




# ONE

ICONIC ADDRESS



“THE SEA IS EVERYTHING.  
IT COVERS SEVEN TENTHS OF THE TERRESTRIAL GLOBE.  
ITS BREATH IS PURE AND HEALTHY.  
IT IS AN IMMENSE DESERT,  
WHERE MAN IS NEVER LONELY,  
FOR HE FEELS LIFE STIRRING ON ALL SIDES.”

JULES VERNE

ONE

LIMASSOL



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

# ONE

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# ONE --- OF A KIND

## A UNIQUE OPPORTUNITY

For exceptional seafront living, exclusivity, rarity and security of investment, ONE is the most sought-after address in Cyprus. Its location is highly prized, its character distinguished and the opportunity it presents is unique.

ONE gives the Limassol skyline a striking new definition. The tallest residential tower of its kind, ONE is a landmark of progress, recognisable from anywhere in the city.

It creates a new category of luxury - presenting the singularity of a central location. It gives residents all the advantages of esteemed hotel service in the comfortable embrace of a secure, private residence.

ONE is an origination far beyond a collection of luxury residences; it is an extraordinary expression of pure pleasure, of vision, space, light and quality.





# ONE ADDRESS

## THE MOST DESIRED IN CYPRUS

ONE is situated on 28th October Avenue, Limassol's most prized address. This prime seafront boulevard traces the coastline and runs parallel to its enchanting palm-lined promenade. Accented with boutique shopping and chic café culture, the select avenue effortlessly links its residents to the central business district, the most fashionable shopping quarter, the charming old town and the modern marinas.

ONE occupies the point where 28th October Avenue reaches its most advantageous. This is a once-in-a-lifetime opportunity to acquire an address that embodies rarity and marks the true heart of Limassol.





## PRIME LOCATION

### INTERNATIONAL AIRPORTS

- Larnaca Airport 45 min
- Paphos Airport 53 min

- Promenade
- ..... Beach Path

### PLACES OF INTEREST

1. Limassol Castle
2. Limassol Marina
3. St Raphael Marina
4. Old Port
5. Cathedral
6. City Hall
7. Limassol Nautical Club
8. Watersports Club

### GALLERIES, MUSEUMS, THEATRE

9. Cyprus Theatre Museum
10. Municipal Gardens Theatre
11. Municipal Art Gallery
12. Miho Art Gallery
13. Archaeological Museum
14. Carob Mill Museum
15. Gallery Morfi
16. Rialto Theatre
17. Municipal Gardens
18. Amathus Archeological site

### EDUCATION

19. Foley's Grammar School
20. American Academy School
21. Logos School of English Education
22. Pascal English School
23. The Grammar School
24. Cyprus University of Technology
25. Intercollege Limassol
26. The Cyprus Academy of Art
27. Cyprus Institute of Marketing



# ONE LIMASSOL

## THE CITY OF CHOICE

Consistently ranked as one of the world's leading cities for quality of life – and highly regarded for its chic riviera feel, cosmopolitan sophistication and pure Mediterranean charm – Limassol has fast become the home of choice to an ever-growing multicultural population. Nowhere in Cyprus is there a richer or more engaging mix of culture, heritage, refined taste, entertainment and places of genuine interest.





“ well-earned reputation as Cyprus’ cosmopolitan capital ”

#### A VIBRANT MODERN PLAYGROUND

For epicureans, there’s an overwhelming choice of elegant and casual dining: contemporary; traditional Cypriot; regional Mediterranean and international. From Limassol’s chic café society to evening cocktails on its graceful promenade, the city’s glamorous crowd is very much in evidence. And with its well-earned reputation as Cyprus’ cosmopolitan capital, Limassol offers the sleekest clubs, bars and lounges found anywhere on the island.

For those in search of retail therapy there’s an abundance of global luxury brands at prime locations such as Makarios III Avenue. There are also international fashion labels, emerging designers, fine jewellers and horologists.

For lazy days under the Limassol sun, there’s not only the beach directly in front of ONE, but numerous others along the coastline.

Yachting, sea kayaking and kitesurfing are just a handful of the other seafaring activities to choose from. And as a regular port of call for many cruise-liners, Limassol is Cyprus’ most famous port city.

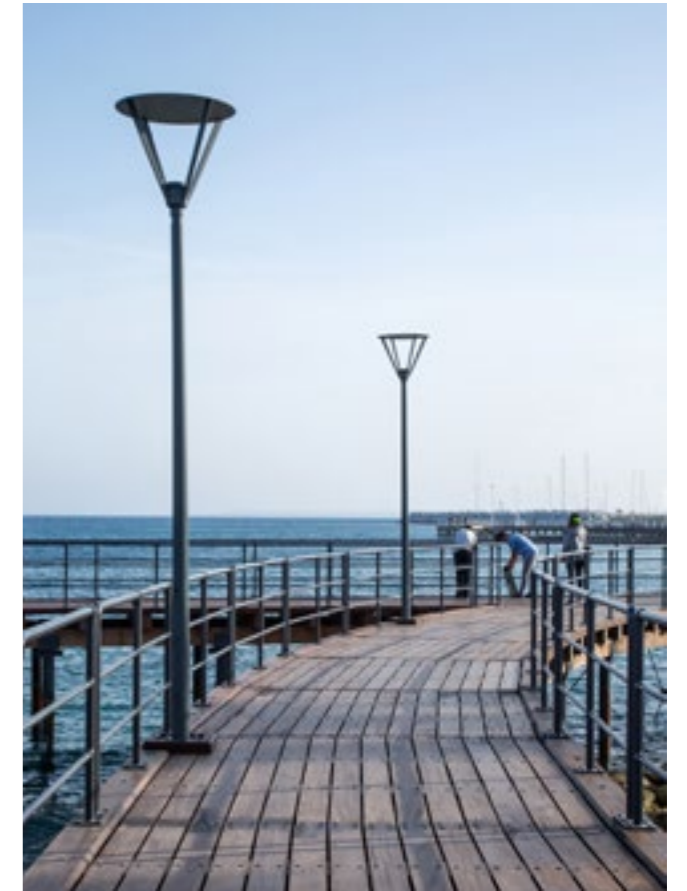
A unique blend of chic seafront boulevard, glamorous  
boutiques, café society and beach-club sophistication symbolises

# THE LIMASSOL RIVIERA



## A CITY OF ANTIQUITY & VITALITY

From the city's old medieval quarter, with its Byzantine castle, narrow streets, colonial-era architecture, local tavernas and colourful markets, to the hive of vitality that is this country's most important business district, new and old Cyprus blend harmoniously in Limassol.



## A CITY OF CULTURE & ENTERTAINMENT

There is always something new and exciting to experience in Limassol. From the major annual events to the smaller festivities held in its traditional villages, the cultural calendar is comprehensive and diverse.

Many fine-art galleries, historic sites, museums and theatres are to be found in Limassol and internationally celebrated musicians, bands, orchestras and touring opera companies come to perform year-round.

Much like the Venice Carnival, the Limassol Festival embodies a final blast of self-indulgence before the austerity and fasting of the Lenten period. Limassol also stages many international events for devotees of wine, film and Shakespeare.

## A CITY OF HOSPITALITY

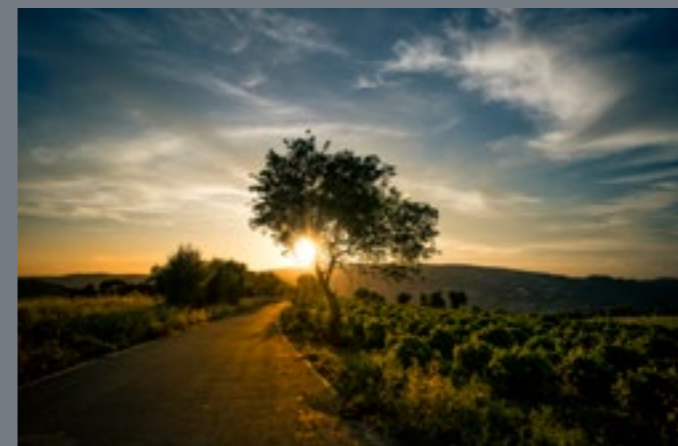
Above all, as many seasoned global travellers affirm, it's the warm and friendly people of Limassol that make it the most rewarding, undeniably pleasant and comfortable city to visit and, of course, to live in.

# ONE CYPRUS

## THE WARMEST AND MOST BEAUTIFUL ISLAND IN EUROPE

The enduring allure of Cyprus is easy to understand - the third-largest Mediterranean island, it is endowed with abundant attributes. Its temperate climate, unforgettable natural beauty and geographical position at the crossroads of three continents have always attracted attention, nurtured enchantment and inspired a sense of belonging.

Cypriot people are known for their hospitality and welcoming nature. A warm and relaxing atmosphere pervades the entire island. The local cuisine is influenced by Greek and Middle Eastern flavours, and the incredible history of the island is evident in every dish. Wine has been produced here for more than 4,000 years, the climate encouraging an excellent local selection.





STRIKING NATURAL BEAUTY. WORLD HERITAGE.

Magnificent scenery and diverse landscapes invite outdoor activity throughout the seasons. Locals and visitors alike enjoy swimming in the pristine waters of the Mediterranean, spending quality time on its golden beaches and skiing in the Troodos Mountains during winter.

As well as the stunning forests and meandering rivers of Troodos, there are Byzantine monasteries and churches on its peaks, and nestling in its valleys are villages clinging to terraced hill slopes. The Troodos churches are adorned with vividly coloured frescoes dating back to before 1300 AD, and have quite rightly become UNESCO World Heritage sites.





## EUROPE'S NATURAL HOME OF BUSINESS

As a modern country with a progressive free-market, service-based economy boasting major business and taxation advantages, Cyprus is an increasingly desirable destination for entrepreneurs, individual private investors, families and retirees looking for a rewarding change. In both the business and leisure categories of the Knight Frank Global Lifestyle Review, Cyprus is ranked as the fifth best place in the world to relocate – the only European location in the top five besides Switzerland.

Geographically positioned at the crossroads of Europe, Africa and Asia, Cyprus enjoys unrivalled global connectivity. The Island's airports offer excellent flight connections enabling easy travel within and beyond Europe. Financial stability, low crime rates, a surge of foreign investment and development, and an efficient and transparent British-based legal system all contribute to Cyprus' growing strength as a prominent member state of the EU.

- In the 'Safest Countries in the World' 2015 rankings, Cyprus was 5th overall and 1st among smaller countries.
- In the 'Doing Business' 2016 report, Cyprus climbed 13 places in the world rankings for ease of conducting business. It also ranks in the 10 economies with the most noticeable improvement in performance from 2014 to 2015.

ONE

VIEW



“ The monumental height  
of ONE redefines the  
ultimate Limassol view ”

SEA ON LEVEL

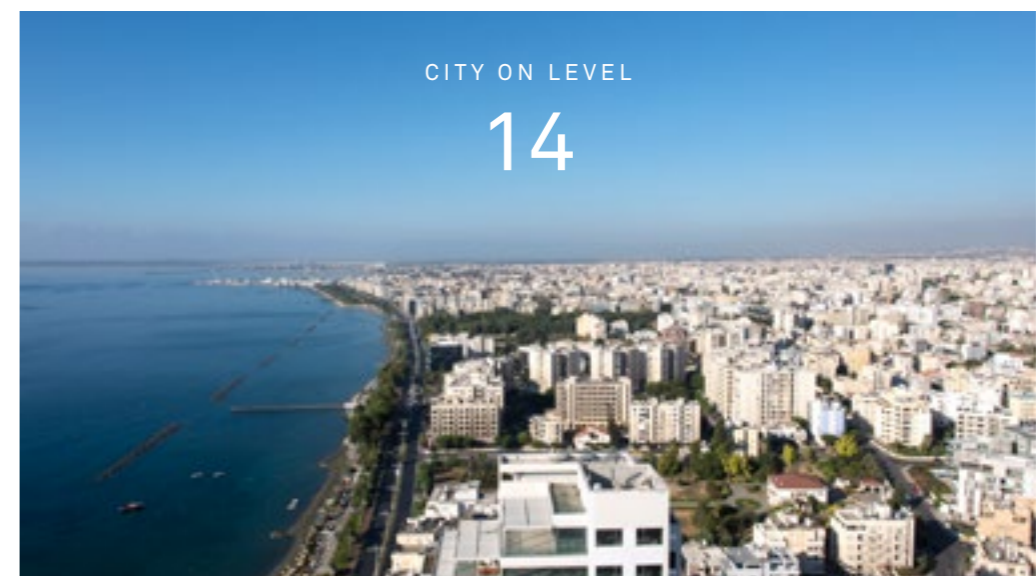
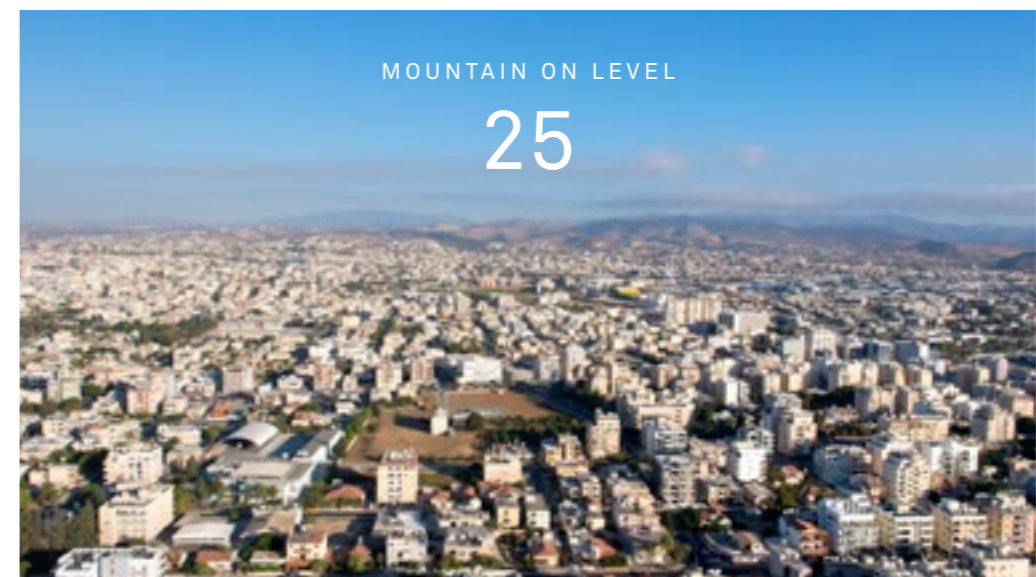
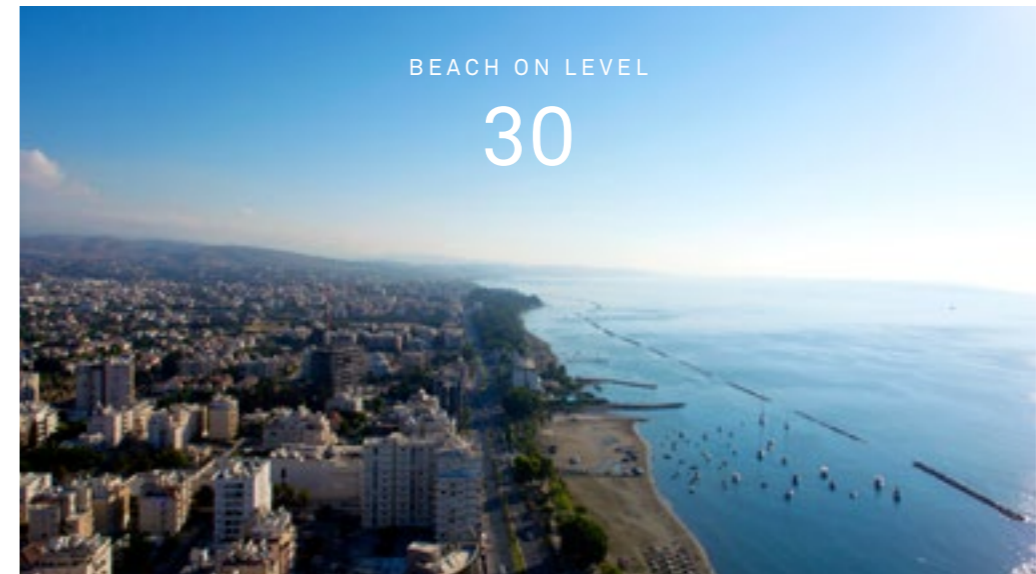
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#### UNINTERRUPTED

The monumental height of ONE redefines the ultimate Limassol view - it has the greatest perspective on the city and is an altogether elevating prospect. As the effervescent Mediterranean Sea stretches out to the earth's gentle curve, you have the world in front of you. You command the horizon.

THE CITY. THE MOUNTAINS. THE SEA.

Apartments have been ingeniously designed with an uninterrupted flow between one side of the tower and the other. And with a maximum of just three apartments per floor, every residence at ONE offers unrivalled views. On one side, the sea provides the ultimate natural vista. On the other, the view of the city and the distant Troodos Mountains is magnetic by day and enchanting by night.



# ONE

## RESIDENCE

### THE NEW DEFINITION OF LUXURY

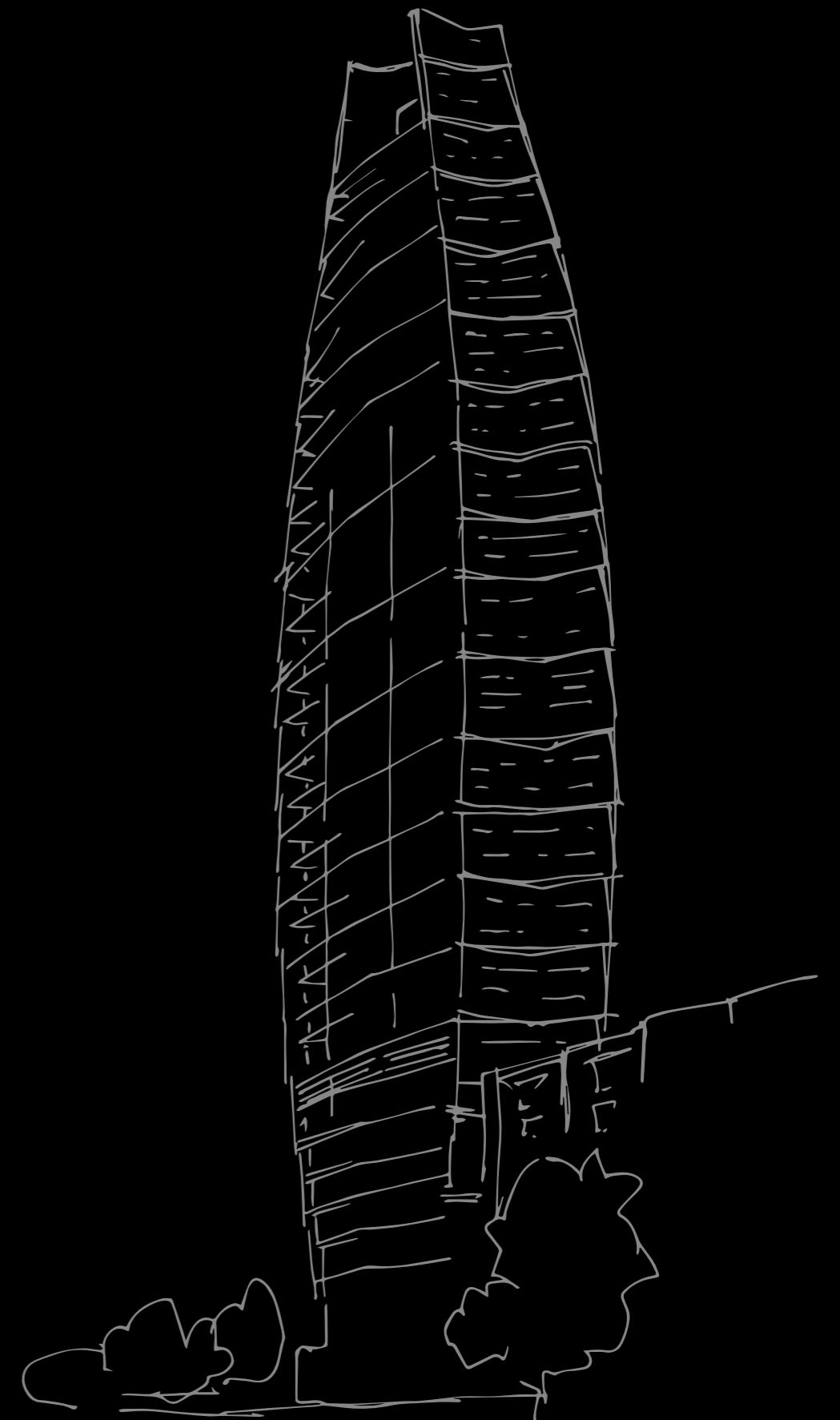
ONE is unique. It marks the heart of Limassol. It demonstrates the potential of architecture and design. It marries the sanctuary of home with the spirit of a remarkable hotel. It connects with nature and imbues life with light and space. As an address, an asset, a city retreat and a lifestyle choice, ONE introduces the Mediterranean to a new definition of luxury.

An aerial, high-angle photograph of a sailboat on the ocean. The boat is dark-colored with a large, light-colored sail. The water is dark with white foam from the boat's wake. The text "INSPIRED BY THE YACHT'S GENTLE ARC" is overlaid in white, sans-serif capital letters on the left side of the image.

INSPIRED BY  
THE YACHT'S  
GENTLE ARC

“ This tower sets a new benchmark for high-end Mediterranean living. It celebrates the natural beauty, climate and culture of Limassol and brings iconic, sustainable, intelligent design to Cyprus’ built landscape. Limassol’s inherent qualities will continue to attract visionary projects, reinforcing its place as a unique destination. ”

Hakim Khennouchi  
Director and Lead Design Architect, WKK





## DISCERNIBLY ELITE LIVING

ONE is a pioneering landmark for Cyprus. The inspired mastery of fine architectural minds has realised a building that functions beyond expectation and excites without apology.

These are residences that directly connect with nature in the ultimate Mediterranean location. Services and facilities open up a world of luxury. Space beguiles and indulges. The building's light, height, intrigue and elegance support the purity of a shared vision to create a new category of elite living in Cyprus.



# INTELLIGENT DESIGN

## WITHOUT COMPROMISE

ONE is 37 storeys of design intelligence. Every aspect of the building's structure, detailing and finish plays to the location's natural advantages.

ONE delivers luxury into the lives of its occupants without compromising the life of the planet. The building's orientation and shape, use of daylight, ventilation, shading, shell insulation and water recycling all provide opportunities to innovate. By integrating sustainability into the design, the energy consumption and use of resources are uncommonly low. Respect is the foundation of design.



THE ICONIC TOWER  
OFFERS UNRIVALLED  
RESIDENCES, EACH  
BATHED IN NATURAL  
LIGHT AND OFFERING  
BREATHTAKING VIEWS

#### THE DEEPEST BALCONIES

Long, warm days spent in the cleanest air, enjoying the company of friends and family, the alfresco Mediterranean lifestyle is a culture admired the world over.

The climate, freshness and beauty of Limassol provide the ultimate context for outdoor living. And ONE is designed to enhance the experience.

Floor-to-ceiling glazing opens onto uncommonly large, deep private balconies. Here, the view is breathtaking, and the character of the space enables and encourages comfortable indoor/outdoor living.

Below, Limassol's elegant promenade invites walking, jogging or peaceful contemplation under the shade of its mature palm trees or on the sandy beach it touches.



“ The elegance of the design offers a contemporary interpretation of aspirational living in the region. It responds to the confident tastes of sophisticated people who will choose to make their Mediterranean seafront home on the Limassol Riviera. ”

Inge Moore  
President of HBA International's European division

# SKY PENTHOUSE

## THE PINNACLE OF LUXURY

The Penthouse at ONE is the pinnacle. Residing on the top three storeys of the tower, it is the most notable private residence in Cyprus. It is, in very real terms, residential perfection, embodying all that is powerful about design, location, scale and stature.

A grand entrance lobby sets the tone for the experience to come - an exclusive world, with an opulent, private outdoor pool area.

Dramatic views frame the penthouse on all sides for an uninterrupted 360° panorama - the residence's unforgettable feature.

The building's distinctive crowning arc frames this sensational home. With vast space inside and out, double-height rooms and an incredible landscaped roof terrace, it is easy to forget the world below.



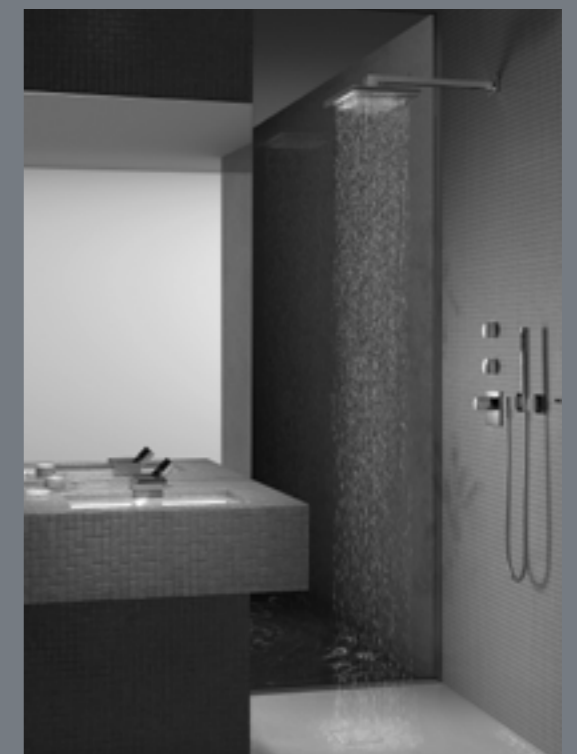
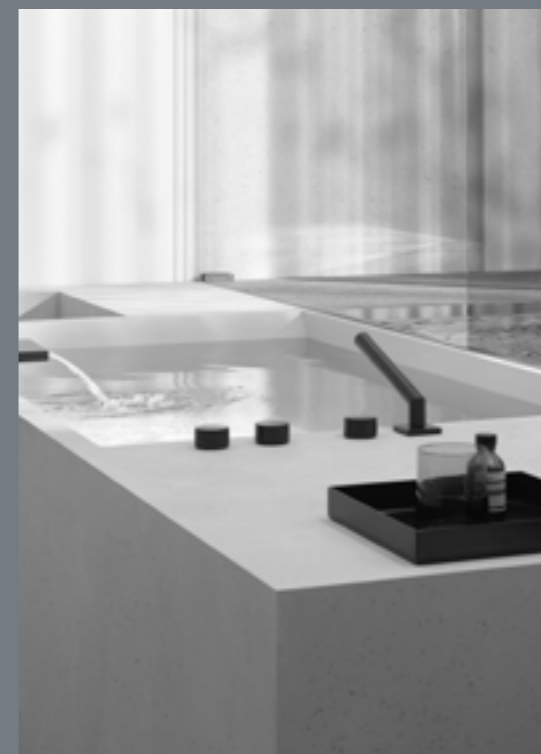
# SKY HOMES

## RADIANT DOUBLE-HEIGHT ATRIUMS

Exclusively occupying levels 31 to 34, our three- and four-bed duplex homes offer remarkably spacious living. Double-height atriums, open-plan grace and radiant finishes define the residences' superior quality.

The 270° views through magnificent full-height windows or from the outdoor balconies are awe-inspiring. The city, the mountains, the vast Mediterranean Sea and the curve of the horizon form a living landscape that juxtaposes nature with urbanity.

Imaginative, spatial design – playful on one hand and instinctive on the other – creates effortless flow throughout the expansive residences. Décor is bold, contemporary and pure.



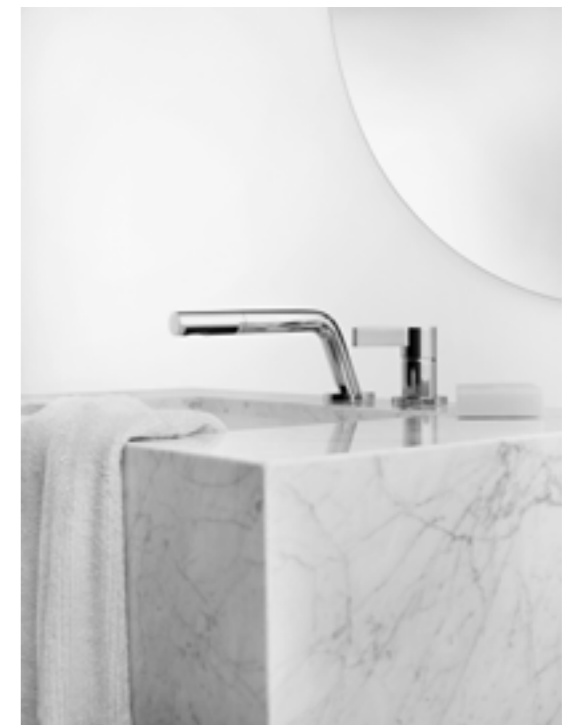
# UPLIFTING APARTMENTS

## OPEN, BRIGHT, REFINED SPACE

As you step into a ONE apartment, you are immediately struck by the uplifting levels of light, the incredible sea views, the open, generous space and the refinement of detailing.

Warm meets cool in the interior design palettes. Marble, glass, stone and stainless steel form a fresh feel while woods and natural hues emit innate calm. Simplicity at first glance is followed by the depth of natural patina on the second. Quality is discerned throughout.

Both the two and three-bed apartments are available in conventional or open-plan configuration - consideration for flexibility and individual preference is another facet of ONE.



# PALETTE DIRECTION

## SKY SCAPE

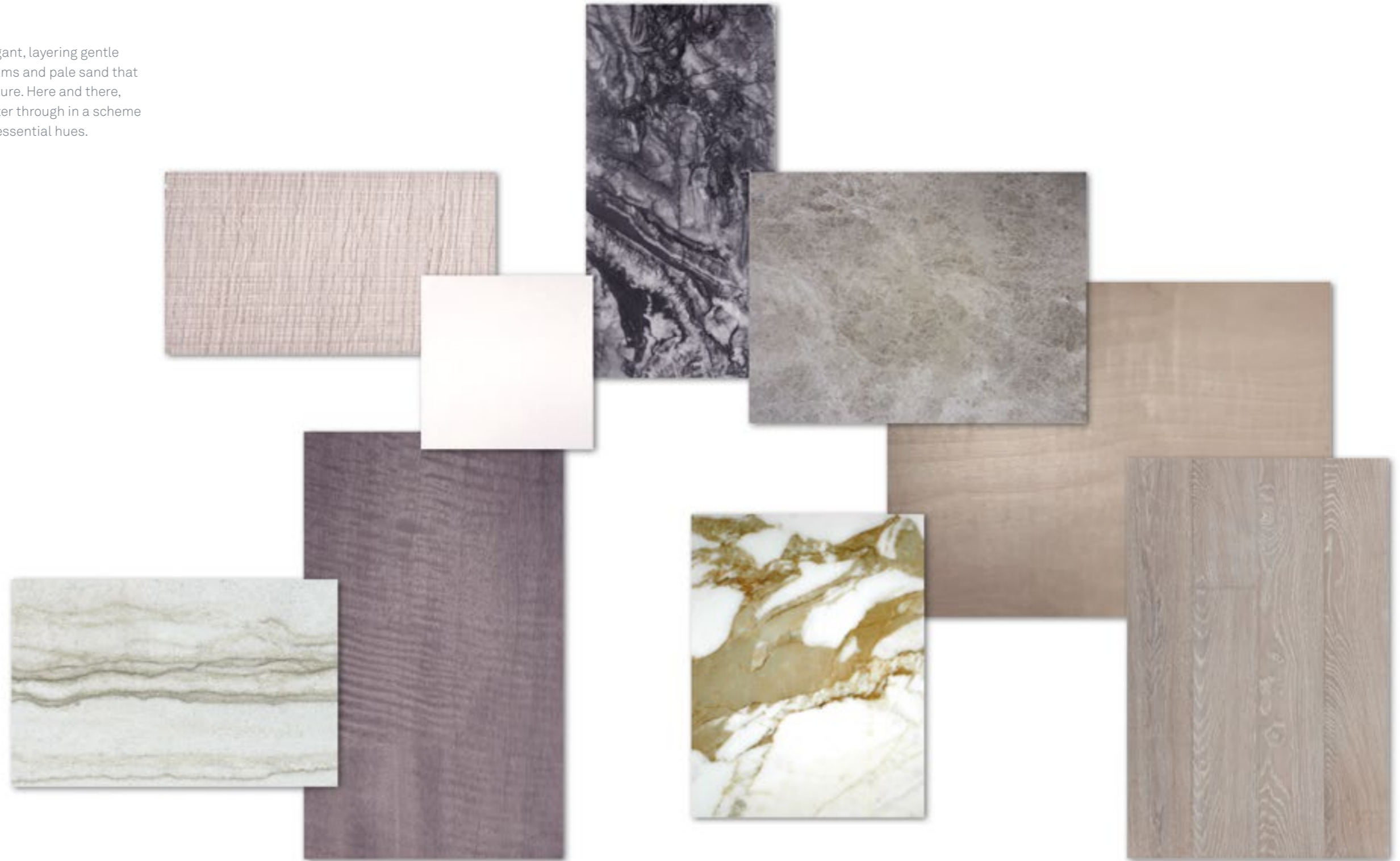
This palette embraces the fresh tones of sky and cloud. The monochromatic concept is a study in subtle contrasts, predominantly white with powerful touches of black and charcoal shades against which silver accents glisten.



Material palettes are designed to offer a general indication of the proposed specification. The developer operates a policy of continuous product development, and reserves the right to alter any part of the specification at any time.

## LACE AND OLIVE

This palette is soft and elegant, layering gentle natural tones of dusky creams and pale sand that are further nuanced by texture. Here and there, muted greys and greens filter through in a scheme that echoes nature's most essential hues.



Material palettes are designed to offer a general indication of the proposed specification. The developer operates a policy of continuous product development, and reserves the right to alter any part of the specification at any time.



# ONE — LIFESTYLE

## A WORLD OF SUPPORT AND PRIVILEGE

Within the walls of ONE, residents have exclusive access to exceptional amenities, facilities and service.

The spa is a sublime haven of peace, relaxation and restorative treatments. The large pool, voluminous sun decks, planted terraces, bar with panoramic views, state-of-the-art fitness centre and charismatic restaurant all contribute to the sense that ONE is a world unto itself. A world apart.





# PERSONALISED CONCIERGE

## EFFORTLESS

Life lived to the full should be life led effortlessly, spending time exactly as you choose. That's the essence of freedom and the inspiration for our personal concierge service.

Each resident has complimentary 24/7 access to our skilled team of service experts. For making travel arrangements, local recommendations and bookings, pre-stocking kitchens, personalised shopping, sourcing and organising – this team are there to listen, support, advise and reassure. They will provide access to Limassol's most in-demand restaurants, clubs and exclusive events.



## COMPREHENSIVE 24-HOUR SERVICE

### General

- Reception
- Security with CCTV and personnel
- Information

### Leisure

- Events and tickets
- Boat trips
- Party and event planning
- Sightseeing

### Travel

- Transfers
- Airline ticket bookings
- Hotel reservations
- Car hire

### Food & Drink

- Room service
- Restaurant, bar and club reservations

### Health & Beauty

- Spa treatments

### Shopping

- Shopping and personal shopping
- Flower / gift purchase and delivery

### Practical Assistance Services

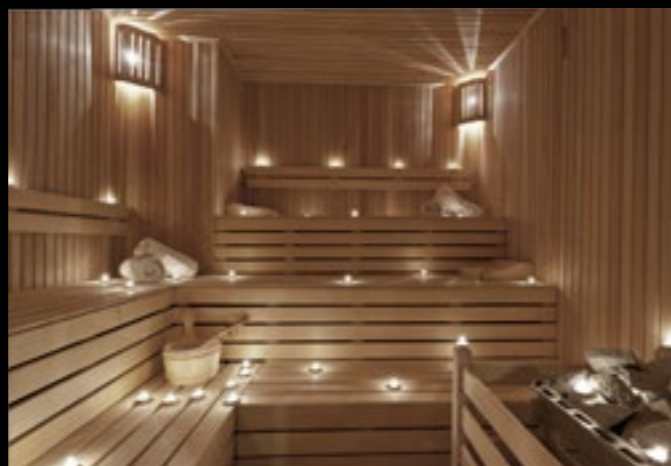
- Housekeeping and cleaning
- Laundry and dry cleaning
- Babysitting
- Doctor visits
- Sourcing teachers for private tuition
- Repair maintenance services

### Sport

- Personal training
- Water sports
- Golf
- Diving

# A PRIVATE WORLD





## YOUR EXCLUSIVE CLUB

Enter the exclusive world of ONE. Spend tranquil time on the large sea-facing terrace, three storeys above street level, enjoying sweeping views of the Mediterranean Sea. Then perhaps an early-evening drink with friends on the deck. Or choose to spend your day at ONE's pool before indulging in a sauna or spa treatment.

ONE's concierge services, temperature-controlled wine storage facility, business centre and secure underground parking combine to offer a new benchmark for luxury living.

### Facilities

- 24-hour reception
- Concierge service
- Secure car park
- Bicycle parking
- Outdoor swimming pool with deck area
- Spa with treatment room, sauna, steam bath
- Gym
- Meeting room
- Business centre
- Wine cellar
- Outdoor children's playground
- Children's pool area
- Outdoor sitting area/terrace
- Wi-Fi coverage of communal areas

### Extra benefits

- Three years' free golf membership at Minthis Hills

## COMPLIMENTARY MEMBERSHIP TO MINTHIS HILLS

The privilege attached to being a resident of ONE lives beyond the building itself in the form of membership of Minthis Hills, Cyprus' recreational masterpiece. Here, golf, tennis, horse riding, working out, and elegant dining at the contemporary clubhouse are offered against the stunning backdrop of the Troodos Mountains.



# ONE

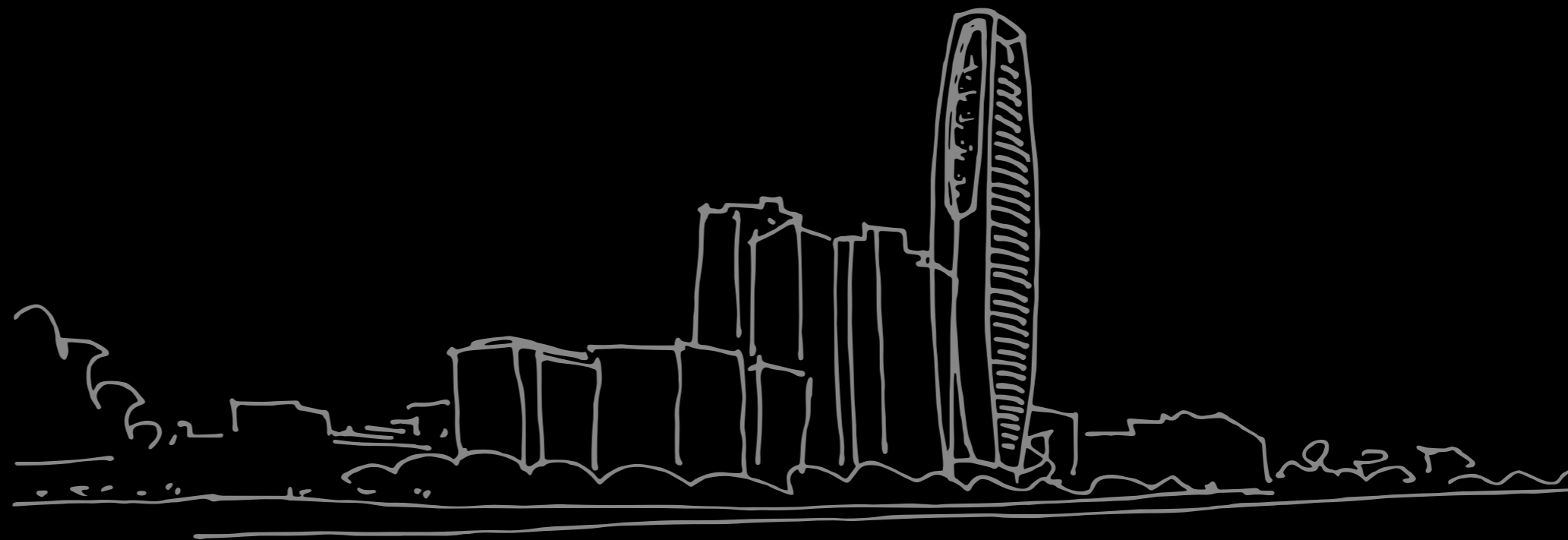
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# COLLABORATION

## AFFINITY FOR THE EXCEPTIONAL

A collection of the world's most renowned architects, designers and engineers have been brought together to originate ONE. They share an affinity for the exceptional, the unique and the genuine.

The many perspectives that have combined to realise a building of such unrivalled quality are evident in its striking aesthetic, its performance and its breathtaking elegance within the Limassol skyline.



Pafilia

ATKINS

WKK

 HBA

BUROHAPPOLD  
ENGINEERING

# DEVELOPER

## PAFILIA

Since 1977, Pafilia has dedicated its creative energy to delivering exemplary residences on its home island of Cyprus. Pafilia boasts both an impressive track record and a bright future.

As the largest private residential developer in Cyprus, Pafilia's integrity is well established. Each development is born out of an understanding of the emotional and practical needs of its residents; human touches for human comfort and outstanding experiences to satisfy human desire.

Careful planning, intelligent innovation and uncompromising pursuit of quality set Pafilia apart. Prime locations, design and build excellence and exceptional residential services are all devoted to creating the ultimate lifestyle context as well as architectural jewels in Cyprus' crown.







## MASTERPLANNER

### ATKINS

Atkins is a name that reverberates throughout the worlds of masterplanning, architecture, landscape and engineering. It is one of the world's largest consultancies, with distinctive public, private, urban and nature projects in its enviable portfolio, including Dubai's Burj Al Arab.

A blend of imagination, pragmatism and holism defines Atkins' approach but, as with ONE, there is no singular element that defines their output. 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.

## ARCHITECT

### WKK

WKK have taken Atkins' concept forward with peerless design detailing and thoughtful specifications. Their supervision of the entire project ensures that ONE is the purest manifestation of luxury.

Tom Wright, 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.

## INTERIOR DESIGNER

### HBA

The interior design team responsible for the superlative style of ONE is HBA.

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.

## ENGINEERING

### BUROHAPPOLD

Engineering consultancy BuroHappold has dedicated its best minds to developing ONE as a living, breathing part of Limassol.

For 40 years, 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. In ONE, BuroHappold's ability to realise cutting-edge yet integrated engineering solutions is showcased perfectly.

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



ONE

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**Pafilia**