[KYMA RESIDENCES]

KYMA Seaside Residences, a set of 22 luxury seaside apartments located in the heart of Limassol's historic old town.

Situated just 100 meters from Olympion Beach and next to the GSO athletic center, KYMA offers a convenient blend of tranquility and city life.

Our turn-key solutions and optional rental guarantees provide practicality and assurance.

Property Type:	*Residential*
Location:	*Historical Centre*
Status:	*Under Construction*
Completion Date:	*26 May 2026*
Energy Efficiency:	*Grade A*

RANGE ROVER

LOCATION

Historical Centre

100 m
from Amenities

100 m
from School

100 m
from the Beach

50 km
from Airport

100 m
from Public Transport

800 m
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

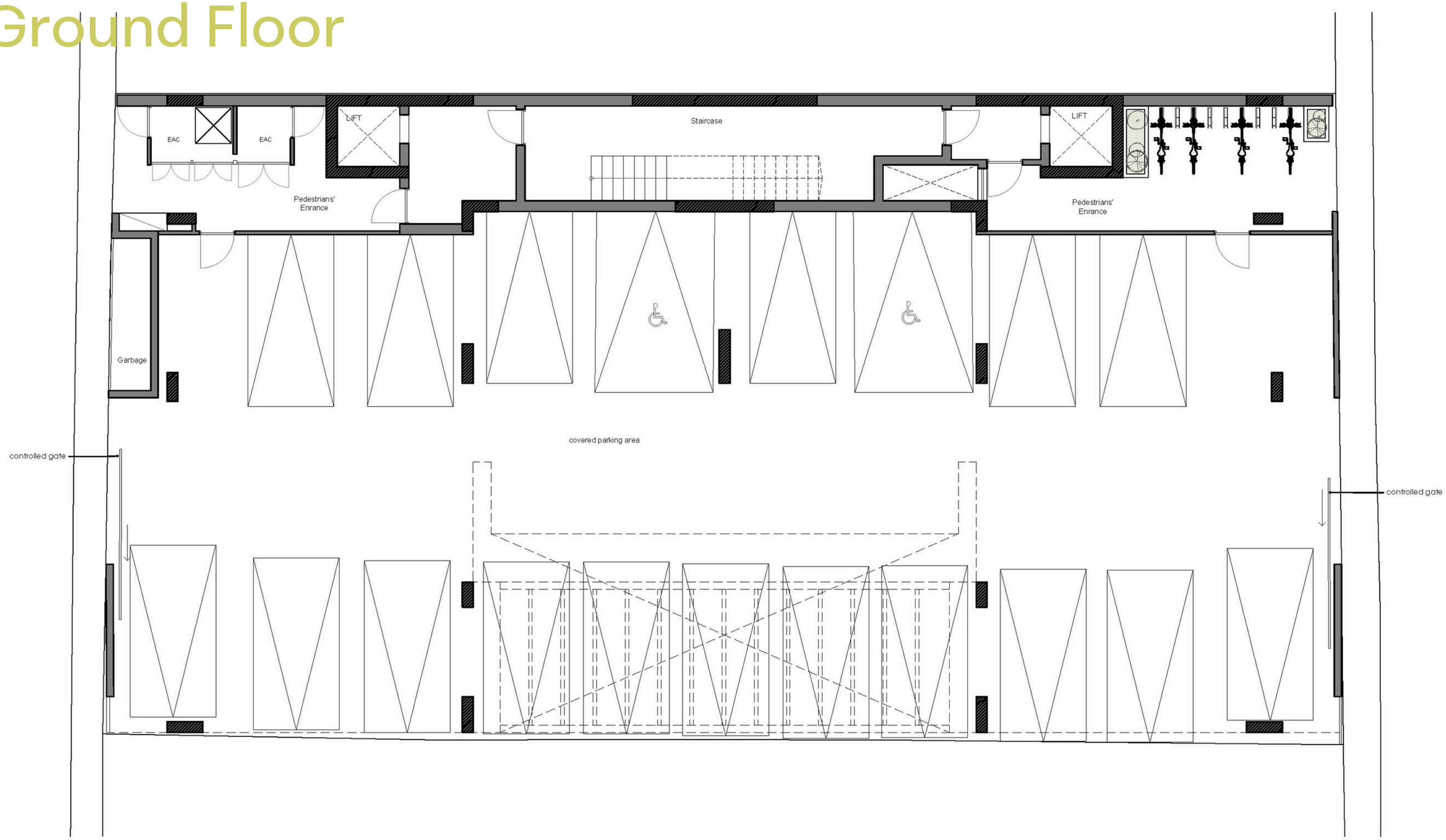
Interior Design Services (FF&E)

Unit	Bedrooms	Bathrooms	Covered Area	Covered Veranda	Roof Garden
101	1	1	49m^2	13m^2	4m^2
102	studio	1	30m^2	7m^2	4m^2
103	1	1	46m^2	19m^2	4m^2
104	1	1	49m^2	13m^2	-
105	studio	1	30m^2	7m^2	-
106	1	1	46m^2	19m^2	-
107	1	1	48m^2	10m^2	-
108	1	1	48m^2	10m^2	-
201	1	1	50m^2	16m^2	-
202	studio	1	30m^2	10m^2	-
203	1	1	46m^2	19m^2	-
204	1	1	50m^2	16m^2	-
205	studio	1	30m^2	10m^2	-
206	1	1	46m^2	19m^2	-
207	1	1	51m^2	10m^2	-
208	1	1	51m^2	10m^2	-
301	1	1	50m^2	18m^2	-
302	2	2	86m^2	14m^2	89m^2

Unit	Bedrooms	Bathrooms	Covered Area	Covered Veranda	Roof Garden
303	1	1	$122m^2$	$36m^2$	$69m^2$

FLOOR PLANS

Ground Floor



GROUND FLOOR

KYMA Residences

FLOOR PLANS

First Floor

1ST FLOOR

KYMA Residences

FLOOR PLANS

Second Floor

2ND FLOOR

KYMA Residences

FLOOR PLANS

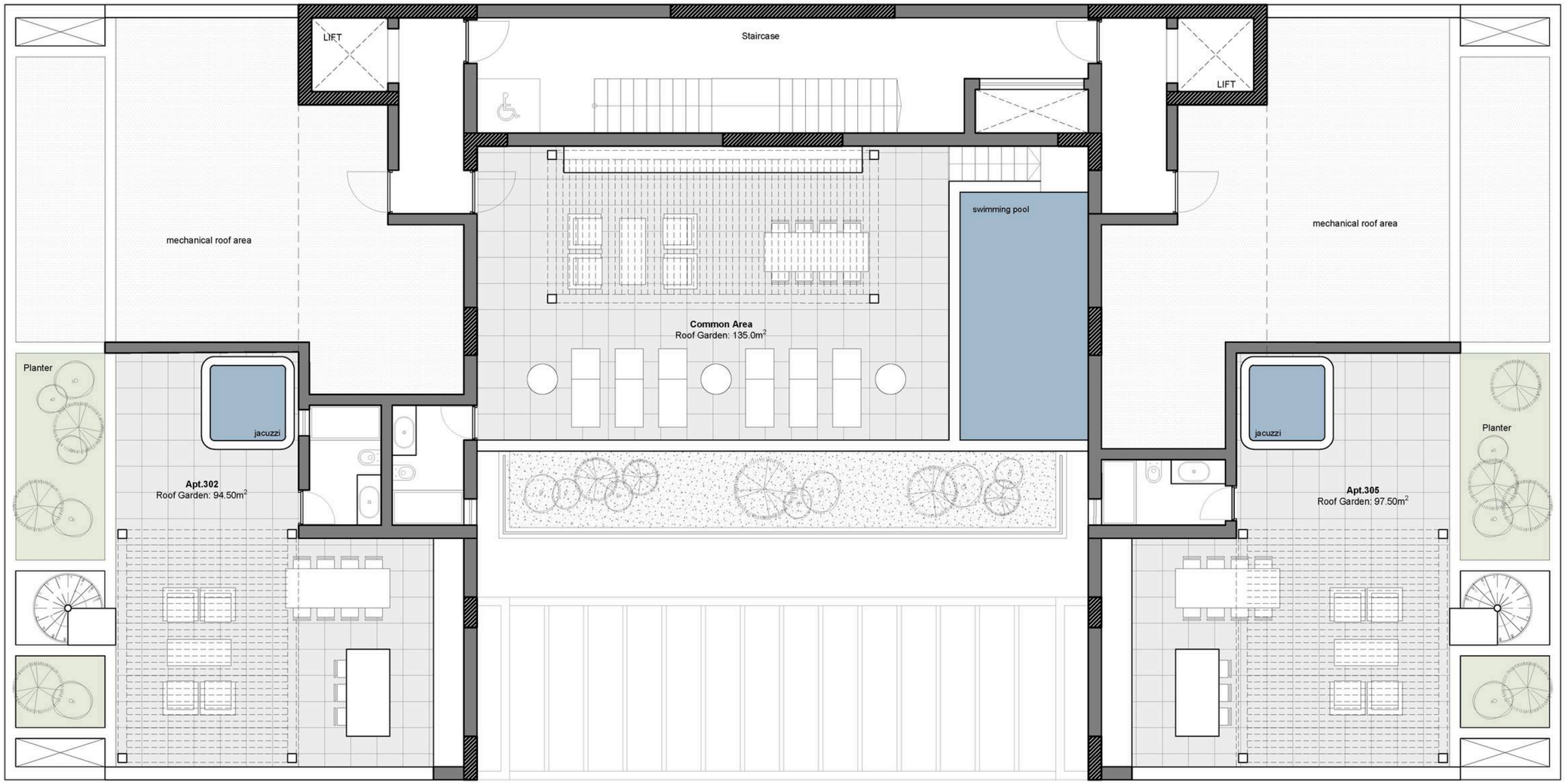
Third Floor

3RD FLOOR

KYMA Residences

FLOOR PLANS

Roof Garden



ROOF GARDEN

KYMA Residences

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.”