

THE ARK

Project Overview

THE ARK is a premium residential development with eight floors located in prime location in the city center of Limassol. The project combines contemporary architecture with high-quality finishes, creating turnkey apartments that offer a balance of luxury, comfort, and convenience.

Designed for both investors seeking strong rental yields and homeowners looking for a central yet tranquil urban environment, THE ARK includes studios, 1-, 2- and 3-bedroom apartments with panoramic and sea views. The development emphasizes elegance, spacious layouts, and sustainable living solutions.

Estimated Construction Start: June 2026

Expected Completion & Handover: June 2029

Project Highlights

- Modern architectural design with natural light and open spaces
- Spacious studios, 1-, 2- and 3-bedroom apartments
- High-quality interior finishes and energy-efficient systems
- Expansive balconies and terraces, with roof gardens for select units
- Sustainability-focused: energy-efficient design, solar panels, Class A energy efficiency

Lifestyle & Amenities

- **Infinity Swimming Pool** – enjoy panoramic city and sea views, perfect for relaxation and socializing
- **Sauna & Wellness Area** – dedicated space for relaxation and wellbeing
- **Fitness Center** – fully equipped gym for residents
- **Landscaped Terraces & Roof Gardens** – green areas for leisure and gatherings
- **Secure Parking** – safe and convenient parking for residents
- **High Security & Smart Access** – video intercoms, controlled entry, and modern security systems
- **Central Location** – within walking distance to shops, restaurants, schools, and the beach
- **Contemporary Design & Premium Finishes** – stylish interiors with modern materials and details

- **Energy-efficient & Sustainable** – solar panels, Class A energy efficiency, eco-friendly materials

Location & Surroundings

Location: https://maps.app.goo.gl/sUDv6NLkYb7kFs6k9?g_st=ipc

Strategic Location: THE ARK is situated in Limassol's Old Town, providing residents with immediate access to cultural, recreational, and commercial amenities.

Nearby Amenities:

School – 200 m

Supermarket – 500 m

Beach – 1 km

Petrol Station – 1 km

Pharmacy – 300 m

Highway – 3.8 km

Location Advantages

- **Central Location:** Steps away from Limassol's historic and business districts
 - **Complete Infrastructure:** Schools, shops, banks, and healthcare within walking distance
 - **Transport Links:** Excellent connectivity by car and public transport
 - **Proximity to the Sea:** Quick access to beaches and coastal promenade
 - **Rental Demand:** Attractive to professionals, expatriates, and students
 - **Safe & Quiet:** Residential neighborhood with minimal urban noise
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Apartment Mix & Sizes

THE ARK offers a diverse selection of apartment types:

| Type | Internal Area (m ²) | Covered Veranda (m ²) | Uncovered Veranda (m ²) | Total Area (m ²) | Floors Available |
|-----------|---------------------------------|-----------------------------------|-------------------------------------|------------------------------|------------------|
| Studio | 35 | 6-8.5 | - | 41-43.5 | 1-7 |
| 1-Bedroom | 50 | 19.8-24.5 | - | 69.8-74.5 | 2-3 |
| 2-Bedroom | 75 | 12.5-40 | 19.5-27.5 (only on the 8th floor) | 87.5-134.5 | 1-8 |
| 3-Bedroom | 95 | 28.5-36 | 54.5-57 | 123.5-188 | 1-8 |

Specifications

EXTERIOR FINISH COMBINATION

- Twix Wood finish
- Two-tone Graffiato coatings

WALLS AND FLOORS

- Living rooms, dining areas and bathrooms have ceramic tiled floors
- Off-white painted internal walls and ceilings
- Laminate floors in bedrooms

KITCHEN

- Built-in kitchen furniture
- Soft-close doors, Gola system, laminated chipboard
- Synthetic quartz worktop and splash back
- 120x60cm ceramic floor tiles

DOORS & JOINERY FINISHES

- Fire-resistant entrance door with security locking system
- Off white laminated internal doors
- Matt Black door fittings and magnetic stays
- Double-glazed aluminium balcony doors with thermal insulation
- Bespoke built-in bedroom wardrobes

BATHROOMS

- Ceramic two-colour floor and wall tiles
- White porcelain sanitary ware
- Contemporary chrome fittings and mixers from European brands

AIR CONDITIONING AND HEATING

- Provision for split units to all rooms
- Energy-efficient solar panels
- Supplementary electric heating for hot water

ENERGY EFFICIENCY, ELECTRICS

- Photovoltaic system
- Photovoltaic system reduces general-purpose costs
- Class A energy efficiency structures
- White wall sockets and switches
- LED downlights in all rooms

SECURITY

- High security locking systems for entrance doors
- Video phone system in all apartments

TERRACES AND OPEN SPACES

- Safety glass balcony balustrades with aluminium stanchions
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- **Apartment Features and Furnishings**
- Apartments delivered **turnkey**, ready to move in
- High-quality kitchen appliances included (oven, cooktop, dishwasher, fridge)
- Modern interior design with premium flooring, lighting, and fixtures
- Air conditioning provision and energy-efficient systems installed
- Balconies, terraces, and roof gardens for select units

Optional Upgrades

Residents can choose between:

1 Furniture and Appliance Package – fully furnished apartment ready for immediate move-in

Or

2 VRF Air Conditioning System and Underground Floor Heating – high-efficiency heating and cooling for optimal comfort

Summary:

THE ARK is a landmark residential development in Limassol, offering a combination of modern design, premium finishes, and a central location. Ideal for investors seeking strong returns or homeowners desiring a turnkey, luxury urban lifestyle.