

# [ACHILLEAS]

RESIDENCE



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[ ACHILLEAS ]

Situated within a sought after residential enclave of Limassol, ACHILLEAS Residences is an exclusive contemporary development offering a refined selection of spacious 1 and 2 bedroom apartments.

Thoughtfully designed for those who value understated luxury and modern comfort, the project seamlessly combines privacy, elegant architecture, and everyday convenience. Residents benefit from easy access to Limassol's premier amenities, reputable schools, boutique retail and dining options, while remaining just minutes from the city's key commercial routes and vibrant urban center.

ACHILLEAS embodies a balanced lifestyle of tranquility, quality, and sophisticated coastal living.

Property Type: *Residential*

Location: *Mesa Geitonia*

Status: *Off Plan*

Completion Date: *30 September 2028*

Energy Efficiency: *Grade A*



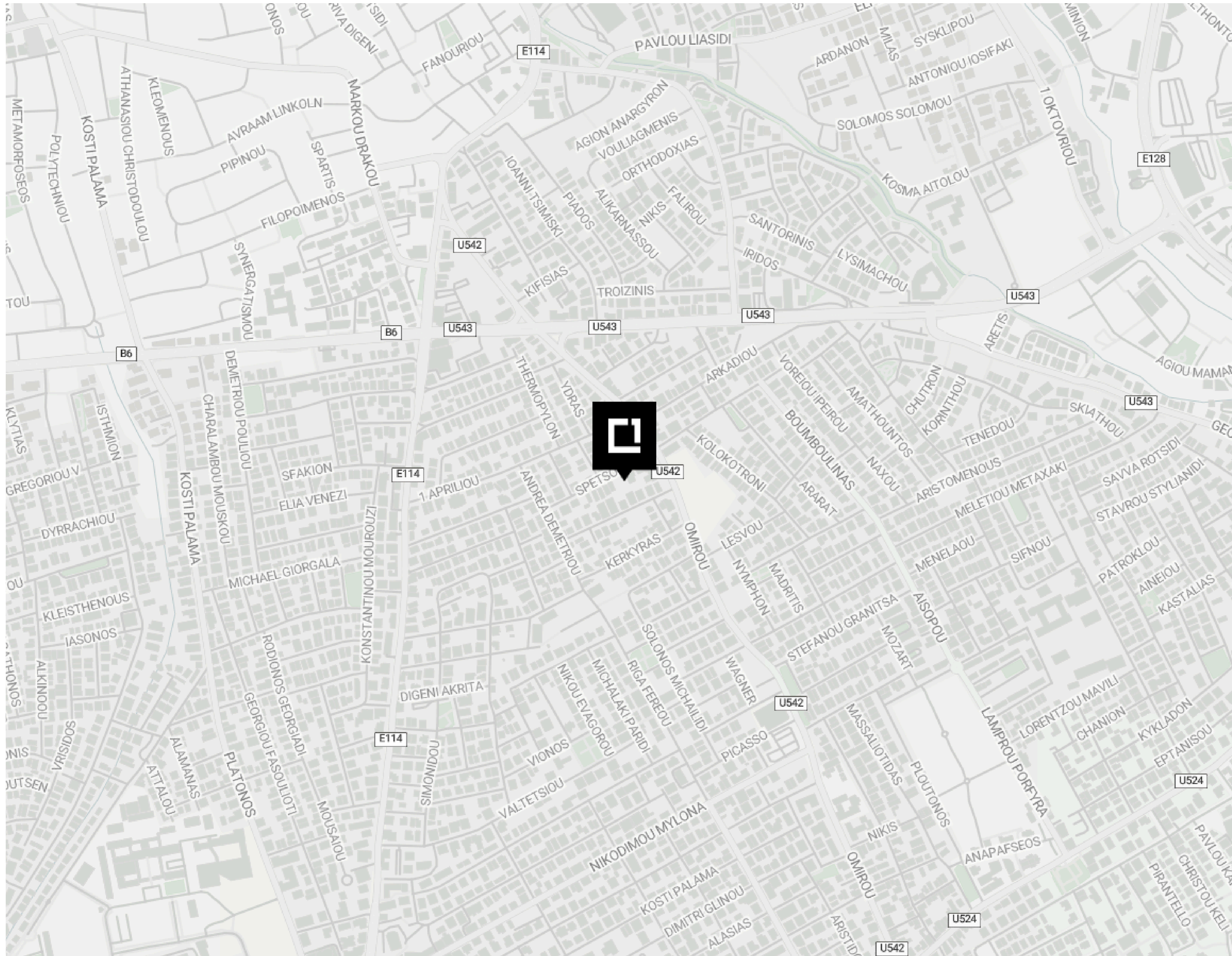







# LOCATION

## Mesa Geitonía

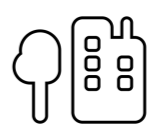


 **100 m**  
from Amenities

 **100 m**  
from School

 **1.6 km**  
from the Beach

 **100 m**  
from Public Transport

 **2 km**  
from Resort



# Key Specifications

## Customisations provided by The Design Team

The penthouses are thoughtfully designed with a distinct approach, offering enhanced features and a distinct living experience that sets them apart from all other units. With elevated specifications, premium materials, and tailored design features, these residences embody a higher standard of luxury and sophistication. These elevated specifications also contribute to increased market appeal and higher potential returns, making the penthouses especially attractive to investors.

**3.2m Net** Internal Height

**2.9m** Thermal Aluminium Windows

**Italian** Kitchen & Wardrobes

**European** Ceramic Tiles

**Grip Ceramic** Tiled Roof Garden

**BBQ** Area

**Jacuzzi** Provision

**Aluminium** Pergola Provision

**Parquet Flooring** Semi Solid

**Interior Design** Services (FF&E)



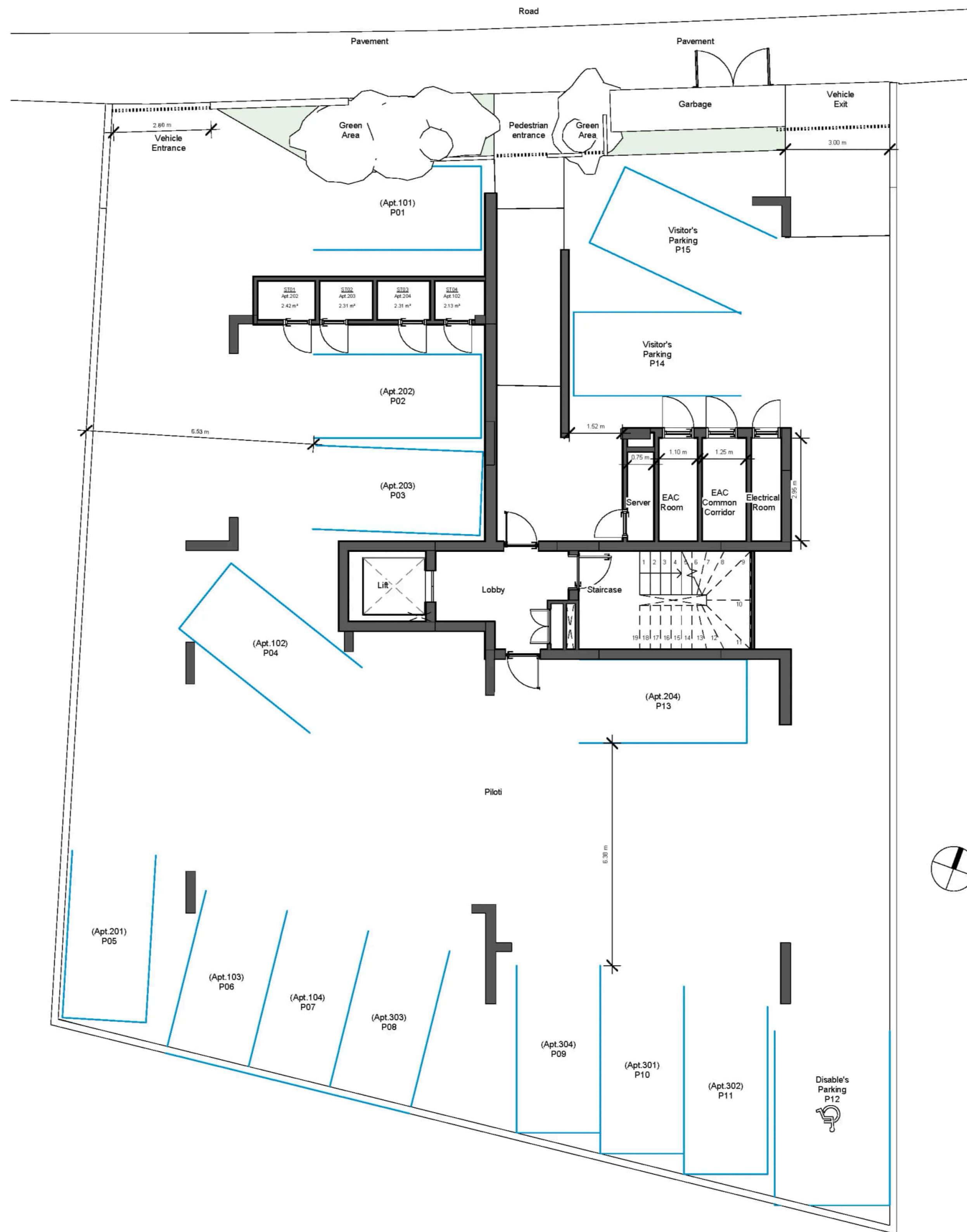
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Unit	Bedrooms	Bathrooms	Covered Area	Covered Veranda	Uncovered Veranda	Roof Garden
101	1	1	55m <sup>2</sup>	12m <sup>2</sup>	-	-
102	2	2	75m <sup>2</sup>	18m <sup>2</sup>	-	-
103	2	2	75m <sup>2</sup>	19m <sup>2</sup>	-	-
104	1	1	55m <sup>2</sup>	19m <sup>2</sup>	-	-
201	1	1	50m <sup>2</sup>	12m <sup>2</sup>	-	-
202	2	2	82m <sup>2</sup>	14m <sup>2</sup>	5m <sup>2</sup>	-
203	2	2	82m <sup>2</sup>	12m <sup>2</sup>	7m <sup>2</sup>	-
204	2	2	82m <sup>2</sup>	13m <sup>2</sup>	6m <sup>2</sup>	-
301	1	1	50m <sup>2</sup>	10m <sup>2</sup>	-	22m <sup>2</sup>
302	2	2	75m <sup>2</sup>	19m <sup>2</sup>	-	53m <sup>2</sup>
303	2	2	75m <sup>2</sup>	18m <sup>2</sup>	-	31m <sup>2</sup>
304	2	1	65m <sup>2</sup>	21m <sup>2</sup>	-	26m <sup>2</sup>

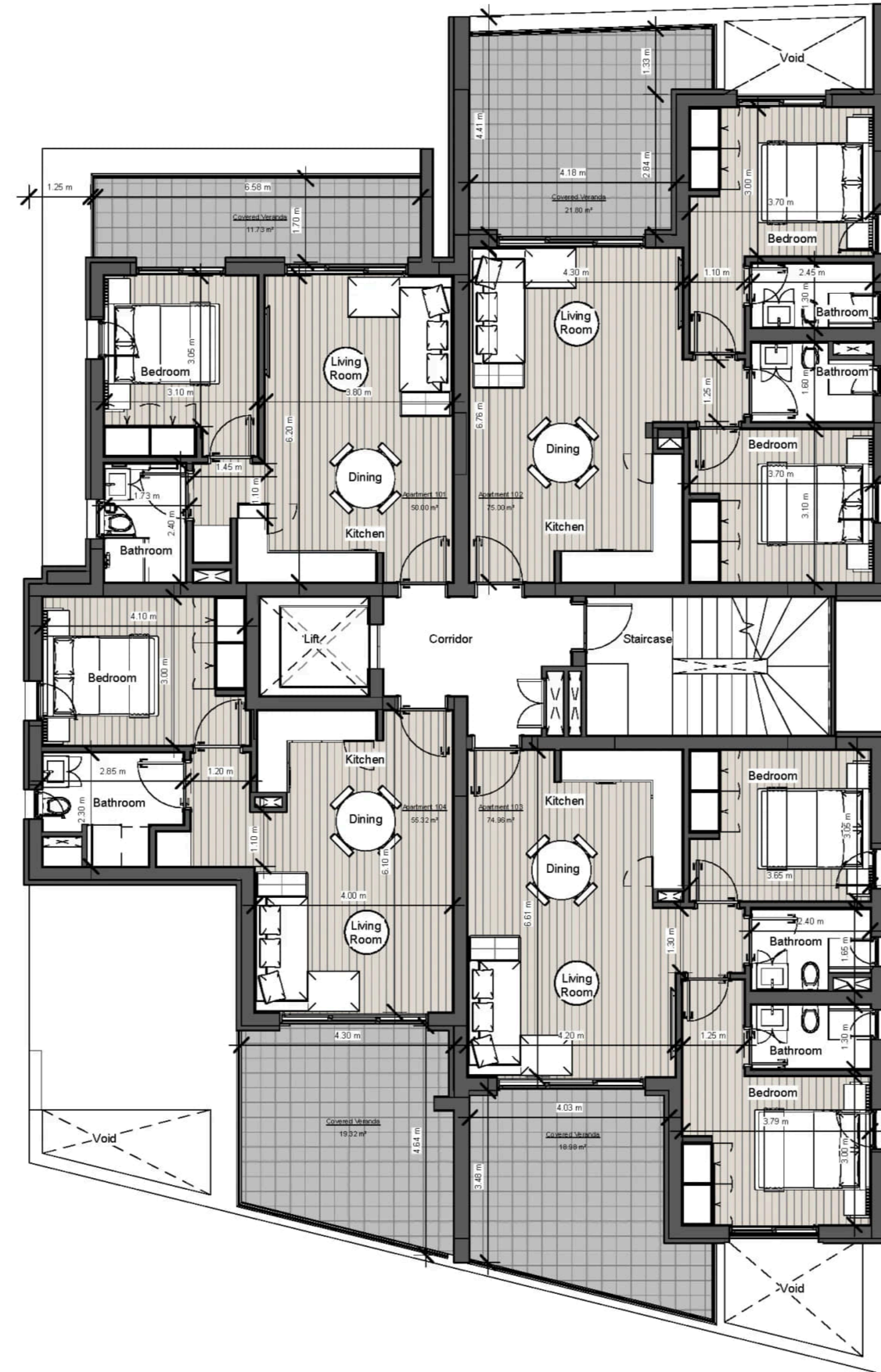
# FLOOR PLANS

## Ground Floor



# FLOOR PLANS

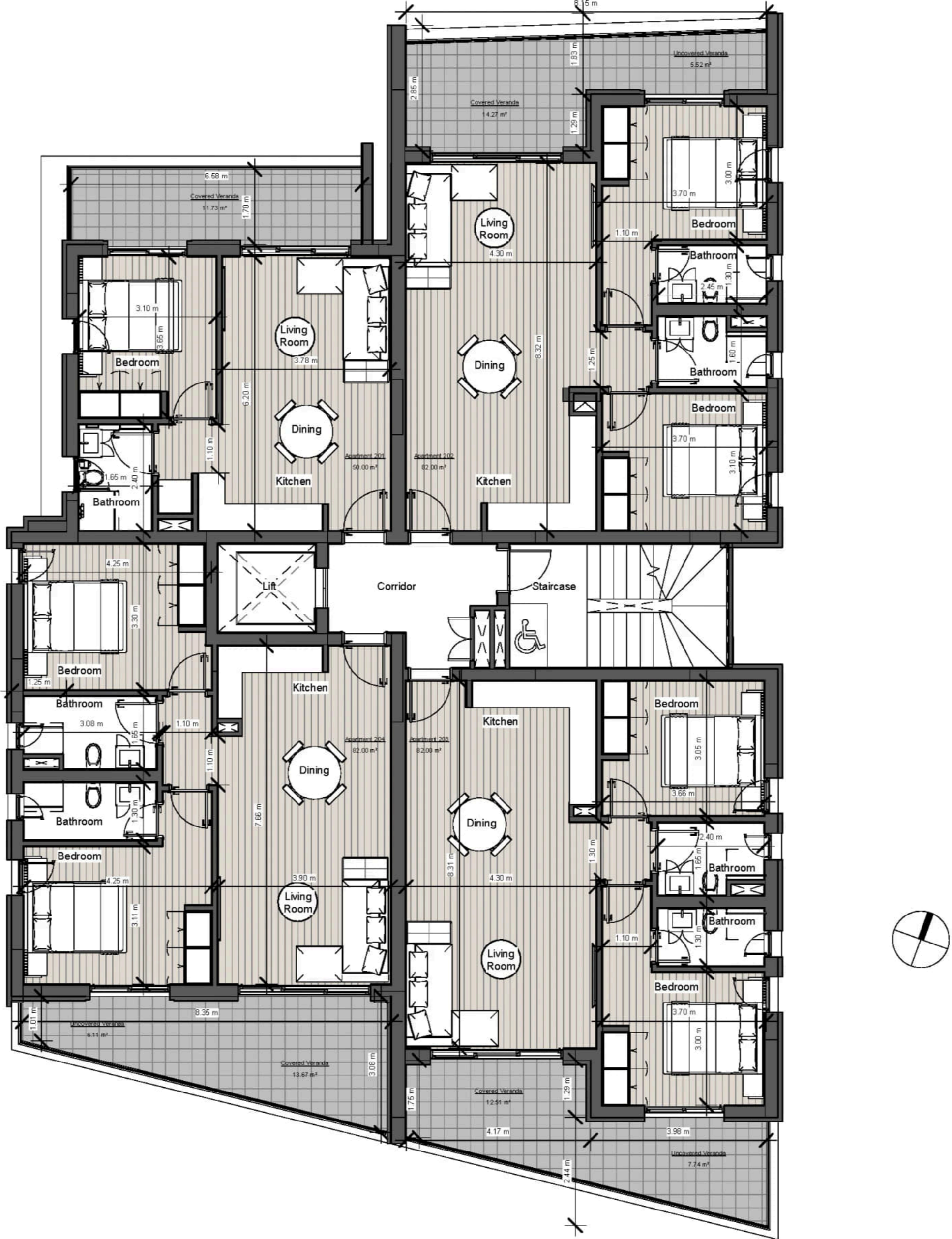
## First Floor



All furniture, fixtures, furnishings and decorative elements depicted in the attached drawings are for illustrative purposes only and do not form part of the Contract of Sales, unless otherwise agreed between the Parties.

# FLOOR PLANS

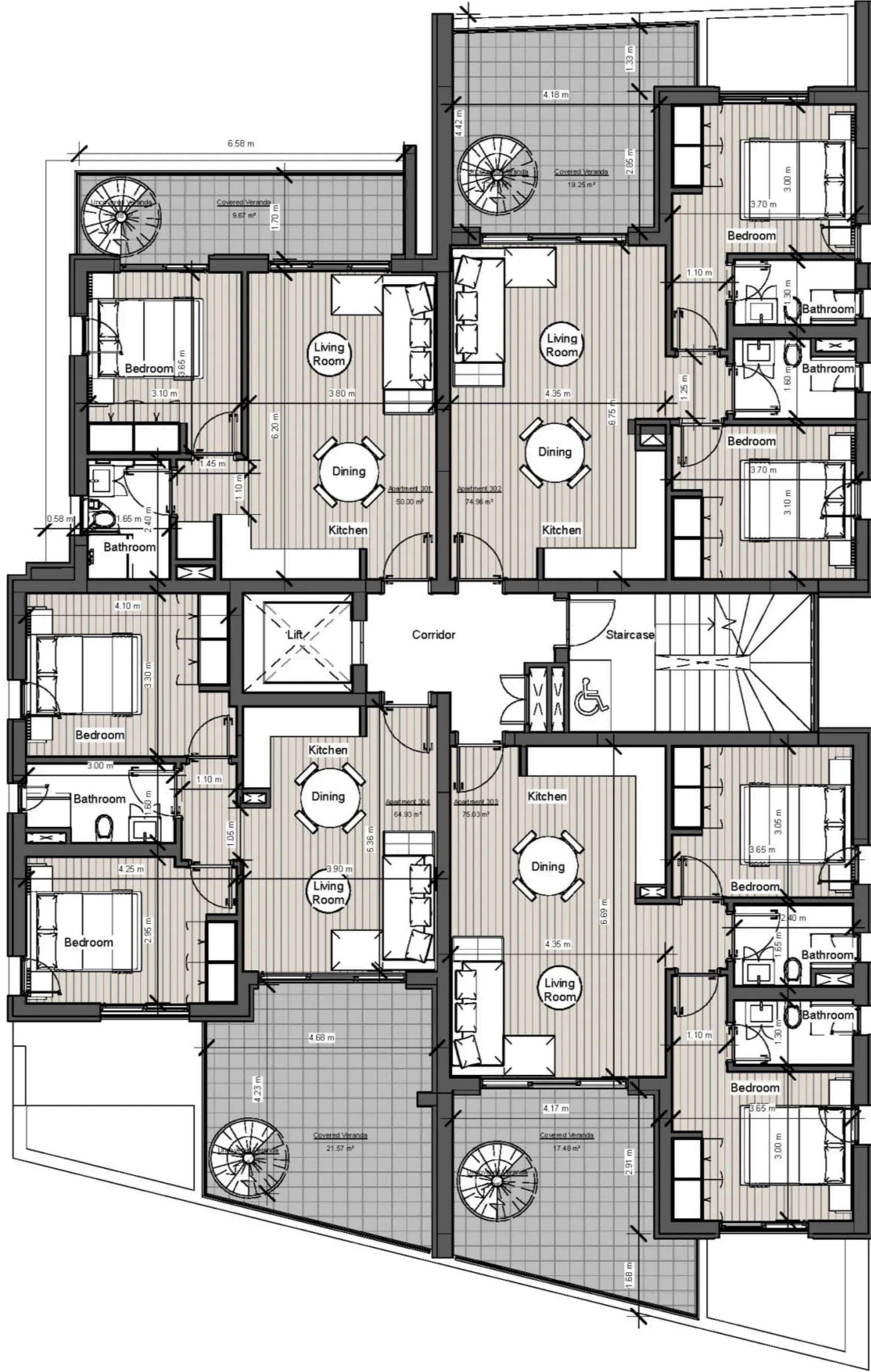
## Second Floor



All furniture, fixtures, furnishings and decorative elements depicted in the attached drawings are for illustrative purposes only and do not form part of the Contract of Sales, unless otherwise agreed between the Parties.

# FLOOR PLANS

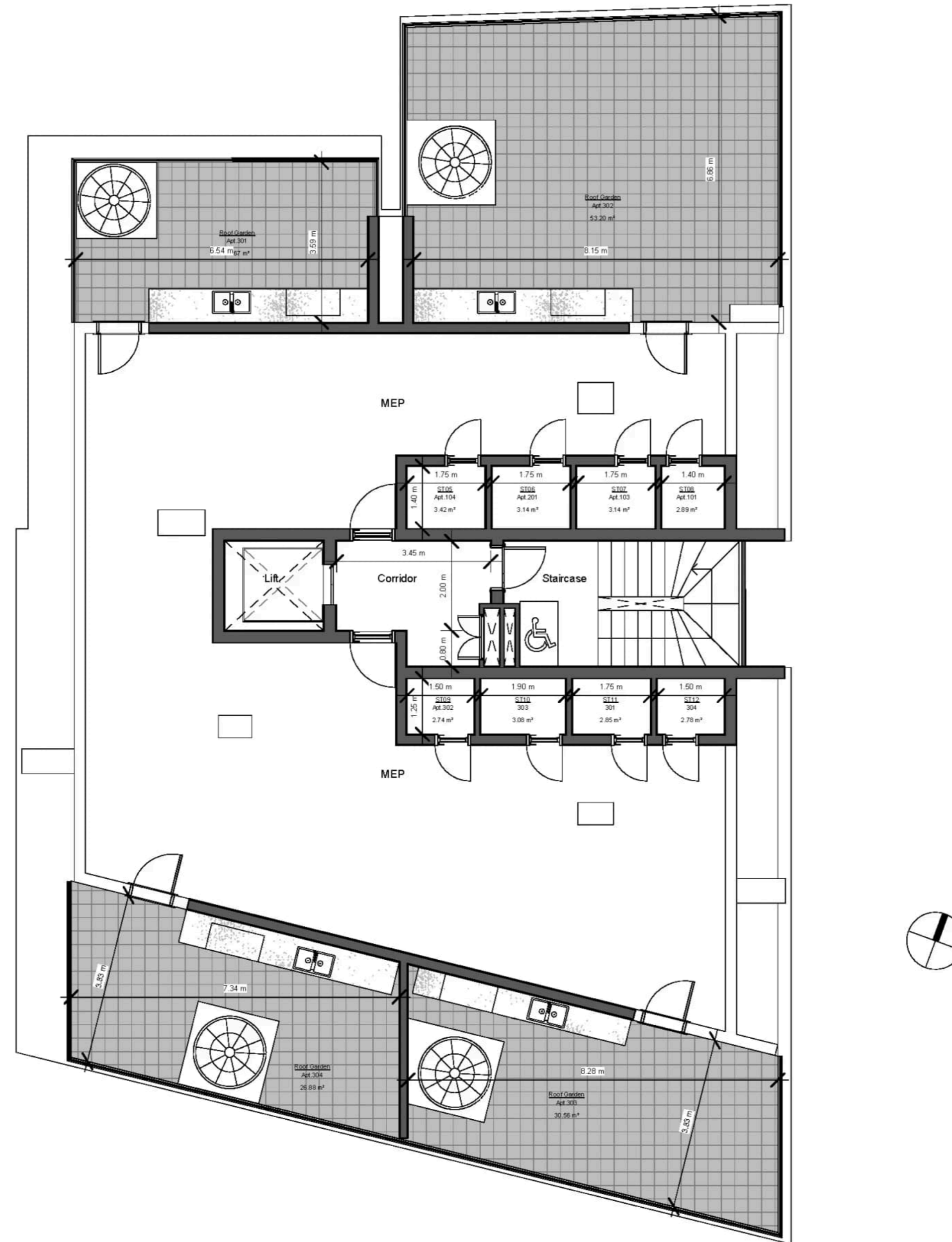
## Third Floor



All furniture, fixtures, furnishings and decorative elements depicted in the attached drawings are for illustrative purposes only and do not form part of the Contract of Sales, unless otherwise agreed between the Parties.

# FLOOR PLANS

## Roof Garden













# WHO WE ARE

**25+** Company  
Employees

**80+** Million Euro  
in Sales

**300+** Apartment  
Units

**32** Development  
Projects

**3** Active  
Cities

**30K+** Square Meters of  
Residential Space

SquareOne is a leading real estate development and investment group specializing in residential, commercial, and hospitality properties in Limassol and London. Our commitment to excellence and innovation sets us apart in the industry. Combining passion, experience, and professionalism we deliver the ultimate living and working environments. Our diverse portfolio includes luxury residential developments, prime commercial spaces, and unique hospitality ventures, all designed to meet the dynamic needs of these vibrant cities.

**squareone**

## **Marketing Materials & Technical Specifications**

The Purchaser acknowledges that any technical specifications, descriptions, finishes, visuals, or other information presented in brochures, catalogues, websites, or other marketing materials (including the Technical Specifications) are provided for general guidance and illustrative purposes only.

Such materials may include indicative descriptions (e.g. “high-quality”, “architect’s choice”, or similar wording) and do not constitute a legally binding specification of the Property.

## **Contractual Precedence**

The parties expressly agree that only the specifications, materials, and finishes expressly set out in:

- the Contract of Sale, and
- any duly executed Supplementary Agreement

shall be legally binding.

In the event of any discrepancy between marketing materials and the Contract of Sale, the Contract of Sale shall prevail.

## **Developer’s Right to Variations**

The Developer reserves the right to amend, substitute, or vary any materials, finishes, layouts, or technical specifications described in marketing materials or the Technical Specifications, including those described as “high-quality” or similar, where reasonably required due to:

- availability of materials,
- construction or design requirements, or
- compliance with applicable laws or authority requirements,

provided that the overall standard and quality of the Property is not materially reduced.

## **No Reliance**

The Purchaser confirms that they have not relied on any representations, specifications, or statements contained in any marketing materials (including website content), other than those expressly incorporated into the Contract of Sale.

Any reference to branded, sourced, or origin-based materials (including ‘European’, ‘designer’, or similar) shall be interpreted as indicative of quality standard only and not as a commitment to specific brands, manufacturers, or countries of origin.”