




**CAPRICE**  
P R O P E R T I E S **22**

*Your New Lifestyle!*

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# CAPRICE22

PROPERTIES

*Your New Lifestyle!*

## *Who we are*

We are Caprice 22 Properties with experience of over 15 years in the sector of development! We want to offer you residences that will improve the quality of your life, so we have chosen some special plots where you can have the house of your dreams.

Our apartments and projects are characterized by their aesthetic perfection and modern architecture as well as for their high quality construction, comfort and functionality, satisfying even the greatest demands.

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## *The materials we use*

All the materials used in our projects as well as tiles and sanitary ware are of the highest quality.

## *Our architects*

We want the best for our clients, so we cooperate with the best architects for a result that makes your dream residence a reality!

## *After sales service*

Our after sales team offers you a 12 month free of charge service for your residence, to ensure that the property you purchased is up to your standards!

## *Properties for sale*

We offer properties for sale in some of the most prestigious areas in limassol, with a goal to expand to the rest of the country. So keep an eye open, for our future updates!

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# THE DOUBLE

This project is located in Agios Athanasios area (Panthea), in Limassol. It has sea-view from all apartments. It consists of 11 luxurious modern apartments in a four-floor building (8 of 2-bedroom, 2 of 2-bedroom penthouse with roof garden and 1 of 3-bedroom penthouse with roof garden), each with covered parking and storage room.

All the materials, tiles and sanitary ware are of the highest quality. It is ideal to satisfy even the most demanding clients who are seeking a special residence and therefore a better quality of life.



- It has magnificent views of the sea and the town of Limassol
- It is only 10-minutes' drive to the center of Limassol and 3-minutes' drive from the highway network
- It is close to Grammar school and other facilities
- Energy efficiency with the highest-class A for the building
- Title deed for each apartment will be provided

**Delivery Time: Spring 2024**

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# THE DOUBLE

## AVAILABILITY

Floor	1
Flat Number	102
Bedrooms / Bathrooms	2 / 2
Living Area	75m <sup>2</sup>
Covered Veranda	22m <sup>2</sup>
Uncovered Veranda	5m <sup>2</sup>
Storage Area	7m <sup>2</sup>
Covered Parking	1



Price: €320,000 + VAT

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**WESTPARK**  
residences

This project is located in Agios Ioannis area, in Limassol, near the sea and Limassol Marina. It consists of 15 luxurious modern apartments (2 of 1-bedroom, 6 of 2-bedroom, 6 of 3-bedroom and 1 of 4-bedroom penthouse), each with covered parking and storage room.

All the materials, tiles and sanitary ware are of the highest quality. It is ideal to satisfy even the most demanding clients who are seeking a special residence and therefore a better quality of life.



- It has magnificent views of the sea and the town of Limassol from 4th and 5th floor
- It is located in a quiet and peaceful place close to all facilities
- It has 5-minutes walking distance from sea and 15-minutes' walking distance from Limassol Marina and Castle
- Also, it has only 5-minutes' drive to the center of Limassol and 10-minutes' drive to Casino and Mall
- Energy efficiency with the highest-class A for the building
- Title deed for each apartment will be provided

**Delivery Time: Summer 2025**

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## AVAILABILITY

Floor	1
Flat Number	104
Bedrooms / Bathrooms	2 / 2
Living Area	83m <sup>2</sup>
Covered Veranda	22m <sup>2</sup>
Storage Area	4m <sup>2</sup>
Covered Parking	1

Price: €285,000 + VAT

Floor	3
Flat Number	301
Bedrooms / Bathrooms	3 / 3
Living Area	100m <sup>2</sup>
Covered Veranda	21m <sup>2</sup>
Uncovered Veranda	8m <sup>2</sup>
Storage Area	2m <sup>2</sup>
Covered Parking	1

Price: €395,000 + VAT

Floor	2
Flat Number	204
Bedrooms / Bathrooms	2 / 2
Living Area	83m <sup>2</sup>
Covered Veranda	19m <sup>2</sup>
Storage Area	2m <sup>2</sup>
Covered Parking	1

Price: €305,000 + VAT

Floor	3
Flat Number	303
Bedrooms / Bathrooms	3 / 3
Living Area	99m <sup>2</sup>
Covered Veranda	18m <sup>2</sup>
Storage Area	3m <sup>2</sup>
Covered Parking	1

Price: €410,000 + VAT



## WESTPARK residences

## AVAILABILITY

Floor	4
Flat Number	401
Bedrooms / Bathrooms	3 / 3
Living Area	100m <sup>2</sup>
Covered Veranda	16m <sup>2</sup>
Storage Area	3m <sup>2</sup>
Covered Parking	1

Price: €470,000 + VAT

Floor	5
Flat Number	501
Bedrooms / Bathrooms	4 / 3
Living Area	150m <sup>2</sup>
Covered Veranda	56m <sup>2</sup>
Uncovered Veranda	49m <sup>2</sup>
Roof Terrace	71m <sup>2</sup>
Storage Area	4m <sup>2</sup>
Covered Parking	1

Price: €1,200,000 + VAT

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# SLENDER

This project is located in Katholiki area, in Limassol. It is located in prime location at the most popular areas in Limassol, close to all facilities. It consists of 8 luxurious modern apartments (4 of 1-bedroom and 4 of 2 - bedroom), each with covered parking. The small size of the building gives to the resident a unique feeling of exclusivity and security.

All the materials, tiles and sanitary ware are of the highest quality. It is ideal to satisfy even the most demanding clients who are seeking a special residence and therefore a better quality of life.



- It is located in a quiet and peaceful neighborhood, close to all facilities
- It has 10-minutes walking distance to the center of Limassol
- It is only 5-minutes' drive to the center of Limassol
- Photovoltaics in common area
- Energy efficiency with the highest-class A for the building
- Title deed for each apartment will be provided

**Delivery Time: Winter 2024**

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## SLENDER

## AVAILABILITY

Floor	4
Flat Number	401
Bedrooms / Bathrooms	2 / 2
Living Area	80m <sup>2</sup>
Covered Veranda	21m <sup>2</sup>
Storage Area	3m <sup>2</sup>
Covered Parking	1

Floor	4
Flat Number	402
Bedrooms / Bathrooms	1 / 1
Living Area	50m <sup>2</sup>
Covered Veranda	12m <sup>2</sup>
Uncovered Veranda	6m <sup>2</sup>
Covered Parking	1

Price: €365,000 + VAT

Price: €205,000 + VAT

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## THE **Curve**

This project is located in a central Limassol area, close to all facilities. It consists of 62 bedroom luxurious modern apartments, each with covered parking. The small size of the building gives to the resident a unique feeling of exclusivity and security.

All the materials, tiles and sanitary ware are of the highest quality. It is ideal to satisfy even the most demanding clients who are seeking a special residence and therefore a better quality of life.



- It is located in a central Limassol area, close to all facilities
- It has 10-minutes walking distance to the center of Limassol
- It is only 5-minutes' drive to the center of Limassol
- Photovoltaics in common area
- Energy efficiency with the highest-class A for the building
- Title deed for each apartment will be provided

**Delivery Time: Summer 2025**

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Floor	1
Flat Number	102
Bedrooms / Bathrooms	2 / 2
Living Area	75m <sup>2</sup>
Covered Veranda	21m <sup>2</sup>
Storage Area	3m <sup>2</sup>
Covered Parking	1

Price: €285,000 + VAT

Floor	2
Flat Number	201
Bedrooms / Bathrooms	2 / 2
Living Area	77m <sup>2</sup>
Covered Veranda	22m <sup>2</sup>
Storage Area	2m <sup>2</sup>
Covered Parking	1

Price: €305,000 + VAT

Floor	2
Flat Number	202
Bedrooms / Bathrooms	2 / 2
Living Area	75m <sup>2</sup>
Covered Veranda	21m <sup>2</sup>
Storage Area	2m <sup>2</sup>
Covered Parking	1

Price: €295,000 + VAT

Floor	3
Flat Number	301
Bedrooms / Bathrooms	2 / 2
Living Area	77m <sup>2</sup>
Covered Veranda	20m <sup>2</sup>
Roof Garden	49m <sup>2</sup>
Storage Area	3m <sup>2</sup>
Covered Parking	1

Price: €370,000 + VAT



  
**THE CURVE**

## AVAILABILITY

Floor	3
Flat Number	302
Bedrooms / Bathrooms	2 / 2
Living Area	75m <sup>2</sup>
Covered Veranda	19m <sup>2</sup>
Roof Garden	46m <sup>2</sup>
Storage Area	5m <sup>2</sup>
Covered Parking	1



Price: €365,000 + VAT

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## the Flow

This project is located in a central Limassol area, close to all facilities. It consists of 4 luxurious modern apartments (2 of 1-bedroom, 1 of 2-bedroom and 1 of 3-bedroom), each with covered parking. The small size of the building gives to the resident a unique feeling of exclusivity and security.

All the materials, tiles and sanitary ware are of the highest quality. It is ideal to satisfy even the most demanding clients who are seeking a special residence and therefore a better quality of life.



- It is located in a central Limassol area, close to all facilities
- It has 10-minutes walking distance to the center of Limassol
- It is only 5-minutes' drive to the center of Limassol
- Photovoltaics in common area
- Energy efficiency with the highest-class A for the building
- Title deed for each apartment will be provided

**Delivery Time: Winter 2024**

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## the Flow

## AVAILABILITY

Floor	1
Flat Number	101
Bedrooms / Bathrooms	1 / 2
Living Area	51m <sup>2</sup>
Covered Veranda	15m <sup>2</sup>
Storage Area	3m <sup>2</sup>
Covered Parking	1

Price: €205,000 + VAT

Floor	1
Flat Number	102
Bedrooms / Bathrooms	1 / 2
Living Area	50m <sup>2</sup>
Covered Veranda	7m <sup>2</sup>
Uncovered Veranda	3m <sup>2</sup>
Covered Parking	1

Price: €195,000 + VAT

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the *Flow*

## AVAILABILITY

Floor	2
Flat Number	201
Bedrooms / Bathrooms	2 / 2
Living Area	77m <sup>2</sup>
Covered Veranda	29m <sup>2</sup>
Uncovered Veranda	10m <sup>2</sup>
Storage Area	3m <sup>2</sup>
Covered Parking	1



Price: €320,000 + VAT

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## BOOMERANG

This project is located in a central area in Kato Polemidia area, Limassol, in close proximity to the highway. It consists of 13 (6 of 1-bedroom, 5 of 2-bedroom and 2 of 3-bedroom) luxurious modern apartments, each with covered parking. The structure of the building gives to the resident a unique feeling of exclusivity and security.

All the materials, tiles and sanitary ware are of the highest quality. It is ideal to satisfy even the most demanding clients who are seeking a special residence and therefore a better quality of life.



- It is located in Kato Polemidia area, close proximity to the highway
- It is only 5-minutes' drive to the center of Limassol
- Photovoltaics in common area
- Energy efficiency with the highest-class A for the building
- Title deed for each apartment will be provided

**Delivery Time: Autumn 2025**

**CAPRICE**  
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## AVAILABILITY

Floor	1
Flat Number	101
Bedrooms / Bathrooms	2 / 2
Living Area	83m <sup>2</sup>
Covered Veranda	23m <sup>2</sup>
Storage Area	4m <sup>2</sup>
Covered Parking	1

Price: €255,000 + VAT

Floor	1
Flat Number	102
Bedrooms / Bathrooms	1 / 2
Living Area	50m <sup>2</sup>
Covered Veranda	16m <sup>2</sup>
Storage Area	4m <sup>2</sup>
Covered Parking	1

Price: €165,000 + VAT

Floor	2
Flat Number	201
Bedrooms / Bathrooms	2 / 2
Living Area	83m <sup>2</sup>
Covered Veranda	21m <sup>2</sup>
Storage Area	4m <sup>2</sup>
Covered Parking	1

Price: €265,000 + VAT

Floor	2
Flat Number	202
Bedrooms / Bathrooms	1 / 2
Living Area	50m <sup>2</sup>
Covered Veranda	16m <sup>2</sup>
Storage Area	5m <sup>2</sup>
Covered Parking	1

Price: €175,000 + VAT

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## BOOMERANG

## AVAILABILITY

Floor	2
Flat Number	204
Bedrooms / Bathrooms	1 / 2
Living Area	50m <sup>2</sup>
Covered Veranda	10m <sup>2</sup>
Storage Area	5m <sup>2</sup>
Covered Parking	1

Floor	2
Flat Number	205
Bedrooms / Bathrooms	1 / 2
Living Area	51m <sup>2</sup>
Covered Veranda	16 m <sup>2</sup>
Uncovered Veranda	4m <sup>2</sup>
Covered Parking	1

Price: €175,000 + VAT

Price: €185,000 + VAT

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## BOOMERANG

## AVAILABILITY

Floor	3
Flat Number	301
Bedrooms / Bathrooms	2 / 2
Living Area	87m <sup>2</sup>
Covered Veranda	23m <sup>2</sup>
Uncovered Veranda	44m <sup>2</sup>
Roof Garden	YES
Storage Area	5m <sup>2</sup>
Covered Parking	1

Price: €345,000 + VAT

Floor	3
Flat Number	303
Bedrooms / Bathrooms	2 / 2
Living Area	78m <sup>2</sup>
Covered Veranda	22m <sup>2</sup>
Uncovered Veranda	30m <sup>2</sup>
Roof Garden	YES
Storage Area	5m <sup>2</sup>
Covered Parking	1

Price: €305,000 + VAT

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## THE LINEAR

This project is located in Kato Polemidia area, in Limassol, in close proximity of the Limassol Mall. It consists of 12 (11 of 1-bedroom and 1 of 2-bedroom) luxurious modern apartments, each with covered parking. The small size of the building gives to the resident a unique feeling of exclusivity and security.

All the materials, tiles and sanitary ware are of the highest quality. It is ideal to satisfy even the most demanding clients who are seeking a special residence and therefore a better quality of life.



- It is located in Kato Polemidia area, close to the Limassol Mall
- It is only 10-minutes' drive to the center of Limassol
- Photovoltaics in common area
- Energy efficiency with the highest-class A for the building
- Title deed for each apartment will be provided

**Delivery Time: Spring 2025**

**CAPRICE**<sub>PROPERTIES</sub> **22**

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# THE LINEAR

## AVAILABILITY

Floor	1
Flat Number	101
Bedrooms / Bathrooms	1 / 2
Living Area	50m <sup>2</sup>
Covered Veranda	14m <sup>2</sup>
Storage Area	3m <sup>2</sup>
Covered Parking	1

Price: €195,000 + VAT

Floor	1
Flat Number	104
Bedrooms / Bathrooms	1 / 2
Living Area	50m <sup>2</sup>
Covered Veranda	14m <sup>2</sup>
Storage Area	3m <sup>2</sup>
Covered Parking	1

Price: €185,000 + VAT

Floor	2
Flat Number	204
Bedrooms / Bathrooms	1 / 2
Living Area	50m <sup>2</sup>
Covered Veranda	14m <sup>2</sup>
Storage Area	3m <sup>2</sup>
Covered Parking	1

Price: €195,000 + VAT

Floor	3
Flat Number	302
Bedrooms / Bathrooms	1 / 2
Living Area	52m <sup>2</sup>
Covered Veranda	20m <sup>2</sup>
Uncovered Veranda	4m <sup>2</sup>
Roof Garden	41m <sup>2</sup>
Storage Area	2m <sup>2</sup>
Covered Parking	1

Price: €235,000 + VAT

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## THE LINEAR

## AVAILABILITY

Floor	3
Flat Number	303
Bedrooms / Bathrooms	1 / 2
Living Area	55m <sup>2</sup>
Covered Veranda	12m <sup>2</sup>
Uncovered Veranda	8m <sup>2</sup>
Storage Area	3m <sup>2</sup>
Covered Parking	1

Price: €200,000 + VAT

Floor	3
Flat Number	304
Bedrooms / Bathrooms	1 / 2
Living Area	60m <sup>2</sup>
Covered Veranda	18m <sup>2</sup>
Storage Area	3m <sup>2</sup>
Covered Parking	1

Price: €225,000 + VAT

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# CANAL



This project is located in Ayios Ioannis area, Limassol, close to all facilities. It consists of 7 (6 of 2-bedroom, 1 of 3-bedroom) luxurious modern apartments, each with covered parking. The structure of the building gives to the resident a unique feeling of exclusivity and security.

All the materials, tiles and sanitary ware are of the highest quality. It is ideal to satisfy even the most demanding clients who are seeking a special residence and therefore a better quality of life.



- It is located in Ayios Ioannis area, close to all facilities
- It is only 5-minutes' drive to the center of Limassol
- Photovoltaics in common area
- Energy efficiency with the highest-class A for the building
- Title deed for each apartment will be provided

**Delivery Time: Winter 2025**

**CAPRICE**<sub>PROPERTIES</sub>**22**

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# CANAL

## AVAILABILITY

Floor	1
Flat Number	101
Bedrooms / Bathrooms	2 / 2
Living Area	84m <sup>2</sup>
Covered Veranda	22m <sup>2</sup>
Storage Area	3m <sup>2</sup>
Covered Parking	1

Floor	1
Flat Number	102
Bedrooms / Bathrooms	2 / 2
Living Area	83m <sup>2</sup>
Covered Veranda	27m <sup>2</sup>
Storage Area	2m <sup>2</sup>
Covered Parking	1

Price: €305,000 + VAT

Price: €305,000 + VAT

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## AVAILABILITY

Floor	2
Flat Number	201
Bedrooms / Bathrooms	2 / 2
Living Area	84m <sup>2</sup>
Covered Veranda	18m <sup>2</sup>
Storage Area	3m <sup>2</sup>
Covered Parking	1

Price: €325,000 + VAT

Floor	2
Flat Number	202
Bedrooms / Bathrooms	2 / 2
Living Area	83m <sup>2</sup>
Covered Veranda	23m <sup>2</sup>
Storage Area	3m <sup>2</sup>
Covered Parking	1

Price: €325,000 + VAT

Floor	3
Flat Number	301
Bedrooms / Bathrooms	2 / 2
Living Area	84m <sup>2</sup>
Covered Veranda	18m <sup>2</sup>
Storage Area	4m <sup>2</sup>
Covered Parking	1

Price: €350,000 + VAT

Floor	3
Flat Number	302
Bedrooms / Bathrooms	2 / 2
Living Area	83m <sup>2</sup>
Covered Veranda	23m <sup>2</sup>
Storage Area	4m <sup>2</sup>
Covered Parking	1

Price: €350,000 + VAT

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# CANAL



## AVAILABILITY

Floor	4
Flat Number	401
Bedrooms / Bathrooms	3 / 3
Living Area	114m <sup>2</sup>
Covered Veranda	57m <sup>2</sup>
Uncovered Veranda	34m <sup>2</sup>
Roof Garden	51m <sup>2</sup>
Storage Area	3m <sup>2</sup>
Covered Parking	2



Price: €790,000 + VAT

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# AVAILABLE APARTMENTS FOR SALE

Project	Area	Flat No	Bedrooms	Bathrooms	Indoor Area (m <sup>2</sup> )	Covered Veranda (m <sup>2</sup> )	Uncovered Veranda (m <sup>2</sup> )	Roof Garden (m <sup>2</sup> )	Storage Area (m <sup>2</sup> )	Price without vat (€)	Sea view	Status	Expected Delivery date
The Double	Agios Athanasios	102	2	2	75	22	5	-	7	320,000	No	Under Construction	May-24
West Park	Tsiflikoudia	104	2	2	83	22	-	-	4	285,000	No	Under Construction	Jun-25
West Park	Tsiflikoudia	204	2	2	83	19	-	-	2	305,000	No	Under Construction	Jun-25
West Park	Tsiflikoudia	301	3	3	100	21	8	-	2	395,000	No	Under Construction	Jun-25
West Park	Tsiflikoudia	303	3	3	99	18	-	-	3	410,000	No	Under Construction	Jun-25
West Park	Tsiflikoudia	401	3	3	100	16	-	-	3	470,000	Maybe	Under Construction	Jun-25
West Park	Tsiflikoudia	501	4	3	150	56	49	71	4	1,200,000	Yes	Under Construction	Jun-25
Slender	Katholiki	401	2	2	80	21	-	-	3	365,000	No	Under Construction	Dec-24
Slender	Katholiki	402	1	1	50	12	6	-	3	205,000	No	Under Construction	Dec-24
The Flow	Agios Georgios	101	1	2	51	15	-	-	3	205,000	No	Pending Building Permit	Dec-24
The Flow	Agios Georgios	102	1	2	50	7	-	-	3	195,000	No	Pending Building Permit	Dec-24
The Flow	Agios Georgios	201	2	2	77	29	10	-	3	320,000	No	Pending Building Permit	Dec-24
The Curve	Petrou & Pavlou	102	2	2	75	21	-	-	3	285,000	No	Pending Building Permit	Jun-25
The Curve	Petrou & Pavlou	201	2	2	77	22	-	-	2	305,000	No	Pending Building Permit	Jun-25
The Curve	Petrou & Pavlou	202	2	2	75	21	-	-	2	295,000	No	Pending Building Permit	Jun-25
The Curve	Petrou & Pavlou	301	2	2	77	20	-	49	3	370,000	No	Pending Building Permit	Jun-25
The Curve	Petrou & Pavlou	302	2	2	75	19	-	46	5	365,000	No	Pending Building Permit	Jun-25
The Linear	Monovolikos	101	1	2	50	14	-	-	3	195,000	No	Pending Building Permit	Mar-25
The Linear	Monovolikos	104	1	2	50	14	-	-	3	185,000	No	Pending Building Permit	Mar-25
The Linear	Monovolikos	204	1	2	50	14	-	-	3	195,000	No	Pending Building Permit	Mar-25
The Linear	Monovolikos	302	1	2	52	20	4	41	2	235,000	Maybe	Pending Building Permit	Mar-25
The Linear	Monovolikos	303	1	2	55	12	8	-	3	200,000	No	Pending Building Permit	Mar-25
The Linear	Monovolikos	304	1	2	60	18	-	-	3	225,000	No	Pending Building Permit	Mar-25
Boomerang	Panagia Evaggelistria	101	2	2	83	23	-	-	4	255,000	No	Pending Building Permit	Sep-25
Boomerang	Panagia Evaggelistria	102	1	2	50	16	-	-	4	165,000	No	Pending Building Permit	Sep-25
Boomerang	Panagia Evaggelistria	201	2	2	83	21	-	-	4	265,000	No	Pending Building Permit	Sep-25
Boomerang	Panagia Evaggelistria	202	1	2	50	16	-	-	5	175,000	No	Pending Building Permit	Sep-25
Boomerang	Panagia Evaggelistria	204	1	2	50	10	-	-	5	175,000	No	Pending Building Permit	Sep-25
Boomerang	Panagia Evaggelistria	205	1	2	51	16	-	-	4	185,000	No	Pending Building Permit	Sep-25
Boomerang	Panagia Evaggelistria	301	2	2	87	23	44	Yes	5	345,000	No	Pending Building Permit	Sep-25
Boomerang	Panagia Evaggelistria	303	2	2	78	22	30	Yes	5	305,000	No	Pending Building Permit	Sep-25
Canal	Agios Ioannis	101	2	2	84	22	-	-	3	305,000	No	Pending Building Permit	Jun-25
Canal	Agios Ioannis	102	2	2	83	27	-	-	2	305,000	No	Pending Building Permit	Jun-25
Canal	Agios Ioannis	201	2	2	84	18	-	-	3	325,000	No	Pending Building Permit	Jun-25
Canal	Agios Ioannis	202	2	2	83	23	-	-	3	325,000	No	Pending Building Permit	Jun-25
Canal	Agios Ioannis	301	2	2	84	18	-	-	4	350,000	No	Pending Building Permit	Jun-25
Canal	Agios Ioannis	302	2	2	83	23	-	-	4	350,000	No	Pending Building Permit	Jun-25
Canal	Agios Ioannis	401	3	3	114	57	34	51	5	790,000	No	Pending Building Permit	Jun-25