



[AURA RESIDENCES]

Located in the desirable area of Agios Athanasios, this exquisite luxury residential development comprises 16 premium apartments, featuring a sophisticated range of studios, 1 and 2 bedroom residences, as well as opulent penthouses.

Nestled within a peaceful and highly sought-after neighborhood, Aura Residences boasts breathtaking views of the city, and sea. Residents enjoy easy access to the highway for seamless connectivity, while being only minutes away from Limassol's vibrant city center. A full array of essential amenities lies within easy reach, enhancing day-to-day convenience.

Designed with contemporary elegance and comfort in mind, this exceptional development elevates quality of life while presenting a compelling investment opportunity in Limassol's flourishing property market. Its prime location, modern features, and consistently high demand create strong prospects for capital appreciation and attractive rental yields.

Property Type: *Residential*

Location: *Agios Athanasios*

Status: *Off Plan*

Completion Date: *30 April 2028*

Energy Efficiency: *Grade A*



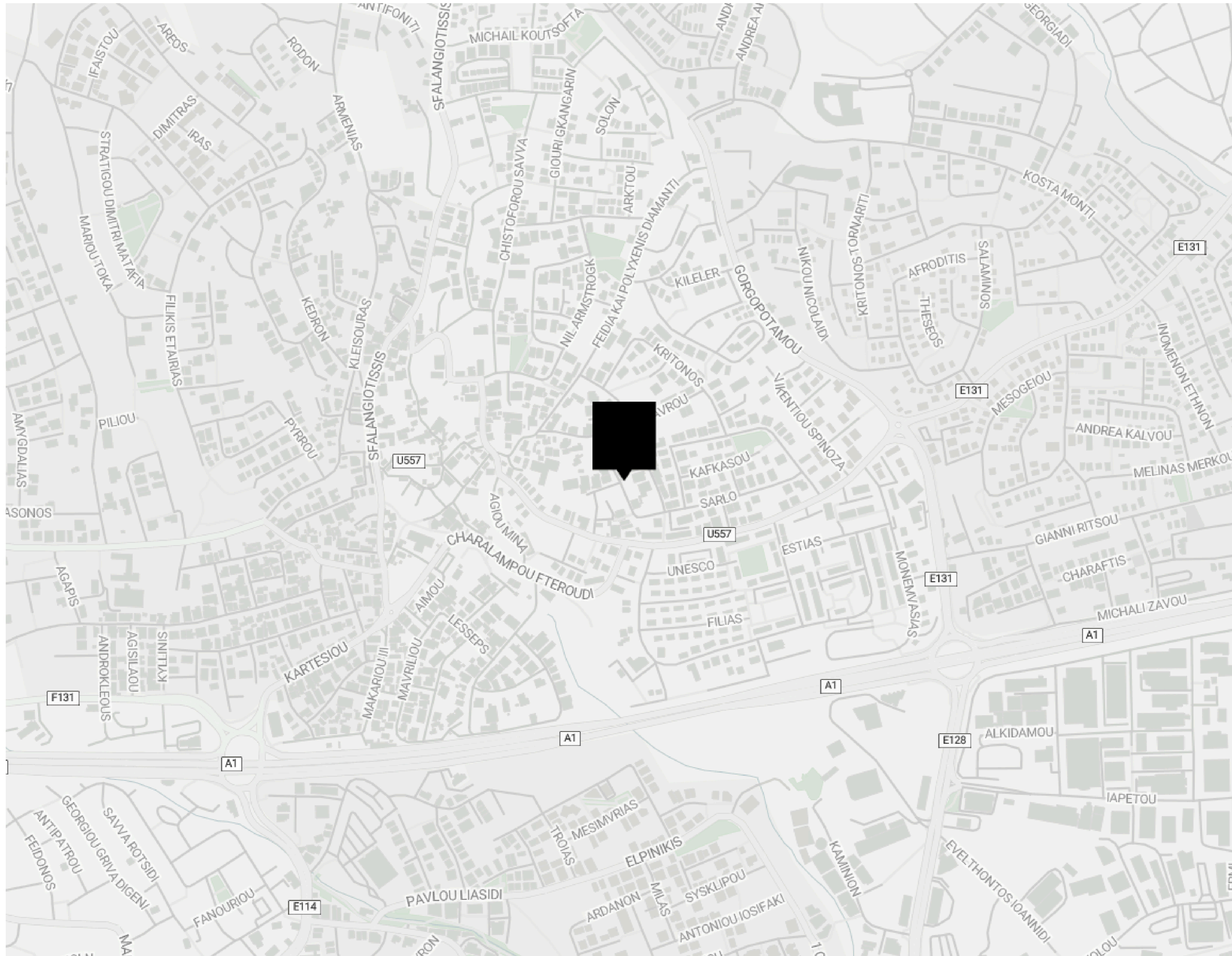









LOCATION

Agios Athanasios




 **400m**
from Amenities

 **100m**
from School

 **2.6km**
from Beach

 **50km**
from Airport

 **500m**
from Public Transport

 **2km**
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	Roof Garden
101	1+1	1	61m ²	19m ²	-
102	1+1	1	61m ²	19m ²	-
103	studio	1	35m ²	8m ²	-
104	studio	1	35m ²	8m ²	-
105	1	1	50m ²	13m ²	-
106	1	1	50m ²	13m ²	-
201	1+1	1	61m ²	19m ²	-
202	1+1	1	61m ²	19m ²	-
203	studio	1	35m ²	8m ²	-
204	studio	1	35m ²	8m ²	-
205	1	1	50m ²	13m ²	-
206	1	1	50m ²	13m ²	-
301	2	2	76m ²	18m ²	32m ²
302	2	2	76m ²	23m ²	32m ²
303	2	2	75m ²	18m ²	28m ²
304	2	2	75m ²	17m ²	32m 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.



FLOOR PLANS

First Floor



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FLOOR PLANS

Second Floor



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FLOOR PLANS

Third Floor

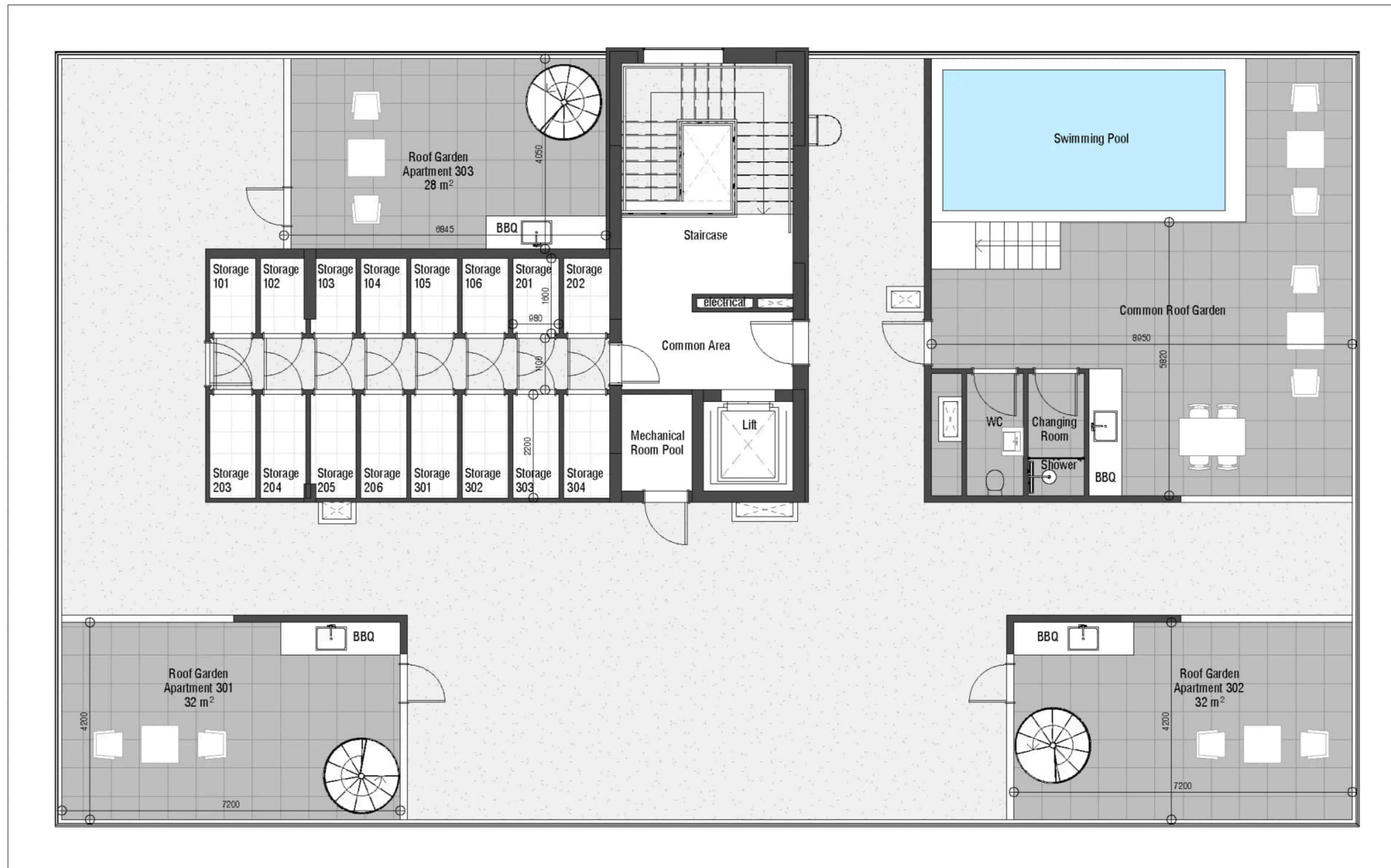


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FLOOR PLANS

Roof Garden



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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.”