



BEACHFRONT RESIDENCES

HIGH LIFE
APARTMENTS

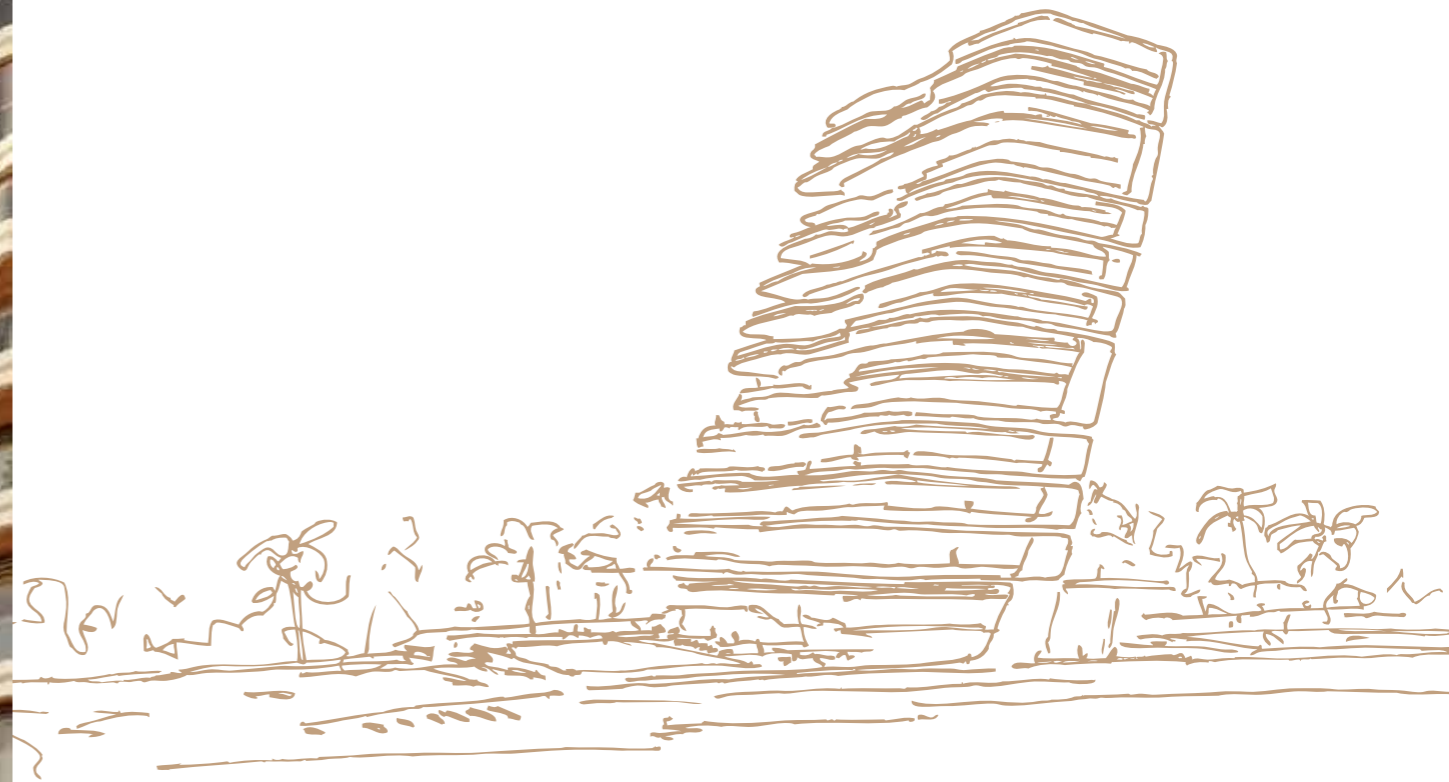
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- 2. INTRODUCTION/LOCATION/14
- 3. CHOICE OF PROPERTIES/22
- 4. PLANS/26
- 5. INTERIORS/44
- 6. SIGNATURE FINISHES/58

**SPLENDID
BEACHFRONT
DEVELOPMENT
WITH EXCLUSIVE
SEA VIEWS**



DESIGNED
BY LONDON'S LEADING
ARCHITECTURE
AND DESIGN STUDIO

*All 3D images consist of indicative information and the project can differ insignificantly from the displayed images



A TRULY FRONT LINE LOCATION – NOTHING BETWEEN YOU AND THE SEA

Beachfront Residences is a splendid development located right on the beachfront in the area of Amathunda, in one of the largest cities of the island with its vibrant life. The prime location, direct access to the beach and spectacular sea views are just some of the upscale and unpretentious vibes that define luxury living.

The project consists of 23 units that have been carefully planned so as to astonish its residents with distinctive design and highend finishes as well as provide ultimate comfort for a unique lifestyle. The penthouses enjoy spacious roof gardens, private swimming pools and breathtaking panoramic views of the Mediterranean Sea.



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MAJOR BENEFITS

- DESIGNED BY LONDON'S LEADING INTERNATIONAL ARCHITECTURE AND DESIGN STUDIO
- A TRULY FRONT LINE LOCATION – NOTHING BETWEEN YOU AND THE SEA
- BREATHTAKING PANORAMIC SEA VIEWS DESIGNED TO ENJOY LIVING AT ITS BEST

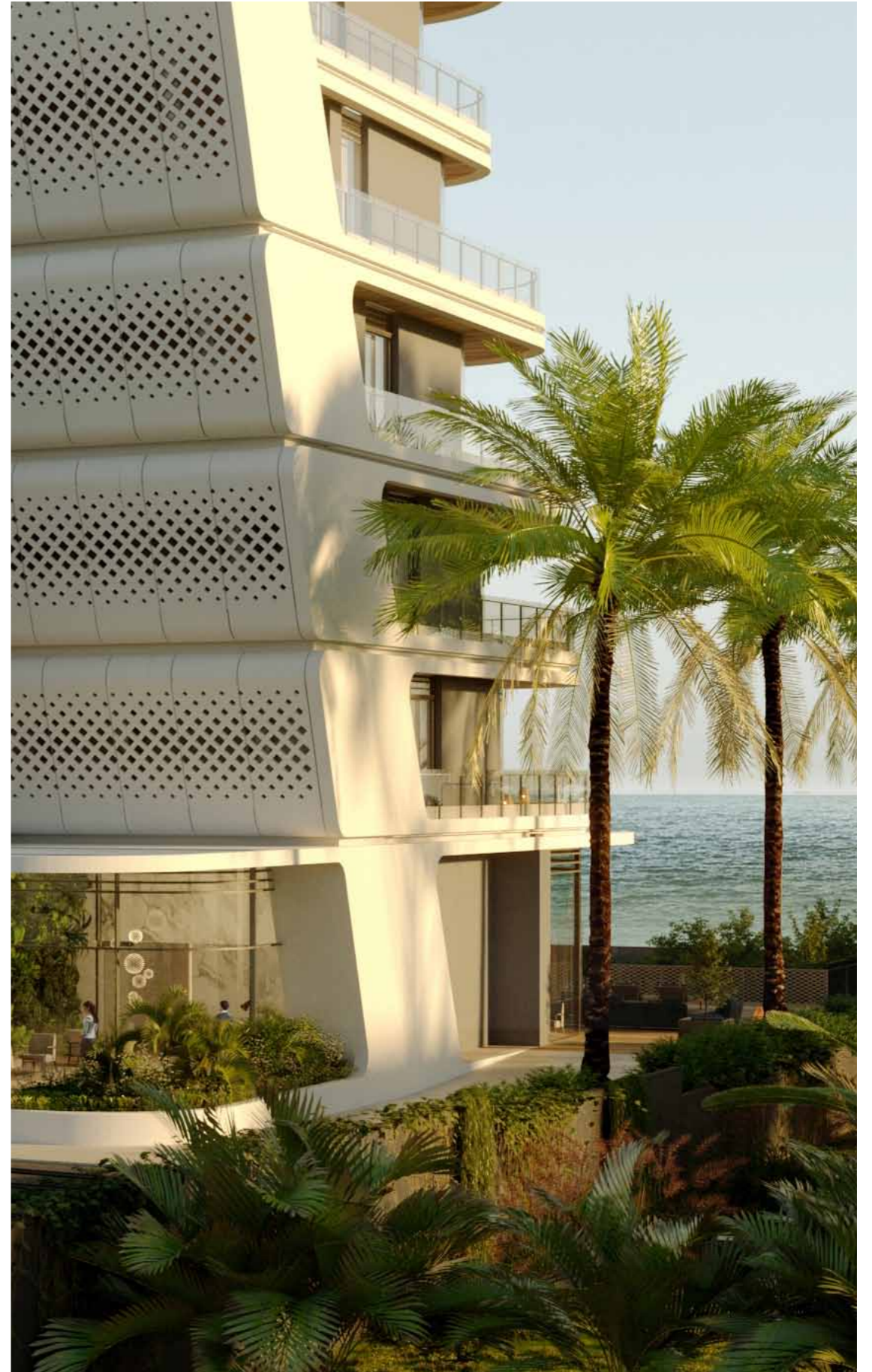
- **HOTEL-STYLE FACILITIES:** CONCIERGE, SPA, OUTDOOR POOL, HEATED INDOOR POOL, GYM AND UNDERGROUND PARKING

- MOST PRESTIGIOUS NEIGHBORHOOD WITH THE BEST 5-STAR HOTELS, SIGNATURE DINING AND GOLDEN SANDY BEACHES



MAJOR BENEFITS

- HIGH CEILINGS (3.15 METERS NET)
- TOP STANDARD FINISHES (HIGH DOORS 2.4 M, SECURITY ENTRANCE DOORS, ALUMINUM WINDOW FRAMES WITH THERMAL BRAKE, HIGH QUALITY BUILTIN FURNITURE)
- PENTHOUSES WITH PRIVATE ROOF GARDENS & SWIMMING POOLS



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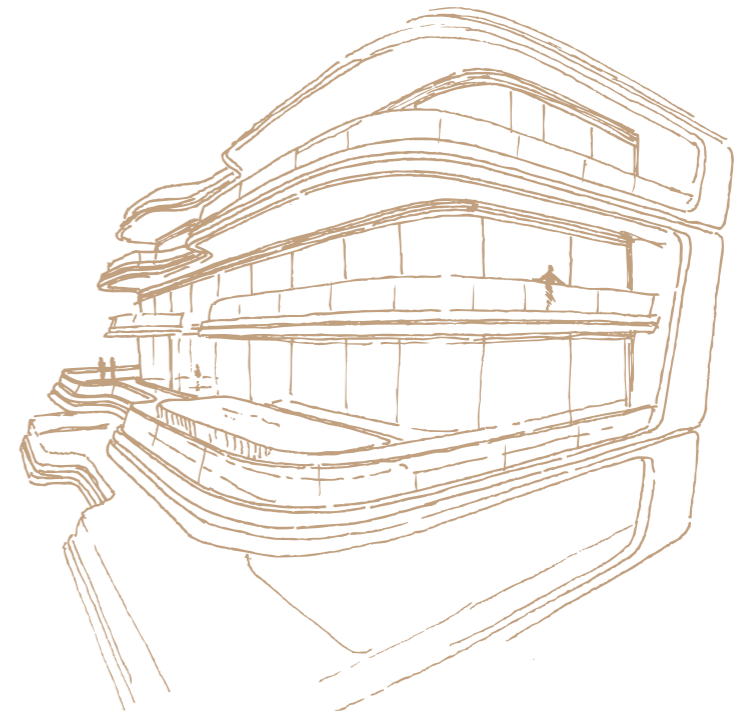
*All 3D images consist of indicative information and the project can differ insignificantly from the displayed images

HOTEL-STYLE FACILITIES: CONCIERGE, SPA, OUTDOOR POOL, HEATED INDOOR POOL, GYM AND UNDERGROUND PARKING



2

ONE OF THE MOST
PRESTIGIOUS
NEIGHBORHOOD WITH
THE BEST 5-STAR HOTELS,
SIGNITURE DINING
AND GOLDEN SANDY
BEACHES

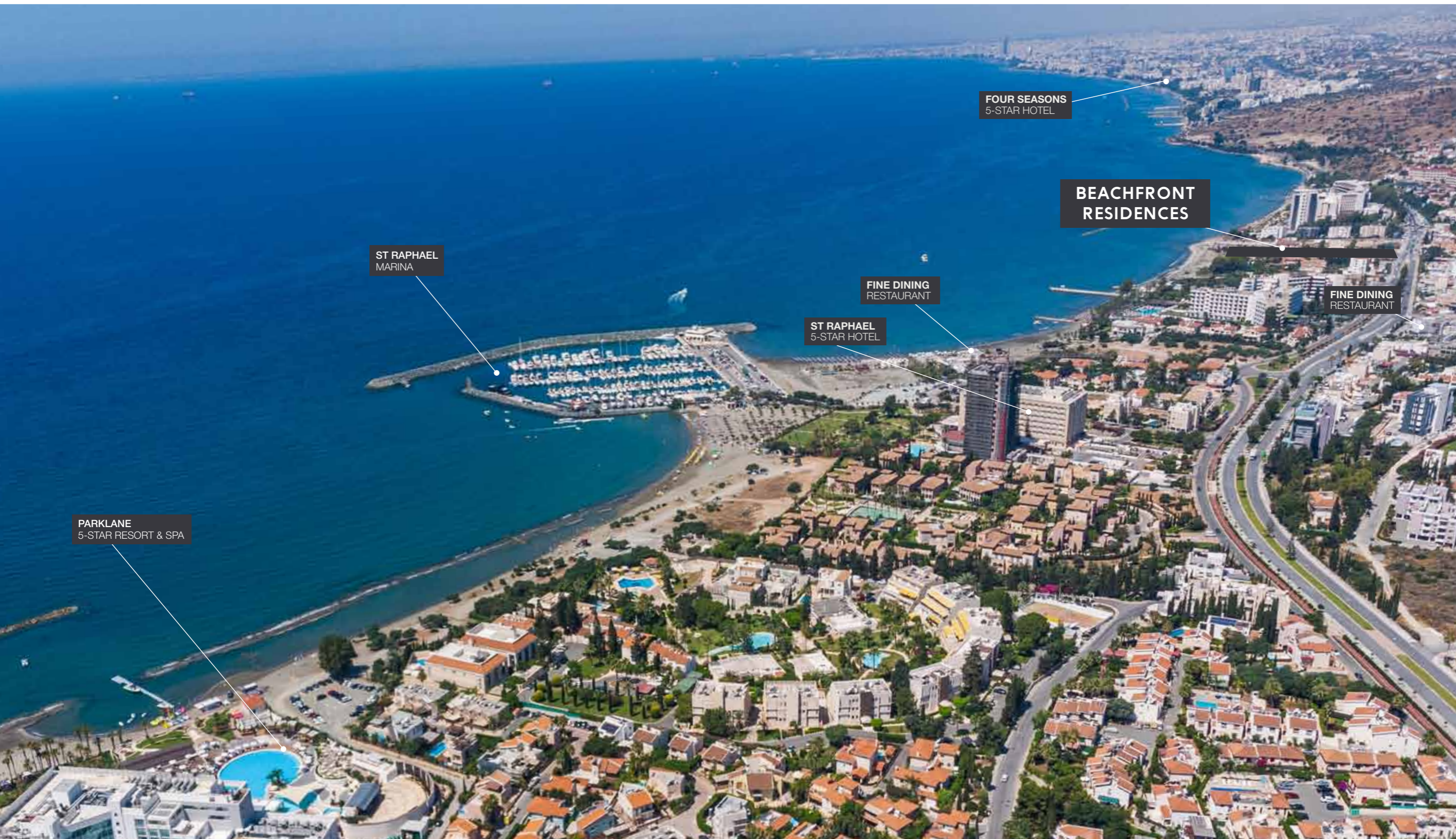


INTRODUCTION

Limassol is the second largest urban area in Cyprus, located on the southern coast, with an urban population of 160,000 – 176,700. Limassol was built between two ancient cities – Amathus and Kourion – and during Byzantine rule it was known as Neapolis (new town). Limassol's historical centre is located around its medieval Limassol Castle and the Old Port. Today the city spreads along the Mediterranean coast and has extended much farther than the castle and port, with its suburbs stretching along the coast to Amathus.

The history of Limassol is largely associated with the Third Crusade of Richard the Lionheart, who arrived in Limassol in 1191 on his way to the Holy Land. He arrested the renegade Byzantine Greek governor of Cyprus Limassol, Isaac Komnenos, taking over the entire island, and bringing the long Byzantine dominion of Cyprus to an end. Richard also celebrated his marriage with Berengaria who had received the crown as queen of England in Limassol. Richard destroyed Amathus and the inhabitants were transferred to Limassol.

Limassol has a Subtropical Mediterranean climate with warm to hot, dry summers and very mild winters, separated by short springs and autumns which are generally beautiful.



LOCATION

The project will be located adjacent to the St Raphael Marina which is located 6 miles East of Limassol centre and is part of the luxury 5-star St Raphael Resort. Being the only private Marina consisting over 230 berths for private yachts up to 30 m LOA with a world class luxury resort. The challenge is how to harness that beauty while providing an intelligent and functional design that inspires the creativity in itself.

St Raphael has become recognized as representing some of the world's most impressive examples for the rich and famous. From fabulous yachting and water sports to fine dining and a vibrant nightlife. An exciting mix of sports and entertainment will complement your taste for fine living. The Marina offers many facilities from basic utilities to high standard repairs and maintenance. Every detail has been meticulously designed to bring home the best of resort living.



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The development itself will be located on a 7433 m² (1.58 Acres) south facing the seafront plot accessed from the main B2 coastal road. Access to this road ensures great connectivity to central Limassol and the rest of the Island. The property has direct access to the beach and a seafront promenade leading to the Marina.



3

BREATH TAKING
UNOBSTRUCTED
SEA VIEWS



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CHOICE OF PROPERTIES



Beachfront Residences is surrounded by low rise super-prime private residences and therefore offers undisturbed 360 degree view at a height of over 10 m. The project itself will be located south facing a seafront plot and has direct access to the Marina.

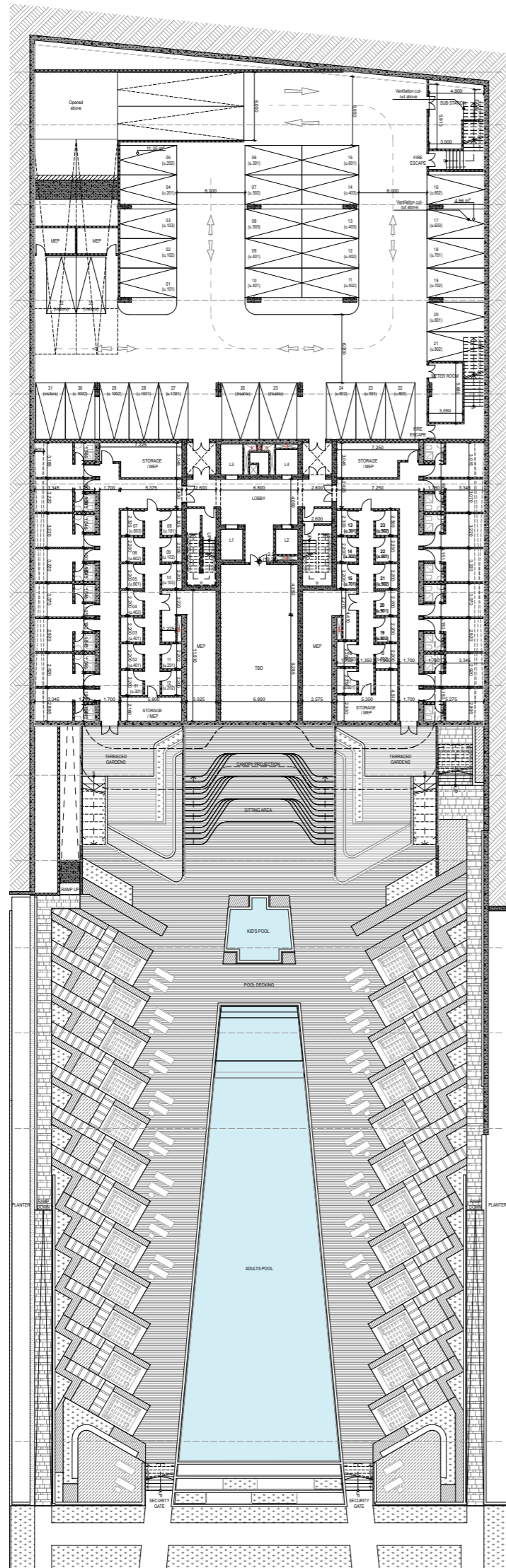
No	Floor	Type	Bedrooms	Indoor area sq.m.	Cov. veranda sq.m.	Uncov. veranda sq.m.	Planter area sq.m.	Roof terrace sq.m.	Total area sq.m.	Pool
101		Apartment	2	94.68	26.23	13.76	11.03		145.70	Common
102	1st	Apartment	2	87.84	22.52	26.70			137.06	Common
103		Apartment	2	94.68	26.23	13.76	11.03		145.70	Common
201	2nd	Apartment	3	131.64	45.52	23.49	11.00		211.65	Common
202		Apartment	3	131.64	45.51	23.49	11.00		211.64	Common
301		Apartment	2	94.68	26.08	11.96	11.00		143.72	Common
302	3rd	Apartment	2	87.46	22.22	23.19			132.87	Common
303		Apartment	2	94.68	26.08	11.96	11.00		143.72	Common
401		Apartment	2	93.35	20.11	17.68	12.07		143.21	Common
402	4th	Apartment	2	88.44	27.55	11.48			127.47	Common
403		Apartment	2	93.35	20.11	17.69	12.07		143.22	Common
501	5th	Apartment	3	138.87	38.16	7.12	5.85		197.12	Common
502		Apartment	3	138.87	38.16	7.12	5.85		197.12	Common
601		Apartment	2	105.75	25.84	15.69	11.74		159.02	Common
602	6th	Apartment	2	100.34	16.93	30.42			147.69	Common
603		Apartment	2	105.75	25.84	15.69	11.74		159.02	Common
701	7th	Apartment	3	126.66	45.55	32.64	12.03		216.88	Common
702		Apartment	3	126.66	45.55	32.64	12.03		216.88	Common
801		Apartment	2	94.79	25.72	11.55	12.32		144.38	Common
802	8th	Apartment	2	87.43	22.74	23.25			133.42	Common
803		Apartment	2	94.79	25.72	11.55	12.32		144.38	Common
901	9th	Apartment	3	126.50	43.22	25.47	13.50		208.69	Common
902		Apartment	3	126.50	43.22	25.47	13.50		208.69	Common
1001	10th 11th	Penthouse Auxiliary	3	132.32 46.36	37.83 9.37	20.02		6.80 137.02	190.17 199.37	Private
1002	10th 11th	Penthouse Auxiliary	3	132.32 46.36	37.83 9.37	20.02		6.80 137.02	190.17 199.37	Private



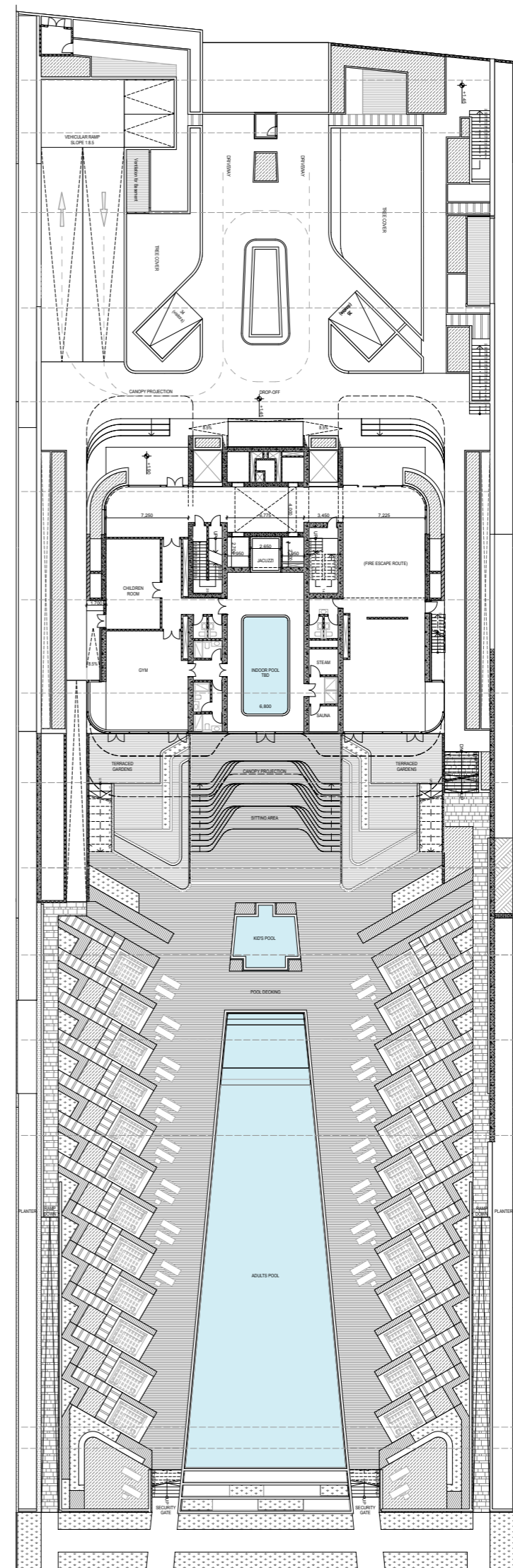
4 PLANS

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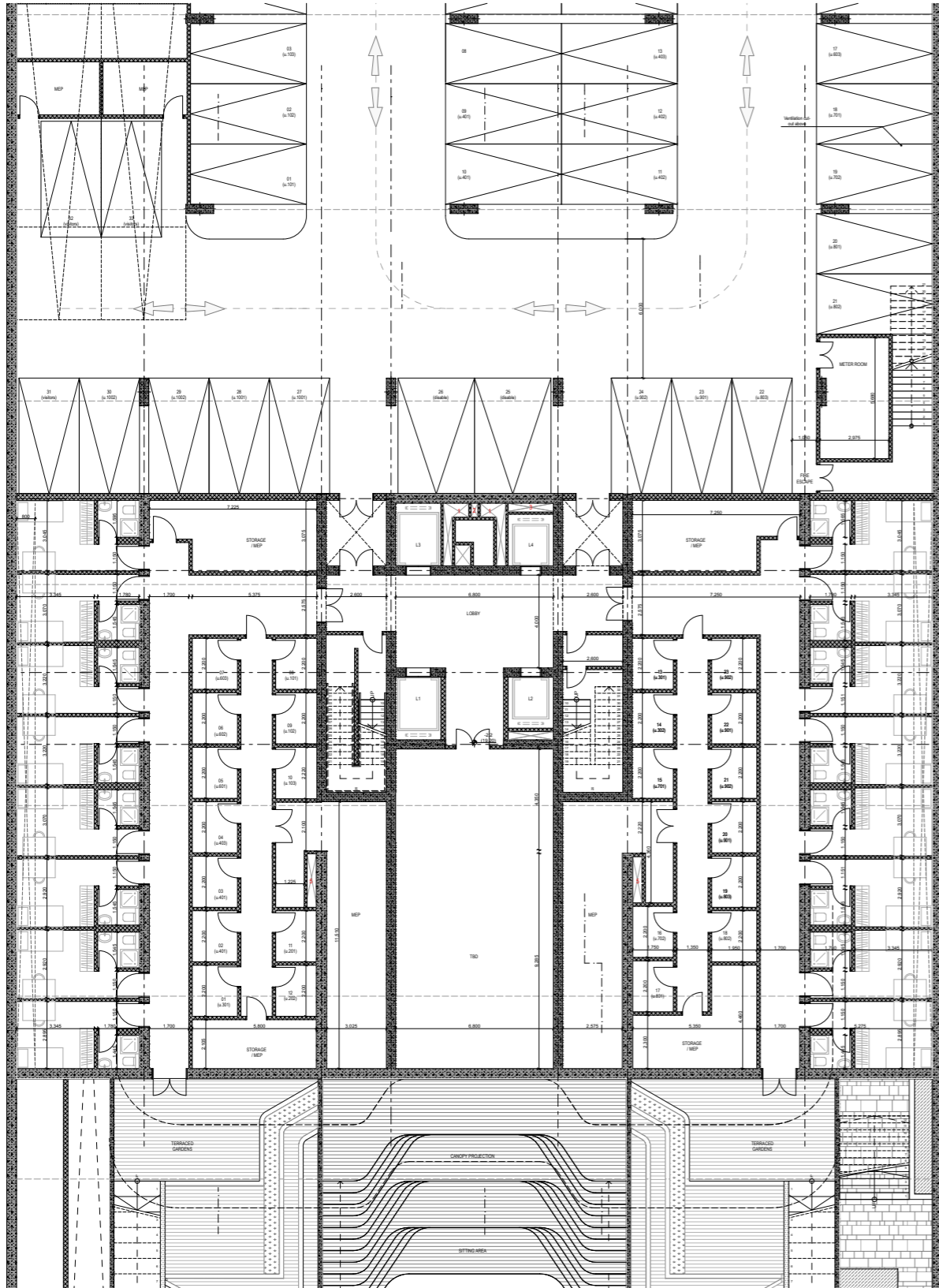
BASEMENT/LEVEL -1



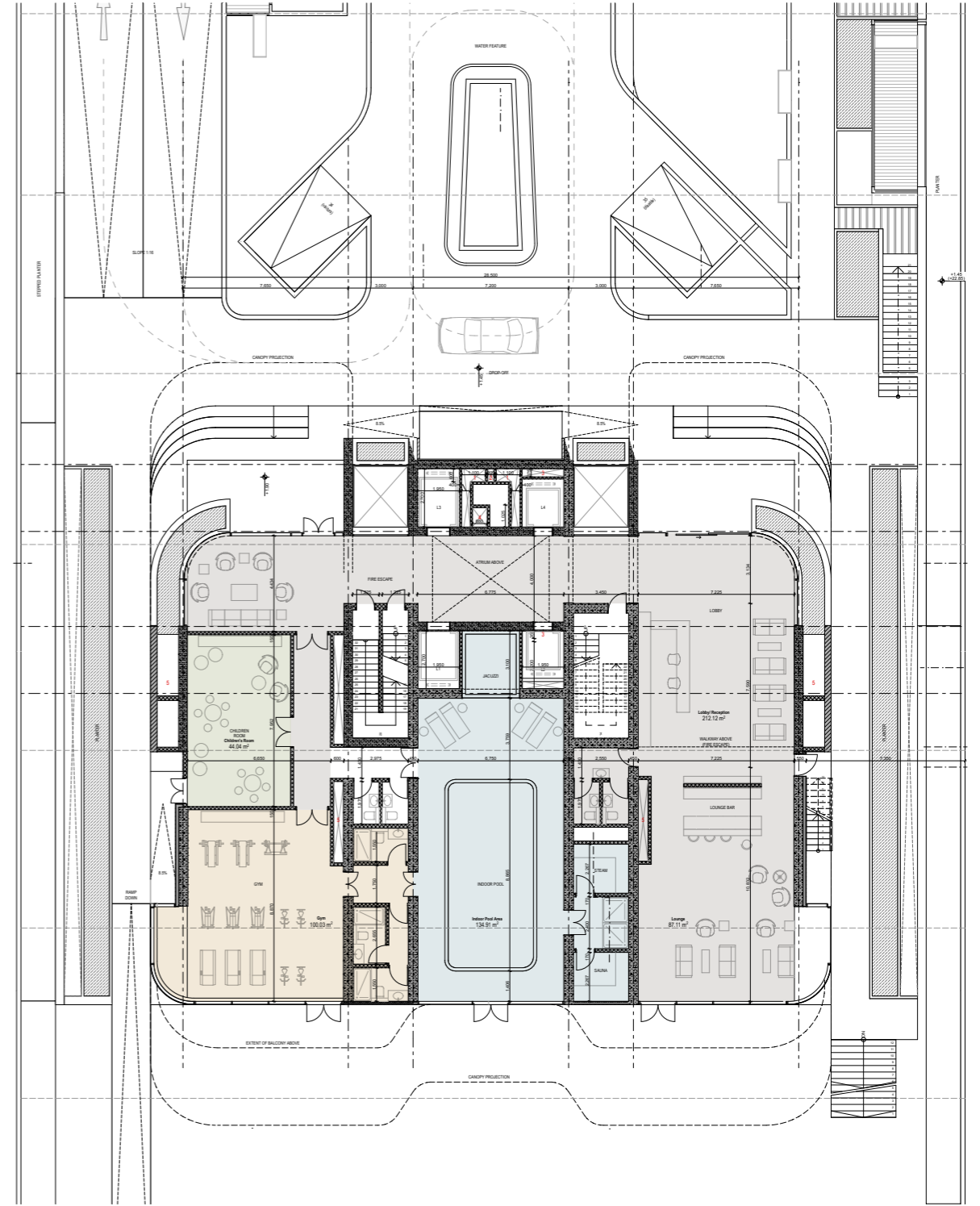
GROUND FLOOR/LEVEL 0



BASEMENT/LEVEL -1



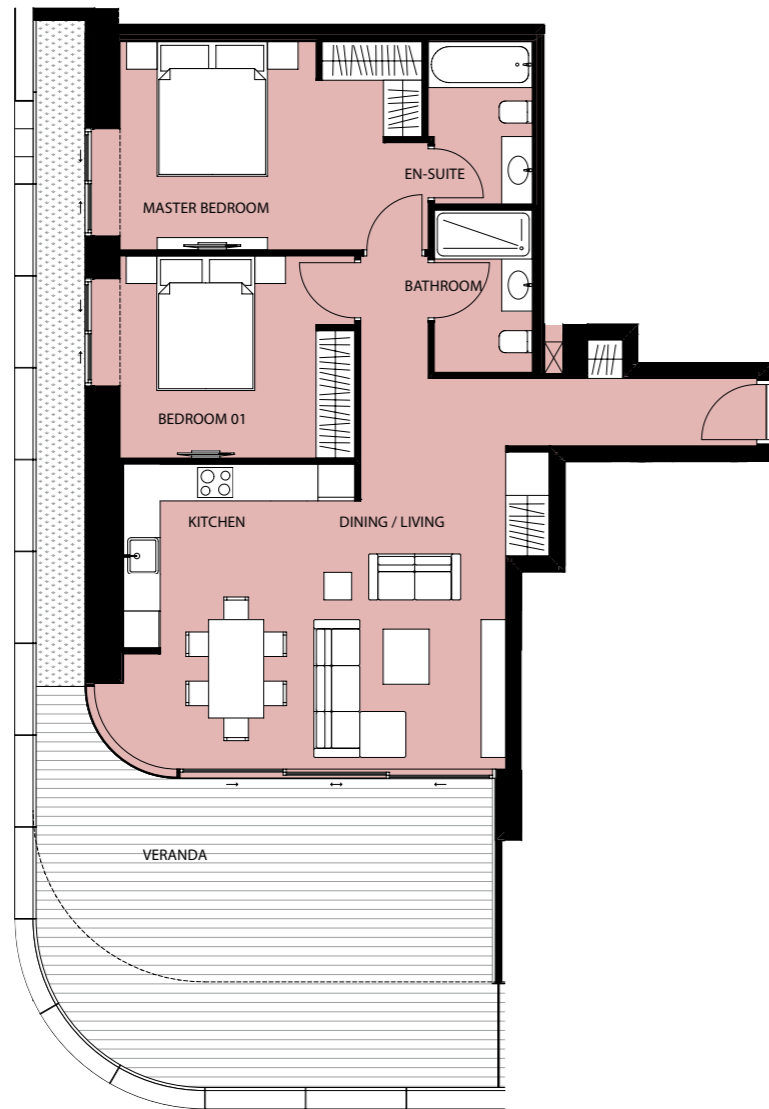
GROUND FLOOR/LEVEL 0



Floor plans shown are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%.

LEVELS 01, 03, 08

2 BEDROOM APARTMENT (WEST) / TYPE A



APARTMENT

101, 301, 801

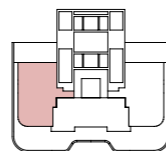
Floorplan location - Levels 01, 03, 08

TOTAL AREA

From 94.68 to 94.79 sq m

Living/Dining/Kitchen
Master Bedroom
En-suite
Bedroom 01
Bathroom

5.00 m x 6.25 m
3.40 m x 4.95 m
1.70 m x 2.65 m
3.30 m x 3.85 m
1.60 m x 2.65 m



LEVELS 01, 03, 08

2 BEDROOM APARTMENT (EAST) / TYPE A



APARTMENT

103, 303, 803

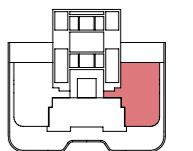
Floorplan location - Levels 01, 03, 08

TOTAL AREA

From 94.68 to 94.79 sq m

Veranda From
Living/Dining/Kitchen
Master Bedroom
En-suite
Bedroom 01
Bathroom

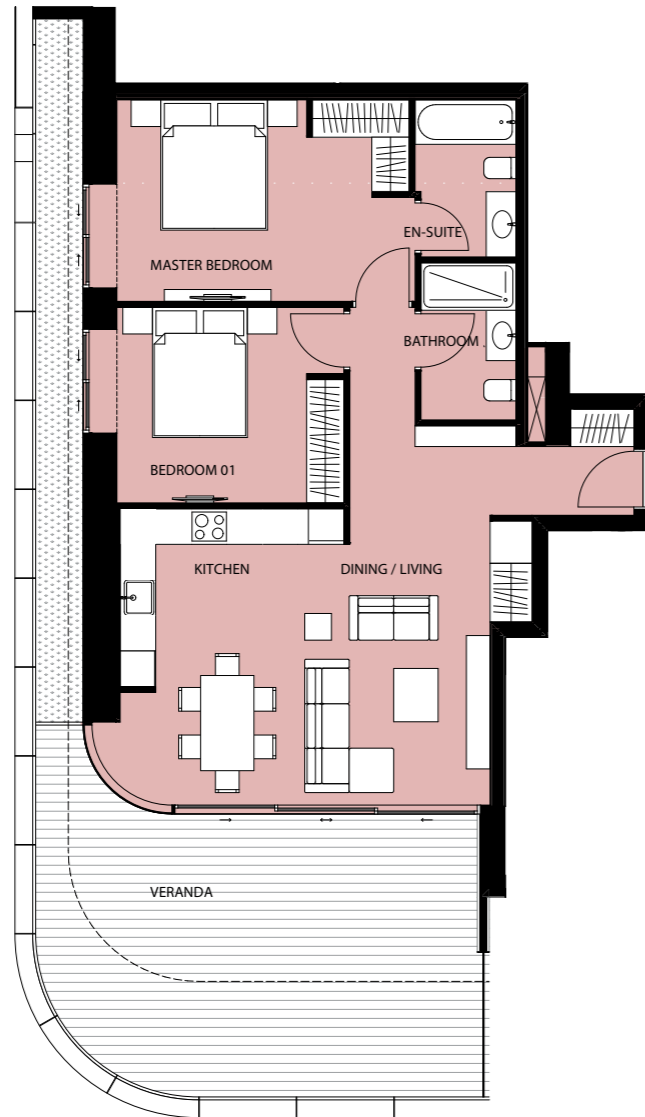
7.43 to 39.55 sq m
5.00 m x 6.25 m
3.40 m x 4.95 m
1.70 m x 2.65 m
3.30 m x 3.85 m
1.60 m x 2.65 m



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LEVEL 04

2 BEDROOM APARTMENT (WEST) / TYPE A



APARTMENT

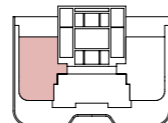
401

Floorplan location - Level 04

TOTAL AREA

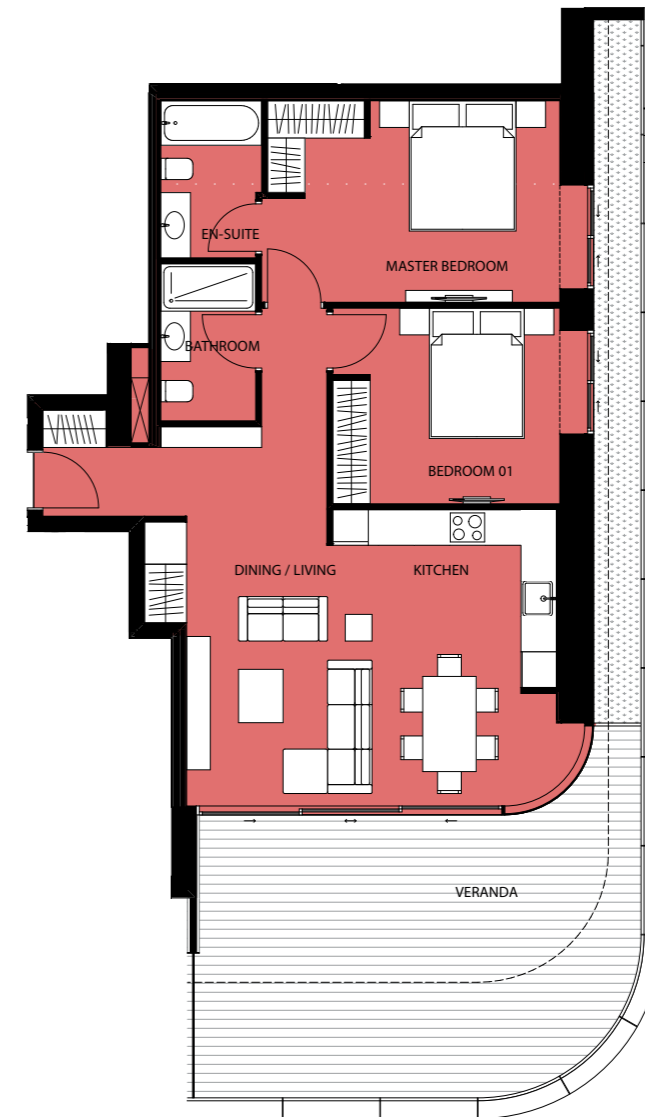
93.35 sq m

Veranda	37.42 sq m
Living/Dining/Kitchen	5.00 m x 6.25 m
Master Bedroom	3.40 m x 4.95 m
En-suite	1.70 m x 2.65 m
Bedroom 01	3.30 m x 3.85 m
Bathroom	1.60 m x 2.65 m



LEVEL 04

2 BEDROOM APARTMENT (EAST) / TYPE A



APARTMENT

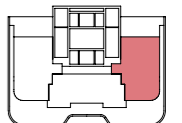
403

Floorplan location - Level 04

TOTAL AREA

93.35 sq m

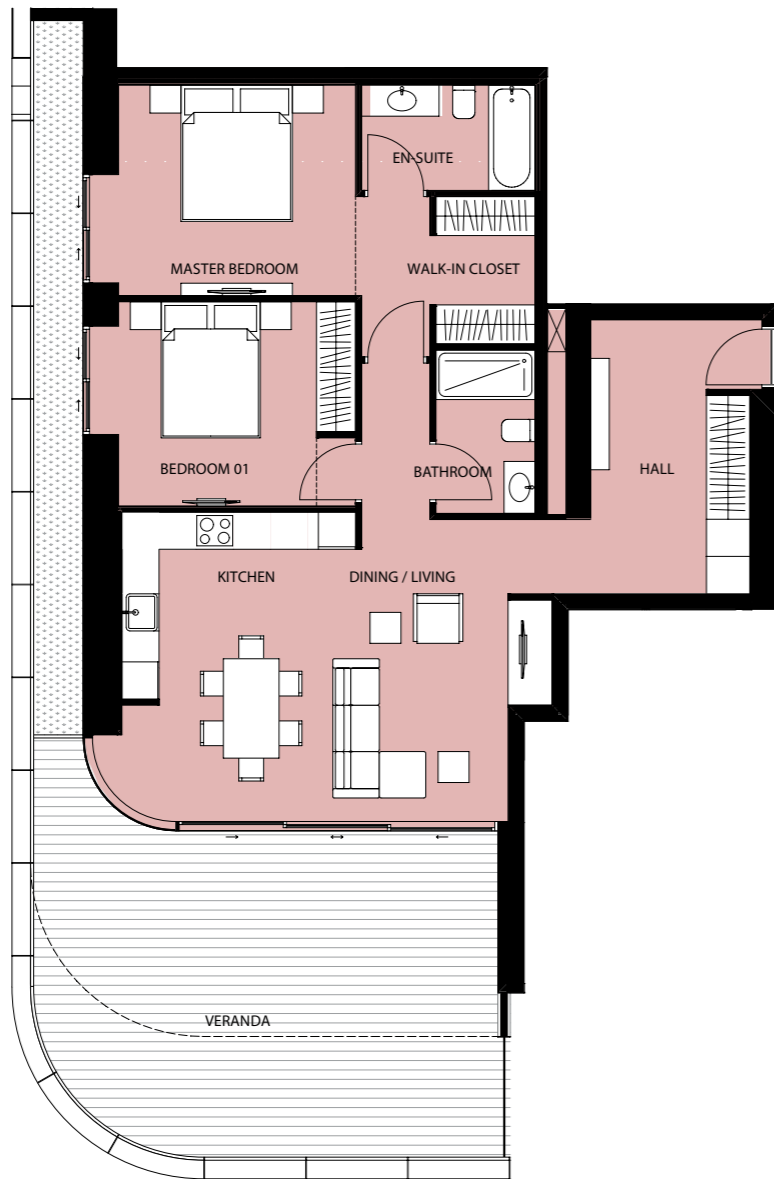
Veranda	37.42 sq m
Living/Dining/Kitchen	5.00 m x 6.25 m
Master Bedroom	3.40 m x 4.95 m
En-suite	1.70 m x 2.65 m
Bedroom 01	3.30 m x 3.85 m
Bathroom	1.60 m x 2.65 m



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LEVEL 06

2 BEDROOM APARTMENT (WEST) / TYPE A



APARTMENT

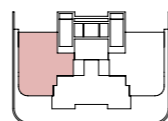
601

Floorplan location - Level 06

TOTAL AREA

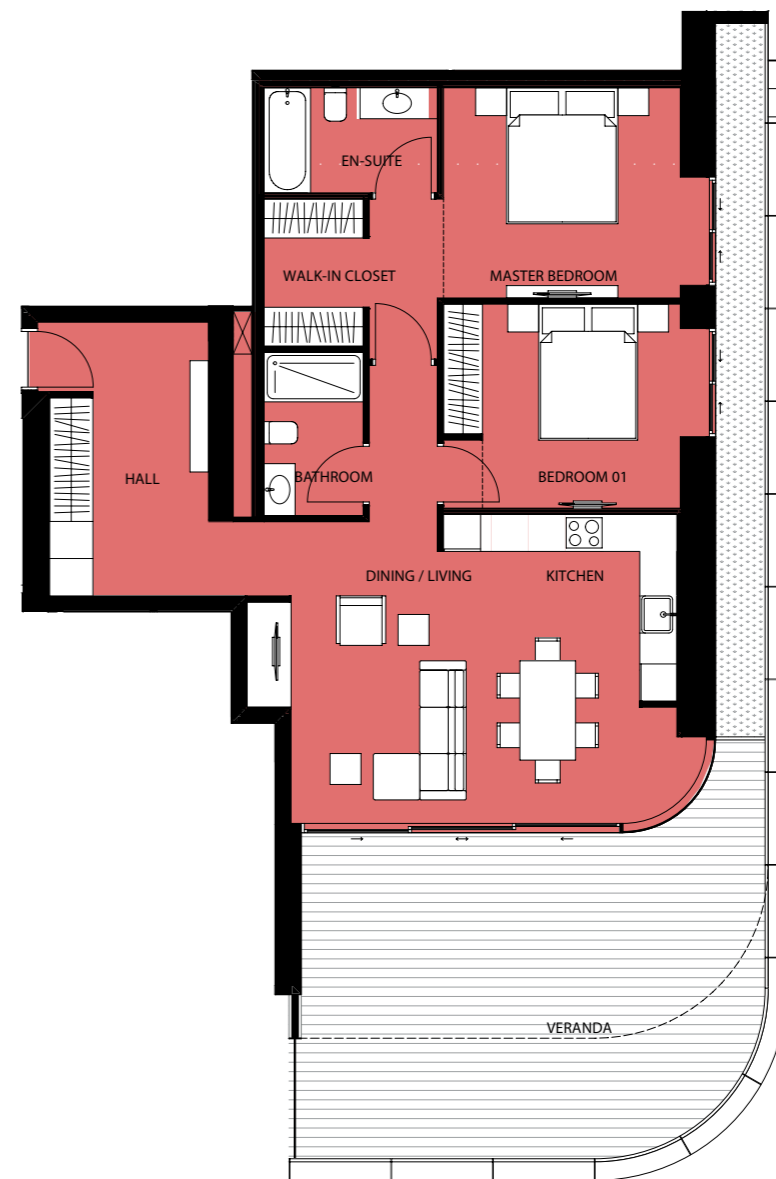
105.75 sq m

Veranda	41.23 sq m
Hall	2.55 m x 4.40 m
Living/Dining/Kitchen	5.00 m x 6.25 m
Master Bedroom	3.45 m x 5.00 m
Walk-in Closet	1.60 m X 2.40 m
En-suite	1.70 m x 2.80 m
Bedroom 01	3.30 m x 3.85 m
Bathroom	1.60 m x 2.70 m



LEVEL 06

2 BEDROOM APARTMENT (EAST) / TYPE A



APARTMENT

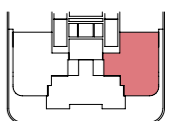
603

Floorplan location - Level 06

TOTAL AREA

105.75 sq m

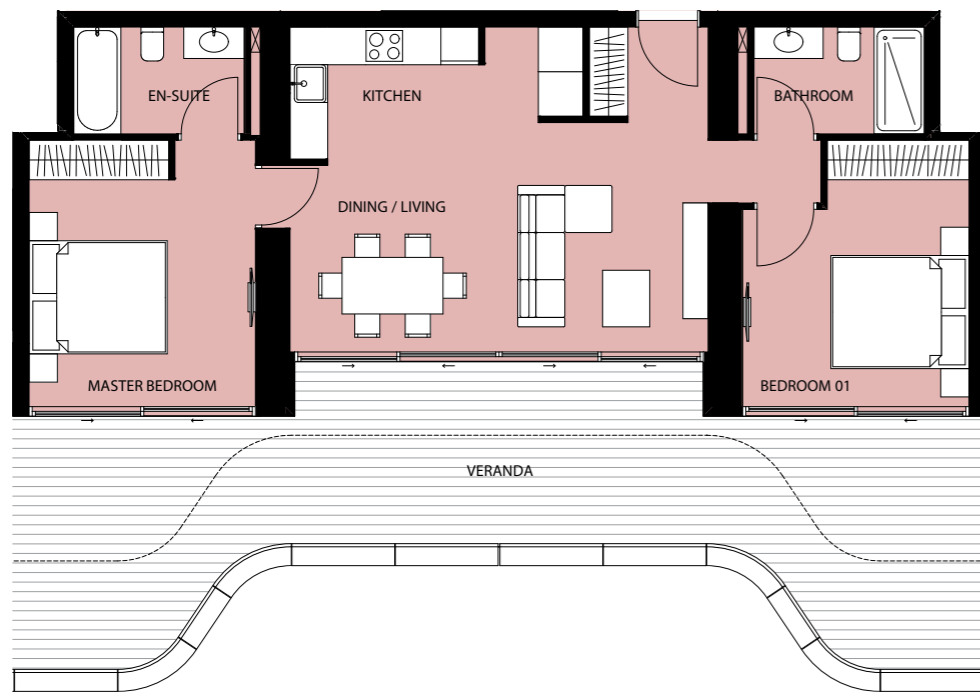
Veranda	41.23 sq m
Hall	2.55 m x 4.40 m
Living/Dining/Kitchen	5.00 m x 6.25 m
Master Bedroom	3.45 m x 5.00 m
Walk-in Closet	1.60 m X 2.40 m
En-suite	1.70 m x 2.80 m
Bedroom 01	3.30 m x 3.85 m
Bathroom	1.60 m x 2.70 m



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LEVEL 01, 03, 04, 08

2 BEDROOM APARTMENT / TYPE B



APARTMENT

102, 302, 402, 802

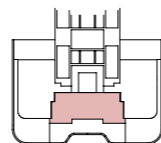
Floorplan location - Levels 01, 03, 04, 08

TOTAL AREA

From 87.43 to 88.44 sq m

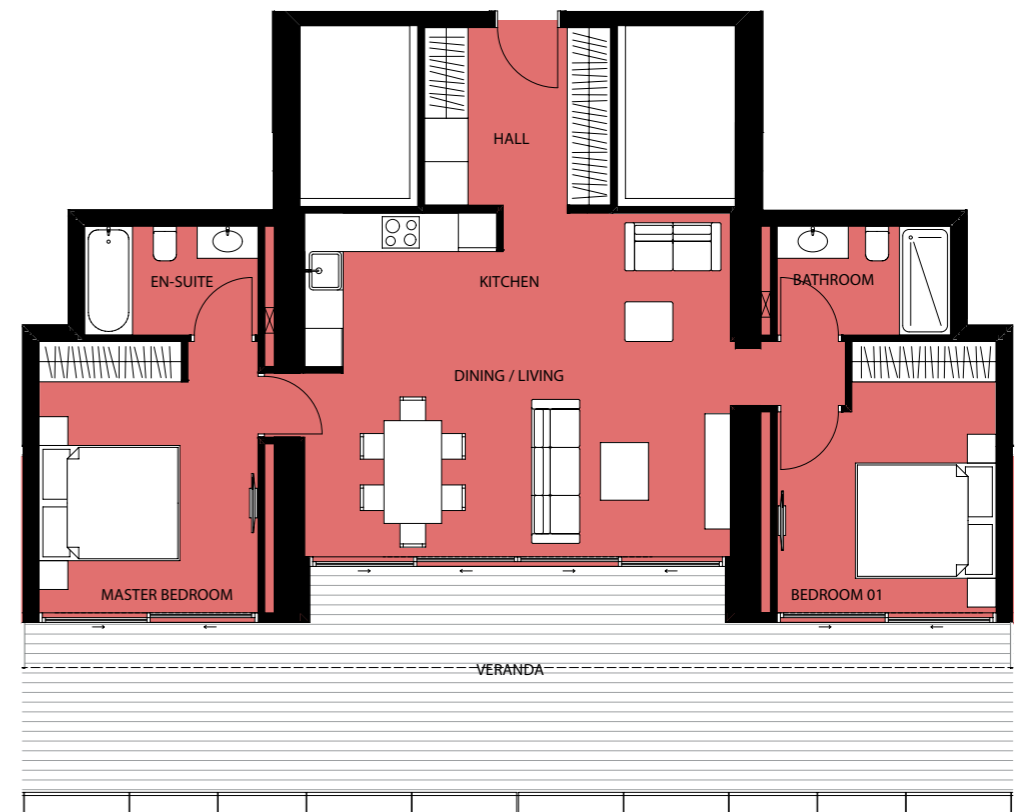
Veranda From
Living/Dining/Kitchen
Master Bedroom
En-suite
Bedroom 01
Bathroom

39.78 to 50.11 sq m
5.15 m x 6.65 m
3.60 m x 4.20 m
1.70 m x 2.70 m
3.60 m x 4.20 m
1.70 m x 2.70 m



LEVEL 06

2 BEDROOM APARTMENT / TYPE B



APARTMENT

602

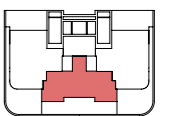
Floorplan location - Levels 06

TOTAL AREA

100.34 sq m

Veranda
Living/Dining/Kitchen
Master Bedroom
En-suite
Bedroom 01
Bathroom

47.94 sq m
5.40 m x 6.65 m
3.40 m x 4.10 m
1.70 m x 2.70 m
3.40 m x 4.10 m
1.70 m x 2.70 m



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LEVEL 02

3 BEDROOM APARTMENT (WEST) / TYPE C



APARTMENT

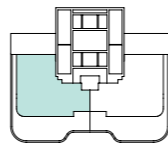
201

Floorplan location - Level 02

TOTAL AREA

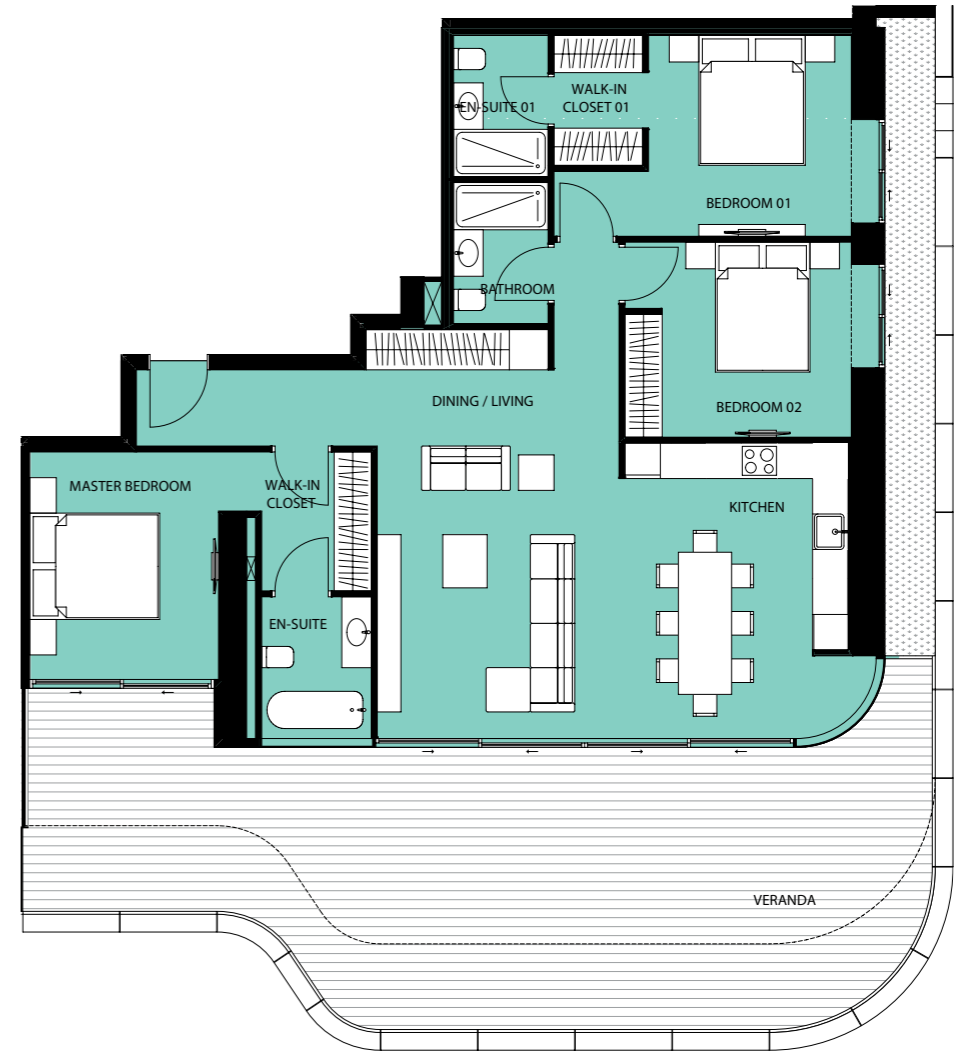
131.64 sq m

Veranda	69.01 sq m
Living/Dining/Kitchen	5.00 m x 7.95 m
Master Bedroom	3.20 m x 3.85 m
Walk-in Closet	1.90 m x 2.35 m
En-suite	1.90 m x 2.40 m
Bedroom 01	3.40 m x 3.45 m
Walk-in Closet 01	1.60 m x 2.20 m
En-suite 01	1.60 m x 2.40 m
Bedroom 02	3.30 m x 3.85 m
Bathroom	1.60 m x 2.40 m



LEVEL 02

3 BEDROOM APARTMENT (EAST) / TYPE C



APARTMENT

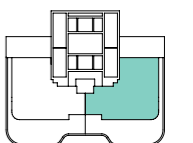
203

Floorplan location - Levels 02

TOTAL AREA

131.64 sq m

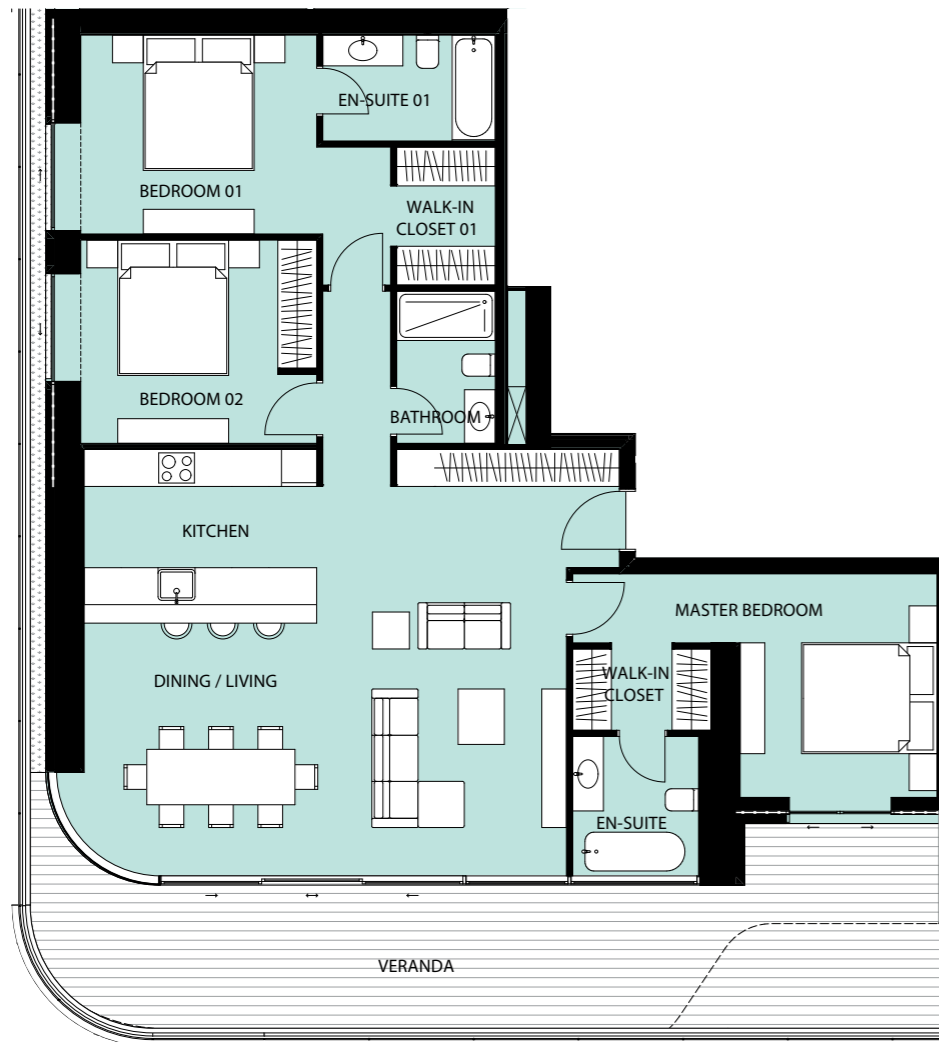
Veranda	69.01 sq m
Living/Dining/Kitchen	5.00 m x 7.95 m
Master Bedroom	3.20 m x 3.85 m
Walk-in Closet	1.90 m x 2.35 m
En-suite	1.90 m x 2.40 m
Bedroom 01	3.40 m x 3.45 m
Walk-in Closet 01	1.60 m x 2.20 m
En-suite 01	1.60 m x 2.40 m
Bedroom 02	3.30 m x 3.85 m
Bathroom	1.60 m x 2.40 m



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LEVEL 05

3 BEDROOM APARTMENT (WEST) / TYPE C



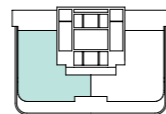
APARTMENT

501

Floorplan location - Level 05

TOTAL AREA

138.87 sq m



Veranda	45.28 sq m
Living/Dining/Kitchen	6.65 m x 7.80 m
Master Bedroom	3.20 m x 3.80 m
Walk-in Closet	1.30 m x 2.25 m
En-suite	2.05 m x 2.25 m
Bedroom 01	3.40 m x 3.80 m
Walk-in Closet 01	1.60 m x 2.20 m
En-suite 01	1.70 m x 2.80 m
Bedroom 02	3.30 m x 3.85 m
Bathroom	1.60 m x 2.40 m

LEVEL 05

3 BEDROOM APARTMENT (EAST) / TYPE C



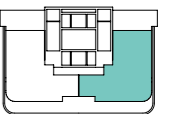
APARTMENT

503

Floorplan location - Levels 05

TOTAL AREA

138.87 sq m

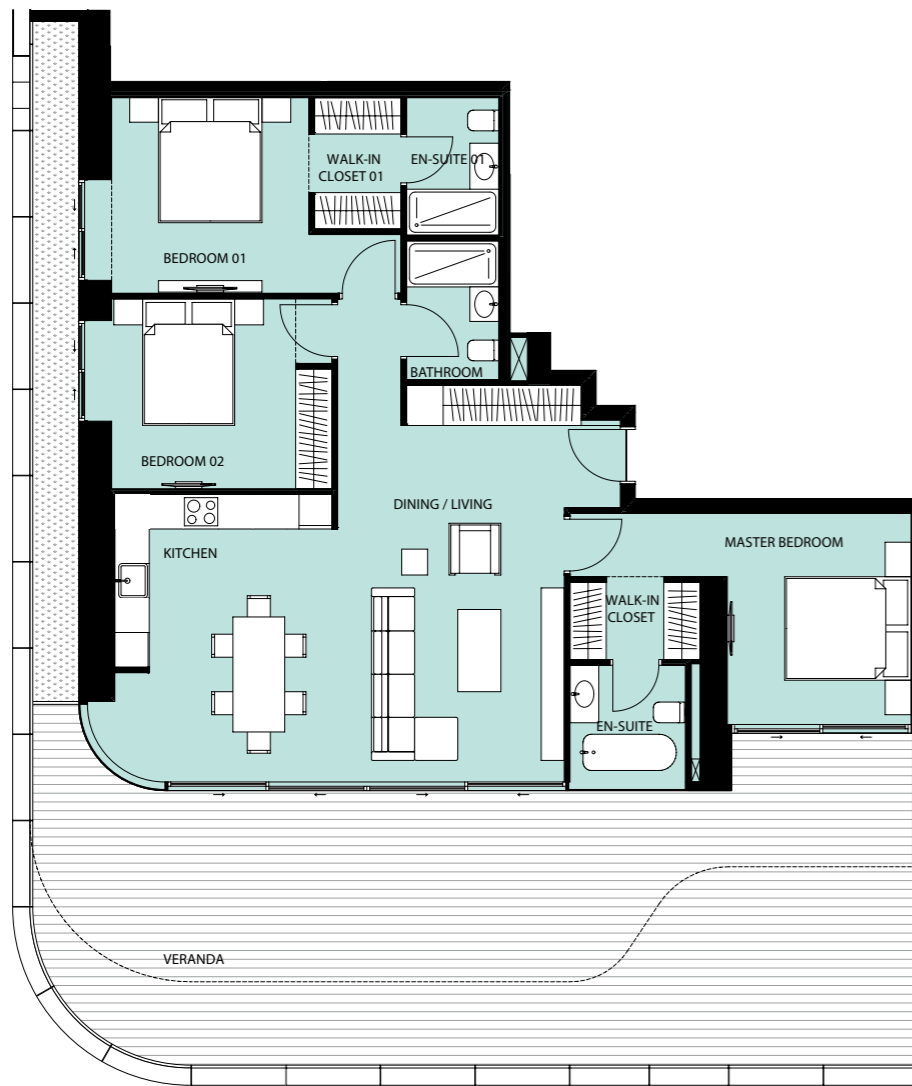


Veranda	45.28 sq m
Living/Dining/Kitchen	6.65 m x 7.80 m
Master Bedroom	3.20 m x 3.80 m
Walk-in Closet	1.30 m x 2.25 m
En-suite	2.05 m x 2.25 m
Bedroom 01	3.40 m x 3.80 m
Walk-in Closet 01	1.60 m x 2.20 m
En-suite 01	1.70 m x 2.80 m
Bedroom 02	3.30 m x 3.85 m
Bathroom	1.60 m x 2.40 m

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LEVEL 07, 09

3 BEDROOM APARTMENT (WEST) / TYPE C



APARTMENT

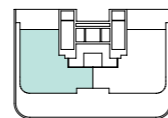
701, 901

Floorplan location - Level 07, 09

TOTAL AREA

From 126.50 to 126.66 sq m

Veranda From	68.69 to 78.19 sq m
Living/Dining/Kitchen	6.90 m x 7.80 m
Master Bedroom	3.20 m x 3.70 m
Walk-in Closet	1.35 m x 2.25 m
En-suite	2.00 m x 2.05 m
Bedroom 01	3.40 m x 3.40 m
Walk-in Closet 01	1.50 m x 2.30 m
En-suite 01	1.60 m x 2.40 m
Bedroom 02	3.30 m x 3.85 m
Bathroom	1.60 m x 2.40 m



LEVEL 07, 09

3 BEDROOM APARTMENT (EAST) / TYPE C



APARTMENT

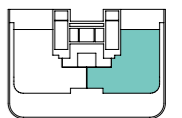
702, 902

Floorplan location - Level 07, 09

TOTAL AREA

From 126.50 to 126.66 sq m

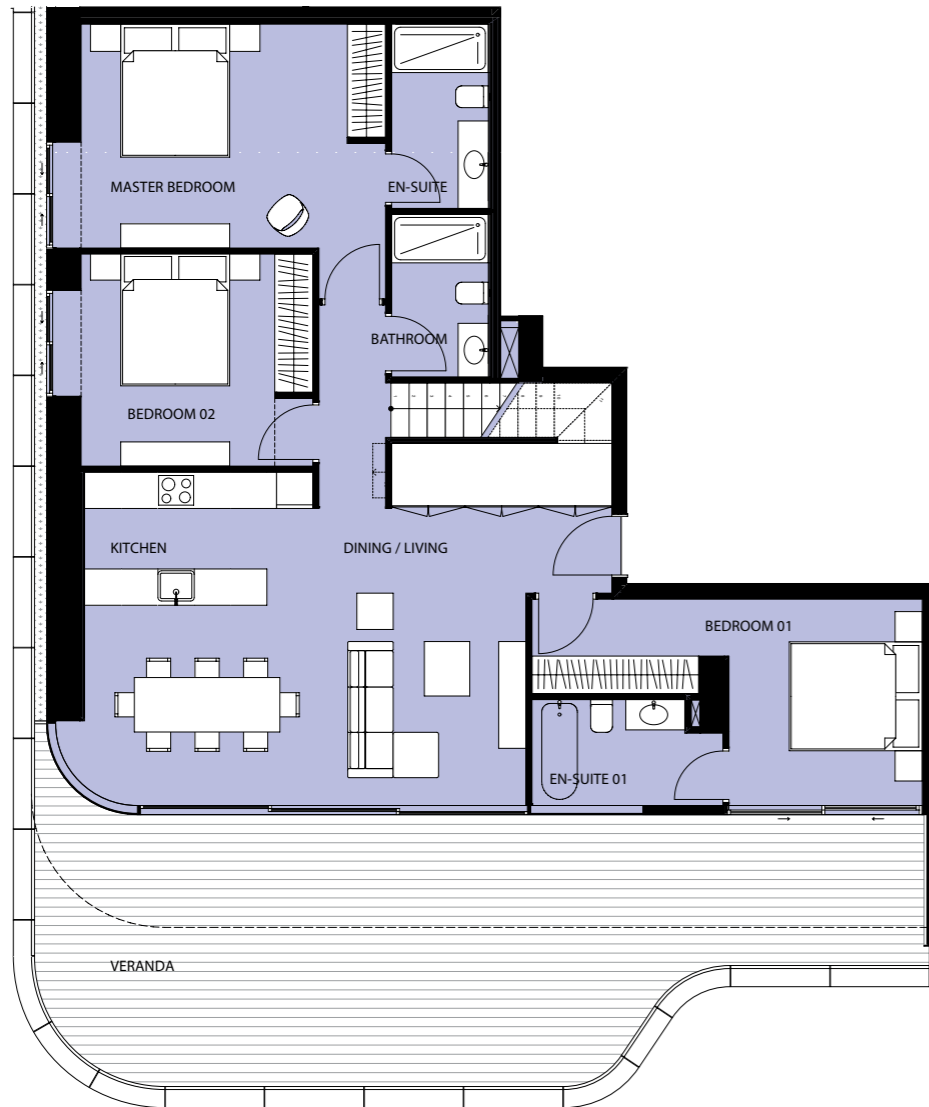
Veranda From	68.69 to 78.19 sq m
Living/Dining/Kitchen	6.90 m x 7.80 m
Master Bedroom	3.20 m x 3.70 m
Walk-in Closet	1.35 m x 2.25 m
En-suite	2.00 m x 2.05 m
Bedroom 01	3.40 m x 3.40 m
Walk-in Closet 01	1.50 m x 2.30 m
En-suite 01	1.60 m x 2.40 m
Bedroom 02	3.30 m x 3.85 m
Bathroom	1.60 m x 2.40 m



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LEVEL 10

PENTHOUSE (LOWER LEVEL WEST) / TYPE D



APARTMENT

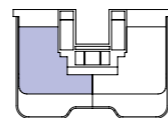
1001

Floorplan location - Level 10

TOTAL AREA

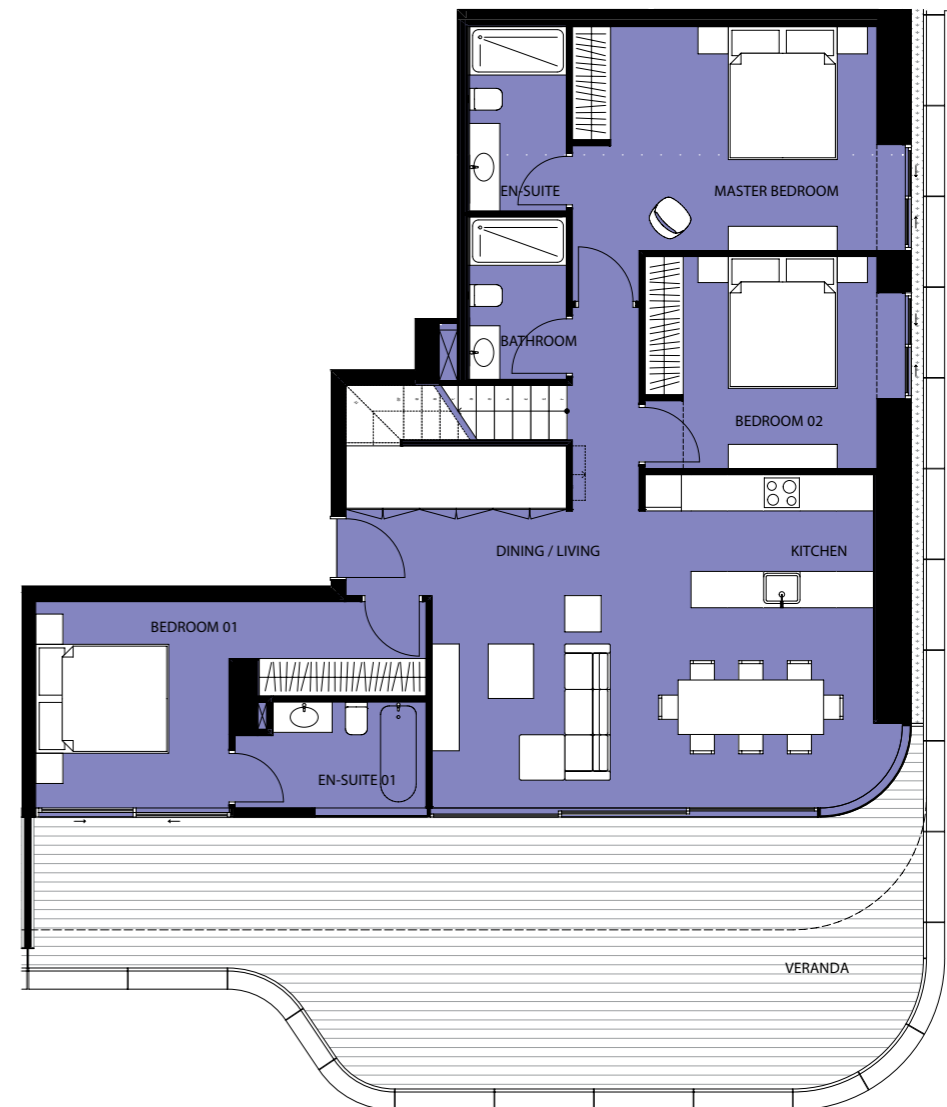
132.32 sq m

Veranda	57.85 sq m
Living/Dining/Kitchen	5.50 m x 7.30 m
Master Bedroom	3.70 m x 5.00 m
En-suite	1.60 m x 3.05 m
Bedroom 01	3.20 m x 3.40 m
En-suite 01	1.80 m x 3.15 m
Bedroom 02	3.50 m x 3.85 m
Bathroom	1.60 m x 2.70 m



LEVEL 10

PENTHOUSE (LOWER LEVEL EAST) / TYPE D



APARTMENT

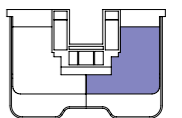
1002

Floorplan location - Level 10

TOTAL AREA

132.32 sq m

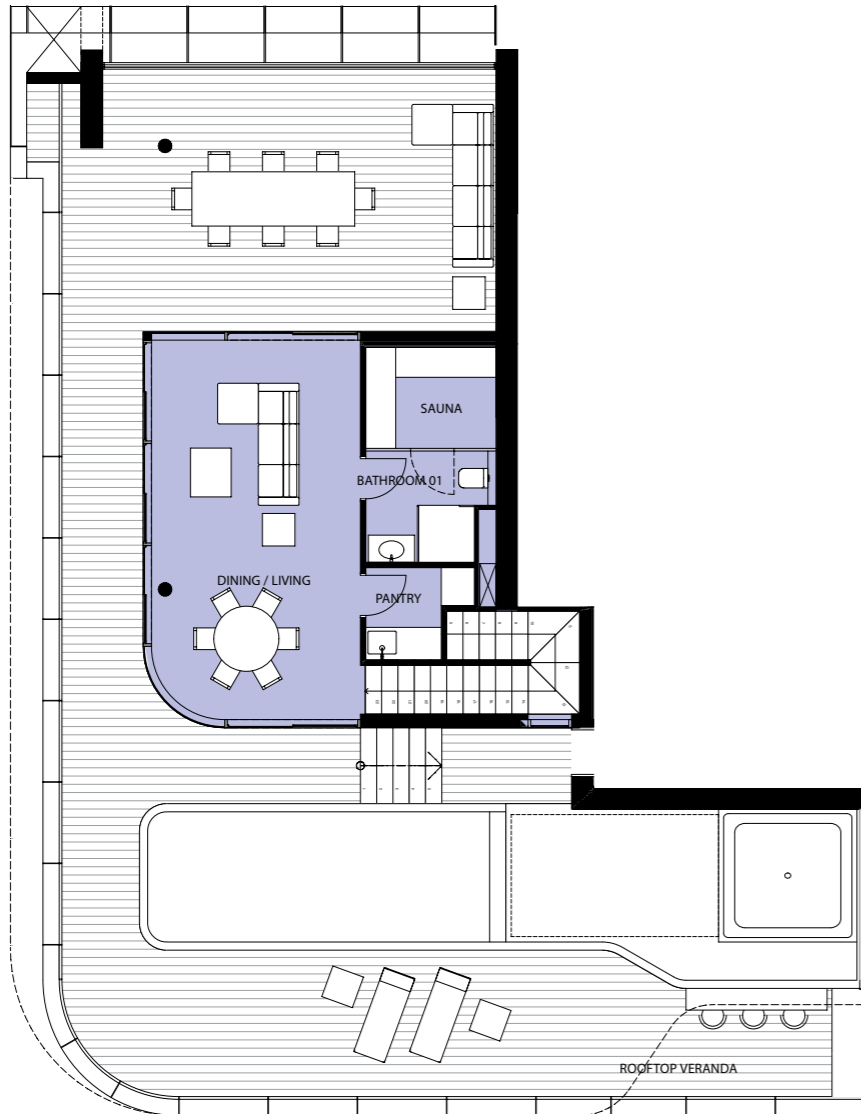
Veranda	57.85 sq m
Living/Dining/Kitchen	5.50 m x 7.30 m
Master Bedroom	3.70 m x 5.00 m
En-suite	1.60 m x 3.05 m
Bedroom 01	3.20 m x 3.40 m
En-suite 01	1.80 m x 3.15 m
Bedroom 02	3.50 m x 3.85 m
Bathroom	1.60 m x 2.70 m



Floor plans shown are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%.

LEVEL II

PENTHOUSE (UPPER LEVEL WEST) / TYPE D



APARTMENT

1001

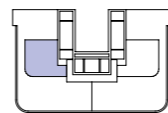
Floorplan location - Level II

TOTAL AREA

45.98 sq m

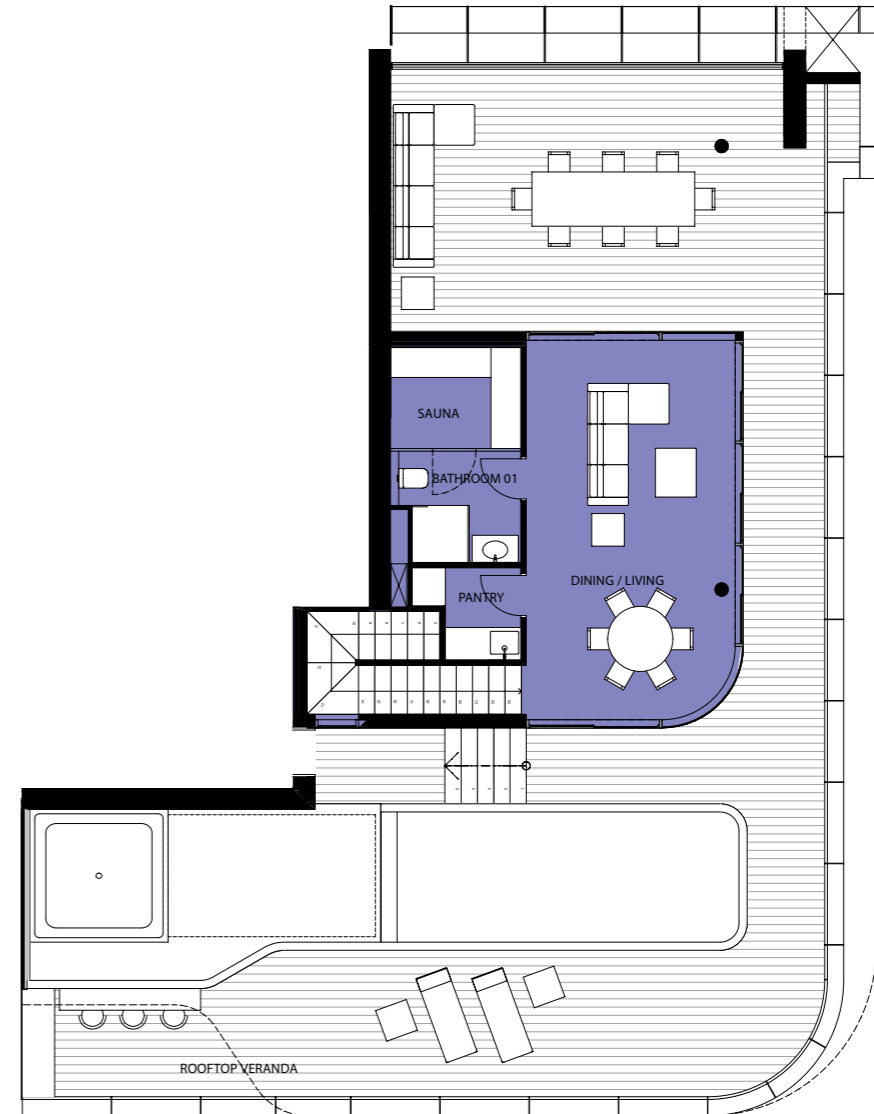
Rooftop Veranda
Living/Dining
Bathroom 01
Sauna
Pantry

146.94 sq m
3.85 m x 7.00 m
2.05 m x 2.40 m
1.85 m x 2.40 m
1.70 m x 2.00 m



LEVEL II

PENTHOUSE (UPPER LEVEL EAST) / TYPE D



APARTMENT

1002

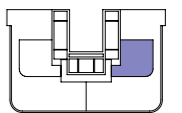
Floorplan location - Level II

TOTAL AREA

45.98 sq m

Rooftop Veranda
Living/Dining
Bathroom 01
Sauna
Pantry

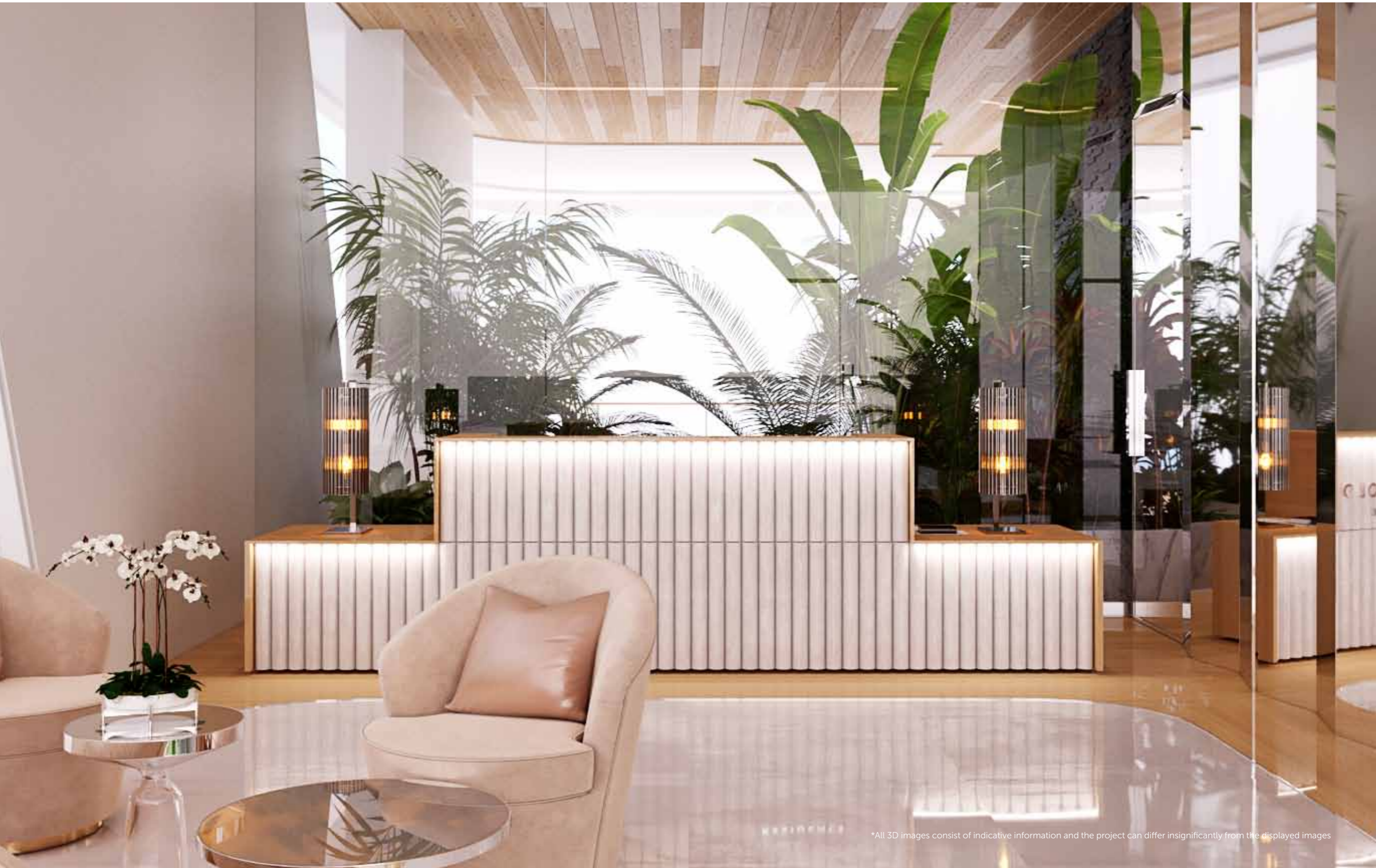
146.94 sq m
3.85 m x 7.00 m
2.05 m x 2.40 m
1.85 m x 2.40 m
1.70 m x 2.00 m



Floor plans shown are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%.

5

INTERIORS



*All 3D images consist of indicative information and the project can differ insignificantly from the displayed images

LOBBY

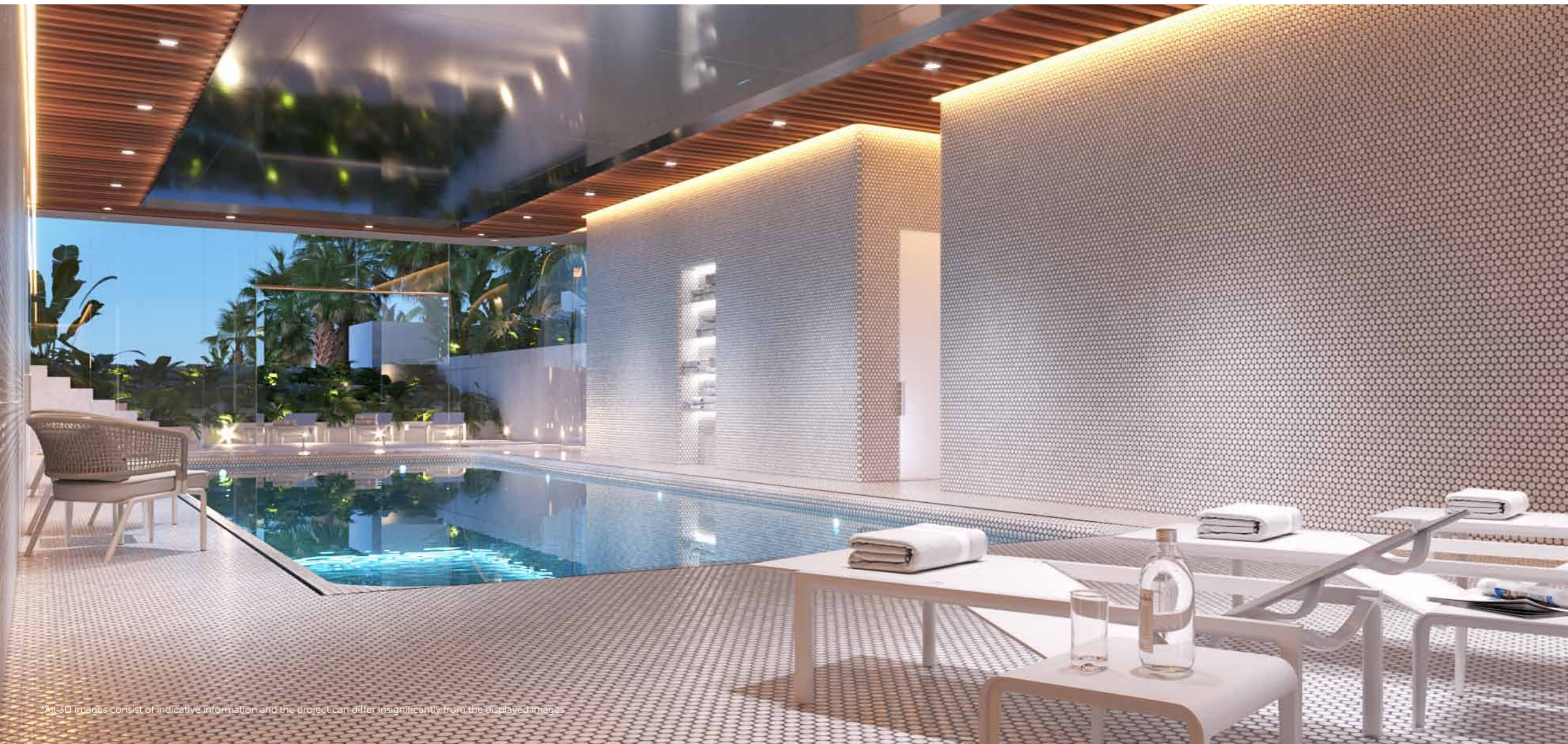
Enjoy the privacy and comfort of your own apartment as well as the full range of hotel facilities along with an ambiance that expresses sophistication. This astounding entrance space creates an atmosphere of elegance, and luxury.



The concierge sits at a reception desk to greet residents and guests alike. Inspirational creation along with breathtaking glow that blends colour, texture and dynamic light effects.



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*All 3D images consist of indicative information and the project can differ insignificantly from the displayed images



INDOOR SWIMMING POOL

Beachfront Residences will enjoy luxurious spa and health facilities such as a tranquil heated indoor swimming pool and gym. The indoor heated pool gives ample natural light through large floor to ceiling windows expressing a picturesque view of contemporary designed gardens.

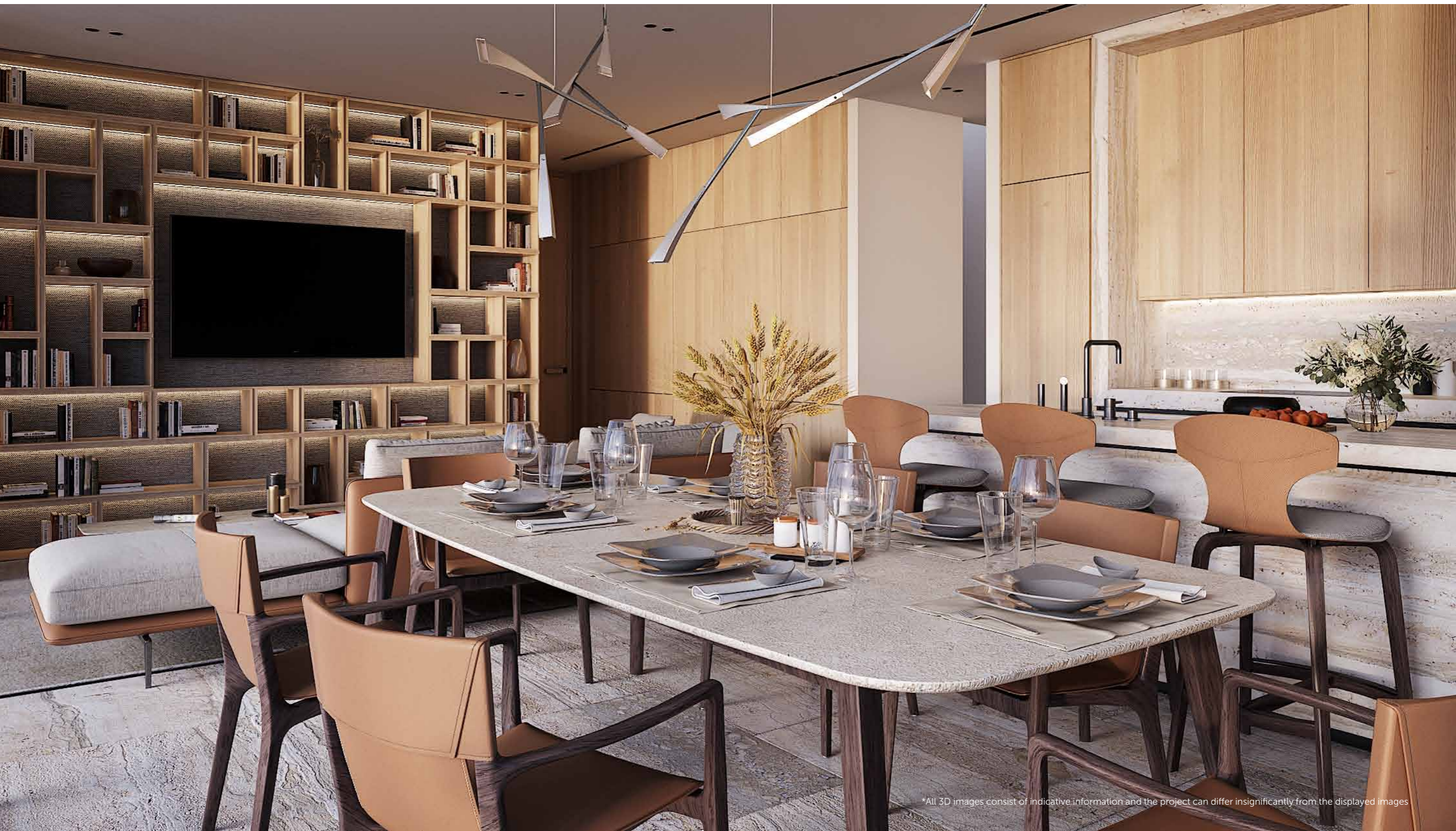


*All 3D images consist of indicative information and the project can differ insignificantly from the displayed images

DUPLEX

Each designing luxury duplex enjoys spacious private verandas with sew views and exquisite quality layouts which will leave those who value their lives in true comfort and style. Every duplex is delivered with signature top standard finishes: semi-solid parquet floors, marble floors and walls in the bathrooms, high ceilings and two-tier windows, through which the space will be filled with ample natural light.





*All 3D images consist of indicative information and the project can differ insignificantly from the displayed images

Beachfront Residences offers a private enclave of luxury contemporary dining where breathtaking views over Limassol's Mediterranean sea define a style of living that embraces both elegance and natural beauty. Floor to ceiling windows ready to be enriched by your vision expresses a sensational lifestyle experience.

Combined open plan kitchen, living and dining spaces reflect a contemporary approach to food preparation and entertaining. Beachfront Residences expresses a heaven on earth that offers the chic elite lifestyle that simply defines luxury living.



*All 3D images consist of indicative information and the project can differ insignificantly from the displayed images

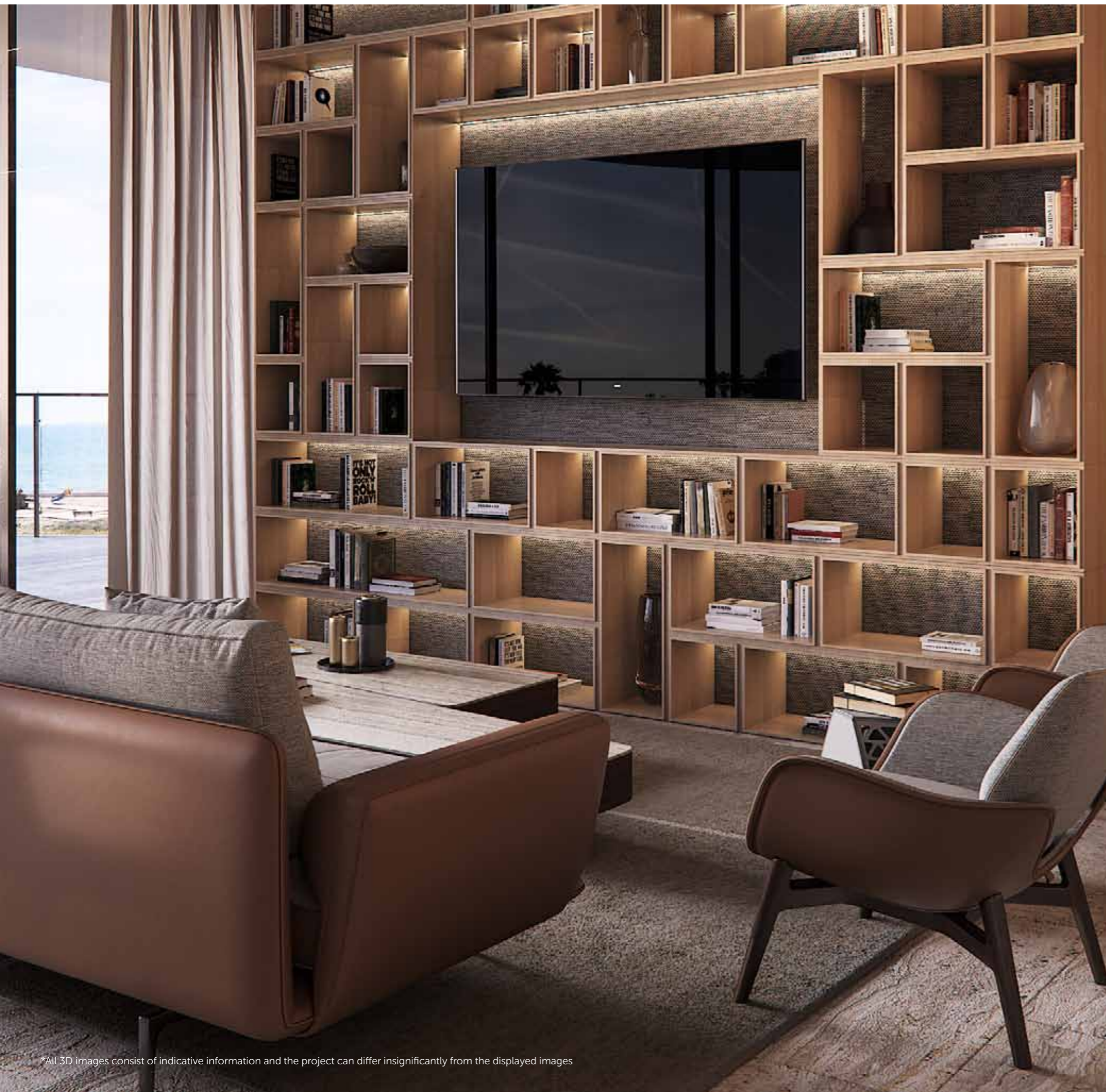
Surrounded by endless crystal blue waters of the Mediterranean sea. Beachfront Residences have been designed to enhance your senses of vision by using sensational water views as your backdrop.





*All 3D images consist of indicative information and the project can differ insignificantly from the displayed images





*All 3D images consist of indicative information and the project can differ insignificantly from the displayed images



All Beachfront Residences welcome you with exquisite efficient functional floor plans, top of the line luxury finishes, gourmet quality kitchens, luxuriously appointed baths, and floor to ceiling windows enhanced by stunning views of our endless crystal clear waters.

6

SIGNATURE FINISHES





NOTE: Movable furniture, home appliances & interior items are extras

ELEGANCE PACKAGE

EVERY PROPERTY IS DELIVERED WITH SIGNATURE TOP STANDARD FINISHES:

- | Fully completed finishings
- | Semisolid parquet floors in each room
- | Marble floor and walls in the toilets and bathrooms
- | High ceilings (3.15 m)
- | Security and fireproof entrance doors
- | Intercom system
- | Water underfloor heating
- | Central VRV conditioning

- | High standard sanitary ware from European brands
- | Thermal aluminium window frames with double glazing
- | High standard kitchen cabinets
- | High standard wardrobes from European brands
- | Soft closers for kitchen units
- | Penthouses enjoy private roof terraces with pools



NOTE: Movable furniture, home appliances & interior items are extras

SIGNATURE PENTHOUSES

WE HAVE REIMAGINED THE IDEA OF WHAT A PENTHOUSE SHOULD REPRESENT. THE SIGNATURE PENTHOUSES ARE FEATURED ALMOST IN ALL APARTMENT DEVELOPMENTS AND REPRESENT THE BEST CHOICE FOR A DEMANDING AND SOPHISTICATED CUSTOMER WHO EXPECTS THE BEST OF COMFORT, STYLE AND PRIVACY.

THE SIGNATURE PENTHOUSES:

- | Sizable roof space
- | Decking floors
- | Mosaic tiled swimming pool with jacuzzi
- | Barbecue



