



Willow  
RESIDENCES



## *Willow Residences*

Your home, elevated into  
a private sanctuary.



Willow Residences is a boutique residential development in Zakaki, Limassol, designed to combine modern living with a sense of calm and long-term value. Set within a green, spacious environment yet close to the city's key amenities, the project features contemporary apartments with bright interiors, open-plan layouts, and generous covered verandas, complemented by shared amenities including a swimming pool, gym, and landscaped communal spaces. Ideal for both living and investment, Willow offers a balanced lifestyle in one of Limassol's most promising locations.



Where your life and  
future grow — *Together*







Set on Limassol's evolving western frontier, Zakaki offers the rare blend of seaside ease, urban convenience, and a surprisingly green, spacious environment. Wide landscaped open areas, and pockets of natural greenery create a calm backdrop to everyday life — a refreshing contrast to the density of central Limassol.

Here, days begin with a coastal breeze and end just minutes from Limassol's finest amenities. Whether you stroll to Lady's Mile Beach, browse a weekend market at My Mall Limassol, or head out for evening dining and entertainment, everything lies within your reach.

# Living At The Pace Of Tranquillity



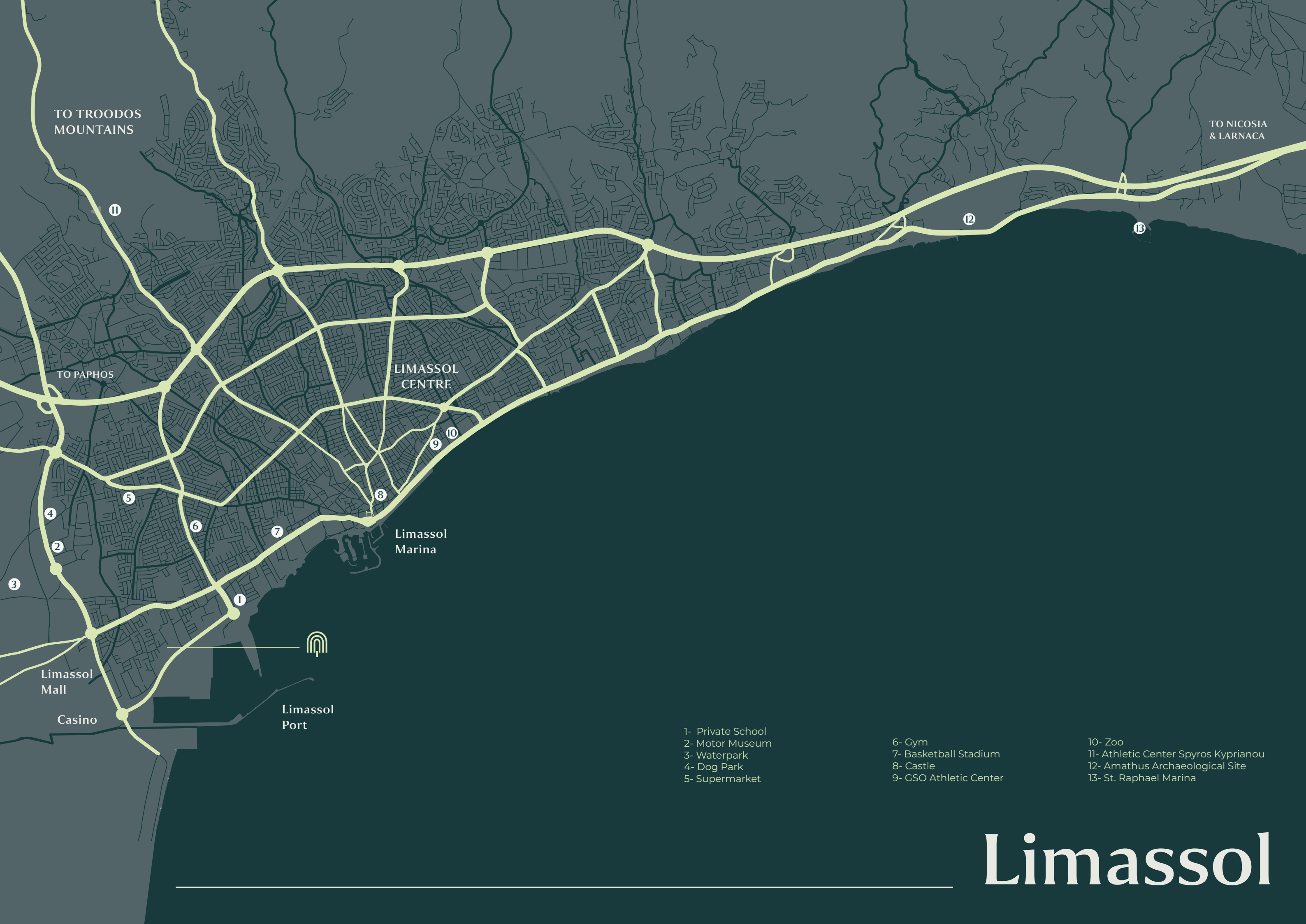
# Welcome To Zakaki



And as the area transforms—anchored by the iconic City of Dreams Mediterranean Casino & Resort and a new championship 18-hole golf course—your home becomes a strategic choice. A place to live today, and grow in value tomorrow.







TO TROODOS  
MOUNTAINS

TO NICOSIA  
& LARNACA

TO PAPHOS

LIMASSOL  
CENTRE

Limassol  
Marina

Limassol  
Mall

Casino

Limassol  
Port

- 1- Private School
- 2- Motor Museum
- 3- Waterpark
- 4- Dog Park
- 5- Supermarket

- 6- Gym
- 7- Basketball Stadium
- 8- Castle
- 9- GSO Athletic Center

- 10- Zoo
- 11- Athletic Center Spyros Kyprianou
- 12- Amathus Archaeological Site
- 13- St. Raphael Marina

# Limassol



Golf \_\_\_\_\_ 7 min

Beaches \_\_\_\_\_ 6 min

Parks \_\_\_\_\_ 3 min

Mall \_\_\_\_\_ 9 min

Casino \_\_\_\_\_ 5 min

City Center \_\_\_\_\_ 10 min

School \_\_\_\_\_ 3 min

Airport \_\_\_\_\_ 45 min

Paphos



A Location So  
Convenient, That  
Everything Feels Close By





Salt  
Lake

  
**Willow**  
RESIDENCES

City of  
Dreams  
Casino

Limassol  
Mall

Water Park

C

B

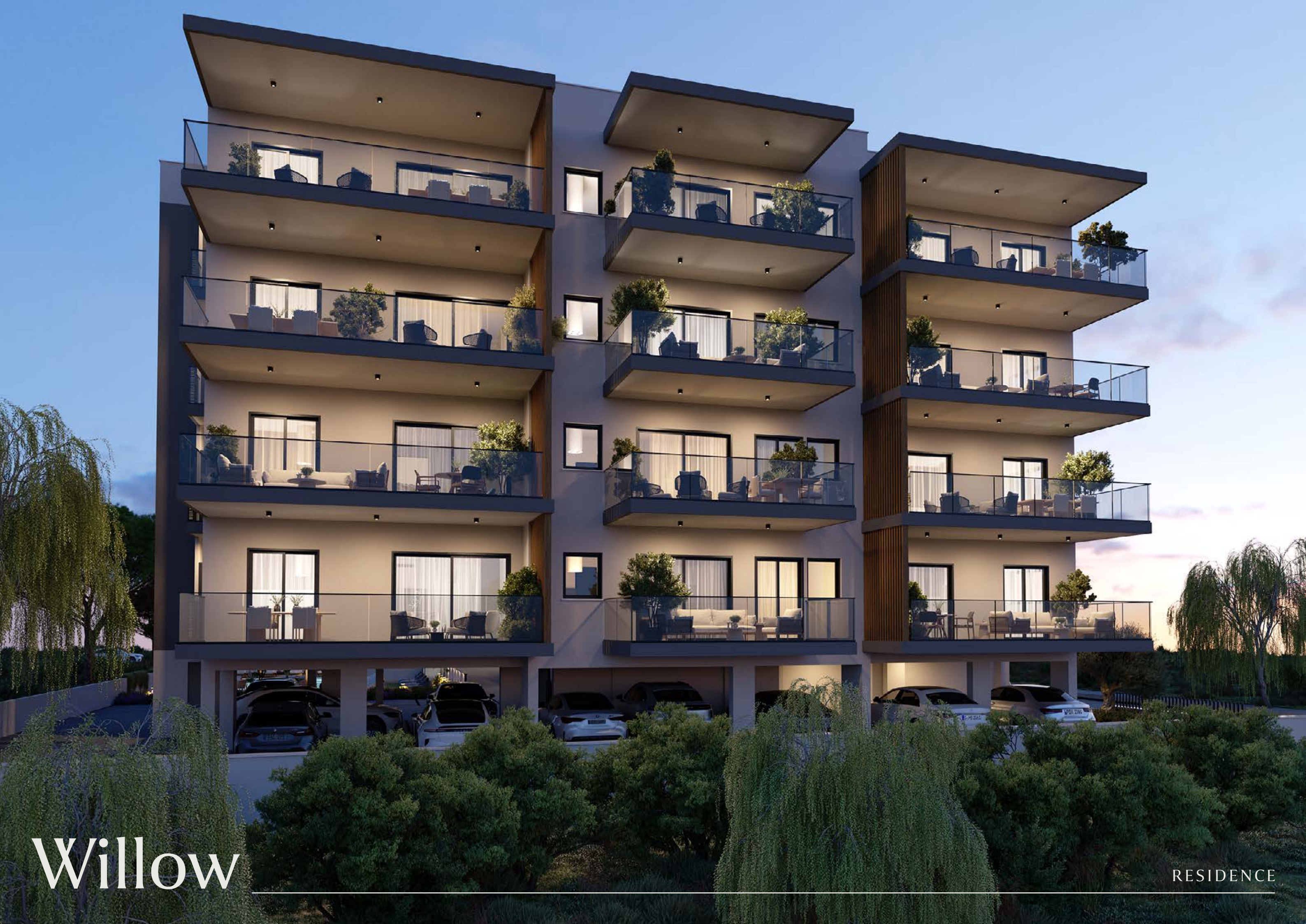
A



In A Home Designed To  
*Grow With You*







Willow

RESIDENCE





This boutique residential project redefines modern living through simplicity, comfort and meaningful amenities. Designed across three stylish apartment blocks, it offers a refreshing sense of community enhanced by shared spaces such as a serene swimming pool, a shaded pergola, a fully equipped gym, and convenient shower/W.C. facilities for residents and guests. With private parking included, every detail supports a smooth, effortless lifestyle.

## Features

3 Block Apartments

Swimming Pool

Pergola

Showers / W.C

Gym

Private Parking



Perfectly positioned in the evolving heart of Zakaki, it provides everything today's residents value most: easy access to the city, proximity to leisure hotspots and a peaceful environment surrounded by greenery. It's a natural choice for young individuals starting their independent life, growing families seeking comfort and safety, and professionals who want a home that matches their pace. Here, life feels balanced—modern living with room to grow.

# Willow

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# Apartments

The apartments are designed to offer a modern, effortless way of living—spaces that balance comfort, style and everyday practicality. Large openings, bright interiors and thoughtful layouts create a sense of openness, while covered verandas extend the living space outdoors, blending the home with the project's green surroundings. Whether overlooking the pool, landscaped gardens or the wider Zakaki neighbourhood, each residence brings light, air and calm into every day.



Inside, each apartment is crafted to feel calm, bright and intuitively functional. Open-plan living areas create a natural flow between kitchen, dining and lounge spaces, while large windows and sliding doors bring in abundant daylight. Carefully selected materials, contemporary finishes and generous storage solutions give every home a clean, modern character.







The interiors are designed to feel effortlessly calming, with soft neutral tones, warm textures and clean lines creating a refined sense of simplicity. Large windows invite natural light throughout the day, while the seamless connection between the living area, kitchen and bedroom enhances the feeling of spaciousness. Every element—from the built-in wardrobes to the cosy, modern finishes—is crafted to offer comfort, clarity and a home that feels beautifully composed.



The 1-bedroom apartments are the perfect choice for individuals or couples who want a space that feels both intimate and contemporary. Smart floorplans maximise every square metre, offering open-plan living and generous verandas that create a natural flow between indoor and outdoor life. These apartments provide all the essentials of modern living in an environment designed for comfort and ease.



# One Bedroom



# Two Bedroom

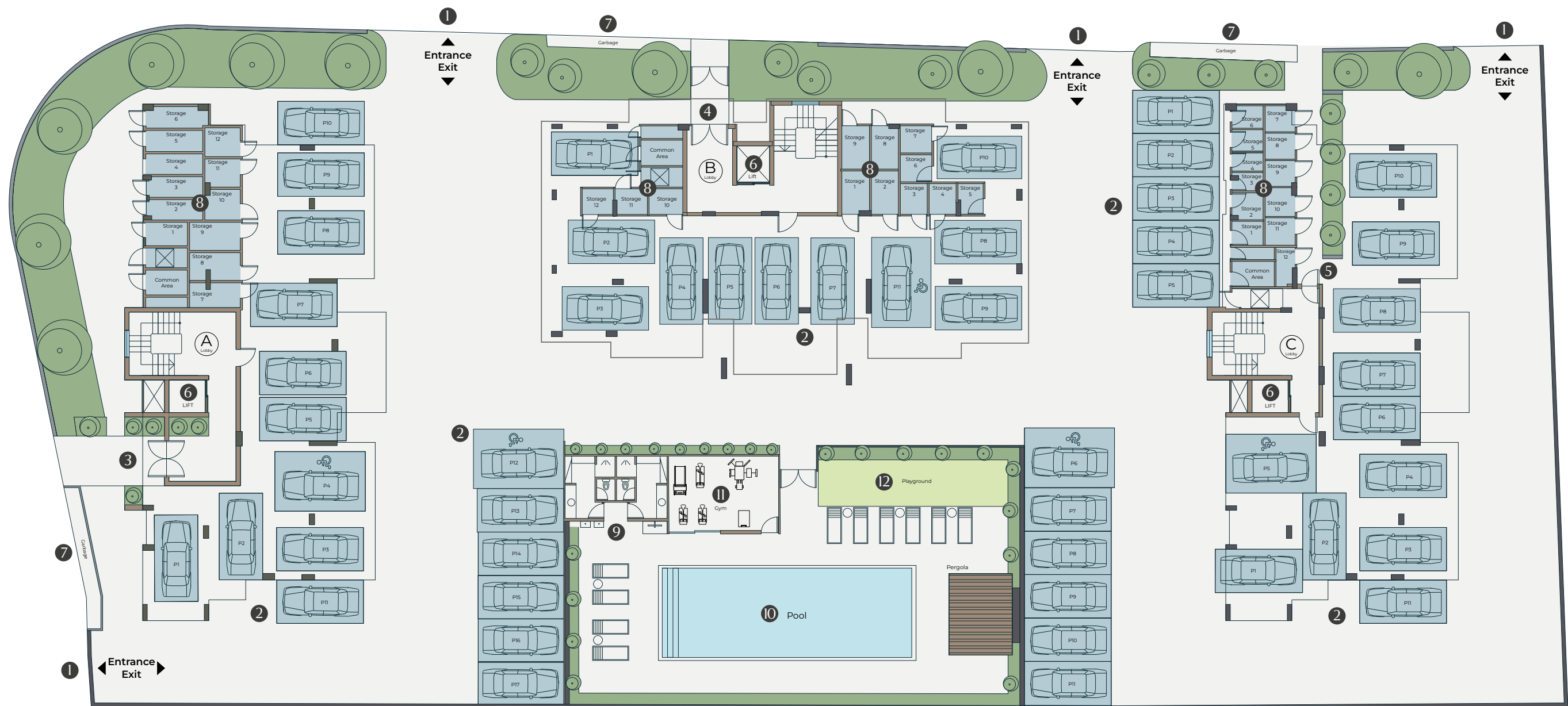
The 2-bedroom residences are designed for those who want more space to live, grow and entertain—whether young families, couples planning for the future or professionals who value flexibility. Bright interiors, comfortable master suites, second bedrooms ideal for guests or home offices, and large covered verandas all contribute to a home that adapts effortlessly to changing needs.

These homes balance space and sophistication, with interiors that combine generous proportions with a warm, contemporary aesthetic. Elegant wood detailing, soft lighting and thoughtfully placed design accents create an inviting atmosphere perfect for both everyday living and entertaining. Separate bedroom suites offer privacy and comfort, while the open living and dining area forms the heart of the home—a bright, harmonious space made to bring people together.





# Ground Floor



**Legend**

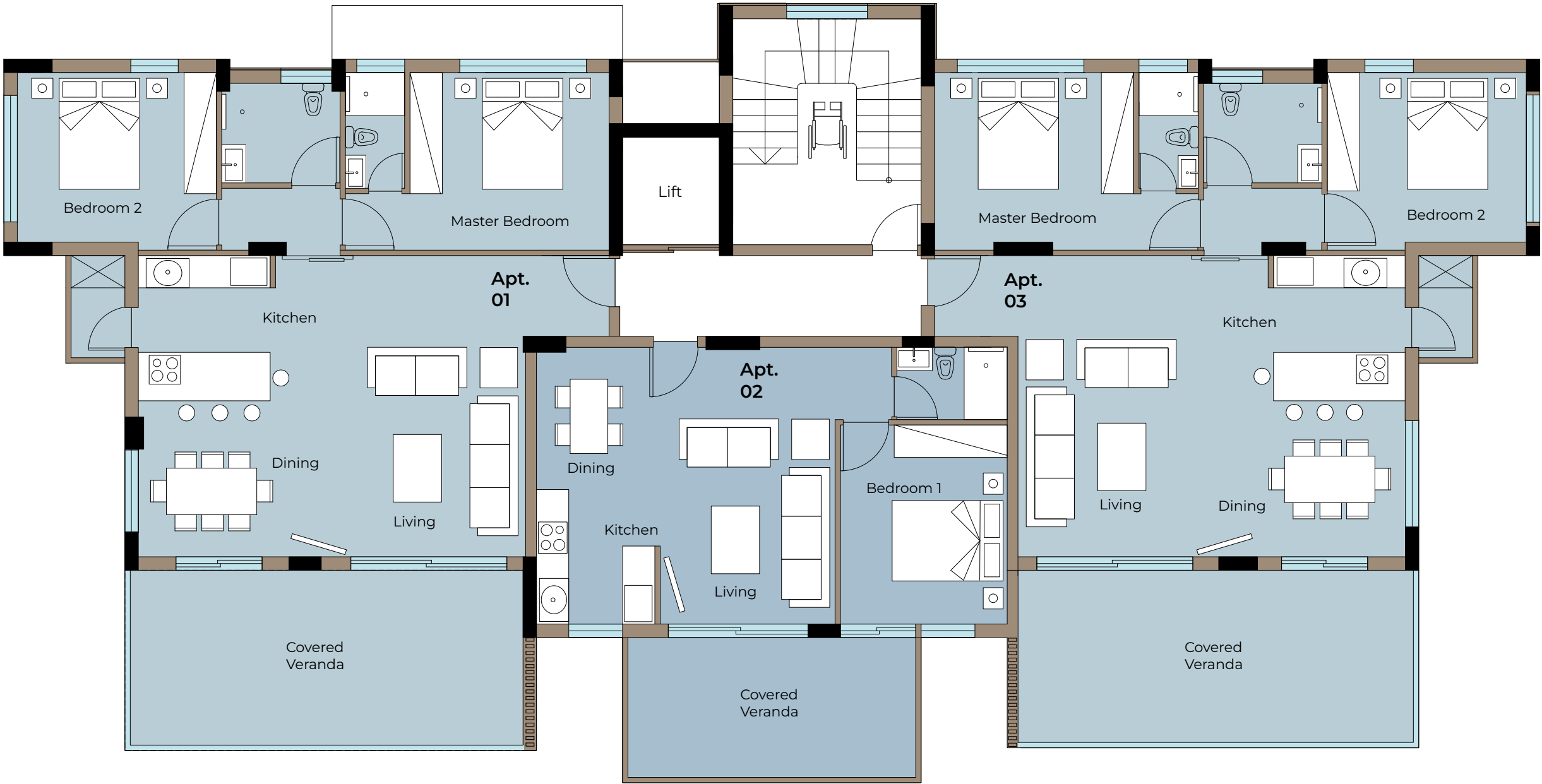
- 1 Entrance/Exit
- 2 Parking
- 3 Block A Entrance
- 4 Block B Entrance
- 5 Block C Entrance
- 6 Lift
- 7 Garbage
- 8 Storage Units
- 9 Changing Rooms
- 10 Swimming Pool
- 11 Gym
- 12 Playground





# Block A

Floors 1-4



**Apt. 01**

Bedrooms: 2  
Bathrooms: 2  
Total Covered Area: 91 m<sup>2</sup>  
Verandas: 24 m<sup>2</sup>  
Storage: 1  
Covered Parking: 1

**Apt. 02**

Bedrooms: 1  
Bathrooms: 1  
Total Covered Area: 50 m<sup>2</sup>  
Verandas: 15 m<sup>2</sup>  
Storage: 1  
Covered Parking: 1

**Apt. 03**

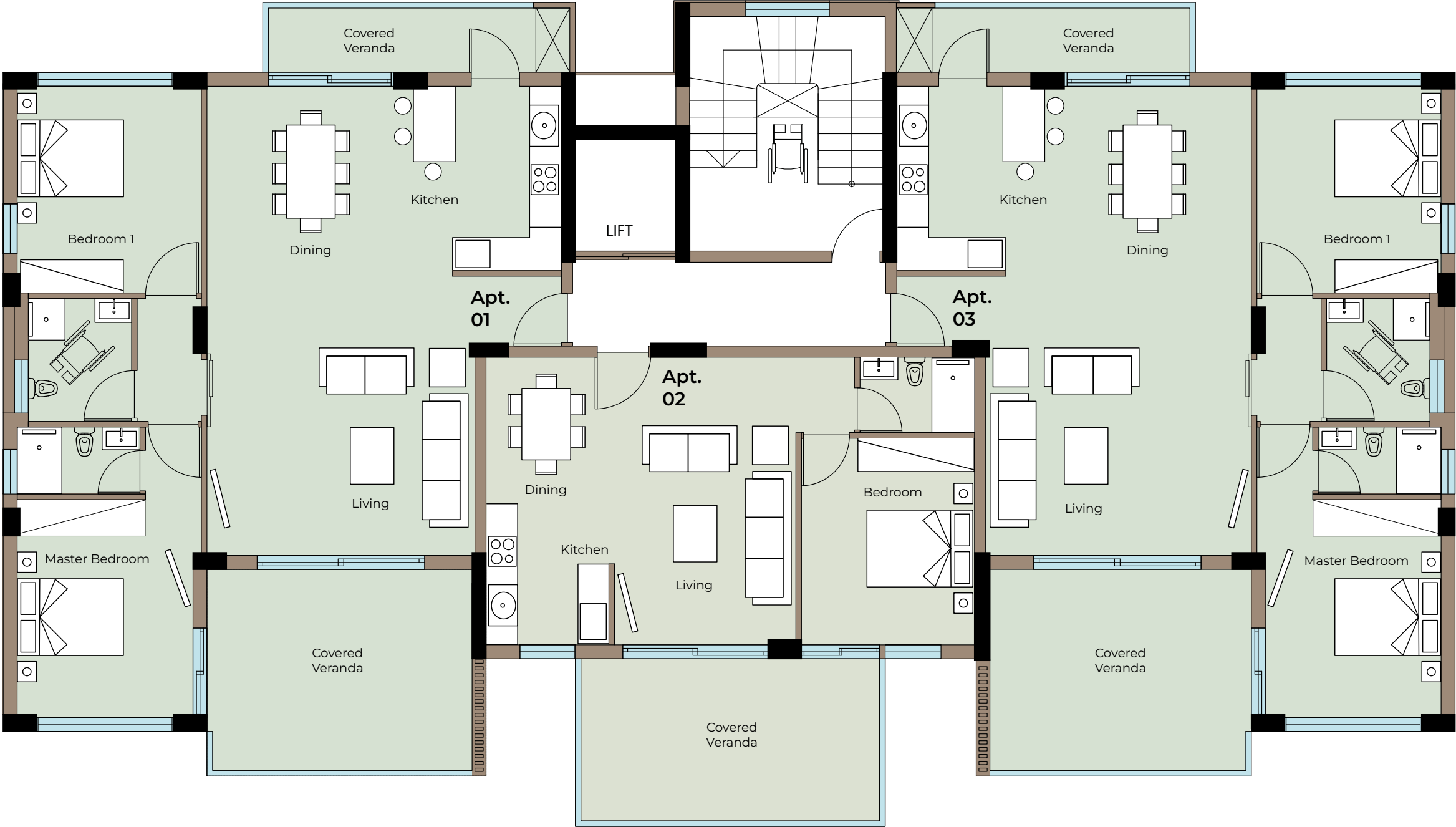
Bedrooms: 2  
Bathrooms: 2  
Total Covered Area: 91 m<sup>2</sup>  
Verandas: 24 m<sup>2</sup>  
Storage: 1  
Covered Parking: 1





# Block B

Floors 1-4



**Apt. 01**

Bedrooms: 2  
Bathrooms: 2  
Total Covered Area: 95 m<sup>2</sup>  
Verandas: 25 m<sup>2</sup>  
Storage: 1  
Covered Parking: 1

**Apt. 02**

Bedrooms: 1  
Bathrooms: 1  
Total Covered Area: 50 m<sup>2</sup>  
Verandas: 17 m<sup>2</sup>  
Storage: 1  
Covered Parking: 1

**Apt. 03**

Bedrooms: 2  
Bathrooms: 2  
Total Covered Area: 95 m<sup>2</sup>  
Verandas: 25 m<sup>2</sup>  
Storage: 1  
Covered Parking: 1





# Block C

Floors 1-4



**Apt. 01**

Bedrooms: 2  
Bathrooms: 2  
Total Covered Area: 91 m<sup>2</sup>  
Verandas: 24 m<sup>2</sup>  
Storage: 1  
Covered Parking: 1

**Apt. 02**

Bedrooms: 1  
Bathrooms: 1  
Total Covered Area: 50 m<sup>2</sup>  
Verandas: 15 m<sup>2</sup>  
Storage: 1  
Covered Parking: 1

**Apt. 03**

Bedrooms: 2  
Bathrooms: 2  
Total Covered Area: 91 m<sup>2</sup>  
Verandas: 24 m<sup>2</sup>  
Storage: 1  
Covered Parking: 1





# Apartment Overview



## Block A

	Bedroom Number	Covered Area	Common Area	Storage	Verandas
First Floor					
Apt. 101	2	91 m²	17 m²	4 m²	24 m²
Apt. 102	1	50 m²	9 m²	4 m²	15 m²
Apt. 103	2	91 m²	17 m²	4 m²	24 m²
Second Floor					
Apt. 201	2	91 m²	17 m²	4 m²	24 m²
Apt. 202	1	50 m²	9 m²	4 m²	15 m²
Apt. 203	2	91 m²	17 m²	4 m²	24 m²
Third Floor					
Apt. 301	2	91 m²	17 m²	4 m²	24 m²
Apt. 302	1	50 m²	9 m²	4 m²	15 m²
Apt. 303	2	91 m²	17 m²	4 m²	24 m²
Fourth Floor					
Apt. 401	2	91 m²	17 m²	4 m²	24 m²
Apt. 402	1	50 m²	9 m²	4 m²	15 m²
Apt. 403	2	91 m²	16 m²	4 m²	24 m²

## Block B

	Bedroom Number	Covered Area	Common Area	Storage	Verandas
First Floor					
Apt. 101	2	95 m²	17 m²	3 m²	25 m²
Apt. 102	1	50 m²	9 m²	3 m²	17 m²
Apt. 103	2	95 m²	17 m²	3 m²	25 m²
Second Floor					
Apt. 201	2	95 m²	17 m²	3 m²	25 m²
Apt. 202	1	50 m²	9 m²	3 m²	17 m²
Apt. 203	2	95 m²	17 m²	3 m²	25 m²
Third Floor					
Apt. 301	2	95 m²	17 m²	4 m²	25 m²
Apt. 302	1	50 m²	9 m²	3 m²	17 m²
Apt. 303	2	95 m²	17 m²	4 m²	25 m²
Fourth Floor					
Apt. 401	2	95 m²	17 m²	4 m²	25 m²
Apt. 402	1	50 m²	9 m²	3 m²	17 m²
Apt. 403	2	95 m²	17 m²	4 m²	27 m²

## Block C

	Bedroom Number	Covered Area	Common Area	Storage	Verandas
First Floor					
Apt. 101	2	91 m²	15 m²	3 m²	24 m²
Apt. 102	1	50 m²	8 m²	2 m²	15 m²
Apt. 103	2	91 m²	15 m²	3 m²	24 m²
Second Floor					
Apt. 201	2	91 m²	15 m²	3 m²	24 m²
Apt. 202	1	50 m²	8 m²	2 m²	15 m²
Apt. 203	2	91 m²	15 m²	3 m²	24 m²
Third Floor					
Apt. 301	2	91 m²	15 m²	3 m²	24 m²
Apt. 302	1	50 m²	8 m²	3 m²	15 m²
Apt. 303	2	91 m²	15 m²	3 m²	24 m²
Fourth Floor					
Apt. 401	2	91 m²	15 m²	3 m²	24 m²
Apt. 402	1	50 m²	8 m²	3 m²	15 m²
Apt. 403	2	91 m²	15 m²	3 m²	24 m²



# Specifications

## BUILDING ENVELOPE

- 1. External Walls: 250 mm perforated brick masonry with full external thermal insulation (ETICS) of 100 mm.
- 2. Internal Walls: Non-loadbearing internal walls made of 100 mm perforated brick masonry.
- 3. High thermal insulated door systems.
- 4. High-performance thermal insulated aluminium systems with double energy-efficient glazing.

## STRUCTURAL FRAME

- 1. The structural framework of the building will be constructed with reinforced concrete in accordance with Eurocodes and Cypriot seismic regulations.

## MECHANICAL PROVISIONS

- 1. Provision for split-unit air conditioning systems.
- 2. Solar water heater with 130–150 L boiler.
- 3. Water pressure system (pressure pump).
- 4. Hot water recirculation system.
- 5. Electric towel rails (full installation).
- 6. Provision for electric heating units.

## ELECTRICAL PROVISIONS

- 1. Complete electrical installation.
- 2. Video door phone system.
- 3. Fiber-to-the-home (FTTH) connection to each apartment.
- 4. Structured cabling (Cat6).
- 5. Photovoltaic panels for common areas.
- 6. Access control system at the main entrance.
- 7. Provision for CCTV at the ground floor.
- 8. Accessible emergency alarm (Disabled Persons Alarm) in staircases.
- 9. Provision for electric vehicle charging stations.
- 10. Provision for wireless security system in every apartment.

## LIFTS

- 1. High-reliability, low-noise lift system, designed and installed in accordance with European safety standards.
- 2. Lift cabins finished with high-quality materials, full-height mirror, stainless steel details, marble flooring, and LED lighting.

## FIRE PROTECTION SYSTEMS

- 1. Fire-rated apartment entrance doors.
- 2. Fire-rated staircase doors.
- 3. Fire-service compliant lift.
- 4. Emergency exit signage and emergency lighting.

## INTERNAL FINISHES

- 1. Floors – Living areas: Choice of high-quality ceramic tiles.
- 2. Bedrooms: High-quality parquet flooring.
- 3. Bathrooms: Choice of high-quality ceramic tiles.
- 4. Glazed shower cabins.

## BALCONIES

- 1. Non-slip ceramic tiles, matt finish.
- 2. Concealed rainwater drainage.
- 3. Full tempered glass balustrade.

## CEILINGS – DOORS – WARDROBES

- 1. Fire-rated apartment entrance door with 60-minute certification and high-quality hardware.
- 2. Internal doors in melamine finish with high-quality hardware.
- 3. High-quality bedroom wardrobes with soft-closing mechanisms.

## KITCHEN

- 1. High-quality kitchen with soft-closing mechanisms.

## RESIDENTS AMENITIES

- 1. The residents will benefit from a range of lifestyle amenities on the ground floor and external area.

### GROUND FLOOR

- 1. Changing rooms for pool & gym.
- 2. Gym.

### EXTERNAL AREA

- 1. Main swimming pool.
- 2. Sunbathing areas with pergolas.
- 3. Children's playground.
- 4. Landscaped gardens.
- 5. Parking spaces with provision for EV chargers.
- 6. Covered parking.
- 7. Store rooms.
- 8. Controlled access to the residential area through electronically operated barrier gates.





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[View on Google Maps](#)

# Life Realty®

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