



RIGAS
RESIDENCE



Rigas Residence presents a selection of luxurious homes with a total of only 8 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.





The Location



The location of Rigas Residence is second to none. Riga Fereou Street not only provides easy access to routes out of city but connects directly to the Saint Nicholas Roundabout with the iconic Court of Justice and energetic business district.



Local Bakery
Supermarket
Makariou Avenue
Seafront

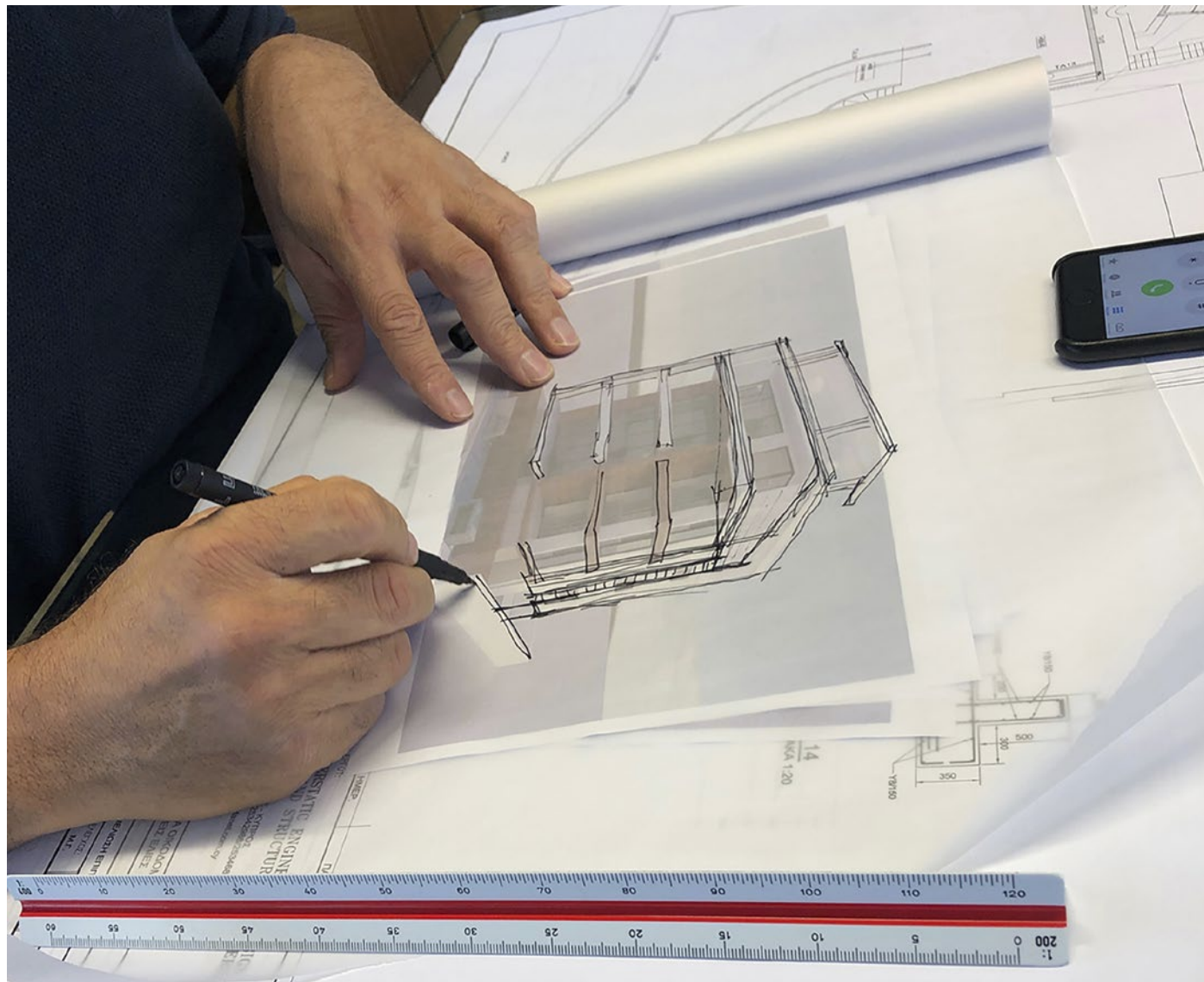
Walk

3min
5 min
10 min
15 min

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.



Panoramic Views

The Penthouse enjoys unobstructed sea views, 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.

The Penthouse



A home which 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.



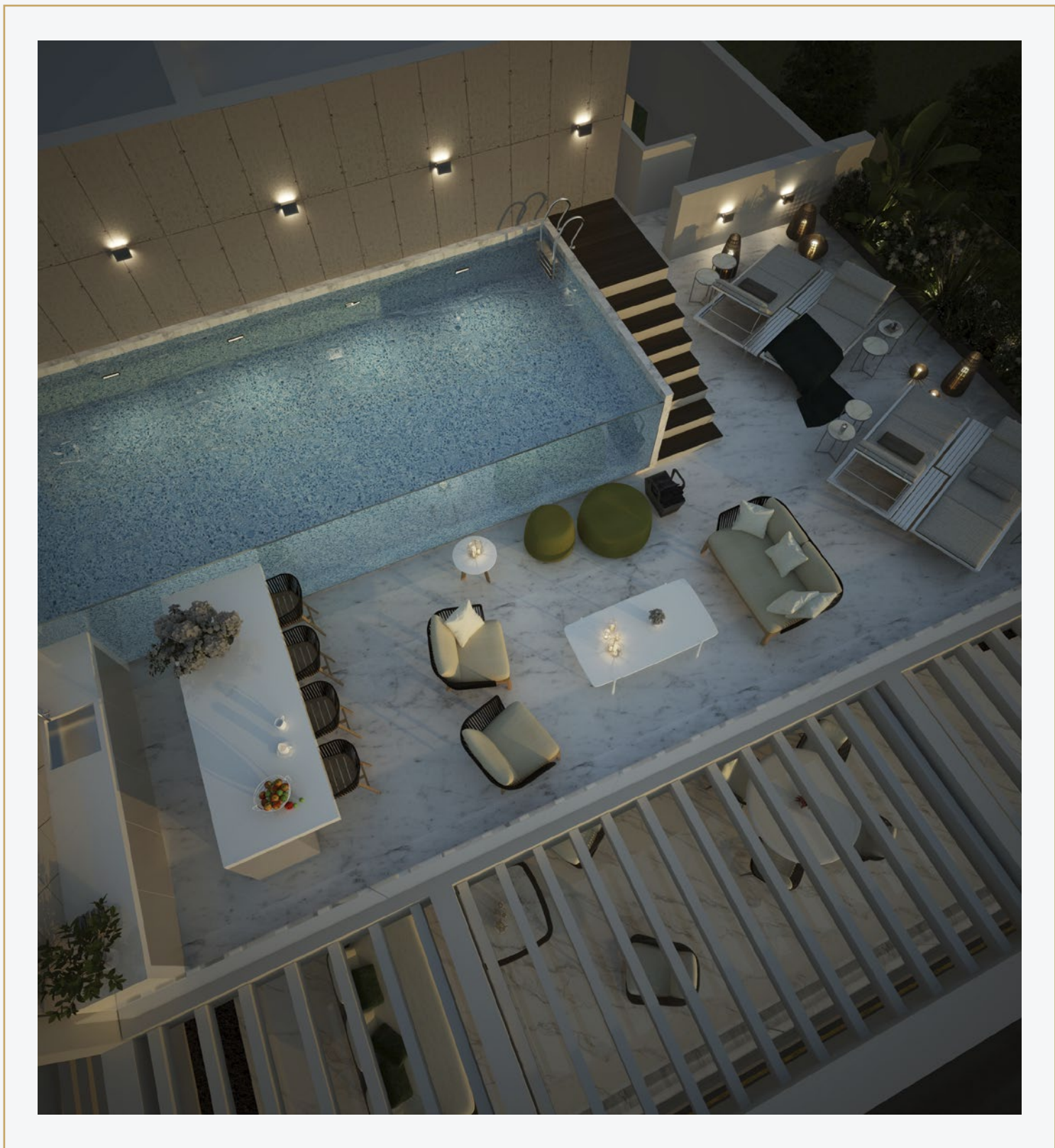




Penthouse Rooftop

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





MAIN FEATURES



ENERGY – CLASS A+

Building complies with the local regulations of Energy Performance and has received a certificate of energy class 'A+'.



AIR CONDITION – VRF

Mitsubishi – VRF SYSTETM



HEATING – UNDER FLOOR

Full installation of premium quality (EU) electrical under-floor heating.



ZERO- ENERGY HOME

Penthouse is connected with Photovoltaic Solar- Panel System to achieve a nearly zero consumption energy bill.



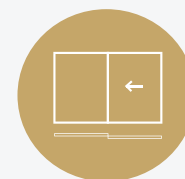
CAR SOCKET- ELECTRICAL

Complete set-up provision for Private Electric car socket.



HIGH CEILINGS

3.20m high ceilings with Led-spot and 'hidden' lighting.



FLOOR TO CEILING DOORS

Lift&Slide Floor to ceiling – thermal insulated aluminum doors.

FLOOR PLANS



4th FLOOR

Indoor area 135sqm
Veranda 75 sqm

Total 310 sqm



ROOF GARDEN

Roof 100 sqm

DETAILED SPECIFICATIONS

STRUCTURE

Comply fully with EU Standards and Earthquake code.
Reinforced concrete frame C35/45 concrete grade and B500C for rebars.

ENERGY PERFORMANCE EPC Certificate

Building complies with the local regulations of Energy Performance and has received a certificate of energy class 'A'.

EXTERNAL WALLS and INSULATION

Clay bricks, 250mm wide covered with 8MM Polystyrene for thermal insulation.

INTERNAL WALLS and PAINTWORK

Internal Walls 100mm
3 coats of plaster Spatula plus 3 coats of paint.

WATERPROOFING

All verandas and surrounding walls, below bath tray and shower tray will sheathed with three layers of cementitious mesh reinforcement insulation of two components mapai or equal.

FLOORS

Common areas & staircase: floorings based on Architects choice
Apartment living room, kitchen and corridors: Italian Ceramic Tiles.
Supplier EKA
Bedrooms: Laminated Wooden floor.

FITTINGS

All tiles used are Italian made ceramic tiles - class 'A' quality.
Walls in bathroom tiled up to ceiling height.
Made-to-measure benches & worktops.

VERANDAS, WINDOWS AND DOORS

Coloured Aluminium- Thermal Insulated -FLOOR TO CEILING Doors: MU144 Slide Thermal Insulated Aluminium:MU3000 Slide Windows, MU2077 Openable windows Double glazed glass :5mm 19mm 6mm fitted on walls.

TIMBER

Main door of building: Based on architectural drawings.
Common Area Doors: manufactured according to the EU Standards of fire resistant regulations.
Apartment Entrance Door: Security door designed according to Architecture plans and manufactured according to EU standards of fire resistance regulations
Internal doors: Laminated flush doors with a variety of finishes to choose from.
Supplier: Rooms

SANITARY FITTINGS

Sanitary Ware : Brand Roca or Grohe OR other European Brand.
Mixers: Grohe or Zuccetti.

KITCHEN

Made- to measure benches and worktops.
Possibility to select of variety of finishes.
Specialised mechanisms (soft closing system for drawers and hinges for doors).

WARDROBES

Floor to ceiling, made to measure wardrobes. Possibility to select of variety of finishes.

ELECTRICAL INSTALLATION

All installations according to the latest and appropriate governmental dep specifications.
Provisions for telephone, internet and television sockets in the living room and bedrooms.
All sockets provided will be double sockets.
Full electrical installation switch sockets and main panel Hager or Legrand.

SOLAR HEATER

Solar heater (volume 150 lt) copper boiler and pipes and reserve water tank (volume 1000 litres).

PLUMBING INSTALLATION

German polypropylene for the main water supply and pipe in pipe system aluminium multilayers or Pex -a five layer with oxygen barrier pipes and fittings installed and insulated according to mechanical design for the water distribution in the apartments.

AIR CONDITION- VRF

Ceiling-type unit for living room.
Walled-type indoor units in all bedrooms.

HEATING

Full installation of premium quality (EU) electrical under-floor heating.

PHOTOVOLTAICS

Penthouse is connected with

Photovoltaic Solar- Panel System to achieve a nearly zero consumption energy bill.

YARD & GARDEN

Concrete surrounding wall will be built around the yard and garden will be planted.
Dimensions as shown on the Architectural plans.

LIFT

European brand, VVVF, no engine room, speed1m/sec, cover with marble.

PARKING

Allocated private parking space/s and storage, as shown in architect plans.

BUILDING EXTRAS

Automatic remote controlled metallic car entrance/exit gates will be installed.
Pre installation for CCTV and alarm system.
The main entrances of the apartments building and project will be operated by optical sensor and will be controlled by a card or code supplied to all apartment owners.

ADDITIONAL

Gypsum boards with led-spot lights in all ceiling surface.

NOTES

Appliances such as Tv, Dishwater, Oven, Fridge, Cooker, hoot etc are not included
Any movable Furniture shown in the attached are for concept reasons and are not included in theresponsibility of the seller.



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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