

DESIGNER APARTMENTS

LIMASSOL

UPTOWN CONTEMPORARY LIVING

















- Full member of the European Union
- Lowest corporate tax regime in the EU (12,5%)
- Strategic location: crossroads of three continents (Africa, Asia and Europe)
- Cosmopolitan lifestyle
- Cultural diversity
- Excellent infrastructure
- Modern healthcare facilities and centres
- Pleasant Mediterranean climate
- Rich in culture and history
- English widely spoken
- Blue flag awarded beaches
- Picturesque villages and mountains with pine forests
- Winter ski resorts
- Safe and friendly environment
- Great nightlife
- Wide range of entertainment and outdoor excursions
- Short distances to amenities and services
- Contemporary shopping malls with international brands
- International 18-hole championship signature golf courses
- Modern, international airports with flights from major destinations
- Luxury spa resorts and five star hotels
- Business opportunities
- Public and private educational institutions
- Business opportunities
- Public and private educational institutions
- Business centre for large corporations
- Natural gas: substantial impact on all aspects of the Cyprus economy and real estate industry
- Largest casino resort in Europe to be developed in Cyprus

















KNOWN AS THE COMMERCIAL, SHIPPING AND BUSINESS HEARTLAND OF CYPRUS, LIMASSOL HAS FAST BECOME ONE OF THE MOST IMPORTANT TOURISM, TRADE, AND SERVICE-PROVIDING CENTRES IN THE EASTERN MEDITERRANEAN. RENOWNED FOR ITS EXTENSIVE CULTURAL TRADITIONS, COSMOPOLITAN AND VIVACIOUS, YEAR-ROUND CLIMATE, LIMASSOL OFFERS ITS VISITORS AND INHABITANTS A WIDE SPECTRUM OF ACTIVITIES AND AMENITIES IN A SAFE AND FAMILY-ORIENTED ENVIRONMENT.

- Cyprus' business, shipping and commercial heartland
- The most important tourism, trade and service- providing centre in the eastern Mediterranean
- Cosmopolitan lifestyle with popular year-round festivals
- 340 days of sunshine
- Rich in culture and history
- English widely spoken
- 16km coastline with blue flag, sandy, organised beaches
- Safe and friendly environment
- Vibrant nightlife
- Wide range of entertainment and outdoor excursions
- Short distances to amenities and services
- Wide range of shopping centres with international brands
- Short drive to Pafos and Larnaca International Airports with more than 170 international flights from major destinations per week
- Five star hotels and resorts
- Public and private educational institutions
- Excellent healthcare facilities
- Picturesque marina and promenade with fish taverns and retail outlets
- Short dive to countrysides, vineyards, traditional villages and ski resorts



SOUGHT-AFTER LOCATION

MORE THAN EXCEPTIONAL, MORE THAN INSPIRATIONAL, THE MOST EXCLUSIVE NEW ADDRESS FOR THE HIGH-LIFE IN THE HEART OF CYPRUS' MOST DYNAMIC CITY. THIS IS A PLACE WHERE HISTORY, COMMERCE AND CULTURE MEET.



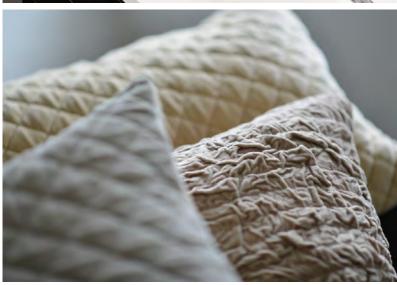














- Up-to-date, high standard finishes and specifications
- Double-glazing energy efficient windows
- Patio doors of latest technology aluminium sections
- Thermal Insulation
- Internal areas fitted with imported marble floor finishes
- Highest quality floor ceramics / optional pre-varnished parquet floors
- Top quality internal doors
- Bespoke kitchens
- Granite kitchen worktops and vanity unit tops
- Finest bathroom fittings
- Quality sanitary ware
- Décor tiling in all bathroom areas
- Closed Circuit TV Digital System
- Front door audio/video entry units with colour monitors
- Central lift allowing access to all floors
- Soft communal landscaping
- Private parking for all residents
- 3rd Floor Apartments with roof gardens, outside leisure facilities, and provisions for Jacuzzi







DESIGNER APARTMENTS

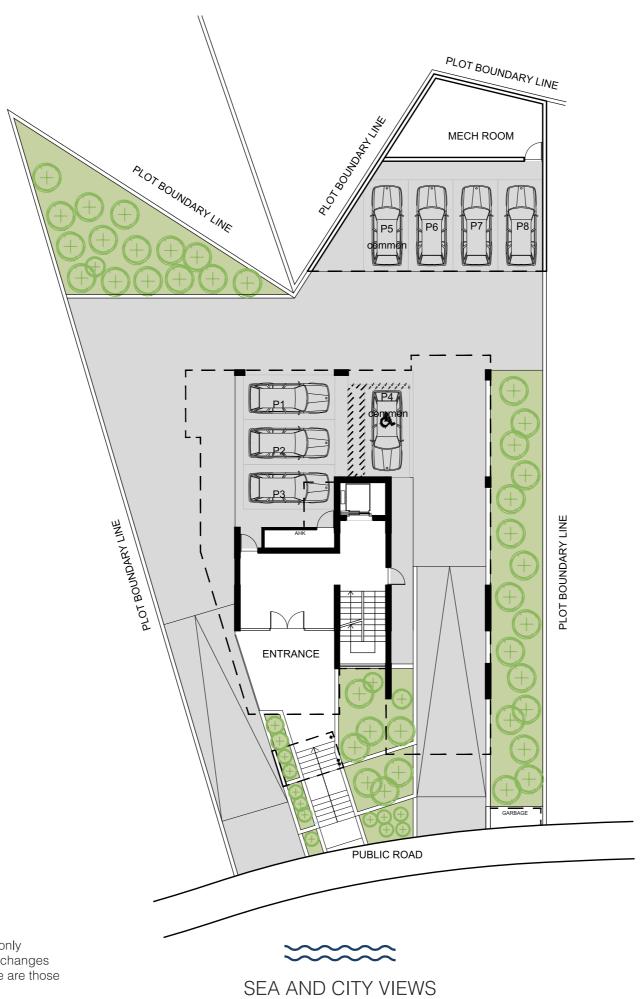
LIMASSOL

PROJECT SUMMARY

NUMBER OF APARTMENTS				
BEDROOMS	3			
TOTAL COVERED AREAS	136.20² - 141.60m²			

Important Note: Whilst every care has been taken to ensure accuracy, the contents of this literature do not form part of, or constitute a representation, or warranty, and should be treated as a guide only. For accurate details the interested party is advised to consult the selling agent and/or satisfy themselves by inspection.

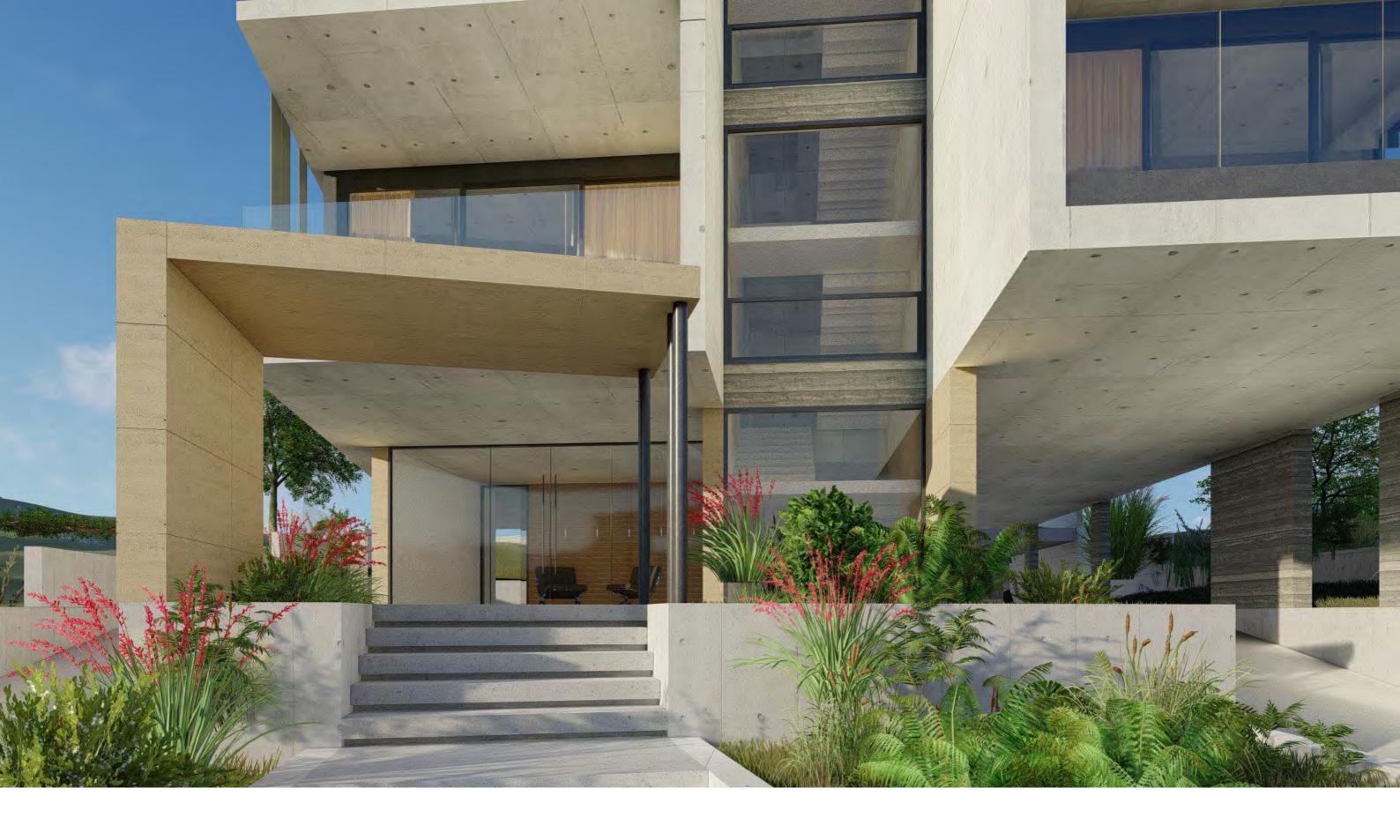
SITE





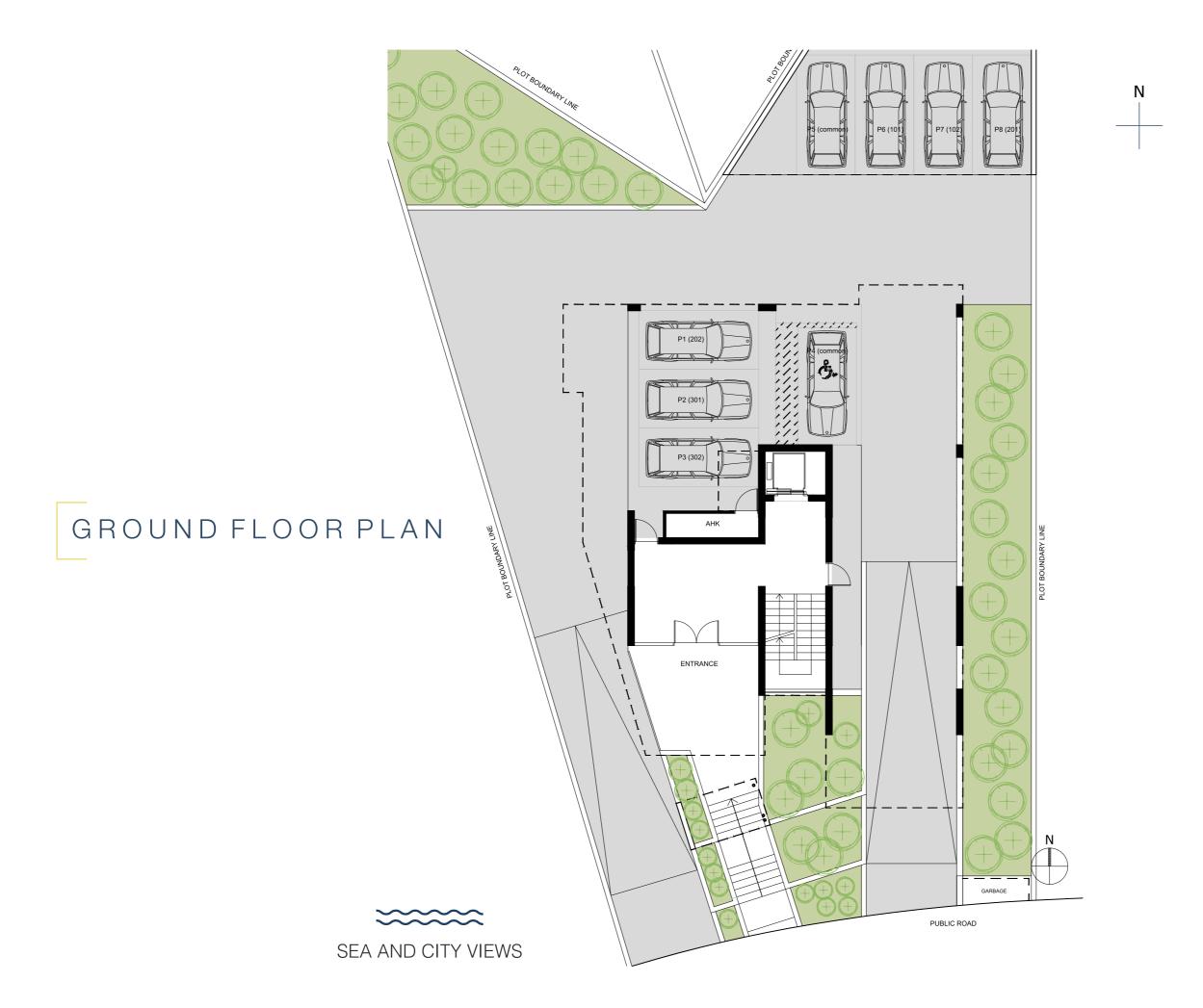
N

The information presented herein is to be used for reference purposes only and is non-contractually binding. The Vendor reserves the right for any changes at the Vendor's sole discretion. Architectural plans valid on a purchase are those issued for inclusion in the sales agreement.

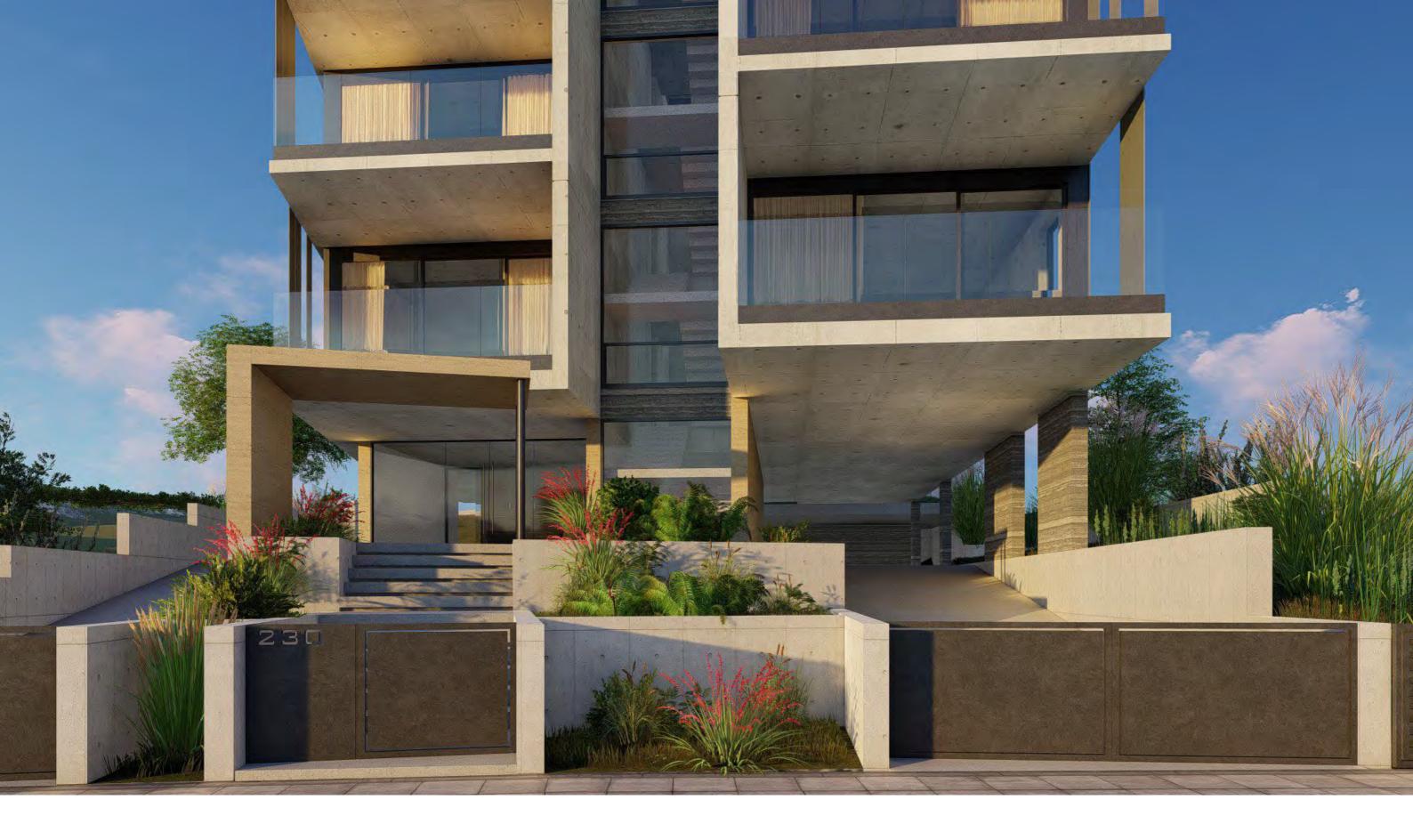


GROUND FLOOR PLAN





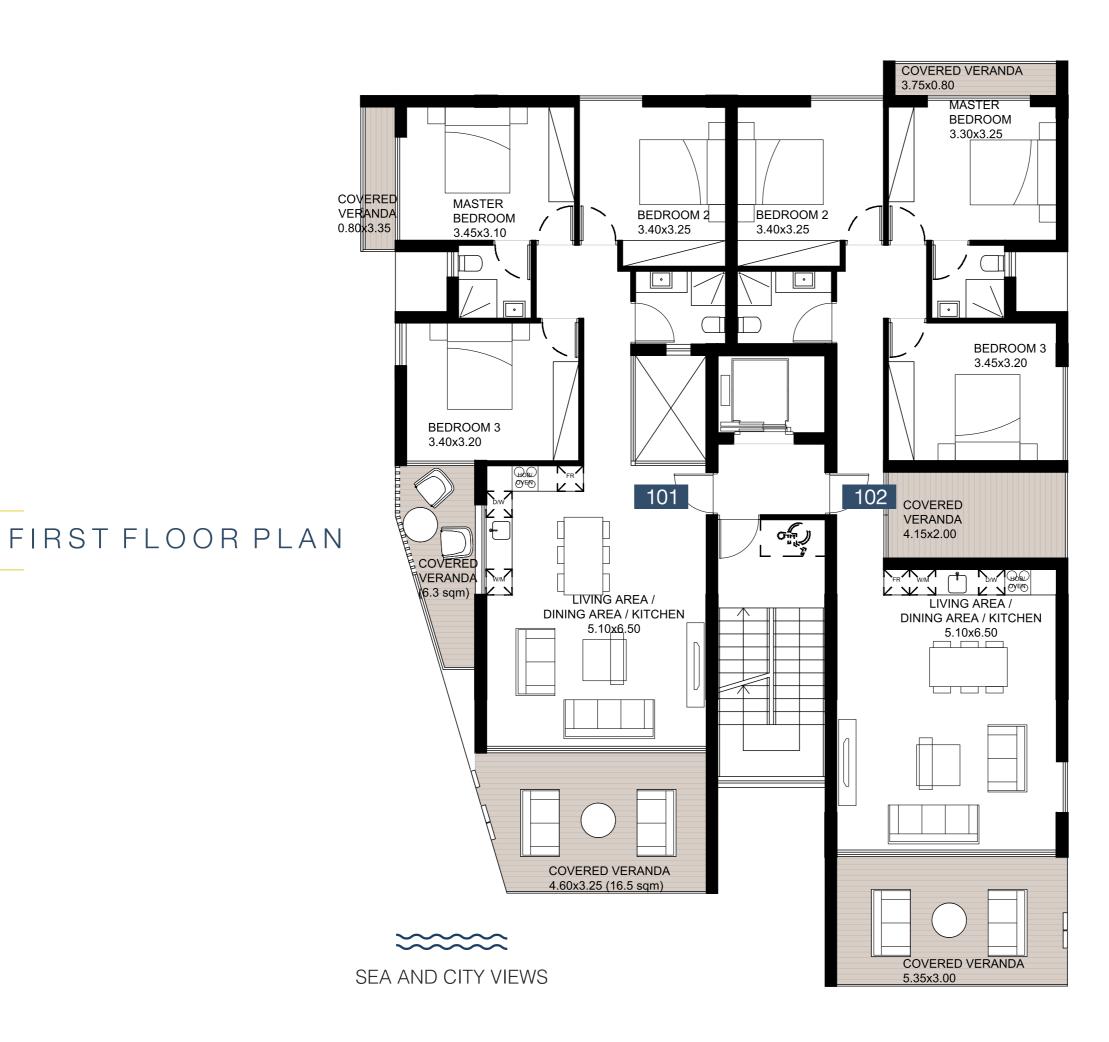




FIRST FLOOR PLAN

APARTMENT	BEDROOMS	COVERED AREA (m²)	COV. VERANDA (m²)	COV. PARKING (m²)	TOTAL COVERED AREA (m²)
101	3	97.20	27.00	12.00	136.20
102	3	101.60	28.00	12.00	141.60







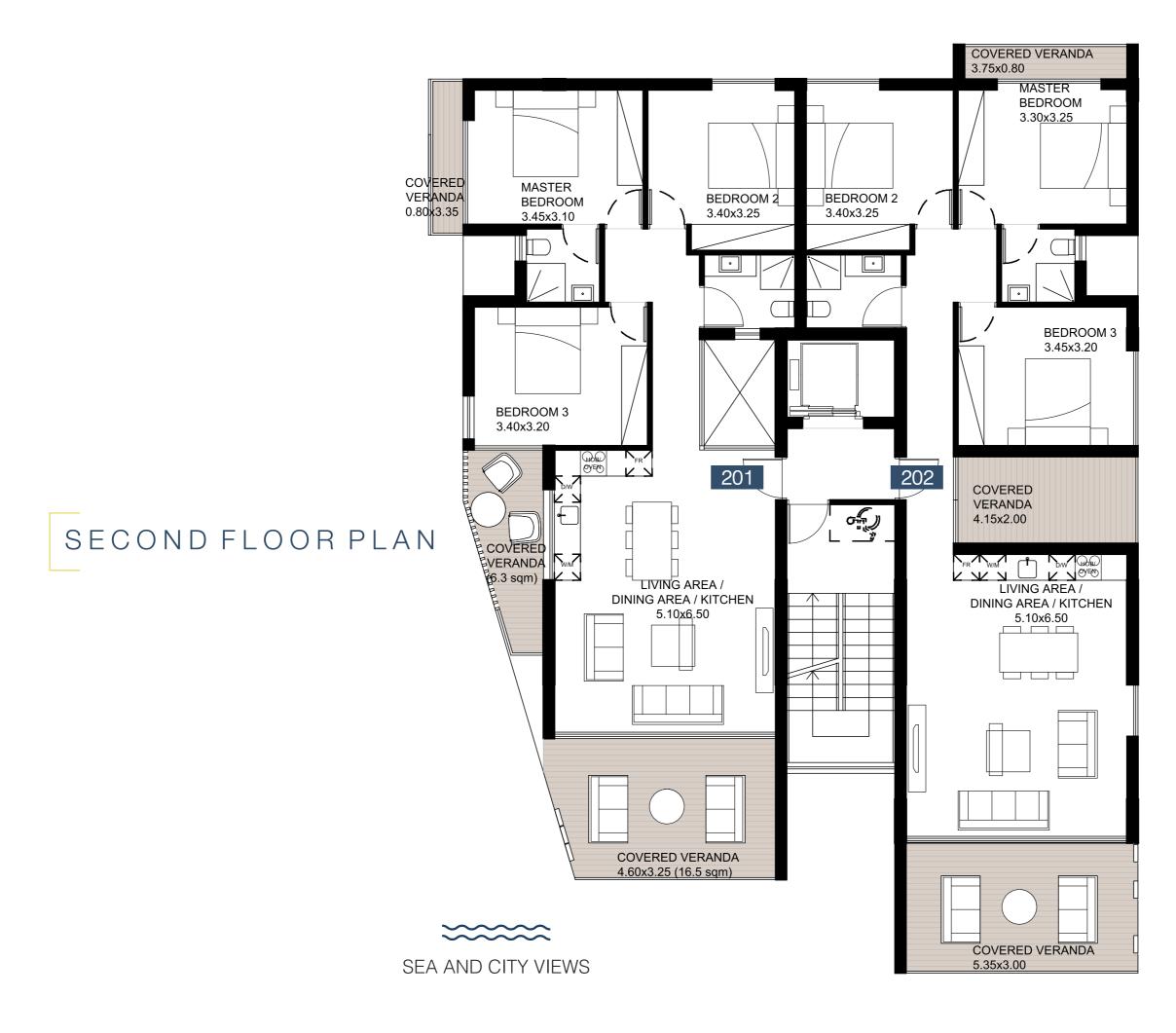




SECOND FLOOR PLAN

201 3 97.20 27.00 12.00	136.20
202 3 101.60 28.00 12.00	141.60







Ν



THIRD FLOOR PLAN

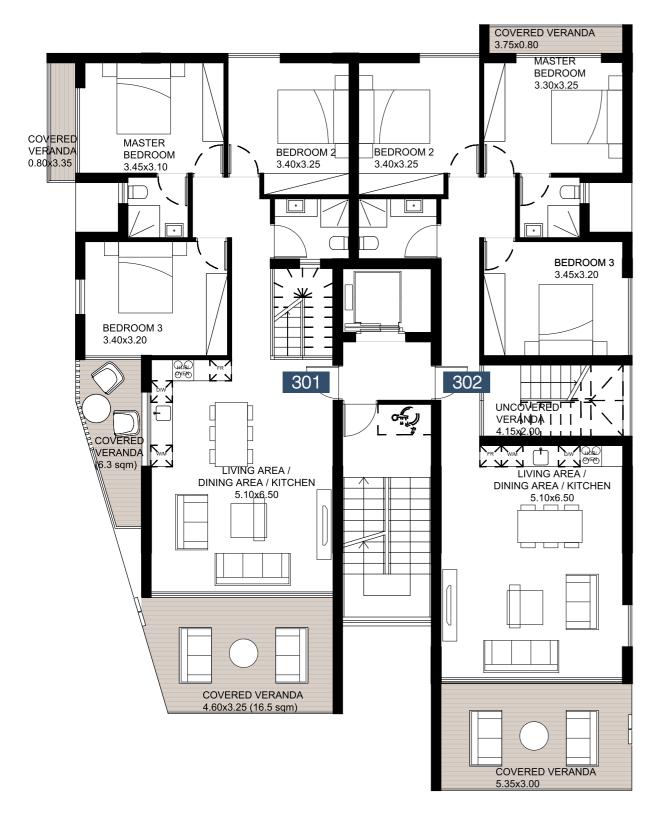
		COVERED	COVERED	SEMI-COVERED	COVERED	TOTAL COVERED AREA (m²)	UNCOVERED
APARTMENT	BEDROOMS	AREA (m²)	VERANDA (m²)	VERANDA (m²)	PARKING (m²)	INCL. SEMI-COVERED AREA (m²)	VERANDA (m²)
301	3	97.20	27.00	18.00	12.00	154.20	25.00
302	3	101.60	28.00	16.00	12.00	157.60	30.00

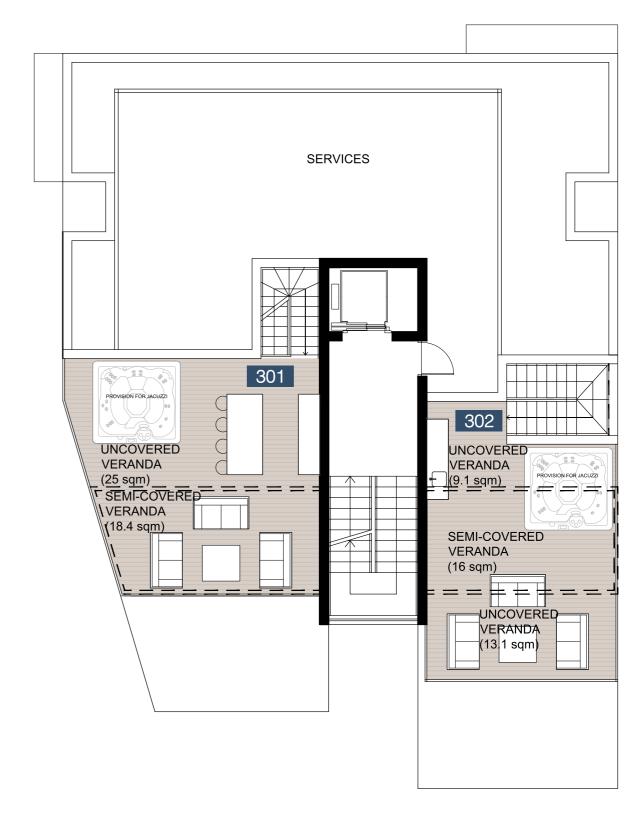


THIRD FLOOR PLAN



ROOF GARDEN











DESIGNER APARTMENTS

BROUGHT TO YOU BY



Leading the Cyprus Property Market for 40 years

www.aristodevelopers.com