



THE GARDENS

RESIDENCE

Introducing Garden Residences:
Sixteen upscale apartments in the
city center, just a few meters
from the sea and opposite the
Municipal Garden.

This project seamlessly merges
urban luxury with natural
beauty, providing residents a
tranquil retreat amidst city life.

With a prime location steps
away from both the sea and the
lush Municipal Garden, Garden
Residences offers a unique and
sophisticated living experience
in the heart of the city.

about the project





Location

Nestled in a coveted location, this exceptional project offers unparalleled convenience and breathtaking proximity to the sea, merely a one-minute stroll away. Enveloped by an array of essential amenities, it stands directly opposite the serene Municipal Garden of Limassol, and is within close reach of the vibrant Limassol Marina. This prime setting ensures residents enjoy both the tranquility of lush green spaces and the dynamic allure of waterfront living.

beach

100m

park

20m

city center

100m

shops

100m

airports

64km

marina

2km





living room

These exquisite apartments are the epitome of top-notch luxury.

The living rooms feature underfloor heating, ensuring comfort year-round. Expansive windows open to a balcony with breathtaking sea views and vistas of Limassol's Municipal Gardens. Designed with modern chic in mind, the interiors boast marble floors and elegant wood accents. The open-plan layout seamlessly connects the living area with the kitchen and dining room, perfect for both relaxation and entertaining.







kitchen & dining area

The kitchen and dining room exemplify modern sophistication and functionality. A fully equipped kitchen boasts top-quality appliances and glossy marble counters. The seamless blend of the island with the dining area enhances the open-plan layout, perfect for culinary endeavors and entertaining. Thoughtfully designed storage areas and exquisite carpentry ensure both elegance and practicality.

Large windows provide abundant natural light, creating an inviting and airy atmosphere, while state-of-the-art fixtures and finishes add a touch of luxury to everyday living.







bedrooms

The bedrooms exude a serene, minimal design with light neutral tones, allowing for personalized touches. Each room offers direct access to the balcony, inviting natural light and stunning views. The marble floors add a touch of elegance, creating a tranquil and sophisticated retreat.



bathrooms

The bathrooms are designed for luxury, featuring walk-in showers with rain shower heads for a spa-like experience. High-quality sanitary ware ensures both elegance and functionality. Expansive windows let in plenty of sunlight, brightening the space, while the carefully curated ceramic flooring adds a touch of opulence.



common areas

The common areas of this exclusive nine-apartment building are designed to elevate your lifestyle. Residents enjoy access to a state-of-the-art gym, fully equipped with the latest fitness technology, offering panoramic views that inspire every workout. Surrounding the gym, lush greenery provides a serene environment for relaxation and reflection. These thoughtfully designed spaces create a perfect balance of wellness and tranquility, enhancing the overall living experience.



a unique blend of
**urban elegance
& natural beauty**



refined high-end finishes

INTERIOR DESIGN

- High-quality Italian ceramic marble flooring in living room & dining room
- Gypsum board with LED strips & spot lights

KITCHEN

- Custom-made high-quality MDF Gloss & Egeer melamine cabinets with Blum mechanism
- Granite & technistone countertops
- Gypsum board - ceiling with LED strips

BEDROOM & BATHROOM

- High-quality gloss marble flooring & fitted wardrobes in bedrooms
- High-quality ceramic tiles in bathrooms
- Sanitary ware - Ideal Standard
- Mixers - Ceraplan
- WC - Aqua Blade & RimLS
- Wall mounted bowls

HEATING & COOLING

- Underfloor heating with separate climate control in every room
- VRF systems - Mitsubishi electric or Daikin - with separate climate control in every room

LIFT

- Wyltor elevator
- Eco-friendly operating features
- Smooth & quiet
- Lift serving all floors

PRIVACY & SECURITY

- Entrance via code to the building
- CCTV systems in communal areas
- Provision for security systems in each apartment

COMMUNAL AMENITIES

- Fully equipped gym for weight lifting & cardio
- Changing bathrooms
- Lounge & Snack area

ENERGY EFFICIENCY

- Energy efficiency class A certificate
- Photovoltaic systems
- External thermal insulation
- Sliding aluminum doors - Model MU144 Thermal with thermal glass (Stopray Smart), brand Muskita
- Openable aluminum doors & windows - Model MU2075 Thermal with thermal glass (Stopray Smart), brand Muskita

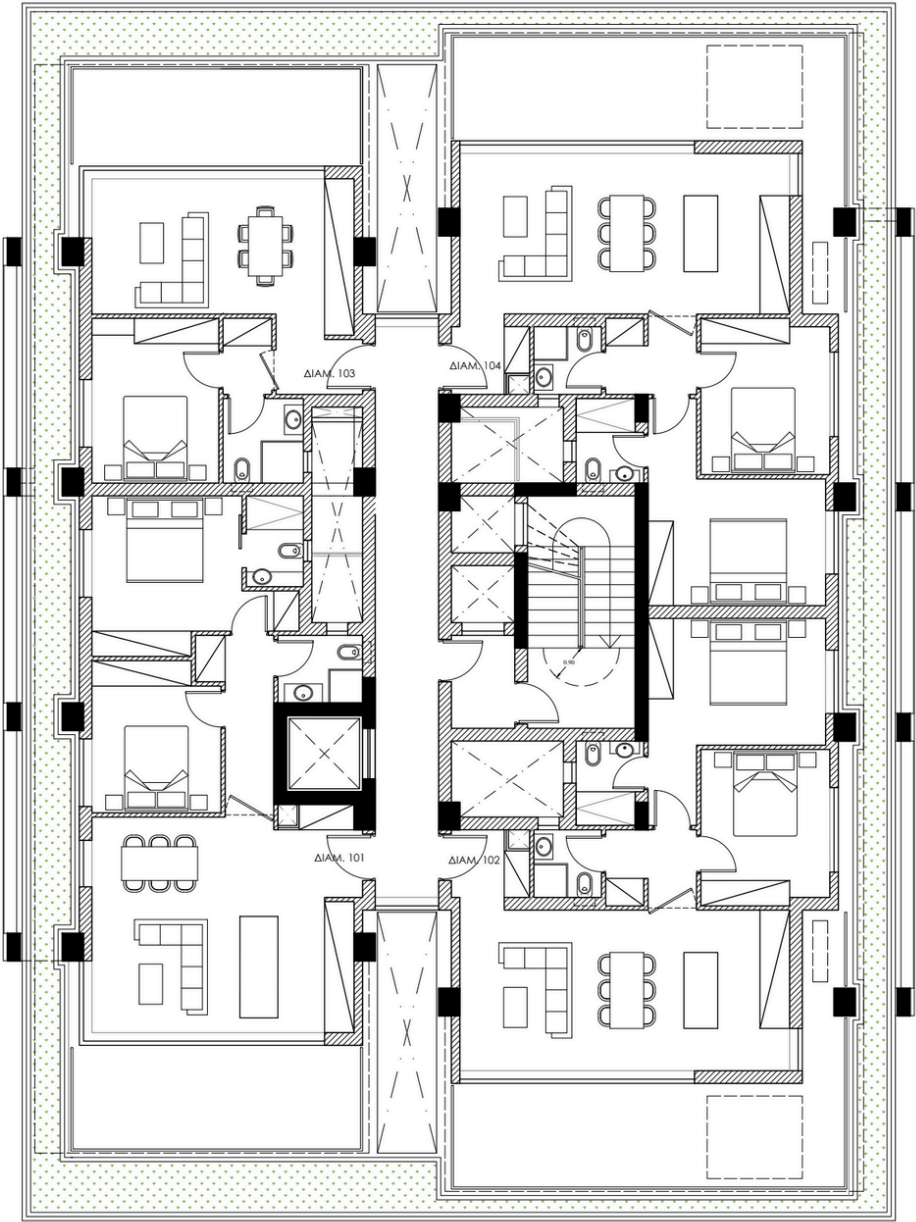
PARKING & STORAGE

- Available parking space for each apartment
- Full accessibility for the disabled
- Storage space on ground floor for each apartment



Convenience and practicality converge in the building's lower-level parking areas. Engineered for ease and security, the parking offers a safe, designated spot for your vehicle.

Furthermore, each apartment includes expansive storage spaces, enabling you to neatly organize and store your belongings.

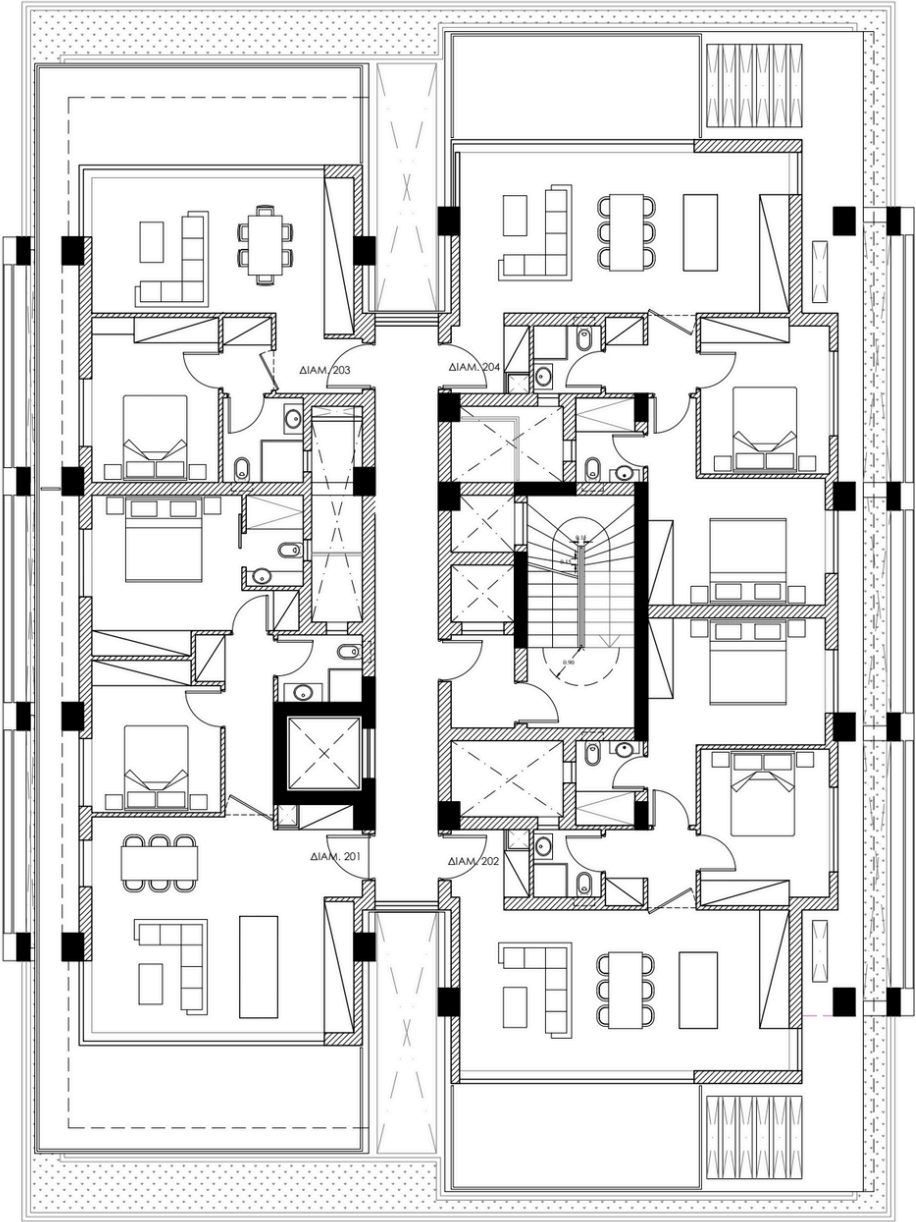


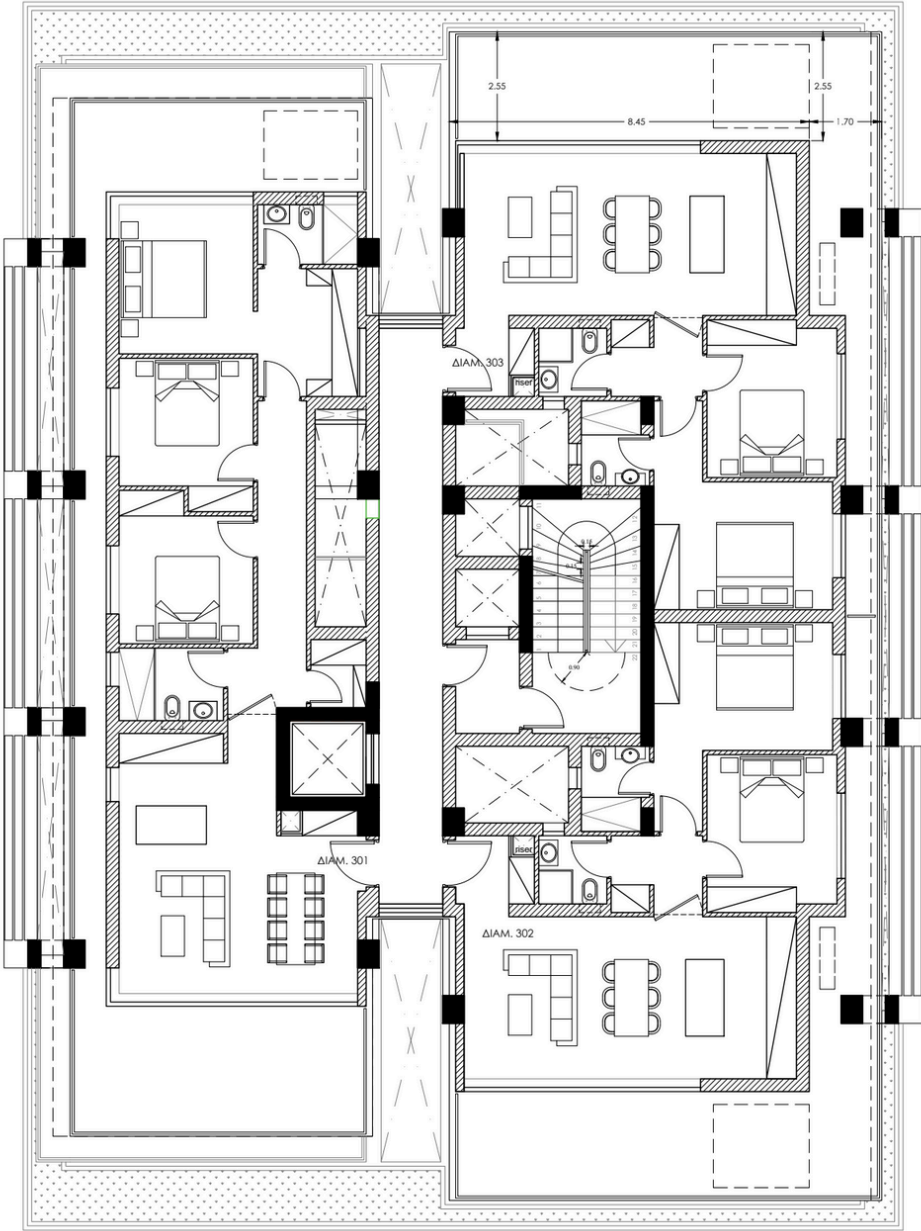
1st Floor

Unit No.	Floor	Beds	Baths	Covered Area	Parking	Storage	Price
101	1	2	2	100m2	1	✓	SOLD
102	1	2	2	108m2	1	✓	SOLD
103	1	1	1	69m2	1	✓	SOLD
104	1	2	2	108m2	1	✓	SOLD

2nd Floor

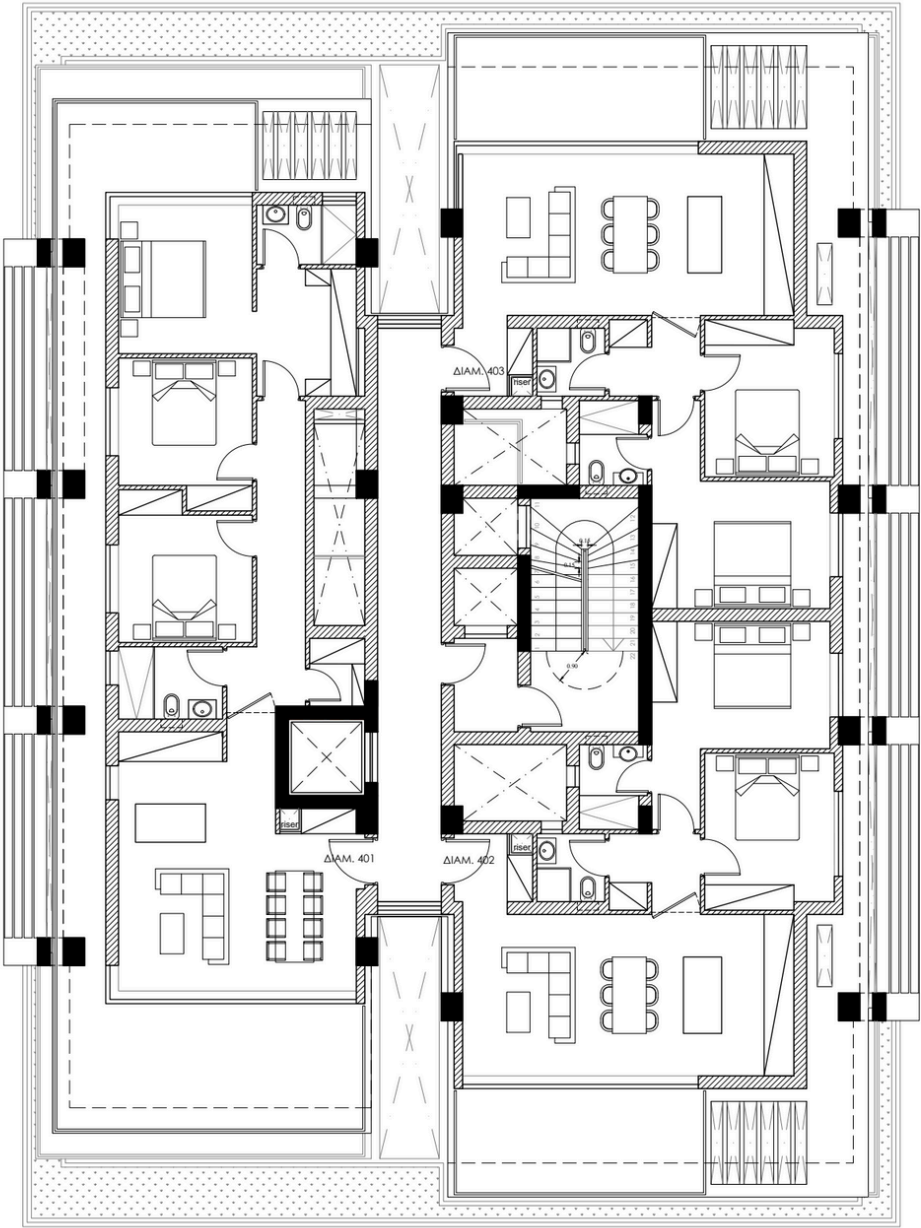
Unit No.	Floor	Beds	Baths	Covered Area	Parking	Storage	Price
201	2	2	2	115m2	1	✓	SOLD
202	2	2	2	96m2	1	✓	SOLD
203	2	1	1	87m2	1	✓	SOLD
204	2	2	2	96m2	1	✓	SOLD





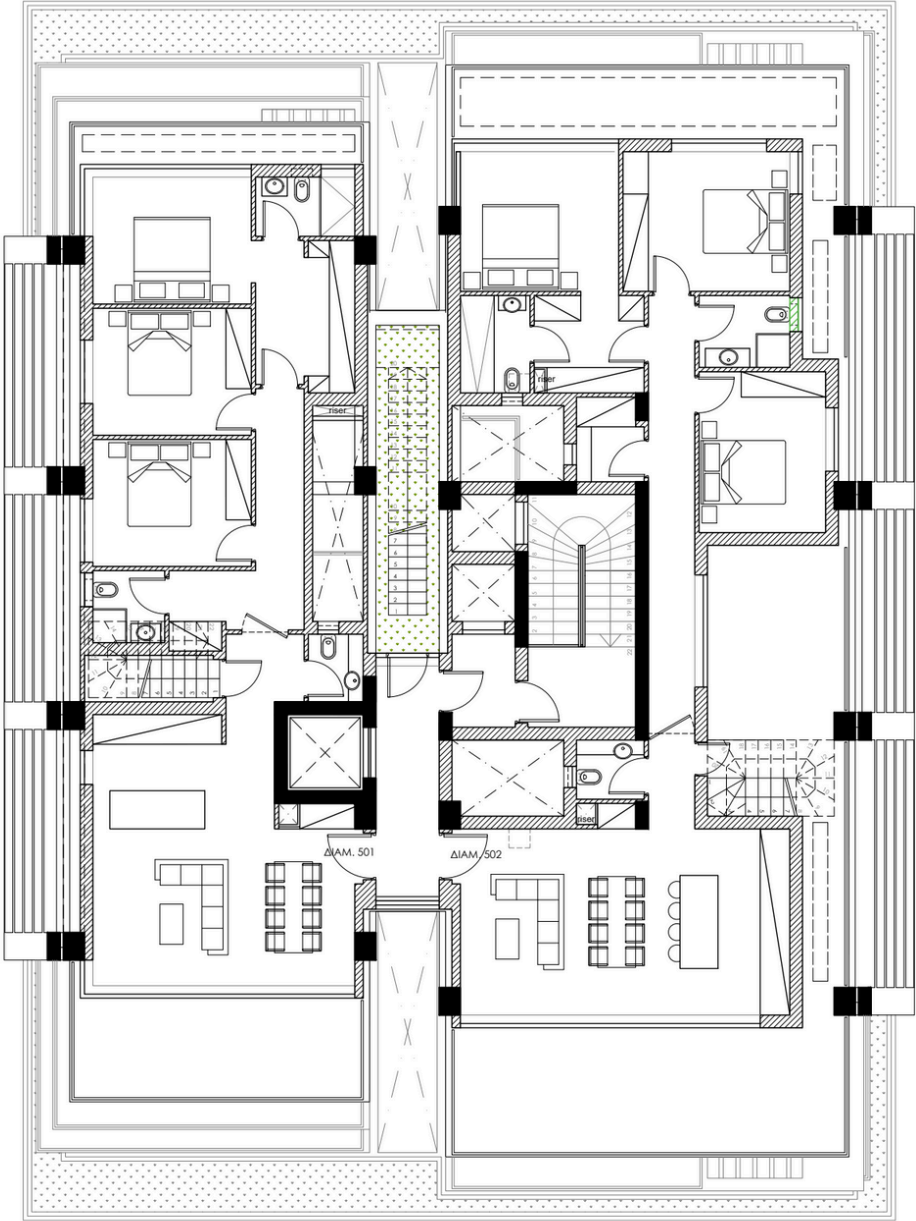
3rd Floor

Unit No.	Floor	Beds	Baths	Covered Area	Parking	Storage	Price
301	3	3	2	157m2	2	✓	€860.000 +VAT
302	3	2	2	114m2	1	✓	€670.000 + VAT
303	3	1	1	114m2	1	✓	€640.000 +VAT



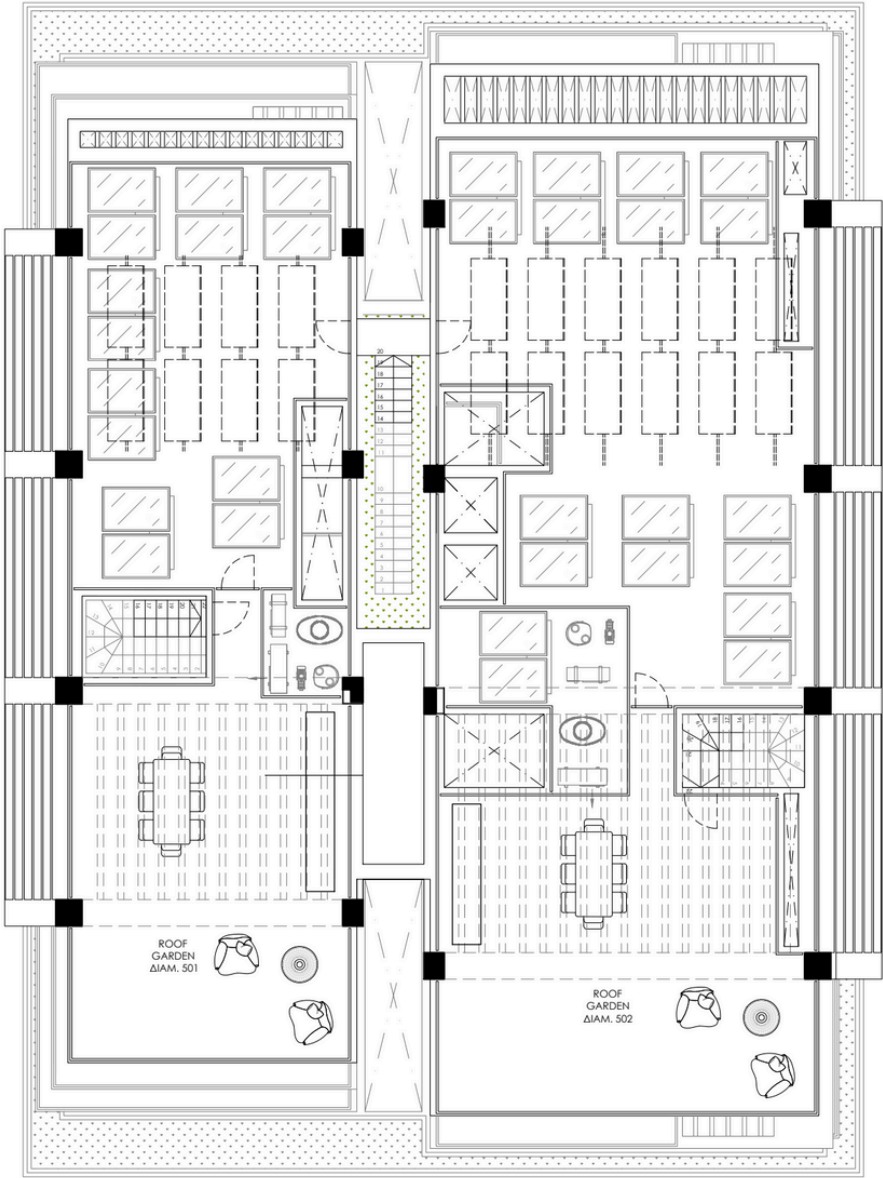
4th Floor

Unit No.	Floor	Beds	Baths	Covered Area	Parking	Storage	Price
401	4	3	2	165m2	2	✓	€880.000 + VAT
402	4	2	2	91m2	1	✓	€690.000 + VAT
403	4	1	1	91m2	1	✓	€660.000 + VAT



5th Floor

Unit No.	Floor	Beds	Baths	Covered Area	Parking	Storage	Price
501	5	3	2	139m2	2	✓	€1.190.000 + VAT
502	5	3	2	190m2	2	✓	€1.310.000 + VAT



6th Floor roof gardens

Unit No.	Floor	Total Area
501	6	76m2
502	6	85m2





Tel. +357 25 824382

WhatsApp. +357 99 365665

Email: sales@pandomusgroup.com

website: www.pandomusgroup.com

Social: [@pandomusgroup](https://www.instagram.com/pandomusgroup)

Ariadnis 7, Mouttagiaka,
4531, Limassol,
Cyprus

*the apartments' actual finished units may vary from the renderings. The images are for informational purposes only