

LEÍS

LUXURY LIVING IN LIMASSOL



A project powered by HONEX Group in cooperation with ARC Constructions Ltd

LEÍJS

LUXURY LIVING IN LIMASSOL

WHERE FINE LIVING
HAS A NEW POINT
OF VIEW



GATEWAY TO A SEAVIEW METROPOLIS



DISCOVER THE MAGIC OF LIMASSOL – THE HEARTBEAT OF CYPRUS

Limassol, Cyprus' cosmopolitan jewel, offers a lifestyle like no other. Known for its vibrant atmosphere, rich history, and seamless fusion of traditional charm and modern luxury, it's a destination that appeals to those seeking the best of both worlds. With its breathtaking coastal promenade, dynamic marina, and world-class infrastructure, Limassol stands as the ultimate choice for those desiring a life of elegance and culture. From exploring ancient castles to savoring exquisite dining and shopping experiences, Limassol delivers an unparalleled Mediterranean lifestyle at every corner.

EXPERIENCE THE BEST OF BOTH WORLDS – LIVE IN LUXURY IN LIMASSOL

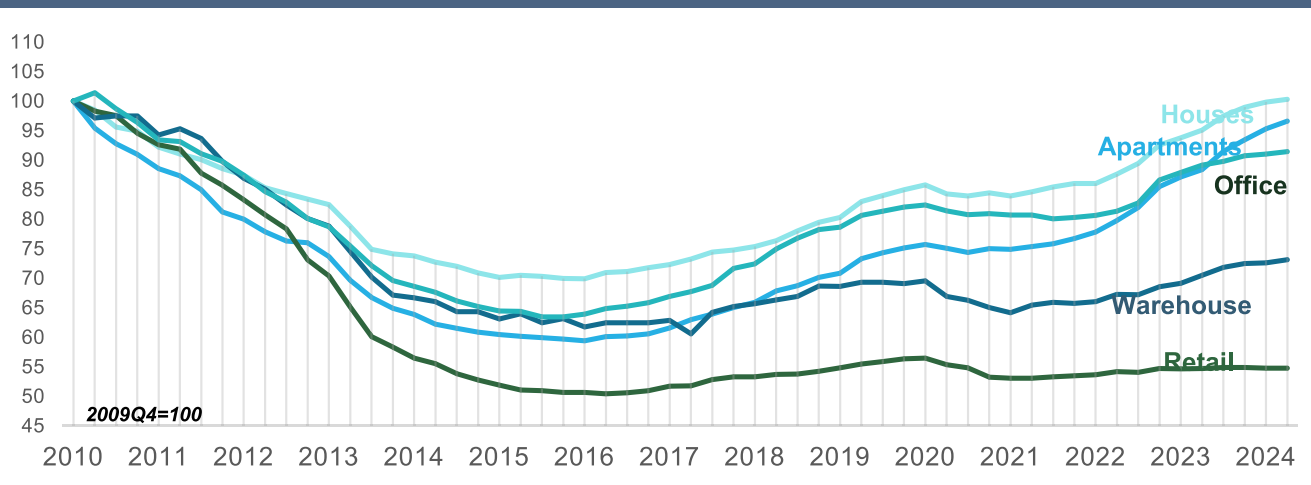
LEJS Luxury Living defines the pinnacle of high-end living in Limassol. Each residence is meticulously crafted with attention to every detail, offering an extraordinary blend of comfort, sophistication, and practicality. Boasting top-tier finishes and cutting-edge amenities, LEJS is more than just a place to live – it's a lifestyle where elegance effortlessly meets modern convenience. Situated in the heart of Limassol, these residences are for those who demand excellence in every aspect of life. Here, luxury isn't just an option – it's the standard. Live the dream every day in one of Europe's most sought-after coastal cities.

INVEST IN LIMASSOL – A CITY WITH LIMITLESS POTENTIAL

Limassol presents a unique opportunity for investors seeking long-term value in one of Europe's most dynamic and rapidly evolving real estate markets. With its strategic location, thriving business environment, and ongoing infrastructure advancements, the city is attracting investors from all over the world. Properties in Limassol – particularly premium developments like LEJS Luxury Living – offer exceptional potential for growth and stable returns. As Cyprus continues to grow as an international hub for business, education, and tourism, investing in Limassol is a strategic move with lasting rewards.

REAL ESTATE TRENDS – A MARKET ON THE RISE

In Q1 2024, Limassol's real estate market showed solid growth across several sectors, with apartment prices leading the charge. While house prices experienced more modest increases, office and warehouse properties also saw positive trends. Retail property prices, however, saw slight dips, continuing the pattern from the previous quarter. The real estate market in Limassol is poised for consistent growth, making now the perfect time to invest in this thriving coastal city.



LEJS Project

LUXURY LIVING IN LIMASSOL

LEJS Luxury Living is not just another residential development – it's a bold statement of responsible luxury. Designed with impeccable attention to detail, every element of our homes is crafted to offer the perfect blend of elegance, sustainability, and modern living. We use only the finest certified materials, ensuring that aesthetics and functionality are seamlessly integrated.

Our biophilic design focuses on creating a space where nature and tranquility are at the heart of everyday life. The lush green balconies transform into private garden sanctuaries, inviting you to relax and recharge.

With the incorporation of cutting-edge PV systems and energy-efficient technologies, we not only protect the environment but also provide significant savings on operational costs.

At LEJS Luxury Living, we offer more than just a home – we offer an environment where relaxation, vitality, and harmony with nature come together to redefine the art of living. Step into a space where luxury meets sustainability, and where every day feels like a retreat.



– BUILDING ROAD VIEW



*WHERE THE CITY
IS AT YOUR DOORSTEP*





THE LOCATION

This building is located in the heart of Limassol Downtown, within walking distance to the city's top restaurants, cafes, and shops. This building is located in one of the safest areas of Limassol city. The neighborhood offers a perfect blend of urban convenience and neighborhood charm, with a variety of entertainment options, parks, and cultural attractions nearby.

SUPERMARKET	0,8km
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MINI MARKET	0.3km
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SHOPPING MALL (MY MALL)	3,9km
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LADY'S MILE BEACH	6,0km
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AIRPORT (PAPHOS)	55,0km
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AIRPORT (LARNACA)	70,0km
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HOSPITAL	3,0km
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SCHOOL & KINDERGARDEN	0,5km
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LIMASSOL MARINA	3,0km
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CITY CENTER	3,1km
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BANKS	0,3km
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FITNESS STUDIO	0,6km
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PHARMACY	0,6km
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DESIGN



GREEN OASIS ON BALCONIES:

*GREEN SPACES OR LIVING WALLS, WHICH ENHANCE
AIR QUALITY AND CREATE A TRANQUIL ATMOSPHERE.*



BIOPHILIC DESIGN:

*LARGE WINDOWS ALLOW FOR MAXIMUM DAYLIGHT, BRINGING
THE SURROUNDING NATURAL BEAUTY INTO THE LIVING SPACE.*

STATE OF THE ART CLIMATE CONTROL

Climate control in our apartments refers to the precise management of temperature, humidity, and air quality within the indoor environment, ensuring maximum comfort, health, and energy efficiency. Our modern apartments are equipped with advanced systems to deliver seamless climate control while maintaining a clean and unobtrusive design.



AIR CONDITIONING

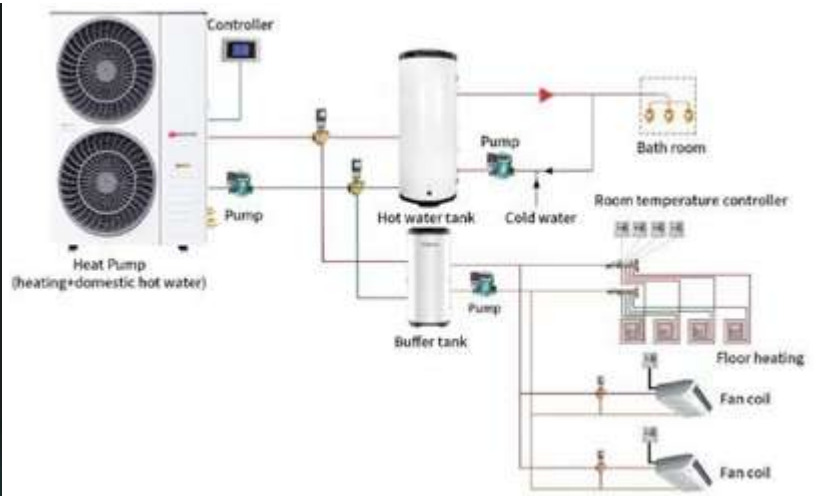
Our apartments utilize a VRV (Variable Refrigerant Volume) system for cooling. The VRV system is highly energy-efficient and allows for precise temperature control in individual zones. All air conditioning units are discreetly installed behind the ceilings, ensuring a sleek, modern aesthetic without visible wall-mounted units.



HEATING

For heating, our apartments are equipped with a state-of-the-art water heating/cooling pump system. This system is integrated with underfloor heating, which provides a consistent and energy-efficient heating solution. Heated water pipes are installed beneath the floors, delivering uniform warmth and enhancing the overall living experience. With these cutting-edge solutions, our apartments ensure a comfortable and luxurious environment for residents all year round.

SUSTAINABILITY



The water tanks can be applied for air source heat pump system, ground source heat pump system, central air conditioning system and other fields. It performs six functions in the system: energy saving, buffering, stability, protection, exhaust and drainage.

Heating + Domestic hot water

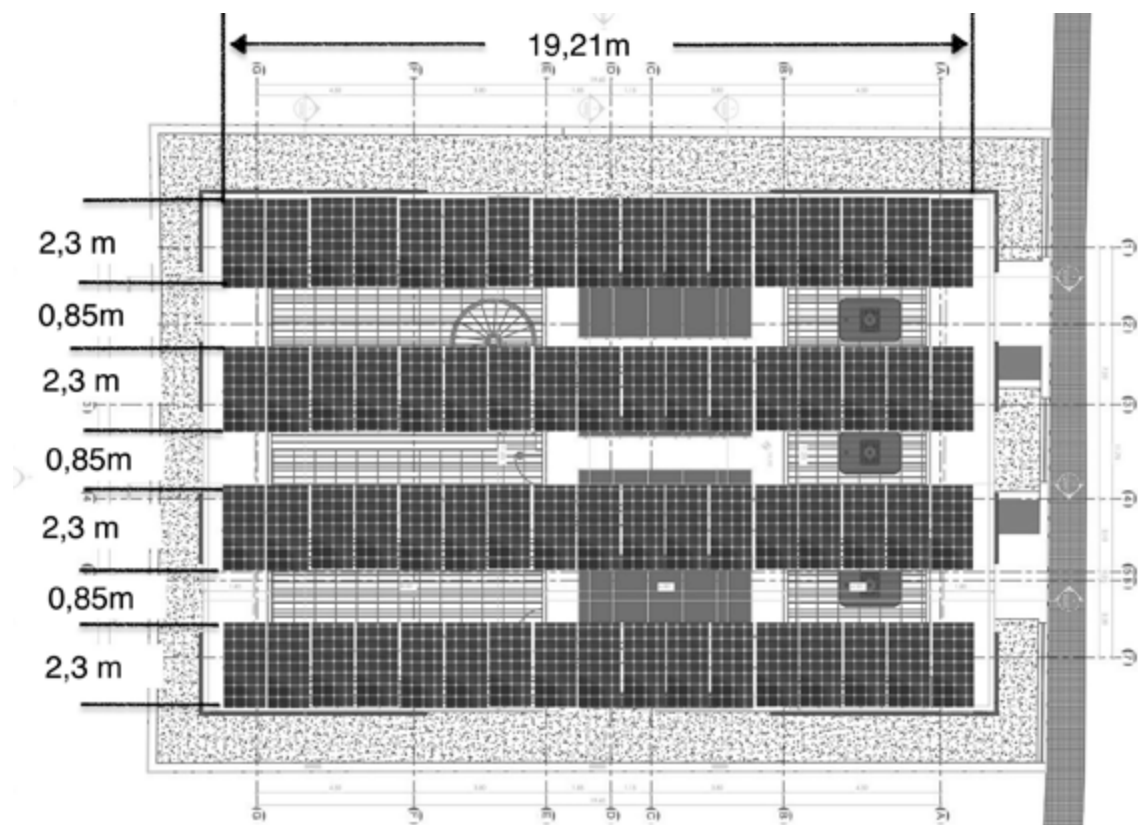
Priority of use is solar water heater and heat pump, gas boiler for backup. 24-hour hot water supply and heating for house.

Stable Performance

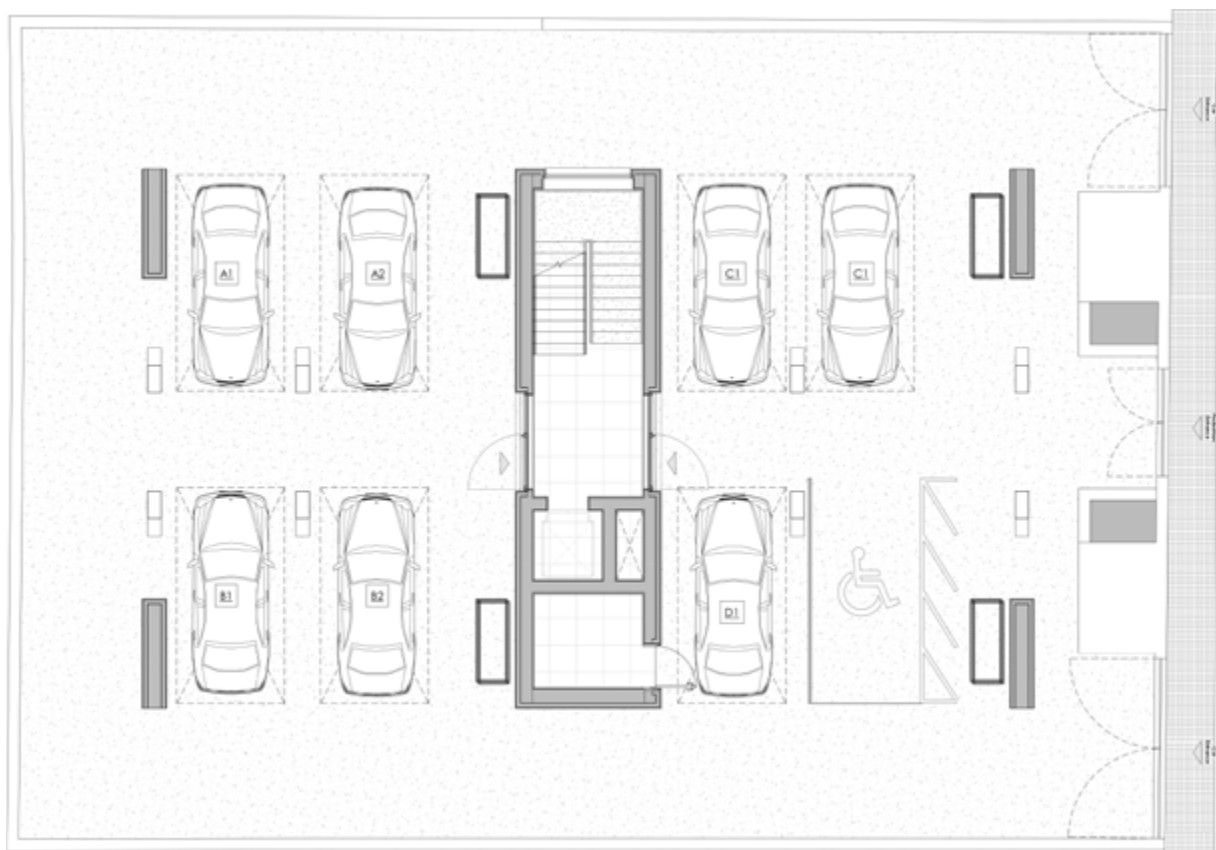
The water tank has no heat exchanger, it undertakes the functions of hot water storage and buffering in the system, and the performance of the water tank is more stable.

Longer Service Life

It prevents the heat pump from starting and stopping frequently and extends the life of the heat pump.



EXCLUSIVE LIVING FEATURES





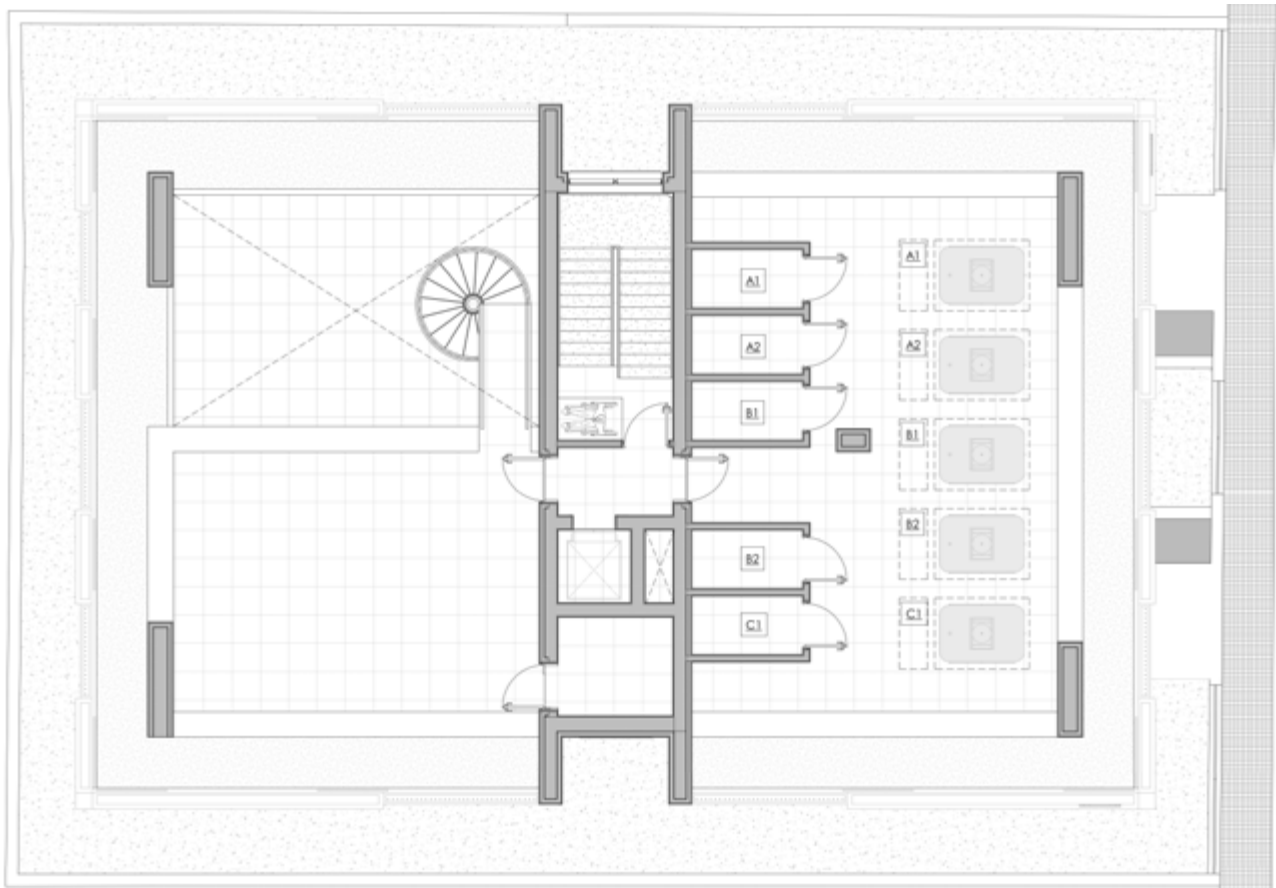
7+1 COVERED PARKING SPACES

DEDICATED ENTRANCE FOR VEHICLES

DEDICATED ENTRANCE FOR PEDESTRIANS

24/7 CCTV SYSTEM

ELECTRIC CAR CHARGING STATIONS



level R1

Storage A1:	4.31m ²
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Storage A2:	4.05m ²
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Storage B1:	4.31m ²
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Storage B2:	4.31m ²
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Storage C1:	4.31m ²
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TOTAL AREA:	21.30m²
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STORAGE ROOM

Each apartment has its own private and secure storage room located on the rooftop. All the storage rooms are fully covered and feature front-door ventilation. Designed with functionality in mind, these units are ideal for seasonal storage of various items or sports equipment that do not require everyday access.

Gross Building Area (GBA)

ELECTRIC VEHICLES (EV) CHARGING



In alignment with modern sustainability practices and the increasing demand for electric vehicles, our building includes a dedicated Electric Vehicle (EV) charging infrastructure. These state-of-the-art charging stations are strategically located within the parking facilities, offering compatibility with a wide range of EV models. The system supports efficient charging, monitored through an intuitive digital platform that enables seamless access and management. This initiative underscores the building's commitment to promoting eco-friendly solutions and supporting the transition to cleaner transportation options, while also enhancing convenience for residents and visitors.

CCTV - CAMERA SECURITY



Our new building has been equipped with an advanced Closed-Circuit Television (CCTV) system, reflecting a commitment to maintaining a secure and well-monitored environment. High-definition cameras have been strategically installed in key areas such as entrances, parking facilities, hallways, and communal spaces, ensuring comprehensive surveillance coverage. The system operates 24/7, capturing and securely storing footage for review by authorized personnel only, in compliance with data protection regulations. This measure is designed to deter unauthorized activities, enhance situational awareness, and provide a safe and secure environment for all occupants and visitors.





*MESMERISING
SEA VIEWS FROM
THE TOP FLOOR
BALCONIES*

*BALCONY ACCESS
FROM EVERY ROOM:
ENJOY CITY VIEWS FROM ALL THE OUTDOOR
AREAS OF THE PROPERTY WITH EASE*



*BALCONY ACCESS
FROM EVERY ROOM*



*WHERE
YOUR FUTURE
BEGINS*

APARTMENTS DESCRIPTION



Discover comfort, style, and convenience in our beautifully designed apartments, perfect for modern living. Located in a vibrant neighbourhood with easy access to all the best amenities, our apartments offer a perfect blend of luxury and practicality. Our apartments are designed with your lifestyle in mind. Whether you need a spacious two-bedroom, or a large three-bedroom apartment, a private roof garden, we have a range of floor plans to suit your needs. Each home is crafted to maximize space, offering open-concept living and dining areas, well-appointed kitchens, and plenty of natural light.

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MODERN FEATURES & FINISHES

Kitchens: Fully equipped with sleek, stainless steel appliances, granite countertops, and ample cabinet space.

Living Areas: Open and airy spaces with modern lighting and premium flooring, perfect for entertaining or relaxing.

Bedrooms: Large bedrooms with generous closet space, ensuring comfort and organization.

Bathrooms: Stylish and contemporary bathrooms with high-end finishes, including oversized vanities and luxurious tubs or showers.

—

SPACIOUS LIVING AREAS

Expansive floor plans designed to maximize space, with open-concept layouts that flow seamlessly between living, dining, and kitchen areas. Enjoy oversized windows that allow natural light to flood the space, creating a bright and inviting atmosphere.

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ELEGANT BEDROOMS

Generous Closet Space: Walk-in closets (in select units) or spacious wardrobes to keep your belongings organized.

Plush Carpeting or Hardwood Flooring: High-quality finishes that add warmth and style to your personal space.

Natural Light: Large windows with blackout shades for privacy and sunlight control.

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CONTEMPORARY BATHROOMS

Premium Fixtures: Elegant faucets, showerheads, and light fixtures.

Stone or Ceramic Tiling: In showers and around bathtubs for an added touch of luxury.

Oversized Vanities: Spacious countertops for all your bathroom essentials.

Full-Size Bathtubs or Walk-In Showers: Choose between a relaxing soak in the tub or an invigorating shower experience.

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ADDITIONAL APARTMENT FEATURES

In-Unit Washer & Dryer: Enjoy the convenience of doing laundry at home with a full-sized washer and dryer in every apartment.

Private Balcony or Patio: Select units feature private outdoor spaces, perfect for enjoying morning coffee or taking in the sunset.

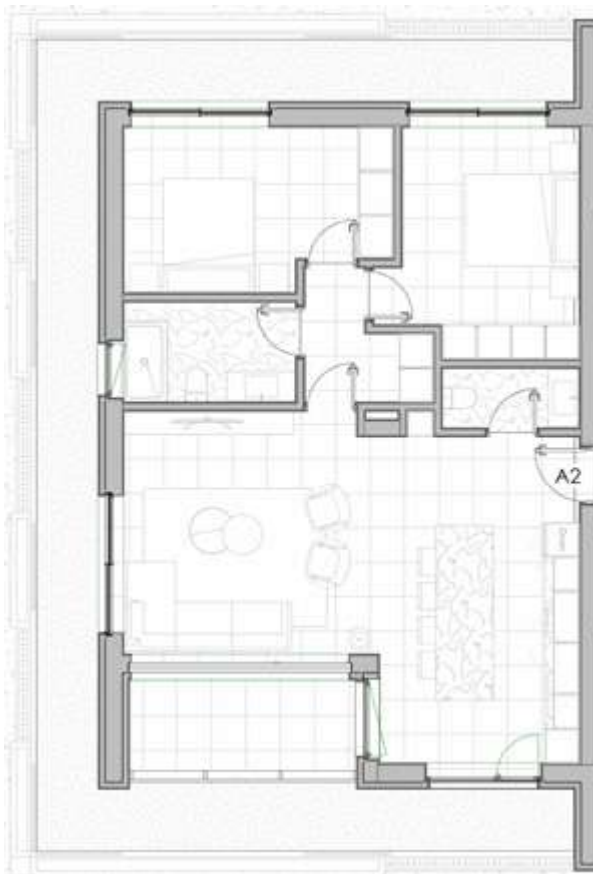
Central Heating & Cooling: Climate-controlled air conditioning and heating systems to keep you comfortable year-round.

Smart Home Features: Many apartments are equipped with smart technology such as programmable thermostats, keyless entry, and voice-activated lighting, all for added convenience.

TWO bedroom apartments

COMMON AREAS FOR LEVEL 02: 22.35m²

Common Staircase - 14.08m² / Common Corridor - 4.14m² / Common Elevator - 4.14m²



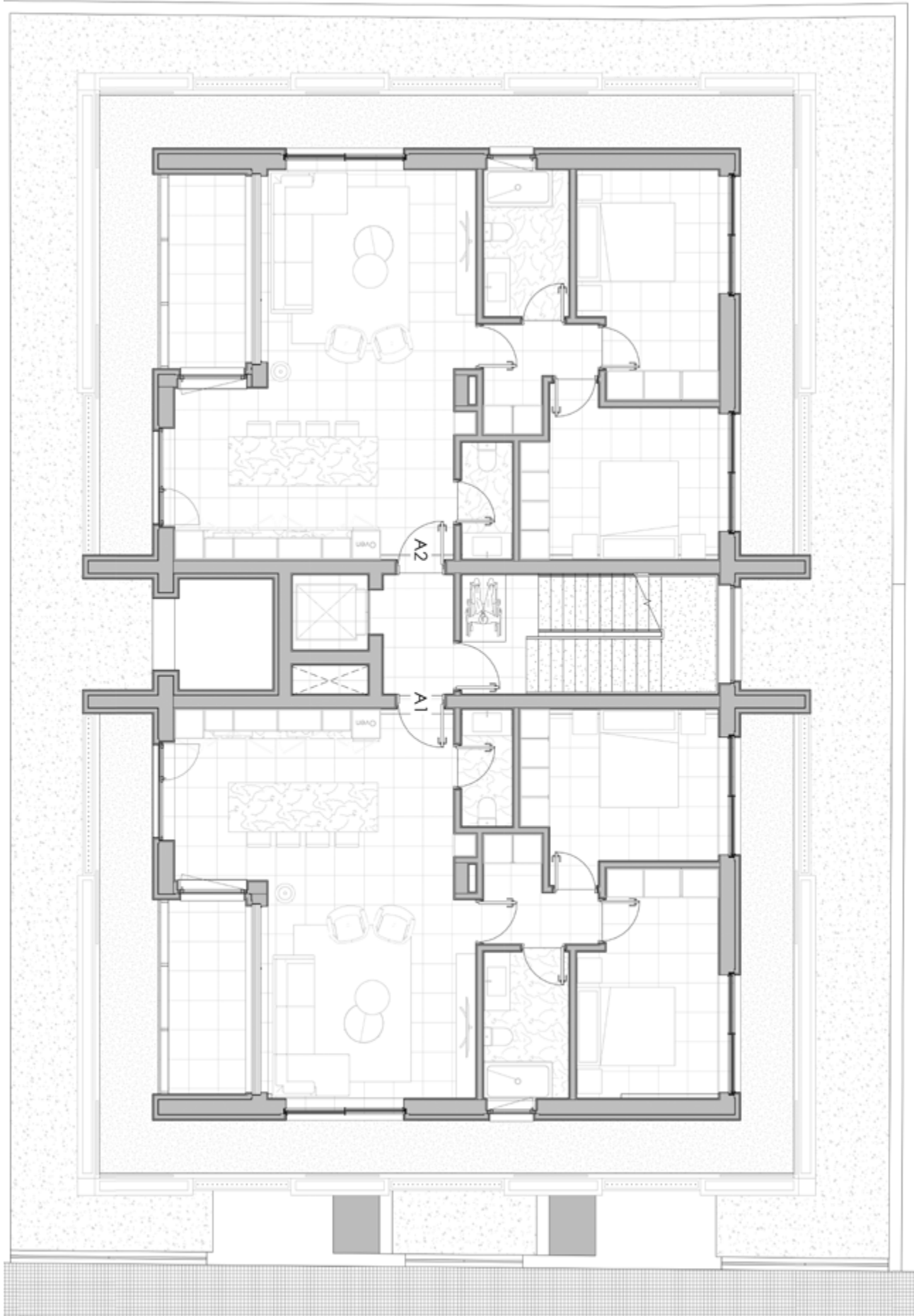
level 01 - A1, A2

Entrance:	7.47m ²
Kitchen:	19.40m ²
Living Areas:	21.54m ²
Corridor:	2.90m ²
Laundry:	1.42m ²
Bedroom 1:	16.86m ²
Bedroom 2:	16.03m ²
WC:	3.34m ²
Bathroom:	6.69m ²
Covered Veranda:	8.55m ²
Balcony (Green):	45.86m ²
TOTAL AREA:	150.18m²

Gross Building Area (GBA)

1st Floor

— floorplan



TWO bedroom apartments



– INTERIOR / Living Room

*HIGH END LIVING
SPACE IN A COSY
ENVIRONMENT*



– INTERIOR / Living Room



– INTERIOR / Dine Area

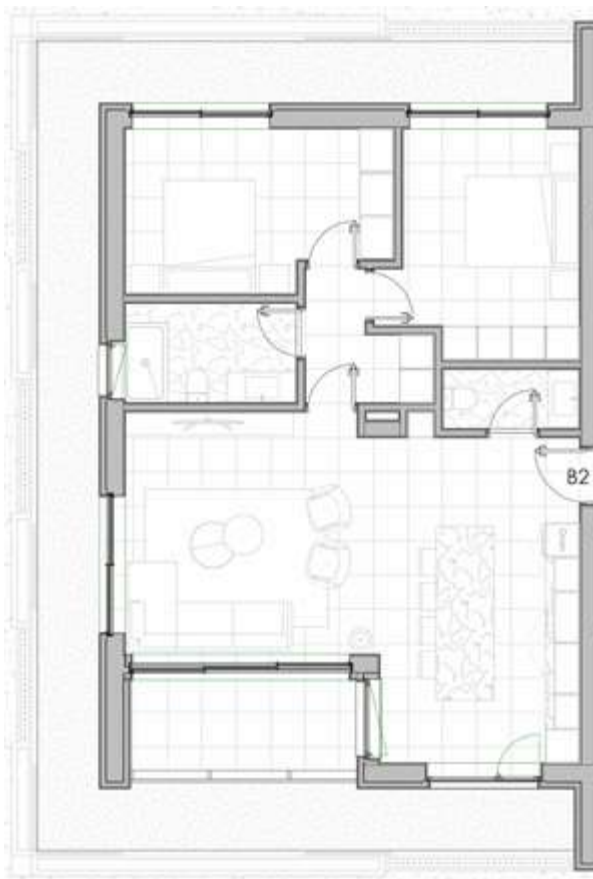


– INTERIOR / Living Room + Dine Area

TWO bedroom apartments

COMMON AREAS FOR LEVEL 02: 22.35m²

Common Staircase - 14.08m² / Common Corridor - 4.14m² / Common Elevator - 4.14m²



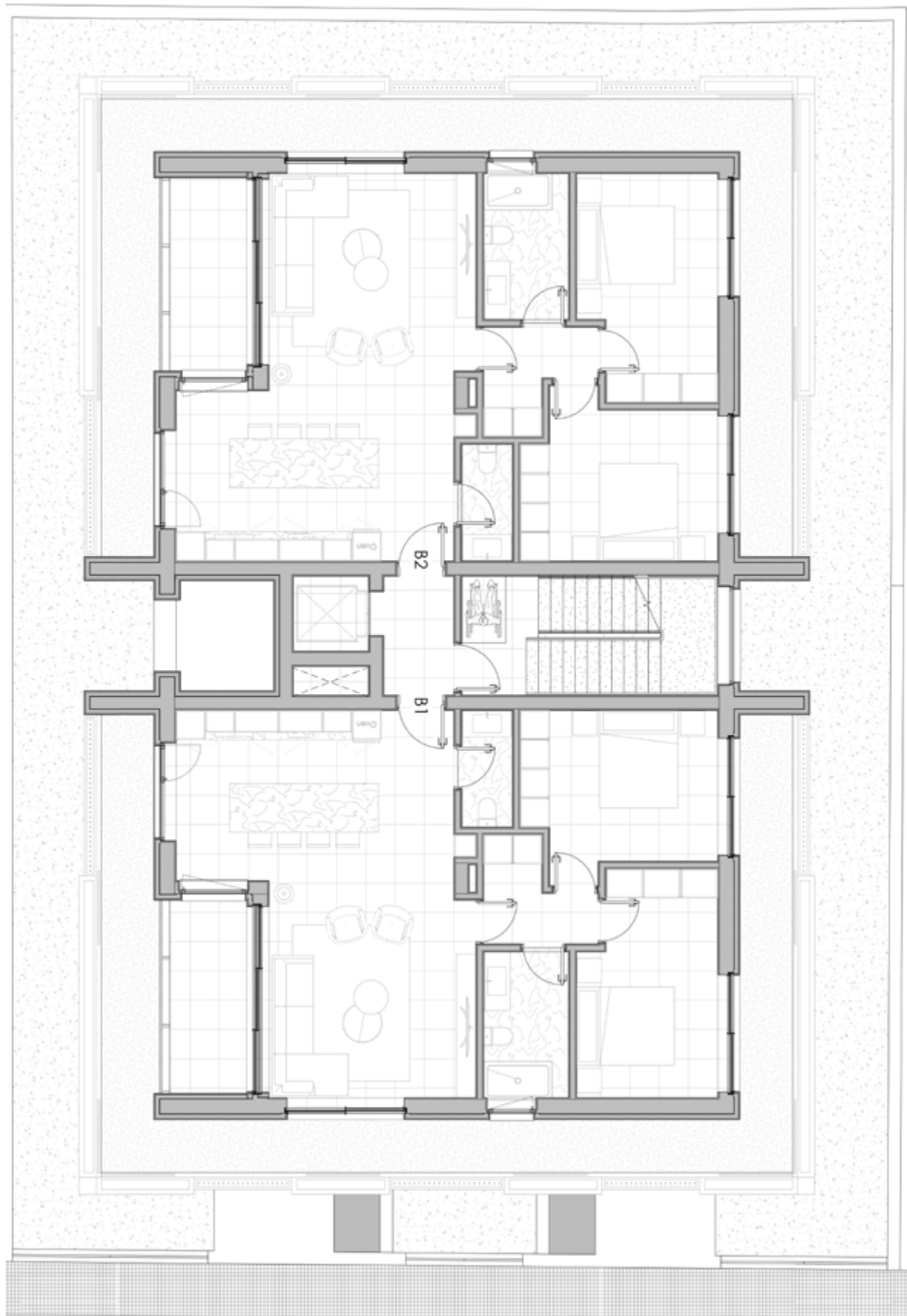
level 02 - B1, B2

Entrance:	7.47m ²
Kitchen:	19.40m ²
Living Areas:	21.54m ²
Corridor:	2.90m ²
Laundry:	1.42m ²
Bedroom 1:	16.86m ²
Bedroom 2:	16.03m ²
WC:	3.34m ²
Bathroom:	6.69m ²
Covered Veranda:	8.55m ²
Balcony (Green):	45.86m ²
TOTAL AREA:	150.18m²

Gross Building Area (GBA)

2ndFloor

— floorplan



TWO bedroom apartments



– INTERIOR / Living Room

*SPECIOUS INTERNAL
SPACES FOR PREMIUM
LIVING*



– INTERIOR / Kitchen and Dine



– INTERIOR / Living Room



– INTERIOR / Dine Area



– INTERIOR / Living Room



– INTERIOR / WC and Shower



– INTERIOR / WC and Shower



— INTERIOR / Bedroom



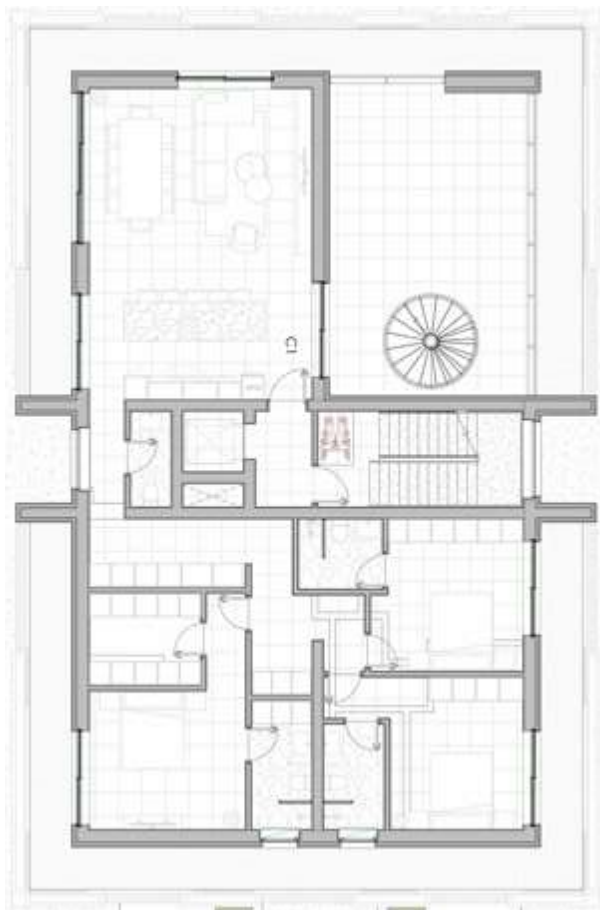
— INTERIOR / Bedroom



— INTERIOR / Bedroom

THREE bedroom⁺

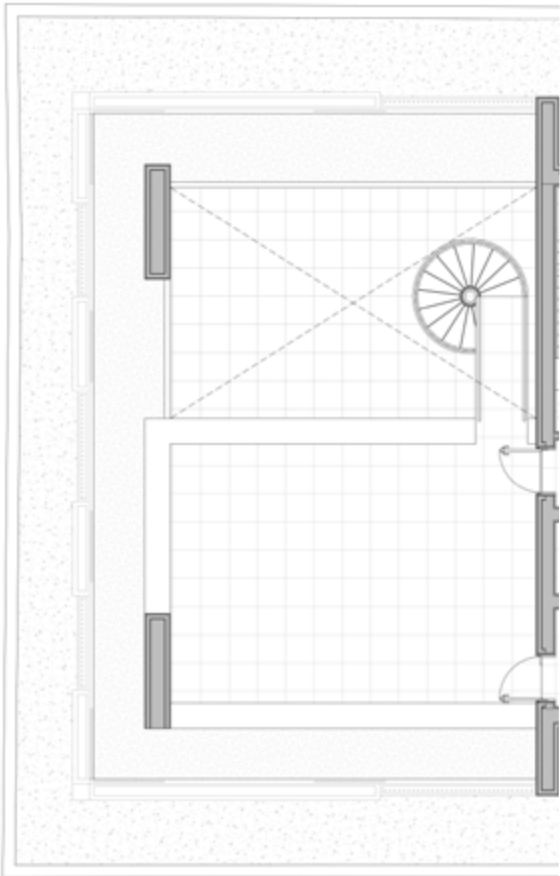
apartments
with private roof garden



level 03 - C1

Entrance:	6.29m ²
Kitchen:	15.65m ²
Living Areas:	35.39m ²
Corridor:	20.55m ²
Laundry:	2.63m ²
Bedroom 1:	21.27m ²
Bedroom 2:	19.46m ²
Bedroom 3:	17.95m ²
Wardrobe:	8.42m ²
WC:	3.49m ²
Bathrooms:	6.78m ² + 5.72m ² + 5.01m ²
Covered Veranda:	49.98m ²
Balcony (Green):	91.73m ²
TOTAL AREA:	307.31m²

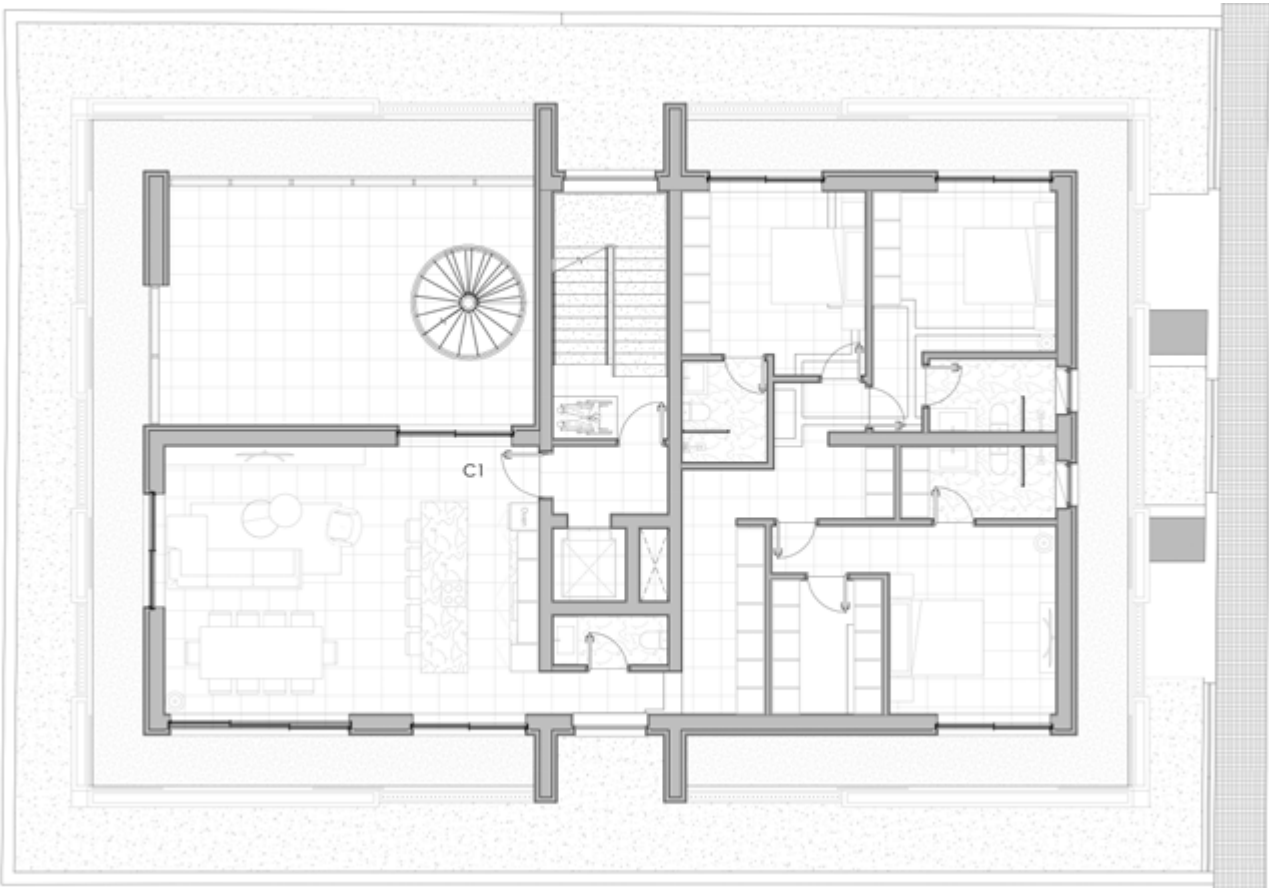
Gross Building Area (GBA)



Rooftop - R1

Terrance:	57.33m²
WC:	7.67m²
TOTAL AREA:	65.00m²

Gross Building Area (GBA)



THREE bedroom⁺ apartments *with private roof garden*



– INTERIOR / Living Room and Dine Area

WHOLE FLOOR
LUXURY LIVING WITH
BREATH TAKING SEA VIEW



– INTERIOR / Living Room and Dine Area



– INTERIOR / Living Room, Kitchen and Dine Area



- INTERIOR / Dine Area



- INTERIOR / Living Room and Kitchen



- INTERIOR / Dine Area



— INTERIOR / Bedroom



— INTERIOR / Bedroom



— INTERIOR / Bedroom

TOP FLOOR PRIVATE ROOF GARDEN



– EXTERIOR / Outdoor Sitting Area



– EXTERIOR / Outdoor Sitting Area



– EXTERIOR / Outdoor Sitting Area



— EXTERIOR / Outdoor Sitting Area, Terrance



— EXTERIOR / Outdoor Sitting Area, Terrance



— EXTERIOR / Outdoor Sitting Area

WHERE LUXURY MEETS INNOVATION

EXCEPTIONAL PROPERTY SPECIFICATIONS

-

Every HONEX property is delivered with meticulously crafted, top-tier finishes, ensuring the ultimate living experience. Designed with the latest technology and finest materials, our properties offer the perfect balance of comfort, sophistication, and cutting-edge innovation.

SIGNATURE FEATURES INCLUDE:

Comprehensive Security System:

Equipped with advanced CCTV and 24/7 security services to provide peace of mind for residents at all times.

Electric Vehicle Charging Infrastructure:

Free charging available for property owners, ready to support the future of sustainable transportation.

Efficient Energy Solutions:

PV panels installed on the roof grid and a VRV system that delivers full air-conditioning efficiency, ensuring ultimate comfort in every season.

Smart Living Technology:

Fully integrated technology systems, prepared for personalized usage to elevate everyday living.

Emergency Assistance Systems:

High-tech emergency response features, adhering to the latest standards for your safety and convenience.

Fully Completed Finishes:

Every corner of your home is impeccably finished to the highest standards, ensuring sophistication and durability. Premium Ceramic Tiles in Bathrooms & Toilets: Stylish, high-quality ceramic tiles that bring timeless elegance to every space.

Luxury Ceramic Tile Floors on Verandas:

Beautiful, durable tiles that extend your luxurious living experience to outdoor spaces.

High-Security, Fireproof Entrance Doors:

For enhanced safety, each property is equipped with state-of-the-art security features.

Water-Heated Floors:

Advanced underfloor heating that ensures a warm, comfortable living space year-round.

Top-of-the-Line Air Conditioning:

High-tech air conditioning systems provide optimal climate control, ensuring comfort at all times.

Sophisticated Electrical Installations & Lighting:

Modern and efficient electrical systems and stylish lighting fixtures throughout your home.

Comprehensive Plumbing & Drainage:

Featuring hot and cold water systems and instant water heaters for your convenience.

European-Brand Sanitary Ware:

Premium-quality fixtures from trusted European brands, adding style and durability to your home.

Thermal Aluminium Window Frames with Double Glazing:

Energy-efficient windows designed to improve insulation while maintaining a sleek, contemporary look.

Luxury Kitchen Cabinets & Wardrobes:

High-quality kitchen storage and wardrobe solutions from renowned European brands.

Separate Storage for Each Apartment:

Ample storage space is provided with every apartment, ensuring your living area stays organized and clutter-free.

AVAILABLE EXTRAS

Tailor Your Home to Perfection

Enhance your living space with optional premium upgrades:

Semi-Solid Parquet Floors in Every Room

– Add warmth and style with exquisite parquet flooring.

Custom Kitchen Options

– Choose from a variety of high-end kitchen designs to match your taste.

Ceramic Tile Options

– Personalize your space with a wide selection of tile designs and finishes.

Movable Furniture, Home Appliances & Interior Items –

Contact our experts to discover a range of high-quality furnishings and appliances that suit your lifestyle.

Reach out to our expert agents today to explore the possibilities and make your dream home a reality. With HONEX, luxury living is just the beginning.

GENERAL SPECIFICATIONS FOR EVERY PROPERTY

– Excellence in Every Detail

Each HONEX property is delivered with exceptional craftsmanship and top-tier finishes, ensuring a luxurious living experience that exceeds expectations. Our properties are designed with the finest materials and attention to detail, creating spaces that are as elegant as they are functional.

PREMIUM FEATURES INCLUDE:

Fully Completed Finishes – Every corner of your home is meticulously designed and finished to the highest standards.

Semi-Solid Parquet Flooring – Installed throughout each room, providing timeless beauty and durability.

Ceramic Tile Floors and Walls in Bathrooms and Toilets – Elegant and easy to maintain, creating a clean, modern look.

Ceramic Tiles in Verandas – Durable and stylish flooring for outdoor spaces.

High-Security and Fireproof Entrance Doors – Ensuring peace of mind and safety for every resident.

Water-Heated Floors – Enjoy comfort and warmth with cutting-edge technology.

Advanced Air Conditioning System – Maintaining the perfect indoor climate year-round.

Top-Quality Electrical Installations and Lighting Fixtures – Offering both functionality and style.

Comprehensive Plumbing and Drainage Systems – With hot and cold water, plus an instant heater for convenience.

European-Brand Sanitary Ware – High-standard fittings to complement the elegant design of each home.

Thermal Aluminium Window Frames with Double Glazing – Maximizing energy efficiency while enhancing the aesthetic appeal.

High-End Kitchen Cabinets and Wardrobes from European Brands – Featuring soft-closing mechanisms and door stoppers for added luxury and convenience.

NOTE:

Furniture, home appliances, and interior decor are available as optional extras.

TERMS AND CONDITIONS – DISCLAIMER ON IMAGES & RENDERINGS:

1. Material and Finish:

The actual materials, textures, and colors used in the final property may vary from the renderings. Differences in lighting, screen settings, or printing may affect how these materials appear, and some materials may be subject to supply limitations or updated design specifications.

2. Design and Specifications:

All dimensions and design details are approximate and may change during the development process. Engineering, structural, or regulatory adjustments may alter the final product's design, dimensions, or layout.

3. Construction Processes:

The final product may differ from digital renderings due to construction techniques or quality control procedures. Variations may arise based on the unique circumstances of each project.

4. Regulatory Requirements:

The images provided do not always reflect all applicable building codes or safety standards in each region. The final design may be adjusted to meet local legal or safety requirements.

5. Context and Environment:

Renderings showing specific environments, landscaping, or furniture are for illustrative purposes only. The final property may not include these elements but serves to demonstrate scale and intended use.

6. Third-Party Components:

Any third-party fixtures or materials shown in renderings may change based on availability or updated specifications. Substitutions may be made to ensure the best quality and compatibility.

7. Construction and Site Variability:

Due to site conditions, construction techniques, weather, or other external factors, the final appearance of the property may vary. On-site adjustments may be necessary to address unforeseen challenges, impacting the design or layout. This version has been crafted to appeal to potential clients by focusing on the luxurious aspects of the properties, the attention to detail, and the high-quality finishes, while also addressing important disclaimers in a clear and professional manner.

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READY TO OWN YOUR DREAM HOME?
CONTACT US TODAY TO EXPLORE OUR EXCLUSIVE
APARTMENTS AND SECURE YOUR PERFECT SPACE



FOR ANY FURTHER INFORMATION AND TO ARRANGE
AN APPOINTMENT PLEASE SCAN THE QR CODE
OR CONTACT US DIRECTLY

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All images, illustrations, and renderings presented on this booklet, are intended for illustrative and informational purposes only. They are provided to give a general idea of the design, concept, and intended aesthetic of the building. The final result, however, may vary from these visual representations.

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LUXURY LIVING IN LIMASSOL

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LUXURY LIVING IN LIMASSOL



For any inquiries, questions or recommendations, please contact HONEX Group

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