



MORNING STAR

SEAVIEW RESIDENCES

SEA · LIGHT · LIVING

Delivery: 31/12/2027

LIMASSOL · CYPRUS



THE MEDITERRANEAN

CYPRUS • LIMASSOL

An island of light, culture and opportunity.
Cyprus offers the perfect balance of a
European Life style, financial stability and
year-round sunshine.



300+

Days of Sunshine



EU

Member state



Euro

Currency



Schengen Zone

Last step



LOW-TAX& HIGH INVESTMENT RETURN

STRONG MARKET POTENTIAL

Corporate Income Tax: 15%

One of the countries with the lowest taxes in the world

Annual growth in property value: 10% above

Annual rental return: 5% above



LIMASSOL

LIVE · BUSINESS · ENJOY

Limassol in Cyprus vibrant coastal city where business, leicure and culture come together. Escenfent schools, pristine beaches, fine dining and quality healthcare create an exceptional environment for families and professionals.



Marina & City Centre

4.1 km



Private School

1.0 km



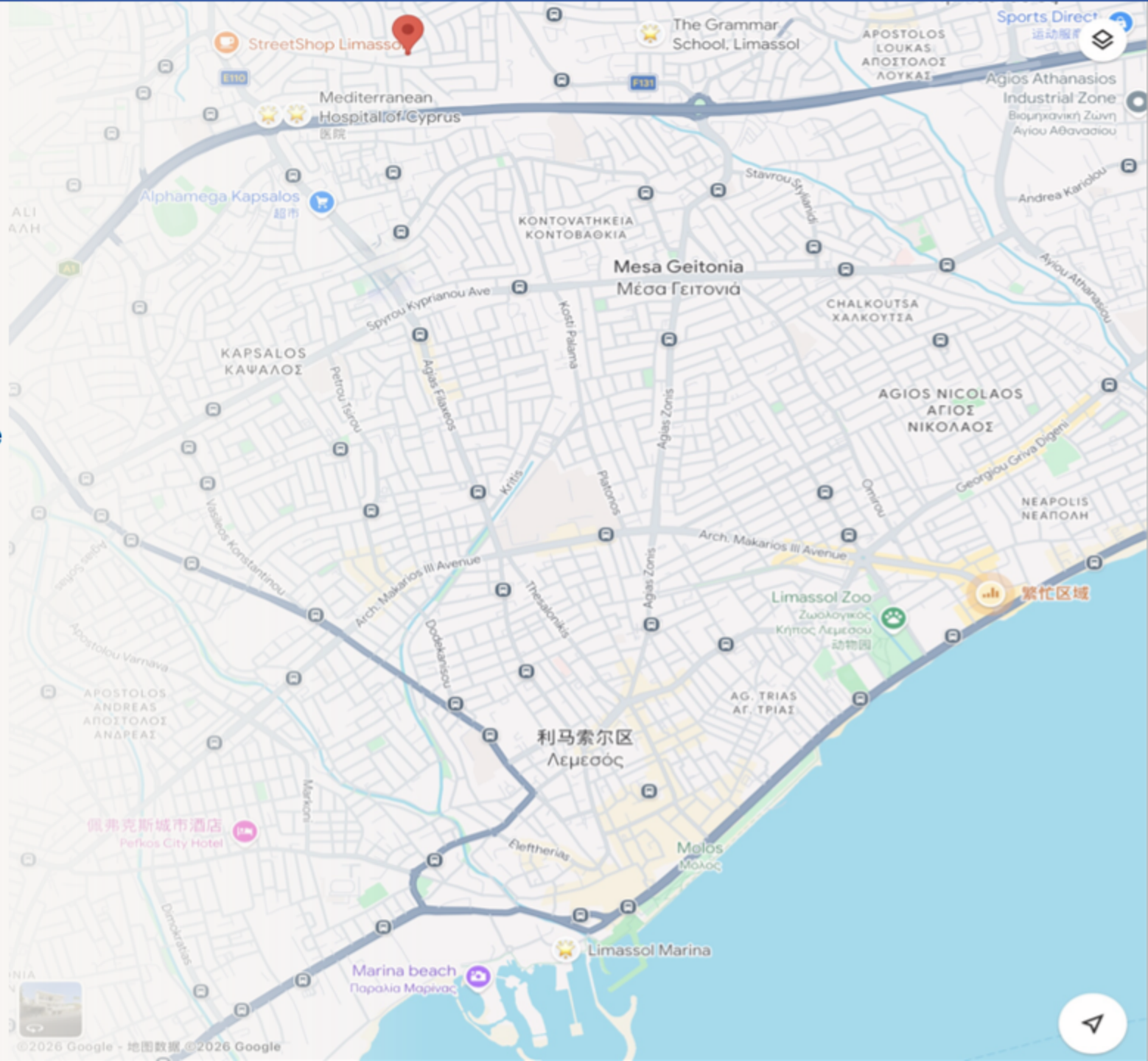
Hospital

0.5 km



Highway Access

0.6 km



PROJECT HIGHLIGHTS

Morning Star is a boutique collection of 6 residences in Agia Fyla rich residences area, the project combines elevated city and sea views, excellent connectivity, and strong long-term investment potential.

- Prime rich residential location
- Modern design & high specifications
- 2 min to all facilities and amenities
- High Investment return



ARCHITECTURE

CONTEMPORARY & TIMELESS

- Contemporary Mediterranean Architecture
- V symbolizes success and the wonderful vision for every resident
- An exclusive collection of only 6 luxury residences, 3 floor, ground parking with storage. served by a single elevator for 2 units per floor to ensure absolute privacy.
- The streamlined concept of architectural design perfectly blends with the functionality of interior design



SITE & OUTDOOR LIVING

Landscaped gardens, private parking and rooftop terraces create spaces to relax, entertain and enjoy the Mediterranean lifestyle.



Rooftop garden
with Panoramic Views



Private Landscaped
Gardens & Green Area



Private Parking
& Storage Rooms



Private & Secure Gate
Residence, Alarm system



LIVING ROOM

Open plan living spaces with floor-to-ceiling glass doors with full light that connect to spacious open kitchen.



KITCHEN & DINING

Contemporary kitchens with premium furnishes and functional design, perfect for everyday living and entertaining.



BEDROOM

Bright and peaceful space with glass door and direct access to private verandas.

Electric blinder will give you better quality sleep



BATHROOM

Stylish bathrooms with high quality materials, walk-in showers and premium bathroom fixtures
All bathroom with window



ROOFTOP GARDEN

Exclusive rooftop garden for the penthouse.

The perfect view for sunrise and sunset, romantic and unforgettable moment.



SPECIFICATIONS



Energy Efficiency Class A



Thornal Aluminium Windows



Central Air Conditioning



Floor to ceiling height 3 meters



High Quality Furniture



Presturiced Water System



Video Intercom & Security Gate Door



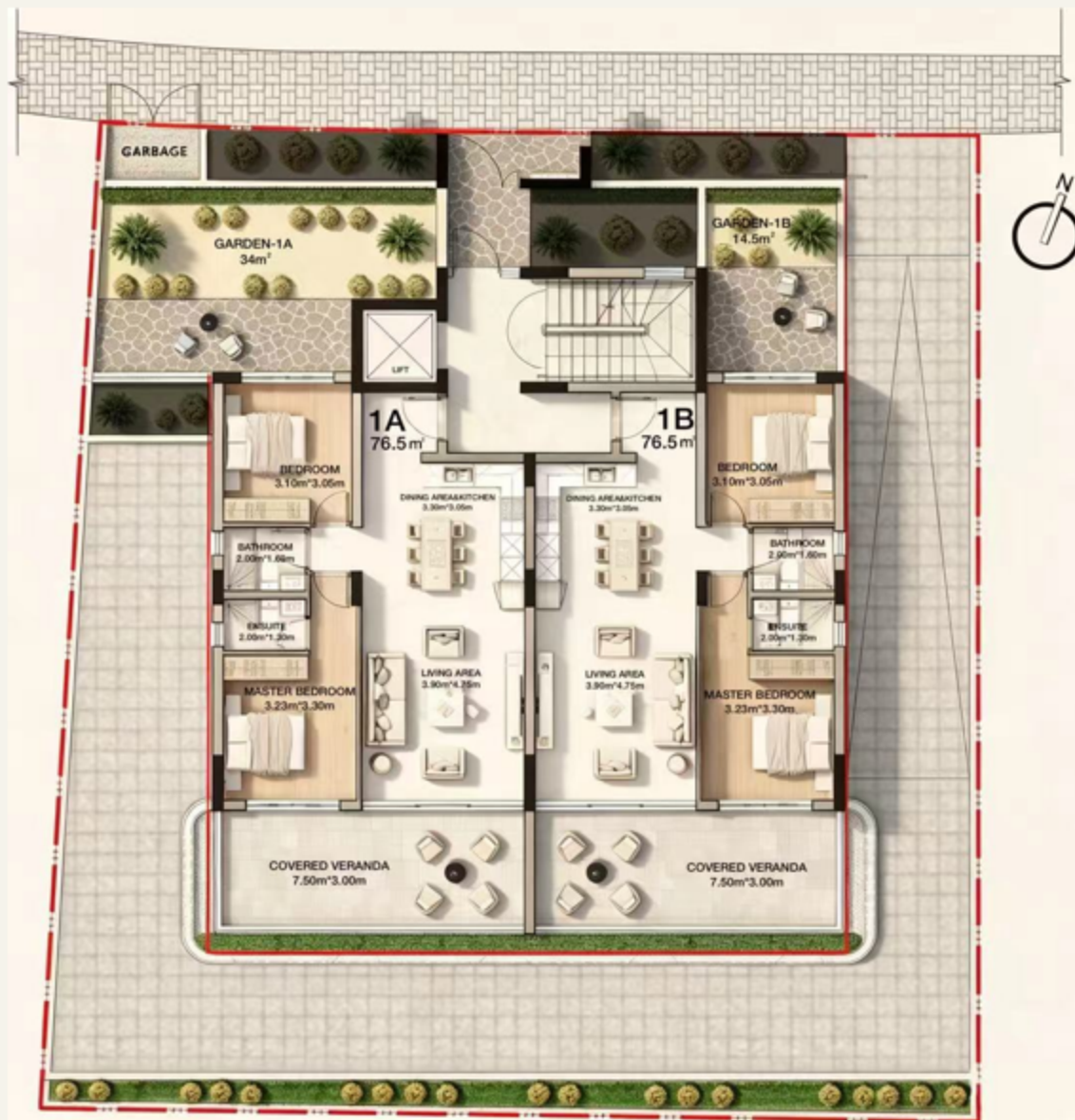
FLOOR PLAN

GROUND FLOOR

GRAND FLOOR

Storage Room	6
Covered Parking	6





FLOOR PLAN

FIRST FLOOR

V-A001 V-B001

2 BEDRROOMS
2 BATHROOMS

Intenor Areas	76.5(m ²)
Covered Veranda	22(m ²)
Garden	14.5 / 34(m ²)
Storage Room	2.6(m ²)
Covered Parking	Yes

FLOOR PLAN

SECOND FLOOR



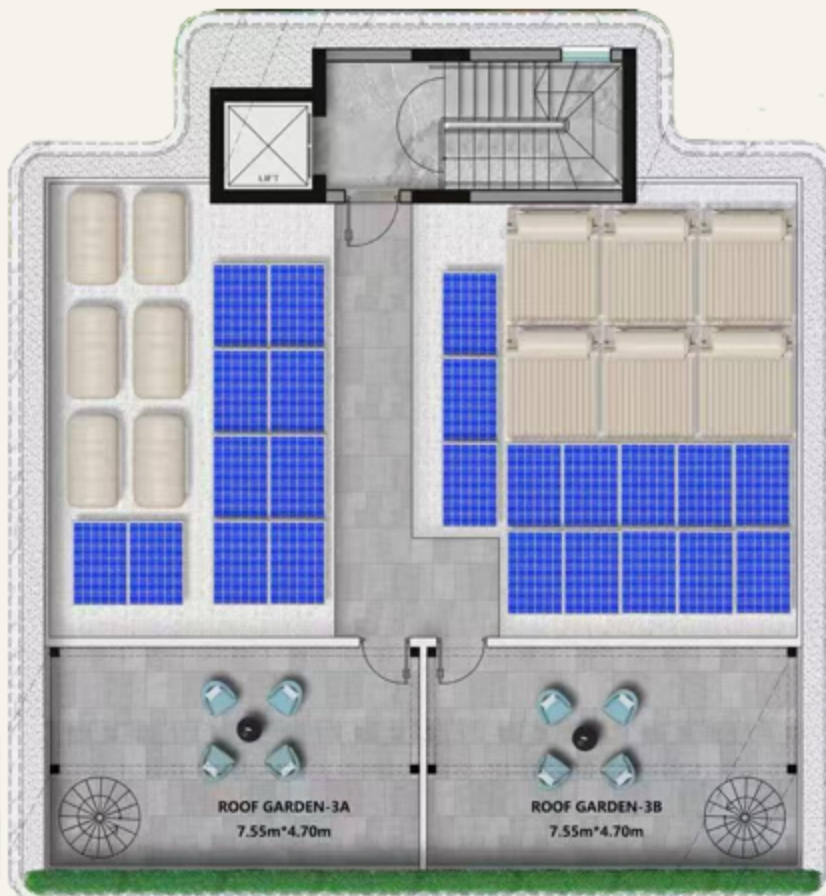
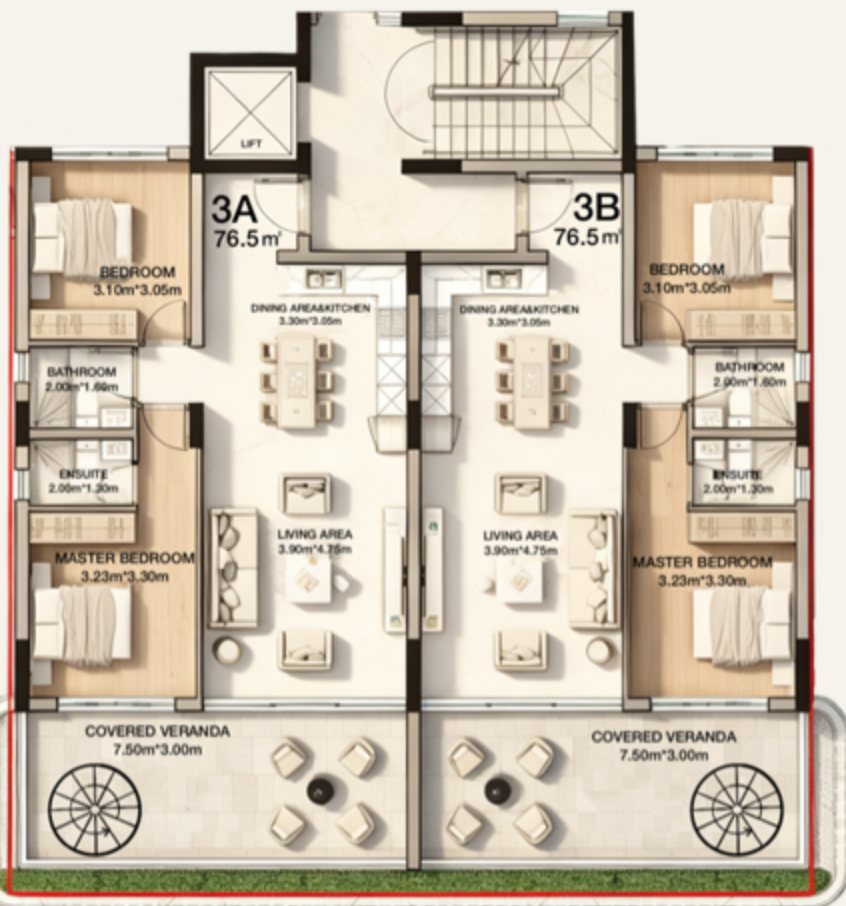
V-A001 V-B001

2 BEDROOMS
2 BATHROOMS

Interior Areas	76.5(m ²)
Covered Veranda	22(m ²)
Storage Room	2.6(m ²)
Covered Parking	Yes

FLOOR PLAN

THIRD FLOOR



V-A001 V-B001

2 BEDROOMS
2 BATHROOMS

Interior Areas 76.5(m²)

Covered Veranda 31(m²)

Roof Terra (Top Floor) 35 (m²)

Storage Room 2.6(m²)

Covered Parking Yes

RESIDENCE SCHEDULE

6 EXCLUSIVE RESIDENCES

UNIT	TYPE	INTENOR	COVERED VERANDA	COVERED PARKING	STORAGE	GARDEN	ROOF GARDEN	STATUS
V-A001	2 BED / 2 BATH	76.5	22	1	2.6	34	--	AVALABLE
V-B001	2 BED / 2 BATH	76.5	22	1	2.6	14.5	--	AVALABLE
V-A002	2 BED / 2 BATH	76.5	22	1	2.6	--	--	AVALABLE
V-B002	2 BED / 2 BATH	76.5	22	1	2.6	--	--	AVALABLE
V-A003	2 BED / 2 BATH	76.5	22	1	2.6	--	35	AVALABLE
V-B003	2 BED / 2 BATH	76.5	22	1	2.6	--	35	AVALABLE



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CONTACT



+357 25353688



Reception@ousaigroup.com



www.ousaigroup.com



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