



LIMASSOL

# BLU MARINE

EUROPE'S NEW RIVIERA

SINCE 1960



**Leptos Group**



Retreat, Relax, Revive

SINCE 1960









INTRODUCING



LIMASSOL

**BLU MARINE**

EUROPE'S NEW RIVIERA

Where the shining sun meets shimmering azure waters,  
where investment meets living, where luxury meets  
convenience and where today meets tomorrow.

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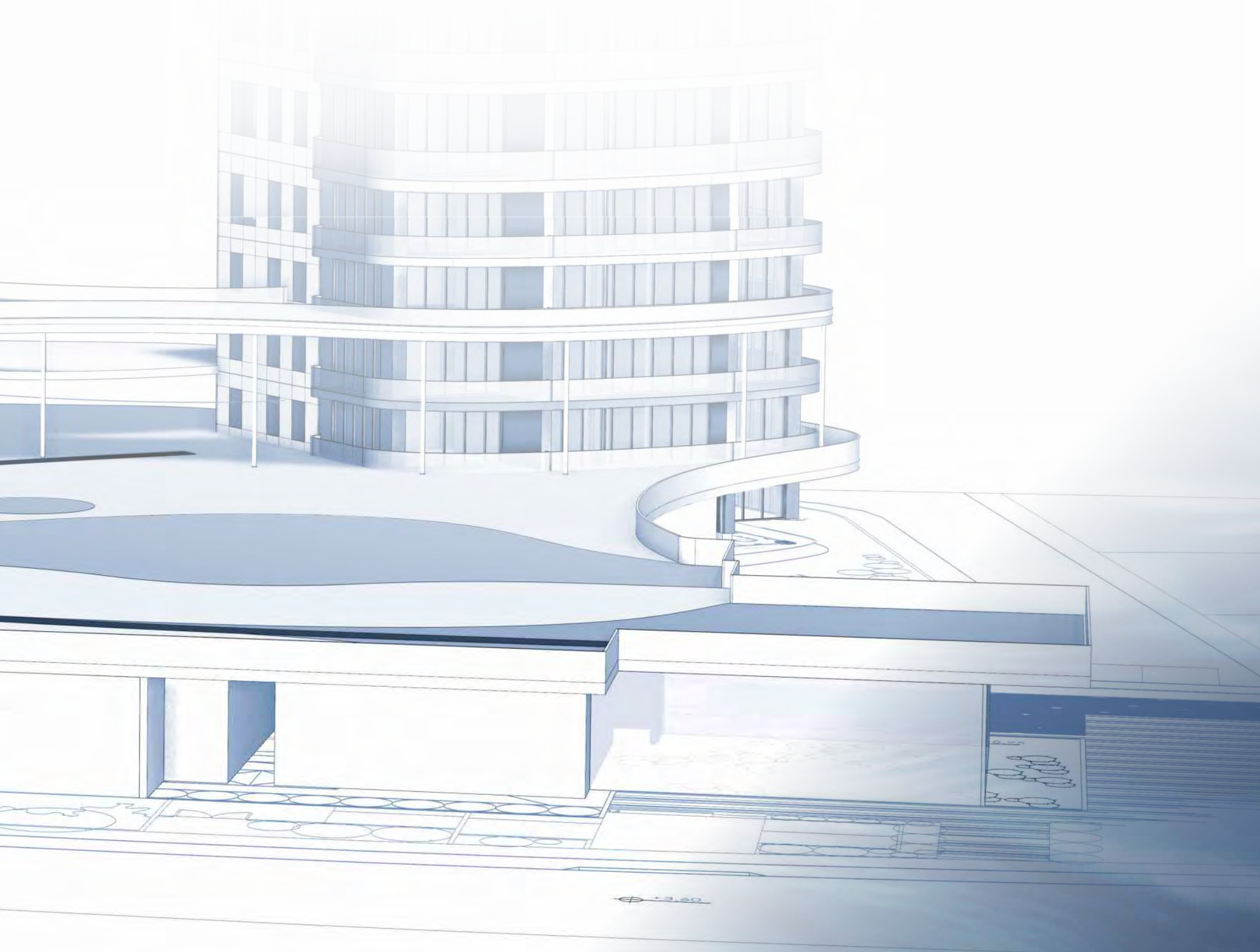


# Designing the city's new centre of gravity

"Creating Limassol Blu Marine has been about transforming a vision of luxury and innovation into reality, harmonising with the Mediterranean's beauty. These initial drawings mark the birth of a renowned development, blending elegant architectural details with breath-taking views. Limassol Blu Marine is more than just apartments; it's a sophisticated lifestyle, where architectural excellence meets serene coastal living."

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Pantelis M. Leptos  
Co- President of the Leptos Group









# EUROPE'S NEW RIVIERA









# CYPRUS: A European Hub of Opportunities

Cyprus, a proud member of the European Union and the Eurozone, stands as a strategically positioned, cosmopolitan paradise.

Cyprus thrives with potential, serving as a vital link connecting Europe, Asia, and Africa. With its business-oriented government and a plethora of tax incentives, it emerges as the perfect haven for the entrepreneurial minded.









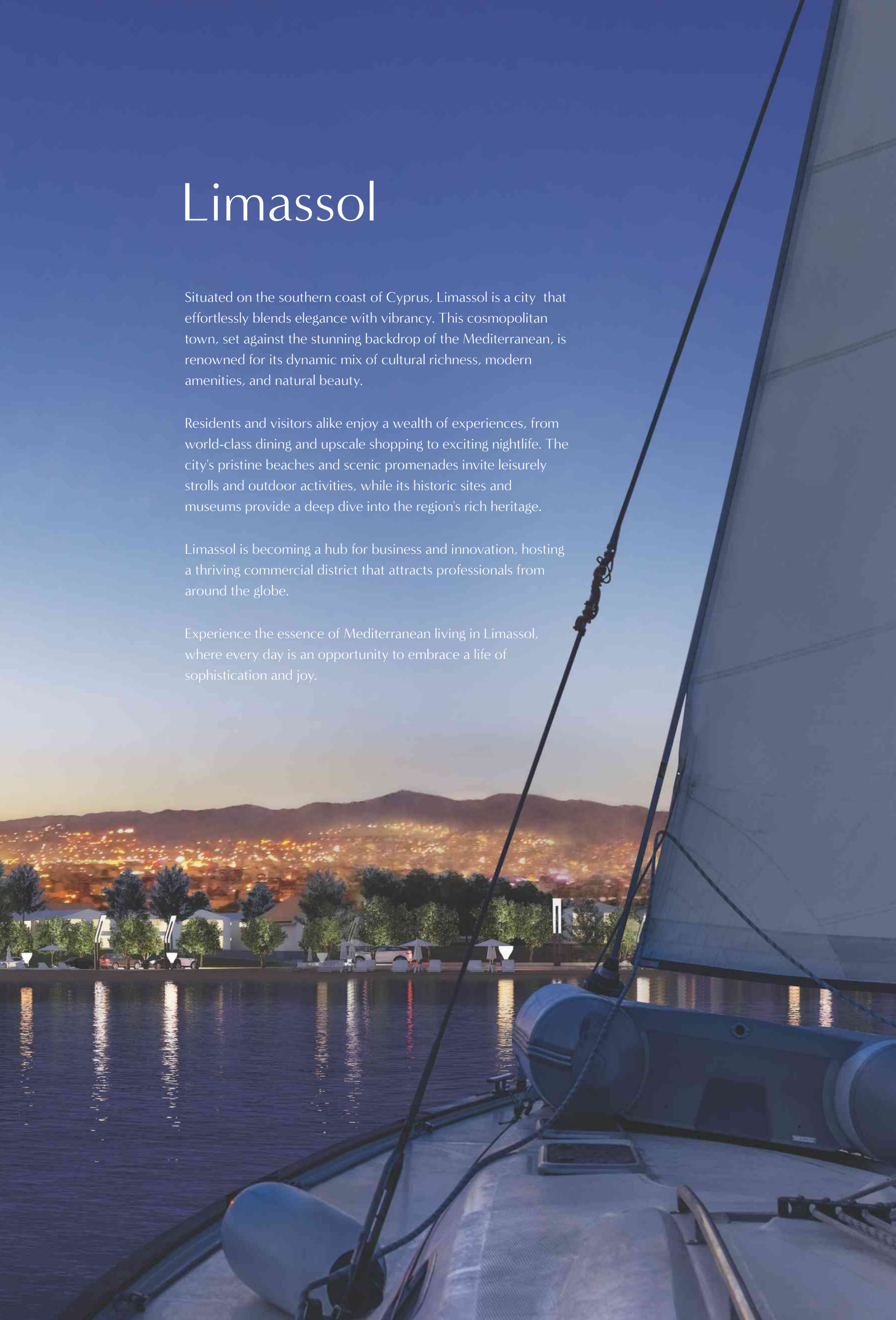
# Limassol

Situated on the southern coast of Cyprus, Limassol is a city that effortlessly blends elegance with vibrancy. This cosmopolitan town, set against the stunning backdrop of the Mediterranean, is renowned for its dynamic mix of cultural richness, modern amenities, and natural beauty.

Residents and visitors alike enjoy a wealth of experiences, from world-class dining and upscale shopping to exciting nightlife. The city's pristine beaches and scenic promenades invite leisurely strolls and outdoor activities, while its historic sites and museums provide a deep dive into the region's rich heritage.

Limassol is becoming a hub for business and innovation, hosting a thriving commercial district that attracts professionals from around the globe.

Experience the essence of Mediterranean living in Limassol, where every day is an opportunity to embrace a life of sophistication and joy.

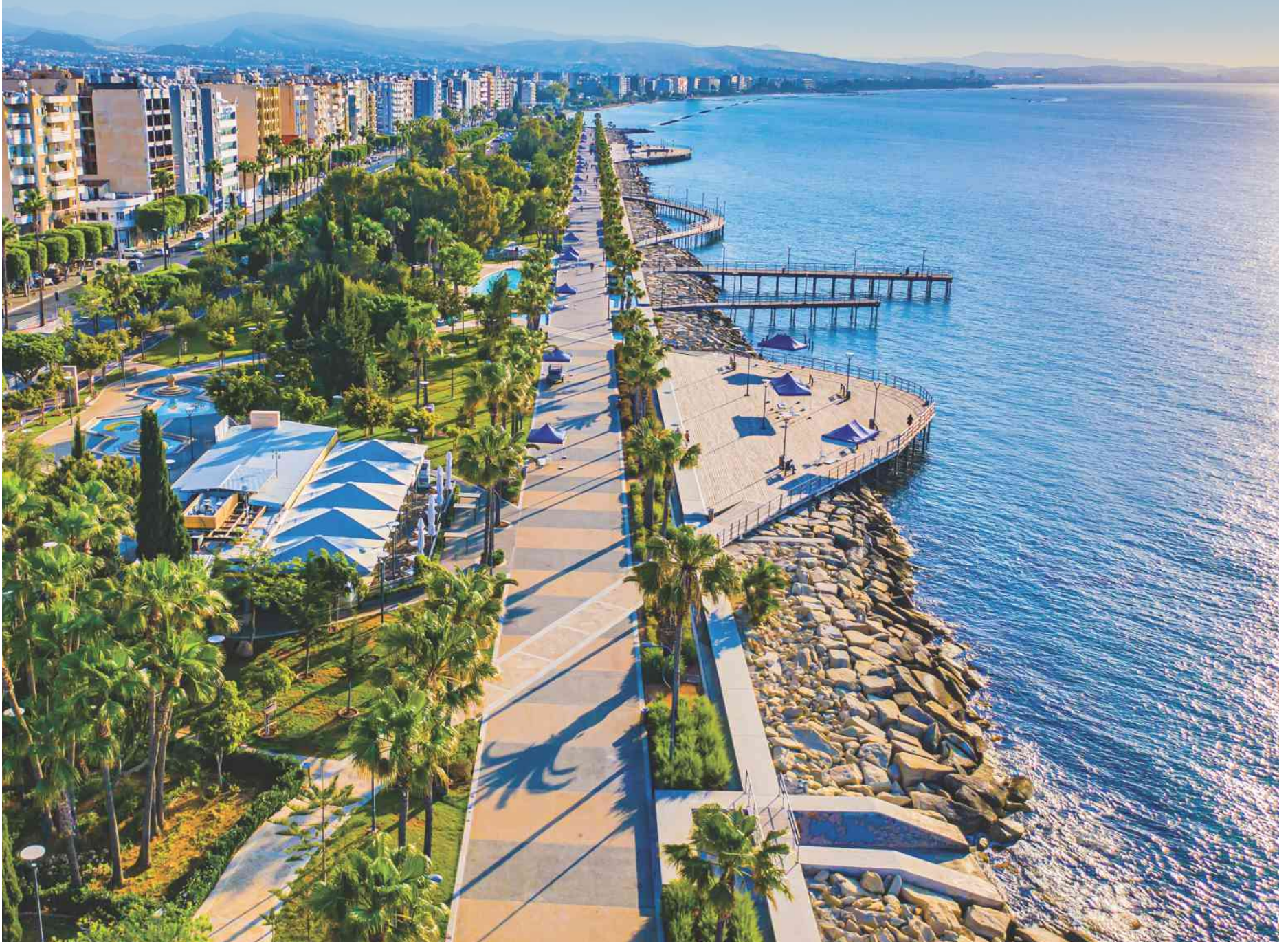




# Lifestyle

Limassol is rapidly emerging as a premier business and entertainment destination, combining a thriving commercial hub with vibrant cultural experiences. The city offers world-class business facilities, dynamic nightlife, upscale shopping, and fine dining, all set against the stunning backdrop of the Mediterranean. Limassol seamlessly blends work and leisure, making it the perfect place to live, work, and play.

Just minutes away from Limassol Blu Marine, you'll find the largest casino resort in Europe, the Dubai World Cruise Terminal, and the Limassol Marina. These premier destinations, along with high-end shopping, exquisite dining, and vibrant entertainment venues, make Limassol Blu Marine the ideal location for those seeking both convenience and luxury. Experience the best of both worlds in a community designed to offer an exceptional blend of urban sophistication and coastal tranquility.









Lady's Mile  
Sandy Beach

Salt Lake  
Nature Reserve

Dubai  
World Cruise  
Terminal

Perfectly situated in this dynamic city, Limassol Blu Marine provides unparalleled access to both the bustling business district and the serene beauty of the coast, seamlessly integrating work and leisure for an exceptional lifestyle.



Limassol  
Park

Old Port  
Entertainment  
Hub

Golf Resort

My Mall

Casino  
Resort

Limassol  
Marina

International  
Business  
Quarters

Limassol Downtown

Limassol  
Embankment



LIMASSOL

**BLU MARINE**

EUROPE'S NEW RIVIERA









# Belonging in the CENTRE OF EVERYTHING





PRELIMINARY  
MASTER PLAN



- 1 Poseidon Tower
- 2 ZEUS TOWER - Signature Collection
- 3 Oceanus Tower
- 4 Office Tower
- 5 Main Entrance and Guard House
- 6 Outdoor Swimming Pool - 50 metres
- 7 Residents' Lounge
- 8 Spa and Indoor Swimming Pool - 25 metres
- 9 Public use Car Park Entrance

- 10 Green Area
- 11 Children's Playground
- 12 Fountain Pond
- 13 Gym
- 14 Observation Point
- 15 Restaurant
- 16 Bistro
- 17 Drop-off Point
- 18 Podium Level





# The Project

Limassol Blu Marine embodies the pinnacle of luxury coastal living on the southern coast of Cyprus. Perfectly located in this vibrant city, the project integrates the dynamic business and entertainment districts with the serene beauty of the Mediterranean. The development features three renowned towers, Poseidon, Zeus Tower - Signature Collection, and Oceanus, each offering stunning sea views, opulent living spaces, and cutting-edge amenities.

Residents will enjoy an array of exceptional amenities, including a 50-metre outdoor infinity pool, a spa, an indoor swimming pool, and a fully equipped gym, promoting a lifestyle of wellness and relaxation. The elevated podium level hosts a residents' bistro with stunning views, while green spaces and a children's playground provide areas for relaxation and family enjoyment. The inclusion of diverse dining options ensures that world-class cuisine is always within reach.

Designed to offer a unique blend of urban sophistication and coastal tranquillity, Limassol Blu Marine pays meticulous attention to every detail, from its architectural elegance to its curated amenities. This project captures the essence of Mediterranean living, where luxury, convenience, and natural beauty converge to create an unparalleled community experience.









# Luxury Coastal Living

All our apartments come with 24/7 concierge service, a luxurious lobby and a multi cuisine restaurant for your ultimate comfort and convenience.

Take a dip in the refreshing outdoor swimming pool, or keep fit at the modern gymnasium, while gazing at breathtaking views of the Mediterranean.





Lobby

Bistro





# Seafront Restaurant, Bistro & Lobby

Elevated above the Mediterranean Sea, the restaurant is designed to offer a large indoor and outdoor seating area. Standing on Limassol Blu Marine's podium, together with the bistro & lobby, offering a delightful combination of culinary experiences and breath-taking views.

Restaurant |







50m Infinity Pool

Gym





# Luxury Spa & Gym

## 50m Outdoor Seafront Pool

## 25m Heated Indoor Pool

The sun filled, south facing elevated podium and linear gardens stand 9 metre above sea level and provide an oasis of calm, with infinite views of the Mediterranean. On the podium you can find the double height ceiling gym, the residents' lobby, the bistro and the 50m outdoor infinity pool.

The 1150 sq.m spa area comprises of a 25m indoor heated pool with natural light, male and female steam bath and sauna, as well as massage and treatment rooms.

Spa & Indoor Heated Pool |





# The Towers

At Limassol Blu Marine, each of our three towers carries the name of a mighty figure from ancient Greek mythology, symbolising strength, power, and the majesty of the sea. The Poseidon Tower, named after the god of the sea, embodies the serene and commanding presence of the ocean, offering unparalleled views and a tranquil living environment. It's a tribute to the endless blue and the maritime heritage that defines Limassol.

The Zeus and Oceanus Towers complete this mythological trio. Zeus, the king of the gods, signifies ultimate authority and magnificence, reflecting the grandeur and sophistication of our residences. Oceanus, the ancient Titan of the great, encircling river, represents the boundless nature of water and the connection between all parts of the world. Together, these names infuse Limassol Blu Marine with a sense of timeless elegance and a deep connection to the rich history and mythology of the island.





POSEIDON  
TOWER



ZEUS  
TOWER  
SIGNATURE  
COLLECTION



OCEANUS  
TOWER





# Living by the Sea





# Seafront Residences

Discover the epitome of luxury living at Limassol Blu Marine, where every residence offers breathtaking sea views that create an ever-changing backdrop of natural beauty. Each home is meticulously designed with premium finishes, blending contemporary elegance with timeless charm. From spacious layouts to state-of-the-art amenities, these residences provide an unmatched living experience, ensuring comfort, style, and serenity in the heart of Limassol.









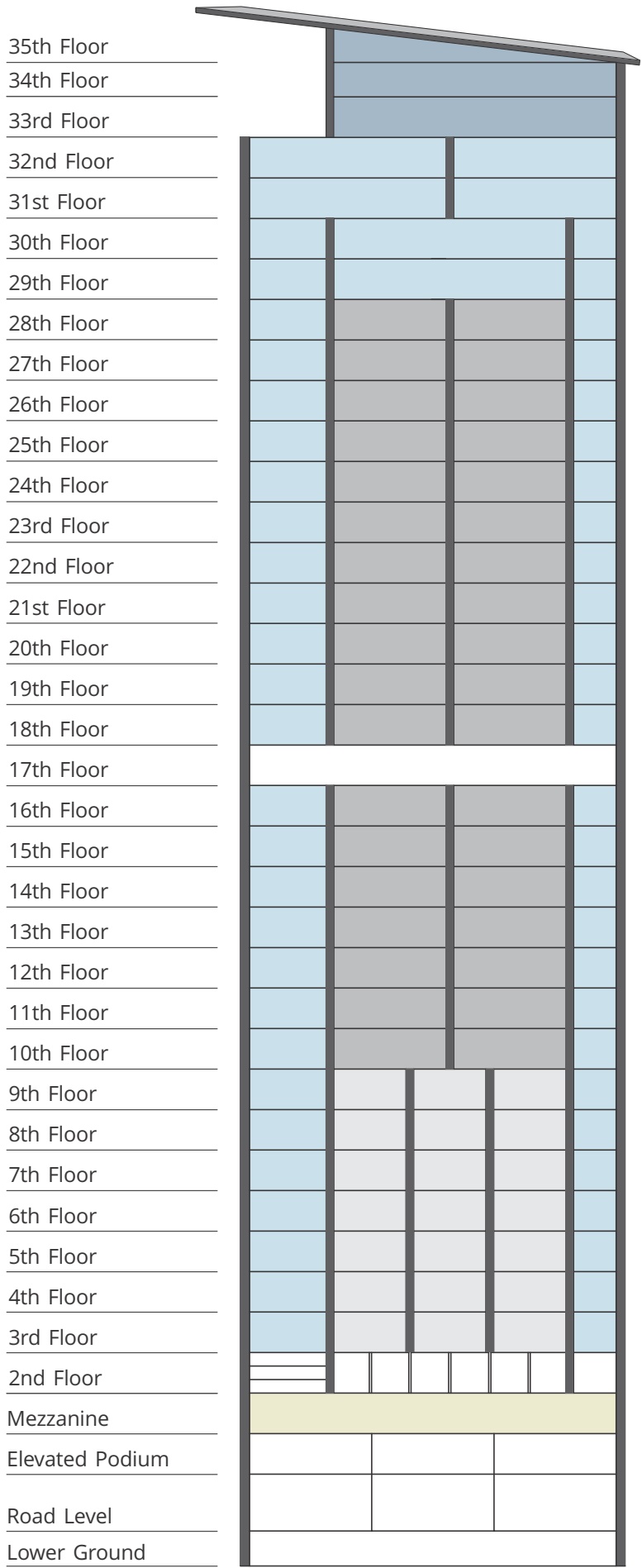
Where every sunrise  
is a masterpiece





# Poseidon Tower

## PRELIMINARY PLAN



1 Bedroom   2 Bedrooms   3 Bedrooms   6 Bedroom (Triplex Penthouse)



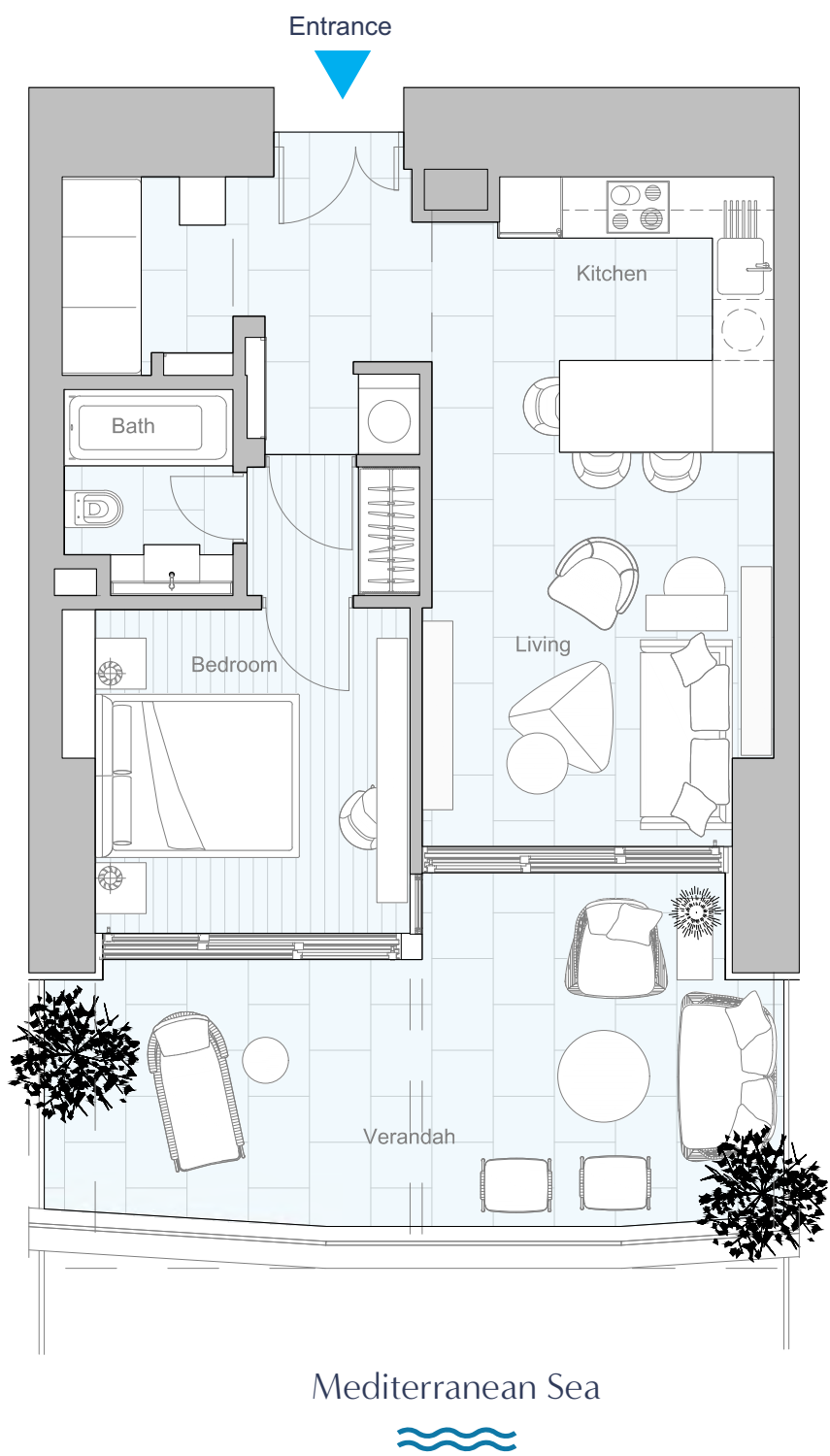
POSEIDON TOWER

1 Bedroom TYPE: 1B

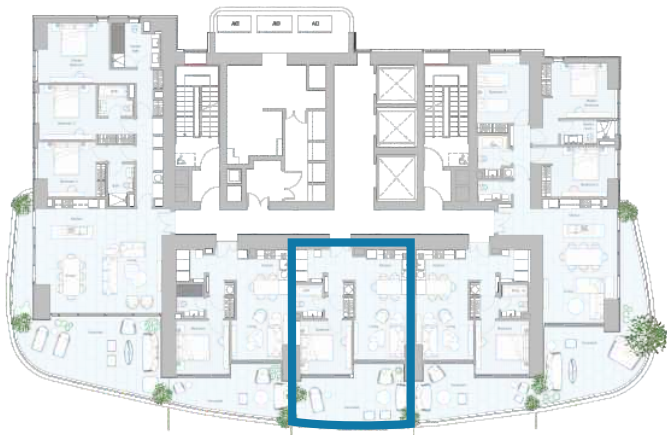
PRELIMINARY PLANS

Floors: 4-9

9th Floor  
8th Floor  
7th Floor  
6th Floor  
5th Floor  
4th Floor



|                    |                       |
|--------------------|-----------------------|
| Total Covered Area | 110.80 m <sup>2</sup> |
| Internal Area      | 56.50 m <sup>2</sup>  |
| Covered Veranda    | 21.00 m <sup>2</sup>  |
| Common Area        | 32.30 m <sup>2</sup>  |
| Allocated Parking  | 1                     |





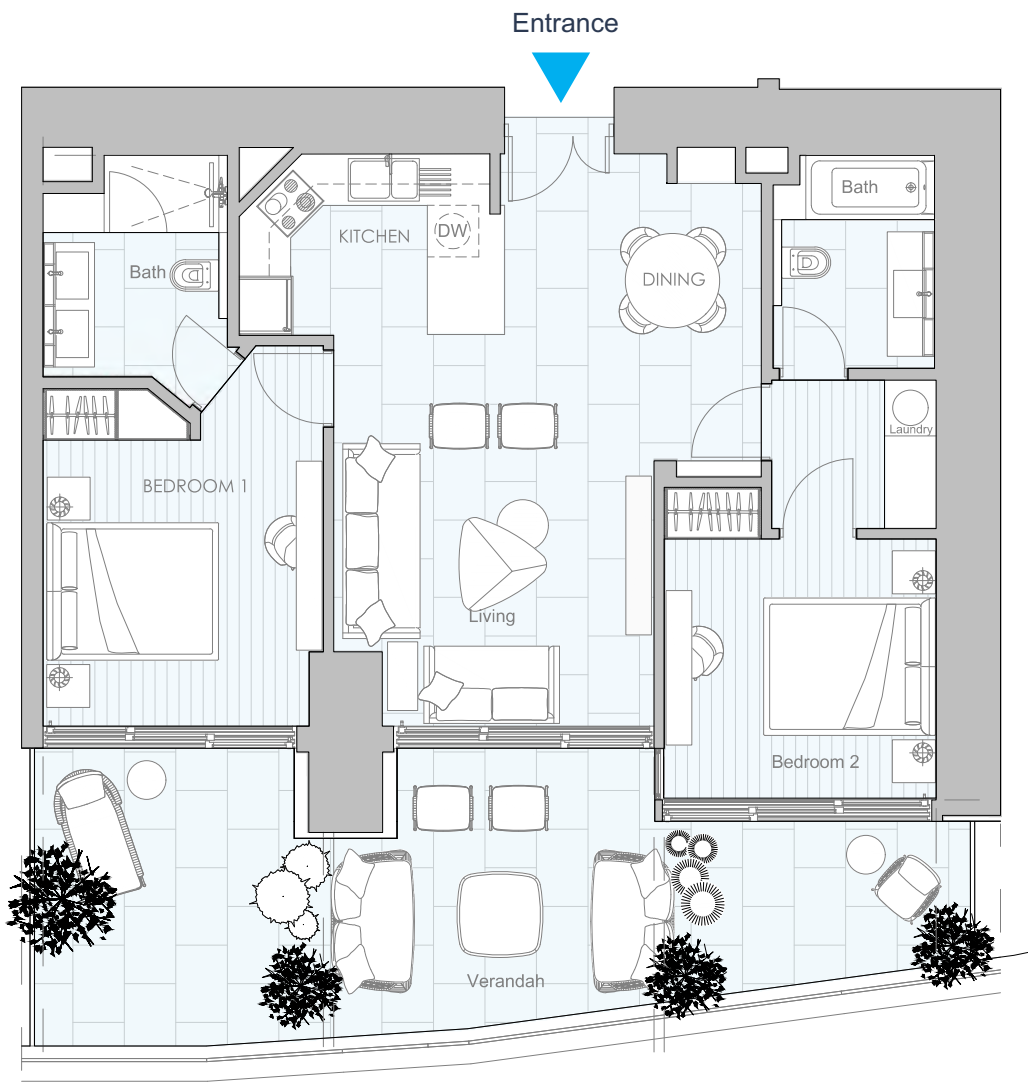
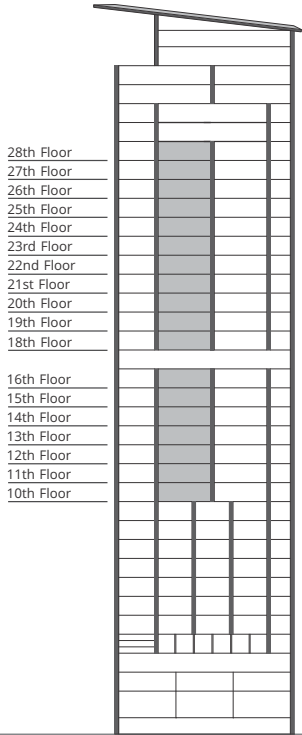
POSEIDON TOWER

2 Bedrooms

TYPE: 2B

PRELIMINARY PLANS

Floors: 10-16 & 18-28



Mediterranean Sea

|                    |                       |
|--------------------|-----------------------|
| Total Covered Area | 161.20 m <sup>2</sup> |
| Internal Area      | 83.50 m <sup>2</sup>  |
| Covered Veranda    | 30.00 m <sup>2</sup>  |
| Common Area        | 47.70 m <sup>2</sup>  |
| Allocated Parking  | 1                     |





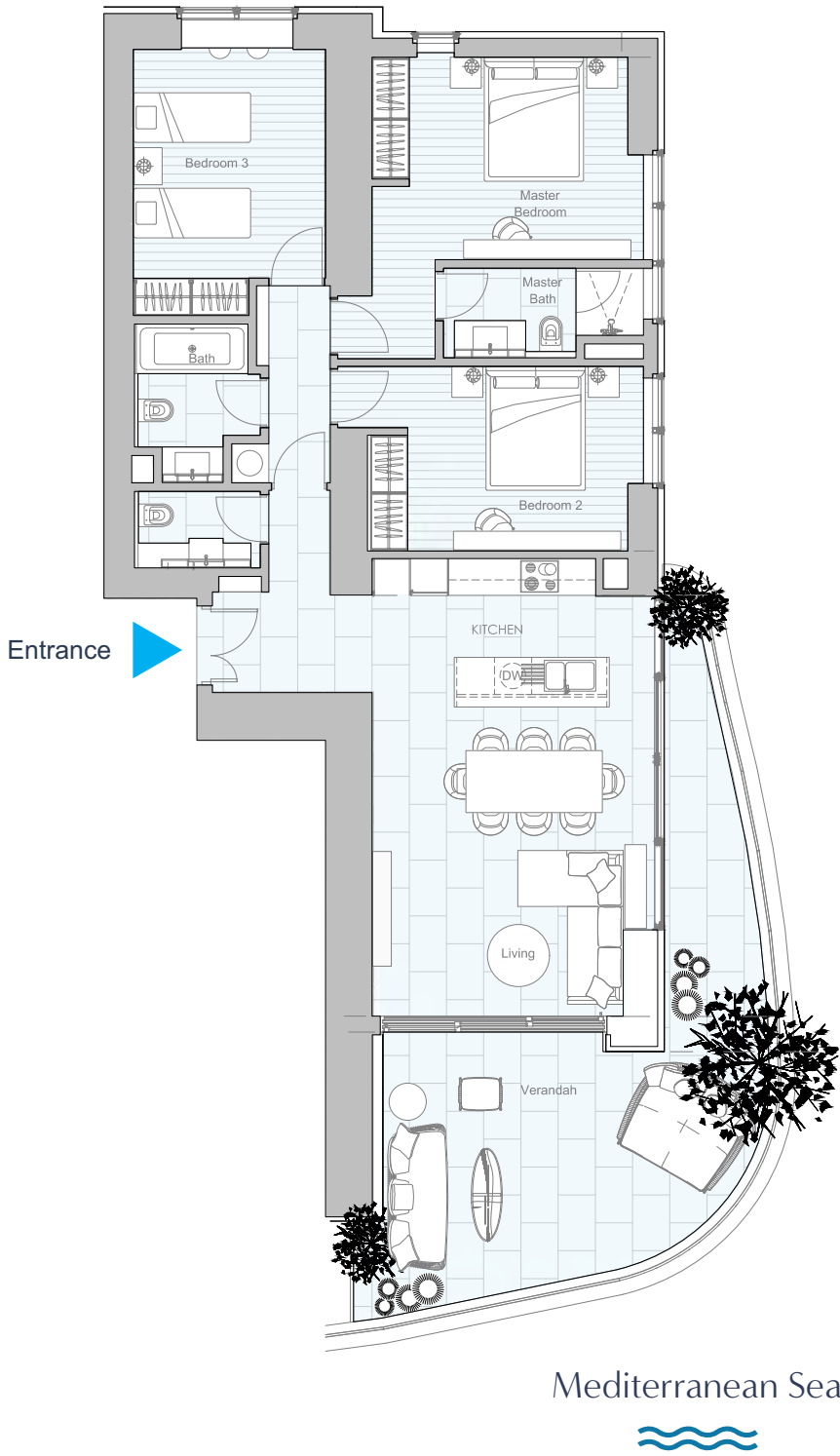
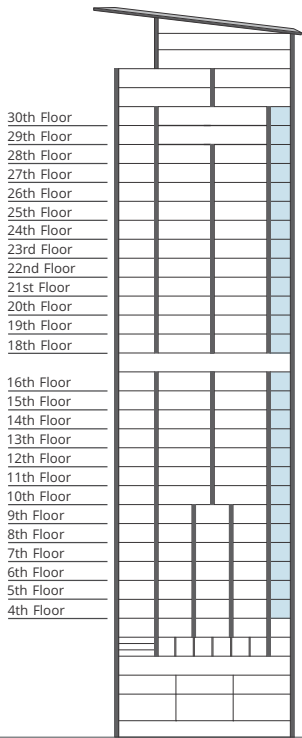
POSEIDON TOWER

3 Bedrooms

PRELIMINARY PLANS

Floors: 4-16 & 18-30

TYPE: 3B



|                    |                       |
|--------------------|-----------------------|
| Total Covered Area | 222.40 m <sup>2</sup> |
| Internal Area      | 120.00 m <sup>2</sup> |
| Covered Veranda    | 33.00 m <sup>2</sup>  |
| Common Area        | 69.40 m <sup>2</sup>  |
| Allocated Parking  | 1                     |





# Triplex Penthouse

## Villa in the Sky









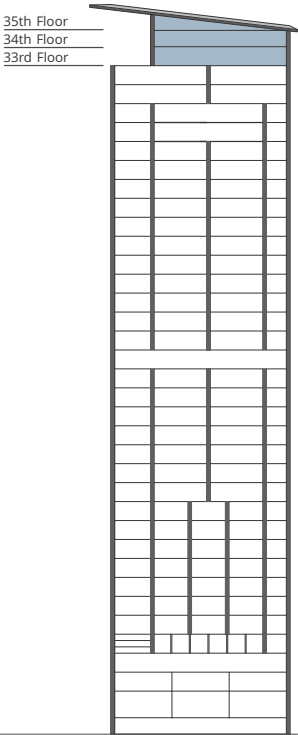
POSEIDON TOWER

6 Bedrooms, 8 Bathrooms & 2 Guest Bath

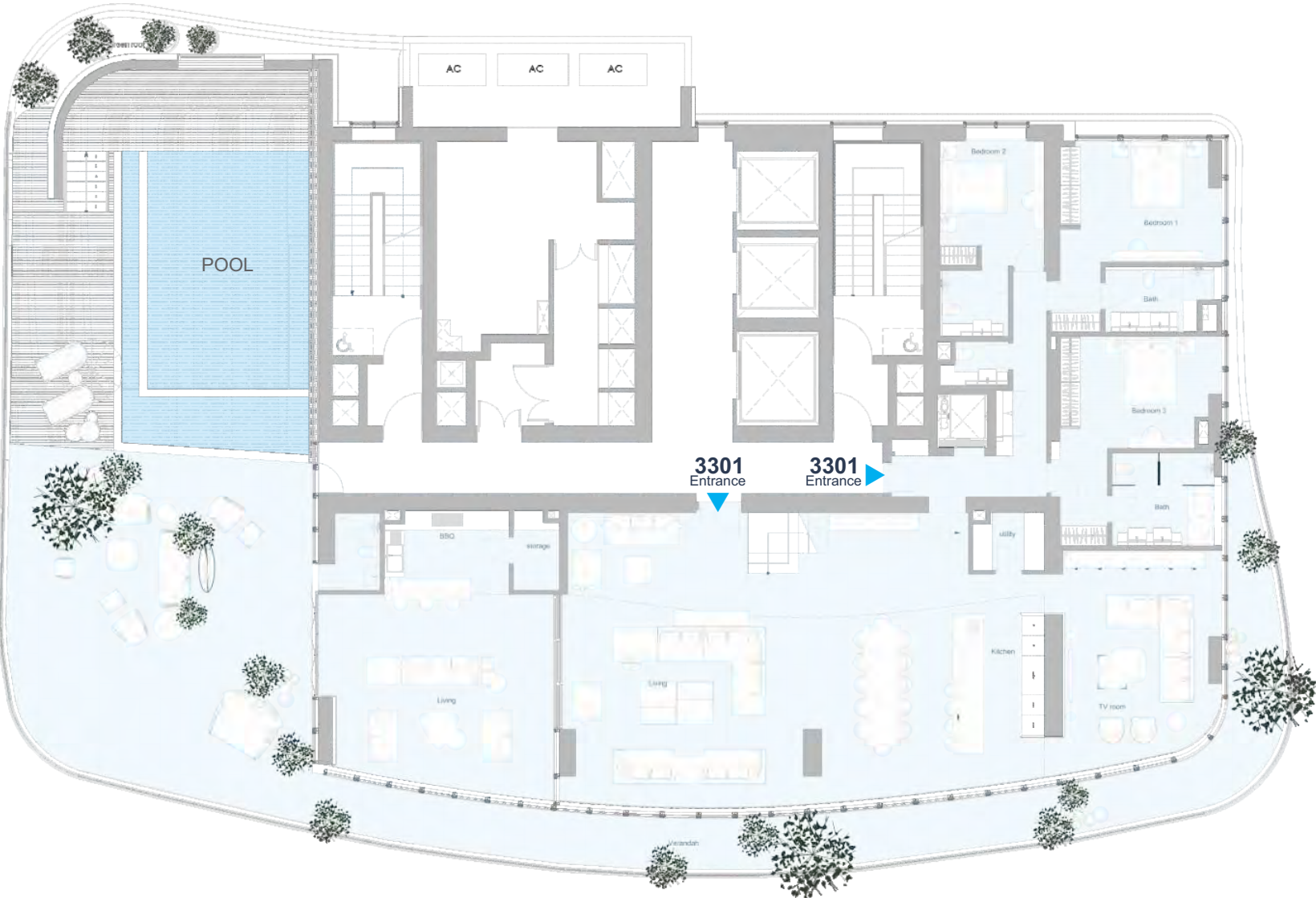
Triplex Penthouse

PRELIMINARY PLANS

Floors: 33,34,35



LEVEL 1  
(FLOOR 33)



Mediterranean Sea

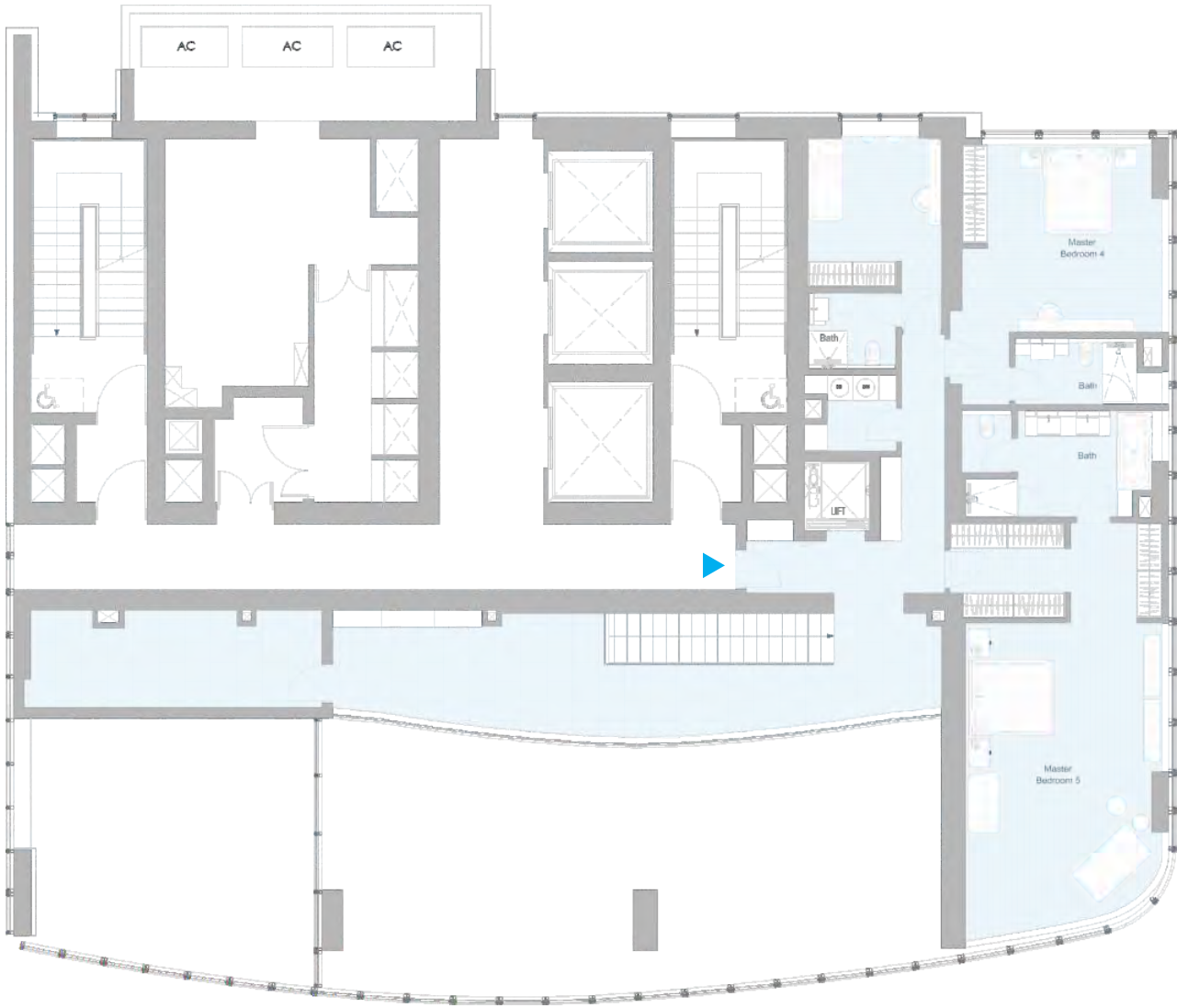
| Areas                                     | 33rd Floor           | 34th Floor           | 35th Floor         | TOTAL                 |
|---|----------------------|----------------------|--------------------|-----------------------|
| INTERNAL                                  | 276.5 m <sup>2</sup> | 196 m <sup>2</sup>   | 9 m <sup>2</sup>   | 481.5 m <sup>2</sup>  |
| Covered Veranda<br>(Double/triple height) | 245.9 m <sup>2</sup> | —                    | —                  | 245.9 m <sup>2</sup>  |
| Enclosed Terrace                          | 65.1 m <sup>2</sup>  | —                    | —                  | 65.1 m <sup>2</sup>   |
| Storages                                  | —                    | 20.6 m <sup>2</sup>  | 205 m <sup>2</sup> | 225.6 m <sup>2</sup>  |
| Common Areas                              | —                    | —                    | —                  | 383.1 m <sup>2</sup>  |
| TOTAL Covered                             | 587.5 m <sup>2</sup> | 216.6 m <sup>2</sup> | 214 m <sup>2</sup> | 1401.2 m <sup>2</sup> |
| Uncovered Veranda                         | 40.5 m <sup>2</sup>  | —                    | —                  | 40.5 m <sup>2</sup>   |
| TOTAL AREAS                               | 628 m <sup>2</sup>   | 216.6 m <sup>2</sup> | 214 m <sup>2</sup> | 1058.6 m <sup>2</sup> |

FEATURES

- 6 En-Suite Bedrooms
- Private Lift
- Double Height Ceiling
- 3 Living Rooms
- Private Pool
- BBQ Area
- 8 Bathrooms & 2 Guest Bath
- Loft “Storage” on 3rd Level (Floor 35)



LEVEL 2  
(FLOOR 34)



Mediterranean Sea

LEVEL 3  
(FLOOR 35)



Mediterranean Sea



Triplex Penthouse





Triplex Penthouse







LIMASSOL

**BLU MARINE**

EUROPE'S NEW RIVIERA



# Zeus Tower

SIGNATURE COLLECTION



# Signature Collection

Zeus Tower Signature Collection is poised to set new benchmarks in luxury living, seamlessly blending cutting-edge design with sophisticated interiors. Meticulous attention to detail will be dedicated to every aspect of the development, ensuring a harmonious fusion of elegance and comfort.



## SIGNATURE COLLECTION PACKAGE

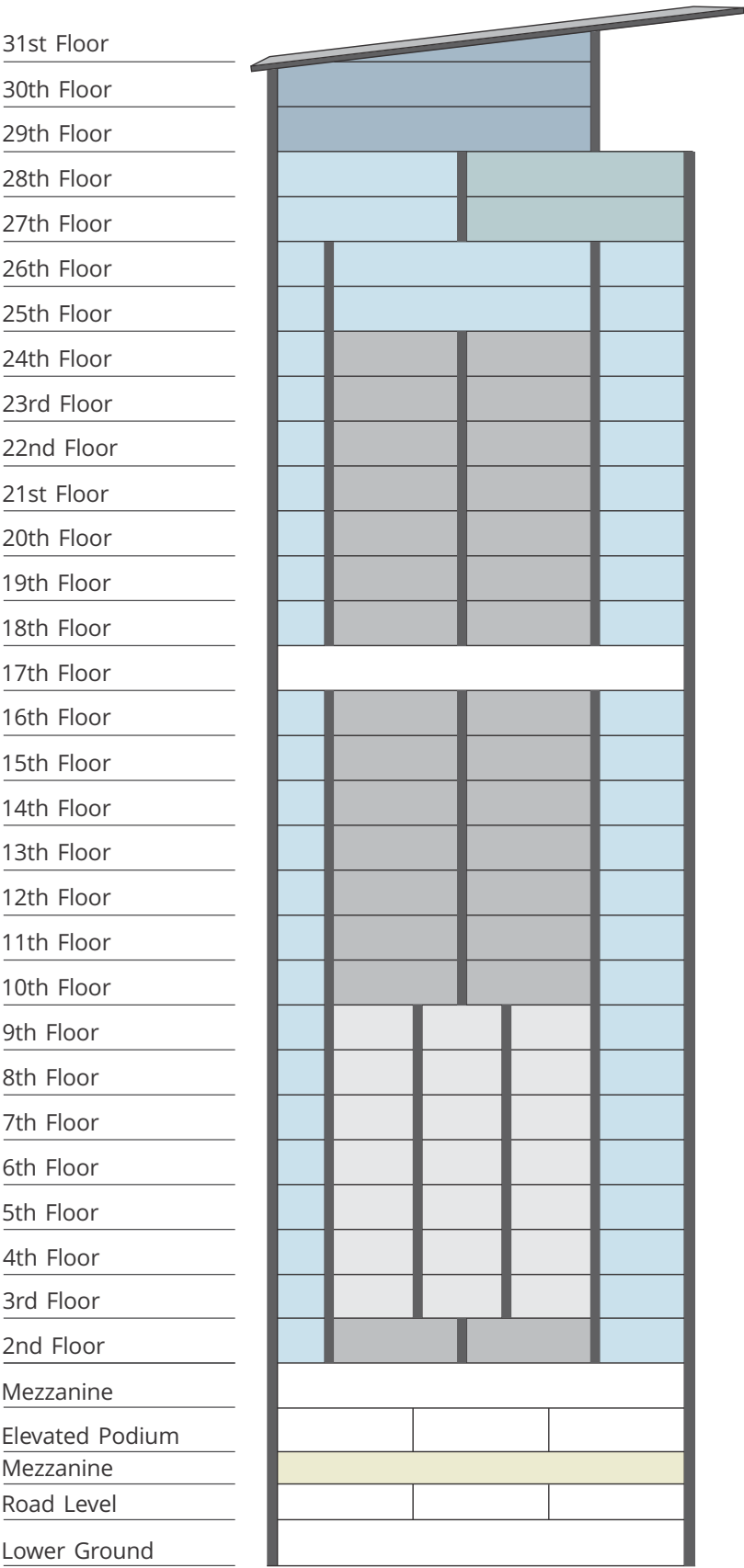
- Furniture package
- Miele appliances
- Upgraded kitchen
- Sound system in living room
- Heated towel rails in all bathrooms
- Advance smart home system
- Service lift in communal area



Zeus Tower

SIGNATURE COLLECTION

PRELIMINARY PLAN



1 Bedroom

2 Bedrooms

3 Bedrooms

4 Bedrooms

Penthouse



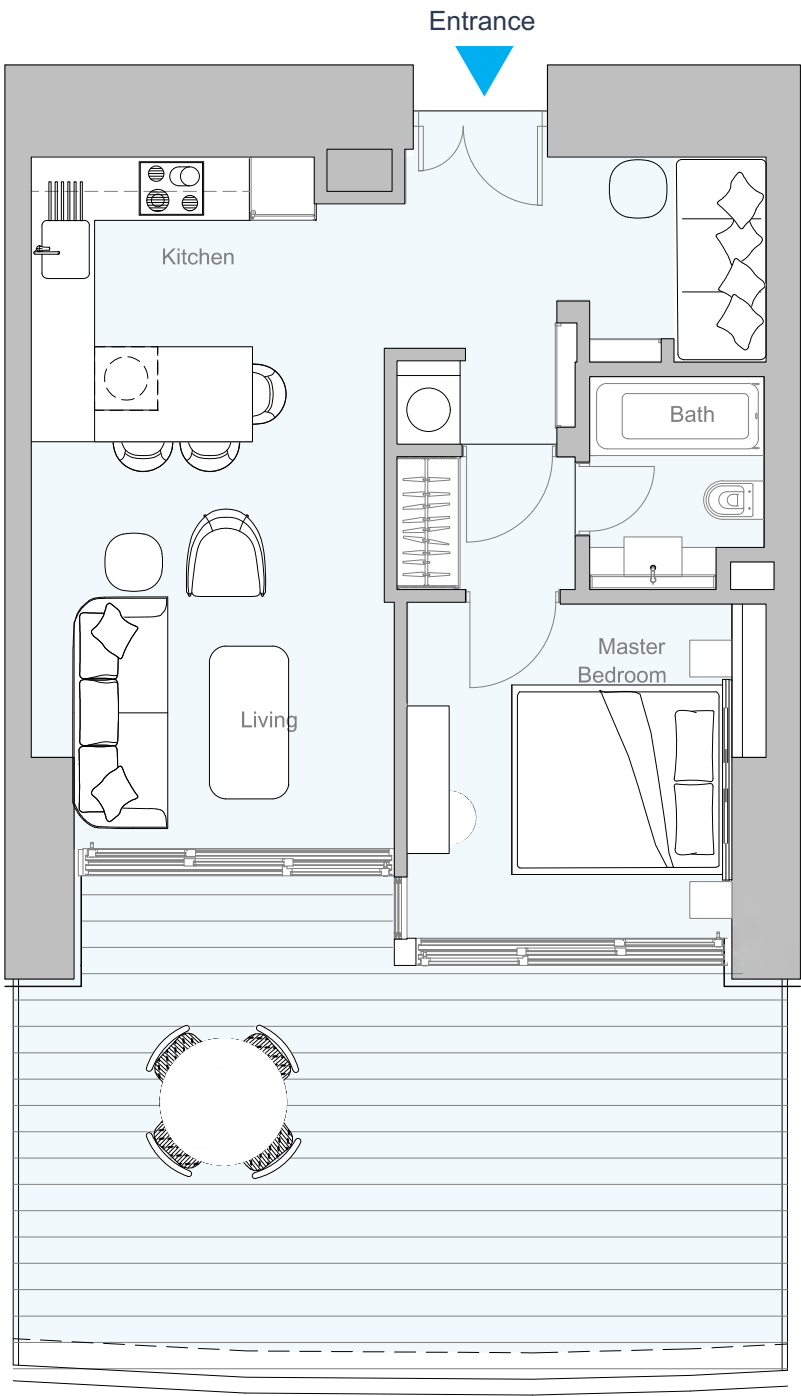
ZEUS TOWER - SIGNATURE COLLECTION

1 Bedroom TYPE: 1B

PRELIMINARY PLANS

Floors: 3-9

- 9th Floor
- 8th Floor
- 7th Floor
- 6th Floor
- 5th Floor
- 4th Floor
- 3rd Floor



Mediterranean Sea

|                    |                       |
|--------------------|-----------------------|
| Total Covered Area | 107.37 m <sup>2</sup> |
| Internal Area      | 56.50 m <sup>2</sup>  |
| Covered Veranda    | 21.00 m <sup>2</sup>  |
| Common Area        | 29.87 m <sup>2</sup>  |
| Allocated Parking  | 1                     |



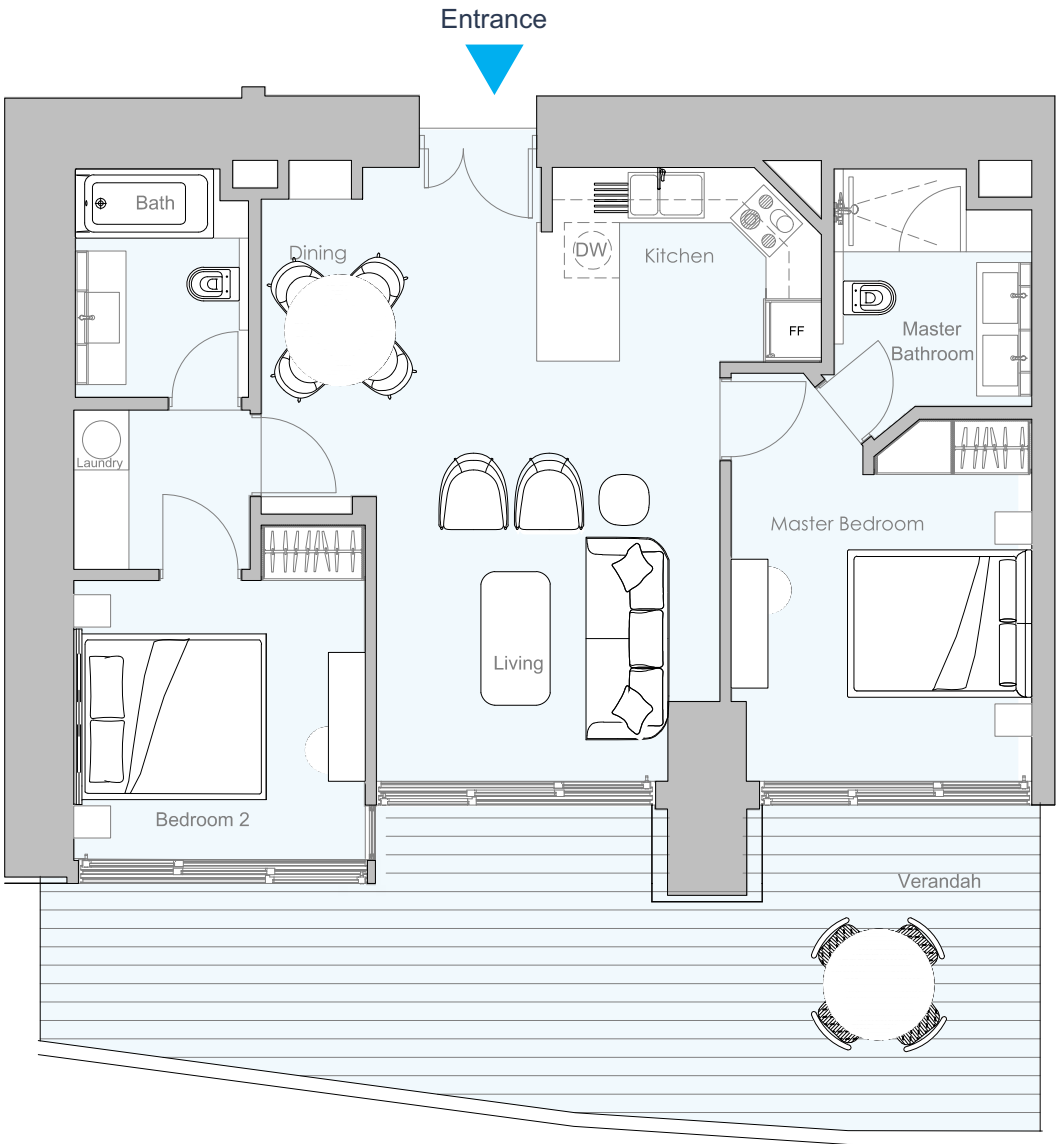
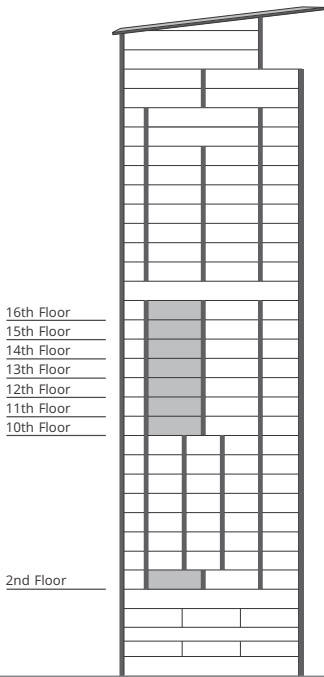


ZEUS TOWER - SIGNATURE COLLECTION

2 Bedrooms TYPE: 2B

PRELIMINARY PLANS

Floors: 2 & 10-16



Mediterranean Sea



|                    |                       |
|--------------------|-----------------------|
| Total Covered Area | 156.63 m <sup>2</sup> |
| Internal Area      | 83.00 m <sup>2</sup>  |
| Covered Veranda    | 30.00 m <sup>2</sup>  |
| Common Area        | 43.63 m <sup>2</sup>  |
| Allocated Parking  | 1                     |





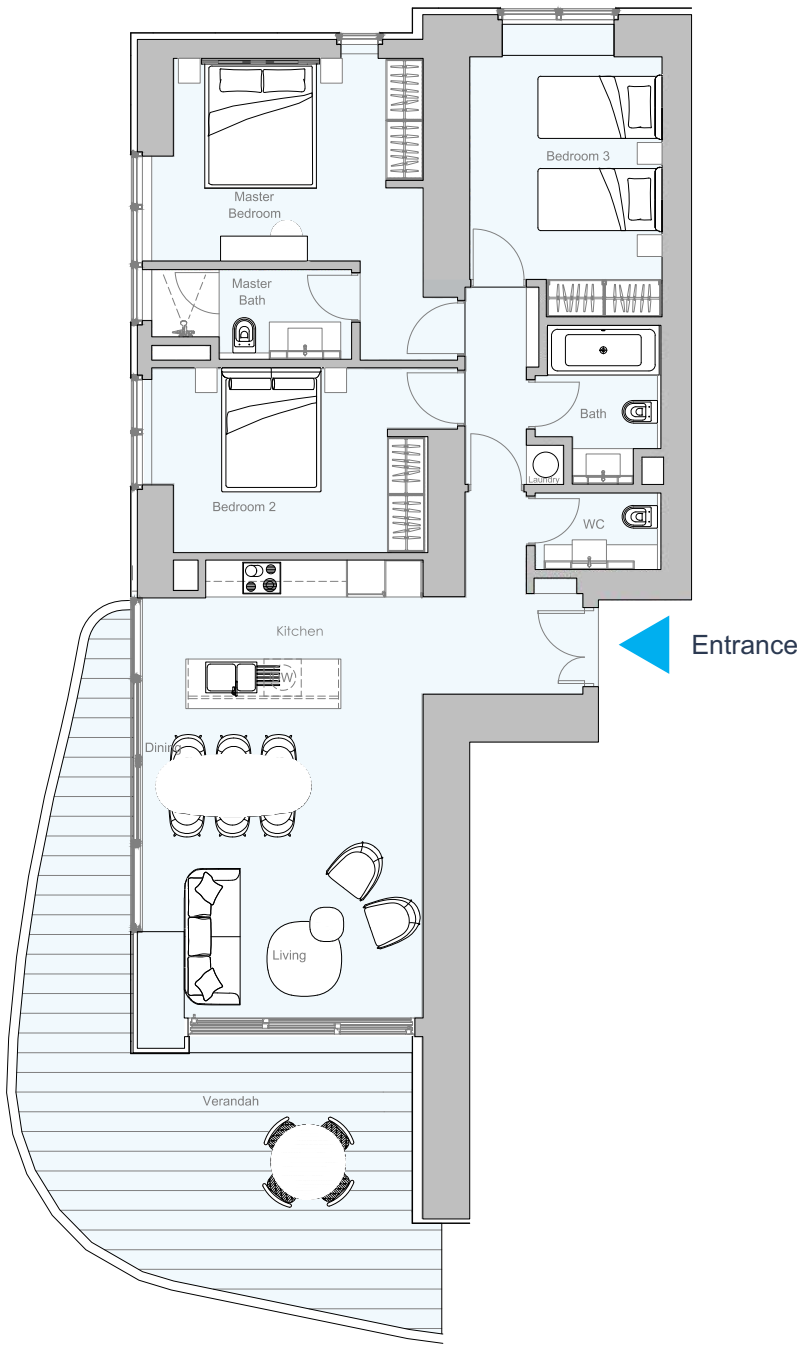
ZEUS TOWER - SIGNATURE COLLECTION

3 Bedrooms TYPE: 3B

PRELIMINARY PLANS

Floors: 2-16

- 16th Floor
- 15th Floor
- 14th Floor
- 13th Floor
- 12th Floor
- 11th Floor
- 10th Floor
- 9th Floor
- 8th Floor
- 7th Floor
- 6th Floor
- 5th Floor
- 4th Floor
- 3rd Floor
- 2nd Floor



Mediterranean Sea



|                    |                       |
|--------------------|-----------------------|
| Total Covered Area | 213.39 m <sup>2</sup> |
| Internal Area      | 118.00 m <sup>2</sup> |
| Covered Veranda    | 33.00 m <sup>2</sup>  |
| Common Area        | 62.39 m <sup>2</sup>  |
| Allocated Parking  | 1                     |









# Commitment to Success

At Limassol Blu Marine, the dedication and expertise of the Leptos Group drive every aspect of our development. With decades of experience in real estate, the Leptos Group has consistently delivered projects that exemplify innovation, luxury, and quality. Our team of skilled professionals, including architects, designers, and engineers, ensures that every detail is meticulously crafted to the highest standards.

We proudly collaborate with esteemed partners who share our vision of excellence. Together, we aim to create an exceptional living environment that surpasses residents' expectations. Limassol Blu Marine stands as a testament to the Leptos Group's unwavering dedication to developing sophisticated, comfortable, and elegant spaces, providing a unique and luxurious Mediterranean living experience.







REAL ESTATE & PROPERTY DEVELOPMENT



HOSPITALITY



TRAVEL & TOURISM



EDUCATION



HEALTHCARE



SPORTS & CONFERENCES



INSURANCE



PROPERTY MANAGEMENT





# Awards



**BEST CYPRIOT  
RESIDENTIAL DEVELOPMENT 1997**  
"KAMARES VILLAGE"

**BENTLEY  
PROPERTY  
AWARDS**  
WINNER 2003



**BEST DEVELOPMENT CYPRUS**  
"OLYMPUS VILLAGE"

**BENTLEY  
PROPERTY  
AWARDS**  
WINNER 2004



**BEST CYPRUS PROPERTY**  
"PANORAMA VILLA, KAMARES"

**BENTLEY  
PROPERTY  
AWARDS**  
WINNER 2005



**BEST CYPRUS PROPERTY**  
"KAMARES VILLA"

**BENTLEY  
PROPERTY  
AWARDS**  
WINNER 2006



**BEST GREECE DEVELOPMENT**  
"GOLDEN COAST BEACH VILLAS"

**EUROPEAN  
PROPERTY  
AWARDS**  
WINNER 2006



**BEST DEVELOPMENT CYPRUS**  
"LEPTOS VIKLA VILLAGE"

**INTERNATIONAL  
PROPERTY  
AWARDS**  
WINNER 2007



**BEST DEVELOPMENT CYPRUS**  
"PARADISE GARDENS IV"

**EUROPEAN  
PROPERTY  
AWARDS**  
WINNER 2008



**BEST DEVELOPMENT GREECE**  
"APHRODITE"

**EUROPEAN  
PROPERTY  
AWARDS**  
WINNER 2008



**BEST DEVELOPMENT CYPRUS**  
"LIMNARIA GARDENS"

  
**FIABCI**  
INTERNATIONAL REAL ESTATE FEDERATION

FIABCI Prix d'Excellence Awards 2011  
CYPRUS CONGRESS AWARD  
KAMARES VILLAGE

  
**FIABCI**  
INTERNATIONAL REAL ESTATE FEDERATION

FIABCI Prix d'Excellence Awards 2011  
RESIDENTIAL LOW RISE CATEGORY  
KAMARES VILLAGE

  
**Κυπριακό**  
Βραβείο Εξαγωγών  
CYPRUS EXPORT AWARD  
LEPTOS ESTATES  
2012

  
**Κυπριακό**  
Βραβείο Εξαγωγών  
CYPRUS EXPORT AWARD  
LEPTOS ESTATES  
2016

  
**Κυπριακό**  
Βραβείο Εξαγωγών  
CYPRUS EXPORT AWARD  
LEPTOS ESTATES  
2018

**EUROPEAN  
PROPERTY  
AWARDS**  
WINNER 2015



**BEST RESIDENTIAL  
HIGH RISE DEVELOPMENT  
CYPRUS**  
"LIMASSOL DEL MAR"

**EUROPEAN  
PROPERTY  
AWARDS**  
WINNER 2019



**BEST INTERIOR DESIGN  
SHOW HOME  
CYPRUS**  
"CORAL SEAS"

**EUROPEAN  
PROPERTY  
AWARDS**  
WINNER 2020



**BEST  
RESIDENTIAL DEVELOPMENT  
CYPRUS**  
"ADONIS BEACH VILLAS"

**EUROPEAN  
PROPERTY  
AWARDS**  
WINNER 2020







**BEST RESIDENTIAL  
INTERIOR PRIVATE RESIDENCE  
CYPRUS**  
"ADONIS BEACH VILLAS"



**EUROPEAN  
PROPERTY  
AWARDS**  
WINNER 2020



**BEST RESIDENTIAL  
HIGH-RISE ARCHITECTURE  
CYPRUS**  
"LIMASSOL BLU MARINE"

  
**EUROPEAN  
PROPERTY  
AWARDS  
DEVELOPMENT**  
  
**ROLLS-ROYCE**  
MOTOR CARS  
AUTHORIZED DEALER  
PILIA WOOD  
★★★★★  
**BEST RESIDENTIAL HIGH  
RISE DEVELOPMENT  
CYPRUS**  
Limassol Blu Marine  
by Leptos Estates  
2021-2022

  
**EUROPEAN  
PROPERTY  
AWARDS  
DEVELOPMENT**  
  
**ROLLS-ROYCE**  
MOTOR CARS  
AUTHORIZED DEALER  
PILIA WOOD  
**AWARD WINNER**  
RESIDENTIAL  
DEVELOPMENT CYPRUS  
Kamareas Village  
by Leptos Estates  
2021-2022

  
**EUROPEAN  
PROPERTY  
AWARDS  
DEVELOPMENT**  
  
**ROLLS-ROYCE**  
MOTOR CARS  
AUTHORIZED DEALER  
PILIA WOOD  
**AWARD WINNER**  
RESIDENTIAL  
DEVELOPMENT GREECE  
Aphrodite Beachfront  
by Leptos Estates  
2021-2022

  
**EUROPEAN  
PROPERTY  
AWARDS  
DEVELOPMENT**  
**LAUFEN**  
**AWARD WINNER**  
RESIDENTIAL  
DEVELOPMENT 20+ UNITS  
CYPRUS  
Coral Sea Villas  
by Leptos Estates  
2022-2023

  
**EUROPEAN  
PROPERTY  
AWARDS  
DEVELOPMENT**  
**LAUFEN**  
**AWARD WINNER**  
RESIDENTIAL  
DEVELOPMENT 20+ UNITS  
CYPRUS  
Venus Gardens Resort  
by Leptos Estates  
2023-2024



# Meet the Team



GEORGE M.  
LEPTOS  
CO-PRESIDENT



PANTELIS M.  
LEPTOS  
CO-PRESIDENT

SINCE 1960



The Leptos Group is the leader in land and building development in Cyprus and Greece for 65 years with activities covering the areas of property development and investment, hotel ownership and management, tourism, property and facility management, insurance, healthcare and education.

The Leptos Group with 65 years of a success today has an international network of private offices in the top global business cities and business associates in more than 75 countries all over the world. It also has an extensive land bank in prime locations both in Cyprus and Greece for the development of prestigious residential and holiday developments, luxury hotels and resorts as well as for the creation of mega-projects which is considered to be the most ambitious construction challenge that has been taken on in the Mediterranean.



SINCE 1960



**Leptos Estates**  
*the Leading property developers*

# Indicative current projects



SEAFRONT LUXURY VILLAS



BESPOKE HILLTOP VILLAS



GATED RESORT RESIDENCES



SEAFRONT LUXURY APARTMENTS



PRIME COMMERCIAL SPACE



GATED RESORT VILLAS



SINCE 1960



# Fast facts

**No1**

SERVICE  
EXPORTER  
2012, 2016, 2018

**350+**

COMPLETED  
PROJECTS

**65**

YEARS  
OF  
EXPERIENCE

**1500+**

EMPLOYEES

**5 Million**

SQM OF  
PRIME LAND  
FOR DEVELOPMENT

**25,000**

HAPPY & SATISFIED  
HOME OWNERS

**25+**

PROJECTS  
CURRENTLY UNDER  
CONSTRUCTION

**75+**

COUNTRIES  
WITH OFFICES &  
SALES NETWORK

**50+**

INTERNATIONAL  
AWARDS

## Leptos Lifestyle Membership

At Leptos Estates, we appreciate every new buyer of our properties in Cyprus and Greece, and as a gesture of appreciation, we welcome them to the Leptos family through our Leptos Lifestyle membership Programme. This exclusive programme unlocks a world of benefits for our valued clients, including access to a range of exclusive services and privileges:

- Benefits | Discounts | Special Offers
- Invitations to Workshops & Special Events
- Concierge services
- And many more





# Our Partners

## Benoy

A global family of design specialists committed to delivering world-class solutions for the built environment. Balancing creative vision with commercial viability, we work with clients to create iconic destinations that enrich people's lives, strengthen communities, enhance nature, and deliver lasting economic value. We specialise principally in masterplanning, architecture and interiors, using what we call 'creative commerciality' to solve problems and unlock potential. Unconstrained by sectoral parameters or building formats, we focus on agile, flexible, and experiential design. Design that is tailored to the needs of the people who live in, work in, and use the destinations we create.

## BUROHAPPOLD ENGINEERING

A.S.D. Hyperstatic Engineering Design  
Civil and structural engineering

The concept design for both the structure and the environmental services was provided by BurroHappold. The detailed structural analysis together with the construction drawings are provided by ASD Hyperstatic Engineering whereas the detailed environmental services design and construction drawings by Unemec. The vision was to develop a high performance structural frame to act as armature for the architecture while minimising the embodied energy. The concept environmental services strategy is designed to deliver exceptional living standards while reducing the environmental impact by working in harmony with the climate and harnessing renewable resources. Digital design techniques were used to optimise the thermal performance of the building envelope while taking maximum advantage of the daylight opportunities and views of the coast to create inspirational internal spaces.

## ARMEFTIS & ASSOCIATES ARCHITECTS

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