

# [ KAIA ]

RESIDENCE



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[ KAIA RESIDENCES ]

Eight apartments across three floors in Germasogeia, Limassol, 500 metres from Dasoudi Beach and 70 metres from public transport. One-bedroom units of 50m<sup>2</sup>, one-plus-one units of 62m<sup>2</sup>, and two-bedroom units of 78m<sup>2</sup> occupy the lower two floors, each with a covered veranda. Third-floor units are 85–86m<sup>2</sup> with 18m<sup>2</sup> verandas and 31m<sup>2</sup> private roof gardens. Grade A energy. Completion July 2028.

Germasogeia runs along Limassol's eastern seafront between the city centre and the hotel strip. Sklavenitis supermarket is nearby, Potamos Germasogeias 2nd Primary School is in the district, and Crowne Plaza Limassol is within walking distance. Both Paphos and Larnaca airports are within an hour's drive.

Property Type: *Residential*  
Location: *Germasogeia*  
Status: *Off Plan*  
Completion Date: *31 July 2028*  
Energy Efficiency: *Grade A*







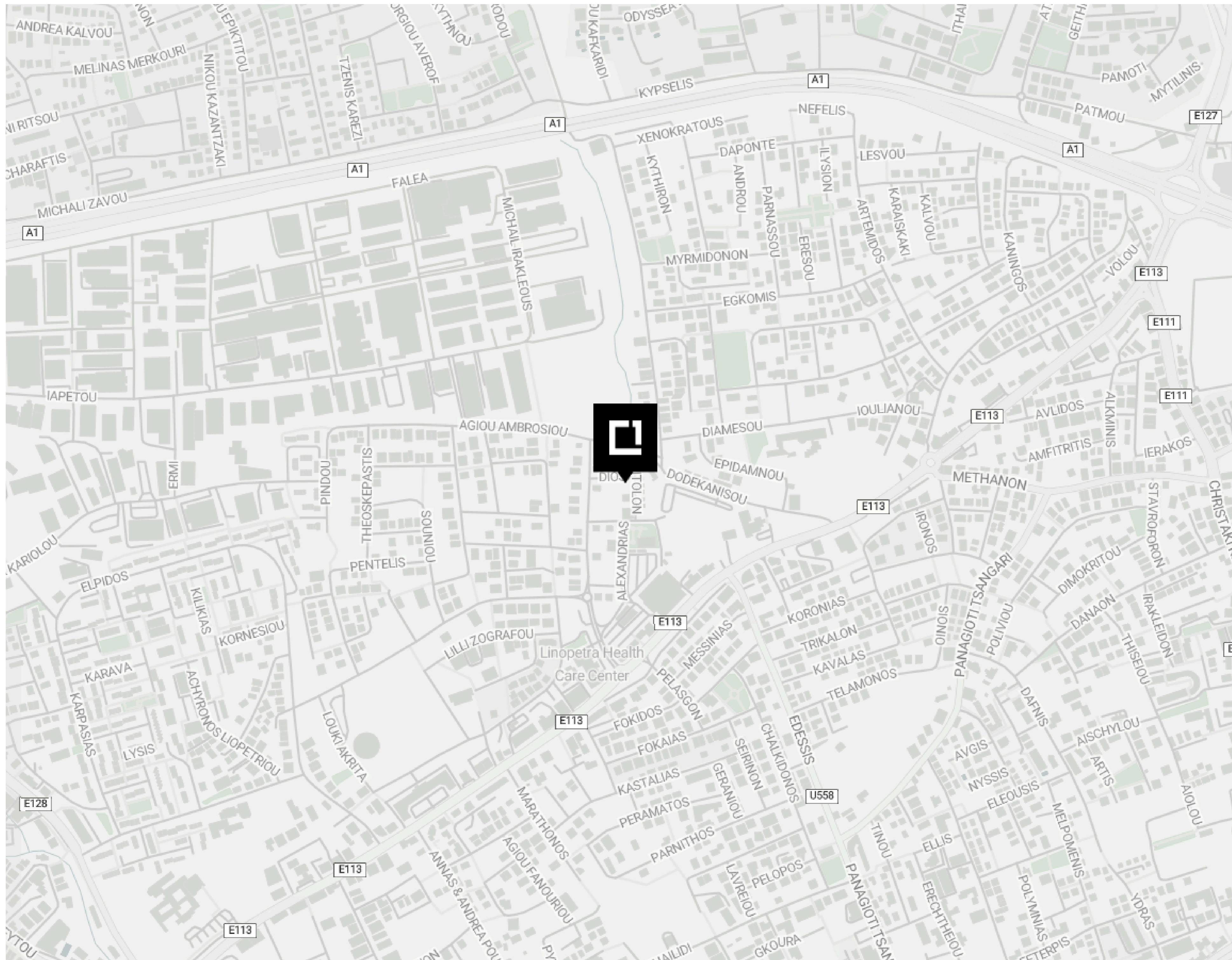
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KAIA



# LOCATION

## Germasogeia



-  **150m**  
from Sklavenitis
-  **300m**  
from Potamos Germasogeias  
2nd Primary School
-  **1km**  
from Dasoudi Beach
-  **54km**  
from Paphos & Larnaca Airports
-  **1.5km**  
from Crowne Plaza Limassol
-  **70m**  
from Public Transport



# Key Specifications

## Customisations provided by The Design Team

The penthouses are thoughtfully designed with a distinct approach, offering enhanced features and a distinct living experience that sets them apart from all other units. With elevated specifications, premium materials, and tailored design features, these residences embody a higher standard of luxury and sophistication. These elevated specifications also contribute to increased market appeal and higher potential returns, making the penthouses especially attractive to investors.

**3.2m Net** Internal Height

**2.9m** Thermal Aluminium Windows

**Italian** Kitchen & Wardrobes

**European** Ceramic Tiles

**Grip Ceramic** Tiled Roof Garden

**BBQ** Area

**Jacuzzi** Provision

**Aluminium** Pergola Provision

**Parquet Flooring** Semi Solid

**Interior Design** Services (FF&E)



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| Unit | Bedrooms | Bathrooms | Covered Area     | Covered Veranda  | Roof Garden      |
|------|----------|-----------|------------------|------------------|------------------|
| 101  | 2        | 2         | 78m <sup>2</sup> | 18m <sup>2</sup> | -                |
| 102  | 1+1      | 1         | 62m <sup>2</sup> | 21m <sup>2</sup> | -                |
| 103  | 1        | 1         | 50m <sup>2</sup> | 10m <sup>2</sup> | -                |
| 201  | 2        | 2         | 78m <sup>2</sup> | 18m <sup>2</sup> | -                |
| 202  | 1+1      | 1         | 62m <sup>2</sup> | 21m <sup>2</sup> | -                |
| 203  | 1        | 1         | 50m <sup>2</sup> | 10m <sup>2</sup> | -                |
| 301  | 2        | 2         | 86m <sup>2</sup> | 18m <sup>2</sup> | 55m <sup>2</sup> |
| 302  | 2        | 2         | 85m <sup>2</sup> | 18m <sup>2</sup> | 55m <sup>2</sup> |

# FLOOR PLANS

## Ground Floor



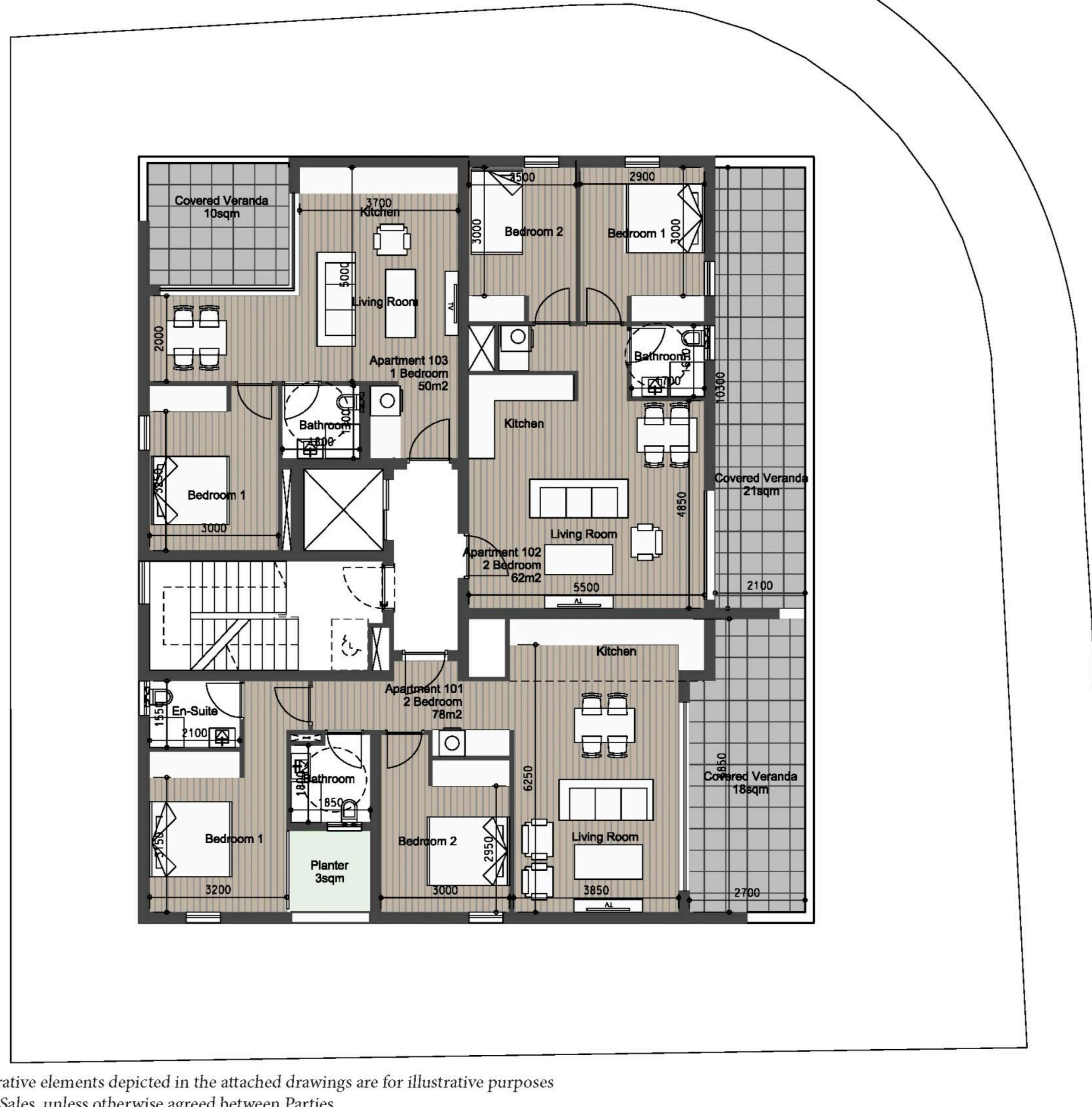
Ground floor



\*All furniture, fixtures, furnishings and decorative elements depicted in the attached drawings are for illustrative purposes only and do not form part of the Contract of Sales, unless otherwise agreed between Parties.

# FLOOR PLANS

## First Floor



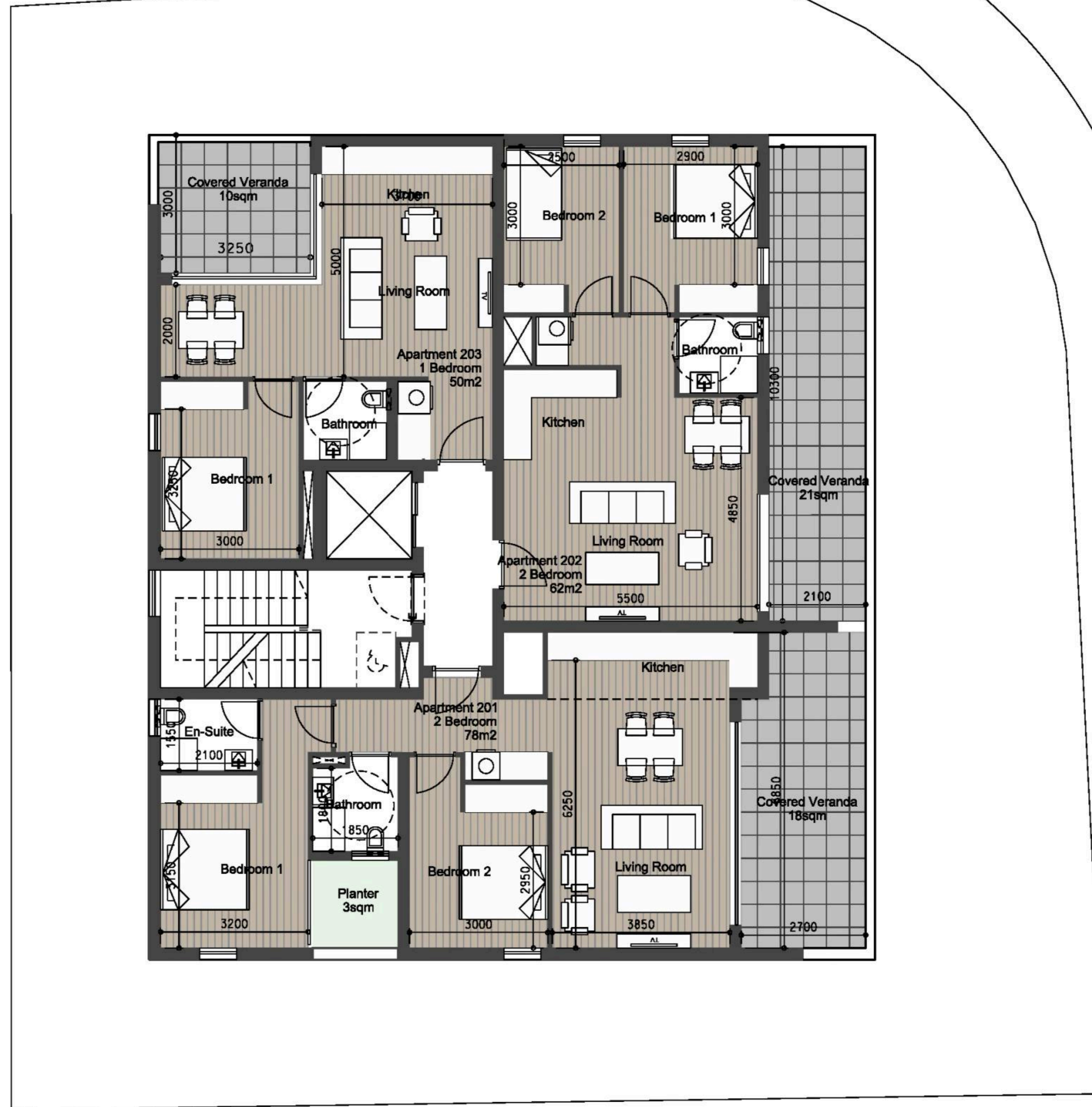
1st floor



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# FLOOR PLANS

## Second Floor



2nd floor

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# FLOOR PLANS

## Third Floor



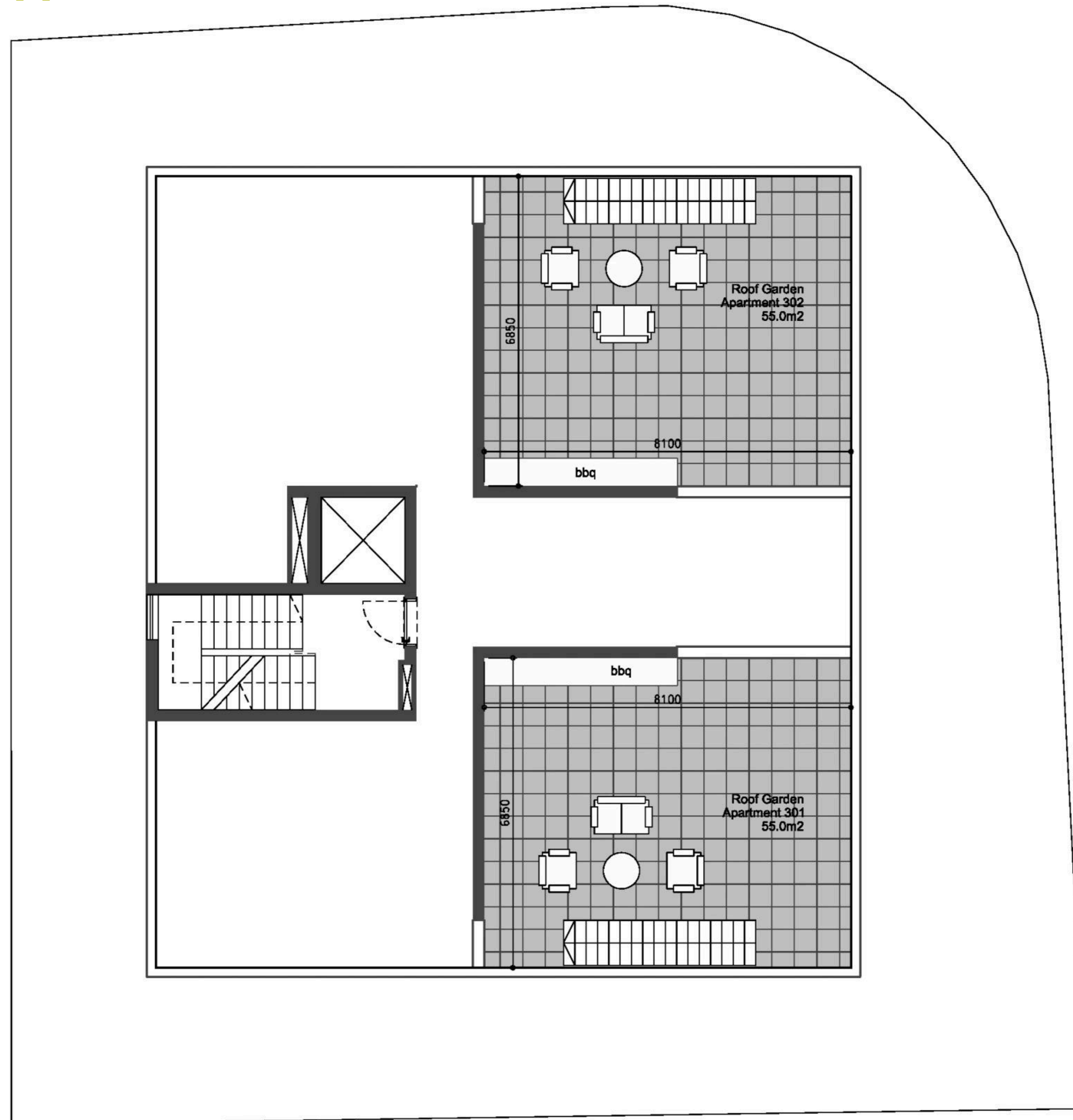
3rd floor



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# FLOOR PLANS

## Roof Garden



Roof Garden



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# WHO WE ARE

**25+** Company  
Employees

**80+** Million Euro  
in Sales

**300+** Apartment  
Units

**32** Development  
Projects

**3** Active  
Cities

**30K+** Square Meters of  
Residential Space

SquareOne is a leading real estate development and investment group specializing in residential, commercial, and hospitality properties in Limassol and London. Our commitment to excellence and innovation sets us apart in the industry. Combining passion, experience, and professionalism we deliver the ultimate living and working environments. Our diverse portfolio includes luxury residential developments, prime commercial spaces, and unique hospitality ventures, all designed to meet the dynamic needs of these vibrant cities.

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## **Marketing Materials & Technical Specifications**

The Purchaser acknowledges that any technical specifications, descriptions, finishes, visuals, or other information presented in brochures, catalogues, websites, or other marketing materials (including the Technical Specifications) are provided for general guidance and illustrative purposes only.

Such materials may include indicative descriptions (e.g. “high-quality”, “architect’s choice”, or similar wording) and do not constitute a legally binding specification of the Property.

## **Contractual Precedence**

The parties expressly agree that only the specifications, materials, and finishes expressly set out in:

- the Contract of Sale, and
- any duly executed Supplementary Agreement

shall be legally binding.

In the event of any discrepancy between marketing materials and the Contract of Sale, the Contract of Sale shall prevail.

## **Developer’s Right to Variations**

The Developer reserves the right to amend, substitute, or vary any materials, finishes, layouts, or technical specifications described in marketing materials or the Technical Specifications, including those described as “high-quality” or similar, where reasonably required due to:

- availability of materials,
- construction or design requirements, or
- compliance with applicable laws or authority requirements,

provided that the overall standard and quality of the Property is not materially reduced.

## **No Reliance**

The Purchaser confirms that they have not relied on any representations, specifications, or statements contained in any marketing materials (including website content), other than those expressly incorporated into the Contract of Sale.

Any reference to branded, sourced, or origin-based materials (including ‘European’, ‘designer’, or similar) shall be interpreted as indicative of quality standard only and not as a commitment to specific brands, manufacturers, or countries of origin.”