

IL
Vento

”
2018



vazianas & vattis
ESTATES LTD





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!



Il Vento Villas

Il Vento Villas are two exquisite residences that share cubist concepts, but each has its own characteristics.

These 4-bedroom homes of Il Vento Villas are set high above the beach at Ayios Tychonas on the outskirts of Limassol, and are in a secluded spot with panoramic sea views. The project is located next to the beautiful Ivy and Iris as well as Case Gemelle

What's so outstanding about Il Vento Villas are their minimalistic features. Large private swimming pools in private landscaped gardens. Sun terraces with an outdoor bar and lounging areas with timeless views. Each villa is designed to maximise light and space and is finished with the luxurious high-quality materials and fittings.





HOUSE B

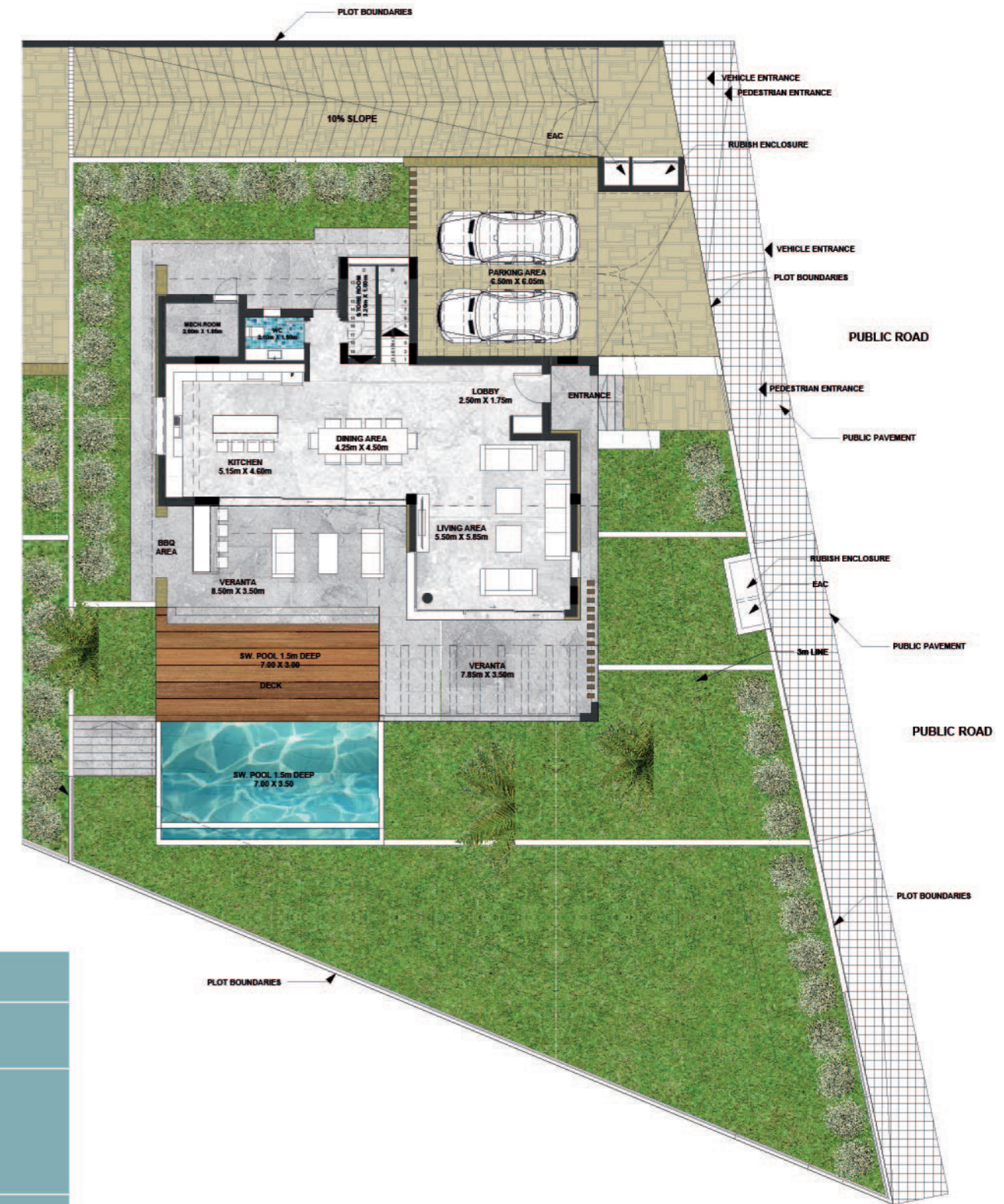
GROUND FLOOR

HOUSE B	
Plot Size:	750m ²
GROUND FLOOR	
Enclosed Area:	112.5m ²
Verandas:	64m ²
Store Room:	5m ²
Parking Area:	39m ²
FIRST FLOOR	
Enclosed Area:	112.5m ²
ROOF GARDEN	
Area:	73m ²
TOTAL AREA=	406m²

HOUSE A

GROUND FLOOR

HOUSE A	
Plot Size:	750m ²
GROUND FLOOR	
Enclosed Area:	112.5m ²
Verandas:	85m ²
Store Room:	5m ²
Parking Area:	39m ²
FIRST FLOOR	
Enclosed Area:	112.5m ²
ROOF GARDEN	
Area:	73m ²
TOTAL AREA=	427m²



PLOT BOUNDARIES

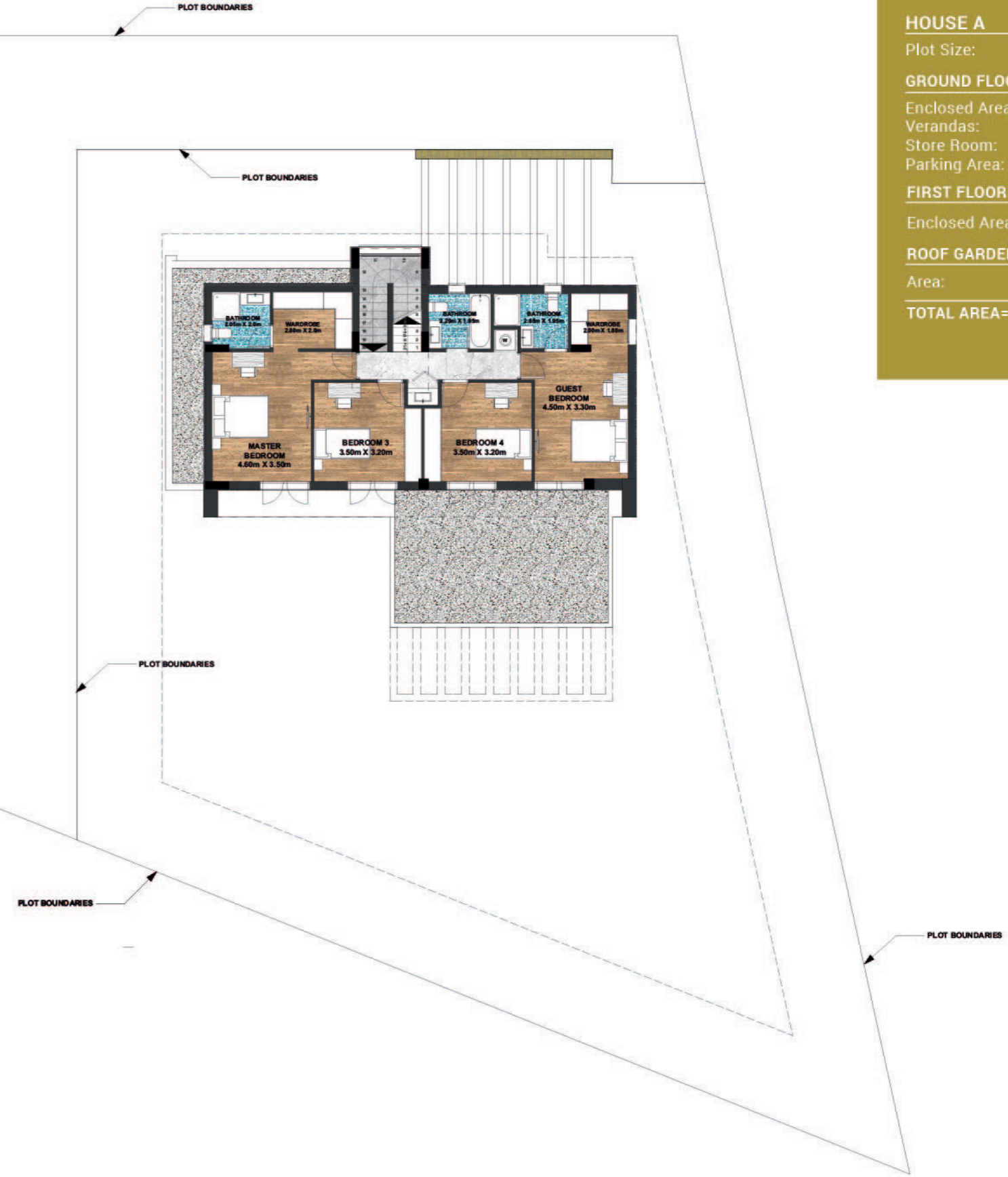
VEHICLE ENTRANCE
PEDESTRIAN ENTRANCE
RUBBISH ENCLOSURE
EAC
10% SLOPE
PARKING AREA 6.50m X 6.05m
VEHICLE ENTRANCE
PEDESTRIAN ENTRANCE
PUBLIC ROAD
PUBLIC PAVEMENT
RUBBISH ENCLOSURE
EAC
3m LINE
PUBLIC PAVEMENT
PUBLIC ROAD
PLOT BOUNDARIES



HOUSE B 1st FLOOR



HOUSE B	
Plot Size:	750m ²
GROUND FLOOR	
Enclosed Area:	112.5m ²
Verandas:	64m ²
Store Room:	5m ²
Parking Area:	39m ²
FIRST FLOOR	
Enclosed Area:	112.5m ²
ROOF GARDEN	
Area:	73m ²
TOTAL AREA=	406m²



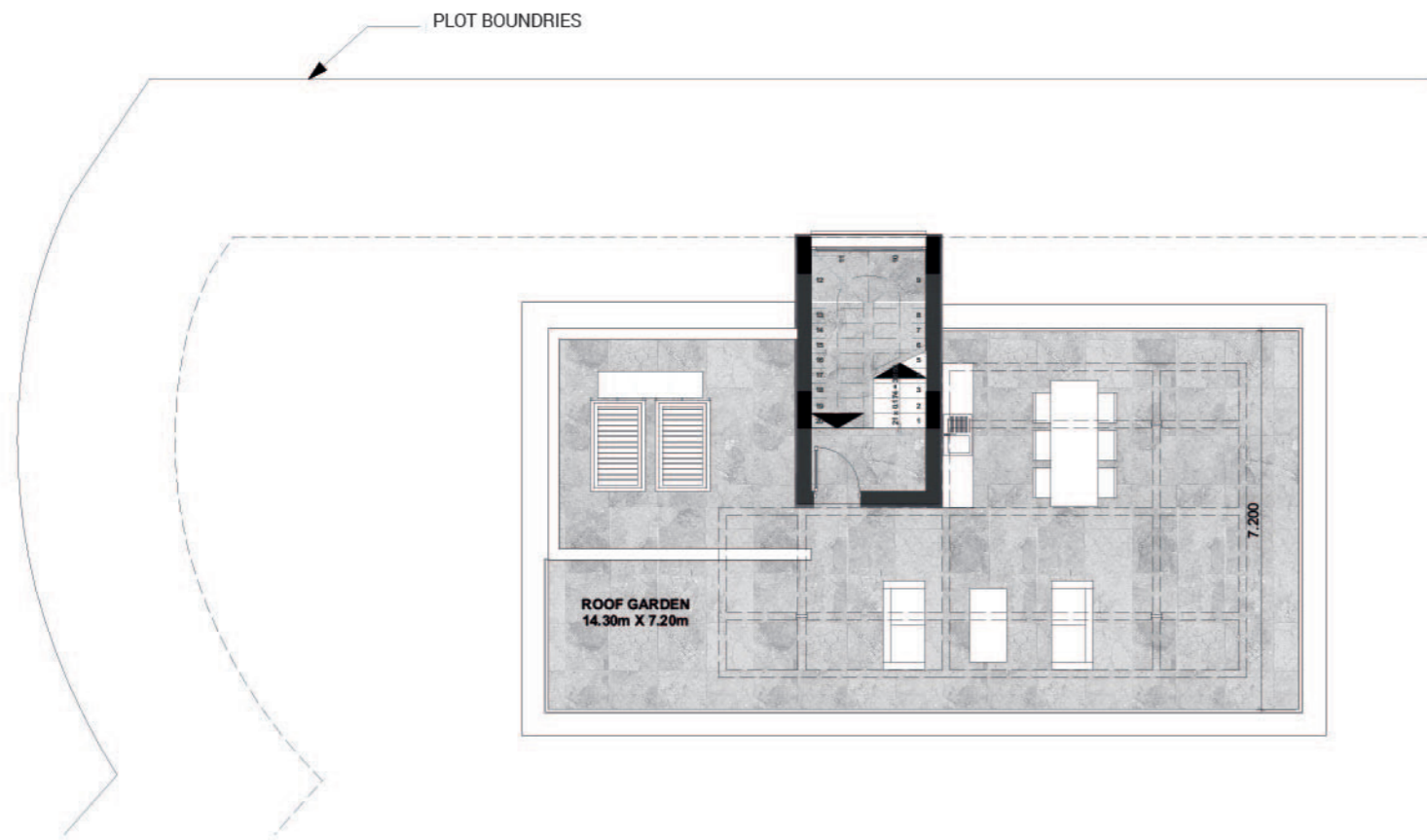
HOUSE A	
Plot Size:	750m ²
GROUND FLOOR	
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Store Room:	5m ²
Parking Area:	39m ²
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ROOF GARDEN	
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HOUSE A 1st FLOOR



HOUSE B

Roof Plan



HOUSE B

Plot Size: 750m²

GROUND FLOOR

Enclosed Area: 112.5m²
 Verandas: 64m²
 Store Room: 5m²
 Parking Area: 39m²

FIRST FLOOR

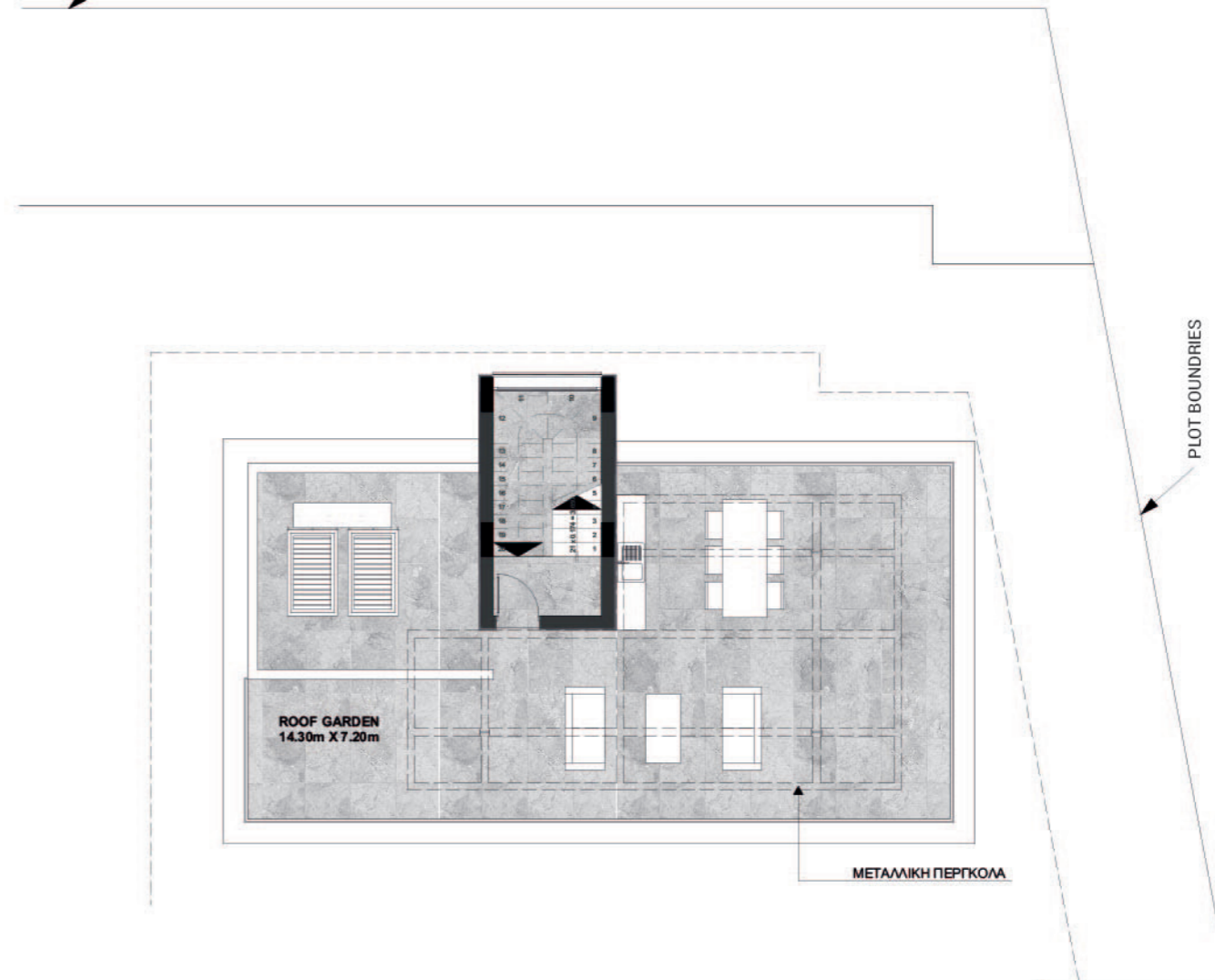
Enclosed Area: 112.5m²

ROOF GARDEN

Area: 73m²

TOTAL AREA= 406m²

PLOT BOUNDRIES



HOUSE A

Roof Plan

HOUSE A

Plot Size: 750m²

GROUND FLOOR

Enclosed Area: 112.5m²
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 Store Room: 5m²
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FIRST FLOOR

Enclosed Area: 112.5m²

ROOF GARDEN

Area: 73m²

TOTAL AREA= 427m²





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 many 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.





Technical specifications

	HOUSE A	HOUSE B
BEDROOM	4	4
PLOT (SQ. M.)	750	750
COVERED INTERNAL AREA	230	230
VERANDAS	85	64
PARKING AREA	39	39
ROOF GARDEN	73	73
TOTAL	427	406

FLOOR COVERINGS / All the internal areas are covered with quality ceramic tiles (€50 per square metre). The verandas are covered with external quality ceramic tiles of same price.

WALL COVERING / Ceramic tiles of high quality are used in all bathrooms and in the kitchen (€35/m2 euros of final price). A combination of high quality ceramic tiles and decorative paint is used in all WCs, if asked by the client.

GLAZING AND RAILING / Energy-saving doors and windows. All double glazed in aluminum frames MU 144.79 Lift & Slide Ultra-therm of Mouskita, or same quality of Rabel. Electrical roller shutters will be fitted to all bedroom.

PLUMBING 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 €230/ m2.

KITCHEN FITTINGS / The kitchen is fully – fitted with Italian cupboards and overhead wall units €230/m. Quality stainless steel sinks with high quality mixers are fitted (garbage disposal optional). Granite counters up to €250/m2.

ELECTRICAL INSTALLATION / Sufficient number of power points is installed, 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.
The electrical installation will be KNX. A variety of automation of total cost of €9000

HEATING AND AIR CONDITIONING / Under floor heating is installed in all internal areas of the house(provision also the Hydrobox). Installation for air-conditioning split units in bedrooms and concealed units in the kitchen / living room. The system will be VRV, of Mitsubishi Electric or same quality according to the demands of the client)

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.
- False ceilings and lightning as the designs
- All metal works such as entrance gates and fencing will be of aluminum, glass or stainless steel 316 in any demand of the client.
- Provision of ten years guarantee for latent defects
- In house architect-designer to the place of the client for detailing designs and decoration.

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vazantias & vattis
ESTATES LTD

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

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

FAX / +357 25 73 70 82 / info@vvcreation.com

www.vvcreation.com