









700 METERS  
TO THE SANDY  
BEACHES AND  
5 STAR HOTELS  
LONDA AND  
APOLLONIA

#### DESCRIPTION

The contemporary gated complex is located in the prestigious tourist area of Limassol within only 700 meters to the sandy beaches. The residence consists of only ten 1, 2, 3-bedroom apartments and three penthouses with spacious roof terraces. The modern and elegant architecture, cosy planning solutions and top of the line finishes will pleasantly surprise those who value true comfort and style.

Five star hotels like Londa and Apollonia as well as all city amenities necessary for a comfortable living are within a short distance. Supermarkets, bakeries, pharmacies, cafes and the finest high class restaurants are just moments away.

The exquisite quality and designed layouts give a sense of an enduring elite lifestyle, comfortable living and has been selected by using luxury finishes and brand names. Your property will become your dream home for a comfortable living as well as a successful investment.



## MAJOR BENEFITS

- CONTEMPORARY RESIDENCE CONSISTING OF ONLY 13 APARTMENTS IN A QUIET RESIDENTIAL LOCATION
- 700 METERS TO THE SANDY BEACHES AND 5STAR HOTELS LONDA Y APOLLONIA
- COMMON SWIMMING POOL AND COVERED PARKING
- GATED COMMUNITY WITH CONTROLLED ENTRANCE
- HIGH CEILINGS (3.15 METERS)
- HIGH STANDARD FINISHES
- WATER UNDERFLOOR HEATING
- CENTRAL VRV CONDITIONING
- PENTHOUSES WITH PRIVATE ROOF TERRACES AND SWIMMING POOLS





## INTRODUCTION

Limassol is the second largest urban area in Cyprus, located on the southern coast, with an urban population of 160,000 — 176,700. Limassol was built between two ancient cities — Amathus and Kourion — and during Byzantine rule it was known as Neapolis (new town). Limassol's historical centre is located around its medieval Limassol Castle and the Old Port. Today the city spreads along the Mediterranean coast and has extended much farther than the castle and port, with its suburbs stretching along the coast to Amathus.

The history of Limassol is largely associated with the Third Crusade of Richard the Lionheart, who arrived in Limassol in 1191 on his way to the Holy Land. He arrested the renegade Byzantine Greek governor of Cyprus Limassol, Isaac Komnenos, taking over the entire island, and bringing the long Byzantine dominion of Cyprus to an end. Richard also celebrated his marriage with Berengaria who had received the crown as queen of England in Limassol. Richard destroyed Amathus and the inhabitants were transferred to Limassol.

Limassol has a Subtropical-Mediterranean climate with warm to hot and dry summers and very mild winters, which are separated by short springs and autumns which are generally warm and pleasant.

LIMASSOL COMBINES THE FAST PACE  
OF A CITY AND THE COMFORT OF A FIRST-CLASS  
MEDITERRANEAN RESORT





LOCATION

This project is nestled in a carefully selected quiet and safe prestigious neighbourhood, Potamos Germasogeia area of Limassol only 500 meters away from the best sandy beaches of the tourist area. From picturesque city and mountain views, Limassol offers five star hotels such as Londa and Apollonia as well as all city amenities necessary for a comfortable living are within a few moments away. Supermarkets, bakeries, banks, pharmacies, leisure spots, cafes and the finest high class restaurants are just moments away.

This luxurious residence is located in Germa-sogeia — the heart of the Limassol's tourist area and is considered to be an extraordinary loca-tion. This geographical position which is between mountains and sea is only a few steps away from Dasoudi Beach known for its golden sands, clean and calm seawaters and a Eucalyptus Park. As a popular coastal strip, the town provides eve-rything for a perfect day out to exquisite dinning and nightlife.











## LUXURY FINISHES:

LUXURIOUS MARBLE FLOORS OR PARQUET,  
KITCHEN CABINETS FROM KNOWN BRANDS,  
DOUBLE GLAZED WINDOWS WITH ALUMINUM  
FRAMES, FIRST CLASS SANITARY WARE



THE RESIDENTS WILL ENJOY  
THE COMMON POOL  
AND COVERED PARKINGS





PENTHOUSES WITH SPACIOUS  
PRIVATE TERRACES AND  
INDIVIDUAL POOLS





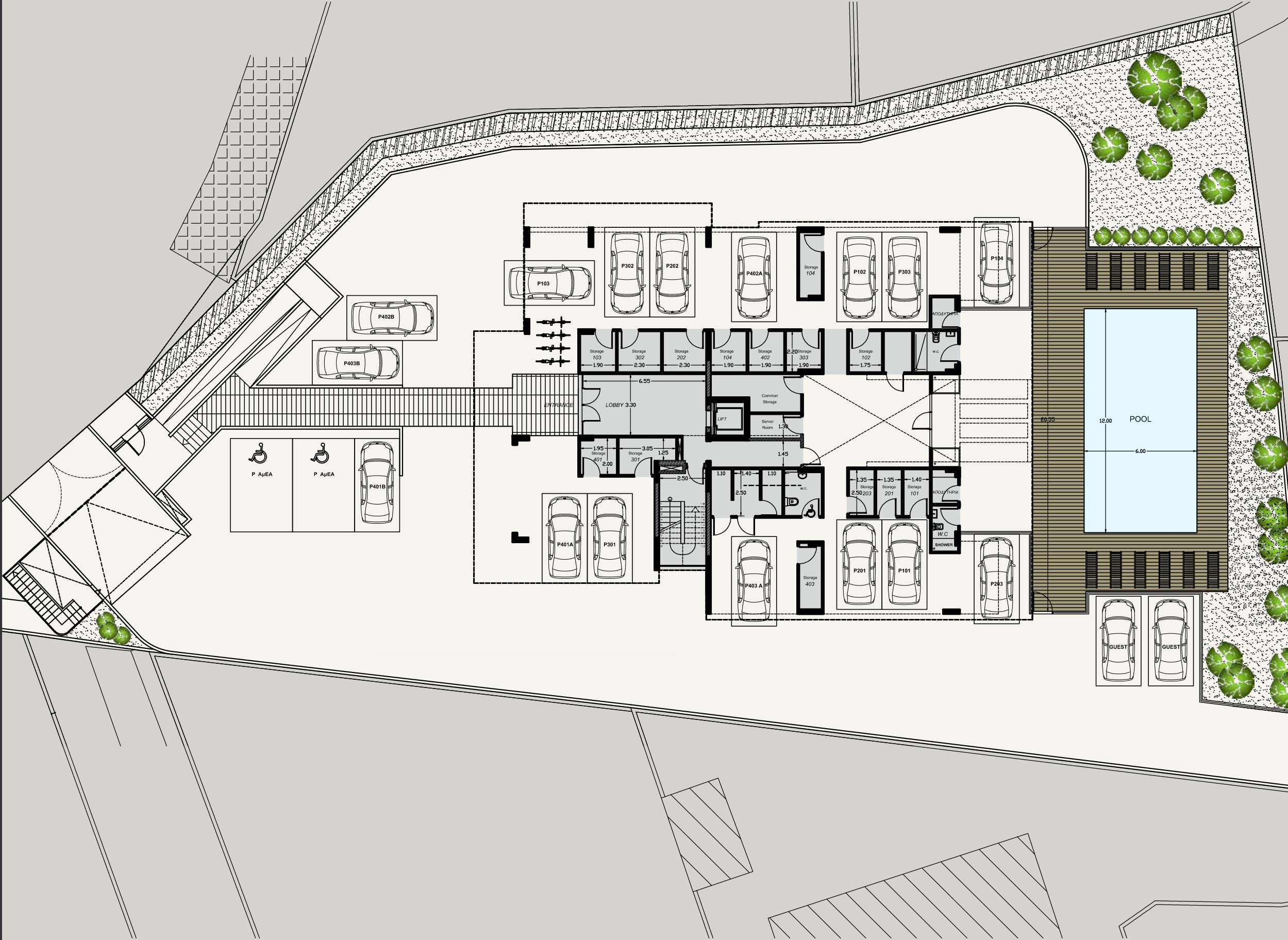
CHOICE OF PROPERTIES

| Property | Floor | Bedrooms | Bathrooms | Parking lot | Private pool | Indoor area sq.m. | Covered veranda sq.m. | Uncovered veranda sq.m. | Roof terrace sq.m. | Storage sq.m. | Common area sq.m. | Total area sq.m. |
|----------|-------|----------|-----------|-------------|--------------|-------------------|-----------------------|-------------------------|--------------------|---------------|-------------------|------------------|
| 101      | 1     | 3        | 3         | 1           | NO           | 116.70            | 23.97                 |                         |                    | 4.05          | 4.0               | 140.7            |
| 102      | 1     | 3        | 3         | 1           | NO           | 115.98            | 23.97                 |                         |                    | 4.56          | 4.0               | 140.0            |
| 103      | 1     | 1        | 1         | 1           | NO           | 56.66             | 10.12                 |                         |                    | 4.82          | 1.9               | 66.8             |
| 104      | 1     | 2        | 2         | 1           | NO           | 89.96             | 26.44                 | 16.19                   |                    | 4.88          | 3.4               | 132.6            |
| 201      | 2     | 3        | 3         | 1           | NO           | 116.71            | 29.82                 |                         |                    | 3.91          | 4.2               | 146.5            |
| 202      | 2     | 3        | 3         | 1           | NO           | 116.66            | 29.82                 | 65.48                   |                    | 5.82          | 4.2               | 212.0            |
| 203      | 2     | 2        | 2         | 1           | NO           | 94.94             | 26.67                 |                         |                    | 4.05          | 3.5               | 121.6            |
| 301      | 3     | 3        | 3         | 1           | NO           | 116.71            | 29.82                 |                         |                    | 6.15          | 4.2               | 146.5            |
| 302      | 3     | 3        | 3         | 1           | NO           | 116.66            | 29.82                 |                         |                    | 5.64          | 4.2               | 146.5            |
| 303      | 3     | 2        | 2         | 1           | NO           | 94.95             | 26.87                 | 14.76                   |                    | 4.87          | 3.5               | 136.6            |
| 401      | 4     | 3        | 3         | 2           | YES          | 116.71            | 28.99                 |                         | 84.4               | 4.62          | 4.2               | 230.1            |
| 402      | 4     | 3        | 3         | 2           | YES          | 116.30            | 28.99                 |                         | 84.4               | 4.70          | 4.2               | 229.7            |
| 403      | 4     | 3        | 3         | 2           | YES          | 113.96            | 38.80                 | 28.12                   | 89.6               | 5.46          | 4.4               | 270.4            |

**NOTE:** the areas stated above may slightly differ upon issuance of relevant authority permits









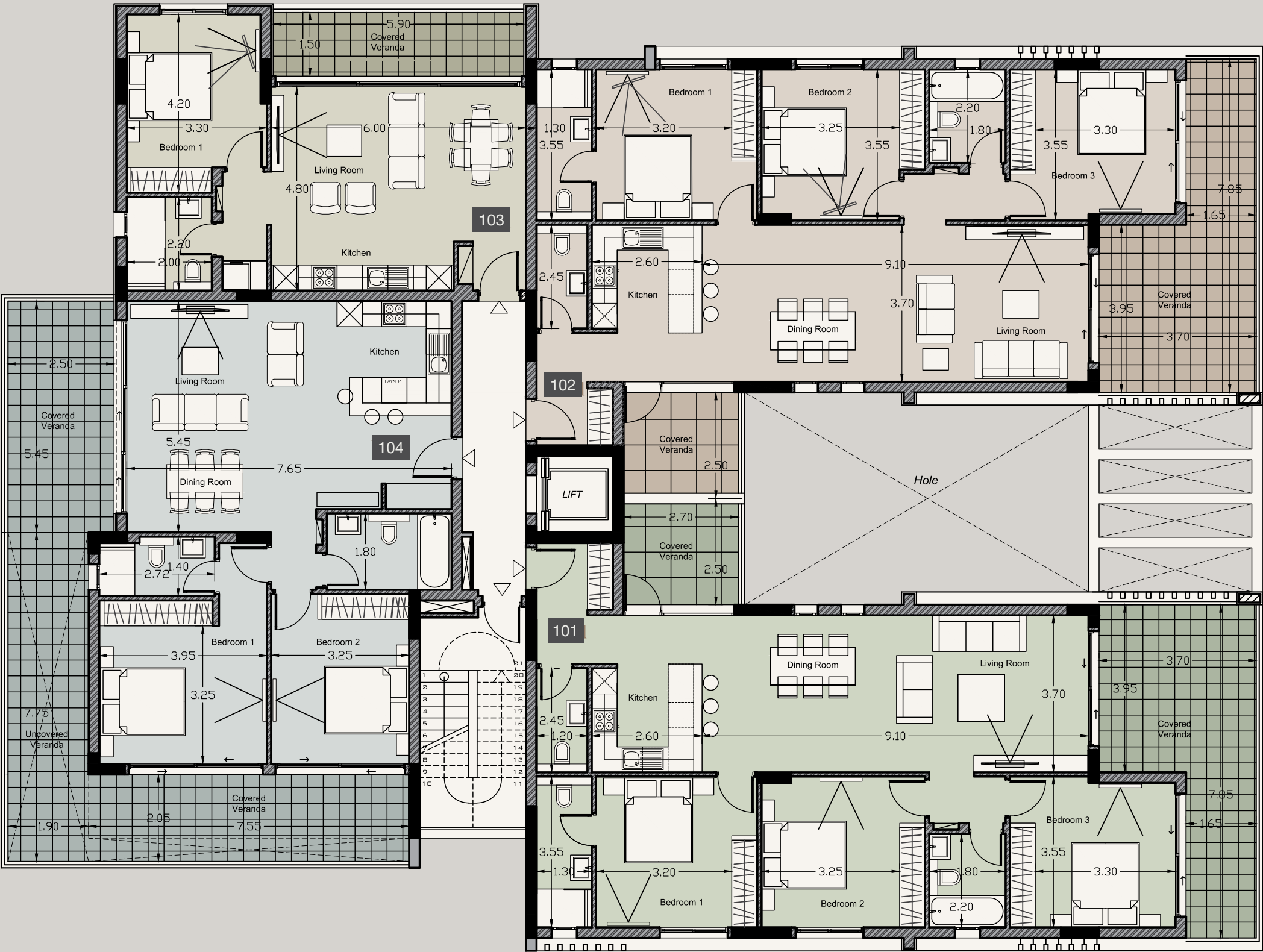


101 – 3 Bedrooms

102 – 3 Bedrooms

103 – 1 Bedrooms

104 – 2 Bedrooms







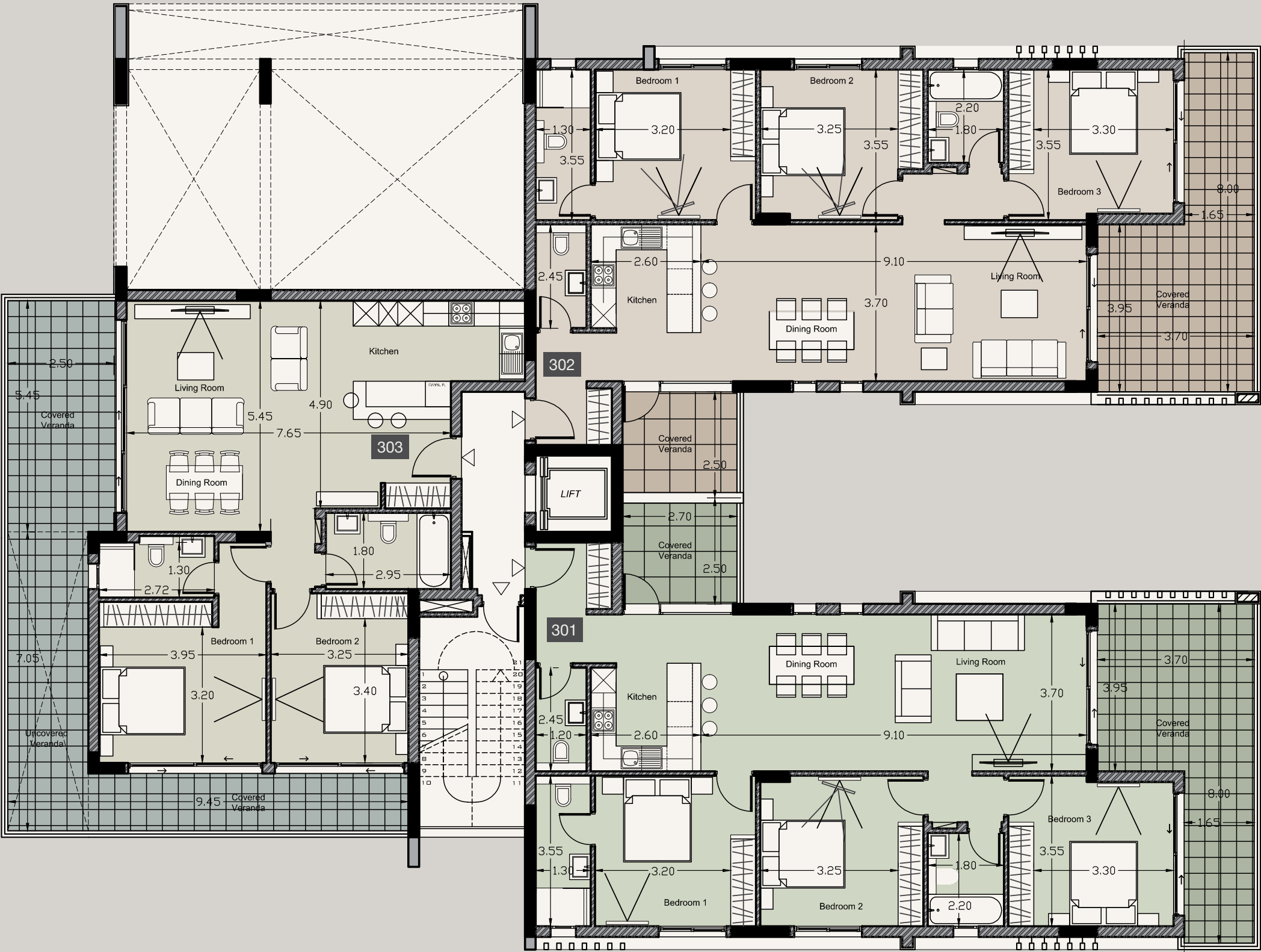
- 201 – 3 Bedrooms
- 202 – 3 Bedrooms
- 203 – 2 Bedrooms







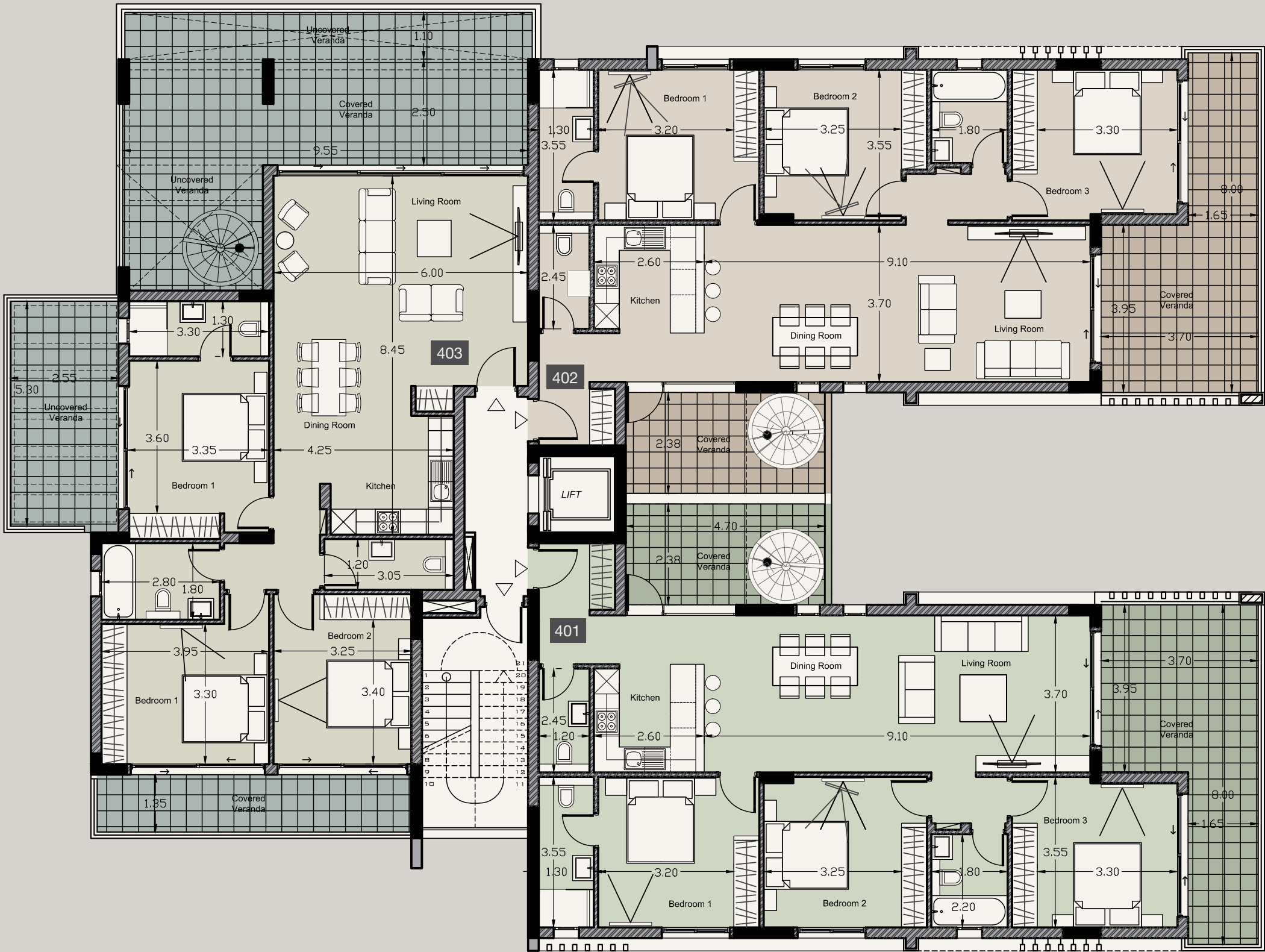
- 301 – 3 Bedrooms
- 302 – 3 Bedrooms
- 303 – 2 Bedrooms





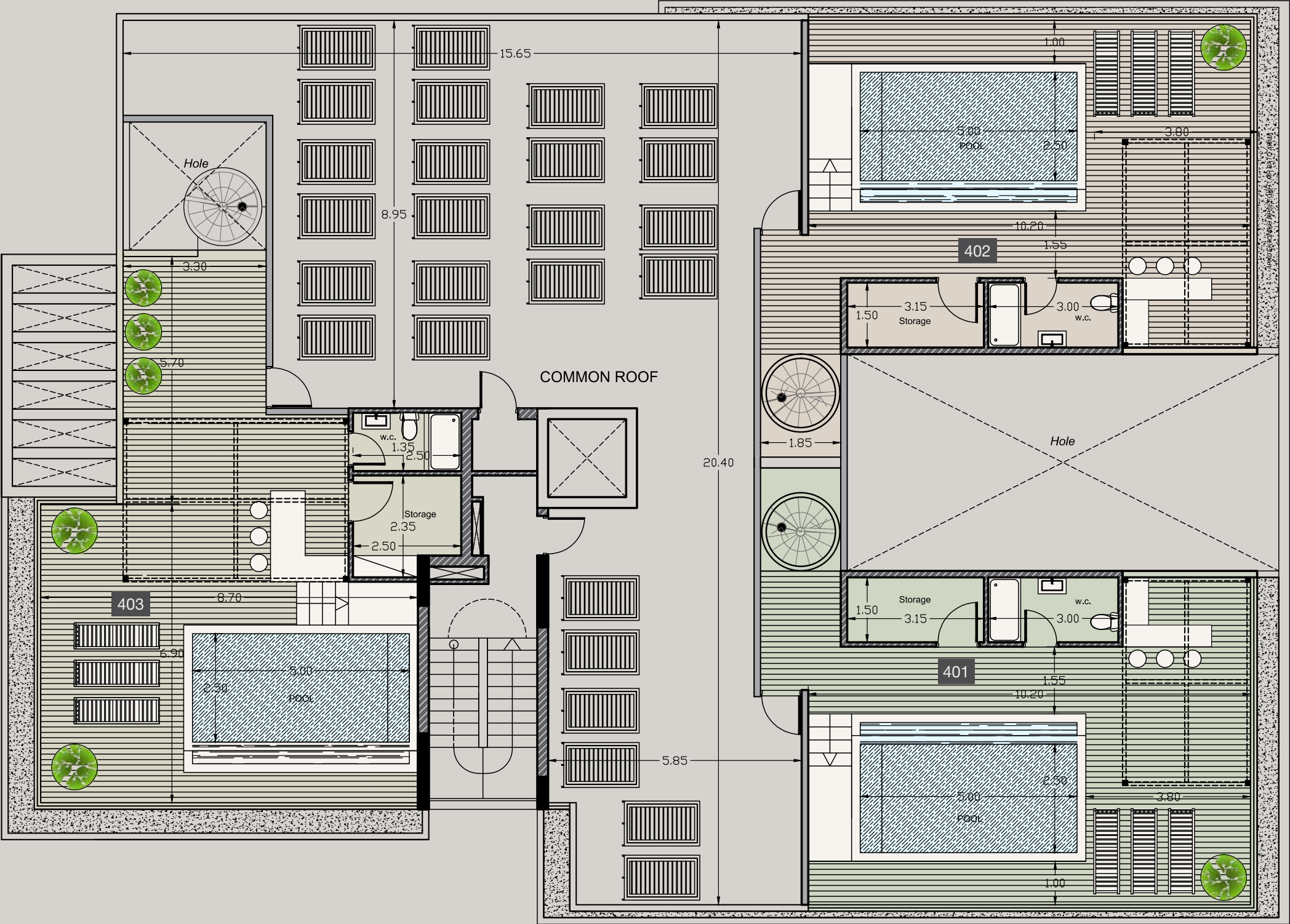


- 401 – 3 Bedrooms
- 402 – 3 Bedrooms
- 403 – 3 Bedrooms





- 401
- 402
- 403









## SIGNATURE FINISHES

### ELEGANCE PACKAGE

EVERY PROPERTY IS DELIVERED WITH THE SIGNATURE TOP STANDARD FINISHES:

- | Fully completed finishings
- | Semisolid parquet floors in each room
- | Marble floor and walls in the toilets and bathrooms
- | High ceilings (3.15 m)
- | Security and fireproof entrance doors
- | Intercom system
- | Water underfloor heating
- | Central VRV conditioning
- | Highstandard sanitary ware from European brands
- | Thermal aluminum window frames with double glazing
- | High standard kitchen cabinets
- | High standard wardrobes from European brands
- | Soft closers
- | Door stoppers
- | Penthouses enjoy private roof terraces with pools

**NOTE:** movable furniture, home appliances & interior items are extras







## SIGNATURE PENTHOUSES

WE HAVE REIMAGINED THE IDEA OF WHAT A PENTHOUSE SHOULD BE. THE SIGNATURE PENTHOUSES ARE FEATURED ALMOST IN ALL APARTMENT DEVELOPMENTS AND REPRESENT THE BEST CHOICE FOR A DEMANDING AND SOPHISTICATED CUSTOMER WHO EXPECTS THE BEST OF COMFORT, STYLE AND PRIVACY.

The signature penthouses enjoy:

- | Sizable roof space
- | Decking floors
- | Mosaic tiled swimming pool with jacuzzi
- | Kitchen

**NOTE:** movable furniture & interior items are extras





## PERMANENT RESIDENCE PERMIT

### UNIQUE CYPRUS PERMANENT RESIDENCY FOR PROPERTY BUYERS

Life-long validity

For all family members inc. children and parents

Possibility to own a business in Cyprus

The Cyprus Permanent Residence Program (PRP) grants the right to travel within the EU with less elaborate visa requirements and may be the first step towards a successful application for the Cyprus Investment Programme. We offer an "A to Z" service for non-EU citizens seeking residency in Cyprus by means of buying a property.

To be granted a life-long (permanent) residence permit in Cyprus, the applicant needs to purchase a new residential property or two new properties from the same property development company at a total price of 300 000 Euros excluding VAT. At the time of submission of the application, 200 000 Euros (excluding VAT) must be transferred in settlements of the property and the contract of sale must be registered at the Lands Office. The issuance of the Permanent Residence Permit takes approximately 2 months from the day of submission of all relevant documentation and covers all family members, including financial dependent children under 25 years old. A Cyprus Permanent Residence Permit allows the holder to stay in Cyprus all year round.

## CYPRUS INVESTMENT PROGRAMME

### APPLY SUCCESSFULLY THROUGH INVESTMENT IN CYPRUS PROPERTIES

Minimum investment: 2 mln EUR

The investment may be sold in 3 years

Visa-free residency in any European country

### BENEFITS OF THE CYPRUS INVESTMENT PROGRAMME

Obtaining Cyprus citizenship through the Cyprus Investment Programme enables successful applicants to enter, reside, study and work in the European economic area (European Union, Iceland, Liechtenstein, Norway and Switzerland) without a visa.

Successful applicants are entitled to maintain dual citizenship, which acts as an effective tool for international tax planning and provides financial privacy to the applicant.

Wide choice and combination of investment options.

Freedom to study in European universities paying lower tuition fees.

No residency requirements are imposed on citizens

The Cyprus Investment Programme enables successful applicants to travel to 158 countries without a visa

