

# PANORAMA HEIGHTS



a contemporary residential community in gerasogeia

# Panorama Heights

**Quiet residential neighborhood with everyday convenience**

Panorama Heights is a contemporary residential development located in the well-established area of Germasogeia, Limassol. Only a few minutes from the city's business, shopping and leisure districts, it combines privacy and comfort with easy daily connectivity. The project brings together modern architectural design, a calm residential atmosphere and a balanced living experience.



**The development offers a selection of 1-, 2- and 3-bedroom apartments.**

Each home is designed to maximize functionality, natural light and interior comfort. Spacious covered verandas extend the living area outdoors, while many residences enjoy open views towards the city and the sea, creating a feeling of openness and elevation.



# major benefits

- Located in one of Limassol's most desirable residential districts
- Quick access to Kolonakiou Avenue, the highway and key city destinations
- Close to international schools, supermarkets, cafes, fitness and wellness centers
- Short distance to beaches and coastal leisure areas

- Contemporary architectural character with clean lines and generous glazing
- Spacious covered verandas and selected sea or city views
- Full range of communal amenities supporting comfort and wellbeing
- Secure environment with controlled access
- Strong appeal for both permanent residence and rental investment



# location

**Panorama Heights is situated in a quiet residential**

Daily services and lifestyle amenities are easily accessible, while the coastline is only a short drive away. This combination supports a comfortable everyday rhythm and enhances long-term value for residents and investors.



# location



# exterior

**located in one of Limassol's  
most desirable residential  
districts**



# exterior



**landscaped communal  
areas with greenery  
and seating**



# exterior

**full range of communal  
amenities supporting  
comfort and wellbeing**



# choice of properties



## block a

| unit N° | property type | bed-rooms | bath-rooms | private pool | no of park spaces | indoor area m <sup>2</sup> | cov. veranda m <sup>2</sup> | sellable area m <sup>2</sup> | uncovered veranda m <sup>2</sup> | ground floor storages m <sup>2</sup> | total area m <sup>2</sup> |
|---------|---------------|-----------|------------|--------------|-------------------|----------------------------|-----------------------------|------------------------------|----------------------------------|--------------------------------------|---------------------------|
| A101    | apartment     | 2         | 2          |              | 1                 | 83.15                      | 24.40                       | 107.55                       |                                  |                                      | 107.55                    |
| A102    | apartment     | 3         | 2          |              | 1                 | 102.50                     | 26.20                       | 128.70                       |                                  | 3.60                                 | 132.30                    |
| A103    | apartment     | 2         | 2          |              | 1                 | 82.20                      | 23.30                       | 105.50                       |                                  |                                      | 105.50                    |
| A104    | apartment     | 2         | 2          |              | 1                 | 79.05                      | 21.75                       | 100.80                       |                                  |                                      | 100.80                    |
| A105    | apartment     | 2         | 2          |              | 1                 | 79.05                      | 21.70                       | 100.75                       |                                  |                                      | 100.75                    |
| A106    | apartment     | 1         | 1          |              | 1                 | 50.35                      | 14.10                       | 64.45                        |                                  |                                      | 64.45                     |
| A201    | apartment     | 2         | 2          |              | 1                 | 83.15                      | 24.40                       | 107.55                       |                                  |                                      | 107.55                    |
| A202    | apartment     | 3         | 2          |              | 1                 | 102.50                     | 26.20                       | 128.70                       |                                  | 3.90                                 | 132.60                    |
| A203    | apartment     | 2         | 2          |              | 1                 | 82.20                      | 23.30                       | 105.50                       |                                  |                                      | 105.50                    |
| A204    | apartment     | 2         | 2          |              | 1                 | 79.05                      | 21.75                       | 100.80                       |                                  |                                      | 100.80                    |
| A205    | apartment     | 2         | 2          |              | 1                 | 79.05                      | 21.70                       | 100.75                       |                                  |                                      | 100.75                    |
| A206    | apartment     | 1         | 1          |              | 1                 | 50.35                      | 14.10                       | 64.45                        |                                  |                                      | 64.45                     |
| A301    | apartment     | 2         | 2          |              | 1                 | 83.15                      | 24.40                       | 107.55                       |                                  |                                      | 107.55                    |
| A302    | apartment     | 3         | 2          |              | 1                 | 102.50                     | 26.20                       | 128.70                       |                                  | 3.40                                 | 132.10                    |
| A303    | apartment     | 2         | 2          |              | 1                 | 82.20                      | 23.30                       | 105.50                       |                                  |                                      | 105.50                    |
| A304    | apartment     | 2         | 2          |              | 1                 | 79.05                      | 21.75                       | 100.80                       |                                  |                                      | 100.80                    |
| A305    | apartment     | 2         | 2          |              | 1                 | 79.05                      | 21.70                       | 100.75                       |                                  |                                      | 100.75                    |
| A306    | apartment     | 1         | 1          |              | 1                 | 50.35                      | 14.10                       | 64.45                        |                                  |                                      | 64.45                     |
| A401    | apartment     | 2         | 2          |              | 1                 | 83.15                      | 24.40                       | 107.55                       |                                  | 5.40                                 | 112.95                    |
| A402    | apartment     | 3         | 2          |              | 1                 | 102.50                     | 26.20                       | 128.70                       |                                  | 3.90                                 | 132.60                    |
| A403    | apartment     | 2         | 2          |              | 1                 | 82.20                      | 23.30                       | 105.50                       |                                  |                                      | 105.50                    |
| A404    | apartment     | 2         | 2          |              | 1                 | 79.05                      | 21.75                       | 100.80                       |                                  |                                      | 100.80                    |
| A405    | apartment     | 2         | 2          |              | 1                 | 79.05                      | 21.70                       | 100.75                       |                                  |                                      | 100.75                    |
| A406    | apartment     | 1         | 1          |              | 1                 | 50.35                      | 14.10                       | 64.45                        |                                  |                                      | 64.45                     |
| A501    | apartment     | 2         | 2          |              | 1                 | 83.15                      | 24.40                       | 107.55                       |                                  | 4.60                                 | 112.15                    |
| A502    | apartment     | 3         | 2          | yes          | 1                 | 102.20                     | 30.70                       | 132.90                       | 119.70                           | 6.70                                 | 270.40                    |
| A503    | apartment     | 2         | 2          | yes          | 1                 | 82.20                      | 23.30                       | 105.50                       | 92.00                            | 5.00                                 | 211.30                    |
| A504    | apartment     | 2         | 2          | yes          | 1                 | 79.05                      | 26.10                       | 105.15                       | 93.50                            | 5.40                                 | 215.15                    |
| A505    | apartment     | 2         | 2          |              | 1                 | 79.05                      | 21.70                       | 100.75                       |                                  | 5.50                                 | 106.25                    |
| A506    | apartment     | 1         | 1          |              | 1                 | 50.35                      | 14.10                       | 64.45                        |                                  |                                      | 64.45                     |

**note:** the areas stated above may slightly differ upon issuance of relevant authority permits

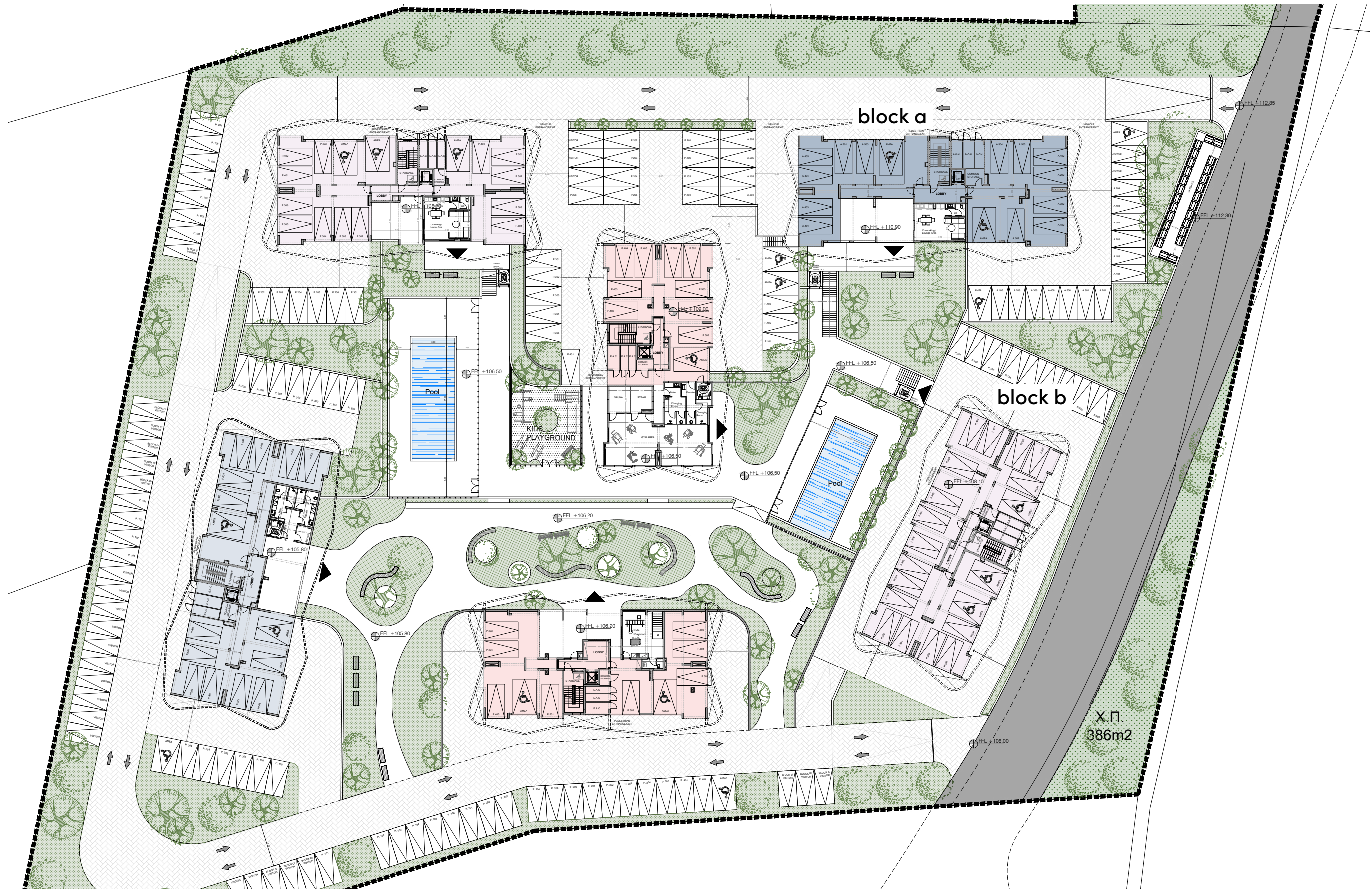
# choice of properties



## block b

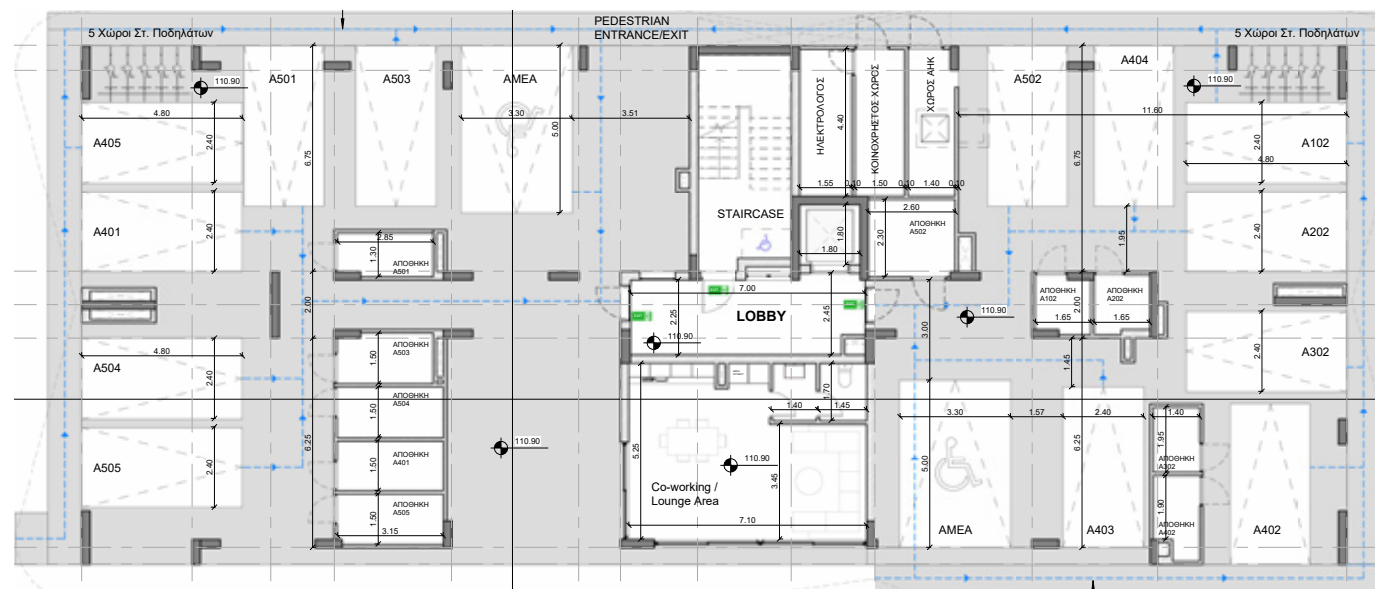
| unit N°     | property type | bed-rooms | bath-rooms | private pool | no of park spaces | indoor area m <sup>2</sup> | cov. veranda m <sup>2</sup> | sellable area m <sup>2</sup> | uncovered veranda m <sup>2</sup> | ground floor storages m <sup>2</sup> | total area m <sup>2</sup> |
|-------------|---------------|-----------|------------|--------------|-------------------|----------------------------|-----------------------------|------------------------------|----------------------------------|--------------------------------------|---------------------------|
| <b>B101</b> | apartment     | 2         | 2          |              | 1                 | 83.30                      | 21.15                       | 104.45                       |                                  |                                      | <b>104.45</b>             |
| <b>B102</b> | apartment     | 3         | 2          |              | 1                 | 101.70                     | 27.10                       | 128.80                       |                                  | 4.30                                 | <b>133.10</b>             |
| <b>B103</b> | apartment     | 2         | 2          |              | 1                 | 84.95                      | 24.75                       | 109.70                       |                                  |                                      | <b>109.70</b>             |
| <b>B104</b> | apartment     | 1         | 1          |              | 1                 | 57.70                      | 14.60                       | 72.30                        |                                  |                                      | <b>72.30</b>              |
| <b>B105</b> | apartment     | 1         | 1          |              | 1                 | 57.70                      | 14.60                       | 72.30                        |                                  |                                      | <b>72.30</b>              |
| <b>B106</b> | apartment     | 1         | 1          |              | 1                 | 62.00                      | 16.95                       | 78.95                        |                                  |                                      | <b>78.95</b>              |
| <b>B201</b> | apartment     | 2         | 2          |              | 1                 | 83.30                      | 21.15                       | 104.45                       |                                  |                                      | <b>104.45</b>             |
| <b>B202</b> | apartment     | 3         | 2          |              | 1                 | 101.70                     | 27.10                       | 128.80                       |                                  | 4.40                                 | <b>133.20</b>             |
| <b>B203</b> | apartment     | 2         | 2          |              | 1                 | 84.95                      | 24.75                       | 109.70                       |                                  |                                      | <b>109.70</b>             |
| <b>B204</b> | apartment     | 1         | 1          |              | 1                 | 57.70                      | 14.60                       | 72.30                        |                                  |                                      | <b>72.30</b>              |
| <b>B205</b> | apartment     | 2         | 2          |              | 1                 | 80.75                      | 25.65                       | 106.40                       |                                  |                                      | <b>106.40</b>             |
| <b>B206</b> | studio        |           | 1          |              | 1                 | 38.80                      | 6.10                        | 44.90                        |                                  |                                      | <b>44.90</b>              |
| <b>B301</b> | apartment     | 2         | 2          |              | 1                 | 83.30                      | 21.15                       | 104.45                       |                                  |                                      | <b>104.45</b>             |
| <b>B302</b> | apartment     | 3         | 2          |              | 1                 | 101.70                     | 27.10                       | 128.80                       |                                  | 4.00                                 | <b>132.80</b>             |
| <b>B303</b> | apartment     | 2         | 2          |              | 1                 | 84.95                      | 24.75                       | 109.70                       |                                  |                                      | <b>109.70</b>             |
| <b>B304</b> | apartment     | 1         | 1          |              | 1                 | 57.70                      | 14.60                       | 72.30                        |                                  |                                      | <b>72.30</b>              |
| <b>B305</b> | apartment     | 2         | 2          |              | 1                 | 80.75                      | 25.65                       | 106.40                       |                                  |                                      | <b>106.40</b>             |
| <b>B306</b> | studio        |           | 1          |              | 1                 | 38.80                      | 6.10                        | 44.90                        |                                  |                                      | <b>44.90</b>              |
| <b>B401</b> | apartment     | 2         | 2          |              | 1                 | 83.30                      | 21.15                       | 104.45                       |                                  |                                      | <b>104.45</b>             |
| <b>B402</b> | apartment     | 3         | 2          |              | 1                 | 101.70                     | 27.10                       | 128.80                       |                                  | 3.60                                 | <b>132.40</b>             |
| <b>B403</b> | apartment     | 4         | 4          |              | 1                 | 142.65                     | 39.35                       | 182.00                       |                                  | 6.70                                 | <b>188.70</b>             |
| <b>B404</b> | apartment     | 3         | 3          |              | 1                 | 119.70                     | 31.55                       | 151.25                       |                                  | 4.40                                 | <b>155.65</b>             |
| <b>B501</b> | apartment     | 2         | 2          |              | 1                 | 83.30                      | 21.15                       | 104.45                       |                                  |                                      | <b>104.45</b>             |
| <b>B502</b> | apartment     | 3         | 2          | yes          | 1                 | 101.70                     | 27.10                       | 128.80                       | 123.80                           | 4.40                                 | <b>266.60</b>             |
| <b>B503</b> | apartment     | 4         | 4          | yes          | 1                 | 142.65                     | 43.50                       | 186.15                       | 173.40                           | 5.20                                 | <b>375.55</b>             |
| <b>B504</b> | apartment     | 3         | 3          |              | 1                 | 119.70                     | 31.55                       | 151.25                       |                                  | 4.60                                 | <b>155.85</b>             |

# masterplan



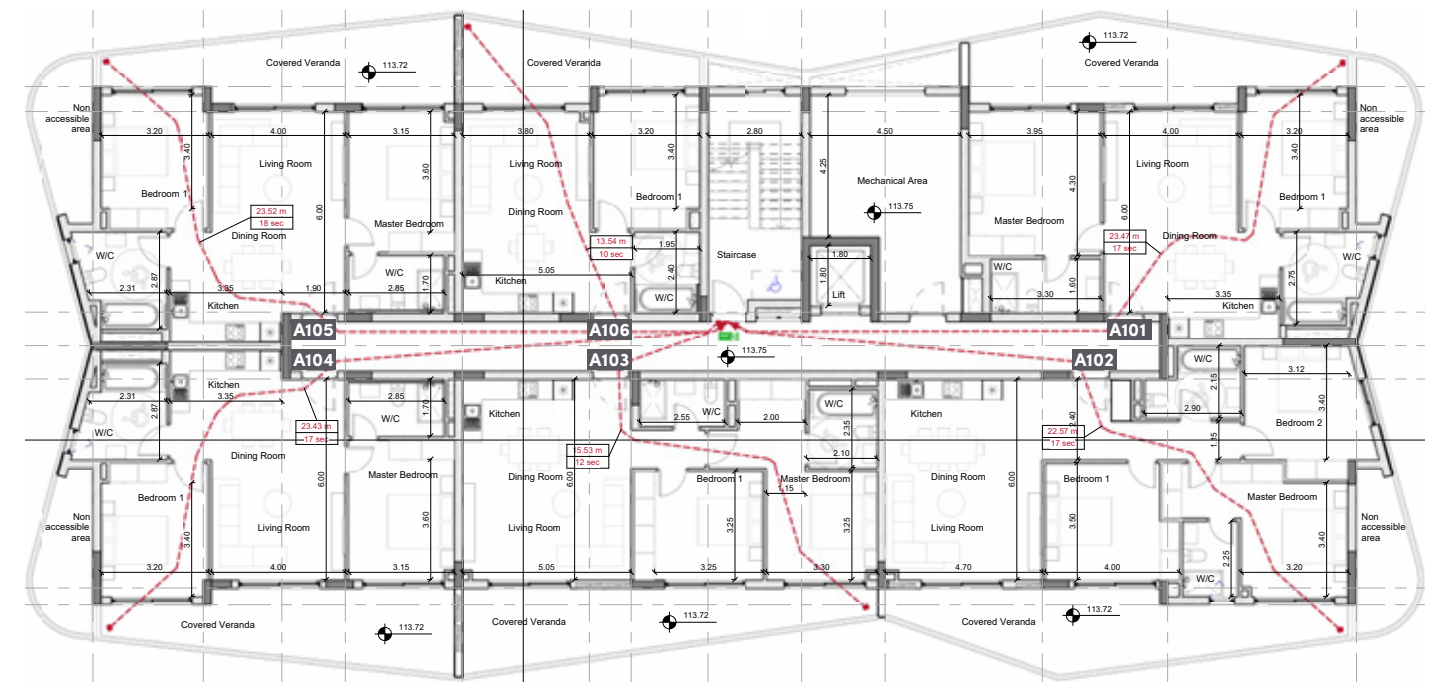
# block a

## ground floor



# block a

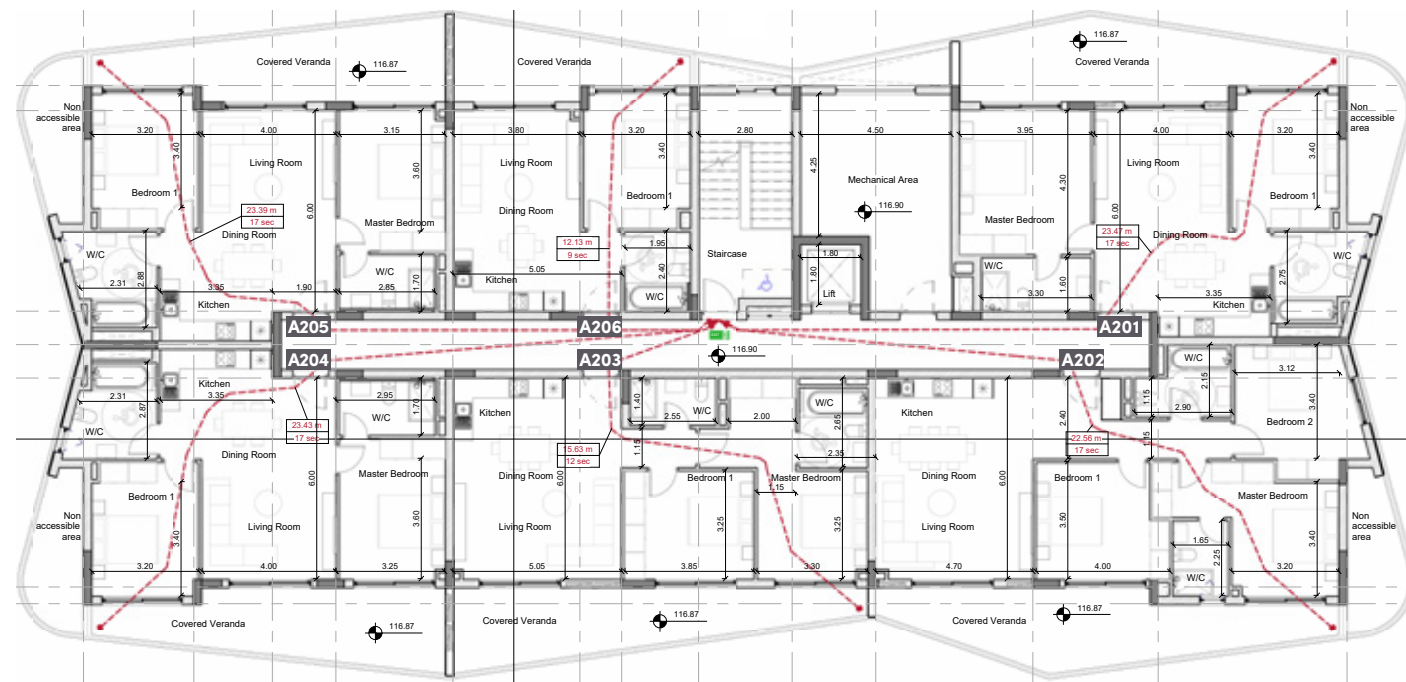
## floor 1



| UNIT N° | TOTAL AREA M <sup>2</sup> |
|---------|---------------------------|
| A101    | 107.55                    |
| A102    | 132.30                    |
| A103    | 105.50                    |
| A104    | 100.80                    |
| A105    | 100.75                    |
| A106    | 64.45                     |

# block a

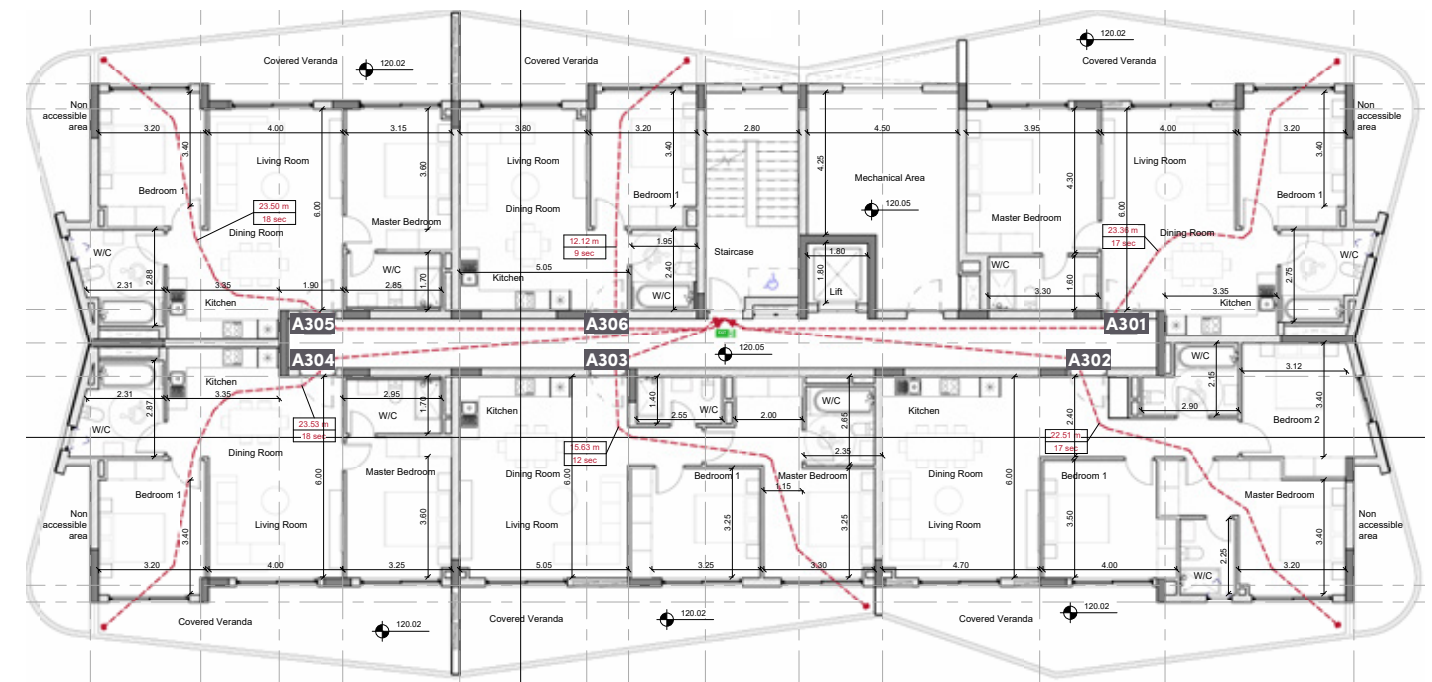
## floor 2



| UNIT N° | TOTAL AREA M <sup>2</sup> |
|---------|---------------------------|
| A201    | 107.55                    |
| A202    | 132.60                    |
| A203    | 105.50                    |
| A204    | 100.80                    |
| A205    | 100.75                    |
| A206    | 64.45                     |

# block a

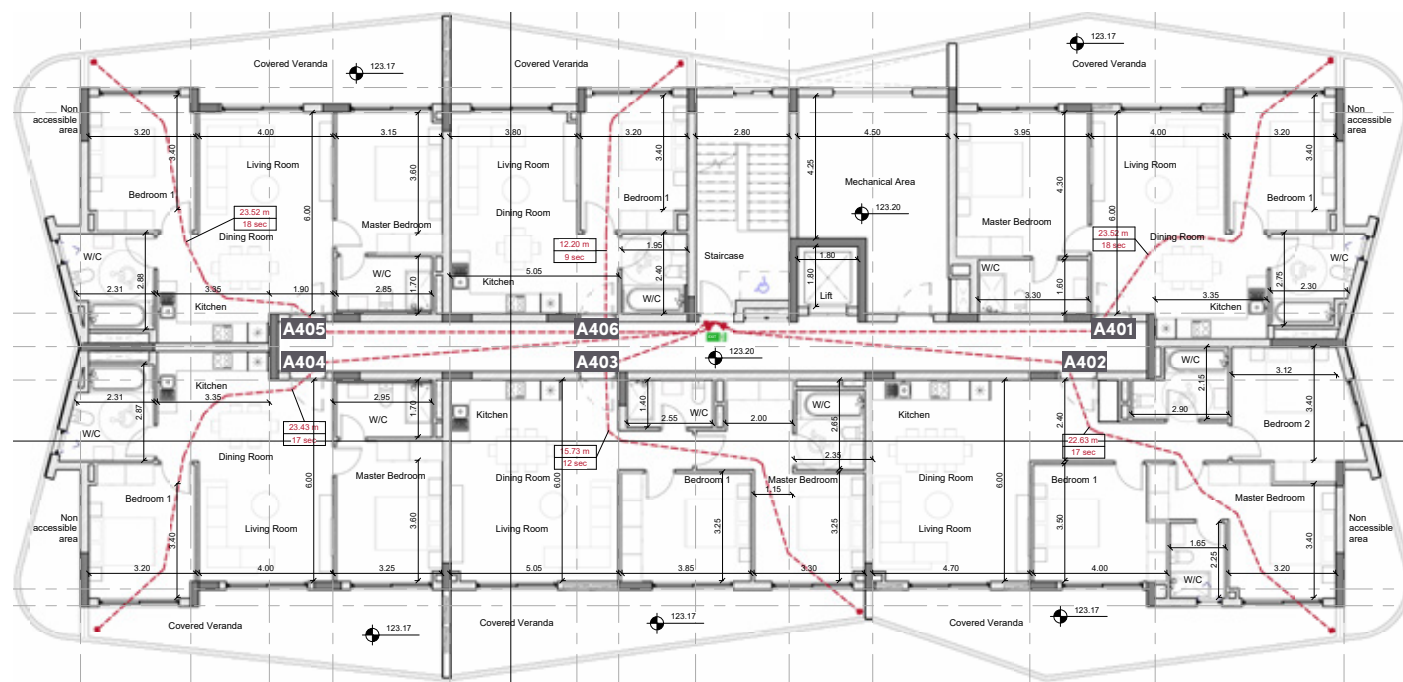
## floor 3



| UNIT N° | TOTAL AREA M <sup>2</sup> |
|---------|---------------------------|
| A301    | 107.55                    |
| A302    | 132.10                    |
| A303    | 105.50                    |
| A304    | 100.80                    |
| A305    | 100.75                    |
| A306    | 64.45                     |

# block a

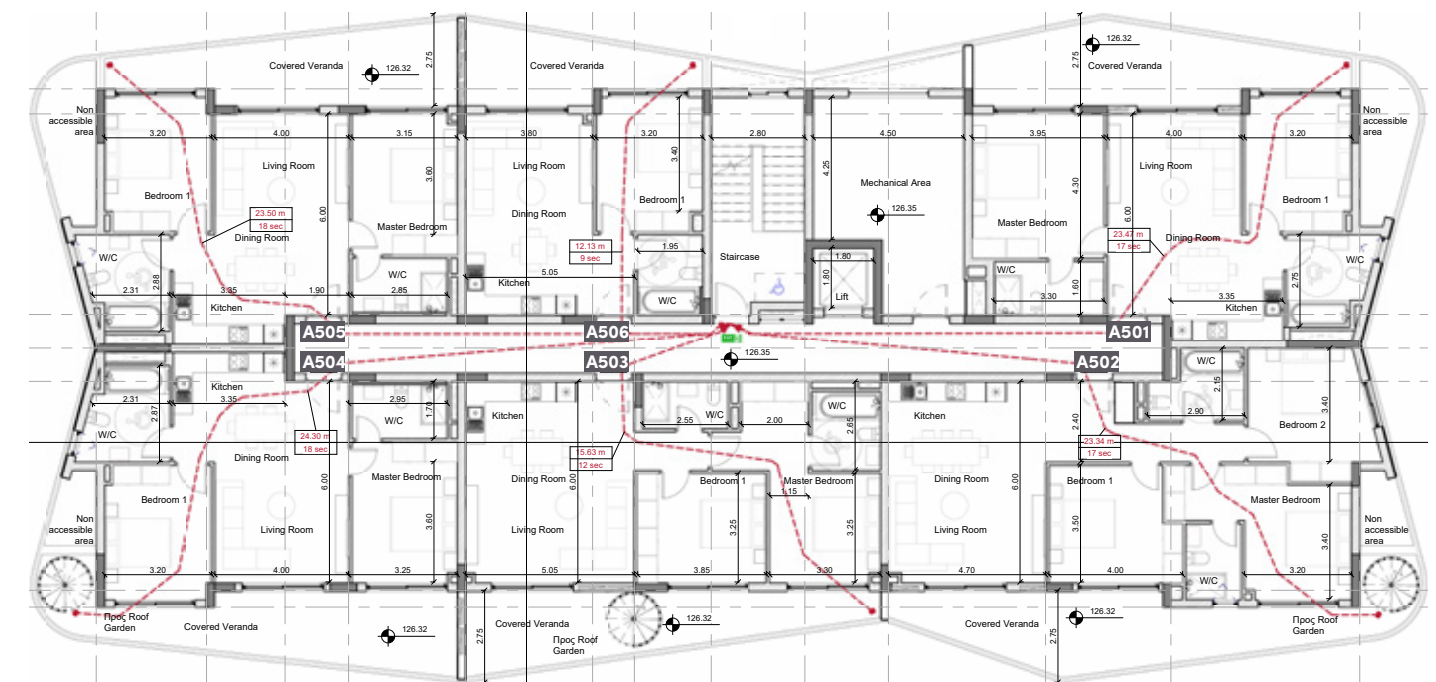
## floor 4



| UNIT N° | TOTAL AREA M <sup>2</sup> |
|---------|---------------------------|
| A401    | 112.95                    |
| A402    | 132.60                    |
| A403    | 105.50                    |
| A404    | 100.80                    |
| A405    | 100.75                    |
| A406    | 64.45                     |

# block a

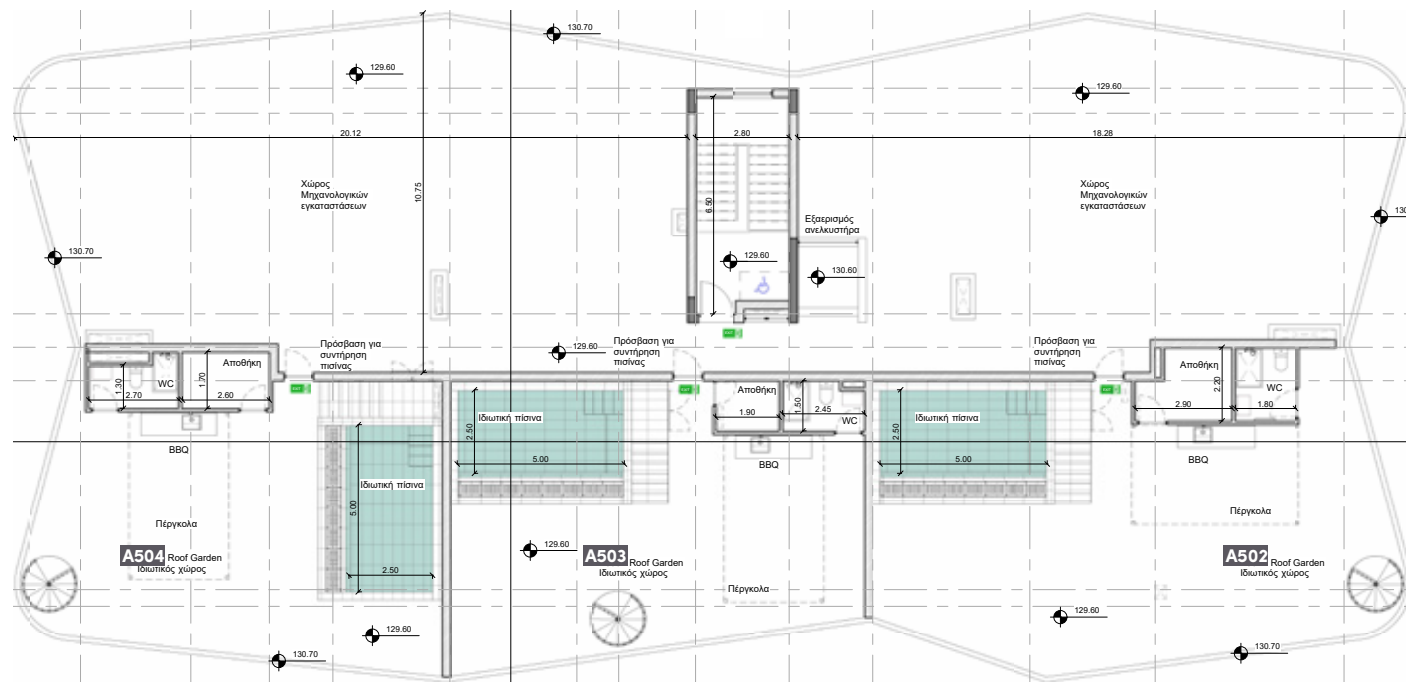
## floor 5



| UNIT N° | TOTAL AREA M <sup>2</sup> |
|---------|---------------------------|
| A501    | 112.15                    |
| A502    | 270.40                    |
| A503    | 211.30                    |
| A504    | 215.15                    |
| A505    | 106.25                    |
| A506    | 64.45                     |

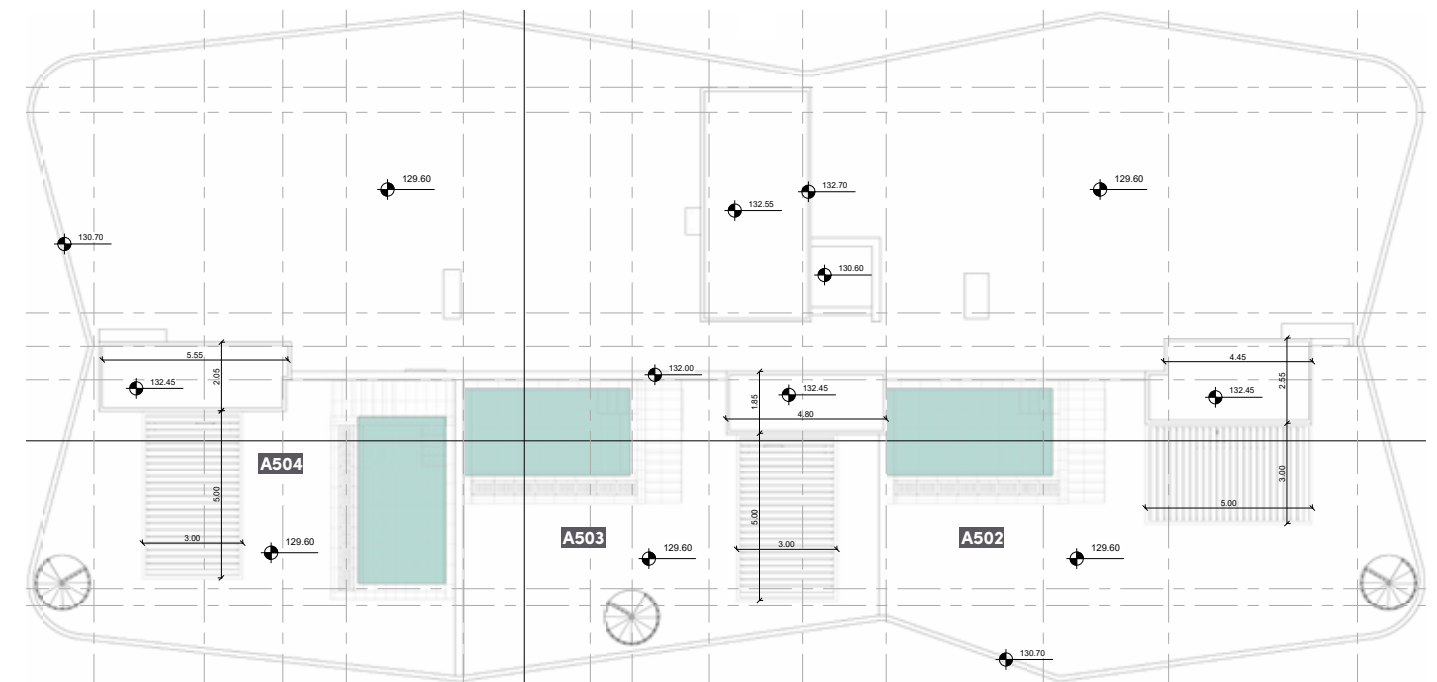
# block a

## roof garden



# block a

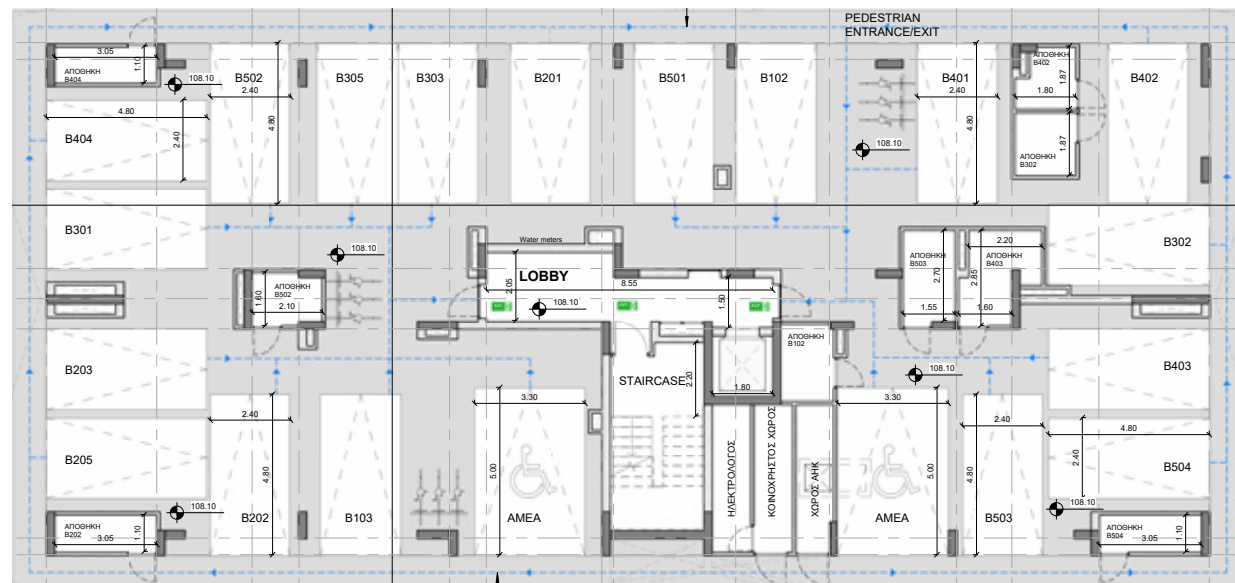
## roof garden/terrace



| UNIT N° | TOTAL AREA M <sup>2</sup> |
|---------|---------------------------|
| A502    | 119.70                    |
| A503    | 92.00                     |
| A504    | 93.50                     |

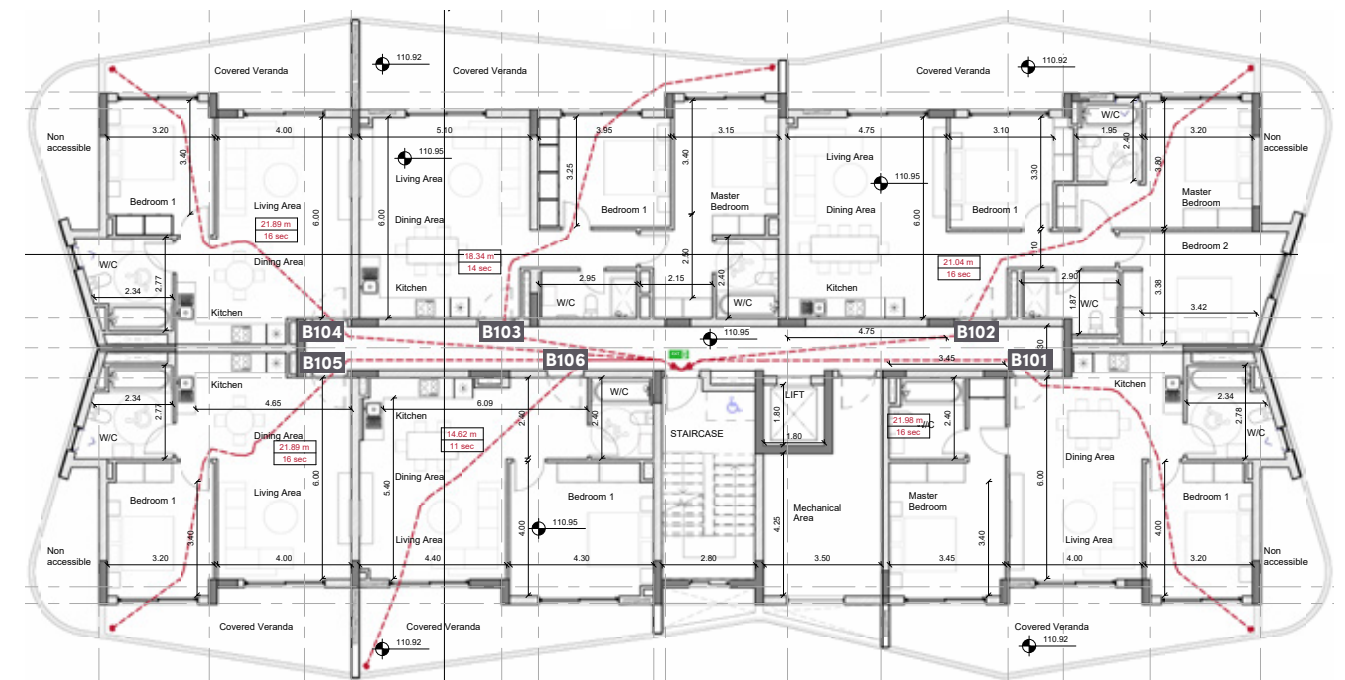
# block b

## ground floor



# block b

## floor 1

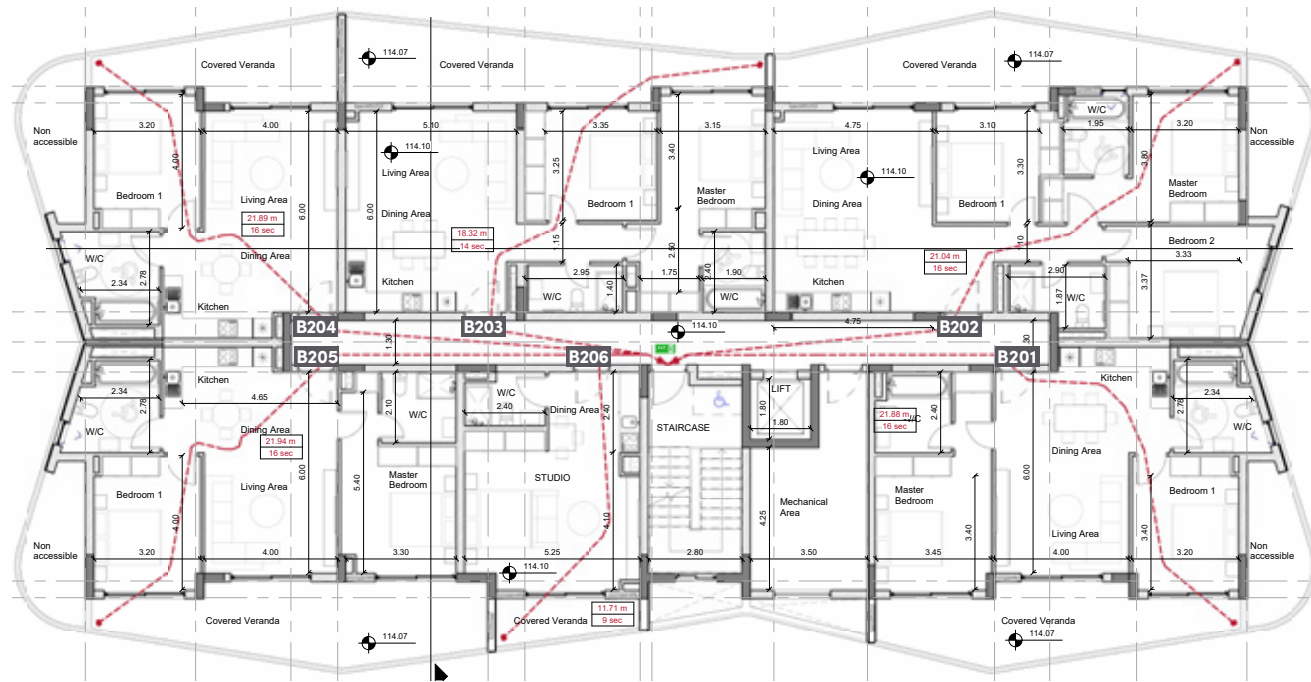


| UNIT N° | TOTAL AREA M <sup>2</sup> |
|---------|---------------------------|
| B101    | 104.45                    |
| B102    | 133.10                    |
| B103    | 109.70                    |
| B104    | 72.30                     |
| B105    | 72.30                     |
| B106    | 78.95                     |

\*Floor plans show approximate measurements only. The exact layout and sizes may vary

# block b

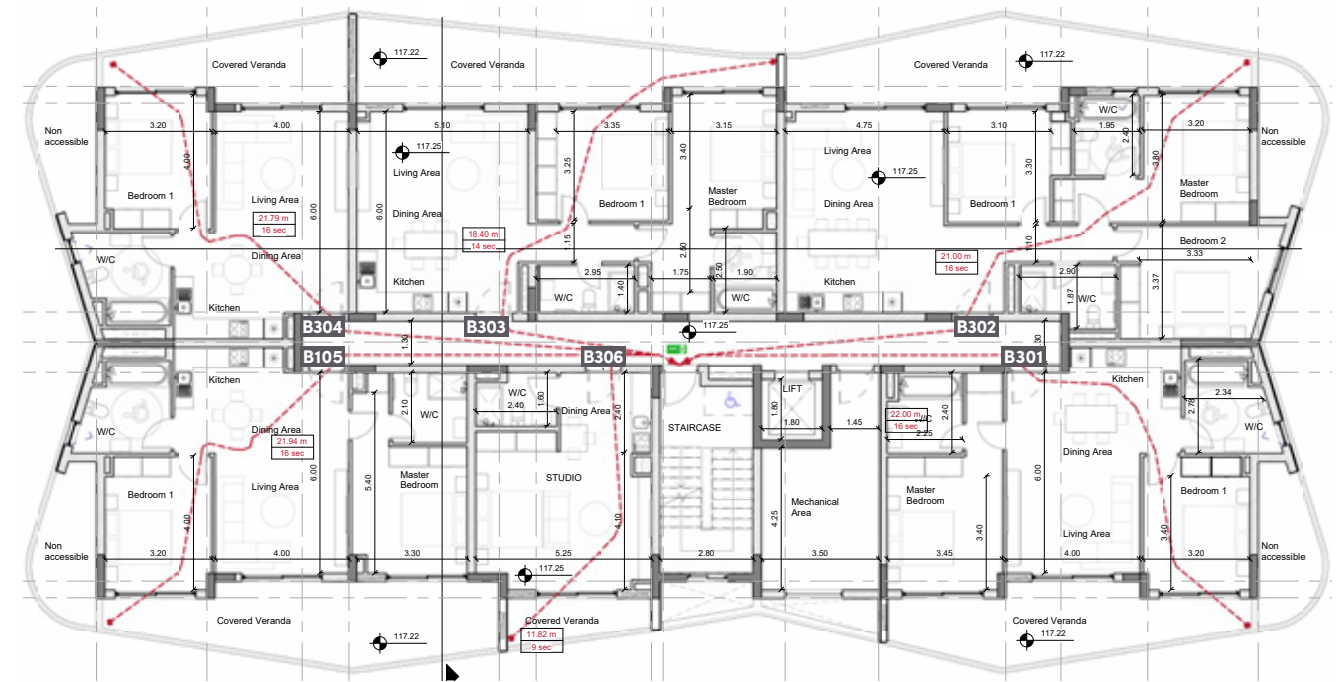
## floor 2



| UNIT N° | TOTAL AREA M <sup>2</sup> |
|---------|---------------------------|
| B201    | 104.45                    |
| B202    | 133.20                    |
| B203    | 109.70                    |
| B204    | 72.30                     |
| B205    | 106.40                    |
| B206    | 44.90                     |

# block b

## floor 3

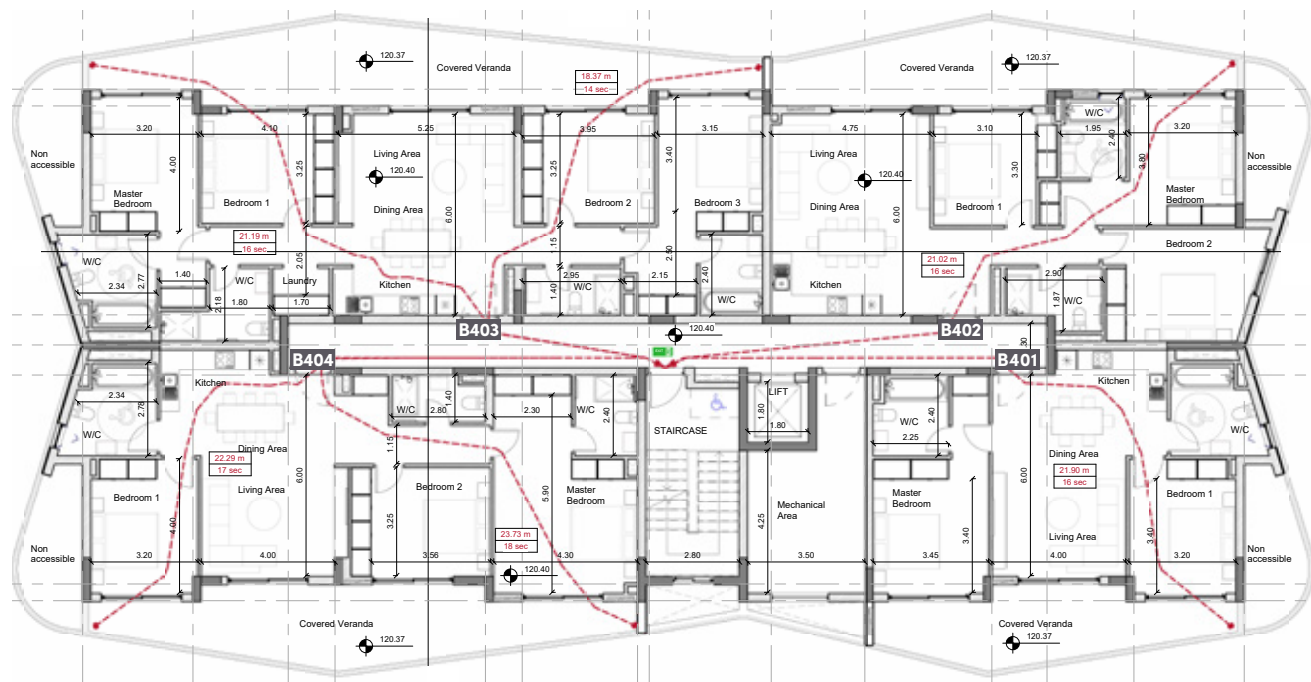


| UNIT N° | TOTAL AREA M <sup>2</sup> |
|---------|---------------------------|
| B301    | 104.45                    |
| B302    | 132.80                    |
| B303    | 109.70                    |
| B304    | 72.30                     |
| B305    | 106.40                    |
| B306    | 44.90                     |

\*Floor plans show approximate measurements only. The exact layout and sizes may vary

# block b

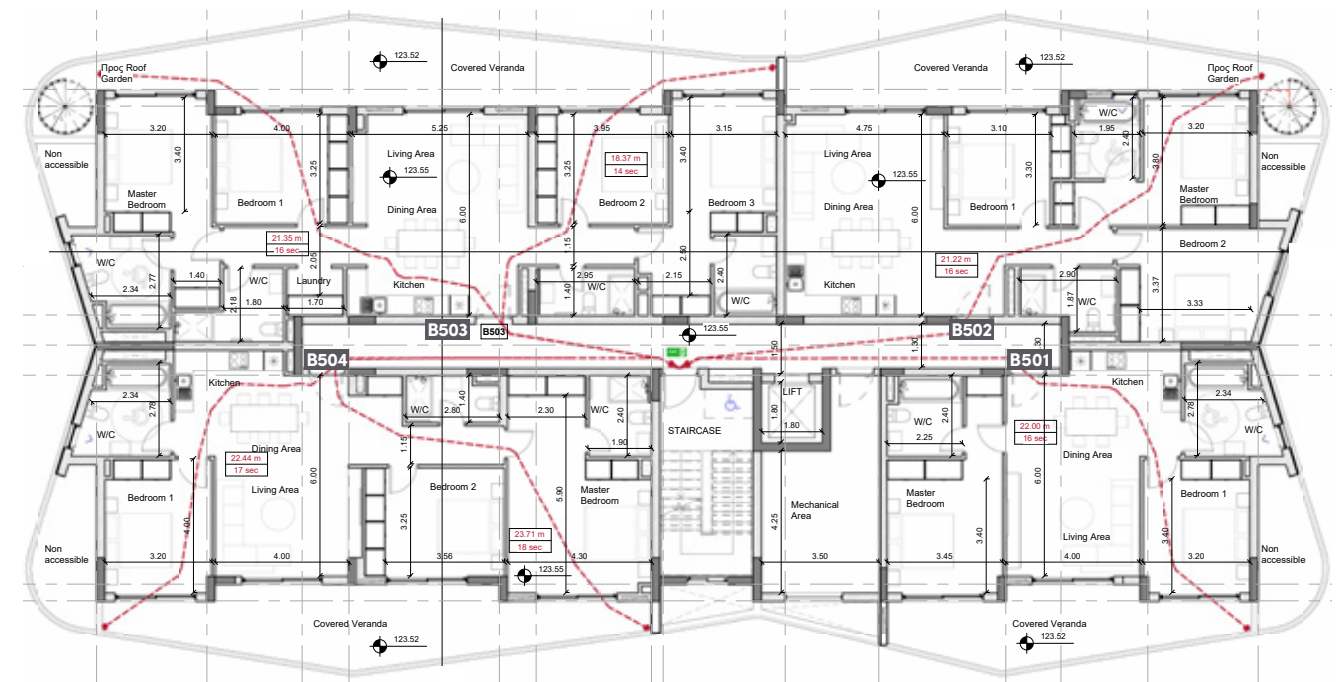
## floor 4



| UNIT N° | TOTAL AREA M <sup>2</sup> |
|---------|---------------------------|
| B401    | 104.45                    |
| B402    | 132.40                    |
| B403    | 188.70                    |
| B404    | 155.65                    |

# block b

## floor 5



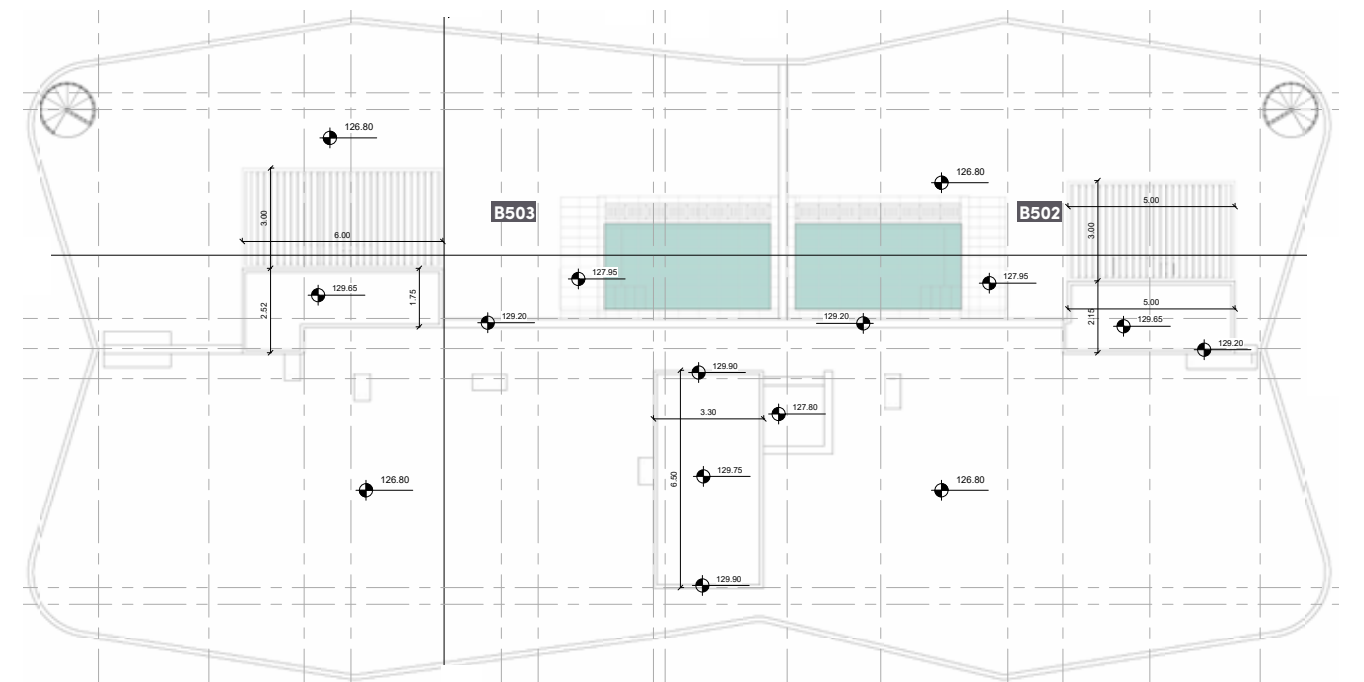
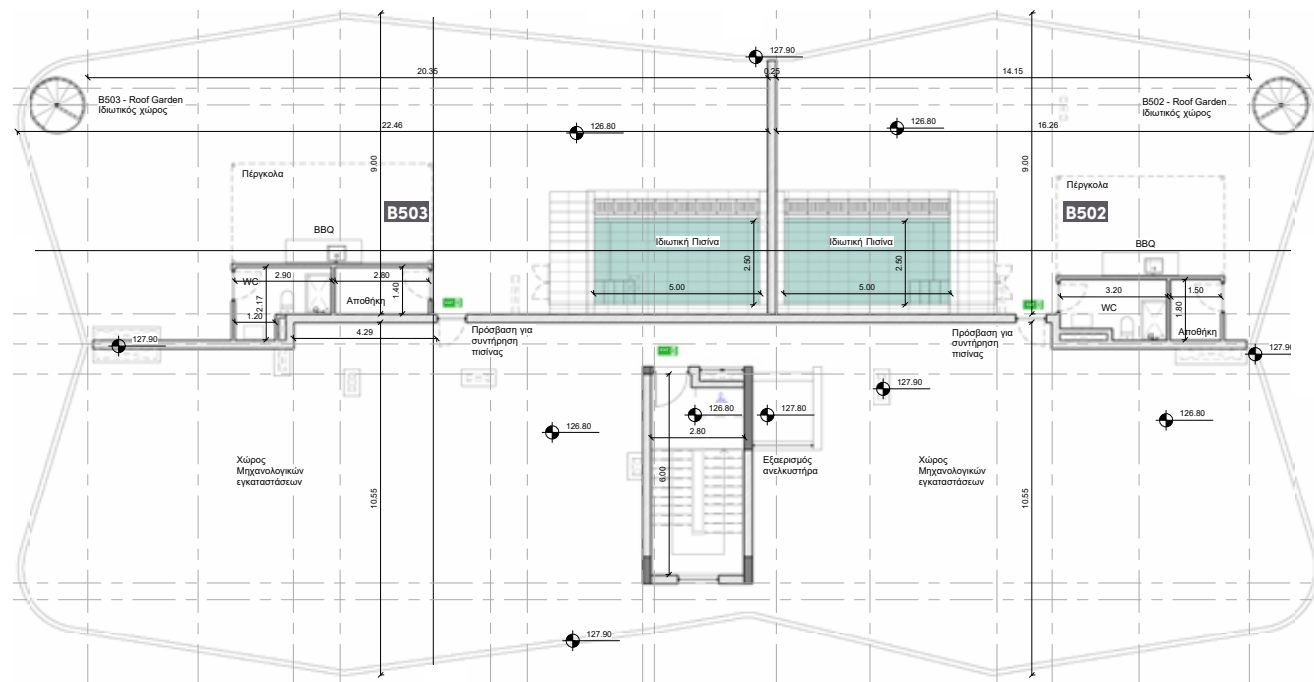
| UNIT N° | TOTAL AREA M <sup>2</sup> |
|---------|---------------------------|
| B501    | 104.45                    |
| B502    | 266.60                    |
| B503    | 375.55                    |
| B504    | 155.85                    |

# block b

## roof garden

# block b

## roof garden/ pergola



| UNIT N° | TOTAL AREA M <sup>2</sup> |
|---------|---------------------------|
| B502    | 123.80                    |
| B503    | 173.40                    |



## signature finishes

### smart

**Thoughtful design and attention to detail define Panorama Heights's interiors, balancing style with**

- Parquet flooring in living rooms, kitchens, and bedrooms
- Ceramic tiles in bathrooms (walls & floors)
- Melamine-finished kitchen cabinets, wardrobes, and doors
- Provision for split-unit air conditioning in all areas
- Provision for underfloor heating
- Ceiling height: 2.80 m

**Note:** movable furniture, home appliances & interior items are extras.



# notes

A series of horizontal dotted lines for writing notes, spanning the width of the page.

