

[AETHER]

RESIDENCE



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Located in a prime residential area of Limassol, AETHER is a modern development offering elegant 1 and 2 bedroom apartments designed for contemporary living. Carefully designed spaces, premium finishes, and a refined atmosphere create a modern living experience focused on comfort and understated luxury.

With easy access to the city center, main roads, and essential amenities, AETHER offers the perfect balance between convenience and a peaceful residential atmosphere. Thoughtfully designed interiors, natural light, and high-quality finishes make AETHER an ideal choice for modern homeowners and investors alike.

Property Type: *Residential*

Location: *Agia Fyla*

Status: *Off Plan*

Completion Date: *30 November 2028*

Energy Efficiency: *Grade A*



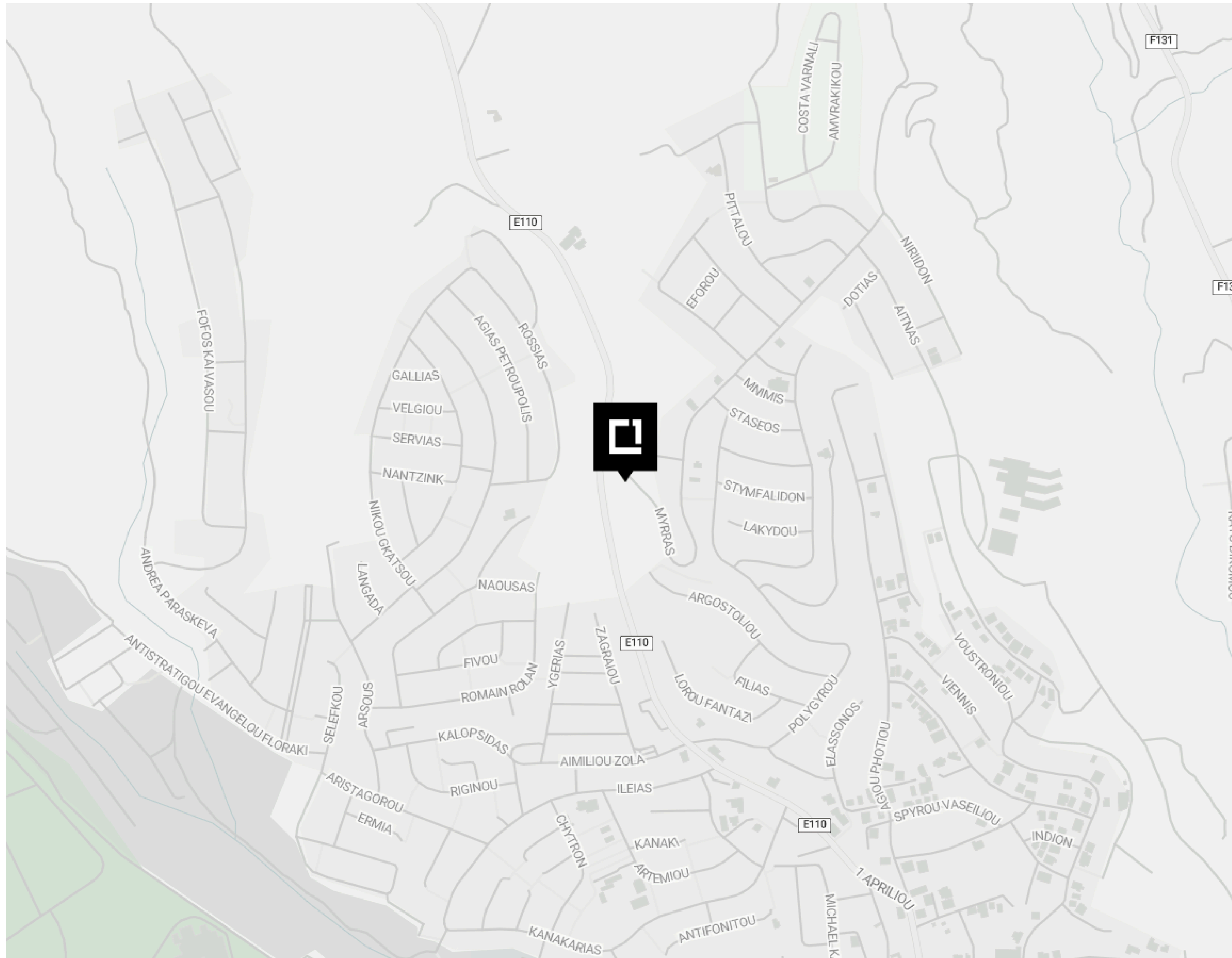







LOCATION

Agia Fyla



 **1km**
From Amenities

 **500m**
From School

 **6km**
From the beach

 **48km**
From the Airport

 **200m**
Form Public Transport

 **6km**
From Resort



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)



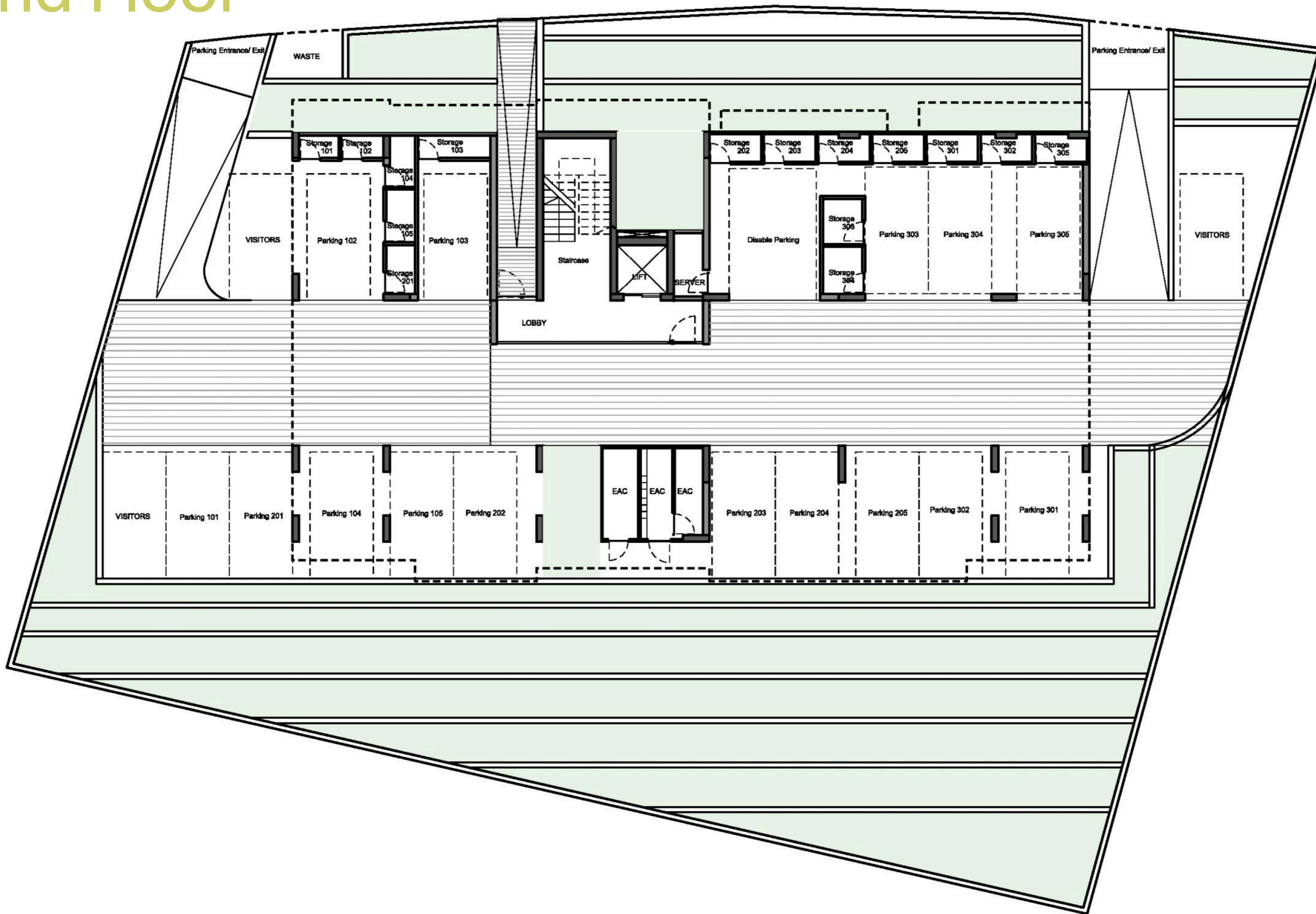
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Unit	Bedrooms	Bathrooms	Covered Area	Covered Veranda	Roof Garden
101	1	1	50m ²	14m ²	-
102	2	2	75m ²	16m ²	-
103	2	2	75m ²	18m ²	-
104	2	2	75m ²	18m ²	-
105	1+1	1	61m ²	24m ²	-
201	1	1	50m ²	14m ²	-
202	2	2	75m ²	16m ²	-
203	2	2	75m ²	18m ²	-
204	2	2	75m ²	18m ²	-
205	1+1	1	61m ²	24m ²	-
301	1	1	50m ²	14m ²	-
302	2	2	75m ²	16m ²	25m ²
303	2	2	75m ²	18m ²	30m ²
304	2	2	75m ²	18m ²	28m ²
305	2	2	75m ²	23m ²	34m ²

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



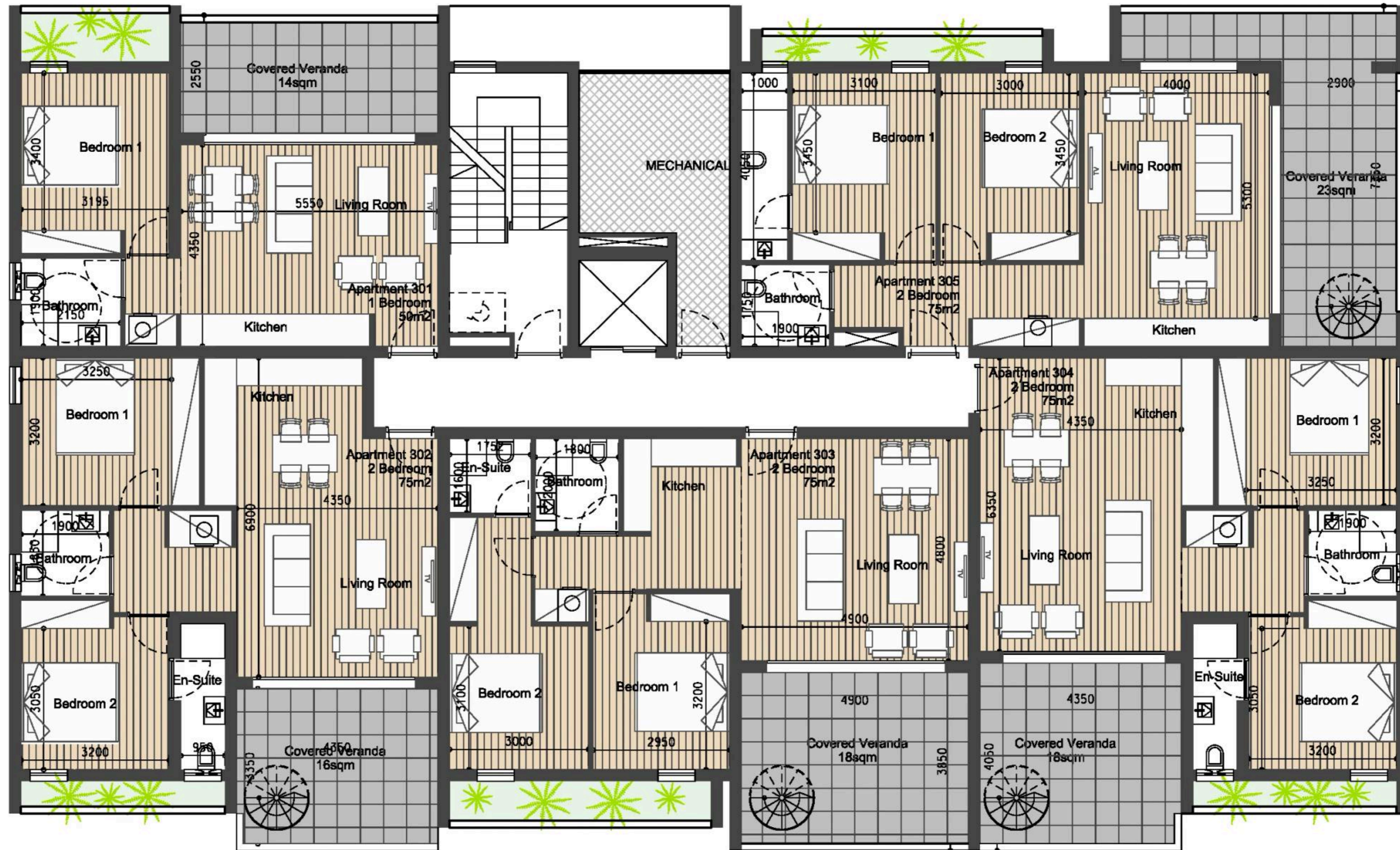
2nd floor



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FLOOR PLANS

Third Floor



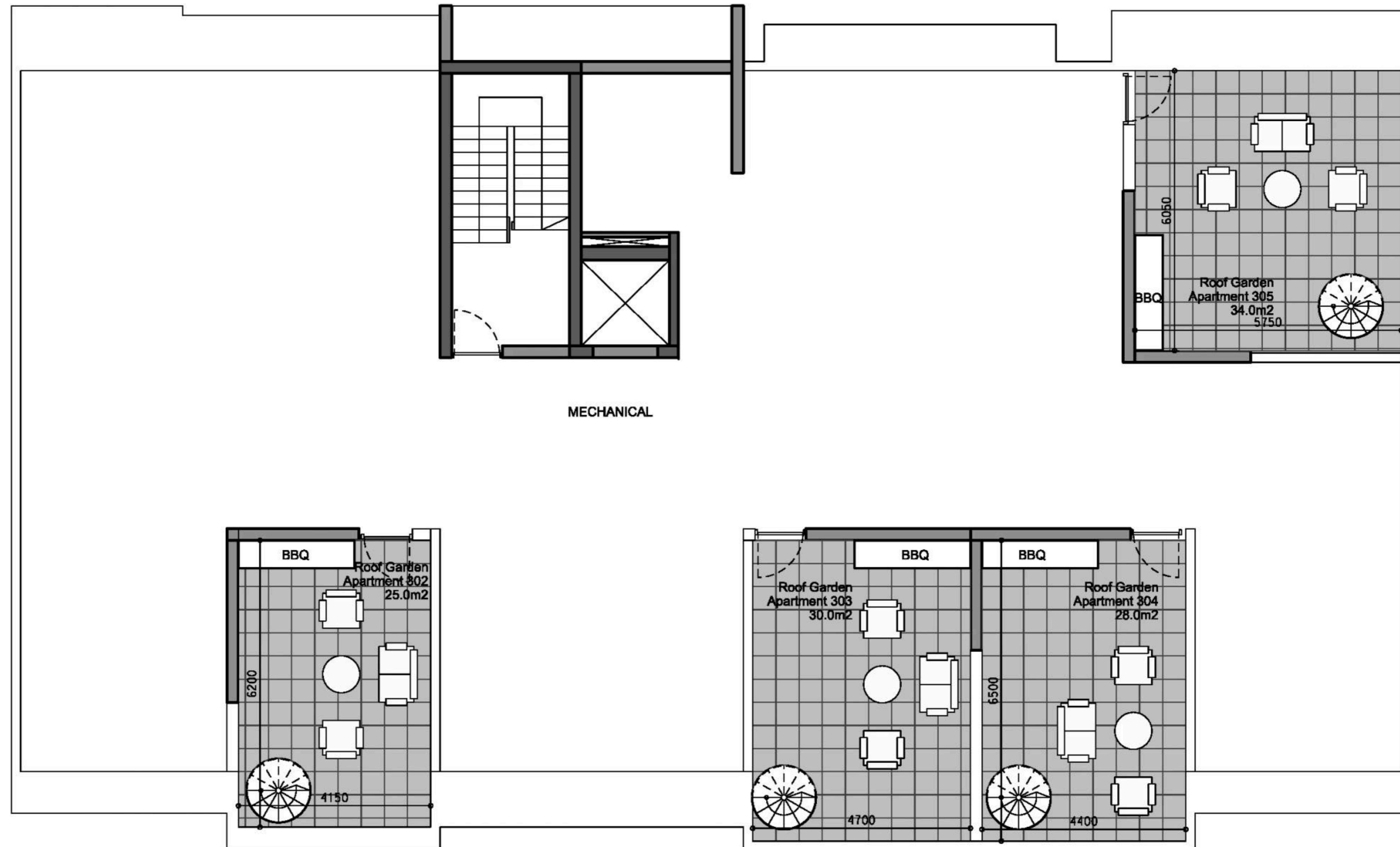
3rd floor



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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.”