

ENGOMI
S U I T E S



EXPLORE A NEW URBAN
LIFESTYLE



DESCRIPTION

Engomi Suites represents a modern residential building of just 8 luxury units, situated in one of Nicosia's most exclusive residential areas. Inspired by effortless urban living, Engomi Suites is a sophisticated and luxurious development, benefiting from state-of-the-art design for fast-paced residents, designed to the highest construction specifications and with interior details carefully selected and quality crafted. Glazing thermal glass windows merge the outdoors with indoor space while its open plan design makes each unit ideal for both relaxing and entertaining.

MAJOR BENEFITS

- TRANQUIL SECLUDED AREA
- BEAUTIFULLY DESIGNED SPACIOUS APARTMENTS
- ALL NECESSARY AMENITIES ONLY MOMENTS AWAY
- DOUBLE GLAZED THERMAL WINDOWS
- EUROPEAN SANITARY FITTINGS AND ENTRANCE SECURITY DOOR
- HIGH STANDARD KITCHEN CABINETS AND WARDROBES
- PROVISIONS FOR A/C IN ALL AREAS
- LARGE TERRACES OFFERING SERENE VIEWS
- COVERED PARKING AND STORAGE ROOM



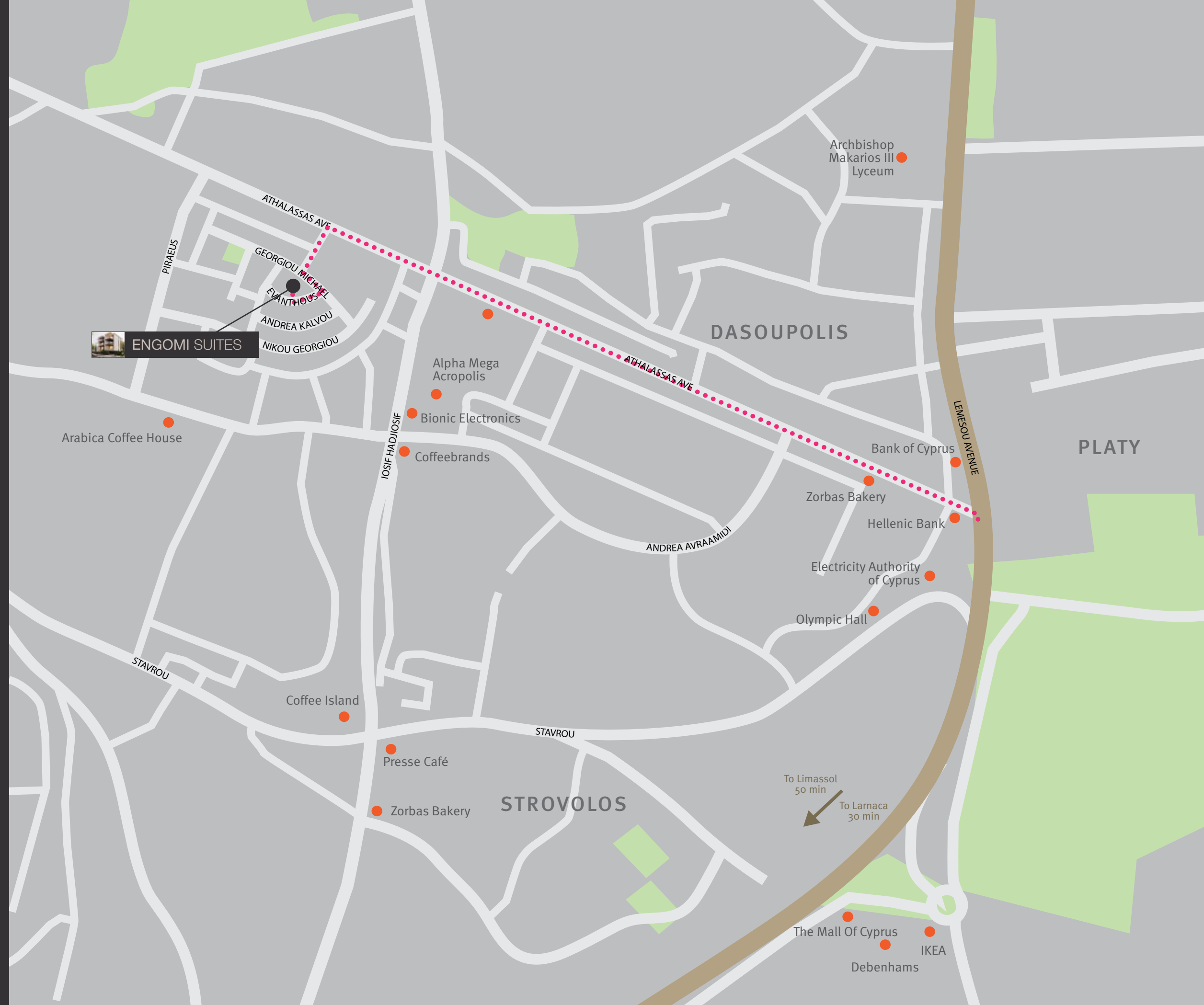
INTRODUCTION

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

Helsinki Suites is situated in a tranquil quiet area in one of Nicosia's most prestigious areas, Engomi. Conveniently located and with easy access to all amenities, Engomi is one of the most vibrant areas in the capital, both a thriving business hub and home to some of the capital's most famous universities. A residence that you call home, enjoy a serene escape and the energy of the large city of Nicosia.





LUXURY FINISHES:

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





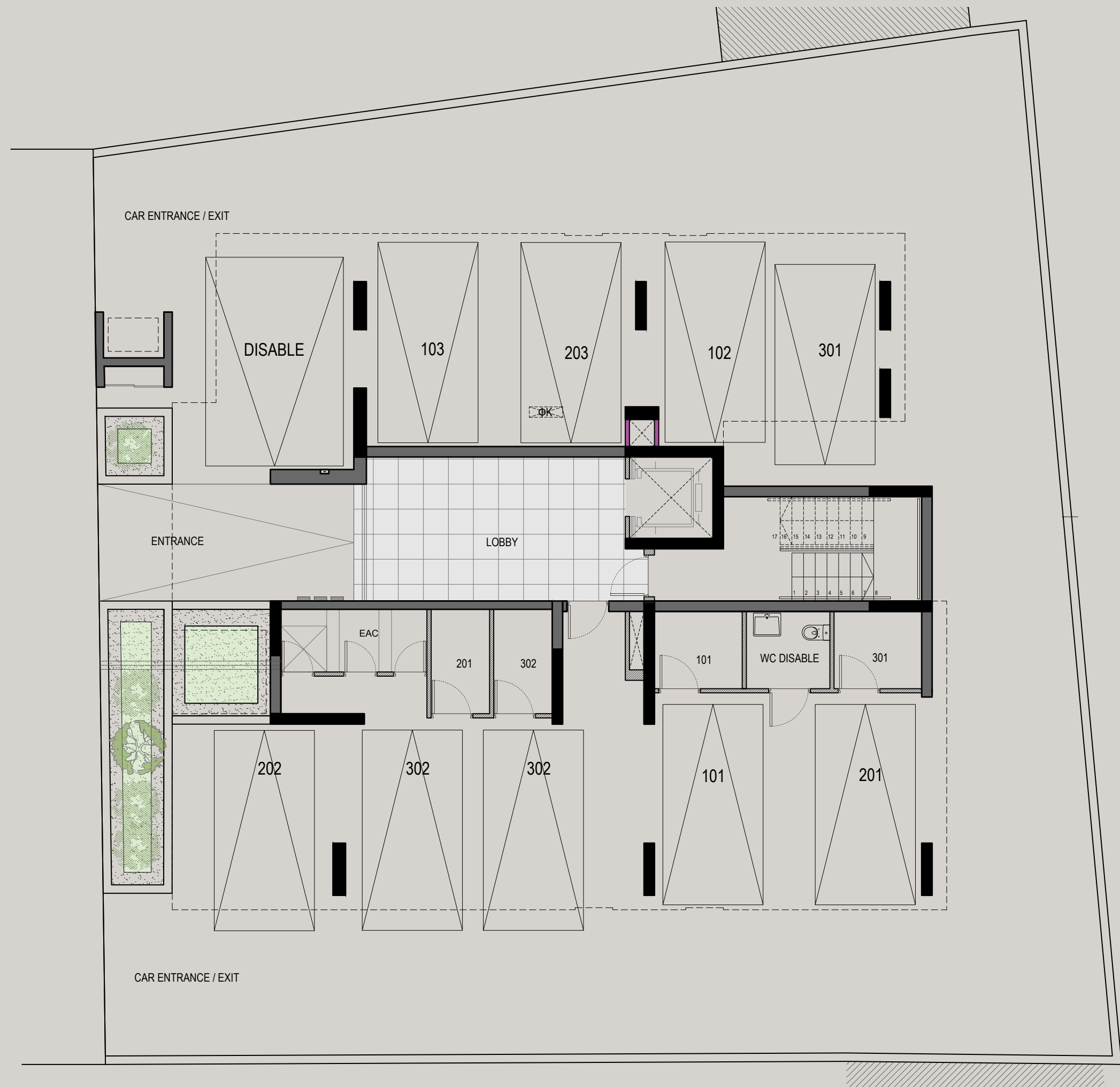
PANORAMIC CITY VIEWS

CHOICE OF PROPERTIES

Floor	Unit No.	Property type	Bedrooms	Bathrooms	Parking spaces	Indoor area sq.m.	Covered veranda sq.m.	Sellable auxiliary area sq.m.	Roof terrace sq.m.	Storage sq.m.	Common area per unit sq.m.	Total area sq.m.
1st	101	Apartment	2	2	1	87.00	15.90			5.00	11.42	119.32
1st	102	Apartment	1	1	1	51.50	11.30				6.97	69.77
1st	103	Apartment	1	1	1	55.50	11.90				7.48	74.88
2nd	201	Apartment	2	2	1	87.00	15.90			4.00	11.42	118.32
2nd	202	Apartment	1	1	1	51.50	11.30				6.97	69.77
2nd	203	Apartment	1	1	1	55.50	11.90				7.48	74.88
3rd	301	Apartment	2	2	1	87.00	15.90			4.00	11.42	118.32
3rd	302	Apartment	2	2	2	107.00	23.20	4 th floor 57.80	68.00	5.00	20.86	281.86

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

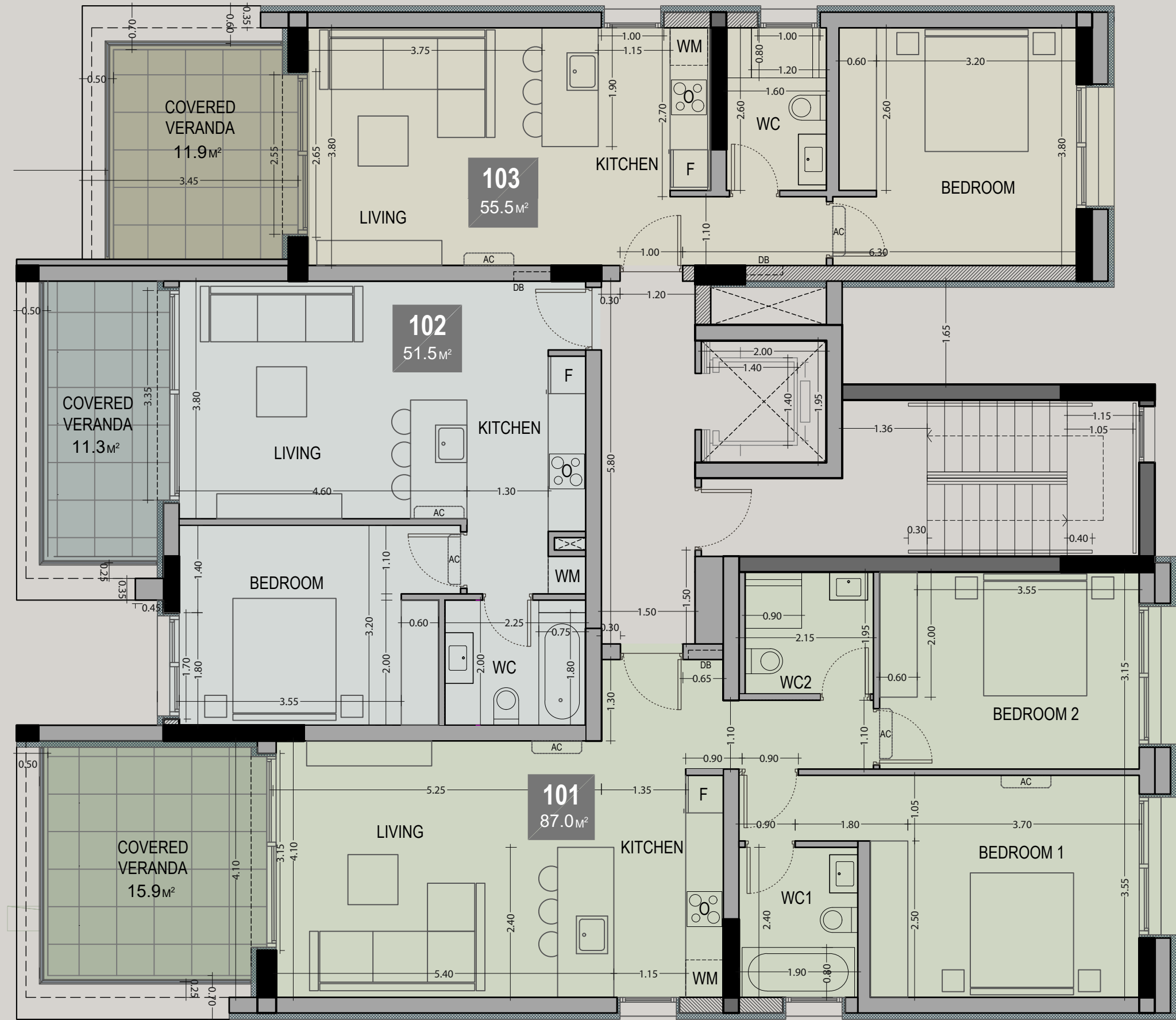




101 - 2 bedrooms

102 - 1 bedroom

103 - 1 bedroom



201 - 2 bedrooms

202 - 1 bedroom

203 - 1 bedroom

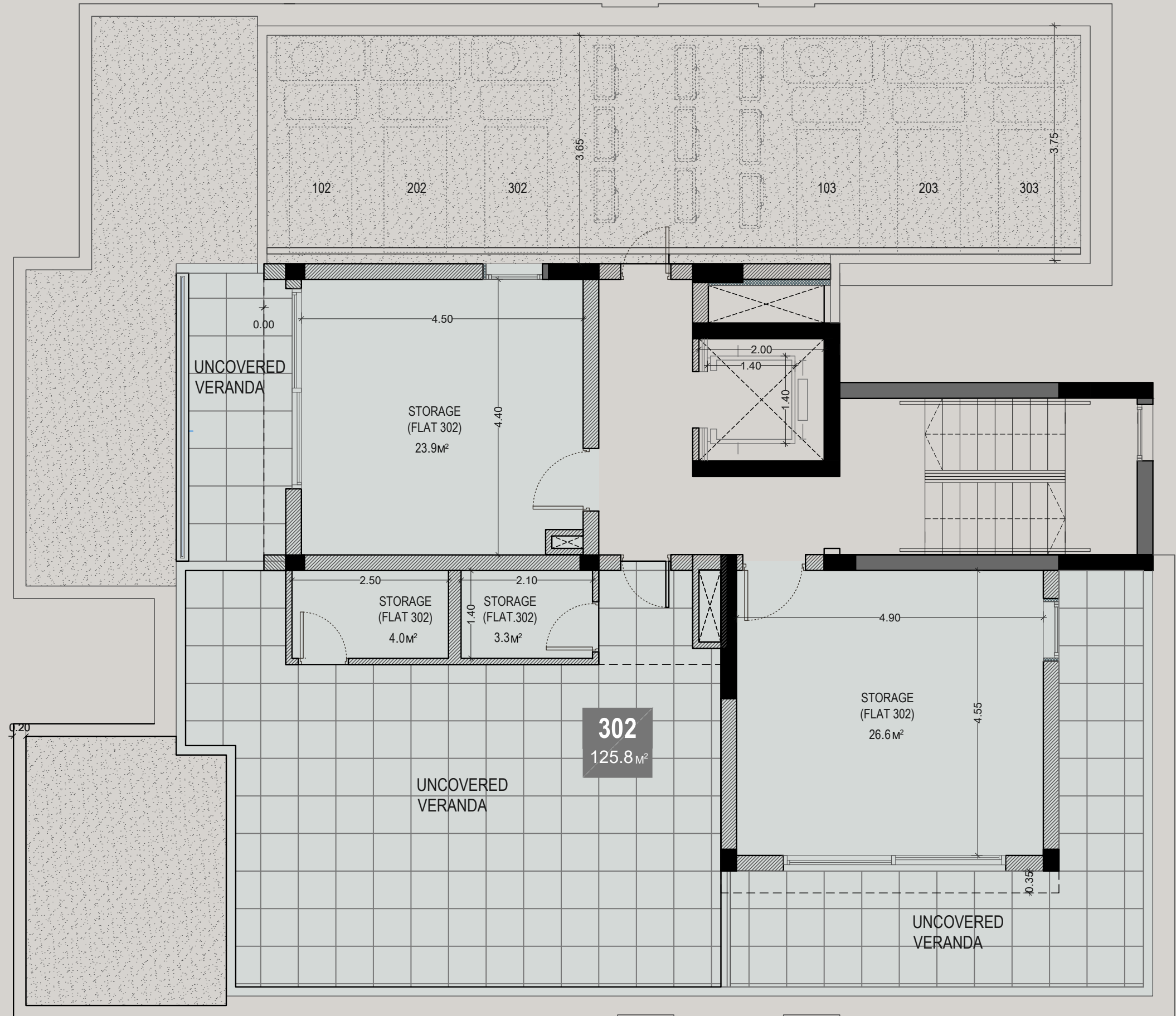


301 - 2 bedrooms

302 - 2 bedrooms



302 – Roof terrace
with auxiliary area



SIGNATURE FINISHES

COMFORT PACKAGE

EVERY PROPERTY IS DELIVERED WITH THE SIGNATURE TOP STANDARD FINISHES:

- | Fully completed finishings
- | Laminate parquet floors in the living room, kitchen and bedrooms
- | Ceramic tiles floor and walls in the toilets and bathrooms
- | Security and fireproof entrance doors
- | Intercom system
- | Provision for air conditioning units
- | Highstandard sanitary ware from European brands
- | Thermal aluminum window frames with double glazing
- | High standard kitchen cabinets
- | High standard wardrobes
- | Soft closers in kitchen cabinets

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.



