

# VISIONNAIRE

residences



boutique tower

Visionnaire Residences

# Visionnaire boutique living



The first Visionnaire Club Tower — a premium club residence just 200 meters from the sea.

Each residence features refined open-plan living spaces infused with Visionnaire's signature Italian design language, craftsmanship, and timeless elegance.

Extensive infrastructure is thoughtfully curated to deliver privacy, comfort, and elevated living along Limassol's prestigious beach road.



# boutique 17-floor tower

Visionnaire Club Residences Tower introduces a new standard of private club living in the heart of Germasogeia. Designed as an intimate vertical community, the tower offers a rare balance of architectural presence, privacy, and spatial generosity.

17-FLOOR BOUTIQUE  
TOWER

ONLY 33 EXCLUSIVE  
RESIDENCES

IMPRESSIVE 4-METER  
CEILING HEIGHTS

1- TO 4-BEDROOM  
LAYOUTS

PANORAMIC  
MEDITERRANEAN  
VIEWS

boutique tower

# prime limassol beach location

Positioned in Germasogeia, one of Limassol's most sought-after coastal districts, the tower enjoys immediate proximity to the beach, luxury hotels, and key transport links.



Visionnaire Residences

visionnaire

200 METERS  
TO THE BEACH

40 MINUTES TO  
LARNACA AIRPORT

5 MINUTES  
TO HIGHWAY EXIT

40 MINUTES TO  
PAPHOS AIRPORT

boutique tower

# the Visionnaire craftmanship

Craftsmanship becomes an art of evolution. Ancient knowledges meet contemporary innovation, giving life to creations where beauty and responsibility coexist.

Through experimental artisanal techniques and forward-thinking production research, the brand refines its savoir-faire, achieving a sartorial level of quality that feels both human and progressive.



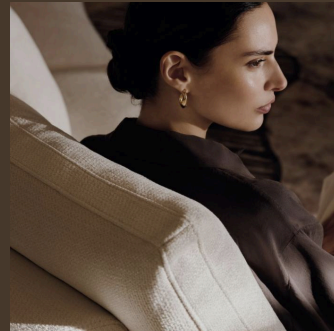
# Art of Belonging

From Italian craftsmanship to contemporary global lifestyle, Visionnaire redefines the art of living. A true icon of unique design, the brand works with a network of selected ateliers to create one-of-a-kind statement pieces and extraordinary bespoke solutions that stand the test of time, just like works of art.



# prime amenities

CURATED CLUB  
INFRASTRUCTURE



RECEPTION WITH CONCIERGE 24/7

GALLERY & RESIDENTS LOUNGE AND COWORKING AREA

# prime amenities

CURATED CLUB  
INFRASTRUCTURE



ARRIVAL GARDEN WITH A SIGNATURE WATER FEATURE &  
IMMEDIATE SENSE OF WELCOME AND PRIVILEGE

GUEST SUITES EXCLUSIVELY  
FOR RESIDENTS

# prime amenities

CURATED CLUB  
INFRASTRUCTURE



EXPANSIVE SPA &  
WELLNESS CENTER

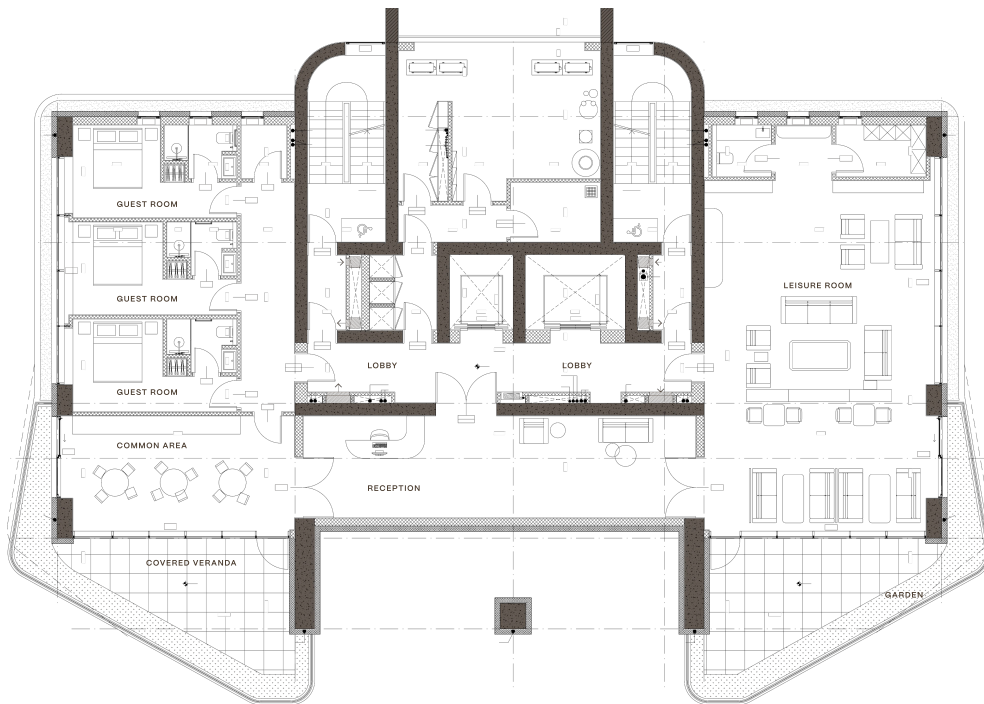


GYM & SPA – 12 METERS HEATED  
SWIMMING POOL

# amenities floors layout

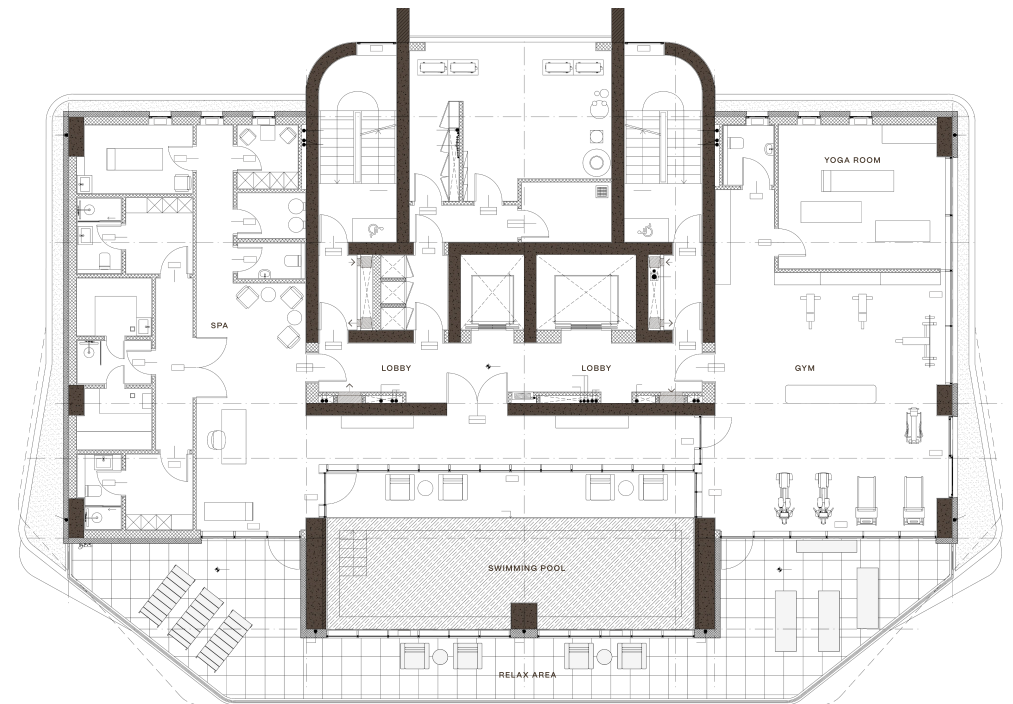
## 2nd floor

LEISURE ROOM | COMMON AREAS  
LOBBY | GUEST ROOMS



## 3rd floor

YOGA ROOM | GYM | SWIMMING POOL  
SPA ROOMS | LOBBY



# residences specifications



## floors 4-6

Two 2-bedroom residences  
Two 1-bedroom residences

## floor 12

Two unique 2-bedroom  
residences with private  
60 sqm garden

## floors 7-11

Three 2-bedroom residences

## floor 15

Two unique residences

## floors 16-17

Two duplex penthouses

# 4th-6th floors layout plan

## 2-bedroom apartment 401

NET AREA	97 M <sup>2</sup>
COV. VERANDA	32 M <sup>2</sup>
COV. GARDEN	14.5 M <sup>2</sup>
COMMON AREA	47.2 M <sup>2</sup>
TOTAL COV. AREA	190.7 M <sup>2</sup>

## 2-bedroom apartment 404

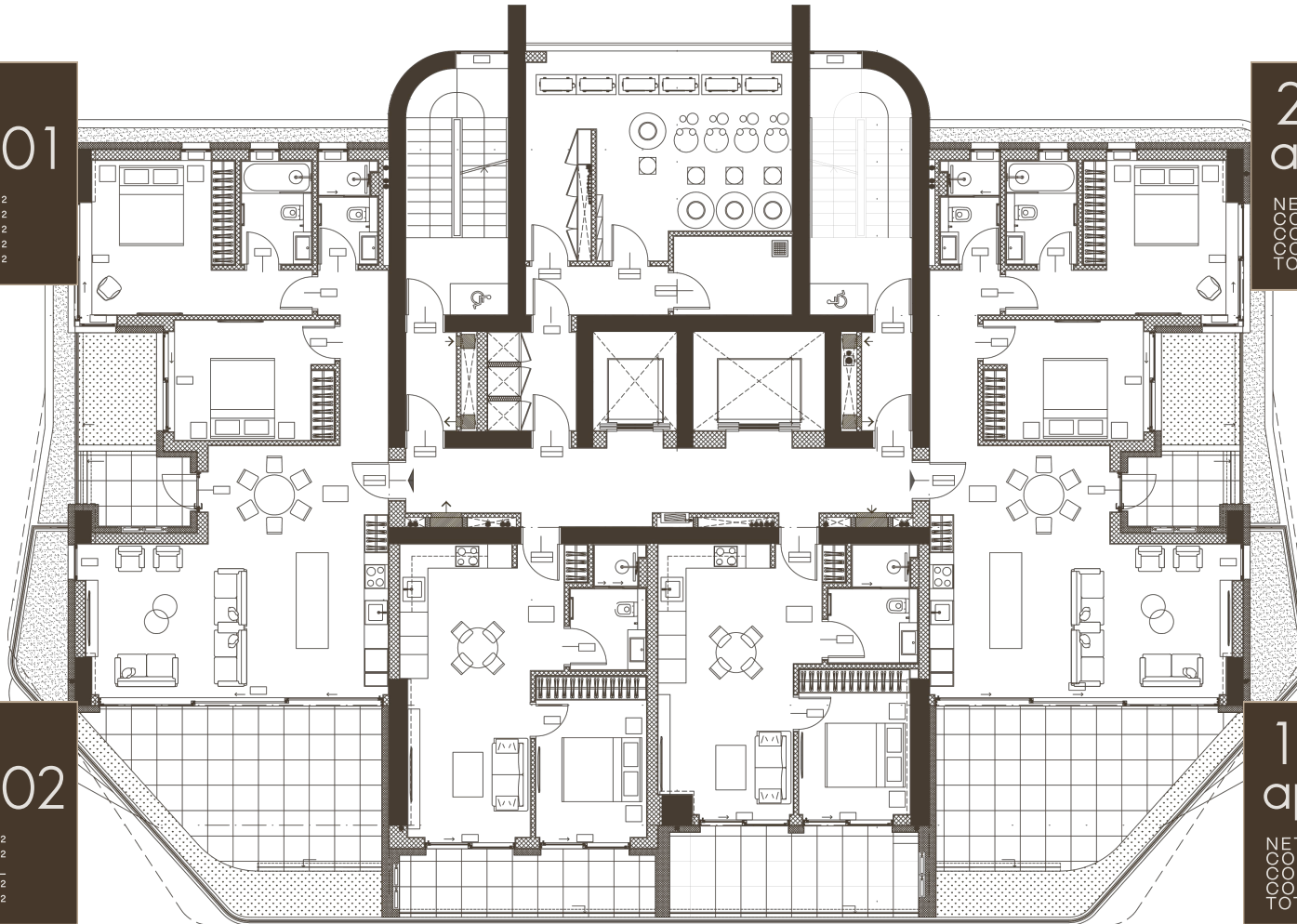
NET AREA	97 M <sup>2</sup>
COV. VERANDA	32 M <sup>2</sup>
COV. GARDEN	14.5 M <sup>2</sup>
COMMON AREA	47.2 M <sup>2</sup>
TOTAL COV. AREA	190.7 M <sup>2</sup>

## 1-bedroom apartment 402

NET AREA	50 M <sup>2</sup>
COV. VERANDA	12 M <sup>2</sup>
COV. GARDEN	-
COMMON AREA	20.4 M <sup>2</sup>
TOTAL COV. AREA	82.4 M <sup>2</sup>

## 1-bedroom apartment 403

NET AREA	49 M <sup>2</sup>
COV. VERANDA	17 M <sup>2</sup>
COV. GARDEN	14.5 M <sup>2</sup>
COMMON AREA	21.8 M <sup>2</sup>
TOTAL COV. AREA	87.7 M <sup>2</sup>



# 7th floor layout plan

## 2-bedroom residences 701

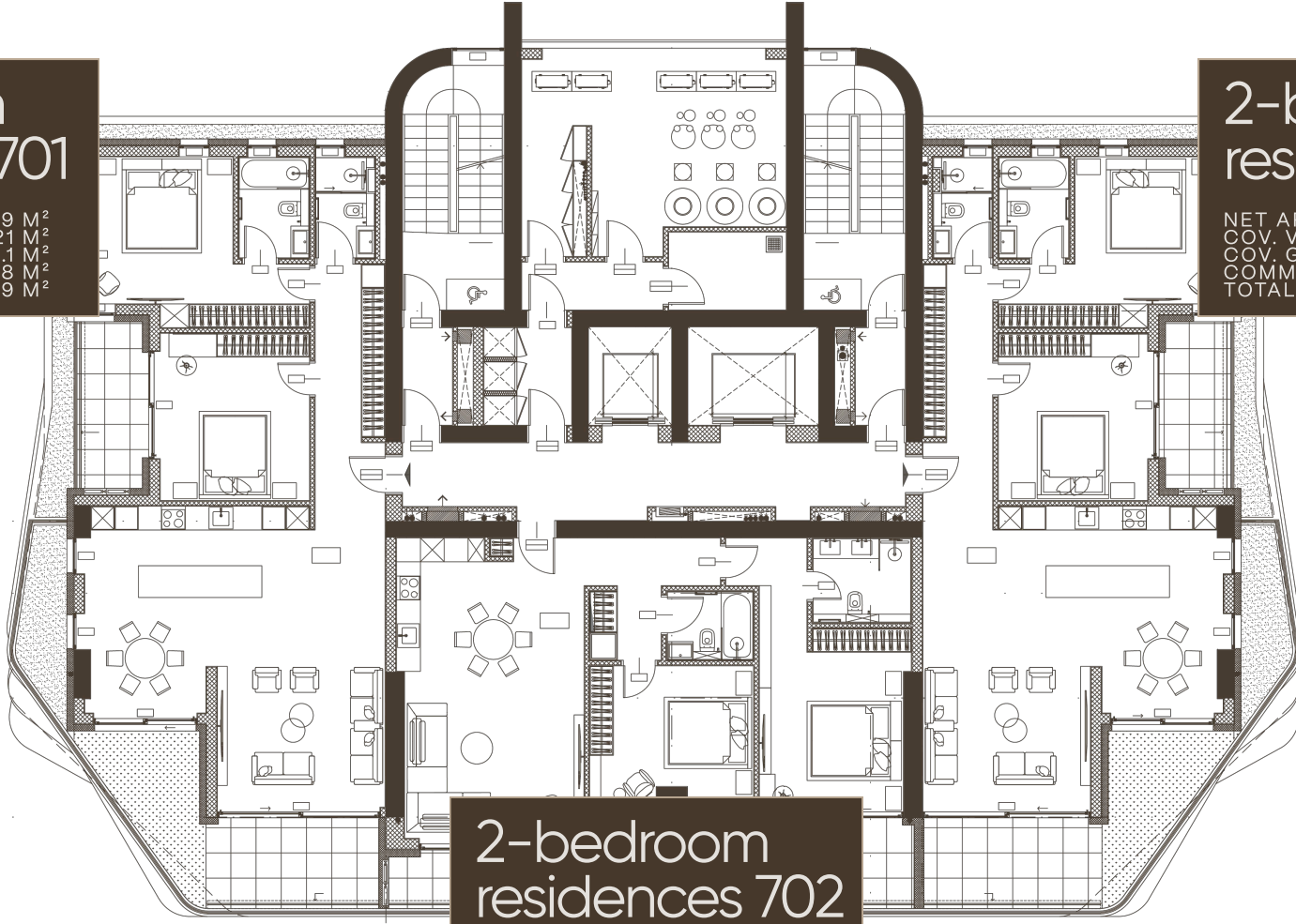
NET AREA	119 M <sup>2</sup>
COV. VERANDA	21 M <sup>2</sup>
COV. GARDEN	10.1 M <sup>2</sup>
COMMON AREA	47.8 M <sup>2</sup>
TOTAL COV. AREA	197.9 M <sup>2</sup>

## 2-bedroom residences 703

NET AREA	119 M <sup>2</sup>
COV. VERANDA	21 M <sup>2</sup>
COV. GARDEN	10.1 M <sup>2</sup>
COMMON AREA	47.8 M <sup>2</sup>
TOTAL COV. AREA	197.9 M <sup>2</sup>

## 2-bedroom residences 702

NET AREA	99 M <sup>2</sup>
COV. VERANDA	29 M <sup>2</sup>
COV. GARDEN	1 M <sup>2</sup>
COMMON AREA	40.8 M <sup>2</sup>
TOTAL COV. AREA	168.8 M <sup>2</sup>



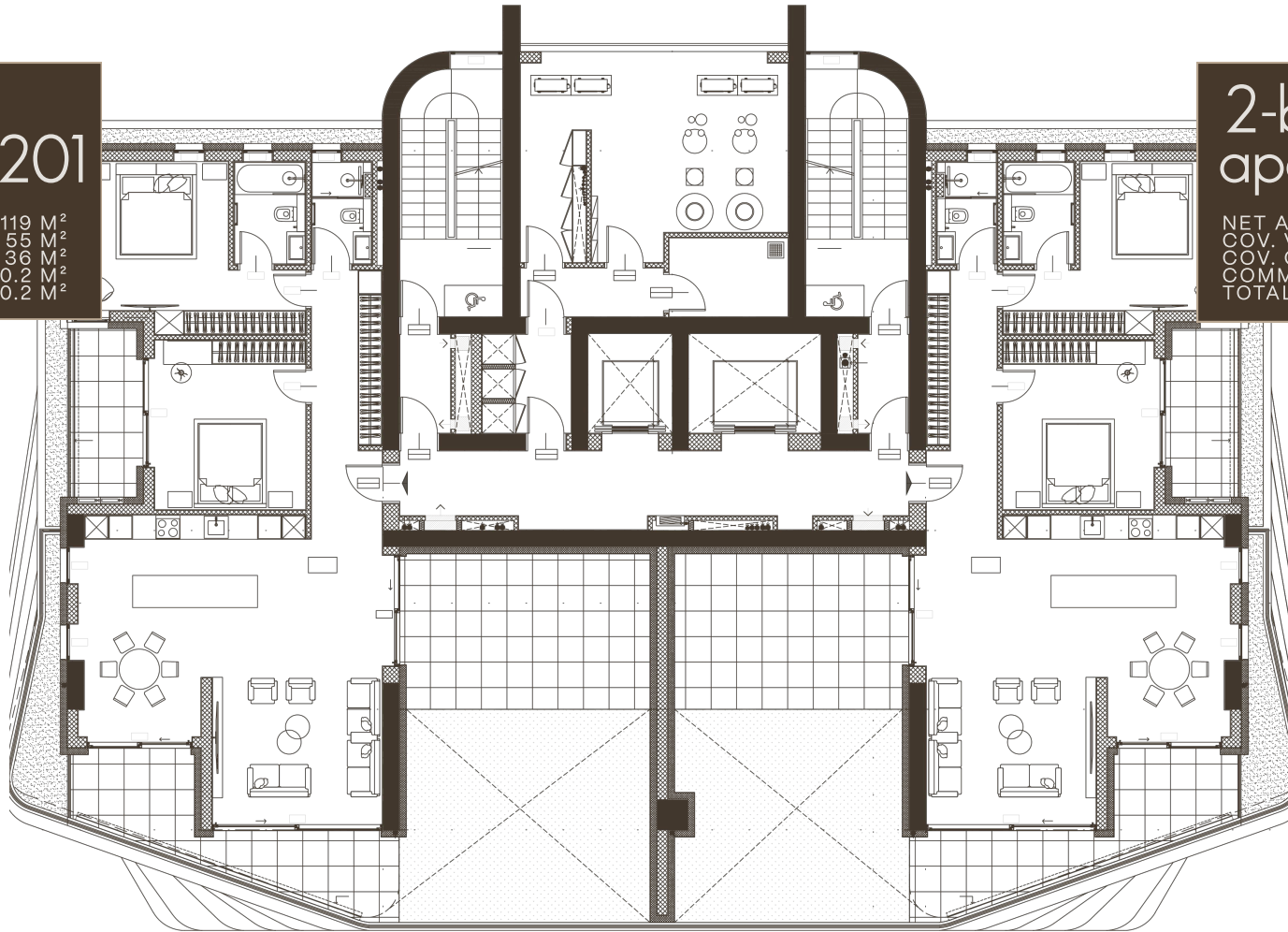
# 1 2th floor layout plan

## 2-bedroom apartment 1201

NET AREA	119 M <sup>2</sup>
COV. VERANDA	55 M <sup>2</sup>
COV. GARDEN	36 M <sup>2</sup>
COMMON AREA	70.2 M <sup>2</sup>
TOTAL COV. AREA	280.2 M <sup>2</sup>

## 2-bedroom apartment 1202

NET AREA	119 M <sup>2</sup>
COV. VERANDA	53 M <sup>2</sup>
COV. GARDEN	34 M <sup>2</sup>
COMMON AREA	68.9 M <sup>2</sup>
TOTAL COV. AREA	274.9 M <sup>2</sup>



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# the penthouse



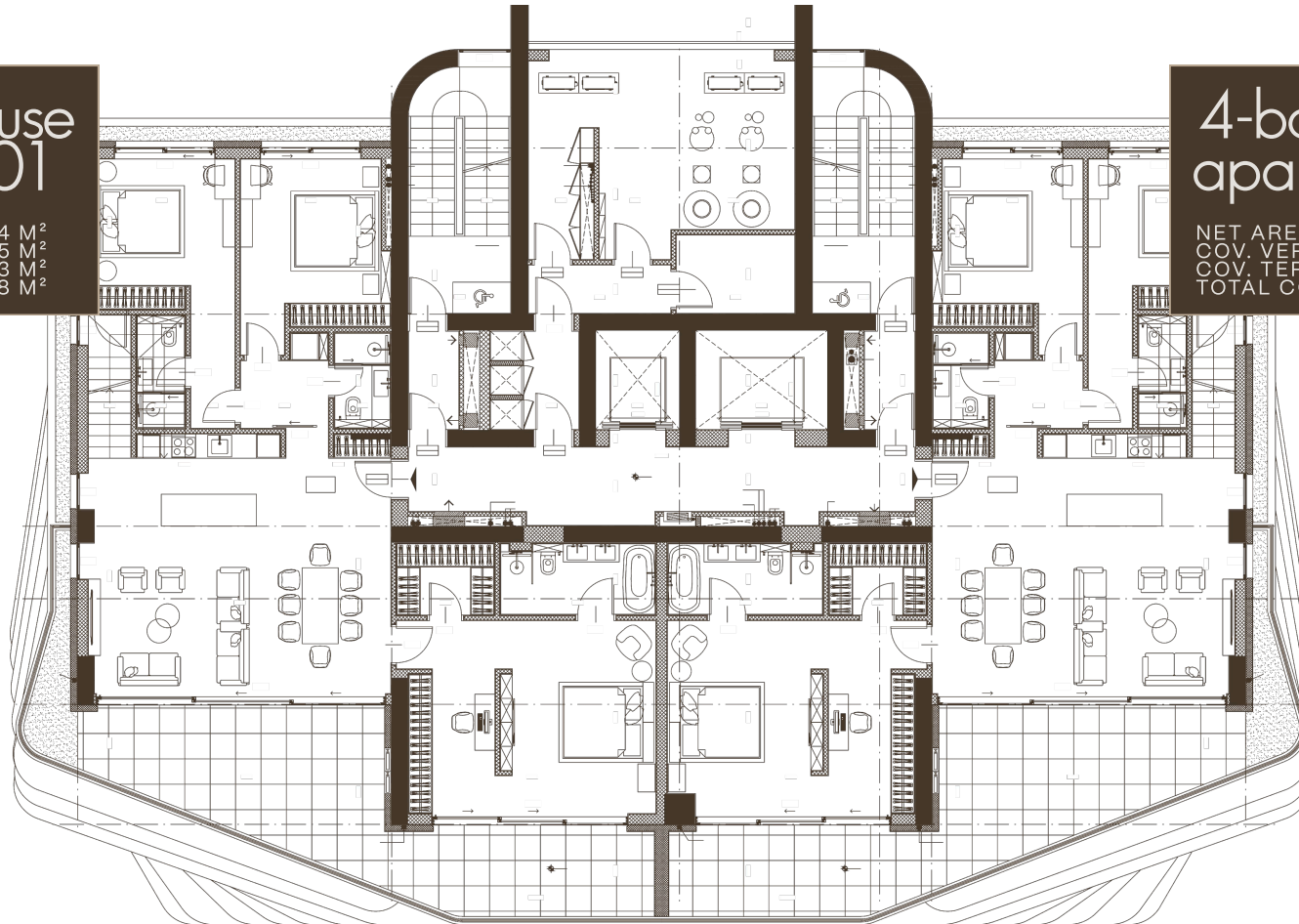
# 16th floor layout plan

## 4-bdr penthouse apartment 1601

NET AREA	194 M <sup>2</sup>
COV. VERANDA	45.5 M <sup>2</sup>
COV. TERRACE	183 M <sup>2</sup>
TOTAL COV. AREA	490.8 M <sup>2</sup>

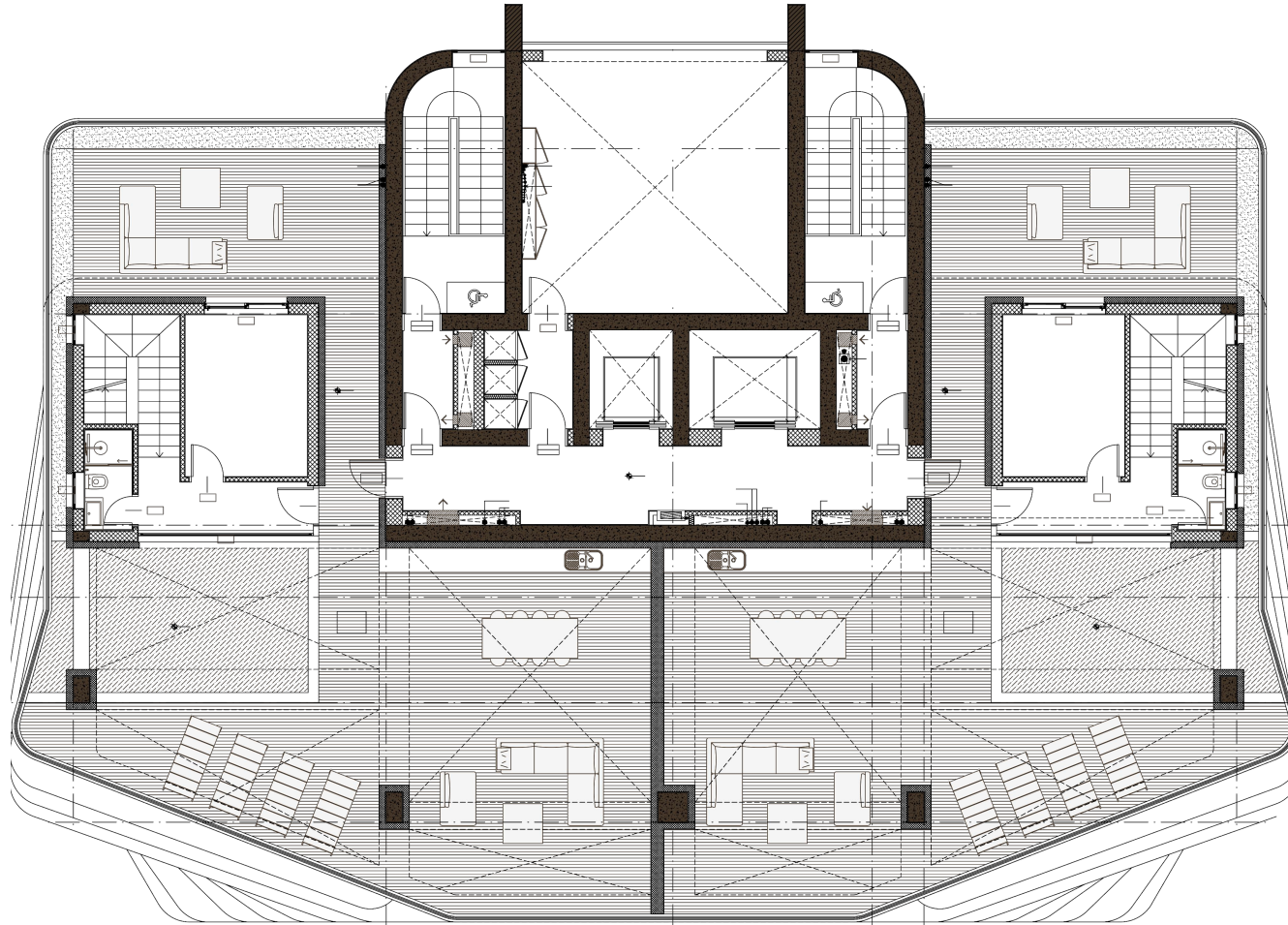
## 4-bdr penthouse apartment 1602

NET AREA	194 M <sup>2</sup>
COV. VERANDA	45.5 M <sup>2</sup>
COV. TERRACE	183 M <sup>2</sup>
TOTAL COV. AREA	490.8 M <sup>2</sup>



# 17th floor layout

PENTHOUSES  
ROOF GARDEN



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# refined technical standarts

Each residence is delivered with a carefully selected palette of premium materials, fixtures, and engineering systems to ensure comfort, performance, and longevity.

RAIN SHOWERS BY DORNBRACHT /  
GROHE / HANS GROHE OR SIMILAR

BESPOKE CABINETRY & VANITIES

SANITARY WARE BY LAUFEN /  
VILLEROY & BOCH / DURAVIT OR  
SIMILAR

PREMIUM INTERIOR DOORS WITH  
MAGNETIC LOCKS

ALUMINUM DOUBLE-GLAZED WINDOWS WITH  
THERMAL BREAK

VRV AIR-CONDITIONING SYSTEM

HYDRONIC UNDERFLOOR HEATING

SMART HOME SYSTEM

ENHANCED ACOUSTIC COMFORT (STC 60)



# Visionnaire philosophy

Visionnaire represents a world where design transcends function and becomes a statement of identity, artistry, and timeless elegance. Rooted in Italian craftsmanship, the brand embodies a philosophy where every space is conceived as a living experience — refined, expressive, and deeply personal.

Each Visionnaire environment is defined by a harmonious dialogue between architecture, materials, and emotion.

italian design heritage  
spaces designed as experiences  
timeless aesthetic language  
craftsmanship without compromise

# project developer

With over 26 years of experience across the United Kingdom and Cyprus, **LEUS DEVELOPMENT** is recognised for delivering projects of enduring quality and value.

Rooted in British architectural discipline and guided by international expertise, the company approaches every development with meticulous attention to detail — from concept and design through to construction and long-term asset management.

Precision, responsibility, and consistency define every stage.

2016  
ESTABLISHED IN CYPRUS

FAMILY-OWNED  
DEVELOPMENT  
COMPANY

ONE PROJECT  
AT A TIME  
APPROACH

## FEATURED PROJECTS



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Visionnaire Residences

# more than a residence

Visionnaire Club Residences  
embodies the art of living — more  
than a home.

A place where every detail is  
thoughtfully crafted for you, and  
everyday life becomes effortless  
pleasure.

 LEUS  
DEVELOPMENT

visionnaire

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# contacts

CONTACT US TO SCHEDULE  
A PRIVATE VIEWING

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