

# EDEN ROC RESIDENCE

## BLOCK C



ELEGANCE  
HAS A NEW ADDRESS



# EDEN ROC RESIDENCE BLOCK C

WELCOME TO  
EDEN ROC —  
UTOPIAN STYLE  
SANCTUARY  
OF LUXURY LIVING

A beautifully designed residential complex located in one of the most prestigious neighbourhoods in the tourist area. The development overlooks a breathtaking horizon of the blue Mediterranean Sea and neighbouring mountains. This sophisticated project consists of 1, 2 and 3 bedroom luxurious apartments with private covered parking. The development offers stunning penthouses with overflow private swimming pools and large seating areas that overlook the Mediterranean sea and the city.



500 METERS  
FROM  
LIMASSOL'S  
GOLDEN  
SANDY  
BEACHES

This is a well thought out architectural design which blends in beautifully with the natural green surrounding. These residences have been created for those who pay attention to detail and appreciate luxurious spaces. Residents will enjoy outstanding amenities from an inviting outdoor swimming pool and to a fully functional gym and sauna.





# MAJOR BENEFITS

- | Landmark architecture from one of London's leading architects
- | 500 meters from Limassol's golden sandy beaches and city amenities only moments away
- | Residents will have direct access and the privilege to use of all the luxurious facilities in blocks A,B,C
- | Internal infrastructure: outdoor and indoor pools, gym,sauna, covered parking, landscaped gardens, kids pool and playground

- | Penthouses with private pools
- | High ceilings (3.10 m)
- | Top standards of finish (parquet floors, high doors of 2.4 m, security entrance doors, thermal aluminum window frames, top standard in-built furniture, and sanitary ware)
- | Water underfloor heating and VRF air conditioning



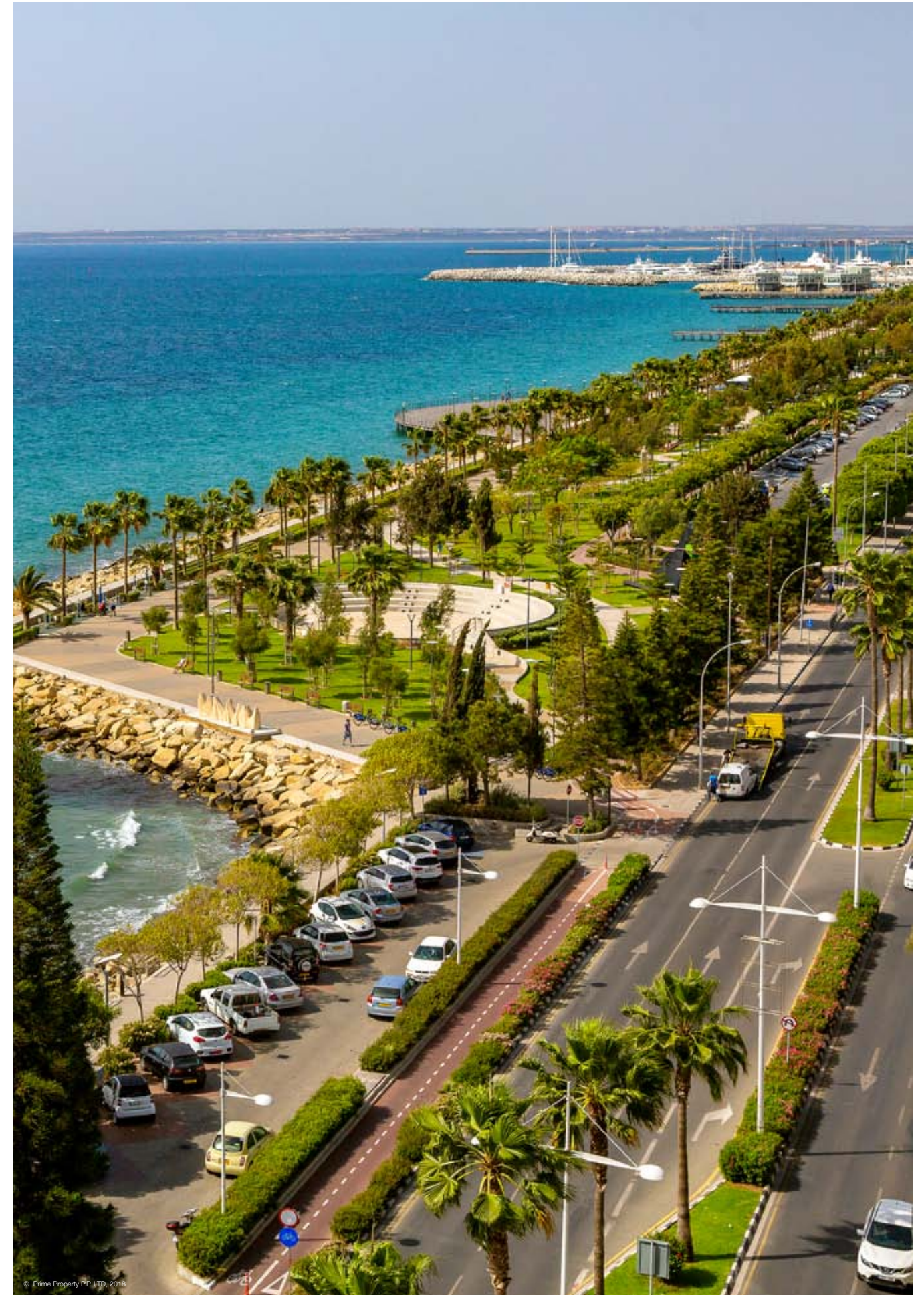


# INTRODUCTION

LIMASSOL —  
A HUB OF MODERN  
CREATIVITY AND  
ANCIENT HISTORY

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 further 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.



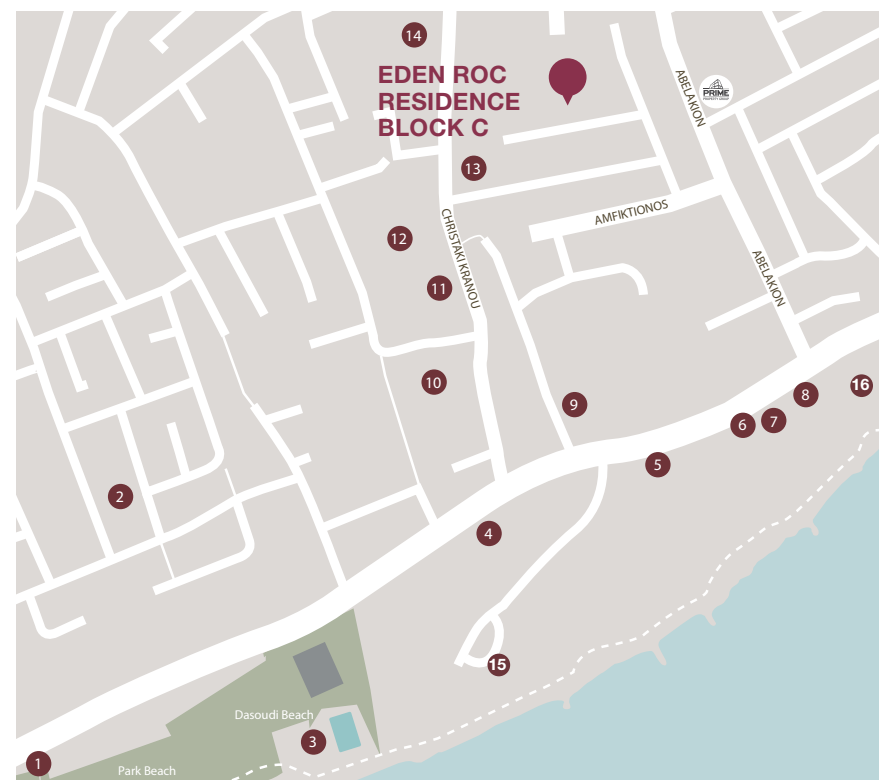


# LOCATION

THIS PROJECT IS CONVENIENTLY POSITIONED IN A CAREFULLY SELECTED QUIET AND SAFE NEIGHBOURHOOD IN ONE OF THE MOST PRESTIGIOUS TOURIST AREA OF LIMASSOL

This project is located in one of the best tourist districts, Potamos Germasogeia which is ideally situated in relation to all necessary infrastructures and golden sandy beaches. Limassol's foremost leading leisure activities and residency amenities such as groceries, banks, pharmacies and restaurants are within moments away.

Located in Germasogeia — the heart of the Limassol tourist area, Dasoudi Beach is the most popular coastal strip, which provides everything for the perfect day out. It has golden sands, clean and calm seawaters and Eucalyptus Park. All beaches are fully equipped with the necessary essential requirements and comforts to make your day out more enjoyable. From enticing water sports to pleasurable fun and games, Limassol is the place to be.



- 1 Pizza Hut
- 2 Swing Latina Dance & Fitness Studio
- 3 Limassol's Olympic Swimming Pool
- 4 Filippou Papadopoulos Pharmacy
- 5 The Garden Restaurant
- 6 Starbucks
- 7 Ocean Basket
- 8 Costa Coffee
- 9 Plus Discount Market
- 10 Cyprus Post Office
- 11 Christina Metaxa Pharmacy
- 12 Sigma Bakery
- 13 Pet Shop
- 14 Slavyanka Russian supermarket
- 15 Atlantica Miramare
- 16 The Royal Apollonia 5-star



SPECTACULAR VIEWS  
OF THE SEA





500 METERS FROM LIMASSOL'S  
GOLDEN SANDY BEACHES







THE PROJECT  
IS LOCATED  
IN ONE OF THE MOST  
PRESTIGIOUS  
AREAS OF LIMASSOL





RESIDENTS WILL HAVE DIRECT ACCESS  
AND THE PRIVILEGE TO USE OF ALL  
THE LUXURIOUS FACILITIES IN BLOCKS A,B,C









# CHOICE OF PROPERTIES

UNIT NO	PROPERTY TYPE	NO OF BED-ROOMS	NO OF BATH-ROOMS	PRIV S.P.	INDOOR AREA M <sup>2</sup>	COV. VERANDA M <sup>2</sup>	SELLABLE AUXILIARY M <sup>2</sup>		ROOF TERRACE M <sup>2</sup>	GARAGE AREA M <sup>2</sup>	STOR-AGE M <sup>2</sup>	COMMON AREA PER UNIT M <sup>2</sup>	TOTAL AREA M <sup>2</sup>
							FLOOR	AREA					
101	Apartment	1	1		54.38	19.67			11.52	2.67	10.63	98.87	
102	Apartment	2	2		85.39	21.31			11.52	2.36	15.32	135.90	
103	Apartment	2	2		84.75	14.35			11.52	2.26	14.23	127.11	
104	Apartment	1	1		56.26	14.57			11.52	3.07	10.17	95.59	
105	Apartment	1	1		56.95	14.50			11.52	3.07	10.26	96.30	
106	Apartment	3	2		108.56	24.58			11.52	2.31	19.12	166.09	
107	Apartment	2	2		85.76	28.46			11.52	2.25	93.00	220.99	
108	Apartment	3	3		123.24	37.79			11.52	3.10	23.13	198.78	
201	Apartment	1	1		54.38	19.67			11.52	2.31	10.63	98.51	
202	Apartment	2	2		85.39	21.31			11.52	3.05	15.32	136.59	
203	Apartment	2	2		84.75	14.35			11.52	3.05	14.23	127.90	
204	Apartment	1	1		56.26	14.57			11.52	2.66	10.17	95.18	
205	Apartment	1	1		56.95	14.50			11.52	2.30	10.26	95.53	
206	Apartment	3	2		108.56	24.58			11.52	3.10	19.12	166.88	
207	Apartment	2	2		85.76	28.46			11.52	2.82	93.00	221.56	
208	Apartment	3	3		123.24	37.79			11.52	2.68	23.13	198.36	
301	Apartment	1	1		54.38	19.67			11.52	2.67	10.63	98.87	
302	Apartment	2	2		85.39	21.31			11.52	2.46	15.32	136.00	
303	Apartment	2	2		84.75	14.35			11.52	2.26	14.23	127.11	
304	Apartment	1	1		56.26	14.57			11.52	2.22	10.17	94.74	
305	Apartment	1	1		56.95	14.50			11.52	2.22	10.26	95.45	
306	Apartment	3	2		108.56	24.58			11.52	2.56	19.12	166.34	
307	Apartment	2	2		85.76	28.46			11.52	2.66	93.00	221.40	
308	Apartment	3	3		123.24	37.79			11.52	2.16	23.13	197.84	
401	Penthouse	3	3	YES	123.71	41.64	5th	40.21	94.14	11.52	6.61	29.52	347.35
402	Penthouse	3	3	YES	129.14	26.19	5th	33.78	105.46	11.52	7.88	27.16	341.13
403	Penthouse	3	3	YES	137.59	64.48	5th	33.24	85.74	11.52	7.23	33.79	373.59
404	Penthouse	3	3	YES	115.32	28.83	5th	38.25	83.54	11.52	6.62	26.20	310.28
405	Penthouse	3	3	YES	126.75	34.15	5th	32.73	108.49	11.52	7.07	27.81	348.52

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





# INTERIORS

## LIVING ROOM



## KITCHEN





**LUXURY FINISHES:** SEMI-SOLID PARQUET FLOORS, MARBLE FLOOR AND WALLS IN THE BATHROOMS, KITCHEN CABINETS FROM EUROPEAN BRANDS, THERMAL DOUBLE GLAZED WINDOWS, HIGH STANDARD SANITARY WARE, WATER UNDERFLOOR HEATING AND VRF AIR CONDITIONING

MASTER BEDROOM





# INTERIORS

## BEDROOM







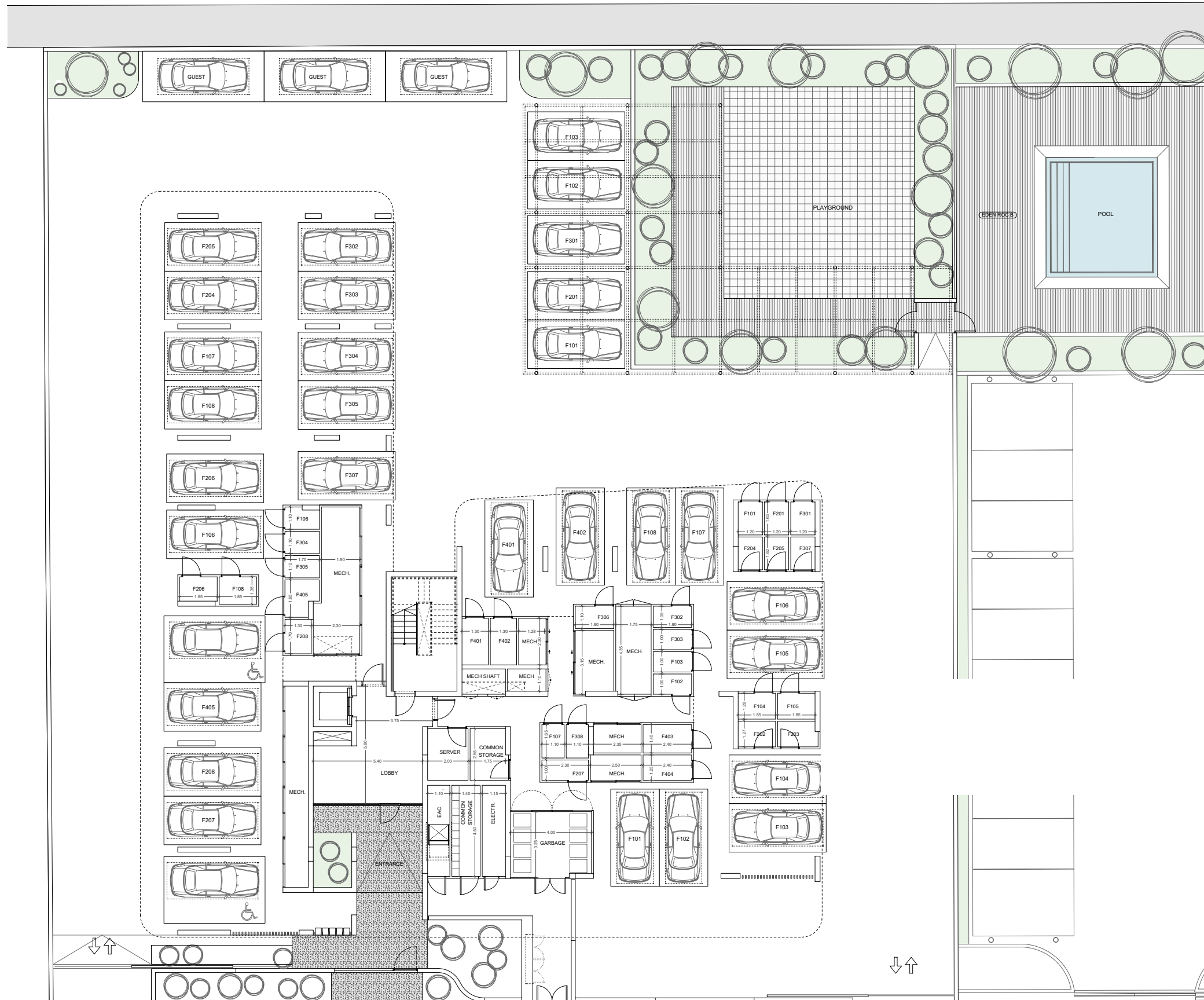
BATHROOM

MARBLE FLOOR AND WALLS  
IN THE BATHROOMS





# SITE PLAN





# FLOOR 1, 2, 3



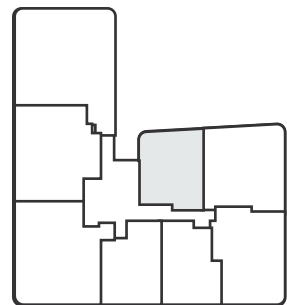
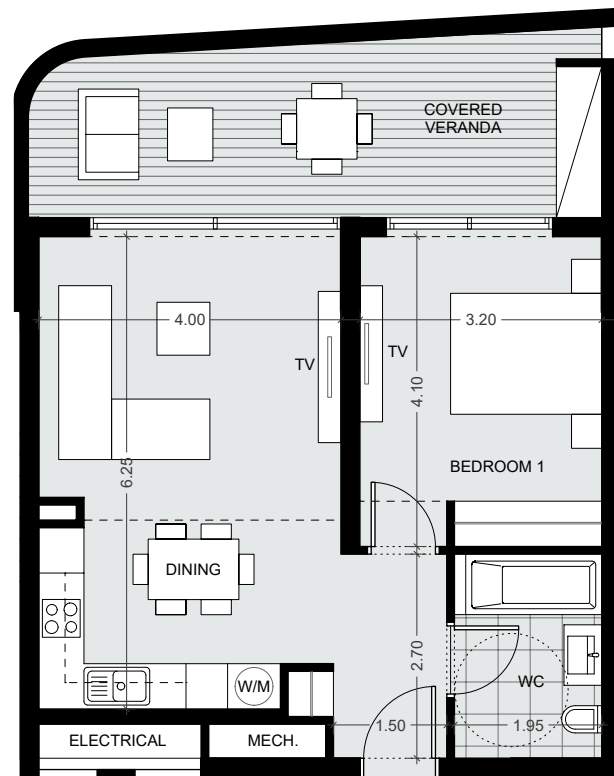
## 1 BEDROOM

**Apartments**  
101, 201, 301

**Indoor area**  
54.38m<sup>2</sup>

**Covered Veranda**  
19.67m<sup>2</sup>

**Total area**  
from 98.51m<sup>2</sup> to 98.87m<sup>2</sup>



Floorplan location – level 01-03

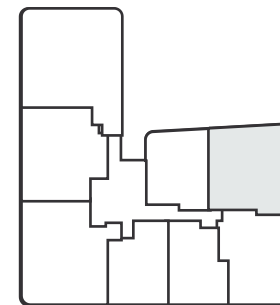
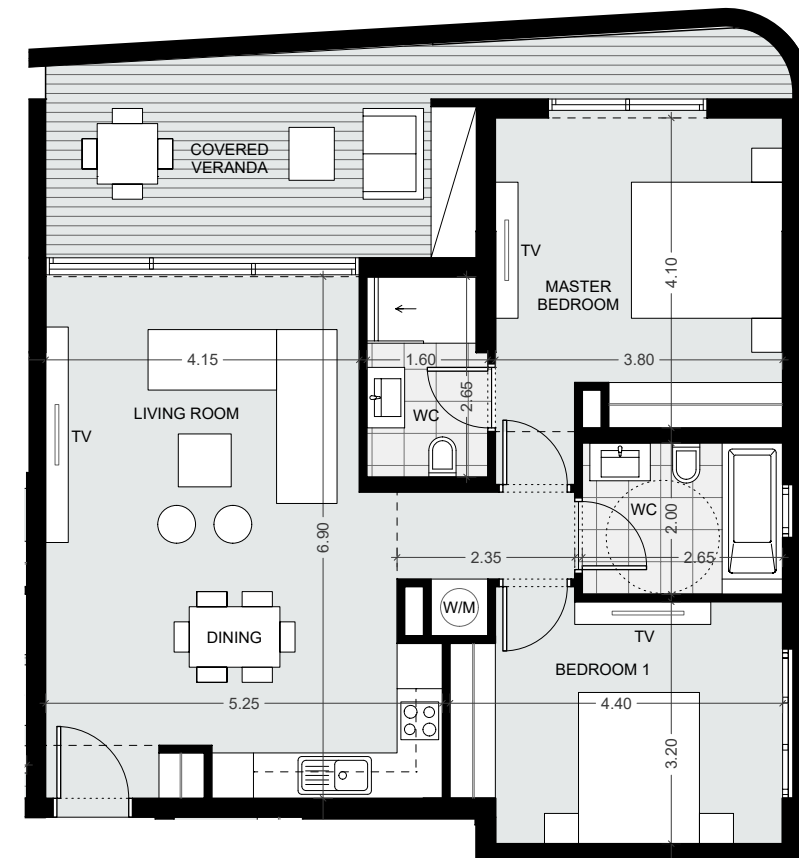
## 2 BEDROOMS

**Apartments**  
102, 202, 302

**Indoor area**  
85.39m<sup>2</sup>

**Covered Veranda**  
21.31m<sup>2</sup>

**Total area**  
from 135.90m<sup>2</sup> to 136.59m<sup>2</sup>



Floorplan location – level 01-03

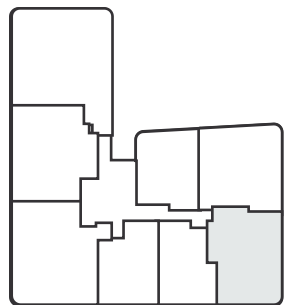
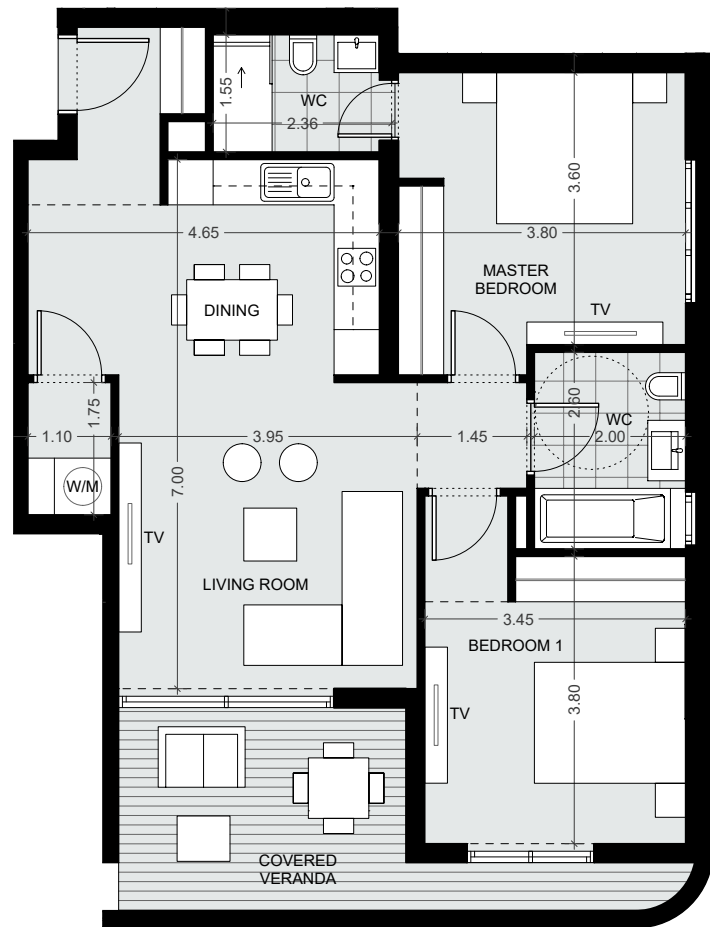


# FLOOR 1, 2, 3



## 2 BEDROOMS

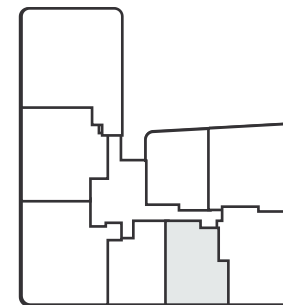
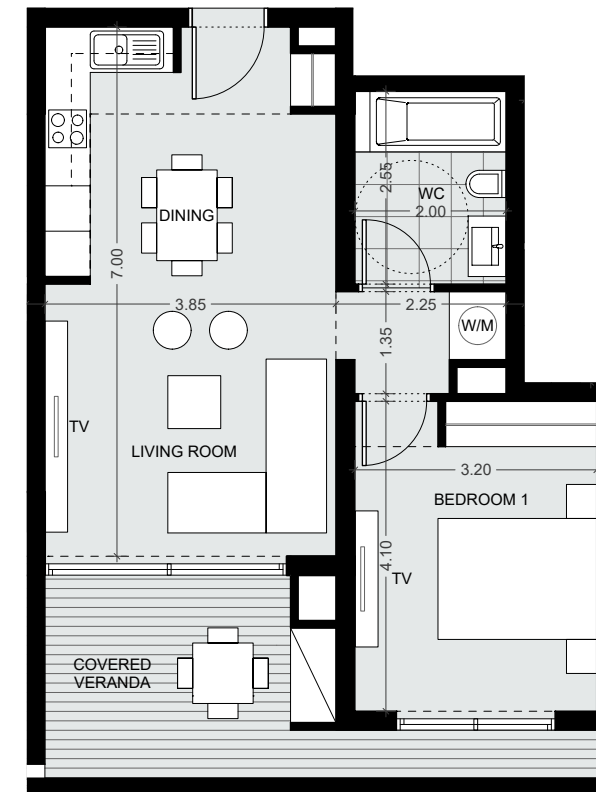
<b>Apartments</b>
103, 203, 303
<b>Indoor area</b>
84.75m <sup>2</sup>
<b>Covered Veranda</b>
14.35m <sup>2</sup>
<b>Total area</b>
from 127.11m <sup>2</sup> to 127.9m <sup>2</sup>



Floorplan location – level 01-03

## 1 BEDROOM

<b>Apartments</b>
104, 204, 304
<b>Indoor area</b>
56.26m <sup>2</sup>
<b>Covered Veranda</b>
14.57m <sup>2</sup>
<b>Total area</b>
from 94.74m <sup>2</sup> to 95.59m <sup>2</sup>



Floorplan location – level 01-03



# FLOOR 1, 2, 3



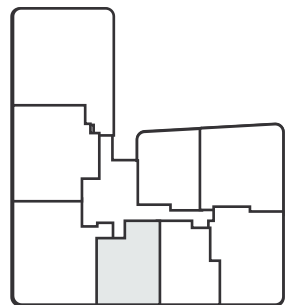
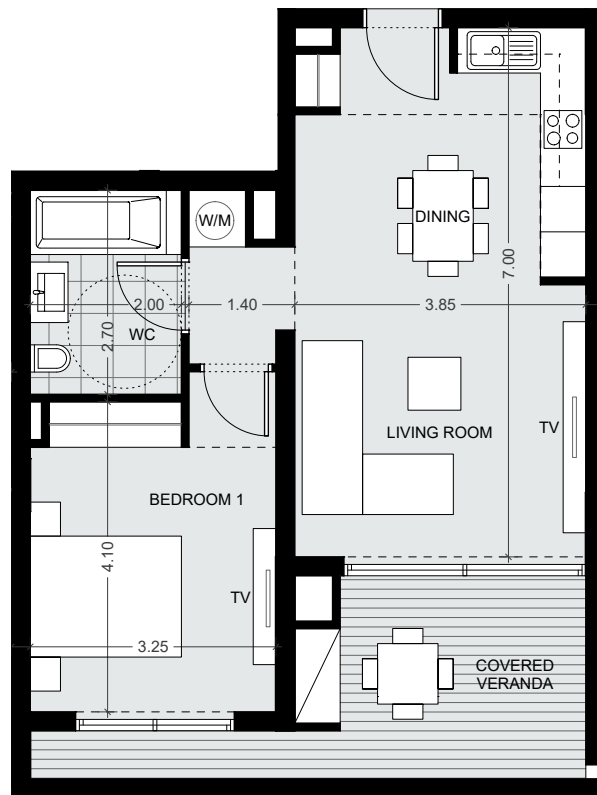
## 1 BEDROOM

**Apartments**  
105, 205, 305

**Indoor area**  
56.95m<sup>2</sup>

**Covered Veranda**  
14.50m<sup>2</sup>

**Total area**  
from 95.45m<sup>2</sup> to 96.30m<sup>2</sup>



Floorplan location – level 01-03

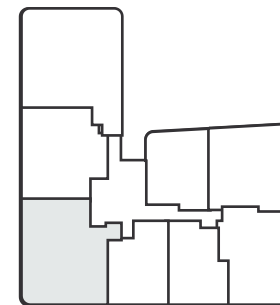
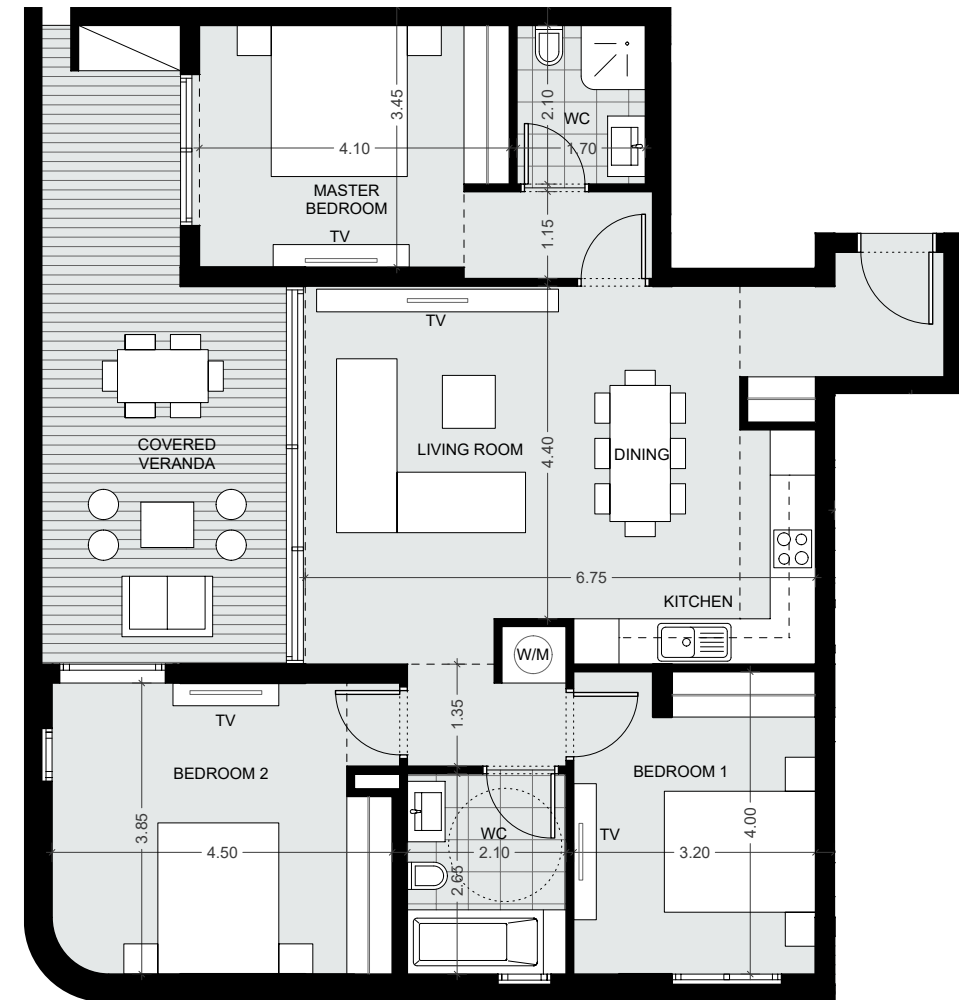
## 3 BEDROOMS

**Apartments**  
106, 206, 306

**Indoor area**  
108.56m<sup>2</sup>

**Covered Veranda**  
24.58m<sup>2</sup>

**Total area**  
from 166.09m<sup>2</sup> to 166.88m<sup>2</sup>



Floorplan location – level 01-03

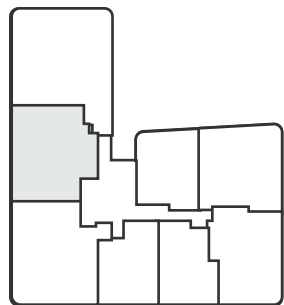
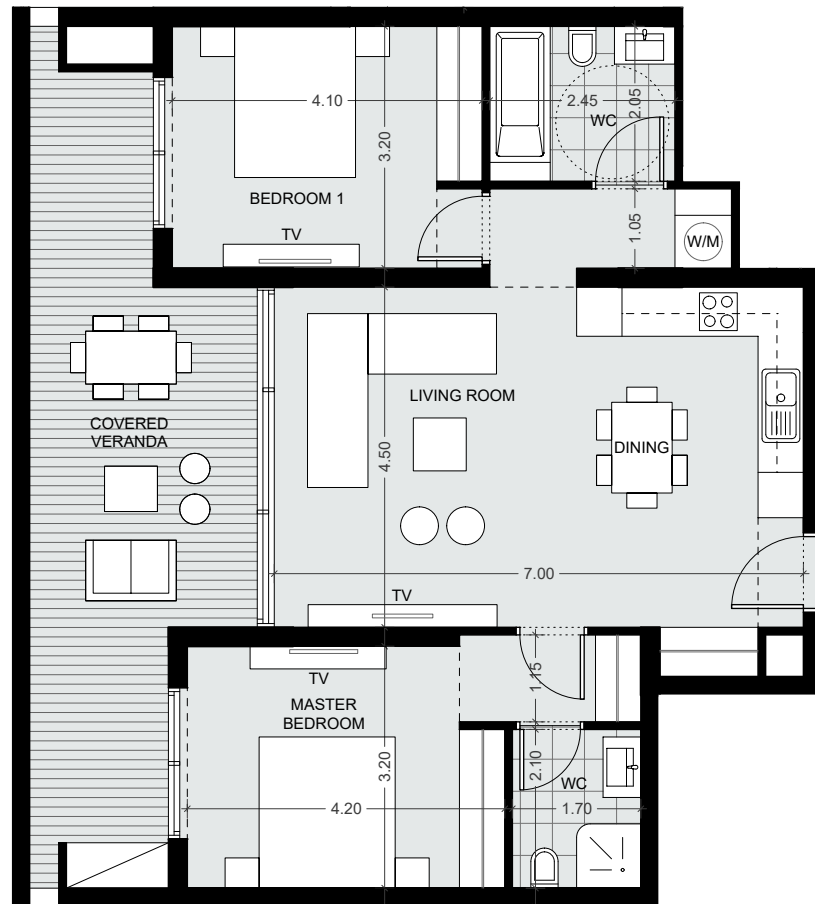


# FLOOR 1, 2, 3



## 2 BEDROOMS

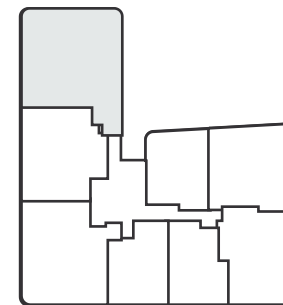
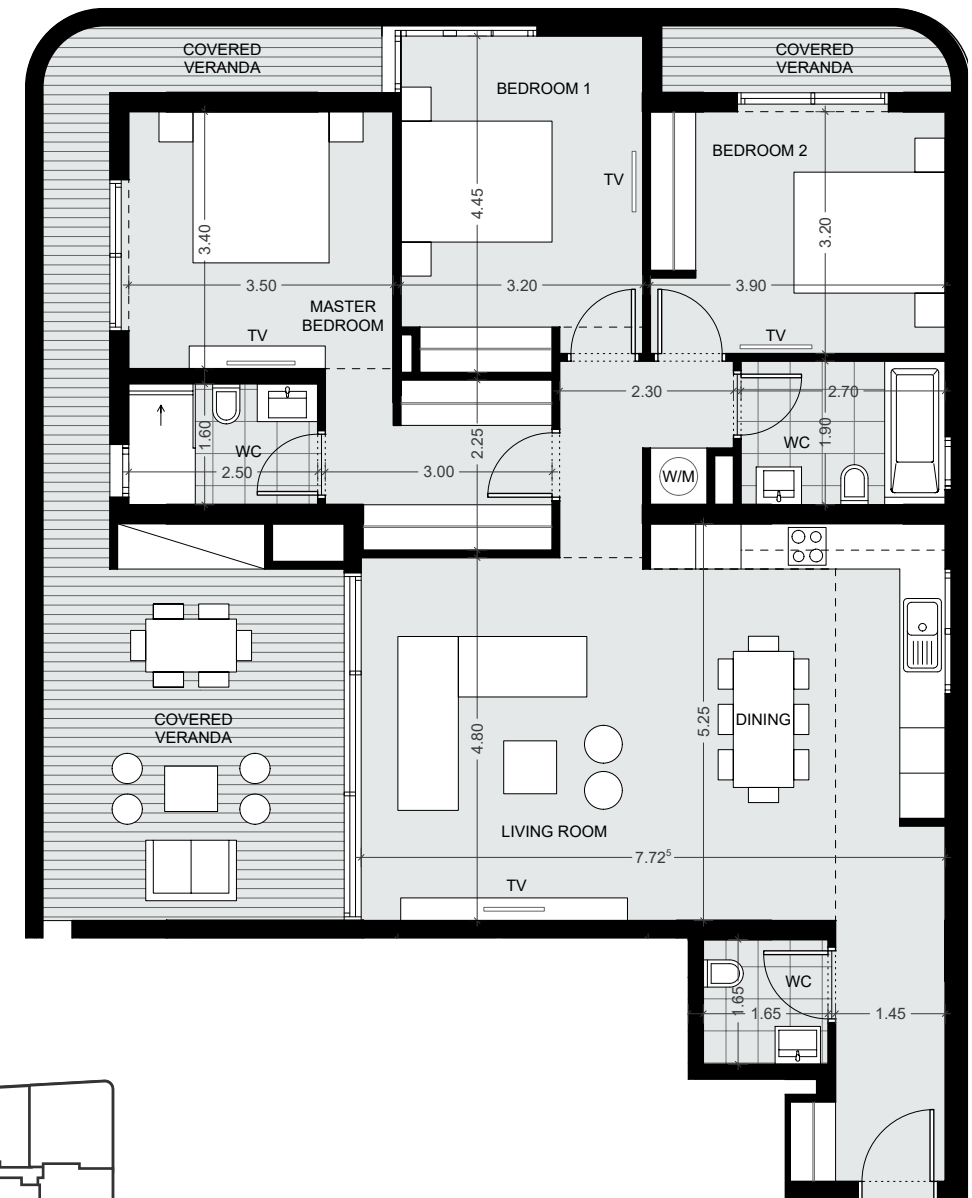
<b>Apartments</b>
107, 207, 307
<b>Indoor area</b>
85.76m <sup>2</sup>
<b>Covered Veranda</b>
28.46m <sup>2</sup>
<b>Total area</b>
from 220.99m <sup>2</sup> to 221.56m <sup>2</sup>



Floorplan location – level 01-03

## 3 BEDROOMS

<b>Apartments</b>
108, 208, 308
<b>Indoor area</b>
123.24m <sup>2</sup>
<b>Covered Veranda</b>
37.79m <sup>2</sup>
<b>Total area</b>
from 197.84m <sup>2</sup> to 198.78m <sup>2</sup>

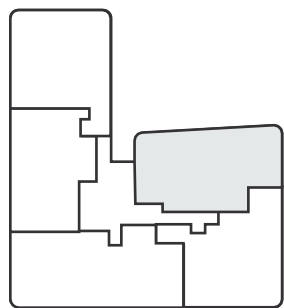
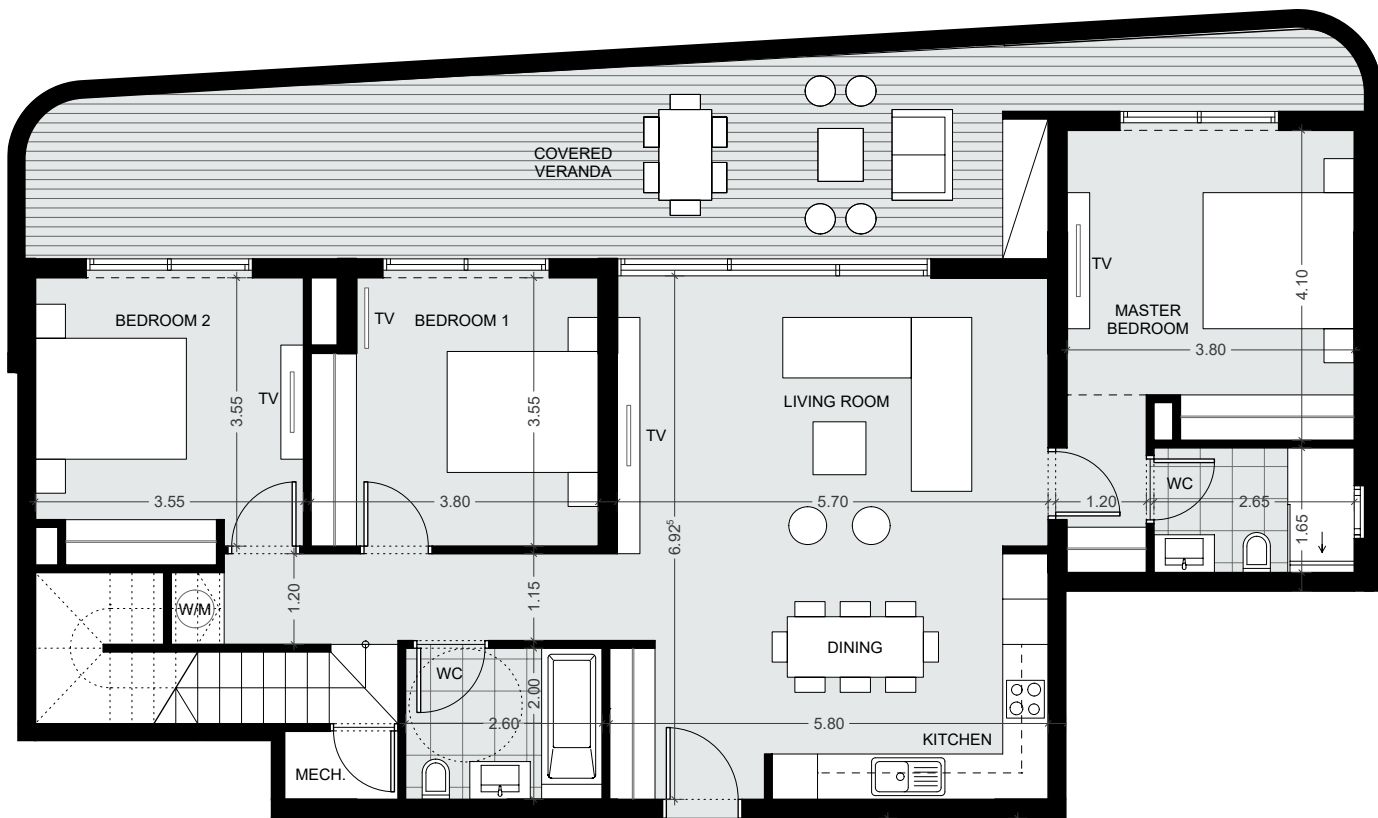


Floorplan location – level 01-03



# FLOOR 4

<b>3 BEDROOMS</b>
<b>Apartments</b> 401
<b>Indoor area</b> 123.71m <sup>2</sup>
<b>Covered Veranda</b> 41.64m <sup>2</sup>
<b>Total area</b> 347.35m <sup>2</sup>

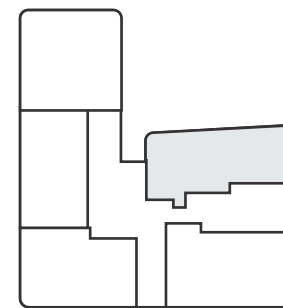
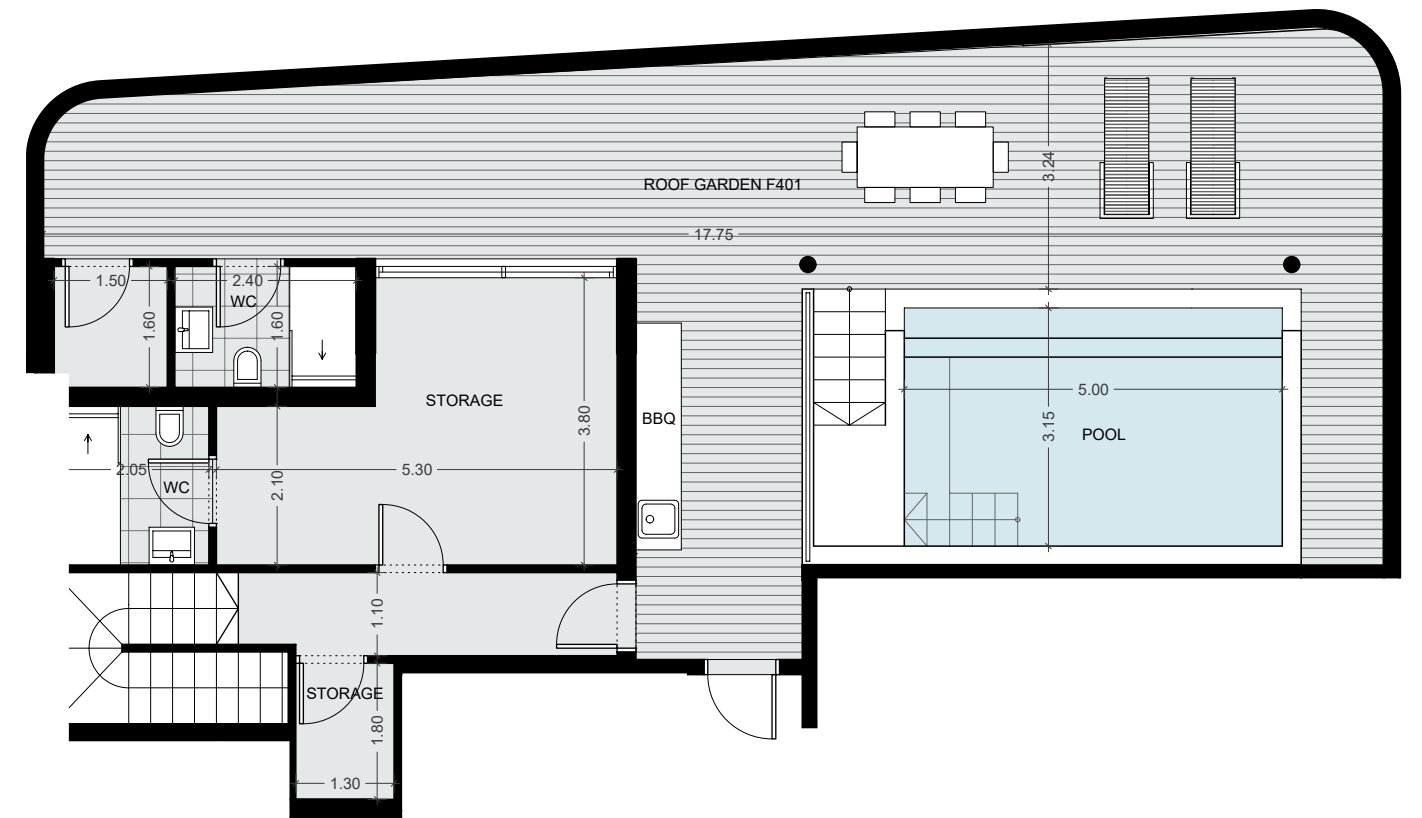


Floorplan location – level 04

# FLOOR 5



<b>3 BEDROOMS</b>
<b>Apartments</b> 401
<b>Indoor area</b> 40.21m <sup>2</sup>
<b>Roof terrace</b> 94.14m <sup>2</sup>



Floorplan location – level 05



# FLOOR 4

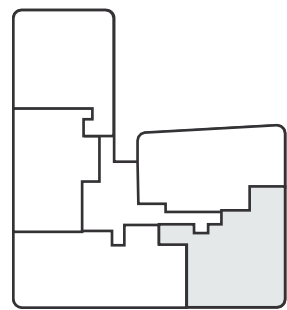
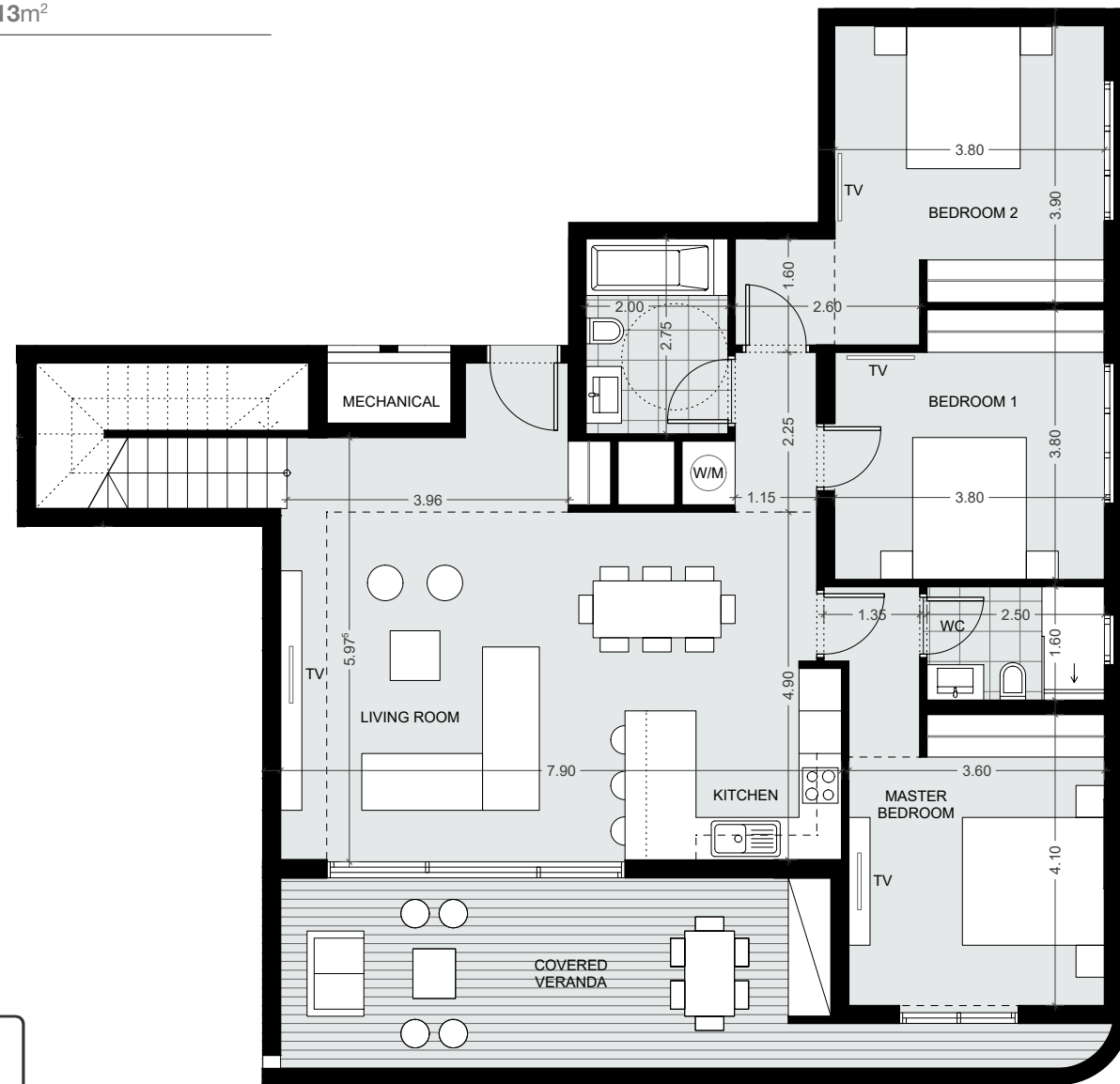
3 BEDROOMS

Apartments  
402

Indoor area  
129.14m<sup>2</sup>

Covered Veranda  
26.19m<sup>2</sup>

Total area  
341.13m<sup>2</sup>



Floorplan location – level 04

# FLOOR 5

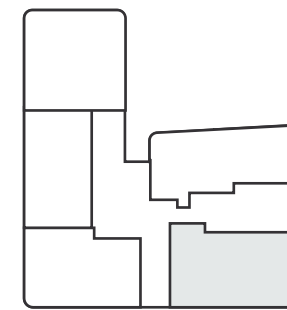
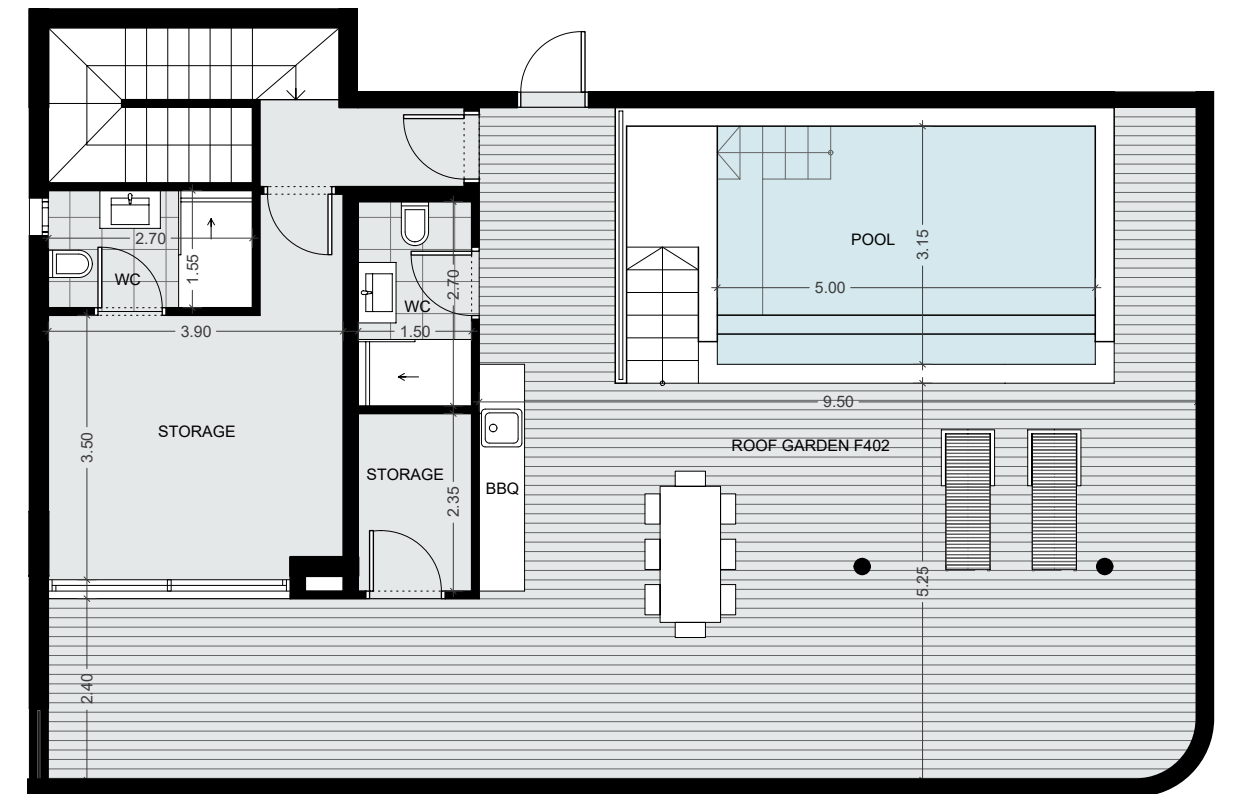


3 BEDROOMS

Apartments  
402

Indoor area  
33.78m<sup>2</sup>

Roof terrace  
105.46m<sup>2</sup>



Floorplan location – level 05



# FLOOR 4

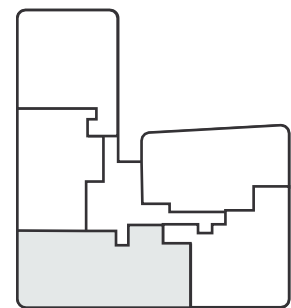
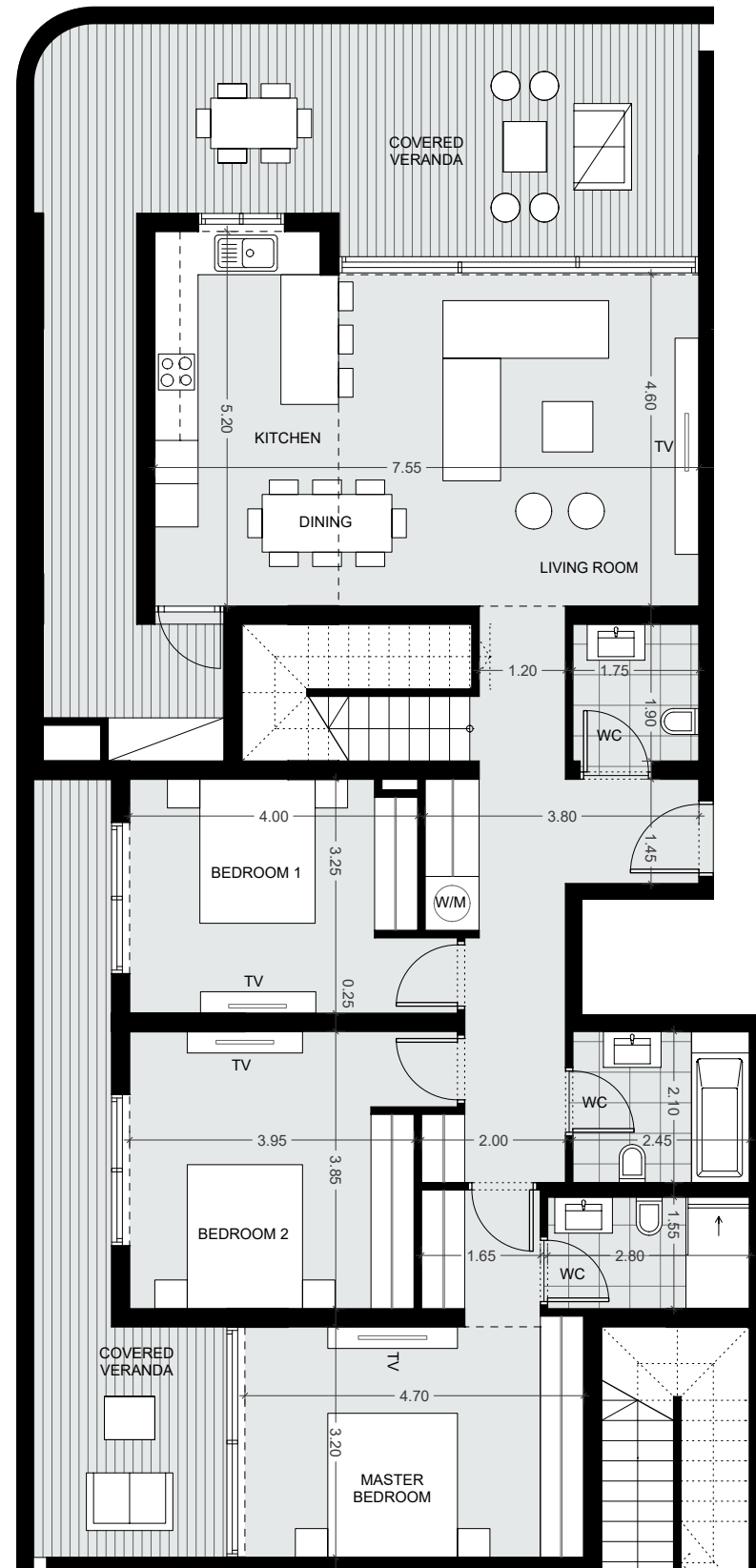
3 BEDROOMS

Apartments  
403

Indoor area  
137.59m<sup>2</sup>

Covered Veranda  
64.48m<sup>2</sup>

Total area  
373.59m<sup>2</sup>



Floorplan location – level 04

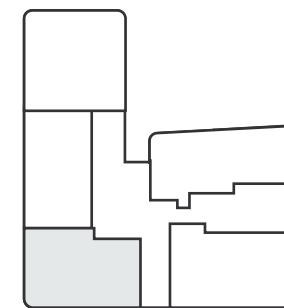
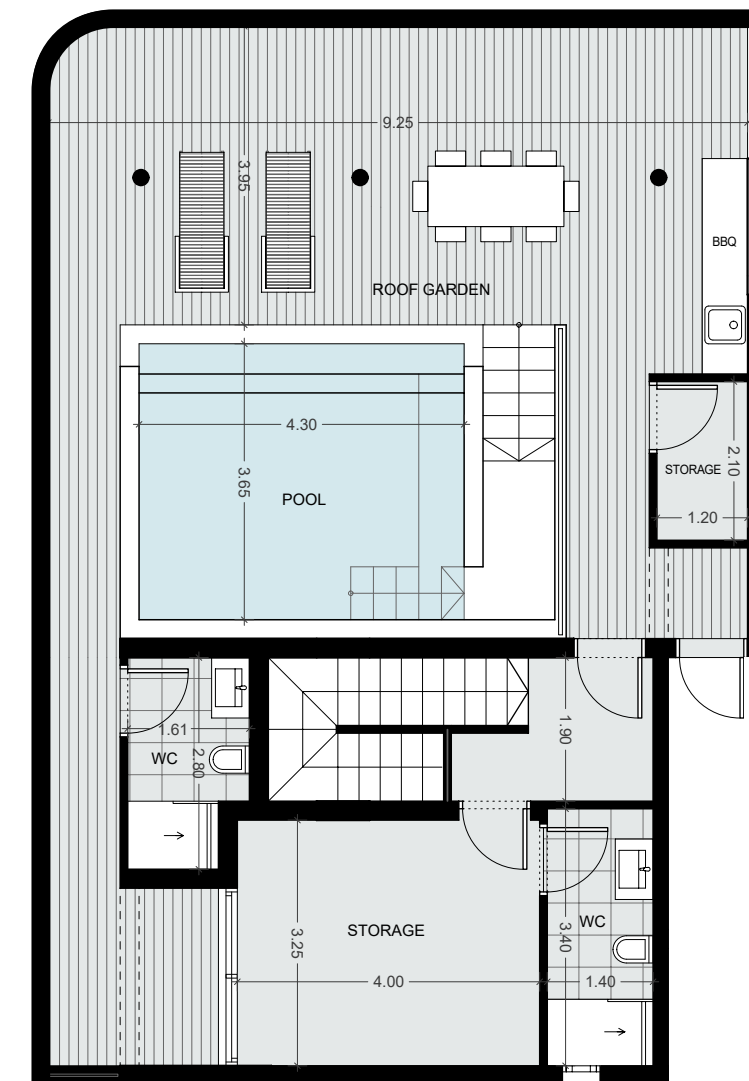
# FLOOR 5

3 BEDROOMS

Apartments  
403

Indoor area  
33.24m<sup>2</sup>

Roof terrace  
85.74m<sup>2</sup>



Floorplan location – level 05





# FLOOR 4

**3 BEDROOMS**

**Apartments**  
404

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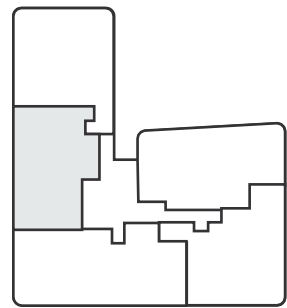
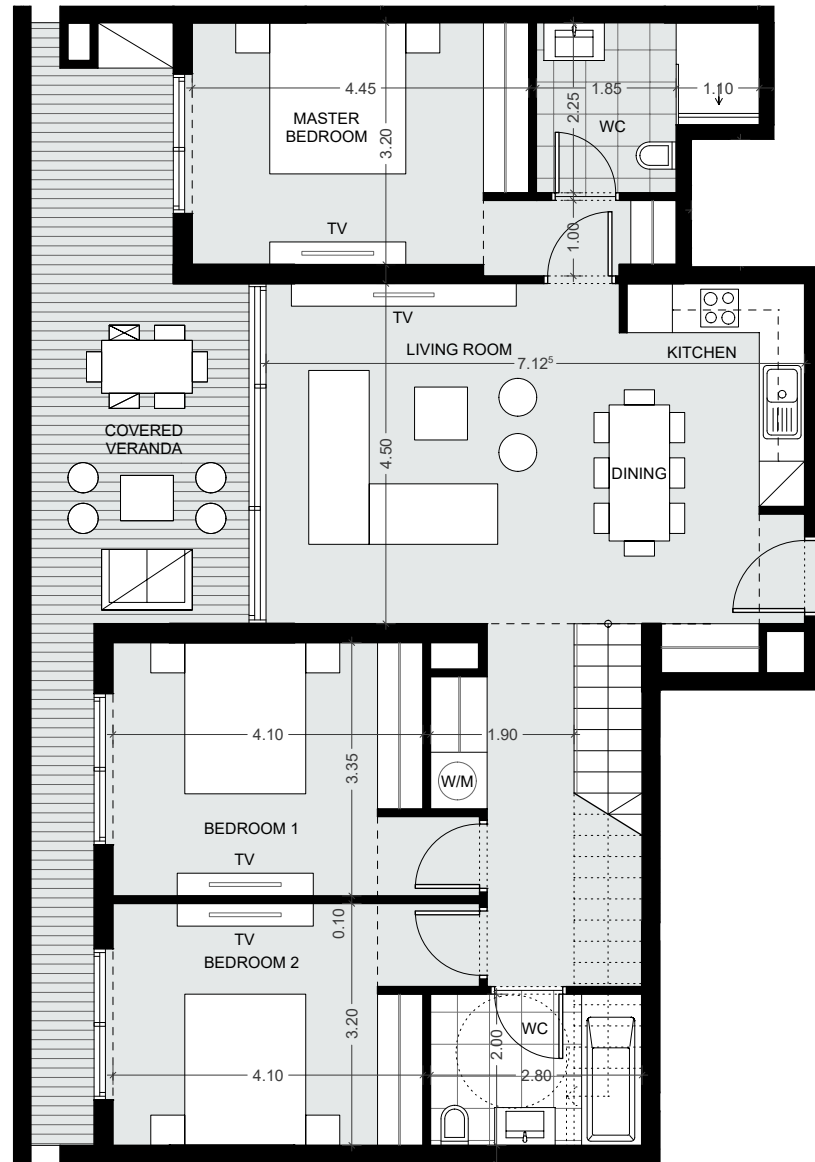
**Indoor area**  
115.32m<sup>2</sup>

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**Covered Veranda**  
28.83m<sup>2</sup>

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**Total area**  
310.28m<sup>2</sup>



Floorplan location – level 04

# FLOOR 5

**3 BEDROOMS**

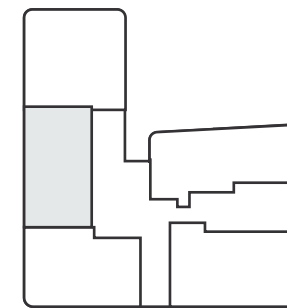
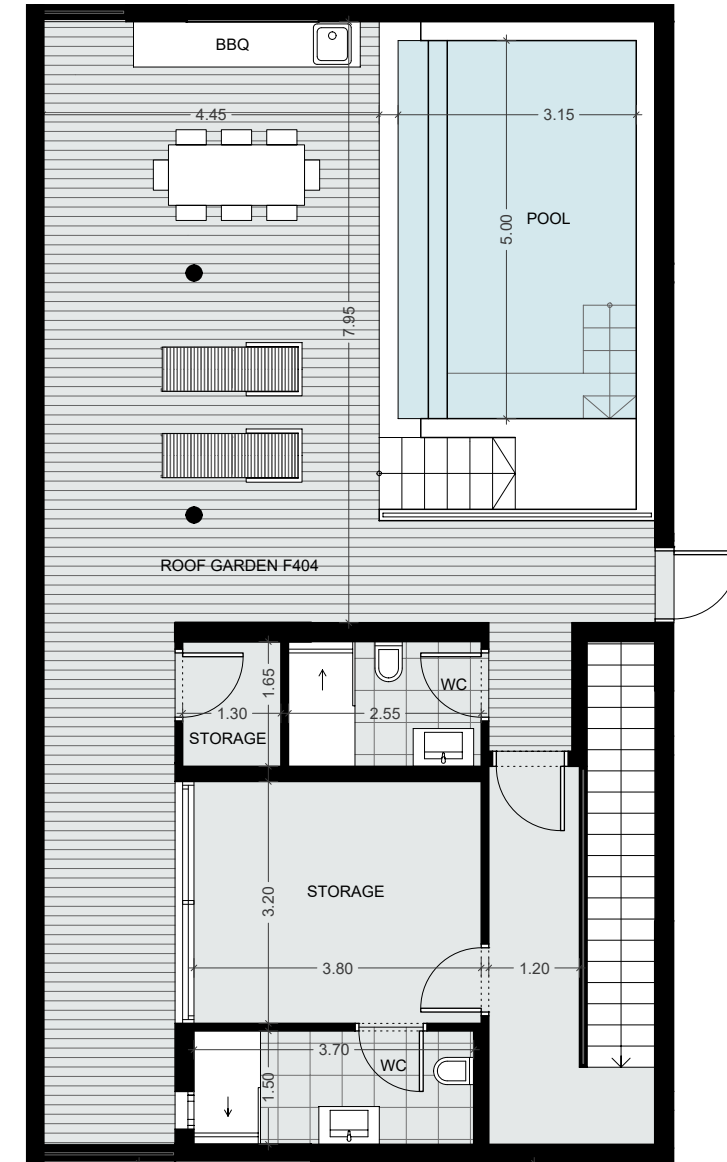
**Apartments**  
404

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**Indoor area**  
38.25m<sup>2</sup>

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**Roof terrace**  
83.54m<sup>2</sup>



Floorplan location – level 05



# FLOOR 4

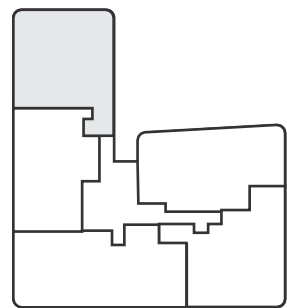
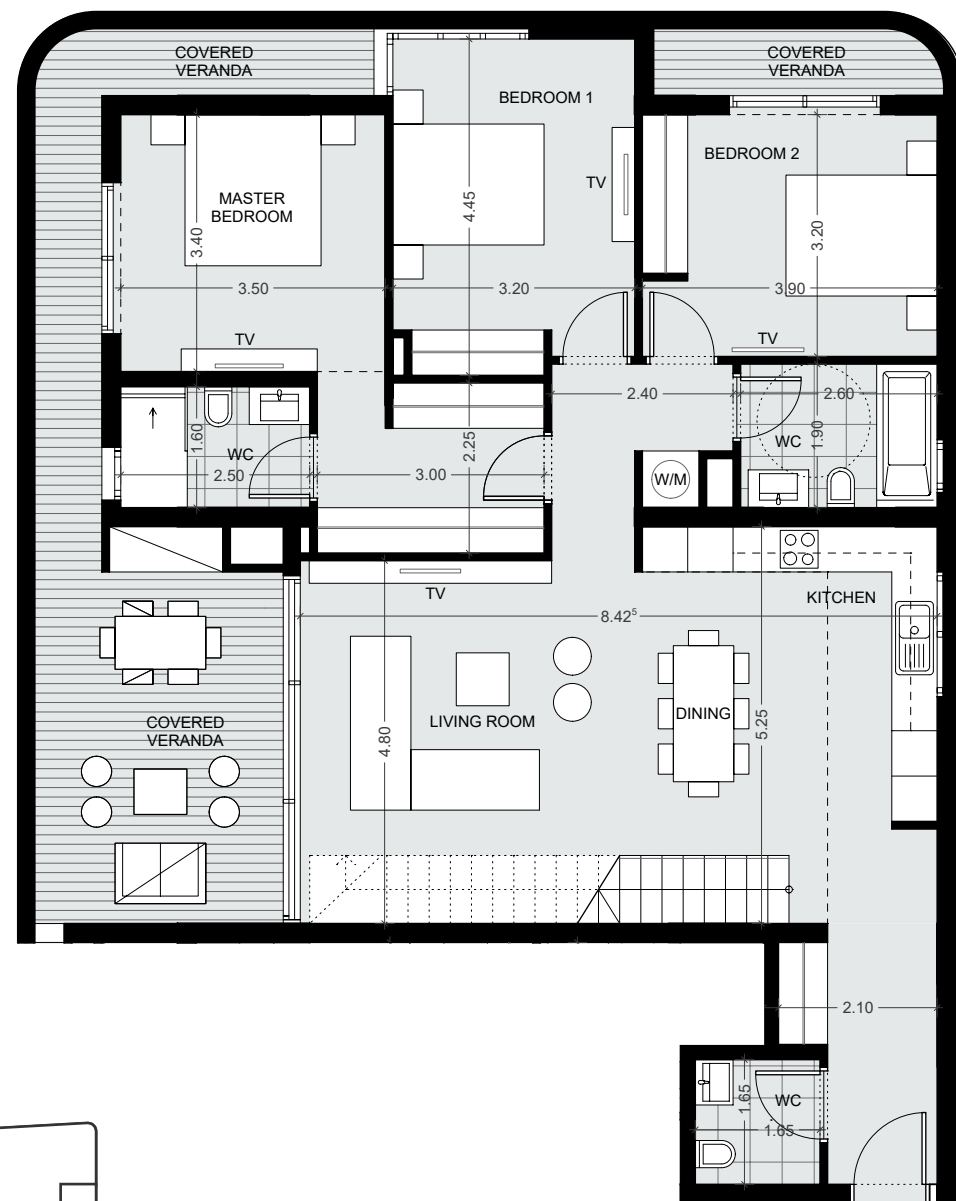
3 BEDROOMS

Apartments  
405

Indoor area  
126.75m<sup>2</sup>

Covered Veranda  
34.15m<sup>2</sup>

Total area  
348.52m<sup>2</sup>



Floorplan location – level 04

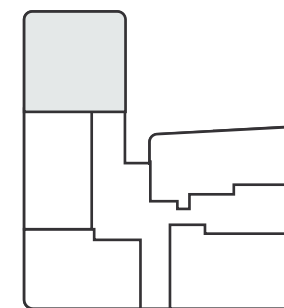
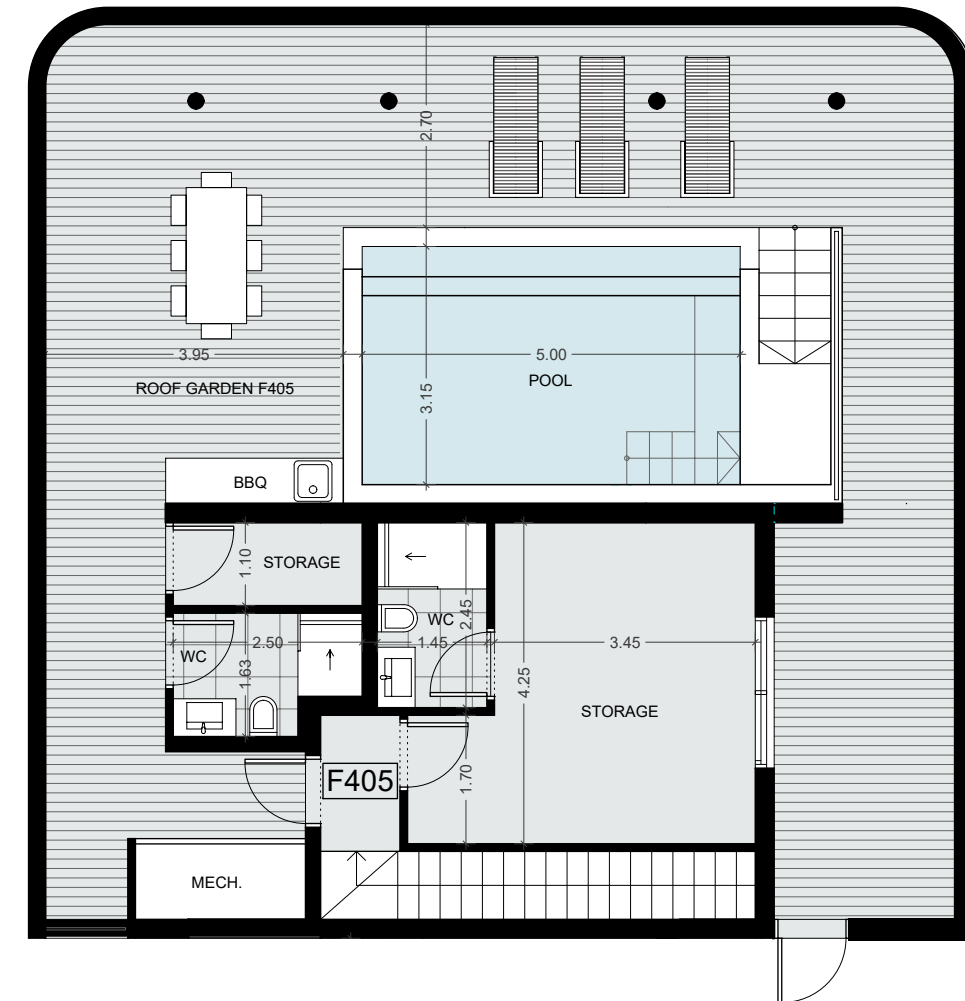
# FLOOR 5

3 BEDROOMS

Apartments  
405

Indoor area  
32.73m<sup>2</sup>

Roof terrace  
108.49m<sup>2</sup>



Floorplan location – level 05





# 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 (3.10 m)
- | Security and fireproof entrance doors
- | Intercom system
- | Water underfloor heating
- | Central VRF conditioning
- | High standard sanitary ware from European brands
- | Thermal aluminium window frames with double glazing
- | Highstandard kitchen cabinets
- | High standard wardrobes from European brands
- | Soft closers for kitchen units
- | Penthouses enjoy private roof terraces with pools



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

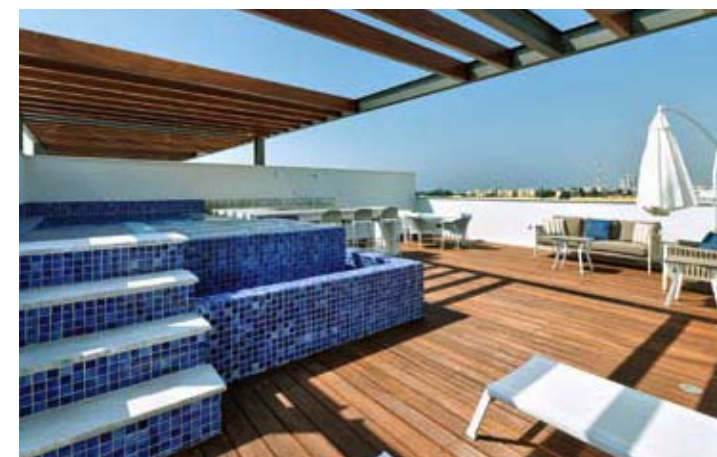


# SIGNATURE PENTHOUSES

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.

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

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





# IMMIGRATION OPPORTUNITIES

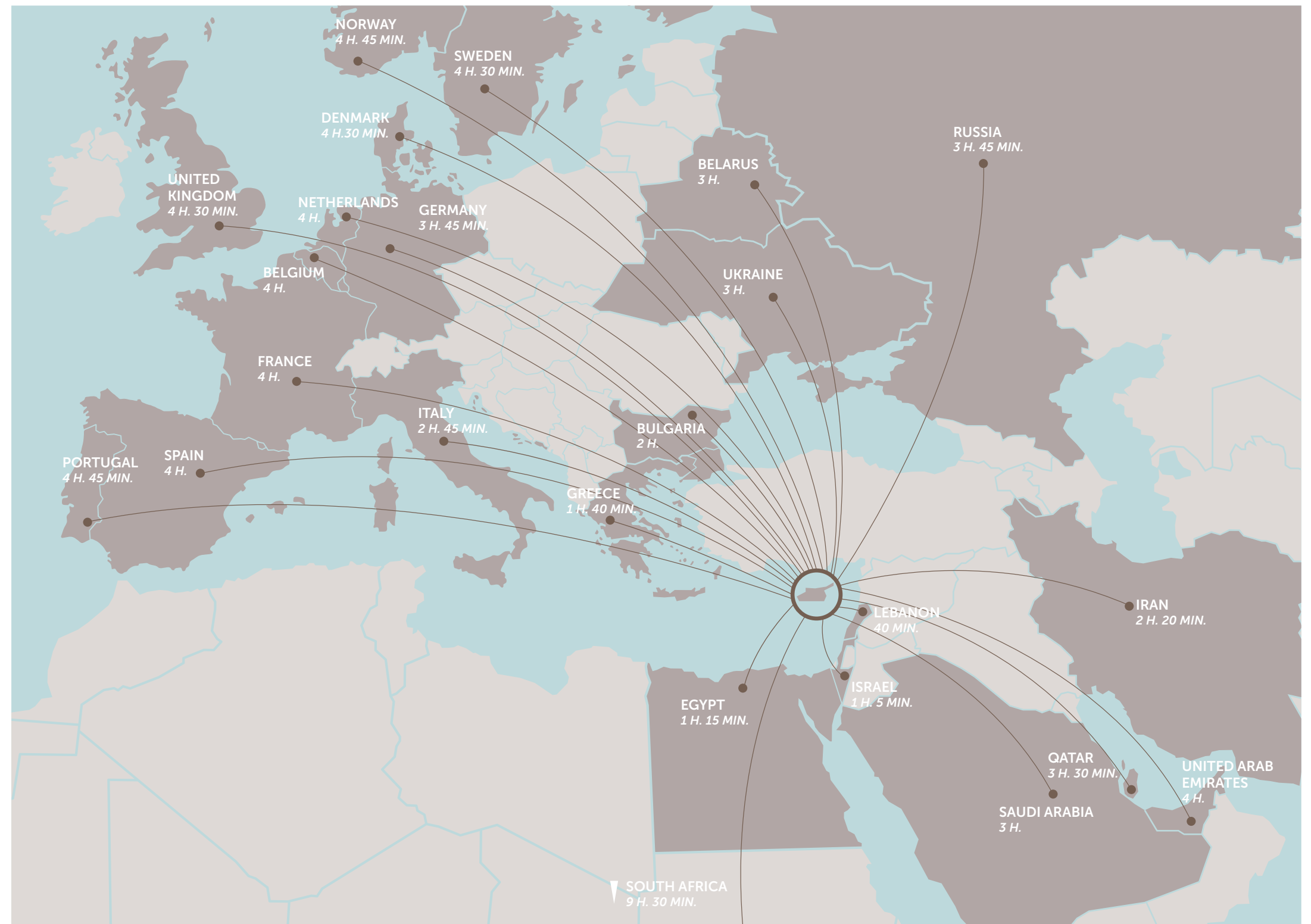
## PERMANENT RESIDENCE PERMIT

UNIQUE CYPRUS PERMANENT RESIDENCE FOR PROPERTY BUYERS

- | Lifelong 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 maybe the first step towards a successful application for the Cyprus Investment Programme. We offer an "A to Z" service for non-EU citizens seeking residence in Cyprus through of buying a property.

To be granted a lifelong (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 the 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 financially dependent children under 25 years old. The Cyprus Permanent Residence Permit allows the holder to stay in Cyprus all year round.





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