

[ZOIA]

RESIDENCE



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157 apartments across four five-storey blocks in Kato Polemidia, Limassol, 400 metres from the Cyprus University of Technology campus. One, two, and three-bedroom apartments make up the building, with fifth-floor penthouses carrying private roof gardens. Shared facilities include an outdoor swimming pool, gym, sauna, and children's playground, with on-site community management.

Kato Polemidia is a residential district at the southern edge of Limassol, with highway access less than one kilometre away. Local shops and bakeries are 430 metres from the building, Marina Beach is four kilometres away, and both Paphos and Larnaca airports are within an hour's drive.

Property Type: *Residential*

Location: *Polemidia*

Status: *Off Plan*

Completion Date: *TBA*

Energy Efficiency: *Grade A*



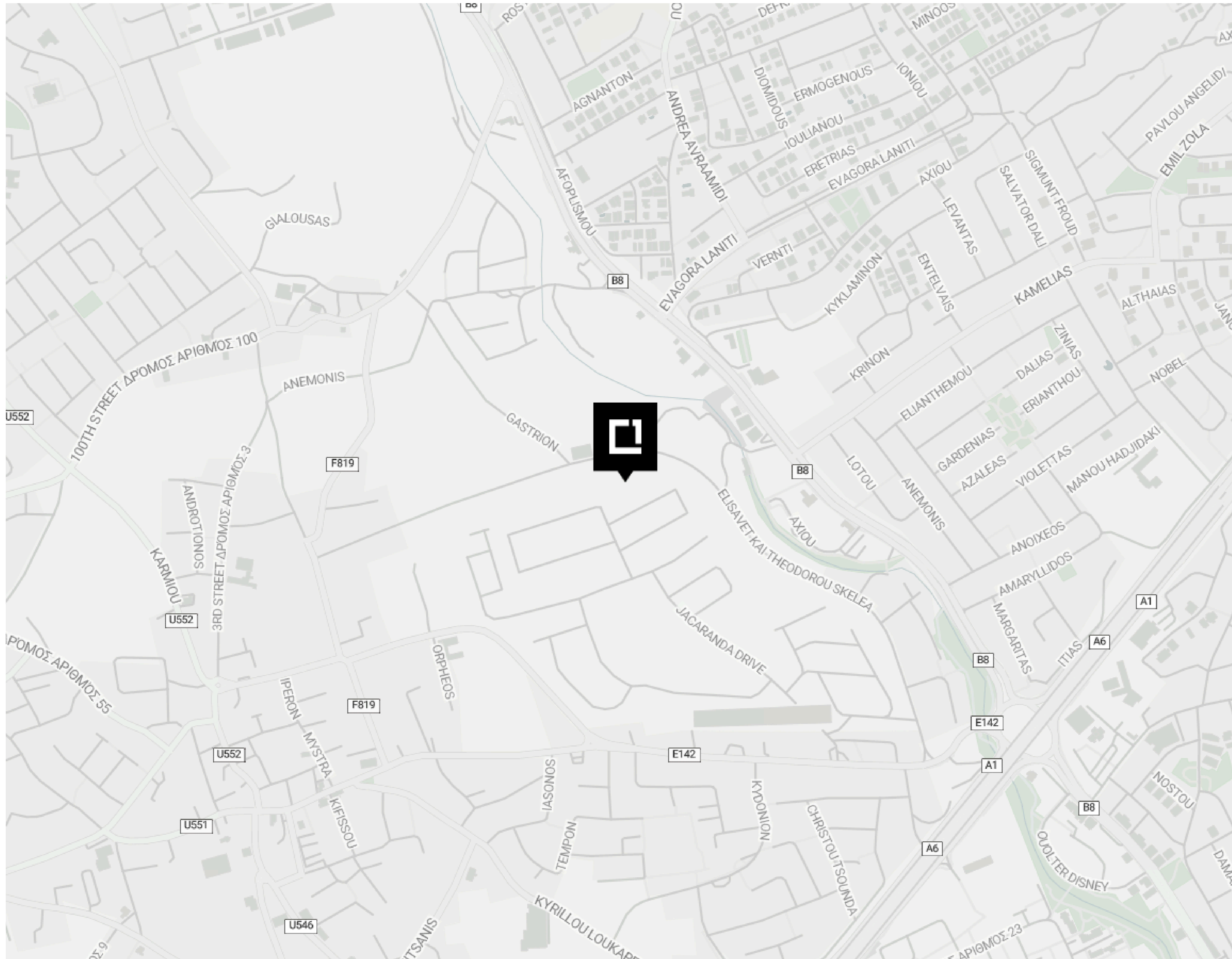












LOCATION

Polemídia



-  **430m**
from local shops & bakeries
-  **400m**
from Cyprus Uni of Technology
-  **4km**
from Marina Beach
-  **40km**
from the Paphos & Larnaca Airports
-  **300m**
from Public Transport
-  **4km**
from Old Port 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)



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Unit	Bedrooms	Bathrooms	Covered Area	Covered Veranda
A101	1	1	52m ²	17m ²
A102	1	1	51m ²	17m ²
A103	1	1	51m ²	12m ²
A104	1	1	52m ²	17m ²
A105	1	1	52m ²	14m ²
A106	1	1	51m ²	12m ²
A107	1	1	51m ²	12m ²
A108	1	1	51m ²	12m ²
A109	1	1	51m ²	17m ²
A110	1	1	51m ²	12m ²
A111	1	1	52m ²	14m ²
A201	2	2	77m ²	25m ²
A202	2	2	76m ²	25m ²
A203	1	1	52m ²	17m ²
A204	1	1	52m ²	14m ²
A205	1	1	51m ²	17m ²
A206	1	1	51m ²	12m ²
A207	1	1	51m ²	17m ²

Unit	Bedrooms	Bathrooms	Covered Area	Covered Veranda
A208	1	1	51m ²	12m ²
A209	1	1	51m ²	17m ²
A210	1	1	52m ²	14m ²
A301	1	1	52m ²	17m ²
A302	1	1	51m ²	17m ²
A303	1	1	51m ²	17m ²
A304	1	1	52m ²	12m ²
A305	1	1	52m ²	14m ²
A306	1	1	50m ²	12m ²
A307	2	2	77m ²	25m ²
A308	2	2	76m ²	25m ²
A309	1	1	51m ²	12m ²
A310	1	1	52m ²	14m ²
A401	1	1	52m ²	22m ²
A402	1	1	51m ²	12m ²
A403	1	1	51m ²	17m ²
A404	1	1	52m ²	12m ²
A405	1	1	52m ²	14m ²
A406	1	1	50m ²	17m ²
A407	2	2	77m ²	18m ²

Unit	Bedrooms	Bathrooms	Covered Area	Covered Veranda
A408	2	2	76m ²	18m ²
A409	1	1	51m ²	17m ²
A410	1	1	52m ²	14m ²
A501	2	2	77m ²	26m ²
A502	2	2	76m ²	25m ²
A503	3	2	101m ²	32m ²
A504	3	2	103m ²	31m ²
A505	3	2	102m ²	26m ²
A506	3	2	102m ²	26m ²
A507	1	1	52m ²	14m ²
B101	1	1	52m ²	17m ²
B102	1	1	51m ²	17m ²
B103	1	1	52m ²	12m ²
B104	1	1	52m ²	12m ²
B105	2	2	77m ²	20m ²
B106	2	2	76m ²	20m ²
B107	1	1	52m ²	14m ²
B201	2	2	77m ²	24m ²
B202	2	2	77m ²	20m ²
B203	1	1	52m ²	12m ²

Unit	Bedrooms	Bathrooms	Covered Area	Covered Veranda
B204	1	1	51m ²	17m ²
B205	1	1	51m ²	12m ²
B206	1	1	51m ²	17m ²
B207	1	1	52m ²	9m ²
B301	1	1	52m ²	17m ²
B302	1	1	51m ²	17m ²
B303	1	1	52m ²	12m ²
B304	1	1	52m ²	12m ²
B305	1	1	51m ²	12m ²
B306	1	1	51m ²	17m ²
B307	1	1	51m ²	12m ²
B308	1	1	52m ²	14m ²
B401	2	2	77m ²	24m ²
B402	2	2	77m ²	18m ²
B403	1	1	52m ²	12m ²
B404	2	2	76m ²	18m ²
B405	2	2	76m ²	18m ²
B406	1	1	52m ²	14m ²
B501	3	2	103m ²	32m ²
B502	3	2	103m ²	22m ²

Unit	Bedrooms	Bathrooms	Covered Area	Covered Veranda
B503	3	2	103m ²	22m ²
B504	3	2	102m ²	27m ²
B505	1	1	52m ²	14m ²
C101	1	1	52m ²	17m ²
C102	1	1	51m ²	17m ²
C103	1	1	52m ²	12m ²
C104	1	1	52m ²	12m ²
C105	1	1	51m ²	12m ²
C106	1	1	51m ²	17m ²
C107	1	1	51m ²	12m ²
C108	1	1	52m ²	14m ²
C201	2	2	78m ²	31m ²
C202	2	2	77m ²	19m ²
C203	1	1	52m ²	12m ²
C204	1	1	51m ²	17m ²
C205	1	1	51m ²	12m ²
C206	1	1	51m ²	17m ²
C207	1	1	52m ²	14m ²
C301	1	1	52m ²	17m ²
C302	1	1	51m ²	17m ²

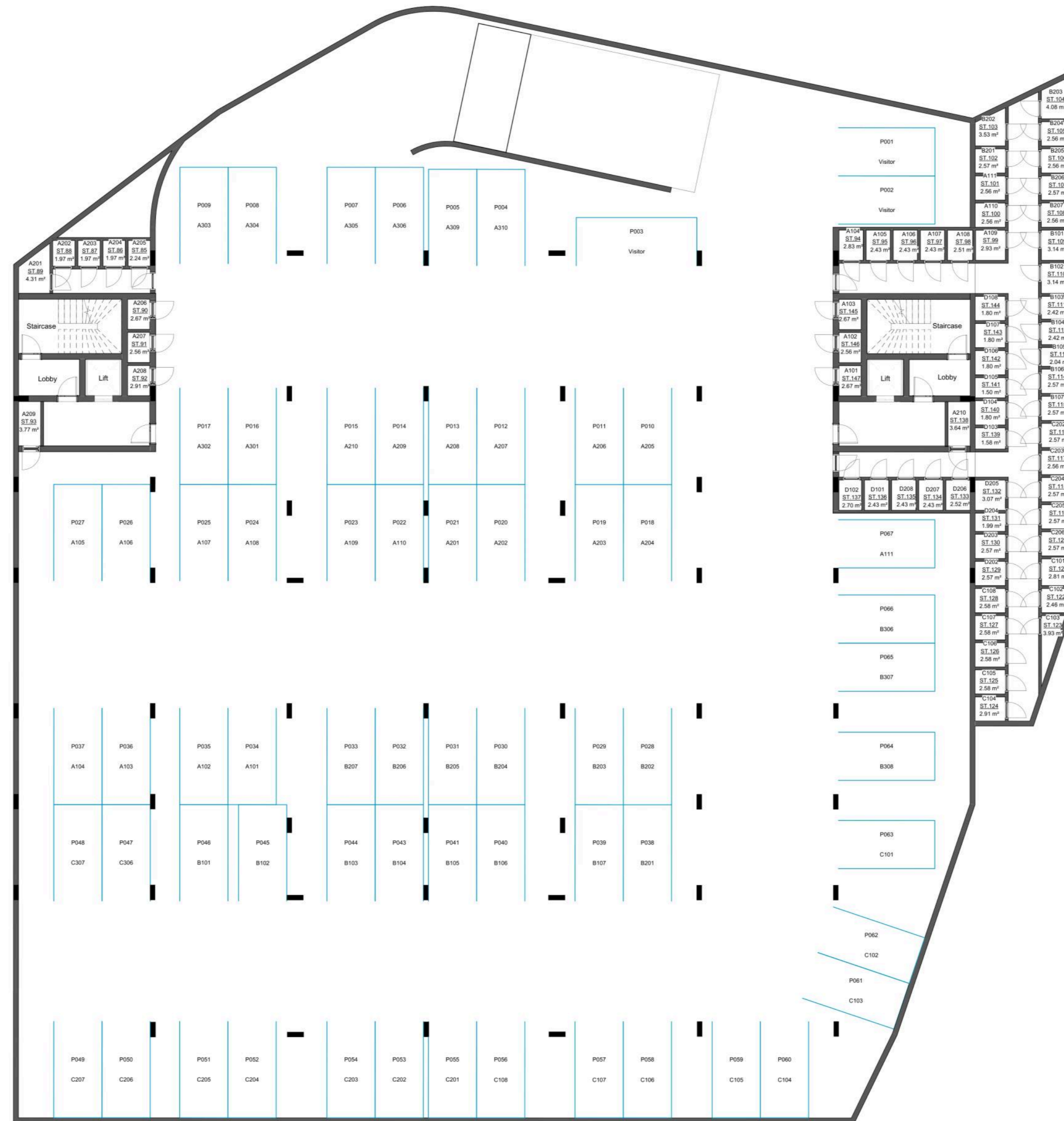
Unit	Bedrooms	Bathrooms	Covered Area	Covered Veranda
C303	1	1	52m ²	12m ²
C304	1	1	52m ²	12m ²
C305	2	2	76m ²	18m ²
C306	2	2	76m ²	18m ²
C307	1	1	52m ²	14m ²
C401	2	2	78m ²	25m ²
C402	2	2	78m ²	20m ²
C403	1	1	52m ²	12m ²
C404	2	2	76m ²	20m ²
C405	2	2	76m ²	20m ²
C406	1	1	52m ²	14m ²
C501	3	2	103m ²	22m ²
C502	3	2	103m ²	22m ²
C503	3	2	103m ²	22m ²
C504	3	2	102m ²	27m ²
C505	1	1	52m ²	14m ²
D101	1	1	52m ²	17m ²
D102	1	1	51m ²	17m ²
D103	1	1	52m ²	12m ²
D104	1	1	52m ²	12m ²

Unit	Bedrooms	Bathrooms	Covered Area	Covered Veranda
D105	1	1	51m ²	12m ²
D106	1	1	51m ²	12m ²
D107	1	1	51m ²	12m ²
D108	1	1	52m ²	12m ²
D201	1	1	52m ²	22m ²
D202	1	1	51m ²	12m ²
D203	1	1	52m ²	17m ²
D204	1	1	52m ²	7m ²
D205	1	1	51m ²	17m ²
D206	1	1	51m ²	12m ²
D207	1	1	51m ²	17m ²
D208	1	1	52m ²	9m ²
D301	2	2	77m ²	24m ²
D302	2	2	78m ²	19m ²
D303	1	1	52m ²	12m ²
D304	2	2	76m ²	19m ²
D305	2	2	76m ²	19m ²
D306	1	1	52m ²	14m ²
D401	2	2	77m ²	26m ²
D402	2	2	77m ²	21m ²

Unit	Bedrooms	Bathrooms	Covered Area	Covered Veranda
D403	3	2	103m ²	22m ²
D404	3	2	102m ²	27m ²
D405	1	1	52m ²	14m ²
D501	3	2	103m ²	33m ²
D502	3	2	103m ²	22m ²
D503	1	1	52m ²	12m ²
D504	2	2	76m ²	25m ²
D505	2	2	76m ²	18m ²
D506	1	1	52m ²	14m ²

FLOOR PLANS

Basement



Block A - Basement

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 Sale, unless otherwise agreed between the Parties.

FLOOR PLANS

Ground Floor



FLOOR PLANS

Block A 1st Floor



Block A - 1st Floor



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FLOOR PLANS

Block A 2nd Floor



Block A - 2nd Floor



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FLOOR PLANS

Block A 3rd Floor



Block A - 3rd Floor



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FLOOR PLANS

Block A 4th Floor



Block A - 4th Floor



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FLOOR PLANS

Block A 5th Floor



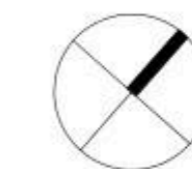
Block A - 5th Floor



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FLOOR PLANS

Block B 1st Floor

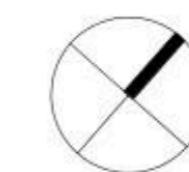


Block B - 1st Floor

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FLOOR PLANS

Block B 2nd Floor

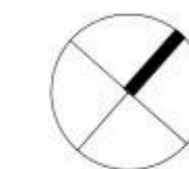


Block B - 2nd Floor

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FLOOR PLANS

Block B 3rd Floor

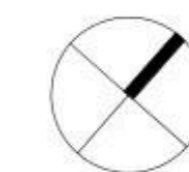


Block B - 3rd Floor

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FLOOR PLANS

Block B 4th Floor

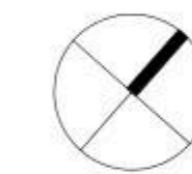


Block B - 4th Floor

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FLOOR PLANS

Block B 5th Floor



Block B - 5th Floor

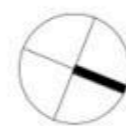
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FLOOR PLANS

Block C 1st Floor



Block C - 1st Floor



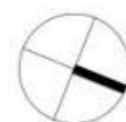
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FLOOR PLANS

Block C 2nd Floor



Block C - 2nd Floor



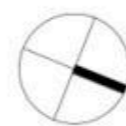
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FLOOR PLANS

Block C 3rd Floor



Block C - 3rd Floor



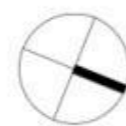
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FLOOR PLANS

Block C 4th Floor



Block C - 4th Floor



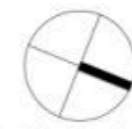
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FLOOR PLANS

Block C 5th Floor



Block C - 5th Floor



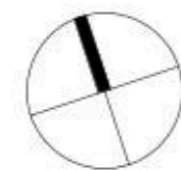
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FLOOR PLANS

Block D 1st Floor



Block D - 1st Floor



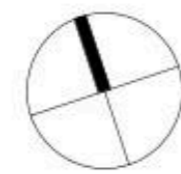
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FLOOR PLANS

Block D 2nd Floor



Block D - 2nd Floor



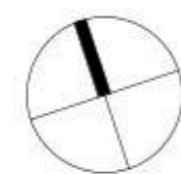
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FLOOR PLANS

Block D 3rd Floor



Block D - 3rd Floor



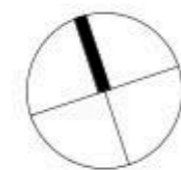
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FLOOR PLANS

Block D 4th Floor



Block D - 4th Floor



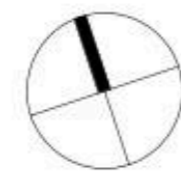
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FLOOR PLANS

Block D 5th Floor



Block D - 5th Floor



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ZOIA
Gym

ZOA
Gym









ZOLA
Co-Working
Space









squareone

















squareone









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.

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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.”