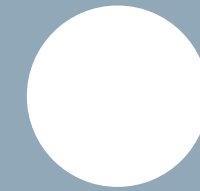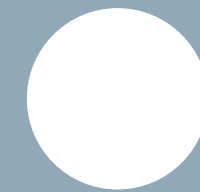# park view residence

a unique way of living

:park view residence

THE MEDITERRANEAN LIFESTYLE COMES EASY IN THIS CITY

The project is located in a thriving location, a central spot in the heart of Limassol's tourist area, bustling with vibrancy, incredible shopping and an endless array of upscale restaurants. Park View consists of 3 blocks.

PARK VIEW AMENITIES ARE NOT JUST ADDED ACCESSORIES

but are well thought out spaces, essential to a unique lifestyle at Park View Residence. Every detail has been carefully designed to bring home the best of Mediterranean living with comfort and style. This complex will complement your taste for fine living and energize a thriving new destination. Surrounded by endless panoramic sea views, this stunning city and iconic area is an example of resort living at its best. Each apartment and penthouse provides an intelligent, efficient and functional design through creativity and purpose.

:major benefits

- 500 meters to sandy Dasoudi Beach with its
  Eucalyptus Park
- Limassol's most prestigious and quiet
  residential area — Papas
- City amenities are within a few minutes' walk
- Communal swimming pool, gym, sauna and
  covered parking space

- High ceilings 3.15 meters
- High standards of finish
- Under floor heating and air
  conditioning
- Penthouses with private pools
  on roof terraces
- Sea views from the top floors

: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.
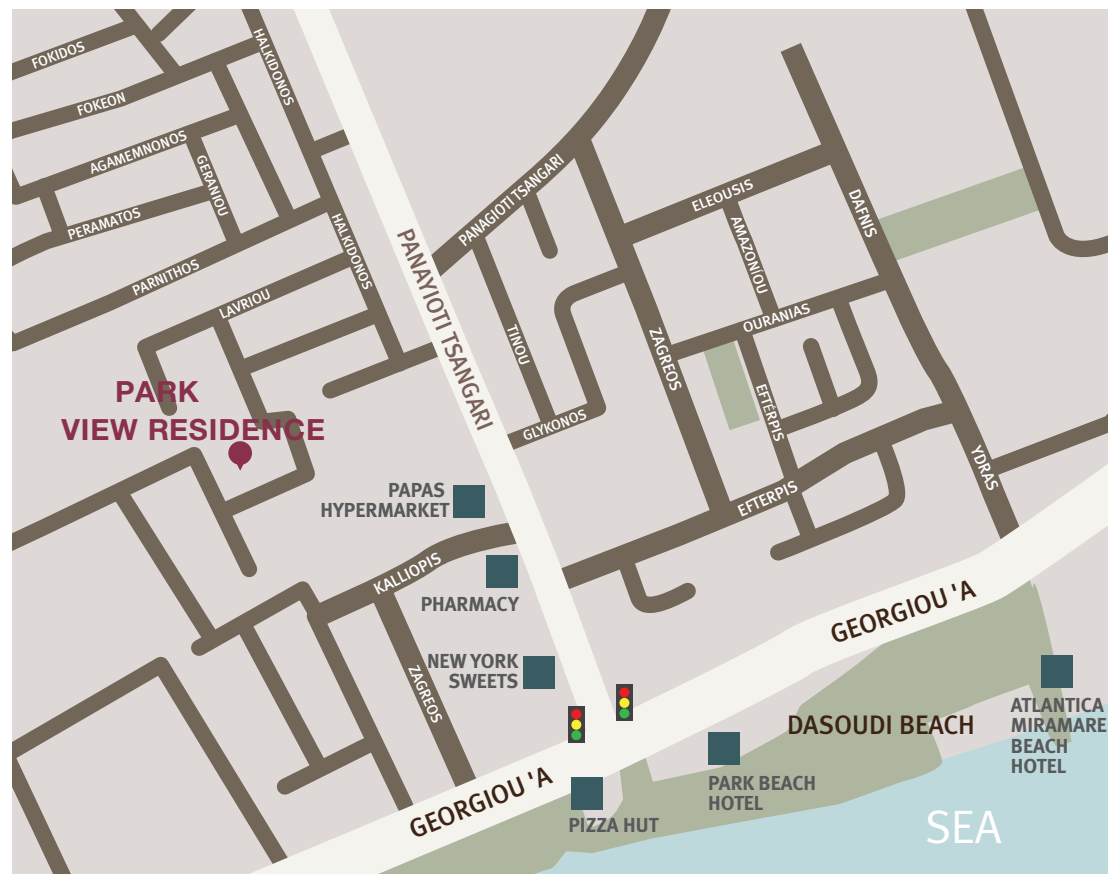
The history of Limassol is largely associated with the Third Crusade of Richard the Lionheart, who arrived in Limassol in 1191 on his way to the Holy Land. He arrested the renegade Byzantine Greek governor of Cyprus Limassol, Isaac Komnenos, taking over the entire island, and bringing the long Byzantine 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

PARK VIEW IS LOCATED IN THE HEART OF THE TOURIST AREA IN A TRANQUIL SAFE NEIGHBOURHOOD

This high end area boasts breathtaking panoramic views of the Mediterranean Sea and neighbouring mountains. The complex is situated only 500 meters away from Limassol's golden sandy beaches and all necessary infrastructures, from supermarkets to pharmacies and from fine dining to high end shopping, Limassol has it all. Limassol boats everything, from a thriving night life to a calm relaxed resort and from a family environment to a business hub.

PARK VIEW RESIDENCE
FOKIDOS
FOKEON
AGAMEMNONOS
PERAMATOS
PARNITHOS
LAVRIOU
HALKIDONOS
GERANIOU
PANAYIOTI TSANGARI
PANAGIOTI TSANGARI
TINOU
GLYKONOS
ELEOUSIS
AMAZONIOU
OURANIAS
ZAGREOS
EFTERPIS
DAFNIS
YDRAS
KALLIOPIS
NEW YORK SWEETS
PAPAS HYPERMARKET
PHARMACY
PIZZA HUT
PARK BEACH HOTEL
GEORGIOU 'A
DASOUDI BEACH
ATLANTICA MIRAMARE BEACH HOTEL
SEA

PALODIA
AGIOS ATHANASIOS
Foley's School
AGIOS TYCHONAS
To Larnaca Airport 40 min
Heritage School
GERMASOGEIA
MOUTAGIAKA
AGIA FILA
Grammar School
PARK VIEW RESIDENCE
Cinema Theater
Four Seasons 5-star
Amathus Beach Hotel 5-star
St. Raphael Marina
Luna Park
KATO POLEMIDIA
General Hospital
Tourist Area
The Royal Apollonia 5-star
Atlantica Miramare
SPYROU KYPRIANOU AVE
Foley's School
Pizza Hut
Dasoudi Beach
To Paphos Airport 40 min
Grammar Junior School
ERA Mall of Cyprus
Crowne Plaza
ARCH. MAKARIOS III AVE
KOLONAKIOU
Private Hospital
Limassol Zoo
Fassouri Water Park
Old Town
Molos area
OMONOIAS
FRANKLIN ROOSEVELT
Limassol Marina
SEA
MyMall
Casino Resort
AKROTIRI BAY

SYMBOLS
- Hotels
- Marina
- Highway

communal swimming pool

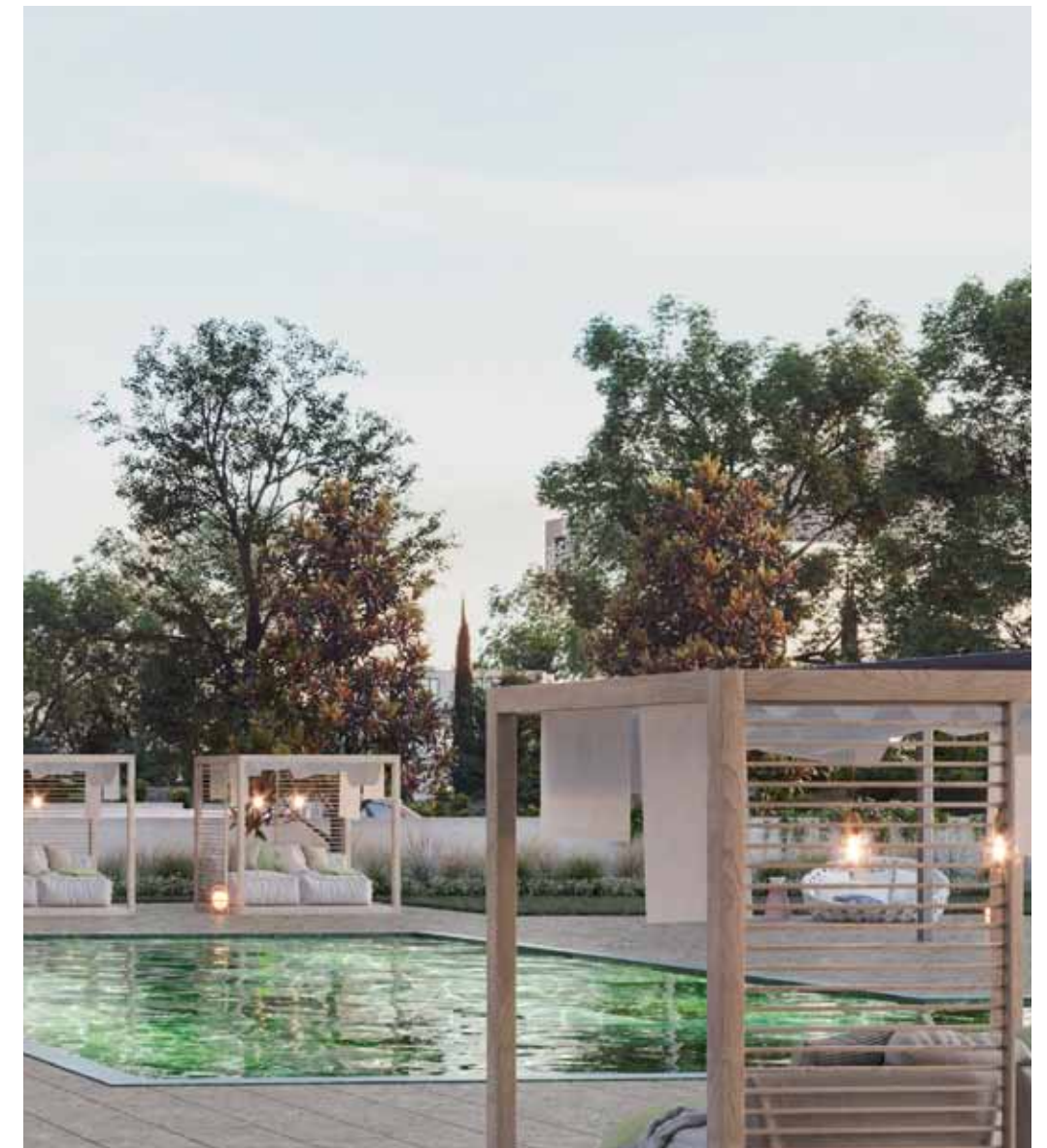**500 Meters to <u>sandy dasoudi beach</u> with its eucalyptus park**

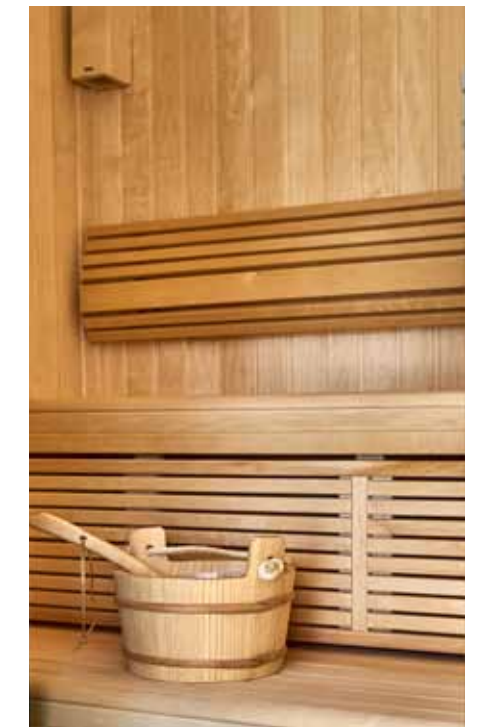**City amenities are within a few minutes' walk**

Sea views **from the top floors**

:resident facilities

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

:resident facilities

:choice of properties

BLOCK A

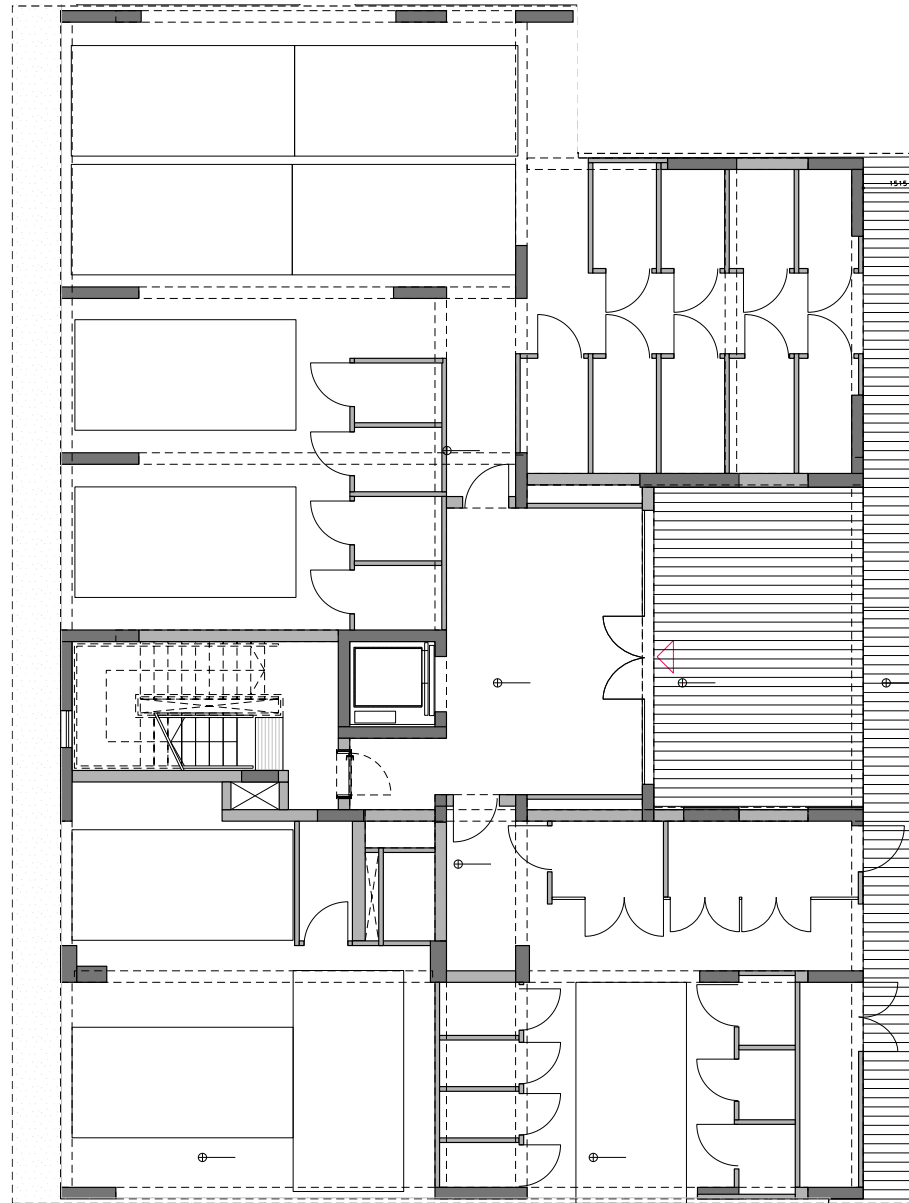| UNIT N°	PROPERTY TYPE	BED-ROOMS	BATH-ROOMS	NO OF PARK SPACES	INDOOR AREA M²	COV. VERANDA M²	AUXILIARY AREA M²		PRI-VATE POOL	ROOF TER-RACE	STOR-AGE	COMMON AREA PER UNIT	TOTAL AREA M²
							FLOOR	AREA					
101	APARTMENT	1	1	1	56.30	19.00					3.00	4.79	83.09
102	APARTMENT	1	1	1	53.50	14.00					3.00	4.79	75.29
103	APARTMENT	1	1	1	59.00	14.60					3.00	5.22	81.82
104	APARTMENT	2	2	1	86.00	26.20					2.40	7.96	122.56
105	APARTMENT	1	1	1	53.30	17.00					3.00	4.99	78.29
201	APARTMENT	3	3	1	120.40	32.70					3.20	10.87	167.17
202	APARTMENT	1	1	1	53.50	14.00					3.20	4.79	75.49
203	APARTMENT	1	1	1	59.00	14.60					2.30	5.22	81.12
204	APARTMENT	2	2	1	86.00	26.20					2.40	7.96	122.56
301	APARTMENT	3	3	1	120.40	32.70					4.20	10.87	168.17
302	APARTMENT	1	1	1	53.50	14.00					4.30	4.79	76.59
303	APARTMENT	1	1	1	59.00	14.60					4.10	5.22	82.92
304	APARTMENT	2	2	1	86.00	26.20					3.60	7.96	123.76
401	APARTMENT	3	3	1	120.40	32.70					3.80	10.87	167.77
402	APARTMENT	1	1	1	53.50	14.00					3.70	4.79	75.99
403	APARTMENT	1	1	1	59.00	14.60					3.80	5.22	82.62
404	APARTMENT	2	2	1	86.00	26.20					3.80	7.96	123.96
501	PENTHOUSE	3	4	2	141.70	44.60	6th	54.20	YES	96.80	4.50	17.07	358.87
502	PENTHOUSE	4	5	2	178.70	54.00	6th	50.00	YES	105.40	4.50	20.07	412.67

BLOCK B

UNIT N°	PROPERTY TYPE	BED-ROOMS	BATH-ROOMS	NO OF PARK SPACES	INDOOR AREA M²	COV. VERANDA M²	AUXILIARY AREA M²		PRI-VATE POOL	ROOF TER-RACE	STOR-AGE	COMMON AREA PER UNIT	TOTAL AREA M²
							FLOOR	AREA					
101	APARTMENT	1	1	1	58.60	26.40					0.00	6.51	91.51
102	APARTMENT	1	1	1	51.80	13.00					0.00	4.97	69.77
103	APARTMENT	2	2	1	90.30	23.50					0.00	8.72	122.52
104	APARTMENT	2	2	1	88.40	24.50					0.00	8.65	121.55
201	APARTMENT	3	3	1	120.50	34.60					3.60	11.89	170.59
202	APARTMENT	2	2	1	88.20	24.50					3.50	8.64	124.84
203	APARTMENT	2	2	1	90.30	23.50					3.00	8.72	125.52
301	APARTMENT	3	3	1	120.50	34.60					4.50	11.89	171.49
302	APARTMENT	2	2	1	88.20	24.50					4.70	8.64	126.04
303	APARTMENT	2	2	1	90.30	23.50					3.20	8.72	125.72
401	APARTMENT	3	3	1	120.50	34.60					3.20	11.89	170.19
402	APARTMENT	2	2	1	88.20	24.50					3.00	8.64	124.34
403	APARTMENT	2	2	1	90.30	23.50					3.00	8.72	125.52
501	PENTHOUSE	3	4	2	142.60	54.70	6th	39.10	YES	96.50	3.60	18.11	354.61
502	PENTHOUSE	3	4	2	135.00	52.90	6th	38.00	YES	128.60	6.60	17.31	378.41

BLOCK C

UNIT N°	PROPERTY TYPE	BED-ROOMS	BATH-ROOMS	NO OF PARK SPACES	INDOOR AREA M²	COV. VERANDA M²	AUXILIARY AREA M²		PRI-VATE POOL	ROOF TER-RACE	STOR-AGE	COMMON AREA PER UNIT	TOTAL AREA M²
							FLOOR	AREA					
101	APARTMENT	3	2	1	111.00	40.00					3.30	22.73	177.03
102	APARTMENT	1	1	1	56.00	16.00					3.10	10.84	85.94
103	APARTMENT	2	2	1	90.00	22.00					3.20	16.86	132.06
201	APARTMENT	3	2	1	111.00	40.00					3.00	22.73	176.73
202	APARTMENT	1	1	1	56.00	16.00					3.30	10.84	86.14
203	APARTMENT	2	2	1	90.00	22.00					3.10	16.86	131.96
301	APARTMENT	3	2	1	111.00	40.00					4.00	22.73	177.73
302	APARTMENT	1	1	1	56.00	16.00					3.50	10.84	86.34
303	APARTMENT	2	2	1	90.00	22.00					3.55	16.86	132.41
401	PENTHOUSE	4	4	2	113.00	40.00	5th	62.00	YES	86.20	4.60	32.36	338.16
402	PENTHOUSE	4	3	2	142.00	39.00	5th	38.80	YES	72.60	4.67	33.09	330.16

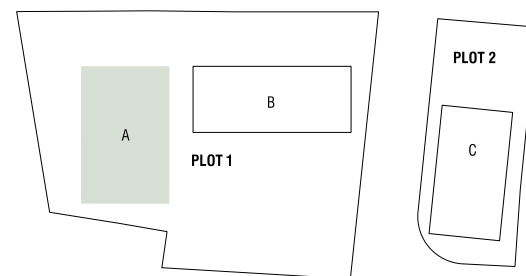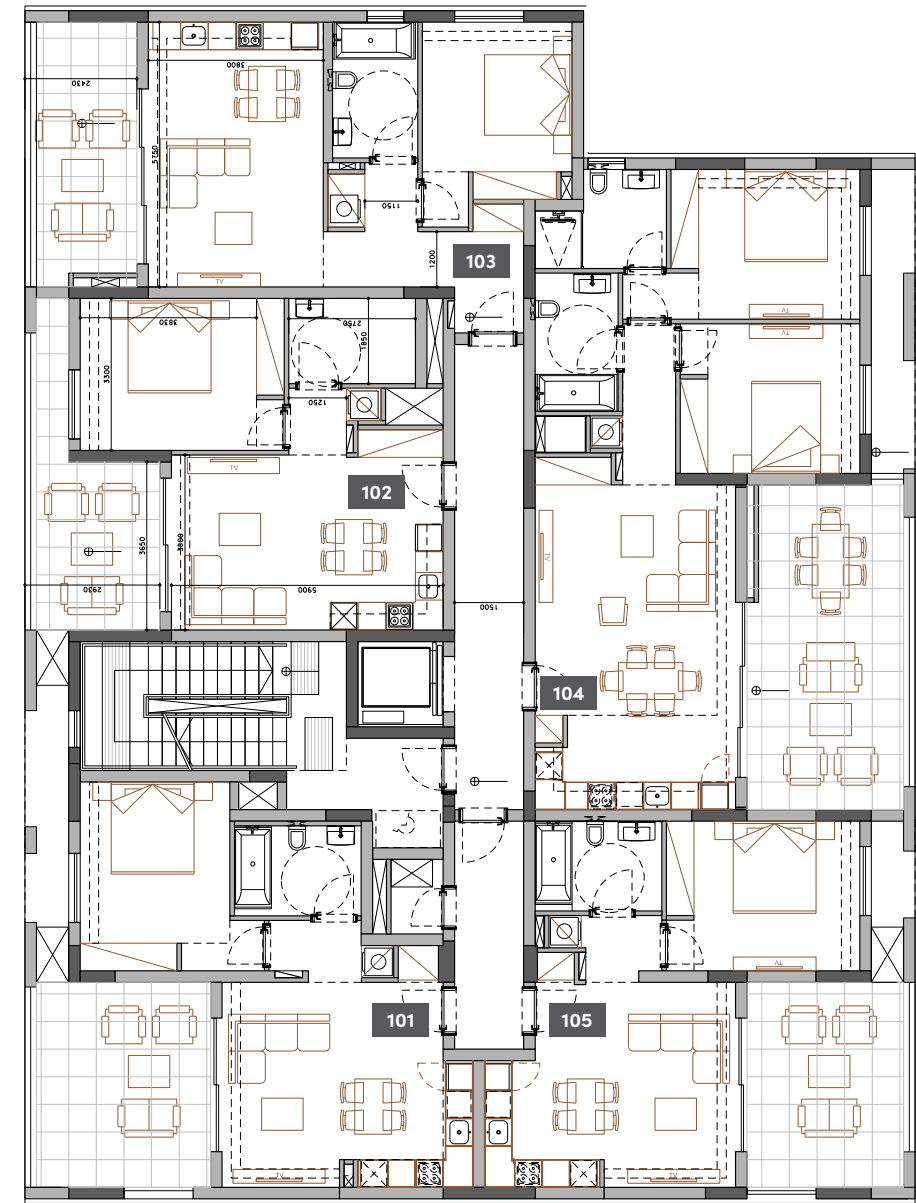NOTE: the areas stated above may slightly differ upon issuance of relevant authority permits

master plan

*Floor plans show approximate measurements only. Exact layout and sizes may vary.

:block a

ground floor

floor 1

UNIT Nº	TOTAL AREA M²
101	83.09
102	75.29
103	81.82
104	122.56
105	78.29

PLOT 2

A

B

C

PLOT 1

*Floor plans show approximate measurements only. Exact layout and sizes may vary.

:block a

floor 2, 3, 4

UNIT Nº	TOTAL AREA M²
201	167.17
202	75.49
203	81.12
204	122.56

UNIT Nº	TOTAL AREA M²
301	168.17
302	76.59
303	82.92
304	123.76

UNIT Nº	TOTAL AREA M²
401	167.77
402	75.99
403	82.62
404	123.96

floor 5

UNIT Nº	TOTAL AREA M²
501	358.87
502	412.67

N

203
303
403

202
302
402

204
304
404

201
301
401

502
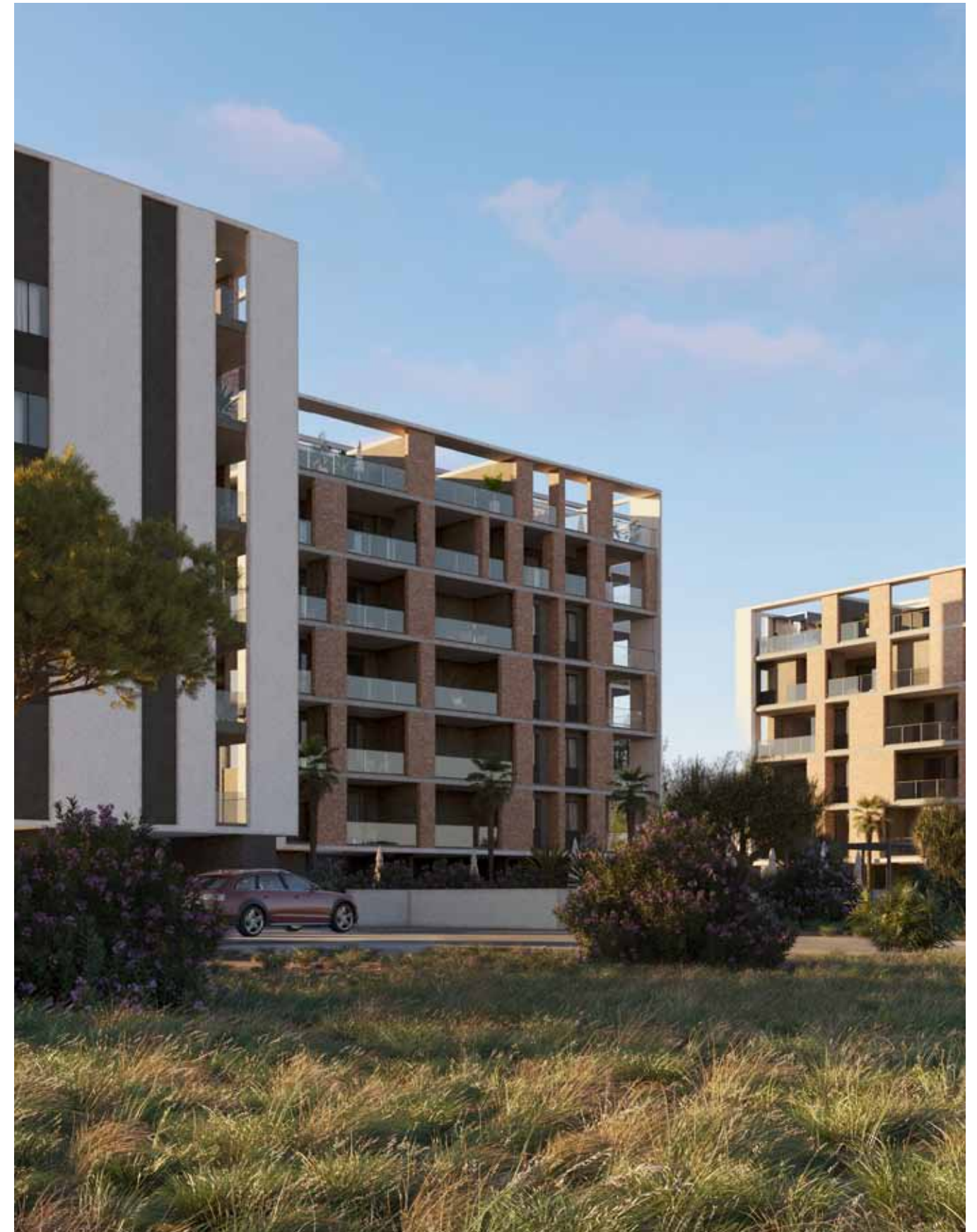
501

PLOT 2

A

B

C

PLOT 1

*Floor plans show approximate measurements only. Exact layout and sizes may vary.

:block a

roof garden

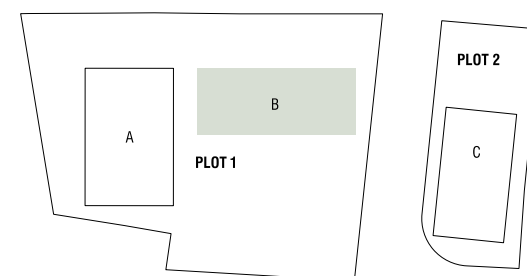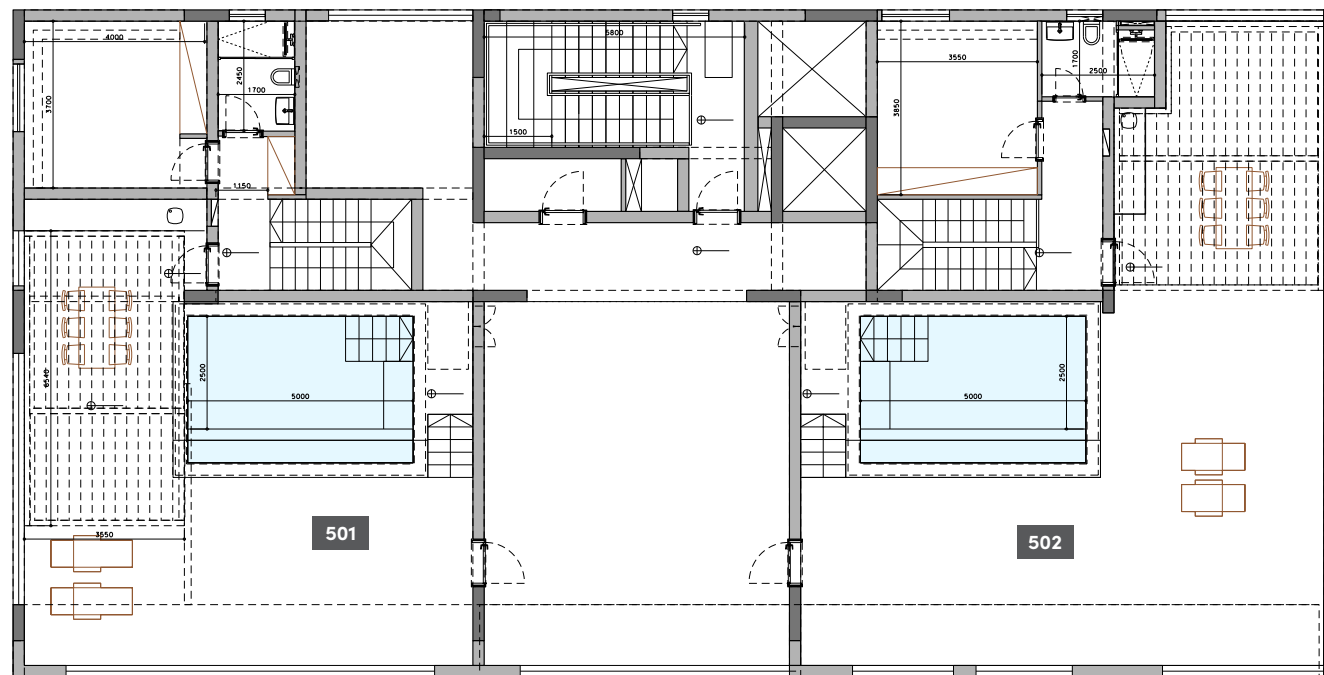| UNIT Nº	TOTAL AREA M²
501	358.87
502	412.67

502

501

PLOT 2

B

A

PLOT 1

C
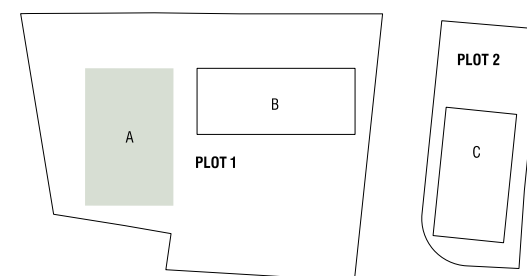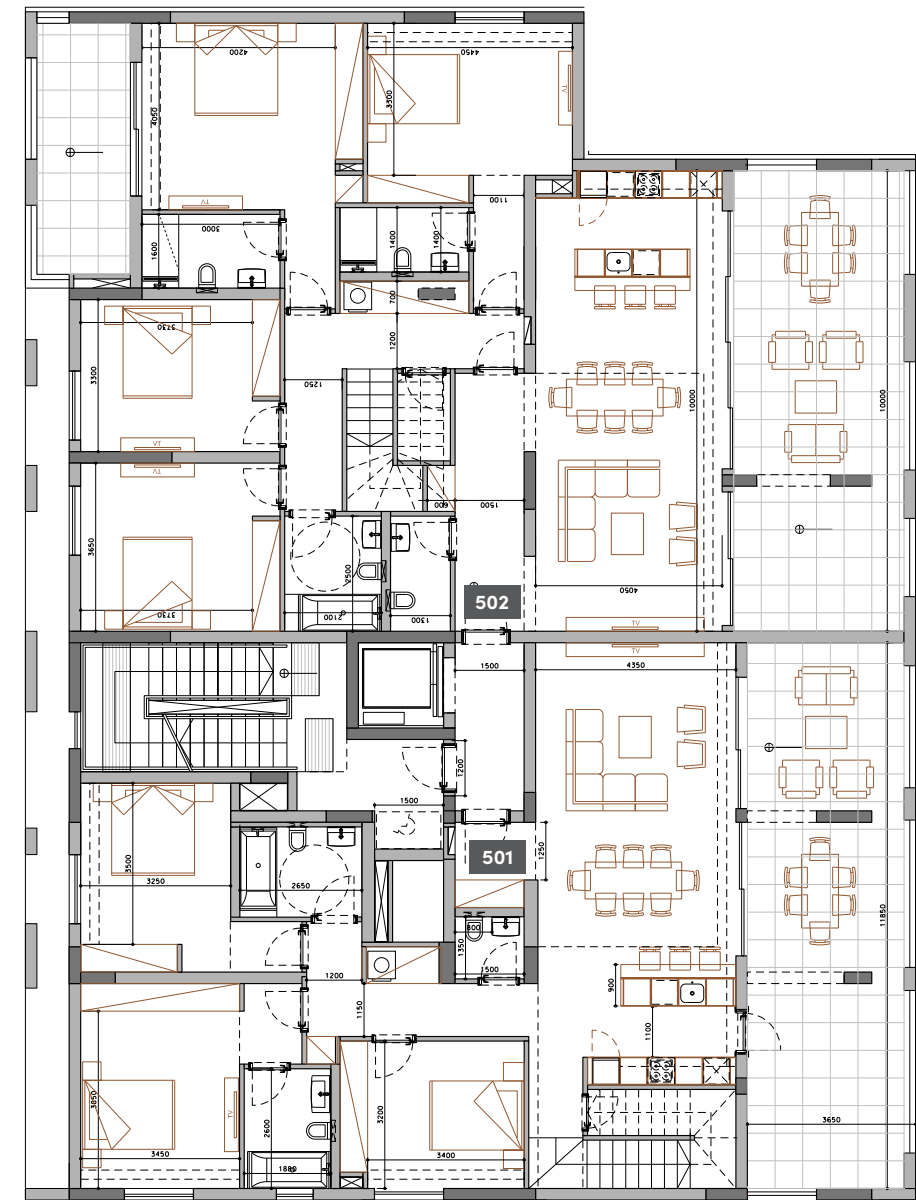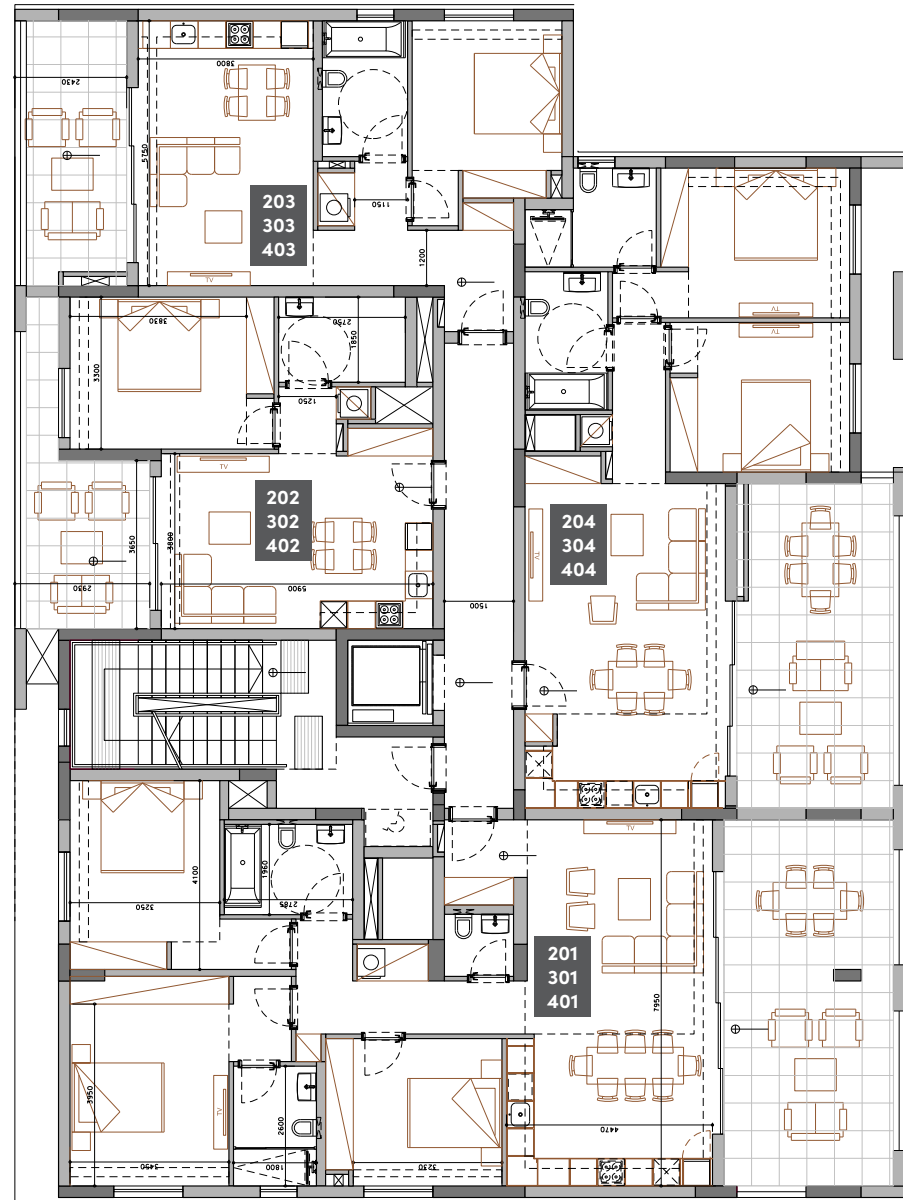
*Floor plans show approximate measurements only. Exact layout and sizes may vary.

:block b

ground floor
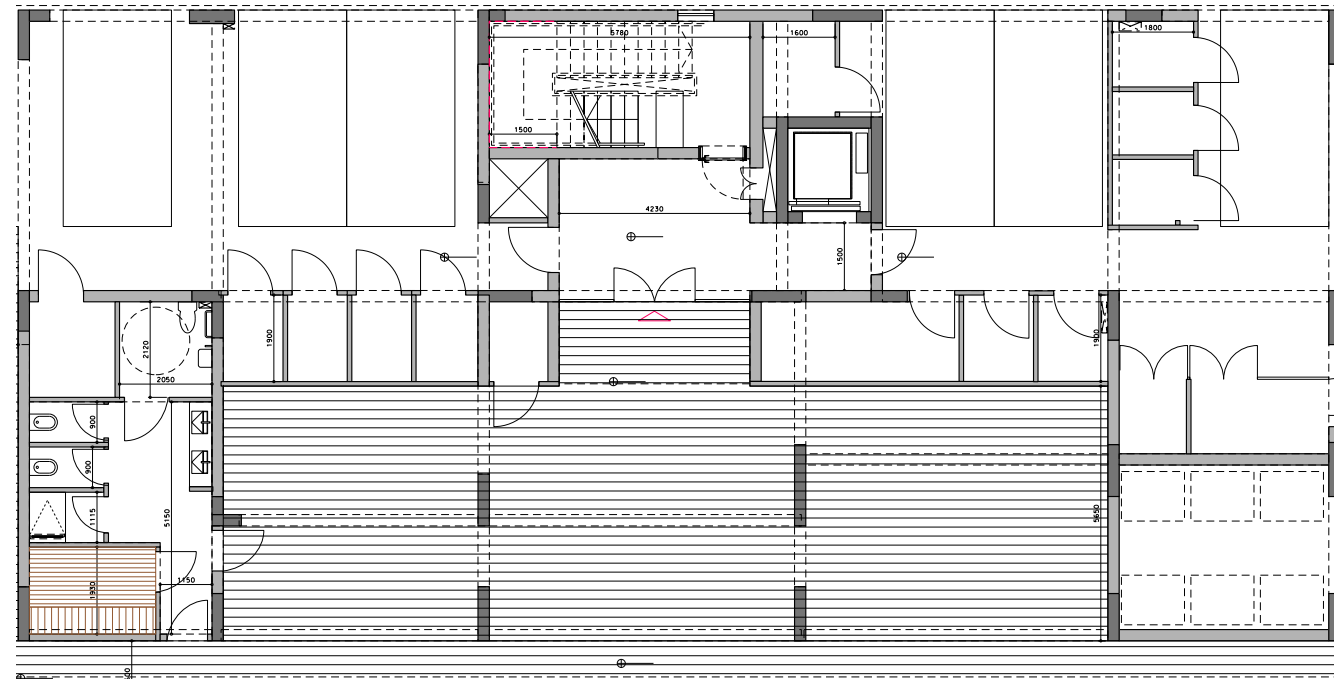
floor 1

UNIT Nº	TOTAL AREA M²
101	91.51
102	69.77
103	122.52
104	121.55

PLOT 2

A

B

PLOT 1

C
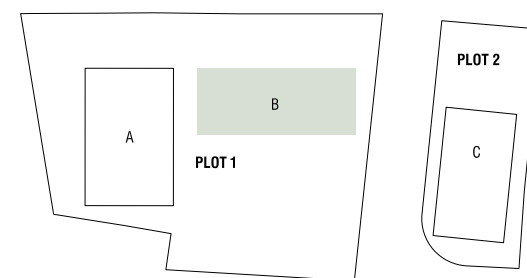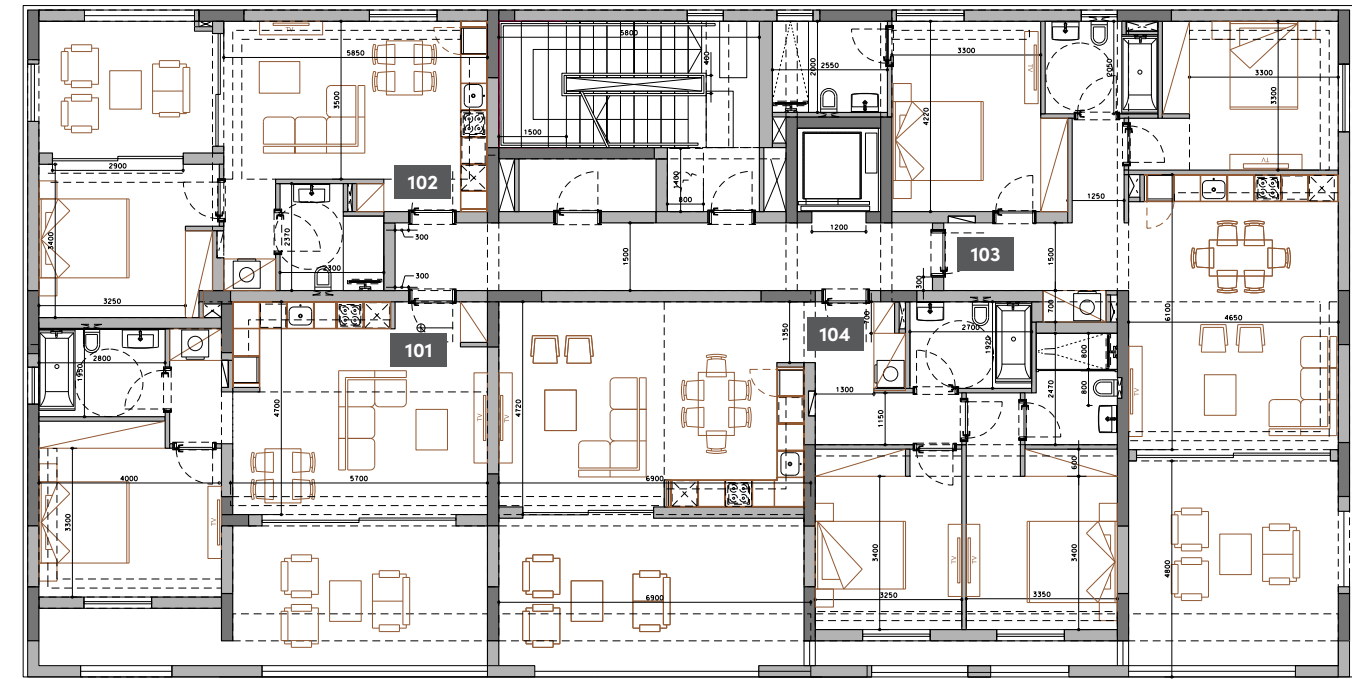
*Floor plans show approximate measurements only. Exact layout and sizes may vary.

:block b

floor 2, 3, 4

UNIT Nº	TOTAL AREA M²
201	170.59
202	124.84
203	125.52

UNIT Nº	TOTAL AREA M²
301	171.49
302	126.04
303	125.72

UNIT Nº	TOTAL AREA M²
401	170.19
402	124.34
403	125.52

floor 5

UNIT Nº	TOTAL AREA M²
501	354.61
502	378.41

N

PLOT 1
A
B

PLOT 2
C

:block b

roof garden

UNIT Nº	TOTAL AREA M²
501	354.61
502	378.41

501

502

PLOT 2

B

A

PLOT 1

C

:block c

ground floor

PEDESTRIAN ACCESS

ELECTRICAL

C-401 C-402 C-301 C-303

C-302

ENTRANCE LOBBY BLOCK C

C-302
C-303
C-201
C-202
C-203
C-101
C-102
C-103

C-401
C-402
C-301
STORAGE
SERVER

C-201
C-101
C-103
C-203 C-202

PLOT 1
A
B

PLOT 2
C
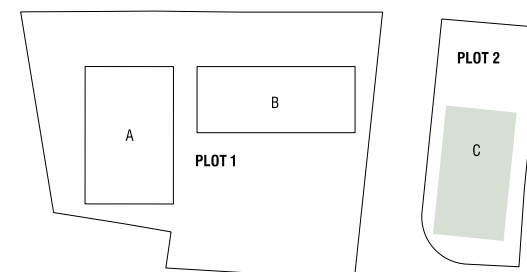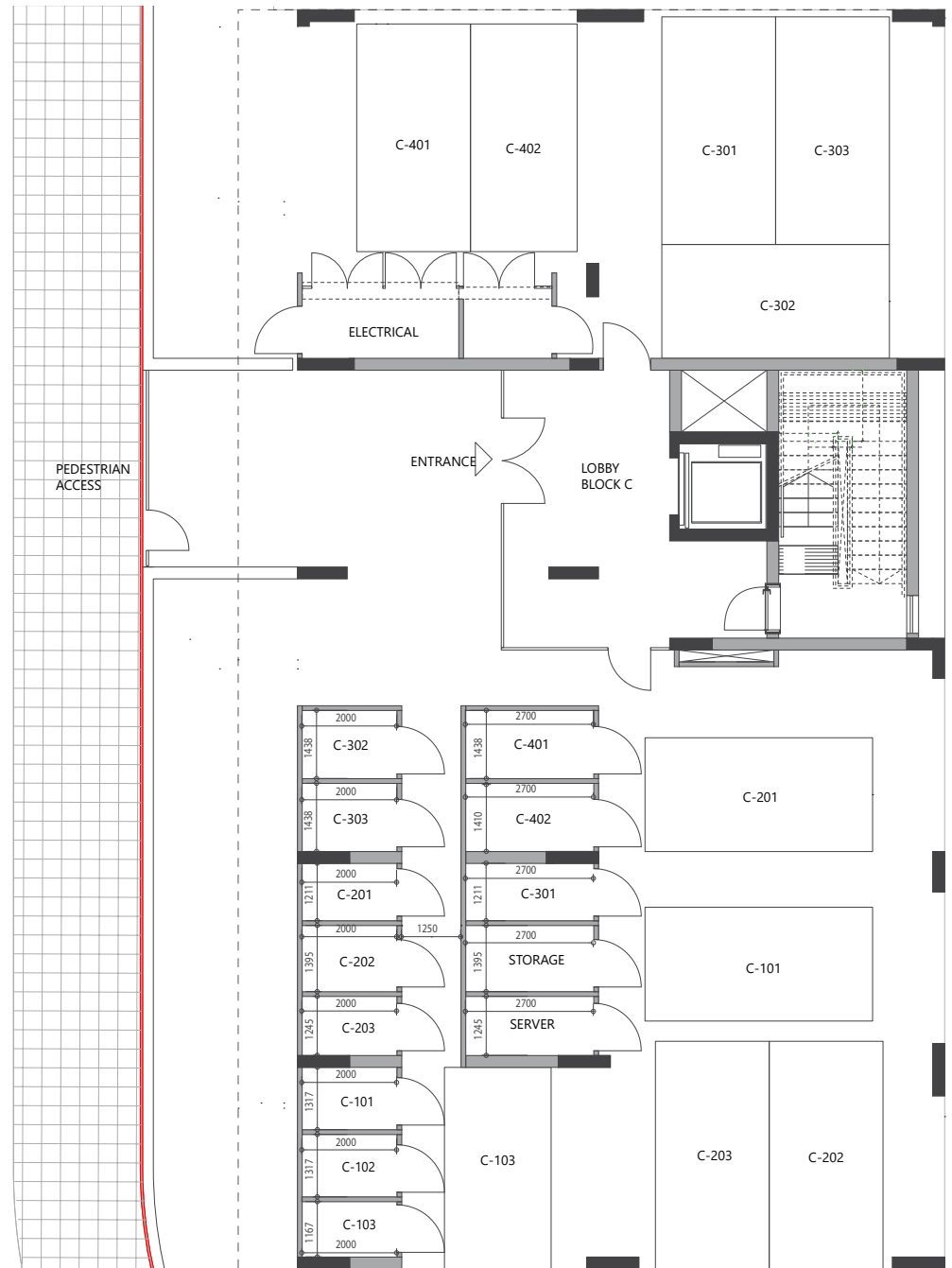
floor 1

UNIT Nº	TOTAL AREA M²
101	177.03
102	85.94
103	132.06

KITCHEN
DINING
COVERED VERANDA
LIVING ROOM
WC
BEDROOM 1
MASTER BEDROOM
WC
C-103
103
BEDROOM 1
WC
COVERED VERANDA
LIVING ROOM
C-102
102
DINING
KITCHEN
WC
BEDROOM 2
C-101
101
LIVING ROOM
DINING
KITCHEN
BEDROOM 1
MASTER BEDROOM
WC
COVERED VERANDA
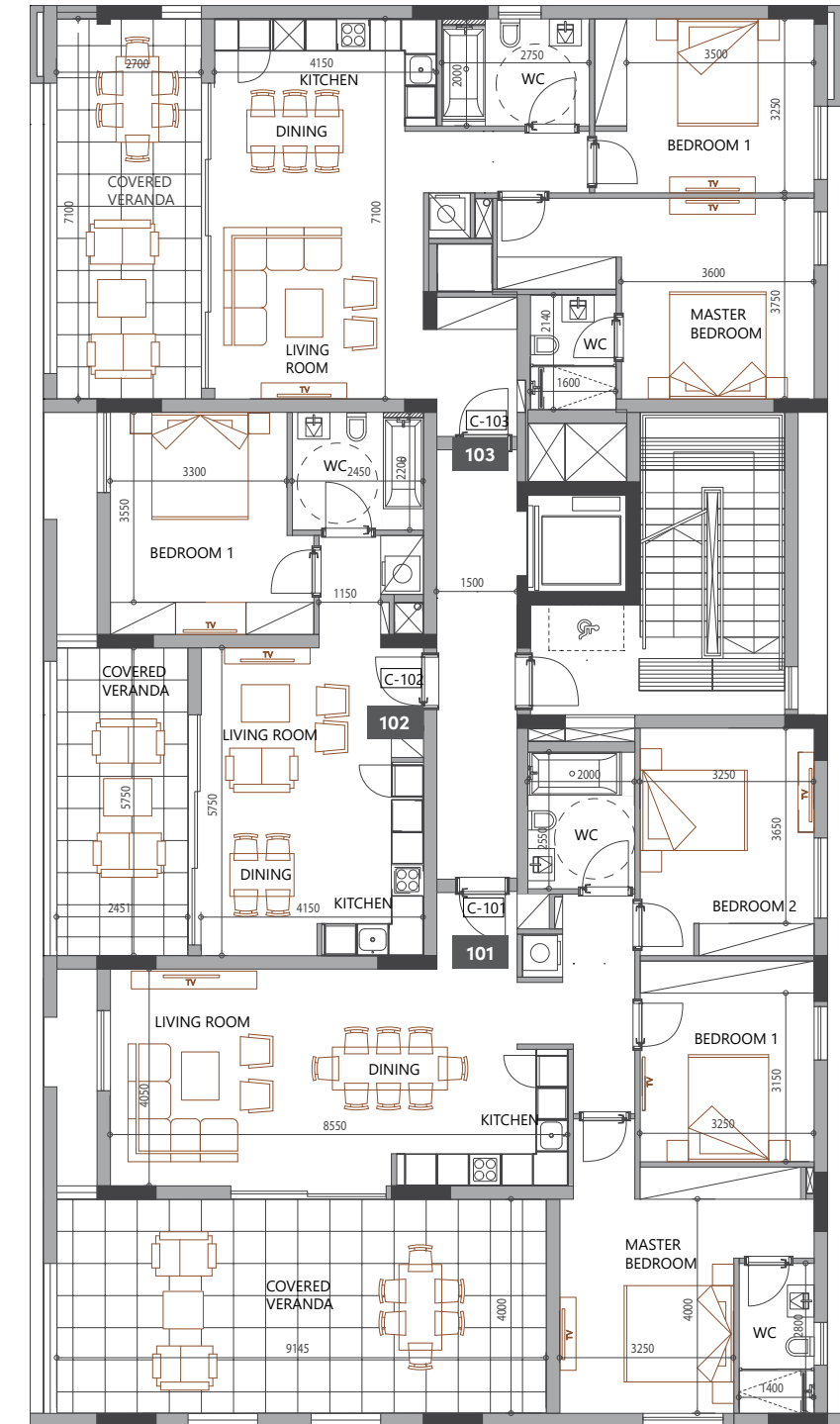
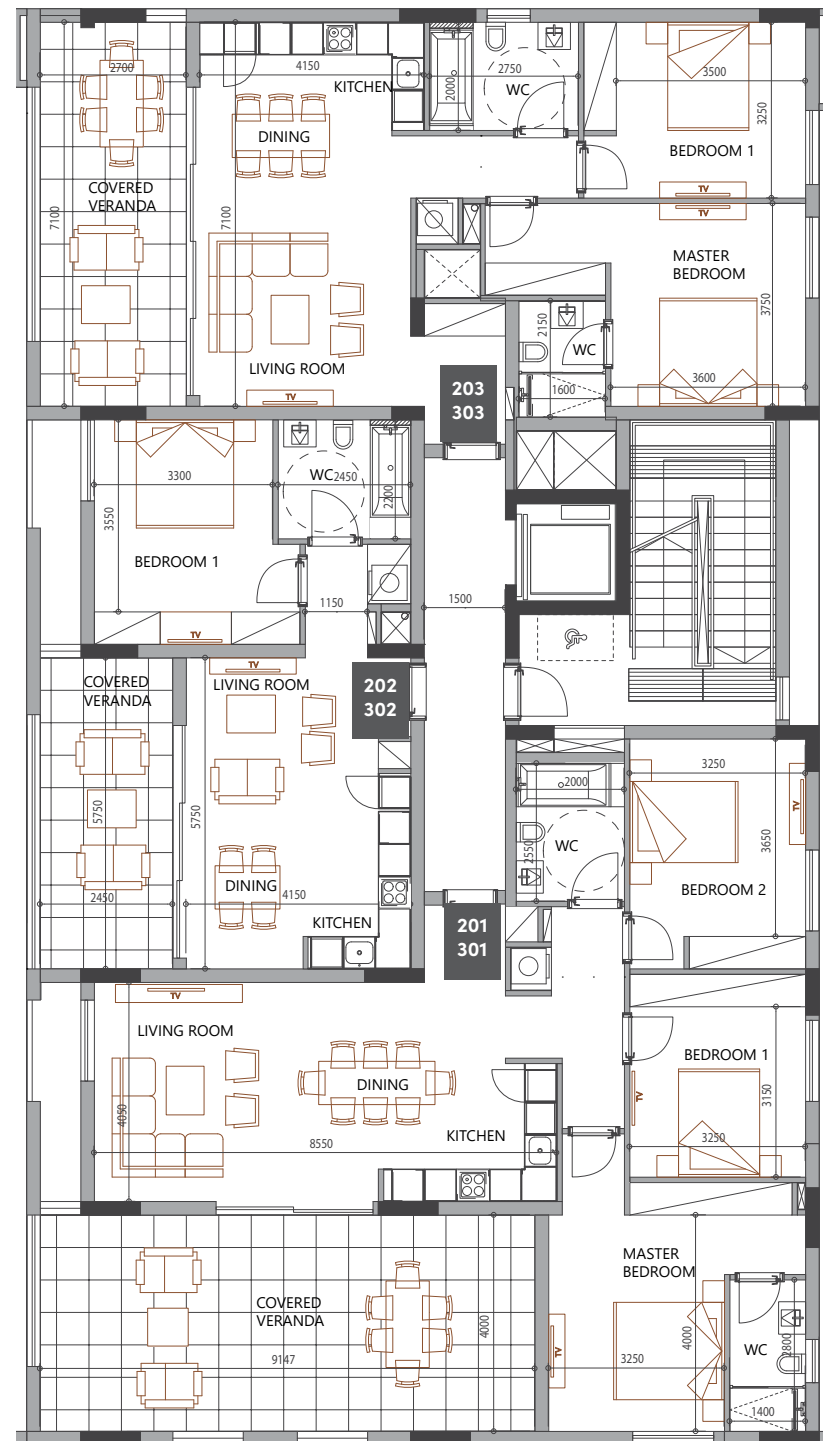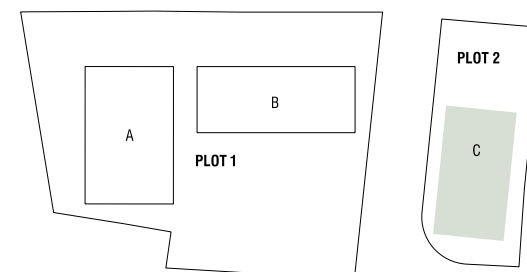*Floor plans show approximate measurements only. Exact layout and sizes may vary.

:block c

floor 2, 3

UNIT Nº	TOTAL AREA M²
201	176.73
202	86.14
203	131.96

UNIT Nº	TOTAL AREA M²
301	177.73
302	86.34
303	132.41

floor 4

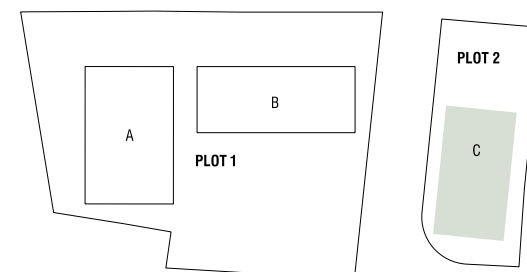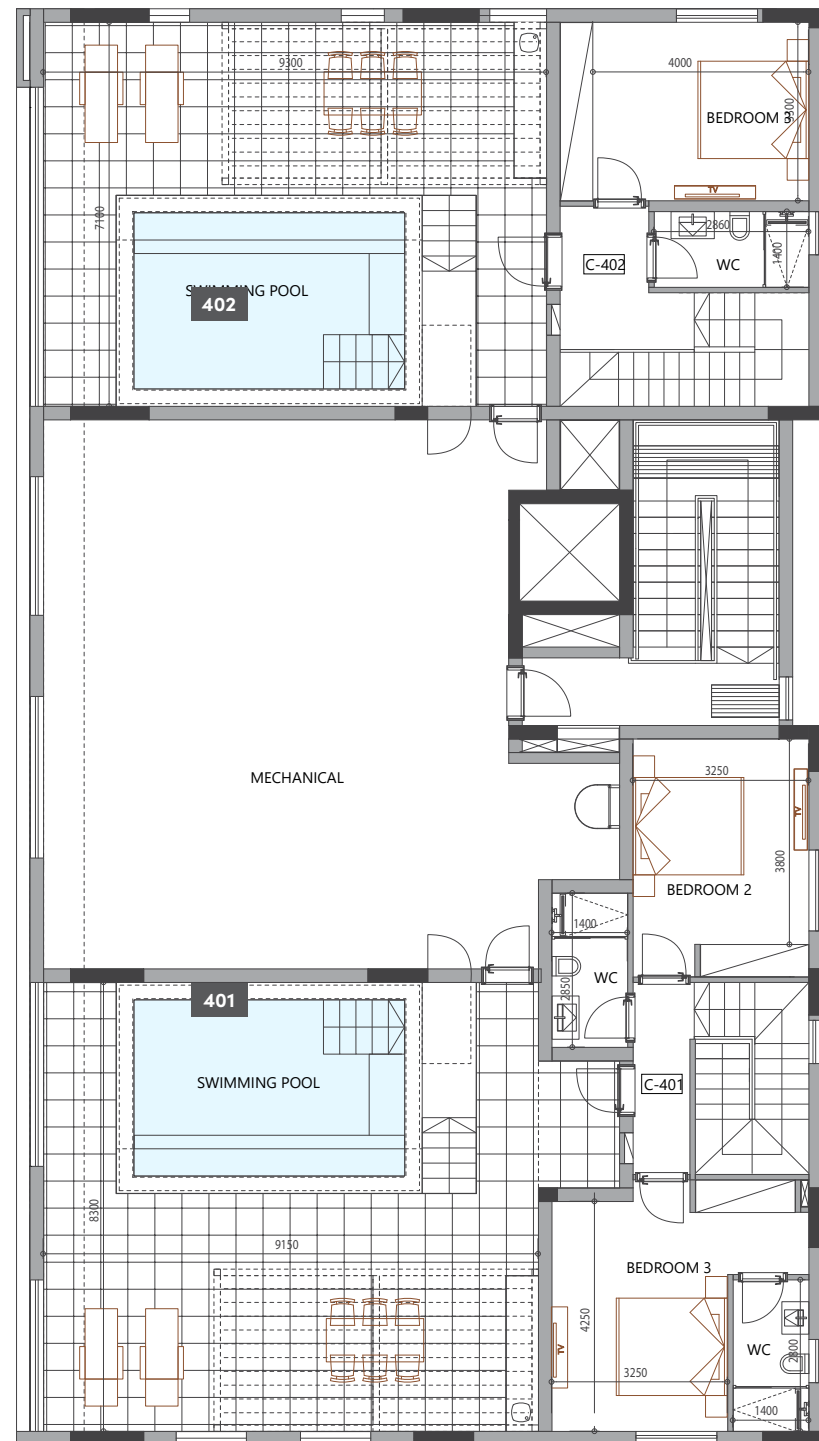| UNIT Nº	TOTAL AREA M²
401	338.16
402	330.16
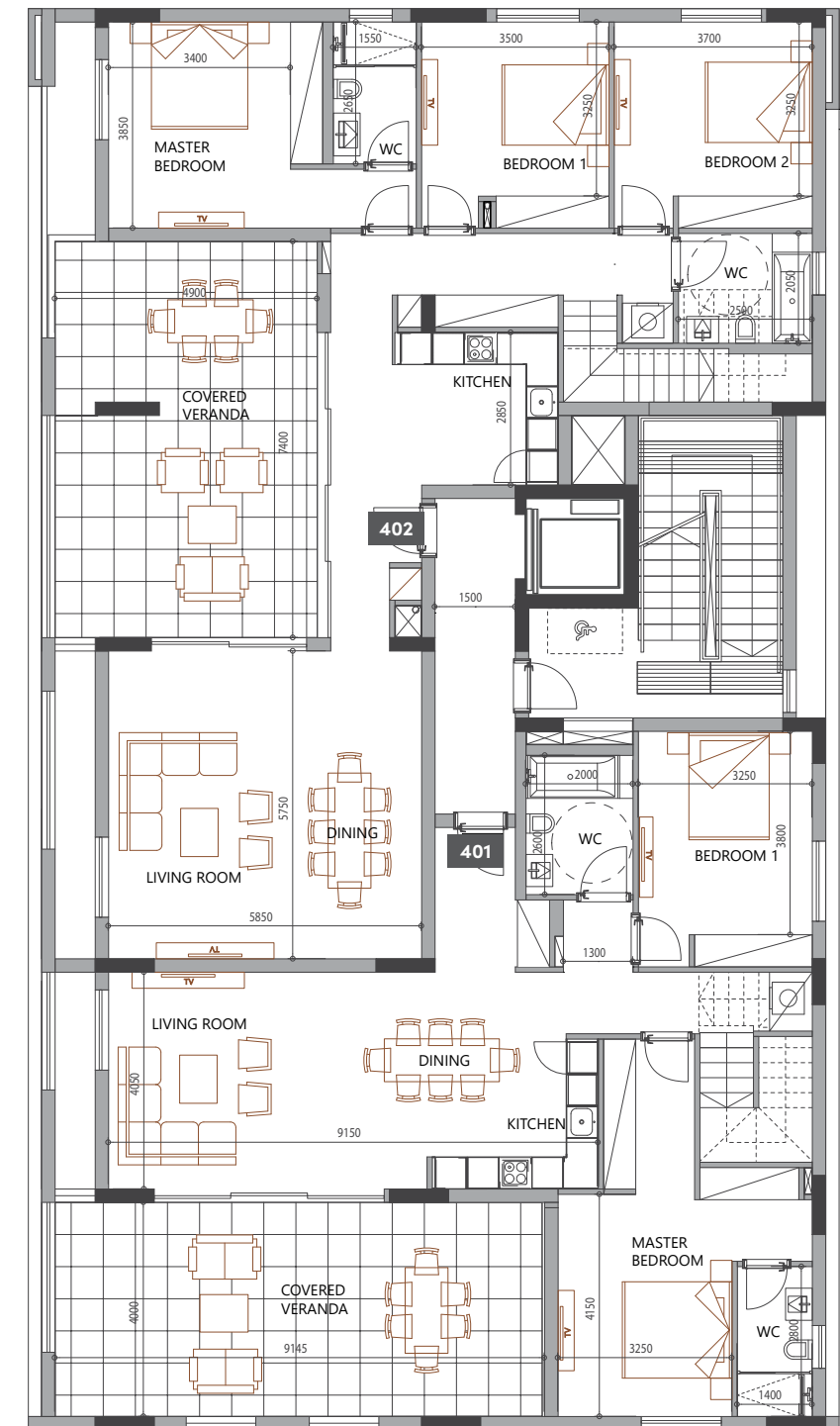
*Floor plans show approximate measurements only. Exact layout and sizes may vary.

:block c

roof garden

UNIT Nº	TOTAL AREA M²
401	338.16
402	330.16

*Floor plans show approximate measurements only. Exact layout and sizes may vary.

: 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 (3.10 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

*All 3D images and photographs consist of indicative information and the project can differ insignificantly from the displayed images. Furniture and 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
- Stone floors
- Marble tiled swimming pool
  with jacuzzi
- Barbecue

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

notes