



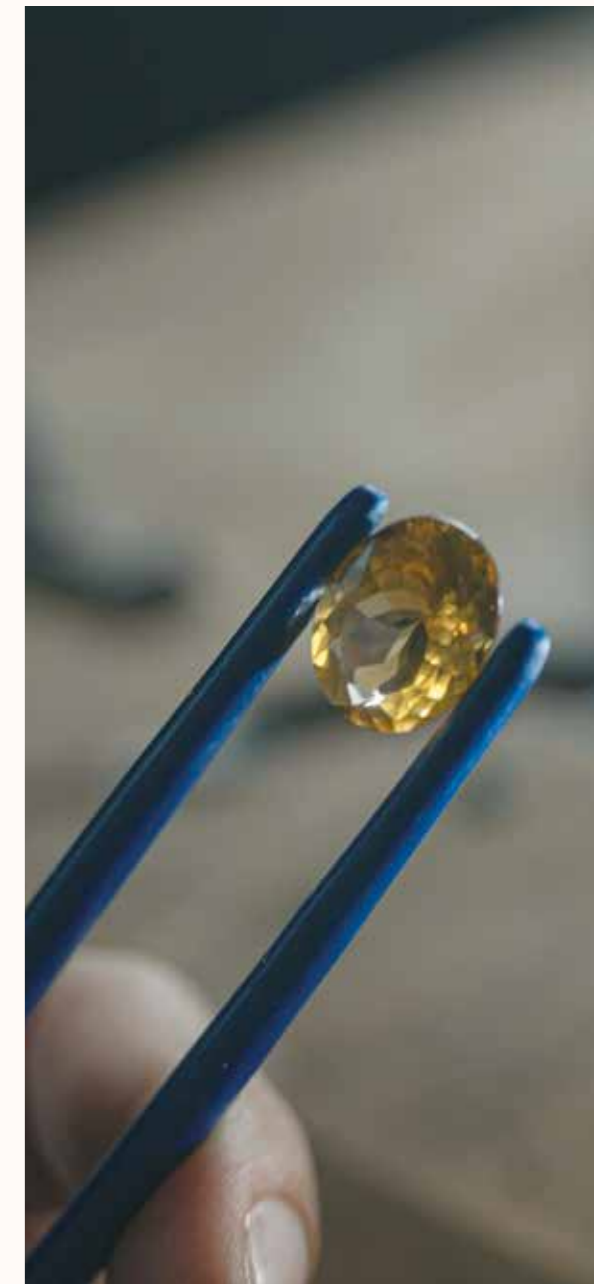
TOPAZ RESIDENCES

A PLACE TO CALL HOME



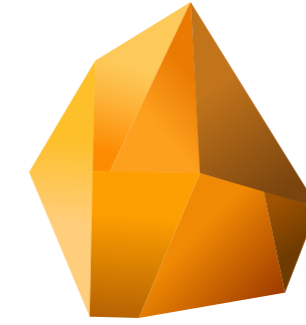
TIMELESS DEVELOPMENTS

Like precious gemstones, Emerland Real Estate by Gilad Shabtai's unique developments focus on quality, durability and value. These Timeless Developments deliver an enhanced luxury lifestyle like no other, reflecting the company's commitment to excellence, and passion for creating high-end properties that stand the test of time.





TOPAZ RESIDENCES



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PREMIUM QUALITY MEETS LIVING WELL

Topaz Residences is a new residential development by Emerland Real Estate, offering a collection of high-end homes in up-and-coming Zakaki area in Limassol.

Raising the benchmark for premium real estate in the area, the project is distinguished by top-tier specifications and a spacious, light, and airy feel. The development comprises extensive outdoor gardens, with a private swimming pool and parking exclusively for residents.

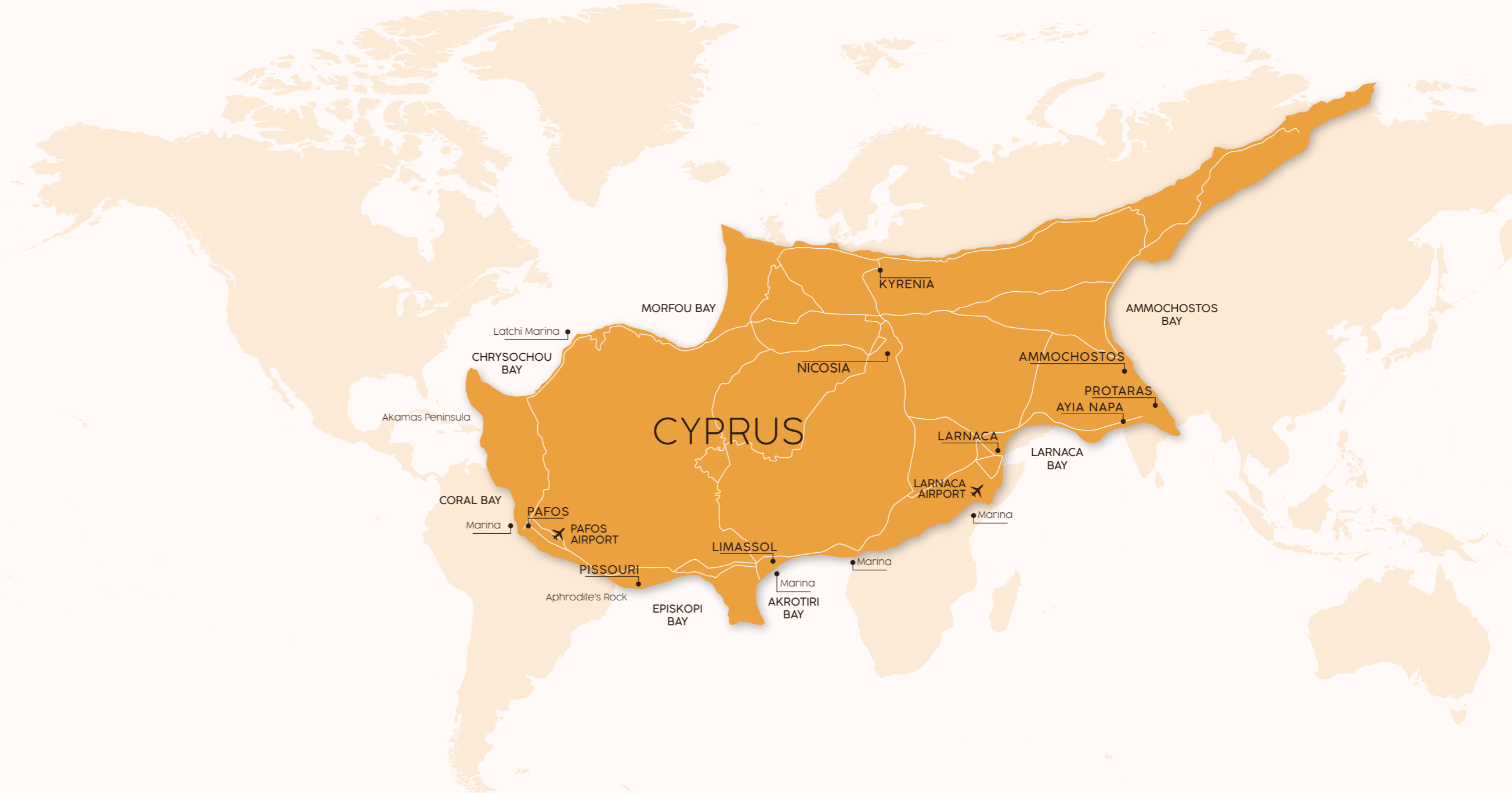
LIVING THE
MEDITERRANEAN
DREAM



CYPRUS, A HOLISTIC WORLD CLASS HUB

A gateway between the east and the west, this European haven provides convenient access to all four corners of the world.

TEL AVIV	55m
LONDON	4h55m
PARIS	4h40m
MILAN	5h30m
DUBAI	3h40m
NEW YORK	14h30m
AMSTERDAM	4h35m





PARADISE IN THE SUN

Bathed in over 300 days of sunshine per year, this idyllic island destination is a picture-perfect postcard of awe-inspiring landscapes, coastlines and majestic mountains. These natural wonders are complemented by bustling cosmopolitan cities that offer world-class lifestyle opportunities.



A DYNAMIC CORPORATE ENVIRONMENT

A fast-growing global centre of business services, industry and innovation, Cyprus offers multinational organisations a wealth of attractive benefits to start up operations. Meanwhile a highly skilled, multi-lingual workforce supports the thriving corporate community.





A FAMILY-FRIENDLY WELCOME

Find the ideal balance between high quality of life and economical living in Cyprus, combined with a wealth of attractive benefits for the whole family. Consistently ranked amongst the safest places in the world, the island is also home to excellent infrastructure, world-class healthcare, banking and legal systems, as well as high-level education facilities, across a fine selection of private schools and top-tier universities.

Moreover, Cyprus' thriving euro economy and highly favourable tax rates benefit both individuals and businesses. Welcoming you home to the ultimate family-friendly destination, proposing an active, prosperous and comfortable lifestyle for all generations.



CREATING A
LIFETIME OF MEMORIES



METROPOLIS OF
STYLE AND CLASS





ULTIMATE LIFESTYLE DESTINATION

Limassol is emerging as the most desirable destination in Cyprus. Endless golden coastlines and forested mountain ranges provide a backdrop for an array of family-friendly activities, from water sports, to hiking, cycling, mountain climbing and even skiing.

Exuding high-net-worth appeal and bustling with vibrant dynamism, the seafront city is home to an outstanding selection of dining, retail and entertainment offerings. Think award-winning golf courses, luxury casino developments, platinum standard marinas, buzzing nightlife and iconic five-star hotels.



COSMOPOLITAN
HIGH-END LIVING



DISTANCE FROM TOPAZ RESIDENCES

FASOURI WATERPARK	4km
CITY OF DREAMS MEDITERRANEAN	2km
INTEGRATED RESORT, CASINO & ENTERTAINMENT	
MY MALL	1km
PORT OF LIMASSOL	3km
LADY'S MILE BEACH	3km
LIMASSOL SALT LAKE	3km
KOURION BEACH	13km
KOURION AMPHITHEATRE	12km
KOLOSSI CASTLE	8km
LIMASSOL MARINA	5km
LIMASSOL CASTLE	5km
LIMASSOL OLD PORT	5km
ZOO	6km
GOLF RESORT	3km



THE HEART OF NEW LIMASSOL

Topaz Residences is strategically located in the promising new neighborhood of Zakaki, just a few minutes from the city centre. Emerging as a highly coveted district for new top-tier development, Zakaki is currently stepping into the spotlight thanks to highly-anticipated projects such as the City of Dreams integrated casino resort.



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.

Interior Design:

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

Rental Management:

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

Furniture packages:

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

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.



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 m ²
COVERED VERANDA	12.98 m ²
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 m ²
COVERED VERANDA	31.19 m ²
BEDROOMS	3
BATHROOMS	3
STORAGE	YES
PARKING	YES
ROOF GARDEN	55.95 m ²



FOUR BED APARTMENT TYPE A

INTERNAL AREA	133.59 m ²
COVERED VERANDA	29.96 m ²
BEDROOMS	4
BATHROOMS	4
STORAGE	YES
PARKING	YES
ROOF GARDEN	55.95 m ²



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	Roof Grden (m²)	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	Roof Grden (m²)	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	Roof Grden (m²)	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
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PERMANENT RESIDENCY FOR ALL

Purchasing an apartment at Topaz Residences allows investors and their families to enjoy all the benefits of living on the island, as official Cyprus Permanent Residency holders.

This entitles you to visa-free entry into Cyprus, as well as access to all of its world-class systems, services and facilities. The whole procedure only takes around two months and is valid for life, with holders also eligible to apply for a Cypriot passport should they desire.

Making the EU member state the ideal choice for relocation and a permanent residence for both foreign and non-EU nationals.





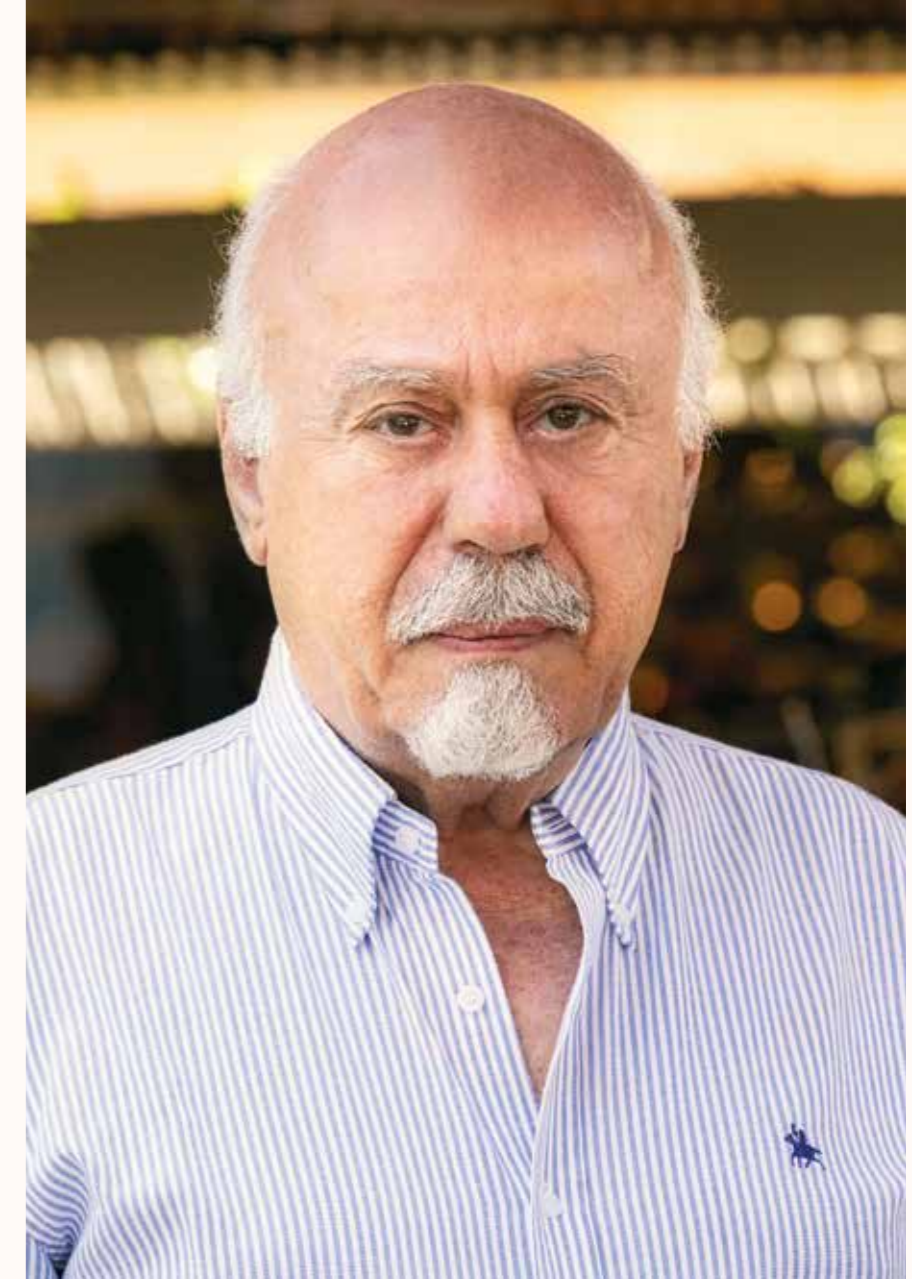
EMERLAND
REAL ESTATE
BY GILAD SHABTAI

A BENCHMARK RAISING VISION

Launched in 2022, Emerland Real Estate by Gilad Shabtai is a pioneering real estate investment company, with a long-term vision for development across Cyprus. At the core of the business is an unwavering focus on quality development projects that maximise value. This is reflected in an expertly curated asset portfolio of landmark investments. Boosting the real estate sector in Cyprus, these projects also aim to raise the standards for development on the island and elevate the destination through an enhanced luxury lifestyle offering.

THE MAN BEHIND THE VISION

The visionary behind this standout project is well-known Israeli businessman Gilad Shabtai. With a lifetime of experience running successful operations across a broad scope of industries, today Shabtai's multinational empire includes offices in over 15 countries around the world. Best known for the sale of his majority shares in Viber, Shabtai also boasts a keen eye for advantageous real estate investment, as well as a reputation for delivering consistently upscale projects. And with particularly strong ties to Cyprus honed over 25 years of investing in real estate on the island, Shabtai has big plans for future development here.





UDS
architects

THE ARCHITECTS

Founded in 1996 by Pavlos Antoniadis 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.



TOPAZ RESIDENCES



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