

# *Caelia*

R E S I D E N C E S







*a unique name*  
FOR A UNIQUE CONCEPT

The **Caelia Residences** is a distinctively designed, avant-garde apartment complex, comprised of two blocks with 8 spacious apartments in each. It boasts an edgy, striking exterior, complete with luscious landscaped gardens and one swimming pool with a deck area, making it perfect for young families seeking for an alternative living experience on the shores of the Mediterranean.

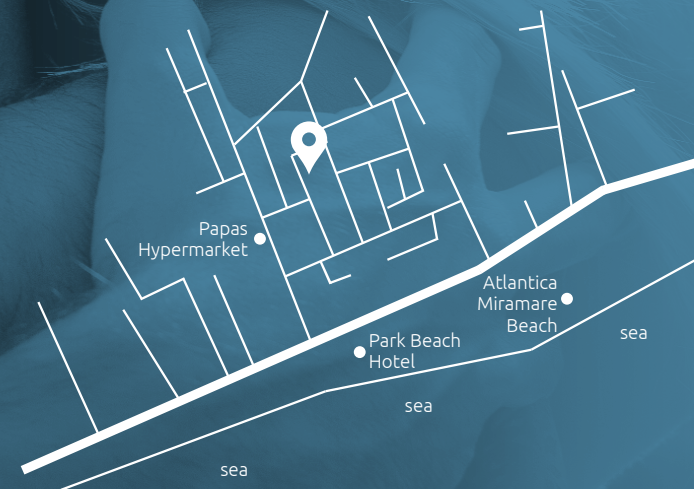




## *experience the*

BEATING HEART OF LIMASSOL

Young urbanite families who prefer the constant buzz of the city rather than a secluded house in the suburbs should look no further than the Caelia Residences. Residents can enjoy living in ultimate comfort in larger than average apartments, with the security of knowing that everything they may need is right at their fingertips. Within a few blocks is a wealth of experiences for the entire family to enjoy, from a day at the beach and a range of watersports, to cycling and high-end shopping.



The building is situated in an enviable location just outside the Germasogeia Tourist Area of Limassol, and a mere 250m away from the forested Dasoudi Beach. Beyond having the beach right at their doorstep, residents can enjoy a host of amenities, all within walking distance, including supermarkets and other shops, pharmacies, banks, restaurants and cafés.





*break free*  
FROM THE MOLD

A trendsetter if there ever was one, the **Caelia Residences** is sure to catch the eye of passersby with its unique façade featuring Limassol's signature hues of metallic sky blue and pastel blue, molded in a wave pattern reminiscent of the azure Limassol coast. Each element is carefully thought out and designed, with every effort made to extend the living spaces, utilizing all corners to ensure utmost comfort and practicality. The large, carefully placed windows allow an abundance of natural light to stream in, creating an atmosphere where the beautiful outdoors is never out of sight.





## *hello,* NEIGHBOR!

Creating a close-knit community where one lives is of paramount importance, and the Caelia Residences provides just the space to do so. The building's expansive lobby is designed with the idea of communal living in mind, and features a cozy, interactive area where neighbors can kick back and relax in each other's company. Whether it's to sip a cup of coffee, play some board games, or arrange playdates, the end goal is to foster meaningful friendships and create an environment of warmth and kinship amongst all residents.

## *work up a sweat under* LIMASSOL'S CLEAR BLUE SKIES

The Caelia Residences caters to residents with active lifestyles, offering a plethora of amenities dedicated to healthy living, from its inviting lush green landscaped park area, to the outdoor gym and swimming pool.

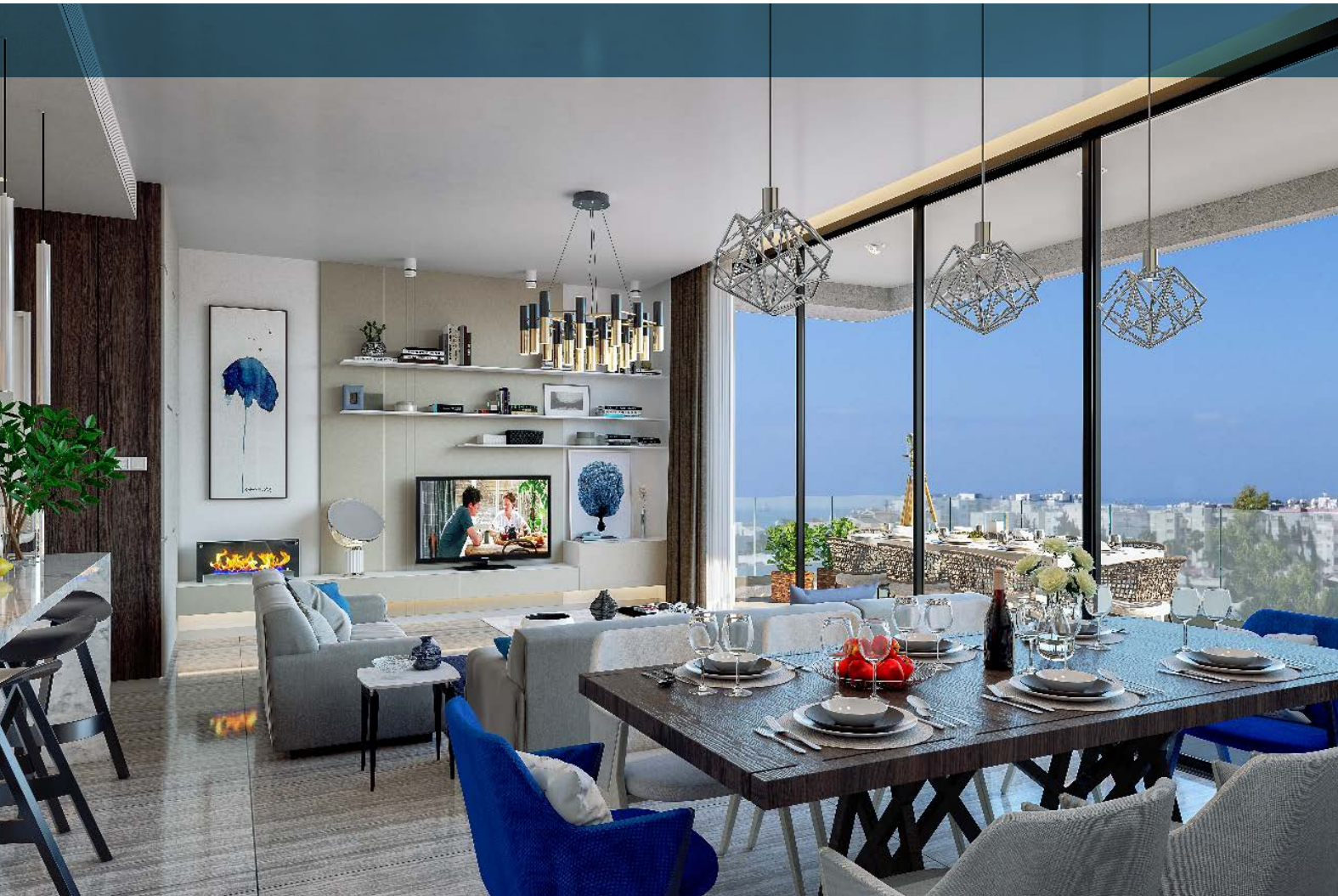
A haven for young families, the Caelia Residences also offers an expansive playground and play areas, as well as shaded areas around the pool to provide comfortable and relaxing spaces.





## *bring the* OUTSIDE... INSIDE

Whether lounging indoors, or enjoying a quiet afternoon breeze on the Caelia's ample balconies, the view of Limassol's horizon are uninterrupted.

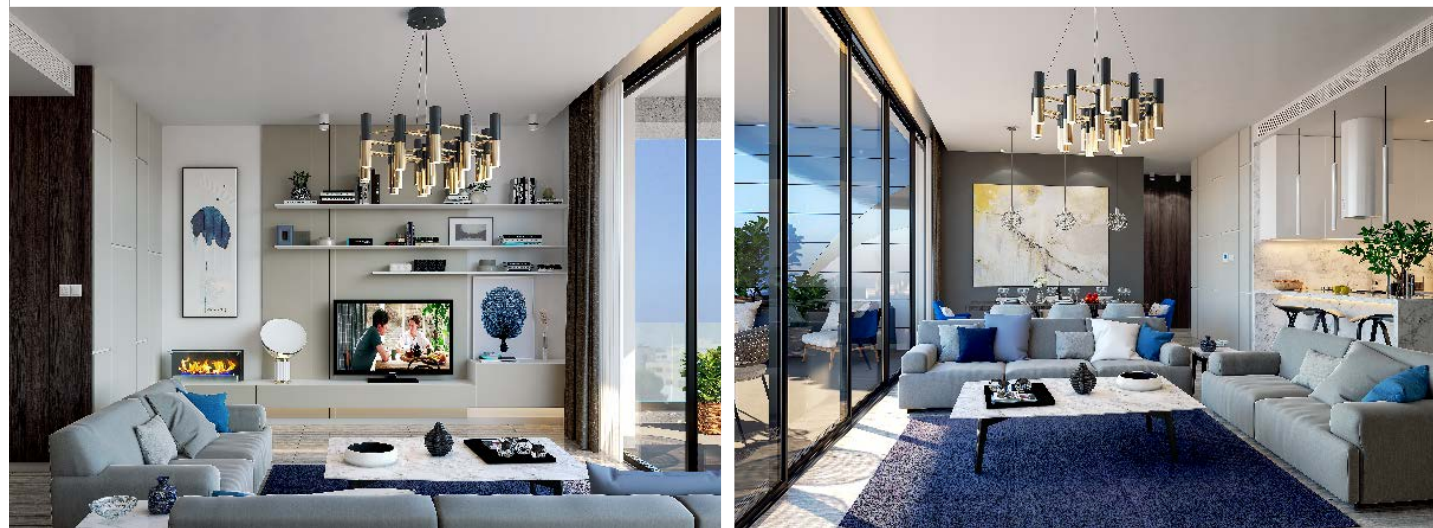


## *let the* SUN SHINE IN

With almost 365 days of sunshine, natural light is abundant in Cyprus, and the Caelia Residences ensure that every living area is awash in brightness. Large windows substitute entire walls, adding to the spaciousness of each room, and stream in golden sunlight while affording a superb view of the Limassol cityscape.







## *quality and style* OF THE HIGHEST STANDARDS

To ensure supreme comfort and effortless style, the Caelia Residences contain the very best in high-quality materials, from solid wood entrance doors and varnished beech timber internal doors, to double-glazed 'Alumil' sliding doors and windows of powder coated aluminium. A wide choice of Italian kitchens are available, each made to withstand the wear and tear of even the most dedicated chefs. Imported Italian materials are used throughout, from the wardrobes and fitted cupboards, to the ceramic floor and glazed wall tiles. By using top-quality materials, we ensure that this is a home that will last a lifetime.





*a lifetime of*  
MEMORIES BEGINS HERE

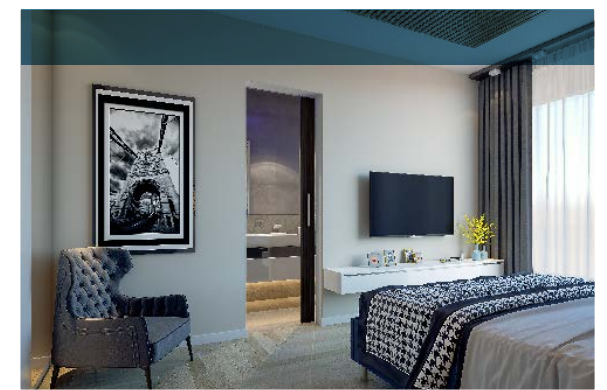
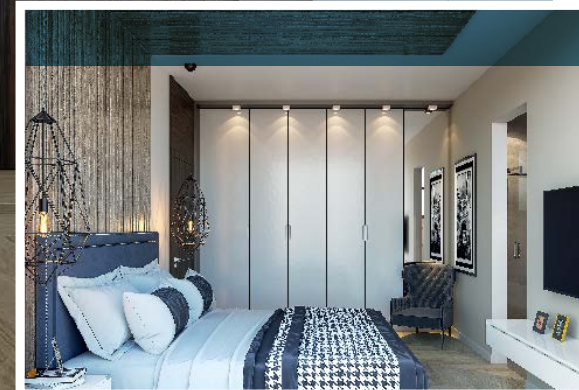
Superior quality kitchen cabinets blend seamlessly with gleaming countertops in the Caelia's bright and roomy kitchens, offering aspiring cooks a sanctuary with plenty of elbow room around the well-lit workspaces, making them perfect for families who want to get their hands dirty.





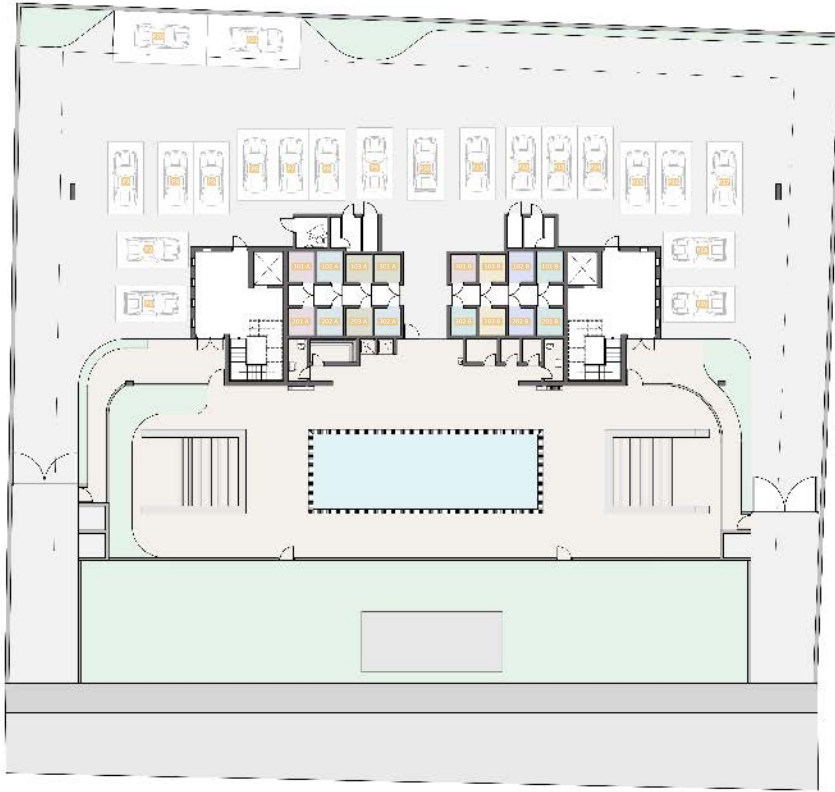
## *sense of* SERENITY

A customized mix of modern and functional, stylish bedrooms offer a sense of serenity, and a quiet corner away from the cacophony of the city. Yet the large windows flanking the side remind residents that the gorgeous outdoors is never far away.





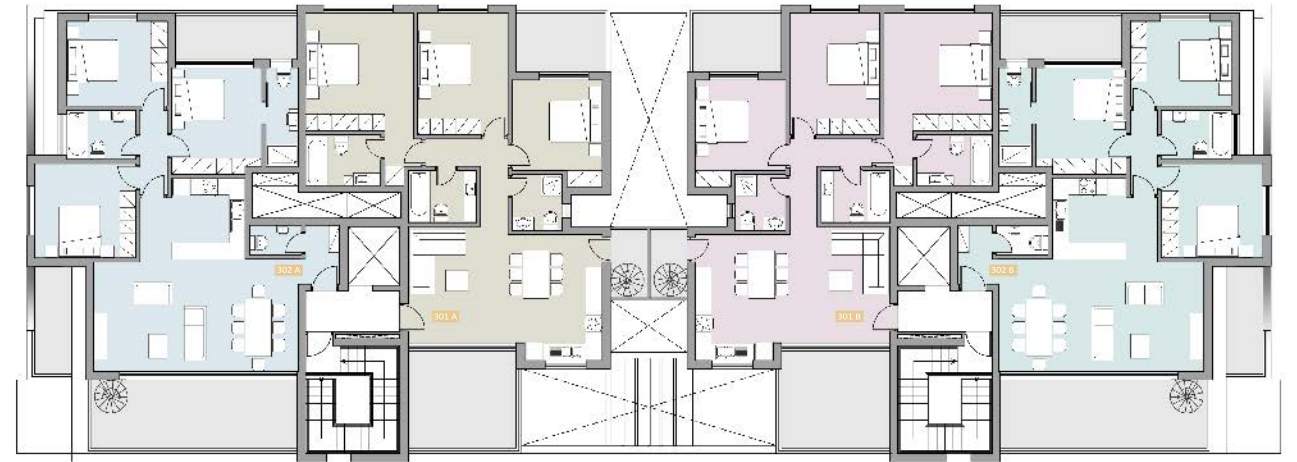
ground  
FLOOR



1st  
FLOOR



2nd  
FLOOR



3rd  
FLOOR





## all about NUMBERS

UNIT	BED/S	WC	VERANDA COV.	VERANDA UNC.	TOTAL COVERED AREAS	PARKING	STORAGE	POOL
A101	2	2	13.3	10.4	130	10.58	5.2	Common
A102	2	2	25.4	8.5	140	10.58	4.7	Common
A103	1	1	9.6		73	10.58	4.5	Common
A201	2	2	17.6		127	10.58	4.1	Common
A202	2	2	23		138	10.58	3.9	Common
A203	1	1	8.2		72	10.58	4.1	Common
A301	3	3	17.6	3.1	161	10.58	4.8	Common
A302	3	3	31.2		172	10.58	4.4	Common
B101	2	2	13.3	10.4	130	10.58	5.2	Common
B102	2	2	25.4	8.5	140	10.58	4.7	Common
B103	1	1	9.6		73	10.58	4.5	Common
B201	2	2	17.6		127	10.58	4.1	Common
B202	2	2	23		138	10.58	3.9	Common
B203	1	1	8.2		72	10.58	4.1	Common
B301	3	3	17.6	3.1	161	10.58	4.8	Common
B302	3	3	31.2		172	10.58	4.4	Common

## we work

WITH THE BEST





# *caelia residences*

AT A GLANCE



2 Blocks

16

Spacious Apartments



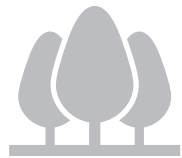
Larger Than Average  
Apartments



Perfect Location



Beautiful Gardens



Landscaped Park  
Area



Swimming Pool



Deck Area



Outdoor Gym



Uninterrupted  
Views



Communal Living  
Area



High-Quality Materials





DOWNLOAD OUR APP



## PROPERTY GALLERY

Monastiraki Center Office No. 3/4 Georgiou A1 Street, 4040 Limassol, Cyprus  
T. +357 25322 112/3 | F. +357 25 322 132 | [info@CyprusPropertyGallery.com](mailto:info@CyprusPropertyGallery.com)  
[www.CyprusPropertyGallery.com](http://www.CyprusPropertyGallery.com) | [www.CyGallery.ru](http://www.CyGallery.ru)

Toll-Free 8000 83 84 | Russia Toll-Free 8(800)775 8 234 | Moscow +7 495 545 4783

---

Every effort has been made to provide accurate measurements and a fair description of the properties included within this literature, but this information cannot be guaranteed.

This literature is only intended to provide an indication of the general style of our development and forms no kind of contract. Property Gallery Ltd reserves the right to alter the design and specification, external finishes and elevation treatments where shown at any time, for any reason without prior notice. Property images are computer generated impressions and not necessarily to scale, and landscaping in the Site Plan is for illustrative purposes. Floor plans are not to scale and all measurements are approximate.