



OPALION

ASKANIS GROUP

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# OPALION

## ὀπάλιον

*[opalion]: A mineral of which certain varieties are used as gemstones.*

Derived from the ancient Greek word **ὀπάλλιος** (opalios), later spelled as **ὀπάλιον** (opalion), meaning “to see a change of color,” Opalion draws inspiration from the opal—a gemstone revered for its radiant play of light and ever-shifting hues. In Greek culture, the opal has long symbolized beauty, intuition, and transformation.

Reflecting these qualities, Opalion is more than a residence—it is a refined living experience that evolves throughout the day, capturing the delicate dance of natural light, elegant design, and timeless architectural form. Just like the gem it’s named after, Opalion reveals new facets with every moment, inviting you to discover a space that is as dynamic and inspiring as life itself.

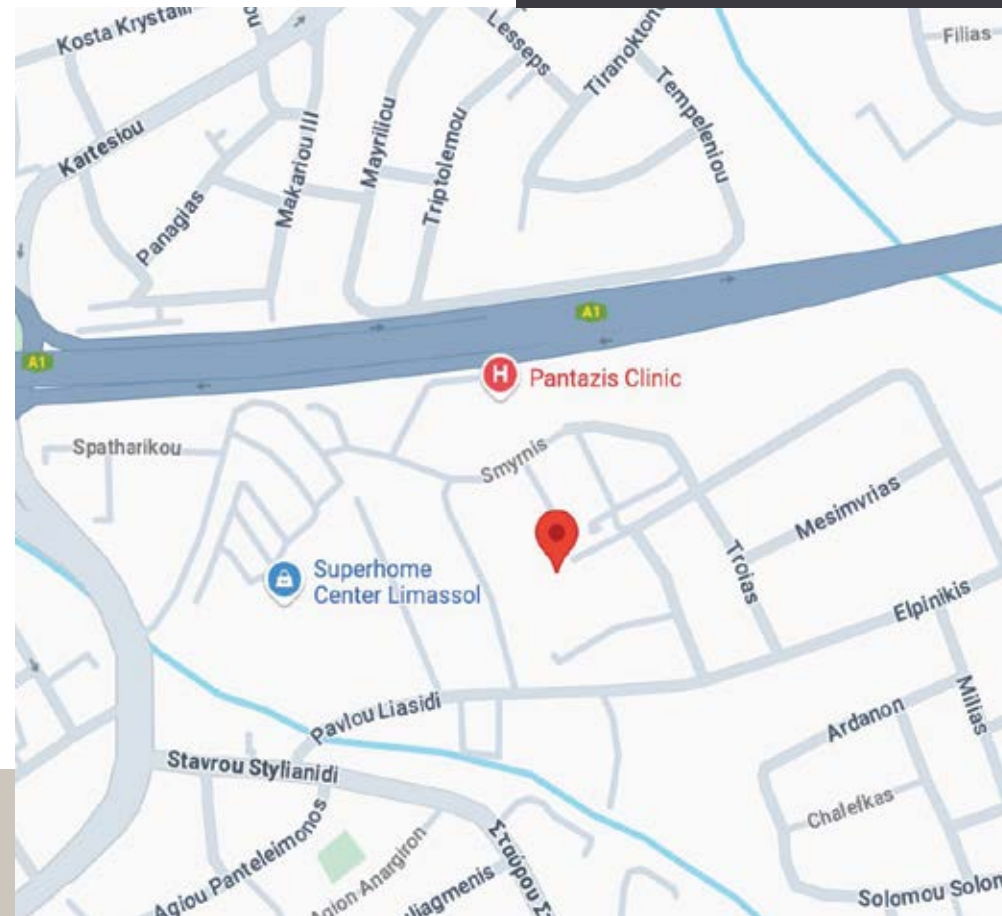
Opalion is a project comprised of two apartment blocks, situated on the boundary between Ayios Athanasios and Mesa Geitonia.

The project offers a variety of options for potential buyers set amongst its own private landscaped park. Prospective owners can choose between 1, 2 and 3 bedroom apartments as well as 2 and 3 bedroom penthouses that enjoy their own private roof gardens and a premium set of features.

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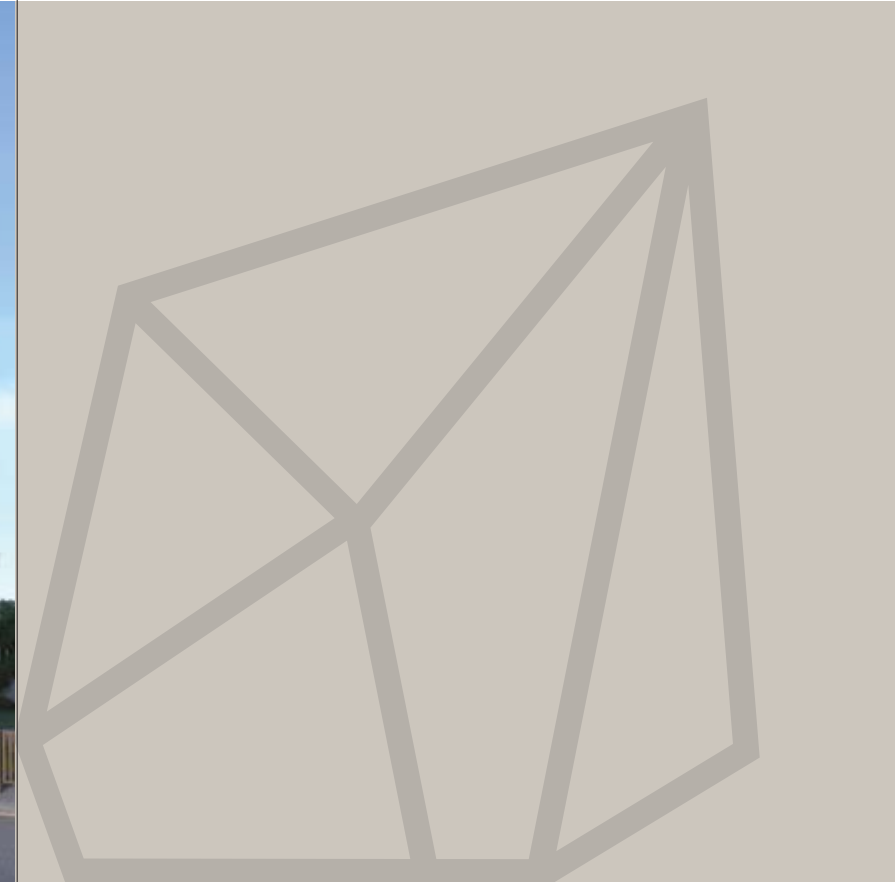
AN URBAN  
GREEN OASIS





CRAFTED TO  
INDUSTRY  
STANDARDS

All apartments are built to an industry-standard specification of high quality, however prospective buyers will have the opportunity to enrich their property with a selection of extra features such as underfloor heating, concealed air conditioning in bedrooms, a variety of material upgrades and all kinds of other luxurious finishing touches that Askanis Group has built a reputation on providing.





## 02

### THE LOCATION

Opalion is positioned on the boundary between the newly formed East and West Limassol Municipalities. Agios Athanasios (East Limassol) and Mesa Geitonia (West Limassol) have always been two of the areas of choice for the majority of Limassolians seeking a new home.

Set within the immediate periphery of the Limassol city centre, the site's location provides easy access to the highway, the commercial areas of the city and a number of amenities in retail and entertainment. Uniquely combined with this proximity to the centre, Opalion is set among existing residential developments, which enjoy a quiet and safe neighbourhood environment.

For those looking for an investment, the future of the particular area also looks promising. New mainstream developments such as the new Limassol mall in Linopetra, and a large number of other commercial/office developments which are under way along Spyrou Kyprianou avenue (just to the south of the site) are set to reinforce the future demand in the area.

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A PROJECT WITH ACCESS AND PROXIMITY.





### 03 ONE BEDROOM APARTMENTS

The project offers 6 one bedroom apartments with 53 m<sup>2</sup> of internal areas. Each unit is comprised of a single bedroom, open plan kitchen/dining/living room as well as a single bathroom with a shower.

A storage unit of at least 3.5 m<sup>2</sup> is provided on the ground floor level as well as one covered parking space. The covered veranda of each apartment is 10 m<sup>2</sup>.



- 6 ONE-BEDROOM APARTMENTS
- OPEN PLAN KITCHEN / DINING / LIVING ROOM
- SINGLE BATHROOM WITH SHOWER
- STORAGE UNIT
- 1 COVERED PARKING SPACE
- COVERED VERANDA



## 04

### TWO-BEDROOM APARTMENTS

The project offers 16 two-bedroom apartments ranging between 77-88 m<sup>2</sup> of internal areas. Each unit is comprised of two bedrooms, open plan kitchen/dining/living room as well as two bathrooms with a shower/bath.

A storage unit of at least 3.5 m<sup>2</sup> is provided on the ground floor level as well as one covered parking space. The covered verandas of the apartments are between 15-32 m<sup>2</sup>.



- 16 TWO-BEDROOM APARTMENTS
- OPEN PLAN KITCHEN / DINING / LIVING ROOM
- TWO BATHROOM WITH SHOWER / BATH
- STORAGE UNIT
- 1 COVERED PARKING SPACE
- COVERED VERANDA



## 05

### THREE-BEDROOM APARTMENTS

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The project offers 2 three-bedroom apartments of 104 m<sup>2</sup> internal areas. Each unit is comprised of three bedrooms, open plan kitchen/dining/living room as well as two bathrooms with a shower/bath.

A storage unit of at least 3.5 m<sup>2</sup> is provided on the ground floor level as well as two covered parking spaces. The covered verandas of the apartments are 22 m<sup>2</sup>.

- 2 THREE-BEDROOM APARTMENTS
- OPEN PLAN KITCHEN / DINING / LIVING ROOM
- TWO BATHROOM WITH SHOWER / BATH
- STORAGE UNIT
- 2 COVERED PARKING SPACES
- COVERED VERANDA





## 06

### TWO-BEDROOM PENTHOUSES

The project offers 6 two-bedroom penthouses with internal areas between 77-87 m<sup>2</sup>. Each unit is comprised of two bedrooms, open plan kitchen/dining/living room as well as two bathrooms with a shower/bath and one guest toilet at roof garden level.

A storage unit of at least 3.5 m<sup>2</sup> is provided on in the ground floor level as well as one covered parking space. The covered verandas of the apartments are between 18-32 m<sup>2</sup>. The roof gardens range between 36-54 m<sup>2</sup>.

- 6 TWO-BEDROOM PENTHOUSES
- OPEN PLAN KITCHEN / DINING / LIVING ROOM
- TWO BATHROOMS WITH SHOWER / BATH
- ONE GUEST TOILET AT ROOFGARDEN LEVEL
- STORAGE UNIT
- 1 COVERED PARKING SPACE
- COVERED VERANDAS
- ROOF GARDEN







THE CITY OF LIMASSOL.

# 07

## THREE-BEDROOM PENTHOUSE

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The project also offers a three-bedroom penthouse with an internal area of 104 m2. This unit is comprised of three bedrooms with an open plan kitchen/dining/living room as well as two bathrooms with a shower/bath and one guest toilet at roof garden level.

A storage unit of at least 3.5 m2 is provided on the ground floor level as well as two covered parking spaces. The covered verandas of the apartment have an area of 22 m2. The roof garden has an area of 61 m2.

- 1 THREE-BEDROOM PENTHOUSE
- OPEN PLAN KITCHEN / DINING / LIVING ROOM
- TWO BATHROOMS WITH SHOWER / BATH
- ONE GUEST TOILET AT ROOFGARDEN LEVEL
- STORAGE UNIT
- 2 COVERED PARKING SPACES
- COVERED VERANDAS
- ROOF GARDEN





- 520m2 landscaped park for the exclusive use of the residents of the project, equipped with children's playground facilities
- Building EPC category (A) energy efficient, partially powered by photovoltaic cells
- Electric car charging stations (one provision for each unit)
- Efficient inverter heat pump powered underfloor heating in penthouse apartments
- Efficient inverter VRV or split unit air conditioning cooling and heating system
- Domestic solar heated water supply
- Double glazed windows with thermally insulating aluminium frames
- Thermal envelope across the whole of the building facade and roofs as per energy certificate requirements

LIVE SUSTAINABLY





- All M&E installations according to Electricity Authority of Cyprus and all relevant European Regulations.
- KNX control system for penthouse apartments incorporating lighting and curtains (provision)
- Provisions for satellite and television network
- USB sockets in certain locations within apartments
- Common lift
- Fire detection system for common areas
- Keyless entry to building for residents



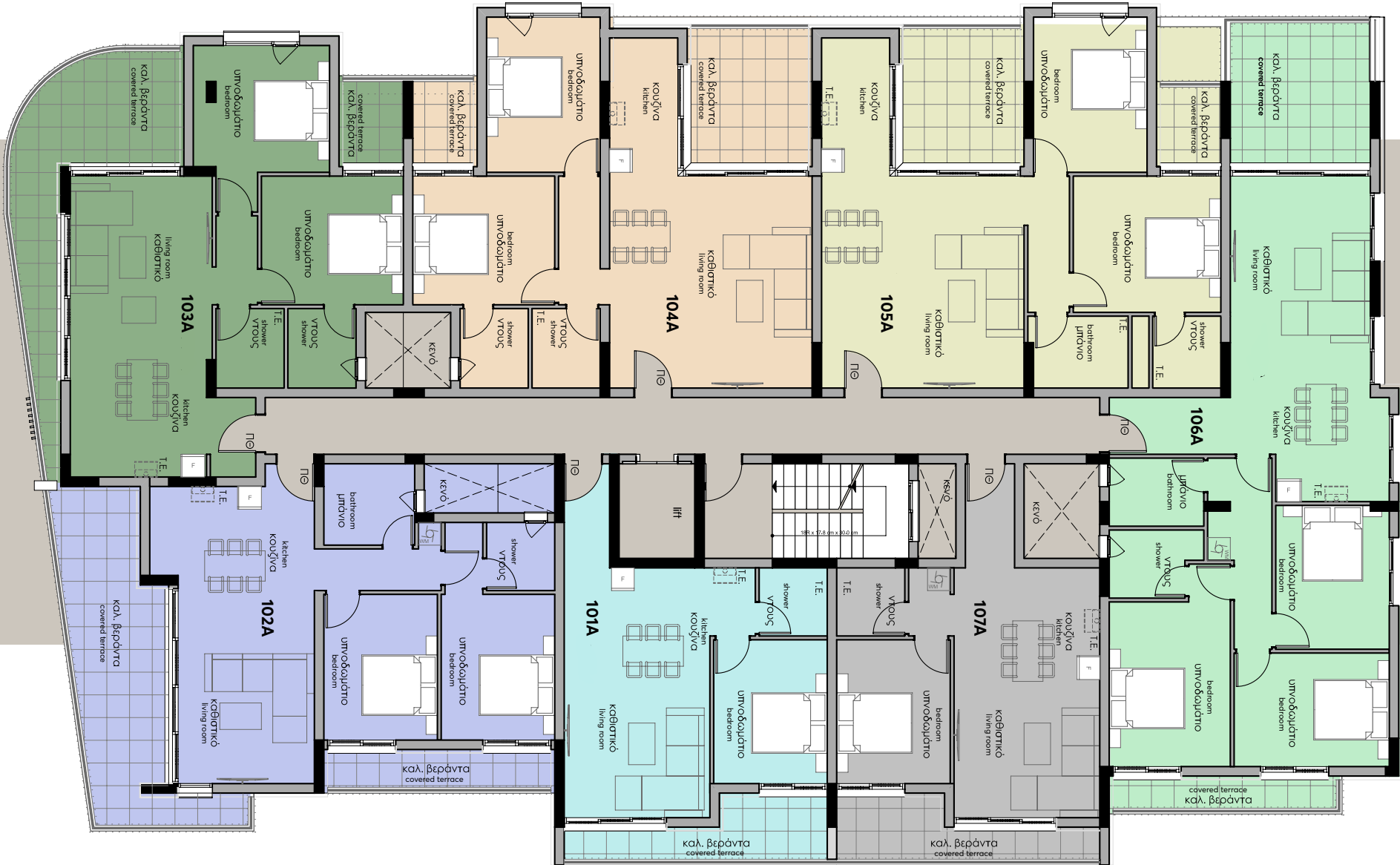
All fit out and architectural features to a high standard, to be specified by the project Architect. The following are some examples of the specifications:

- High strength, durable porcelain / ceramic tiles with low porosity used for floor finishes and wall finishes in kitchens and bathrooms as well as floor finishes throughout the apartments and common areas of the building. Buyers can choose between a number of options.
- Laminated parquet flooring for all bedrooms. Buyers can choose between a number of colours.
- High quality porcelain sanitary ware and fittings/accessories
- Locally manufactured or Italian kitchens to follow layout and specifications as defined by project Architect
- Wardrobes generally - high quality melamine structure and doors
- Apartment entrance doors manufactured to European Regulations for fire resistance and to a high specification for security door manufacture
- Gypsum-board false ceilings in kitchens, bathrooms and hallways to conceal accessible M&E devices
- Kitchen counter and vanity unit tops in synthetic granite with multiple colour options



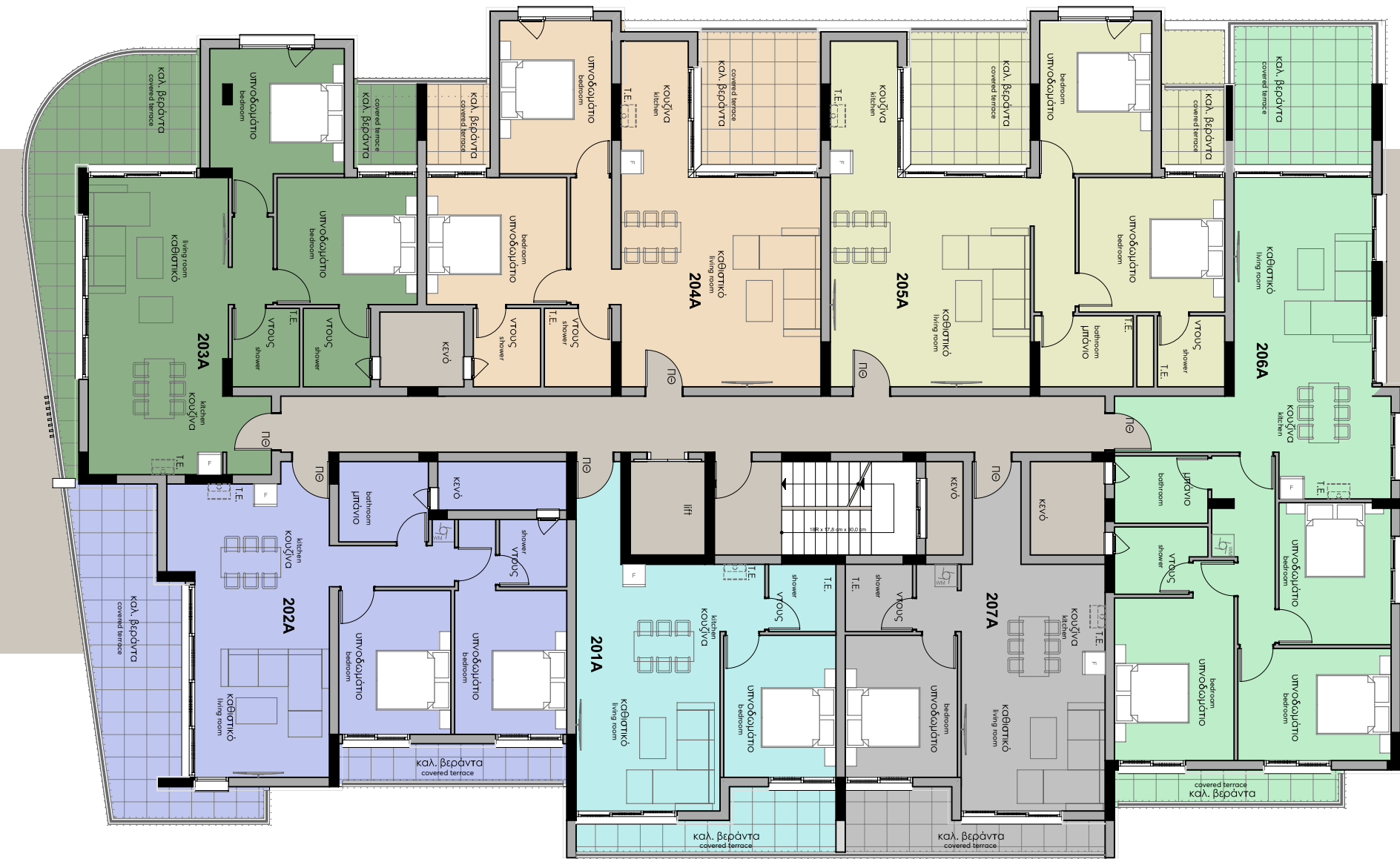


# BLOCK A





SECOND FLOOR | BLOCK A

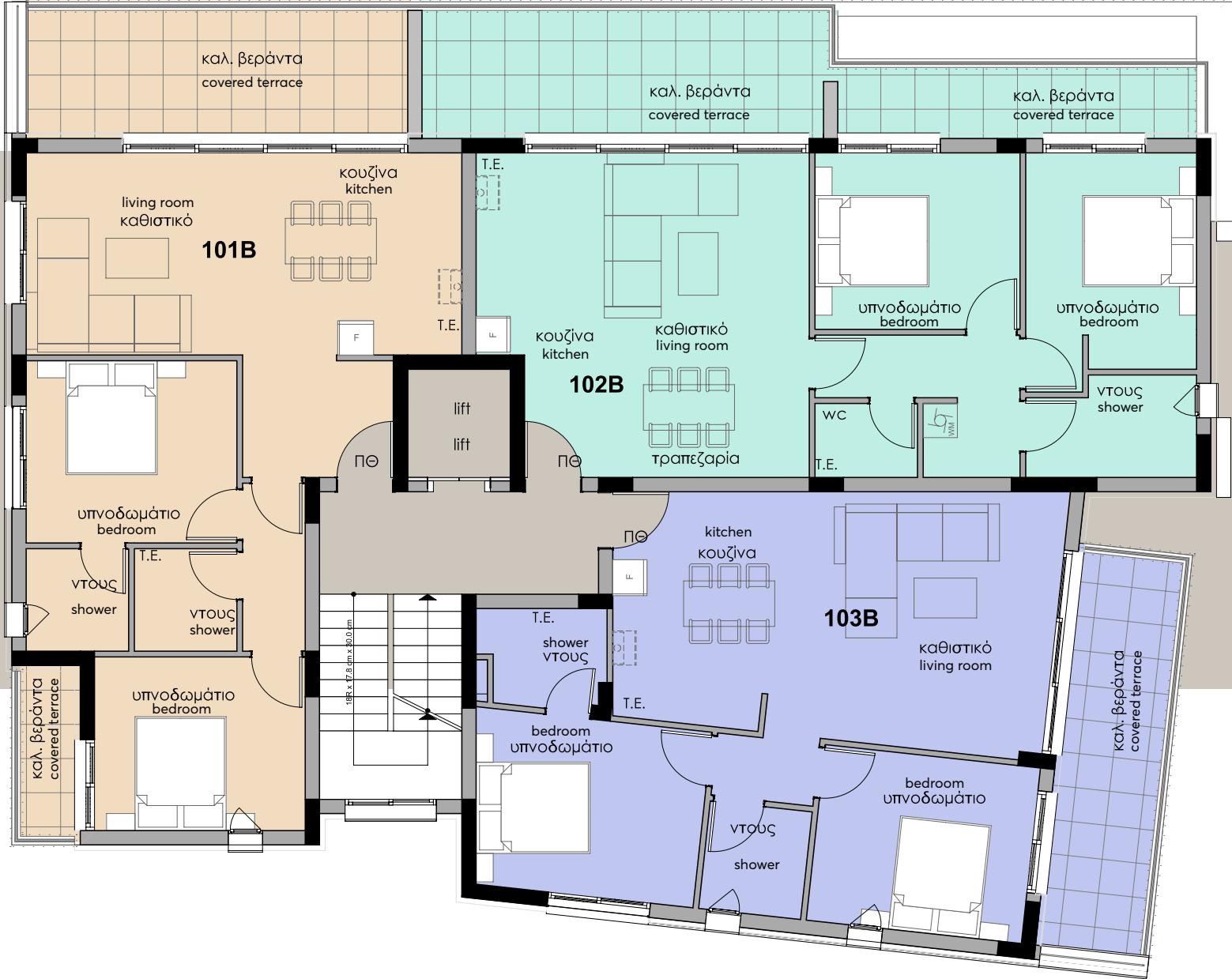


THIRD FLOOR | BLOCK A



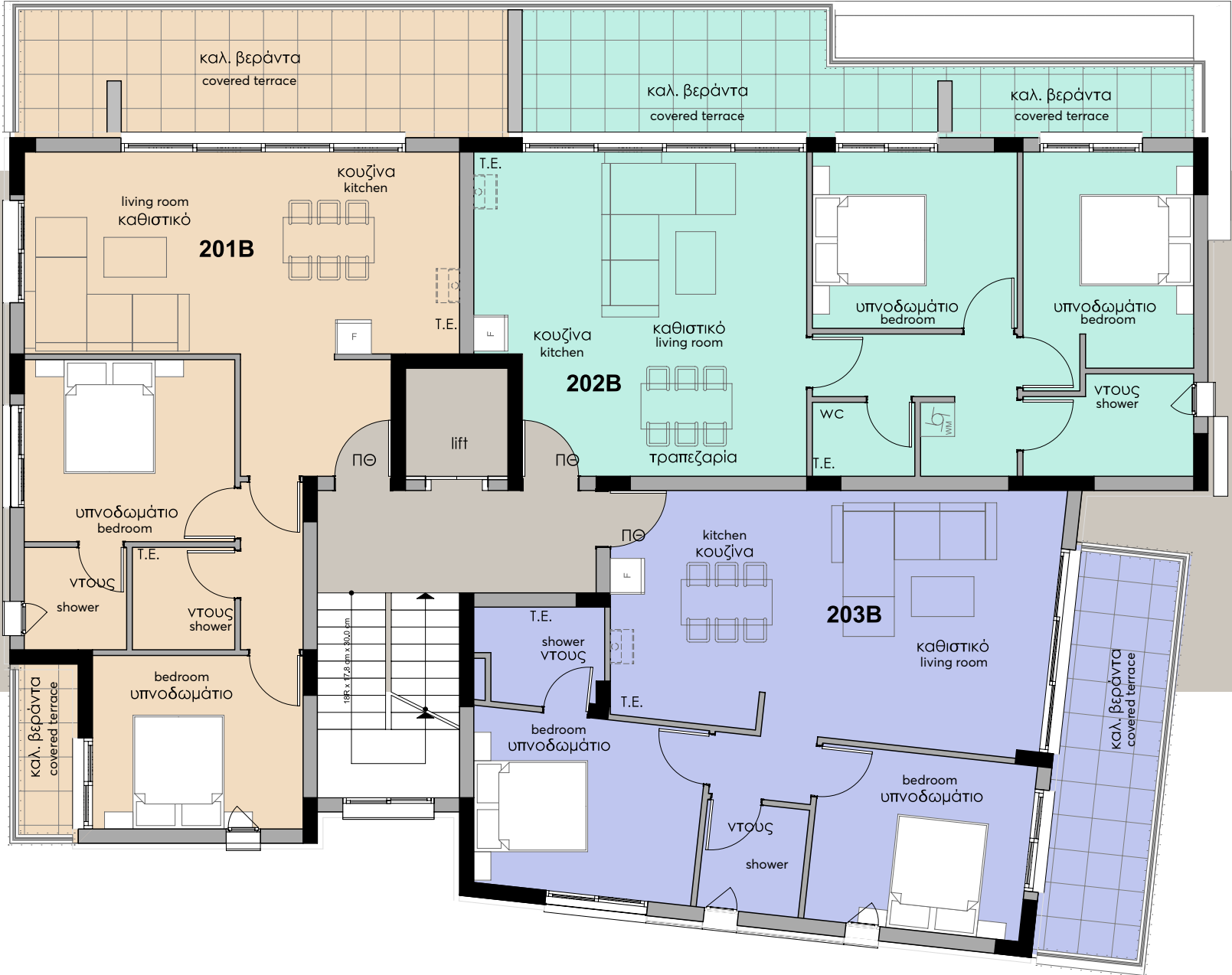


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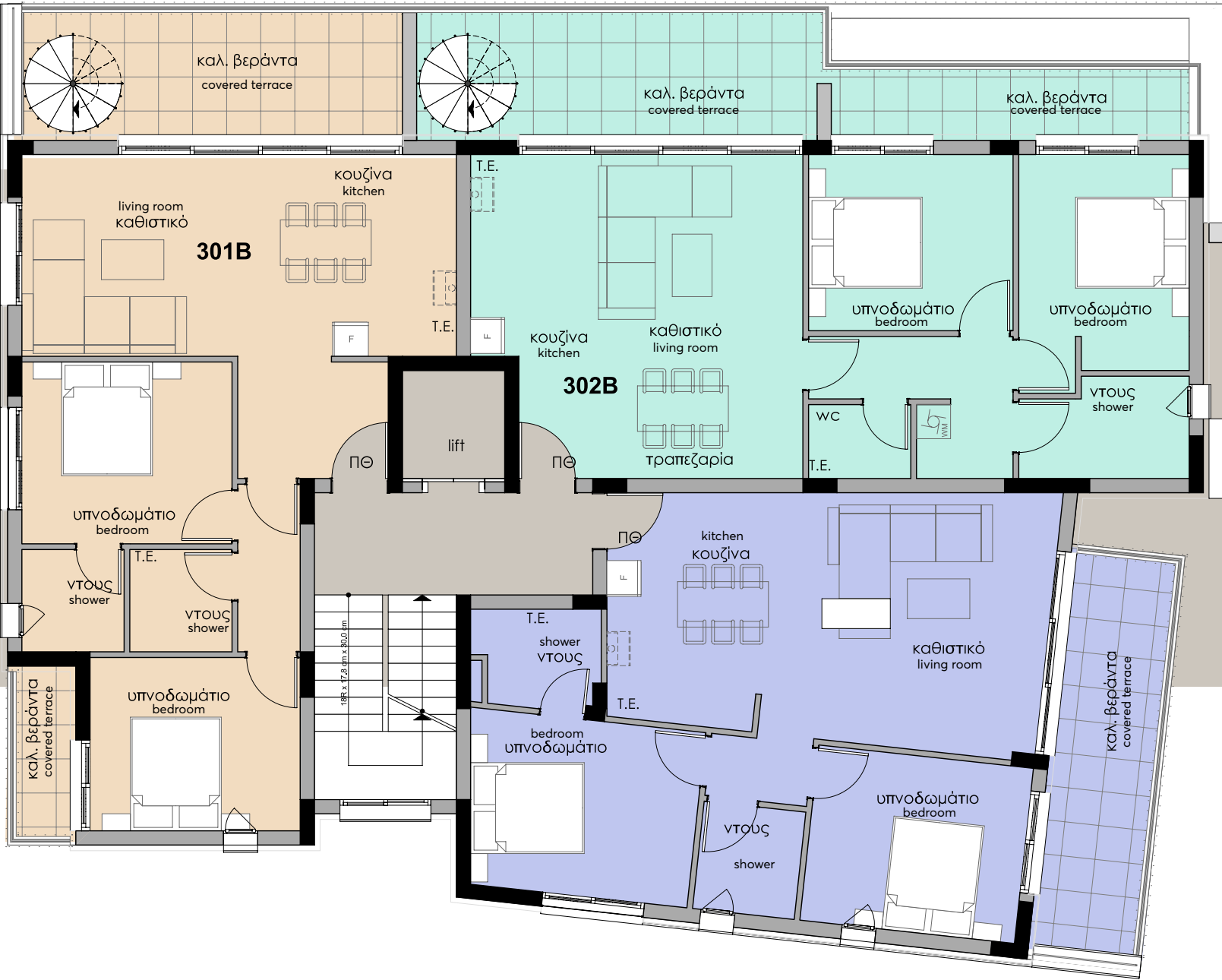




SECOND FLOOR | BLOCK B



THIRD FLOOR | BLOCK B











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