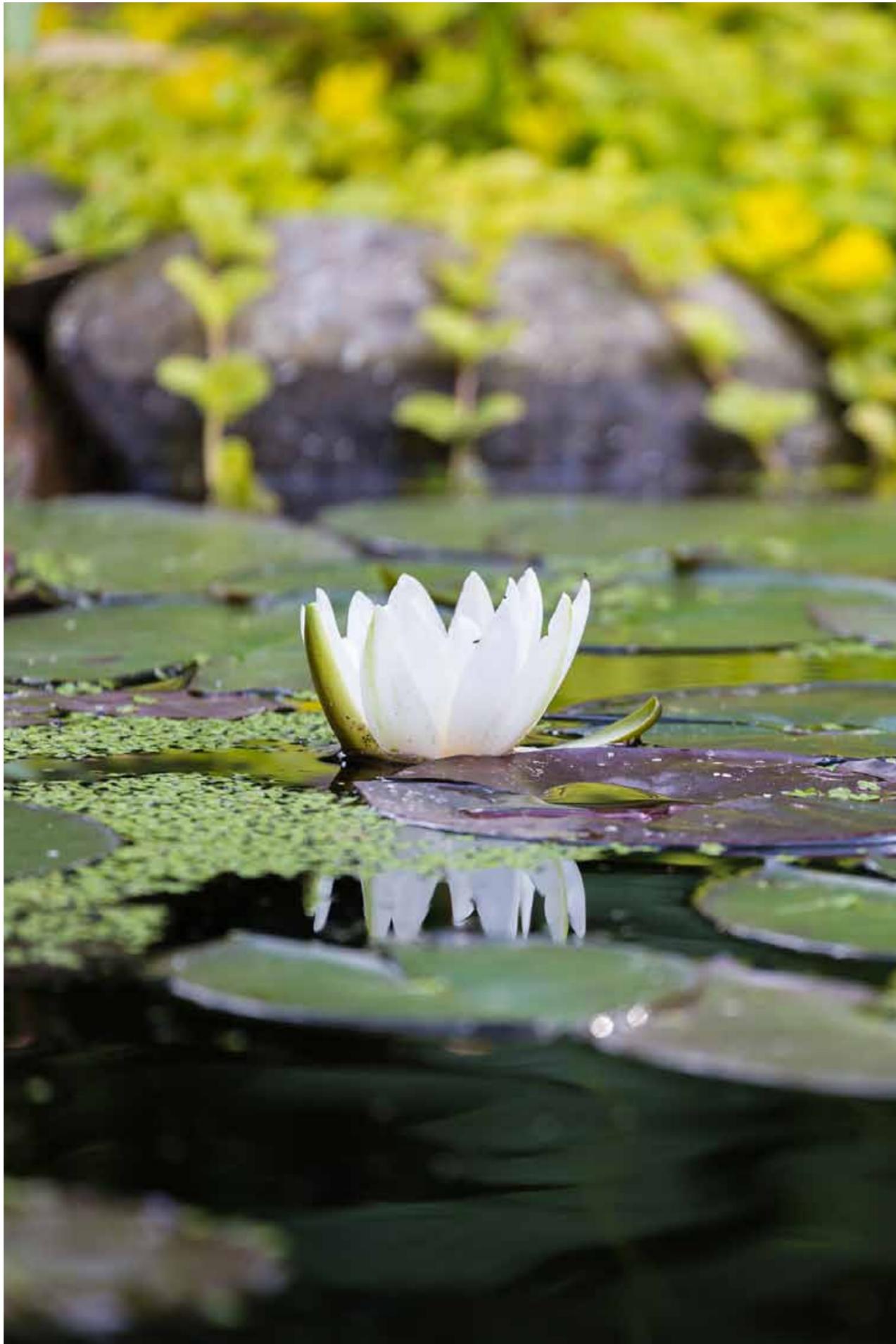


EDENROC
RESIDENCE

THE ART OF LIVING



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

FLOWER OF EDEN

WELCOME TO EDEN ROC —
UTOPIAN STYLE SANCTUARY
OF LUXURY LIVING



The Eden Roc residence is a luxurious residential complex that consists of three contemporary buildings, Eden Roc A, B and C. This magnificent complex is located in a beautiful area adjacent to the Amathus River, approximately half a kilometre from Limassol's stunning seafront. The development is divided into three plots, with each plot posing an aesthetic design of architecture. The building on the larger northern plot reaches up to eight storeys in height, the next building is slightly smaller and reaches up to five storeys in height and the smallest building reaches up to four storeys in height.

The three buildings wrap around a beautifully designed garden in the centre and are set with stunning generous landscapes surrounding the entire area. The design is influenced by elements from both the natural and manmade world. Reminiscent of a super yacht, the superstructure of each block gently terraces down from its highest point with balconies on all sides. Wide horizontal bands form continuous balustrades that wrap around the blocks at each level, emphasizing the horizontal nature of the development which stretches to over 300 linear metres in length.



VISION



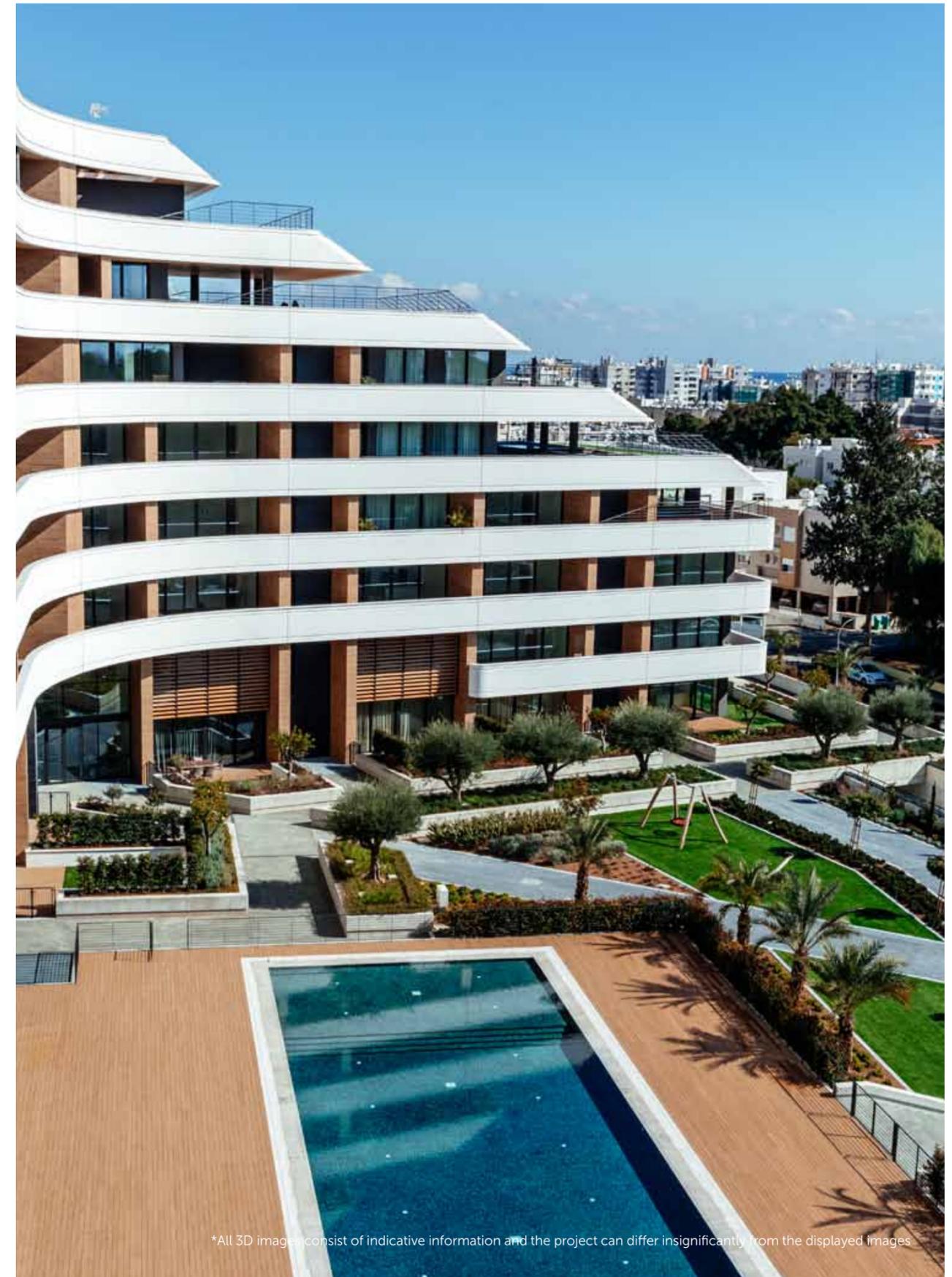
A BUILDING SHAPED BY THE ENVIRONMENT

The vision for the project was to create a development growing from and formed from its unique location. The design was inspired by the horizontal stratification of natural rock formations, and how these layers shaped over millions of years reveal both the geological make-up and the recorded history of the location. Similarly, the design emphasises a distinct horizontality to create a strong visual identity for the overall development.

The Eden Roc site, has a uniquely calm and serene quality beyond definition. Framed by large aromatic trees, the river bed and low height developments, the location is both

bathed in sun whilst cooled by a permanent sea breeze. Its location is the epitome of calmness and serenity.

The project builds on the inherent qualities of the site, with a building that has been shaped with gentle curves thus avoiding any sharp corners or angles which would feel foreign to the site. A key vision of the development was to bring the existing qualities of the landscape onto the building to offer all residents high quality private outdoor relaxation spaces. This is achieved through a series of stepping plateaus bringing the greenery of the site onto the building and offering a wide range of oversized gardens, balconies and terraces.



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SETTING



A LOCATION LIKE NO
OTHER IN THE WORLD

There are very few places in the world where you can enjoy a refreshing swim in the Mediterranean in the morning, and within 45 minutes spend the afternoon skiing on the pine clad mountain pistes of Troodos. This historic city, with its world class restaurants and a cosmopolitan atmosphere dates back to the 8th century BC and has been ranked by TripAdvisor as 3rd up-and-coming destination in the World and in its Top 10 Traveller's Choice Destinations on the Rise.



MAP



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 pleasures, from a dynamic metropolitan city for business and interesting historical sites to sophisticated gourmets and high end boutiques, Limassol has it all!

The project is nestled in a carefully selected, quiet and safe neighborhood in one of the most prestigious areas of Limassol, Potamos Gerasogeia, just 500 meters away from the best sandy beaches of the tourist area and Limassol's best leisure spots, banks, pharmacies and food stores.



● **RESTAURANTS/ CAFÉS / BARS / CLUBS**

1. Syrian Arab Friendship Club
2. Teepee Rock Club
3. Thymari Grill and Salad
4. Royal Apollonia Beach
5. Costa Coffee
6. Starbucks
7. Ocean Basket
8. KFC
9. Rumors
10. The Garden
11. Sigma Bakeries
12. The Woodman Sports Pub & Restaurant
13. Tiflis
14. Pizza Hut

● **PUBLIC TRANSPORTATION**

- Bus stops

● **HOTELS**

1. Marianna Hotel Apartments
2. Tasiana Hotel Apartment Complex
3. The Palms Hotel
4. Valana Hotel Apartment
5. The Royal Apollonia Hotel
6. Harmony Bay
7. Estella Hotel
8. Atlantica Miramare Beach Hotel
9. Jasmine Hotel

● **SUPERMARKETS**

1. Plus Discount Market
2. MMS No4 Mini Mall
3. Fix Kiosk
4. Sigma Bakery

● **OTHER**

1. Hellenic Bank
2. Gerasogeia Police Station
3. Filippou Papadopoulos Pharmacy
4. Christina Metaxa Pharmacy
5. Cyprus Post Office
6. Cyprus Butterfly E.P. LTD Travel Agency
7. Mink Glamour -Fur Shop
8. Tourist Info Center
9. Sport Complex
10. Limassol's Olympic Swimming Pool
11. Swing Latina Dance & Fitness Studio
12. Music Gallery/ Store

● **CAR RENTALS**

1. Car Hire Cyprus Regency
2. AIDA Car Rentals



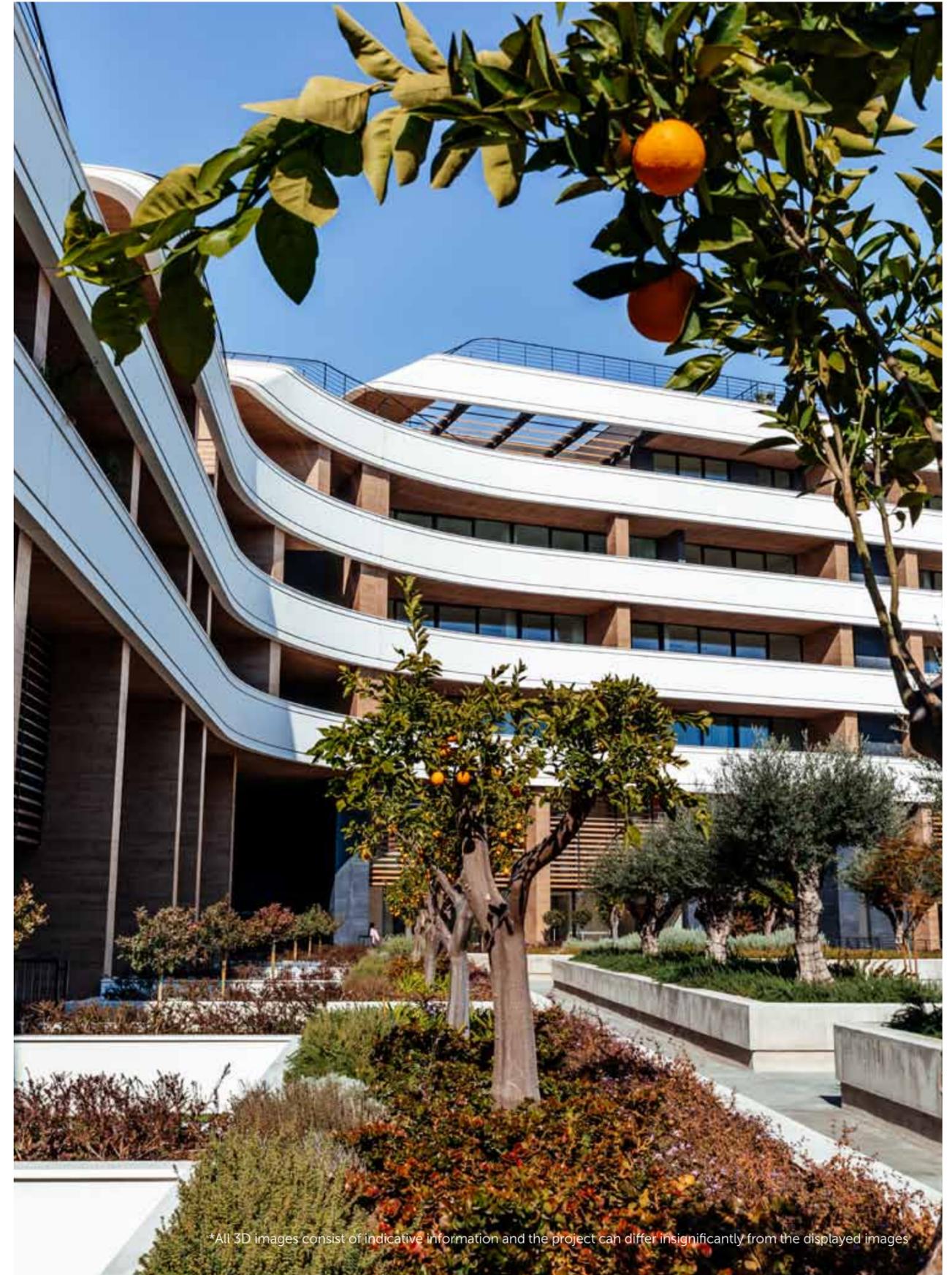
L'ART DE VIVRE

WORLD CLASS AMENITIES
PROVIDE A SEAMLESS
BLEND OF COMFORT
AND INNOVATION

Eden Roc consists of 2, 3 and 4 bedroom luxury apartments which offer a standard of living that is second to none in the region. Each apartment provides a living space on an unprecedented scale for this highly demanded area in Limassol and in a style that is simply breath-taking.

The highest technical specifications coupled with the finest examples of progressive interiors from world-renowned designer Julia Romanova provide a seamless blend of comfort and innovation. The building offers indoor and outdoor swimming pools, secure underground parking, a gym and spa facility. Perhaps most tempting, residents of each apartment have an opportunity to enjoy the outdoor oasis of nature and peace that its landscaped sanctuary offers.

- Landmark architecture from one of London's leading architects
- 500 meters from sandy beach and city amenities of Limassol's tourist area
- Sea views from floors 6 & 7
- Extended hotel-type facilities: outdoor pool, half-Olympic size indoor heated pool, SPA, play room, club house, underground parking, large outdoor gardens, gym
- Large balconies with private planters and green areas
- Penthouses with private pools
- Apartments with private gardens
- Spacious duplexes and triplexes serving as a good alternative to a villa
- Triplexes with private basements and lifts
- High ceilings (3.15 meters net)
- High standard finishes (parquet floors, high doors of 2.4 m, security entrance doors, thermal aluminum window frames, top standard in-built furniture, sanitary ware)
- Water underfloor heating and VRV air conditioning



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LOBBY



TIMELESS SOPHISTICATION

Inspired by contemporary Nordic design, the double height lobbies have been designed with a restrained and timeless palette of white natural stone combined with white oak wood, giving the spaces a clean and minimal sophistication. Bathed in subtle concealed lighting and complemented by iconic luxury furniture pieces, these spaces will form a calming escape from the hustle and bustle of modern life.

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LOUNGE

LOUNGE — CLUB TERRACE
YOUR LOUNGE WITH A VIEW

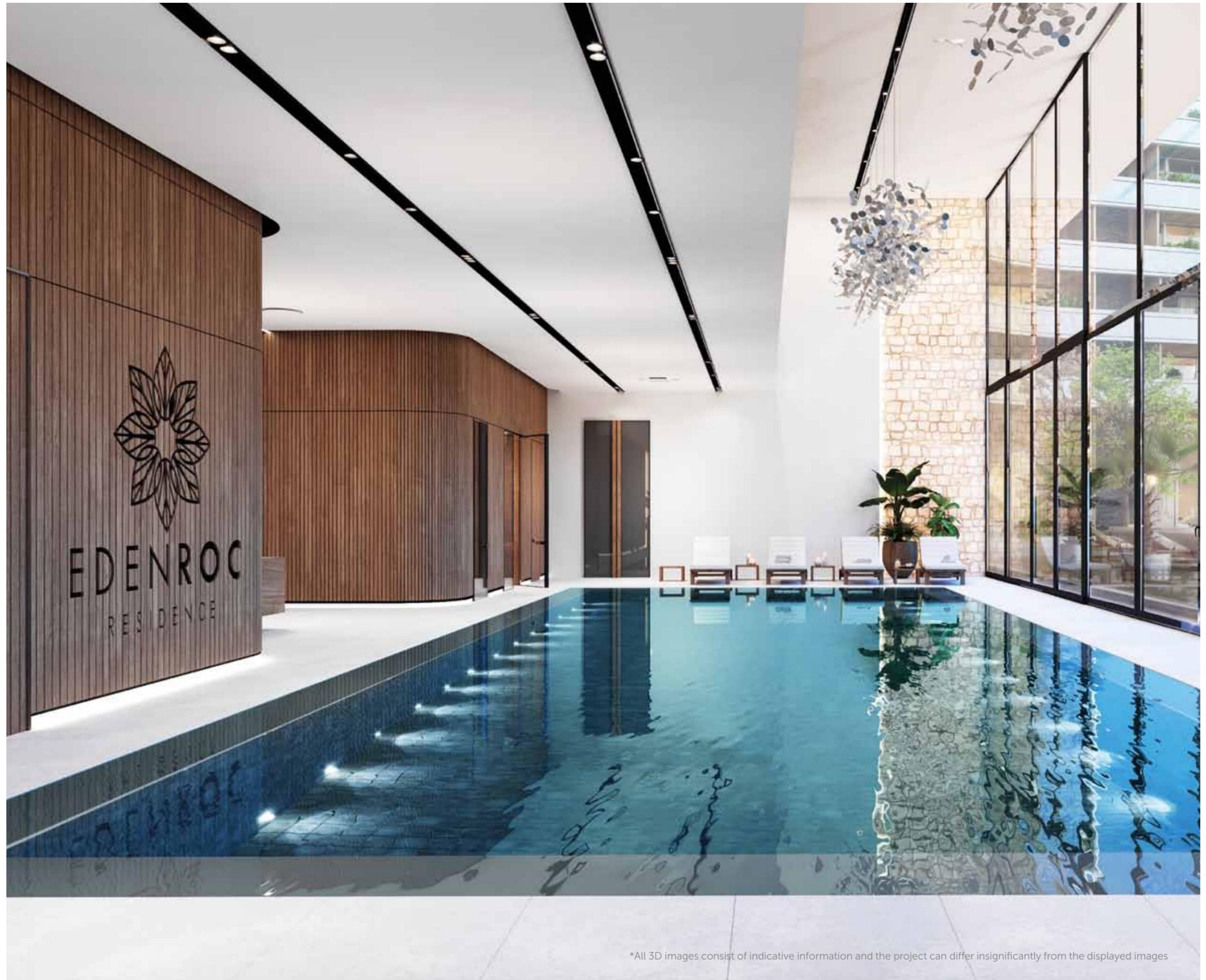


The double height lounges are perfectly positioned with direct access to the central gardens and pool. Similar to the entrance lobbies, the lounges are designed around a restrained material palette supplemented by comfortable luxury furniture. The lounges provide a perfect tranquil space to unwind with friends and neighbours with a cold drink from the custom designed monolithic marble bar.

POOL

INTERIOR POOL

The development offers a luxury 14 x 5m interior pool located at the centre of the building, within a grand double height space, that offers panoramic views. The pool is designed with a sophisticated overflow detail giving it a unique mirror-like appearance. The pool is flanked by both sauna, steam room and changing rooms and is overlooked by a mezzanine floor featuring a well-appointed gym.



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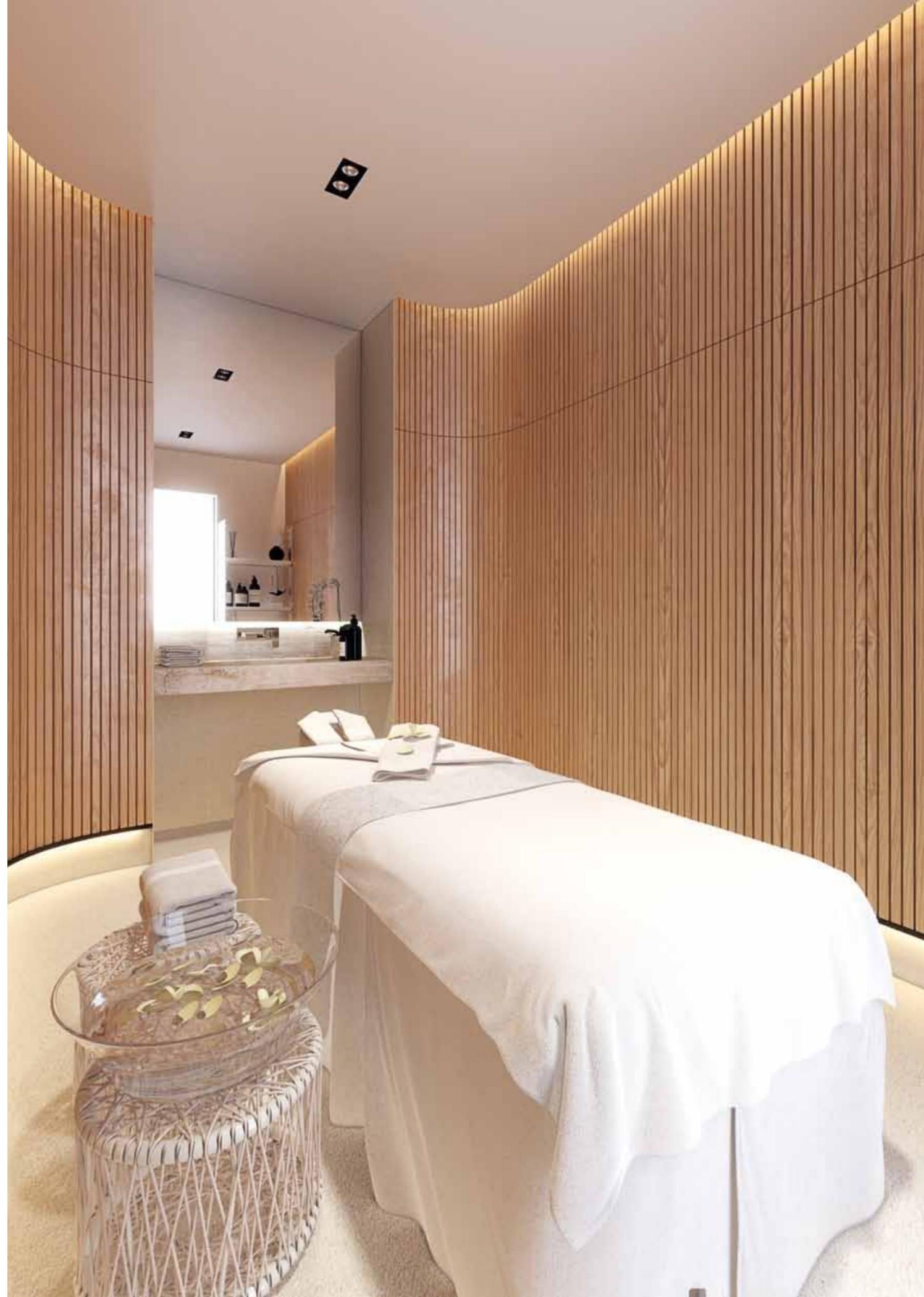
SPA



INDULGE
RELAX
RECHARGE

The Spa and treatment room is located with direct access to the internal pool and adjacent sauna and steam room. Consistent with the rest of the development, the Spa is designed around a restrained palette of white stone and white oak. With gently rounded corners, the room follows the principle of the building to create a calm and soothing space.

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GYM

HEALTH AND FITNESS

The Gym offers unbeatable views of the gardens and central pool to the south, and offers direct access to the internal pool and Spa. The gym offers a range of equipment from top of the line cardiovascular equipment to weightlifting machines and free weights. The gym also features a studio room, for aerobics, classes or private training sessions, and a space for yoga and stretching. Male and female changing rooms serve both the gym and the pools.



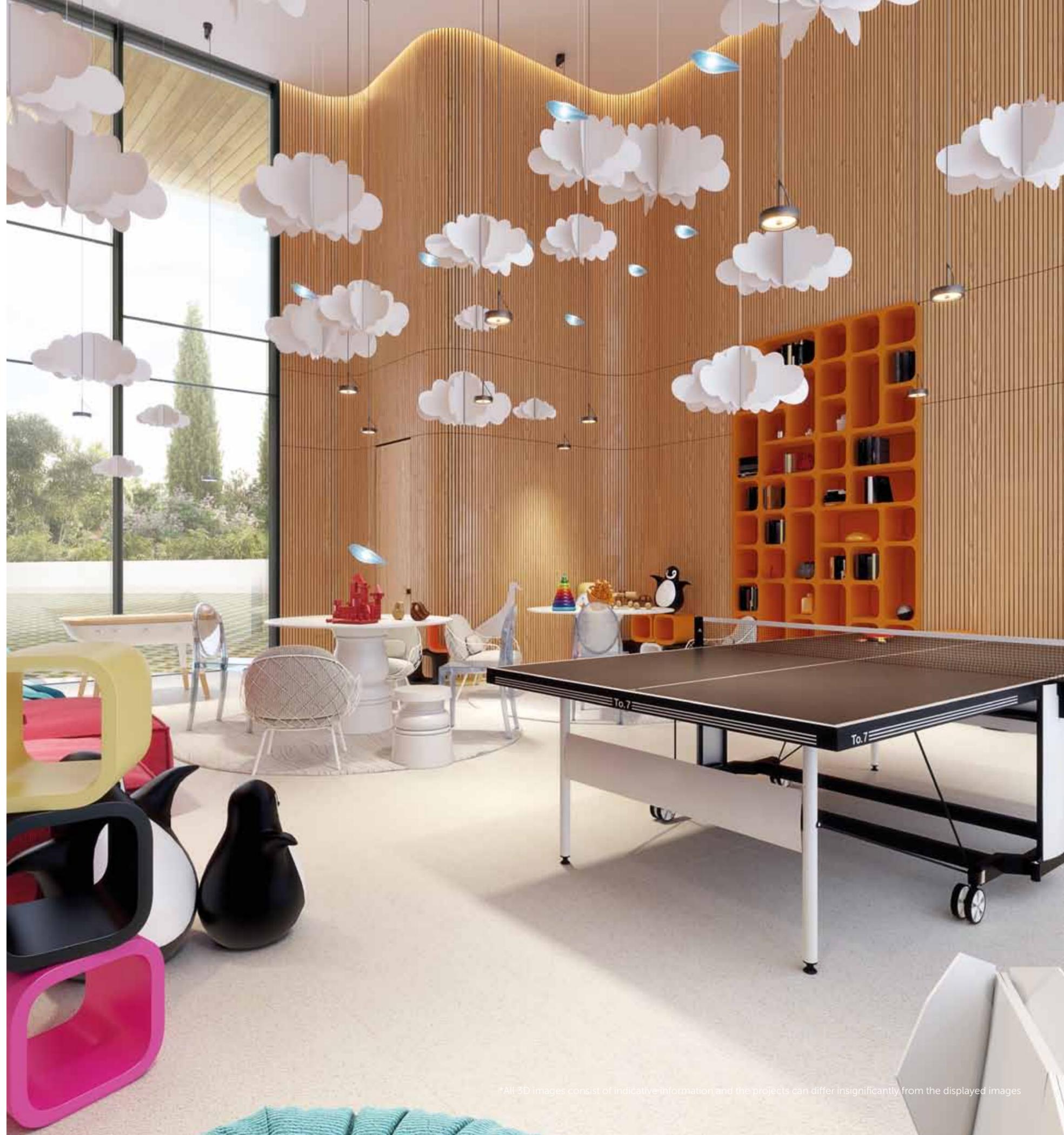
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PLAYROOM



FUN
PLAY
LEARN

At Eden Roc, even the children have their own custom designed space: conceived as a luxury kids club, this space offers a variety of games and 'softplay' areas where children of all ages can enjoy themselves. The amenities include ball room, children's library, softplay area, TV and gaming areas and more 'grown-up' games such as futsal and table tennis. The amenities have been tastefully designed to create a playful version of the aesthetic language developed for the rest of the development.



LIVING

THE ART OF LIVING IMMERSE INTO THE TRANQUILLITY OF PARADISE

The internal apartment spaces are designed with a generous clear height space of over 3.15m. All living rooms benefit from floor to ceiling glass with views onto the central garden, as well as access onto gardens, terraces or covered verandas. The large living rooms embrace the concept of 'open living' with dining, living and designer kitchens all within the same space. The spaces are planned for optimal use of space and furniture arrangement and the volumes all benefit from an abundance of natural light. The materials and details are contemporary and crisp.



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FURNISHED BY



PKS PHILOSOPHY OF KUDOS + STYLE

DINING

DUPLEX



This dining room offers a unique balance between comfort, aesthetic, lighting and furnishing. The use of soft colours with a touch of green give a sense of warmth and a homely atmosphere. Representing the essence of empowerment, sophistication, mystics and enticement, this features one of a kind design, with unique textures and incredible finish.

FURNISHED BY



PKS PHILOSOPHY OF KUDOS + STYLE



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KITCHEN

The designer kitchens are designed with a sleek, clean and minimalist style ensuring both optimised usability and durability. Materials such as beautiful synthetic white granite countertops ensure that the kitchens not only look great but are also very hardwearing and designed for longlife. The kitchens are designed as open plan with islands allowing for a breakfast bar concept and enabling the family to congregate around what will inevitably form the heart of any home.



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BATHROOM

PENTHOUSE



This is what defines the design of a luxury bathroom. This bathroom has become an even more private place offering escape from the hubbub of life and becoming your very own personal place of indulgence and wellbeing. This spacious bathroom is decorated with expensive materials and stylish accent details. From marble walls and floors to stunning large windows, this creates a sense of magnificence and comfort. The combination of marble and soft colours and lots of light gives this bathroom its unique and sophisticated overall ambience. Indulge and relax as this bathroom becomes your very own haven.

FURNISHED BY



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BEDROOM

This luxury bedroom features the height of indulgence from sumptuous bedding to glorious parquet floors. This offers us a glimpse into the world that always seems just out of reach. This design uses soft greys and silvers to create a sparkling luxurious feel. Grey silver bedding and parquet floor are neutral but still rich while a stunning vanity and sophisticated accents make this a modern dream.



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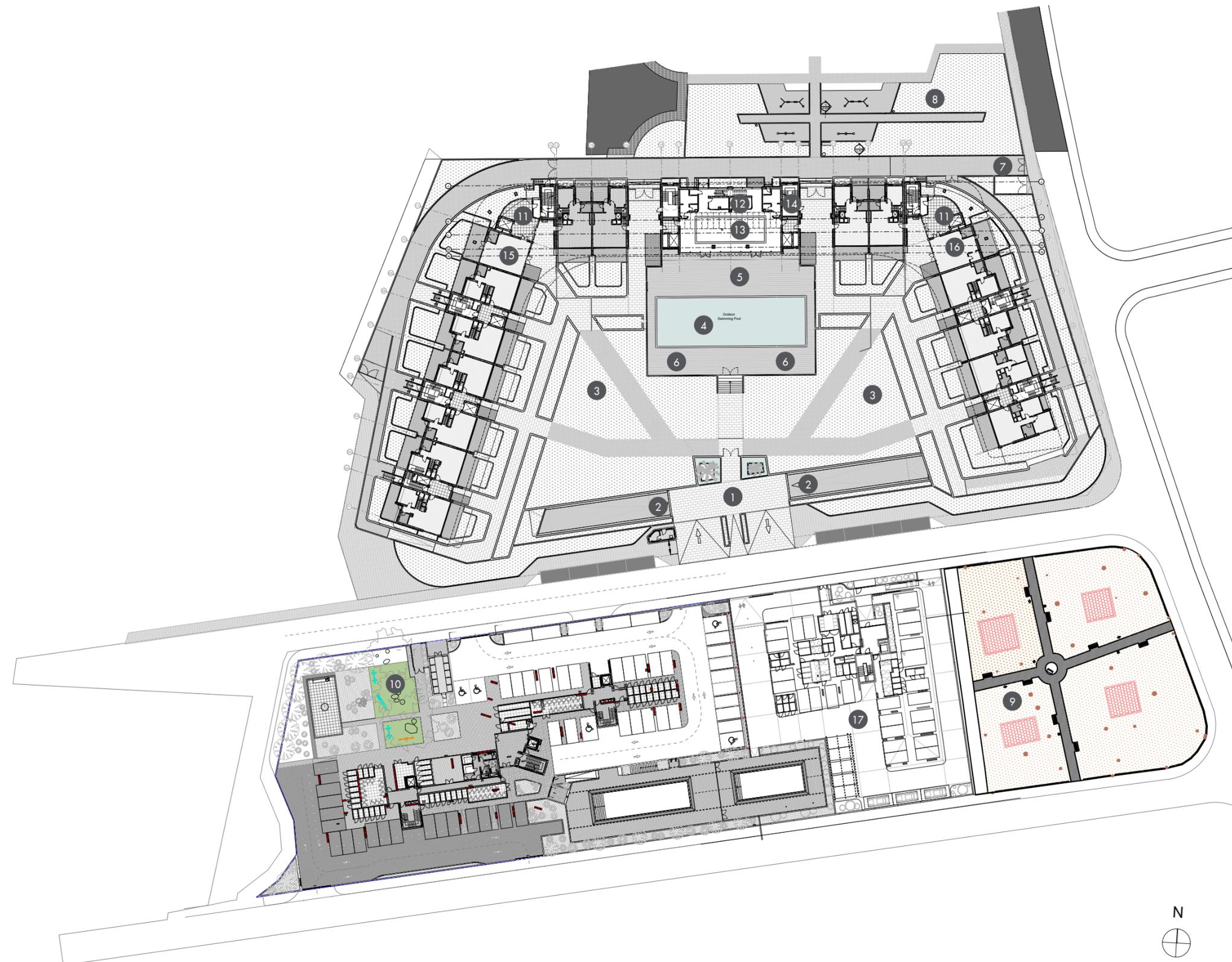
*All 3D images consist of indicative information and the project can differ insignificantly from the displayed images

DEVELOPMENT LAYOUT

WORLD CLASS AMENITIES AT YOUR DOORSTEP

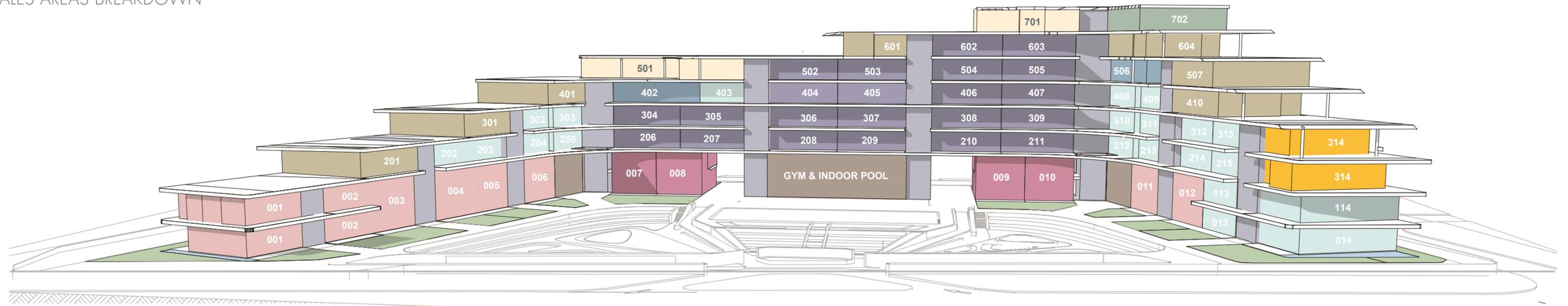
The development is divided into two plots, with a building on each plot. The building on the larger northern plot reaches up to 8 storeys in height; the smaller building on the south plot is five storeys in height. The two buildings wrap around a formal garden and are set within generous landscaped grounds all around.

1. Entrance Plaza
2. Underground parking car entrance
3. Gardens area
4. Pool
5. Pool decking
6. Sunbed area
7. Back entrance area
8. Public Park
9. Public Area
10. Plot B Gardens
11. Lobby
12. Gym
13. Indoor pool
14. Spa (Sauna & Steam room)
15. Kid's club
16. Club lounge
17. Plot C



NUMBER OF UNITS

PLOT A SALES AREAS BREAKDOWN



- | | | |
|--|---|---|
| 2 Bedroom Penthouse | Duplex | 3 Bedroom |
| 3 Bedroom Penthouse | Triplex | 4 Bedroom |
| 4 Bedroom Penthouse | 2 Bedroom | Amenity |
| 3 Bedroom Penthouse Duplex | | |

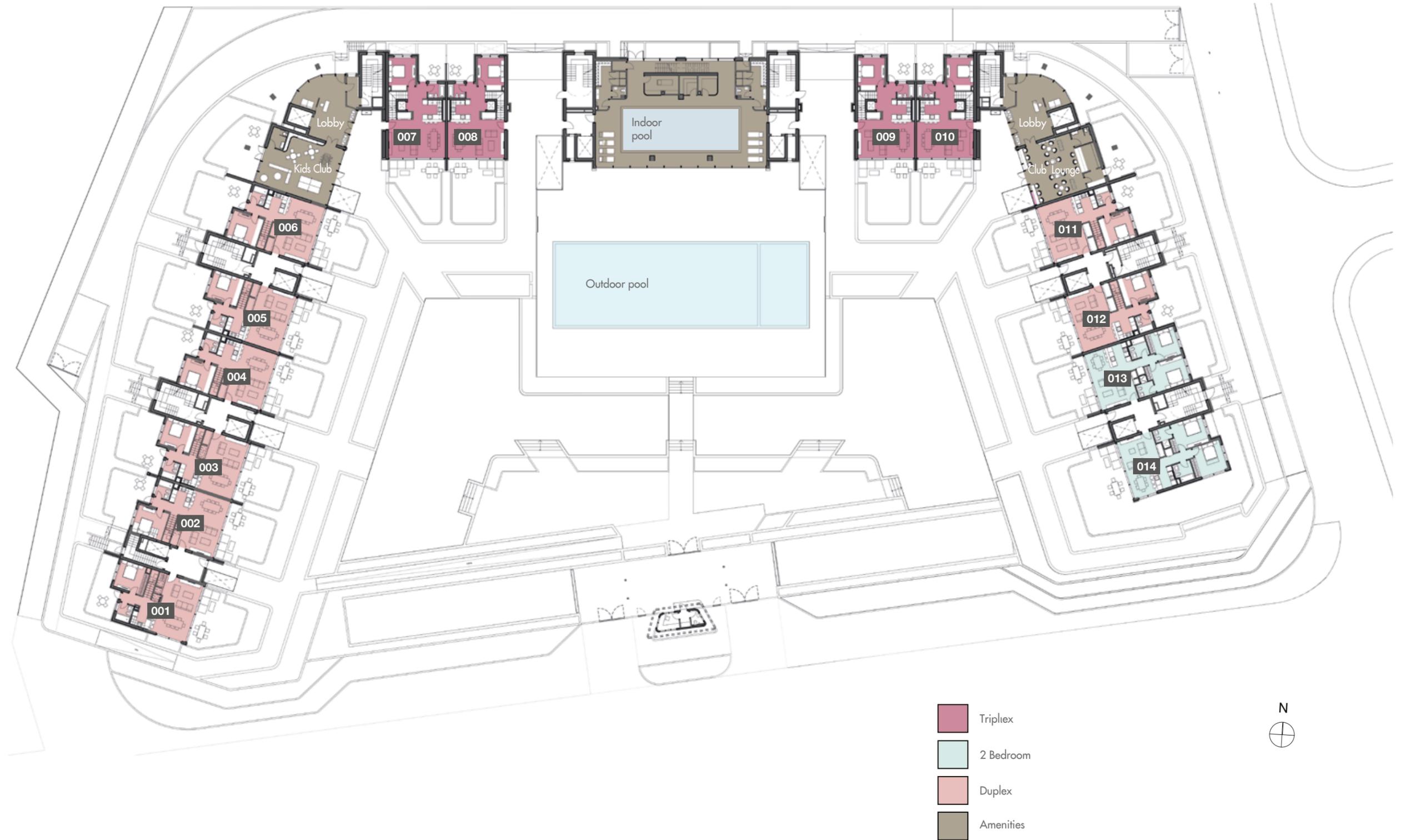
PLOT A - PARKING

BASEMENT 1



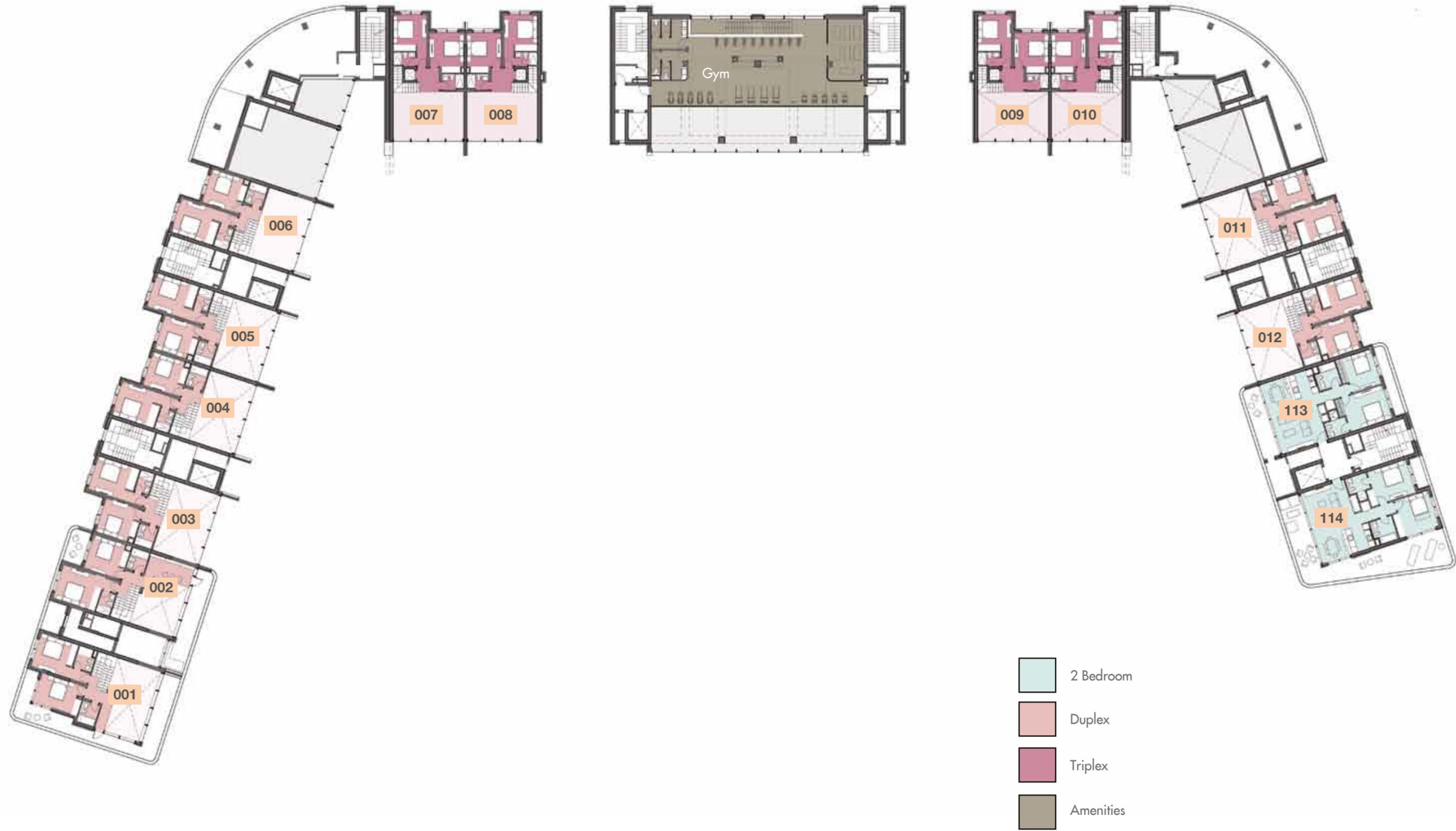
PLOT A - FLOOR PLAN

GROUND FLOOR



PLOT A - FLOOR PLAN

1ST FLOOR



PLOT A - FLOOR PLAN

2ND FLOOR



PLOT A - FLOOR PLAN

3RD FLOOR



-  2 Bedroom
-  3 Bedroom
-  3 Bedroom Penthouse
-  3 Bedroom Penthouse Duplex



PLOT A - FLOOR PLAN

4TH FLOOR



-  2 Bedroom
-  3 Bedroom
-  3 Bedroom Penthouse



PLOT A - FLOOR PLAN

5TH FLOOR



-  3 Bedroom
-  3 Bedroom Penthouse
-  4 Bedroom
-  4 Bedroom Penthouse



PLOT A - FLOOR PLAN

6TH FLOOR

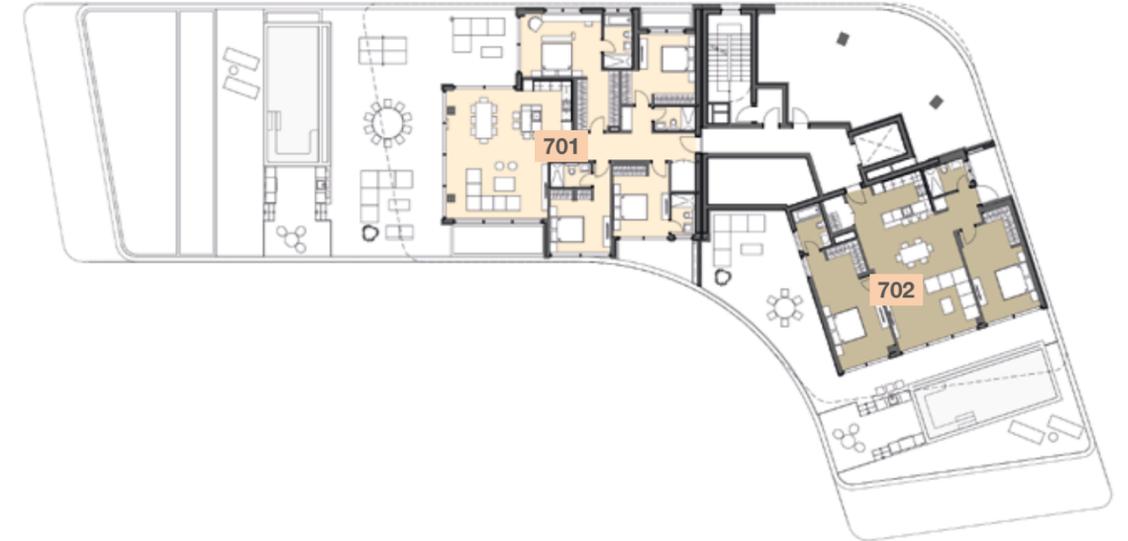


-  3 Bedroom
-  3 Bedroom Penthouse



PLOT A - FLOOR PLAN

7TH FLOOR



-  2 Bedroom Penthouse
-  4 Bedroom Penthouse



CHOICE OF PROPERTIES

PROPERTY	FLOOR	BEDROOMS	TYPE	INDOOR AREA, SQ.M.	COV. VERANDA, SQ.M.	UNCOV. VERANDA, SQ.M.	GARDEN/ PLANTER SQ.M.	COMMON AREA SQ.M.	PRIVATE POOL	TOTAL AREA, SQ.M.
001	Ground Floor			78.46	51.52		75.67			
	Level 01			57.52	38.2					
	0	3 bed	Duplex	135.92	89.72		75.67	9.18		234.82
002	Ground Floor			77.33						
	Level 01			62.66						
	0	3 bed	Duplex	142.34	55.36		85.39	8.05		205.75
003	Ground Floor			77.33						
	Level 01			51.5						
	0	3 bed	Duplex	128.90	33.54		88.01	6.61		169.05
004	Ground Floor			77.33						
	Level 01			51.5						
	0	3 bed	Duplex	128.93	33.38		97.24	6.61		168.92
005	Ground Floor			77.33						
	Level 01			51.5						
	0	3 bed	Duplex	128.92	33.45		103.20	6.61		168.98
006	Ground Floor			77.33						
	Level 01			51.5						
	0	3 bed	Duplex	129.78	35.58		94.13	6.73		172.09
007	Basement			102.83						
	Ground Floor			81.42						
	Level 01			48.87						
	0	4 bed	Triplex	228.77	26.01		54.52	10.37		265.15
008	Basement			102.83						
	Ground Floor			81.42						
	Level 01			50.78						
	0	4 bed	Triplex	231.88	21.90		69.95	10.37		264.11
009	Basement			102.83						
	Ground Floor			81.42						
	Level 01			50.78						
	0	4 bed	Triplex	231.87	21.90		69.97	10.33		264.10

PROPERTY	FLOOR	BEDROOMS	TYPE	INDOOR AREA, SQ.M.	COV. VERANDA, SQ.M.	UNCOV. VERANDA, SQ.M.	GARDEN/ PLANTER SQ.M.	COMMON AREA SQ.M.	PRIVATE POOL	TOTAL AREA, SQ.M.
010	Basement			102.83						
	Ground Floor			81.42						
	Level 01			48.87						
	0	4 bed	Triplex	229.92	26.02		52.70	10.42		266.36
011	Ground Floor			77.33						
	Level 01			51.46						
	0	3 bed	Duplex	128.92	35.84		72.17	6.71		168.61
012	Ground Floor			77.33						
	Level 01			51.46						
	0	3 bed	Duplex	128.93	33.09		77.26	6.59		168.61
013	0	2 bed	Garden Apartment	89.35	21.40		76.22	4.51		115.26
014	0	2 bed	Garden Apartment	91.10	58.61		154.84	6.09		115.80
113	1	2 bed	Apartment	89.35	20.97			4.49		114.81
114	1	2 bed	Apartment	91.49	54.32		3.35	5.93		151.74
201	2	3 bed	Penthouse	120.58	26.65	157.99	39.15	5.99	YES	311.21
202	2	2 bed	Apartment	88.96	21.40			4.49		114.85
203	2	2 bed	Apartment	88.96	21.40			4.49		114.85
204	2	2 bed	Apartment	89.20	23.47	8.55		4.59		125.81
205	2	2 bed	Apartment	89.52	29.68		15.65	4.85		124.05
206	2	3 bed	Apartment	119.74	29.23		12.26	6.06		167.29
207	2	3 bed	Apartment	119.70	29.17		7.93	6.06		162.86
208	2	3 bed	Apartment	119.61	28.37		5.83	6.02		159.83
209	2	3 bed	Apartment	119.63	28.37		5.81	6.02		159.83
210	2	3 bed	Apartment	119.69	29.03		8.04	6.05		162.81

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

CHOICE OF PROPERTIES

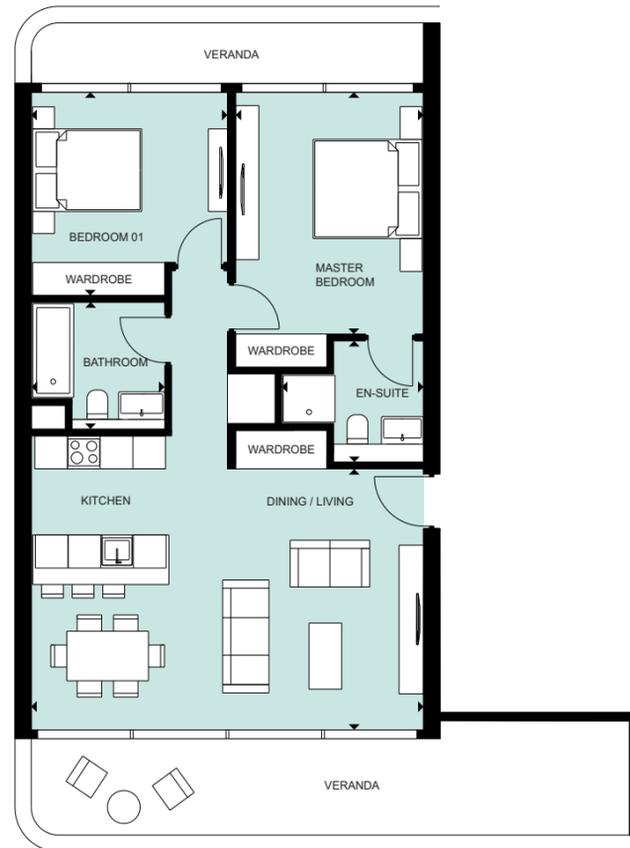
PROPERTY	FLOOR	BEDROOMS	TYPE	INDOOR AREA, SQ.M.	COV. VERANDA, SQ.M.	UNCOV. VERANDA, SQ.M.	GARDEN/ PLANTER SQ.M.	COMMON AREA SQ.M.	PRIVATE POOL	TOTAL AREA, SQ.M.
211	2	3 bed	Apartment	119.71	35.87		6.07	6.33		167.98
212	2	2 bed	Apartment	89.71	29.61		15.60	4.86		139.78
213	2	2 bed	Apartment	89.06	23.59			4.58		117.23
214	2	2 bed	Apartment	88.96	21.78			4.51		115.25
215	2	2 bed	Apartment	88.95	21.40			4.49		114.84
301	3	3 bed	Penthouse	120.65	26.40	164.91	60.10	5.99	YES	378.05
302	3	2 bed	Apartment	89.06	23.55			4.58		117.19
303	3	2 bed	Apartment	89.67	29.59		15.79	4.85		139.90
304	3	3 bed	Apartment	119.72	29.25		12.26	6.06		167.29
305	3	3 bed	Apartment	119.70	29.17		7.93	6.06		162.86
306	3	3 bed	Apartment	116.96	26.19		10.09	5.83		159.07
307	3	3 bed	Apartment	116.95	26.19		10.11	5.83		159.08
308	3	3 bed	Apartment	119.69	31.51		6.08	6.15		163.43
309	3	3 bed	Apartment	119.68	29.17		12.26	6.06		167.17
310	3	2 bed	Apartment	89.66	29.65		15.79	4.86		139.96
311	3	2 bed	Apartment	89.11	23.55			4.59		117.25
312	3	2 bed	Apartment	88.96	21.40			4.49		114.85
313	3	2 bed	Apartment	88.95	21.40			4.49		114.84
Level 02										
Level 03										
314	3	3 bed	Penthouse	160.20	116.50	21.82	34.55	11.22	YES	344.29
401	4	3 bed	Penthouse	121.19	27.13	146.83	53.18	6.04	YES	354.37

PROPERTY	FLOOR	BEDROOMS	TYPE	INDOOR AREA, SQ.M.	COV. VERANDA, SQ.M.	UNCOV. VERANDA, SQ.M.	GARDEN/ PLANTER SQ.M.	COMMON AREA SQ.M.	PRIVATE POOL	TOTAL AREA, SQ.M.
402	4	4 bed	Apartment	157.59	37.37		12.25	7.94		215.15
403	4	2 bed	Apartment	81.81	20.94		7.93	4.18		114.86
404	4	3 bed	Apartment	116.98	26.29		10.00	5.83		159.10
405	4	3 bed	Apartment	116.95	26.29		10.00	5.83		159.07
406	4	3 bed	Apartment	119.69	29.15		7.93	6.06		162.83
407	4	3 bed	Apartment	119.72	29.13		12.25	6.06		167.16
408	4	2 bed	Apartment	89.66	29.65		15.68	4.86		139.85
409	4	2 bed	Apartment	89.11	23.50			4.58		117.19
410	4	3 bed	Penthouse	113.95	108.77	0.45	88.03	9.06	YES	320.26
501	5	4 bed	Penthouse	178.33	16.51	338.99	81.29	7.93	YES	623.05
502	5	3 bed	Apartment	116.97	26.29		10.02	5.83		159.11
503	5	3 bed	Apartment	116.95	26.29		10.02	5.83		159.09
504	5	3 bed	Apartment	119.69	29.17		7.93	6.06		162.85
505	5	3 bed	Apartment	119.74	29.19		12.23	6.06		167.22
506	5	4 bed (150)	Apartment	150.28	74.41		21.72	9.15		255.56
507	5	3 bed	Penthouse	120.69	32.99	76.17	15.30	6.25	YES	251.40
601	6	3 bed	Penthouse	124.09	46.33	177.75	73.38	6.94	YES	428.49
602	6	3 bed	Apartment	119.66	29.17		7.96	6.06		162.85
603	6	3 bed	Apartment	119.72	29.19		12.25	6.06		167.22
604	6	3 bed	Penthouse	114.54	120.98	21.25	90.92	9.59	YES	357.28
701	7	4 bed	Penthouse	177.59	28.32	193.30	50.36	8.38	YES	457.95
702	7	2 bed	Penthouse	124.69	31.31	134.08		6.35	YES	296.43

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

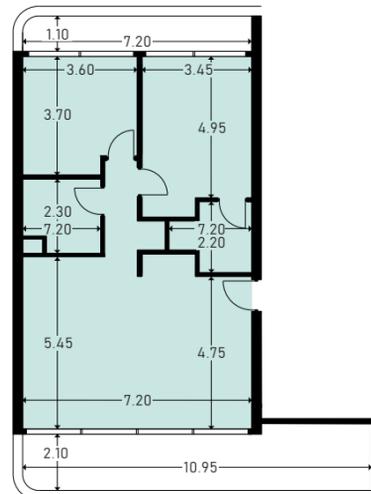
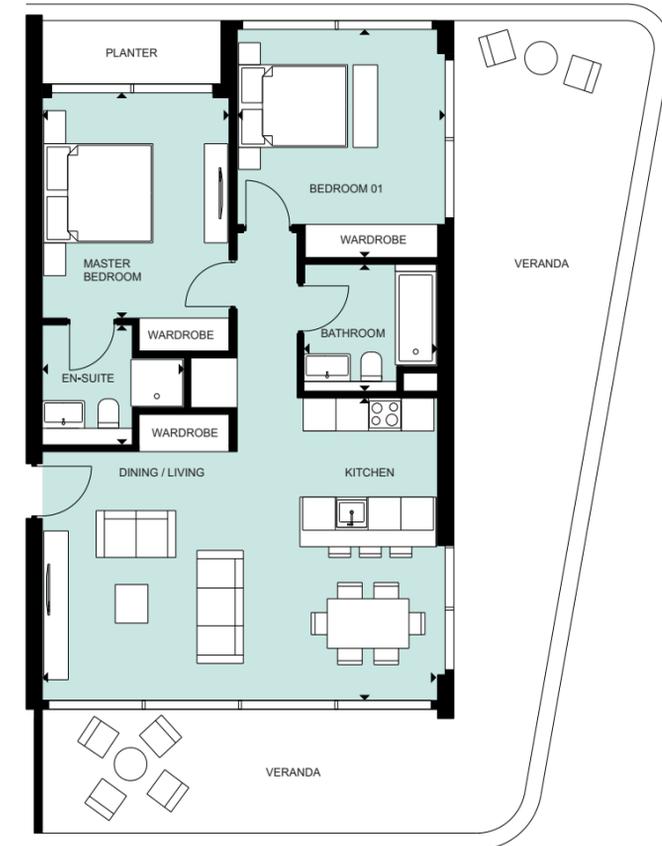
TYPE 1 (PLOT A)

2 BEDROOM APARTMENT



TYPE 2 (PLOT A)

2 BEDROOM APARTMENT

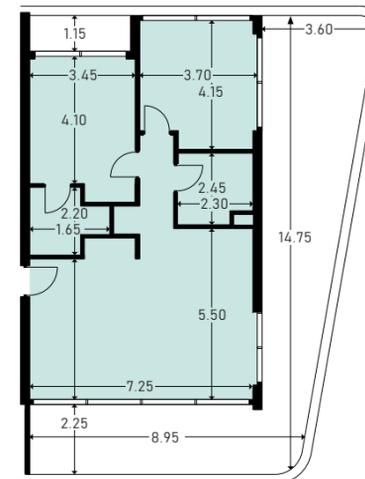
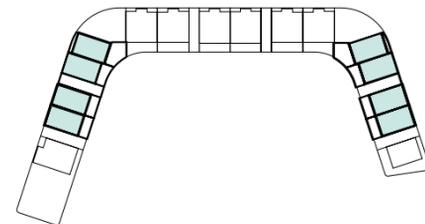


INDOOR AREA From 88.95 to 89.92 sq m

Veranda From 20.73 to 29.65 sq m

013	215
113	302
202	303
203	310
204	311
205	312
212	313
213	408
214	409

Floorplan location – Typical level

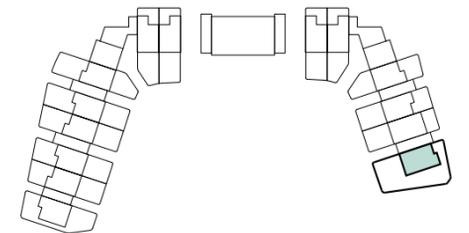


INDOOR AREA From 91.10 to 91.49 sq m

Veranda From 54.32 to 54.32 sq m

014
114

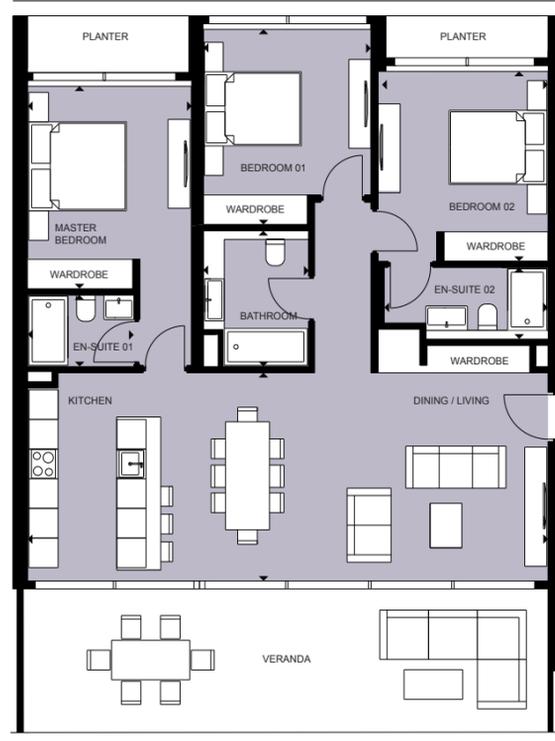
Floorplan location – Ground floor



Floor plans shown are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%.

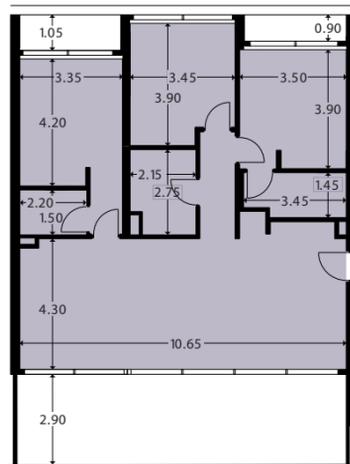
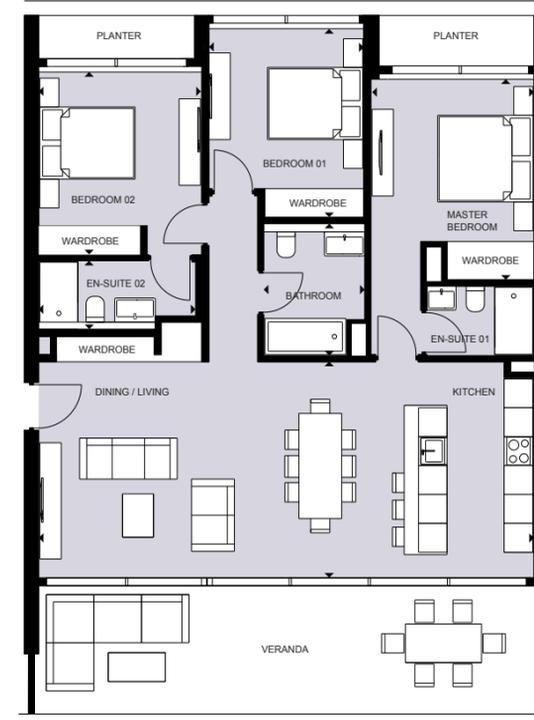
TYPE 3 (PLOT A)

3 BEDROOM APARTMENT



TYPE 4 (PLOT A)

3 BEDROOM APARTMENT

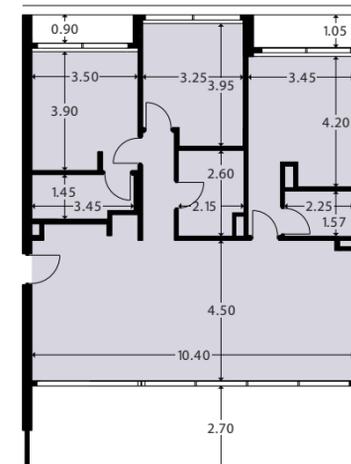
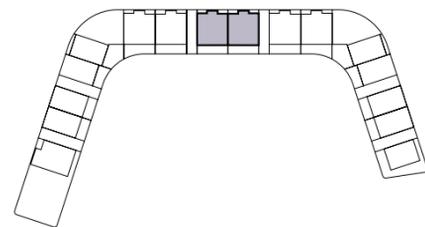


INDOOR AREA
Veranda

From 116.98 to 119.61 sq m
From 26.19 to 28.37 sq m

Floorplan location - Typical level

- 208
- 209
- 306
- 307
- 404
- 405
- 502
- 503



INDOOR AREA

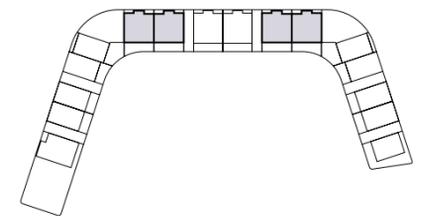
From 119.69 to 119.72 to sq m

Floorplan location - Typical level

Veranda

From 29.03 to 35.87 sq m

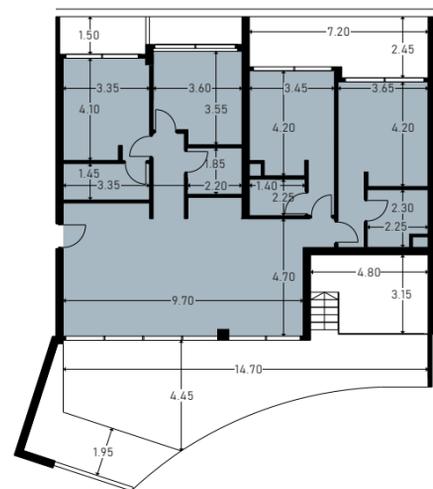
- 206
- 207
- 210
- 211
- 304
- 305
- 308
- 309



Floor plans shown are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%.

TYPE 5 (PLOT A)

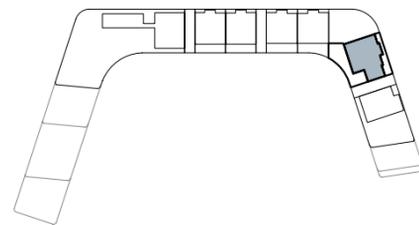
4 BEDROOM APARTMENT



INDOOR AREA 150.28 sq m
Veranda 74.41 sq m

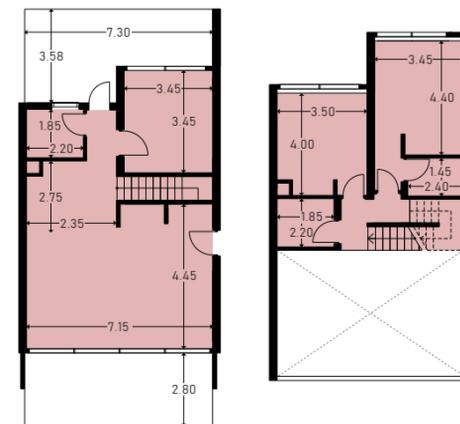
Floorplan location – Level 05

506



TYPE 6 (PLOT A)

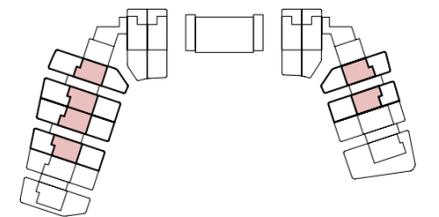
DUPLEX



INDOOR AREA From 128.90 to 129.78 sq m
Veranda From 33.09 to 35.84 sq m

Floorplan location – Ground floor, Level 01

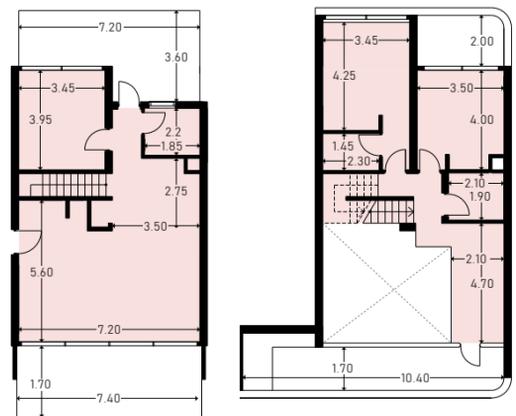
- 003
- 004
- 005
- 006
- 011
- 012



Floor plans shown are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%.

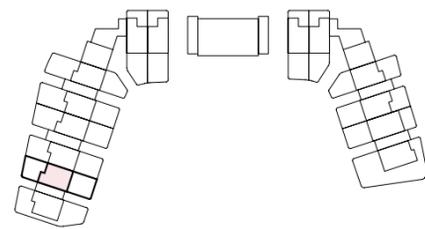
TYPE 7 (PLOT A)

DUPLEX



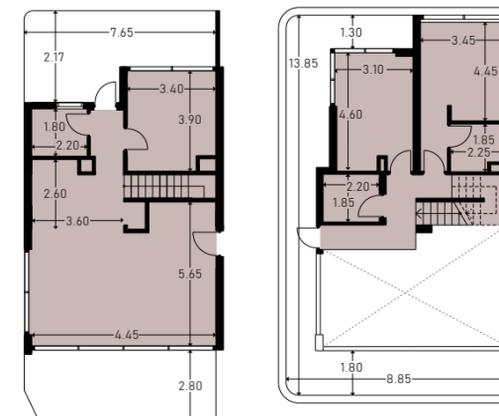
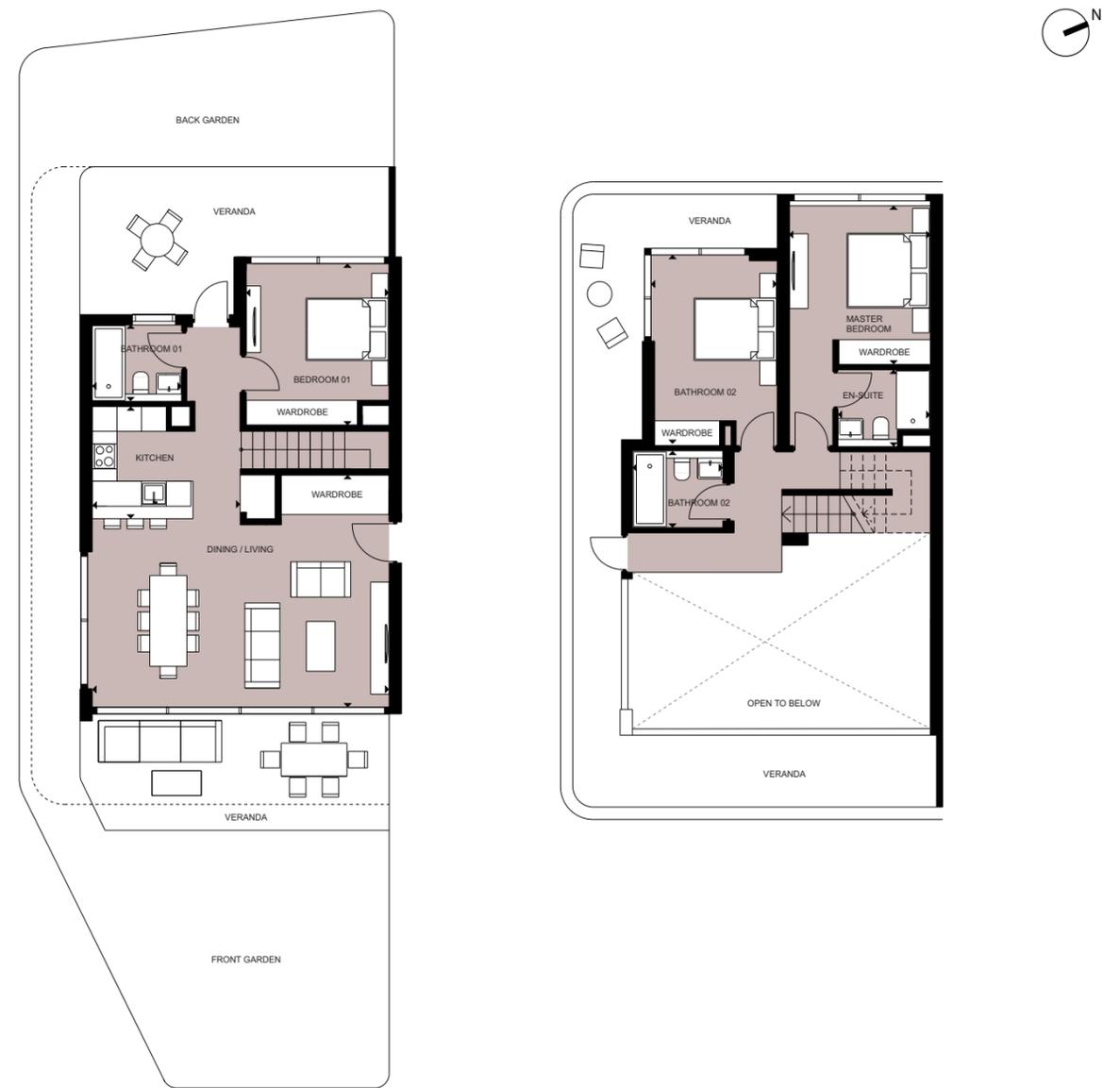
INDOOR AREA 142.34 sq m
Veranda 55.36 sq m

Floorplan location - Ground floor, Level 01



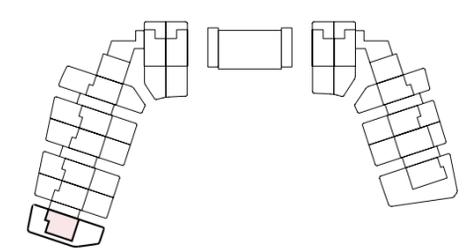
TYPE 8 (PLOT A)

DUPLEX



INDOOR AREA 135.92 sq m
Veranda 89.72 sq m

Floorplan location - Ground floor, Level 01



Floor plans shown are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%.

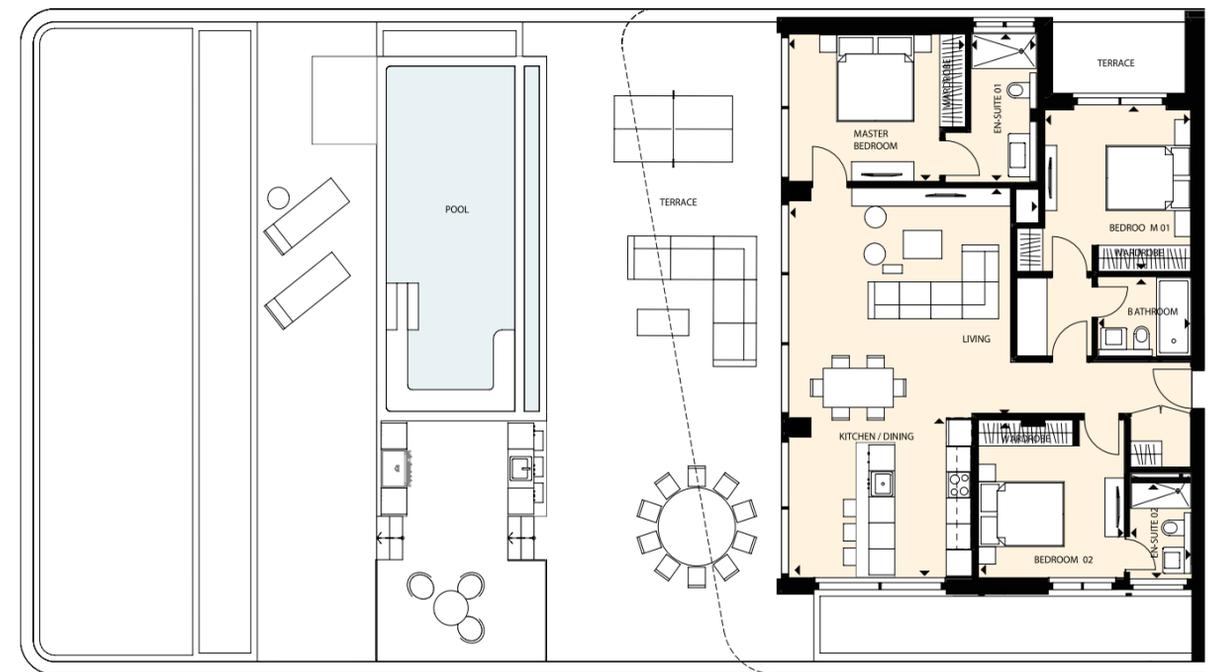
TYPE 9 (PLOT A)

TRIPLEX



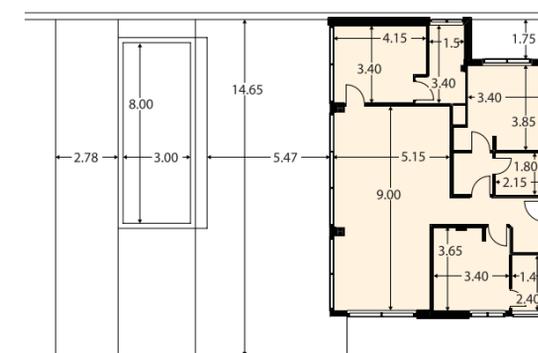
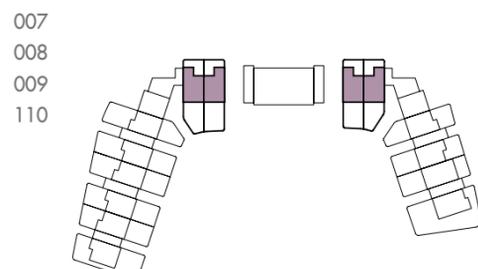
TYPE 10 (PLOT A)

PENTHOUSE 1-A



Floorplan location – Basement, Ground floor, Level 01

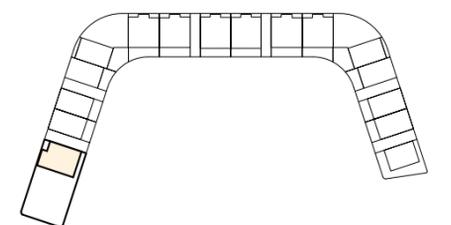
INDOOR AREA From 228.77 to 231.88 sq m
Veranda From 21.90 to 26.02 sq m



INDOOR AREA 120.58 sq m
Veranda 184.64 sq m
* Including Covered Veranda

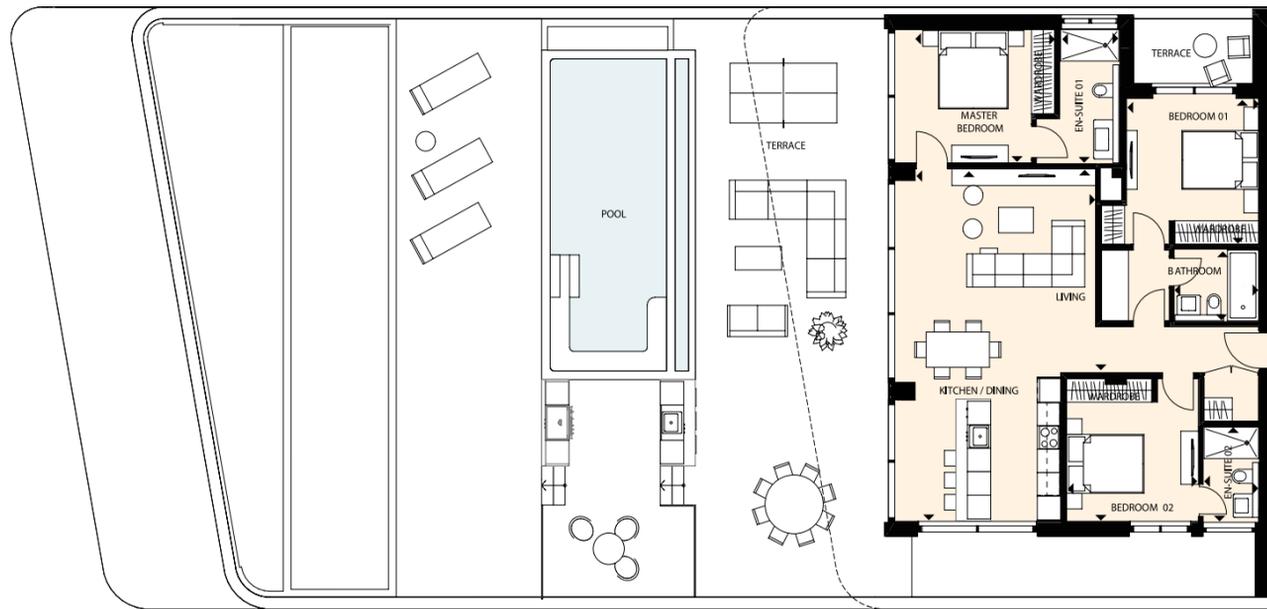
201

Floorplan location – Level 02



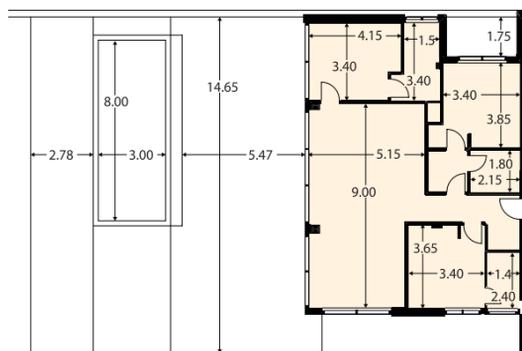
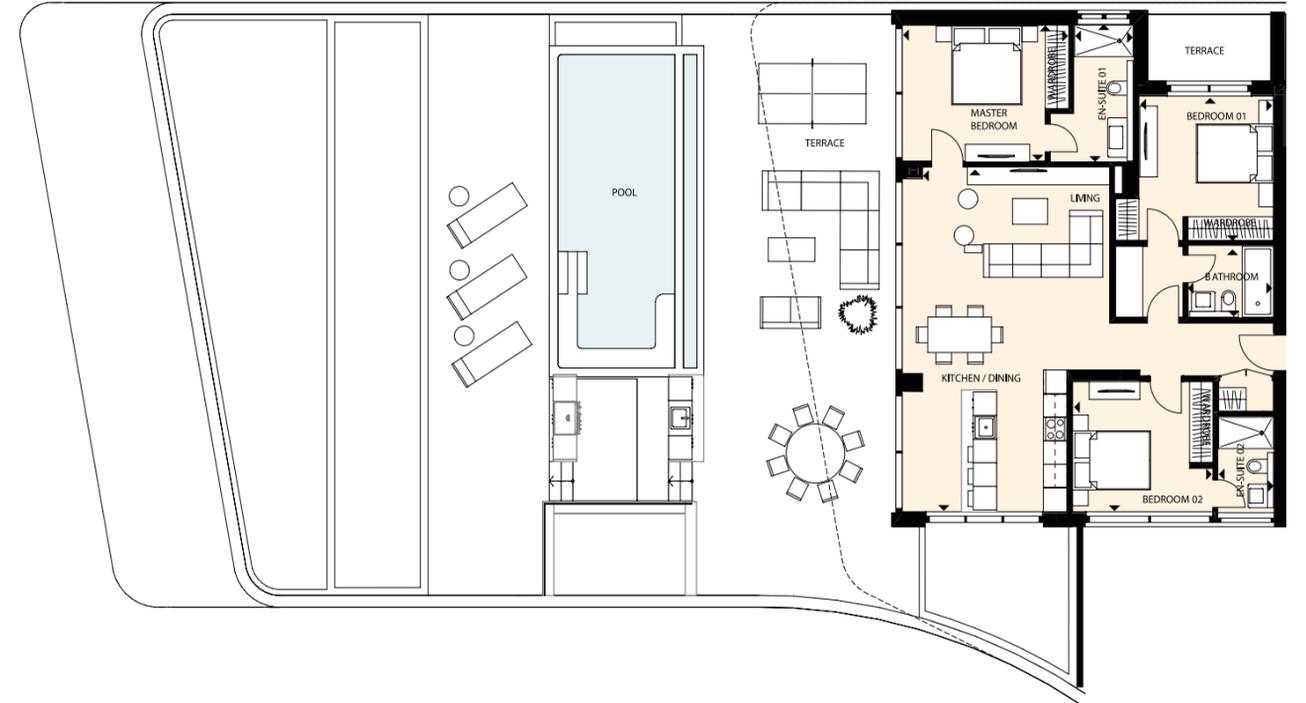
TYPE 11 (PLOT A)

PENTHOUSE 1-B



TYPE 12 (PLOT A)

PENTHOUSE 1-C

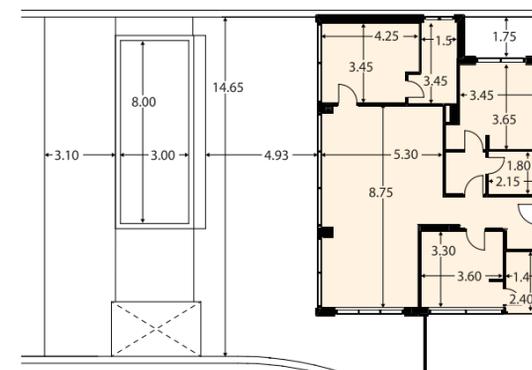
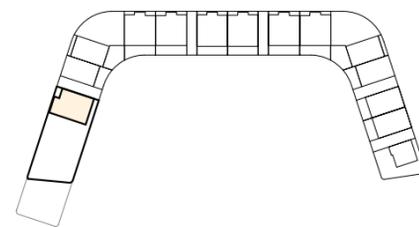


INDOOR AREA 120.65 sq m
Veranda 191.31 sq m

* Including Covered Veranda

301

Floorplan location – Level 03

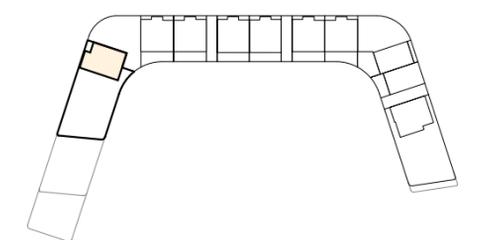


INDOOR AREA 121.19 sq m
Veranda 173.96 sq m

* Including Covered Veranda

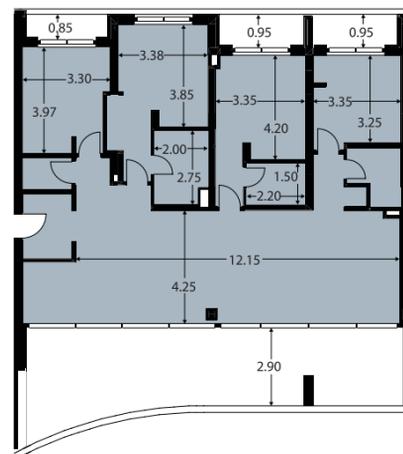
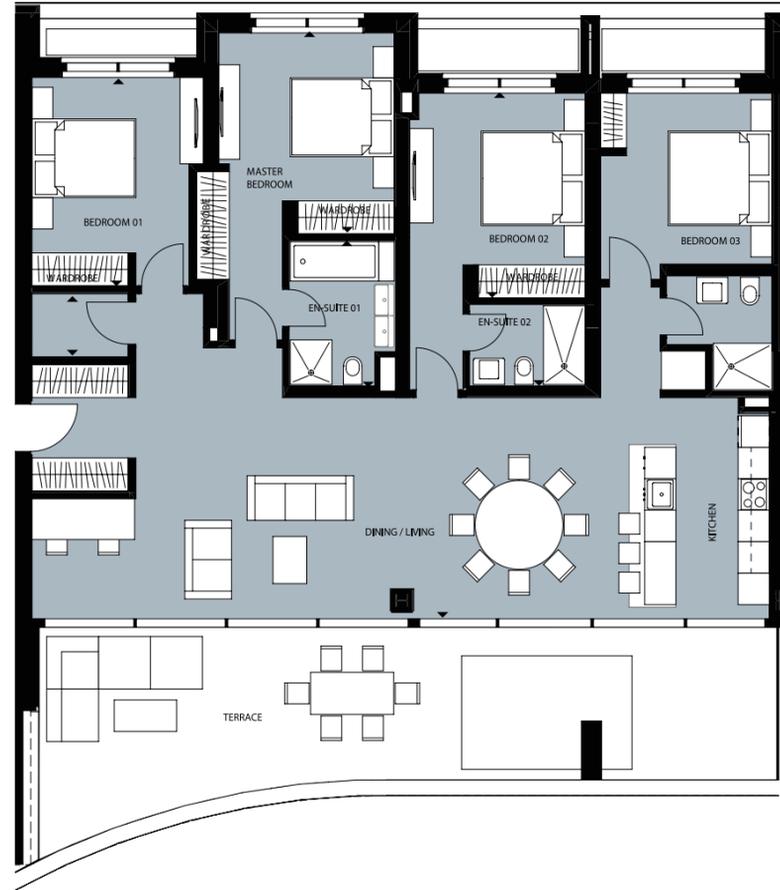
401

Floorplan location – Level 04



TYPE 1 (PLOT A)

4 BEDROOM APARTMENT

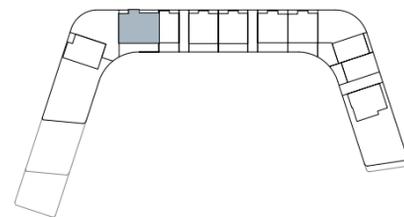


INDOOR AREA 157.59 sq m
 Veranda 37.37 sq m

* Including Covered Veranda

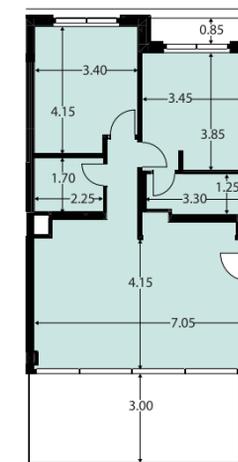
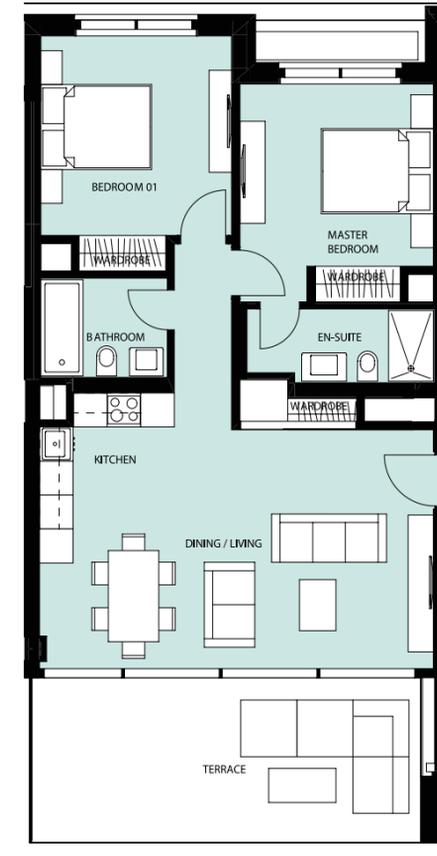
402

Floorplan location – Level 04



TYPE 1 (PLOT A)

4 BEDROOM APARTMENT

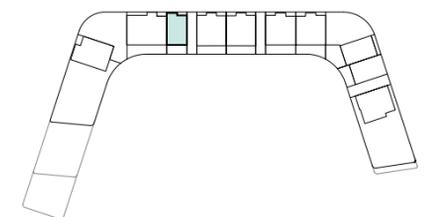


INDOOR AREA 81.81 sq m
 Veranda 20.94 sq m

* Including Covered Veranda

403

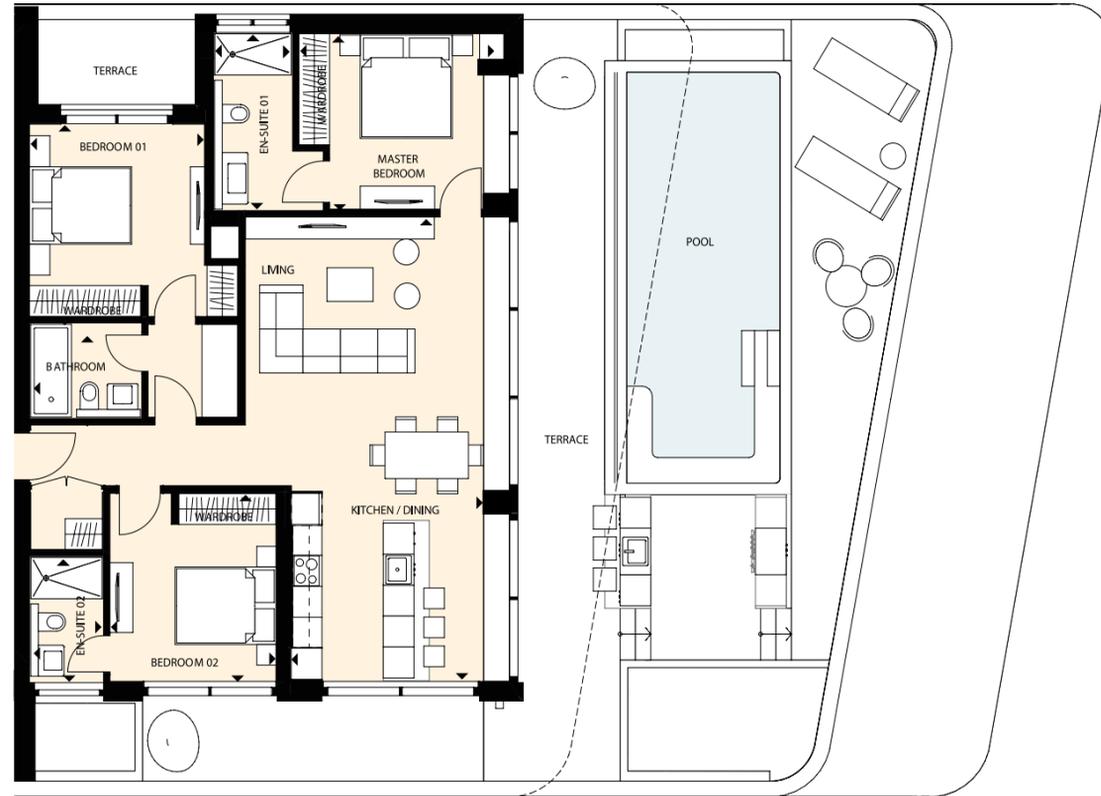
Floorplan location – Level 04



Floor plans shown are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%.

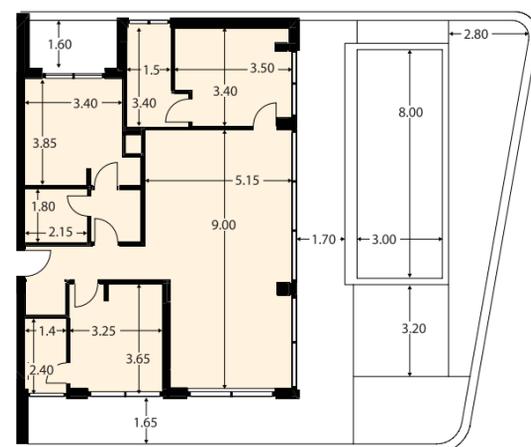
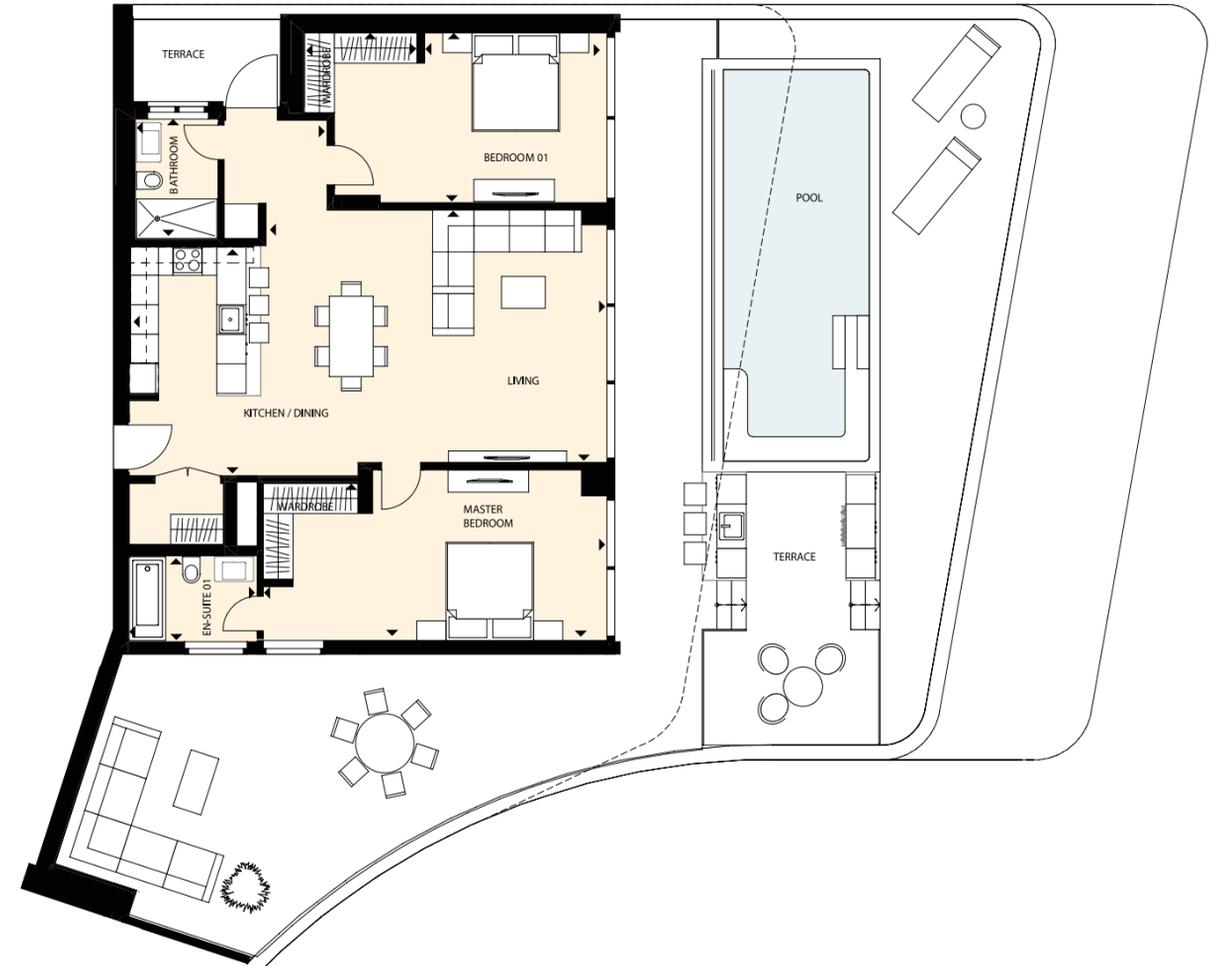
TYPE 13 (PLOT A)

PENTHOUSE 1-D



TYPE 14 (PLOT A)

PENTHOUSE 1-E

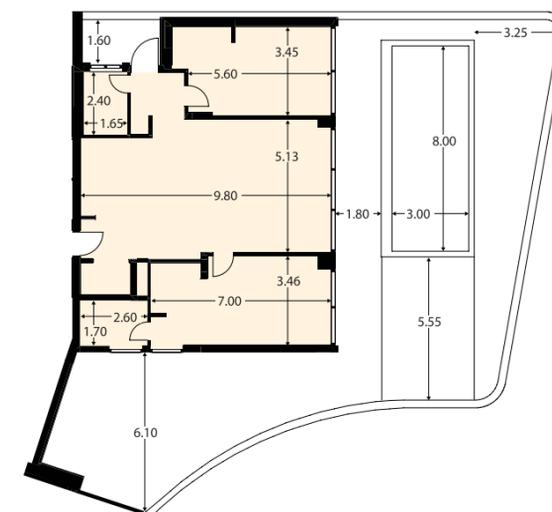
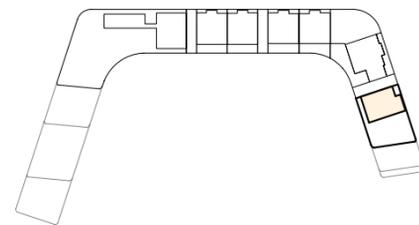


INDOOR AREA 120.69 sq m
Veranda 109.16 sq m

Floorplan location – Level 05

* Including Covered Veranda

507

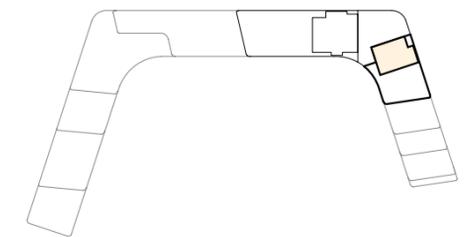


INDOOR AREA 124.69 sq m
Veranda 165.39 sq m

Floorplan location – Level 07

* Including Covered Veranda

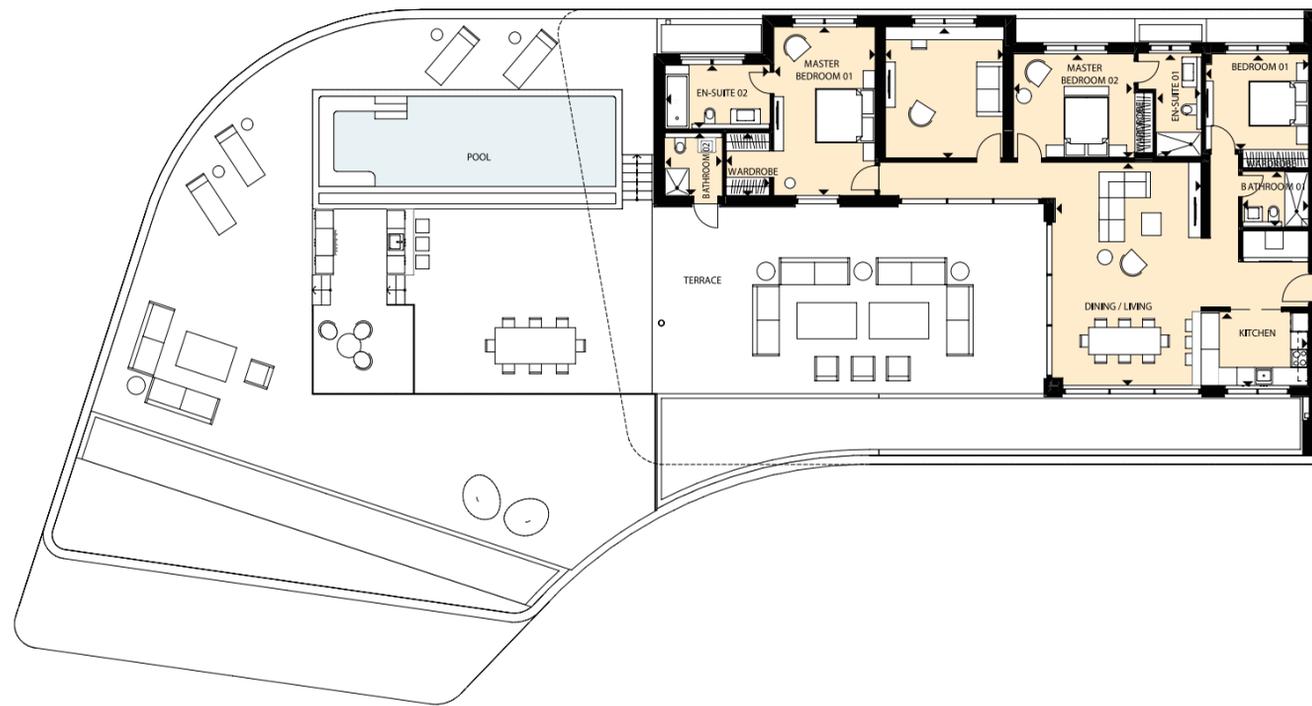
702



Floor plans shown are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%.

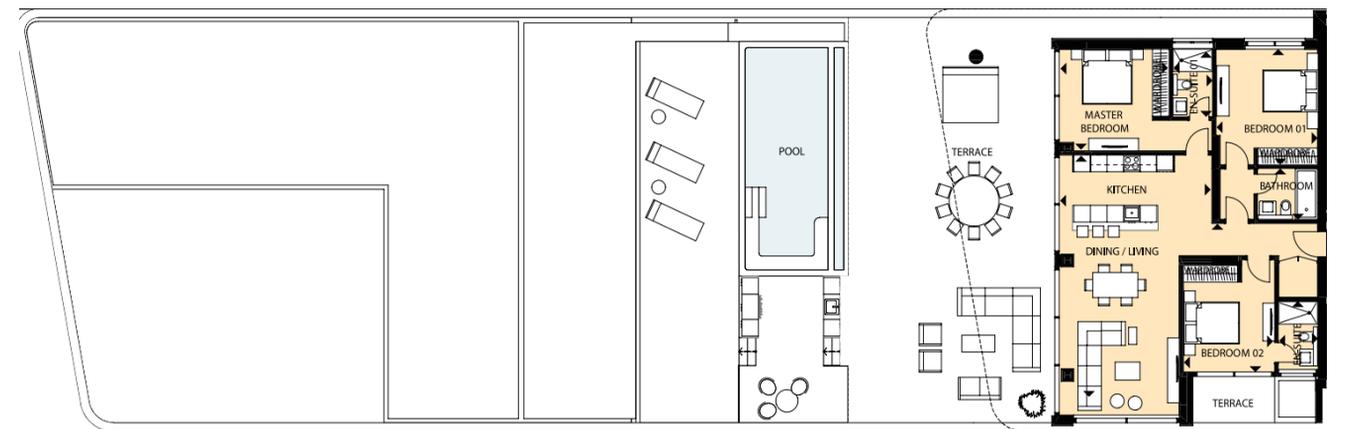
TYPE 15 (PLOT A)

PENTHOUSE 2



TYPE 16 (PLOT A)

PENTHOUSE 3



501

INDOOR AREA

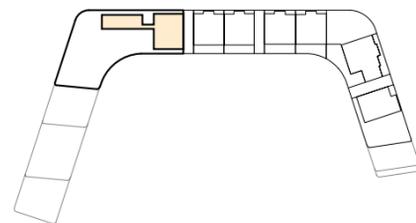
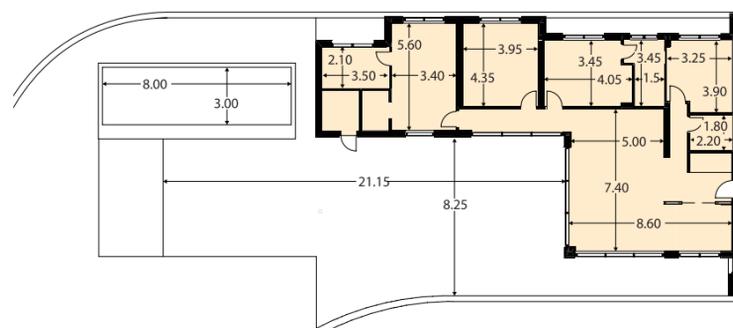
178.33 sq m

Floorplan location – Level 05

Veranda

355.50 sq m

* Including Covered Veranda



INDOOR AREA

124.09 sq m

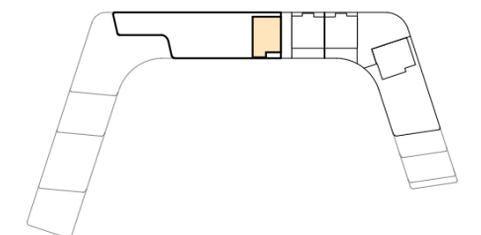
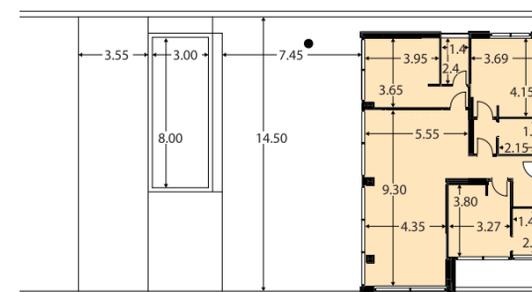
Floorplan location – Level 06

Veranda

224.08 sq m

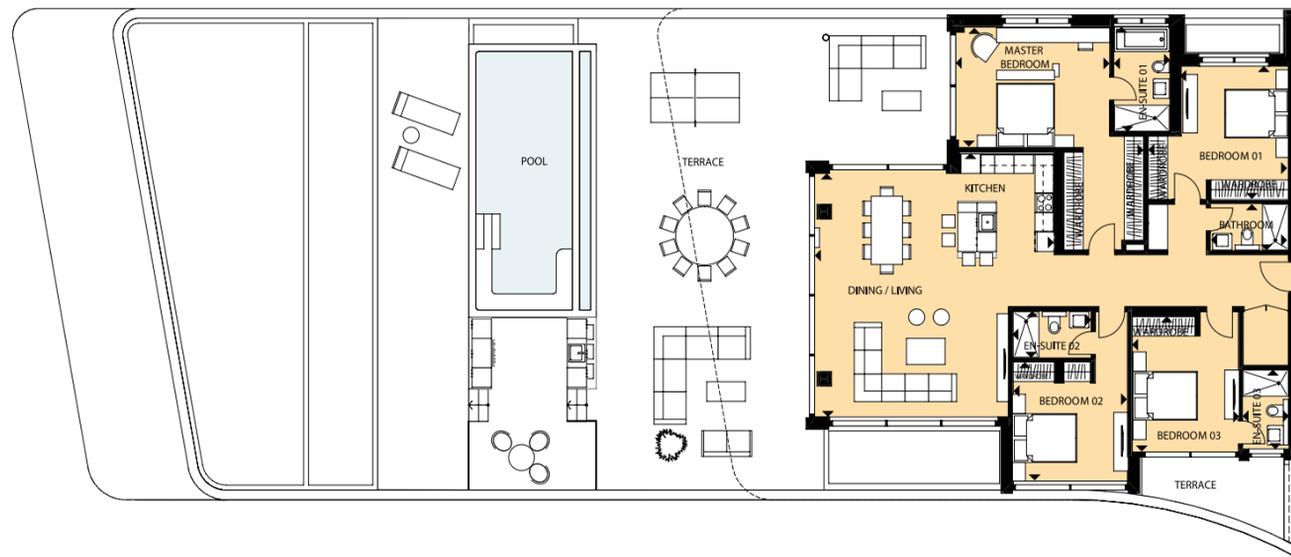
* Including Covered Veranda

601



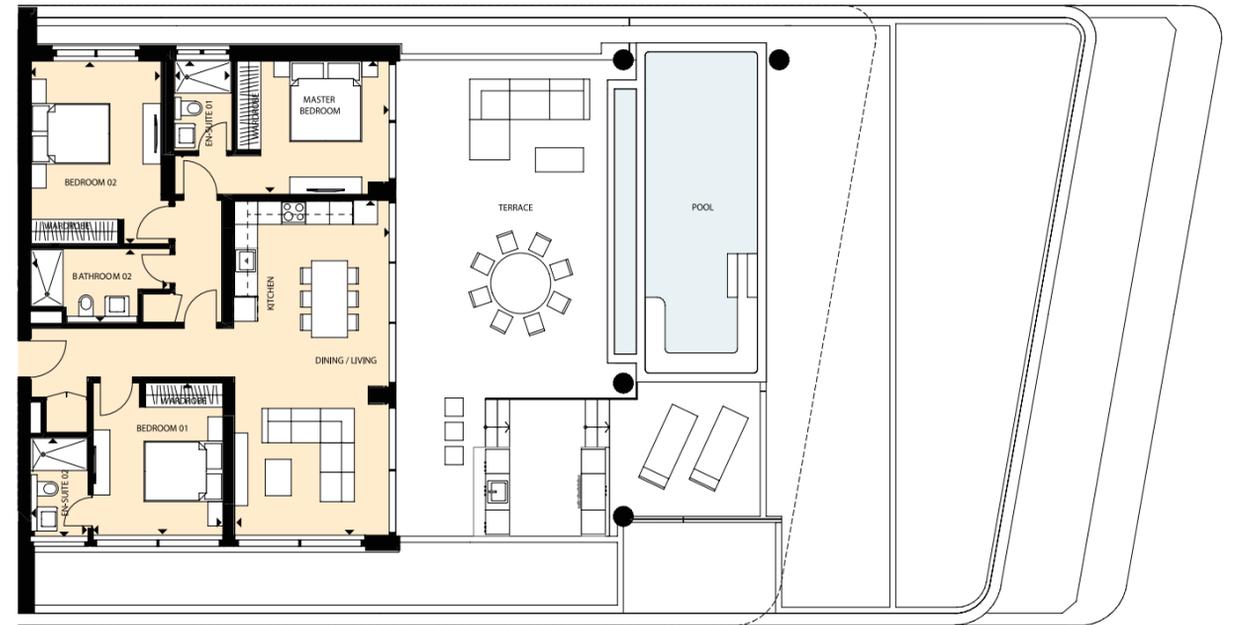
TYPE 17 (PLOT A)

PENTHOUSE 4



TYPE 18 (PLOT A)

PENTHOUSE 5-A



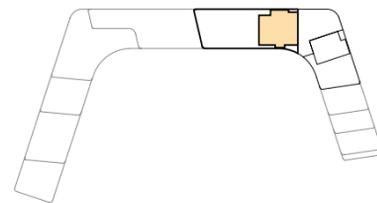
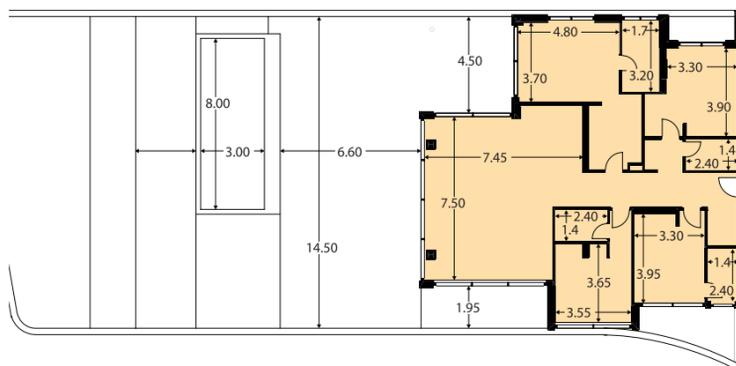
701

INDOOR AREA

177.59 sq m
221.62 sq m

Floorplan location – Level 07

Veranda
* Including Covered Veranda



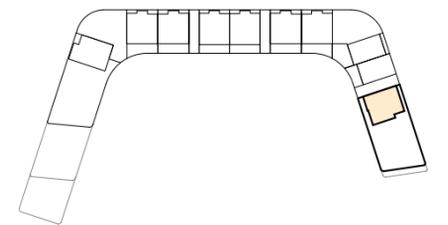
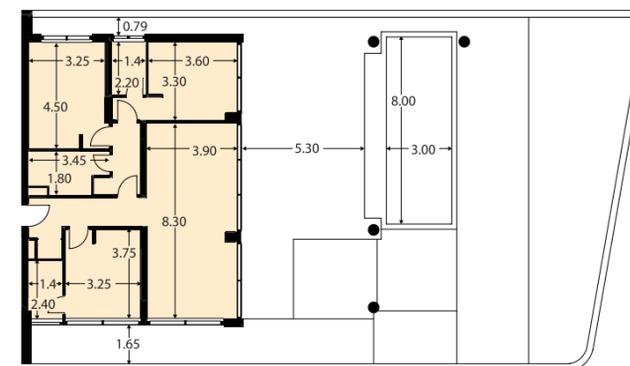
410

INDOOR AREA

113.95 sq m
109.22 sq m

Floorplan location – Level 04

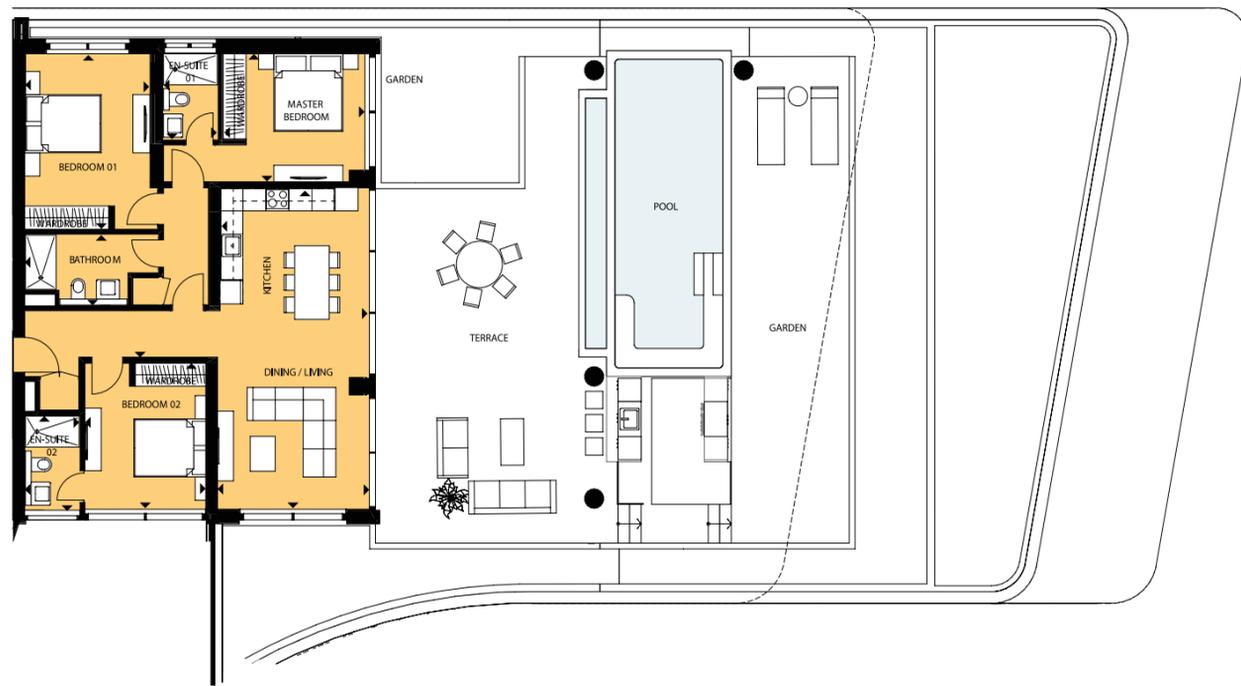
Veranda
* Including Covered Veranda



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TYPE 19 (PLOT A)

PENTHOUSE 5-B



604

INDOOR AREA

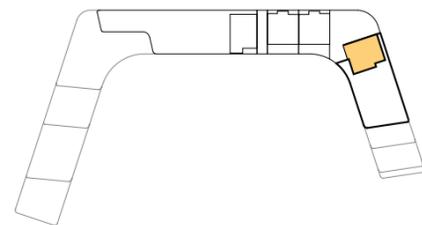
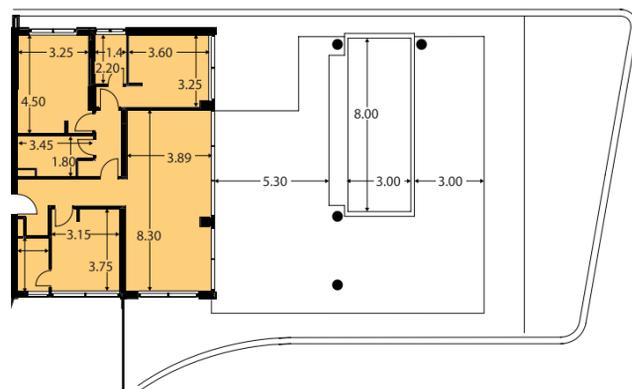
114.54 sq m

Floorplan location — Level 06

Veranda

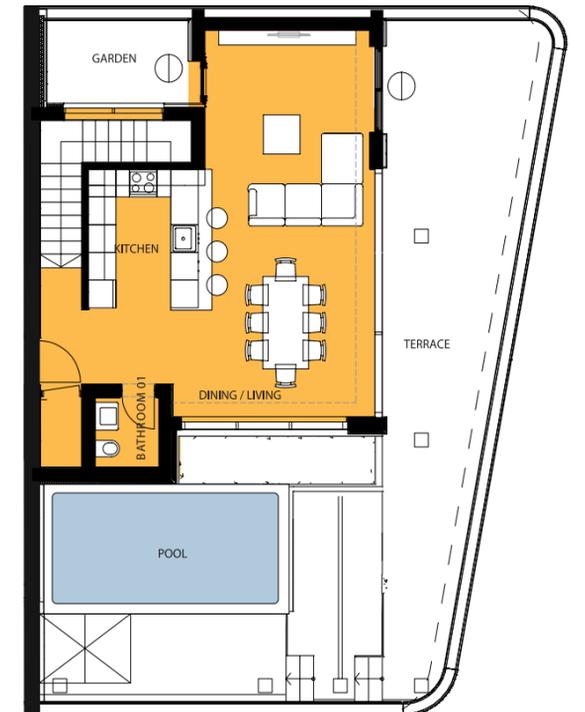
142.23 sq m

* Including Covered Veranda



TYPE 20 (PLOT A)

PENTHOUSE 6



314

INDOOR AREA

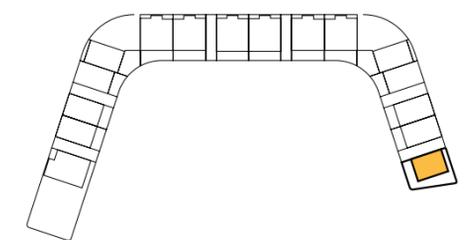
160.20 sq m

Floorplan location — Level 02, Level 03

Veranda

138.32 sq m

* Including Covered Veranda



Floor plans shown are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%.

INTERIOR FINISHES

COMMUNAL AREAS



ENTRANCE & AMENITIES LOBBIES

- Marble floor & reception desk
- Dark smoked oak wall cladding
- Furniture lift lobby
- Integrated ambient lighting and sculptural pendant fittings

CLUB LOUNGE

- Marble floor & oak wall cladding
- Dark smoked oak clad
- Ceiling and fixtures
- Generous soft furnishings and designer accessories

SPA & INDOOR POOL

- Marble floor
- Dark smoked oak wall cladding to changing areas

APARTMENTS



FLOOR & WALLS

- Engineered timber floor with underfloor heating
- High level of sound insulation between adjacent apartments
- Italian doors and wardrobes
- Security Entrance Doors
- Semi-solid parquet floors in each room

KITCHEN

- Worktops and sinks: White Zenith artificial granite
- Backsplash in marble
- Italian kitchen
- Branded kitchen sanitary ware
- White goods: to be confirmed

BATHROOM

- CN Emperador / Pietra Grey / K-beige / Carrara marble to floor and walls
- Sanitaryware and vanity units by Laufen or similar
- Taps and showers by Hans Grohe

ABOUT PRIME PROPERTY GROUP

BETTER QUALITY OF LIFE THROUGH RESPECT AND INTEGRITY

One of the most up-market, professional and experienced companies on the Cyprus real estate scene. To be better not than just any other property company, but better than we were yesterday.

Buying real estate in Cyprus is a good deal if your transaction is in the hands of a trustworthy expert. PRIME PROPERTY GROUP is a professional company offering full-range expertise in the sector of real estate in Cyprus for buyers and investors.

Over the years of our business operation since 2003 and thanks to the services we have provided to thousands of clients, both foreigners and locals, the company has earned an impeccable reputation due to faithfulness, reliability and a high level of competence.

Company's activities cover four important sectors: real estate development, real estate brokerage, rental management and immigration through investment. All services are provided by our team of enthusiastic and loyal experts.

WHY PRIME PROPERTY GROUP IS UNIQUE:

- We are a unique provider of tailored "A-to-Z" real estate solutions to buyers and investors
- We run a successful property development business specializing in the premium segment
- As a real estate broker, we operate in all major Cyprus cities — Limassol, Larnaca, Paphos and Nicosia
- We guarantee full legal compliance and provide due diligence for all transactions
- We deliver a broad range of after-sales services, including rental management and immigration assistance

IMMIGRATION BENEFITS

PERMANENT RESIDENCE PERMIT

UNIQUE CYPRUS PERMANENT RESIDENCY FOR PROPERTY BUYERS

- Life-long validity without renewal.
- Granted to all family members including children up to 18, or up to 25 if unmarried and are students, or financially dependent on parents.
- Makes it possible for you to have a business in Cyprus and to receive shareholder dividends.

The Cyprus Permanent Residence Program (PRP) grants the right to travel within the EU with less elaborate visa requirements. We offer an "A to Z" service for non EU citizens seeking residency in Cyprus by means 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 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 financial dependent children under 25 years old. A Cyprus Permanent Residence Permit allows the holder to stay in Cyprus all year round.

Address: 28 Ampelakion Street, Germasogeia,
4046 Limassol, Cyprus
Postal Add: P.O.Box 70649, 3801 Limassol, Cyprus

Email: info@prime-property.com
Website: www.prime-property.com
Telephone: +357 25 315 300

T H E A R T O F L I V I N G

CREDITS:

Developer: Prime Property Group

Architects: UHA London in collaboration with Elia Eilkos Architects & Engineers Ltd

Landscape: Gillespies in collaboration with TP Green

Structural Engineer: Advance Structural Design

MEP Services Engineer: Katsambas & Christoforou L.L.C / Eplan Electrical Consultants L.L.C

Facade Engineering: Corona Facade Engineering (London)

Lighting Design: LDPI (London)

Life Safety Engineering: IntFire Cyprus Ltd

Interior Design: Julia Romanova

PR & Marketing: Divine Advertising / Prime Property Group / UHA

Project Management: UHA Cyprus

Swimming pool Consultant: Splash International (London)

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

FURNISHED BY



PKS PHILOSOPHY OF KUDOS + STYLE

Kartell

Vibieffe

Gurian

Vispring

Lalique

Magis

Bonaldo

Tonelli

Yved Delorme

Venini

Fendi

Fiam

Tribu

Flos

Alessi

Ligne Roset

Studio Italia Design

Varaschin

Pietro Costantini

Iittala

