







REFINED LIVING

Prime location

The story behind the project's name

The project is located between the marina and the casino, inspiring the name **MARINACAS**.



Invest in your future, embrace the extraordinary!

A luxury residential project located in the heart of a rapidly developing and highly sought-after area of Limassol. The project features modern architecture, state-of-the-art amenities, and a strategic location, making it an excellent choice for both investors and residents.

MARINACAS RESIDENCE

Limassol, Cyprus

a vibrant economic and cultural hub.



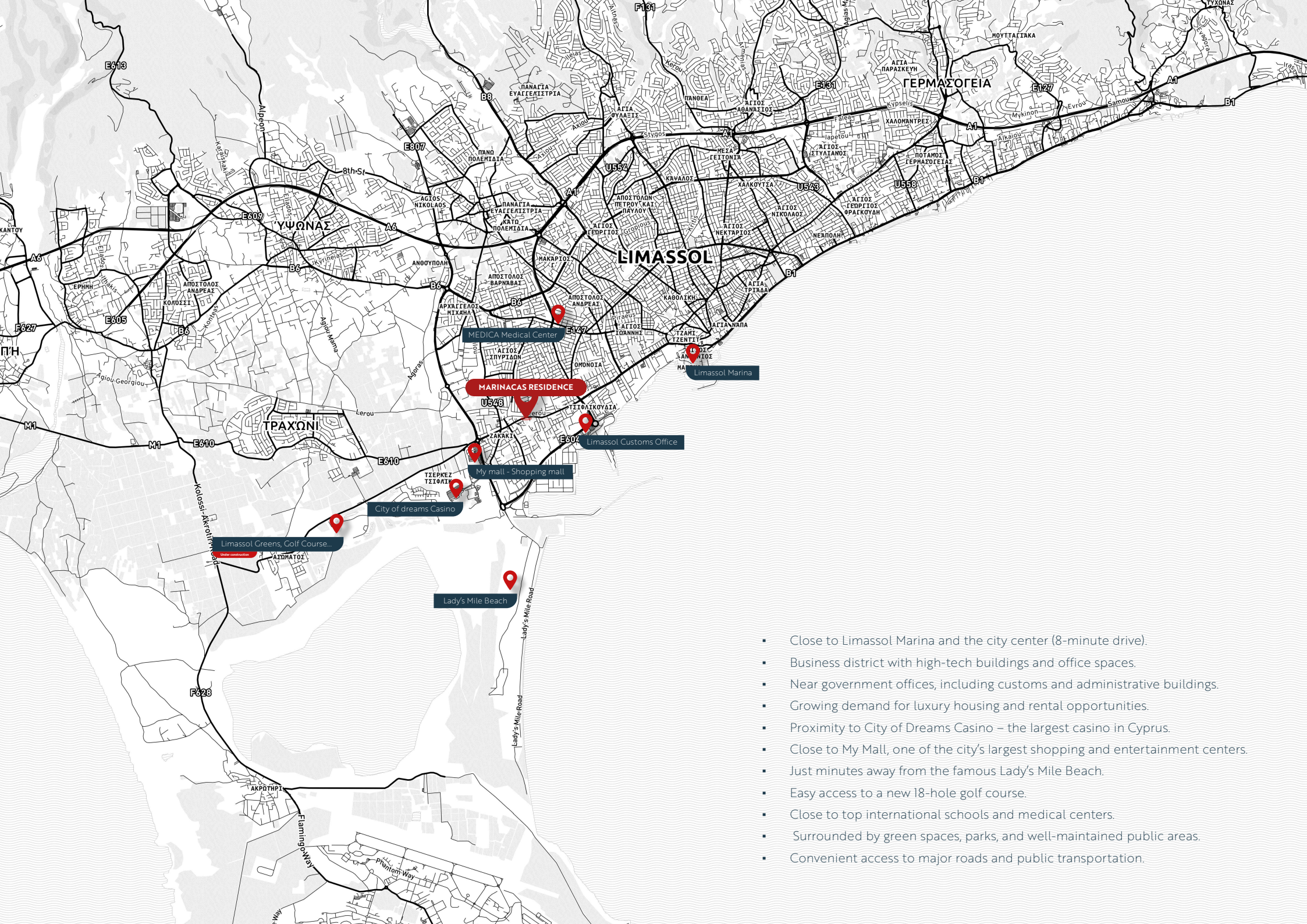
A luxury residential development in a prime, high-demand area.



About Limassol

Limassol is the second-largest city in Cyprus, located on the island's southern coast. The city is considered an economic, cultural, and tourist hub, offering excellent weather, vibrant nightlife, historical sites, and a relaxed atmosphere that attracts visitors from all over the world.

Why choose
MARINACAS RESIDENCE?



- Close to Limassol Marina and the city center (8-minute drive).
- Business district with high-tech buildings and office spaces.
- Near government offices, including customs and administrative buildings.
- Growing demand for luxury housing and rental opportunities.
- Proximity to City of Dreams Casino – the largest casino in Cyprus.
- Close to My Mall, one of the city's largest shopping and entertainment centers.
- Just minutes away from the famous Lady's Mile Beach.
- Easy access to a new 18-hole golf course.
- Close to top international schools and medical centers.
- Surrounded by green spaces, parks, and well-maintained public areas.
- Convenient access to major roads and public transportation.

Two residential buildings

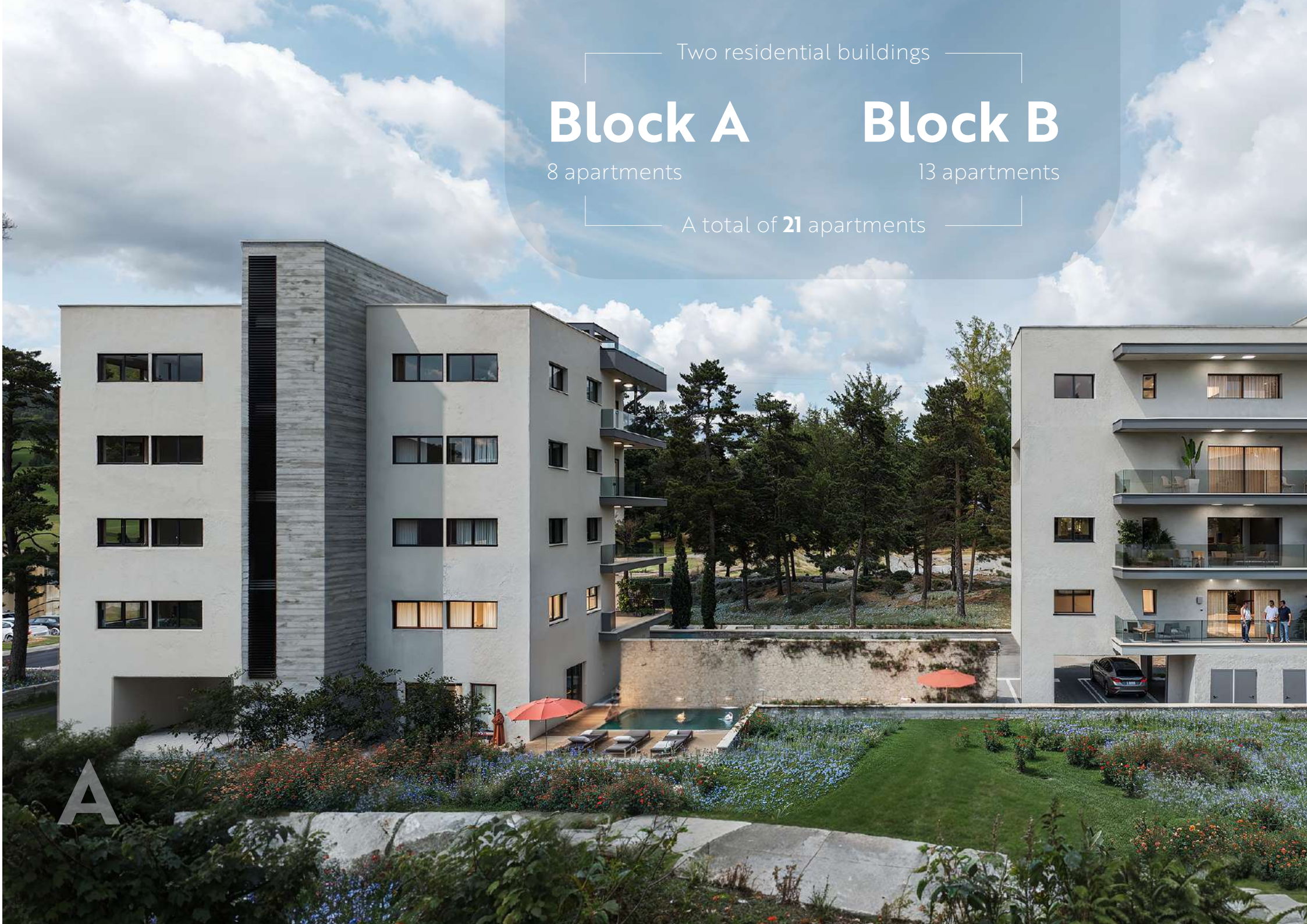
Block A

8 apartments

Block B

13 apartments

A total of **21** apartments



A



Luxury living with premium amenities!

Private parking, a shared pool, landscaped green areas, high-end European kitchens, and modern energy-efficient design. Conveniently located near parks, entertainment, shopping, and dining, offering the perfect balance of urban life and tranquility.

Apartment types

- **One-bedroom** apartments with a living room and balcony
- **Two-bedroom** apartments with a living room and balcony
- **Three-bedroom** apartments with a living room and balcony
- **4 penthouses** (three-bedroom and two-bedroom units)



Block A

3 Rooms flat

Net area	95m ²
Balcony	12m ²

Flat no.

101A **201A** **301A**

Level 1

Level 2

Level 3



Block A

2 Rooms flat

Net area 75m²

Balcony 12m²

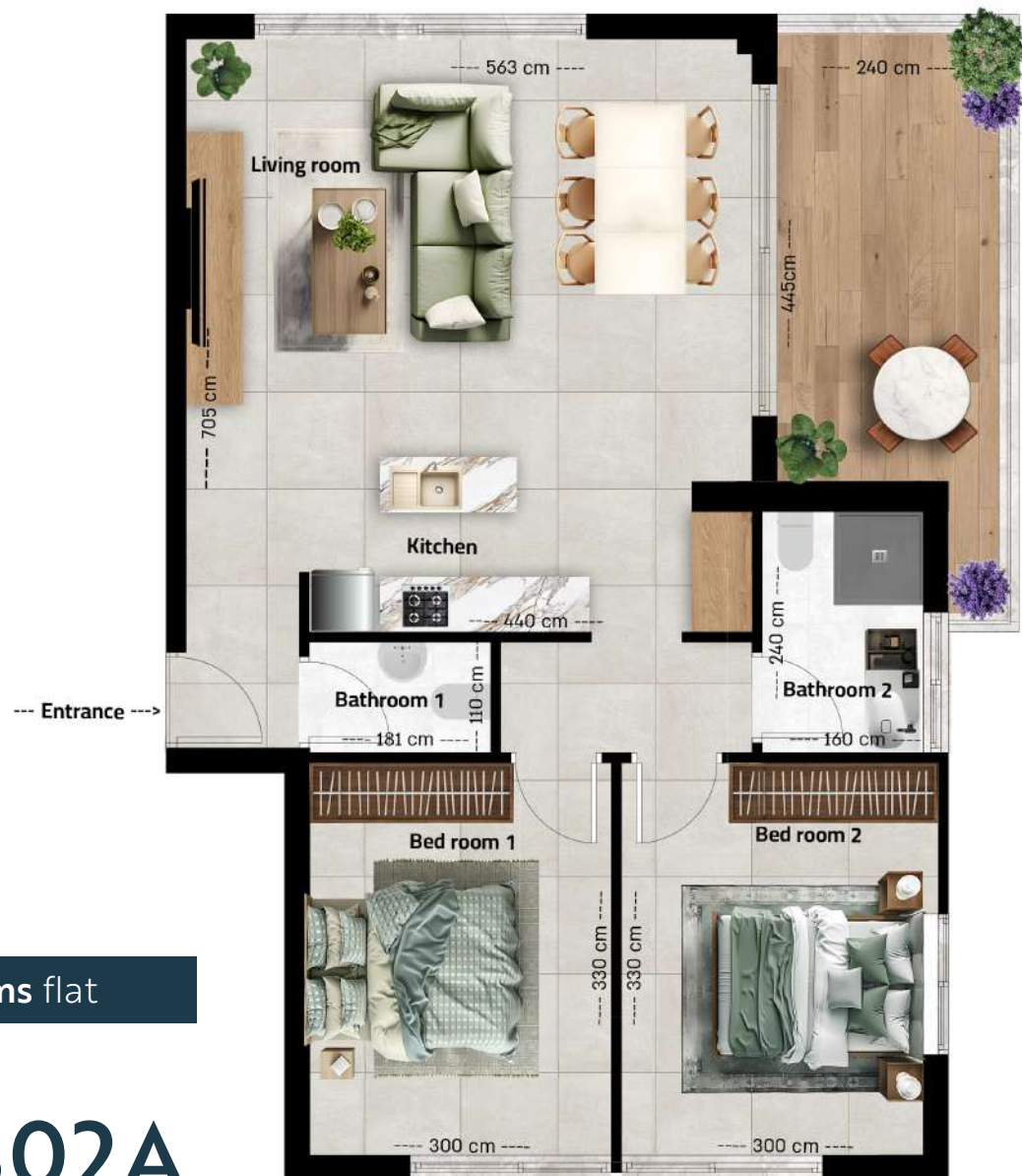
Flat no.

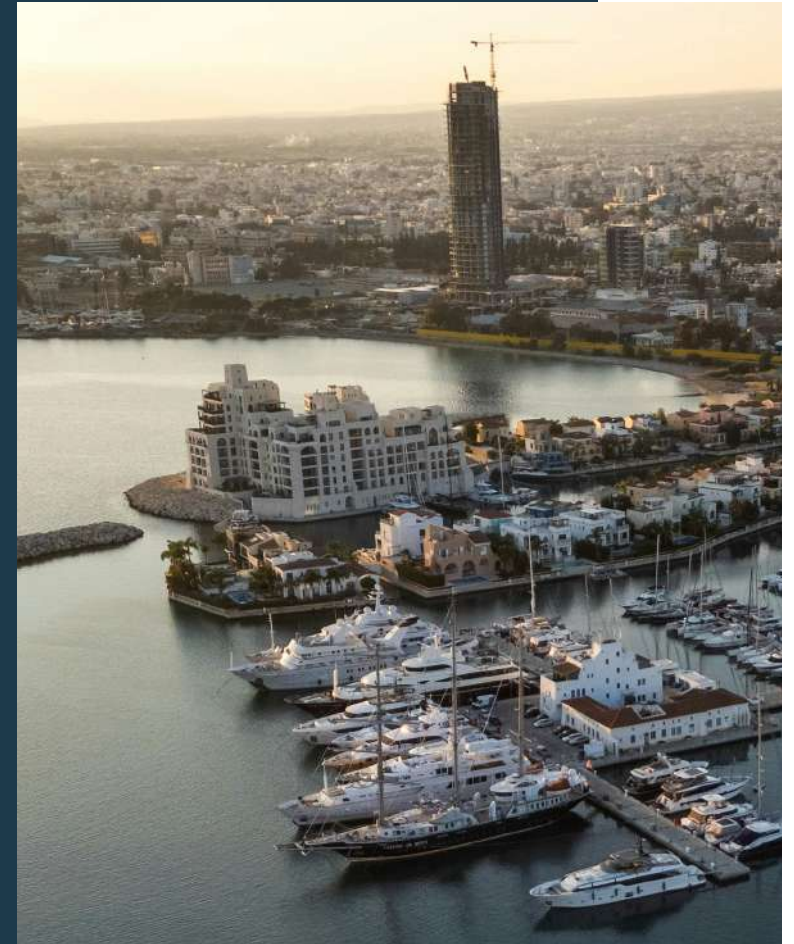
102A 202A 302A

Level 1

Level 2

Level 3







Block A

Level 4+5

3 Rooms flat

Net area 95m²

Balcony 12m²

Roof 39m²

Flat no.

401A

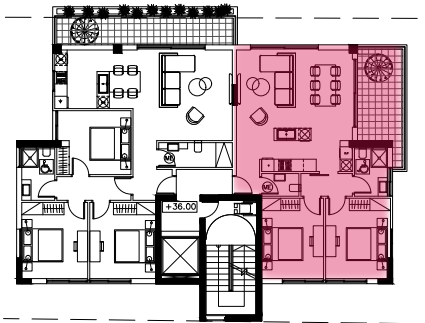
Level 4



Level 5



Block A



Level 4+5		2 Rooms flat
Net area	75m ²	Flat no. 402A
Balcony	12m ²	
Roof	25m ²	



Luxury, elegance, and comfort in every detail!



Block B

1 Room flat

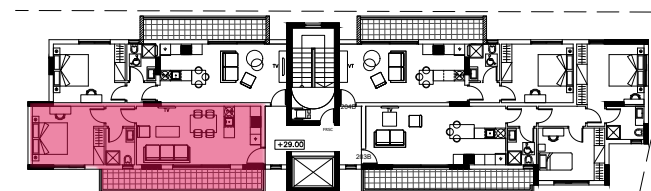
Net area	50m ²
Balcony	13m ²

Flat no.

101B **201B**

Level 1

Level 2





Block B

1 Room flat

Net area 50m²

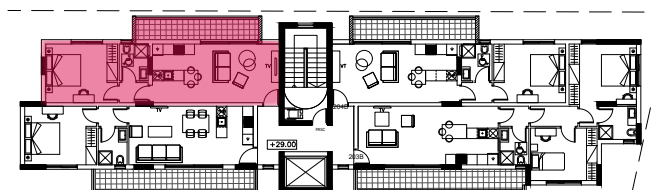
Balcony 10m²

Flat no.

102B 202B

Level 1

Level 2





Block B

2 Rooms flat

Net area 76m²

Balcony 13m²

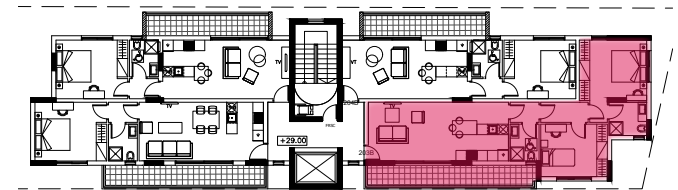
Flat no.

103B 203B 303B

Level 1

Level 2

Level 3





Exclusive
living





Block B

Level 1

3 Rooms flat

Net area 95m²

Balcony 1

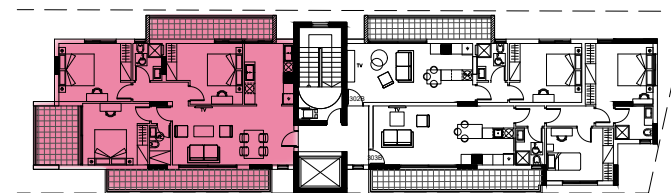
10m²

8m²

13m²

Flat no.

301B





Block B

1 Room flat

Net area 50m²

Balcony 10m²

Flat no.

104B **204B** **302B**

Level 1

Level 2

Level 3



Block B

Level 4+5

3 Rooms flat

Net area 95m²

Balcony 14m²

Roof 23m²

Flat no.

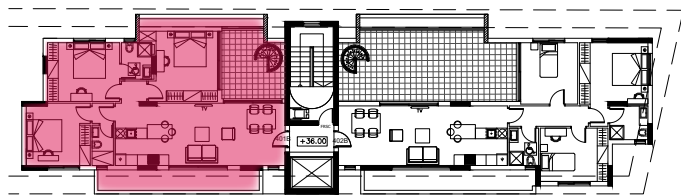
401B



Level 5



Level 4



Block B



Level 5



Level 4+5

3 Rooms flat

Net area 95m²

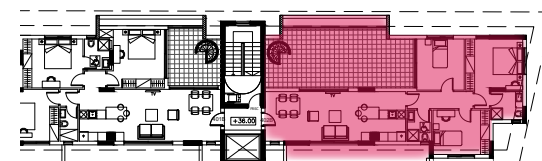
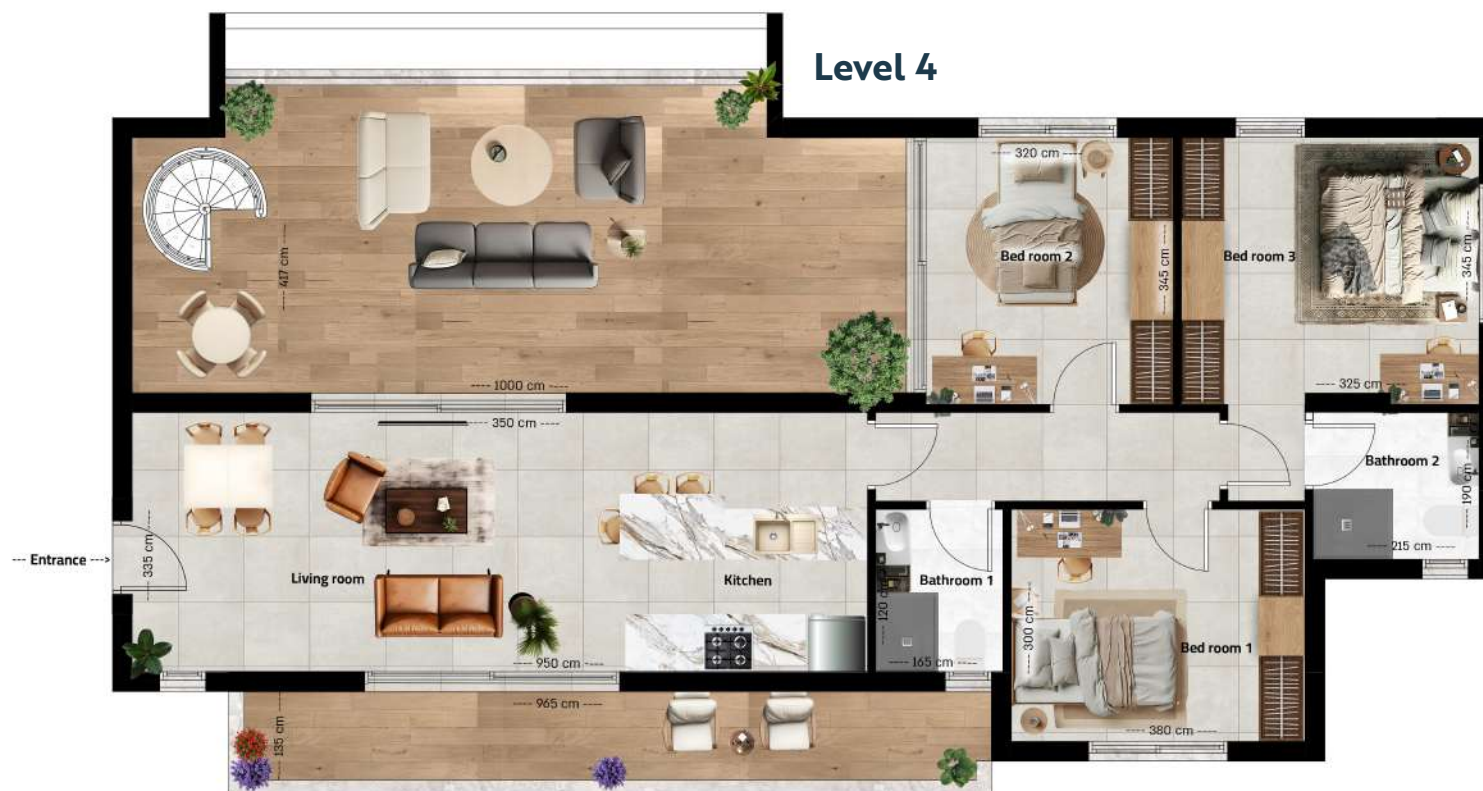
Balcony 40m²

Roof 23m²

Flat no.

402B

Level 4





Investment Opportunities

MARINACAS RESIDENCE offers an **excellent investment opportunity**, with high returns and increasing demand for luxury apartments in the area. Investors may also qualify for Cyprus' Permanent Residency Program, which grants long-term residency rights through real estate investment.

About the Developer

Our company is a well-established and trusted local developer, known for delivering high-quality properties that ensure value, comfort, and reliability.


Our Services

- Interior design and furnishing
- Property rental services
- Comprehensive property management
- Residency and investment consultancy
- After-sales support and maintenance



Contact us

 info@marinacas.com

 +357 97 469700

 www.MARINACAS.com