



**PL GROUP**

# ASTER

RESIDENCES

# WELCOME

Limassol, Cyprus

## ASTER RESIDENCES



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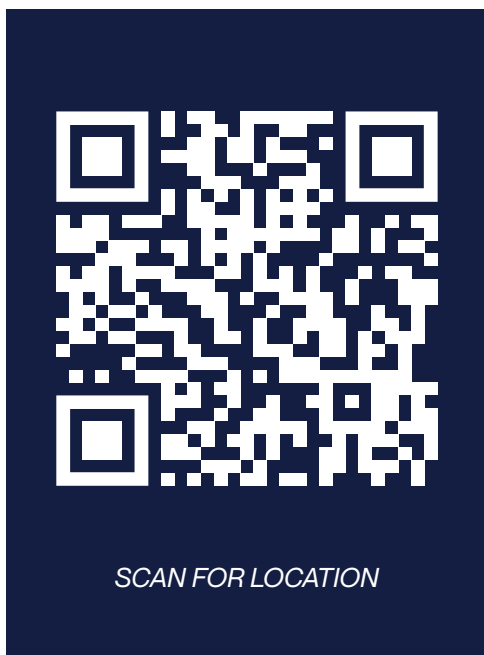
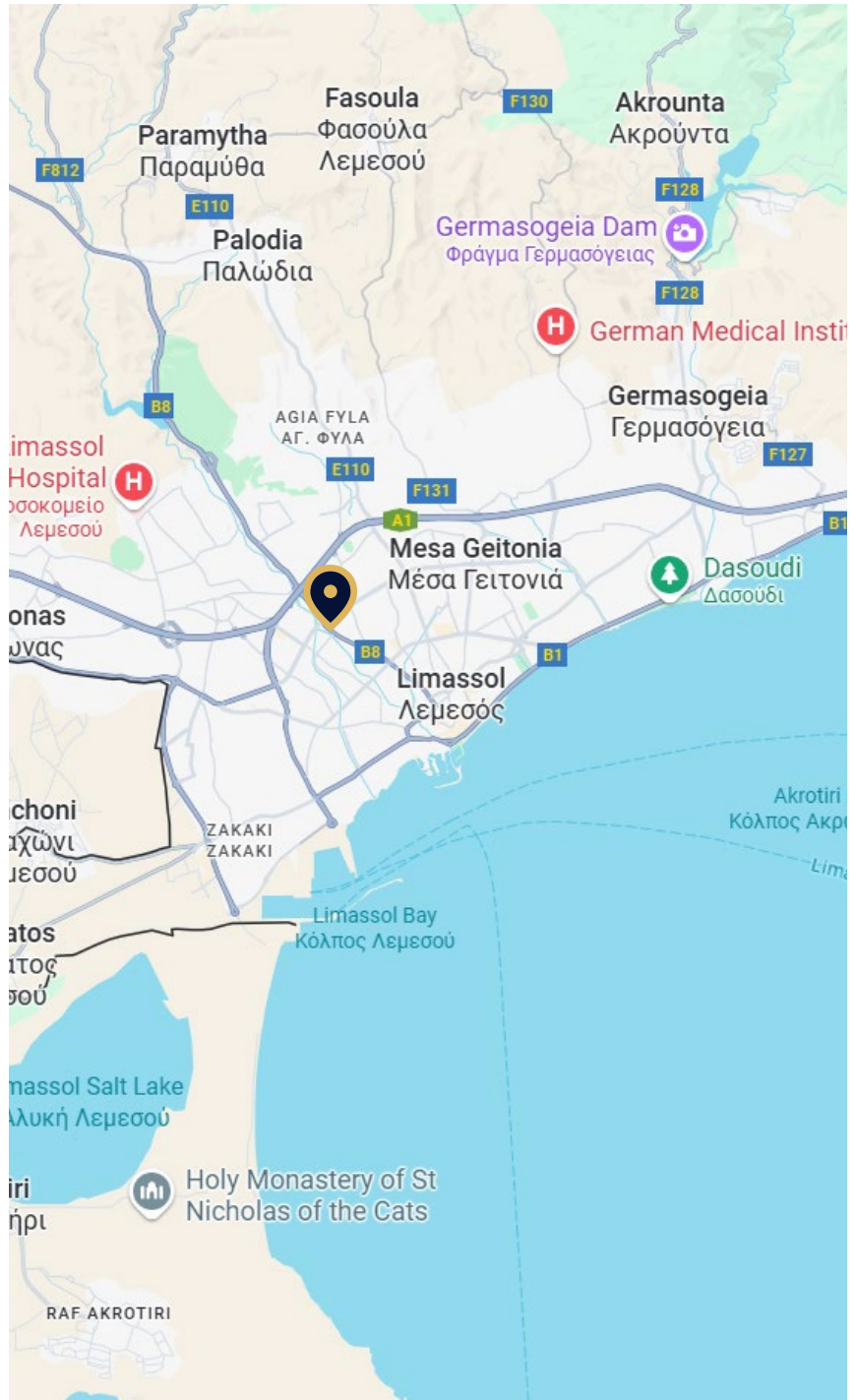
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# LOCATION

## 01 | LIMASSOL, CYPRUS

Aster Residences is situated in a prime location in Limassol

Situated in a central location within Limassol and less than five minutes from the beach, Aster Residences places its residents within close distance of all essential amenities, including shops, restaurants, schools, and healthcare facilities, ensuring unmatched convenience for daily life. The project's strategic placement in one of Cyprus's most dynamic cities offers the perfect blend of urban vibrancy and residential serenity. Furthermore, Aster Residences is a shining example of sustainable design, achieving an Energy Efficiency rating of A, reflecting a commitment to eco-conscious living and reduced environmental impact.



# ASTER RESIDENCES



Aster Residences is a prestigious residential project located in the vibrant heart of Limassol, epitomizing modern urban living through its sophisticated design and prime location. This thoughtfully planned development comprises two distinct residential buildings, each tailored to meet the diverse needs of its residents.



# BUILDING 01

## 01 | THE FIRST BUILDING

Houses three generously proportioned 2-bedroom apartments, each offering approximately 75 square meters of interior space and complemented by spacious 20 square meter balconies, ideal for outdoor relaxation or entertaining guests. Additionally, the building features three elegant 3-bedroom apartments, providing approximately 105 square meters of living space with similarly expansive 20 square meter balconies, ensuring a perfect balance of functionality and comfort for larger households.



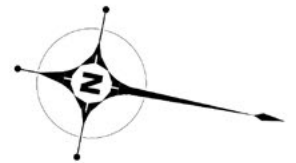
# FLOOR PLAN

SQUARE METER TABLE OF APARTMENTS OF ASTER RESIDENCES – OMONOIA – LIMASSOL

Unit	Apartments	Internal Covered Area	Covered Balcony	Paid Reservation	Price
A11	2B/R	75.24 m <sup>2</sup>	19.77 m <sup>2</sup>	RESERVED	€ 342,200 + VAT **
A12	3B/R	104.57 m <sup>2</sup>	18.77 m <sup>2</sup>	RESERVED	€ 477,600 + VAT ***
A21	2B/R	75.24 m <sup>2</sup>	19.77 m <sup>2</sup>	RESERVED	€ 342,200+ VAT **
A22	3B/R	104.57 m <sup>2</sup>	18.77 m <sup>2</sup>	RESERVED	€ 477,600 + VAT ***
A31	2B/R	75.24 m <sup>2</sup>	19.77 m <sup>2</sup>	RESERVED	€ 361,700 + VAT **
A32	3B/R	104.57 m <sup>2</sup>	18.77 m <sup>2</sup>	RESERVED	€ 500,100 + VAT ***

\*\* Furniture and Shading can be added for €7000 and €900 respectively

\*\*\* Furniture and Shading can be added for €9000 and €1100 respectively



ASTER RESIDENCES - BLOCK 1  
TYPICAL FLOOR PLAN

# BUILDING 02

## 02 | THE SECOND BUILDING

Showcases a wider variety of living options, including six beautifully designed 2-bedroom apartments, each measuring around 80 square meters with ample 20 square meter balconies that invite natural light and outdoor enjoyment. For those seeking a more compact yet stylish living arrangement, the building also features three chic 1-bedroom apartments, each spanning 55 square meters with cozy 10 square meter balconies, offering a comfortable retreat for individuals or couples.



# FLOOR PLAN

SQUARE METER TABLE OF APARTMENTS OF ASTER RESIDENCES – OMONOIA – LIMASSOL

Unit	Apartments	Internal Covered Area	Covered Balcony	Storage Room	Paid Reservation	Price
B11	2B/R	83.81 m <sup>2</sup>	23.22 m <sup>2</sup>	3.15	RESERVED	€ 382,700 + VAT **
B12	1B/R	55.06 m <sup>2</sup>	6.90 m <sup>2</sup>	N/A	RESERVED	€ 251,800 + VAT *
B13	2B/R	77.37 m <sup>2</sup>	16.56 m <sup>2</sup>	N/A	RESERVED	€ 351,200 + VAT **
B21	2B/R	83.81 m <sup>2</sup>	23.22 m <sup>2</sup>	6.75	RESERVED	€ 382,700 + VAT **
B22	1B/R	55.06 m <sup>2</sup>	6.90 m <sup>2</sup>	N/A	RESERVED	€ 251,800 + VAT *
B23	2B/R	77.37 m <sup>2</sup>	16.56 m <sup>2</sup>	3.40	RESERVED	€ 351,200 + VAT **
B31	2B/R	83.81 m <sup>2</sup>	23.22 m <sup>2</sup>	3.69	RESERVED	€ 399,700 + VAT **
B32	1B/R	55.06 m <sup>2</sup>	6.90 m <sup>2</sup>	N/A	RESERVED	€ 254,300 + VAT *
B33	2B/R	77.37 m <sup>2</sup>	16.56 m <sup>2</sup>	3.69	RESERVED	€ 359,700 + VAT **

\* Furniture and Shading can be added for €5000 and €700 respectively

\*\* Furniture and Shading can be added for €7000 and €900 respectively



ASTER RESIDENCES - BLOCK 2  
TYPICAL FLOOR PLAN

LIMASSOL, CYPRUS

# ASTER RESIDENCES

Blending contemporary architecture, premium amenities, and a prime location, Aster Residences is more than just a place to live - it is a lifestyle choice that caters to modern needs while maintaining a focus on comfort, sustainability, and community. Whether for families, professionals, or investors, this development represents an exceptional opportunity to experience the best that Limassol has to offer.





# ABOUT CYPRUS

01

CYPRUS

## THE MEDITERRANEAN JEWEL

- Appealing blend of lifestyle and financial benefits
- Strategic location between Europe, the Middle East, and North Africa
- Unique opportunity for capital appreciation and return on investment
- Highly favourable tax regime (including no inheritance tax, low corporate tax rates, and tax exemptions for non-domiciled residents)
- Family inclusions (spouse and children up to the age of 25 can be included and keep permanent residence forever thereafter)
- EU membership (scheduled to join Schengen zone in 2025)
- Year-Round warm and sunny climate

# ABOUT PL GROUP

02

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## 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.





# PL GROUP

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