

maizone

URBAN LIVING





maizone

Maizone apartments are ideally located amidst the rich history and modern vibrancy of Limassol. The city, with its fascinating blend of ancient remnants and progressive modernisation, offers a unique living experience. Ancient sites, now protected monuments, weave a tale of a sophisticated society rooted in trade and agriculture, while Limassol Castle and the Old Port remain at the heart of the city.

Surrounded by narrow streets with old, shuttered houses standing next to contemporary shops and boutiques, Maizone places you at the intersection of history and modern living—right in the pulse of Limassol's cultural and urban evolution.

Surrounded by cafés, bars, and restaurants, offering a lively atmosphere day and night. Just moments away, the international business hub hosts global companies and facilitates 24-hour trade, making it a prime location for both work and play.

The new Limassol Marina brings an air of cosmopolitan glamour and luxury, marking the beginning of a major transformation that elevates Limassol as the jewel of the Eastern Mediterranean. With its typical Mediterranean climate—hot summers and mild winters—Limassol is also one of the region's top holiday destinations, making it the ideal place to live, work, and relax.



maizone
URBAN LIVING





prime location in the heart of limassol



- 4 · 1 BEDROOM APARTMENTS
- 3 · 2 BEDROOM APARTMENTS
- 1 · 3 BEDROOM APARTMENT
- 1 · 3 BEDROOM PENTHOUSE

welcome home to maizone

Discover Maizone, a premium residential development offering an intimate collection of just 8 luxurious apartments and 1 exceptional penthouse. Designed for modern living, each home seamlessly blends contemporary elegance with ultimate comfort. Choose from spacious 1, 2, and 3-bedroom apartments, thoughtfully crafted to suit your lifestyle.

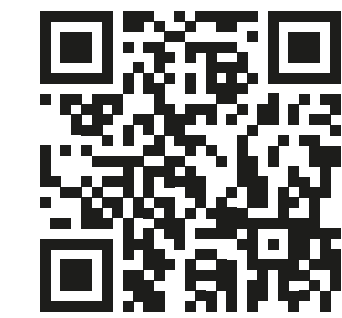
For those seeking an elevated experience, the stunning penthouse boasts a private rooftop retreat—complete with a BBQ/bar area, generous dining and lounge space, and a refreshing splash pool—perfect for entertaining or unwinding in style.

Enjoy privacy and security with a gated entrance, covered parking, and stylish screens for added terrace seclusion. Experience serene city living at its finest.

Nestled in Agios Zoni, Maizone offers an unbeatable central Limassol location, just a 5-minute walk (400m) to Makarios Avenue, a vibrant hub for shopping, dining, and entertainment.

Whether you desire a stylish apartment, an exclusive penthouse, or a smart investment opportunity, this development redefines modern living with elegance and convenience.

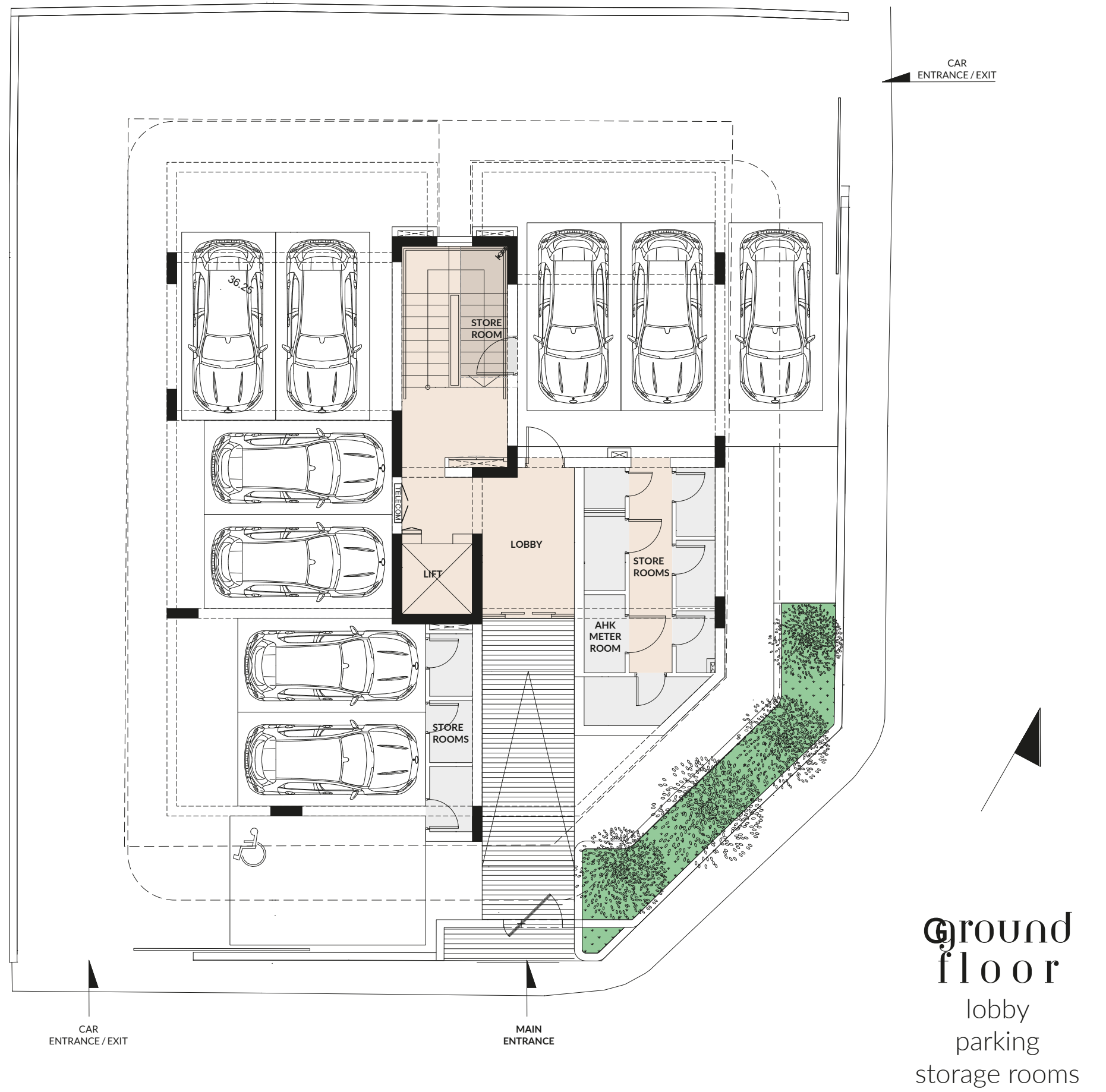
An exceptional choice for those seeking fast-track permanent residency or a flourishing investment, Maizone is the perfect blend of luxury, location, and lifestyle.



LOCATION MAP



pure elegance, modern living



Ground floor
lobby
parking
storage rooms

1st & 2nd floor residences

first & second floors feature a well-planned layout, offering:
One spacious 2-bedroom apartment & Two stylish 1-bedroom apartments

Each residence boasts an open-plan kitchen and living area, seamlessly extending to covered verandas with lush planting areas, creating a perfect balance of comfort and contemporary design.

101 - 201

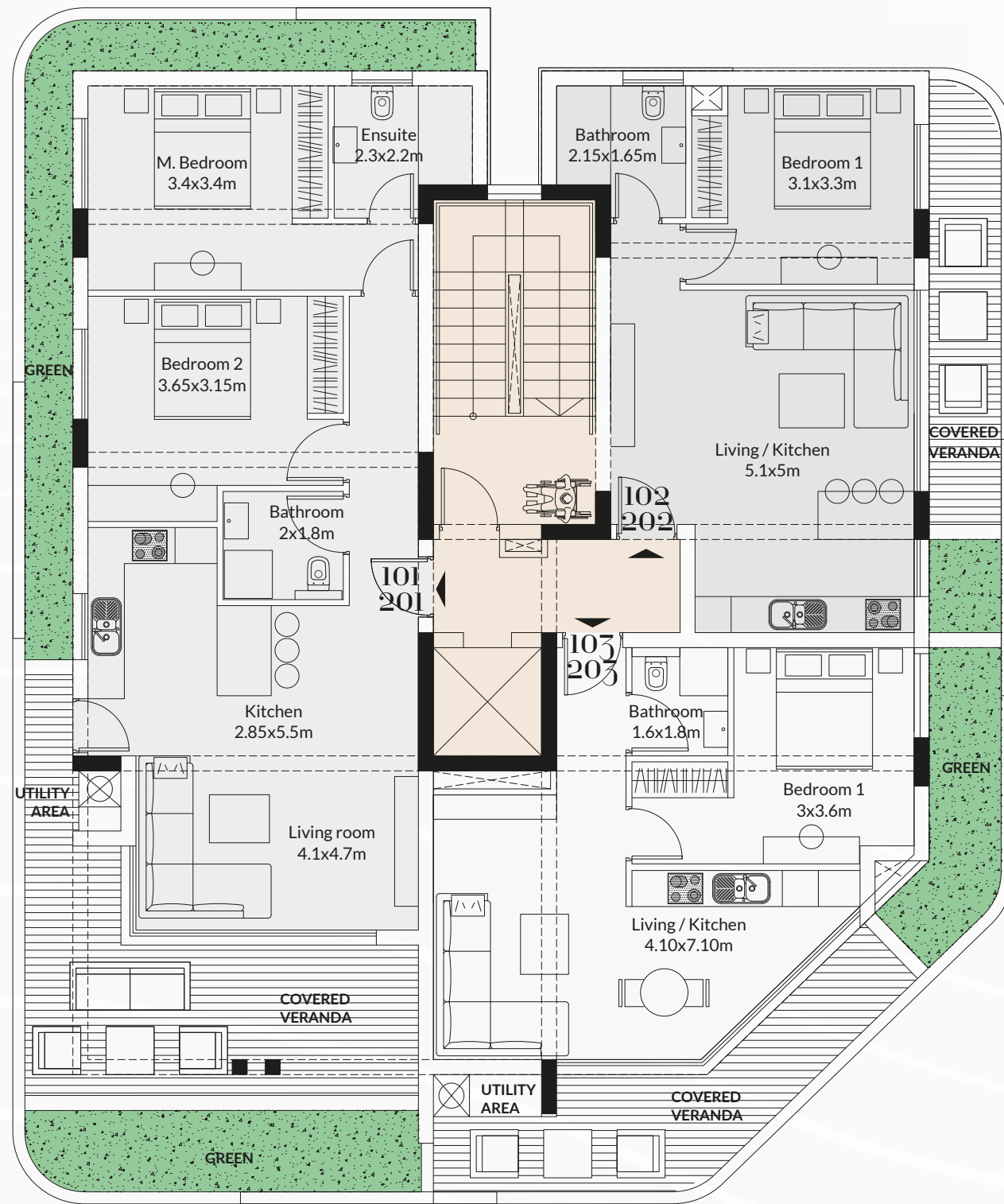
Bedroom	2
Parking	1
Covered Area	85m ²
Covered Veranda	22m ²
Gravel / Planter	30m ²
Common Area	15m ²
Storage	2m ²
Total Area	154m²

102 - 202

Bedroom	1
Parking	1
Covered Area	50m ²
Covered Veranda	9m ²
Gravel / Planter	5m ²
Common Area	9m ²
Storage	2m ²
Total Area	75m²

103 - 203

Bedroom	1
Parking	1
Covered Area	50m ²
Covered Veranda	14m ²
Gravel / Planter	10m ²
Common Area	9m ²
Storage	2m ²
Total Area	85m²



third floor offers:
One expansive 3-bedroom apartment & One stylish 2-bedroom apartment.

Both feature open-plan kitchen and living areas, seamlessly extending to covered verandas with lush planting areas, ensuring a perfect blend of modern comfort and outdoor serenity

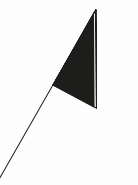
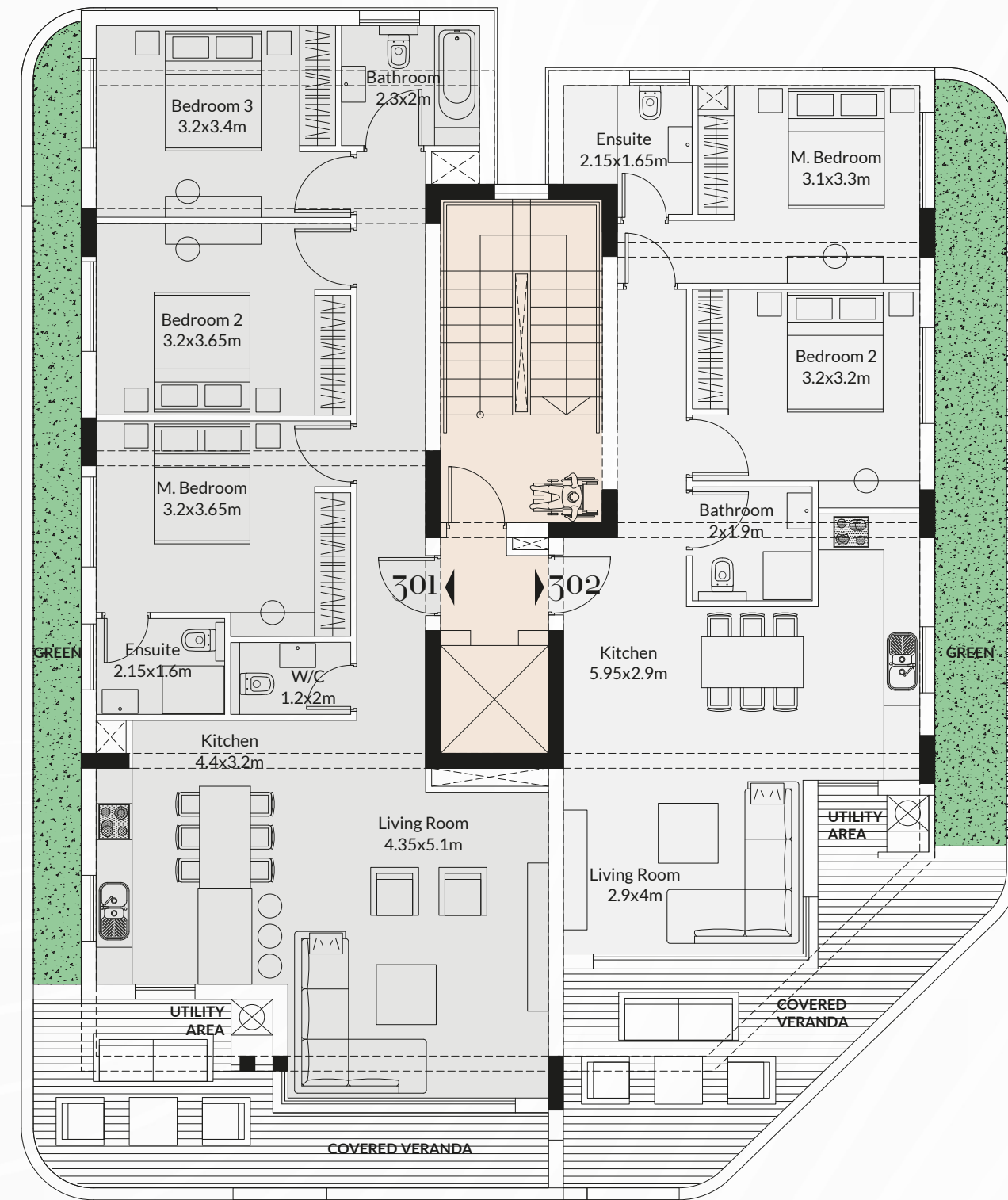
3rd floor residences

301

Bedroom	3
Parking	1
Covered Area	115m ²
Covered Veranda	18m ²
Gravel / Planter	19m ²
Common Area	20m ²
Storage	4m ²
Total Area	176m²

302

Bedroom	2
Parking	1
Covered Area	85m ²
Covered Veranda	23m ²
Gravel / Planter	21m ²
Common Area	15m ²
Storage	5m ²
Total Area	149m²





thoughtfully designed living spaces

101 & 201
living / kitchen area

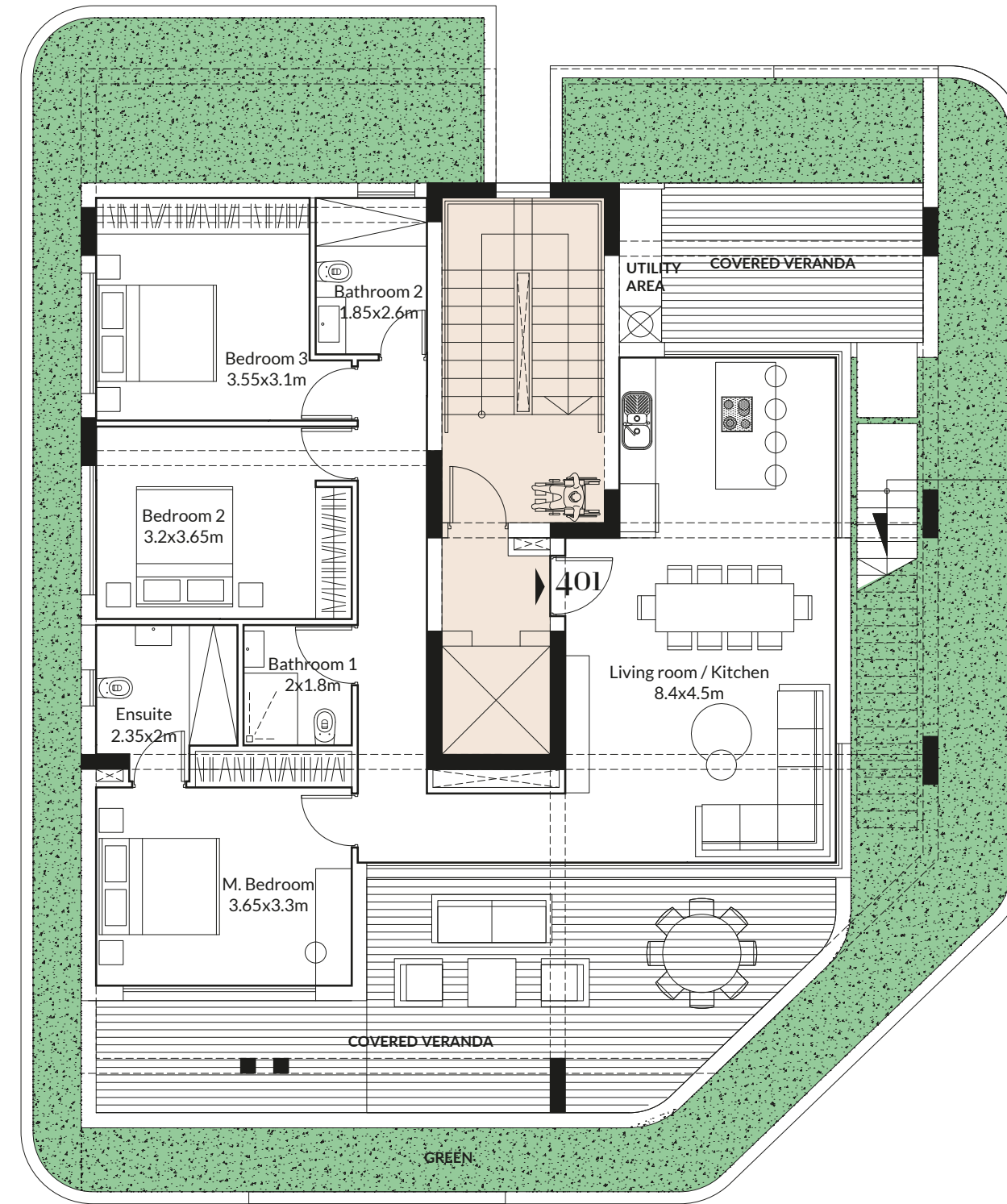


fourth floor

The fourth floor is entirely dedicated to the luxurious 3-bedroom penthouse, offering an exceptional living experience. Designed with open-plan kitchen and living areas, this stunning residence extends to a spacious outdoor veranda, surrounded by lush planting areas along the perimeter, creating a private oasis in the heart of the city.

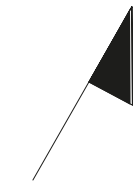
4th - floor penthouse

401



Bedroom	3
Parking	1
Covered Area	120m ²
Covered Veranda	41m ²
Gravel / Planter	116m ²
Roof Garden	67m ²
Common Area	21m ²
Storage	3 m ²
Total Area	368m²

STAIRCASE
TO ROOF GARDEN





exclusive penthouse living

kitchen / living area

exclusive rooftop retreat

sky garden / splash pool
bbq / bar / lounge area



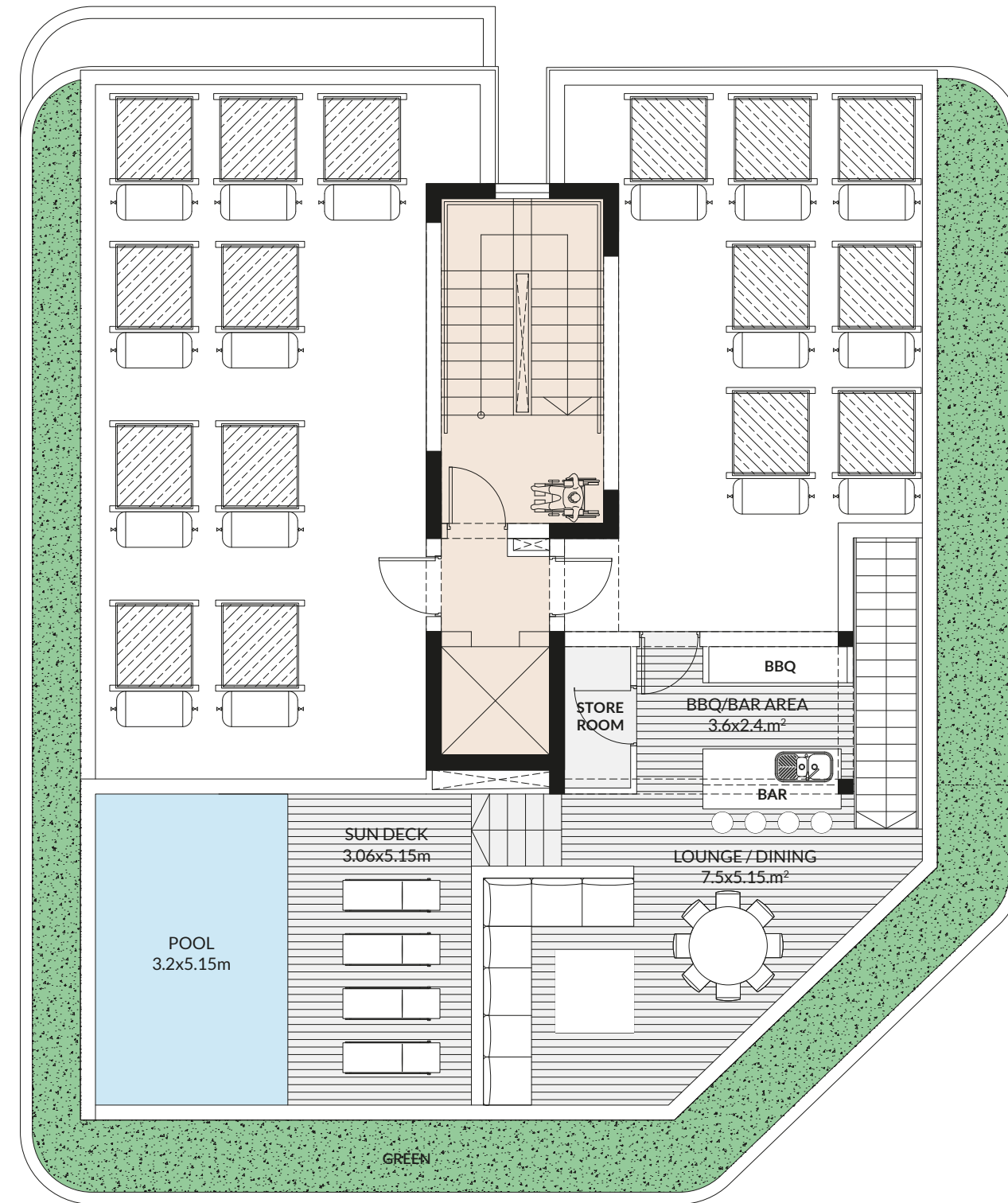
fifth floor is dedicated to the private roof garden of Apartment 401, featuring a splash pool, lounge, BBQ area, storage, shower, and a lush sky garden—a perfect haven for relaxation and entertainment.

5th-floor roof garden

401

Roof Garden	67m ²
Store Room	3m ²
Pool	3.20x5.15m

An opulent rooftop terrace offering a lush garden, comfortable lounge area, barbecue space, and a private pool. Residents can relax in the sun while enjoying breathtaking views of the sea, mountains, and city, especially during the stunning sunset.





Invest in Cyprus

Cyprus is the third largest island in the Mediterranean Sea and is a member of the European Union. It offers an enviable lifestyle in a safe, clean and healthy environment with high living standards. The island is characterised by its low crime levels, year-round sunshine, rich history and culture, and a delicious array of gastronomic delights, which all contribute to a superb quality of life.

Cyprus is a modern, cosmopolitan, transparent business centre offering opportunities for investment across a wide range of sectors. Laws and regulations, systems and infrastructure, are all continuously updated and refined to ensure the country remains at the forefront of international business and commerce.

Cyprus is renowned for delivering high-quality services in a duly regulated environment and represents a top-class experience for investors and business people.

Permanent Residency

The fast-track Permanent Residence Programme enables the granting of a permanent residence permit to foreigners who intend to invest in Cyprus, provided that the following requirements are met:

- Residential or other property with minimum market value of €300,000 + VAT is purchased in Cyprus.
- Secured annual income from abroad and/or from sources other than employment in Cyprus.
- Funds are transferred from abroad and deposited in a Cyprus Bank in a Three-Year Fixed Deposit Account.
- The residence permit holder must visit Cyprus at least once every two years to maintain his/her status.

Key Factors

- Strategic location: at the crossroads of three continents: Africa, Asia and Europe.
- High-standard educational institutions and healthcare facilities.
- Advanced infrastructure and modern airports that connect to many major destinations.
- Cyprus is a common law jurisdiction.
- Property acquired is freehold.
- No inheritance tax.
- Low property tax.
- Reduced rate of 5% VAT on purchases of property under certain circumstances.



KINNIS GROUP OF COMPANIES
99 Georgiou 'A, Fryni Court A,
Shop 3, Germasogeia 4048

T. +357 25 43 43 00
F. +357 25 43 43 01

sales@kinnisgroup.com

OUR CONSULTANTS

**ARMEFTIS
& ASSOCIATES**
ARCHITECTS armeftis.com

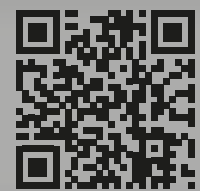
ASD SOTIRIOU
ADVANCED STRUCTURAL DESIGN
CIVIL ENGINEER CONSULTANTS
asdsotiriou.com

PRIME DESIGN
MECHANICAL • ELECTRICAL • ENERGY
CONSULTING ENGINEERS
primedesign.com.cy

CREATIVE  pxl-creative.design
DESIGN CONSULTANTS

DISCLAIMER

The contents of this brochure are purely conceptual and do not form any part of a sales contract and have no legal binding on us. While we endeavour to portray the development accurately, we reserve the right to amend the layout plans, number of floors & units, elevation, colour scheme, specifications and amenities, etc. without notice. E&OE





KINNIS

PROPERTY DEVELOPERS