M08 – Residential building of contemporary apartments in short distance to the sea, in Limassol

Property status: Delivery - February 2026. The project is off plan

Location: Cyprus, Limassol (Potamos Germasogeias district)

This residential complex offers a distinctive layout of 18 apartments spread across four interconnected blocks, positioned in a quiet area near both the coast and city infrastructure. Located within walking distance of the beach and a major commercial avenue, the development combines access to daily conveniences with privacy and functional living space.

The project includes simplex, duplex, and triplex units with two and three bedrooms. All apartments are designed with a focus on maximizing space, natural light, and ventilation. Private and communal outdoor areas include landscaped terraces, roof gardens, and infinity pools in selected units. Each residence features covered parking, high-spec finishes, and a structural layout that eliminates traditional corridors, enhancing openness and comfort.

The architectural design incorporates a passive solar approach, energy-efficient glazing, and rooftop photovoltaic systems. All apartments meet the Nearly Zero Energy Building (NZEB) standard and are rated "A" for energy efficiency. Interiors are completed with premium materials, wood accents, modern kitchens, marble or wooden flooring, and designer lighting. The complex also offers advanced climate control systems, smart home integration options, and security features including video intercom and alarm systems.

Residents benefit from communal and private swimming pools, designated parking (with two spaces for triplexes), and roof gardens equipped with outdoor kitchen bars and Jacuzzi provisions. All plumbing and HVAC systems are optimized for sustainability and comfort, with water treatment, heat pump technology, and underfloor heating throughout.

The main features of the project and the units:

- Located in the Papas Area, Limassol
- 18 apartments: simplex, duplex, and triplex layouts
- 14 three-bedroom units and 4 two-bedroom units
- Covered parking for all units; two spaces for triplexes
- Landscaped roof gardens with kitchen bars and Jacuzzi provision
- Private and communal swimming pools (infinity pools for select units)
- Natural marble or semi-solid wood flooring
- Designer kitchens with matching wall panels
- Sanitary ware by top European brands
- Video intercom, alarm system, and secure entry
- Photovoltaic panels for electricity and hot water production
- Energy class A; NZEB-compliant (25% solar energy)
- Underfloor heating and VRV air-conditioning with concealed ducting
- Smart home system provision for lighting, blinds, sound, and HVAC
- Centralized water system with filtration and treatment
- South-facing orientation for passive solar benefit
- Floor-to-ceiling glazed windows with shading elements

The project has an EPC certificate with "A" energy efficiency rating.

Area & Prices

101 -Apartment
Beds: 2 Area: 113 m^2

€ 855,000 + VAT

Inside Area: 85 m2	Storage Room: 2
Covered Veranda: 14 m2	Swimming Pool: private
Price per sq.m: € 7,566	

102 -Apartment
Beds: 3 Area: 212 m^2

€ 1,430,000 + VAT

Inside Area: 125 m2	Storage Room: 2
Covered Veranda: 28 m2	Swimming Pool: private
Price per sq.m: € 6,745	

103 -Apartment
Beds: 3 Area: 212 m^2

€ 1,450,000 + VAT

Inside Area: 125 m2	Storage Room: 2
Covered Veranda: 28 m2	Swimming Pool: private
Price per sq.m: € 6,840	

104 -Apartment
Beds: 3 Area: 212 m^2

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106 -Apartment

Beds: 2 Area: 113 m^2

€ 855,000 + VAT

Inside Area: 85 m2	Storage Room: 2
Covered Veranda: 14 m2	Swimming Pool: communal
Price per sq.m: € 7,566	

201 -Two-level penthouse

Beds: 3 Area: 237 m^2

€ 1,720,000 + VAT

Inside Area: 148 m2	Storage Room: 2
Covered Veranda: 53 m2	Swimming Pool: communal
Price per sq.m: € 7,257	

202 -Two-level penthouse

Beds: 3 Area: 237 m^2

€ 1,720,000 + VAT

Inside Area: 148 m2	Storage Room: 2
Covered Veranda: 53 m2	Swimming Pool: communal
Price per sq.m: € 7,257	

203 -Two-level penthouse

Beds: 3 Area: 237 m^2

€ 1,705,000 + VAT

Inside Area: 148 m2	Storage Room: 2
Covered Veranda: 53 m2	Swimming Pool: communal
Price per sq.m: € 7,194	

204 -Two-level penthouse

Beds: 3 Area: 237 m^2

€ 1,705,000 + VAT

204 -Two-level penthouse

Beds: 3 Area: 237 m^2

€ 1,705,000 + VAT

Inside Area: 148 m2	Storage Room: 2
Covered Veranda: 53 m2	Swimming Pool: communal
Price per sq.m: € 7,194	

205 -Apartment

Beds: 2 Area: 113 m^2

€ 855,000 + VAT

Inside Area: 85 m2	Storage Room: 2
Covered Veranda: 14 m2	Swimming Pool: communal
Price per sq.m: € 7,566	

206 -Apartment

Beds: 2 Area: 113 m^2

€ 855,000 + VAT

Inside Area: 85 m2	Storage Room: 2
Covered Veranda: 14 m2	Swimming Pool: communal
Price per sq.m: € 7,566	

301 -Three-level Penthouse

Beds: 3 Area: 311 m^2

€ 2,050,000 + VAT

Inside Area: 175 m2	Storage Room: 2
Covered Veranda: 40 m2	Swimming Pool: communal
Price per sq.m: € 6,592	

302 -Three-level Penthouse

Beds: 3 Area: 311 m^2

€ 2,050,000 + VAT

Inside Area: 175 m2	Storage Room: 2
Covered Veranda: 40 m2	Swimming Pool: communal
Price per sq.m: € 6,592	

401 -Two-level penthouse

Beds: 3 Area: 246 m^2

€ 1,680,000 + VAT

401 -Two-level penthouse

Beds: 3 Area: 246 m^2

€ 1,680,000 + VAT

Inside Area: 125 m2	Storage Room: 2
Covered Veranda: 57 m2	Swimming Pool: communal
Price per sq.m: € 6,829	

402 -Two-level penthouse

Beds: 3 Area: 234 m^2

€ 1,595,000 + VAT

Inside Area: 125 m2	Storage Room: 2
Covered Veranda: 45 m2	Swimming Pool: communal
Price per sq.m: € 6,816	

403 -Two-level penthouse

Beds: 3 Area: 234 m^2

€ 1,595,000 + VAT

Inside Area: 125 m2	Storage Room: 2
Covered Veranda: 45 m2	Swimming Pool: communal
Price per sq.m: € 6,816	

404 -Two-level penthouse

Beds: 3 Area: 246 m^2

€ 1,680,000 + VAT

Inside Area: 125 m2	Storage Room: 2
Covered Veranda: 57 m2	Swimming Pool: communal
Price per sq.m: € 6,829	

Sold & Reserved Properties

Map Location
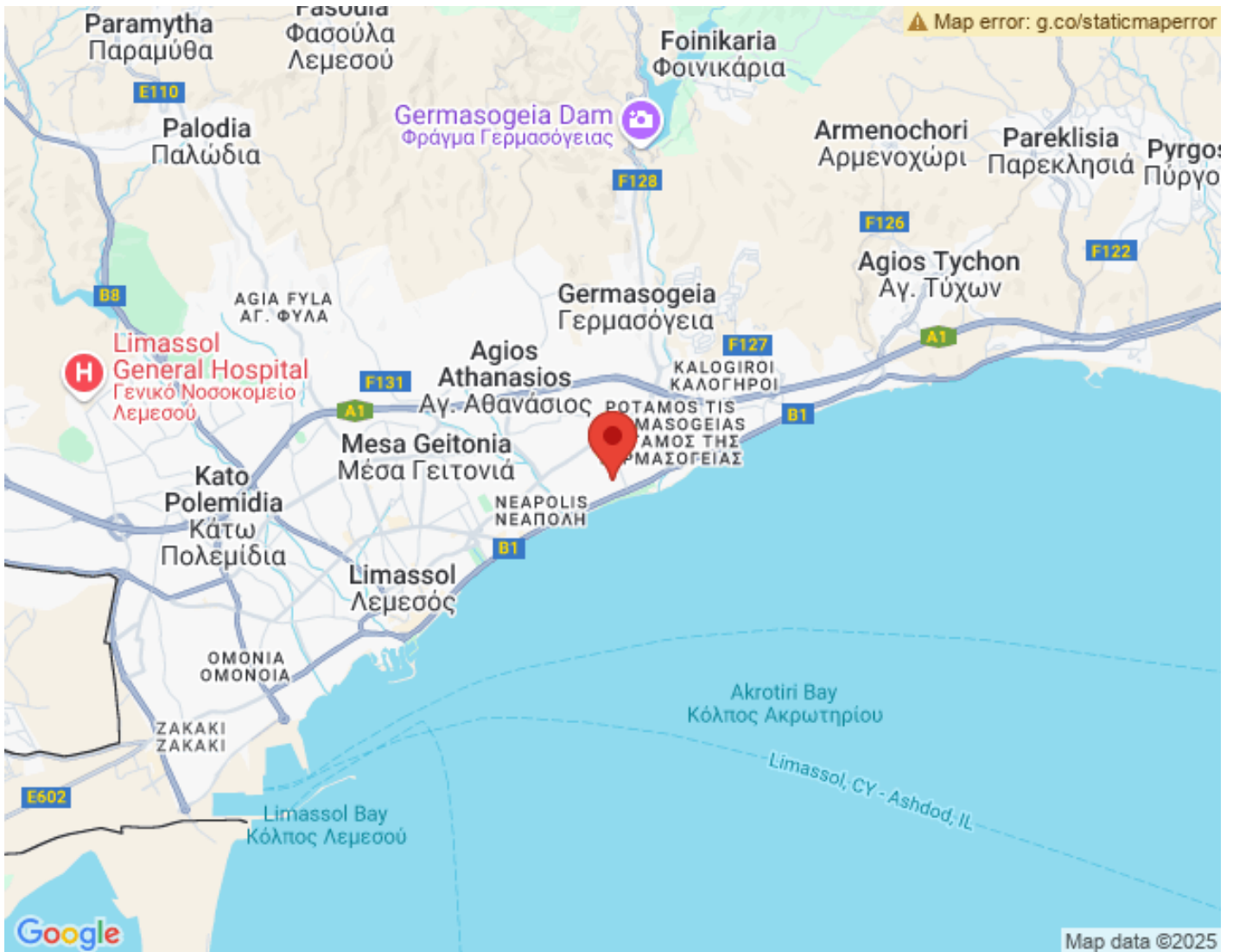
Site Map & Floor Plans

FLOOR PLAN

TWO-BEDROOM SIMPLEX APARTMENTS

TYPE A

Indoor Area	85 m²
Covered Veranda	14 m²
Uncovered Veranda	–
Common Area Share	14 m²
Store Room	6 m²
Total Covered Area	119 m²
Restrooms	2
Private Pool	NO
Jacuzzi	NO
Roof Garden	NO
Fireplace	NO
Parking Spaces	1
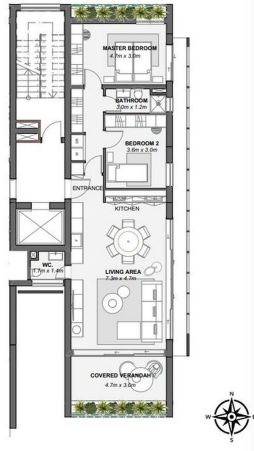
FLOOR PLANS

THREE-BEDROOM DUPLEX APARTMENTS

TYPE C

Indoor Area	148 m²
Covered Veranda	53 m²
Uncovered Veranda	12 m²
Common Area Share	24 m²
Store Room	9 m²
Total Covered Area	233 m²
Restrooms	4
Private Pool	NO
Jacuzzi	NO
Roof Garden	NO
Fireplace	NO
Parking Spaces	1
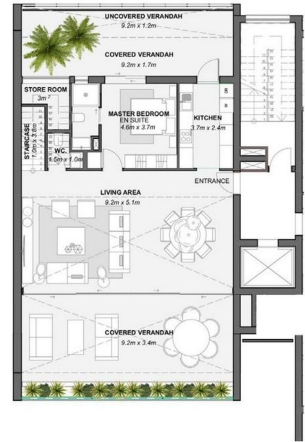
FLOOR PLAN

THREE-BEDROOM SIMPLEX APARTMENTS

TYPE B

Indoor Area	125 m²
Covered Veranda	28 m²
Uncovered Veranda	39 m²
Common Area Share	20 m²
Store Room	6 m²
Total Covered Area	179 m²
Restrooms	2
Private Pool	YES
Jacuzzi	NO
Roof Garden	NO
Fireplace	YES
Parking Spaces	1

FLOOR PLANS

THREE-BEDROOM TRIPLEX PENTHOUSES

TYPE D

Indoor Area	175 m²
Covered Veranda	40 m²
Uncovered Veranda	68 m²
Common Area Share	28 m²
Store Room	6 m²
Total Covered Area	249 m²
Restrooms	5
Private Pool	NO
Jacuzzi	YES
Roof Garden	YES
Fireplace	NO
Parking Spaces	2

3RD FLOOR

STAIRCASE
2.1m x 3.8m

BEDROOM 2
EN SUITE
5.4m x 3.4m

BEDROOM 3
EN SUITE
5.4m x 3.4m

4TH FLOOR

BAR

KITCHEN

STAIRCASE

ENTRANCE

LIVING AREA
15.0m x 4.7m

WC.
1.7m x 1.4m

COVERED VERANDAH
4.7m x 3.0m

5TH FLOOR
ROOF TERRACE

STAIRCASE

UNCOVERED
VERANDAH

WC.
1.7m x 1.4m

JACUZZI

5TH FLOOR
ROOF TERRACE

JACUZZI
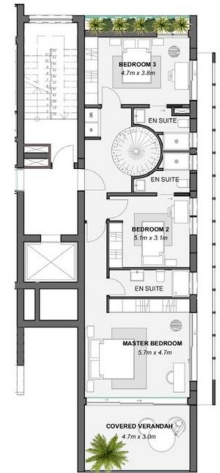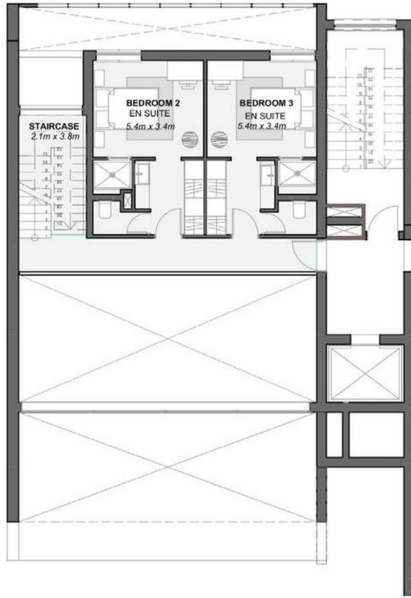
COVERED VERANDAH
9.2m x 2.8m

UNCOVERED
VERANDAH
9.2m x 3.25m

STAIRCASE

FLOOR PLANS

THREE-BEDROOM DUPLEX PENTHOUSES

Indoor Area	125 m²
Covered Veranda	57 m²
Uncovered Veranda	44 m²
Common Area Share	20 m²
Store Room	10 m²
Total Covered Area	211 m²
Restrooms	2
Private Pool	NO
Jacuzzi	YES
Roof Garden	YES
Fireplace	YES
Parking Spaces	1

TYPE E

4TH FLOOR

MASTER BEDROOM
6.6m x 3.4m

BEDROOM 2
4.9m x 3.0m

BEDROOM 3
4.1m x 3.0m

EN SUITE

BATHROOM
2.5m x 1.9m

KITCHEN

ENTRANCE

LIVING AREA
9.2m x 5.7m

FIREPLACE

COVERED VERANDAH
9.2m x 3.0m

STAIRCASE