

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.

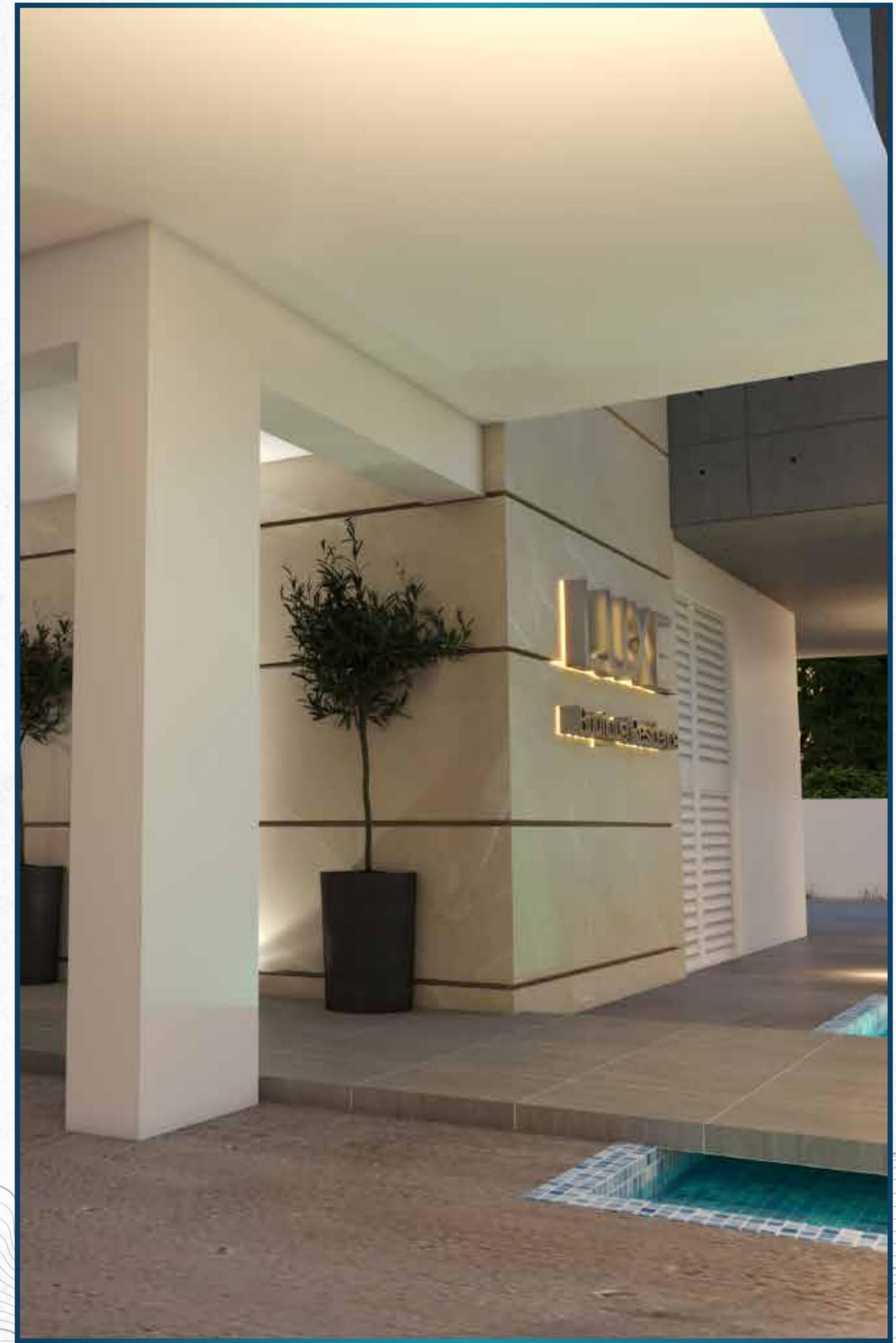




CONTEMPORARY COASTAL LIVING

Located just 150 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.

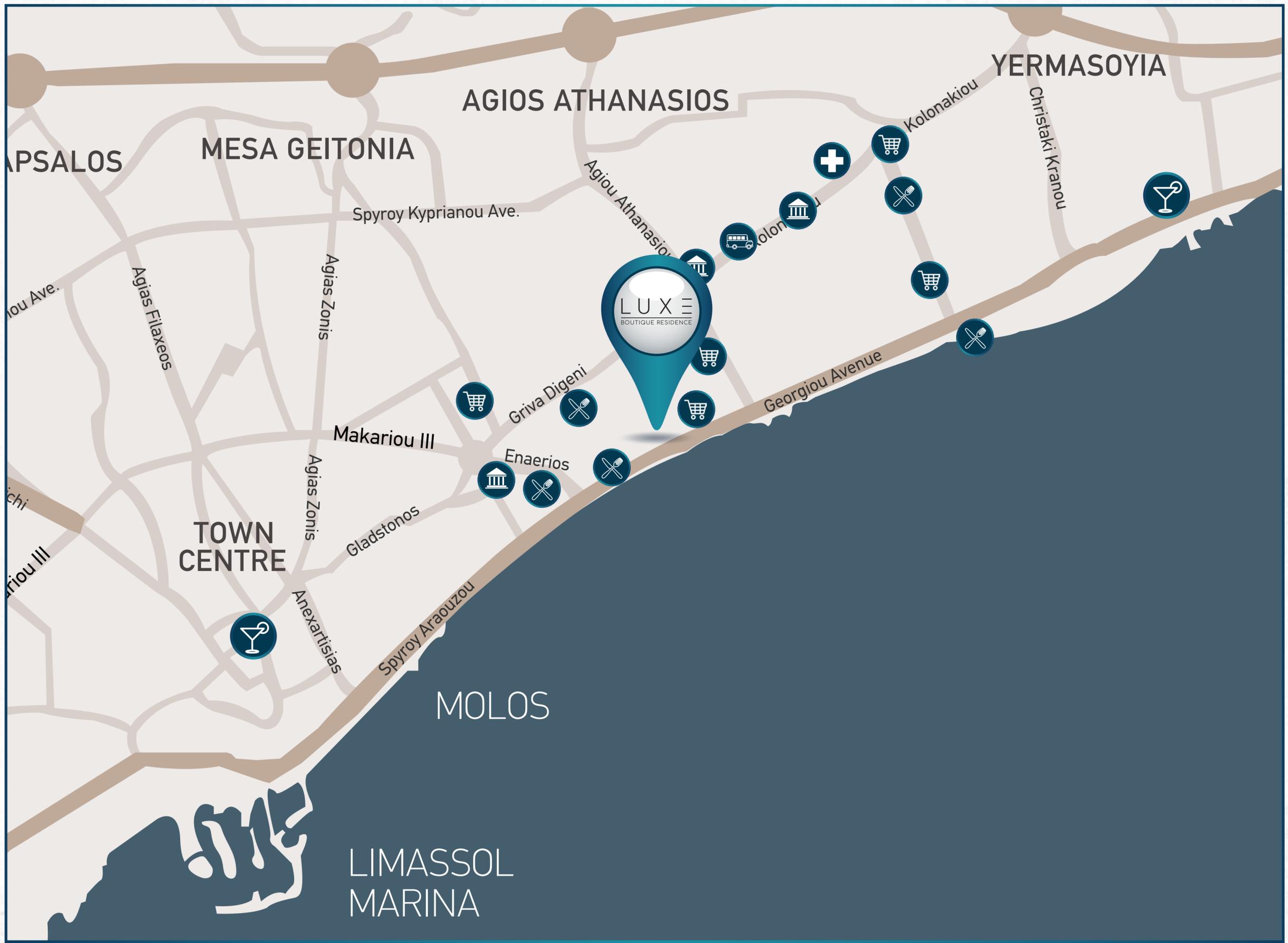


A MEDITERRANEAN RETREAT

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



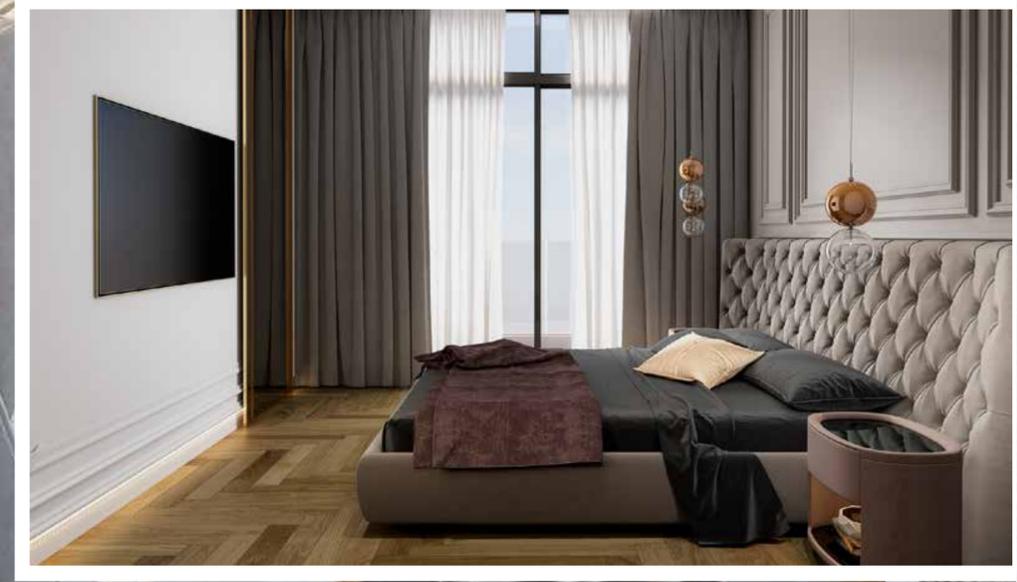
THE NEIGHBOURHOOD

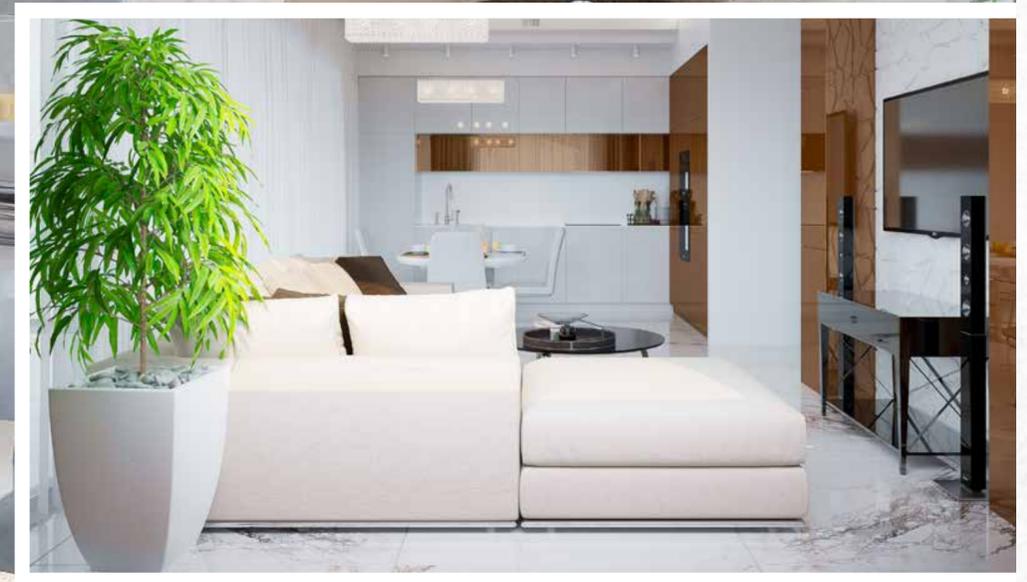
A cosmopolitan way of life awaits you outside your doorstep. Everything you need and more can be found within walking distance from Luxe Residence, from high-end fashion boutiques to a shopping mall hosting international brands and from beachfront cafes to traditional taverns and international food chain restaurants.



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

Residents of Luxe can enjoy the communal roof terrace, a perfect place to relax, socialize and marvel at the astonishing city and sea views of Limassol, all while enjoying your favorite cocktail in the state of the art swimming pool.





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

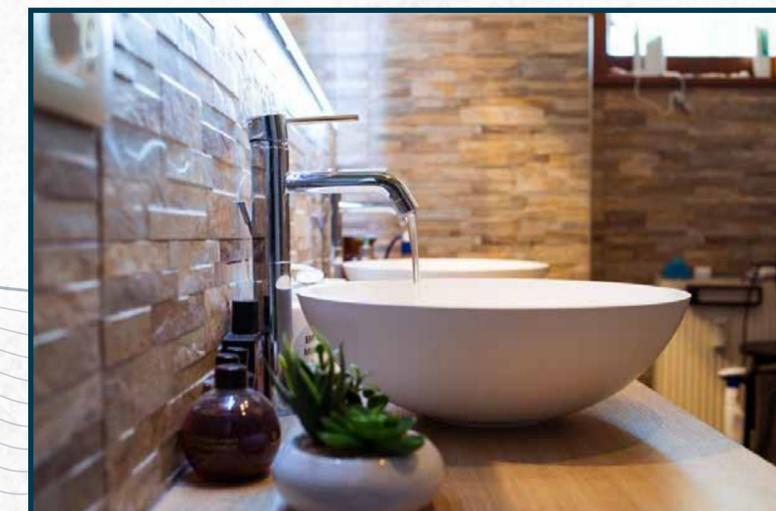
Fulfilling your needs

- 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
- Roof Top Communal Swimming Pool

SPECIFICATIONS

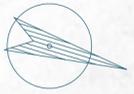
Quality & Detail

- 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)

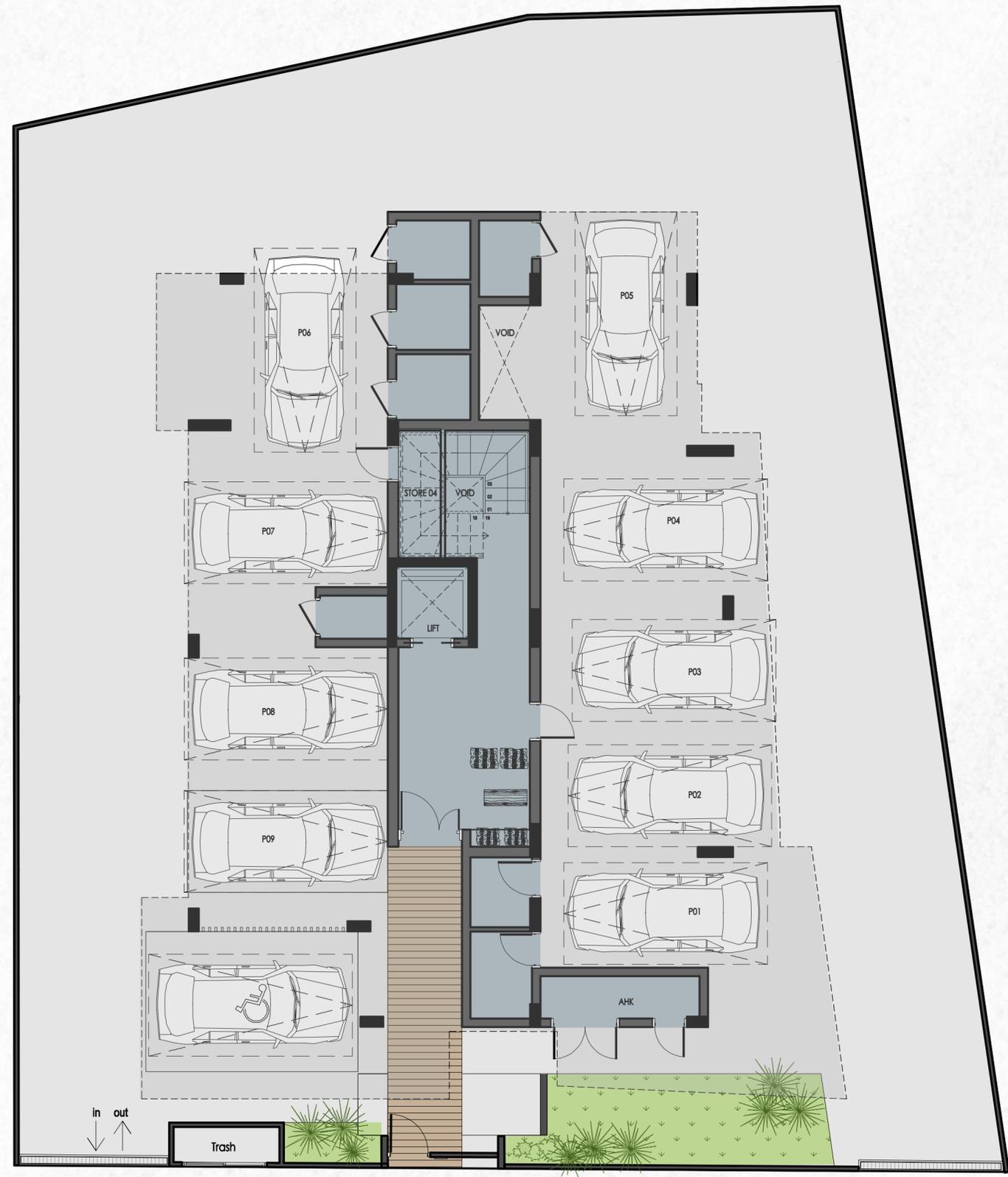


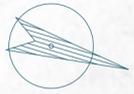
A photograph of an architectural workspace. In the foreground, a wooden desk holds several sheets of architectural blueprints. A silver compass and a pen are resting on the plans. In the middle ground, a small wooden model of a house with a dark roof and a porch is visible. To the right, a white hard hat sits on the desk. In the background, a window looks out onto a bright, sunny outdoor scene with greenery and a building. A laptop is partially visible on the right side of the desk.

ARCHITECTURAL PLANS



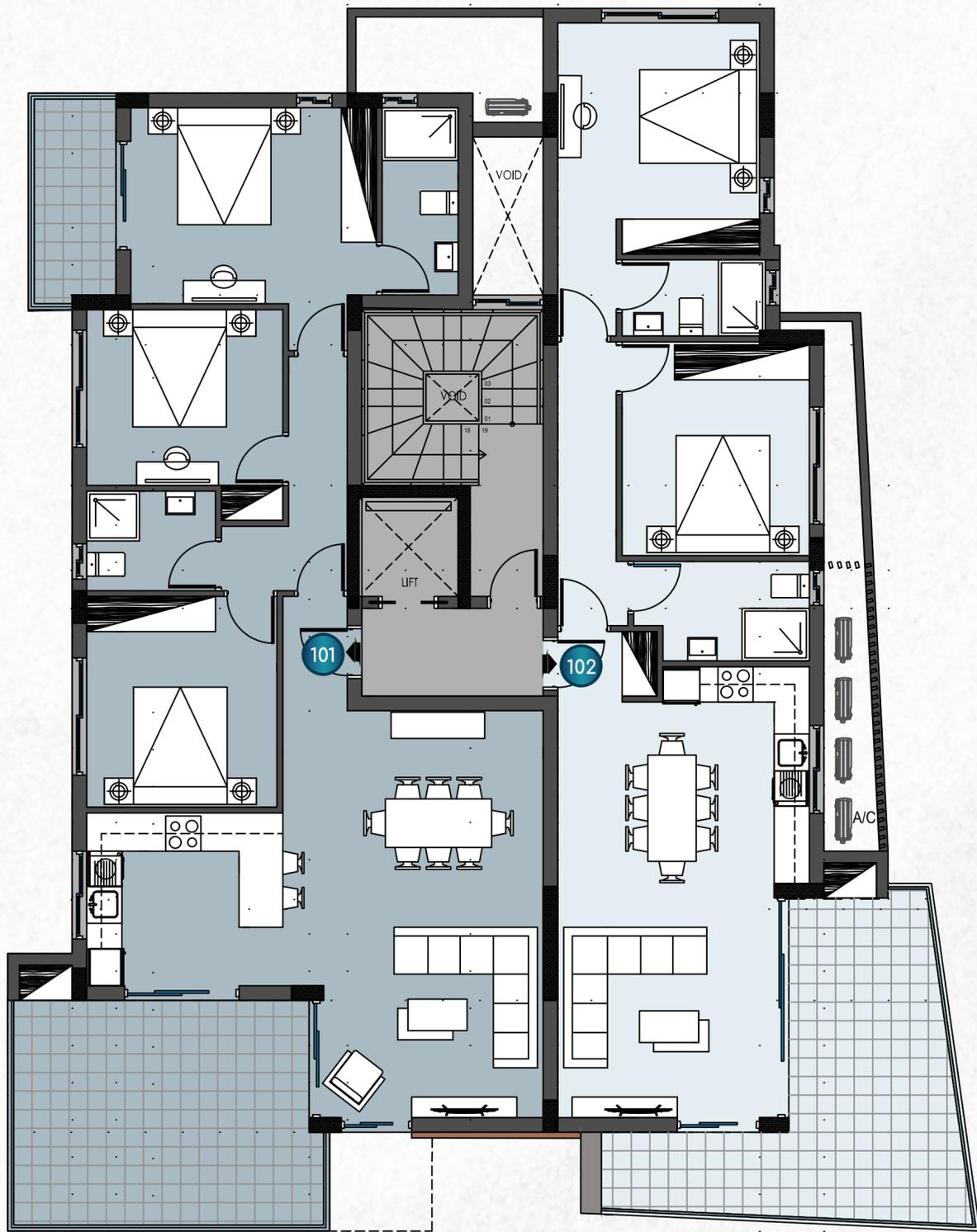
GROUND FLOOR





1st FLOOR

APARTMENT NO.	101	102
BEDROOMS	3	2
BATHROOMS	2	2
COVERED INDOOR AREA	105.5m ²	83.5m ²
COVERED VERANDA AREA	26.5m ²	21.5m ²
STORE ROOM	3m ²	2m ²
COMMON AREA	10m ²	8m ²
TOTAL COVERED AREA	145m²	115m²

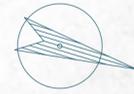




2nd FLOOR

APARTMENT NO.	201	202
BEDROOMS	3	2
BATHROOMS	2	2
COVERED INDOOR AREA	105.5m ²	83.5m ²
COVERED VERANDA AREA	29m ²	20m ²
STORE ROOM	3m ²	2m ²
COMMON AREA	10m ²	8m ²
TOTAL COVERED AREA	147.5m²	113.5m²

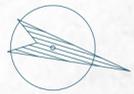




3rd FLOOR

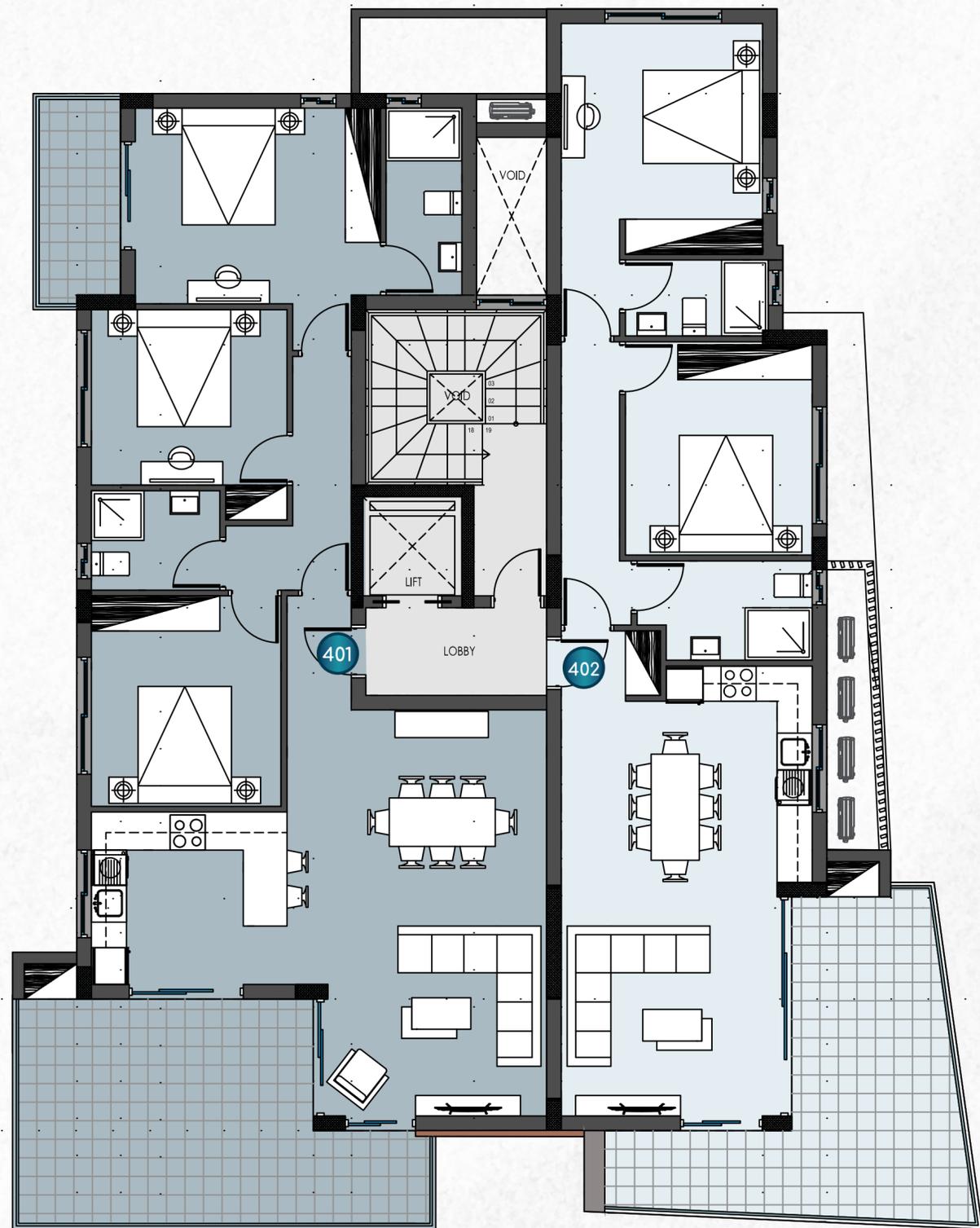
APARTMENT NO.	301	302
BEDROOMS	3	2
BATHROOMS	2	2
COVERED INDOOR AREA	105.5m ²	83.5m ²
COVERED VERANDA AREA	29m ²	20m ²
STORE ROOM	3m ²	2m ²
COMMON AREA	10m ²	8m ²
TOTAL COVERED AREA	147.5m²	113.5m²

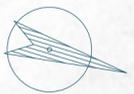




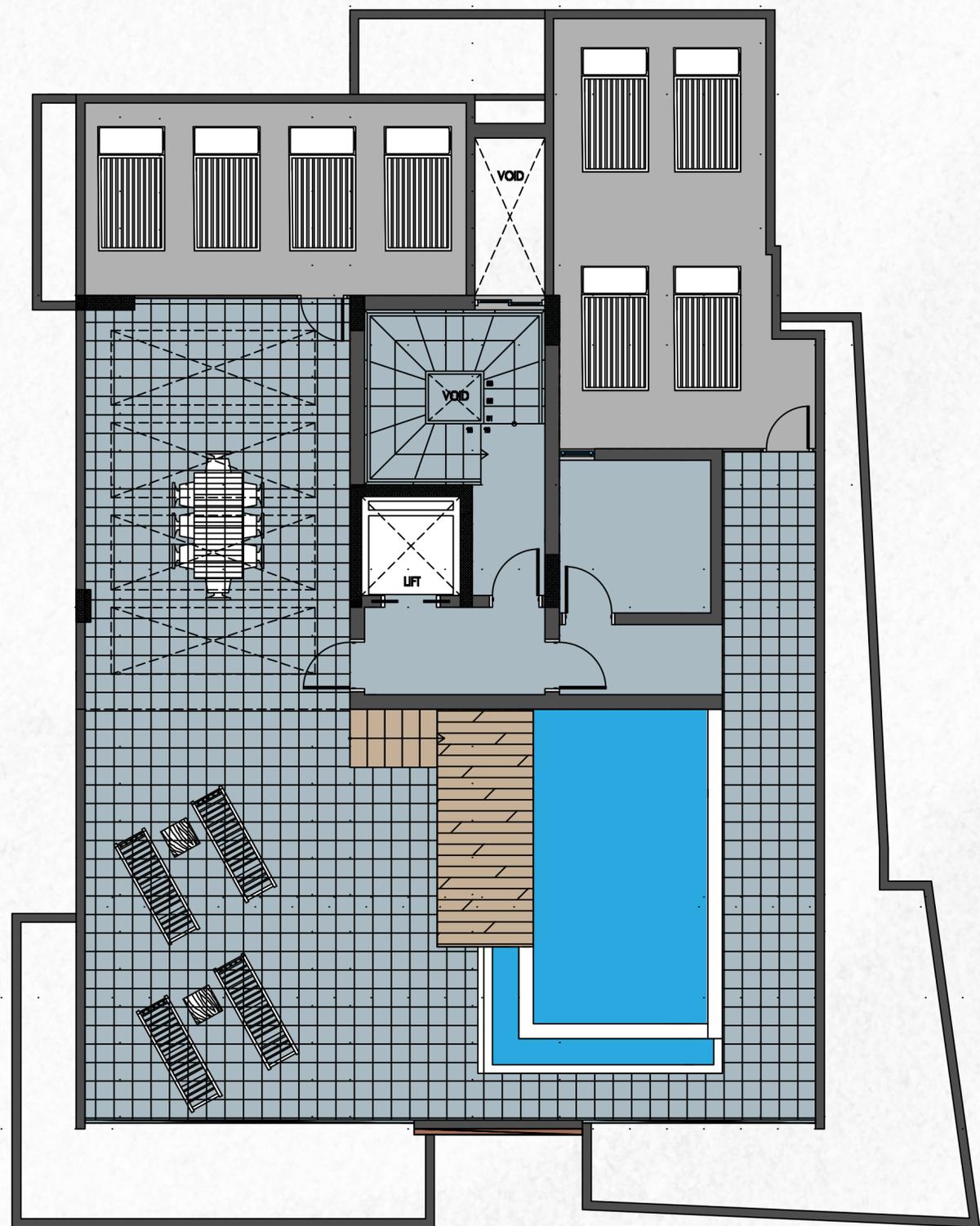
4th FLOOR

APARTMENT NO.	401	402
BEDROOMS	3	2
BATHROOMS	2	2
COVERED INDOOR AREA	105.5m ²	83.5m ²
COVERED VERANDA AREA	30m ²	21.5m ²
STORE ROOM	5m ²	2m ²
COMMON AREA	10m ²	8m ²
TOTAL COVERED AREA	150.5m²	115m²





ROOF
TERRACE





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