



# Elysian Residence

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**2025**

# Table Of Contents

<b>1</b>	<u>About Company</u>
<b>2</b>	<u>Message from the Board</u>
<b>3</b>	<u>Our Promise</u>
<b>4</b>	<u>Timeline</u>
<b>5</b>	<u>Location</u>
<b>6</b>	<u>Material</u>
<b>7</b>	<u>Interior</u>
<b>8</b>	<u>Exterior</u>
<b>9</b>	<u>Drawings</u>
<b>10</b>	<u>Status &amp; Pricing</u>

# 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

**“ Elysian Residences ” is a unique project at a very prime location. The project is expected to deliver in time !**

**2024**

The project was acquired early in May 2024. Development and Construction initiated and drawings and renderings can be found on the pages below.

**2025**

Expected to finish in the last quarter of 2025, couple of months ahead of schedule.

# Location

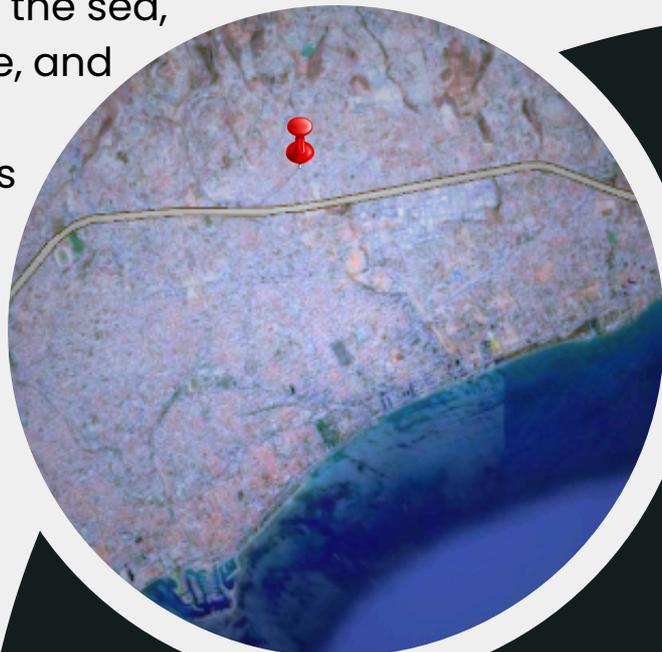
**Nestled in the sought-after area of Agios Athanasios, Elysian offers elevated living in one of Limassol's most desirable residential neighborhoods. Known for its quiet atmosphere, modern infrastructure, and stunning hillside views, this location perfectly blends comfort with accessibility.**

## Close to

Elysian Residence Just minutes from top schools, supermarkets, the highway, and central Limassol, residents enjoy the benefits of suburban peace without losing touch with the city's energy.

## 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

**Elysian 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 <sup>2</sup>	Veranda m <sup>2</sup>	Status
101	1	2+1	2	98.74	28.83	Sold
102	1	1	1	52.48	10.78	Sold
103	1	3	2	114.31	36.76	Sold
201	2	2+1	2	98.74	28.83	Sold
202	2	1	1	52.48	10.78	Sold
203	2	3	2	114.31	36.76	Sold
301	3	3	2	138.36	101.55	Available
302	3	3	2	153.91	110.11	Available

301	3	3	2	138.36	101.55	€ 750,000
302	3	3	2	153.91	110.11	€ 850,000

# Drawings & Specs



# 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**

# XENIOS XENOFONTOS

CONSTRUCTION DEVELOPMENT



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