[STAY3 RESIDENCES] - SquareOne

A premier investment opportunity in the heart of Limassol's Historical Center. This exclusive development offers 12 luxurious apartments, including studios, 1-bedroom, and 2-bedroom units, designed for modern living and strong rental appeal.

Residents enjoy access to a beautiful rooftop garden, perfect for relaxation in the city's most vibrant area. Optional private parking ensures added convenience.

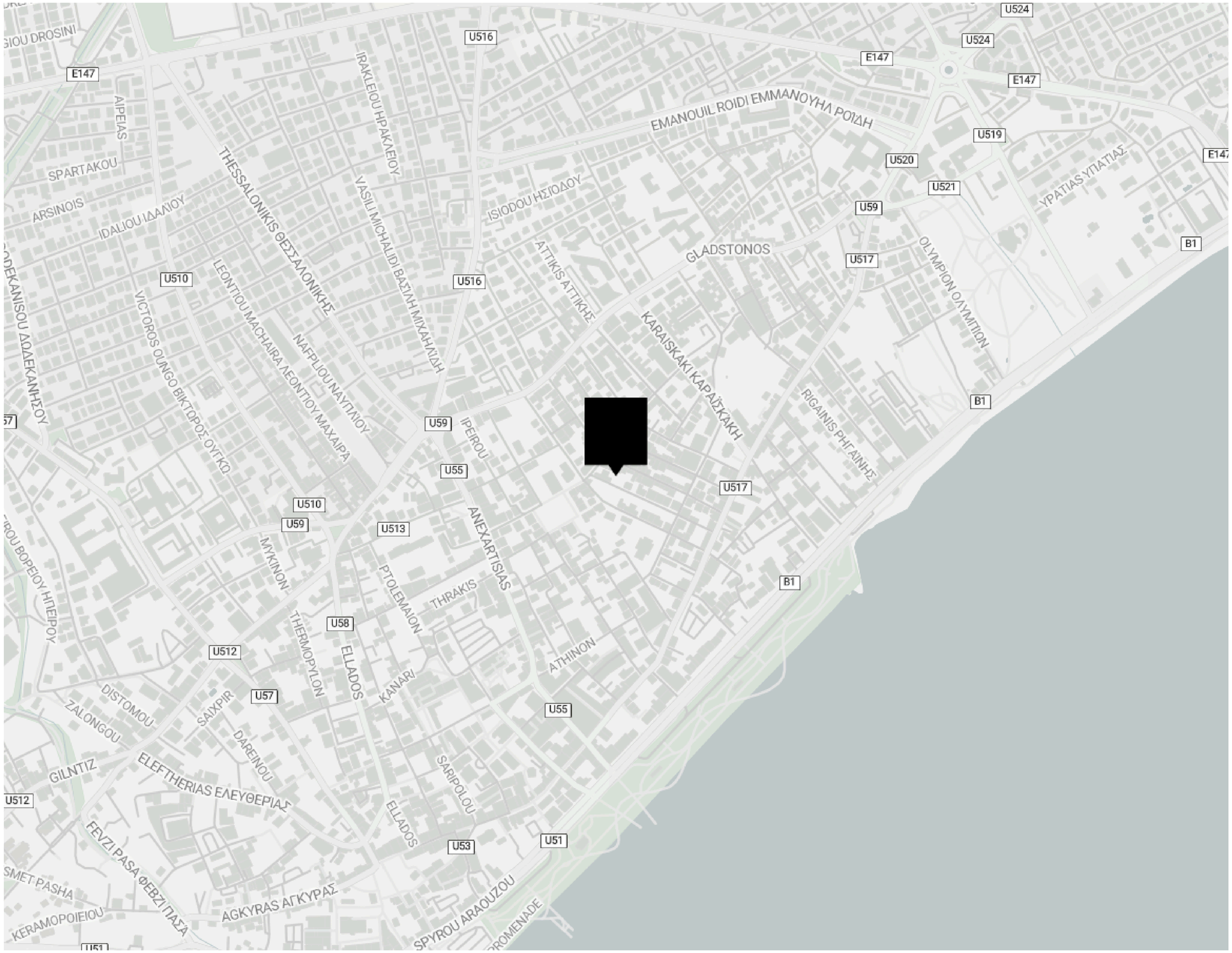
With a prime location, high ROI, and competitive rental yields, STAY3 is the perfect choice for investors and homebuyers seeking value and style in Limassol.

SQUAREONE.COM.CY

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

LOCATION

Historical Centre



100m
from Amenities

300m
from School

500m
from the Beach

50km
from Airport

200m
from Public Transport

800m
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
101	2	-	$61m^2$	$19m^2$
102	Studio	-	$31m^2$	$4m^2$
103	Studio	-	$31m^2$	$4m^2$
104	Studio	-	$31m^2$	$4m^2$
105	Studio	-	$31m^2$	$4m^2$
106	1	-	$49m^2$	$4m^2$
201	2	-	$61m^2$	$10m^2$
202	Studio	-	$31m^2$	$4m^2$
203	Studio	-	$31m^2$	$4m^2$
204	Studio	-	$31m^2$	$4m^2$
205	Studio	-	$31m^2$	$4m^2$
206	2	-	$57m^2$	$11m^2$

FLOOR PLANS
Ground Floor

Floorplans

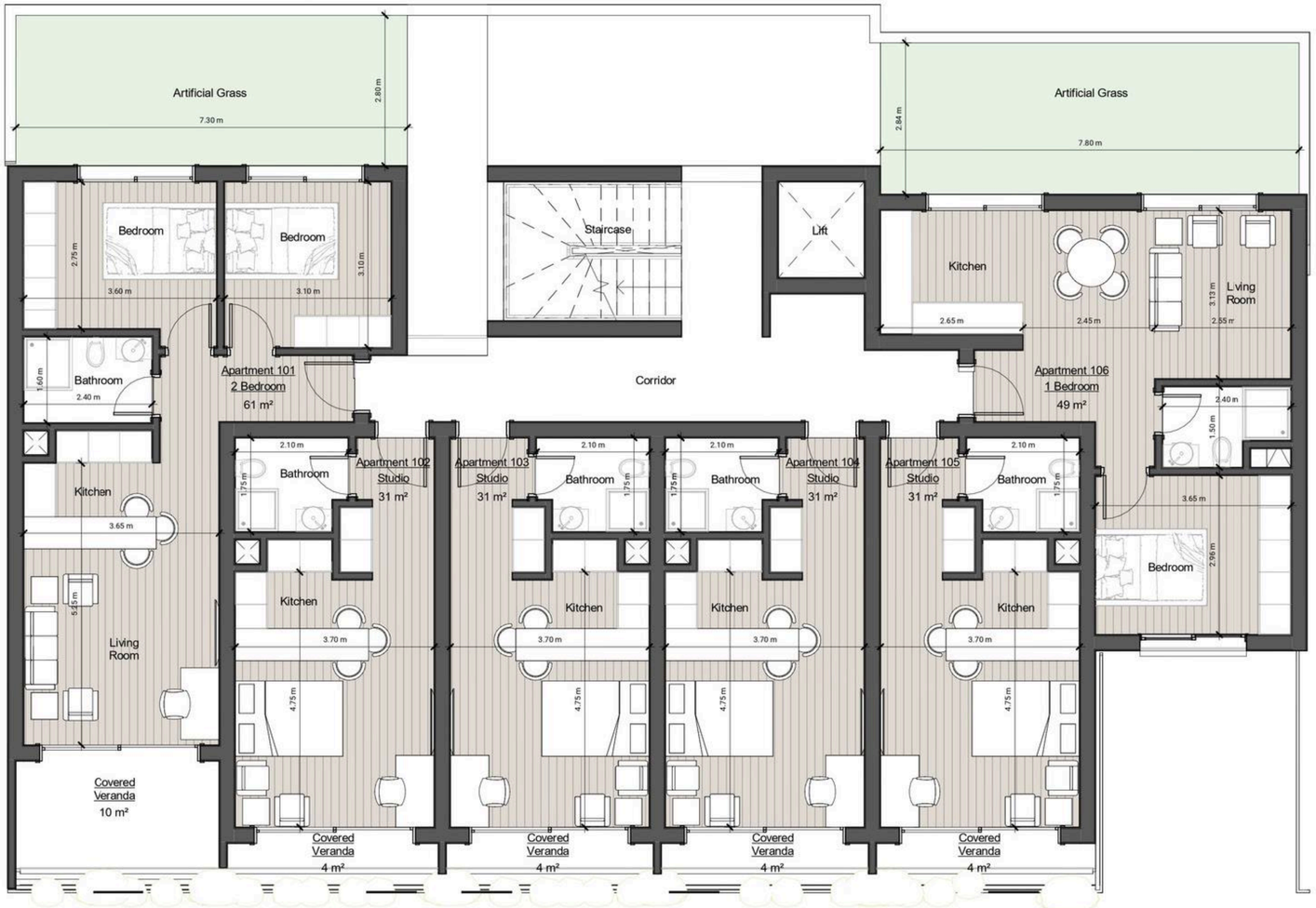
Ground Floor

FLOOR PLANS

First Floor

Floorplans

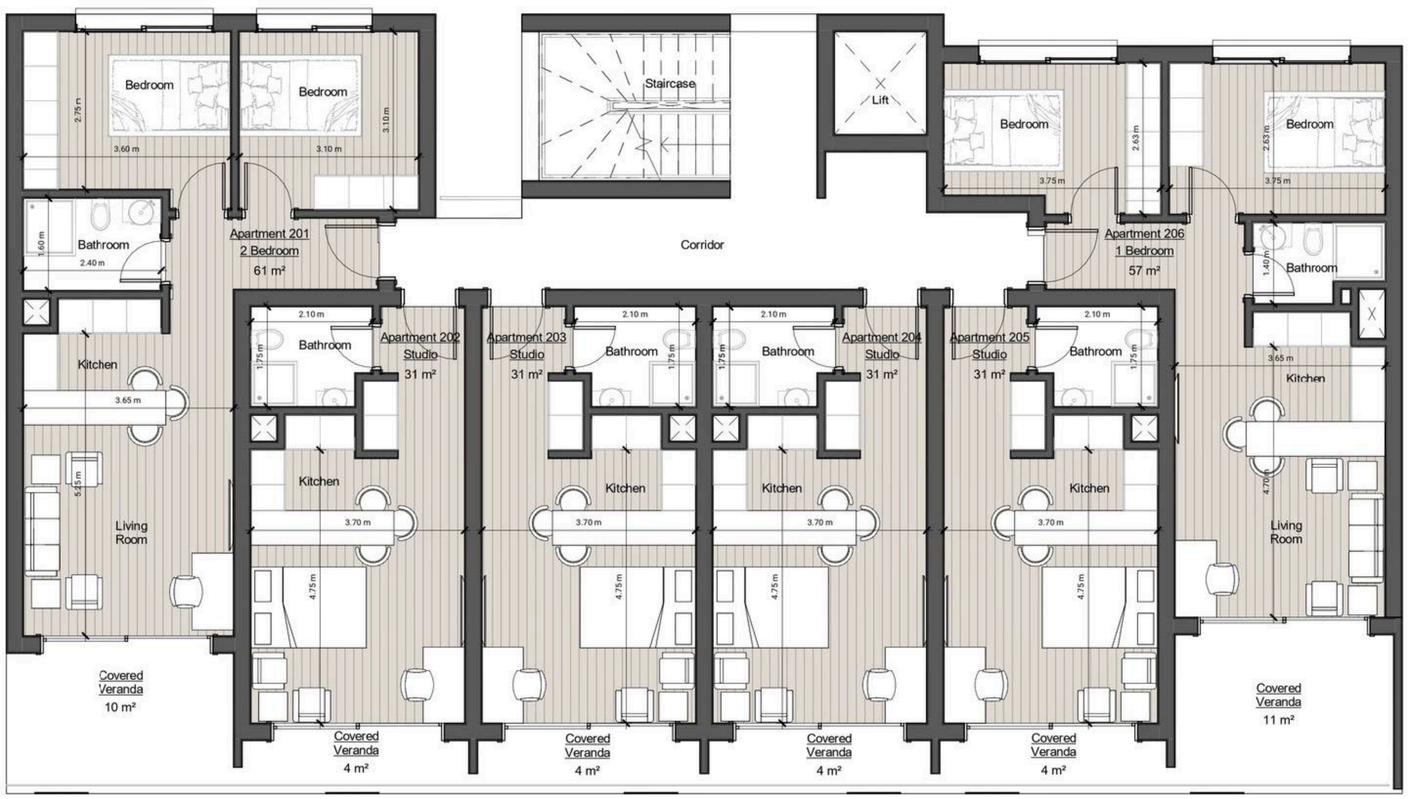
First Floor



FLOOR PLANS
Second Floor

Floorplans

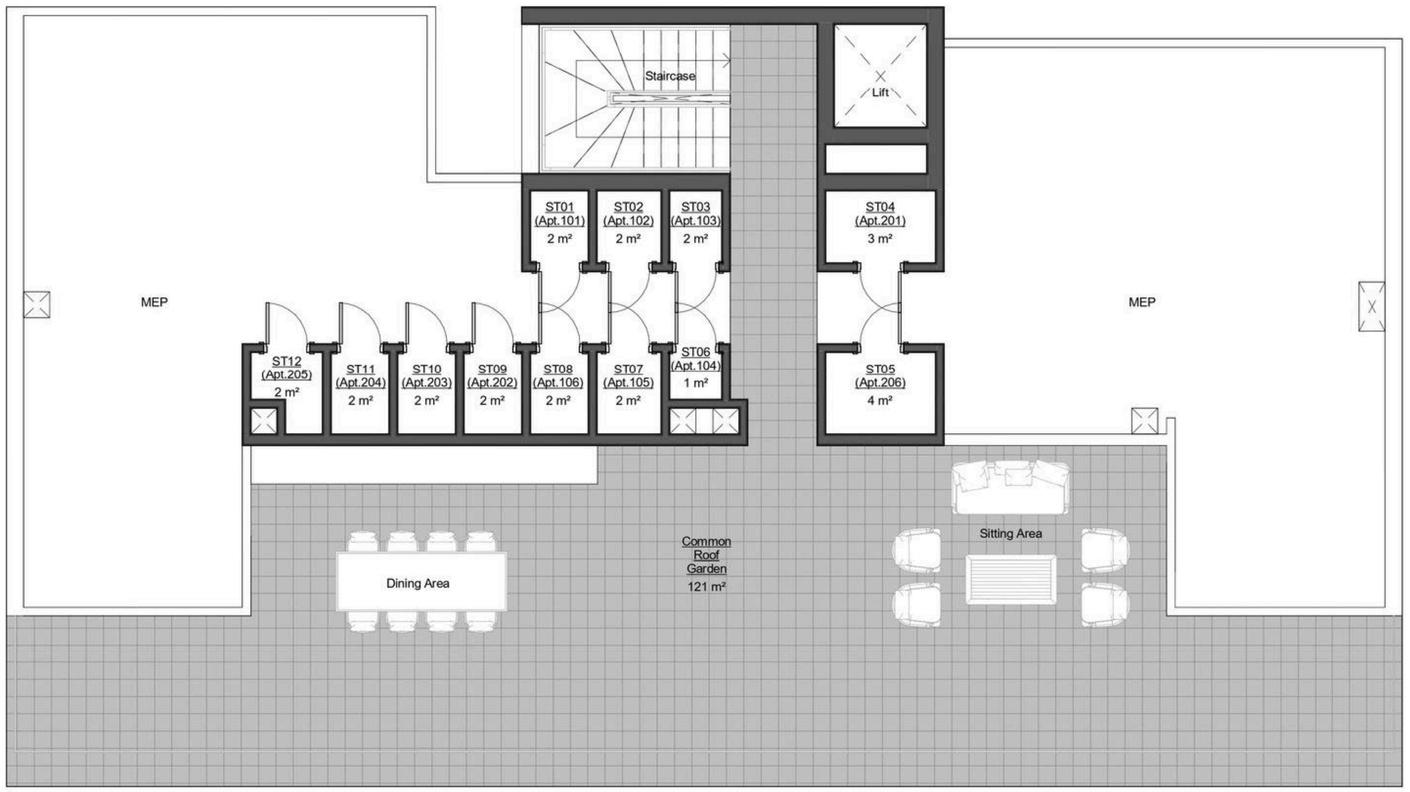
Second Floor



FLOOR PLANS
Roof Garden

Floorplans

Roof Garden



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.”