



JUST 200 METERS
AWAY FROM
THE BEST SANDY
BEACHES



DESCRIPTION

This stylish and modern gated project has just 5 luxury units: 1-, 2- bedroom apartments and 3 bedroom penthouse with its own roof terrace and a private swimming pool. The carefully designed masterplan and high quality finishing materials, coupled with a conceptual design, will satisfy those who value true style and comfort. Solid wood parquet floors, marble bathrooms, high-quality kitchens and built-in wardrobes — these are only a few of the many luxuries this project offers to make it ideal for a perfect lifestyle as well as a prosperous investment.

MAJOR BENEFITS

- CONTEMPORARY RESIDENCE CONSISTING OF ONLY 5 APARTMENTS IN A PRESTIGIOUS RESIDENTIAL LOCATION
- JUST 200 METERS TO THE BEST SANDY BEACHES
- GATED COMMUNITY WITH CONTROLLED ENTRANCE
- COVERED PARKING
- HIGH CEILINGS (3.15 METERS)
- HIGH STANDARD FINISHES
- WATER HEATED FLOORS
- CENTRAL VRV CONDITIONING
- PENTHOUSE WITH A PRIVATE ROOF TERRACE AND SWIMMING POOL



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 neighbourhood in one of the most prestigious areas of Limassol, Potamos Germasogeia, only 200 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 Germasogeia — the heart of the Limassol's tourist area and is considered to be an extraordinary location. 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 everything 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



MODERN GATED
PROJECT HAS
1-, 2- BEDROOM
APARTMENTS
AND 3 BEDROOM
PENTHOUSE
WITH ITS OWN
ROOF TERRACE
WITH A PRIVATE
SWIMMING POOL

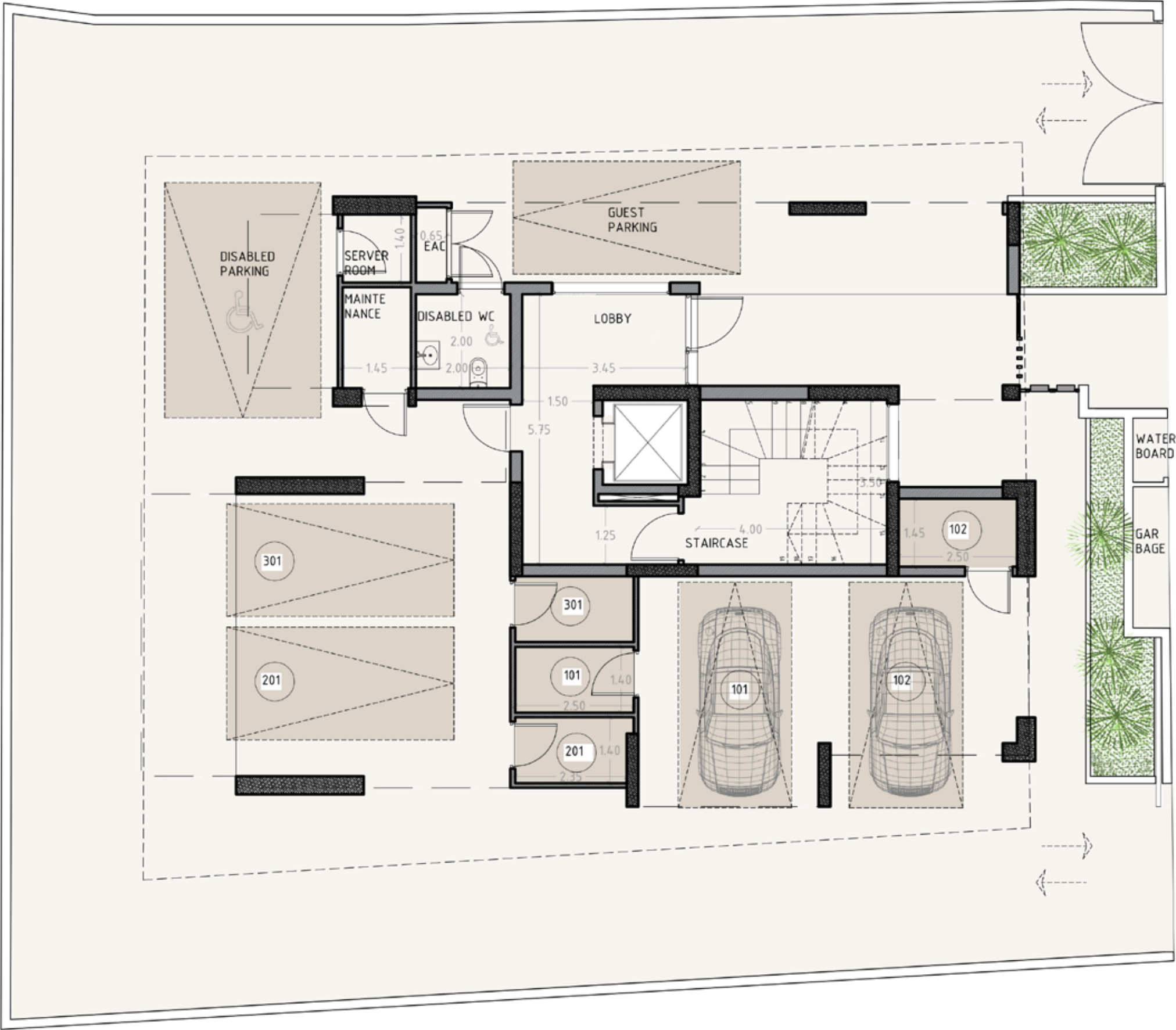


CHOICE OF PROPERTIES

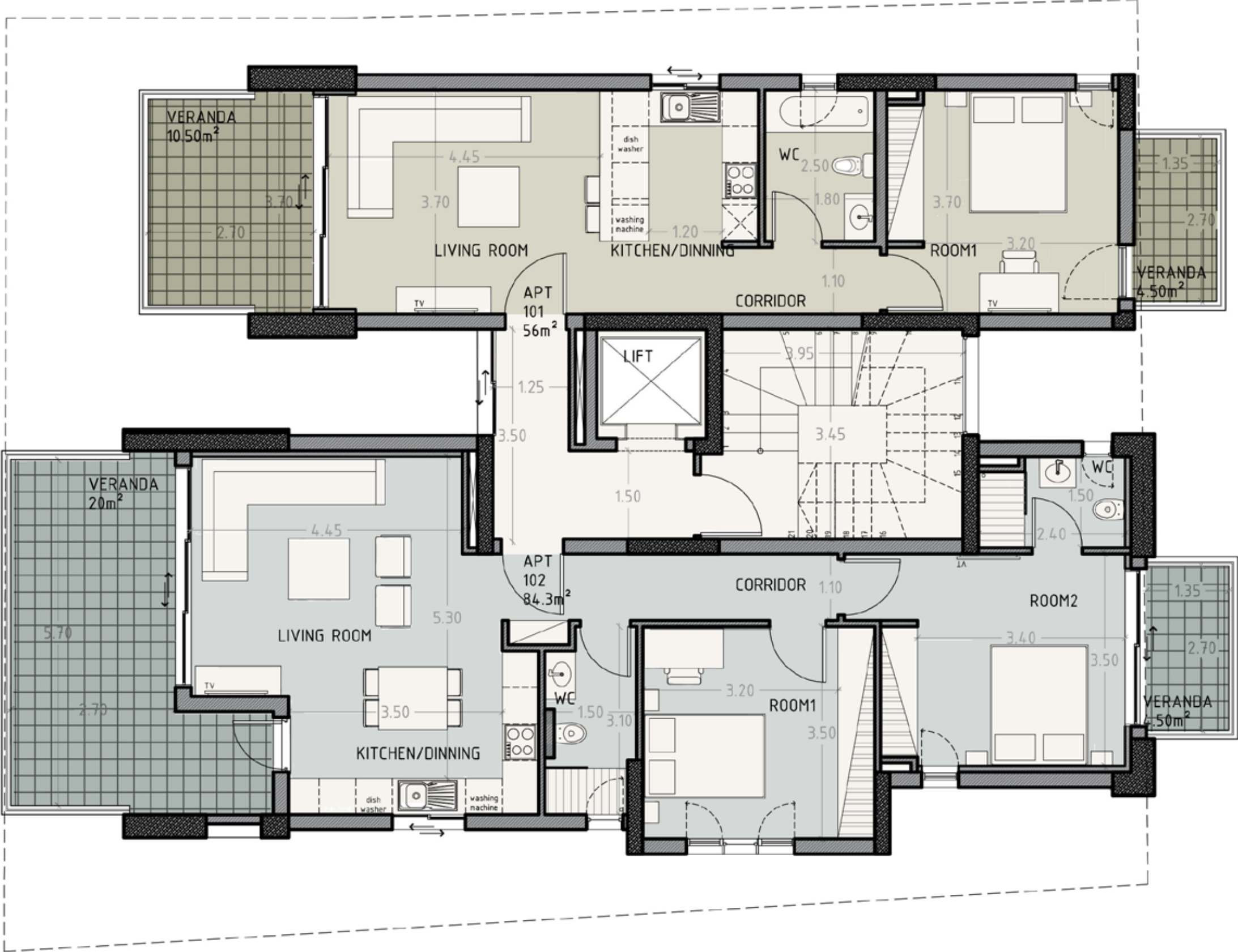
Nº	Floor	Type	Bedrooms	Bathrooms	Indoor area sq.m.	Cov. veranda sq.m.	Uncov. veranda sq.m.	Roof terrace sq.m.	Total area sq.m.	Private pool
101	1	Apartment	1	1	56	15			71	
102	1	Apartment	2	2	84.3	24.5			108.8	
201	2	Apartment	4	3	144	41.5			185.5	
301	3	Penthouse	4	3	138	42		96.5	276.5	yes

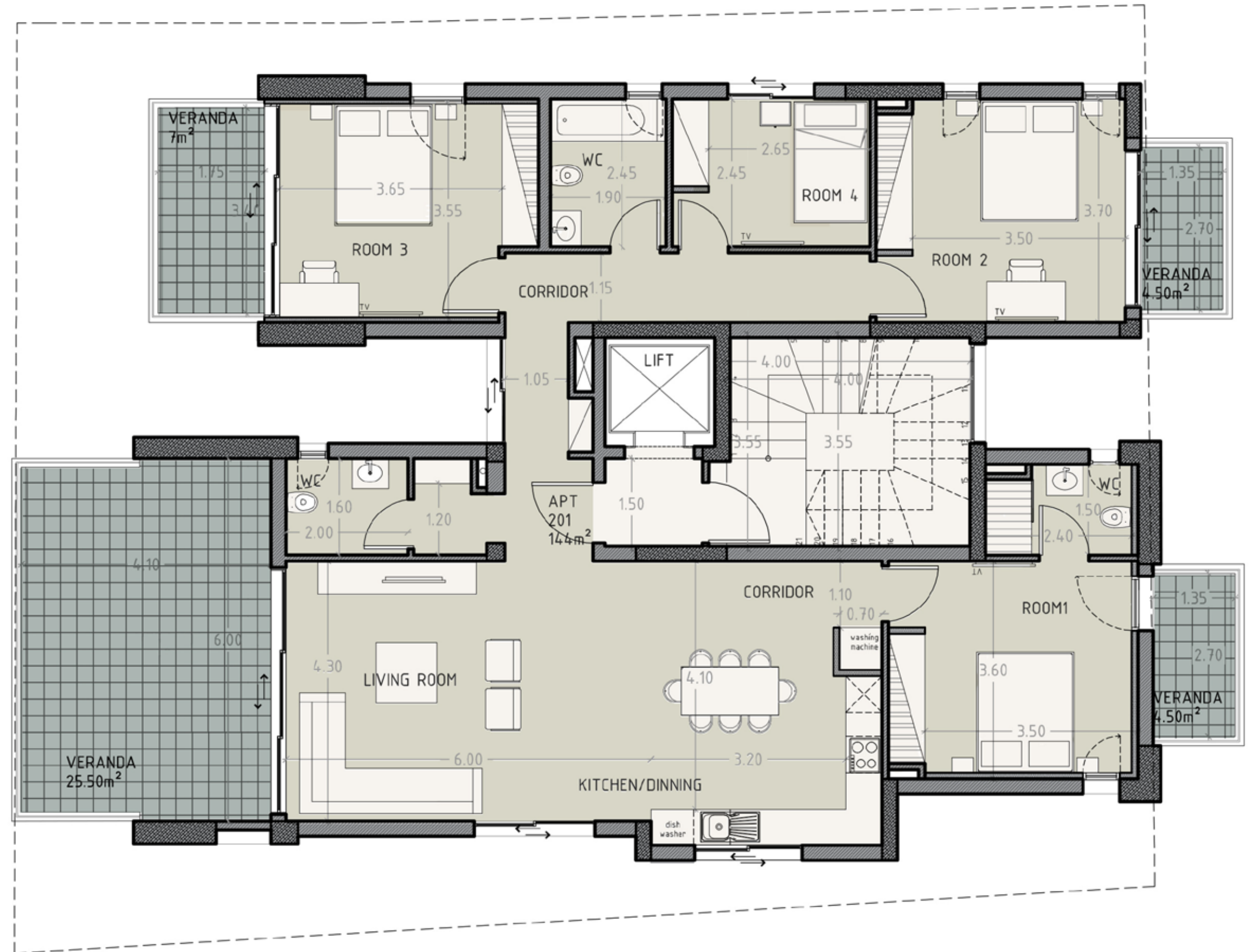
NOTE: the areas stated above may slightly differ upon issuance of relevant authority permits



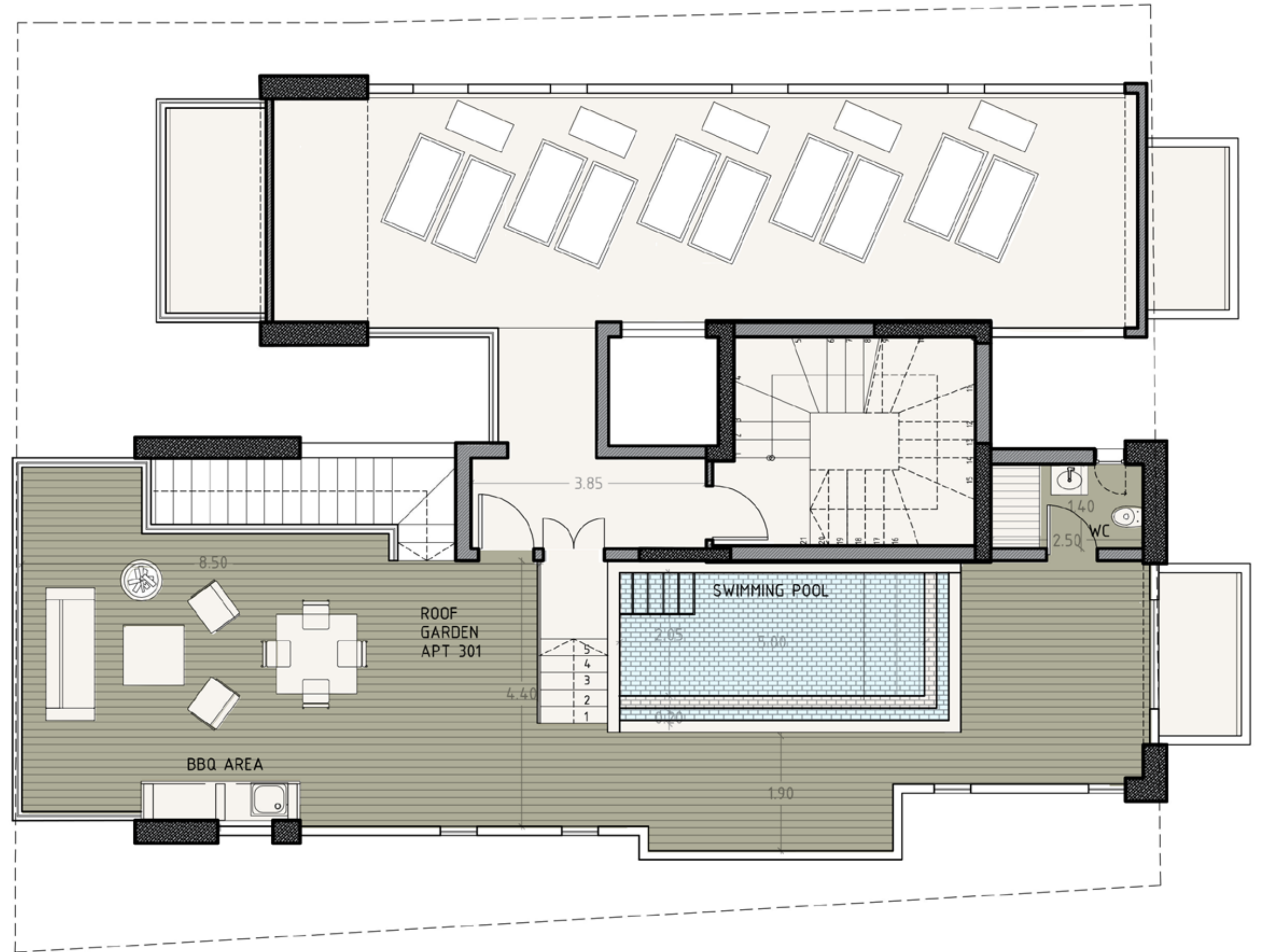


- 101 – 1 Bedroom
- 102 – 2 Bedrooms













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 heated floors
- | 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 for kitchen units
- | Penthouse enjoy private roof terrace with pool

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





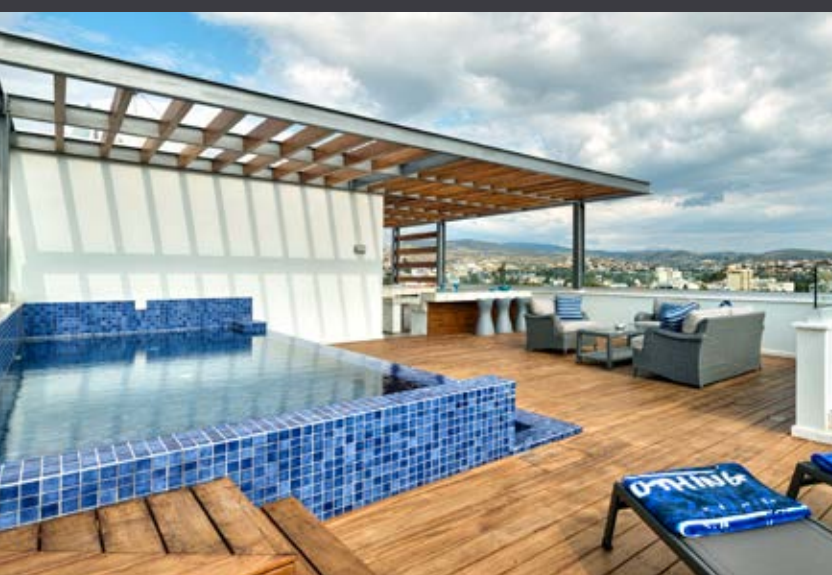
SIGNATURE PENTHOUSES

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:

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

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

