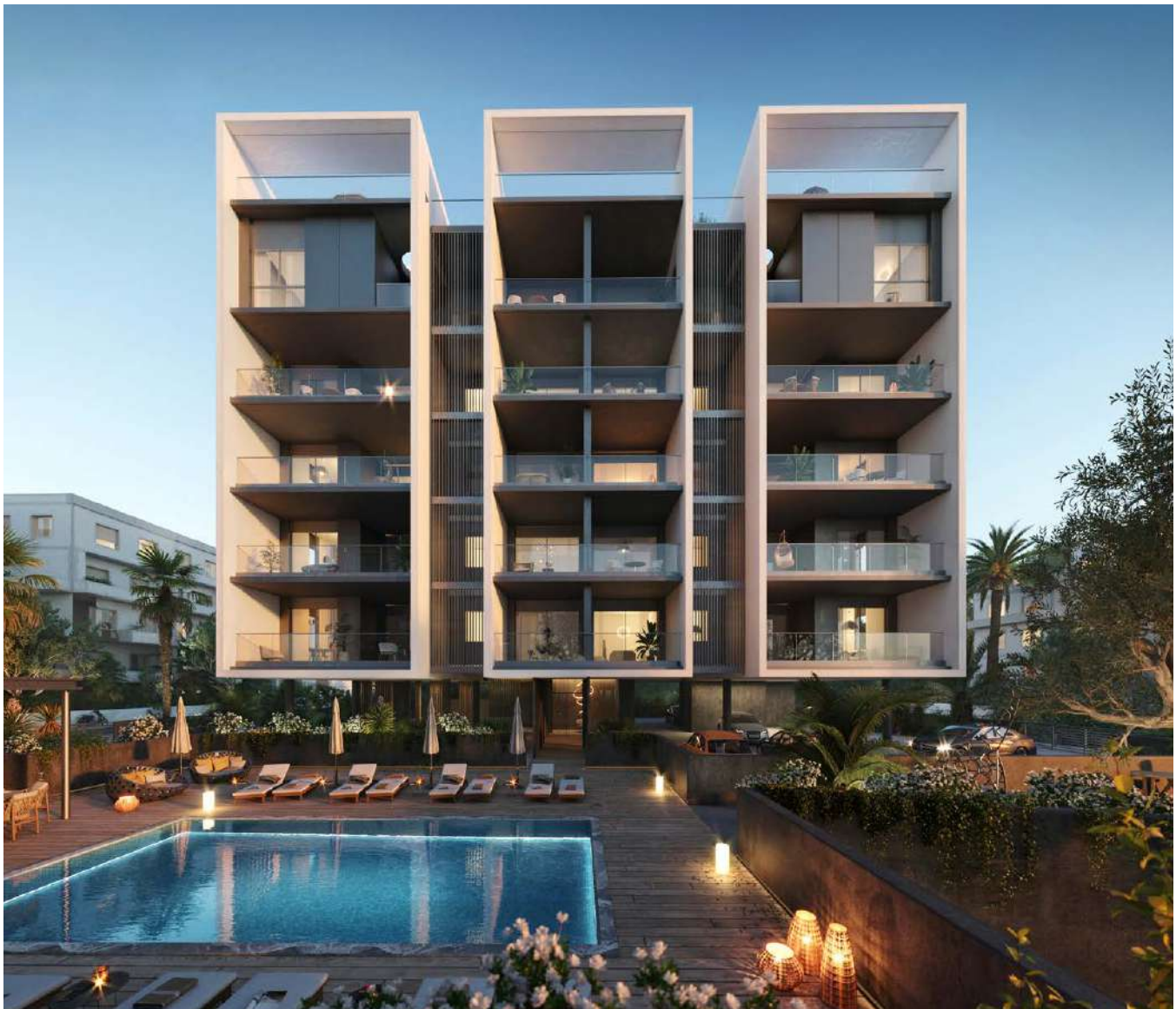


# POTAMOS GERMASOGEIA RESIDENCE



A COMFORTABLE LIFESTYLE  
AWAITS WELCOME HOME

# POTAMOS GERMASOGEIA RESIDENCE

A RESIDENCE  
OFFERING NOTHING  
MORE THAN  
OPULENCE AND  
ELEGANCE CREATED  
TO INDULGE YOUR  
PERCEPTIONS

These well thought out curated apartments and penthouses are designed meticulously in every detail to bring home the best luxury lifestyle. Surrounded by endless lights of Limassol and a stunning skyline, this city offers an upscale vibe that will define a Mediterranean resort. A perfect place to create unforgettable memories, relax and escape. Enjoy Limassol's most enticing lifestyle with the sparkling Mediterranean Sea located only moments away. The complex is a 5 story building boasting 24 apartments and 4 luxurious penthouses with private roof tops and swimming pools.



THE ROOF OF  
THE RESIDENCE  
OFFERS A TRANQUIL  
ENVIRONMENT  
PROVIDING  
OUTSTANDING  
AMENITIES ESSENTIAL  
TO THE UNIQUE DESIGN

A fully equipped gym and sauna will energize your body, mind, and soul with a great kick start to your day or simply take away any stress accumulated during the day. Immerse and relax around an inviting communal swimming pool with pleasant peaceful surroundings and fulfill a true luxury urban lifestyle with positive energy.



\*All 3D images consist of indicative information and the project can differ insignificantly from the displayed images

# MAJOR BENEFITS

- | Unique design from a London architect
- | Right in the middle of Limassol's tourist area, 300 meters to the sea
- | Spacious layouts
- | Communal swimming pool, gym and sauna
- | 5 minutes walk to the 5 star Apollonia hotel, bars, cafeterias and the famous Garden restaurant

- | Penthouses with roof terraces and private pools
- | High quality kitchens and sanitary ware
- | High standards of finish (parquet, marble, high ceilings, concealed a/c and underfloor heating)
- | Stunning city views and sea views from penthouses
- | Underground parking

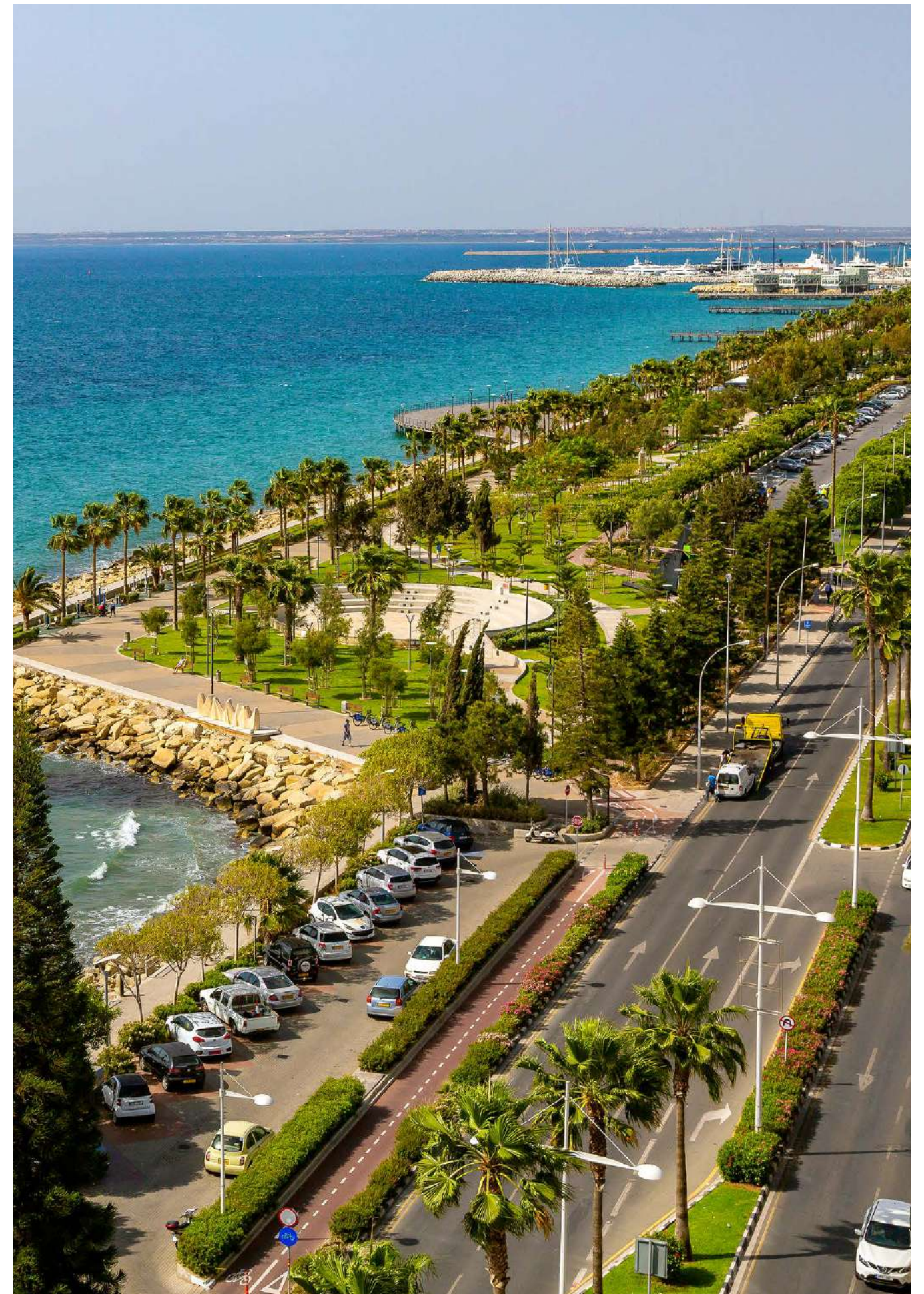


# INTRODUCTION

LIMASSOL —  
A HUB OF MODERN  
CREATIVITY AND  
ANCIENT HISTORY

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 further 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.



# LOCATION

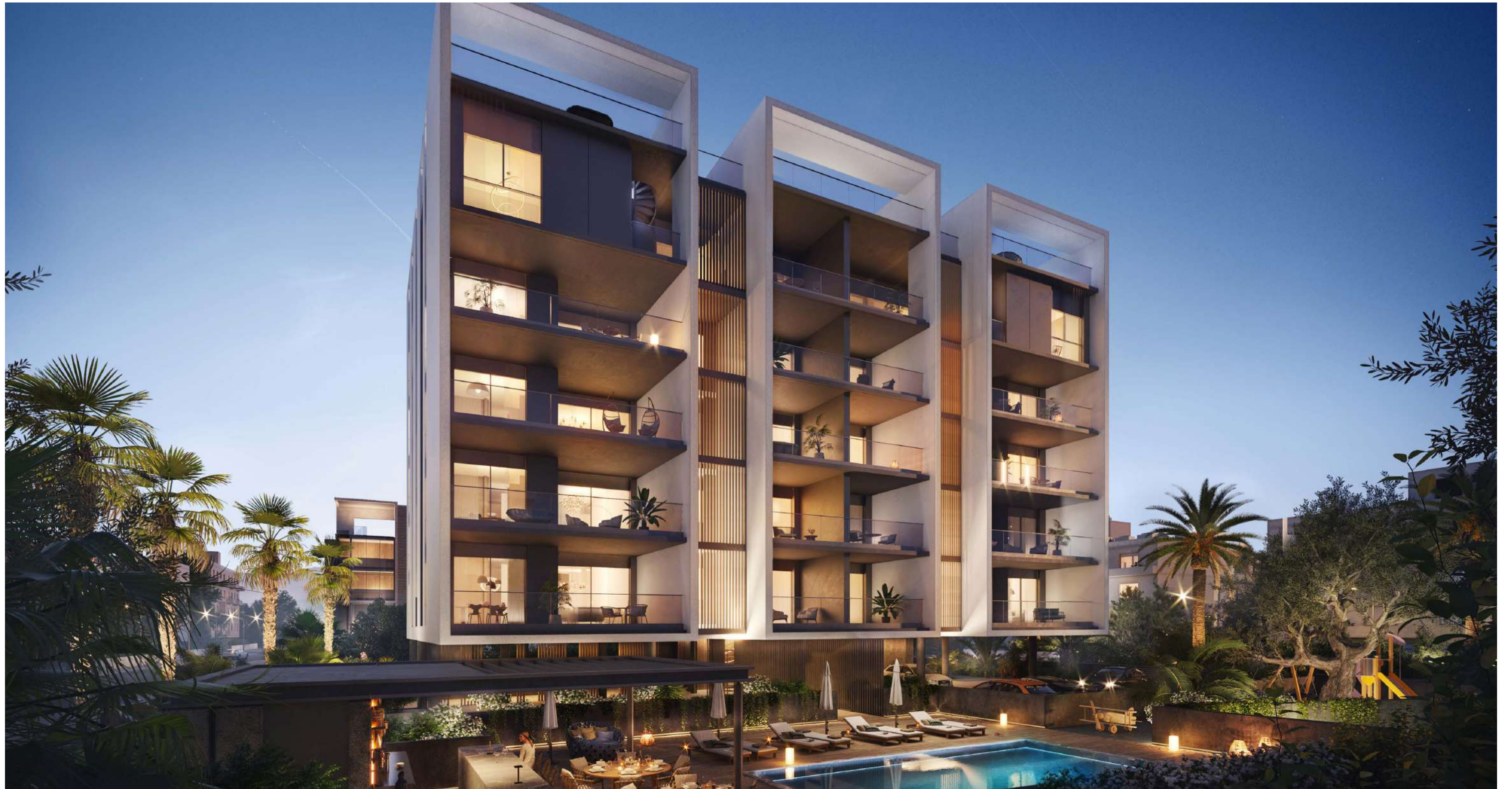
THIS PROJECT IS CONVENIENTLY POSITIONED IN A CAREFULLY SELECTED QUIET AND SAFE NEIGHBOURHOOD IN ONE OF THE MOST PRESTIGIOUS TOURIST AREA OF LIMASSOL

This project is located in one of the best tourist districts, Potamos Germasogeia which is ideally situated in relation to all necessary infrastructures and golden sandy beaches. Limassol's foremost leading leisure activities and residency amenities such as groceries, banks, pharmacies and restaurants are within moments away.

Located in Germasogeia — the heart of the Limassol tourist area, Dasoudi Beach is the most popular coastal strip, which provides everything for the perfect day out. It has golden sands, clean and calm seawaters and Eucalyptus Park. From enticing water sports to pleasurable fun and games, Limassol is the place to be.



A RESIDENCE OFFERING NOTHING  
MORE THAN OPULENCE AND  
ELEGANCE CREATED TO INDULGE  
YOUR PERCEPTIONS



\*All 3D images consist of indicative information and the project can differ insignificantly from the displayed images

# POTAMOS GERMASOGEIA RESIDENCE

BOASTS 24 APARTMENTS AND 4 LUXURIOUS  
PENTHOUSES WITH PRIVATE ROOF TOPS AND  
SWIMMING POOLS



\*All 3D images consist of indicative information and the project can differ insignificantly from the displayed images





## RESIDENT FACILITIES



THE BUILDING OFFERS  
OUTDOOR SWIMMING POOL,  
SECURE COVERED PARKING,  
A FULLY EQUIPPED GYM AND  
SAUNA

# RESIDENT FACILITIES



\*Floor plans show approximate measurements only. The exact layout and sizes may vary

# CHOICE OF PROPERTIES

UNIT NO	PROPERTY TYPE	BED-ROOMS	BATH-ROOMS	PRIVATE POOL	INDOOR AREA M <sup>2</sup>	COV. VERANDA M <sup>2</sup>	AUXILIARY AREA M <sup>2</sup>	GARAGE AREA M <sup>2</sup>	ROOF TERRACE M <sup>2</sup>	STORAGE ON GROUND FLOOR M <sup>2</sup>	COMMON AREA PER UNIT M <sup>2</sup>	TOTAL AREA M <sup>2</sup>	
101	Studio	S	1		42.00	7.80		12		4.97	87.13	153.90	
102	Studio	S	1		38.50	6.90		12		4.98	79.43	141.81	
103	Apartment	1	1		54.70	12.90		12		4.36	118.27	202.23	
104	Apartment	1	1		54.70	12.90		12		0	118.27	197.87	
105	Studio	S	1		38.50	6.90		12		4.97	79.43	141.80	
106	Studio	S	1		42.00	7.80		12		4.96	87.13	153.89	
107	Studio	S	1		43.70	10.80		12		0	95.35	161.85	
108	Apartment	1	1		51.50	13.80		12		0	114.25	191.55	
109	Apartment	1	1		51.50	13.80		12		0	114.25	191.55	
110	Studio	S	1		43.70	10.80		12		3.73	95.35	165.58	
201	Apartment	2	2		93.47	22.48		12		5.66	13.22	146.83	
202	Apartment	2	2		90.45	30.08		12		5.01	13.75	151.29	
203	Apartment	1	1		54.70	12.9		12		3.73	7.71	91.04	
204	Apartment	1	1		54.70	12.9		12		4.11	7.71	91.42	
205	Apartment	2	2		90.45	30.08		12		5.41	13.75	151.69	
206	Apartment	2	2		93.47	22.48		12		5.6	13.22	146.77	
301	Apartment	2	2		93.47	22.48		12		5.72	13.22	146.89	
302	Apartment	2	2		90.45	30.08		12		4.9	13.75	151.18	
303	Apartment	1	1		54.70	12.9		12		4.51	7.71	91.82	
304	Apartment	1	1		54.70	12.9		12		4.38	7.71	91.69	
305	Apartment	2	2		90.45	30.08		12		4.9	13.75	151.18	
306	Apartment	2	2		93.47	22.48		12		5.39	13.22	146.56	
401	Apartment	2	2		93.47	22.48		12		5.9	13.22	147.07	
402	Apartment	2	2		90.45	30.08		12		5.04	13.75	151.32	
403	Apartment	1	1		54.70	12.9		12		4.78	7.71	92.09	
404	Apartment	1	1		54.70	12.9		12		5.3	7.71	92.61	
405	Apartment	2	2		90.45	30.08		12		5.23	13.75	151.51	
406	Apartment	2	2		93.47	22.48		12		5.38	13.22	146.55	
501	Penthouse	4	3	YES	133.78	24.96	6th	43.18	12	68.73	9.8	23.03	315.48
502	Penthouse	4	3	YES	136.06	33.36	6th	43.07	12	62.49	5.66	24.23	316.87
503	Penthouse	4	3	YES	136.06	33.36	6th	43.18	12	62.49	5.02	24.25	316.36
504	Penthouse	4	3	YES	133.78	24.96	6th	43.07	12	68.73	5.41	23.02	310.97

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



\*All 3D images consist of indicative information and the project can differ insignificantly from the displayed images

# BASEMENT



# GROUND FLOOR

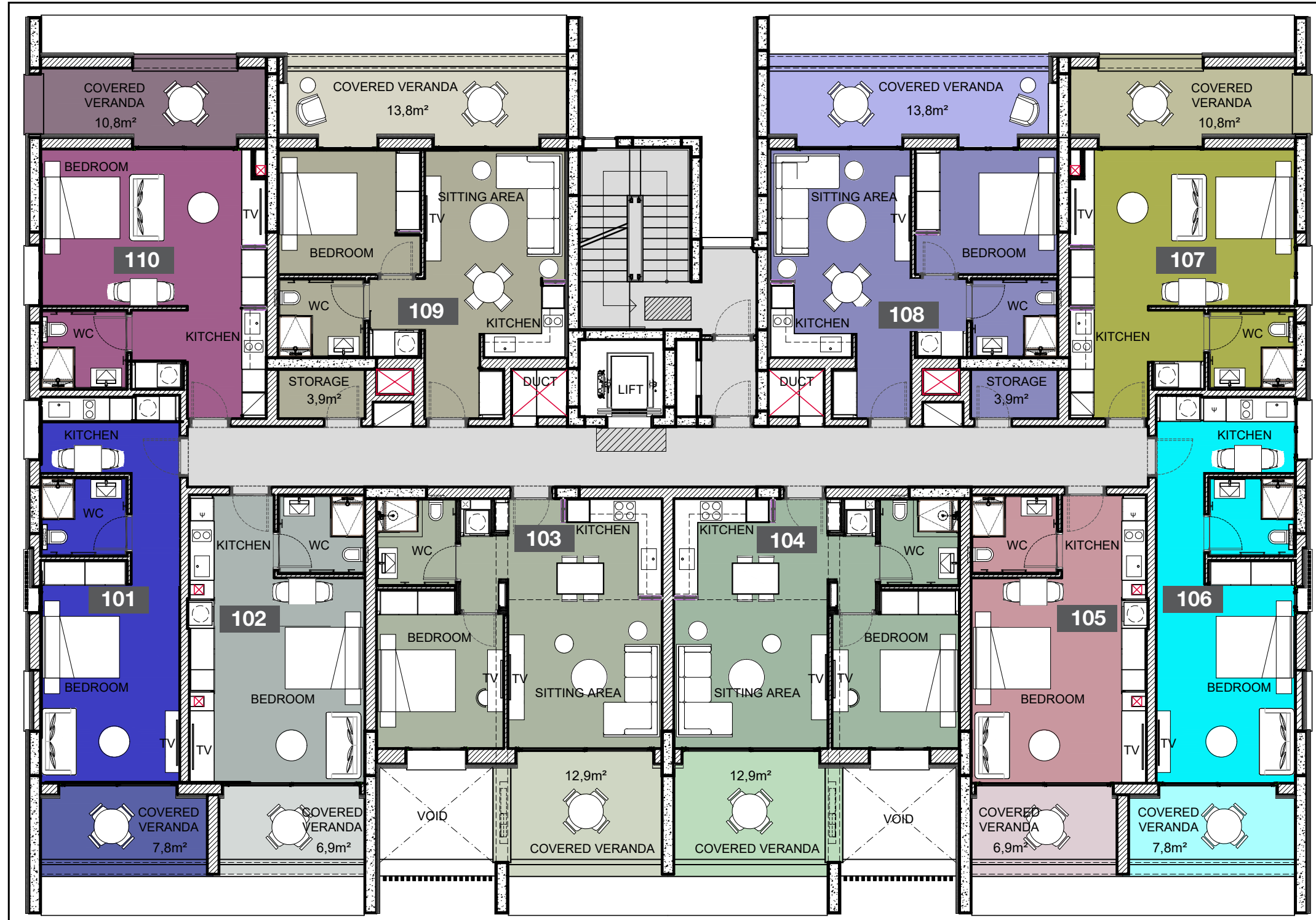


\*Floor plans show approximate measurements only. The exact layout and sizes may vary

# FLOOR 1



Unit №	Total Area, m <sup>2</sup>
101	153.90
102	141.81
103	202.23
104	197.87
105	141.80
106	153.89
107	161.85
108	191.55
109	191.55
110	165.58

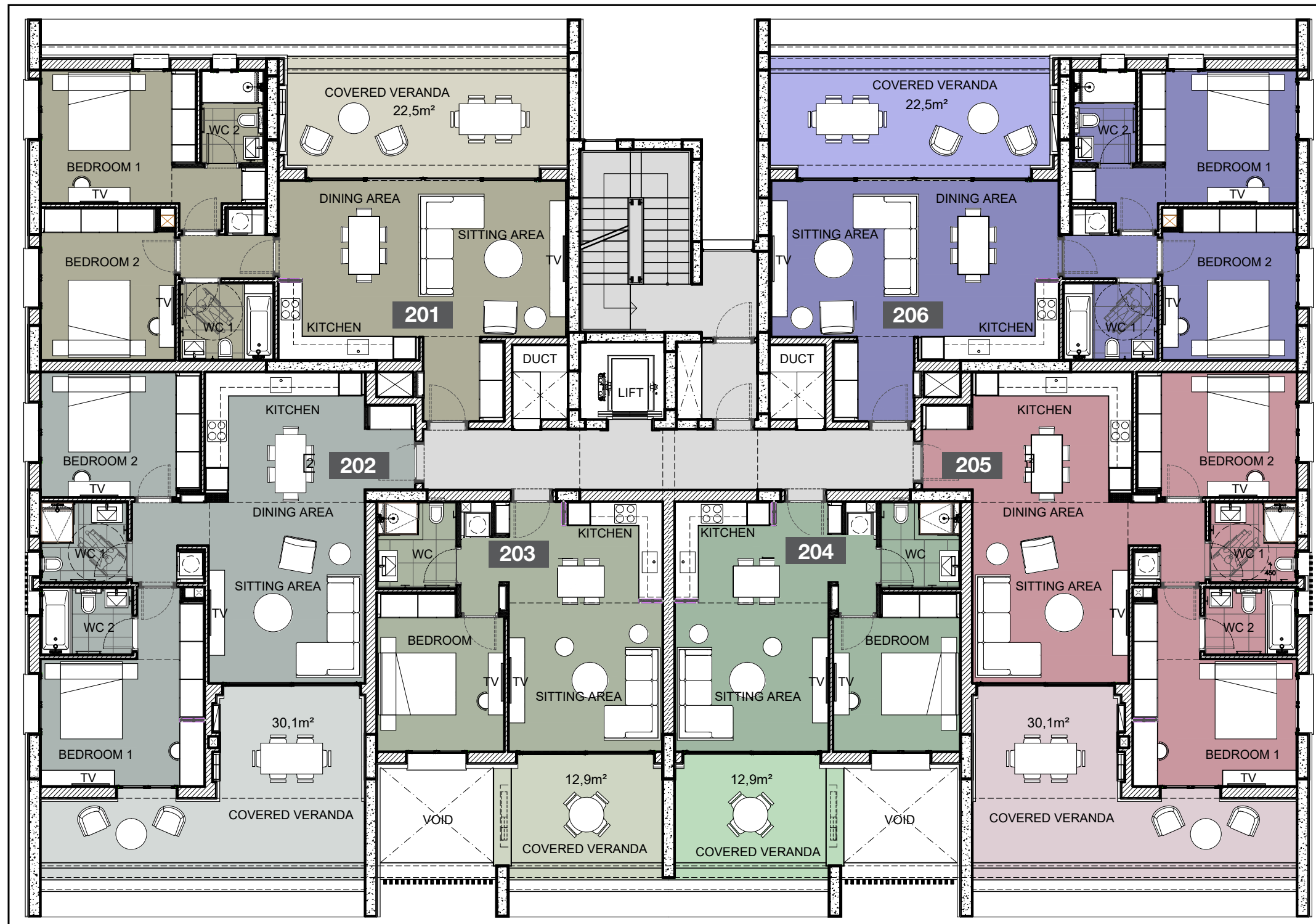


\*Floor plans show approximate measurements only. The exact layout and sizes may vary

# FLOOR 2



Unit №	Total Area, m <sup>2</sup>
201	146.8
202	151.3
203	91.0
204	91.4
205	151.7
206	146.8

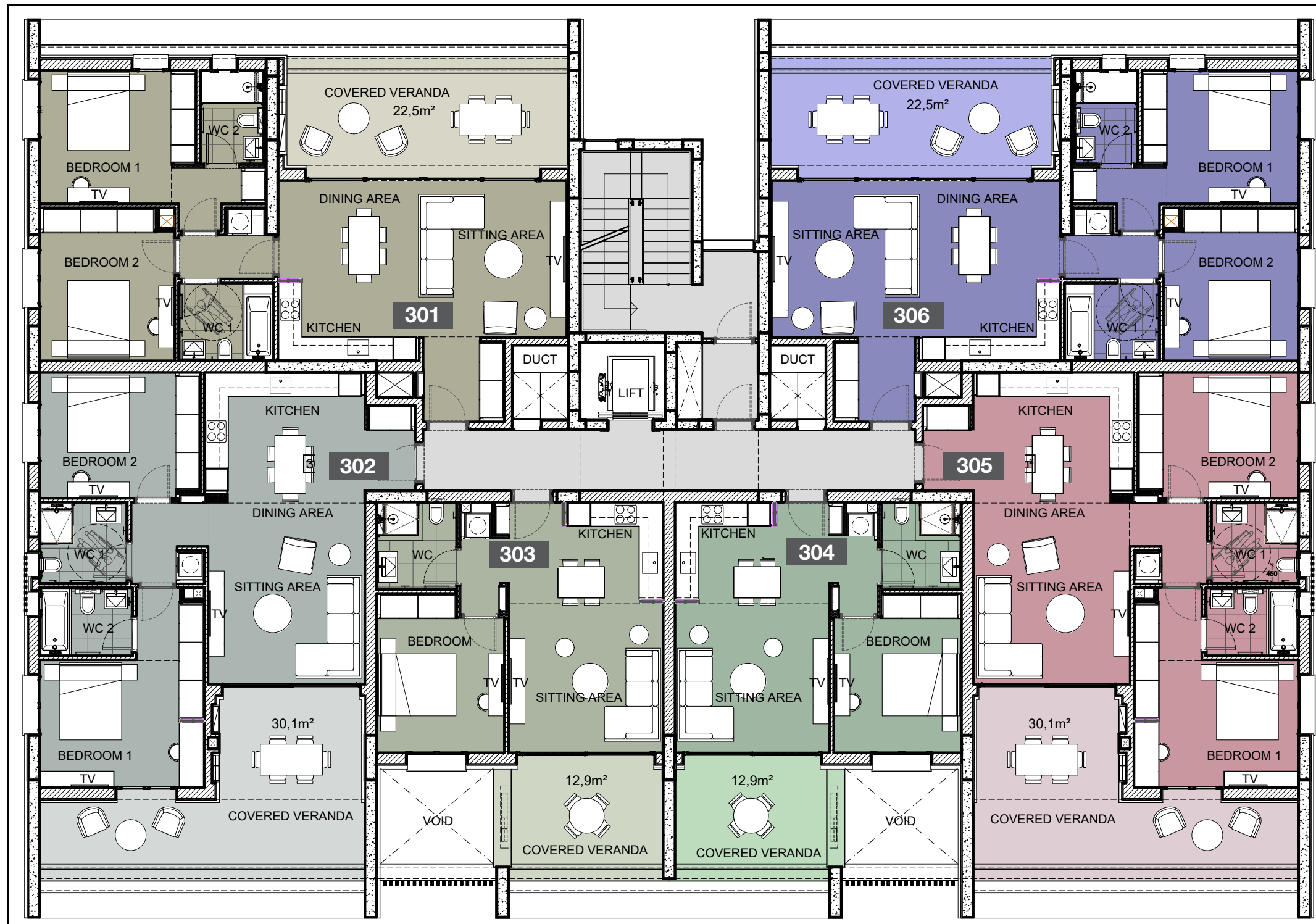


\*Floor plans show approximate measurements only. The exact layout and sizes may vary

# FLOOR 3



Unit №	Total Area, m <sup>2</sup>
301	146.9
302	151.2
303	91.8
304	91.7
305	151.2
306	146.6

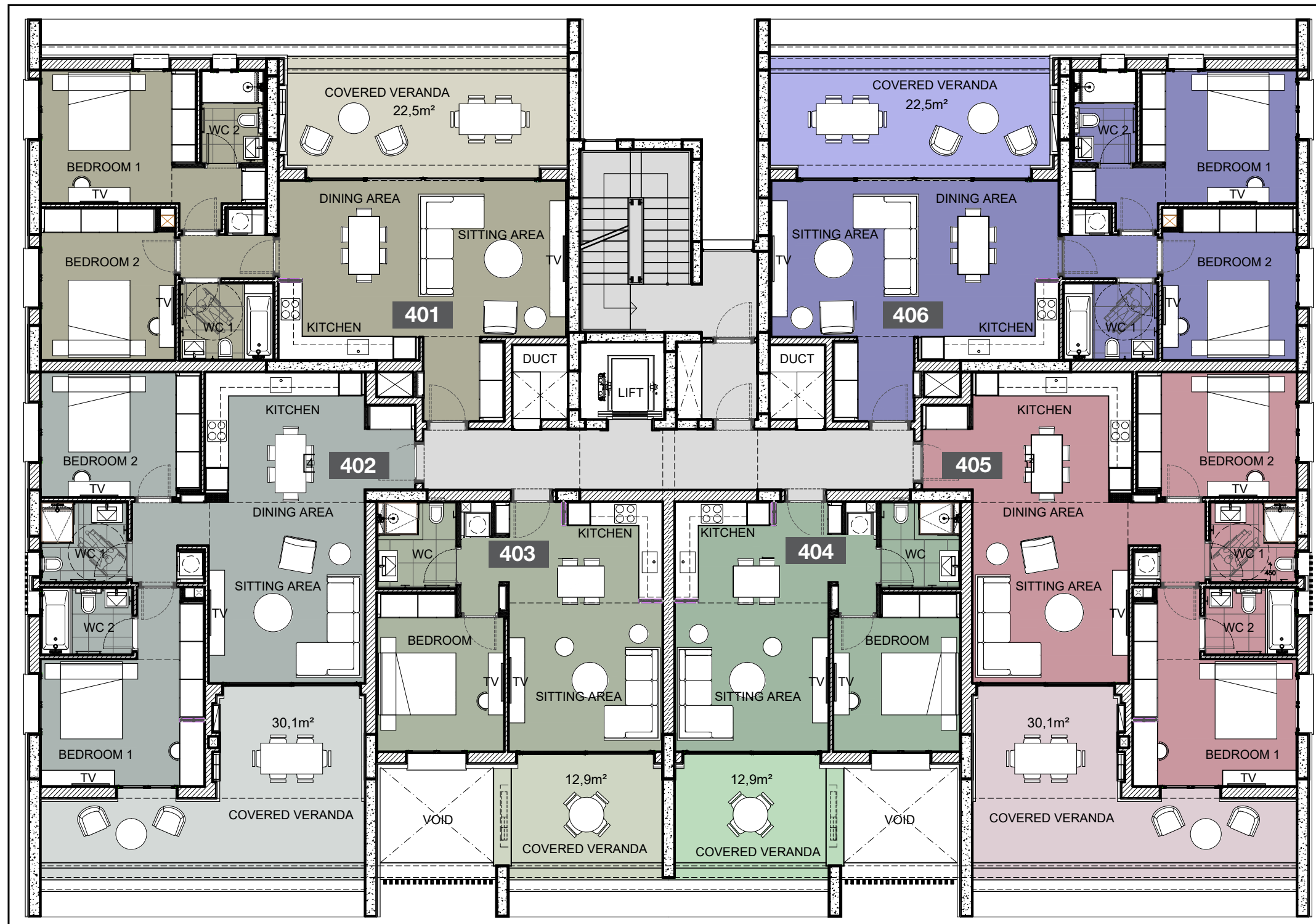


\*Floor plans show approximate measurements only. The exact layout and sizes may vary

# FLOOR 4



Unit №	Total Area, m <sup>2</sup>
401	147.1
402	151.3
403	92.1
404	92.6
405	151.5
406	146.5



\*Floor plans show approximate measurements only. The exact layout and sizes may vary



# FLOOR 5

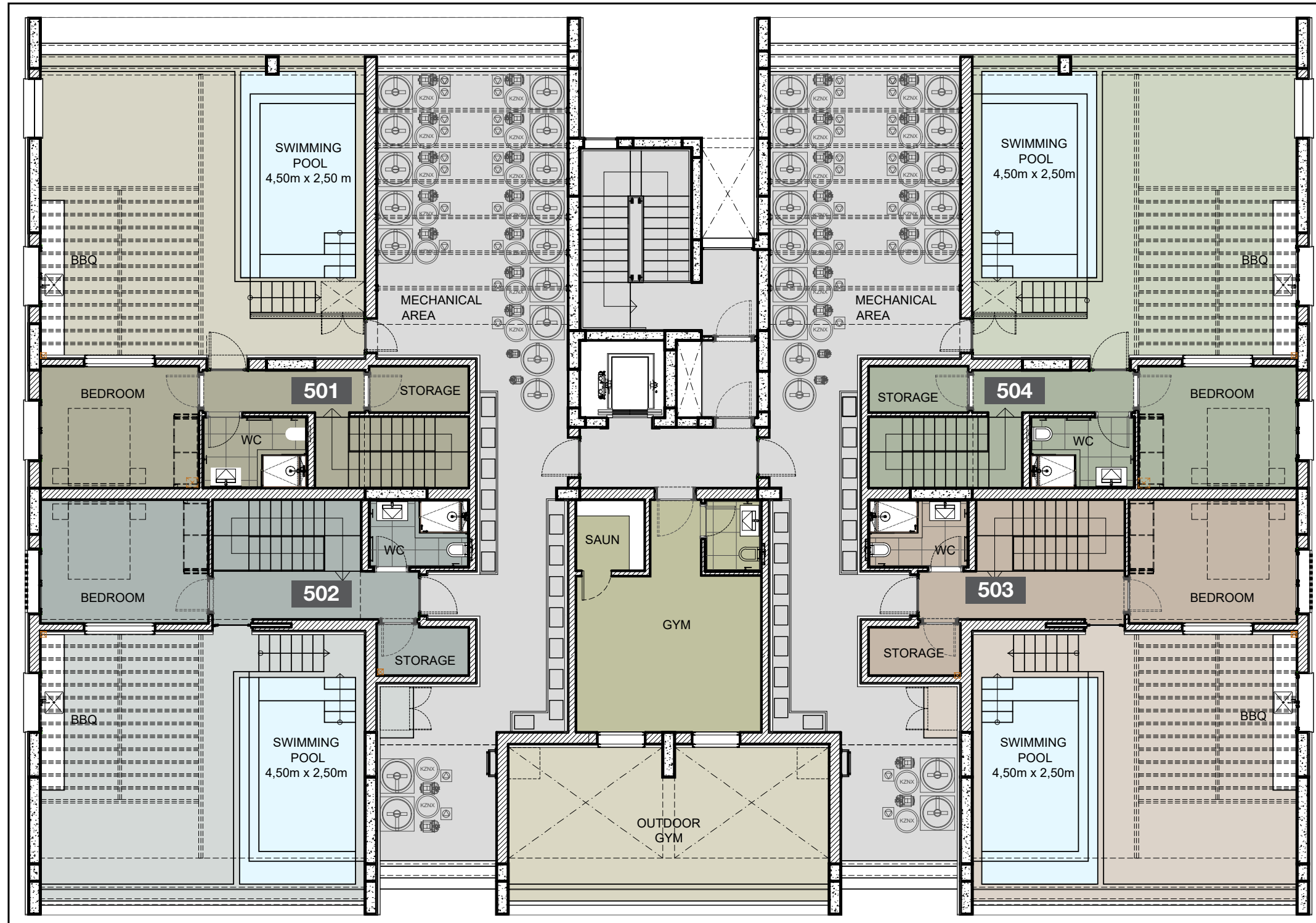


Unit №	Total Area, m <sup>2</sup>
501	315,5
502	316,9
503	316,4
504	311,0



\*Floor plans show approximate measurements only. The exact layout and sizes may vary

# FLOOR 6



\*Floor plans show approximate measurements only. The exact layout and sizes may vary

# SIGNATURE FINISHES

## ELEGANCE PACKAGE

EVERY PROPERTY IS DELIVERED WITH SIGNATURE TOP STANDARD FINISHES:

- | Fully completed finishings
- | Semisolid parquet floors in each room
- | Marble floor and walls in the toilets and bathrooms
- | High ceilings (3.10 m)
- | Security and fireproof entrance doors
- | Intercom system
- | Water underfloor heating
- | Central VRF conditioning
- | High standard sanitary ware from European brands
- | Thermal aluminium window frames with double glazing
- | Highstandard kitchen cabinets
- | High standard wardrobes from European brands
- | Soft closers for kitchen units
- | Penthouses enjoy private roof terraces with pools

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



# SIGNATURE PENTHOUSES

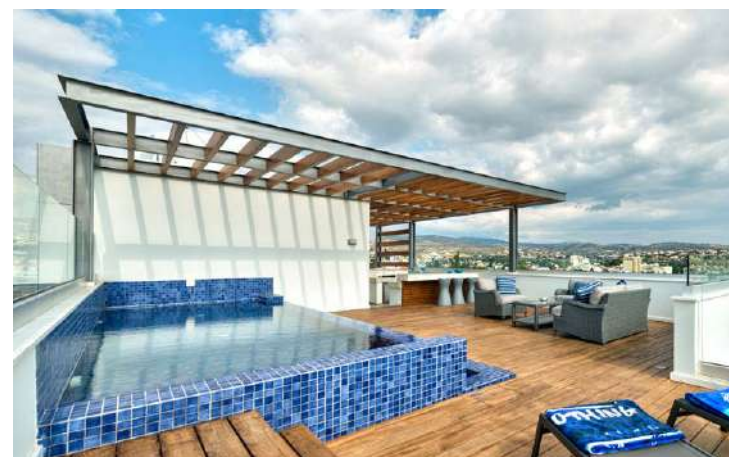
## WE HAVE REIMAGINED THE IDEA OF WHAT A PENTHOUSE SHOULD BE

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:

- Sizable roof space
- Marble floors
- Mosaic tiled swimming pool with jacuzzi
- Barbecue

**NOTE:** movable furniture & interior items are extras



# IMMIGRATION OPPORTUNITIES

## PERMANENT RESIDENCE PERMIT

UNIQUE CYPRUS PERMANENT RESIDENCE FOR PROPERTY BUYERS

- | Lifelong 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 maybe the first step towards a successful application for the Cyprus Investment Programme. We offer an "A to Z" service for non-EU citizens seeking residence in Cyprus through of buying a property.

To be granted a lifelong (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 the 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 financially dependent children under 25 years old. The Cyprus Permanent Residence Permit allows the holder to stay in Cyprus all year round.

