Kalli

Living, Inspired by Beauty

KINNIS
PROPERTY DEVELOPERS

Kalli

A contemporary residential development in the sought-after area of Germasogeia, Limassol, just moments from the beautiful coastline and Dasoudi Beach.

One of Limassol's most popular coastal destinations. The beach stretches for approximately one kilometre and is surrounded by a beautiful eucalyptus woodland, with walking and jogging paths, cycling facilities, children's play areas, watersports and a selection of cafés, restaurants and other amenities.

Situated in one of Limassol's most established and vibrant coastal neighbourhoods. The area combines the convenience of city living with the relaxed atmosphere of a seaside community.

Designed for modern urban living, Kalli Residences offers a selection of thoughtfully planned 1, 2 and 3-bedroom apartments, combining elegant architecture, comfortable interiors and private outdoor spaces.

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Kalli Residences has been thoughtfully conceived to create an elegant balance between privacy, comfort, and the pleasures of contemporary outdoor living.



1st
FLOOR

3 • ONE BEDROOM APARTMENTS

2nd
FLOOR

3 • TWO BEDROOM APARTMENTS

3rd
FLOOR

3 • TWO BEDROOM APARTMENTS

4th
FLOOR

A TWO BEDROOM PENTHOUSE + ROOF GARDEN
A THREE BEDROOM PENTHOUSE + ROOF GARDEN

Each residence is complemented by private outdoor spaces, with verandas in every apartment and private gardens in select residences. These outdoor extensions seamlessly connect indoor living with the outdoors, offering inviting spaces for relaxation and privacy, a highly desirable feature in the heart of the city.

The two exclusive penthouses elevate this experience even further, each boasting a private rooftop garden with its own swimming pool and BBQ area. These exceptional rooftop retreats offer an unparalleled setting for relaxation, entertaining, and alfresco living, while enjoying a heightened sense of privacy and exclusivity.



A defining feature of the development is the communal swimming pool on the ground floor, creating a relaxed setting where residents can unwind, enjoy the Mediterranean climate and connect with the community.



GROUND FLOOR

Residents benefit from a secure, gated parking area, offering convenience and peace of mind within the beautifully maintained grounds. At the heart of the development, a resort-style communal swimming pool provides an inviting setting for moments of relaxation, surrounded by carefully landscaped communal gardens that bring a sense of tranquillity and natural beauty to the residences.

Every detail has been considered to enhance everyday living.

Each apartment is complemented by its own dedicated private storage area, providing discreet and practical additional space while maintaining the clean, refined character of the residences.

Together, the landscaped surroundings, elegant communal pool, secure parking, and private storage facilities create a residential environment that is both beautifully considered and effortlessly convenient.

FIRST FLOOR RESIDENCES



101

Bedroom	1
Covered Parking	1
Covered Area	51m²
Covered Veranda	15m²
UnCovered Veranda	-
Green Area	23m²
Storage Room	3m²
Total Area	92m²

102

Bedroom	1
Covered Parking	1
Covered Area	51m²
Covered Veranda	15m²
UnCovered Veranda	-
Green Area	27m²
Storage Room	3m²
Total Area	96m²

103

Bedroom	1
Covered Parking	1
Covered Area	52m²
Covered Veranda	18m²
UnCovered Veranda	6m²
Green Area	27m²
Storage Room	3m²
Total Area	106m²



The project is distinguished by its contemporary architecture, with sweeping curved balconies, generous terraces and clean horizontal lines shaping its exterior.

The architecture has been designed to maximise outdoor living, with large openings connecting the interiors to spacious covered verandas on every level.

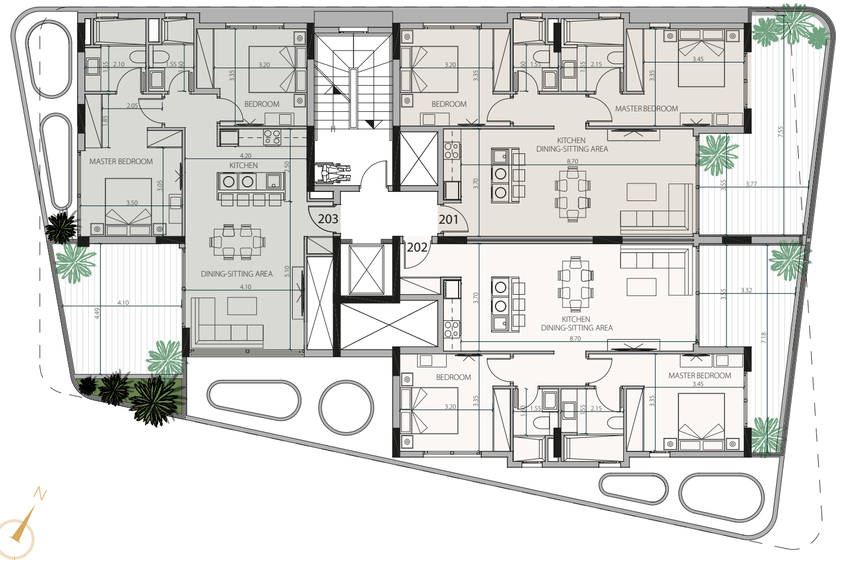








SECOND FLOOR RESIDENCES



201

Bedroom	2
Covered Parking	1
Covered Area	81 m²
Covered Veranda	19m²
UnCovered Veranda	8m²
Green Area	-
Storage Room	3m²
Total Area	111m²

202

Bedroom	2
Covered Parking	1
Covered Area	85m²
Covered Veranda	18m²
UnCovered Veranda	-
Green Area	-
Storage Room	3m²
Total Area	106m²

203

Bedroom	2
Covered Parking	1
Covered Area	86m²
Covered Veranda	20m²
UnCovered Veranda	-
Green Area	4m²
Storage Room	3m²
Total Area	113m²



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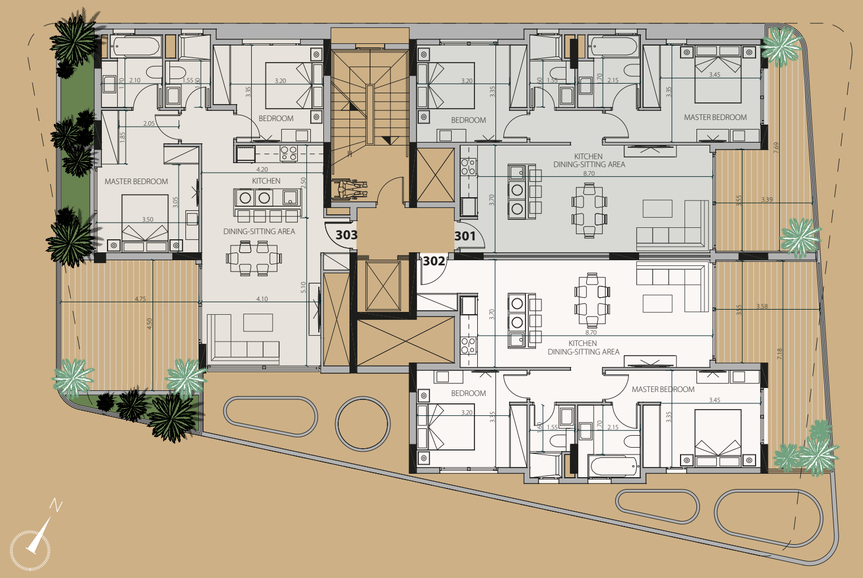
LIVING & DINING AREAS

The open-plan interior layout seamlessly unifies the kitchen, dining, and living zones into a cohesive, high-end environment. Characterized by a warm minimalist aesthetic, the space utilizes a curated palette of cream, beige, and natural oak wood flooring to maximize light and spatial flow.



THIRD FLOOR RESIDENCES



301

Bedroom	2
Covered Parking	1
Covered Area	81m²
Covered Veranda	19m²
UnCovered Veranda	-
Green Area	-
Storage Room	3m²
Total Area	103m²

302

Bedroom	2
Covered Parking	1
Covered Area	85m²
Covered Veranda	18m²
UnCovered Veranda	4 m²
Green Area	-
Storage Room	3m²
Total Area	110m²

303

Bedroom	2
Covered Parking	1
Covered Area	86m²
Covered Veranda	20m²
UnCovered Veranda	3m²
Green Area	9m²
Storage Room	3m²
Total Area	121m²





FOURTH FLOOR PENTHOUSES



401

Bedroom	3
Covered Parking	1
Covered Area	120m²
Covered Veranda	44m²
UnCovered Veranda	-
Green Area	72m²
Storage Room	5m²
Total Area	350m²

402

Bedroom	2
Covered Parking	1
Covered Area	86m²
Covered Veranda	24m²
UnCovered Veranda	-
Green Area	-
Storage Room	4m²
Total Area	181m²

FIFTH FLOOR ROOF GARDENS



401

Swimming Pool	15.20m²
Total Area	109m²

402

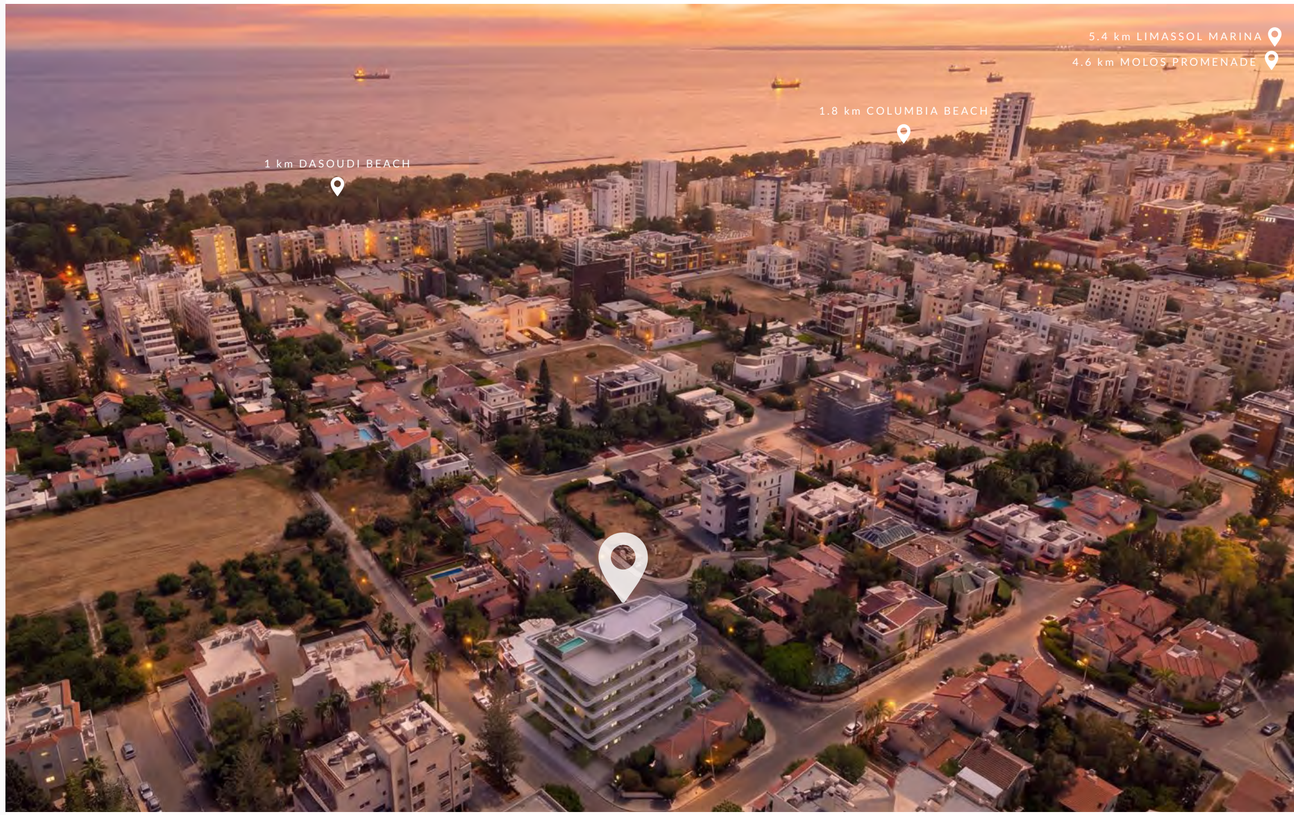
Swimming Pool	16.10m²
Total Area	67m²



Perched high above the city, the private roof gardens of the Kalli Penthouses redefine urban luxury. Thoughtfully partitioned to cater to every mood, these private sanctuaries balance vibrant entertaining with peaceful relaxation.

Experience the romance of golden hour from your private pool, or share unforgettable culinary evenings with guests at the integrated outdoor kitchen and bar. Wrapped in panoramic views and cooled by gentle Mediterranean breezes, it is a space crafted entirely for those who demand the extraordinary.





Kalli Residences offering its residents a peaceful residential setting while remaining within easy reach of the city's key amenities and attractions. The location combines the tranquillity of an established residential neighbourhood with convenient access to Limassol's coastline, restaurants, cafés, shops, schools, and everyday services. Situated in Germasogeia, Limassol 4041, Kalli Residences provides an attractive balance between privacy, accessibility, and the vibrant lifestyle for which the area is known.

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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.
- Investment funds transferred from abroad, with the required minimum investment amount paid before application.
- Maintenance of the qualifying investment and compliance with residency requirements, including not remaining outside Cyprus for two consecutive years.

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.

CREATIVE pxl-creative.design

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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