



# Limassol Marina

Peninsula & 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 or simply step out onto the beach from your own garden.

Peninsula Villas. Island Villas.  
Living on the sea.

To arrange a private viewing  
call us on +357 25 820 511  
or visit [limassolmarina.com](http://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. Spa & Fitness Club
10. Shopping & Dining Area
11. Car Park
12. City Centre
13. Boatyard
14. Chandlery
15. Fuel Station

Peninsula and Island Villas at Limassol Marina consist of 74 exclusive properties. Choice is plentiful, with a range of two, three or four bedroom villas featuring private berths or beachfront access, as well as swimming pools, sundecks and private gardens.

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 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'.



# Peninsula Villas siteplan



<b>Erato</b>	12	13							
<b>Galatia</b>	1	5	8	10	15				
<b>Ione</b>	2	3	4	6	7	9	11	14	
<b>Kalypso</b>	16	19	21	23	27	34	41		
<b>Klaia</b>	17	18	20	22	24	25	26	35	
<b>Meliti</b>	28	29	31	32	33	36	37	39	40

# Island Villas siteplan



<b>Aktaie</b>	65	66	70
<b>Amphitrite</b>	61	64	
<b>Galatia</b>	47		
<b>Galene</b>	72	74	76 78
<b>Ianassa</b>	63		
<b>Kallianassa</b>	58	67	68
<b>Kalypso</b>	46	48	52 83 85
<b>Klaia</b>	42	49	50 51 53 81 84
<b>Maira</b>	80		
<b>Meliti</b>	44	45	82
<b>Neso</b>	62		
<b>Pasithea</b>	54	56	59 60





# Erato

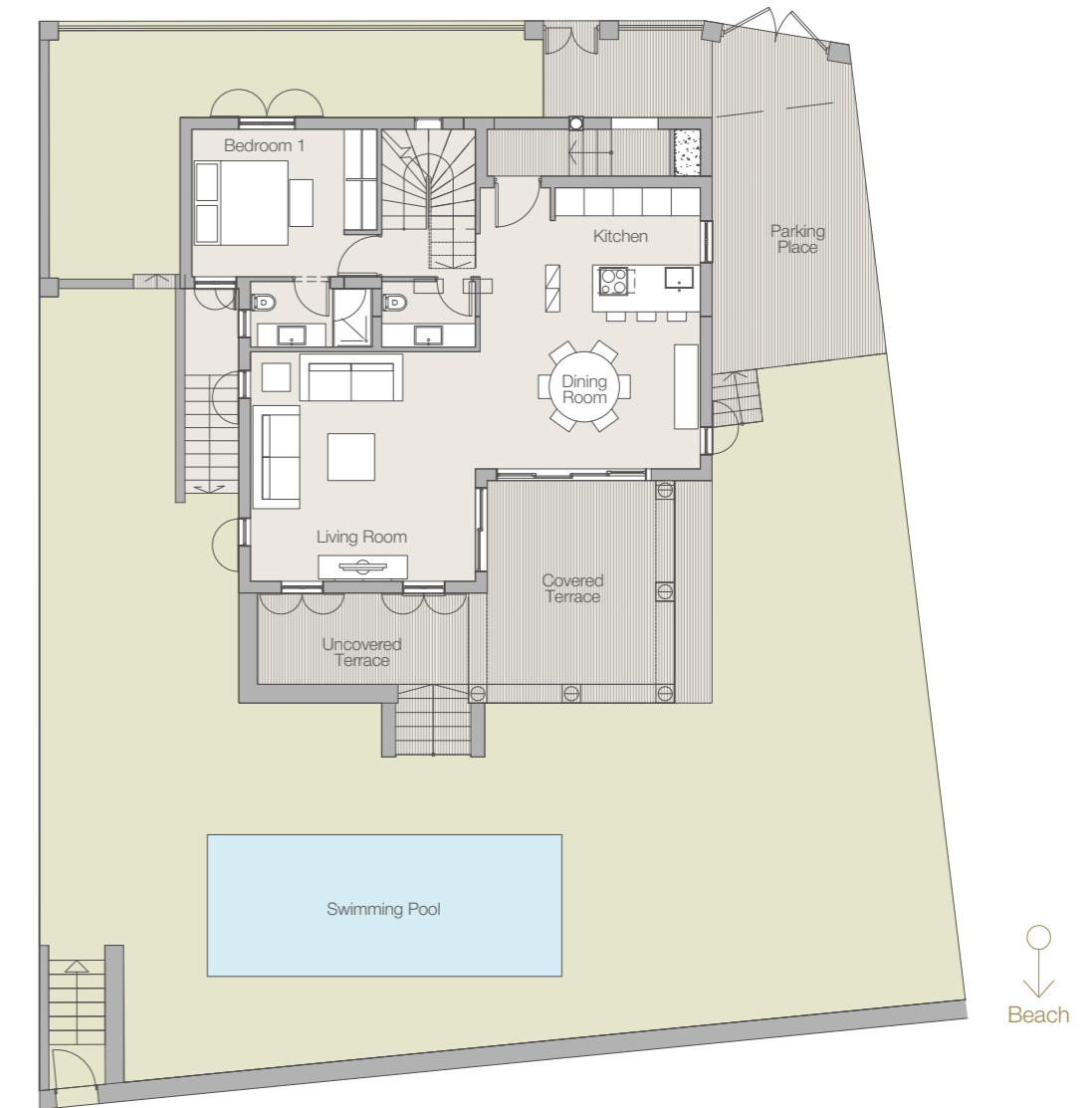
Peninsula Villa plots 12 13

Four bedroom villa with swimming pool and direct access to the beach.

Distinguished by stylish columns and pillars, the Erato range combines elegance with intuitive comfort. Spacious rooms draw in natural light and open out to widescreen panoramas, crowned by the 180-degree sea view from the first-floor terrace. On the ground floor, a loggia and terrace provide a gentle transition to the garden and the beach beyond.

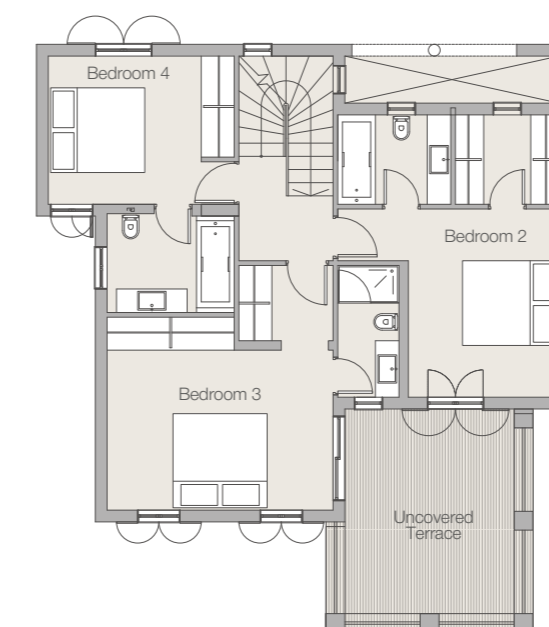


Ground floor

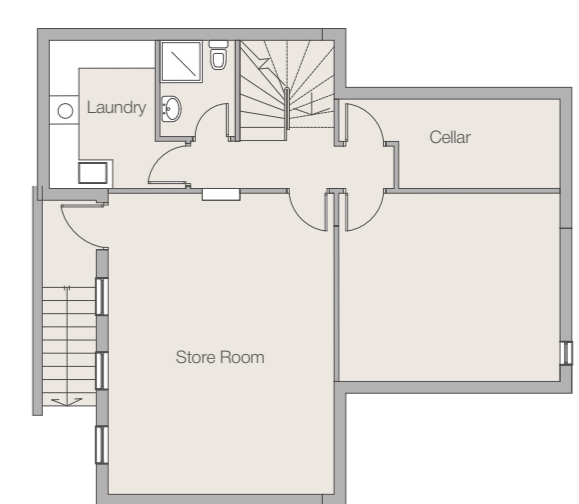


Plot 12

First floor



Lower ground floor



# Galatia

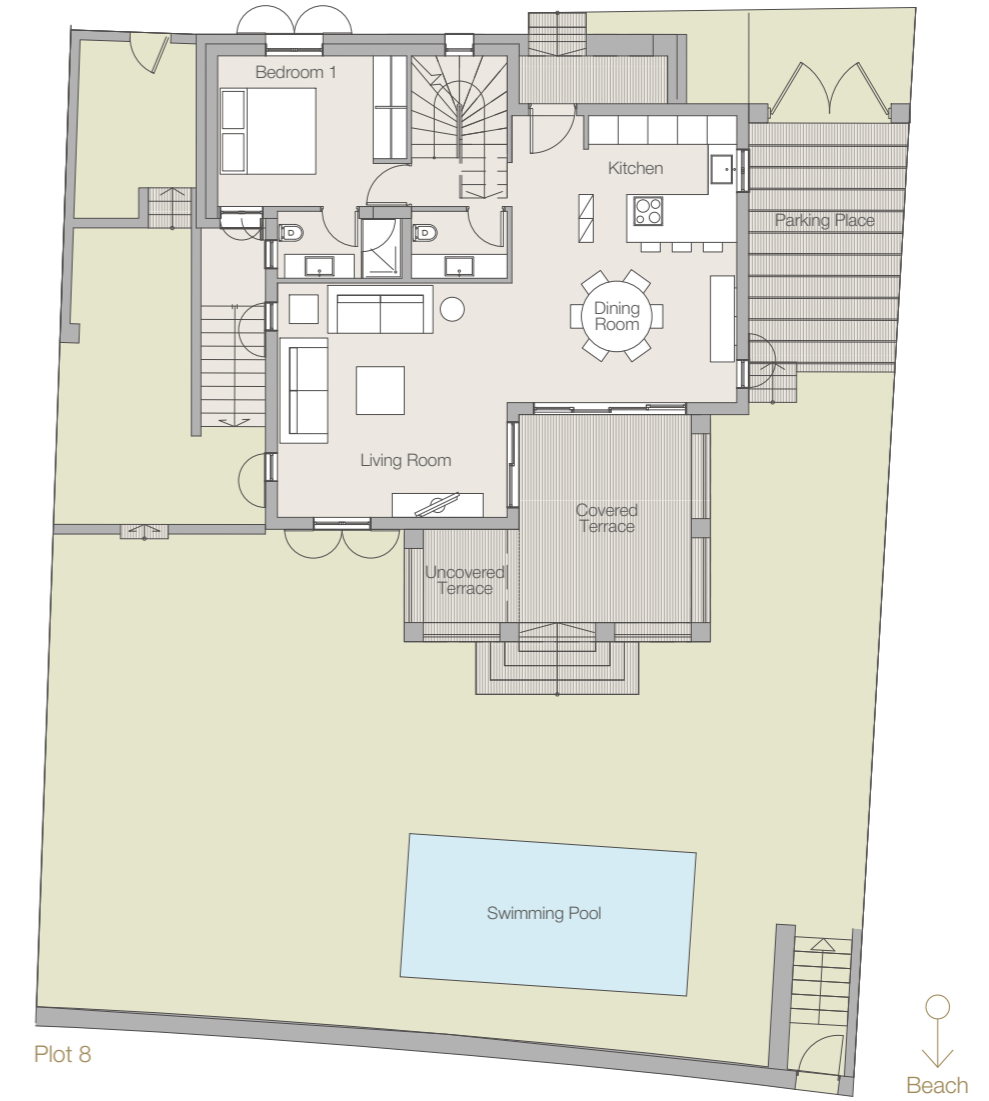
Peninsula Villa plots 1 5 8 10 15  
Island Villa plot 47 (featuring two private berths)

Four bedroom villa with swimming pool and direct access to the beach.

Traditional craftsmanship blended with contemporary design gives the Galatia range its distinctive character. Graceful arches and natural stone authentically echo the past, while the open spaces, natural ambience and panoramic views look directly to the future.

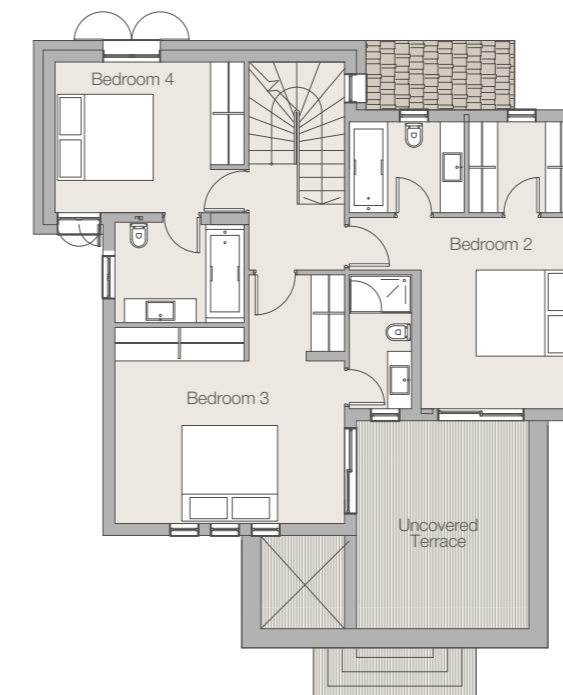


Ground floor

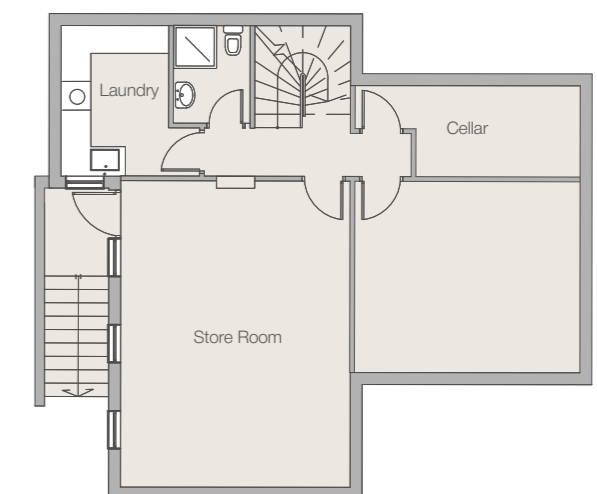


Plot 8

First floor



Lower ground floor





# lone

Peninsula Villa plots 2 3 4 6 7 9 11 14

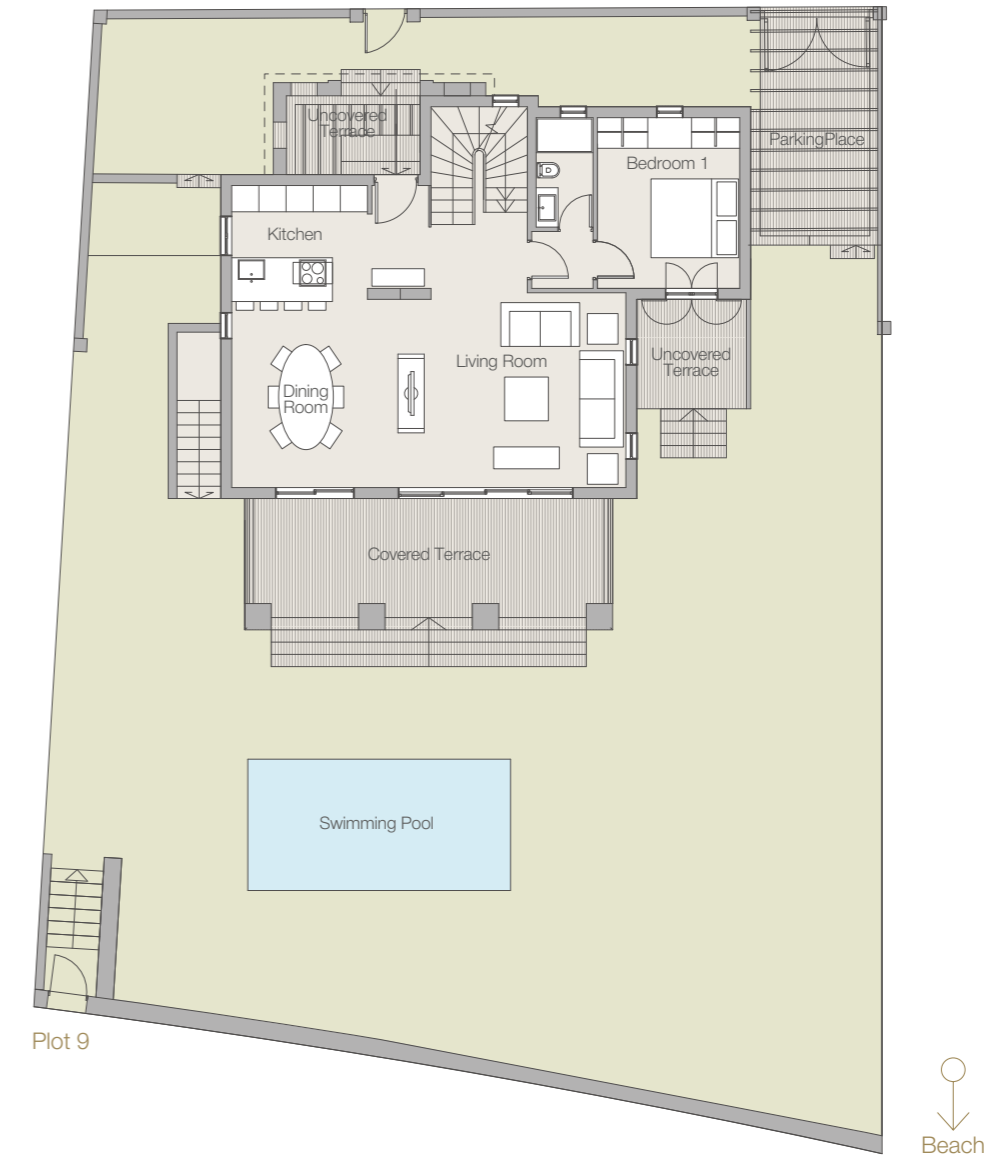
Four bedroom villa with swimming pool and direct access to the beach.

Clean lines epitomise the classic style of the lone range. The heart of the design is a spacious living room that opens out into the garden – with the swimming pool just a few steps away.

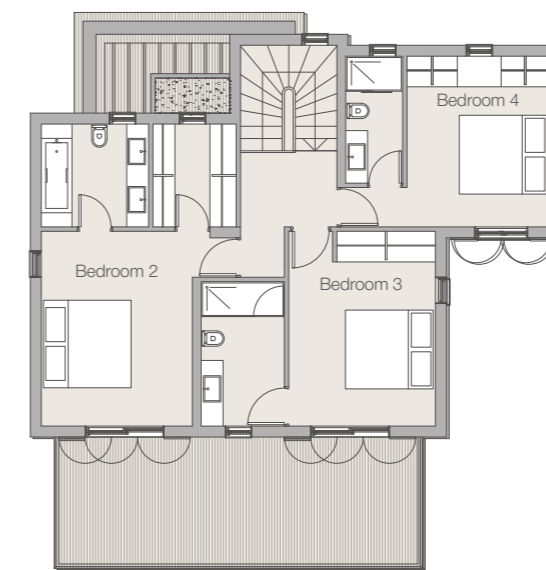
The terrace leading from the master bedroom offers sunset intimacy, while the veranda beneath provides all the space and comfort for family life.



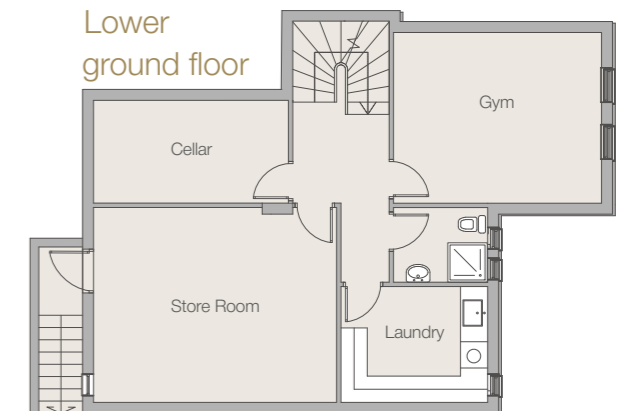
Ground floor



First floor



Lower ground floor





# Kalypso

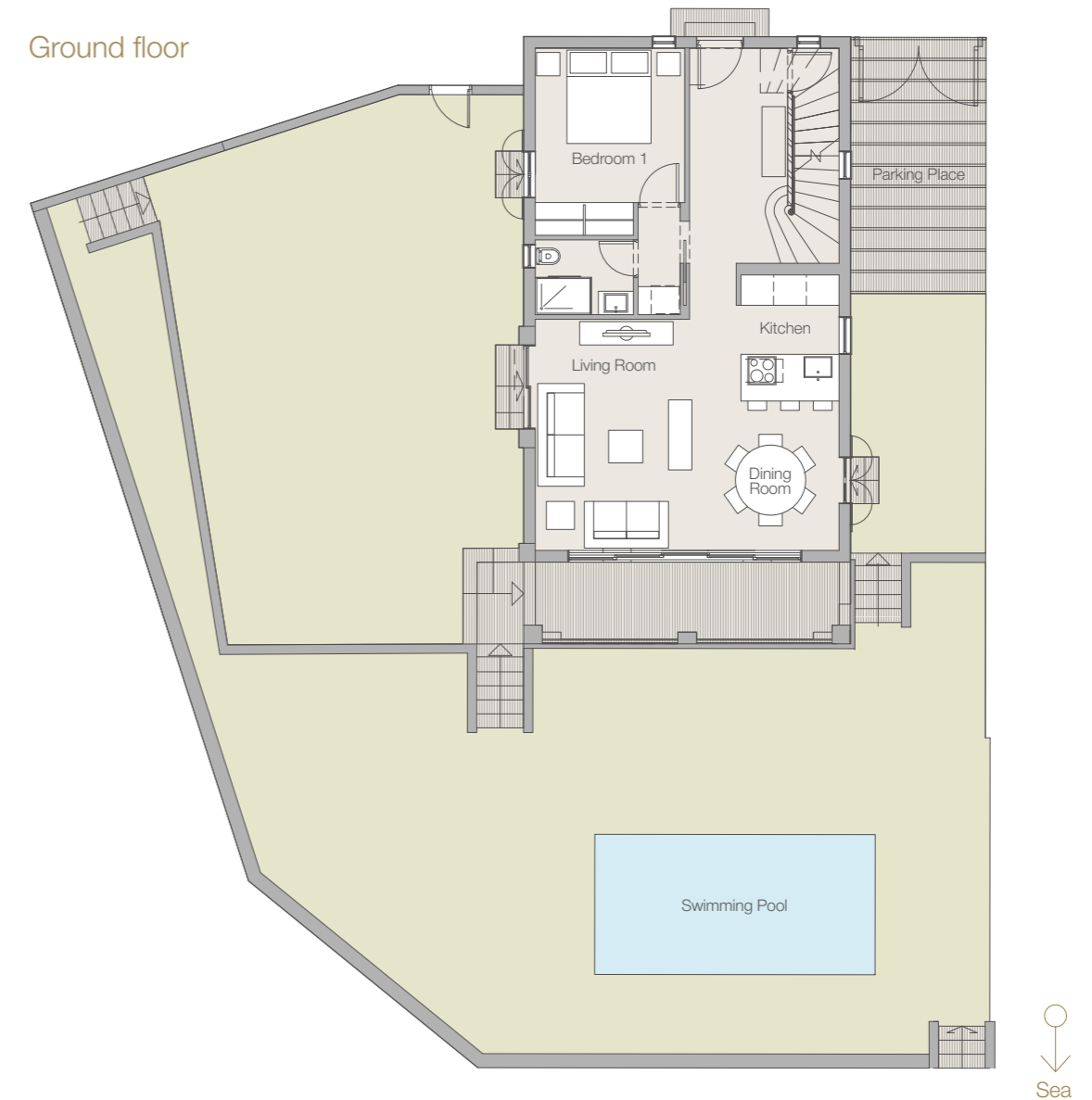
Peninsula Villa plots 16 19 21 23 27 34 41  
Island Villa plots 46 48 52 83 85

Three bedroom villa with swimming pool and private berth(s).

The Kalypso range draws on local architectural styles to achieve its elemental impact. The outdoor magic of Mediterranean life is reflected in a variety of exterior features, including the roof terrace and flowered pergola.

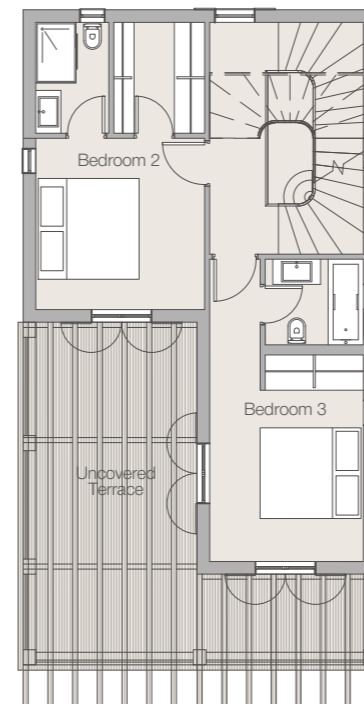


Ground floor



Plot 16

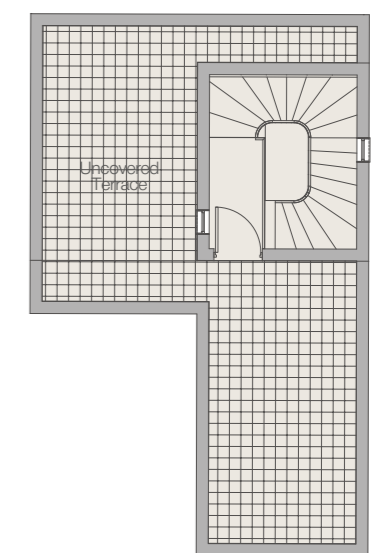
First floor



Lower ground floor



Roof Terrace

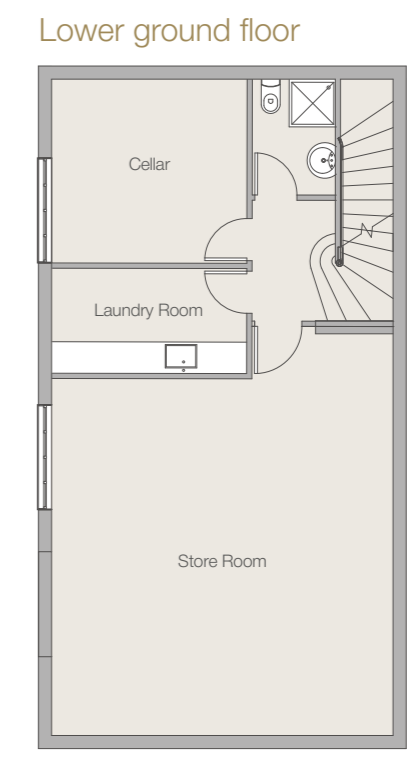
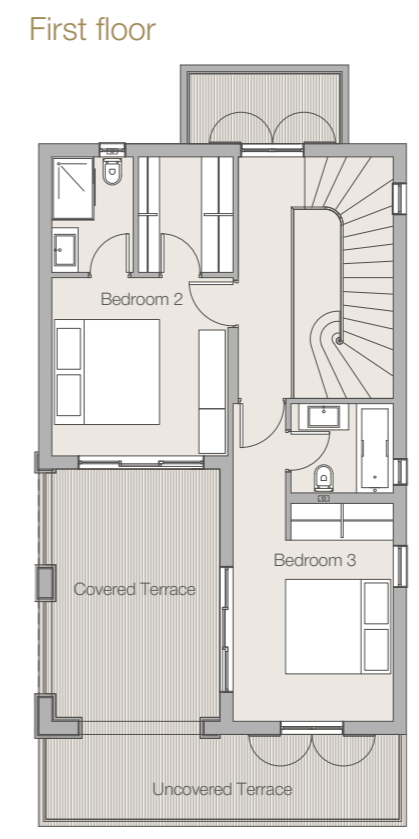
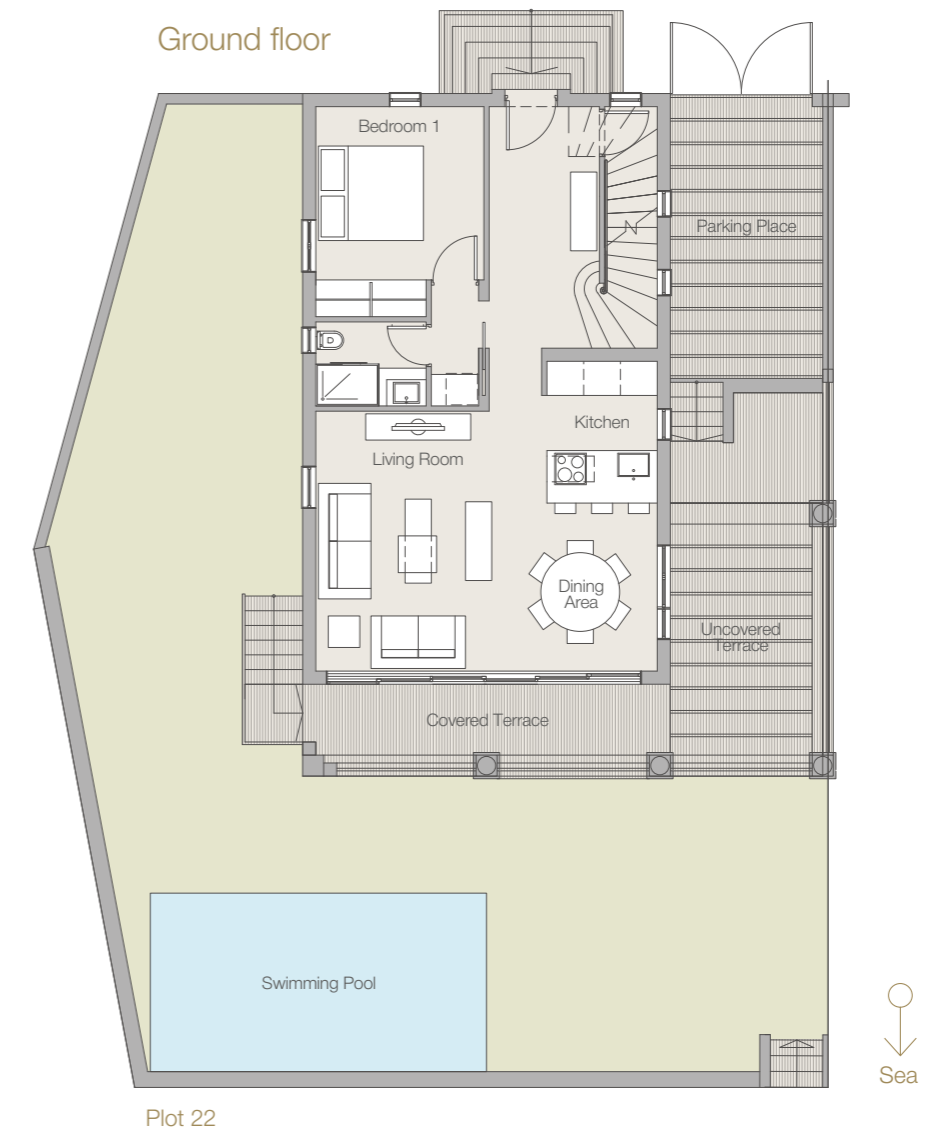


# Klaia

Peninsula Villa plots 17 18 20 22 24 25 26 35  
Island Villa plots 42 49 50 51 53 81 84

Three bedroom villa with swimming pool and private berth(s).

Wide arches and airy loggias characterise the classic design of the Klaia range. Personalised with private balconies and covered entrances, the villa also features spacious terraces and benefits from a variety of beautifully hand-crafted details.



# Meliti

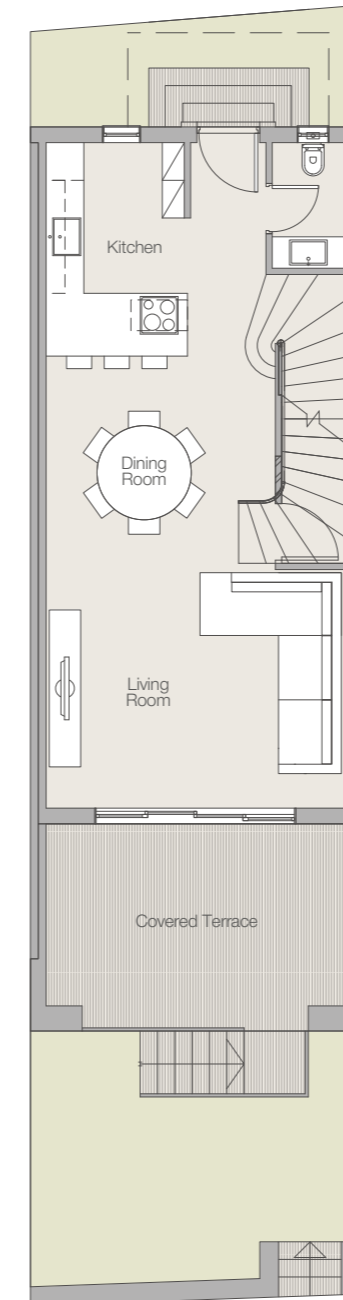
Peninsula Villa plots 28 29 31 32 33 36 37 39 40  
 Island Villa plots 44 45 82

Two bedroom villa with private berth(s).

With split levels and diverse spaces, the Meliti range captures the charm and variety of Mediterranean life. Street views, covered terraces and abundantly flowered roof gardens create a feeling of intimacy, while views across the Marina, spacious loggias and light-filled interiors form an expansive contrast.

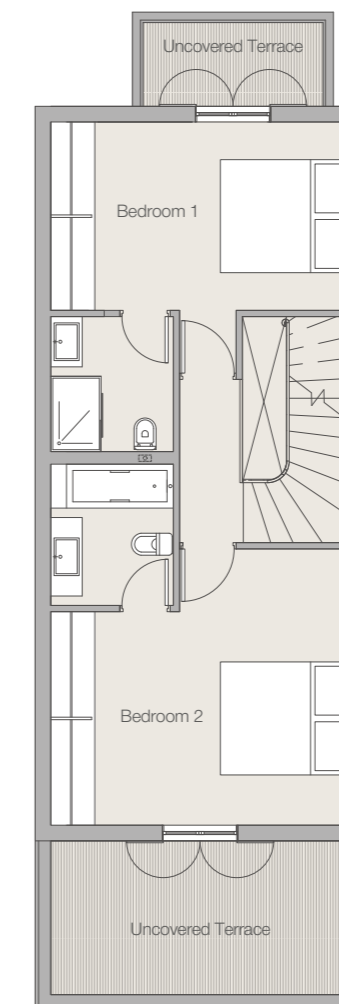


Ground floor



Plot 39

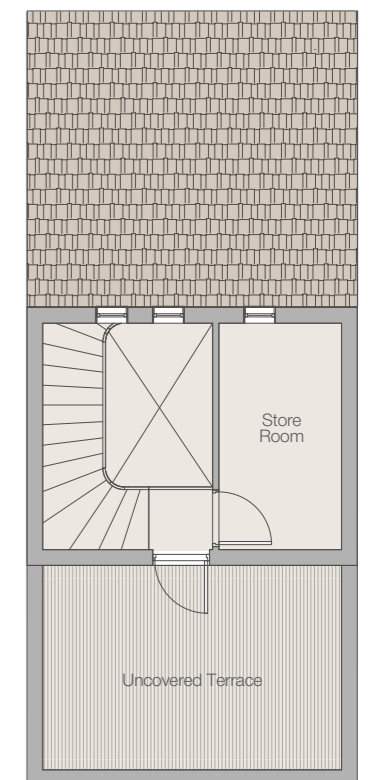
First floor



Lower ground floor



Roof Terrace



Plots 28, 32, 36, 39, 82 have sundecks



# Aktaie

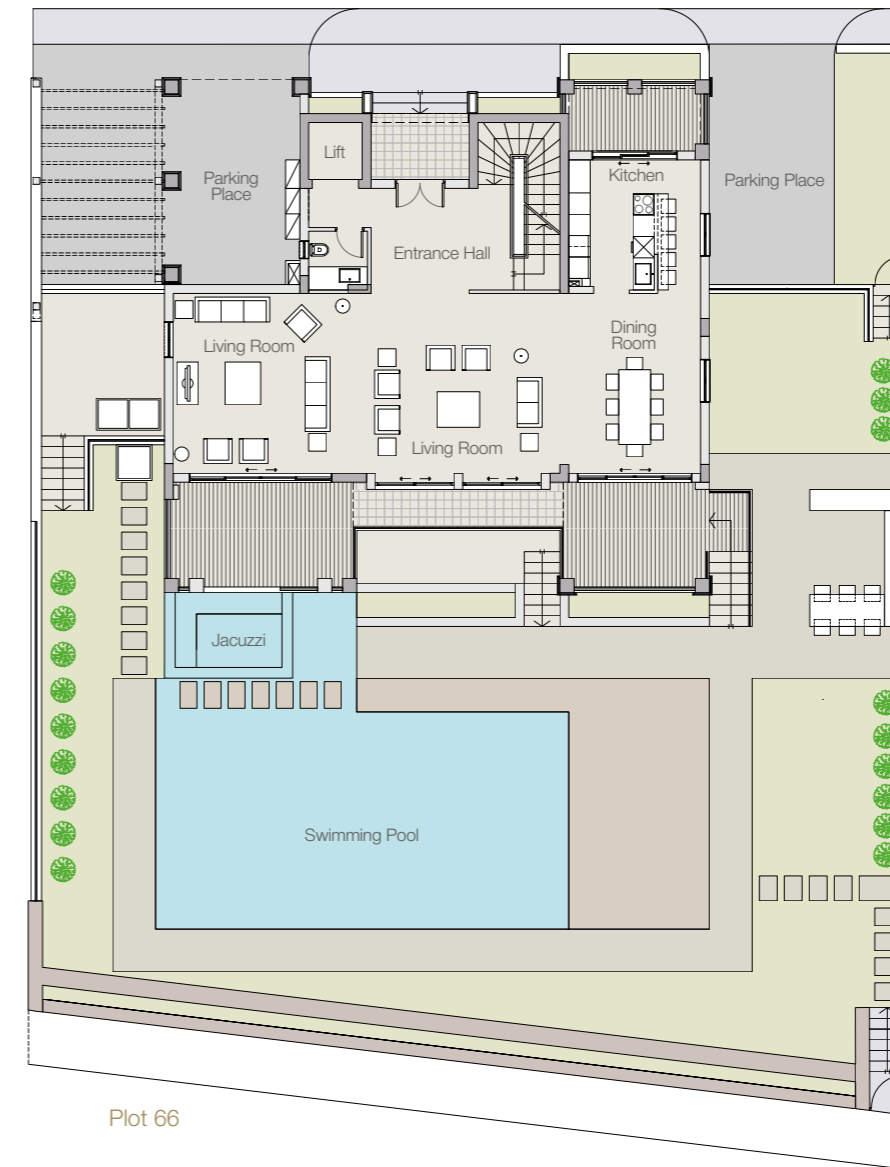
Island Villa plots 65 66 70

Four bedroom villa with private berth, swimming pool and jacuzzi.

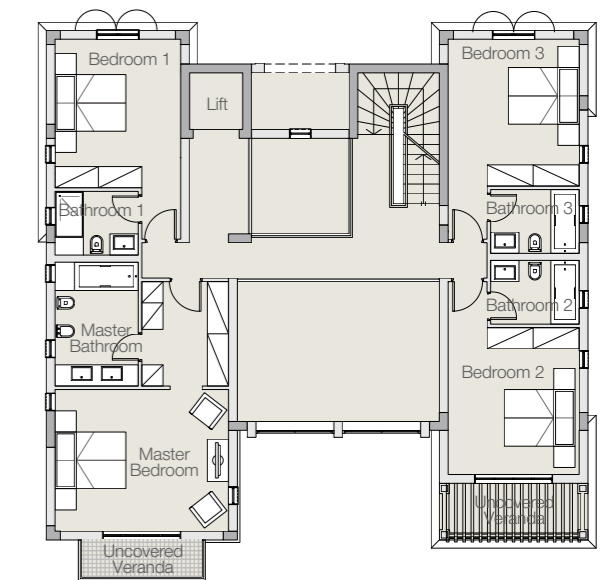
High ceilings, classical pillars and traditional detailing are the signatures of this luxurious waterside home. A luminous, whitewashed villa, its grand rooms are wonderful spaces for entertaining or relaxing. Large windows flood the interior with natural light and offer outstanding views across the gardens to the Mediterranean.



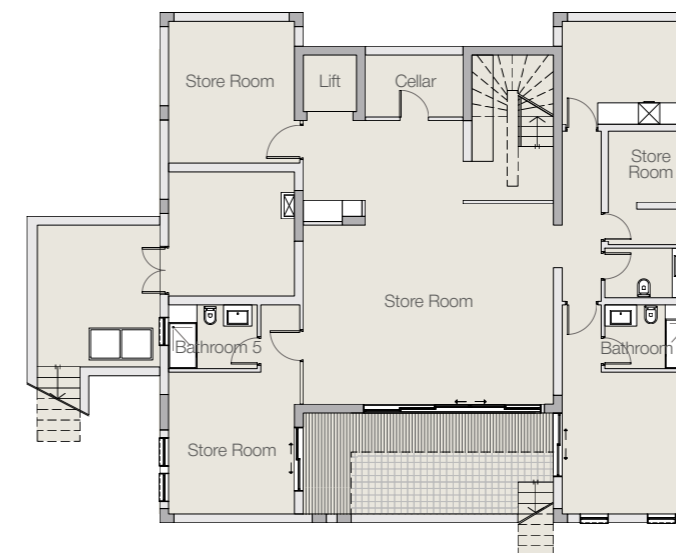
## Ground floor



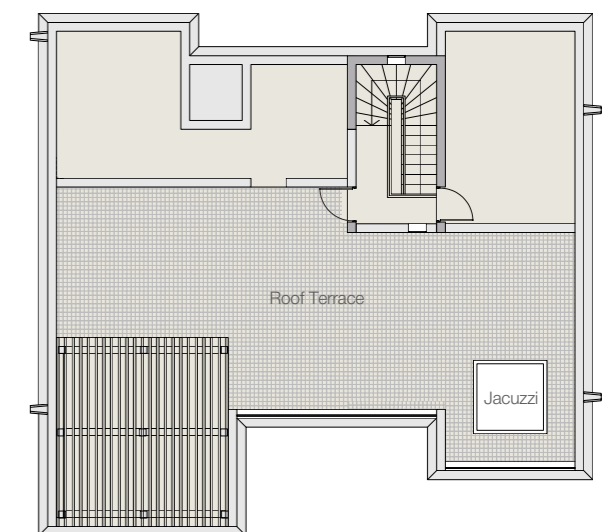
## First floor



## Lower ground floor



## Roof terrace



# Amphitrite

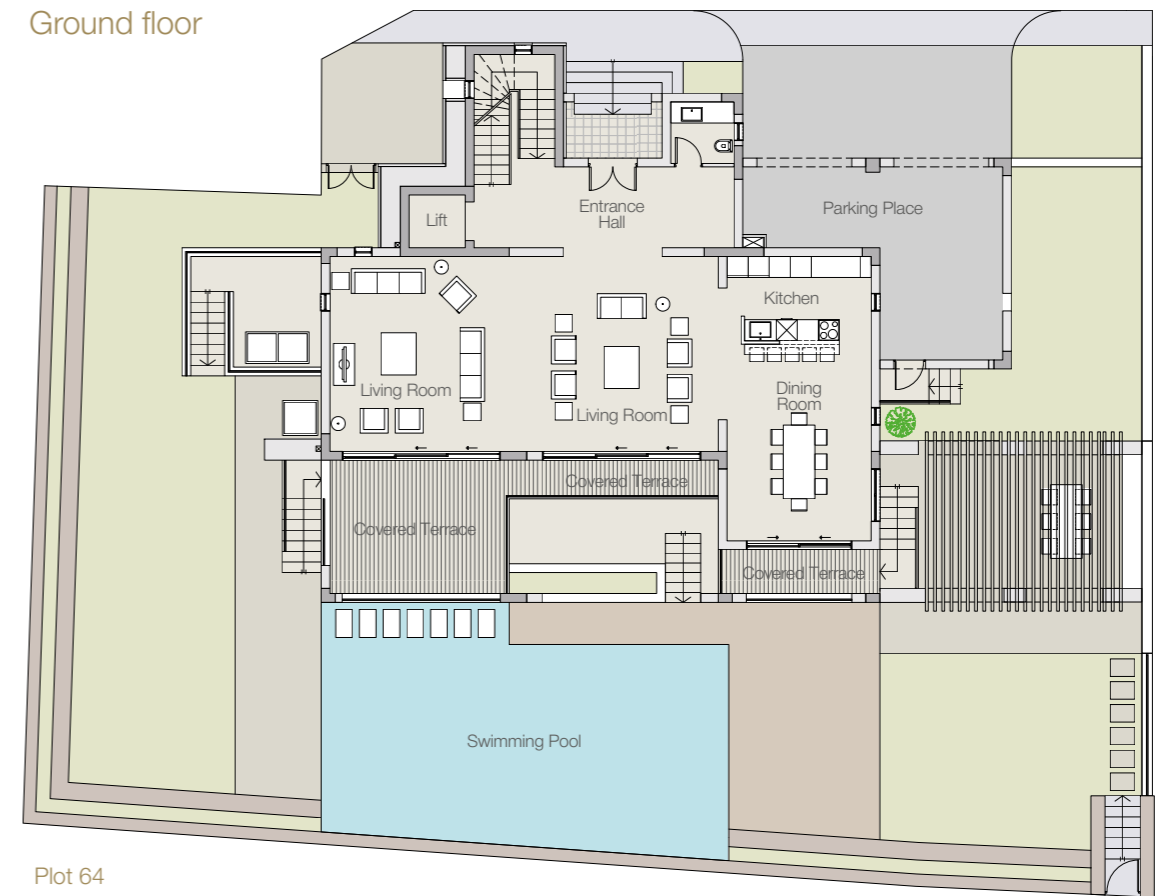
Island Villa plots 61 64

Four bedroom villa with private berth, swimming pool and jacuzzi.

The whitewashed walls and ochre stone detailing of the balconies and mouldings conjure a feel of the architecture of Greek temples. Set within imaginatively landscaped gardens with a swimming pool with direct access to the private berth, the villa seamlessly blends outside and interior spaces to create a comfortable and private family home.



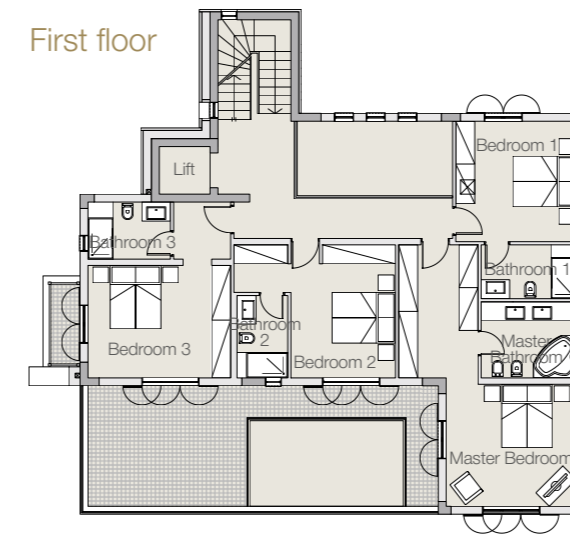
Ground floor



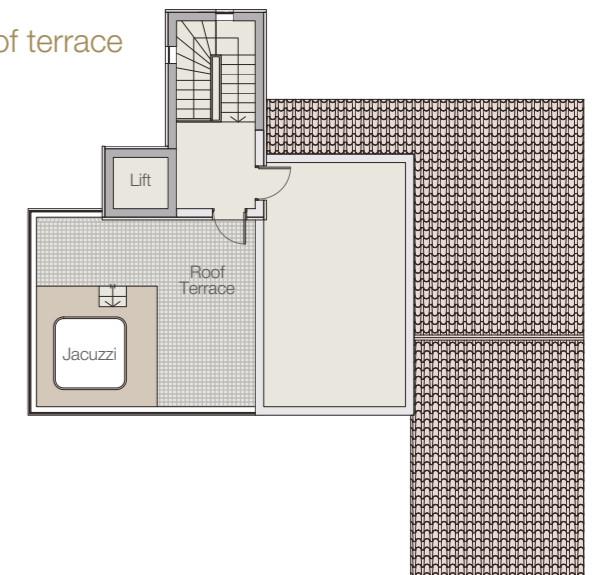
Plot 64



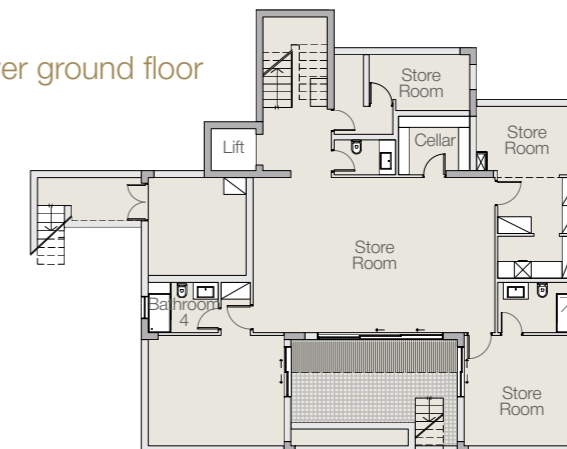
First floor



Roof terrace



Lower ground floor





# Galene

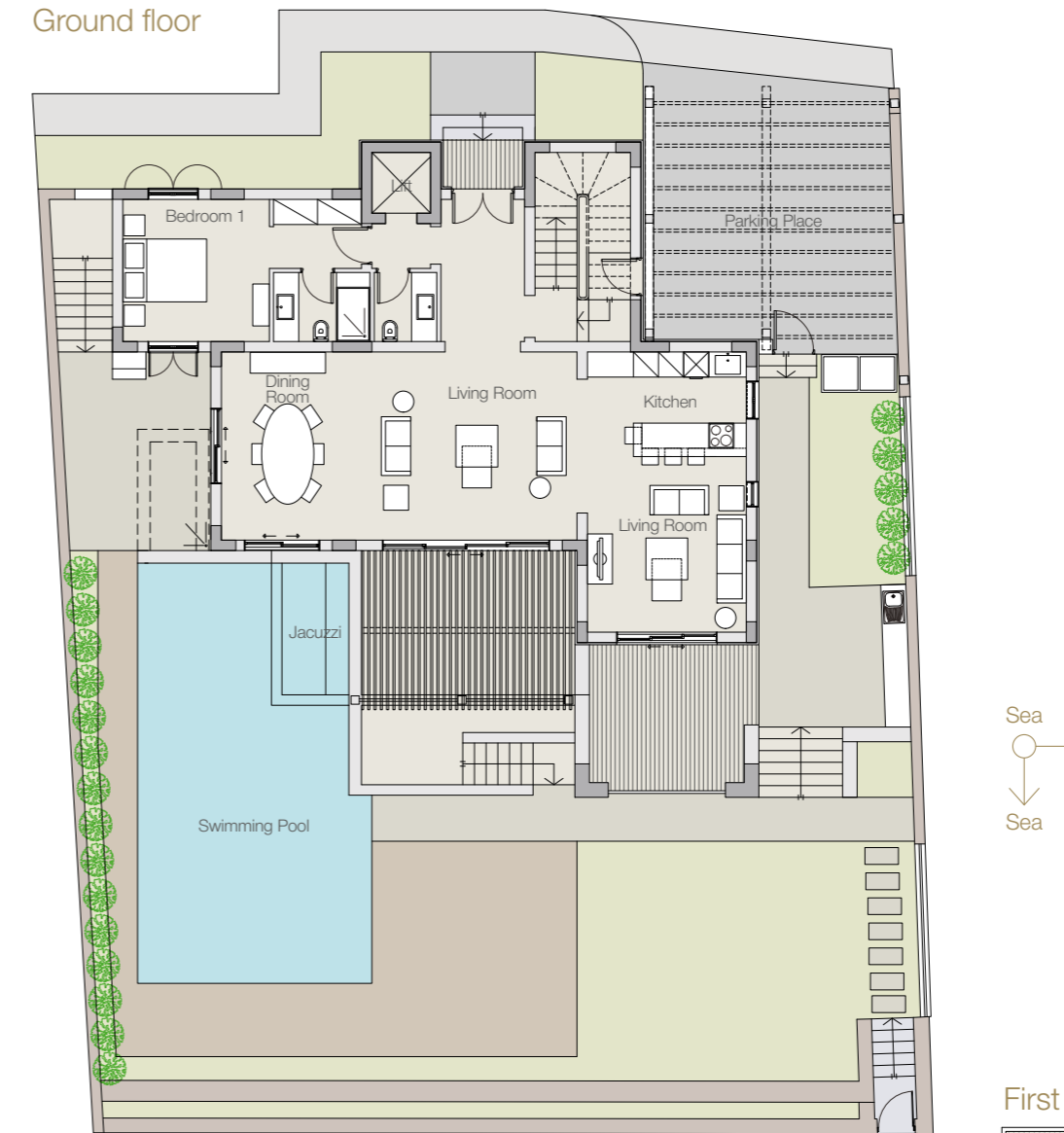
Island Villa plots 72 74 76 78

Four bedroom villa with private berth, swimming pool and jacuzzi.

Crafted in natural stone and wood and capped by terracotta roof tiles, Galene villas are an echo of classic Cypriot village houses in the heart of the Marina. The flower-draped pergola on the roof terrace and the graceful loggia are private yet social spaces with outstanding vistas of the swimming pool, the sea and the sky.

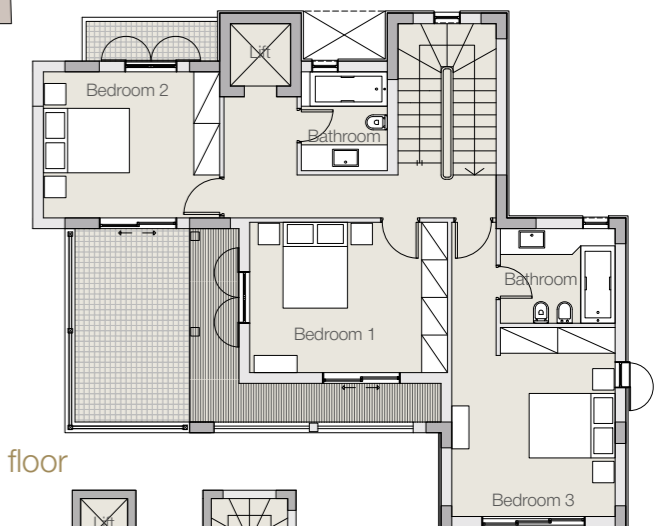


Ground floor

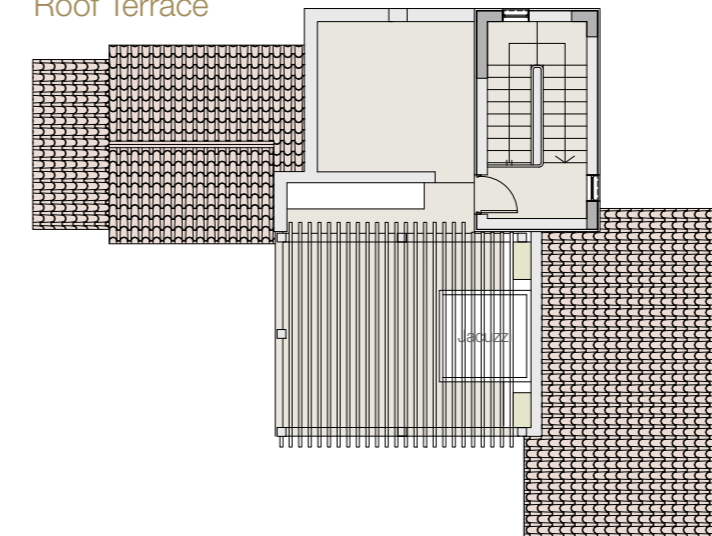


Plot 72

First floor



Roof Terrace



Lower ground floor



# Kallianassa

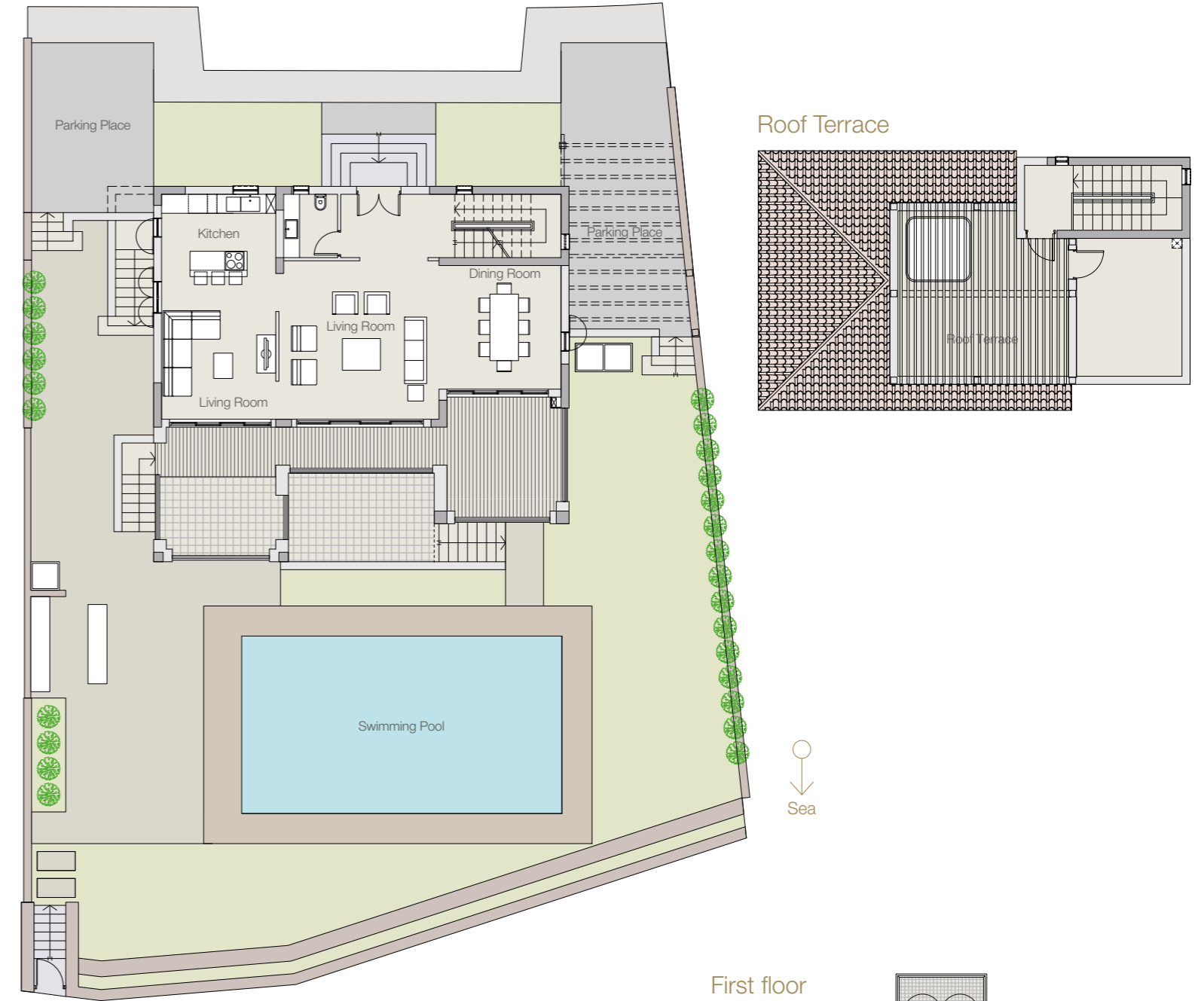
Island Villa plots 58 67 68

Three bedroom villa with private berth, swimming pool and jacuzzi.

The Kallianassa villas are inspired by Cypriot style, with painted entrance doors and arched loggias offering shaded spaces leading to the swimming pool. Inside, the spacious rooms are light-filled and open onto views of the private berths and the Mediterranean beyond.

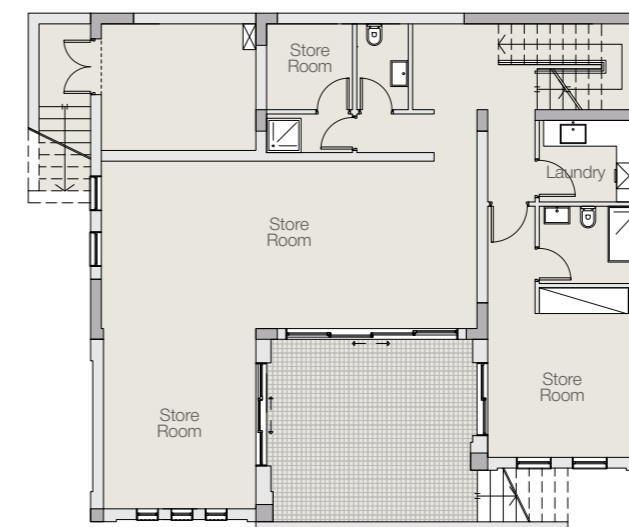


Ground floor

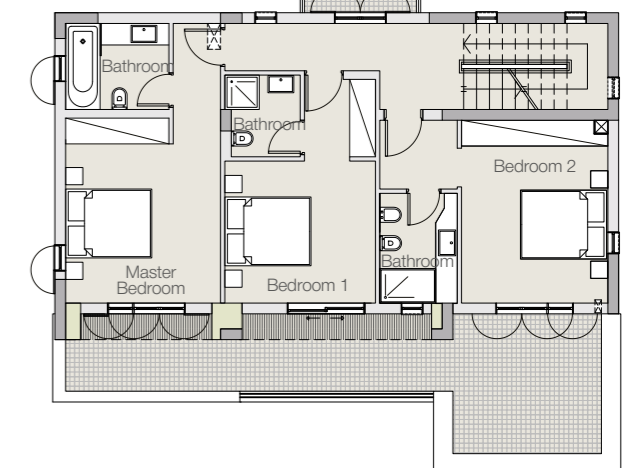


Plot 67

Lower ground floor



First floor

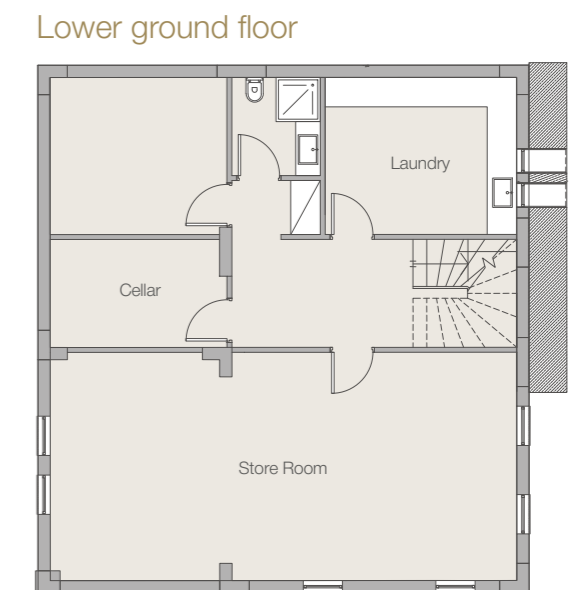
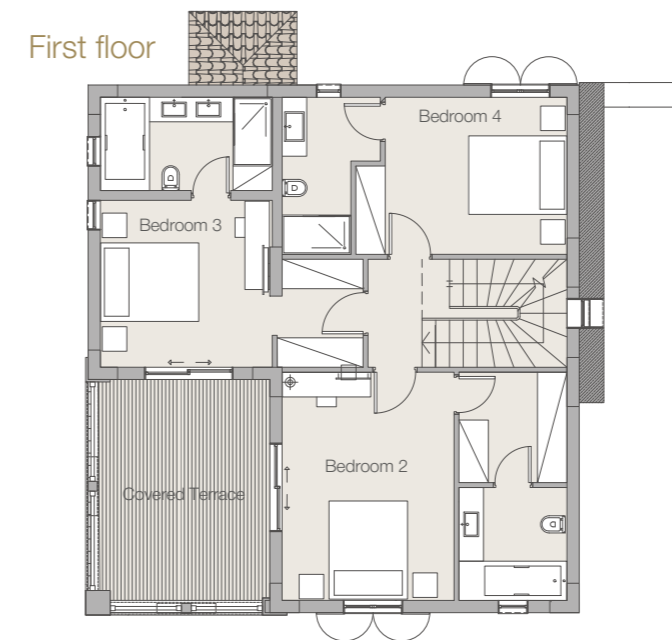
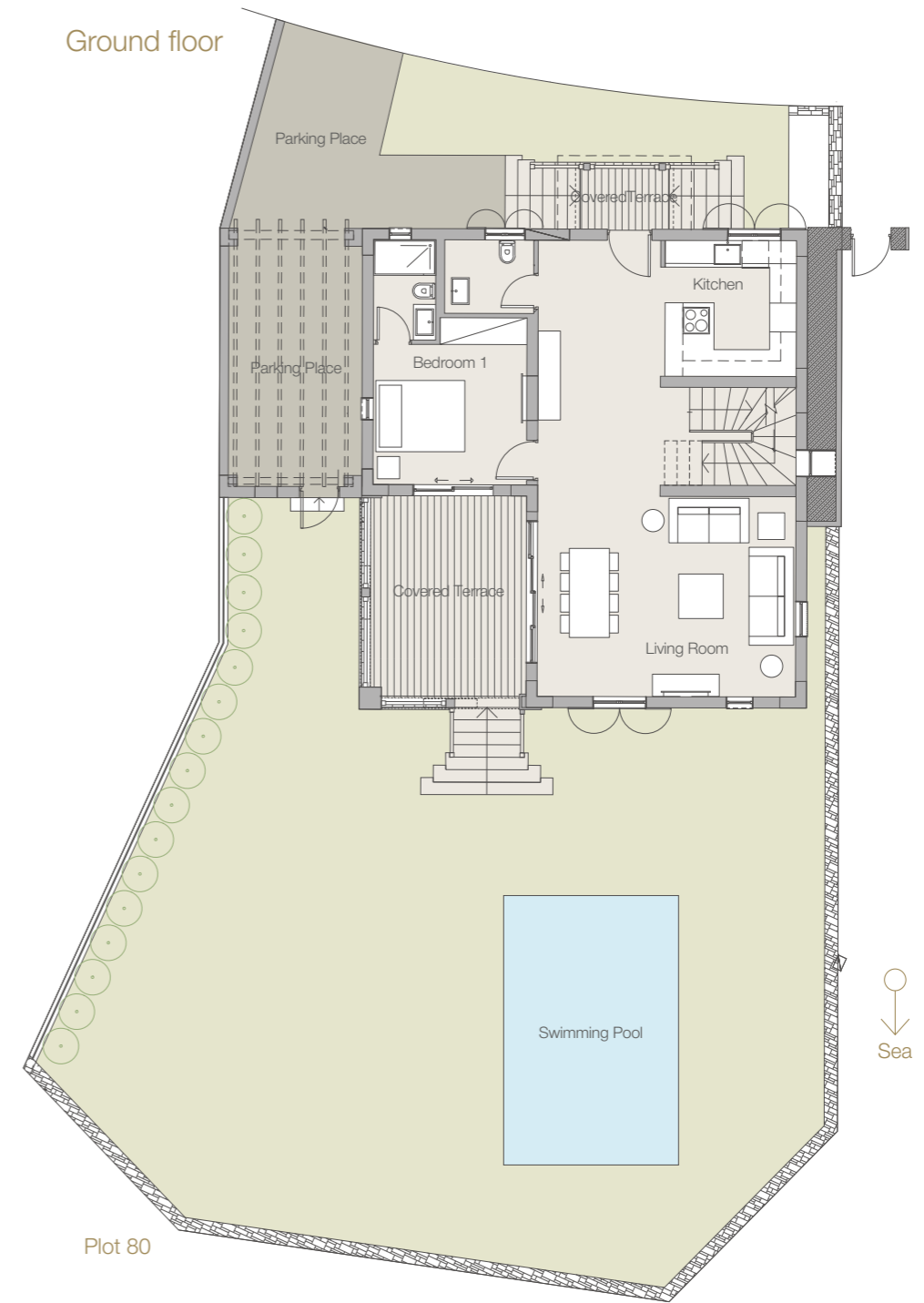


# Maira

Island Villa plot 80

Four bedroom villa with swimming pool and three private berths.

Crafted with natural materials of stone and wood, this spacious Mediterranean-style villa offers unobstructed views of the Marina and promenade, a swimming pool within a beautifully-landscaped private garden and three private berths.



# Pasithea

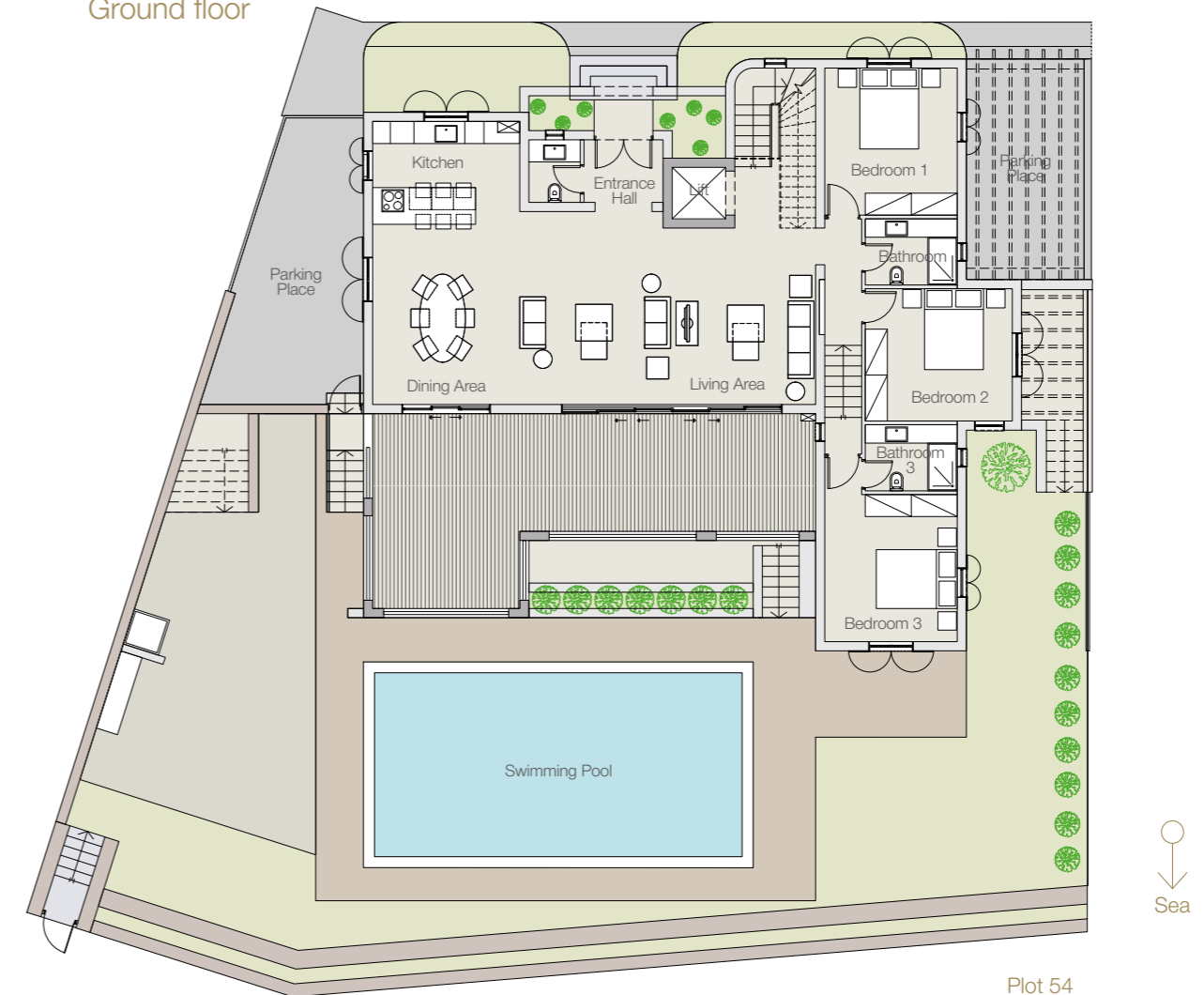
Island Villa plots 54 56 59 60

Four bedroom villa with private berth, swimming pool and jacuzzi.

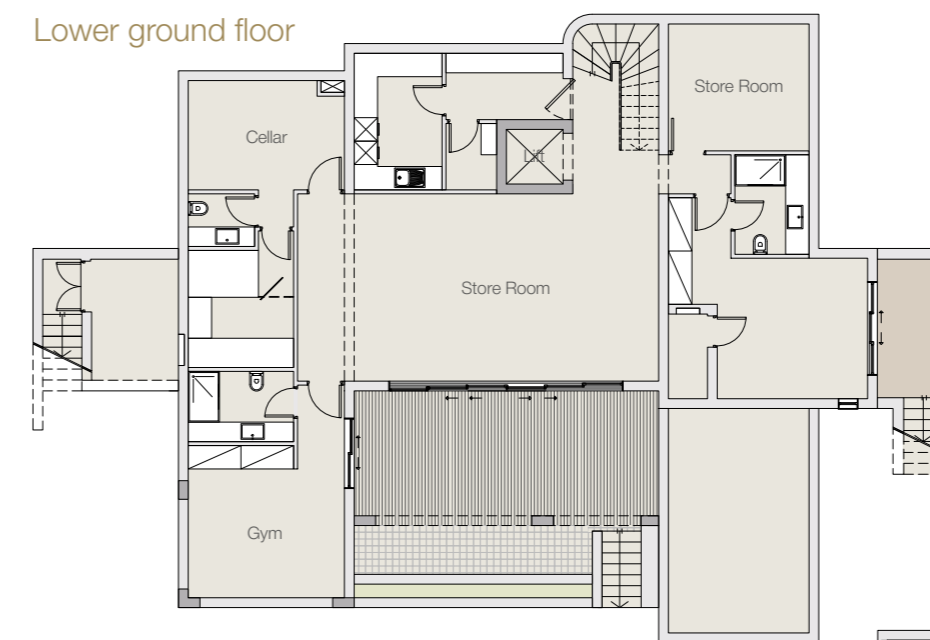
The classical tone is set at the framed entrance to the villa and echoed throughout in details such as the finely turned balustrades and the exterior architectural moulding. Generous, light spaces across three floors are perfect for relaxed family life and lead out to the swimming pool, garden and the private berth. The large roof terrace offers unobstructed views in every direction.



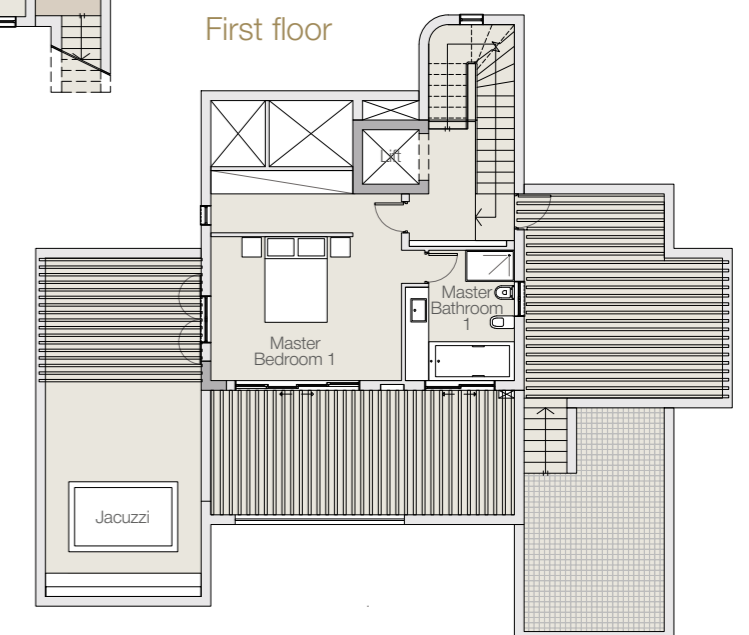
Ground floor



Lower ground floor



First floor





Exclusivity and  
privacy in the  
heart of the Marina.

## Ianassa Villa

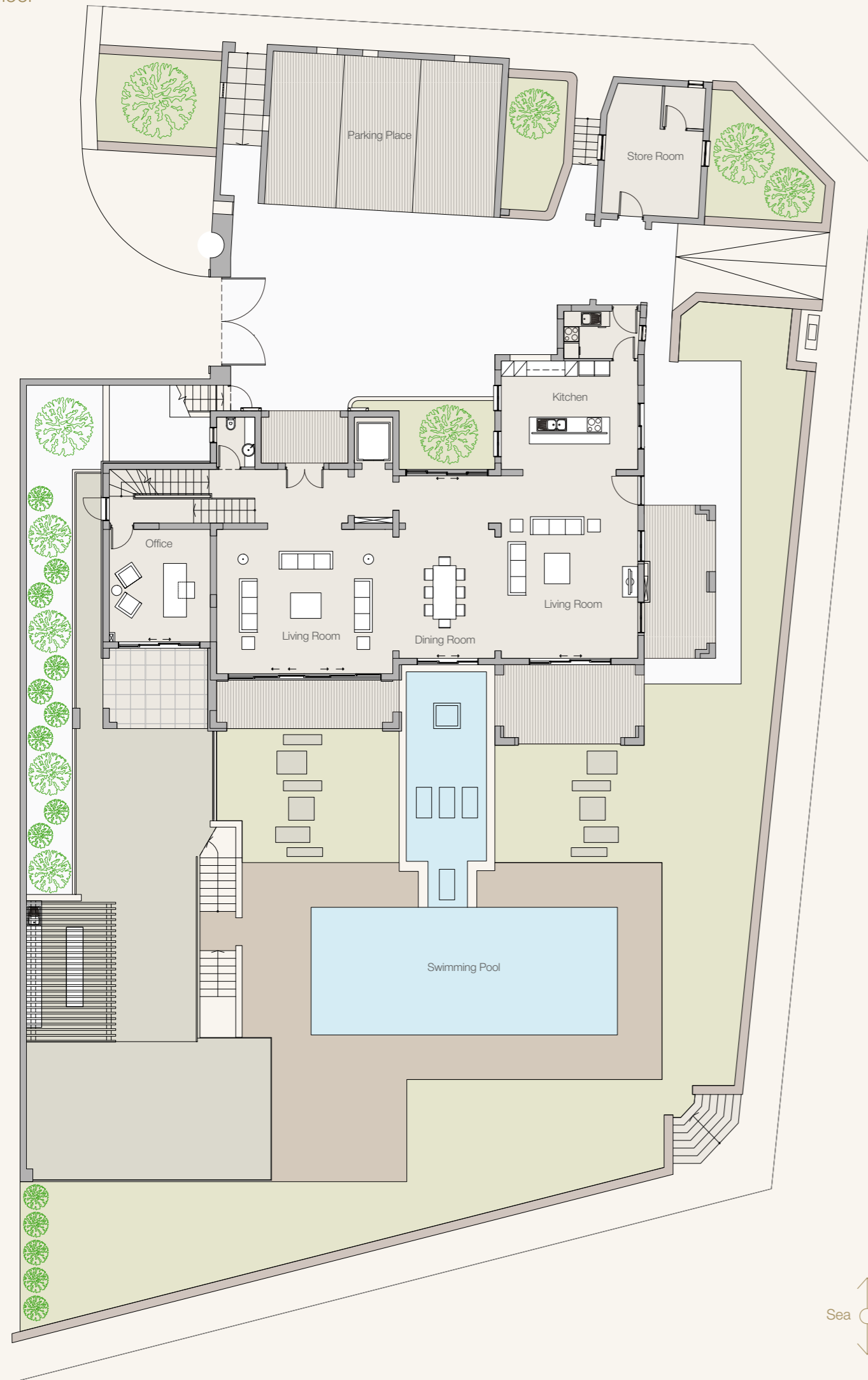
Island Villa plot 63

**Four bedroom villa on a private island with two alongside superyacht berths (20m and 60m) – 1291sqm of land with 1284sqm of water.**

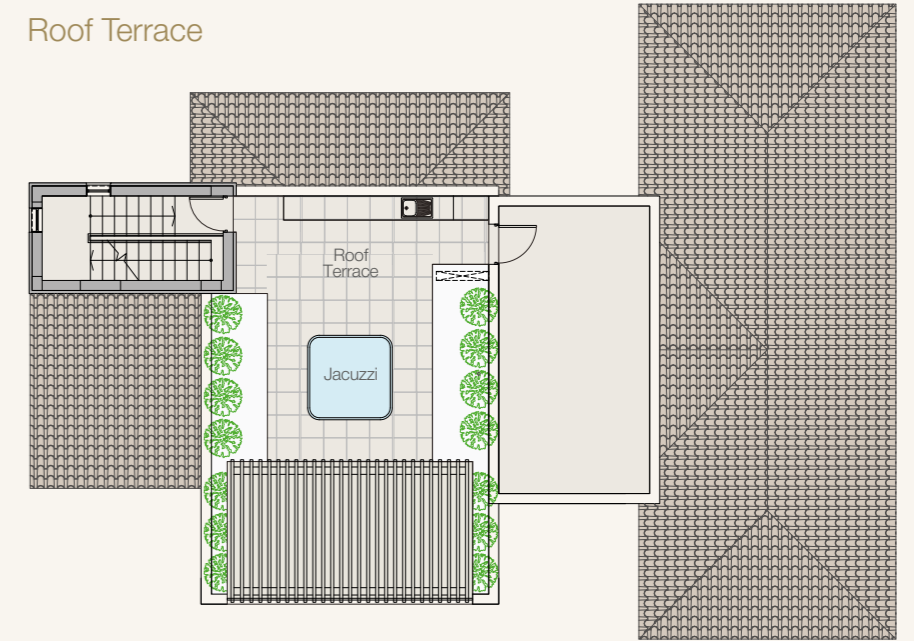
Connected to the mainland by a private bridge and approached through an imposing entranceway, this Island villa provides exclusivity and privacy in the heart of the Marina. A glistening white palace, the Ianassa Villa features high ceilings and light-filled spaces. Exquisite detailing features throughout, from the fine mouldings and ochre stonework to elegant pillars and traditional ironwork. Picture windows bring in the unparalleled sea views, with the roof terrace offering views across the extensive grounds and swimming pool to the private berths and the sparkling Mediterranean.



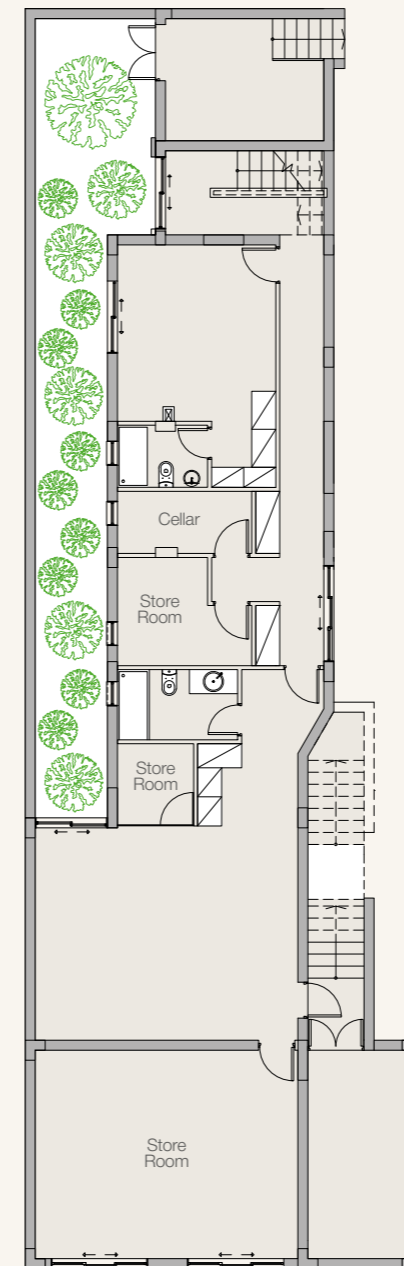
Ground floor



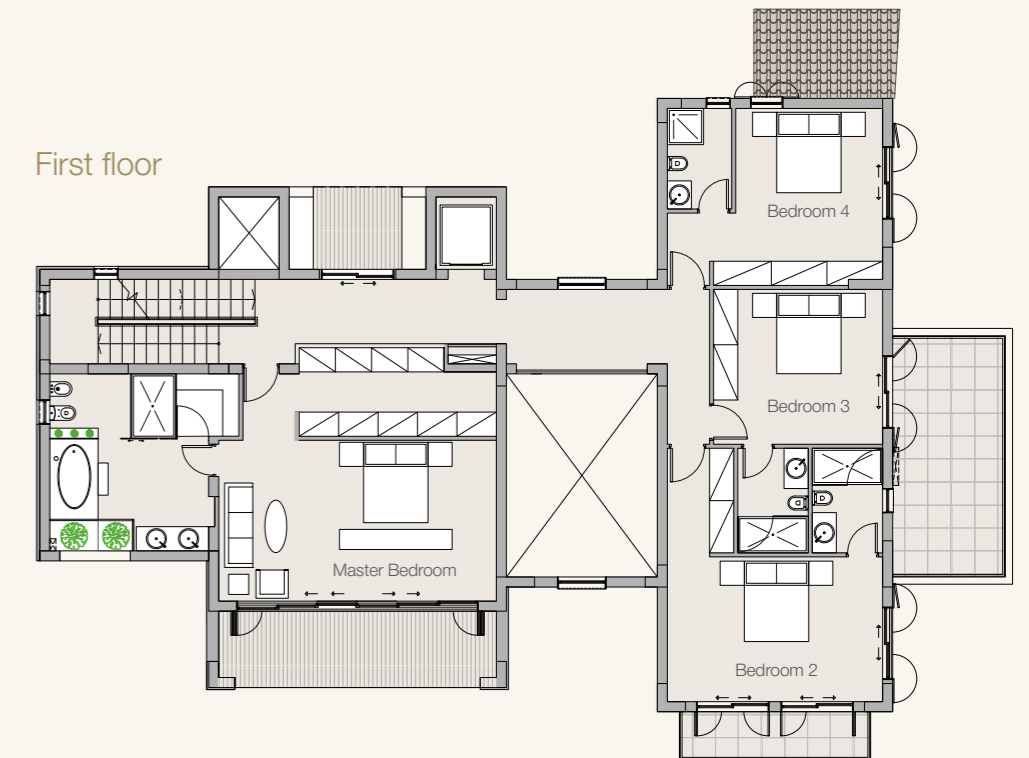
Roof Terrace



Lower ground floor



First floor



The pinnacle of  
waterside living.

## Neso Villa

Island Villa plot 62

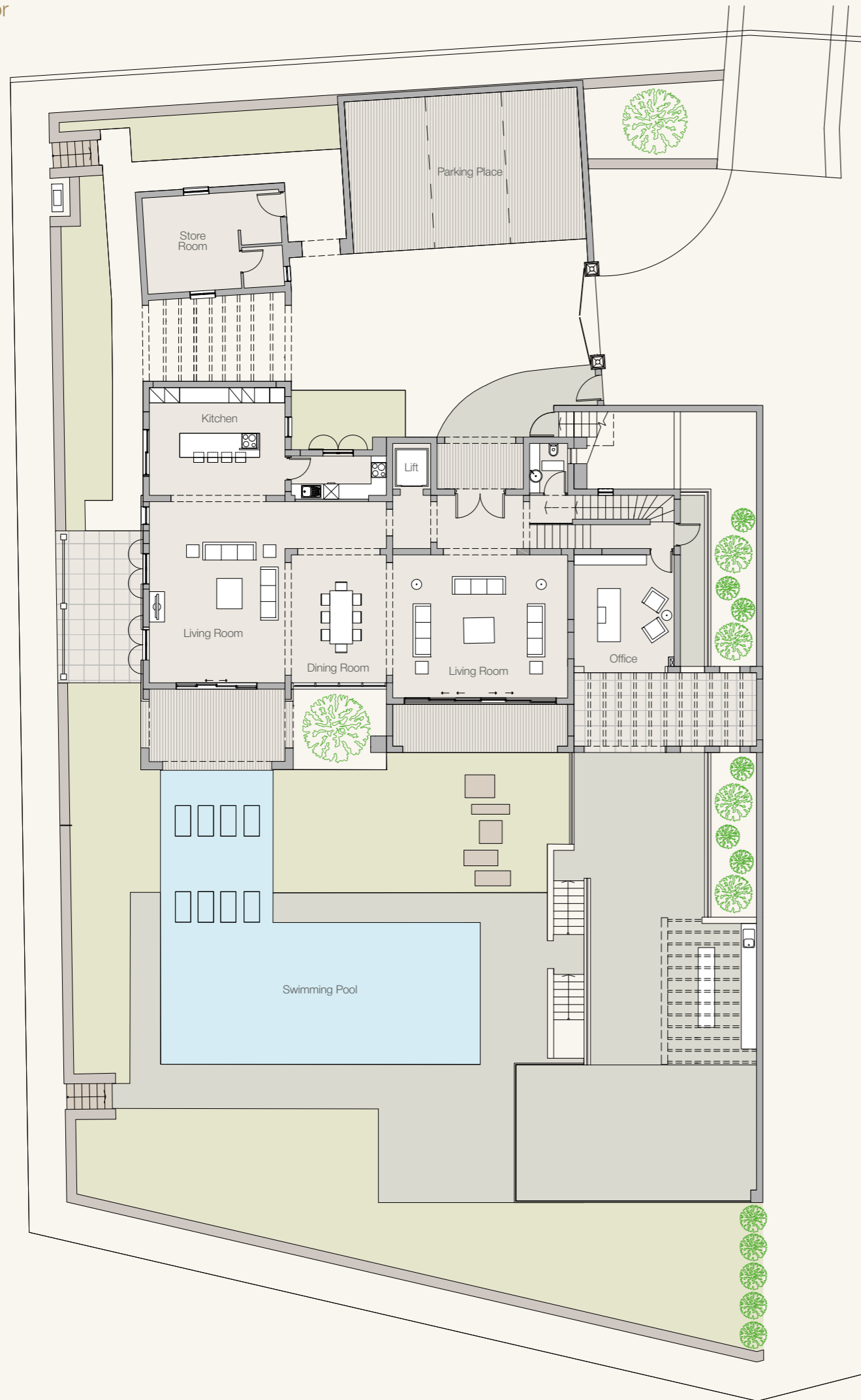
**Four bedroom villa on a private island with two alongside superyacht berths (35m and 40m) – 1220sqm of land with 798sqm of water.**

Situated on its own island and accessed by a private bridge, the stunning Neso Villa represents the pinnacle of waterside living. A statement building in scale and finish, this grand home reflects the vernacular style and showcases the finest in local craftsmanship, from the abundance of natural stone and the authentic ironwork to the rooftop pergola. Spacious rooms flow effortlessly across three levels while graceful arched loggias connect the house to the extensive landscaped grounds, offering 360-degree views of the sea and a swimming pool.

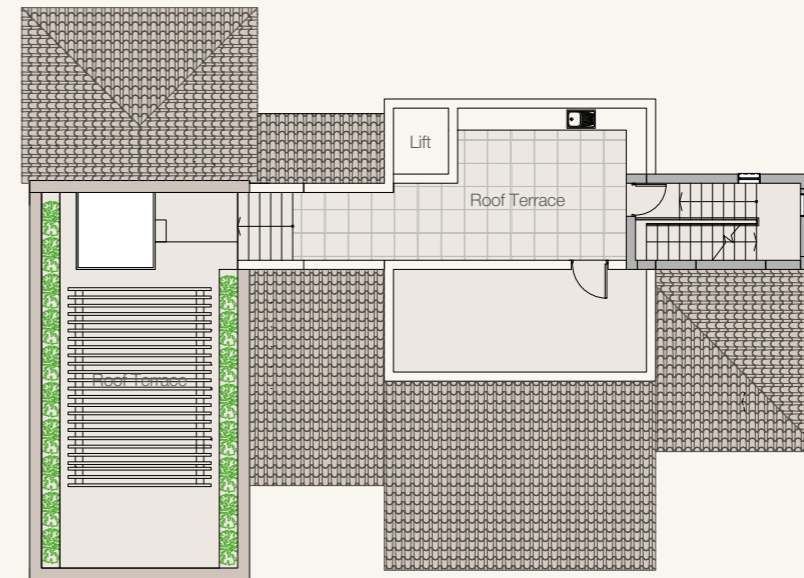




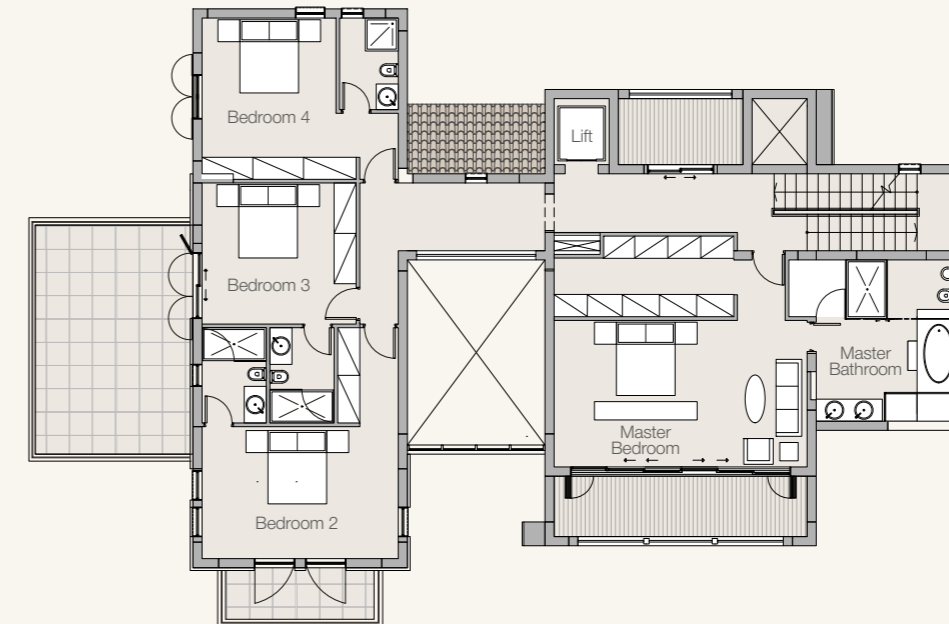
Ground floor



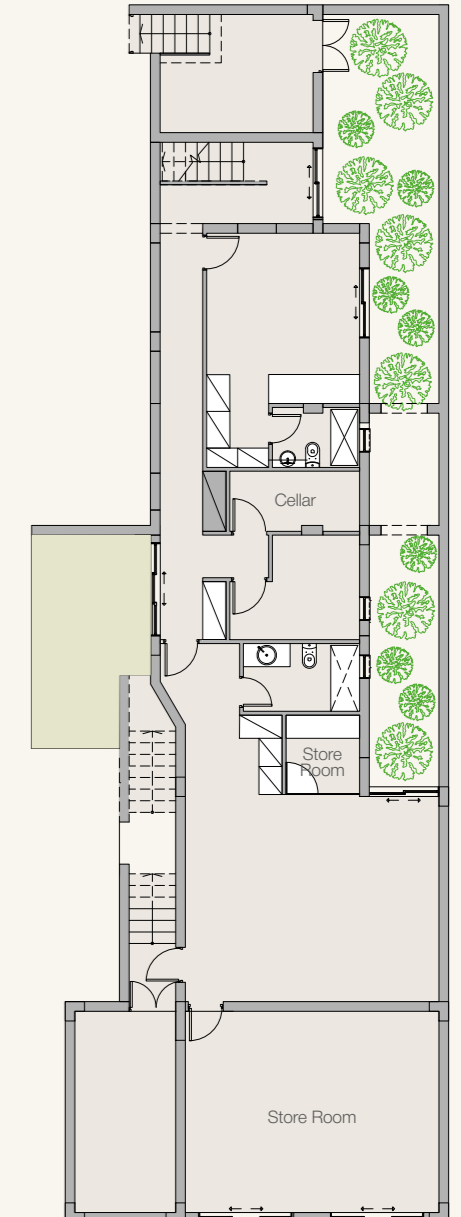
Roof Terrace



First floor



Lower ground floor





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.



## Schedule of areas - Peninsula Villas

Plot No.	Villa Name	No. of Bedrooms	Plot Area m <sup>2</sup>	Covered Area m <sup>2</sup>	Covered Terraces m <sup>2</sup>	Lower Ground Floor m <sup>2</sup>	Total Covered Area m <sup>2</sup>	Uncovered Terraces m <sup>2</sup>	Roof Terrace m <sup>2</sup>	Swimming Pool	Berths
1	Galatia	4	486	180	19	90	289	35	0	Yes	
2	Ione	4	419	180	26	90	296	32	0	Yes	
3	Ione	4	466	180	22	90	292	36	0	Yes	
4	Ione	4	377	180	30	90	300	32	0	Yes	
5	Galatia	4	338	180	23	90	293	24	0	Yes	
6	Ione	4	394	180	22	90	292	39	0	Yes	
7	Ione	4	388	180	22	90	292	36	0	Yes	
8	Galatia	4	364	180	23	90	293	24	0	Yes	
9	Ione	4	437	180	25	90	295	38	0	Yes	
10	Galatia	4	389	180	23	90	293	24	0	Yes	
11	Ione	4	483	180	25	90	295	36	0	Yes	
12	Erato	4	418	180	29	90	299	31	0	Yes	
13	Erato	4	452	180	29	90	299	31	0	Yes	
14	Ione	4	410	180	25	90	295	36	0	Yes	
15	Galatia	4	479	180	23	90	293	24	0	Yes	
16	Kalypso	3	377	141	12	91	244	46	47	Yes	1x10m 2x15m
17	Klaia	3	233	138	12	89	239	35	0	Yes	2x15m
18	Klaia	3	235	138	12	89	239	35	0	Yes	2x15m
19	Kalypso	3	240	138	12	89	239	35	47	Yes	2x15m
20	Klaia	3	247	138	12	90	240	39	0	Yes	2x15m
21	Kalypso	3	279	141	12	91	244	50	48	Yes	2x15m
22	Klaia	3	304	138	30	91	259	34	0	Yes	1x10m 2x15m
23	Kalypso	3	212	138	12	91	241	30	47	Yes	2x15m
24	Klaia	3	222	138	12	89	239	35	0	Yes	2x15m
25	Klaia	3	218	135	29	89	253	22	0	Yes	2x15m
26	Klaia	3	219	138	29	89	256	22	0	Yes	2x15m
27	Kalypso	3	205	138	12	91	241	30	47	Yes	1x15m
28	Meliti	2	109	114	17	72	203	14	24	-	1x15m
29	Meliti	2	173	118	17	74	209	38	0	Yes	1x15m
31	Meliti	2	174	118	17	74	209	38	0	Yes	1x15m
32	Meliti	2	115	115	17	72	204	14	24	-	1x15m
33	Meliti	2	137	117	17	74	208	19	0	-	1x15m
34	Kalypso	3	217	151	13	98	262	64	55	Yes	1x15m
35	Klaia	3	231	148	13	96	257	36	0	Yes	2x15m
36	Meliti	2	109	114	17	72	203	14	25	-	1x15m
37	Meliti	2	171	117	17	74	208	31	0	Yes	1x15m
39	Meliti	2	173	117	17	74	208	31	25	Yes	1x15m
40	Meliti	2	116	117	17	74	208	14	0	-	1x15m
41	Kalypso	3	256	151	13	99	263	47	55	Yes	1x15m

## Schedule of areas - Island Villas

Plot No.	Villa Name	No. of Bedrooms	Plot Area m <sup>2</sup>	Covered Area m <sup>2</sup>	Covered Terraces m <sup>2</sup>	Lower Ground Floor m <sup>2</sup>	Total Covered Area m <sup>2</sup>	Uncovered Terraces m <sup>2</sup>	Roof Terrace m <sup>2</sup>	Swimming Pool	Berths
42	Klaia	3	281	152	13	99	264	56	-	Yes	1x20m
44	Meliti	2	184	116	17	74	207	36	-	Yes	1x10m 1x12m
45	Meliti	2	117	114	17	72	203	14	18	-	1x15m
46	Kalypso	3	220	138	12	90	240	30	45	Yes	2x15m
47	Galatia	4	345	180	25	93	298	25	-	Yes	1x10m 1x15m
48	Kalypso	3	231	141	12	91	244	30	47	Yes	2x15m
49	Klaia	3	249	135	29	89	253	22	-	Yes	2x15m
50	Klaia	3	292	135	30	89	254	22	-	Yes	2x15m
51	Klaia	3	273	138	12	89	239	35	-	Yes	2x15m
52	Kalypso	3	260	138	12	89	239	30	47	Yes	2x15m
53	Klaia	3	261	141	12	91	244	35	-	Yes	2x15m
54	Pasithea	4	644	230	72	202	511	152	-	Yes	2x15m 1x20m
56	Pasithea	4	569	230	72	181	490	152	-	Yes	1x20m
58	Kallianassa	3	430	188	42	130	360	53	30	Yes	3x15m
59	Pasithea	4	577	230	69	198	507	152	-	Yes	1x18m
60	Pasithea	4	575	230	72	202	511	152	-	Yes	1x20m
61	Amphitrite	4	616	284	47	186	517	53	57	Yes	1x20m
62	Neso	4	1220	407	81	202	690	58	106	Yes	1x35m 1x40m
63	Ianassa	4	1291	407	77	202	686	47	75	Yes	1x20m 1x60m
64	Amphitrite	4	703	291	47	190	528	44	40	Yes	1x30m
65	Aktaie	4	646	285	54	192	531	30	118	Yes	1x25m
66	Aktaie	4	703	285	54	192	531	30	118	Yes	1x20m
67	Kallianassa	3	588	188	42	133	363	43	30	Yes	1x20m
68	Kallianassa	3	503	188	42	133	363	44	30	Yes	1x18m
70	Aktaie	4	591	285	54	192	531	30	118	Yes	1x18m
72	Galene	4	507	221	29	142	392	50	35	Yes	1x18m
74	Galene	4	488	221	29	142	392	50	78	Yes	1x18m
76	Galene	4	440	221	29	142	392	50	78	Yes	1x16m
78	Galene	4	480	221	29	142	392	50	35	Yes	1x20m
80	Maira	4	396	180	38	108	326	-	47	Yes	1x10m 1x15m 1x20m
81	Klaia	3	198	135	29	89	253	22	-	Yes	2x12m
82	Meliti	2	103	114	17	72	206	14	18	-	1x12m
83	Kalypso	3	205	138	12	89	239	35	45	Yes	2x12m
84	Klaia	3	207	135	29	89	253	22	-	Yes	2x12m
85	Kalypso	3	229	138	12	89	239	30	47	Yes	1x12m 1x15m

# 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, sundeck areas and basement are paved with ceramic tiles.
- Bathrooms are laid with marble floors.
- Bedrooms are fitted with floating parquet with 4mm solid wood top layer.
- Parking areas are paved with stone.

## Walls Finishes

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

## Ceilings

- Ceilings in kitchen, bathrooms and corridors are 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 are of solid wood.
- 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.

## Sanitary Ware & Mixers

- Imported high-quality sanitary ware is installed complete with accessories.
- Vanity tops are made of Corian with wooden under-counter cupboards.
- 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.
- Pressurized system for hot and cold water is installed.
- Potable water is supplied to the kitchen.

## Electrical Installations

- Interphone on the entrance door.
- TV points in living room and all bedrooms.
- Sockets for telephone and internet in living room and all bedrooms.
- Spotlights in kitchen, bathrooms and corridors.
- Lighting control system is installed in the living and dining areas.
- Security alarm system is installed with motion detection sensors.

## Air Conditioning

- Complete installation of VRV system with concealed units.

## Heating

- Electric under-floor heating.

## Kitchen Appliances

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

## External

- Reinforced concrete swimming pool finished with mosaic tiles.
- Soft and hard landscape.



The Peninsula and Island Villas deliver luxury throughout and quality in every detail.