

GREEN RESIDENCES



embrace luxury living

Green residences

This luxurious residence offers 14 meticulously designed apartments

Indulge in an extraordinary living experience at our exquisite block of apartments, perfectly positioned in the heart of Limassol's tourist area, a mere 500 meters away from the captivating sea. With four floors and two stunning roof gardens, each apartment thoughtfully crafted to provide the utmost comfort, elegance and style one could ever ask for.



Expect nothing less than perfection with our high standards of finish and opulent designs

Immerse yourself in the epitome of luxury with our carefully designed high-quality kitchens and sanitary ware, perfectly complementing the overall elegance of the apartments. For those seeking the pinnacle of luxury living, our penthouses provide a truly elevated lifestyle. Enjoy the epitome of opulence on the roof terraces, completed with private over the edge swimming pools, offering a secluded haven where you can relax and take in breathtaking panoramic vistas of the thriving city and the Mediterranean glistening sea all year round.



major benefits

- Located in the heart of Limassol's tourist area, 800 meters from the sea;
- Carefully thought out layouts with spacious functionality;
- Lavish amenities: communal swimming pool, gym and sauna;
- 5 minutes walk to 5 star hotels, bars on the sea, inviting cafeterias and the finest gourmet restaurants;

- Penthouses with roof terraces and private over the edge swimming pools;
- High quality kitchens and sanitary ware;
- High standards of finish (parquet, marble, high ceilings, concealed A/C and underfloor heating);
- Stunning panoramic mountain and sea views from penthouses.



introduction

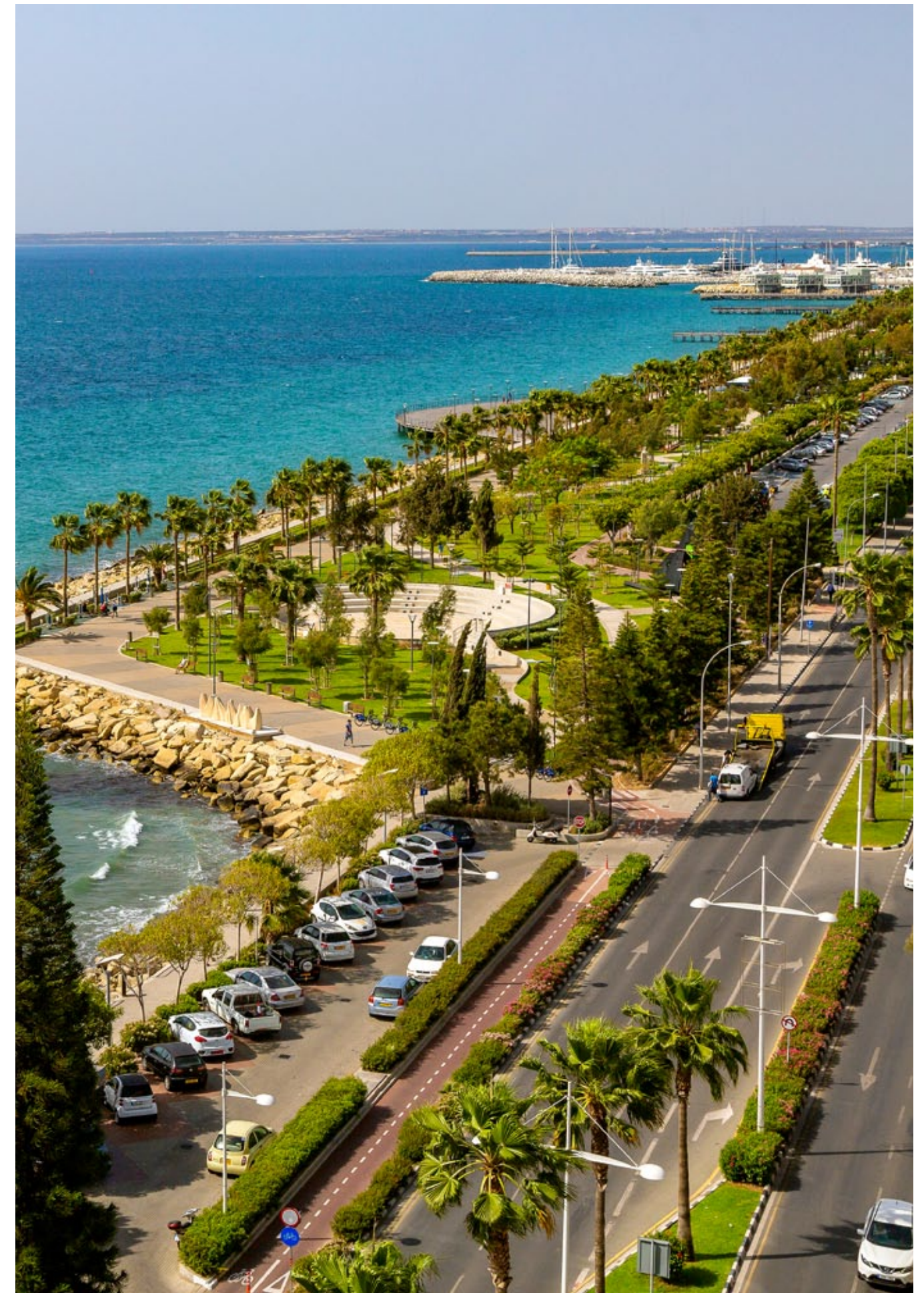
Limassol combines the fast pace of a city and the comfort of a first-class mediterranean resort

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 Limassol. Richard destroyed Amathus and the inhabitants were transferred to Limassol.

Limassol has a Subtropical-Mediterranean climate with warm to hot and dry summers as well as very mild winters, separated by short springs and autumns which are generally pleasant.



location

Prepare to embark on a journey of discovery as you explore this enchanting destination

Nestled in the captivating embrace of Germasogeia, lies a location that seamlessly blends natural beauty with urban sophistication and glamour. The unparalleled location of our apartments presents a myriad of attractions within reach. A leisurely 5-minute stroll will lead you to renowned 5-star hotels, bars on the water, inviting cafeterias and refined dining restaurants, offering a diverse culinary experience. Prepare to be mesmerized by the panoramic city views and captivating sea vistas that grace the penthouses, providing an awe-inspiring backdrop to your everyday life. Elevate your living experience to unparalleled heights at our block of apartments. Immerse yourself in the epitome of luxury, where refined elegance, exceptional amenities, and an enviable location converge to create a truly extraordinary lifestyle. Welcome to a residence that embodies the essence of indulgence, luxury and sophistication as well as immersing yourself in the soothing embrace of nature.



- 1 Pizza Hut
- 2 Swing Latina Dance & Fitness Studio
- 3 Limassol's Olympic Swimming Pool
- 4 Filippos 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



exterior



exterior

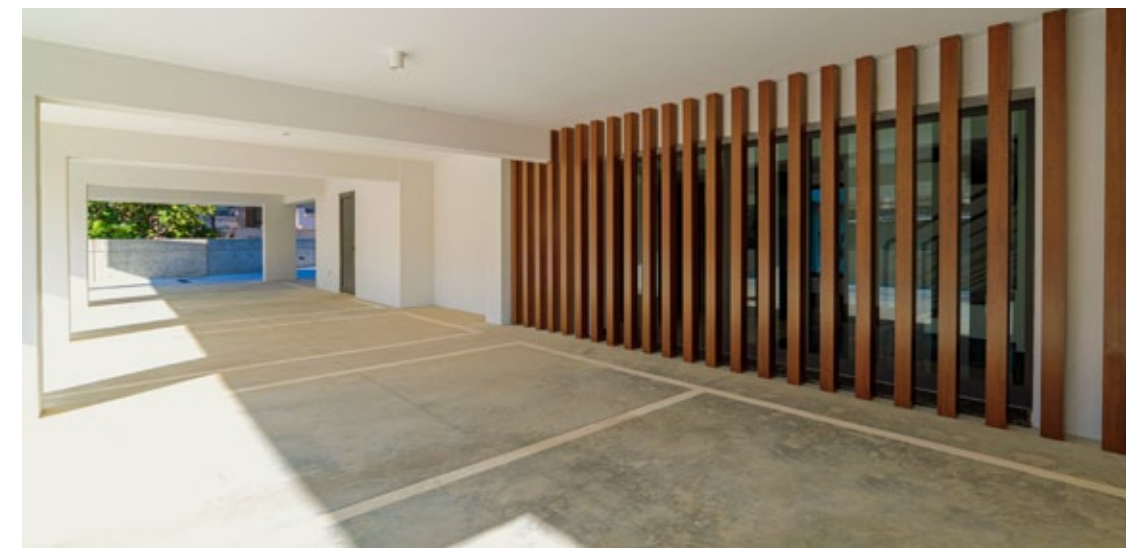
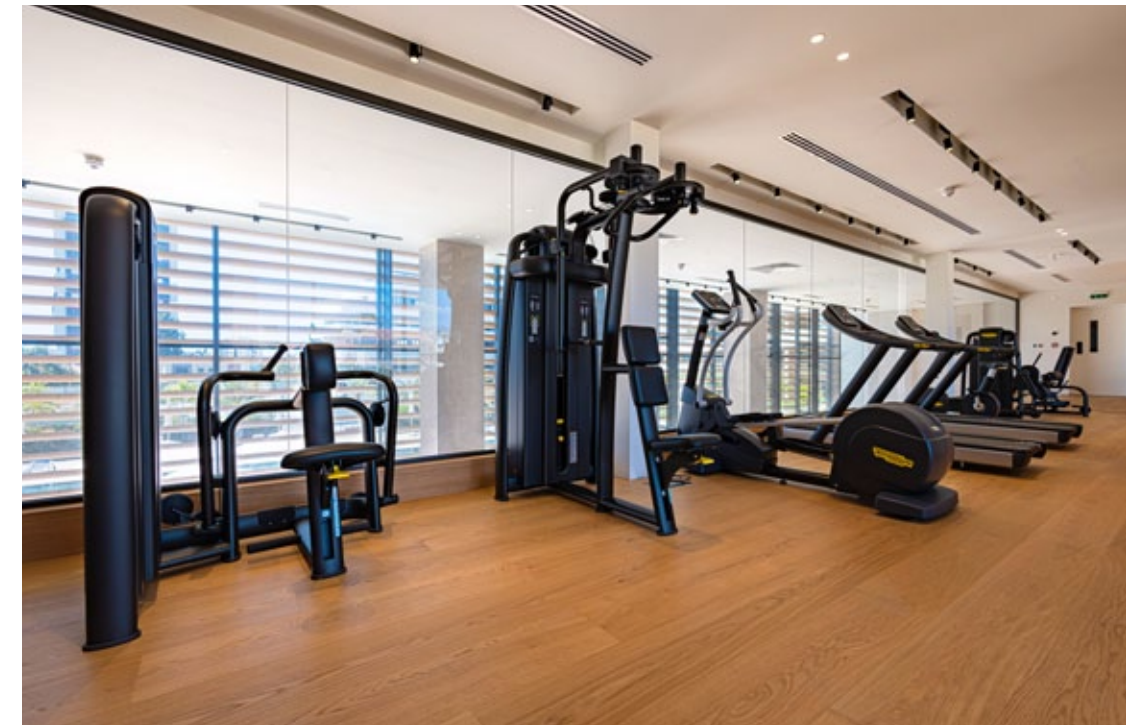


**500 meters to crystal
clear water and golden
sand**



resident facilities

The building offers outdoor swimming pool, secure covered parking, a fully equipped gym and sauna



choice of properties

FLOOR	UNIT N°	PROPERTY TYPE	BEDROOMS	BATHROOMS	NO OF PARK SPACES	PRIVATE INTERIOR M²	COV. VERANDA M²	AUXILIARY AREA M²		ROOF TERRACE M²	COMMON AREA PER UNIT M²	TOTAL AREA M²
								FLOOR	AREA			
1st	A101	Apartment	Studio	1	1	49.33	15.40				10.98	75.71
	A102	Apartment	2	2	1	90.68	26.56				19.88	137.12
	A103	Apartment	2	2	1	89.19	22.70				18.98	130.87
	A104	Apartment	3	3	1	124.50	27.76				25.82	178.08
2nd	A201	Apartment	Studio	1	1	49.33	15.40				10.98	75.71
	A202	Apartment	2	2	1	90.68	26.56				19.88	137.12
	A203	Apartment	2	2	1	89.19	22.70				18.98	130.87
	A204	Apartment	3	3	1	124.50	27.76				25.82	178.08
3rd	A301	Apartment	Studio	1	1	49.33	15.40				10.98	75.71
	A302	Apartment	2	2	1	90.68	26.56				19.88	137.12
	A303	Apartment	2	2	1	89.19	22.70				18.98	130.87
	A304	Apartment	3	3	1	124.50	27.76				25.82	178.08
4th	A401	Penthouse	3	4	2	138.03	61.00	5th	37.12	145.40	40.05	421.60
	A402	Penthouse	4	4	2	153.10	26.20	5th	44.55	107.40	37.96	369.21

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



master plan

Ground floor



Roof plan



floors plan



Floor 1

UNIT N°	TOTAL AREA M²
101	75.71
102	137.12
103	130.87
104	178.08

Floor 2

UNIT N°	TOTAL AREA M²
201	75.71
202	137.12
203	130.87
204	178.08



floors plan



Floor 3

UNIT N°	TOTAL AREA M ²
301	75.71
302	137.12
303	130.87
304	178.08



Floor 4

UNIT N°	TOTAL AREA M ²
401	421.60
402	369.21



floors plan

Roof terrace

UNIT N°	TOTAL AREA M²
401	145.40
402	107.40



signature finishes

prime

Every property is delivered with signature top standard finishes:

- Fully completed finishings;
- Semi-solid parquet floors in each room;
- Marble floor and walls in the toilets and bathrooms;
- High ceilings (3.15 m);
- Security entrance doors;
- Intercom system;
- Under-floor heating and central VRV conditioning;
- High standard sanitary ware from European brands;
- Thermal aluminum window frames with double glazing;
- High-standard kitchen cabinets and wardrobes from European brands;
- High standard wardrobes from European brands;
- Penthouses have private roof terraces with pools.

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



signature finishes



penthouses

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;
- Stone floors;
- Marble tiled swimming pool with Jacuzzi;
- Barbecue;
- Pergolas for shading.

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



immigration opportunities

Fast Track Cyprus Permanent Residence by Investment

The Cyprus Permanent Residency Program (PRP) grants the right to travel within the EU with less elaborate visa requirements and obtain Cyprus citizenship

1. Major advantages

- Issued within 4 months
- Life-long validity without need for renewal
- Granted to all direct family members of the applicant, including spouse and children under 25 years old
- No residency requirements other than to visit Cyprus once every two years
- Allows to have a business in Cyprus and receive shareholder dividends

2. Main terms & conditions

The applicant must proceed with an investment of min €300.000 + VAT in one of the following categories:

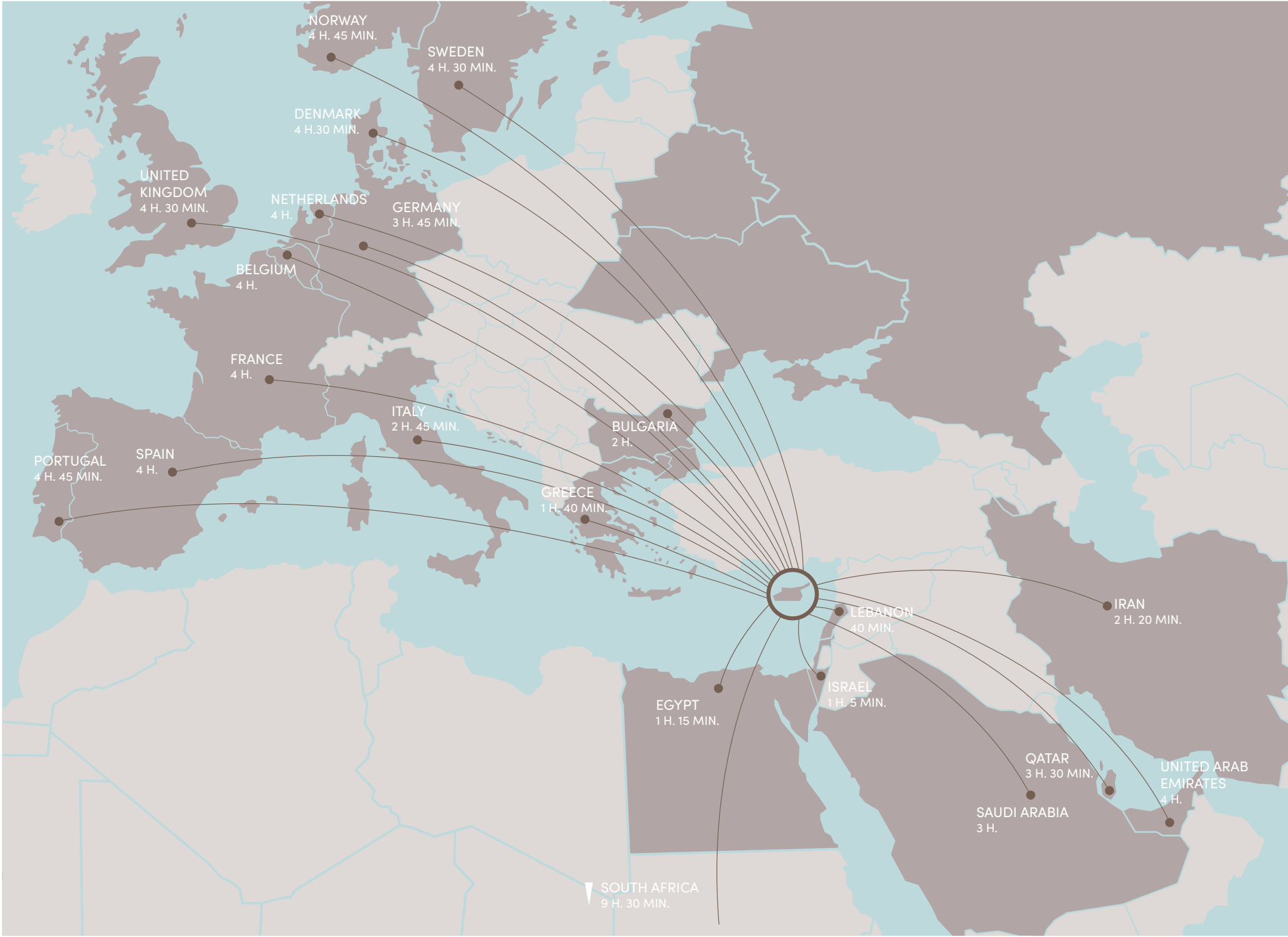
A. Investment in house/apartment of at least €300.000 + VAT from a land development company and should be the first purchase, therefore it will bear VAT. Note that the applicant may purchase up to two (2) units (apartments or houses), that are sold by land development companies (not necessarily from the same developer) for the first time.

B. Investment in other types of properties (excluding houses/apartments): such as offices, stores, hotels, or a combination of such for a total of €300.000. These types of properties can be resale.

- **Note 1:** If the investor sells or in any way, parts with his investment without its immediate replacement with another investment of the same or higher value (provided that this investment also fulfills the requirement above) then a procedure for removal of the Permit will commence.

- **Note 2:** At the time of submission of the application, €300.000 (excluding the VAT) must be transferred in settlement of the property and the contract of sale must be registered at the Land Registry Office.

- **Note 3:** Evidence must be provided that funds are coming from abroad and are not the product of internal lending (i.e. from CY bank). If the applicant invests in a residential property, his income must be entirely from abroad. If the applicant chooses to invest in 2(B), his total income or part of it may also arise from sources originating from activities within the Republic, provided that it is taxable in the Republic.



notes

