



————— LIMASSOL, CYPRUS —————



EXPLORE ALLURE GARDENS
A TESTAMENT TO MODERN LIVING
AND THOUGHTFUL DESIGN.

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Linopetra Roundabout

5 MIN DRIVE

Agios Athanasius

6 MIN DRIVE

Spyrou Kyprianou

NEW MALLS + OFFICES AREA
6 MIN DRIVE

Molos Limassol - Promenade

10 MIN DRIVE

Limassol Marina

10 MIN DRIVE

Mesa Geitonia Roundabout

5 MIN DRIVE

The Grammar Schools

3 MIN DRIVE

Children Activity Center



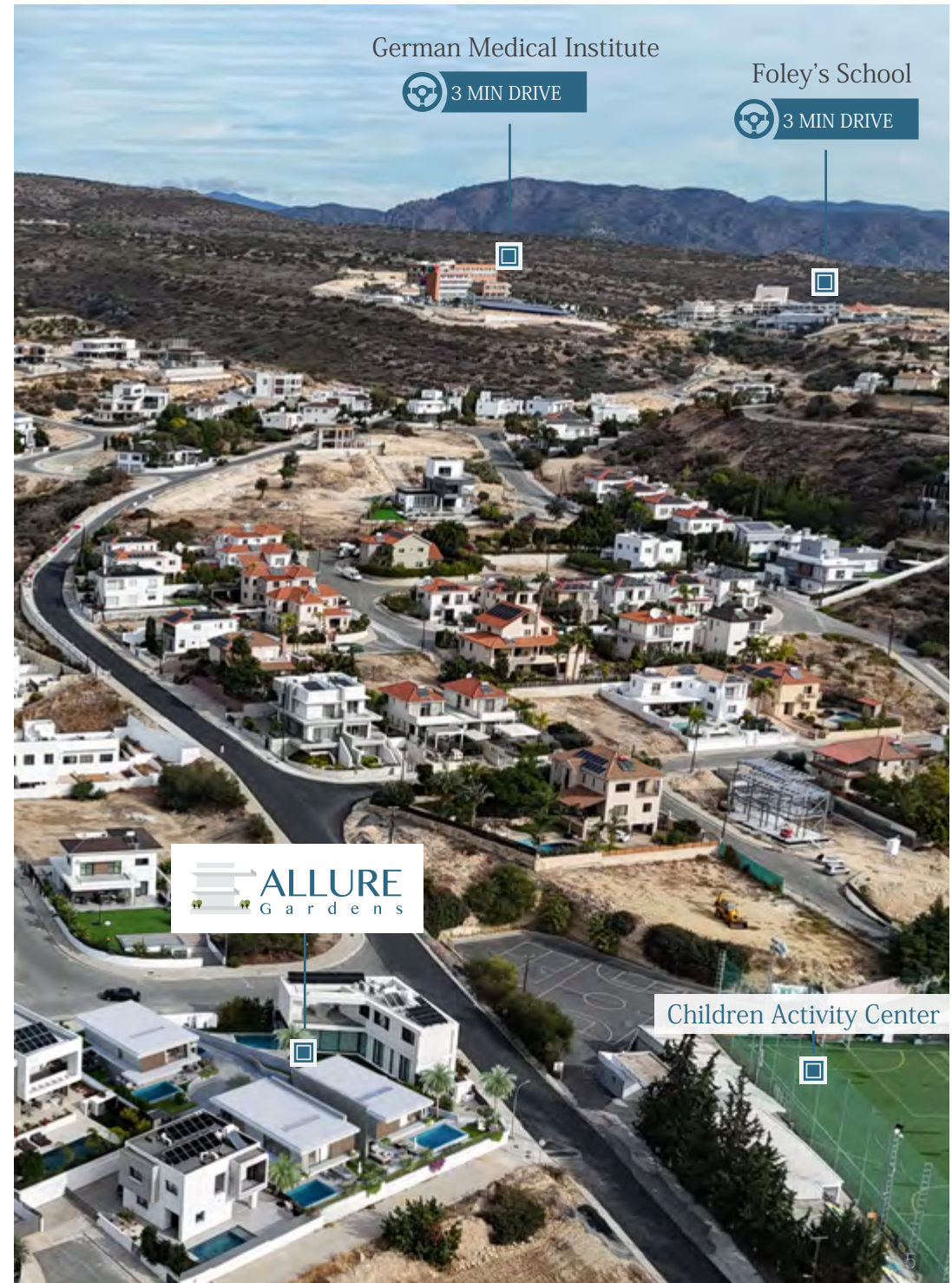
LOCATION

Nestled on a hill between Agios Athanasius and Mesa Yitonia, Allure Gardens offers a central location surrounded by essential amenities and businesses, while still being set against a backdrop of lush greenery in a charming neighborhood.

This prime location offers unparalleled convenience, being within a mere five-minute radius from key landmarks such as Mesa Yitonia roundabout, Linopetra roundabout, Foley's and Grammar schools, and the German Hospital of Limassol. Its advantageous and attractive position close to the city center, the new luxury office areas of Spyrou Kyprianou Avenue, and upcoming shopping malls of Ayiou Athanasiou makes it one of the most sought-after areas of Limassol.

Additionally, the area is exclusively zoned for the building of houses, creating a green-filled environment with two-story residences. Allure Gardens benefits from new underground infrastructure and cabling.

SCAN FOR LOCATION



ARCHITECTURE:

EXTERIOR:

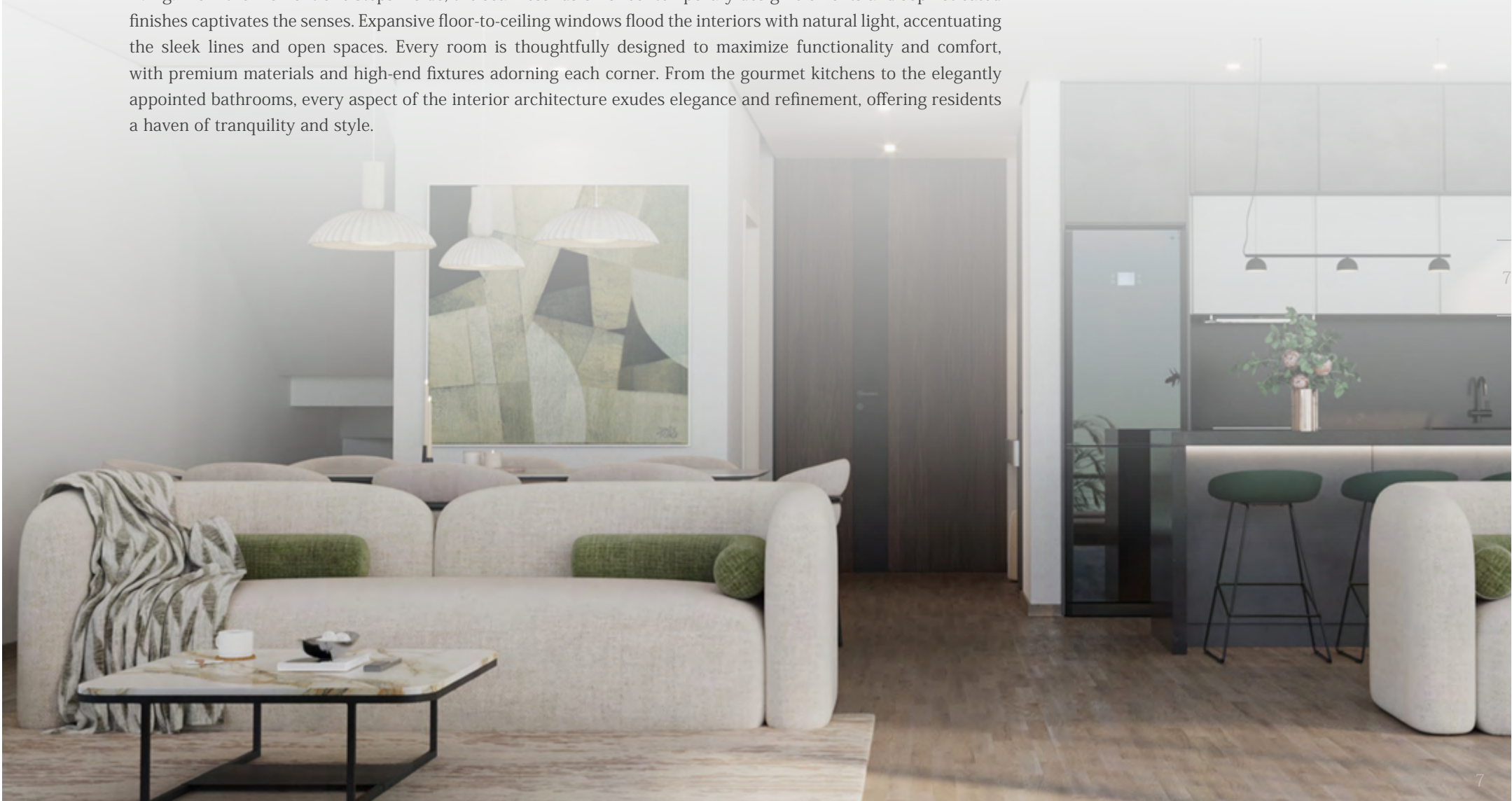
Amongst its verdant surroundings, Allure Gardens emerges as a testament to architectural brilliance. The exterior facade stands as a testament to unparalleled craftsmanship and design ingenuity. Seamlessly melding with the natural landscape, its sleek and modern profile captivates the eye, drawing attention to its striking presence. Every facet of the exterior design bears the hallmark of meticulous attention to detail, from the thoughtfully crafted landscape to the tasteful architectural embellishments. Expansive terraces offer panoramic vistas of the verdant surroundings, while secluded garden enclaves provide residents with a tranquil sanctuary.



ARCHITECTURE:

INTERIOR:

Designed with thorough attention to detail, the interiors of the residences at Allure Gardens redefine modern luxury living. From the moment one steps inside, the seamless fusion of contemporary design elements and sophisticated finishes captivates the senses. Expansive floor-to-ceiling windows flood the interiors with natural light, accentuating the sleek lines and open spaces. Every room is thoughtfully designed to maximize functionality and comfort, with premium materials and high-end fixtures adorning each corner. From the gourmet kitchens to the elegantly appointed bathrooms, every aspect of the interior architecture exudes elegance and refinement, offering residents a haven of tranquility and style.



FLOOR PLANS:

GROUND FLOOR:

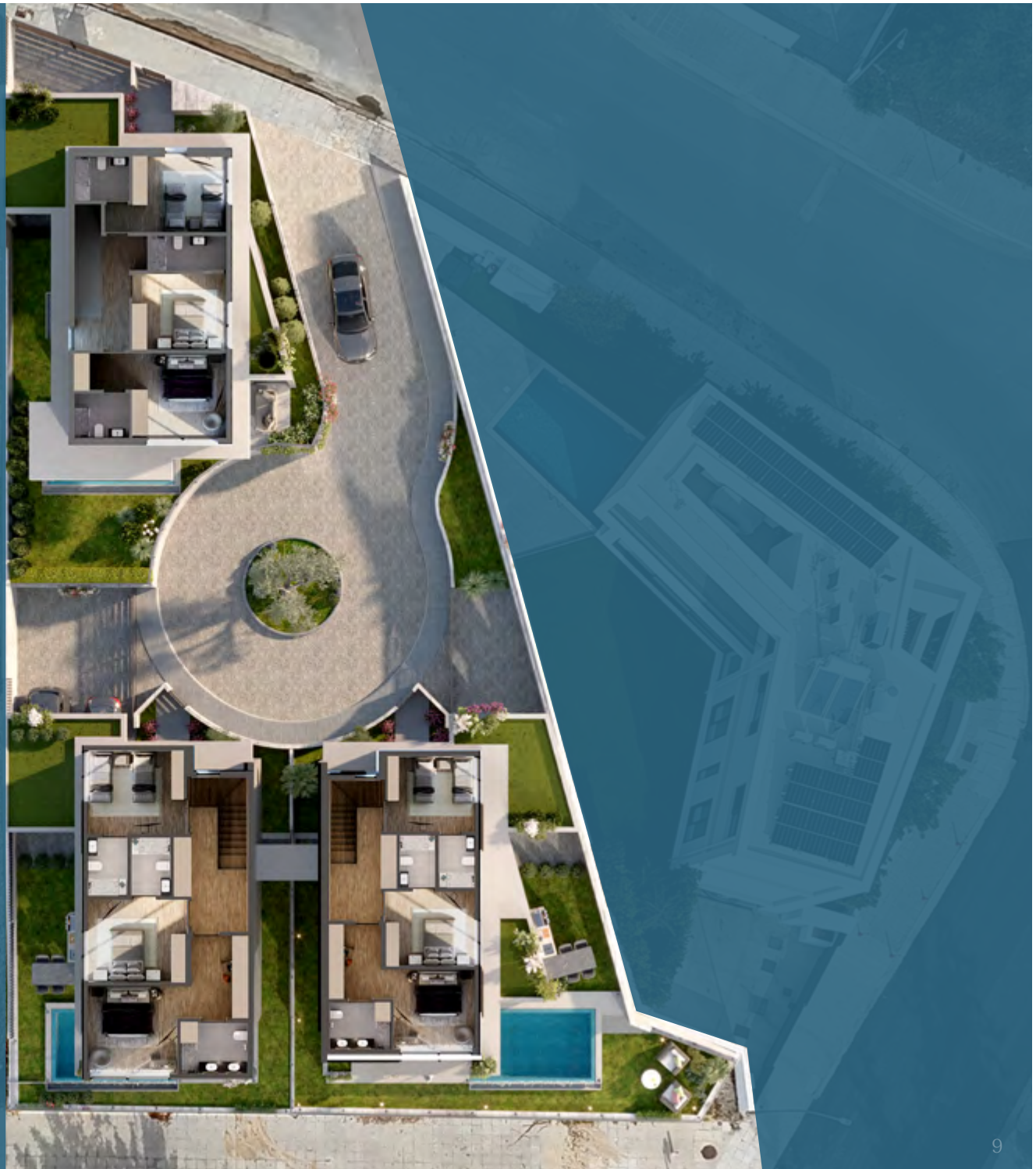
Enter through a private entrance with two parking spaces leading to the main door. Inside, experience abundant sunlight and views of the outdoor gardens. The modern open kitchen, dining area, and two sitting areas overlook the inviting pool and garden. Step outside to the expansive private garden, perfect for an infinity pool, sunbeds, dining, and BBQ. The kitchen provides convenient access to the parking and BBQ area, with stairs leading to the first floor and basement.



FLOOR PLANS:

FIRST FLOOR:

Discover luxury and functionality with three bedrooms, each boasting its private ensuite bathroom. The master suite features a spacious walk-in closet. Additionally, a generously sized corridor closet caters to the needs of all bedrooms.



FLOOR PLANS:

BASEMENT:

Descending into the basement reveals a realm of versatility and utility, catering to the diverse needs of modern living. Essential amenities such as a dedicated laundry area and ample storage space are seamlessly integrated into the design. An ensuite bedroom, flooded with natural light through strategically positioned windows, offers endless possibilities, whether utilized as a fourth bedroom, family sitting room, guest quarters or Helpers room. This multifunctional space exemplifies the adaptability and ingenuity that defines the Allure Gardens.

UNCOVER BOUNDLESS VERSATILITY
IN THE BASEMENT OF ALLURE
GARDENS—A SPACE DESIGNED FOR
MODERN LIVING, ADAPTABLE TO
YOUR EVERY NEED.



PRIVACY
AND TRANQUILITY
AT ITS BEST



VILLA JASMIN

- 200 m² Internal Area
- 130 m² Garden
- 2 Parking Spaces
- BBQ Area
- Optional Pool

GROUND FLOOR



VILLA JASMIN

FIRST FLOOR

BASEMENT



VILLA LILY:

- 195 m² Internal Area
- 108 m² Garden
- 2 Parking Spaces
- BBQ Area
- Optional Pool



GROUND FLOOR

VILLA LILY:

FIRST FLOOR



BASEMENT



VILLA ROSE:

- 190 m² Internal Area
- 125 m² Garden
- 2 Parking Spaces
- BBQ Area
- Optional Pool

GROUND FLOOR



VILLA ROSE:

FIRST FLOOR



BASEMENT





BEDROOM

CRAFTED
FOR YOUR
LIFESTYLE

LIVING ROOM



A BLEND
OF BEAUTY
AND FUNCTIONALITY

SPECIFICATIONS:

- Reinforced concrete frame in accordance with the regulation of anti-seismic design
- Grade A energy efficiency level
- Environmental friendly low carbon dioxide emission
- Thermal isolation of all external walls and slabs
- Private photovoltaic panels for each villa
- Solar water heaters for each villa
- Complete installation of air-conditioning units for the whole villa
- Built-in wardrobes in each bedroom
- Custom made kitchen and cupboards
- High-end imported ceramic tiles in balconies and bathroom
- Bedrooms and living area fitted with high quality floating parquet or large size tiles
- Double glazed thermal external doors and windows
- Imported high-quality wall hung sanitary ware is installed complete with accessories
- Videophone controlling the main entrance
- Electrical barriers in parking entrance
- Tv points and sockets for telephone in all living rooms and bedrooms
- Provision for heating system
- Provision for private pools

P.S. This brochure is indicative and aims to illustrate the project's elements and design, which might be subject to change. It does not constitute a contractual document.



THE ALLURE SERIES

 ALLURE
residence



 ALLURE
SUITES 12



As real estate developers, GIS Developers are dedicated to crafting unique and sought-after projects in prime locations. The Allure series exemplifies our commitment to meeting the needs of modern families and professionals in Cyprus. We take pride in the quality of our construction and finishing touches, as well as our strong client relationships.

 ALLURE
center II



 ALLURE
Gardens



Developed by



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