

[ZOIA]

RESIDENCE



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[ZOIA]

Located in a peaceful yet well-connected area of Limassol, Zoia is a modern residential development comprising four distinctive blocks and a curated selection of 1, 2, and 3-bedroom apartments. Designed with a focus on contemporary architecture, efficient layouts, and everyday livability, the project offers a refined residential experience suited to a variety of lifestyles.

Set within a growing neighborhood, ZOIA provides residents with convenient access to key road networks, educational institutions, local shops, and essential services. Its strategic location ensures seamless connectivity to Limassol's city center and coastline, while maintaining a sense of calm and residential privacy.

Each apartment is thoughtfully planned to maximize space, natural light, and functionality, creating comfortable homes that meet modern expectations. With its balanced combination of accessibility, design quality, and tranquil surroundings, ZOIA presents an excellent opportunity for both homeowners and investors seeking long-term value in Limassol.

Property Type:	<i>Residential</i>
Location:	<i>Polemida</i>
Status:	<i>Off Plan</i>
Completion Date:	<i>TBA</i>
Energy Efficiency:	<i>Grade A</i>



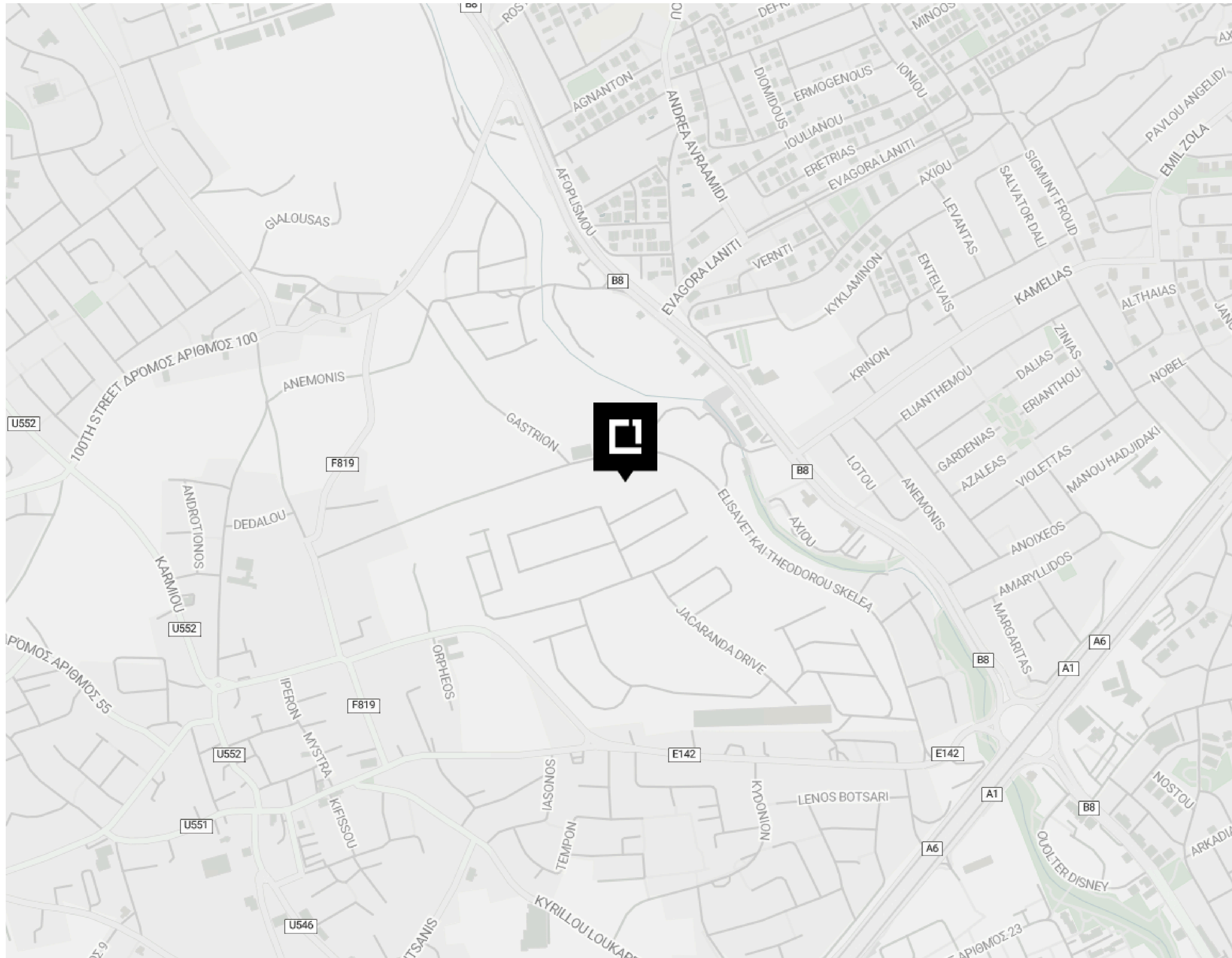







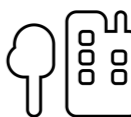




LOCATION

Polemídia



-  **800m**
From Amenities
-  **1km**
From School
-  **1.8km**
From the beach
-  **40km**
From the Airport
-  **300m**
From Public Transport
-  **2km**
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)



[ZOIA]

RESIDENCE

Unit	Bedrooms	Bathrooms	Covered Area	Covered Veranda
A101	1	1	52m ²	17m ²
A102	1	1	51m ²	17m ²
A103	1	1	51m ²	12m ²
A104	1	1	52m ²	17m ²
A105	1	1	52m ²	14m ²
A106	1	1	51m ²	12m ²
A107	1	1	51m ²	12m ²
A108	1	1	51m ²	12m ²
A109	1	1	51m ²	17m ²
A110	1	1	51m ²	12m ²
A111	1	1	52m ²	14m ²
A201	2	2	77m ²	25m ²
A202	2	2	76m ²	25m ²
A203	1	1	52m ²	17m ²
A204	1	1	52m ²	14m ²
A205	1	1	51m ²	17m ²
A206	1	1	51m ²	12m ²
A207	1	1	51m ²	17m ²

Unit	Bedrooms	Bathrooms	Covered Area	Covered Veranda
A208	1	1	51m ²	12m ²
A209	1	1	51m ²	17m ²
A210	1	1	52m ²	14m ²
A301	1	1	52m ²	17m ²
A302	1	1	51m ²	17m ²
A303	1	1	51m ²	17m ²
A304	1	1	52m ²	12m ²
A305	1	1	52m ²	14m ²
A306	1	1	50m ²	12m ²
A307	2	2	77m ²	25m ²
A308	2	2	76m ²	25m ²
A309	1	1	51m ²	12m ²
A310	1	1	52m ²	14m ²
A401	1	1	52m ²	22m ²
A402	1	1	51m ²	12m ²
A403	1	1	51m ²	17m ²
A404	1	1	52m ²	12m ²
A405	1	1	52m ²	14m ²
A406	1	1	50m ²	17m ²
A407	2	2	77m ²	18m ²

Unit	Bedrooms	Bathrooms	Covered Area	Covered Veranda
A408	2	2	76m ²	18m ²
A409	1	1	51m ²	17m ²
A410	1	1	52m ²	14m ²
A501	2	2	77m ²	26m ²
A502	2	2	76m ²	25m ²
A503	3	2	101m ²	32m ²
A504	3	2	103m ²	31m ²
A505	3	2	102m ²	26m ²
A506	3	2	102m ²	26m ²
A507	1	1	52m ²	14m ²
B101	1	1	52m ²	17m ²
B102	1	1	51m ²	17m ²
B103	1	1	52m ²	12m ²
B104	1	1	52m ²	12m ²
B105	2	2	77m ²	20m ²
B106	2	2	76m ²	20m ²
B107	1	1	52m ²	14m ²
B201	2	2	77m ²	24m ²
B202	2	2	77m ²	20m ²
B203	1	1	52m ²	12m ²

Unit	Bedrooms	Bathrooms	Covered Area	Covered Veranda
B204	1	1	51m ²	17m ²
B205	1	1	51m ²	12m ²
B206	1	1	51m ²	17m ²
B207	1	1	52m ²	9m ²
B301	1	1	52m ²	17m ²
B302	1	1	51m ²	17m ²
B303	1	1	52m ²	12m ²
B304	1	1	52m ²	12m ²
B305	1	1	51m ²	12m ²
B306	1	1	51m ²	17m ²
B307	1	1	51m ²	12m ²
B308	1	1	52m ²	14m ²
B401	2	2	77m ²	24m ²
B402	2	2	77m ²	18m ²
B403	1	1	52m ²	12m ²
B404	2	2	76m ²	18m ²
B405	2	2	76m ²	18m ²
B406	1	1	52m ²	14m ²
B501	3	2	103m ²	32m ²
B502	3	2	103m ²	22m ²

Unit	Bedrooms	Bathrooms	Covered Area	Covered Veranda
B503	3	2	103m ²	22m ²
B504	3	2	102m ²	27m ²
B505	1	1	52m ²	14m ²
C101	1	1	52m ²	17m ²
C102	1	1	51m ²	17m ²
C103	1	1	52m ²	12m ²
C104	1	1	52m ²	12m ²
C105	1	1	51m ²	12m ²
C106	1	1	51m ²	17m ²
C107	1	1	51m ²	12m ²
C108	1	1	52m ²	14m ²
C201	2	2	78m ²	31m ²
C202	2	2	77m ²	19m ²
C203	1	1	52m ²	12m ²
C204	1	1	51m ²	17m ²
C205	1	1	51m ²	12m ²
C206	1	1	51m ²	17m ²
C207	1	1	52m ²	14m ²
C301	1	1	52m ²	17m ²
C302	1	1	51m ²	17m ²

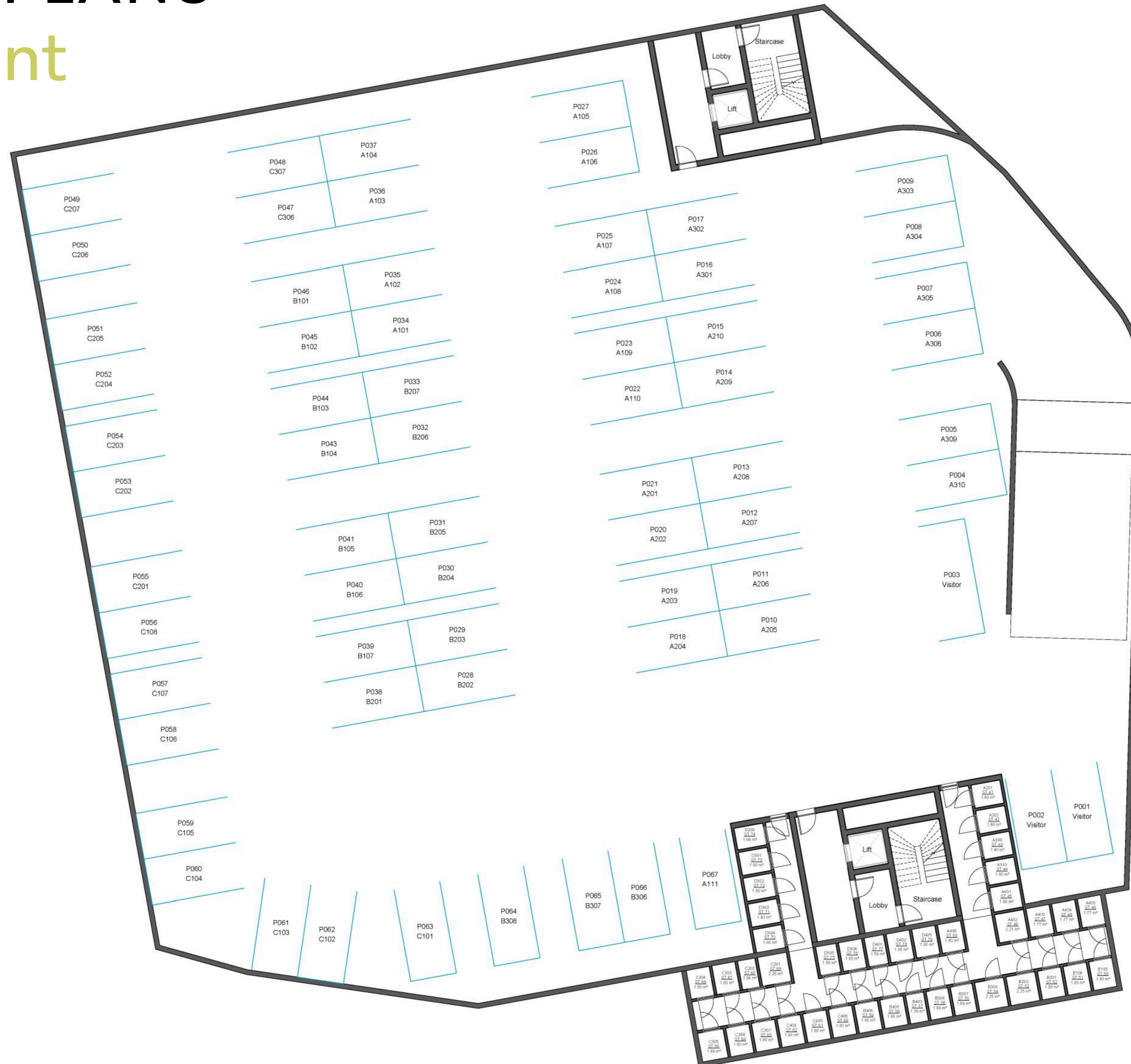
Unit	Bedrooms	Bathrooms	Covered Area	Covered Veranda
C303	1	1	52m ²	12m ²
C304	1	1	52m ²	12m ²
C305	2	2	76m ²	18m ²
C306	2	2	76m ²	18m ²
C307	1	1	52m ²	14m ²
C401	2	2	78m ²	25m ²
C402	2	2	78m ²	20m ²
C403	1	1	52m ²	12m ²
C404	2	2	76m ²	20m ²
C405	2	2	76m ²	20m ²
C406	1	1	52m ²	14m ²
C501	3	2	103m ²	22m ²
C502	3	2	103m ²	22m ²
C503	3	2	103m ²	22m ²
C504	3	2	102m ²	27m ²
C505	1	1	52m ²	14m ²
D101	1	1	52m ²	17m ²
D102	1	1	51m ²	17m ²
D103	1	1	52m ²	12m ²
D104	1	1	52m ²	12m ²

Unit	Bedrooms	Bathrooms	Covered Area	Covered Veranda
D105	1	1	51m ²	12m ²
D106	1	1	51m ²	12m ²
D107	1	1	51m ²	12m ²
D108	1	1	52m ²	12m ²
D201	1	1	52m ²	22m ²
D202	1	1	51m ²	12m ²
D203	1	1	52m ²	17m ²
D204	1	1	52m ²	7m ²
D205	1	1	51m ²	17m ²
D206	1	1	51m ²	12m ²
D207	1	1	51m ²	17m ²
D208	1	1	52m ²	9m ²
D301	2	2	77m ²	24m ²
D302	2	2	78m ²	19m ²
D303	1	1	52m ²	12m ²
D304	2	2	76m ²	19m ²
D305	2	2	76m ²	19m ²
D306	1	1	52m ²	14m ²
D401	2	2	77m ²	26m ²
D402	2	2	77m ²	21m ²

Unit	Bedrooms	Bathrooms	Covered Area	Covered Veranda
D403	3	2	103m ²	22m ²
D404	3	2	102m ²	27m ²
D405	1	1	52m ²	14m ²
D501	3	2	103m ²	33m ²
D502	3	2	103m ²	22m ²
D503	1	1	52m ²	12m ²
D504	2	2	76m ²	25m ²
D505	2	2	76m ²	18m ²
D506	1	1	52m ²	14m ²

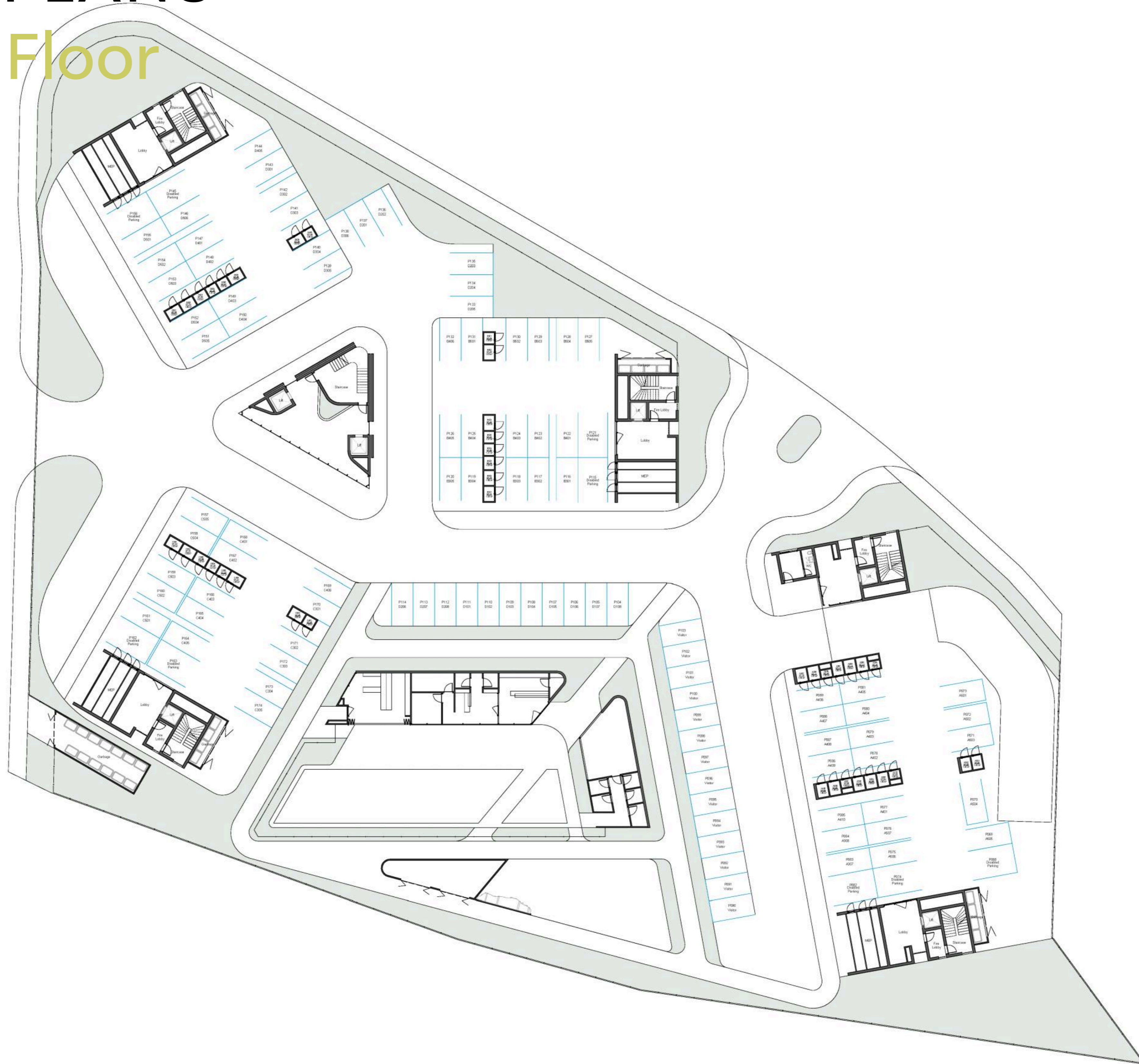
FLOOR PLANS

Basement



FLOOR PLANS

Ground Floor



FLOOR PLANS

Block A 1st Floor



BLOCK A

FLOOR PLANS

Block A 2nd Floor



BLOCK A

FLOOR PLANS

Block A 3rd Floor



BLOCK A

FLOOR PLANS

Block A 4th Floor



BLOCK A

FLOOR PLANS

Block A 5th Floor



BLOCK A

FLOOR PLANS

Block B 1st Floor



BLOCK B

FLOOR PLANS

Block B 2nd Floor



BLOCK B

FLOOR PLANS

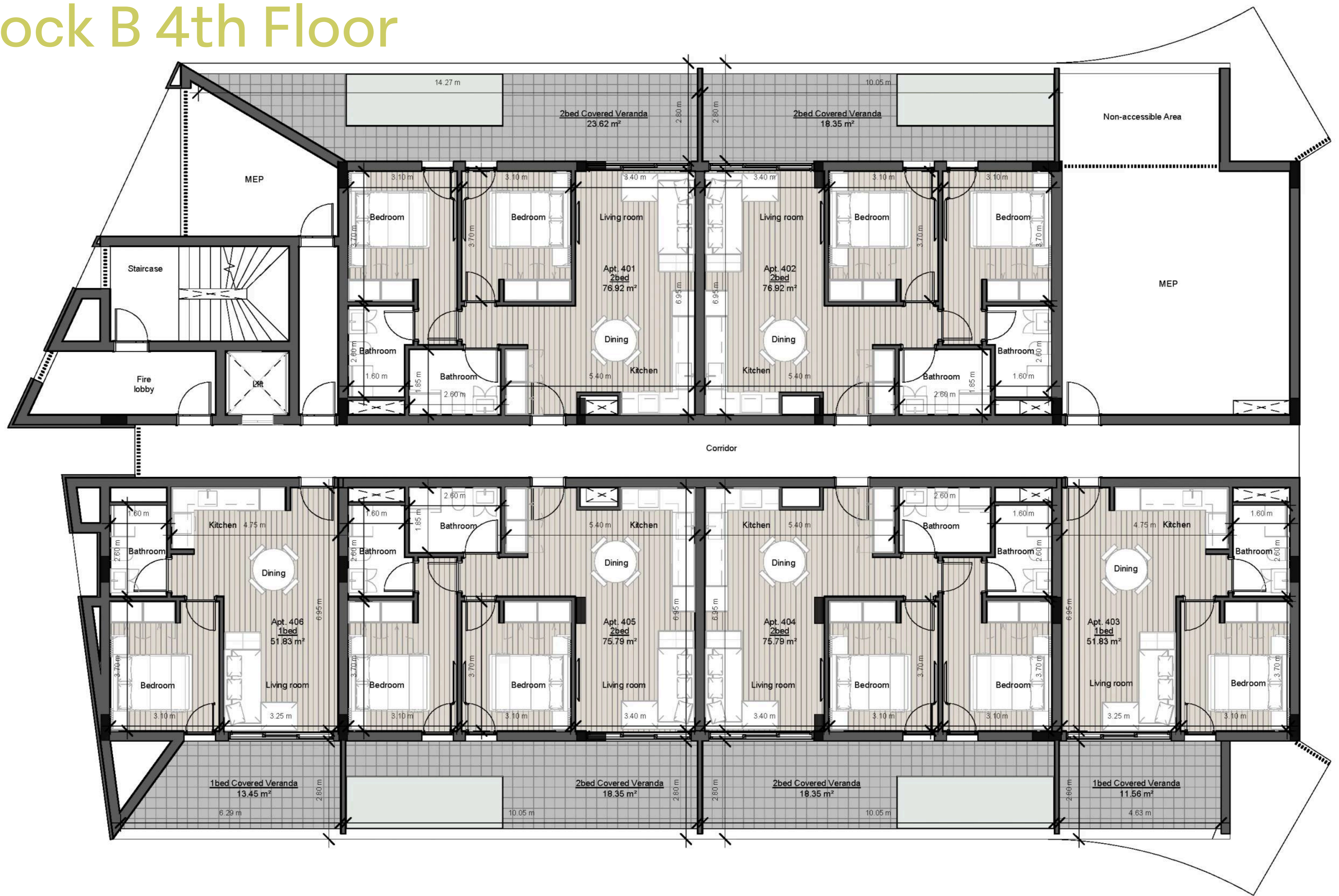
Block B 3rd Floor



BLOCK B

FLOOR PLANS

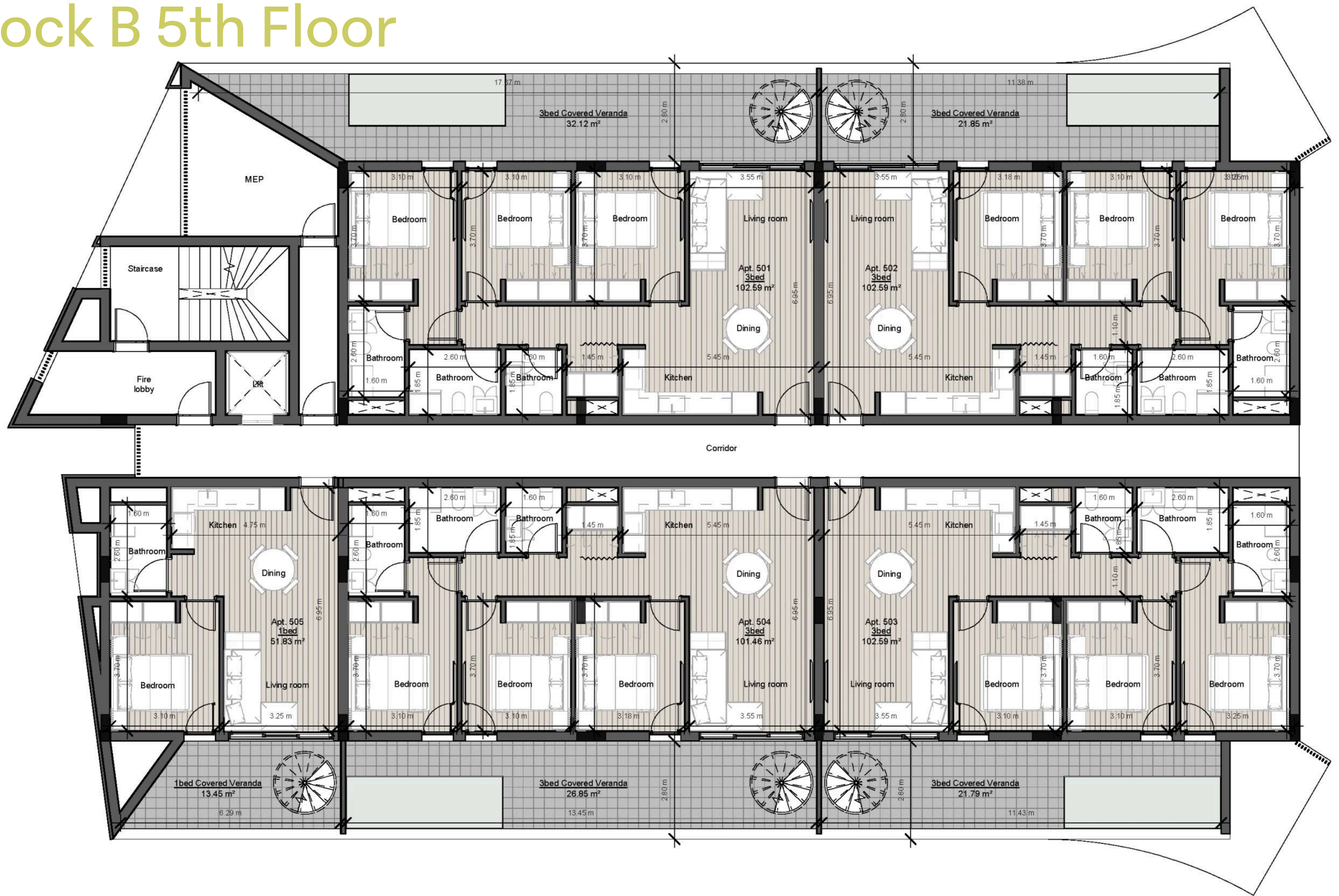
Block B 4th Floor



BLOCK B

FLOOR PLANS

Block B 5th Floor



BLOCK B

FLOOR PLANS

Block C 1st Floor



BLOCK C

FLOOR PLANS

Block C 2nd Floor



BLOCK C

FLOOR PLANS

Block C 3rd Floor



BLOCK C

FLOOR PLANS

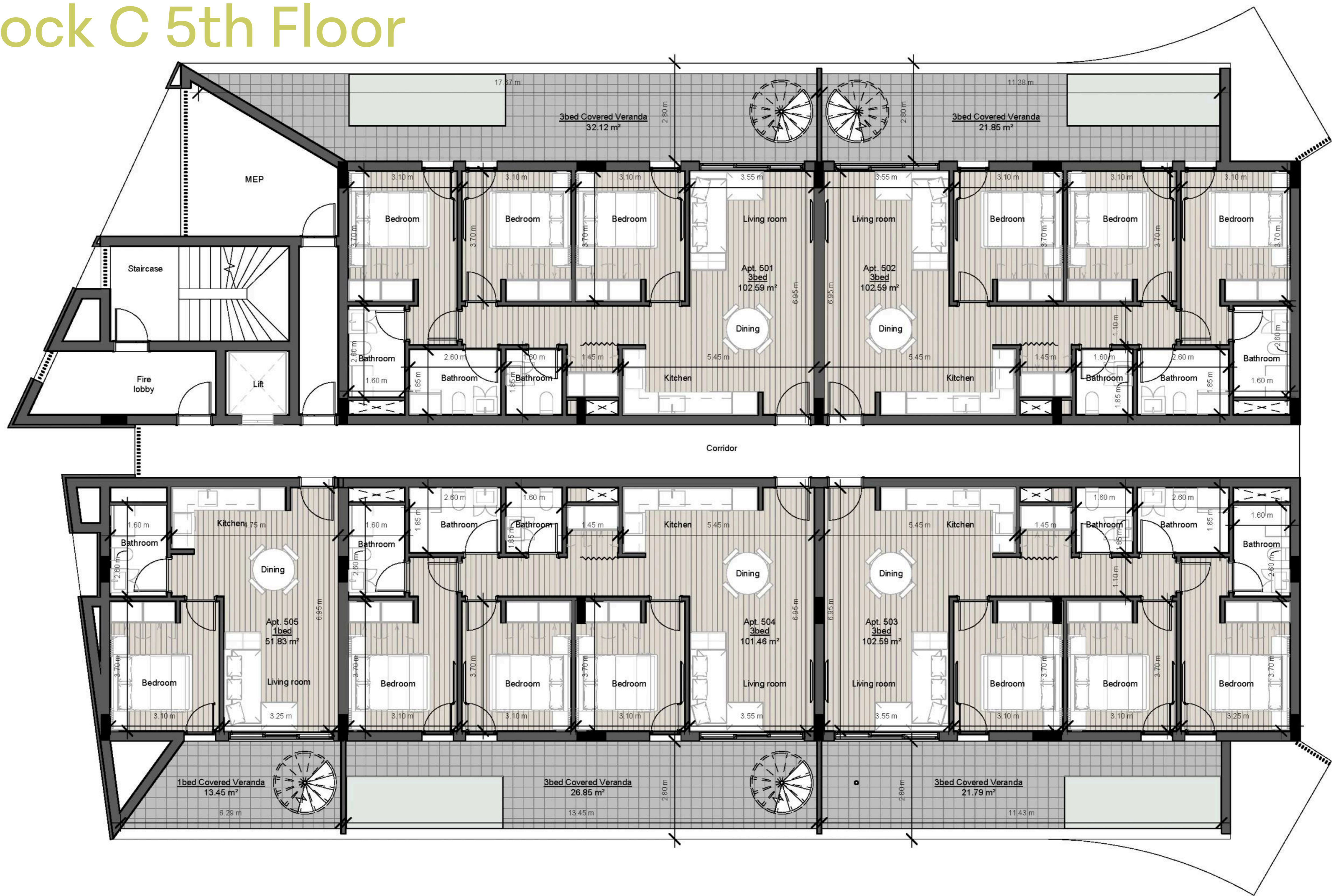
Block C 4th Floor



BLOCK C

FLOOR PLANS

Block C 5th Floor



BLOCK C

FLOOR PLANS

Block D 1st Floor



BLOCK D

FLOOR PLANS

Block D 2nd Floor



BLOCK D

FLOOR PLANS

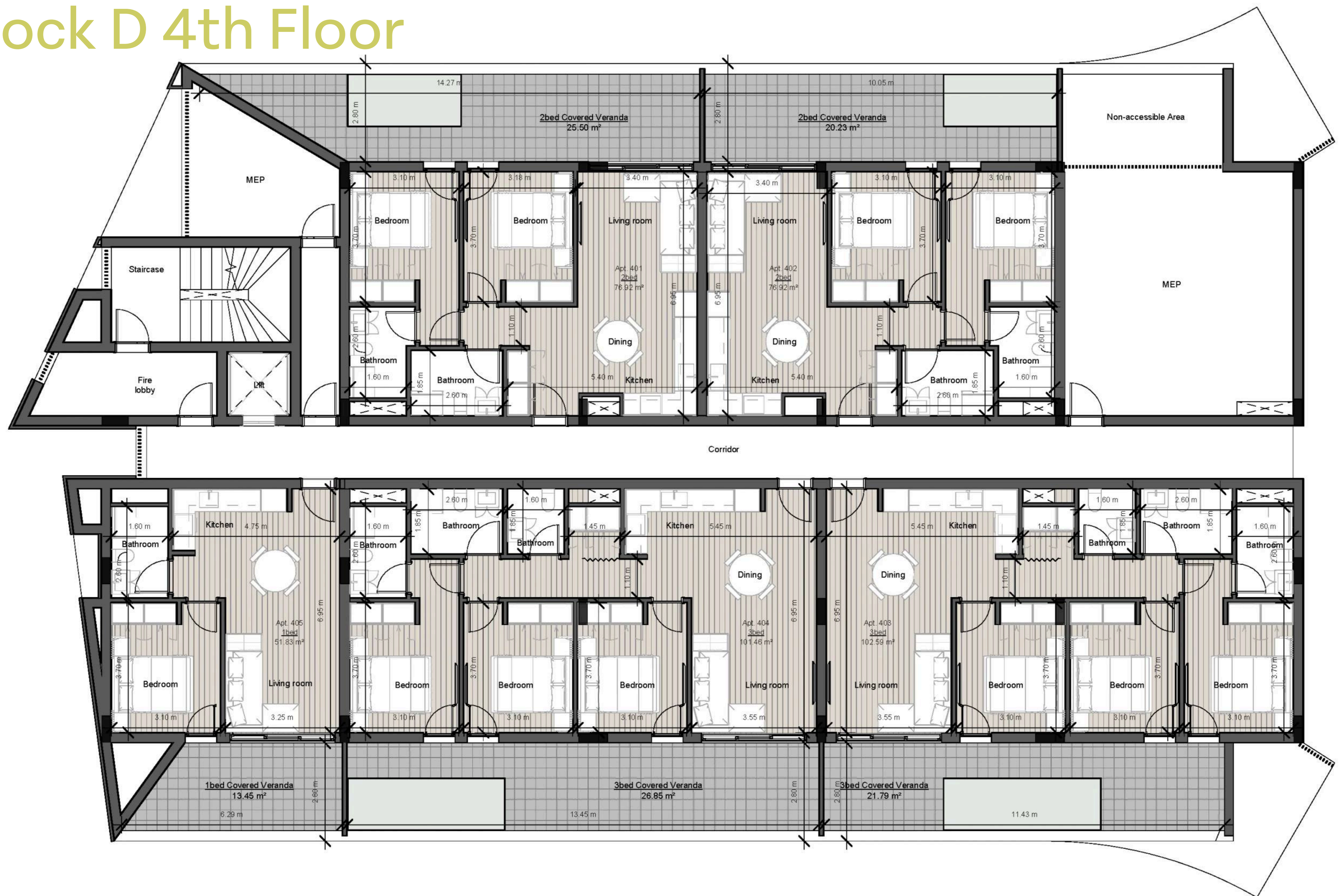
Block D 3rd Floor



BLOCK D

FLOOR PLANS

Block D 4th Floor



BLOCK D

FLOOR PLANS

Block D 5th Floor



BLOCK D





































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.”