

APARTMENTS FOR SALE



LIMASSOL, CYPRUS  
(AGIA VARVARA / AMATHUSIA)

# Luma Residences

Luxury apartments with private studios  
in prestigious area of Amathusia, Limassol.







# Amathusia, Limassol

LOCATION OF THE PROJECT

Luma Residences



# Facilities & Specifications

Luma Residences is a residential project located in the most prestigious area of Limassol, with three floors comprising 5 luxury apartments with 3-4 bedroom layouts. The project features modern, comfortable layouts, a well-designed master plan, spacious verandas, 1 or 2 studios for each apartment, allocated storage rooms, common swimming pool, common fitness area, sauna and steam bath, professional landscaping, secure building entry, and covered parking spaces. Third floor apartments feature private roof gardens.

## 1 **Parking & Storage**

1 or 2 dedicated private storage rooms for each apartment.

1 or 2 dedicated parking spaces for each apartment, parking space for individuals with disabilities.

## 2 **Common Fitness Area, Sauna & Steam Bath**

A fully equipped fitness area, common changing rooms, sauna and steam bath are available exclusively to the residents of the building.

## 3 **Studio**

1 or 2 dedicated studios are provided for each apartment.

## 4 **Common Swimming Pool**

An exclusive 12x4 swimming pool is available to the residents of Luma Residences.

## 5 **Amenities for Each Apartment**

Each apartment is equipped with electric underfloor heating, air conditioning system with concealed units, and lighting automation system.

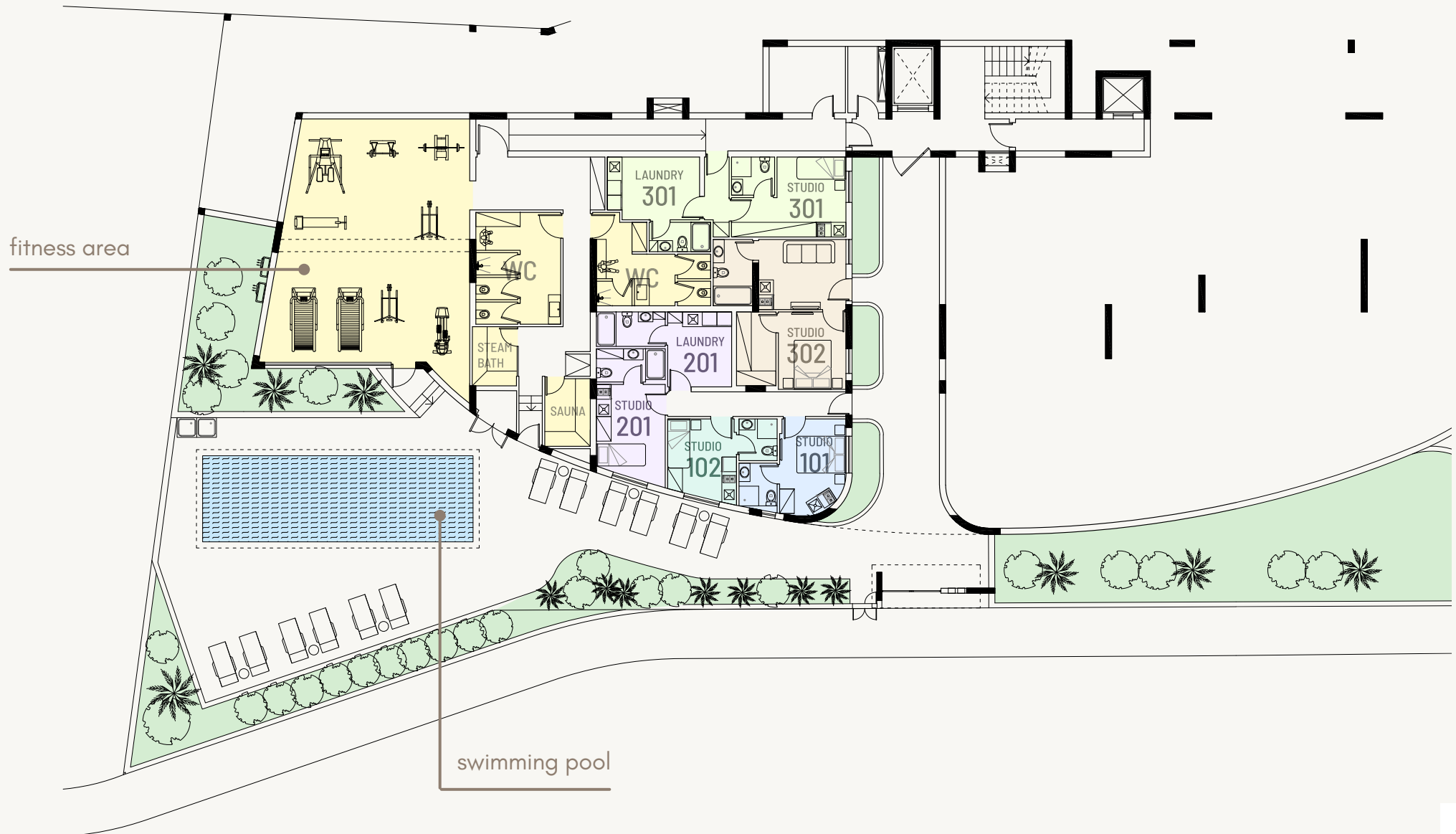
## 6 **Photovoltaic System**

Photovoltaic systems for each apartment and for the common areas.



# Lower Ground floor

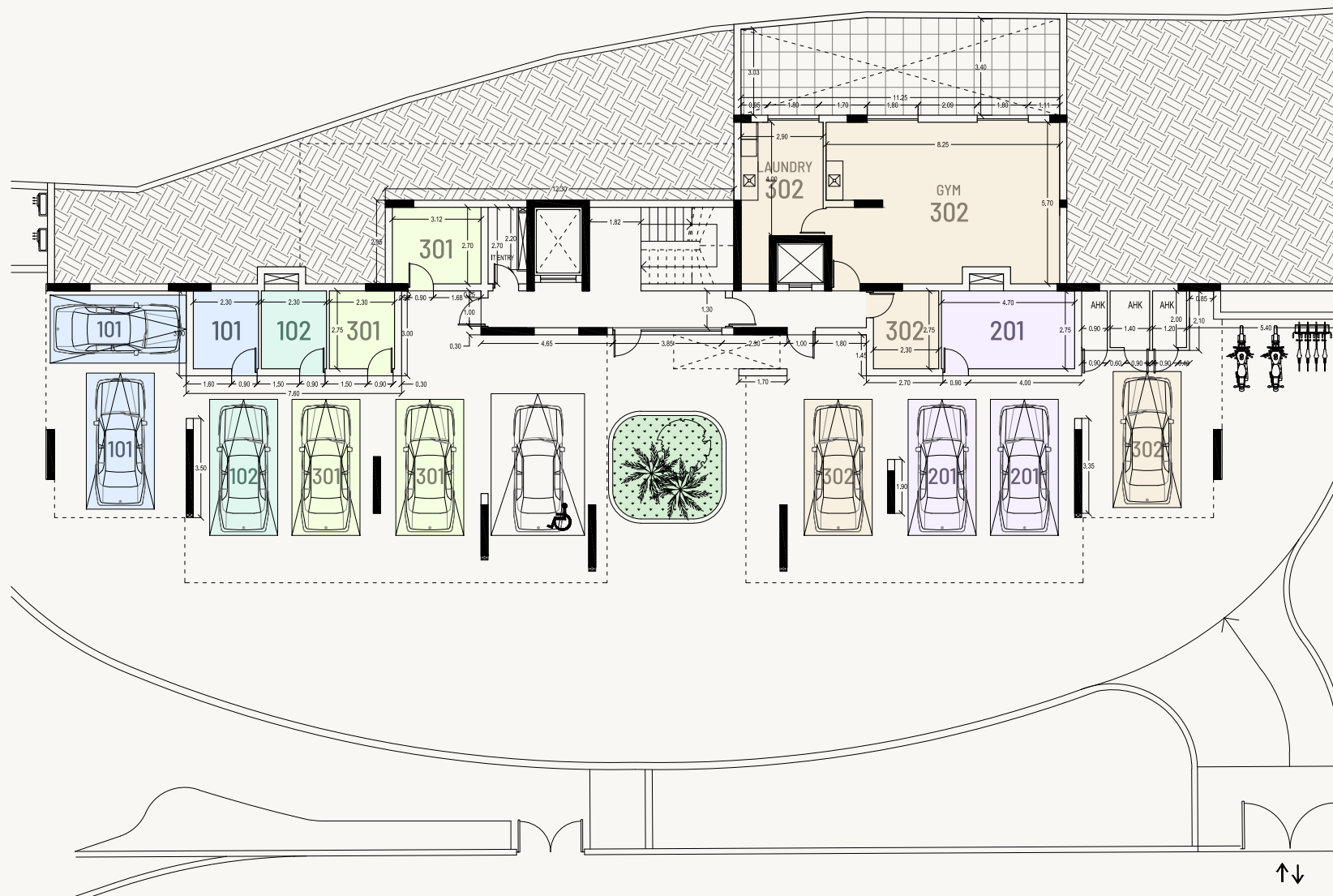
- Fitness area
- Swimming pool
- Sauna & Steam bath
- Studios for each apartment





# Ground floor

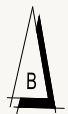
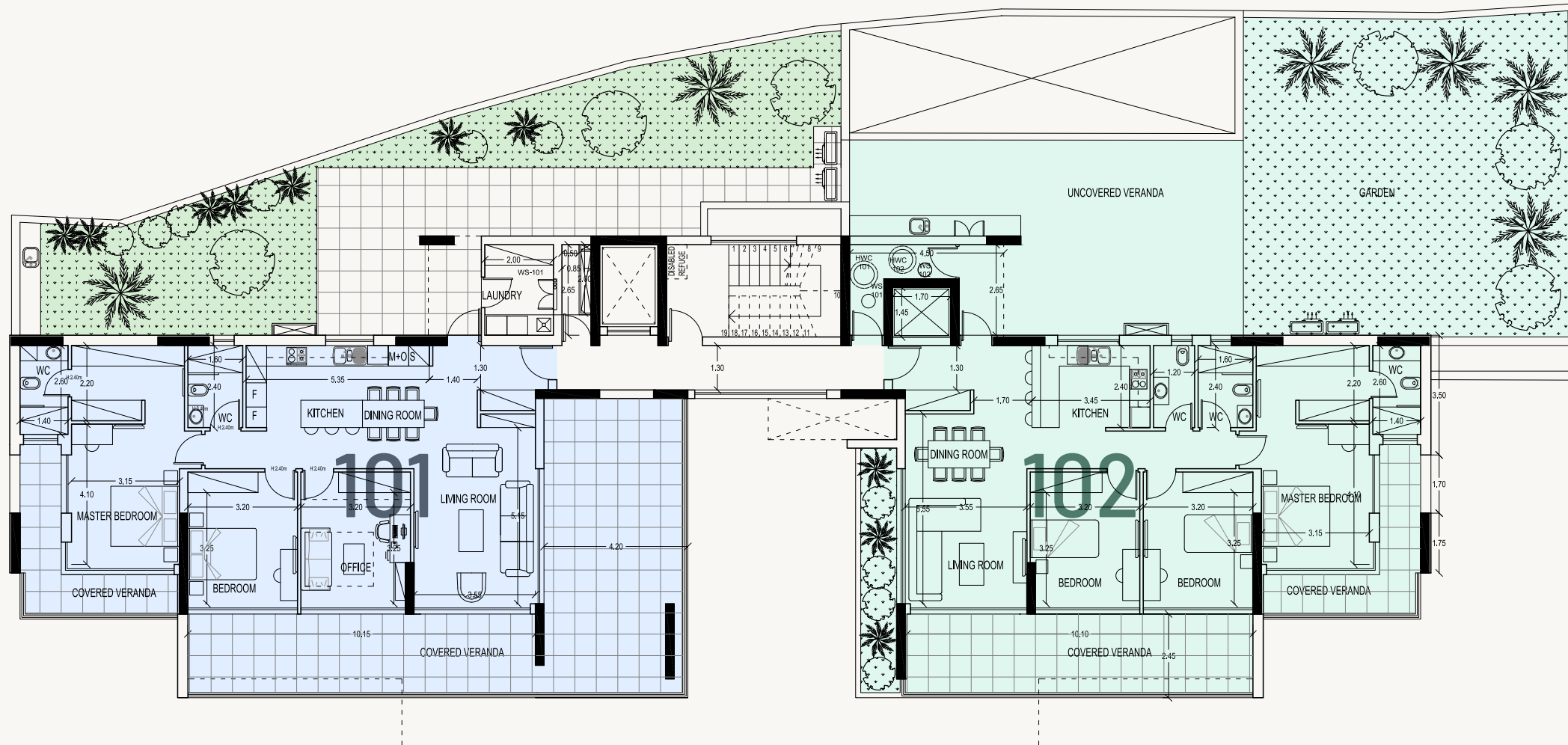
- Storage units
- Private parking spaces





# First floor

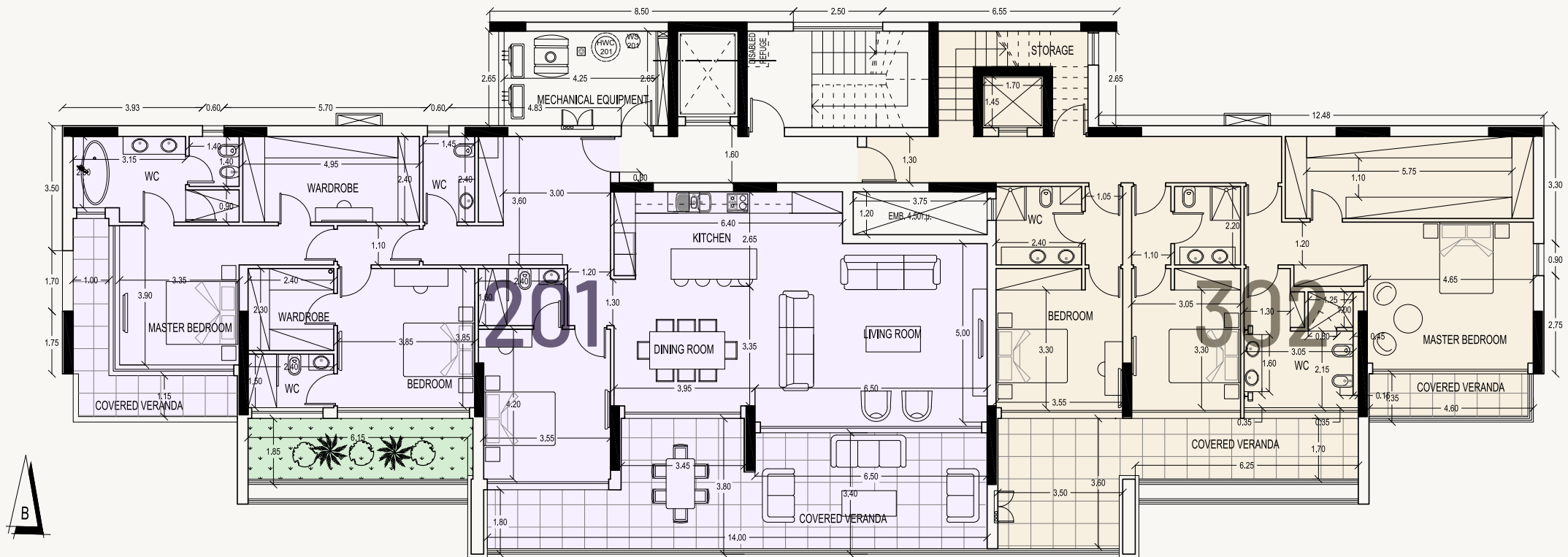
First floor apartments: 101, 102





# Second floor

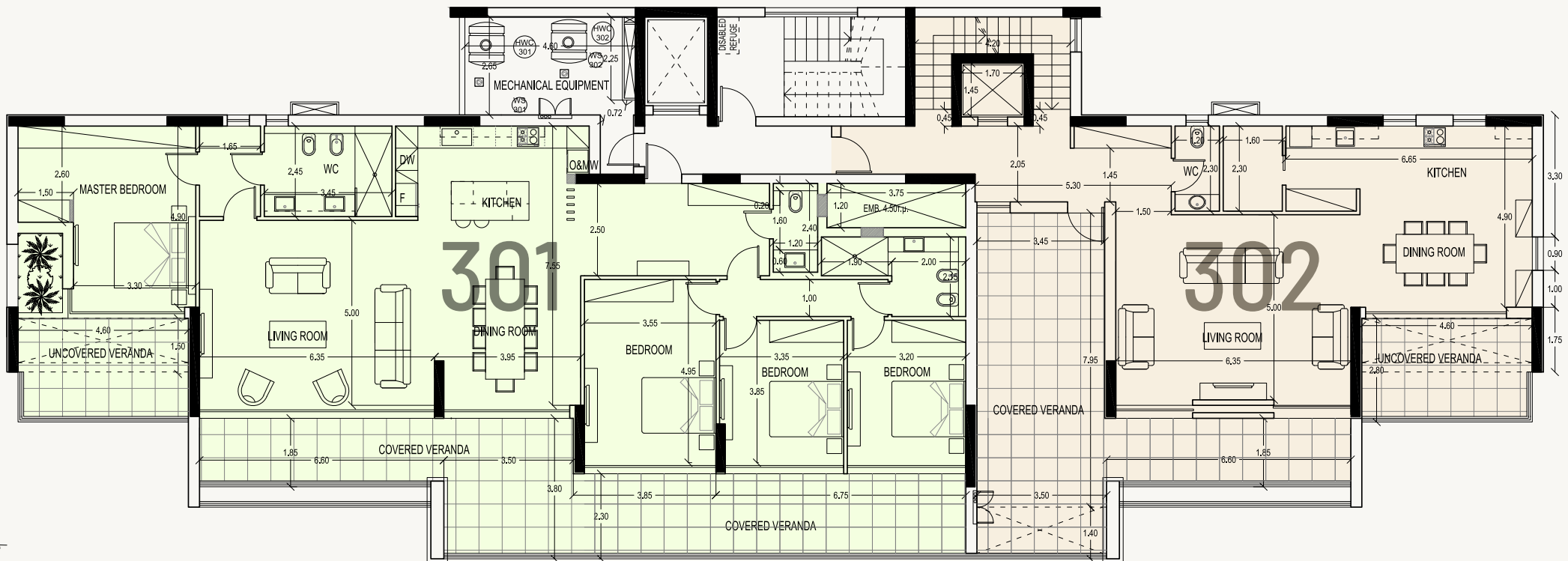
Second floor apartments: 201, 302





# Third floor

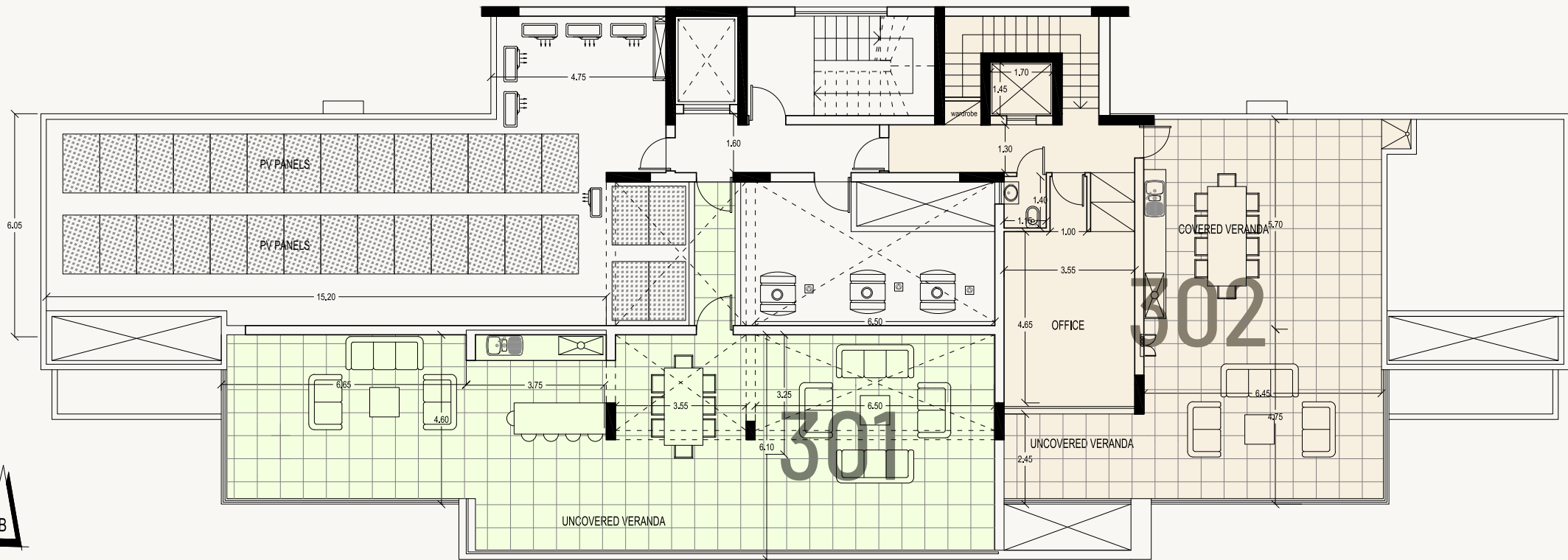
Third floor apartments: 301, 302





# Roof Garden

Roof garden apartments: 301, 302





# Table of Areas

Each apartment includes a modern plan layout, 1 or 2 studios, large veranda, allocated storage room and a dedicated parking space.

Unit	Description	Internal Covered Area (m <sup>2</sup> )	Covered Veranda (m <sup>2</sup> )	Uncovered Veranda (m <sup>2</sup> )	Roof Garden (m <sup>2</sup> )		Studio Area (m <sup>2</sup> )	Storage Area (m <sup>2</sup> )	Mechanical Room (m <sup>2</sup> )	Covered Parking Spaces	Apartment proportion of common area (m <sup>2</sup> )	Total Net Covered Area (m <sup>2</sup> )	Total Gross Area (m <sup>2</sup> )	Garden (m <sup>2</sup> )
					Covered	Uncovered								
Apt. 101	3 bedrooms + 1 studio	123	71	40.5	-	-	15.5 (1)	8.5 (1)	3	1	52.5	218	314	74.5
Apt. 102	3 bedrooms + 1 studio	116	37	58.5	-	-	13.5 (1)	8 (1)	3	1	49.5	174.5	285.5	102.5
Apt. 201	3 bedrooms + 2 studios	190	56	-	-	-	30 (2)	16 (1)	14.5	2	81	292	387.5	12
Apt. 301	4 bedrooms with roof garden + 2 studios	190.5	51.5	13.5	3	124	34.5 (2)	19.5 (2)	8.5	2	81	299	526	3.5
Apt. 302	3 bedrooms with roof garden + 1 studio	320.5	75.5	60.5	-	79.5	32.5 (1)	80 (2)	8.5	2	134	508.5	791	-













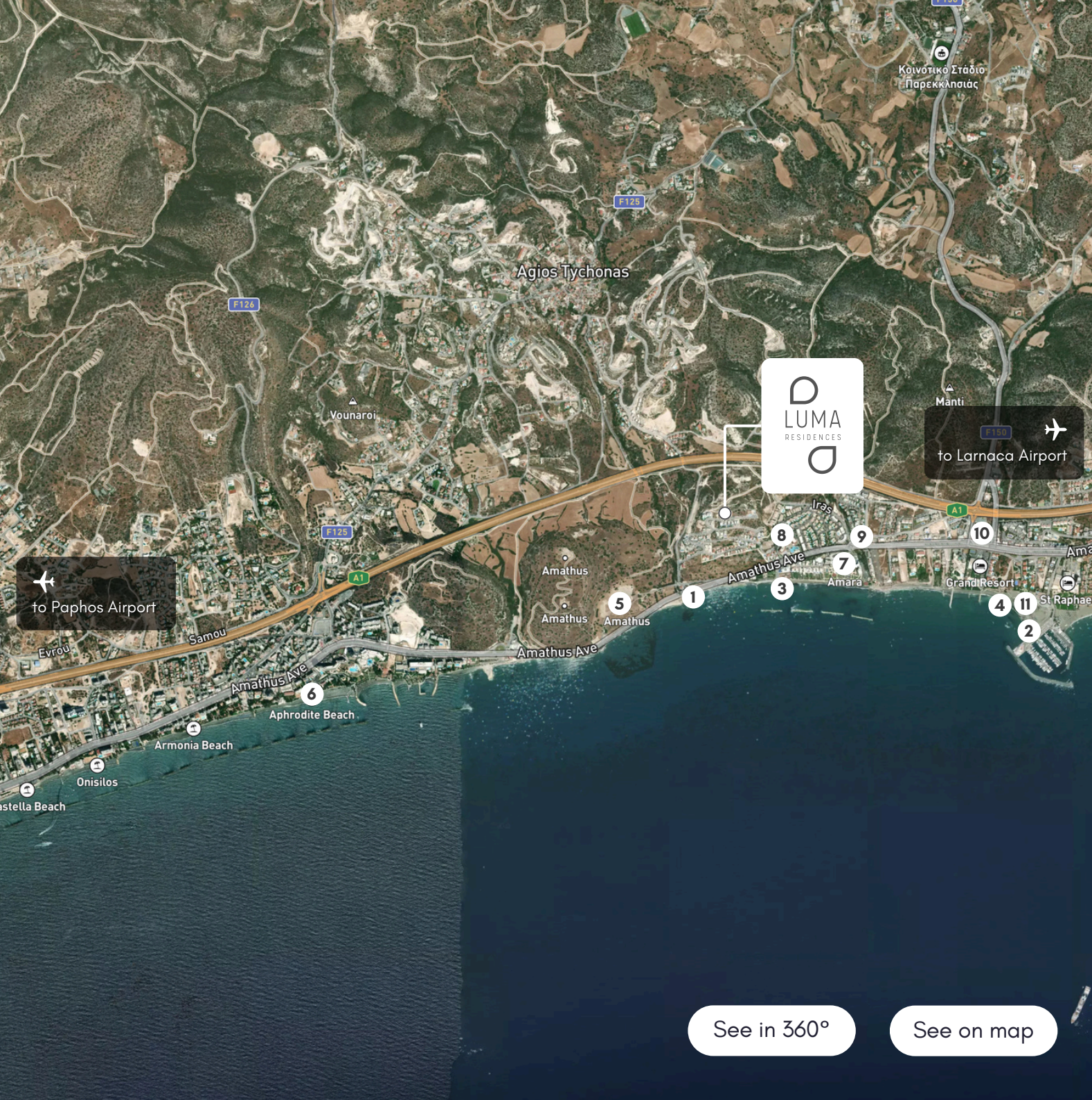












The provided list of locations shows car travel durations in minutes.

### Popular Locations

Limassol City Center - 20 min

Lidl Supermarket - 8 min

1 Agios Tychonas Promenade - 3 min

2 St. Raphael Marina - 7 min

3 Amathounta Beach - 3 min

Guru Mountain Resort Platres - 50 min

### Points of Interest

4 Parekklesia Beach (Blue Flag) - 6 min

5 Archaeological Site of Amathus - 3 min

6 Aphrodite Beach - 5 min

7 Amara Hotel - 4 min

Parklane, a Luxury Collection Resort - 8 min

8 Atlantica Bay Hotel - 3 min

9 Coralli Express Supermarket - 4 min

10 Chesters Bar & Restaurant - 5 min

11 Malindi Beach Bar & Restaurant - 6 min

Dasoudi Beach - 15 min

### International Private Schools

Heritage Private School - 24 min

Foley's Private School - 17 min

Island Private School - 23 min

Trinity Private School - 18 min

IMS Private School - 20 min

Pascal Private School - 22 min

### Hospitals

General Hospital - 21 min

Mediterranean Hospital - 15 min

Ygia Polyclinic Private Hospital - 22 min

### Airports

Paphos Airport - 45 min

Larnaca Airport - 42 min

See in 360°

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.







Developing What  
*Matters* to You

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