

A modern, multi-story residential building with a sleek design, featuring large glass windows and balconies. The building is illuminated from within, showing interior spaces and furniture. The ground floor has a stone-clad base and a covered parking area with several cars parked. The building is surrounded by trees and a clear blue sky at dusk.

OLiO Residences

Sleek Design - Prime Location

UNIQUE DESIGN

1

2

and

***3 Bedroom**

OLIO

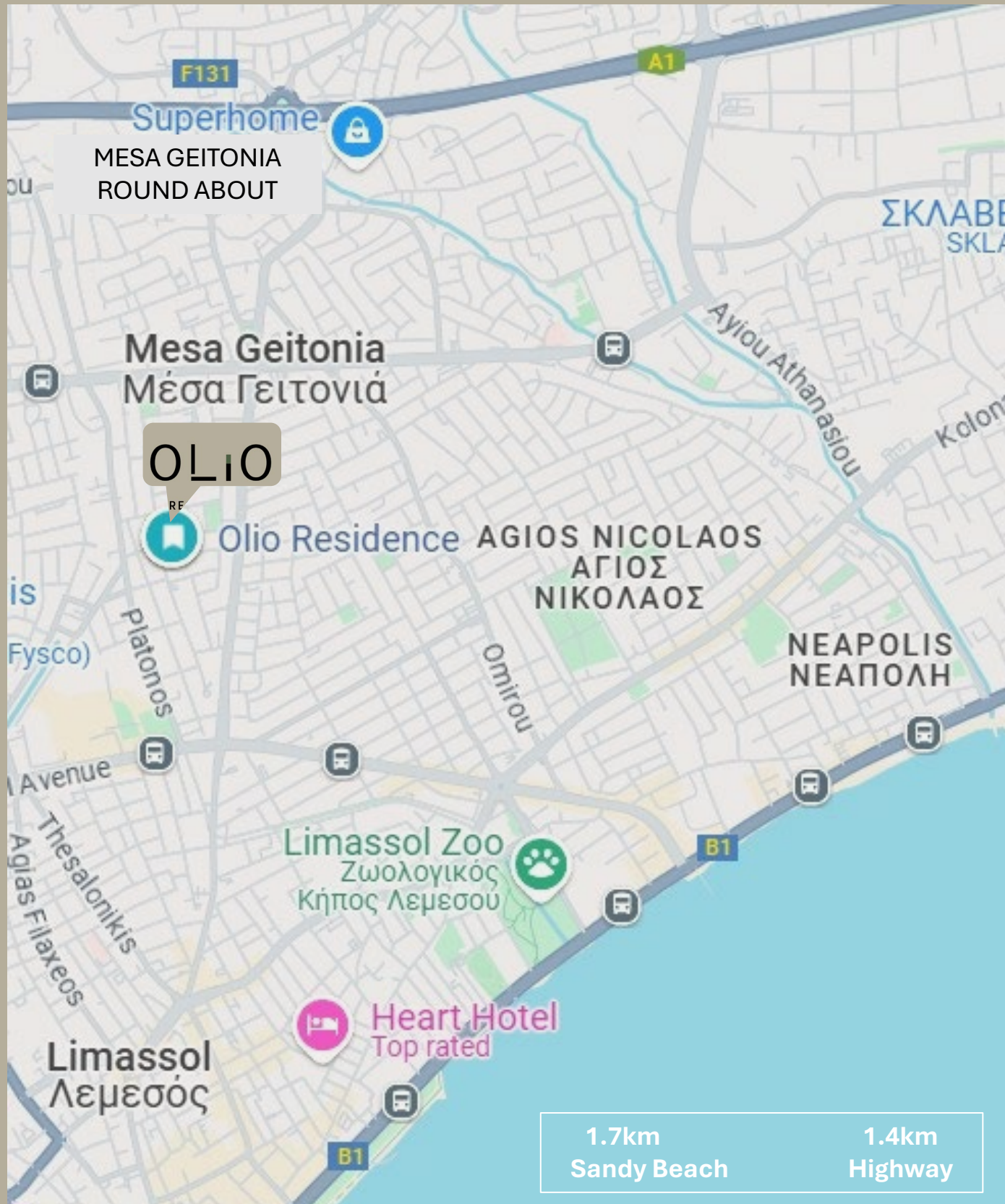
RESIDENCES

apts.

ELEGANT LIVING



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- We are excited to present you with an exclusive investment opportunity – *the **Olio Residences***, a premium residential development strategically located in the heart of Limassol, just moments away from the city business centre, the beach, and a wealth of amenities.
 - **Olio** is a three-floor development with a total of seven flats for sale, covering a combined area of **761 sqm** on a 525 sqm plot of land. The building features six two-bedroom flats and one one-bedroom flat, designed to cater to the high-demand rental market of Limassol.
 - ***Notably**, the second and third floors can be extended to transform the two-bedroom flats into three-bedroom units, maximizing rental income and value.



Mesa Geitonia - Limassol

Prime Location:

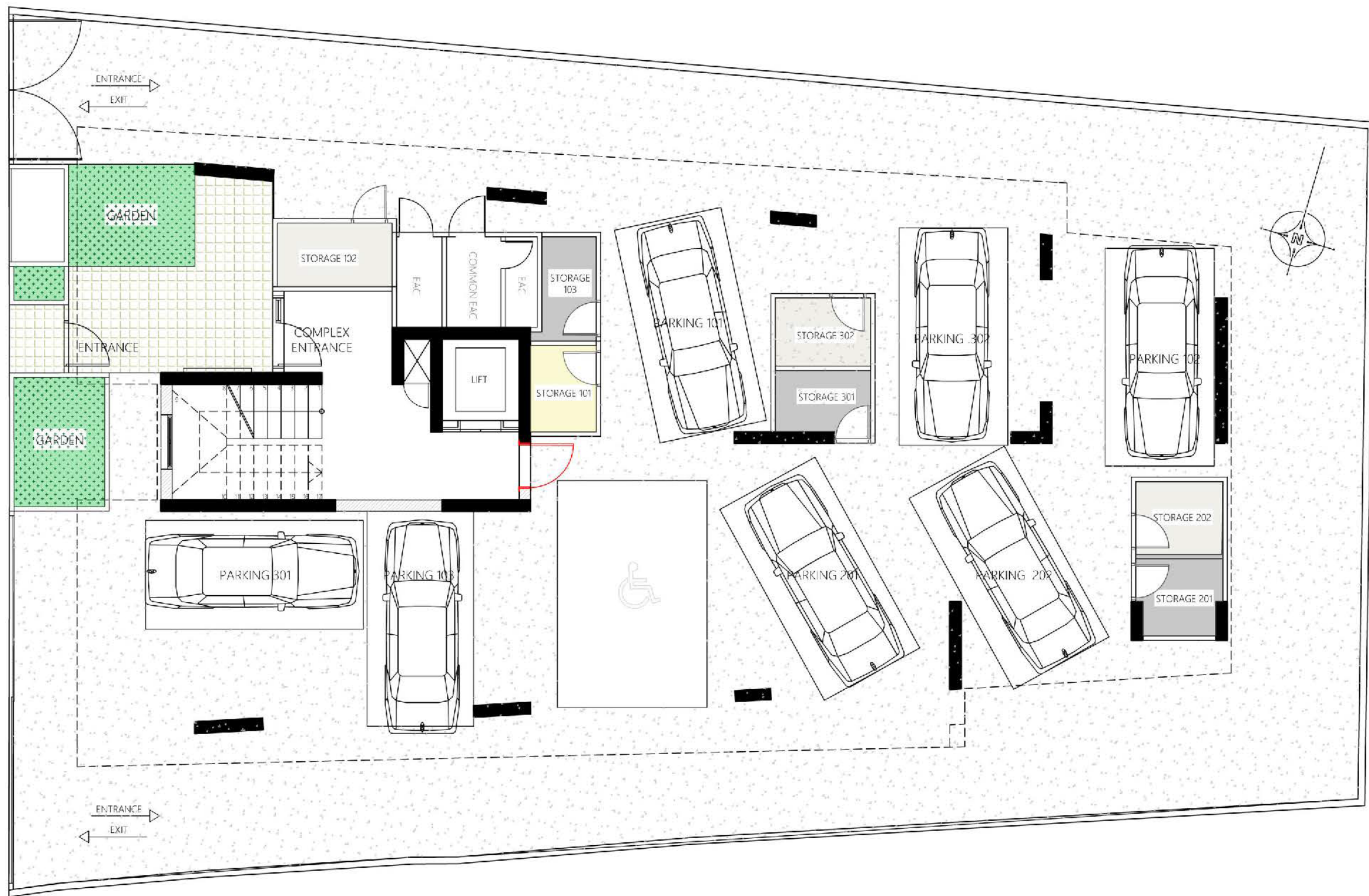
Olio is ideally located in one of Limassol's fastest-growing areas, offering exceptional rental appeal to professionals, expatriates, and families alike. Its strategic position near Makarios Avenue, the city's business hub and the beachfront ensures effortless commuting and unmatched convenience. Residents will enjoy walking access to top-tier amenities including shopping centers, restaurants, schools, and medical facilities. Effortless commuting and unmatched convenience. This is a rare opportunity to invest in a property that not only delivers strong rental returns but also holds outstanding potential for long-term capital growth.

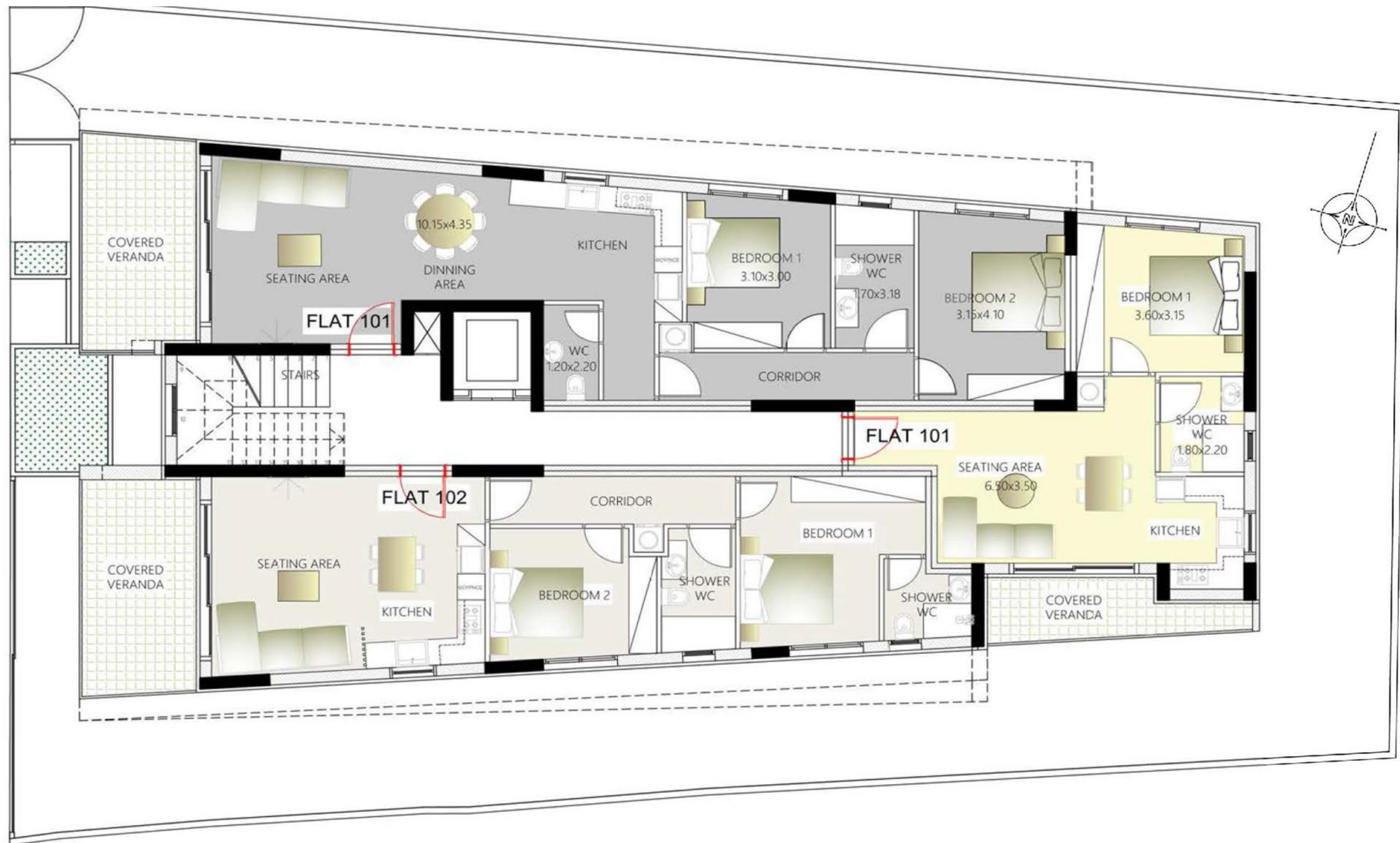
City Access

*Coastal
lifestyle*

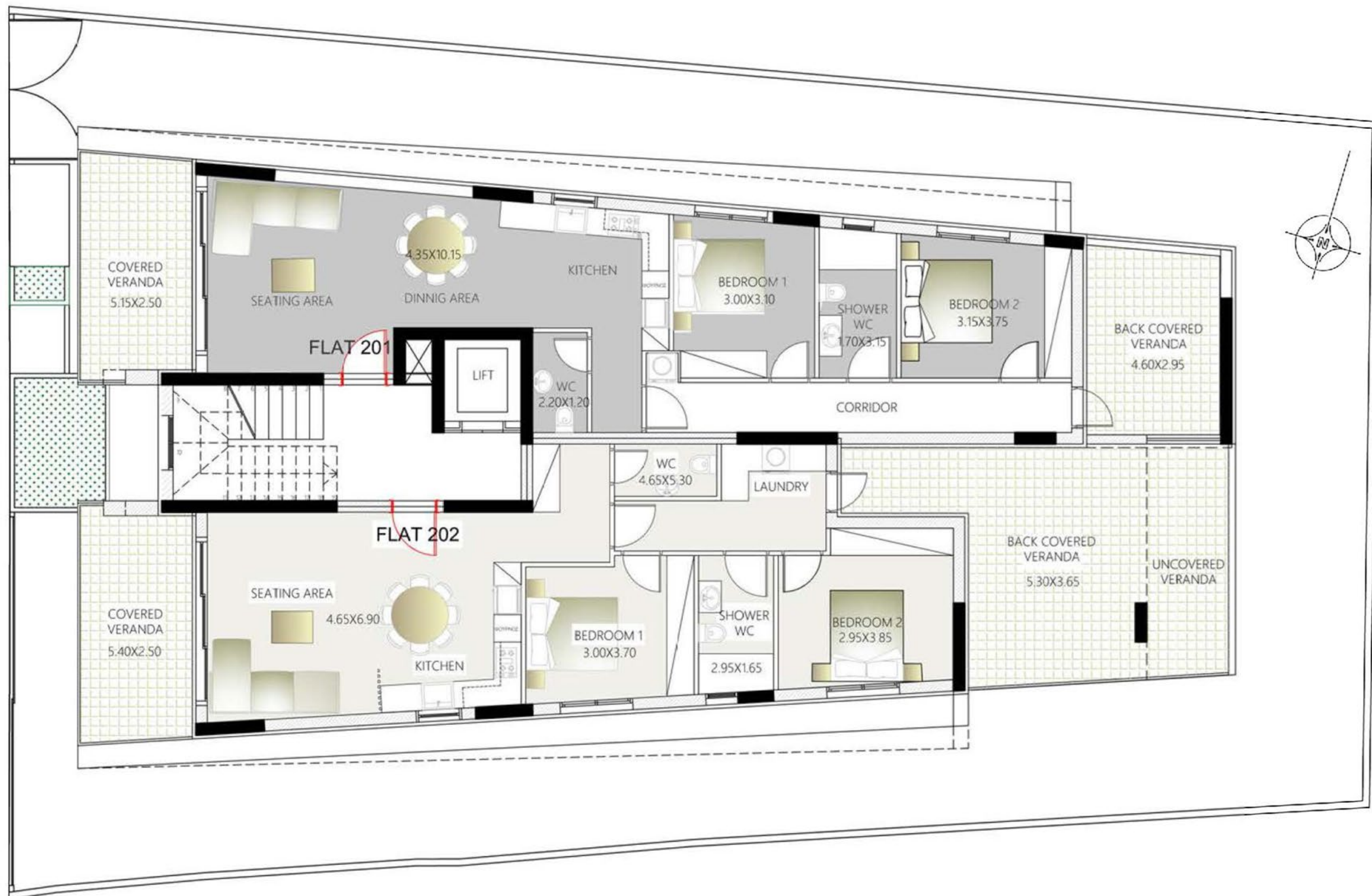
FLOOR

Ground

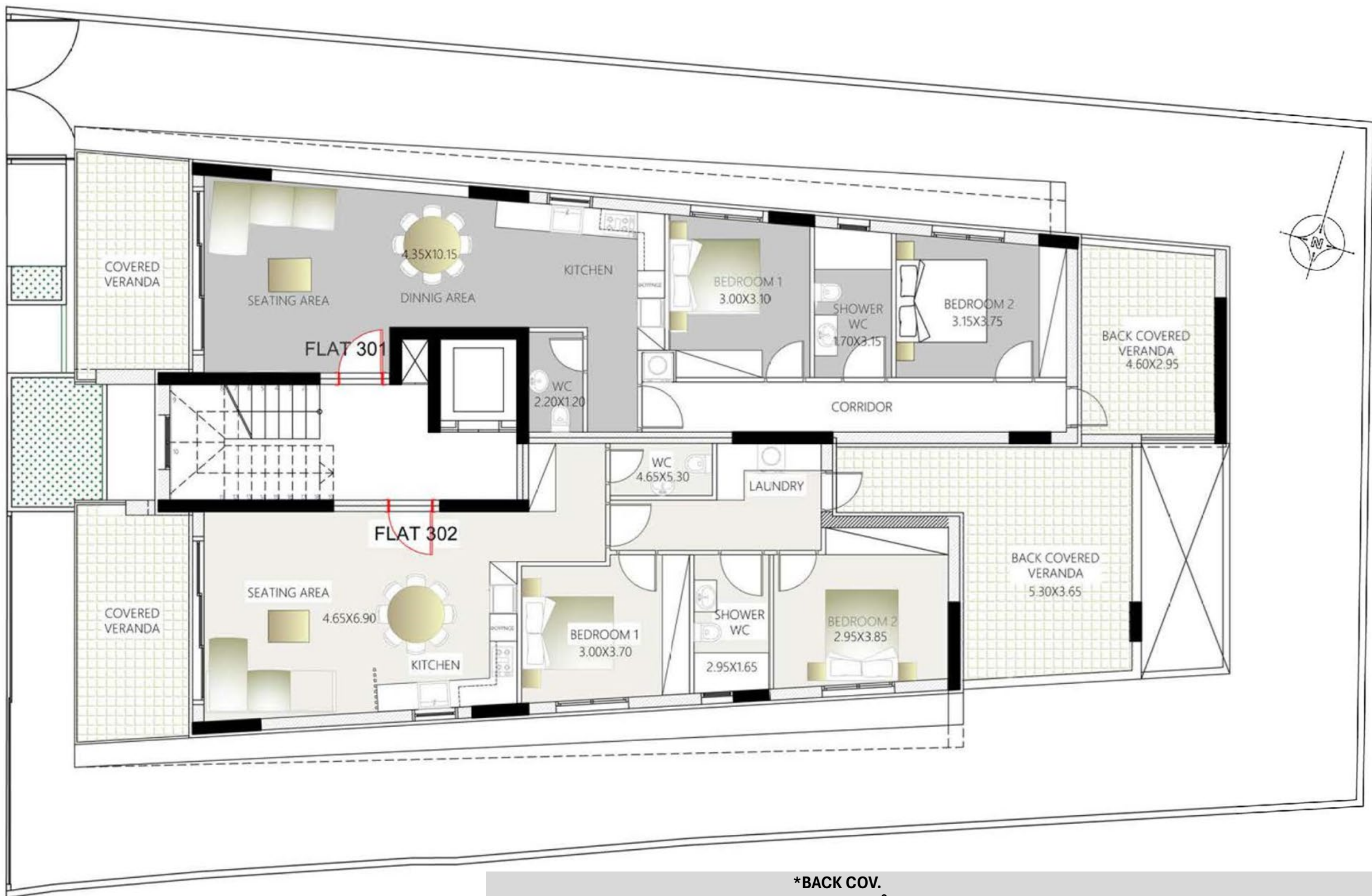




No	BEDROOMS	INTERNAL AREA M ²	TOTAL	FRONT COV. VERANDA M ²	STORAGE M ²	PARKING	TOTAL COVERED AREA M ²
101	2	88.5	88.5	13	3	1	104.5
102	2	76	76	13	4	1	93
103	1	50	50	7	3	1	60



No	BEDROOMS	INTERNAL AREA M ²	+ *BACK COV. VERANDA M ² (*Option for 3rd Bedroom)	TOTAL	FRONT COV. VERANDA M ²	STORAGE M ²	PARKING	TOTAL COVERED AREA M ²	UNC. VERANDA M ²
*201	2+1	93	+	108	12	3.5	1	123.5	-



No	BEDROOMS	INTERNAL AREA M ²		*BACK COV. VERANDA M ² (*Option for 3rd Bedroom)	TOTAL	FRONT COV. VERANDA M ²	STORAGE M ²	PARKING	TOTAL COVERED AREA M ²
*301	2+1	93	+	14	107	12	3.5	1	122.5
*302	2+1	89	+	25	114	13	3.5	1	130.5

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- Our interiors are designed with precision and care, merging top-tier materials with creative design solutions. From luxurious flooring to custom finishes, every feature showcases sophisticated style and lasting quality. Discover contemporary elegance, rich textures, and a seamless fusion of form and function.

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