AZŌR

[AZOR RESIDENCES] - SquareOne

Azōr Residences situated in Limassol's Columbia area, featuring one and two-bedroom apartments for sale.

These modern homes offer contemporary interiors, minimalist architecture, premium finishes, and breathtaking views.

Located in a quiet neighborhood with easy access to shops and restaurants, as well as all modern amenities.

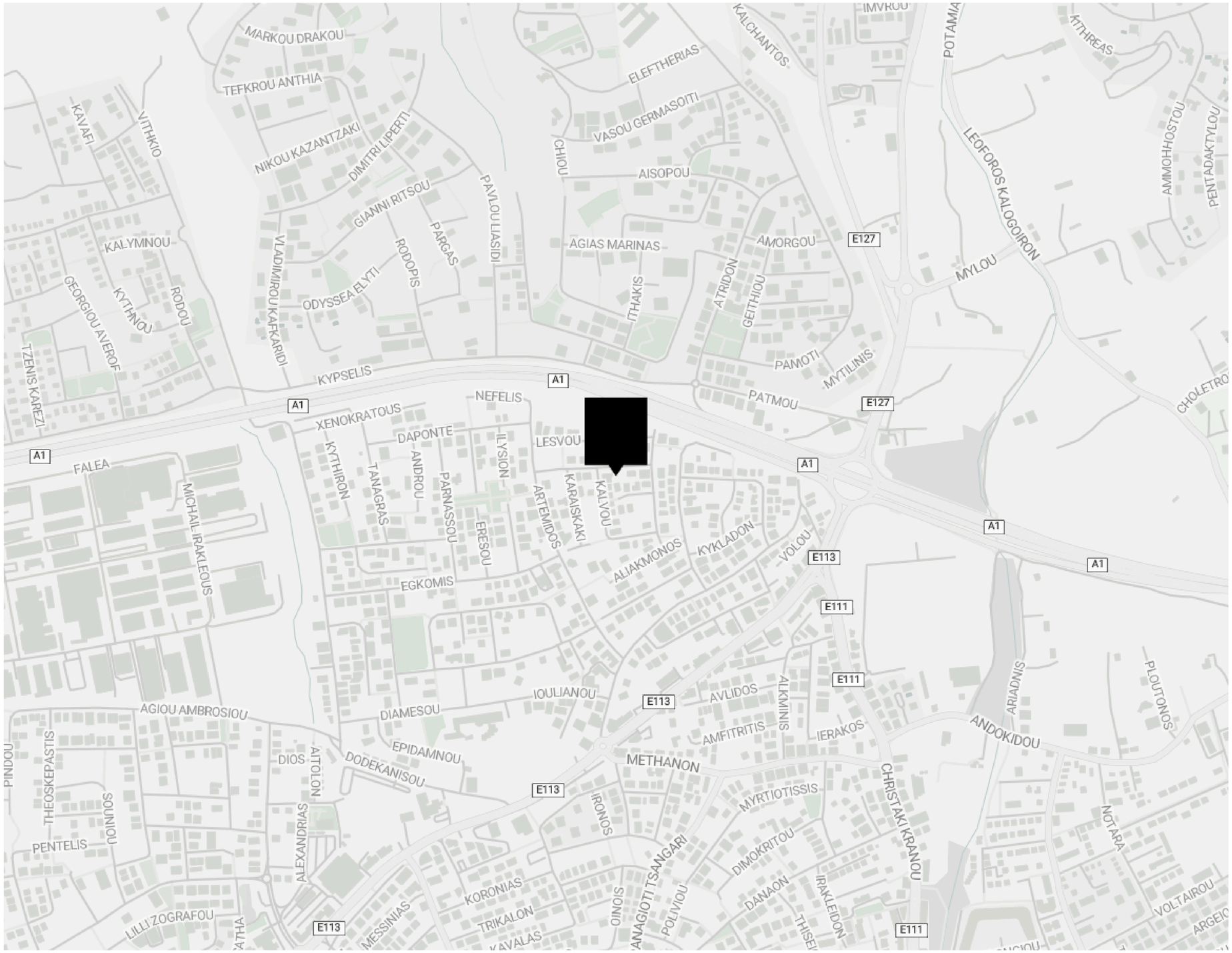
A perfect investment opportunity as we offer fully furnished packages upon request, rental guarantees, and high yield potential.

SQUAREONE.COM.CY

Property Type:	*Residential*
Location:	*Germasogeia*
Status:	*Under Construction*
Completion Date:	*30 September 2026*
Energy Efficiency:	*Grade A*

LOCATION

Germasogeia



500 m
from Amenities

1 km
from School

2 km
from the Beach

50 km
from Airport

1 km
from Public Transport

2 km
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

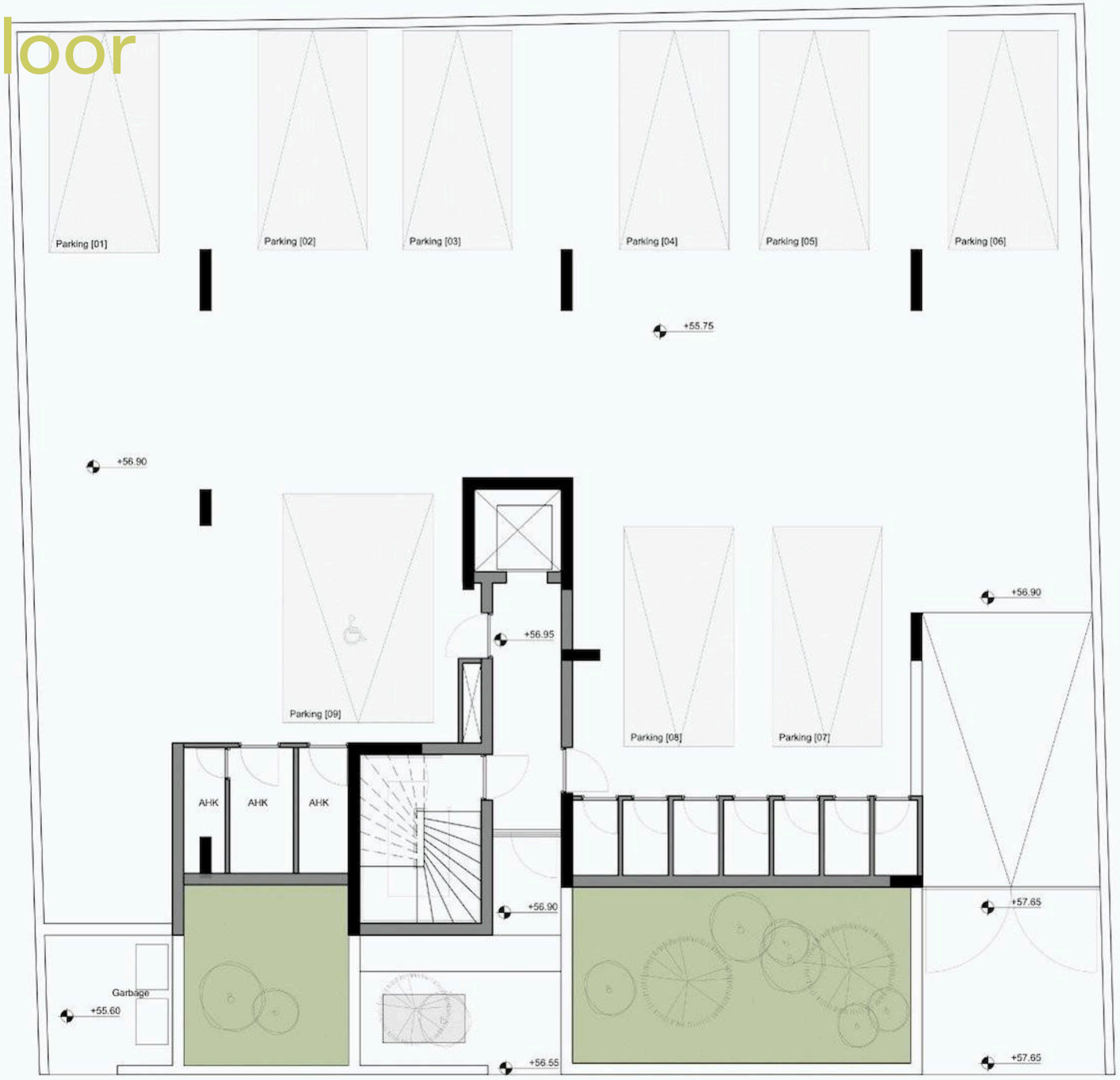
Parquet Flooring Semi Solid

Interior Design Services (FF&E)

Unit	Bedrooms	Bathrooms	Covered Area	Covered Veranda	Uncovered Veranda	Roof Garden
101	2	2	$78m^2$	$18m^2$	-	-
102	1.5	1	$62m^2$	$16m^2$	-	-
103	1	1	$44m^2$	$21m^2$	-	-
201	2	2	$78m^2$	$18m^2$	-	-
202	1.5	1	$62m^2$	$16m^2$	-	-
203	1	1	$44m^2$	$7m^2$	-	-
301	2	2	$78m^2$	$18m^2$	-	$57m^2$
302	2	2	$78m^2$	$27m^2$	$23m^2$	$62m^2$

FLOOR PLANS

Ground Floor



GROUND FLOOR

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FLOOR PLANS

First Floor

0m 1m 5m 10m

1st FLOOR PLAN

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FLOOR PLANS

Second Floor

2nd FLOOR PLAN

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FLOOR PLANS

Third Floor

3rd FLOOR PLAN

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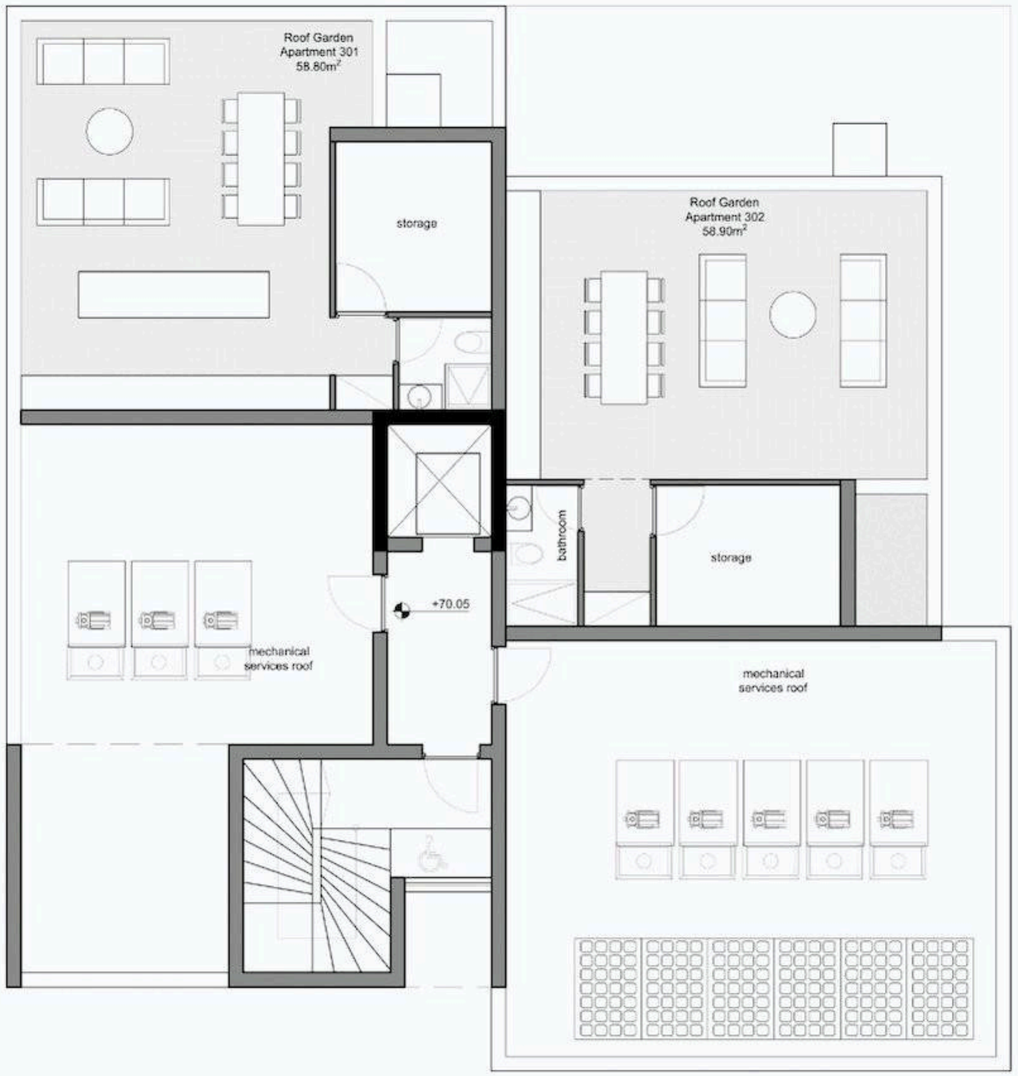
FLOOR PLANS

Roof Garden



ROOF GARDEN

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KATE MOSS

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.”