



PROJECT





WELL-BEING RESIDENCES



Intro



PROJECT is an exclusive well-being residential complex created for those who value balance, comfort and quality of life.

Designed as a holistic ecosystem, it brings together architecture, nature and community to form the foundation of everyday living.

Here, comfort and care come first — every element is thoughtfully curated to support family growth, connection and a life in harmony.

Where every moment matters

PROJECT — where every moment matters



Where every moment matters

02	About the Project
06	Location
08	Masterplan
10	Apartment Types
42	Amenities & Facilities

// Contents

Where every moment matters



1.5k m²

Amenities
area

167

Total number
of apartments

22

Penthouses

27

Apartments with
private garden

224

Parking
spaces

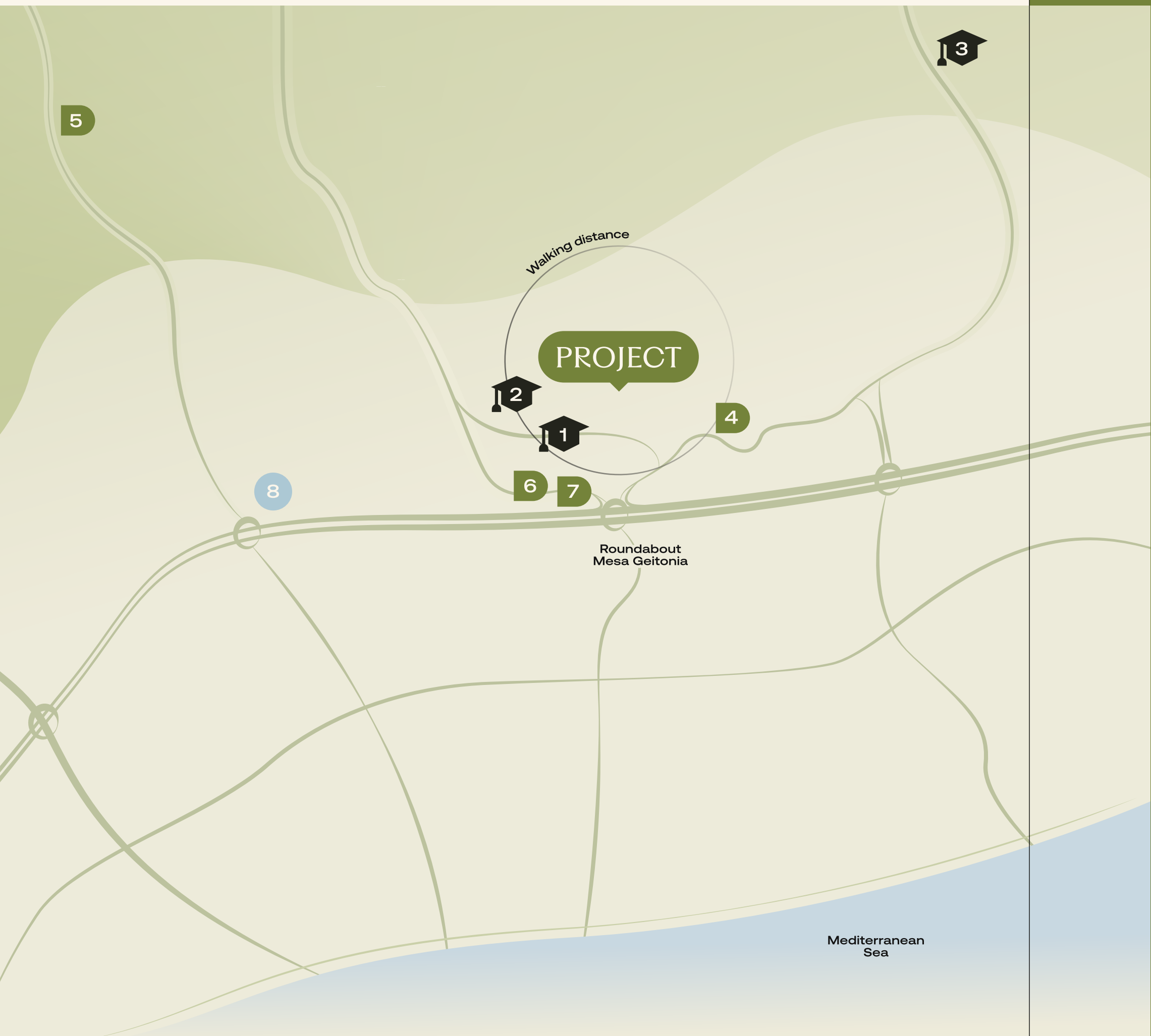
PROJECT is a purposefully designed residential environment in Cyprus, created to empower families and support everyday convenience.

PROJECT cultivates an atmosphere of calm, privacy, and refined living:

- **167 apartments:** from standard apartments to penthouses and units featuring private gardens. All offer stunning sea and panoramic city views;
- a comprehensive well-being infrastructure and family-oriented amenities;
- **contemporary architecture** designed by EKKY Studio, complemented by nature-inspired landscaping;
- **uncompromising construction quality**, premium materials, and meticulous craftsmanship;
- **refined interiors** balancing luxury, design precision, and comfort;
- not just neighbours, but a **community** shaped by shared values of harmony, growth, and safety.



PROJECT is located in Agios Athanasios — a prestigious and highly sought-after residential district in the north-eastern part of Limassol. The area provides immediate access to the city while preserving a sense of privacy and calm typically found in more secluded neighbourhoods.



Education:

- 1 Grammar School
- 2 Music School
- 3 Foley's School

Sport:

- 4 Agios Athanasios Open School Tennis Court
- 5 Padel club
- 6 7 Sports facilities

Medicine:

- 8 Mediterranean hospital

Walking distance:

- Grammar School — 3 min
- Music School — 3 min
- Nursery — 6 min

By car:

- Supermarket — 1 min
- Basketball court — 1 min
- German Medical Institute — 5 min
- Foley's School — 5 min
- Pascal School — 15 min
- The Heritage School — 17 min
- The Island School — 16 min
- The Tennis & Padel Academy — 14 min
- Limassol National Forest Park — 12 min
- Sea — 15 min
- Limassol Marina — 18 min

Easy access to:

- 2 major transport interchanges
- A spacious city park with full infrastructure and a scenic panoramic viewpoint
- Various cafés, bakeries, and restaurants
- Modern sports and medical centers



Masterplan

Residential Project

PROJECT offers 167 residences, thoughtfully designed to support a variety of lifestyles — from elegant one-bedroom apartments to refined four-bedroom penthouses with private rooftop gardens.



Apartment Types:

Apartments with garden
— 2 bedrooms



Apartments
— 1 bedrooms
— 2 bedrooms
— 3 bedrooms



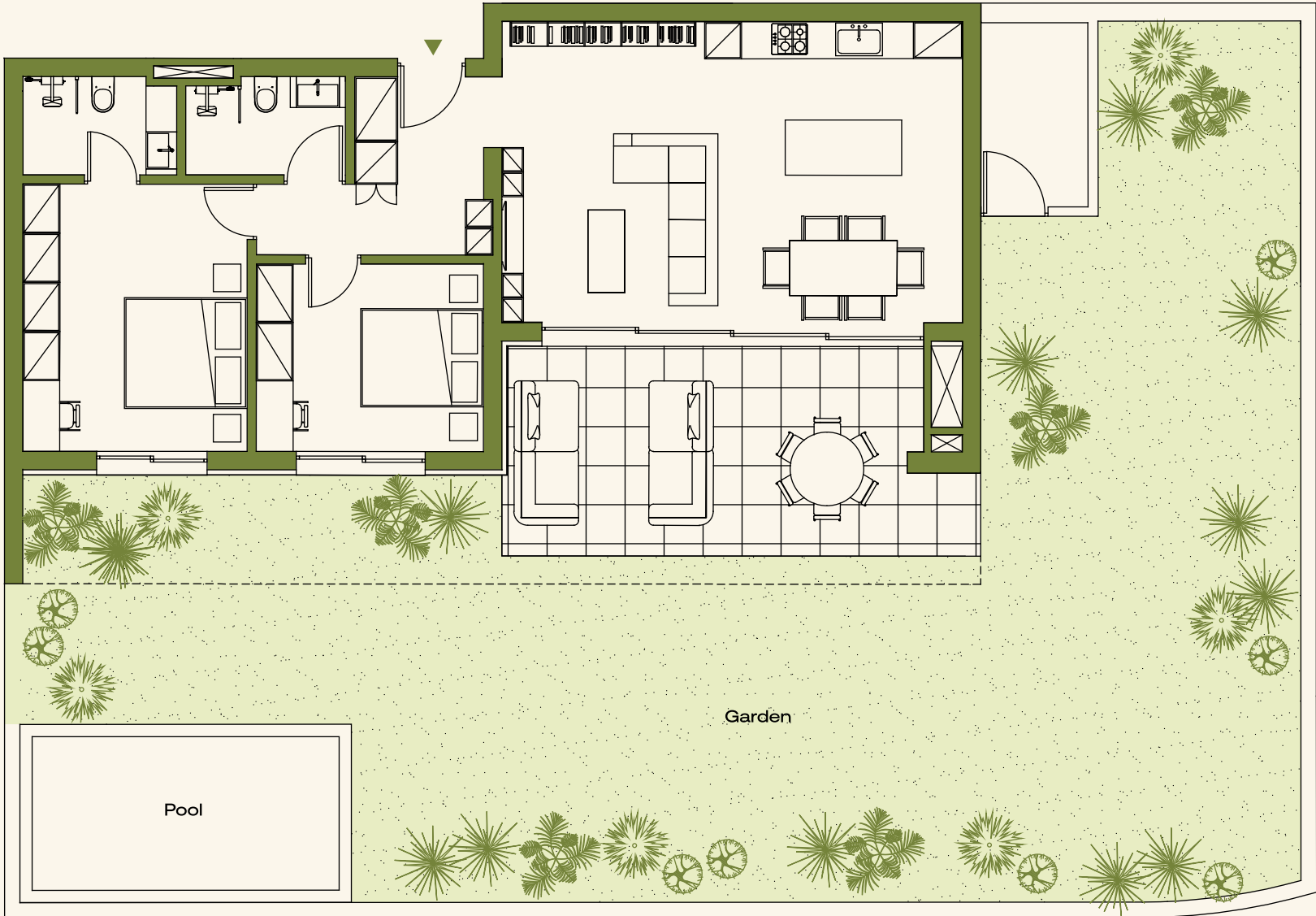
Penthouse
— 2 bedrooms
— 3 bedrooms
— 4 bedrooms





Apartment with Garden

The residences feature spacious private gardens and pools, offering the feel of a true home, perfect for families and anyone who values outdoor living and natural surroundings.



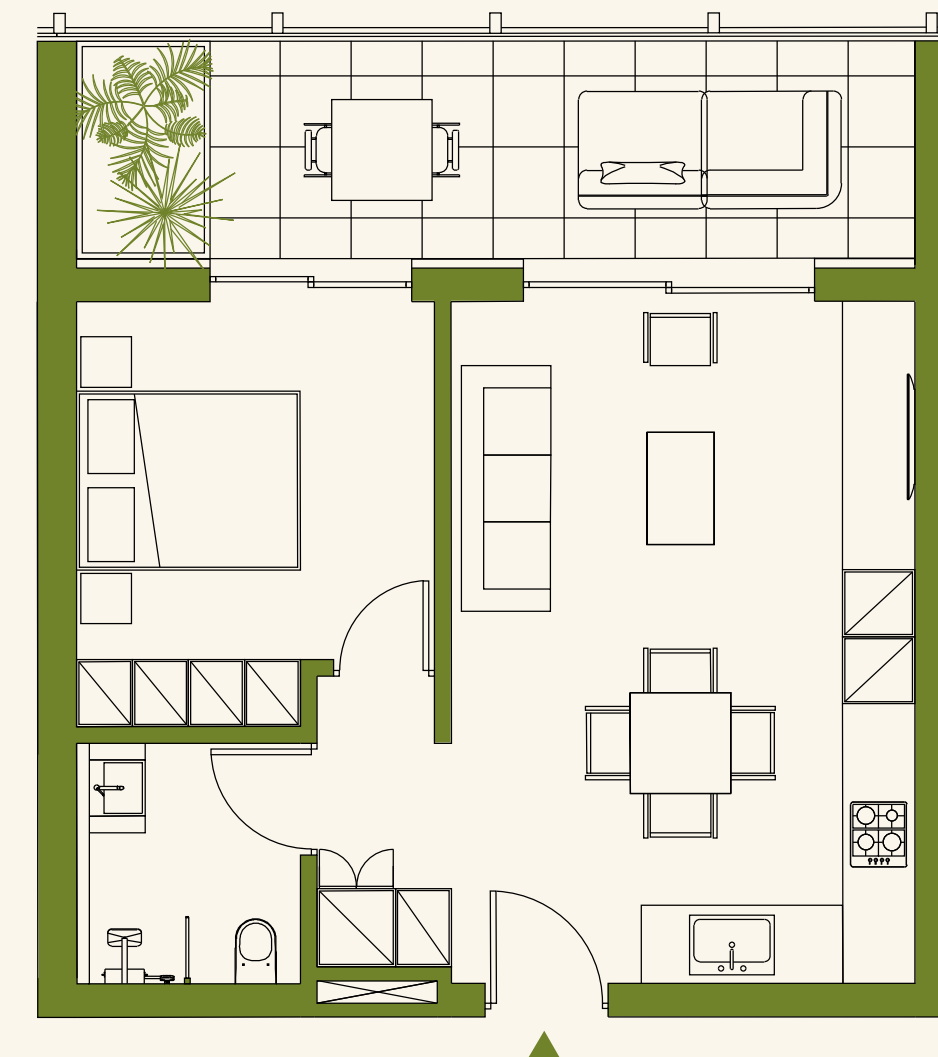
Two-Bedroom Apartments with a Garden

94 m ²	27 m ²	from 168 m ²
Internal area	Covered veranda	Plot area



One-Bedroom Apartments

Ideal for singles and couples who appreciate comfort, privacy, and contemporary elegance.



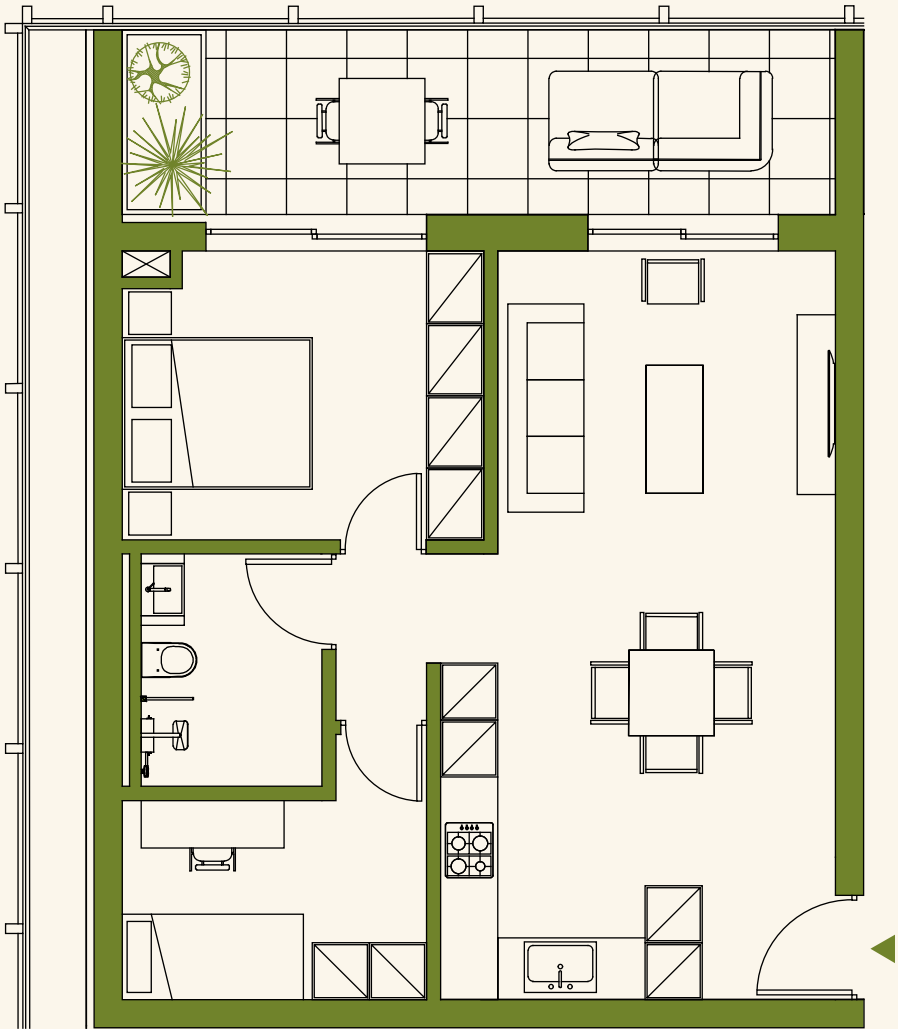
51 m²
Internal area

16 m²
Covered veranda



1+1 Bedroom Apartments

Ideal for singles and couples who appreciate comfort, privacy, and contemporary elegance.



65 m²
Internal area

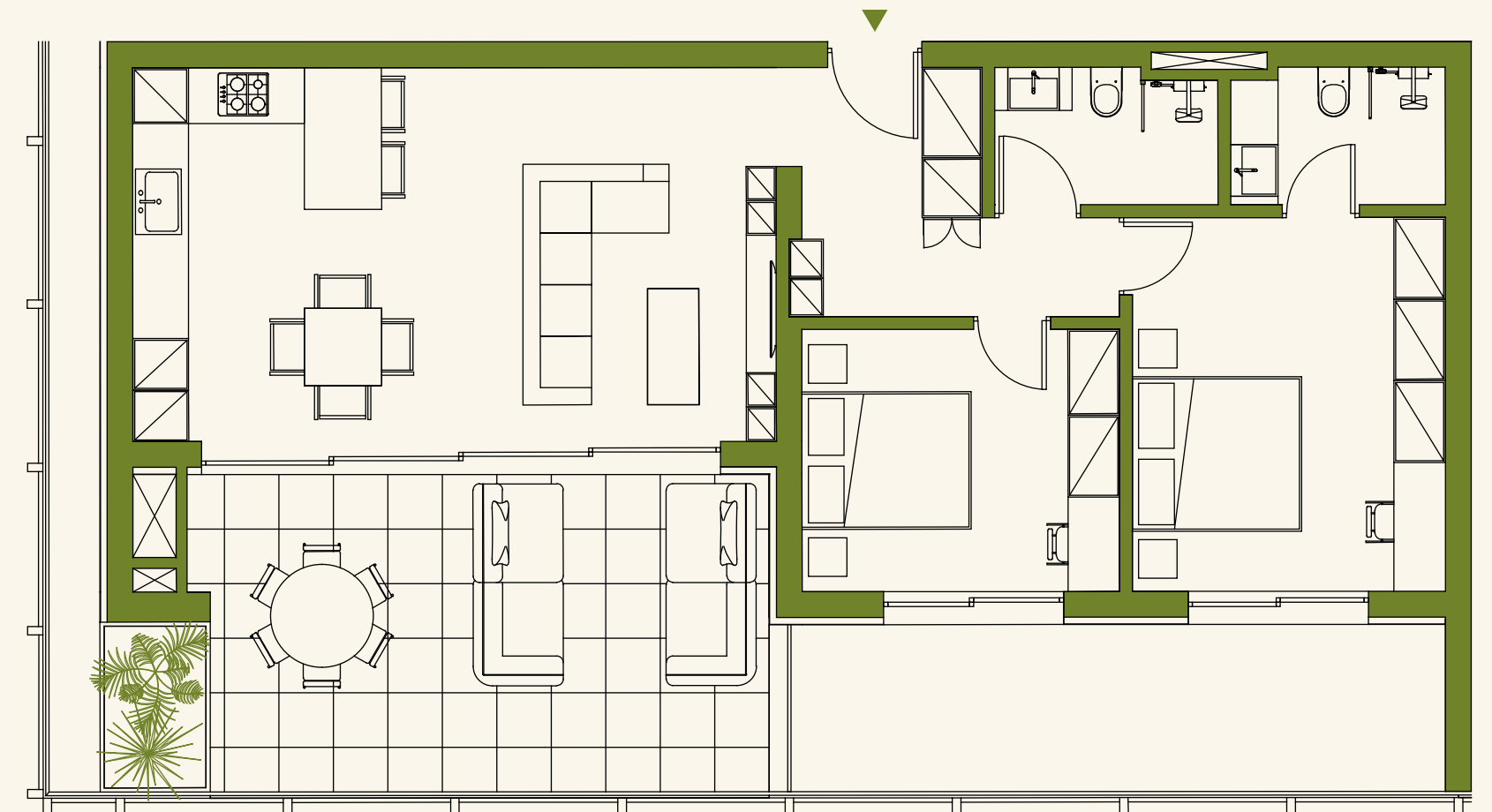
16 m²
Covered veranda





Two-Bedroom Apartments

Designed for families and long-term residents who value space, natural light, and efficient layouts.



89 m²

Internal area

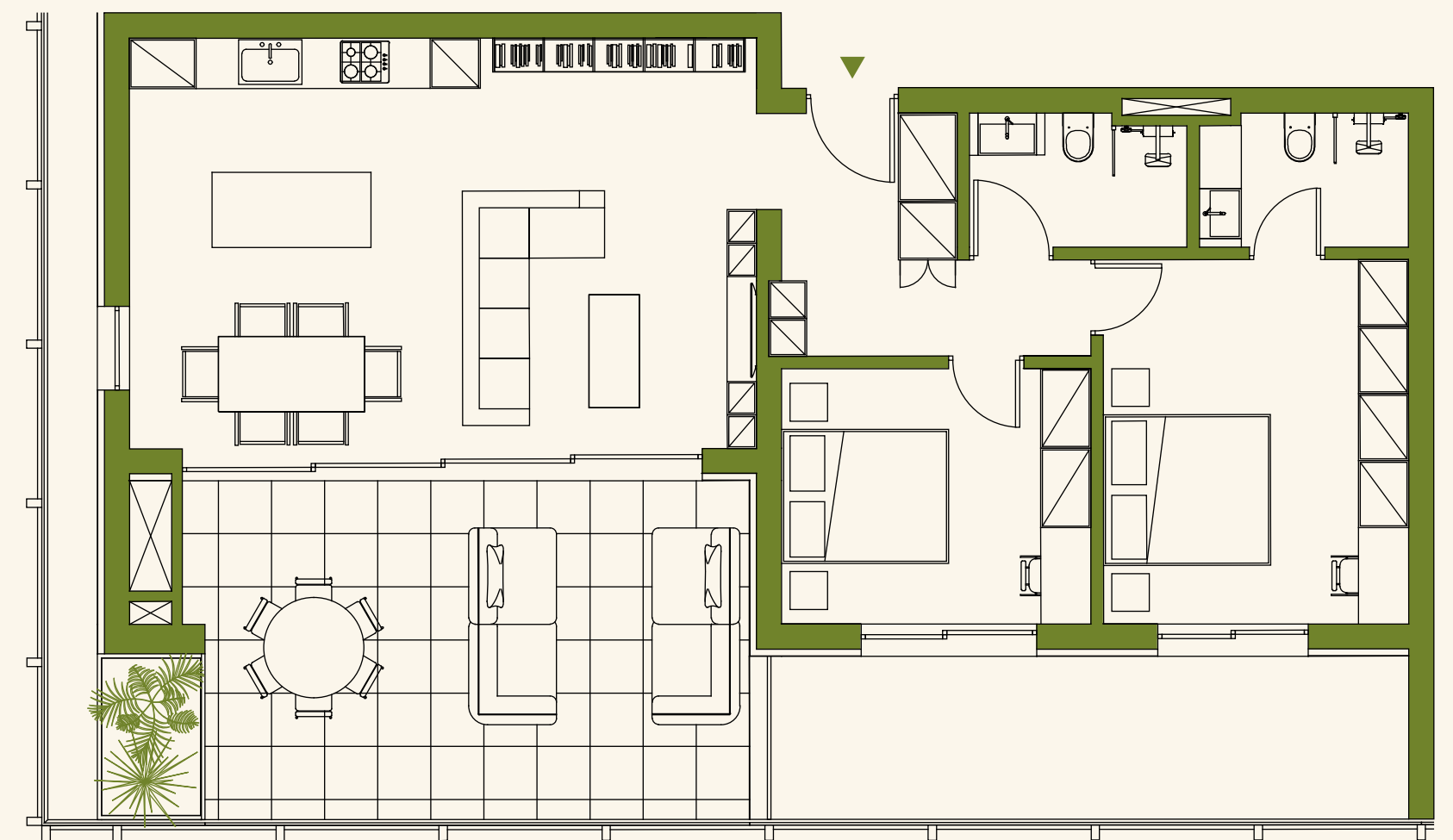
27 m²

Covered veranda



Two-Bedroom Apartments

Designed for families and long-term residents who value space, natural light, and efficient layouts.



94 m²

Internal area

27 m²

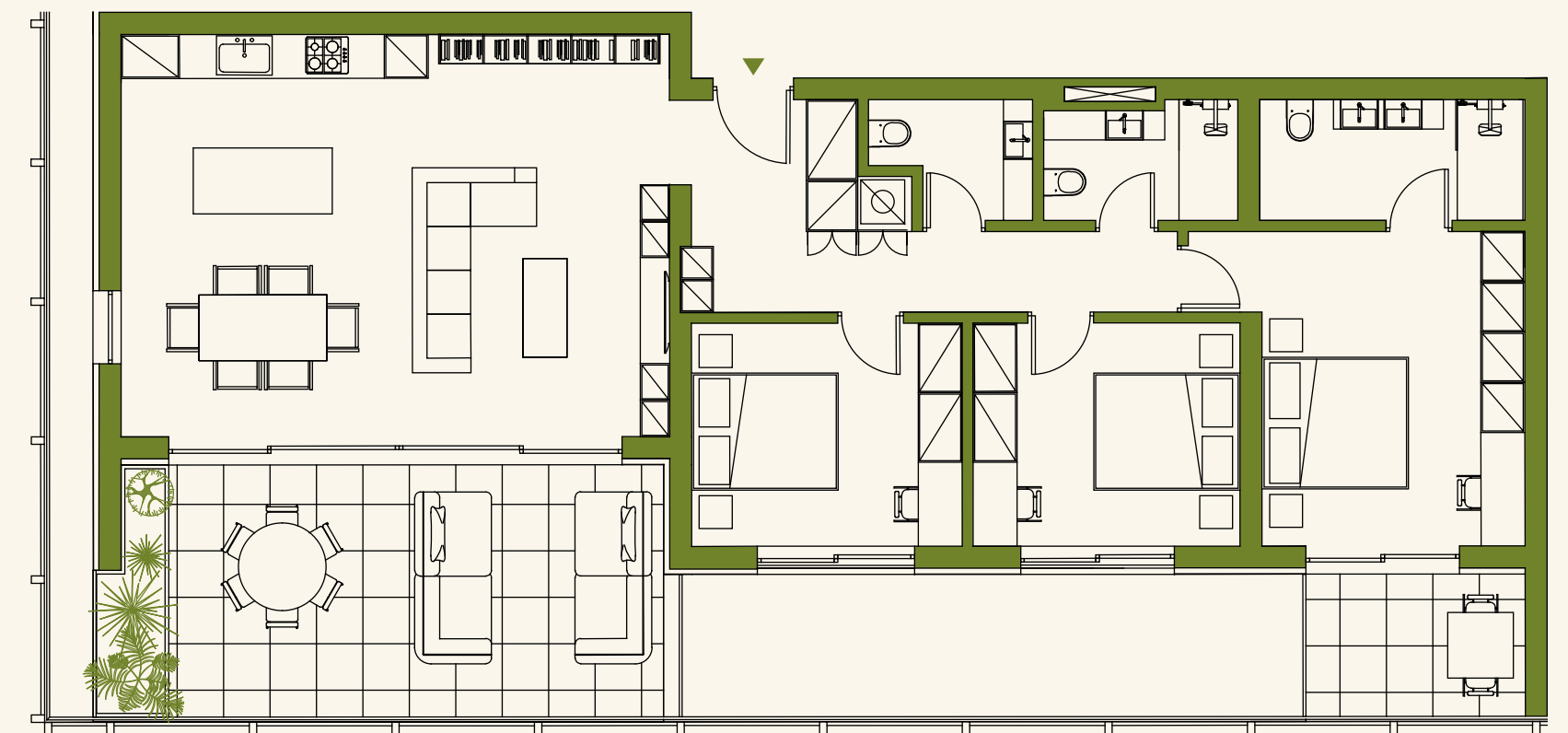
Covered veranda





Three-Bedroom Apartments

Designed for families and long-term residents who value space, natural light, and efficient layouts.



124 m²

Internal area

33 m²

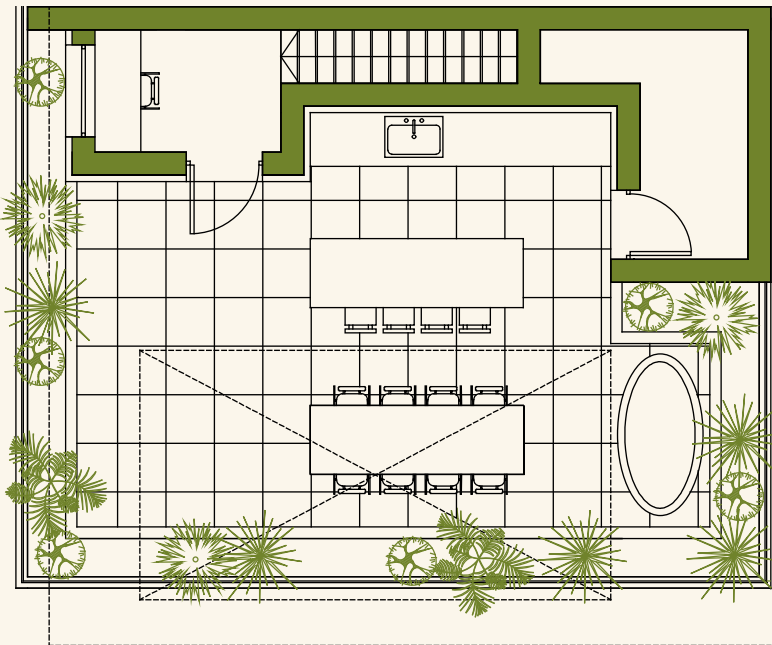
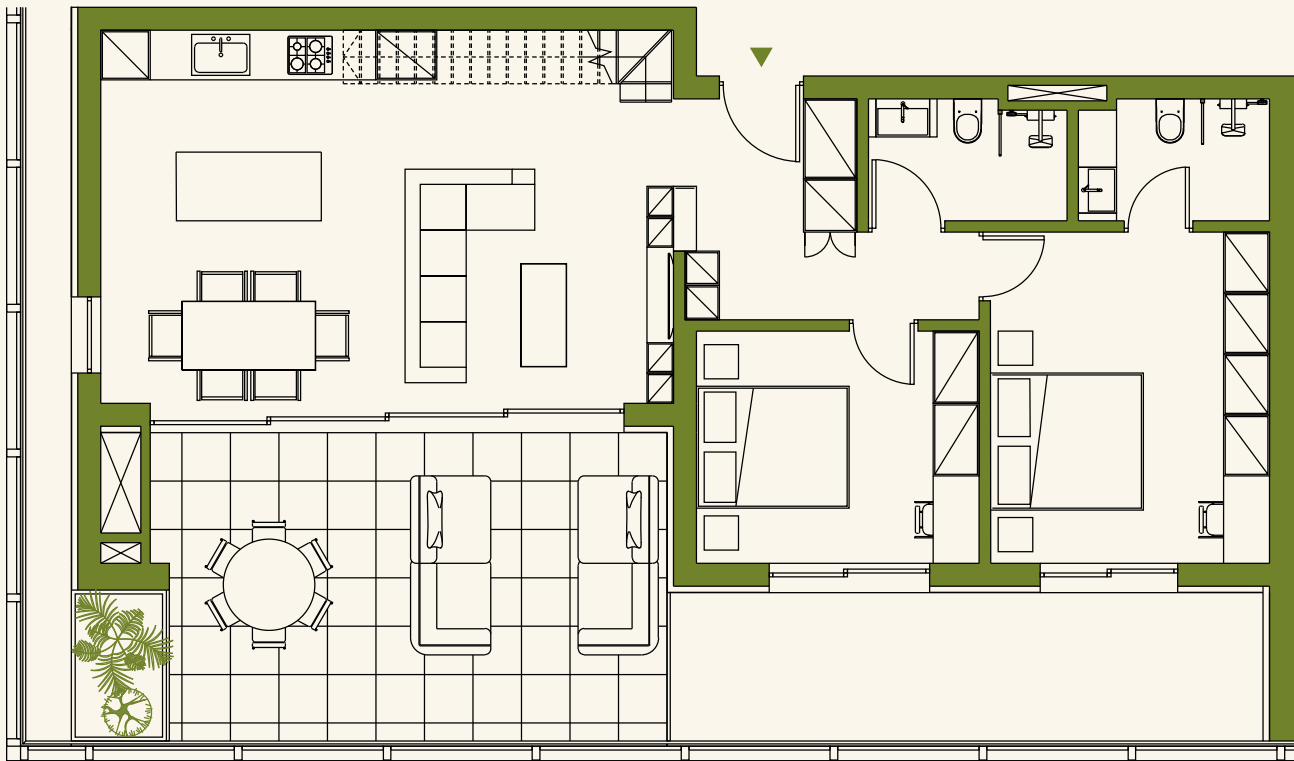
Covered veranda





Penthouse

The signature residences of PROJECT — offering refined interiors, expanded outdoor space, and dedicated private rooftop levels with panoramic city, pool and sea views.



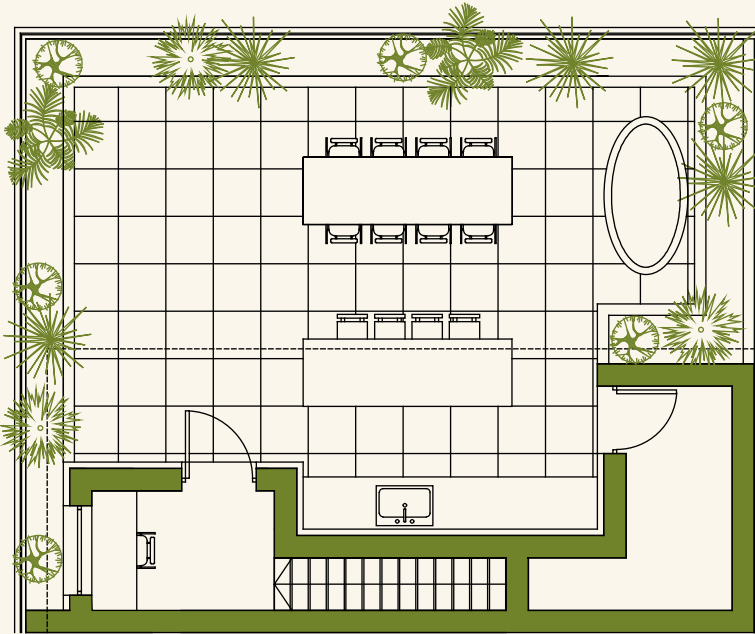
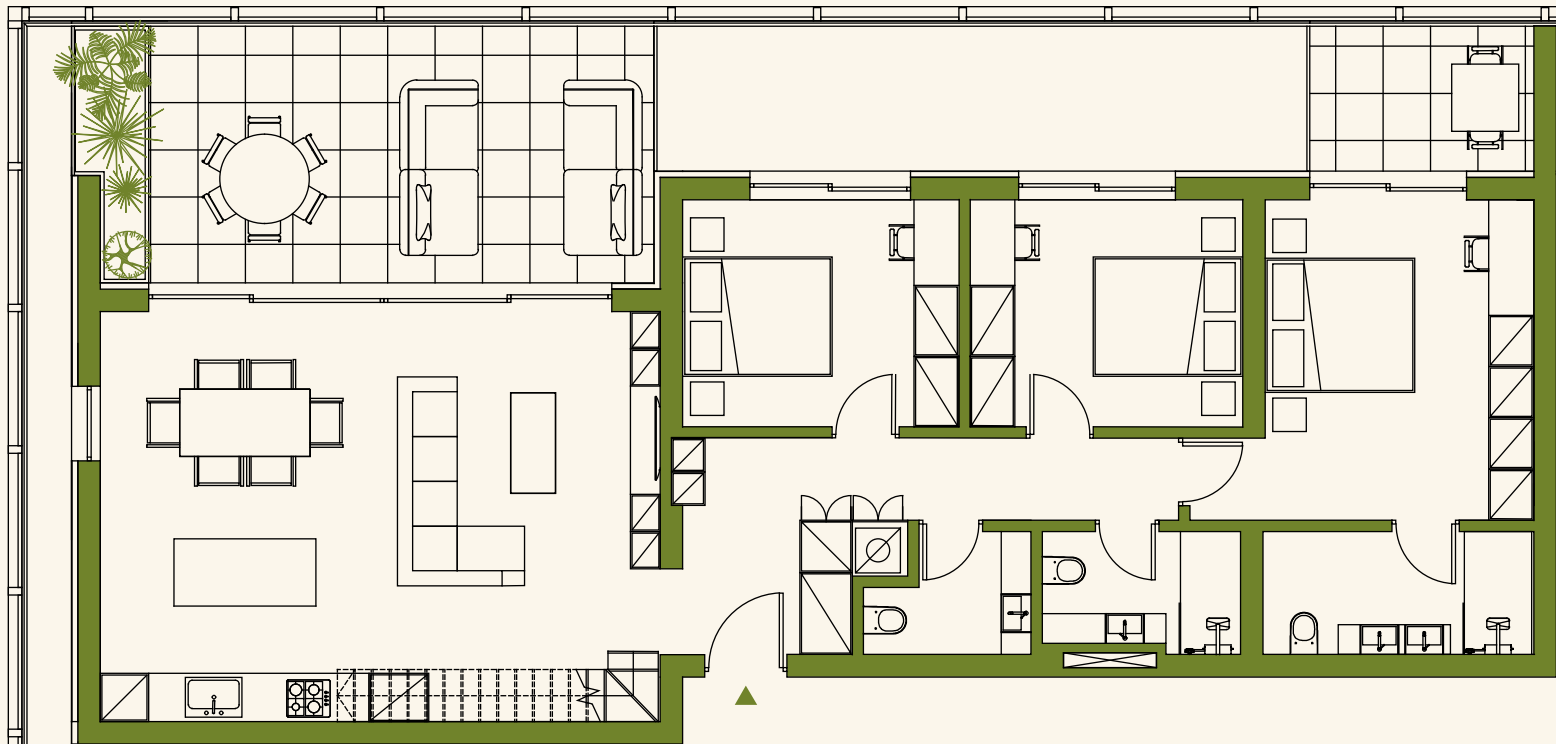
Two-bedroom Penthouse

94 m ²	27 m ²	16 m ²	56 m ²
Internal area	Covered veranda	Roof Garden Cov. Area	Roof Garden Area



Penthouse

The signature residences of PROJECT — offering refined interiors, expanded outdoor space, and dedicated private rooftop levels with panoramic city, pool and sea views.



Three-Bedroom Penthouse

124 m ²	33 m ²	16 m ²	61 m ²
Internal area	Covered veranda	Roof Garden Cov. Area	Roof Garden Area



Penthouse

The signature residences of PROJECT — offering refined interiors, expanded outdoor space, and dedicated private rooftop levels with panoramic city, pool and sea views.



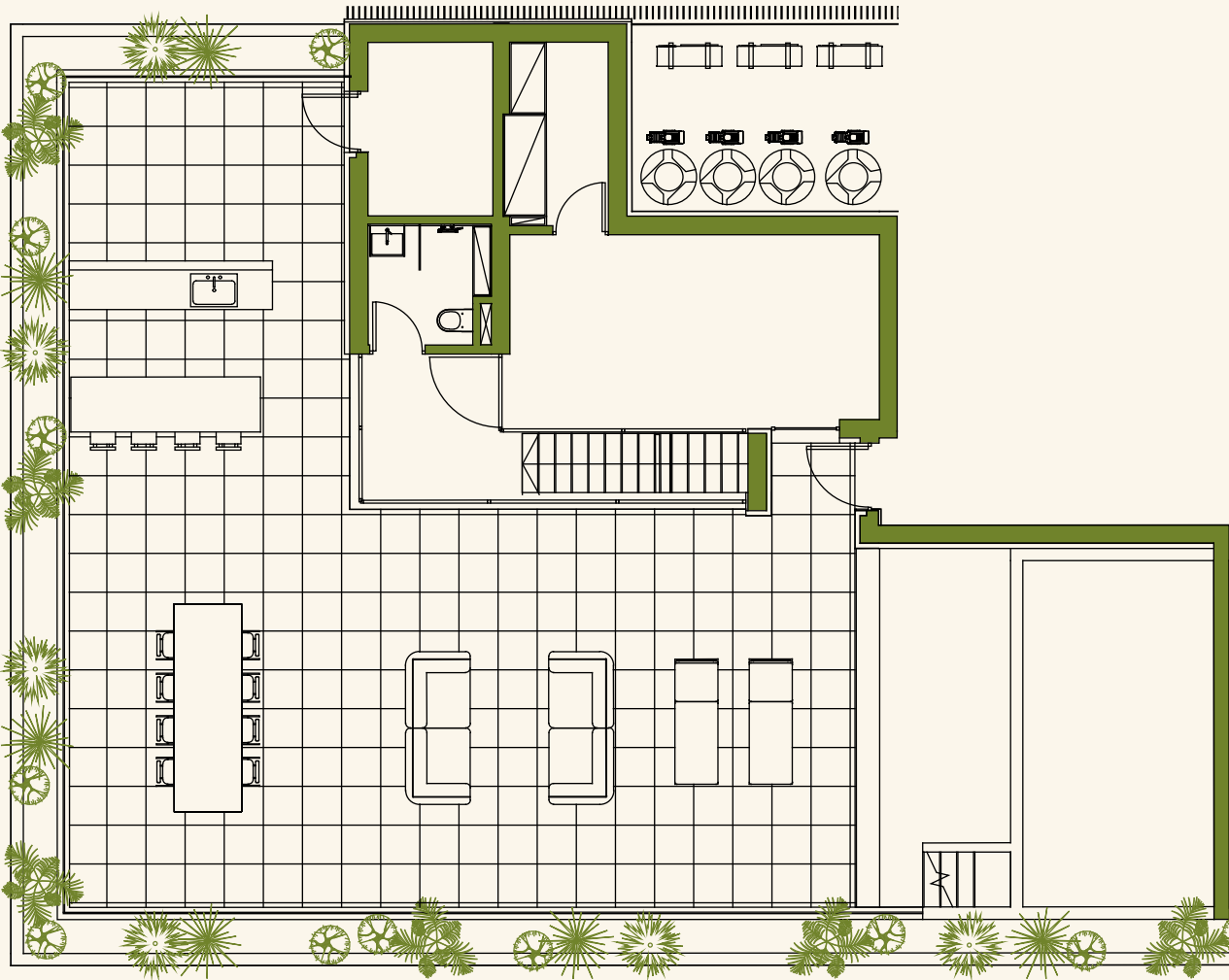
Four-Bedroom Penthouse

233 m ²	61 m ²
Internal area	Covered veranda



Penthouse

The signature residences of PROJECT — offering refined interiors, expanded outdoor space, and dedicated private rooftop levels with panoramic city, pool and sea views.



Four-Bedroom Penthouse. Roof Garden

50 m ²	190 m ²
Roof Garden Cov. Area	Roof Garden Area

Private rooftop garden (Penthouse Level)

Every penthouse at PROJECT includes a private rooftop level designed as a full outdoor extension of the home.

This elevated space features landscaped areas, a private pool, shaded lounge zones, and panoramic verandas — creating a secluded retreat with uninterrupted views of the city and the sea.

PROJECT Amenities

Amenities inspired by luxury hotel living —
curated for your daily comfort



Sport&Wellness area

Well-being lies at the heart of PROJECT's philosophy. Designed to support balance and vitality, this dedicated space encourages an active lifestyle while offering a calm environment for rest and recovery after a dynamic day.



Spa

A tranquil retreat designed for deep relaxation and restoration.

- Indoor Pool
- Sauna
- Cold Plunge
- Massage Room



Amenities & Facilities



Where every moment matters



Sport area

A modern fitness space designed to support strength, vitality and everyday well-being. Equipped with premium training equipment, it offers a refined setting for movement, balance and an active lifestyle.

- Gym
- Functional Training Zone
- Yoga & Stretching Zone





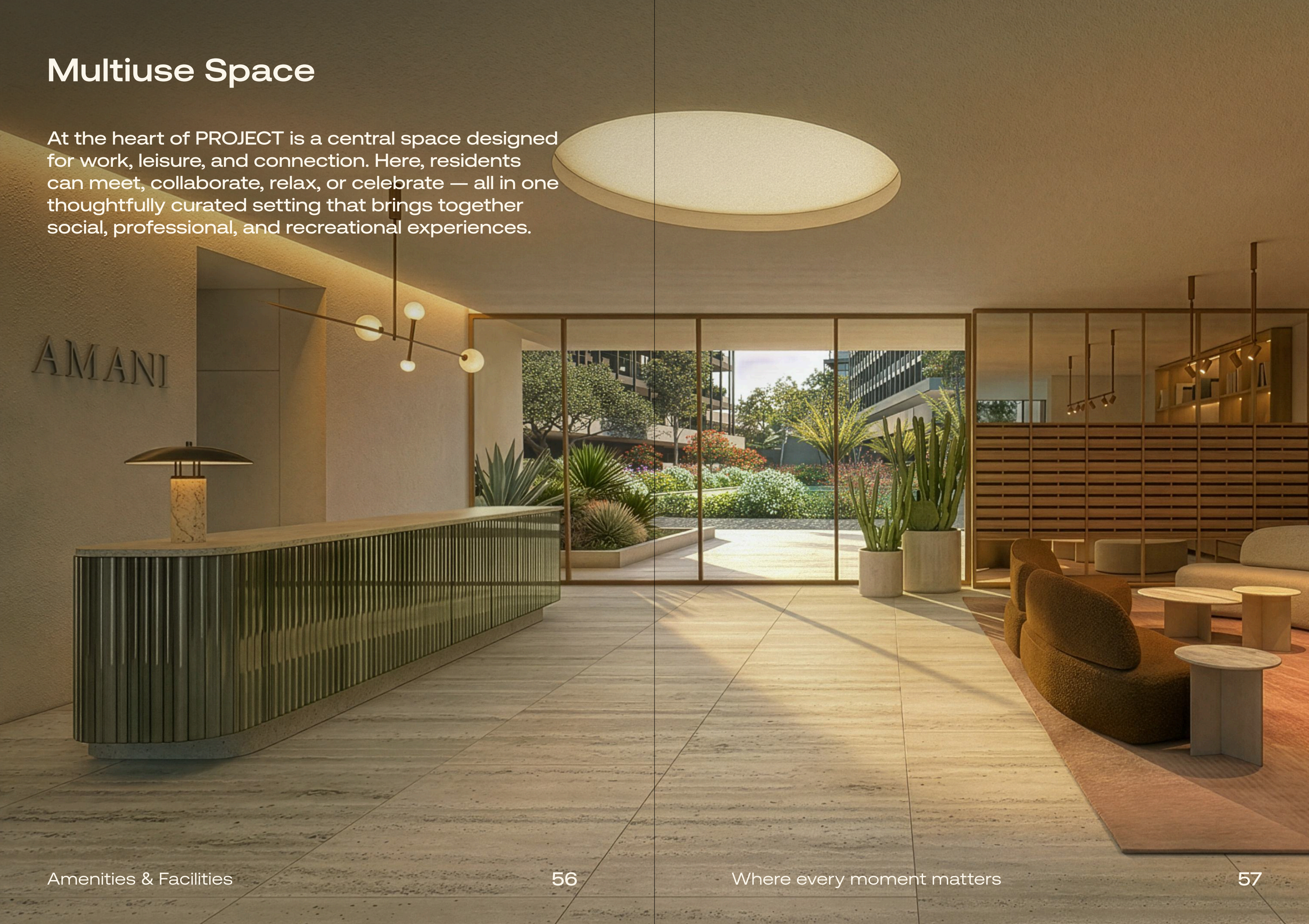
Herbal garden

A calming rooftop herbal garden designed for meditation, reflection and quiet moments. This open-air sanctuary allows residents to reconnect with nature while enjoying panoramic views and restoring balance.



Multiuse Space

At the heart of PROJECT is a central space designed for work, leisure, and connection. Here, residents can meet, collaborate, relax, or celebrate — all in one thoughtfully curated setting that brings together social, professional, and recreational experiences.





Lobby

The welcoming heart of PROJECT, where residents step into a space defined by refined architecture and natural materials. Stone, wood and subtle textures create a warm, sophisticated atmosphere, reflecting the project's design and setting the tone for a holistic well-being lifestyle.

Coworking area

A private workspace designed for focus and productivity in a calm, refined setting. Residents can reserve meeting rooms digitally, enjoy a seamless work experience, and have coffee or light refreshments delivered directly to their desk — all within a thoughtfully designed environment.



Amenities & Facilities



Where every moment matters

Event space

A versatile space for gathering, celebration and connection. Featuring both indoor and outdoor areas with BBQ, a fully equipped kitchen and flexible seating, it can host anything from private family celebrations to workshops or social gatherings — where shared moments become part of everyday life.



Café & Bar

A welcoming space to enjoy coffee, light refreshments or drinks. With both indoor and outdoor seating, it offers a relaxed setting for casual meetings, quiet moments or time shared with others.



AMANI



Outdoor lifestyle areas

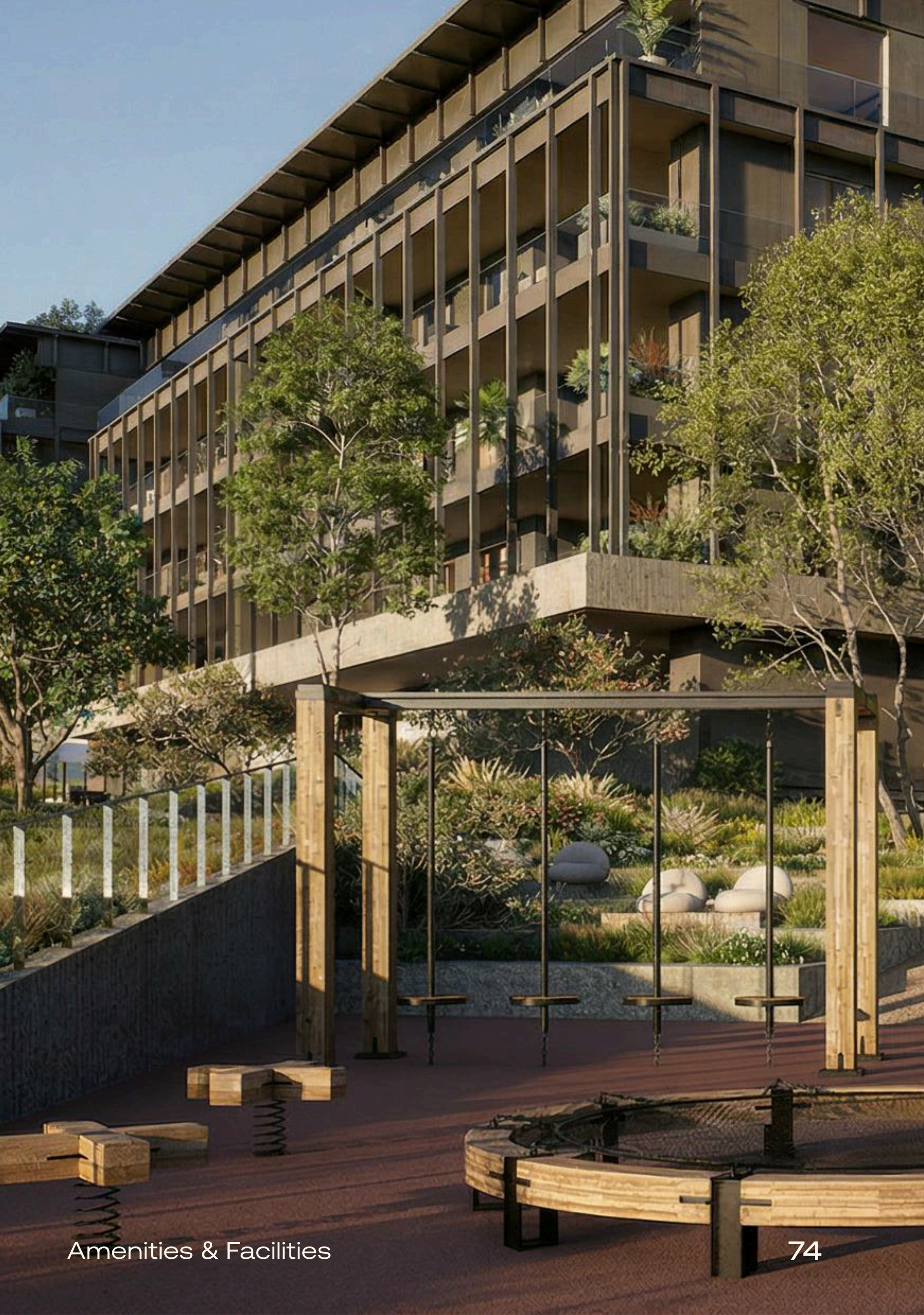
- Kids Playground
- Green Park
- Outdoor pool



Outdoor Pool

A beautifully designed pool finished with natural stone and organic textures, creating a calm and refined setting for relaxation.





Kids Playground

Several thematic outdoor zones, designed for different age groups, offering engaging activities that encourage active play and plenty of time outdoors.

Green Park

A private landscaped park that seamlessly connects the residential grounds with the surrounding nature. With relaxation areas, fire pits and quiet corners, it provides a serene setting to unwind, connect and spend time with family and friends.



Amenities & Facilities



Where every moment matters

Underground parking

A secure, covered parking facility with 224 spaces, thoughtfully allocated: one space for one- and two-bedroom residences, two spaces for three-bedroom residences, and three spaces for four-bedroom residences.

Equipped with an advanced access control system and electric vehicle charging stations, the facility offers both convenience and peace of mind.



Property Management

Beyond the beauty of the residences, ownership at PROJECT offers complete peace of mind. Our dedicated property management service ensures your investment is maintained to the highest standards at all times. From maintenance and security to rental management, we provide a seamless, worry-free experience tailored to your lifestyle.

24/7 SECURITY IS PROVIDED
WITHIN THE PROJECT



Rental Management

Owning a premium apartment or penthouse should be effortless. Our bespoke rental management service ensures your property is professionally managed and performing at its full potential. From tenant placement to ongoing management, every detail is handled with precision and discretion. Whether you are in residence or abroad, you can rely on consistent returns and complete peace of mind.

PROJECT

