

SEAVIEW  
HEIGHTS  
LIMASSOL



## re-defining urban

Limassol is a city renowned for its great quality of life, a cosmopolitan hub between mountains and sea. An ideal blend of a rich colourful history, and a thriving commercial centre for its international community, it's an urban seafront destination with a carefree Mediterranean lifestyle.

Seaview Heights offers the perfect living experience for those who love the thrill of the city and the freedom of the outdoors. This is the best of both worlds.

More views, more open space, more facilities...more to life.



your home for today  
and a solid investment for the future

Enjoy a walk on the seafront or in the old town, both just moments from Seaview Heights. Or hop in your car and escape to the mountains or another city from the main highway a few minutes away.

SEAVIEW  
HEIGHTS  
LIMASSOL





a truly cosmopolitan city,  
with its own unique energy

Limassol's captivating seafront, historic old-town charm, trendy nightlife and thriving commercial centre combined, make it a vibrant destination for all seasons. Explore the city or journey to ancient sites along the coast, boutique wineries in the hills, and cool mountain village retreats.



golf

If you need a break from the buzz of the city, there is an abundance of 18-hole championship golf courses to visit and practice your game. All within short driving distance and one just eight kilometres away, they offer great golfing experiences with fully-fledged clubhouse facilities to end a perfect day at a golf resort.

limassol marina

A unique melting pot of cafes, restaurants, select retailers, spa and yachting facilities, Limassol Marina is the place to be! A place where visitors, couples and families come together to enjoy a stroll by the sea, attend exciting events or enjoy drinks and food in a nautical atmosphere infused with glamour.



old town charm

Just a few steps outside your home, is Limassol's old town, with its traditional streets, where most of the city's artistic and creative talent converge. Workshops, galleries, shops with traditional products, and small tavernas with delicious local dishes, create a positive vibe which you'll want to experience more on a daily basis.

arts & culture

A home to many local and international artists and events, Limassol has always had a unique artistic and cultural vibe. Outdoor contemporary sculptures, museums, music and theatre performances and the legendary medieval castle in the old town, are just a hint of the offerings for entertainment in the city.



cuisine

Limassol is known for its fine dining, award-winning restaurants, signature bistros and artisan cafes. Whether you feel like relaxing, people watching or celebrating in style, the options are unlimited, on the seafront, in the old town or in the small, picturesque villages on the outskirts of the city.



casino

The much anticipated "City of Dreams Mediterranean", Europe's first integrated casino resort, is ready to enthrall you, with its state-of-the-art gaming and high-end dining, retail and leisure facilities, in an elegant environment with lush surrounding.









# SEAVIEW HEIGHTS LIMASSOL

The Oval

Trilogy  
Limassol  
Seafront

Municipal  
Garden

Limassol  
Promenade

CITY  
CENTRE

OLD  
TOWN

Limassol  
Marina

## you, in the heart of it all

Here, it's you, between the hills, the city and the sea. It's you, living life in nature.

Seaview Heights has been crafted to make the most of its unrivalled location.

This is urban lifestyle redesigned, to seamlessly combine luxury and convenience, with quality and creativity.

Here, it's you, between the sea, the city and the hills. It's you, living city life in nature.

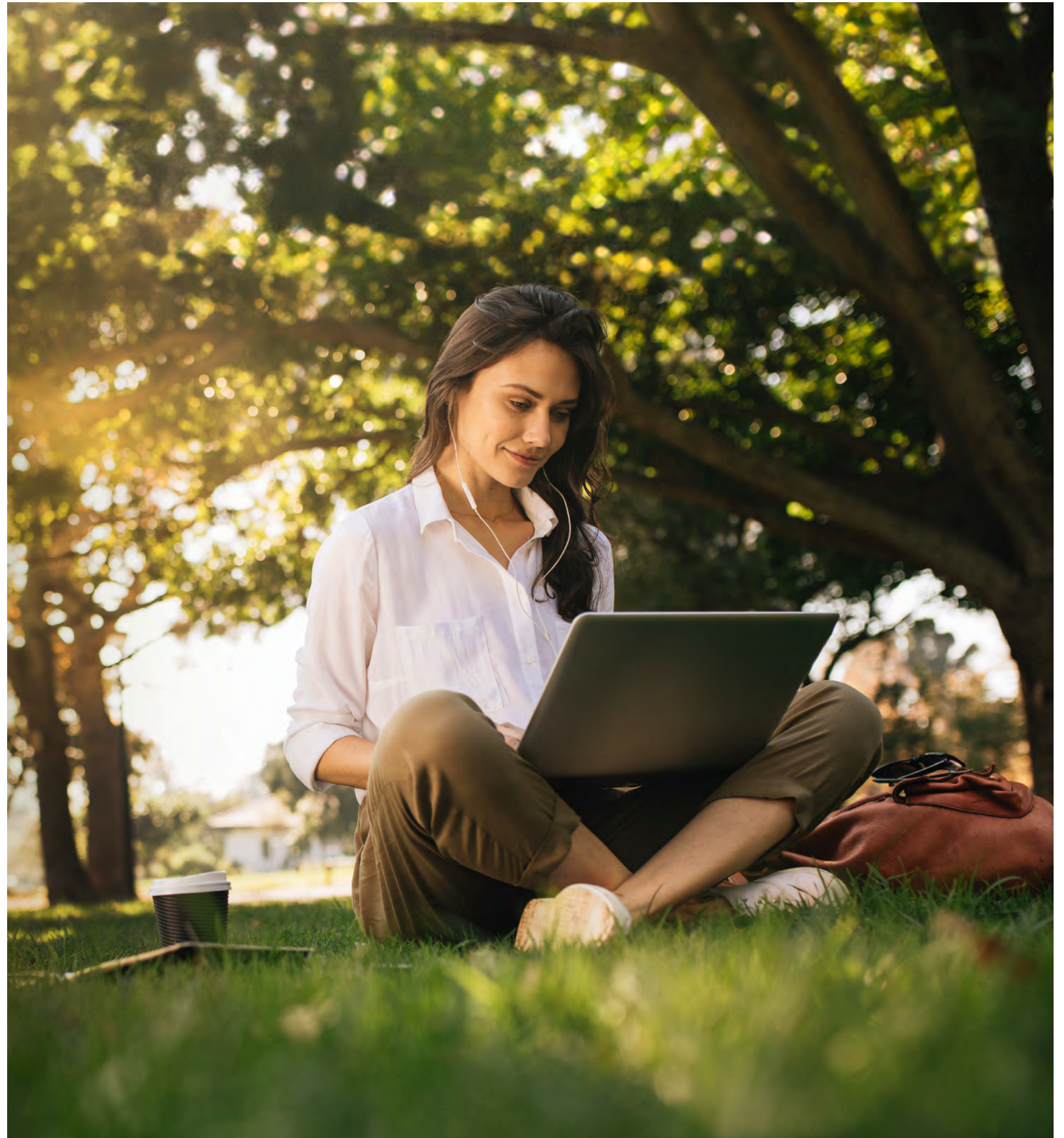


## more than a property

Whether you opt for a sun-kissed afternoon on your swimming pool lounge or a relaxing sunset with a book in the landscaped gardens, what you will always have, is peace of mind.

Our own property management and lifestyle services will ensure you get the most out of life in this idyllic location. Round-the-clock care and rentals are always available whether home or away.

It's your investment. It's your home - and we'll always treat it as if it's our own.











## the great outdoors

Discover a lifestyle that blends comfort, wellness and recreation with an exceptional range of facilities. From a communal swimming pool to indoor and outdoor gyms, a playground for children, and a versatile sports ground. Seaview Heights offers everything you need to embrace a life full of possibilities in a thriving international city, while taking advantage of the safety and climate of our Mediterranean island.





# the apartments

Seaview Heights features six thoughtfully designed apartment buildings, offering a selection of 1, 2 and 3-bedroom apartments. Each apartment seamlessly combines elegance, modern design, practicality and advanced technologies, creating spaces that redefine contemporary living.

2-bedroom apartments



3-bedroom apartments

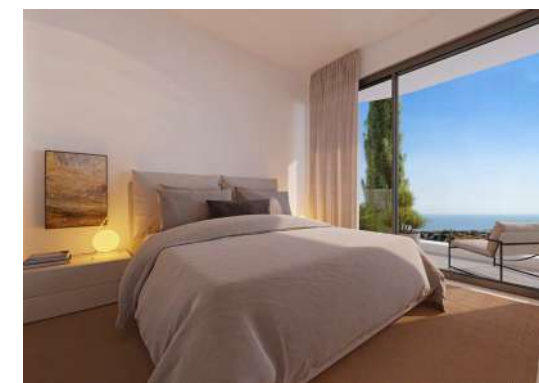






## the villas

Seven stunning 3-bedroom and two ravishing 4-bedroom villas seamlessly blend modern urban comforts with the serenity of an idyllic natural setting.









Seaview Heights exemplifies structural quality, contemporary design, elegant interiors and modern technologies, all harmoniously balanced to resonate with those who value a vibrant urban lifestyle just steps away from the action.

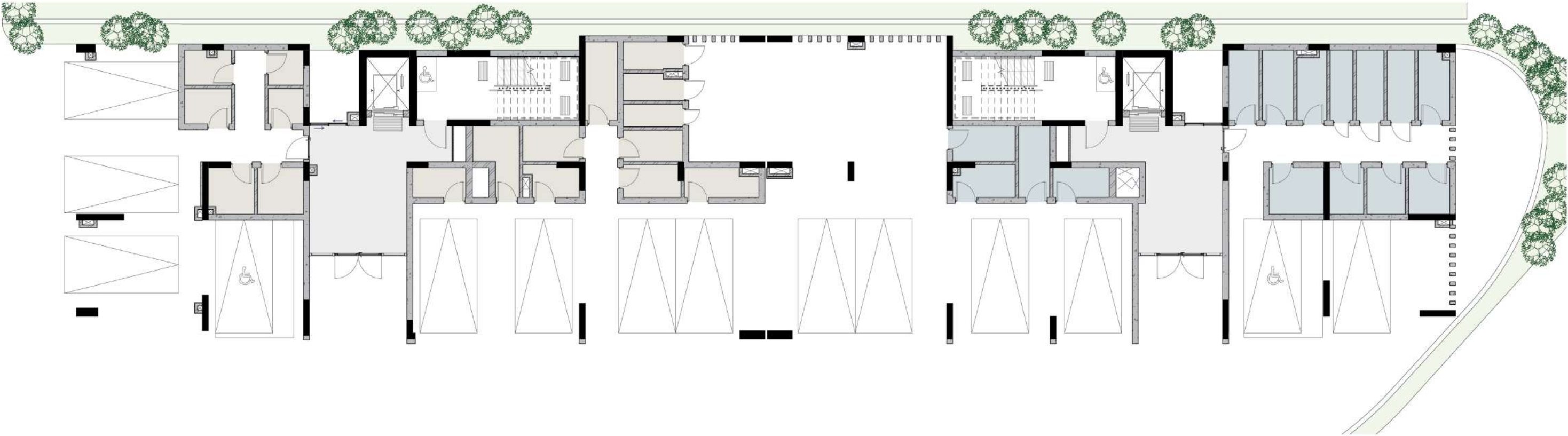




building B

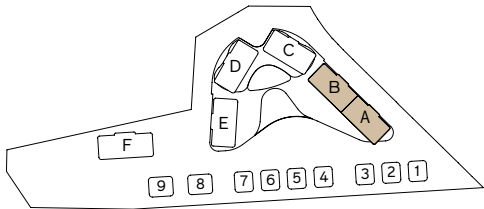
building A

ground floor



NOTE: These indicative floorplans are for marketing purposes only. Please refer to the architectural drawings for accurate information.

Terraces vary by floor.

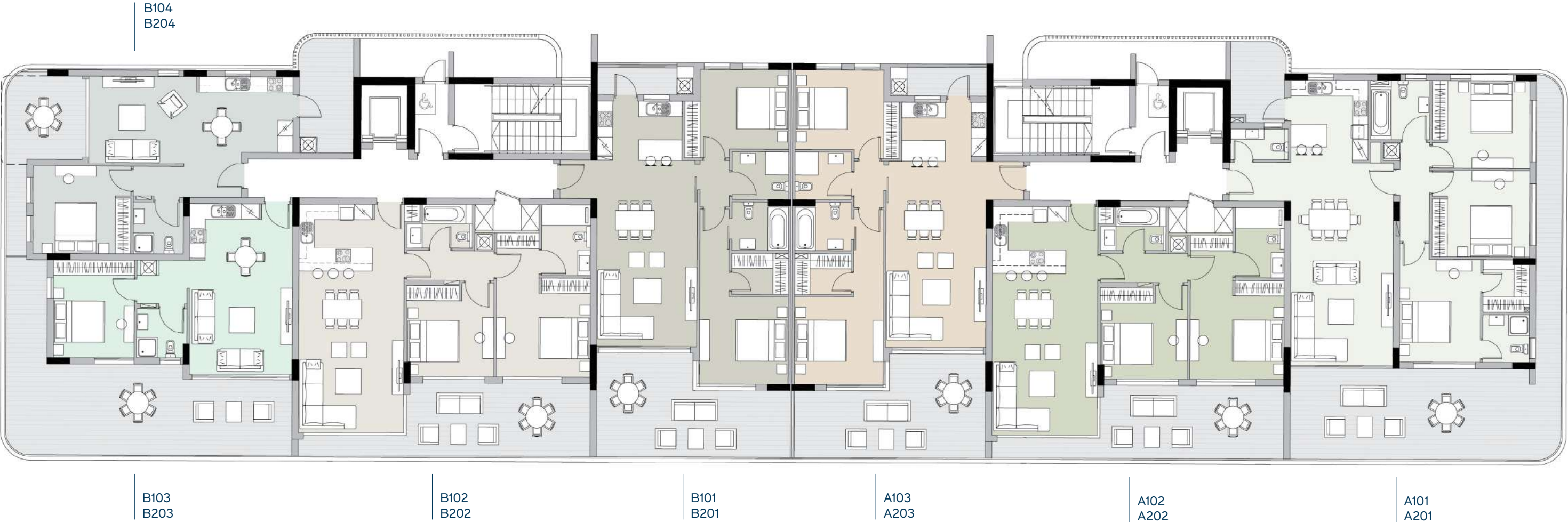




building B

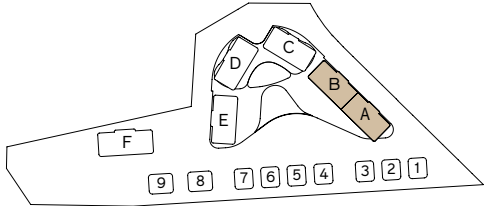
building A

floors 1, 2



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Terraces vary by floor.

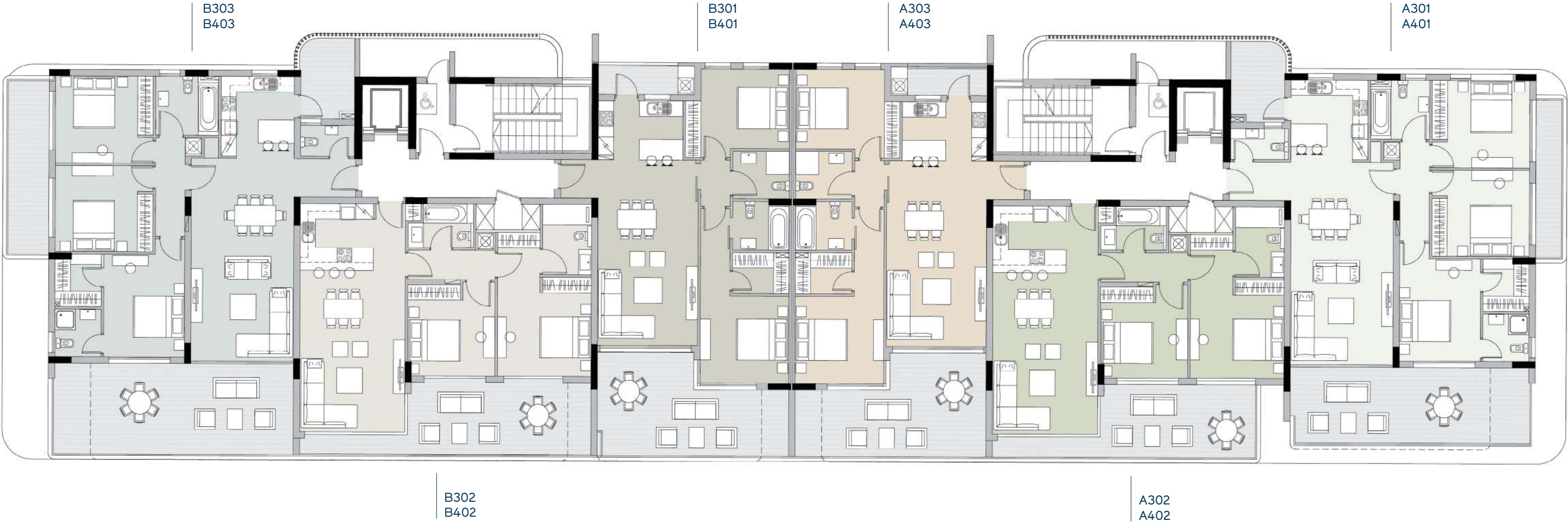




building B

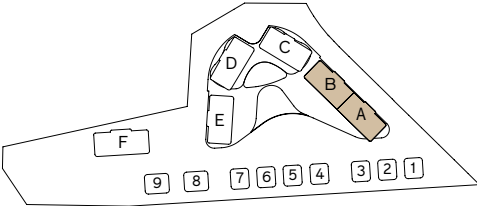
building A

floors 3, 4



NOTE: These indicative floorplans are for marketing purposes only. Please refer to the architectural drawings for accurate information.

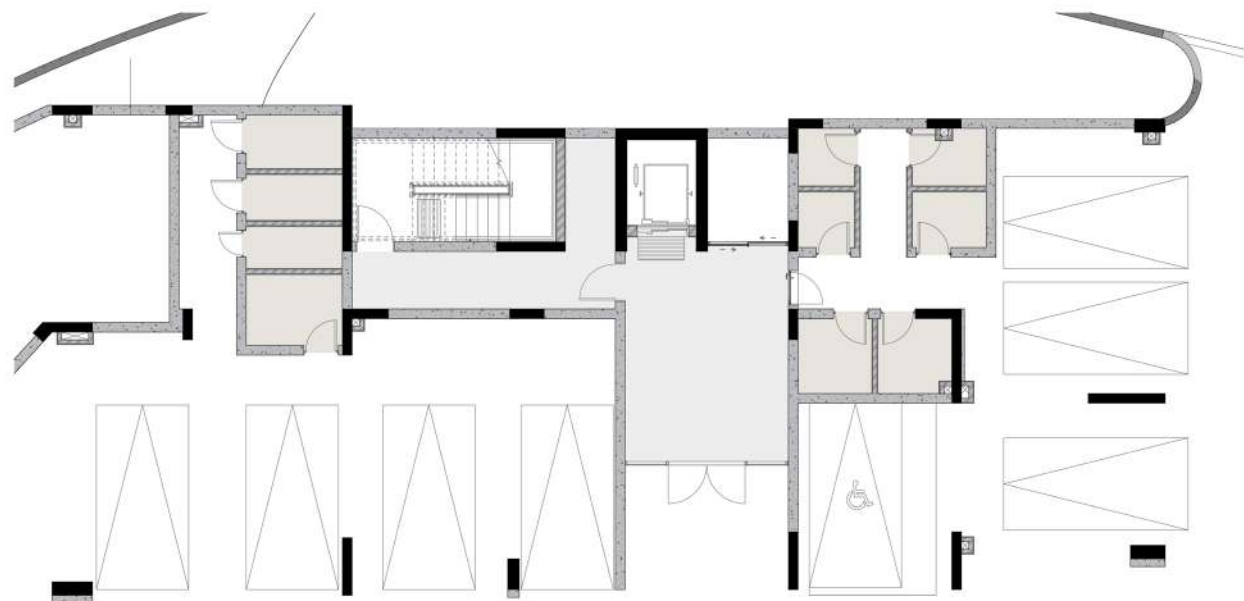
Terraces vary by floor.



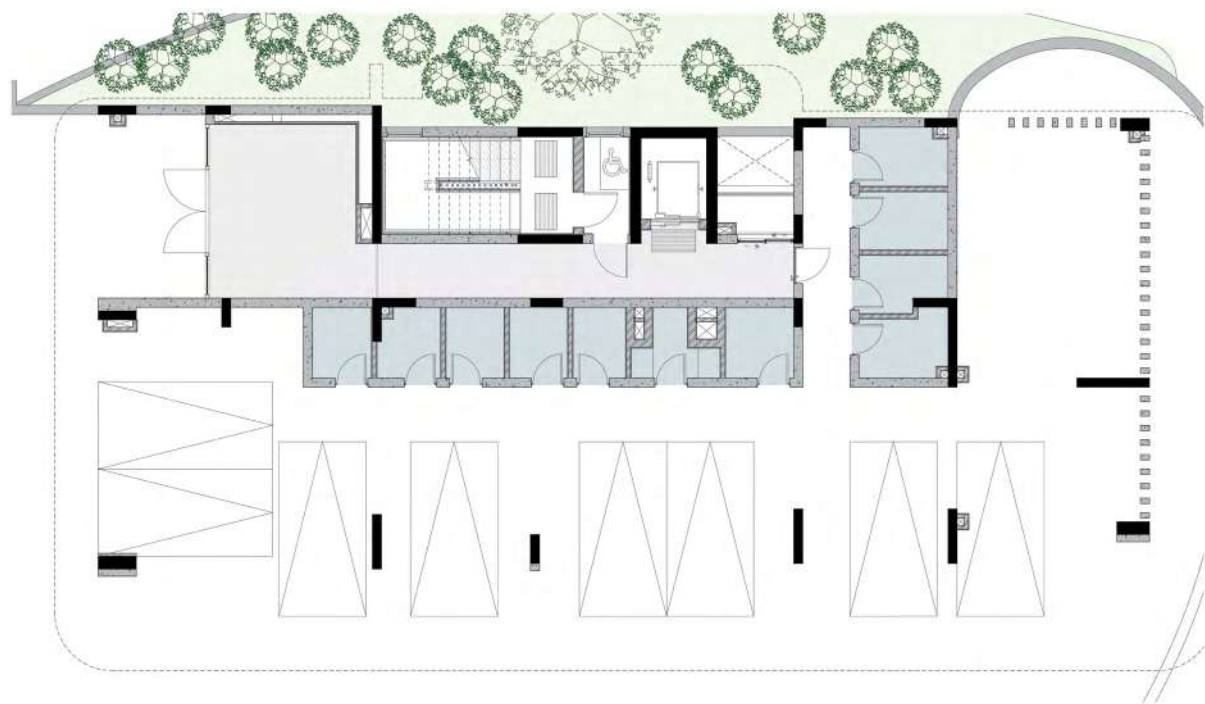


building C

basement



ground floor

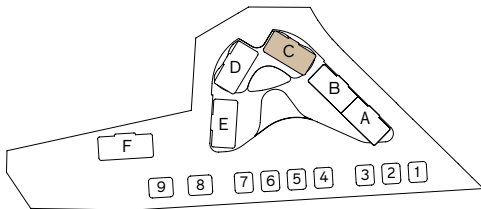
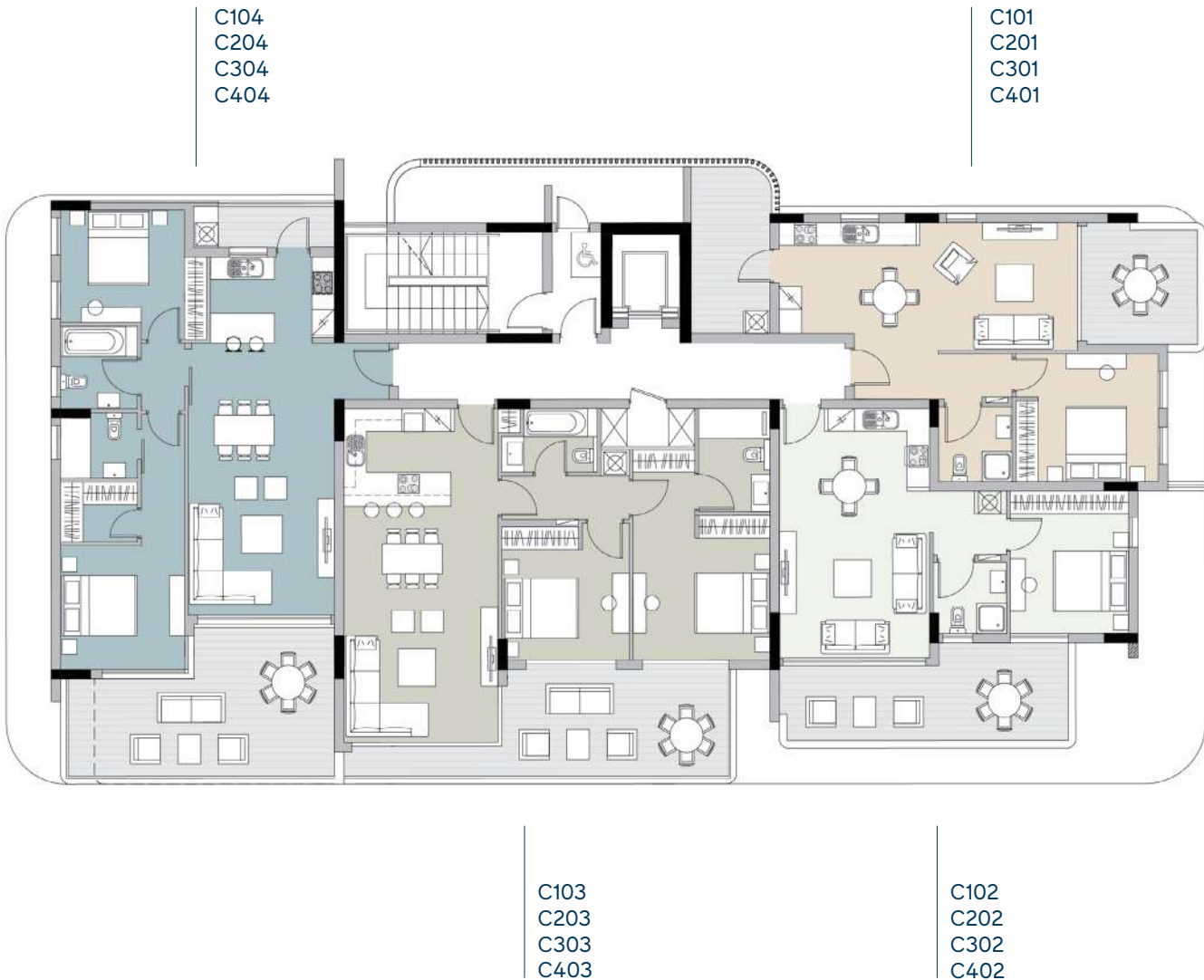


NOTE: These indicative floorplans are for marketing purposes only. Please refer to the architectural drawings for accurate information.

Terraces vary by floor.

building C

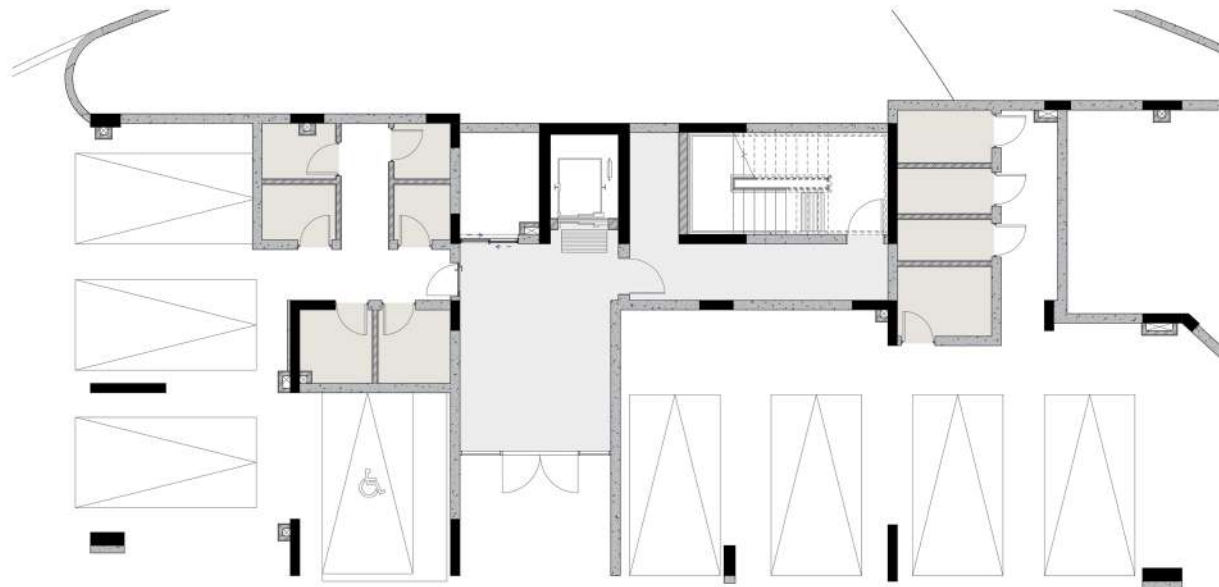
floors 1, 2, 3, 4



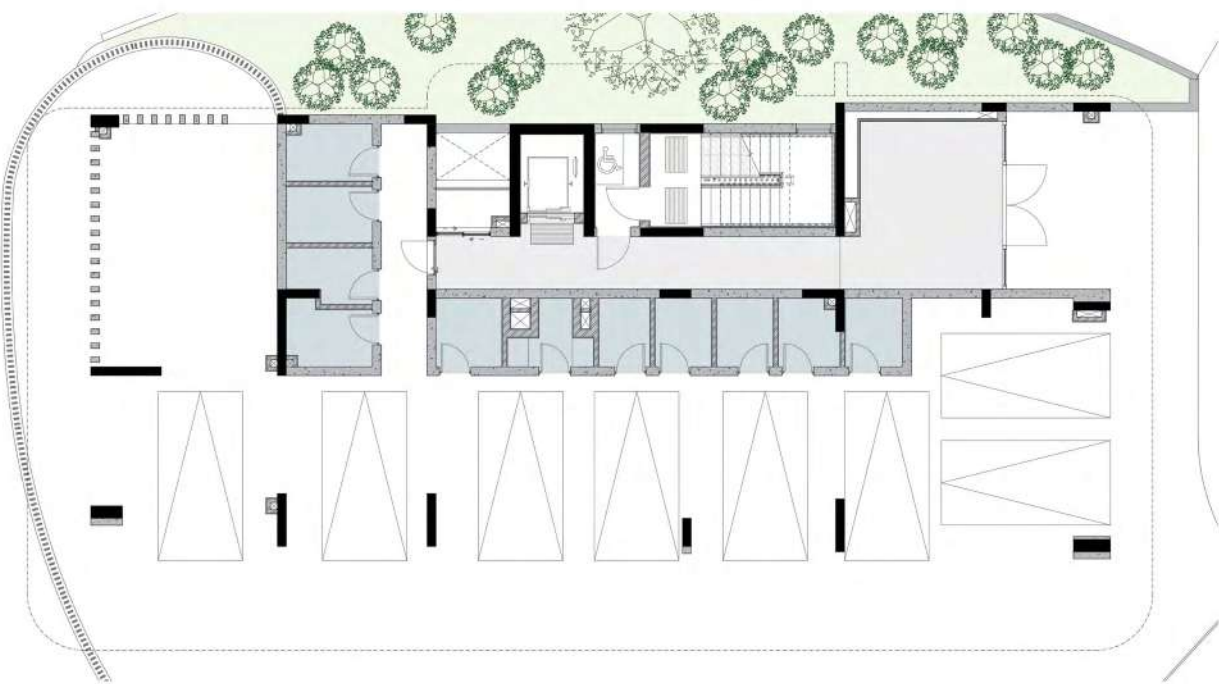


building D

basement



ground floor

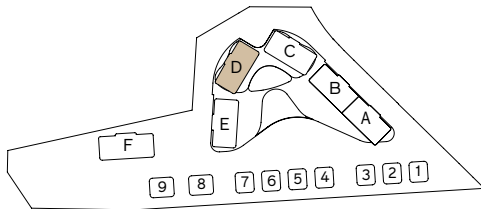
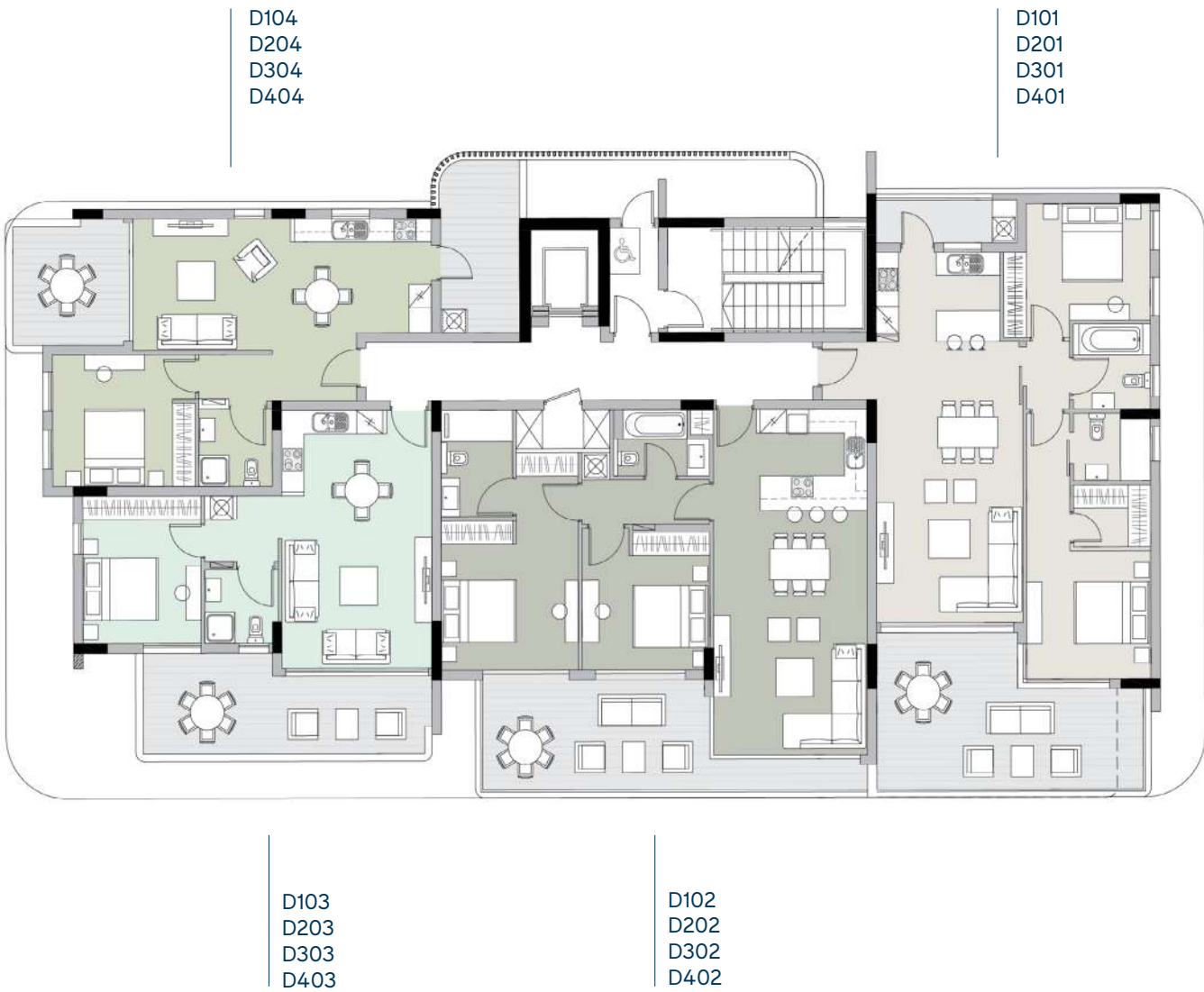


NOTE: These indicative floorplans are for marketing purposes only. Please refer to the architectural drawings for accurate information.

Terraces vary by floor.

building D

floors 1, 2, 3, 4





building E

ground floor

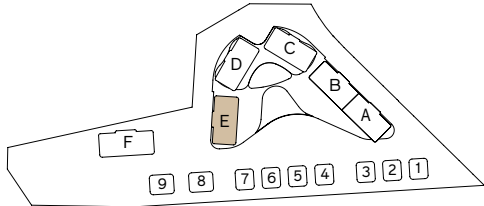
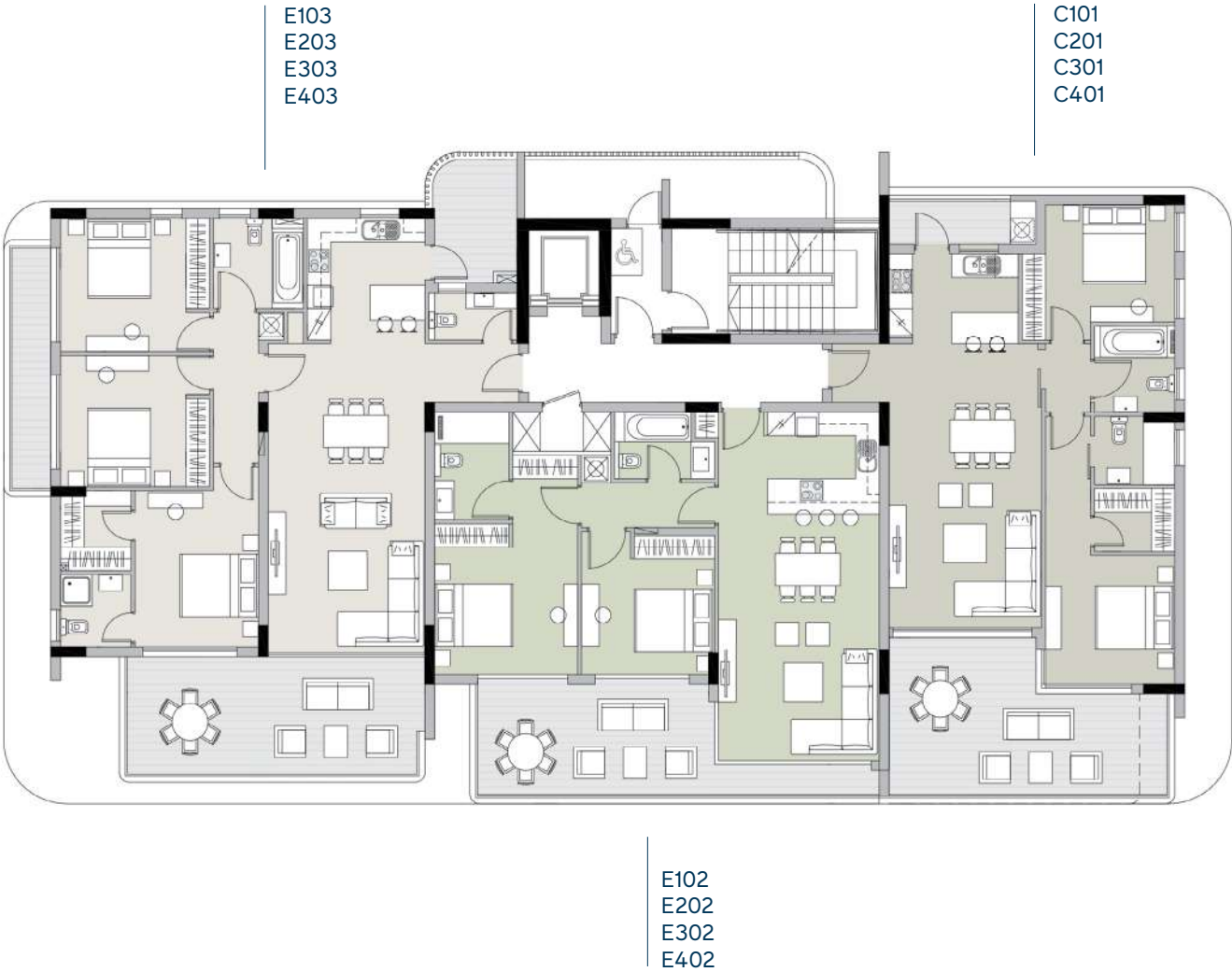


NOTE: These indicative floorplans are for marketing purposes only. Please refer to the architectural drawings for accurate information.

Terraces vary by floor.

building E

floors 1, 2, 3, 4





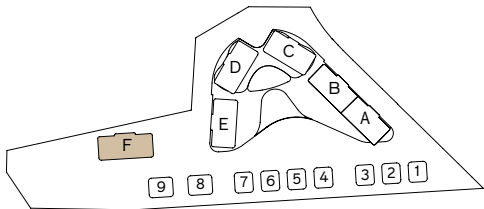
building F

ground floor



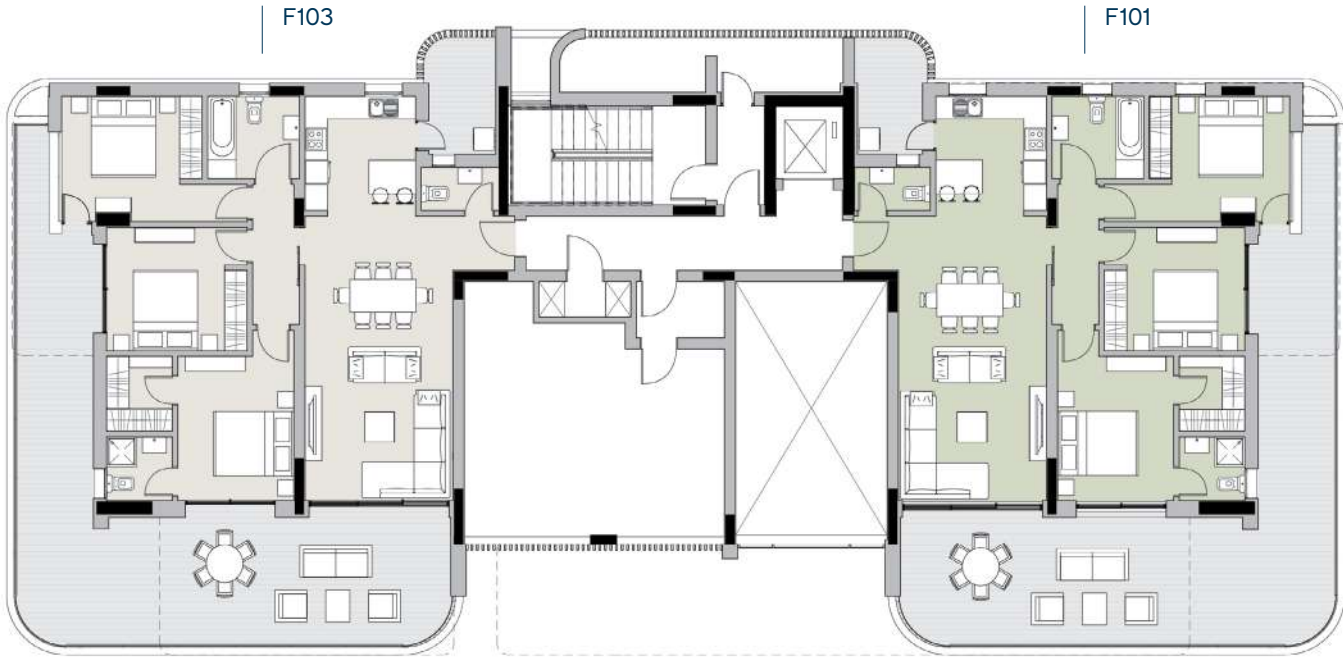
NOTE: These indicative floorplans are for marketing purposes only. Please refer to the architectural drawings for accurate information.

Terraces vary by floor.

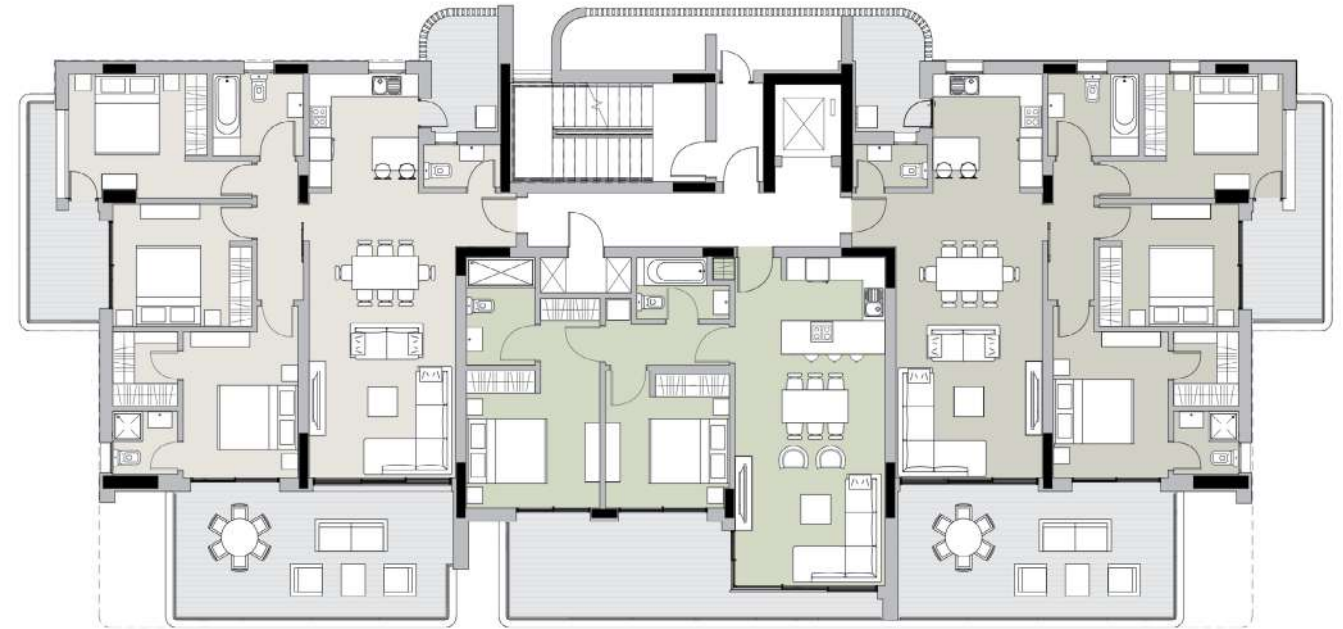


building F

floor 1



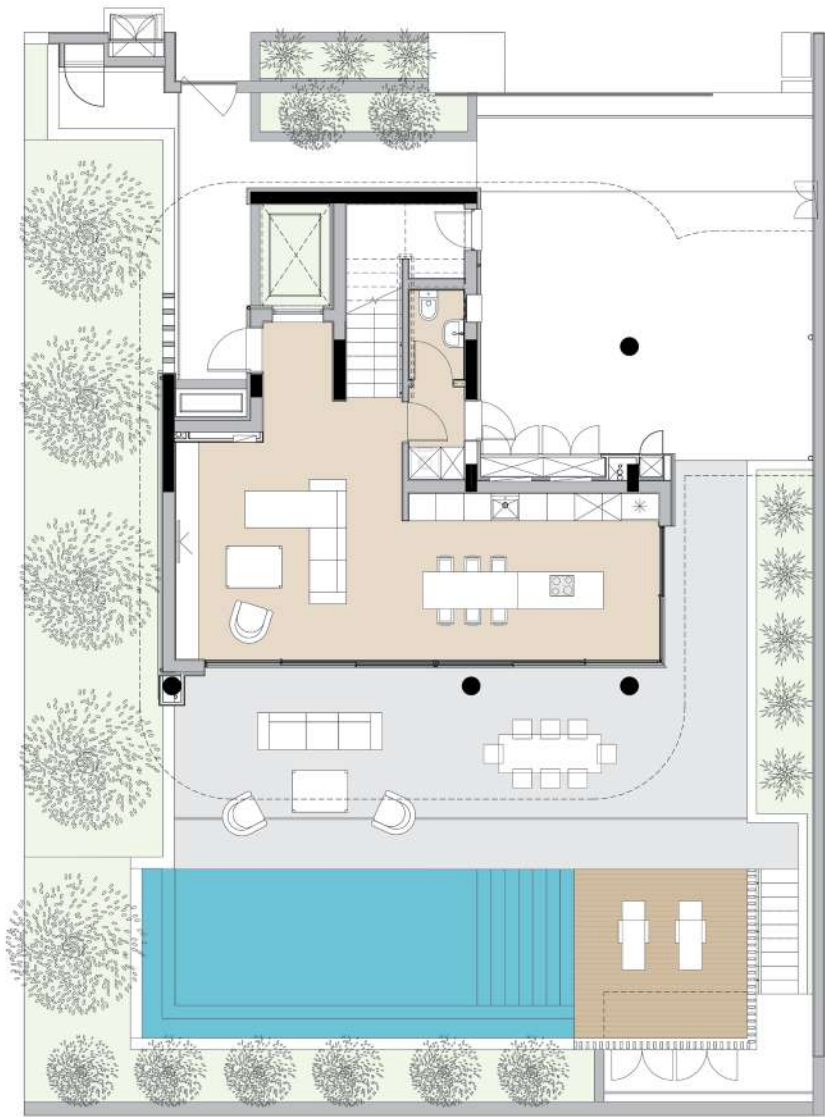
floors 2, 3, 4



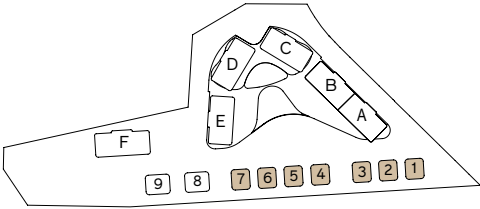
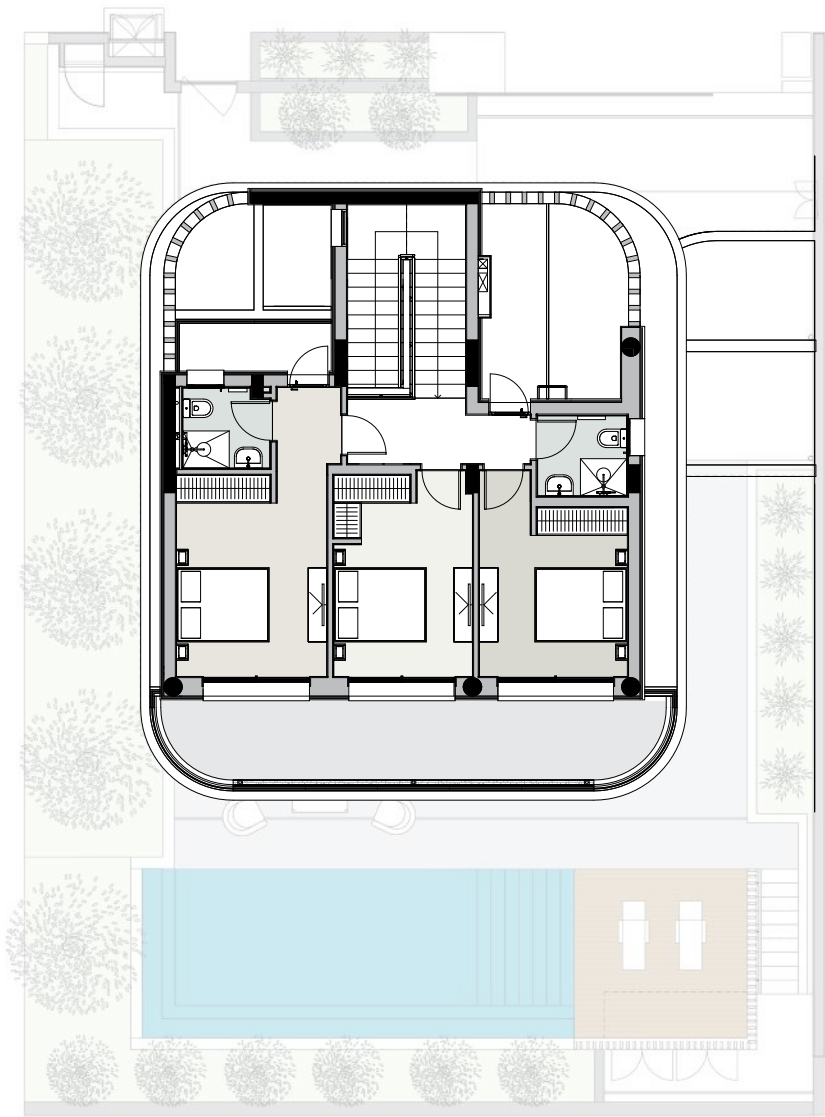


villas 1-7

ground floor



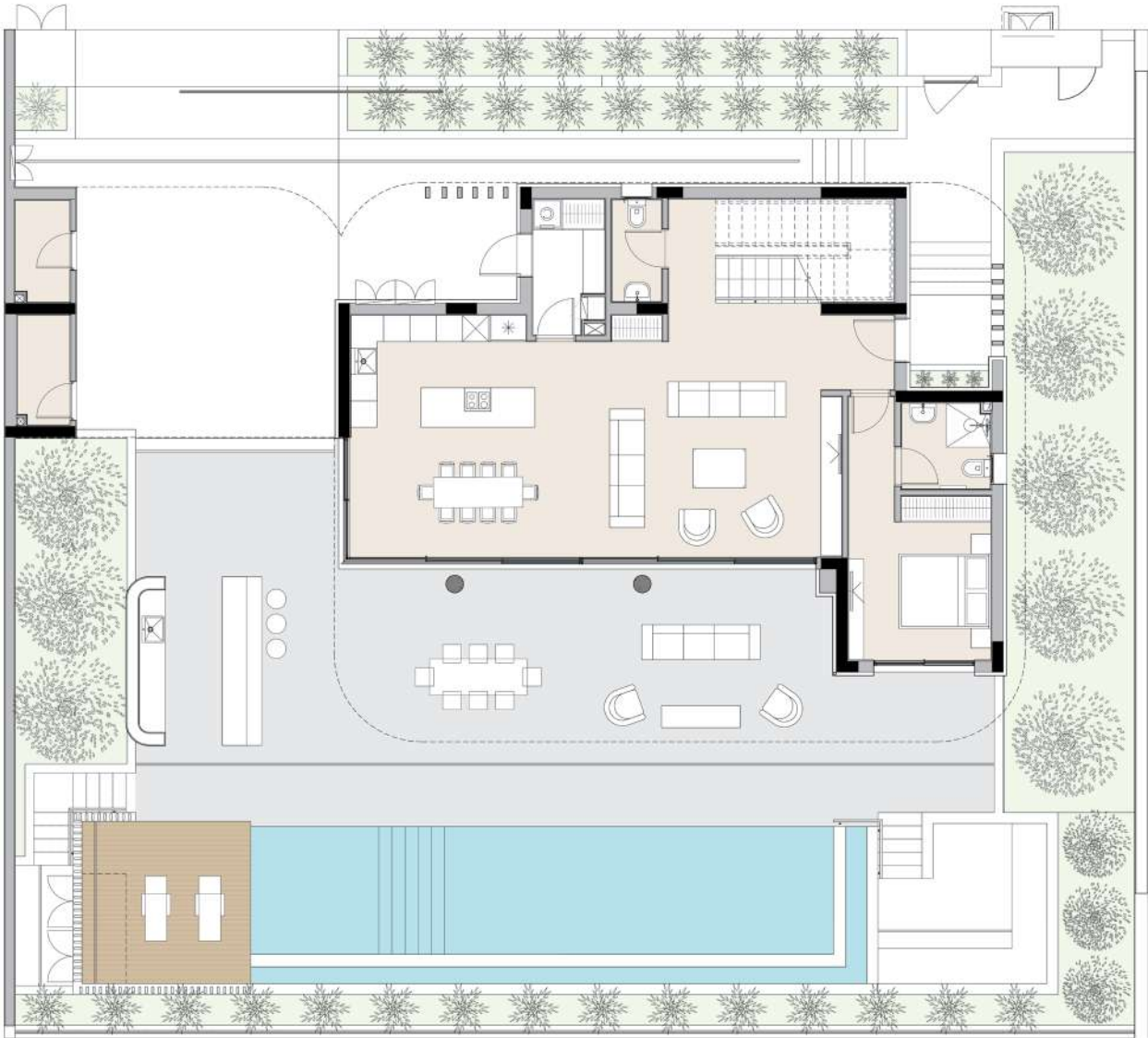
first floor



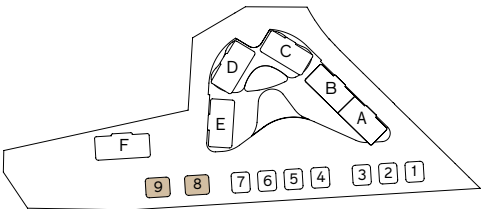
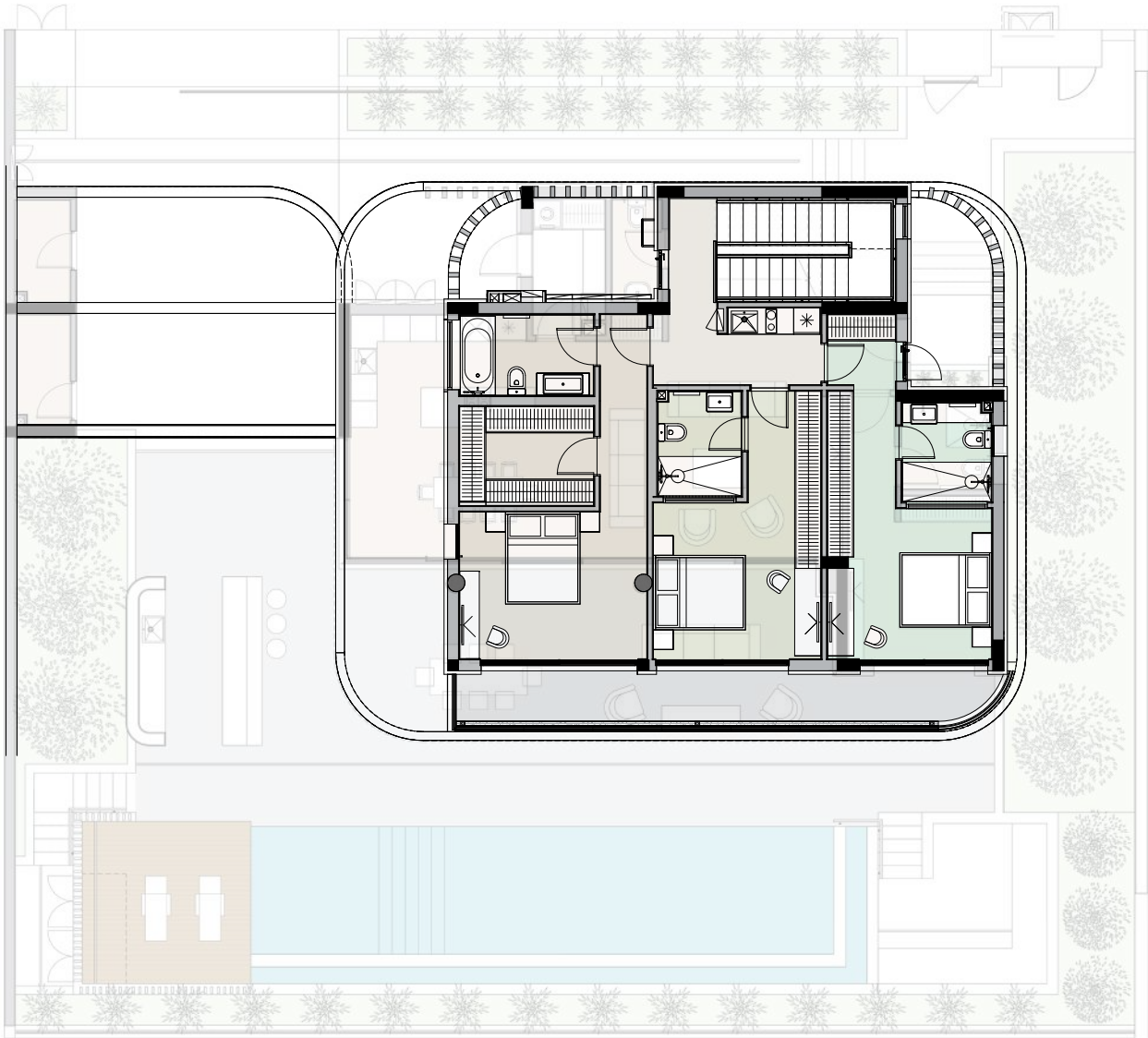


villas 8-9

ground floor



first floor





# apartments specifications

## 1. Concrete structure

Reinforced concrete frame comprising of raft foundation, columns, beams and slabs, designed in accordance with the regulations for anti-earthquake construction.

## 2. Walls

Exterior walls are of 25cm hollow bricks, with thermal insulation externally. Internal partition walls are of 10cm hollow bricks.

## 3. Finishes

### 3.1 Floors

- a. The ground floor common entrance will be paved with marble.
- b. The common areas on each floor and the staircase will be paved with marble.
- c. The entrance hall, living, dinning, kitchen and corridor areas will be paved with ceramic tiles.
- d. The bedrooms will be baved with natural pre-varnished parquet with real wood veneer top layer.
- e. The terraces' floor will be paved with ceramic tiles.
- f. The bathrooms will be paved with ceramic floor tiles.
- g. The storeroomswill be paved with ceramic floor tiles.
- h. The parking area will be of concrete finish.

## 3.2 Walls

### External

- a. Generally, all surfaces will have a thermal insulation system with decorative render finish.
- b. The slab edges will be a combination of painted and fair-faced concrete finish.
- c. Aluminum panels and vertical louvres will be installed in parts of the façade.

### Internal

- a. Generally, all surfaces will have three coats of plaster painted with three coats of emulsion paint.
- b. Walls in the bathrooms will have two coats of plaster and will be lined with ceramic wall tiles up to 2.40m height.

## 3.3 Ceilings

- a. The ceilings in the apartments are of fair-faced concrete treated with two coats of spatula and three coats of emulsion paint.
- b. Plasterboard false ceilings will be provided in the bathrooms and corridors painted with three coats of emulsion paint.
- c. Storeroom ceilings are of fair-faced concrete painted with two coats of emulsion paint.

## 4. Insulations

- a. The roof will have screed to slopes and will be insulated with thermal insulation material and reinforced waterproof membrane.

- b. On the terraces, a reinforced waterproof membrane will be laid under the ceramic tiles.
- c. On each floor thermal insulation will be installed under floor screed.

## 5. Doors & windows

- a. The main entrance doors of each building will be of aluminum with glass. An electric lock will be installed and can be operated from each apartment.
- b. The main entrance door of all apartments will be fire resistant, equipped with security locks.
- c. All internal doors will be ready-made to be installed. The door frames will be of wooden block board having rubber seals. The door leaf will be flat in laminated finish.
- d. External doors and windows will be made of colored aluminum with double glazing sliding and/or hinged tilted sections all as per Energy saving regulations to meet Class A buildings.
- e. All storerooms will have aluminum louvered doors.

## 6. Wardrobes & kitchen cupboards

- a. The kitchen will have porcelain stoneware slab worktop and backsplash.
- b. The kitchen cupboards in laminate finish will be imported from Italy. The structure will be chipboard with melamine finish. Cupboards will include under-sink aluminum base, with basket, totally extractable drawers with cutlery display and dishes display.

- c. The bedroom wardrobes will be imported from Italy with laminated finish and hinged doors.

## 7. Kitchen appliances

The kitchens will be pre-fitted with a ceramic hob, electric oven, extractor hood, washing machine and refrigerator.

## 8. Sanitary ware & mixers

- a. Imported high quality white sanitary ware will be installed.
- b. Wall mounted WCs with concealed cistern will be installed.
- c. The mixers will be single lever.
- d. Stainless steel sink will be provided in the kitchen.
- e. Glazed cubicle will be provided for showers.

## 9. Water supply

- a. Hot and cold water supply lines will be PVC pipes.
- b. Electric water heater will be installed.
- c. Pressure system for hot and cold water will be installed for all apartments.

## 10. Sewage

PVC pipes will be used for the sewage system which will be connected to the development's and the town's central sewage system.

## 11. Electrical installations

- a. The entrance door will be controlled with video entry phone.

- b. TV points in the living areas and all bedrooms will be connected to a central antenna.

- c. Two telephone lines will be installed, with telephone and computer sockets in the living room and all bedrooms.

- d. Switches with safety fuses or dipolar switches with light indicators will be installed for all kitchen appliances in accordance with the Electricity Authority's regulations.

- e. Spotlights will be installed in the bathrooms.

- f. Provision for one socket for electric car will be installed in each parking place.

- g. Provision of individual security alarm system with motion detection sensors, to control the main entrance, windows and terraces' doors for each apartment internally.

## 12. Air conditioning

Full installation of individual surface mounted split units for heating and cooling in all areas, including the wiring, drainage system and installation of copper pipes.

## 13. Central heating

Underfloor heating will be installed which will be connected to an external heat pump unit.

## 14. Energy performance certificate

The buildings comply with the local Energy Performance regulation and have an A' rating certificate of energy performance and low CO<sub>2</sub> emission.

## 15. Photovoltaic panels

Photovoltaic panels will be installed on the roof of each building serving each individual apartment.

## 16. Lift

A lift with marble floor and stainless-steel cabin will be installed in each building.

## 17. Common areas

- a. Roads will be paved with asphalt.
- b. The pavements will be paved with concrete tiles.
- c. An electrically operated gate will be installed to control access to the development.
- d. Provision for external CCTV, covering the perimeter of the buildings at ground floor level.
- e. All common areas will be planted and irrigation system will be installed.

## 17. Common facilities

The following common facilities will be provided within the development for all residents:

- Outdoor swimming pool
- Indoor gym
- Outdoor sitting area
- Outdoor multi-purpose sports ground
- Children's playground
- Outdoor gym
- Changing rooms



villas specifications

1. Concrete structure

Reinforced concrete frame comprising of raft foundation, columns, beams and slabs, designed in accordance with the regulations for anti-earthquake construction.

2. Walls

Exterior walls are of 25cm hollow bricks, with thermal insulation externally. Internal partition walls are of 10cm hollow bricks.

3. Finishes

3.1 Floors

- a. The entrance hall, living, dinning, kitchen and corridor areas will be paved with ceramic tiles.
- b. The internal staircase will be of marble finish.
- c. The bedrooms will be baved with natural pre-varnished parquet with real wood veneer top layer.
- d. The main entrance outdoor area and all terraces will be paved with ceramic tiles.
- e. The bathrooms will be paved with ceramic floor tiles.
- f. The storerooms will be paved with ceramic floor tiles.
- g. The parking area will be of concrete finish.

3.2 Walls

External

- a. Generally, all surfaces will have a thermal insulation system with decorative render finish.
- b. All slab edges will have three coats of plaster and two coats of paint for exterior use.

c. Aluminum panels and vertical louveres will be installed in parts of the façade.

Internal

- a. Generally, all surfaces will have three coats of plaster painted with three coats of emulsion paint.
- b. Walls in the bathrooms will have two coats of plaster and will be lined with ceramic wall tiles up to 2.40m height.

3.3 Ceilings

- a. The ceilings are of fair-faced concrete treated with two coats of spatula and three coats of emulsion paint.
- b. Plasterboard false ceilings will be provided in the bathrooms and corridors painted with three coats of emulsion paint.

4. Insulations

- a. The roof will have screed to slopes and will be insulated with thermal insulation material and reinforced waterproof membrane.
- b. On the terraces, a reinforced waterproof membrane will be laid under the ceramic tiles.
- c. On each floor thermal insulation will be installed under floor screed.

5. Doors & windows

- a. The main entrance door will be of hardwood frame and solid wood leaf.
- b. All internal doors will be ready-made to be installed. The door frames will be of wooden block board having rubber seals. The door leaf will be flat in laminated finish.

c. External doors and windows will be made of colored aluminum with double glazing sliding and/or hinged tilted sections all as per Energy saving regulations to meet Class A buildings.

d. Electrical operated gate door will be installed at the car parking area.

6. Wardrobes & kitchen cupboards

- a. The kitchen will have porcelain stoneware slab worktop and backsplash.
- b. The kitchen cupboards in laminate finish will be imported from Italy. The structure will be chipboard with melamine finish. Cupboards will include under-sink aluminum base, with basket, totally extractable drawers with cutlery display and dishes display.
- c. The bedroom wardrobes will be imported from Italy with laminated finish and hinged doors.

7. Kitchen appliances

The kitchens will be pre-fitted with a ceramic hob, electric oven, extractor hood, washing machine and refrigerator.

8. Sanitary ware & mixers

- a.Imported high quality white sanitary ware will be installed.
- b. Wall mounted WCs with concealed cistern will be installed.
- c. The mixers will be single lever.
- d. Stainless steel sink will be provided in the kitchen.
- e. Glazed cubicle will be provided for showers.

9. Water supply

- a. Hot and cold water supply lines will be PVC pipes.
- b. Electric water heater will be installed.
- c. Pressure system for hot and cold water will be installed.
- d. Water taps will be provided to front and back garden.

10. Sewage

PVC pipes will be used for the sewage system which will be connected to the development's and the town's central sewage system.

11. Electrical installations

- a. The entrance door will be controlled with video entry phone.
- b. TV points in the living areas and all bedrooms will be connected to a central antenna.
- c. Two telephone lines will be installed, with telephone and computer sockets in the living room and all bedrooms.
- d. Switches with safety fuses or dipolar switches with light indicators will be installed for all kitchen appliances in accordance with the Electricity Authority's regulations.
- e. Spotlights will be installed in all plasterboard ceiling areas.
- f. Light sensors will be provided at the parking and main entrance area.
- g. Provision for one socket for electric car will be installed in each parking place.

- h. Full installation of individual security alarm system with motion detection sensors.
- i. Two outdoor waterproof sockets will be provided at the terrace.

12. Air conditioning

Full installation of individual surface mounted split units for heating and cooling in all areas, including the wiring, drainage system and installation of copper pipes.

13. Central heating

Underfloor heating will be installed which will be connected to an external heat pump unit.

14. Energy performance certificate

The villas comply with the local Energy Performance Regulation and has an A' rating certificate of energy performance and low CO2 emission.

15. Photovoltaic panels

Photovoltaic panels will be installed on the roof to meet energy saving regulations for Class A buildings.

16. Landscape

The garden will be planted with trees and bushes. Full irrigation system will be provided.

17. Private swimming pool

An individual private swimming pool will be constructed within each villa's garden.

- a. Shape & size: As shown on the drawings
- b. Depth of pool: 1.20m

- c. Structure: Reinforced concrete overflow.
- d. Finishes will include:
  - Wall will be finished with mosaic tiles.
  - Tiles around edge of swimming pool.
  - Step ladder and safety instructions.
  - Electromechanical equipment supply and installation.

18. Common areas

- a. Roads will be paved with asphalt.
- b. The pavements will be paved with concrete tiles.
- c. An electrically operated gate will be installed to control access to the development.
- d. Provision for external CCTV, covering the common areas.
- e. All common areas will be planted and irrigation system will be installed.
- f. The following common facilities will be provided within the development for all residents:
  - Outdoor swimming pool
  - Indoor gym
  - Outdoor sitting area
  - Outdoor multi-purpose sports ground
  - Children's playground
  - Outdoor gym
  - Changing rooms



schedule of areas

building A

apt. no	floor	no. of bedrooms	covered internal area m²	covered terraces m²	total covered area m²	uncovered terraces m²	common area m²
A101	1st	3	118	35	153	20	27
A102	1st	2	90	20	110	4	21
A103	1st	2	90	25	115	4	21
A201	2nd	3	118	35	153	0	27
A202	2nd	2	90	20	110	0	21
A203	2nd	2	90	25	115	0	21
A301	3rd	3	118	35	153	5	27
A302	3rd	2	90	20	110	0	21
A303	3rd	2	90	25	115	4	21
A401	4th	3	118	35	153	0	27
A402	4th	2	90	20	110	0	21
A403	4th	2	90	25	115	0	21

building B

apt. no	floor	no. of bedrooms	covered internal area m²	covered terraces m²	total covered area m²	uncovered terraces m²	common area m²
B101	1st	2	90	25	115	4	22
B102	1st	2	90	20	110	3	22
B103	1st	1	52	24	76	19	13
B104	1st	1	56	23	79	0	14
B201	2nd	2	90	25	115	0	22
B202	2nd	2	90	20	110	0	22
B203	2nd	1	52	27	79	0	13
B204	2nd	1	56	23	79	0	14
B301	3rd	2	90	25	115	4	22
B302	3rd	2	90	20	110	4	22
B303	3rd	3	118	44	162	6	29
B401	4th	2	90	25	115	0	22
B402	4th	2	90	20	110	0	22
B403	4th	3	118	44	162	0	29

building C

apt. no	floor	no. of bedrooms	covered internal area m²	covered terraces m²	total covered area m²	uncovered terraces m²	common area m²
C101	1st	1	56	19	75	3	19
C102	1st	1	52	17	69	26	17
C103	1st	2	90	20	110	3	30
C104	1st	2	90	28	118	16	30
C201	2nd	1	56	19	75	0	19
C202	2nd	1	52	17	69	0	17
C203	2nd	2	90	20	110	0	30
C204	2nd	2	90	25	115	3	30
C301	3rd	1	56	19	75	0	19
C302	3rd	1	52	17	69	0	17
C303	3rd	2	90	20	110	0	30
C304	3rd	2	90	25	115	0	30
C401	4th	1	56	19	75	0	19
C402	4th	1	52	17	69	0	17
C403	4th	2	90	20	110	0	30
C404	4th	2	90	28	118	0	30



schedule of areas

building D

apt. no	floor	no. of bedrooms	covered internal area m²	covered terraces m²	total covered area m²	uncovered terraces m²	common area m²
D101	1st	2	90	28	118	16	30
D102	1st	2	90	20	110	3	30
D103	1st	1	52	17	69	26	17
D104	1st	1	56	19	75	3	19
D201	2nd	2	90	25	115	3	30
D202	2nd	2	90	20	110	0	30
D203	2nd	1	52	17	69	0	17
D204	2nd	1	56	19	75	0	19
D301	3rd	2	90	25	115	0	30
D302	3rd	2	90	20	110	0	30
D303	3rd	1	52	17	69	0	17
D304	3rd	1	56	19	75	0	19
D401	4th	2	90	28	118	0	30
D402	4th	2	90	20	110	0	30
D403	4th	1	52	17	69	0	17
D404	4th	1	56	19	75	0	19

building E

apt. no	floor	no. of bedrooms	covered internal area m²	covered terraces m²	total covered area m²	uncovered terraces m²	common area m²
E101	1st	2	90	28	118	16	21
E102	1st	2	90	20	110	4	21
E103	1st	3	118	35	153	20	27
E201	2nd	2	90	26	116	2	21
E202	2nd	2	90	20	110	0	21
E203	2nd	3	118	35	153	0	27
E301	3rd	2	90	26	116	0	21
E302	3rd	2	90	20	110	0	21
E303	3rd	3	118	35	153	5	27
E401	4th	2	90	26	116	0	21
E402	4th	2	90	20	110	0	21
E403	4th	3	118	35	153	0	27

building F

apt. no	floor	no. of bedrooms	covered internal area m²	covered terraces m²	total covered area m²	uncovered terraces m²	common area m²
F101	1st	3	118	42	160	20	28
F103	1st	3	118	42	160	26	28
F201	2nd	3	118	42	160	7	28
F202	2nd	2	90	21	111	0	22
F203	2nd	3	118	42	160	0	28
F301	3rd	3	118	42	160	0	28
F302	3rd	2	90	21	111	0	22
F303	3rd	3	118	42	160	7	28
F401	4th	3	118	42	160	0	28
F402	4th	2	90	21	111	0	22
F403	4th	3	118	42	160	0	28

villas

villa no.	plot size m²	no. of bedrooms	covered internal area m²	covered terraces m²	total covered area m²	uncovered terraces m²	common area m²
1	406	3	146	65	211	49	7
2	406	3	146	65	211	49	7
3	406	3	146	65	211	49	7
4	406	3	146	65	211	49	7
5	406	3	146	65	211	49	7
6	406	3	146	65	211	49	7
7	406	3	146	65	211	49	7
8	604	4	218	84	302	115	11
9	604	4	218	84	302	115	11





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