

LIMASSOL GREENS

The Starlings



life
IN
PERFECT
balance





LIMASSOL GREENS

Where should you live? In a bustling city? Minutes from your favourite beach? Or perhaps far from the crowds in rural bliss? There is a place where you can have it all, and more. Limassol Greens is the perfect residential destination for mind and body in Cyprus' most progressive beach front city, Limassol.

Set in the grounds of a family-owned citrus farm that stretches back to the 1930's, you are never faraway from nature and all that the city has to offer. An oasis of tranquillity, immersed in lush, fragrant gardens, the perfect place to relax and spend those treasured moments with family and friends.

Our villas and apartments unveil a refined approach to contemporary living, blurring the lines between indoor and outdoor space. A simple elegance pervades everything you see, world-class architecture and interior design ushers in an effortless way to experience life, we call it 'barefoot luxury'.

We are creating a retreat where life makes joyous sense. A sanctuary with everything and everyone that you hold precious, close to hand; an escape where excitement and enjoyment are always within easy reach.

It's a world in perfect focus; days in perfect rhythm; life in perfect balance.

Welcome to that place.
Welcome to Limassol Greens.



#PerfectBalance

the MASTERPLAN

Limassol Greens is the largest master planned development in the city of Limassol. AECOM, the world's premier infrastructure firm, designed a masterplan that ingeniously sets the residential and commercial units in the centre of the resort development, surrounding them with golf greens and fairways on all sides. A lusciously green belt of parks and playgrounds runs through the heart of the resort creating a truly unmatched green landscape and a verdant environment for a sustainable living.

Developed within an area of 1.4 million m² Limassol Greens will entail an 18-hole championship golf course with a state of the art Clubhouse, 500 villas and 250 apartments to be developed in phases, retail and commercial facilities including shops, restaurants, bars, in addition to a Wellness Centre with an outdoor pool, spa treatment facilities, fitness area, yoga and meditation lawns, tennis and basketball courts, cycleways, kid's playgrounds, an open air amphitheatre and a herb garden.





1 ROBIN APARTMENTS WEST
PHASE 1

2 RESORT ENTRANCE

3 STARLING APARTMENTS
NEW PHASE

4 ROBIN APARTMENTS EAST
PHASE 1

5 SPORTS FACILITIES

6 PUBLIC GREEN PARKS

7 CHILDREN'S PLAYGROUND

8 VILLAS
PHASE 1

9 CYCLEWAYS

10 TOWNHOUSES

11 FITNESS, SPA & F&B AREA

12 THE CLUBHOUSE

13 DRIVING RANGE

CityNATURE

Limassol Greens is the most perfectly located new leisure destination for living and investing in Cyprus. Its privileged position is just moments away from the renowned sandy beach “Lady’s Mile” and a variety of prestigious blue flag beaches, the beautiful Akrotiri Salt Lake and Asomatos eucalyptus forest, with easy access to the highway, private schools, villages, hospitals, mountains and wineries.

This remarkable resort’s prime location offers an unparalleled lifestyle experience as it strikes the perfect balance between city and nature living. The largest Casino in the Mediterranean is within a walking distance while the superyacht Limassol Marina, the Medieval Castle and city centre are only a short ten-minute drive away.

Immerse yourself in the dynamic city atmosphere while enjoying the tranquillity and beauty of nature. This is the epitome of luxurious green living in Limassol.

3 MIN TO CITY OF DREAMS CASINO

3 MIN TO MY MALL

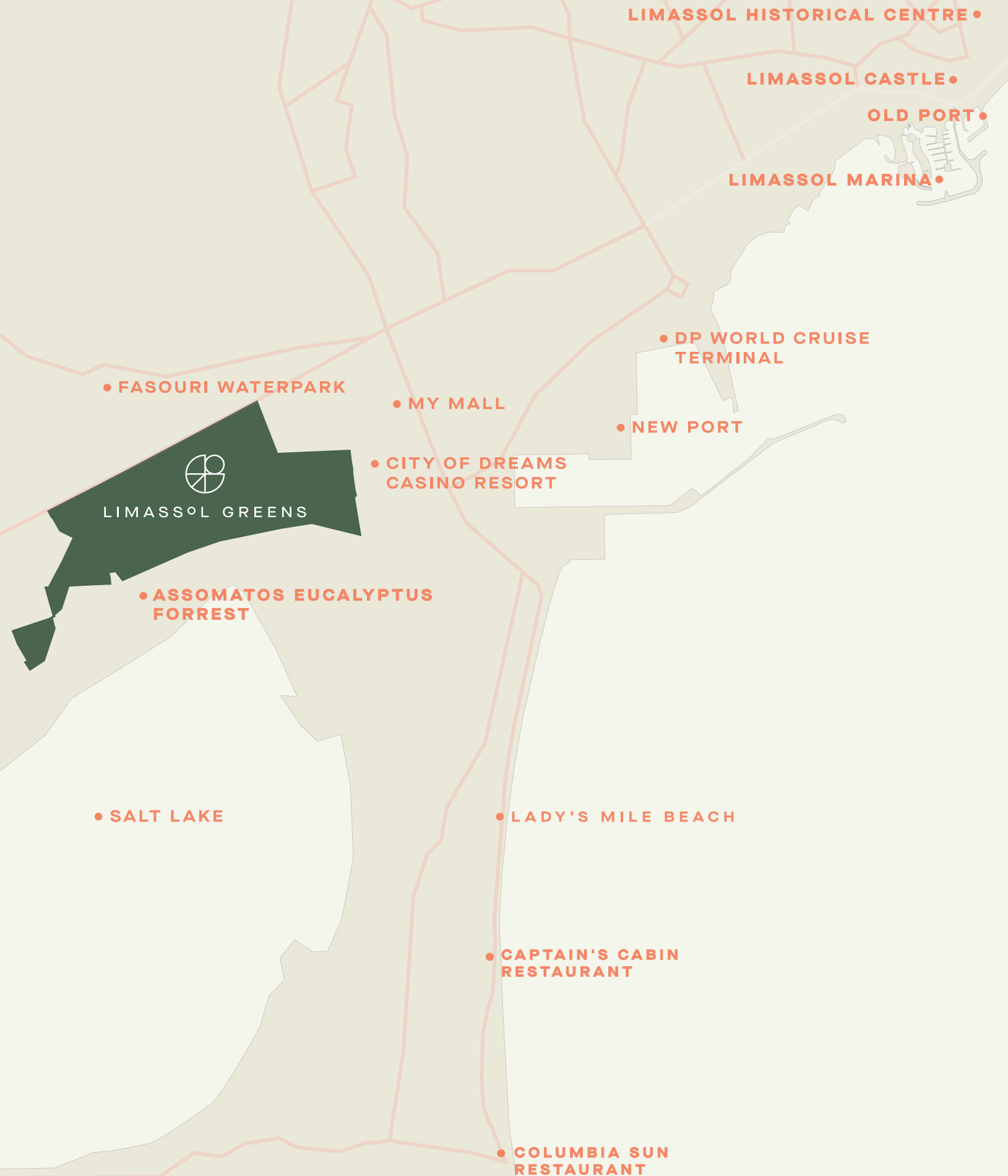
5 MIN TO LADY'S MILE BEACH

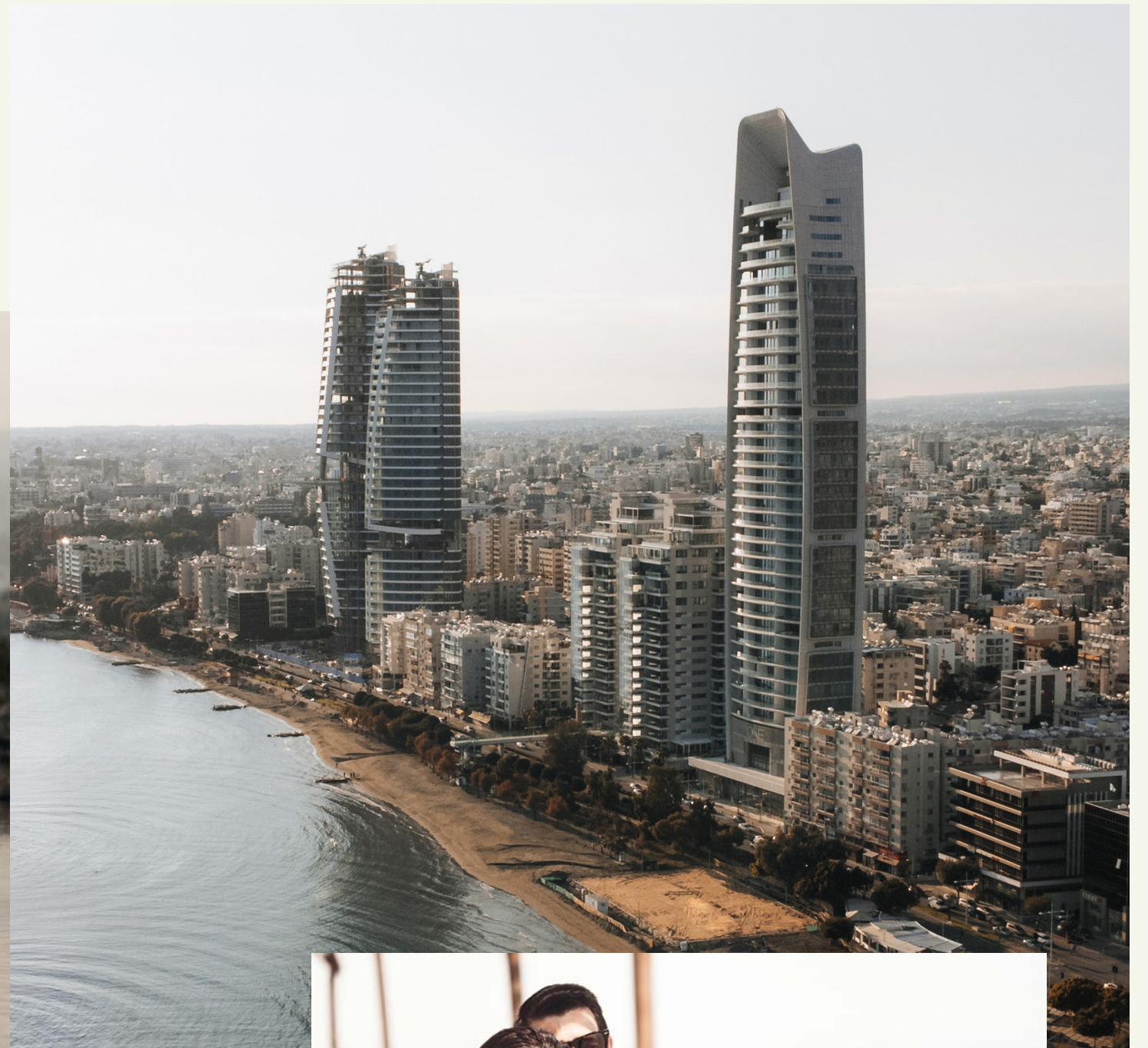
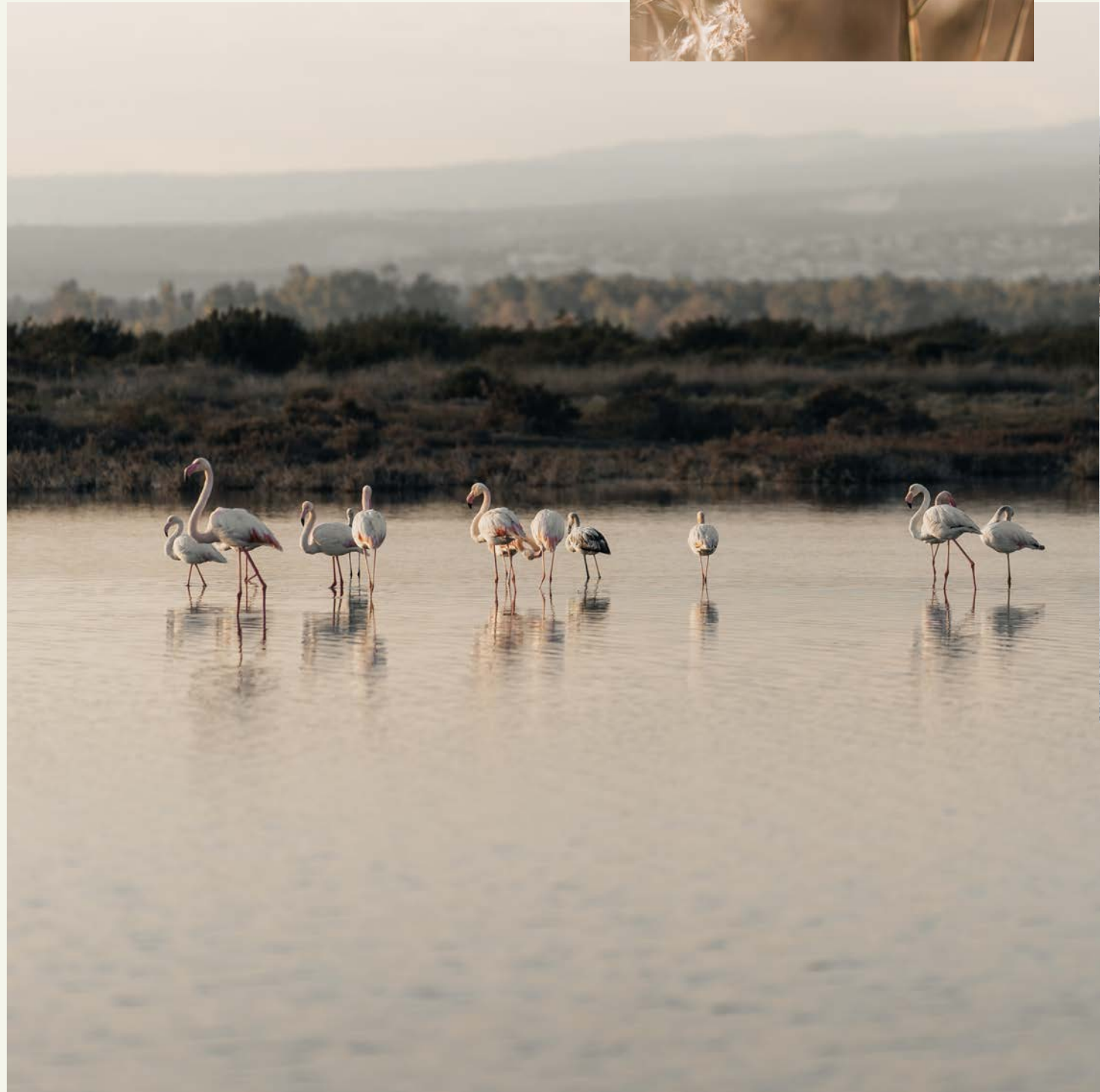
10 MIN TO LIMASSOL GENERAL HOSPITAL

10 MIN TO LIMASSOL MARINA

35 MIN TO PAFOS INTERNATIONAL AIRPORT

40 MIN TO LARNACA INTERNATIONAL AIRPORT







The Starlings

a new COLLECTION OF LUXURY apartments

The Starlings are an exquisite collection of three 6-floor apartment buildings that epitomize contemporary elegance and offer an unparalleled living experience. With a range of two and three-bedroom apartments, the Starlings are designed to provide the perfect balance between modern city living and serene resort ambiance.

The Starlings

THE ESSENCE OF
**Barefoot
Luxury**
LIVING

Immerse yourself in the essence of refined living as you step into the world of the Starlings at Limassol Greens. The architectural design of these stunning apartments mirrors the renowned Robin Apartments, combining sleek lines, exceptional craftsmanship, and a harmonious blend of aesthetics and functionality.



3 BED PENTHOUSE TERRACE



#PerfectBalance

Unrivalled VIEWS

One of the most captivating features of The Starlings is the expansive golf views that grace these remarkable apartments. Imagine waking up to breathtaking vistas, with the lush green fairways of our prestigious golf course stretching out before you. Whether you are an avid golfer or simply appreciate the serenity and beauty of nature, The Starlings provide an unrivalled setting that seamlessly merges luxury and natural splendour.





3 BED PENTHOUSE TERRACE



2 & 3 BED LIVING ROOM & KITCHEN



3 BED PENTHOUSE LIVING ROOM





2 & 3 BED APARTMENT BEDROOM



2 & 3 BED APARTMENT LIVING ROOM



2 & 3 BED APARTMENT BATHROOM

The Starlings AT A GLANCE

- 3 apartment buildings set out over the ground floor and five storeys.
- 126 apartments: two-bed, three-bed and penthouses.
- Each building is served by two separate spacious lobby areas with their own lift.
- Located in the heart of the resort, within a minute's walk from commercial area and The Clubhouse.
- Tall enough to enjoy unparalleled views over the golf course and up to the Salt Lake, the forest and sea.
- Bounteous terraces punctuate the facades providing articulated outdoor living spaces.
- Chic and practical interiors combine carefully crafted layouts that work hard to maximise the interior spaces.
- Beautiful 30m long swimming pool with sundeck and outdoor lounge space.
- Ground floor apartments can enjoy their own private gardens.



Effortless Living WITH OUR EXCLUSIVE TURN-KEY FURNITURE PACKAGES

Every piece of furniture featured in our images is part of our carefully curated turn-key furniture packages, designed to complement the elegance of your new home. Whether you seek contemporary sophistication or timeless comfort, our selections offer seamless solutions to fully furnish your space with style and ease. Simply move in and start enjoying the essence of barefoot luxury—no hassle, just perfection.

SPECIFICATIONS

BUILDING

GENERAL STRUCTURE

STRUCTURE AND FOUNDATIONS

Earthquake resistant Reinforced concrete structures as per Eurocodes and Cyprus standards and regulations.

EXTERIOR SHELL

300-400mm brickwork
Thermal insulation system
Render finish

INTERIOR SHELL

100mm-200mm brickwork or drywall systems
Plaster, spatula and paint coating

CEILINGS

Spatula and paint coating
Drywall system (in selected areas)

ROOF

Reinforced concrete slab
Thermal insulation
Waterproofing system

COMMON AREAS FINISHES

INTERNAL

Corridors and staircase
Floor: Ceramic tiles
Walls: Spatula and paint coating
Ceiling: Drywall system

ELEVATOR

Floor: Ceramic tiles

EXTERNAL

Swimming pool perimeter area:
Anti-slip ceramic tile
Swimming pool: Ceramic tiles
Parking floor + storages: Treated concrete with smooth finish
Soft landscaped areas

COMMON AREAS UTILITIES AND SYSTEM SERVICES

ACCESS CONTROL

Gate videophone entrance control.

LIGHTING

Emergency lighting to EU standards.

OTHER

Photovoltaics
Swimming pool:
Sand filter
PH RX dosing system
Fire detection system
Common areas and landscape lighting fittings

RESIDENTIAL UNITS

MECHANICAL

WATER SUPPLY SERVICES

Individual / standalone systems for each apartment consisting of water tank, hot water cylinder (heat pump type) and pressure pump.
Secondary piping will be pipe in pipe system.
Direct City water supply.

DRAINAGE & SEWAGE SYSTEM

The drainage and sewage of the building is collected from each apartment via a piping network to a central drainage & sewage system.

AIR-CONDITIONING SYSTEM

Variable Refrigerant Flow (VRF) system including concealed indoor units.

FLOOR HEATING SYSTEM

Water operated underfloor heating connected to a VRF Hydro box (located in plant rooms) water module.

ELECTRIC TOWEL RAILS

Electric Towel Rails will be installed in all bathrooms.

AIR EXTRACTION FANS

(all bathrooms and wc)
Low noise exhaust ventilation systems in all bathrooms and WC's.
Connected to automation system.

ELECTRICAL

ELECTRIC CAR CHARGER

Provision for each apartment.

LOAD ENTITLEMENT (EAC electric load)
HVAC load
Meters: Individual meter

TELEPHONE – Data/IT
LAN-Structured cabling CAT6 category
Fiber connection – IT entry
WI-FI infrastructure -coverage

TV SYSTEM

TV points in each bedroom and living room

OTHER

Provisions for wired burglar alarm
Fire detection, alarm and indication system

POWER SUPPLIES-SOCKETS – WIRING ACCESSORIES

Sockets with USB – Type C inserts
Special sockets like: 5A sockets for lights/
Electric towel

* Applicable for Penthouse Apartment only

VIDEOPHONE (External Calling Unit-
Internal monitor)
Indoor unit for each apartment

AUTOMATION SYSTEMS

Lighting, shading control via smart keypads
Dimmable lights– in bedrooms and living rooms)
Hot water
Electric Towel rails
Mobile application IOS – Android control
Central Touch panel 7-10 inches*
HVAC integration*
Sound system provision*

SPECIFICATIONS

FINISHES

OPENINGS

Windows/Doors: Thermal break aluminium frame
Energy Performance double glazed
Insect screens in sliding systems
Internal doors: Laminate with high quality hardware
Entrance door: Safety door

KITCHEN

Floor: Ceramic tiles
Walls: Spatula and paint coating
Ceiling: Spatula and paint coating/
Dry wall system above kitchen cabinets
Dry wall system *

LIVING ROOM

Floor: Ceramic tiles
Walls: Spatula and paint coating
Ceiling: Spatula and paint coating
Dry wall system *

BATHROOMS

Floor: Ceramic tiles
Walls: Ceramic tiles
Ceiling: Dry wall system
Dry wall system *

BEDROOMS

Floor: Engineered timber floor
Walls: Spatula and paint coating
Ceiling: Spatula and paint coating/
Drywall system above wardrobes

BALCONY

Floor: Anti-slip ceramic tile
Ceiling: Spatula and paint coating
Balustrade: Glass

ROOF GARDEN*

Floor: Anti-slip ceramic tile
Pergola: Light structure
Balustrade: Glass
Swimming pool: Ceramic tile
Barbecue: Light structure with micro cement finish

FIXED FURNITURE -ELECTRIC APPLIANCES - SANITARY WARE

KITCHEN

Fixed furniture
High standard kitchen cabinets
Porcelain/marble countertops and backsplash

ELECTRIC APPLIANCES

Refrigerator, oven, hobs, microwave, kitchen exhaust hood, dish washer, combo washer/dryer

BATHROOMS

SANITARY WARE

Branded sanitary ware and mixers
Shower screen
Wall mounted WC with concealed cistern

VANITY UNIT

Porcelain/marble countertops
Top quality cabinets

BEDROOMS

Fixed Furniture
High- standard wardrobes



whole IN ONE

The Limassol Greens Golf Course boasts unique scenery next to the largest Salt Lake on the island. Engulfing the resort at 6,404 metres, our 18-hole Championship Course is set in an exquisitely natural landscape, with an array of feature ponds, olive and carob trees, distinctive of the Mediterranean flora.

Designed by the renowned master golf architect, Cabell B. Robinson, the course features opulent Bermuda grass, generous fairways, surging greens and astonishing pot bunkers to enthrall every golf aficionado.

owner's BENEFITS

As a property owner at Limassol Greens, your every need will be catered with the utmost discretion. It is up to us to ensure that everything around you is carefully curated, every detail is sympathetic to your surroundings. Afterall, you can't beat the human touch. Pinpoint finish, and service when you need it, nothing more, nothing less.

World Class Amenities

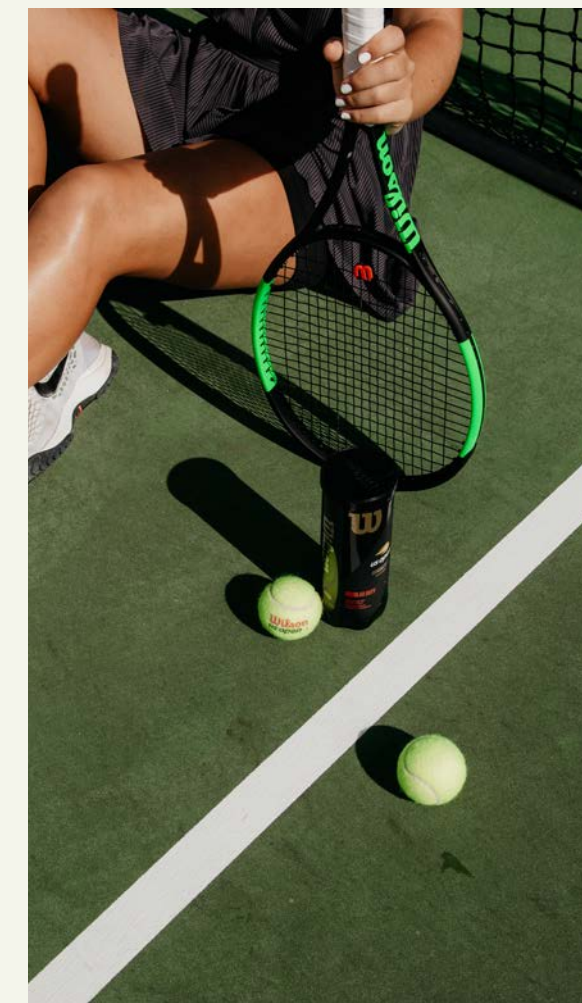
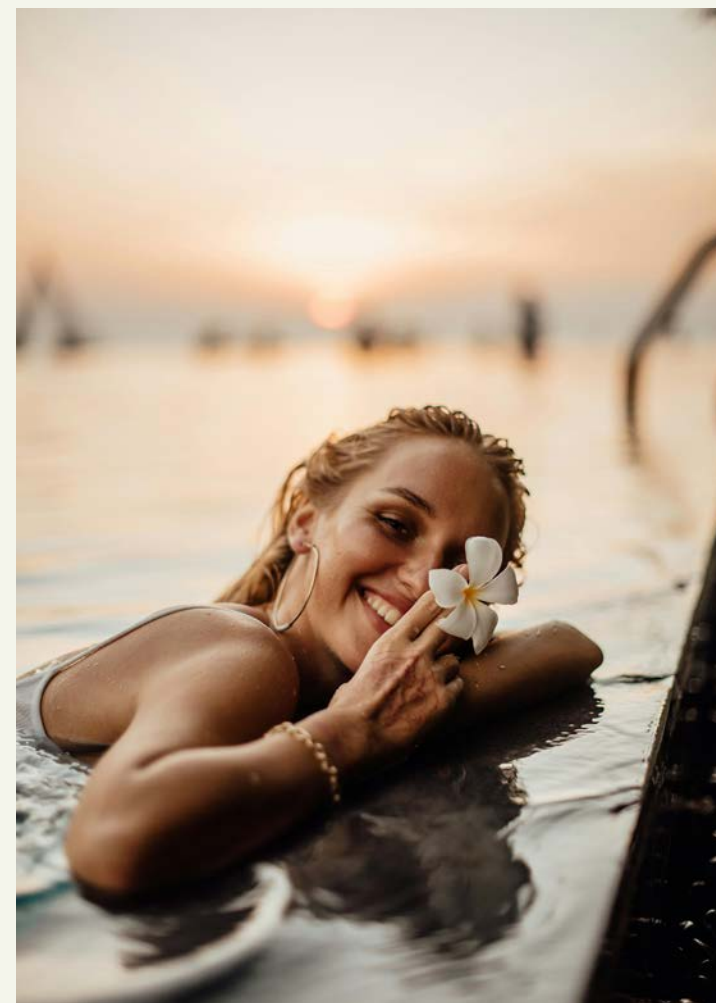
Enjoy privileged access to the resort's amenities as an owner of a Limassol Greens property. The resort will feature a Golf Clubhouse, restaurants and cafes, a fitness, spa & wellness centre, tennis, padel and basketball courts, all of which will be available for use by owners with preferred access and discounted rates.

Property Rental Programme & Property Management Services

Limassol Greens property owners who do not choose to reside in Cyprus for much of the year can benefit from our optional Property Rental Programme. Owners who wish to rent their residence must do so through the Limassol Greens rental programme which offers great flexibility, substantial rental revenue and tax benefits.

Superior Property Management Services

As residents, you and your family will be tended by the discreet team of Limassol Greens. You may select from an array of lifestyle services such in-residence fine dining, event planning, concierge services, fitness and golf instructors, childcare, chauffeur & porter services. Owners who frequently reside abroad or take extended travels benefit from "Home & Away" programme which includes general maintenance, housekeeping, garden landscaping, plant care, swimming pool maintenance, pre-arrival grocery shopping & stocking and dry-cleaning services.



LIMASSOL GREENS

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