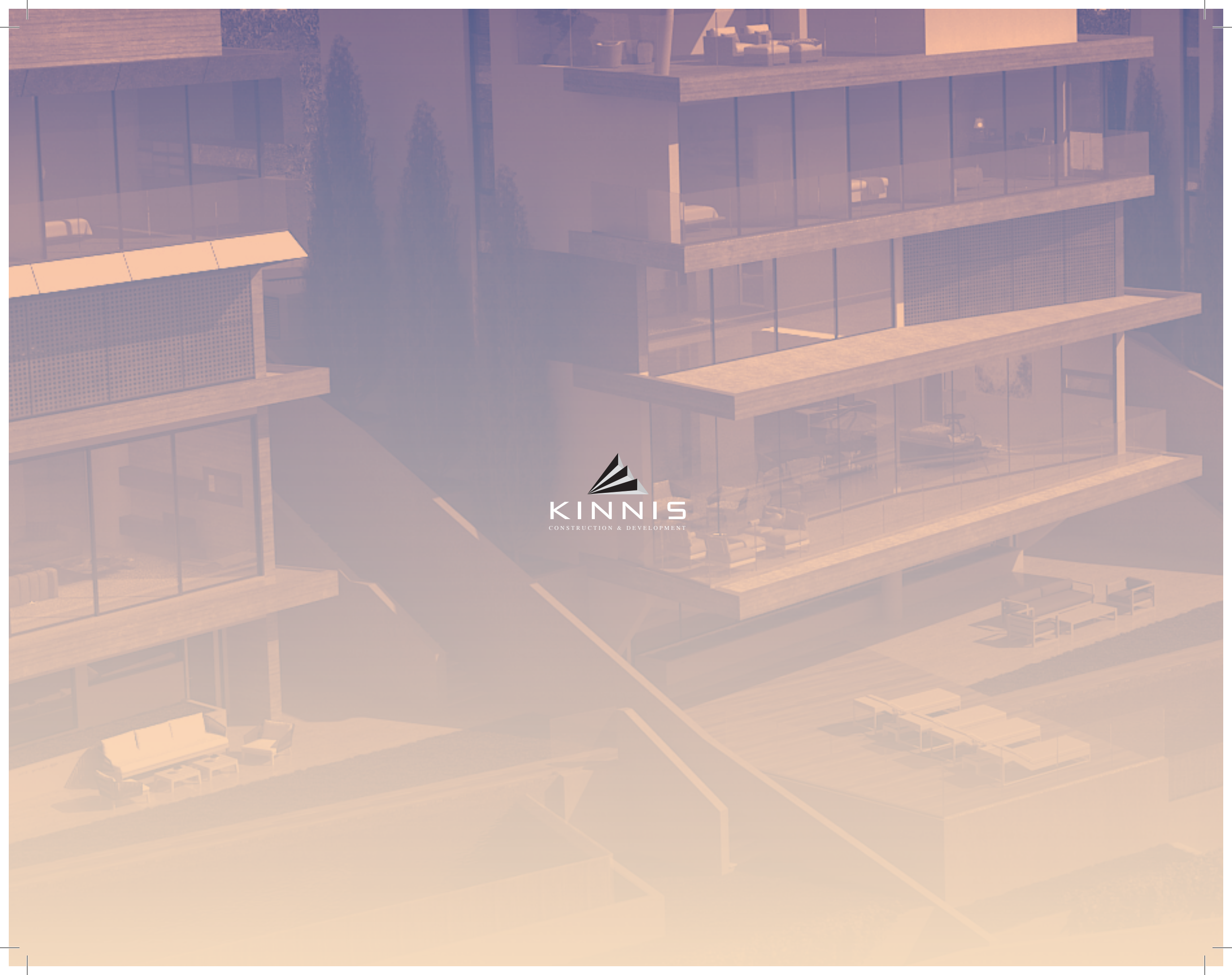


# [ GRANVISTA ]

A Suburban Housing Project









An architectural rendering of a modern, multi-story building with a cantilevered upper section. The building features large glass windows and balconies with outdoor furniture. In the foreground, there is a swimming pool and a lounge area with several lounge chairs and a canopy. The building is situated on a hillside overlooking a vast desert landscape with sparse vegetation and a winding dirt road. The sky is a warm, golden-orange color, suggesting a sunset or sunrise. The overall scene is bathed in a soft, warm light.

[GRANVISTA]



## ABOUT THE LOCATION



**The three modern residences achieve in the best possible way** the panoramic view towards the sea and the scenic landscape with the significant height variations of Ag. Tychonas. The villas are situated in a slight slope facing southwest, to achieve unobstructed view to the Limassol Bay. They are developed into four levels covered by a glass façade, blurring the limits between the interior and the exterior, allowing panoramic views to both landscape and seascape. In this way, the buildings are integrated as part of environment, almost like invisible oases, acting as observation areas that cling to the rocks and overseeing the cascading landscape.

**The residences are placed to the allowed limits towards the side of the road, thus enabling the generation of a large open space as an outdoor courtyard with the pool towards the side that maximizes the effective use of the views.**

**Limassol**

**Agios  
Tychonas**

**Le Meridien  
Hotel**

**St. Raphael  
Marina**

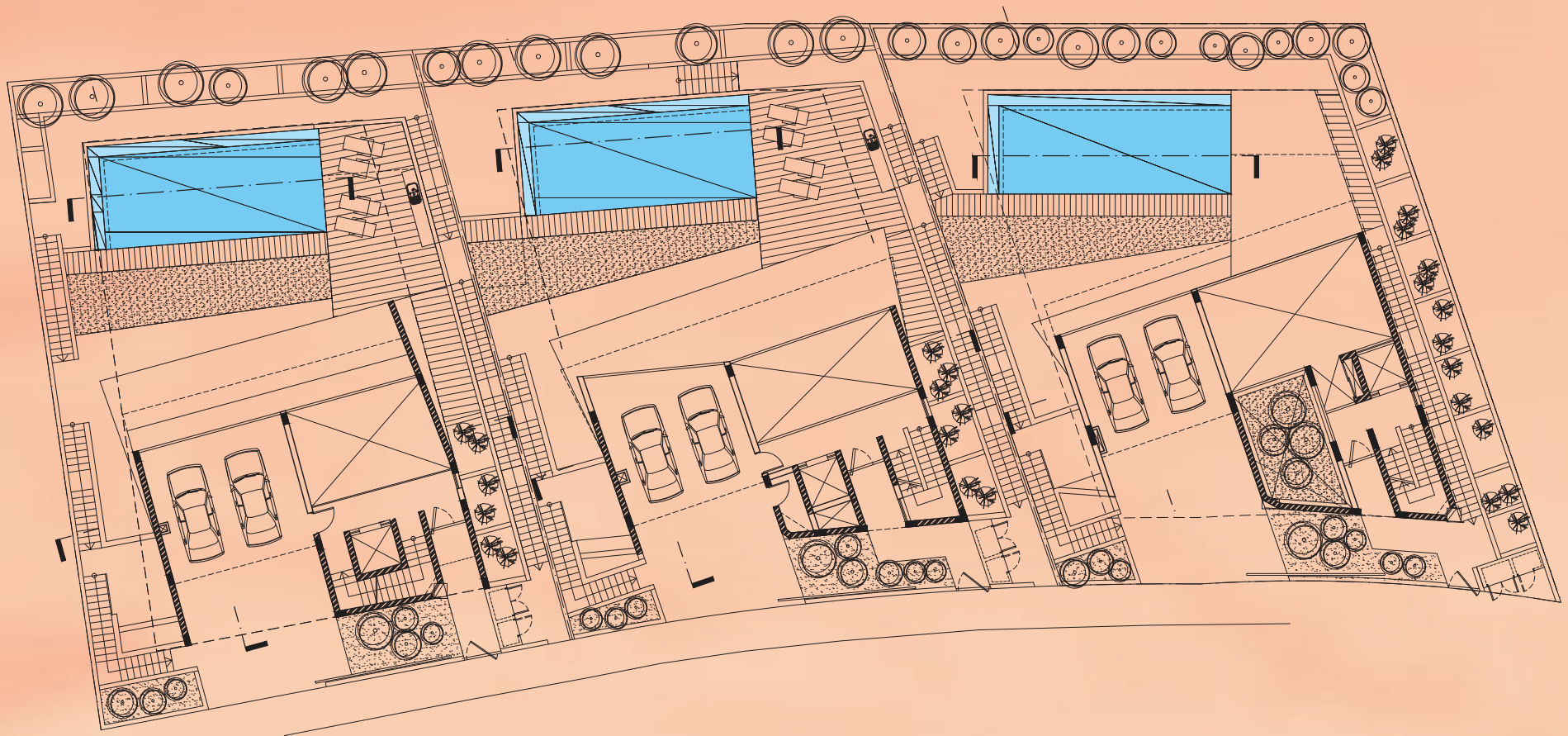
**[GV] Plot**

**To Nicosia**

**To Limassol**

**Ancient  
Amathounta**





[House 03]

[House 02]

[House 01]



## ABOUT THE PROJECT

**Residences' design is based on bioclimatic architecture principles and viable development achieving a contemporary, smart and integrated design.** Through the horizontal extensions and the hanging horizontal patios, we achieve sun filtration to the interior of the space. The double-height space and the voids, allow movement of the hot air through the building leading to a viable air filtrated space. Simultaneously, the strategic thermal insulation and the precise selection of materials, ensure the design quality and aesthetic of the buildings.

The entrance for each of the residences is located at the level of the road together with two parking spaces. As someone enters the space, he is impressed by the double-height space and the viewing angles to the exterior. The bedrooms are situated at the higher level of the property, while the sitting area, the kitchen and the support rooms are at the level below. The fitness area, changing rooms, sauna and maid's room are located at the lower level, which is the level of the courtyard. The swimming pool has an infinity edge detail, while the roof of the residences has a roof garden functioning as an observation deck maximizing the viewing potential, while simultaneously being fully unified with the environment.

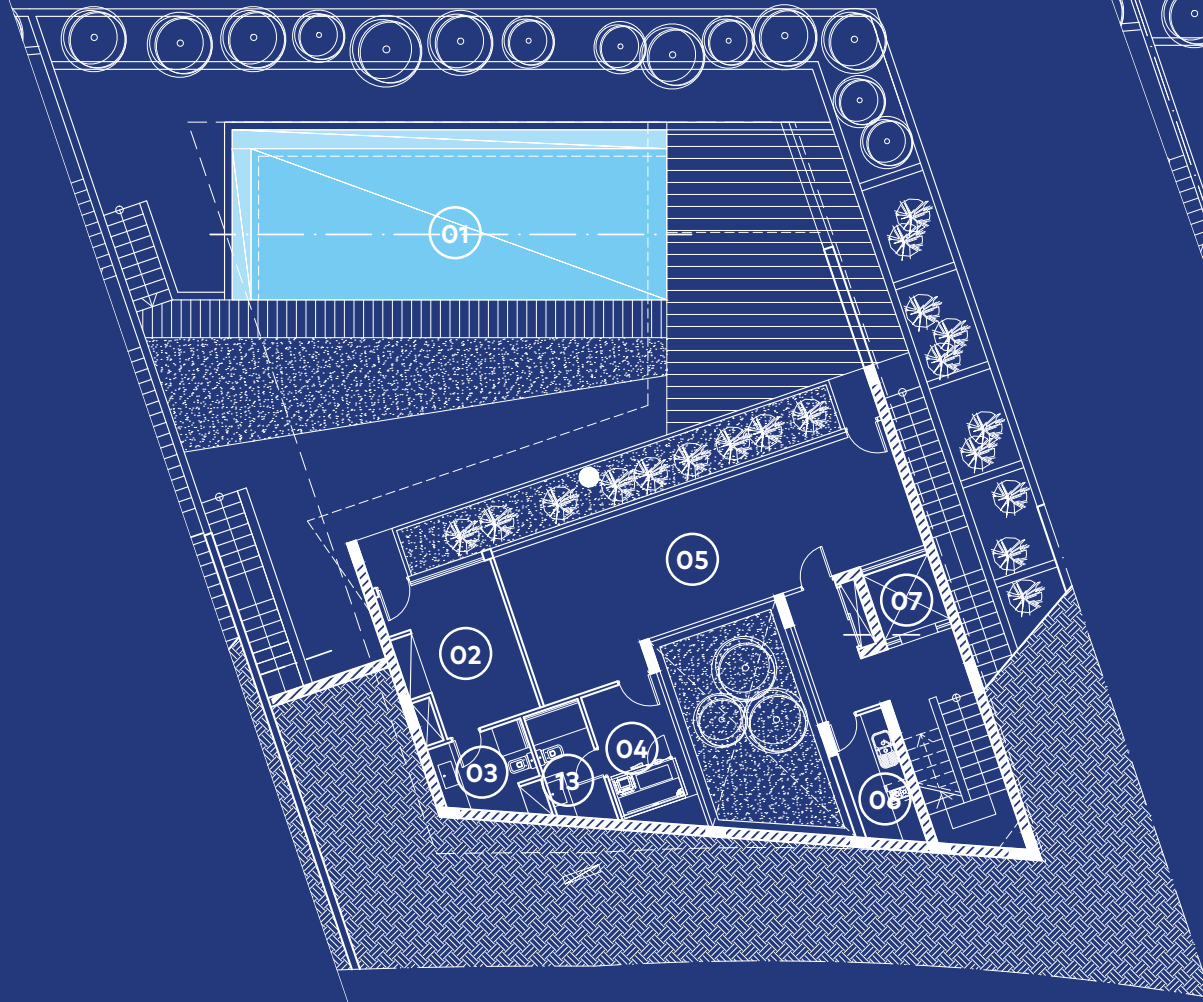




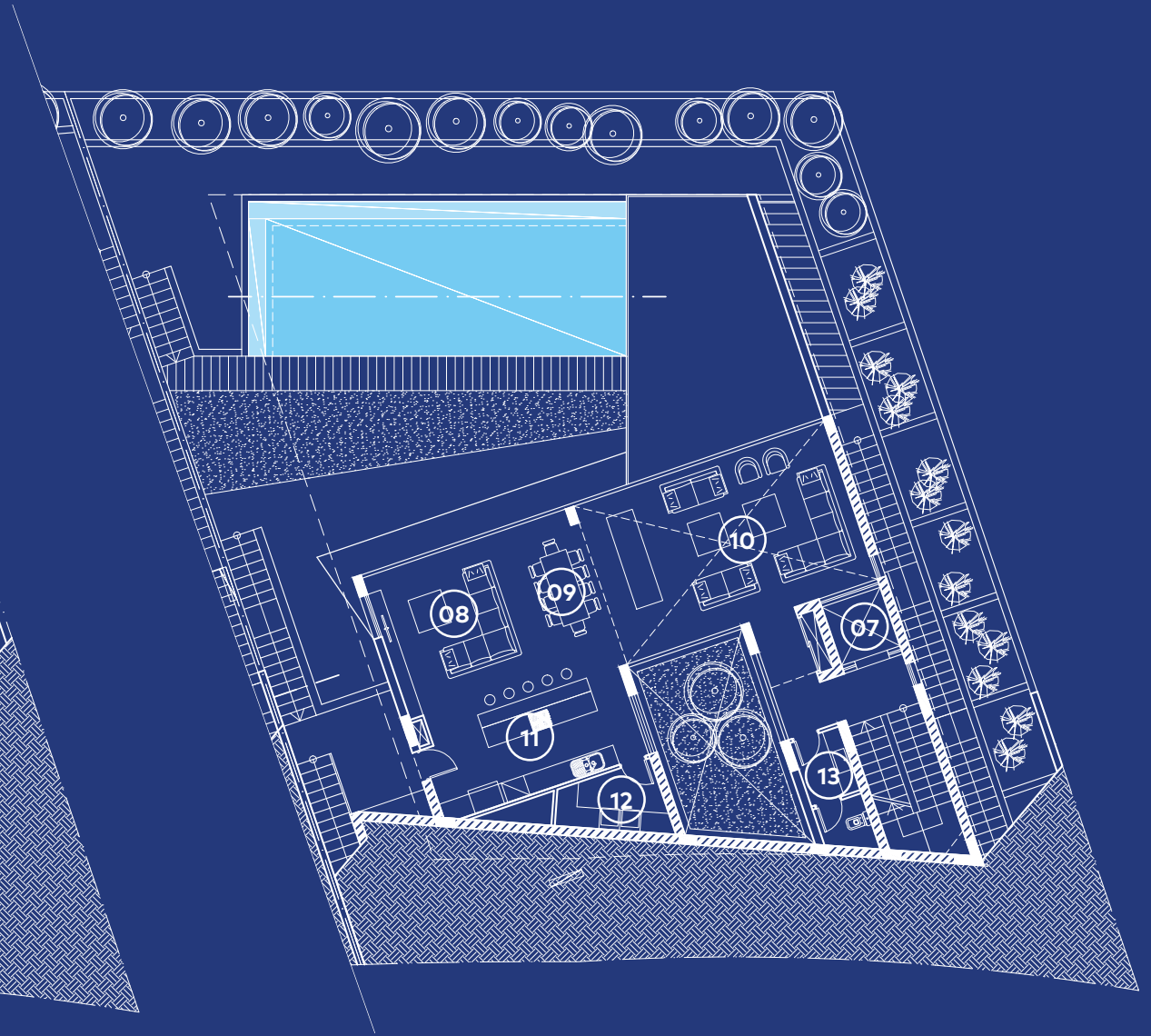
- 01 Swimming Pool
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- 03 Bathroom
- 04 Sauna
- 05 Gym
- 06 Kitchenette
- 07 Lift
- 08 Sitting Area
- 09 Dining Area
- 10 Living Area
- 11 Kitchen
- 12 Laundry Room
- 13 W.C.



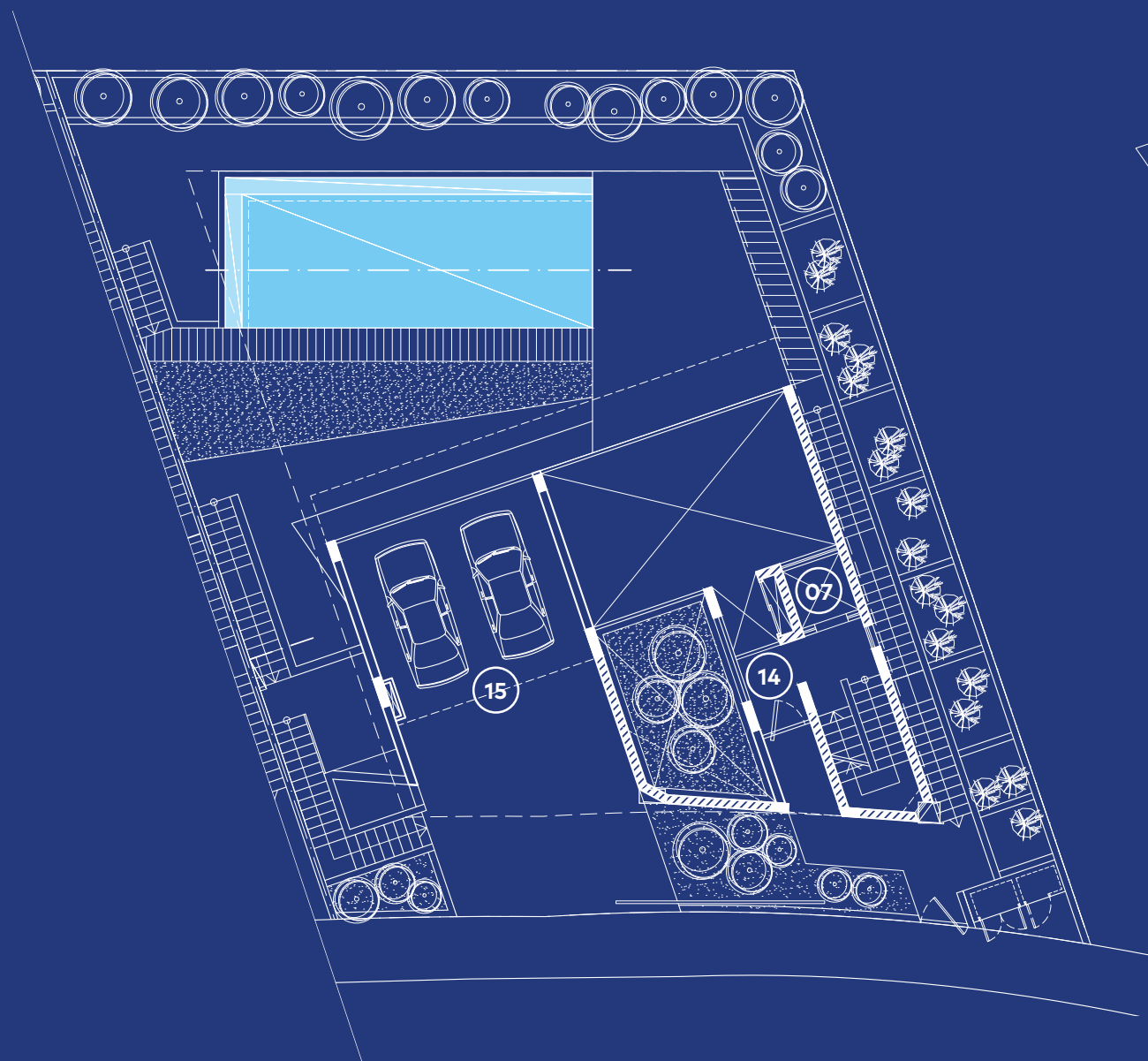
# [HOUSE 01]



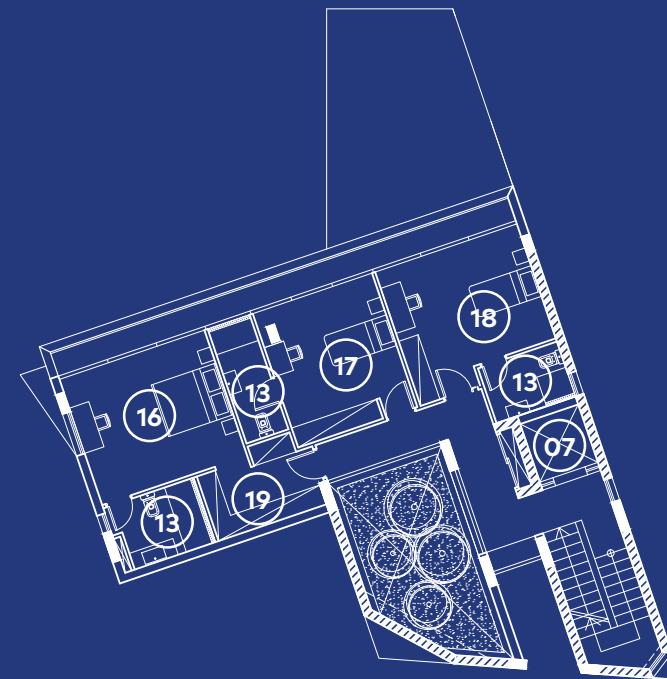
1<sup>st</sup> Level / Pool Level



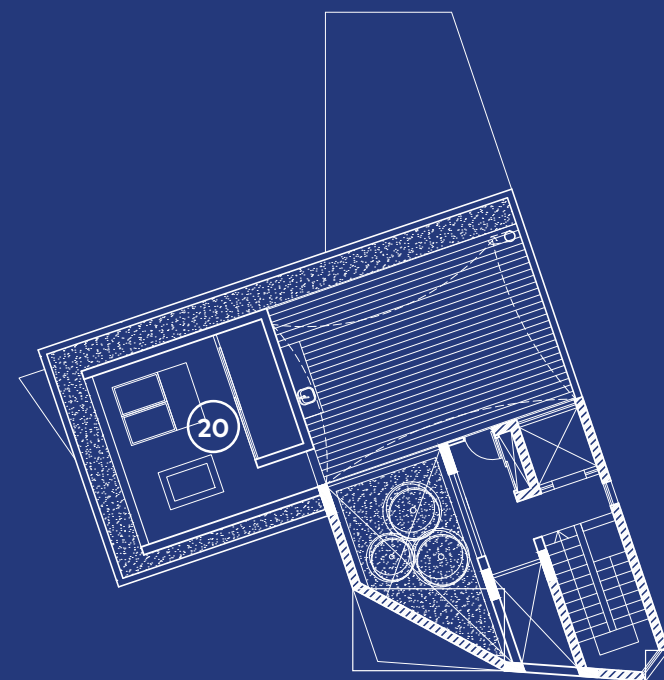
2<sup>nd</sup> Level / Living Level



3<sup>rd</sup> Level / Entrance



4<sup>th</sup> Level / Bedrooms



5<sup>th</sup> Level / Roof Garden





- 07 Lift
- 
- 13 W.C.
- 14 Entrance
- 15 Parking Space
- 16 Master Bedroom
- 17 Bedroom 2
- 18 Bedroom 3
- 19 Wardrobe
- 20 Roof Garden

## [HOUSE 01]

<b>PLOT</b>		<b>566.29 m<sup>2</sup></b>
<b>BASEMENT</b>	MECHANICAL ROOM FOR POOL	<b>6.70 m<sup>2</sup></b>
<b>1<sup>st</sup> LEVEL / POOL LEVEL</b>	INTERNAL AREA COVERED AREA	<b>105.45 m<sup>2</sup></b> <b>65.75 m<sup>2</sup></b>
<b>2<sup>nd</sup> LEVEL / LIVING LEVEL</b>	INTERNAL AREA COVERED VERANDA	<b>118.80 m<sup>2</sup></b> <b>35.60 m<sup>2</sup></b>
<b>3<sup>rd</sup> LEVEL / ENTRANCE</b>	INTERNAL AREA COVERED PARKING	<b>16.50 m<sup>2</sup></b> <b>35.00 m<sup>2</sup></b>
<b>4<sup>th</sup> LEVEL / BEDROOMS</b>	INTERNAL AREA COVERED VERANDA	<b>100.84 m<sup>2</sup></b> <b>10.65 m<sup>2</sup></b>
<b>5<sup>th</sup> LEVEL / ROOF GARDEN</b>	INTERNAL AREA ROOF GARDEN MECHANICAL ROOM	<b>18.46 m<sup>2</sup></b> <b>42.25 m<sup>2</sup></b> <b>5.40 m<sup>2</sup></b>
<b>TOTAL</b>	<b>INTERNAL AREAS</b> <b>COVERED AREAS</b>	<b>360.05 m<sup>2</sup></b> <b>201.35 m<sup>2</sup></b>

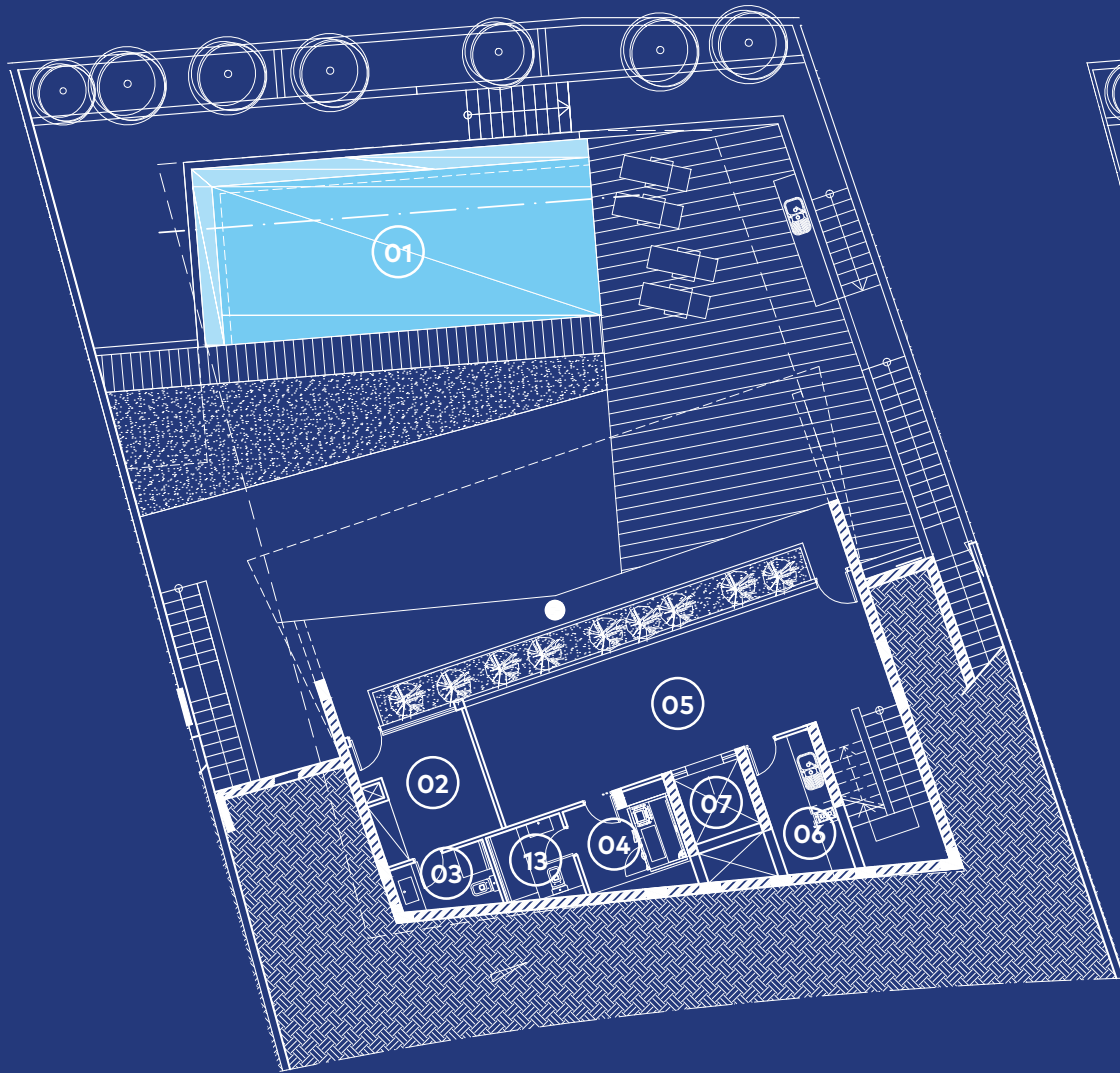




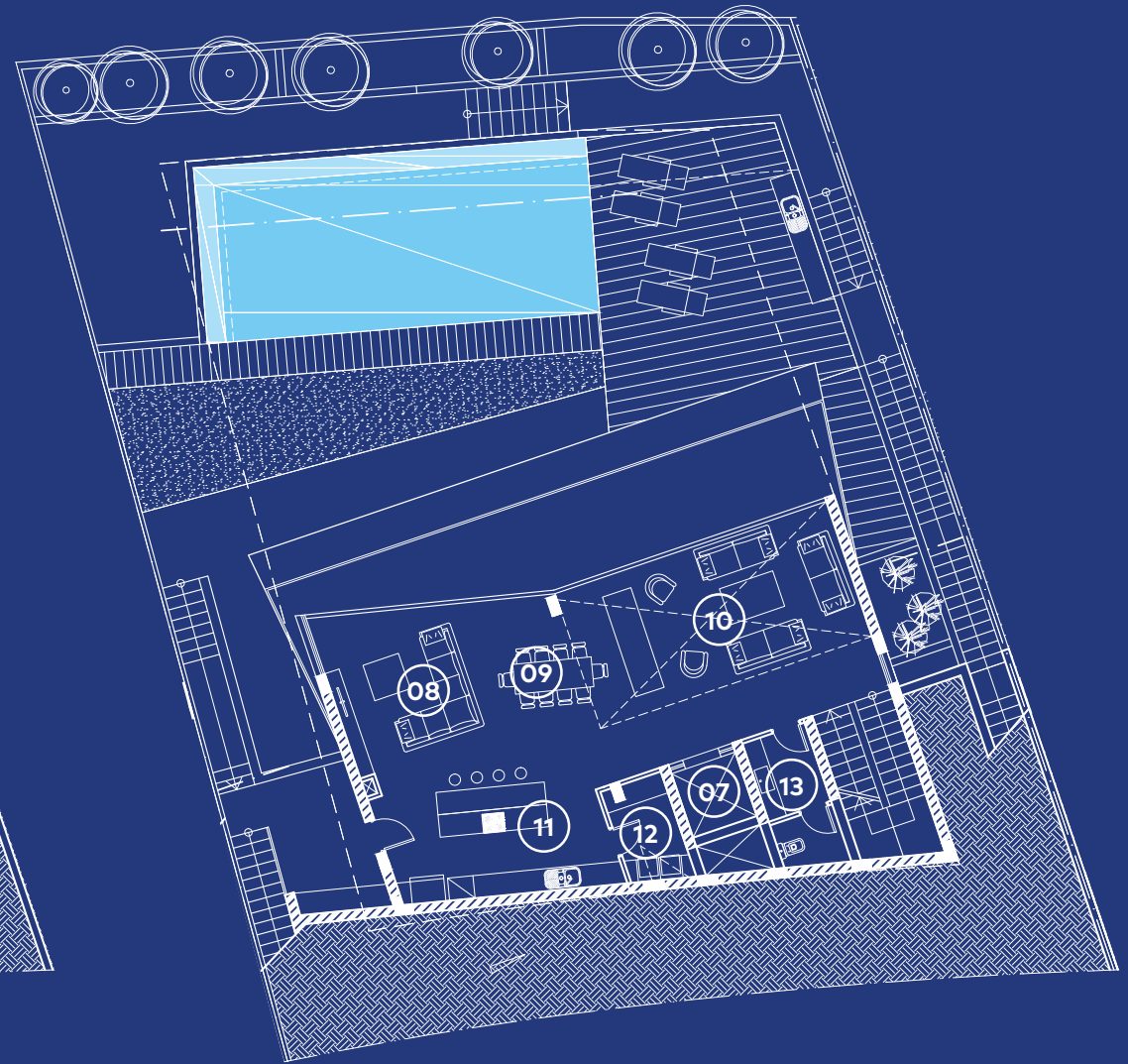
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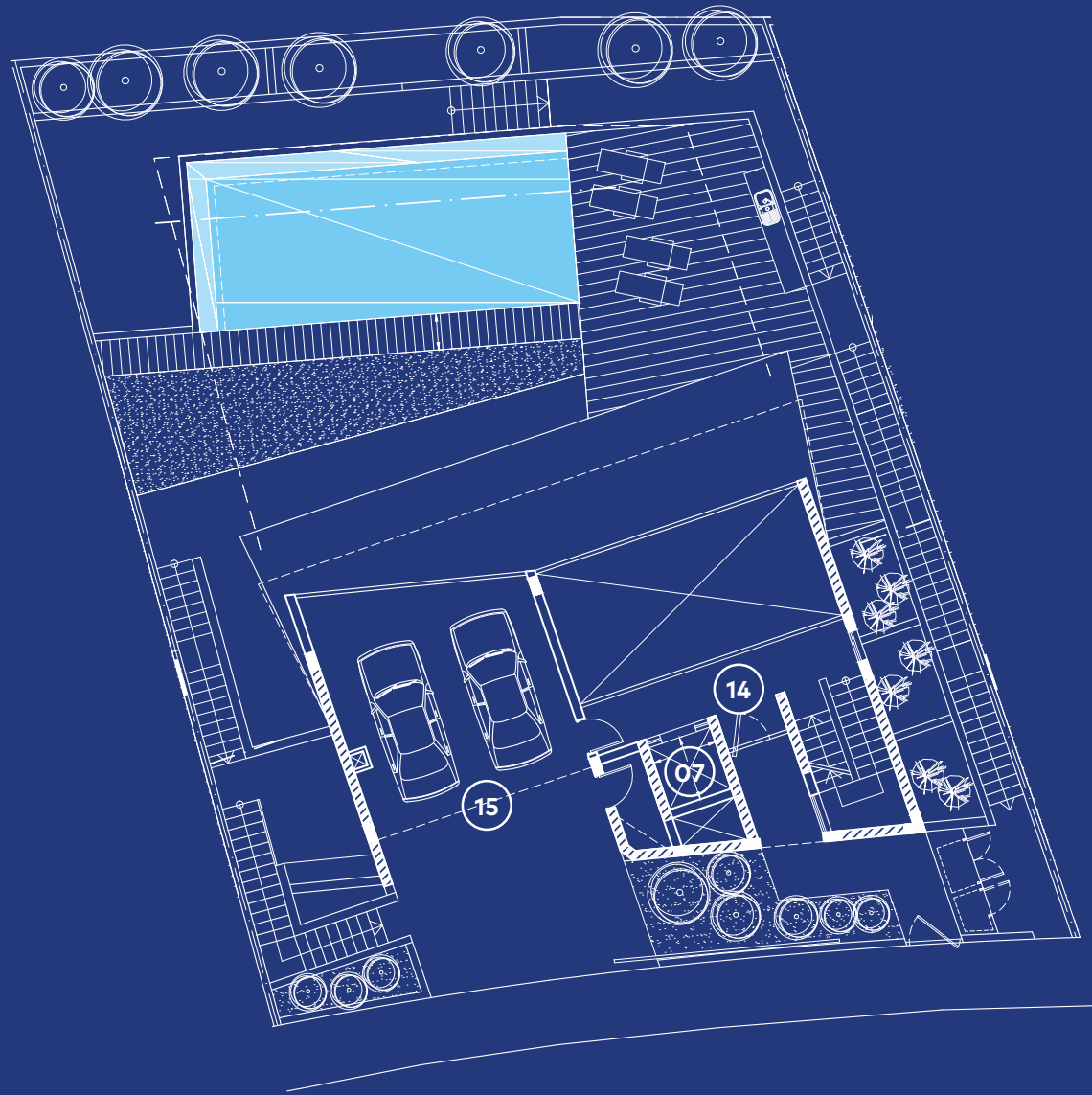
# [HOUSE 02]



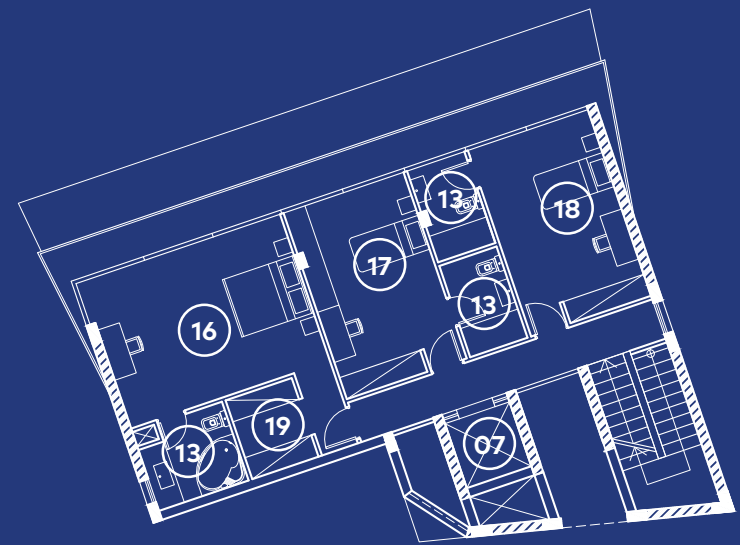
1<sup>st</sup> Level / Pool Level



2<sup>nd</sup> Level / Living Level



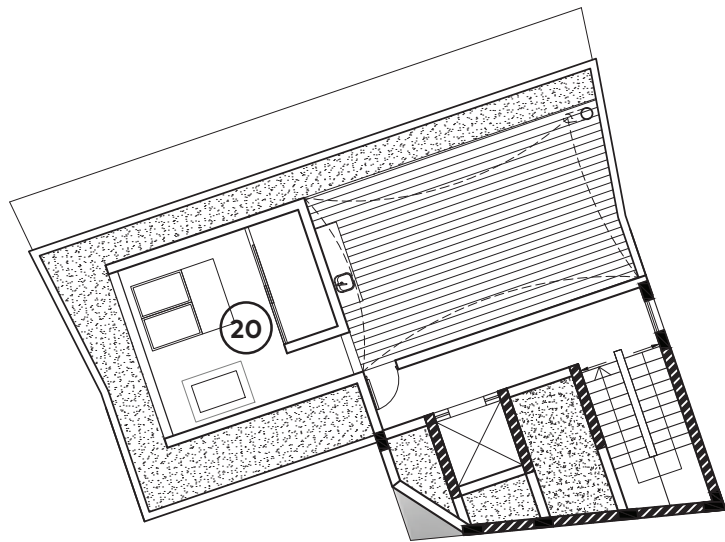
3<sup>rd</sup> Level / Entrance



4<sup>th</sup> Level / Bedrooms



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5<sup>th</sup> Level / Roof Garden

## [HOUSE 02]

<b>PLOT</b>		<b>567.28 m<sup>2</sup></b>
<b>BASEMENT</b>	MECHANICAL ROOM FOR POOL	<b>6.88 m<sup>2</sup></b>
<b>1<sup>st</sup> LEVEL / POOL LEVEL</b>	INTERNAL AREA COVERED AREA	<b>92.35 m<sup>2</sup></b> <b>81.20 m<sup>2</sup></b>
<b>2<sup>nd</sup> LEVEL / LIVING LEVEL</b>	INTERNAL AREA COVERED VERANDA	<b>116.71 m<sup>2</sup></b> <b>33.85 m<sup>2</sup></b>
<b>3<sup>rd</sup> LEVEL / ENTRANCE</b>	INTERNAL AREA COVERED PARKING	<b>26.10 m<sup>2</sup></b> <b>38.63 m<sup>2</sup></b>
<b>4<sup>th</sup> LEVEL / BEDROOMS</b>	INTERNAL AREA COVERED VERANDA	<b>107.70 m<sup>2</sup></b> <b>17.16 m<sup>2</sup></b>
<b>5<sup>th</sup> LEVEL / ROOF GARDEN</b>	INTERNAL AREA ROOF GARDEN MECHANICAL ROOM	<b>20.19 m<sup>2</sup></b> <b>37.97 m<sup>2</sup></b> <b>4.55 m<sup>2</sup></b>
<b>TOTAL</b>	<b>INTERNAL AREAS</b> <b>COVERED AREAS</b>	<b>363.05 m<sup>2</sup></b> <b>220.24 m<sup>2</sup></b>

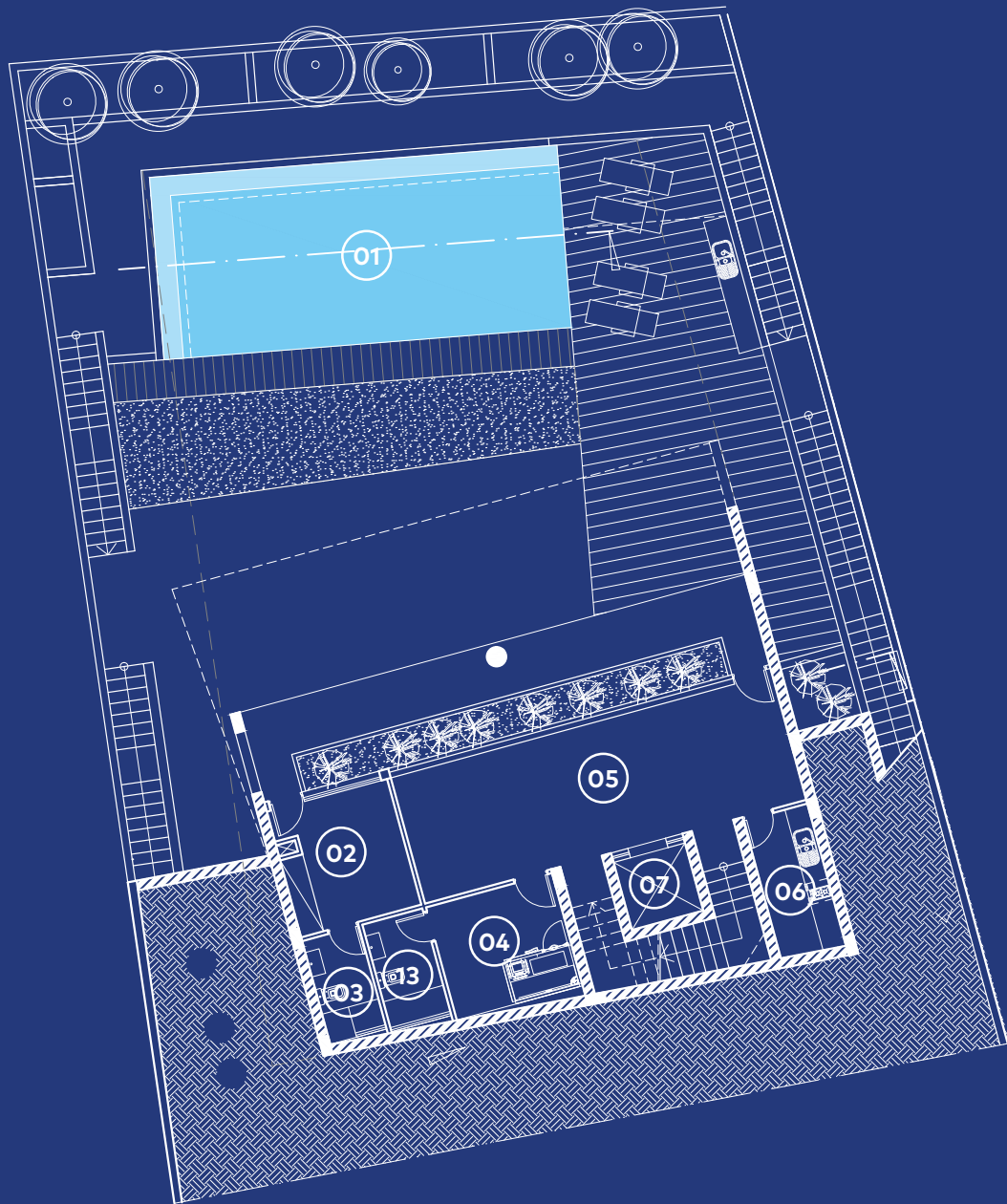




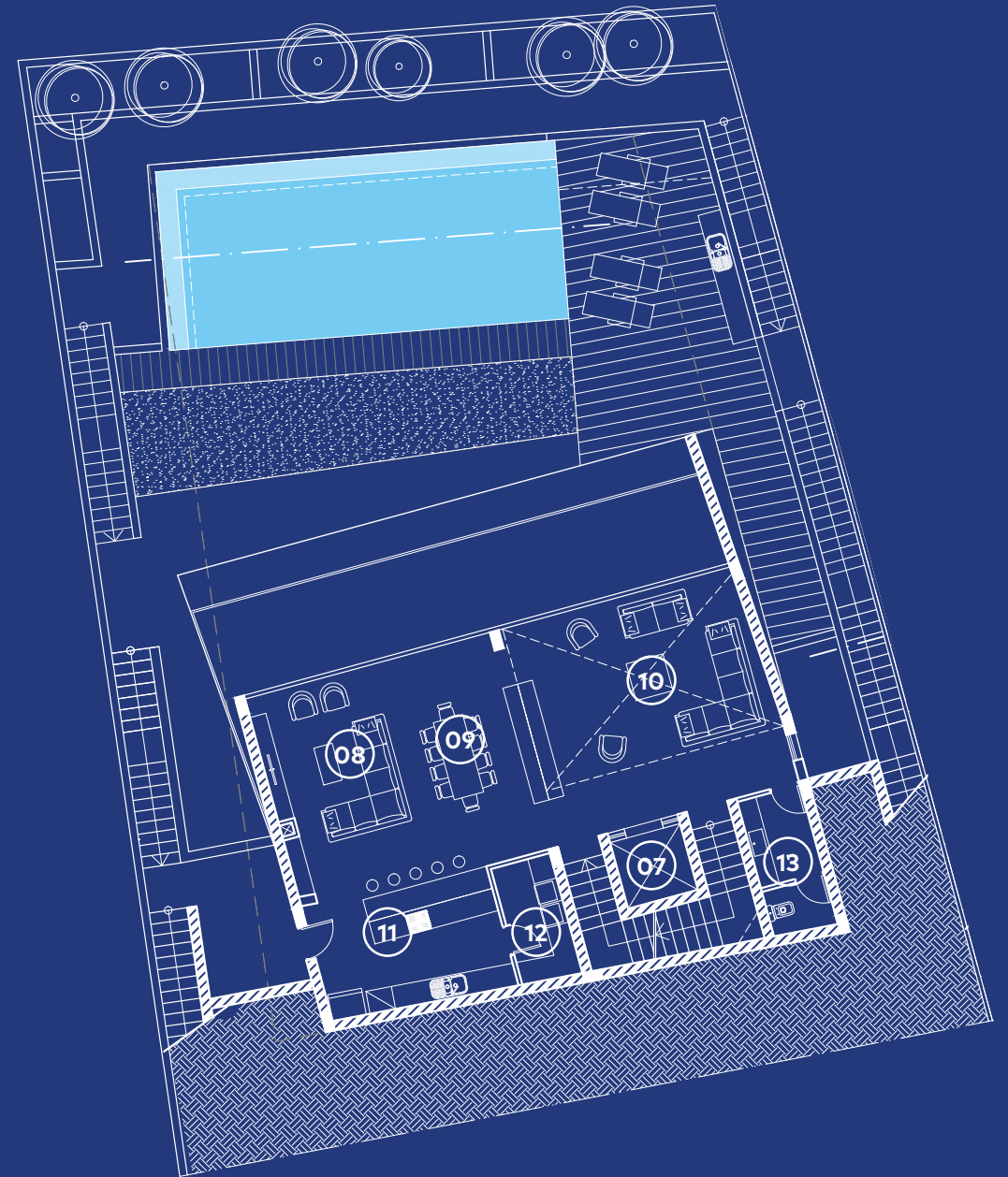
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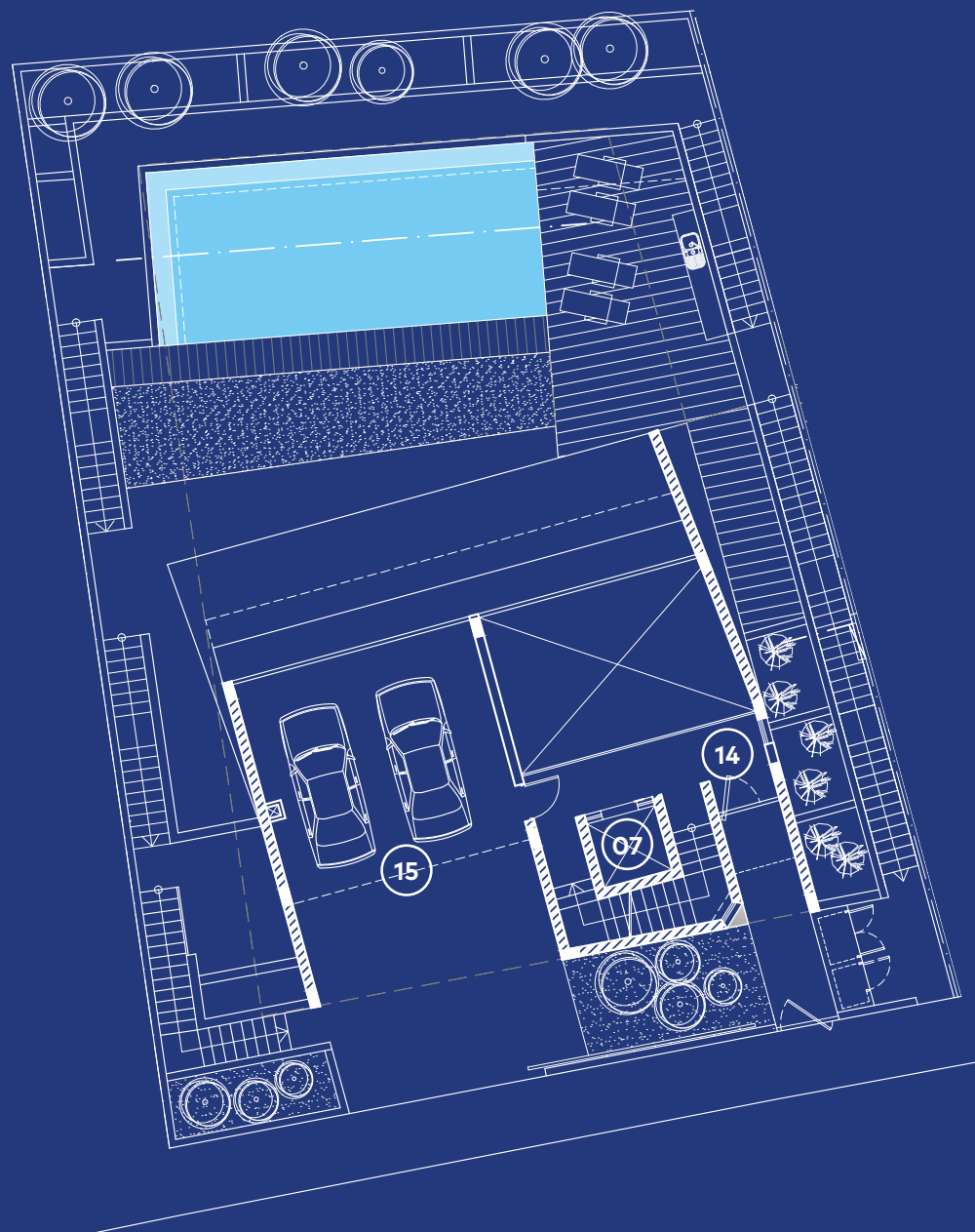
# [HOUSE 03]



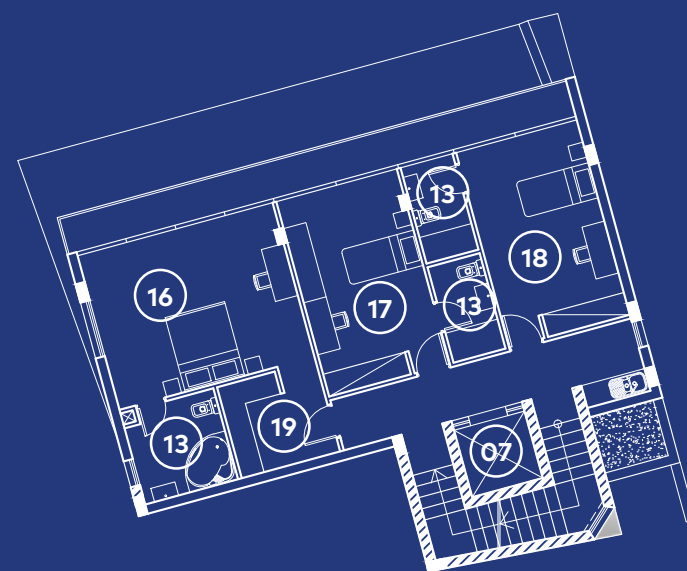
1<sup>st</sup> Level / Pool Level



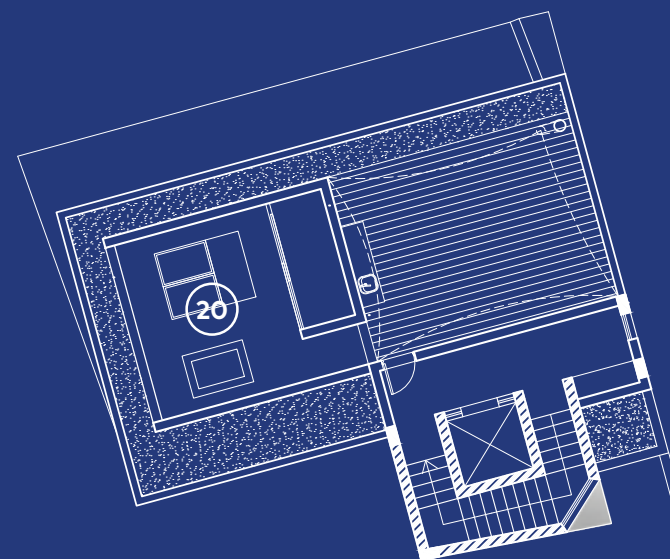
2<sup>nd</sup> Level / Living Level



3<sup>rd</sup> Level / Entrance



4<sup>th</sup> Level / Bedrooms



5<sup>th</sup> Level / Roof Garden



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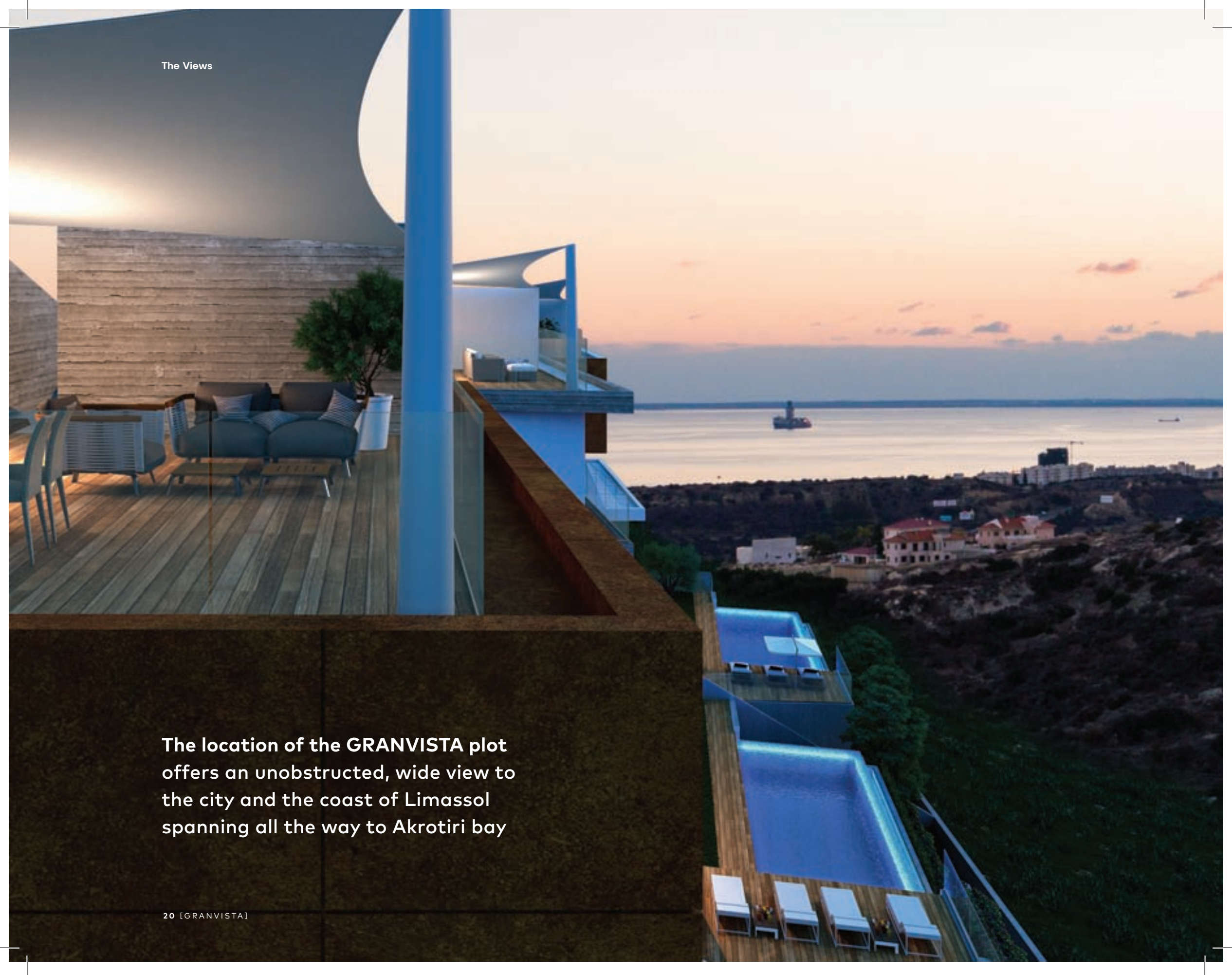
The residences' design is based on **bioclimatic architecture principles** and **viable development** achieving a **contemporary, smart** and **integrated design**.

## [HOUSE 03]

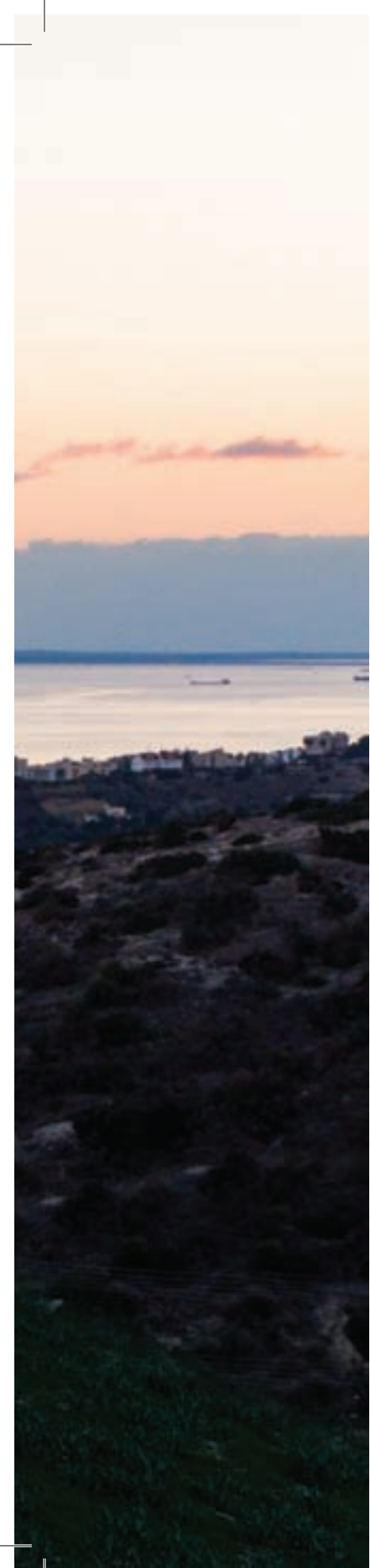
<b>PLOT</b>		<b>569.94 m<sup>2</sup></b>
<b>BASEMENT</b>	MECHANICAL ROOM FOR POOL	<b>7.78 m<sup>2</sup></b>
<b>1<sup>st</sup> LEVEL / POOL LEVEL</b>	INTERNAL AREA COVERED AREA	<b>93.65 m<sup>2</sup></b> <b>84.70 m<sup>2</sup></b>
<b>2<sup>nd</sup> LEVEL / LIVING LEVEL</b>	INTERNAL AREA COVERED VERANDA	<b>121.57 m<sup>2</sup></b> <b>35.10 m<sup>2</sup></b>
<b>3<sup>rd</sup> LEVEL / ENTRANCE</b>	INTERNAL AREA COVERED PARKING	<b>23.40 m<sup>2</sup></b> <b>39.86 m<sup>2</sup></b>
<b>4<sup>th</sup> LEVEL / BEDROOMS</b>	INTERNAL AREA COVERED VERANDA	<b>104.86 m<sup>2</sup></b> <b>13.64 m<sup>2</sup></b>
<b>5<sup>th</sup> LEVEL / ROOF GARDEN</b>	INTERNAL AREA ROOF GARDEN MECHANICAL ROOM	<b>22.79 m<sup>2</sup></b> <b>33.29 m<sup>2</sup></b> <b>4.85 m<sup>2</sup></b>
<b>TOTAL</b>	<b>INTERNAL AREAS</b> <b>COVERED AREAS</b>	<b>366.27 m<sup>2</sup></b> <b>219.22 m<sup>2</sup></b>



The location of the **GRANVISTA** plot offers an unobstructed, wide view to the city and the coast of Limassol spanning all the way to Akrotiri bay







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# Technical Specifications

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## GENERAL STRUCTURE

### Foundations & Superstructure

Reinforced concrete in accordance with the anti-seismic standards and regulations

### Internal Walls

100mm brickwork

### External Walls

250mm brickwork covered with thermal plaster

### Insulation and Waterproofing

Thermal Insulation in all floors and roof and polyurethane waterproofing system in verandas and roof

## MECHANICAL SERVICES

### Plumbing

Pressured water system

Water softener system

### Heating

Air cooled heat pump system

### Underfloor heating

Production of hot water for domestic use

### Air conditioning

VRV heat pump system

Ceiling concealed indoor units

### Lift

Machine Roomless Lift (MRL)

### Swimming pool

Vanishing edge

LED underwater lighting

## FINISHES

### Living – Dining Room

Italian ceramic tiles or floating type wooden floor or marble

### Bedrooms

Floating type wooden floor, Italian made wardrobes

### Kitchen

Italian ceramic tiles or marble, Italian benches and corian worktops

### Verandas

Italian ceramic tiles

### Front Doors / Internal Doors

Italian-made

### External Walls

Fair-face Concrete / HPL cover  
3 coats of paint

### Bathrooms / W.C.

Italian made ceramic tiles or marble  
Sanitary ware and mixers from reputable manufacturers

### Windows / External Doors

Thermal colored aluminum  
Double glazed

### Internal Walls

2 coats of plaster / Spatula  
3 coats of emulsion paint

## ELECTRICAL SERVICES

### Lighting

- LED Spot lights in corridors, kitchen and bathrooms
- Chandeliers in Living Room and Bedrooms
- LED Hidden Light to emphasize interior spaces
- Façade Lighting
- Landscape Lighting
- Occupancy sensors for parking areas
- Motorized blinds/ curtains will be installed in bedrooms

### Other Electrical Specifications

Central Control System to control lights and motorized blinds

Traffic barrier

Wi-Fi network

TV System /

Central IF-RF TV Distribution System

Intruder alarm/

Fire detection system

CCTV system

Video-entrance system

Audio/ video system

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[ GRANVISTA ]

## A Suburban Housing Project

by AIA Design Studio

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[www.aiadesignstudio.com](http://www.aiadesignstudio.com)





**KINNIS**  
CONSTRUCTION & DEVELOPMENT



# KINNIS

CONSTRUCTION & DEVELOPMENT

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