

BELLA VITA

RESIDENCE

STATUS: OFF-PLAN
COMPLETION: DECEMBER 2026

VIZUS



ABOUT THE PROJECT



Bella Vita Residence is a residential complex that offers a combination of stylish architecture, high-quality finishes, and a convenient location, providing its residents with a high standard of living and access to well-developed urban infrastructure.

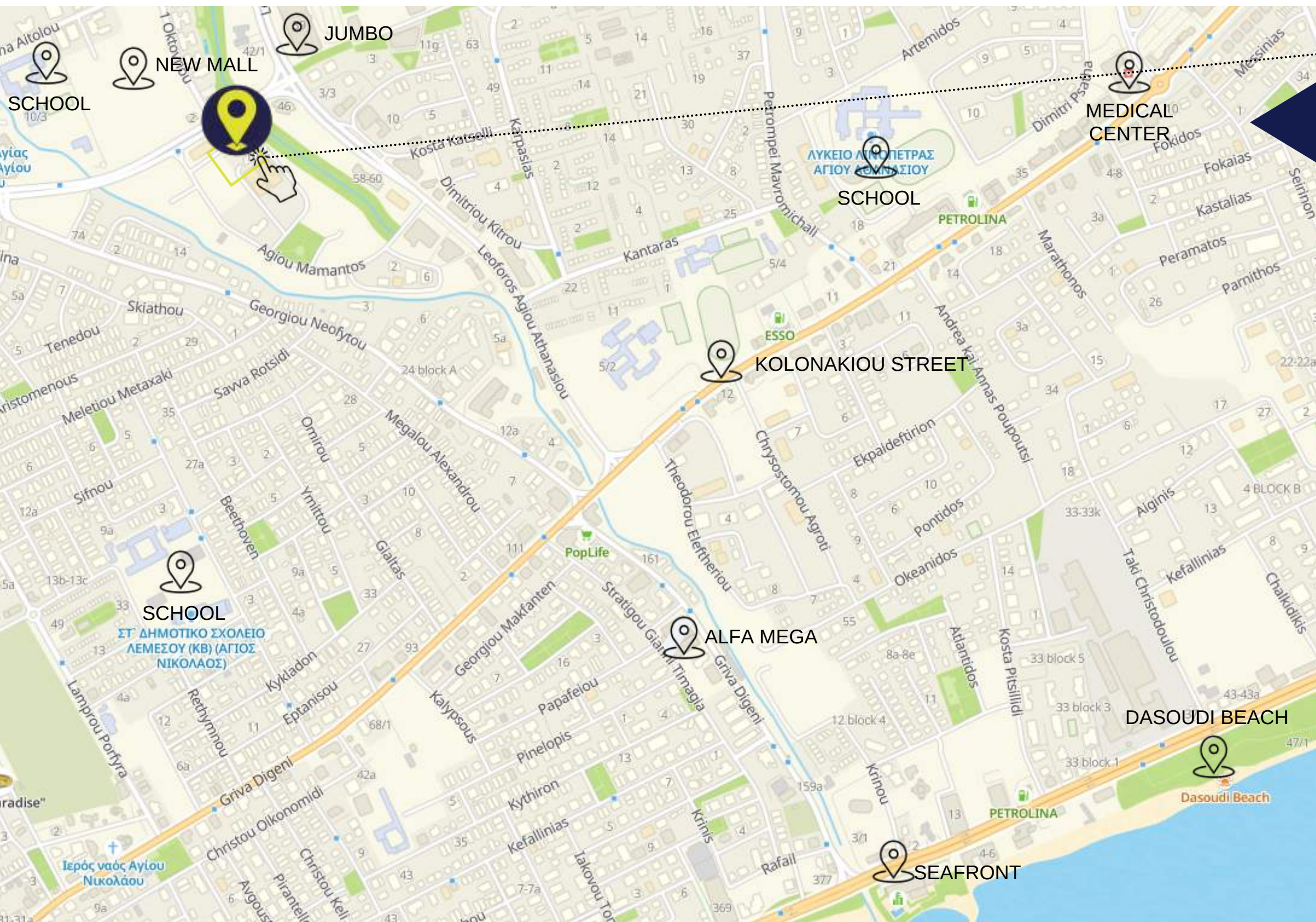
Bella Vita Residence is a four-story building with 20 exclusive apartments with one, two, and three bedrooms. Each living space is thoughtfully designed down to the last detail, blending style, functionality, and maximum comfort.

A smart investment in your future.

The complex is located in an area with high investment appeal, making it an ideal choice for investment. One of the key factors is the construction of a new modern mall, which will become a major attraction for both residents and tourists. This large-scale project is expected to boost demand for real estate, increase property values, and improve rental profitability.







BELLA VITA RESIDENCE



LOCATION



IN THE CITY CENTER

The project is located in the center of Limassol, allowing residents to enjoy all the advantages of urban living.



TRANSPORTATION

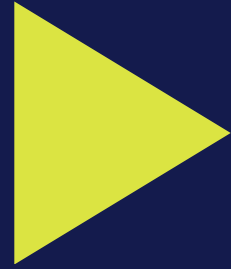
Convenient access to the highway connecting Limassol with other cities in Cyprus.



WELL-DEVELOPED CITY INFRASTRUCTURE

All necessary amenities such as supermarkets, shops and department stores, renowned schools and other educational institutes, medical centers and pharmacies are a short walk away.

An international environment and dynamic urban development make this location attractive for both permanent residency and rentals. Steady demand for quality housing ensures investment reliability and high income potential.



LOCATION AND AMENITIES: COMFORT AT EVERY STEP



AN IDEAL AREA FOR LIVING

The project is located in the central part of Limassol, providing residents with a high standard of living and access to well-developed urban infrastructure. Bella Vita Residence is situated in close proximity to a new to-be-built mall, offering easy access to shops, restaurants, and leisure amenities.



INVESTMENT POTENTIAL

The complex is surrounded by business and commercial buildings housing offices of IT, Gaming, and Forex companies, making it an ideal choice for professionals working in these sectors, as well as for investors seeking property with high rental potential.



A SPACE DESIGNED TO THE LAST DETAIL

Spacious and thoughtfully designed interiors combine functionality, style, and convenience, creating the perfect environment for living, working, and relaxing in the dynamic rhythm of the city.



BELLA VITA RESIDENCE AMENITIES

Bella Vita Residence offers a gated, enclosed area that ensures comfort and security for all residents. Within the complex, there is a modern children's playground where kids can play in a calm and safe environment.

FLOOR 1



APARTMENT	101
Internal area	89.3 m ²
Covered veranda	19 m ²
Total covered area	108.3 m ²
Storage	3.7 m ²
Covered parking space	1

APARTMENT	102
Internal area	88.4 m ²
Covered veranda	18.7 m ²
Total covered area	107.1 m ²
Storage	3.6 m ²
Uncovered parking space	1

APARTMENT	103
Internal area	50.8 m ²
Covered veranda	14.4 m ²
Total covered area	65.2 m ²
Storage	2.6 m ²
Uncovered parking space	1

APARTMENT	104
Internal area	117.9 m ²
Covered veranda	26.9 m ²
Total covered area	144.8 m ²
Uncovered veranda	17.4 m ²
Storage	4.3 m ²
Covered parking space	1

APARTMENT	105
Internal area	51.2 m ²
Covered veranda	23.4 m ²
Total covered area	74.6 m ²
Storage	2.6 m ²
Uncovered parking space	1

FLOOR 2



APARTMENT	201
Internal area	89.3 m ²
Covered veranda	19 m ²
Total covered area	108.3 m ²
Storage	3.7 m ²
Covered parking space	1

APARTMENT	202
Internal area	88.4 m ²
Covered veranda	18.7 m ²
Total covered area	107.1 m ²
Uncovered veranda	10.2 m ²
Storage	3.5 m ²
Covered parking space	1

APARTMENT	203
Internal area	50.8 m ²
Covered veranda	14.4 m ²
Total covered area	65.2 m ²
Storage	3.5 m ²
Uncovered parking space	1

APARTMENT	204
Internal area	117.9 m ²
Covered veranda	25.6 m ²
Total covered area	143.5 m ²
Storage	3.5 m ²
Uncovered parking space	1

APARTMENT	205
Internal area	51.2 m ²
Covered veranda	23.5 m ²
Total covered area	74.7 m ²
Storage	3.5 m ²
Uncovered parking space	1

FLOOR 3



APARTMENT	301
Internal area	89.3 m ²
Covered veranda	19 m ²
Total covered area	108.3 m ²
Storage	3.3 m ²
Covered parking space	1

APARTMENT	302
Internal area	88.4 m ²
Covered veranda	18.7 m ²
Total covered area	107.1 m ²
Storage	3.3 m ²
Covered parking space	1

APARTMENT	303
Internal area	50.8 m ²
Covered veranda	9.9 m ²
Total covered area	60.7 m ²
Uncovered veranda	4.6 m ²
Storage	3 m ²
Uncovered parking space	1

APARTMENT	304
Internal area	117.9 m ²
Covered veranda	39.5 m ²
Total covered area	157.4 m ²
Uncovered veranda	3.4 m ²
Storage	4.3 m ²
Covered parking space	1

APARTMENT	305
Internal area	51.2 m ²
Covered veranda	23.4 m ²
Total covered area	74.6 m ²
Storage	3,3m ²
Uncovered parking space	1

FLOOR 4



APARTMENT	401
Internal area	89.3 m ²
Covered veranda	19 m ²
Total covered area	108.3 m ²
Storage	4,1 m ²
Covered parking space	1

APARTMENT	402
Internal area	83.7 m ²
Covered veranda	11.7 m ²
Total covered area	95.4 m ²
Uncovered veranda	9,4 m ²
Storage	3,6 m ²
Covered parking space	1

APARTMENT	403
Internal area	50.8 m ²
Covered veranda	7 m ²
Total covered area	57.8 m ²
Storage	3,4 m ²
Uncovered parking space	1

APARTMENT	404
Internal area	117.9 m ²
Covered veranda	39.2 m ²
Total covered area	157.4 m ²
Storage	5,1 m ²
Covered parking space	1

APARTMENT	405
Internal area	51.2 m ²
Covered veranda	23.4 m ²
Total covered area	74.6 m ²
Storage	3,2 m ²
Uncovered parking space	1

AVAILABLE APARTMENTS

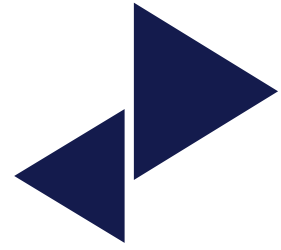
FLOOR	APT.	BEDROOMS	COVERED AREA, m ²	COVERED VERANDA, m ²	TOTAL AREA, m ²	UNCOVERED VERANDA, m ²
1	101	2	89.3	19	108.3	
1	102	2	88.4	18.7	107.1	
1	104	3	117.9	26.9	144.8	17.4
1	105	1	51.2	23.4	74.6	
2	201	2	89.3	19	108.3	
2	202	2	88.4	18.7	107.1	10.2
2	204	3	117.9	25.6	143.5	
2	205	1	51.2	23.5	74.7	
3	301	2	89.3	19	108.3	
3	302	2	88.4	18.7	107.1	
3	304	3	117.9	39.5	157.4	3.4
3	305	1	51.2	23.4	74.6	
4	401	2	89.3	19	108.3	
4	404	3	117.9	39.2	157.1	
4	405	1	51.2	23.4	74.6	

WHY IS BELLA VITA RESIDENCE A STANDOUT DEVELOPMENT?

Each apartment in Bella Vita Residence is built to high-quality standards, where style, comfort, and technology come together in a unified concept:

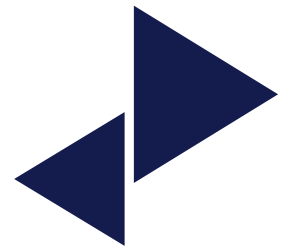
- Underfloor heating - warmth and comfort in cooler days;
- VRV air conditioning system - efficient cooling and heating all year round;
- Aluminum windows with double glazing - excellent thermal and sound insulation;
- Stylish accessories for bathrooms and kitchens from leading European brands, emphasizing modern design;
- Photovoltaic system - modern energy-saving solutions;
- Modern children's playground – a safe and fun environment for outdoor activities;
- Covered parking – convenience and security for residents' vehicles;
- Private storage room for each apartment – additional space to store belongings.





▶ BELLA VITA RESIDENCE - COMFORT IN THE CITY CENTER





COSINESS AND COMFORT IN EVERY DETAIL

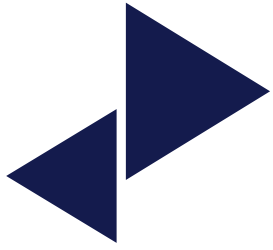
Open-plan living area and kitchen – create a sense of space and comfort.

Compact entryway featuring wardrobes – adds convenience upon entering the apartment.

Separate laundry and linen closets – enhance functionality.

Spacious and cozy veranda – a perfect spot to enjoy fresh air and beautiful views, offering a peaceful and private atmosphere.





WHY CHOOSE US?



WE ARE INVESTORS AND WE DO UNDERSTAND YOU



Our story began over nine years ago with investments in residential projects. Since then, we've developed premium projects that have consistently delivered strong returns. We understand that our clients wish more than to purchase square meters — they look for smart investment solutions. Therefore, every project we create is guided by current market dynamics, projected profitability, and maximum liquidity. Attention to detail, premium quality, and a professional approach allow us to meet the expectations of the most discerning buyers.

NUMBERS THAT SPEAK FOR US



Stability, reliability, and growth are the guiding principles of our work. Since 2016, we have successfully implemented the investment projects, attracting both private and joint venture capital. The trust of our clients is reflected in long-term partnerships, and also in the consistently high returns on their investments. We create assets that grow in value and generate stable income.

WE CREATE THE BEST



Vizus Group develops residential and commercial properties that meet the highest standards. We focus on the requirements of successful and experienced investors, offering solutions that combine comfort, aesthetics, and functionality. Our projects seamlessly integrate innovative technologies and contemporary architecture, offering strong appeal for residency and long-term investment.

€35M+

COMPANY TURNOVER

74

PROPERTIES SOLD SINCE 2017

100%

CLIENTS LOYALTY



OTHER PROJECTS OF THE COMPANY

OUR PORTFOLIO: PROPERTIES FOR RESIDENCY AND INVESTMENTS

PARKSIDE RESIDENCE II



A contemporary residential complex comprising 8 apartments, a short walk away from Kolonakiou street, Limassol.

VISTA BUSINESS CENTER



A modern business center comprising 7 floors, situated in the sought-after Arch. Makariou III Avenue, in the heart of Limassol.

SAKURA RESIDENCE



A residential complex consisting of 12 apartments, situated in the Potamos Germasogeia tourist area, 600 meters away from the seafront of Limassol.

ARCADIA HILLS VILLAS



Villas with panoramic sea views, located in Agios Athanasios residential area of Limassol. The proposed layouts serve as a blueprint and can be customized according to buyers' preferences.



CONTACT US



+357 25105810
+357 70004888



Office 33, 3rd Floor, Alpha Tower
Pavlou Nirvana, 4
3021 Limassol, Cyprus



admin@vizus.cy



<https://vizus.cy/>





Your comfort is our priority. We create spaces for your life and your future.

Scan the QR code to learn more about the project and get in touch with our team.

