PLATON
PROPERTIES

AGIOS IOANNIS · LIMASSOL

Platon Triangle

Four whole-floor, three-bedroom residences on a triangular plot, crowned by a rooftop pool.

4	134 m²
RESIDENCES	EACH
Class A+	2029
ENERGY	COMPLETION



A building shaped by its site.

On a rare triangular plot, Platon Triangle answers its corner with a curved terracotta stair tower, a living green façade and full-height glazing. Just four residences — each one a full floor.



TERRACOTTA TOWER AND LIVING FAÇADE

CREATED FOR THOSE WHO VALUE

01 **Privacy**
Only four residences — one per floor.

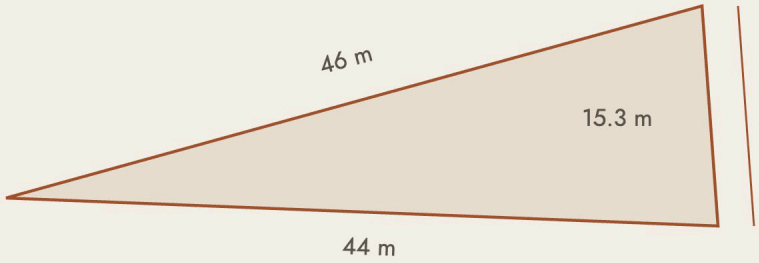
02 **Space**
134 m², three bedrooms and three bathrooms.

03 **Sky**
A shared rooftop pool, sun deck and outdoor kitchen.



Three sides, one idea.

The building follows the plot to a fine point. Its street face is open and glazed; its long side is screened by climbing greenery that shades the rooms and softens the view from the neighbourhood. Designed by QuBe Architects + Designers.



THE PLOT · 335 m² · STREET ON THE RIGHT

Curved stair tower	Terracotta render
Living façade	Climbing plants on slatted screens
Rooftop solar	PV panels on the roof

Minutes from the Old Town and the marina.

On Trion Ierarchon Street in Agios Ioannis, close to schools, shops and the centre of Limassol.

BY CAR

Sklavenitis supermarket	1 min · 0.2 km
Pythagoras school & kindergarten	4 min · 1.3 km
Stadium	4 min · 1.7 km
Old Town	5 min · 2.0 km
Limassol Marina	6 min · 1.8 km
Limassol shopping centre	8 min · 2.2 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

1 min to the supermarket

5 min to the Old Town

6 min to Limassol Marina

Agios Ioannis is an established residential district: quiet streets, everyday shops on the doorstep, and the Old Town, marina and seafront a short drive away.

PAPHOS AIRPORT

46 min · 58 km

LARNACA AIRPORT

52 min · 70 km

SCAN FOR THE MAP

TRION IERARCHON STREET
AGIOS IOANNIS · LIMASSOL 3016



ON THE ROOF

A rooftop for four, above the city.

A pool with a glass edge, sun loungers, planting and a full outdoor kitchen — shared by just four households.

Rooftop pool

Glass-edged, with city views

Outdoor kitchen

Grill, wine fridge and log store

Sun deck

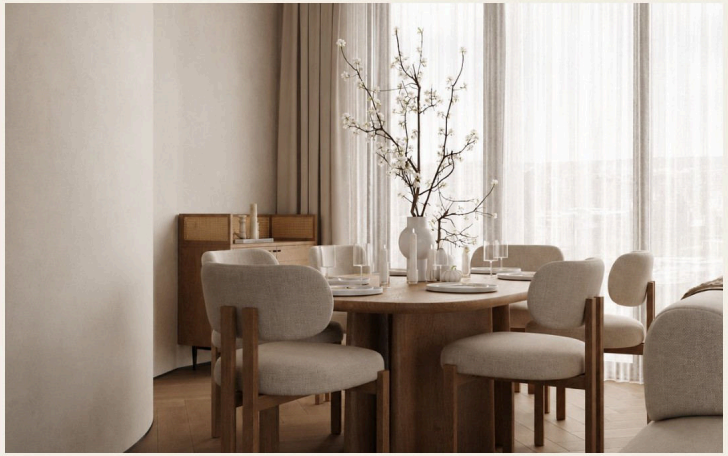
Loungers, planting and evening light

Warm oak, soft light.

Herringbone oak floors, curved plaster walls and full-height glazing behind sheer curtains.



LIVING ROOM





DINING · MEDIA WALL

A kitchen built around the island.

Travertine-look waterfall island and splashback, walnut-tone joinery and open shelving.



Island	Travertine-look waterfall
Joinery	Walnut-tone, handle-less
Lighting	Linear pendant
Seating	Breakfast bar for four



KITCHEN AND BREAKFAST BAR



Three bedrooms, each a retreat.

Calm, layered rooms with soft light, warm oak and views over the city.



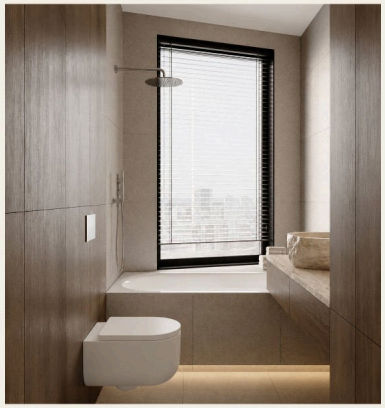
Headboard wall	Plaster with backlit reveals
Built-in wardrobe	Oak, with open shelving
Glazing	Floor-to-ceiling corner windows



Stone, oak and quiet light.

Three bathrooms per residence, with carved stone basins, floating oak vanities, backlit mirrors and rain showers.

Basins	Carved natural stone
Vanities	Floating oak, with concealed light
Mirrors	Backlit, full height





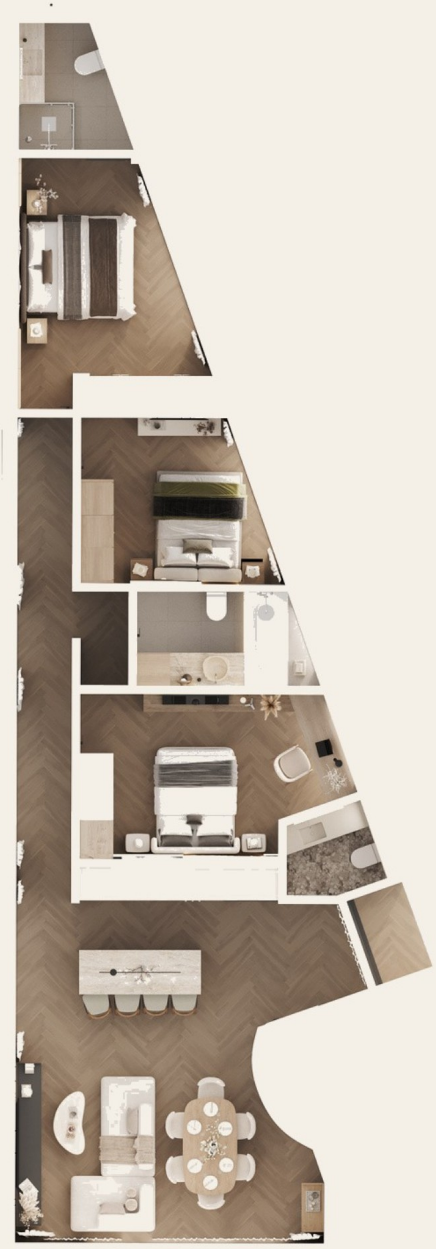
Interiors are design visualisations.

134 m²

Three bedrooms · 25.1 m² of verandas



Bedrooms	3
Bathrooms	3
Interior area	108.9 m²
Covered verandas (three)	25.1 m²
Total area	134 m²
Storage · parking	1 · 1



Living, dining and kitchen open to the street front and veranda; three bedrooms and three bathrooms follow the plot to its point.

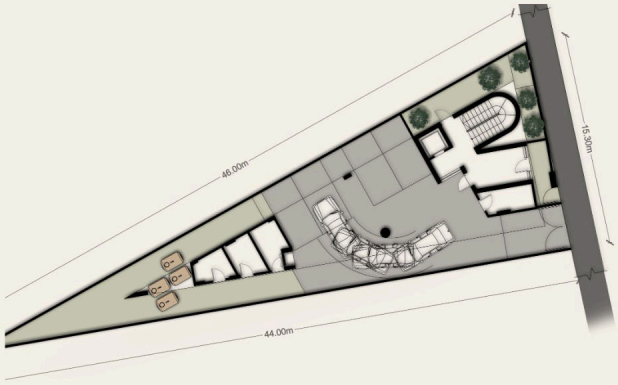
From parking to pool.

Covered parking and storage at street level, four residential floors, and the shared rooftop above.



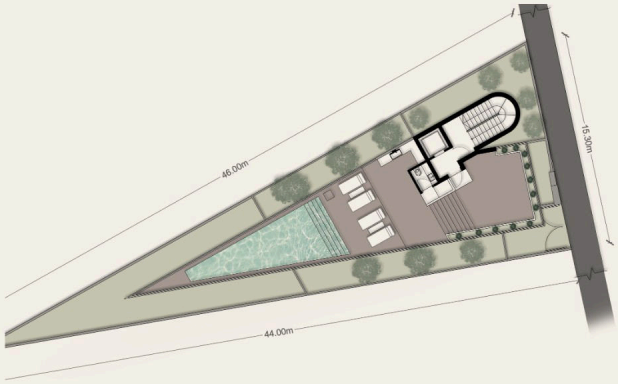
Typical floor · floors 1–4

One 134 m² residence per floor: living and kitchen on the street front, three bedrooms towards the tip



Street level

Covered parking, lift lobby, private storage



Roof

Pool, sun deck and outdoor kitchen

Plot of 335 m², sides 46 m, 44 m and 15.3 m. Architecture by QuBe Architects + Designers. Plans are indicative.

Four residences. Four floors.

UNIT	FLOOR	TOTAL	PRICE
101	1st	134 m²	€475,720
102	2nd	134 m²	€485,720
103	3rd	134 m²	€495,720
104	4th	134 m²	€505,720

Every residence has 108.9 m² of interior space and 25.1 m² of covered verandas, three bedrooms, three bathrooms, one covered parking space and one private storage room. Prices exclude VAT and Land Registry fees.

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

Residence

- Three bedrooms, three bathrooms
- Covered verandas, 25.1 m²
- 3.5 m floor-to-floor height
- Built-in wardrobes

Kitchen

- Island with breakfast bar
- Travertine-look worktop and splashback
- Handle-less walnut-tone joinery
- Concealed LED lighting

Bathrooms

- Floating vanities, stone basins
- Rain showers
- Wall-hung sanitaryware
- Backlit mirrors

Building

- Rooftop pool and sun deck
- Lift to every floor
- Energy Class A+
- Rooftop solar PV panels



Why invest now.

ESTIMATED · UP TO

8.3%

Gross rental yield*

Annual rent ÷ all-in purchase cost · 8.2–8.3% across all four floors

PROJECTED

+30%

Capital growth*

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

ESTIMATED MARKET RENT · BY FLOOR		YIELD
101 · First floor	€3,900 / month	8.2%
102 · Second floor	€4,000 / month	8.3%
103 · Third floor	€4,100 / month	8.3%
104 · Fourth floor	€4,200 / month	8.3%

NEW-BUILD THREE BEDROOMS NEARBY · BUILT 2024 OR LATER

Neapolis · 105–150 m²	€3,500
Germasogeia · 119 m²	€3,700
Agia Fyla · 150 m²	€5,250

Triangle adds a whole floor per residence, three bathrooms, premium finishes and a residents-only rooftop pool — and higher floors command higher rents.

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. Yield is gross (before costs and taxes) on the all-in purchase cost including 19% VAT and legal fees. Comparables are asking rents for listings built 2024 or later, October 2026. Capital growth is a projection: off-plan prices rise at each construction stage. Residency is subject to the programme's criteria.

Two worked examples.

UNIT 101 · FIRST FLOOR · 134 M²

Developer price (excl. VAT)	€475,720
VAT 19%	€90,387
Legal fees	~€2,500
All-in purchase cost	€568,607
Value at completion (+30%)	€618,436
Annual rent (€3,900 / month)	€46,800 · 8.2%

UNIT 104 · FOURTH FLOOR · 134 M²

Developer price (excl. VAT)	€505,720
VAT 19%	€96,087
Legal fees	~€2,500
All-in purchase cost	€604,307
Value at completion (+30%)	€657,436
Annual rent (€4,200 / month)	€50,400 · 8.3%

ILLUSTRATIVE FIVE-YEAR HORIZON · UNIT 101 · VALUE +4% A YEAR AFTER COMPLETION · RENT €3,900 / MONTH

YEAR	HANDOVER	1	2	3	4	5
Market value	€618,400	€643,200	€668,900	€695,700	€723,500	€752,400
Cumulative rent	—	€46,800	€93,600	€140,400	€187,200	€234,000

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

Flexible payments, tailored to you.

Every buyer's circumstances are different. You pay in stages as the building rises, so your money follows visible progress on site — and buying off-plan means you secure today's price.

TODAY'S PRICE, LOCKED IN

Reserve at the current list price — prices rise at each construction stage until completion in 2029.

1 **Reserve**
Choose your floor 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 set percentage of the price is paid at each construction stage, on a schedule agreed individually with you.

TIMELINE

2029

Completion and handover

Your finished residence, ready to enjoy.

BUYING COSTS AT A GLANCE

Prices (excl. VAT)	€475,720–505,720
VAT	19%
Legal fees	~€2,500
Land Registry fees	Where applicable
Parking and storage	Included

The final sales agreement and delivery 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

A rare shape.
A rare home.

Only four residences, each with a whole floor to itself and a rooftop pool above. 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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