[SEQUOIA RESIDENCES] - SquareOne

Nestled on Filikis Etaireias Street near Gladstonos Ave, SEQUOIA offers urban living in Limassol's vibrant heart. Adjacent to Lemesou B' Elementary School, this premier development provides immediate access to high-street shops, cafes, restaurants, schools, and pharmacies.

SEQUOIA features a selection of two one-bedroom, three two-bedroom, and two three-bedroom apartments, each with a dedicated parking space. The building ensures security with a camera-controlled main entrance.

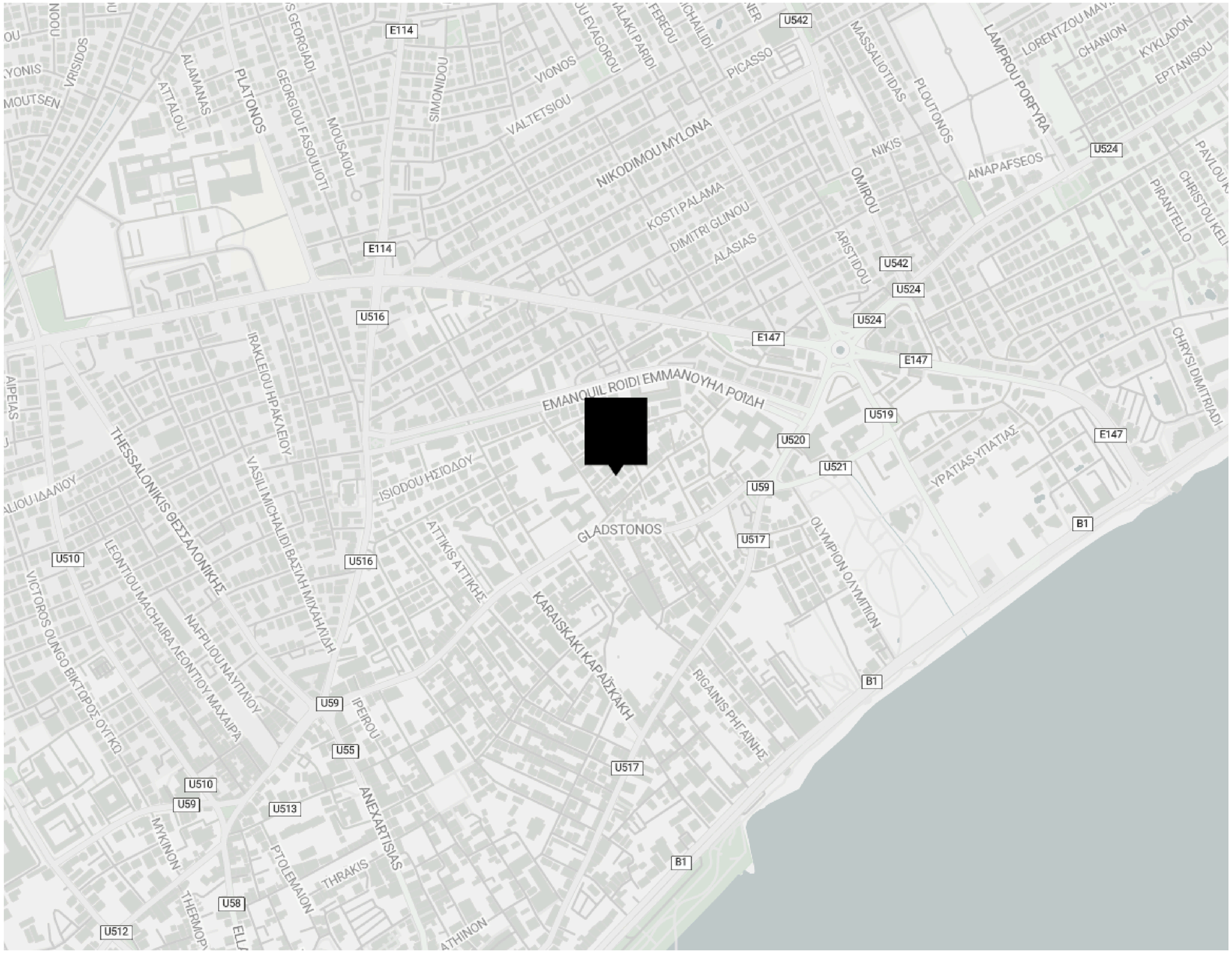
Experience the essence of modern city life with SEQUOIA – where convenience meets quality in Limassol's bustling center. Enjoy contemporary amenities, secure living, and a prime location in this expertly designed residence.

SQUAREONE.COM.CY

Property Type:	*Residential*
Location:	*Agia Zoni*
Status:	*Completed*
Completion Date:	*TBA*
Energy Efficiency:	*Grade A*

LOCATION

Agia Zoni



100m
from Amenities

200m
from School

500m
from the beach

50km
from Airport

100m
from Public Transport

500m
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

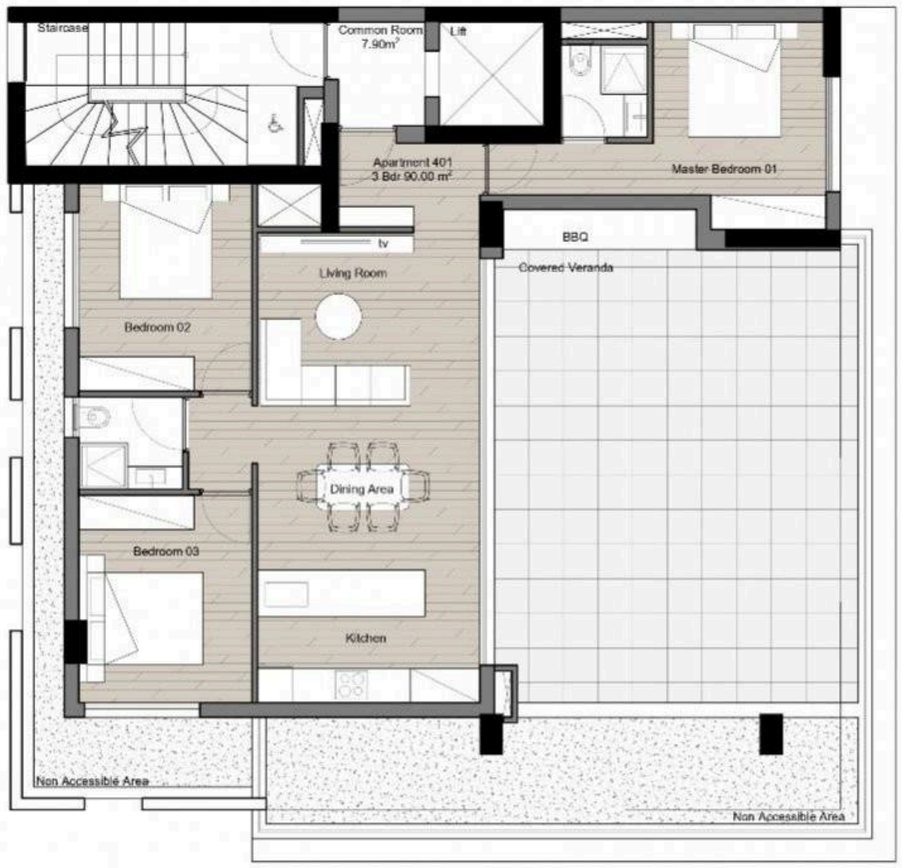
Parquet Flooring Semi Solid

Interior Design Services (FF&E)

Unit	Bedrooms	Bathrooms	Covered Area	Covered Veranda

FLOOR PLANS

hd1080 (24).jpeg



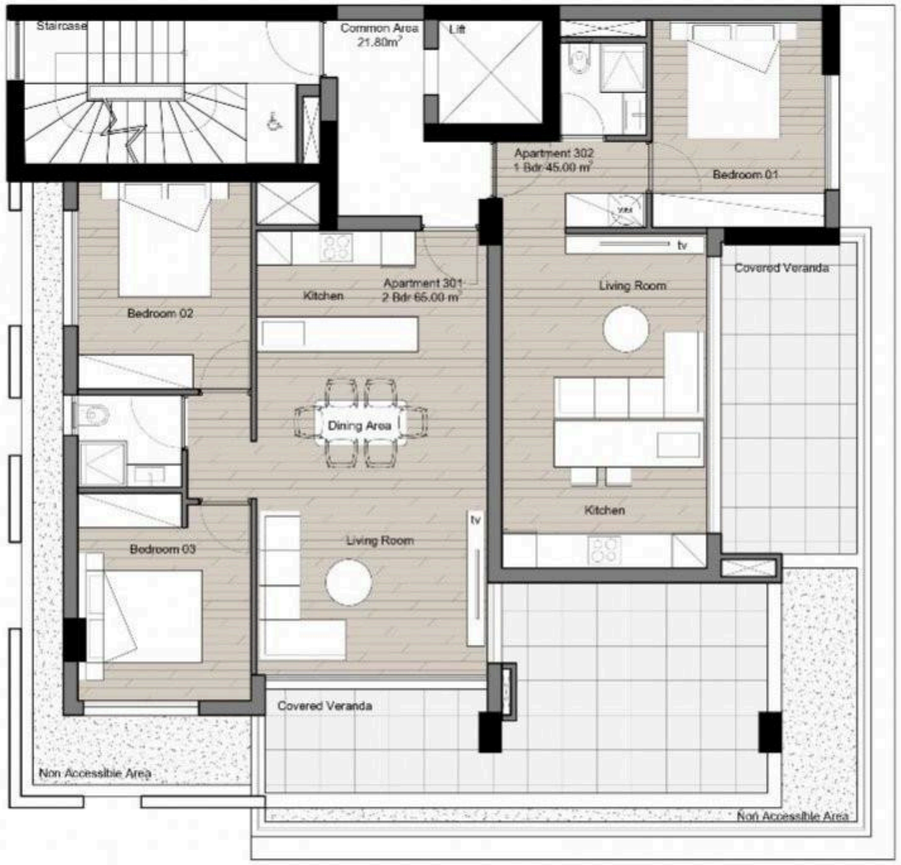
4th FLOOR

Sequoia Residences

SQone

FLOOR PLANS

hd1080 (23).jpeg



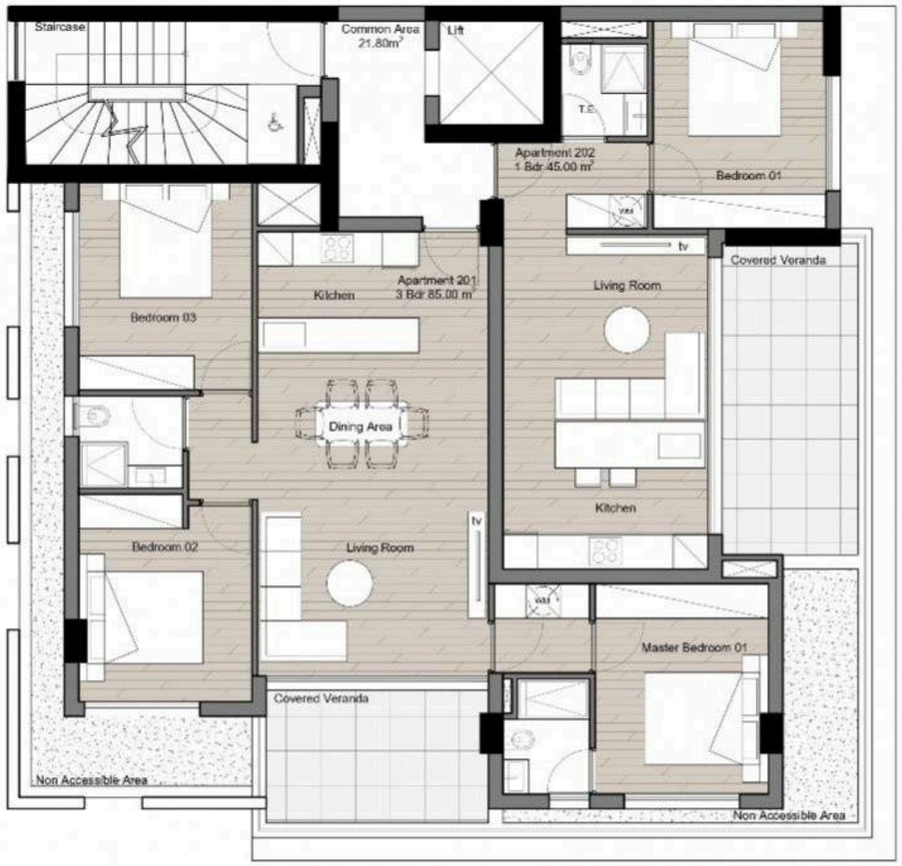
3rd FLOOR

Sequoia Residences

SQone

FLOOR PLANS

hd1080 (22).jpeg



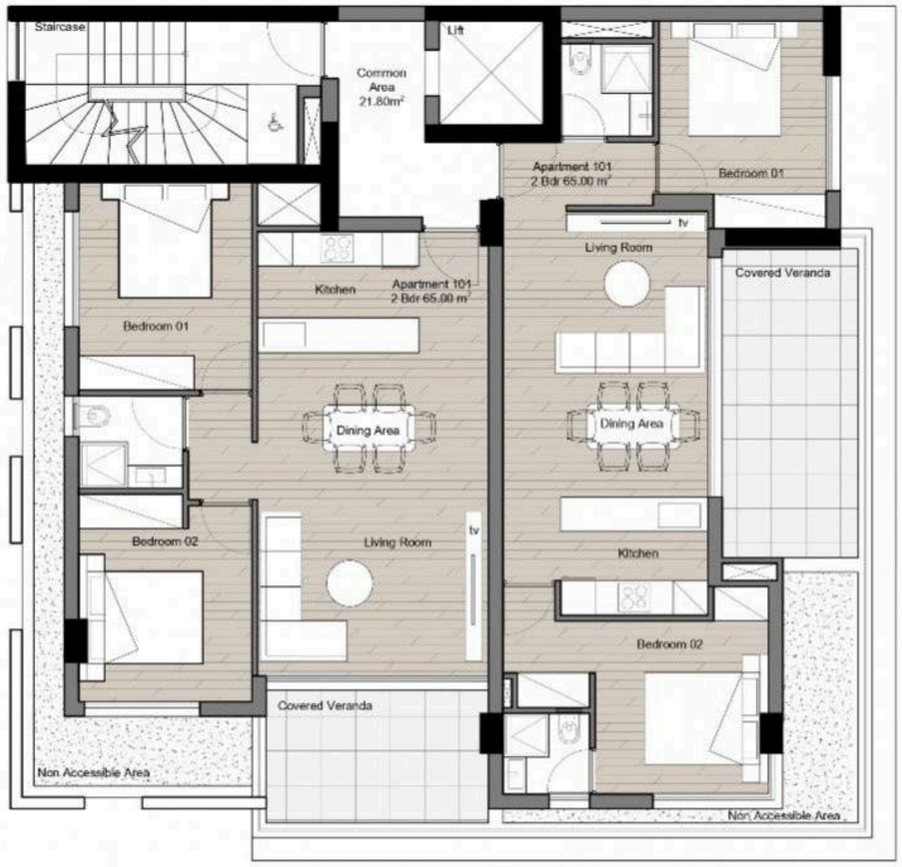
2nd FLOOR

Sequoia Residences

SQone

FLOOR PLANS

hd1080 (21).jpeg



1st FLOOR

Sequoia Residences

SQone

FLOOR PLANS

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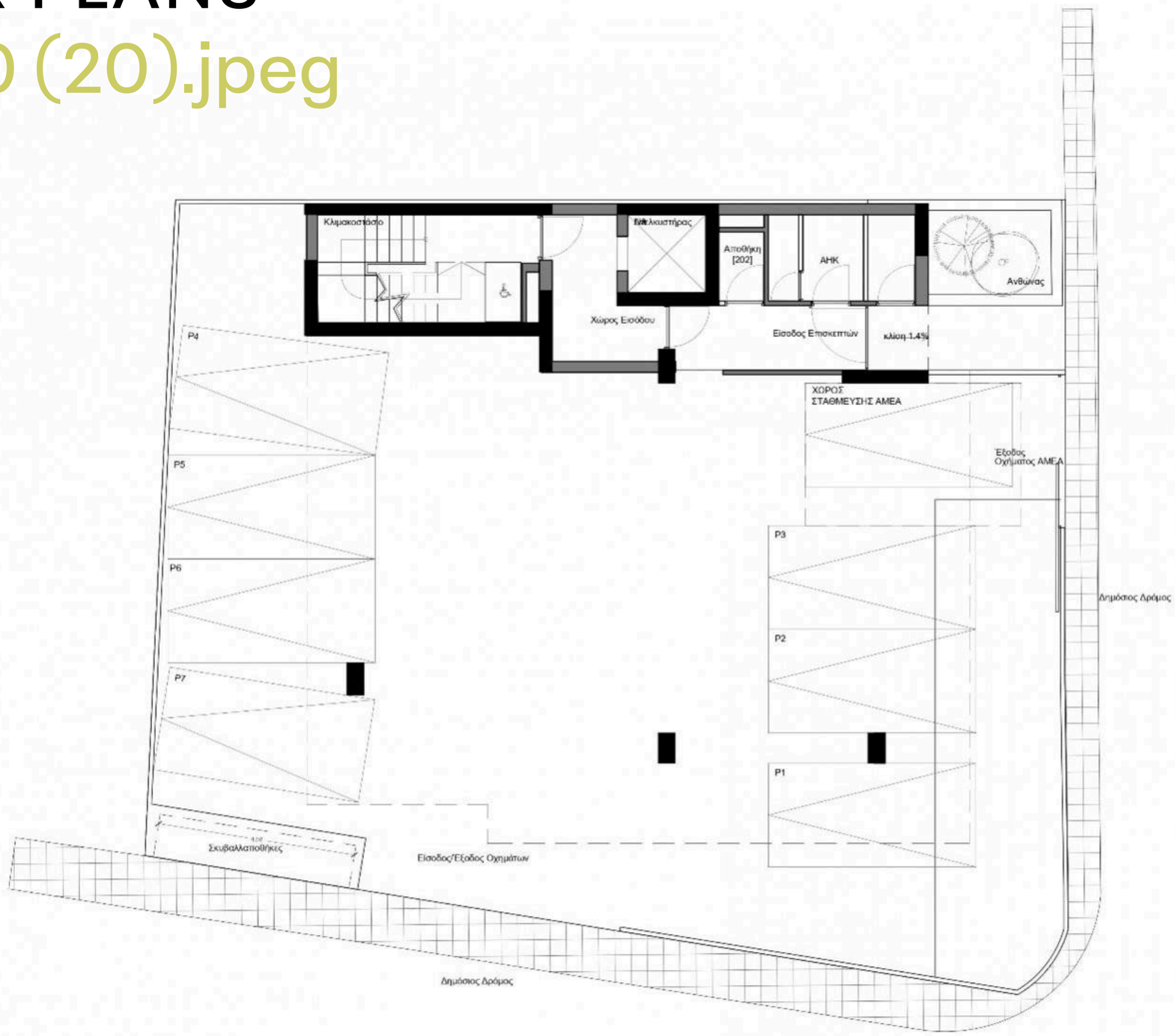
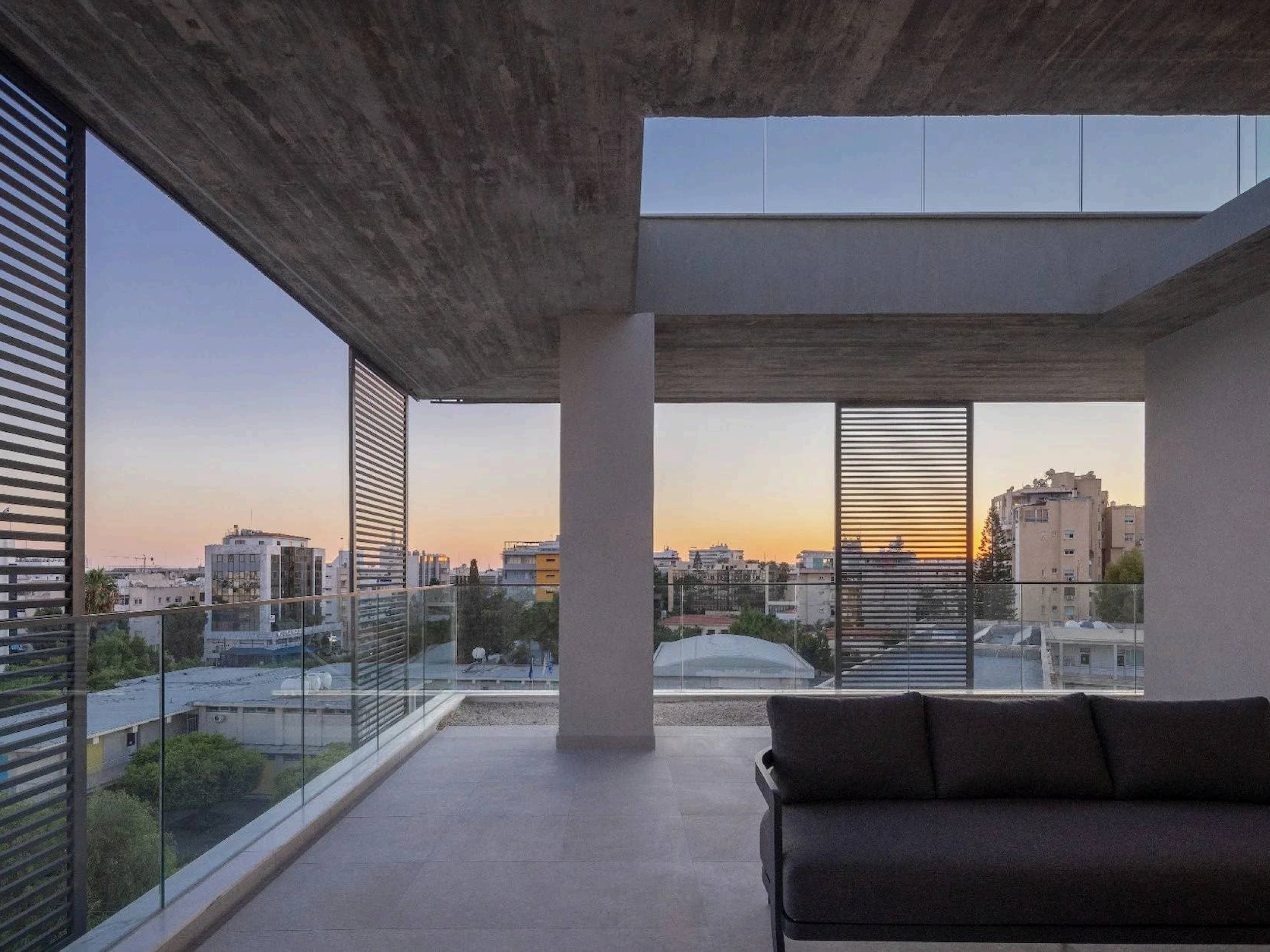


GROUND FLOOR

Sequoia Residences

SQone



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.”