[PARK VIEW RESIDENCES] - SquareOne

Located in Agios Athanasios, this exquisite luxury residential development consisting of 16 apartments, offering a diverse selection of studios, 1 and 2-bedroom units, and opulent penthouses featuring beautiful rooftop gardens.

Nestled in a sought-after, tranquil neighborhood, PARK VIEW Residences boasts breathtaking views of the city, mountains, and the sea, making it an idyllic retreat. Residents will enjoy the convenience of being near all essential amenities while benefiting from easy access to main roads, placing them just outside the bustling Limassol city center.

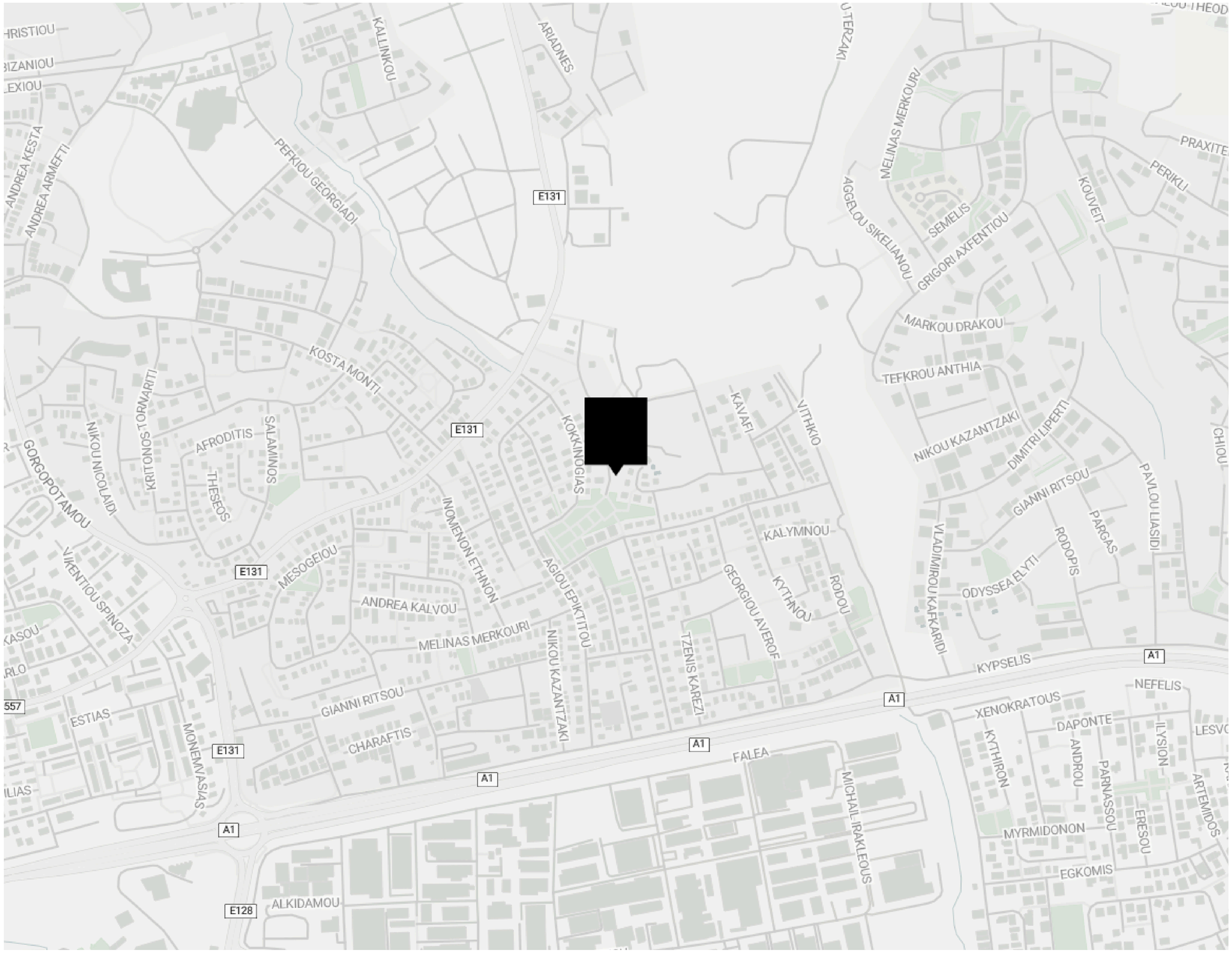
SQUAREONE.COM.CY

This stylish development not only enhances daily living but also presents an exceptional investment opportunity in Limassol's thriving property market, with strong potential for capital appreciation and rental yields in this high-demand area.

Property Type:	*Residential*
Location:	*Agios Athanasios*
Status:	*Under Construction*
Completion Date:	*31 December 2026*
Energy Efficiency:	*Grade A*

LOCATION

Agios Athanasios



500m
from Amenities

1km
from School

2.5km
from the Beach

50km
from Airport

500m
from Public Transport

2km
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

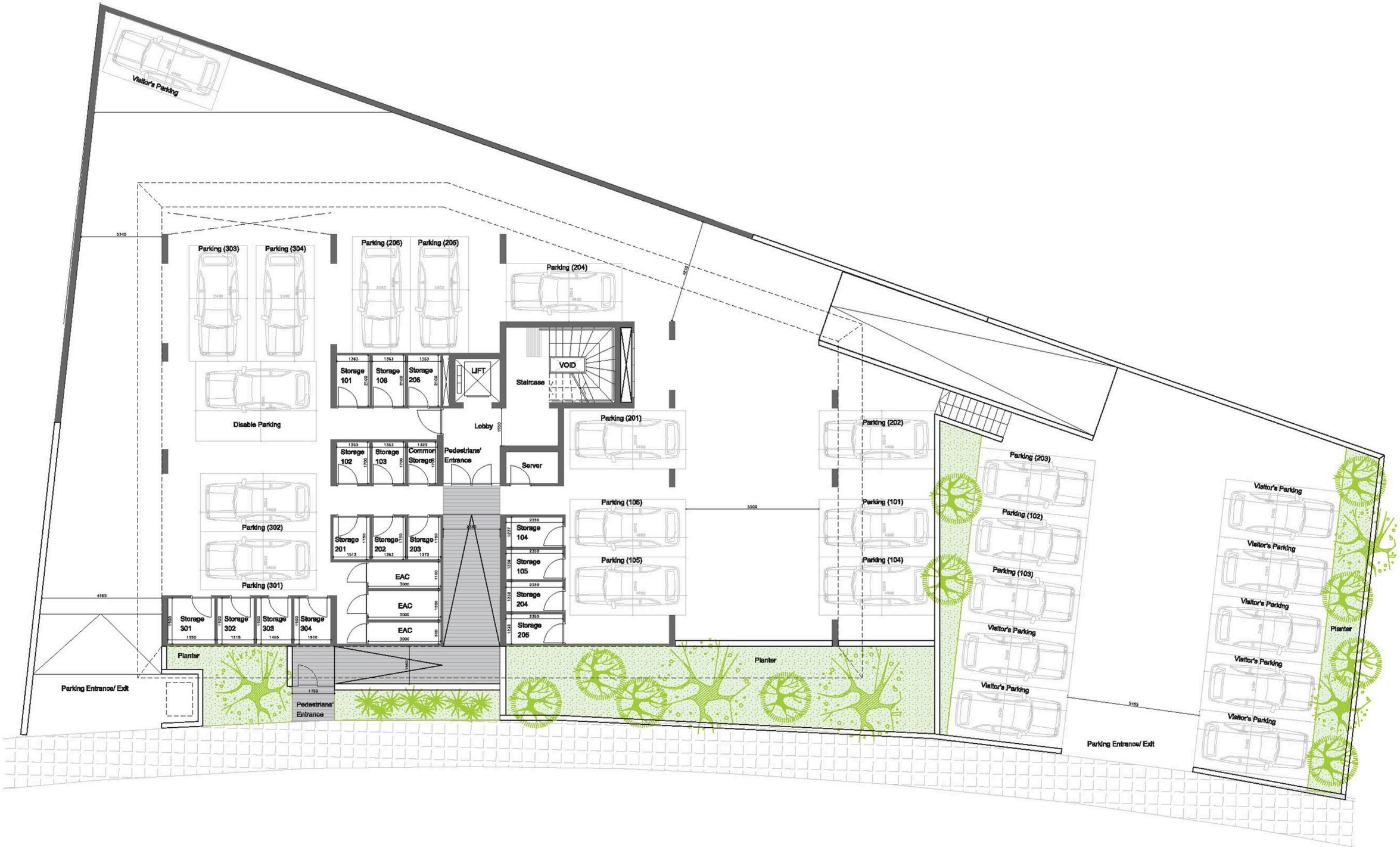
Aluminium Pergola Provision

Parquet Flooring Semi Solid

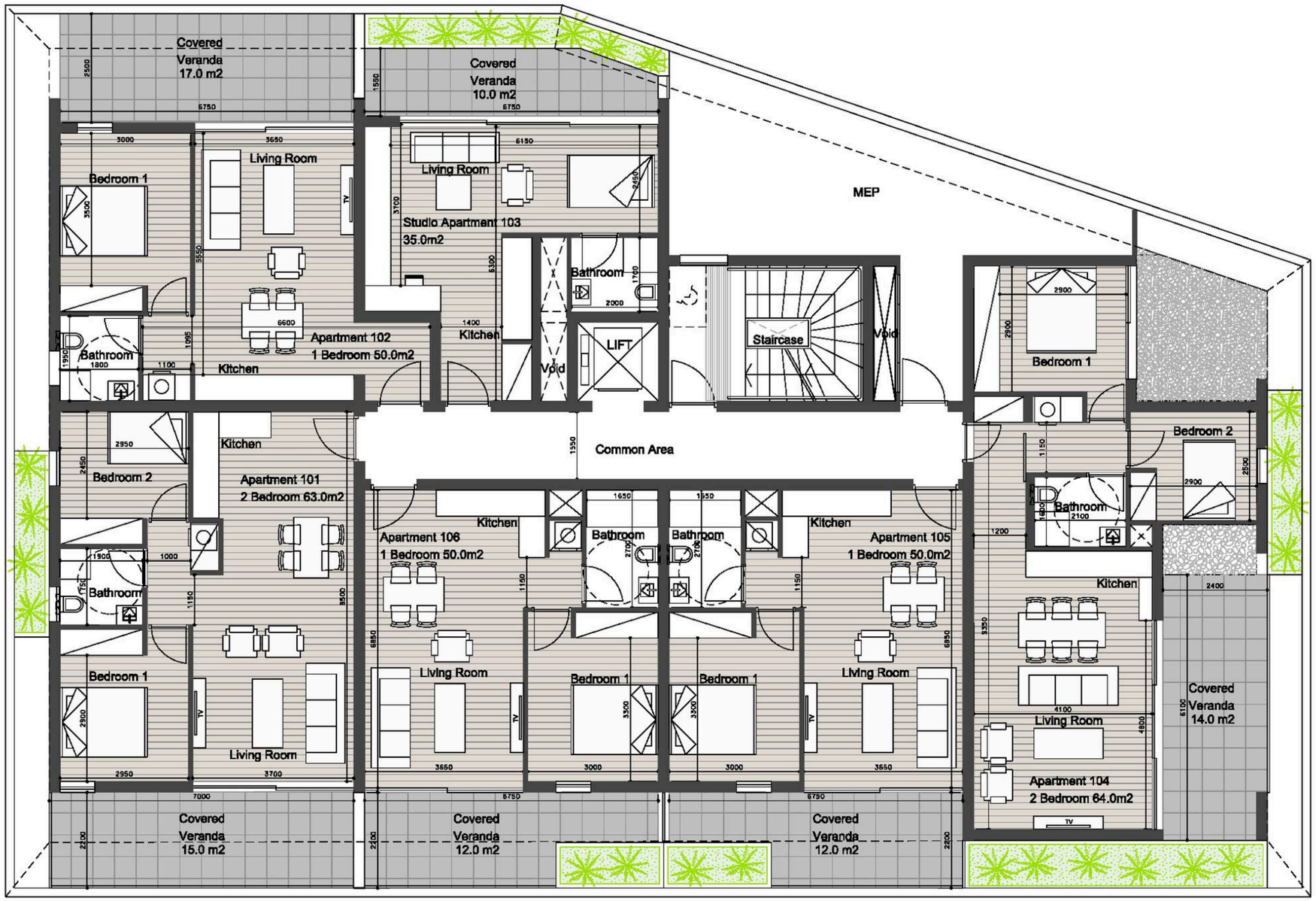
Interior Design Services (FF&E)

Unit	Bedrooms	Bathrooms	Covered Area	Covered Veranda	Roof Garden
101	1+1	1	63m^2	15m^2	-
102	1	1	50m^2	17m^2	-
103	Studio	1	35m^2	10m^2	-
104	2	1	64m^2	14m^2	-
105	1	1	50m^2	12m^2	-
106	1	1	50m^2	12m^2	-
201	1+1	1	63m^2	15m^2	-
202	1	1	50m^2	17m^2	-
203	Studio	1	35m^2	10m^2	-
204	2	2	75m^2	17m^2	-
205	1	1	50m^2	12m^2	-
206	1	1	50m^2	12m^2	-
301	2	2	75m^2	29m^2	45m^2
302	2	2	75m^2	24m^2	45m^2
303	2	2	75m^2	20m^2	45m^2
304	2	2	75m^2	14m^2	60m^2

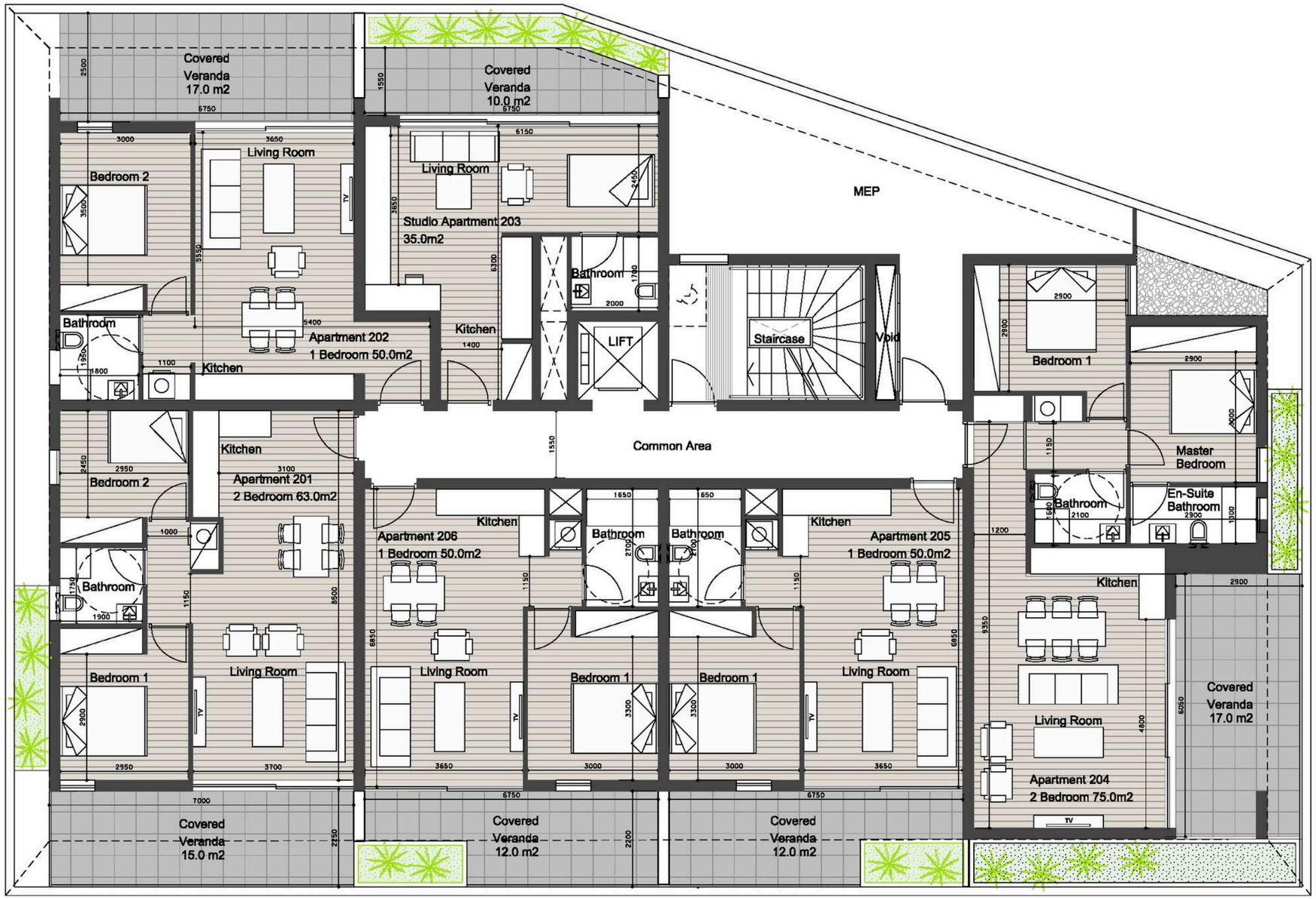
Ground Floor



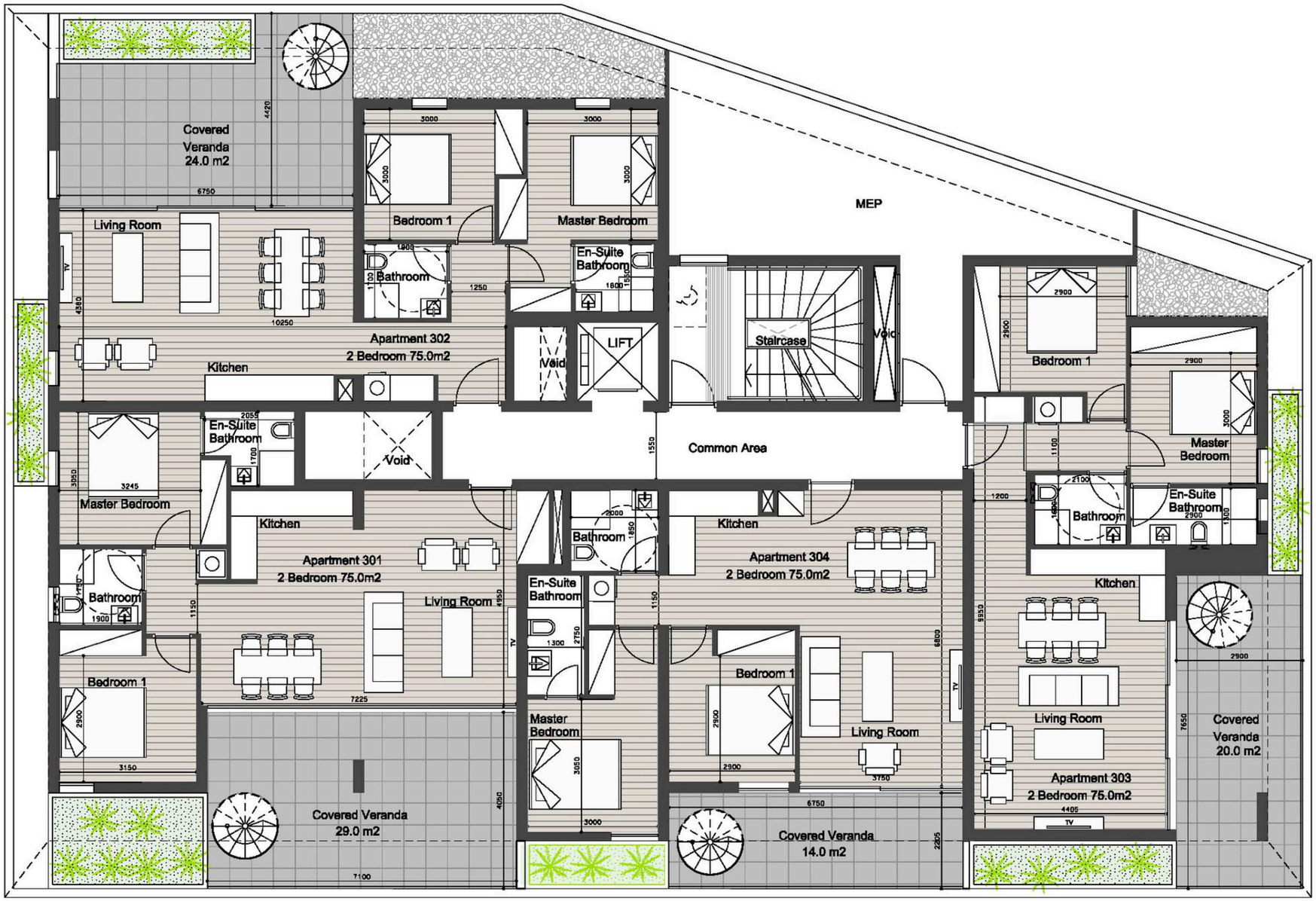
First Floor


Covered Veranda 17.0 m2
Covered Veranda 10.0 m2
Bedroom 1
Living Room
Apartment 102
1 Bedroom 50.0m2
Bathroom
Kitchen
Studio Apartment 103
35.0m2
Living Room
Kitchen
Bathroom
Void
LIFT
MEP
Staircase
Void
Bedroom 1
Bedroom 2
Bathroom
Kitchen
Common Area
Bedroom 2
Kitchen
Apartment 101
2 Bedroom 63.0m2
Bathroom
Bedroom 1
Living Room
Apartment 106
1 Bedroom 50.0m2
Kitchen
Bathroom
Bathroom
Kitchen
Apartment 105
1 Bedroom 50.0m2
Living Room
Bedroom 1
Bedroom 1
Living Room
Kitchen
Living Room
Apartment 104
2 Bedroom 64.0m2
Covered Veranda 14.0 m2
Covered Veranda 15.0 m2
Covered Veranda 12.0 m2
Covered Veranda 12.0 m2

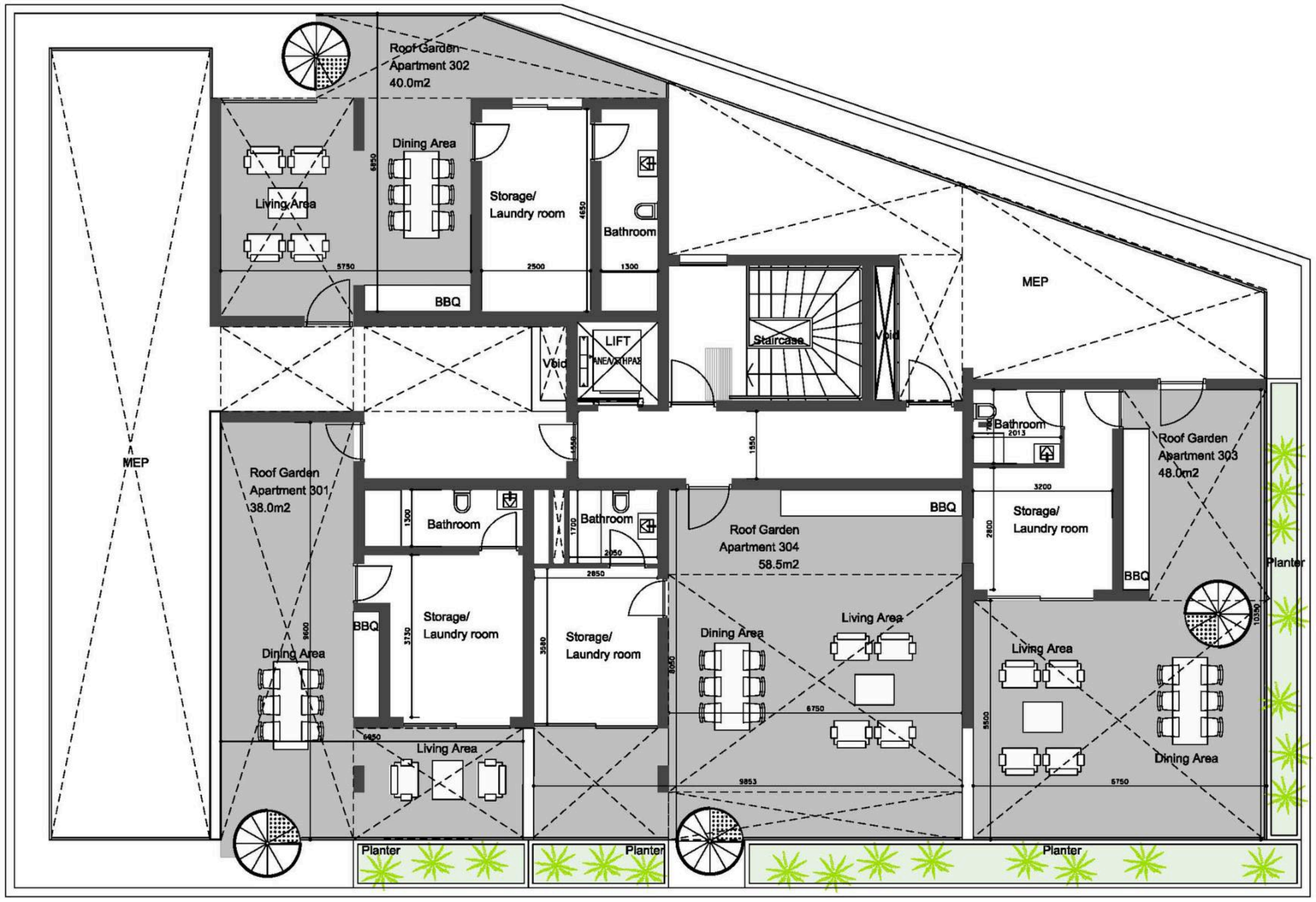
Second Floor



Third Floor


Covered
Veranda
24.0 m2
Living Room
Bedroom 1
Master Bedroom
Bathroom
En-Suite
Bathroom
Apartment 302
2 Bedroom 75.0m2
Kitchen
Void
LIFT
Staircase
Void
MEP
Common Area
Bedroom 1
Master
Bedroom
En-Suite
Bathroom
Bathroom
Kitchen
Apartment 303
2 Bedroom 75.0m2
Living Room
Covered
Veranda
20.0 m2
Master Bedroom
En-Suite
Bathroom
Kitchen
Apartment 304
2 Bedroom 75.0m2
Bedroom 1
Living Room
Bathroom
Kitchen
Apartment 301
2 Bedroom 75.0m2
Living Room
Bedroom 1
Master Bedroom
En-Suite
Bathroom
Bathroom
Bedroom 1
Covered Veranda
29.0 m2
Covered Veranda
14.0 m2

Roof Garden


Roof Garden
Apartment 302
40.0m2
Dining Area
Living Area
Storage/
Laundry room
Bathroom
BBQ
MEP
Staircase
Void
LIFT
Roof Garden
Apartment 301
38.0m2
Bathroom
Storage/
Laundry room
Roof Garden
Apartment 304
58.5m2
Roof Garden
Apartment 303
48.0m2
Planter

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.”