



porta brava

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





OUIVERTURE

PROJECT

The First Impression

Porta Brava reflects the architectural philosophy of Serenade through a calm and carefully considered residential concept.

Located at the entrance of Germasogeia, the project brings together contemporary design and a comfortable everyday setting.

With only 12 apartments across four floors, the development offers a balanced scale that feels both private and connected.

Every element introduces the character of Porta Brava — simple, refined, and designed to last.



PORTA BRAVA INTRODUCES A THOUGHTFULLY DESIGNED RESIDENTIAL SETTING, WHERE ARCHITECTURE, LIGHT, AND EVERYDAY COMFORT EXIST IN QUIET BALANCE.



Project Highlights

Every feature at Porta Brava has been selected with everyday living in mind.

From just 12 private apartments to thoughtfully designed shared amenities, each element serves a clear purpose.

Comfort, functionality, and quality come together to create a balanced residential experience.

The details presented here reflect the values behind every Serenade project.





Only 12 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 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 coastal landscape. In the foreground, a golf course with green fairways and sand traps is visible, bordered by a rocky shoreline. The ocean is a deep blue, with a small white sailboat on the right and a boat's wake in the upper left. The text 'STAGE' and 'LOCATION' is overlaid in the center.

STAGE

LOCATION



A modern building facade featuring vertical wood slats and a glass balcony. The text 'FAÇADE SYMPONY' is overlaid in a large, white, serif font. Below it, the words 'EXTERIOR DESIGN' are written in a smaller, white, serif font. The building has a balcony with a glass railing and a green lattice screen. The sky is dark and cloudy.

FAÇADE SYMPONY

EXTERIOR DESIGN

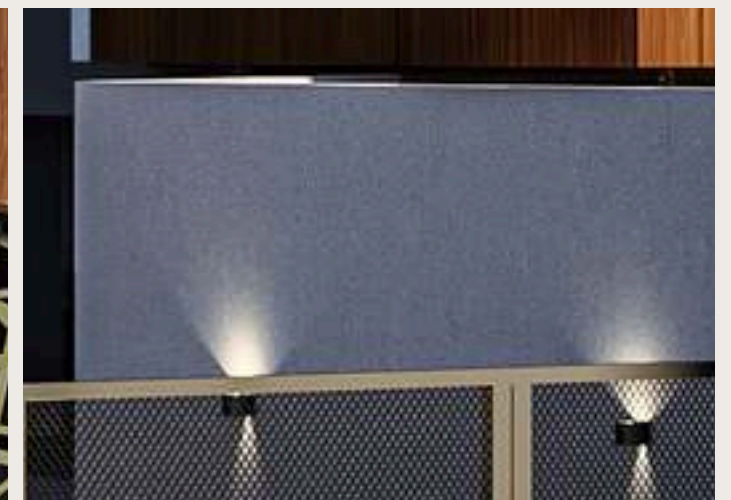
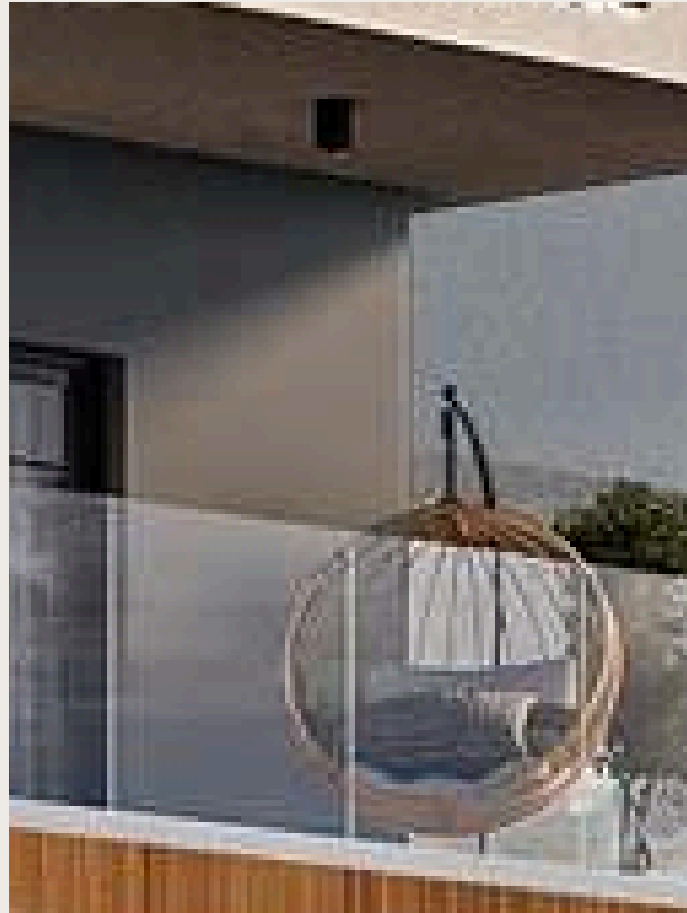
Architecture in Harmony

The architecture is defined by clean geometry, balanced proportions, and carefully selected materials.

Large glazing, elegant façades, and subtle architectural details shape the identity of the building.

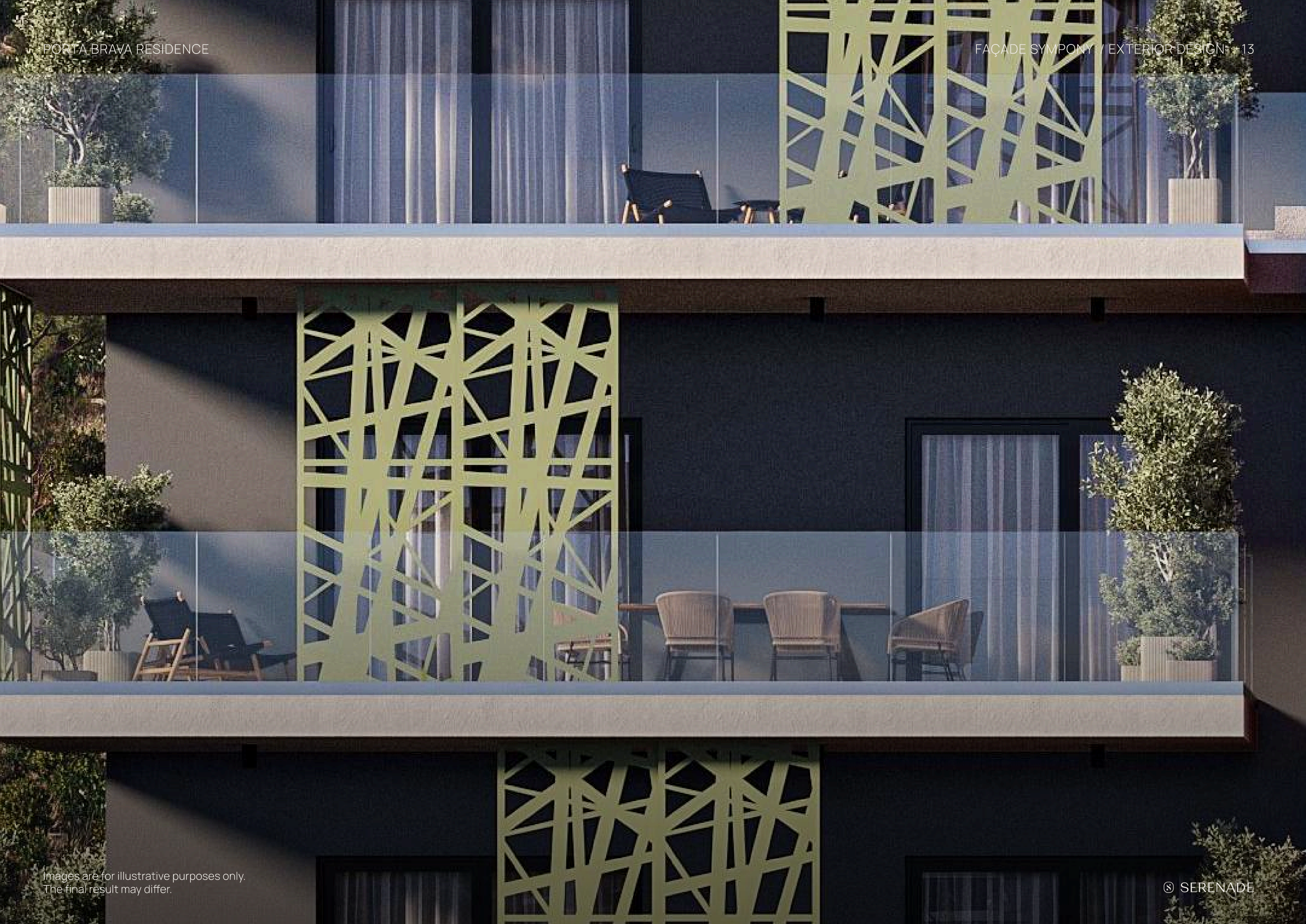
Natural light becomes an essential part of the design, adding openness throughout the project.

Together, these elements create a timeless architectural expression that feels calm and contemporary.



BALANCED
PROPORTIONS
SHAPED THROUGH
LIGHT, MATERIALS,
AND ARCHITECTURAL
DETAIL.





MISE EN SCÈNE

INTERIOR DESIGN



Spaces That Feel Natural

The interiors continue the architectural vision through simplicity, comfort, and natural light

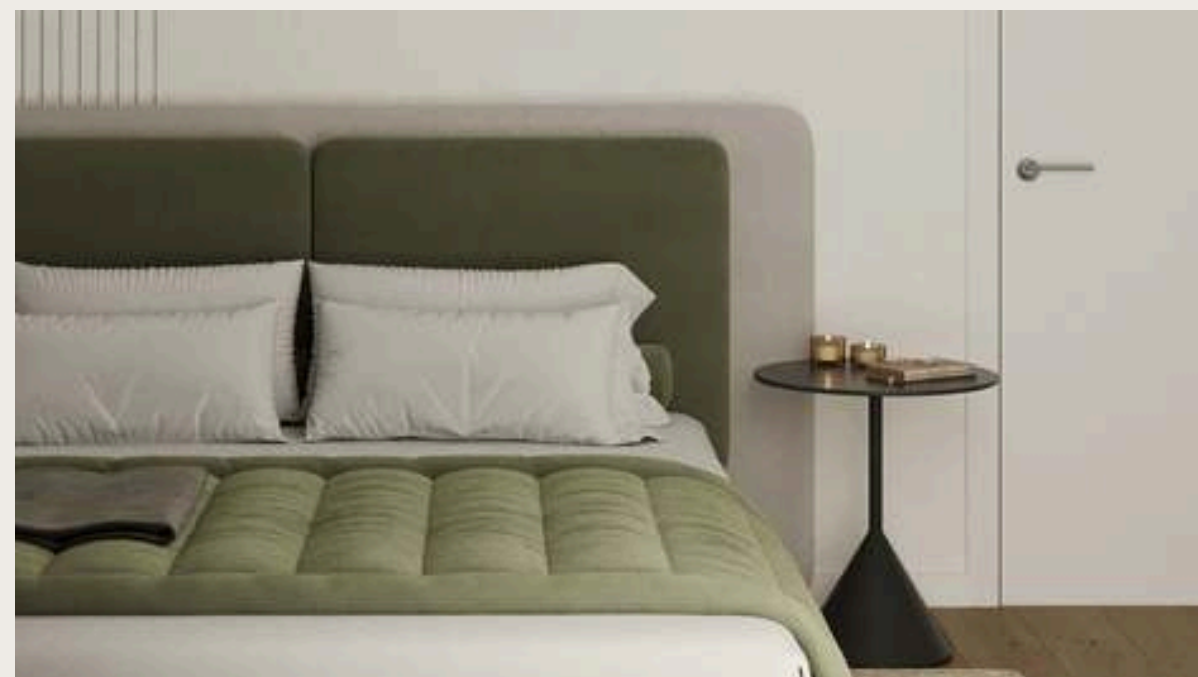
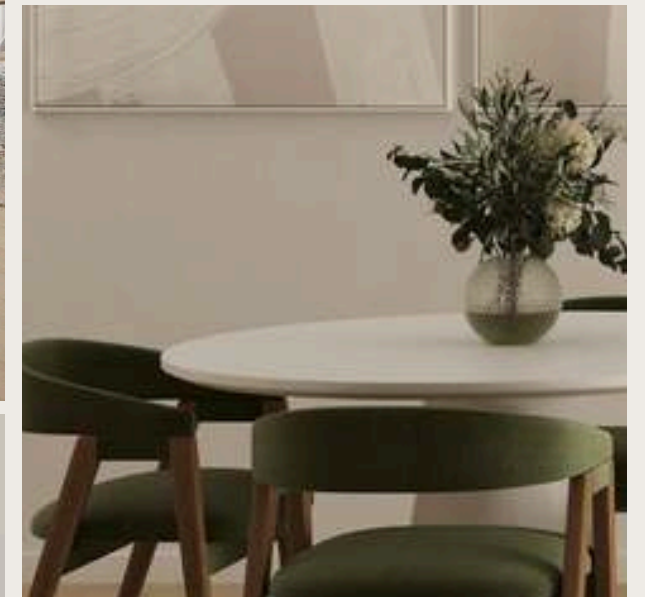
Open-plan layouts, thoughtfully selected finishes, and generous proportions define every home.

Every room has been designed to support everyday living with functionality and warmth.

The result is a living environment that feels balanced, bright, and welcoming.



EVERY INTERIOR IS DESIGNED TO MAXIMISE NATURAL LIGHT, COMFORT, AND THE SIMPLICITY OF EVERYDAY LIVING.



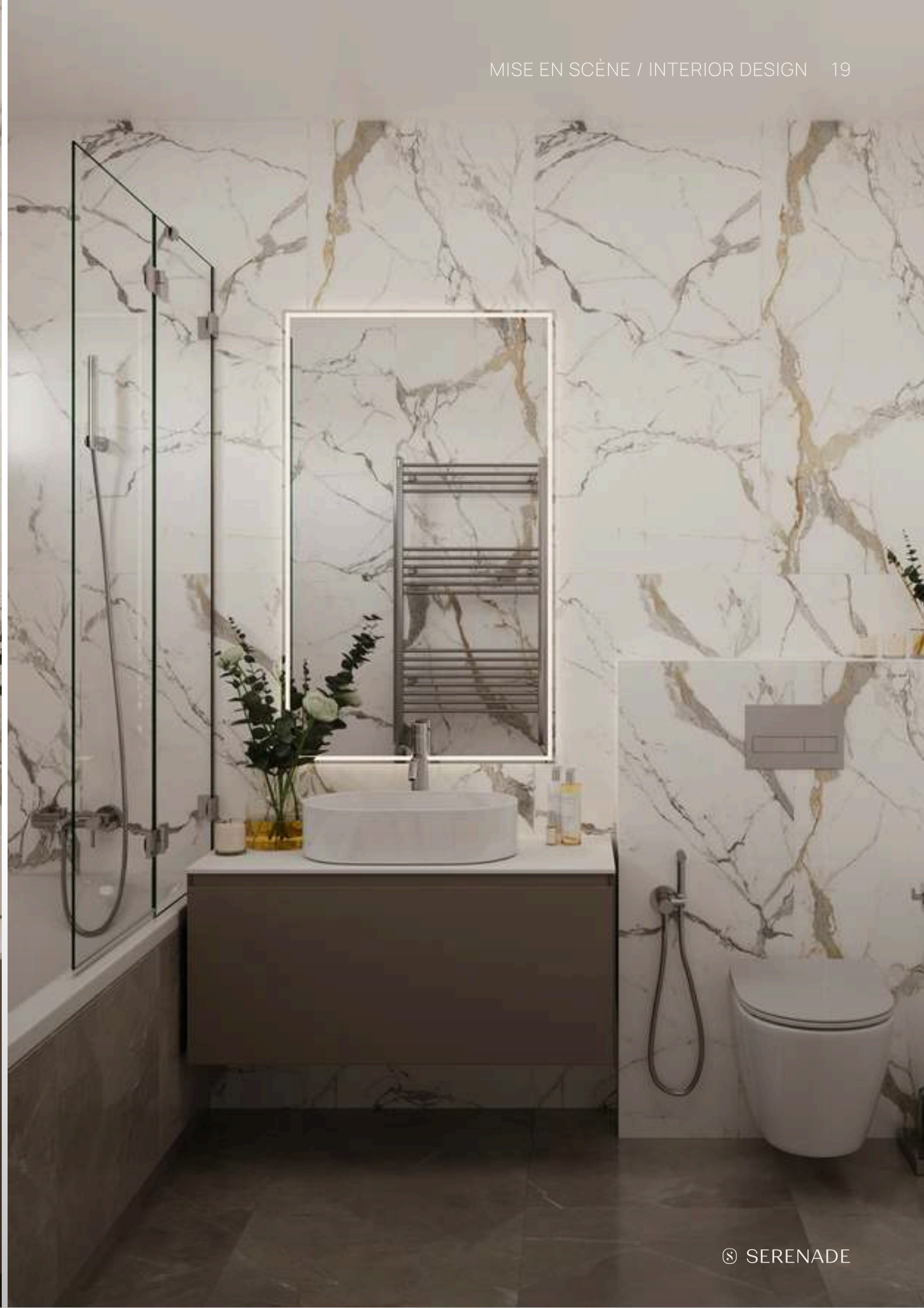








Images are for illustrative purposes only.
The final result may differ.





REPERTOIRE

LIST OF FLATS

A Home for Every Rhythm

Porta Brava offers a collection of one- and two-bedroom apartments designed for different lifestyles.

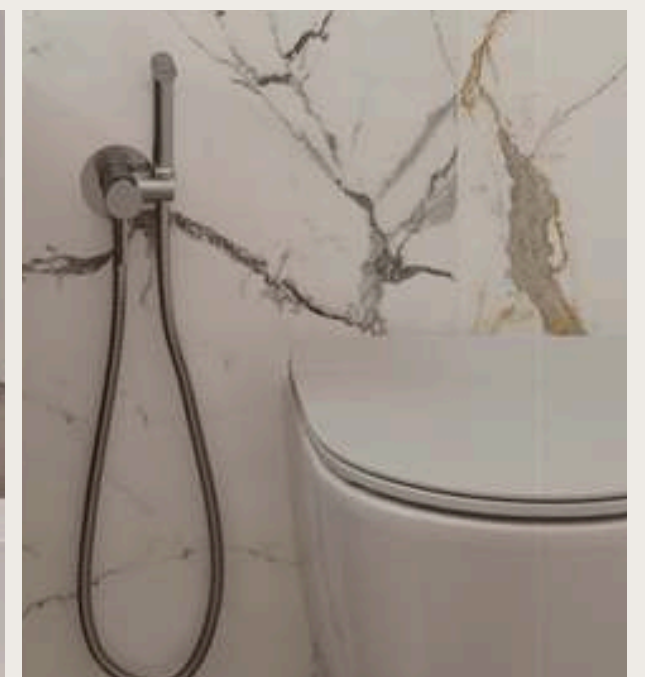
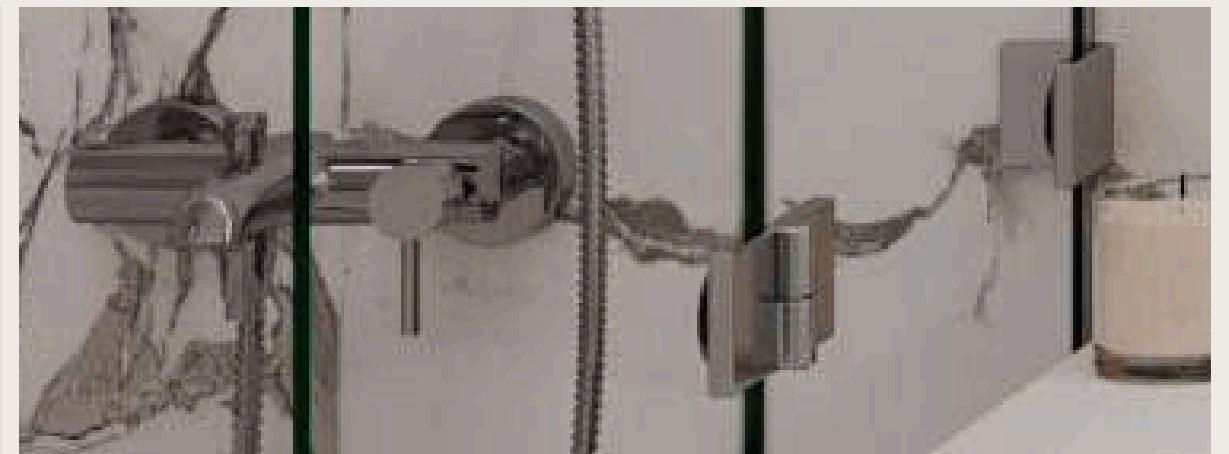
Efficient layouts, spacious terraces, and abundant natural light define every apartment.

Each apartment follows the same architectural philosophy, while offering its own character.

Together, the collection creates a cohesive residential experience for everyday living.



HIGH-QUALITY
MATERIALS SELECTED
FOR LASTING
COMFORT AND
EVERYDAY
PERFORMANCE.

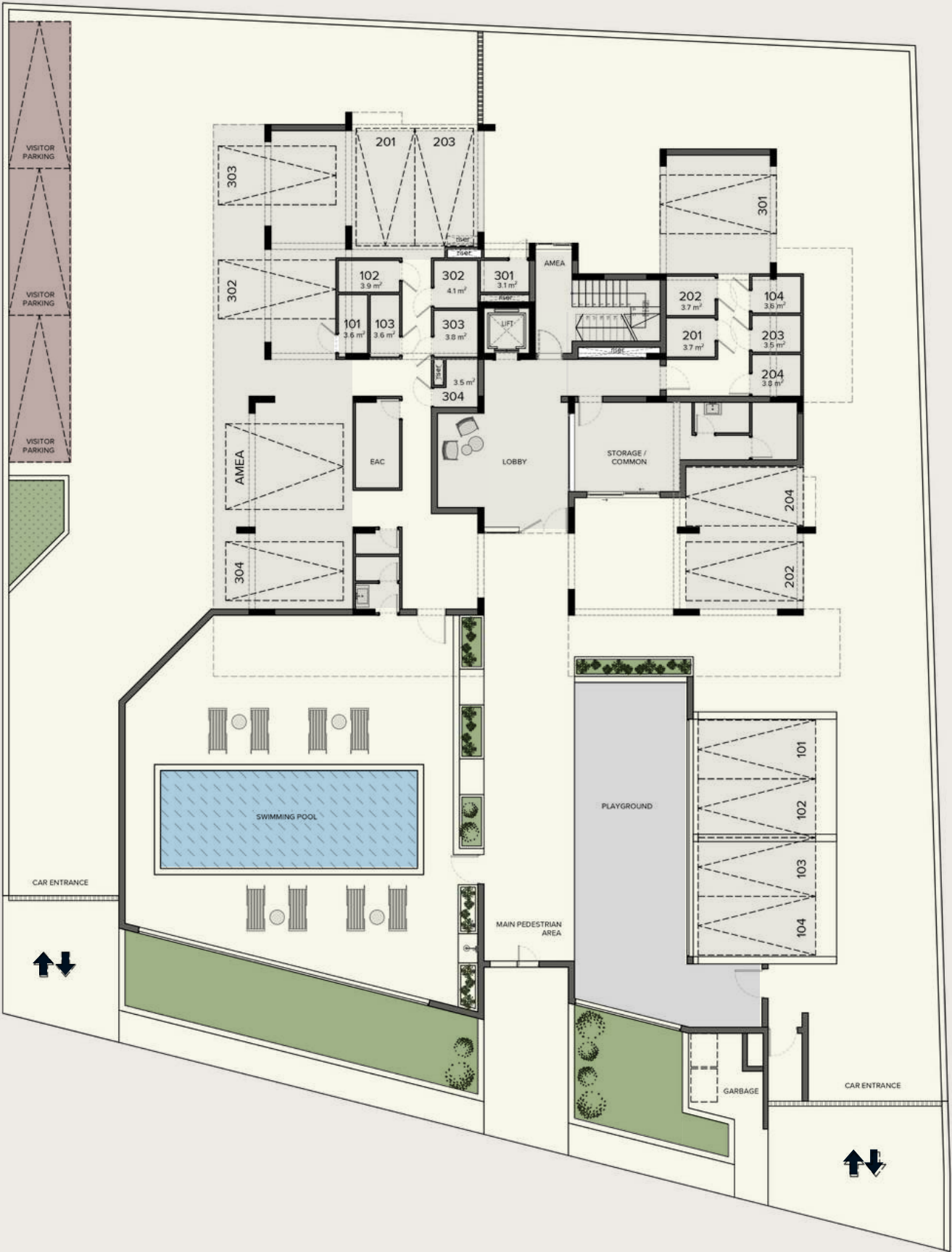


LIST OF FLATS

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	1	1	1	50.5	13.5	64.0	0.0	0.0	3.0	5.8	72.8
102	1st	2	2	1	83.3	12.8	96.1	14.8	0.0	3.3	9.5	123.7
103	1st	2	2	1	84.0	26.8	110.8	9.3	0.0	3.0	9.6	132.7
104	1st	2	2	1	84.0	26.0	110.0	0.0	0.0	2.5	9.6	122.1
201	2nd	1	1	1	50.5	13.5	64.0	0.0	0.0	3.3	5.8	73.1
202	2nd	2	2	1	83.3	12.8	96.1	16.5	0.0	3.3	9.5	125.4
203	2nd	2	2	1	84.0	22.8	106.8	0.0	0.0	2.5	9.6	118.9
204	2nd	2	2	1	84.0	26.0	110.0	0.0	0.0	3.0	9.6	122.6
301	3rd	1	1	1	50.5	13.5	64.0	0.0	0.0	2.5	5.8	72.3
302	3rd	2	2	1	83.3	24.3	107.6	2.0	57.3	3.5	9.5	179.9
303	3rd	2	2	1	84.0	22.8	106.8	0.0	60.3	3.5	9.6	180.2
304	3rd	2	2	1	84.0	26.0	110.0	0.0	40.8	3.0	9.6	163.4

Ground Floor

FACILITY	TOTAL AREA, M²
PLOT SIZE	2060
GREEN AREA	120
PLAYGROUND	70
POOL	42
VISITOR PARKING	3 pcs



First Floor

UNIT NO.	TOTAL AREA, M²
101	64
102	96
103	111
104	110



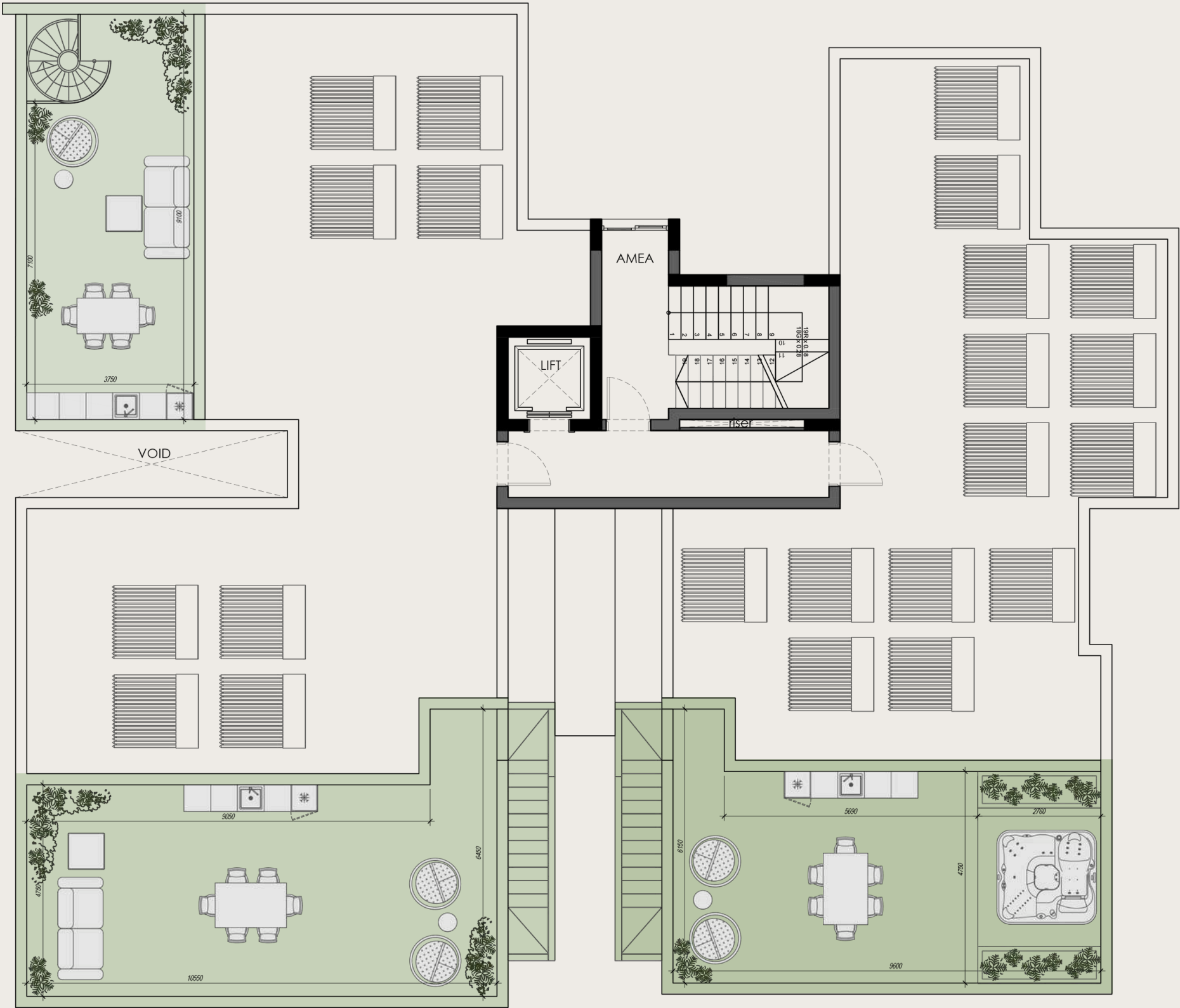
Second Floor

UNIT NO.	TOTAL AREA, M²
201	64
202	96
203	106
204	110



Roof Terrace

UNIT NO.	TOTAL AREA, M²
302	57
303	60
304	41



An aerial photograph of a vast, densely forested hillside. The terrain is covered in thick green vegetation, with some lighter patches visible. In the distance, a small structure or building is perched on the ridge. The sky is a pale, hazy blue.

SCORE

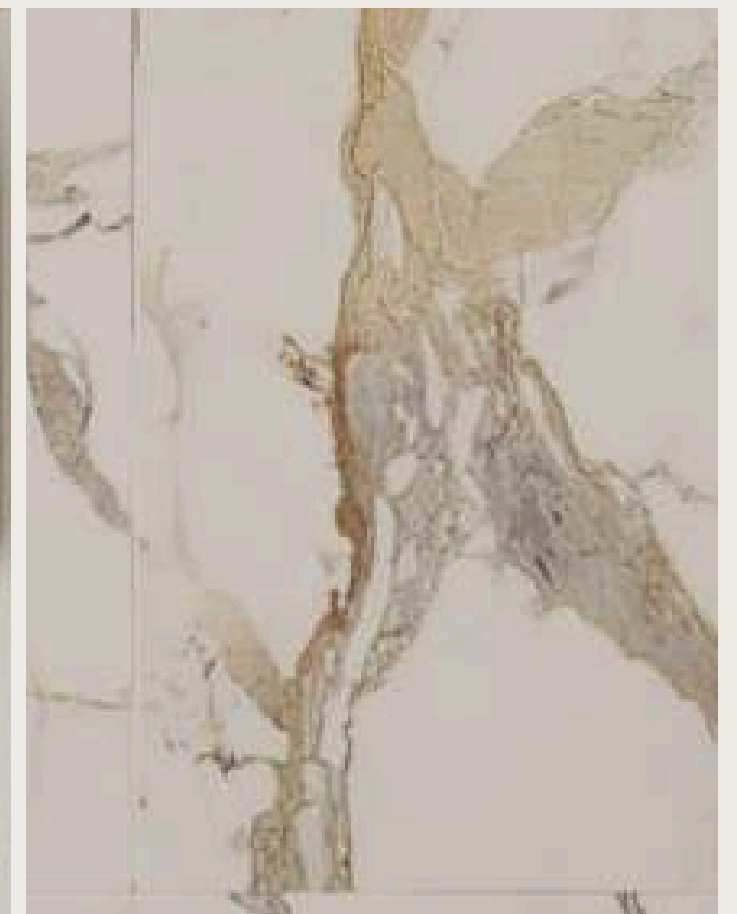
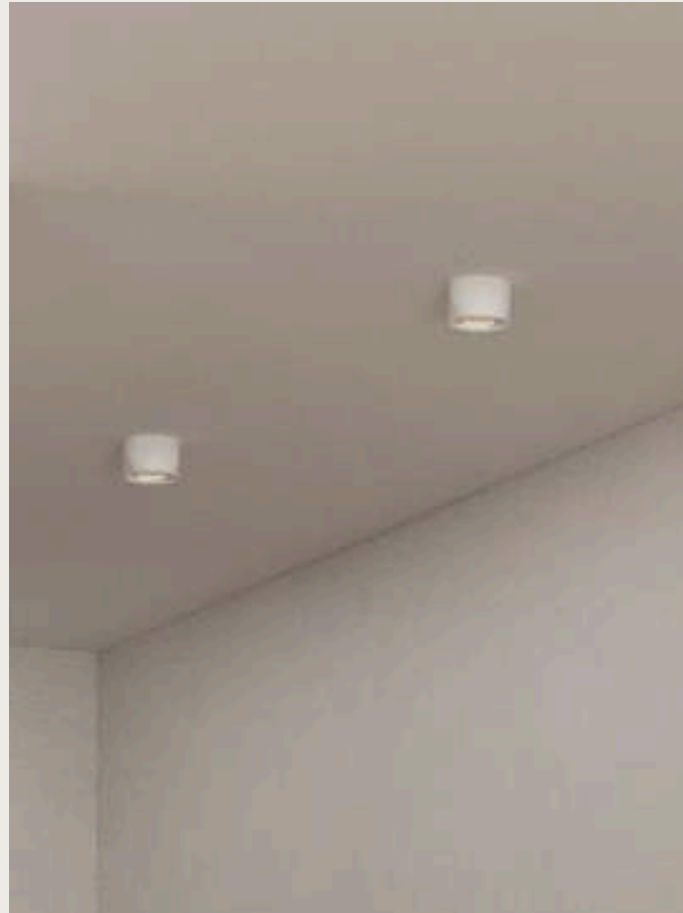
FEATURES & FINISHES

Quality in Every Detail

Every specification has been selected to support durability, comfort, and everyday performance.

Thermal aluminium systems, underfloor water heating, quality finishes, and reliable engineering work together to create a home that feels comfortable, efficient, and built to last.

Every detail reflects the same thoughtful approach behind Porta Brava.



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 (piping & drainage included).
- 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

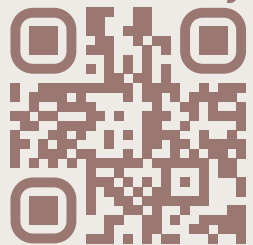
- Security entrance door to each apartment (certified).
- Video intercom system.
- CCTV provision in common areas.
- Provision for alarm system installation.

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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CONTACT US:

107, V Georgiou A', Belmar Complex D,
Apt. 31, 4048, Limassol, Cyprus

PHONE: 7000 8011 (Cyprus)

E-MAIL: info@serenade.cy