



## [NEON]

NEON is an exclusive collection of 20 apartments in one of Limassol's fastest growing neighbourhoods, just west of Limassol Marina and minutes from the city centre. Located on the edge of the transforming Tsiflikoudia district, it offers an opportunity to be part of an area experiencing significant growth and investment.

The development comprises one bedroom, one plus one, and two bedroom apartments, all featuring spacious covered verandas. Selected top floor residences have the option of private rooftop gardens with provision for a swimming pool, while all residents can enjoy a communal rooftop swimming pool and relaxation area, creating an appealing lifestyle for both homeowners and investors.

Property Type: *Residential*

Location: *Omonia*

Status: *Off Plan*

Completion Date: *28 February 2029*

Energy Efficiency: *Grade A*



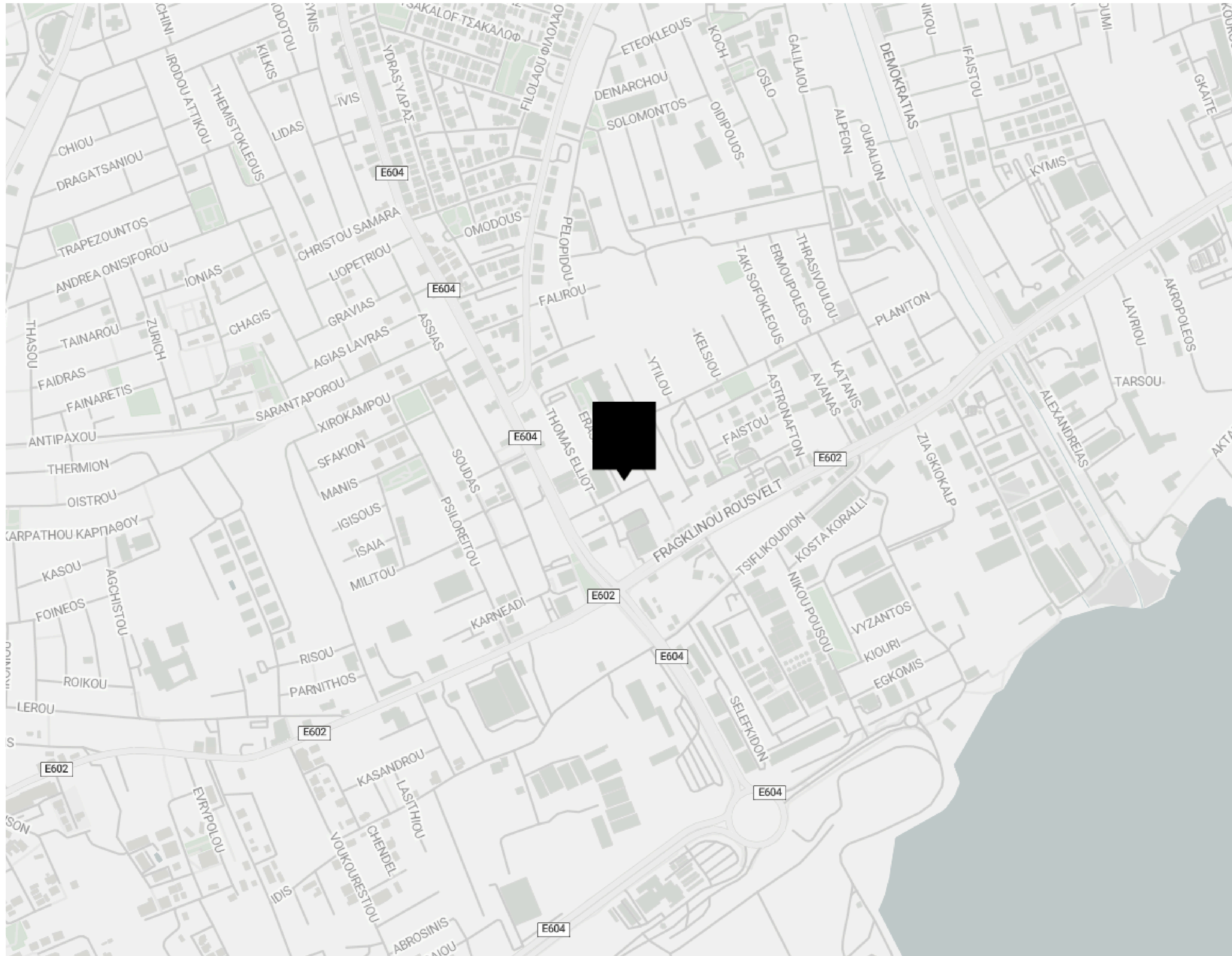







# LOCATION

## Omonia




 **2km**  
MyMall

 **600m**  
ICan School

 **1.7km**  
Marina Beach

 **50km**  
Paphos & Larnaca Airports

 **130m**  
Public Transport

 **2.5km**  
City of Dreams

# 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	1	1	50m <sup>2</sup>	9.69m <sup>2</sup>	-	-
102	2	2	75m <sup>2</sup>	15.2m <sup>2</sup>	-	-
103	1+1	1	59m <sup>2</sup>	11.9m <sup>2</sup>	-	-
104	1	1	50m <sup>2</sup>	9.1m <sup>2</sup>	-	-
105	1	1	50m <sup>2</sup>	11.1m <sup>2</sup>	-	-
106	1	1	50m <sup>2</sup>	16.15m <sup>2</sup>	-	-
107	1	1	50m <sup>2</sup>	15.8m <sup>2</sup>	-	-
201	1	1	50m <sup>2</sup>	9.69m <sup>2</sup>	-	-
202	2	2	75m <sup>2</sup>	15.2m <sup>2</sup>	-	-
203	1+1	1	59m <sup>2</sup>	11.9m <sup>2</sup>	-	-
204	1	1	50m <sup>2</sup>	9.1m <sup>2</sup>	-	-
205	1	1	50m <sup>2</sup>	11.1m <sup>2</sup>	-	-
206	1	1	50m <sup>2</sup>	10.4m <sup>2</sup>	6m <sup>2</sup>	-
207	1	1	50m <sup>2</sup>	15.8m <sup>2</sup>	-	-
301	1+1	1	59m <sup>2</sup>	9.62m <sup>2</sup>	-	-
302	2	2	75m <sup>2</sup>	13.87m <sup>2</sup>	-	31m <sup>2</sup>
303	1+1	1	59m <sup>2</sup>	10.55m <sup>2</sup>	-	25m <sup>2</sup>
304	2	1	75m <sup>2</sup>	7.35m <sup>2</sup>	-	25m <sup>2</sup>

Unit	Bedrooms	Bathrooms	Covered Area	Covered Veranda	Uncovered Veranda	Roof Garden
305	1+1	1	61m <sup>2</sup>	21.5m <sup>2</sup>	-	31m <sup>2</sup>
306	2	1	75m <sup>2</sup>	13.65m <sup>2</sup>	-	31m <sup>2</sup>

# 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.*



# 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.”