

Riverwalk
RESIDENCES

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homes, uniquely designed





Riverwalk Residences is located in one of the most sought-after prime areas of Makedonitisa. Combining convenience and comfort, this modern three-floor apartment building offers those who want to live beautifully a choice of seven thoughtfully designed apartments – six with one or two bedrooms, and one spacious three-bedroom penthouse apartment. Just five minutes from the University of Nicosia, the Mall of Engomi, and downtown Nicosia, residents enjoy easy access to entertainment options, shops, restaurants, major roads, and the town centre.

About the Project



Designed by visionary architect Alexandros Fereos, the apartments combine comfort to create peace of mind, aesthetics to suit your lifestyle, and the latest technological features to ensure clean and efficient living. Premium finishes – including smoked walnut flooring, stylish ceramic tiles, and sophisticated granite surfaces – craft the sense of being right at home.

For those who want to live with the best view, the top-floor penthouse takes the living experience to a new level. Its private rooftop garden and swimming pool make the apartment not only a home, but a retreat where you can live in a world of your own.

When it comes to detail and quality, each apartment has been thoughtfully designed to make modern living easy while creating the feeling of warmth and care from the moment you walk through the door. From underfloor heating and VRV air conditioning to smart home features like lighting and shade control, residents enjoy a seamless and intuitive living environment. European-designed kitchens, integrated entertainment systems, and advanced security solutions reflect a commitment to both style and substance.

And there's more: Each apartment includes its own covered parking space and private storage area, adding everyday ease to the way you and your family live, move, and feel at home.



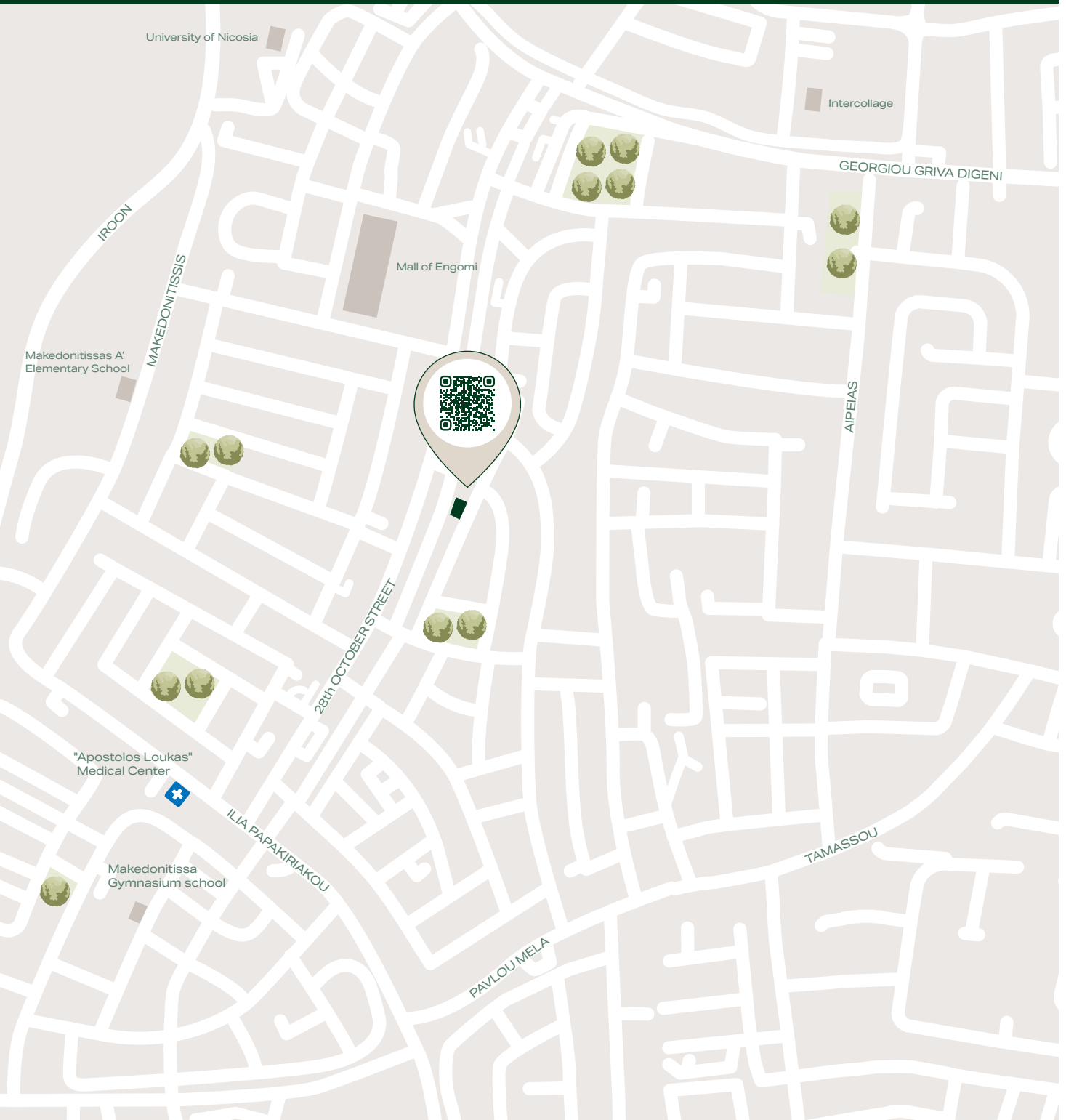


Each apartment
is the perfect meeting
point of luxury living
in the capital, elegant
design, and modern
functionality.

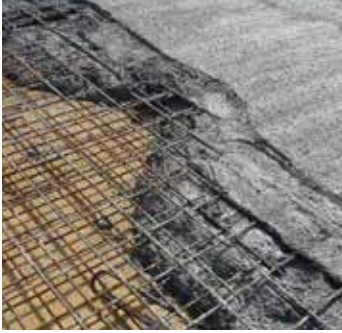
Location



12 Vyzantiou Street
Engomi 2413, Nicosia



Structural and Space Division



Foundations and Structural Body

Reinforced Concrete

Carefully supervised material collection, setting and casting inside the molds. Implementation of Anti-seismic design in compliance with the applicable building codes.

Walls

External Walls

Brick wall 25cm thickness with masonry internally and 8cm insulation externally. Concrete wall 25cm thickness including 8cm insulation.

Internal Walls

Brick wall 14cm thickness.



Access, Barrier and Circulation



Aluminium Doors and Windows

Apartments

Aluminum sliding exterior doors and windows with natural aluminum color. Muskita MU3000/MU3200.

Common Area

The main entrance will include a fully automatic sliding glass door system with movement detector and maximum safety lock. At the back entrance a glass door will be installed. Both doors will be operated hands free with a key card.

Storage Rooms

All storage rooms' doors will be ventilated aluminum with locks and handles included.

Aluminium Blinds

Bedroom Windows

Fully automatic motorized exterior blinds for all bedrooms' windows.

Common Area

Aluminium elements will be installed at the north facade of the building to produce the final aesthetic result according to the architects design.



Notes:

- The company reserves the right to change the above mentioned brands with different brands of similar quality and value.
- For any upgrades, extra cost is applicable at the predetermined vendors. Non-predetermined vendors are not accepted.

Access, Barrier and Circulation



Wooden Doors

Interior

All interior doors will be veneered with laminate material. The doors' panels include an insulation rubber perimetricaly to ensure soundproof.

Locks and Handles

Aluminium material for all interior door stops, locks and handles.

Flats' Main Entrance

The appartments' main entrance door is designed by the architect and it includes style, safety and fireproof at the same time. It is made from wood and it is veneered with real wood.

Steel Gates

Vehicle Gates

Both parking gates will be made of painted steel and include a motorized mechanism connected to a remote control.

Pedestrian Gate

Elegant painted iron gate will be installed at the pedestrians' entrance.



Railings



Verandas

All railings at verandas will be made from laminate glass that will be fastened on the slab below with concealed metal brackets and from painted iron railings as shown in the drawings.



Exterior Fence

The balustrades at the exterior fence will be made from iron and covered with primer and 3 coats of paint as shown in the drawings.



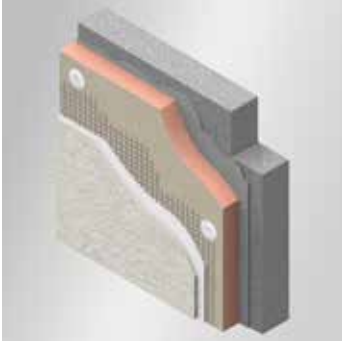
Staircase

The balustrades at the common staircase will be made from iron and covered with primer and 3 coats of paint.

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Coverings, Claddings and Linings



Wall Coverings

Exterior Walls

Exterior walls as noted in the drawings will be covered with Thermo-insulation material 8cm thickness and finished with grafiato paint.

Interior Walls

Interior walls as noted in the drawings will be covered with 3 coats of plaster and 3 coats of emulsion paint.



Kitchen

The material of kitchen wall above the counter will be Maximus Uni Hyper White from RAK Ceramics imported by Maouris oikoset Ltd. The material is porcelain of the best quality.

Building Entrance

The side entrance wall at the ground level and the central column of the building will be finished as fair face concrete.



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Coverings, Claddings and Linings

Floor Coverings



Living / Dining Room / Bedrooms / Corridor / Kitchen

Par-ky Wooden Floor Line Deluxe Smoked Walnut will be installed on the floor from Christodoulos Nicodemou Ltd. All products are of European origin.



Bathrooms

Baldocer line Asphalt ceramic tiles will be installed on the bathrooms' floor from Maouris Oikoset Ltd. All products are of European origin.



Verandas / Terraces

Baldocer line Asphalt ceramic tiles will be installed on the verandas' floor from Maouris Oikoset Ltd. All products are of European origin.



Storage Rooms

Baldocer ceramic tiles will be placed on the storage rooms' floor from Maouris Oikoset Ltd.



Building Entrance

The floor inside the main entrance at the ground level will be covered with luxurious marble selected by the architect.



Staircase

Both steps and landings will be covered with marble selected by the architect.



Pedestrian Path

The Exterior path leading to the building entrance will be covered with luxurious marble selected by the architect.



Parking / Perimeter

The parking spaces will be covered with screed concrete. Stamped concrete will be used perimatetrically outside the building footprint.

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Coverings, Claddings and Linings

Ceiling Coverings

Fair Face Ceilings

Fair face concrete ceilings covered with stucco and 3 coats of emulsion paint.

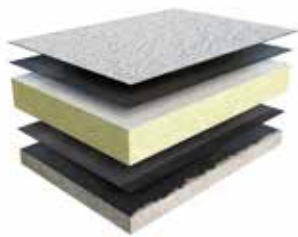
Suspended Ceilings

Drywall boards will be used for suspended ceilings in corridors and bathrooms as shown in the drawings.



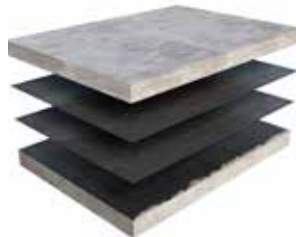
General purpose civil engineering and construction fabric products

Insulation



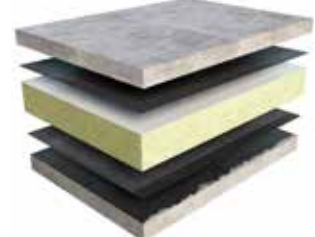
Roof Insulation

Layers from bottom to top include concrete screed for the water flow, tar paper of polyester fleece impregnated with asphaltic bitumen, extruded polystyrene and cement tiles on top as the final layer. All necessary PVC sheets and primers will be applied between the above layers.



Terrace / Flat 501

Insulation layers from bottom to top include extruded polystyrene, concrete screed for the water flow, tar paper of polyester fleece impregnated with asphaltic bitumen and ceramic tiles on top as the final layer. All necessary PVC sheets and primers will be applied between the above layers.



Verandas

Tar paper of polyester fleece impregnated with asphaltic bitumen will be applied on the concrete slab below the ceramic tiles.



Exterior Walls

Extruded polystyrene of 8cm width will be placed on all the exterior walls.



Foundations

Waterproof protective sheets and primers will be applied on all foundations.

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Services

Electrical Installations



Electricity Supply / Photovoltaics

The electricity supply will be provided by the E.A.C. at the specified room on the ground floor according to the latest British standards. All flats will have individual photovoltaic panels for energy savings.



TV / Satellite

Central TV antenna will be installed on the terrace and a single amplifier unit will be used to boost the signal for all the apartments. Separate provision will be made for individual private satellite installation.



Ethernet Network

One Ethernet point will be installed in each major room and an Ethernet switch will be installed inside a server cabinet.



Telephone

Telephone points will be installed in all major rooms.



Door Video Phones

High quality, hands free, wifi controlled, color video door phones will be installed in each flat.



Building Entrance

The main entrance will have contactless access control operated with individual portable card keys for easy hands free entry.



Burglar Alarm

Provisions for a high quality burglar alarm system with movement sensors in each room and access magnet on the entrance door.



Design / Prewiring

Design and prewiring provisions will be made for the lighting system, shades control, music system, home cinema and house automation.

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Services

Electrical Installations



Corridor Ceiling Lights

Down lights will be installed on the ceiling in the corridor areas where suspended ceiling is fitted with LED lamps.



WCs Ceiling Lights

Down lights will be installed on the suspended ceilings in the WCs areas with LED lamps.



Common Area Lights

Spot lights will be installed outside the building façade illuminating the entrance and the garden. Lights will be placed in the parking places ceiling and on the perimeter wall. LED Lamps will be installed in all the common areas.



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Services

Mechanical Installations



VRV / Air Condition

The centralized and completely concealed VRV system will provide the most accurate and cost saving climate control in the apartments. A single compressor unit will be placed on the terrace for each flat. The Brand will be Mistubishi.



Water Supply

A 2,000 litre water tank with a pump will be installed in the ground floor supplying with water 3 to 4 more tanks (8,000 litres) on the terrace. Separate water meters will be installed for each flat and a single powerful pump will provide adequate water pressure that will be regulated by separate valves installed in each flat.



Gas Supply

Individual gas supply for each home provides an alternative cost effective energy source for cooking, heating and any other gas operated devices.



Gas Boiler

Hot and Cold water is instantly provided in the house by a single programmable condensing gas boiler. Unlimited hot water on demand without waiting time.



Water Distribution

Pipe in pipe system will be used for the water distribution in all flats.



Under floor Heating

Floor heating with circulated water through pipes and powered by the gas boiler for maximum long term cost savings. Greatly improves thermal comfort.



Drainage

Carefully designed drainage system ensures efficient waste distribution directly to the public draining system.



Elevator

A large KONE luxurious 8 person elevator will be installed in the building. The walls of the elevator will be covered with brushed stainless steel and marble will be placed on the floor.

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Services

Sanitary



Kitchens

Aquagrif 3 way mixer, Franke sink. All products are of European origin and will be provided by Maouris Oikoset Ltd.

WCs

En Suite WCs

Grohe Bauedge Collection mixers, Salgar vanity units, Bathco toilet, Ideal Standard shower tub, Novellini bath tub. All products are of European origin and will be provided by Maouris Oikoset Ltd.

Main WCs

Grohe Bauedge Collection mixers, Salgar vanity units, Bathco toilet, Ideal Standard shower tub, Novellini bath tub. All products are of European origin and will be provided by Maouris Oikoset Ltd.

Guest WCs

Grohe Bauedge Collection mixers, Salgar vanity units, Villeroy & Boch wall hung toilet with Alcadrain cisterns. All products are of European origin and will be provided by Maouris Oikoset Ltd.



Accessories

Gedy towel and paper holders, Neptum shower doors. All products are of European origin and will be provided by Maouris Oikoset Ltd.



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Fixtures and Furnishings

Flat Interior



Kitchen

Hellas Wood Standard. The kitchen is provided by one of the the top Italian and Greek kitchen importer in Cyprus, Maouris Oikoset Ltd and it includes many upgrades and accessories. Colors and materials can be chosen by the client.



Wardrobes

Hellas Wood Standard. Exceptional wardrobes provided by Maouris Oikoset Ltd. The client has the option to chose from many finishes and accessories.



Bathrooms

All bathroom customised furniture will be veneered with industrial oak or painted. The client has the option to chose from a variety of colors.



Kitchen Top Covers

The counter tops will be Maximus Uni Hyper White from RAK Ceramics imported by Maouris oikoset Ltd. The material is porcelain of the best quality.



Bathrooms Top Covers

The counter tops will be Maximus Uni Hyper White from RAK Ceramics imported by Maouris oikoset Ltd. The material is porcelain of the best quality.



Mirrors

Standard mirrors will be installed in all bathroom walls above the vanity units.

Common Area

Artworks

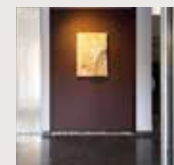
A special artwork will be placed and illuminated at the entrance of the building.

Post Boxes

Modern high quality aluminium mail boxes will be placed at the entrance.

Plants

Stylish plants and trees chosen by the architect will be placed in the gardens of the building adding green to the area. An automatic irrigation system will ensure the uninterrupted watering of the plants.



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Pricing Overview

Standard

FLAT	ENCLOSED SPACE	COVERED VERANDAS	UNCOVERED TERRACES	STORAGE ROOM	COVERED PARKING	TOTAL AREA	BEDROOMS	STORAGE ROOMS	PARKING SPACES	TERRACE GARDEN	PRICE
1st Floor											
101	87 m²	19 m²	-	2 m²	14 m²	122m²	2	1	1+1	-	€311,000
102	50 m²	11 m²	-	2 m²	14 m²	77 m²	1	1	1	-	€184,000
103	50 m²	11 m²	-	2 m²	14 m²	77 m²	1	1	1	-	€184,000
2nd Floor											
201	87 m²	19 m²	-	2 m²	14 m²	122 m²	2	1	1+1	-	SOLD
202	50 m²	11 m²	-	2 m²	14 m²	77 m²	1	1	1	-	SOLD
203	50 m²	11 m²	-	2 m²	14 m²	77 m²	1	1	1		SOLD
3rd Floor											
301	139 m²	58 m²	57 m²	10 m²	28 m²	292 m²	3	1	1+1	✓	€556,000

Extras / Upgrades

A/A	DESCRIPTION	102, 103, 202, 203	101,201	301
1	Interior Design & Implementation - Walls, Ceilings, Lights & Fixed Furniture	€9,000	€12,000	€20,000
2	Interior Design & Implementation - Furniture, Curtains and Appliances - Gold	-	-	€55,000
3	Interior Design & Implementation - Furniture, Curtains and Appliances - Silver	-	€17,000	€30,000
4	Interior Design & Implementation - Furniture, Curtains and Appliances - Bronze	€5,000	€10,000	-
5	Interior Design & Implementation - Living Room TV Wall Unit & Fire Place	-	€7,500	€8,000
6	Interior Design & Implementation - Living Room TV Wall Unit	€3,000	€3,500	€4,000
7	Music System - Integrated 5.1 Audio for Living Room TV Unit - Gold	-	€6,000	€6,000
8	Music System - Integrated 5.1 Audio for Living Room TV Unit - Silver	€3,000	€3,500	€3,500
9	Music System - Integrated Stereo Audio in Bedrooms, WCs and Verandas	€3,000	€4,500	€6,000
10	Home Automation - Lights Central Control	€2,500	€4,000	€6,500
11	Home Automation - Shades Central Control	€1,500	€3,000	€5,500
12	Home Automation - Heating, A/C & Appliances Central Control	€2,500	€3,500	€4,500
13	Heated Towel Racks for WCs	€550	€900	€1,400
14	Burglar Alarm	€900	€1,200	€1,600
15	Water Filter for Drinkin Water	€650	€650	€650
16	Garbage Disposal in Ktichen Sink	€350	€350	€350

Notes:

- V.A.T. is not included in the above prices.
- All fixed and non-fixed products and materials are included in the above prices. We deliver the finished product as shown on the visuals.
- The company reserves the right to review the above prices without any prior notice.



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