

**Luxury homes on the sea**

Live in luxury - the thrill of the city close by, the sparkling Mediterranean all around, the pleasures of fine dining and shopping at your doorstep. Choose from an outstanding collection of stylish homes, providing a unique lifestyle experience in the heart of a vibrant city.



**Exclusive ready to move into villas**

Epitomising the essence of living on the sea, the stunning Peninsula and Island Villas at Limassol Marina offer owners the opportunity to moor their yacht outside their home or simply step out onto the beach from their own garden.

- Exclusive two, three and four bedroom villas
- Private berths attached to the property
- Access to the beach
- Garden and swimming pool

**Luxury ready to move in apartments**

The spacious apartments and penthouses at Castle Residences are the only luxury apartments on the sea in the Mediterranean. Surrounded by water, they are mere steps away from the beach and the Marina's facilities.

- Luxury two, three and four bedroom apartments
- Guaranteed berth
- Unobstructed sea, city and marina views
- Communal swimming pools



**Sales Offices  
Cyprus**

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Limassol: +357 25 820 511

**Russia**

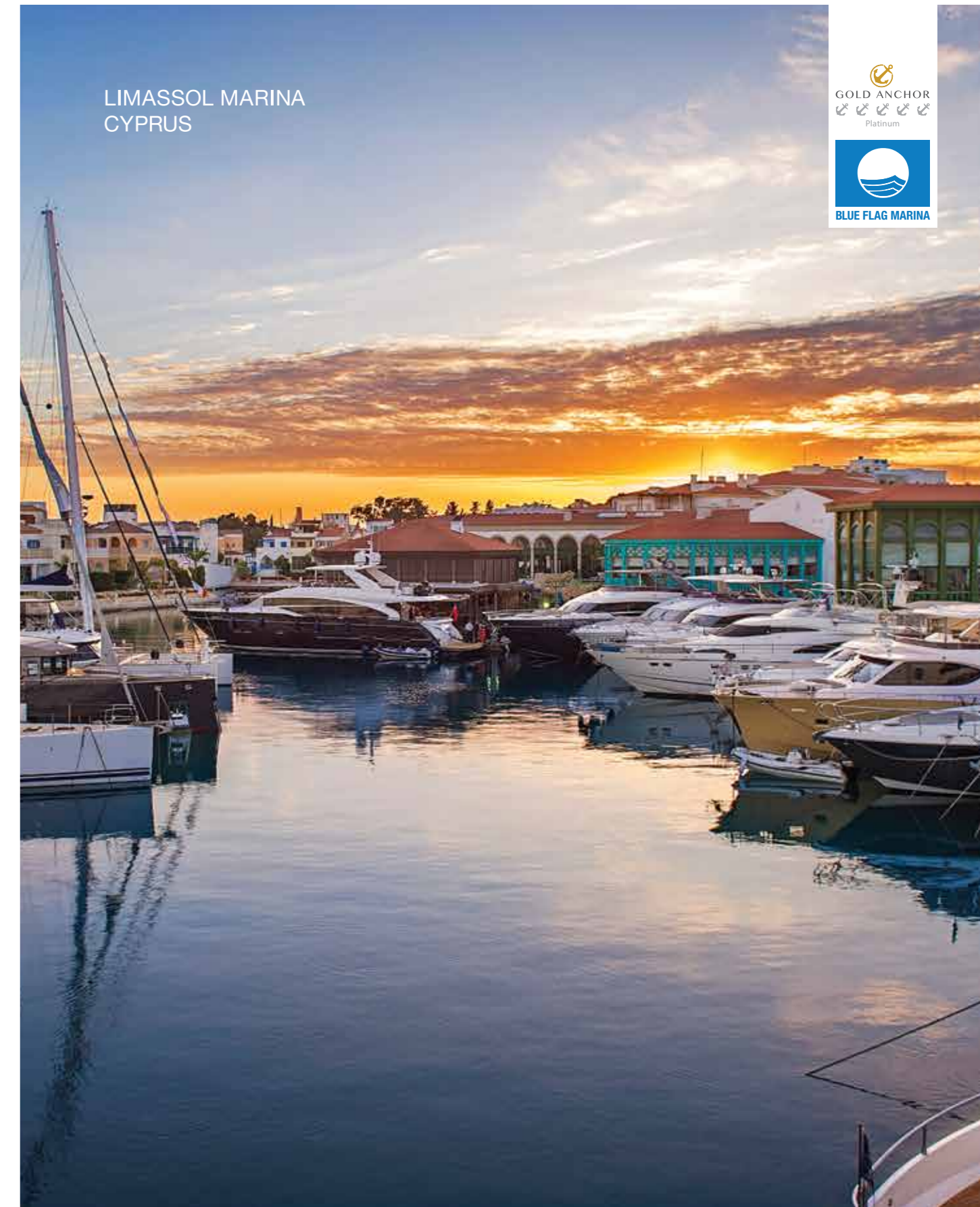
Moscow: +7 495 643 1901  
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**I** For further information on villas and apartments at Limassol Marina, please contact one of the Sales Offices or visit [www.limassolmarina.com](http://www.limassolmarina.com)



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LIMASSOL MARINA  
CYPRUS



# Introduction

Located on the south coast of Cyprus, Limassol Marina lies at the crossroads of three continents. The island offers numerous picturesque bays and coastal resorts, most within a few hours' sail from the Marina. And further afield, there are the cruising destinations of Greece and the Greek Islands, Lebanon, Israel, Egypt and Turkey as well as the Suez Gateway to the Red Sea



Limassol Marina is one of the most vibrant superyacht destinations in the Mediterranean. Visitors and berth holders benefit from an unrivalled combination of service, facilities and technical support. Designed by a world-renowned team of architects and engineers, it combines elegant residences and a full service marina with an enticing mix of restaurants and shops, to create a lifestyle uniquely shaped by 'living on the sea'.

Located just a stroll away from the centre of Limassol, the exciting new destination benefits from all trimmings of the most vibrant and cosmopolitan city in Cyprus.

### Key facts

**Location:**  
34°40'0N, 33°02'4E

**Timezone:**  
UTC/GMT +2 hours

**Currency:**  
Euro

**Capacity:**  
650 berths

Berths 8m to 110m  
Draft up to 9m  
24 hour berthing assistance  
Accessible 24/7 in all weather conditions  
Customs and immigration clearance (Port of Entry)

### Getting here

40 minutes from Larnaca and Pafos International airports  
Direct flights from most major cities in Europe and the Middle East  
Helipad

# Location | Cruising | Activities

### Life in Cyprus

Cyprus has been an EU member since 2004 and the Euro is its local currency. A low cost of living is complemented by one of the most beneficial tax regimes in Europe and a British-based legal system. Cyprus is one of the safest countries in the EU and the majority of Cypriots are fluent in English. The island's climate, stress-free lifestyle and minimal pollution make it one of the healthiest and most relaxing countries to live.



### Year-round local cruising

Just three nautical miles from Limassol Marina, and set amidst wild landscape with clear shallow waters, Lady's Mile is the most secluded sandy beach in the area. Further afield, Pissouri Bay is framed by white cliffs and is home to many excellent tavernas, while Aphrodite's Rock is best known as the landmark where the goddess of beauty and love was born.

To the east, the picturesque blue flag Konnos Bay Beach is sheltered by Cape Greco Peninsula, a national forest park with a dramatic rugged coastline. And in the extreme west the Akamas Peninsula covers over 200km<sup>2</sup> of wild untouched landscape and is home to rare birds, butterflies and endangered breeds of turtle.



### History and culture

Standing at the crossroads of three continents, Cyprus has embraced the cultures of both East and West for thousands of years. This can be experienced at first-hand by exploring the island's ancient monuments and historical landmarks, from the medieval castle near Limassol Marina, to the Greco-Roman amphitheatre at ancient Kourion and the Pafos Mosaics. There are numerous museums, art exhibitions, theatrical performances and concerts to visit, as well as a listed building housing the Cultural Centre at Limassol Marina.

### Dining and nightlife

Waterfront dining at Limassol Marina offers a mouth-watering range of local and international cuisine, a choice of restaurants, cafes, wine and lounge bars. With the city centre just a stone's throw away, traditional tavernas, buzzing bars and glamorous nightclubs are also accessible nearby throughout the year.



### Shopping and leisure

The stylish shops and elegant designer boutiques at Limassol Marina offer undeniable luxury regardless of the occasion. A variety of convenience stores, including a supermarket, pharmacy, bank, chandlery, established yacht brokers and agents are also available on-site. Bustling markets and the shopping streets of the historical part of town are just moments away.



### Activities

The region around Limassol Marina offers a wide variety of activities, from water-skiing, wind-surfing, scuba-diving, sailing and fishing, to a range of sporting facilities and championship golf courses. The 17 km promenade running along the coastline is popular with cyclists, while nature lovers can take to the wild trails of the Troodos Mountains. And of course there is the diving. The most famous dive wreck is the Zenobia, lying in 18-42m of water off the port of Larnaca and ranked as one of the top 10 wreck dives in the world.



# Facilities and services

### Marina facilities

Limassol Marina is a port of entry and offers everything you would expect from a modern, luxury marina. Its dedicated team is available around the clock and provides a full range of concierge services for all residents and visitors.

Limassol Marina is operated and managed by Francoudi & Stephanou Marinas, combining the best of local expertise with the excellence in services and facilities.

Standard amenities include:

- 24-hour marina staff
- Berthing assistance
- Crew facilities and changing rooms
- Dedicated parking
- Free WIFI access
- High speed fibre-optic internet
- Fuel station
- Fresh water
- Single and three-phase electricity
- Grey and black water pump-out system
- Waste oil pump-out system
- Bilge pump-out
- Buggy service

### Technical services

Limassol Marina has a boatyard for light boat repairs and maintenance, served by a 100 ton travel lift, a 40 ton trailer and hard standing area. A slipway is also available, and there is a well-stocked chandlery on site.



**I** For further details on these services, please contact the Limassol Marina Reception on: +357 25 020 020 / info@limassolmarina.com

