



Luxury Island Living

Situated in the prime locale of Potamos Yermasoyias, JUNO epitomizes luxury living and exceptional investment potential in the heart of Limassol.

This distinguished development is nestled within a tranquil residential enclave, offering a harmonious blend of exclusivity and comfort. Surrounded by prestigious villas and charming boutique apartment blocks, JUNO benefits from a serene and sophisticated neighborhood that enhances its appeal.

Residents are not only promised an elevated lifestyle but also the convenience of being in close proximity to essential amenities, vibrant entertainment hubs, and pristine beaches. The carefully curated architecture and modern design seamlessly integrate with the lush surroundings, ensuring a perfect balance of urbanconvenience and peaceful retreat. Whether as a refined home or a lucrative property investment, JUNO is designed to cater to the discerning tastes of those seeking a premium living experience in Limassol.



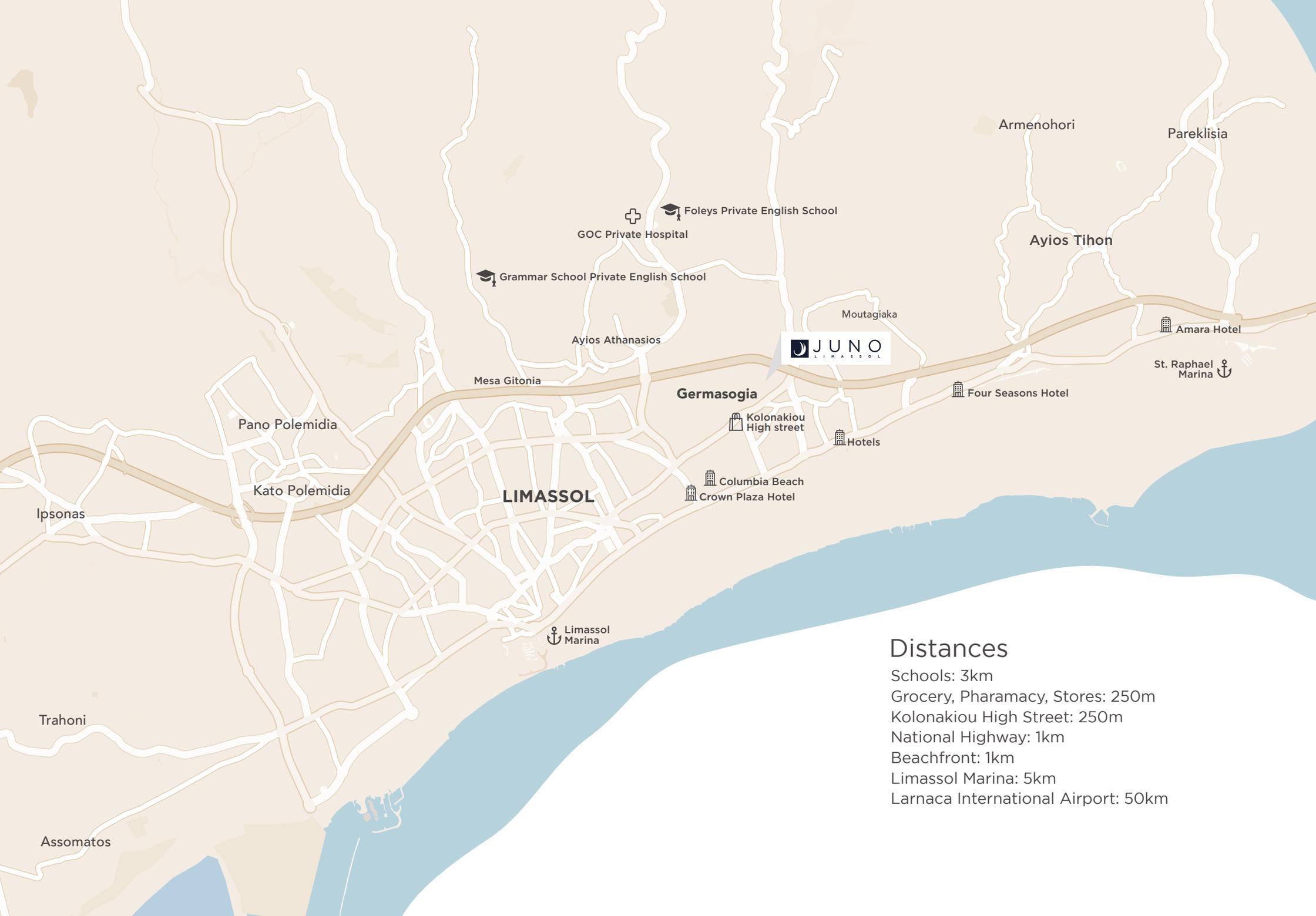


A Privileged Location

Limassol, the second largest city in Cyprus, is a true slice of paradise, a place where residents can indulge in a premium, Mediterranean lifestyle. From the long coastline to the green backdrop of the Troodos Mountains dotted by picturesque villages, the busy hum of its central business hub to the energetic, cosmopolitan activity of the seafront road, Limassol offers a landscape that is as varied as the vibrant, multicultural city itself.

JUNO enjoys a prime, quiet, and upmarket location, nestled on a tranquil hilltop in one of Limassol's most sought-after residential areas. Renowned for its breathtaking city and sea views, the neighborhood offers an ideal blend of privacy and convenience. Residents benefit from easy access to multiple key destinations: the beach, premier shopping facilities, and the city's vibrant center, as well as the highway connecting Limassol to Larnaca and Pafos airports.

The area is also in close proximity to some of the city's top private schools and just a short drive from Limassol's modern marinas. Whether heading to the lively Germasogeia tourist hub, exploring high-end dining options, or navigating the city's various amenities—including healthcare facilities, financial institutions, and business centers—residents can move seamlessly around Limassol.



JUNO
LIMASSOL

Distances

- Schools: 3km
- Grocery, Pharamacy, Stores: 250m
- Kolonakiou High Street: 250m
- National Highway: 1km
- Beachfront: 1km
- Limassol Marina: 5km
- Larnaca International Airport: 50km



Living in Cyprus

At first glance, Cyprus is the embodiment of laid-back, island life. After all, with glorious, almost-year-round sunshine, a coastline of seemingly endless stretches of golden sand surrounded by the azure blue waters of the Mediterranean, a rich and colorful history steeped in mythological wonders, as well as a generous dose of warm hospitality and traditional charm, there is little doubt of Cyprus's status as an island paradise.



An Elegant and Modern Aesthetic

Building upon the resounding success of our previous developments along the same prestigious street, JUNO redefines modern elegance with its innovative approach to urban living. This contemporary project offers an exclusive selection of meticulously designed 2 to 3+ bedroom luxury apartments, tailored to meet the highest standards of sophistication and comfort.

Each residence is thoughtfully crafted with premium finishes and high-end specifications, delivering a seamless blend of functionality and style. The top-floor apartments are enhanced with private roof gardens and extra rooms with en-suite showers, offering residents a unique sanctuary to unwind while enjoying sweeping panoramic views of the surrounding cityscape and natural beauty. These outdoor spaces are perfect for entertaining, relaxing, or simply soaking in the stunning vistas.



The development is designed with a strong emphasis on convenience, privacy, and security. Features such as automated gates provide controlled access, ensuring peace of mind for residents. Additionally, ample parking spaces are strategically integrated into the architectural layout, blending practicality with aesthetic harmony. The elegant design of JUNO, coupled with its superior amenities, establishes it as a benchmark of luxury living and a testament to modern architectural excellence.



Where Comfort and Quality Meet

The interiors of each residence are designed with special care and attention and fitted throughout with premium quality materials and finishes, uncompromising in both excellence and style, and promising residents a lifestyle of unparalleled world-class elegance.



A Luxurious Haven

Each residence is designed with exceptional energy efficiency, featuring thermally insulated walls and roofs to optimize comfort while minimizing environmental impact.

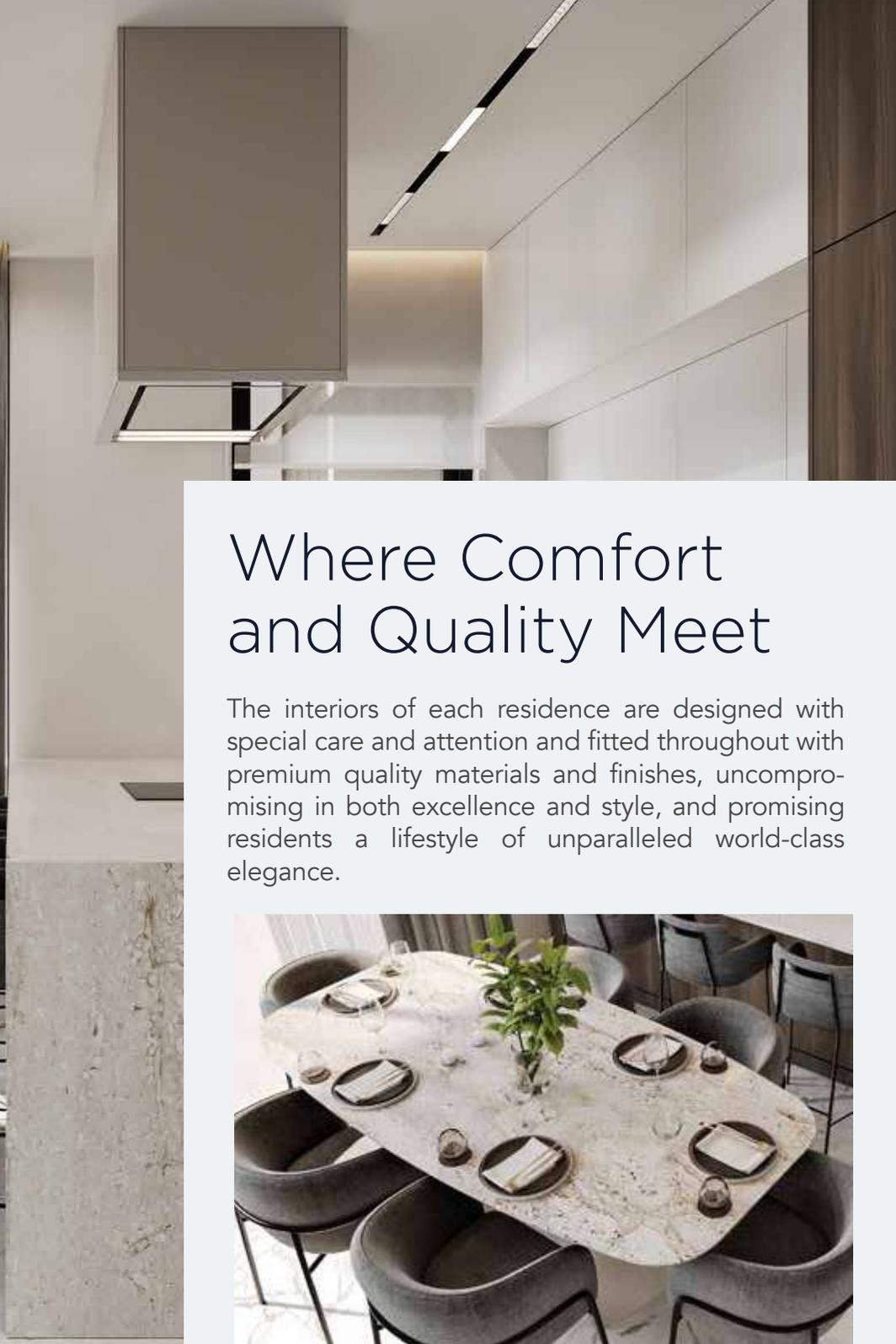
Provisions for eco-friendly solar panels enable residents to harness the island's abundant year-round sunshine, promoting sustainable living.



Cutting-Edge Design

JUNO integrates cutting-edge smart-home technology, offering advanced features for seamless living. The inclusion of VRV systems ensures total climate control, providing underfloor heating and air conditioning across all areas for year-round comfort.

The interiors are thoughtfully designed, with master bedrooms featuring en-suite bathrooms and spacious walk-in wardrobes for a touch of luxury and convenience. Expansive windows invite natural light to flood the interiors, creating bright, airy spaces while offering uninterrupted views of the horizon. This thoughtful design fosters a serene and restful atmosphere. The warm tones of laminate parquet flooring enhance the cozy and inviting ambiance, perfectly balancing modern elegance with everyday comfort.



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Deluxe Living Spaces

Spacious, airy kitchens are fitted with granite countertops and high-end hardware, and features well-lit workspaces illuminated by hidden lighting as well as natural light from the large, carefully placed windows.

All kitchen areas are intuitively arranged in a way as to ensure ultimate convenience and comfort, making them a stylish yet comfortable space where families can congregate for meal-times in a cozy, intimate environment.



JUNO Limassol

Brief Technical Specifications



Category A Energy Performance Building



Thermally insulated walls and roof



External Finishes

- Aluminum
- Glass Balustrades
- Paint



Flooring

- All areas: high quality Italian or Spanish tiles of large dimension 60cmx120cm
- Bedrooms: Laminate Parquet



Bathrooms: wall linings

- High quality Italian or Spanish tiles of large dimension 60cmx120cm



Sanitary Fittings: Laufen, Mixers: Grohe or equivalent



TV, and voice and data (internet)

- Structural cabling for data and voice with cat6 cable
- RJ45 points in all rooms



Solar Heater



Photovoltaic Panels for solar energy



Suspended high ceilings in living areas, kitchen, bathrooms and bedrooms



External doors & windows:

- High quality Aluminum sliding doors, double glazed



Central heating:

- Provision for underfloor central heating with VRV heat pump



A/C units:

- Provision for a/c units in all areas
 - Concealed in kitchen/living area
 - Wall mounted above doors in bedrooms (optionally concealed)



Joinery

High-end finish Italian Kitchens:

- Blum soft close runners for drawers
- Blum soft close hinges for doors
- Synthetic granite work top of high quality

High-end Italian wardrobes and internal doors:

- White finish laminate
- Soft close hinges
- Soft close runners for drawers
- Internal Doors Italian lacquered with
- Magnetic lock
- Hidden hinges

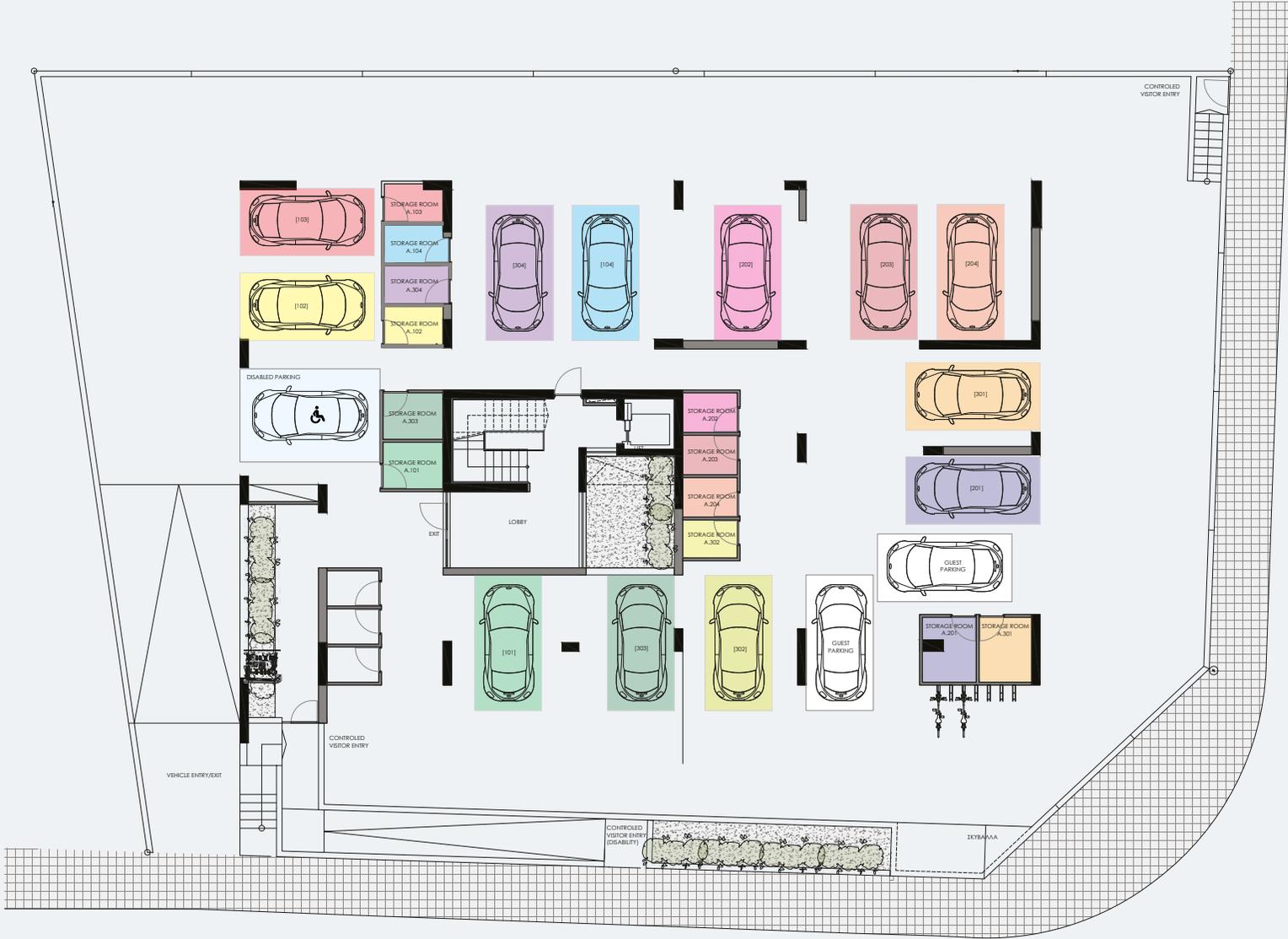


Safety entrance door with multiple locks

Rooms - Areas - Specs

Floor	Flat No.	Bedrooms No.	Internal m2	Covered Veranda m2	Uncovered Veranda Area m2	Roof garden Area m2	Total Area m2	Incl. Share of Common m2	Parking No.	Store No.
1st	101	3	118	36	17		171	183	101	A101
	102	2	87	24	11		122	131	102	A102
	103	2	88	28	12		128	137	103	A103
	104	2	88	28	18		134	143	104	A104
2nd	201	3	119	36	0		155	167	201	A201
	202	2	87	29	0		116	125	202	A202
	203	2	88	28	0		116	125	203	A203
	204	2	88	28	0		116	125	204	A204
3rd	301	3	137	36	17	69	259	273	301	A301
	302	2	101	24	11	59	195	205	302	A302
	303	2	103	28	12	63	206	216	303	A303
	304	2	106	28	18	34	186	197	304	A304

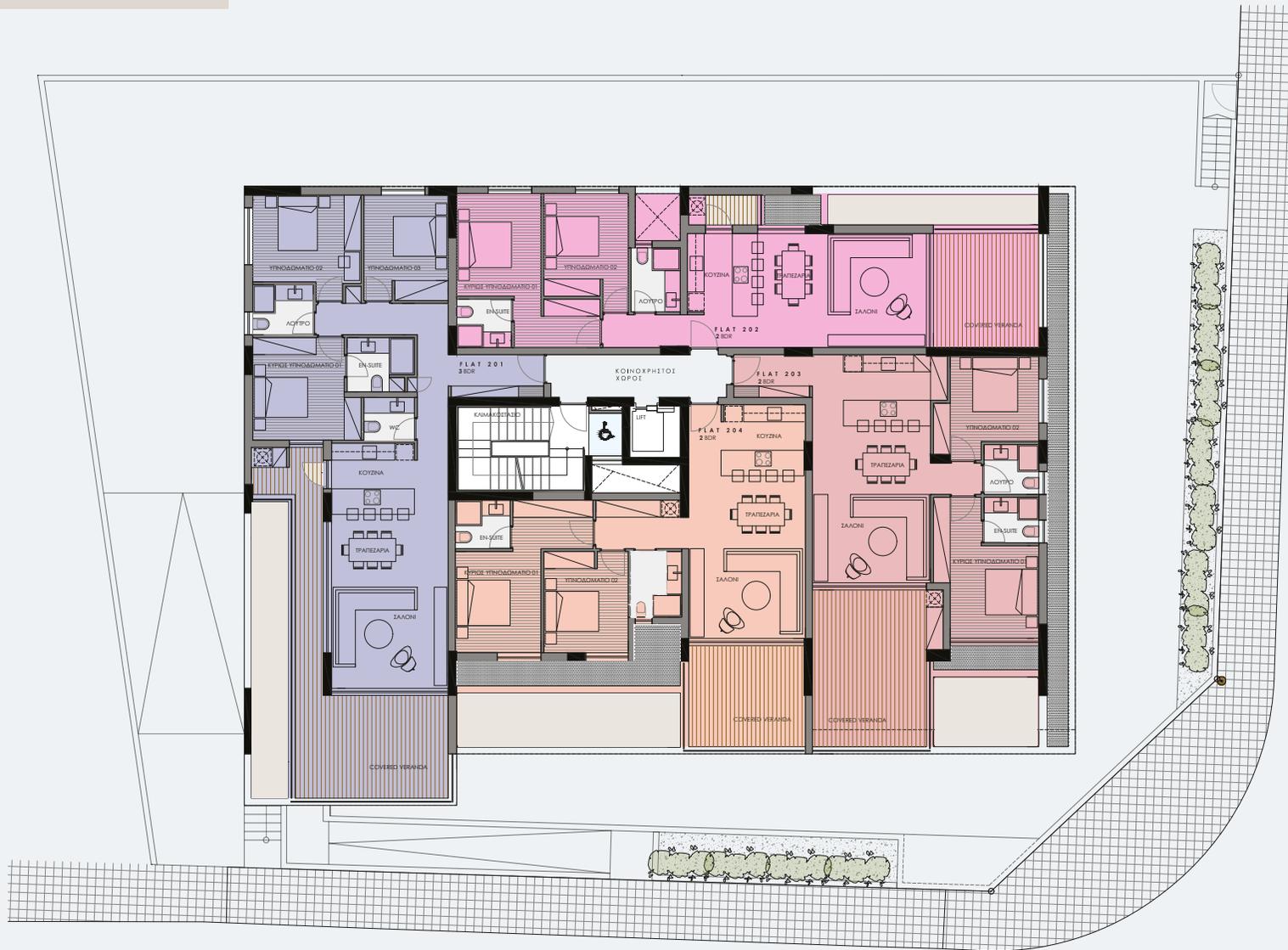
GROUND FLOOR



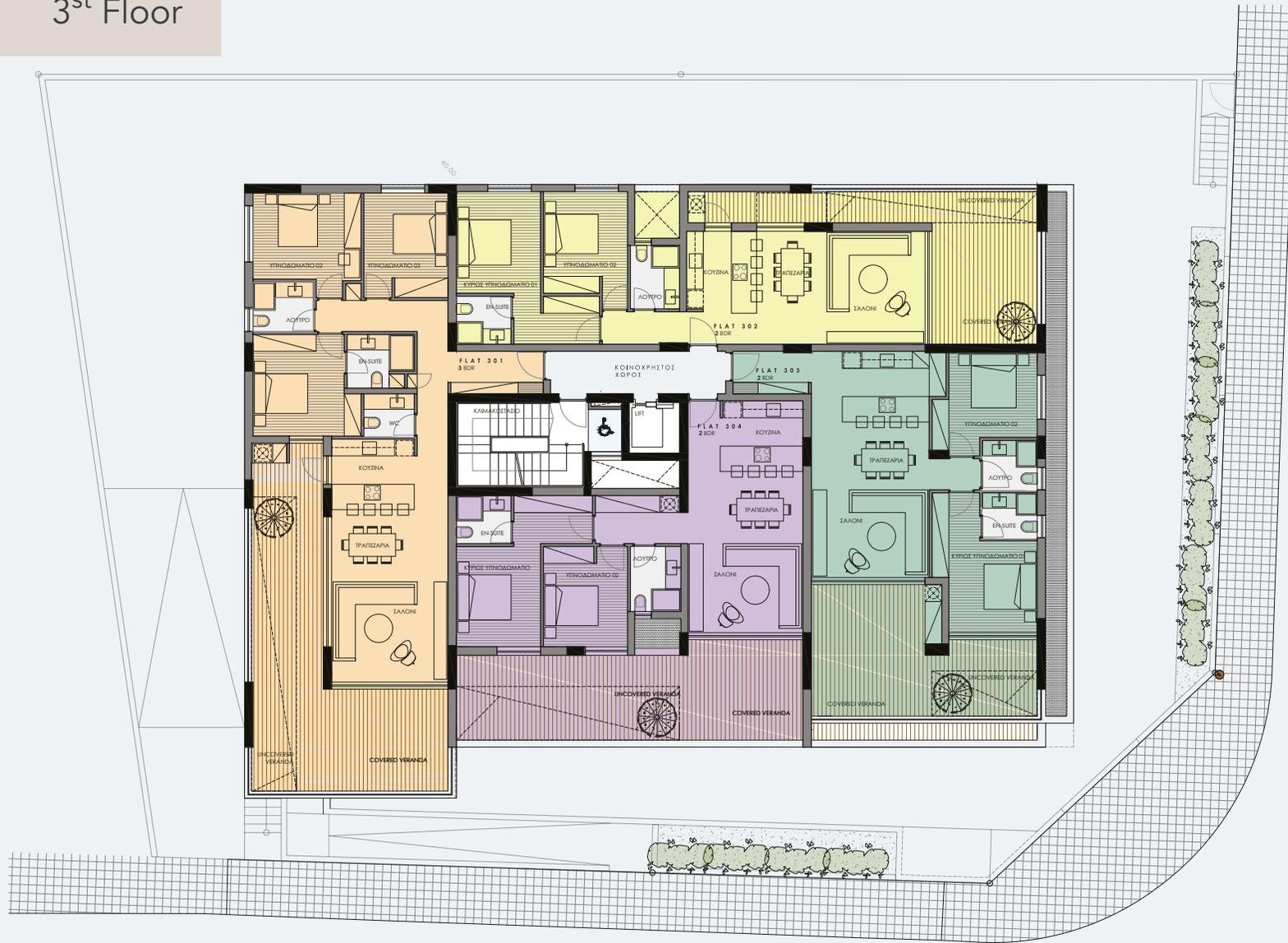
1st Floor



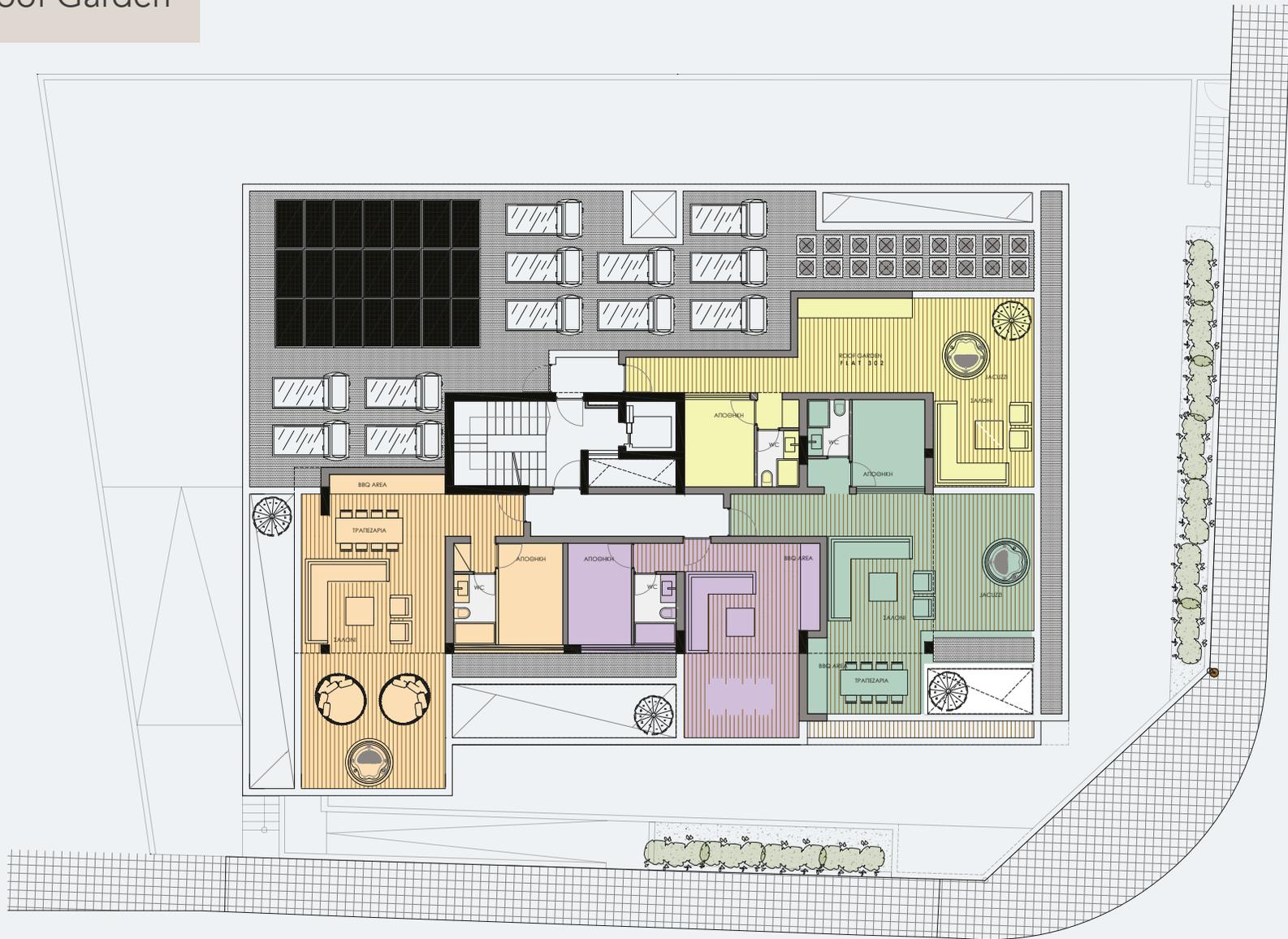
2st Floor



3rd Floor



Roof Garden





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