



R I G A S
R E S I D E N C E



Rigas Residence presents a selection of luxurious two and three bedroom homes with a total of only 7 apartments and stunning sea views from each floor. Located on a premium parcel of land, the residence is situated in the heart of the city, directly overlooking the prestigious Riga Fereou street.

Thoughtfully designed by award-winning architects and designers, Rigas Residence is the embodiment of modern living with immaculate interiors finished to the highest of exacting standards.

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The City

Limassol is without a doubt the most attractive city of the island. This large seaside Mediterranean city offers a robust city lifestyle combined with lively nightlife and a plethora of multicultural events and festivals.

From sun and sand summers to casinos and fine dining, Limassol is the new Nice of the Mediterranean and it's only just commencing to raise a global interest as a first-class business hub.



A woman with long dark hair, wearing a white tank top and a plaid shirt, is running through a grassy field with a young girl. The girl is wearing a white t-shirt and patterned shorts. They are both smiling and holding hands. The background is a lush green field with trees.

The Location

A decorative graphic in the top right corner consisting of several overlapping, parallel lines forming a series of nested, elongated diamond or hourglass shapes.

A Home in the City

Riga Ferou neighbourhood has been traditionally home to some of Limassol's most noble families. Over time this has seen the formation of many stunning aristocratic homes with plenty of green open spaces and elegant parkland.

There is just something so majestic about this street. Situated peacefully on elevated terrain, Rigas Residence takes in all the beauty of the wide open road with its mature trees on each side and panoramic outlook towards the Mediterranean Sea.

This serene environment provides an oasis-like retreat in the middle of the hustle and bustle of this vibrant city. In contrast, a five minute stroll will bring you to the high-end Makariou Avenue where classy boutiques, stylish cafés and attractive bistros are all there for the taking.

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The Neighbourhood

The Parks

Adjacent to the south of Rigas Residence, the trees and grass of the newly created recreation park ensure a beautiful quiet space all year-round for contemplation and relaxation. If you're planning a family or already have young children, a fantastic playground is right on your doorstep. Kids can run around and play freely and safely, or enjoy the small selection of slides and swings.



Local Markets and Bakeries

Just one block away on the south side of Rigas Residence you'll find the lively Omirou Street. Here you can stock up at Sklavenitis Superstore before browsing the vast selection of local markets and bakeries providing everything from fresh bread to everyday essentials.



Public and Private Schools

There are two schools within an easy distance of Rigas Residence development; a public primary school and the highly respected Foleys School are both within a short 5-minute walk. Foley's School is private and independent and has an international enrolment with around 45 different nationalities represented.



Easy Access to the Motorway and Major Streets

The extremely convenient location of Rigas Residence means that even though traffic in Limassol can be hectic it's very easy to escape. Within minutes you can be out of the city and on the motorway towards Paphos, Nicosia or anywhere else you wish to be. On your return, you'll enjoy easy access to Limassol's centre via major streets such as Spyrou Kyprianou too.



A 10 Minute Stroll To...

Coffee Culture at Its Best

Just a stone's throw from Rigas Residence a wide variety of options await you according to your mood and preference. Starbucks is just off Makariou Avenue if a casual chill out is on the cards, or for something a little quirkier why not try Milk bar or Pralina Experience, the trademarks of Makariou café.



Dining and Entertainment at Makariou Avenue

Makariou Avenue also enjoys a vibrant choice of food and drink, with a selection of fabulous wine bars and authentic kitchens. Two of the local favourites are Diomides, a traditional local eatery, and Frankies Social, a wonderfully classy bar/restaurant.



High Street Shopping

Just an eight-minute walk from Rigas Residence will bring you to Makariou Avenue. This high-end shopping area is literally at your fingertips and is home to many branded boutiques to satisfy the tastes of even the most discerning of shoppers. The exceptional local brand holder TIMINI's is just around the block with its attractive new building making a bold, captivating statement.



Limassol Business Center

Conducting business in the area simply couldn't be easier. Riga Fereou Street connects directly to Saint Nicholas Roundabout, the city landmark for the Limassolians, where major corporations and the court of justice stand proud.

Deloitte and Regus are just a few of the businesses located in the area, and together with many other banks and services form the business hub of the city.



A 15 Minute Stroll To...

Limassol Seafront

City centre living seamlessly combined with beachside fun is what makes Rigas Residence location so incredibly special. Within 15 minutes of steady ambling, passing by the beautiful city's green park, you will reach the pedestrian seafront and walk up to Limassol Marina.





Local Bakery
Supermarket (Skalvenitis)
Foleys Grammar School
Makariou Avenue
Seafront

Walk

3min
5min
8min
10min
15min

Spyrou Kyprianou Avenue
Motorway Access
Limassol Marina

Drive

2min
4min
8min





Welcome Home

Upon entering Rigas Residence you will be immediately immersed in the character of the new luxury complex. The classy marble exterior entrance seamlessly flows through to the inside creating an inviting pathway towards your home. The highest quality solid wood detailing is complemented by the local flowers and greenery to work in harmony with the scenery and provide you a 'home at last' feeling after a long day.



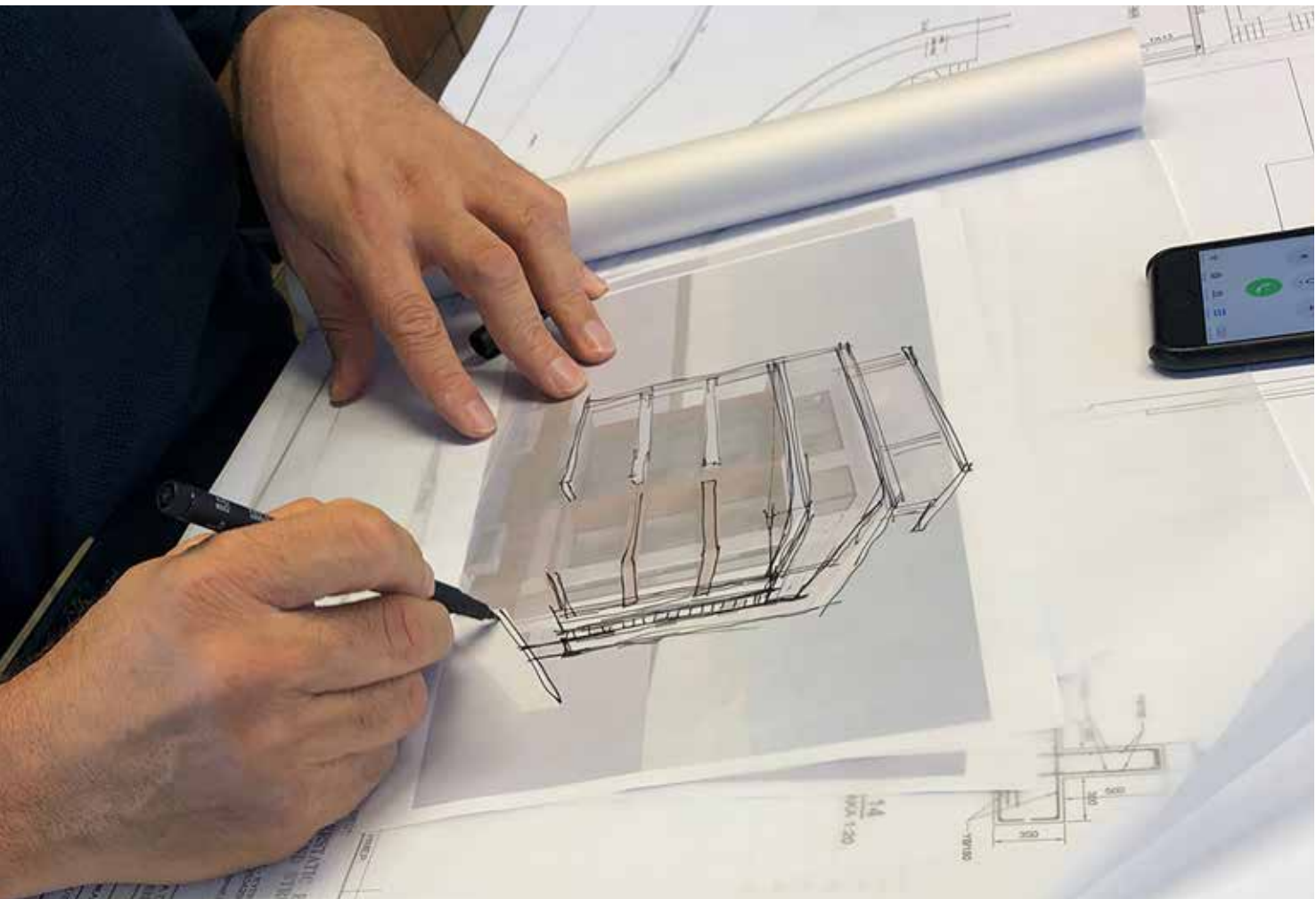
The Approach

Design Is in the Details

From concept to completion, Rigas Residence has been thoughtfully designed so that every detail has been considered. Driven by a ‘people-orientated approach’, our drive for uncompromising quality was key to ensuring that Rigas Residence is far more than just a place to lay your head.

Excellence in Every Detail

Rigas Residence has been retuned numerous times, challenging every single argument and every detail. Each incremental improvement to the overall design and structure has been painstakingly applied and carried out to exceptional standards. The finished building brings genuine satisfaction to the team, as everything has come together to form the attractive masterpiece you see today.



Sea Views for Every Home

The structure of Rigas Residence has been thoughtfully designed to offer unobstructed sea views for each apartment, whilst overlooking the cosmopolitan Riga Fereou Street. The clean lines of the architecture and large sized windows mean bright rooms where natural sunlight can flood in unhindered.

Privacy for Every Home

Creating a significant distance between apartments whilst also utilizing a green area to enhance privacy where some of the tactics used. This not only gives a further feeling of space and a relaxing environment, but it also helps prevent any noise from your neighbours.



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"It has been a privilege to have been involved in the design of Rigas Residence. Our objective was to combine both functionality and aesthetics, without compromising any of the two." - Petros Stamataris, The Architect



The Apartments

The Embodiment of Modern Living

Rigas Residence exudes high sophistication and organic individuality. It was designed to embrace the stunning views and thus create an open feel using a mixture of light and dark to mirror the natural world outside.

Our sophisticated luxury apartments are designed and built to the highest standards with all the advantages of modern living. High ceilings, hidden LED lighting and ceiling mounted A/C units are some of the criteria used to experience an unparalleled luxury lifestyle.

Each apartment is also designed for day-to-day convenience. Bright, airy living spaces for people to live in, to laugh in and to write their own stories.



Spacious Living

The open plan nature of the design means no dark corners. Kitchens and living rooms come together to create one big entertaining area, perfect for family dining or nights in with a movie.





Large Balconies With Unobstructed Views

Each apartment showcases a spacious glass balcony, where your family and friends can enjoy al-fresco dining with uncompromised views of the ocean. Perfect for peace and relaxation no matter what the season.



Stunning Luxury Penthouse Rooftop

Breathtaking views from the private penthouse roof terrace. This is where words cannot do any justice.





The Specifications

Eco-Friendly Living

The Green DNA of Rigas Residence

Rigas Residence has gone through a comprehensive process of design that employs techniques to minimize adverse environmental impacts and reduce the energy consumption of the building, while contributing to the health and productivity of its occupants.

Energy Efficiency Certificate of “Grade A”

Rigas Residence has been certified by the Ministry of ‘Energy and Commerce’ as Energy Efficiency of Grade A. The design and specifications have been met to attain this standard.

Zero-Energy Homes

Connect your home with the Photovoltaic System on the rooftop and achieve a nearly zero consumption energy bill.

Zero energy homes are just like any home—except better. They are regular grid-tied homes that are so air-tight, well insulated, and energy efficient that they produce as much renewable energy as they consume over the course of a year.

*Applicable only for 3-bed apartments.

Ready for the Future

Complete set-up provision for Electric car sockets for each apartment Electric Cars will soon take over the roads. If you are already driving an electric car or are planning to buy one soon, we got you covered.



Detailed Specifications

CONCRETE STRUCTURE

The building complies fully with the European regulation of the anti-seismic code.

WALLS

- 250mm brickwork cladded with 8mm polystyrene slabs for thermal insulation plaster to meet standards of insulation for energy efficiency of Class “A”
- Internal walls are 100mm brickwork for insulation and soundproofing

FLOORS

- The entrance hall, bathrooms, kitchen, living and dining areas will be finished with large sized ceramic tiles
- The bedrooms will have Floating type wooden parquet
- The terrace will be paved with anti-slip ceramic tiles

WALL FINISHES EXTERNAL

- Blockwork wall surfaces will have three coats of plaster and two coats of external paint
- Part of the external surface of the building will be covered with thermally insulated HPL panels

WALL FINISHES INTERNAL

- All surfaces will be finished with spatula and painted with three coats of emulsion paint.
- The bathrooms will be lined with ceramic wall tiles up to a height of 2.4m
- Guest toilets will be a combination of paint and ceramic tiles

CEILINGS

Gypsum board system to enclose all services and provisions, painted with three coats of emulsion paint.

DOORS AND WINDOWS

- The main entrance doors will be anti-burglary and fireproof steel leaf structures, with wooden panelling on the interior and exterior, a security lock and automatic floor seal
- All internal doors will be imported readymade to be installed
- All external doors leading to the balconies will be sliding aluminium thermal frames with double low energy glazing
- Openable external windows will be double glazed aluminium

WARDROBES AND KITCHEN CUPBOARDS

- The kitchens will have engineered stone worktops and backsplash
- The bedroom wardrobes and kitchen cupboards will be imported ready-made for installation

KITCHEN APPLIANCES

Provision for electrical oven, extractor hood, washing machine, dishwasher, and refrigerator.

SANITARY WARE AND MIXERS

- High quality imported white sanitary ware will be installed complete with accessories
- Wall mounted toilets with concealed cistern will be installed
- Mixers will be concealed single lever
- Stainless steel sinks will be provided in the kitchens

WATER SUPPLY

- Hot and cold water supply will be Pipe-in-Pipe System
- Each Apartment will be equipped with cold water storage tank, pressurization unit system and hot water cylinder with solar panels

ELECTRICAL INSTALLATIONS

- Decorative electric galvanized steel gates for the parking area of the building operated by remote control
- Complete setup provision for electric car charging station for each apartment
- The entrance door will be controlled with a video entry phone
- TV points will be provided in the living areas and all bedrooms
- Telephone lines will be installed with telephone/ethernet sockets in the kitchen, living room and all bedrooms
- All ceiling LED spotlights will be provided
- LED Hidden Lights to emphasize interior spaces

ELECTRONIC HOME SYSTEM

- An automated touch panel control air-conditioning system will be provided
- Provisions for electrical curtains
- Full provisions for surround sound in living room area

COOLING AND HEATING

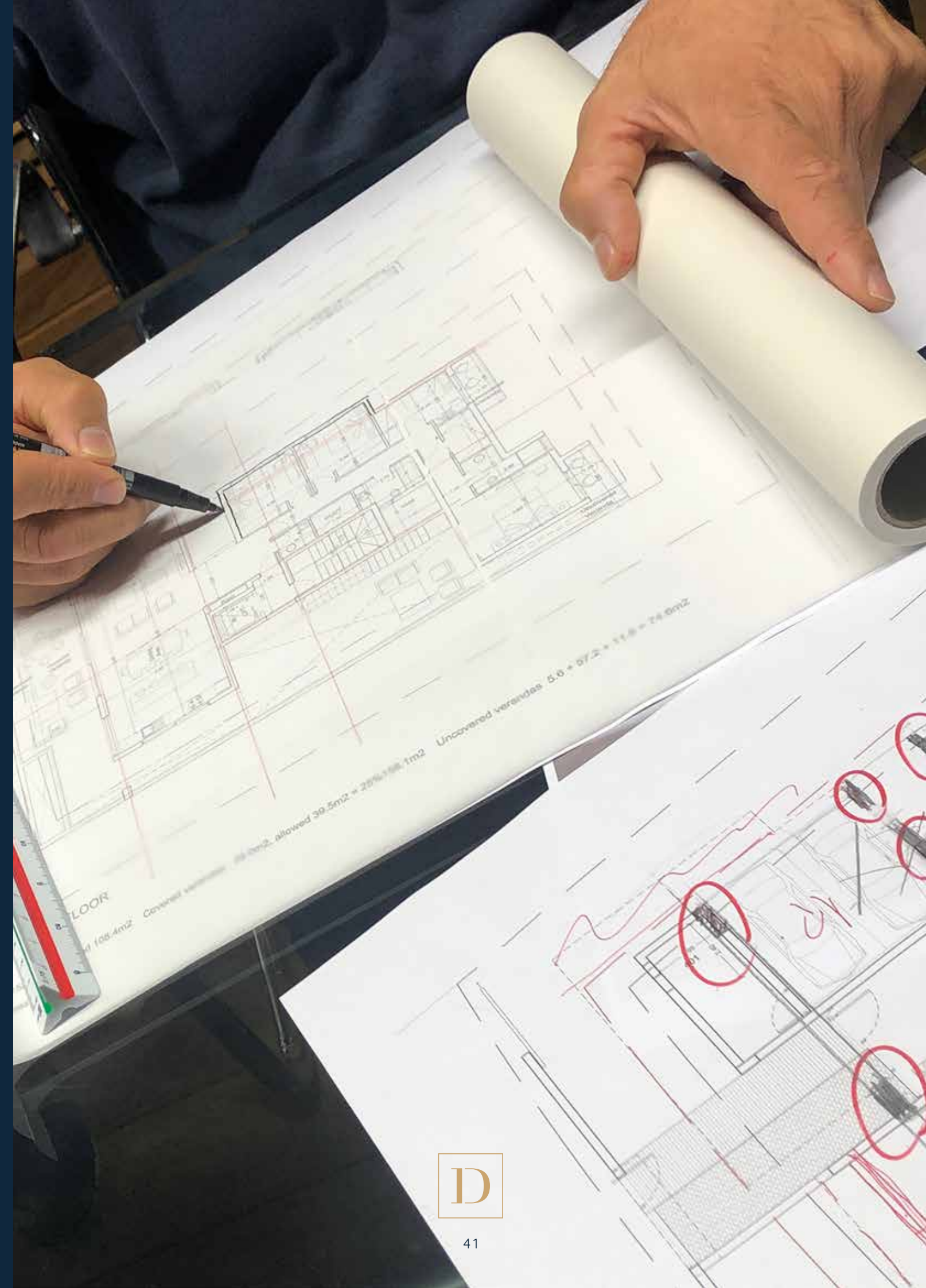
Each Apartment will have a high-efficiency VRV heat pump installed on the mechanical area.

The heat pumps will serve:

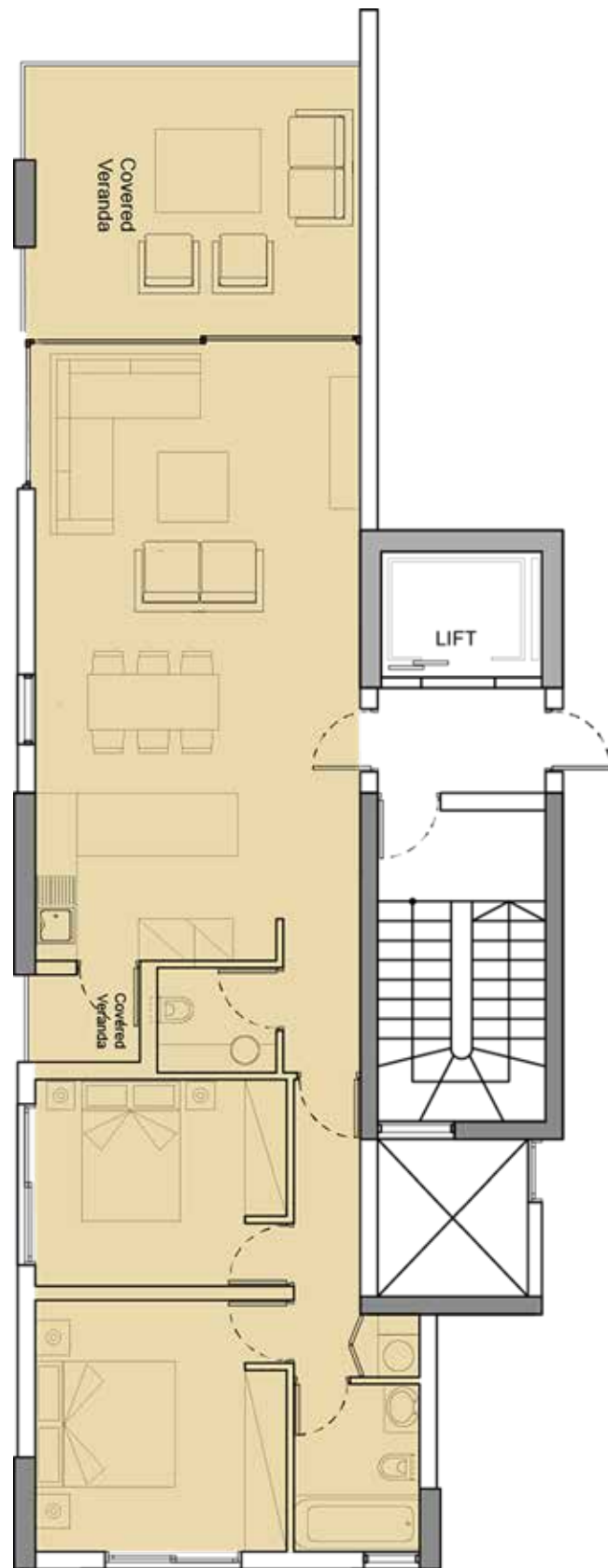
- Concealed type indoor units to carry out air conditioning in all living areas
- Walled-type indoor units in all bedrooms
- Provision for electric heating units
- Underfloor heating coupled with Heat-Pump for penthouse



Apartment Plans



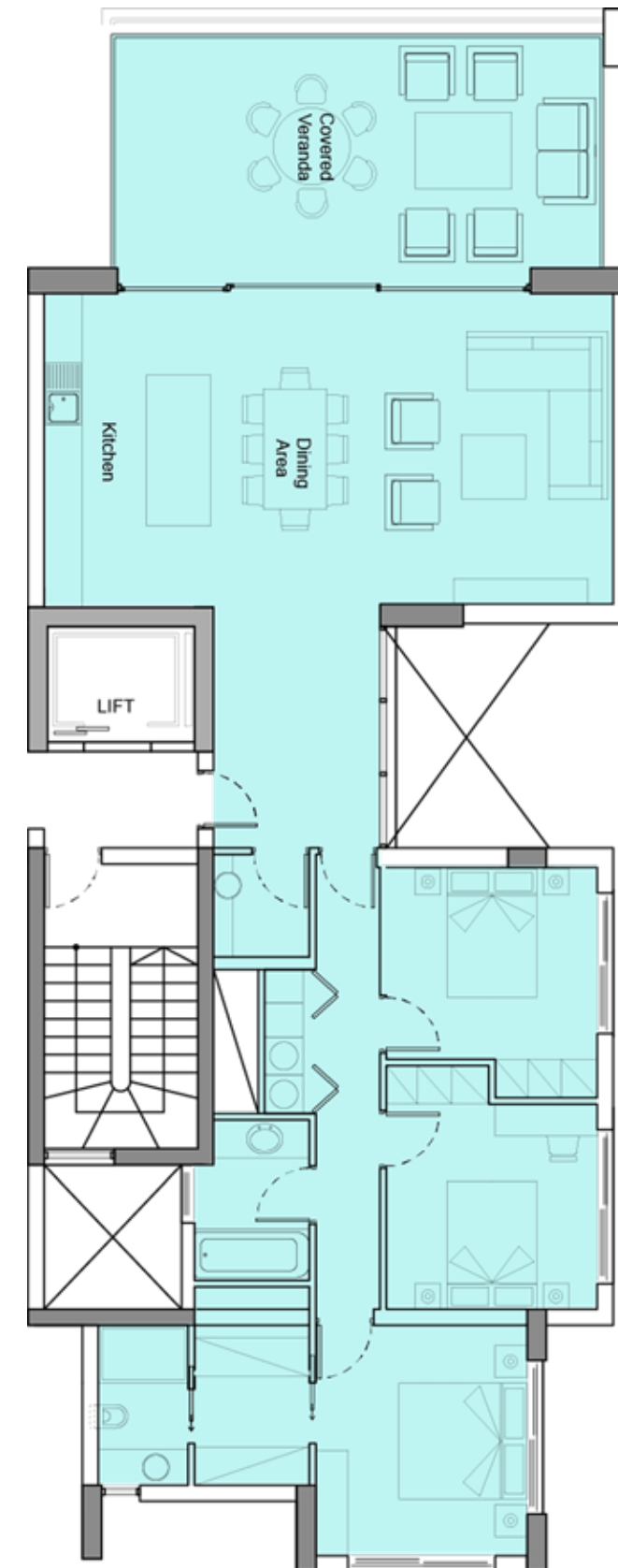
2-Bedroom



Apt. 101, 201, 301

Covered Indoor: 91m² • Covered Veranda: 21m² • Total Area: 112m²

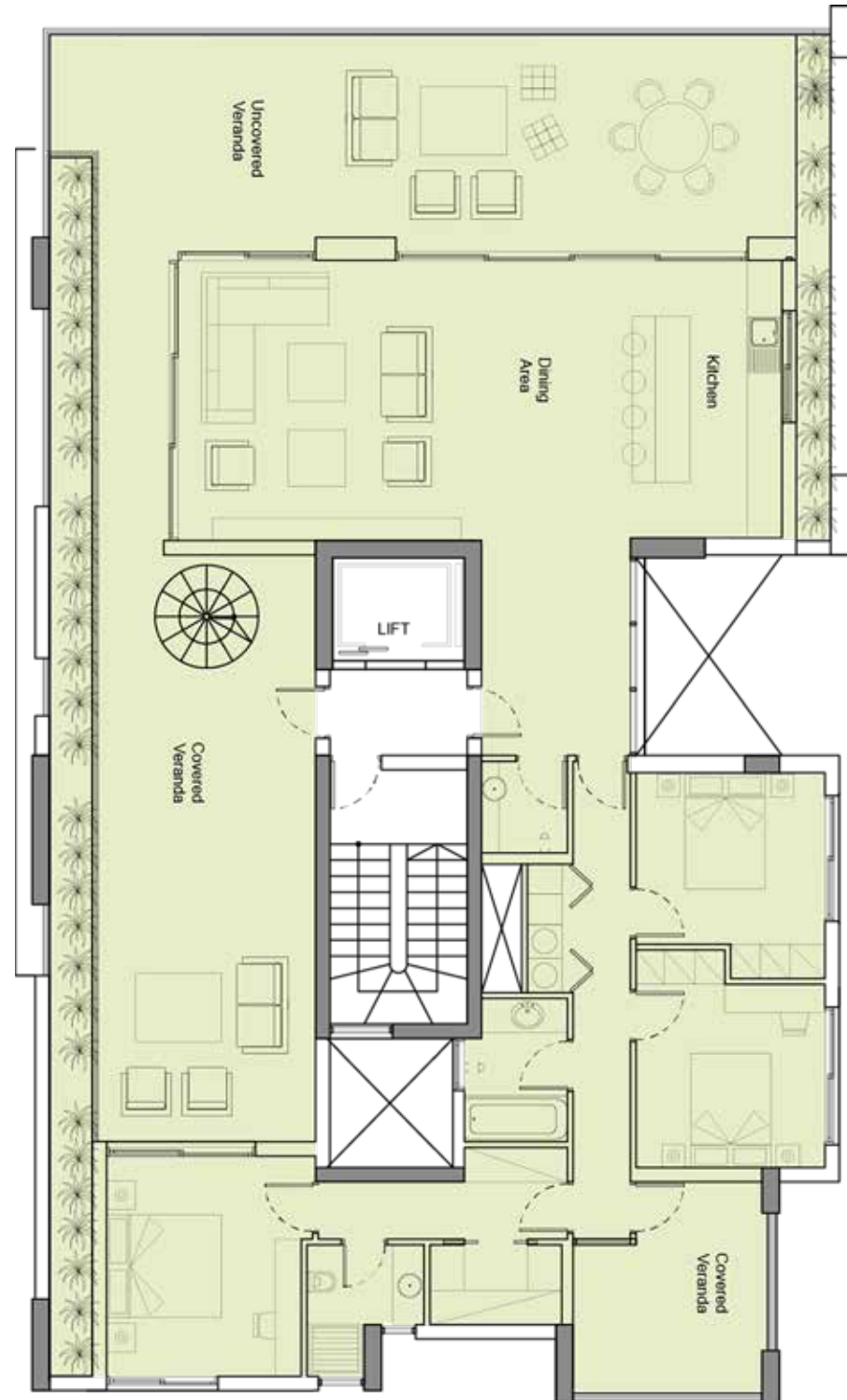
3-Bedroom



Apt. 102, 202, 302

Covered Indoor: 123m² • Covered Veranda: 31m² • Total Area: 154m²

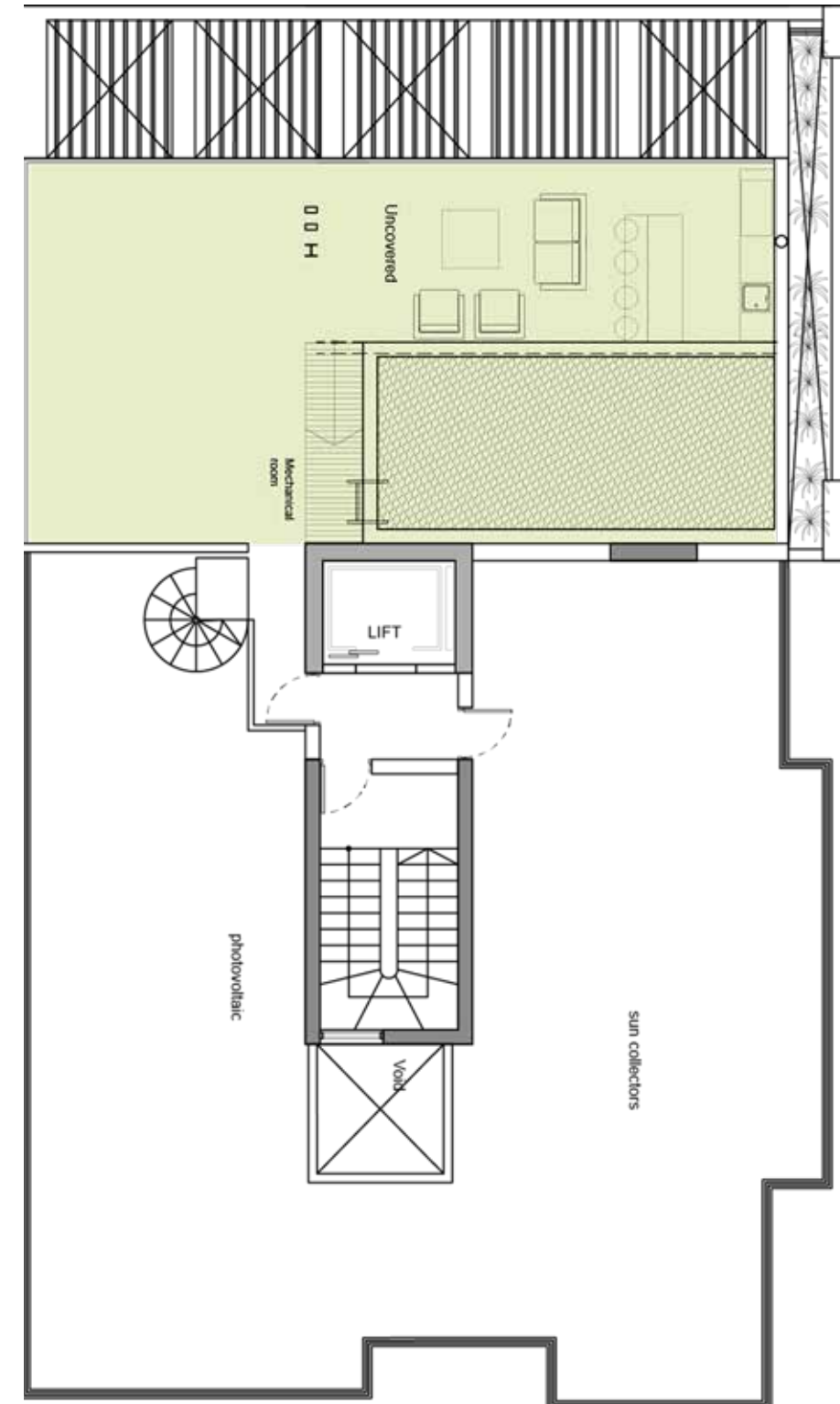
Penthouse



Apt. 401

Covered Indoor: 147m² • Covered Veranda: 98m² • Uncovered Veranda: 37m² • Total Area: 282m²

Rooftop



Private Rooftop for 401

Total Area: 89m²



Rigas Residence is delivered by DOMO Properties.

Based in Limassol, we take great pride in engaging honest, fair business practices right across the board. Thanks to our reputation for integrity and professionalism, our already solid reputation is growing exponentially. We understand how important it is for businesses like ours to enhance the local area, and to give something back to the communities we serve.

At DOMO Properties, everything we do is entirely focused on our customers. Every

detail of our business – and our properties – reflects customer requirements with style and consideration at the heart of everything we do.

Backed up by our highly experienced in-house team we select only the most comprehensively skilled, professional partners with a like-minded approach to ourselves. Each one of these partners are the very best in their field and we are proud to work together to create homes, lives and lifestyles.

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