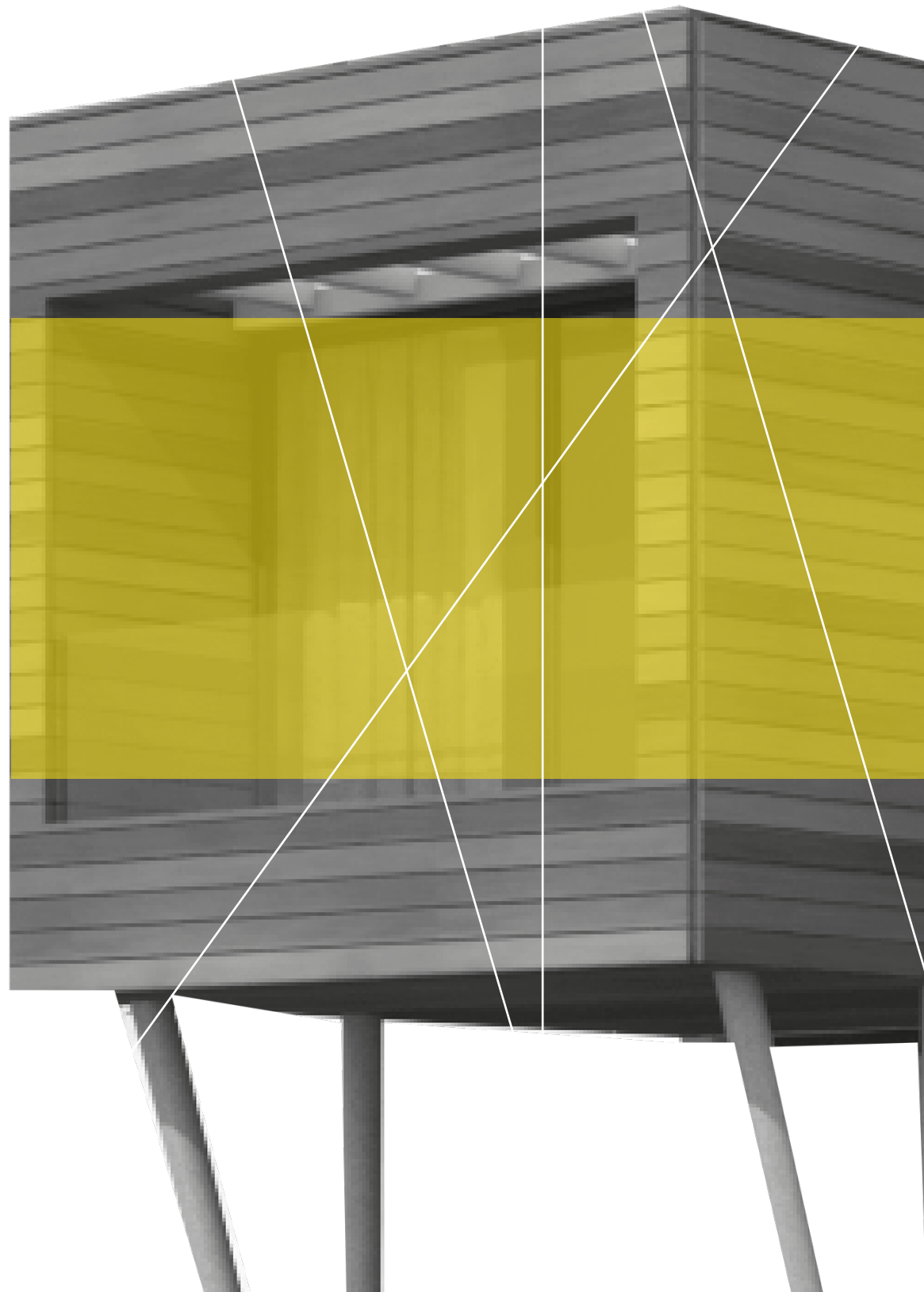


IVY IRIS⁺



IVY IRIS

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LIMASSOL

Wrapped around the dinky castle, the central old town radiates out in a squiggle of lanes where old shuttered houses and modern boutiques both squeeze themselves into the fray. It's an area buzzing with cafes, bars and restaurants that are as popular with locals as they are with visitors. Life and movement never stop in Limassol. At the beach, on the mountains, in the villages, in the city's neighborhoods, something beautiful, big or small, is always happening, adding to its splendor. The city offers a diverse variety of pleasures such as the dynamic metropolitan city for business, infinite sandy beaches, interesting historical sites, restaurants with all sorts of food for the most sophisticated gourmets, and the shopping areas; you'll find it all and much more in Limassol!





THE PROJECT

Nowhere will you find amore perfect home to enjoy life to fullest.Ivy and Iris are two ultra-modern villas that share cubist concepts, but each having their own characteristics. These 4-bedroom homes are high-set above the beach at Ayios Tichonas on the outskirts of Limassol. What's so outstanding about these villas is their superb features. Large private swimming pools in private landscaped gardens. Sun terraces with outdoor bar and lounging areas. Private covered parking. Each villa is designed to maximise light and space and are finished with, the most up-to-date, high-quality materials and fittings.









WY
RIS





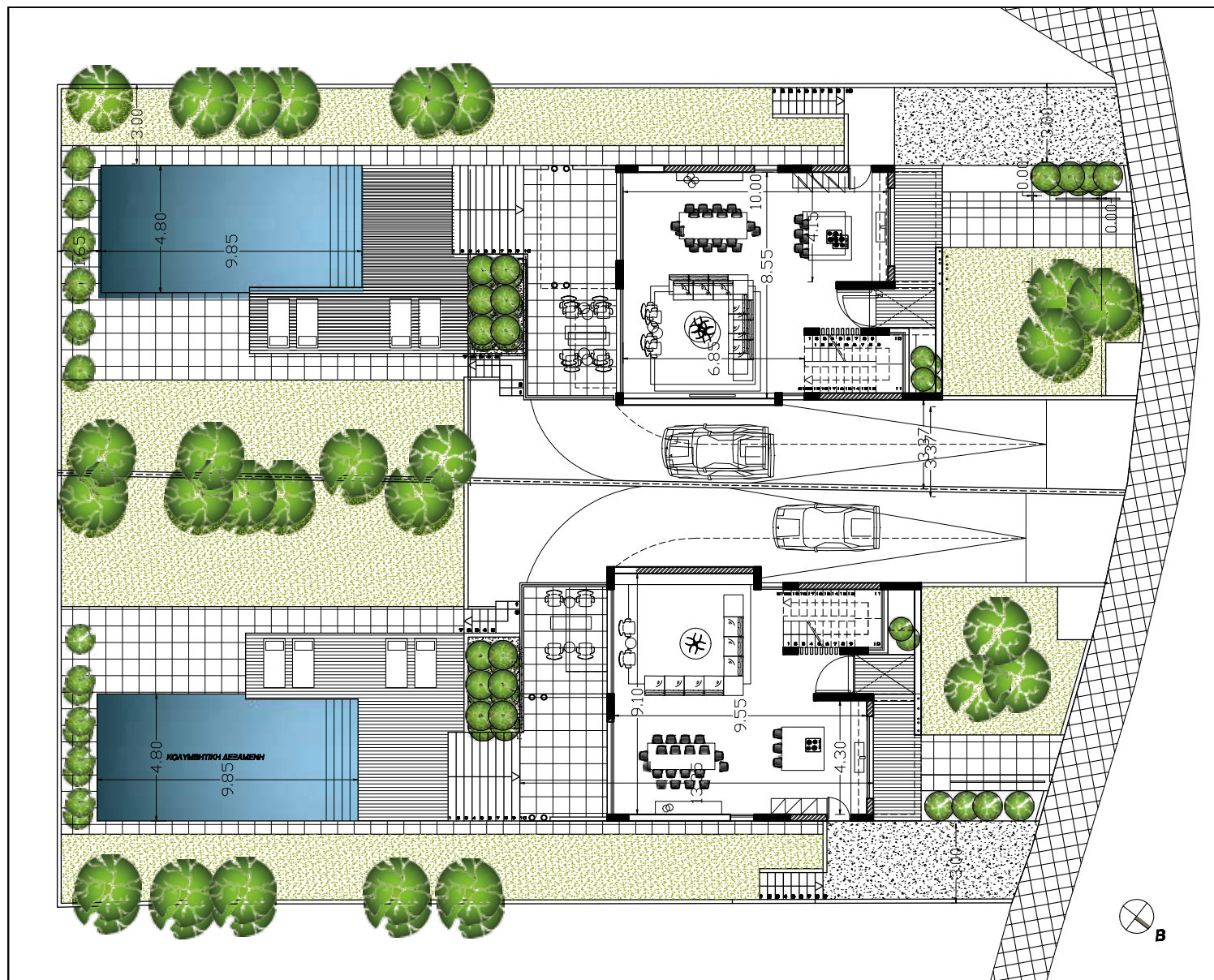
GROUND FLOOR

HOUSE 1

BEDROOM	4
PLOT (SQ. M.)	615
COVERED INTERNAL AREA	195.4
COVERED VERANDAS	33.51
BASEMENT & COVERED PARKING AREA	136.35
ROOF GARDEN	57sq.

HOUSE 2

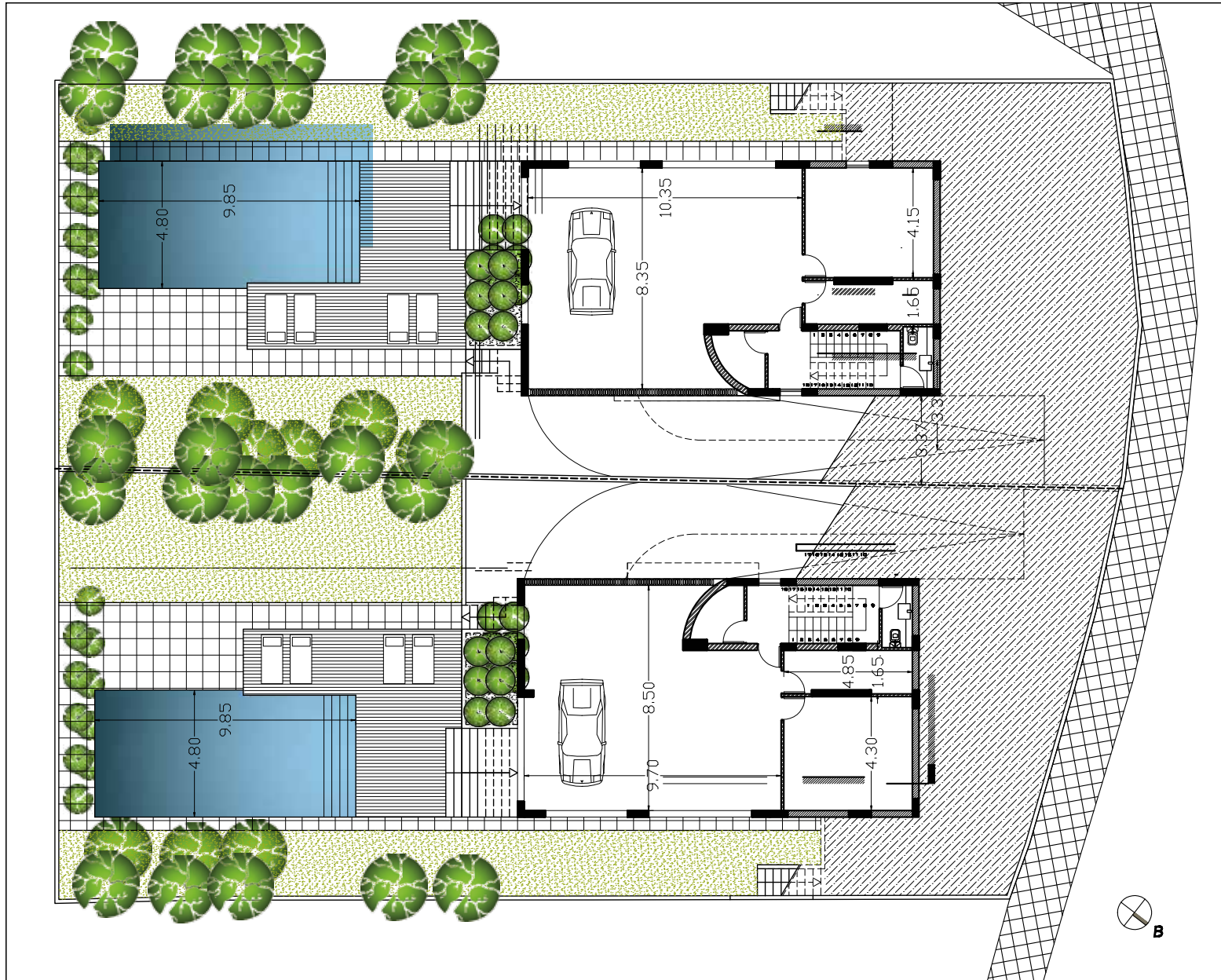
BEDROOM	4
PLOT (SQ. M.)	615
COVERED INTERNAL AREA	192
COVERED VERANDAS	31.59
BASEMENT & COVERED PARKING AREA	139.83
ROOF GARDEN	57sq.



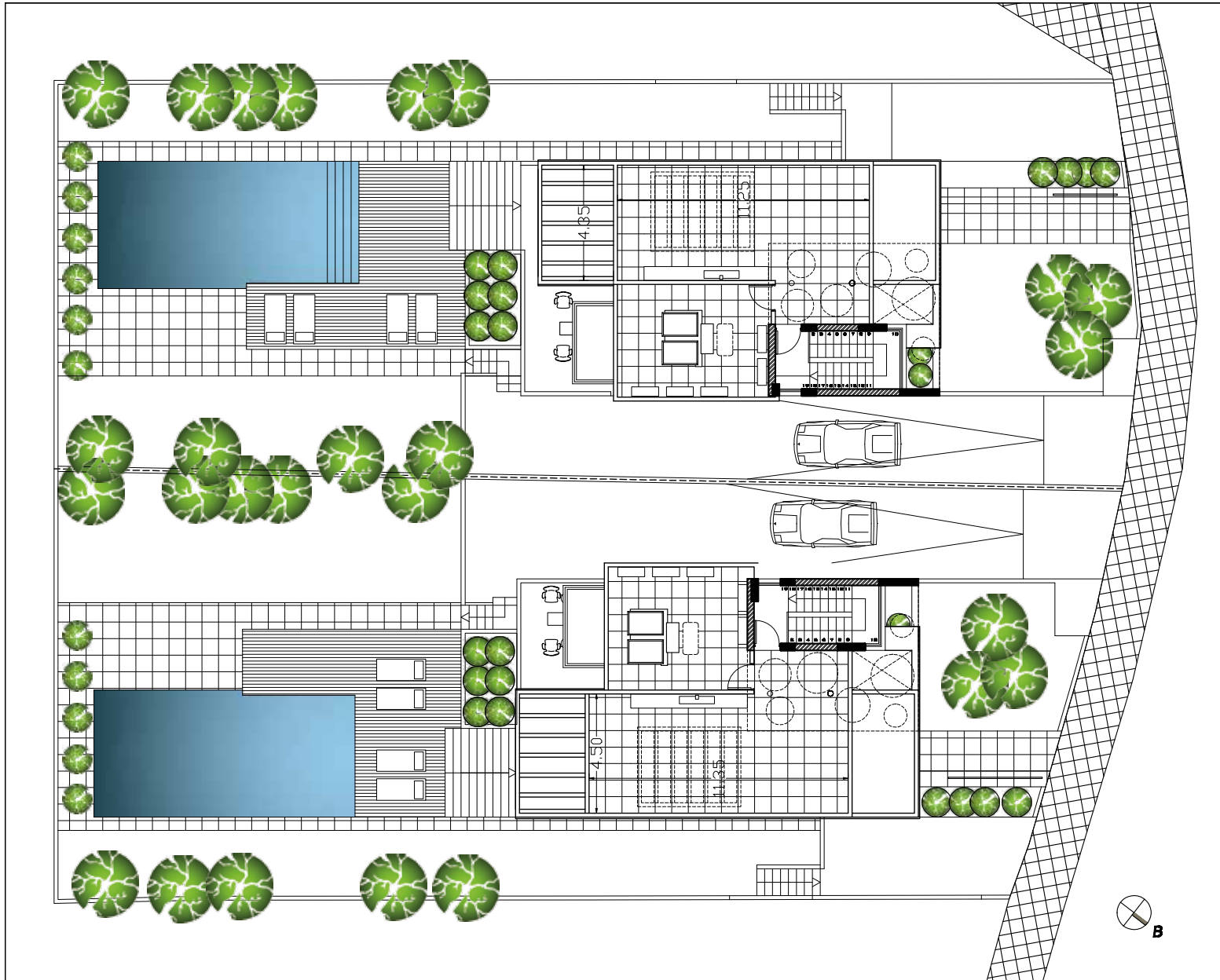
FIRST FLOOR



BASEMENT



ROOF GARDEN FLOOR





IVY + IRIS

- 1 FOLEY'S INTERNATIONAL SCHOOL**
- 2 LIMASSOL MARINA**
- 3 LIMASSOL CENTRAL HOSPITAL**
- 4 LIMASSOL MALL & CASINO**

**2 MIN FROM THE BEACH / 9 MIN TO FOLEY'S INTERNATIONAL SCHOOL / 10 MIN TO CITY CENTER / 12 MIN TO LIMASSOL MARINA
12 MIN TO THE MALL & CASINO / 40 MIN TO PAPHOS AIRPORT / 40 MIN TO LARNACA AIRPORT**

TECHNICAL SPECIFICATIONS FOR IVY & IRIS

FLOOR COVERINGS

All the internal are covered with quality ceramic tiles (50 euros of initial price). The verandas are covered with external quality ceramic tiles.

WALL COVERING

Ceramic tiles of high quality are used in all bathrooms and in the kitchen. A combination of high quality ceramic tiles and decorative paint is used in all WCs.

GLAZING AND RAILING

Energy-saving doors and windows. All double glazed in aluminum frames. Electrical roller shutters will be fitted in all windows.

PLUMING AND SANITARY WARE

All bathrooms and WC's are fitted with top quality sanitary ware (Grohe). A pressurized water system is installed.

TIMBER WORKS

Solid core entry door. Fitted in all bedrooms are wardrobes of Italian origin.

KITCHEN FITTINGS

The kitchen is fully –fitted with Italian cupboards and overhead wall units. Quality stainless steel sinks with high quality mixers are fitted (garbage disposal optional). Granite counters.

ELECTRICAL INSTALLATION

Sufficient number of power points is installed, whereas telephone and television jacking points are installed in the living room and the bedrooms . All fittings are of the highest quality. Automatic lights are provided in the parking area and the entrance of each building.

HEATING AND AIR CONDITIONING

Under floor heating is installed in all internal areas of the house. Installation for air-conditioning split units in bedrooms and concealed units in the kitchen / living room.

ANTENNAS

A central satellite TV system will be installed. Central access point will be in the living room. Skimmer Swimming Pool with tiles

OTHER PROVISIONS

Provisions are made for the installation of the following :

- Security System- Burglar Alarm sensors to cover all main areas of the residence.
- Home Cinema System in the central access point in the living room.
- Smart CCTV using a smart phone.

IVY IRIS

premier
guarantee

Provision for TEN years Latent Defects Quarantee

**SHOW HOUSE IS ALWAYS AVAILABLE.
A FINISHED PROJECT IS ABOVE THAN ANY SPECIFICATION.**

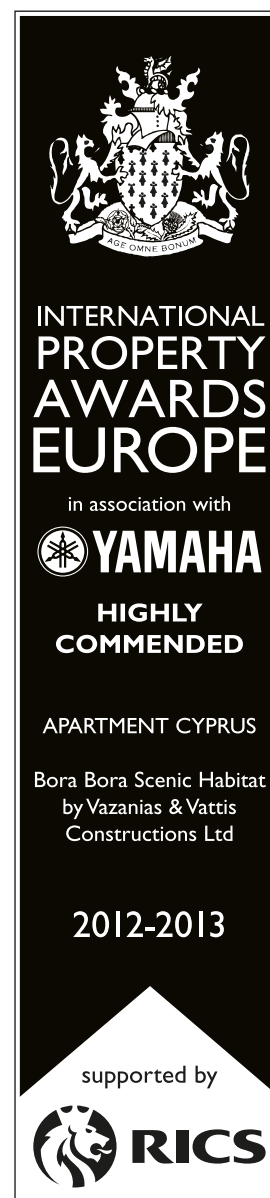
a team that cares



Our joint-managing directors Mr Vattis and Mr Vazanias are at the heart of our business. They are industry professionals with highly complementary skills-years of civil engineering and construction experience. They are joined by in-house architects, designers, civil engineers and project managers. Our competent construction supervisors manage the day-to-day building processes, coordinating our own teams of builders and tradesmen.

Whenever we deal with clients, associates or staff, the four elements of our philosophy will guide us to achieve the best results. We believe that honesty and integrity must be inherent in our corporate thinking. We believe in working hard for our clients to ensure the best prices and best-quality work.

We believe that our employees are our greatest asset. They work hard every day to complete each job with quality workmanship, attention to detail, and pride. We will continue to meet the changing needs of our clients with our high standards of service, delivered by the most qualified people.



IVY IRIS awards



vazantias & vattis
ESTATES LTD

100B, Agias Sofias str. , Limassol 3066Cyprus, Europe

PHONE / +357 25 73 70 72 | MOBILE / +357 99 65 66 53 | FAX / +357 25 73 70 82

info@vvcreation.com

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www.vvcreation.com

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