

An aerial photograph of a coastal scene. On the left, a sandy beach curves along the shore. The water is a vibrant turquoise color, with white foam from gentle waves washing onto the sand. To the right, the shoreline is composed of numerous light-colored, irregularly shaped rocks and boulders of various sizes. The water near the rocks is deeper blue, and the overall scene is captured from a high angle, looking down at the coastline.

KAPSALOS

— LIMASSOL —

1, 2, 3 BEDROOM APARTMENTS



SKYBLAZE

DEVELOPMENTS

STYLISH CITY LIVING IN CENTRAL LIMASSOL - 1, 2 AND 3 BEDROOM APARTMENTS WITH STUNNING VIEWS.

Summary	<ul style="list-style-type: none">- Residential conversion in a prime location in Limassol- Development set over ground and three upper floors- 8 private 1, 2 & 3 bedroom apartments
Address	Aigyptou, Kapsalos, Limassol
Method of Sale	The property will be offered for sale as a whole for investment purposes or individually
Viewing Arrangements	Viewings can be arranged by appointment with Skyblaze
Terms	The property is being marketed for sale on a private treaty basis, subject to contract





LOCATION

The sought after residential area of Kapsalos enjoys a central location, within easy distance of Limassol's historic old town and waterfront. Close to town but quiet and elegant, Kapsalos is known for its charming, tree lined avenues and friendly atmosphere. Residents enjoy a wealth of restaurants, cafes and leisure facilities on their doorstep.

Transport links are excellent, with rapid access to the highway and proximity to Agias Filaxeos.





DEVELOPMENT

This beautiful collection of apartments is designed to make the most of the famous Cypriot light.

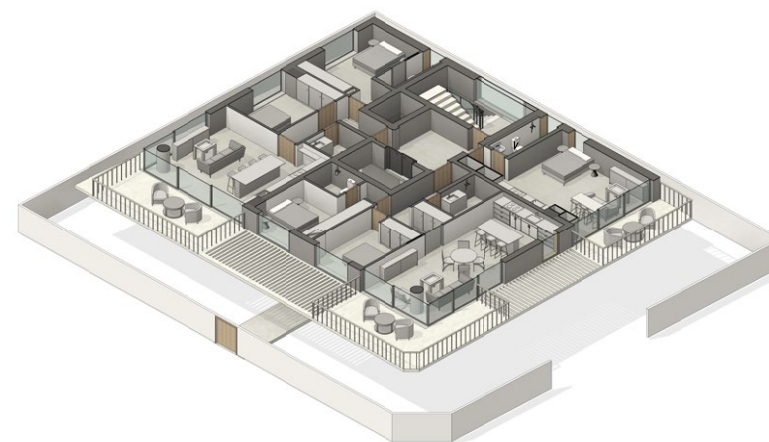
Interiors are spacious and thoughtfully designed with the finest materials and finishes. Inviting balconies extend the living space for entertaining or enjoying the Limassol sun.

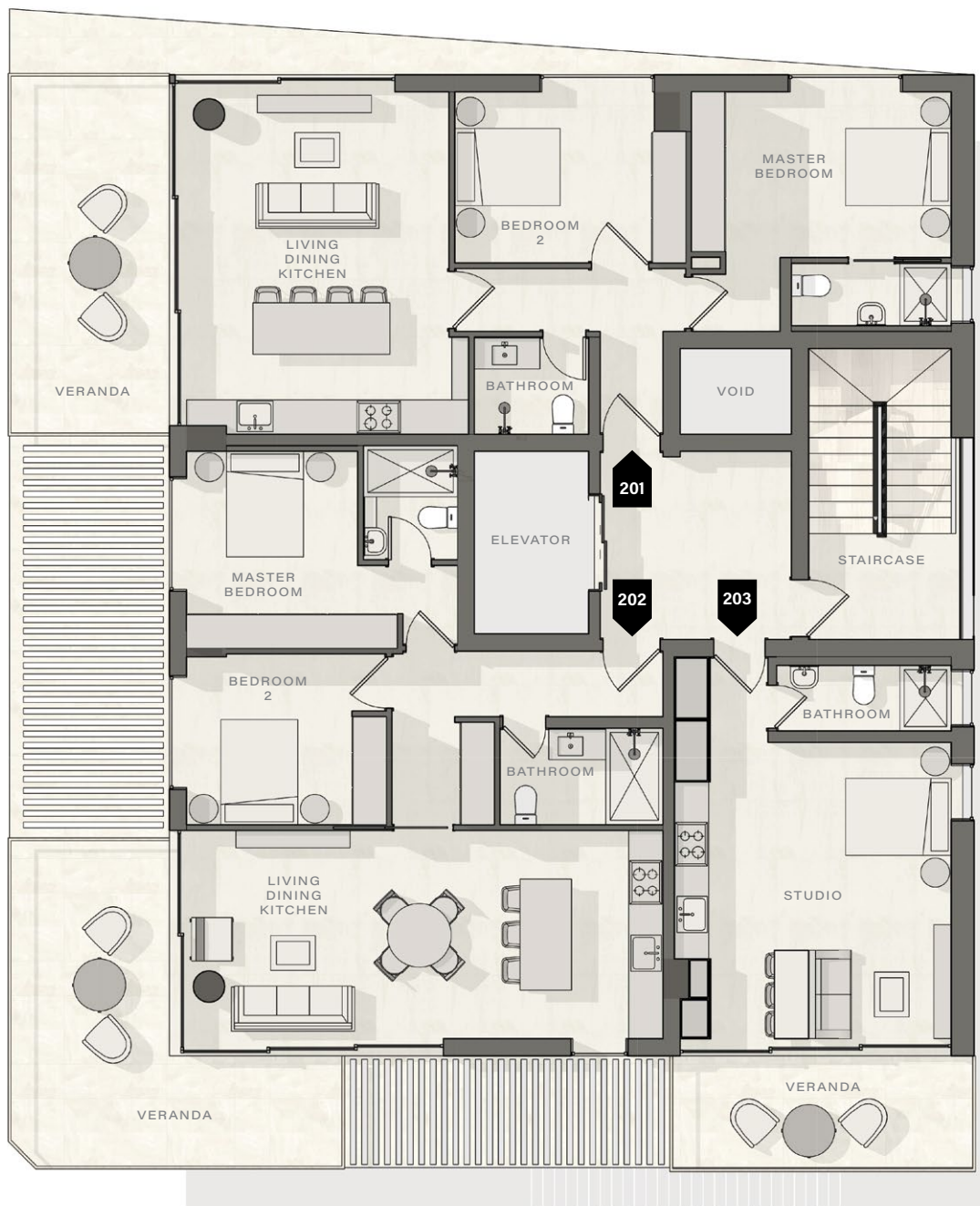
Dedicated parking spaces allow secure shaded parking with immediate access to the building.



FIRST FLOOR APARTMENT SCHEDULE

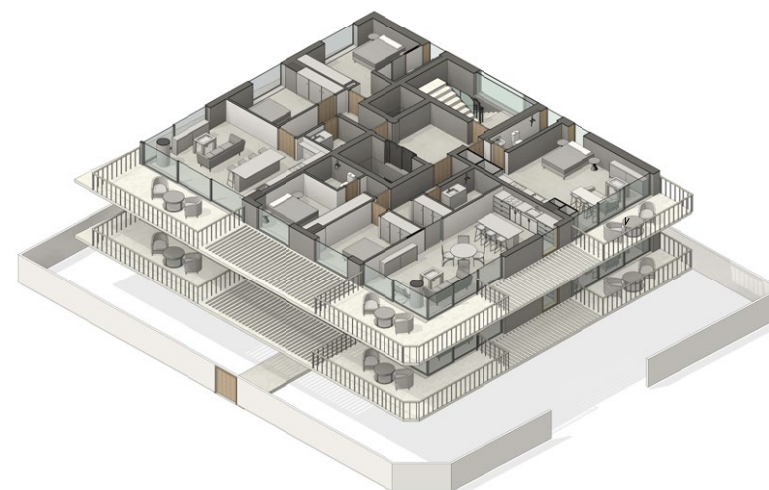
APARTMENT	FLOOR	BEDS	INTERNAL AREA	VERANDA
101	First	2	79.5m ²	15.5m ²
102	First	2	81m ²	22m ²
103	First	1	36.5m ²	9m ²

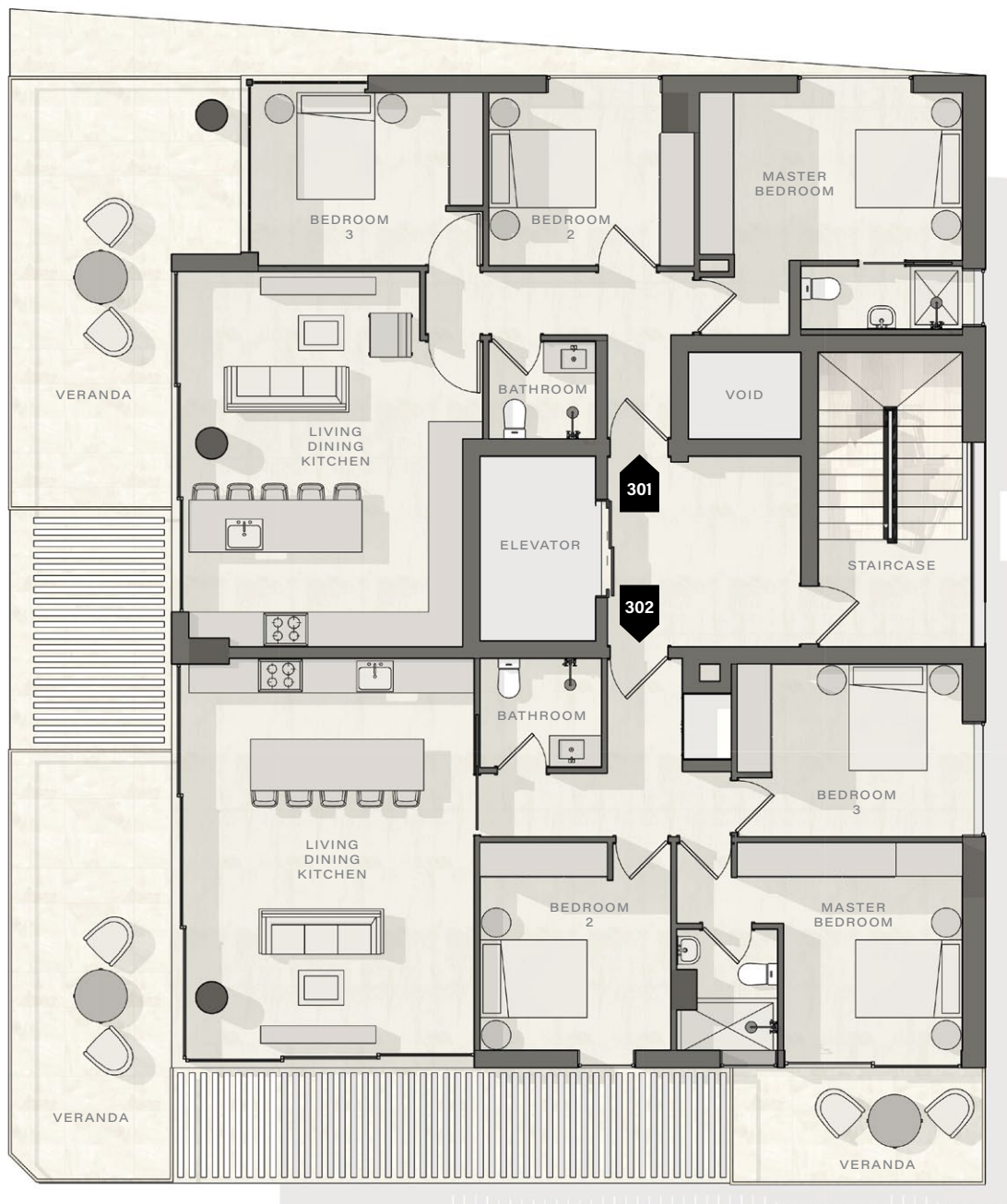




SECOND FLOOR APARTMENT SCHEDULE

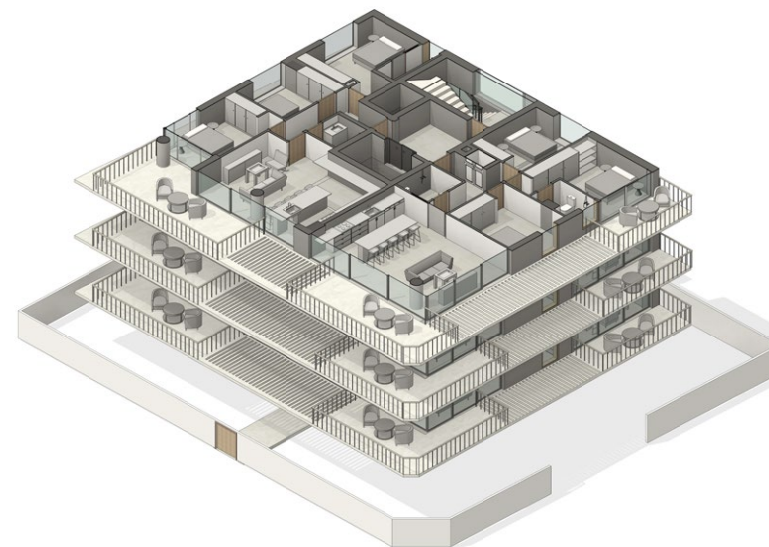
APARTMENT	FLOOR	BEDS	INTERNAL AREA	VERANDA
201	Second	2	79.5m ²	15.5m ²
202	Second	2	81m ²	22m ²
203	Second	1	36.5m ²	9m ²





THIRD FLOOR APARTMENT SCHEDULE

APARTMENT	FLOOR	BEDS	INTERNAL AREA	VERANDA
301	Third	3	95m ²	25m ²
302	Third	3	98m ²	30m ²





101

201

KAPSALOS LIMASSOL

2 bedroom apartment

Total area 95m²

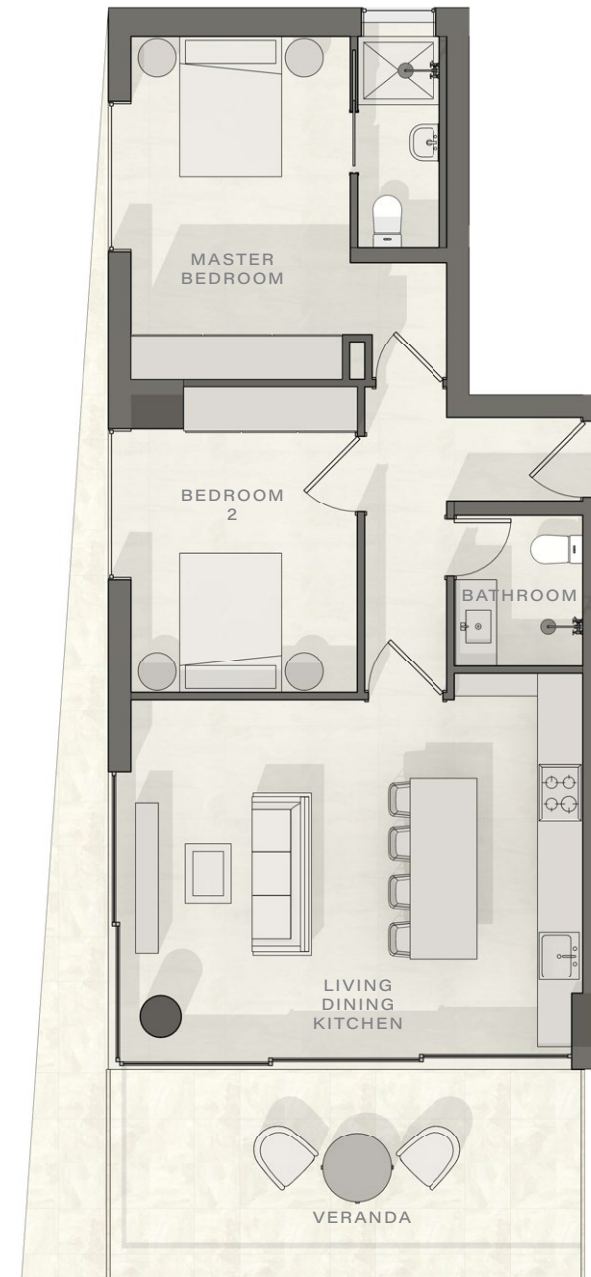
Living, dining, kitchen	4.6m x 6.05m	28m ²
Master bedroom	4.45m x 2.9m	13.5m ²
Bedroom 2	4.1m x 3m	11.8m ²
Master bathroom	1.1m x 2.3m	2.5m ²
Bathroom	1.8m x 1.9m	3.4m ²
Veranda	16.5m ²	

SALES OFFICE

Skyblaze, 132a Griva Digeni, Limassol 3101
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DISCLAIMER

Development images and computer generated images (CGI's) are indicative and may vary. Drawings and illustrations are not to scale and relate only to planning and construction stages which may not accurately reflect the completed scheme. Purchasers are advised to check plot specific dimensions, features and specifications prior to reservation. These particulars have been produced in good faith and are set out as a general guide and do not constitute the whole or part of any contract.



102

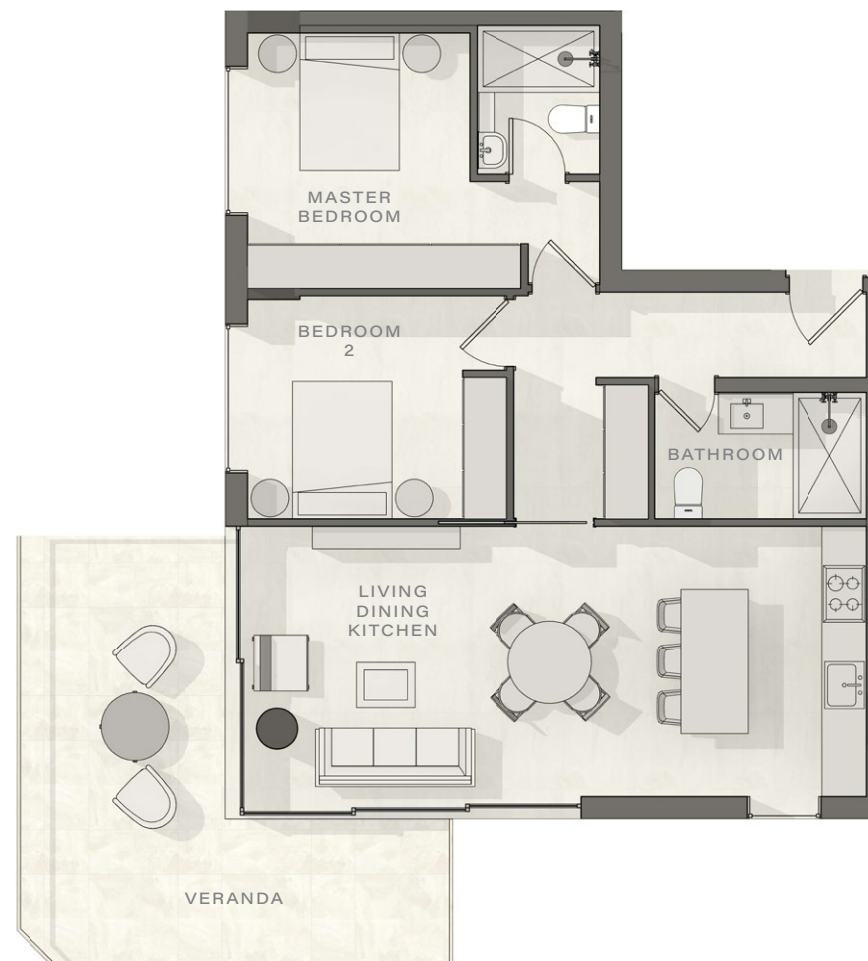
202

KAPSALOS LIMASSOL

2 bedroom apartment

Total area 103m²

Living, dining, kitchen	8.2m x 3.65m	29m ²
Master bedroom	3m x 3.55m	13m ²
Bedroom 2	2.95m x 3.5m	10m ²
Master bathroom	1.6m x 2.05m	3.2m ²
Bathroom	1.6m x 2.7m	4.5m ²
Veranda	22m ²	



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103

203

KAPSALOS LIMASSOL

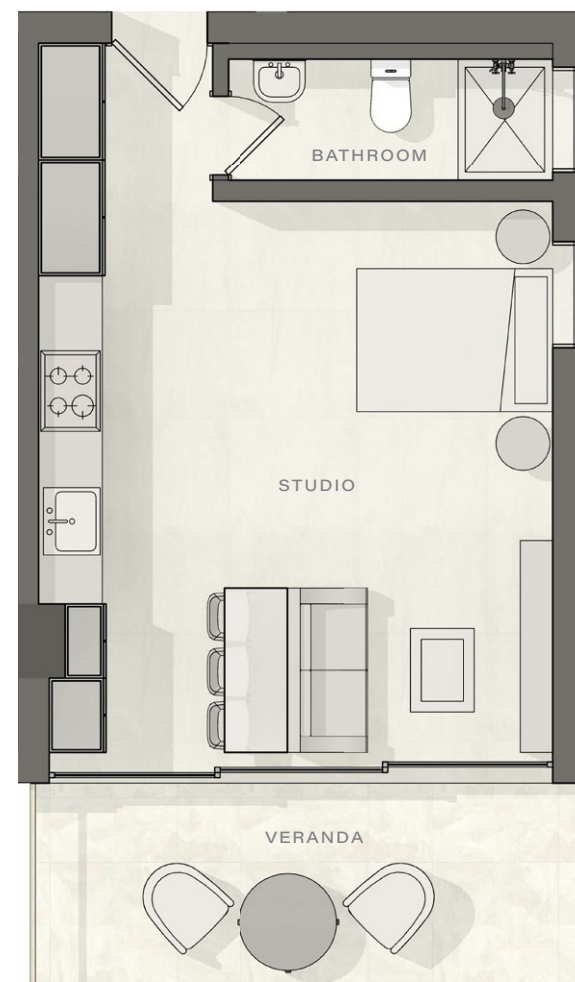
Studio apartment

Total area 45.5m²

Studio	4.45m x 6.7m	26m ²
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Bathroom	1.2m x 2.65m	3m ²
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Veranda	9m ²
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301

KAPSALOS LIMASSOL

3 bedroom apartment

Total area 120m²

Living, dining, kitchen	4.7m x 6.6m	31m ²
Master Bedroom	4.05m x 2.9m	13.5m ²
Bedroom 2	3m x 3.6m	10m ²
Bedroom 3	3m x 3.85m	11.5m ²
Master bathroom	2.3m x 1.1m	2.5m ²
Bathroom	1.8m x 1.7m	3m ²
Veranda	25m ²	

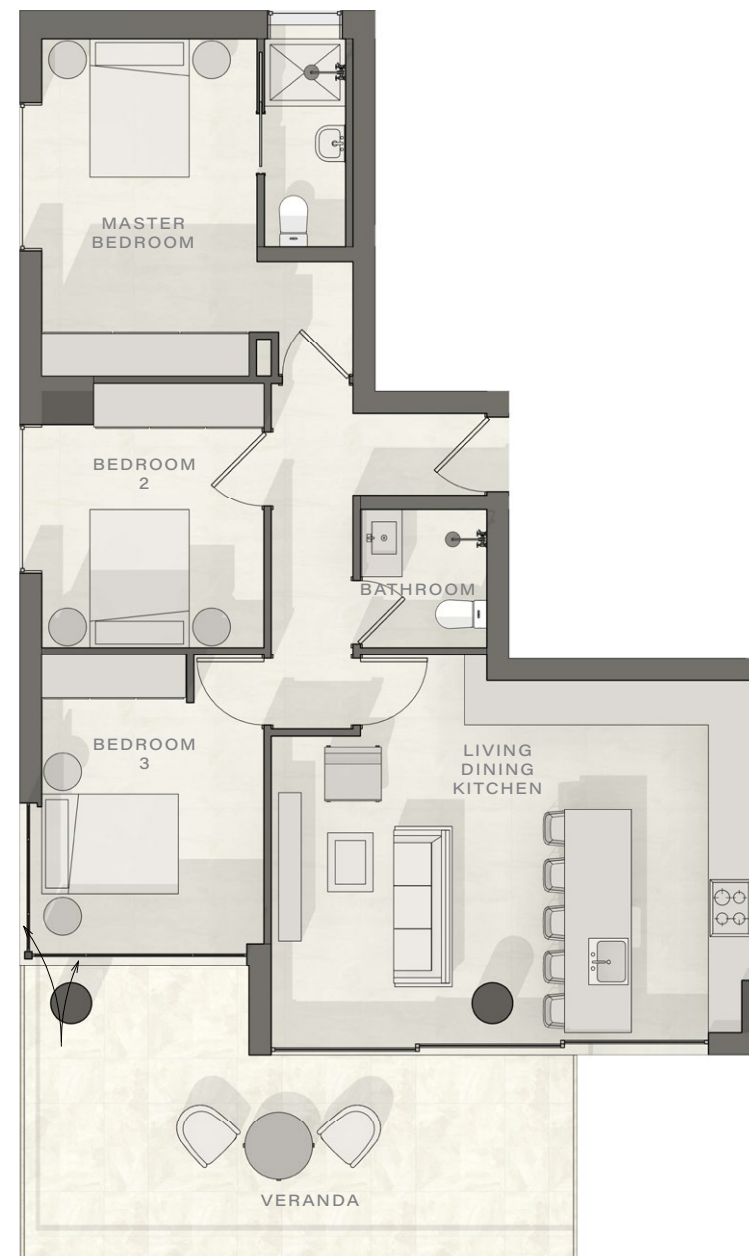
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302

KAPSALOS LIMASSOL

3 bedroom apartment

Total area 128m²

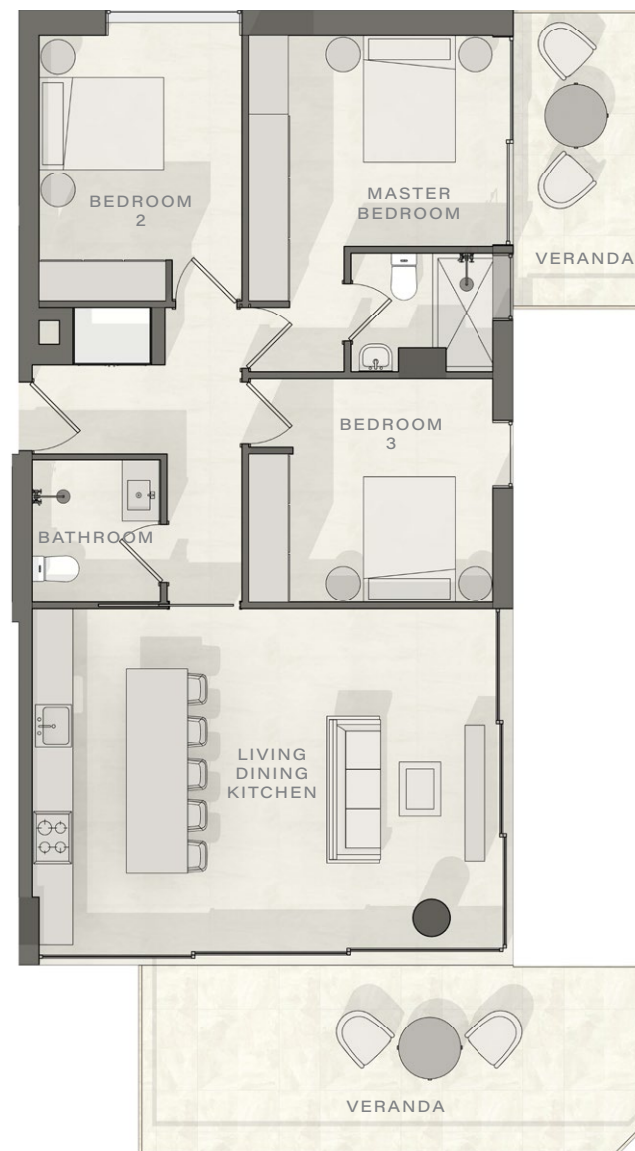
Living, dining, kitchen	4.9m x 6.7m	32.8m ²
Master bedroom	2.9m x 3.6m	12.9m ²
Bedroom 2	3.85m x 3m	11.5m ²
Bedroom 3	3.6m x 3.1m	11m ²
Master bathroom	1.65m x 2.1m	3.2m ²
Bathroom	2m x 2.1m	3.6m ²
Veranda	30m ²	

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SPECIFICATIONS

DEVELOPMENT

Structure	<ul style="list-style-type: none">- Sound and weather insulated aluminium entrance door- Reinforced concrete beams and slabs- Lightweight concrete above the reinforced concrete slabs for sound and thermal insulation
Parking	<ul style="list-style-type: none">- Covered parking for each apartment
Other Specifications	<ul style="list-style-type: none">- A/C provision in all room- Double glazed and thermal insulation glass- Solar panels for heating water- Photovoltaic panels for electricity- Energy performance in accordance with current building regulations
Finishes	<ul style="list-style-type: none">- Aluminium external windows, doors and sliding doors- Ceramic floor tiles for verandas and roof garden (if any)- Parking with polished concrete finish

APARTMENTS

Living Room & Bedrooms	<ul style="list-style-type: none">- Ceramic tiles or laminate wooden flooring- Flush laminated doors- Floor to ceiling made to measure wardrobes
Kitchen	<ul style="list-style-type: none">- Designer kitchen- Made-to-measure kitchen cupboards made of high-quality laminate panels- Ceramic tiles or laminate wooden flooring- Granite or marble worktop with top of the range fitted appliances
Bathrooms	<ul style="list-style-type: none">- Floor to ceiling ceramic tiles- High-quality sanitary fittings, designed according to architectural specification- Wall or ceiling mounted shower with enclosure (where applicable)- Made-to-measure vanity unit with illuminated demister mirror cabinet- Wall mounted towel rail and toilet paper holder
Electrical & Audio Visual	<ul style="list-style-type: none">- Dimmable lighting control- LED lighting throughout including balconies- Satellite system or cable TV installation- Telephone and data points in main rooms- USB points/ports- Electrical installation in accordance with the latest European standards- Smart home lighting and sound system (optional extra)



SKYBLAZE

DEVELOPMENTS

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KAPSALOS LIMASSOL PRICE LIST

Aigypou, Kapsalos, Limassol.

The property is being marketed for sale on a private treaty basis, subject to contract.

APARTMENT	FLOOR	BEDS	INTERNAL AREA	VERANDA	TOTAL	PARKING	ORIENTATION	ASKING PRICE	AVAILABILITY
101	First	2	79.5m ²	15.5m ²	95m ²	1	Mountain View	€280,000	Available
102	First	2	81m ²	22m ²	103m ²	1	Sea View	€285,000	Available
103	First	1	36.5m ²	9m ²	45.5m ²	1	Sea View	€145,000	Available
201	Second	2	79.5m ²	15.5m ²	95m ²	1	Mountain View	€280,000	Available
202	Second	2	81m ²	22m ²	103m ²	1	Sea View	€285,000	Available
203	Second	1	36.5m ²	9m ²	45.5m ²	1	Sea View	€145,000	Available
301	Third	3	95m ²	25m ²	120m ²	1	Mountain View	€355,000	Available
302	Third	3	98m ²	30m ²	128m ²	1	Sea View	€365,000	Available

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