CITY-CENTRE RESIDENCES · LIMASSOL

A contemporary residential building shaped by warm materials, planted terraces and quiet urban elegance.



Urban living with a quieter rhythm.

A contemporary residential development located in the sought-after Agia Zoni area of Limassol, within easy reach of the beach and Makarios Avenue. Surrounded by everyday amenities, cafés, shops and essential services, the project offers four floors of thoughtfully designed residences that combine modern architecture, comfortable living spaces and a central urban location.

11
RESIDENCES

1-3
BEDROOMS

98-246m²
AREAS

04
RESIDENTIAL FLOORS

Designed for buyers who value central access, practical planning and a calm, natural material palette.

SUMMER / SEA / CITY

MEDITERRANEAN LIVING

Limassol is one of Cyprus' most vibrant and cosmopolitan cities, offering a unique balance between Mediterranean lifestyle and modern city living. Its lively seafront, marina, historic old town, restaurants, shopping destinations and business districts create an attractive environment for both permanent residents and investors.
With year-round sunshine, a relaxed coastal atmosphere and excellent connectivity, Limassol continues to be one of the island's most desirable places to live.

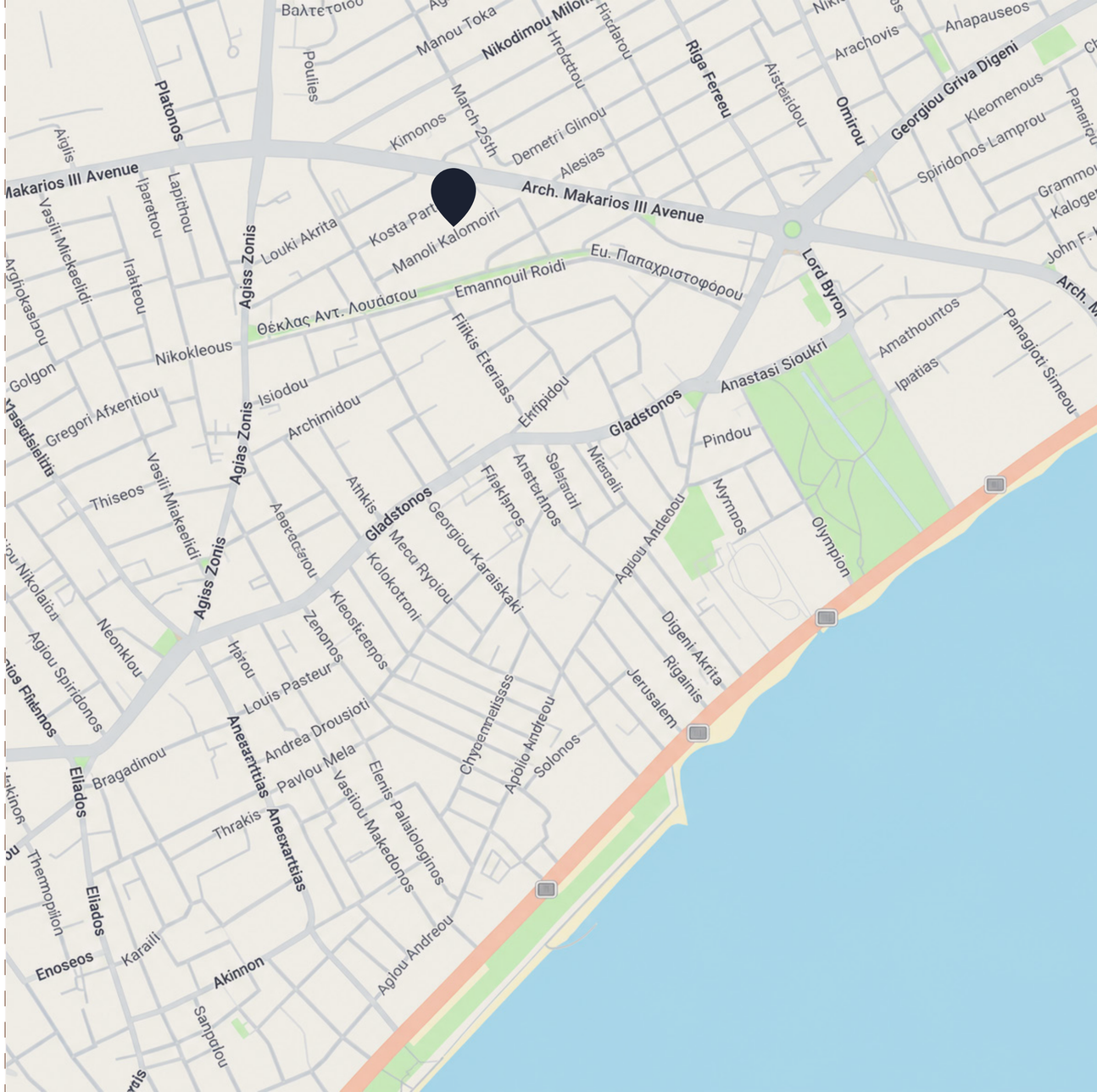


LOCATION

Central Limassol connected to everything.

Located in the sought-after Agia Zoni area of Limassol, the project enjoys a highly central position just moments from Archiepiskopou Makariou III Avenue.
Everyday shopping, cafés, restaurants, the seafront and Limassol's historic centre are all within easy reach, offering the convenience of city living in a well-connected residential setting.

0.2	km · Makarios III Avenue
0.8	km · Municipal Gardens / Zoo
1.0	km · Anexartisias Street
1.6	km · Castle / Old Town
1.9	km · Limassol Marina



Apartments Area Schedule

Floor	No	Bed	Bath	Parking	Indoor Covered m²	Covered veranda m²	Uncovered veranda / Roof garden m²	Storage	Total area m²
1st	101	2	2	1	77.6	17.4	6.7	3.1	104.8
1st	102	2	2	1	77.7	19.2	8.2	3.7	108.8
1st	103	2	2	1	81.4	18.5	11.8	3.7	115.4
2nd	201	2	2	1	77.6	17.4		3.2	98.2
2nd	202	2	2	1	77.7	19.2		3.2	100.1
2nd	203	2	2	1	80.5	18.5	8.1	4.0	111.1
3rd	301	2	2	1	77.6	23.6		3.4	104.6
3rd	302	2	2	1	77.7	25.1	1.8	3.8	108.4
3rd	303	2	2	1	81.4	19.8	10.4	3.7	115.3
4th	401	3	2	1	116.9	50.4	64+11(Room)	2 (storages) 4.4	246.7
4th	402	2	2	1	84.0	12.0	1.8+28	3.0	125.8



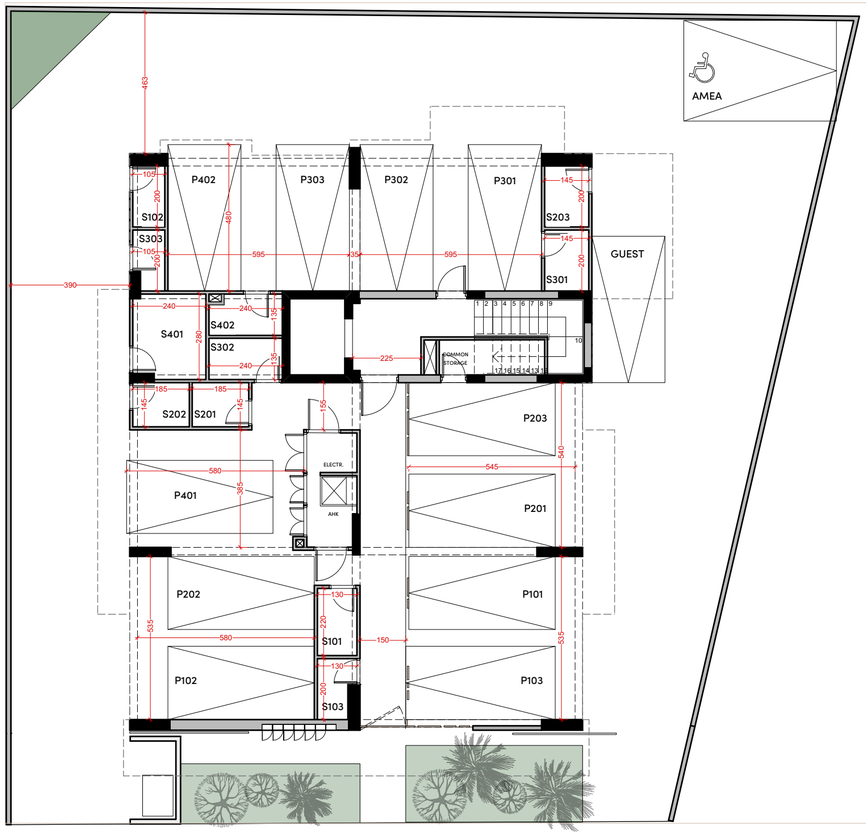
ARCHITECTURE

Materially balanced. Distinctly urban.

A disciplined concrete frame gives the building its strong architectural rhythm, while warm panels, dark aluminium, glass balustrades and integrated greenery soften the composition. The result is contemporary without feeling cold - a façade designed to age with quiet confidence.

GROUND FLOOR

The ground floor is organised around a clear central core, covered parking, private storage rooms and a defined pedestrian arrival. Landscape at the street edge softens the transition from city to residence.



GROUND

FLOOR

12

PARKINGS

11

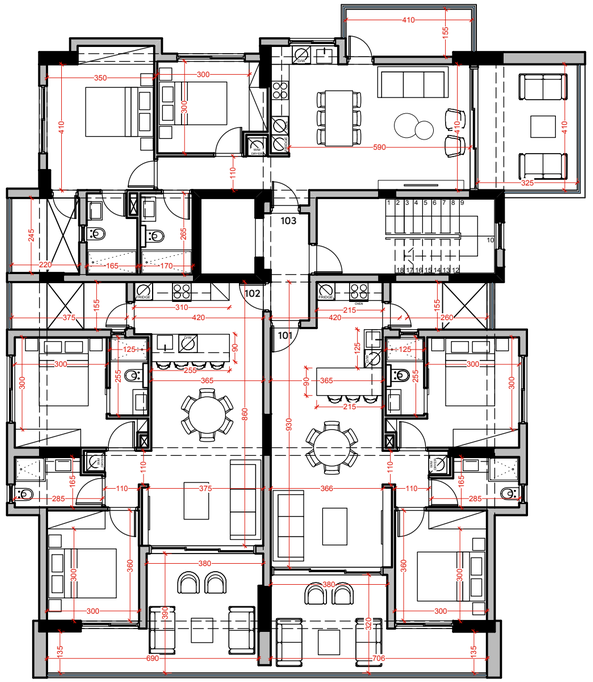
PRIVATE STORAGES

1

LOBBY

FIRST FLOOR

The first floor offers a collection of thoughtfully planned residences, combining open-plan living with comfortable bedroom layouts and generous covered verandas. A calm, contemporary setting designed for effortless everyday living.



FIRST

FLOOR

101

104.8m²
2 BEDROOMS
2 BATHS

102

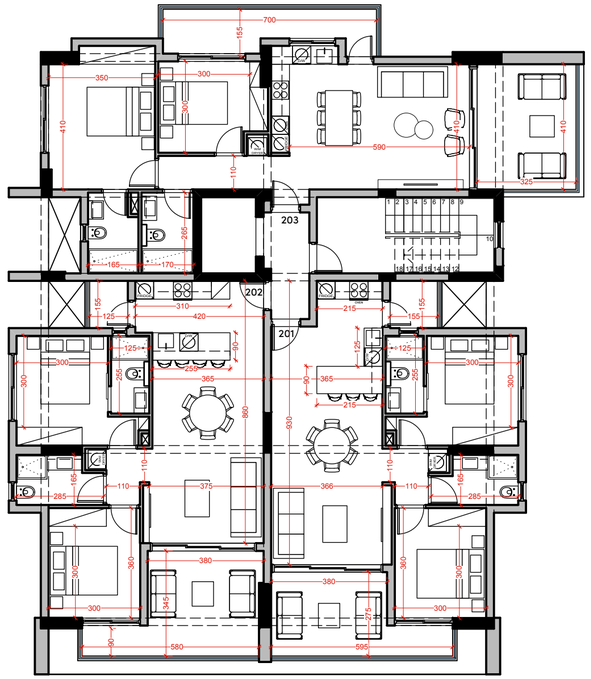
108.8m²
2 BEDROOMS
2 BATHS

103

115.4m²
2 BEDROOMS
2 BATHS

SECOND FLOOR

The second floor continues the same refined approach, with bright interiors, practical layouts and seamless connections to private outdoor spaces. Each residence is designed to balance comfort, functionality and modern city living.



SECOND

FLOOR

201

98.2m²
2 BEDROOMS
2 BATHS

202

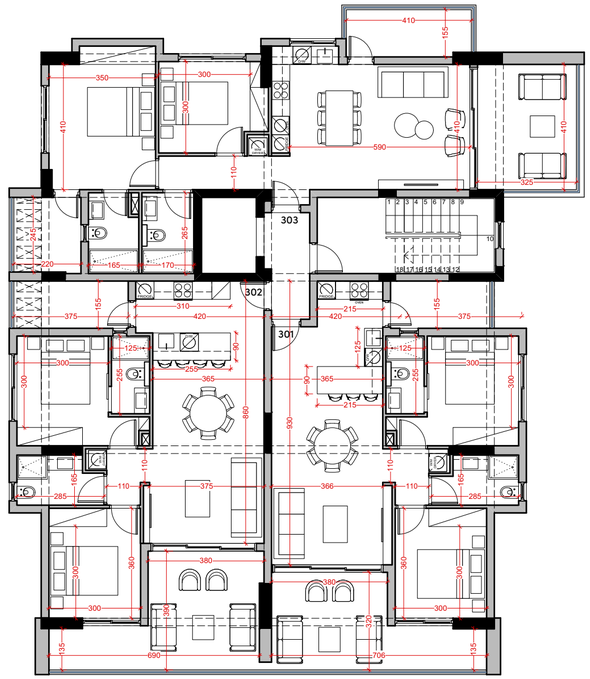
100.1m²
2 BEDROOMS
2 BATHS

203

111.1²
2 BEDROOMS
2 BATHS

THIRD FLOOR

Set on an elevated level, the third-floor residences enjoy a greater sense of privacy and openness. Spacious living areas, well-proportioned bedrooms and covered verandas create a relaxed home above the city.



THIRD

FLOOR

301

104.6m²
2 BEDROOMS
2 BATHS

302

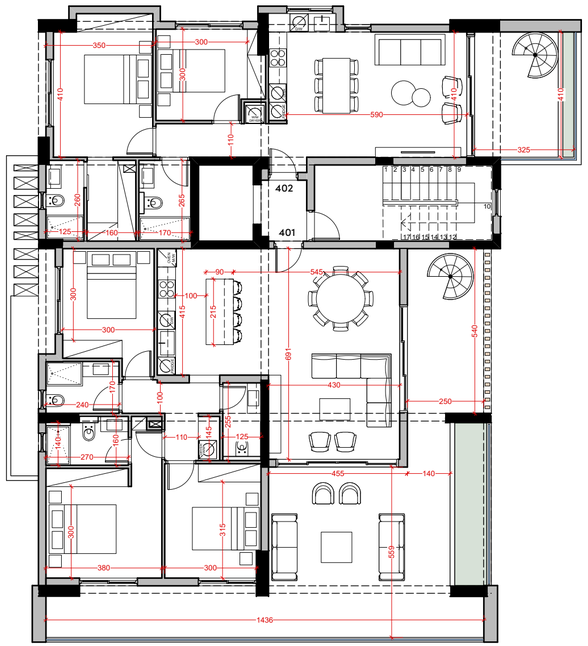
108.4m²
2 BEDROOMS
2 BATHS

303

115.3m²
2 BEDROOMS
2 BATHS

FOURTH FLOOR

The uppermost residential level is composed as two larger apartments. Generous living areas connect to deep verandas, while dedicated stairs continue upward to private roof-garden zones.



FOURTH

FLOOR

401

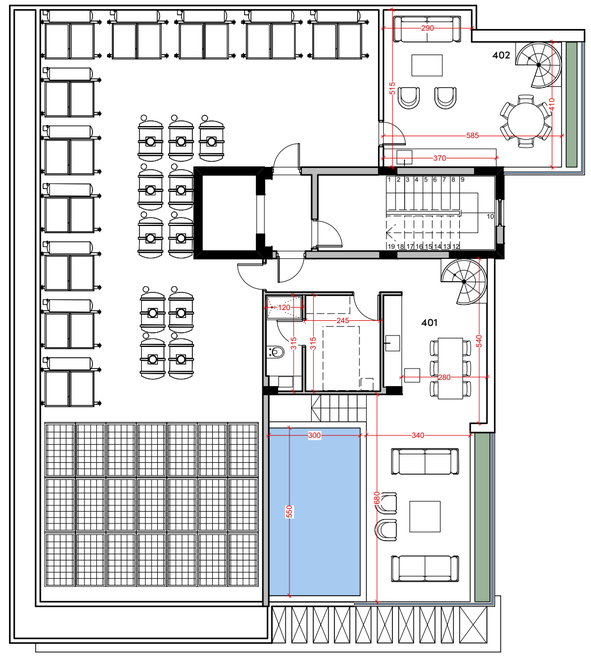
246.7m²
3 BEDROOMS
2 BATHS

402

125.8m²
2 BEDROOMS
2 BATHS

ROOF GARDEN

Select upper-floor residences extend to dedicated roof-garden zones for outdoor dining, lounging and entertaining. Residence 401 is illustrated with a private pool, while both roof areas create an additional layer of open-air living above the city.



ROOF

GARDEN

401

402

INTERIORS

A calm interior palette.

Warm oak, tactile upholstery, soft neutral finishes and layered lighting create interiors that feel refined yet easy to live in.

LIVING SPACES

Open, warm and deliberately simple.

The living, dining and kitchen zones are conceived as one continuous space, with full-height cabinetry, integrated lighting and a restrained material palette that allows furniture, art and daylight to take the lead.





01 OAK-TONED FLOOR

02 INTEGRATED LIGHTING

03 OPEN PLAN KITCHEN

04 SOFT NEUTRAL FINISHES





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DISCLAIMER

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