SUNSET
GARDENS

Welcome

lionglobal

Welcome To Sunset Gardens

Sunset Gardens is a first of its kind gated community in Limassol brimming with life, amazing communal amenities, and positive energy. By inciting a strong connection with nature, Sunset Gardens will inspire a life of joy and harmony with the living environment. Living in Sunset Gardens, you will enjoy sustainable buildings, fully harmonised with the natural environment and surrounded by the stunning beauty of the green earth. It's the perfect setting to cultivate a tranquil mind and an active body, providing you with the highest quality of life. Sunset Gardens houses 315 stunning residences with an exquisite atmosphere of contemporary and elegant interior, inviting its residents to relax and spend quality time with family and friends.

Sunset Stays offers guests the opportunity to enjoy a luxurious lifestyle and aims to deliver the best holiday rental experience in Limassol, offering extensive in-house amenities. Our hospitality expertise team warmly welcomes you, wishing you a pleasant and blissful stay. We are all dedicated into creating a memorable and paradisal stay for every single guest of ours, as we remain at your disposal.

The Location - Limassol City

Successful international companies and many of Europe's most sought-after brands have made a home in Limassol. Sunset Gardens is only 10 km away from the bustling city centre of Limassol, so you'll find serenity at home, but still be close to all the action. The artful balance between work and life is struck in the harmony of Sunset Gardens. Limassol is considered as Cyprus' unofficial business capital, concentrating the bulk of international companies, operating in diverse industries such as energy, shipping, services, property development and construction, tourism and entrepreneurship.

The city offers all year-round sunshine, in combination with hospitable people and high standards of living. It is located within reach of the pine-clad Troodos Mountains, which form a rugged spine along the centre of the island and lies at the heart of the wine-growing area. Antiquities, natural wonders, and some of the best beaches in the Mediterranean are within easy reach as well.

Limassol is famous for its long cultural tradition, as well as its major folklore festivities. Visitors have the chance to experience various cultural activities and more, such as theatrical, dancing and musical shows. In addition, they have a chance to visit museums and archaeological sites around the city, which provide an astonishing combination of Frankish, Byzantine, Ottoman and contemporary influences.

The two main airports of Cyprus (Paphos and Larnaca International Airports) are both located approximately 50 minutes' drive away from Sunset Gardens.

The Neighbourhood

Part of the most up-and-coming neighbourhood in the city, residents of Sunset Gardens have no shortage of entertaining activities nearby, including Europe's largest casino, the City of Dreams Mediterranean; My Mall Limassol; a top-quality golf resort; and the ever-thrilling Fasouri Waterpark.

Sunset Gardens is located in an area of rapid growth, situated between the City of Dreams, Integrated Casino Resort and Limassol Greens Golf Resort, near the Limassol City Centre. My Mall, the second largest mall in Cyprus, is situated in close proximity to Sunset Gardens. Moreover, located just one kilometre away, Lady's Mile beach, considered as the most popular beach in the city. Many other facilities such as bakeries, supermarkets and convenience stores are within Sunset Gardens' location radius.

A fascinating fact about Sunset Gardens' neighbourhood is that despite being close to some of the greatest locations in Limassol, its idyllic natural environment and nature views, are unmatched. You can find peace interacting with the natural world in the magnificently landscaped gardens, nurturing your wellbeing within the quietness inside the gated community and around it.

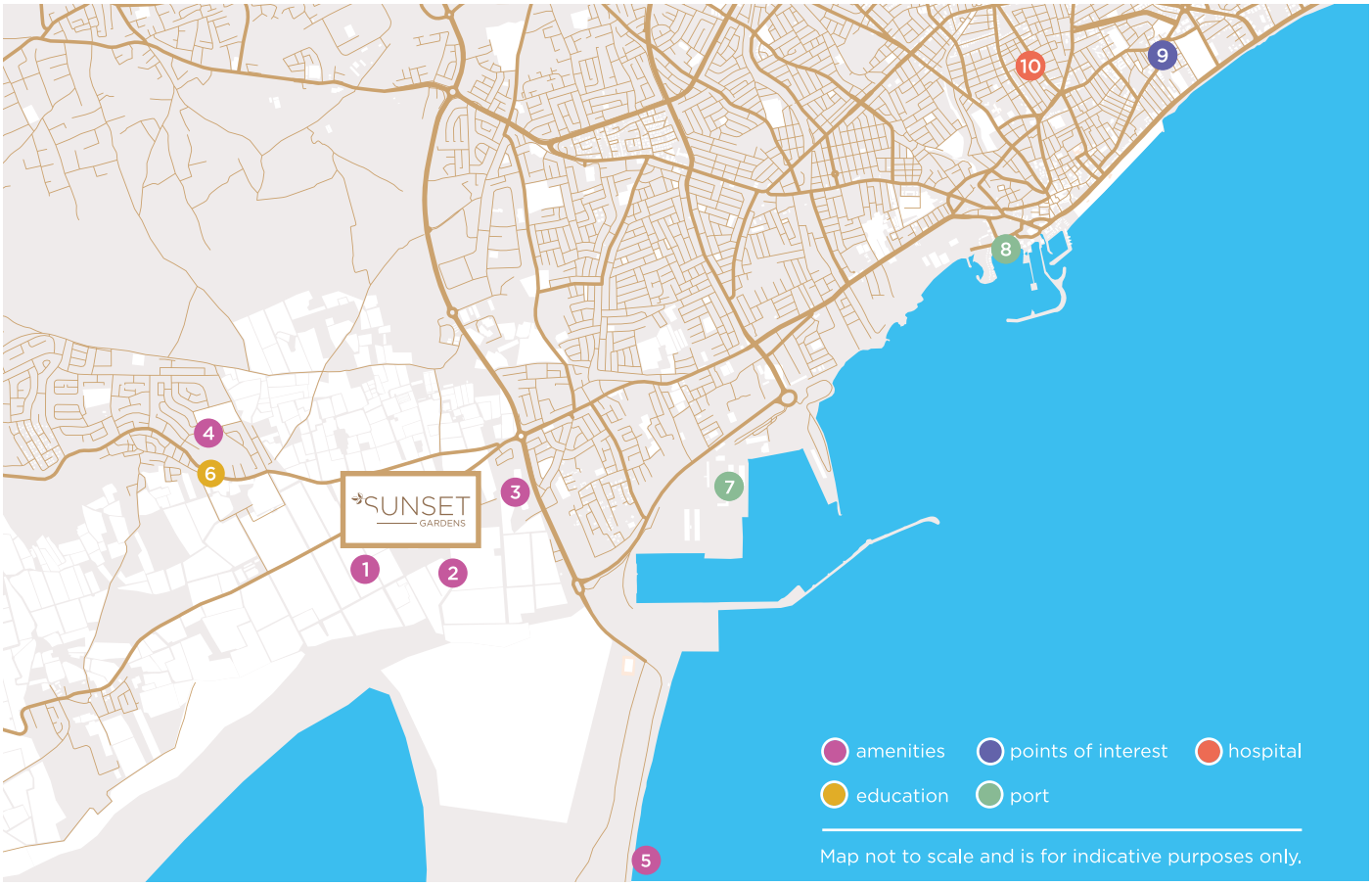
How to Get to Sunset Gardens

Here's the address:
1 Alsous Street, 4652, Tserkezoi, Limassol

Arriving by taxi or car:
We are located approximately a 50 minute- drive away from each airport. My Mall Limassol - should be your central location point to spot Sunset Gardens. At the round-about prior to My Mall, you take the exit towards Asomatos village and then take the third left turn. Sunset Gardens will be on your left hand further down the road.

Alternatively follow this Google maps location link: **Sunset Gardens**

Arriving by Bus:
Information on bus routes and timetables further below.



City Amenities

1. Limassol Greens Golf Resort
2. City of Dreams, Casino
3. My Mall, Limassol
4. Fasouri Waterpark
5. Lady's Mile
6. Silverline Private School
7. Limassol Port
8. Limassol Marina
9. Old Town
10. Ygia Polyclinic Private Hospital

Sunset Gardens Check in & Check out

Don't forget your Key-Codes:

Check your mail – Two separate codes can be found on an email sent by our Reservations Office. The first passcode unlocks the booked building's main entrance. The second is a one-time passcode that unlocks the security key box of the apartment. The one-time access code is issued, right after the payment confirmation. Once you find the code you are good to go; kind of. The code only unlocks the security box containing the physical key of the apartment.

Where to find the security key box: Right outside your apartment's door
Keep your keys safe – Your physical keys are unique.

The times to have in mind:

Check in
2:00 p.m.

Check out
11:00 a.m.

Early check-ins:

Check with the Reservations Office regarding availability for early check-in.
All requests are equally significant and are subject to availability on the arrival day.

We are just a WhatsApp message away

After checking-in, do not forget that we remain by your side.
For any inquiries or questions, kindly contact our WhatsApp number below.

(+357) 25 257092

When the sad time of departure arrives:

Make sure to take all your belongings on your way out, before locking the apartment. Kindly place the keys inside the security key box and lock it. You are now all set and good to go, but only after booking your next stay!

Late check-outs:

- It all depends on availability on the departure day.
  Check with the Reservations Office on your departure day's morning for availability.
- Late check-outs until 2:00 p.m. are FREE of charge, based on availability.
- Any Check-out requests between 2:00 p.m. – 6:00 p.m. will be charged 50% of the daily rate.
- Check-outs past 6:00 p.m. will be subject to a full-day's rate charge.

Your Sunset Gardens Apartment

What you can enjoy inside your apartment right here right now:

1 **Free Wi-Fi access**

We've got you covered for your meetings or Instagram scrolling.
You will find the password in the informational poster inside your apartment.

2 **Fully equipped kitchen**

Your apartment's kitchen is equipped with many ready to use facilities.

Some of the facilities are:

- Refrigerator
- Coffee machine
- Electric kettle
- Stovetop
- Kitchenware
- Dishwasher
- Dining table
- Oven
- Washing machine
- Cleaning products

3 Bathroom

We've got you covered on the below; and every 5 days our housekeeping team will replace:

- Complimentary toiletries
- Towels
- Toilet papers

What you can find in the bathroom:

- Walk-in shower
- Hairdryer

4 Air-conditioning Split Units

Split air-conditioning units available in all apartment rooms, accessible all-year-round.

5 Smart TV

Screen mirroring, Netflix and YouTube are some of the modern features you can enjoy during your stay. Sunset Gardens' TVs are compatible with both Android and iOS phones.

6 ...and many more facilities such as:

- Entire unit wheelchair accessible
- Wardrobe or closet
- Private apartment in building
- Safety deposit box
- Upper floors accessible by elevator
- Tile/marble floor
- Soundproofing
- Heating
- Washing machine
- Cleaning products
- Socket near the bed
- Clothes rack
- Drying rack for clothing
- Maintenance team on site
- Cleaning team on site

The Gardens

What you can enjoy outside your apartment right here right now:

1

The Leisure Swimming pools and Kids' pool

Have an invigorating swim in any of the leisure pools at Sunset Gardens. Whether you're swimming laps for exercise or taking a dip to relax, the luxury pools will leave you feeling refreshed and rejuvenated. The crystal-clear pools will suit all your needs, from a rousing morning swim to a peaceful sunset dip.

The swimming pool operating hours:

Summer season:
Mon-Sun : 10:00 a.m. - 6:00 a.m.

Winter season
Mon-Sun: 09:00 a.m.- 5:00 p.m.

2 The Barbeque

Designated barbeque areas are available upon pre-booking. Contact the Reservations Office for bookings, at least one week in advance. You can choose between three different barbeque areas, fully equipped with grills suited for your party of people. All bookings are subject to availability.

- The barbeque area is open between 10:00 a.m. and 11:00 p.m. daily.
- Cleaning and charcoal costs:
  1. €20.00 cleaning services + €6.00 for charcoal + VAT (applies for the smaller sized areas)
  2. €30.00 cleaning services + €6.00 for charcoal + VAT (applies for the bigger sized area)
- Keep in mind that alcohol is only permitted inside the BBQ area.
- The maximum number of guests permitted on each area is 15, including the residents.
- To secure your booking, the full cost must be paid in advance.

3 The Inner Community Cycling Path

The 1-kilometre cycling path offers an enchanting journey through the surrounding trees and the lush boulevard, exploring the city's most beautiful park. Lose yourself in the magnificent natural landscape and develop mental clarity through healthy daily routines.

4 The Playground

Take advantage of the fun and imaginative kids play area. The playground promotes healthy living, inclusion, and positive interaction, providing peace of mind for parents and an exciting community of playmates for kids.

5 The Parking

You are entitled to a designated parking spot just for you. Our security team will show you your designated space within the community. Visitor parking is also available, upon request.

6 24h security and gated entrance

Feel completely safe within the community, as security guards are monitoring the gated residential 24/7, 365 days of the year. The entrance is accessible to residents and registered guests only, for your better security.

7 Maintenance team

Maintenance team is available on site upon request. We've got you covered on any repairs your apartment may need.

8 Lifeguard

You can relax by the pool side, as your toddlers will enjoy the waters supervised by our certified lifeguard.

The Housekeeping

5-Star Housekeeping Services and Amenities

The highly skilled housekeeping team will be at your disposal on site, contributing to the quality of your stay.

- The team will come by your apartment every five days for a service cleaning and linen change.
- Should you wish to have a service cleaning on a specific day, kindly advise us to check availability with the housekeeping team.
- Service cleaning is operated between 9:00 a.m. and 12:00 p.m.
- Extra linen, bed sheets, pillows and quilt covers can be provided at an extra cost.

Sunset Gardens Apartments are Non-Smoking

Sunset Gardens residences are 100% smoke-free, in all indoor areas. Should you see or smell smoke, please inform the security.

Life Outside Sunset Gardens

What to Eat Instantly

First things first, you can treat your hunger in just a few minutes. Check out the below mobile applications, with delivery to Sunset Gardens. They can deliver your food from all dining outlets, restaurants and fast-food restaurants in Limassol.

Intriguing Restaurants

Columbia Sun

Columbia Sun is an elegant yet informal fine dining restaurant with an emphasis on natural, sustainable food, sourced from Cyprus' and Greece's most dedicated farmers and food producers. It is located at Ladies' mile beach, which is just a 3–4-minute drive away from Sunset Gardens. The beach restaurant creates beautifully crafted dishes, seeking out the best of Cypriot and Greek produce, with a passion to delight and share the love of delicious food and wine.

https://columbia-sun.com/

Marina Breeze

Located on the east side of the Limassol Marina, it is the sole floating venue in the marina, overlooking the sea and yachts. At Marina Breeze you can enjoy sumptuous brunch, fresh juices and aromatic coffees, selected dishes from the international cuisine and unique signature cocktails with the company of clients, friends, and family.

https://www.breezegroup.com.cy/marinabreeze

Epsilon

Epsilon Resto Bar, is a new culinary destination restaurant at Limassol Marina. Characterized by a modern yet cosy indoor ambiance and a veranda with outstanding views, the tantalizing options on the menu bring a selection of authentic Mediterranean dishes with crafty hints of international fusion.

https://m.facebook.com/epsilonrestobar/

Artima

Artima Bistro, three times awarded for its Mediterranean cuisine, is a most suitable choice for an elegant dining experience and ideal for a business lunch or dinner. The carefully restored and tastefully designed restaurant radiates unique character in a contemporary and elegant environment. The rich menu and professional staff are sure to leave guests with a favourable and flavourful impression.

https://carobmill-restaurants.com/el/featured_item/artima-restaurant-gr/

La Caleta

La Caleta was designed to capture the pure essence of the Mediterranean lifestyle, the tranquil and secluded “Cove in the Sky” conceived with simplicity and elegance. Carefully crafted to allow the magical vistas from the tenth floor of Cyprus’s hottest new tower, The Icon, to elevate your senses. Innovative and seasonally changing menus, designed for sharing and emphasizing the finest and freshest products the island can offer, complimented by a hand-picked selection of wines and cocktails from the Mediterranean and beyond. The unique atmosphere effortlessly combines casual chic with high-end luxury. A perfect beach restaurant executed to the standard of the finest luxury hotels, high above the shimmering Mediterranean Sea. Whether it’s a healthy brunch, a sophisticated lunch or a world-class evening enjoying the Limassol sunset, visit La Caleta to discover our passion for the ‘dulce vida’.
https://lacaletacy.com/

MY MALL LIMASSOL for everything.

All Your Favourite Chains Around the Corner

Located just 1 km away, at My Mall Limassol, you can find all the worldwide well-known food chains. A great selection of choices along with a large food court are available any day of the week.
https://mymall.com.cy/venue-type/dining/

ALRIFAI · CINNABON · COSTA COFFEE · marronerosso espresso bar

CREMOSO · KFC · Pizza Hut · TACO BELL · illy CAFFÈ · McDonald's

TGI FRIDAYS · URBANfresh · Ocean Basket · OB · SUBWAY

Groceries

Alphamega

Alphamega hypermarkets, the leading supermarket chain in the country, is one click away. With a massive product variety and all the top brands available, they are able to deliver your groceries at Sunset Gardens, outside your apartment's door.
https://www.alphamega.com.cy/

Sunfresh Bakery

If you are looking for freshly baked products, Sunfresh bakery located at Franklin Roosevelt 270, Limassol 3046, just a 3-minute drive away from Sunset Gardens, is the place to visit. Daily fresh handmade pastry, traditional Cypriot sweets, salads and more, are being served at very reasonable prices.

Mall Kiosk

The mall kiosk, located at My Mall, is another location for quick and easy light grocery shopping for any last-minute buys.
https://mymall.com.cy/my-mall-shops/the-mall-kiosk/?location=uH

Points of Interest Near Sunset Gardens

My Mall

MY MALL Limassol is a modern centre in the lively city of Limassol. Since its opening to the public in mid-2009, it has been highly productive, having developed a strong franchise value, as well as the ability to attract some of the world's leading retail brands. It currently forms an essential part of the community's social and economic fabric, as it is established as one of the leading retail destinations of the island of Cyprus, integrating food, high-street fashion, leisure, entertainment and more.

Located just a ten-minute walk away from Sunset Gardens, it definitely is the cosmopolitan centre of Limassol.
https://mymall.com.cy/

Fasouri

Fasouri Watermania Waterpark is presently the biggest Waterpark in Cyprus both in size (over 100.000 square meters – 25 acres) and number of attractions and facilities, with 30 different slides for all ages, two restaurants and three snack bars. The park entertains thousands of local and tourist visitors every year. You are in luck, as it is located just a 3-minute drive away from Sunset Gardens. It is worth spending a day in the park, as apart from the crazy waterslides, rivers and other fun activities, there are plenty of food options within the premises.
http://www.fasouri-watermania.com/en/contact-us

Melco Casino

Our main neighbours, the Europe's largest gaming resort, the City of Dreams Mediterranean, is right around the corner. Hong Kong gambling giant Melco has a grand vision for its first casino in the European Union. When complete, the property is planned to boast a 7,500-square meter casino with 100 gaming tables and 1,000 slot machines, plus a 500-room, 5-star hotel, MICE space and restaurants. Until its grand opening, Melco currently operates four satellite casinos across Cyprus under the C2 brand, including a temporary facility in Limassol opposite My Mall Limassol.

Cyprus Motor Museum

An alternative museum is in the area. Welcoming all automobile enthusiasts to Cyprus Historic and Classic Motor Museum, a place where you can admire the most glorious classic vehicles of all ages, store your precious collectables, and be surrounded by likeminded enthusiasts. After a lot of hard work, Mr. Dimi Mavropoulos turned his idea into a reality and the first Historic and Classic Motor Museum in Cyprus opened its doors to the public. Since its opening in February 2014, Cyprus Historic and Classic Motor Museum remains the only automobile museum in Cyprus.

Fitness & Exercise Around Sunset Gardens

Lady's Mile Beach

This 5 km coastal stretch of stunning, unspoiled sands and shallow waters, runs along the east side of Akrotiri. The beach boasts dark grey sands and crystal-clear and calm seawaters, with the shallowest waters found at the southern end of the beach - where the dark grey sand turns a golden-brown colour. Seashells of all shapes and colours can be found along the beach. Facilities on the beach include restaurants, toilets, showers, changing rooms, sun beds, and umbrellas. Lifeguards with lifesaving equipment and first aid services are stationed at the beach from April to October. As mentioned before, you are located very close to the coast, just a 7-minute drive away.

Bike Lane

A designated bike lane is located on the roads in the Tserkezoi area. The bike lane leads to the main Limassol old town area and eventually leads all the way to Amathus ancient city. A day on the bike to discover Limassol is the ultimate adventure, full of athleticism.

Sanctum Spa & Fitness Limassol Marina

Sanctum Spa & Fitness at Limassol Marina can be your personal sanctuary, where you will discover your true self, as it is, and as it could be. At Sanctum you will enjoy the gentle power of naturally effective spa treatments and expert guidance to physical fitness, as well as the latest hair and beauty treatments in their salon for men and women. Located directly on the waterfront at Limassol Marina with ample parking area, Sanctum is an escape where body and mind are liberated from the stress and pressures of everyday life. With the support of trained and experienced staff, Sanctum gives you the key to inner peace and overall confidence.
https://sanctum.life/limassol-marina/

How to Get Around the Area

Taxi Office & Bolt

Bolt is available in Limassol.
Being just a click away, your taxi will arrive at Sunset Gardens main entrance.
https://bolt.eu/el-cy/

Alternatively, if you're looking for a local taxi chain with great availability and express arrival times, Supreme Taxi is the office to call.

Get an instant quote on the link below:
https://www.supremetaxilimassol.com/

Buses

One of the biggest main bus centres is located at My Mall parking lot. There are bus routes available to reach all over the city. There are also available routes to reach the designated bus stops for the intercity buses. For more information on routes, timetables and planning your bus trip, you can access the page below:
https://www.cyprusbybus.com/default.aspx

Car Rental

If you are in need of a car rental, Sixt car rentals is always at your disposal. A car is the ultimate and easiest way to explore the island, as all distances can be covered within just a couple of hours.
https://www.sixt.global/car-rental/cyprus/limassol/limassol-beach

Sustainability

Sunset Gardens maintains a sustainable relationship with the local ecosystem, utilising renewable energy sources and efficient wastewater management and recycling systems.

1 Electricity

Generating power from solar panels contributes to overall sustainable development. Electricity produced by PV panels is planned to cover the majority of the overall electricity consumption in the common areas of Sunset Gardens.

Energy Efficiency Certificate: Category A

2 Water Treatment

Wastewater is efficiently managed with the use of an integrated sewer treatment plant (STP). The water generated by the STP is used for landscape irrigation, forming an environmentally friendly water cycle.

3 Recycling

Residents can feel good about contributing to the betterment of the natural environment through the personal recycling management system incorporated into Sunset Gardens apartments.

Sunset Gardens House Rules

Safety & Emergencies

Safety is one of our top priorities within the community.
In each apartment you are equipped with the below necessities:

- Fire evacuation plan
- Fire extinguisher
- First aid kit
- Fire blanket

Emergency & Informational Contact Numbers

Police/Fire/Ambulance	112 or 199
Pharmacies out of hours Limassol	90 901 415
Limassol General Hospital	25 801 100
Cyprus Tourist information Limassol	25 571 868
Paphos and Larnaca Airport Information	77 778 833

Contact us

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P.O. Box 52546, 4065 Limassol, Cyprus

Contact us via WhatsApp:

Sunset Gardens House Rules

Even the most blissful sunsets have rules.

In order to ensure a respectful experience to you and to all Sunset Gardens' residents, the below house rules must be followed.

1. The Quiet hours at the community are between 11:00 p.m. and 6:00 a.m. Loud TV, loud music listening, loud discussions and disturbing manners are prohibited between these times.

2. As mentioned above, Sunset Gardens' indoor areas are 100% smoke-free. Tobacco, vapes, e-cigarettes, cigars etc. are not allowed anywhere in the indoor areas. Illegal drugs are not permitted anywhere withing the gated community.

3. Candles, incense, and essential oils are prohibited, as smoke and odors produced are not allowed.

4. Good manners are being followed within the premises.

5. Due to fire safety requirements, the residence occupancy limits must not be exceeded at any time.

6. In case of having visitors over, please note the below:

- Inform the reservations office prior to their visit.
- You must accompany your visitors at all times within the community,
- For visitors exceeding the below maximum occupancy numbers, an extra charge per person applies.
- For One-Bedroom Apartments: 6 persons maximum occupancy
- For Two-Bedroom Apartments: 10 persons maximum occupancy
- For Three-Bedroom Apartments: 12 persons maximum occupancy
- A relevant refundable safety deposit applies when parties are held in the apartments.

7. Pets are not allowed.

8. You are liable to any damage caused to the residences, the premises, fixtures, furnishing, linen, and equipment, including the removal of electronic equipment, towels, artwork, etc. in the community by your side.

9. You are liable to any theft proven by your side in the residences or the premises in the community.

10. For any lost personal items, Sunset Gardens housekeeping team maintains a lost & found storage and keeps the items for up to 90 days, before donating them to charity.

11. Do not forget to lock the door of your residence when going out or going to bed, as Sunset Gardens will not be responsible for any loss/damage to your belongings.

12. Physical keys must not be lost, as they are unique. A fee of €300 will be charged in case of lost keys, as the door lock will need to be replaced.

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