



# Limassol Marina

Island Villas

Enjoy living on the sea in an exclusive luxury villa with unobstructed views of the Mediterranean and the Marina.

With the thrill of the city just moments away, you can relax in a beautiful setting, complete with your own private garden and swimming pool.

Drive up to one door and sail away from another just moments away from the beach.

Island Villas. Living on the sea.

To arrange a private viewing  
call us on +357 25 820 511  
or visit [limassolmarina.com](http://limassolmarina.com)



- 1. Island Villas
- 2. Castle Residences
- 3. Peninsula Villas
- 4. Nireas Residences
- 5. Dioni Residences
- 6. Thetis Residences
- 7. Nereids Residences
- 8. Dining & Shopping
- 9. Spa & Fitness Club
- 10. Car Park
- 11. Harbour Master
- 12. Fuel Station
- 13. Boatyard
- 14. Chandlery
- 15. Cultural Centre
- 16. City Centre
- 17. Beach

Island Villas

Island villas at Limassol Marina consist of 35 exclusive properties. Choice is plentiful; with a range of two, three or four bedroom villas featuring private berths as well as swimming pools, sundecks and private gardens, a short stroll from the beach.

But whatever the choice, luxury, style and elegance are guaranteed – as are the unobstructed views of the Marina and the blue horizons of the Mediterranean.

Limassol Marina is an exciting new destination in the Mediterranean. Designed by a world-renowned team of architects and engineers, it combines elegant residences and a full service marina with an enticing mix of restaurants and shops, to create a lifestyle uniquely shaped by 'living on the sea'.



Experience the difference that comes from living on the sea.



#### Discover Limassol Marina

On arrival, look no further than the Harbour Master for a well-rounded welcome and tips on discovering the destination. Limassol Marina's Reception and Concierge Services can guide you on making the most of your stay, just steps away from your home, berth or further afield. The second largest city in Cyprus, Limassol is known as the town that never sleeps. It boasts a diverse international community and a rich calendar of events, against a backdrop of azure waters and clear blue skies.

#### Dining and nightlife

Waterfront dining at Limassol Marina offers a mouth-watering range of local and international cuisine, a choice of restaurants, cafes, wine, cigar and lounge bars. With the city centre just a stone's throw away, traditional tavernas, buzzing bars and glamorous nightclubs are also accessible within minutes, throughout the year. A rich calendar of activities, for a weekly dose of arts and culture, can also be found within the Marina grounds at the vibrant Cultural Centre.



#### Shopping and convenience

The stylish shops, elegant designer boutiques and art gallery at Limassol Marina offer undeniable luxury regardless of the occasion. A variety of convenience stores, including a mini-market, pharmacy, bank, car-rental service, chandlery, established yacht brokers and agents are also available on-site. Bustling markets and the shopping streets of the historical part of town are just moments away.

#### Spa and fitness club

An oasis of tranquillity, Limassol Marina's spa and fitness club offers a professional team of consultants for all wellness, health, fitness and lifestyle goals. A state of the art gym, with uninterrupted views of the Marina, comes complete with a choice of daily classes and personal trainers. A community of its own, it also offers a range of spa treatments, a hair and nail salon, an outdoor swimming pool and health bar.

# Peninsula Villas siteplan



# Island Villas siteplan



<b>Aktaie</b>	65	66	70
<b>Amphitrite</b>	61	64	
<b>Galene</b>	72	74	76 78
<b>Ianassa</b>	63		
<b>Kalypso</b>	46	48	52 83 85
<b>Klaia</b>	42	49	50 51 53 81 84
<b>Maira</b>	80		
<b>Neso</b>	62		
<b>Pasithea</b>	54	56	59 60





# Kalypso

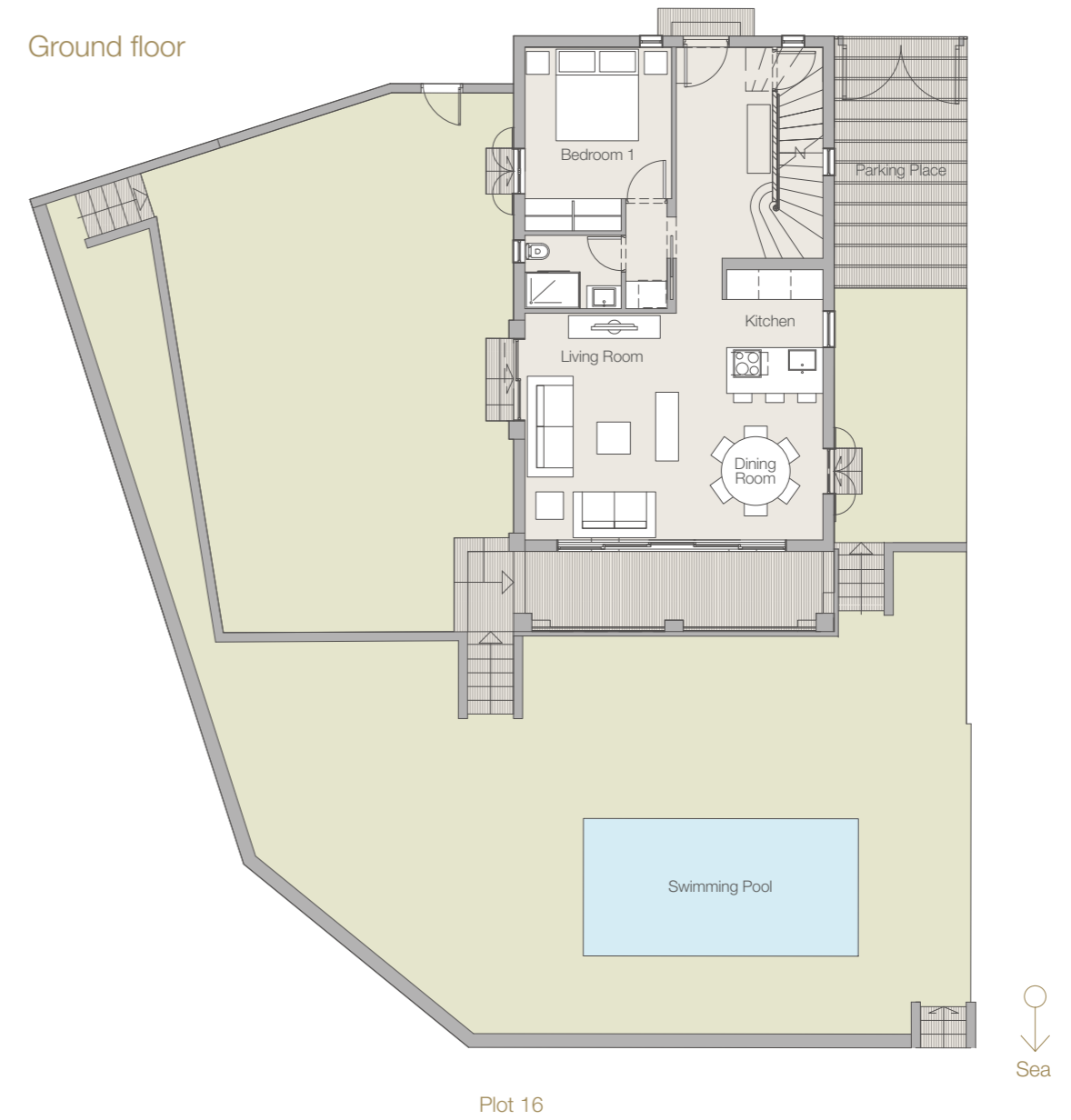
Island Villa plots 46 48 52 83 85

Three bedroom villa with swimming pool and private berth(s).

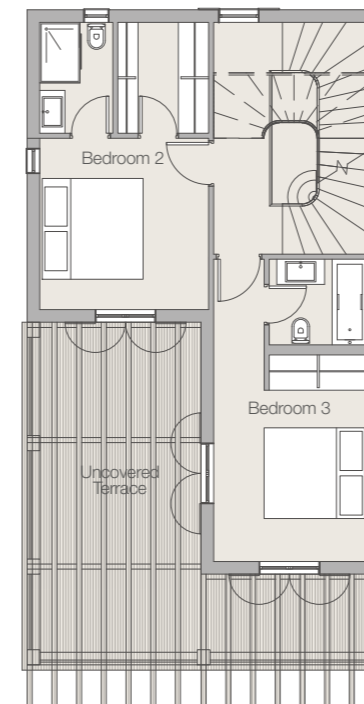
The Kalypso range draws on local architectural styles to achieve its elemental impact. The outdoor magic of Mediterranean life is reflected in a variety of exterior features, including the roof terrace and flowered pergola.



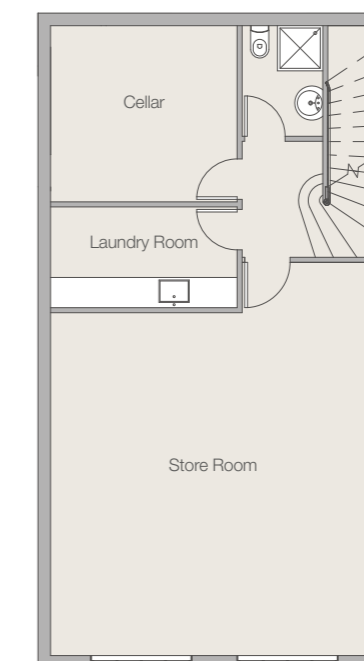
Ground floor



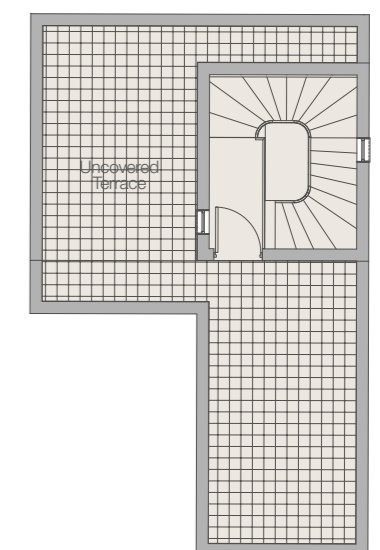
First floor



Lower ground floor



Roof Terrace





# Klaia

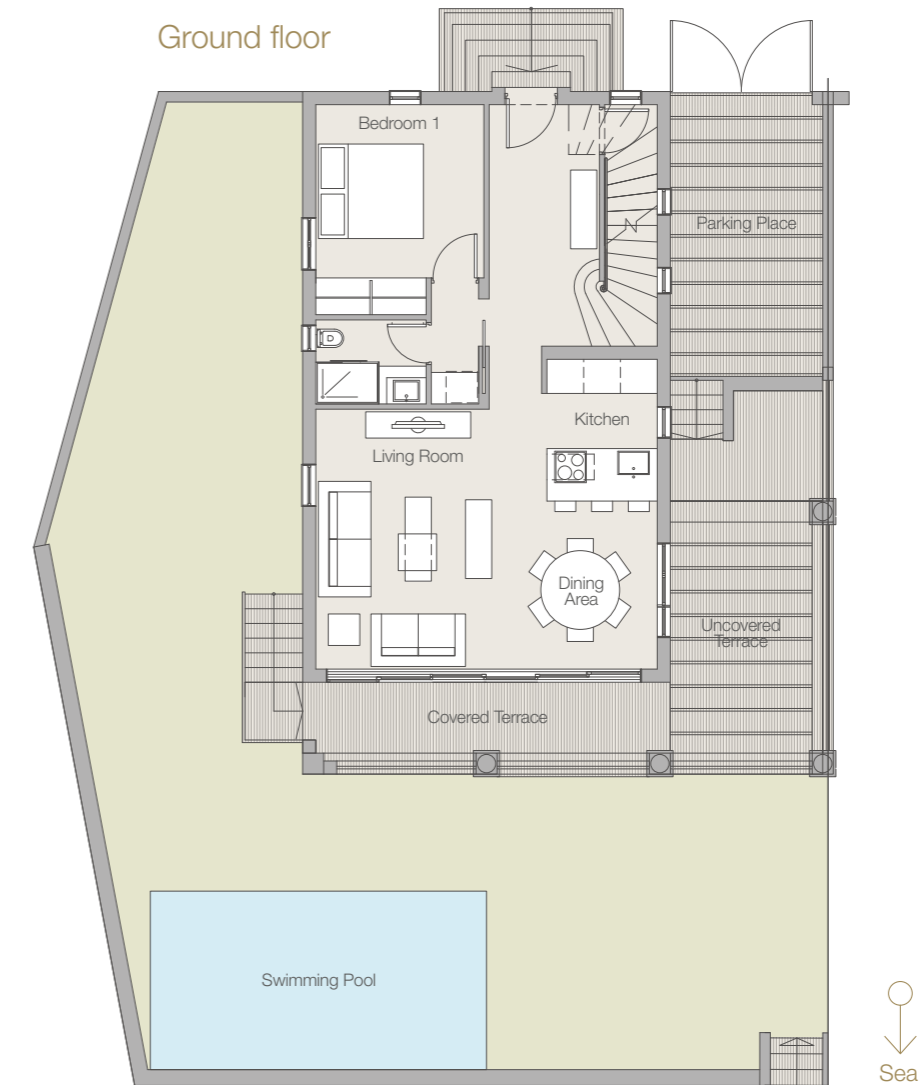
Island Villa plots 42 49 50 51 53 81 84

Three bedroom villa with swimming pool and private berth(s).

Wide arches and airy loggias characterise the classic design of the Klaia range. Personalised with private balconies and covered entrances, the villa also features spacious terraces and benefits from a variety of beautifully hand-crafted details.

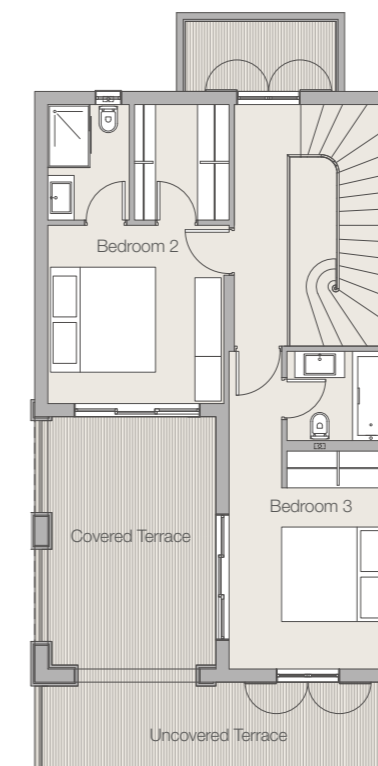


Ground floor

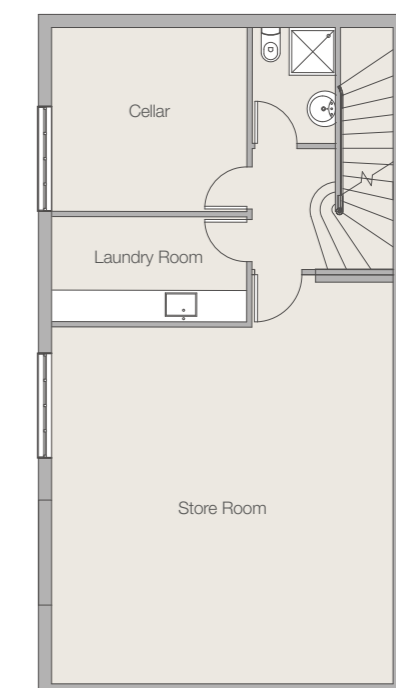


Plot 22

First floor



Lower ground floor





# Aktaie

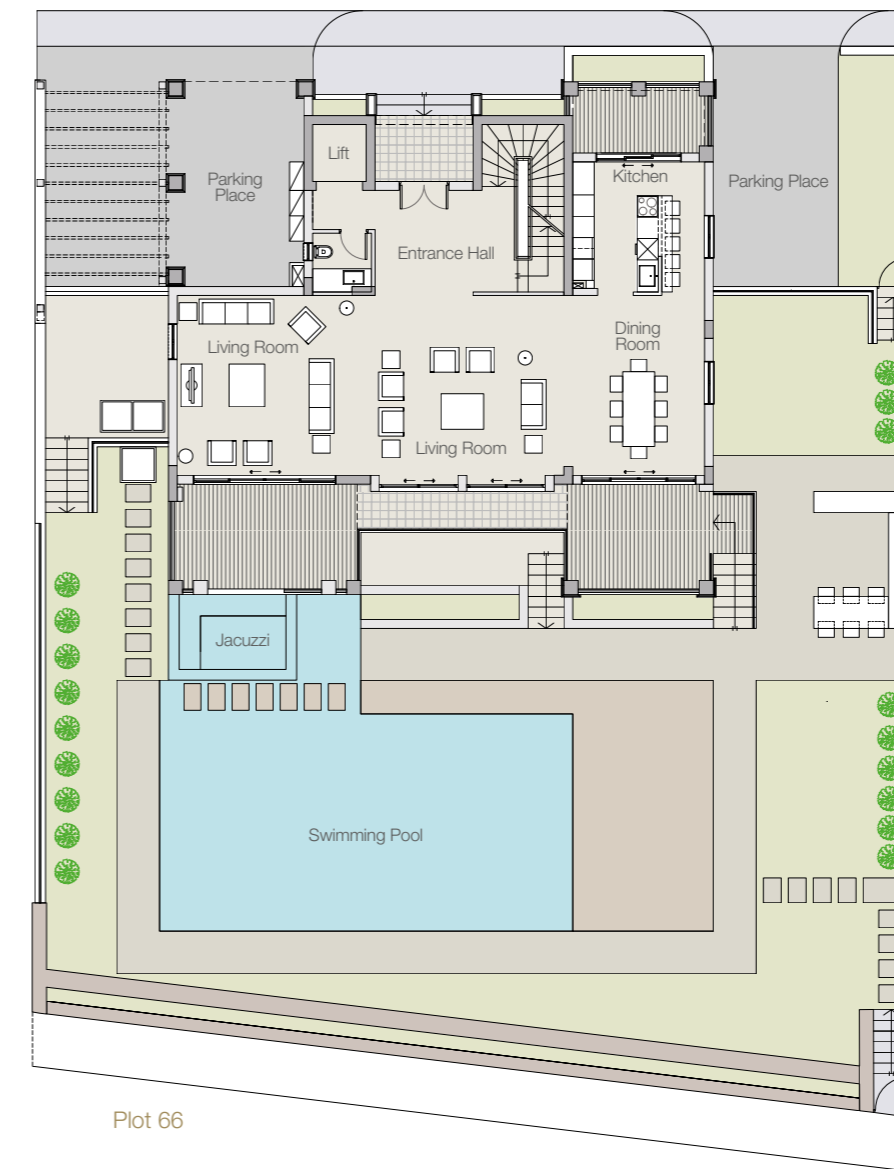
Island Villa plots 65 66 70

Four bedroom villa with private berth, swimming pool and jacuzzi.

High ceilings, classical pillars and traditional detailing are the signatures of this luxurious waterside home. A luminous, whitewashed villa, its grand rooms are wonderful spaces for entertaining or relaxing. Large windows flood the interior with natural light and offer outstanding views across the gardens to the Mediterranean.

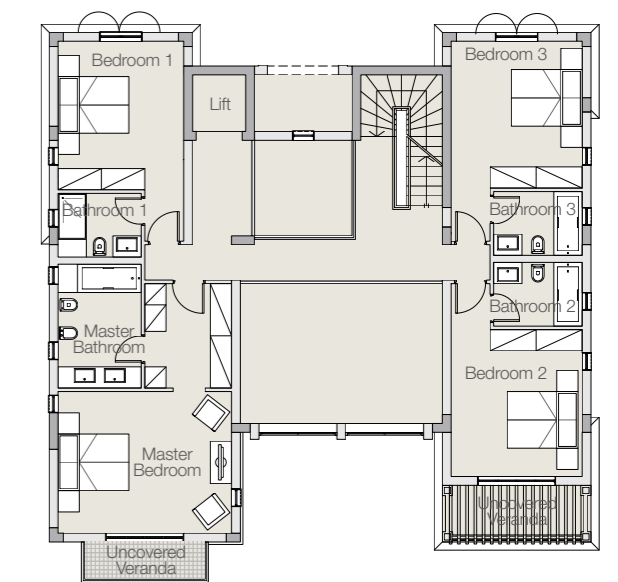


## Ground floor

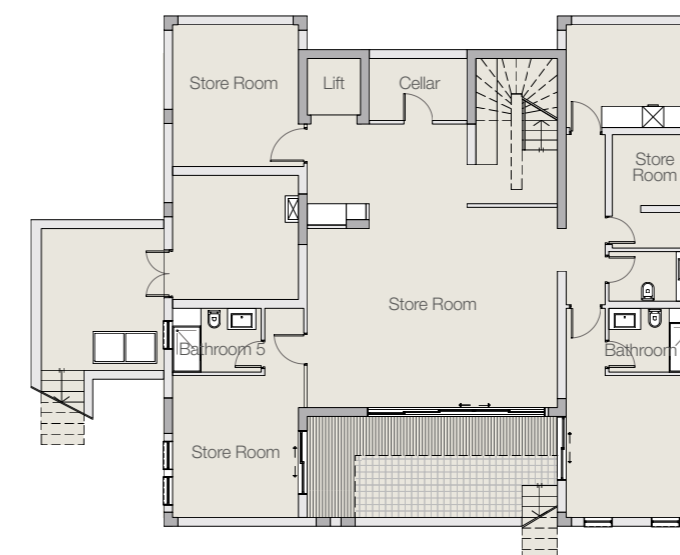


Plot 66

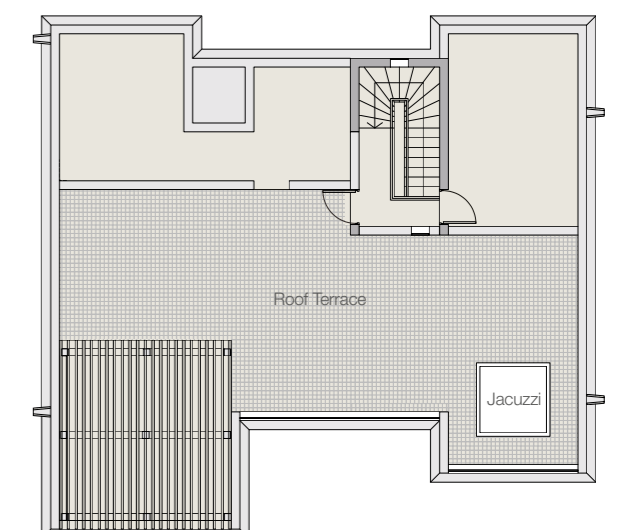
## First floor



## Lower ground floor



## Roof terrace



# Amphitrite

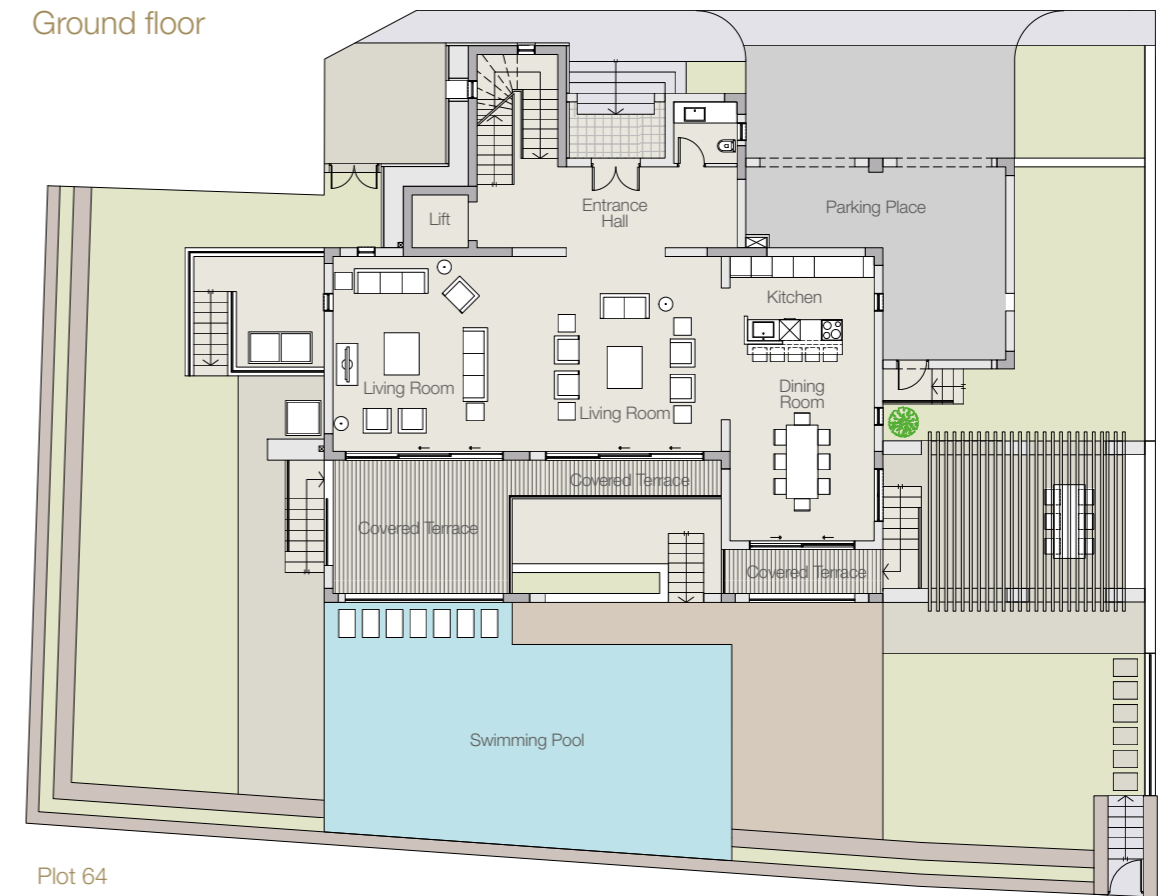
Island Villa plots 61 64

Four bedroom villa with private berth, swimming pool and jacuzzi.

The whitewashed walls and ochre stone detailing of the balconies and mouldings conjure a feel of the architecture of Greek temples. Set within imaginatively landscaped gardens with a swimming pool with direct access to the private berth, the villa seamlessly blends outside and interior spaces to create a comfortable and private family home.



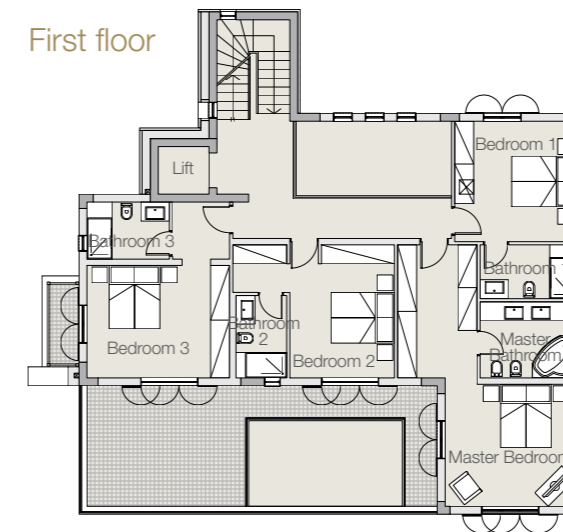
Ground floor



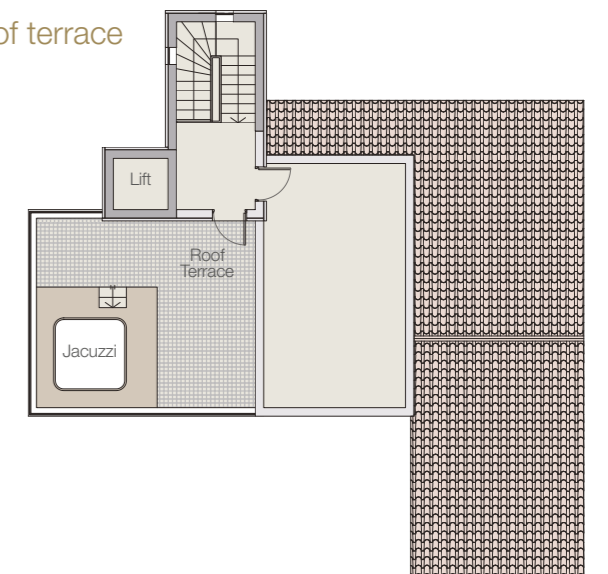
Plot 64



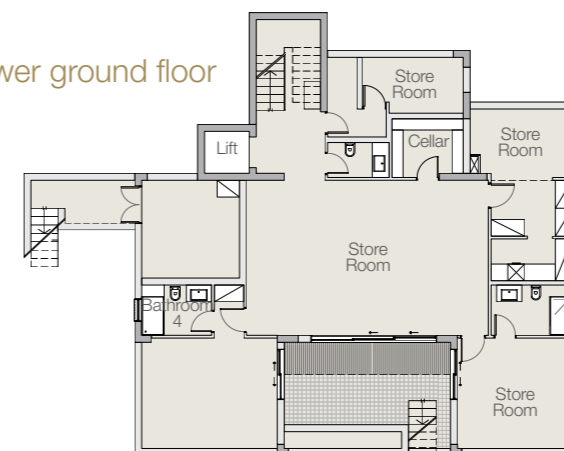
First floor



Roof terrace



Lower ground floor



# Galene

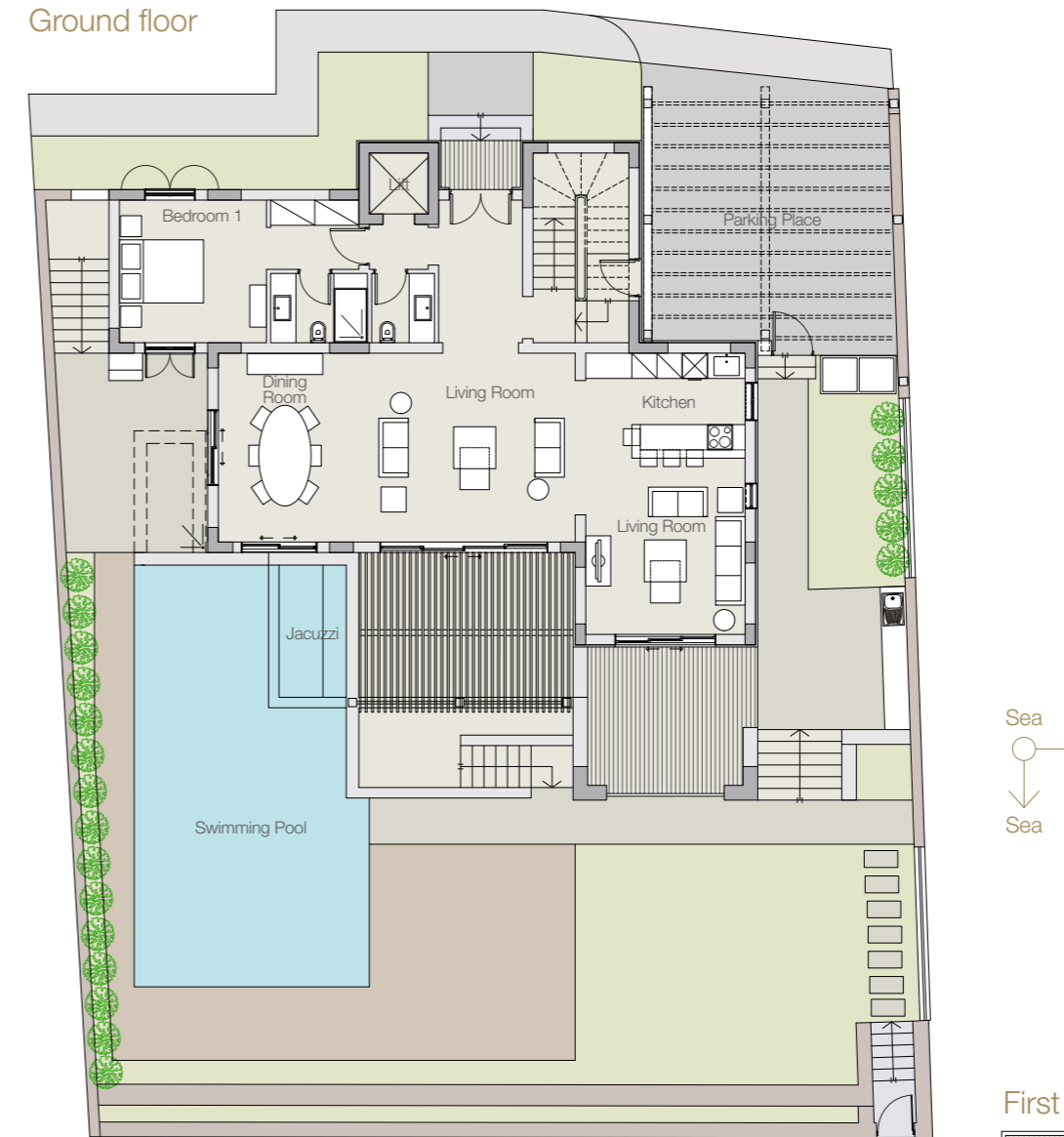
Island Villa plots 72 74 76 78

Four bedroom villa with private berth, swimming pool and jacuzzi.

Crafted in natural stone and wood and capped by terracotta roof tiles, Galene villas are an echo of classic Cypriot village houses in the heart of the Marina. The flower-draped pergola on the roof terrace and the graceful loggia are private yet social spaces with outstanding vistas of the swimming pool, the sea and the sky.

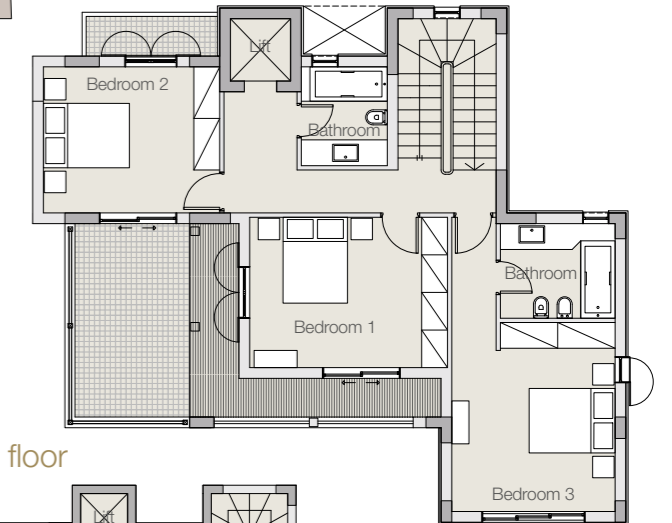


Ground floor

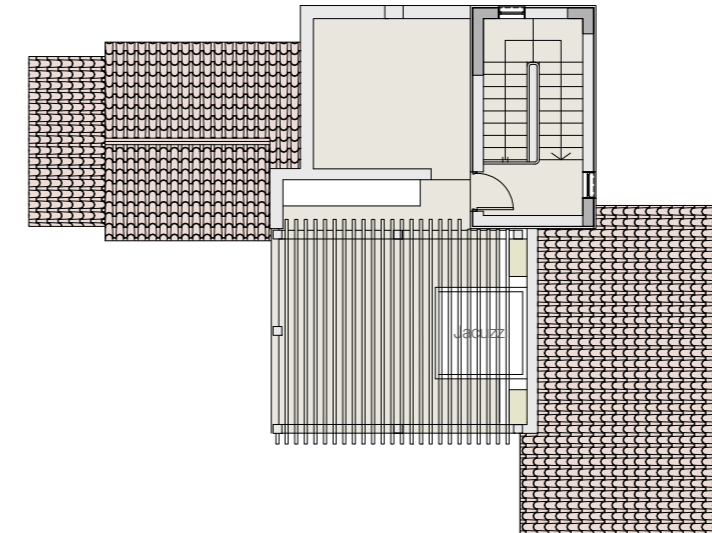


Plot 72

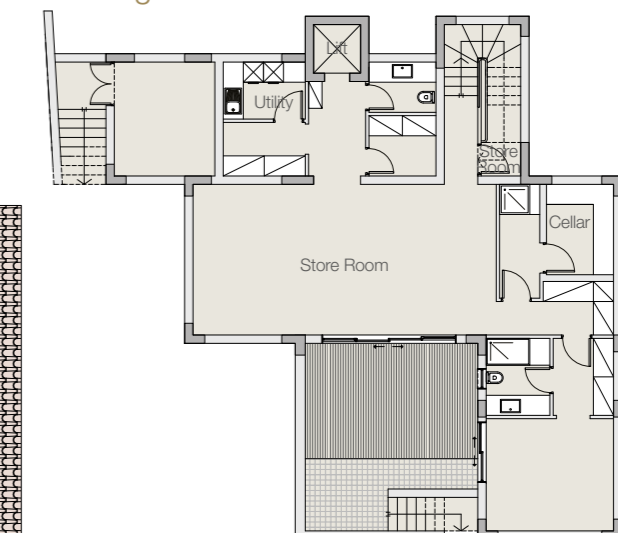
First floor



Roof Terrace



Lower ground floor

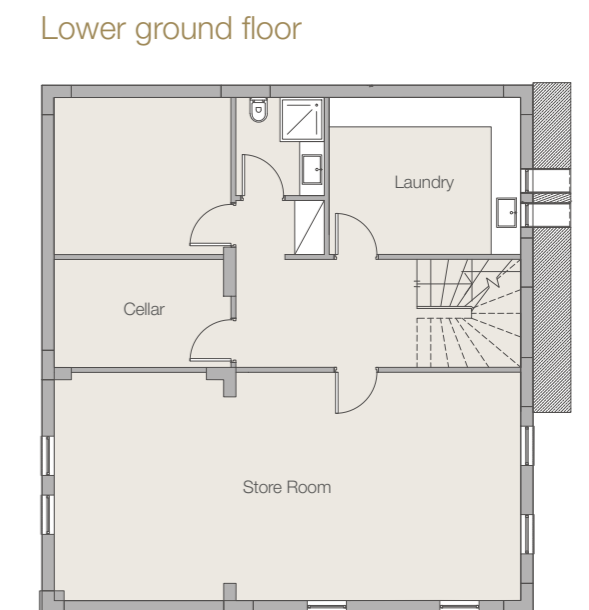
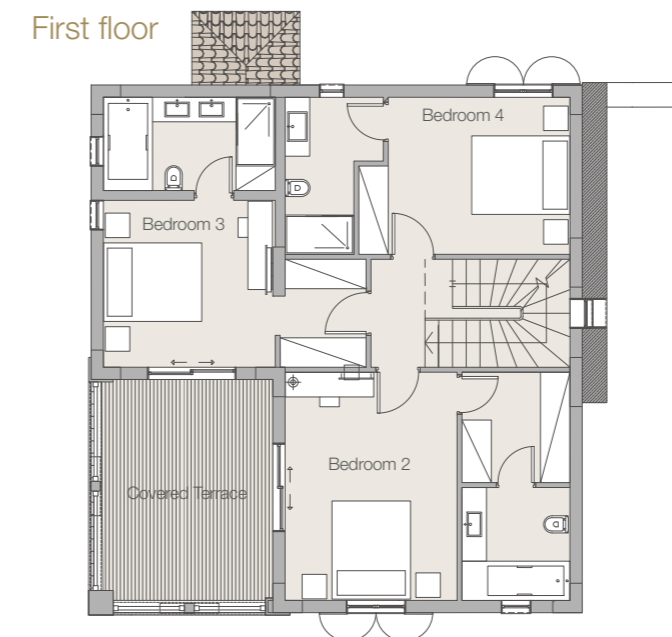
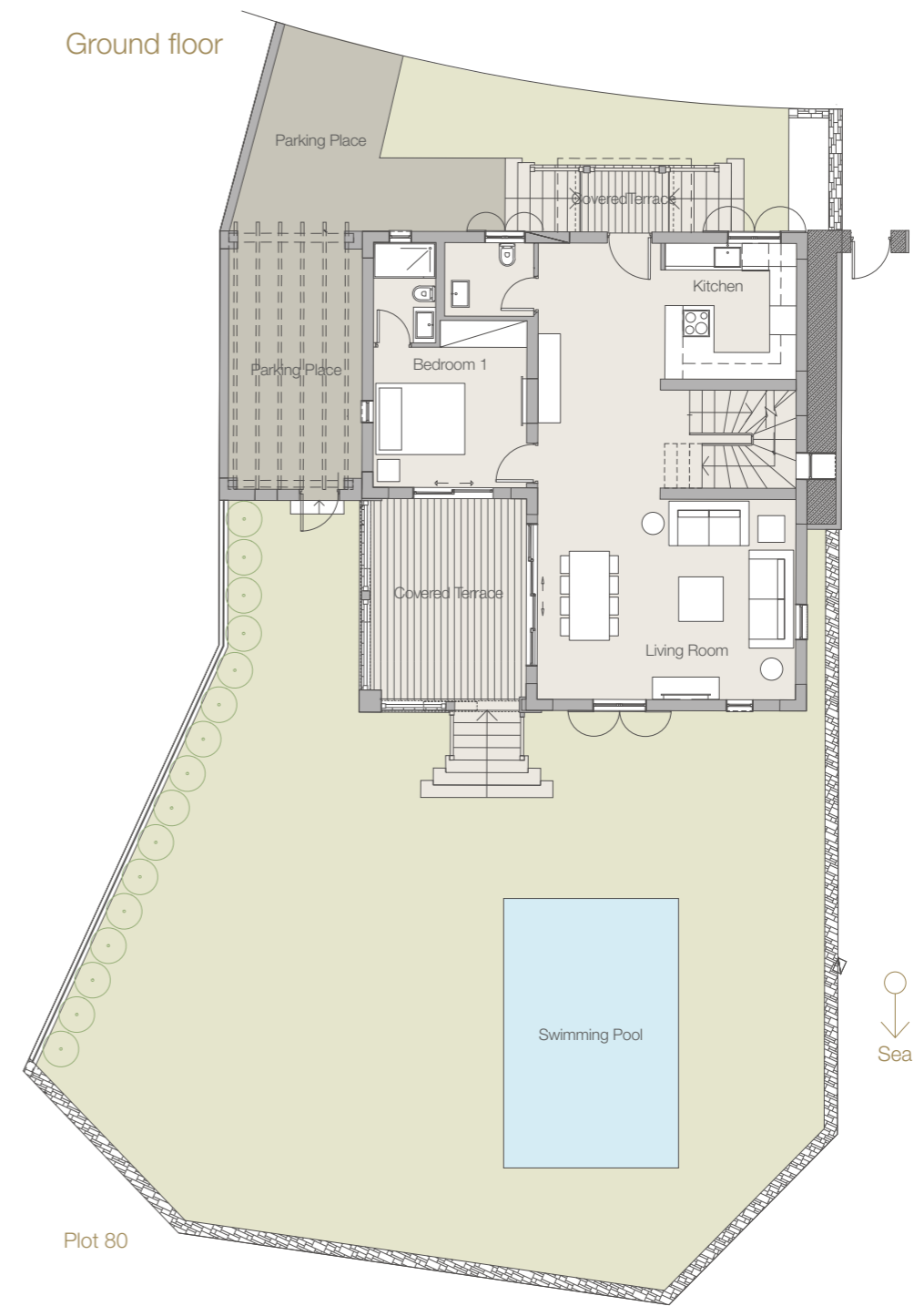


# Maira

Island Villa plot 80

Four bedroom villa with swimming pool and three private berths.

Crafted with natural materials of stone and wood, this spacious Mediterranean-style villa offers unobstructed views of the Marina and promenade, a swimming pool within a beautifully-landscaped private garden and three private berths.



# Pasithea

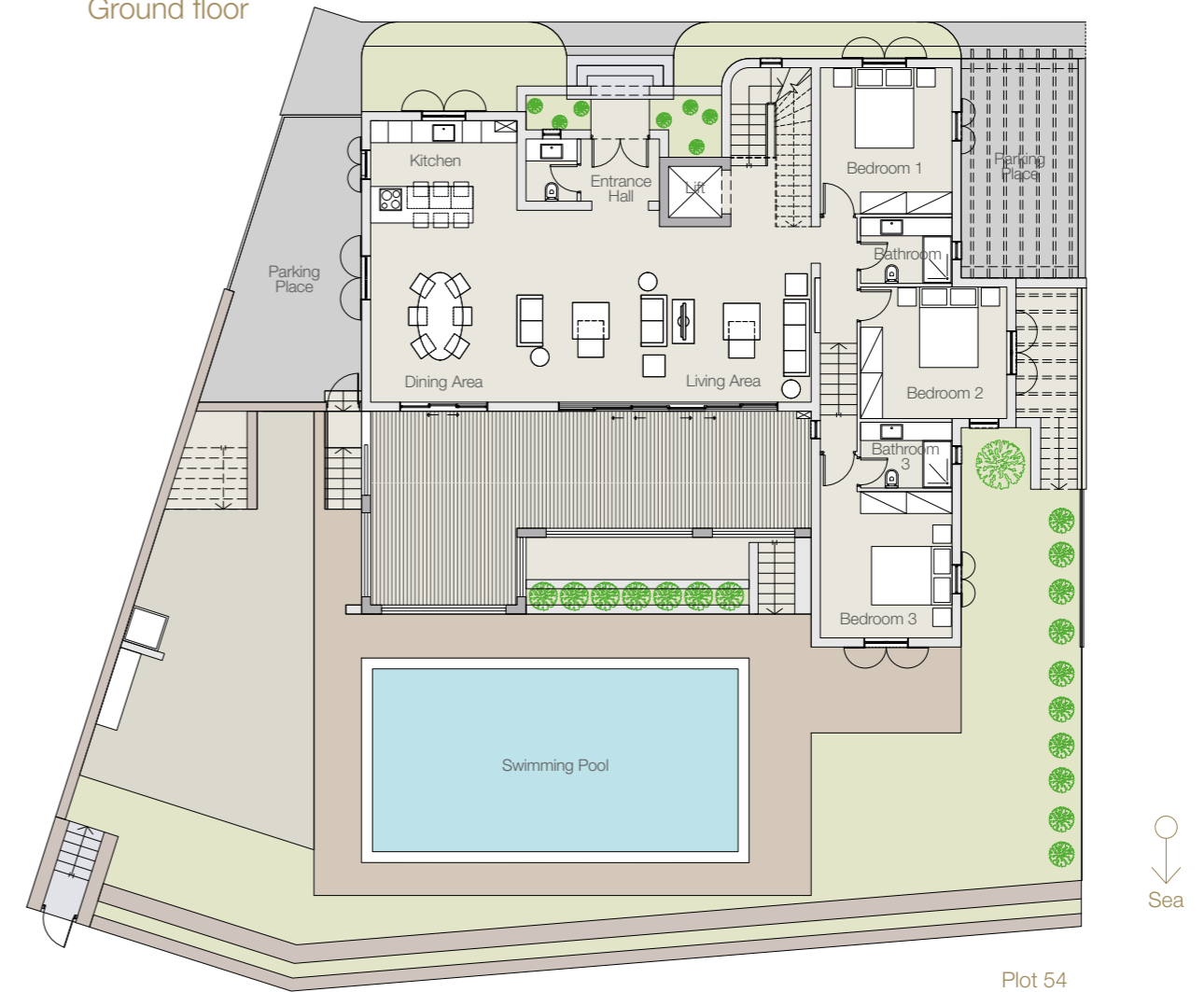
Island Villa plots 54 56 59 60

Four bedroom villa with private berth, swimming pool and jacuzzi.

The classical tone is set at the framed entrance to the villa and echoed throughout in details such as the finely turned balustrades and the exterior architectural moulding. Generous, light spaces across three floors are perfect for relaxed family life and lead out to the swimming pool, garden and the private berth. The large roof terrace offers unobstructed views in every direction.

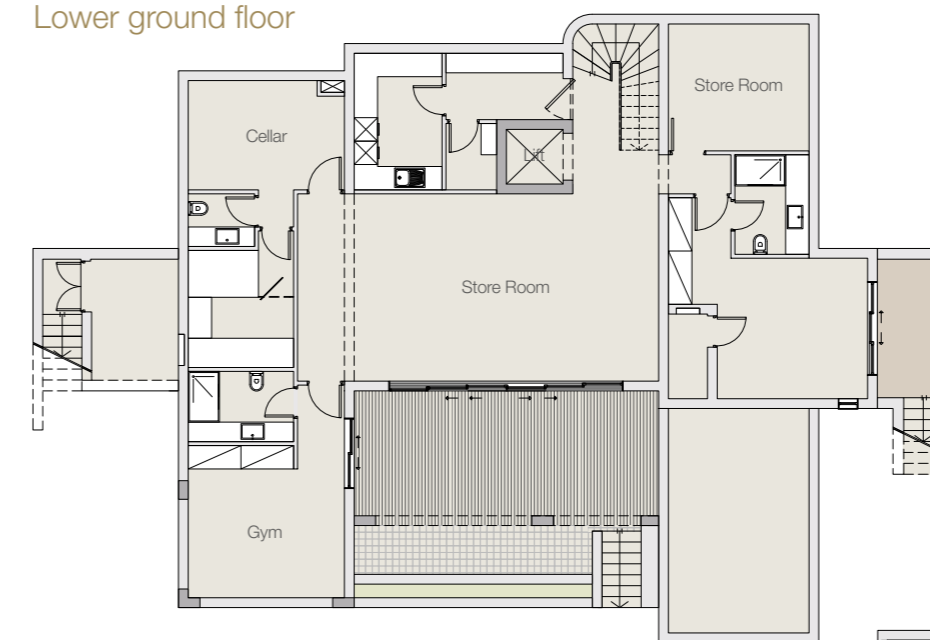


Ground floor

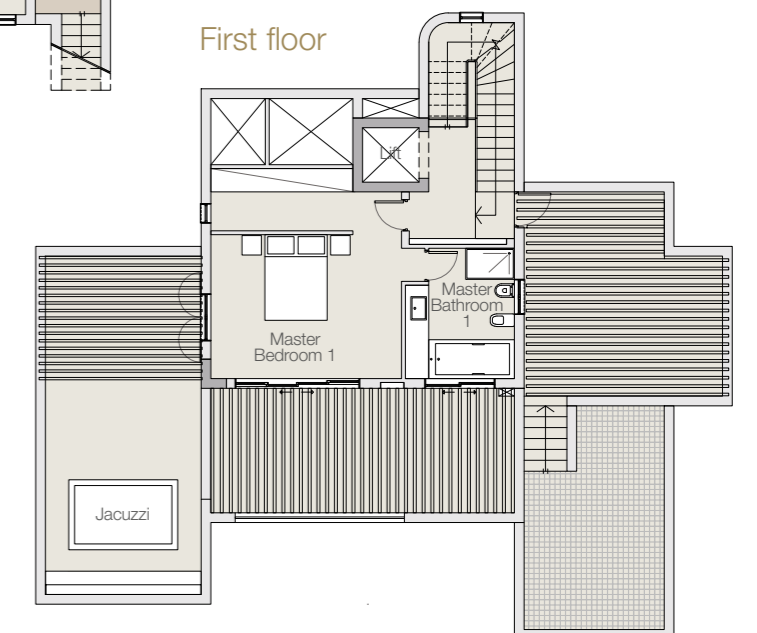


Plot 54

Lower ground floor



First floor







Exclusivity  
and privacy in  
the heart of  
the Marina.

## Ianassa Villa

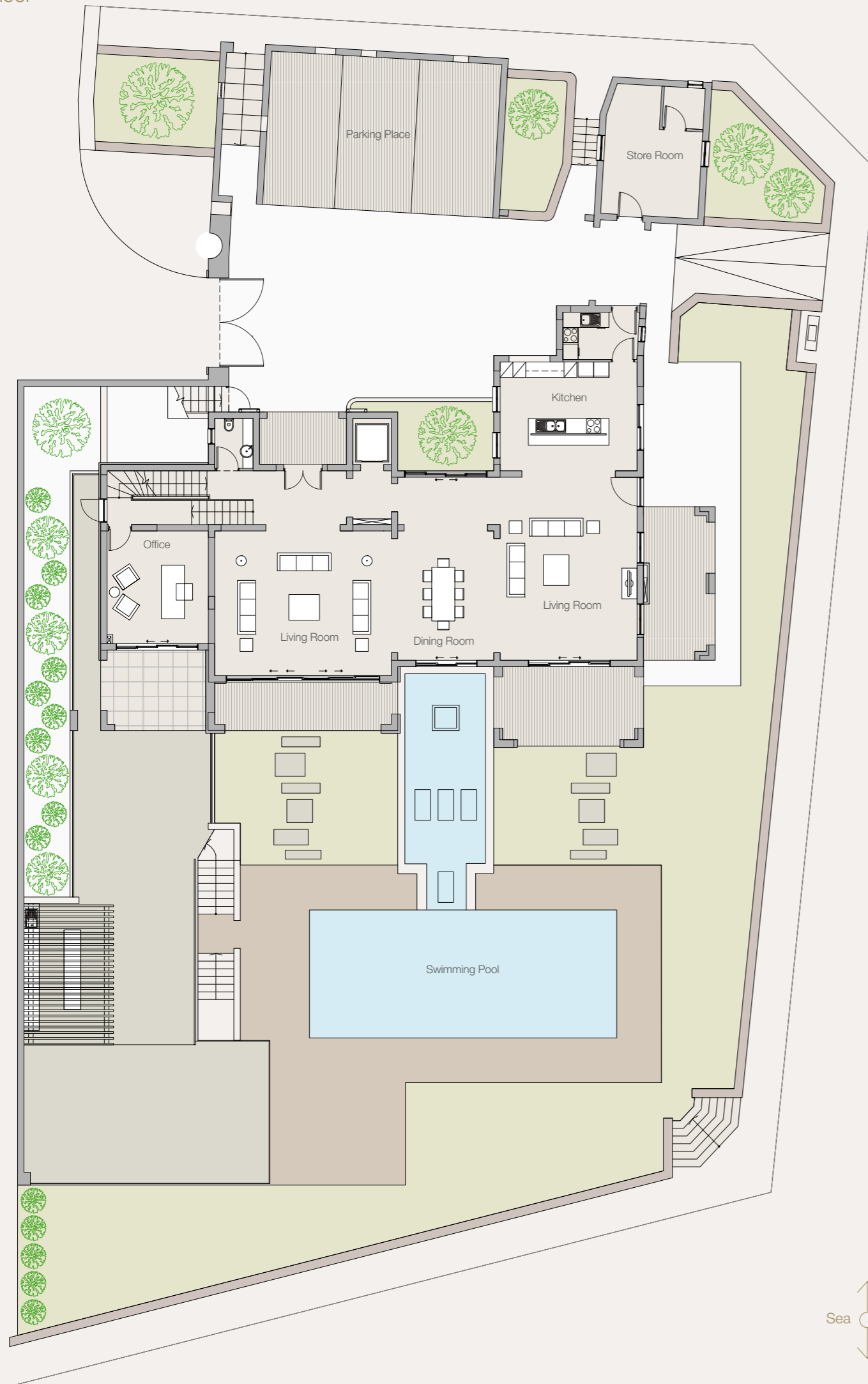
Island Villa plot 63

Four bedroom villa on a private island with two alongside superyacht berths (20m and 60m) – 1291sqm of land with 1284sqm of water.

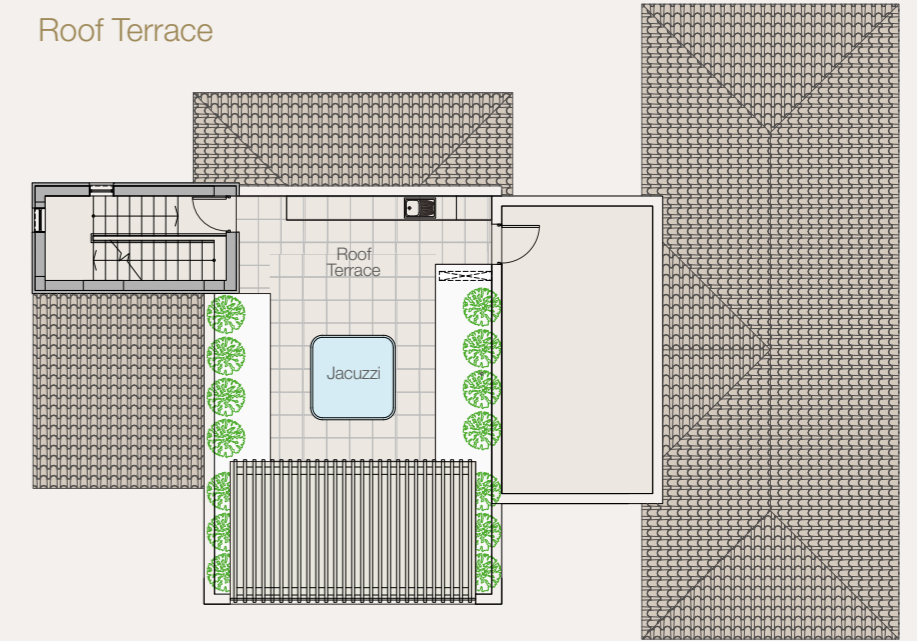
Connected to the mainland by a private bridge and approached through an imposing entranceway, this Island villa provides exclusivity and privacy in the heart of the Marina. A glistening white palace, the Ianassa Villa features high ceilings and light-filled spaces. Exquisite detailing features throughout, from the fine mouldings and ochre stonework to elegant pillars and traditional ironwork. Picture windows bring in the unparalleled sea views, with the roof terrace offering views across the extensive grounds and swimming pool to the private berths and the sparkling Mediterranean.



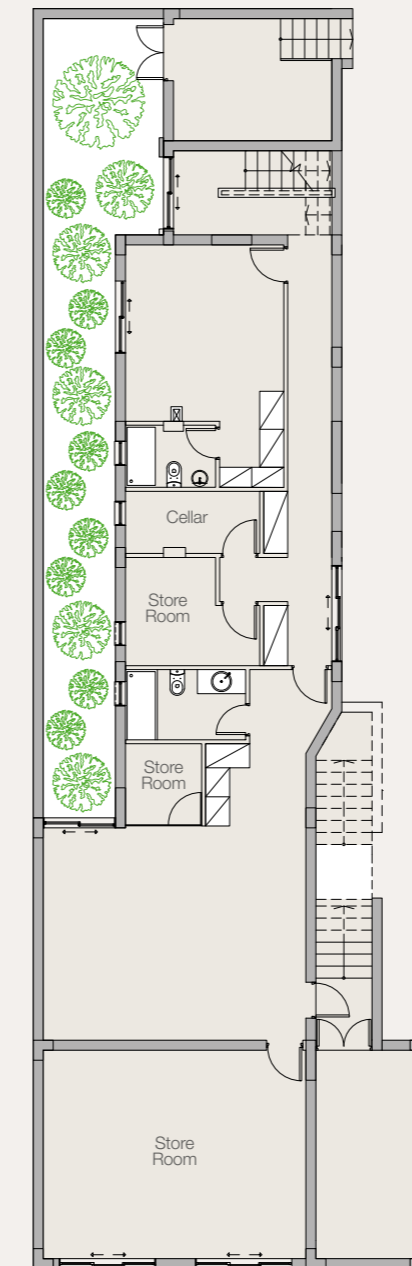
Ground floor



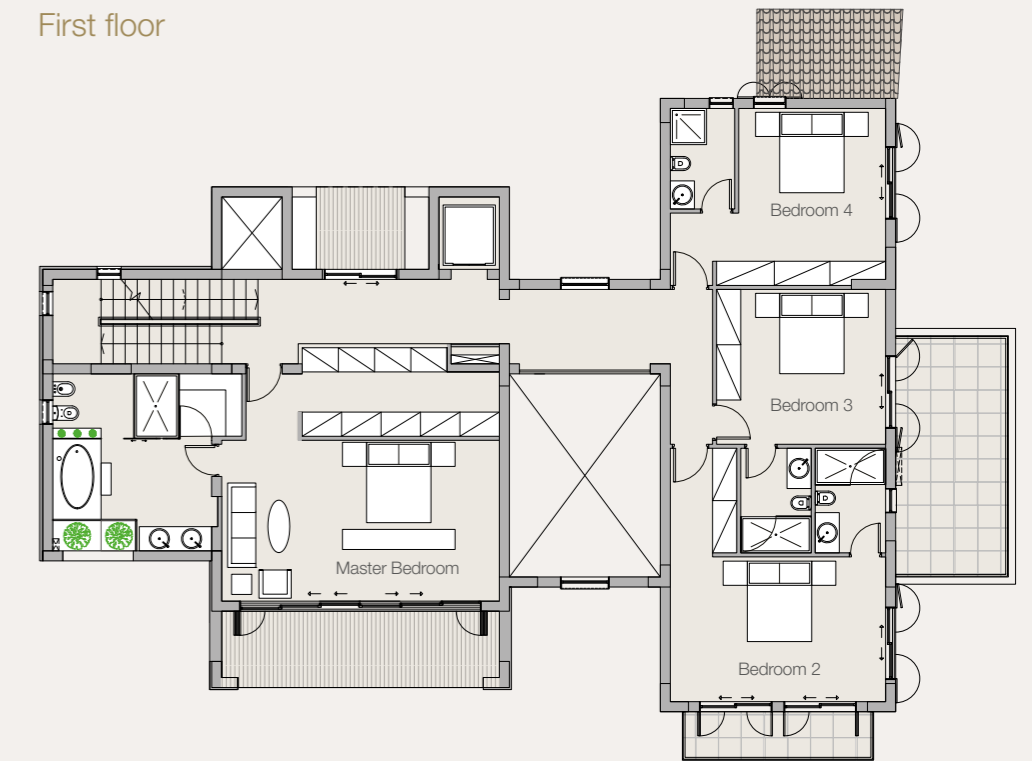
Roof Terrace



Lower ground floor



First floor



The pinnacle of  
waterside living.

## Neso Villa

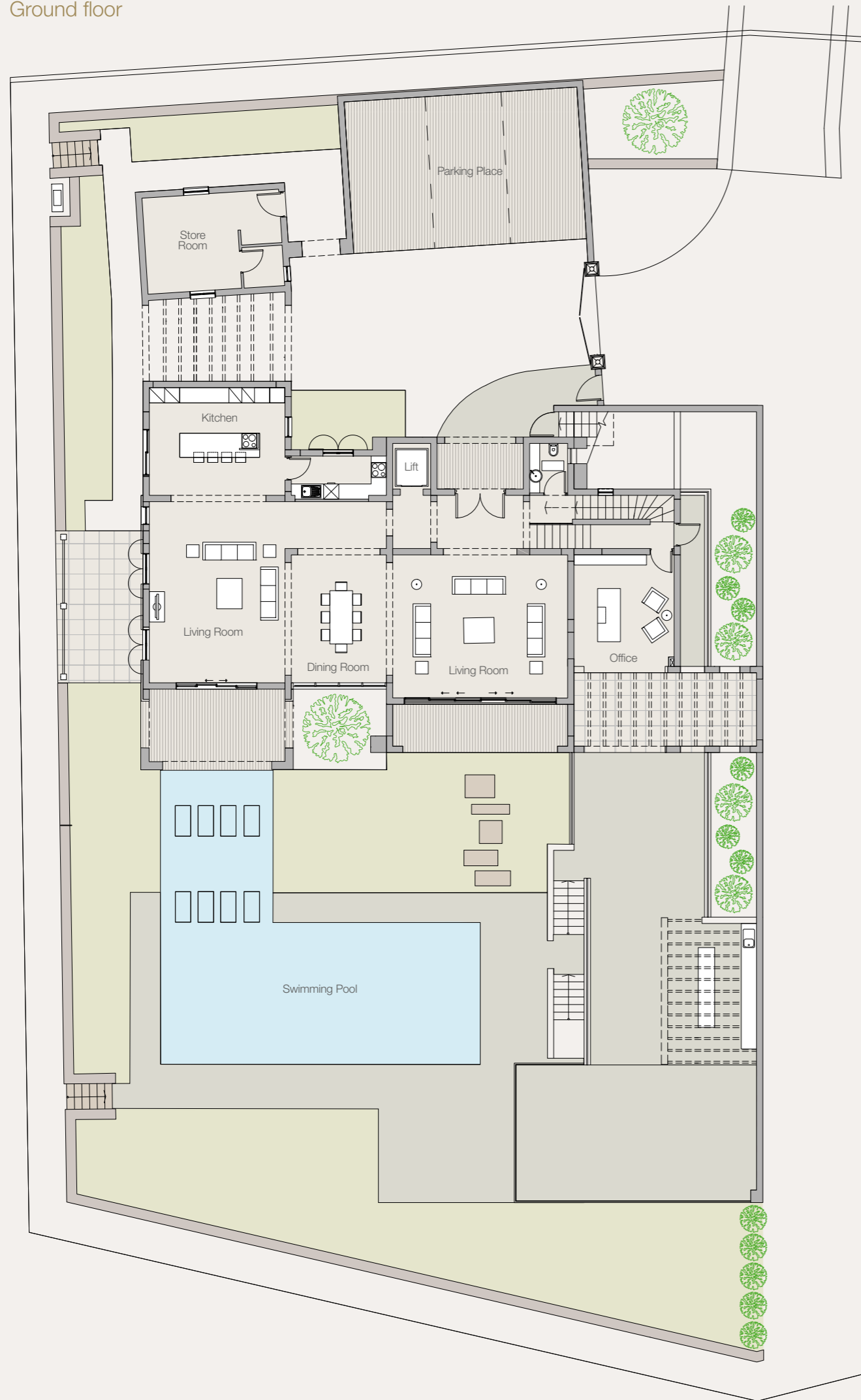
Island Villa plot 62

Four bedroom villa on a private island with two alongside superyacht berths (35m and 40m) – 1220sqm of land with 798sqm of water.

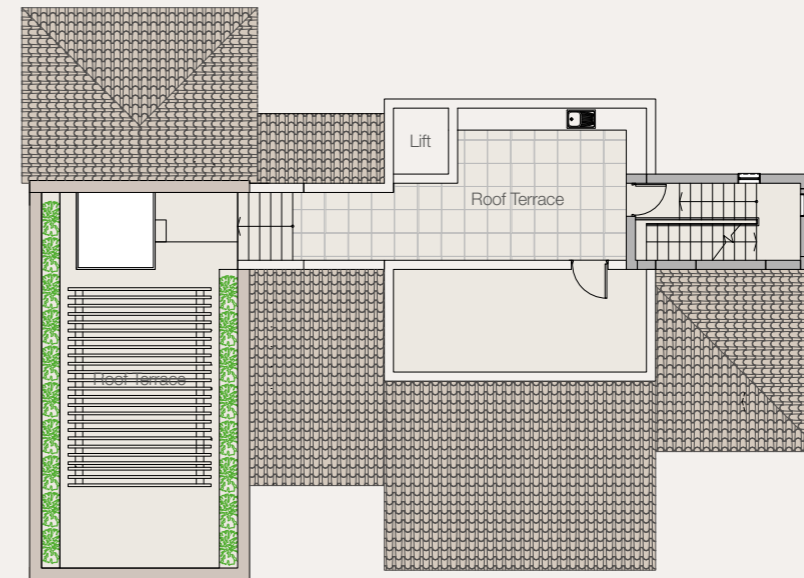
Situated on its own island and accessed by a private bridge, the stunning Neso Villa represents the pinnacle of waterside living. A statement building in scale and finish, this grand home reflects the vernacular style and showcases the finest in local craftsmanship, from the abundance of natural stone and the authentic ironwork to the rooftop pergola. Spacious rooms flow effortlessly across three levels while graceful arched loggias connect the house to the extensive landscaped grounds, offering 360-degree views of the sea and a swimming pool.



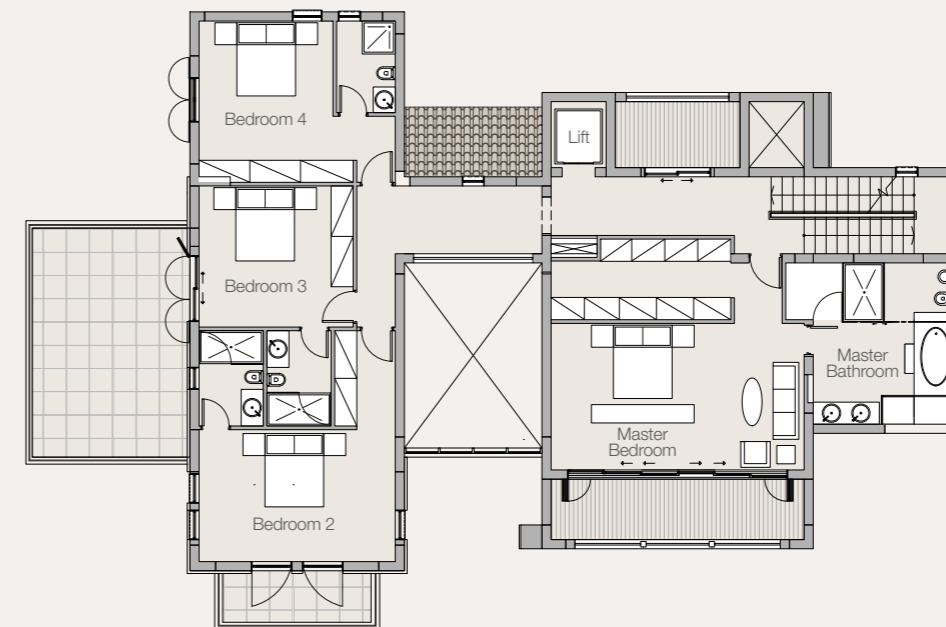
Ground floor



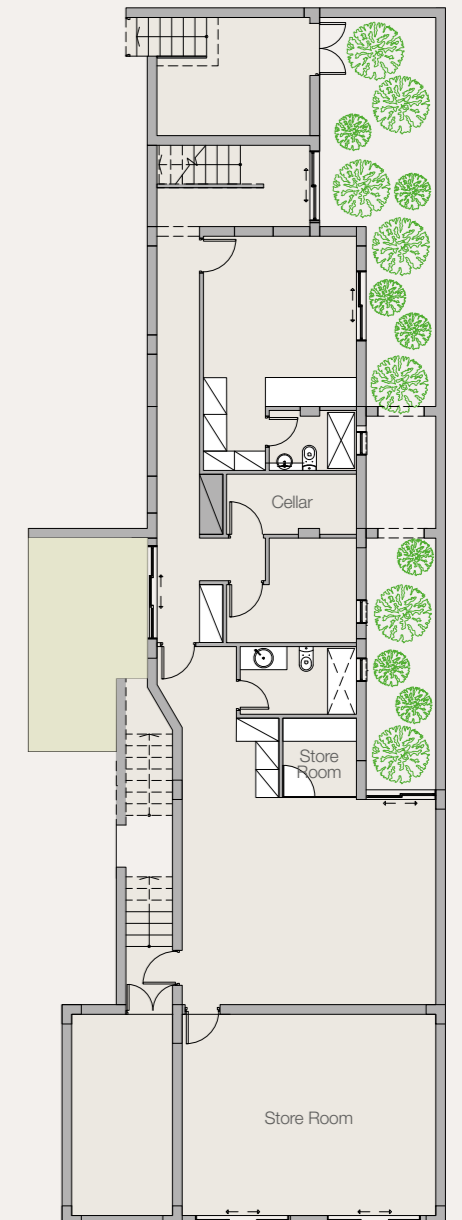
Roof Terrace



First floor



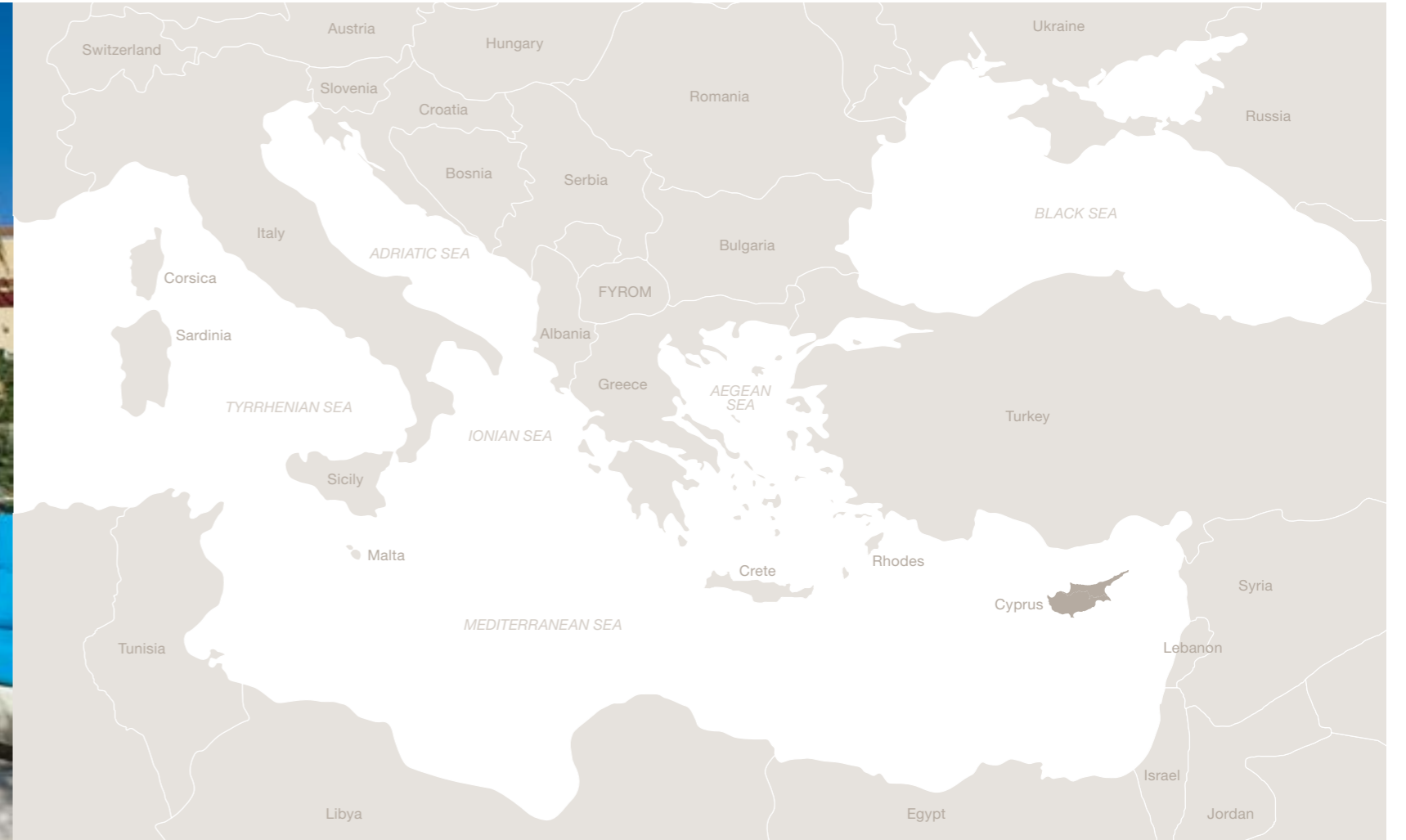
Lower ground floor





A vibrant yachting destination  
in the perfect location.

Longitude / Latitude  
34°40,0' N  
33°02,4' E



#### Local and international cruising destinations

Limassol Marina's beach, on the west side of the development, is the first port of call for a day of unrivalled relaxation. Just three nautical miles away, set amidst wild landscape with clear shallow waters, Lady's Mile is another secluded beach in the area frequented by local yachts.

Limassol Marina is within an easy sail of the most picturesque and popular coastal resorts in Cyprus. With one of the mildest winters in the Mediterranean (average temperatures of 14 degrees from November to February), the yachting season in Cyprus is almost limitless, offering safe anchorage in:

- Larnaca Marina
- St Raphael Marina
- Latchi Marina
- Pafos Limanaki Harbour
- Konnos Bay
- Pissouri Bay
- Coral Bay
- Fontana Amoroza
- Akrotiri Bay
- Protaras
- Ayia Napa

And further afield, there are the cruising destinations of Greece and the Greek Islands, Lebanon, Israel, Egypt and Turkey as well as the Suez Canal crossing to the Red Sea.

#### Berths

Up to 15m	426 berths
15m – 30m	182 berths
Superyachts (30m +)	35 berths
Depth of the Marina	3.5m – 9m

#### Marina Operator

Limassol Marina is operated and managed by Francoudi & Stephanou Marinas, combining the best of local expertise with the excellence in services and facilities.

#### Technical services and facilities

- Boatyard for light repairs and maintenance
- 100 ton travel lift
- 40 ton trailer
- Slipway

#### Marina services and facilities

- Monitoring VHF Channel 12
- Stable power provision up to 630 amps, 415v at 50Hz
- Fresh water
- 24-hour berthing assistance
- 24-hour security and CCTV
- Concierge services
- High speed fibre internet, telephone and IPTV
- WI-FI access
- Fuel station and bunker service
- Grey and black water pump-out system
- Waste oil pump-out system
- Bilge pump-out system
- Dedicated berth-side parking
- Crew facilities and changing rooms
- Buggy service



## Life in Cyprus.



With around 320 days of clear blue skies a year, sunshine in Cyprus is guaranteed. But it's not just the climate that makes it one of the most welcoming countries in the world. Located at the crossroads of three continents, the island has embraced the cultures of both East and West for thousands of years. Cyprus is one of the few easily accessible islands to have kept pace with the times while still preserving its charm and natural beauty. Breathtaking scenery, blue flag beaches and ancient landmarks are always just minutes away.

Cyprus has been an EU member since 2004 and the Euro is the local currency. A low cost of living is complemented by one of the most beneficial tax regimes in Europe, while a legal framework based on the English system makes buying property easy. The majority of Cypriots are fluent in English, with many also speaking Russian, German, French and Scandinavian languages. The national language is Greek.

An excellent infrastructure is enhanced by advanced communications, an exceptional medical care system and first-rate education. With one of the lowest crime rates in the EU, Cyprus is one of the safest countries in Europe. What's more, the island's stress-free lifestyle and minimal pollution make it one of the healthiest and most relaxing places to live.

## Living in Limassol.



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; and, for the golfing enthusiast, a range of championship courses. Such a beguiling mix has elevated Limassol to one of the foremost destination attractions in Europe, with an ever-increasing number of international carriers flying to the nearby airports of Larnaca and Pafos.



## Schedule of areas - Island Villas

Plot No.	Villa Name	No. of Bedrooms	Plot Area m <sup>2</sup>	Covered Area m <sup>2</sup>	Covered Terraces m <sup>2</sup>	Lower Ground Floor m <sup>2</sup>	Total Covered Area m <sup>2</sup>	Uncovered Terraces m <sup>2</sup>	Roof Terrace m <sup>2</sup>	Swimming Pool	Berths
42	Klaia	3	281	152	13	99	264	56	-	Yes	1x20m
46	Kalypso	3	220	138	12	90	240	30	45	Yes	2x15m
48	Kalypso	3	231	141	12	91	244	30	47	Yes	2x15m
49	Klaia	3	249	135	29	89	253	22	-	Yes	2x15m
50	Klaia	3	292	135	30	89	254	22	-	Yes	2x15m
51	Klaia	3	273	138	12	89	239	35	-	Yes	2x15m
52	Kalypso	3	260	138	12	89	239	30	47	Yes	2x15m
53	Klaia	3	261	141	12	91	244	35	-	Yes	2x15m
54	Pasithea	4	644	230	72	202	511	152	-	Yes	2x15m 1x20m
56	Pasithea	4	569	230	72	181	490	152	-	Yes	1x20m
59	Pasithea	4	577	230	69	198	507	152	-	Yes	1x18m
60	Pasithea	4	575	230	72	202	511	152	-	Yes	1x20m
61	Amphitrite	4	616	284	47	186	517	53	57	Yes	1x20m
62	Neso	4	1220	407	81	202	690	58	106	Yes	1x35m 1x40m
63	Ianassa	4	1291	407	77	202	686	47	75	Yes	1x20m 1x60m
64	Amphitrite	4	703	291	47	190	528	44	40	Yes	1x30m
65	Aktaie	4	646	285	54	192	531	30	118	Yes	1x25m
66	Aktaie	4	703	285	54	192	531	30	118	Yes	1x20m
70	Aktaie	4	591	285	54	192	531	30	118	Yes	1x18m
72	Galene	4	507	221	29	142	392	50	35	Yes	1x18m
74	Galene	4	488	221	29	142	392	50	78	Yes	1x18m
76	Galene	4	440	221	29	142	392	50	78	Yes	1x16m
78	Galene	4	480	221	29	142	392	50	35	Yes	1x20m
80	Maira	4	396	180	38	108	326	-	47	Yes	1x10m 1x15m 1x20m
81	Klaia	3	198	135	29	89	253	22	-	Yes	2x12m
83	Kalypso	3	205	138	12	89	239	35	45	Yes	2x12m
84	Klaia	3	207	135	29	89	253	22	-	Yes	2x12m
85	Kalypso	3	229	138	12	89	239	30	47	Yes	1x12m 1x15m

## Specifications

### Structure

- Reinforced concrete frame, in accordance with the regulations for anti-seismic design.

### Walls

- Exterior walls are 250mm thick, insulated as per the requirements of the European Directive 2002/91/EC on the energy performance of buildings.
- Internal walls are 100mm thick.

### Floors

- Entrance halls, living, dining and kitchen areas are paved with marble.
- Verandas, sundeck areas and basement are paved with ceramic tiles.
- Bathrooms are laid with marble floors.
- Bedrooms are fitted with floating parquet with 4mm solid wood top layer.
- Parking areas are paved with stone.

### Wall finishes

- External and internal surfaces have three coats of plaster and three coats of emulsion paint.
- Parts of external surfaces are lined with stone.
- Bathroom walls are lined with marble up to the height of the ceiling.
- Bathroom walls in the basement are lined with ceramic tiles.

### Ceilings

- Ceilings in kitchen, bathrooms and corridors are of plaster board treated with two coats of spatula and two coats of emulsion paint.
- All other ceilings are of fair faced concrete treated with two coats of spatula and two coats of emulsion paint.

### Doors and windows

- Entrance doors are of solid wood.
- All internal doors are imported ready-made for installation.
- External doors and windows are double-glazed with coloured aluminium sections.
- Bedroom external doors and windows are fitted with aluminium shutters.

### Wardrobes and kitchen cupboards

- Bedroom wardrobes and kitchen cupboards are imported, ready-made for installation.

### Sanitary ware and mixers

- Imported high-quality sanitary ware is installed complete with accessories.
- Vanity tops are made of Corian with wooden under-counter cupboards.
- Glazed cubicles are provided for shower trays.
- Tempered glass splash screens are provided for baths.

### Water supply

- Hot water to kitchen and bathrooms is supplied by solar panels.
- Pressurized system for hot and cold water is installed.
- Potable water is supplied to the kitchen.

### Electrical installations

- Interphone on the entrance door.
- TV points in living room and all bedrooms.
- Sockets for telephone and internet in living room and all bedrooms.
- Spotlights in kitchen, bathrooms and corridors.
- Lighting control system is installed in the living and dining areas.
- Security alarm system is installed with motion detection sensors.

### Air conditioning

- Complete installation of VRV system with concealed units.

### Heating

- Electric under-floor heating.

### Kitchen appliances

- Kitchen is pre-fitted with ceramic hob, electric oven, extractor hood, washing machine, dishwasher and refrigerator.

### External

- Reinforced concrete swimming pool finished with mosaic tiles.
- Soft and hard landscape.



Island Villas deliver luxury throughout and quality in every detail.