

An architectural rendering of a modern, multi-story residential building at dusk. The building features a mix of white and dark grey facades, large windows, and balconies with glass railings. A prominent curved balcony is visible on the right side. The ground floor has an open parking area with two cars parked. In the foreground, there is a paved area with a few people walking and a small landscaped area with trees and shrubs. The sky is dark with some clouds.

# E Residence

From € 415,000 + VAT

Delivery date: December 2025

Situated on the hill west of Panthea, the C&M Residence is only a few minutes away by car from the heart of Limassol and at the same time it enjoys the advantages of a tranquil and peaceful environment.

We have designed the buildings giving great emphasis in indoor comfort and functionality as well as big verandas from which its residence will be able to enjoy the spectacular city and sea view. Furthermore, our main priority is to equip the buildings with top quality materials and to offer excellent finishing standards.

Each apartment has its own covered parking space and private store room, while the central entrance of the building will be controlled by a video intercom system.















## FEATURES

### **Underfloor heating**

Enjoy consistent, energy-efficient warmth throughout the entire living space.

### **Consealed Aircondition in the living room**

Maintain a sleek, modern aesthetic with a seamlessly integrated cooling system.

### **Split unit Airconditions in all other areas**

Control the climate in each room individually for personalized comfort.

### **False ceilings in the living room with hidden lights**

Create a sophisticated ambiance with subtle, integrated lighting.

### **Hot Water circulation system**

Get instant hot water to every tap, reducing water waste and waiting time.

### **Security cameras with two week digital recording**

Feel secure with continuous monitoring and recorded surveillance for your peace of mind.



PRICELIST | E RESIDENCE

Floor	Apartment	# of Bedrooms	Internal Area (m²)	Covered Veranda (m²)	Uncovered Veranda (m²)	Other Areas (m²)	Store Room	Covered Parking	Total Covered Area (m²)	Total Private Area (m²)	Price ( excl. VAT )
1	11	3	115.8	31.2	0	xxx	One	Yes	147	147	SOLD
1	12	1	59.2	12.1	0	xxx	One	Yes	71.3	71.3	SOLD
2	21	2	86.7	27	0	xxx	One	Yes	113.7	113.7	SOLD
2	22	2	86	27	0	xxx	One	Yes	113	113	SOLD
2	23	2	86.3	29.6	0	xxx	One	Yes	115.9	115.9	RESERVED
3	31	2	86.3	15.1	11.7	60.5	Two	Yes	101.4	173.6	SOLD
3	32	2	86	15.1	11.7	60.5	Two	Yes	101.1	173.3	SOLD
3	33	2	86.3	21.4	8.5	67	Two	Yes	107.7	183.2	€415,000



# Co-Invest With Us in the Future of Limassol.

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