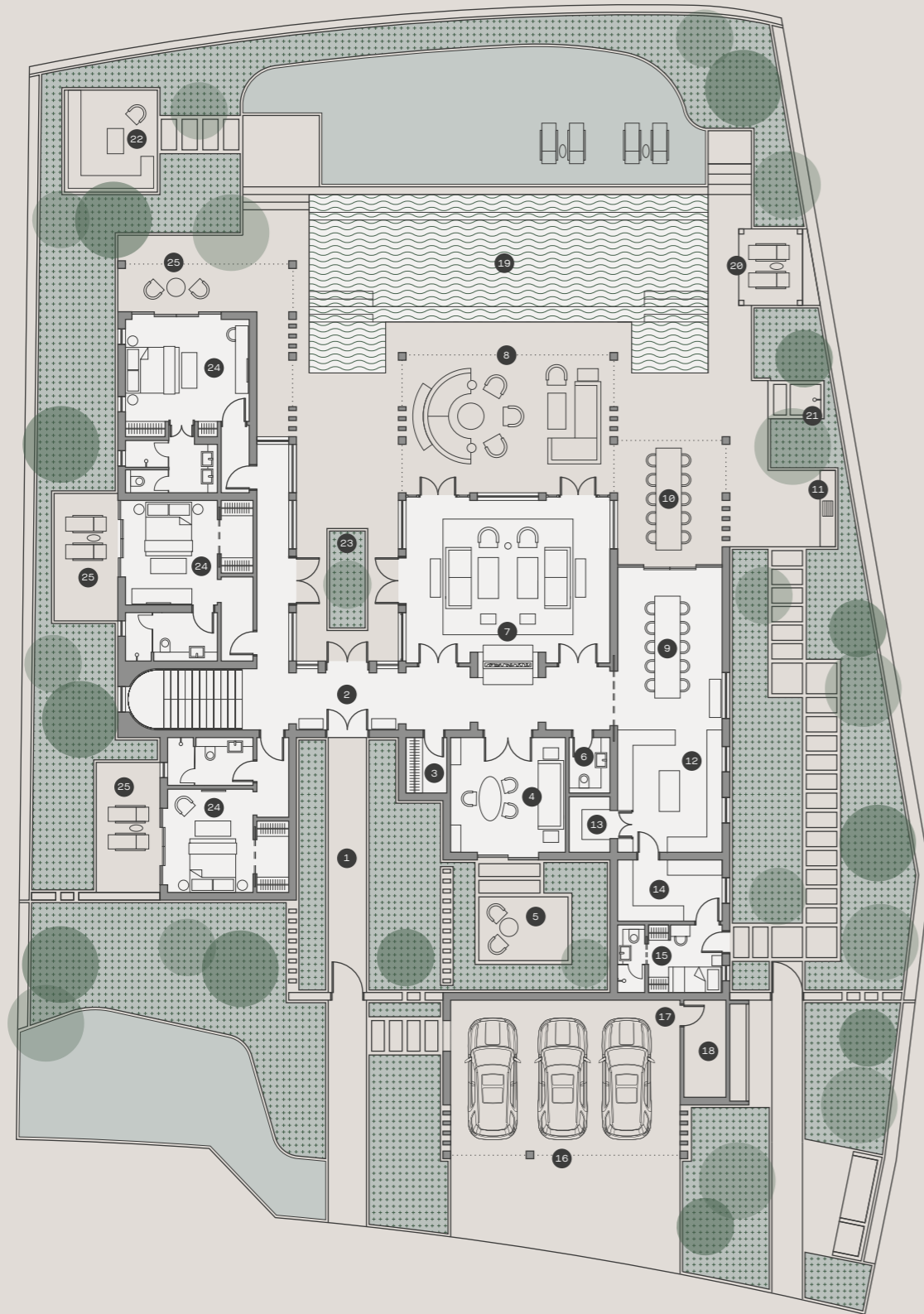
This is your world and the natural landscape coexisting and complementing each other - resort living at its most harmonious.



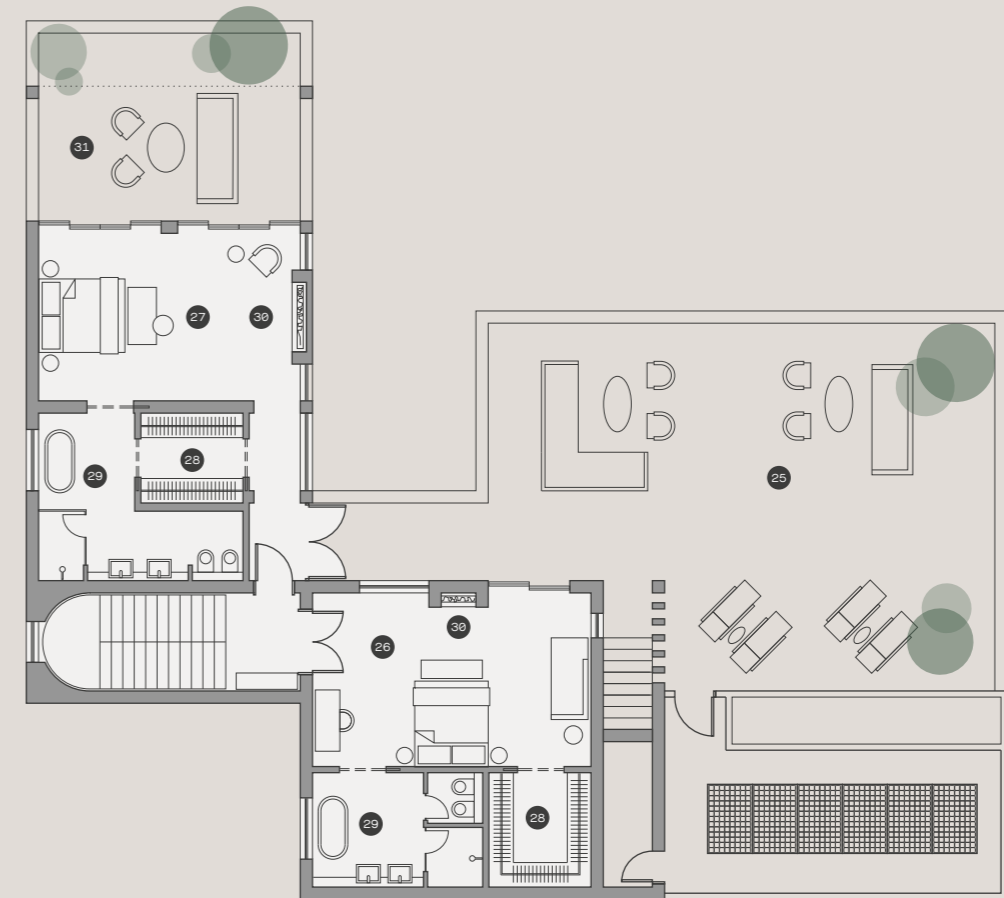


6 BEDROOMS

FALCON



GROUND FLOOR



FIRST FLOOR

AREAS

Plot size	1,600m ²
Internal covered area	480m ²
Covered terraces	127m ²
Covered terraces (pergola)	58m ²
Covered parking (pergola)	(3 cars) 55m ²
Uncovered terraces	151m ²
Swimming pool	78m ²
Principal suites	2
Bedrooms	3
Ensuites	5
Staff bedroom & bathroom	1

The areas are indicative for this villa type and may vary according to the plot.

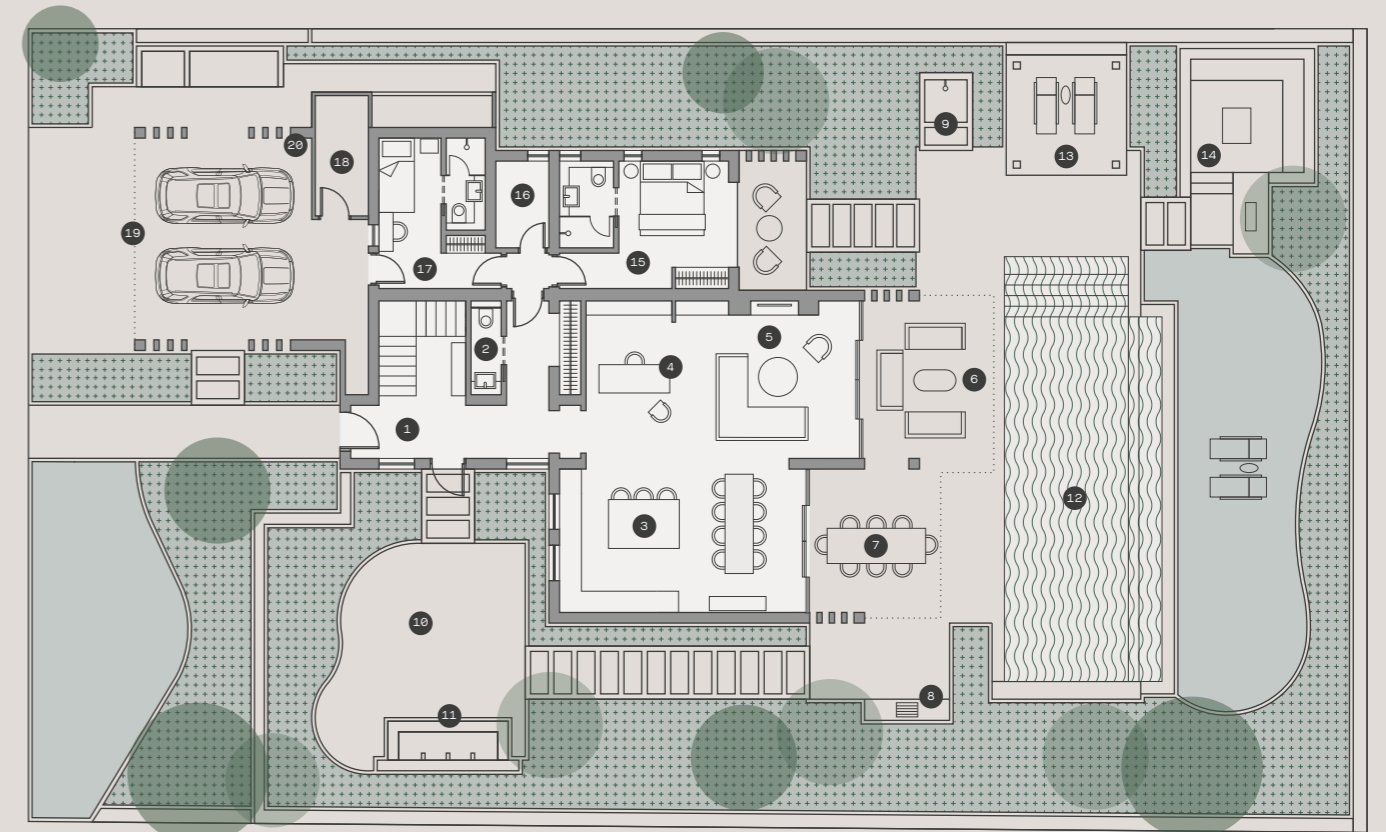
- | | |
|-----------------------------|---|
| 1 Entrance courtyard | 17 Provision for electric vehicle charger |
| 2 Entrance hall | 18 Technical room |
| 3 Coat room | 19 Swimming pool |
| 4 Study/flexible space | 20 Swimming pool terrace |
| 5 Private terrace/garden | 21 Outdoor shower |
| 6 Toilet | 22 Outdoor living/firepit |
| 7 Lounge/living room | 23 Courtyard |
| 8 Lounge terrace | 24 Bedroom with ensuite |
| 9 Dining | 25 Bedroom terrace |
| 10 Outdoor dining | 26 Principal suite 1 |
| 11 Barbeque area | 27 Principal suite 2 |
| 12 Main kitchen | 28 Dressing room |
| 13 Wine cellar | 29 Principal suite bathroom |
| 14 Pantry kitchen/laundry | 30 Fireplace |
| 15 Staff bedroom & bathroom | 31 Principal suite terrace |

5 BEDROOMS

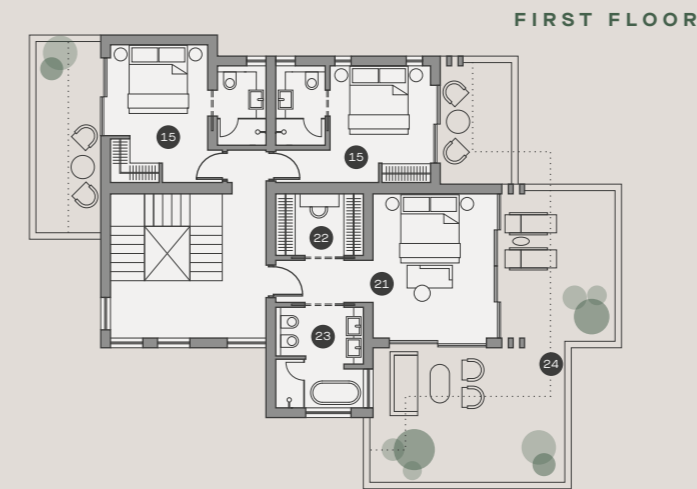
LAPWING

Contemporary in design, the Lapwing Villa embodies the true style of Mediterranean living. Perfectly positioned to showcase the most out of the golf and lake views, these villas are the quintessential family homes. Shady terraces with an overflow pool, present the best setting for relaxing and entertaining.

Merging interior and exterior spaces to perfection, the Lapwing dissolves harmoniously into the landscape. Breezy, spacious bedrooms, with indulgent ensuite bathrooms, epitomise the exquisite comfort of world-class resorts. A bespoke private sanctuary retreat just for you and your family.



GROUND FLOOR



FIRST FLOOR

AREAS

- 1 Entrance hall
- 2 Toilet
- 3 Kitchen and dining
- 4 Study/flexible space
- 5 Lounge/living room
- 6 Lounge terrace & outdoor dining
- 7 Outdoor dining
- 8 Barbeque area
- 9 Outdoor shower
- 10 Courtyard garden
- 11 Water feature
- 12 Swimming pool
- 13 Swimming pool terrace
- 14 Outdoor living/firepit
- 15 Bedroom with ensuite
- 16 Laundry/storage
- 17 Staff bedroom & bathroom
- 18 Technical room
- 19 Covered parking (pergola)
- 20 Provision for electric vehicle charger
- 21 Principal suite
- 22 Dressing room
- 23 Principal suite bathroom
- 24 Principal suite terrace

Plot size	823m ²
Internal covered area	250m ²
Covered terraces	62m ²
Covered terraces (pergola)	19m ²
Covered parking (pergola)	(2 cars) 34m ²
Uncovered terraces	236m ²
Overflow swimming pool	52m ²
Principal suites	1
Bedrooms	3
Ensuites	4
Staff bedroom & bathroom	1

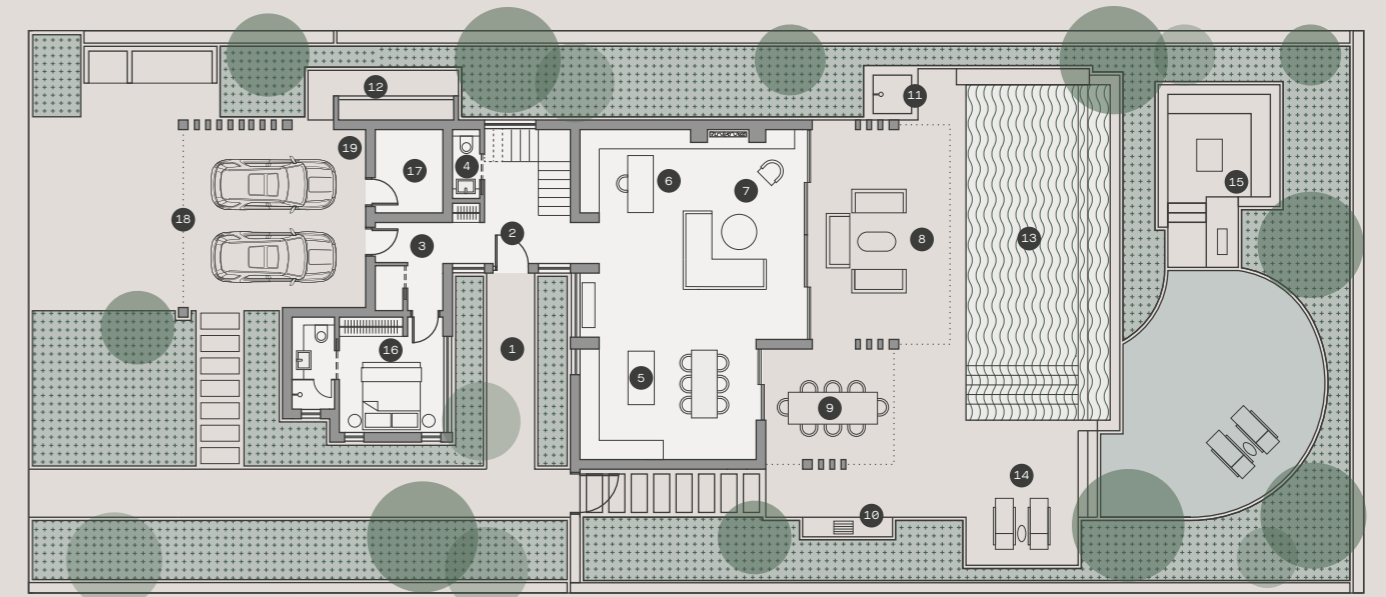
The areas are indicative for this villa type and may vary according to the plot.

4 BEDROOMS

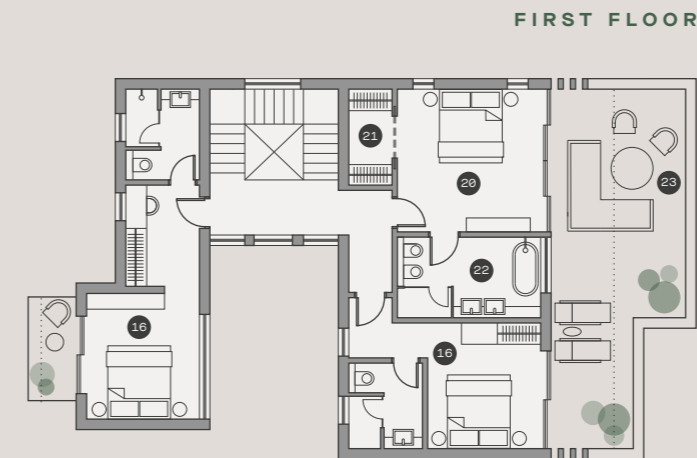
KINGFISHER

An idyllic holiday villa or a comfortably beautiful resort home, whatever you want it to be, the Kingfisher Villa is imaginatively designed to be an enticing residence. An open-plan kitchen and living room let the air flow naturally through the space to create a bright, breezy ambiance, perfectly relaxed and easy to live in.

The scenery is ideal for a family feast or an elegant dinner party set beside your large overflow pool and surrounded by your meticulously manicured lush garden. Everything is purposefully crafted to create exquisite moments of pure comfort and tranquillity. All you have to do is sit back and enjoy the good life.



GROUND FLOOR



FIRST FLOOR

AREAS

- 1 Entrance courtyard
- 2 Entrance hall
- 3 Secondary entrance through car park
- 4 Toilet
- 5 Kitchen and dining
- 6 Study/flexible space
- 7 Lounge/living room
- 8 Lounge terrace and outdoor dining
- 9 Outdoor dining
- 10 Barbeque area
- 11 Outdoor shower
- 12 Water feature
- 13 Swimming pool
- 14 Swimming pool terrace
- 15 Outdoor living/firepit
- 16 Bedroom with ensuite
- 17 Technical room
- 18 Covered parking (pergola)
- 19 Provision for electric vehicle charger
- 20 Principal suite
- 21 Dressing room
- 22 Principal suite bathroom
- 23 Principal suite terrace

Plot size	754m ²
Internal covered area	232m ²
Covered terraces	54m ²
Covered terraces (pergola)	15m ²
Covered parking (pergola)	(2 cars) 32m ²
Uncovered terraces	92m ²
Overflow swimming pool	47m ²
Principal suites	1
Bedrooms	3
Ensuites	4
Staff bedroom & bathroom	0

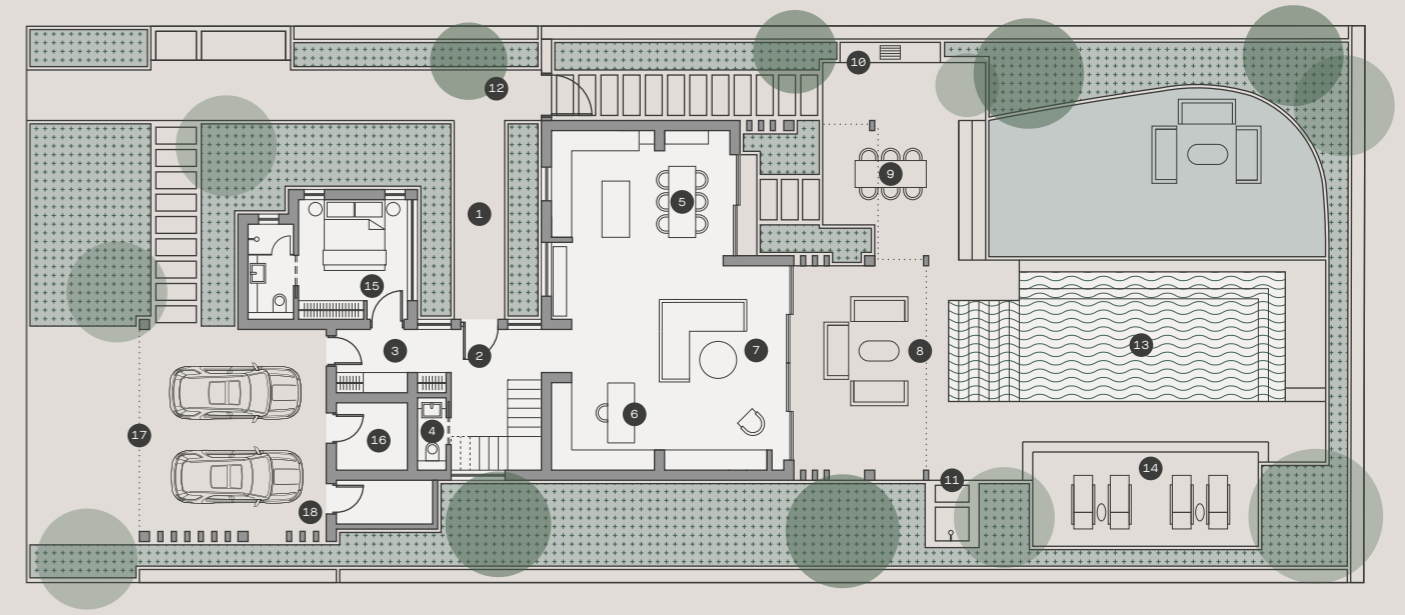
The areas are indicative for this villa type and may vary according to the plot.

3 BEDROOMS

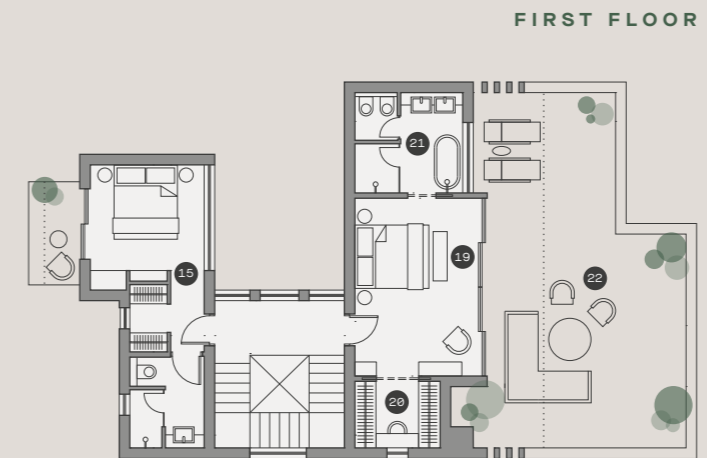
SKYLARK

A secret to harmonious living is a home impeccably conceptualised to balance space and seclusion; open and airy, yet private enough to gift you with those special soothing personal moments you deserve. A lusciously landscaped side entry path with a bespoke water feature welcomes you to Skylark Villa ensuring your privacy.

Nothing is left to chance; everything flows in perfect harmony. A spacious living room gives way to an outdoor lounge area, a few steps away from a luxurious overflow pool. This rhythm in design is echoed on the first floor where the principal suite opens up onto its own private spacious terrace to dazzling views of the Green Belt.



GROUND FLOOR



FIRST FLOOR

AREAS

- 1 Entrance courtyard
- 2 Entrance hall
- 3 Secondary entrance through car park
- 4 Toilet
- 5 Kitchen and dining
- 6 Study/flexible space
- 7 Lounge/living room
- 8 Lounge terrace and outdoor dining
- 9 Outdoor dining
- 10 Barbeque area
- 11 Outdoor shower
- 12 Water feature
- 13 Swimming pool
- 14 Swimming pool terrace
- 15 Bedroom with ensuite
- 16 Technical room
- 17 Covered parking (pergola)
- 18 Provision for electric vehicle charger
- 19 Principal suite
- 20 Dressing room
- 21 Principal suite bathroom
- 22 Principal suite terrace

Plot size	657m ²
Internal covered area	196m ²
Covered terraces	51m ²
Covered terraces (pergola)	16m ²
Covered parking (pergola)	(2 cars) 33m ²
Uncovered terraces	104m ²
Overflow swimming pool	37m ²
Principal suites	1
Bedrooms	2
Ensuites	3
Staff bedroom & bathroom	0

The areas are indicative for this villa type and may vary according to the plot.



THE TOWNHOUSES

It all starts with the power of design. At Limassol Greens everything you experience has been carefully considered, styled, engineered and curated around you. The Ibis Townhouses have been masterfully conceived to condense in a compact space the essence of resort living by exploiting the entirety of the plot, utilising space and form to create multiple points of interest. Generous ceiling heights, ample openings and roomy interiors in unison create a unique resort feel for these unique residences.

A SUMPTUOUS
SUSTAINABLE LIFESTYLE

LEFT

View of the Ibis Townhouses neighbourhood

2 & 3 BEDROOMS

IBIS

Designed so that indoor and outdoor spaces are seamlessly unified, the Ibis Townhouses evoke an eclectic version of resort living. The contemporary yet relaxed interiors dovetail seamlessly with the striking architecture offering clean and stylish spaces. The access positioned on the side of the building and not as usually on the front, intends to take the guest across the

experience of the side garden to enter the property in a more central location.

High ceilings allow the warm Mediterranean sunlight to generously fill the relaxed open-plan interiors. Plentiful openings frame the private gardens. It's a truly idyllic scene perfectly suited for these ideal homes.

BELOW

3 bedroom Ibis Townhouse kitchen and living area



ABOVE

Ibis Townhouses private garden and lounge area

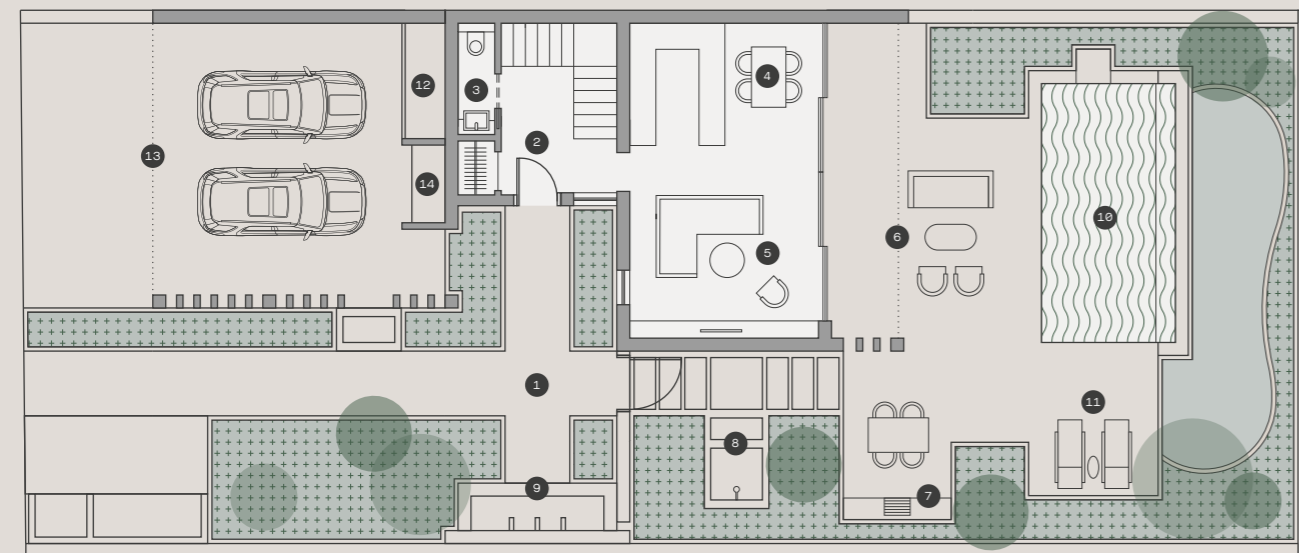
2 & 3 BEDROOMS

IBIS

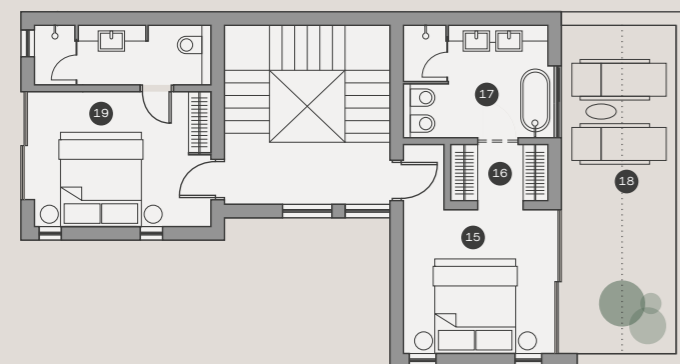
AREAS

Areas apply to both 2 and 3 bedroom townhouses.

2 BEDROOMS



GROUND FLOOR



FIRST FLOOR

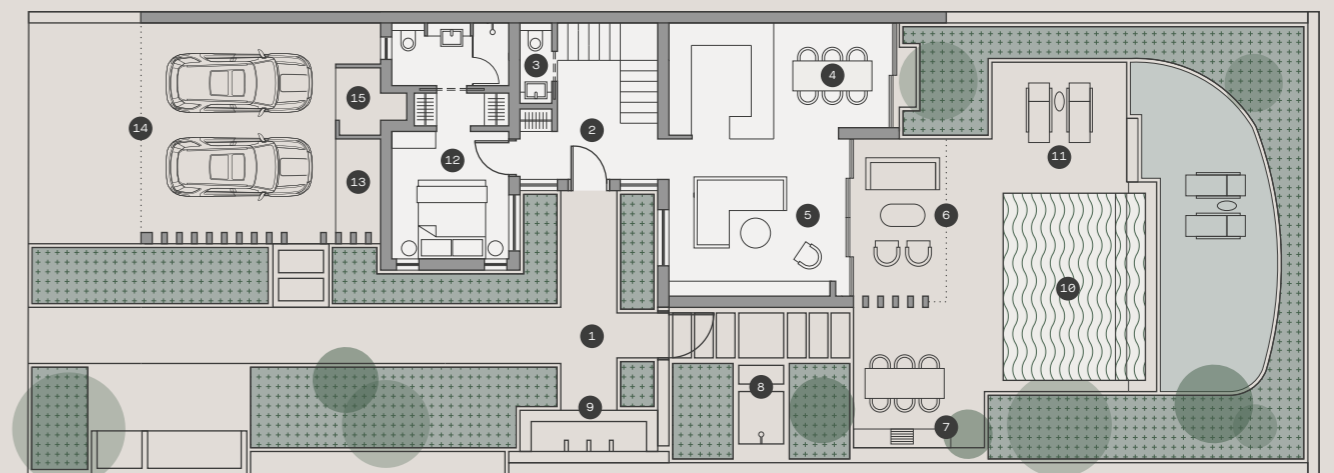
Plot size	342-440m ²
Internal covered area	116m ²
Covered terraces	29m ²
Covered terraces (pergola)	7m ²
Covered parking (pergola)	(2 cars) 25m ²
Uncovered terraces	42m ²
Overflow swimming pool	19m ²
Principle suites	1
Bedrooms	1
Ensuites	2
Staff bedroom & bathroom	0

The areas are indicative for this Townhouse type and may vary according to the plot.

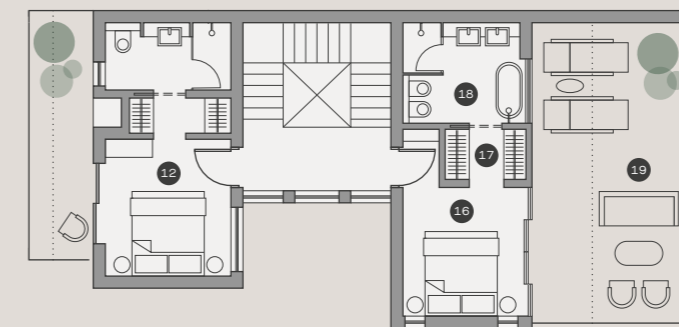
AREAS

- 1 Entrance courtyard
- 2 Entrance hall
- 3 Toilet
- 4 Kitchen and dining
- 5 Lounge/living room
- 6 Lounge & outdoor dining terrace
- 7 Barbeque area
- 8 Outdoor shower
- 9 Water feature
- 10 Swimming pool
- 11 Swimming pool terrace/cabana
- 12 Technical room
- 13 Covered parking (pergola)
- 14 Provision for electric vehicle charger
- 15 Principal suite
- 16 Walk in closet
- 17 Principal suite bathroom
- 18 Principal suite terrace
- 19 Bedroom with ensuite

3 BEDROOMS



GROUND FLOOR



FIRST FLOOR

Plot size	431-578m ²
Internal covered area	147m ²
Covered terraces	37m ²
Covered terraces (pergola)	0m ²
Covered parking (pergola)	(2 cars) 25m ²
Uncovered terraces	50m ²
Overflow swimming pool	19m ²
Principle suites	1
Bedrooms	2
Ensuites	3
Staff bedroom & bathroom	0

The areas are indicative for this Townhouse type and may vary according to the plot.



CITY NATURE

Limassol Greens is the most exciting, new leisure destination for living and investment in Cyprus, because of where it is and what it is. When we created this stunning golf resort, we wanted to step outside convention and offer an irresistible investment opportunity and a genuinely unique lifestyle experience.

What we've achieved is exactly that: an unexpectedly verdant landscape in an iconic, arid environment; a carefully curated ecosystem surrounded by wild, untamed beauty; a tranquil, soothing backdrop yet just minutes from the energy and vibrant culture of Limassol's city centre and the stunning nearby coastline with miles of sandy beaches and crystal blue water.

Limassol is emerging as one of the world's most dynamic cities. High-performing private schools and universities thrive alongside an energetic financial and business community. There's an iconic superyacht marina, a redeveloped historic port and an elegant waterfront promenade that stretches for miles.

It's a story of contrast and complement; modern life and rich heritage; fine dining and simple pleasures; bustling nightlife and tranquil evenings; in touch with nature, but where the city is within easy reach. It's somewhere totally unique yet comfortingly familiar; highly sought after, yet within your sights. This is life in perfect balance.

RIGHT

City of Dreams Mediterranean Casino



CYPRUS

Glittering coasts and warm shores, rolling mountains and fragrant forests form the island's alluring scenery. 300 days of sunshine rightfully make Cyprus the island for all seasons, where from sunrise to sunset you can experience its rich history, vibrant culture, beautiful nature and relaxed lifestyle. Cyprus truly offers the best of all worlds. Located at the crossroads of three continents, Cyprus is the perfect location to live, work or invest.

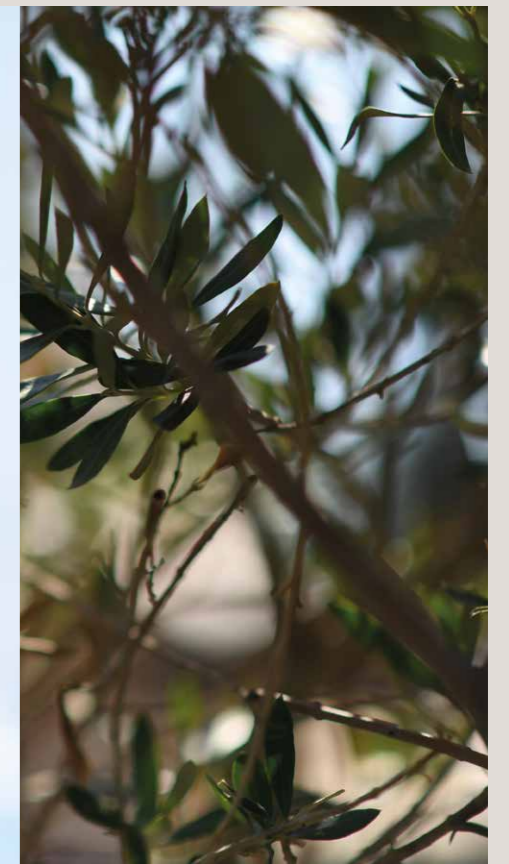
NEAREST AIRPORTS

Pafos International Airport	35 mins
Larnaca International Airport	45 mins

A CENTRAL HUB

Cyprus is located in a strategic geographical location with excellent flight connections:

ATHENS	1.0 HOUR
LONDON	4.3 HOURS
PARIS	3.3 HOURS
MOSCOW	4.0 HOURS
KIEV	3.0 HOURS
DUBAI	3.4 HOURS
FRANKFURT	4.0 HOURS
ROME	3.2 HOURS
ST. PETERSBURG	4.0 HOURS
TEL AVIV	55 MINS
BEIRUT	45 MINS



W H O L E
I N
O N E

L I F E

I N

P E R F E C T

B A L A N C E

The Clubhouse lounge area overlooking the driving range

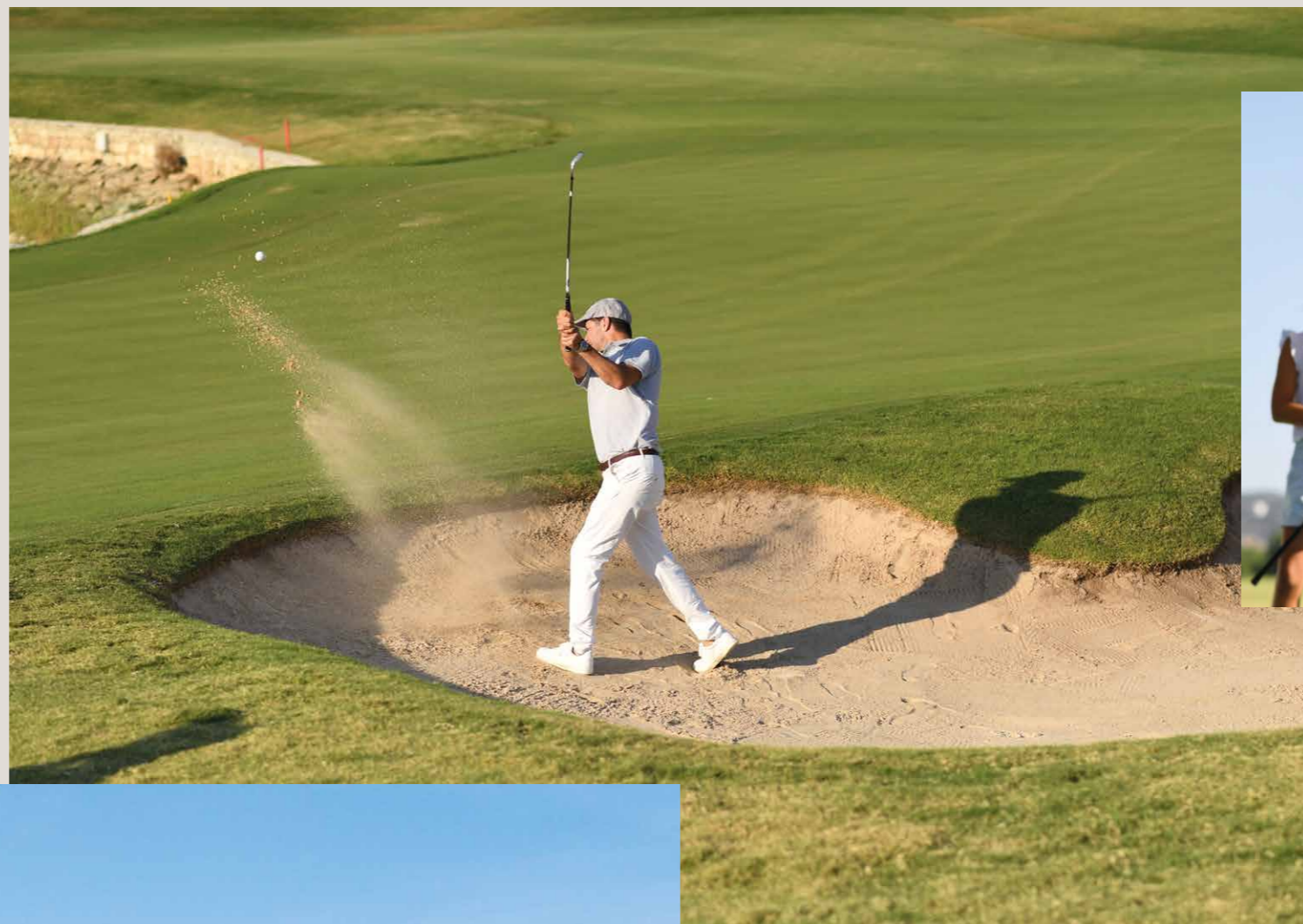


THE CLUBHOUSE

Sitting high on a gentle hill, The Clubhouse is the beacon of Limassol Greens. Its elongated, elegant shape takes advantage of the expansive views, creating an experience that goes beyond golf.

Members can enjoy maximum privacy in the sophisticated ambience of their exclusive zone, try the gourmet culinary experience at the panoramic restaurant or simply relax after an exhilarating round.

The rooftop terrace with stunning views of the driving range, the forest and the Salt Lake is the ultimate spot to enjoy a drink at dusk. This is the ideal ending to your day.



THE GOLF COURSE

The Limassol Greens Golf Course boasts unique scenery next to the largest Salt Lake on the island. Engulfing the resort at 6,404 metres, our 18-hole Championship Course is set in an exquisitely natural landscape, with an array of feature ponds, olive and carob trees, distinctive of the Mediterranean flora.

Designed by the renowned master golf architect, Cabell B. Robinson, the course features opulent Bermuda grass, generous fairways, surging greens and astonishing pot bunkers to enthrall every golf aficionado. Much of the course has been designed to mirror the nearby sandy dunes of Lady's Mile, while Holes 5 and 6, set in a natural wetland, offer scenic views of the bordering forest.

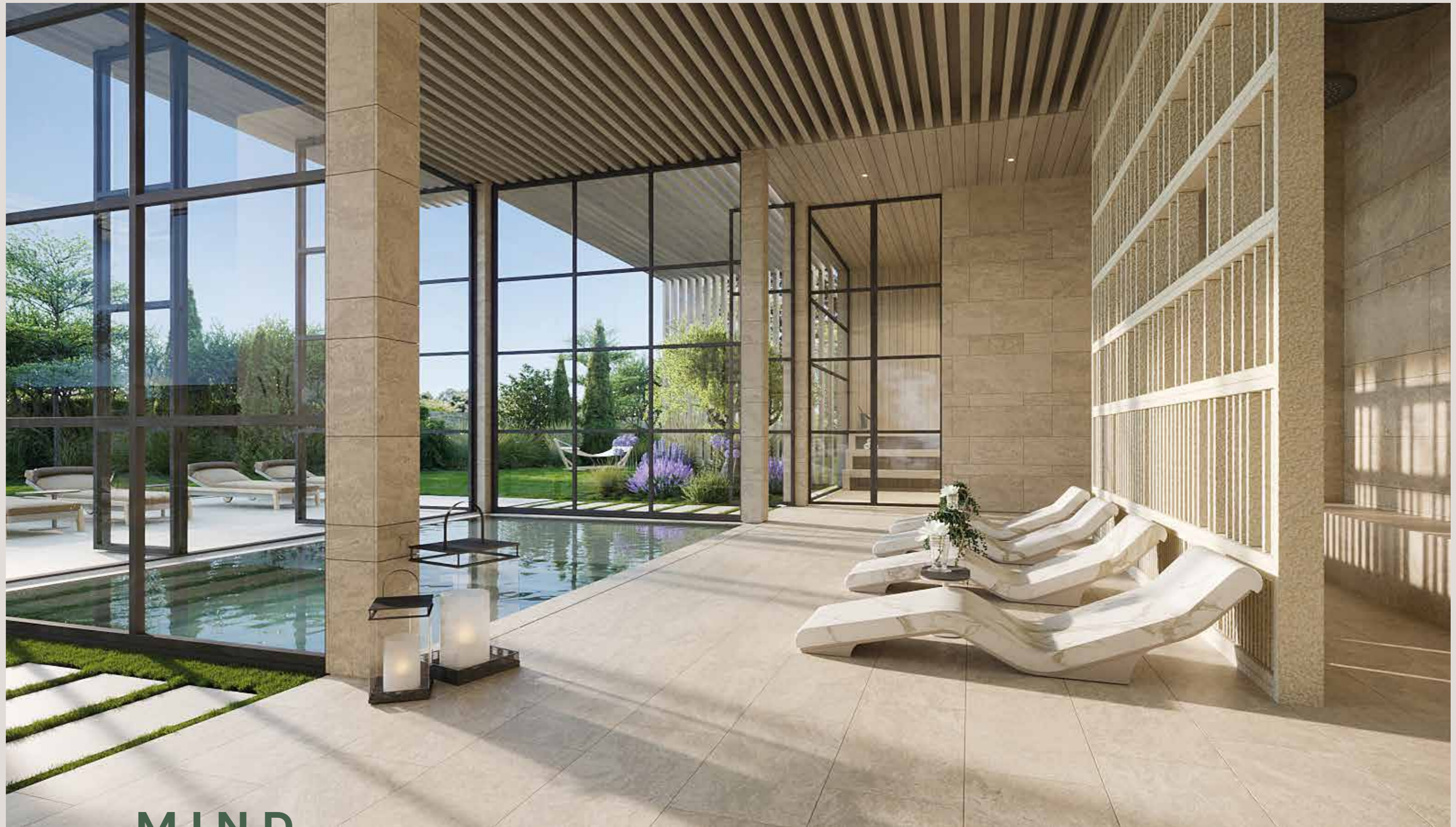
It is a truly staggeringly beautiful course designed for an unforgettable all-year-round golf experience.

ABOVE

One of our 18-hole Championship Golf Course bunkers

LEFT

The Clubhouse view from Hole 9



RIGHT
Spa wet lounge area

MIND AND BODY

SPA AND WELLNESS

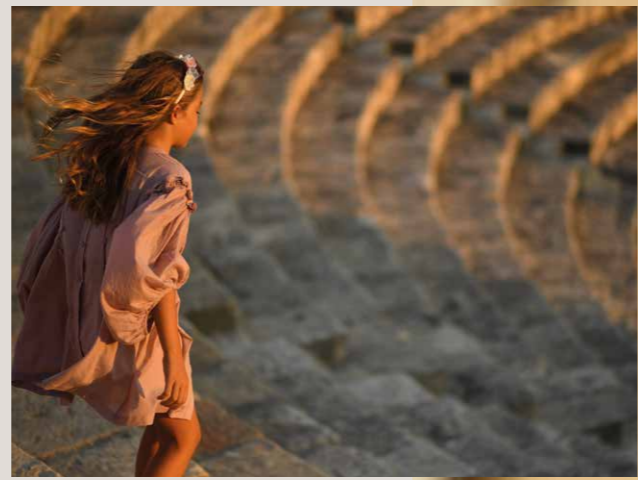
A sanctuary of intangible emotions, the Wellness Centre combines serene spaces to relax and unwind with active zones where state-of-the-art equipment elevates the fitness experience to new heights. Plentiful outdoor terraces open to the Mediterranean gardens.

An exhilarating pool provides private and social spaces immersed into the landscape. One with the environment, the Wellness Centre is designed to promote an in-tune experience where you and your surroundings will be in perfect harmony.

LIVE IN HARMONY

In the heart of Limassol Greens there is a place for shared experiences. Inspired by the Cypriot countryside, The Village is a place where the Limassol Greens residents can catch up with friends and neighbours while enjoying their coffee or cold beer al-fresco.

In true island lifestyle you can dine casually at the taverna or bistro for authentic Cypriot cuisine delicacies or shop at the boutiques, deli and wine cava while children play carefree at the children's playground.



DAYS IN PERFECT RHYTHM

Your home at Limassol Greens can be your own private retreat, yet when you feel active simply step outside and a whole world of exhilarating experiences awaits you within the resort.

Ten kilometres of cycleways through a lusciously green landscape offer the perfect ride either for sport or pleasure. You could ace your game at one of the three tennis courts found within the resort's Green Belt, go for a run or challenge your friends to a game of hoops at the basketball court. Stretch and find your inner balance at the yoga lawn located next to the fragrant herb garden, and on your way back handpick some fresh basil, it will make that summer pasta salad you were craving so much livelier. At Limassol Greens time will move at a slower pace and your days in perfect rhythm.

- Cycling
- Jogging
- Tennis
- Basketball
- Yoga
- Children's playground
- Climbing walls
- Bird watching stations
- Outdoor amphitheatre

THE BEST OF ALL WORLDS

Limassol Greens lies at the heart of an incredible region, awaiting discovery and exploration. Just a stone's throw away stretches Lady's Mile, Limassol's most pristine beach with crystalline waters. On the south, the resort borders with the incredible Limassol Salt Lake, home to hundreds of majestic migrating flamingos every year.

The Akrotiri Marsh, Cyprus's largest wetland, which is located on the west of Limassol Greens, is the perfect adventure for those who crave to experience nature and birdwatching. Lovers of history and culture will be enchanted by the awe-inspiring ruins of Ancient Kourion amphitheatre and the temple of Apollo which are located on the surrounding hills in the area. For those who seek a good thrill, Fasouri Watermania - the largest water park in Cyprus - is located just across the resort.

To live at Limassol Greens is to enjoy the best that life has to offer. Indulge in mouth-watering culinary experiences, get in touch with nature and history, ravish the bustling city nightlife, or try your luck at the largest casino in the Mediterranean next door. You can have it all.

SPECIFICATIONS

1. VILLAS

The buildings shall be constructed in conventional methodology applied in the local construction market. Thorough selection of proper material and meticulous supervision of workmanship will be exercised, to ensure a well-built, high-quality product.

High-level commercial specifications are presented below, categorized by building component:

STRUCTURE

- Foundation is reinforced concrete raft type.
- Structure comprises of reinforced concrete columns, beams and floor-slabs.
- The structure in its entirety is designed and constructed in full compliance with earthquake-resistant building regulations.

EXTERIOR SHELL

- Exterior walls are constructed of hollow clay block and lined with insulation.
- Exterior wall finishes comprise of plaster or stucco and paint coatings, in combination with accents of local stone.
- Roof is constructed of reinforced concrete slab, sloped cement screed, thermal insulation and suitable waterproofing system.

INTERIOR SHELL

- Interior walls are constructed of hollow clay block or insulated drywall systems.
- Interior wall finishes for the hollow clay block comprise of plaster and paint coatings and for the drywall systems, finishes consist of plaster and paint coatings or gypsum veneer.
- Drywall system false ceiling installations with plaster and paint coatings. Where mechanical, electrical and plumbing installations allow, fair-faced concrete or plastered concrete surfaces may be used to provide architectural flexibility.
- Floors are all raised from the structural slab, to accommodate underfloor heating systems, consisting of insulation, the piping system and cement screed substrate layer.

FIREPLACE

- Non wood burning fireplace in living room.

UTILITIES & SYSTEM SERVICES

- Water Supply Network
 - The water supply system is connected at a meter at the boundary of each property. A pressure distribution network provides both hot and cold water throughout the residence.
- Drainage & Sewage System
 - The drainage and sewage is collected via a piping network and is disposed of in the infrastructure system of the Resort.
- Electrical & Automation Systems
 - Main entrance is controlled via high-quality video entry system.
 - Power points, lighting switches, TV points, telephone and network points are provided in the living room, kitchen and all bedrooms. Power and TV points are provided in the balcony. Power points are installed for all fixed appliances.
 - The electrical installation is made according to the governing regulations.
 - Full installation of structured cabling network including wiring, data points and provisions for Wi-Fi.
 - Provisions for wired security alarm system and IP cameras.
 - Provision for wired home cinema system.
 - Provision for sound control system.
 - Spotlight fixtures are installed in all suspended ceilings. Lighting fixtures for balconies are provided.
 - Automation for lighting control, blinds, air-conditioning and underfloor heating systems is provided. Provision for sound control automation system. Provision for electric car charger.
 - Provision for heated pool.
 - Provision for smart metering system.

Mechanical Systems

- Central Air Conditioning System includes the complete installation of Variable Refrigerant Flow equipment (VRF), indoor units, copper branch piping, condensate drainage piping system and electrical wiring.
- Underfloor Heating System, water operated independently by its own heat pump equipment, complete with piping networks, zoning manifolds, electronic thermostats and automation controllers. Separate heat pumps for each floor.
- Photovoltaic systems, including roof mounted panels and inverter equipment installed at ground floor.
- Solar panels are situated on the roof, connected to the domestic hot water system, as the primary source of heat. A heat pump operated hot water holding tank will be installed at ground floor level. Electric element integration for redundancy.

ENERGY PERFORMANCE CERTIFICATE

- The villas are constructed in compliance with the local Energy Performance governing legislation and regulations. Energy Performance Certificates shall be issued for each individual unit, at completion.

FINISHES

- Floor finishes in external areas:
 - Pavers are installed at the car park and frontage surface areas.
 - Anti-slippery ceramic tile pavements and landscaped areas surround the pool.
 - Exterior grade ceramic tile is installed at the balconies.

Floor finishes in internal areas:

- Engineered timber flooring is installed in the bedrooms.
- Ceramic tile is installed in the living room, kitchen areas, staircase and first floor corridor.
- Ceramic tile is installed in the bathrooms.

Wall finishes:

- Ceramic tile is installed on the bathroom walls, floor to ceiling.
- White emulsion paint, matt finish is applied on all interior walls.

Benchtops:

- High-quality synthetic countertops and backsplash for kitchen areas.
- High-quality synthetic or granite/marble tops for bathroom cabinets.

Doors & Windows:

- Entrance door: Imported, high-strength metal safety door, with high-quality hardware.
- Internal doors: Imported, wood/laminate doors with high quality hardware.
- Windows and balcony doors: thermal break aluminium frame, double-glazed windows and sliding doors, in compliance with the Energy Performance governing regulations. All windows and balcony doors will include insect screens.

Wardrobes & Kitchen Cabinets:

- MDF or chipboard cabinets with melamine or lacquered veneer finish.
- Kitchen cabinets include dish and cutlery holder displays.
- Provisions in kitchen cabinets for oven, stovetop, dishwasher and refrigerator.

Sanitaryware:

- High quality imported sanitaryware are installed.
- Mixers are single lever.
- Wall mounted WC with concealed cistern.

2. TOWNHOUSES

The buildings shall be constructed in conventional methodology applied in the local construction market. Thorough selection of proper material and meticulous supervision of workmanship will be exercised, to ensure a well-built, high-quality product.

High-level commercial specifications are presented below, categorized by building component:

STRUCTURE

- Foundation is reinforced concrete raft type.
- Structure comprises of reinforced concrete columns, beams and floor-slabs.
- The structure in its entirety is designed and constructed in full compliance with earthquake-resistant building regulations.

EXTERIOR SHELL

- Exterior walls are constructed of hollow clay block and lined with insulation.
- Exterior wall finishes comprise of plaster or stucco and paint coatings, in combination with accents of local stone.
- Roof is constructed of reinforced concrete slab, sloped cement screed, thermal insulation and suitable waterproofing system.

INTERIOR SHELL

- Interior walls are constructed of hollow clay block or insulated drywall systems.
- Interior wall finishes for the hollow clay block comprise of plaster and paint coatings and for the drywall systems, finishes consist of plaster and paint coatings or gypsum veneer.
- Ceilings are either fair-faced concrete or plastered and painted surfaces, and drywall system ceiling installations over a variety of areas, mainly bathroom, corridor and parts of the kitchen.
- Floors are all raised from the structural slab, to accommodate underfloor heating systems, consisting of insulation, the piping system and cement screed substrate layer.

UTILITIES & SYSTEM SERVICES

- Water Supply Network
 - The water supply system is connected at a meter at the boundary of each property. A pressure distribution network provides both hot and cold water throughout the residence.
- Drainage & Sewage System
 - The drainage and sewage is collected via a piping network and is disposed of in the infrastructure system of the Resort.
- Electrical & Automation Systems
 - Main entrance is controlled via high-quality video entry system.
 - Power points, lighting switches, TV points, telephone and network points are provided in the living room, kitchen and all bedrooms. Power and TV points are provided in the balcony. Power points are installed for all fixed appliances.
 - The electrical installation is made according to the governing regulations.
 - Full installation of structured cabling network including wiring, data points and provisions for Wi-Fi.
 - Provisions for wired security alarm system and IP cameras.
 - Provision for wired home cinema system.
 - Spotlight fixtures are installed in all suspended ceilings. Lighting fixtures for balconies are provided.
 - Automation provisions for blinds, sound, air-conditioning and underfloor heating systems. Lighting automation control system is provided.
 - Provision for electric car charger.
 - Provision for heated pool.

Mechanical Systems

- Central Air Conditioning System includes the complete installation of Variable Refrigerant Flow equipment (VRF), indoor units, copper branch piping, condensate drainage piping system and electrical wiring.
- Underfloor Heating System, water operated independently by its own heat pump equipment, complete with piping networks, zoning manifolds, electronic thermostats and automation controllers.
- Photovoltaic systems, including roof mounted panels and inverter equipment installed at ground floor.
- Solar panels are situated on the roof, connected to the domestic hot water system, as the primary source of heat. A heat pump operated hot water holding tank will be installed at ground floor level. Electric element integration for redundancy.

ENERGY PERFORMANCE CERTIFICATE

- The townhouses are constructed in compliance with the local Energy Performance governing legislation and regulations. Energy Performance Certificates shall be issued for each individual unit, at completion.

FINISHES

- Floor finishes in external areas:
 - Pavers are installed at the car park and frontage surface areas.
 - Anti-slippery ceramic tile pavements and landscaped areas surround the pool.
 - Exterior grade ceramic tile is installed at the balconies.

Floor finishes in townhouse units:

- Engineered timber flooring is installed in the bedrooms.
- Ceramic tile is installed in the living room, kitchen areas, staircase, first floor corridor and bathrooms.

Wall finishes:

- Ceramic tile is installed on the bathroom walls, floor to ceiling.
- White emulsion paint, matt finish is applied on all interior walls.

Benchtops:

- High-quality synthetic countertops and backsplash for kitchen areas and bathroom cabinet tops.

Doors & Windows:

- Entrance door: Imported, high-strength metal safety door, with high-quality hardware.
- Internal doors: Imported, wood/laminate doors with high quality hardware.
- Windows and balcony doors: thermal break aluminium frame, double-glazed windows and sliding doors, in compliance with the Energy Performance governing regulations. All windows and balcony doors will include insect screens.

Wardrobes & Kitchen Cabinets:

- MDF or chipboard cabinets with melamine or lacquered veneer finish.
- Kitchen cabinets include dish and cutlery holder displays.
- Provisions in kitchen cabinets for oven, stovetop, dishwasher and refrigerator.

Sanitaryware:

- High quality imported sanitaryware are installed.
- Mixers are single lever.
- Wall mounted WC with concealed cistern.

3. APARTMENTS

The building shall be constructed in conventional methodology applied in the local construction market. Thorough selection of proper material and meticulous supervision of workmanship will be exercised, to ensure a well-built, high-quality product.

High-level commercial specifications are presented below, categorized by building component:

STRUCTURE

- Foundation is reinforced concrete raft type.
- Structure comprises of reinforced concrete columns, beams and floor-slabs.
- The structure in its entirety is designed and constructed in full compliance with earthquake-resistant building regulations.

EXTERIOR SHELL

- Exterior walls are constructed of hollow clay block and lined with insulation.
- Exterior wall finishes comprise of plaster or stucco and paint coatings, in combination with accents of local stone.
- Roof is constructed of reinforced concrete slab, sloped cement screed, thermal insulation and suitable waterproofing system.

INTERIOR SHELL

- Interior walls are constructed of hollow clay block or insulated drywall systems.
- Interior wall finishes for the hollow clay block comprise of plaster and paint coatings and for the drywall systems, finishes consist of plaster and paint coatings or gypsum veneer.
- Ceilings are either fair-faced concrete or plastered and painted surfaces, and drywall system ceiling installations over a variety of areas, mainly bathroom, corridor and parts of the kitchen.
- Floors are all raised from the structural slab, to accommodate underfloor heating systems, consisting of insulation, the piping system and cement screed substrate layer.

UTILITIES & SYSTEM SERVICES

- Water Supply Network
 - The water supply system is connected at a central meter at the boundary of the property and branches into individual meters for each apartment, at the basement level. A pressure distribution network provides both hot and cold water to the apartment units.

Drainage & Sewage System

- The drainage and sewage of the building is collected from each apartment via a piping network to a central drainage & sewage system for the building and is disposed of in the infrastructure system of the Resort.

Electrical & Automation Systems

- Both main entrances are controlled via high-quality video entry systems.
- Lighting fixtures for lobby, common space areas and balconies are provided.
- Power points, lighting switches, TV points, telephone and network points are provided in the living room, kitchen and all bedrooms. Power and TV points are provided in the balcony. Power points are installed for all fixed appliances.
- The electrical installation is made according to the governing regulations.
- Provisions for wired security alarm system and IP cameras.
- Spotlight fixtures are installed in all suspended ceilings.
- Lighting automation control system is provided.
- Provision for electric car charger at car park spaces at basement.

Mechanical Systems

- Central Air Conditioning System includes the complete installation of Variable Refrigerant Flow equipment (VRF), indoor units, copper branch piping, condensate drainage piping system and electrical wiring.
- Underfloor Heating System, water operated independently by its own heat pump equipment, complete with piping networks, zoning manifolds, electronic thermostats and automation controllers.
- Photovoltaic systems, including roof mounted panels and inverter equipment installed at ground floor or basement levels.
- Heat pump operated water heating units are provided for domestic hot water for each apartment unit, with an electric element integration for redundancy, installed at basement level.

ENERGY PERFORMANCE CERTIFICATE

- The Apartment Building is constructed in compliance with the local Energy Performance governing legislation and regulations. Energy Performance Certificates shall be issued for each individual unit, at completion.

ELEVATORS

- Two 8-person capacity elevators are installed, one at each entrance, in accordance with governing regulations.

FINISHES

- Floor finishes in common areas:
 - Marble flooring is installed in the entrance lobbies, common staircases and elevators.
 - Anti-slippery ceramic tile pavements and landscaped areas surround the pool and playground.
 - Treated concrete smooth finish is installed at the basement car park area and storages.
- Floor finishes in apartment units:
 - Engineered timber flooring is installed in the living/dining room and bedrooms.
 - Ceramic tile is installed in the kitchen areas.
 - Ceramic tile is installed in the bathrooms.
 - Exterior grade ceramic tile is installed at the balconies.

Wall finishes:

- Ceramic tile is installed on the bathroom walls, floor to ceiling.
- White emulsion paint, matt finish is applied on all interior walls.

Benchtops:

- High-quality synthetic countertops and backsplash for kitchen areas.
- High-quality synthetic or granite/marble tops for bathroom cabinets.

Doors & Windows:

- Entrance door: Imported, high-strength metal safety door, with high-quality hardware.
- Internal doors: Imported, wood/laminate doors with high quality hardware.
- Windows and balcony doors: thermal break aluminium frame, double-glazed windows and sliding doors, in compliance with the Energy Performance governing regulations. All windows and balcony doors will include insect screens.

Wardrobes & Kitchen Cabinets:

- MDF or chipboard cabinets with melamine or lacquered veneer finish.
- Kitchen cabinets include dish and cutlery hardware.
- Provisions in kitchen cabinets for oven, stovetop, dishwasher and refrigerator.

Sanitaryware:

- High quality imported sanitaryware are installed.
- Mixers are single lever.
- Wall mounted WC with concealed cistern.