



1. INTRODUCTION

K01 Residences is a boutique, design-led residential development located on the prestigious Paniotis hillside in Germasogeia, Limassol. With only three exclusive three bedroom homes, K01 offers a refined living experience defined by privacy, elegance, and uninterrupted sea views.

Thoughtfully crafted to blend modern architecture with elevated comfort, the building features generous interior spaces, large verandas, a private rooftop garden for the penthouse, and curated amenities designed for leisure and day-to-day wellbeing.

Set within an upscale residential enclave surrounded by villas and contemporary homes, K01 delivers a balance of tranquility, connectivity, and long-term value. Making it ideal for both end users and investors.



Rendering of the Front Facade



Kapsalos

Potamos Tis
Germasogeias

Ⓜ
K O 1

Kato Polemidia

Limassol

2. LOCATION

Situated in Paniotis, Germasogia, one of Limassol's most desirable hillside neighborhoods, the location sits approximately 110 m above sea level with unobstructed coastline views. It is set within quiet residential streets surrounded by luxury villas and modern residences, offering a calm and exclusive living environment.

The property is 2 km from the beachfront, 1.2 km from the Germasogeia roundabout with easy access to the motorway, and 5 km from Limassol city centre. It also benefits from fast access to schools, supermarkets, fitness centers, cafés, and the city's prime coastal strip.



Rendering of the Angled Facade

BUILDING OVERVIEW

K01 is designed as a contemporary, low-density building that prioritizes aesthetic clarity, comfort, and functionality. Clean lines, warm materials, and energy efficient construction define its architectural character.

The building consists of two residential floors plus a roof garden, with private parking and storage allocated to each residence.



Indoor-outdoor ground-floor lounge overlooking the pool



48 m² communal swimming pool with dedicated sun deck



Landscaped hillside surroundings



Covered parking for all residents



Private storage rooms for each apartment



Lift and elegant boutique-style lobby



Children's Play Area Facilities



High energy efficiency construction standards



Panoramic Coastline View



Rendering of the Pool Lounge

The building's shared amenities are conceived as an extension of private living, offering spaces designed for relaxation, social interaction, and everyday comfort. Outdoor areas are carefully arranged to provide a seamless connection between architecture, landscape, and the surrounding coastal environment. Warm materials, clean lines, and integrated planting define the architectural language, while open views towards the coastline reinforce a sense of calm, privacy, and understated luxury.



Rendering of the Pool Terrace



Rendering of the pool



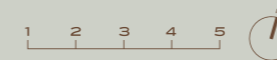
Rendering of the Private Parking



Rendering of the Terrace

APARTMENT 101
FIRST FLOOR

BEDROOMS:	3 (master with en-suite)
BATHROOMS:	Guest WC + main bathroom
INTERNAL AREA:	121 m ²
COVERED VERANDA:	25 m ²
LAYOUT:	Open-plan living, dining, and kitchen
OUTDOOR SPACE:	Sea-view veranda



All representations are illustrative. Printing, errors, and changes reserved. The stated equipment and furnishings serve as examples. Kitchen, wardrobes, and sanitary fittings shown are indicative. All dimensions are approximate and subject to on-site verification. New partition walls, floor finishes, and plasterwork are subject to execution planning.

APARTMENT 102
FIRST FLOOR

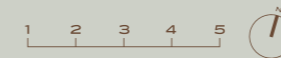
BEDROOMS:	3 (master with en-suite)
BATHROOMS:	Guest WC + main bathroom
INTERNAL AREA:	119 m ²
COVERED VERANDA:	30 m ²
LAYOUT:	Open-plan living, dining, and kitchen
OUTDOOR SPACE:	Sea-view veranda



All representations are illustrative. Printing, errors, and changes reserved. The stated equipment and furnishings serve as examples. Kitchen, wardrobes, and sanitary fittings shown are indicative. All dimensions are approximate and subject to on-site verification. New partition walls, floor finishes, and plasterwork are subject to execution planning.

APARTMENT 201
PENTHOUSE WITH ROOF GARDEN

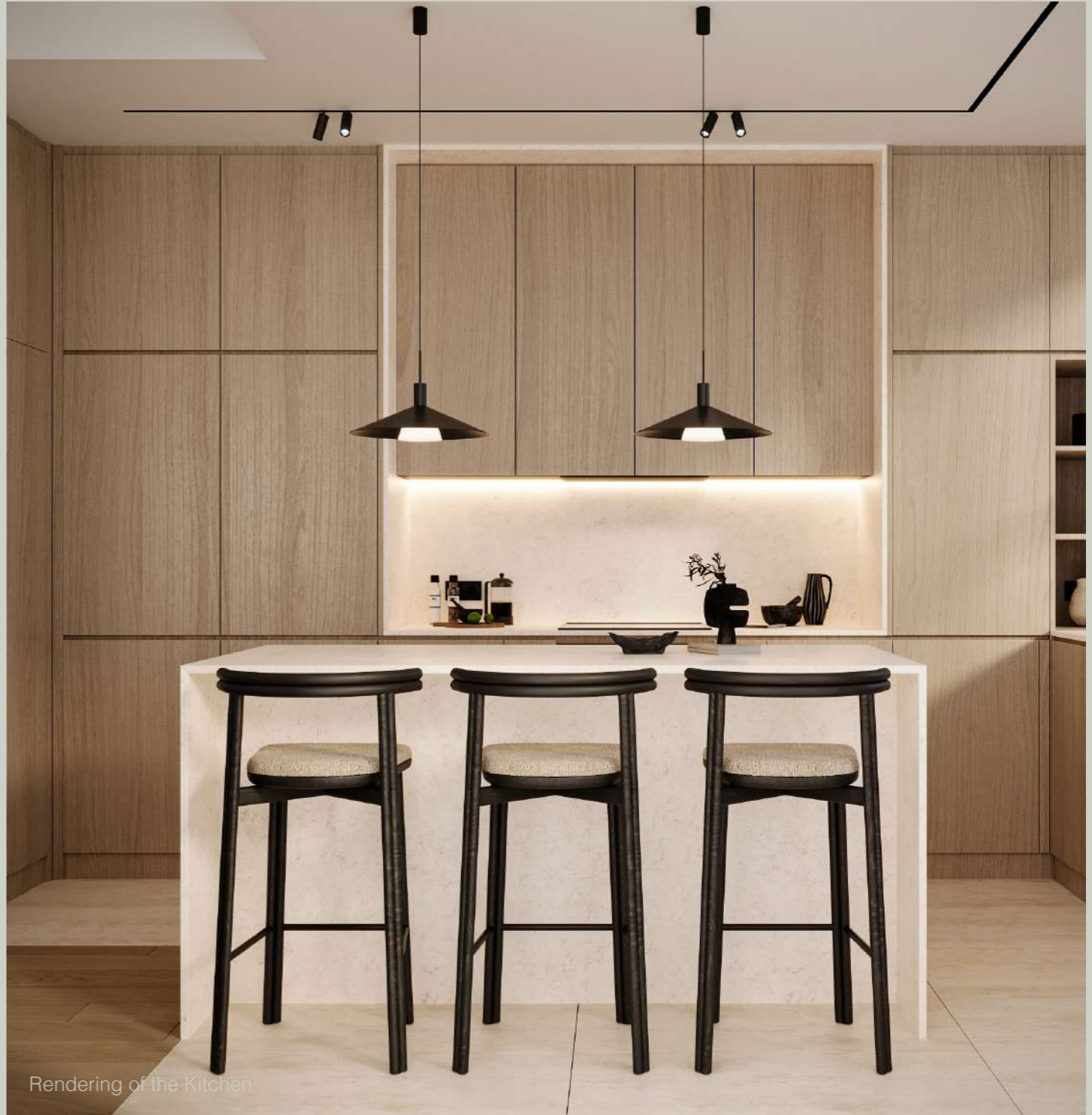
BEDROOMS:	3 (all with en-suite)
BATHROOMS:	Guest WC + laundry room
INTERNAL AREA:	200 m ²
COVERED VERANDA:	57 m ²
ROOF GARDEN:	84 m ² (sitting area, outdoor kitchen, WC)
LAYOUT:	Separate kitchen with large living and dining area
VIEWS:	Panoramic views from both floor and rooftop



All representations are illustrative. Printing, errors, and changes reserved. The stated equipment and furnishings serve as examples. Kitchen, wardrobes, and sanitary fittings shown are indicative. All dimensions are approximate and subject to on-site verification. New partition walls, floor finishes, and plasterwork are subject to execution planning.



Rendering of the Living Room



Rendering of the Kitchen



Rendering of the Toilet



Rendering of the Suite



Rendering of the Penthouse Terrace





Rendered by The Penthouse Project



INVESTMENT OVERVIEW

K01 Residences presents a compelling investment opportunity supported by independent appraisal data, strong micro location fundamentals, and ongoing demand for high quality housing in Limassol.

PERFORMANCE SNAPSHOT

KEY RETURN INDICATORS

LONG-TERM RENTAL YIELD (ANUALLY): 12-month leases targeting executive tenants and families	6-7%
SHORT-TERM RENTAL YIELD (ANUALLY): Professionally managed short-stay rentals. Approx. 65% occupancy.	9-10%
CAPITAL APPRECIATION (ANUALLY): Based on comparable market transactions	3-4%
ESTIMATED TOTAL RETURN (ANUALLY): Before costs and taxes	9-11%

All figures shown are indicative, expressed on a per-annum basis, and subject to market conditions.
Returns are not guaranteed.

ABSORPTION & MARKET STRENGTH

- Market evidence from comparable hillside residential developments in Germasogeia indicates consistently strong absorption rates, with a significant proportion of units achieving sale or lease commitments during the pre-completion or early post-completion phases.
- Transaction data from recent comparable projects reflects sustained buyer and tenant demand, driven by limited supply of low-density residential developments in established hillside locations.
- Demand is supported by a diversified tenant and buyer profile, including executive professionals, families, and international purchasers, contributing to stable occupancy levels and resale liquidity.
- The combination of constrained new supply, strong micro-location fundamentals, and continued inward migration to Limassol underpins resilient pricing and reduced vacancy risk for comparable assets.





BOUTIQUE LIVING

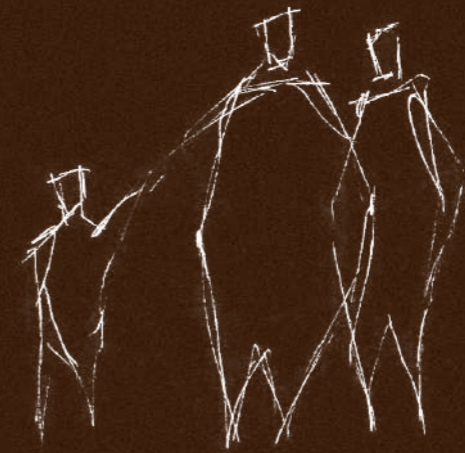
Kionera is a boutique real estate developer with a focus on low-density, high-quality residential developments in Limassol's premium neighborhoods.

Kionera developments emphasize architectural integrity, efficient layouts, elevated materials, and long-term value creation.

K01 Residences embodies this vision through its exceptional location, understated luxury, and thoughtfully curated amenities.



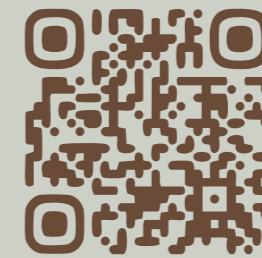
8. CONTACT



NO@KIONERA.CO

+357 99 750040

WWW.KIONERA.CO



Access the developer's
website via QR code.

