The Essence of Beach Front Living

The world over, waterfront living is without doubt the preferred lifestyle for discerning home buyers. At Sabai you will be able to relax in the natural world of your own private balcony, garden or on your secluded sun terrace, where remarkable panoramic views over Sabai’s secure landscaped gardens to the water’s edge and across Limassol Bay will take your breath away.

Sabai offers a limited number of beautifully appointed, full-floor apartments paired with a carefully managed set of lifestyle amenities and services. The residences combine glamour and elegance with modern opulence to create a strikingly sophisticated boutique collection of luxury apartments. Here you can indulge in one of the finest of living experiences.

What truly distinguishes Sabai is its status as the pinnacle of refined good taste. Through dramatic architecture, Sabai has been carefully crafted to inspire and engage—creating a unique bond between the sculpture of the building, the exotic environment of its gardens, and the crystal clear Mediterranean waters that lap gently upon its beach frontage.
A Prime Beach Front Address
The Location

If you’re looking for the perfect Limassol apartment, Sabai is ideal for you! Sabai is located at the eastern end of the Limassol coastal strip, convenient for everything that you would want and expect.

Sabai is just metres from the St Raphael Marina and set in private grounds that sweep down to touch the sands of the beach, which stretches for kilometres and is bordered by a waterfront walking and cycling path. Some of the best restaurants that Limassol has to offer are nearby, together with many shops, cafés and five-star hotels.

All of this is within walking distance. A short drive will get you to the city’s main shopping area, the central business district, the old port and the bustling Limassol Marina complex. There is also easy access to the highway that links the island’s main centres to the international airports at Paphos and Larnaca.
With its year-round temperate climate and enviable lifestyle opportunities, Limassol has become the premier vacation and international business city in the Eastern Mediterranean. It is this popularity and continued growth that has given rise to a number of major multi-million euro infrastructure projects—some completed, some still being undertaken.

A direct result of the spectacular city-wide development has been a surge in new entrepreneurial businesses, ranging from up-market foods and wines to high-class jewellery, furs, designer clothing and interior furnishings.

So it is an exciting time for this historic trading centre, with unprecedented growth, business expansion and new employment opportunities. Limassol and its coastal suburbs are set to experience an upsurge in rental demand and capital growth—meaning that now is the right time to consider investing in residential property in this vibrant city.
Things to Do

With a past that reaches back centuries, and a today that looks enthusiastically to the future, Limassol and its environs has much to offer. Cyprus being at the crossroads of three continents, there are culinary adventures to be had, with an almost endless choice of food styles and taste experiences. You will find some of the finest eateries offering everything from international gourmet dining to rural home cooking.

Modern culture and a holiday spirit are at the heart of the young Limassol. Clubs, bars, water sports, adventuring or simply soaking up the sun are highlights of the day-to-day lifestyle that makes Limassol the sparkling city that it truly is.

For those interested in ancient Greece and Rome, the cultural and historical aspects will appeal. There are countless examples of the civilizations that once called Cyprus home, and you can immerse yourself in the fascinating lives of those who once walked the island.

Out and about in the region are quaint hillside villages on the slopes of the Troodos Mountains, prize-winning wineries, traditional taverns, and breathtaking views from almost every turn in the road.
Sabai features resort-style facilities that include a salt-water swimming pool with bar, a snack kiosk, social areas and residents’ lounges, a gym, spa and beautifully landscaped gardens. There is secure underground parking and plenty of above-ground visitor parking, as well as an on-site management centre.
Secured Gated Entrance
The Sabai is facilitated with a gated entrance and 24/7 security guard to welcome you and always secure your privacy.

Parking
Sabai has ample secure underground residents’ parking and above-ground visitor parking.
The Lounge
Graciously blending inside with outside, the lounge and a covered veranda are great places for a cosy getaway, a confidential meeting or as an entertainment venue.

Reception - Lobby
In the lobby, our on-site team strives to exceed residents’ expectations—from coordinating your guests, to anticipating and accommodating your every need.
Swimming Pool

Surrounded by lushly landscaped gardens, the swimming is ideal for both relaxing in comfortable sun beds or entertaining under the kiosk.

Gardens

Lanscaping has been designed to provide a secluded environment where residents can enjoy the outdoor facilities in peace and comfort. The gardens slope down to the beach front, directly accessing the crystal clear water.
Sabai’s fitness centre is equipped with the latest cardiovascular and weightlifting equipment, while the luxurious spa and steam room is ideal for relaxing those tensed-up muscles. Adjacent changing rooms lead out to the swimming pool terrace.
Sabai apartments feature fresh, neutral tones enhanced by abundant natural light from large floor-to-ceiling windows that showcase spectacular views of the sea and adjacent marina. A holistic design ethos is evident as you move through each apartment. Every colour, texture and finish has been carefully selected to create a relaxed and ambient atmosphere. No matter which room you are in, you will always feel connected to the stunning natural environment that surrounds you.
Living Room
Spacious, filled with light, and carefully positioned to take full advantage of the south facing aspects.

Kitchen
Beautifully designed and finished to include natural worktops with splash backs, elegant imported cabinetry and sleek fittings.
Veranda
Each apartment has a striking covered veranda where you can entertain or soak up the sun, and where your privacy is guaranteed.

Balcony Garden
A unique feature of Sabai apartments are the generous areas set aside as bijou balcony gardens – places where your imagination can capture nature and blend it with your interior spaces.
Apartments
Plans
Floors: 1, 3, 5

Apartment
Main Areas
Entrance Lobby
Living Room
Dining Area
Kitchen
En-Suite Master Bedroom
Bedroom 1
Bedroom 2
Bathroom
Guest W.C.
Laundry

Description:
3-4 Bedroom
Apartment Covered Area: 154 m²

Apartments
Plans
Floors: 2, 4, 6

Apartment
Main Areas
Entrance Lobby
Hall
Living Room
Dining Area
Kitchen
En-Suite Master Bedroom
Bedroom 1
Bedroom 2
Bathroom
Guest W.C.
Laundry

Description:
3-4 Bedroom
Apartment Covered Area: 154 m²
Covered Veranda: 46.5 m²

Apartments
Exterior Areas
Covered Veranda
Planters
Lobby
Plant Room
Staircase

Description:
3-4 Bedroom
Apartment Covered Area: 154 m²
Covered Veranda: 46.5 m²

Total Net Area:
1st floor: 252.5 m²
3rd floor: 250.5 m²
5th floor: 254.5 m²

Total Gross Area:
1st floor: 375.5 m²
3rd floor: 373.5 m²
5th floor: 377.5 m²

Parking Space: 2
Yearly Property Management is offered by the credible professionalism of our company to maintain all areas and spaces of the complex in top condition after the delivery. A full range of services to apartment owners is offered - including rental services, financial management, maintenance and decorating, and resale services. We work closely with all clients to understand individual financial objectives and to devise innovative solutions that will achieve short- and long-term goals.
LITING CONTROL AND AUTOMATION SYSTEMS

COMMON AREAS
The building common area lighting shall be controlled by a state of the art Lighting Control System. The system utilizes a built in time clock to regulate the exterior lighting based on sunrise and sunset, and provides centralized lighting management and control from the concierge. The lighting system shall also incorporate motion and presence detection in order to economize on energy usage.

APARTMENTS
The apartment lighting systems are fully integrated with Automation System. Control of the lighting shall be from wall mounted control keypads and switches. The system is future proof as far as lighting technology is concerned and can be upgraded to accommodate additional lighting or dimming if required. The control systems also offers upgrade options to incorporate the following if desired:

• Control of lighting from mobile or tablet app (within the apartment or remotely)
• Control of AC/Heating systems
• Control of motorized blinds
• Control of multi-room music systems
• Control of video distribution systems and displays
• Printing of Control Keypad buttons in any language

WINDOWS AND DOORS

All visual openings, including sliding doors and windows will be made from high quality thermal powder-coated aluminium with double glazing. The impressive glazed balcony doors of all flats will be constructed using RABEL series 56S Super Thermal SLIM, with ultra-thin frame giving maximum view outside. Openable windows will be constructed using RABEL series 8200 Super Thermal.

THERMAL PROPERTIES:
U-Value of frames ≤ 3.80 W/m²K
U-Value of glass ≤ 1.00 W/m²K
Solar Factor (SOLAR T): 0.41
Light Transmission (SOLAR L): 0.65

Mean U-Value of Windows with Aluminium Frame ≤ 2.50 W/m²K.

CENTRAL HEATING, AIR CONDITIONING

WATER UNDERFLOOR HEATING
The central heating will be under floor water system connected to the VRV System. All pipes in the floor and the central pipes to the machinery room of each apartment will be installed. The design gives the opportunity for independent temperature control in the living room and in each bedroom. The heat source will be the VRV system, which is most efficient in terms running cost compared to other systems. The VRV heat pump will have an energy consumption of minimum 3.5 times less in comparison with the electric floor heating systems.

AIR CONDITIONING SYSTEM
VRV system with very high coefficient of performance will be used for cooling system with concealed ceiling units with elegant grilles to all rooms / areas (living room, kitchen area and bedrooms). All units / rooms will consist of individual temperature and fan speed wireless controller. The location of the VRV outdoor unit will be in the machine room of each apartment.

FLOORING
All tiles of Sabai will be supplied from Inalco. Inalco’s ceramic tile series have a style all their own. They are trend setting and yet timeless. Inspired by fine materials, they guarantee added value and the benefit of exclusive products that stand out from all the rest. By using neutral colours, like white, stone, camel, grey and black, a careful match is ensured in keeping with the latest trends in interior design, bringing a touch of sensitivity and feeling to settings. In this way, elegant neat, living spaces can be created, with a distinctive character, to be shared and enjoyed.

The entrance hall, living, dining, kitchen areas and bathrooms are finished with best quality ceramic tiles of Touche Series Natural finish 100x100cm or Storm Series Natural finish 100x100cm.

The shower floors are paved with the best quality ceramic tiles of Arizona Series Natural finish 30x150cm.

Verandas are paved with the ceramic tiles of Touche Series in AbuJandado Bush Hammered finish 100x100cm or Storm Series Natural finish 100x100cm.

Bedrooms have engineered hardwood floors from Original

SANITARY WARE / FITTINGS
Top quality sanitary ware will be installed by Scavolini Bku, Kerasan and completed with matching mixers & accessories from Btma.

CARPENTRY

KITCHEN SPECIFICATIONS: The kitchens of Sabai will be supplied by Scavolini, the most well-known kitchen brand from Italy. Scavolini kitchens – in modern, classic, practical and simple design where each detail reflects the lines of a fashionable wall to wall modular kitchen with a range of lacquered, veneered, s/steel, porcelain, glass and melamine finishes. But choice of finish aside, Scavolini aims to provide a completely functional, practical solution to the needs of the kitchen as a working area. Materials are easy clean and modularity allows the correct location of all working areas in and around the kitchen. All kitchens feature carcasses in environmentally-friendly boards made from 100% post-consumption wood material and certified as being compliant to the world’s lowest formaldehyde emission standards. They are water-repellent to combat water leaks and damp as effectively as possible. Drawers with aluminum sides on fully pull-out metal runners are calibrated to withstand high dynamic loads of 50kg. Blumotion soft closing systems for drawers are included. Hinges have soft closing and are guaranteed to withstand being opened and closed over 100,000 times without adverse effects.

SECURITY FIREPROOF ENTRANCE TWO LEAVES DOOR, will be supplied by Golden door.

COMMUNAL SWIMMING POOL
Reinforced concrete swimming pool, situated to the south part of the gardens. Concrete floor and walls are protected and also waterproofed with the application of cementitious flexible water proofing membrane. Pool walls and floor will be coated with high quality ceramics.
All CGIs included in this brochure are indicative of final specification and are subject to change.
The information in this document has been prepared solely for the purpose of providing general information about Sabai apartments. We have taken care to ensure that the information is accurate at the time of its inclusion in this brochure, but do not guarantee the accuracy or completeness and shall not be liable for any loss or damage which may arise from reliance on the information. All illustrations and computer generated images reflect the artists’ interpretation of the project and do not take into account the neighboring buildings, physical structures, streets and landscape. The developers reserve the right to make modifications and changes to architectural and interior features and finishes, brands, colours, materials, building design, specifications, ceiling heights, flooring patterns and floor plans without notification. Actual plans may have minor variations to the typical plans shown in this document. All matters will be governed by the applicable purchase and sales agreement. The Developer retains the copyright of material in this brochure and may change the content or format at any time.