

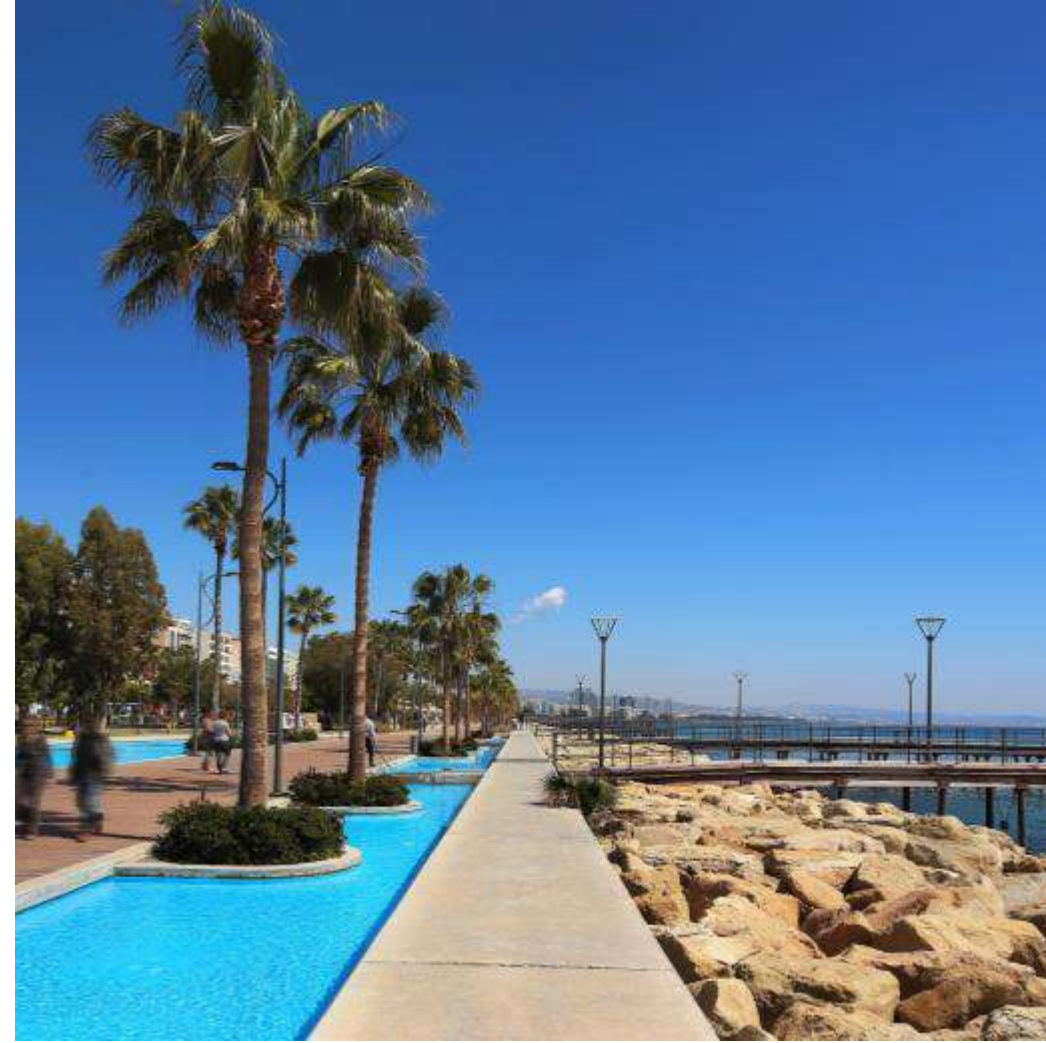
ARIA RESIDENCES



LIMASSOL

THE CITY OF CHOICE

Limassol is Cyprus' cosmopolitan capital, its most important business district and a vibrant modern playground. It is consistently ranked as one of the world's leading cities for quality of life. Nowhere in Cyprus is there a richer mix of modern culture and fascinating heritage.



Limassol's enchanting promenade is situated on the prime seafront boulevard. It is the ideal place for walking, jogging, spending time on the beach or taking time for peaceful contemplation under the shade of a mature palm tree.



Vibrant Limassol

The city offers an active, vibrant and varied choice of restaurants, stylish cafes, bars and chic lounges.





A MIX OF FINE AND CASUAL DINNING

An Adventure in Taste

Limassol's gastronomic scene comprises a delicious mix of fine and casual dining. It offers a great selection of cuisines as well as local traditional food.

Private Schools

There are a number of private schools (Greek, English, French, and Russian) available in Limassol.



Luxury Shopping



Limassol's shopping is refined. An abundance of global luxury brands serve the exquisite tastes of the town's stylish residents and visitors.



LIFESTYLE

Limassol is an important maritime centre, a popular cruise destination and a private yachting hub.

LEISURE

A year-round programme of major international events.

Fine-art galleries, historic sites, museums and theatres.



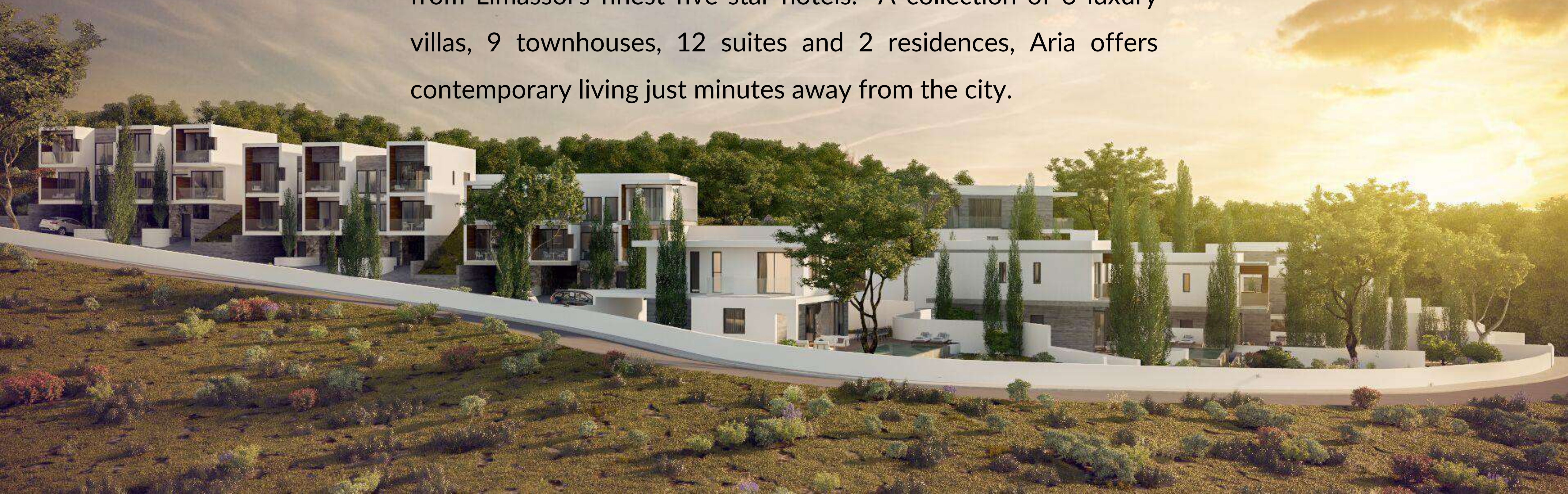
ALIVE WITH HISTORY

It has a charming medieval quarter, beautiful Byzantine castle and attractive Colonial era architecture.



ARIA RESIDENCES

Aria Residences enjoys a privileged location in one of the most desirable residential suburbs of Limassol, with spectacular views of the Limassol coastline and marina and just moments away from Limassol's finest five-star hotels. A collection of 6 luxury villas, 9 townhouses, 12 suites and 2 residences, Aria offers contemporary living just minutes away from the city.





ARIA RESIDENCES

 5 star hotels

 Private Schools

 Supermarkets

PLACES OF INTEREST

- 1. Limassol Castle
- 2. Limassol Marina
- 3. Old Port
- 4. Cathedral
- 5. City Hall
- 6. Saint Raphael Marina

Paphos Airport 65 km

Larnaca Airport 62 km

A Five Star Location

Aria Residences is located minutes away from all Limassol's 5-star hotels.



Four Seasons Hotel



Amathus Beach Hotel



Grand Resort



Amara Hotel



Parklane Resort

Amenities

AMENITIES NEAR ARIA RESIDENCES



Bakery 3.4 km



Supermarket 2km



Private English School 11.4km



Private Hospital 9.9km



Pharmacy 1.6 km



Petrol Station 2 km



Athletics Sporting Centre 450m



Tavern 1km



CAFES & BARS

Just 1.5km away from a wide selection of chic cafes and beach bars.



MARINA

Just 3.7km away Saint Raphael Marina offers 237 berth marina with all amenities, accommodating boats up to 30m.

SANDY BEACHES

A selection of sandy beaches are within 1.5km away.



THE SITE



Views from the site





Location

Exclusive area in the hills of Ayios Tychonas, moments away from the city and coastline.

Views

Spectacular views of the Mediterranean sea, marina, city and the rural surroundings.

Design

Contemporary architectural design with optimal natural light and luxurious materials borne out of the earth.

Aria Villas are set around private pools with stunning views to the sea, city and mountains. They respond to the confident tastes of discerning clients.





TYPE A

TYPE B



Stone, warm iroko hardwood, luxurious marbles; every home at Aria draws upon natural materials that have been borne out of the earth.



TYPE B



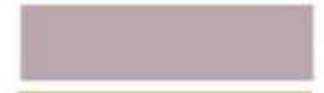
TYPE C

SITE PLAN

PLOTS



Residence



Suites



Townhouses



Villas



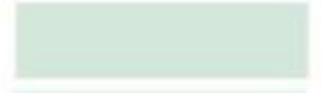
Road



Sidewalk



Parking



Green Area



Garden



Sports Ground



Decking



Paved Area



Pathway



Stairs



Swimming pool



TYPE A

Villa 8

3 bedrooms, total cov. area 237 m²



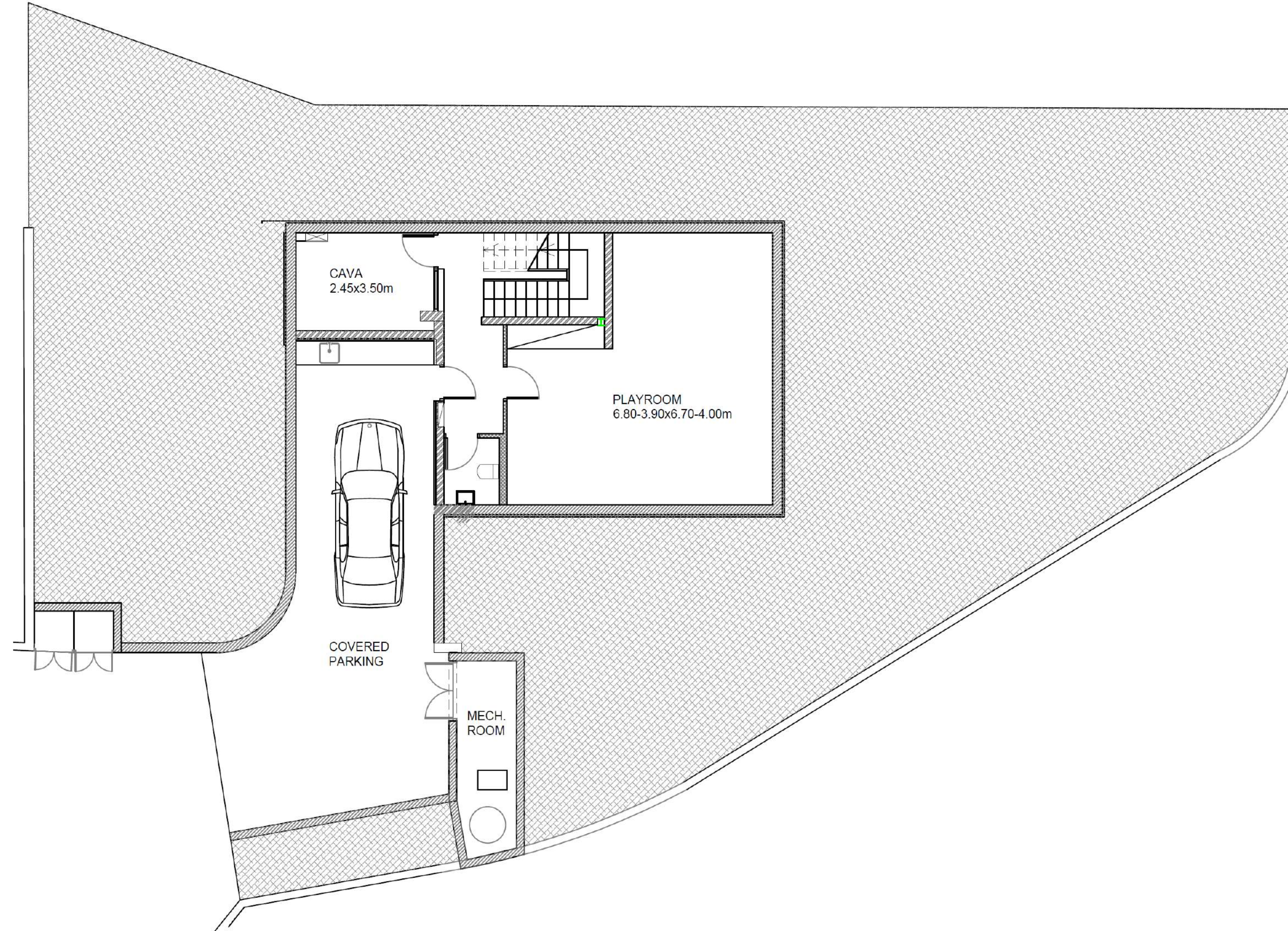






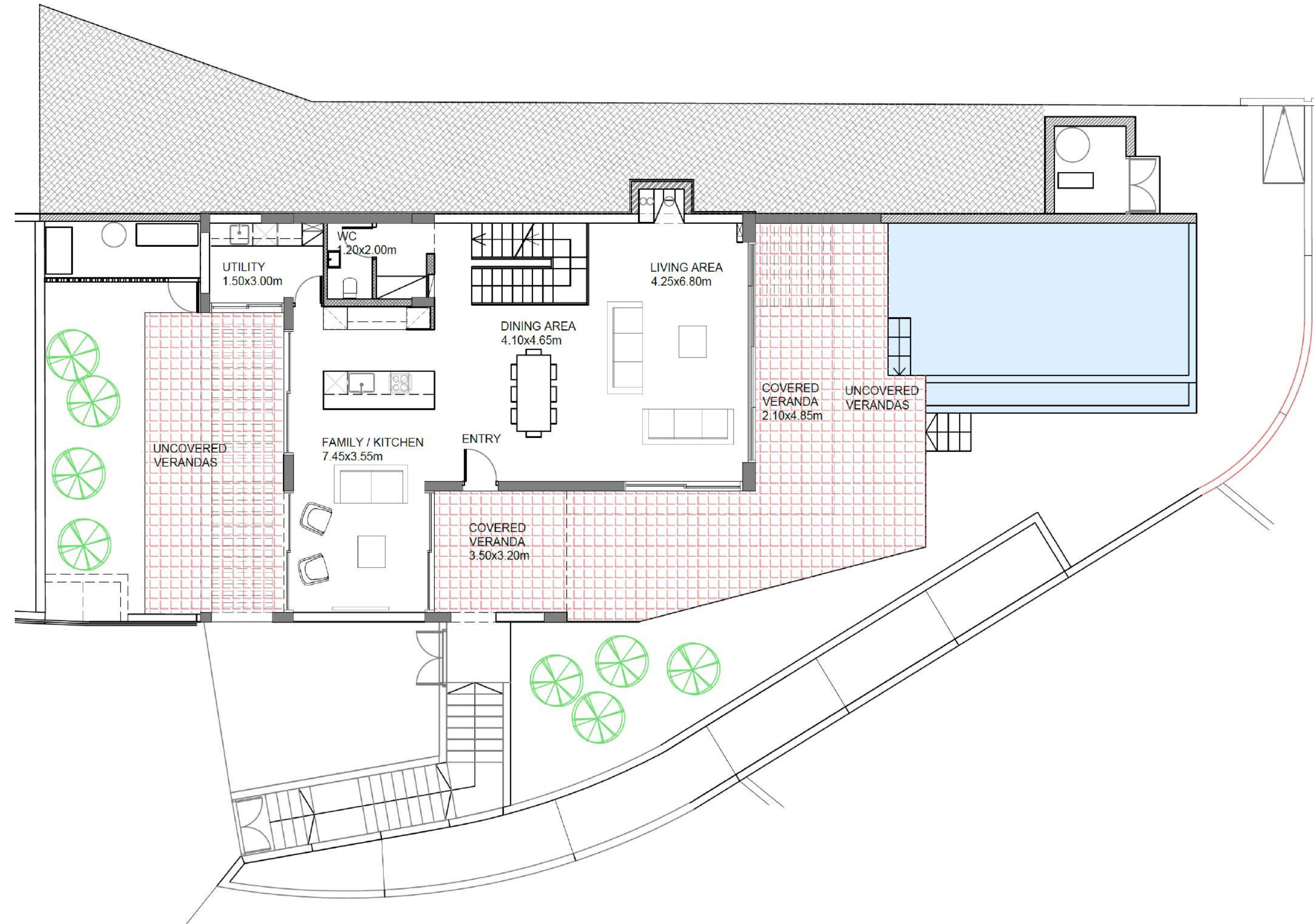


TYPE A



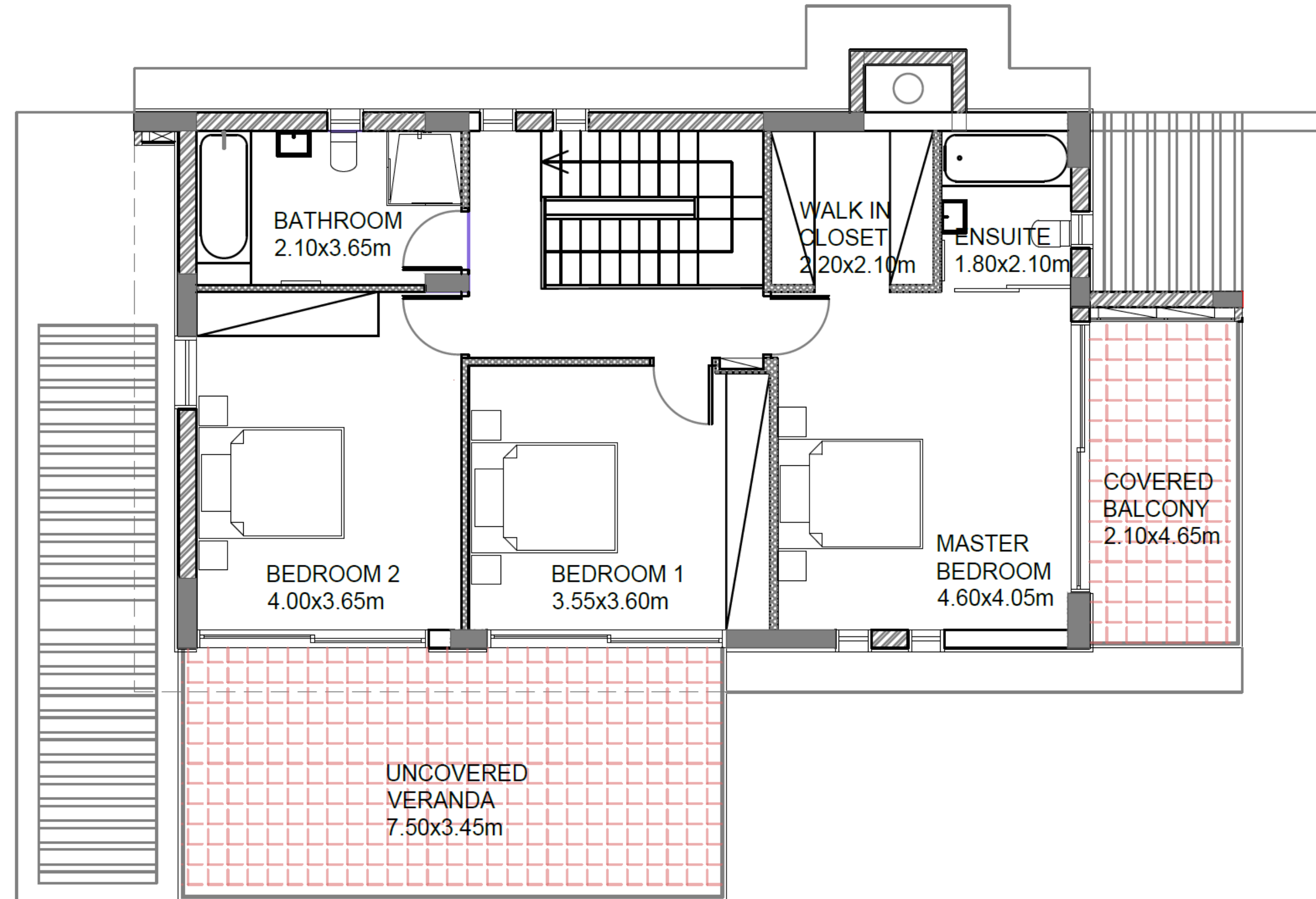
BASEMENT

TYPE A



GROUND FLOOR

TYPE A



FIRST FLOOR

TYPE B

Villa 9

4 bedrooms, total cov. area 213 m²





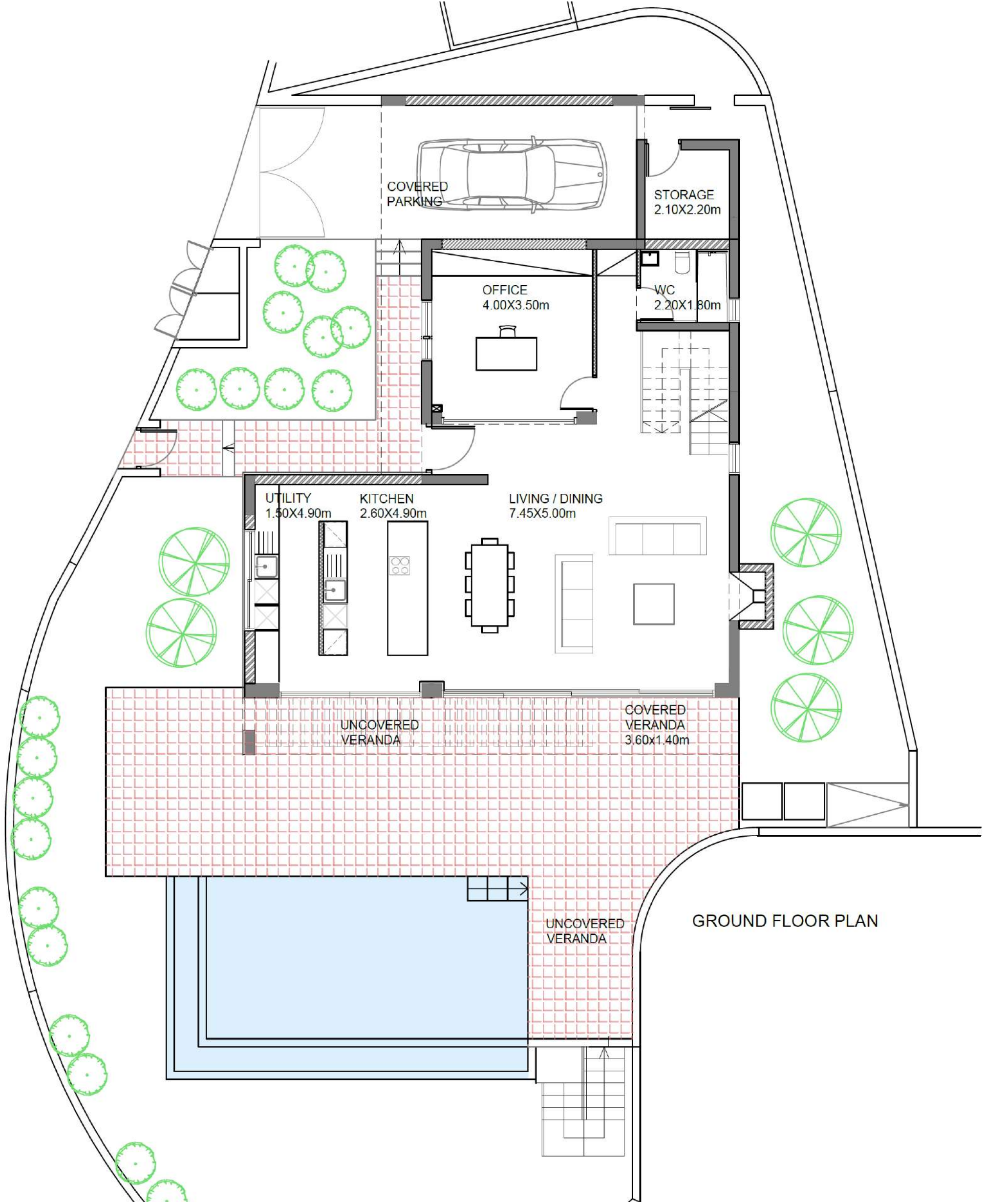






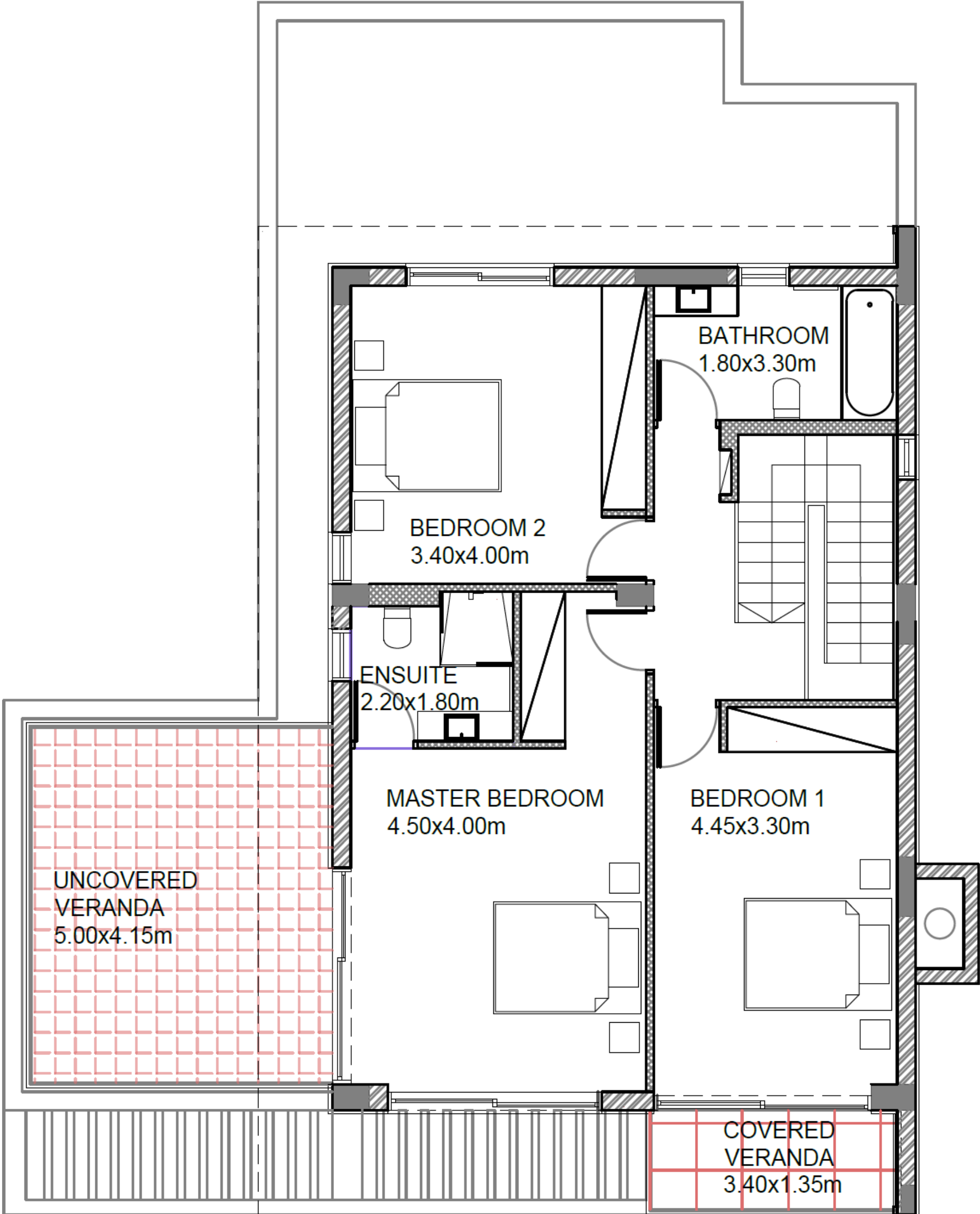


TYPE B



GROUND FLOOR

TYPE B



FIRST FLOOR PLAN

FIRST FLOOR

TYPE C

Villas 10, 11, 12, 13

3 bedrooms, total cov. area 178 m²



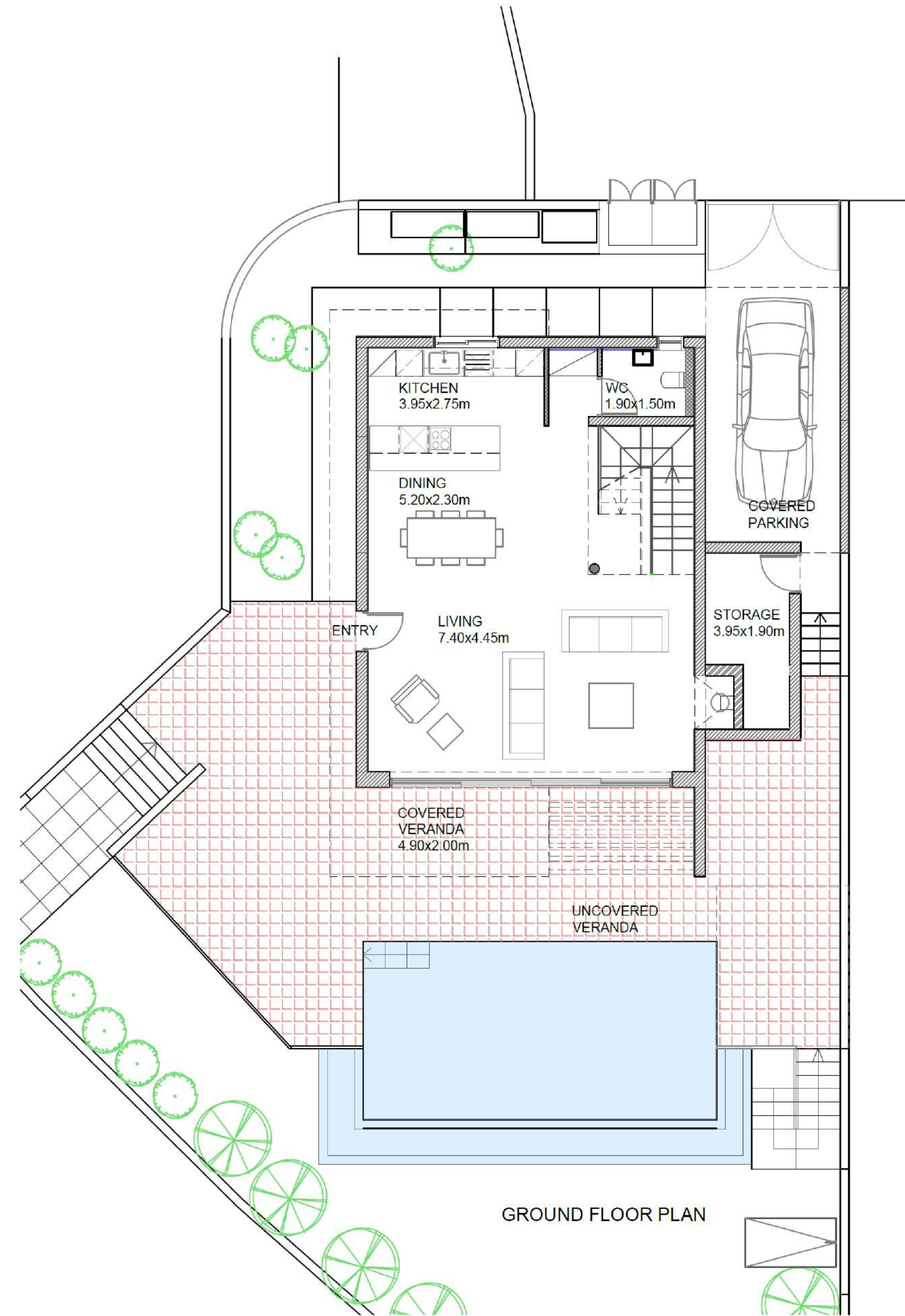






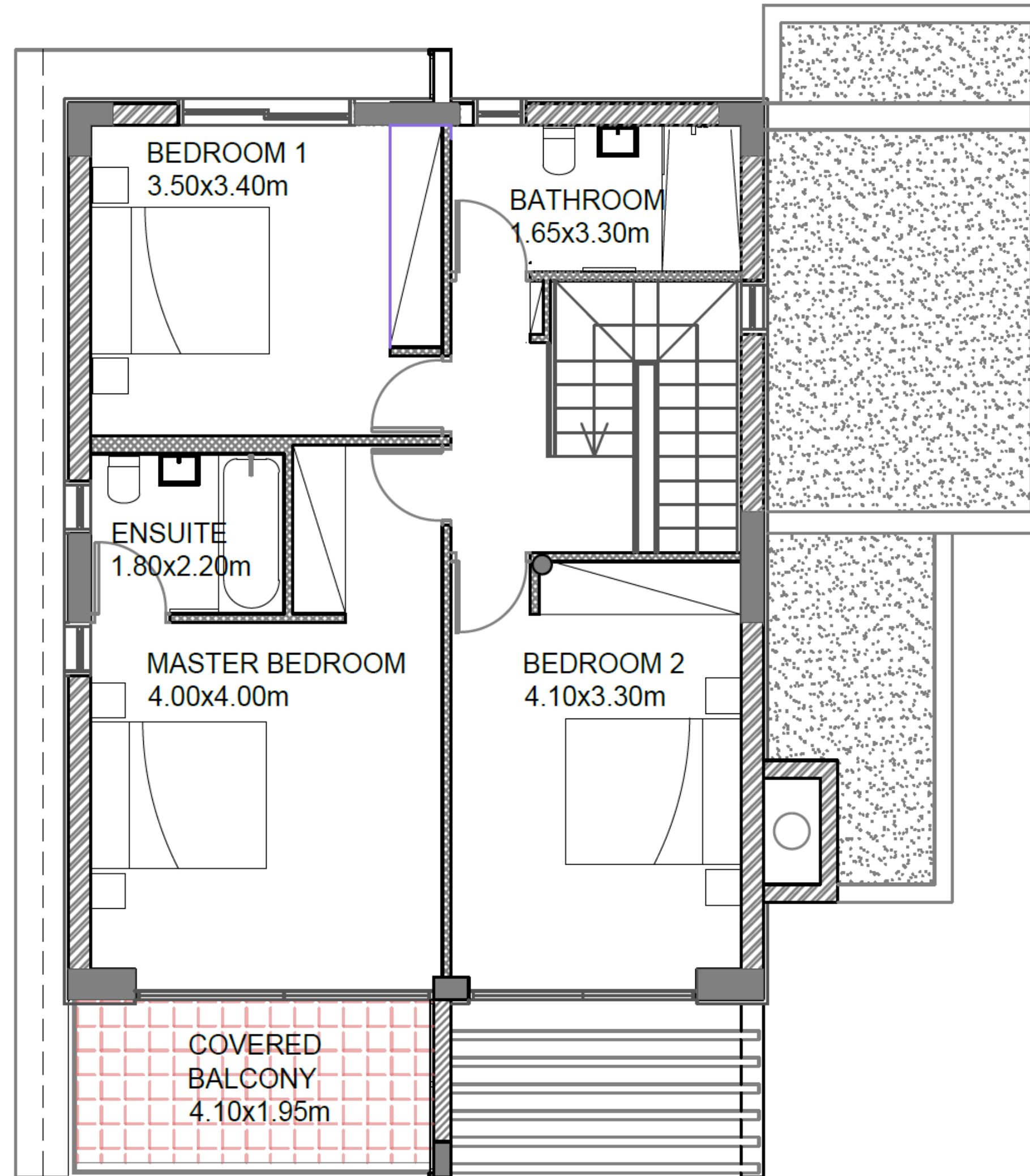


TYPE C



GROUND FLOOR

TYPE C



FIRST FLOOR

TOWNHOUSES



A perfect balance of materials, Aria townhouses feature fairface concrete, natural stone and iroko framed terraces. The clusters are separated with landscaped greens ensuring optimal circulation and maximising privacy.









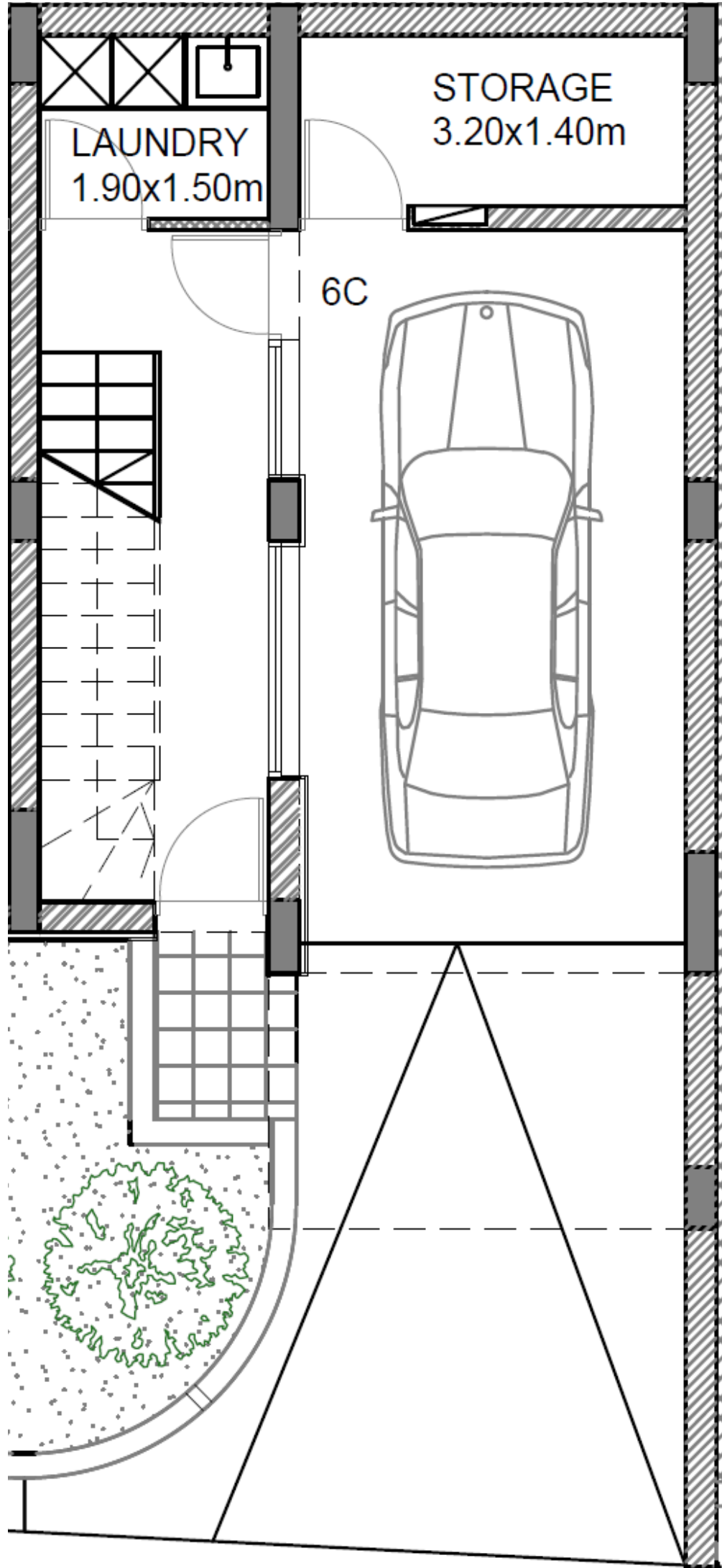




TOWNHOUSES

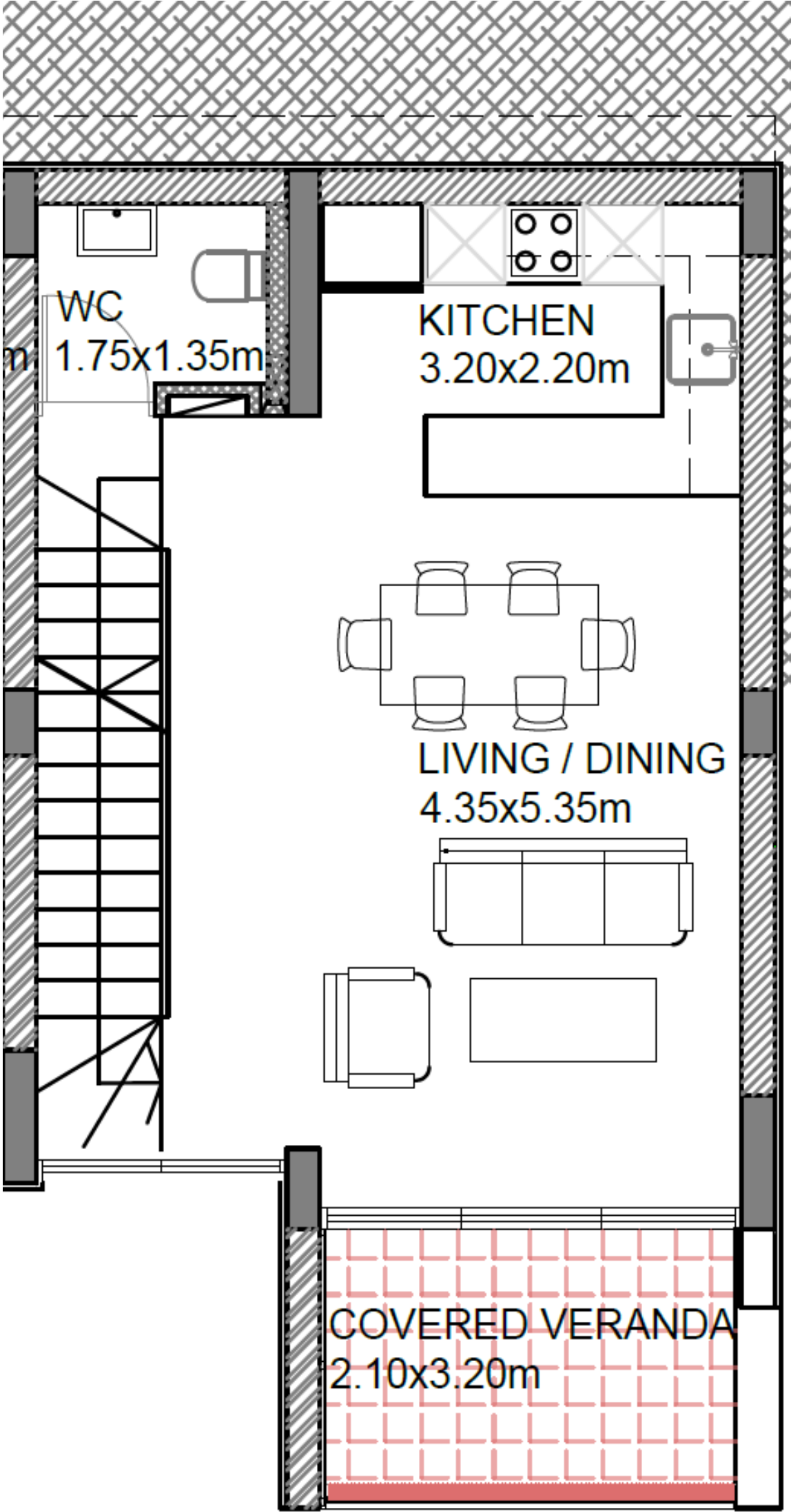
2 bedrooms, total cov. area from 105 - 112

m²



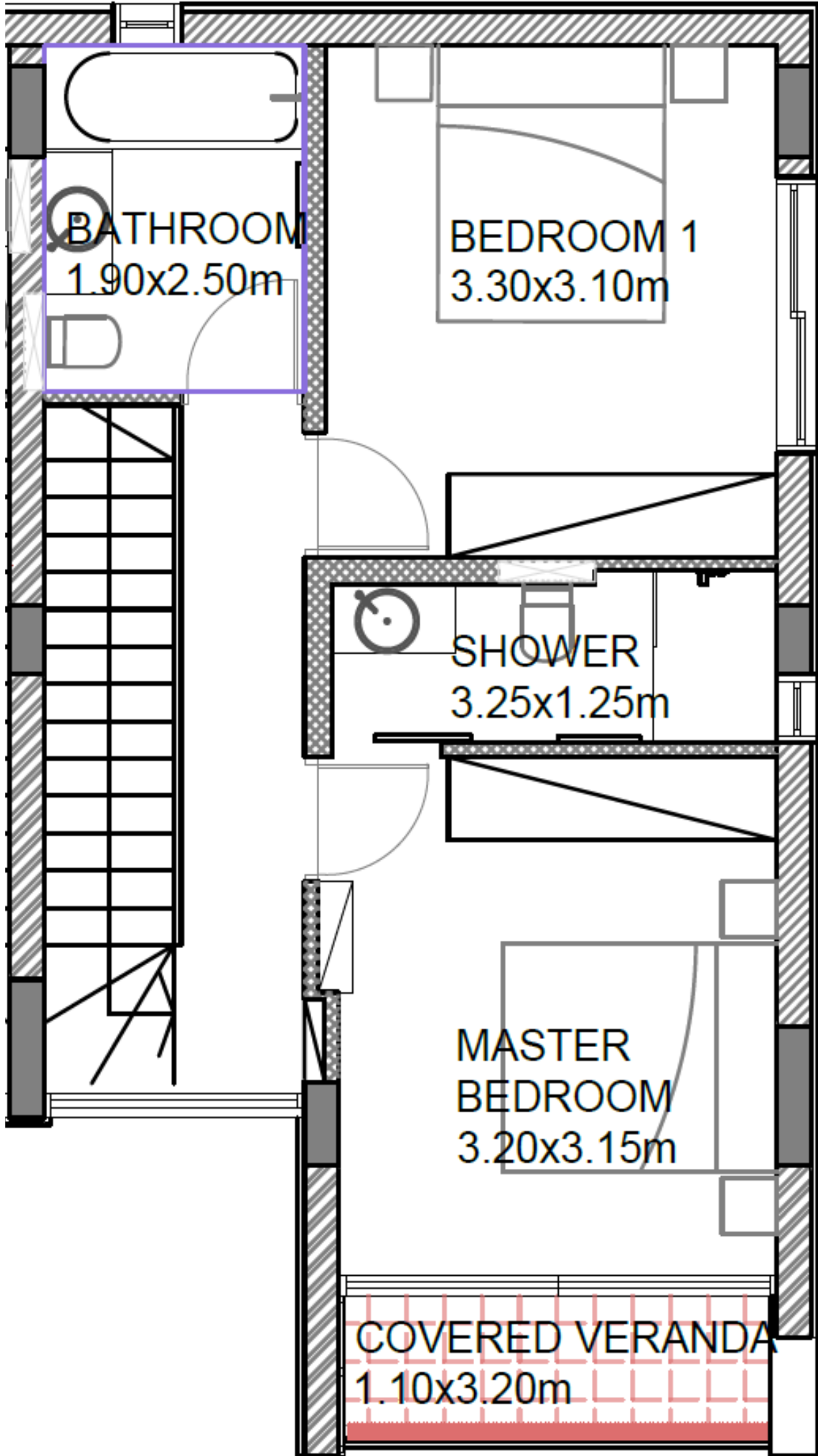
BASEMENT

TOWNHOUSES



GROUND FLOOR

TOWNHOUSES



FIRST FLOOR

APARTMENTS & PENTHOUSES



Block 3

The Suites at Aria are a collection of contemporary homes set amid beautiful countryside. The architect has designed the homes to blend with their natural surroundings and maximize the vistas from living spaces. Their elevated position provides spectacular city and coastal views. The stylish properties enjoy a private residents swimming pool and beautifully landscaped grounds. Residents will also enjoy the green areas and park facilities including a basketball court of the development.



Block 3



Penthouse Block 3 No.301



Penthouse Block 3 No.301



Penthouse Block 3 No.301



Penthouse Block 3 No.301



Block 4



Penthouse Block 4 No.301



Penthouse Block 4 No.301



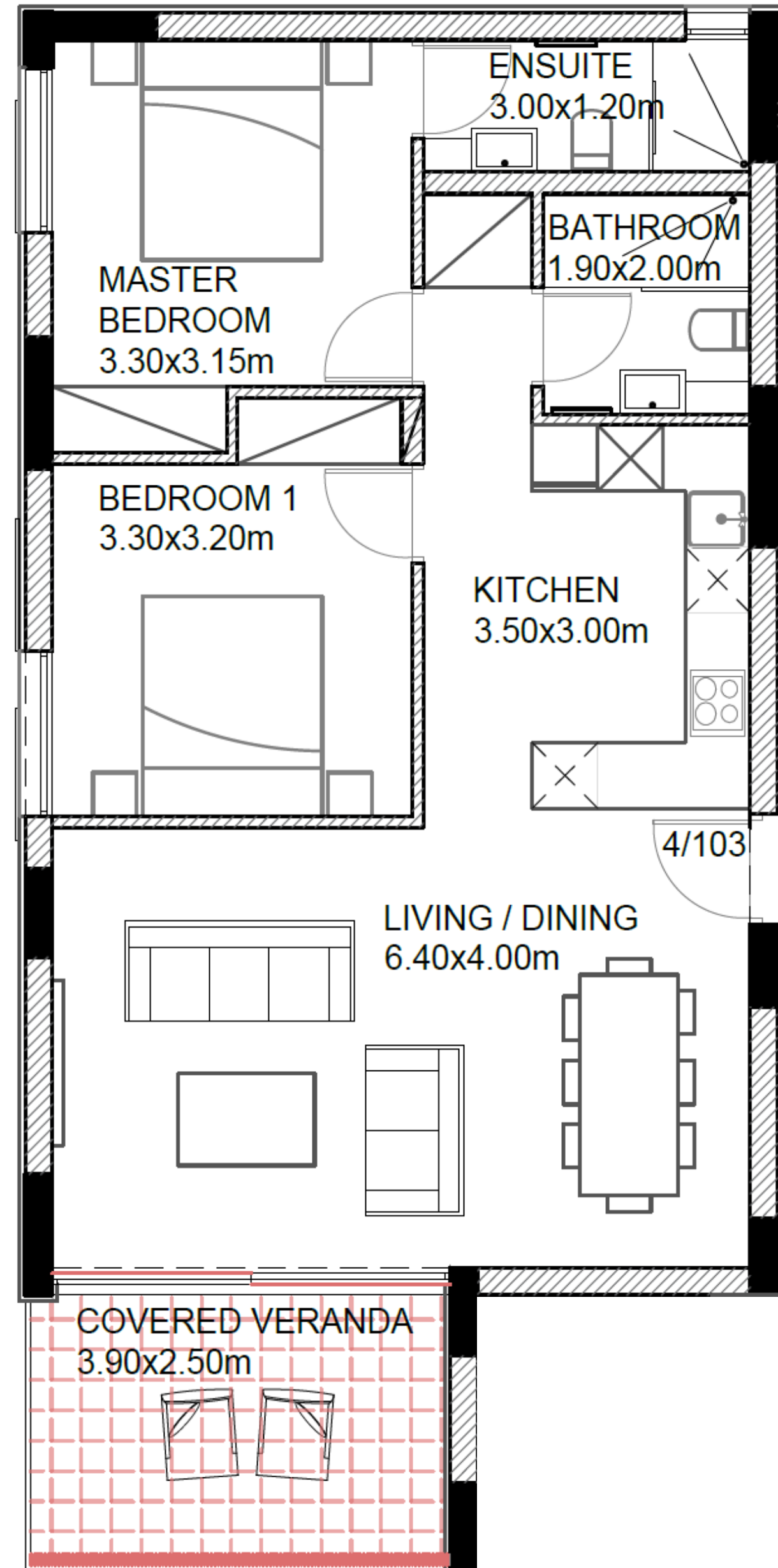
Penthouse Block 4 No.301



Penthouse Block 4 No.301

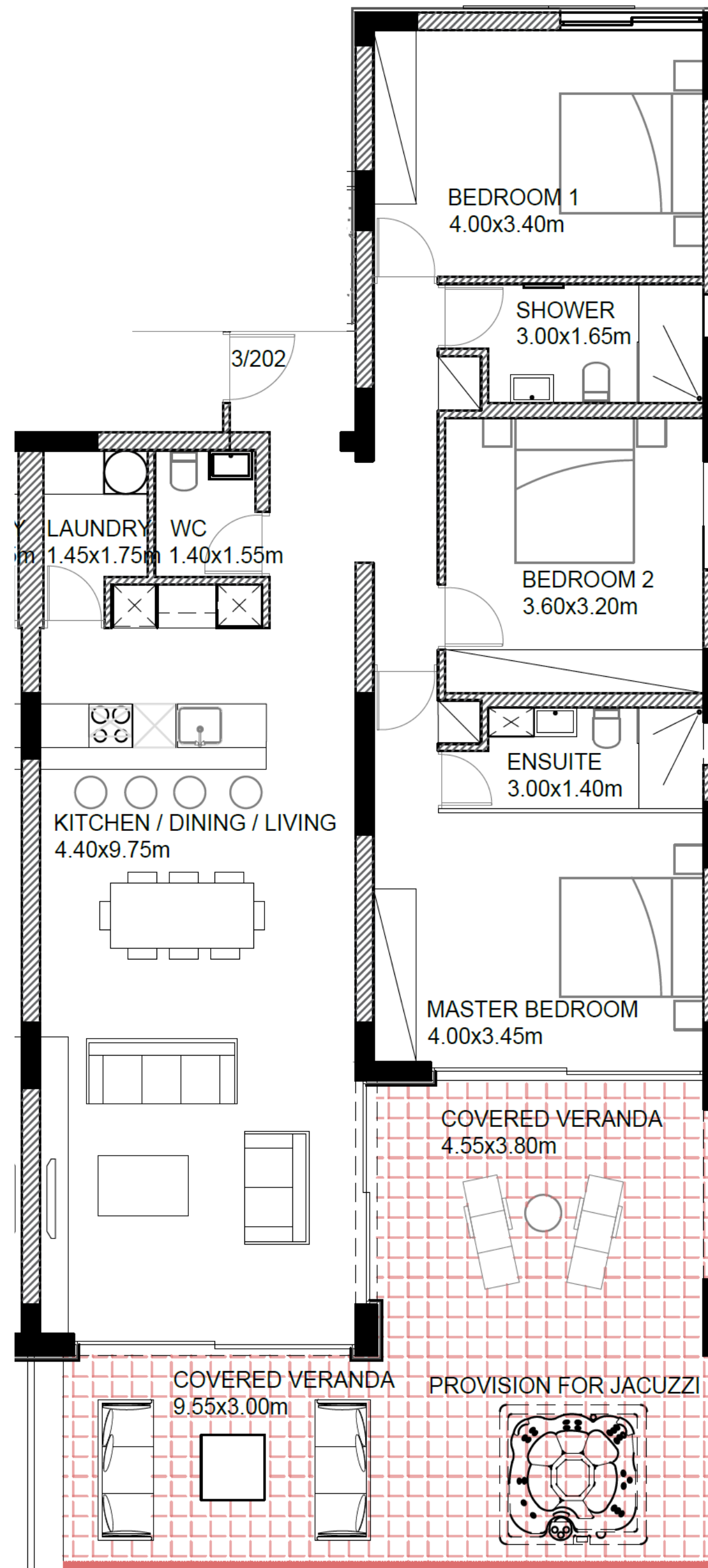
APARTMENTS

2 bedrooms, total cov. area from 100 - 111 m²



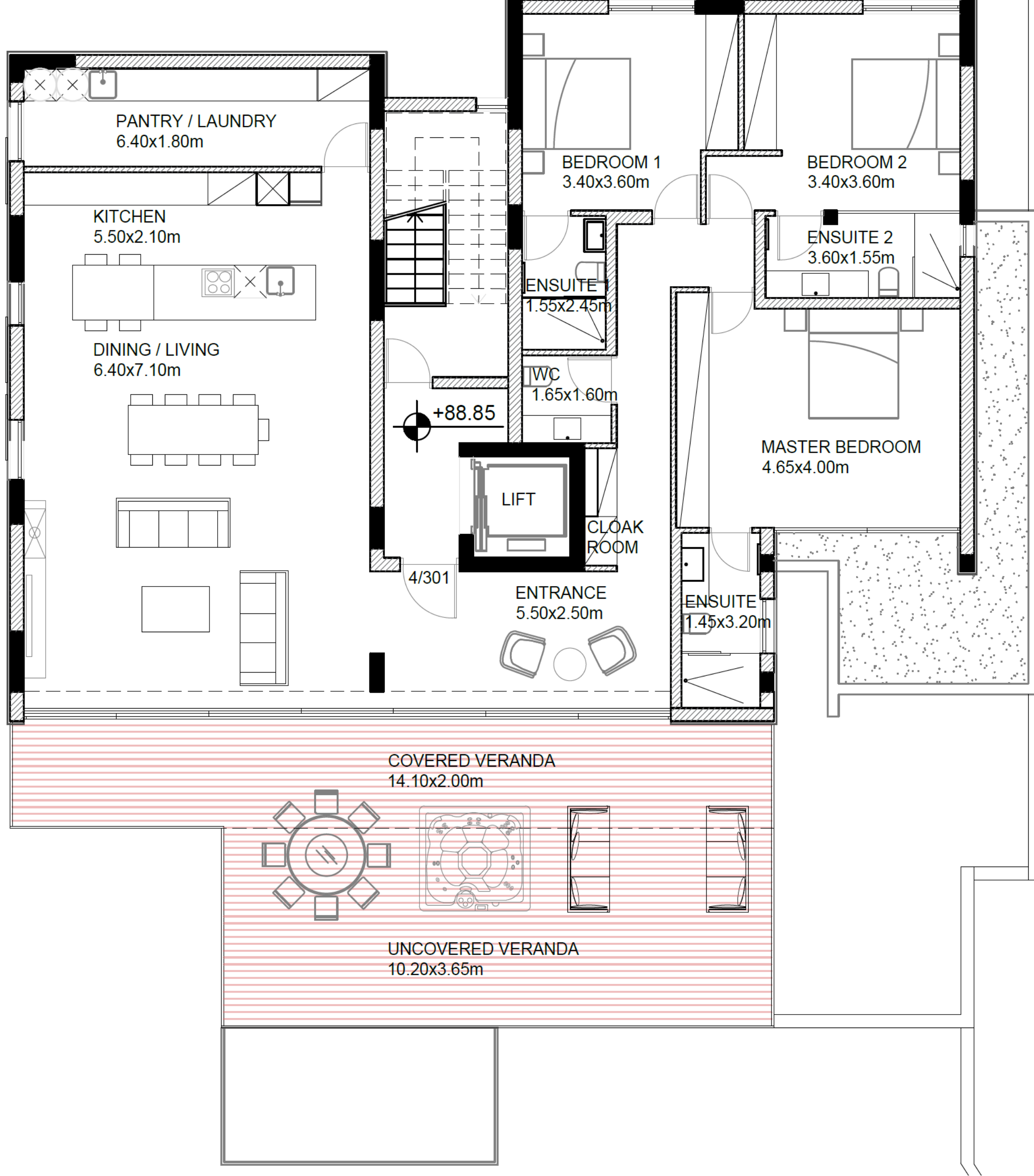
APARTMENTS

3 bedrooms, total cov. area from 198 - 200 m²



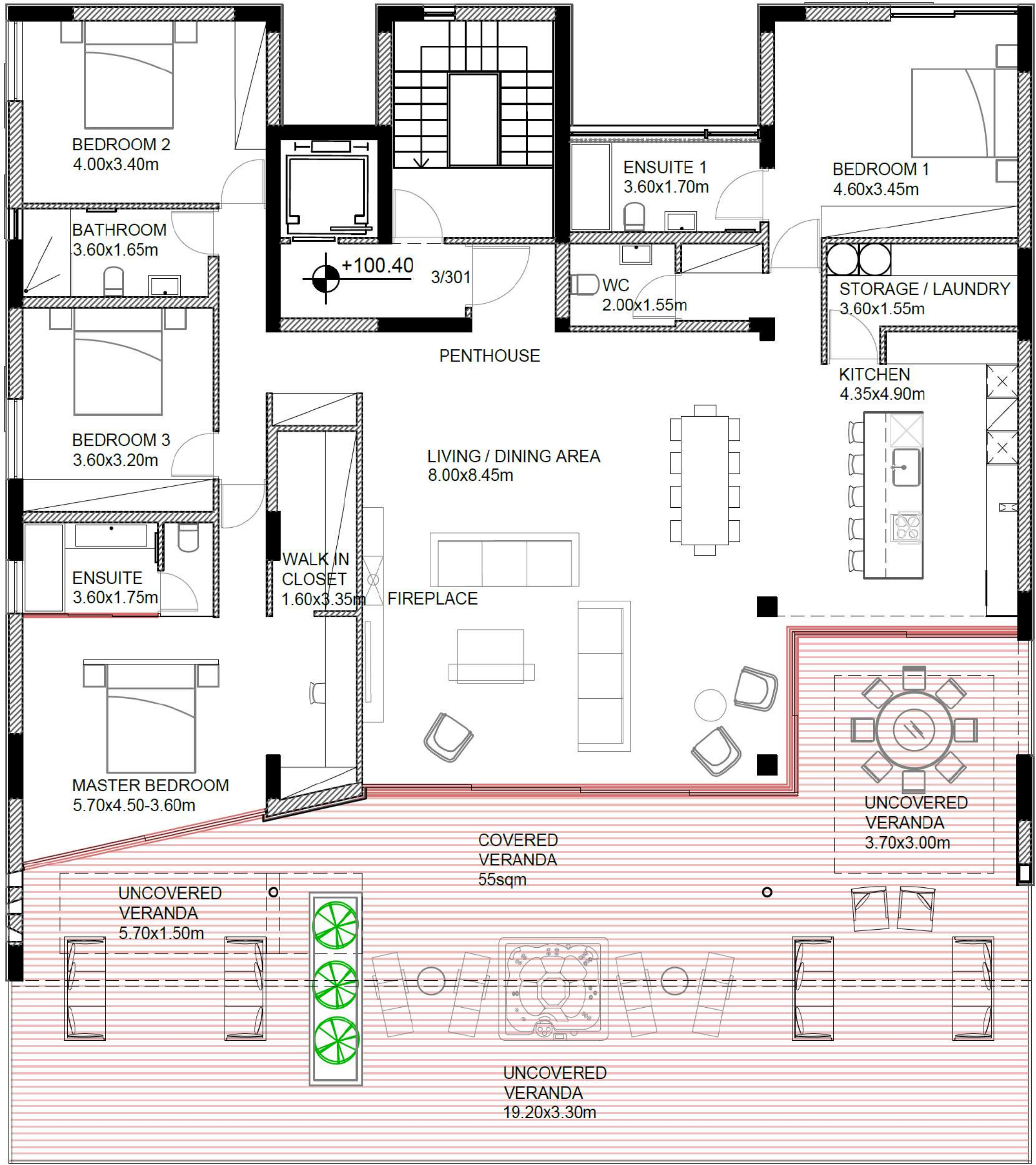
PENTHOUSE

3 bedrooms, total cov. area 242 m²



PENTHOUSE

4 bedrooms, total cov. area 320 m²



Unobstructed Views from Villa 1 & Block 3



Views from Villas 1 & 2





Villas 1 & 2

VILLA 1

4 bedrooms, total cov. area 346 m²

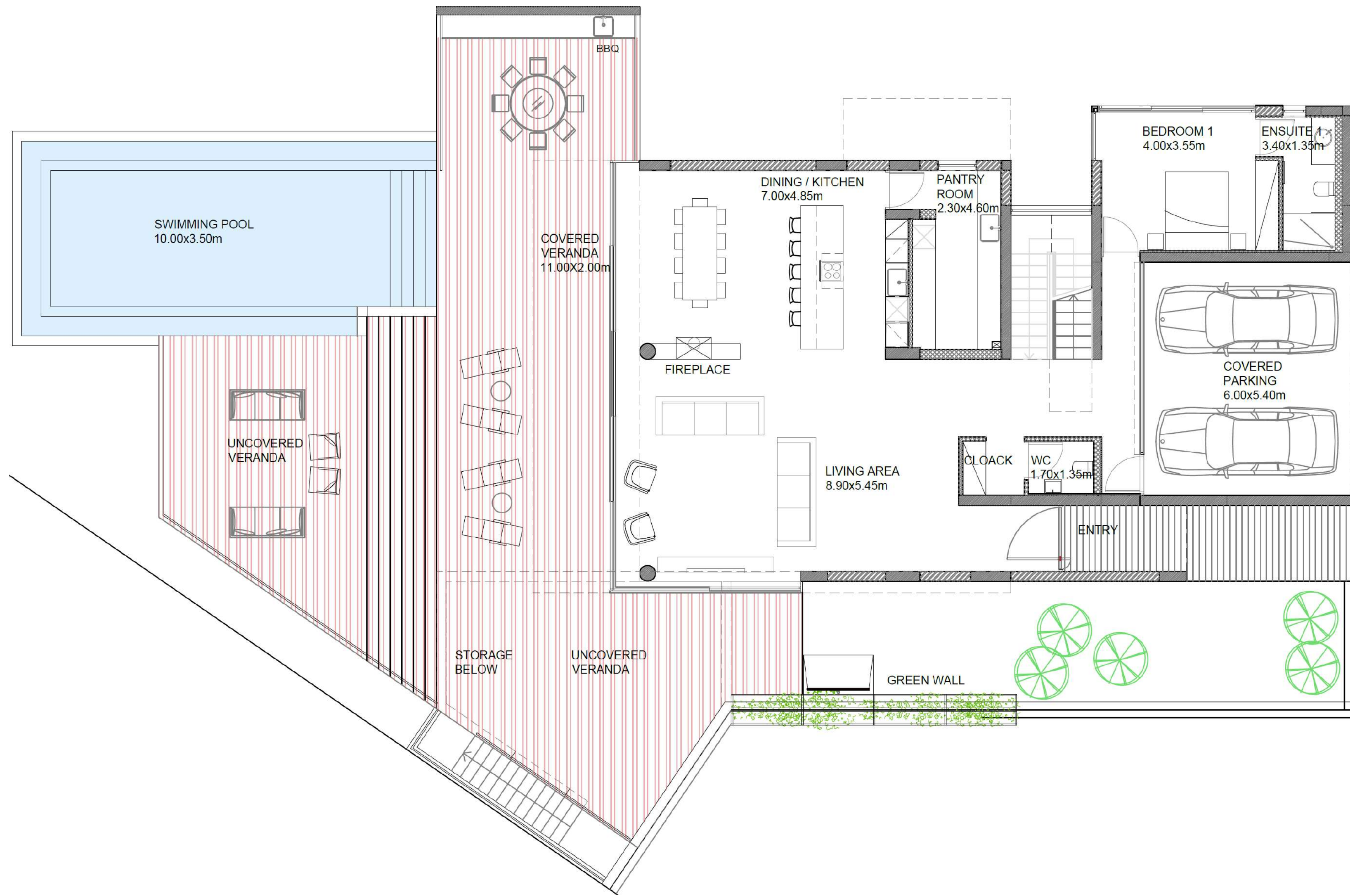




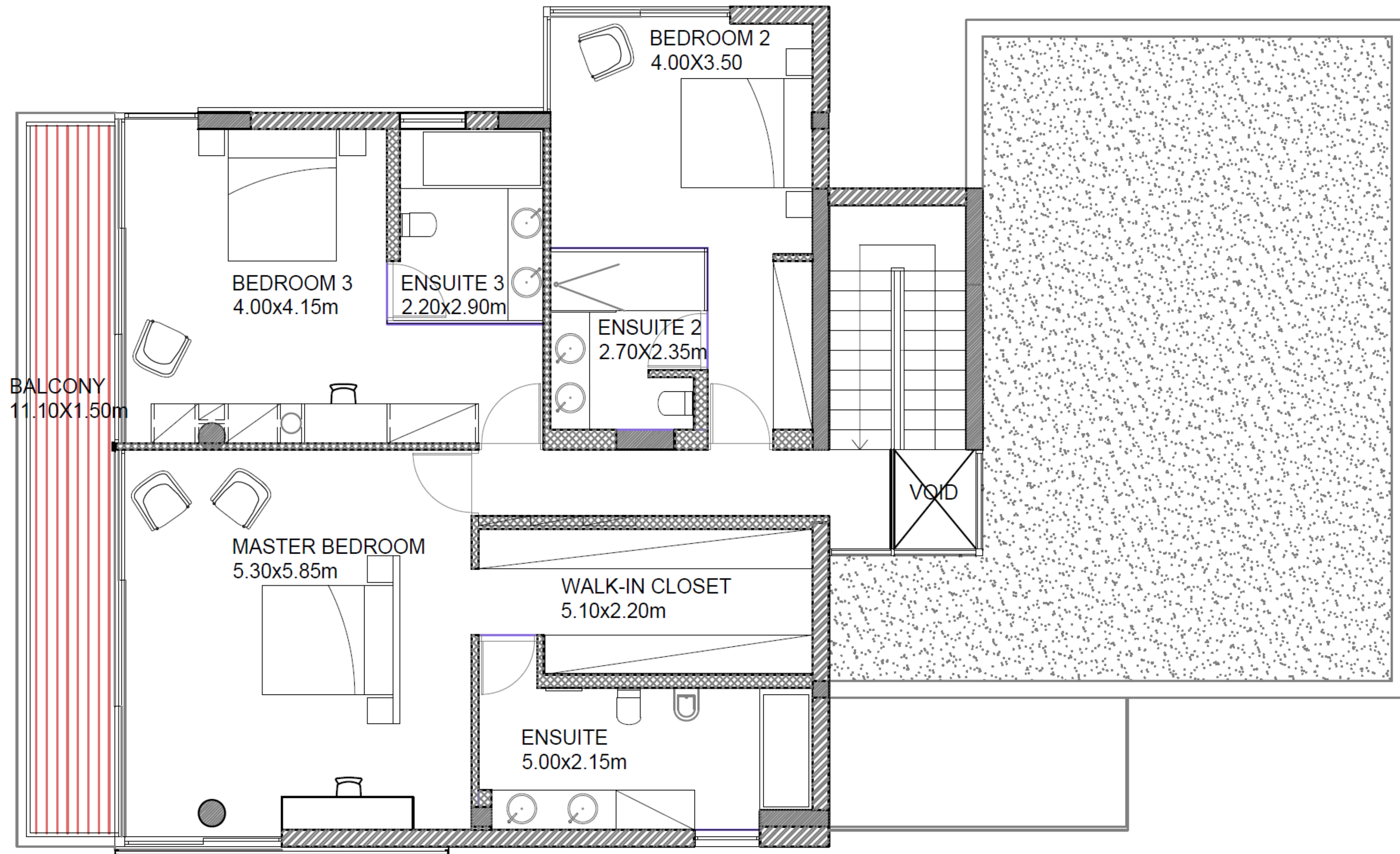
Villa 1



Villa 1



GROUND FLOOR



FIRST FLOOR



Villa 1



Villa 1



Villa 1



Villa 1

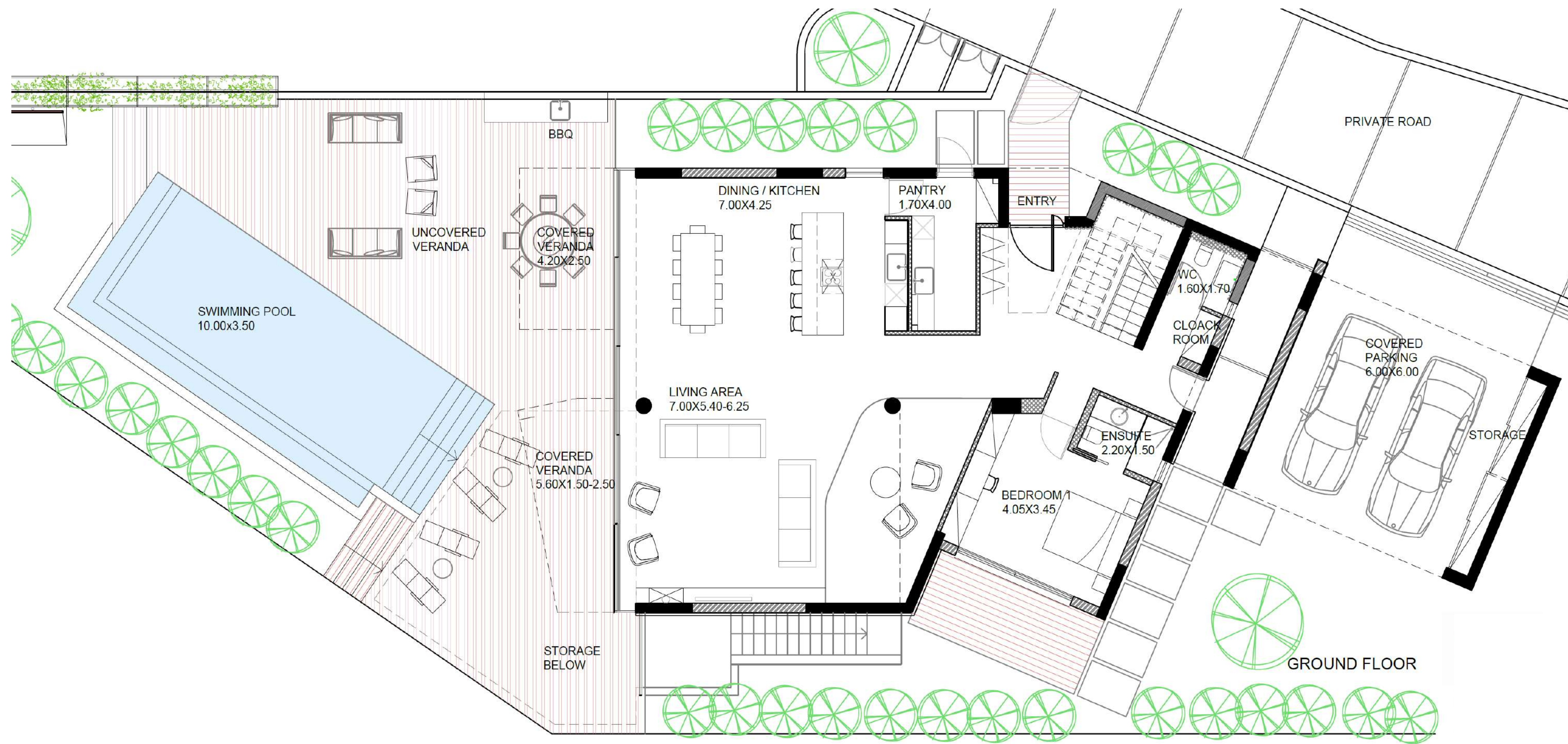


VILLA 2

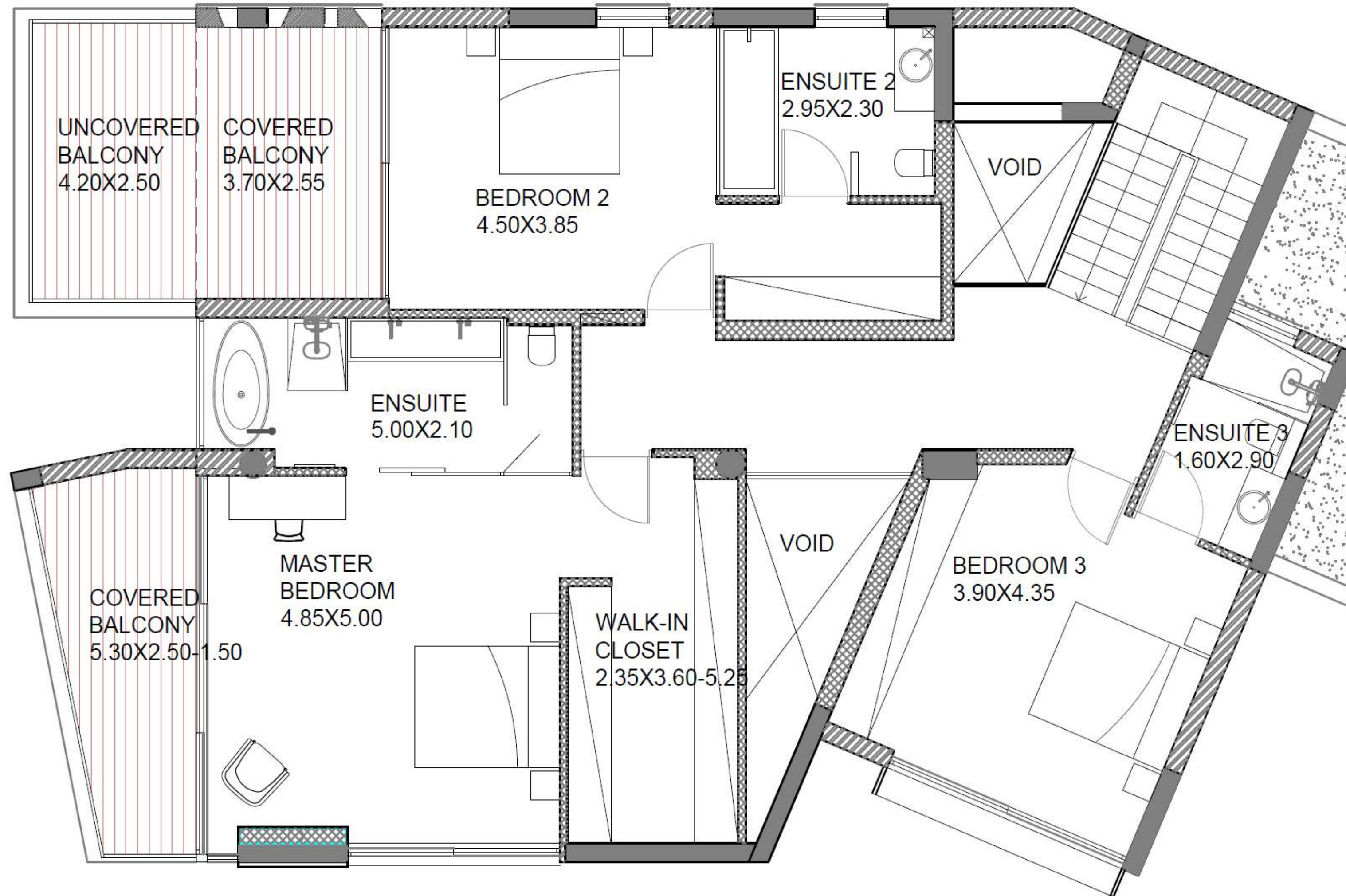
4 bedrooms, total cov. area 355 m²



Villa 2



GROUND FLOOR



FIRST FLOOR



Villa 2



Villa 2



Villa 2



PLAYGROUND

A children's paradise with expansive gardens and an adventure playground.



SPORTS GROUND

Residents can enjoy Arias' sports ground with its outdoor basketball court and other recreational facilities.

INFINITY POOL

Surrounded by aromatic gardens the residents pool offers the perfect place to lounge and soak up the sun.



ARIA RESIDENCES





Value adding services

Property management

Rentals

Resales

Cleaning

Maintenance & repairs

Landscaping & gardening

ARIA RESIDENCES

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