



HIGHLIGHT

R E S I D E N C E S

TIMELESS DESIGN, DISTICTIVE STYLE, GREAT LOCATION

Highlight Residences is a new development in the coastal area of Moutagiaka, offering elegantly designed two and three-bedroom apartments and luxurious penthouses with beautiful unobstructed sea views.

Living at Highlight Residences places you in Limassol's elite leisure and recreation hub, where gourmet dining, exclusive shopping, vibrant entertainment, and the beach are all within a short stroll. Each moment here is crafted to enchant and inspire your extraordinary lifestyle.

The secure, gated complex features a resort-style swimming pool, landscaped outdoor areas, and private off-street parking, ensuring unparalleled convenience and tranquility.

HIGHLIGHT
RESIDENCES



CONTEMPORARY
LIVING WITH ACCESS TO
EVERYTHING

A locale that exquisitely complements the opulent lifestyle of Highlight Residences. Here, a myriad of culinary delights awaits at nearby gourmet restaurants, chic beach bars, and charming cafes, catering to the most discerning palates. For those who relish leisure and recreation, Highlight Residences is enveloped by an array of sophisticated opportunities for outdoor pursuits, ensuring every moment is one of indulgence and enjoyment.



Cafe, Lounges



Shopping



Cinema



Nearby Hotels & Spas



Beach Front

**LIMASSOL
MAKES LIFE
LESS ORDINARY**

HIGHLIGHT RESIDENCES



The Residences enjoy the best of both worlds in a peaceful suburban setting just back from the popular blue-flag beach and easy access to any number of amenities. For families, there are reputable schools and medical facilities within easy reach. Public transport and arterial roads provide convenient connectivity to the wider area.

CENTRAL TO EVERYTHING & MORE



DRIVE TO:

- Local Schools **10 mins**
- International Schools **15 mins**
- Limassol Centre **10 mins**
- Limassol Mall & Casino **20 mins**
- Nicosia **45 mins**
- Larnaca / Airport **35 mins**
- Agia Napa **90 mins**
- Pafos **40 mins**

HIGHWAY

HIGHLIGHT RESIDENCES

DLEMAR SHOPPING CENTRE & RESTAURANTS

CAFE & RESTAURANTS

HOTELS & SPAS

CINEMA

SUPERMARKET



TO LIMASSOL CENTRE

Highlight Residences encapsulate the essence of liveable sophistication whilst integrating the essential elements that contribute to a carefree lifestyle.

Secure within the gated perimeter you will find facilities that make living here extra special, including a large swimming pool and sun deck, landscaped grounds, off-street parking, generous storage, and a welcoming lobby with access control and rapid lifts to all floors. The aura here is one of comfort that is carefully tailored for modern living.

HEAVEN AT HOME



Gated Entrance



Spectacular Swimming Pool



Ample Covered Parking Space





THE PERFECT HOME
FOR THOSE WHO ARE
PASSIONATE ABOUT
THEIR LIFE STYLE



Living Area



Kitchen

Dining Area



Kitchen & Living Areas

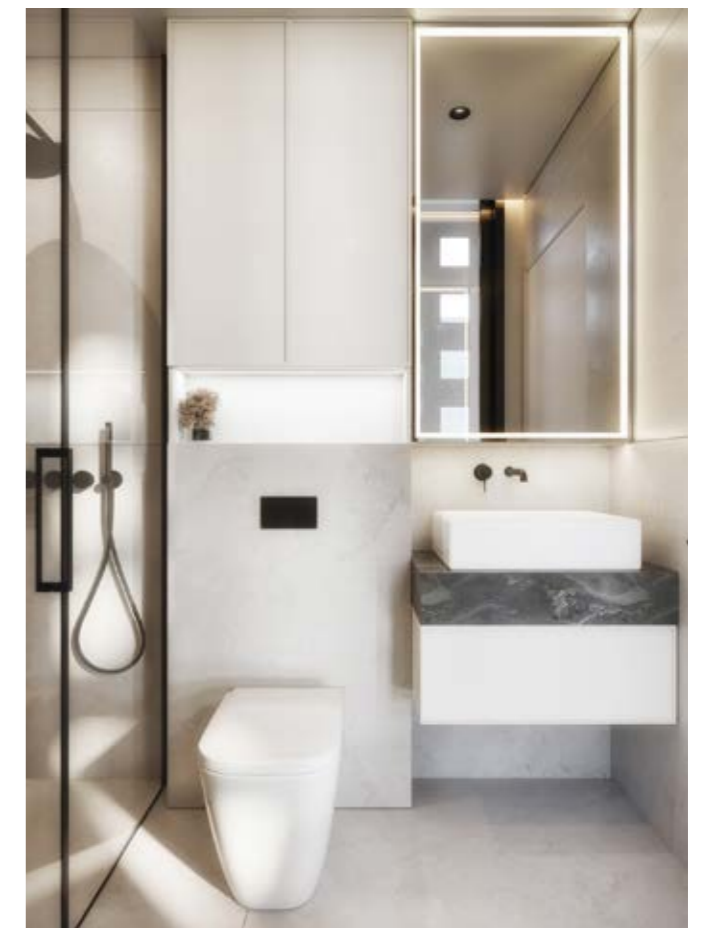
Clean lines create a dynamic, sculptural space that allows filtered sunlight to enhance the elegance and timelessness. Thoughtfully designed, each residence is an embodiment of the ultimate Mediterranean lifestyle – offering a lavish living experience featuring high-end finishings and desirable amenities.



Bedrooms

After a long day, entering a room specifically designed for relaxation and comfort should feel special. Bedrooms highlight fine details, high-quality finishes and window outlooks, at the same time maximizing space with well-planned storage facilities. Focus is clearly on refined elegance, combined with a versatility that lends itself to either clean and minimalist – with its ultimate spaciousness – or rich and sumptuous for that feeling of comfort and cosiness.

Bedrooms & Bathrooms



Bathrooms

Bathroom aesthetics should please and calm the eye, and Highlight Residences designers successfully demonstrate this characteristic in the bathroom schemes. These rooms feature simplistic lines, and are finished with premium tapware, fixtures and ceramics that lend themselves to a sense of being in a clean, uncluttered space. Perfect for starting the day with a refreshing shower or unwinding with a relaxing bath before sleep.



Roof Garden Sitting Area



Roof Garden Private Pool

The Roof Gardens

Two fifth-floor penthouse apartments each feature an exclusive roof-top garden with pool, bar and entertainment area. This has to be the ultimate place to enjoy amazing panoramic views across the rooftops to the sea, secluded sun worshipping, or after-dark marvelling at the shimmering lights of nighttime Limassol.



HIGHLIGHT
RESIDENCES



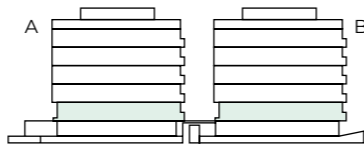
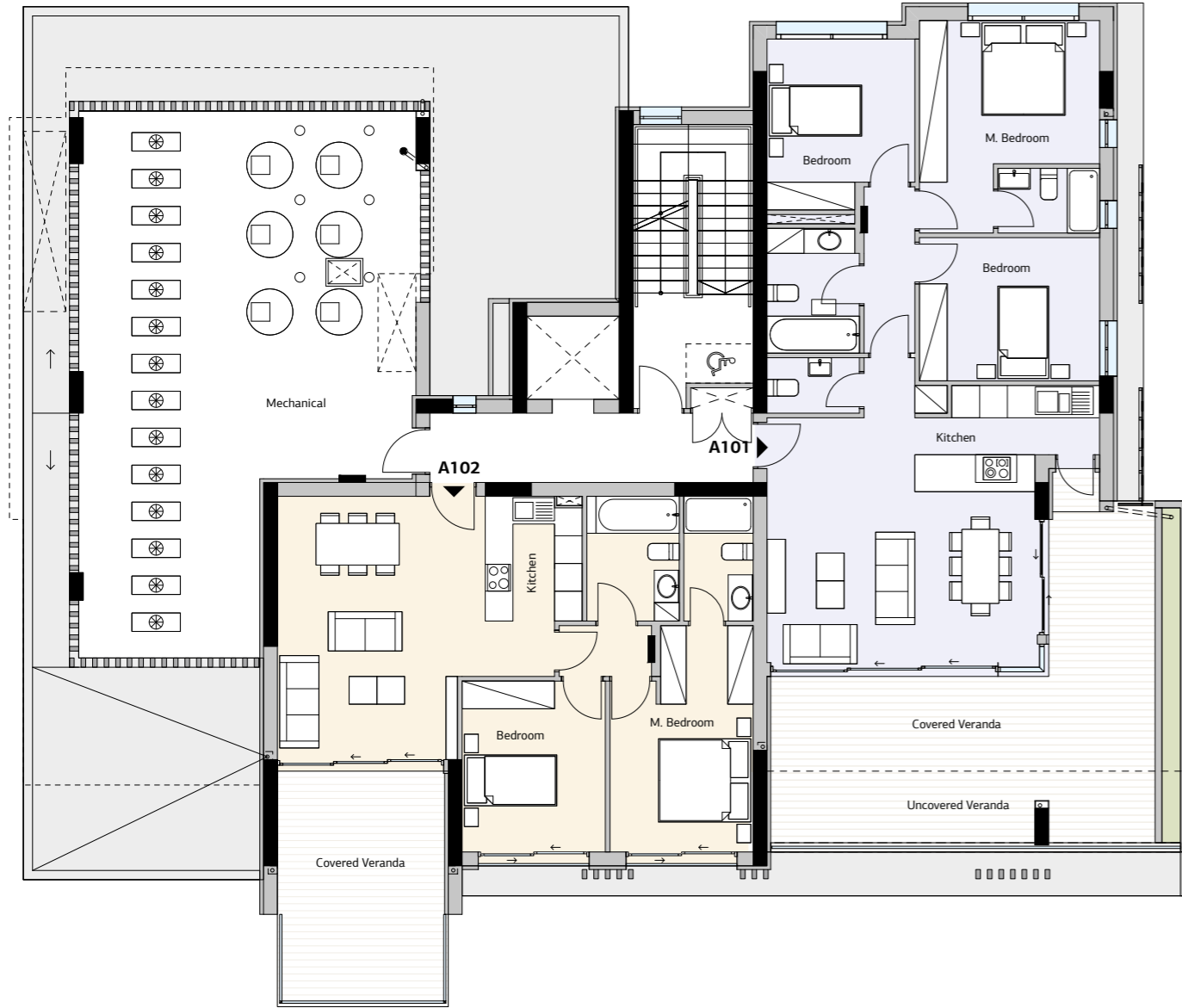
GAZE OUT TO THE
UNOBSTRUCTED SEA
VIEWS DAY & NIGHT

GROUND FLOOR

- 1. BLOCK A
- 2. BLOCK B
- 3. GATED ENTRANCE
- 4. PARKING ENTRANCE / EXIT
- 5. COVERED PARKING
- 6. LOBBY
- 7. STORAGE
- 8. COMMON SWIMMING POOL
- 9. GARDENS
- 10. PHOTOVOLTAICS ABOVE PARKING SPACES
- 11. PUBLIC GREEN AREA



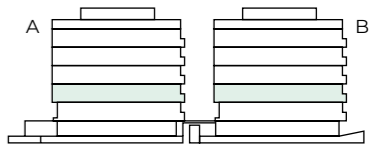
FIRST FLOOR



BLOCK A - B

Flat	Bedrooms	Internal Covered Area	Covered Verandas	Uncovered Verandas	Roof Garden	Storage Room	Parking
101	3	104 m ²	38 m ²	25 m ²	-	2.8 m ²	1
102	2	80 m ²	23 m ²	-	-	2.8 m ²	1

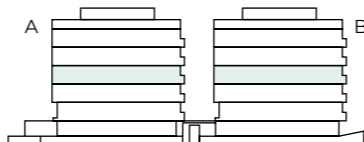
SECOND FLOOR



BLOCK A - B

Flat	Bedrooms	Internal Covered Area	Covered Verandas	Uncovered Verandas	Roof Garden	Storage Room	Parking
201	3	104 m ²	38 m ²	-	-	3.4 m ²	1
202	2	80 m ²	21 m ²	-	-	2.6 m ²	1
202	2	82 m ²	30 m ²	-	-	3.5 m ²	1

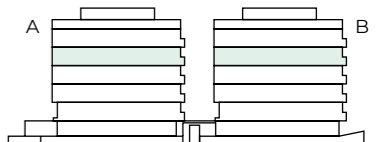
THIRD FLOOR



BLOCK A - B

Flat	Bedrooms	Internal Covered Area	Covered Verandas	Uncovered Verandas	Roof Garden	Storage Room	Parking
301	3	104 m ²	38 m ²	25 m ²	-	3.5 m ²	2
302	2	80 m ²	23 m ²	-	-	2.8 m ²	1
302	2	82 m ²	30 m ²	-	-	3.4 m ²	1

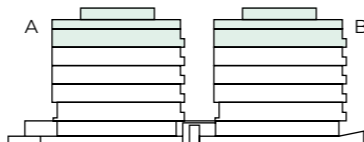
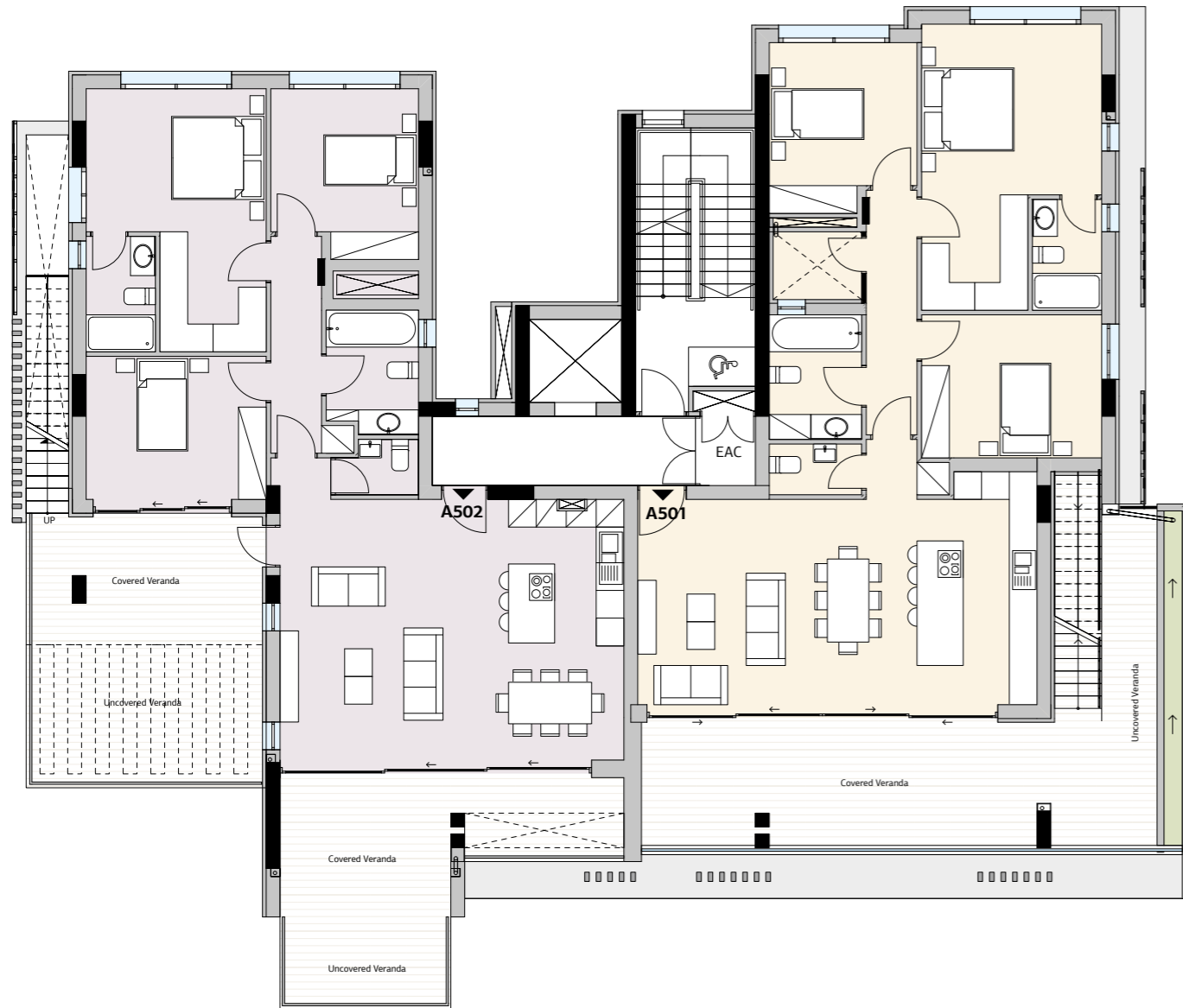
FOURTH FLOOR



BLOCK A - B

Flat	Bedrooms	Internal Covered Area	Covered Verandas	Uncovered Verandas	Roof Garden	Storage Room	Parking
401	3	104 m ²	38 m ²	-	-	3.2 m ²	2
402	2	80 m ²	21 m ²	-	-	3.2 m ²	1
402	2	82 m ²	30 m ²	-	-	3.7 m ²	1

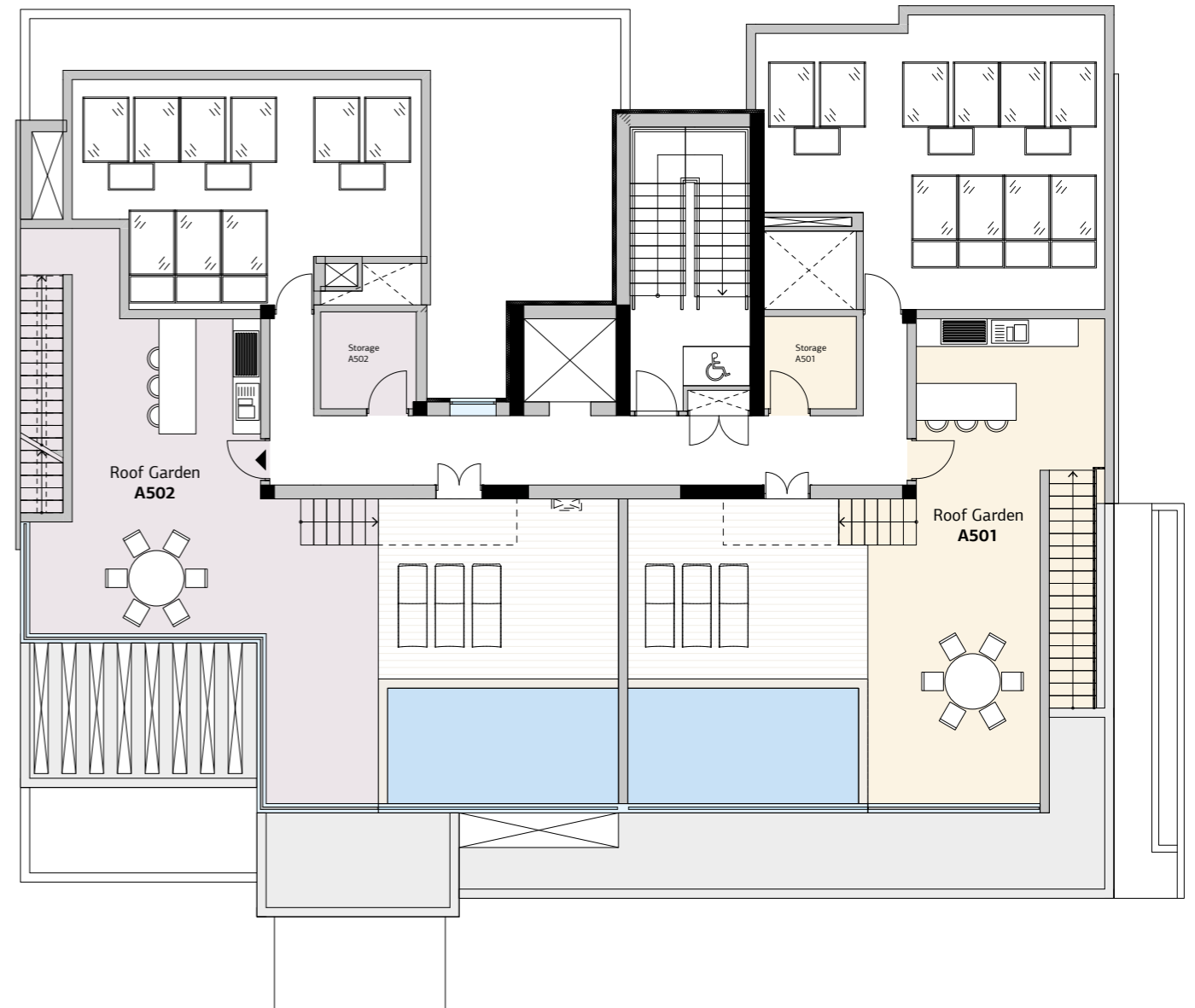
FIFTH FLOOR



BLOCK A - B

Flat	Bedrooms	Internal Covered Area	Covered Verandas	Uncovered Verandas	Roof Garden	Storage Room	Parking
501	3	120 m ²	41 m ²	32 m ²	89 m ²	5 m ²	2
502	3	124 m ²	28 m ²	42 m ²	99 m ²	5.4 m ²	2

ROOF GARDEN



BLOCK A - B

Flat	Private Pool
501	Yes
502	Yes



Specifications

The company reserves the right to make alterations to the plans and technical specifications, which might become necessary due to aesthetic or technical reasons.

1. External wall rendering

Reinforced concrete in accordance with ant - seismic standards and regulations:

- External walls - 250mm brickwork covered with thermal plaster according to regulations of Cyprus
- External thermal insulation system with 50mm polystyrene
- Elements of HPL panels wood color.

2. Doors and windows

Entrance door:

Fire safety security door in laminate wood color, handles are included.

Internal doors:

Italian design hollow door laminated handles are included.

External doors and windows:

- Sliding doors and windows of powder coated colored aluminum, double - glazed glass.
- Mosquito net can be installed on request.

3. Kitchen Bench and cabinets

Ready - made Italian kitchen with laminated doors and granite worktop, fitted with bowl sink and provision for oven, cooker hob, re-circulating hood, dishwasher and refrigerator. Electrical appliances are not included

4. Bedroom cupboards

Doors in acrylic finish texture, laminated chipboard internally, handles are included.

5. Floor and wall tiles

Bath, shower and toilet rooms:

High quality Italian or Spanish ceramic tiles.

Kitchen:

High quality Italian or Spanish ceramic tiles.

Kitchen Wall:

High quality Italian or Spanish ceramic tiles to the space between the worktop and the cabinets.

Living interior floors:

High quality Italian or Spanish ceramic tiles

Bedroom floors:

High quality laminate parquet

Verandas:

High quality Italian or Spanish ceramic tiles.

6. Paints

Walls and ceiling:

3 coats of spatula and 3 coats of emulsion paint.

7. Sanitary fittings

High quality white color bath, W.C. and wash basin built in with cabinet white color. From reputable manufacturers.

8. Electrical Installation

- Concealed circuits and all other installation in compliance with the Electricity authority of Cyprus (EAC) regulations will comprise of circuits for lights fixtures and power points for kitchen appliances, central TV antenna, telephone and internet points, points in bedrooms and living room.
- The entrance door of the building will be controlled with a video entry phone.

9. Plumbing

Pipe in pipe system with manifolds for hot and cold water. Chrome taps, water mixers and other fixtures are included and kitchen tap.

10. Cold water supply

- From local authority's mains.
- Each apartment will be equipped with an 800-liter cold water storage tank and pressure pump as standard.

11. Hot water supply

The 2-bedroom flats will have hot water cylinders with solar panels and the 3-bedroom flats and the penthouses cylinders with incorporated heat pump for the production of hot water. Provisions for hot water recirculation system is included.

12. Heating-cooling

- Provisions for a water-based underfloor heating system is included for the 2&3 bedroom apartments.
- Installation of a water-based underfloor heating system is included for the penthouses.
- Provision of air conditioning system (VRF Technology) is included in the 2&3-bedroom flats.
- Installation of air conditioning system (VRF Technology) is included in the penthouses, with concealed indoor units in the living room area and wall-mounted units in the bedrooms.

13. Security

Provision for wireless alarm system in each flat.

14. Photovoltaic panels

Installation of photovoltaic panels according the architectural plans. The common areas will be supplied with electricity from the photovoltaic panels. Also there will be electricity supply from the photovoltaic panels to the penthouses and the 3-bedroom flats.

Developer

The Tryfonos Group is a delivery-focused construction and development company based in Limassol. Whether it is delivering returns for investors or premium quality apartments for purchasers, we understand that the future success of our business rests on our ability to consistently deliver exactly what our customers expect, and we are proud to be a trusted name in property development backed by years of experience.

Our name is our heritage, and inspires our determination to deliver a positive impact for people today, and for generations to come. At the Tryfonos Group, we develop projects that bring people and communities together, creating lasting value through enduring and sustainable design, with high-quality amenities and an unwavering commitment to detail.



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SCAN TO VIEW
PROPERTY ONLINE



HIGHLIGHT

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