



Limassol Marina

Nereids, Thetis & Dioni Residences

Choose from an exclusive range of luxury apartments and penthouses.

Nereids Residences are situated within a beautifully integrated neighbourhood distinguished by uninterrupted sea views, open space and a communal swimming pool.

Thetis Residences are just steps away from the sea and in close proximity to Limassol Marina's fashionable shopping and dining area.

Dioni Residences are in the heart of the development, overlooking the main square and adjacent to its stylish shops and elegant boutiques.

To arrange a private viewing
call us on +357 25 820 511
or visit limassolmarina.com



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

Limassol Marina's exclusive residences deliver the very best in waterfront living. This outstanding collection of stylish homes provides a luxurious retreat just a short stroll from the historic heart of Limassol town.

Nereids Residences offer a choice of exceptional one, two and three-bedroom apartments and penthouses across nine beautifully designed buildings. The spacious ground floor apartments open on to their own private gardens, while the communal landscaped areas include a swimming pool for the exclusive use of the residents.

Thetis Residences are elegant one, two and three-bedroom apartments and a four-bedroom penthouse. Close to Limassol Marina's shopping and leisure facilities, these wonderful homes have stunning views of the Marina and the Mediterranean.

Dioni Residences are a small collection of stylish one, two and three-bedroom apartments, with a communal swimming pool. Overlooking the main square, these luxurious homes are adjacent to the exclusive shopping area.

Limassol Marina is an exclusive waterfront development 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'.

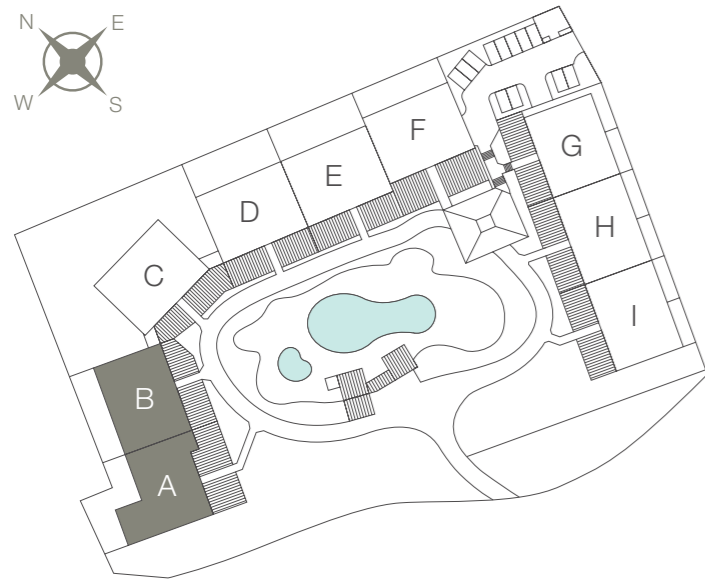


Nereids Residences
Luxury apartments ready to move into.



Nereids Residences

Buildings A / B



Siteplan



East view



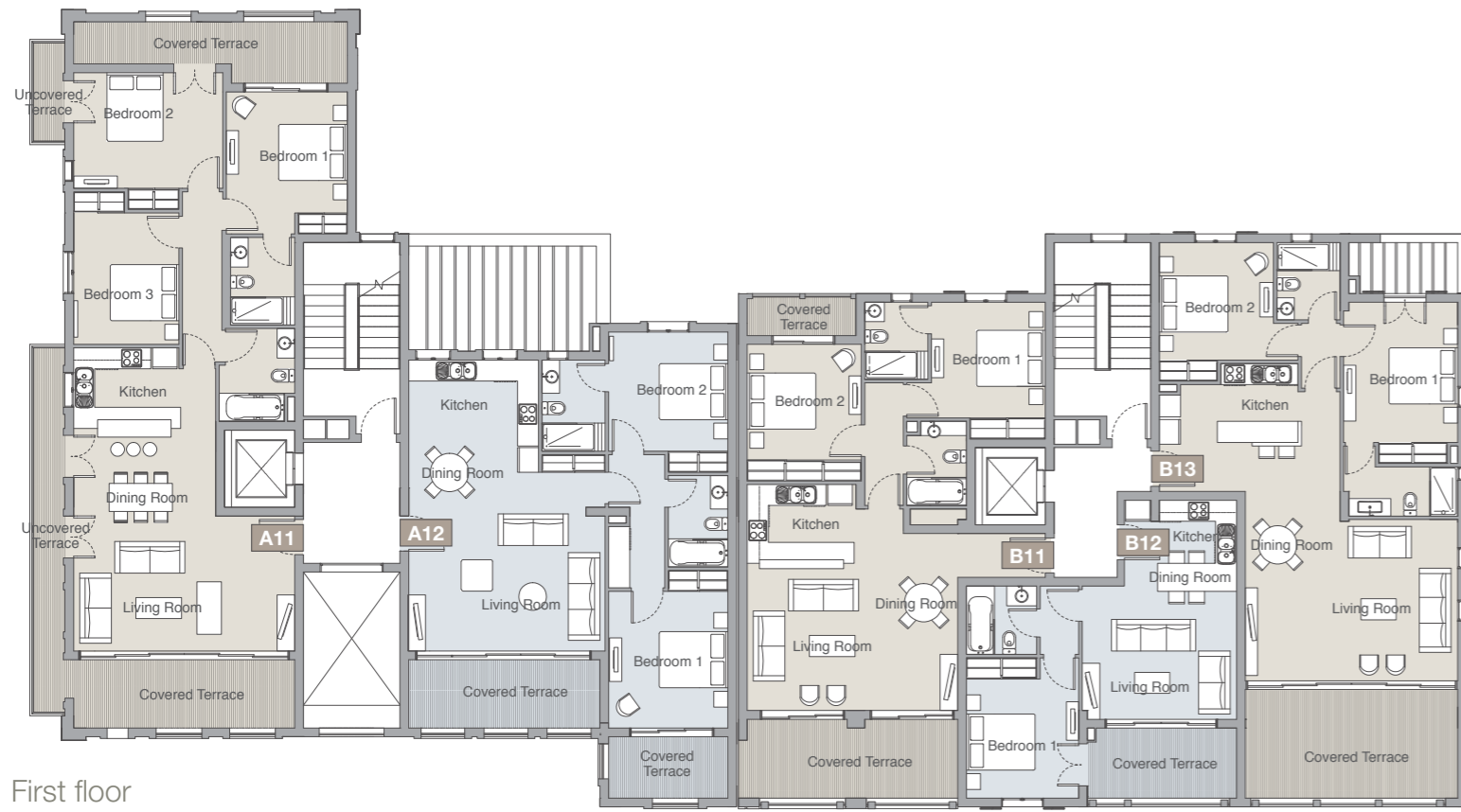
West view



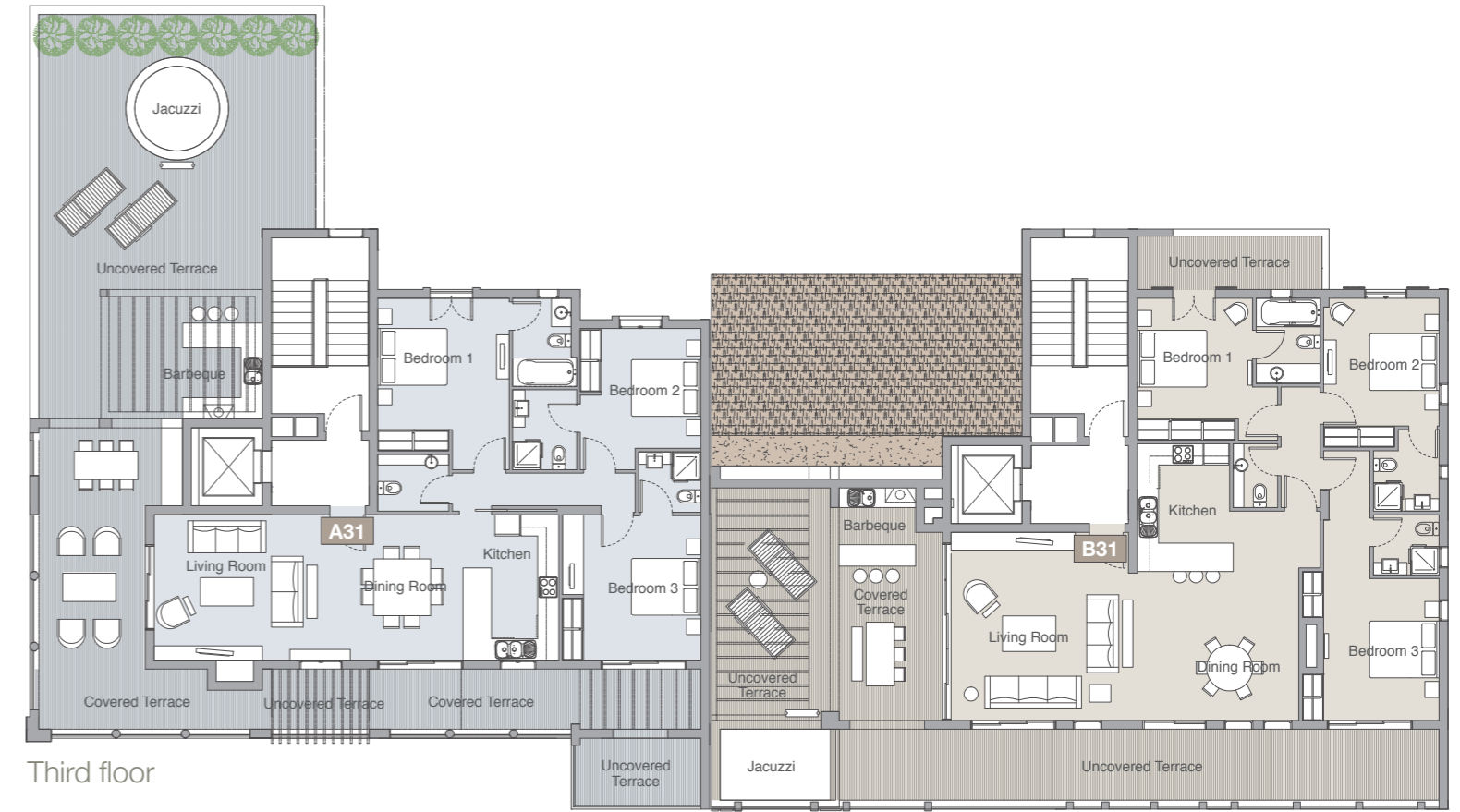
Ground floor

Nereids Residences

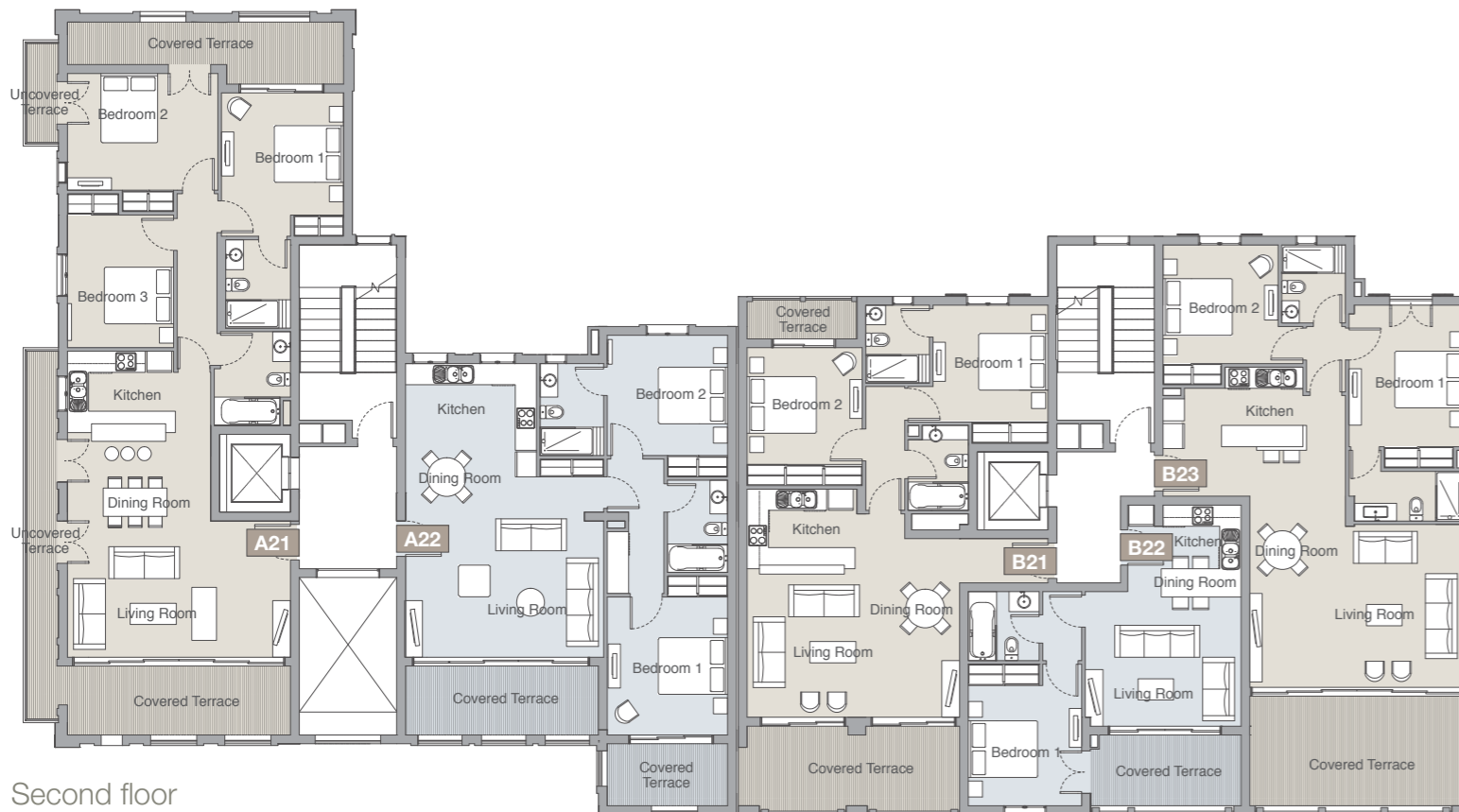
Buildings A / B



First floor

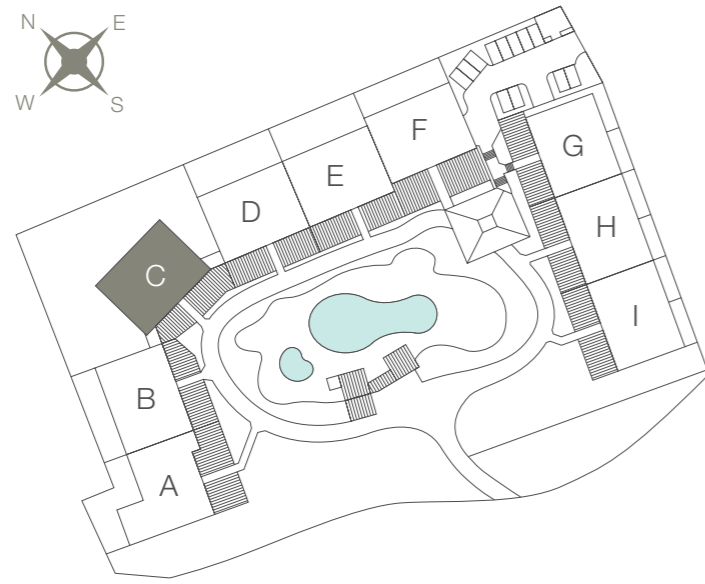


Third floor



Second floor

Nereids Residences
Building C



Siteplan



South view

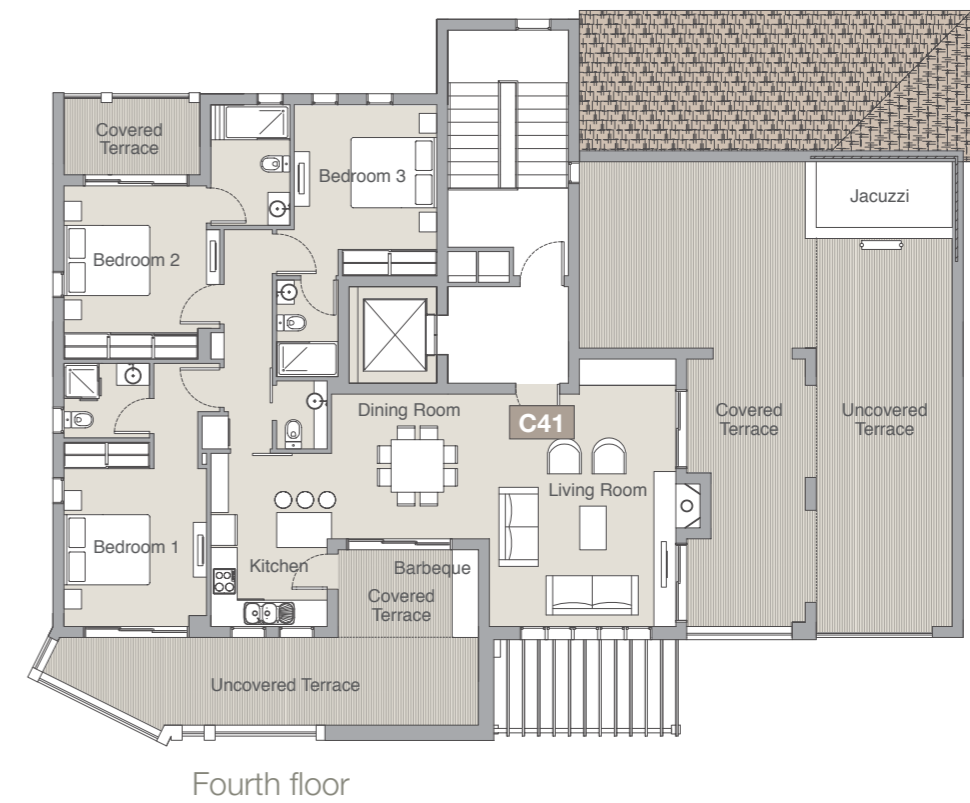


North view

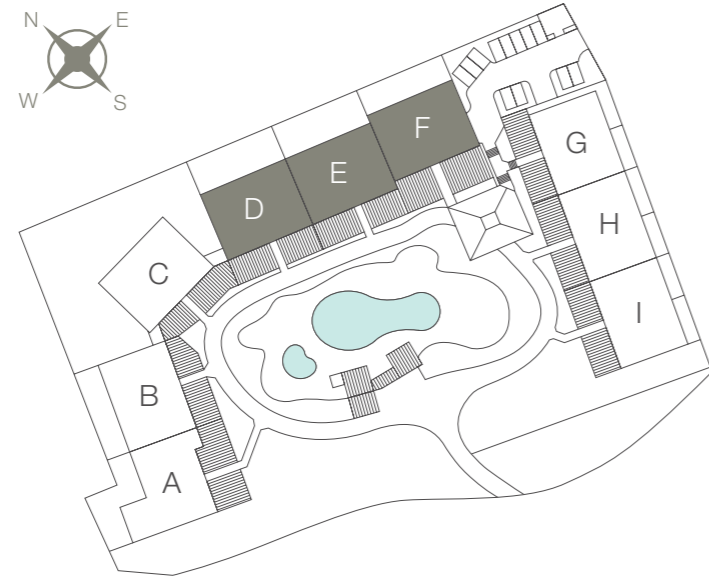


Ground floor

Nereids Residences
Building C



Nereids Residences
Buildings D / E / F



Siteplan



South view



North view

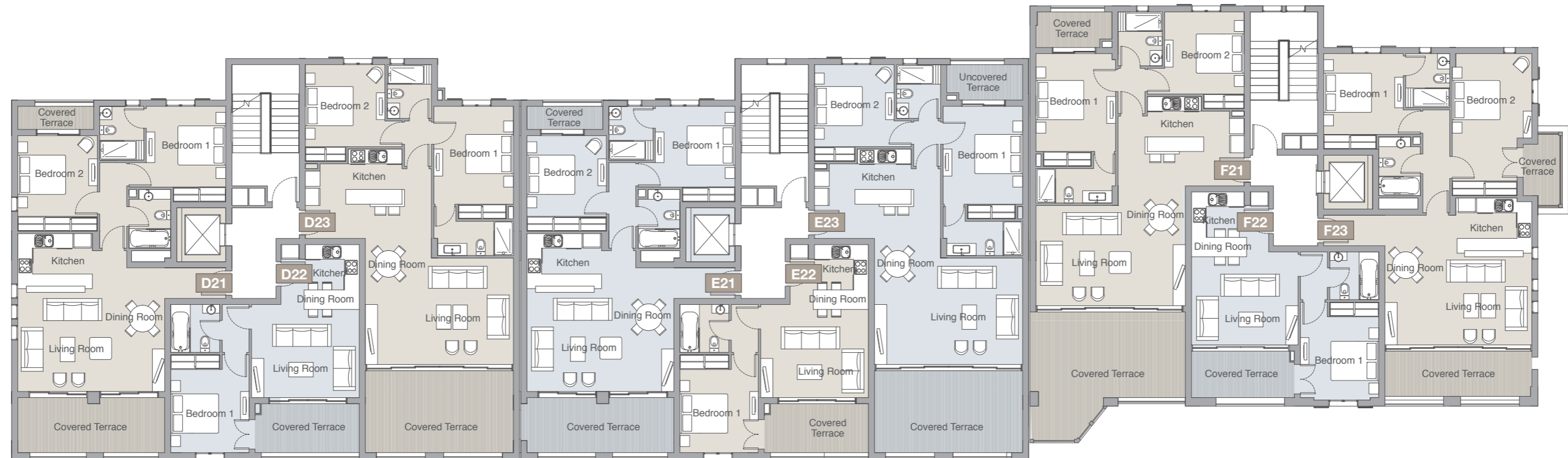


Ground floor

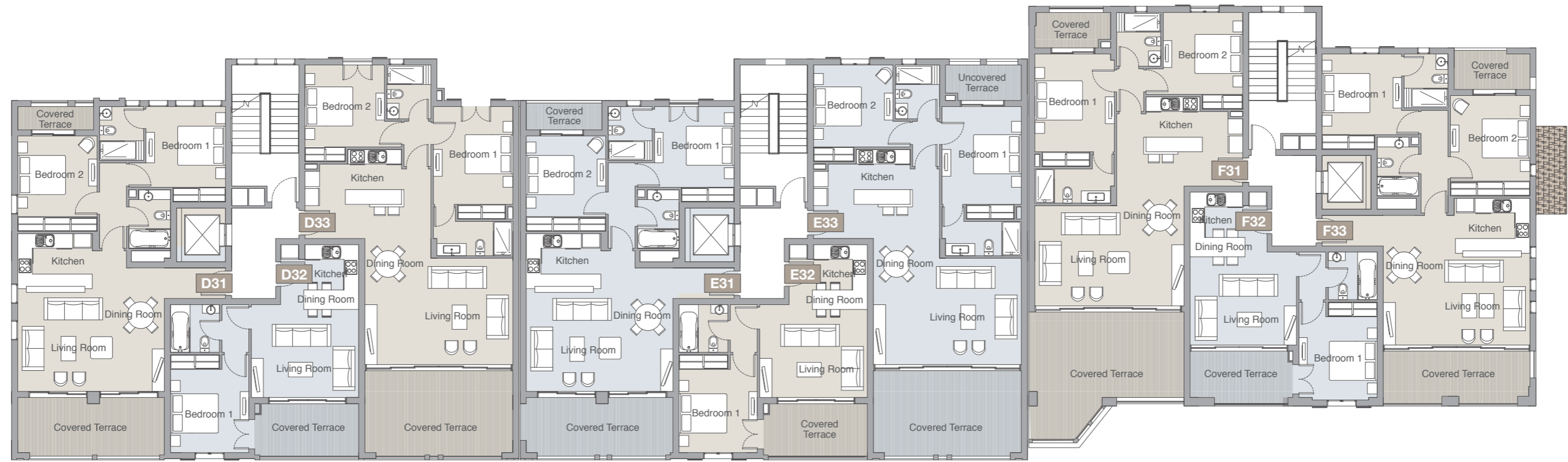
Nereids Residences
Buildings D / E / F



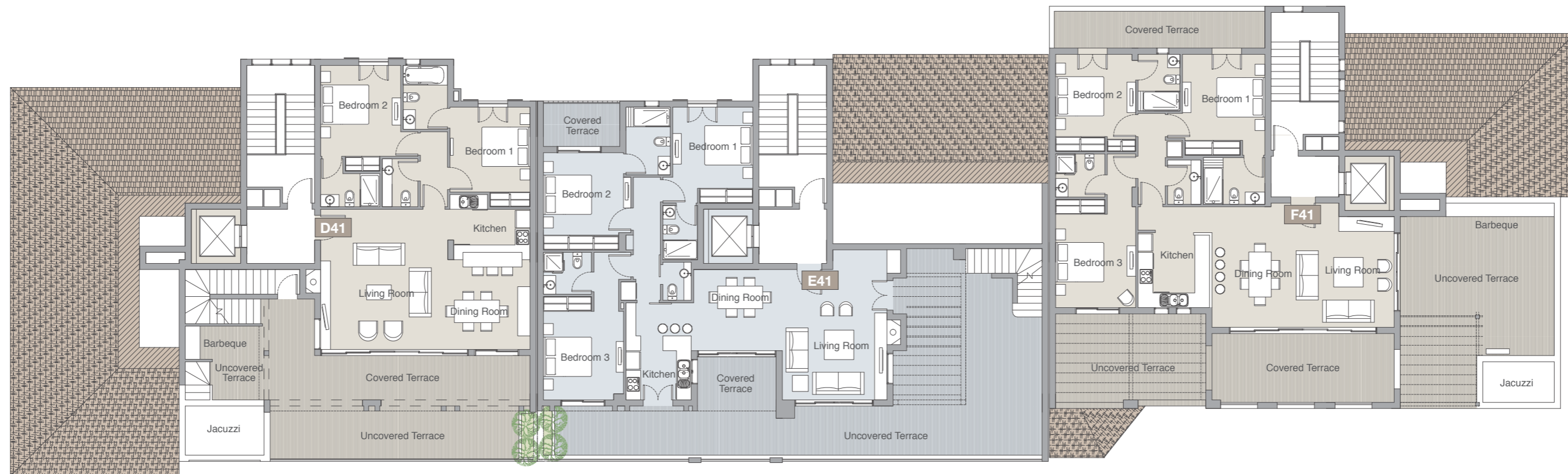
First floor



Second floor

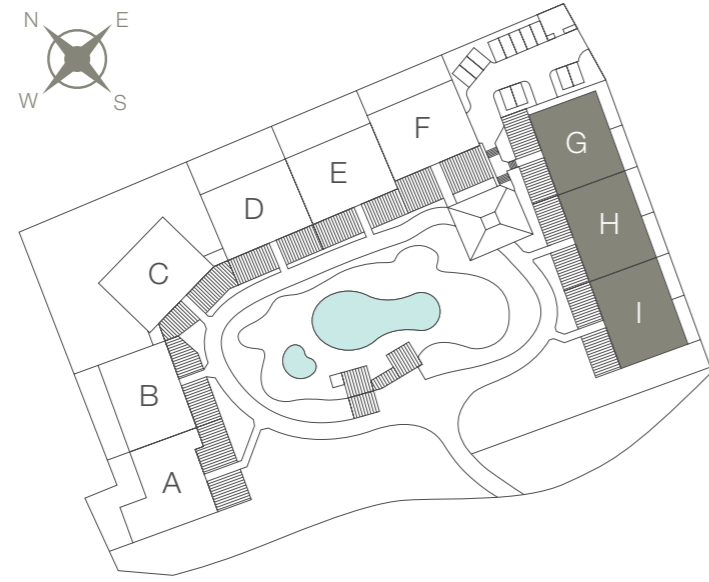


Third floor



Fourth floor

Nereids Residences
Buildings G / H / I



Siteplan



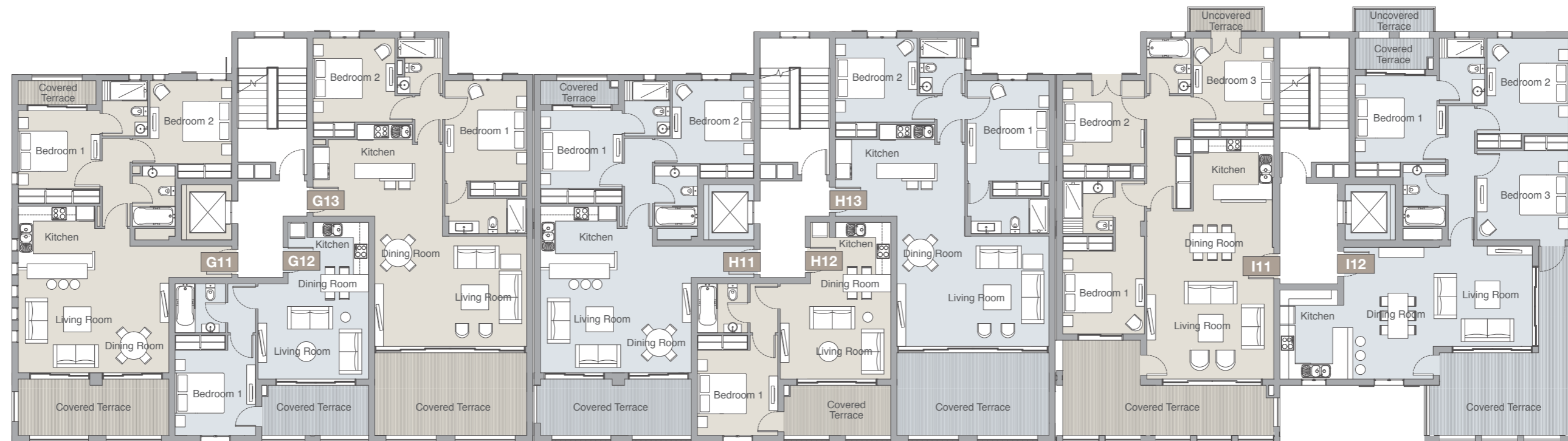
West view



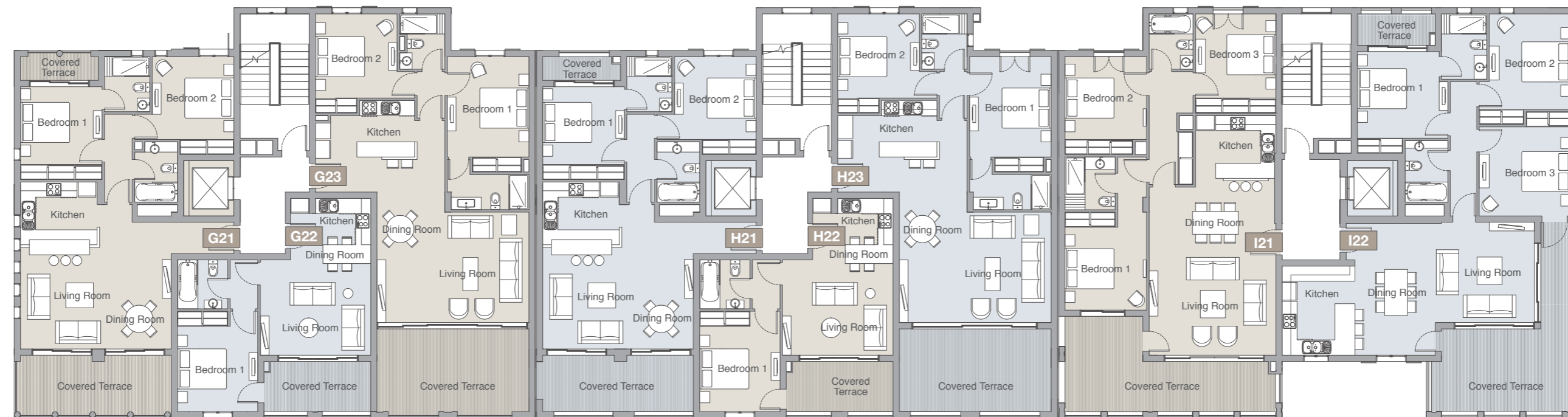
East view



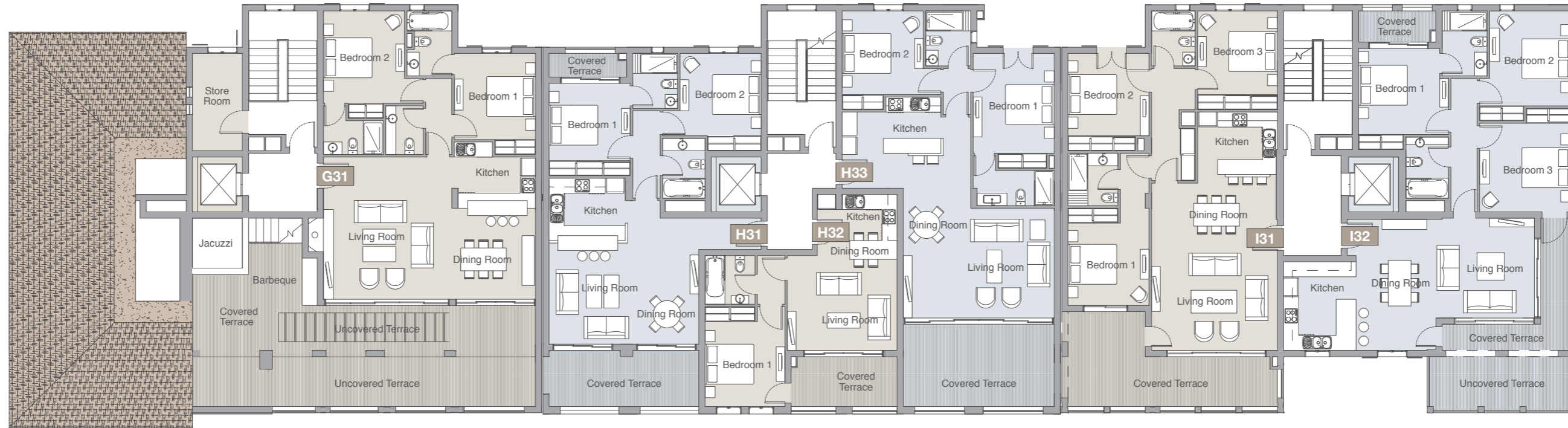
Ground floor



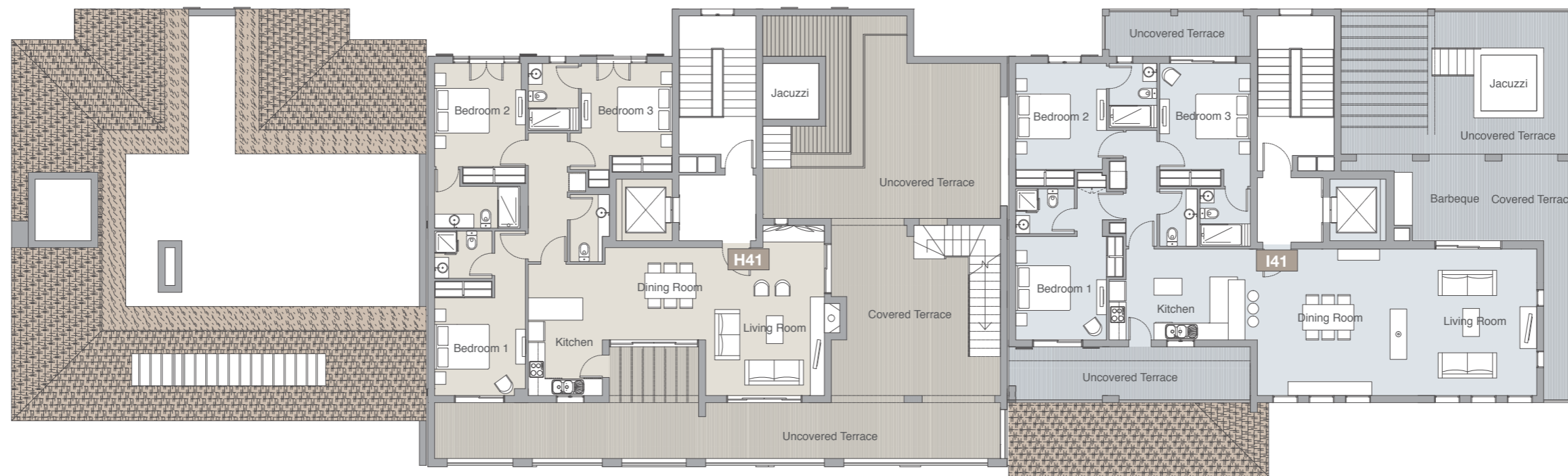
First floor



Second floor



Third floor

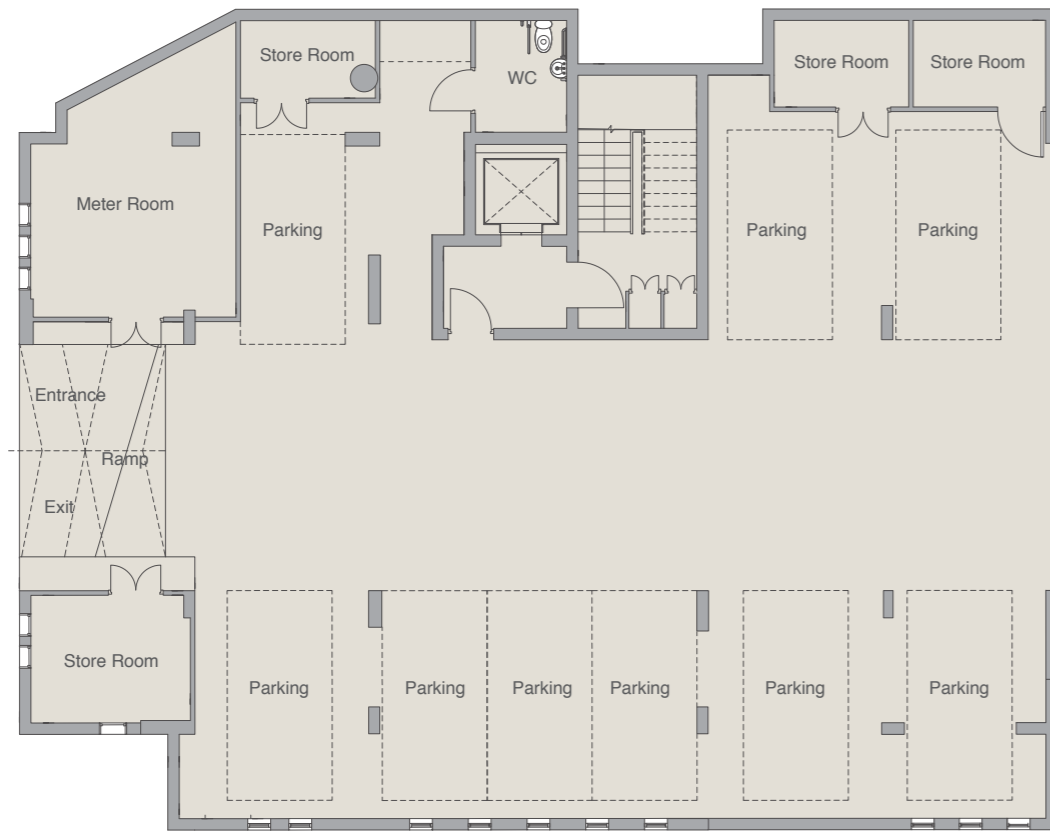


Fourth floor

Thetis Residences
Luxury apartments ready to move into.



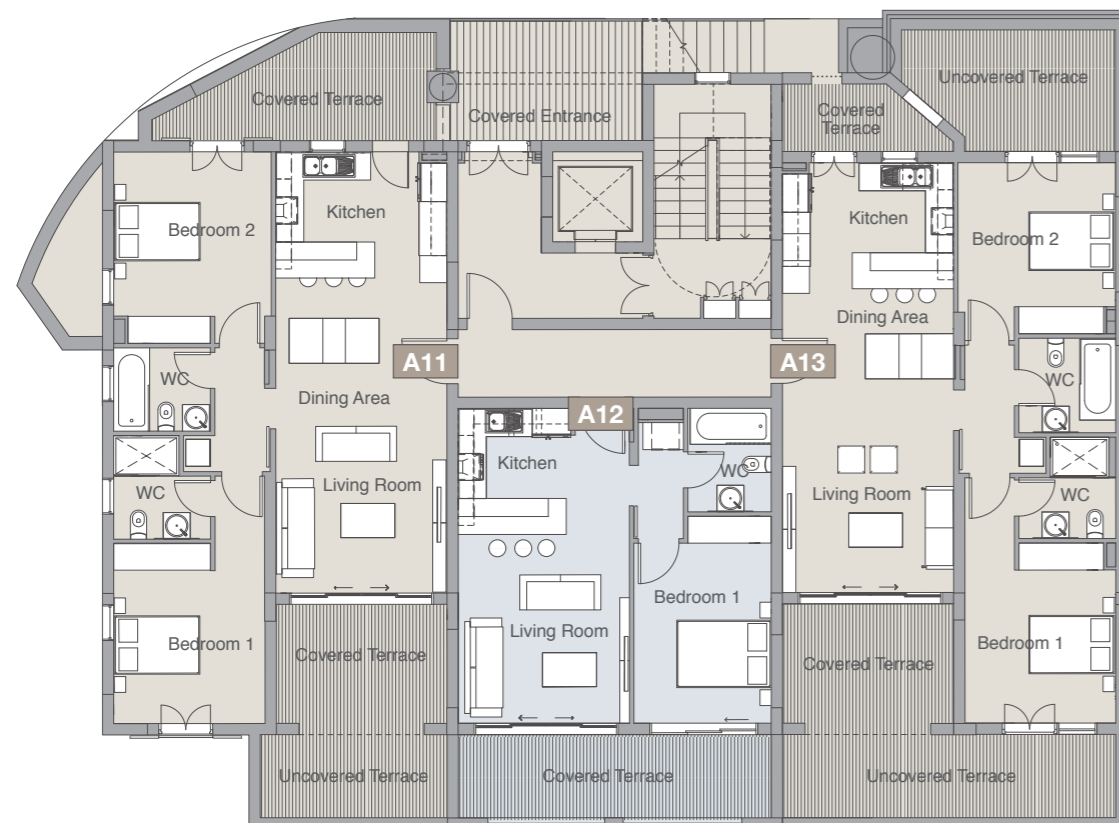
Thetis Residences
Building A



Ground floor



Second floor

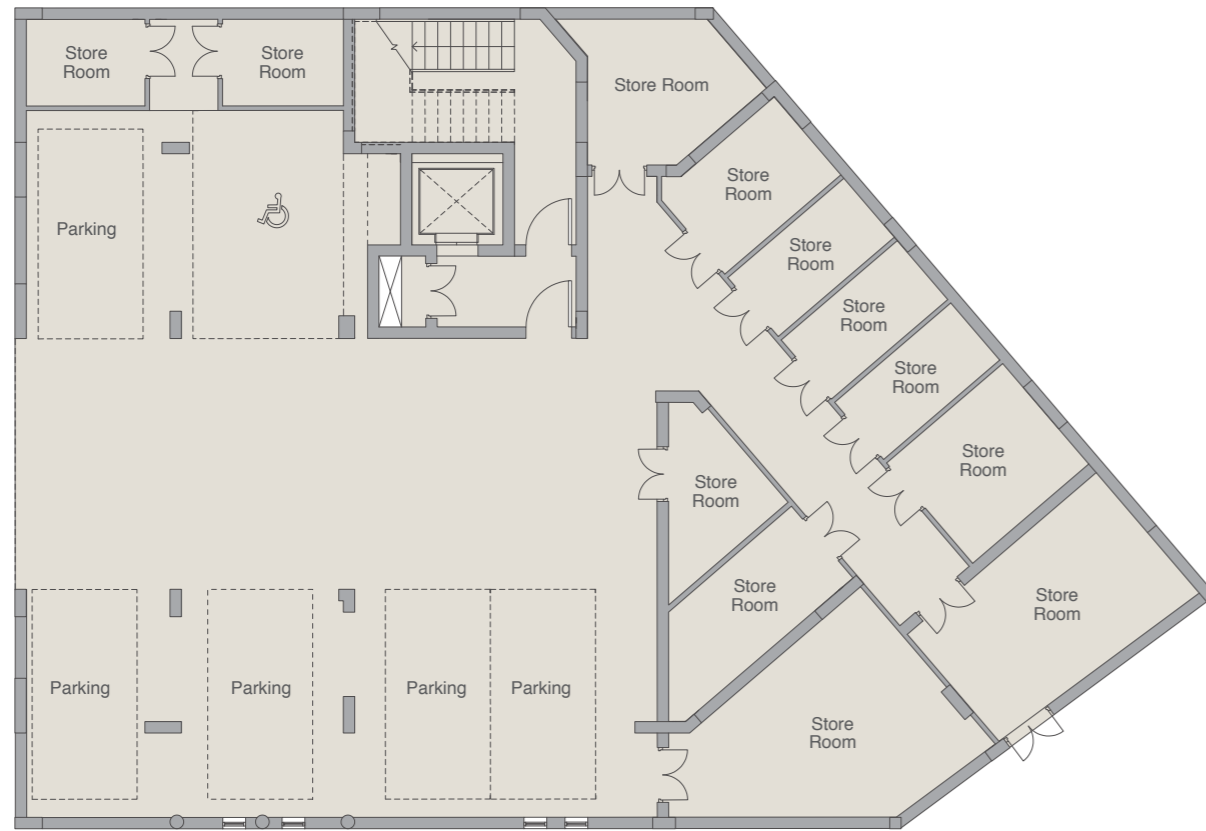


First floor

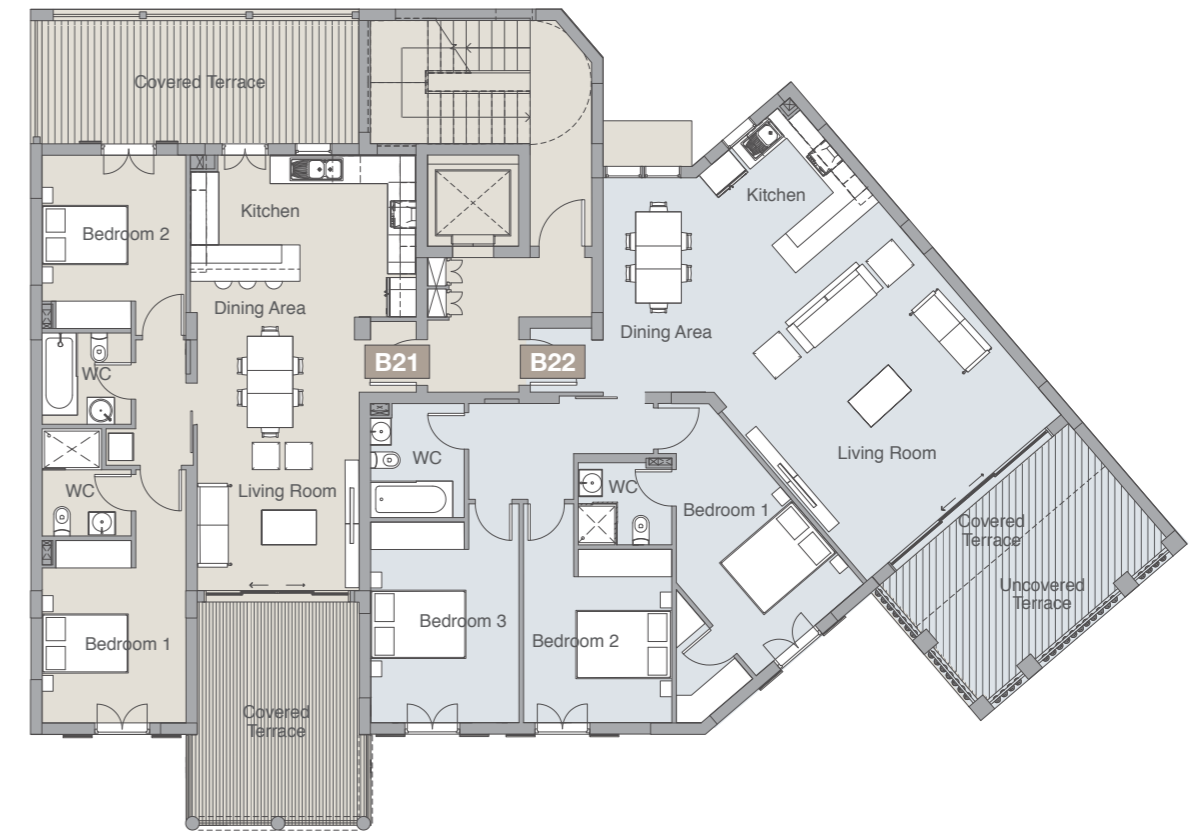


Third floor

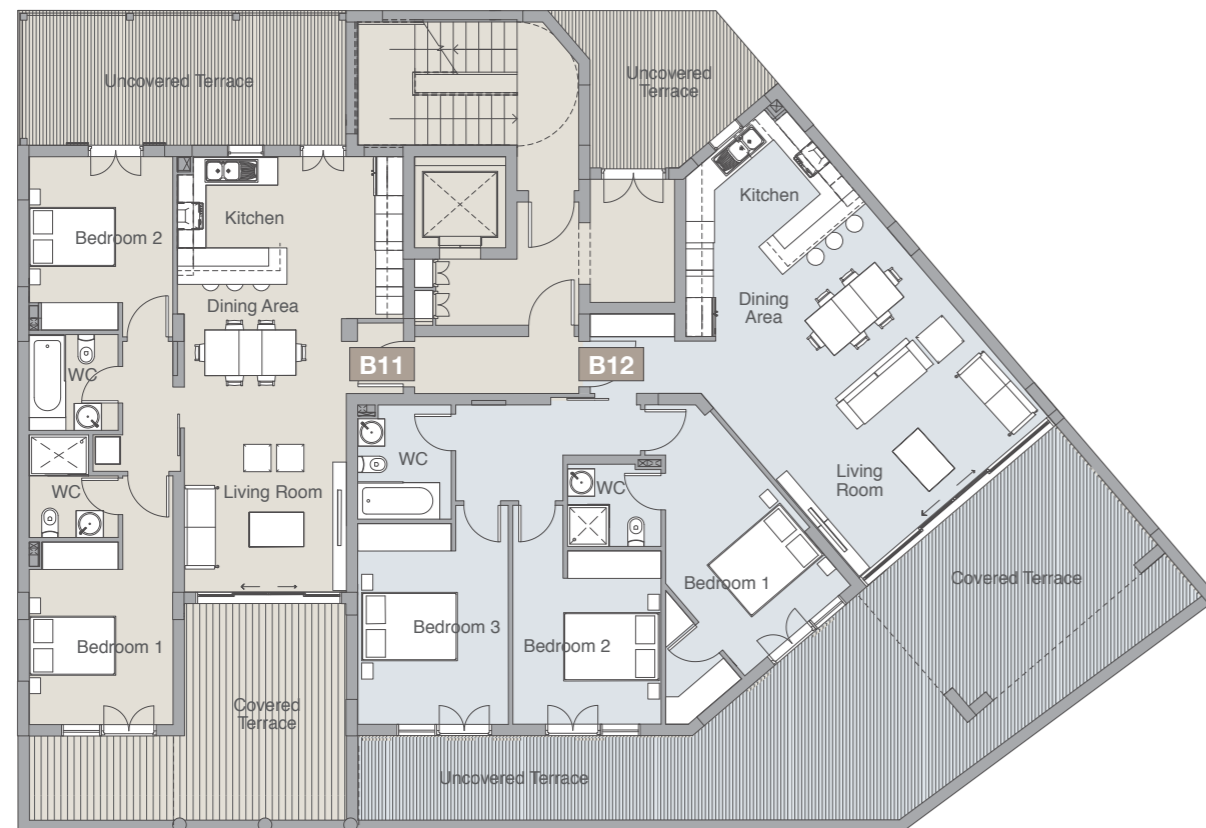
Thetis Residences
Building B



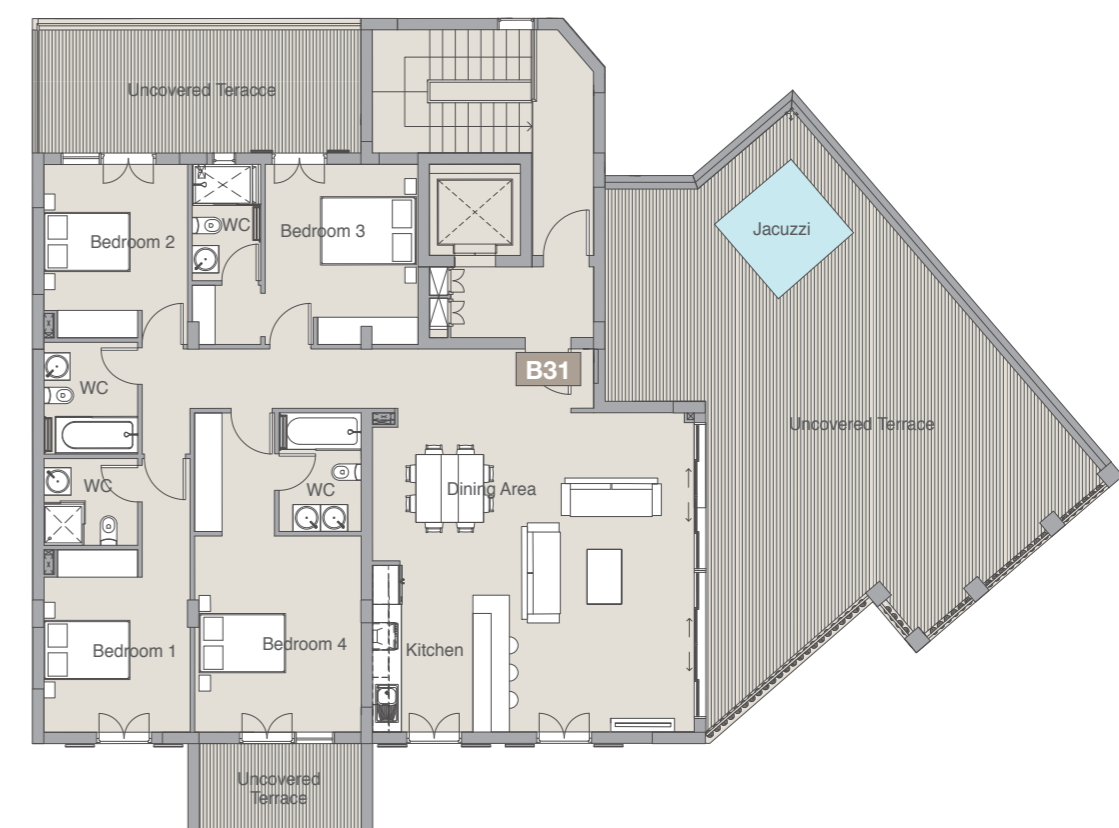
Ground floor



Second floor



First floor



Third floor

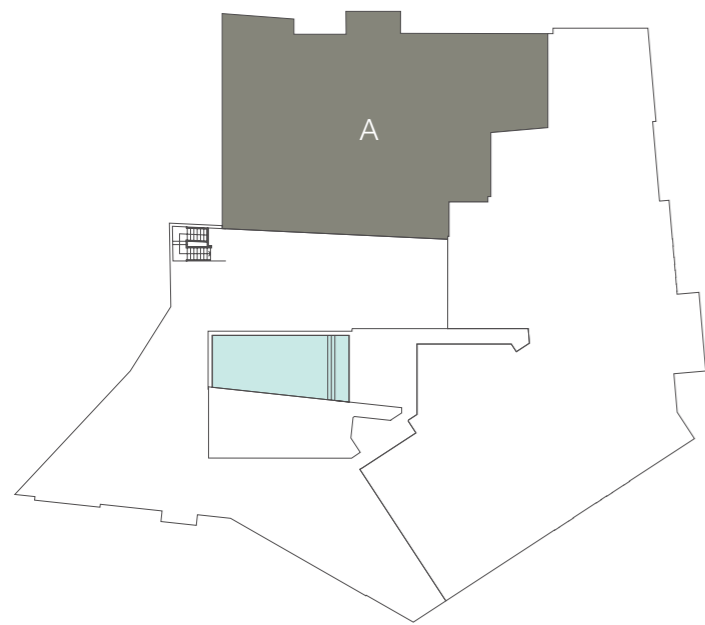
Dioni Residences
Building A

Dioni Residences
Building B

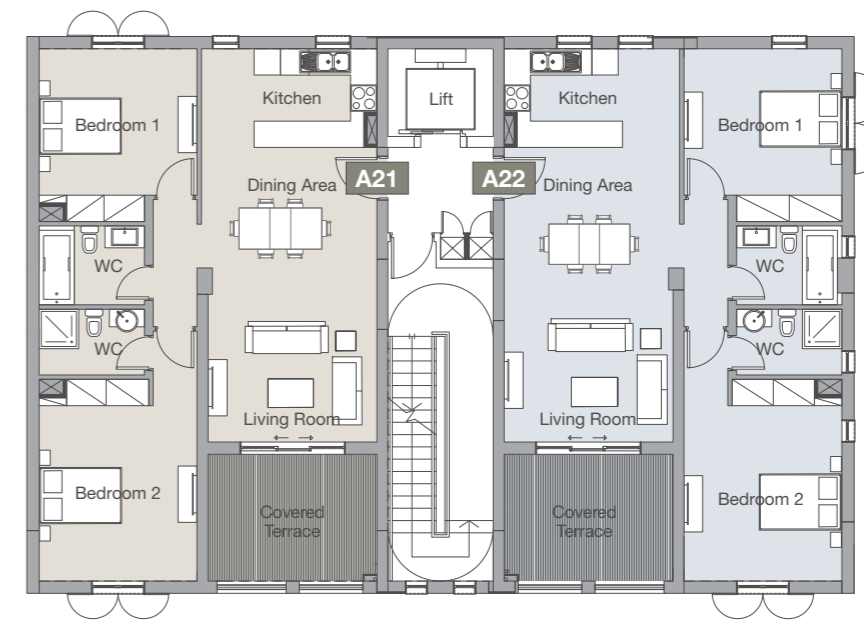
Dioni Residences



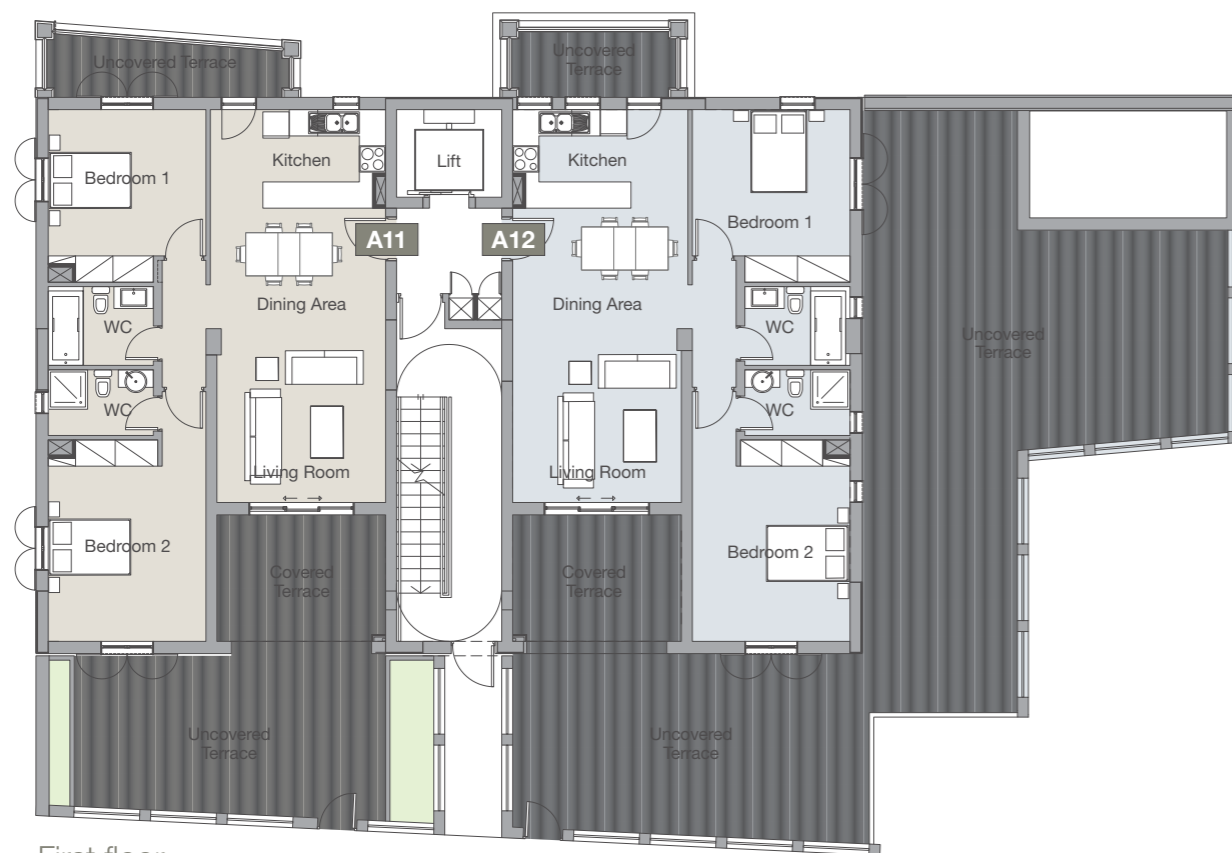
Dioni Residences
Building A



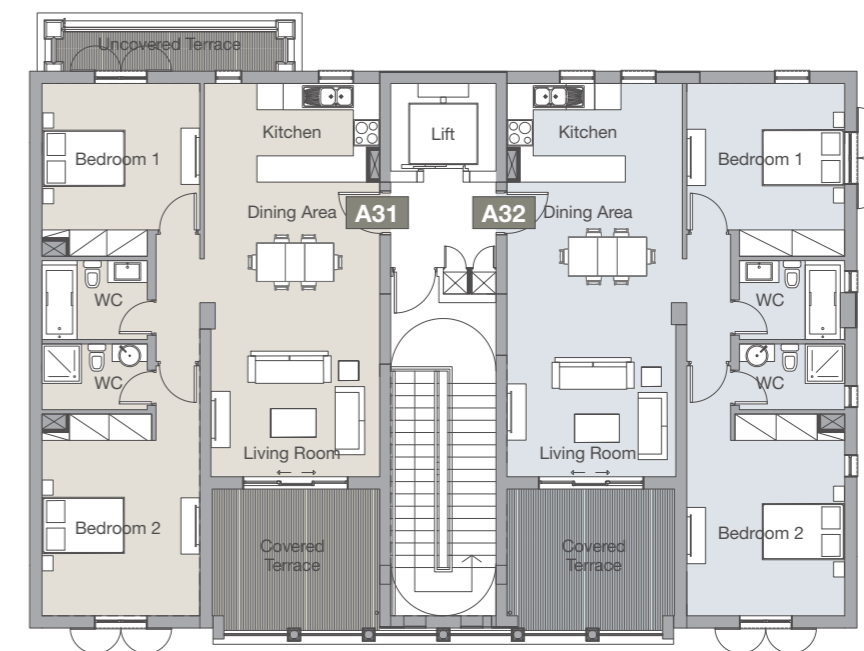
Siteplan



Second floor



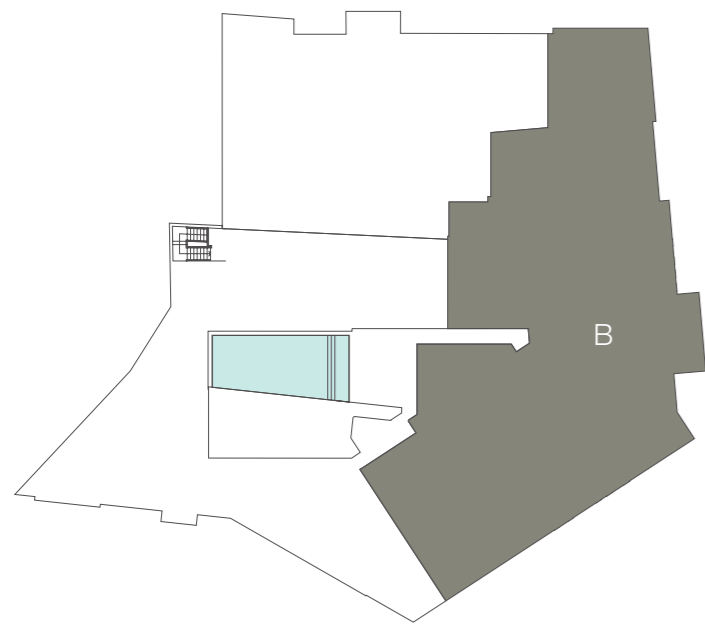
First floor
(Swimming pool level)



Third floor



Dioni Residences
Building B



Siteplan



First floor
(Swimming pool level)



Second floor





Third floor



Sundeck



Nereids Residences - Schedule of areas

Apartment	Floor	Bedrooms	Covered Area m ²	Covered Terraces m ²	Common Area m ²	Total Covered Area m ²	Uncovered Terraces m ²	Garden m ²
Building A								
A01	GF	3	114	29	20	163	-	313
A02	GF	2	96	20	16	132	29	127
A11	1 ST	3	114	29	20	163	14	-
A12	1 ST	2	96	20	16	132	-	-
A21	2 ND	3	114	29	20	163	-	-
A22	2 ND	2	96	20	16	132	-	-
A31	3 RD	3	129	49	24	202	108	-

Apartment	Floor	Bedrooms	Covered Area m ²	Covered Terraces m ²	Common Area m ²	Total Covered Area m ²	Uncovered Terraces m ²	Garden m ²
Building B								
B01	GF	3	111	20	17	148	15	118
B02	GF	3	114	26	18	158	6	187
B11	1 ST	2	88	20	14	122	-	-
B12	1 ST	1	50	10	8	68	-	-
B13	1 ST	2	96	22	15	133	-	-
B21	2 ND	2	88	20	14	122	-	-
B22	2 ND	1	50	10	8	68	-	-
B23	2 ND	2	96	22	15	133	-	-
B31	3 RD	3	140	21	21	182	79	-

Apartment	Floor	Bedrooms	Covered Area m ²	Covered Terraces m ²	Common Area m ²	Total Covered Area m ²	Uncovered Terraces m ²	Garden m ²
Building C								
C01	GF	3	111	20	16	147	15	503
C02	GF	3	114	32	18	164	-	312
C11	1 ST	2	88	19	13	120	-	-
C12	1 ST	1	50	10	7	67	-	-
C13	1 ST	2	90	33	15	138	-	-
C21	2 ND	2	88	19	13	120	-	-
C22	2 ND	1	50	10	7	67	-	-
C23	2 ND	2	90	33	15	138	-	-
C31	3 RD	2	88	19	13	120	14	-
C32	3 RD	1	50	0	6	56	10	-
C33	3 RD	2	90	19	13	122	27	-
C41	4 TH	3	128	31	19	178	84	-

Apartment	Floor	Bedrooms	Covered Area m ²	Covered Terraces m ²	Common Area m ²	Total Covered Area m ²	Uncovered Terraces m ²	Garden m ²
Building D								
D01	GF	3	110	22	16	148	15	240
D02	GF	3	114	32	18	164	-	137
D11	1 ST	2	88	20	13	121	-	-
D12	1 ST	1	50	10	7	67	2	-
D13	1 ST	2	94	23	15	132	6	-
D21	2 ND	2	88	20	13	121	-	-
D22	2 ND	1	50	10	7	67	-	-
D23	2 ND	2	94	23	15	132	-	-
D31	3 RD	2	88	20	13	121	-	-
D32	3 RD	1	50	10	7	67	-	-
D33	3 RD	2	94	23	15	132	-	-
D41	4 TH	2	103	29	16	148	50	-

Apartment	Floor	Bedrooms	Covered Area m ²	Covered Terraces m ²	Common Area m ²	Total Covered Area m ²	Uncovered Terraces m ²	Garden m ²
Building E								
E01	GF	3	111	20	16	147	15	145
E02	GF	3	114	32	18	164	-	138
E11	1 ST	2	88	20	13	121	-	-
E12	1 ST	1	50	10	7	67	2	-
E13	1 ST	2	94	29	15	138	-	-
E21	2 ND	2	88	20	13	121	-	-
E22	2 ND	1	50	10	7	67	-	-
E23	2 ND	2	94	29	15	138	-	-
E31	3 RD	2	88	20	13	121	-	-
E32	3 RD	1	50	10	7	67	-	-
E33	3 RD	2	94	29	15	138	-	-
E41	4 TH	3	127	16	17	160	84	-

Apartment	Floor	Bedrooms	Covered Area m ²	Covered Terraces m ²	Common Area m ²	Total Covered Area m ²	Uncovered Terraces m ²	Garden m ²
Building F								
F01	GF	3	114	32	17	163	-	134
F02	GF	3	108	22	16	146	16	153
F11	1 ST	2	94	34	15	143	-	-
F12	1 ST	1	50	10	7	67	-	-
F13	1 ST	2	88	20	13	121	-	-
F21	2 ND	2	94	34	15	143	-	-
F22	2 ND	1	50	10	7	67	-	-
F23	2 ND	2	92	19	13	124	-	-
F31	3 RD	2	94	34	15	143	-	-
F32	3 RD	1	50	10	7	67	-	-
F33	3 RD	2	88	20	13	121	-	-
F41	4 TH	3	126	24	18	168	93	-

Apartment	Floor	Bedrooms	Covered Area m ²	Covered Terraces m ²	Common Area m ²	Total Covered Area m ²	Uncovered Terraces m ²	Garden m ²
Building G								
G01	GF	3	110	22	17	149	15	130
G02	GF	3	115	26	18	159	27	58
G11	1 ST	2	88	20	14	122	-	-
G12	1 ST	1	50	10	8	68	-	-
G13	1 ST	2	95	23	15	133	-	-
G21	2 ND	2	88	20	14	122	-	-
G22	2 ND	1	50	10	8	68	-	-
G23	2 ND	2	95	23	15	133	-	-
G31	3 RD	2	103	37	18	158	40	-

Apartment	Floor	Bedrooms	Covered Area m ²	Covered Terraces m ²	Common Area m ²	Total Covered Area m ²	Uncovered Terraces m ²	Garden m ²
Building H								
H01	GF	3	111	20	16	147	37	70
H02	GF	3	113	26	17	156	27	65
H11	1 ST	2	88	20	13	121	-	-
H12	1 ST	1	50	10	7	67	-	-
H13	1 ST	2	95	23	14	132	-	-
H21	2 ND	2	88	20	13	121	-	-
H22	2 ND	1	50	10	7	67	-	-
H23	2 ND	2	95	23	14	132	-	-
H31	3 RD	2	88	20	13	121	-	-
H32	3 RD	1	50	10	7	67	-	-
H33	3 RD	2	95	23	14	132	-	-
H41	4 TH	3	133	41	21	195	114	-

Apartment	Floor	Bedrooms	Covered Area m ²	Covered Terraces m ²	Common Area m ²	Total Covered Area m ²	Uncovered Terraces m ²	Garden m ²
Building I								
I01	GF	3	112	31	17	160	-	78
I02	GF	3	120	18	17	155	-	270
I11	1 ST	3	112	26	17	155	4	-
I12	1 ST	3	114	31	18	163	4	-
I21	2 ND	3	112	26	17	155	-	-
I22	2 ND	3	114	31	18	163	-	-
I31	3 RD	3	112	26	17	155	-	-
I32	3 RD	3	114	18	16	148	14	-
I41	4 TH	3	151	31	22	204	72	-

Thetis Residences - Schedule of areas

Apartment	Floor	Bedrooms	Covered Area m ²	Covered Terraces m ²	Common Area m ²	Total Covered Area m ²	Uncovered Terraces m ²
Building A							
A11	1 ST	2	91	12	18	121	24
A12	1 ST	1	53	15	10	78	0
A13	1 ST	2	90	18	18	126	30
A21	2 ND	2	102	12	20	134	0
A22	2 ND	1	53	16	10	79	0
A23	2 ND	2	93	12	18	123	6
A31	3 RD	2	105	16	21	142	38
A32	3 RD	2	93	16	18	127	30
Building B							
B11	1 ST	2	91	40	21	152	8
B12	1 ST	3	125	22	28	175	46
B21	2 ND	2	91	41	21	153	0
B22	2 ND	3	134	9	30	173	12
B31	3 RD	4	163	0	37	200	114

Dioni Residences - Schedule of areas

Apartment	Floor	Bedrooms	Covered Area m ²	Covered Terraces m ²	Common Area m ²	Total Covered Area m ²	Uncovered Terraces m ²	Sundeck m ²
Building A								
A11	1 ST	2	90	13	15	118	45	-
A12	1 ST	2	90	13	14	117	122	-
A21	2 ND	2	90	13	14	117	0	-
A22	2 ND	2	90	13	14	117	0	-
A31	3 RD	2	90	13	14	117	6	-
A32	3 RD	2	90	13	14	117	0	-
Building B								
B11	1 ST	2	93	11	14	118	205	-
B12	1 ST	1	66	32	14	112	0	-
B13	1 ST	3	120	21	19	160	163	-
B21	2 ND	2	93	11	14	118	0	-
B22	2 ND	1	64	24	14	102	10	-
B23	2 ND	3	123	21	20	164	0	-
B31	3 RD	2	91	2	13	106	11	69
B32	3 RD	3	160	17	24	201	65	110

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 and kitchen areas are paved with marble.
- Verandas and bathrooms are paved with ceramic tiles.
- Bedrooms are fitted with parquet flooring with a 3.2mm fine hardwood top layer.
- Parking areas and stores are of concrete finish painted with epoxy paint.

Wall Finishes

- External and internal surfaces have three coats of plaster and three coats of emulsion paint.
- Bathroom walls are lined with ceramic tiles up to the height of the ceiling.

Ceilings

- Bathroom 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

- 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 are fitted with aluminium 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.
- Vanity tops are made of corian.
- Glazed cubicles are provided for shower trays.
- Tempered glass splash screens are provided for baths.

Water Supply

- Hot water to kitchen and bathrooms is supplied by solar panels and electric water heater.
- 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 veranda.
- Sockets for telephone and internet in living room, kitchen and all bedrooms.
- Spotlights in bathrooms.
- Light sensors in parking areas, entrances and lobbies.

Air Conditioning

- Complete installation of air-conditioning units.

Heating

- Electric under-floor heating is provided with individual thermostats in every room.

Kitchen Appliances

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

Entrance Lobbies

- Floors and staircases are paved with marble.
- Lift cabin has high quality finish.

External

- Electrically operated doors at main entrance of underground car park.
- Large communal swimming pool (only for Nereids & Dioni Residences).

Live in luxury – the thrill of the city close by, the sparkling Mediterranean all around...



Perfect location. Perfect lifestyle.



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



Local and International Cruising Destinations

From Limassol Marina, yachts are 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 Gateway to the Red Sea.

Berths

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

Marina Operator

Limassol Marina is operated and managed by Camper & Nicholson's Marinas in partnership with Francoudi & Stephanou Marinas, combining the internationally renowned Camper & Nicholson's' excellence in services and facilities with the best of local expertise.

Camper & Nicholson's is one of the oldest and most prestigious names in the global yachting business, with origins dating back to 1782. Specialising in waterfront developments for more than 40 years, Camper & Nicholson's remains at the forefront of the yachting industry.



Technical Services & Facilities

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

Marina Services & Facilities

- Port of Entry
- Monitoring VHF Channel 12
- 24-hour marina staff
- 24-hour security, including CCTV
- Berthing assistance
- Crew facilities and changing rooms
- Showers and washrooms
- Dedicated parking
- WI-FI access
- High speed fibre optic internet, telephone and IPTV
- Fuel station
- Fresh water
- Single and three-phase electricity
- Grey and black water discharge
- Waste oil disposal
- Bilge pump out
- Buggies

Relax and soak up the atmosphere of marina life



Shopping and Dining area

With its sculpted waterfront, Limassol Marina is designed for 'living on the sea' and offers a plethora of choices for all residents and visitors. It features an enticing mix of traditional tavernas, waterfront restaurants and bars. With a comprehensive range of stylish shops, elegant boutiques and amenities, Limassol Marina is a thriving destination. Dining, high-end retail, leisure and cultural facilities are all on your doorstep, with a wealth of entertainment to satisfy all tastes just a stone-throw away.

Limassol Marina Reception

Our dedicated team is available at all times and provides a full range of concierge services to accommodate your needs.



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.

