

TOPAZ
RESIDENCES

A PLACE TO CALL **HOME**





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THE KEY TO
OUTSTANDING LIVING

UNLOCK
YOUR DREAM HOME

The project consists of 40 one-bedroom apartments, 24 two-bedroom apartments, 4 three-bedroom apartments and 4 four-bedroom apartments, spread across four buildings.

Each apartment offers contemporary open-plan living and dining space, as well as generously proportioned bedrooms, modern bathrooms, private balconies and ample storage space.



THE MASTERPLAN

Designed by famous architecture firm UDS architects on a plot of 4870m², the masterplan strategically sets four apartment buildings around a linear park, complete with a communal swimming pool and dedicated parking area.

APARTMENT BLOCK A	A
APARTMENT BLOCK B	B
APARTMENT BLOCK C	C
APARTMENT BLOCK D	D
POOL	E
PARKING SPACE	F & G





UNPARALLELED **HIGH-QUALITY** FINISHES

Full-length sliding doors fill each spacious apartment with light, creating a bright, airy atmosphere. High spec imported furnishings and fittings are equipped throughout. Including laminated parquet flooring in the bedrooms, stone countertops in the kitchens, as well as finest ceramic tiling and luxury bathtubs in the bathrooms.

Delivering the latest in cutting-edge contemporary living, residences come complete with electrical appliances, as well as wall mounted split type ac in the kitchen, living room, and bedrooms.





MORE THAN JUST HOME

To best serve the vibrant Topaz community, the residences also offer a range of convenient services. Whether you are a first-time homeowner or a seasoned investor seeking a profitable rental asset, Emerland provides expert solutions for all.

These services include:

Property Management:
Protect and enhance your investments with superior management services that support bespoke needs through care and attention to detail.

Rental Management:
Our trusted rental management experts help you stay on top of your asset portfolio, through personalised services that exceed expectations.

House Keeping:
Whether vacant or inhabited, your premium property needs maintaining. Let us do the hard work so you don't have to, through reliable house keeping you can trust.

Interior Design:
Live in ultimate style, taste and sophistication, with meticulously designed spaces that reflect the refined touch of a professional.

Furniture packages:
For ease and convenience, we provide top-of-the-line furniture packages, outfitting your home with understated elegance and exceptional finish.



LIFESTYLE OF ACTIVE SERENITY

A safe haven of security and privacy, the complex has exclusive gated access, and each block of apartments has a secure-entry foyer with lift access to all floors.



FINISHES

All finishes at Topaz Residences exude a distinct air of meticulous attention to detail and refined finesse. Both the homes and community facilities are outfitted in a thoughtfully curated selection of the finest materials, furnishings and fittings, for an high-end result that looks and feels exclusive.



ONE BED APARTMENT TYPE A

INTERNAL AREA	50.04 m²
COVERED VERANDA	12.98 m²
BEDROOMS	1
BATHROOMS	1
STORAGE	YES
PARKING	YES



ONE BED APARTMENT TYPE B

INTERNAL AREA	50.04 m²
COVERED VERANDA	12.98 m²
BEDROOMS	1
BATHROOMS	1
STORAGE	YES
PARKING	YES



ONE BED APARTMENT TYPE C

INTERNAL AREA	50.10 m²
COVERED VERANDA	16.50 m²
BEDROOMS	1
BATHROOMS	1
STORAGE	YES
PARKING	YES



TWO BED APARTMENT TYPE A

INTERNAL AREA	78.21 m^2
COVERED VERANDA	17.45 m^2
BEDROOMS	2
BATHROOMS	2
STORAGE	YES
PARKING	YES



TWO BED APARTMENT TYPE B

INTERNAL AREA	78.00 m²
COVERED VERANDA	17.45 m²
BEDROOMS	2
BATHROOMS	2
STORAGE	YES
PARKING	YES



THREE BED APARTMENT TYPE A

INTERNAL AREA	128.20 m²
COVERED VERANDA	31.19 m²
BEDROOMS	3
BATHROOMS	3
STORAGE	YES
PARKING	YES
ROOF GARDEN	55.95 m²



FOUR BED APARTMENT TYPE A

INTERNAL AREA	133.59 m²
COVERED VERANDA	29.96 m²
BEDROOMS	4
BATHROOMS	4
STORAGE	YES
PARKING	YES
ROOF GARDEN	55.95 m²



TECHNICAL SPECIFICATIONS

Structural frame
Crafted from premium quality reinforced concrete, the structural frame for Topaz Residences will be designed according to current European standards, complete with raft foundations and structural design architectural principles.

Walls
Thermally insulated and built in keeping with the highest specifications, the walls are made using superior hollow bricks – with 25cm-thick external walls; 10cm-thick, double-plastered internal walls; and dry walls for special construction.

Waterproofing
Topaz Residences are built to last, incorporating the latest architectural innovations in weatherproofing to protect these legacy investments. Foundations are fortified with crystalline waterproofing admixtures. While all verandas and rooftops are fully insulated and waterproofed.

Thermal insulation
With resident comfort a primary focus for Topaz Residences, homes will be insulated using ETICS (External Thermal Insulation Composite System) on the rooftops, with extruded Polystyrene (XPS) further supporting the buildings efficient energy performance.

Woodwork
With a focus on impeccable attention to detail, all finishings are characterised by thoughtful design consideration and excellent quality assurance. Think Italian doors, wardrobes and kitchen furniture in a premium laminate finish, and kitchen counters and surfaces in a durable techno granite. The security entrance to each apartment is both secure and fire resistant, with a chic laminate finish.

Aluminium openings
In line with Topaz Residences commitment to high-end materials, latest technologies and global best practices, the architectural design will incorporate multi-functional, high-end openings, such as double sliding doors; double-glazed, thermal tilt and turn windows; and aluminium movable shades.

Plumbing
Exceptional design and superior quality extends to the plumbing and sanitary fittings at Topaz Residences. Iconic bathrooms and kitchens are installed with best-in-class piping, sanitary ware, fittings, accessories and mixers, including solar water heaters and pump pressurised plumbing.

Air conditioners
Delivering comfortable and welcoming living spaces no matter the season, the Topaz Residences apartments are fitted with wall-mounted, split type air conditioners, installed in the bedrooms and living areas.

Electrical installation
Specialist electrical products, systems and solutions are installed throughout each high-end home and across the building infrastructure, in accordance with current Cyprus Electricity Authority regulations. This includes high-speed fibre optics, structured cabling, PV installation, videophone-intercom systems and EV charging in the covered parking lots.

Flooring and tiling
Only the very finest flooring and tiling will do for Topaz Residences homes, with superior quality ceramic tiling in the living areas, kitchen, bathrooms and external patios. While bedrooms are elegantly finished with classic laminated parquet.

Decorations
The canvas to create dream homes from, Topaz Residences interiors will be immaculately finished in a triple coat of premium emulsion paint. Meanwhile, external walls reflect the timeless sophistication within, using a contemporary, high-end acrylic-based graffiato render. Metal surfaces will be refined through three coats of oil paint.

Common facilities
Delivering a charmed lifestyle together with each high-end home, Topaz Residences comprises exclusive common facilities that continue the project's contemporary design ingenuity. This includes an inviting tiled skimmer type pool with changing rooms, photovoltaics for the communal electricity supply, lifts with 6 person capacity, and an innovative lighting protection system.

Energy performance certificate
In line with European environmental best practices, Topaz Residences will operate at the highest tier of energy efficiency, with a Category A Energy performance certificate that both cuts costs while aligning with contemporary green living values.

SCHEDULE OF AREAS
BUILDINGS

BLOCK A/B

Floor	APT.NO	Number of Bedrooms	Internal Area (m²)	Covered Veranda(m²)	Parking	Storage	Roof Grden (m²)	Total Area (m²)
1st	A 101	2	78.21	17.45	1	1		95.66
1st	A 102	1	50.04	12.98	1	1		63.02
1st	A 103	1	50.04	12.98	1	1		63.02
1st	A 104	2	78.00	17.45	1	1		95.45
1st	A 105	1	50.10	16.50	1	1		66.60
1st	B 101	2	78.21	17.45	1	1		95.66
1st	B 102	1	50.04	12.98	1	1		63.02
1st	B 103	1	50.04	12.98	1	1		63.02
1st	B 104	2	78.00	17.45	1	1		95.45
1st	B 105	1	50.10	16.50	1	1		66.60
Floor	**APT.NO**	**Number of Bedrooms**	**Internal Area (m²)**	**Covered Veranda(m²)**	**Parking**	**Storage**		**Total Area(m²)**
2nd	A 201	2	78.21	17.45	1	1		95.66
2nd	A 202	1	50.04	12.98	1	1		63.02
2nd	A 203	1	50.04	12.98	1	1		63.02
2nd	A 204	2	78.00	17.45	1	1		95.45
2nd	A 205	1	50.10	16.50	1	1		66.60
2nd	B 201	2	78.21	17.45	1	1		95.66
2nd	B 202	1	50.04	12.98	1	1		63.02
2nd	B 203	1	50.04	12.98	1	1		63.02
2nd	B 204	2	78.00	17.45	1	1		95.45
2nd	B 205	1	50.10	16.50	1	1		66.60
Floor	**APT.NO**	**Number of Bedrooms**	**Internal Area (m²)**	**Covered Veranda(m²)**	**Parking**	**Storage**		**Total Area(m²)**
3rd	A 301	2	78.21	17.45	1	1		95.66
3rd	A 302	1	50.04	12.98	1	1		63.02
3rd	A 303	1	50.04	12.98	1	1		63.02
3rd	A 304	2	78.00	17.45	1	1		95.45
3rd	A 305	1	50.10	16.50	1	1		66.60
3rd	B 301	2	78.21	17.45	1	1		95.66
3rd	B 302	1	50.04	12.98	1	1		63.02
3rd	B 303	1	50.04	12.98	1	1		63.02
3rd	B 304	2	78.00	17.45	1	1		95.45
3rd	B 305	1	50.10	16.50	1	1		66.60
Floor	**APT.NO**	**Number of Bedrooms**	**Internal Area (m²)**	**Covered Veranda(m²)**	**Parking**	**Storage**		**Total Area (m²)**
4th	A 401	3	128.20	31.19	1	1	55.95	215.34
4th	A 402	1	50.04	17.90	1	1		67.94
4th	A 403	4	133.59	29.96	1	1	55.95	219.50
4th	B 401	3	128.20	31.19	1	1	55.95	215.34
4th	B 402	1	50.04	17.90	1	1		67.94
4th	B 403	4	133.59	29.96	1	1	55.95	219.50

BLOCK C/D

Floor	APT.NO	Number of Bedrooms	Internal Area (m²)	Covered Veranda(m²)	Parking	Storage	Roof Grden (m²)	Total Area (m²)
1st	C 101	2	78.21	17.45	1	1		95.66
1st	C 102	1	50.04	12.98	1	1		63.02
1st	C 103	1	50.04	12.98	1	1		63.02
1st	C 104	2	78.00	17.45	1	1		95.45
1st	C 105	1	50.10	16.50	1	1		66.60
1st	D 101	2	78.21	17.45	1	1		95.66
1st	D 102	1	50.04	12.98	1	1		63.02
1st	D 103	1	50.04	12.98	1	1		63.02
1st	D 104	2	78.00	17.45	1	1		95.45
1st	D 105	1	50.10	16.50	1	1		66.60
Floor	**APT.NO**	**Number of Bedrooms**	**Internal Area (m²)**	**Covered Veranda(m²)**	**Parking**	**Storage**		**Total Area(m²)**
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2nd	C 202	1	50.04	12.98	1	1		63.02
2nd	C 203	1	50.04	12.98	1	1		63.02
2nd	C 204	2	78.00	17.45	1	1		95.45
2nd	C 205	1	50.10	16.50	1	1		66.60
2nd	D 201	2	78.21	17.45	1	1		95.66
2nd	D 202	1	50.04	12.98	1	1		63.02
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UDS
architects

THE ARCHITECTS

Founded in 1996 by Pavlos Antoniades and Andreas Eleftheriou, UDS Architects is today established as a leading architecture practice in Cyprus, with branches in Limassol and Paphos. The company's signature landmark residential, resort, mixed-use and commercial projects can be found across the island, as well as internationally. The work is richly diverse in architectural style, yet unified by a mission to design exceptional architecture which respects its surroundings, and transforms the economic, cultural and social life of residents and users.

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