



IMPERIO SKYLINE





WELCOME TO IMPERIO SKYLINE

LUXURY REFLECTED IN
SIMPLICITY



BREEAM CERTIFIED

Imperio Skyline is a refined gated community nestled on the hills of Limassol, designed for those seeking the perfect balance between outdoor and urban living.

This exclusive residential project offers a range of thoughtfully designed homes, including spacious 3-bedroom houses and villas, as well as modern 1- and 2-bedroom apartments, providing a variety of living options to suit different lifestyles.



LIMASSOL

LOCATED IN THE
COSMOPOLITAN CITY
OF LIMASSOL

Location Distance from:	
Private Schools	400m
Limassol City Centre	3km
Beach	3km
Larnaca International Airport	66km
Paphos International Airport	64km

Imperio Skyline is just a few minutes from the bustling city of Limassol, so you'll find serenity at home, but still be close to the heart of the action. It boasts convenient highway access, putting the entire city within easy reach.

Limassol, a vibrant hub brimming with international corporations and Europe's most coveted brands. This cosmopolitan city seamlessly blends rich cultural heritage with a thriving business centre, all infused with the carefree spirit of the Mediterranean. Explore a thriving commercial centre, unwind on pristine beaches, and experience a whole new way of life – all at your fingertips.



MASTERPLAN

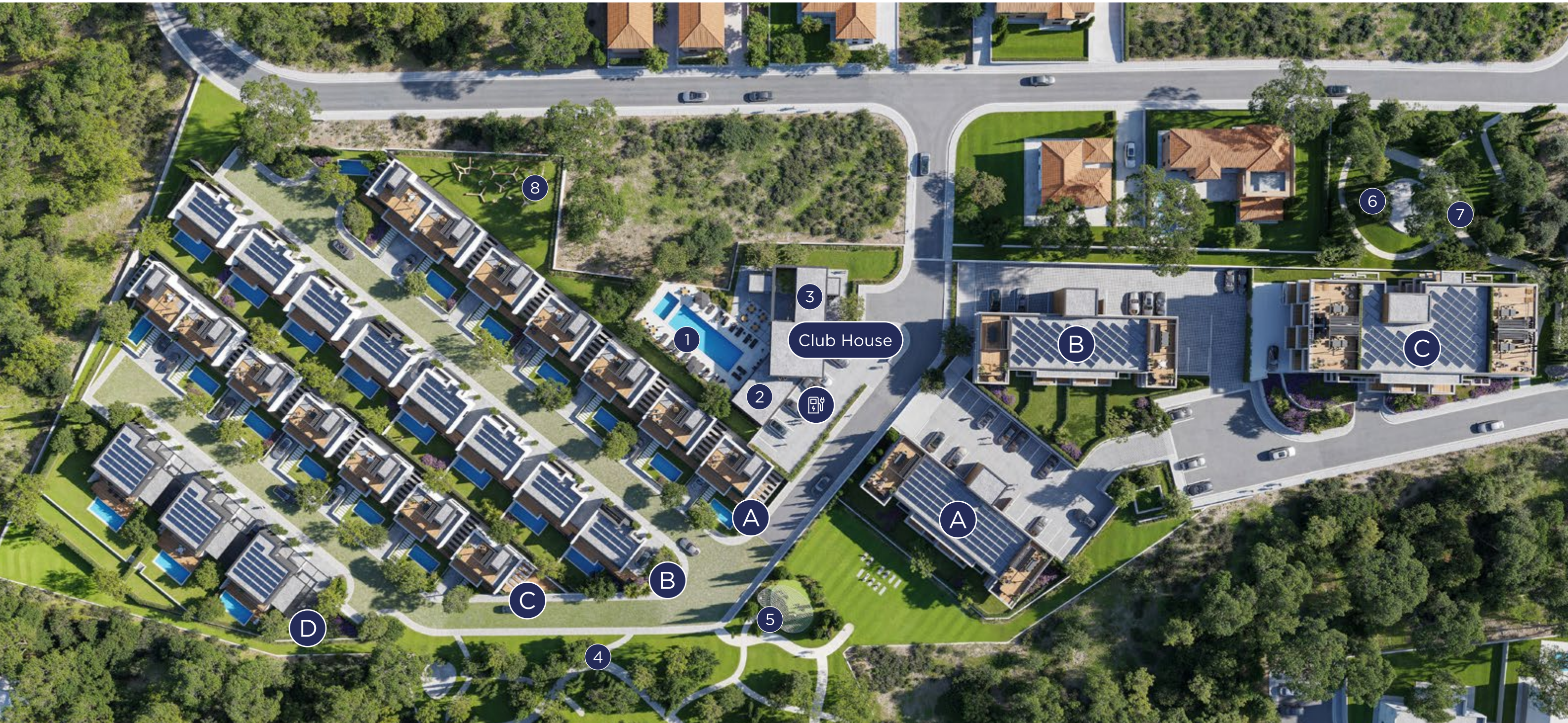
LIVE THE IMPERIO SKYLINE LIFESTYLE

Imperio Skyline offers a plethora of amenities designed to indulge your every desire, providing sustainable living surrounded by nature’s scenery. Here, you can embrace the perfect equilibrium between the tranquillity of nature and the vibrancy of city living.

EXCLUSIVE IN-HOUSE SERVICES

- Secure Gated Community
- Club House
- Outdoor Playground & Sports Facilities
- EV Charging Stations
- Interior Design Services
- House-keeping, Maintenance
- Property & Rental Management

- 1 Swimming Pool
- 2 Gym
- 3 Residents' Lounge & Co-working
- 4 Nature Trail
- 5 Yoga Lawn
- 6 Dog Park
- 7 Padel
- 8 Playground



A BALANCED LIFESTYLE

Imperio Skyline provides residents with an uncompromising selection of services and private amenities, ensuring holistic wellness of both body and mind. Immerse yourself in

the tranquillity of our meticulously landscaped gardens, rejuvenate in the sophisticated Club House, or unleash your creativity in the elegant private lounge.

- Club House
- Communal Swimming Pool
- Gym
- Co-working Area
- Residents' Lounge
- Outdoor Playground & Sports Facilities
- Landscaped Gardens
- Dog Park





ARTIST'S RENDERING
CLUB HOUSE: VIEW FROM THE SWIMMING POOL TOWARDS THE GYM



ARTIST'S RENDERING
CLUB HOUSE: GYM



ARTIST'S RENDERING
CLUB HOUSE: RESIDENTS' LOUNGE



ARTIST'S RENDERING
CLUB HOUSE: RESIDENTS' LOUNGE AND CO-WORKING AREA



ARTIST'S RENDERING
CLUB HOUSE: RESIDENTS' LOUNGE

VILLAS & HOUSES





ARTIST'S RENDERING
BIRDS EYE VIEW OF VILLAS & HOUSES





ARTIST'S RENDERING
3 BEDROOM HOUSE, TYPE B1

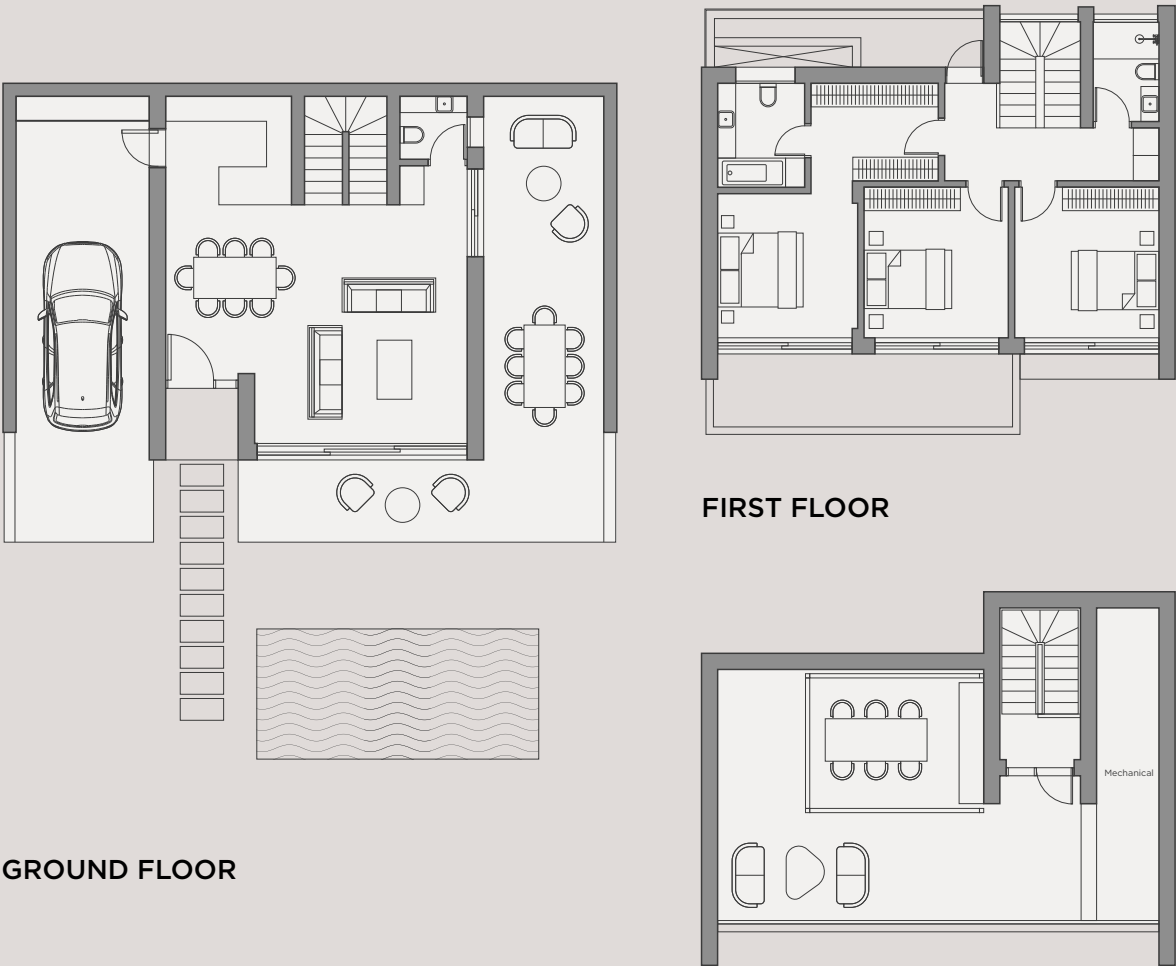


ARTIST'S RENDERING
3 BEDROOM HOUSE, TYPE D

VILLAS & HOUSES

3 Bedroom House
Type A

HOUSES:
A1, A2, A3, A4, A5, A6, A7
C1, C2, C3, C4, C5, C6, C7



GROUND FLOOR

Plot size	217-423m ²
Internal area	144m ²
External covered areas	49-52m ²
External uncovered areas	39-51m ²
Roof Garden	61m ²
Garden	64-238m ²
Total Covered Area	207-210m ²
Swimming pool	Optional
Bedrooms	3
Bathrooms	3

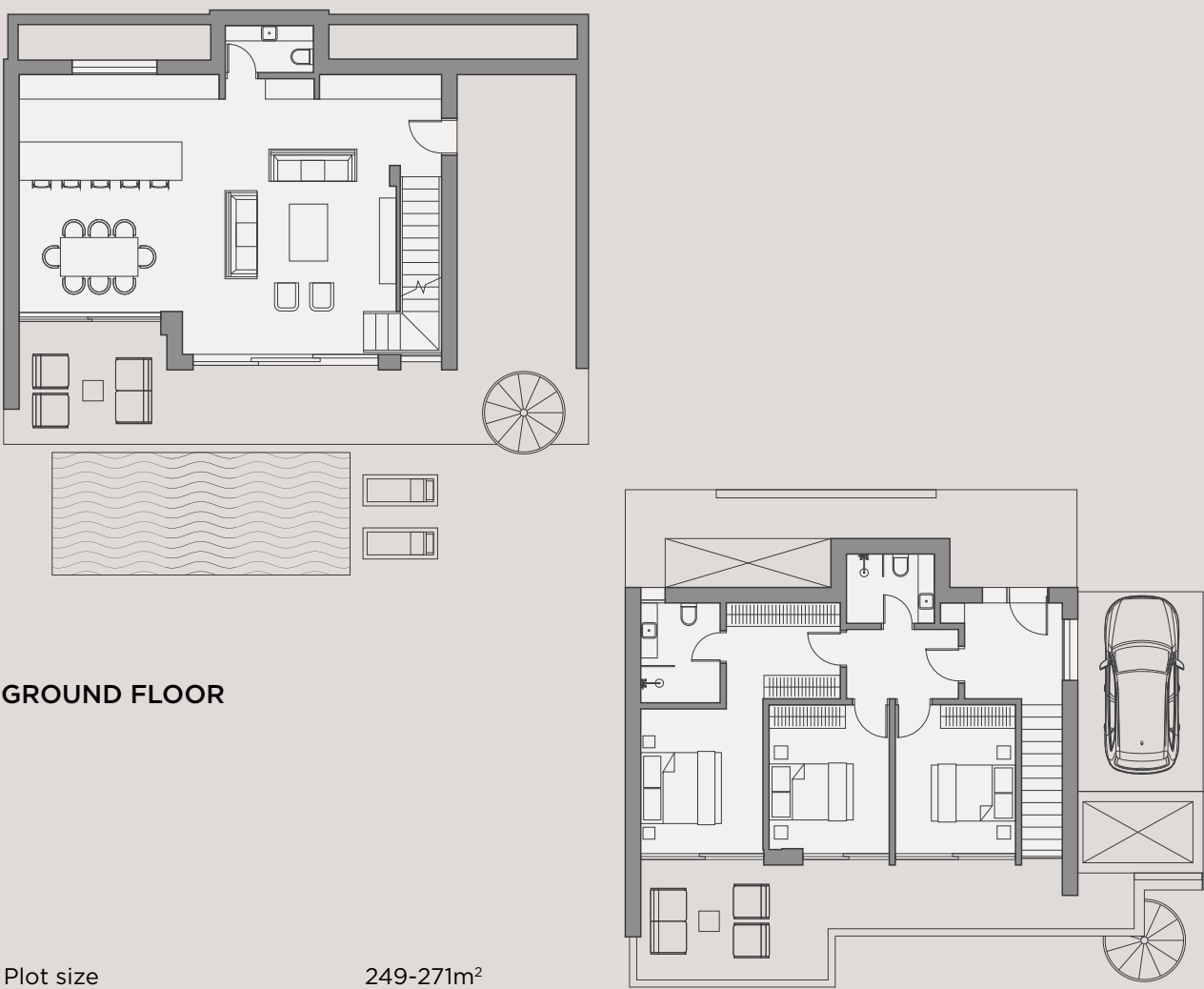
The areas are indicative for this house type and may vary according to the plot.

ROOF GARDEN

Living / Kitchen	6.95 x 6.40m
Bedroom 1	3.30 x 5.85m
Bedroom 2	3.40 x 3.55m
Bedroom 3	3.40 x 3.55m

3 Bedroom House
Type B1

HOUSES:
B2, B4, B6, B8



GROUND FLOOR

Plot size	249-271m ²
Internal area	163m ²
External covered areas	33m ²
External uncovered areas	62m ²
Garden	82-105m ²
Total Covered Area	196m ²
Swimming pool	Optional
Bedrooms	3
Bathrooms	3

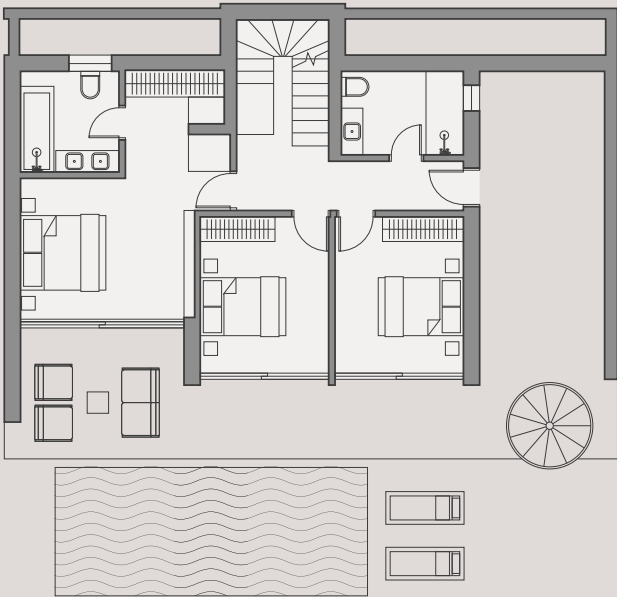
The areas are indicative for this house type and may vary according to the plot.

FIRST FLOOR

Living / Kitchen	10.36 x 6.85m
Bedroom 1	3.00 x 5.90m
Bedroom 2	2.95 x 3.65m
Bedroom 3	2.95 x 3.65m

3 Bedroom House
Type B2

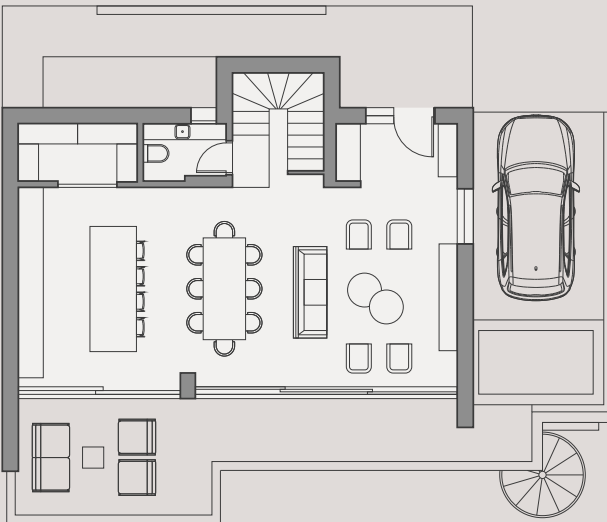
HOUSES:
B1, B3, B5, B7



GROUND FLOOR

Plot size	271-348m ²
Internal area	161m ²
External covered areas	33m ²
External uncovered areas	62m ²
Garden	105-172m ²
Total Covered Area	194m ²
Swimming pool	Optional
Bedrooms	3
Bathrooms	3

The areas are indicative for this house type and may vary according to the plot.

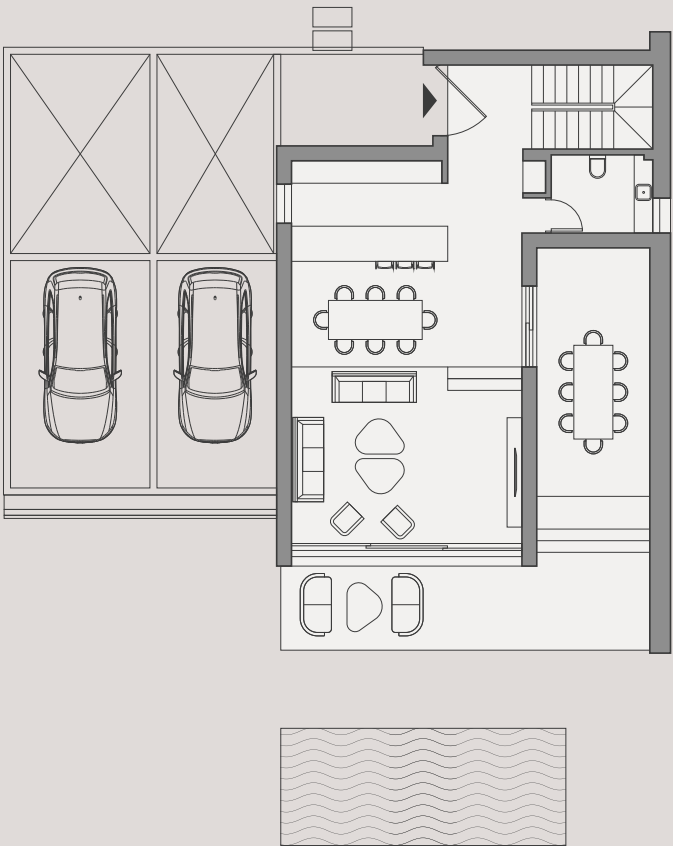


FIRST FLOOR

Living / Kitchen	10.35 x 6.16m
Bedroom 1	4.06 x 5.65m
Bedroom 2	3.00 x 3.65m
Bedroom 3	3.00 x 3.65m

3 Bedroom Villa
Type D

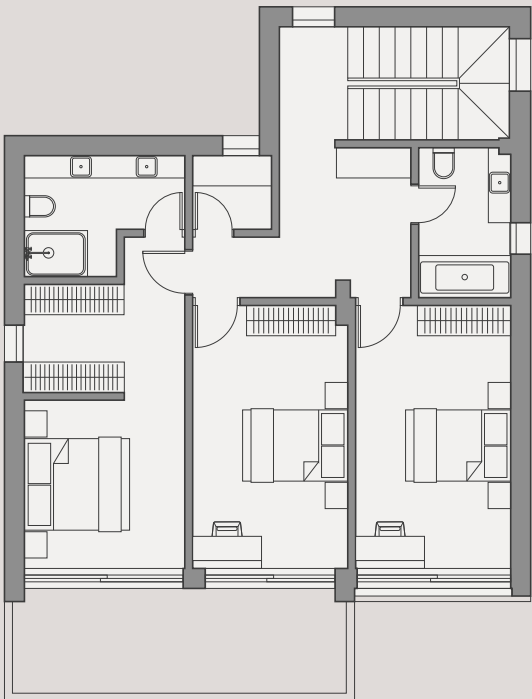
VILLAS:
D1, D2, D3



GROUND FLOOR

Plot size	370-742m ²
Internal area	191m ²
External covered areas	37m ²
External uncovered areas	123m ²
Garden	119-477m ²
Total Covered Area	228m ²
Swimming pool	Optional
Bedrooms	3
Bathrooms	3

The areas are indicative for this house type and may vary according to the plot.



FIRST FLOOR

Living / Kitchen	5.90 x 9.75m
Bedroom 1	3.05 x 6.30m
Bedroom 2	2.95 x 5.00m
Bedroom 3	2.95 x 5.00m

APARTMENTS





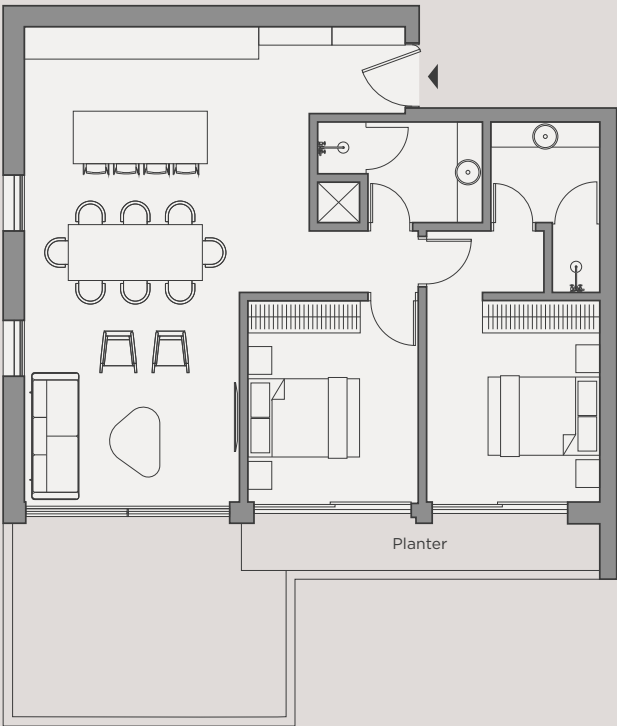
ARTIST'S RENDERING
LIVING AREA OF TWO BEDROOM APARTMENT, BLOCK C



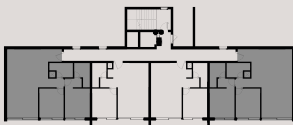
ARTIST'S RENDERING
LIVING AREA OF TWO BEDROOM APARTMENT, BLOCK A

APARTMENTS

2 Bedroom Apartment

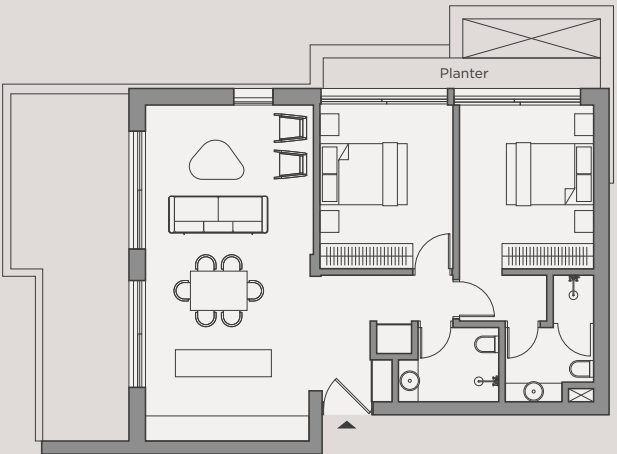


Additional garden area (ground floor only)	61-133m ²
Additional roof garden area (top floor only)	57-58m ²
Internal area	81-91m ²
External covered areas	8-20m ²
External uncovered areas	3-7m ²
Other Areas	9-20m ²
Total Covered Area	108-149m ²
Total Areas	108-261m ²
Bedrooms	2
Bathrooms	2
Storage room	1



TYPE A: BLOCK A, BLOCK B

Living / Kitchen	3.88 x 8.50m
Bedroom 1	3.10 x 3.60m
Bedroom 2	3.05 x 3.60m

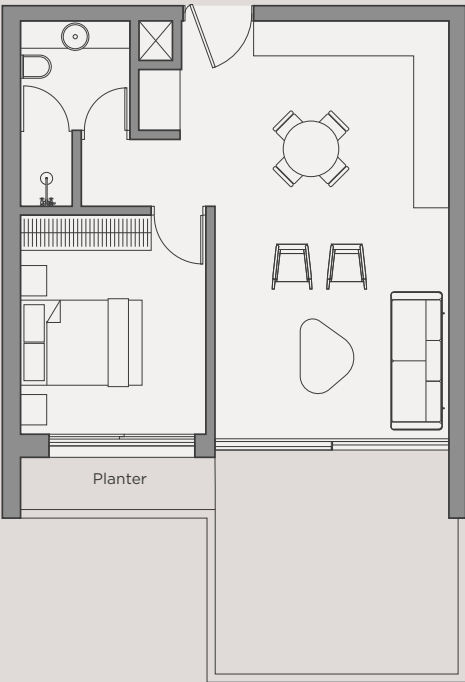


TYPE B: BLOCK C

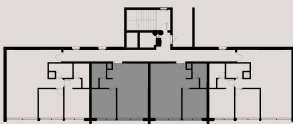
Living / Kitchen	3.85 x 7.70m
Bedroom 1	3.05 x 3.80m
Bedroom 2	3.05 x 3.80m

All dimensions and square metres are approximate and subject to normal construction variances and tolerances. Exact layouts and sizes may vary. The dimensions are not intended to be used for appliance sizes or items of furniture. Furniture layouts are indicative only. Kitchen layout indicative only. To increase legibility these plans have been sized to fit the page, therefore each plan may be at a different scale to others within this brochure.

1 Bedroom Apartment

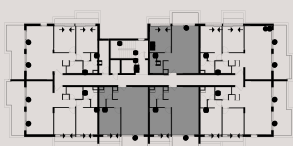
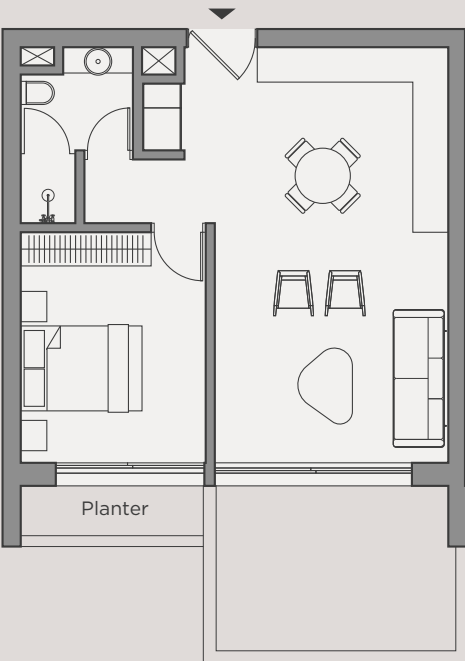


Additional garden area (ground floor only)	31-124m ²
Internal area	53-54m ²
External covered areas	8-14m ²
Other Areas	6-11m ²
Total Covered Area	68-78m ²
Total Areas	68-202m ²
Bedrooms	1
Bathrooms	1
Storage room	1



TYPE A: BLOCK A, BLOCK B

Living / Kitchen	3.88 x 8.50m
Bedroom 1	3.10 x 3.60m
Bedroom 2	3.05 x 3.60m



TYPE B: BLOCK C

Living / Kitchen	3.85 x 7.70m
Bedroom 1	3.05 x 3.80m
Bedroom 2	3.05 x 3.80m

All dimensions and square metres are approximate and subject to normal construction variances and tolerances. Exact layouts and sizes may vary. The dimensions are not intended to be used for appliance sizes or items of furniture. Furniture layouts are indicative only. Kitchen layout indicative only. To increase legibility these plans have been sized to fit the page, therefore each plan may be at a different scale to others within this brochure.

A GREEN COMMITMENT TO THE FUTURE

IMPERIO'S PHILOSOPHY

In our projects, we focus on creating communities that can prosper in the long run. Our goal is to make lasting improvements to the areas where we build, using thoughtful design, quality landscaping, harmonious architecture, and strong sustainability practices. Our approach goes beyond addressing present needs; we are building with the future in mind.



**LIVE SUSTAINABLY AT
IMPERIO SKYLINE**

Imperio Skyline is leading the charge in sustainable development with our extensive solar panel system. This innovative technology will generate a significant portion of the clean electricity needed for our residents.

**LIVE GREEN, LIVE EASY
AT IMPERIO SKYLINE**

This refined gated community boasts a convenient recycling management system, making it simple to contribute to a sustainable future and empowering the residents to make a real difference towards a greener tomorrow.

BREEAM CERTIFIED



Imperio Skyline proudly holds the esteemed BREEAM certification, the world's leading benchmark for sustainability in the built environment and infrastructure. Recognised globally, BREEAM empowers project owners to achieve their sustainability goals while enhancing asset performance. Imperio Skyline is designed and maintained with environmental excellence and long-term efficiency in mind.

EV CHARGING STATIONS

Equipped with EV charging stations, makes eco-friendly transportation more accessible for residents and visitors. With a commitment to sustainability and modern living, these stations offer convenient access to clean energy, supporting a greener future for all.

ABOUT IMPERIO

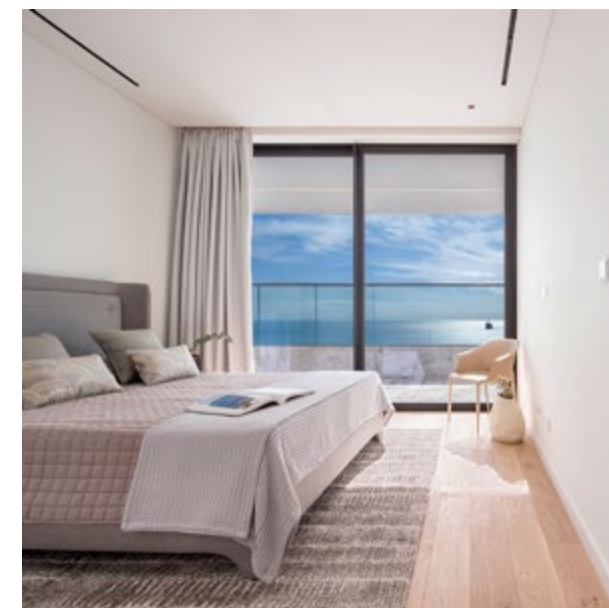


Imperio is one of Cyprus' most reputable property development and management firms focusing on sustainability and the first Cyprus' real estate developer to issue an ESG report.

Designing with innovation in mind, Imperio specialises in the design, construction and promotion of green, contemporary residential and commercial developments of high energy efficiency, which meet the ever-changing needs of the market. Over the past 20 years, Imperio has managed to create an enviable portfolio of award-winning projects of high standards, gaining reputation and prestige in Cyprus and internationally.

Imperio's portfolio includes the impressive Icon on Limassol's beachfront, Sunset Gardens - the first Sustainable Residential Gated Community attracting great interest, as well as Imperio House, the first Net Zero office building in Cyprus.

www.imperioproperties.com



SPECIFICATIONS

HOUSES & VILLAS

Openings | Entry Doors

- Solid core security entrance door (Fire rated)
- Security lock

Internal Doors

- White laminate internal doors with rubber seals

Terrace Openings

- Energy-saving windows and doors, all double-glazed in thermal aluminium frames

Floor and Wall coverings

- High quality ceramic tiles covering the living and dining area, kitchen, hallways and staircase, guest washroom and all bathrooms
- Laminate wood flooring of the highest quality is fitted in all bedrooms
- The verandas and roof terraces are covered with external quality ceramic tiles chosen by the Architect, complimenting the internal flooring
- Painted internal walls

Kitchen

- Contemporary fitted kitchen in matt finish
- Soft-closing cabinetry with handleless drawers and doors
- Composite granite countertop and splashback
- Stainless steel sink with contemporary mixer
- Integrated lighting below wall cabinets and shelf
- The kitchen is designed to install the following kitchen appliances: integrated fridge / freezer, integrated dishwasher, oven, electric hobs, concealed extractor fan
- Separate utility cupboard for washer / dryer

Wardrobes

- White matt wardrobes fitted in all bedrooms
- The interior of wardrobes includes drawers and rails, according to design

Heating and Cooling

- Concealed air conditioning in living and dining areas
- Supply and installation of wall-mounted a/c units in bedrooms
- Provision for underfloor heating in all internal living areas of the residence

Bathrooms and en-suite

- Contemporary white sanitary ware from reputable manufacturers
- Composite granite basin top
- White ceramic basin with contemporary basin mixer
- Wall-mounted WC with soft-close seat and dual-flush push button
- Custom designed mirrored vanity unit
- Shower tray with glass door, high-level shower head & hand-held hose to ensuite bathrooms & shower rooms
- Bath with glass screen, high-level shower head and hand-held hose to bathrooms
- Fully tiled ceramic floor and walls (with a variation of finishes depending on palette choice)
- Provisions for the installation of electric towel rails
- Robe and towel hooks and toilet roll holder, finished in stainless steel
- A pressurised water system is installed

Electrical and Lighting

- Wi-Fi smart home automation system for heating and cooling installed
- Interior false ceiling design with LED lighting in living and dining area
- Sufficient number of power points is installed, whereas telephone, data and USB points are installed in the living room and bedrooms
- Video intercom
- Provision for the installation of security system
- EV (electric car) charging provision

Sustainability

- Energy saving lighting throughout
- Locally sourced materials where possible
- Acoustic and thermal insulation designed into the fabric of the building
- Photovoltaic panels are installed
- Hot water provided by an energy efficient central combined system
- High performance glazing to all doors and windows
- Passive Energy Architectural Design
- Nearly Zero Energy Building classification

APARTMENTS

Openings | Entry Doors

- Solid core security entrance door (Fire rated)
- Security lock

Internal Doors

- White laminate internal doors with rubber seals

Terrace Openings

- Energy-saving windows and doors, all double-glazed in thermal aluminium frames

Floor and Wall coverings

- Laminate wood flooring of the highest quality is fitted in the living and dining area, kitchen, hallways, guest washroom and bedrooms (with a variation of finishes depending on palette choice)
- Ceramic tiles of the highest quality are fitted in all bathrooms
- The verandas and roof terraces are covered with external quality ceramic tiles chosen by the Architect, complimenting the internal flooring
- Painted internal walls

Kitchen

- Contemporary fitted kitchen in matt finish
- Soft-closing cabinetry with handleless drawers and doors
- Composite granite countertop and splashback
- Stainless steel sink with contemporary mixer
- Integrated lighting below wall cabinets and shelf
- The kitchen is designed to install the following kitchen appliances: integrated fridge/freezer, integrated dishwasher, oven, electric hobs, concealed extractor fan
- Washing machine provision is found in a nearby utility cupboard

Wardrobes

- White matt wardrobes fitted in all bedrooms
- Interior of wardrobes includes drawers and rails, according to design

Heating and Cooling

- Concealed air conditioning in living and dining areas
- Supply and installation of wall-mounted a/c units in bedrooms
- Provision for underfloor heating in all internal living areas of the residence

Bathrooms and en-suite

- Contemporary white sanitary ware from reputable manufacturers
- Composite granite basin top
- White ceramic basin with contemporary basin mixer
- Wall-mounted WC with soft-close seat and dual-flush push button
- Custom designed mirrored vanity unit
- Shower tray with glass door, high-level shower head and hand-held hose to ensuite bathrooms and shower rooms
- Bath (where applicable) with glass screen, high-level shower head and hand-held hose to bathrooms
- Fully tiled ceramic floor and walls (with a variation of finishes depending on palette choice)
- Provisions for the installation of electric towel rails
- Robe and towel hooks and toilet roll holder, finished in stainless steel
- A pressurised water system is installed

Electrical and Lighting

- Wi-Fi smart home automation system for heating and cooling installed
- Sufficient number of power points is installed, whereas telephone, data and USB points are installed in the living room and bedrooms
- Video intercom
- Access door control residential building entrance
- EV (electric car) charging provision

Sustainability

- Energy saving lighting throughout
- Locally sourced materials where possible
- Acoustic and thermal insulation designed into the fabric of the building
- Photovoltaic panels are installed
- High performance glazing to all doors and windows
- Passive Energy Architectural Design
- Nearly Zero Energy Building classification

COMMON AREAS

Security

- Gated entrance
- Colour screen video/audio door entry system
- Entrance to main entrance gate via electronic access control
- Communal CCTV in external areas
- Installation of fire alarm system in all communal lobby areas in apartments buildings

Other resident services and amenities

- Access to the Club House, featuring a communal swimming pool, fully equipped gym, residents' lounge and co-working area
- EV (electric car) chargers





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Energy Efficiency Certificate: Category A

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