



[APOLLO]

Apollo Residences is a 9-apartment building on Fekionos Street in Kapsalos, one block north of Makariou Avenue in the heart of Limassol. Ale Park sits directly beside the building; ERA Apollon shopping centre, medical clinics, cafés, and schools are all within walking distance. Limassol's historical centre - where most of the city's offices and evening amenities are concentrated - is three minutes by car, the seafront five. The building is on a quiet residential street with full city-centre access on either side.

Apollo offers [1+1 / 2-bed] apartments across three floors, ranging from 60m² to 78m², each with a covered veranda. Third-floor units include private roof gardens of up to 42m² - private outdoor space that is genuinely uncommon at this price point in central Limassol. The building suits owner-occupiers who want central living without a main-road address, and investors targeting Limassol's long-term rental market, where central apartments with outdoor space consistently outperform comparable units without.

Property Type: *Residential*

Location: *Petrou kai Pavlou*

Status: *Off Plan*

Completion Date: *30 October 2028*

Energy Efficiency: *Grade A*



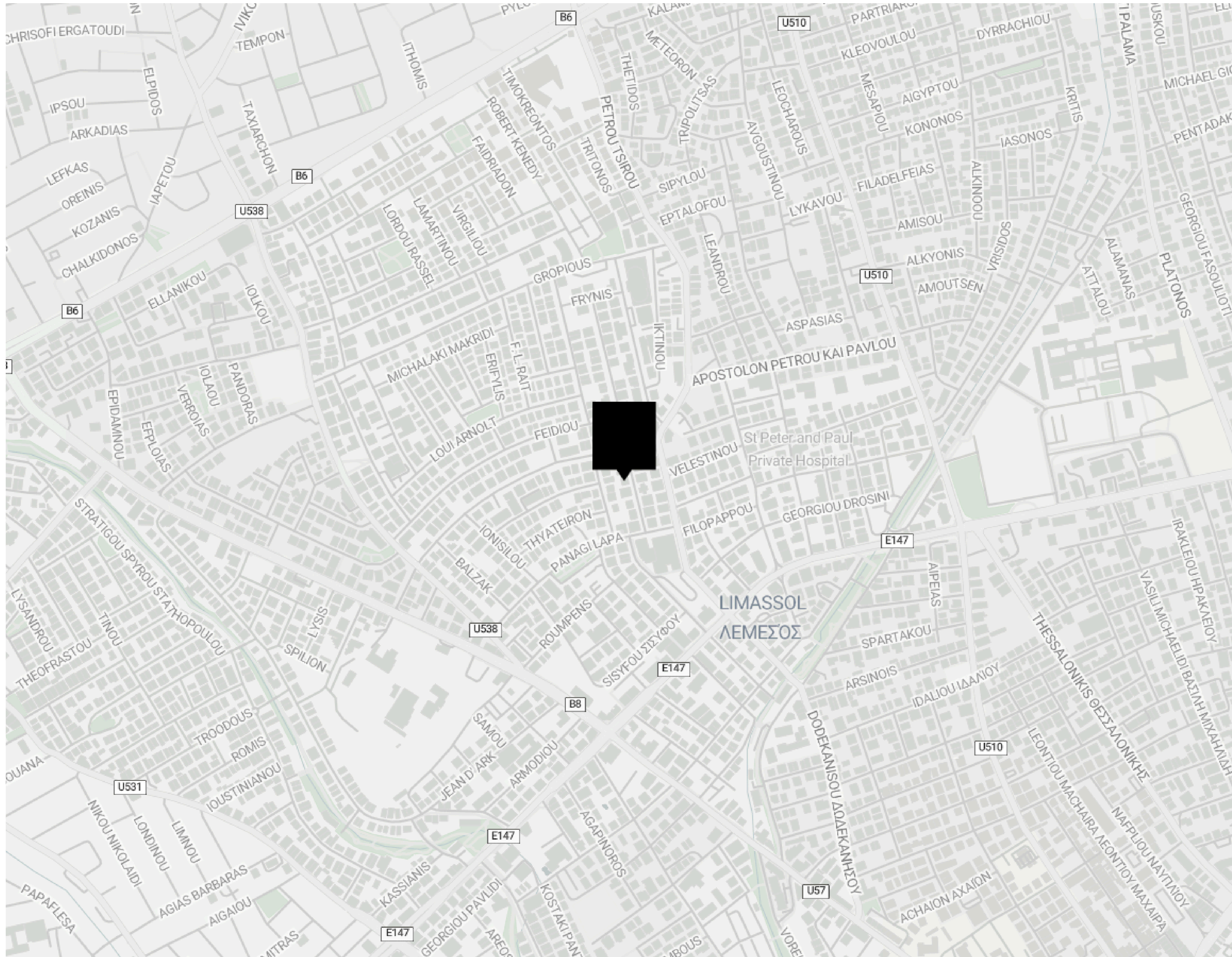






LOCATION


Petrou kai Pavlou



 **100m**
from ERA Apollon department store

 **450**
from American Academy Limassol

 **2km**
from Marina Beach

 **50km**
from Paphos Airport and Larnaca Airport

 **60**
from Public Transport

 **650**
from Alasia Hotel

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

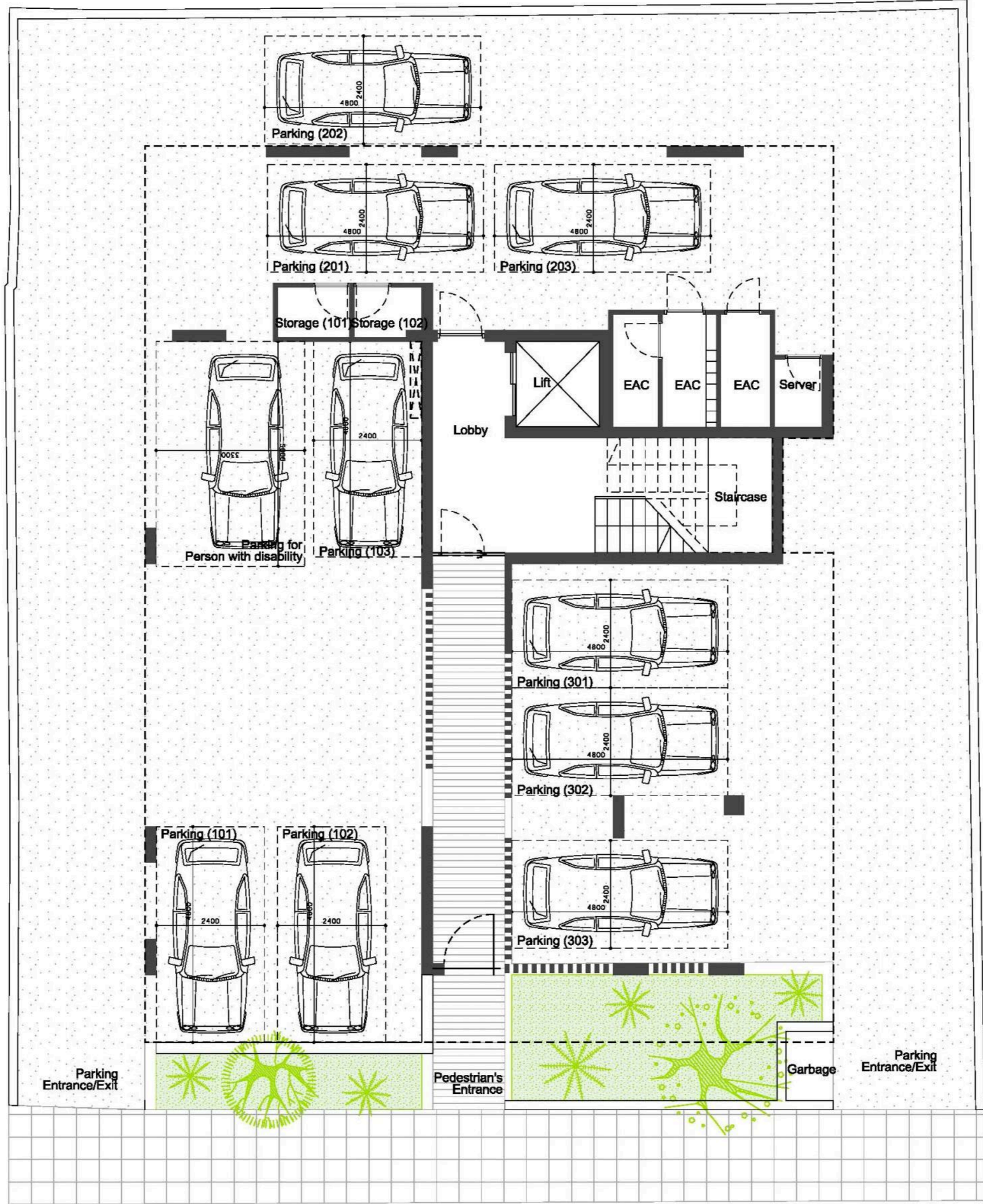
Interior Design Services (FF&E)



Unit	Bedrooms	Bathrooms	Covered Area	Covered Veranda	Roof Garden
101	2	2	78m ²	18.5m ²	-
102	2	2	75m ²	22.5m ²	-
103	1+1	1	60m ²	12.5m ²	-
201	2	2	78m ²	18.5m ²	-
202	2	2	75m ²	22.5m ²	-
203	1+1	1	60m ²	12.5m ²	-
301	2	2	78m ²	18.5m ²	42m ²
302	2	2	75m ²	22.5m ²	37m ²
303	2	2	60m ²	12.5m ²	28m ²

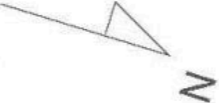
FLOOR PLANS

Ground Floor



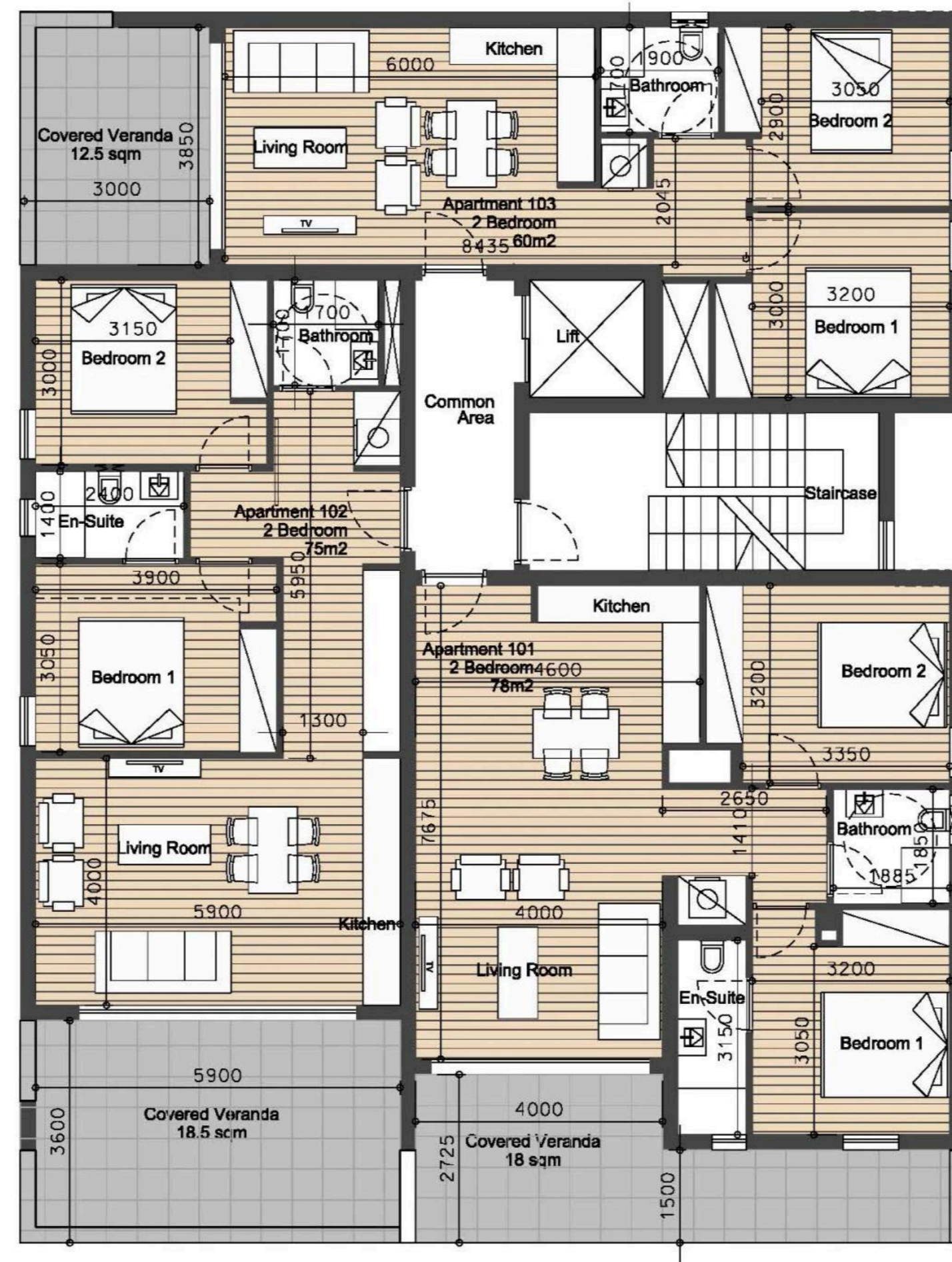
All furniture, fixtures, furnishings and decorative elements depicted in the attached drawings are for illustrative purposes only and do not form part of the Contract of Sales, unless otherwise agreed between the Parties.

Ground Floor



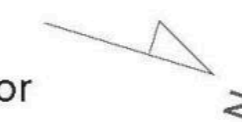
FLOOR PLANS

First Floor



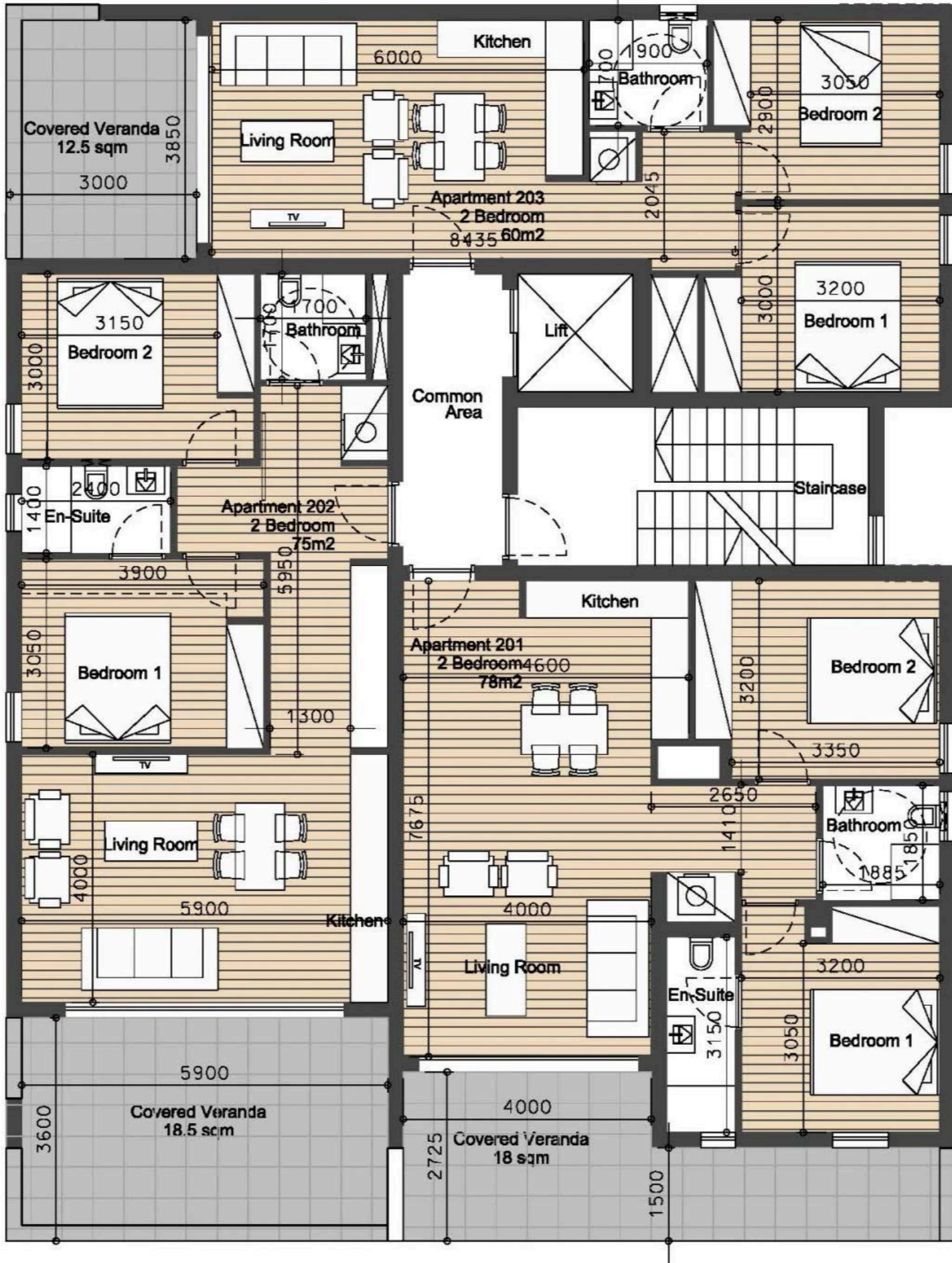
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1st Floor



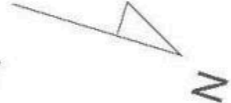
FLOOR PLANS

Second Floor



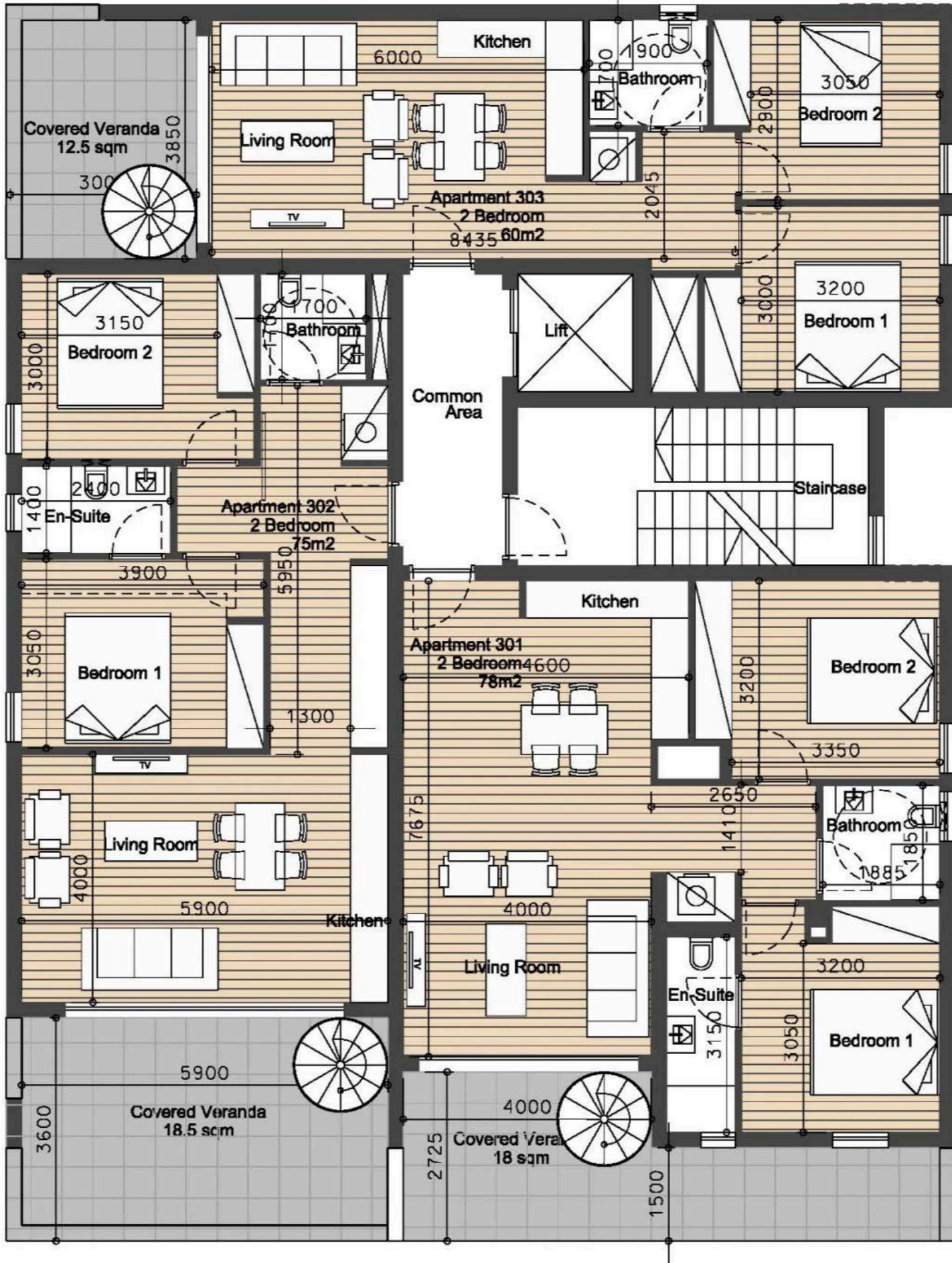
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2nd Floor



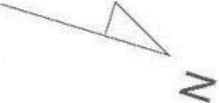
FLOOR PLANS

Third Floor



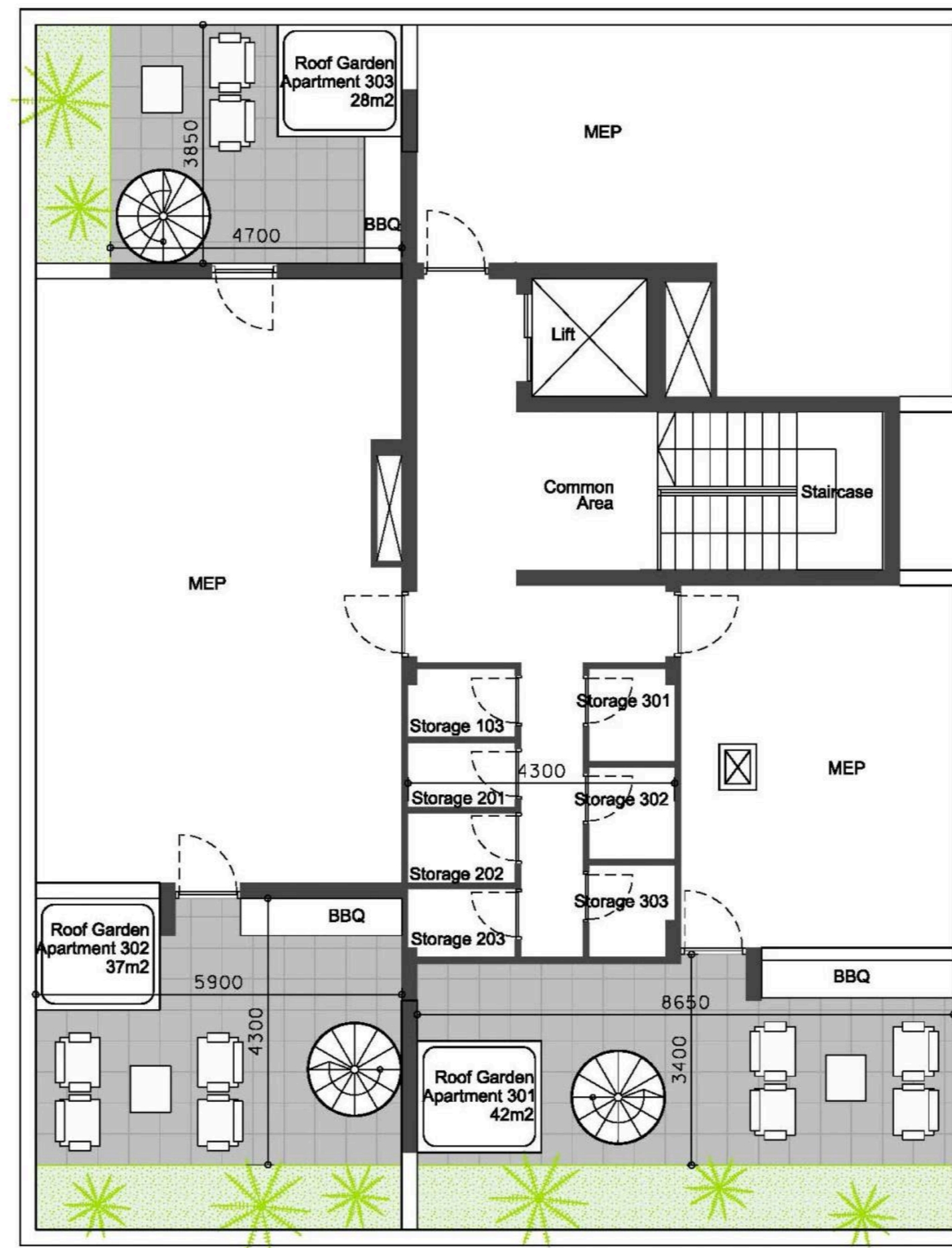
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3rd Floor



FLOOR PLANS

Roof Garden



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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.”