



HEADQUARTERS OF LIFE



### DESCRIPTION

A luxury residential complex Stockholm residence features finished luxury residences of 11 two and three bedroom apartments with a common swimming pool, gym and many other features. Floor to ceiling double glazing thermal glass windows look out onto large spacious terraces which enjoy panoramic city views of Nicosia. Richly designed modern architecture blends the interior and exterior spaces into a warm, elegant mix of offerings to allow you to enjoy every moment. Focused on sophisticated details and understated style, this is an address to be envied, the go-to destination for the discerning

### MAJOR BENEFITS

- <sup>-</sup> PANORAMIC CITY VIEWS
- QUIET TRANQUIL AREA
- <sup>-</sup> ALL AMENITIES WITHIN MOMENTS AWAY
- COMMON SWIMMING POOL
- GYM
- FLOOR TO CEILING DOUBLE GLAZED THERMAL WINDOWS
- LARGE SPACIOUS VERANDAS
- EUROPEAN SANITARY FITTINGS
- <sup>—</sup> NATURAL MARBLE IN BATHROOMS
- ENTRANCE SECURITY DOOR
- UNDER FLOOR HEATING SYSTEM
- AIR CONDITIONERS
- <sup>-</sup> PENTHOUSE ROOF GARDENS WITH BARBECUE AREA AND JACUZZI
- PARQUET FLOORS IN BEDROOMS AND LIVING AREA
- <sup>—</sup> HIGH STANDARD OF FINISH



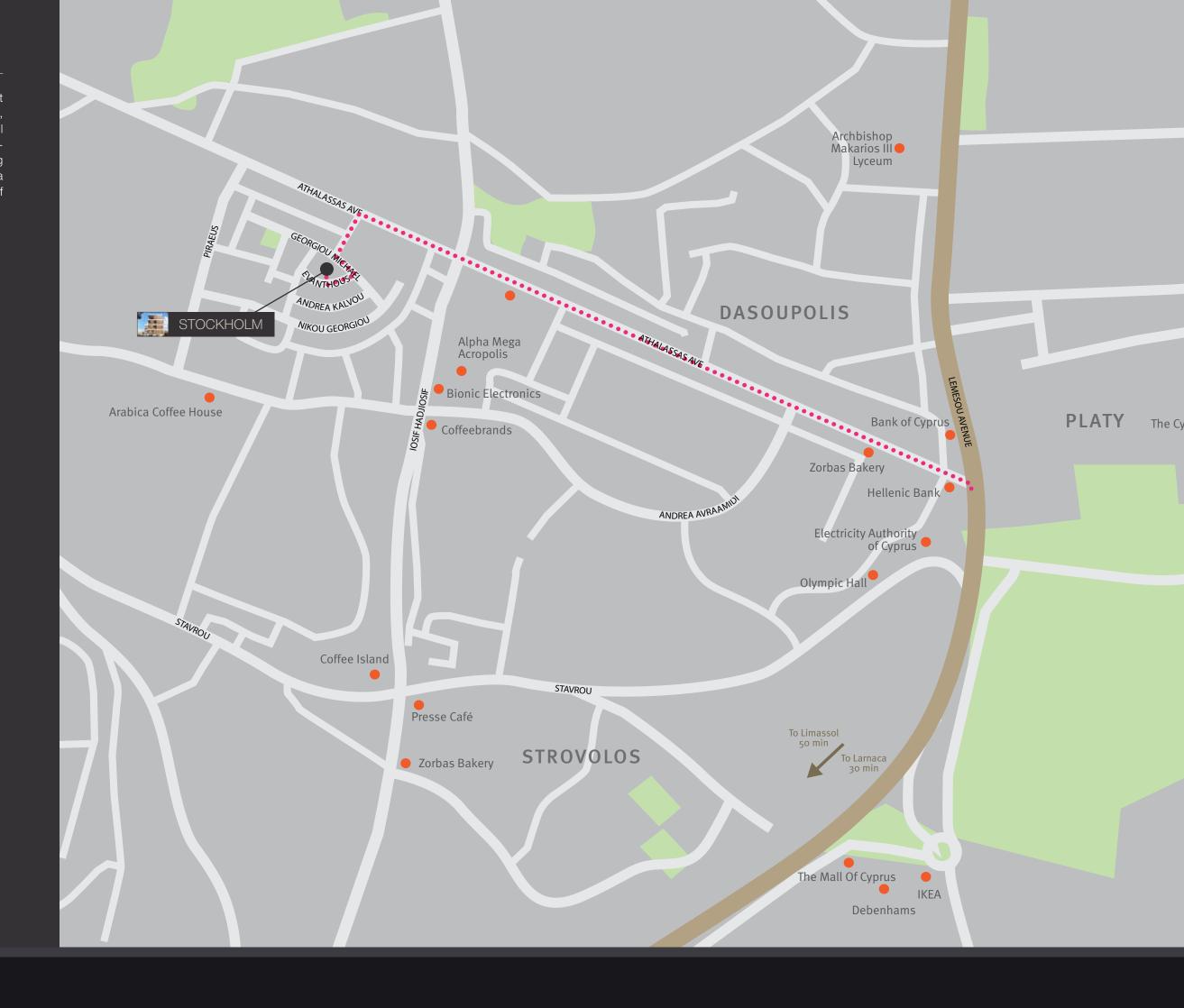
### INTRODUCTION

Nicosia, Cyprus' capital for nearly 1000 years, is a sophisticated and cosmopolitan city, rich in history and culture that combines its historic past with the amenities of a modern city. The 'new' Nicosia developed outside the old town (surrounded by sturdy Venetian walls) became a contemporary, business and cultural center. Just a few miles away are enchanting places of interest such as Byzantine churches and monasteries, archaeological sites and charming villages. The uniqueness of such a combination makes the capital of Cyprus a place worth knowing and certainly a place worth living. Nicosia is the base for the Government head offices, Diplomatic headquarters and Cyprus' major universities.



### LOCATION

Stockholm residence is situated in a tranquil quiet area in one of Nicosia's most prestigious areas, Acropolis. Convenient and easy access to all amenities, Acropolis Park and fine dining restaurants are the main characteristics of this amazing location. A residence that you call home, enjoy a serene escape and the energy of the large city of Nicosia.





# LUXURY FINISHES:

PARQUET FLOORS IN LIVING AREAS & BEDROOMS,
MARBLE FLOORS & WALLS IN BATHROOMS,
KITCHEN CABINETS FROM KNOWN BRANDS,
DOUBLE GLAZED WINDOWS WITH ALUMINUM FRAMES,
FIRST CLASS SANITARY WARE





# PANORAMIC CITY VIEWS



COMMON SWIMMING POOL & GYM

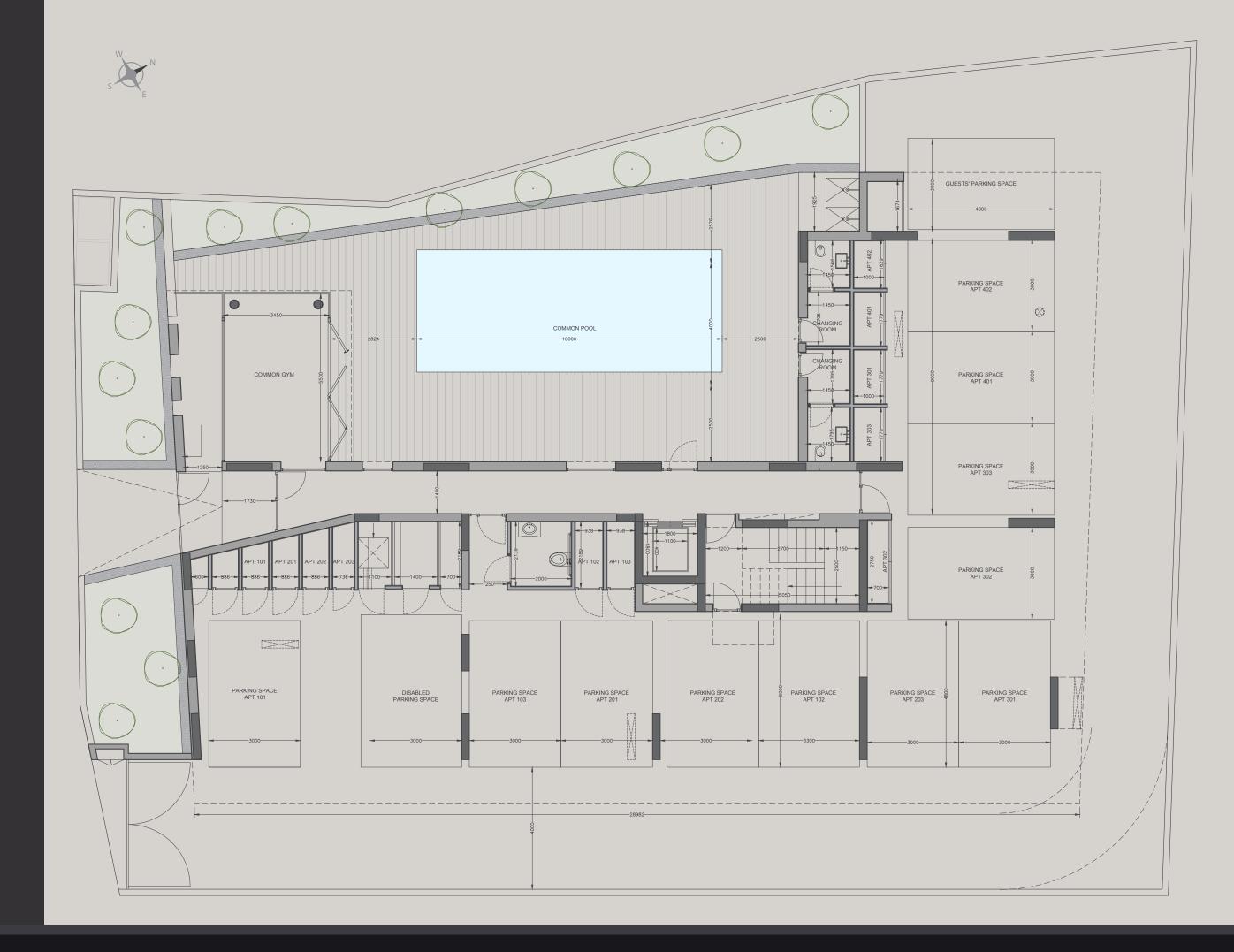




	Floor	Unit №	Property type	Bedrooms	Bathrooms	Indoor area sq.m.	Covered veranda sq.m.	Uncovered veranda sq.m.	Roof terrace sq.m.	Planters	Total area sq.m.
	1st	101	Apartment	2	2	84.00	20.00				104.00
	1st	102	Apartment	2	2	85.00	15.00				100.00
	1st	103	Apartment	3	3	118.00	36.00	19.00			173.00
	2nd	201	Apartment	2	2	84.00	20.00				104.00
	2nd	202	Apartment	2	2	85.00	15.00				100.00
	2nd	203	Apartment	3	3	118.00	36.00				154.00
	3rd	301	Apartment	2	2	84.00	20.00				104.00
	3rd	302	Apartment	2	2	85.00	15.00				100.00
	3rd	303	Apartment	3	3	118.00	36.00				154.00
	4th	401	Penthouse	3	3	120.00	32.00	9.90	97.00	4.70	263.60
	4th	402	Penthouse	3	3	122.00	16.00	29.70	60.00	34.60	262.30

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























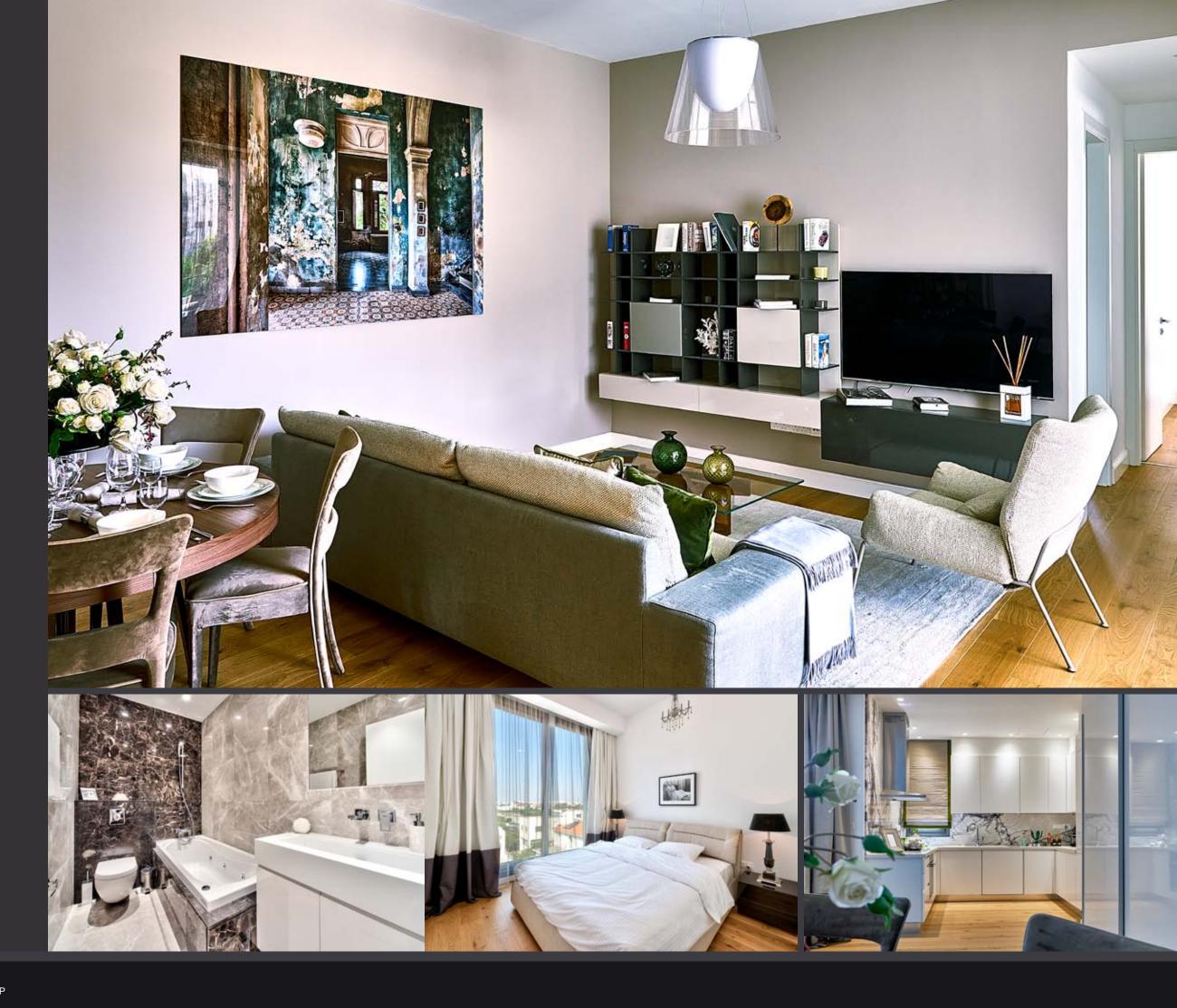
#### SIGNATURE FINISHES

## **ELEGANCE PACKAGE**

EVERY PROPERTY IS DELIVERED WITH THE SIGNATURE TOP STANDARD FINISHES:

- | Fully completed finishings
- | Parquet floors in living areas and bedrooms
- | Marble floor and walls in the toilets and bathrooms
- | High ceilings (3.15 m)
- | Security and fireproof entrance doors
- | Intercom system
- Underfloor central heating
- | Air conditioners
- 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
- | Penthouses enjoy private roof terraces

**NOTE:** movable furniture, home appliances & 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.

