

 SERENADE

adagio
RESIDENCE

WELCOME HOME



SERENADE

EVERY CITY HAS ITS OWN RHYTHM. ITS OWN ATMOSPHERE

At Serenade, we believe architecture can sound. Not through noise, but through balance. Through light, proportions, materials, and the feeling a space creates every day. For us, a home is not simply a building. It is a composition of space, comfort, privacy, and life. We create projects where architecture becomes part of a calm and harmonious lifestyle.



DEVELOPERS WITH A PASSION



An aerial photograph of a mountainous landscape. In the foreground, there are dense, green, bushy hills. In the middle ground, a small village is visible, featuring a prominent white church with a red-tiled dome. The background consists of rolling hills and mountains under a cloudy sky. The text 'OUIVERTURE' is centered in a large, white, serif font, and 'PROJECT' is centered below it in a smaller, white, serif font.

OUIVERTURE

PROJECT

Introducing Adagio

Adagio Residence opens Serenade's Mediterranean chapter: a single boutique building of just 14 apartments, set in Germasogeia — one of Limassol's most sought-after coastal districts, roughly 800 metres from the sea.

Rather than building at scale, we chose restraint: four residential floors above a landscaped ground level, kept deliberately low-density so every apartment gets generous natural light and a genuine sense of privacy rarely found this close to the city centre.



CONTEMPORARY
ARCHITECTURE SHAPED BY
CLEAN LINES, BALANCED
PROPORTIONS, AND
TIMELESS MATERIALS.



Designed Around Your Day

Life at Adagio extends beyond the private interiors.

The outdoor swimming pool offers a calm setting for warm Limassol days, while the adjoining barbecue area creates a natural place to gather, dine, and spend time outdoors.

A residents' gym brings fitness closer to home, complemented by dedicated parking and private storage for every apartment. Together, these amenities make everyday routines easier, more enjoyable, and more complete.





Images are for illustrative purposes only.
The final result may differ.



Only 14 apartments within a private low-density development.



Spacious terraces and large panoramic windows.



Convenient access to the highway and Limassol city infrastructure.



Thoughtfully planned layouts that maximise space and natural light.



Outdoor swimming pool with BBQ area for residents.



Carefully designed balance between privacy, light, and space.



Private parking and individual storage for every apartment.



Private gym exclusively for residents.

An aerial photograph of a dense, green forest canopy. The foreground shows a rocky, brownish ground with some sparse vegetation, including a large, green, spiky plant in the bottom right corner. The text "STAGE" and "LOCATION" is overlaid in the center.

STAGE

LOCATION



OTHER PROJECTS BY SERENADE:

- 1 TANGO RESIDENCE
- 2 PORTA BRAVA RESIDENCE
- 3 RINGO RESIDENCE
- 4 HILL CLOSE GARDENS
- 5 LUCEA GARDENS
- 6 VERO OLIVIERO RESIDENCES
- 7 BRAMA RESIDENCES

Located in the prestigious tourist district of Germasogeia, Adagio Residence places the very best of Limassol within easy reach.

The Mediterranean coastline, fine restaurants, cafés, international schools, supermarkets, and everyday services are all just minutes away, while convenient highway access provides effortless connections across the city.

A photograph of a modern house at night. The house features a dark, textured roof and large windows that are illuminated from within, casting a warm glow. The text 'FAÇADE SYMPONY' is overlaid in a large, white, serif font, with 'EXTERIOR DESIGN' in a smaller, white, serif font below it.

FAÇADE SYMPONY

EXTERIOR DESIGN

Aforma & Rhythm

The architecture of Adagio is shaped by a sequence of flowing horizontal lines, deep terraces, and softly rounded edges.

Projecting balconies create shade and privacy, while glass balustrades preserve openness and allow daylight to move freely through the residences.

Textured stone surfaces are balanced by warm timber accents and dark architectural details, giving the building depth, rhythm, and a distinctive identity from every angle.



TIMELESS DESIGN
WHERE CLEAN LINES,
NATURAL TEXTURES,
AND CONTEMPORARY
DETAILS COME
TOGETHER.







MISE EN SCÈNE

INTERIOR DESIGN

Interior Notes

The interiors of Adagio are composed around a warm, restrained palette and a clear sense of order. Living, dining, and kitchen areas connect naturally, creating spaces that feel open without losing their individual purpose.

Custom cabinetry, considered lighting, tactile surfaces, and carefully placed details bring depth to the neutral scheme, creating interiors that feel composed, welcoming, and easy to inhabit.



SPACES SHAPED BY
NATURAL LIGHT, CALM
TONES, AND TIMELESS
DESIGN











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REPertoire

LIST OF FLATS

LIST OF FLATS

Apt. No.	Floor	No. of Bedrooms	No. of Bathrooms	No. of Parking Place	Internal Area, m ²	Covered Terraces, m ²	Total Covered Area, m ²	Uncovered Terraces, m ²	Roof Garden, m ²	Storage, m ²	Common area, m ²	Total area, m ²
101	1st	2	2	1	86	21	107	0.0	0.0	4.0	9.4	116.0
102	1st	2	2	1	88	43	131	18.5	0.0	4.0	9.6	140.7
103	1st	2	2	1	88	26	114	0.0	0.0	4.2	9.6	123.6
201	2nd	2	2	1	86	21	107	0.0	0.0	3.0	9.4	116.2
202	2nd	2	2	1	88	27	115	0.0	0.0	3.0	9.6	125.0
203	2nd	2	2	1	88	26	114	0.0	0.0	3.0	9.6	123.6
301	3rd	2	2	1	86	21	107	0.0	0.0	3.0	9.4	116.2
302	3rd	2	2	1	88	27	115	0.0	0.0	3.4	9.6	125.0
303	3rd	1	1	1	50	12	62	0.0	0.0	3.3	5.5	68
304	3rd	2	2	1	88	26	114	0.0	0.0	5.0	9.6	123.6
401	4th	2	2	1	86	21	107	0.0	65.0	3.8	9.4	116.2
402	4th	2	2	1	88	23	111	0.0	75.0	3.4	9.6	120.9
403	4th	1	1	1	50	12	62	0.0	0.0	4.2	5.5	68.0
404	4th	2	2	1	88	20	108	0.0	80.0	4.0	9.6	117.7

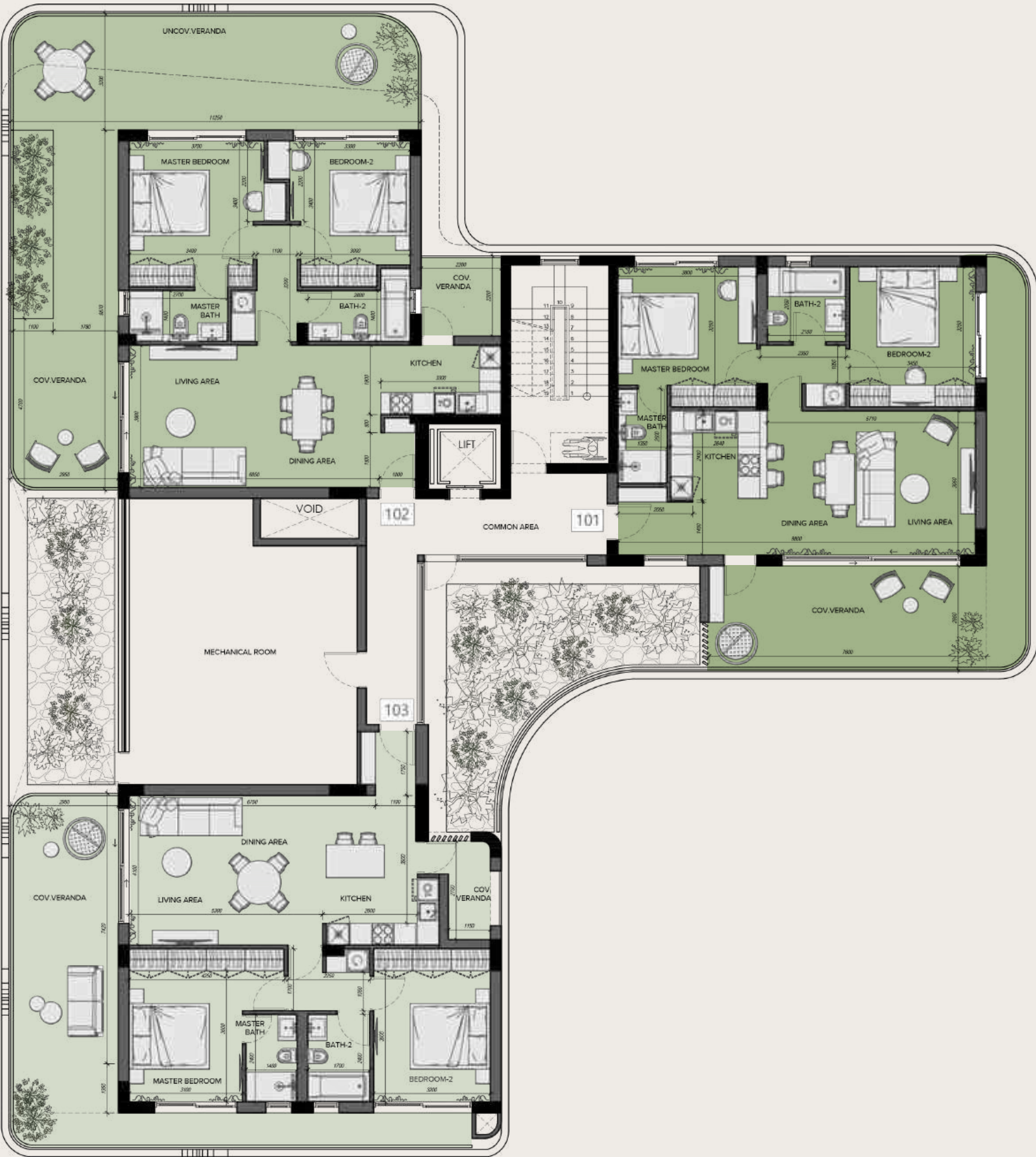
Ground Floor

FACILITY	TOTAL AREA, M²
PLOT SIZE	1506
GREEN AREA	90
BBQ AREA	35
POOL AREA	108
VISITOR PARKING	1 pcs



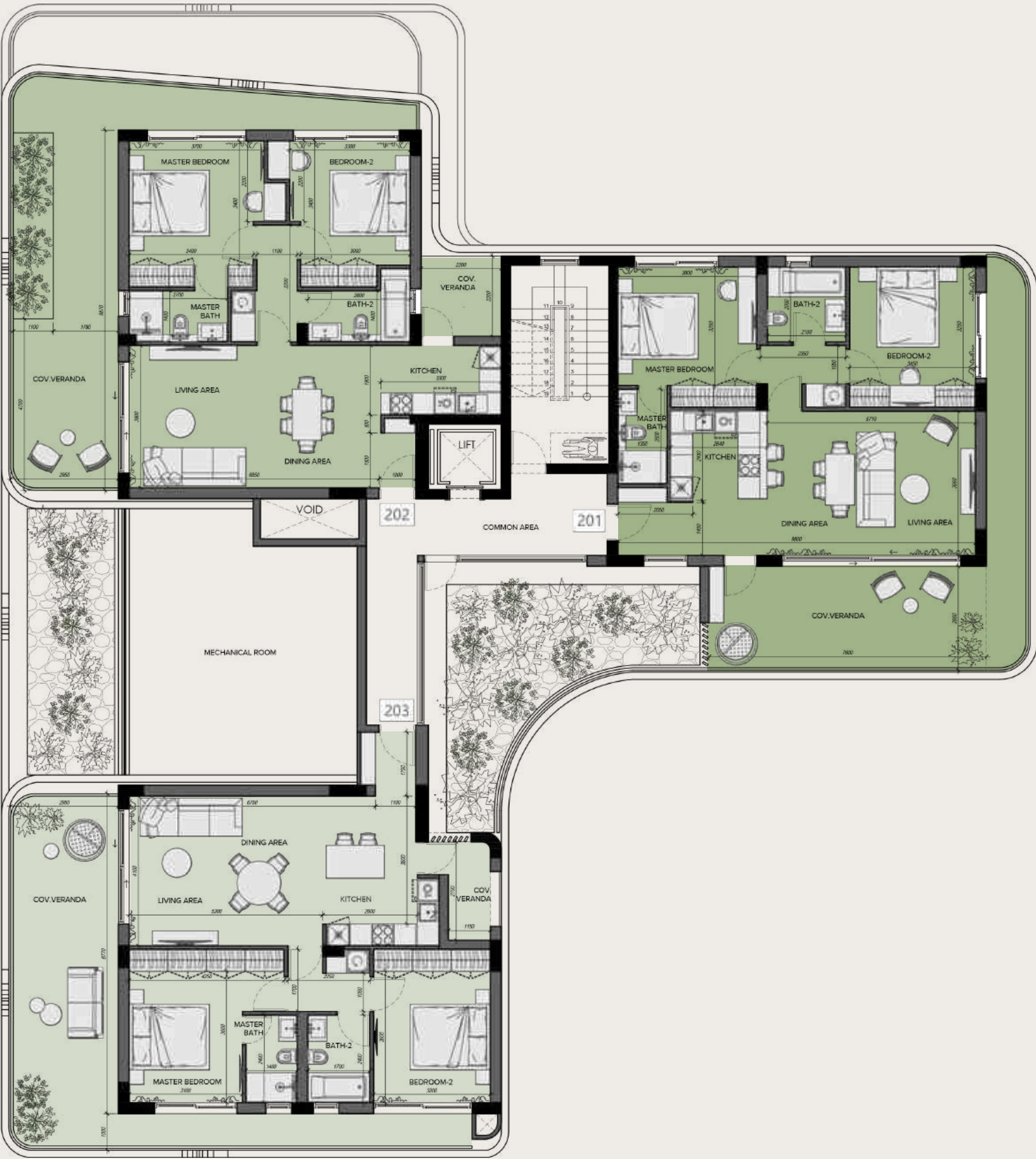
First Floor

UNIT NO.	TOTAL AREA, M²
101	116.20
102	140.70
103	123.60



Second Floor

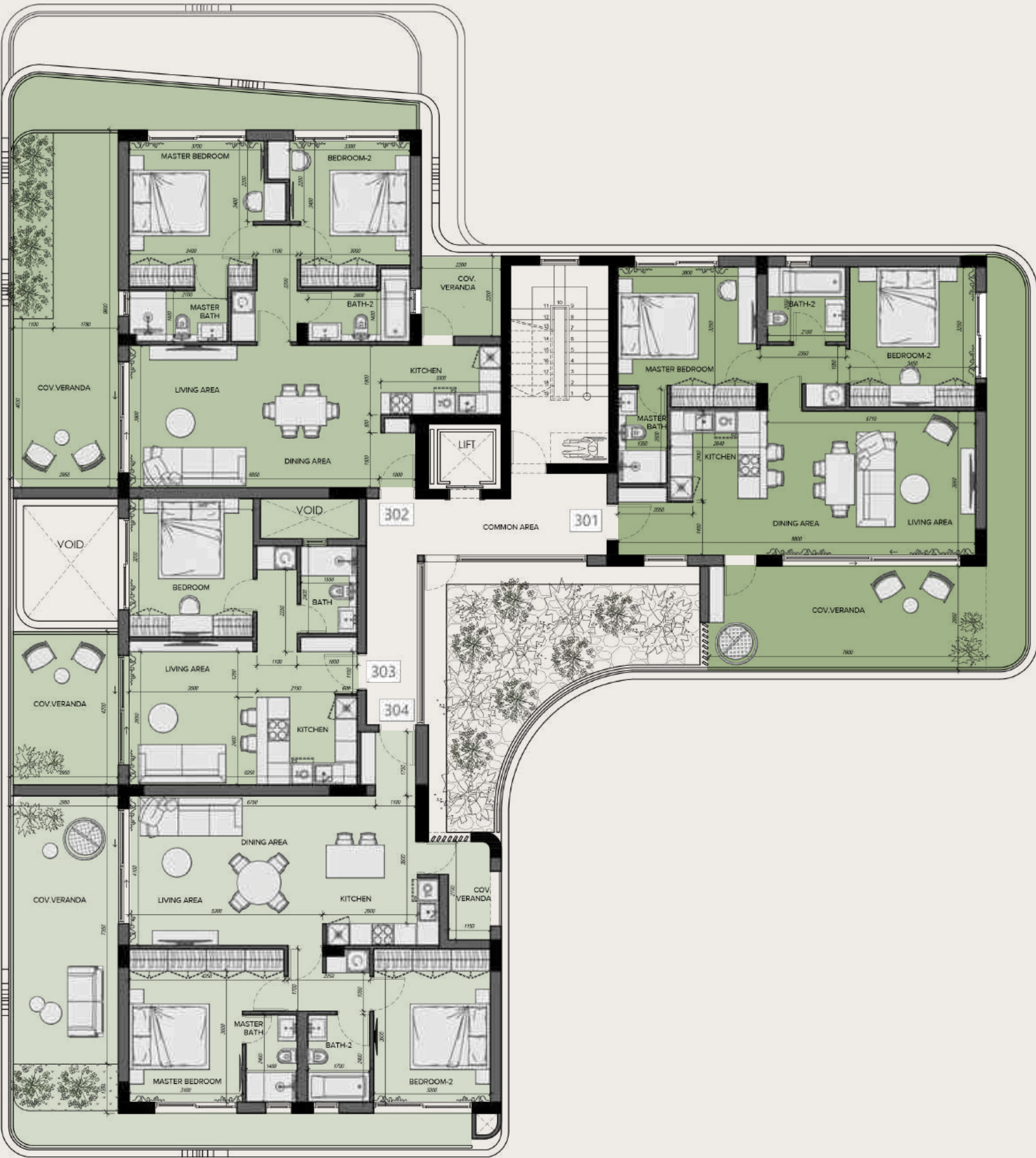
UNIT NO.	TOTAL AREA, M²
201	116.20
202	125.00
203	123.60



Floor plans are for illustrative purposes only.
The final result may differ.

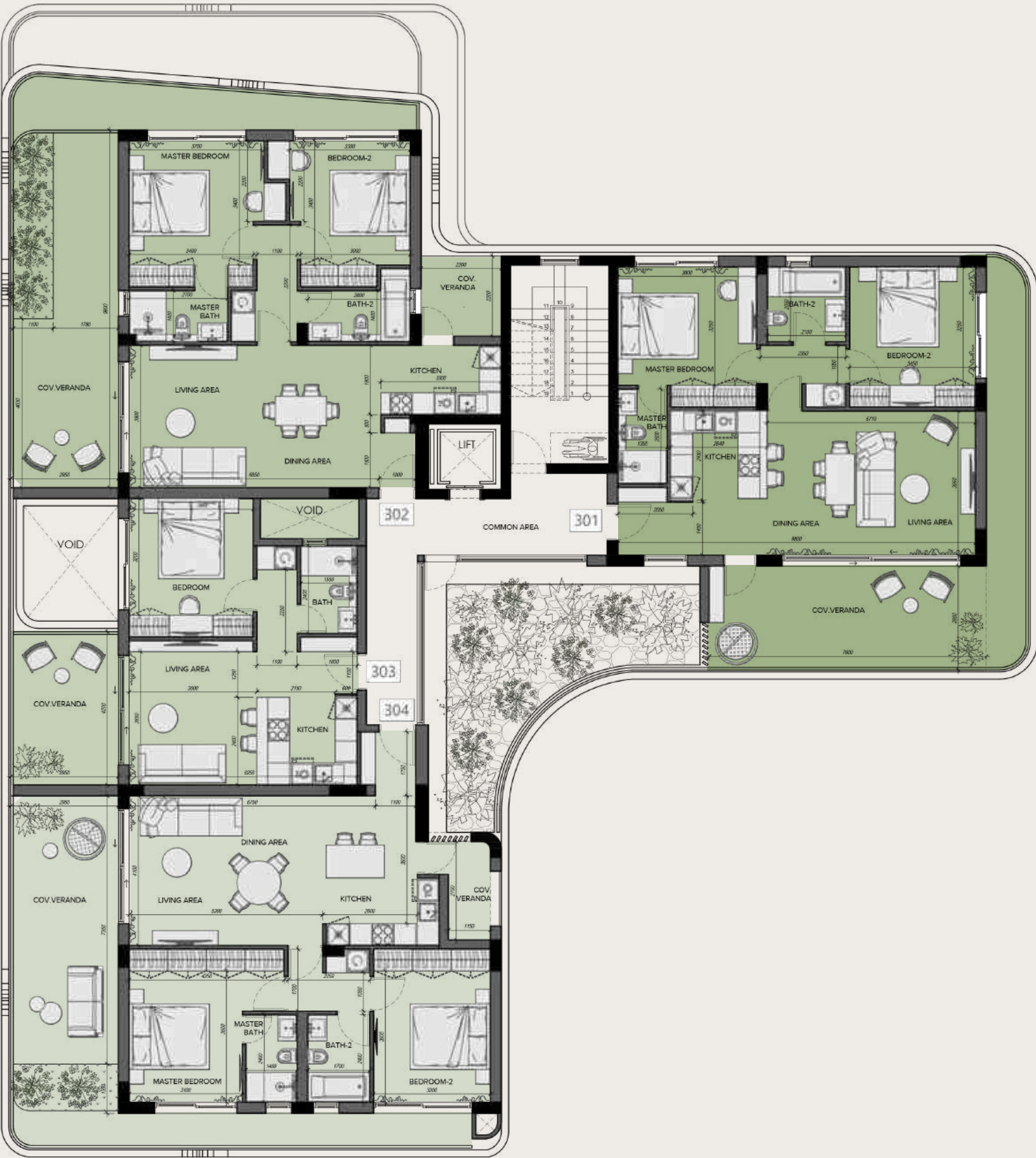
Third Floor

UNIT NO.	TOTAL AREA, M²
301	116.20
302	125.00
303	68.00
304	123.60



Fourth Floor

UNIT NO.	TOTAL AREA, M²
401	116.20
402	120.90
403	68.00
404	117.70



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Roof Terrace

UNIT NO.	TOTAL AREA, M²
401	65.00
402	75.00
403	80.00





SCORE

FEATURES & FINISHES

Designed for Daily Rituals

Bathrooms at Adagio are designed as calm, well-composed spaces for the beginning and end of each day.

Large-format surfaces, refined sanitary ware, glass shower enclosures, and clean-lined fittings create a sense of clarity and understated comfort.

Every element has been selected to combine ease of maintenance, reliable performance, and a cohesive visual finish.



Features & Finishes

STRUCTURE & MASONRY

- Reinforced concrete frame according to Eurocode and seismic design standards.
- External walls: 25cm thermal insulating bricks.
- Internal partitions: 10cm hollow bricks.
- Thermal & Waterproof Insulation.
- Complete thermal insulation – Energy Performance Certificate Category “A”.
- Roof insulation with extruded polystyrene and reflective membrane.
- Waterproofing of roof, verandas, and wet areas using bituminous or liquid-applied membranes.
- Flooring & Wall Finishes.
- Living areas: Premium quality tiles (60x60 cm or larger).
- Bedrooms: High-quality laminate or semi-solid wood flooring (optional).

- Bathrooms: Anti-slip ceramic tiles on floors and walls.
- Verandas: Exterior-grade anti-slip ceramic tiles.
- Air Conditioning & Heating.
- Split-unit A / C in all rooms.
- Aluminum Frames & Glazing.
- Thermal-break aluminums frames (e.g. MUSKITA Thermosystem).
- Greek Double-glazed low- E energy-efficient windows with sound insulation.
- Under floor water heating.
- Optional Upgrades.
- Full smart home automation (lights, A / C, blinds, etc.).
- Natural marble or quartz kitchen surfaces.

ELECTRICAL INSTALLATIONS

- Ample electrical points.
- TV / internet / telephone provisions in all main areas.
- Intercom with color display at main entrance.
- Provision for photovoltaic system (upon request).
- Provision for smart home automation system. (optional / additional)

COMMON AREAS

- Granite or ceramic tile flooring in lobby and staircase.
- Elevator for 6 persons with automatic doors.
- Covered parking spaces and private storage rooms.

PLUMBING & SANITARY WARE

- Sanitary fittings from reputable European brands.
- Wall-mounted toilets with concealed cisterns.
- Pressurized hot and cold water system with solar water heater.

SECURITY & SAFETY

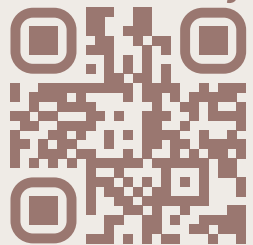
- Security entrance door to each apartment (certified).
- Video intercom system.
- CCTV provision in common areas.
- Provision for alarm system installation.

CARPENTRY – DOORS – WARDROBES

- Interior doors: laminate or veneer finish with magnetic locks.
- Bedroom wardrobes: high-quality melamine finish with soft-close mechanisms.
- Kitchen: Italian Soft-close cabinets.



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