



LUXE  
BOUTIQUE RESIDENCE

## THE LUXE RESIDENCE

A stylish development comprising contemporary apartments of 2 & 3 bedrooms and an exclusive penthouse residence, in the heart of cosmopolitan town of Limassol. Various floor plans available to suit individual lifestyle requirements.



## CITY OF LIMASSOL

### FRIENDLY, ENERGETIC, COSMOPOLITAN

Limassol is the most cosmopolitan city in Cyprus, renowned for its vibrant atmosphere and spontaneous hospitality. Retaining the character of its rich and colourful history, the city also serves as a thriving commercial centre for its international community.

Whether for business or pleasure, Limassol offers a wealth of variety: from fashionable boutiques, gourmet restaurants, trendy bars and clubs, to cultural events and festivals.

Beyond the city await the idyllic villages and nature trails of the Troodos mountains; blue flag beaches and historic landmarks; wineries and orchards.

Such a beguiling mix has elevated Limassol to one of the foremost destination attractions in Europe.





## CONTEMPORARY COASTAL LIVING

Located just 100 metres from the sea in the heart of Limassol. The Luxe Residence enjoys an incredible location. Just steps from beautiful sandy beaches and the best of what Limassol has to offer.

Watch the fishing boats come in and then invigorate yourself with a morning swim. Take a light lunch at one of the famous fish taverns on the Limassol promenade, before exploring the modern boutiques and traditional merchants in the town centre. Watch the sunset explode into colour and then take a stroll down to the castle and Limassol Marina, the opportunities are endless.

## A MEDITERRANEAN RETREAT

Limassol is a city that offers contemporary living, but still in touch with its heritage and still offers an authentic, relaxed Mediterranean Lifestyle.

The Luxe Residence offers a superb base, with a wealth of cultural and recreational activities, that promise memorable moments and endless leisure time and convenience.





## PLACES OF INTEREST



SUPERMARKETS



BANKS



SCHOOL



RESTAURANTS



MEDICAL CENTER



NIGHTLIFE DISTRICT

## STYLISH LIVING

The residences offer a contemporary finish, with open style floor plans, large double bedrooms, generously sized verandas, enabling indoor / outdoor living. All residences having two verandas each offering the perfect space to relax and absorb the energising sea air.



## THE VIEW FROM THE TOP

The Luxe Residence penthouse not only command the best views, but also enjoys generous living areas and airy design. Ideal for those that enjoy indoor/outdoor living, the open plan living/dining area opens onto a sizeable terrace, providing the perfect space for entertaining. The Luxe penthouse enjoys upgraded fittings and finishes, including a VRV system integrated climate control, marble floors and smart home automation, to name but a few.



## HIGH LEVEL OF INTRICACY AND DETAIL

The approach for Luxe Boutique Residence is meticulous and measured, to reach the level of quality our apartments deserve and residents expect. Every last detail has been designed with the utmost care and attention to detail.



## AMENITIES

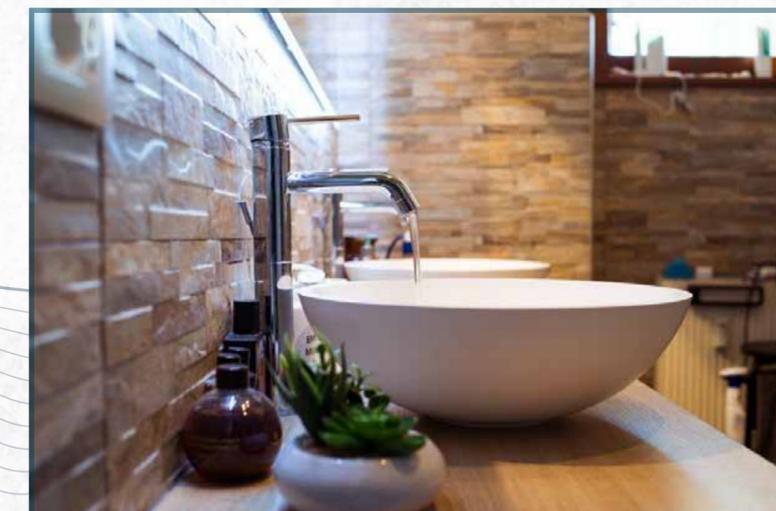
Fulfilling your needs

- Gated Secured Complex
- CCTV for all Common Areas
- Luxury entrance Lobby
- Decorative Architectural LED lighting for Common Areas
- Fully Landscaped Garden areas
- Private, Covered, Secured Parking for residents
- Private Storeroom

## SPECIFICATIONS

Quality & Detail

- Under floor Central Heating
- Custom Designed Kitchens & Wardrobes
- Granite Worktops
- Travertine or porcelain flooring
- Sanitary Ware (Roca)
- Mixers & taps (Grohe)
- Fly Screens on Windows & Patio Doors
- Decorative ceilings with hidden lighting
- Security Door
- Video Phone Entry System
- Pressurized Water System
- Pipe in Pipe plumbing System
- Solar Panel Water Heating
- Thermal Insulation throughout (extruded polystyrene)



A close-up photograph of an architect's hands using a pair of compasses to draw on architectural plans. The plans are laid out on a table, and a physical architectural model of a building is visible in the background. The scene is set in a bright, modern office with large windows and wooden accents.

ARCHITECTURAL  
PLANS



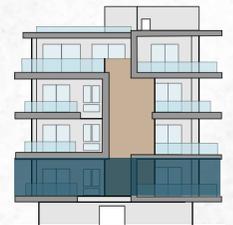
# GROUND FLOOR





# 1<sup>st</sup> FLOOR

APARTMENT NO.	101	102
BEDROOMS	3	2
BATHROOMS	2	2
COVERED INDOOR AREA	115m <sup>2</sup>	90m <sup>2</sup>
COVERED VERANDA AREA	25m <sup>2</sup>	18m <sup>2</sup>
STORE ROOM	4.5m <sup>2</sup>	3m <sup>2</sup>
COMMON AREA	10m <sup>2</sup>	8m <sup>2</sup>
<b>TOTAL COVERED AREA</b>	<b>154.5m<sup>2</sup></b>	<b>119m<sup>2</sup></b>





# 2<sup>nd</sup> FLOOR

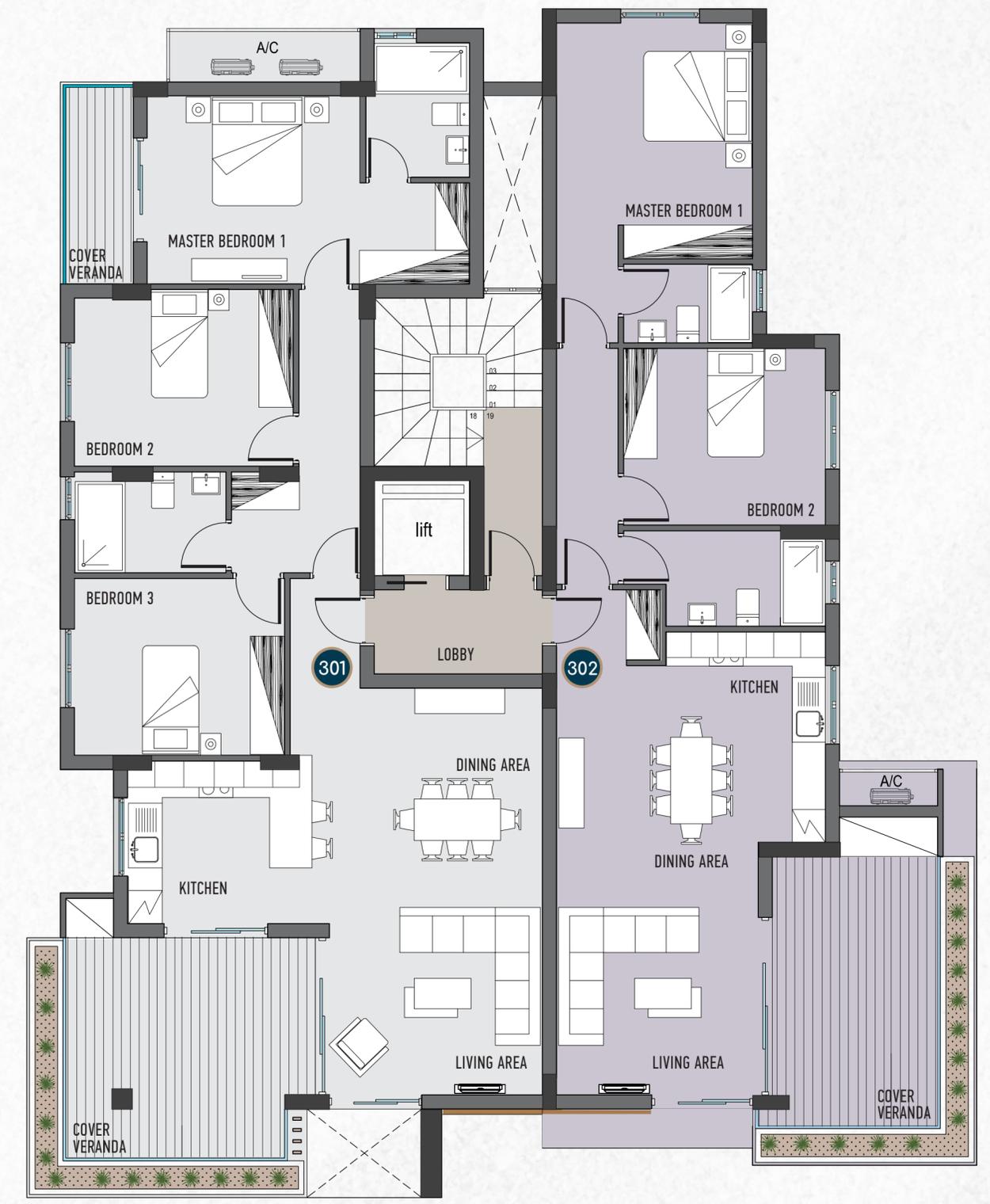
APARTMENT NO.	201	202
BEDROOMS	3	2
BATHROOMS	2	2
COVERED INDOOR AREA	115m <sup>2</sup>	90m <sup>2</sup>
COVERED VERANDA AREA	27m <sup>2</sup>	18m <sup>2</sup>
STORE ROOM	4.5m <sup>2</sup>	3m <sup>2</sup>
COMMON AREA	10m <sup>2</sup>	8m <sup>2</sup>
<b>TOTAL COVERED AREA</b>	<b>156.5m<sup>2</sup></b>	<b>119m<sup>2</sup></b>





# 3<sup>rd</sup> FLOOR

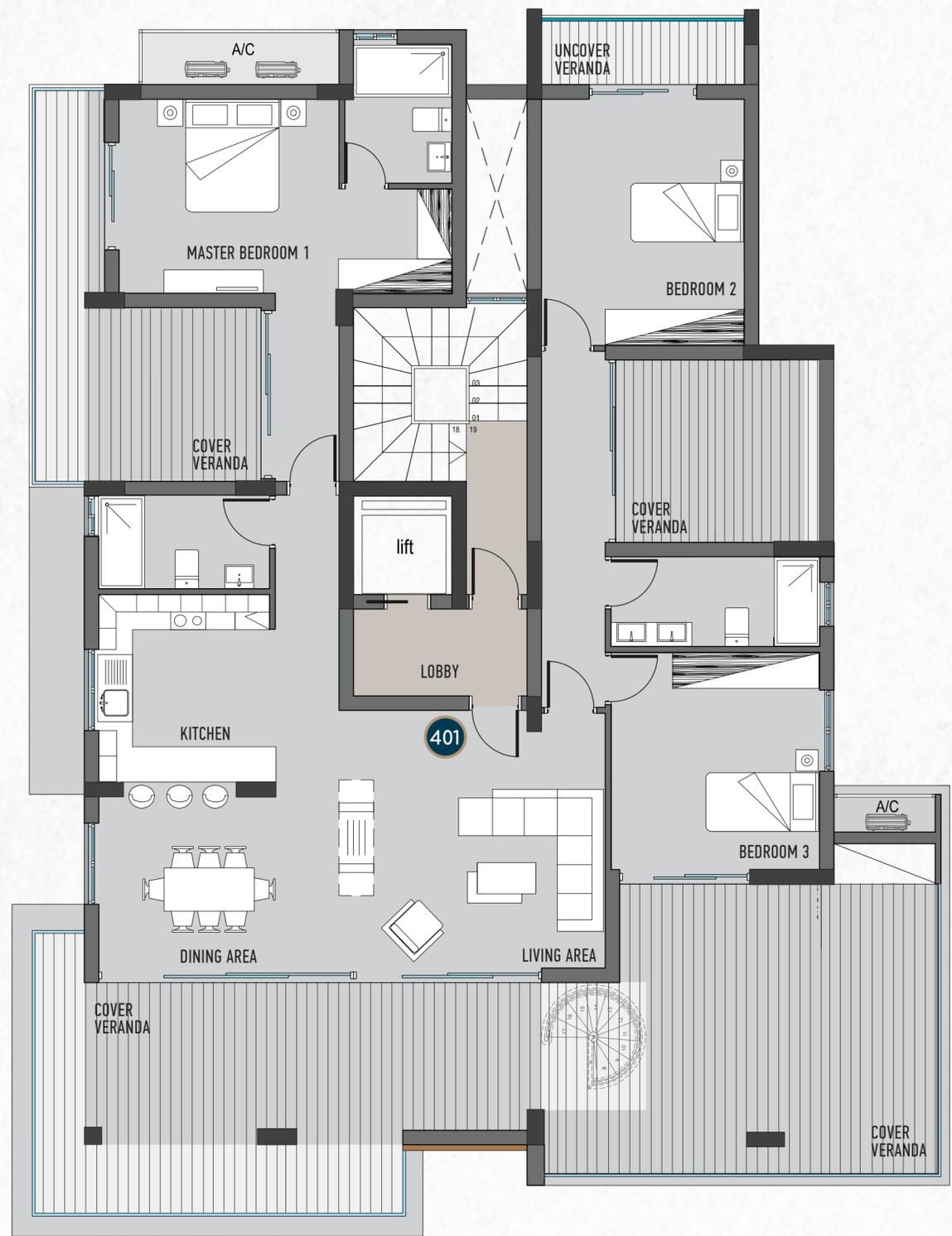
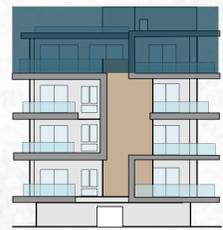
APARTMENT NO.	301	302
BEDROOMS	3	2
BATHROOMS	2	2
COVERED INDOOR AREA	115m <sup>2</sup>	90m <sup>2</sup>
COVERED VERANDA AREA	24m <sup>2</sup>	18m <sup>2</sup>
STORE ROOM	10m <sup>2</sup>	3m <sup>2</sup>
COMMON AREA	10m <sup>2</sup>	8m <sup>2</sup>
<b>TOTAL COVERED AREA</b>	<b>159m<sup>2</sup></b>	<b>119m<sup>2</sup></b>



# 4<sup>th</sup> FLOOR

+ ROOF TERRACE

APARTMENT NO.	<b>401</b>
BEDROOMS	3+
BATHROOMS	3
COVERED INDOOR AREA	148m <sup>2</sup>
COVERED VERANDA AREA	56m <sup>2</sup>
STORE ROOM	32m <sup>2</sup>
COMMON AREA	18m <sup>2</sup>
COVERED ROOF GARDEN	58m <sup>2</sup>
UNCOVERED ROOF GARDEN	90m <sup>2</sup>
<b>TOTAL COVERED AREA</b>	<b>312m<sup>2</sup></b>





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