



[ALDO RESIDENCES]

Situated in the highly coveted area of Agios Athanasios, ALDO Residences is an exclusive boutique development comprising just six contemporary 2-bedroom apartments. Designed for those who value privacy, comfort, and modern living, this limited collection of residences offers a perfect blend of style and functionality within one of Limassol's most desirable neighborhoods.

Set in a serene yet strategically positioned location, ALDO Residences provides effortless access to the highway and is only a short drive from Limassol's bustling city center. Daily conveniences, including supermarkets, schools, parks, and essential services.

With its prime address, modern design, and consistently rising demand in Agios Athanasios, ALDO Residences represents a compelling opportunity for both homeowners and investors seeking long-term value, strong rental potential, and elevated everyday living.

Property Type: *Residential*

Location: *Agios Athanasios*

Status: *Off Plan*

Completion Date: *31 December 2028*

Energy Efficiency: *Grade A*












LOCATION

Agios Athanasios




 **500m**
from Amenities

 **700m**
from School

 **3.6km**
from Beach

 **50km**
from Airport

 **500 m**
from Public Transport

 **3.5 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

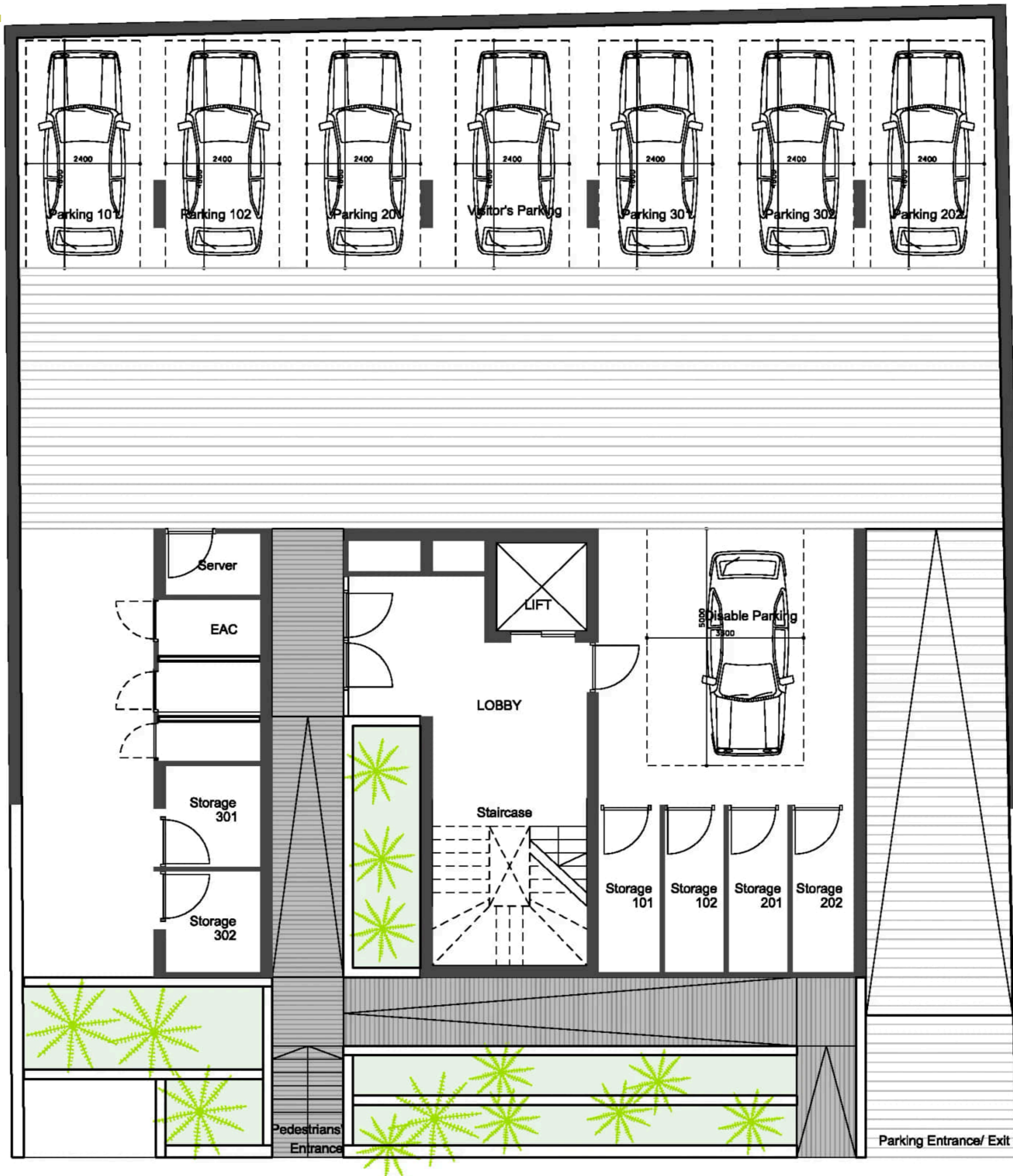
Interior Design Services (FF&E)



Unit	Bedrooms	Bathrooms	Covered Area	Covered Veranda	Uncovered Veranda	Roof Garden
101	2	2	75m ²	22m ²	30m ²	-
102	2	2	75m ²	22m ²	31m ²	-
201	2	2	75m ²	22m ²	-	-
202	2	2	75m ²	22m ²	-	-
301	2	2	80m ²	22m ²	-	37m ²
302	2	2	80m ²	22m ²	-	37m ²

FLOOR PLANS

Ground Floor



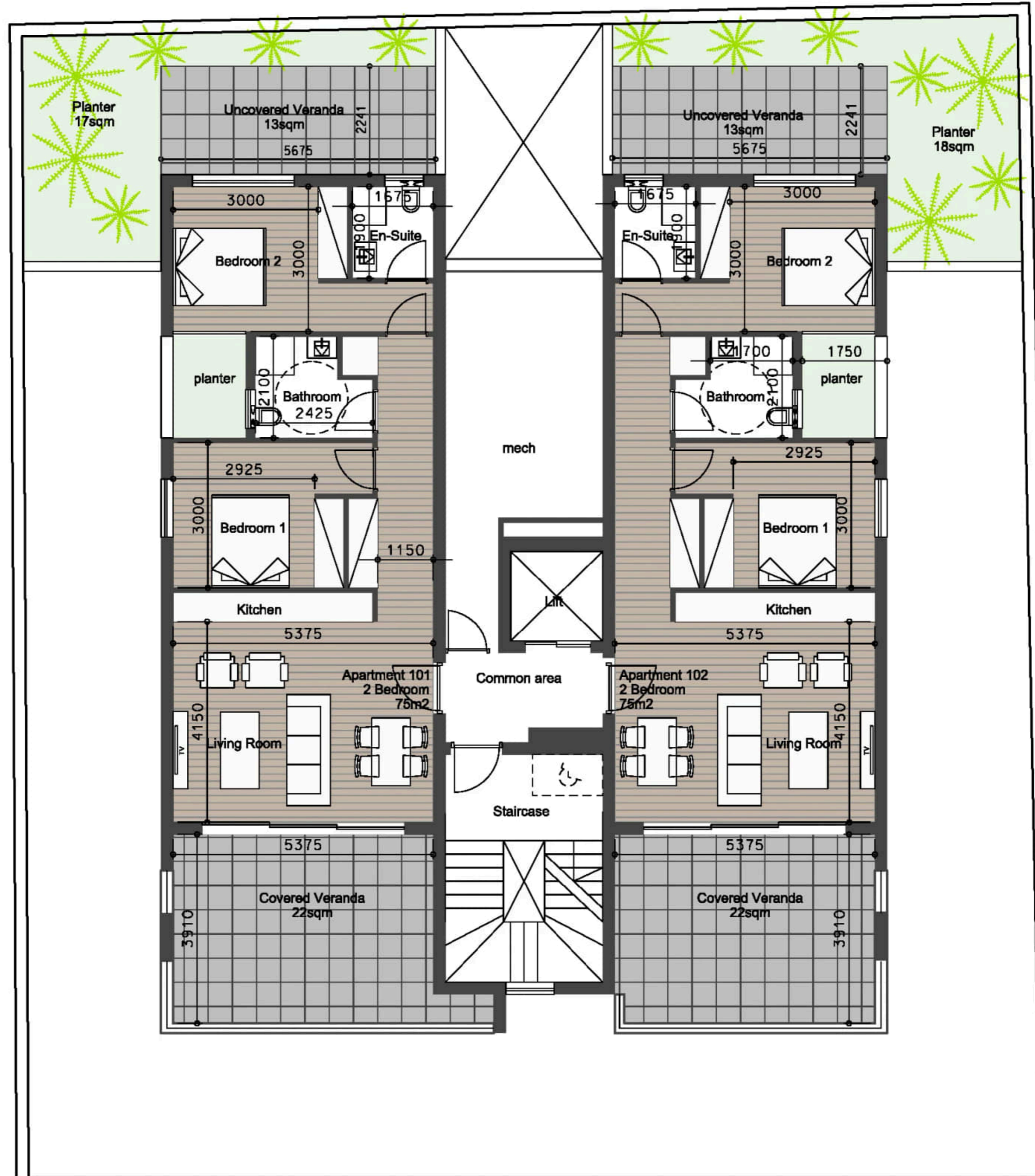
*All furniture, fixtures, furnishings and decorative elements depicted in the attached drawings are for illustrative purposes only and do not form part of the Contract of Sales, unless otherwise agreed between Parties.

Ground floor



FLOOR PLANS

First Floor



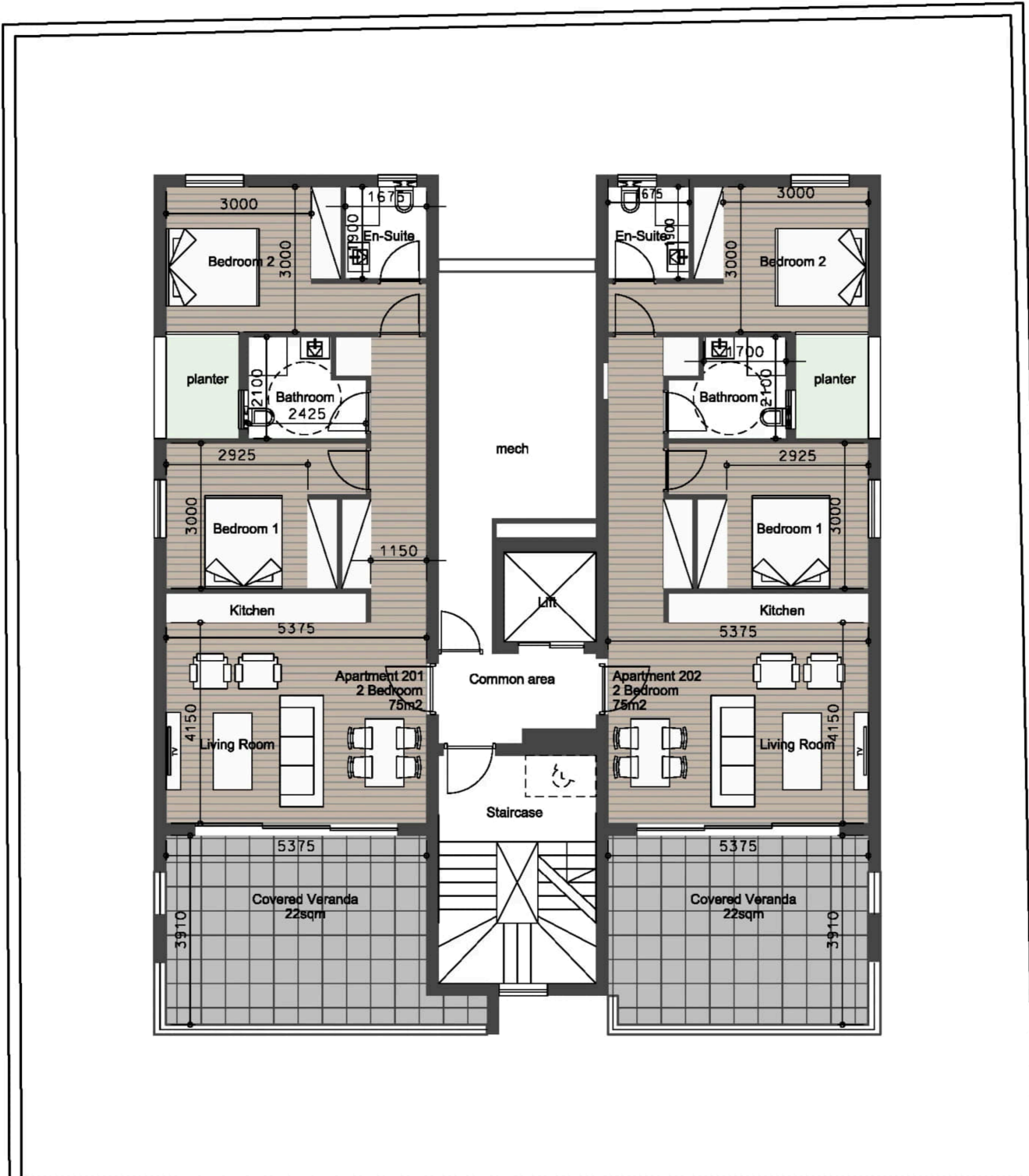
*All furniture, fixtures, furnishings and decorative elements depicted in the attached drawings are for illustrative purposes only and do not form part of the Contract of Sales, unless otherwise agreed between Parties.

1st floor



FLOOR PLANS

Second Floor



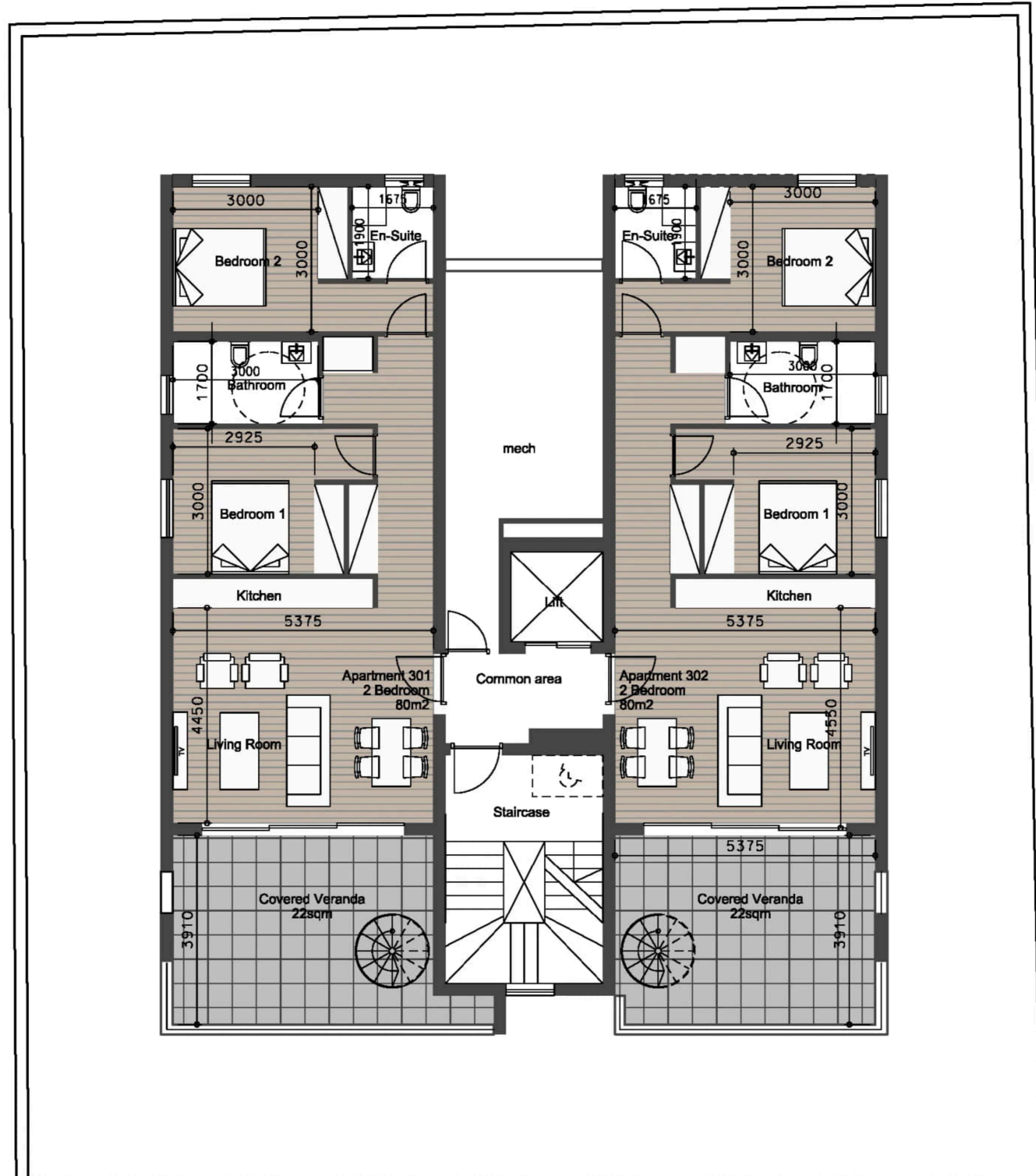
*All furniture, fixtures, furnishings and decorative elements depicted in the attached drawings are for illustrative purposes only and do not form part of the Contract of Sales, unless otherwise agreed between Parties.

2nd floor



FLOOR PLANS

Third Floor



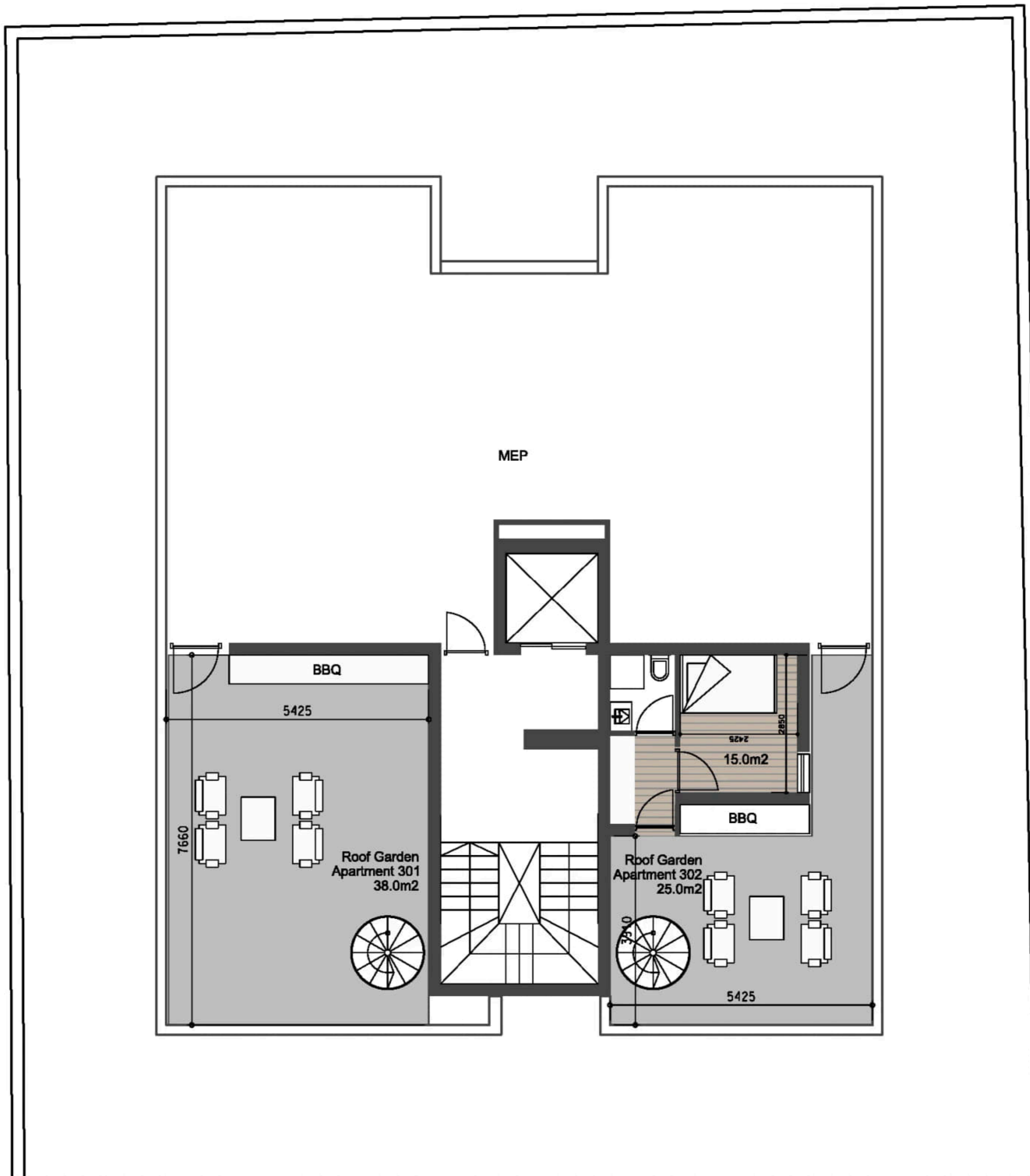
*All furniture, fixtures, furnishings and decorative elements depicted in the attached drawings are for illustrative purposes only and do not form part of the Contract of Sales, unless otherwise agreed between Parties.

3rd floor



FLOOR PLANS

Roof Garden



*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 Parties.

Roof Garden





















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.”