PLATON
PROPERTIES

NEAPOLIS · LIMASSOL

Platon Suites

Ten boutique residences, a heated pool and Jacuzzi — a short walk from the sea.

10 RESIDENCES	8 min WALK TO BEACH
Class A+ ENERGY	2028 COMPLETION



Contemporary living, in harmony with nature.

Ten boutique residences with a sculpted façade, full-height glazing and glass-fronted verandas. Class A+ efficiency and rooftop solar keep running costs low.

CREATED FOR THOSE WHO VALUE

01 **Privacy**
Only ten residences — two or three per floor.

02 **Quality**
Class A+ efficiency, natural finishes, underfloor heating.

03 **Prestige**
An established Neapolis address, a short walk from the sea.



FAÇADE AND VERANDA

LOCATION 03

Steps from the sea, minutes from the centre.

A quiet street in Neapolis, one of Limassol’s most sought-after districts.

ON FOOT

Alphamega supermarket	Right across the street
Columbia Beach & the sea	8 min
Cafés, schools & clinics	In the neighbourhood

BY CAR

Molos seafront promenade	7 min
Old Port & Limassol Marina	10 min
City centre & Old Town	10 min
Mediterranean Hospital	15 min
Foley’s School	15 min
My Mall	20 min
City of Dreams Mediterranean	20 min
Larnaca & Paphos airports	50 min

Approximate times in normal traffic, via Google Maps.





Your private resort, one floor up.

A landscaped residents' terrace opens onto a heated swimming pool with a cascading water feature and a Jacuzzi — warm water in every season, reserved exclusively for residents.

Heated pool

Swim comfortably all year round

Jacuzzi

Unwind beside the water

Sun terrace

Loungers, planting, shower and WC

Warm light and natural textures.

Full-height windows, oak-tone joinery and concealed lighting.



LIVING ROOM



LIVING AND DINING

A kitchen made for everyday living.

Handle-less cabinetry in taupe and oak, stone-effect worktops and backlit glass wall units.

Cabinetry	Handle-less
Worktop	Stone-effect
Lighting	Concealed LED
Appliances	On request



KITCHEN

Bedrooms designed for rest.

Backlit feature walls, built-in wardrobes and soft sheer curtains.



PRINCIPAL BEDROOM





SOFT DAYLIGHT · DRESSING AREA

Spa-like calm, every day.

Walk-in rain showers, floating vanities and backlit mirrors.



Interiors are design visualisations.

Everything included, nothing overlooked.

OUR GIFT TO YOU

Underfloor heating in every apartment — worth €6,000–10,000.



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

Energy & comfort

- Energy Class A+
- Underfloor heating — our gift
- Climate control (A/C) throughout
- Rooftop solar and PV panels

Kitchen

- Handle-less fitted kitchen
- Stone-effect worktop and splashback
- Concealed LED lighting
- Appliances on request, at extra cost

Interiors

- Full-height glazing
- Built-in wardrobes
- Smart-home wiring
- Furniture packages on request, at extra cost

Bathrooms

- Walk-in showers, frameless glass
- Wall-hung sanitaryware
- Backlit mirrors

Building

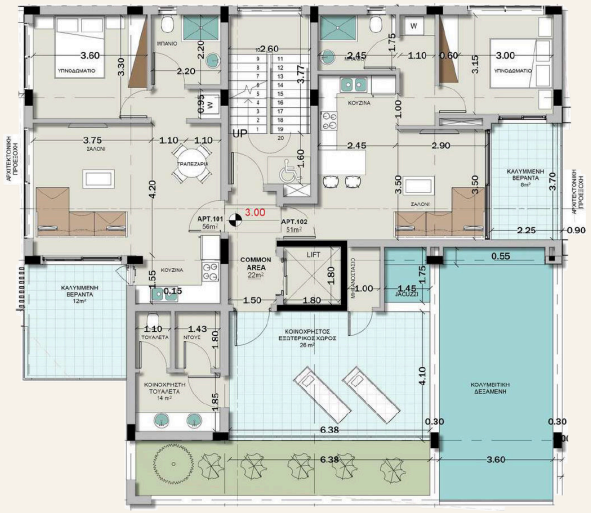
- Lift to every floor
- Access control and video intercom
- Covered parking, one space each
- Private storage room each

Amenities

- Heated swimming pool
- Jacuzzi
- Residents’ terrace with shower and WC
- Covered veranda, frameless glass

Floor by floor.

Total areas include verandas. Every residence comes with one covered parking space and one private storage room.

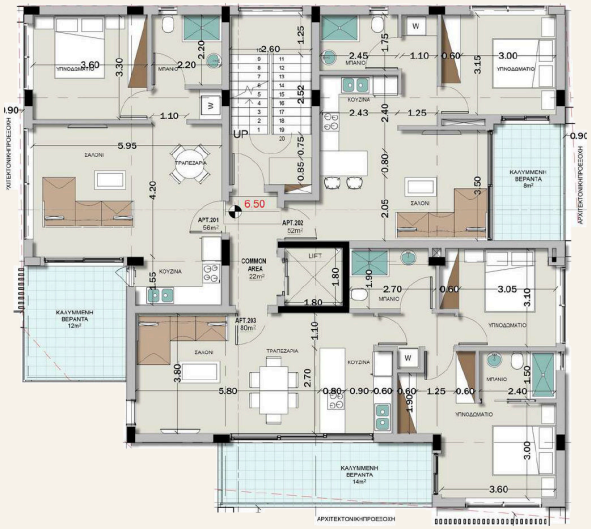


Floor 1

101 · 1 bed · 68 m²

102 · 1 bed · 59 m²

Plus residents' pool, Jacuzzi and terrace

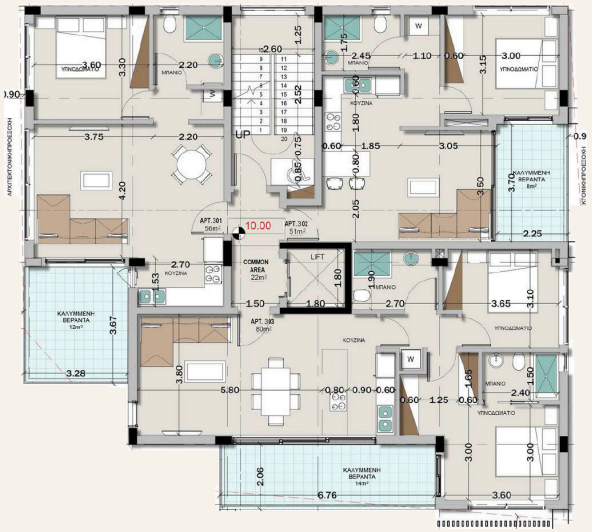


Floor 2

201 · 1 bed · 68 m²

202 · 1 bed · 59 m²

203 · 2 bed · 94 m²

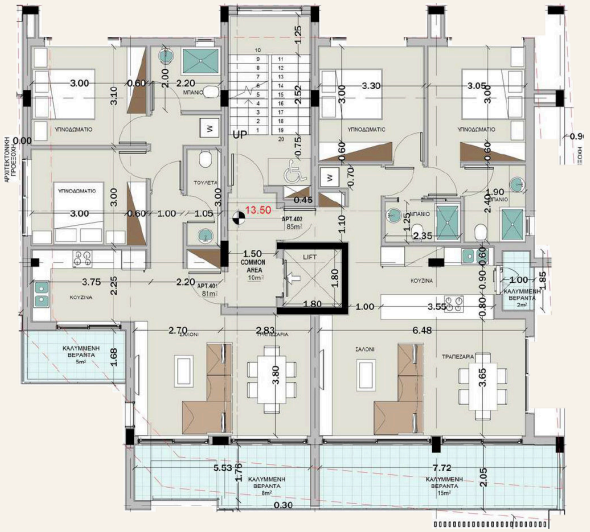


Floor 3

301 · 1 bed · 68 m²

302 · 1 bed · 59 m²

303 · 2 bed · 94 m²



Floor 4

401 · 2 bed · 97 m²

402 · 2 bed · 102 m²

UNIT 101 · FIRST FLOOR

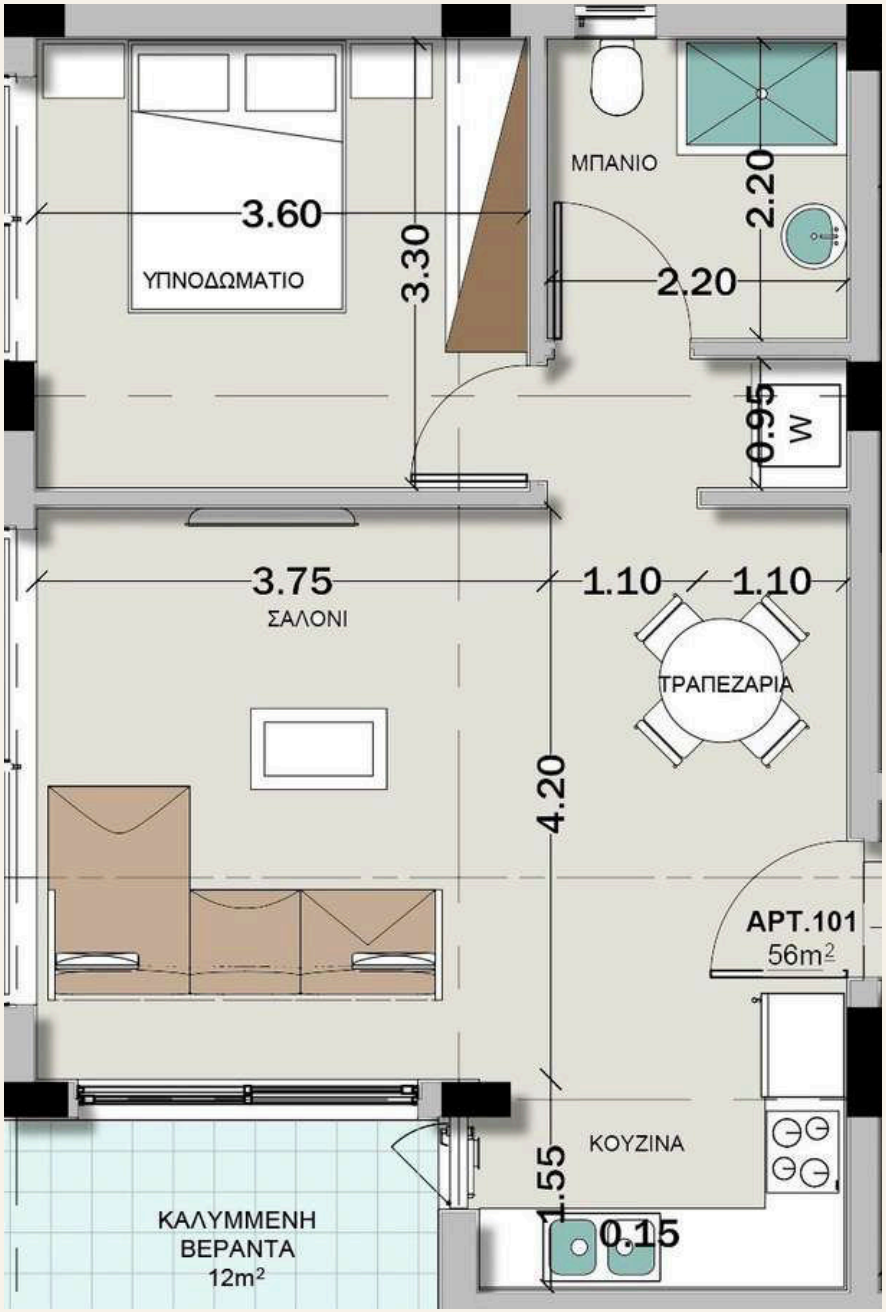
68 m²

One bedroom · 12 m² veranda



Bedroom	1
Interior area	56 m²
Covered veranda	12 m²
Total area	68 m²
Storage · parking	1 · 1

MEASURED PLAN



59 m²

One bedroom · 8 m² veranda



Bedroom	1
Interior area	51 m²
Covered veranda	8 m²
Total area	59 m²
Storage · parking	1 · 1



UNIT 402 · FOURTH FLOOR

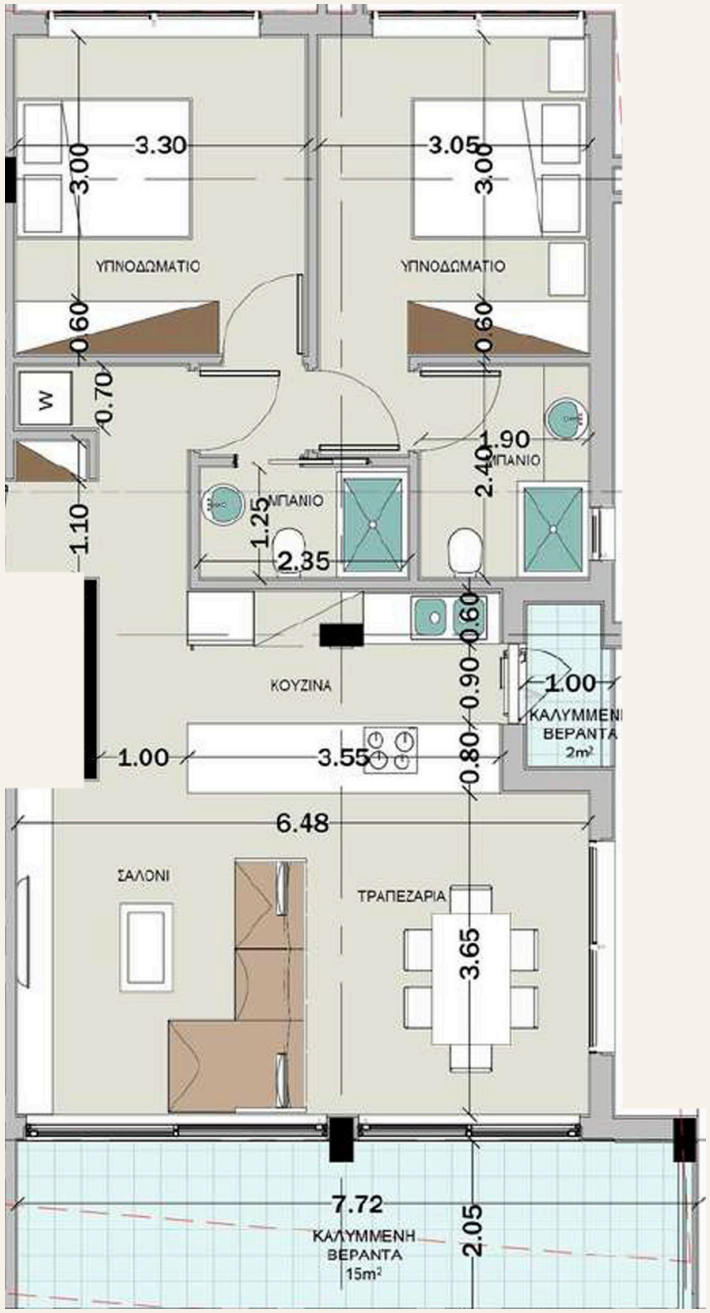
102 m²

The largest residence



Bedrooms	2
Bathrooms	2
Interior area	85 m²
Covered verandas	15 + 2 m²
Total area	102 m²
Storage · parking	1 · 1

MEASURED PLAN



Why invest now.

PROJECTED

+30%

Capital growth*

Value uplift by completion, then ~4% a year

ESTIMATED MARKET RENT

One bedroom 59–68 m² · long-term let	€2,200–2,400 / month
Two bedrooms 94–102 m² · long-term let	€3,200–3,500 / month

Strong year-round demand from professionals and families. Comparable new-build one-bedroom apartments with a pool let for €1,900–2,500 a month in central Limassol.

CYPRUS PERMANENT RESIDENCY

Every residence meets the €300,000 (+ VAT) threshold · proven annual income from €50,000 · covers the whole family · no obligation to relocate.

*Estimates for illustration only, based on current market conditions; not a guarantee of future returns and not investment advice. Rents are market estimates and may differ. Residency is subject to the programme's criteria.

Flexible payments, tailored to you.

We know every buyer’s circumstances are different. Payments are made in convenient instalments as construction progresses, 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 flexible schedule during construction, agreed individually with each client.

TIMELINE

From groundbreaking to your keys.

AUTUMN 2026
Construction begins
Works start on site in Neapolis.

2028
Completion and handover
Your finished residence, ready to enjoy.

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

An ideal place to live, work and unwind.

Platon Suites is more than a home — it is a new standard of living in one of the most prestigious districts of Cyprus. We would be delighted to show you around and to reserve the residence that suits you best.

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SCAN FOR WHATSAPP

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B & I PLATON PROPERTIES LTD · NEAPOLIS, LIMASSOL, CYPRUS

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