

ORIA RESIDENCE



Delivery Date: Q4 2026



DOMO
PROPERTIES



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Oria Residence presents a selection of five superb apartment units situated on the most sought after area of Limassol known as “Papas Area” in the locality of Potamos Germasogeias.

The overall residential mass is primarily southward looking attracting natural sunlight from the sunrise till the sun sets.

The neighborhood offer a peaceful and tranquil environment to live, offering the opportunity to walk to the beach as well as other countless amenities.



A COSMOPOLITAN EXPANSE



Papas area (which is the nickname of the south part of Potamos Germasogeia) is certainly one of Limassol's most cosmopolitan areas with many affluent international citizens choosing this part of the city to call home.

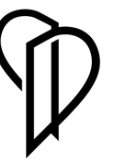
This modern neighborhood is pampered with modern residences, parks and safe spaces for afternoon walks and leisure.

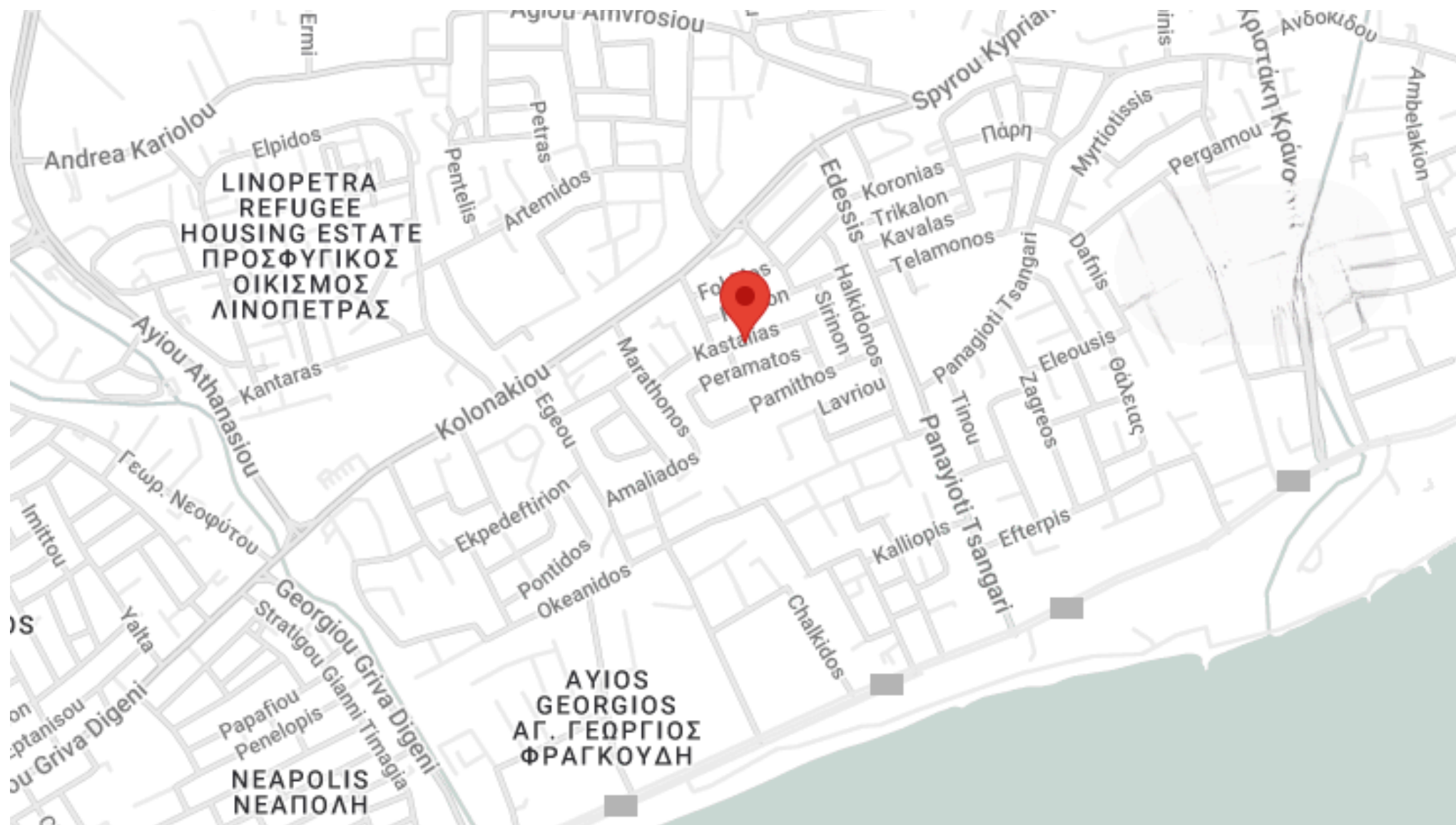
The charm with this locality is that this contemporary and serene setting is placed close to both the beachfront and the epicenter of the city.

Limassol is literally at your feet with 10' minute walks from schools, primary services, the high street or the scenic coast.



THE LOCATION





WALK

- | | |
|---------------------|-------|
| - Beach | 7 min |
| - Bakery | 5 min |
| - Schools | 7 min |
| - Supermarket | 6 min |
| - Kolonakiou Avenue | 5 min |

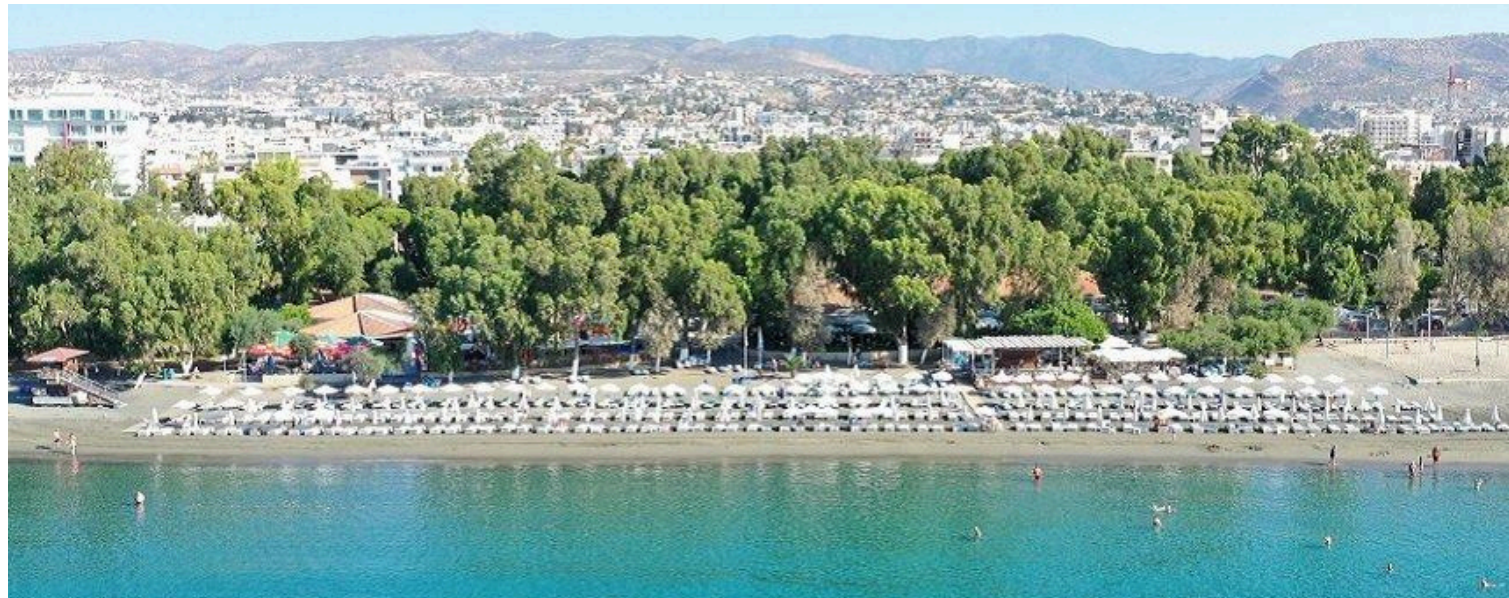


DRIVE

- | | |
|---------------------|--------|
| - Beach | 3 min |
| - Groceries | 2 min |
| - Motorway | 4 min |
| - Limassol Marina | 12 min |
| - St Raphael Marina | 12min |



THE NEIGHBORHOOD



WALK TO THE SEA

Potamos Germasogeias provides an oasis-like retreat in the middle of the hustle and bustle of this vibrant city. Yet, a five minute stroll will bring you to the prominent Kolonakiou Avenue where exclusive boutiques, cafés and attractive bistros as well as popular Blue Flag Beach “Dasoudi” its name which translates to small forest

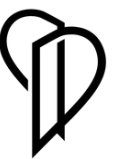
MARKETS & BAKERIES

Just two blocks away to the north you'll find any primary amenities you can imagine. Here you can stock up at Sklavenitis or Papas superstores before browsing the vast selection of local markets and bakeries providing everything from artisan bread to everyday essentials.

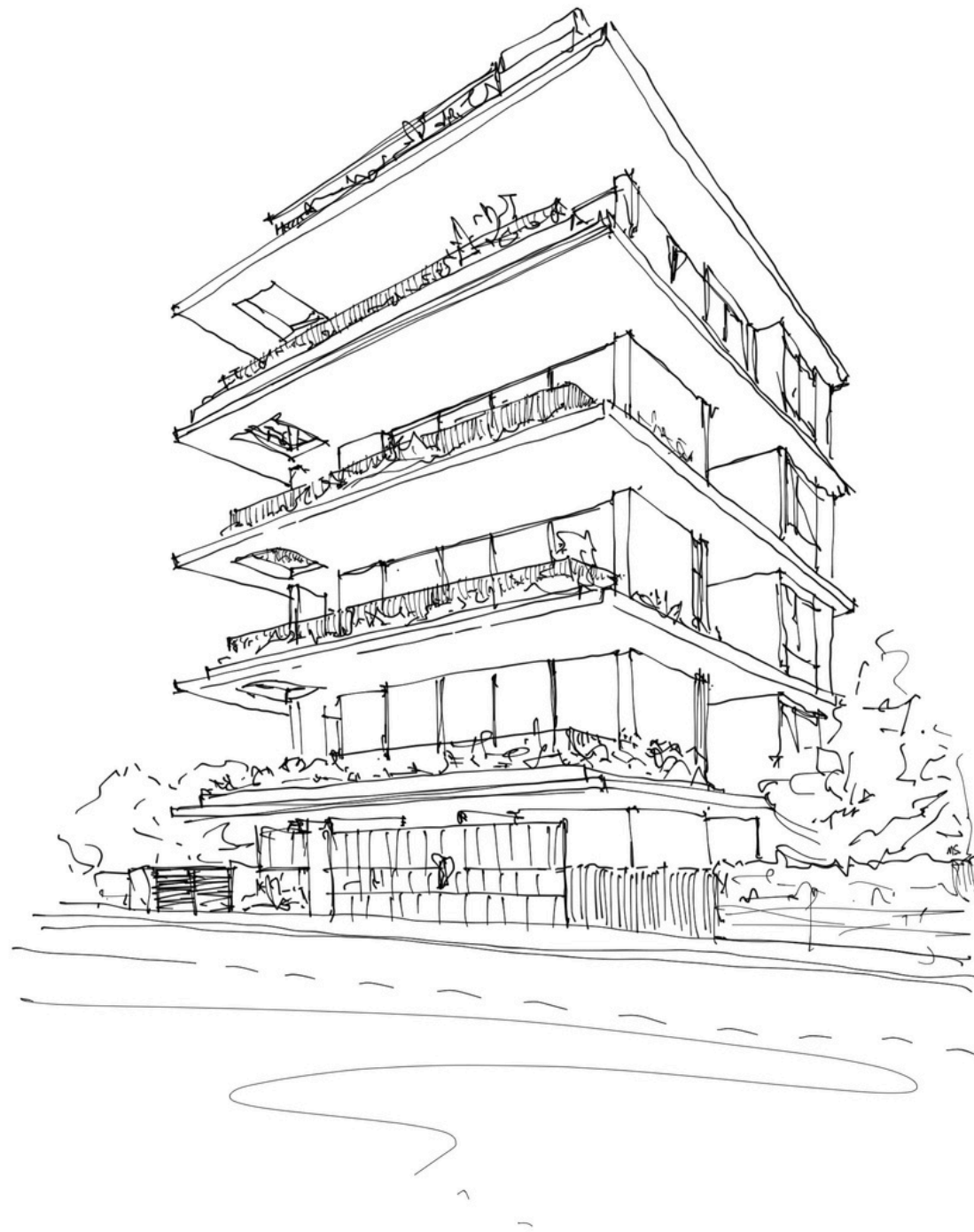


SCHOOLS & HOSPITALS

A well respected public primary school and other private schools are within a short drive. The Linopetra Medical Center is also a minute drive away from the premises - along with numerous pharmacies and health stores.

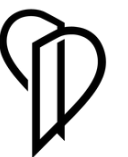


CONTEMPORARY DESIGN



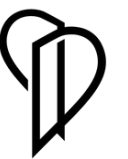
Experience ultimate privacy and luxury with our meticulously designed whole-floor apartments. Each floor is dedicated to a single residence, offering unparalleled exclusivity, expansive living spaces, and views of the surrounding cityscape.

Enjoy the feeling of a private villa in the heart of the city, complete with vast terraces that blend indoor and outdoor living. These residences are perfect for those seeking a private retreat with all the amenities of high-end urban living.



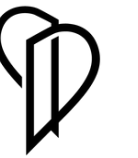


THE INTERIORS

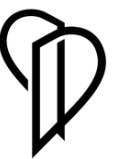


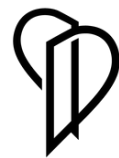














MAIN FEATURES



Central VrV Air-Condition System



Photovoltaics & Net Metering for Each Apartment



Underfloor Heating (With Heat Pump Exchange)



Thermal Aluminum Lift & Slide - Floor-to-ceiling height doors



High Ceilings: +3m height



Face Recognition Entry Video Phone



Interior Design Consultation



Automated Gate for Parking Area

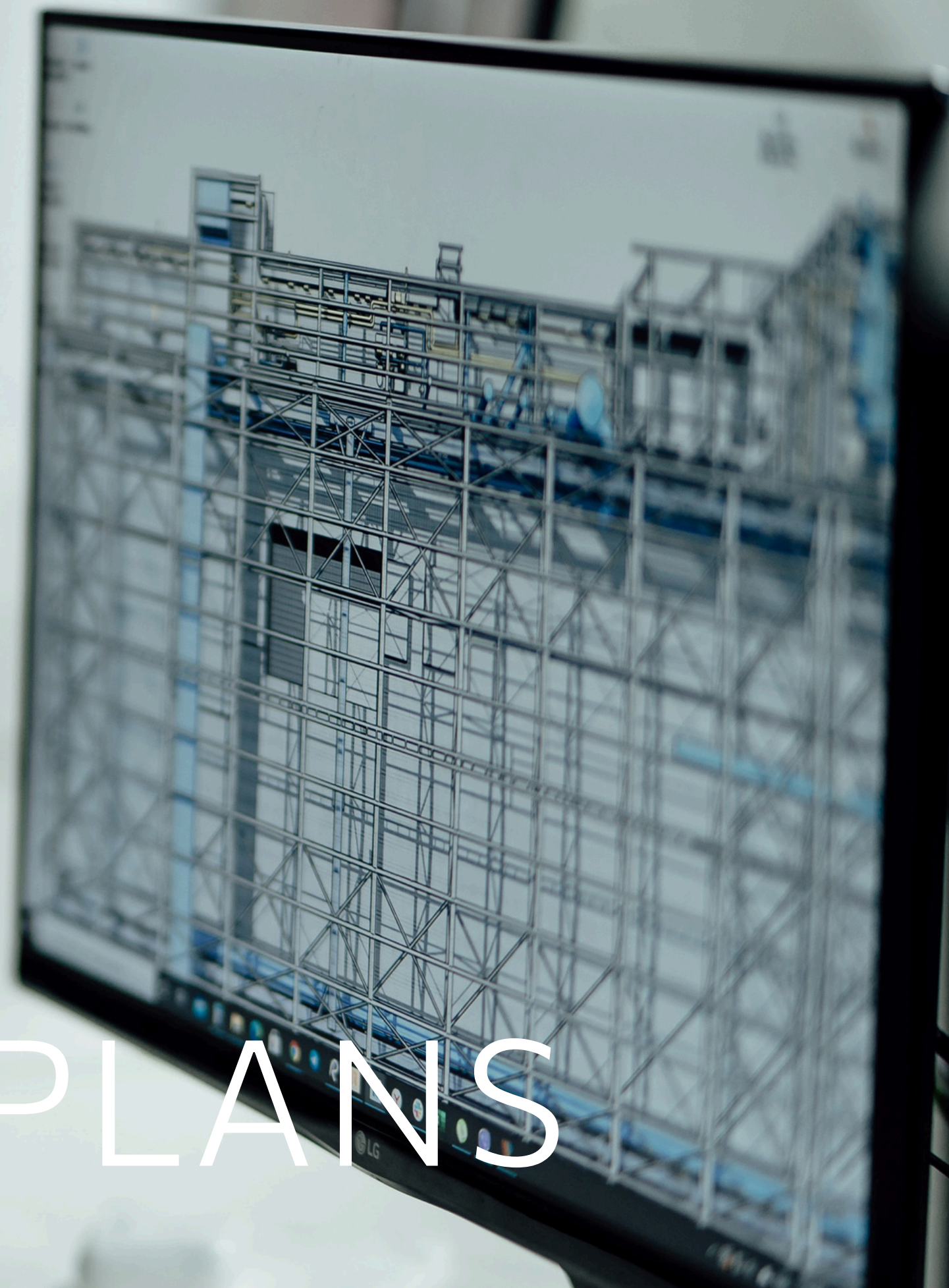


Wifi Controlled Water Heater



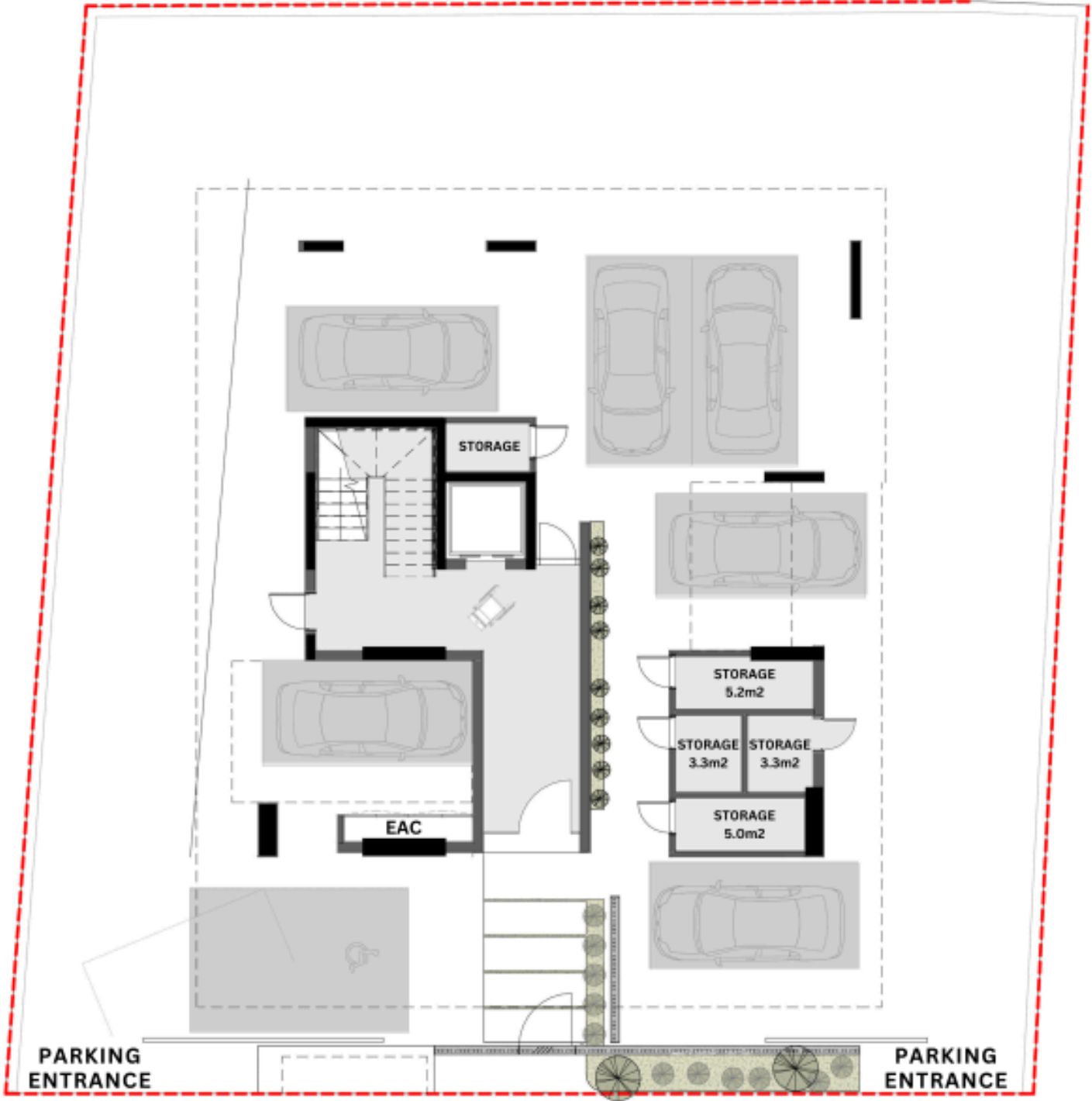
Electric Vehicle Charge Provision for Each Apartment

FLOOR PLANS



GROUND FLOOR PLAN

GROUND FLOOR



1ST FLOOR PLAN

1st FLOOR



APT	FLOOR	NO of BEDROOMS	INDOOR COVERED AREA	COVERED VERANDA	ROOF GARDEN	COMMON AREA	TOTAL AREA	COVERED PARKINGS
101	1st	1	52m2	21m2		8m2	81m2	1
102	1st	1	51m2	11m2		7m2	69m2	1

2ND FLOOR PLAN

2nd FLOOR



APT	FLOOR	NO of BEDROOMS	INDOOR COVERED AREA	COVERED VERANDA	ROOF GARDEN	COMMON AREA	TOTAL AREA	COVERED PARKINGS
201	2nd	3	120m2	35m2		18m2	173m2	1

3RD FLOOR PLAN

3rd FLOOR



APT	FLOOR	NO of BEDROOMS	INDOOR COVERED AREA	COVERED VERANDA	ROOF GARDEN	COMMON AREA	TOTAL AREA	COVERED PARKINGS
301	3rd	3	120m2	35m2		18m2	173m2	1

4TH FLOOR PLAN

4th FLOOR



APT	FLOOR	NO of BEDROOMS	INDOOR COVERED AREA	COVERED VERANDA	ROOF GARDEN	COMMON AREA	TOTAL AREA	COVERED PARKINGS
401	4th	3	135m2	36m2	115m2	20m2	191m2	2

ROOF GARDEN FLOOR PLAN

ROOF



DOMO PROPERTIES

Based in Limassol, we take great pride in distinctive projects across the city we love. With a strong focus on functional aesthetics, technology and sustainability we believe we make our customers lives better while protecting this island we call home.

OUR PHILOSOPHY

Spaces and places must have a positive impact on the people who use them and their surroundings. This is why we pursue to develop innovative, elegant and sustainable buildings that celebrate the use of natural light and the latest technologies. We strongly appreciate the importance of social, environmental and economic issues and work hard to address them with a caring approach to the way we design, develop and provision for our developments. The ultimate goal is to deliver life enhancing properties that are beautiful to look at and easy to live with.

For more information please visit us at:
www.domoproperties.com

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