

[ZOIA]

147 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. Delivery Q3 2030.

Property Type:	*Residential*
Location:	*Polemidia*
Status:	*Off Plan*
Completion Date:	*1 July 2030*
Energy Efficiency:	*Grade A*



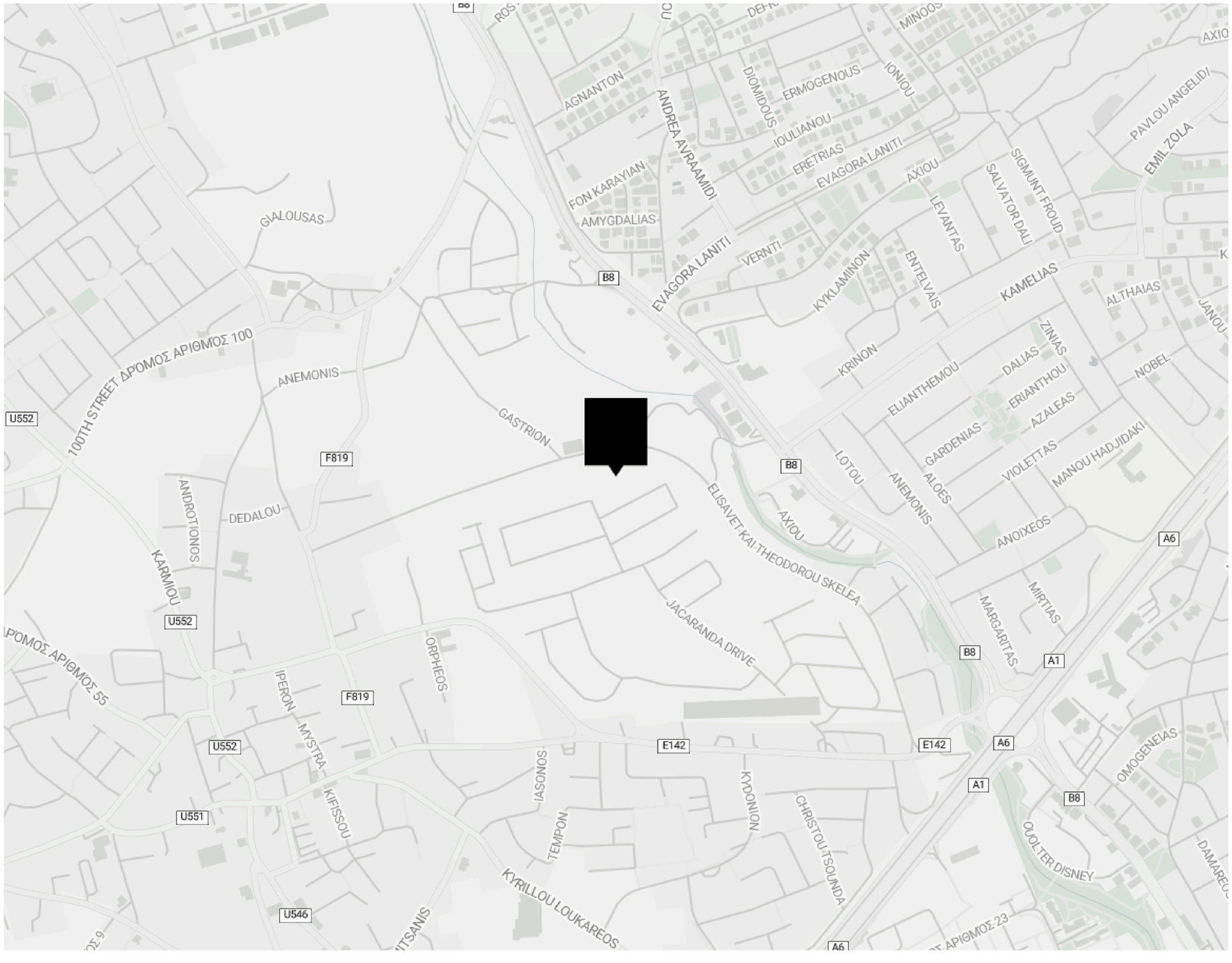






LOCATION

Polemidia



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)



Unit	Bedrooms	Bathrooms	Covered Area	Covered Veranda	Roof Garden
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	Roof Garden
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	Roof Garden
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	49.57m^2
A502	2	2	76m^2	25m^2	44.46m^2
A503	3	2	101m^2	32m^2	65.38m^2
A504	3	2	103m^2	31m^2	52.26m^2
A505	3	2	102m^2	26m^2	56.24m^2
A506	3	2	102m^2	26m^2	56.24m^2
A507	1	1	52m^2	14m^2	22.68m^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	Roof Garden
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	65.38m^2
B502	3	2	103m^2	22m^2	54.87m^2

Unit	Bedrooms	Bathrooms	Covered Area	Covered Veranda	Roof Garden
B503	3	2	103m^2	22m^2	54.87m^2
B504	3	2	102m^2	27m^2	60.27m^2
B505	1	1	52m^2	14m^2	24.67m^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	48m^2	11m^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	48m^2	11m^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	Roof Garden
C303	1	1	52m^2	12m^2	-
C304	1	1	48m^2	11m^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	48m^2	11m^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	65.38m^2
C502	3	2	103m^2	22m^2	54.87m^2
C503	3	2	103m^2	22m^2	54.87m^2
C504	3	2	102m^2	27m^2	60.27m^2
C505	1	1	52m^2	14m^2	24.67m^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	Roof Garden
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	Roof Garden
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	65.38m^2
D502	3	2	103m^2	22m^2	54.87m^2
D503	1	1	52m^2	12m^2	23.25m^2
D504	2	2	76m^2	25m^2	44.46m^2
D505	2	2	76m^2	18m^2	44.46m^2
D506	1	1	52m^2	14m^2	24.67m^2

FLOOR PLANS

Basement

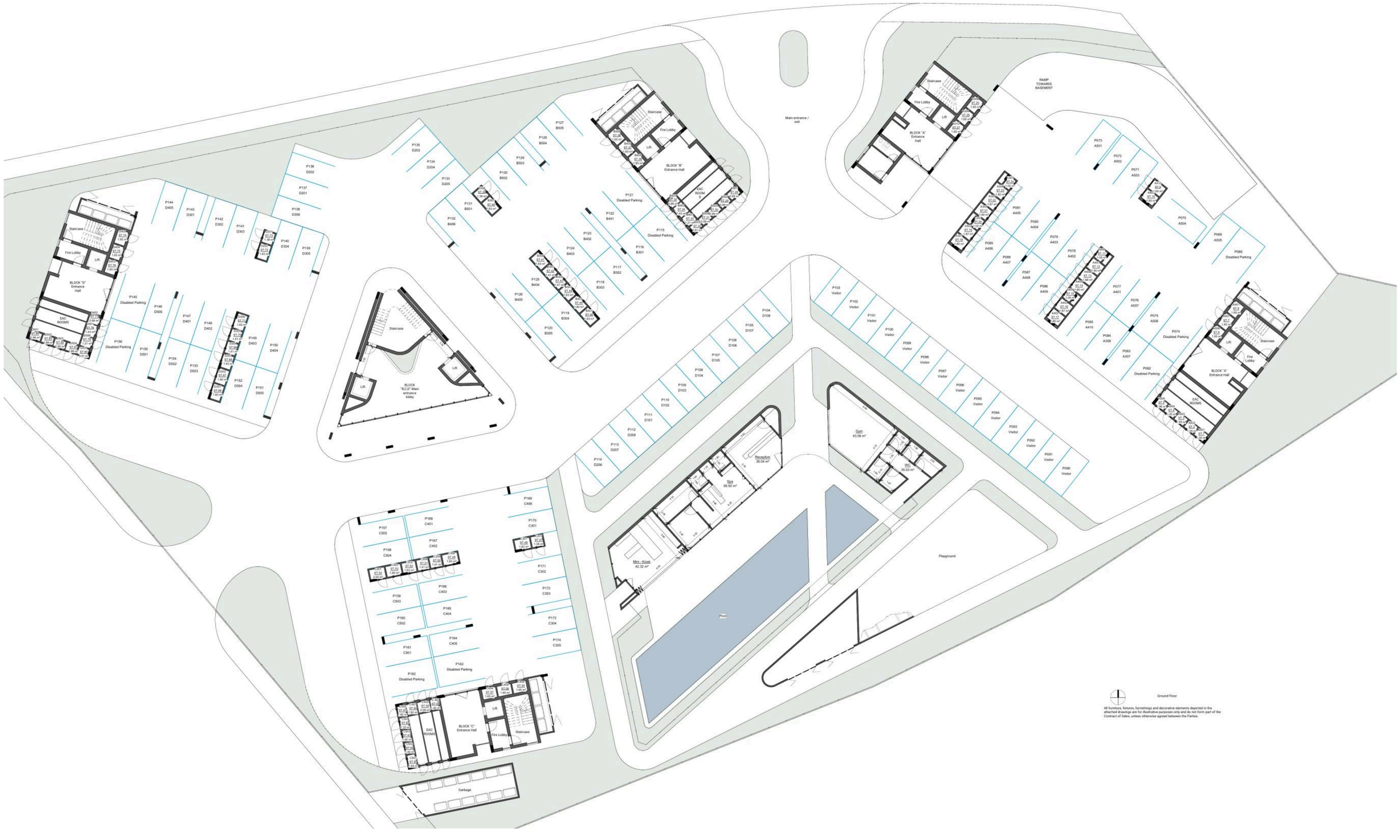


Basement

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 Sales, unless otherwise agreed between the Parties.

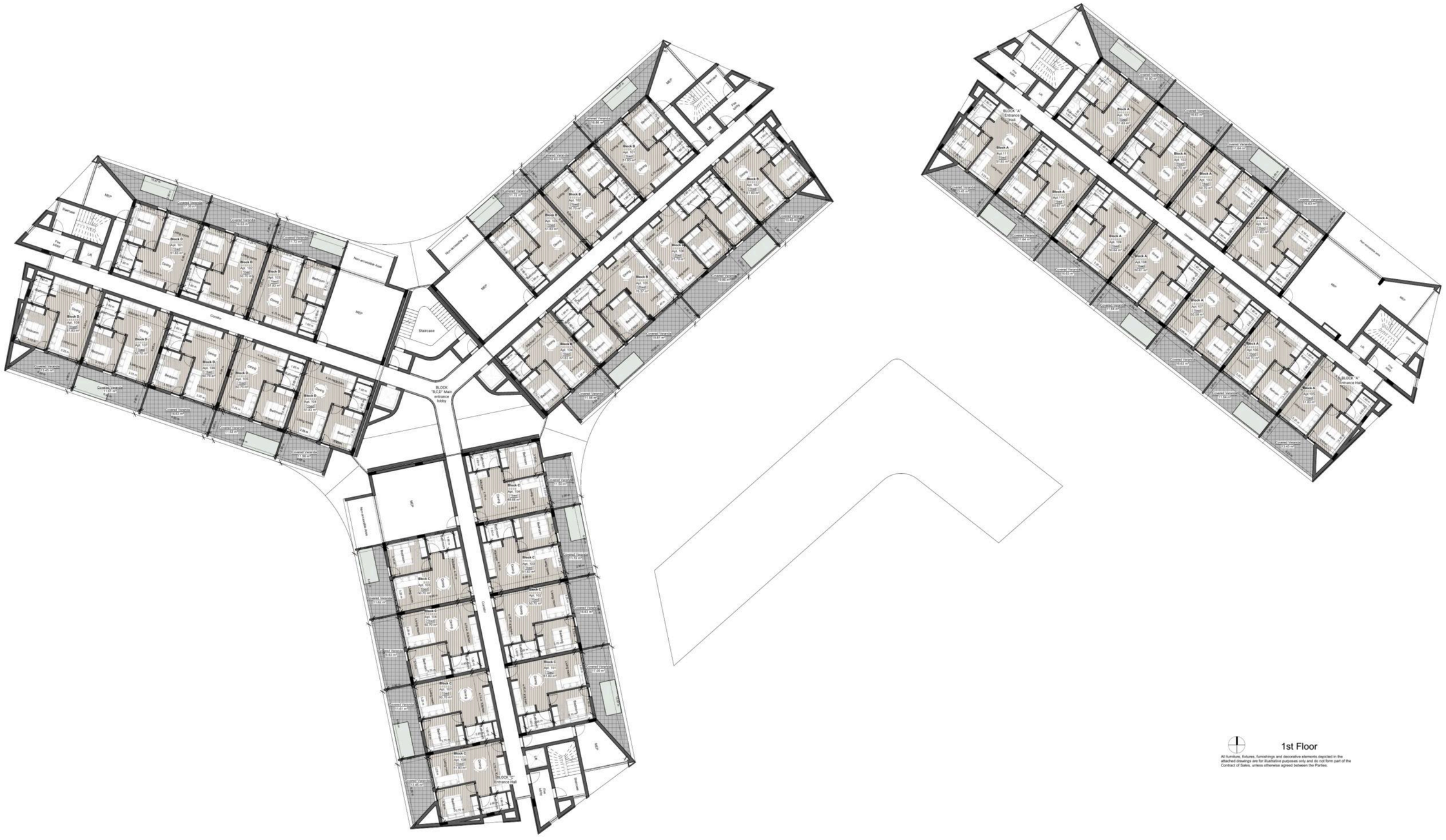
FLOOR PLANS

Ground Floor



FLOOR PLANS

1st Floor

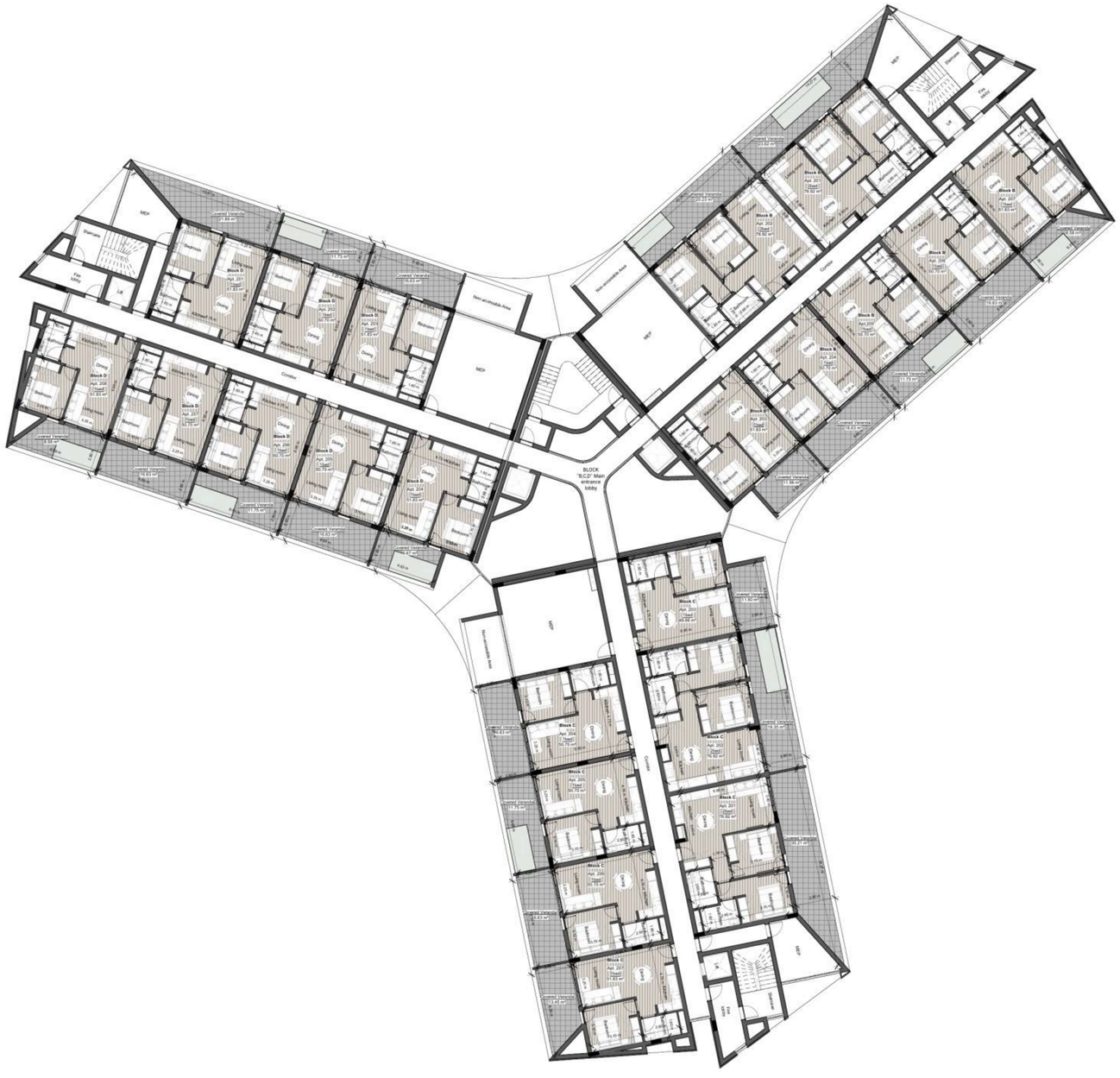


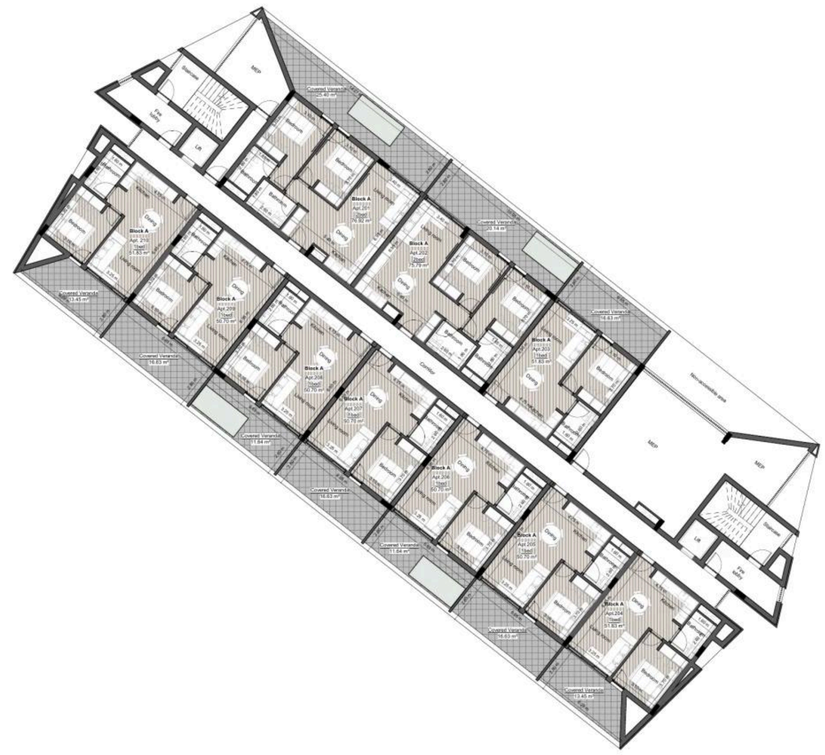
1st Floor

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FLOOR PLANS

2nd Floor





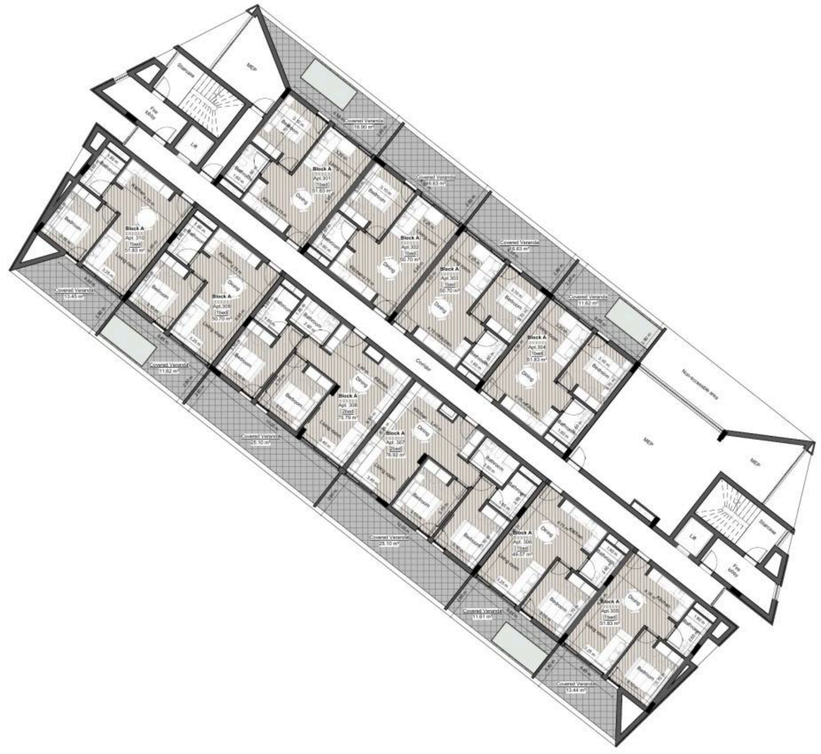
2nd Floor

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FLOOR PLANS

3rd Floor





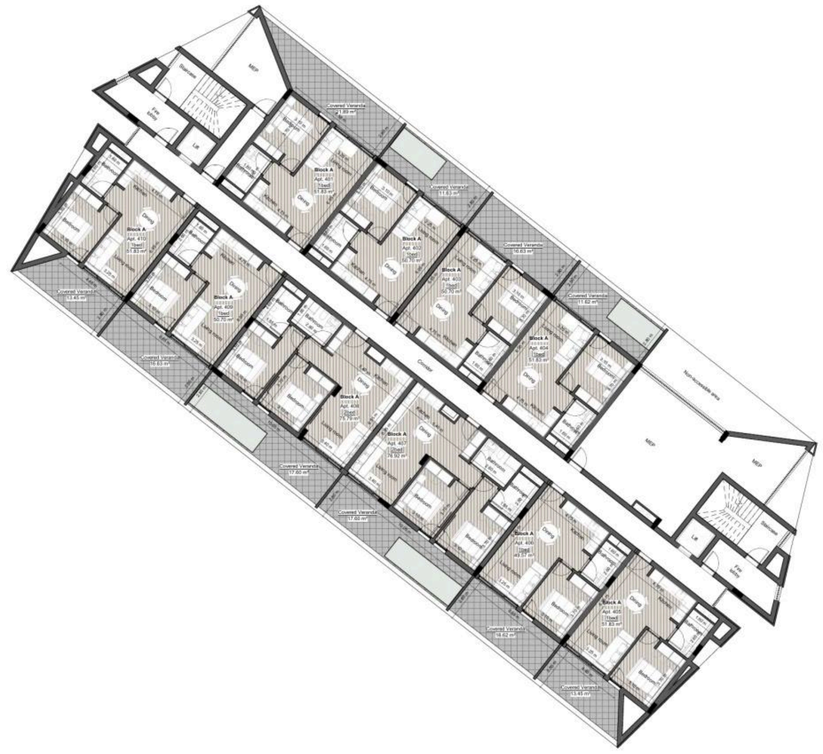
3rd Floor

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FLOOR PLANS

4th Floor



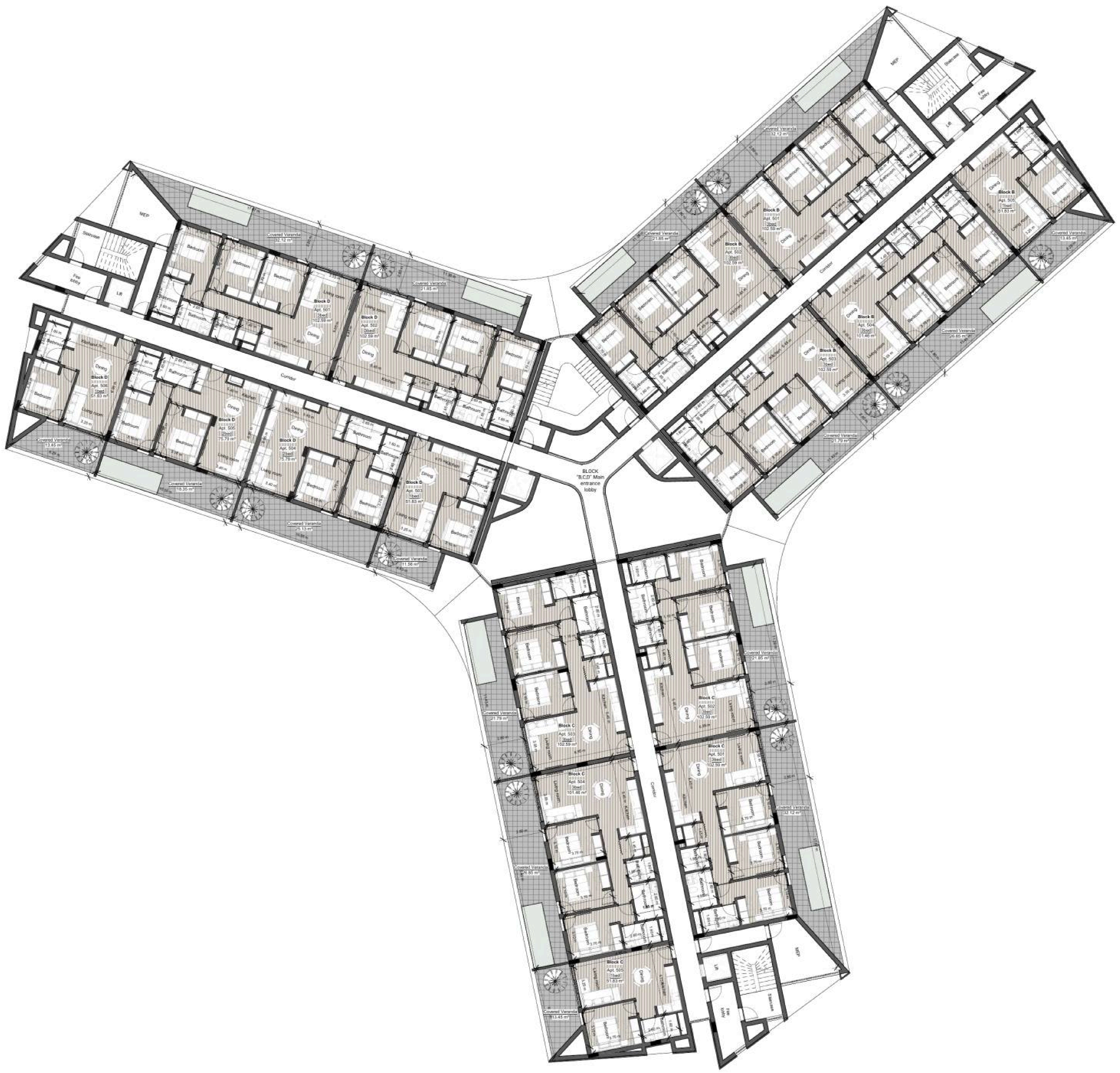


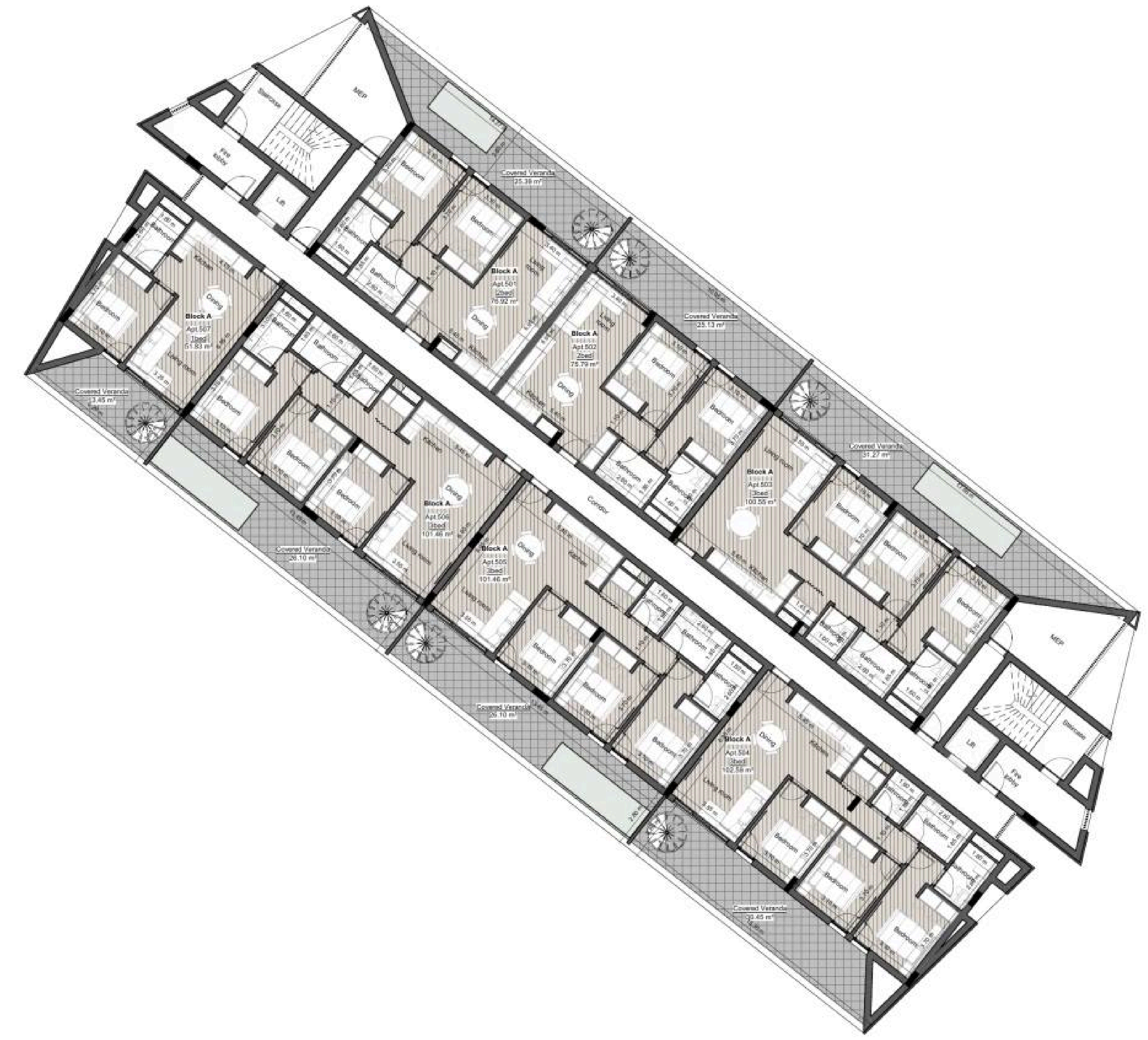
4th Floor

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FLOOR PLANS

5th Floor



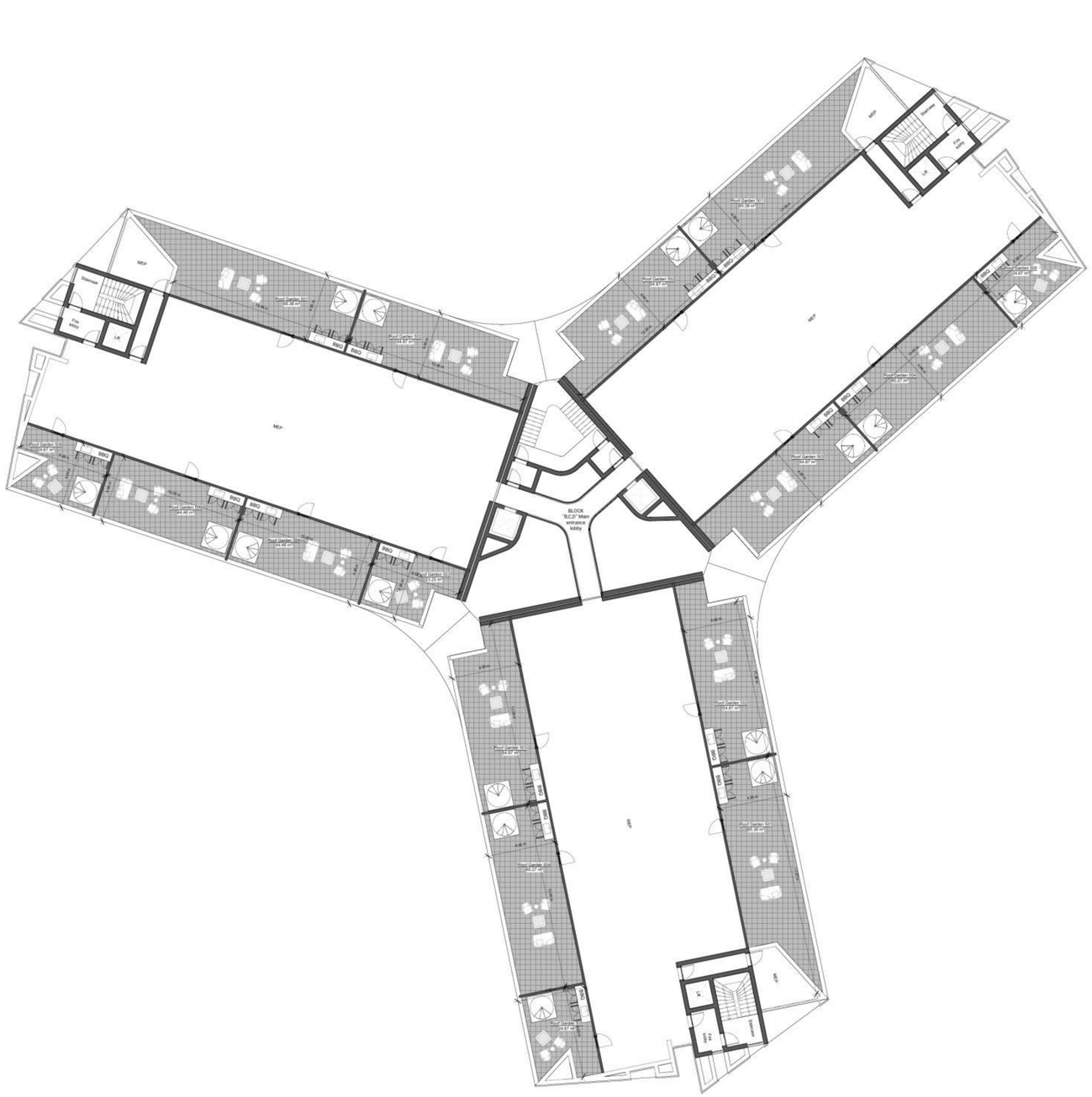


5th Floor

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FLOOR PLANS

Roof Garden














TECHNOGYM
TECHNOGYM


ZOIA
Gym


ZONA
Gym








ZOI
Co-Working
Space


















THE QUIET ALCOVE
ELLEN AND JULIA LUPTON DESIGN











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.”