

ELOS



LIMASSOL
KATHOLIKI

ELOS

 **Berkos**
Developer & Properties

THE PROJECT

Elos Residences – Refined boutique living in the heart of Limassol’s prestigious Katholiki district.

Developed by Berkos Developer & Properties, this exclusive project sets a new standard for contemporary urban living—offering an exceptional lifestyle alongside strong investment potential.

Discreetly positioned on a quiet one-way street, the elegant four-story building comprises just 11 meticulously designed residences, each enjoying open city views. Moments from Makarios Avenue, leading schools, upscale cafés, banks, and premium retail, Elos Residences combines privacy with prime central accessibility.

A rare opportunity for both sophisticated city living and capitalizing on high rental demand in one of Limassol’s most desirable locations.

Property Type: Residential

Location: Katholiki, Limassol

Delivery: Q1 2027

Energy Efficiency: Grade A+

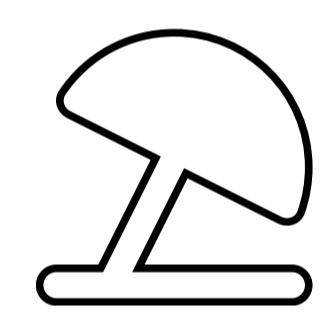


LOCATION

Katholiki

 300m
from Amenities

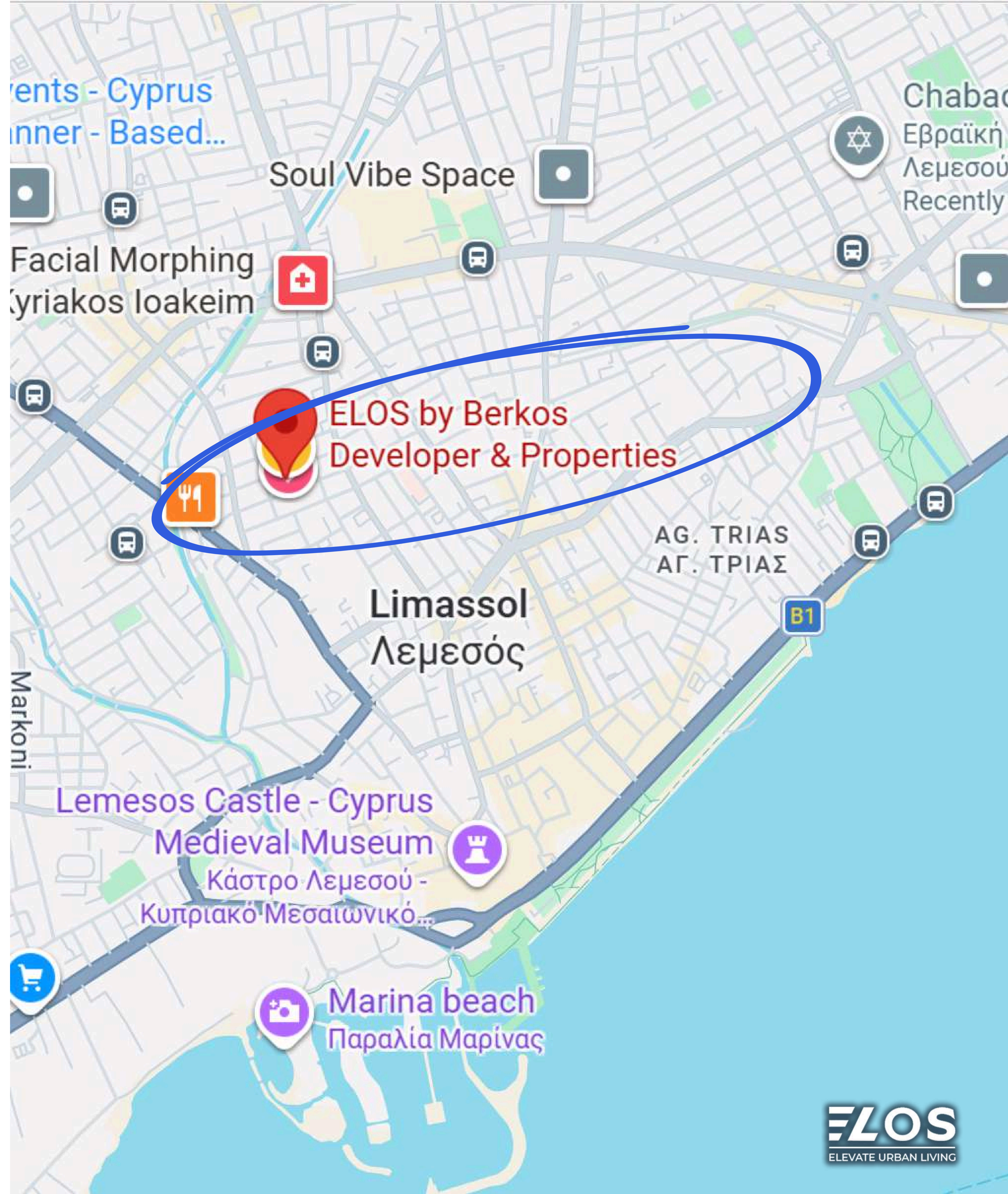
 500m
from School

 3.5 km
from the Beach

 50km
from Airport

 400m
from Public Transport

 5km
from Resort



UNIT BREAKDOWN

11 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	40	20	0	0	9	1	1	69
102	1st	2	2	78	21	8	0	17	1	1	116
103	1st	2	2	81	21	8	0	18	1	1	120
201	2nd	1	1	51	10	0	0	11	1	1	72
202	2nd	2	2	78	21	8	0	17	1	1	116
203	2nd	2	2	81	21	8	0	18	1	1	120
301	3rd	1	1	51	10	0	0	11	1	1	72
302	3rd	2	2	78	21	8	0	17	1	1	116
303	3rd	2	2	81	21	8	0	18	1	1	120
401	4th	3	3	101	27	10	36	22	1	1	186
402	4th	3	3	104	27	14	36	23	1	1	190

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

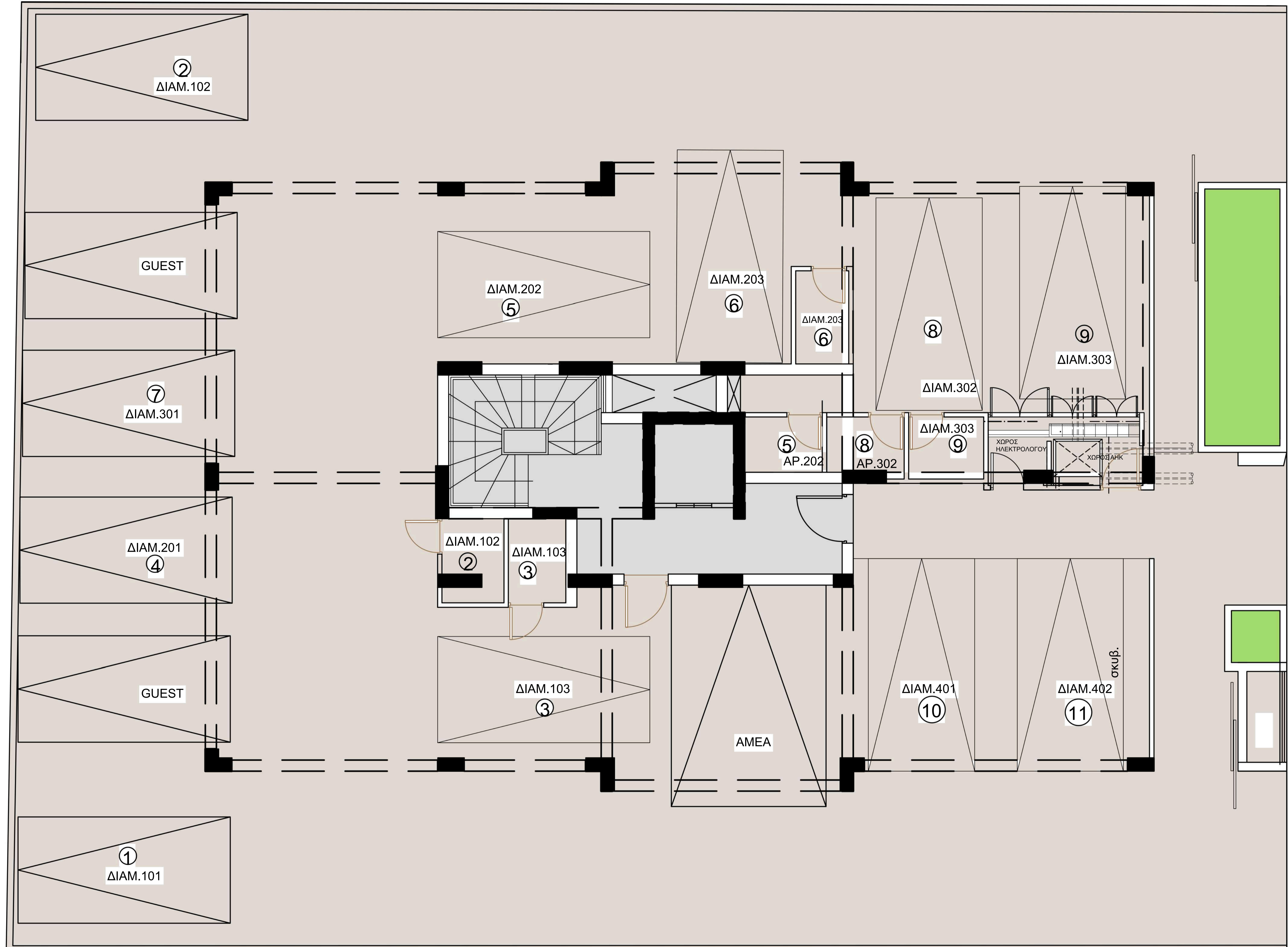
Aluminium Pergola

Parquet Flooring

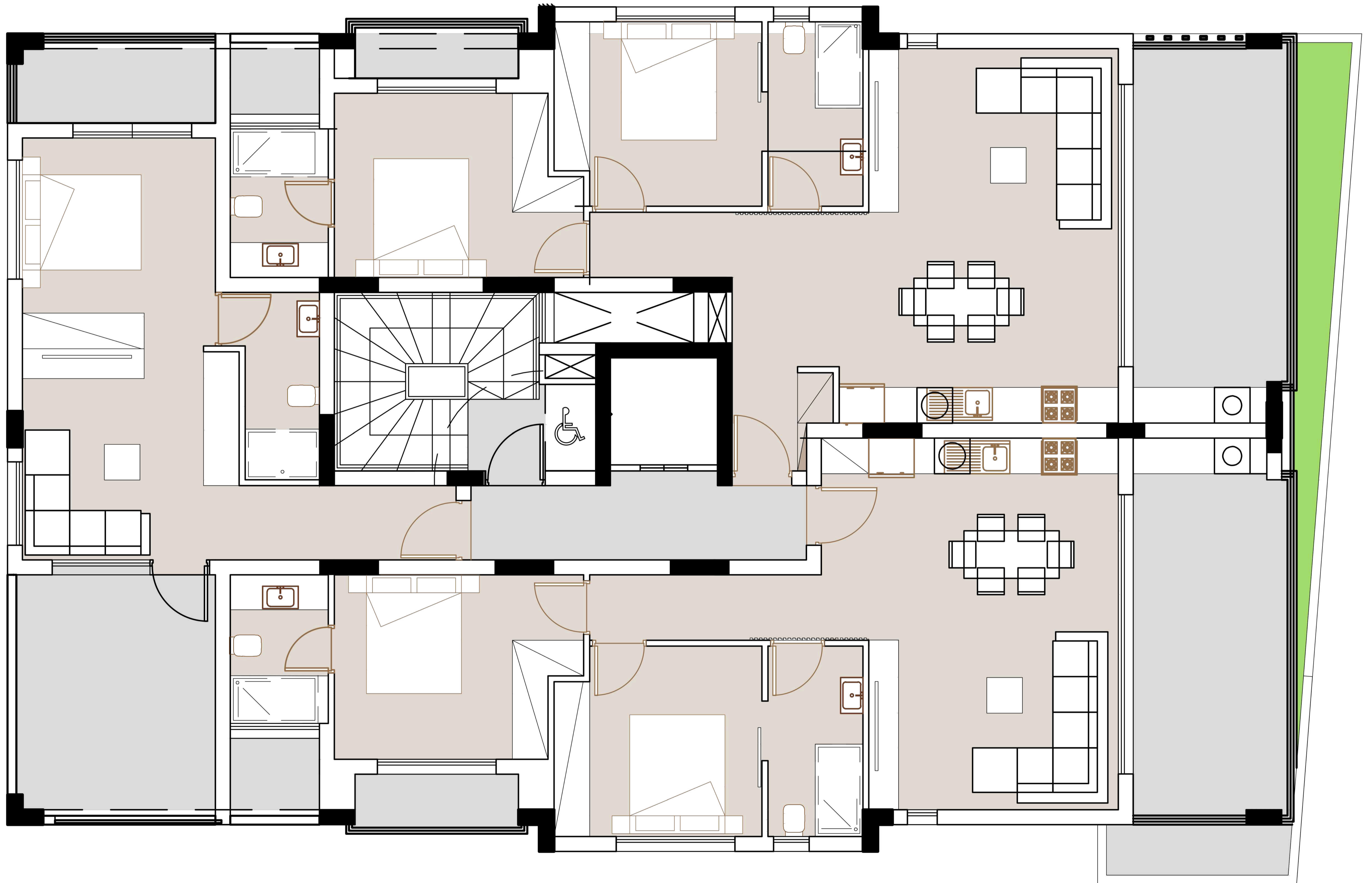
Interior Design Finishes



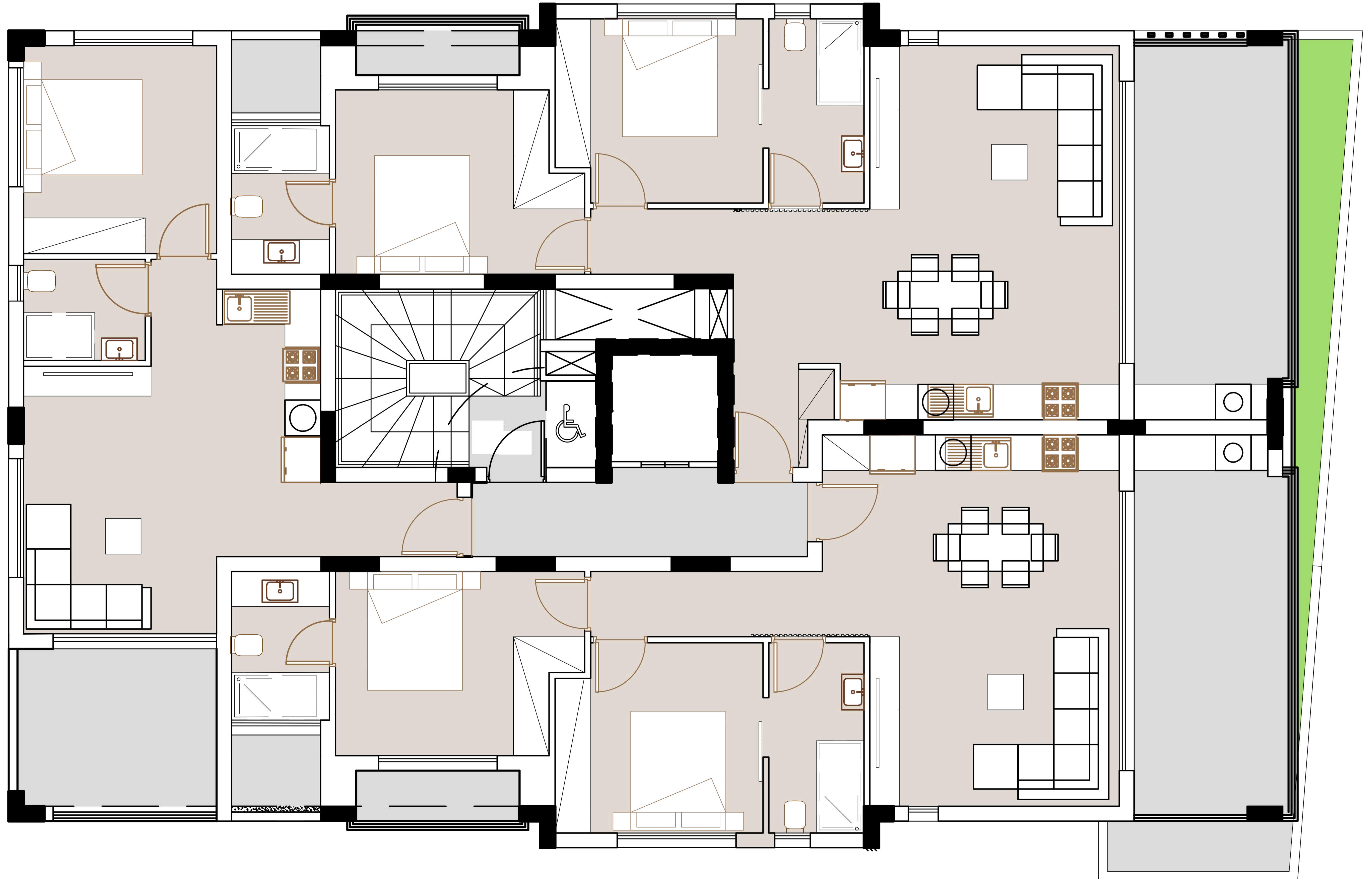
PLANS Ground Floor



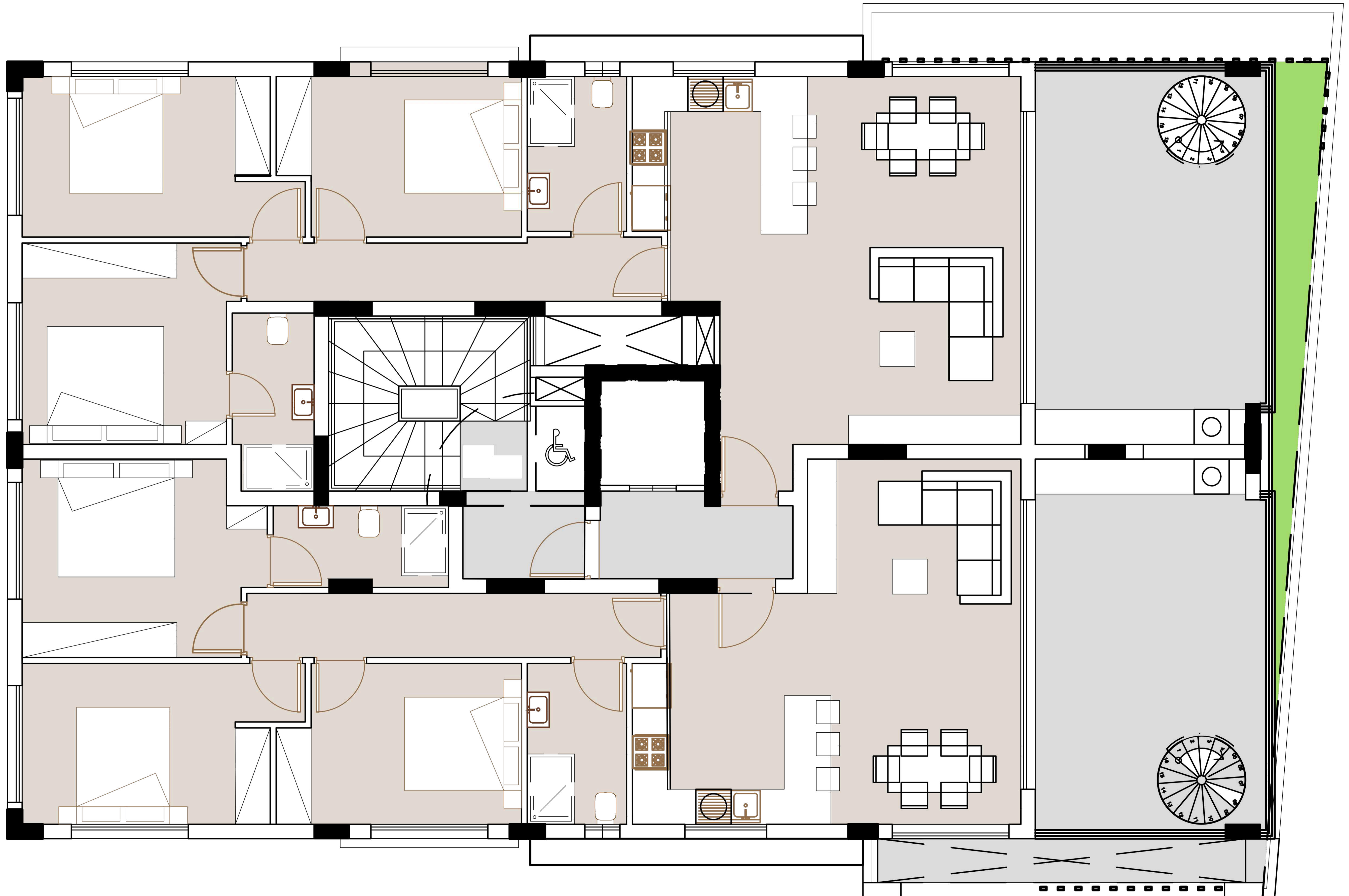
PLANS 1st Floor



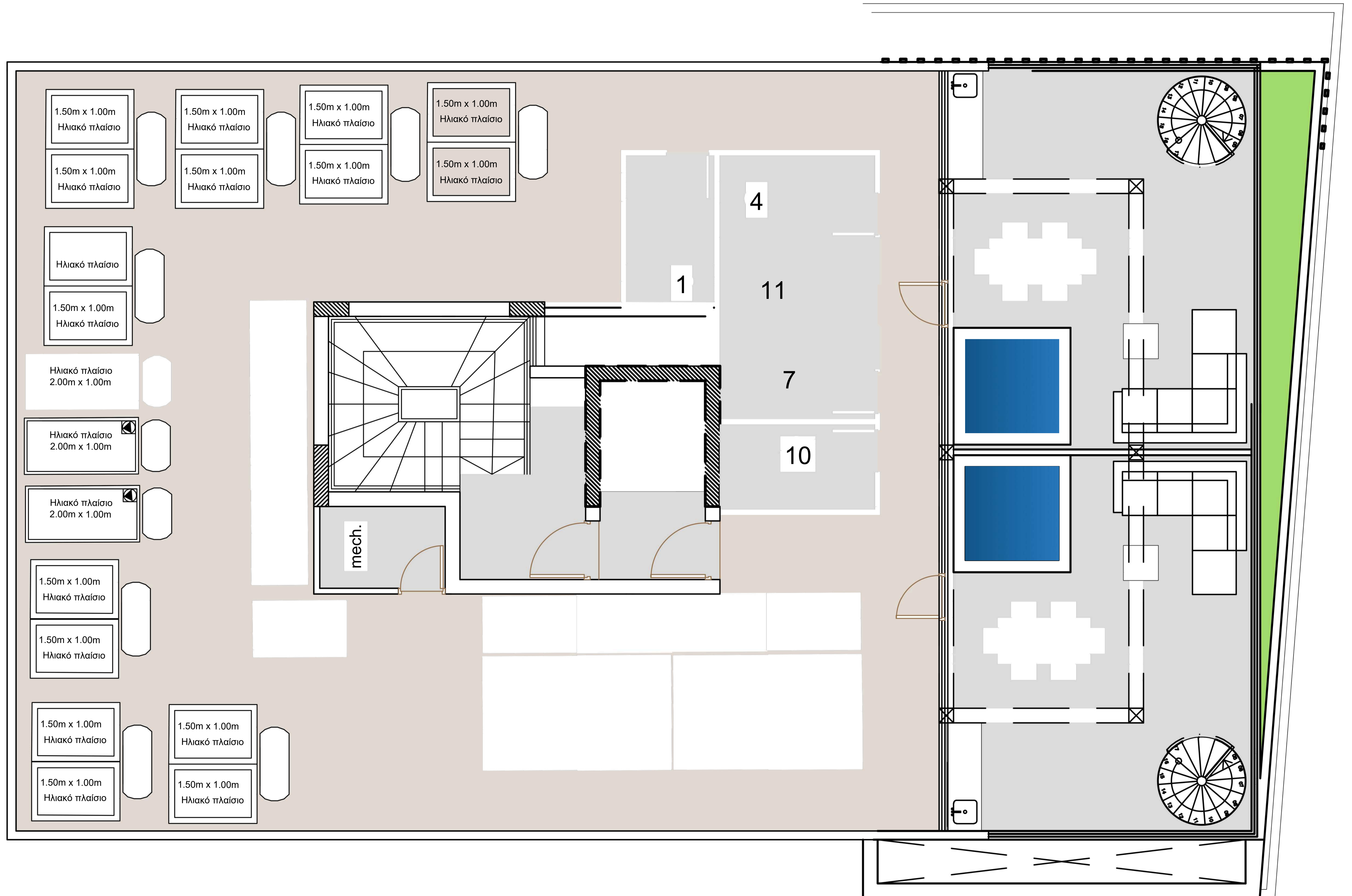
PLANS 2nd & 3rd Floor



PLANS 4th 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 Lifestyle!

ELOS
ELEVATE URBAN LIVING

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