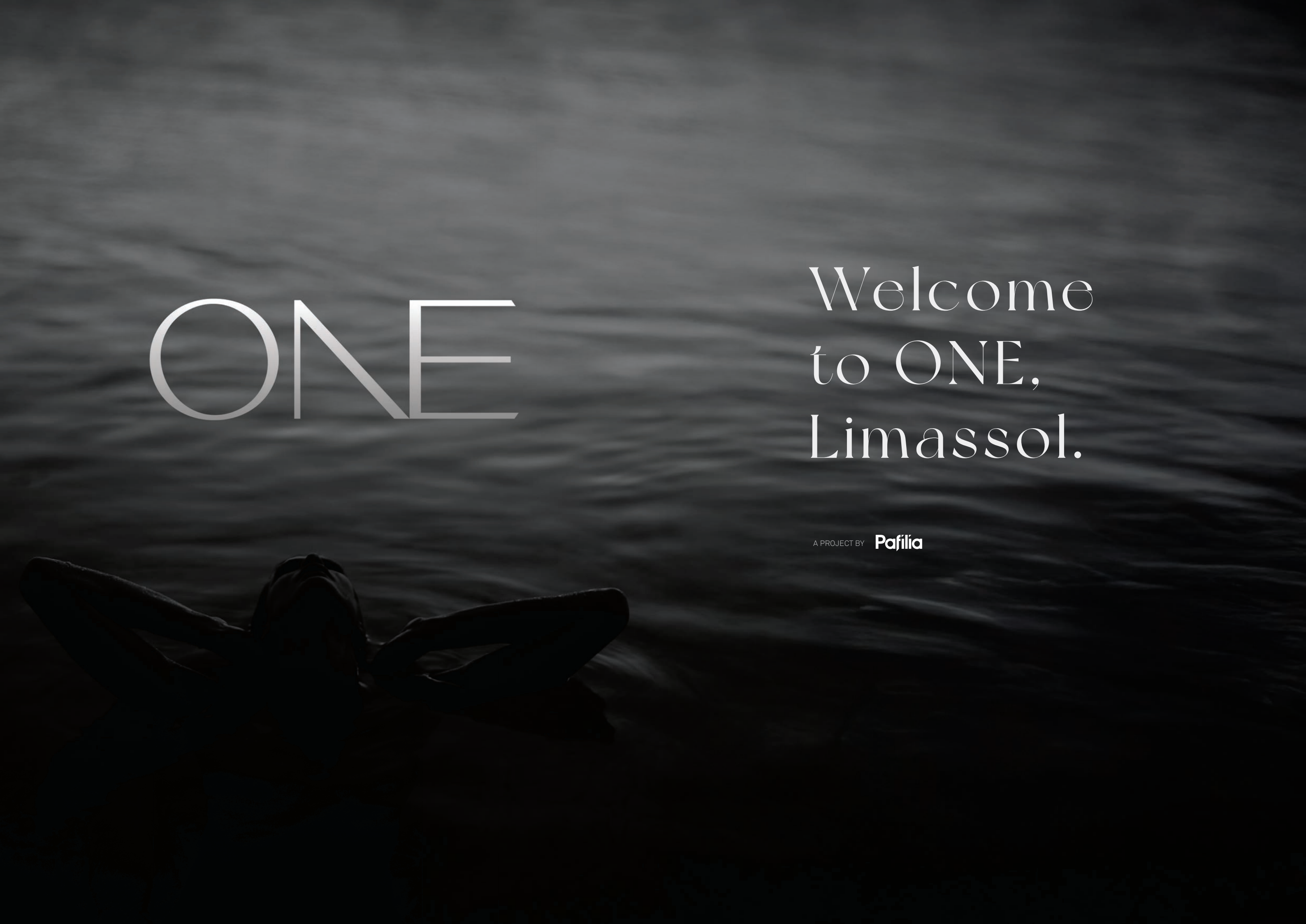




ONE

ICONIC ADDRESS



ONE

Welcome
to ONE,
Limassol.

A PROJECT BY **Pafilia**





• ONE EXTERIOR

Introducing ONE

The most iconic residential tower on the Mediterranean.
Rising elegantly from Limassol's prized seafront, ONE is more than a landmark — it is a bold statement of architectural prestige and lifestyle refinement.

This is where world-class design, intuitive luxury, and absolute privacy converge.

ONE COLLABORATION

Pafilia

ATKINS

WKK

HBA

**BUROHAPPOLD
ENGINEERING**



The Tower That Redefined the Skyline

Designed by the award-winning Atkins and WKK architectural firm, ONE Limassol stands as a gleaming glass sentinel along the city's prestigious seafront. Its curved façade not only maximizes panoramic views of the sea and the Troodos mountains but also enhances energy efficiency — a subtle nod to sustainability without compromising grandeur.

But beyond the architecture lies the real value: the privacy, the lifestyle.

Security, Safety & Serenity – Without Compromise

At ONE, peace of mind is more than a promise — it is a principle woven into every detail.

Discreet yet impenetrable, security is ever-present, with 24-hour on-site personnel, controlled access points, and private gated underground parking with residents-only entrance ensures absolute discretion. Intelligent surveillance operates silently in the background, preserving the tranquillity of your home while protecting it with precision.

Engineered to the highest standards, ONE's seismic-resistant structure and cutting-edge fire protection systems go far beyond European regulatory benchmarks — offering not just compliance, but true confidence.

**This is safety as a silent luxury.
Privacy as perfection.**



Why ONE is Unrivalled

IN A SKYLINE OF GLASS AND STEEL, ONE STANDS ALONE — NOT MERELY TALLER, BUT SMARTER, QUIETER, MORE EXCLUSIVE.

UNPARALLELED PRIVACY & SPACE

Where other towers stack units in pursuit of quantity, ONE limits its residences to a select few. With just three apartments per floor — or a single residence in the case of the Penthouse or whole floor Sky Residence — each home enjoys the kind of privacy rarely found in vertical living. Private lift access, discrete service entries, and noise-mitigating engineering ensure tranquillity throughout.

WORLD-CLASS DESIGN, LOCALLY ROOTED

Designed by the globally acclaimed Atkins architecture firm and tailored to the unique character of Limassol's seafront, ONE is a product of visionary thinking and precise execution — not generic luxury.

A RARITY IN THE MARKET

Where others offer availability, ONE offers scarcity. With only a handful of units remaining — and just one Penthouse Sky Villa — ownership is not just a transaction, but an acquisition of legacy.

PRIME LOCATION, LASTING VALUE

Unlike many towers positioned on secondary streets or in mixed-use zones, ONE commands the most coveted seafront location in Limassol, walking distance to everything that defines Mediterranean sophistication. The address alone is a symbol of enduring capital value.



• ONE

An Elite Private Community

LIMITED IN NUMBER, UNRIVALLED IN EXCLUSIVITY.

With a carefully curated resident base, and a maximum of three apartments per floor, ONE offers a calm, private environment where your home remains your sanctuary. Low resident density, private lift

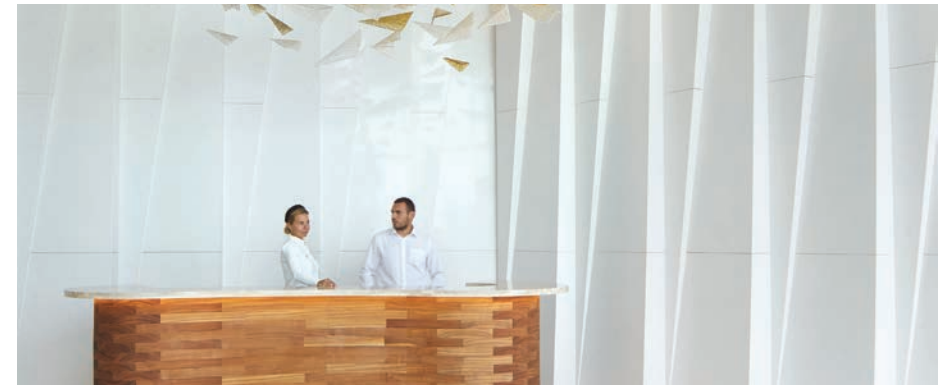
access to selected units, and secure underground parking ensure a refined sense of space and privacy that few residences can match.

White-Glove Service at Home

EFFORTLESS LIVING IS THE HALLMARK OF ONE.

A dedicated concierge is on hand to manage every detail — from in-residence housekeeping and maintenance to private wellness sessions,

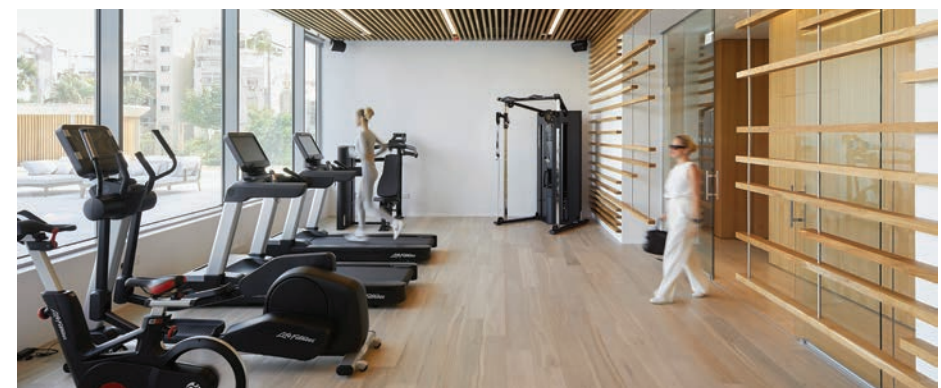
chauffeured transport, and event arrangements. This is not service as an amenity. It is service as a standard.



• ENTRANCE LOBBY



• INFINITY-EDGE POOL



• FITNESS SUITE



Resort Indulgence, Residential Exclusivity

A PRIVATE RESORT — WITHOUT EVER LEAVING HOME.

Residents enjoy access to an infinity-edge pool, a full-service spa with sauna and treatment rooms, a Technogym-equipped fitness suite, and

elegant resident lounges. Every element has been designed to enrich the senses and elevate everyday living.

The Epicentre of Coastal Luxury

ONE SITS AT THE VERY HEART OF LIMASSOL'S MOST EXCLUSIVE DISTRICT.

From your doorstep, access fine dining, designer boutiques, the Limassol Marina, luxury hotels, and the rich cultural tapestry

of the Old Town. Whether by day or night, this is a lifestyle immersed in sophistication and convenience.



• SHOPPING AREA



• LIMASSOL OLD TOWN



• LIMASSOL MARINA

• LIMASSOL SEAFRONT

A Global Asset of Lasting Value

ONE REPRESENTS AN EXTRAORDINARY INVESTMENT
— FINANCIALLY AND PERSONALLY.

As Cyprus continues to thrive and firmly position itself as a global hub for high-net-worth investors, ONE offers rare capital appreciation potential, strong rental yields, and a secure EU jurisdiction.

With one of Europe's most attractive tax regimes — including low corporate tax, no inheritance tax, and favorable incentives for international buyers — ownership at ONE combines lifestyle with lasting financial advantage.





• ONE DUPLEX HOME

Resident Reflections

“The privacy and discretion are exceptional – we feel entirely removed from the world, while being at its very centre.”

RESIDENT

“Living here is effortless. It’s refined, secure, and every detail is taken care of. ONE is truly in a class of its own.”

INTERNATIONAL OWNER



• 2 BED APARTMENT



• SKY PENTHOUSE POOL FLOOR

A Vision of Elevated Luxury

Every residence at ONE is a masterpiece, sculpted for the most discerning. Soaring 37 floors, these sky-high homes are wrapped in full-height glass, capturing uninterrupted sea and city views. Inside, their refined

finishes, seamless layouts, and thoughtfully curated interiors offer a living experience that transcends expectation. This is luxury, elevated to its highest form.



• SKY PENTHOUSE KITCHEN

A Rare Opportunity

THERE IS ONLY ONE.

With a limited number of residences remaining, this is a rare opportunity to own a home in one of the Mediterranean's most iconic addresses. These are not just properties — they are legacies, reserved for those who recognise the value of the exceptional.



• ONE PENTHOUSE LIVING ROOM

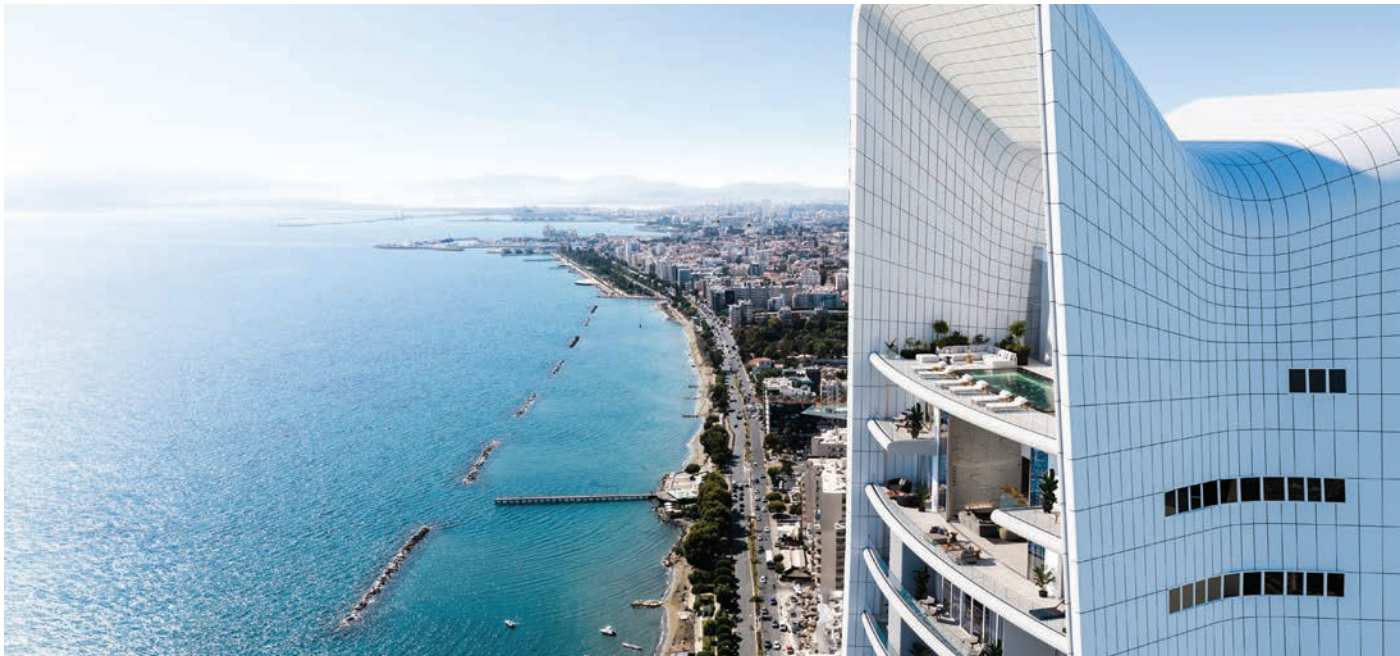
The Penthouse — Where the Horizon Becomes Home

Perched atop the 35- 37th floors, the 3-level Penthouse at ONE is not simply a residence — it is the summit of aspiration. Spanning the entire crown of the tower, this singular residence offers unmatched 360-degree views of the Mediterranean Sea, the Troodos mountains, and the vibrant cityscape below. With soaring double-height ceilings, private panoramic terraces and a pool on the 37th floor, interiors curated to bespoke perfection, this is a home sculpted for those who demand the extraordinary.

Enter through a private lift to a world of boundless space, where every finish is tailored, every detail considered. The layout can be personalised to meet each client’s unique requirements and may include up to six bedrooms, a private cinema room, a dedicated wellness suite and gym, and a temperature-controlled wine cellar. An outdoor sky pool elevates this residence into a true vertical estate. This is not just penthouse living. This is ultimate Penthouse — rare, refined, and resoundingly private.

THE SKY IS NOT THE LIMIT — IT’S JUST THE BEGINNING

6 BEDROOMS 4 BATHROOMS PRIVATE POOL & ROOF GARDEN
COVERED AREA: 581 SQM COVERED VERANDA : 85 SQM
UNCOVERED VERANDA : 246 SQM TOTAL COVERED AREA : 1,011 SQM
COVERED PARKING x3 SPACES SECURE ACCESS STORAGE AREA

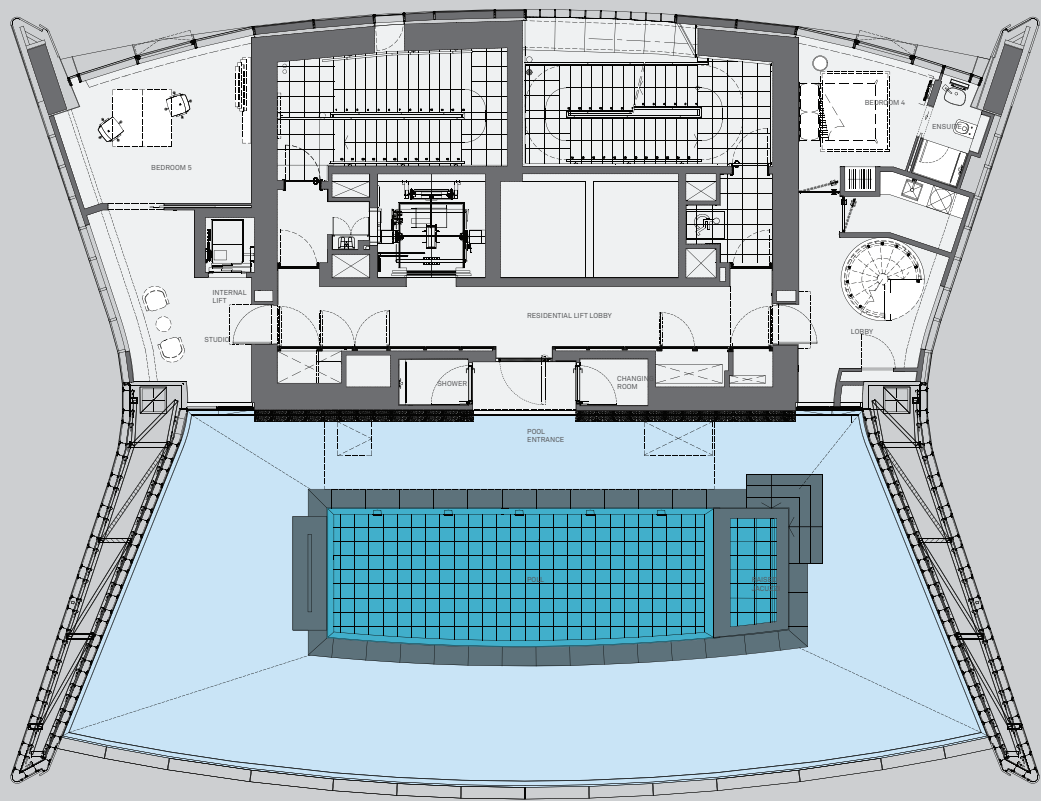
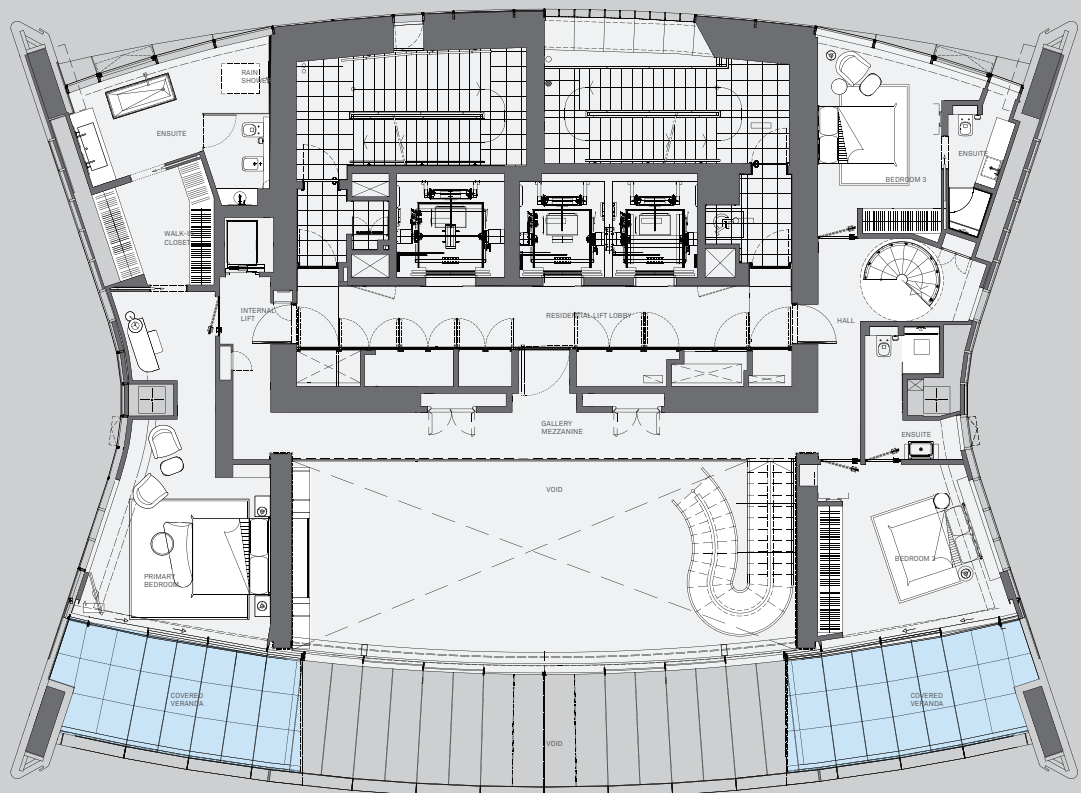
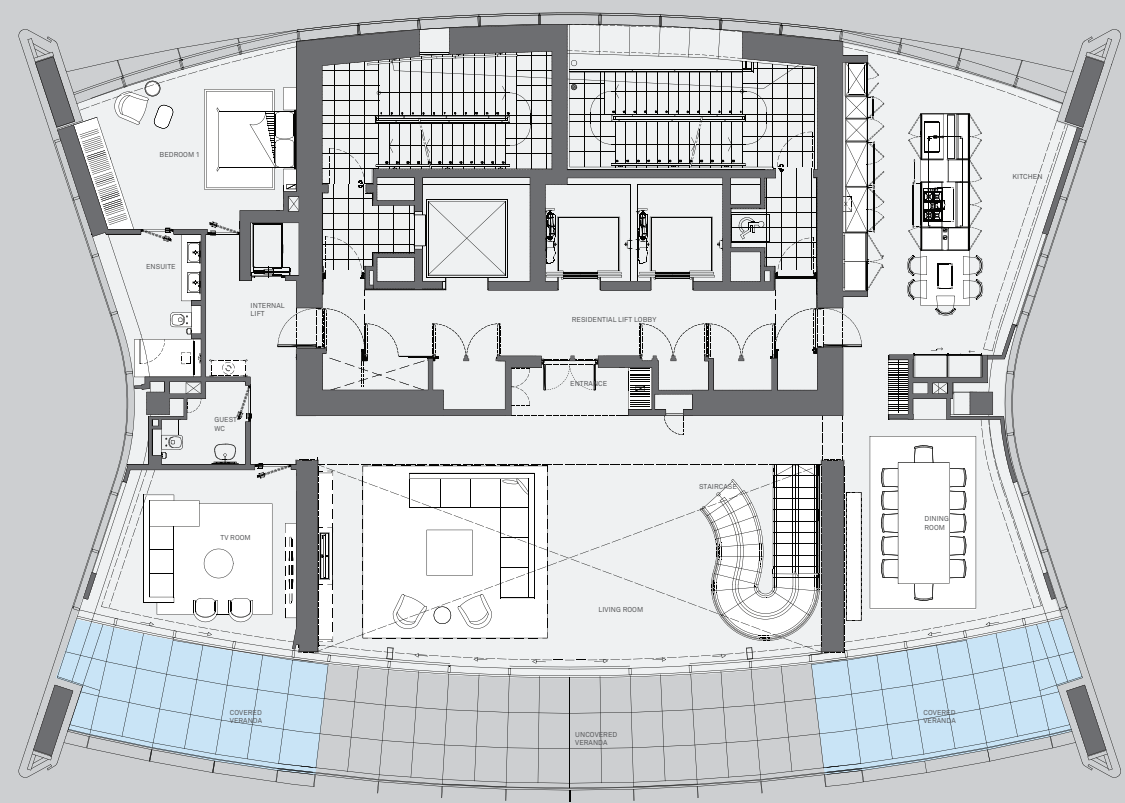


The Penthouse

6 BEDROOM

TOTAL COVERED AREA
(Inc. Covered Veranda)

1,011.63m²



A One-of-a-Kind Sky Home Spanning the 28th Floor

A PRIVATE RESORT — WITHOUT EVER LEAVING HOME.

Elevated high above the city on Level 28, this one-of-a-kind, whole-floor residence is a rare opportunity within ONE Limassol — a full 4-bedroom apartment that commands the skyline with effortless presence. Offering total seclusion, direct lift access, and floor-to-ceiling glazing throughout, it invites uninterrupted views of

sea, sky, and city in every direction. Unlike anything else in the tower apart from the Penthouse, this residence is expansive yet elegantly restrained — a sanctuary in the sky where privacy, proportion, and perspective are in perfect balance. Crafted for those who appreciate the extraordinary, without the excess.

4 ENSUITE BEDROOMS | COVERED AREA: 384 SQM

COVERED VERANDA : 94 SQM | TOTAL COVERED AREA : 478 SQM

COVERED PARKING | SECURE ACCESS



• ONE FLOOR RESIDENCE LIVING ROOM



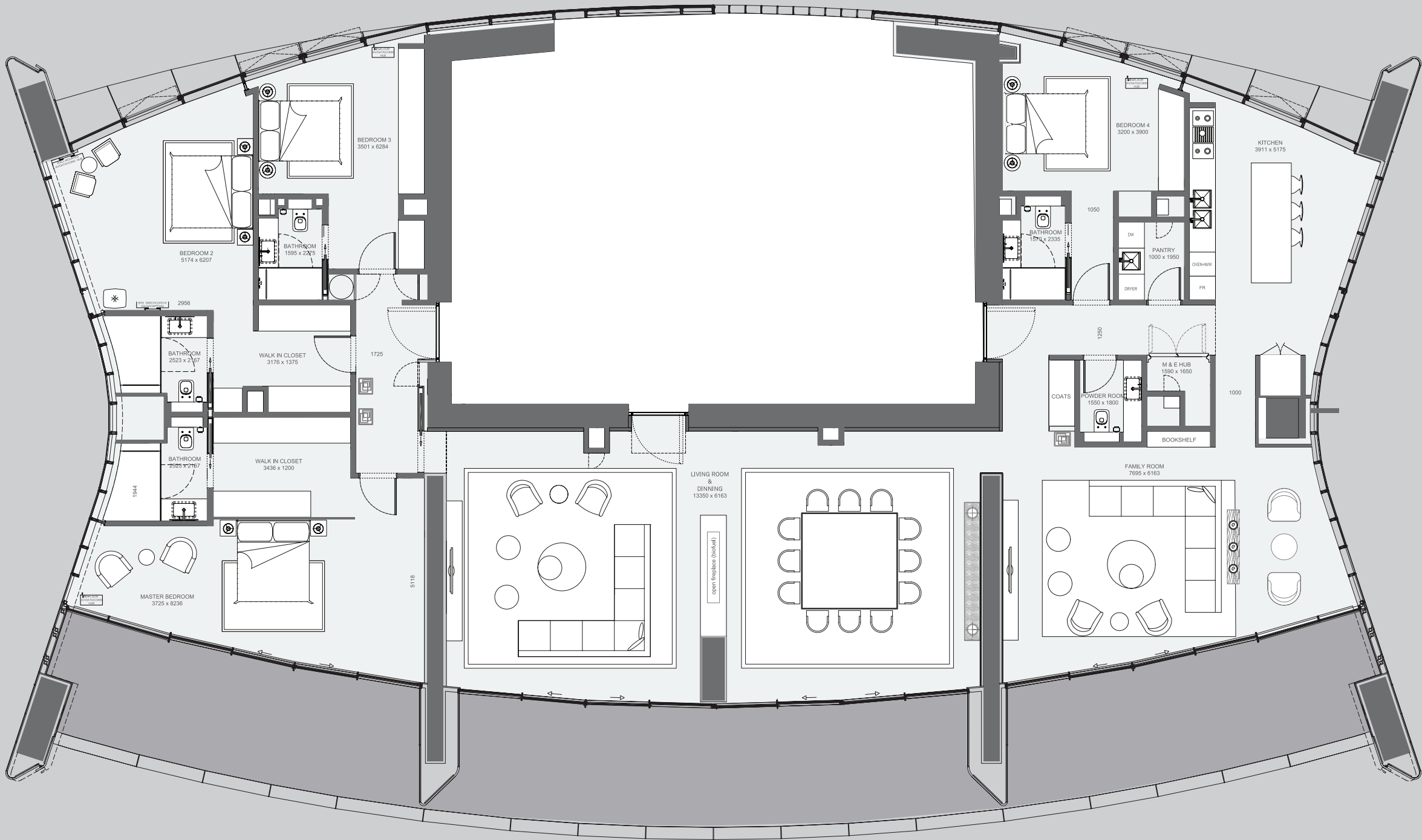
• ONE FLOOR RESIDENCE KITCHEN

Sky Home

4 BEDROOM

TOTAL COVERED AREA
(Inc. Covered Veranda)

487.30m²



The Three-Bedroom Residence

DISTINCTION BY THE SEA

Expansive in presence yet elegantly restrained, the three-bedroom residence commands the seafront with effortless poise. Every room is shaped by the sea, with panoramic glazing inviting the horizon into daily life. Within, interiors are curated with exceptional care — from striking feature walls to bespoke wood panelling that lends character and depth.

Flowing living spaces, generous bedrooms, and private terraces create a residence where proportion and perspective are perfectly balanced. More than a home, this is an expression of individuality — a sanctuary above the city, where design, privacy, and seafront living converge in absolute harmony.



• LIVING ROOM AND DINING ROOM

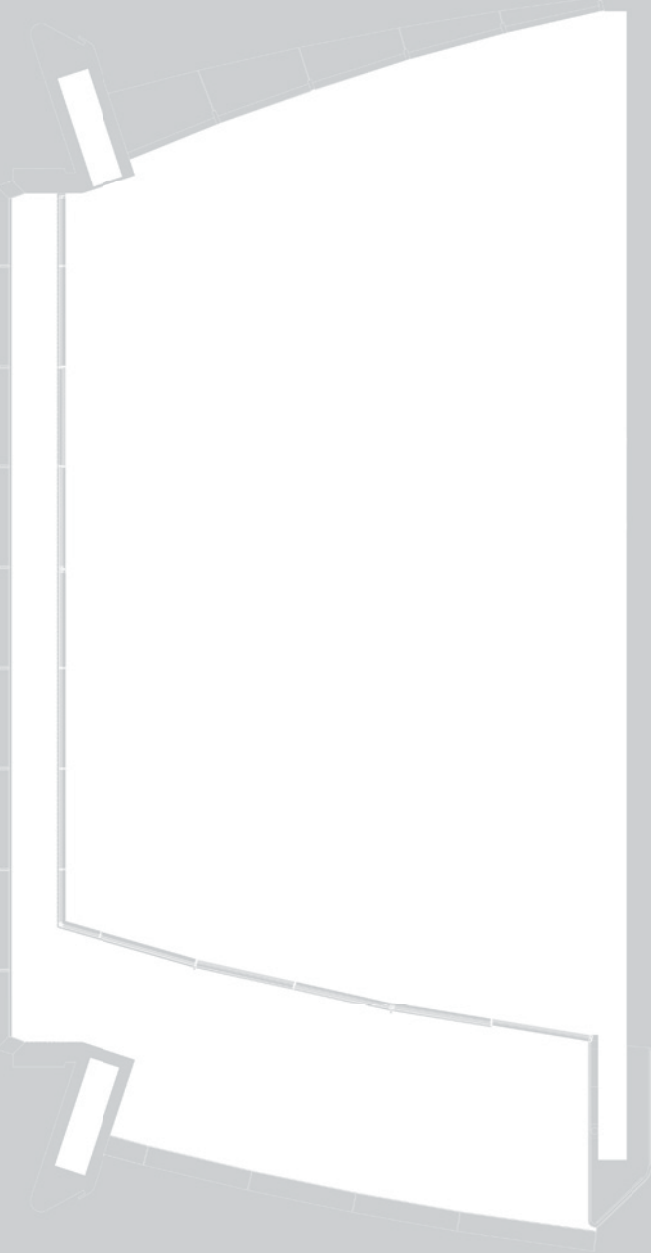
Apartment

3 BEDROOM D



TOTAL COVERED AREA
(Inc. Covered Veranda)

164,15m²





• LIVING ROOM

The Two-Bedroom Residence

A PRIVATE COASTAL HORIZON

Set high above Limassol's prized seafront, the two-bedroom residence at ONE is sculpted with precision and individuality. With full-height glass, it captures uninterrupted views of the Mediterranean — a living canvas that changes with the light. Inside, bespoke feature walls and finely detailed wood panelling create a sense of

warmth and distinction, a subtle counterpoint to the clean architectural lines. Open-plan interiors flow seamlessly to private terraces, offering a retreat that is at once intimate and expansive. This is not just a residence, but a horizon redefined — private, timeless, and entirely unique.

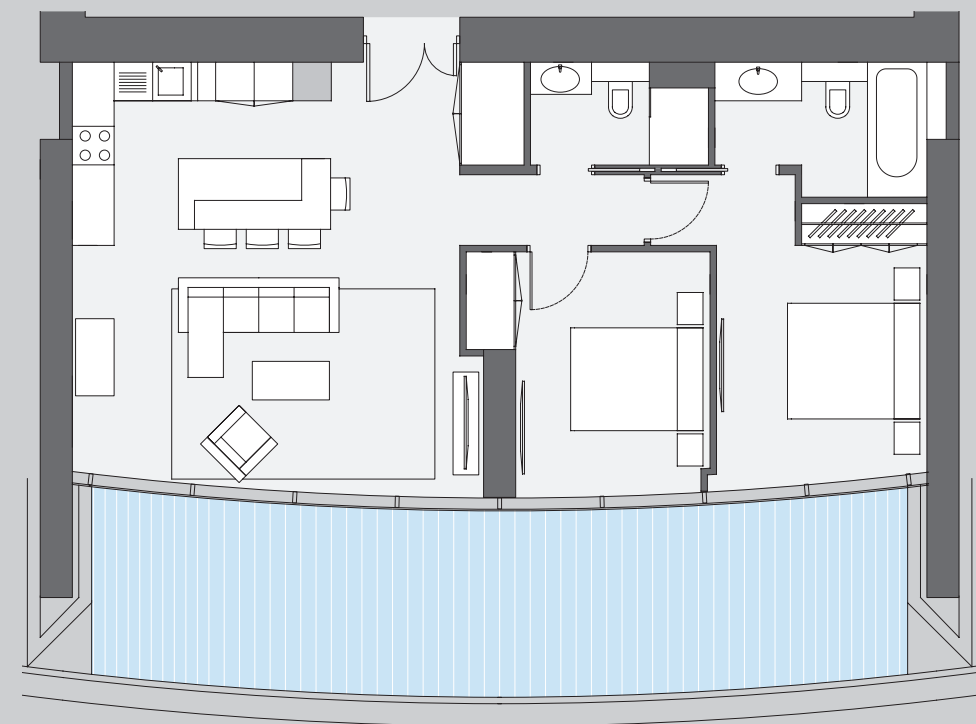
Apartment

2 BEDROOM A



TOTAL COVERED AREA
(Inc. Covered Veranda)

142.7m²



Homeowner Privileges

Beyond the unparalleled lifestyle and access to ONE's exclusive and private facilities, every homeowner also enjoys an exceptional privilege:

A complimentary 3-year Golf & Spa Membership at Minthis, the award winning lifestyle resort.

Just 30 minutes from Limassol, Minthis is a world-class destination set within Paphos wine-producing region. Designed to harmonize with nature, it offers a serene escape where wellness, leisure, and sophistication come together.

Membership highlights include:

- Unlimited access to the 18-hole championship golf course.
- Full use of the award-winning Minthis Spa, with indoor pool, hydrotherapy experiences, thermal suites, and bespoke treatments.
- Priority access to the resort's fine dining restaurants, wine bar, and clubhouse lounge.
- Invitations to exclusive members' events and cultural experiences throughout the year.
- This unique benefit ensures that life at ONE extends far beyond the Limassol seafront offering you a second sanctuary, where nature, wellness, and refined living converge.





Your Place at the Pinnacle

SECURE. PRIVATE. ICONIC.

Your next chapter begins at ONE — a residence that reflects your highest aspirations. From flawless design and absolute privacy to the finest services and the best of Limassol at your feet, ONE invites you to experience life at the pinnacle of Mediterranean luxury.

Life at the top. Welcome to ONE, Limassol.

Arrange your private appointment today.

ONE

Pafilia

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