

# VERDE

LUSH LIVING



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VERDE rises gracefully over five levels, offering a boutique collection of just eight exclusive residences. Every home is crafted for those who value architectural refinement, light-filled spaces, and a connection to nature — with thoughtfully designed verandas and terraces that provide the opportunity for lush greenery at every level.

Perfectly positioned on Nikodimou Milona street a prominent central location parallel to the vibrant Makarios Avenue — VERDE places you at the heart of Limassol's most sought-after district. Here, high end shopping, fine dining, and leisure outlets are just steps away, while the serenity of home is always within reach.

LIMASSOL CITY CENTRE / AGIOS NEKTARIOS



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LOCATION MAP

### at a glance

1st floor · 3 - **1 BEDROOM** APARTMENTS

2nd floor · 2 - **2 BEDROOM** APARTMENTS

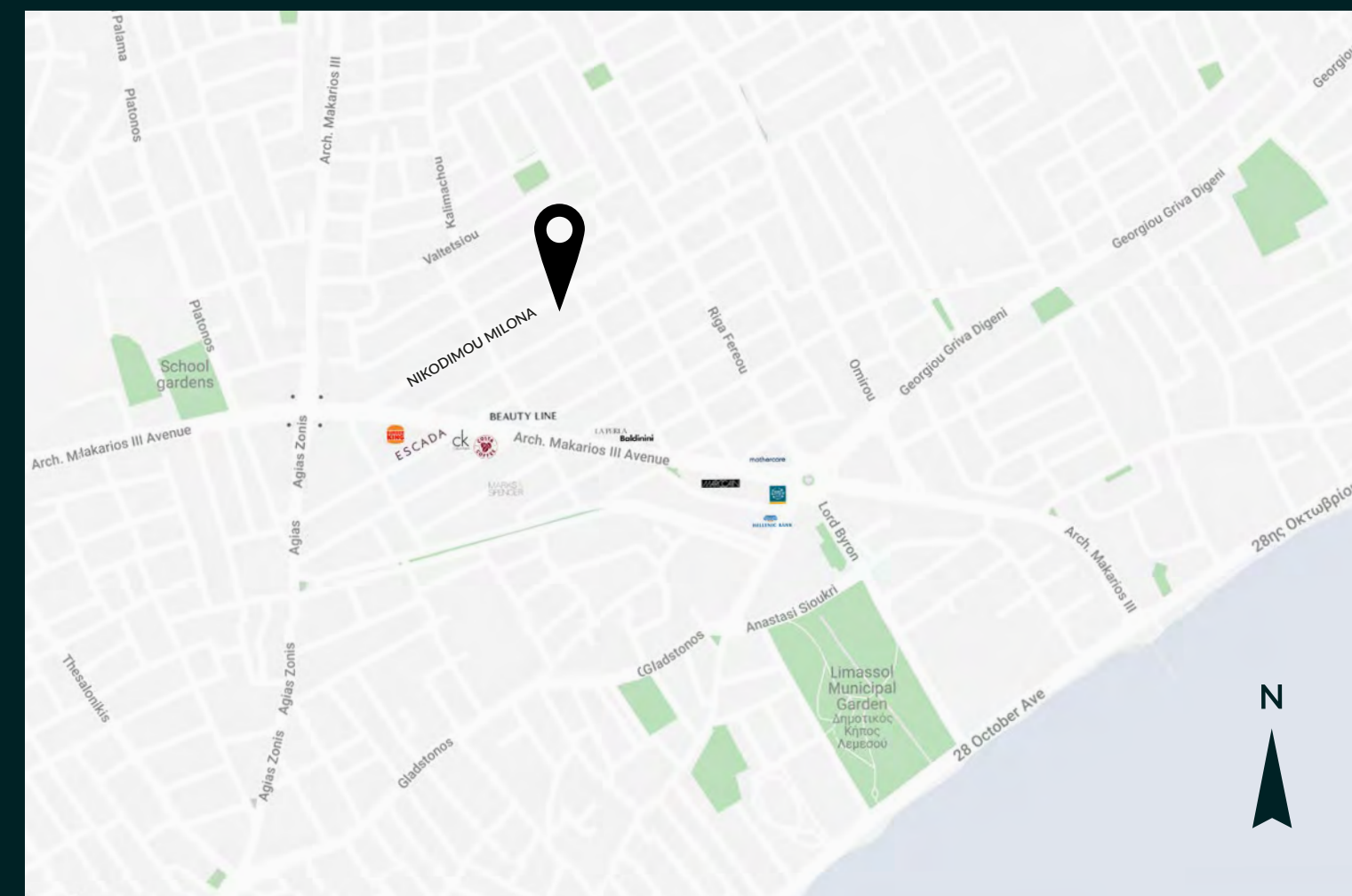
3rd floor · 2 - **2 BEDROOM** APARTMENTS

4th floor · 1 - **3 BEDROOM** PENTHOUSE

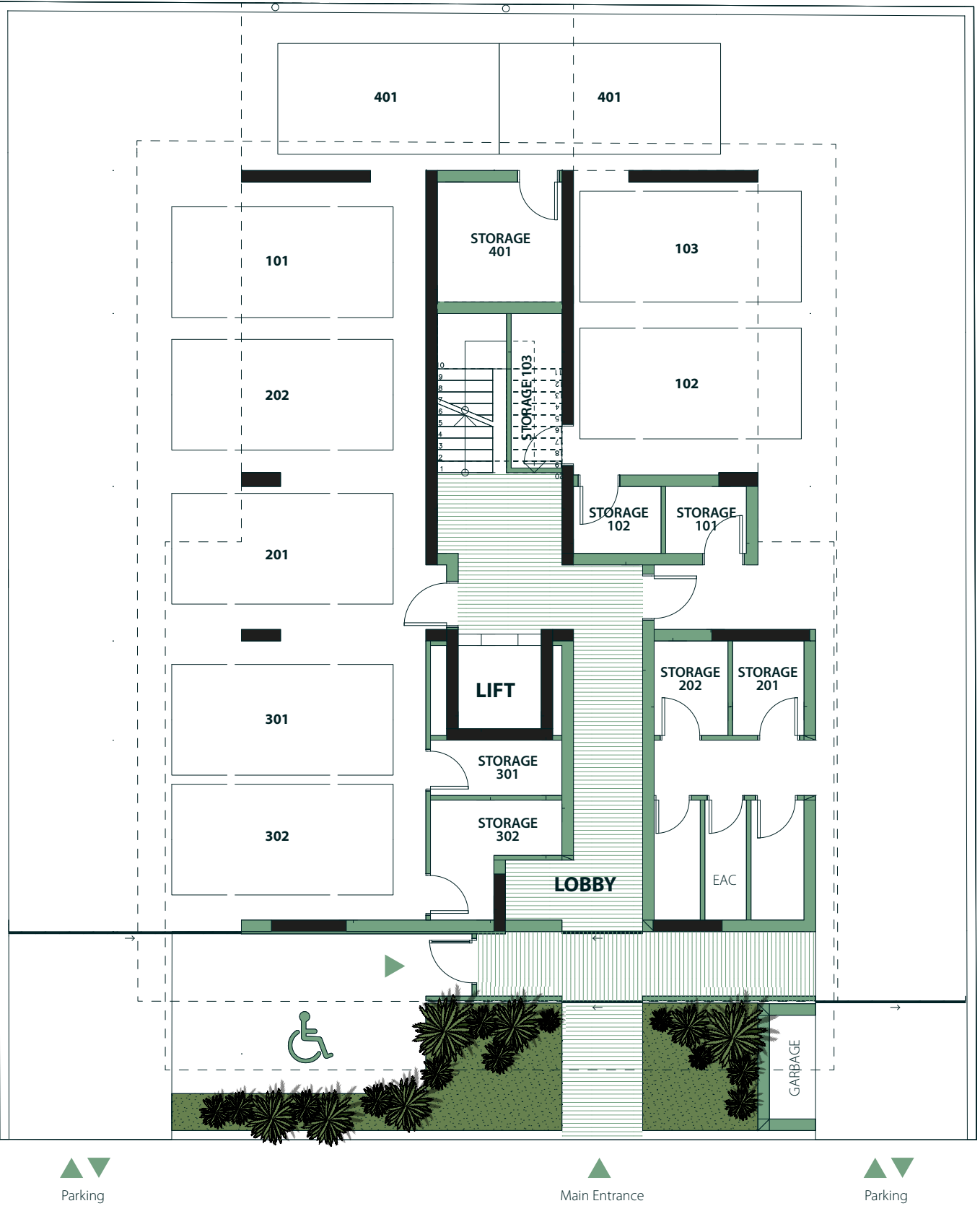
5th floor · 1 - PENTHOUSE **ROOF GARDEN** - wih BBQ and pool area

## AN ADDRESS OF DISTINCTION

VERDE apartments are perfectly situated in one of Limassol's most desirable addresses, placing you at the centre of the city's premium lifestyle. Located on prestigious Nikodimou Milona street, just parallel to the famed Makarios Avenue, where you're only steps away from an array of high-end boutiques, designer stores, gourmet dining and Costa Coffee. The beachfront is just a short 5-minute drive, offering effortless access to the sun, sea, and sand. This is a location where convenience meets sophistication — where every urban pleasure, from morning coffee to late-night cocktails, is within reach. At VERDE, the city's best is right at your doorstep.







**Ground Level – Arrival & Convenience**  
 Residents are welcomed through a private gated entrance with accents of Japanese-inspired timber facade, creating a serene and sophisticated arrival from the main road. The sliding parking gates are seamlessly integrated into this architectural feature, blending security with design elegance.

Each residence benefits from secure parking and a private storage unit, all thoughtfully arranged for ease of access.



1<sup>st</sup>  
floor  
residences

101

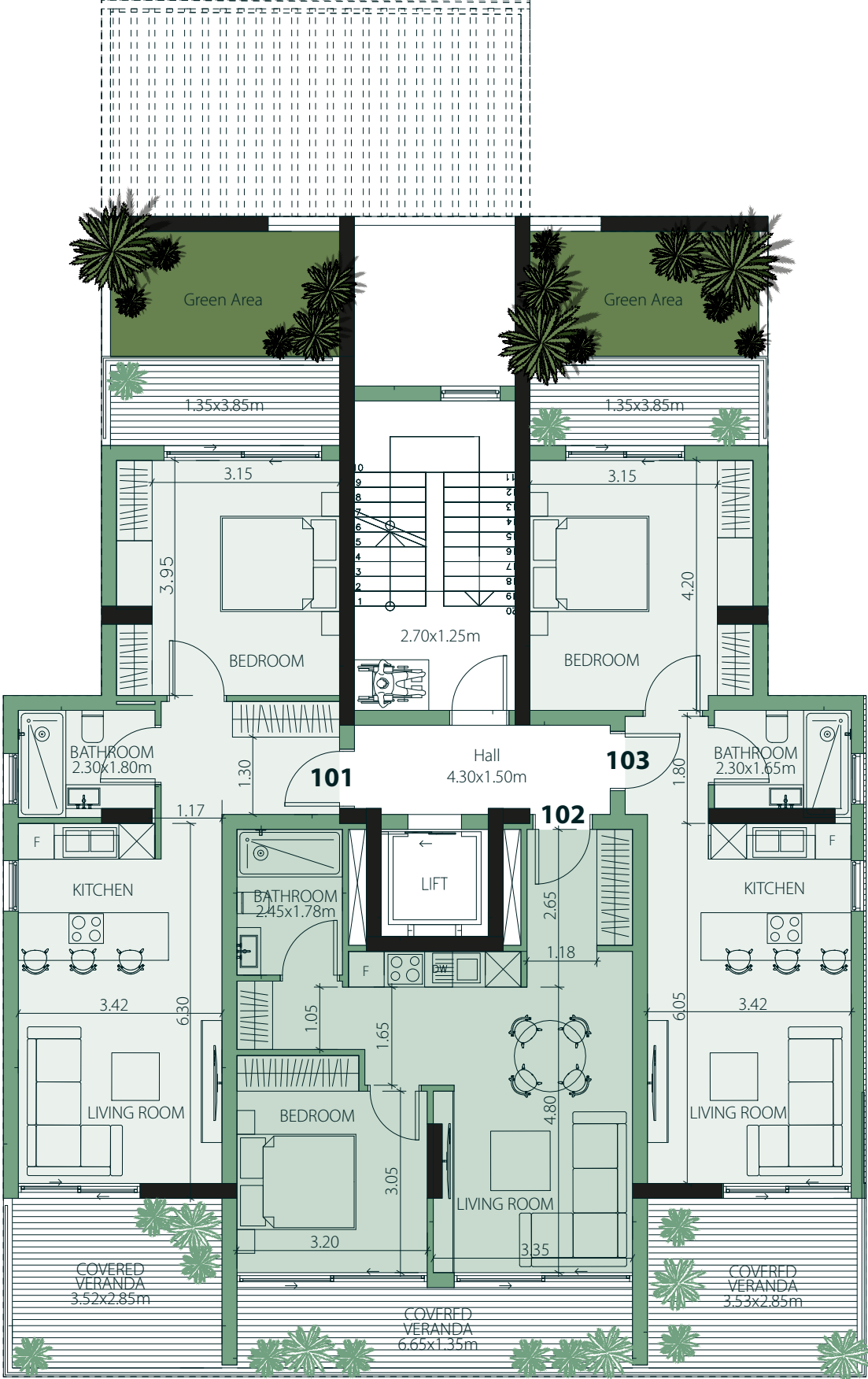
Bedroom	1
Parking	1
Covered Area	54m <sup>2</sup>
Covered Veranda	15m <sup>2</sup>
UnCovered Veranda	-
Green Area	10m <sup>2</sup>
Storage Room	yes
Total Area	79m <sup>2</sup>

102

Bedroom	1
Parking	1
Covered Area	50m <sup>2</sup>
Covered Veranda	9m <sup>2</sup>
UnCovered Veranda	-
Green Area	-
Storage Room	yes
Total Area	59m <sup>2</sup>

103

Bedroom	1
Parking	1
Covered Area	52m <sup>2</sup>
Covered Veranda	15m <sup>2</sup>
UnCovered Veranda	-
Green Area	10m <sup>2</sup>
Storage Room	yes
Total Area	77m <sup>2</sup>



**Three 1-bedroom apartments**  
Three thoughtfully designed 1-bedroom apartments offer smart layouts, generous balconies, and terraces designed to accommodate greenery, creating fresh and calming outlooks.

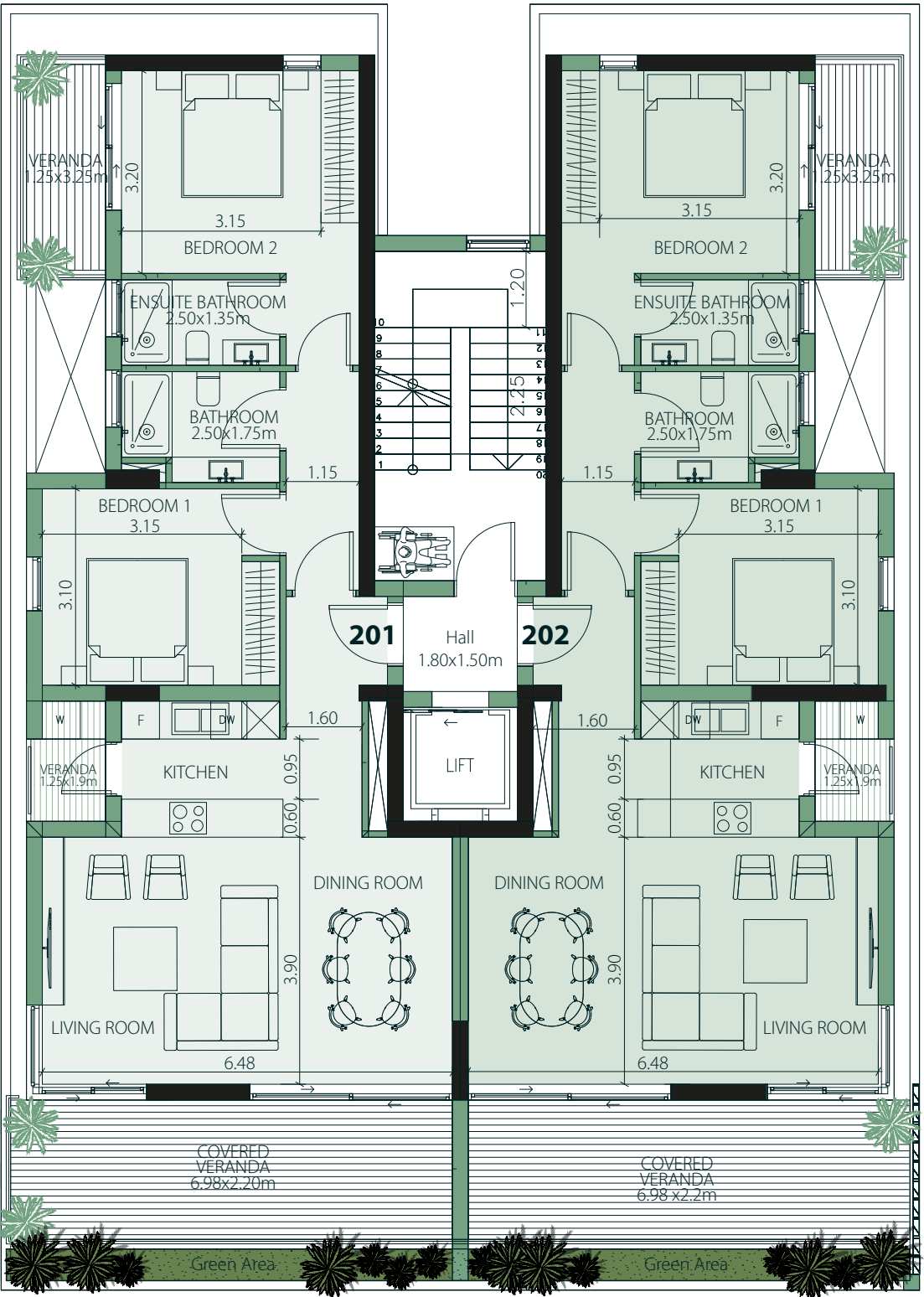
2<sup>nd</sup>  
floor  
residences

201

Bedroom	2
Parking	1
Covered Area	87m <sup>2</sup>
Covered Veranda	21m <sup>2</sup>
UnCovered Veranda	-
Green Area	3m <sup>2</sup>
Storage Room	yes
Total Area	108m <sup>2</sup>

202

Bedroom	2
Parking	1
Covered Area	87m <sup>2</sup>
Covered Veranda	21m <sup>2</sup>
UnCovered Veranda	-
Green Area	3m <sup>2</sup>
Storage Room	yes
Total Area	108m <sup>2</sup>



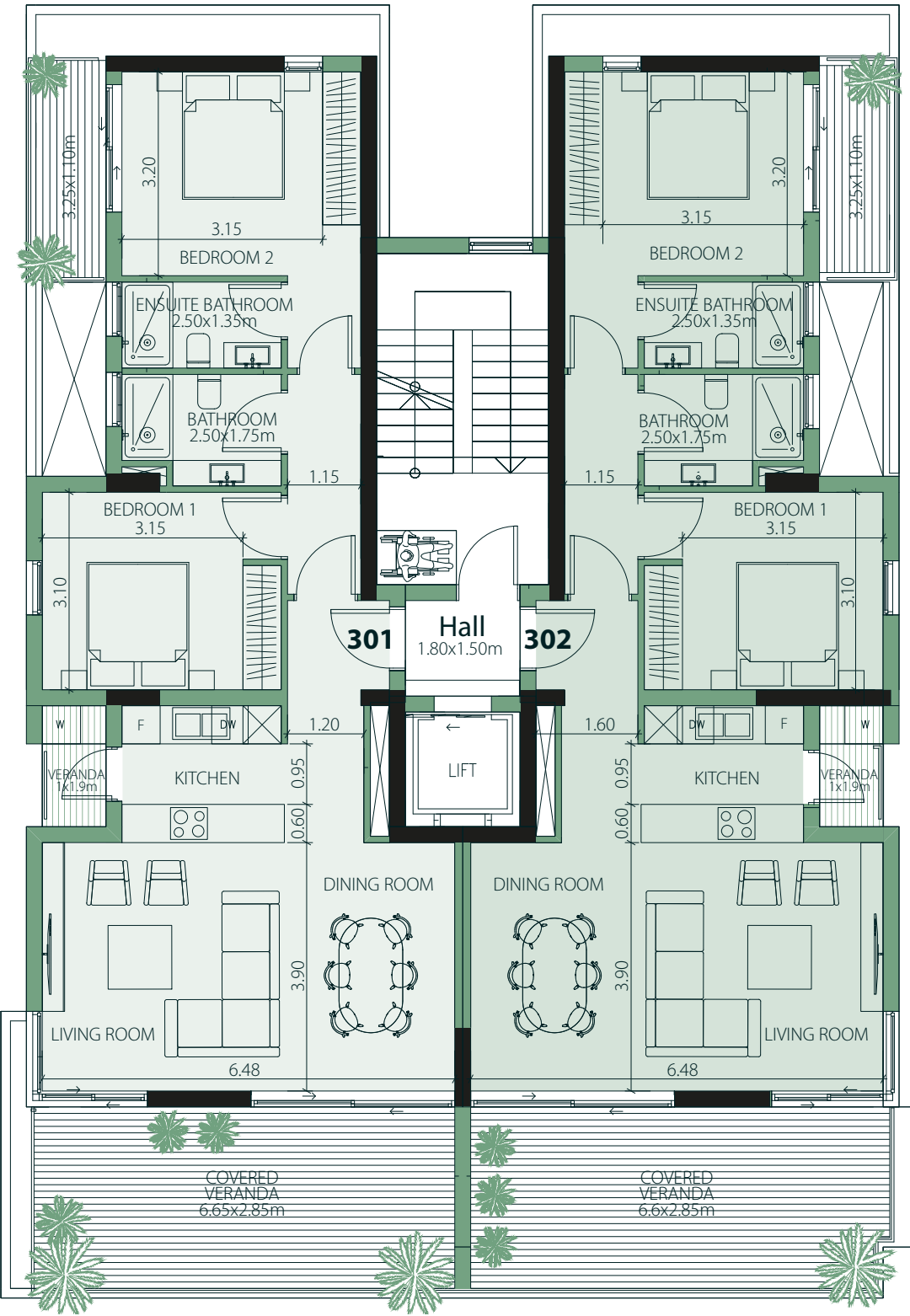
**Two 2-bedroom apartments**  
Two well-proportioned 2-bedroom residences combine open-plan living with carefully zoned private areas, complemented by verandas designed for planting and outdoor enjoyment that blur the line between indoors and out.





RESIDENCE 301  
2 bedroom apartment





**Two 2-bedroom apartments**  
Two elevated 2-bedroom residences enjoy generous balcony areas perfect for entertaining, relaxing, and taking in the open views — offering a true sense of space above the city.

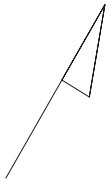
3<sup>rd</sup>  
floor  
residences

301

Bedroom	2
Parking	1
Covered Area	87m <sup>2</sup>
Covered Veranda	25m <sup>2</sup>
UnCovered Veranda	-
Green Area	-
Storage Room	yes
Total Area	112m <sup>2</sup>

302

Bedroom	2
Parking	1
Covered Area	87m <sup>2</sup>
Covered Veranda	25m <sup>2</sup>
UnCovered Veranda	-
Green Area	-
Storage Room	yes
Total Area	112m <sup>2</sup>







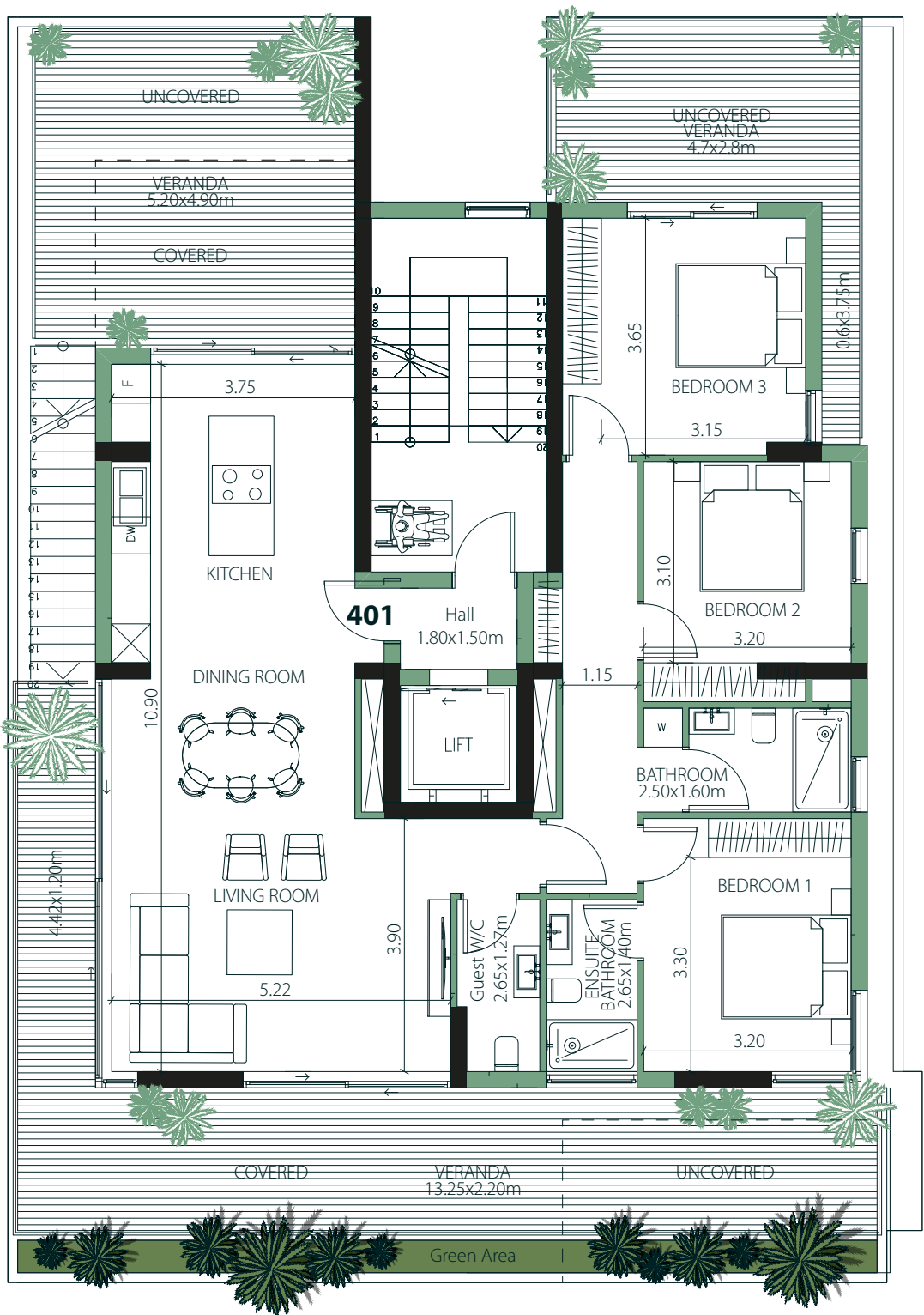
RESIDENCE 401  
3 bedroom penthouse



4<sup>th</sup>  
floor  
penthouse

401

Bedroom	3
Parking	2
Covered Area	125m <sup>2</sup>
Covered Veranda	37m <sup>2</sup>
UnCovered Veranda	42m <sup>2</sup>
Green Area	7m <sup>2</sup>
Storage Room	yes
Total Area	162m <sup>2</sup>

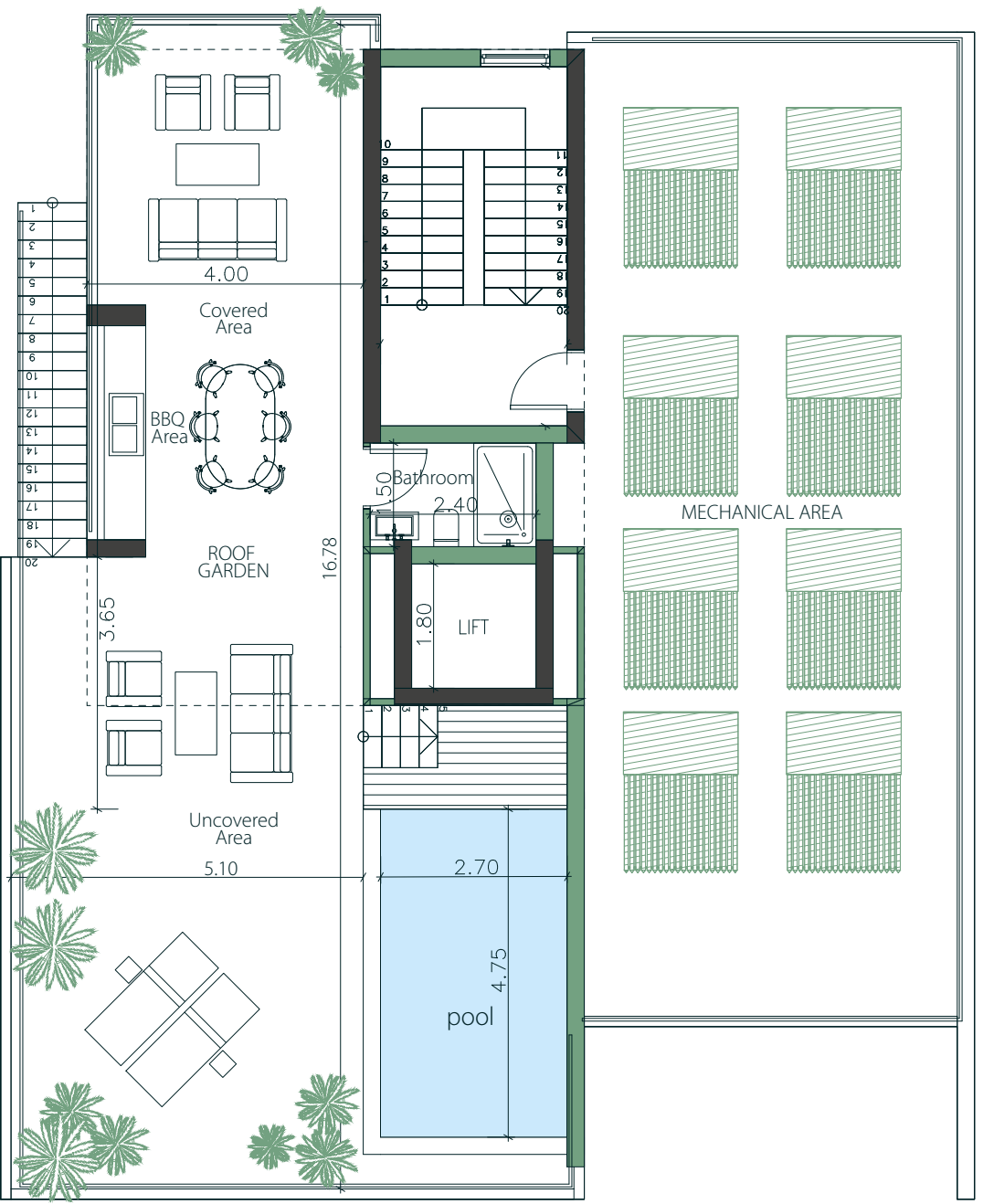


**Level 4 – The Penthouse Experience**  
A singular 3-bedroom penthouse crowns VERDE, defined by an extensive open-plan living and dining area with an elegant island bar at its heart. This sophisticated space easily accommodates both a full dining table and a generous lounge area, ideal for entertaining or relaxed family living.

5<sup>th</sup>  
floor  
roof garden

401

Covered Area	61m <sup>2</sup>
UnCovered Area	45m <sup>2</sup>
Total Area	106m <sup>2</sup>
Pool	2.70x4.75m



**Level 5 - The Penthouse connecting Roof Garden**  
From the living space, direct access leads to the private 106m<sup>2</sup> rooftop on Level 5, an open-air retreat featuring a BBQ area, a refreshing splash pool, a bathroom with shower, and a blend of covered shade for hot days and open sky for summer lounging. Designed for comfort and convenience, it's the perfect venue for hosting or unwinding, with uninterrupted views over the heart of Limassol.



# THE PENTHOUSE EXPERIENCE

Level 4 & 5 - Penthouse & Roof Garden







## INVEST IN CYPRUS

Cyprus is the third largest island in the Mediterranean Sea and is a member of the European Union. It offers an enviable lifestyle in a safe, clean and healthy environment with high living standards. The island is characterised by its low crime levels, year-round sunshine, rich history and culture, and a delicious array of gastronomic delights, which all contribute to a superb quality of life.

Cyprus is a modern, cosmopolitan, transparent business centre offering opportunities for investment across a wide range of sectors. Laws and regulations, systems and infrastructure, are all continuously updated and refined to ensure the country remains at the forefront of international business and commerce.

Cyprus is renowned for delivering high-quality services in a duly regulated environment and represents a top-class experience for investors and business people.

## PERMANENT RESIDENCY

The fast-track Permanent Residence Programme enables the granting of a permanent residence permit to foreigners who intend to invest in Cyprus, provided that the following requirements are met:

- Residential or other property with minimum market value of €300,000 + VAT is purchased in Cyprus.
- Secured annual income from abroad and/or from sources other than employment in Cyprus.
- Funds are transferred from abroad and deposited in a Cyprus Bank in a Three-Year Fixed Deposit Account.
- The residence permit holder must visit Cyprus at least once every two years to maintain his/her status.

### key factors

- Strategic location: at the crossroads of three continents: Africa, Asia and Europe.
- High-standard educational institutions and healthcare facilities.
- Advanced infrastructure and modern airports that connect to many major destinations.
- Cyprus is a common law jurisdiction.
- Property acquired is freehold.
- No inheritance tax.
- Low property tax.
- Reduced rate of 5% VAT on purchases of property under certain circumstances.





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LIMASSOL CITY CENTRE / AGIOS NEKTARIOS



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DESIGN CONSULTANTS

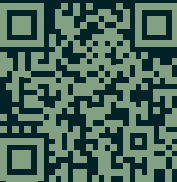
DISCLAIMER

The contents of this brochure are purely conceptual and do not form any part of a sales contract and have no legal binding on us. While we endeavour to portray the development accurately, we reserve the right to amend the layout plans, number of floors & units, elevation, colour scheme, specifications and amenities, etc. without notice.  
E&OE



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