
Elevate Your Lifestyle

Redefined spaces. Captivating design. Endless possibilities.

Discover a project that combines modern architecture, exquisite interiors, and panoramic sea views to create an open and expansive living experience.

Welcome to a new dimension of sophistication and freedom.



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About the project

Sea Breeze 5 comprises of nine apartments and two luxurious villas, creating a strong sense of community.

This upcoming real estate project is an excellent investment opportunity for those looking to own a luxurious home in a prime location.

With all the necessary amenities and recreational spaces, along with cutting-edge features and security measures, our project is the perfect place for you to call home.



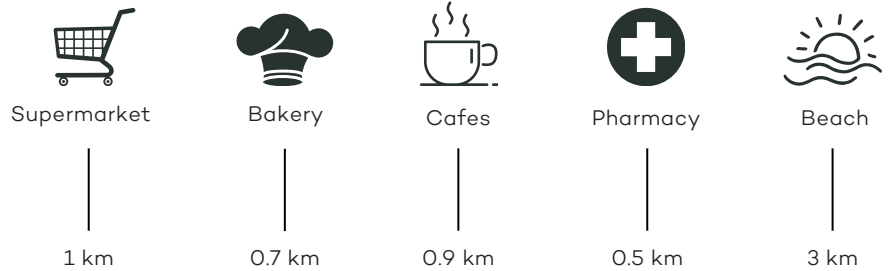


Location

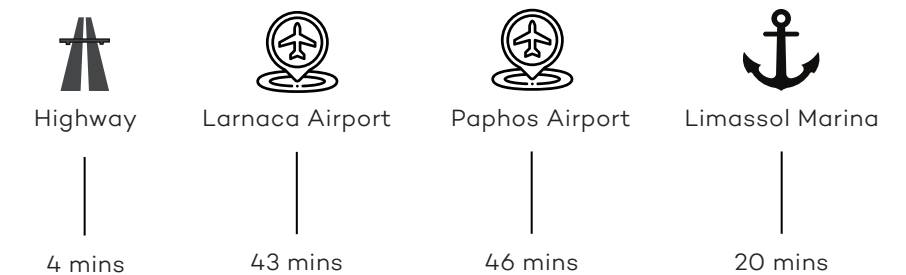
Situated in the highly sought-after and upscale location of Ayios Athanasios in Limassol. This project offers residents a convenient and central location, with easy access to the highway and all necessary amenities.

The panoramic views of the residence are just a part of the idea of the deluxe lifestyle that will be appealing and attractive to the residents.

Basic amenities



Transportation amenities



MESMERIZING SEA HORIZONS
**WHERE PANORAMIC SEA VIEWS AND THE
VIBRANT CITY SKYLINE PAINT A
PICTURESQUE BACKDROP**



APARTMENTS

interior & floor plans

We take pride in providing our residents with all the necessary features to ensure maximum comfort and luxury living.

The layout has been meticulously designed to maximize the utilization of space, providing a seamless and functional environment.

We have artfully crafted exquisite combinations of high-quality modern finishes, utilizing premium natural materials, all tailored exclusively for your utmost comfort and refined taste.



kitchen & living room



The **kitchen** area exudes sophistication with a bright neutral color palette, featuring elegant marble counters and floors, accented with touches of color.

The **living room** offers a warm and inviting ambiance, adorned with neutral earthy tones, subtle hints of color, and tasteful accents of wood.

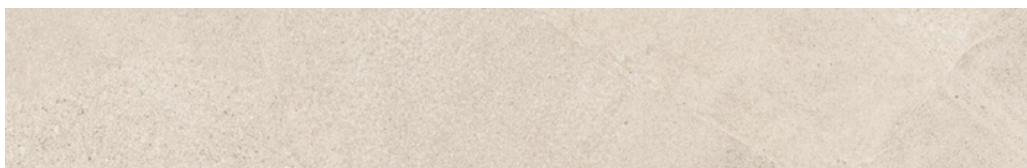
Embracing a clean and minimal design, each space emanates a sense of tranquility and elegance. With panoramic sea views streaming through expansive windows, the apartments are bathed in natural light, creating a seamless connection to the breathtaking coastal landscape.



Infuse your personal style into the apartment through your choice of furniture, decor, and art objects. The serene color schemes within the interiors, along with the expansive panoramic windows, are sure to assist you in cultivating an ambiance of tranquility and coziness in both the bedrooms and living rooms.



bedroom & bathroom



Step into the **bedrooms**, where dark neutral tones and parquet floors exude a sense of sophistication. The large windows frame panoramic sea views, allowing natural light to flood the space, while providing an enchanting connection to the coastal landscape.

The **bathrooms** are adorned with ceramic tiles boasting stone finishes in rich, dark tones, creating a captivating ambiance. Top-quality sanitary ware ensures a premium bathing experience, adding to the overall opulence.

A Lifestyle well designed



We have designed our communal areas to provide residents with plenty of opportunities for recreation and relaxation.

Our residents will have access to a state-of-the-art gym and playroom, perfect for staying active and socialising with neighbours.

Our beautiful communal pool is ideal for unwinding and taking a dip on hot summer days. Additionally, we have an outdoor BBQ area that is perfect for hosting gatherings with friends and family.



refined high-end finishes

INTERIOR DESIGN

- High-quality Italian ceramic flooring in living room & dining room
- Parquet flooring - Ter Hurne - Germany
- Gypsum board with LED strips & spot lights

KITCHEN

- Custom-made high-quality MDF Gloss & Egeer melamine cabinets with Blum mechanism
- Granite & technistone countertops
- Gypsum board - ceiling with LED strips

BEDROOM & BATHROOM

- High-quality parquet flooring & fitted wardrobes in bedrooms
- High-quality ceramic tiles in bathrooms
- Sanitary ware - Ideal Standard
- Mixers - Ceraplan
- WC - Aqua Blade & RimLS
- Wall mounted bowls

HEATING & COOLING

- Underfloor heating with separate climate control in every room
- VRV systems - Mitsubishi electric or Daikin - with separate climate control in every room

LIFT

- Wyltor elevator
- Eco-friendly operating features
- Smooth & quiet
- Lift serving all floors

PRIVACY & SECURITY

- Entrance via code to the building
- CCTV systems in communal areas
- Provision for security systems in each apartment

COMMUNAL AMENITIES

- Fully equipped gym for weight lifting & cardio
- Changing bathrooms
- Outdoor pool with sunbeds
- Ping Pong & Pool Table
- Lounge & Snack area

ENERGY EFFICIENCY

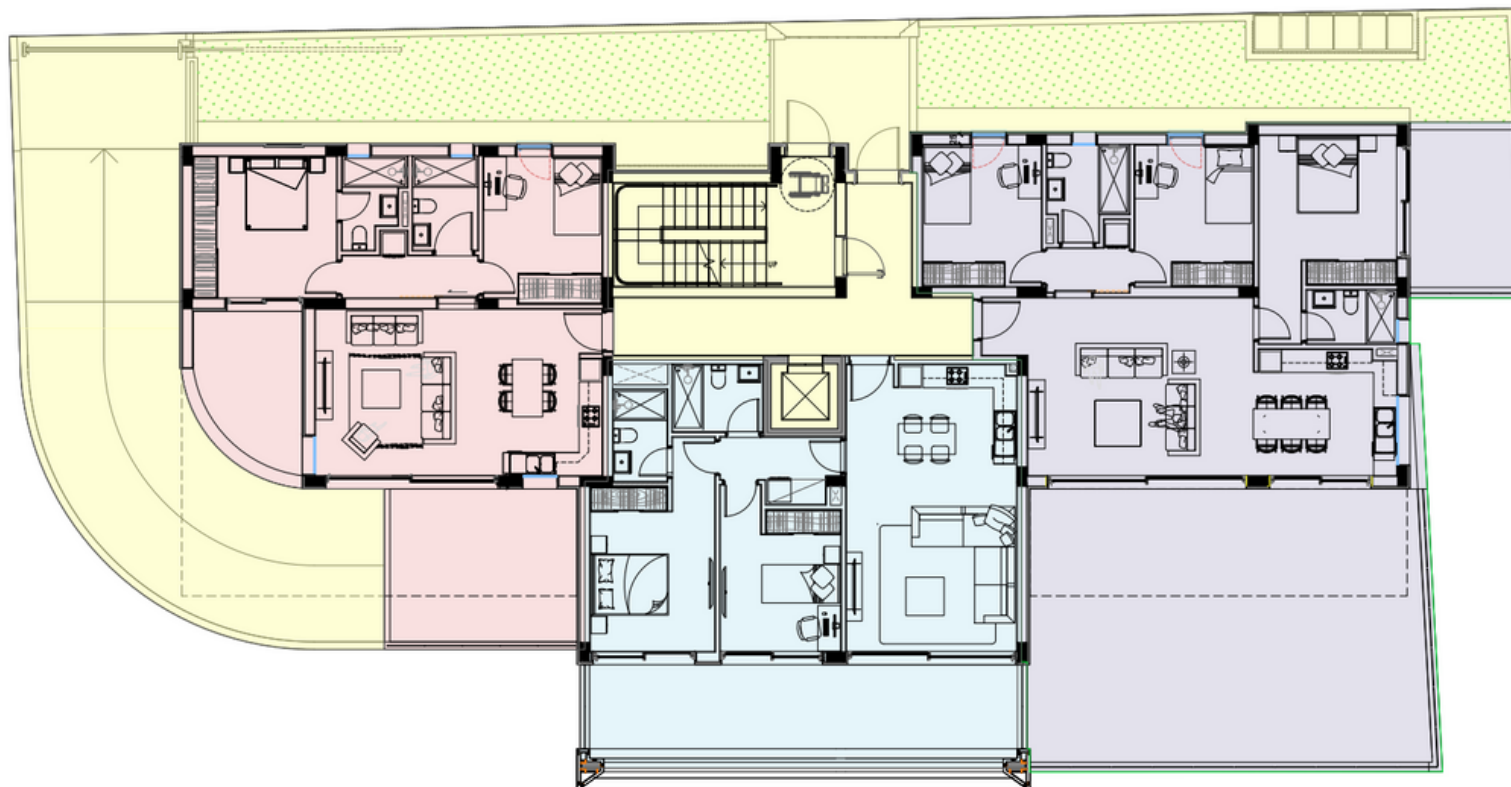
- Energy efficiency class A certificate
- Photovoltaic systems
- External thermal insulation
- Sliding aluminum doors - Model MU144 Thermal with thermal glass (Stopray Smart), brand Muskita
- Openable aluminum doors & windows - Model MU2075 Thermal with thermal glass (Stopray Smart), brand Muskita

PARKING & STORAGE

- Available parking space for each apartment
- Full accessibility for the disabled
- Storage space on ground floor for each apartment

1st Floor

ground floor



units	bedrooms	bathrooms	total	covered internal	covered verandas	uncovered verandas	communal area	parking	storage
101	3	2	265m ²	110m ²	28m ²	66m ²	24m ²	11m ² (1)	26m ²
102	2	2	158m ²	87m ²	32m ²	-	20m ²	11m ² (1)	8m ²
103	2	2	160m ²	87m ²	27m ²	7m ²	20m ²	11m ² (1)	8m ²

* prices are subject to change without prior notice

2nd Floor



units	bedrooms	bathrooms	total	covered internal	covered verandas	uncovered verandas	communal area	parking	storage
201	3	2	209m ²	110m ²	24m ²	4m ²	24m ²	22m ² (2)	25m ²
202	2	2	157m ²	87m ²	32m ²	-	20m ²	11m ² (1)	7m ²
203	2	2	169m ²	87m ²	25m ²	19m ²	20m ²	11m ² (1)	7m ²

* prices are subject to change without prior notice

3rd Floor



units	bedrooms	bathrooms	total	covered internal	covered verandas	uncovered verandas	communal area	parking	storage
301	3	2	201m ²	110m ²	21m ²	-	24m ²	22m ² (2)	24m ²
302	2	2	157m ²	87m ²	32m ²	-	20m ²	11m ² (1)	7m ²
303	2	2	152m ²	87m ²	25m ²	-	20m ²	11m ² (1)	9m ²

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parking & storage



Convenience and practicality meet in the lower-level parking spaces of the building.

Designed for ease and security, the underground parking provides a dedicated and secure area to park your vehicle.

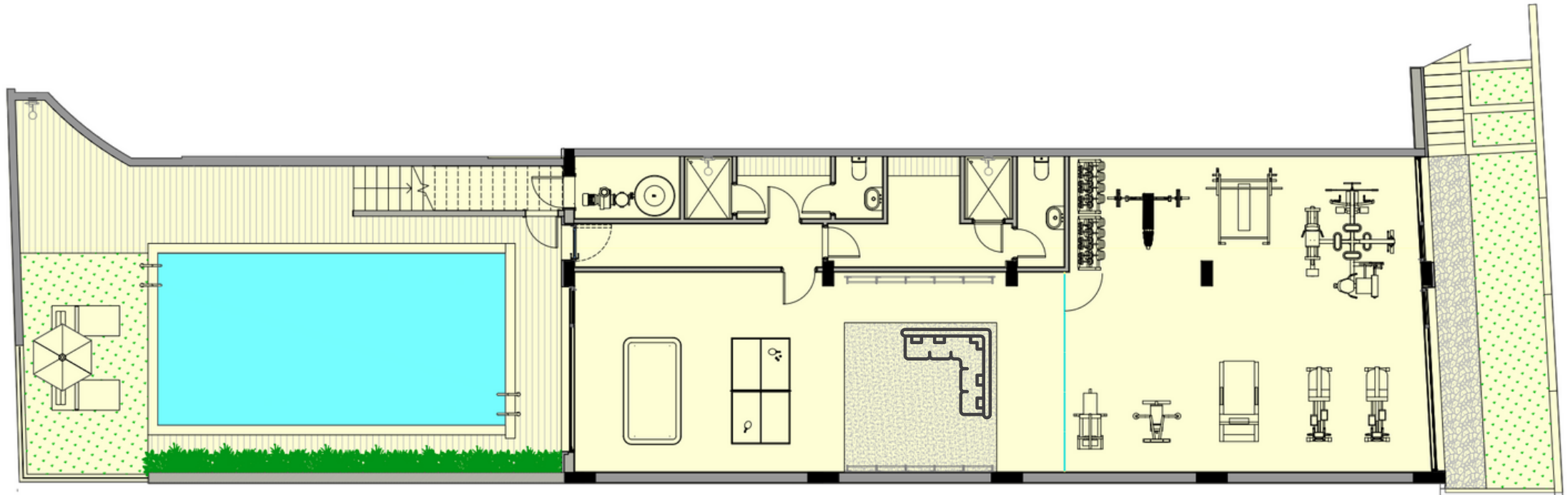
Additionally, each individual apartment is complemented by large and spacious storage spaces, allowing you to neatly organize and store your belongings.

communal areas

Experience the best of community living with exceptional amenities. Stay fit and energized in the modern gym, relax and socialize in the inviting lounge, and refresh yourself in the sparkling pool. Discover a harmonious balance of wellness, leisure, and connection in our thoughtfully designed communal areas

specifications

Gym area	190m ²
Swimming pool area	105m ²
Swimming pool size	9m x 5m

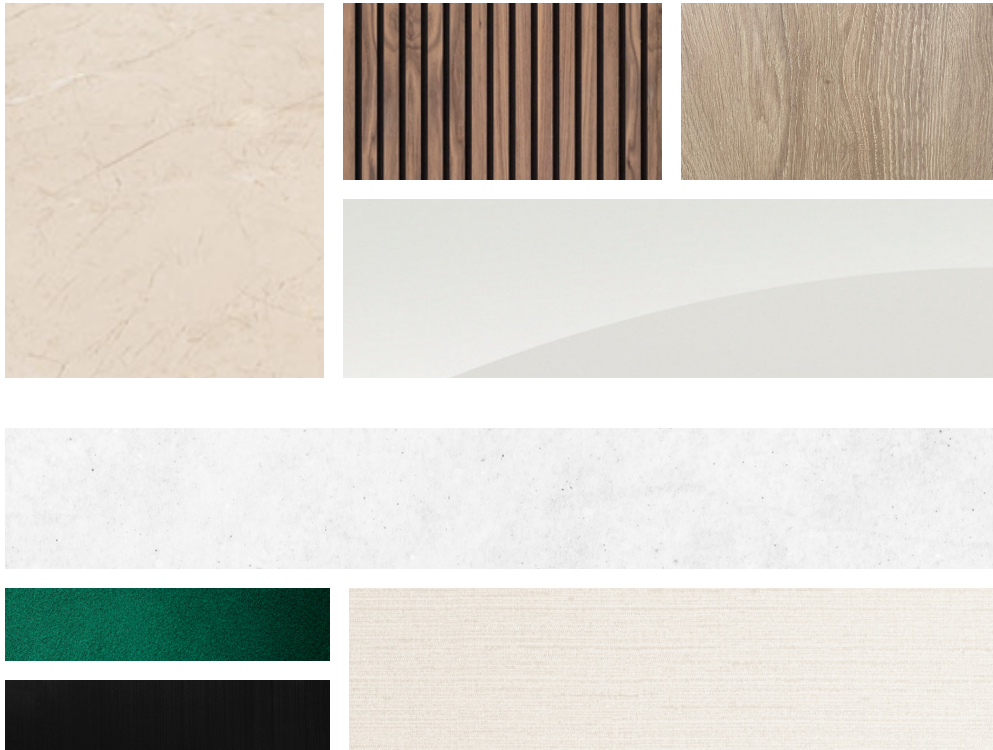


EXCLUSIVE VILLAS

Indulge in exceptional living at our luxurious villas. With panoramic sea views, each villa offers three spacious bedrooms with en suite and guest restrooms. Enjoy a private pool, landscaped garden, and outdoor BBQ area for entertaining. Experience comfort with double-glazed windows, VRV air conditioning, and underfloor heating. With covered verandas and separate parking entrances, these villas offer the epitome of luxury living.



living room



The interior design showcases a captivating color palette of neutral earthy tones, creating a warm and inviting ambiance.

Accents of wood add a touch of natural elegance. The spacious living room is bathed in natural sunlight streaming through large windows, illuminating the space and connecting you with the beauty of the outdoors.

Experience the perfect balance of comfort and aesthetics, where tranquility and contemporary design come together seamlessly

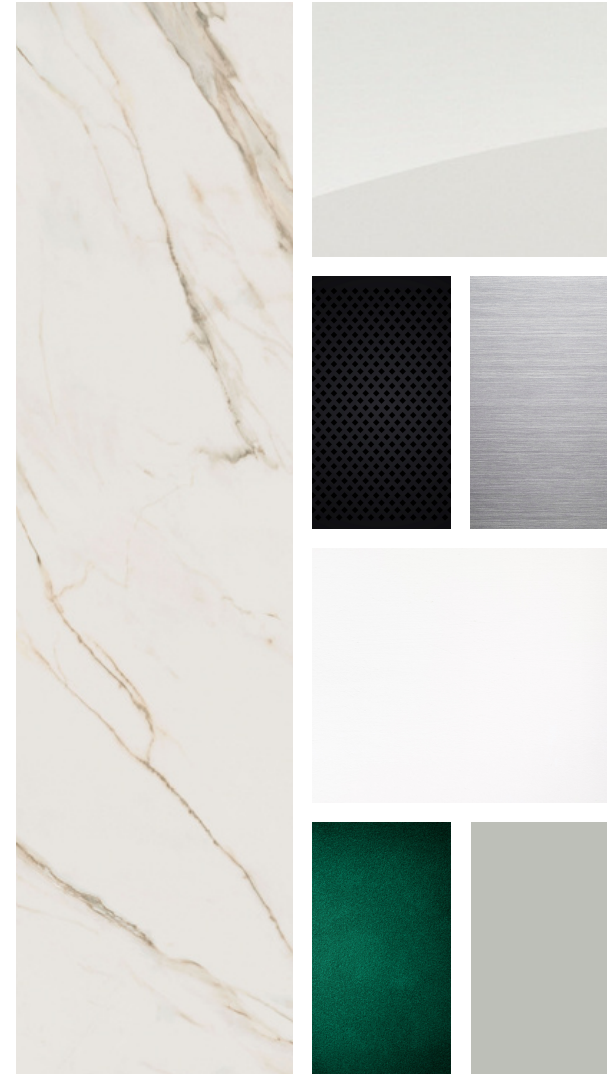
kitchen



Designed to inspire and delight, it showcases a clean and minimal aesthetic with a luxurious touch.

The color palette features neutral bright tones that create an open and airy atmosphere. Elegant marble counters and floors exude sophistication and timeless beauty. Hints of color add personality and charm.

Surrounded by expansive windows, the kitchen offers a seamless connection to the lush garden and inviting pool area, allowing natural light to flood the space.



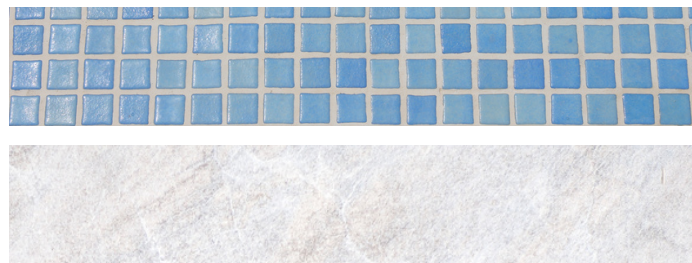
bedroom & bathroom



The **bedrooms** exude a cozy ambiance, adorned with warm tones and expansive windows that showcase panoramic views. Sink into tranquility as you relax in a serene sanctuary.

The **bathrooms** are designed with a touch of opulence, featuring exquisite marble finishes and clean lines. Hints of wood accents add a natural element, while high-quality sanitary ware ensures a luxurious experience.

pool & garden



Our **outdoor spaces** are thoughtfully designed with premium materials, ensuring a blend of functionality and aesthetics.

The pool tiles are meticulously chosen to create a striking visual impact while providing durability and slip resistance blending perfectly with the ceramic tiles selected for their timeless appeal and easy maintenance, enhancing the overall elegance of the outdoor areas.

The **lawn landscape** adds a touch of lush greenery, inviting tranquility and serenity into the surroundings.

With a **covered parking** area crafted to offer protection and convenience, seamlessly integrating with the overall design.

roof garden

Escape to the rooftop garden of our luxury villas, where the city skyline of Limassol unfolds before you. Relax and unwind in this perfect sanctuary, surrounded by stunning panoramic sea views. Find solace in the tranquility of this serene oasis.



refined high-end finishes

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- Gypsum board with LED strips & spot lights

KITCHEN

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- Granite & technistone countertops
- Gypsum board - ceiling with LED strips

BEDROOM & BATHROOM

- High-quality parquet flooring & fitted wardrobes in bedrooms
- High-quality ceramic tiles in bathrooms
- Sanitary ware - Ideal Standard
- Mixers - Ceraplan
- WC - Aqua Blade & RimLS
- Wall mounted bowls

HEATING & COOLING

- Underfloor heating with separate climate control in every room
- VRV systems - Mitsubishi electric or Daikin - with separate climate control in every room

AMENITIES

- Outdoor swimming pool with area for sunbeds
- BBQ area
- Gardens with green areas

PRIVACY & SECURITY

- Separate entrance from the apartments
- Automated gate for parking
- Provision for security systems for each villa

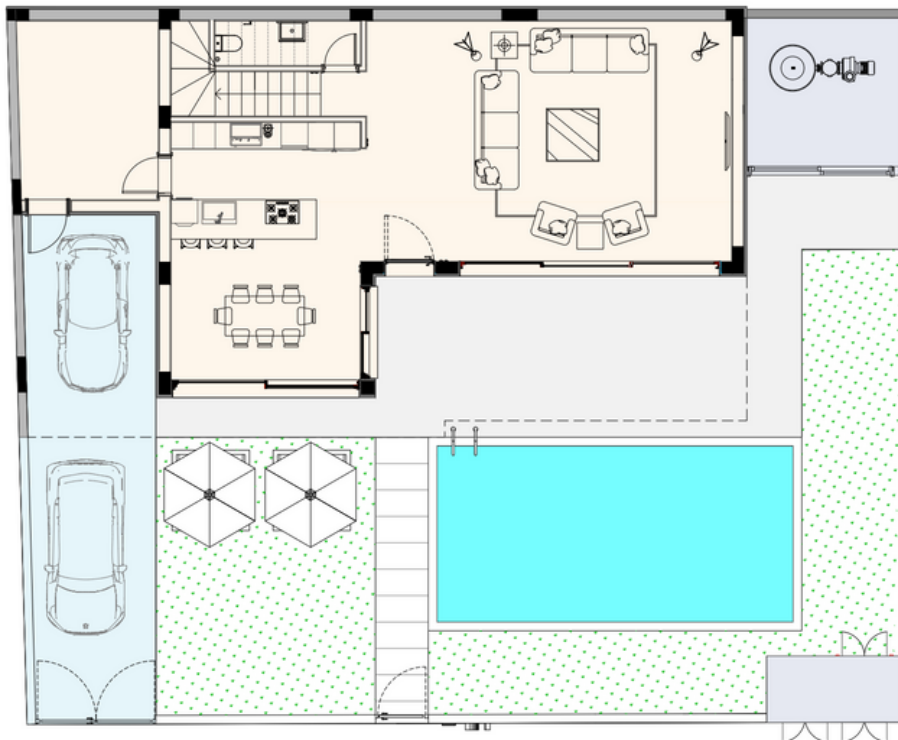
PARKING & STORAGE

- Covered parking space with direct access to the kitchen area
- Storage space on the ground floor for each villa
- Utility cupboard with plumbing for washer & dryer

ENERGY EFFICIENCY

- Energy efficiency class A certificate
- Photovoltaic systems
- External thermal insulation
- Sliding aluminum doors - Model MU144 Thermal with thermal glass (Stopray Smart), brand Muskita
- Openable aluminum doors & windows - Model MU2075 Thermal with thermal glass (Stopray Smart), brand Muskita

ground floor



VILLA B1

Composition

3 Bedrooms
3 (1) Bathrooms
Private swimming pool

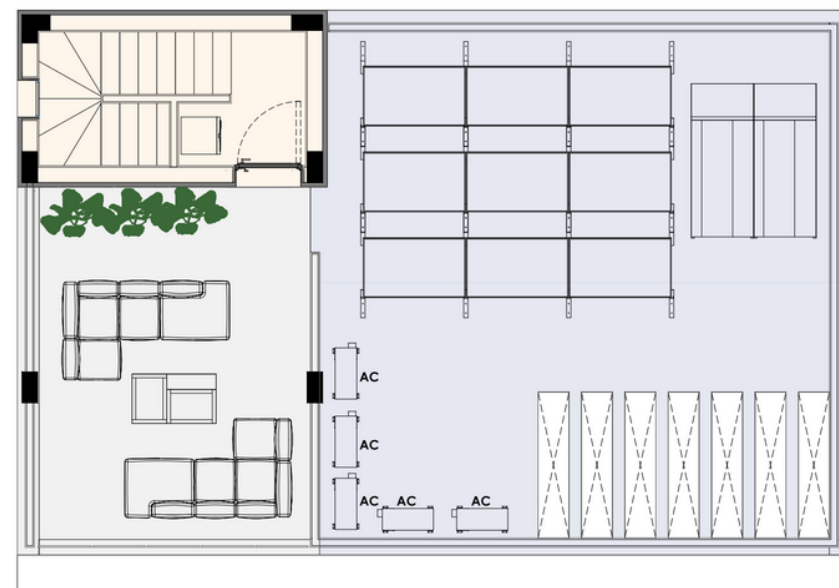
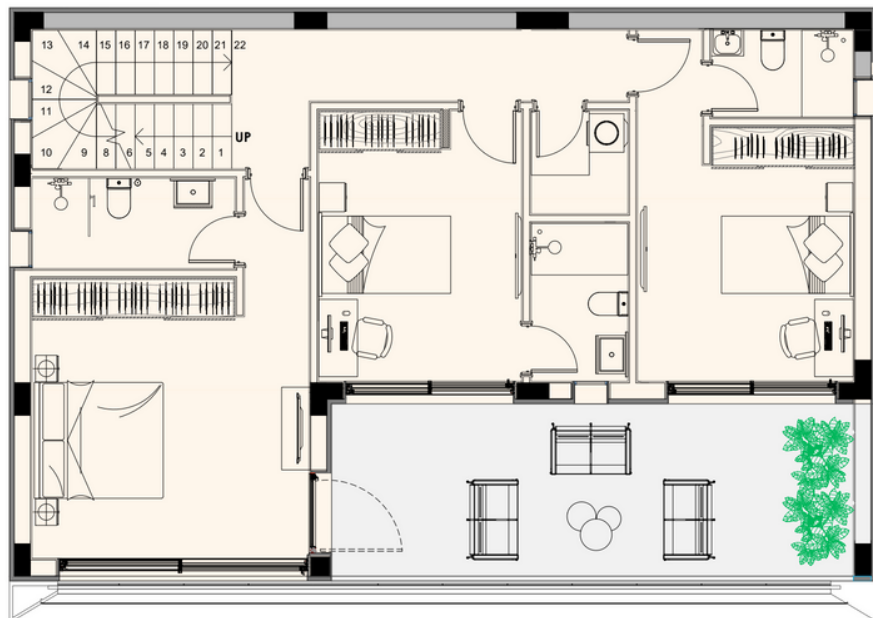
Dimensions

Plot Size	320m ²
Total Area	316m ²
Covered Internal	222m ²
Covered Verandas	43m ²
Roof Garden	27m ²

Features

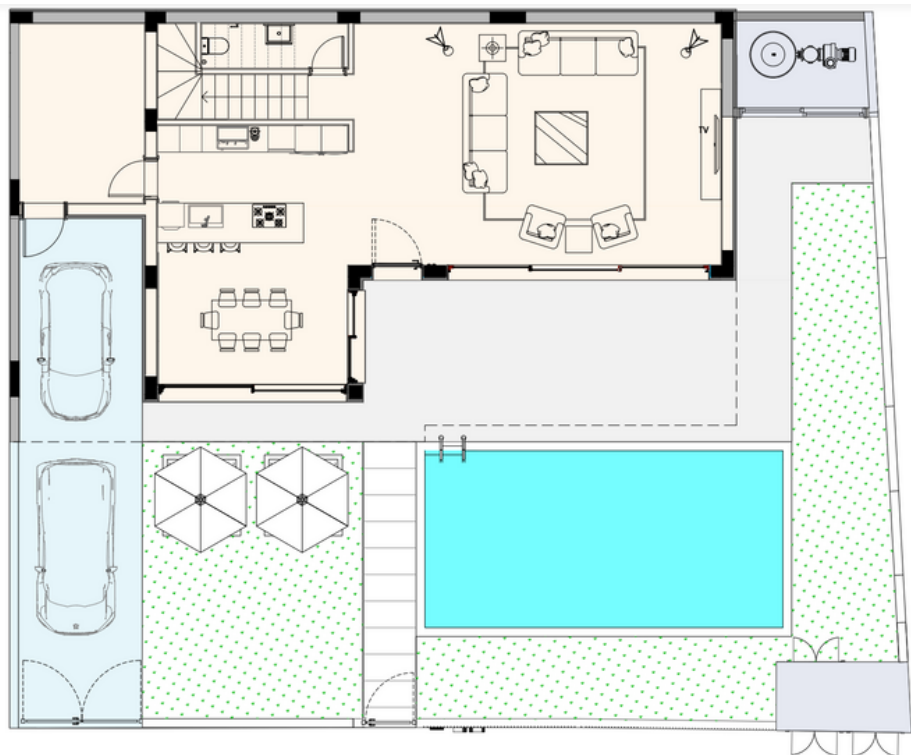


1st floor



roof garden

ground floor



VILLA B2

Composition

3 Bedrooms
3 (1) Bathrooms
Private swimming pool

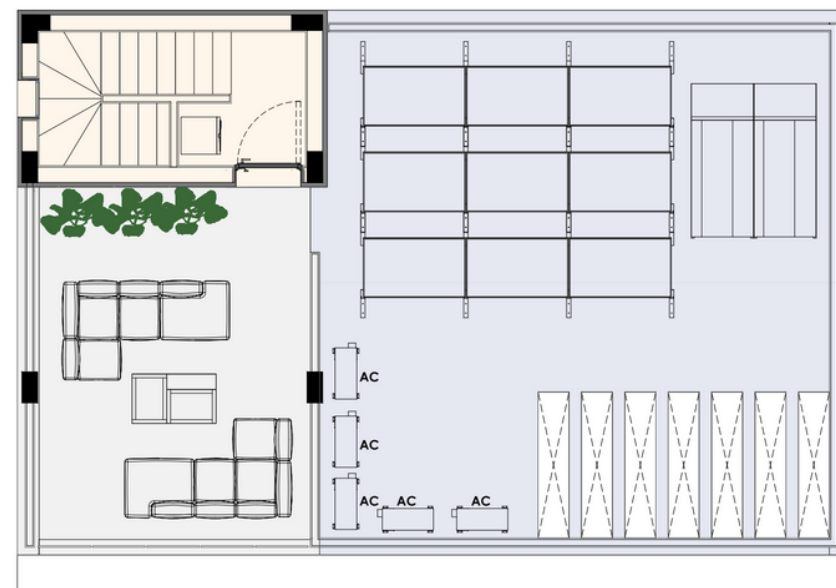
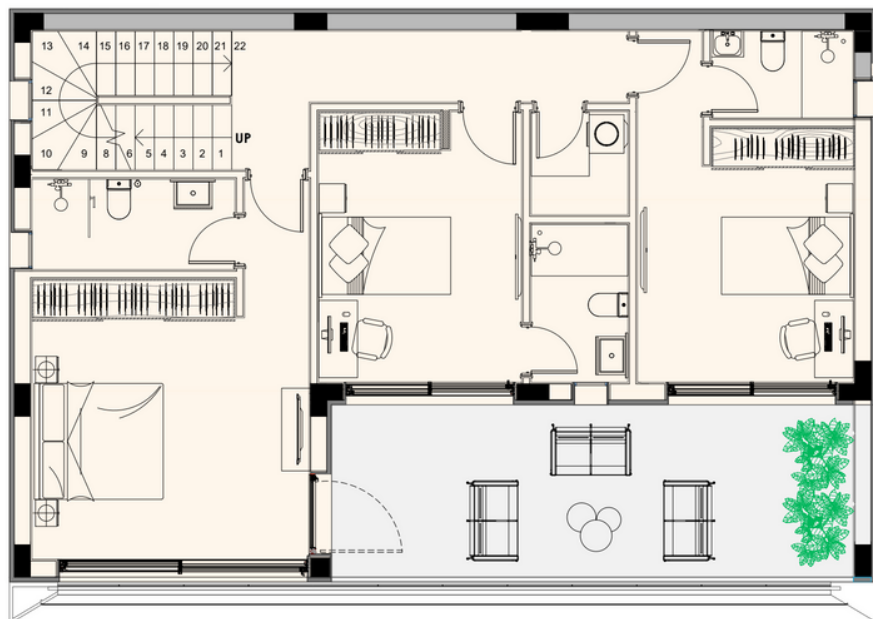
Dimensions

Plot Size	322m ²
Total Area	316m ²
Covered Internal	222m ²
Covered Verandas	43m ²
Roof Garden	27m ²

Features



1st floor



roof garden

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* the apartment & villas actual finished units may vary from the renderings. The images are for informational purposes only