



Ruby Residence

Boutique Residence

A Boutique Urban Gem in Limassol

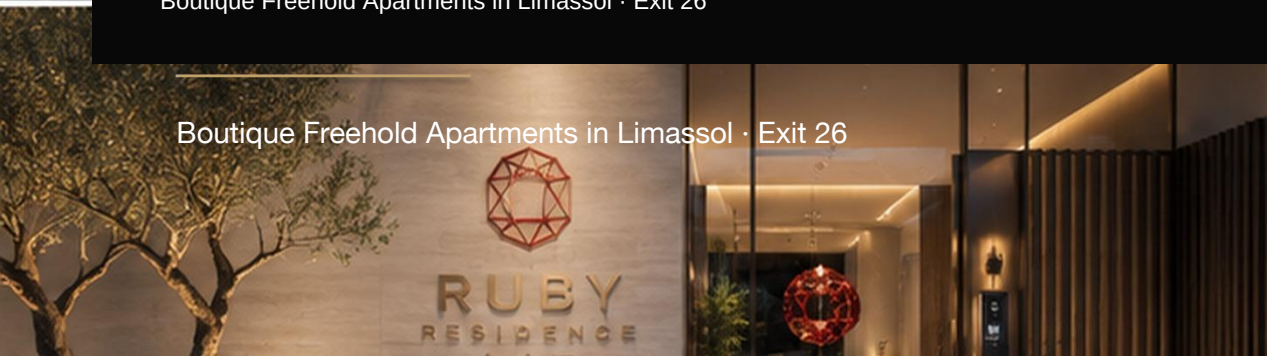
A warm, memorable asset woven into everyday life in Limassol.



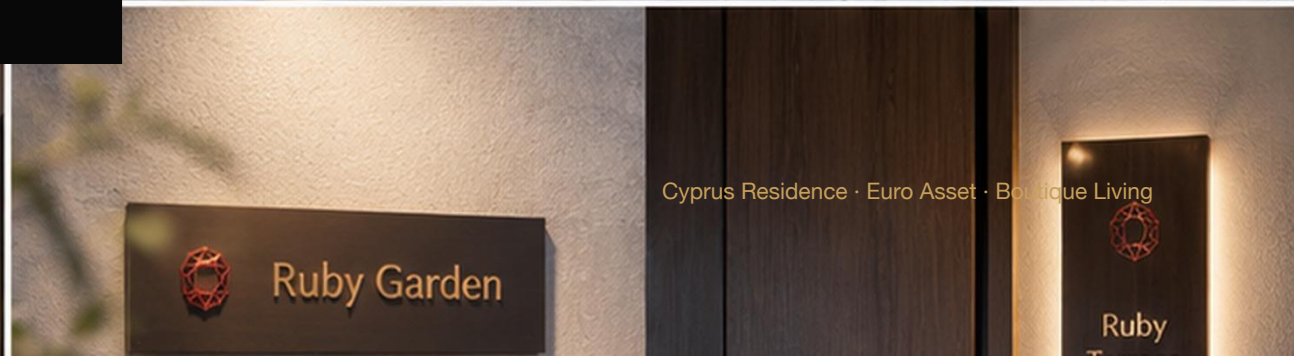
RUBY RESIDENCE

Boutique Residence

Boutique Freehold Apartments in Limassol · Exit 26



Boutique Freehold Apartments in Limassol · Exit 26



Cyprus Residence · Euro Asset · Boutique Living

Ruby



PROJECT THESIS

This Is Not Just Another Apartment.

Limassol does not lack apartments. What is truly scarce is a home that can be remembered.

Ruby Residence is not a residential project defined by scale, but a boutique apartment building shaped by aesthetics, warmth and memory.

It is neither a cold investment unit nor a showy luxury product.

It is an urban asset designed for long-term holding, real living, family residency planning and an overseas lifestyle imagination.

Residence

Asset

Lifestyle

Memory

CYPRUS ADVANTAGE

Why High-Net-Worth Families Choose Cyprus

The value of Cyprus is not limited to sunshine, coastline and a holiday atmosphere.

Its appeal to family-oriented asset allocation clients lies in three integrated qualities: a European residency pathway, a euro-denominated asset base, and a Mediterranean living environment.

Clients are not simply buying a property in a distant country. They are securing a more stable and flexible family backup plan.



European Residency
Pathway

A relatively clear long-term European residence route for families.

Euro Asset Base

Euro-denominated real estate can form part of a family's currency structure.

Long-Term Living Scene

Low density, slower pace, international education and island security create a place where real life can unfold.

RESIDENCE PATHWAY

More Than Property. A Family Residency Plan.

The value of Cyprus permanent residence is not a short-term selling point. It lies in creating a European backup plan that can be held long term, accessed flexibly, and connected with education and healthcare resources.

Family Coverage · Flexible Landing · Healthcare Access · Education & Life Plan

FAMILY

One Investment, Two-Generation Planning

The main applicant, spouse and eligible unmarried dependent children may be included in a long-term family residence arrangement, preserving European living options for the next generation.

FLEXIBILITY

No Full-Time Residence Requirement, Lower Landing Pressure

After approval, long-term residence is generally not required. Maintaining the required visits can help preserve the status, suitable for families whose business remains in China or elsewhere.

HEALTHCARE

Healthcare and Local System Access

After long-term residence and meeting registration/contribution requirements, residents may access the local healthcare system according to the rules, or combine it with private medical insurance.

LIFE PLAN

Education, Retirement and Asset Backup

Residency, property and daily life radius can support children's education, family relocation, retirement stays and long-term holding.

Note: Eligibility, family scope, approval timeline, maintenance requirements and healthcare access are subject to immigration authority, GESY/HIO rules and legal advice.





PROPERTY × RESIDENCE

One Property Connecting Asset, Residency and Lifestyle

05

Asset Value

A boutique urban property in Limassol, suitable for long-term holding.

05

Residency Value

Eligible home-buying families may connect the property with long-term Cyprus residence planning.

05

Lifestyle Value

Large balconies, an art lobby, Ruby Lounge, floor art and a naming system create a memorable identity beyond ordinary apartments.

LIMASSOL · EXIT 26

A Boutique Asset on Limassol's Urban Axis

The value of Exit 26 is not simply being close to the highway. It brings education, the coastal business belt, everyday life and long-term rental demand into one clear city radius.

For family clients, it means shorter school runs and easier daily movement; for investors, it means the project is not a seasonal holiday unit, but an urban asset serving real residential, work and education needs.

One-Line Sales Message

The location value of Ruby Residence is not about listing distances in isolation. It connects schools, the coast, business, daily life and rental demand into one clear daily route.

EXIT 26 LIVING RADIUS

City Living Radius Reference

Approx. 3-5 min · Foley's School

British education resource, suitable for family living and school-accompanying clients.

Approx. 5-8 min · The Grammar School / International School Circle

A wider choice of international education, increasing appeal to family clients.

Approx. 5-8 min · Coastal Business & Hotel Belt

Offices, five-star hotels, restaurants and business visitors support long-term rental demand.

Approx. 8-12 min · Seafront Living & Urban Amenities

Shopping, dining, cafes, healthcare, supermarkets and daily services are within a short commute.

Approx. 12-15 min · Limassol Marina / City Centre

Connecting core leisure, finance, business and social scenes.

Note: The above times are marketing references for the living radius. Before release, confirm by precise project address and real-time navigation.

* Travel times are sales references under normal traffic conditions. Actual times are subject to navigation.

AVAILABILITY & PRICE LIST

June 2026 Availability | Areas, Verandas, Parking, Storage and Prices

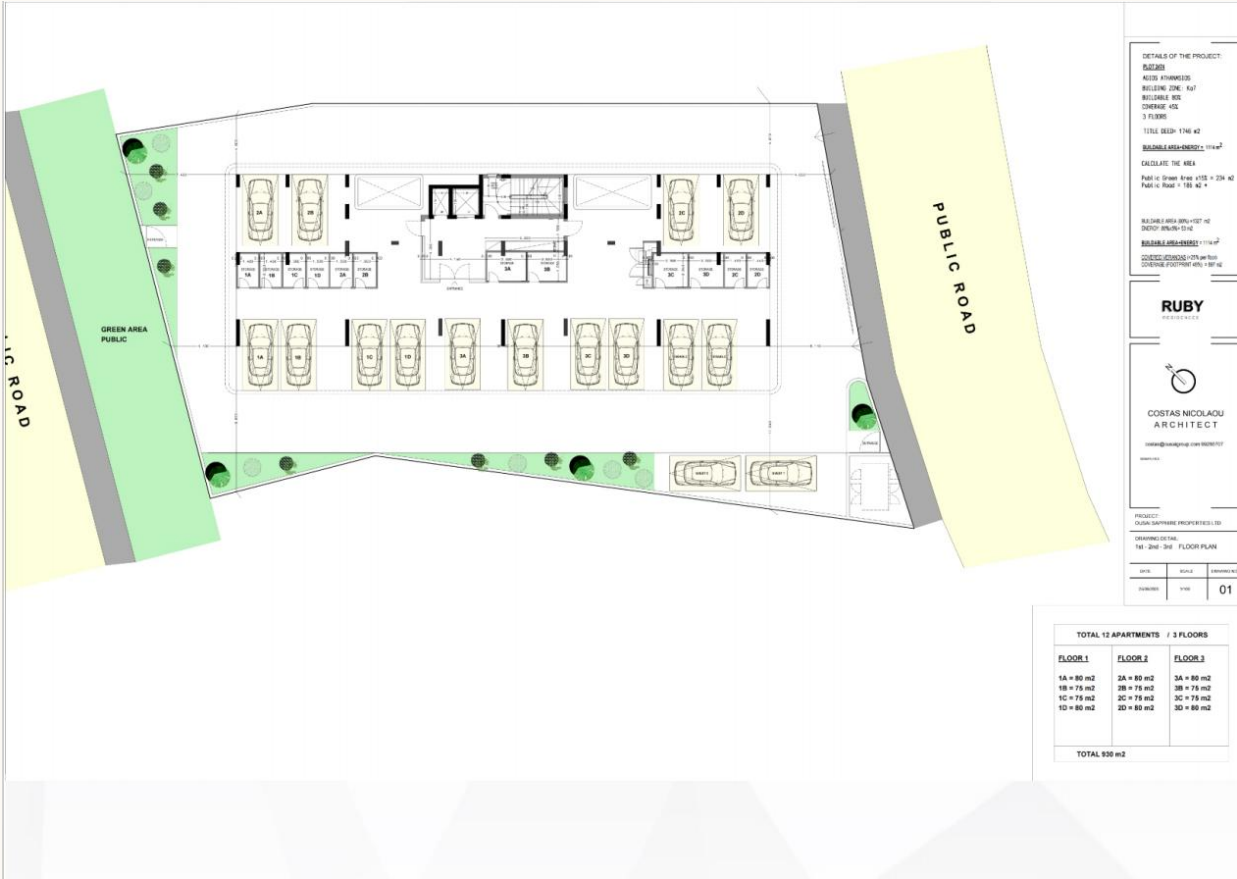
Unit	Type	Interior m²	Veranda m²	Parking	Storage m²	Garden m²	Price €
1A	2 Bed / 2 Bath	75	18	1	3.4	Common	SOLD
1B	2 Bed / 2 Bath	75	13.3	1	3.4	Common	SOLD
1C	2 Bed / 2 Bath	75	13.3	1	3.4	Common	SOLD
1D	2 Bed / 2 Bath	75	18	1	3.4	Common	SOLD
2A	2 Bed / 2 Bath	75	18	1	3.4	Common	SOLD
2B	2 Bed / 2 Bath	75	13.3	1	3.4	Common	SOLD
2C	2 Bed / 2 Bath	75	13.3	1	3.4	Common	SOLD
2D	2 Bed / 2 Bath	75	18	1	3.4	Common	SOLD
3A	2 Bed / 2 Bath	75	18	1	3.4	38	SOLD
3B	2 Bed / 2 Bath	75	13.3	1	3.4	52	520,888
3C	2 Bed / 2 Bath	75	13.3	1	3.4	52	SOLD
3D	2 Bed / 2 Bath	75	18	1	3.4	38	539,888

All prices are subject to VAT. Seller reserves the right to change prices without prior notice.

12 Units · 3 Floors · Limited Collection

PARKING & SITE PLAN

Basement Parking Plan | Independent Parking for Each Unit, Clear Daily Circulation



12 covered parking spaces · 3.4m² storage rooms · public green area

FIRST FLOOR PLAN

First Floor Plan | 1A / 1B / 1C / 1D



SECOND FLOOR PLAN

Second Floor Plan | 2A / 2B / 2C / 2D



1A

室内面积：80m²

阳台面积：26m²

1A

Interior: 80 sqm
Veranda: 26 sqm
Storage: 3.4 sqm

1B

室内面积：75m²

阳台面积：30m²

1B

Interior: 75 sqm
Veranda: 30 sqm
Storage: 3.4 sqm

1C

室内面积：75m²

阳台面积：30m²

1C

Interior: 75 sqm
Veranda: 30 sqm
Storage: 3.4 sqm

1D

室内面积：80m²

阳台面积：26m²

1D

Interior: 80 sqm
Veranda: 26 sqm
Storage: 3.4 sqm

2A & 2D: 80m² + 26m² veranda · 2B & 2C: 75m² + 30m² veranda

THIRD FLOOR PLAN

Third Floor Plan | 3A / 3B / 3C / 3D

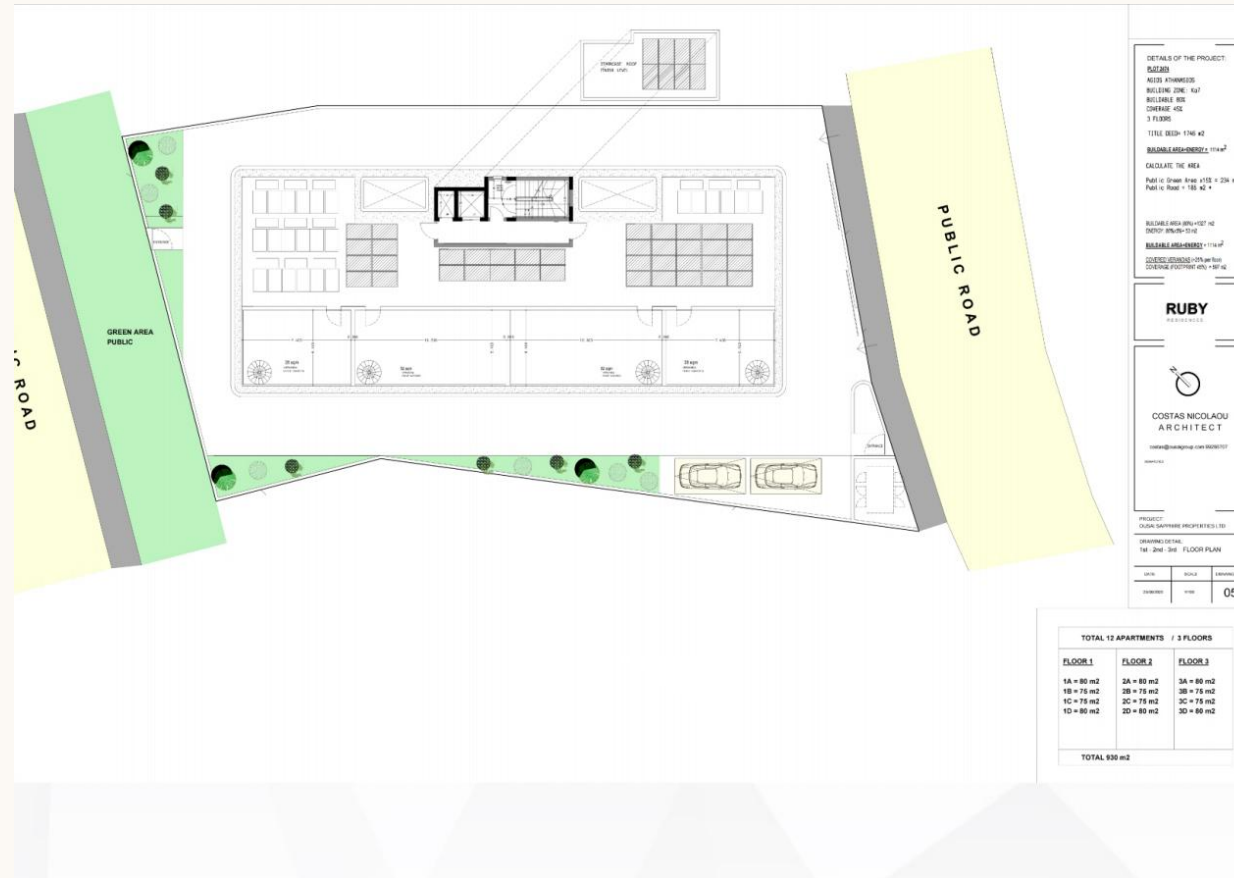


3A 室内面积：80m ² 阳台面积：26m ²	3B 室内面积：75m ² 阳台面积：30m ²	3C 室内面积：75m ² 阳台面积：30m ²	3D 室内面积：80m ² 阳台面积：26m ²
3A Interior: 80 sqm Veranda: 26 sqm Roof garden: 38 sqm	3B Interior: 75 sqm Veranda: 30 sqm Roof garden: 52 sqm	3C Interior: 75 sqm Veranda: 30 sqm Roof garden: 52 sqm	3D Interior: 80 sqm Veranda: 26 sqm Roof garden: 38 sqm

3A & 3D: 80m² + 26m² veranda + 38m² roof garden • 3B & 3C: 75m² + 30m² veranda + 52m² roof garden

ROOF GARDEN PLAN

Roof Garden Plan | Private Sky Gardens and Sunset Social Spaces



Private roof gardens: 38–52m² · designed for BBQ, sunset drinks and open-air family time



A BOUTIQUE URBAN GEM

A Warm Urban Asset Placed in Everyday Limassol Life

Ruby Residence is a low-density boutique apartment project positioned along Limassol's urban living route.

With a modern white facade, generous balconies, ruby-themed interiors, art-led common spaces and cultural lifestyle scenes, it offers an urban residence that combines long-term living, asset allocation and design sensitivity.

It does not rely on scale, but on a complete brand system, tangible design details and memorable lifestyle scenes that help it stand apart from ordinary apartments.

Low-Density Boutique Apartment

Urban Access Asset

Art-Lifestyle Residence

WHY RUBY

Not the Lowest Price, But Easier to Remember

If clients compare only area and price, Ruby Residence may not be the lowest-price option.

But for clients seeking a boutique apartment that is more memorable, more lifestyle-driven and more suitable for long-term holding, its advantages become clear.

Ordinary Apartment

Talks only about price, area, layout and rent; clients often leave with little lasting impression.

Ruby Residence

From the name, interiors, balcony, lobby, floor art and unit naming, Ruby Residence builds a complete brand system around the ruby concept. It is not priced as a luxury mansion, but it carries the perceived value of a boutique residence.

DESIGN STORY

From a Ruby to a Way of Living

'Ruby' is not a simple marketing name.

At Ruby Residence, the ruby is translated into a complete spatial language:

Scarcity, echoing the boutique scale and low-density nature of the project;

Warmth, expressed through wine red, red-brown, burgundy and warm lighting;

Time value, reflecting long-term holding, long-term living and long-term memorability.

Rather than turning the ruby into surface-level luxury decoration, the design translates it into art, a naming system, lobby installations, floor themes, soft furnishings and balcony living.



BRAND SYSTEM

Giving a White Apartment Building Its Own Brand World

The difference of Ruby Residence is not limited to architecture. It lies in building a complete, tangible, communicable brand system that sales channels can clearly explain.



Ruby Interior · Interior Soft Furnishing System

Ruby Balcony · Balcony Living

Ruby Lobby · Art Lobby

Ruby Lounge · Reading & Reception Corner

Ruby Art Program · Floor Art Program

Ruby Naming System · Exclusive Unit Naming

Exterior Branding · Entrance Identity

ARCHITECTURE

Modern White Facade, A Gentle and Refined Urban Expression

The modern white facade, horizontal balconies, glass railings and softly rounded architectural lines create a clean, bright and restrained urban expression. Under Mediterranean sunlight, the white building volume feels light, while generous balconies give each home an outward-facing living interface. This is not architecture designed to show off, but a boutique apartment building made for real everyday living.





ARRIVAL

Creating Memory from the First Moment of Arrival

Whether a project has a brand feeling is often decided at the first point of arrival.

Ruby Residence establishes a clear exterior identity at the entrance: a ruby geometric logo, warm-lit wall, champagne-gold lettering, greenery and stone together form the first ritual of coming home.

It is not just a sign at an apartment entrance. It lets clients feel, from the moment they arrive, that this place has been carefully designed and carefully named.





RUBY LOBBY

A Small, Refined Art Entrance

Ruby Residence does not pursue a 'large but empty' luxury lobby. It chooses a small entrance with a strong memory point. Light stone, wood veneer, warm wall-washing light, a ruby sculpture, project scent and greenery create an atmosphere closer to a private art gallery. Clients do not just enter a building; they enter the brand world of Ruby Residence.

A Spiritual Corner Reserved for Aesthetic Owners

Ruby Lounge does not need to be large. Its value is not measured by area.

Light-wood shelves, art books, books on Cyprus culture, a capsule coffee machine, two small chairs and a warm lamp are enough to distinguish the project from ordinary apartments.

It can be a place for owners to wait for friends, a pause point during viewings, and the lifestyle scene that makes the project easiest to remember.

For Chinese high-net-worth clients, British clients and design-sensitive buyers, this cultural feeling can be more persuasive than simply piling up materials.





ART FLOOR PROGRAM

The Way Home Becomes a Small Art Exhibition

1F Earth | Rootedness, stability and belonging.

2F Light | The brightness and warmth of Mediterranean sunlight.

3F Sea | The coastal character and urban flow of Limassol.

4F Sky | Top-floor views, open sky and freedom.

Each floor features themed artwork and plaques, turning the few steps from the lift to the front door into a small ritual of arrival.



RUBY NAMING SYSTEM

Every Home Has Its Own Name

Ruby Residence moves away from cold traditional unit numbers and creates an exclusive naming system for every home.

Clients are not buying 101 or 302, but a home with a name, a feeling and a sense of belonging.

For owner-occupiers, this is emotional value. For investors, it becomes a differentiated expression for future rental and resale.

Ruby Garden

Ruby Terrace

Ruby Light

Ruby Horizon

Ruby Sea

Ruby Breeze

Ruby Sky

Ruby Crown

INTERIOR LANGUAGE

Warm Modern Luxury x Light Art x Ruby Memory Points

Ruby Residence does not pursue exaggerated luxury. It establishes a warm, restrained and art-led modern living style.

Core palette: warm white, greige, light wood, stone texture, champagne gold, wine red, red-brown and burgundy.

Spatial expression: a bright living room with an artistic focal point; a dining area for intimate hosting; a master suite with privacy and comfort; bathrooms with a boutique-hotel feel; and balconies as the main stage for sunset living.

Warm Modern

Ruby Art

Soft Luxury



RUBY HORIZON

A Social Living Room with a Flow of Light

Greige stone, light wood, soft light strips, burgundy accents and contemporary art define a warm modern-luxury tone. It is not a cold show unit, but a living space where one can truly sit down, talk, host guests and watch the sunset.





RUBY FEAST

Turning Everyday Dining into a Ritual

The kitchen and dining space at Ruby Residence emphasizes openness, brightness and intimacy.

A light-wood dining table, soft pendant lighting, warm cabinetry, stone countertops and ruby-toned artwork turn the kitchen from a functional zone into part of family conversation and gatherings with friends.

What truly touches people is not luxury, but the morning coffee, the evening light on the dining table, and a pace of life that allows one to sit down with ease.



RUBY BREEZE

A Master Suite Wrapped in Sunlight and Sheer Curtains

The master bedroom continues the warm-luxury mood: light wood, ivory tones, soft lighting, sheer white curtains and ruby-colored bedding create a relaxed atmosphere for long-term living. The walk-in closet uses open light-wood cabinetry, champagne-gold details and concealed sensor lighting, turning everyday order into beauty.



RUBY REFRESH

Hotel-Inspired Bathrooms, A Healing Moment in Everyday Life

Light stone, warm-lit mirrors, concealed hardware, glass shower areas and ruby-toned scent details create a clean experience close to that of a boutique hotel. The sense of refinement does not rely on complex decoration; it is hidden in materials, lighting and proportion.

RUBY SUNSET

In Limassol, the Balcony Is the Main Stage of Life

In Cyprus, the balcony is not an accessory. It is part of daily life. The balcony at Ruby Residence is designed as a genuinely usable living scene: a two-seat outdoor sofa, floor lamp, small coffee table, beige cushions, burgundy pillows, olive tree planters and warm lighting. By day, it is a place for reading, coffee and city views. At dusk, it becomes a small sky bar. Clients should not only see balcony area; they should begin to imagine a Limassol evening of their own.



LIMITED COLLECTION

Limited Global Collection of 8 Boutique Low-Density Residences

Ruby Residence is not a large-scale residential community, but a limited boutique apartment collection. Low-density scale, generous balconies, exclusive naming and upgraded common spaces create a more memorable sense of rarity.



Ruby Sky / Ruby Crown

Sky Collection

Interior 75–80m²
Terrace 26–30m²
Storage 3.4m²
Private Roof Garden 38–52m²

With private roof gardens and sunset social spaces.

Ruby Light / Ruby Horizon

Golden Middle Collection

Interior 75–80m²
Terrace 26–30m²
Storage 3.4m²

Combining city views, balcony living and long-term residential comfort.

A STORY TO HOLD

This Is Not an Ordinary Listing. It Is an Address with a Story.

The value of Ruby Residence should not be understood only through price, layout, location and rent. These are fundamentals, but they are not the difference. What truly makes it memorable is a complete system: a name with meaning; a warm interior language; a sunset balcony with emotional pull; a small and refined art lobby; a culturally minded Ruby Lounge; a floor-by-floor art program; an exclusive naming system for every home; and an asset path that can be connected with Cyprus residence planning. Ruby Residence is not trying to say: I am more luxurious than others. It says: I am more memorable, warmer, and more worthy of long-term holding.

GLOBAL ASSET HOTLINE / Global Wealth Allocation Hotline

Subject to official immigration, legal and tax review.