

AURA

LIMASSOL
AGIOS IOANNIS

AURA
Residences

 **Berkos**
Developer & Properties

THE PROJECT

Welcome to Aura Residences, a modern residential gem by Berkos Developer Properties, designed to meet the pulse of urban living while offering comfort, efficiency, and long-term value. This three-story boutique development is set in one of Limassol's most accessible and fast-growing locations—just off Franklin Roosevelt Avenue, in the thriving city center.

With the Marina, City of Dreams Mediterranean Casino, and My Mall all within a five-minute drive, and essential shops, schools, and public services just a short walk away, Aura Residences is uniquely positioned for those who desire city living without compromise.

Whether you're a young professional, a couple starting out, or a family seeking convenience and connection, this is a place to grow, invest, and thrive.

Property Type: Residential

Location: Franklin Roosevelt Limassol

Delivery: Q3 2027

Energy Efficiency: Grade A+



ĀURA
Residences

LOCATION

Ayios Ioannis

 300m
from Amenities

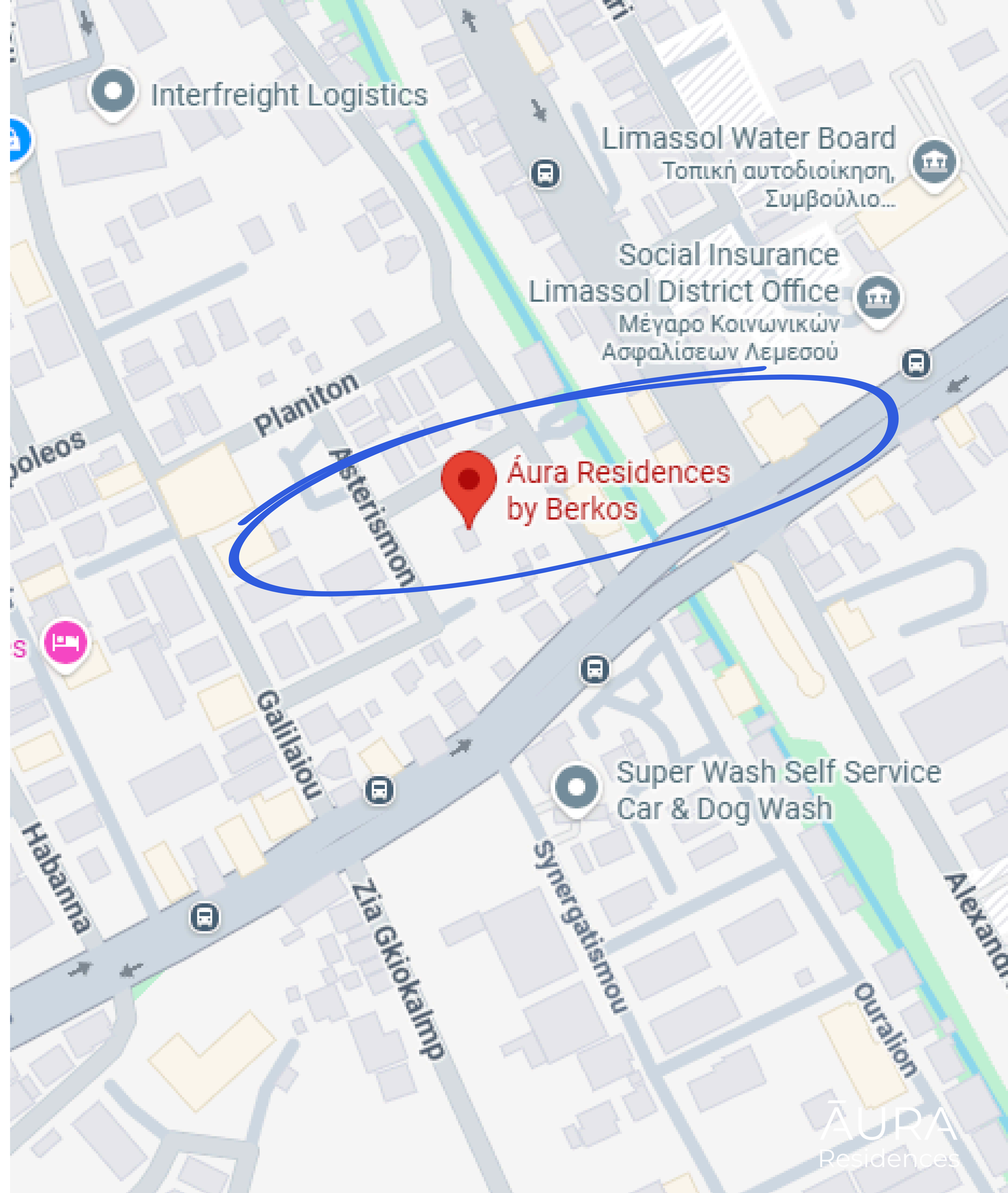
 500m
from School

 5 minutes
from the Beach

 50km
from Airport

 400m
from Public Transport

 5km
from Resort



UNIT BREAKDOWN

10 LUXURY URBAN APARTMENTS

Apt NO.	Floor	BR	BA	Apt Area (m2)	Covered Veranda (m2)	Extra Veranda (m2)	Roof Garden (m2)	Common Ares (m2)	Storage	Private Parking	Total Area (m2)
101	1st	1	1	50	6	4	0	4	1	1	70
102	1st	1	1	50.5	6	4	0	4	1	1	70
103	1st	1	1	50.5	7	5	0	4	1	1	72
104	1st	2	2	83	31	10	0	6.3	1	1	137
201	2nd	1	1	50	6	4	0	4	1	1	70
202	2nd	1	1	50.5	6	4	0	4	1	1	70
203	2nd	1	1	50.5	7	5	0	4	1	1	72
204	2nd	2	2	83	31	10	0	6.3	1	1	137
301	3rd	3	2	106	25	15	51	8	1	1	211
302	3rd	3	3	106	30	19	37	8	1	1	207

KEY SPECIFICATIONS

Customisations

Experience elevated living with our exclusive design, where contemporary architecture meets refined luxury. Thoughtfully crafted with spacious layouts, premium finishes, and expansive terraces, every detail is designed to offer comfort, elegance, and breathtaking views. A perfect balance of sophistication and modern living, created for those who appreciate exceptional quality and timeless design.

3m Net Internal Height

Thermal Aluminium Windows

Custom Kitchen & Wardrobes

European Ceramic Tiles

PV System

BBQ Area

Jacuzzi Provision

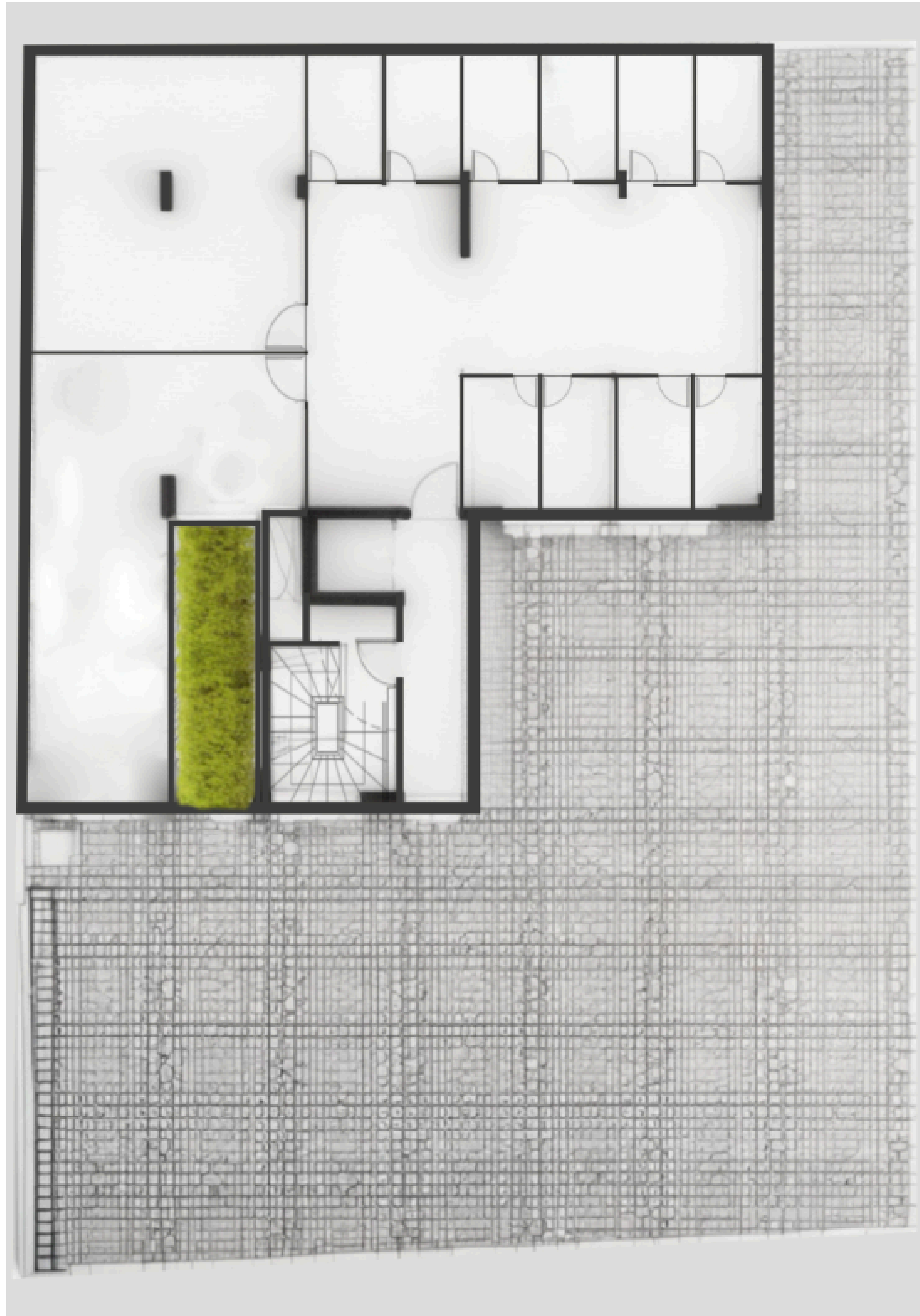
Aluminium Pergola

Parquet Flooring

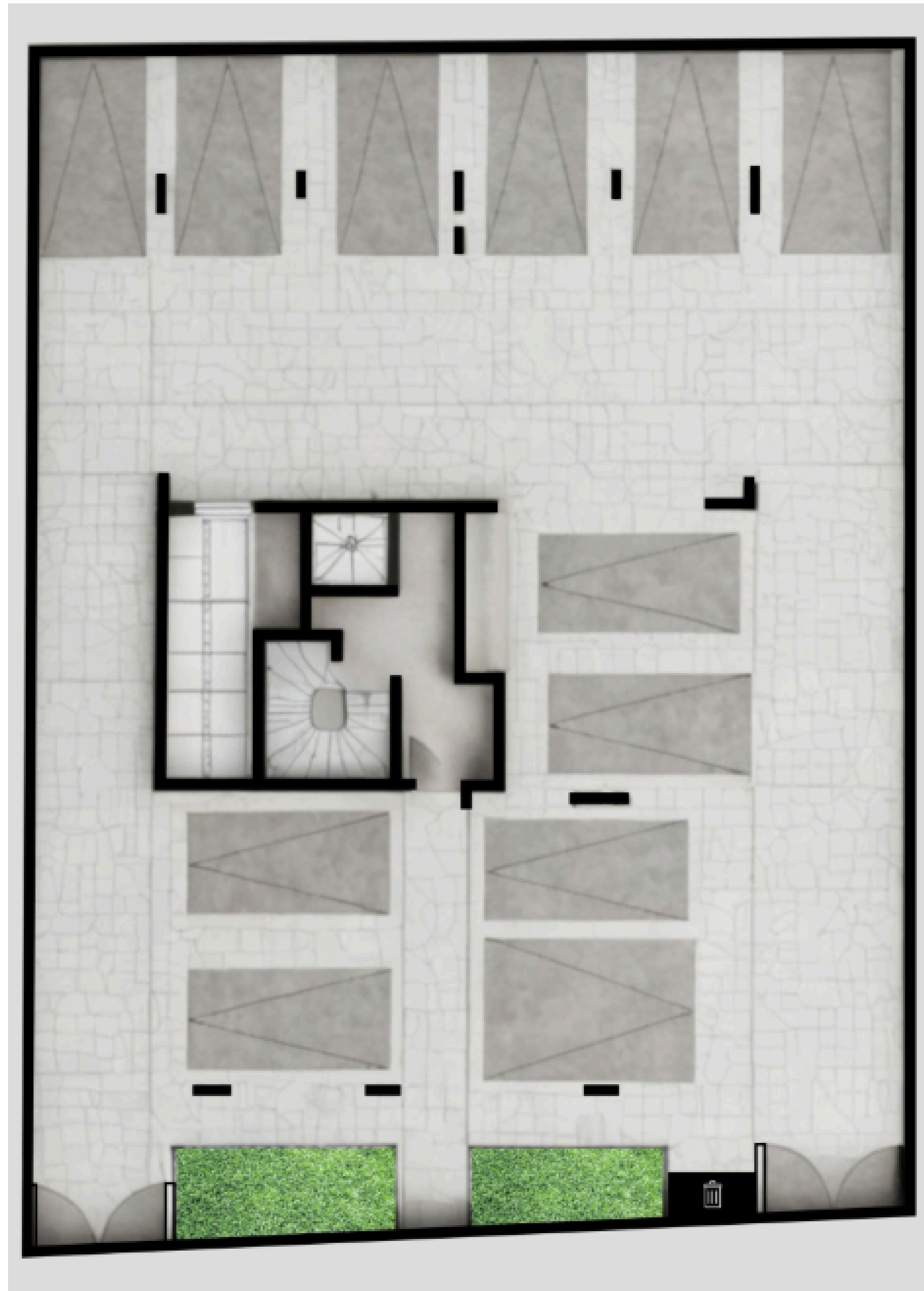
Interior Design Finishes



PLANS Basement Floor



PLANS Ground Floor



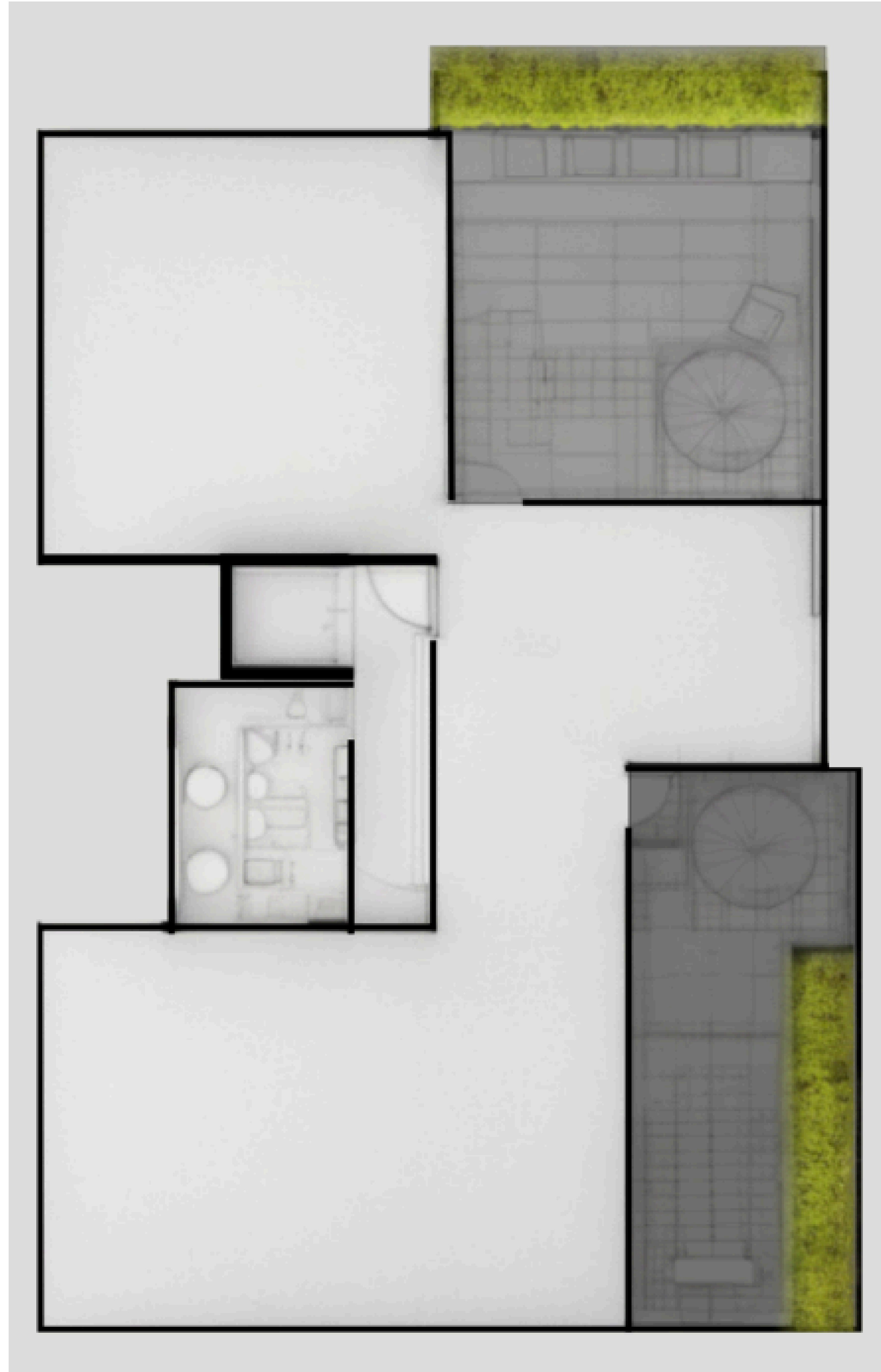
PLANS 1st & 2nd Floor



PLANS 3rd Floor



PLANS Roof Top















The Berkos Standard

Berkos Developer & Properties

Since 2016, Berkos has been operating as a full-cycle real estate group in Limassol, Cyprus, combining development, construction, and property management under one unified vision.

Working with international markets, we create exclusive residential projects defined by refined architecture, superior craftsmanship, and long-term value. Our integrated approach ensures complete control over every stage – from concept to delivery and beyond – offering our clients a seamless, reliable, and elevated real estate experience.

At Berkos, we go beyond building properties – we create distinguished living environments shaped by quality, precision, and lasting elegance.



Welcome To Lifestyle!

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