



# OUR CROWN JEWEL

*Surrounded by water,  
Castle Residences are the  
only apartments in the sea in  
the Mediterranean and the  
final phase of development  
at Limassol Marina.*





*“We are proud to be concluding our development’s construction on this high note; this is our last residential phase, our Crown Jewel.”*

Imagine a life of luxurious freedom, a haven of elegant existence and affordable privilege; a place in which lavish opulence meets everyday comfort, where extravagance and amenity go hand in hand to create an effortless lifestyle. This is Castle Residences, the Crown Jewel of Limassol Marina. Fit for a king – or a queen – this is the only property development in the whole of the Mediterranean set atop the seas, and encircled entirely by water.

Gently sun-washed, courted by high blue skies and surrounded by azure seas, Castle Residences is the final phase of the successful Marina development, and possibly the most highly anticipated project of the kind in the region. Boasting a total of 61 deluxe-living apartments, construction is underway and already quoting unprecedented success, offering potential buyers one last chance to own an exclusive property and enjoy a life of infinite opportunity and pleasure.

“Owning a home on the sea, particularly in this location and at this pricing, is a rare and hugely enticing proposition,” reveals CEO of Limassol Marina Andreas Christodoulides, who professes great delight in the successful conclusion of the project. “We are proud to be concluding our development’s construction on this high note; this

is our last residential phase, our Crown Jewel. These chances don’t come around very often,” he adds, referring to the rarity of such select projects, “and we have every confidence that the unique product offering will continue to be embraced with enthusiasm.”

#### **Life On The Blue**

For those who have already chosen to embrace life on the blue the project epitomises the essence of luxury living not by, but directly on the sea. Set on a private island – the only one of its kind in the Mediterranean – the properties are fit for royalty, with their crowning views of cerulean horizons, the magnificent Limassol Marina and the coastal city itself.

Accessed by a private bridge, these homes are mere steps from the beach, and in close proximity to luxury dining, shopping and leisure facilities. Nurtured by the full-service Marina – designed by a world-renowned team of architects and engineers, and boasting an enticing mix of gourmet restaurants, high-end retailers, and first-class yachting opportunities – the development is the ultimate in luxury, security and privacy: round-the-clock concierge services; priority berthing; anti-seismic design throughout; video-phone access to the main luxury entrance and lobby;



covered private parking with an electrically-operated control gate; and exclusive access to the sea, and communal swimming pool. In-house property management services also offer year-round maintenance and rental opportunities for property owners within the development.

#### **Luxury Living**

Created to cater to the discerning buyer’s individual desires, each of the spacious two, three, and four-bedroom homes and duplex apartments comes complete with every amenity of luxury living. Housed in five closely interlinked buildings which surround the common gardens, the residences soar to seven floors above the sea, delivering spectacular views from the homes’ covered terraces, uncovered verandas and sun-decks. While many of the ground-floor residences enjoy verdant green gardens and private Jacuzzis, the higher floors boast secluded pool spas from which to appreciate the unrivalled beauty of the Mediterranean.

The interior of each property is no less lavish. Floors and staircases are marble-paved throughout the communal and living areas, bedrooms are furnished with floating parquet and electrically operated rolling shutters on each of the external doors and windows, while both living and sleep-

ing areas are equipped with dimmable lighting systems. Insulated walls and roofs, underfloor heating, air conditioning and double glazing throughout offer complete climatic comfort, in one of the very few developments in Southern Europe with an advanced decentralised geo-exchange and heat recovery system which exploits the sea water.

Each kitchen comes complete with Corian work-tops and stations, while imported high-quality sanitary ware and accessories are installed throughout. Epicures of a gastronomic inclination will enjoy the numerous benefits of the comprehensive pre-fitted kitchen accoutrements: concealed wall-mounted mixers, ceramic hobs, a refrigerator, electric oven, extractor hood, microwave, washing machine, dishwasher and tumble dryer – all those little luxuries required by the gourmet cook. Bathrooms are marble-lined, and fitted with individual pressurised water systems and hot water cylinders, while glazed cubicles, tempered glass splash screens and heated towel rails perfect this indulgent lifestyle experience.

#### **Maritime Perfection**

For those who aspire to waterfront living, Castle Residences takes things one step further, offering the pinnacle of residential indulgence actually on the water. Complete with the opportunity for private moorings from 12m cruisers to superyachts of 110m in length – a scale almost unprecedented in the region – the berths are mere metres from the private island's main entrance. Deceptively tranquil in terms of atmosphere, the Marina combines a richly diverting choice of entertainment (restaurants boasting ex-



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quisite local and international cuisine; cocktail, wine and cigar lounges; elegant fashion designer boutiques and a gallery) with every potential convenience (including a bank, pharmacy, car-rental service, fully-equipped chandlery, and a helipad). The on-site spa and fitness club provides a professional team of consultants for all wellness, health, fitness and lifestyle goals, while those with more cultural interests can avail themselves of the events and facilities at the Limassol Marina Cultural Centre: an impeccably renovated traditional warehouse, which not only houses a marine training school and multi-purpose function rooms but also features rotating art exhibitions and musical concerts.

A step further, and the vibrant town of Limassol is at your feet. The jewel in the island's crown, Limassol is its second largest city, renowned for its vibrant atmosphere, welcoming hospitality, international community and superior taste. Built between two ancient cities, this is a place which marries tradition and modernity. Like the apartments at Castle Residences, this delightful port town – which has long been the main maritime entrance to the island – is a sea of endlessly diverting possibility and infinite opportunity.

Owning a home in such a locale guarantees a stress-free, sun-soaked existence atop the freedom of the seas: the very essence of the life royale.



*For more information on Castle Residences or to book a private tour of the luxury properties, contact +357 25 020 020 or visit [www.limassolmarina.com](http://www.limassolmarina.com)*