Landscape of Harmony

Zaria redefines the future of the exclusive residential concept – a world class living environment where there has been no compromise in the pursuit of excellence. It reflects everything that luxurious design, architecture, and lifestyle quality should be.

Influenced by your own high expectations, and built to the very highest standards, Zaria represents the ultimate in contemporary Mediterranean living, with prestigious homes that offer many wonderful todays and tomorrows.

Zaria puts its toes in the Mediterranean. Vast gardens with local plantings and striking accent features cascade down to the seashore and around the building exteriors. Throughout is a sense of peacefulness.

Zaria offers the very finest of life's luxuries, from 5-star personal services to recreational opportunities.
It is your journey. Let Zaria be the destination

The name Zaria is associated with the goddess of beauty—originating from the Slavic words «zarja» defined as radiance, light and sunrise. The closeness of the word association with the concept philosophy, Zaria itself projects a sense of vitality through the glow of a sunrise.

Zaria has been created based on the belief that an extraordinary living experience should not be defined only by what is within the walls of a home, but also by the relationships that can be built together with nature.

Offering a seamless integration between landscape design, architecture and private, yet community living, the 10-hectare Zaria project is a gated-and-guarded development that adopts modern Mediterranean architectural concepts to express the vision of a safe, comfortable, green and sustainable setting.

Zaria is designed as a secure, family-oriented private community. A lifestyle environment where like-minded people can come together and share the common objectives of comfort, tranquility and peace of mind.
With the financial strength and organisational ability needed to create outstanding living spaces, we are able to bring together the best minds and talent — positioning Allea Global Properties at the cutting edge of residential property development and investment.

The practice’s approach, experience and design studio ethos sets it apart. The studio’s design methodology is entirely focussed on delivering bespoke solutions at the forefront of the market and of contemporary thinking through creative exploration and discovery. Based in Limassol, the practice is recognised as one of the top architectural firms in Cyprus, and also has an outstanding UK portfolio.

A UK-based practice with extensive international experience, the firm is skilled in creating architecture that improves people’s lives. Treading carefully and building with conviction, they deconstruct each brief and let a design emerge from close examination of the pieces. They believe that the power of architecture extends much further than the dimensions of an individual building, that architecture is about making life better.

Lynne Hunt, based in London, creates a kind of luxury that is contemporary, fresh and full of unexpected twists. Design is bold, not gaudy, drawing inspiration from local environments and cultures to create interiors that range from the chic and urban to the organic and holistic.

Gillespies is an award-winning landscape architecture and urban design practice based in London, with over 50 years’ experience in master-planning, landscape design and landscape planning. They have built an international reputation for consistently delivering places and spaces that respond to their community, have a high regard for the quality of their environment, and acknowledge their physical and cultural context.

Lighting Design Collective from Helsinki, Finland creates imaginative, state-of-the-art lighting schemes for architecture and built environments using high tech applications, digital content and artistic assets. With a multicultural team, LDC has created world-class projects in more than 20 countries.
From the outset, we conceived Zaria as an environmental show-piece, integrating BREEAM requirements in each phase of the project, aiming to deliver them to their stated rating.

- Each apartment is provided with an individual utility equipment station.
- Modern VRV system in each individual apartment.
- HVAC system in all common areas.
- Naturally ventilated underground parking.
- Water heated floors with automatic regulators.
- Wireless data collection infrastructure (online metering system).
- Super-fast fibre optic internet.
- Ecological, renewable materials with class-A energy performance.
- Efficient insulation.
- Modern high speed and silent Kone elevators.
- Renewable sources of energy used to provide up to 25% less consumption.
- Premium iHome technology.
- Centralised water filtering and softening system.
- Highly developed fire protection system for the high-rise buildings (all apartments have sprinklers).

Zaria apartments and villas will be BREEAM assessed throughout the various stages of their life cycle. This provides us, and our property owners, with:

- recognition and acknowledgement as low environmental impact buildings,
- confidence that tried and tested environmental practices have been incorporated in each building,
- a benchmark that is higher than current international regulations,
- a system to help reduce running costs, and improve living environments.
Set along the most popular beach front on the coast, is a gently rising plot of prime coastal real estate. Here, Zaria will make a stunning statement; combining striking architecture, exquisite gardens, and comprehensive resident’s amenities.

Within its 10 hectares of gardens, with a 250m waterside frontage and undulating contours, refined style and luxury are exquisitely applied. Villas and apartments are unique: they cannot be replicated and will only ever become rare and desirable.

Zaria rests on Limassol’s coastal fringe, and benefits from excellent access to the trans-island highway network, the international airports, and all that Limassol city has to offer in designer shopping, fine dining and vibrant nightclubs – as well as all the medical, educational and commercial facilities so essential to life’s comforts.
Where lifestyle begins

Originally a virgin hillside sloping gently from the seashore, the location of Zaria retains a closeness to nature, offering over 10 hectares of beautifully landscaped gardens for exclusive use by residents.

A shaded, family-friendly playground creates a natural meeting place for the young of the community, and includes innovative and exciting play equipment designed for children and made using the latest antibacterial materials.

The gardens contain many shady paved paths that meander to individual facilities and private villas. Throughout the gardens, water features, ponds and waterways form nature habitats for native flora and fauna.
Sea front location with a blue flag beach and with an accent on the preservation of the natural environment.

The first seafront project of its scale in Cyprus.

A unique development located on the eastern coastline of Limassol, adjacent to the newest 5-star hotel in Cyprus – The Parklane, a Luxury Collection Resort & Spa.

Offering an exclusive lifestyle in an elegant, spacious setting with unparalleled resident's facilities.

The grounds have been landscaped with shaded walkways for residents to enjoy whilst strolling with their children.

Set in beautifully landscaped grounds with lush plantings of local flora.

BREEAM certified to ensure the development of green, eco-friendly structures.

A guarded-gated community project with 24/7 security.

Facilities include everything a resident may require and more: a sophisticated spa, a cigar and whisky lounge, a choice of restaurants, an innovative gym, a spacious kid's club and more.

Services provided to the residents will mirror those of a 5-star hotel, including: concierge, a butler service, daily cleaning, food delivery, taxi and chauffeur services and many more.

Stunningly impressive lobby in the ground floor of the towers which includes reception and lounge area.

Apartments feature latest technologies: water under-floor heating, smart home, HVAC, VRV.

Choice of highest specifications and finest materials for optimum standards of living.

Spacious layout with an accent on an open plan setting without columns.

Large bedrooms with en-suite and integrated dressing rooms.

High 3.3m ceilings.

Spacious outdoor and indoor play areas where children can learn while having fun. Play areas made from naturally antibacterial materials which are soft, safe and secure.

Villas are exquisitely designed and elegantly decorated and offer residents breath-taking views over the lavish gardens towards the Mediterranean Sea horizon.
Live Life Outside The Lines

The development project is split into two phases, the phases being nominally separated by lush green grounds. Due to the gradual slope of the topography, all properties in both phases will have unobstructed sea views.

**Phase 1**, the northern portion closest to the road with a land area of almost 30,000m², will comprise hi-rise apartments in two tower blocks linked by a reception foyer serving both towers – Sunrise and Sunset.

**Phase 2**, the southern portion closest to the sea with a land area of almost 50,000m², will comprise of private luxury villas, duplex houses and town houses of various configurations and varying individual plot sizes.

Phase 2 will be divided into two segments:

**Ultra-Premium Villas**

High-value investment units that are beautifully appointed and the most spacious, in terms of covered area and land size. They are all totally private and enjoy uninterrupted sea views.

This segment comprises:

- Beach-front villas (covered area 938m², land 1400m²)
- 2nd terrace villas (covered area 563m², land 1200m²)
- 3rd terrace villas (covered area 469m², land 1000m²)

**Premium Residences**

Luxury properties that are intelligently and effectively designed to provide privacy and sea views, whilst benefiting from comprehensive facilities and features. These villas represent a high-value property where space utilization is at its best. They will occupy the plots that stretch up away from the coast to the point where they abut phase 1.

This segment comprises:

- Detached villas (covered area 280m², land 435m²)
- Duplexes (covered area 245m², land 400m²)
- Town Houses (covered area 245m², land 250m²)
Specifications

Expect nothing but the best
Subtracting unnecessary walls, the living-dining-kitchen becomes a free flowing open plan masterpiece. This scheme gives the living space a deck-like feel, with its transparent facade making the outside vista become part of the interior.

Each Zaria apartment is finished with modern styling and premium features. Nothing has been forgotten, everything has been considered. High ceilings and quality engineering are the hallmarks of these superb residences, which are filled with natural light and blend seamlessly with large shaded verandas that offer spectacular views to the azure Mediterranean Sea.

Connected technology
With a host of leading-edge technologies integrated into the apartments, Zaria undoubtedly leads the way with the most advanced conveniences combining to deliver practical, efficient technology-based attributes.

On the menu
Open plan gourmet kitchens flow seamlessly into the adjacent dining space and feature expanses of granite or quartz work surfaces and contemporary linear cabinetry.

Soak it up
European-inspired bathrooms and master en-suites take their inspiration from Zaria’s spa—with gorgeous ceramics, soaker tubs, frameless glass showers and custom-designed vanity units.

The little details make the biggest difference
At every touchpoint, you will realise that quality consistently counts. Everything is built and installed with a precision that has to be experienced.
Cyprus infobites

Cyprus is the third largest island in the Mediterranean Sea, and the largest in the eastern Mediterranean region. Since 2004, the country has been a full member of the European Union and adopted the Euro in 2008.

Cyprus’ strategic location as Europe’s eastern outpost, places it at the crossroads of three continents – Europe, Africa and Asia – offering a gateway to and from each. With its highly developed infrastructure, Cyprus is popular as a base for offshore companies; Limassol being its business hub where many international corporations have their offices.

Key commercial sectors of the economy include financial services, tourism and shipping. Increasingly, the oil and gas sector will have a significant impact on the local economy as exploration turns into downstream processing.

The island has seen massive growth in tourism and the property rental market in Cyprus has grown alongside. Added to this is the capital growth in property that has been created from the demands of incoming investors and property buyers.

The country provides a simplified, effective and transparent tax regime that is fully compliant with the EU laws and regulations. And Cyprus has one of the most attractive tax systems in Europe operating alongside a network of double taxation agreements with many countries.

Acquiring a property in Cyprus for non-EU citizens is easy and straightforward. Property is freehold and not subject to inheritance tax.

Cyprus residents enjoy an enviable lifestyle in a safe, clean and healthy environment with high living standards. Low crime and stress levels, with year-round sunshine, centuries of art and culture, and appealing gastronomy all contribute to a high quality of life, ideal for businesspeople and their families seeking the perfect balance between work and pleasure.
Limassol, Cyprus

The island enjoys a typical Mediterranean climate with long summers and short winters. Spring comes early and bursts with greenery and spectacular blossoms, summer is wonderfully hot and cloudless, autumn is balmy and calm, while winter is often very mild. Residents experience close to 340 days of golden sunshine in a year.

Limassol itself is a bustling vibrant seaside city, located on the south of the island. The city and its suburbs touch the Mediterranean Sea along a huge 25km stretch of coastline. It is a sophisticated, cosmopolitan and active port city that rivals those in France, Italy, Spain and Greece. It offers a vast range of 5-star hotels, exclusive fine restaurants, boutiques, coffee shops, bars and night clubs.

Limassol’s old port and old city areas have been renovated and now boasts a pedestrian zone in and around some of the most historic city streets. The new Limassol Marina is one of the largest and finest in the Mediterranean and is able to handle cruisers and sports boats, along with the largest super-yachts. For recreation, Limassol has plenty of water sports, fishing, cycling, and coastal and country walking. Top-rated golf courses are just a few kilometres away. Limassol hosts many cultural events throughout the year ranging from local pageants to international music and dance festivals, and there are always famous artists and celebrities performing at theatres and nightclubs.

All CGIs included in this brochure are indicative of final specification and are subject to change

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February, 2018