



COASTAL PARK
RESIDENCE



BETTER QUALITY OF LIFE THROUGH RESPECT AND INTEGRITY



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Coastal Park Residence

The Coastal Park Residence offers an unparalleled lifestyle for those seeking the comfort of a stylish gated community with indoor facilities. The project 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 imaginable (including the Papas supermarket) provide the ideal conditions for happy family living. The sandy beaches 150 meters away from the project guarantee that your property at the Coastal Park Residence is a successful investment generating substantial rental yields. The smart concept and the

favourable location make the Coastal Park Residence a truly unique development on the Limassol property landscape. In the Coastal Park Residence, there are only 24 one, two, three and four bedroom luxury apartments and penthouses. The cleverly designed master plan offers the residents convenient access to the common pool, gym, sauna, landscaped gardens and covered parking. The apartments on the 3rd floor and the penthouses on the 4th floor have spacious private terraces with individual pools. Each apartment enjoys 3.15 meters height ceilings and top-standard finishes.

Major benefits

- Only 24 apartments
- 150 meters to the sandy beach of Dasoudi park
- Indoor facilities: pool, gym, sauna and covered parking
- Gated community with controlled entrance
- High ceilings (over 3.15 meters net)
- High-standard finishes, marble floor
- Large covered balconies
- Charming and quiet district of Limassol tourist area
- Close to all amenities
- Penthouses with private roof gardens and pools









Specification of construction and finishing



- Luxurious marble floors or parquet



- Thermo-bricks (28 cm)



- Kitchen cabinets from known brands



- First class sanitary ware



- Double glazed windows with aluminum frames



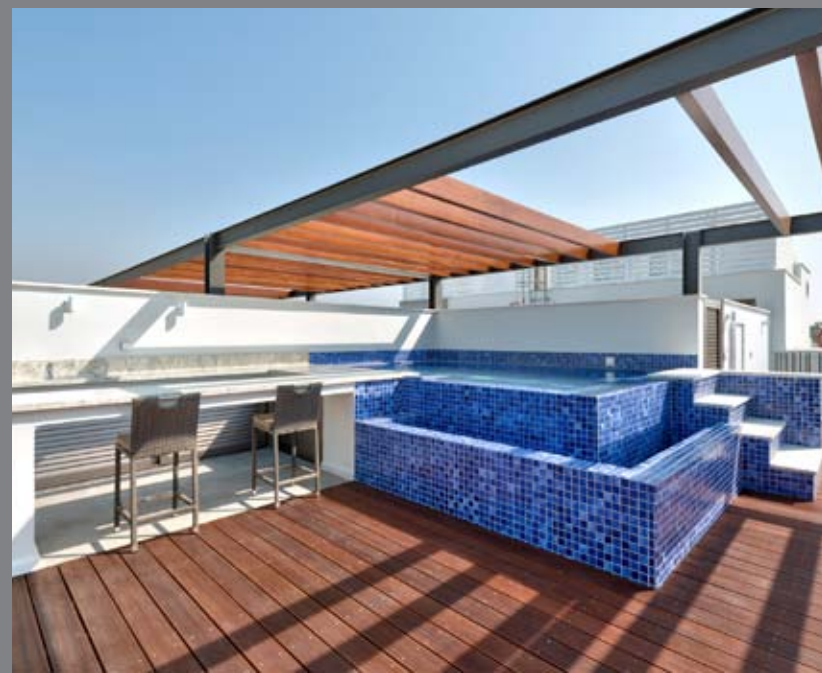
- Safe, fireproof doors

Choice of properties

Floor	Number	Type	Bedrooms	Indoor Cov. Area, sq.m	Cov. Verandas, sq.m	Uncov. Verandas, sq.m	Roof Garden, sq.m	Plot, sq.m	Common Area, sq.m	Total Area, sq.m	Private Swim. Pool
1	101A	Apartment	1	55	24	-	0	0	7	79	-
	101B	Apartment	1	55	4	5	0	0	7	59	-
	102	Apartment	3	112	24	-	0	0	15	136	-
	103	Apartment	2	86	28	-	0	0	12	114	-
	104	Apartment	2	85	19	-	0	0	11	104	-
	105	Apartment	2	86	19	-	0	0	12	105	-
	106	Apartment	3	114	28	10	0	0	15	142	-
107	Apartment	3	111	15	-	0	0	15	126	-	
2	201	Apartment	3	112	24	-	0	0	15	136	-
	202	Apartment	3	112	24	-	0	0	15	137	-
	203	Apartment	2	86	28	-	0	0	12	114	-
	204	Apartment	2	85	19	-	0	0	11	104	-
	205	Apartment	2	86	19	-	0	0	12	105	-
	206	Apartment	3	114	28	-	0	0	15	142	-
	207	Apartment	3	112	15	-	0	0	15	127	-
3	301	Penthouse	3	112	24	-	75	0	15	211	Yes
	302	Penthouse	3	113	18	6	76	0	15	207	Yes
	303	Apartment	2	86	18	14	0	0	12	104	-
	304	Penthouse	2	88	10	6	95	0	12	193	Yes
	305	Apartment	2	86	19	18	0	0	12	105	-
	306	Penthouse	3	114	30	-	54	0	15	198	Yes
	307	Penthouse	3	112	14	-	74	0	15	200	Yes
4	401	Penthouse	4	146	39	46	74	0	20	259	Yes
	402	Penthouse	4	162	39	44	84	0	22	285	Yes

The penthouses 401 and 402 have 2 parking places

Interiors



Location

Limassol is known as the city for everyone. It is the second largest and by far the most flourishing city in Cyprus. It combines the fast pace of a city and the comfort of a firstclass Mediterranean resort. The city offers a diverse variety of pleasures such as the dynamic metropolitan city for business, infinite sandy beaches, interesting historical sites, restaurants with all sorts of food for the most sophisticated gourmets, and

the shopping areas; you'll find it all and much more in Limassol!

The project is nestled in a carefully selected, quiet and safe neighbourhood of the prestigious Potamos Germasoyia area of Limassol, just two minutes away from the idyllic sandy beaches of the Dasoudi park area and Limassol's best leisure places, as well as banks, pharmacies and multiple food stores.

Book your inspection tour now!

Would you like to experience the magic of Cyprus? We are glad to invite you for a property tour, and you do not have to buy — you can decide on the spot and for some reason, we believe you will certainly find a house of your dream!

During your stay in Cyprus, you will have a property and lifestyle expert that speaks your language, who will introduce you to the country, demonstrate its clear ad-

vantages and show carefully selected properties based on your requirements and budget.

We will offer you special rates for accommodation in the best luxury apartments, villas and hotels of the island, and we will organize your transfer from the airport. As part of our hospitality package, **we will compensate you for 4 nights plus the airport transfer if you buy a property through us.**



Map of Limassol



Immigration

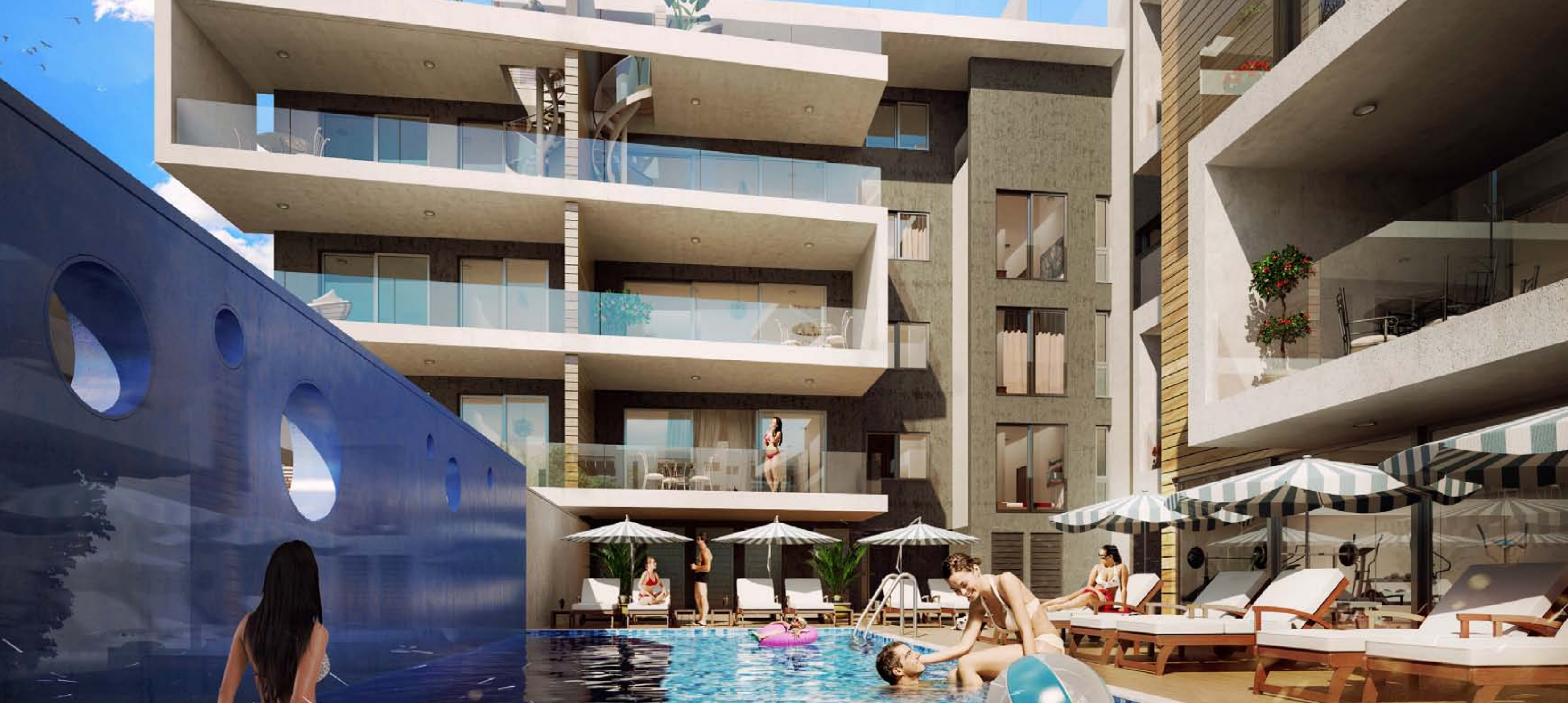
RESIDENCY PERMIT

UNIQUE CYPRUS PERMANENT RESIDENCY FOR PROPERTY BUYERS

- Life-long validity
- For all family members including children
- Possibility to own a business in Cyprus

Buying property in Cyprus allows the buyer to obtain a permanent residence permit. Prime Property Group offers 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.



Why Cyprus

- Lowest crime rate in Europe
- 350 sunshine days a year, and summer all year round
- The cleanest and the safest beaches in Europe
- **Permanent residency for those who buy property worth over 300 000 euro**
- **European passport for those who buy property worth over 2.5 mln euro**
- Expected economic boom due to the anticipated development of gas reserves
- 90% English-speaking population
- Lowest taxes in Europe
- European standard education
- Beautiful nature and picturesque landscapes
- Rich cultural and historic traditions

Why us

- Developers that focus on demanding and sophisticated buyers
- Solid team of dedicated professionals
- Specialization on luxury houses and gated residences in close proximity to infrastructure and beach
- Only modern architecture and only the highest quality
- Assistance in getting residency permits and citizenship via purchasing property
- Full range of real estate services in all resort regions of Cyprus
- Guaranteed juridical safety of the transaction
- After sale services: rental management, technical maintenance, administration



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