

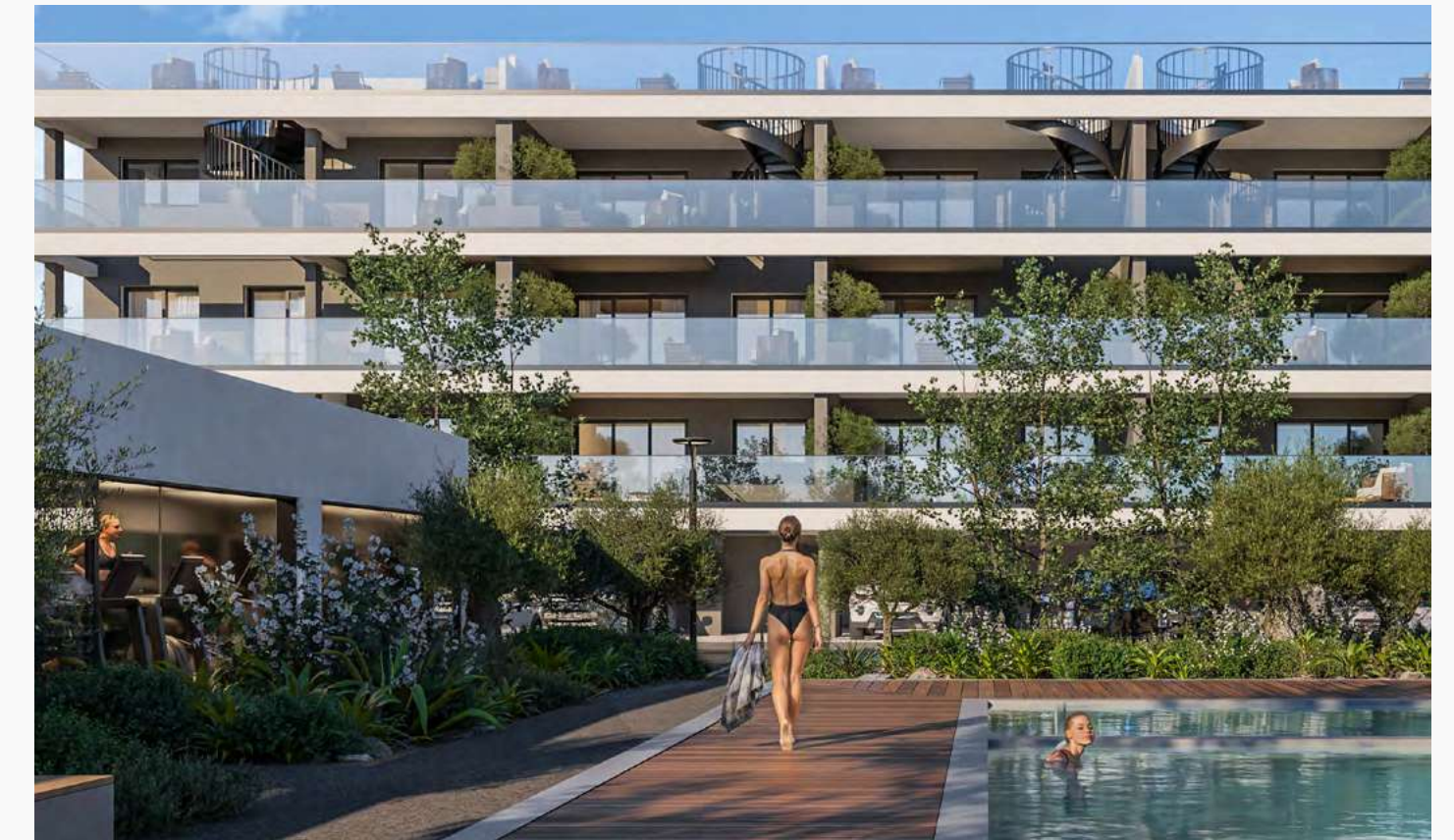
# Olea Club Complex

by  | **SPACE 3**



# Who We Are

Space 3 is a development business focused on creating residential projects with the same care and attention as homes built for our own living. We prioritize carefully selected locations, reliable partners, and strict quality control at every stage of construction, delivering homes designed for long-term comfort and value.



# A Community Designed Around You

Olea Club Complex is a modern residential project where nature and city life come together in perfect balance, offering a calm, comfortable, and well-connected living environment.



# More Than a Residence

- Prime location in a fast-developing area of Limassol.
- Private gated community with extensive amenities.
- Fully finished apartments ready for living.
- Excellent price-to-quality ratio.

Olea Club Complex is a smart choice for those seeking a high-quality home and a secure investment in a growing residential area of Limassol, supported by strong infrastructure development and long-term demand.



# Why Olea Club Complex?

Olea Club Complex is a thoughtfully designed residential project that brings together location, quality, and long-term value.

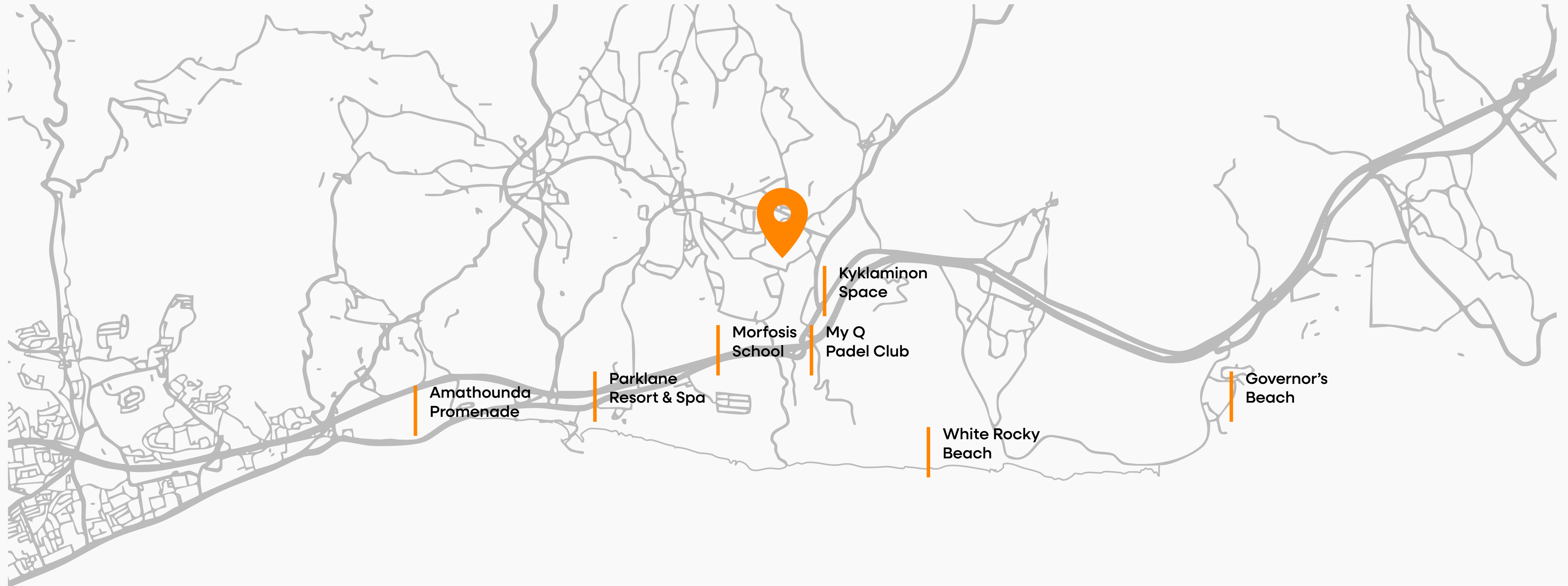
- Green residential location with convenient access to the city, beaches, and main highways.
- Low-density design focused on privacy, open space, and everyday comfort.
- Fully finished apartments with a selection of private gardens and rooftop terraces.
- On-site infrastructure supporting an active and family-oriented lifestyle.
- Developed by Space 3, with a strong focus on quality control and reliable partnerships.



# Location

# Moni, Limassol.

Just 3 minutes from the highway, the project offers seamless access to the city, schools and workplaces. Within a short drive, residents can enjoy the Amathounta seafront promenade, the beaches of Parklane and St. Raphael, and My Q Padel, one of Limassol's most popular new padel destinations, all within 5 minutes. The area offers a peaceful residential atmosphere with minimal traffic, making everyday living comfortable while remaining well connected to key destinations.



# The Complex

# Wellness, Leisure, & Community.

Olea Club Complex is a private gated residential complex offering a wide range of amenities designed for comfort, leisure, and everyday convenience.



# Amenities

The amenities are designed to support an active, relaxed, and family-oriented lifestyle within a secure private environment. The infrastructure includes, among others:

- Gated territory with access control and CCTV.
- Large common swimming pool.
- Separate children's swimming pool.
- Fully equipped gym.
- Sauna.
- Outdoor BBQ zones.
- Children's playground.



# Your Space

# Interior Living

All apartments are ready for living, with built-in furniture and fully installed air conditioning systems throughout. Each apartment is completed with carefully selected, high-quality materials that reflect a refined modern standard and ensure comfort, functionality, and long-term value.

All specifications are selected to meet modern European living standards and ensure durability with low maintenance requirements.





# Open-Air Living

Olea Club Complex offers a wide selection of apartments with rooftop terraces and private gardens, allowing you to enjoy the comfort and privacy of a standalone home while benefiting from the developed infrastructure of the complex at a far more attractive price point. This concept combines private outdoor space with shared infrastructure within a well-planned residential community.



# Living Spaces Overview

# Apartment Overview

The project offers a selection of 1-bedroom and 2-bedroom apartments in various layouts. For those seeking more spacious living options, the apartments are thoughtfully designed to allow for flexible combinations, creating three-bedroom or even four-bedroom residences with private gardens or rooftop terraces.

	COVERED AREA (m <sup>2</sup> )	COVERED VERANDA (m <sup>2</sup> )	UNCOVERED VERANDA (m <sup>2</sup> )	PARKING	STORAGE	PRIVATE GARDEN (m <sup>2</sup> )	ROOF GARDEN (m <sup>2</sup> )
<b>1 Bedroom</b>	51.47 - 52.59	Up to 18.52	6.79 - 21.81	Yes	Yes	46.27 - 181.61	52.59 - 69.99
<b>2 Bedroom</b>	78.39 - 82.13	12.63 - 15.09	14.95 - 19.02	Yes	Yes	53.90 - 475.24	45.95 - 53.72



A

B

C

# The Units: Block A

FLOOR	APARTMENT	BEDROOMS	COVERED AREA (m <sup>2</sup> )	COVERED VERANDA (m <sup>2</sup> )	UNCOVERED VERANDA (m <sup>2</sup> )	PARKING	STORAGE	PRIVATE GARDEN (m <sup>2</sup> )	ROOF GARDEN (m <sup>2</sup> )	TOTAL COVERED AREA (m <sup>2</sup> )	TOTAL AREA (m <sup>2</sup> )
Ground	001	2	79.86	14.53	19.02	Yes	Yes	312.08		94.39	425.49
Ground	002	1	52.59		21.81	Yes	Yes	181.61		52.59	256.01
Ground	003	1	52.59		21.81	Yes	Yes	144.19		52.59	218.59
Ground	004	1	52.59	9.53	12.28	Yes	Yes	94.24		62.12	168.64
Ground	005	2	79.86	14.53	19.02	Yes	Yes	94.83		94.39	208.24
1st	101	2	79.46	12.64		Yes	Yes			92.10	92.10
1st	103	1	52.54	10.85		Yes	Yes			63.39	63.39
1st	104	2	79.58	12.64		Yes	Yes			92.22	92.22
1st	105	2	82.13	12.63		Yes	Yes			94.76	94.76
1st	106	1	51.47	15.69		Yes	Yes			67.16	67.16
1st	107	1	51.47	15.69		Yes	Yes			67.16	67.16
1st	108	1	51.47	15.69		Yes	Yes			67.16	67.16
1st	109	2	78.98	12.64		Yes	Yes			91.62	91.62
2nd	201	2	78.39	14.95	15.72	Yes	Yes		53.72	93.34	162.78

FLOOR	APARTMENT	BEDROOMS	COVERED AREA (m <sup>2</sup> )	COVERED VERANDA (m <sup>2</sup> )	UNCOVERED VERANDA (m <sup>2</sup> )	PARKING	STORAGE	PRIVATE GARDEN (m <sup>2</sup> )	ROOF GARDEN (m <sup>2</sup> )	TOTAL COVERED AREA (m <sup>2</sup> )	TOTAL AREA (m <sup>2</sup> )
2nd	202	1	51.47	13.30	6.79	Yes	Yes		30.04	64.77	101.60
2nd	203	1	51.47	13.37	6.79	Yes	Yes		30.44	64.84	102.07
2nd	204	1	51.47	13.30	6.79	Yes	Yes		30.04	64.77	101.60
2nd	205	2	79.58	15.09	14.95	Yes	Yes		53.72	94.67	163.34
2nd	206	2	82.13	14.95	15.09	Yes	Yes			97.08	112.17
2nd	207	1	51.47	18.39	10.57	Yes	Yes			69.86	80.43
2nd	208	1	51.47	18.39	10.57	Yes	Yes			69.86	80.43
2nd	209	1	51.47	18.52	10.44	Yes	Yes			69.99	80.43
2nd	210	2	78.98	14.95	15.72	Yes	Yes			93.93	109.65
3rd	301	2	82.13	14.39		Yes	Yes		45.95	96.52	142.47
3rd	302	1	51.47	17.78		Yes	Yes		29.03	69.25	98.28
3rd	303	1	51.47	17.88		Yes	Yes		29.03	69.35	98.38
3rd	304	1	51.47	17.91		Yes	Yes		29.03	69.38	98.41
3rd	305	2	78.98	14.39		Yes	Yes		45.95	93.37	139.32

# The Units: Block B

FLOOR	APARTMENT	BEDROOMS	COVERED AREA (m <sup>2</sup> )	COVERED VERANDA (m <sup>2</sup> )	UNCOVERED VERANDA (m <sup>2</sup> )	PARKING	STORAGE	PRIVATE GARDEN (m <sup>2</sup> )	ROOF GARDEN (m <sup>2</sup> )	TOTAL COVERED AREA (m <sup>2</sup> )	TOTAL AREA (m <sup>2</sup> )
Ground	001	2	79.86	14.53	19.02	Yes	Yes	53.90		94.39	167.31
Ground	002	1	52.59		21.81	Yes	Yes	46.27		52.59	120.67
Ground	003	1	52.59		21.81	Yes	Yes	49.85		52.59	124.25
Ground	004	1	52.59	9.53	12.28	Yes	Yes	53.42		62.12	127.82
Ground	005	2	79.86	14.53	19.02	Yes	Yes	88.07		94.39	201.48
1st	101	2	79.46	12.64		Yes	Yes			92.10	92.10
1st	103	1	52.54	10.85		Yes	Yes			63.39	63.39
1st	104	2	79.58	12.64		Yes	Yes			92.22	92.22
1st	105	2	82.13	12.63		Yes	Yes			94.76	94.76
1st	106	1	51.47	15.69		Yes	Yes			67.16	67.16
1st	107	1	51.47	15.69		Yes	Yes			67.16	67.16
1st	108	1	51.47	15.69		Yes	Yes			67.16	67.16
1st	109	2	78.98	12.64		Yes	Yes			91.62	91.62
2nd	201	2	78.39	14.95	15.72	Yes	Yes		53.72	93.34	162.78

FLOOR	APARTMENT	BEDROOMS	COVERED AREA (m <sup>2</sup> )	COVERED VERANDA (m <sup>2</sup> )	UNCOVERED VERANDA (m <sup>2</sup> )	PARKING	STORAGE	PRIVATE GARDEN (m <sup>2</sup> )	ROOF GARDEN (m <sup>2</sup> )	TOTAL COVERED AREA (m <sup>2</sup> )	TOTAL AREA (m <sup>2</sup> )
2nd	202	1	51.47	13.30	6.79	Yes	Yes		30.04	64.77	101.60
2nd	203	1	51.47	13.37	6.79	Yes	Yes		30.44	64.84	102.07
2nd	204	1	51.47	13.30	6.79	Yes	Yes		30.04	64.77	101.60
2nd	205	2	79.58	15.09	14.95	Yes	Yes		53.72	94.67	163.34
2nd	206	2	82.13	14.95	15.09	Yes	Yes			97.08	112.17
2nd	207	1	51.47	18.39	10.57	Yes	Yes			69.86	80.43
2nd	208	1	51.47	18.39	10.57	Yes	Yes			69.86	80.43
2nd	209	1	51.47	18.52	10.44	Yes	Yes			69.99	80.43
2nd	210	2	78.98	14.95	15.72	Yes	Yes			93.93	109.65
3rd	301	2	82.13	14.39		Yes	Yes		45.95	96.52	142.47
3rd	302	1	51.47	17.78		Yes	Yes		29.03	69.25	98.28
3rd	303	1	51.47	17.88		Yes	Yes		29.03	69.35	98.38
3rd	304	1	51.47	17.91		Yes	Yes		29.03	69.38	98.41
3rd	305	2	78.98	14.39		Yes	Yes		45.95	93.37	139.32

# The Units: Block C

FLOOR	APARTMENT	BEDROOMS	COVERED AREA (m <sup>2</sup> )	COVERED VERANDA (m <sup>2</sup> )	UNCOVERED VERANDA (m <sup>2</sup> )	PARKING	STORAGE	PRIVATE GARDEN (m <sup>2</sup> )	ROOF GARDEN (m <sup>2</sup> )	TOTAL COVERED AREA (m <sup>2</sup> )	TOTAL AREA (m <sup>2</sup> )
Ground	001	2	79.86	14.53	19.02	Yes	Yes	278.89		94.39	392.30
Ground	002	1	52.59		21.81	Yes	Yes	121.04		52.59	195.44
Ground	003	1	52.59		21.81	Yes	Yes	144.90		52.59	219.30
Ground	004	1	52.59	9.53	12.28	Yes	Yes	179.65		62.12	254.05
Ground	005	2	79.86	14.53	19.02	Yes	Yes	475.24		94.39	588.65
1st	101	2	79.46	12.64		Yes	Yes			92.10	92.10
1st	103	1	52.54	10.85		Yes	Yes			63.39	63.39
1st	104	2	79.58	12.64		Yes	Yes			92.22	92.22
1st	105	2	82.13	12.63		Yes	Yes			94.76	94.76
1st	106	1	51.47	15.69		Yes	Yes			67.16	67.16
1st	107	1	51.47	15.69		Yes	Yes			67.16	67.16
1st	108	1	51.47	15.69		Yes	Yes			67.16	67.16
1st	109	2	78.98	12.64		Yes	Yes			91.62	91.62
2nd	201	2	78.39	14.95	15.72	Yes	Yes		53.72	93.34	162.78

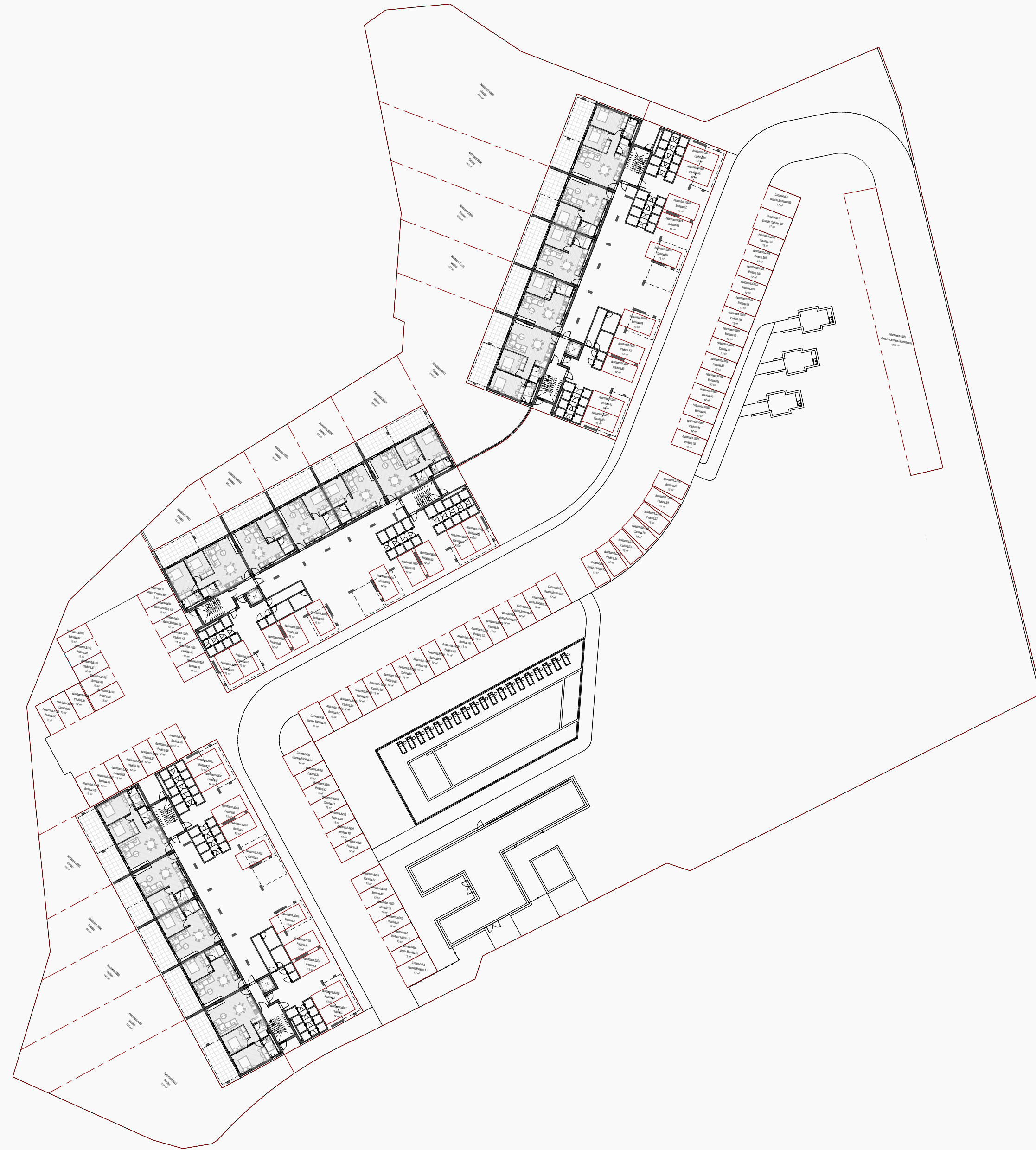
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2nd	202	1	51.47	13.30	6.79	Yes	Yes		30.04	64.77	101.60
2nd	203	1	51.47	13.37	6.79	Yes	Yes		30.44	64.84	102.07
2nd	204	1	51.47	13.30	6.79	Yes	Yes		30.04	64.77	101.60
2nd	205	2	79.58	15.09	14.95	Yes	Yes		53.72	94.67	163.34
2nd	206	2	82.13	14.95	15.09	Yes	Yes			97.08	112.17
2nd	207	1	51.47	18.39	10.57	Yes	Yes			69.86	80.43
2nd	208	1	51.47	18.39	10.57	Yes	Yes			69.86	80.43
2nd	209	1	51.47	18.52	10.44	Yes	Yes			69.99	80.43
2nd	210	2	78.98	14.95	15.72	Yes	Yes			93.93	109.65
3rd	301	2	82.13	14.39		Yes	Yes		45.95	96.52	142.47
3rd	302	1	51.47	17.78		Yes	Yes		29.03	69.25	98.28
3rd	303	1	51.47	17.88		Yes	Yes		29.03	69.35	98.38
3rd	304	1	51.47	17.91		Yes	Yes		29.03	69.38	98.41
3rd	305	2	78.98	14.39		Yes	Yes		45.95	93.37	139.32

# Floorplans



# Overview

All blocks within the Olea Club Complex follow a cohesive and consistent architectural plan.



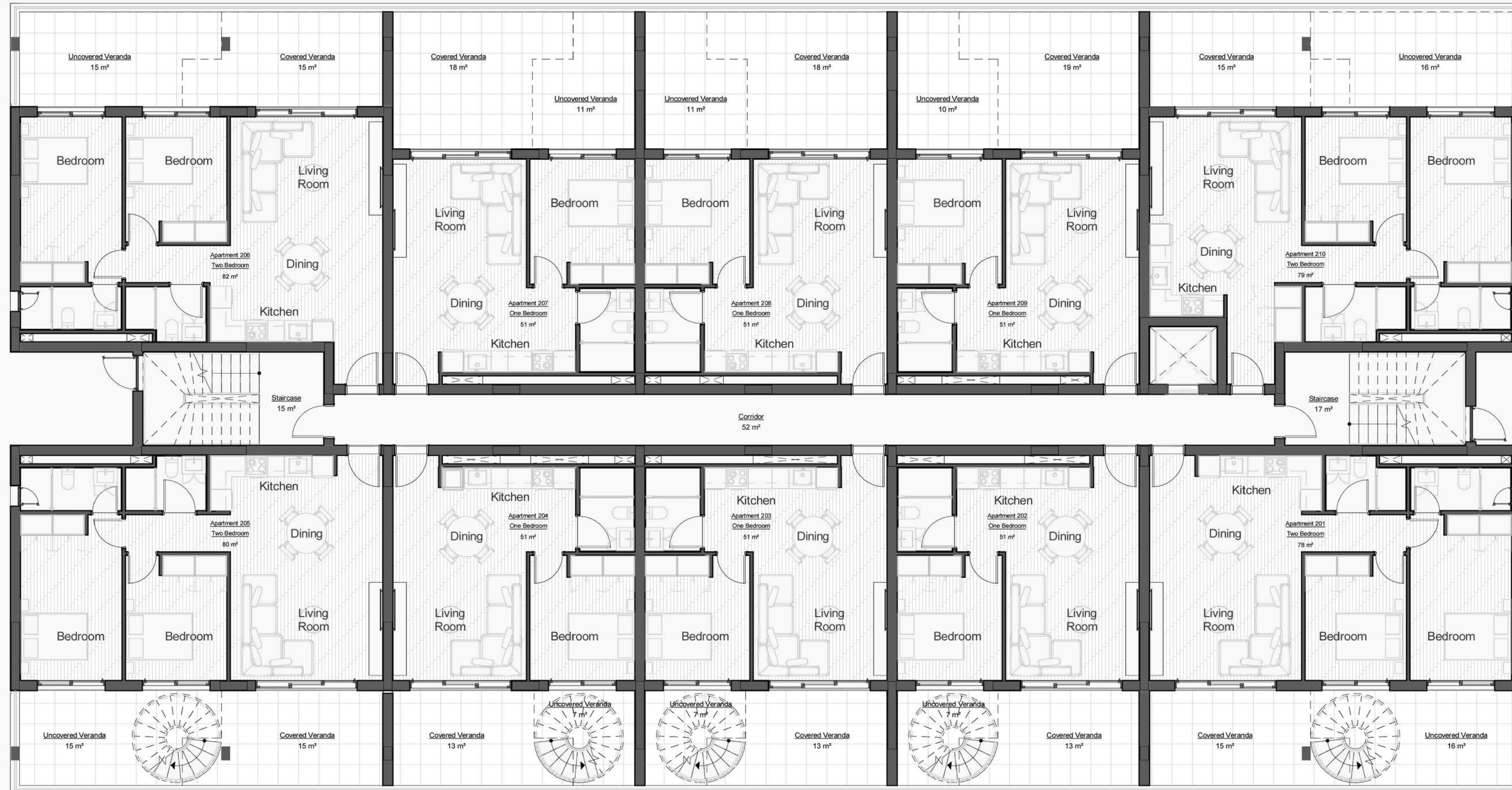
# Ground Floor



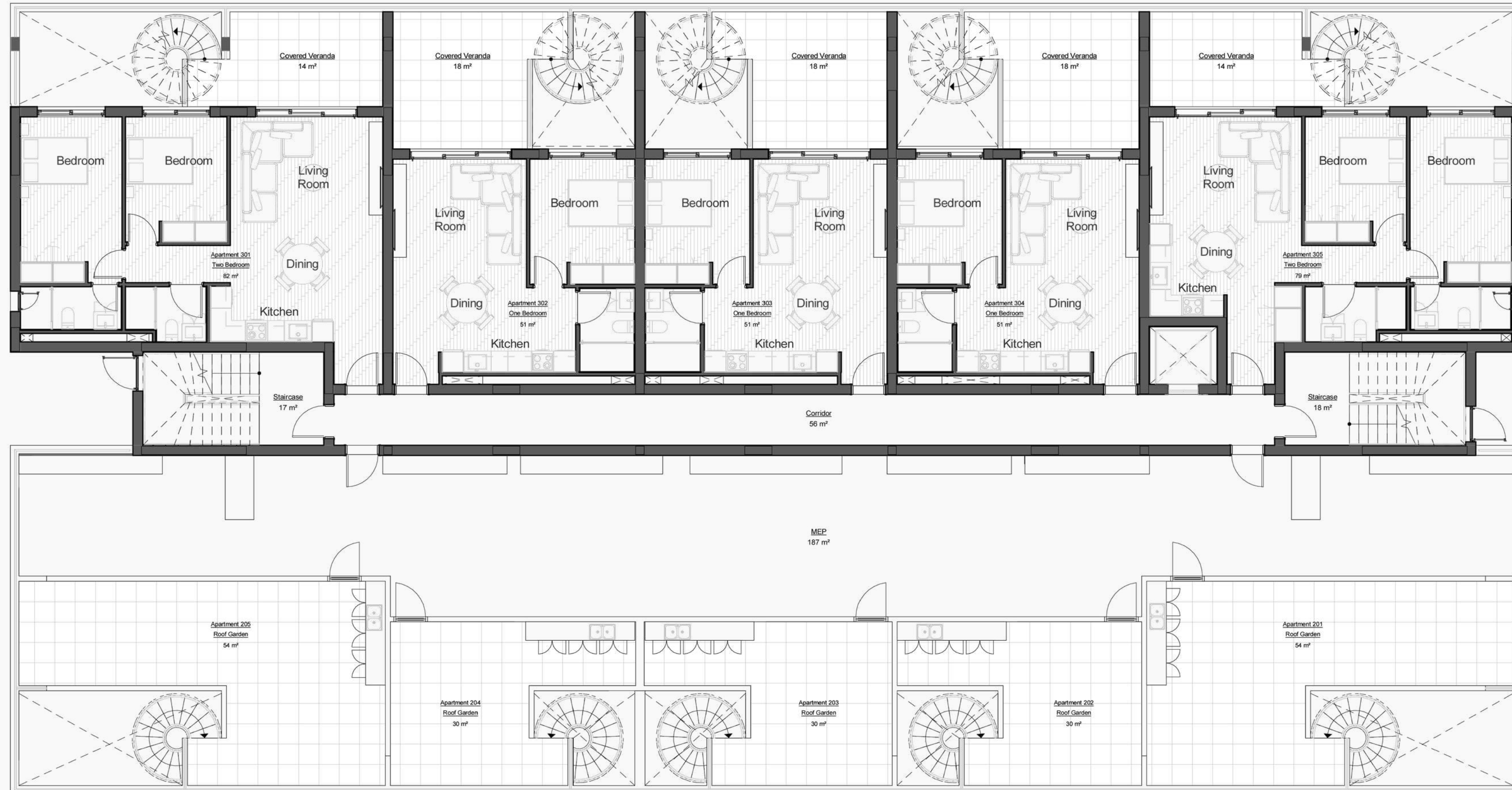
# First Floor



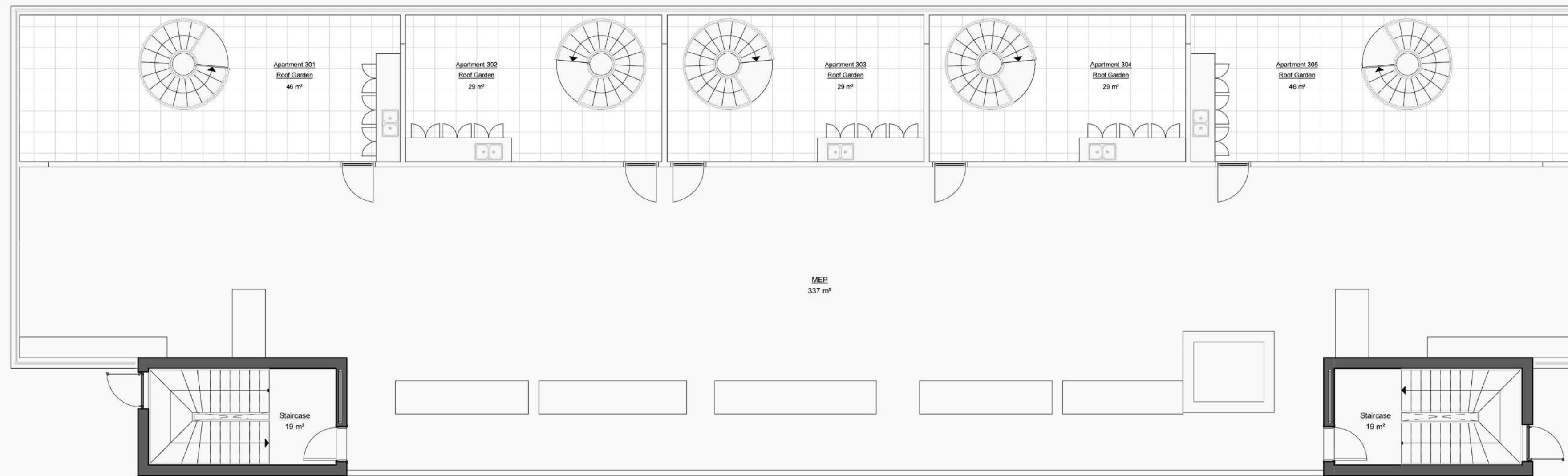
# Second Floor

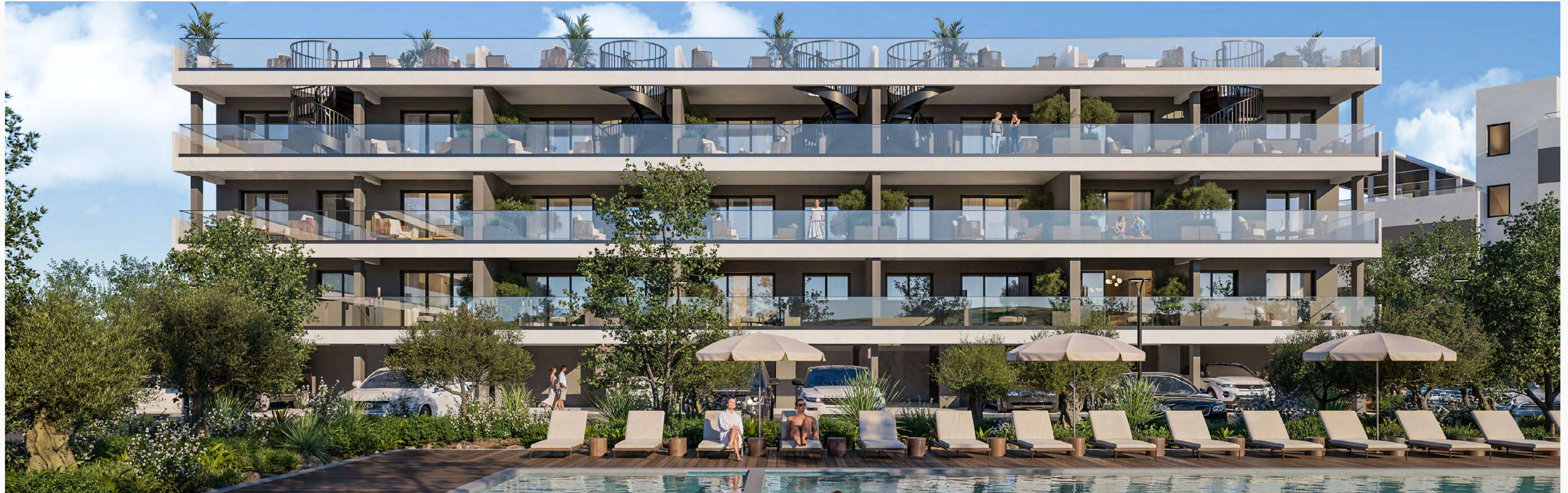


# Third Floor



# Rooftop





# Olea Club Complex

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