



BOUTIQUE LIVING IN  
LIMASSOL

THE NINE.





BRAND-NEW RESIDENTIAL DEVELOPMENT IN THE EVOLVING  
DISTRICT OF **AGIOS IOANNIS** —

WHERE PRIVACY, DESIGN, AND INVESTMENT VALUE MEET.

**STATUS: STARTING CONSTRUCTION (MARCH 2026)**  
**EXPECTED COMPLETION: MARCH 2028**

# ABO

# UT





OVER **5 YEARS** OF SUCCESSFUL EXPERIENCE  
IN THE CYPRUS PROPERTY MARKET

**IN-HOUSE** CONSTRUCTION COMPANY  
AND A TEAM OF HIGHLY SKILLED PROFESSIONALS

**EXPERIENCED TEAM**  
ENSURING QUALITY CONTROL AND  
TIMELY PROJECT DELIVERY



ARK NOAH  
DEVELOPMENTS  
IS A TRUSTED NAME  
IN THE REAL ESTATE  
INDUSTRY



# EXPERIENCE THE NEW FACE OF BOUTIQUE LIVING



NINE BY ARK IS AN EXCLUSIVE RESIDENTIAL DEVELOPMENT FEATURING ONLY **9 APARTMENTS ACROSS 4 FLOORS**, OFFERING A TRUE CLUB-HOUSE LIVING EXPERIENCE IN THE HEART OF LIMASSOL.

*DESIGNED FOR THOSE WHO VALUE PRIVACY, REFINED ARCHITECTURE, AND LONG-TERM INVESTMENT POTENTIAL.*





*YOUR SPACE, YOUR VIEW,  
YOUR FUTURE*

A BOUTIQUE RESIDENCE WITH  
ELEVATED EVERYDAY COMFORT:

- ONLY **9 EXCLUSIVE RESIDENCES**
- **15 M<sup>2</sup> COMMUNAL ROOFTOP** SWIMMING POOL
- FULLY TURNKEY APARTMENTS, READY TO MOVE IN OR RENT
- PREMIUM MATERIALS AND SMART LAYOUTS

# NINE



**AGIOS IOANNIS** IS ONE OF LIMASSOL'S MOST PROMISING DISTRICTS, UNDERGOING MAJOR URBAN REGENERATION DUE TO ITS PROXIMITY TO THE MARINA, CASINO RESORT, AND THE CITY'S NEW PROMENADE EXPANSION.

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**1.5 KM LIMASSOL MARINA**

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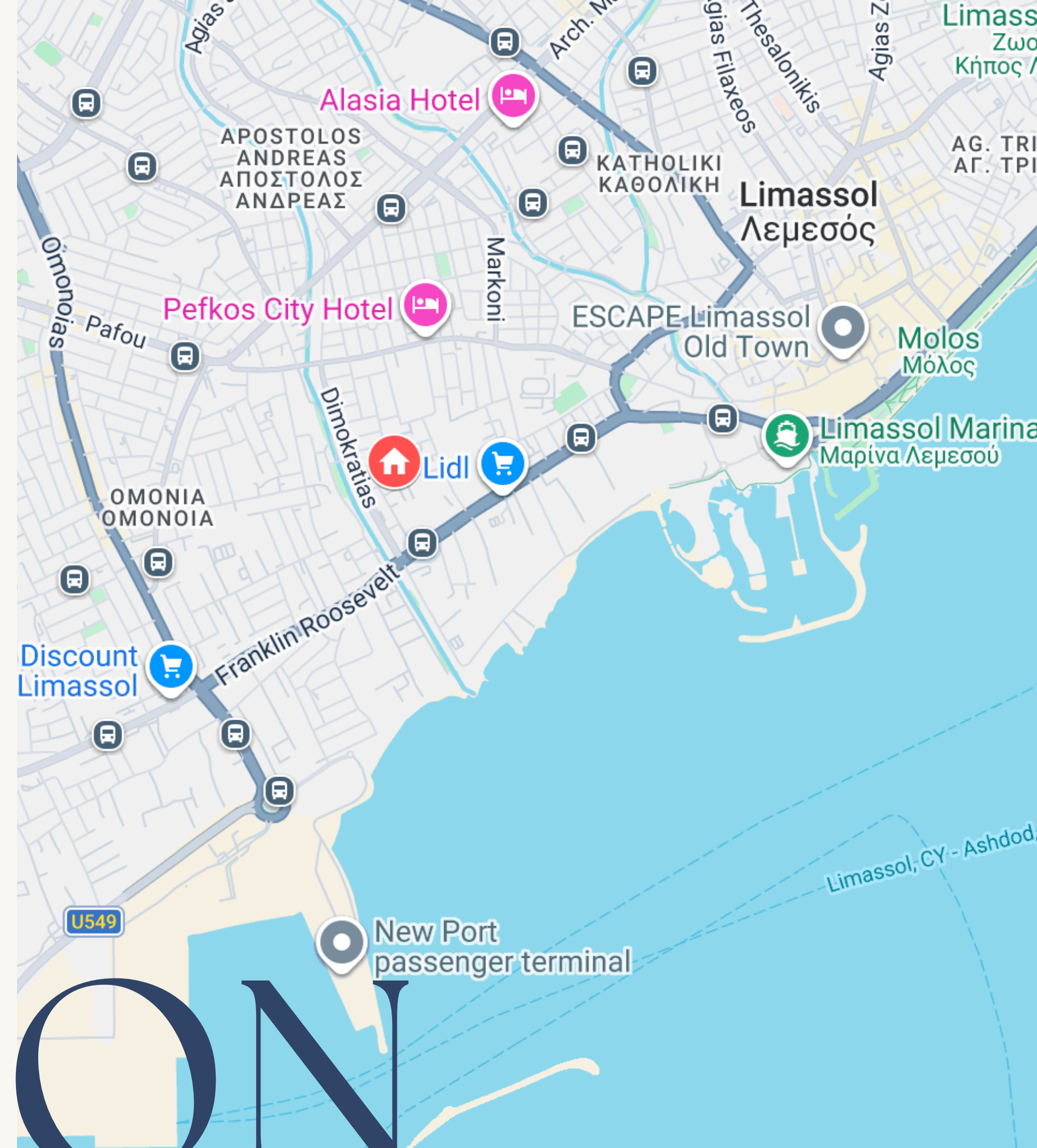
**700 M FUTURE BEACH**

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**5 MIN CITY OF DREAMS CASINO**

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# LOCATION





EVERY DETAIL DESIGNED  
FOR ELEVATED  
EVERYDAY LIVING

**TURNKEY DELIVERY** ENSURES  
EFFORTLESS LIVING FROM DAY ONE.





FULLY FURNISHED APARTMENTS EQUIPPED  
WITH PREMIUM APPLIANCES AND  
ELECTRONICS — DOWN TO THE CURTAINS  
AND DECOR.

INSTALLED MULTI-SPLIT AIR CONDITIONING  
SYSTEM IS INCLUDED IN THE PRICE, ENSURING  
IMMEDIATE COMFORT AND RENTAL  
READINESS.

TURNKEY





# ROOF



ROOFTOP LIVING ABOVE LIMASSOL  
A DEFINING FEATURE OF THE PROJECT IS ITS  
SHARED ROOFTOP LIFESTYLE:

- **15 M<sup>2</sup> COMMUNAL SWIMMING POOL** FOR ALL RESIDENTS
- **PRIVATE ROOFTOP GARDEN AND POOL** RESERVED FOR THE PENTHOUSE
- A TRUE **BOUTIQUE CLUB-HOUSE** ATMOSPHERE

# TOP



# APARTMENT MIX

**FROM COMPACT COMFORT  
TO PENTHOUSE PRESTIGE**

NINE BY ARK OFFERS A LIMITED COLLECTION OF  
RESIDENCES:

**1-BEDROOM** — 50 M<sup>2</sup> + VERANDA

**2-BEDROOM** — 78–79 M<sup>2</sup> + SPACIOUS TERRACES

**3-BEDROOM** — UP TO 115 M<sup>2</sup>

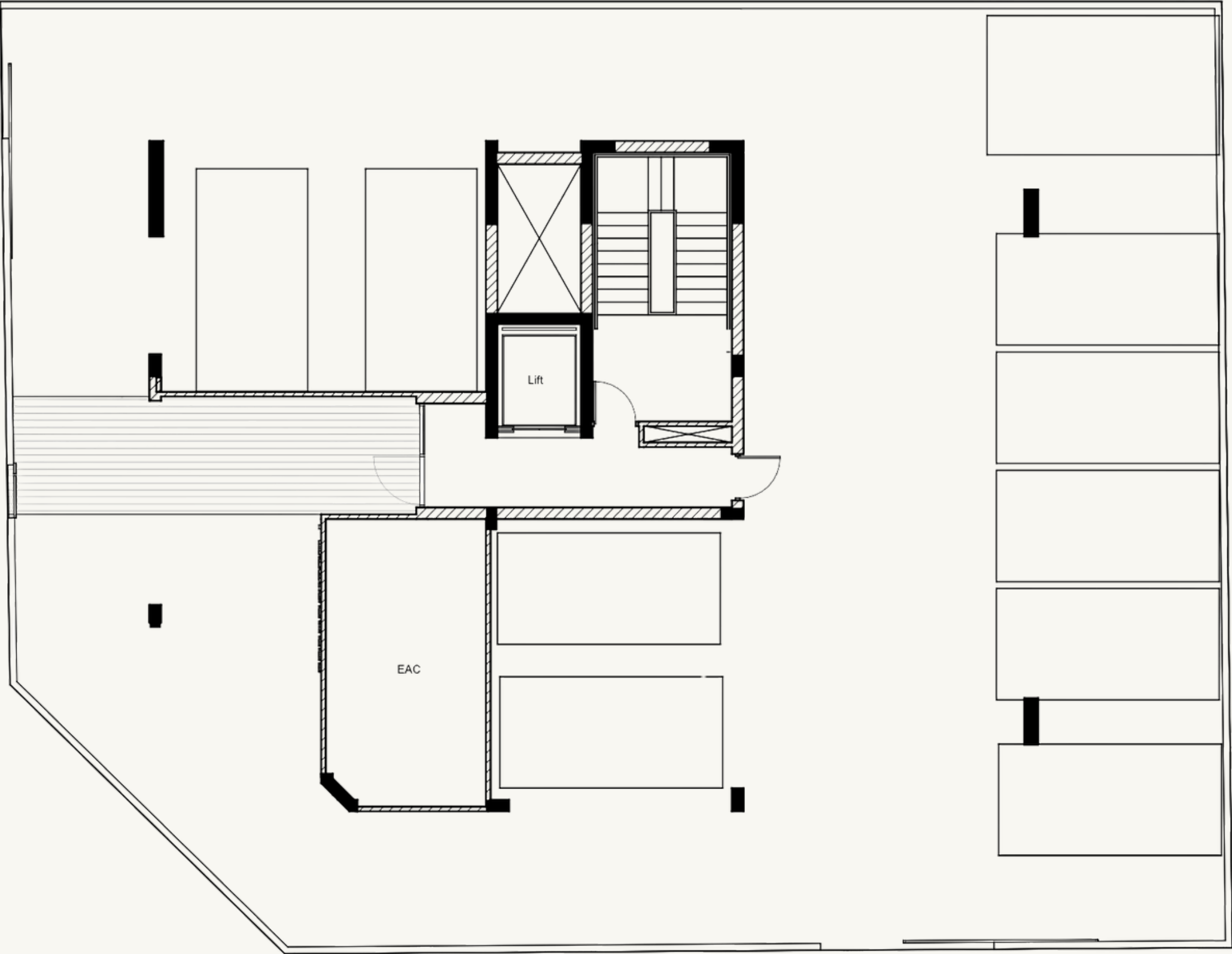
**PENTHOUSE** — PRIVATE ROOFTOP GARDEN + POOL

*ONLY 9 UNITS TOTAL.*





# FLOOR PLANS



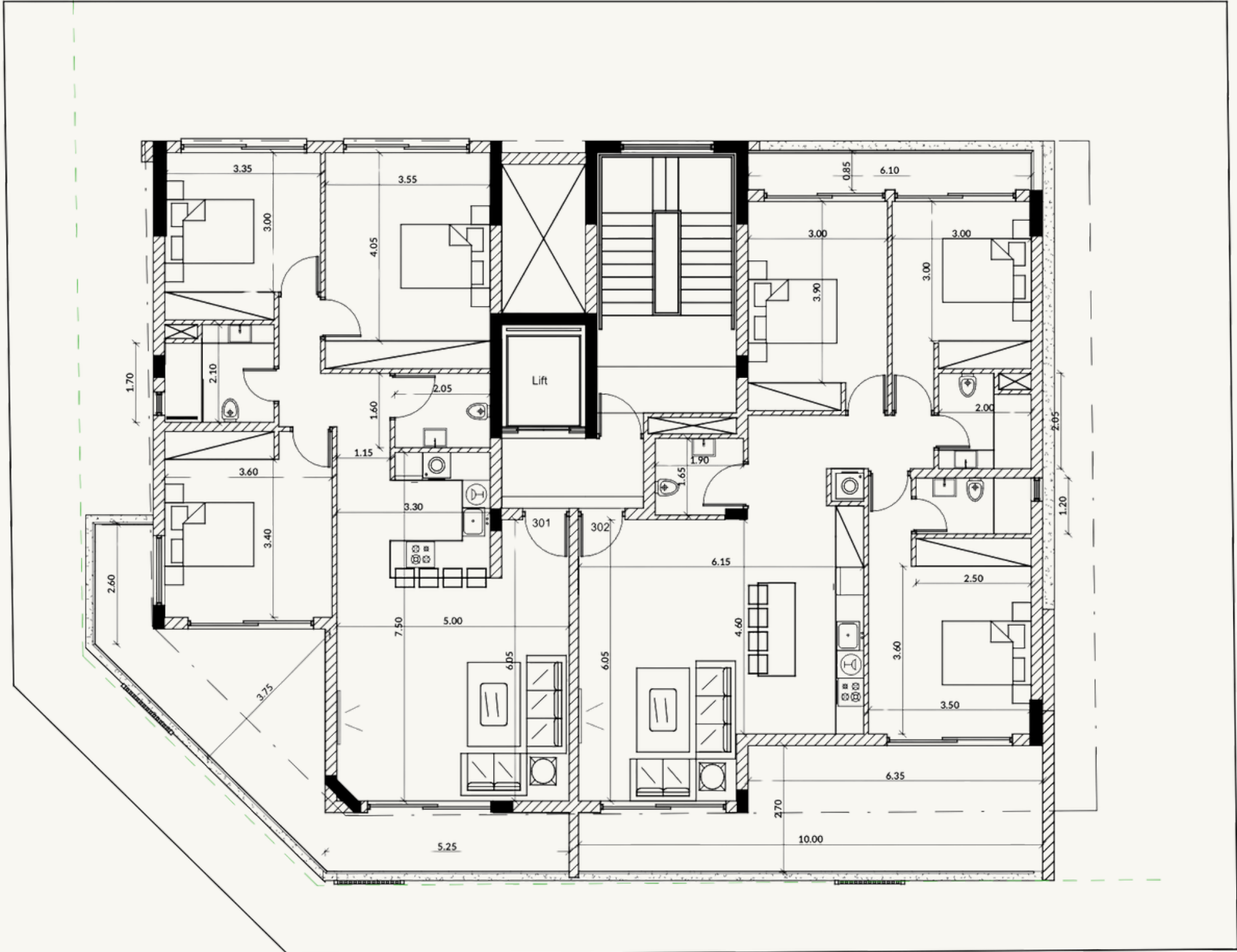
**GROUND FLOOR PLAN**







# FLOOR PLANS

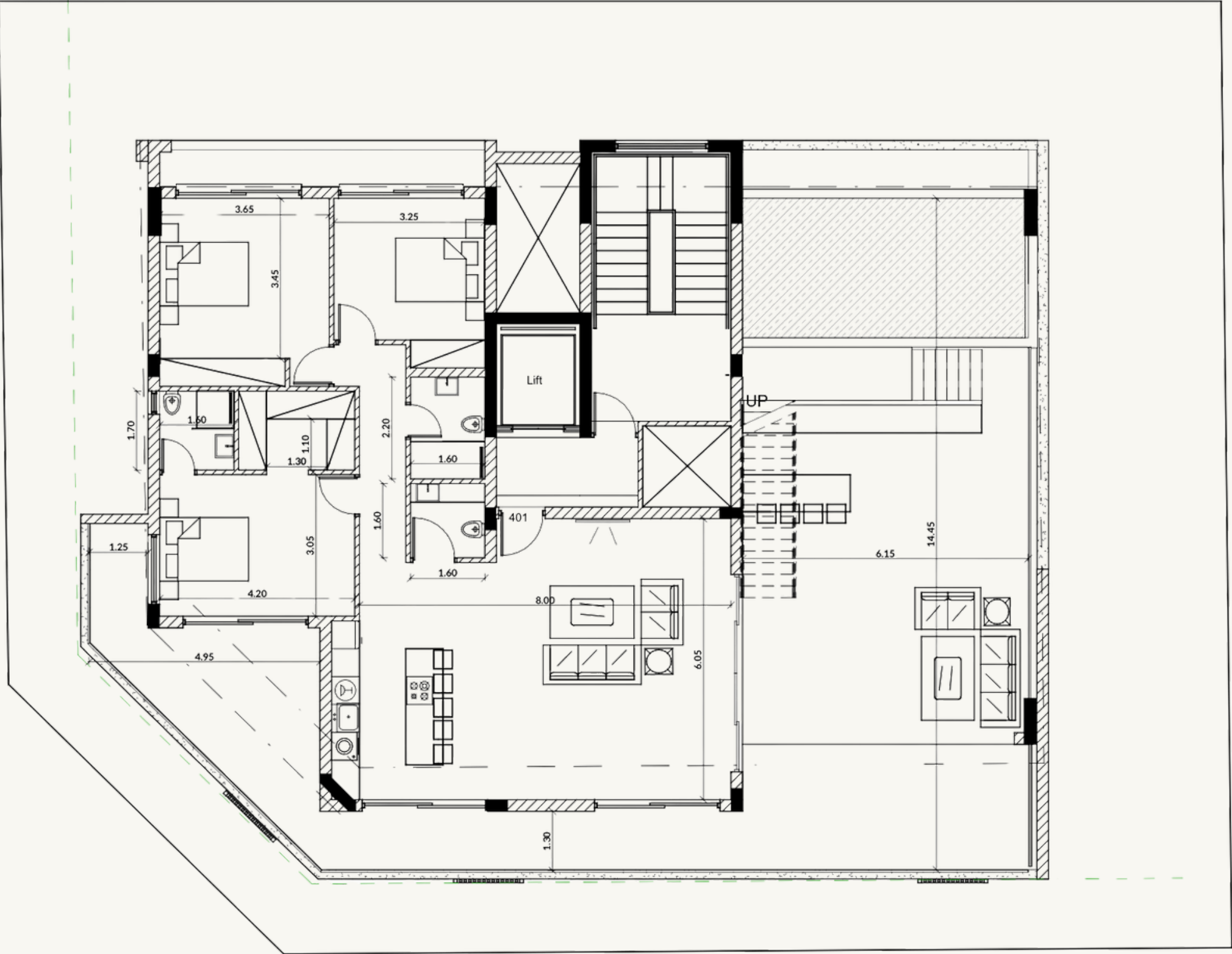


**THIRD  
FLOOR PLAN**





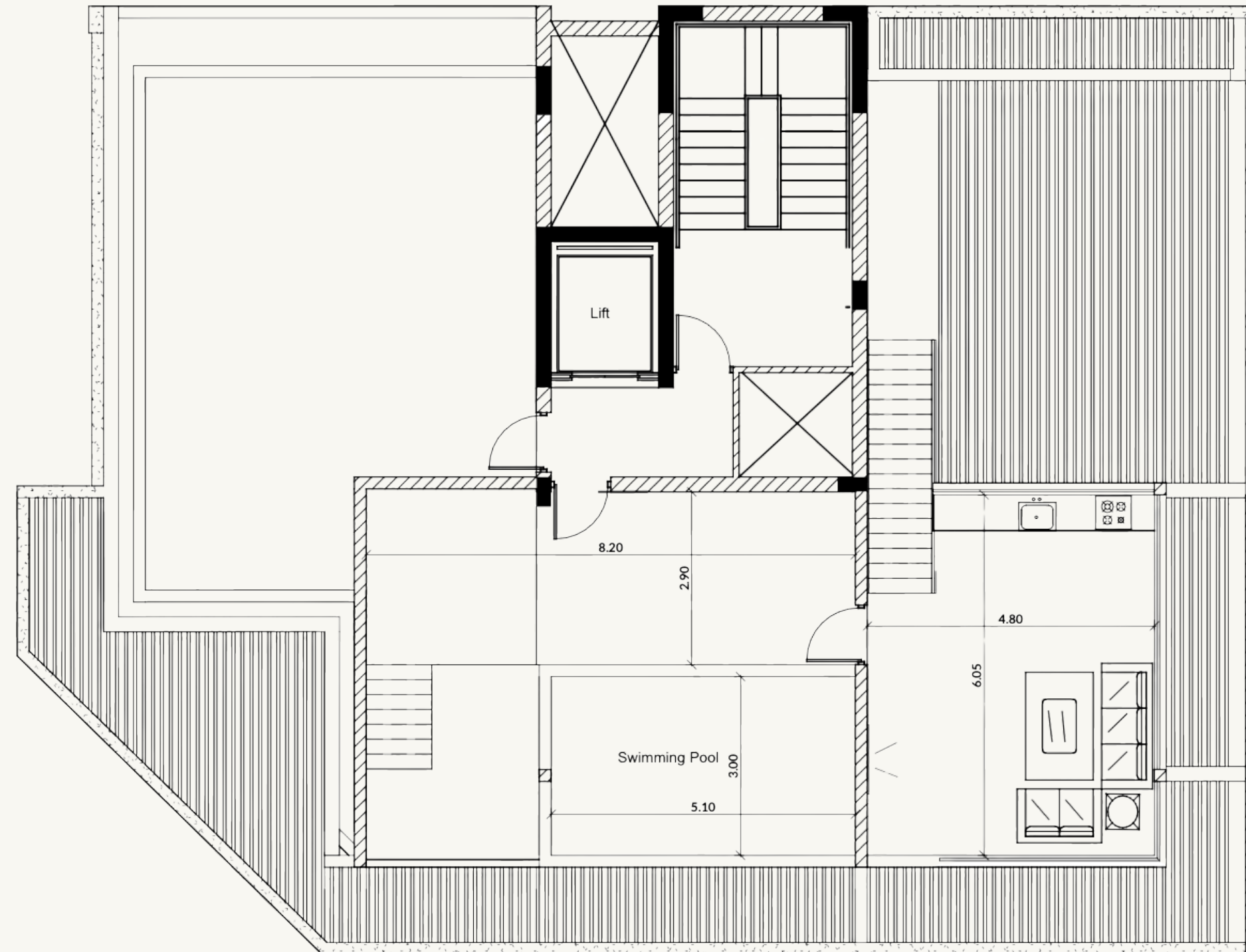
# FLOOR PLANS



**FOURTH  
FLOOR PLAN**



# FLOOR PLANS



**ROOF  
GARDEN PLAN**





# Options



CHOOSE BETWEEN TWO PREFERENCES:

**FURNITURE & APPLIANCE PACKAGE**

FULLY FURNISHED APARTMENT READY FOR  
IMMEDIATE MOVE-IN

*or*

**VRF AIR CONDITIONING SYSTEM**

AND UNDERGROUND FLOOR HEATING  
HIGH-EFFICIENCY HEATING AND COOLING  
FOR OPTIMAL COMFORT



# A BOUTIQUE INVESTMENT IN A TRANSFORMING DISTRICT

## **RENTAL YIELD:**

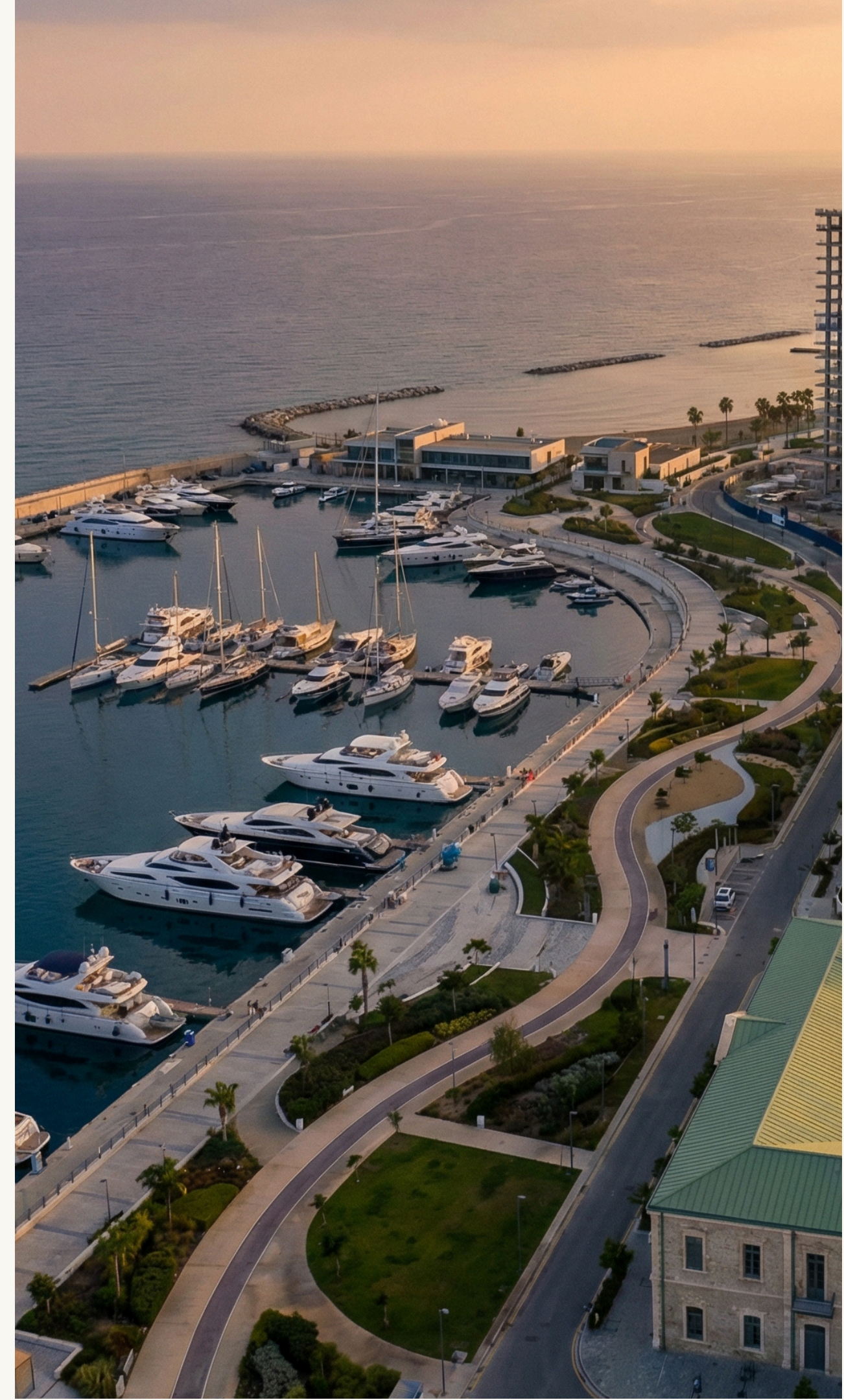
AROUND 7% PER YEAR, DRIVEN BY STRONG DEMAND  
FROM PROFESSIONALS AND EXPATS

## **TURNKEY ADVANTAGE:**

IMMEDIATE RENTAL READINESS WITH FULL FURNISHING  
AND INSTALLED SYSTEMS

## **PRIME LOCATION:**

CLOSE TO LIMASSOL MARINA, CASINO RESORT, AND  
THE UPCOMING PROMENADE EXPANSION





# CONTACT US



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