

APARTMENTS FOR SALE



LIMASSOL, CYPRUS
(ERIMI / WEST LIMASSOL)

Romana Residences

Buildings A and B

A contemporary residential project
in the tranquil Erimi area near Limassol.

Facilities & Specifications

Romana Residences is a gated project comprising 44 luxury apartments with 2-3 bedroom layouts, housed within two modern buildings: Building A (23 apartments) and Building B (21 apartments). The project features modern, comfortable layouts, a well-designed master plan, spacious verandas, allocated storage rooms, common swimming pool and fitness area, professional landscaping, secure building entry, and dedicated parking spaces.

1 **Parking & Storage**

A dedicated private storage room for each apartment.

A dedicated parking space for each apartment, two parking spaces for individuals with disabilities.

2 **Common Swimming Pool**

Relax and unwind at the stunning swimming pool, available exclusively for residents of Romana Residences.

3 **Common Fitness Areas**

Each fitness area, located in Buildings A and B, is accessible exclusively to residents of both buildings.

4 **Private Garden**

Each ground-floor apartment includes a private garden and a veranda.

5 **Roof Garden**

Apartments on the top floor of the Building B feature an exclusive private rooftop garden with a BBQ area.

6 **Photovoltaic System**

Photovoltaic systems for each apartment and for the common areas.



Management

The communal area, which accounts for 15.25% of the covered area indicated in the table of areas, and the project facilities will be maintained by the DTA Group Management Company. This includes the services listed below.



Cleaning of the communal areas

Cleaning materials (Chemicals & Disposables)

Common areas electricity and water

Fund-Reserve for building maintenance

Gardening

Communal security system - maintenance/inspection

Playground inspection & certification

Gym equipment maintenance

Communal solar panels maintenance

Fire system - maintenance/service

General maintenance assistant - handyman

Elevator maintenance and inspection

Pest Control

Administration fees

Swimming pool maintenance



Location

Located in the tranquil Erimi area of Limassol, Romana Residences combines a peaceful residential setting with excellent accessibility. Residents will appreciate being within easy walking distance of numerous amenities, such as fine cafes and restaurants, shops, schools, banks, and supermarkets. The location offers excellent proximity to cultural attractions such as museums and historical sites, hospitals, diverse sports facilities, and a major integrated resort nearby.





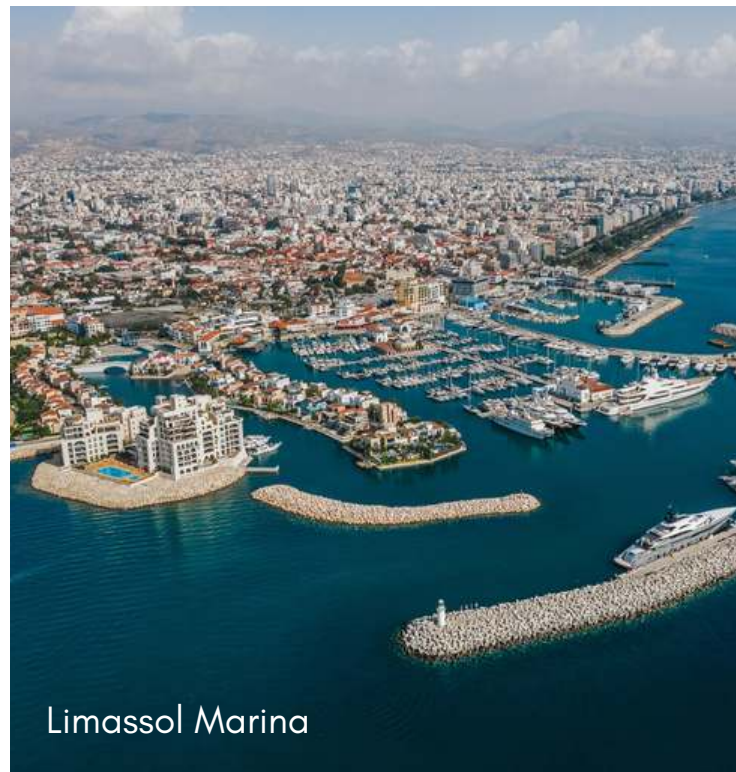
My Mall Limassol



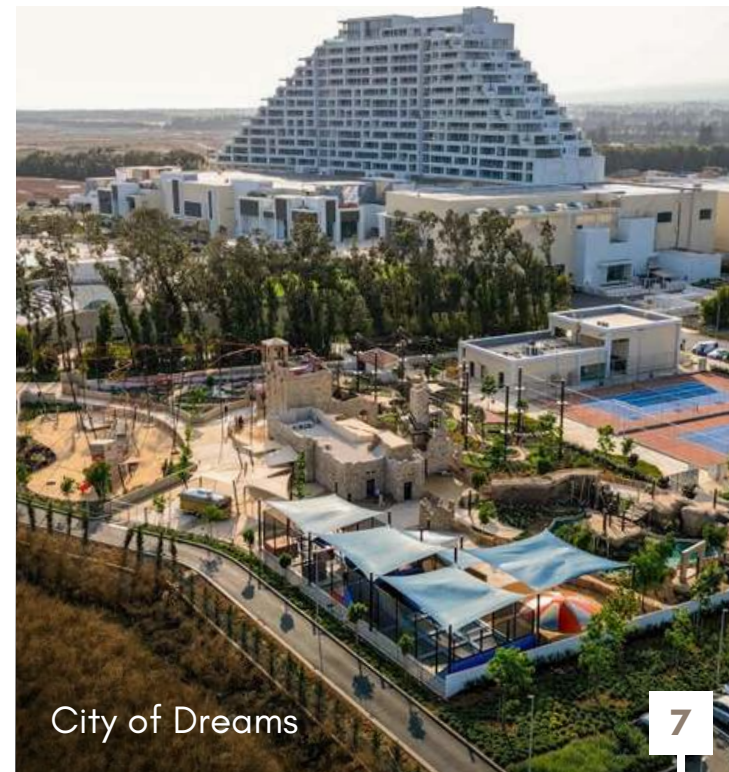
Lady's Mile Beach



Kourion Beach



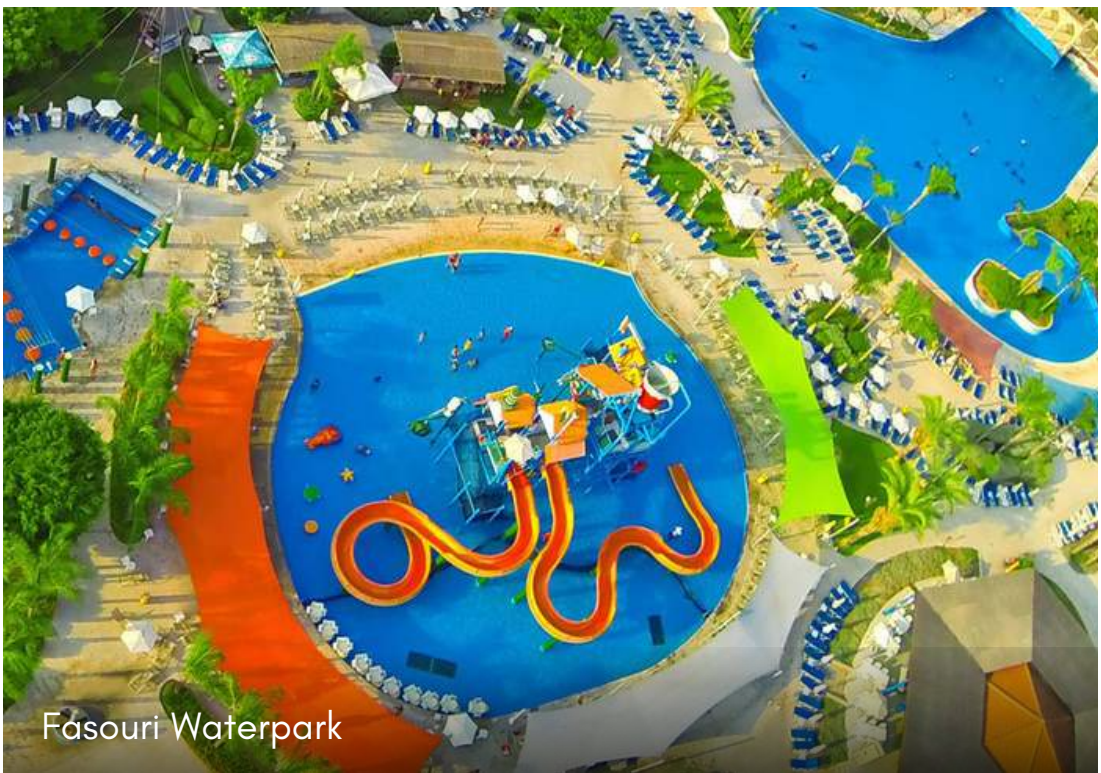
Limassol Marina



City of Dreams



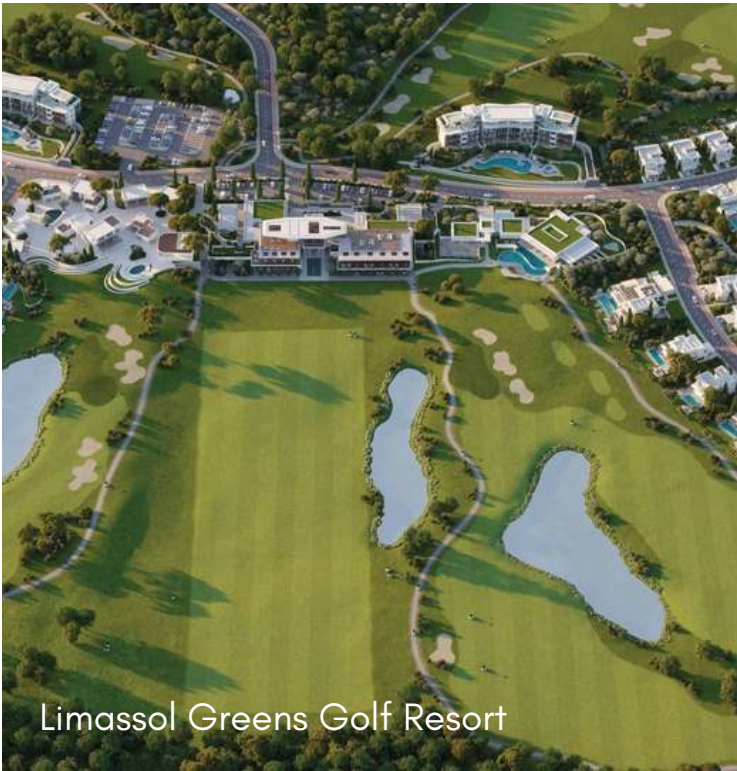
Kolossi Castle



Fasouri Waterpark



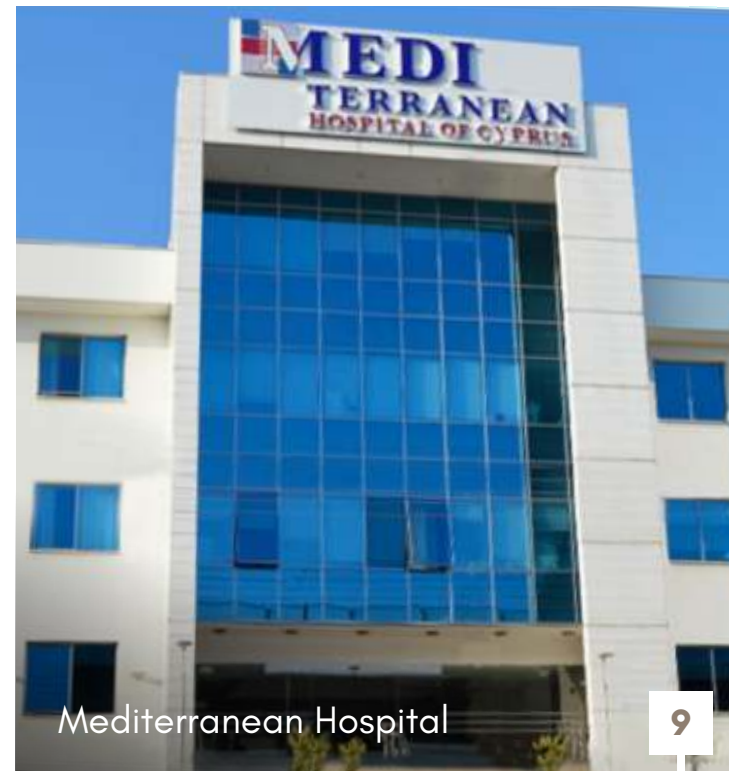
Motor Museum



Limassol Greens Golf Resort



Alphamega Stadium



romana



Project Overview Building A Each apartment includes a modern plan layout, large veranda, allocated storage room and a dedicated parking space										
Apartment	Floor	Bedrooms	Covered Area (m²)	Covered Veranda (m²)	Total Covered Area (m²)	Uncovered Veranda (m²)	Private Garden (m²)	Parking Spaces	Storage Room (m²)	Total Area (m²)
Apt. A001	Ground	3	125	10	135	22	58	1	4	161
Apt. A002	Ground	2	89.5	9.5	99	20	10	1	4	123
Apt. A003	Ground	2	89.5	10	99.5	21	10	1	3.5	124
Apt. A004	Ground	2	89.5	10	99.5	20.5	10	1	3.5	123.5
Apt. A005	Ground	2	89.5	9.5	99	20	10	1	4	123
Apt. A006	Ground	3	125	11.5	136.5	26	68	1	3.5	166
Apt. A101	First	3	127	41	168	31	-	1	4	203
Apt. A102	First	3	125	40.5	165.5	-	-	1	3.5	169
Apt. A103	First	3	125	40.5	165.5	-	-	1	3.5	169
Apt. A104	First	3	127	41	168	-	-	1	3.5	171.5
Apt. A105	First	3	127	41	168	-	-	1	3.5	171.5
Apt. A106	First	3	127	41	168	31	-	1	4	203

Project Overview

Building A

Each apartment includes a modern plan layout, large veranda, allocated storage room and a dedicated parking space

Apartment	Floor	Bedrooms	Covered Area (m ²)	Covered Veranda (m ²)	Total Covered Area (m ²)	Uncovered Veranda (m ²)	Private Garden (m ²)	Parking Spaces	Storage Room (m ²)	Total Area (m ²)
Apt. A201	Second	2	91	28	119	43.5	-	1	-	162.5
Apt. A202	Second	2	89.5	28	117.5	43	-	1	-	160.5
Apt. A203	Second	2	89.5	28	117.5	43	-	1	-	160.5
Apt. A204	Second	2	91	28	119	43.5	-	1	-	162.5
Apt. A205	Second	2	91	28	119	43.5	-	1	4	166.5
Apt. A206	Second	2	91	28	119	43.5	-	1	3.5	166
Apt. A301	Third	2	91	24	115	4.5	-	1	3	122.5
Apt. A302	Third	2	89.5	23	112.5	4.5	-	1	3	120
Apt. A303	Third	2	89.5	23	112.5	4.5	-	1	3	120
Apt. A304	Third	2	91	24	115	4.5	-	1	5	124.5
Apt. A305	Third	2	92	24	116	4.5	-	1	3	123.5

Ground floor

Building A

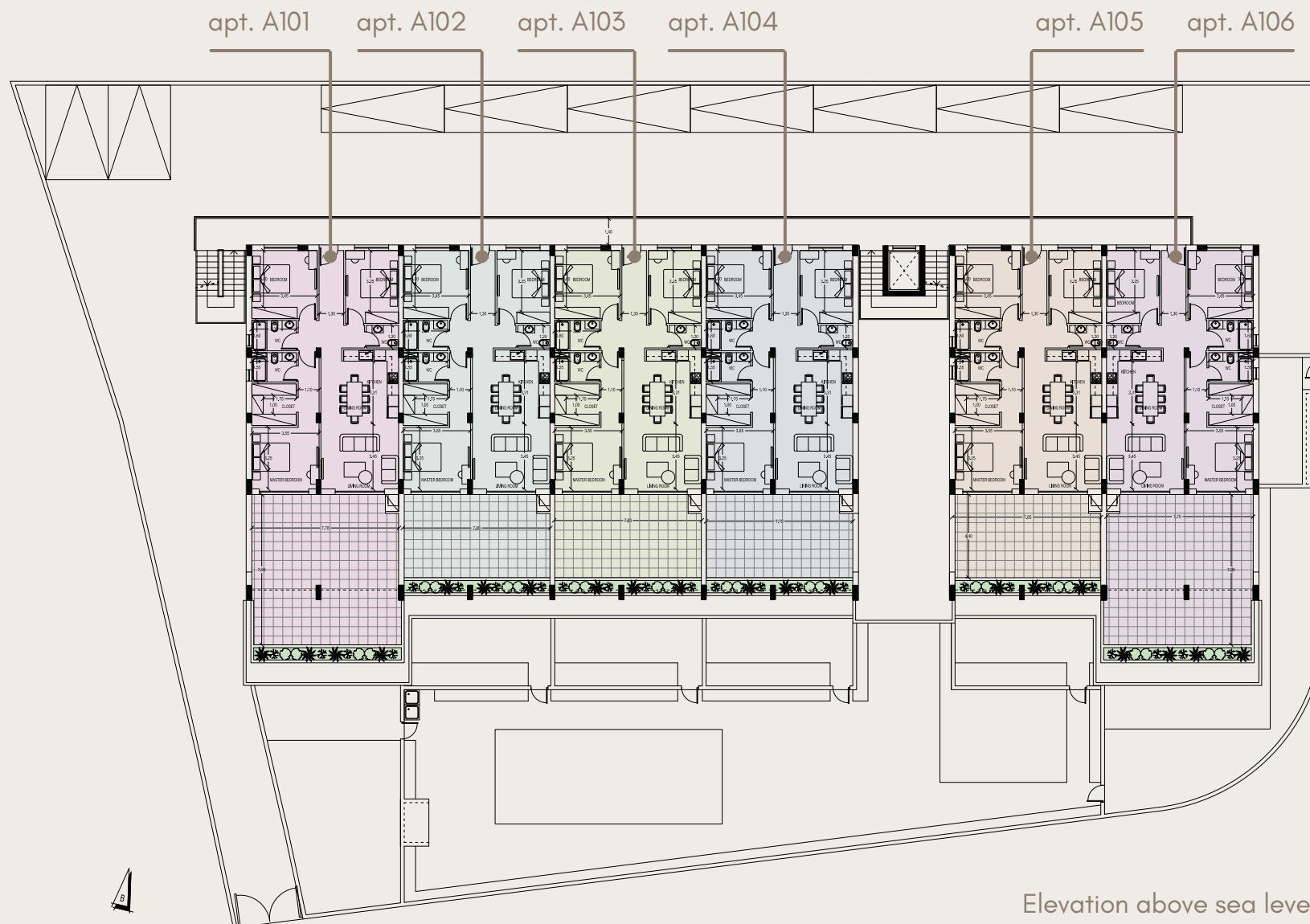
Ground floor apartments: A001 – A006



First floor

Building A

First floor apartments: A101 - A106

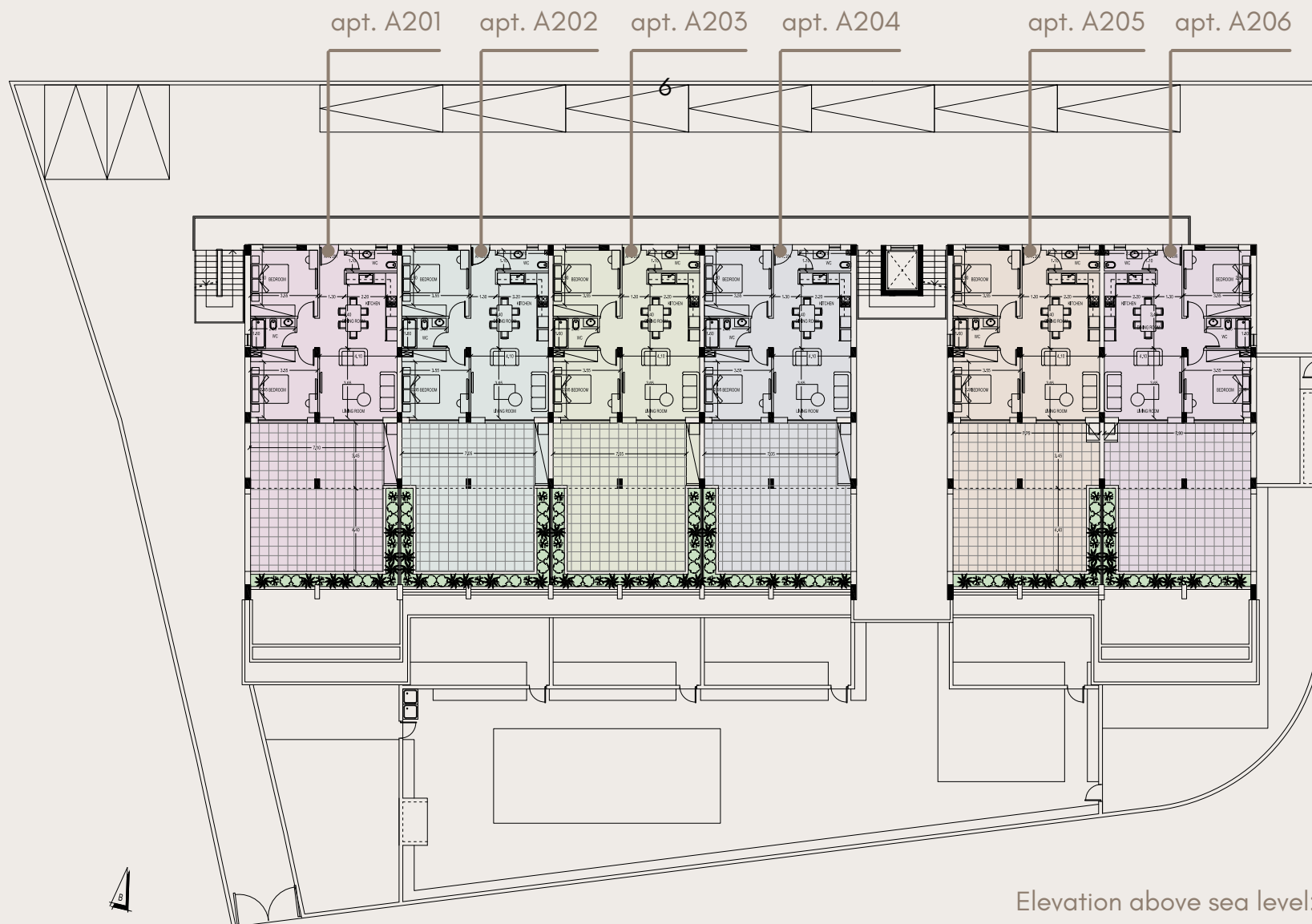


Elevation above sea level: 85.95 m

Second floor

Building A

Second floor apartments: A201 – A206

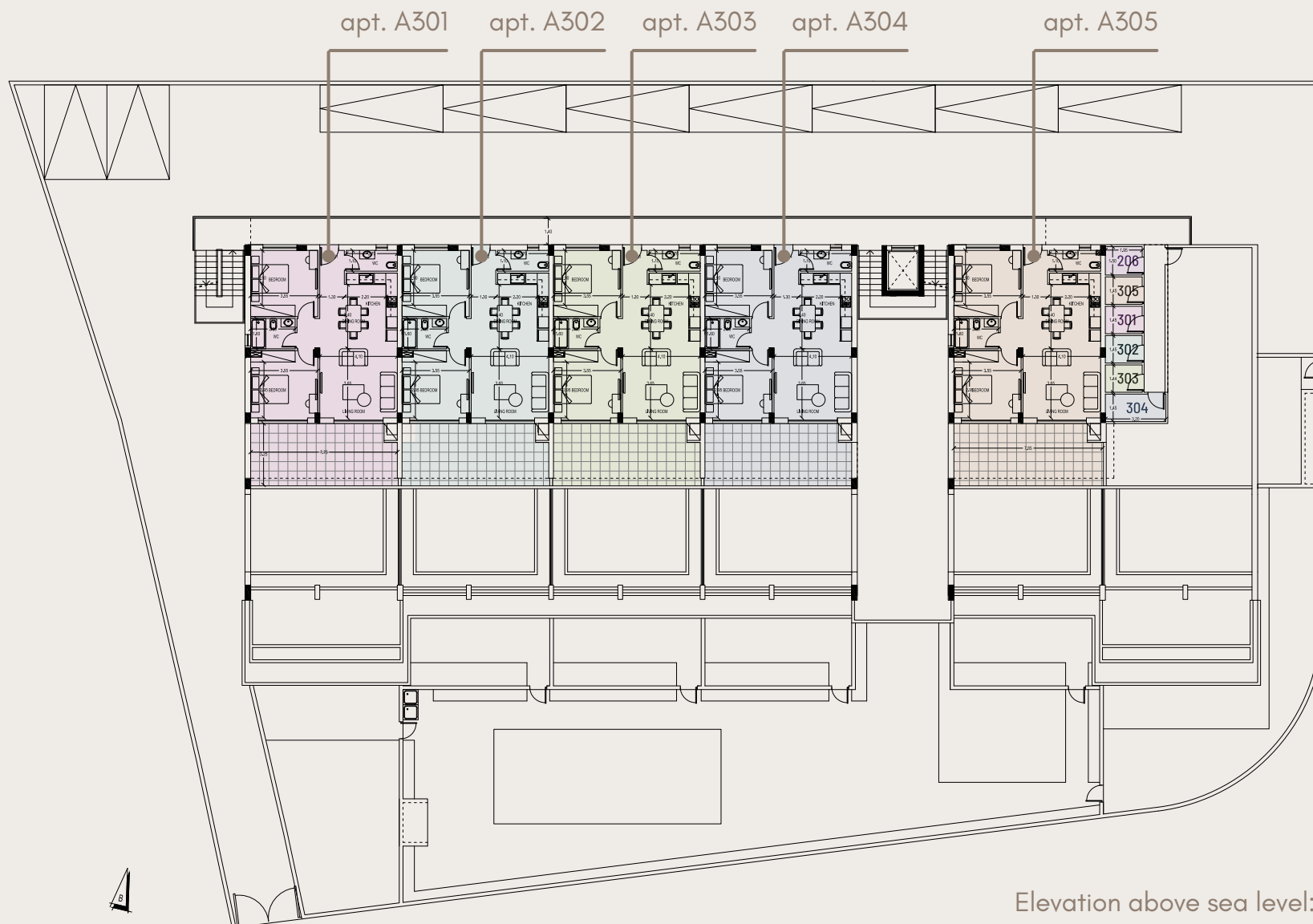


Elevation above sea level: 89.20 m

Third floor

Building A

Third floor apartments: A301 – A305



Elevation above sea level: 92.45 m

Project Overview Building B											Each apartment includes a modern plan layout, large veranda, allocated storage room and a dedicated parking space
Apartment	Floor	Bedrooms	Covered Area (m²)	Covered Veranda (m²)	Total Covered Area (m²)	Uncovered Veranda (m²)	Private Garden (m²)	Roof Garden (m²)	Parking Spaces	Storage Room (m²)	Total Area (m²)
Apt. B001	Ground	2	88.5	10	98.5	27	75	-	1	3.5	129
Apt. B002	Ground	2	88.5	10	98.5	31	88	-	1	3	132.5
Apt. B003	Ground	2	88.5	10	98.5	31	73.5	-	1	4	133.5
Apt. B004	Ground	2	87	10	97	18.5	28.5	-	1	4	119.5
Apt. B005	Ground	2	87	10	97	18.5	20.5	-	1	3.5	119
Apt. B006	Ground	2	87	10	97	18.5	12.5	-	1	4	119.5
Apt. B007	Ground	2	88.5	10	98.5	13.5	9.5	-	1	3.5	115.5
Apt. B101	First	3	124	42	166	-	-	-	1	3	169
Apt. B102	First	3	124	42	166	-	-	-	1	3	169
Apt. B103	First	3	124.5	42	166.5	-	-	-	1	3.5	170
Apt. B104	First	3	122	41	163	-	-	-	1	3.5	166.5
Apt. B105	First	3	122	41	163	-	-	-	1	3.5	166.5

Project Overview

Building **B**

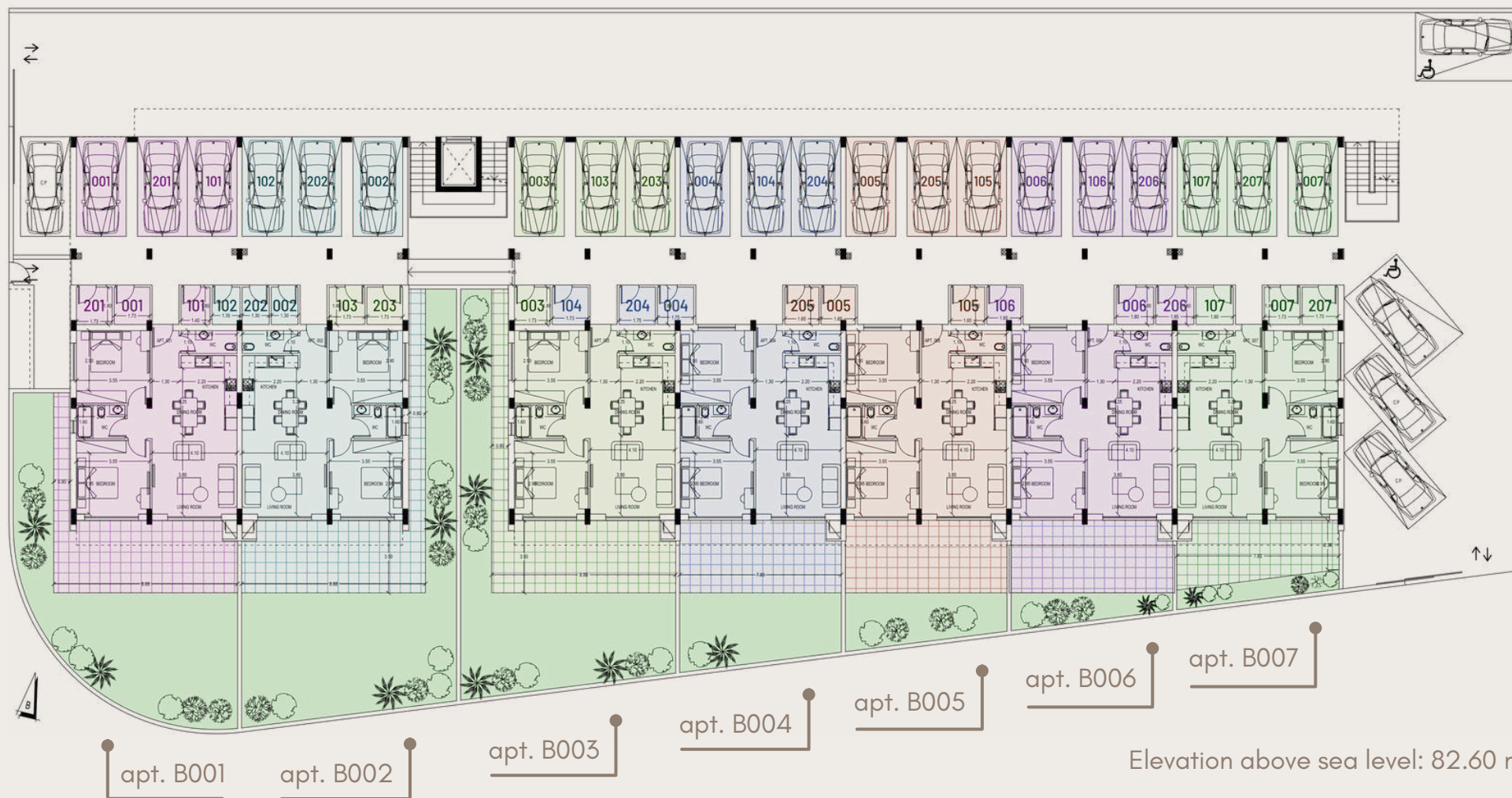
Each apartment includes a modern plan layout, large veranda, allocated storage room and a dedicated parking space

Apartment	Floor	Bedrooms	Covered Area (m ²)	Covered Veranda (m ²)	Total Covered Area (m ²)	Uncovered Veranda (m ²)	Private Garden (m ²)	Roof Garden (m ²)	Parking Spaces	Storage Room (m ²)	Total Area (m ²)
Apt. B106	First	3	122	41	163	-	-	-	1	3.5	166.5
Apt. B107	First	3	124	42	166	-	-	-	1	4	170
Apt. B201	Second	2	88.5	29	117.5	44	-	29	1	4	194.5
Apt. B202	Second	2	88.5	29	117.5	44	-	29	1	3	193.5
Apt. B203	Second	2	88.5	29	117.5	44	-	29	1	4	194.5
Apt. B204	Second	2	87	24.5	111.5	46.5	-	24.5	1	4	186.5
Apt. B205	Second	2	87	24.5	111.5	46.5	-	24.5	1	3.5	186
Apt. B206	Second	2	87	24.5	111.5	46.5	-	24.5	1	4	186.5
Apt. B207	Second	2	88.5	29	117.5	44	-	29	1	4	194.5

Ground floor

Building B

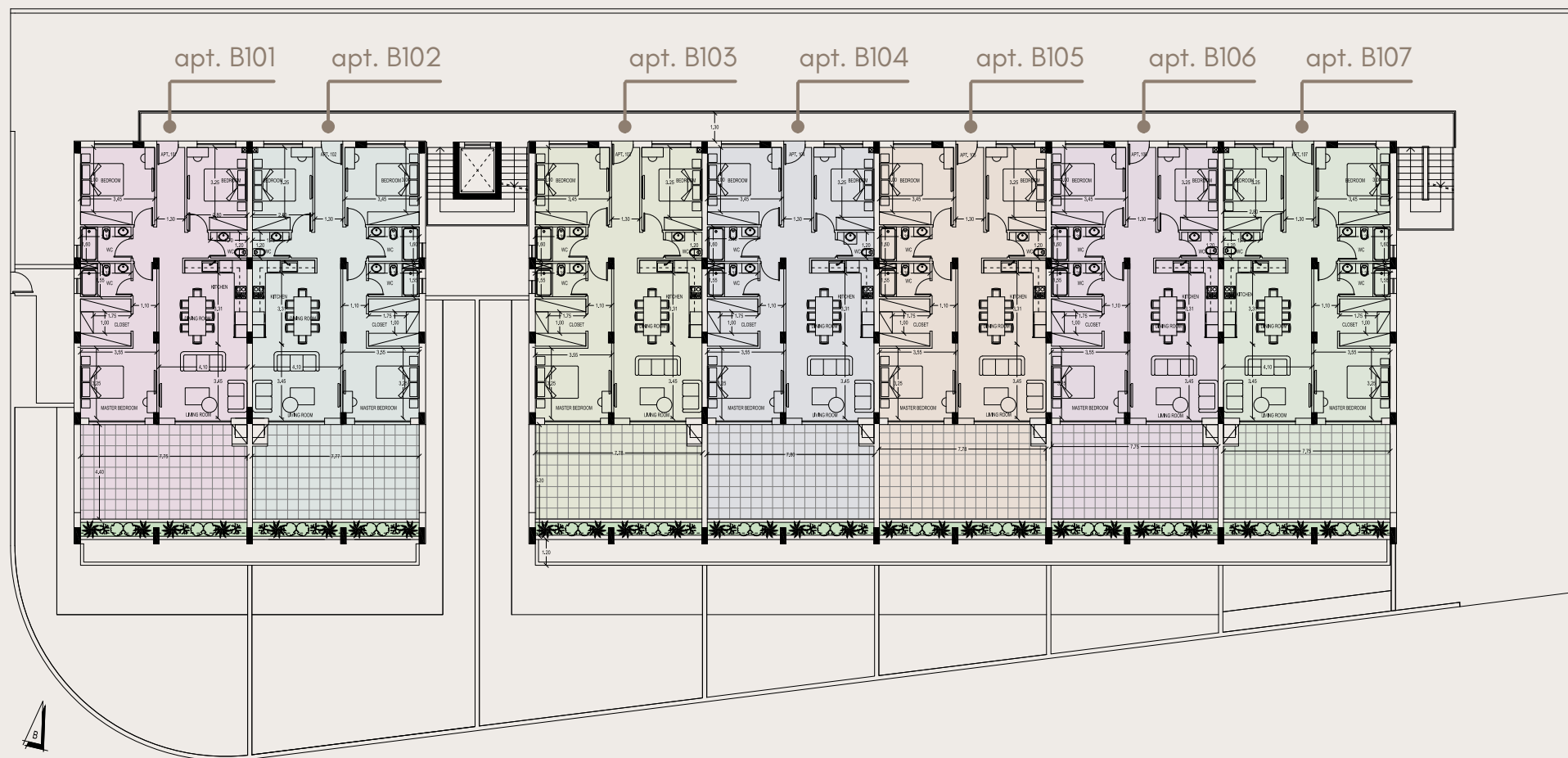
Ground floor apartments: B001 - B007



First floor

Building B

First floor apartments: B101 – B107



Elevation above sea level: 85.75 m

Second floor apartments: B201 - B207



Second floor apartments: B201 - B207



Second floor apartments: B201 - B207

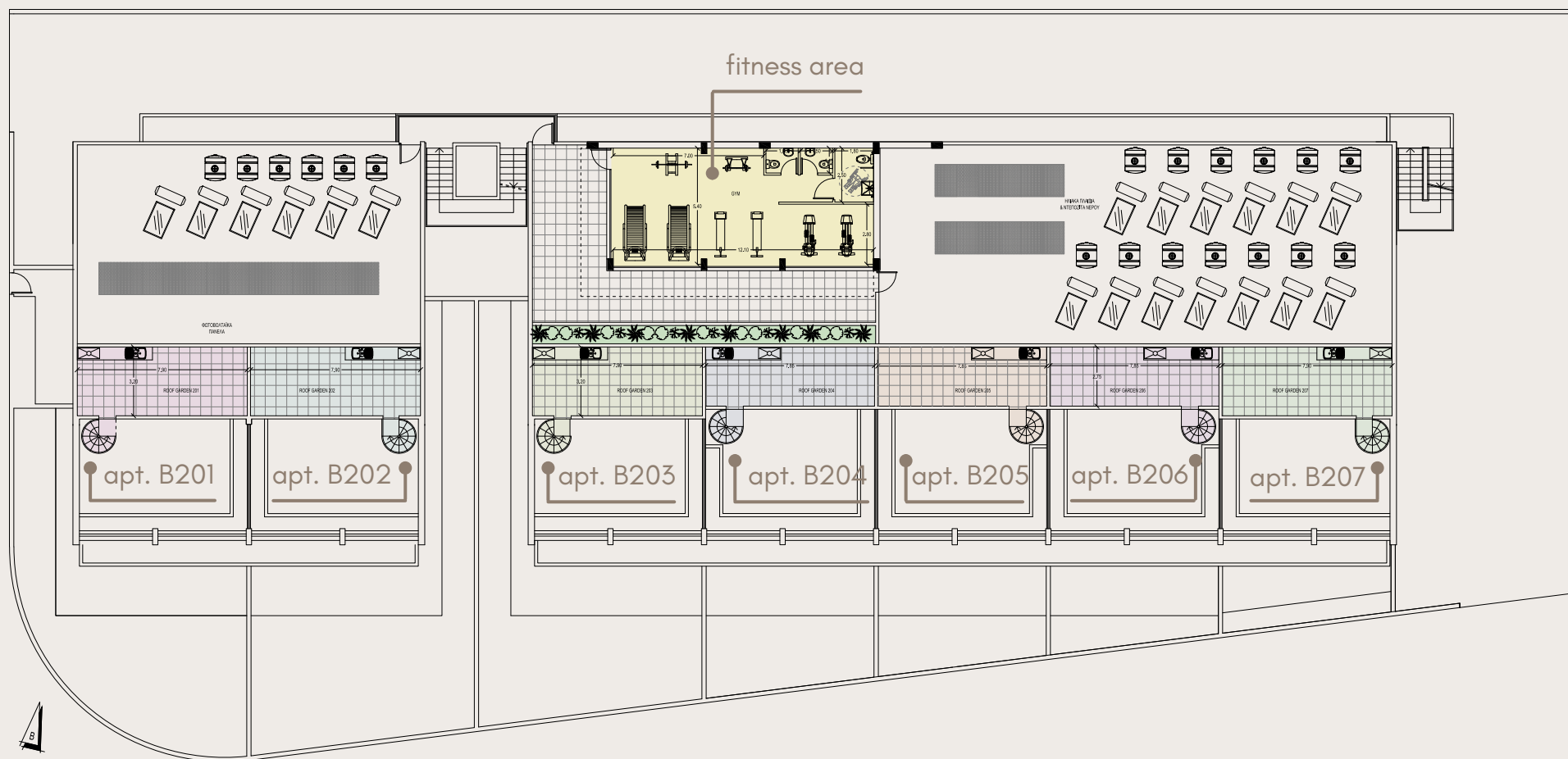


Elevation above sea level: 89.00 m

Roof Garden

Building B

Roof garden apartments: B201 – B207



Elevation above sea level: 92.15 m















The provided list of locations shows car travel durations in minutes.

Popular Locations

- 1 Limassol City Center - 15 min
- 2 Shopping Center "My Mall" - 12 min
- 3 Lady's Mile Beach - 15 min
- 4 Kourion Beach - 7 min
- 5 Limassol Marina - 20 min
Guru Mountain Resort Platres - 40 min

Points of Interest

- 6 Kolossi Castle - 4 min
- 7 Alphamega Stadium - 5 min
- 8 Archaeological Museum of Kourion - 6 min
- 9 Sanctuary of Apollo Hylates - 9 min
- 10 Cyprus Wine Museum - 2 min
- 11 Ancient Amphitheater - 6 min
- 12 Cyprus Motor Museum - 10 min
- 13 Adventure Park, Tennis Academy - 14 min
- 14 Limassol Greens Golf Resort - 10 min
- 15 City of Dreams Integrated Resort - 14 min
- 16 Fasouri Watermania Waterpark - 10 min
- 17 The Port Area - 15 min
- 18 Limassol Salt Lake - 10 min

International Private Schools

- Heritage Private School - 18 min
- Foley's Private School - 15 min
- Island Private School - 15 min
- 19 Trinity Private School - 15 min
- 20 IMS Private School - 15 min
- 21 Pascal Private School - 15 min

Hospitals

- 22 General Hospital - 10 min
- 23 Mediterranean Hospital - 10 min
- 24 Ygia Polyclinic Private Hospital - 18 min

Airports

- Paphos Airport - 25 min
- Larnaca Airport - 45 min

See on map

About Us

We are DTA Group, a leading real estate development, construction and property management firm in Cyprus. Committed and professional, our specialists excel in turning concepts into reality. With keen insight, we identify exceptional investment opportunities, positioning ourselves at the forefront of Cyprus' prestige property market. Since 2008, our philosophy has been to create unique, upscale projects tailored to discerning buyers worldwide.

Founded in Limassol in 2008.





romana



Developing What
Matters to You

+357 8000 8383

sales@dtagroup.com

www.dtagroup.com