



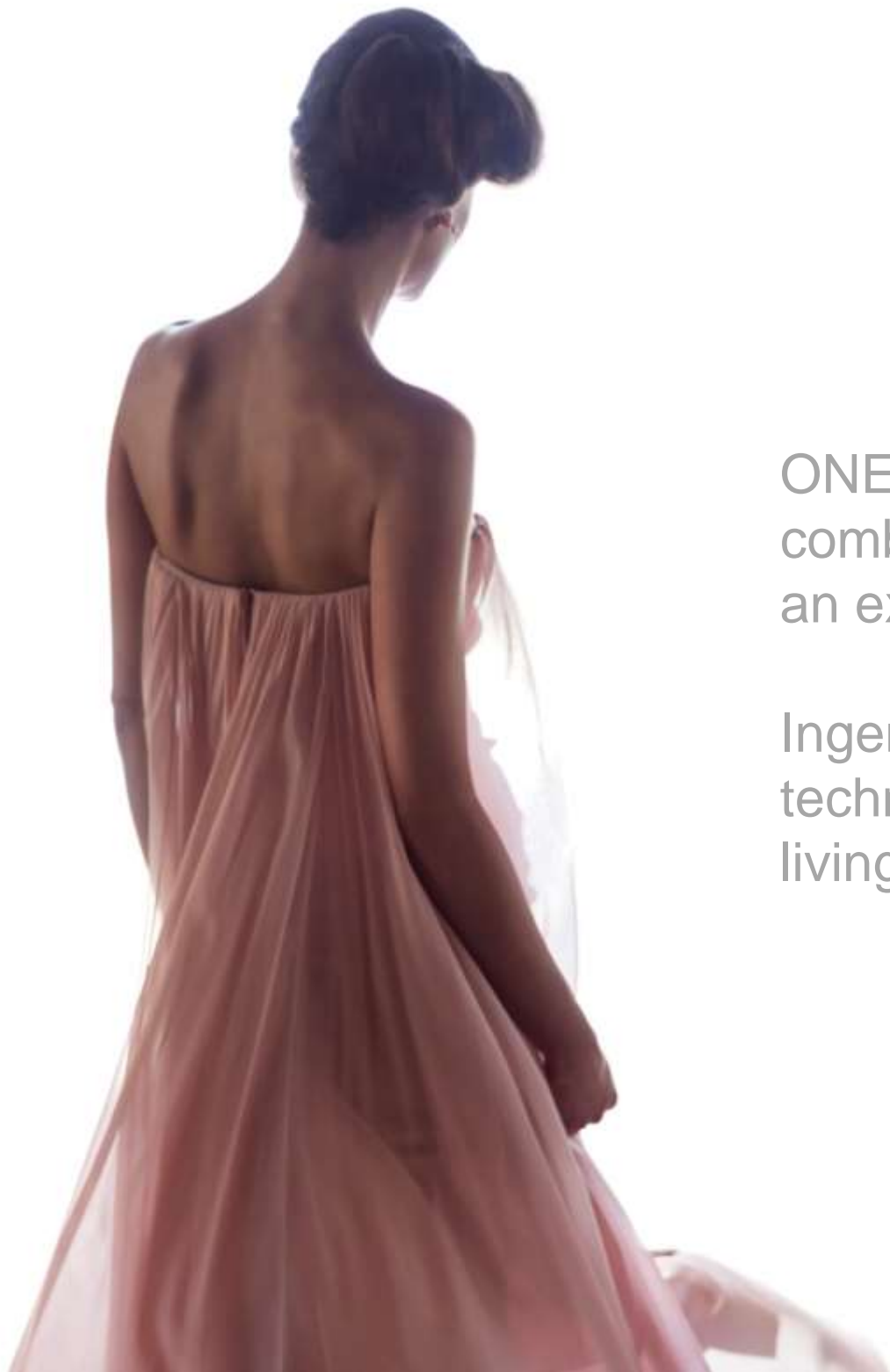
ICONIC ADDRESS

An aerial photograph of a coastal city, likely Antalya, Turkey. The city is densely packed with buildings, and a prominent, tall, modern skyscraper stands out in the center. The city is situated along a coastline with a clear blue sea. In the background, there are mountains under a clear blue sky. The text is overlaid on the lower half of the image.

COMMAND THE HORIZON
WITH UNINTERRUPTED VIEWS
FROM THE TALLEST
RESIDENTIAL SEAFRONT TOWER
IN EUROPE

A coastal cityscape at sunset. The sky is a mix of blue and orange, with scattered clouds. In the foreground, there's a body of water with a rocky breakwater extending from the right. The city buildings are silhouetted against the sky, with a prominent, tall, modern skyscraper on the left side. The text "ONE OF A KIND A UNIQUE INVESTMENT OPPORTUNITY" is overlaid in white, centered in the upper half of the image.

ONE OF A KIND
A UNIQUE
INVESTMENT
OPPORTUNITY

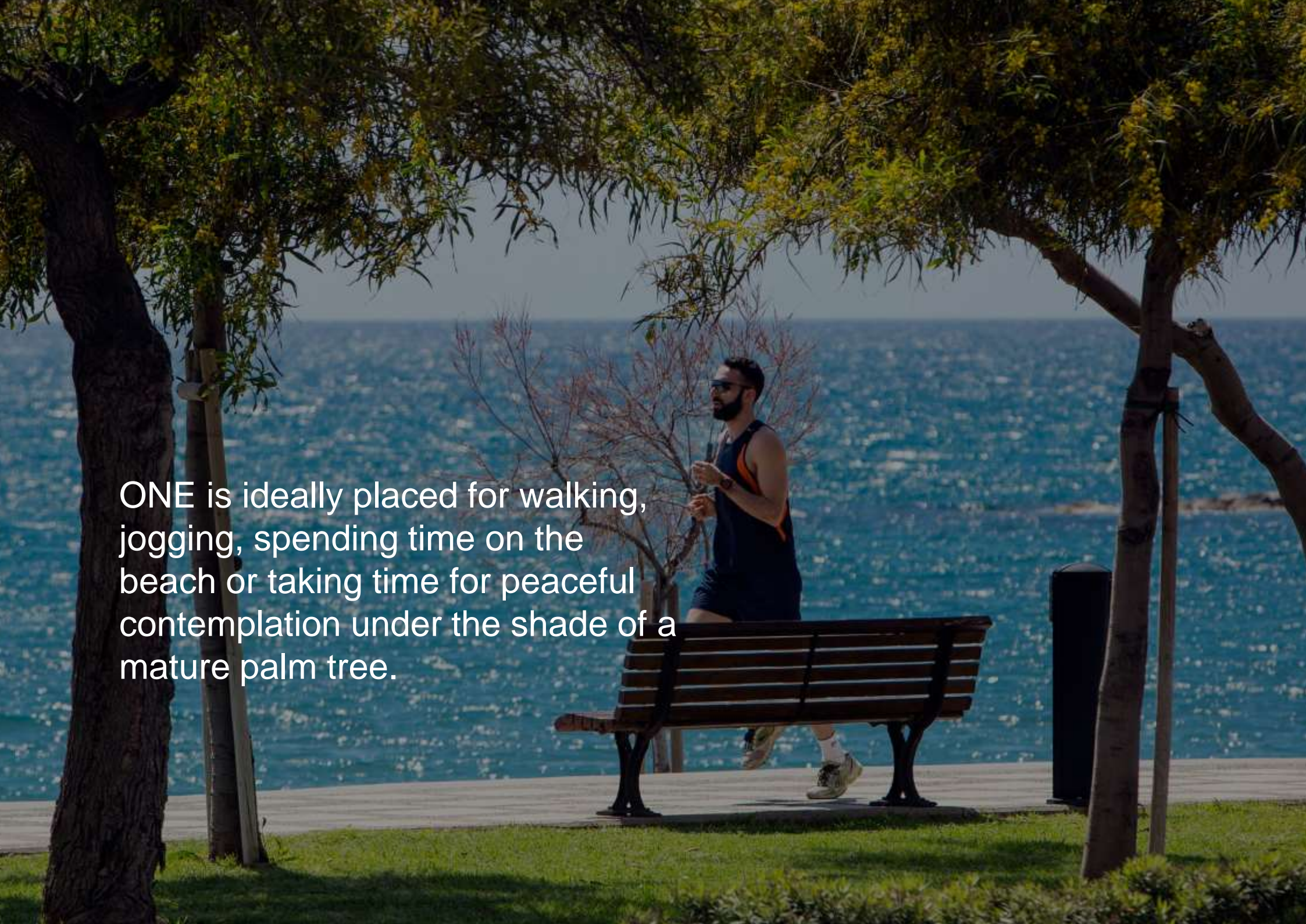


ONE is the sanctuary of a beautiful home combined with the facilities and services of an exemplary hotel.

Ingenious architecture, design and technology ensure that privacy, outdoor living and comfort are paramount.

An aerial photograph of a coastal city, likely Nicosia, Cyprus. The image shows a long, curved coastline with turquoise water in the foreground. Several stone breakwaters extend into the sea. In the background, a dense urban area is visible, dominated by a tall, modern skyscraper with a distinctive, slightly tapered top. The sky is blue with scattered white clouds. The text 'ONE ADDRESS THE MOST DESIRED IN CYPRUS' is overlaid in white, sans-serif font on the left side of the image.

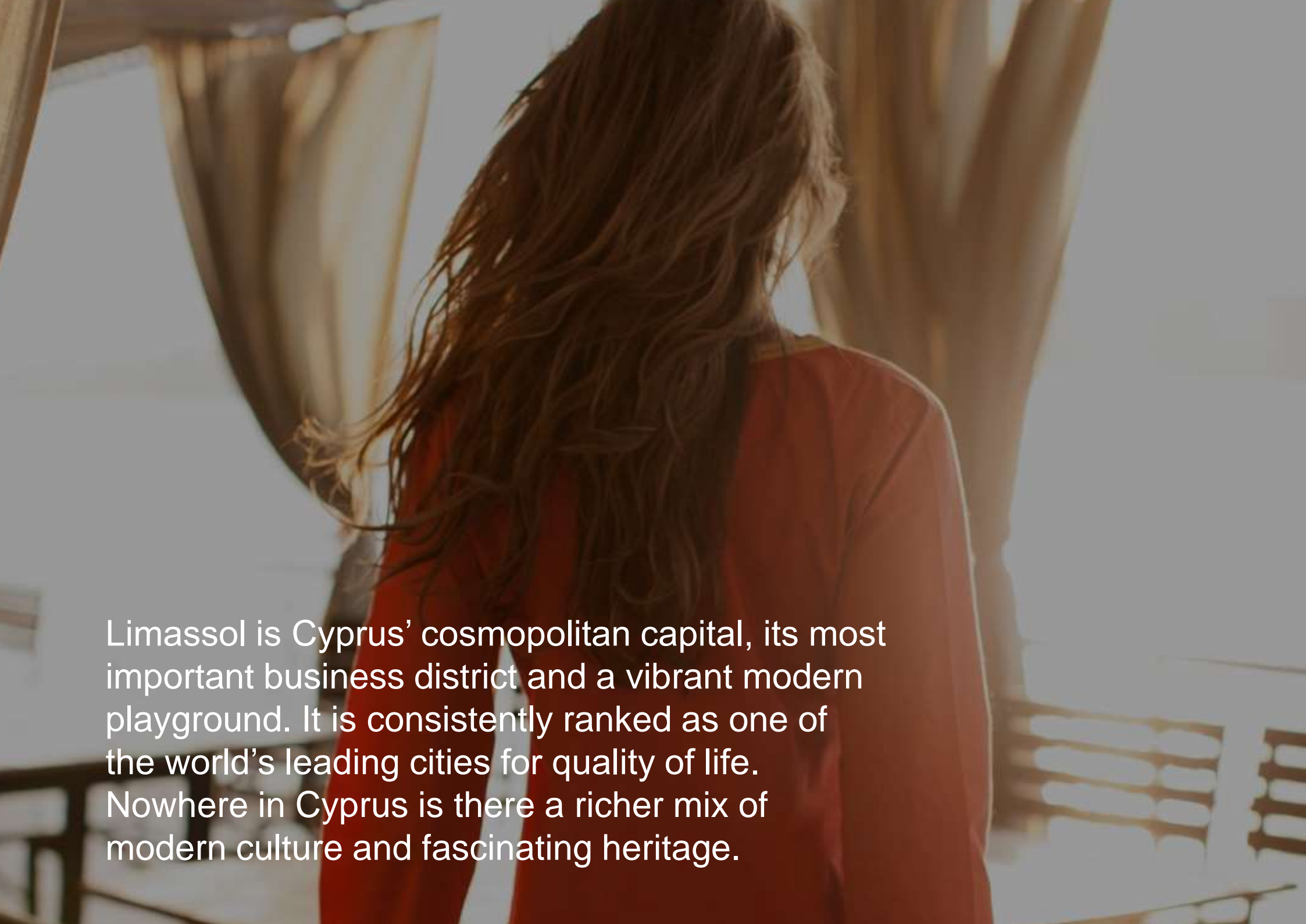
ONE ADDRESS
THE MOST DESIRED IN CYPRUS

A man with a beard and sunglasses is jogging on a paved path. He is wearing a dark blue tank top and shorts. To his right is a wooden bench with black metal legs. The path is bordered by green grass and several trees, including a large, mature tree on the left and a smaller tree on the right. In the background, the ocean is visible under a clear sky. A black trash can is positioned to the right of the bench.

ONE is ideally placed for walking, jogging, spending time on the beach or taking time for peaceful contemplation under the shade of a mature palm tree.



ONE LOCATION
THE CITY OF CHOICE



Limassol is Cyprus' cosmopolitan capital, its most important business district and a vibrant modern playground. It is consistently ranked as one of the world's leading cities for quality of life. Nowhere in Cyprus is there a richer mix of modern culture and fascinating heritage.



Chic Riviera feel.


Pure Mediterranean charm.

Elegant café culture.

The sleekest clubs, bars and
lounges on the island.

Limassol's gastronomic scene comprises a delicious mix of fine and casual dining.





Limassol shopping is refined. An abundance of global luxury brands serve the exquisite tastes of the town's stylish residents and visitors.



Limassol is an important maritime Centre, a popular cruise destination and a private yachting hub.



ONE LOCATION
LIMASSOL - ALIVE WITH
HISTORY



Charming medieval quarter.

Byzantine castle.

Colonial-era architecture.

Local tavernas and colourful markets.



A year-round programme of major international events.

Fine-art galleries, historic sites, museums and theatres.

ONE COLLABORATION AFFINITY FOR THE EXCEPTIONAL

—



One is the collective work of the world's most renowned architects, designers, engineers and specialists.

Many creative and pragmatic perspectives have combined to realise a building of unrivalled quality, striking aesthetic, remarkable performance and breathtaking elegance.

Pafilia

ATKINS

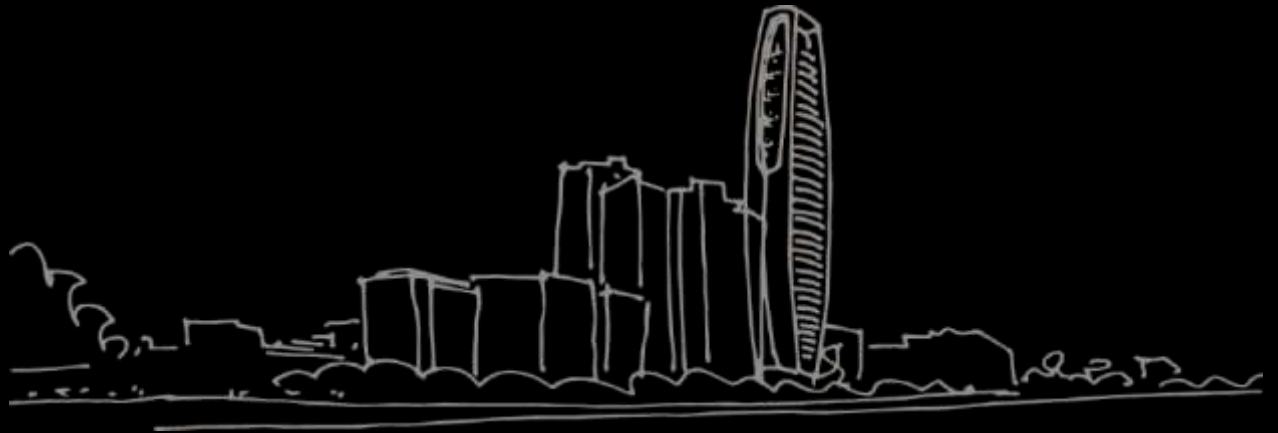
WKK



BUROHAPPOLD
ENGINEERING

J&P

ACC
ARABIAN CONSTRUCTION CO.



Attention to detail is paramount in buildings of this quality. Specialists were called on to create reports and recommendations that added intrinsic value and underpinned the design and vision of ONE.



INTFIRE INTERNATIONAL COMPANY (IFC)
Fire Strategy & Engineering

KSLD SCOTLAND
External Lighting Design

MEINHARDT INTERNATIONAL
Façade Engineering & BMU System

BMT FLUID MECHANICS UK LTD
Wind Tunnel Testing

GEOINVEST
Geotechnical Engineering

BUROHAPPOLD INTERNATIONAL
Acoustic Design Specification & Criteria

ATKINS
Shading analysis



PAFILIA - THE DEVELOPER

Established in 1977, Pafilia is the largest private residential developer in Cyprus

Each development born out of an understanding of the emotional and practical needs of its residents; real comfort and outstanding experiences that satisfy human desire.

Prime locations, design and build excellence, exceptional residential services, careful planning, intelligent innovation and an uncompromising pursuit of quality set Pafilia apart.

ATKINS - THE MASTERPLANNER

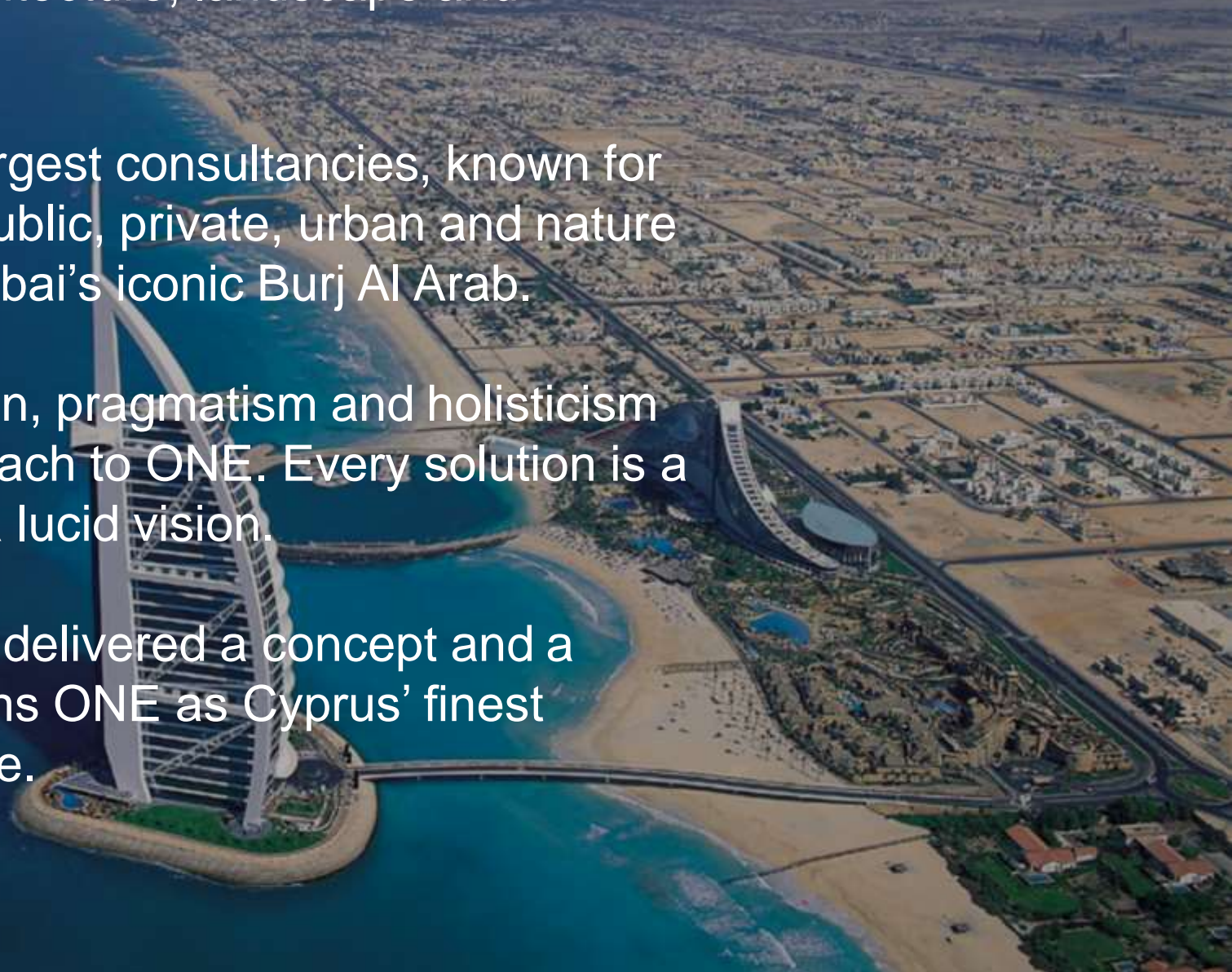
ATKINS

A name that reverberates throughout the masterplanning, architecture, landscape and engineering field.

One of the world's largest consultancies, known for creating distinctive public, private, urban and nature projects including Dubai's iconic Burj Al Arab.

A blend of imagination, pragmatism and holism defines Atkins' approach to ONE. Every solution is a unique response to a lucid vision.

The Atkins team has delivered a concept and a standard that positions ONE as Cyprus' finest residential experience.



WKK - THE ARCHITECT



WKK has taken Atkins' concept forward with peerless design detailing and thoughtful specifications.

Their supervision of the entire project ensured that ONE is the purest manifestation of luxury.

Tom Wright (lead architect of Burj Al Arab), Hakim Khennouchi and Geku Kuruvilla George established WKK in London after working together at Atkins for many years. They are bound by their passion for meaningful design and a belief that, as a creative, one must always experiment, learn and grow.



HBA - THE INTERIOR DESIGNERS

Since 1965, HBA has captured and artfully interpreted the essence of the discerning individual's expectations and preferences.

Today, some of the world's most luxurious and intriguing hotels, residences and spas feature proudly in HBA's portfolio.

The distinctive promise of ONE - to offer residents beautiful and meticulously planned space that combines the best of home and hotel - has been brought to vivid life by HBA.

BUROHAPPOLD - THE ENGINEER

For over 40 years, engineering consultancy BuroHappold has created living strategies that bridge the gap between science and society.

Technical expertise is complemented by innovation, a holistic approach to planning and a passion for the future of the planet. Their wealth of experience translates into stunning buildings that reverberate within their environment and deliver long-term value.

BuroHappold dedicated its best minds to developing ONE as a living, breathing part of Limassol. The team's ability to realise cutting-edge yet integrated engineering solutions is showcased perfectly.

ARABIAN CONSTRUCTION COMPANY (ACC) & JOANNOU PARASKEVAIDES (J&P) - THE CONTRACTOR

ACC
ARABIAN CONSTRUCTION CO.

J&P

ACC has been shaping the skylines of major cities for almost 50 years. The company has built 6 of the 100 tallest buildings in the world and is ranked 2nd contractor globally for high rise buildings by CTBUH. With an annual turnover in excess of \$1BN, ACC is known for delivering quality whilst maintaining the highest health and safety standards.

Founded in 1941, J&P is ranked in the top 250 international contractors in the world. Their impressive portfolio covers a broad spectrum of projects including healthcare, education, aviation, hospitality, oil and gas, residential and sports. They were recently awarded the prestigious Qatar Foundation Stadium for FIFA 2022 World Cup for US\$ 700M.

A high-end outdoor lounge area featuring a swimming pool, modern lounge furniture, and large umbrellas. The scene is set against a backdrop of a clear blue sky with light clouds. The furniture consists of dark wood frames with light-colored cushions. A purple and white striped bag is placed on a lounge chair in the foreground. The pool is surrounded by a light-colored stone deck. In the background, there are palm trees and modern buildings.

ONE EXCLUSIVE WORLD
THE BENEFITS OF ONE GO BEYOND

Residents and their guests enjoy exclusive access to exceptional amenities, facilities and services. Including over 1500sq. meters of communal space on the first four floors.



RECEPTION

Independent secure and controlled access to the main building.

Private and secure residents parking facility

3 high-speed elevators serve residences



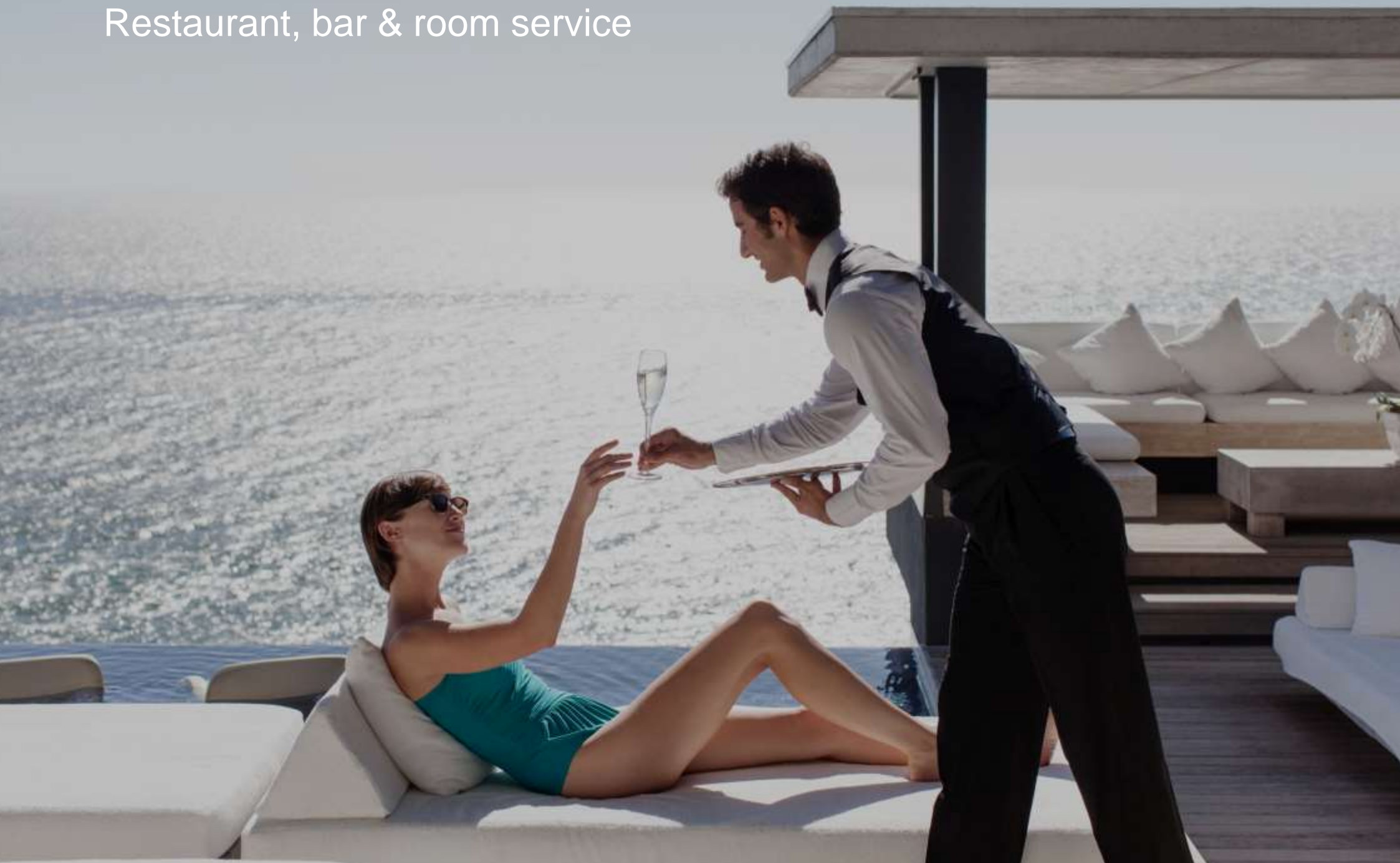
SPA & MEETING ROOM RECEPTION

Spa, relaxation room, jacuzzi, sauna & steam bath



POOL & SPA

Restaurant, bar & room service





A state-of-the-art
fitness centre



Outdoor children's pool
area and playground



Cellar for storing
resident's wine collection

As a resident of ONE, you are entitled to complimentary three years membership to Minthis Hills – Cyprus' esteemed recreational masterpiece.



ONE LIFESTYLE
A WORLD OF SUPPORT AND PRIVILEGE

PERSONALISED CONCIERGE

All residents have complimentary 24/7 access to our skilled team of service experts

Life lived to the full effortlessly - that is the essence of our personal concierge service



Security

- Reception
- Security personnel
- CCTV
- Key access

Practical Assistance

- Housekeeping and cleaning
- Laundry and dry cleaning
- Babysitting
- Arranging doctor visits
- Sourcing teachers for private tuition
- Repair and maintenance services



Leisure

- Events and tickets
- Boat trips
- Party and event planning
- Sightseeing
- Room service food and drink
- Restaurant, bar, club reservations
- Spa treatments
- Personal training
- Sports bookings

Shopping

- General and personal shopping
- Flower / gift purchase and delivery
- Stocking kitchens
- Sourcing

Travel

- Transfers
- Airline bookings
- Hotel reservations
- Car hire

ONE

ONE RESIDENCE
TO CREATE THE NEW DEFINITION
OF LUXURY

—

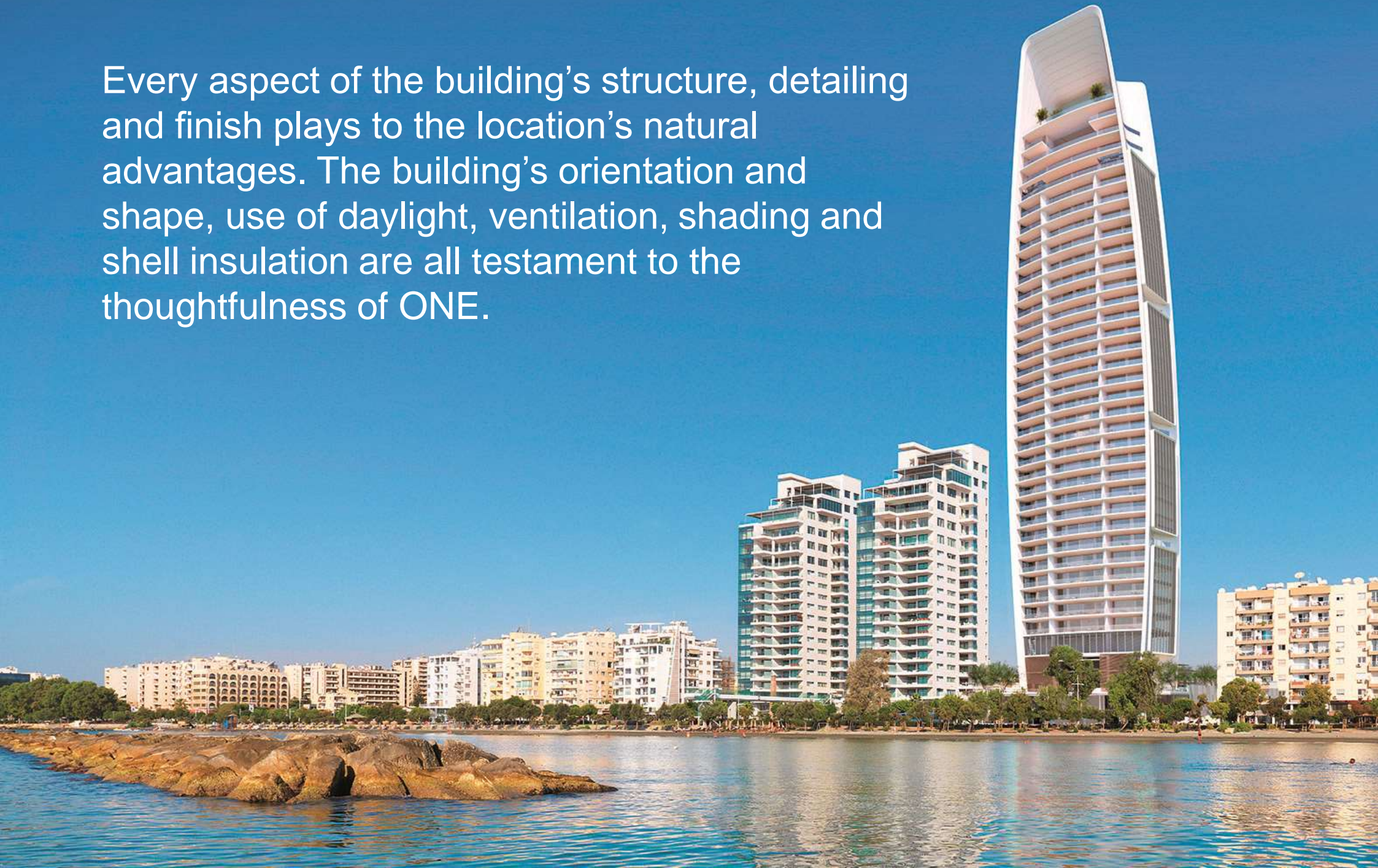
As an address, an asset, a city retreat and a lifestyle choice, ONE sets a new benchmark for high-end Mediterranean living.



ONE ARCHITECTURE
DISTINCTLY INTELLIGENT DESIGN



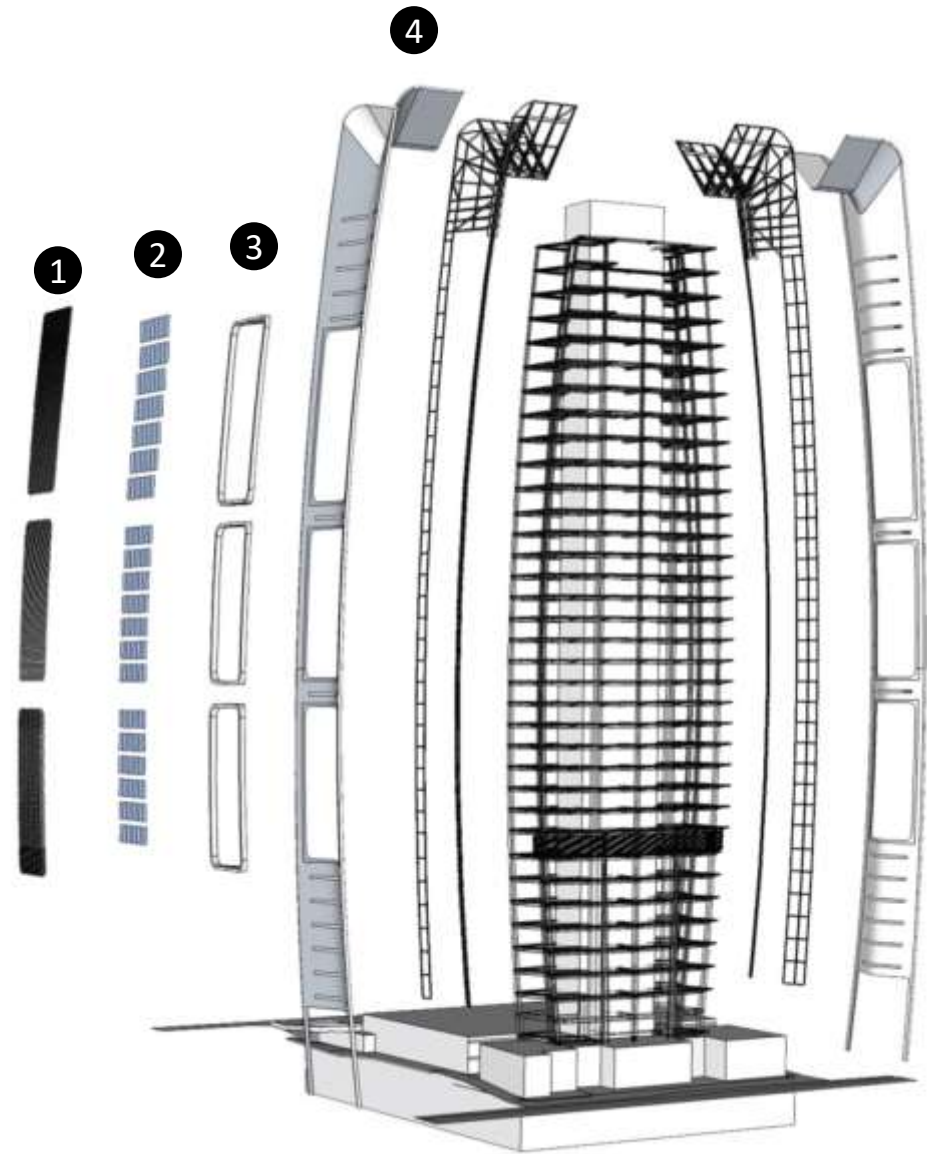
Every aspect of the building's structure, detailing and finish plays to the location's natural advantages. The building's orientation and shape, use of daylight, ventilation, shading and shell insulation are all testament to the thoughtfulness of ONE.

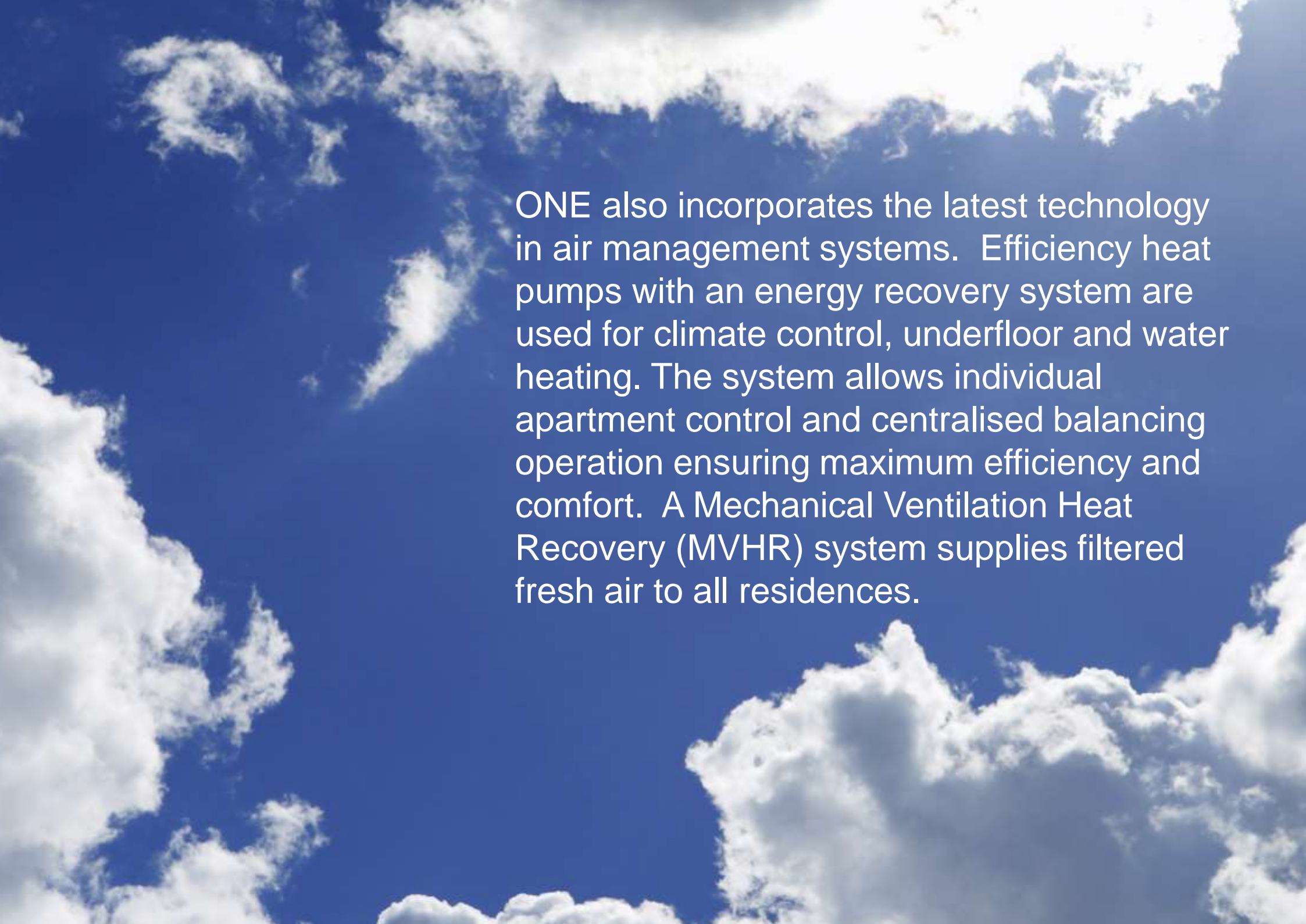


ONE incorporates sustainable technologies:

The architectural envelope of the tower provides thermal protection and efficiency. It offers three levels of solar defense.

- ① Solar shading louvres
- ② Solar control glazing
- ③ Projecting bay facades
- ④ GRC



A background image of a bright blue sky filled with fluffy white clouds. The clouds are scattered across the frame, with some larger, more prominent ones and many smaller, wispy ones. The overall scene is bright and clear.

ONE also incorporates the latest technology in air management systems. Efficiency heat pumps with an energy recovery system are used for climate control, underfloor and water heating. The system allows individual apartment control and centralised balancing operation ensuring maximum efficiency and comfort. A Mechanical Ventilation Heat Recovery (MVHR) system supplies filtered fresh air to all residences.

ONE APARTMENTS
HOMES LIKE NO OTHER

—

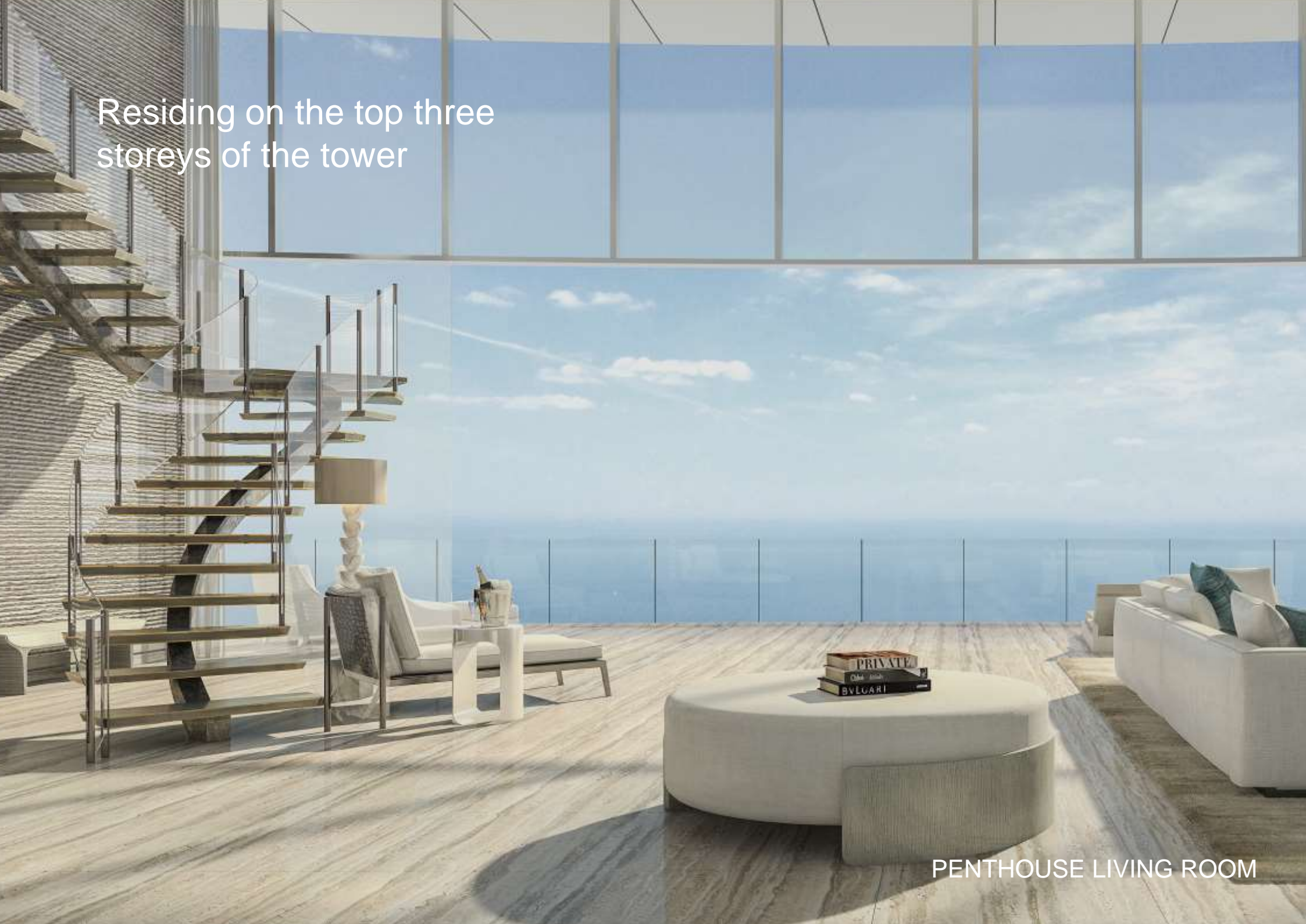
ONE

SKY PENTHOUSE
SINGULAR IN EVERY WAY

—



Residing on the top three storeys of the tower



PENTHOUSE LIVING ROOM

Vast space inside and out
with double-height rooms



PENTHOUSE LIVING ROOM

Incredible private landscaped roof terrace with outdoor pool.

Uninterrupted, dramatic panorama views.



PENTHOUSE MASTER POOL

Exquisite, interiors,
finishes and
craftsmanship



PENTHOUSE MASTER BEDROOM



PENTHOUSE MASTER BEDROOM

The most notable
and desirable private
residence in Cyprus

PENTHOUSE KITCHEN



2 & 3 BEDROOM
UPLIFTING APARTMENTS

Uplifting levels of light,
incredible sea views,
generous open space, high
ceilings and refined detailing



3 BEDROOM APARTMENT - OLIVE & LACE INTERIOR








Floor-to-ceiling glazing lets the light flood in, makes the views sing and enables easy indoor/outdoor living.





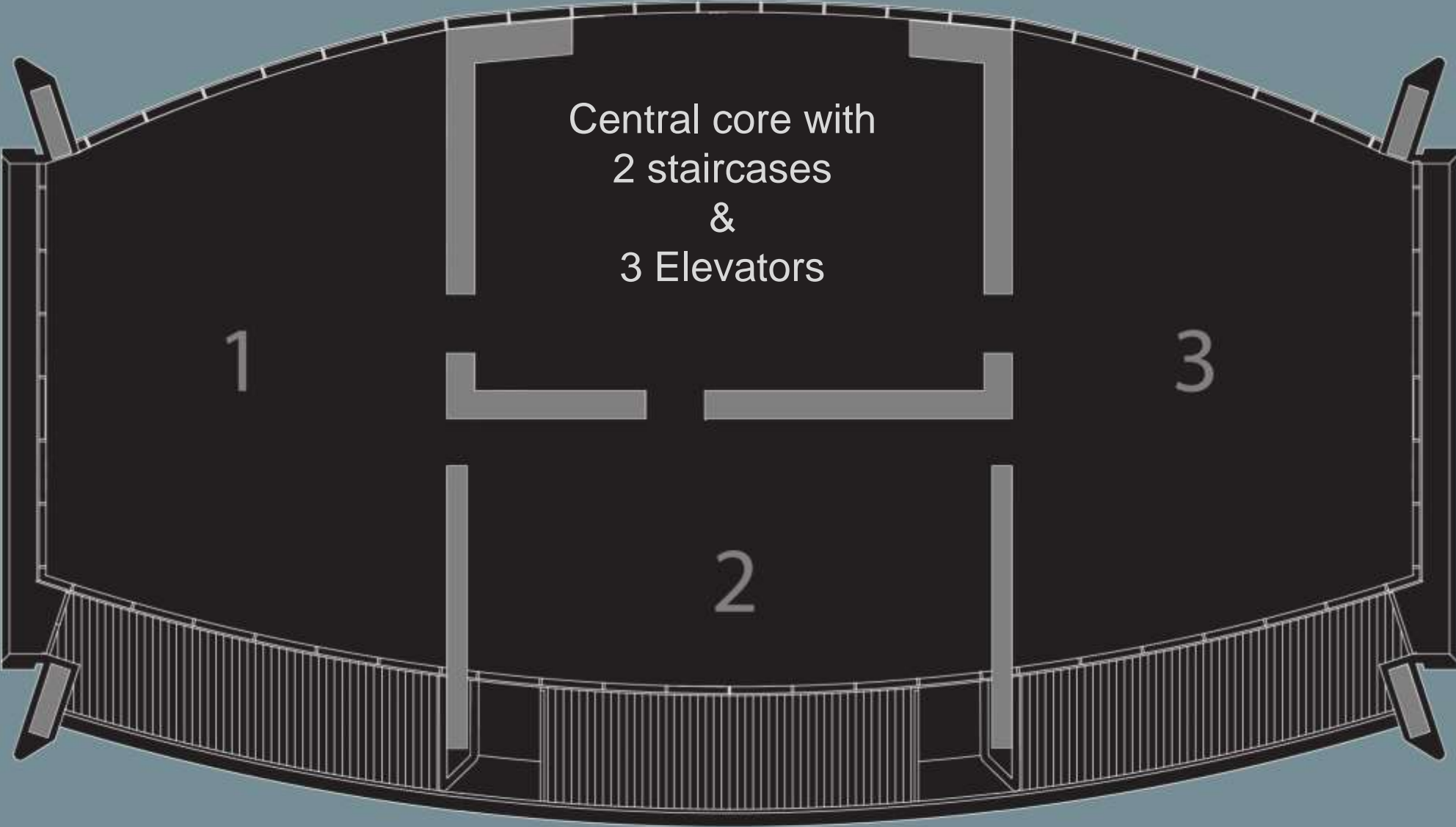


Residential floors start on level 5, 20m above ground.

-  5 BED PENTHOUSE
-  4 BED DUPLEX
-  3 BED DUPLEX A
-  3 BED DUPLEX B
-  4 BED
-  3 BED A
-  3 BED B
-  3 BED C
-  2 BED B
-  2 BED A

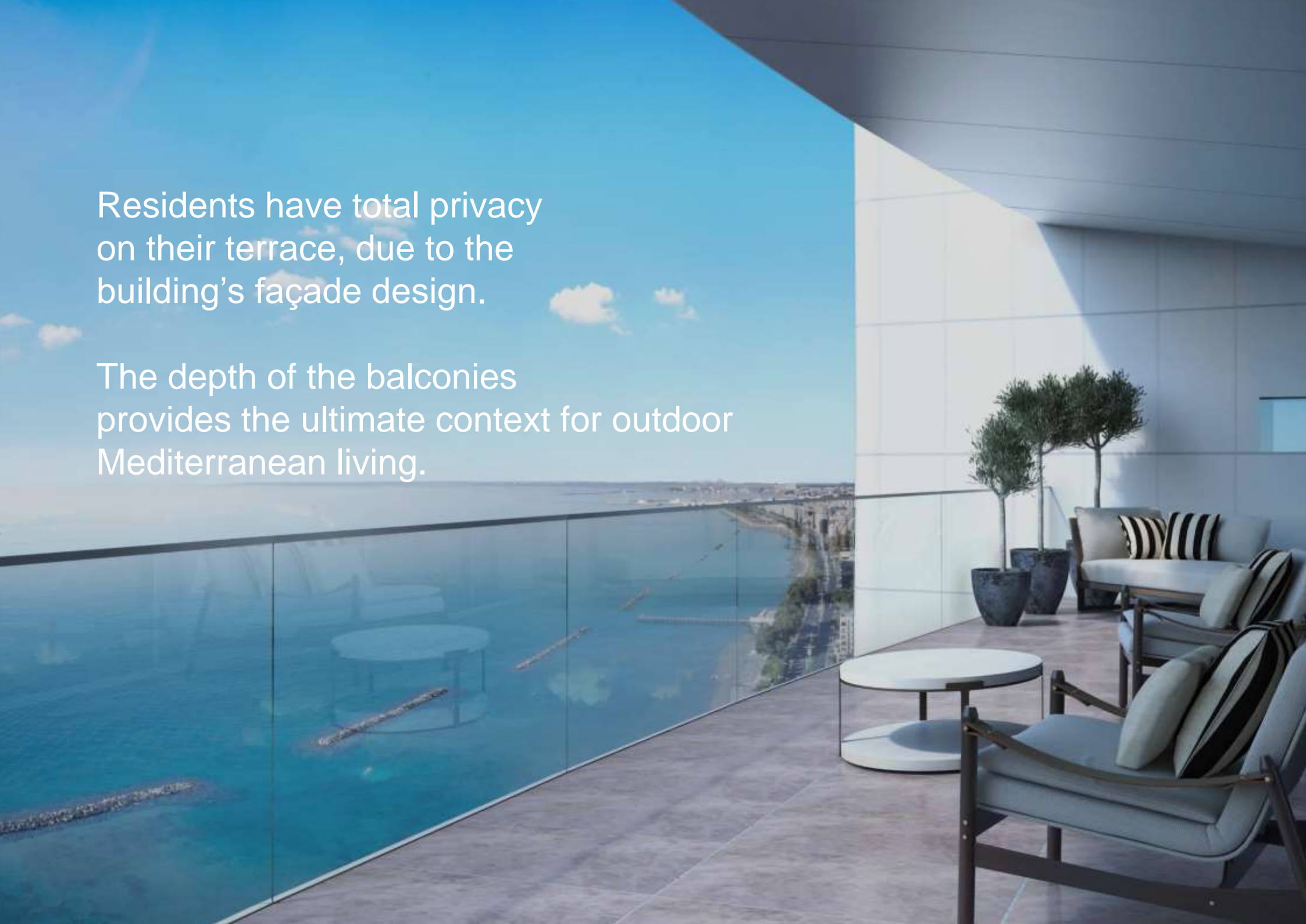


Level has a maximum of three properties per floor, each has been ingeniously designed to offer incredible vistas.



Residents have total privacy on their terrace, due to the building's façade design.

The depth of the balconies provides the ultimate context for outdoor Mediterranean living.





The ultimate 'Limassol' view

It offers the greatest
possible perspective of the
Mediterranean Sea

To the southwest, the crystal coastline offers a natural scene at its most essential.



To the rear, the city sits against a backdrop of the spectacular Troodos Mountains.

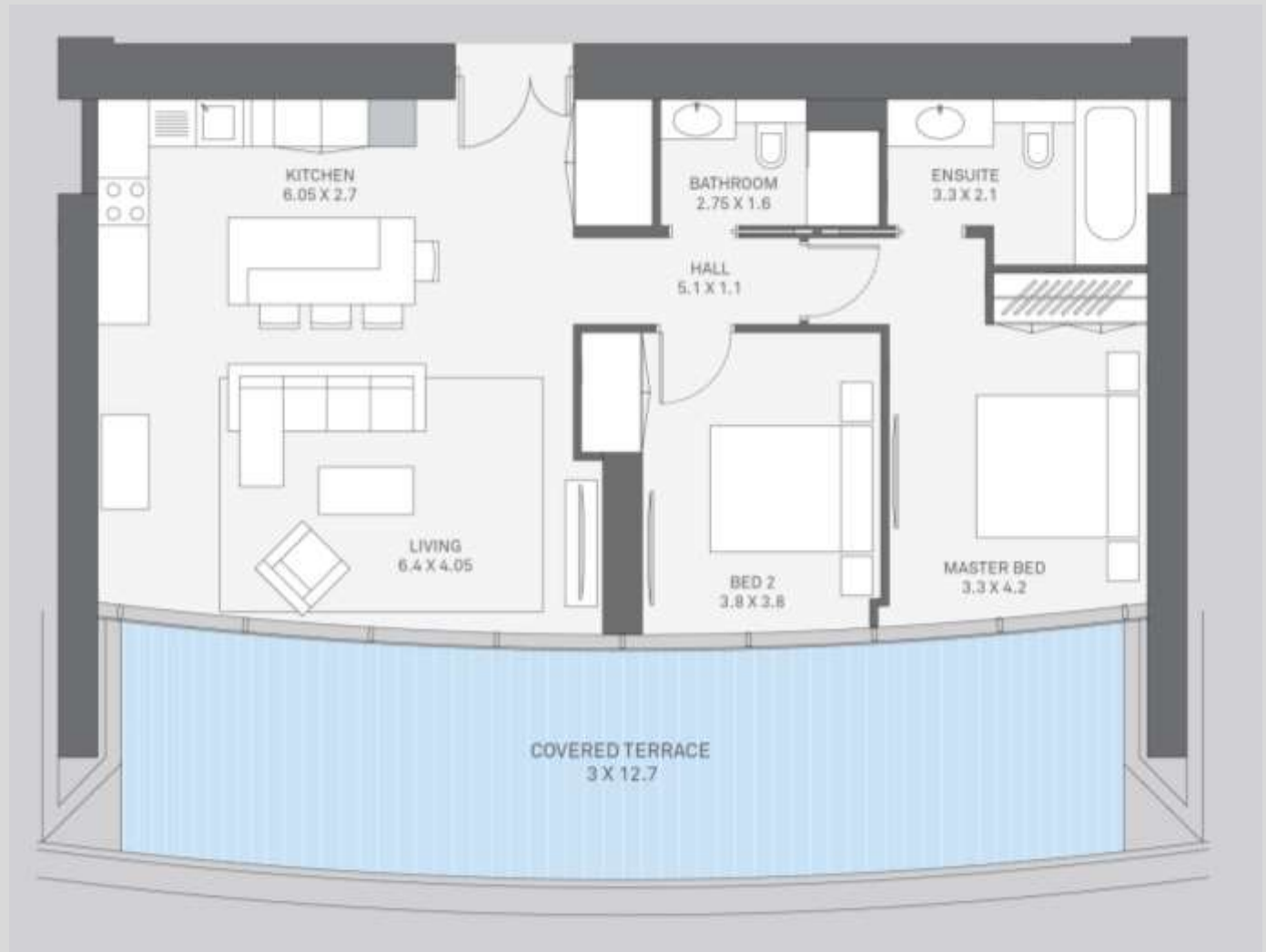


APARTMENT

2 BEDROOM A



TOTAL COVERED AREA 131-132m²
(Inc. Covered Veranda)



APARTMENT

2 BEDROOM B



TOTAL COVERED AREA 161-168m²
(Inc. Covered Veranda)



APARTMENT

3 BEDROOM A



TOTAL COVERED AREA 168-175m²
(Inc. Covered Veranda)

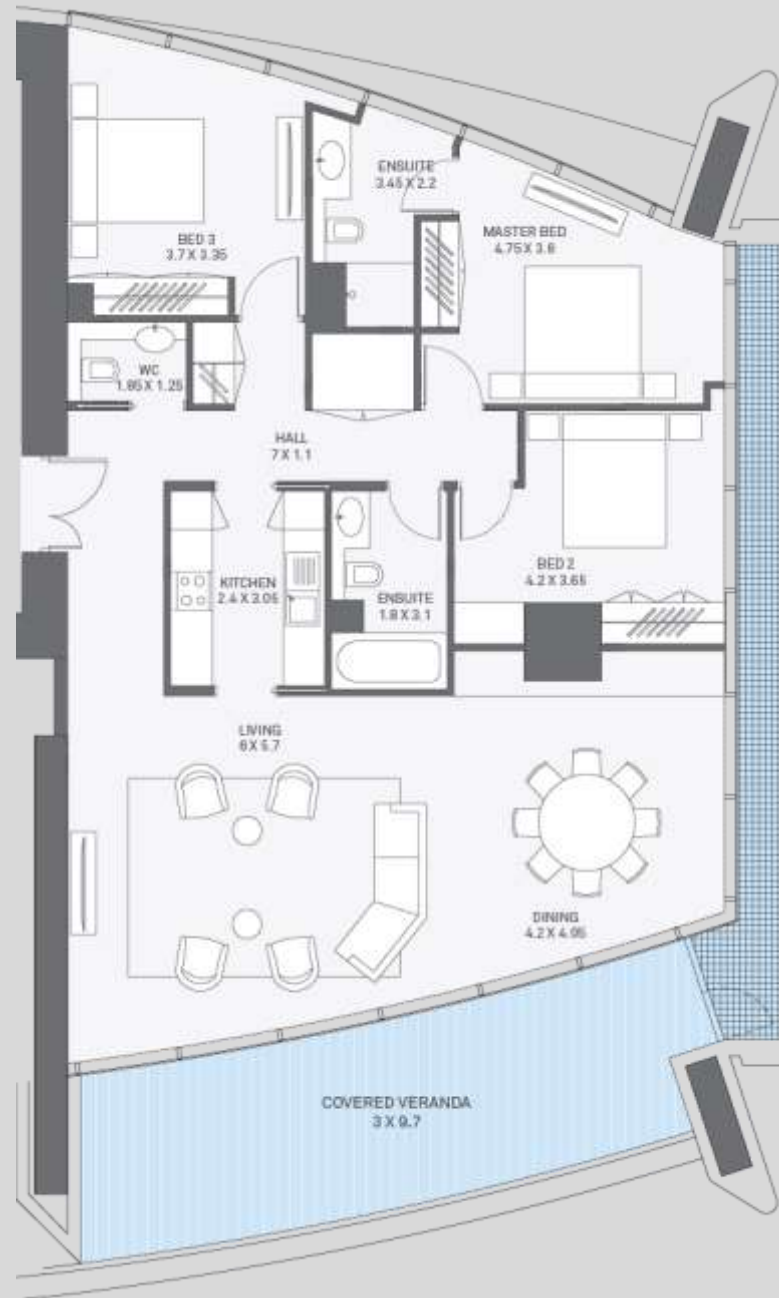


APARTMENT

3 BEDROOM C



TOTAL COVERED AREA 179-180m²
(Inc. Covered Veranda)



KEY FINISHES AND SPECIFICATIONS

—







WORK SURFACE,
SPLASHBACK & SINK

 caesarstone®
Quartz Surfaces

BUILT-IN WARDROBES



SHOWER TRAY &
DRAIN SYSTEM



THE PRIDE OF LIMASSOL.
AN UNMISTAKABLE ICON,
RECOGNISABLE FROM
ANYWHERE IN THE CITY.





ICONIC
ADDRESS