visionnaire
residences

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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.

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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

HIGH CEILINGS

1- TO 4-BEDROOM LAYOUTS

PANORAMIC MEDITERRANEAN VIEWS

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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.

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200 METERS
TO THE BEACH

40 MINUTES TO
LARNACA AIRPORT

5 MINUTES
TO HIGHWAY EXIT

40 MINUTES TO
PAPHOS AIRPORT

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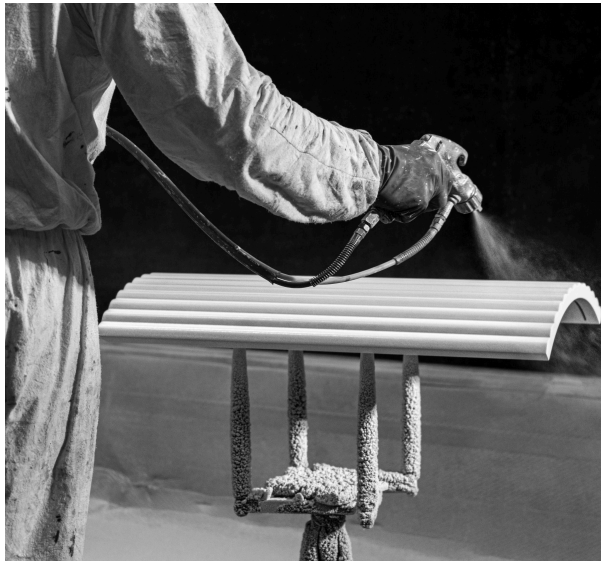
the Visionnaire craftmanship

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.

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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.

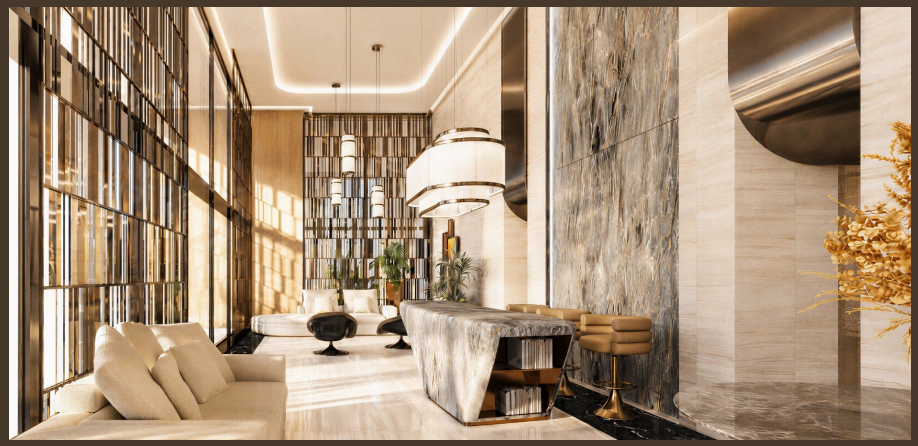


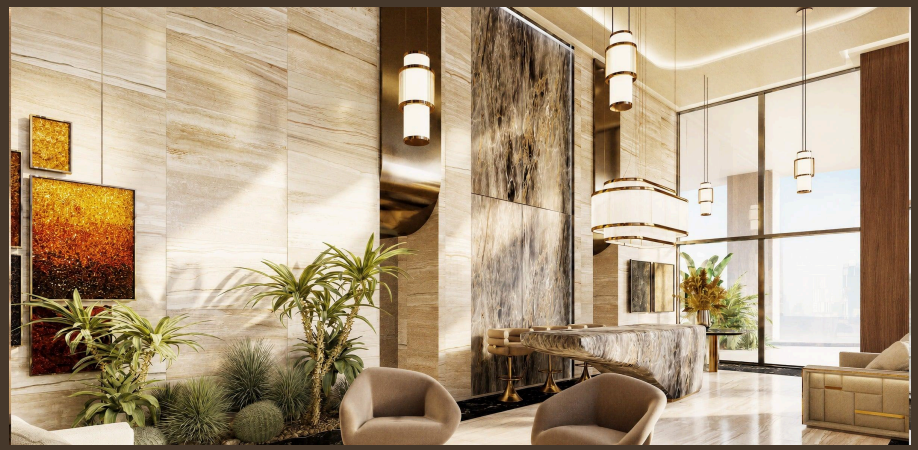
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prime amenities

CURATED CLUB
INFRASTRUCTURE



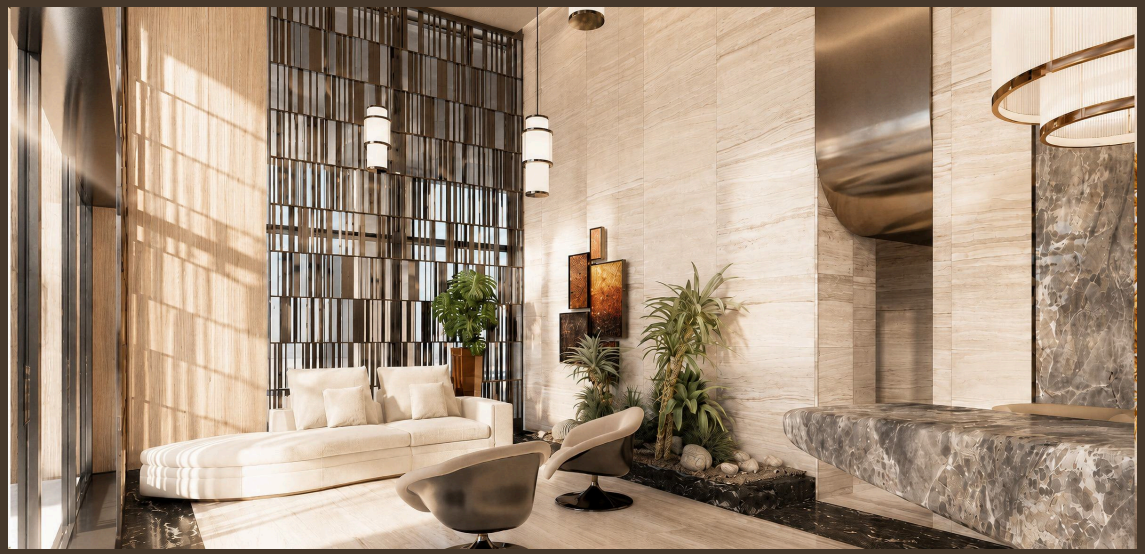


RECEPTION WITH CONCIERGE 24/7









GALLERY & RESIDENTS LOUNGE AND COWORKING AREA

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CURATED CLUB
INFRASTRUCTURE



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

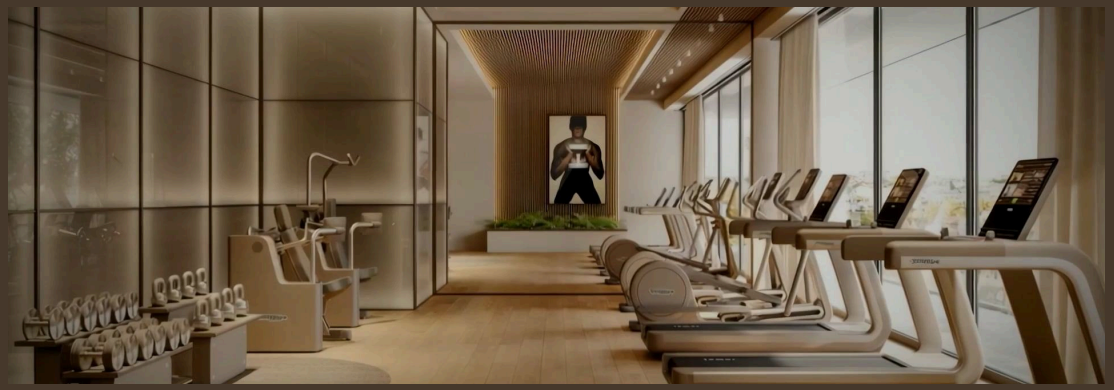




GUEST SUITES EXCLUSIVELY
FOR RESIDENTS

prime amenities

CURATED CLUB
INFRASTRUCTURE







EXPANSIVE SPA &
WELLNESS CENTER

GYM & SPA – 12 METERS HEATED
SWIMMING POOL

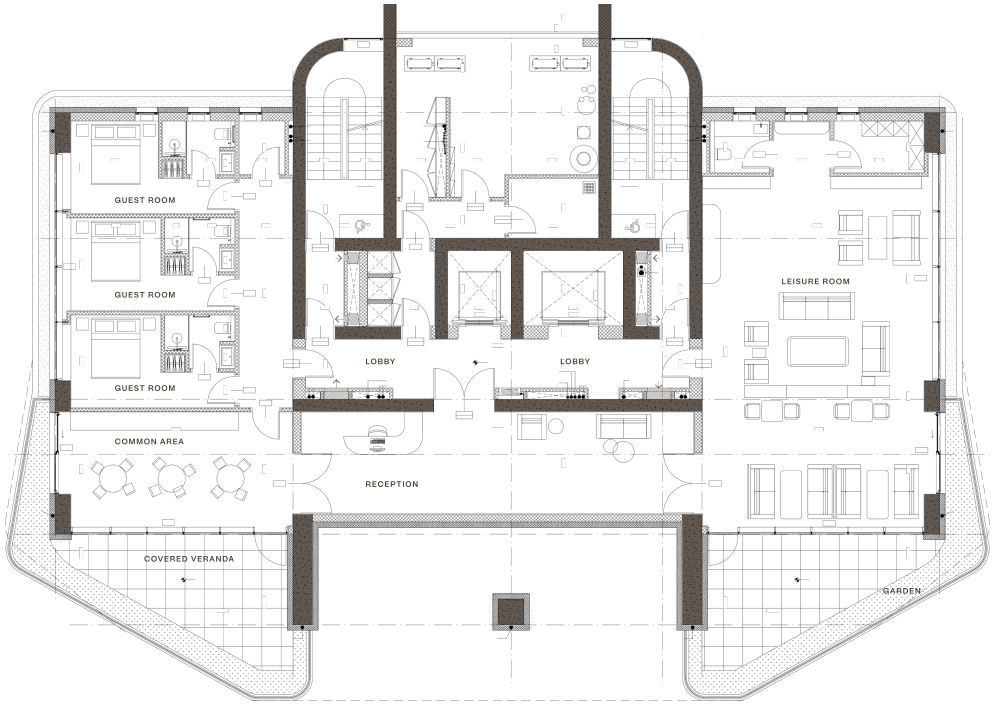
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amenities floors layout

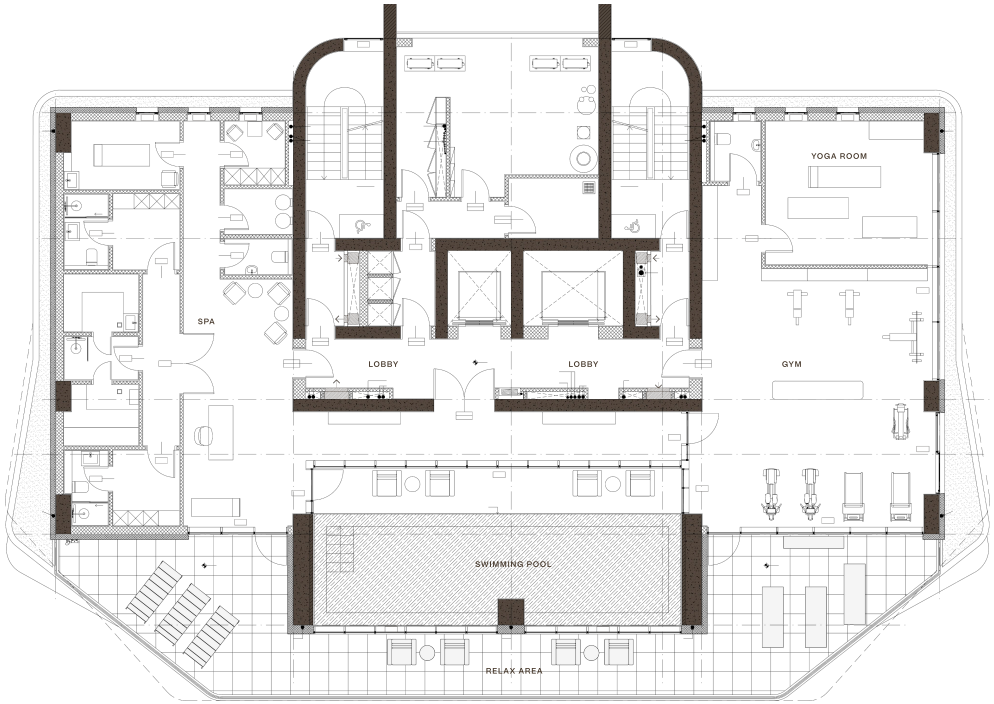
2nd floor

LEISURE ROOM | COMMON AREAS
LOBBY | GUEST ROOMS



3rd floor

YOGA ROOM | GYM | SWIMMING POOL
SPA ROOMS | LOBBY



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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

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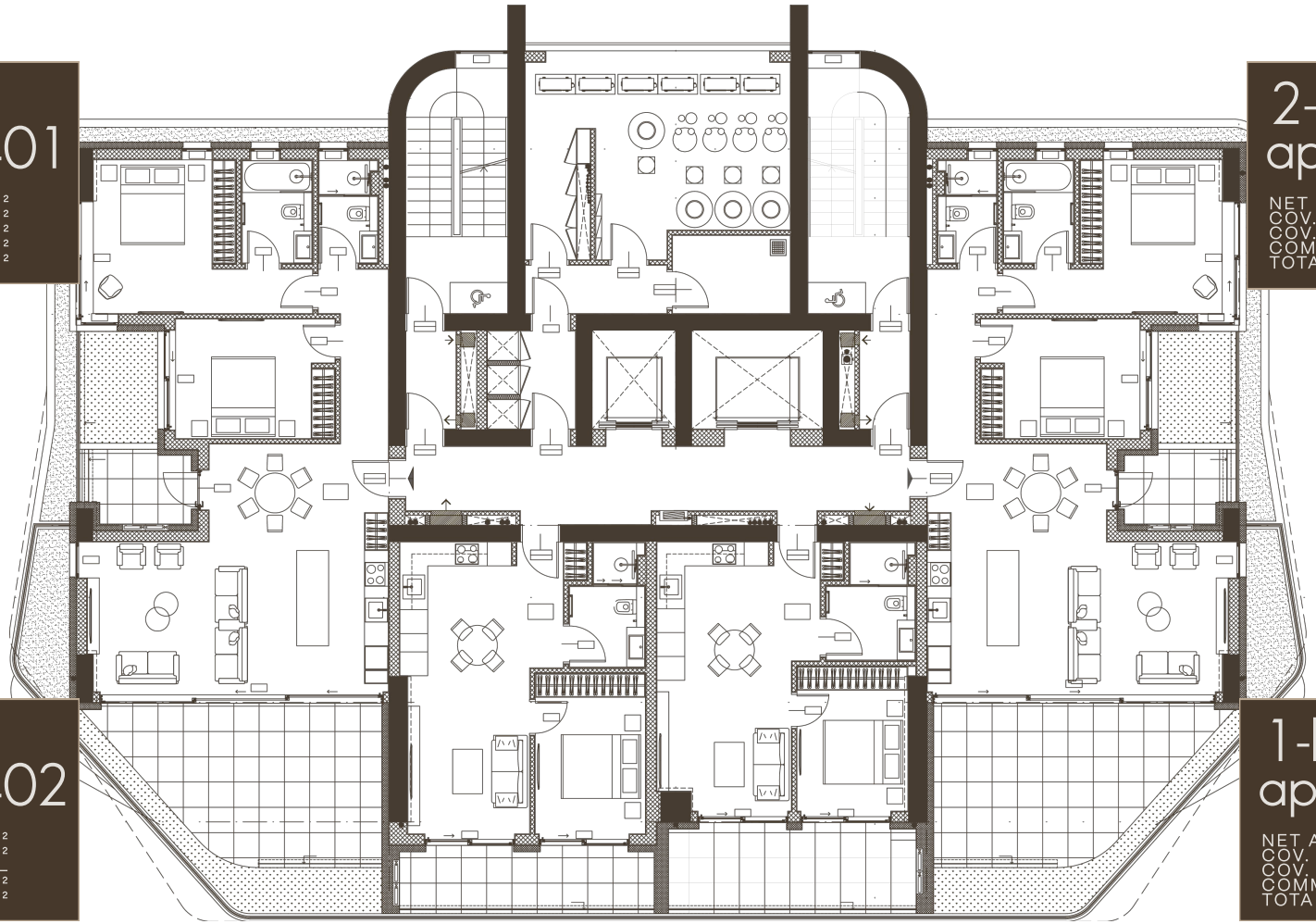
4th-6th floors layout plan

2-bedroom apartment 401

NET AREA	97 M²
COV. VERANDA	32 M²
COV. GARDEN	14.5 M²
COMMON AREA	47.2 M²
TOTAL COV. AREA	190.7 M²

2-bedroom apartment 404

NET AREA	97 M²
COV. VERANDA	32 M²
COV. GARDEN	14.5 M²
COMMON AREA	47.2 M²
TOTAL COV. AREA	190.7 M²



1-bedroom apartment 402

NET AREA	50 M²
COV. VERANDA	12 M²
COV. GARDEN	
COMMON AREA	20.4 M²
TOTAL COV. AREA	82.4 M²

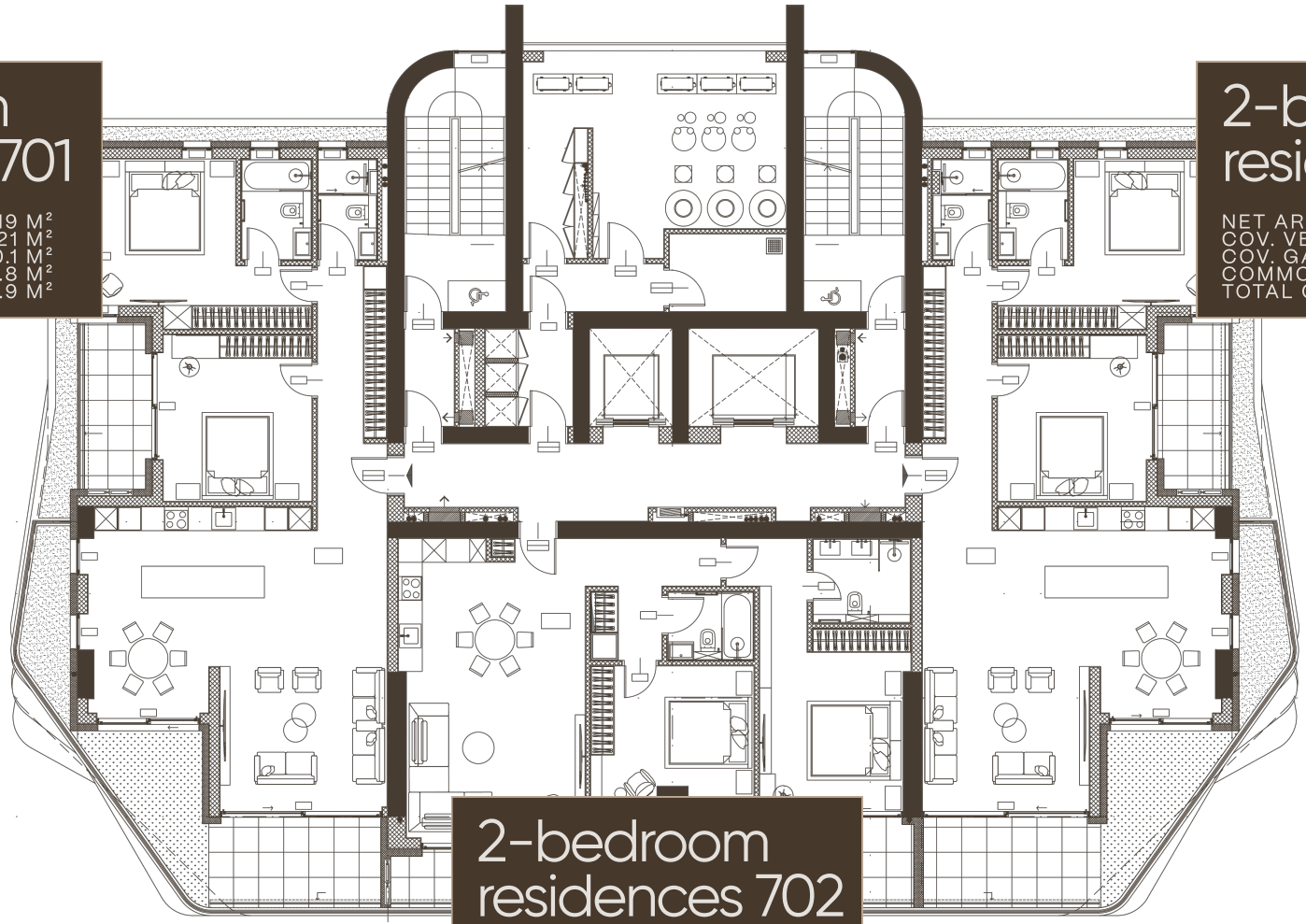
1-bedroom apartment 403

NET AREA	49 M²
COV. VERANDA	17 M²
COV. GARDEN	14.5 M²
COMMON AREA	21.8 M²
TOTAL COV. AREA	87.7 M²

7th floor layout plan

2-bedroom residences 701

NET AREA	119 M²
COV. VERANDA	21 M²
COV. GARDEN	10.1 M²
COMMON AREA	47.8 M²
TOTAL COV. AREA	197.9 M²



2-bedroom residences 703

NET AREA	119 M²
COV. VERANDA	21 M²
COV. GARDEN	10.1 M²
COMMON AREA	47.8 M²
TOTAL COV. AREA	197.9 M²

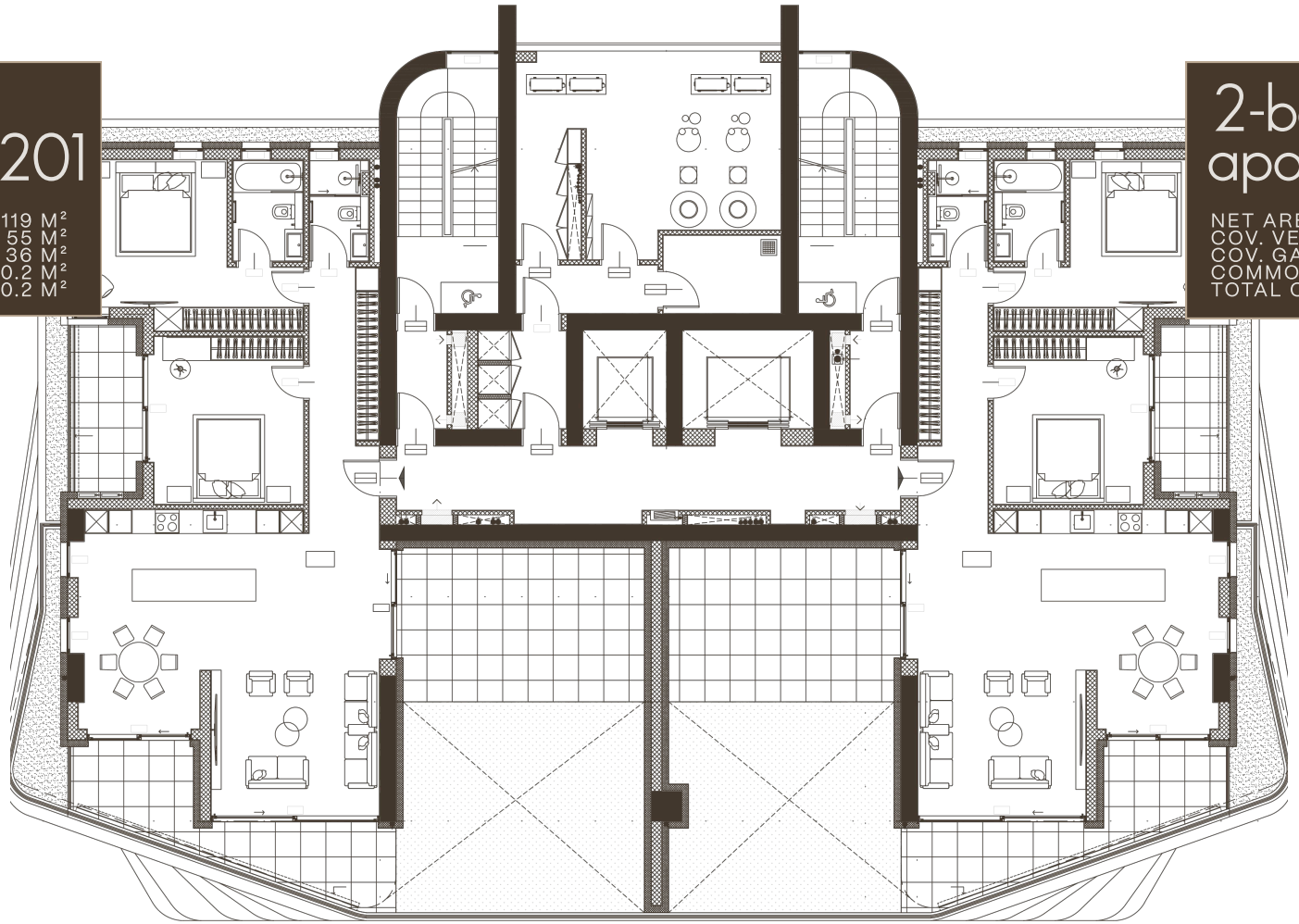
2-bedroom residences 702

NET AREA	99 M²
COV. VERANDA	29 M²
COV. GARDEN	–
COMMON AREA	40.8 M²
TOTAL COV. AREA	168.8 M²

12th floor layout plan

2-bedroom apartment 1201

NET AREA	119 M²
COV. VERANDA	55 M²
COV. GARDEN	36 M²
COMMON AREA	70.2 M²
TOTAL COV. AREA	280.2 M²



2-bedroom apartment 1202

NET AREA	119 M²
COV. VERANDA	53 M²
COV. GARDEN	34 M²
COMMON AREA	68.9 M²
TOTAL COV. AREA	274.9 M²

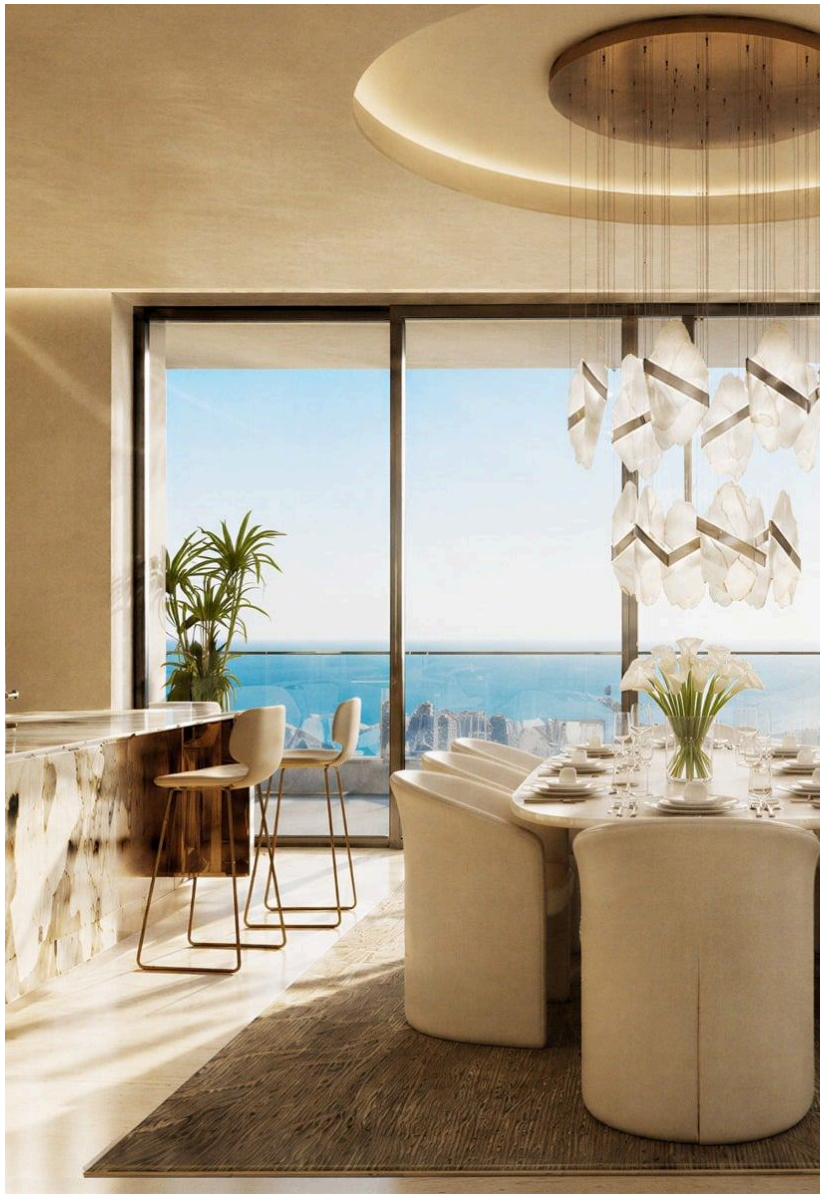
the penthouse



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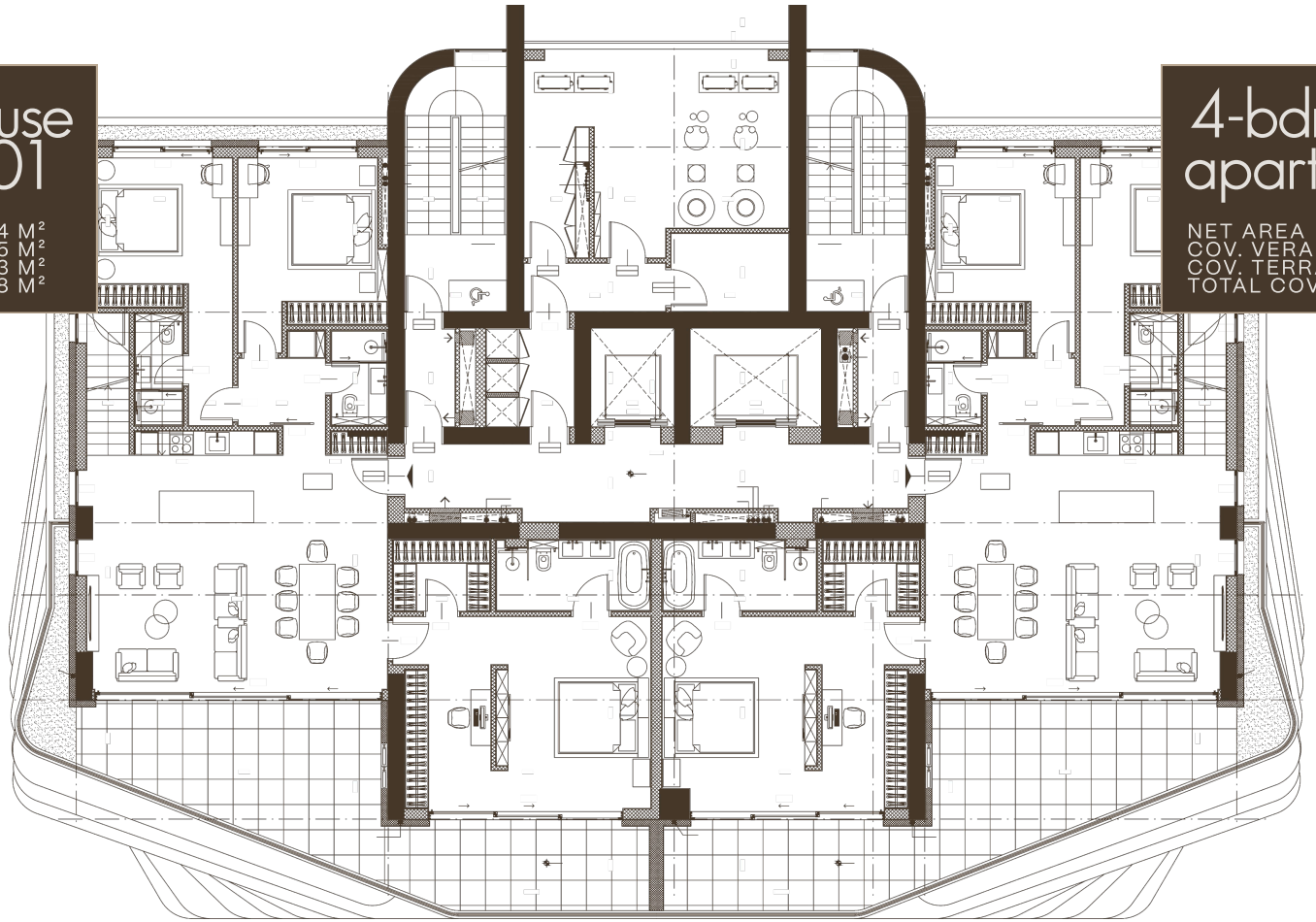
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16th floor layout plan

4-bdr penthouse apartment 1601

NET AREA	194 M²
COV. VERANDA	45.5 M²
COV. TERRACE	183 M²
TOTAL COV. AREA	490.8 M²

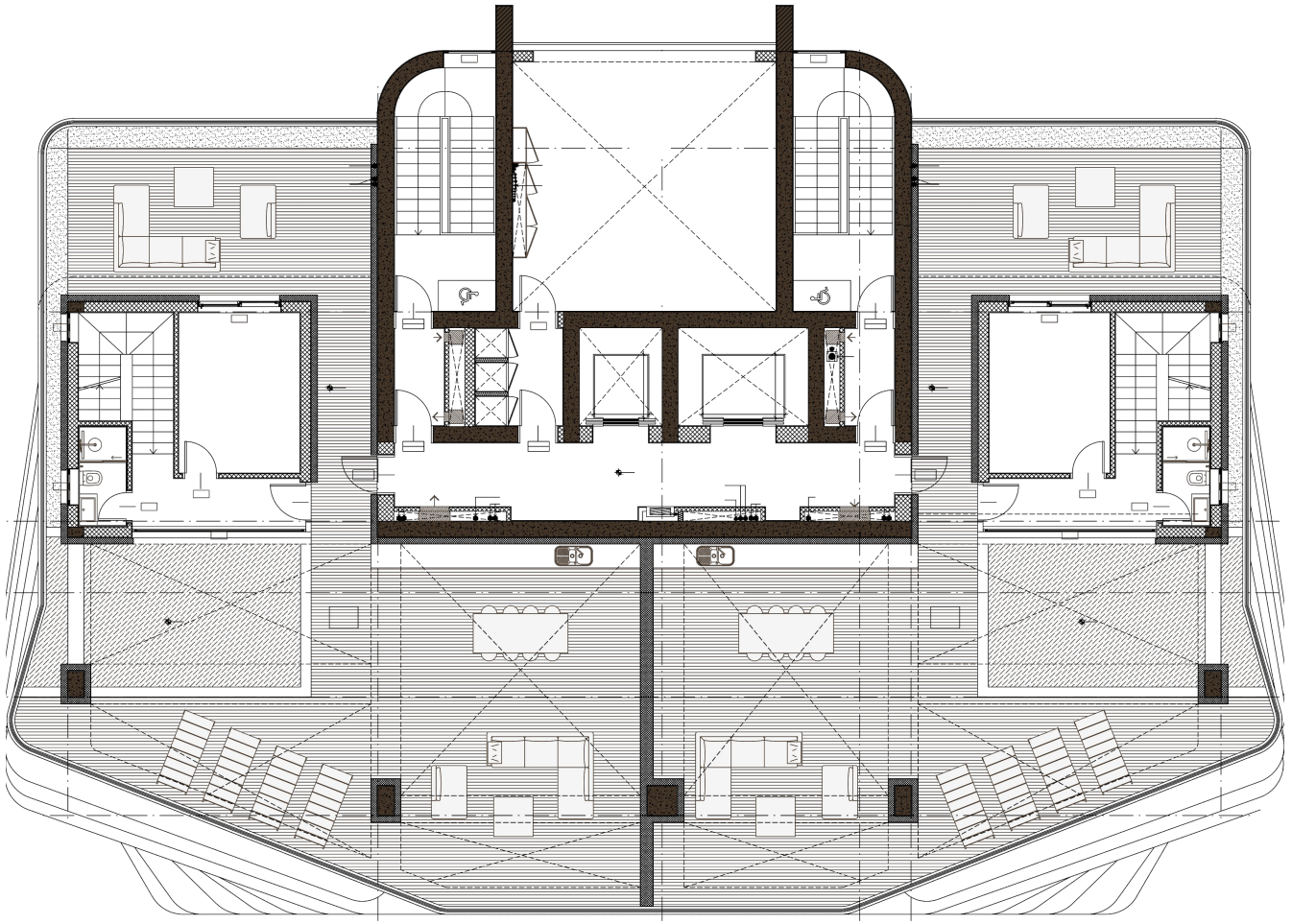


4-bdr penthouse apartment 1602

NET AREA	194 M²
COV. VERANDA	45.5 M²
COV. TERRACE	183 M²
TOTAL COV. AREA	490.8 M²

17th floor layout

PENTHOUSES
ROOF GARDEN



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.



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RAIN SHOWERS BY DORNBRACHT / GROHE / HANSGROHE 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

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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.

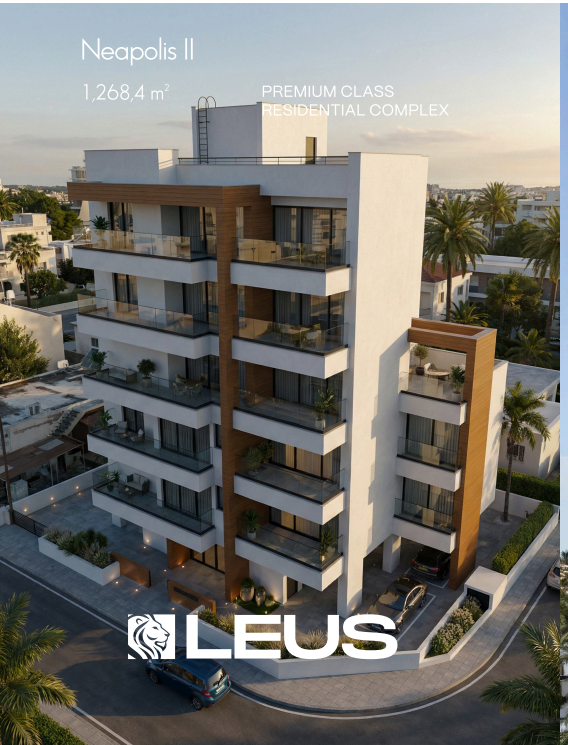
Precision, responsibility, and consistency define every stage.

2016
ESTABLISHED IN CYPRUS

FAMILY-OWNED DEVELOPMENT COMPANY

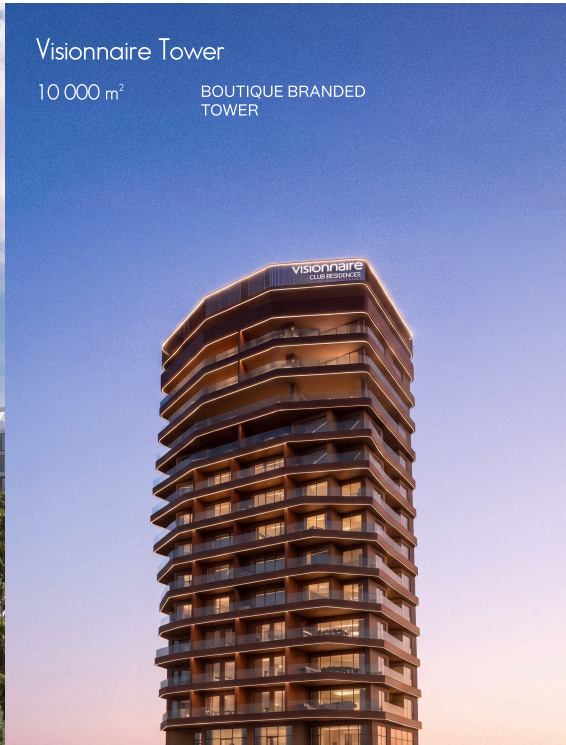
ONE PROJECT AT A TIME APPROACH

FEATURED PROJECTS










boutique tower
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.
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contacts

CONTACT US TO SCHEDULE
A PRIVATE VIEWING

leusdevelopment.cy

+357 99 988008



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*all renderings and specifications are indicative and for illustrative purposes. The Developer reserves the right to modify the design, layout, materials and specifications at its discretion without prior notice.

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