

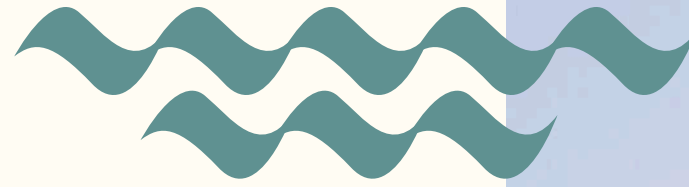
ANNE RESIDENCE

MODERN RESIDENTIAL PROJECT IN THE HEART OF LIMASSOL.





ARK NOAH`S
DEVELOPMENTS



ABOUT US.

At Noah's Ark Developments, we're more than just developers; we're partners in realizing your vision of luxury living in Cyprus. With over six years of dedicated service in Limassol, our commitment has led us to hand over hundreds of premier apartments, with each property crafted to deliver quality, comfort, and investment value.

Our team.

Handles every detail, from construction to comprehensive management, offering legal assistance and property maintenance, making your experience seamless and rewarding. Driven by innovation and excellence, we're setting new standards in the Cypriot real estate market, shaping communities and inspiring lifestyles.



“Anne Residence offers a unique living experience for families, professionals, and investors alike”

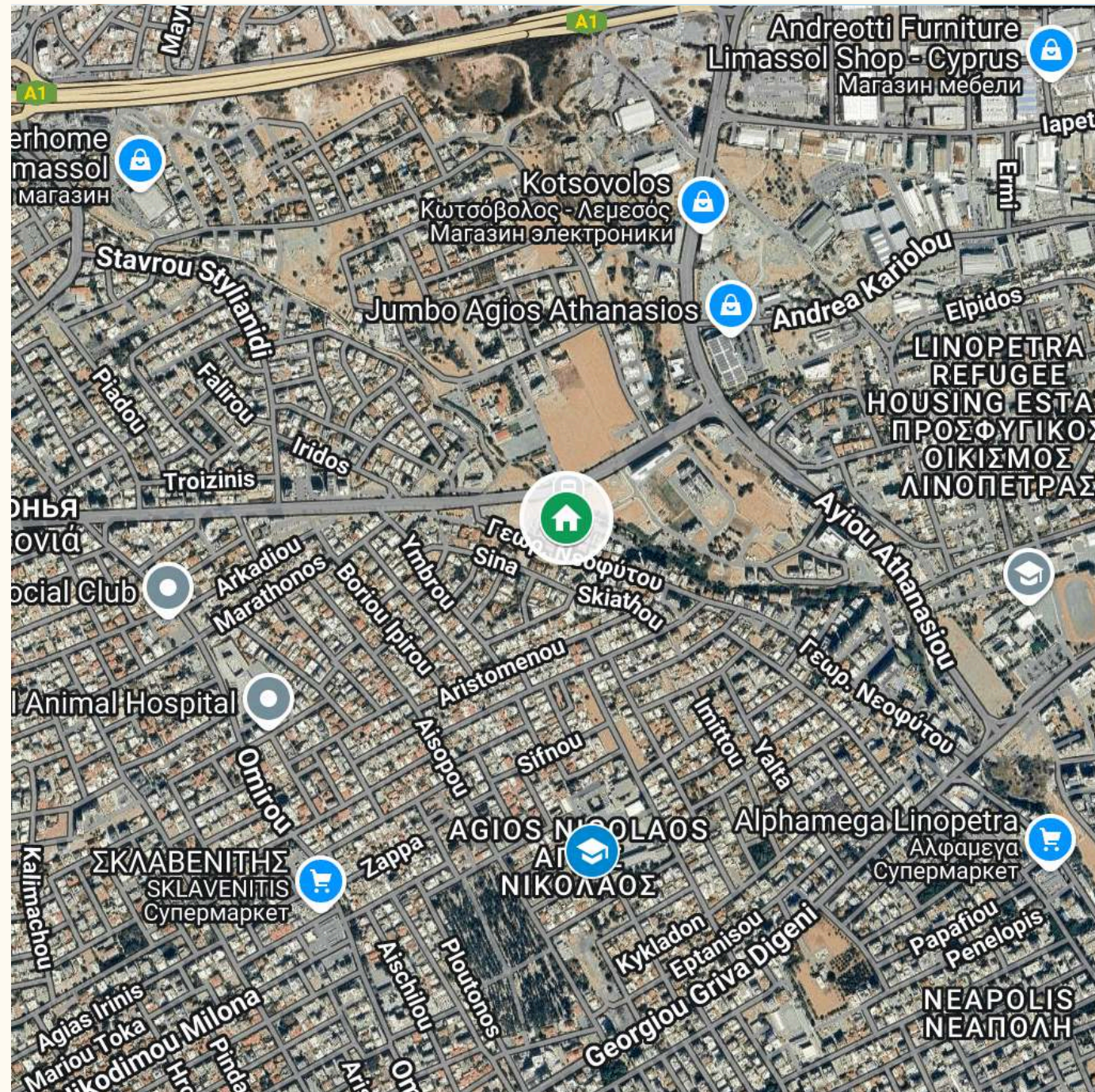


THE PROJECT.

Anne Residence is a modern residential project that harmoniously combines comfort, and elegance

Anne Residence features a variety of thoughtfully designed apartments, from cozy 1-bedroom units to luxurious 3-bedroom penthouses with private pools. Each apartment is carefully crafted to optimize space and light, boasting:

- Spacious interiors with large windows to let in natural light.
- High-quality finishes, including modern kitchens, custom-built wardrobes, and energy-efficient double-glazed windows.
- Functional layouts that cater to both families and individuals.

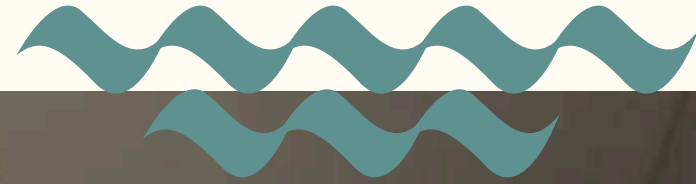


THE LOCATION.

ANNE RESIDENCE IS IDEALLY SITUATED IN MESA GEITONIA

- Restaurants: 450 m (~2 minutes by car)
- Schools: 1 km (~3 minutes by car)
- Grocery stores: 800 m (~2 minutes by car)
- Beach: 1.2 km (~4 minutes by car)
- Pharmacies: 550 m (~2 minutes by car)
- Gas station: 800 m (~2 minutes by car)
- Highway: 3.5 km (~7 minutes by car)

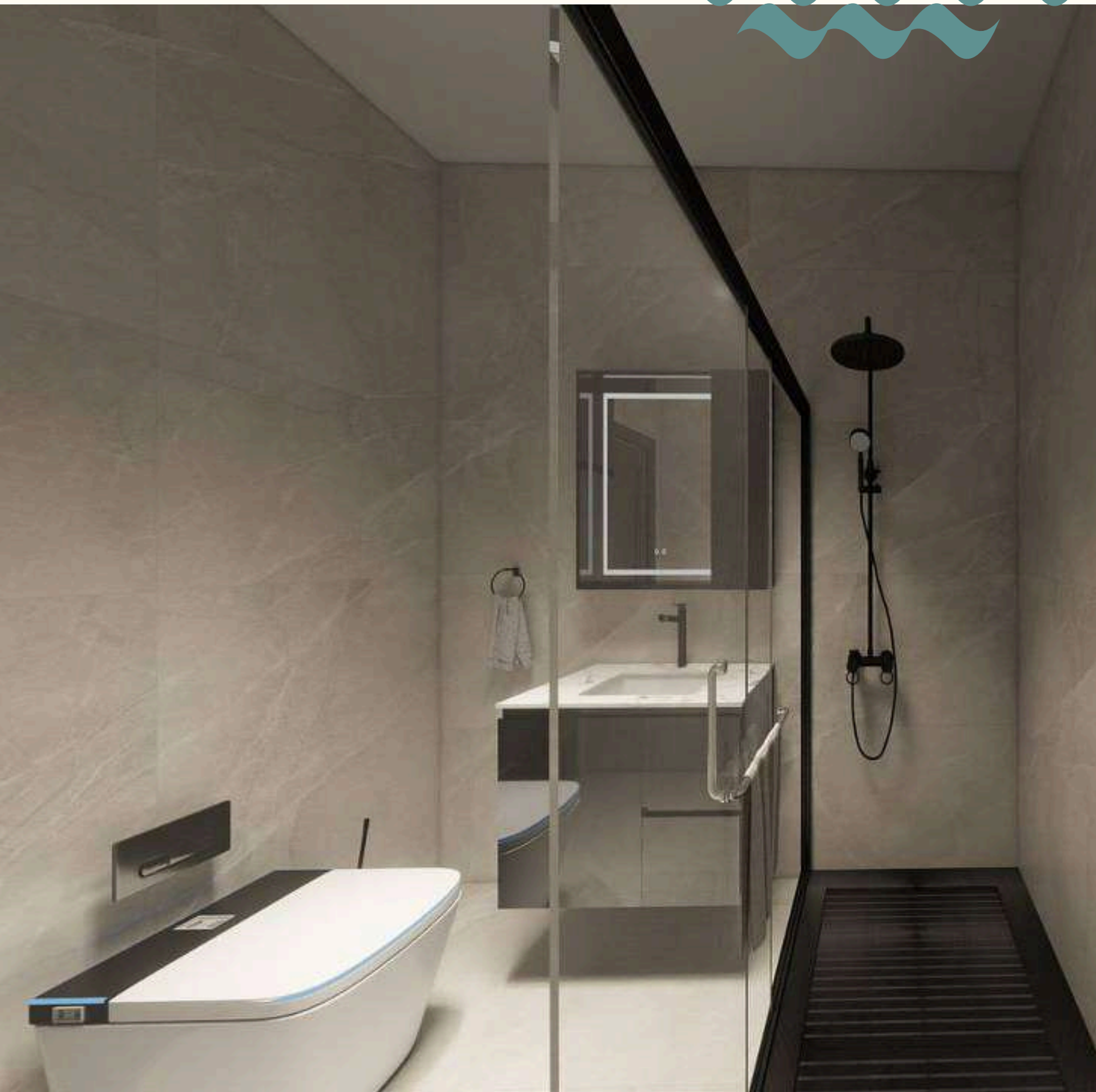
 [Προσмотρеть локацию объекта](#)



THE APARTMENTS

Anne Residence is thoughtfully designed to provide the utmost comfort and convenience:

- Air Conditioning: Individual Midea Class A+ units in each room, controllable via Wi-Fi.
- Smart Dishwasher: Midea dishwasher with remote management through Wi-Fi.
- High-Quality Kitchen Appliances
- Energy Efficiency: Class A buildings for lower energy costs and eco-friendliness.
- Security: High-security entrance doors and video intercom systems.
- Premium Finishes: Custom wardrobes, modern kitchens, and quality materials throughout.



THE PENTHOUSES ON THE THIRD FLOOR (301 AND 302) OFFER AN ELEVATED LIFESTYLE WITH:

- EXPANSIVE INTERIORS IDEAL FOR FAMILIES OR HOSTING GUESTS.
- PRIVATE POOLS AND LARGE TERRACES FOR RELAXATION OR ENTERTAINING.
- UNINTERRUPTED VIEWS OF THE CITY AND THE SURROUNDING GREENERY.





APARTMENT OVERVIEW

No	Floor	Bedrooms	Indoor Area (sqm)	Covered Veranda (sqm)	Uncovered Veranda (sqm)	Roof Pool
101	1	1	49.69	13.33	—	—
102	1	2	77.25	38.12	—	—
103	1	1	50.02	11.2	—	—
104	1	2	77.4	18.06	—	—
105	1	1	49.35	14.29	—	—
201	2	1	49.69	13.33	—	—
202	2	2	77.25	18.06	20.08	—
203	2	1	50.02	11.2	—	—
204	2	2	77.4	18.06	—	—
205	2	1	49.35	14.29	—	—
301	3	3	128.02	37.04	80.04	Yes
302	3	3	127.25	39.25	82.11	Yes



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LAYOUT.





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INVESTMENT'S BENEFITS

01.

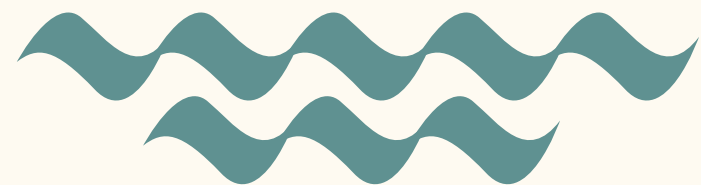
Complete Support -

End-to-end assistance with purchase, management, visas, banking, and schooling.

02.

Capital Growth -

Up to 10% annual appreciation for strong, long-term returns.



03.

Rental Income -

7-12% rental yields tailored to your goals.

04.

Full service -

We handle every detail for a seamless investment experience.





AMENITIES & FEATURES

01.

Energy Efficiency & Comfort:

Class A energy performance with provisions for split-unit A/C in all rooms, solar panels, and electric water heating.

02.

Safety & Durability:

High-security entrance doors, video intercom systems, fire-resistant materials, and double-glazed windows ensure long-term protection and quality.

03.

Modern & Sustainable Design:

Built-in wardrobes, safety glass balcony railings, and eco-friendly construction practices reflect a contemporary and responsible approach.





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FULLY FURNISHED



All apartments are handed over as all-inclusive, with full design packages that include:

**Complete
furniture sets**

**White goods like LCD TV,
washing machine, dishwasher,
fridge**

**Fully equipped bedrooms with
closets, beds, and mattresses**





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PAYMENT TERMS.

Making your dream home a reality is easier with our tailored payment options:

Reservation Deposit: Secure your apartment with a €10,000 deposit.

Initial Payment: A 40% down payment is due at the start of construction.

Stage Payments: Pay the remaining balance in stages aligned with construction progress.



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CONTACT US



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