PLATON
PROPERTIES

AGIOS IOANNIS · LIMASSOL

Platon Apartments

Five boutique residences with glass-fronted verandas and a café at street level — minutes from the marina.

5	64–115 m²
RESIDENCES	TOTAL AREA
2029	€230,000
COMPLETION	FROM · + VAT



Modern living, on a human scale.

Five residences on a quiet street in Agios Ioannis: a sculpted white façade with timber-tone screens, glass-fronted verandas on every floor and a café at street level.

CREATED FOR THOSE WHO VALUE

01 **Privacy**
Only five residences — two per floor and one on the top floor.

02 **Ease**
A lift, covered parking and private storage for every home.

03 **Location**
Minutes from Limassol Marina, the Old Town and schools.



FAÇADE AND VERANDAS



Light, layered, open to the street.

The residential floors rest on slender columns that shelter the parking and entrance. Deep verandas with glass balustrades shade the living rooms, framed by vertical timber-tone slats. Designed by QuBe Architects + Designers.



Glass-fronted verandas	On every floor
Timber-tone screens	Vertical slats on the façade
Rooftop solar	Panels on the roof

LOCATION 04

Minutes from the marina and the Old Town.

On Pallados Street in Agios Ioannis, a calm, green neighbourhood close to schools, shops and the centre of Limassol.

BY CAR

Pythagoras school & kindergarten	2 min · 0.6 km
Bank and ATM	2 min · 0.5 km
AETOS stadium	3 min · 0.8 km
Limassol Marina	6 min · 2.1 km
Old Town	7 min · 2.2 km
Sklavenitis supermarket	7 min · 2.3 km
My Mall	12 min · 6.1 km
City of Dreams Mediterranean	12 min · 6.3 km

Approximate driving times and distances.

CLOSE AT HAND

2 min to school

6 min to Limassol Marina

7 min to the Old Town

Agios Ioannis blends modern living with historical charm: quiet residential streets, everyday services nearby, and the marina, Old Town and seafront a short drive away.

PAPHOS AIRPORT
47 min · 58 km

LARNACA AIRPORT
50 min · 70 km

SCAN FOR THE MAP
14 PALLADOS STREET
AGIOS IOANNIS · LIMASSOL 3016

A café at your door.

The ground floor holds a glazed commercial space — shown here as a neighbourhood café — equally suited to a boutique or a modern office, adding everyday convenience for residents.

Full-height glazing	Two street faces
Mezzanine	Spiral stair inside
Flexible use	Café, shop or office





GROUND-FLOOR COMMERCIAL SPACE · CONCEPT VISUALISATION

Soft light, calm tones.

Marble-effect porcelain floors, concealed LED lighting and full-height curtains in a warm, light palette.



LIVING ROOM





MEDIA WALL · DINING

A kitchen that blends into the room.

Floor-to-ceiling handle-less cabinetry in warm grey and light oak, a stone-look splashback and an integrated fridge column.



Cabinetry	Handle-less, full height
Upper units	Light oak, lit beneath
Splashback	Stone-look
Lighting	Concealed LED



KITCHEN

Concrete, oak and walnut.

An alternative interior scheme: exposed concrete ceilings and columns, oak floors, walnut-tone kitchen joinery and a lit glass display unit.



TO THE VERANDA



LIVING



KITCHEN



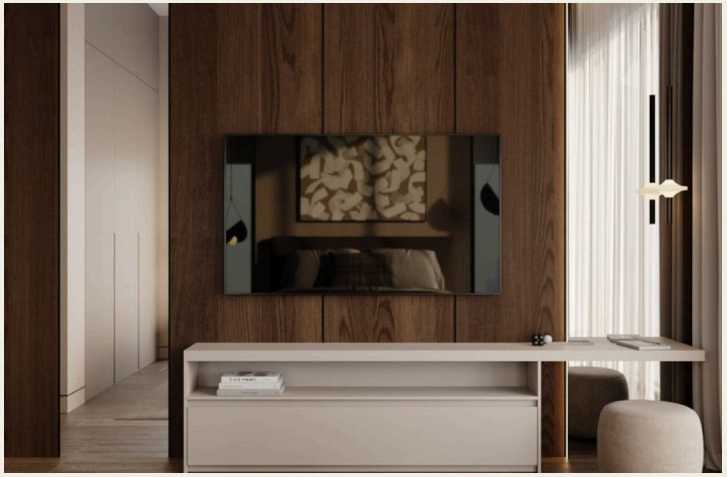
MEDIA WALL

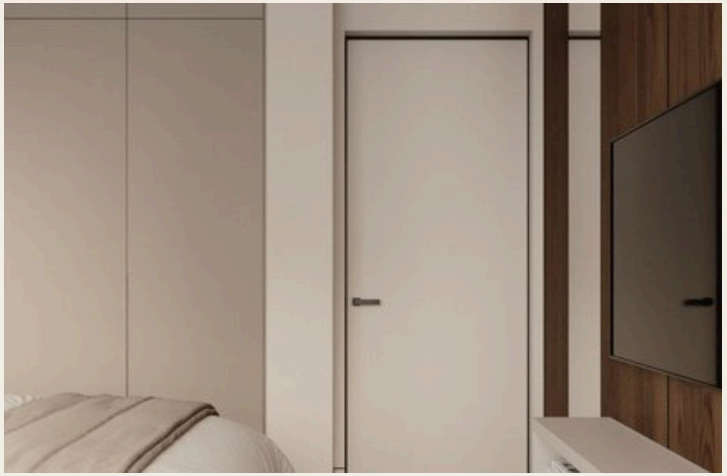
Bedrooms designed for rest.

Built-in wardrobes, walnut feature walls and soft sheer curtains.



PRINCIPAL BEDROOM





DESK · WARDROBES

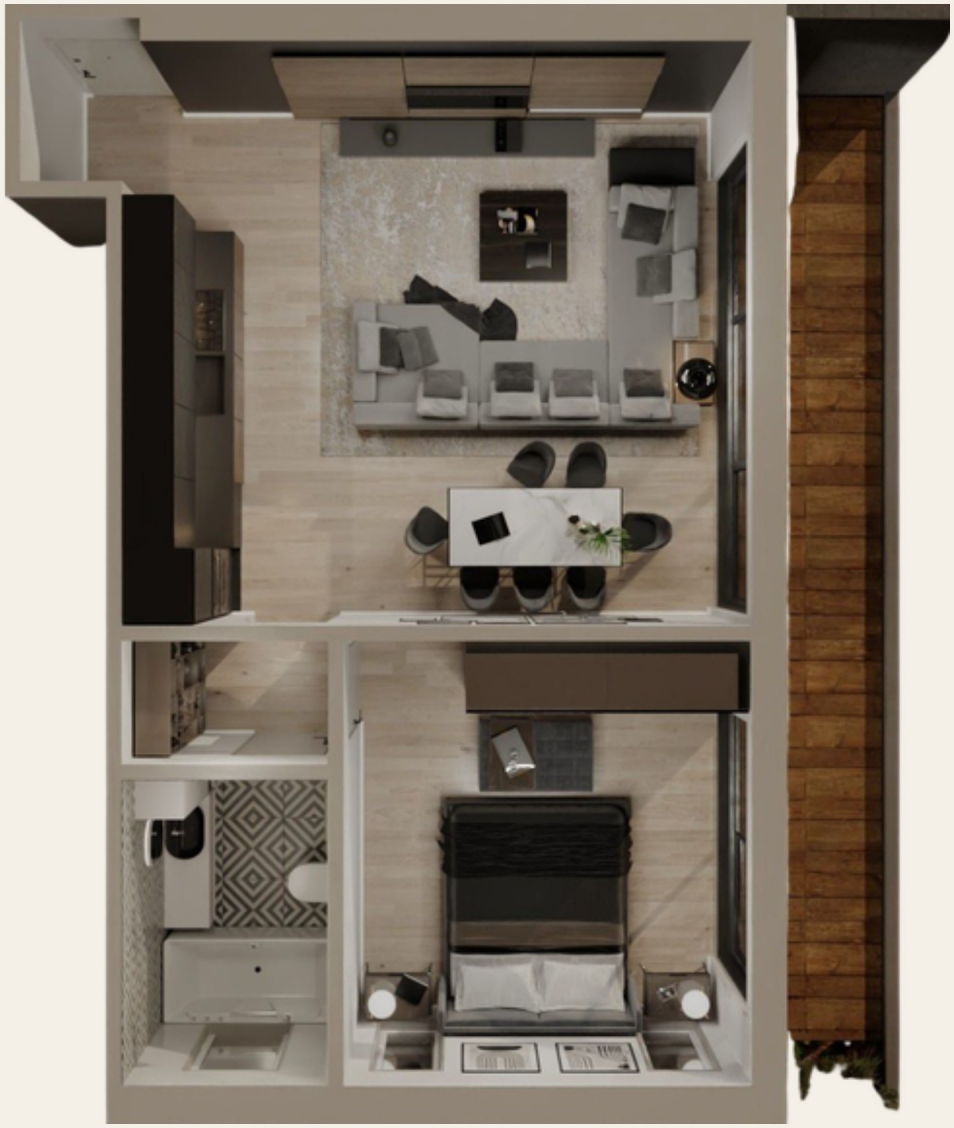
64–66 m²

One bedroom · 14 m² veranda



Floors 1 and 2 · two mirrored residences per floor

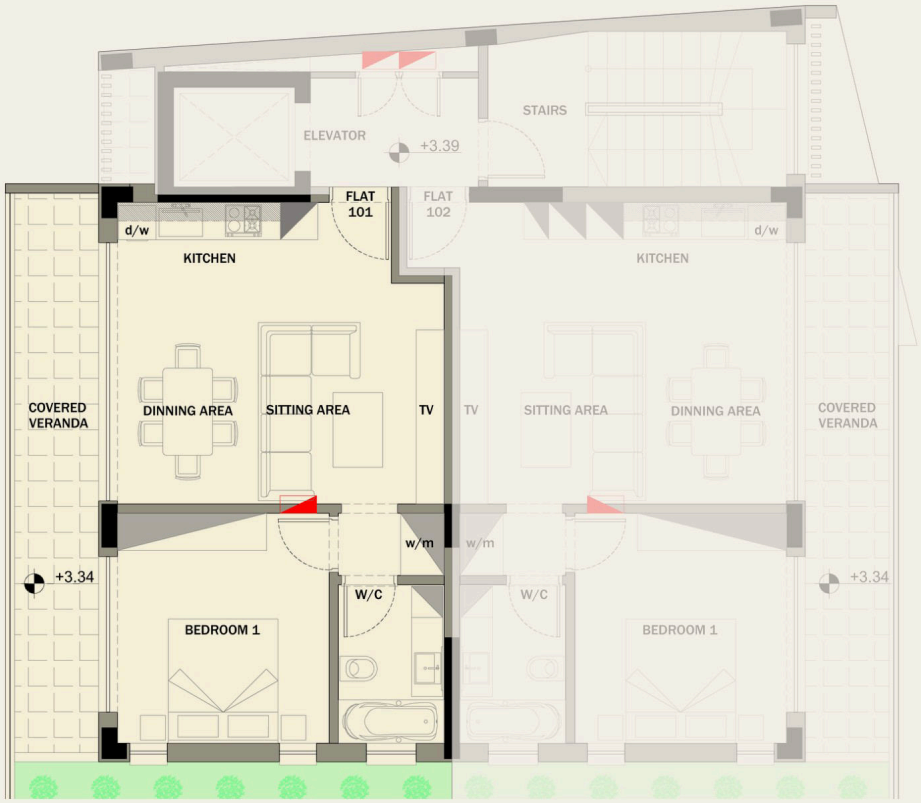
Bedrooms	1
Bathrooms	1
Interior area	50–52 m²
Veranda	14 m²
Total area	64–66 m²
Storage · parking	1 · 1



Open living, dining and kitchen to the front with a veranda along the side; bedroom and bathroom to the rear.

From street to roof.

Covered parking and the café at street level, three residential floors above, and private storage rooms on the roof.



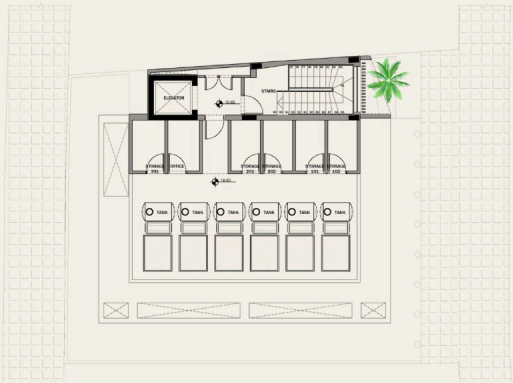
Typical floor · floors 1–2

Two one-bedroom residences per floor, each with a side veranda; residence 301 takes the whole third floor



Ground floor

Covered parking for every home, lift lobby, café



Roof

Private storage rooms, solar panels

Architecture by QuBe Architects + Designers. Plans are indicative.

Five residences. Three floors.

UNIT	FLOOR	BEDS	TOTAL
101	1st	1	64 m²
102	1st	1	66 m²
201	2nd	1	64 m²
202	2nd	1	66 m²
301	3rd	2	114.7 m²

Every residence comes with one covered parking space and one private storage room. Prices start from €230,000; the full price list is available on request.

Specification may be refined during construction; the final specification is set out in the sales contract.

Residence

- Covered veranda with glass balustrade
- Full-height glazing
- Built-in wardrobes
- Marble-effect porcelain floors

Kitchen

- Handle-less fitted kitchen
- Oak-tone and warm-grey joinery
- Stone-look splashback
- Concealed LED lighting

Building

- Lift to every floor
- Covered parking, one space each
- Private storage room each
- Accessible parking space

Comfort & extras

- Air-conditioning
- Rooftop solar panels
- Café or office space at street level
- Colonnaded, covered entrance



Why invest now.

ESTIMATED · UP TO

7.4%

Gross rental yield*

Annual rent ÷ all-in purchase cost, on the starting price

PROJECTED

+30%

Capital growth*

Off-plan price to value at completion in 2029, then ~4% a year

ESTIMATED MARKET RENT

One bedroom

64–66 m² · long-term let

€1,700 / month

NEW-BUILD ONE-BEDROOMS · BUILT 2023 OR LATER · 55–75 M²

Across Limassol · 25 listings · median	€1,700
Across Limassol · middle half of listings	€1,500–1,900
Central districts near Agios Ioannis · median	€1,800

€1,700 matches the median asking rent for brand-new one-bedrooms of a similar size across Limassol, and sits below the €1,800 median in the central districts closest to Platon Apartments.

HANDS-OFF OWNERSHIP

Property management and maintenance are available, so your residence can be let from handover.

*Estimates for illustration only, based on current market conditions; not a guarantee of future returns and not investment advice. Yield is gross (before costs and taxes) on the all-in purchase cost including 19% VAT and legal fees. Comparables: asking rents for one-bedroom apartments of 55–75 m², built 2023 or later, in Limassol on Bazaraki.com, October 2026. Capital growth is a projection.

A worked example.

UNIT 102 · ONE BEDROOM · 66 M²	
Developer price (excl. VAT)	€230,000
VAT 19% (investment purchase)	€43,700
Legal fees	~€2,500
All-in purchase cost	€276,200
Value at completion (+30%)	€299,000
Annual rent (€1,700 / month)	€20,400 · 7.4%

MONTHLY RENT	ANNUAL	YIELD
€1,600 conservative	€19,200	7.0%
€1,700 our estimate	€20,400	7.4%
€1,800 central new-build median	€21,600	7.8%

Gross yield on Unit 102's all-in cost of €276,200. Brand-new one-bedrooms of a similar size are advertised at a median of €1,700 across Limassol and €1,800 in the central districts.

ILLUSTRATIVE FIVE-YEAR HORIZON · UNIT 102 · VALUE +4% A YEAR AFTER COMPLETION · RENT €1,700 / MONTH

YEAR	HANDOVER	1	2	3	4	5
Market value	€299,000	€311,000	€323,400	€336,300	€349,800	€363,800
Cumulative rent	—	€20,400	€40,800	€61,200	€81,600	€102,000

Yield = annual rent ÷ all-in purchase cost (price, 19% VAT on an investment purchase and legal fees). Rents are market estimates and may differ; values are projections, with off-plan prices rising through construction to +30% at completion in 2029, then +4% a year. Figures are indicative and are neither a guarantee nor investment advice.

Flexible payments, tailored to you.

Every buyer's circumstances are different. Payments are made in convenient instalments, and we are happy to build a schedule around your specific needs.

1 **Reserve**
Choose your residence and secure it with a reservation.

2 **Sign**
Sales contract signed and lodged with the Land Registry for your protection.

3 **Pay in instalments**
A schedule agreed individually with you.

4 **Move in or let**
Collect your keys in 2029, with property management available after handover.

DELIVERY

2029

Completion and handover

Expected delivery of your finished residence.

BUYING COSTS AT A GLANCE

Prices	Starting from €230,000
VAT	As applicable
Legal fees	~€2,500
Land Registry fees	Where applicable
Parking and storage	Included

The final sales agreement and payment schedule are confirmed in writing at contract stage. We recommend independent legal advice.

ABOUT THE DEVELOPER

Platon Properties.

Platon Properties is a Cyprus developer of boutique residential projects in Neapolis and Agios Ioannis in Limassol, and in Zygi. Our portfolio combines modern minimalism, high energy efficiency and harmony with nature — for families, professionals and investors who value aesthetics, privacy and quality of life.

4	32	3
PROJECTS	RESIDENCES	LOCATIONS

WITH YOU AT EVERY STEP

- Viewings on site or remotely
- Interior customisation for early reservations
- Mortgage support through partner banks
- Property management and maintenance after handover

Four boutique projects in Cyprus.

Platon Suites	Neapolis · 10 residences
Platon Apartments	Agios Ioannis · 5 residences
Platon Triangle	Agios Ioannis · 4 residences
Platon Villas	Zygi · 13 villas

platonproperties.com

IN CLOSING

PLATON
PROPERTIES

Your address in Agios Ioannis.

Five residences, a café at the door and the marina minutes away. We would be delighted to show you around and help you choose yours.

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SCAN FOR WHATSAPP

B & I PLATON PROPERTIES LTD · LIMASSOL, CYPRUS

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