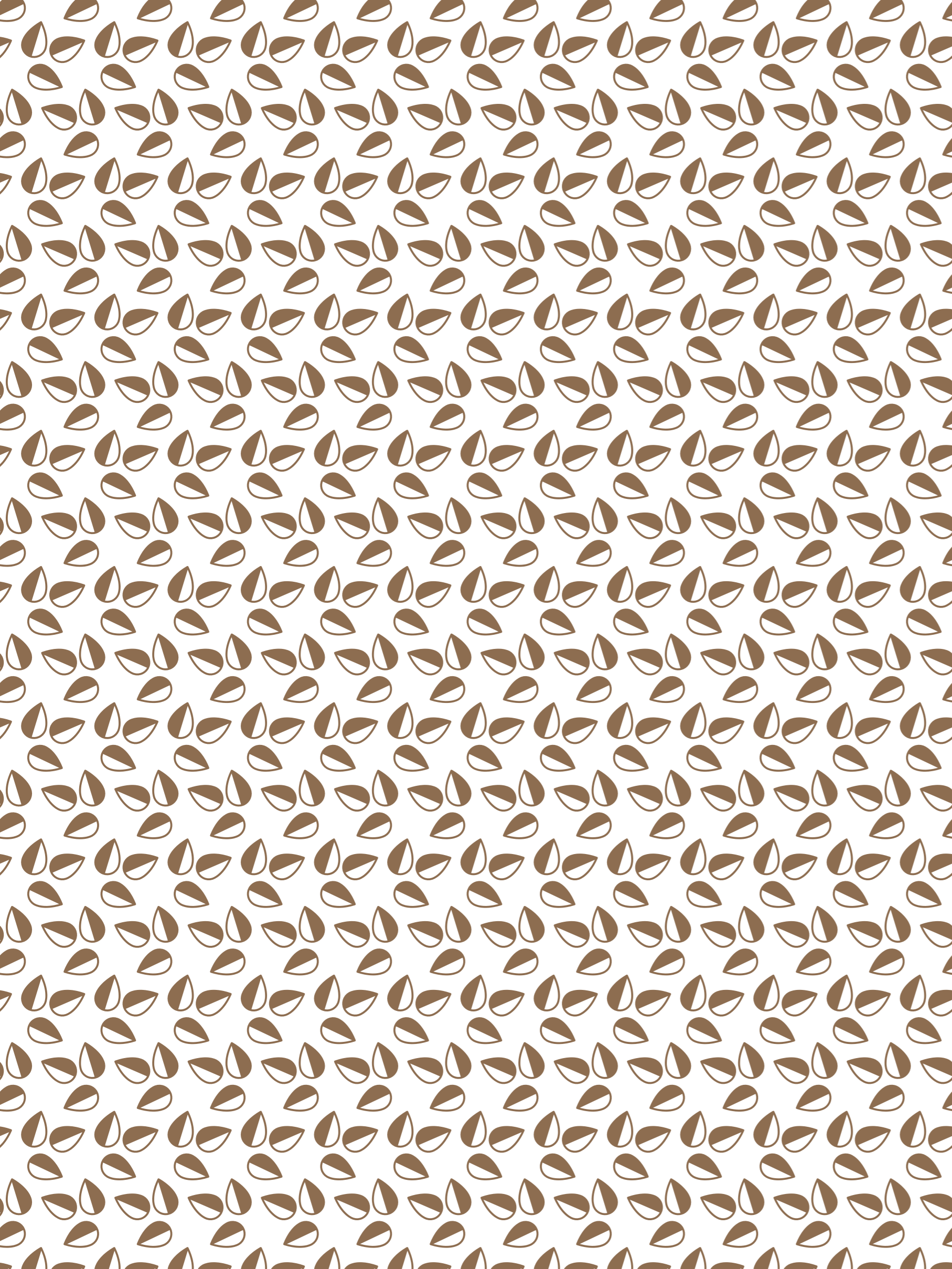




**The first sustainable  
gated community  
in Limassol, Cyprus**



The project is the first gated residential community in Limassol that is brimming with life, amazing communal amenities, and positive energy. By fusing a strong connection with nature, this project will inspire a life of joy and harmony with the living environment.



# Slow Down Time Seize the Moment

Imagine your life immersed in an idyllic natural environment, where you can appreciate the splendour of each new day. You can find peace interacting with the natural world in the magnificent landscaped gardens, nurturing your wellbeing through a life in a haven of happiness.



By living here, you will enjoy sustainable buildings, fully harmonised with the natural environment and surrounded by the stunning beauty of the green earth. It's the perfect setting to cultivate a tranquil mind and an active body, providing you with the highest quality of life.

The project houses 315 stunning residences with an exquisite atmosphere of contemporary and elegant interior inviting its residents to relax and spend quality time with family and friends.

Located in Fasouri in the west side of Limassol, the project is nestled within the peaceful ecosystem of Akrotiri. Residents love seeing their migratory neighbours, the local flamingos, dwelling in the Salt Lake from November to March.



The Future of  
Quality Living



Unique Activities and  
Incredible Amenities

Part of the most up-and-coming neighbourhood in the city, residents of the development have no shortage of entertaining activities nearby, including Europe's largest casino, the City of Dreams Mediterranean; My Mall Limassol; a top quality golf resort; and the ever-thrilling Fasouri Waterpark. Located just one kilometre from Lady's Mile, the most popular beach in the city, and only ten kilometres from the business centre of Limassol, there's nothing more you could want.

The surrounding prominent amenities and the construction of the vast casino project, in combination with the incredible natural beauty, promises a future of prosperity and spectacular quality of life.

# Up-and-coming Area



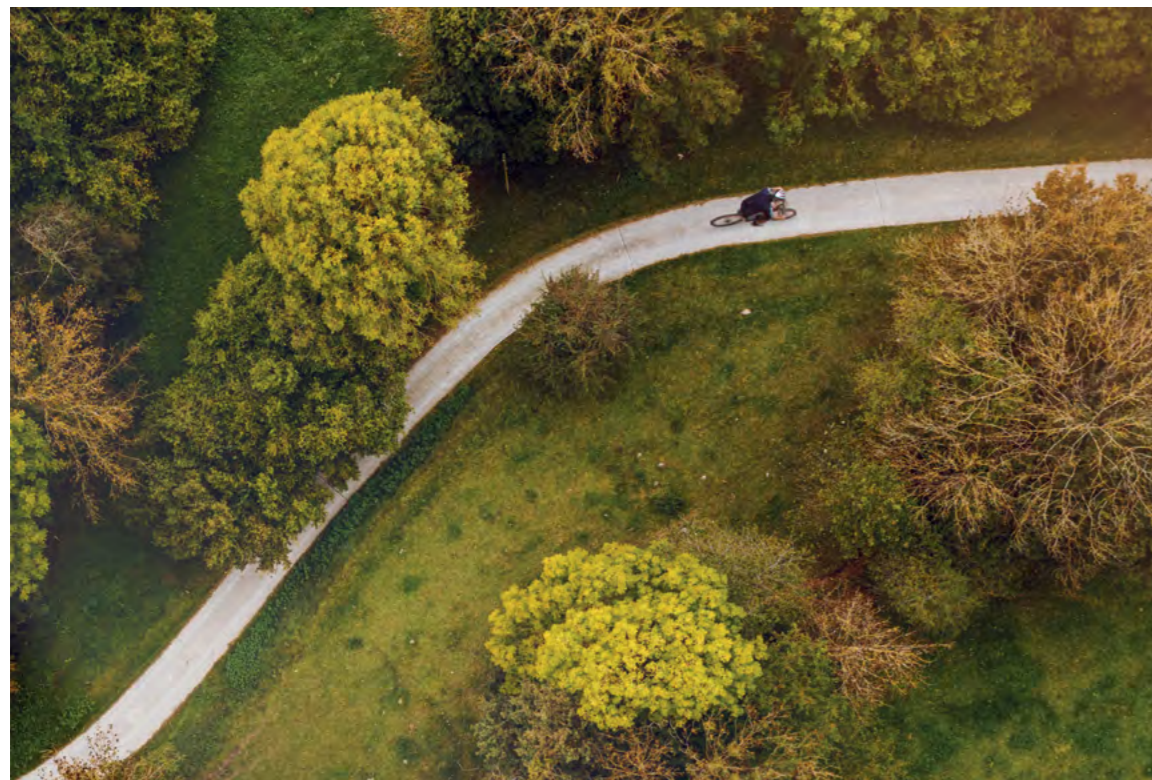
# Awaken Your Spirit and Engage Your Senses



Life at this development includes unique activities and incredible amenities. Engage with nature by riding along the green cycling path, jogging through the trees, or doing yoga against a lush backdrop. Boost your wellbeing by swimming laps in the fitness pool, working out in the ultramodern gym, and rallying in the contemporary tennis courts.

Participate in its thriving multicultural community through regular garden barbecues and picnics. Children can find hours of entertainment playing on the on-site playground.





In the multicultural community of the project a lot of engaging activities take place, such as BBQ and picnic on the gardens. Kids area with play structure provide joy and amusement to the children.



# Integrated Lifestyle





# Minimalism, Natural Light and Harmony

“Minimalism in both the interior and exterior design of the project is intentionally giving maximum power to all architectural spaces. These spaces are designed to give an emphasis on natural lighting and materials, with floor to ceiling glass doors framing views out to either the internal gardens, the surrounding golf course or even the Mediterranean Sea. The materiality and colour palette used throughout the project allows the volumes to integrate themselves harmoniously into the verdant environment.”





### 3 Bedroom Residence

Living room, interiors in warm-colour palette reflecting a sophisticated and elegant design.



# Uniquely Designed

The project is an impressive collection of one, two and three bedroom apartments, topped by stunning four bedroom penthouses. With architecture by UDS Architects and Designers and masterplanning by the renowned EDSA, the project is meticulously designed to create a safe gated community in which residents can come together and share memories.



## 2 Bedroom Residence

Interiors in cool-colour palette bringing an avant-garde approach to an urban lifestyle.

# Award Winning Interior Design



## 2 Bedroom Residence

Private garden with swimming pool on ground floor landscape is carefully designed to bring a sense of privacy and peace.



## 2 Bedroom Residence

Living room, playful interiors with intimate, warm-colour materials.





Interior design details reflecting a vivid and vibrant way of living.

### 4 Bedroom Residence

Kitchen design, contemporary finishes from a harmonious palette of colours.



4 Bedroom Residence

Roof garden offering peaceful sunset vistas.





# Masterplan

- 1 Guard House
- 2 Club House
- 3 Gym
- 4 Leisure Pool
- 5 Swimming Pool
- 6 Kids Area with Play Structure
- 7 Barbeque
- 8 Tennis Court
- 9 Yoga Lawn
- 10 Cycling Route

Meticulous landscaping surrounds the 10,000 square metre park. Both energy and serenity are infused into the many activities available in the park of the project.



# Activities in the park

Both energy and serenity are infused into the many activities available in the park of the project.





## Cycling Path

The 1 kilometre cycling path offers an enchanted journey through the surrounding trees and the lush boulevard, exploring the city's most beautiful park.

Lose yourself in the magnificent natural landscape and develop mental clarity through healthy daily routines.



## Playground

Take advantage of the fun and imaginative kids play area. The playground promotes healthy living, inclusion, and positive interaction, providing peace of mind for parents and an exciting community of playmates for kids.





## Yoga Lawns

Cultivate inner tranquility through the practice of yoga. The synergy of mind, body, spirit, and nature develops the mechanisms of internal exploration and personal development.

The thoughtfully designed yoga lawns provide a platform to embrace the moment and elevate your flow.



## Tennis & Basketball Courts

Playing tennis offers multiple physical, spiritual, and emotional benefits. The contemporary tennis courts of the project give members of the community the opportunity to exercise, have fun, and stay in shape.

Use the modern basketball court to improve your jump shot or start a pickup game.

## Fitness Club

The extensive gym provides weight and cardio machines as well as spacious stretching areas, so you can perform a wide variety of workouts. Personal trainers support you in reaching your workout goals through adapted and effective exercising programmes.



## Club House

The Club House of the project is a collection of amenities where residents can spend their spare time constructively. It includes a modern gym, a beautiful cafeteria, and a fully equipped mini market.



Have an invigorating swim in any of the leisure pools of the project. Whether you're swimming laps for exercise or taking a dip to relax, the luxury pools will leave you feeling refreshed and rejuvenated.

The crystal-clear pools will suit all of your needs, from a rousing morning swim to a peaceful sunset dip.



Leisure Swimming Pools  
and Serene Lap Pool



## Chess Area

Flex your mental muscles by playing chess in the beauty of nature. Capture fun, imagination, and hopefully your opponent's king!

The project is designed as a synergy of stimulation and relaxation. Find your balance with the most popular game in the world, chess – in jumbo size!

# A Secure, Gated Community

The project is a multicultural gated community that prioritises safety and security above all else.

There is only one gate to enter and exit the project, patrolled 24/7 by a trained and discreet security guard.



# Valued Sustainability

The project maintains a sustainable relationship with the local ecosystem, utilising renewable energy sources, efficient wastewater management and recycling systems.

Generating power from solar panels contributes to overall sustainable development. Electricity produced by PV panels is planned to cover the majority of the overall electricity required in the common areas of the project.

Wastewater is efficiently managed with the use of an integrated sewer treatment plant (STP). The water generated by the STP is used for landscape irrigation, forming an environmentally-friendly water cycle.

Residents can feel good about contributing to the betterment of the natural environment through the personal recycling management system incorporated into the project's apartments.







# Located in the Mediterranean Metropolis of Limassol

Successful international companies and many of Europe's most sought-after brands have made a home in Limassol. The project is only 10 km away from the bustling city centre of Limassol, so you'll find serenity at home, but still be close to all the action. The artful balance between work and life is struck in the harmony of the project.

# An Exciting Neighbourhood

You'll have world class amenities right outside your doorstep.



## City of Dreams

City of Dreams Mediterranean is Limassol's brand new casino resort, the largest of its kind in all of Europe. The magnificent casino resort is located on the eastern side of the project.

## Golf Club

The Golf Club, adjacent to the project, stretches over an area of 140 hectares. This noble sport becomes literally even more accessible than ever before.



## My Mall
















My Mall, the second largest mall in Cyprus, is situated in close proximity to the project. My Mall is open 7 days a week, housing more than 200 top brands and featuring a wealth of dining and entertainment options.






# Perfectly Positioned

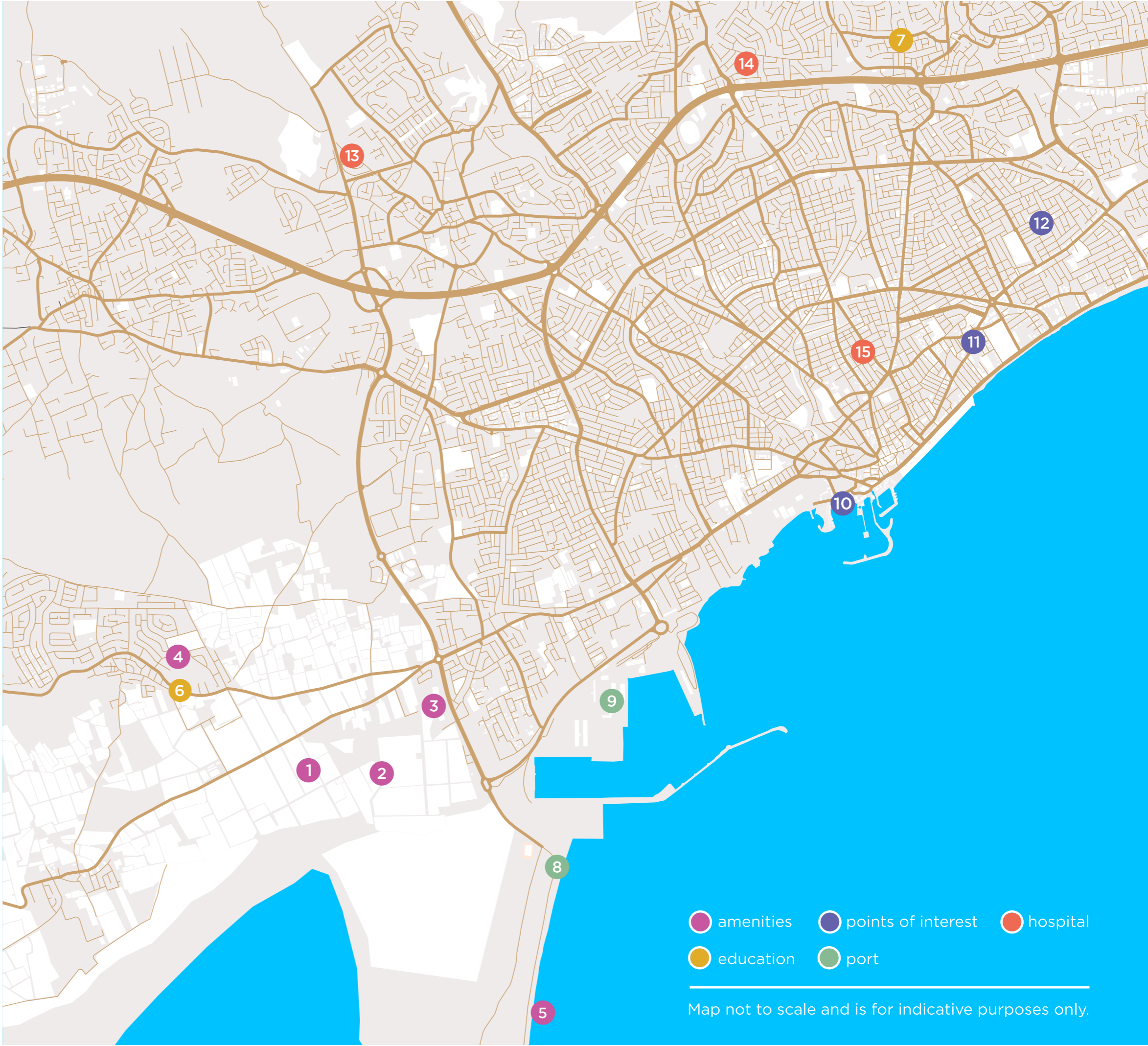
The project is located in an area of rapid growth, situated between the Integrated Casino Resort and Limassol Greens Golf Resort, near the Limassol City Centre.

## City Amenities

- 1  Limassol Greens Golf Resort - 0.5 km
- 2  City of Dreams, Casino - 0.5 km
- 3  My Mall , Limassol - 1.0 km
- 4  Fasouri Waterpark - 1.5 km
- 5  Lady's Mile - 2.0 km
- 6  Silverline Private School - 1.6 km
- 7  Grammar School - 10 km
- 8  Dubai World Cruises Terminal - 3.5 km
- 9  Limassol Port - 3.0 km
- 10  Limassol Marina - 5.4 km
- 11  Old Town - 6.0 km
- 12  Business Centre - 6.9 km
- 13  General Hospital Limassol - 7.4 km
- 14  Mediterranean Hospital of Cyprus - 8.5 km
- 15  Ygia Polyclinic Private Hospital - 6.5 km

## Extra

-  Troodos Mountains - 48 km
-  Paphos Airport - 59 km
-  Larnaca Airport - 75 km



We provide a wide range of services to ensure that residents' properties are well managed and maintained, both indoors and outdoors.

We have a whole team dedicated to effective rental management, available at the owner's request.

Our team of experienced property managers offer skilful home management, letting management, and building management services.

A vibrant tropical garden scene featuring a swimming pool with a red and white striped beach ball floating in it. Several lounge chairs with white cushions are arranged on a wooden deck by the pool. The garden is filled with various plants, including tall palm trees, purple flowers, and green hedges. In the background, modern buildings are visible under a clear blue sky.

Effective Property Management

# Statement from the Architect

“The project is a cluster designed in a radical way to create something far greater than its component parts. The feelings that are born from belonging, sharing, connecting, playing, relaxing, and security are what transforms a collection of buildings into a living organism: a community.

Designing with these parameters in mind, we created a central boulevard flanked by trees on either side and a communal open green space in the centre with community activities from playgrounds, pools, cafes, walkways and cycling routes.

The apartment buildings are located on either side of the boulevard with large verandas that look onto either the lush boulevard or the emerald golf course and the sea line beyond. By connecting the different apartment buildings through common facilities and interweaving walking and cycling paths, we have fostered a safe gated community in which residents can come together, share memories, and build a sense of belonging.”

Pavlos Antoniadis, UDS Architects





The architectural firm behind the project is Antoniadis + Eleftheriou UDSarchitects, founded in 1996 by Pavlos Antoniadis and Andreas Eleftheriou. The firm focuses on building residential, resort, mixed-use, and commercial developments in Cyprus, providing full architecture, masterplanning, and construction supervision services for both the developing sector and private owners. Over the last several years, the firm has worked with a number of well-established international design firms such as Foster+Partners, RAMSA, EDSA, and Benoy.



The masterplan of the project was designed by the renowned EDSA. EDSA is a planning, landscape architecture, and urban design firm founded in 1960, based in Fort Lauderdale, Florida. Working in conjunction with nature to achieve remarkable results with enduring appeal, EDSA designs outdoor spaces that are timeless and never forced. They work to establish relationships that strengthen these concepts for future projects and generations.

**Disclaimer**

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