

**Nine by Ark** is an exclusive boutique residential development in Limassol where innovative construction technologies meet refined aesthetics. This four-story building features a limited collection of only **9 apartments**, ensuring residents a high level of privacy and a "club-house" living experience.

A standout feature of the project is the **15 m<sup>2</sup> communal rooftop swimming pool**, available to all residents. Additionally, the penthouse owners enjoy the ultimate luxury of their own **private rooftop pool and garden**.

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## Why Choose Nine by Ark?

- **Turnkey Living:** Fully furnished apartments equipped with premium appliances and electronics (Bosch, Midea, Samsung)—down to the curtains and decor.
- **Climate Control:** The price includes a fully installed multi-split air conditioning system (full installation, not just provision).
- **Legal Security:** Full legal support throughout the transaction process, including all fees up to the issuance of Title Deeds.
- **Service & Warranties:** A 3-year developer's warranty and 1 year of free rental management are included in the price.
- **Innovative Construction:** Built with hollow red clay bricks and Polyptirin insulation for superior durability, acoustics, and natural climate control.

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## Location Analysis: A District on the Verge of Transformation

Nine by Ark is located in a strategic investment zone of Limassol, currently undergoing major urban regeneration due to its proximity to the new casino resort, the port, and the coastal expansion project.

### Sea & Beaches:

- **Marina Beach:** Only 1.5 km (a 5-minute drive) from one of the city's most elite coastal spots.
- **New Promenade:** Active work is currently underway to extend and landscape the city's embankment. Within the next 2 years, residents will have direct pedestrian access to the sea and a newly developed beach just **700 meters** from the project.

### Infrastructure & Surroundings (2–7 minutes):

- **Education:** The area is ideal for families. It is home to reputable local schools and nurseries, as well as the **Logos School of English Education**, one of the city's most established private schools.
- **Shopping & Essentials:** Within a 3–5 minute drive are major hypermarkets like **Sklavenitis** and **Lidl**, along with central shopping streets featuring pharmacies, banks, and bakeries.
- **Business Hubs:** Its proximity to the Limassol Port, the City of Dreams Mediterranean Casino Resort, and the city center makes this location highly desirable for high-income professionals and expats.

Location Link: [View on Google Maps](#)

## Investment Potential & Rental Forecast

The combination of a central location, boutique format, and full turnkey readiness ensures consistently high rental demand.

### Rental Forecast (Monthly Rent):

- **1-Bedroom Apartments:** €1,700 – €1,900
- **2-Bedroom Apartments:** €2,600 – €3,000
- **3-Bedroom Apartments:** €3,600 – €4,200
- **Penthouse with Private Pool:** €5,500 – €7,000

### Financial Performance:

- **Net ROI:** Estimated at 6.7% – 7.4% per annum.
- **Capital Appreciation:** Expected price growth of **20–25%** by project completion, with an additional boost following the opening of the new promenade 700 meters away.

## Apartment Mix & Sizes

Unit Type	Bedrooms	Internal Area (m <sup>2</sup> )	Verandas (m <sup>2</sup> )	Special Features
Apts 102,	1	50	11.5	Access to Rooftop Pool

<b>202</b>				
<b>Apts 101, 201</b>	2	78	16.5	Access to Rooftop Pool
<b>Apts 103, 203</b>	2	78.5	22.5	Access to Rooftop Pool
<b>Apt 301</b>	3	103.5	23.5	Access to Rooftop Pool
<b>Apt 302</b>	3	102	27	Access to Rooftop Pool
<b>Penthous e 401</b>	3	115	32	<b>Private Pool + Roof Garden (68m2)</b>

**Nine by Ark** is a secure investment in the future of one of Limassol's most dynamically developing districts.