



# Limassol Marina

Castle Residences

Castle Residences are the only luxury apartments on the sea in the Mediterranean.

Surrounded by water, this final residential phase of the Marina development enjoys uninterrupted views of the sea and the coastal city of Limassol.

Just steps away from the beach, Castle Residences epitomise the essence of 'living on the sea'.



- 1. Castle Residences
- 2. Island Villas
- 3. Peninsula Villas
- 4. Nireas Residences
- 5. Dioni Residences
- 6. Thetis Residences
- 7. Nereids Residences
- 8. Dining & Shopping
- 9. Spa & Fitness Club
- 10. Car Park
- 11. Harbour Master
- 12. Fuel Station
- 13. Boatyard
- 14. Chandlery
- 15. Cultural Centre
- 16. City Centre

Castle Residences

Castle Residences offer a choice of two, three, four-bedroom apartments and duplexes with stunning views of the Mediterranean. Overlooking the Marina and the city of Limassol, they are situated on the water, in close proximity to the development's luxury dining, shopping and leisure facilities.

The spacious apartments have covered terraces, uncovered verandas or sun-decks and residents benefit from communal swimming pools, private parking and storage space.

Limassol Marina is an exciting new destination in the Mediterranean. Designed by a world-renowned team of architects and engineers, it combines elegant residences and a full service marina with an enticing mix of restaurants and shops, to create a lifestyle uniquely shaped by 'living on the sea'.



Experience the difference that comes from living on the sea



#### Discover Limassol Marina

On arrival, look no further than the Harbour Master for a well-rounded welcome and tips on discovering the destination. Limassol Marina's Reception and Concierge Services can guide you on making the most of your stay, just steps away from your home, berth or further afield. The second largest city in Cyprus, Limassol is known as the town that never sleeps. It boasts a diverse international community and a rich calendar of events, against a backdrop of azure waters and clear blue skies.

#### Dining and nightlife

Waterfront dining at Limassol Marina offers a mouth-watering range of local and international cuisine, a choice of restaurants, cafes, wine, cigar and lounge bars. With the city centre just a stone's throw away, traditional tavernas, buzzing bars and glamorous nightclubs are also accessible within minutes, throughout the year. A rich calendar of activities, for a weekly dose of arts and culture, can also be found within the Marina grounds at the vibrant Cultural Centre.



#### Shopping and convenience

The stylish shops, elegant designer boutiques and art gallery at Limassol Marina offer undeniable luxury regardless of the occasion. A variety of convenience stores, including a mini-market, pharmacy, bank, car-rental service, chandlery, established yacht brokers and agents are also available on-site. Bustling markets and the shopping streets of the historical part of town are just moments away.

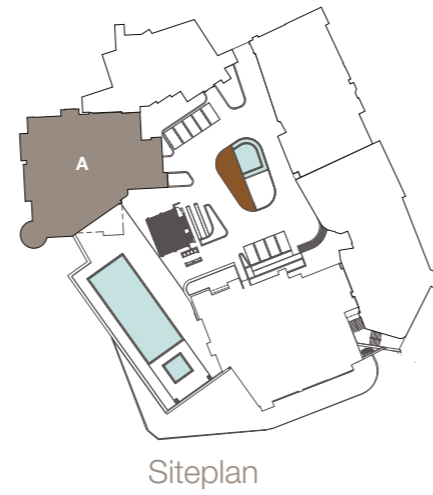
#### Spa and fitness club

An oasis of tranquillity, Limassol Marina's spa and fitness club offers a professional team of consultants for all wellness, health, fitness and lifestyle goals. A state of the art gym, with uninterrupted views of the Marina, comes complete with a choice of daily classes and personal trainers. A community of its own, it also offers a range of spa treatments, a hair and nail salon, an outdoor swimming pool and health bar.





Castle Residences  
Building A

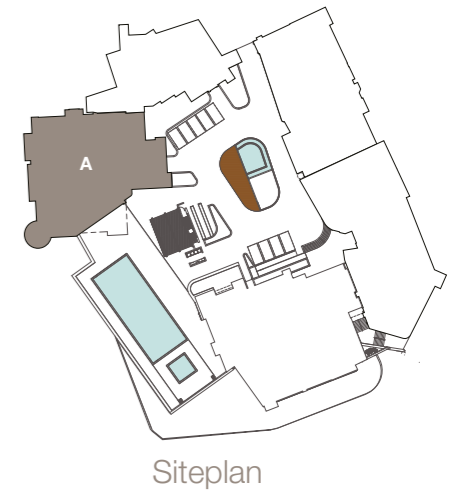


Siteplan

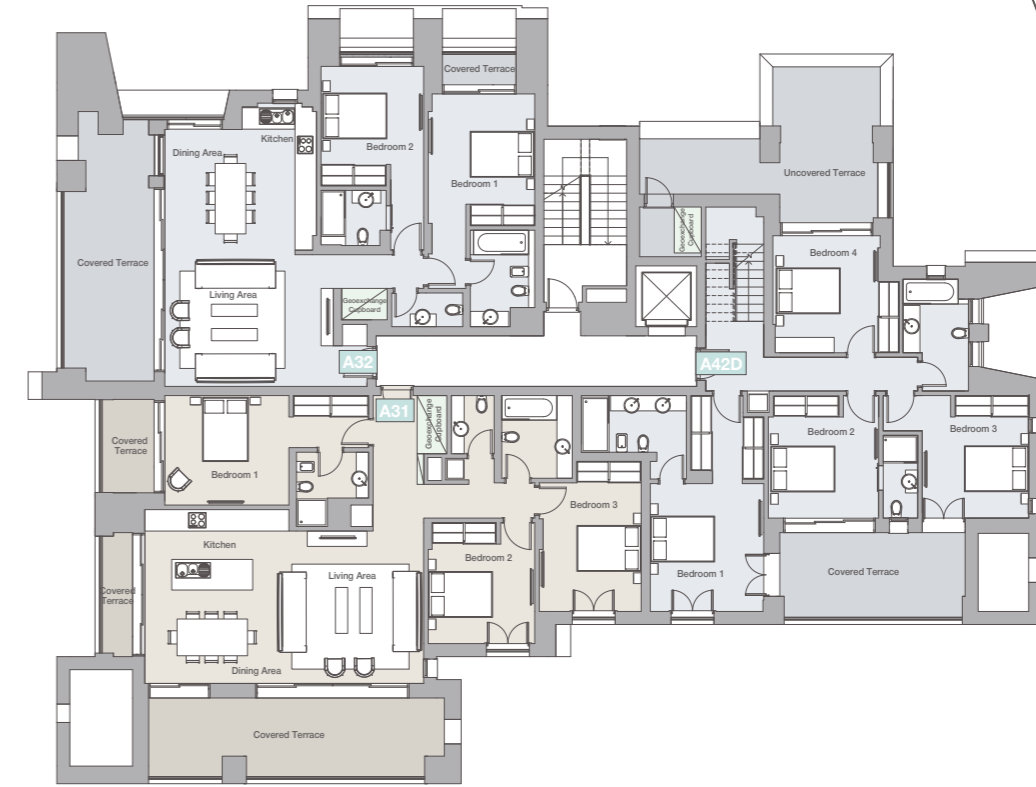


Ground floor

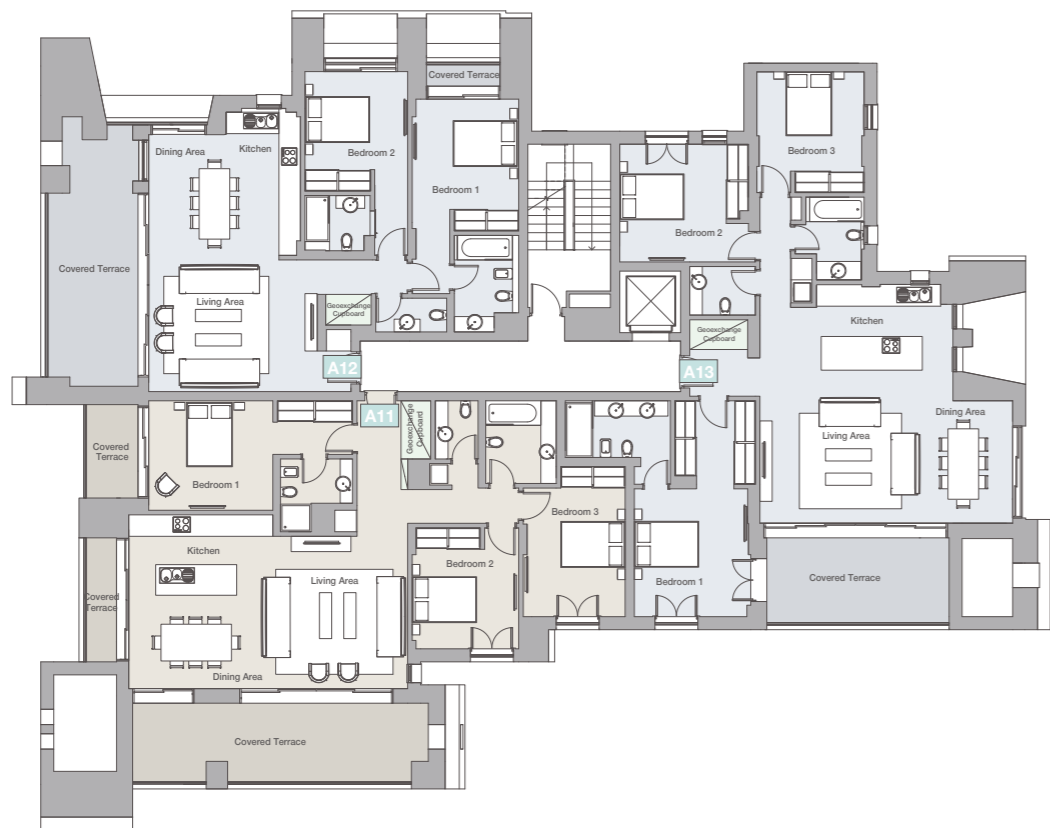
Castle Residences  
Building A



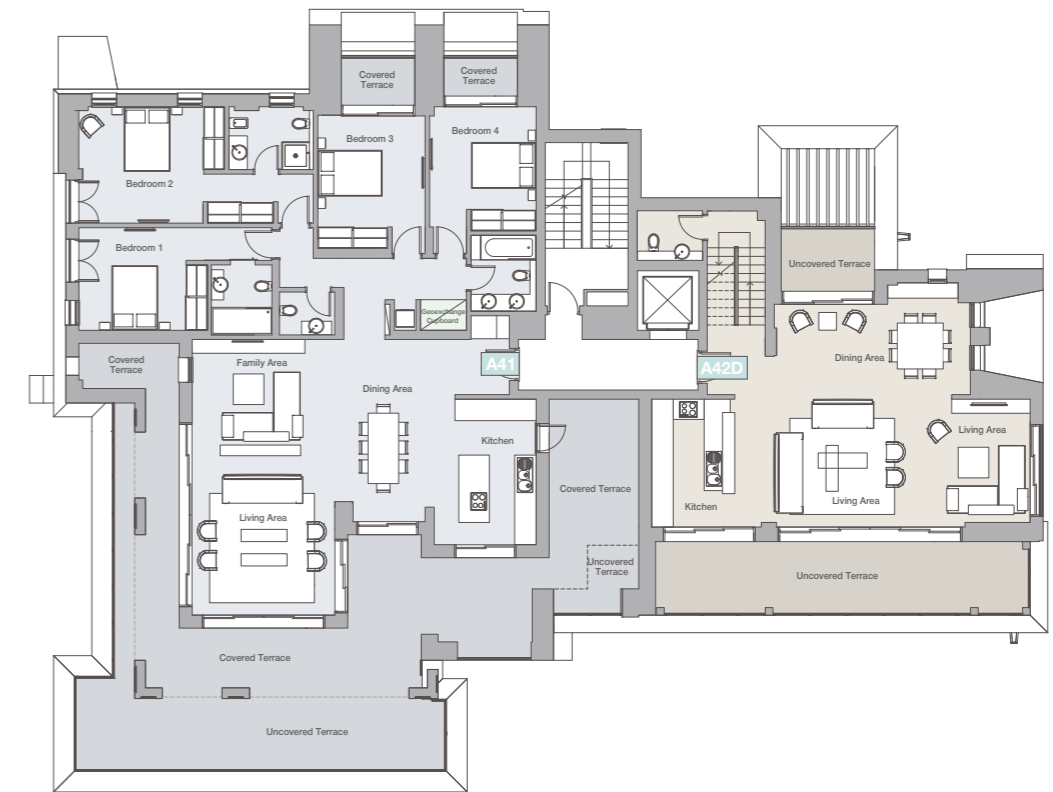
Siteplan



Third floor



First and second floors: also A21, A22, A23



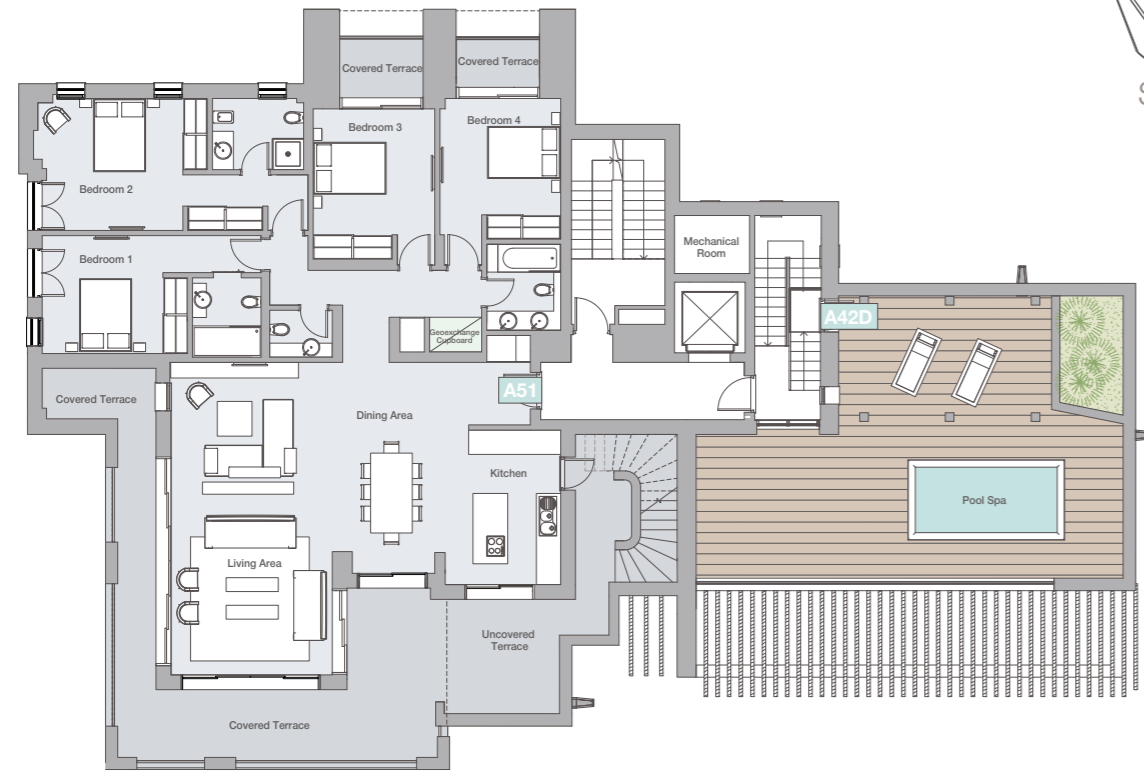
Fourth floor



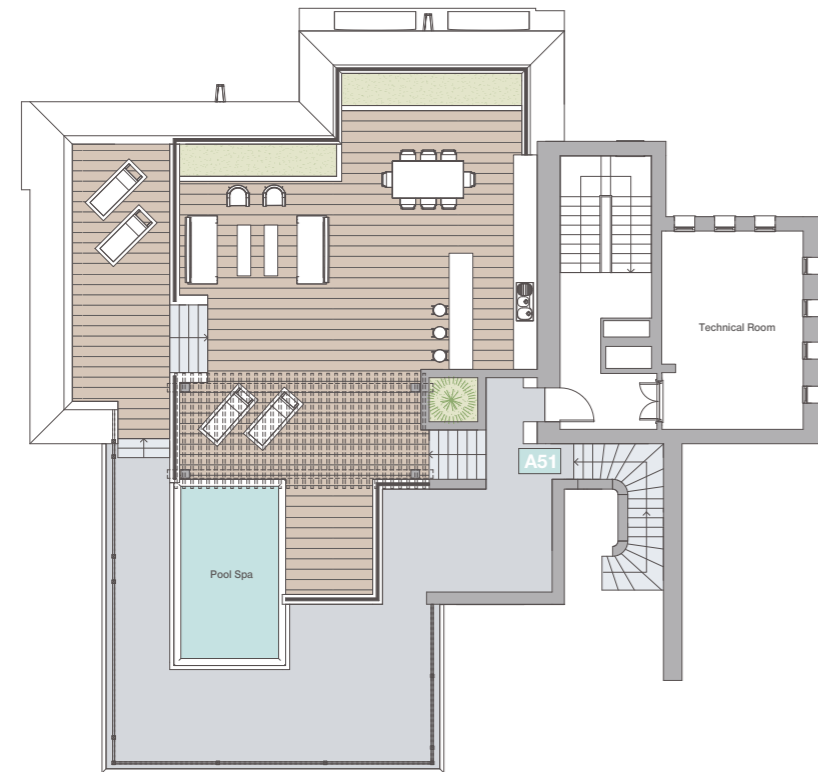
Castle Residences  
Building A



Siteplan



Fifth floor



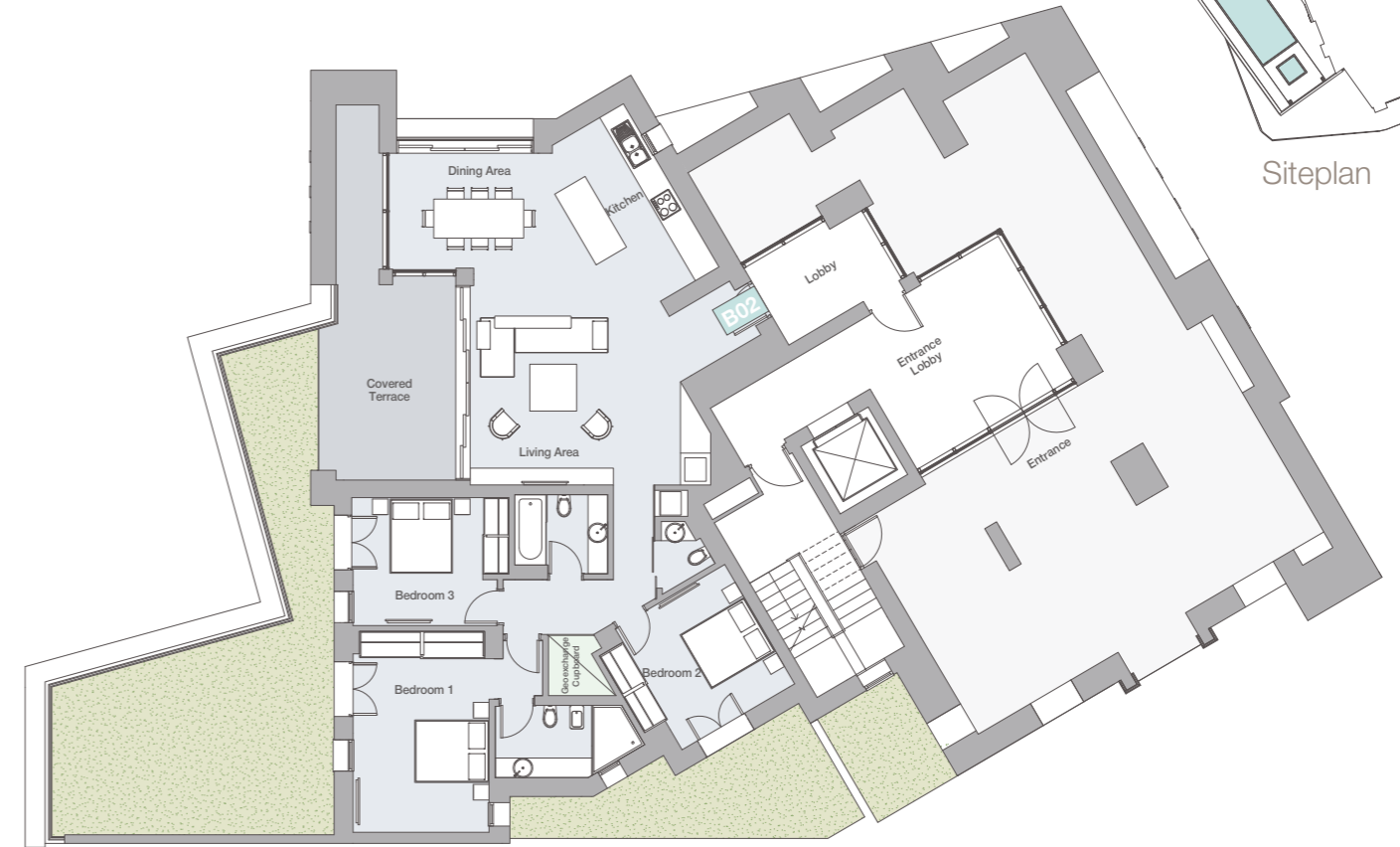
Sixth floor



Castle Residences  
Building B



Siteplan



Ground floor



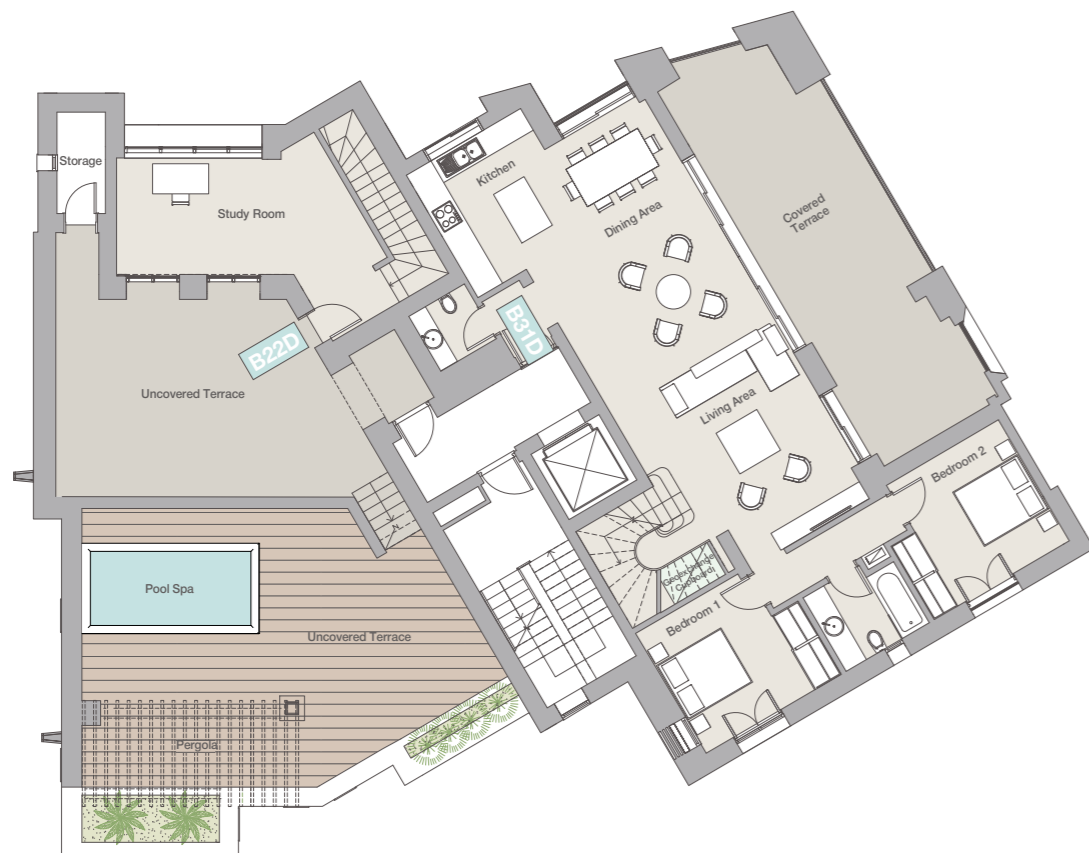
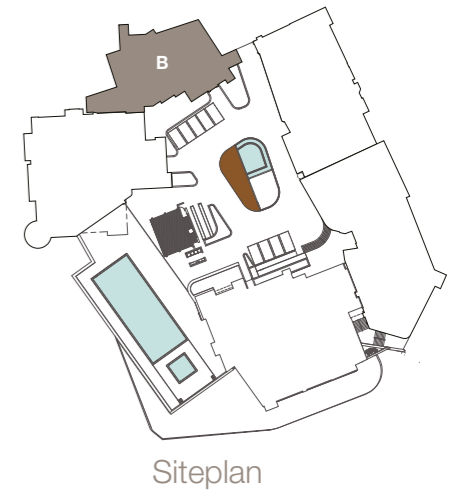
First floor



Castle Residences  
Building B

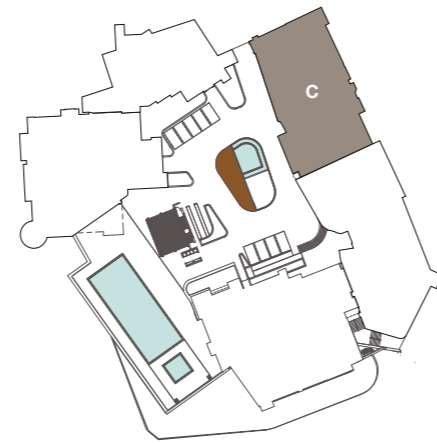


Castle Residences  
Building B

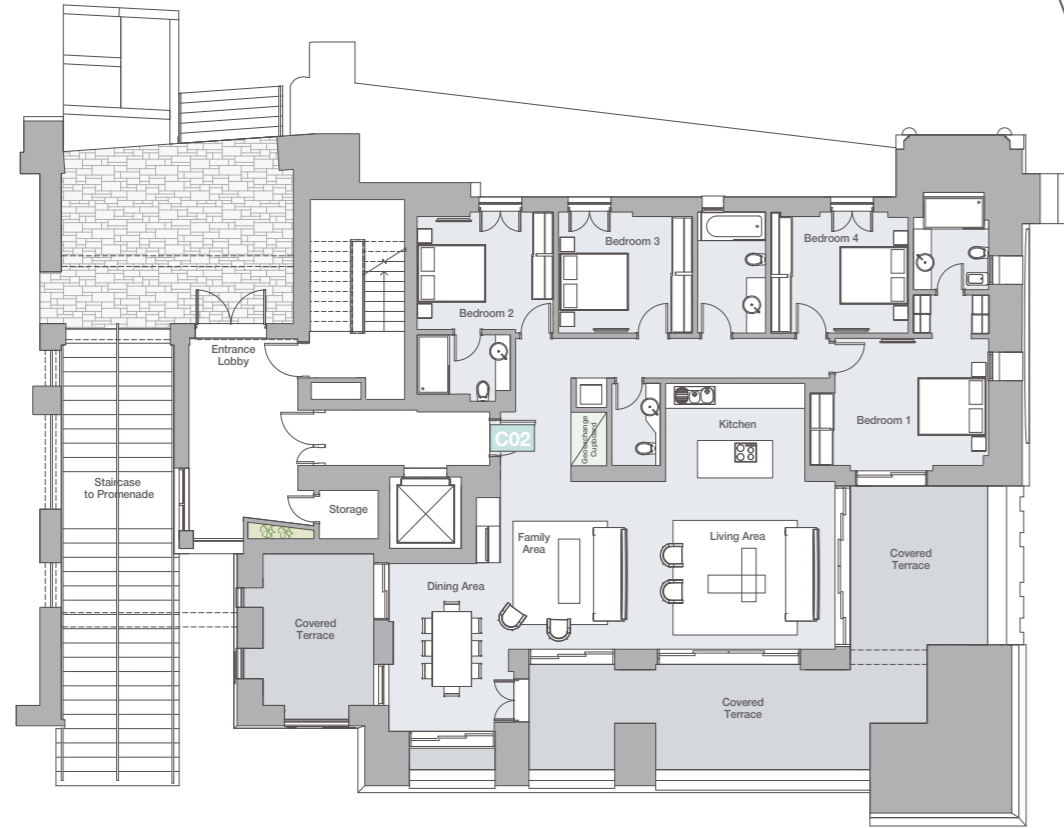




Castle Residences  
Building C

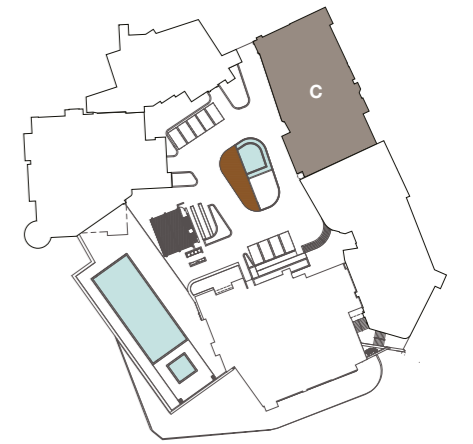


Siteplan

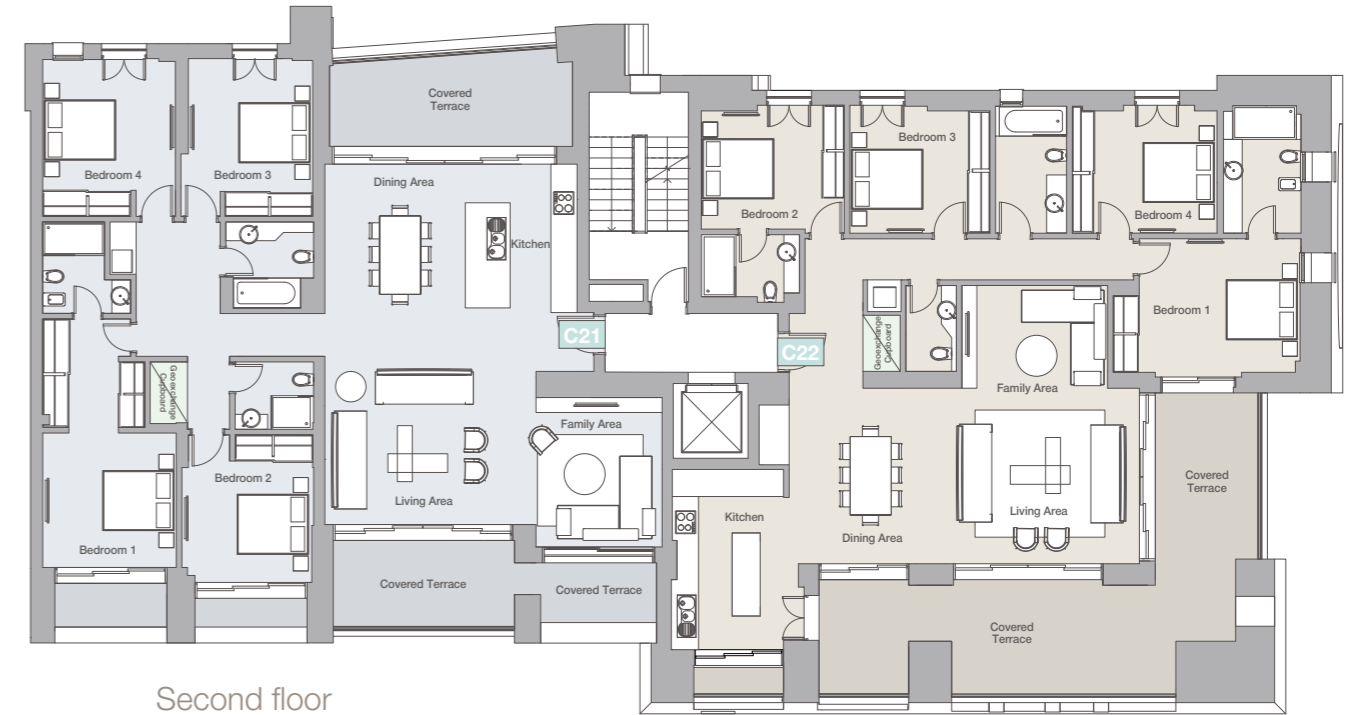


Ground floor

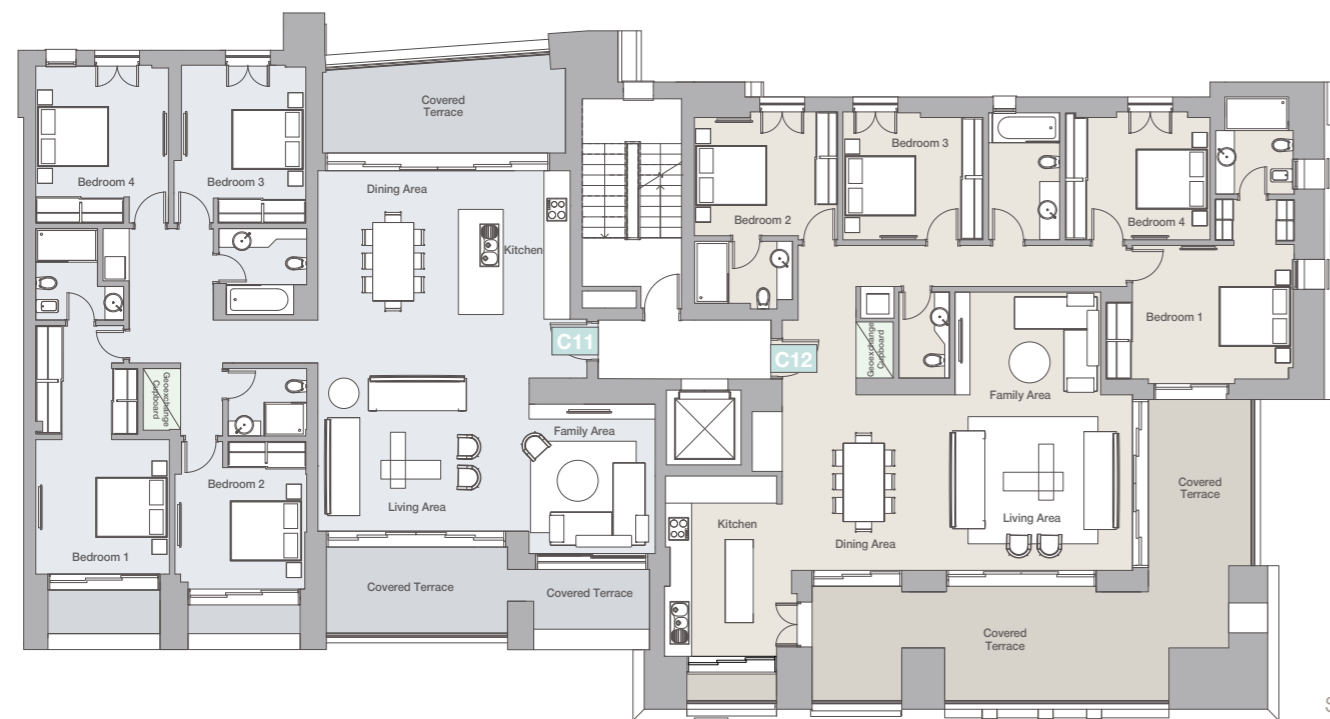
Castle Residences  
Building C



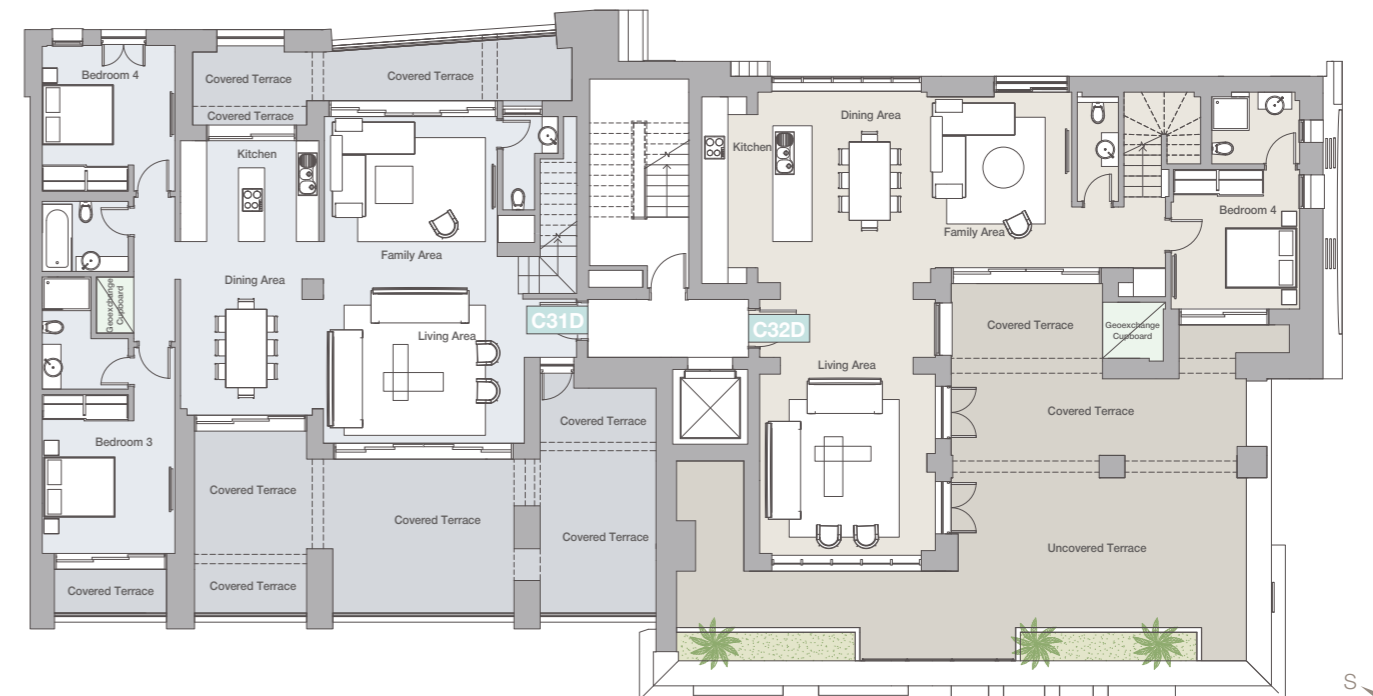
Siteplan



Second floor



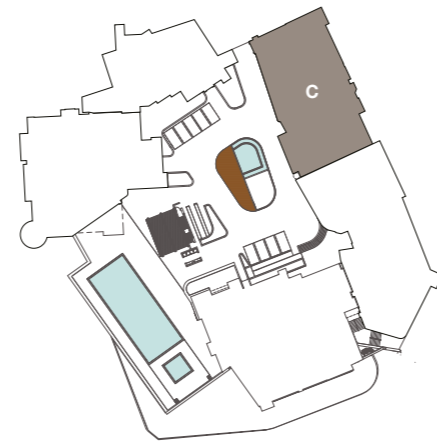
First floor



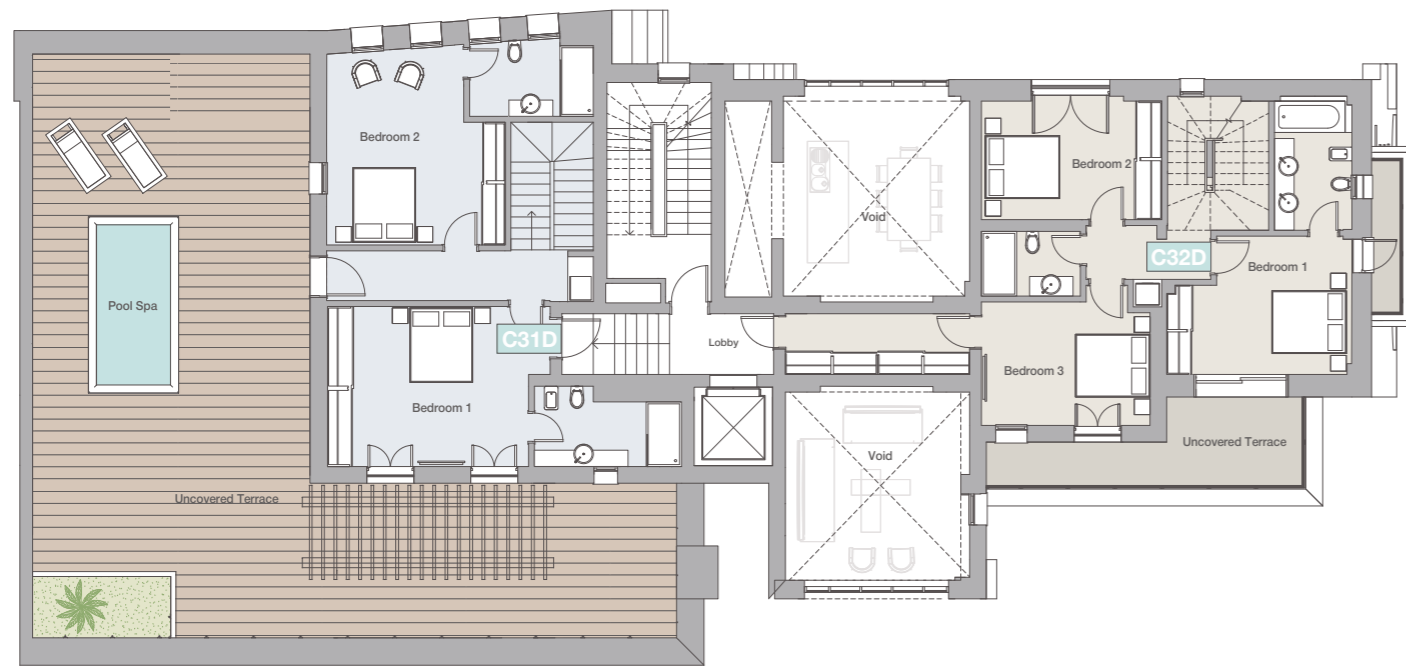
Third floor



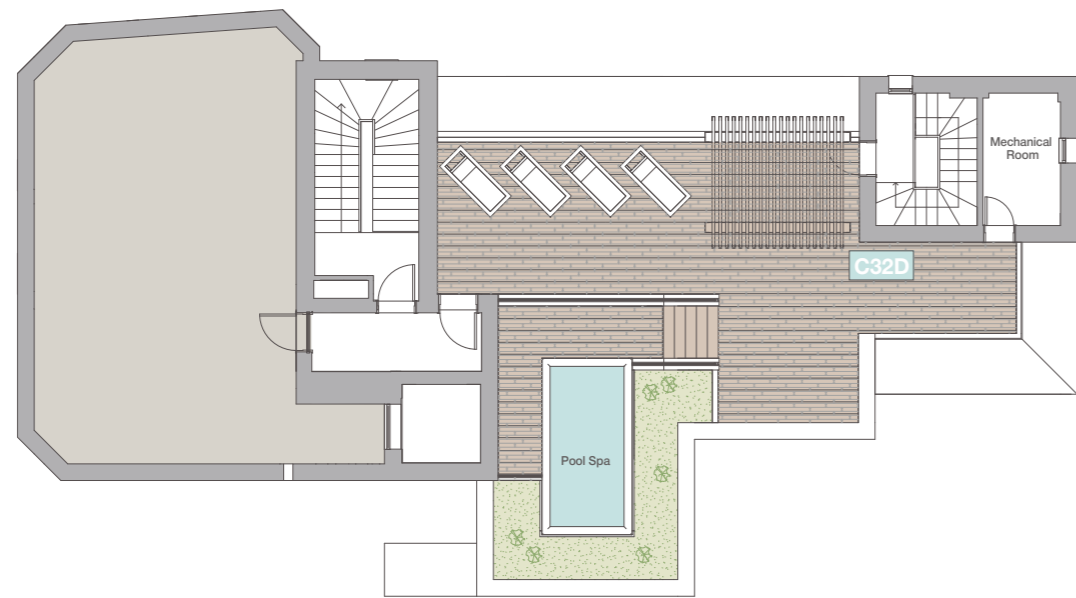
Castle Residences  
Building C



Siteplan



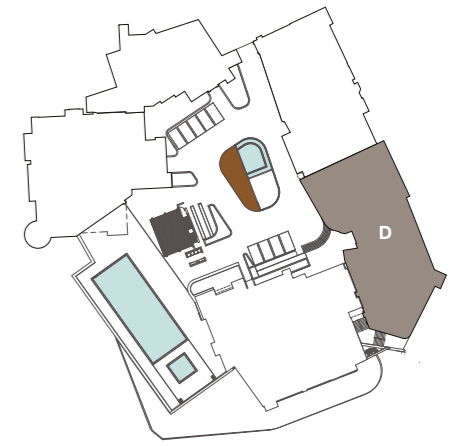
Fourth floor



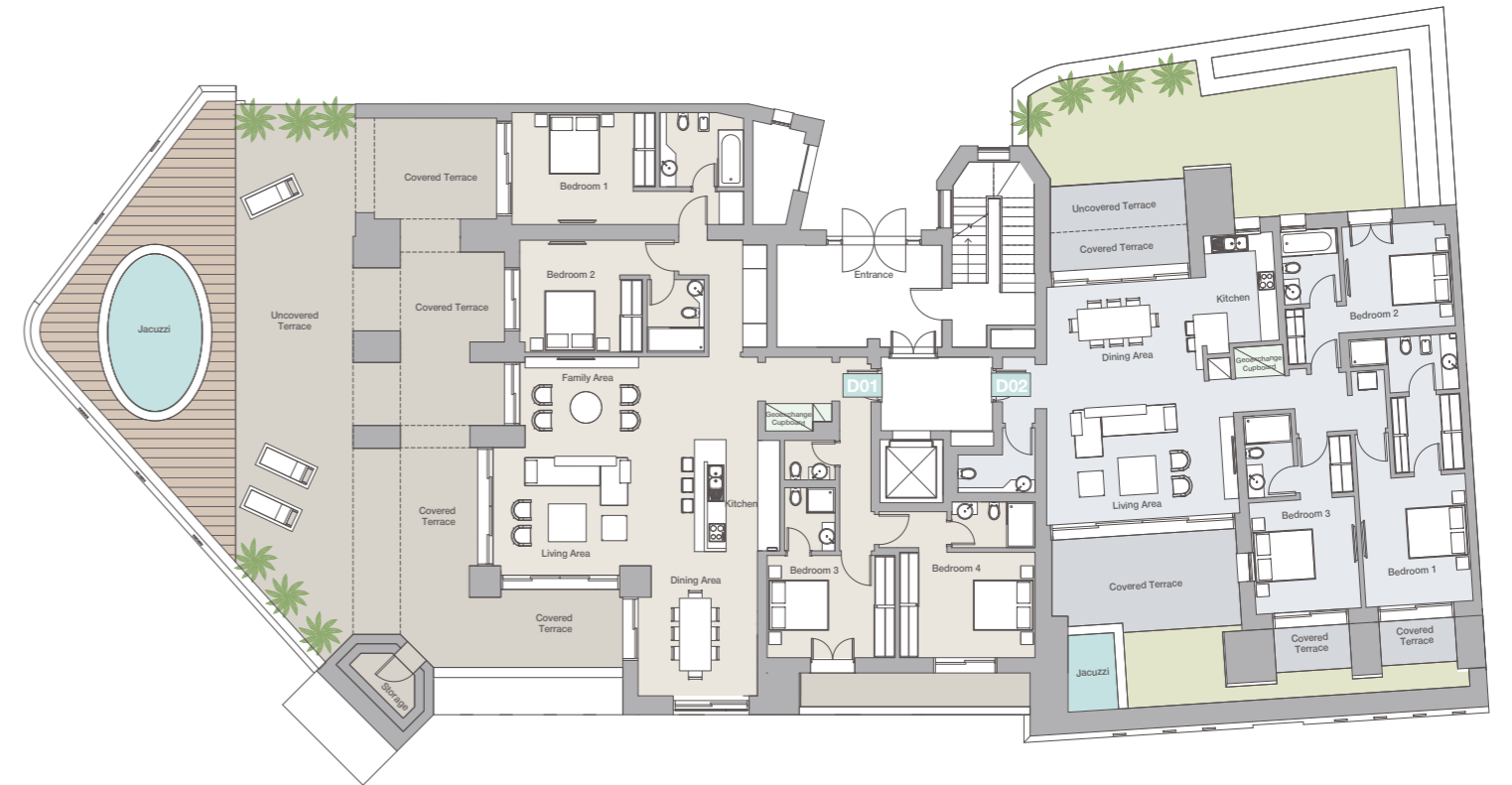
Fifth floor



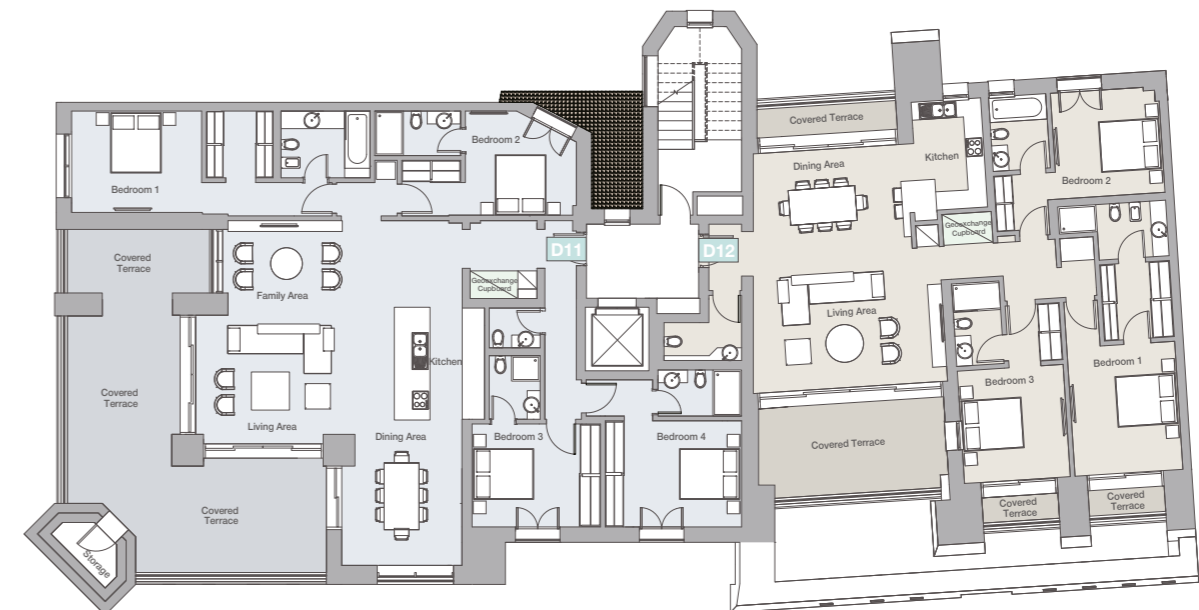
Castle Residences  
Building D



Siteplan



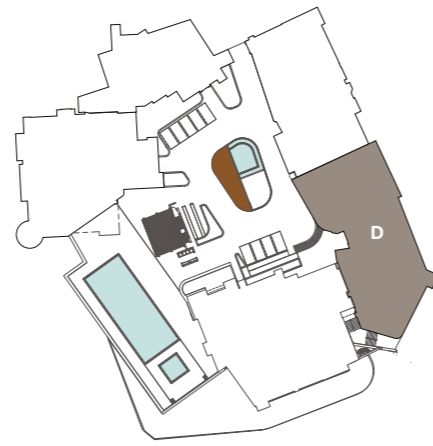
Ground floor



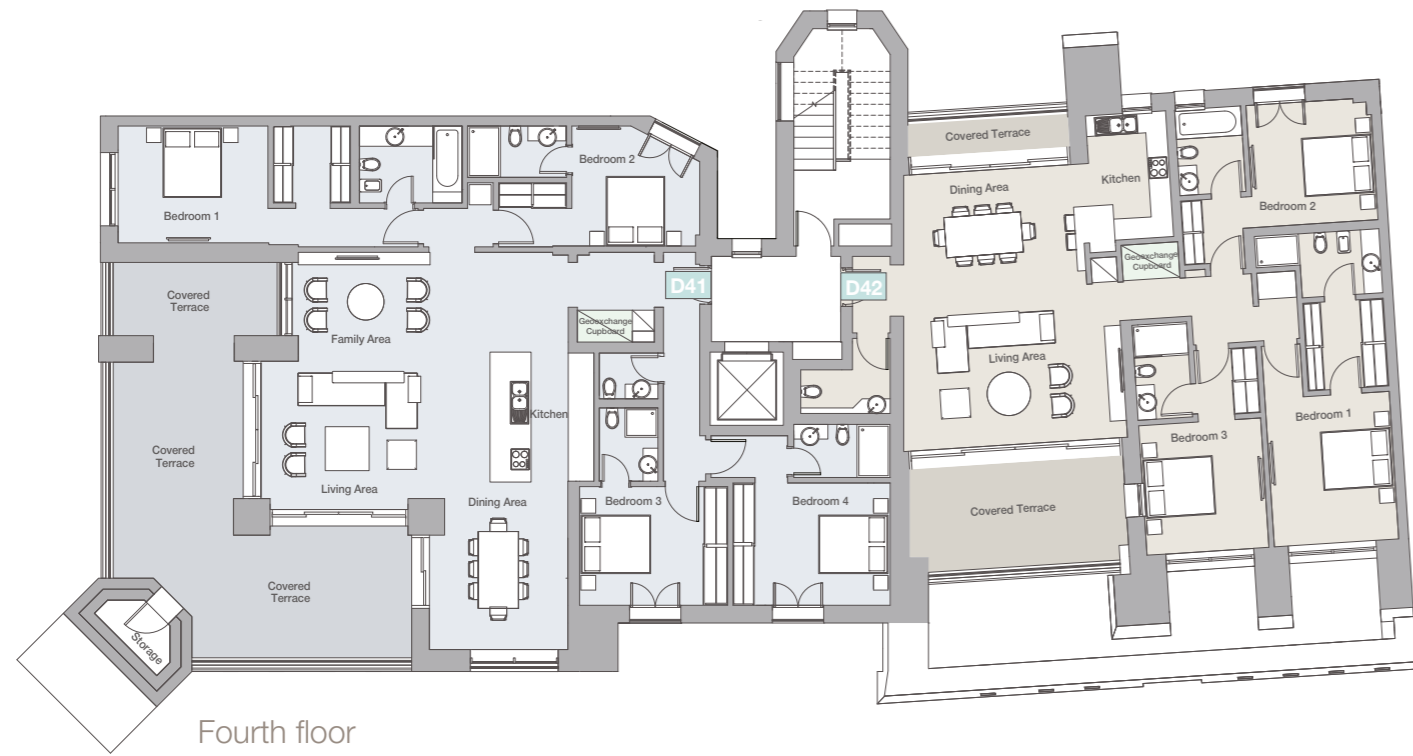
First, second and third floors: also D21, D22, D31, D32



Castle Residences  
Building D

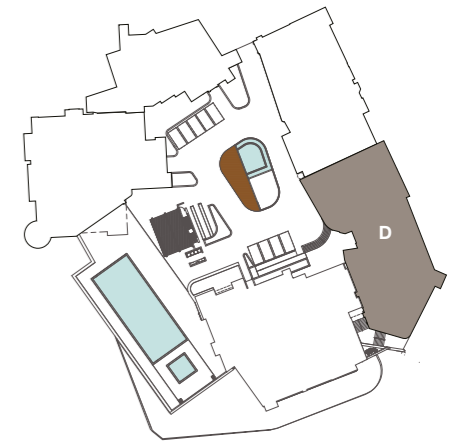


Siteplan

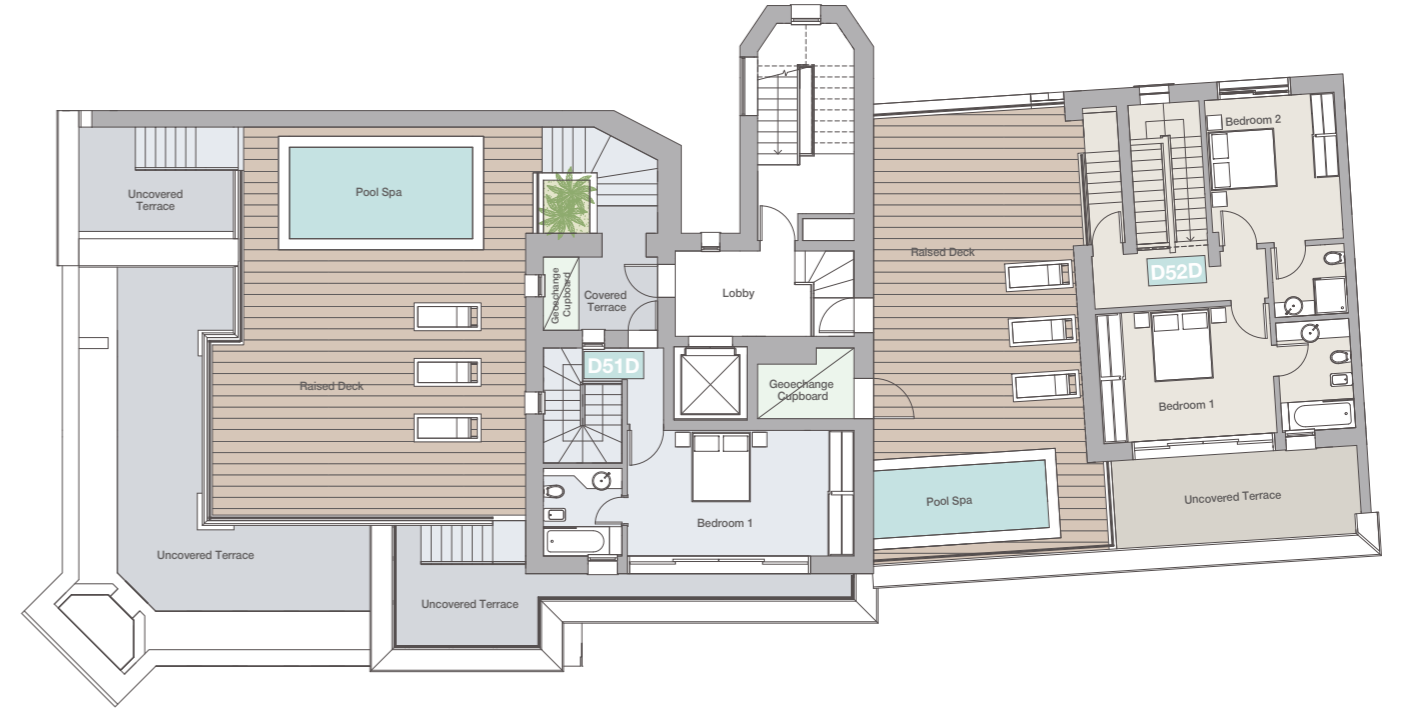


Fourth floor

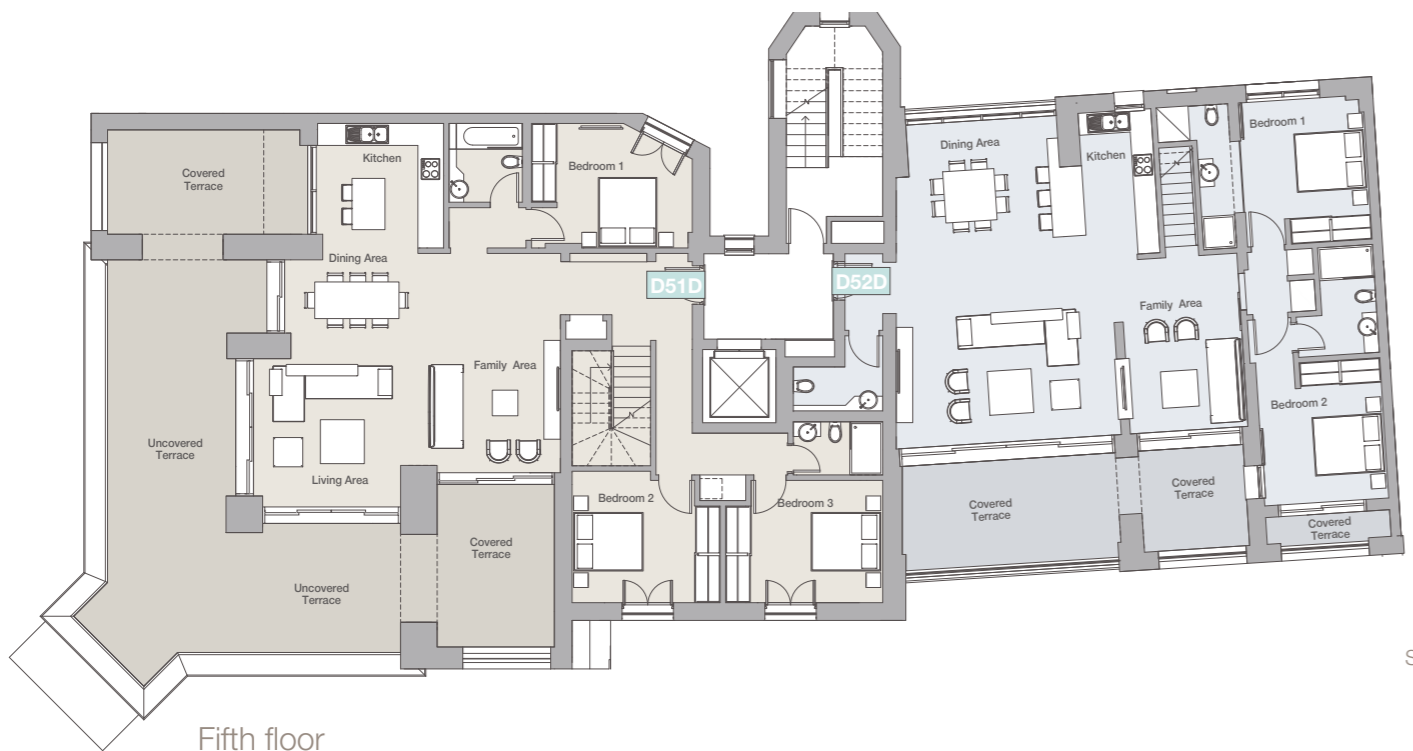
Castle Residences  
Building D



Siteplan



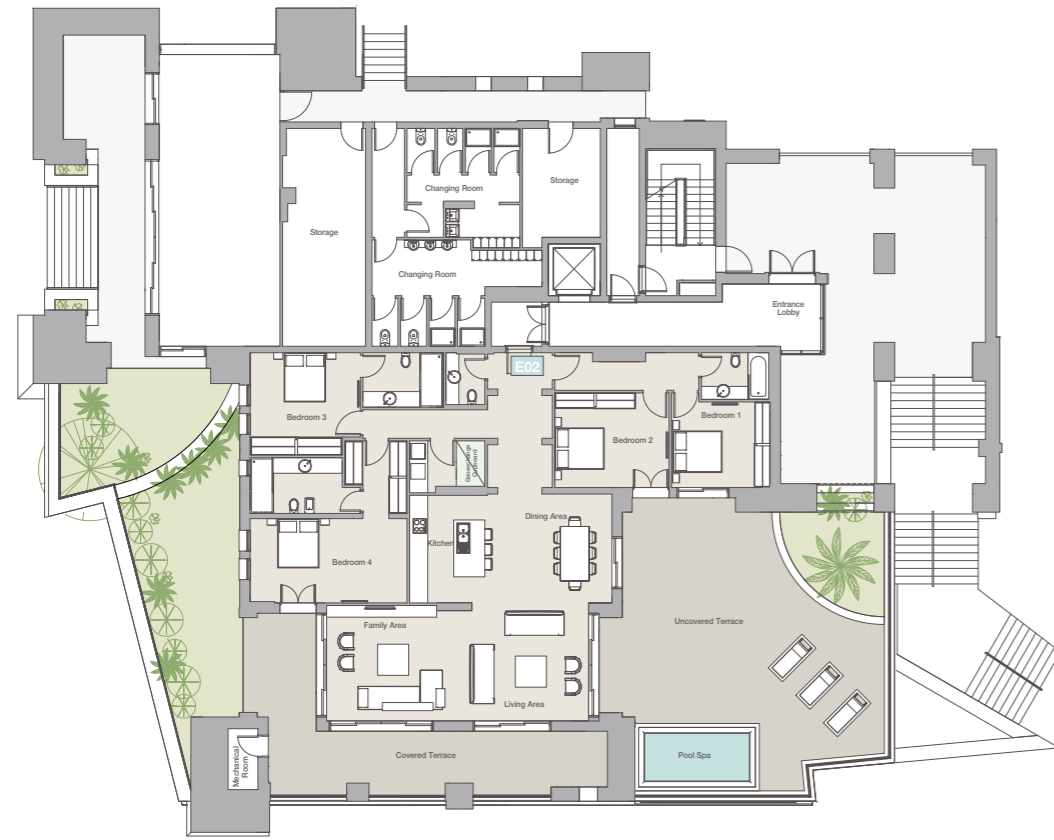
Sixth floor



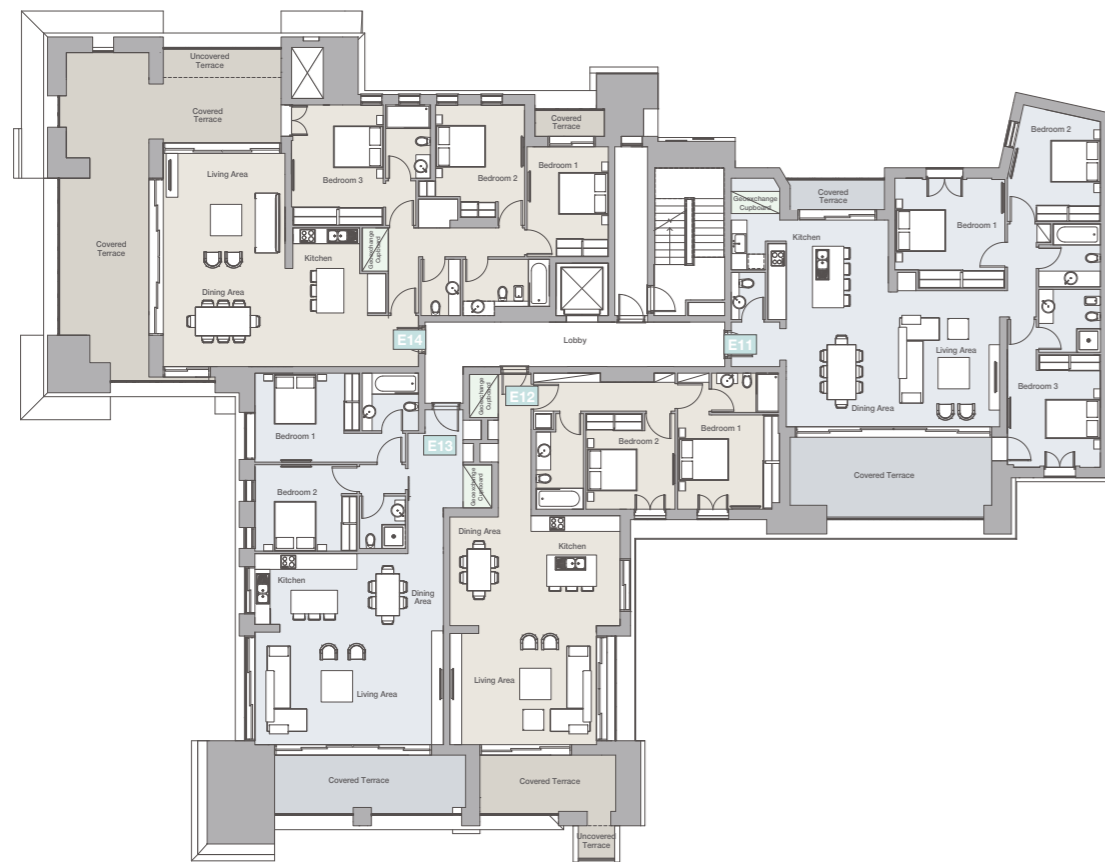
Fifth floor



Castle Residences  
Building E



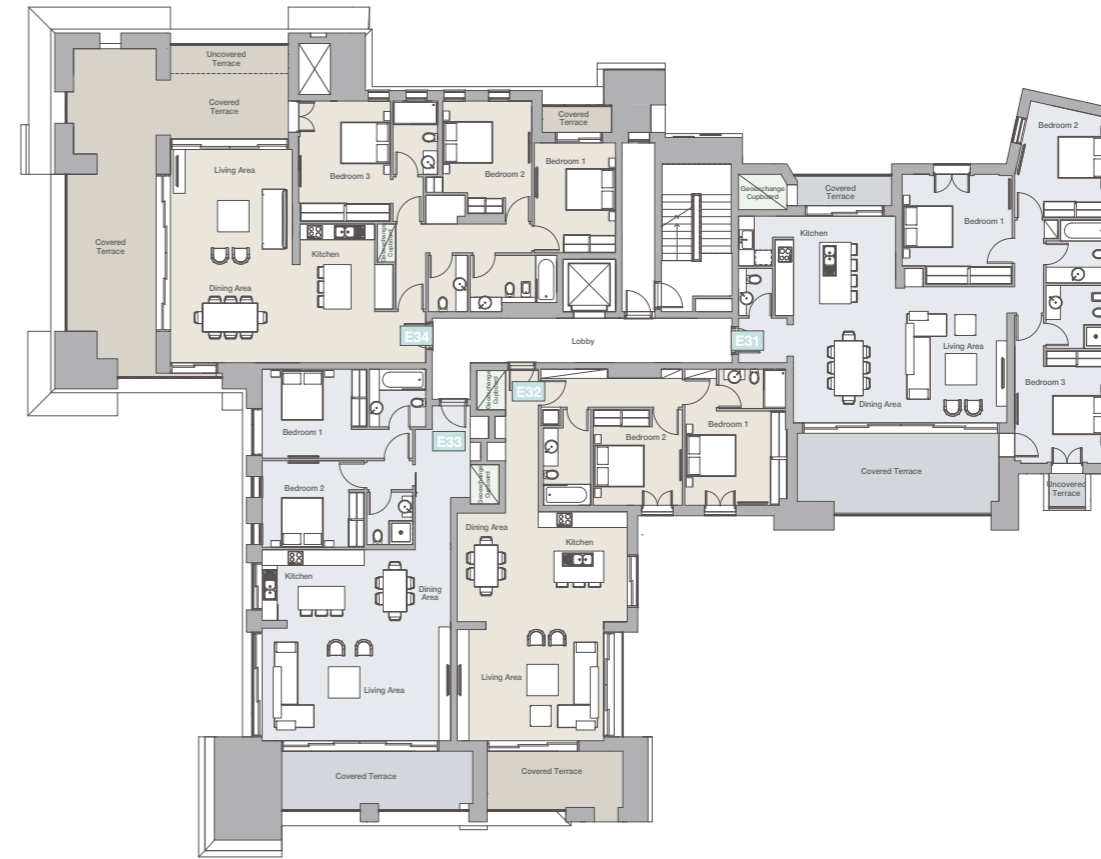
Ground floor



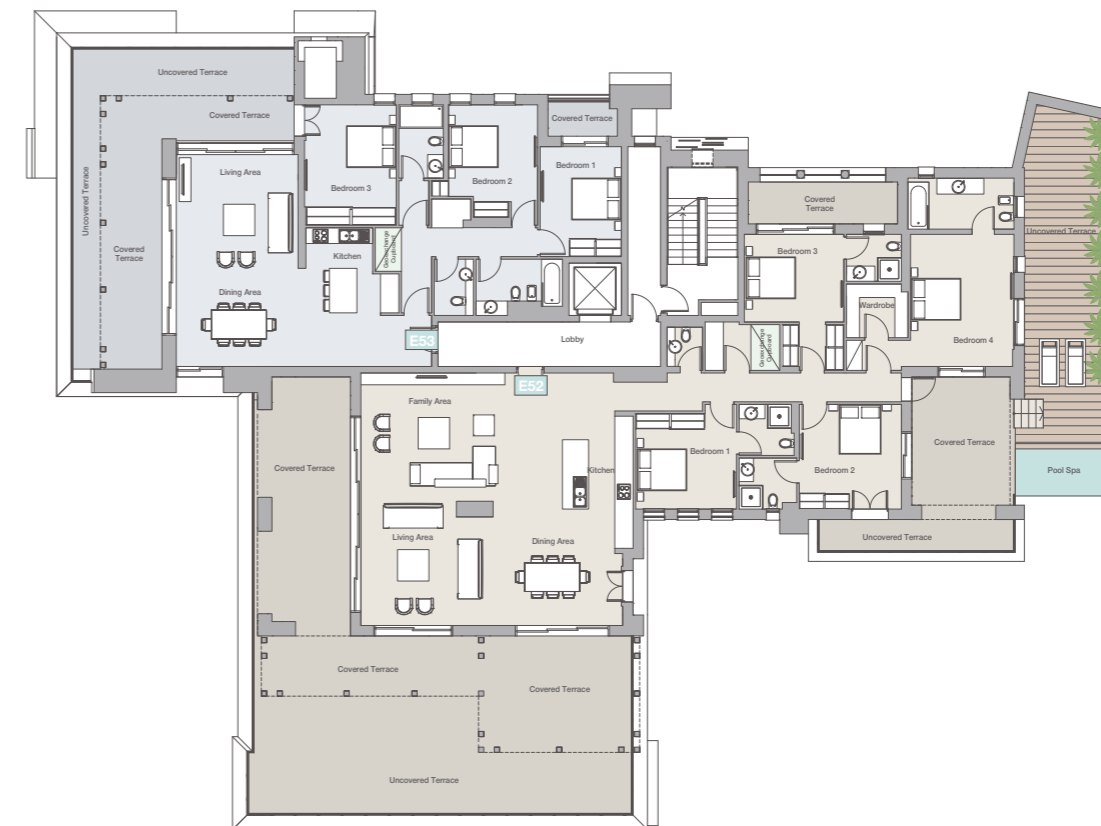
First and second floors: also E21, E22, E23, E24



Castle Residences  
Building E



Third and fourth floors: also E41, E42, E43, E44



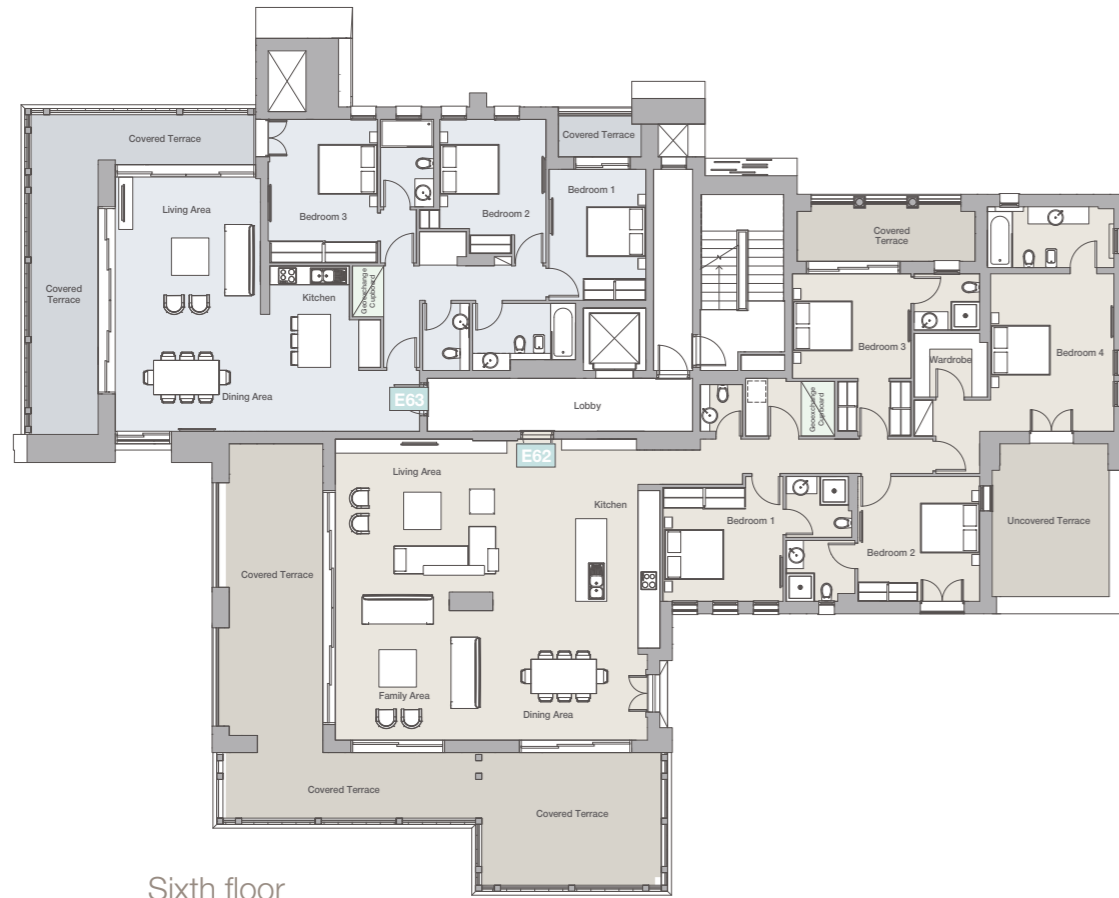
Fifth floor



Castle Residences  
Building E

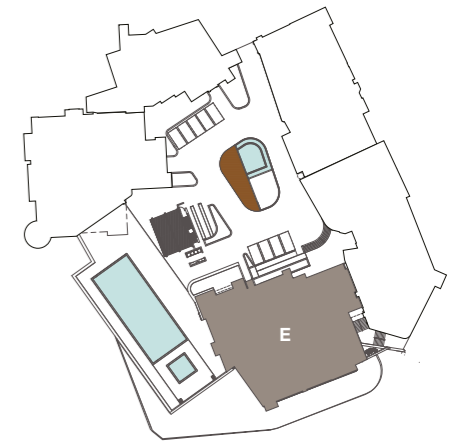


Siteplan

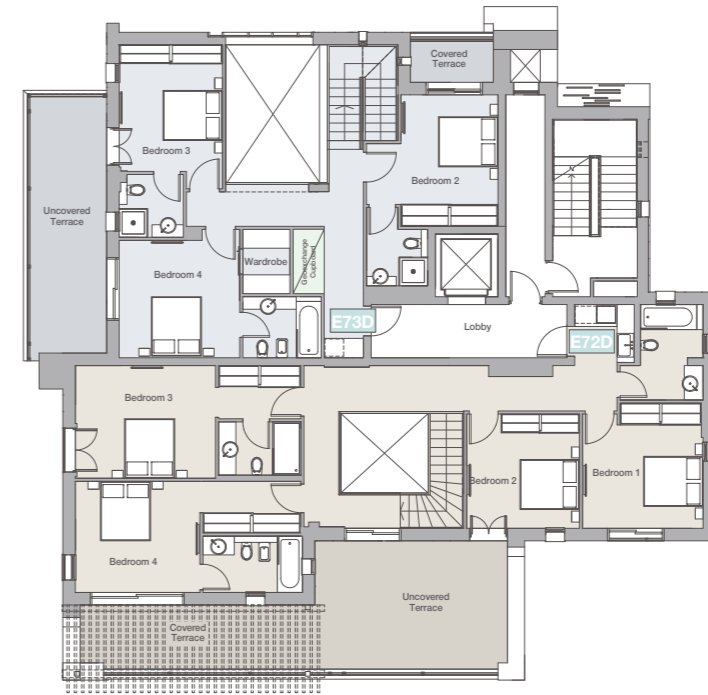


Sixth floor

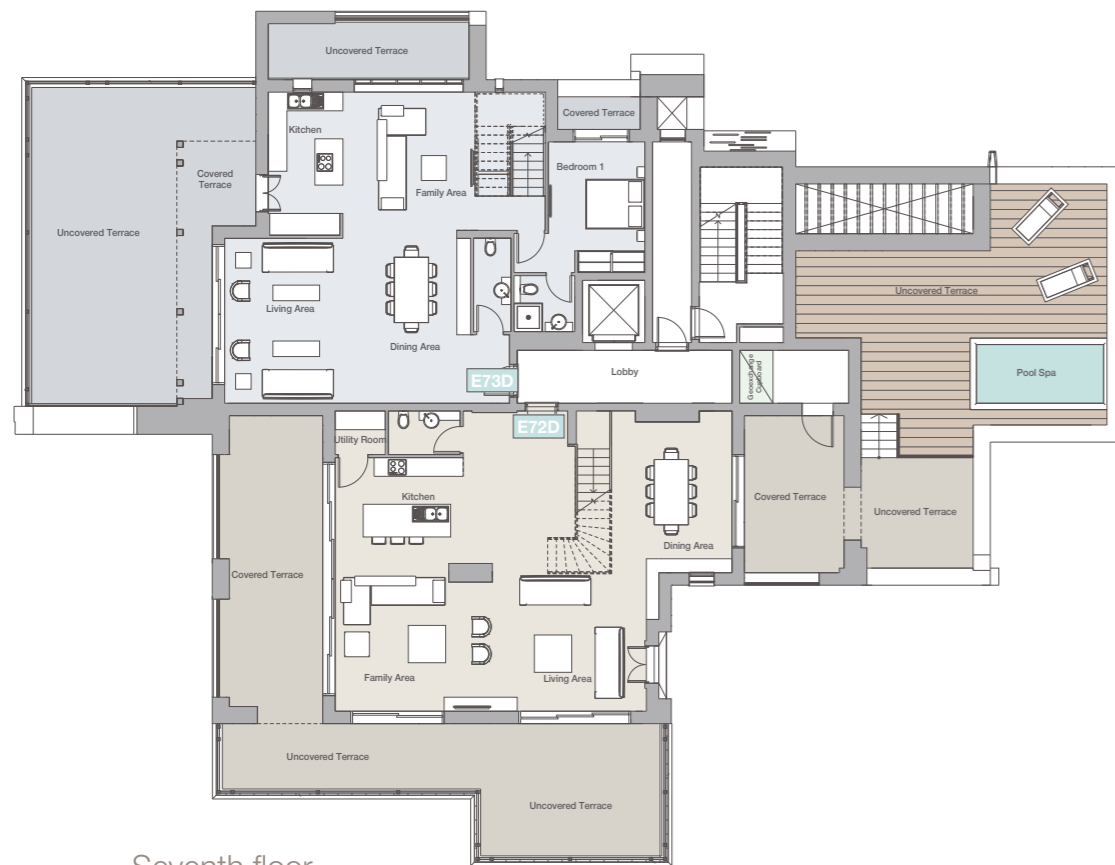
Castle Residences  
Building E



Siteplan



Eighth floor



Seventh floor



# Castle Residences - Schedule of areas

Apartment	Floor	Number of Bedrooms	Covered Internal Area m <sup>2</sup>	Covered Terraces m <sup>2</sup>	Common Area m <sup>2</sup>	Total Covered Area m <sup>2</sup>	Uncovered Terraces m <sup>2</sup>	Sundeck	Garden	Pool Spa
<b>Building A</b>										
A01	GF	3	144	42	21	207	120			
A02	GF	2	114	29	14	157	14			
A11	1 <sup>ST</sup>	3	144	41	17	202				
A12	1 <sup>ST</sup>	2	114	31	13	158				
A13	1 <sup>ST</sup>	3	157	20	16	193				
A21	2 <sup>ND</sup>	3	144	41	17	202				
A22	2 <sup>ND</sup>	2	114	31	13	158				
A23	2 <sup>ND</sup>	3	157	20	16	193				
A31	3 <sup>RD</sup>	3	144	41	17	202				
A32	3 <sup>RD</sup>	2	114	33	14	161				
A42D*	3 <sup>RD</sup> , 4 <sup>TH</sup> & 5 <sup>TH</sup>	4	239	32	30	301	70	85		Yes
A41	4 <sup>TH</sup>	4	211	88	29	328	43			
A51	5 <sup>TH</sup> & 6 <sup>TH</sup>	4	210	59	33	302	27	232		Yes
<b>Building B</b>										
B02	GF	3	150	27	26	203			82	
B11	1 <sup>ST</sup>	3	142	31	24	197				
B12	1 <sup>ST</sup>	3	147	27	24	198				
B21	2 <sup>ND</sup>	3	142	23	23	188				
B22D*	2 <sup>ND</sup> & 3 <sup>RD</sup>	3	182	31	35	248		116		Yes
B31D*	3 <sup>RD</sup> & 4 <sup>TH</sup>	4	201	45	41	287	6	127		Yes
<b>Building C</b>										
C02	GF	4	197	65	23	285	11			
C11	1 <sup>ST</sup>	4	195	46	21	262				
C12	1 <sup>ST</sup>	4	194	48	21	263				
C21	2 <sup>ND</sup>	4	195	46	21	262				
C22	2 <sup>ND</sup>	4	194	48	21	263				
C31D*	3 <sup>RD</sup> & 4 <sup>TH</sup>	4	236	92	33	361		163		Yes
C32D*	3 <sup>RD</sup> , 4 <sup>TH</sup> & 5 <sup>TH</sup>	4	245	40	31	316	92	118		Yes
<b>Building D</b>										
D01	GF	4	207	89	29	325	125			Jacuzzi
D02	GF	3	154	32	17	203	9		84	Jacuzzi
D11	1 <sup>ST</sup>	4	204	59	22	285				
D12	1 <sup>ST</sup>	3	154	32	16	202				
D21	2 <sup>ND</sup>	4	204	59	22	285				
D22	2 <sup>ND</sup>	3	154	32	16	202				
D31	3 <sup>RD</sup>	4	204	59	22	285				
D32	3 <sup>RD</sup>	3	154	26	15	195	6			
D41	4 <sup>TH</sup>	4	204	59	22	285				
D42	4 <sup>TH</sup>	3	154	26	15	195				
D51D*	5 <sup>TH</sup> & 6 <sup>TH</sup>	4	205	50	28	283	68	154		Yes
D52D*	5 <sup>TH</sup> & 6 <sup>TH</sup>	4	213	40	24	277		99		Yes
<b>Building E</b>										
E02	GF	4	227	50	32	309	96		92	Yes
E11	1 <sup>ST</sup>	3	145	31	18	194				
E12	1 <sup>ST</sup>	2	122	15	14	151	2			
E13	1 <sup>ST</sup>	2	115	19	14	148				
E14	1 <sup>ST</sup>	3	148	65	22	235	5			
E21	2 <sup>ND</sup>	3	145	34	18	197				
E22	2 <sup>ND</sup>	2	122	17	14	153				
E23	2 <sup>ND</sup>	2	115	21	14	150				
E24	2 <sup>ND</sup>	3	148	65	22	235				
E31	3 <sup>RD</sup>	3	145	35	18	198	2			
E32	3 <sup>RD</sup>	2	122	16	14	152				
E33	3 <sup>RD</sup>	2	115	21	14	150				
E34	3 <sup>RD</sup>	3	148	65	22	235	2			
E41	4 <sup>TH</sup>	3	145	34	18	197				
E42	4 <sup>TH</sup>	2	122	17	14	153	5			
E43	4 <sup>TH</sup>	2	115	22	14	151	7			
E44	4 <sup>TH</sup>	3	148	66	22	236				
E52	5 <sup>TH</sup>	4	239	120	41	400	139			Yes
E53	5 <sup>TH</sup>	3	148	41	20	209	35			
E62	6 <sup>TH</sup>	4	239	97	35	371	23			
E63	6 <sup>TH</sup>	3	148	36	19	203				
E72D*	7 <sup>TH</sup> & 8 <sup>TH</sup>	4	248	56	38	342	199			Yes
E73D*	7 <sup>TH</sup> & 8 <sup>TH</sup>	4	211	24	27	262	94			

\*D for Duplex



# Specifications

## Structure

- Reinforced concrete frame, in accordance with the regulations for anti-seismic design.

## Walls

- Exterior walls are 250mm thick insulated as per the requirements of the European Directive 2002/91/EC on the energy performance of buildings.
- Internal walls are 100mm thick.

## Floors

- Entrance halls, living, dining, bathroom and kitchen areas are paved with marble.
- Verandas are paved with ceramic tiles.
- Bedrooms are fitted with floating parquet with 4mm solid wood top layer.
- Parking areas and stores are of concrete finish painted with epoxy paint.

## Wall Finishes

- Main external surfaces will be lined with 50mm thick stone cladding.
- Some external surfaces and internal surfaces have three coats of plaster and three coats of emulsion paint.
- Bathroom walls are lined with marble up to the height of the ceiling.
- Thermal insulation will be provided for all external wall and roof slabs as per local regulations.

## Ceilings

- Bathroom, corridor ceilings and part of the kitchen, bedroom and living/dining area ceilings will be of plaster board treated with two coats of spatula and two coats of emulsion paint.
- All other ceilings are of fair-faced concrete treated with two coats of spatula and two coats of emulsion paint.

## Doors & Windows

- Entrance doors to the apartments will be a security metal door lined with wooden veneer.
- All internal doors are imported, ready-made for installation.
- External doors and windows are double glazed with coloured aluminium sections.
- Bedroom external doors and windows have electrically operated rolling shutters.

## Wardrobes & Kitchen Cupboards

- Bedroom wardrobes and kitchen cupboards are imported, ready-made for installation.
- Kitchens have corian worktops.

## Sanitary Ware

- Imported high-quality sanitary ware is installed complete with accessories.
- The mixers will be wall mounted, concealed, single lever, chrome plated.
- Vanity tops will be of marble with wooden under counter cupboard.
- Glazed cubicles are provided for shower trays.
- Tempered glass splash screens are provided for baths.

## Water Supply

- Common Water Tanks will be supplied and installed for each building.
- Hot water cylinder will be installed for each apartment, operated with the VRF system and electric elements.
- Pressurized system for hot and cold water is installed for each apartment.

## Electrical Installations

- Video phone controls the main entrance.
- TV points in living room and all bedrooms and verandas.
- Sockets for telephone and internet in living room, kitchen and all bedrooms.
- Spotlights in bathrooms and all false ceilings.
- Shaver's socket in master bathroom.
- A Wi-Fi system will be supplied and installed.
- Lighting control system with dimmable capability will be installed for the living/dining area and the bedrooms.

## Air Conditioning

- Complete installation of air-conditioning units.

## Heating

- Underfloor heating with water pipes, operated with VRV heat pump together with a hydrokit module will be supplied and installed.
- Heated towel rails, will be supplied and installed in the bathrooms.

## Kitchen Appliances

- Kitchen is pre-fitted with ceramic hobs, refrigerator, electric oven, extractor hood, microwave oven, washing machine, dishwasher and tumble dryer.

## Entrance Lobbies

- Floors and staircases are paved with marble.
- Lift cabin has high quality finish with stainless steel wall panels and marble floor.
- The external doors to the lobbies will be of hardwood frame and solid wood leaf, controlled with videophone and security code.

## External

- Electrically operated control gate will be installed at the main entrance of the car park.
- Large communal swimming pool.

**Castle Residences are the first luxury apartments in Cyprus, and of the very few in Southern Europe, equipped with an advanced decentralised geo-exchange and heat recovery system that exploits the sea water.**







A vibrant yachting destination  
in the perfect location

Longitude / Latitude  
34°40,0' N  
33°02,4' E



#### Local and international cruising destinations

Limassol Marina's beach, on the west side of the development, is the first port of call for a day of unrivalled relaxation. Just three nautical miles away, set amidst wild landscape with clear shallow waters, Lady's Mile is another secluded beach in the area frequented by local yachts.

Limassol Marina is within an easy sail of the most picturesque and popular coastal resorts in Cyprus. With one of the mildest winters in the Mediterranean (average temperatures of 14 degrees from November to February), the yachting season in Cyprus is almost limitless, offering safe anchorage in:

- Larnaca Marina
- St Raphael Marina
- Latchi Marina
- Pafos Limanaki Harbour
- Konnos Bay
- Pissouri Bay
- Coral Bay
- Fontana Amoroza
- Akrotiri Bay
- Protaras
- Ayia Napa

And further afield, there are the cruising destinations of Greece and the Greek Islands, Lebanon, Israel, Egypt and Turkey as well as the Suez Canal crossing to the Red Sea.

#### Berths

Up to 15m	426 berths
15m – 30m	182 berths
Superyachts (30m +)	35 berths
Depth of the Marina	3.5m – 9m

#### Marina Operator

Limassol Marina is operated and managed by Francoudi & Stephanou Marinas, combining the best of local expertise with the excellence in services and facilities.

#### Technical services and facilities

- Boatyard for light repairs and maintenance
- 100 ton travel lift
- 40 ton trailer
- Slipway

#### Marina services and facilities

- Monitoring VHF Channel 12
- Stable power provision up to 630 amps, 415v at 50Hz
- Fresh water
- 24-hour berthing assistance
- 24-hour security and CCTV
- Concierge services
- High speed fibre internet, telephone and IPTV
- WI-FI access
- Fuel station and bunker service
- Grey and black water pump-out system
- Waste oil pump-out system
- Bilge pump-out system
- Dedicated berth-side parking
- Crew facilities and changing rooms
- Buggy service



## Life in Cyprus



With around 320 days of clear blue skies a year, sunshine in Cyprus is guaranteed. But it's not just the climate that makes it one of the most welcoming countries in the world. Located at the crossroads of three continents, the island has embraced the cultures of both East and West for thousands of years. Cyprus is one of the few easily accessible islands to have kept pace with the times while still preserving its charm and natural beauty. Breathtaking scenery, blue flag beaches and ancient landmarks are always just minutes away.

Cyprus has been an EU member since 2004 and the Euro is the local currency. A low cost of living is complemented by one of the most beneficial tax regimes in Europe, while a legal framework based on the English system makes buying property easy. The majority of Cypriots are fluent in English, with many also speaking Russian, German, French and Scandinavian languages. The national language is Greek.

An excellent infrastructure is enhanced by advanced communications, an exceptional medical care system and first-rate education. With one of the lowest crime rates in the EU, Cyprus is one of the safest countries in Europe. What's more, the island's stress-free lifestyle and minimal pollution make it one of the healthiest and most relaxing places to live.

## Living in Limassol



Limassol is the most cosmopolitan city in Cyprus, renowned for its vibrant atmosphere and spontaneous hospitality. Retaining the character of its rich and colourful history, the city also serves as a thriving commercial centre for its international community.

Whether for business or pleasure, Limassol offers a wealth of variety: from fashionable boutiques, gourmet restaurants, trendy bars and clubs, to cultural events and festivals.

Beyond the city await the idyllic villages and nature trails of the Troodos mountains; blue flag beaches and historic landmarks; wineries and orchards; and, for the golfing enthusiast, a range of championship courses. Such a beguiling mix has elevated Limassol to one of the foremost destination attractions in Europe, with an ever-increasing number of international carriers flying to the nearby airports of Larnaca and Pafos.

