

# AURAI

RESIDENCES





# LIMASSOL

## THE CITY OF CHOICE

Limassol is Cyprus' cosmopolitan capital, its most important business district and a vibrant modern playground. It is consistently ranked as one of the world's leading cities for quality of life. Nowhere in Cyprus is there a richer mix of modern culture and fascinating heritage.





Limassol's enchanting promenade is situated on the prime seafront boulevard. It is the ideal place for walking, jogging, spending time on the beach or taking time for peaceful contemplation under the shade of a mature palm tree.





# Vibrant Limassol

The city offers an active, vibrant and varied choice of restaurants, stylish cafes , bars and chic lounges.







A MIX OF FINE AND CASUAL DINNING

# An Adventure in Taste

Limassol's gastronomic scene comprises a delicious mix of fine and casual dining. It offers a great selection of cuisines as well as local traditional food.



# Private Schools

There are a number of private schools (Greek, English, French, and Russian) available in Limassol.





# Luxury Shopping



Limassol's shopping is refined. An abundance of global luxury brands  
serve the exquisite tastes of the town's  
stylish residents and visitors.





## LEISURE

A year-round programme of major international events.

Fine-art galleries, historic sites, museums and theatres.



## ALIVE WITH HISTORY

It has a charming medieval quarter, beautiful Byzantine castle and attractive Colonial era architecture.

## LIFESTYLE

Limassol is an important maritime centre, a popular cruise destination and a private yachting hub.





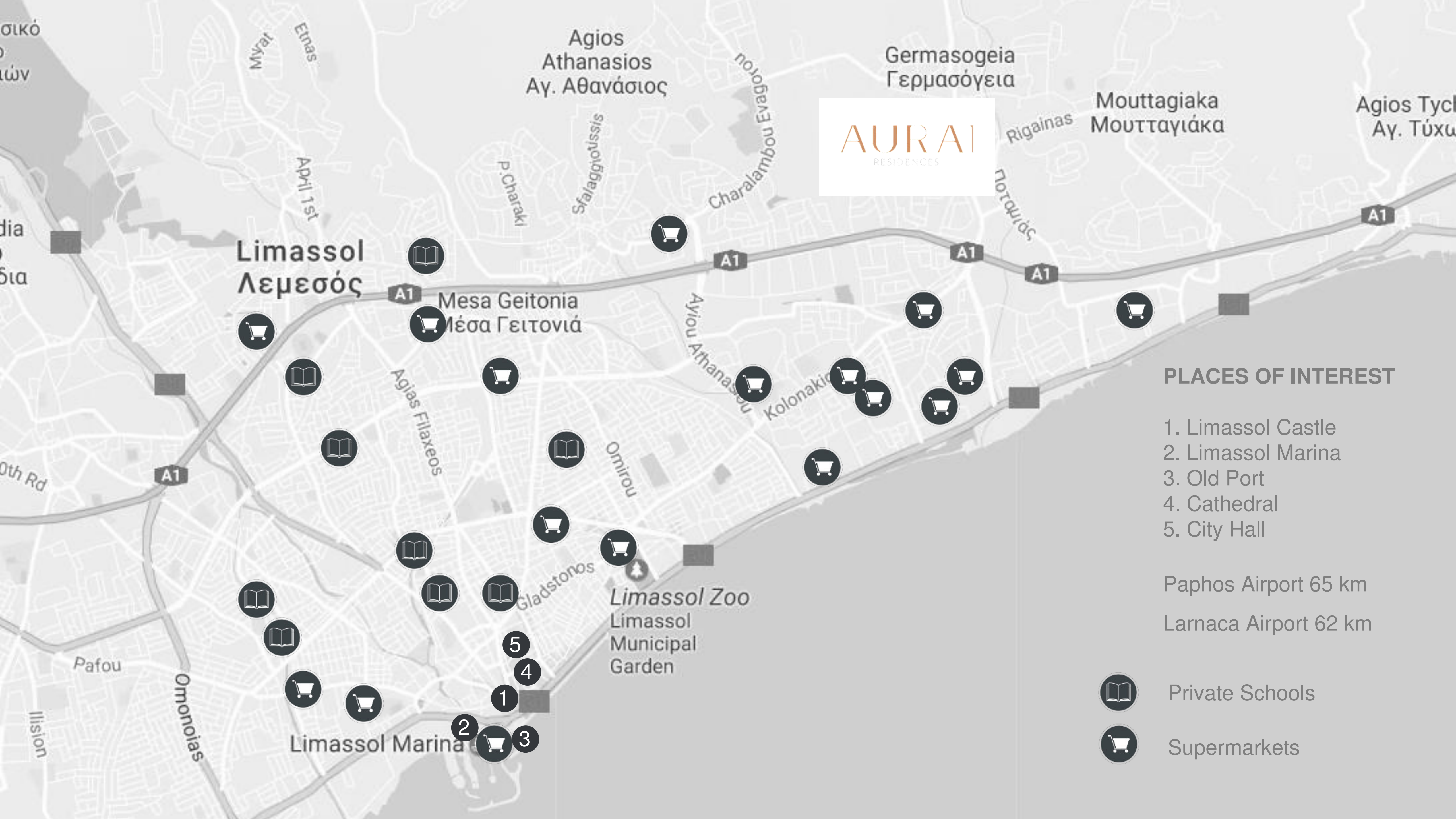
# AURAI

## RESIDENCES

Áurai Residences comprise 11 exclusive three and four bedroom villas situated in one of the most prestigious residential suburbs of Limassol. The contemporary villas offer beautiful views spanning the entire width of the coastline. The designs blend modern architecture with natural materials, including wood, marble and stone, providing a perfect environment for Mediterranean living.









PLACES OF INTEREST

- 1. Limassol Castle
- 2. Limassol Marina
- 3. Old Port
- 4. Cathedral
- 5. City Hall

Paphos Airport 65 km  
Larnaca Airport 62 km

-  Private Schools
-  Supermarkets



# Amenities

AMENITIES NEAR ÁURAI RESIDENCES



Bakery 2.1 km



Supermarket 3.2 km



Private English  
School 6.2 km



Private Hospital 8.7 km



Pharmacy 2.3 km



Petrol Station 2.2 km



Pizza Restaurant 2.0 km



Tavern 3.8 km





A desirable suburb within five minutes of the city.





## Location

Exclusive area in the hills of Germasogeia, one of the most sought after suburbs of Limassol.

## Views

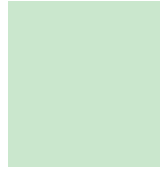
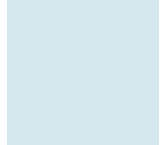
Spectacular views of the city, Mediterranean sea and the rural surroundings.

## Design

Contemporary architectural design offering indoor/outdoor living



# SITE PLAN

-  TYPE A
-  TYPE B
-  TYPE C
-  TYPE D





# TYPE A

PLOT 1 / PLOT 11

4 BEDROOM

TOTAL COVERED AREA: 329 M<sup>2</sup>















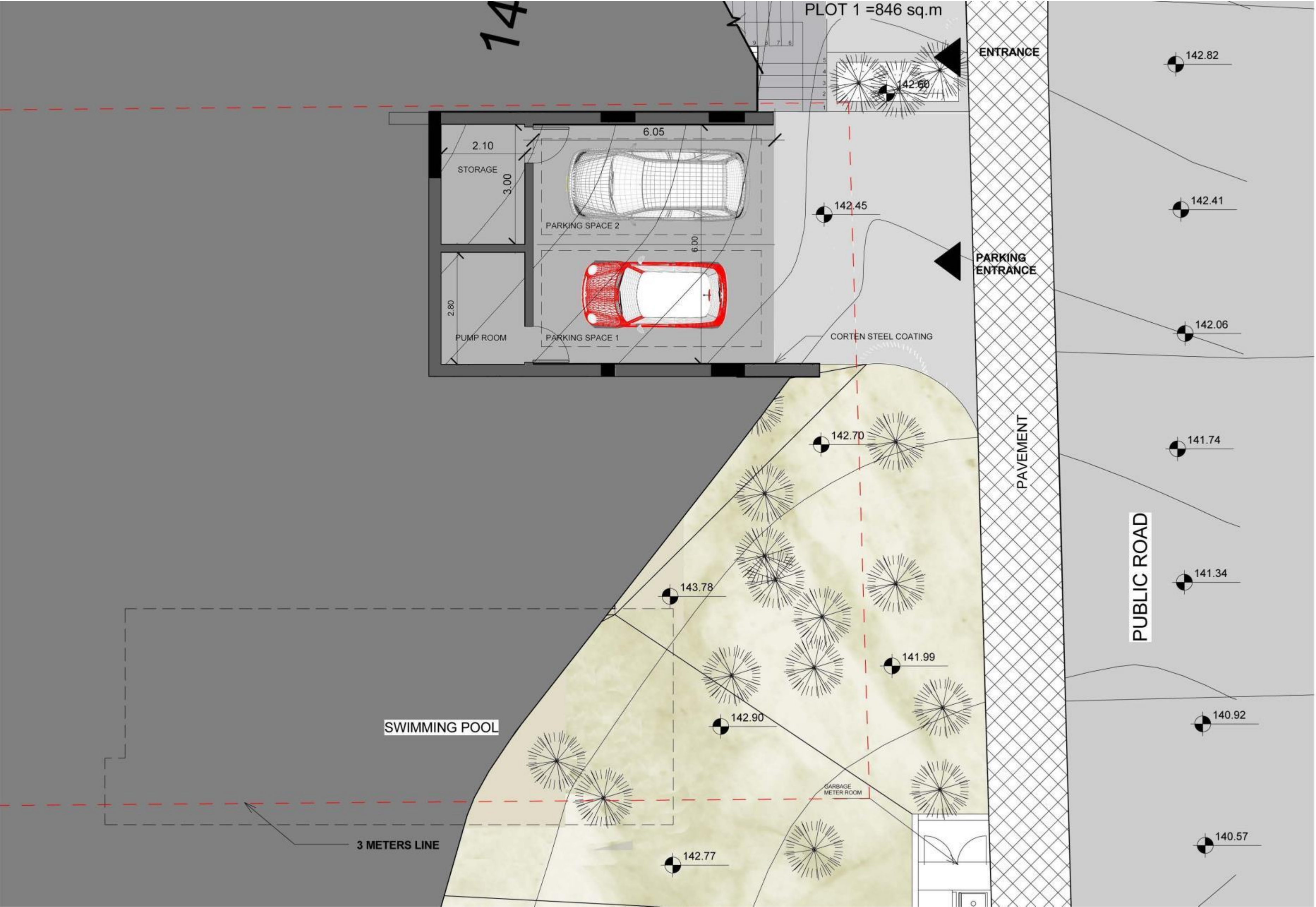






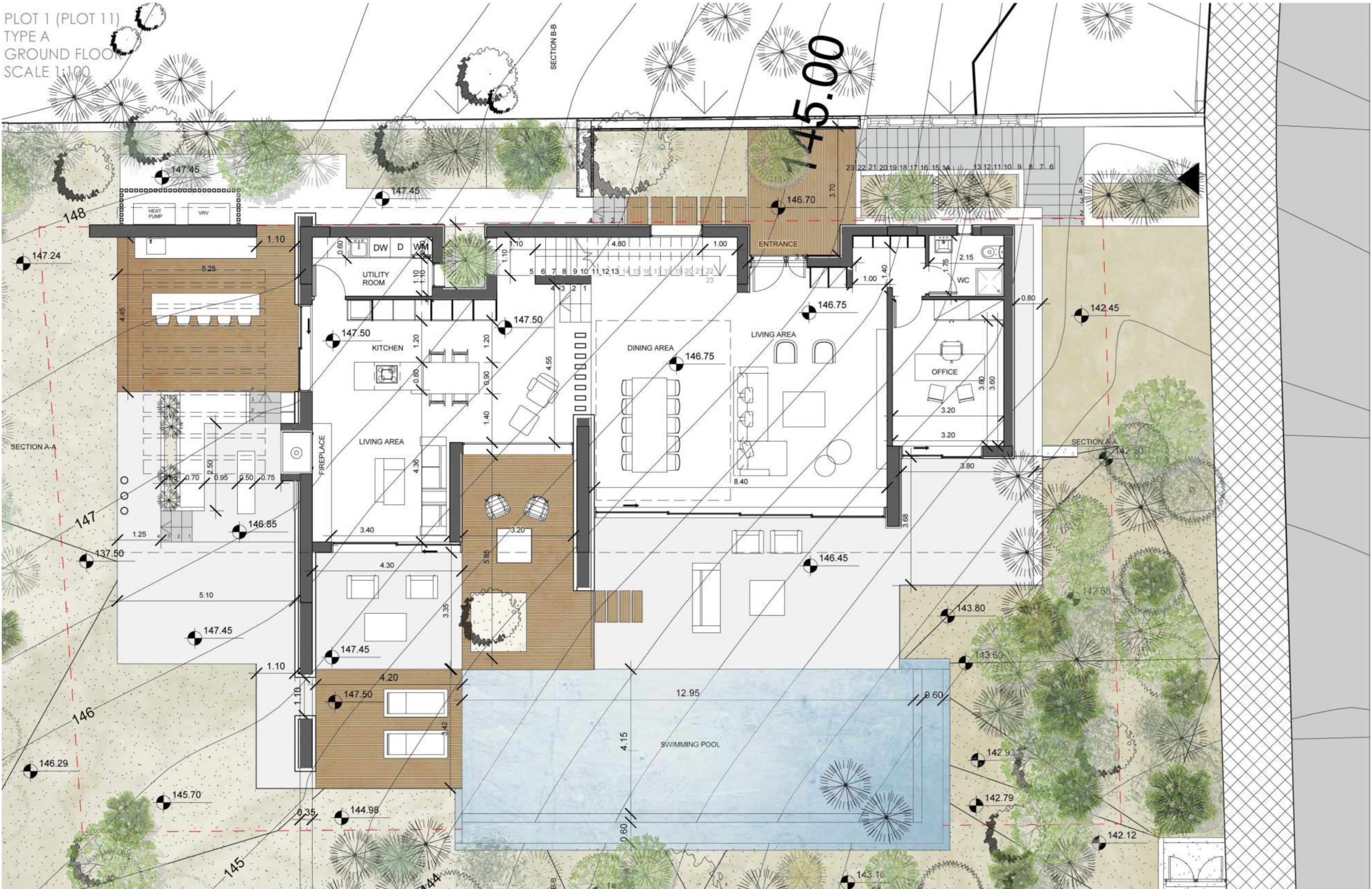
TYPE A

BASEMENT PARKING



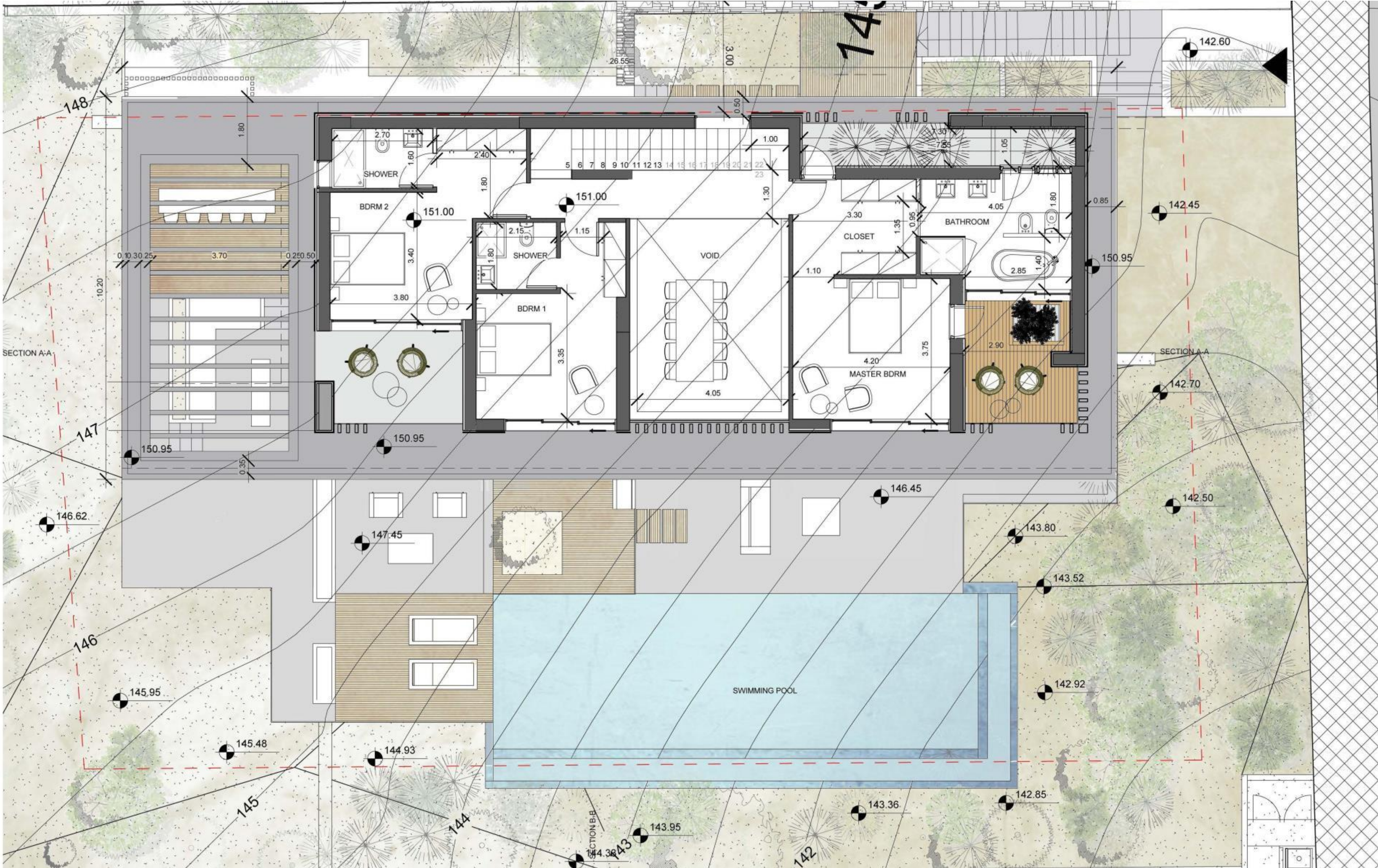


TYPE A  
GROUND FLOOR





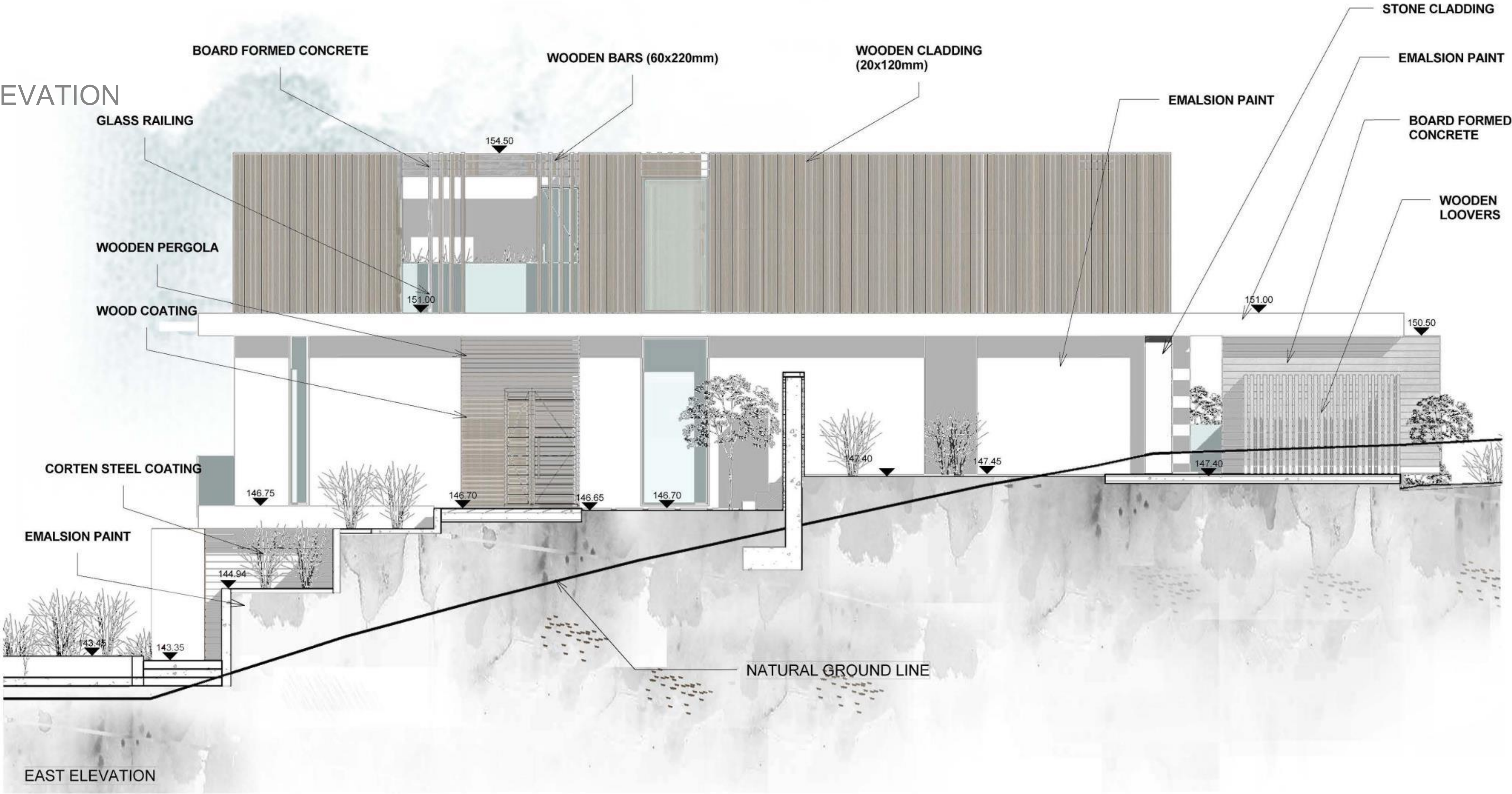
TYPE A  
FIRST FLOOR





TYPE A

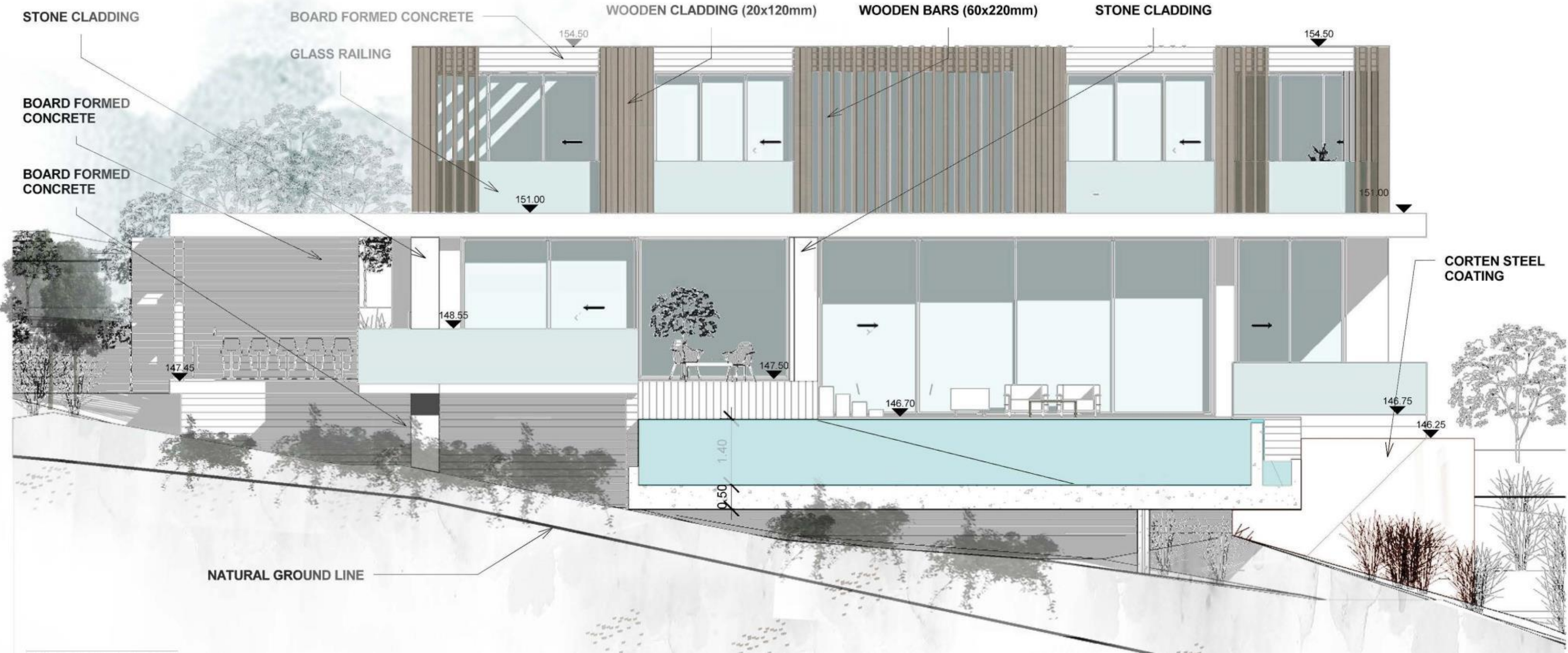
NORTH ELEVATION





TYPE A

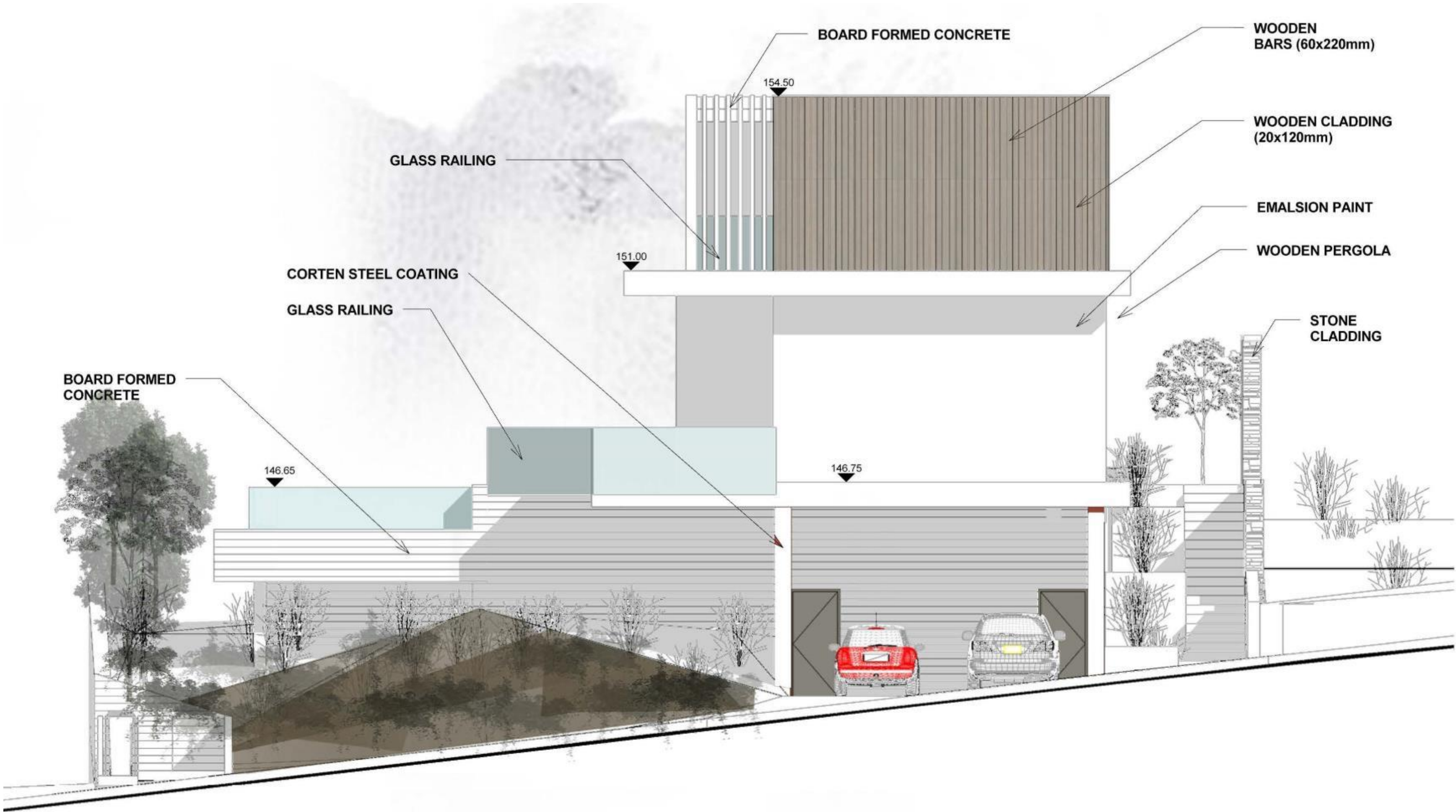
SOUTH ELEVATION





TYPE A

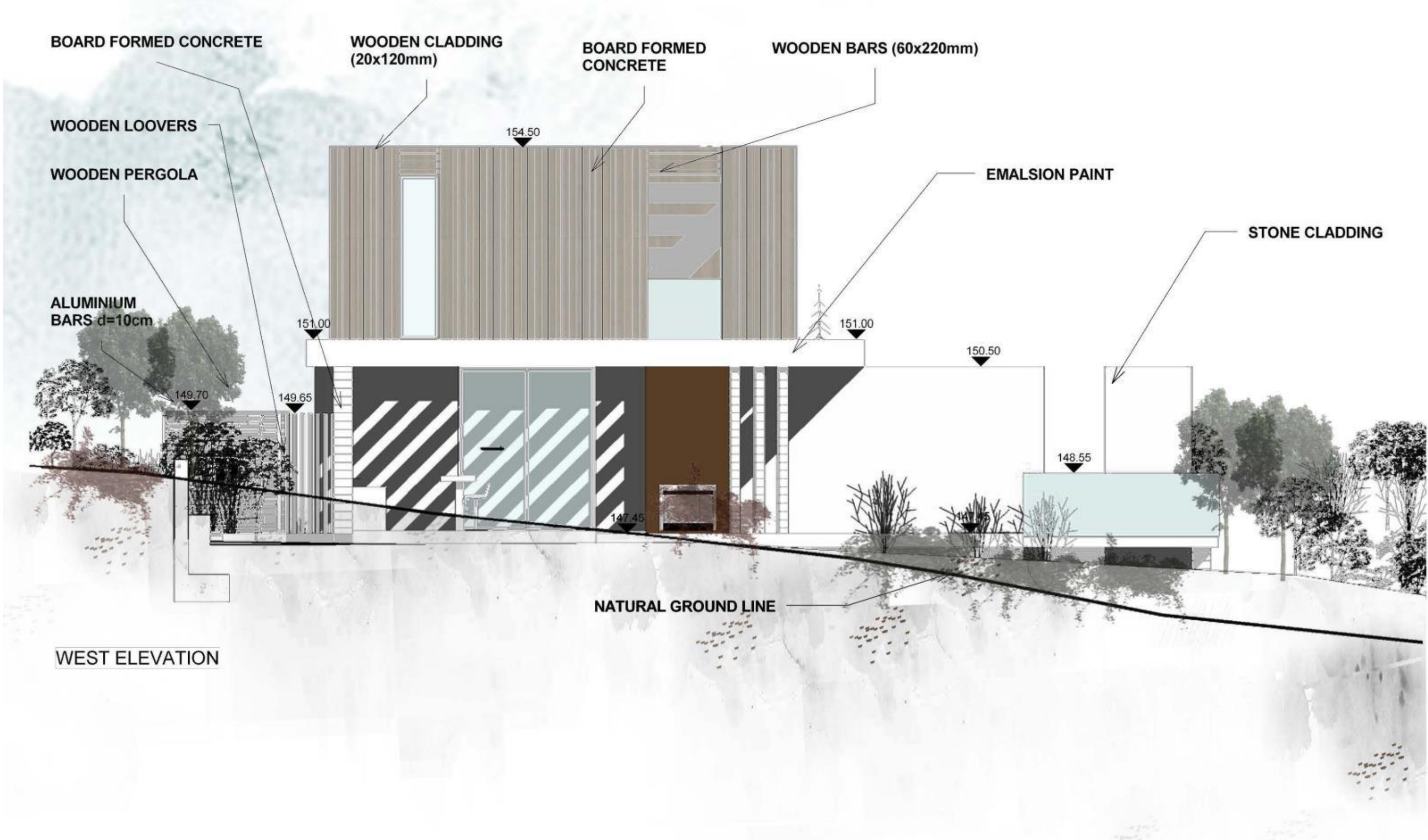
EAST ELEVATION





TYPE A

WEST ELEVATION





# TYPE B

PLOT 2 / PLOT 3 / PLOT 4

4 BEDROOM

TOTAL COVERED AREA: 306 M<sup>2</sup>



















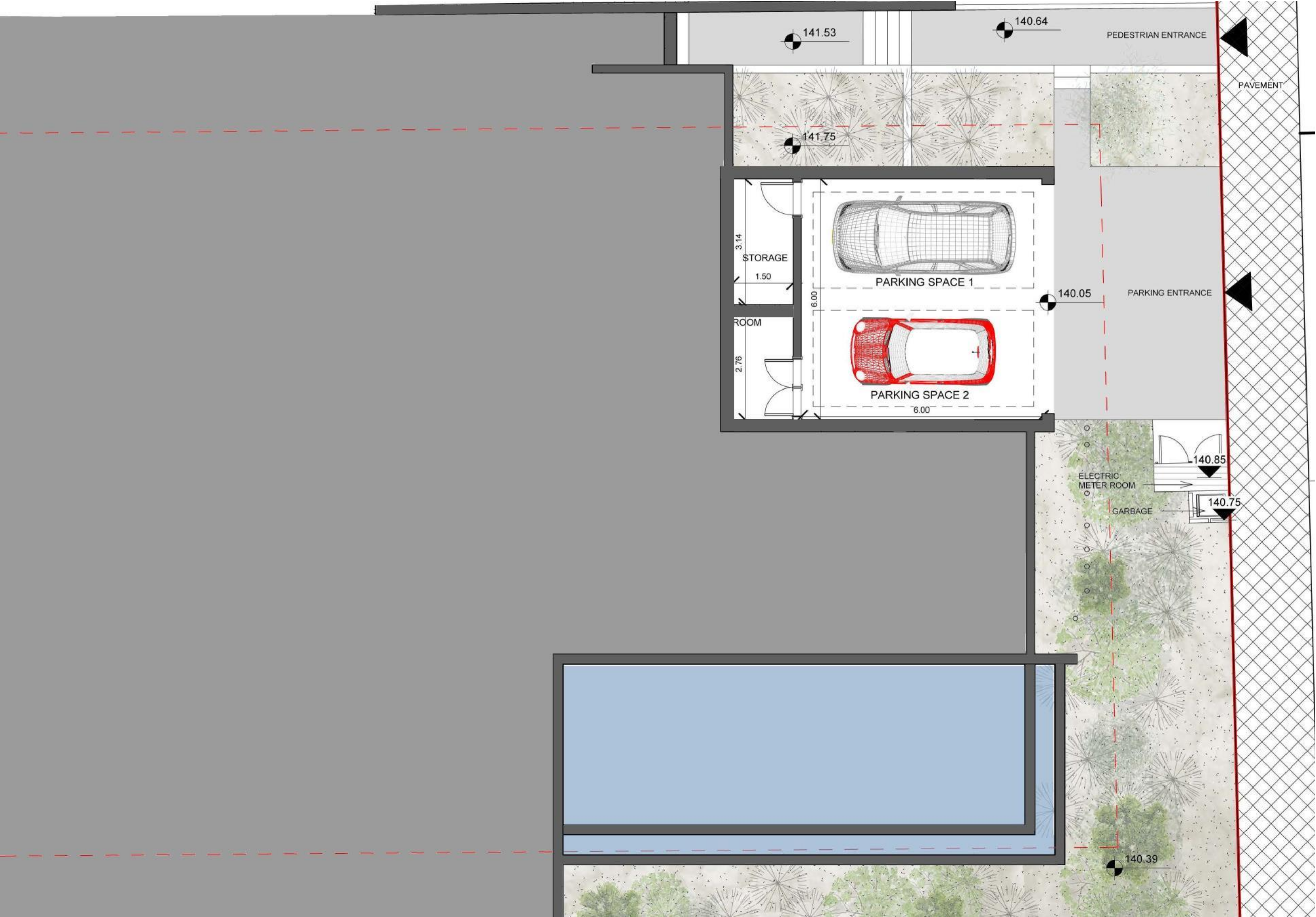






TYPE B

BASEMENT PARKING



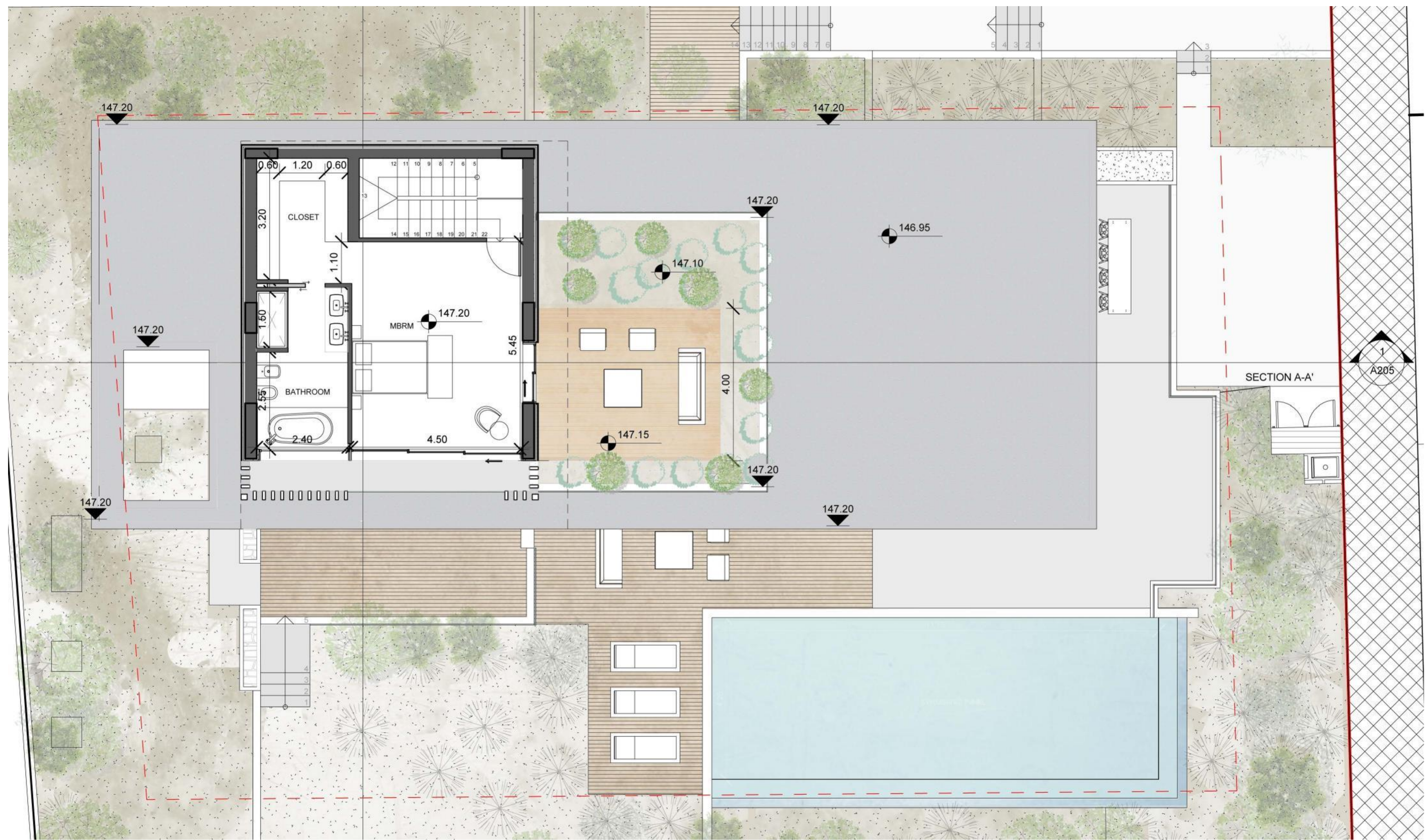


TYPE B  
GROUND FLOOR





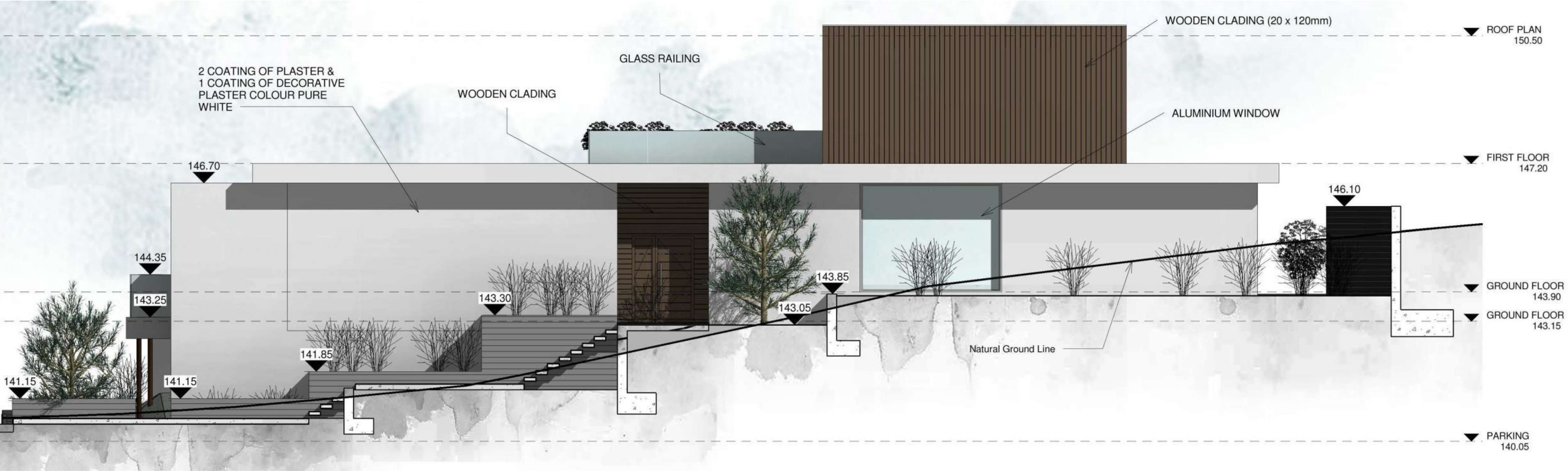
TYPE B  
FIRST FLOOR





# TYPE B

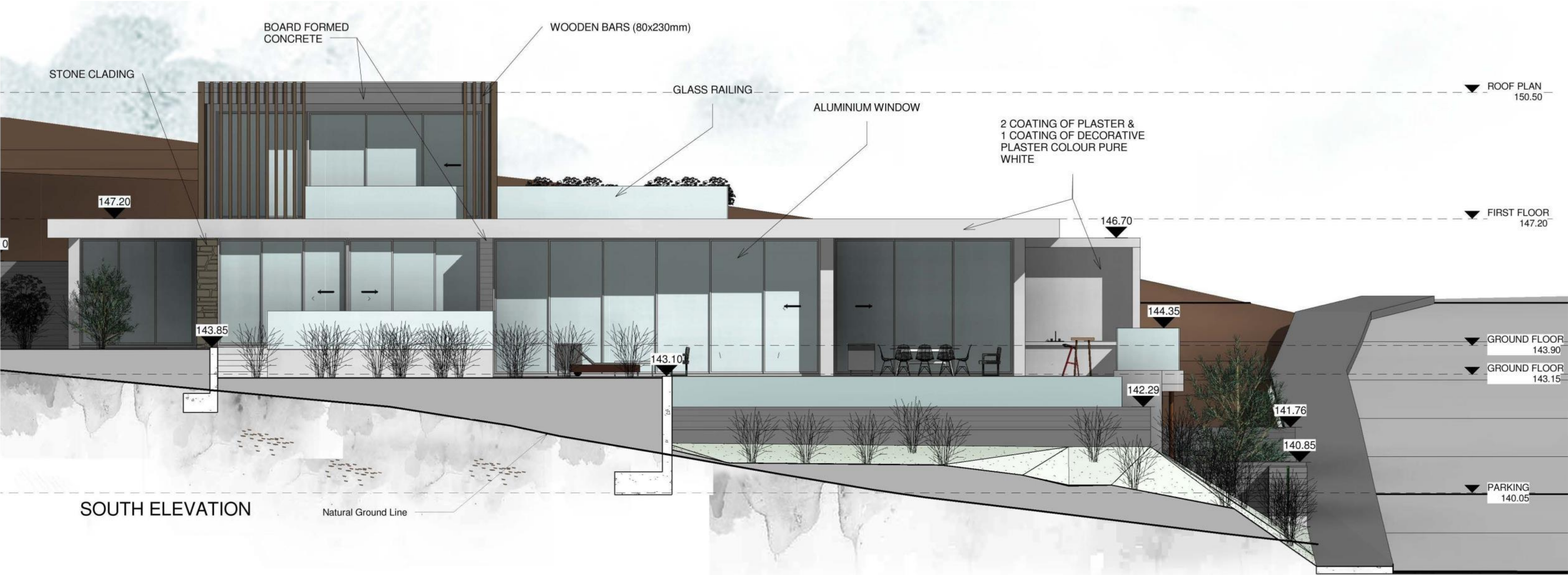
## NORTH ELEVATION





TYPE B

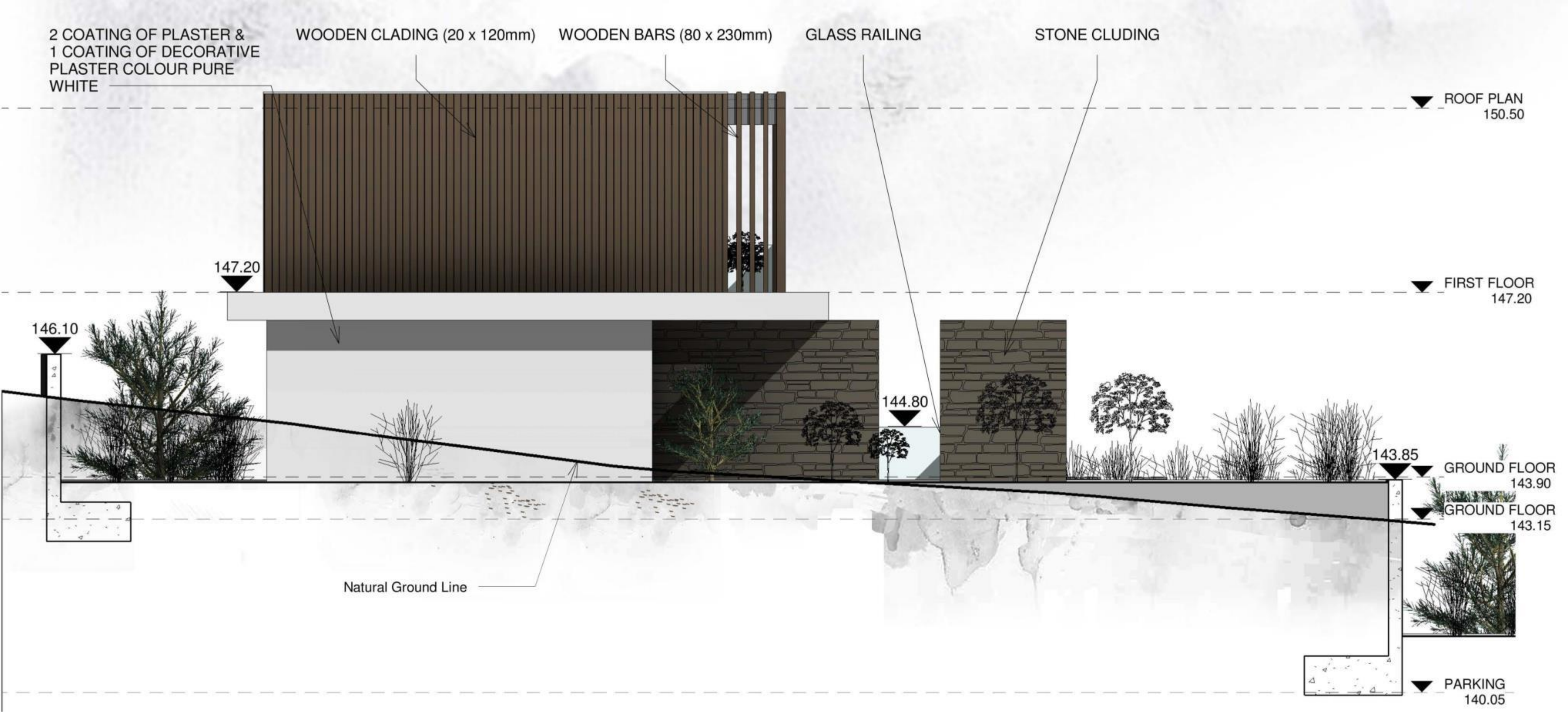
SOUTH ELEVATION





TYPE B

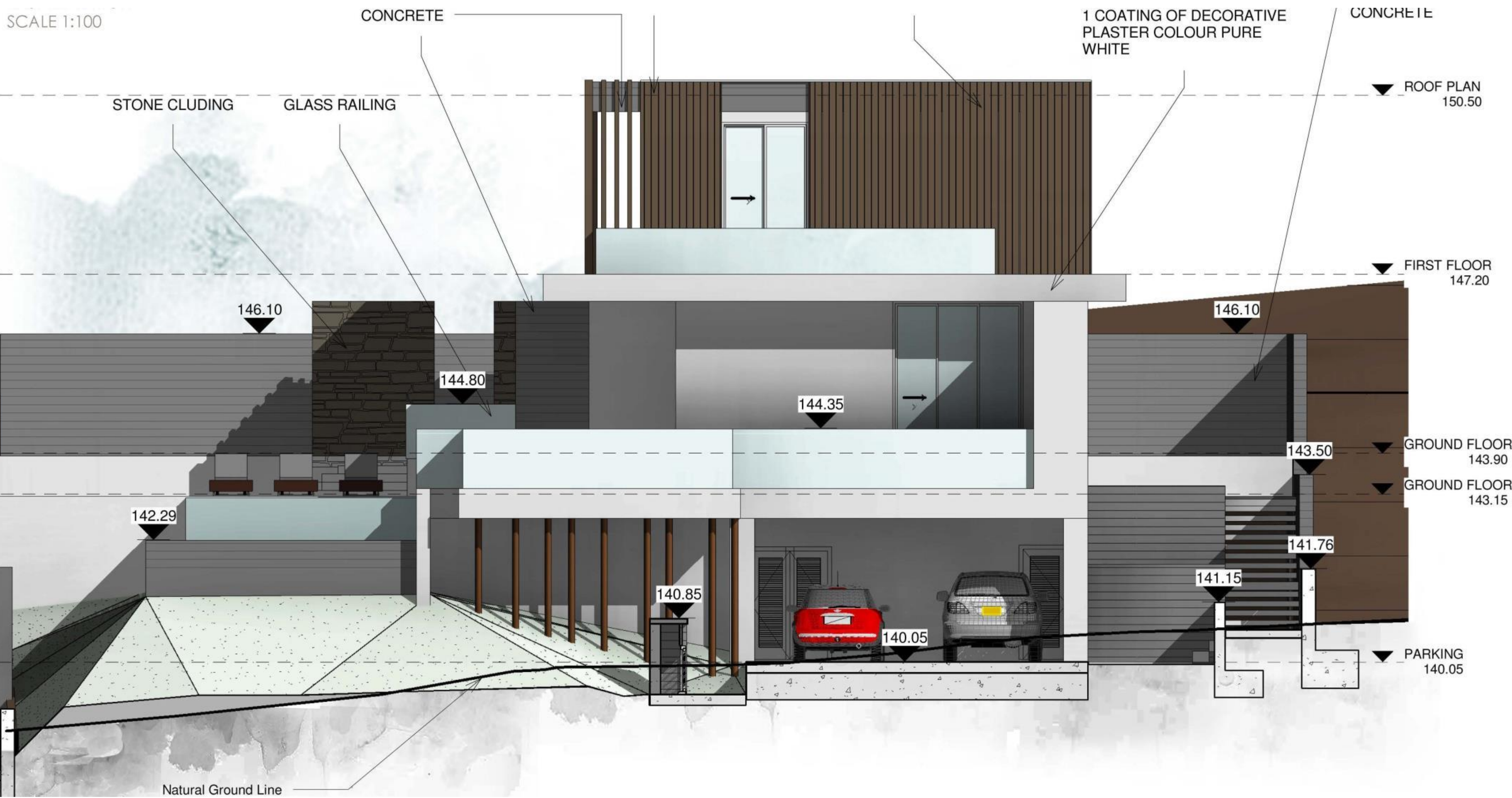
WEST ELEVATION





TYPE B

EAST ELEVATION





# TYPE C

PLOT 8 / PLOT 9 / PLOT 10

4 BEDROOM

TOTAL COVERED AREA: 331 M<sup>2</sup>

















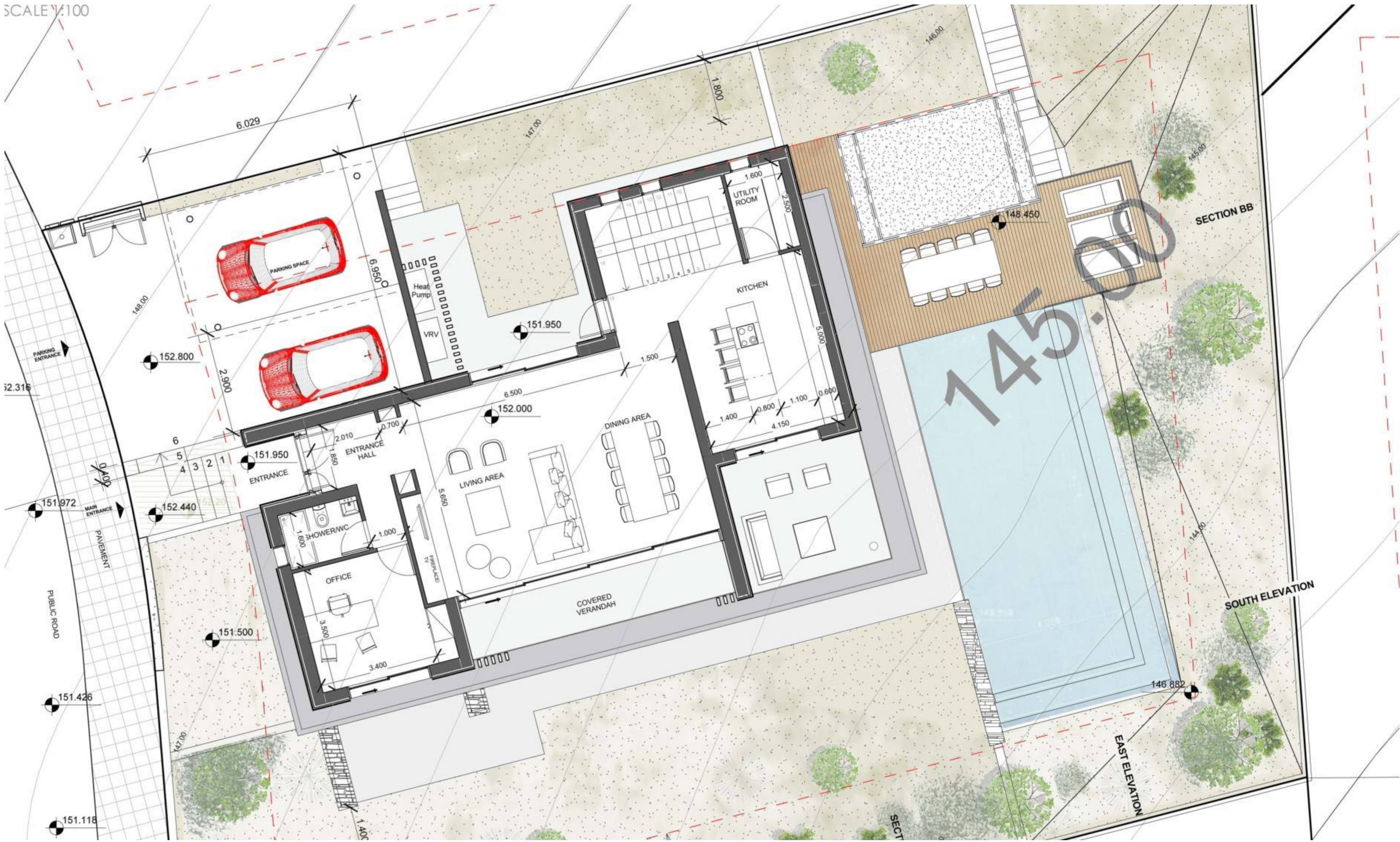








TYPE C  
FIRST FLOOR

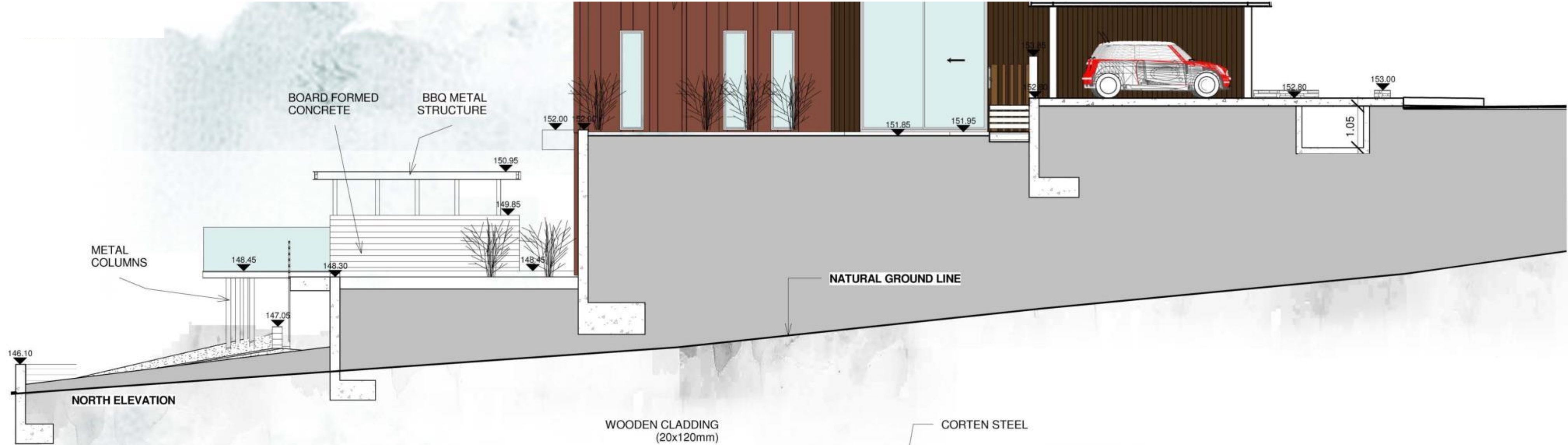








TYPE C



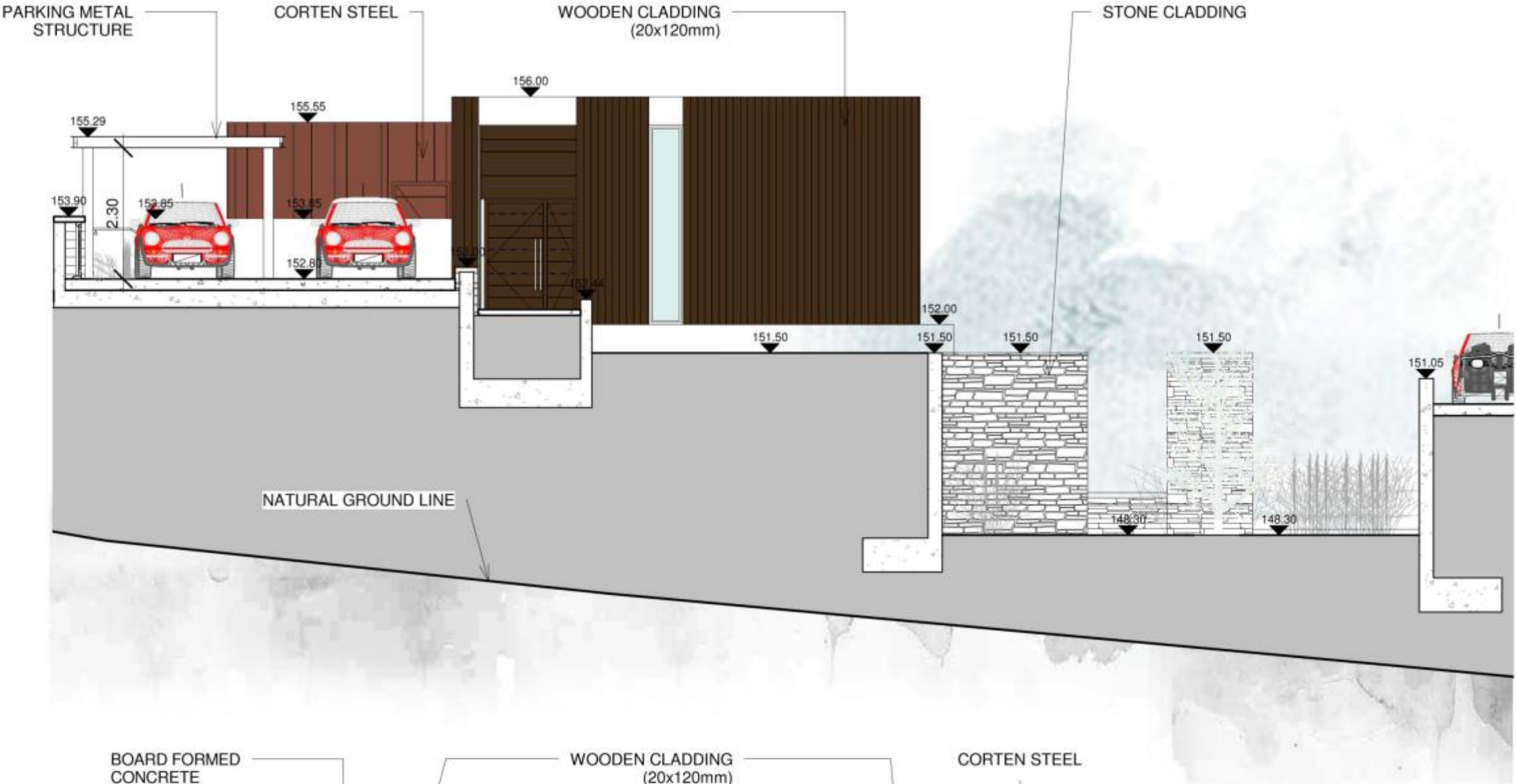
NORTH ELEVATION



EAST ELEVATION



TYPE C



WEST ELEVATION



NORTH ELEVATION



# TYPE D

PLOT 5 / PLOT 6 / PLOT 7

3 BEDROOM

TOTAL COVERED AREA: 276 M<sup>2</sup>

























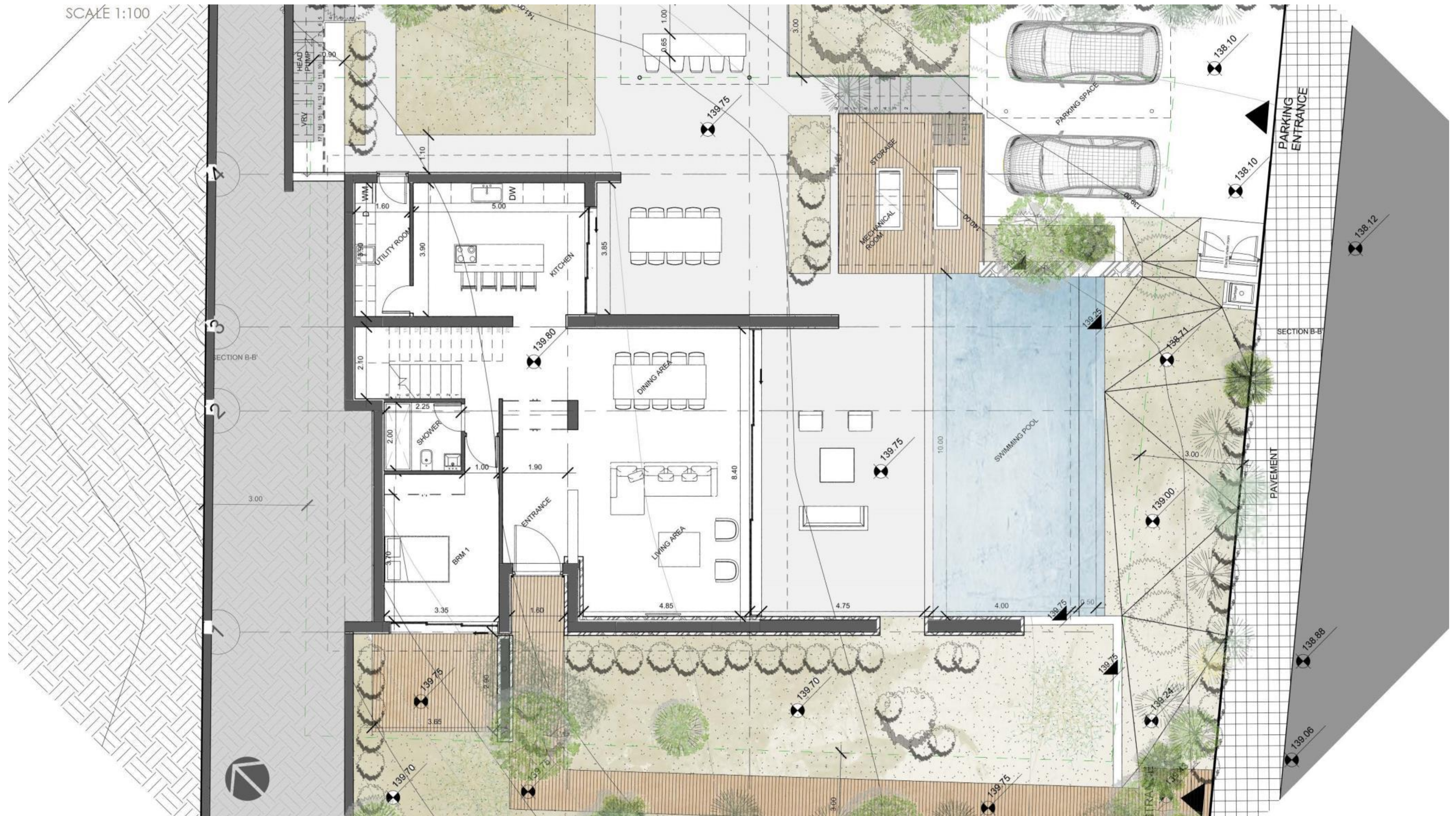








## GROUND FLOOR





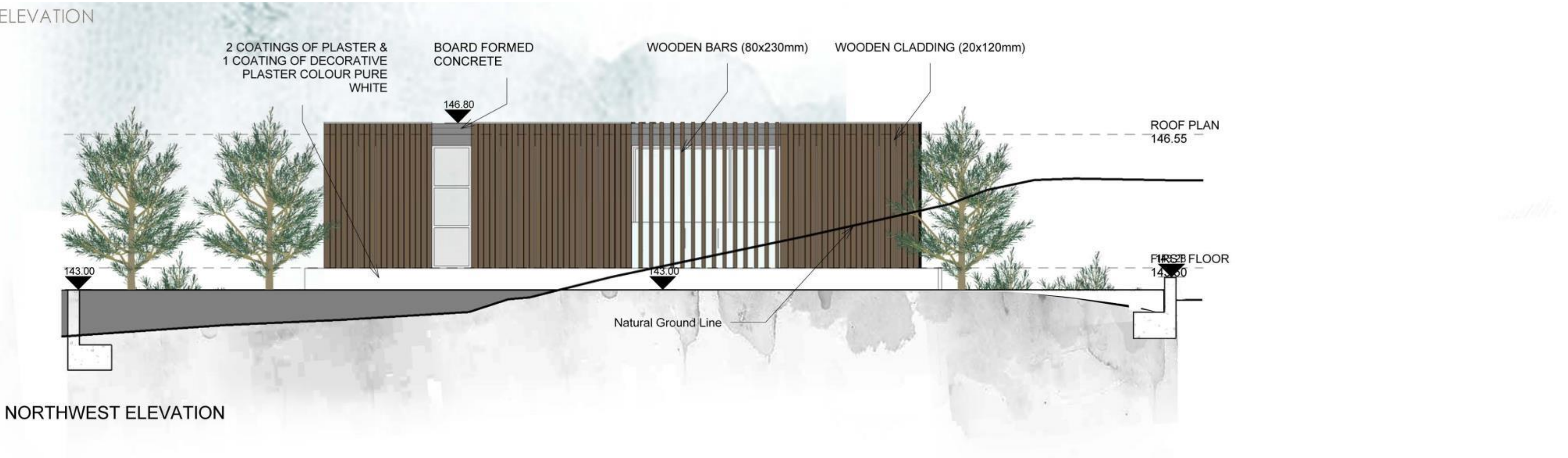
## FIRST FLOOR





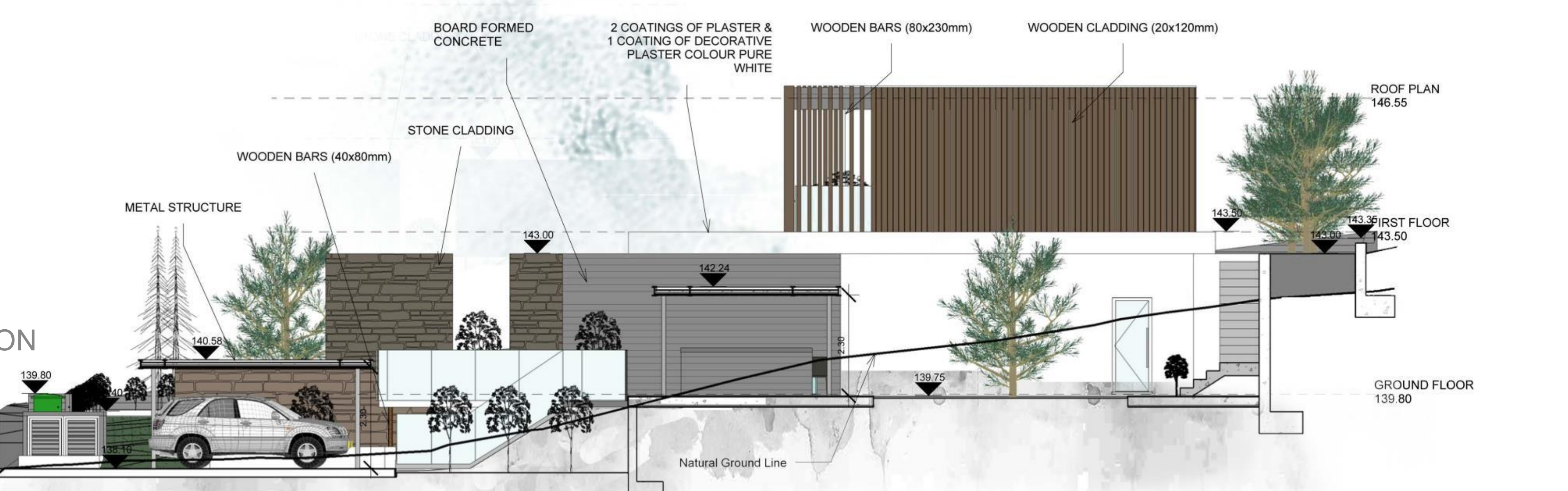
NORTHEAST ELEVATION  
SCALE 1:100

TYPE D



NORTHWEST ELEVATION

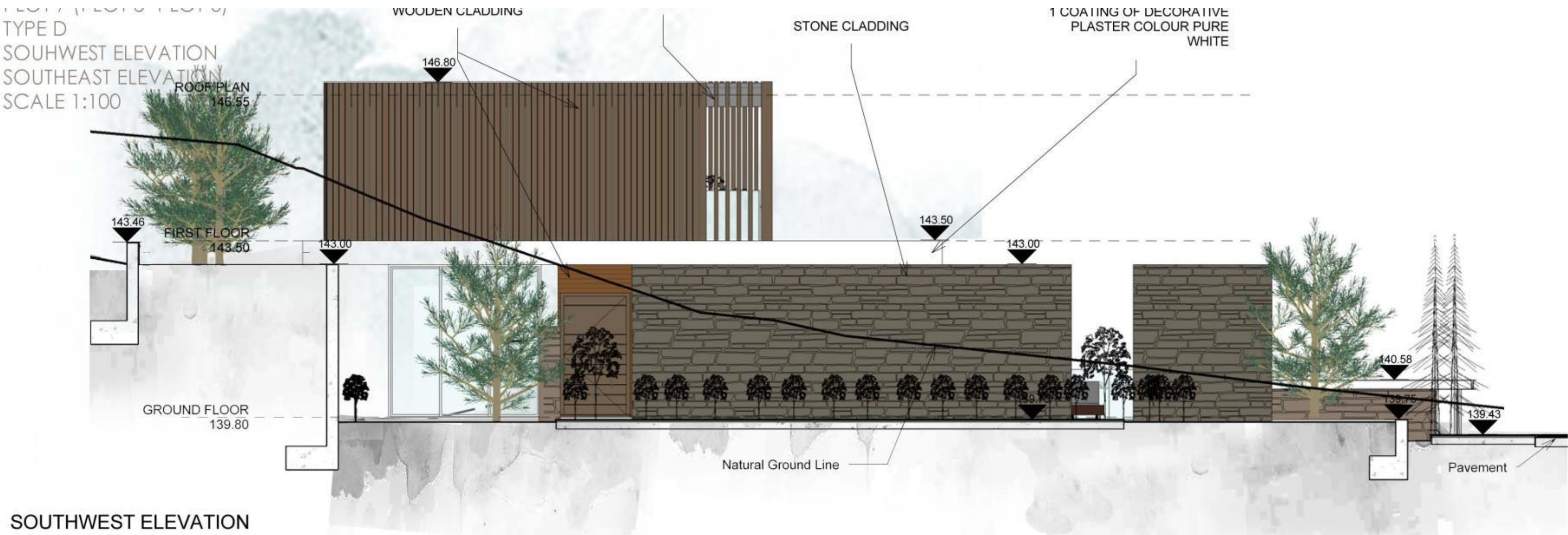
NORHTWEST ELEVATION



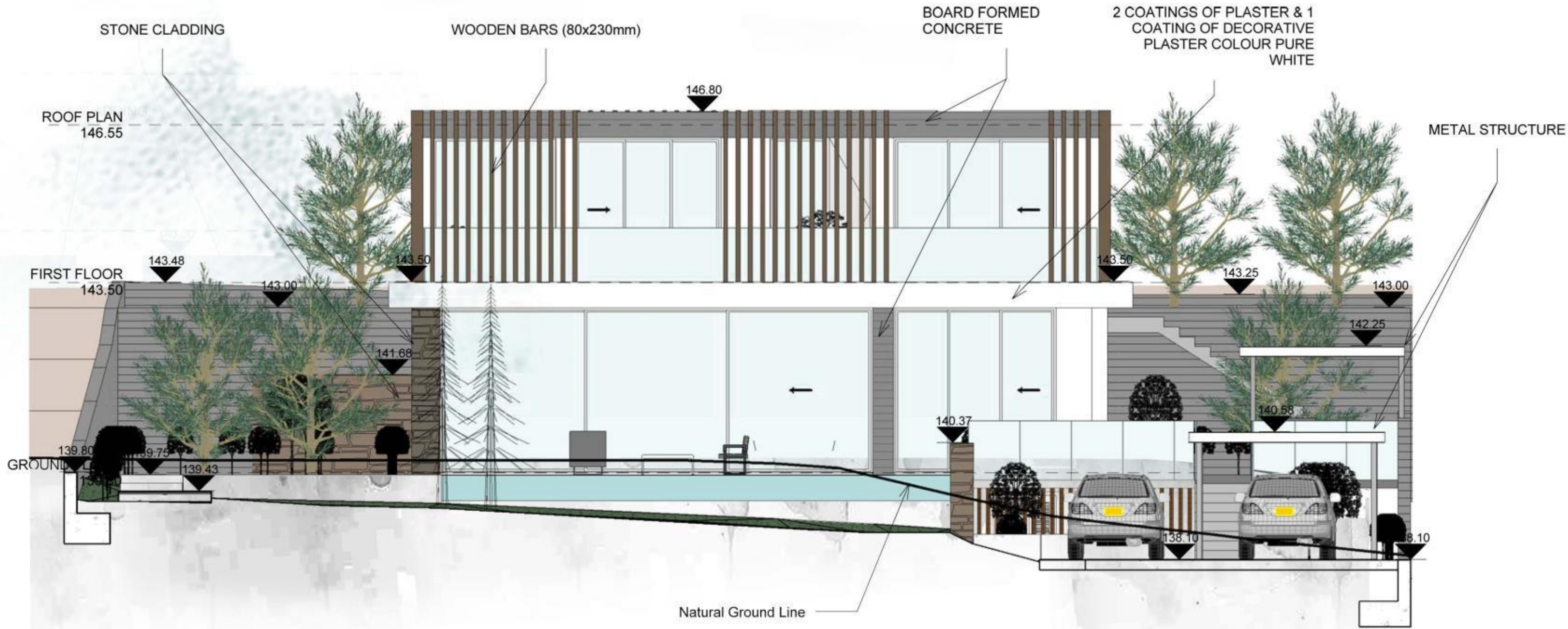
NORHTEAST ELEVATION



TYPE D



SOUTHWEST ELEVATION



SOUTHEAST ELEVATION



# Premium Finishes

Premium finishes combining natural materials, including wood, marble and stone with high quality fixtures and fittings.





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