



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



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**

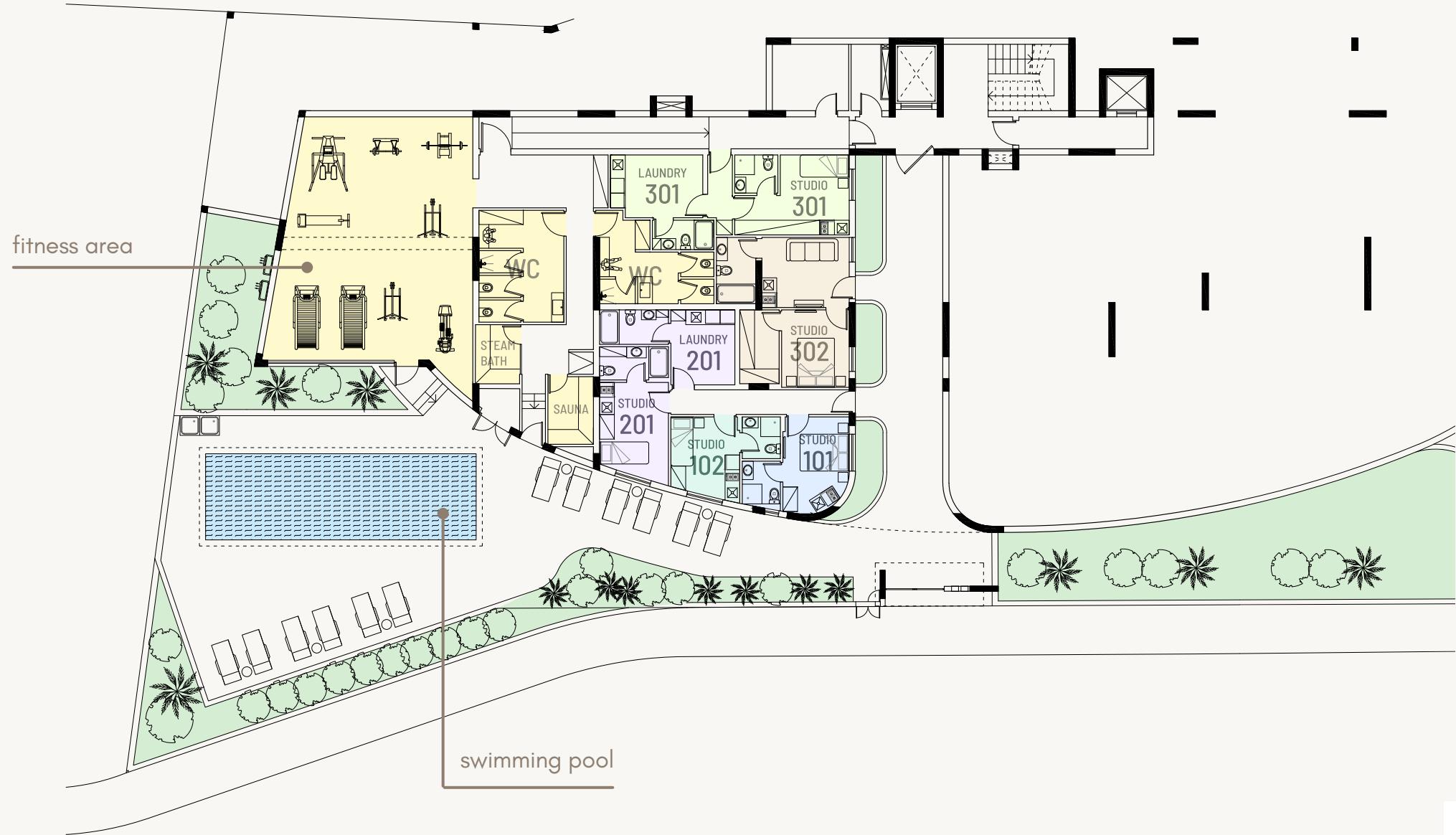
Each apartment is equipped with electric underfloor heating, air conditioning system with concealed units, and lighting automation system.

6 **Photovoltaic System**

Photovoltaic systems for each apartment and for the common areas.

Lower Ground floor

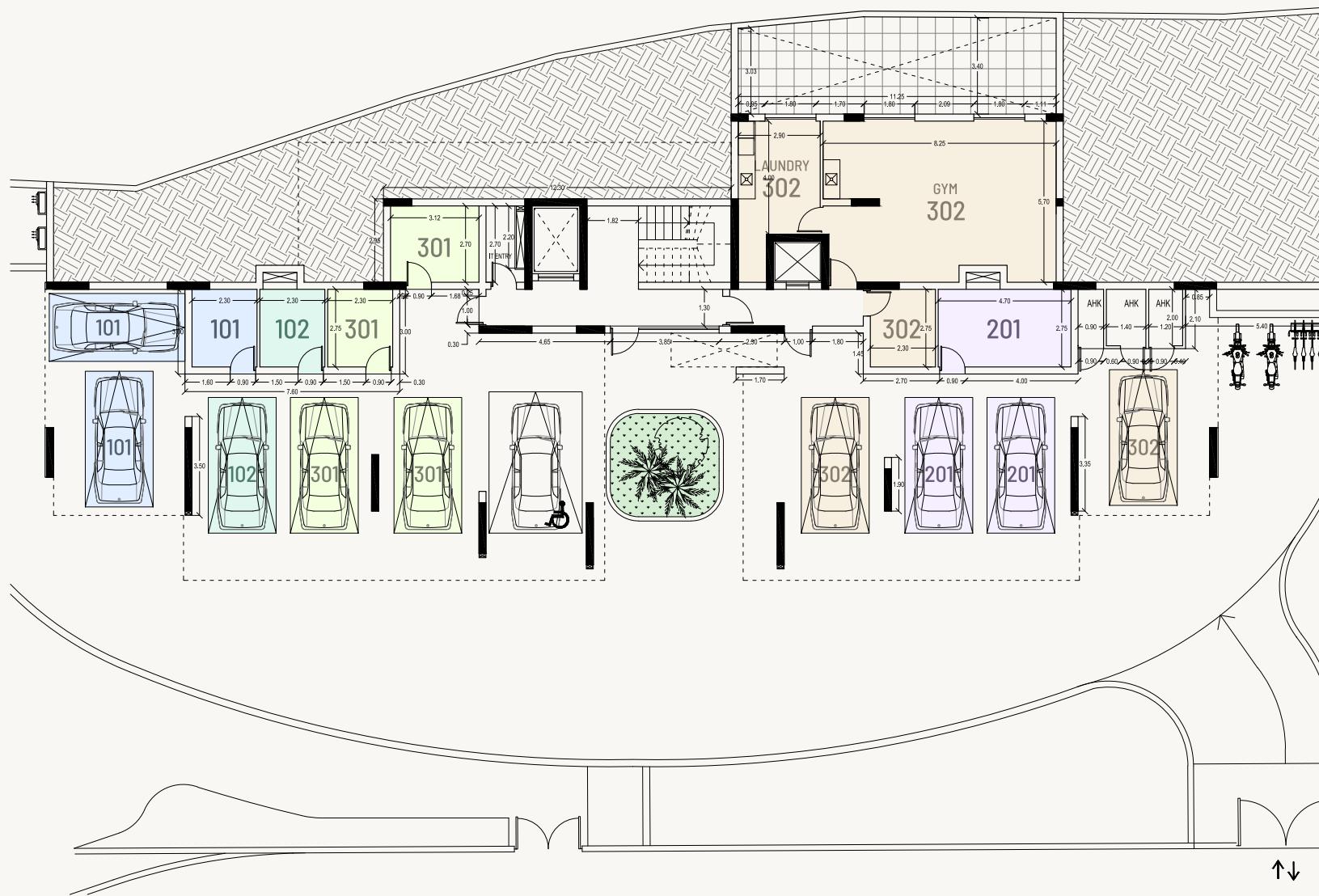
- Fitness area
- Swimming pool
- Sauna & Steam bath
- Studios for each apartment



Ground floor

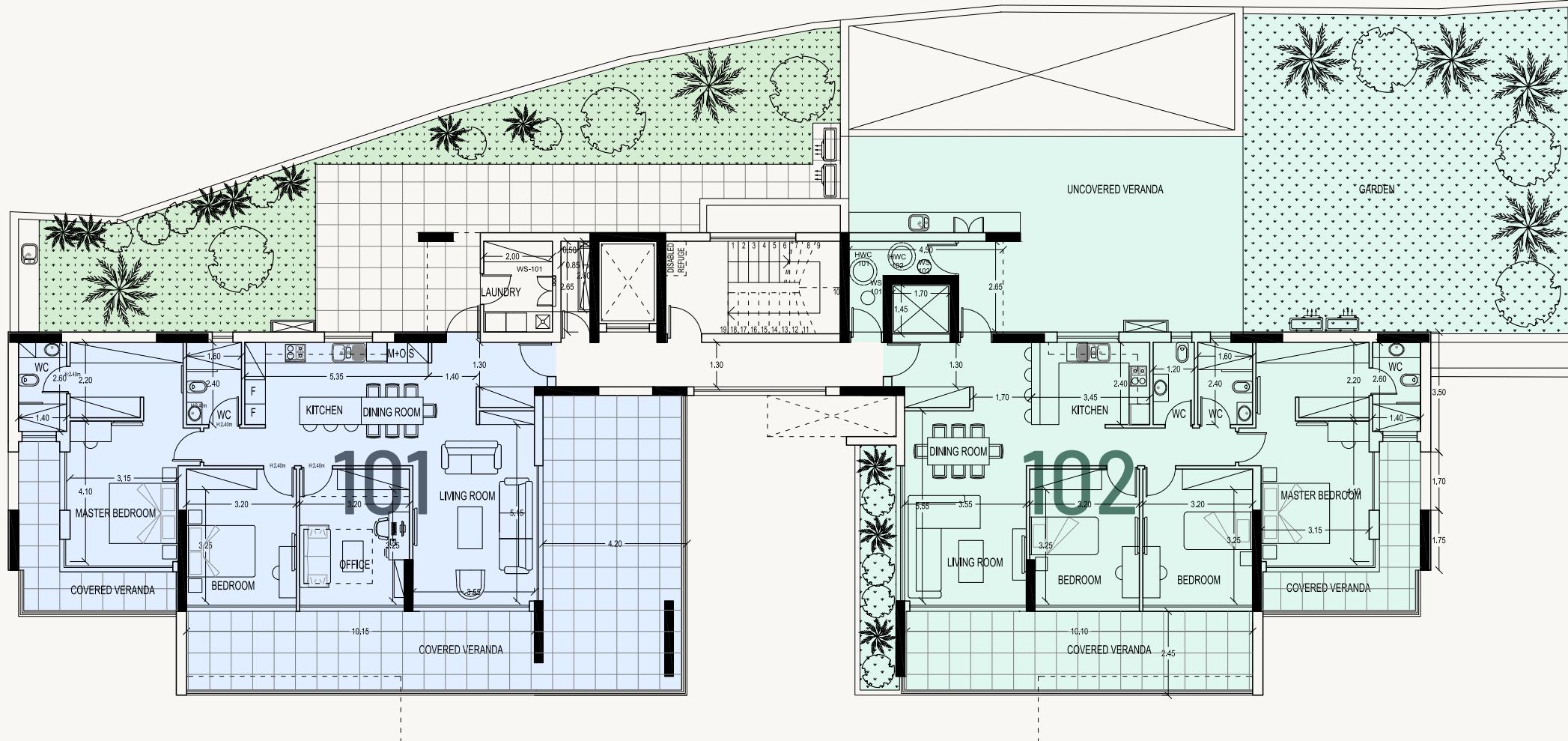


- Storage units
- Private parking spaces



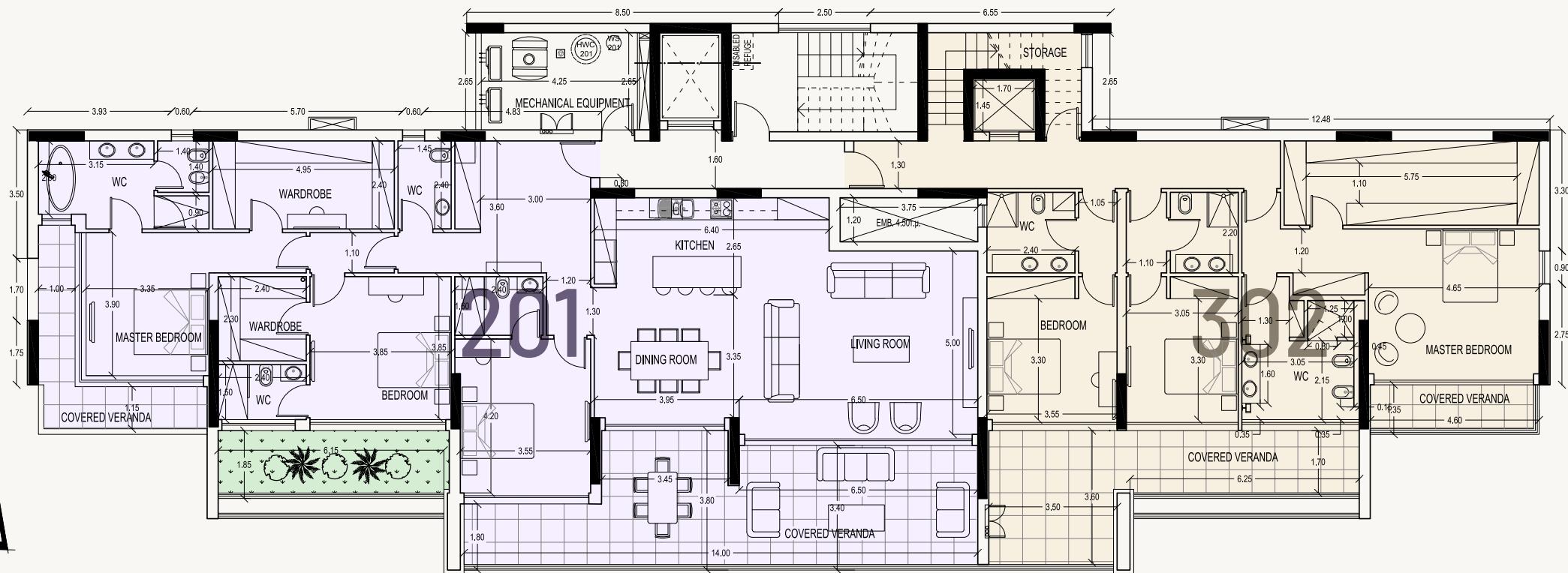
First floor

First floor apartments: 101, 102



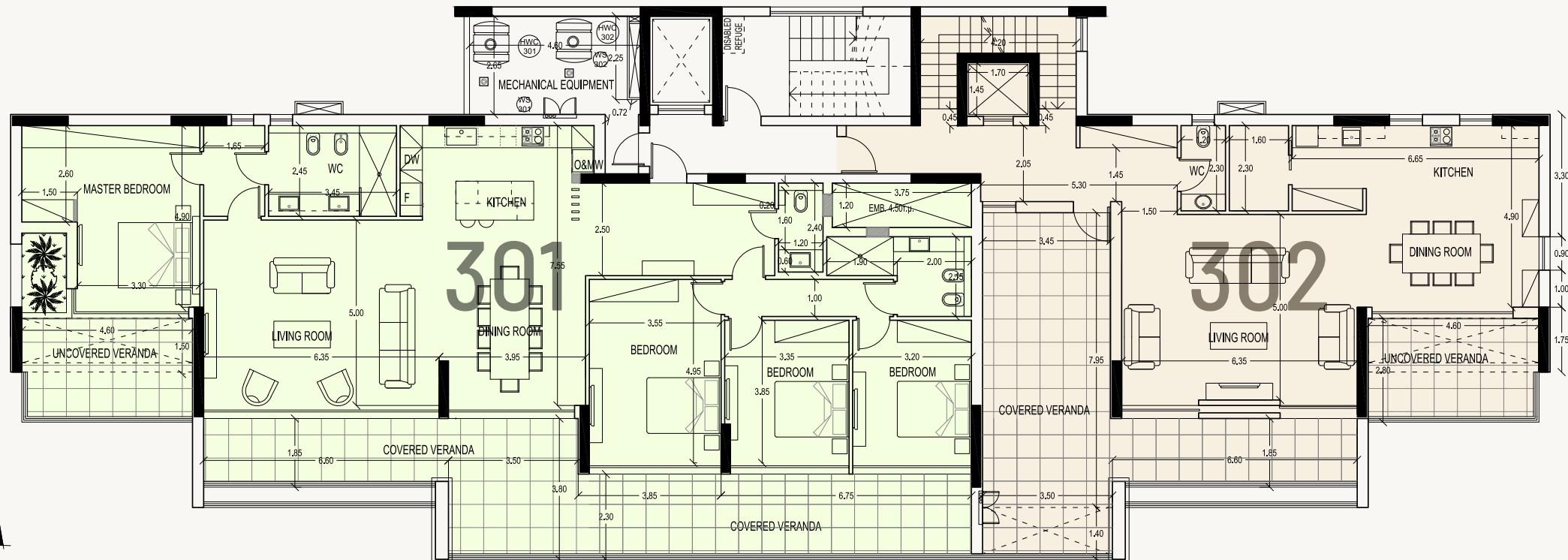
Second floor

Second floor apartments: 201, 302



Third floor

Third floor apartments: 301, 302



Roof Garden

Roof garden apartments: 301, 302

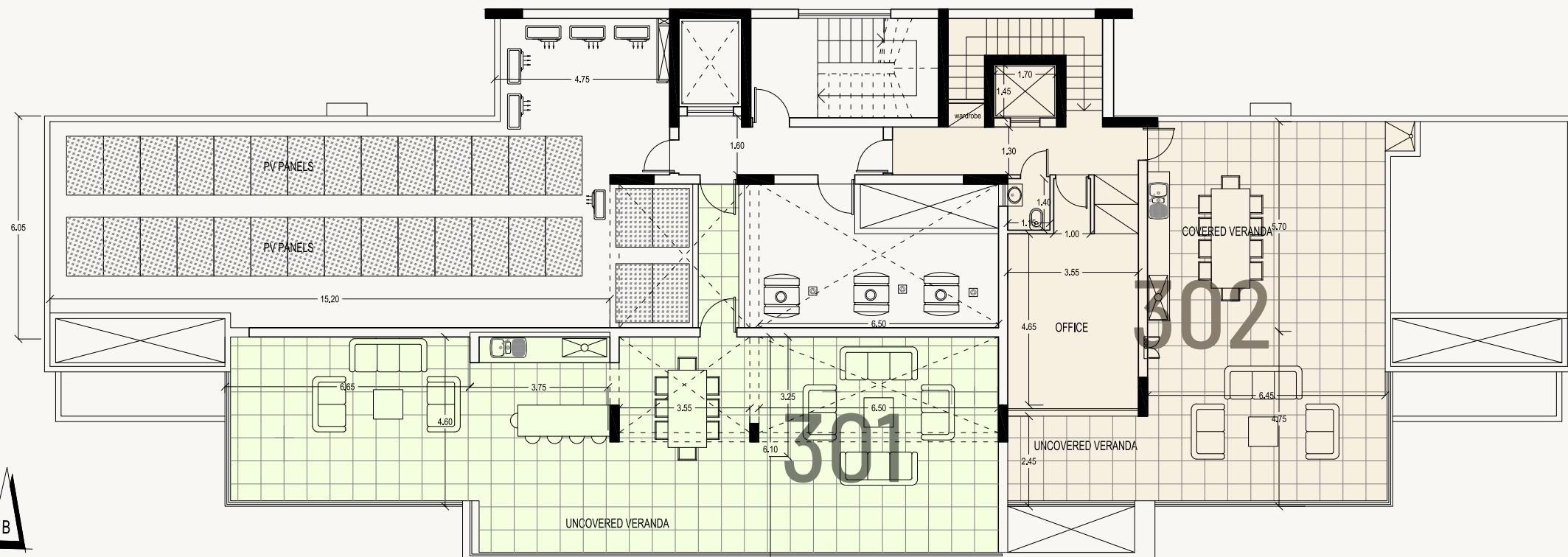


Table of Areas

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 ²)	Covered Veranda (m ²)	Uncovered Veranda (m ²)	Roof Garden (m ²)		Studio Area (m ²)	Storage Area (m ²)	Mechanical Room (m ²)	Covered Parking Spaces	Apartment proportion of common area (m ²)	Total Net Covered Area (m ²)	Total Gross Area (m ²)	Garden (m ²)
		Covered	Uncovered		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	-

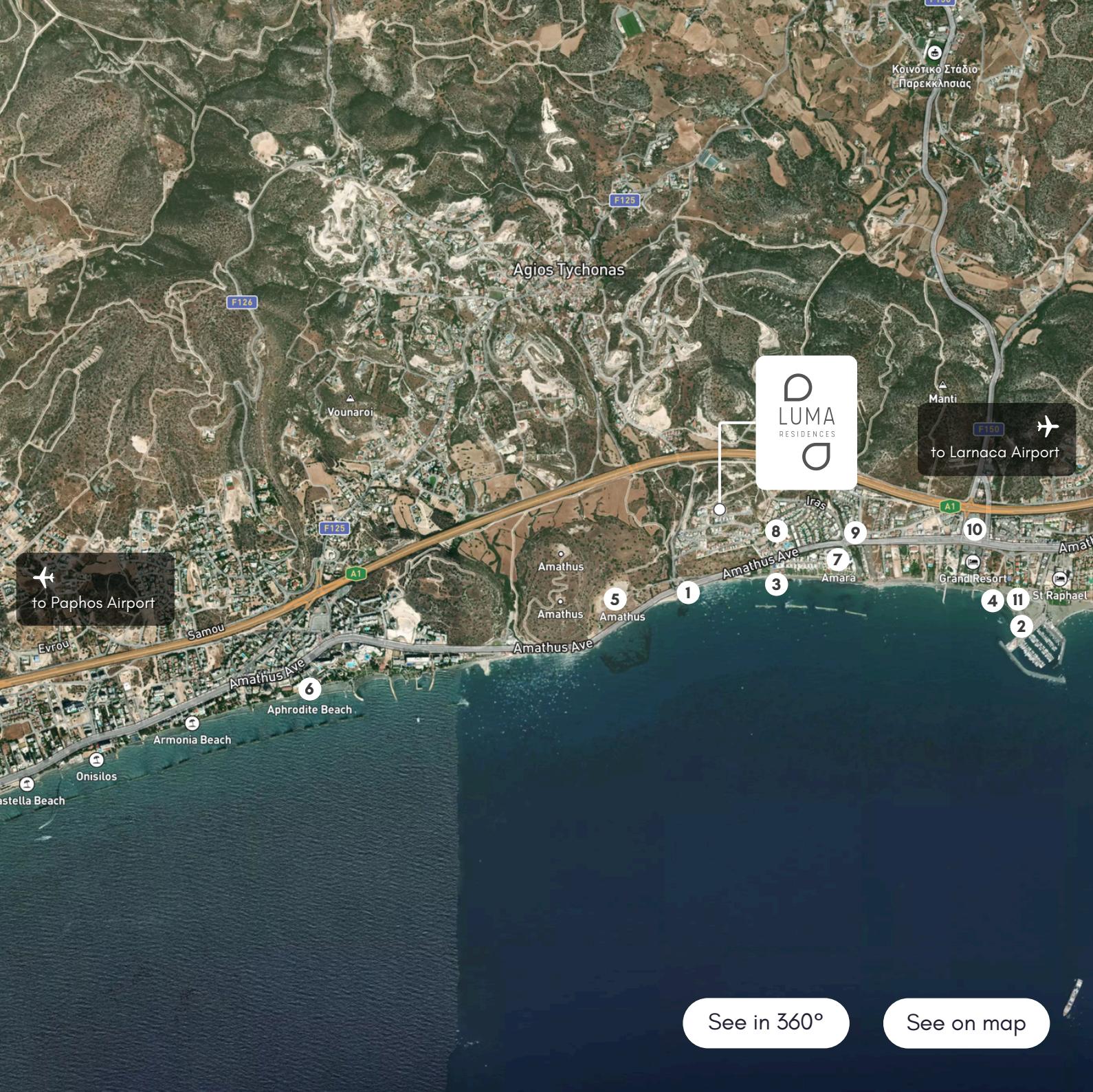












The provided list of locations shows car travel durations in minutes.

Popular Locations

- Limassol City Center - 20 min
- Lidl Supermarket - 8 min
- ① Agios Tychonas Promenade - 3 min
- ② St. Raphael Marina - 7 min
- ③ Amathousta 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

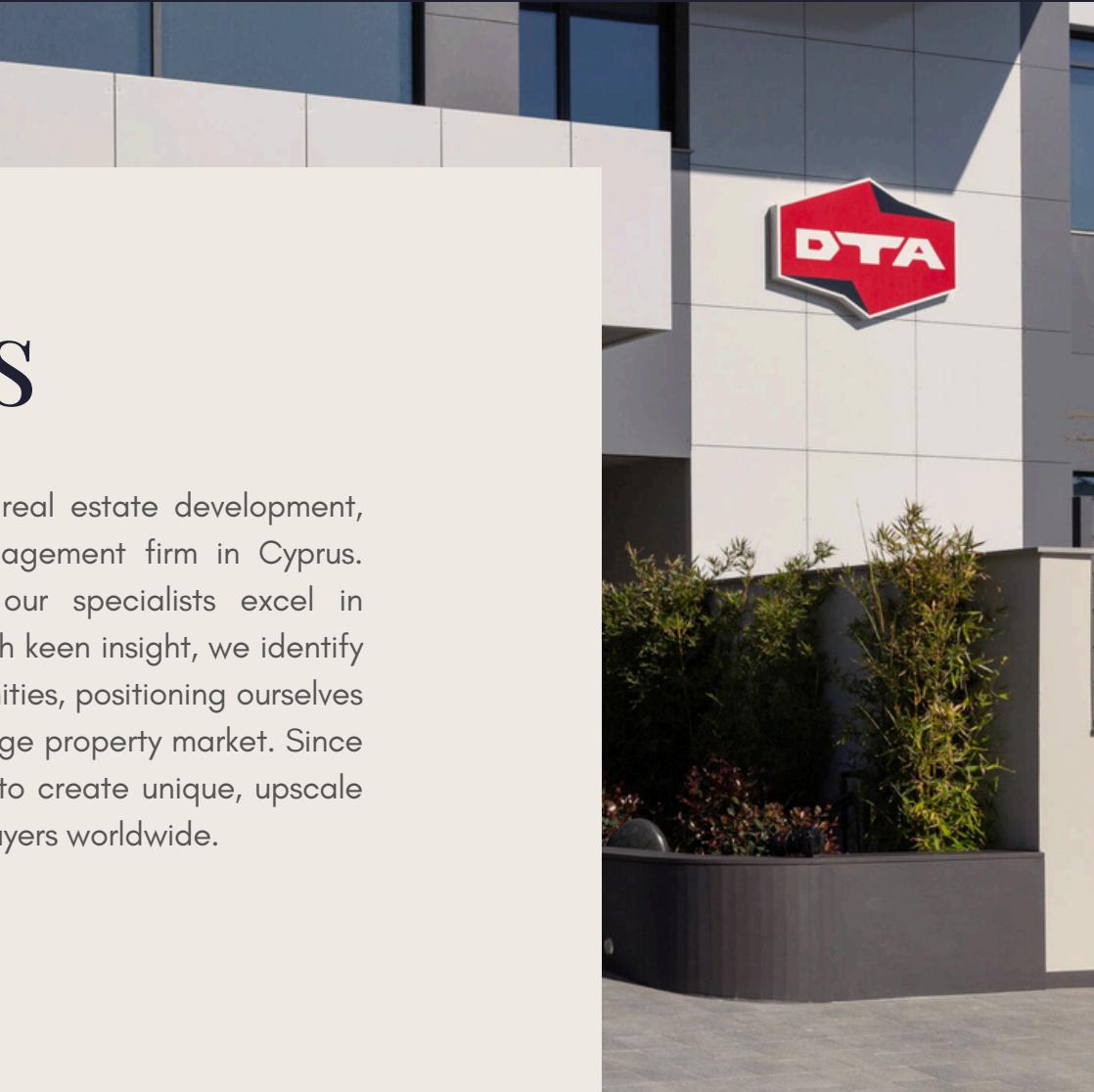
Airports

- Paphos Airport - 45 min
- Larnaca Airport - 42 min

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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RESIDENCES



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