



BETTER QUALITY OF LIFE  
THROUGH RESPECT AND  
INTEGRITY

A wide-angle photograph of a coastal scene. On the left, a rugged, light-colored rock formation juts out into the sea. The water is exceptionally clear, showing a vibrant turquoise color near the shore where the seabed is visible, transitioning to a deeper blue further out. In the distance, another rocky coastline is visible under a clear, pale blue sky. The overall atmosphere is serene and idyllic.

## Cyprus – oasis of paradise between three continents

Feeling tired of the polluted environment, stress, fatigue and problems? You instantly realise you have been working hard and now you deserve some inspiration, positive energy and life enjoyment? Just visit Cyprus, and this place will become your home.

Cyprus is fortunate to have one of the most agreeable climates in Europe, offering 11 months of enjoyable warm sunshine. Swimming in the clear Mediterranean Sea creates a refreshing luxury in the hot summer months, and the non-existence of winter as such gives the previously unfelt sense of year-round comfort and relaxation.

Cyprus is the moment of life when you discover a new meaning and a new dimension of reality. Having come to Cyprus for the first time and having experienced the magic of this mythical resort, you begin to realize that you want to come back and stay here forever.

Along with the comfortable lifestyle, Cyprus offers the lowest taxes in Europe, and the foreign buyers of property on the island can receive residence permits and even European citizenship.





## 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
- European standard education
- **Permanent residency for those who buy property worth over 300 000 euro**
- **European passport for those who buy property worth over 2 mln euro**
- Expected economic boom due to the anticipated development of gas reserves
- 90% English-speaking population
- Lowest taxes in Europe
- Beautiful nature and picturesque landscapes
- Rich cultural and historic traditions





Maiya Residence





# Maiya Residence

The residences personify an unparalleled living standard for those who value comfort and appreciate modern design trends. The contemporary concept of Maiya Residence is ahead of its time as it offers a fabulous mix of sophisticated architecture, stylish interior and the convenience of in-house facilities such as a common pool and a covered parking. The location of the residences at one of the most up-market addresses of the Limassol tourist area, Papas, within a short walk of the sea, will make your living experience even more inspiring.



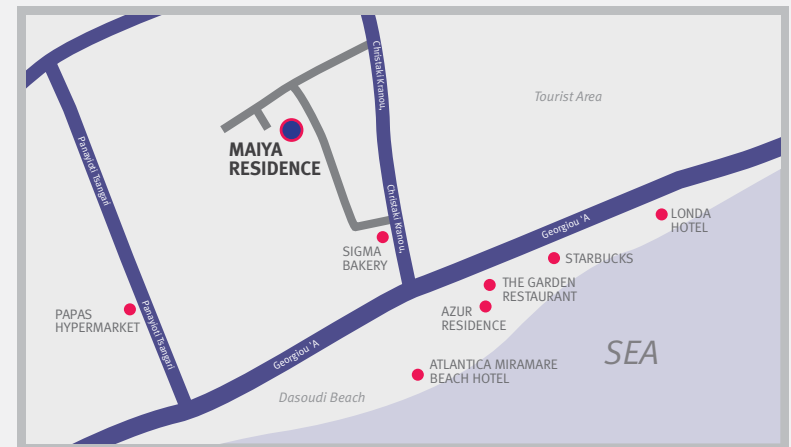




# Location & Lifestyle

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 first-class 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 conveniently positioned in a carefully selected, quiet and safe neighbourhood of the prestigious Potamos Germasoyia area of Limassol, just a few-minute walk from the idyllic sandy beaches of the tourist area and its best leisure places, as well as banks, pharmacies and multiple food stores.





# Construction

The master plan has been meticulously crafted to accommodate four spacious 3 bedroom apartments with the access to the managed communal gardens, a luxury swimming pool and a private covered parking. The development uses only the best materials both in construction, engineering and design, such as:

- Aluminium double-glazed windows
- VRV air condition provisions
- Provisions for underfloor heating
- Finest luxury flooring of marble
- Italian kitchens cabinets
- Italian doors and wardrobes
- Safety fireproof entrance doors
- Unique designed false ceilings with spot lighting
- German sanitary appliances







# Major benefits

- Only 4 apartments in the building
- Few minutes walk from the Dasoudi beach
- Controlled entrance
- Indoor facilities: pool, gardens and covered parking
- Big covered verandas
- Prestigious, convenient and quiet neighbourhood (near the Papas district)
- Close to the city amenities (shops, restaurants, pharmacies, banks, etc.)
- High-standard finishes
- Roof garden with an individual pool (in the penthouse)
- Fast-track Cyprus residency permits for all family members
- Interest-free payment flexibility







Maiya Residence Penthouse





# Penthouse

Amazing penthouse comprising of large sitting and dining areas, three bedrooms, a large covered veranda and a roof terrace with an individual swimming pool and a spacious relaxation area.

Number of bedrooms: 3

Number of bathrooms: 2

Indoor covered area: 169 sq.m

Covered veranda: 29 sq.m

Roof space: 153 sq.m

Covered parkings: 2

Store room: 1

The amazing property is fitted with state-of-the-art finishing materials and engineering equipment including double glazed aluminum window frames, VRV air condition, finest luxury flooring of marble with provisions for heating, German branded kitchens, Italian doors and wardrobes.



Roof terrace





Roof terrace

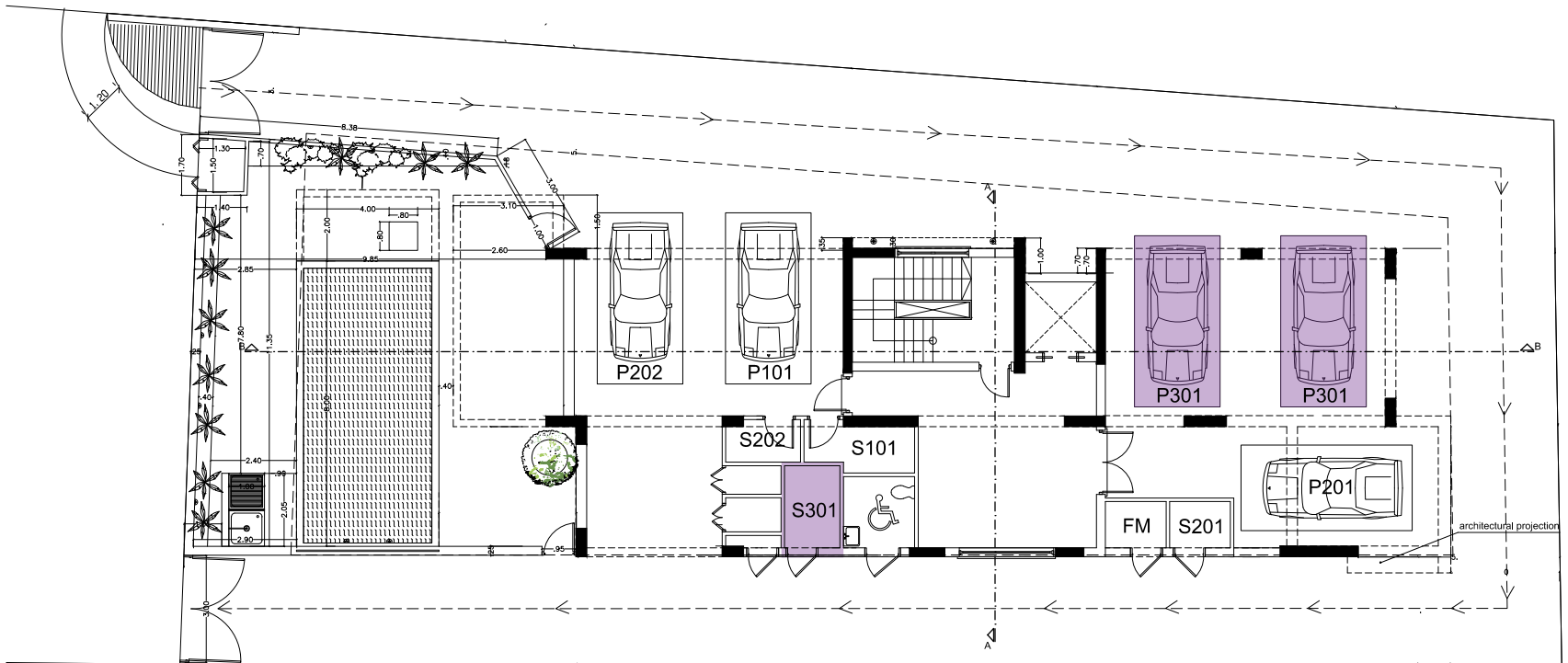


Private pool



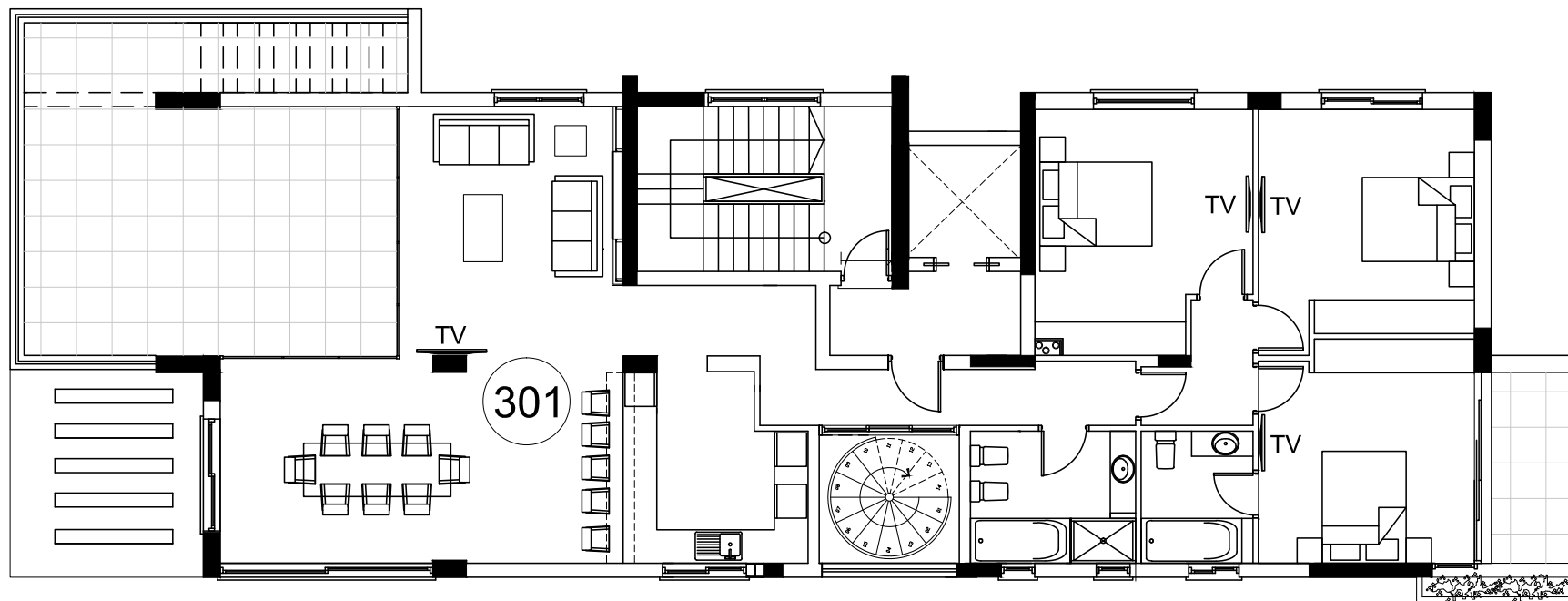
Covered veranda

## Ground Floor

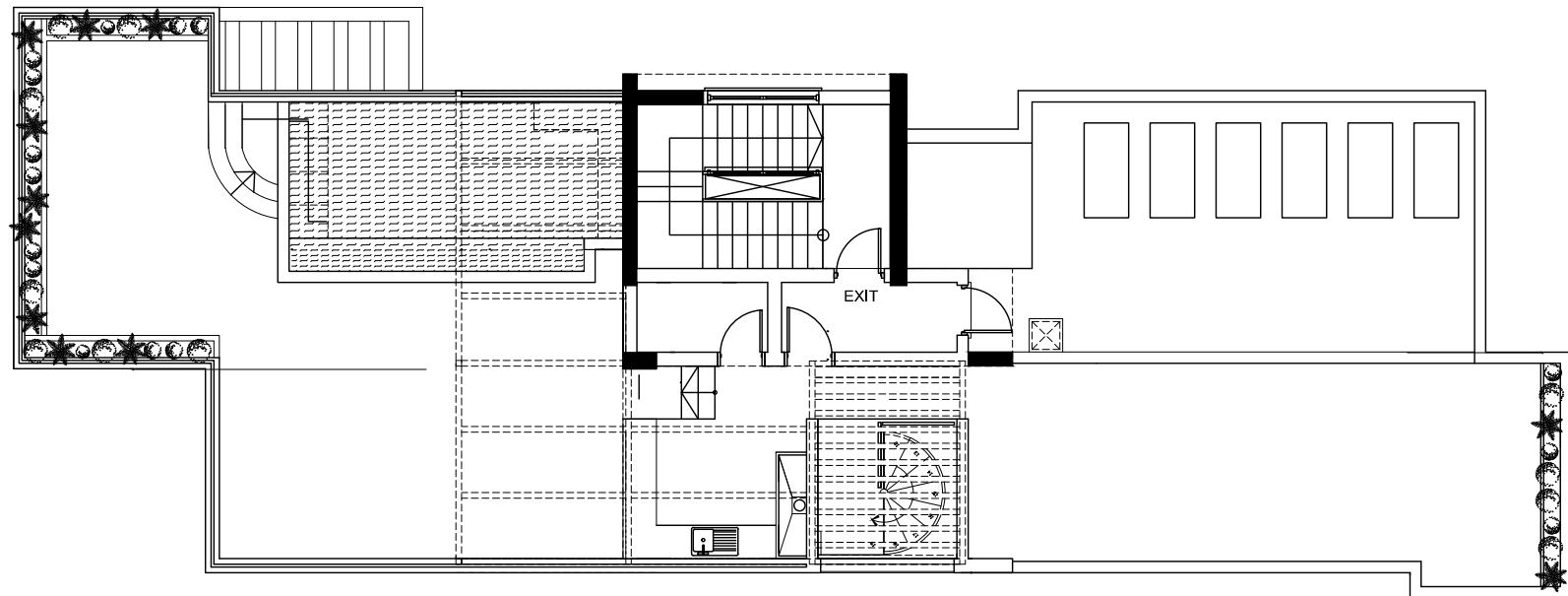




## Penthouse



## Roof Garden







Sitting area and Kitchen



Sitting area



Dining area



# Service package

We offer a unique “A to Z” package of after-sales services to make the customer feel comfortable by getting everything in one place. The range of the after-sales services is amazingly wide as it encompasses all aspects of your purchase plus other essential services, from interior design to obtaining residency permits for all your family members. Your personal manager will be available at all times whenever you need assistance.

## THE LIST OF AFTERSALES SERVICES:

- Assistance with receiving residency permits
- Assistance with sourcing schools and higher educational institutions for your children
- Cleaning & gardening services
- Chauffeurs
- Accounting and settlement of your utility bills
- Concierge service
- Rental management (in case you desire to rent our your property and get steady income







## 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 advantages 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.



