




  
**SUNBURY**  
H O U S E

COMFORT OF A STYLISH  
GATED COMPLEX



# 450 METERS TO THE SANDY BEACHES OF DASOUDI PARK

## DESCRIPTION

The project offers an unparalleled lifestyle for those looking for the comfort of a stylish gated compound with indoor facilities. It is located in one of Limassol's most prestigious tourist districts, Papas, within a stroll of the sandy beach of the famous Dasoudi Park. Quiet surroundings and proximity to all city amenities (including the popular Papas supermarket) provide the ideal conditions for happy family living. The sandy beach of Dasoudi is some 450 meters away from the project to guarantee that your property is a good investment.

The smart concept and the favorable location make the project a truly unique development on the Limassol property market. The project offers only 8 one, two, three and four bedroom luxury apartments and penthouses. The residents will enjoy the common pool, landscaped gardens and covered parkings. The apartments on the 3rd floor are penthouses with spacious private terraces and individual pools. Each apartment enjoys 3.15 meters height ceilings and top-standard finishes.

## MAJOR BENEFITS

- 450 METERS TO THE SANDY BEACHES OF DASOUDI PARK
- POOL AND COVERED PARKING
- GATED COMMUNITY WITH CONTROLLED ENTRANCE
- HIGH CEILINGS (3.15 METERS NET)
- HIGH-STANDARD FINISHES
- ALL AMENITIES AROUND THE CORNER
- PENTHOUSES WITH PRIVATE ROOF GARDENS AND 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 Limasol. Richard destroyed Amathus and the inhabitants were transferred to Limassol.

Cyprus 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

The project is nestled in a carefully selected, quiet and safe neighborhood of the prestigious Potamos Germasogeia area of Limassol, just 500 meters away from the best sandy beaches of the tourist area and Limassol's best leisure spots, banks, pharmacies, food stores and so on.

Located in Germasogeia — the heart of the Limassol tourist area, Dasoudi Beach is town's most popular coastal strip, which provides everything for the perfect day out. It has golden sands, clean and calm seawaters and eucalyptus park. Facilities on the beach include toilets, showers, changing rooms, sun beds, umbrellas, water sports and diving center, beach volleyball court, children's playground, bicycle station and even an Olympic size swimming pool.





## LUXURY FINISHES:

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

THE RESIDENTS  
WILL ENJOY THE COMMON  
POOL, LANDSCAPED GARDENS  
AND COVERED PARKINGS





THE APARTMENTS ON THE  
3<sup>RD</sup> FLOOR ARE PENTHOUSES  
WITH SPACIOUS PRIVATE  
TERRACES AND INDIVIDUAL  
POOLS





CHOICE OF PROPERTIES

No	Floor	Type	Bedrooms	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	2	94.00	24.50	0	0	118.50	No
102	1	Apartment	1	54.40	11.60	0	0	66.00	No
103	1	Apartment	3	115.40	30.80	2.30	0	148.50	No
201	2	Apartment	2	94.00	24.20	0	0	118.20	No
202	2	Apartment	1	54.40	11.80	0	0	66.20	No
203	2	Apartment	3	115.40	38.80	0	0	154.20	No
301	3	Penthouse	3	121.90	37.60	0	126.40	285.90	Private
302	3	Penthouse	4	144.50	35.20	6.00	123.80	309.50	Private

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



GROUND FLOOR

- Lobby
- Storage rooms
- Changing rooms
- WC
- Parking spaces





- 101 – 2 Bedrooms**  
 Indoor area = 94 Sq.m.  
 Cov. veranda = 24.5 Sq.m.  
 Total area = 118.5 Sq.m.
  
- 102 – 1 Bedroom**  
 Indoor area = 54.4 Sq.m.  
 Cov. veranda = 11.6 Sq.m.  
 Total area = 66 Sq.m.
  
- 103 – 3 Bedrooms**  
 Indoor area = 115.4 Sq.m.  
 Cov. veranda = 30.8 Sq.m.  
 Uncov. veranda = 2.3 Sq.m.  
 Total area = 148.5 Sq.m.



FLOOR: 2

- 201 – 2 Bedrooms**  
Indoor area = 94 Sq.m.  
Cov. veranda = 24.2 Sq.m.  
Total area = 118.2 Sq.m.
- 202 – 1 Bedroom**  
Indoor area = 54.4 Sq.m.  
Cov. veranda = 11.8 Sq.m.  
Total area = 66.2 Sq.m.
- 203 – 3 Bedrooms**  
Indoor area = 115.4 Sq.m.  
Cov. veranda = 38.8 Sq.m.  
Total area = 154.2 Sq.m.



**301 – 3 Bedrooms**

Indoor area = 121.9 Sq.m.  
 Cov. veranda = 37.6 Sq.m.  
 Roof terrace = 126.4 Sq.m.  
 Total area = 285.9 Sq.m.

**302 – 4 Bedrooms**

Indoor area = 144.5 Sq.m.  
 Cov. veranda = 35.2 Sq.m.  
 Uncov. veranda = 6 Sq.m.  
 Roof terrace = 123.8 Sq.m.  
 Total area = 309.5 Sq.m.



FLOOR: 4 – ROOF GARDEN

- 301 – Roof Terrace**  
Total area = 126.4 Sq.m.
- 302 – Roof Terrace**  
Total area = 123.8 Sq.m.









## 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
- | Provisions for water heated floors
- | Provisions for central VRV conditioning
- | Highstandard sanitary ware from European brands
- | Thermal aluminum window frames with double glazing
- | Highstandard kitchen cabinets
- | Highstandard wardrobes from European brands
- | Soft closers
- | Door stoppers
- | Penthouses enjoy private roof terraces with pools

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





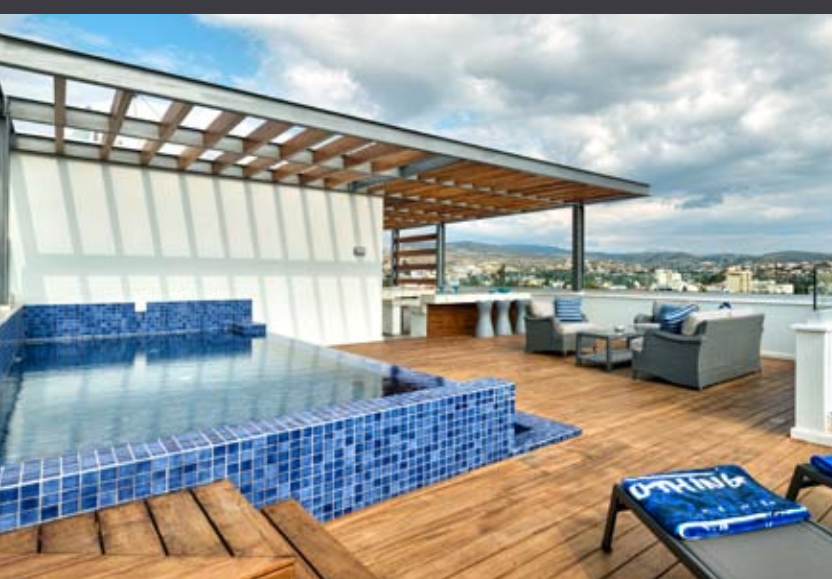
## SIGNATURE PENTHOUSES

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



## RESIDENCY PERMIT

### UNIQUE CYPRUS PERMANENT RESIDENCY FOR PROPERTY BUYERS

Life-long validity

For all family members inc. your children and parents  
Possibility to own a business in Cyprus

Buying property in Cyprus allows the buyer to obtain a permanent residence permit. 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 property or two new properties from the same developer with a total price of 300 000 Euros excluding the VAT. At the time of submission of the application, 200 000 Euros (excluding the VAT) must be transferred in settlement of the property and the contract of sale must be registered at the Lands office. The issuance of Cyprus permanent residence permits takes about 2 months and covers all family members, including financially dependent children under 25 years old. A Cyprus residence permit allows the holder to stay in Cyprus all year round.

## CITIZENSHIP IN CYPRUS

### EUROPEAN CITIZENSHIP 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 CYPRIOT CITIZENSHIP

The holder of a Cypriot Passport, as a European Union Citizen, can enter, reside, study and work in the European economic area (European Union, Iceland, Liechtenstein, Norway and Switzerland) without a visa.

Ease of travelling abroad: Cypriot passport holders are entitled to travel visa free to more than 158 countries due to the EU citizenship, as well as a number bilateral and multilateral conventions.

Cyprus allows dual citizenship, a factor that offers an effective tool for international tax planning and provides financial privacy to the passport holder.

Freedom to study in European universities paying lower tuition fees.

No residency requirements are imposed on citizens.

Cyprus passport holders  
are eligible to travel to  
158 countries without visa



