

XENIOS
XENOFONTOS
CONSTRUCTION & DEVELOPMENT



Anastasia Court

2025

xeniosconstructions.com

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About Company

Xenios Construction is a family-run business in Limassol which has been operating in the construction & land development industries for over 20 years. Our core values are straightforward and reflect our people: teamwork, integrity, commitment, safety and excellence.

Embracing emerging technologies, and making a difference for our clients, employees and community, we have earned recognition for undertaking and completing a variety of esteemed projects, such as luxury villas, houses, apartments and shops, primarily focused in the Limassol district.

Caring for the Cypriot market is of utmost importance to us, in offering projects and developments that can be easily accessible to the local market.

Likewise, the management care strongly and show immense interest in each project that is developed, making sure that operations run smoothly and that our staff and customers are always satisfied.

Message from the Board

At Xenios Xenofontos Constructions, every project we deliver carries a piece of our philosophy – to create spaces that are more than just buildings. We aim to craft homes that inspire, uplift, and stand the test of time, both in design and in value.

Anastasia Residence is a true reflection of that vision. Nestled in the heart of the Tsiflikoudia area and just moments away from Limassol Marina, this development embodies our commitment to thoughtful architecture, high-quality craftsmanship, and attention to every detail that enhances modern living.

From the initial concept to the final touches, our team worked passionately to ensure that every element – from the spacious layouts to the energy-efficient features – serves one purpose: to provide comfort, elegance, and timeless appeal to its residents.

We are proud to present Anastasia Residence as a completed milestone in our journey – and a place that future homeowners will be proud to call their own.

With gratitude and commitment,

The Board of Directors,
Xenios Xenofontos Constructions

Our Promise

Vision

To redefine modern living by developing elegant, functional, and future-proof homes that enrich the lives of their residents and elevate the standard of urban living in Cyprus.

Safety

Safety is the foundation of our work — from structural integrity to neighborhood selection. Every project is built with meticulous attention to quality and security, offering residents peace of mind in every corner of their home.

Innovation

From energy-efficient systems to smart design choices, we embrace innovation at every stage — ensuring our developments combine aesthetics, sustainability, and comfort for today and tomorrow.





Timeline

“ Anastasia Residences ” was a unique project at a very prime location. The project delivered as estimated within 18 months !

2023

The project was acquired early in January 2023. Development and Construction initiated and drawings and renderings can be found on the pages below.

2024

18 months after the project initiation Anastasia court was delivered to its residences without any delay.

Location

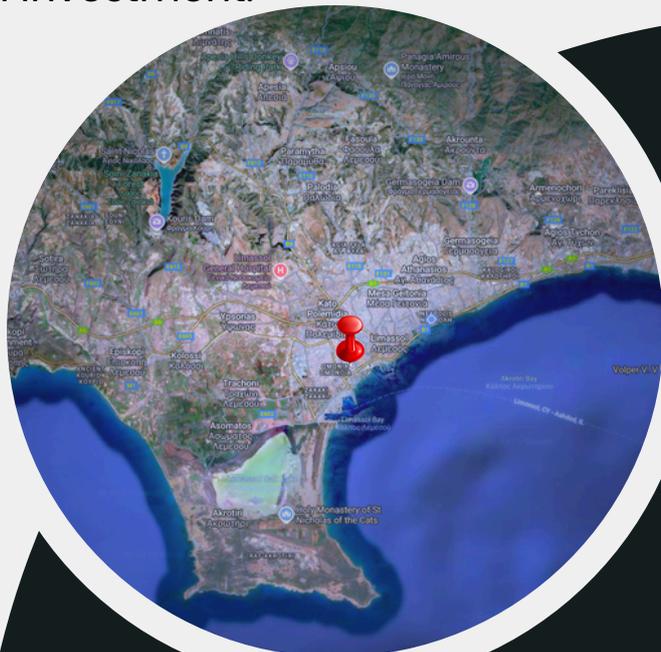
Tsiflikoudia is a peaceful, up-and-coming area in Limassol, known for its wide roads, new developments, and residential charm. It offers a perfect mix of comfort and accessibility.

Close to

Anastasia Residence is just minutes from Limassol Marina, the Old Port, My Mall, Lady's Mile beach, and the City of Dreams Casino. Schools, shops, and major roads are all close by.

About the town

Limassol is a vibrant city by the sea, combining business, culture, and lifestyle. It's one of Cyprus' most sought-after locations for both living and investment.



Material

Anastasia Residence was built with a focus on lasting quality, comfort, and modern living. Every material was carefully selected to ensure a refined aesthetic, durability, and functionality – both inside and out.

Interior

High-quality ceramic floors, modern kitchens, built-in wardrobes, and stylish sanitary ware create a clean and elegant living space. Energy-efficient windows and underfloor heating offer year-round comfort.

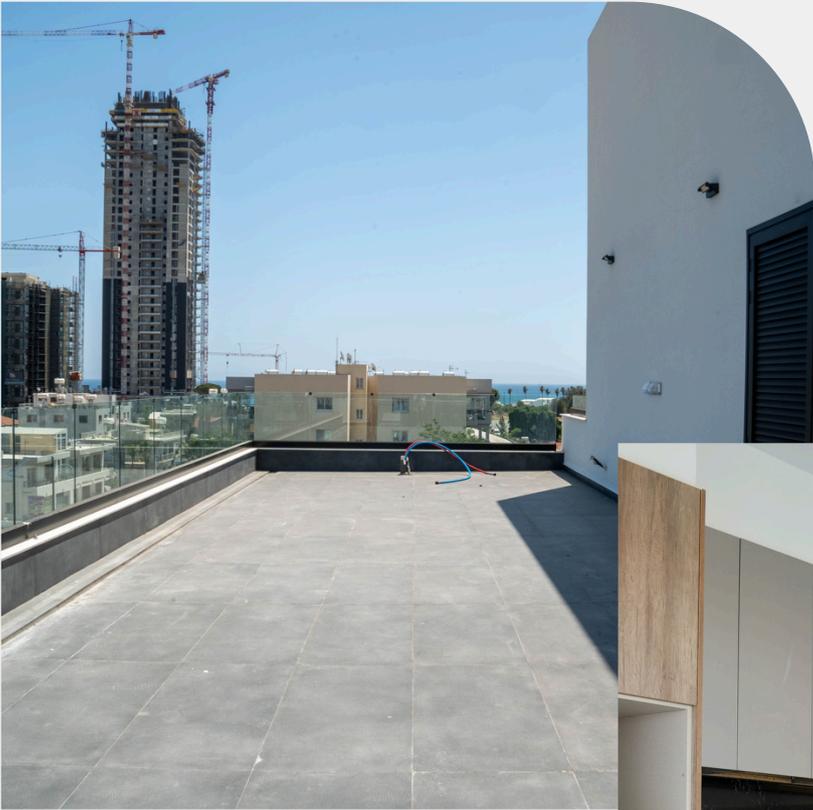
Exterior

The building features reinforced concrete structure, thermal insulation, and modern façade design. Private verandas, covered parking, and secure entry complete the exterior experience.

Energy Class A+



Interior



Exterior



Status & Pricing

Room	Level	Bed	Bath	Internal m ²	Veranda m ²	Status
101	1	2	2	82.4	23.73	Sold
102	1	3	2	103.1	22.57	Sold
201	2	2	2	82.4	23.73	Sold
202	2	3	2	103.1	22.57	Sold
301	3	2	2	82.4	23.73	Sold
302	3	3	2	103.1	22.57	Sold
401	4	3	2	108.14	89.18	Available

401	4	3	2	108.14	89.18	€ 600,000
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Penthouse Highlights

-  Floor Apartment
-  Underfloor Heating
-  Automations
-  Airconditioning
-  Jacuzzi
-  Cove Lighting Ceiling
-  Kitchen with Island Bar
-  Outdoor BBQ
-  Storage Room
-  Parking
-  Sea View
-  Security System

Energy Class A+

Walk tour

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CONSTRUCTION DEVELOPMENT



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