

# LIMNARIA GARDENS









# CYPRUS, PAPHOS' A 21<sup>st</sup> CENTURY GLOBAL DESTINATION ENRICHED WITH 3000 YEARS OF CULTURAL HERITAGE

- Only 3 to 4 hours away from London, Berlin, Moscow and Dubai
- Paphos a Good Reason for all Seasons
- Birthplace town of the Goddess of Love & Beauty Aphrodite "Venus"
- The jewel of Cyprus with a mild climate and natural beauty
- Shopping and entertainment amenities and facilities
- Nominated as the European Capital of culture for 2017
- In on Unesco's Word Heritage list of culture and natural treasure
- Has the most beautiful country sides and unspoilt villages on the island
- Sale family and children environment
- Champion in property sales to overseas buyers and Investors





LIMNARIA GARDENS | LOCATION





LIMNARIA GARDENS | SITE PLAN





# Leptos Limnaria Gardens

## THE PROJECT

*Limnaria Gardens, a Mediterranean Community is set in the most sought-after region of Paphos, the coastal district of Kato Paphos, Limnaria is to be found across the road from the clear blue waters of the Mediterranean. Become a resident of this thriving community by choosing from a fine selection of resort residences of 1, 2 and 3 bedroom apartments and penthouses or 2 and 3 bedroom villas. Landscaped gardens and flower beds of local character surround large inviting communal swimming pools.*

*Take a walk through Limnaria to admire the use of natural local materials, which place Limnaria in balanced harmony with its traditional Cypriot environment. Life in Limnaria offers residents the choices of the Limnaria Club's facilities, its shopping center and enviable selection of delicious restaurants. Book a court for a game of tennis or spend lazy afternoons shopping in a mall filled with refreshing water fountains. Tickle your taste buds in restaurants offering an array of international cuisine or take a stroll to the beach (just 3 minutes away) or down to the harbour with all its fish restaurants and boating activities*

## FACILITIES AND AMENITIES

- Award winning project
- Very close to the beach
- Large Communal s.pools
- Heated outdoor s.pool
- Club with Restaurant & Bar
- Landscaped gardens
- Ample parking areas
- Tennis Court
- Best rental location in Paphos





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PRICE € 305.000  
( NON VATABLE )



## Leptos Limnaria Gardens

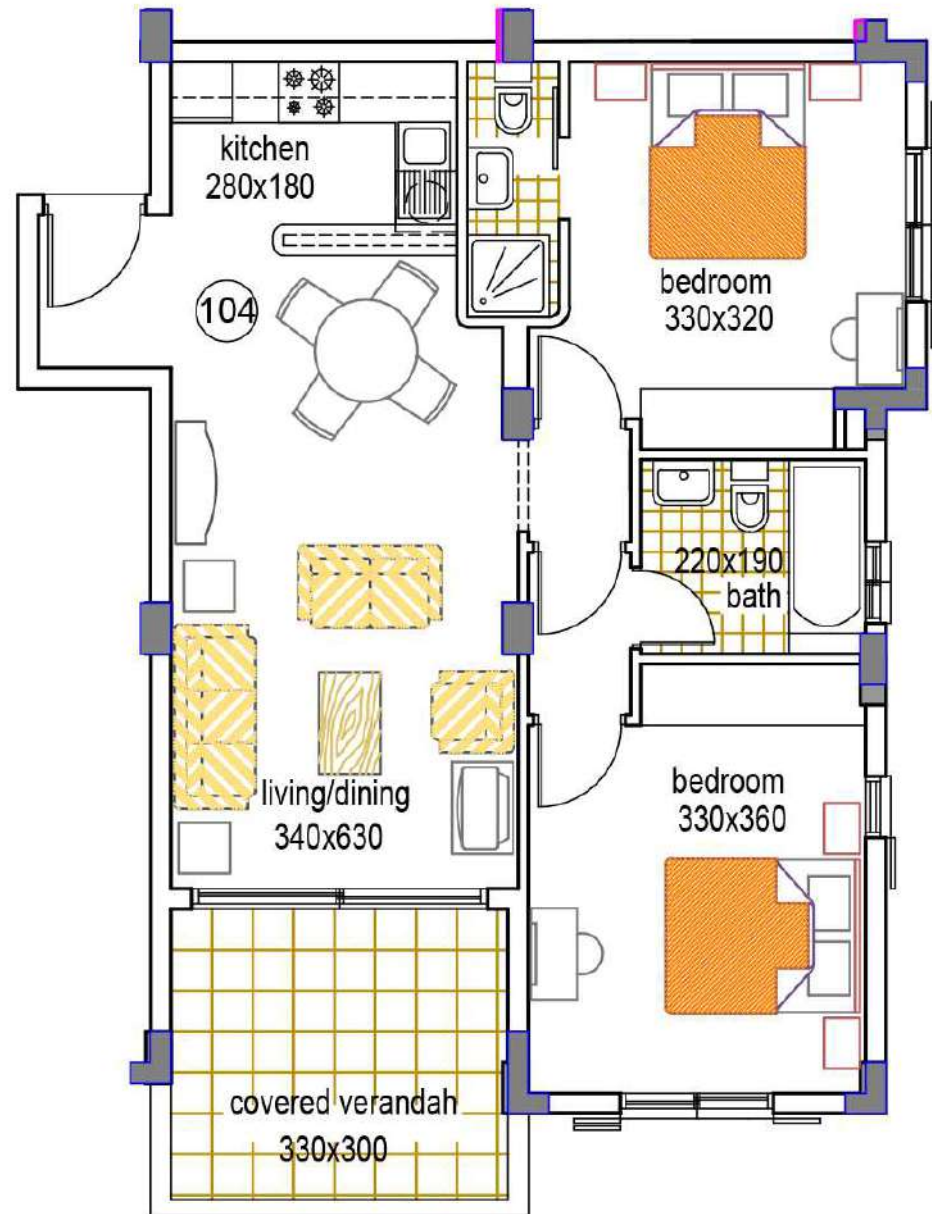
- Title Deeds
- Communal S.Pool
- White Goods
- A/C units
- Furnished
- Aluminium shutters
- Fitted wardrobes
- Fully fitted kitchen

Apartment : 104 K

2 BEDROOM | 2 BATHROOM

Cov. Area: 72 m<sup>2</sup> | Cov. Ver.: 10 m<sup>2</sup> | Total Cov. Area: 82 m<sup>2</sup>

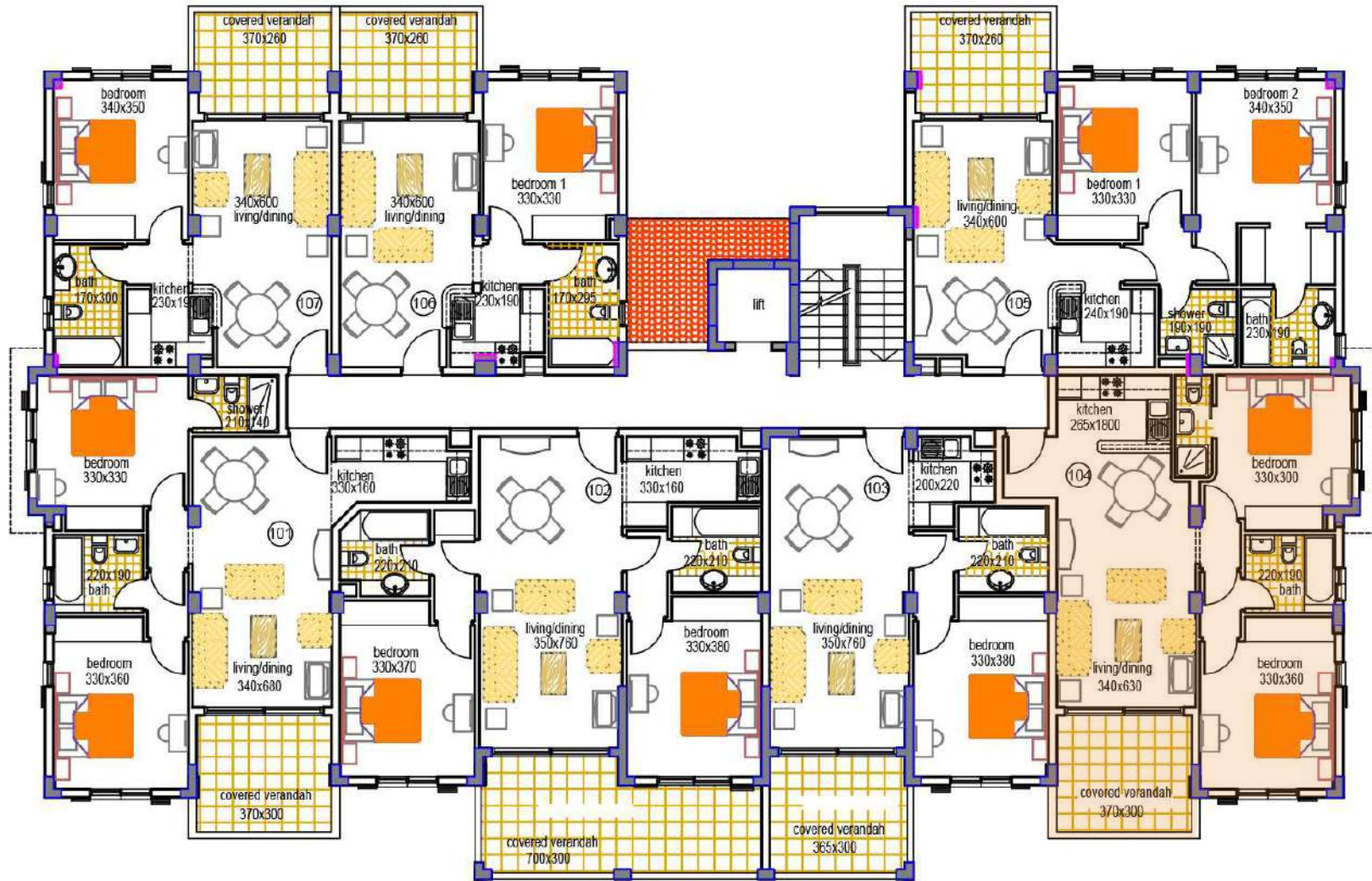




APARTMENT PLAN



# LIMNARIA GARDENS APARTMENT BLOCK K 104 | FLOOR PLANS



1<sup>st</sup> Floor Block K