



Limassol Marina

Island Villas

Enjoy living on the sea in an exclusive luxury villa with unobstructed views of the Mediterranean and the Marina.

With the thrill of the city just moments away, you can relax in a beautiful setting, complete with your own private garden and swimming pool.

Drive up to one door and sail away from another just moments away from the beach.

Island Villas. Living on the sea.



- 1. Island Villas
- 2. Castle Residences
- 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
- 17. Beach

Island Villas

Island villas at Limassol Marina consist of 35 exclusive properties. Choice is plentiful; with a range of two, three or four bedroom villas featuring private berths as well as swimming pools, sundecks and private gardens, a short stroll from the beach.

But whatever the choice, luxury, style and elegance are guaranteed – as are the unobstructed views of the Marina and the blue horizons of the Mediterranean.

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.







Peninsula Villas siteplan



Berths

Berths

Berths

Beach

Beach



Island Villas siteplan



| | | | |
|-------------------|----|----|----------------|
| Aktaie | 65 | 66 | 70 |
| Amphitrite | 61 | 64 | |
| Galene | 72 | 74 | 76 78 |
| Ianassa | 63 | | |
| Kalypso | 46 | 48 | 52 83 85 |
| Klaia | 42 | 49 | 50 51 53 81 84 |
| Maira | 80 | | |
| Neso | 62 | | |
| Pasithea | 54 | 56 | 59 60 |



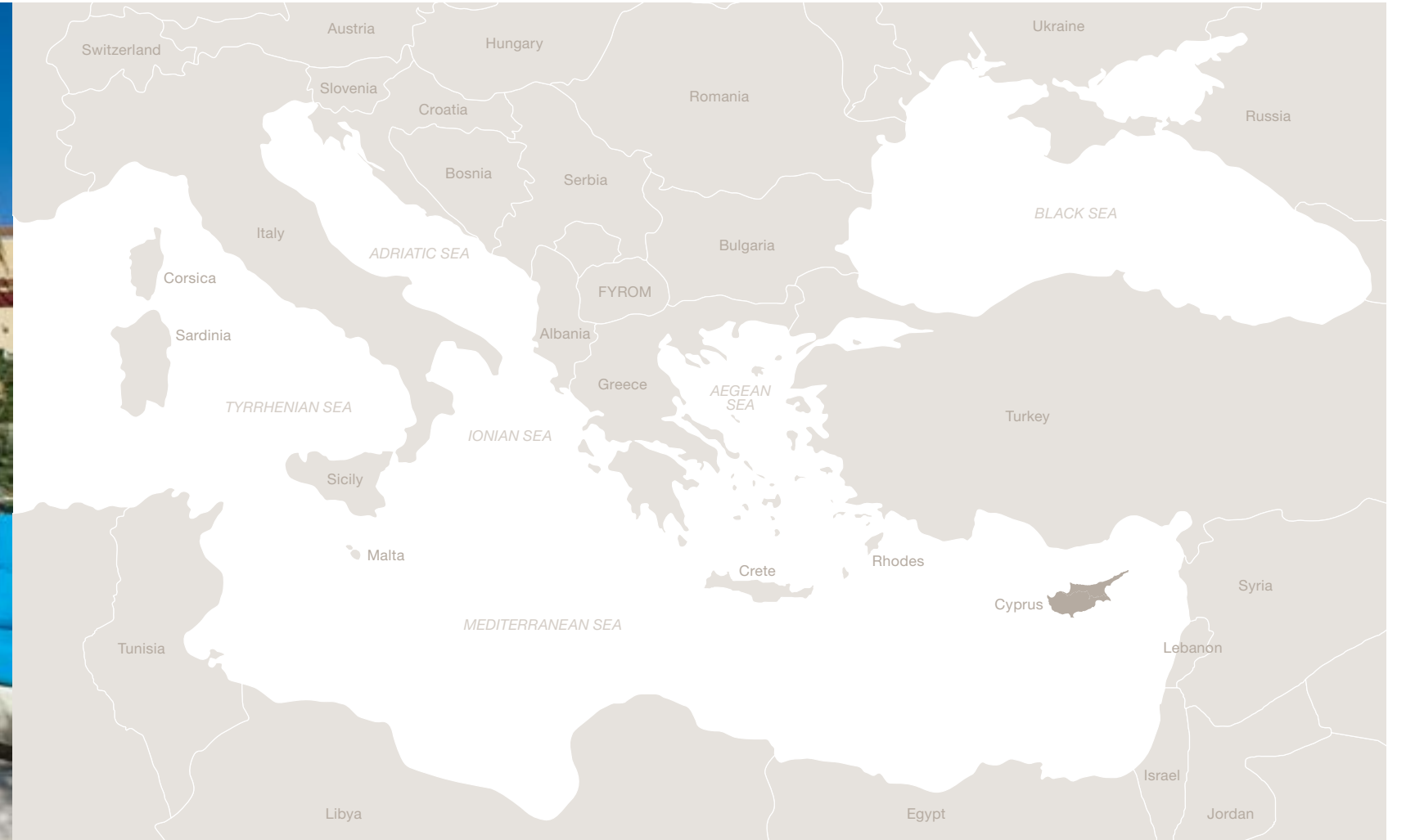






A vibrant yachting destination
in the perfect location.

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.

