



PL GROUP

— BLUE STAR —

RESIDENCES

WELCOME

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Limassol, Cyprus

BLUE STAR RESIDENCES

Bluestar Residences in Limassol offers premium 1 & 2-bedroom apartments designed for modern living. Located near the city center and Marina, this development combines style with strong investment appeal, delivering excellent rental yields and long-term growth in one of Cyprus' most dynamic real estate markets.



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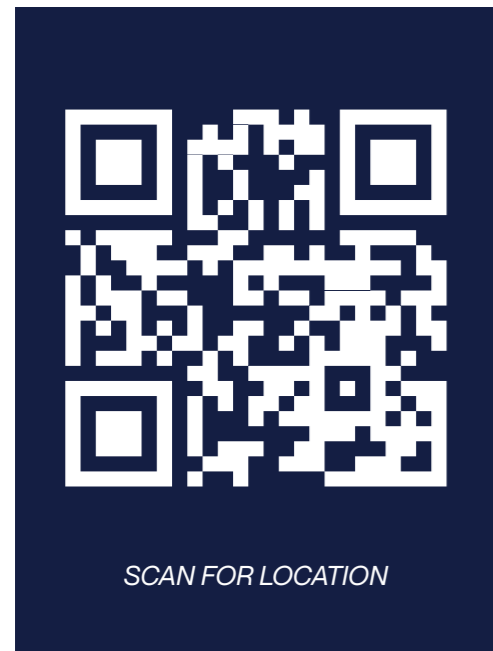
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LOCATION

01 | LIMASSOL, CYPRUS

Blue Star Residences is situated in a prime location in Limassol



Limassol, known as the hub of Cyprus, is known for its up-and-coming promise, upscale dining, and beautiful coastline. Bluestar Residences is ideally located just outside the city center, minutes from the Limassol Marina, sandy beaches, and key amenities. Enjoy modern living with easy access to shopping, business districts, and cultural attractions.

NEW REAL ESTATE

02 | A BRAND NEW DEVELOPMENT

REAL ESTATE IN LIMASSOL

Cyprus has increasingly emerged as one of Europe's most attractive real estate investment destinations. Its strategic location at the crossroads of Europe, Asia, and Africa, combined with a strong economy and favorable tax policies, makes it a preferred choice for international investors. The island also offers a high quality of life, modern infrastructure, and year-round sunshine, adding to its appeal.

With Cyprus expected to join the Schengen Zone in 2025, property ownership is predicted to gain even greater value, driving demand from buyers seeking mobility within Europe. In addition, a thriving tourism industry and growing business hub create excellent opportunities for both rental income and long-term capital appreciation, positioning Cyprus as a secure, high-potential market for real estate investment.





THE BUILDING

01 | BLUESTAR RESIDENCES

Learn more about this contemporary space

Introducing Bluestar Residences, an exclusive residential development in Limassol designed for modern lifestyles and smart investments. Featuring a collection of stylish 1 and 2-bedroom apartments, this project combines contemporary architecture with exceptional functionality.

Each apartment boasts premium finishes, open-plan layouts, and interiors flooded with natural light. Modern kitchens, elegant bathrooms, and high-quality fittings make every detail a statement of precision and sophistication.

Strategically located in a prime area, Bluestar Residences offers excellent access to the city center, beaches, business districts, and the Limassol Marina, making it highly desirable for both residents and tenants.

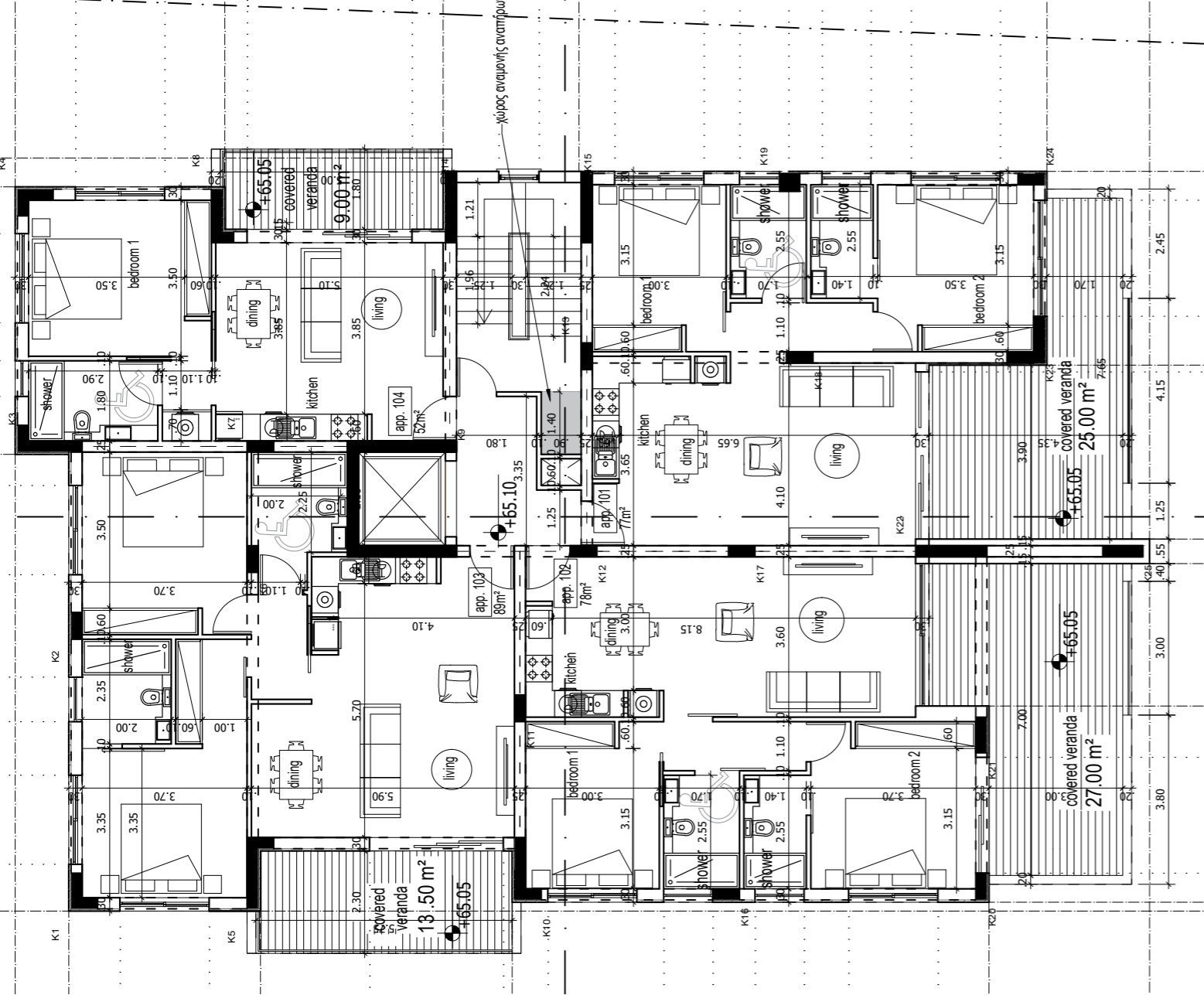
The development also includes secure parking, landscaped communal spaces, and energy-efficient systems to meet the highest living standards.

For investors, Limassol continues to be one of Europe's fastest-growing real estate markets, offering strong rental yields and long-term capital appreciation. With Cyprus' favorable tax regime and strong demand for modern residences, plus their imminent joining of the Schengen zone, Bluestar represents a low-risk, high-value investment opportunity.

Experience the perfect balance of comfort, location, and growth potential at Bluestar Residences.

FLOOR PLAN

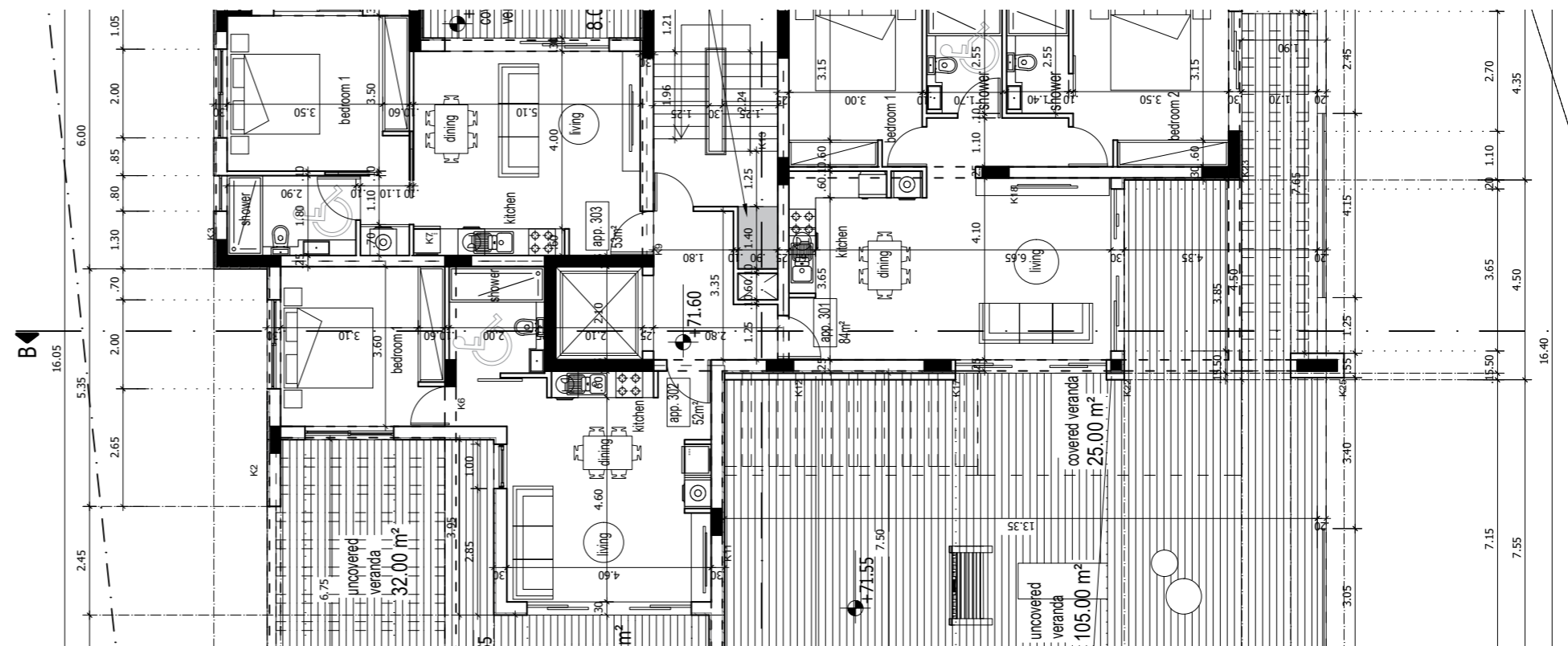
Floor	Unit	Bedrooms	Bathrooms	Internal Area	Covered Verandas	Uncovered Verandas	Parking Area	Storage Area	Price
First	101	2	2	77 m ²	25 m ²	-	20 m ²	3.50 m ²	€351,274
First	102	2	2	78 m ²	27 m ²	-	20 m ²	3.50 m ²	€355,836
First	103	2	2	89 m ²	13.50 m ²	-	17 m ²	3.50 m ²	€380,000
First	104	1	1	52 m ²	9 m ²	-	17 m ²	3.50 m ²	€240,000
Second	201	2	2	77 m ²	25 m ²	-	16 m ²	3.70 m ²	€351,274
Second	202	2	2	78 m ²	27 m ²	-	16 m ²	3.60 m ²	€355,836
Second	203	2	2	89 m ²	13.50 m ²	-	19 m ²	3.80 m ²	€380,000
Second	204	1	1	52 m ²	9 m ²	-	19 m ²	3.70 m ²	€240,000
Third	301	2	2	84 m ²	25 m ²	105 m ²	20 m ²	2.50 m ²	€395,000
Third	302	1	1	52 m ²	20 m ²	32 m ²	24 m ²	2.50 m ²	€255,000
Third	303	1	1	53 m ²	8 m ²	-	-	3 m ²	€245,000



CONTEMPORARY SPACES FOR MODERN LIVING

With contemporary layouts finished to a high specification, Bluestar Residences offers a choice of efficient 1-bedroom apartments and generous 2-bedroom homes sized from 52 m² to 84 m² of internal living space. Private outdoor areas extend day-to-day usability: covered verandas range from 8 m² to 25 m², and select top-floor units feature expansive uncovered terraces up to 105 m² - a strong draw for rental guests and entertaining.

Every apartment comes with designated parking and individual storage, supporting both end-users and lock-up-and-leave investors. Pricing begins at €240,000, with larger layouts and premium terrace units available from the mid-€300Ks to roughly €395,000. The building's thoughtful planning - open kitchens, en-suite options in many 2-beds, and clear indoor-outdoor flow visible in the floorplan makes each square meter work hard. For yield, future resale potential, or a well-located Limassol base, Bluestar Residences fits a range of investment strategies.



OUR DESIGN

01 | DESIGNED FOR EXCELLENCE

Each individual unit in Blue Star Residences has been designed with excellence in mind.

Every apartment at Bluestar Residences has been crafted with meticulous attention to detail, ensuring a living experience defined by elegance and comfort. From the thoughtful layouts to the selection of premium materials and finishes, every element reflects a commitment to excellence.

Spacious interiors are complemented by large windows that invite natural light, while modern kitchens and refined bathrooms create a sense of sophistication. Private verandas extend the living space outdoors, perfect for relaxation or entertaining. Blue Star Residences offers homes that are visually striking and built to the highest standards of quality.



BLUE STAR RESIDENCE





ABOUT CYPRUS

01

CYPRUS

THE MEDITERRANEAN JEWEL

Cyprus, often referred to as “The Mediterranean Jewel,” truly lives up to its name. From the sun-drenched beaches of its southern coast to the rugged mountains that define its landscape, Cyprus offers a beautiful blend of awe-inspiring nature and rich, textured history. The island's charm lies in its seamless fusion of ancient ruins and modern comforts, creating a place where past and present coexist effortlessly. Its warm, welcoming people, delightful cuisine, and exquisite weather make every visit unforgettable. Whether you're exploring archaeological treasures or simply unwinding whilst enjoying the Mediterranean breeze, Cyprus is a country you won't soon forget.

ABOUT PL GROUP

02

CRAFTING YOUR
BORDERLESS LEGACY

PL Group brings together market-leading firms under one umbrella: **Passport Legacy** and **Property Legacy**. Headquartered in Dubai with presence across 3 continents, we specialize in investment migration,

international real estate, and bespoke private client services. Our mission is to help clients to access global opportunities that last generations, with absolute discretion and Swiss-calibre excellence.



BLUE STAR RESIDENCES



PL GROUP

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