[STAY4 RESIDENCES] - SquareOne

A premier investment opportunity located in the heart of Limassol's Historical Centre,
STAY4 Residences offers modern and stylish apartments, featuring exclusive studio
units tailored for contemporary living and strong rental demand, as well as commercial spaces on the ground floor.

Residents can stroll in the elegant streets of Limassol's charming seafront.

Optional private parking adds an extra layer of convenience for homeowners and tenants alike.

With a prime location, high ROI potential, and excellent rental yields, STAY4 is designed to attract both investors seeking lucrative returns and homebuyers looking for lifestyle and value.

*No VAT is applicable to the above units as they are classified as resale apartments.

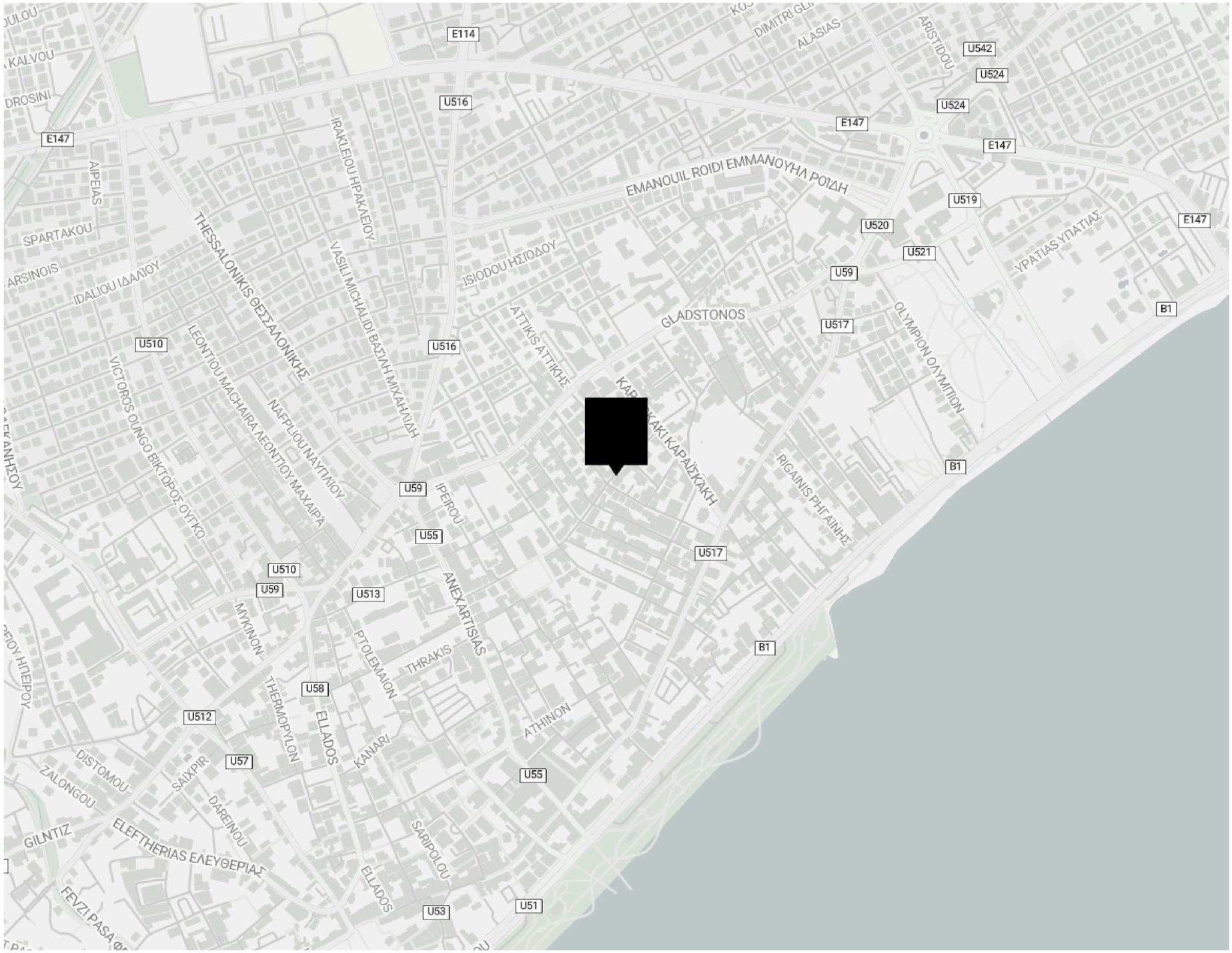
SQUAREONE.COM.CY

Property Type:	*Mixed-Use*
Location:	*Historical Centre*
Status:	*Under Construction*
Completion Date:	*30 July 2026*
Energy Efficiency:	*Grade A*

SQone

LOCATION

Historical Centre



500m
from Amenities

600m
from School

200m
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

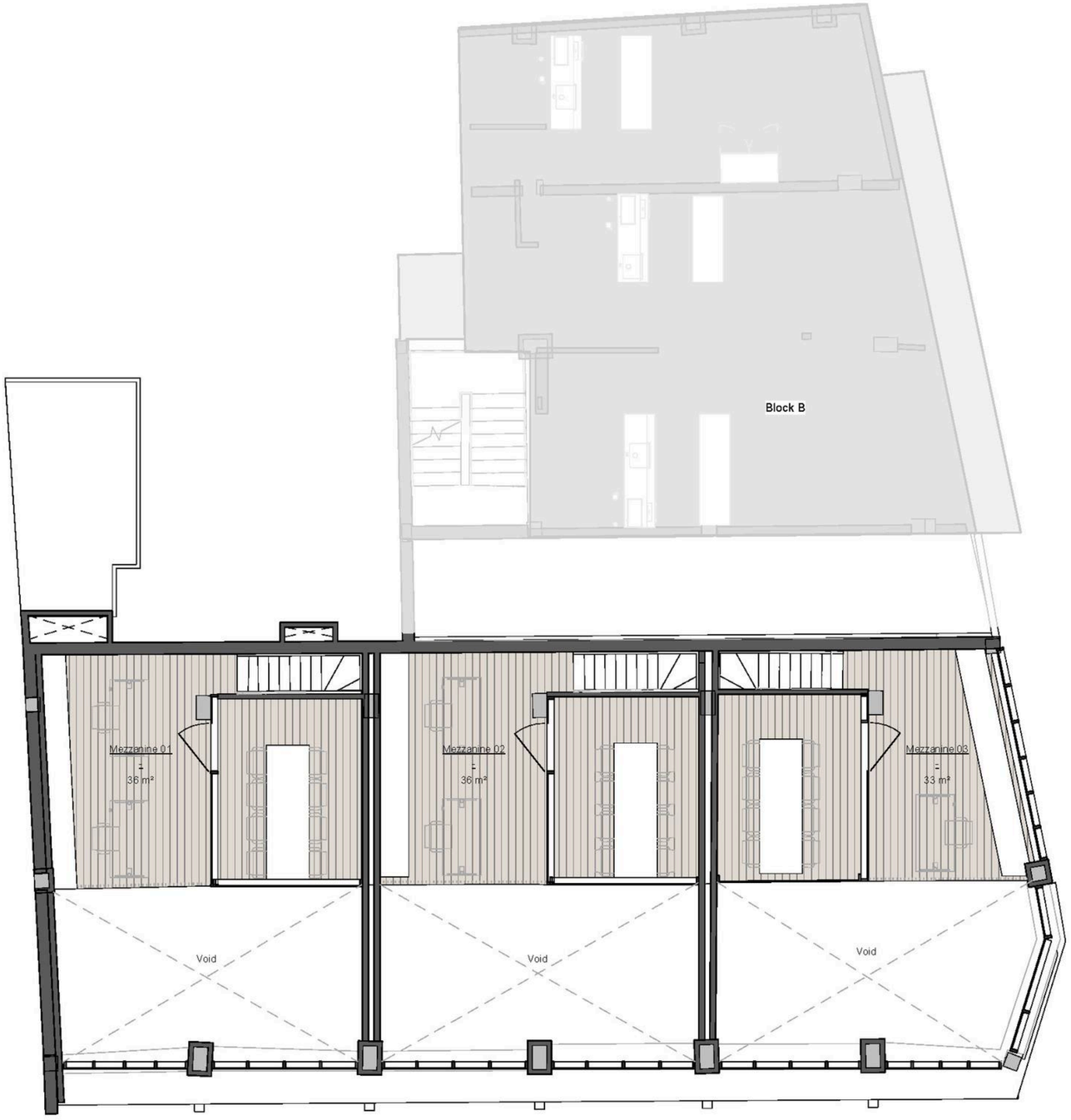
Interior Design Services (FF&E)

Unit	Bedrooms	Bathrooms	Covered Area	Covered Veranda
1	2	-	$97m^2$	$12m^2$
2	2	-	$96m^2$	$12m^2$
3	2	-	$90m^2$	$11m^2$
4	studio	-	$75m^2$	-
5	studio	-	$77m^2$	$8m^2$
6	studio	-	$74m^2$	$8m^2$
7	studio	-	$74m^2$	$13m^2$
8	studio	-	$35m^2$	$4m^2$
9	studio	-	$68m^2$	$6m^2$

FLOOR PLANS

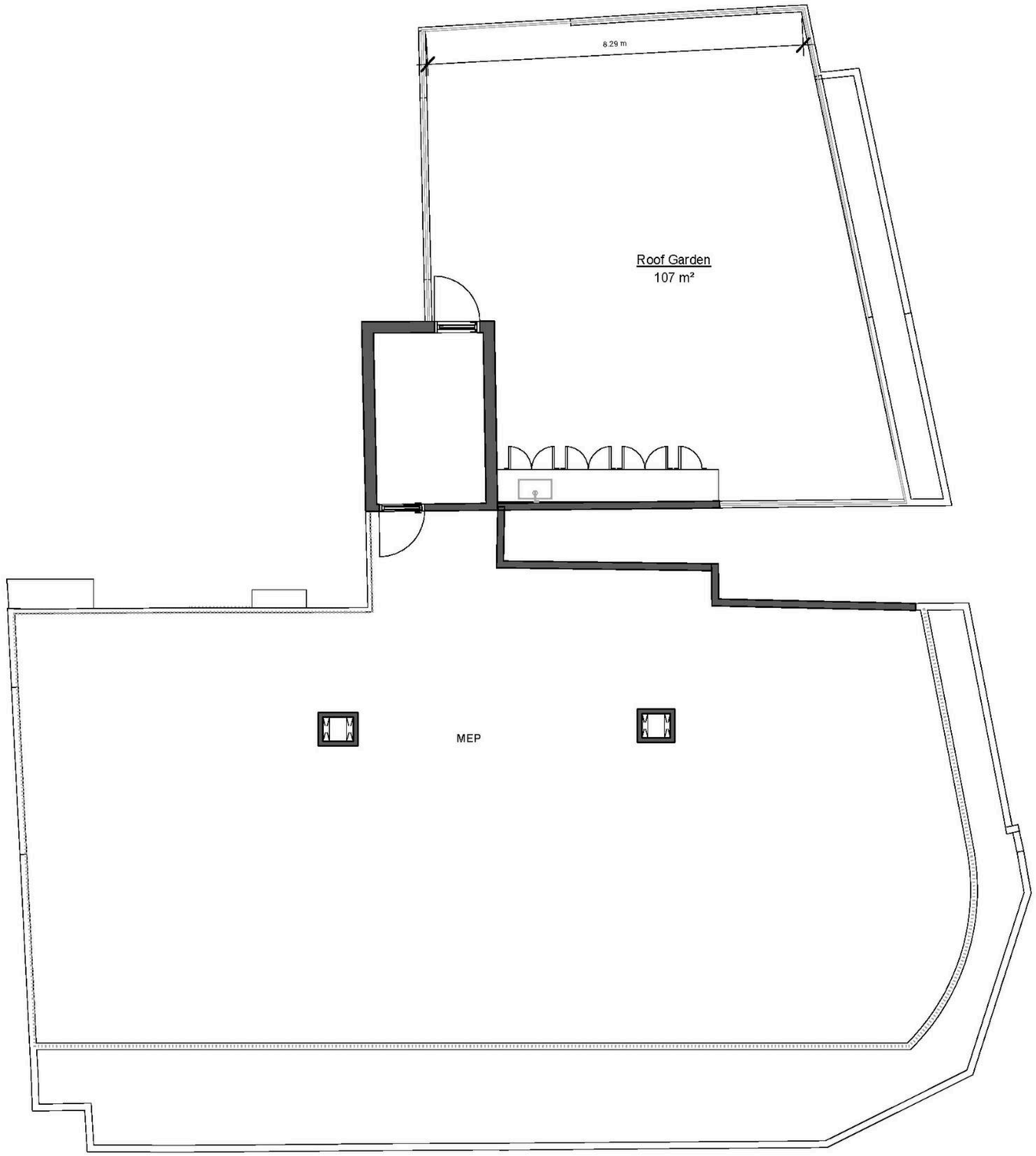
Ground Floor

FLOOR PLANS
Mezzanine



FLOOR PLANS

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.”