

AFFORDABLE ELEGANCE

BLUE DEMAR

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Blue Demar reflects elegance through clean-line design in an area where tradition and modernity blend ideally.

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THE PROJECT

Located in Agia Fyla, one of the most sought-after areas of Limassol, Blue Demar combines tranquil living without sacrificing the convenience of a modern family's daily requirements. The court is an ideal option for smaller but also bigger families as it offers 9 comfortable units of two and three bedrooms each but as well as two beautifully integrated garden apartments.

THE DETAILS

-  Apartments : 9
-  Bedrooms : 2-3
-  Bathrooms : 2-3
-  Floors : 3
-  Covered Parking: 1
-  Internal Covered: 81.15 - 106.15 m²
-  Covered Veranda: 8.7 - 33.8 m²
-  Uncovered Veranda: 0 - 45.76m²
-  Plot: 4.65 - 118.02 m²
-  Status: Off plan
-  Energy Efficiency Rating: A
-  Delivery Date: 2025









TURNKEY FINISHES

- Energy Efficiency Rating: A
- High-quality ceramic tiles in living room
 - Laminate flooring in bedrooms
- Quality ceramic tiles in bathrooms & toilets
- Double glazing aluminium window frames
 - High quality entrance doors
- Provision for A/C split units in all rooms
 - Sanitary wear from European brands
 - High-quality kitchen and wardrobes from European brands
- Countertops made of artificial granite
 - High ceilings (2.90 - 3.20m)



Open spaces, beautiful surroundings and plenty of fresh air; enjoy your new home.

COMFORT LIVING

Blue Demar is a private development defined by a stylish architecture that merges well with the surrounding area. Here residents will appreciate a relaxing environment with good proximity to the city where all amenities are within few minutes reached.





A perfect location for those who choose to enjoy suburban tranquility without compromising on the goodness the city offers.

LOCATION BENEFITS

Developed infrastructure

Modern and comfortable accommodation

Easy access to Highway

10 minutes drive to City Centre





General Hospital

Heritage

KATO POLEMIDIA

EKALI

AGIA FYLA

AGIOS ATHANASIOS

German Polyclinic Center

Foleys

GERMASOGEIA

YPSONAS

BLUE DEMAR

MESA GEITONIA

Grammar

Ygia Polyclinic

HISTORIC CENTER

LITC

Pascal

NEAPOLIS

COLUMBIA

GREEN AREA

ZAKAKI

Atlantica Miramare

The Royal Apollonia

Londa

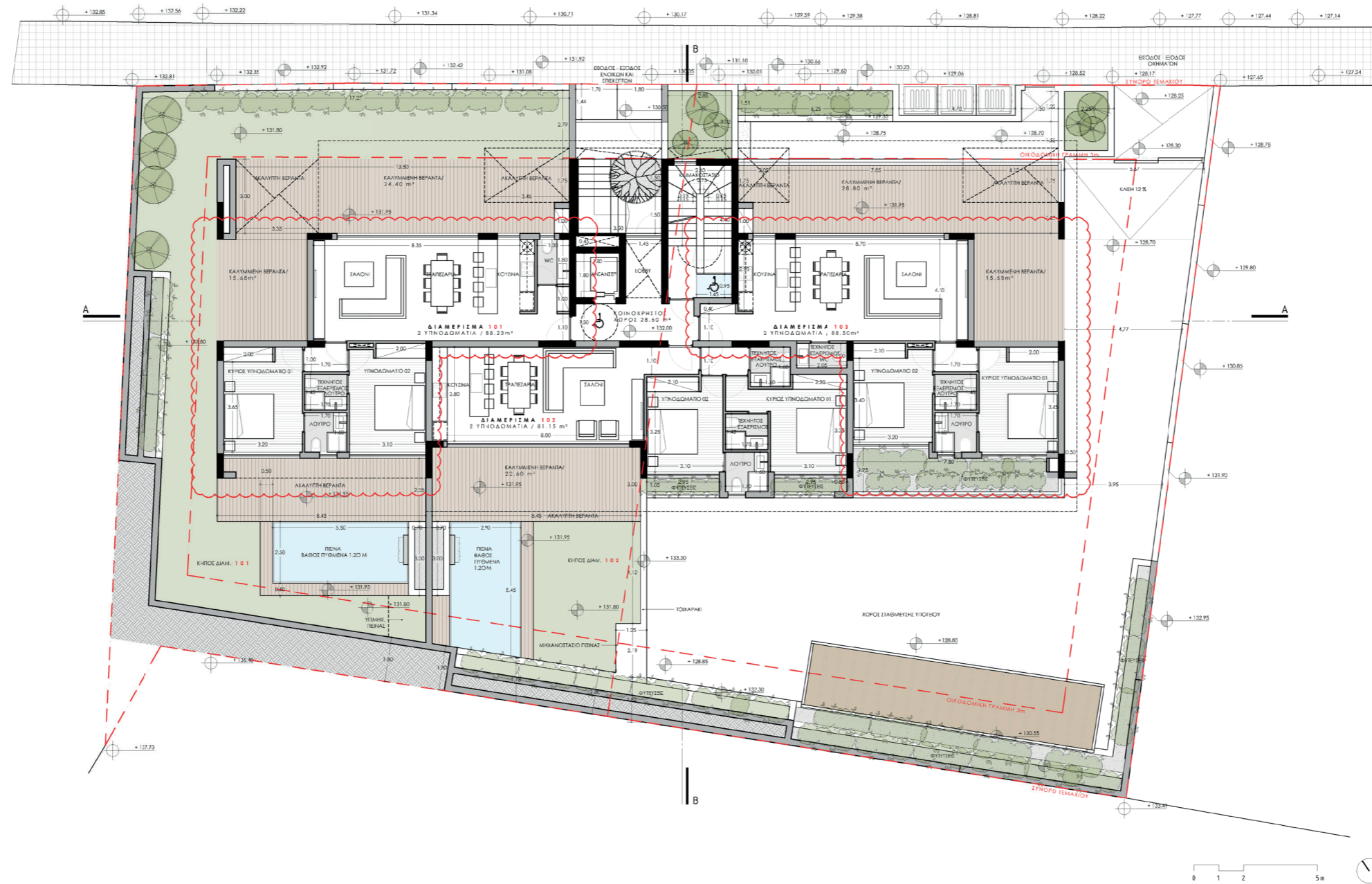
Poseidonia



UNITS

No	Floor	Type	Bedrooms	Bathrooms	Covered Internal (sq.m.)	Covered Veranda (sq.m.)	Uncovered Veranda (sq.m.)	Private Plot/ Garden (sq.m.)	Storage (sq.m.)	Parking	Common Area (sq.m.)	Total Covered (sq.m.)	Total Area (sq.m.)	Swimming Pool
No 101	Ground	GARDEN APARTMENT	2	2	88.23	31.67	45.76	147.10	4.57	1	10.24	119.90	165.66	OPTIONAL
No 102	Ground	GARDEN APARTMENT	2	3	81.15	22.65	3.48	47.94	4.41	1	8.2	103.80	107.28	no
No 103	Ground	GARDEN APARTMENT	2	2	88.5	29.52	25.71	14.30	5.36	1	10.2	118.02	143.73	no
No 201	1	APARTMENT	2	2	88.23	29.40	0.00	6.43	4.41	1	7.05	117.63	117.63	no
No 202	1	APARTMENT	2	3	81.15	22.65	0.00	4.65	4.64	1	9.2	103.80	103.80	no
No 203	1	APARTMENT	2	2	88.5	33.80	0.00	14.50	4.53	1	9.2	122.30	122.30	no
No 301	2	APARTMENT	3	3	104.12	24.40	5.04	6.50	5.94	1	9.2	128.52	133.56	no
No 302	2	APARTMENT	3	3	106.15	28.50	5.30	72.52	4.65	1	9.2	134.65	139.95	no
No 303	2	APARTMENT	2	3	81.15	8.70	37.28	10.65	4.65	1	7.6	89.85	127.13	no

GROUND FLOOR



Build your dream

Kaleide Property Group is a real estate development company based in Cyprus with an impressive portfolio of ground-breaking projects.

Through its **SMART** property package, Kaleide offers affordable elegance accessible for family living or for long-term investment while through its **SELECT** package, it boasts a selection of properties, addressed to the high-end buyer.

With a focus on the transparency of the procedure, Kaleide offers premium residential and commercial properties for discerning clients. We work openly and with transparency with all our partners, promoting an inclusive and diverse brand strategy and aim to promote better living for all through sustainable and smart projects with a flair for high aesthetics.

Our team's combined experience enables us to be local experts with global industry knowledge, transforming Cyprus's property market and creating a new approach for real estate.




AFFORDABLE ELEGANCE




PREMIUM ELEGANCE

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