



POSEIDON

LUXURY RESIDENCES

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HEAVEN BY THE SEA

POSEIDON residences offer beautiful living spaces facing the sea. Comprised of eight 2-bedroom apartments and five whole-floor 3-bedroom apartments with maid's quarters, this modern complex combines a contemporary architectural design aesthetic with understated elegance. Complimented beautifully by the landscape that surrounds it, POSEIDON exemplifies a luxury, boutique lifestyle by the water.



EXTRAORDINARY LIFESTYLE AND DESIGN

Inspired by the land and sea, the architectural design of POSEIDON showcases impeccable creative ingenuity with a distinctive play on natural light, space, shape, and colour.

A range of top-quality amenities like the stunning infinity pool, modern gym, and gorgeous, green spaces, enhance the boutique luxury lifestyle that POSEIDON delivers. This is complimented by a beautiful, surrounding locale which offers an exceptional selection of places to visit and things to do.

Regarding environmental impact, POSEIDON will be certified for Class A Energy Performance for both cooling and heating energy efficiency through its utilisation of high-quality insulation standards. The use of modern technology combined with superior building construction and materials, will also reduce electricity costs for apartment owners and align with green environmental principles.

CYPRUS

Cyprus is a strategic regional business and economic hub and sought-after jurisdiction for global investors. The island's close vicinity to Europe, Africa and the Middle East enhances its role as an epicentre for international trade in global markets. A modern regulatory and legislative infrastructure also continue to attract foreign direct investment into the country, driving economic development.

Cyprus comes with a rich cultural history thousands of years old. It boasts a plethora of archaeological remains and an eclectic gastronomic offering which evidence the myriad of civilizations that once lived here.

Considered one of the safest places to reside in the world, Cyprus offers a high standard of living with an exceptional year-round sunny climate. It is also home to top tier educational institutes, both at school and tertiary levels, attracting students from across the globe.





Spyros Kyprianou
Athletic Center
(Palais des sports)

AGIOS ATHANASIOS

YERMASOYIA

MOUTTAGIAKA

AGIOS TYCHONAS

Tsirion
Stadium

MESA GEITONIA

AGIOS ATHANASIOS

YERMASOYIA

ST. RAPHAEL
MARINA

KAPSALOS

POSEIDON
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TOWN CENTRE

MOLOS

LIMASSOL MARINA

LIMASSOL PORT

LIMASSOL

Easy access to the highway makes travel through
Limassol and to other cities very convenient.

SEA

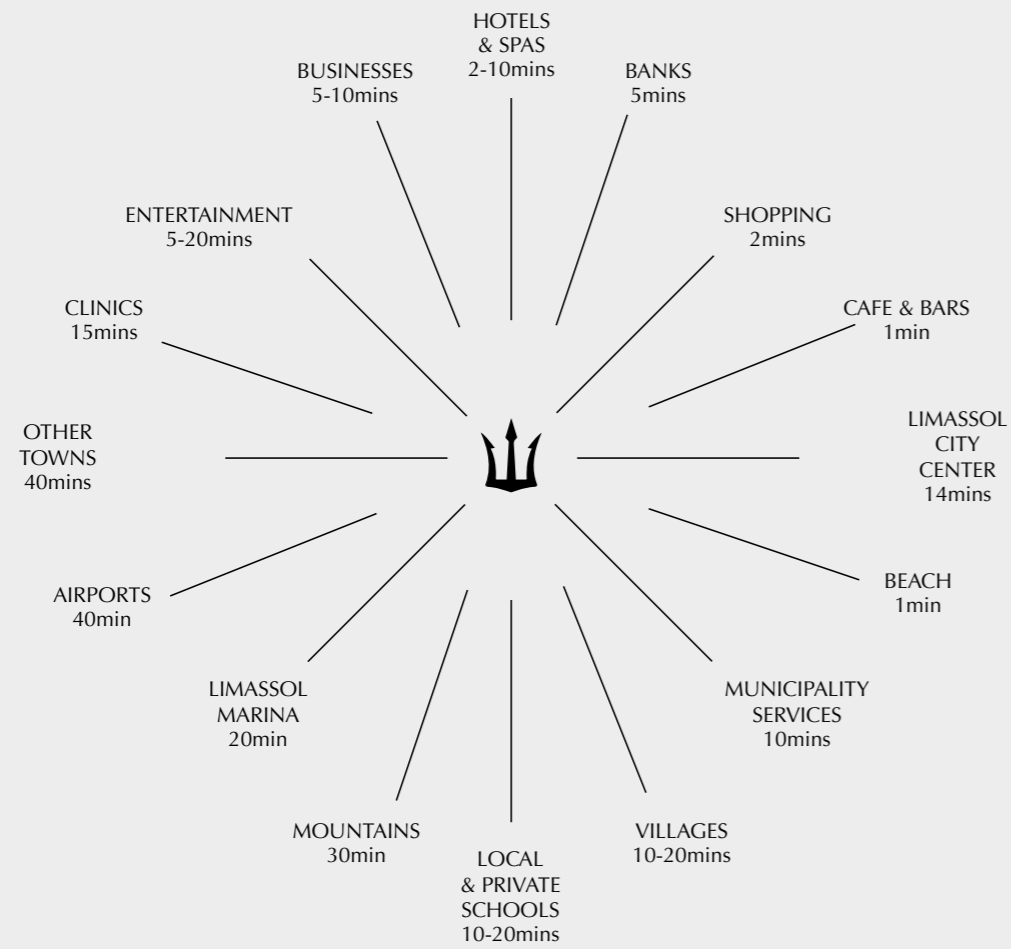
Public Garden

Amathountos 50D

Amathountos Road

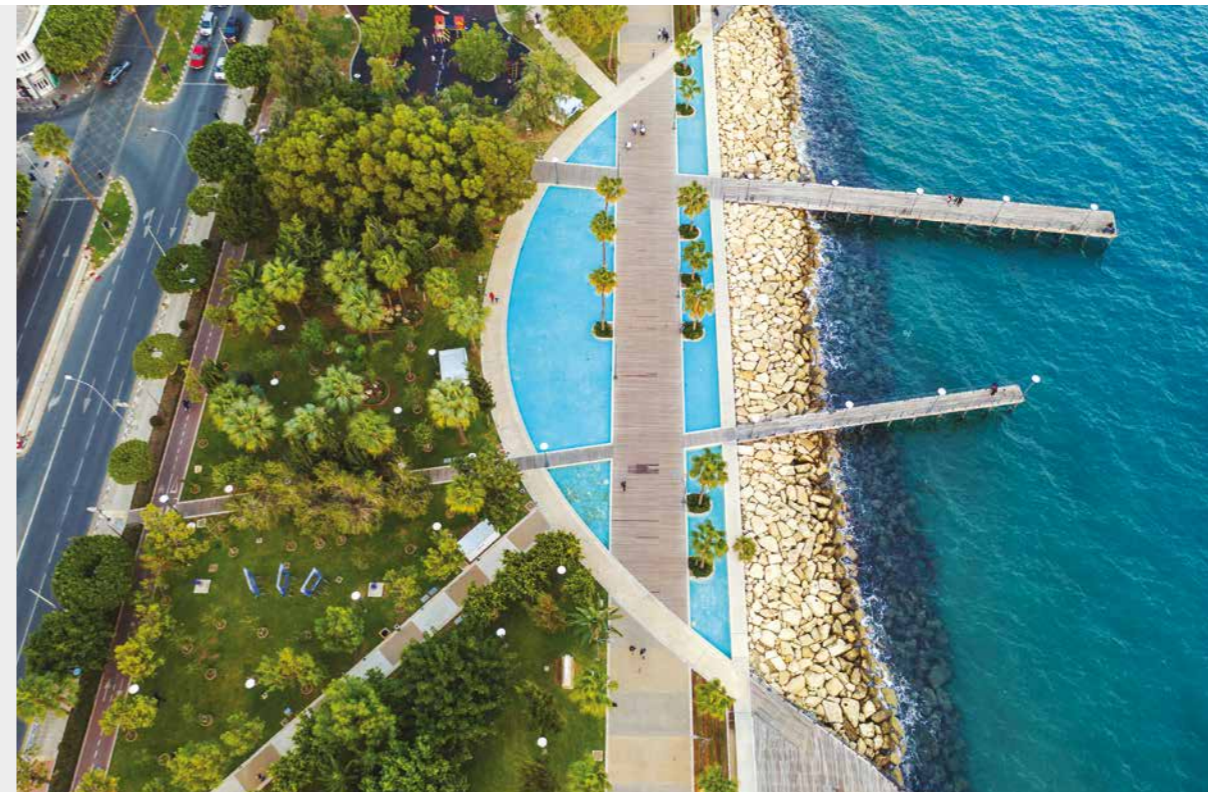
Dimitrou Poliokriti Str.

Protopsis Str.

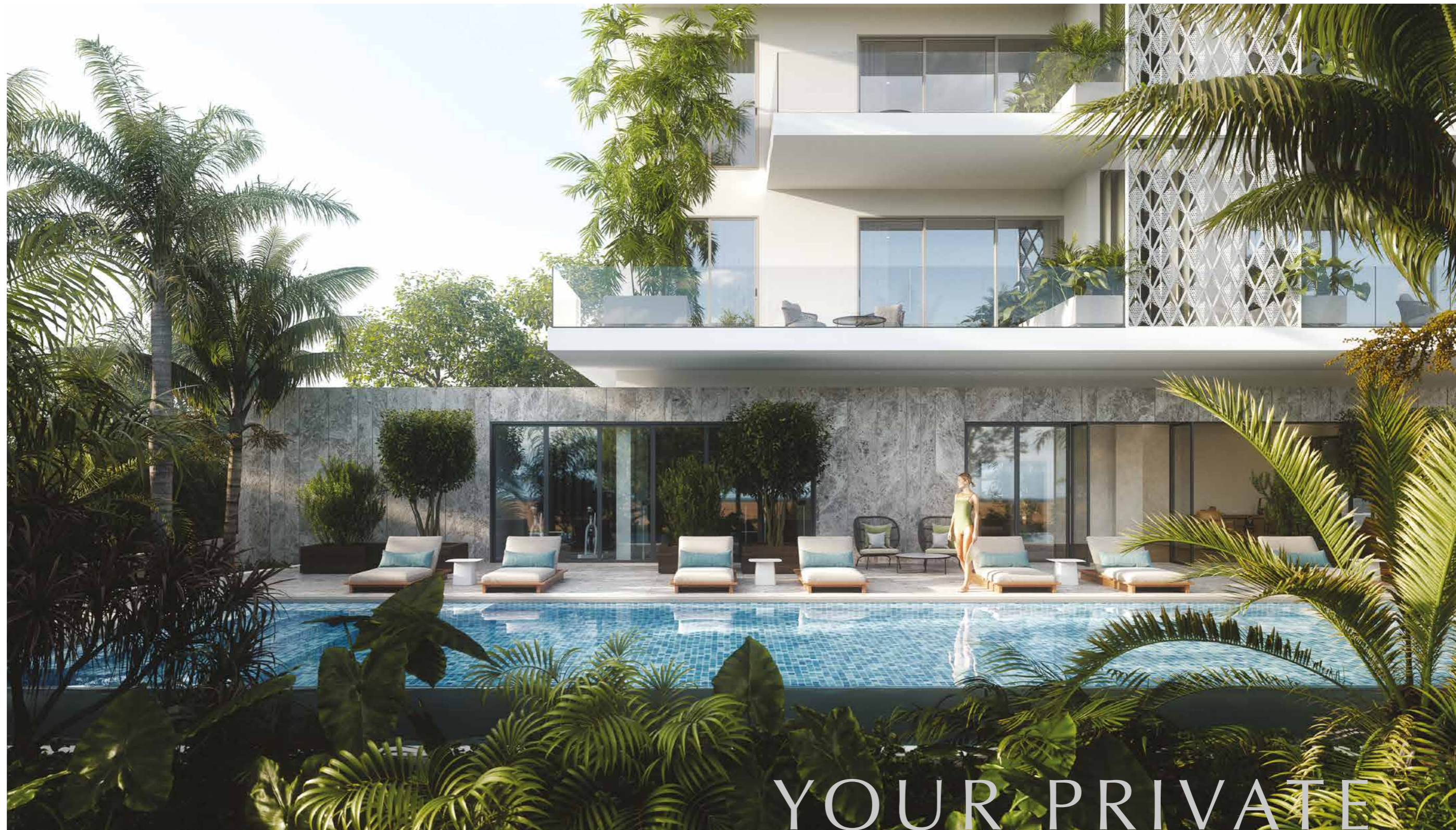


AN EXCEPTIONAL LOCATION

POSEIDON is situated in a highly coveted, newly developed location in the cosmopolitan city of Limassol. Full of character and edgy ambience, Limassol offers visitors an eclectic mix of contemporary urban glamour, aeons old history and profoundly rich culture. The city is also home to an excellent selection of outstanding restaurants, bars, and cafes; exclusive, high-end designer boutiques and stores carrying the most popular couture labels from across the globe; and iconic historical landmarks. Within close vicinity to POSEIDON are several world-renowned 5-star hotels, two breath-taking, top class Marinas, and some of the best Blue Flag beaches the island has to offer.

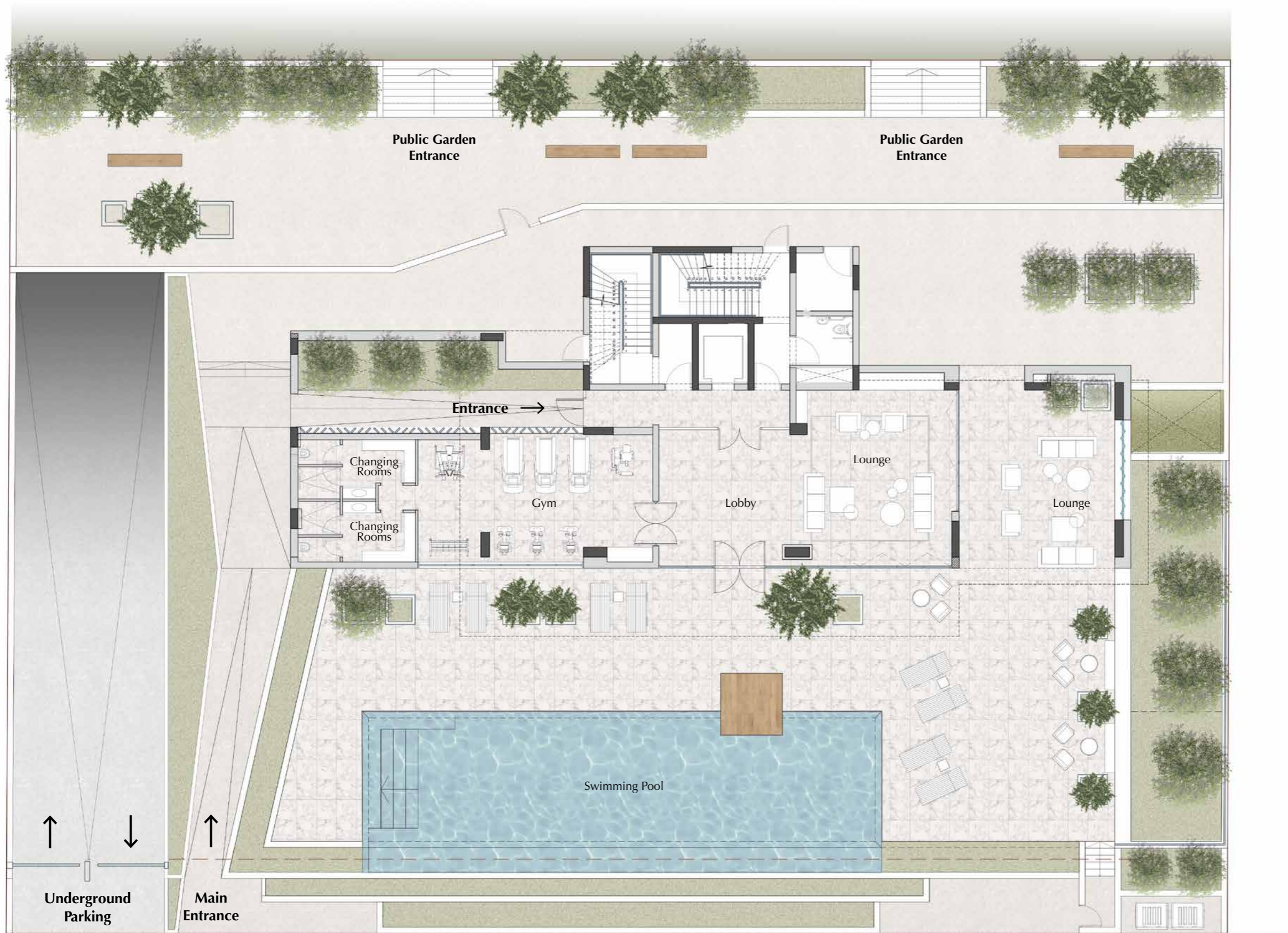


GETTING
AROUND



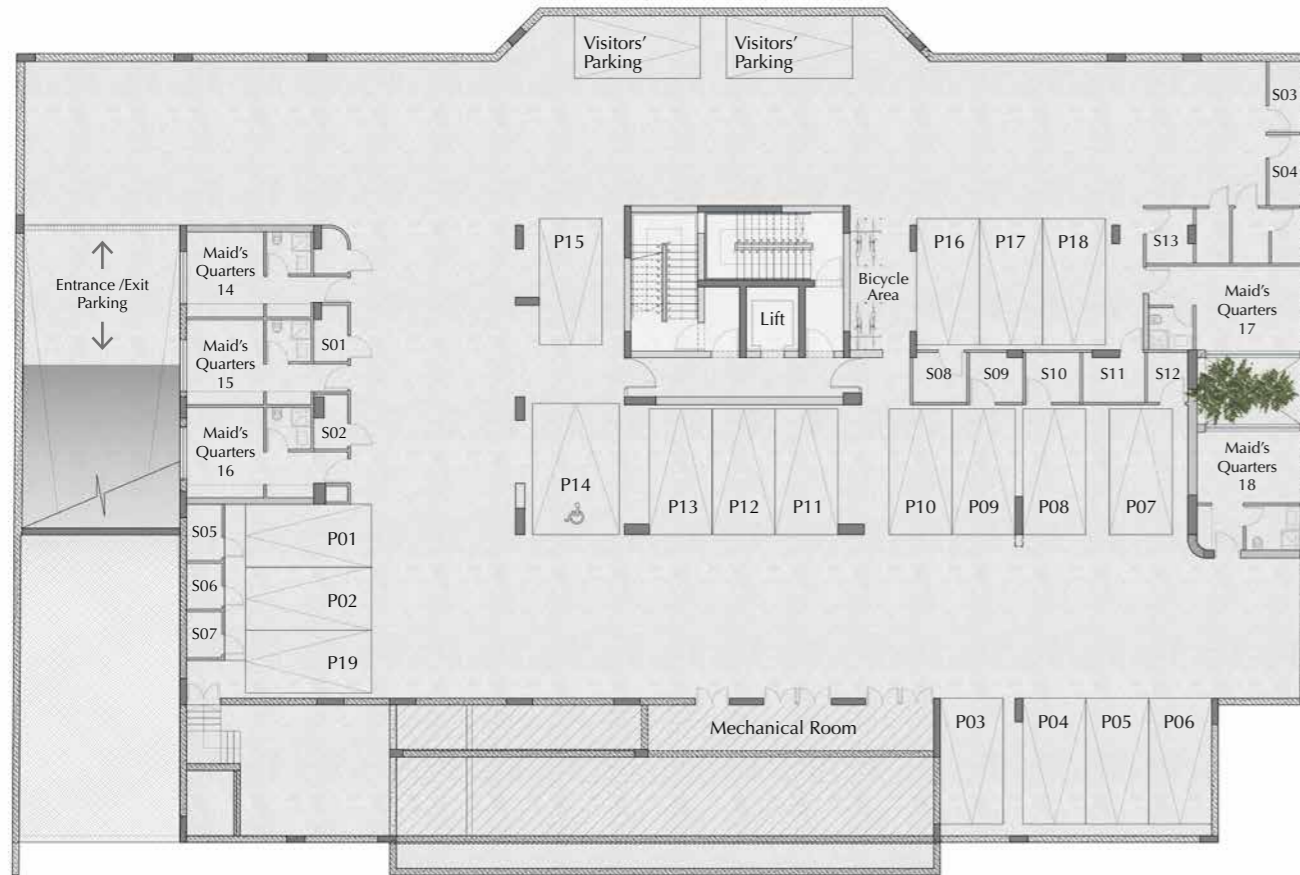
Measuring the length of the building, the beautifully designed infinity pool at POSEIDON is perfectly complimented by a relaxing, chic lounge area, elevated wooden decks, magnificent sea views and airy green spaces, making for an utterly indulgent, pool-side experience.

YOUR PRIVATE
ESCAPE



GROUND FLOOR

The stunning glass interior and design of the ground floor create a beautiful focal point. On this level, residents have access to sought-after amenities including a stunning 21-meter infinity pool, outside lounge area, gorgeous wooden decks and a modern, fully equipped gym overlooking the pool and sea.



Sea View Side



BASEMENT

The secured basement area will offer ample parking, private storage facilities and en-suite maid's quarters for the whole floor apartments on the 5th to 9th floors.

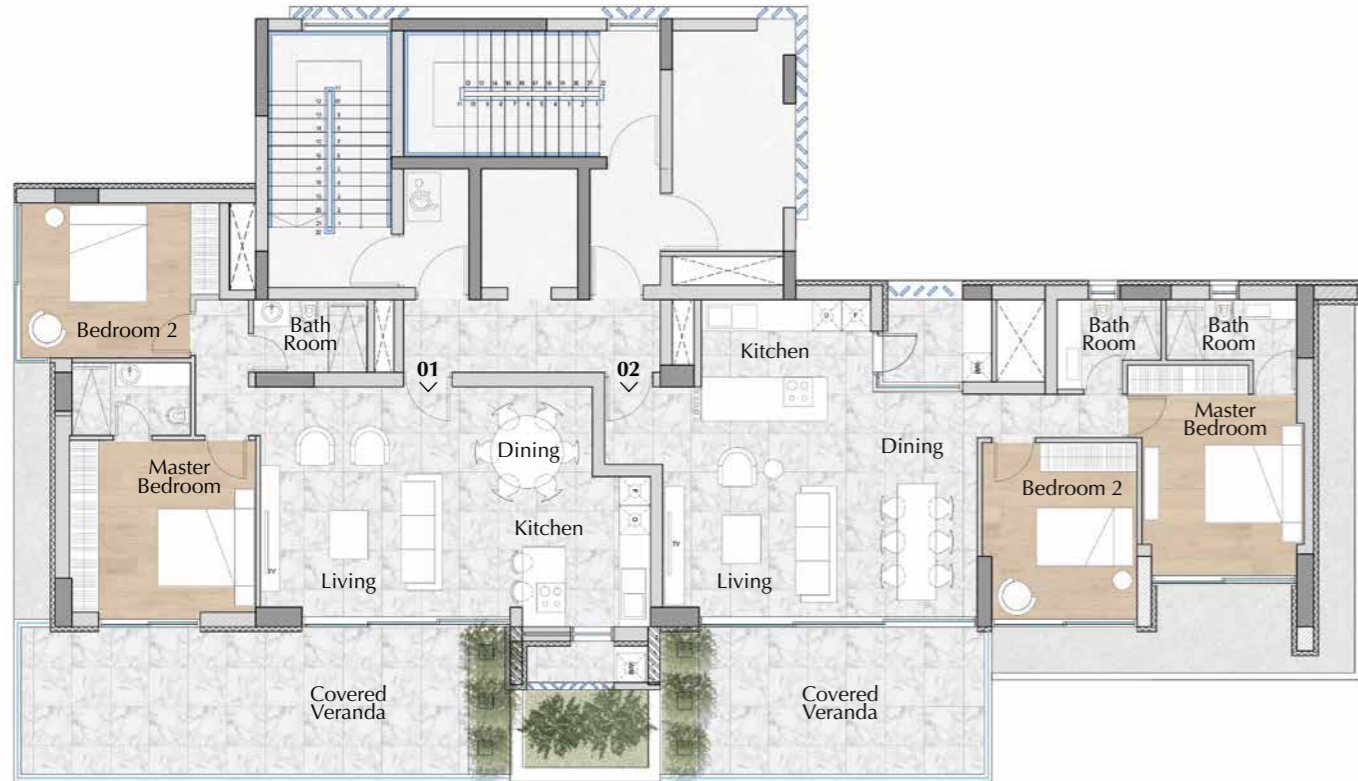


Constructed on a unique 50m by 35m linear shaped plot, POSEIDON is surrounded by beautiful green areas and wide, open spaces. The full length of the front of the building faces the sea, offering every apartment striking views of the tantalising Mediterranean waters.



POSEIDON is a gated community surrounded by a beautifully landscaped, lush garden, providing a feeling of exclusivity, tranquility, and privacy.

LUXURY
LIVING

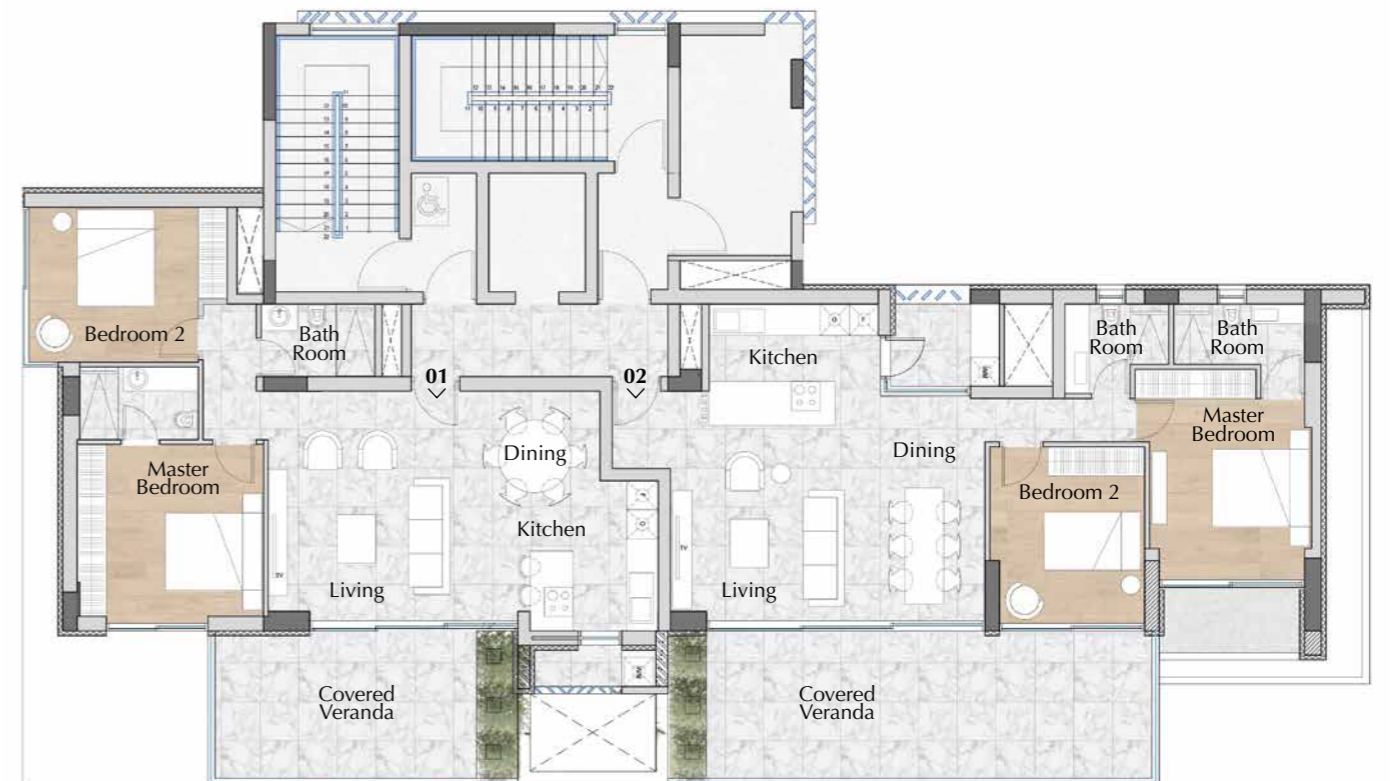


Sea View Side



1st & 3rd Typical Floor

Residence No.	101	102	301	302
Bedrooms	2	2	2	2
Parking Spaces	1	1	1	1
Store Room	1	1	1	1
Internal Area (m ²)	88	89	88	89
Covered Veranda (m ²)	36	27	33	27
Maid's Quarters (m ²)	-	-	-	-
Common Covered Area (m ²)	41	41	41	41
Total Covered Area (m ²)	165	157	162	157
Uncovered Veranda (m ²)	-	-	-	-
Roof Garden (m ²)	-	-	-	-
Total Residence Area (m ²)	165	157	162	157



Sea View Side

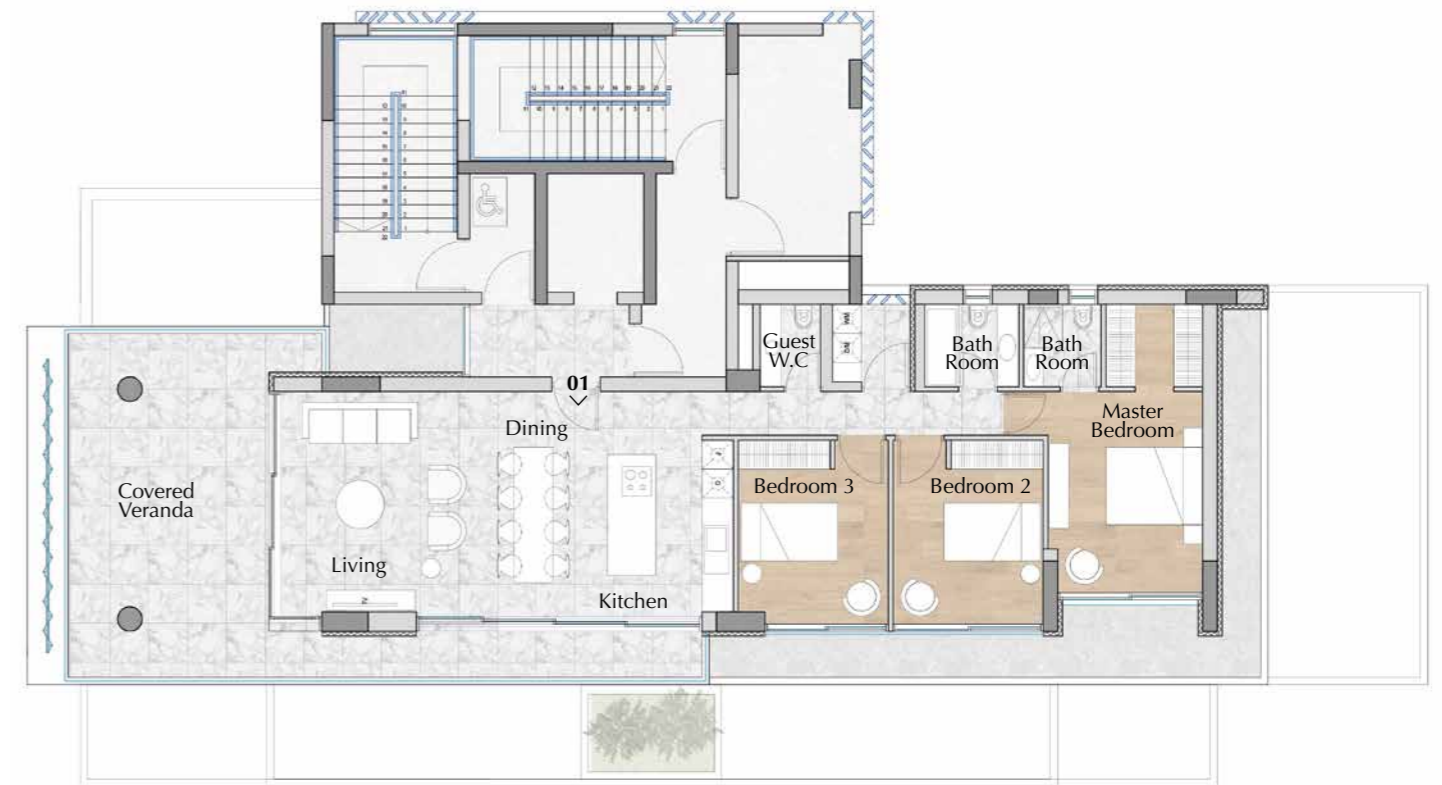


2nd & 4th Typical Floor

Residence No.	201	202	401	402
Bedrooms	2	2	2	2
Parking Spaces	1	1	1	1
Store Room	1	1	1	1
Internal Area (m ²)	88	89	88	89
Covered Veranda (m ²)	24	38	24	31
Maid's Quarters (m ²)	-	-	-	-
Common Covered Area (m ²)	41	41	41	41
Total Covered Area (m ²)	153	168	153	161
Uncovered Veranda (m ²)	-	-	-	7
Roof Garden (m ²)	-	-	-	-
Total Residence Area (m ²)	153	168	153	168



Each apartment blends elegant functional design, high-end interiors, and an ambient lighting that feel both timeless and refined. Innovative use of texture and form produce a compelling visual aesthetic, with floor to ceiling glass doors and windows and large private balconies that bring the outside in to create a feeling of abundant space and airiness.



Sea View Side

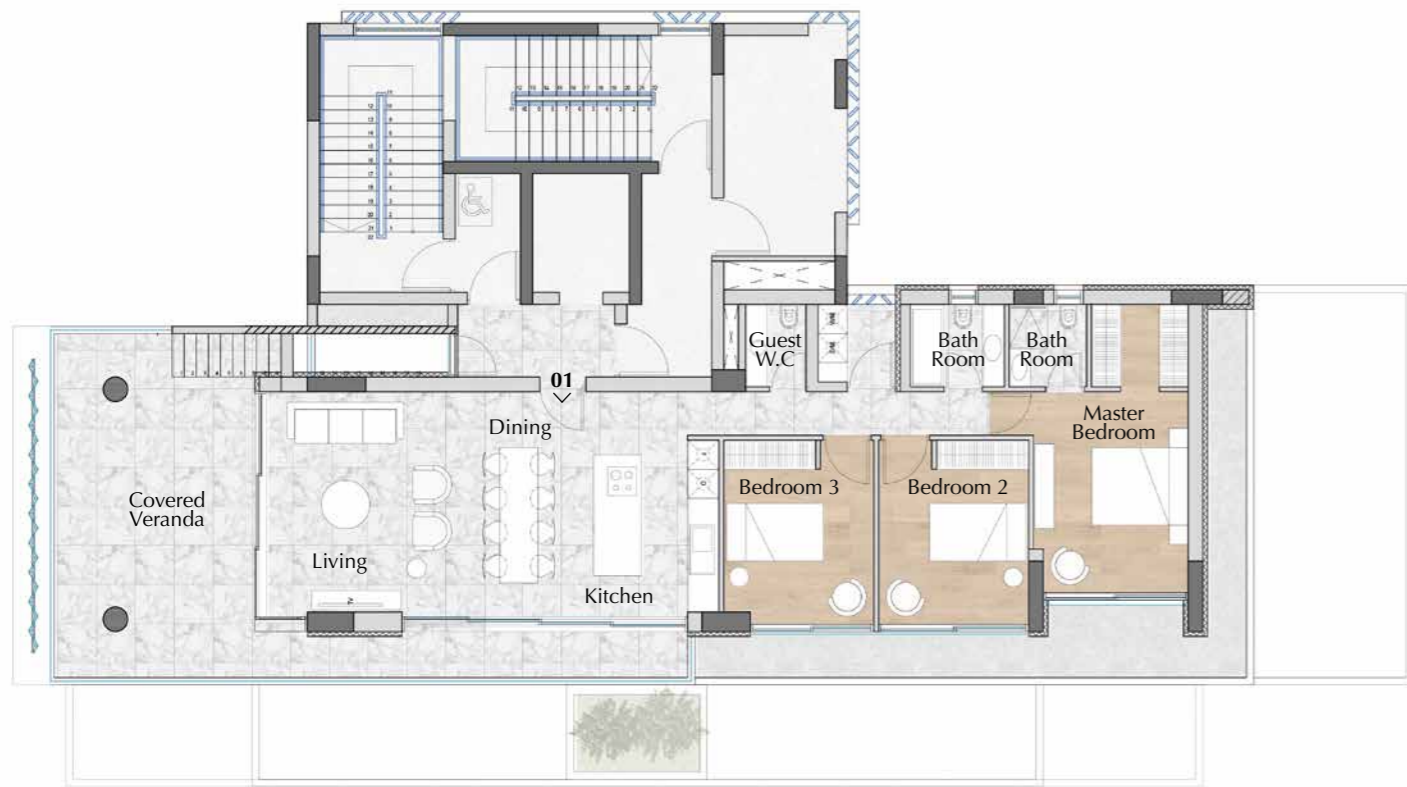


5th TO 8th Typical Floor

Residence No.	501	601	701	801
Bedrooms	3+1	3+1	3+1	3+1
Parking Spaces	2	2	2	2
Store Room	1	1	1	1
Internal Area (m ²)	118	118	118	118
Covered Veranda (m ²)	48	48	48	48
Maid's Quarters (m ²)	20	20	20	22
Common Covered Area (m ²)	67	67	67	67
Total Covered Area (m ²)	253	253	253	255
Uncovered Veranda (m ²)	-	-	-	-
Roof Garden (m ²)	-	-	-	-
Total Residence Area (m ²)	253	253	253	255



Facing seaward, the luxury whole-floor 3 bedroom-apartments on the 5th to 9th floors offer stunning living spaces, integrating distinctive interior design elements with stylish, high-end, contemporary finishes and breathtaking views of the Mediterranean Sea.



Sea View Side



9th
The Penthouse
Experience

Residence No.	901
Bedrooms	3+1
Parking Spaces	2
Store Room	1
Internal Area (m ²)	118
Covered Veranda (m ²)	48
Maid's Quarters (m ²)	22
Common Covered Area (m ²)	67
Total Covered Area (m ²)	255
Uncovered Veranda (m ²)	-
Roof Garden (m ²)	72
Total Residence Area (m ²)	327



Sea View Side



Penthouse
Roof Top Garden

Penthouse residents enjoy a spacious, private rooftop garden with barbecue and lounge facilities, providing the ultimate spot for friends and families to gather in comfort.



A large terrace further enhances this panoramic beauty, creating a distinct, relaxing mood that emanates throughout the luxury apartment.

VASSOS MARKIDES & AVILIA - JV

Vassos Markides & Avilia JV is a dynamic partnership comprised of two prominent real estate families - Cypriot and Israeli. Both families share similar values of striving for perfection, professionalism, and properly serving specific client needs. They also have extensive experience in the development, design, and construction of real estate projects which focus on enhancing the lifestyle of all residents. The Markides and Avilia families are honoured to present to their clients the Poseidon project - a unique boutique apartments building that reflects a proper understanding of what clients today are seeking, and which integrates existing global trends in contemporary housing.

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