



HAMILTON
C O U R T



LIVING A LIFE
IN COMFORT AND STYLE

CENTER OF LIMASSOL, CLOSE
TO CITY AMENITIES, BUSINESS
CENTRES AND SCHOOLS



DESCRIPTION

This prestigious development is located in a quiet residential neighbourhood in the heart of Limassol and includes a compound consisting of luxury 23 one – two – and three – bedroom apartments and penthouses. These contemporary penthouses also enjoy private roof terraces, Jacuzzis and pools that enjoy a stunning city view.

A well thought-out master plan gives the residents a convenient access to the common swimming pool, gym and covered parking space.

The modern and elegant architecture, cosy planning solutions and top of the line finishes will pleasantly surprise those who value true comfort and style. The exquisite quality and designed layouts give a sense of an enduring elite lifestyle, comfortable living and has been selected by using luxury finishes and brand names. Your property will become your dream home for a comfortable living as well as a successful investment.

The central location of the project in the active part of Limassol will provide easy access to city amenities and business infrastructure. Shopping streets, high class business centres, supermarkets, pharmacies, private schools (Foleys and Grammar School) and the finest high class restaurants are only moments away.



COMPOUND CONSISTING
OF LUXURY 23 ONE – TWO – AND
THREE – BEDROOM APARTMENTS
AND PENTHOUSES

MAJOR BENEFITS

- CENTRE OF LIMASSOL, CLOSE TO CITY AMENITIES, BUSINESS CENTRES AND SCHOOLS
- WITHIN WALKING DISTANCE TO THE SANDY OLYMPION BEACH, LIMASSOL MARINA AND OLD TOWN WITH MEDIEVAL LIMASSOL CASTLE
- 10 MINUTES WALK TO THE BEST BEACHES
- HIGH SECURITY GATED COMMUNITY
- COVERED PARKING
- LUXURY FINISHES, PARQUET FLOORING, MARBLE IN THE BATHROOMS, EXPENSIVE WINDOWS AND BUILT IN FURNITURE
- HIGH CEILINGS (3.15M)
- SAFETY ENTRANCE DOOR
- SPACIOUS VERANDAS
- PENTHOUSES AND HOUSES WITH PRIVATE ROOF GARDENS AND JACUZZIS
- POOL
- GYM
- SAUNA



INTRODUCTION

Limassol is the second largest urban area in Cyprus, located on the southern coast, with an urban population of 160,000 — 176,700. Limassol provides mountain and seafront living offering the perfect destination to suit each person. A long stretch coastline with crystal blue clear waters with golden sand will provide an endless living lifestyle that you call home.

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 and very mild winters, which are separated by short springs and autumns with blue skies which are generally warm and pleasant.

LIMASSOL COMBINES THE FAST PACE
OF A CITY AND THE COMFORT OF A FIRST-CLASS
MEDITERRANEAN RESORT



LOCATION

The project is located in a quiet prestigious neighbourhood of the city centre within a walking distance to the sandy Olympion beach, Limassol Marina, Old Town with the medieval Limassol castle, Cyprus University of Technology, Anaxartisia shopping street and Molos promenade, which is one of the most popular places for family fun.

The Limassol Marina is a landmark for Cyprus and this place has already been named as one of the most attractive and outstanding projects in Europe. The Limassol Marina is considered to be amongst the most significant and expensive marinas in the wider Mediterranean area and the Middle East. It combines a full service marina with an enticing mix of restaurants and shops. Located in the heart of a vibrant Limassol city marina provides a unique retreat complete with a spa and fitness club, leisure and cultural facilities. In addition, The Limassol Marina can accommodate 650 yachts from 8m to 110m.

The Limassol Molos Park is also a pleasant place to visit when you love or appreciate art combined with beautiful sea views and a walk through green grass, trees and fountains. Currently the park has undergone a reconstruction to offer modern surroundings, well — catered gardens and piers. There is also a modern children’s playground and cafeterias.

Another big point of interest in this area is the main shopping street of the city called Anaxartisia. Anaxartisia Street, formerly known as Macedonias, hosts international franchise stores, well known designer brands, local shops, cafes and snack bars. Here you’ll find many clothing stores, footwear and accessories.



WITHIN EASY REACH
TO LIMASSOL MARINA,
OLD TOWN WITH
THE MEDIEVAL
LIMASSOL CASTLE





LUXURY FINISHES:

PARQUET FLOORS, MARBLE FLOOR AND WALLS IN THE BATHROOMS, KITCHEN CABINETS FROM KNOWN BRANDS, THERMAL DOUBLE GLAZED WINDOWS, HIGH STANDARD SANITARY WARE



GATED COMMUNITY WITH POOL, GYM,
SAUNA AND COVERED PARKING

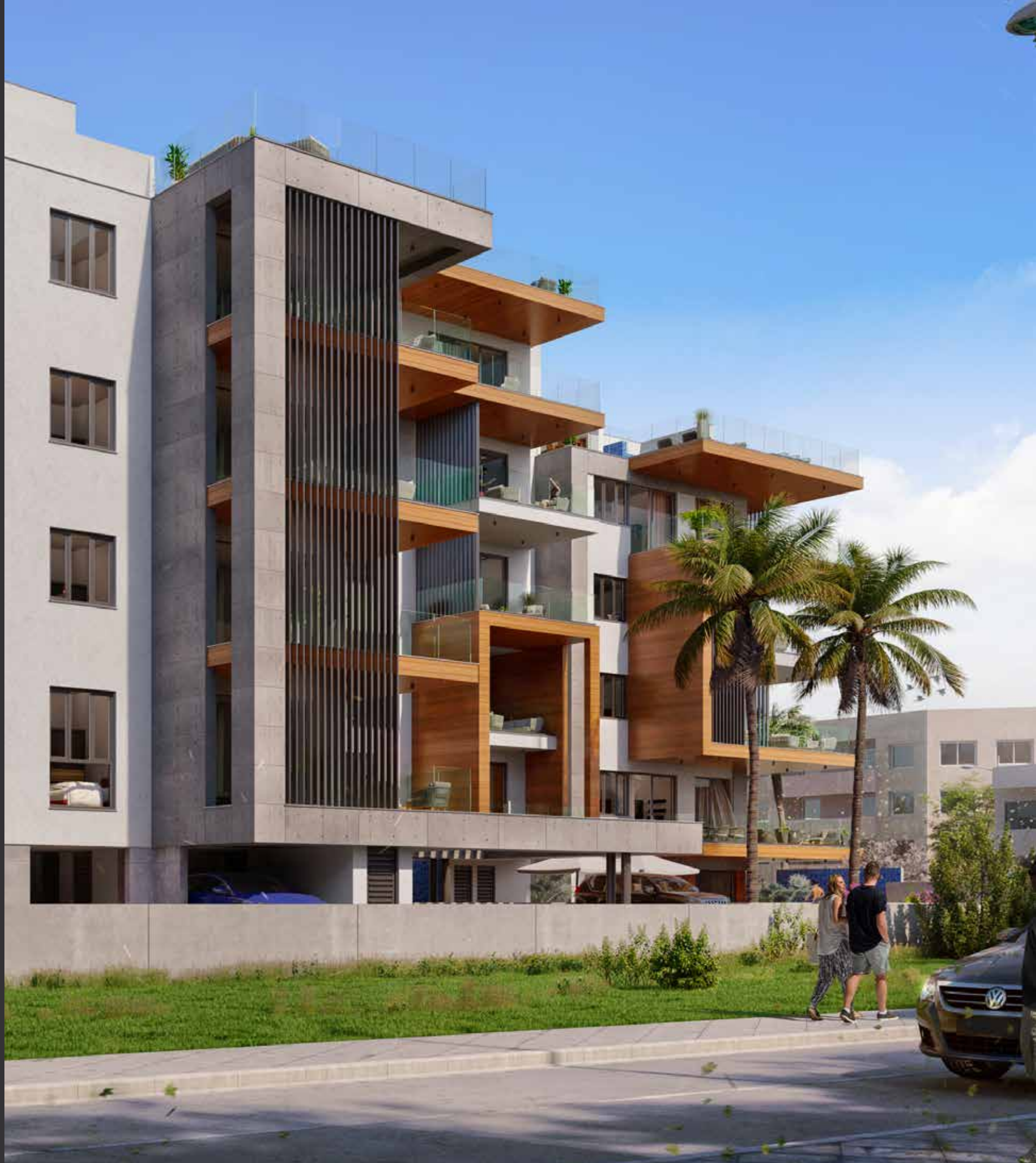




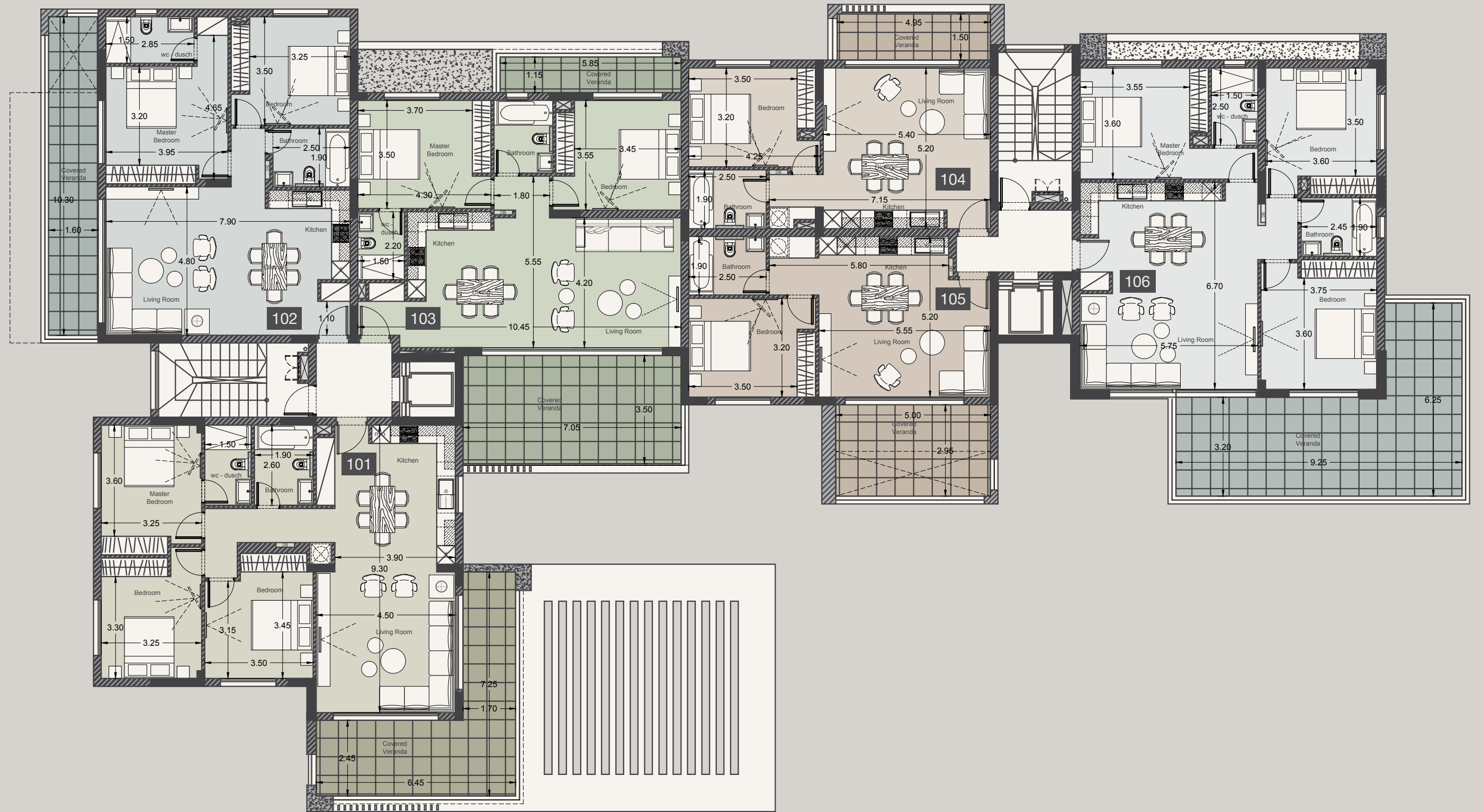
CHOICE OF PROPERTIES

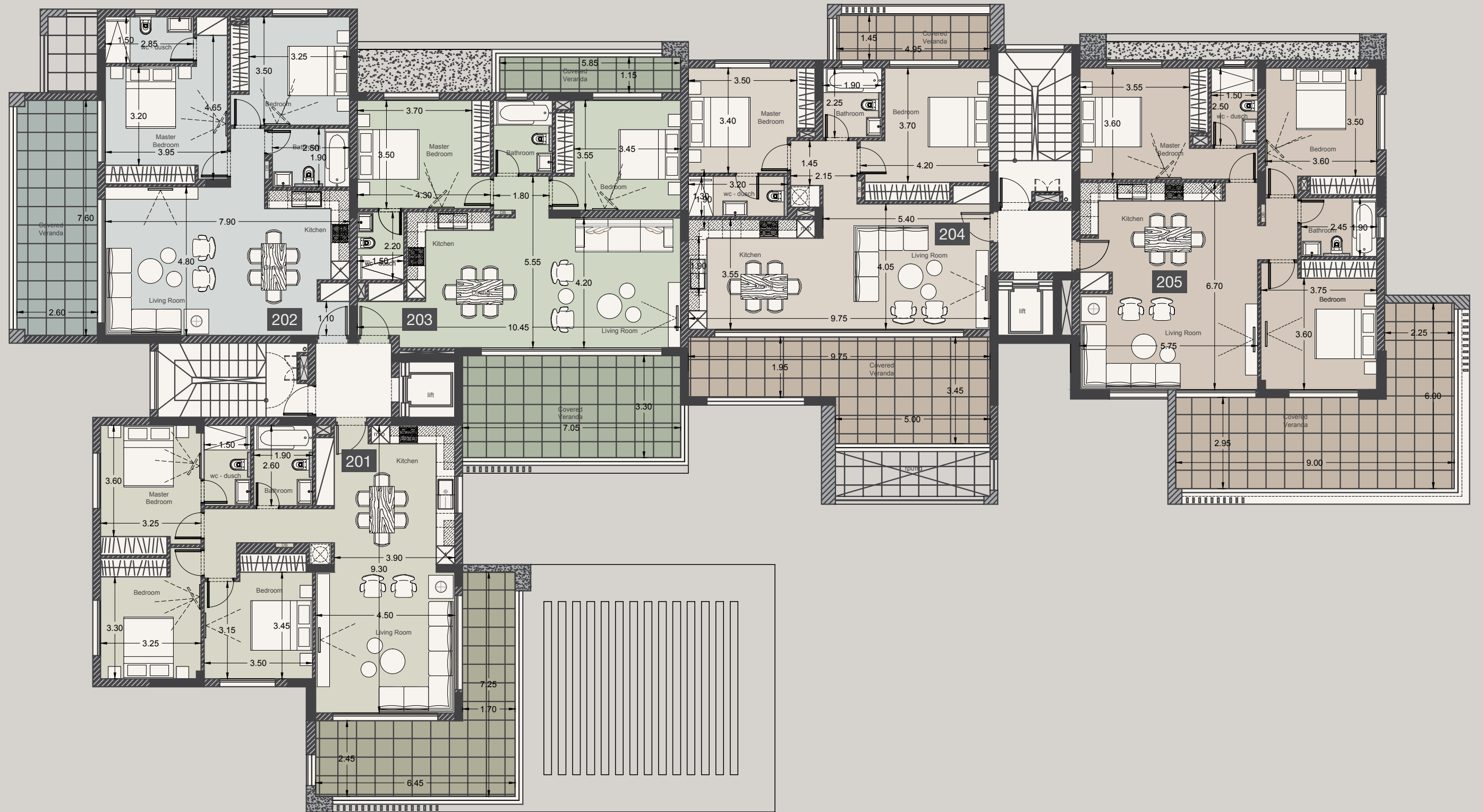
Property	Floor	Bedrooms	Indoor area sq.m.	Covered veranda sq.m.	Uncovered veranda sq.m.	Roof terrace sq.m.	Total area sq.m.	Private pool
101	1st	3	109,37	23,96			133.33	No
102	1st	2	89,63	12,56			102.19	No
103	1st	2	89,87	31,41			121.28	No
104	1st	1	56,54	7,43			63.97	No
105	1st	1	54,91	7,50	7,25		69.66	No
106	1st	3	110,15	37,10			147.25	No
201	2nd	3	109,37	23,96			133.33	No
202	2nd	2	89,63	19,66			109.29	No
203	2nd	2	89,88	30,00			119.88	No
204	2nd	2	90,53	33,69			124.22	No
205	2nd	3	110,15	33,29			143.44	No
301	3rd	3	109,37	23,96			133.33	No
302	3rd	2	89,63	17,86			107.49	No
303	3rd	2	89,88	30,00			119.88	No
304	3rd	3	113,02	22,94			135.96	No
305	3rd	3	110,15	33,29			143.44	No
401	4th	3	109,37	22,83		76,70	208.90	Yes
402	4th	2	89,63	14,06	5,70		109.39	No
403	4th	2	89,88	31,31			121.19	No
404	4th	3	113,02	22,44			135.46	No
405	4th	3	110,15	35,54		89,14	234.83	Yes
501	5th	3	125,94	63,68	10,88	74,78	275.28	Yes
502	5th	3	129,70	40,09		94,04	263.83	Yes

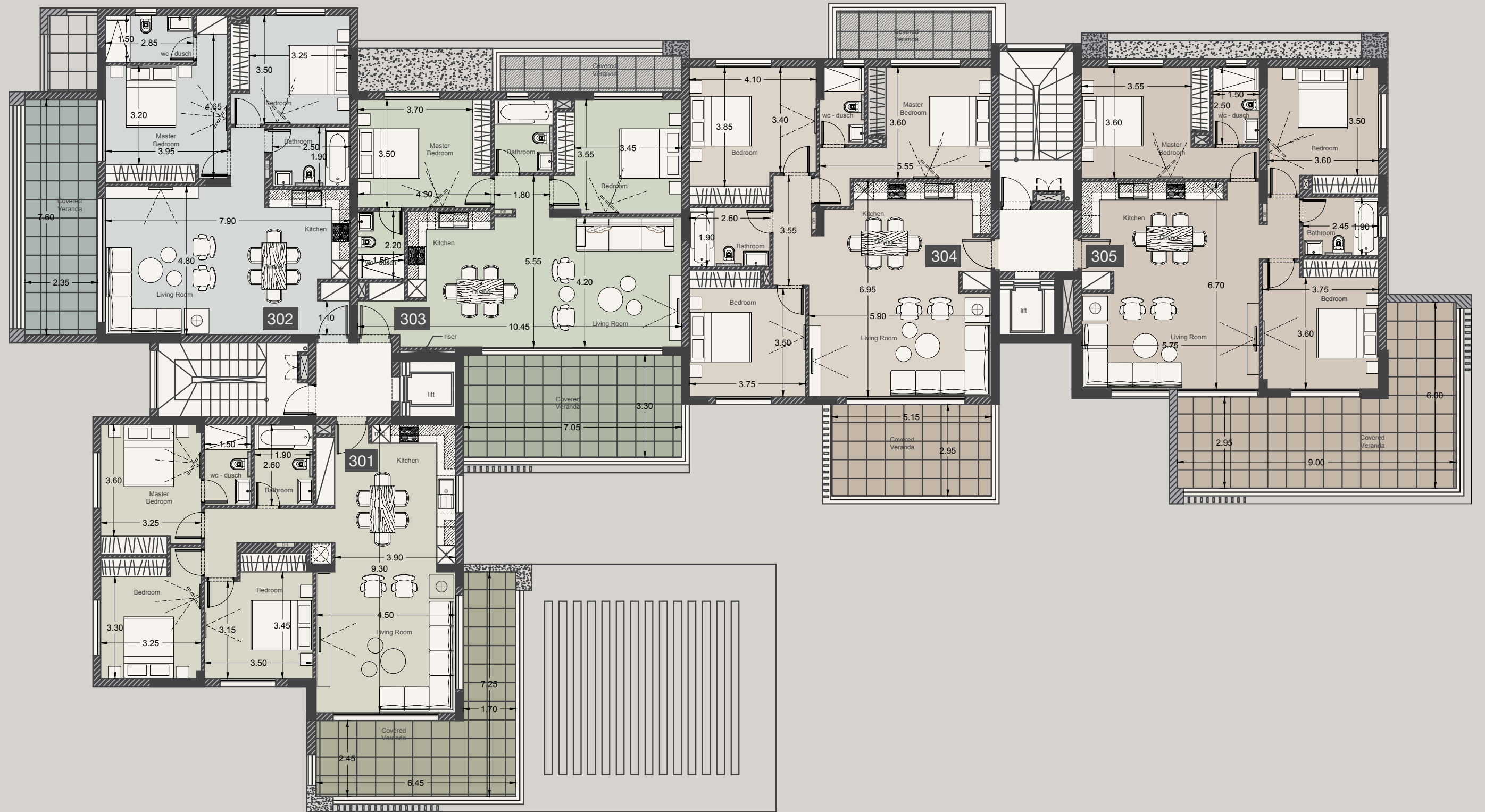
NOTE: the areas stated above may slightly differ upon issuance of relevant authority permits

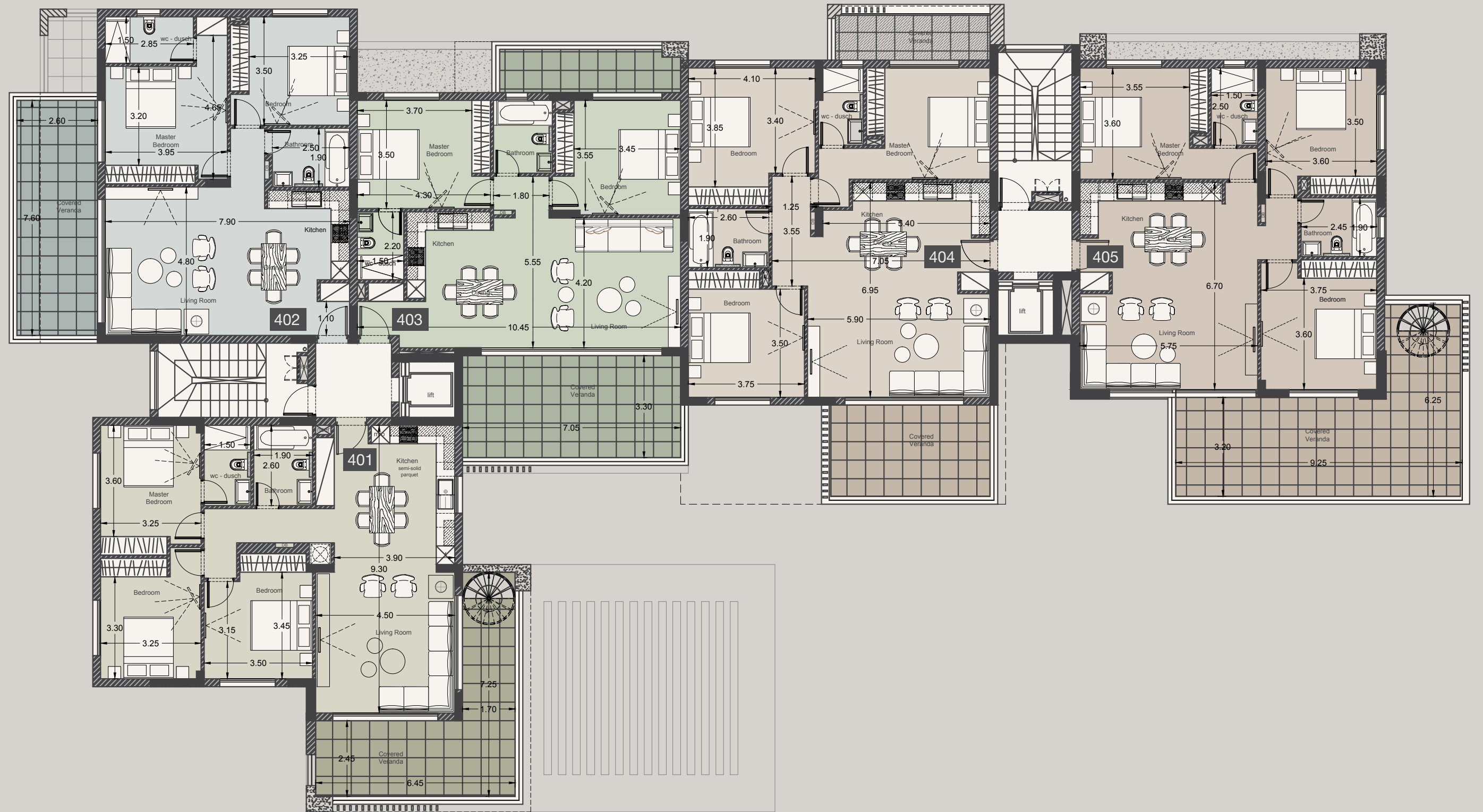


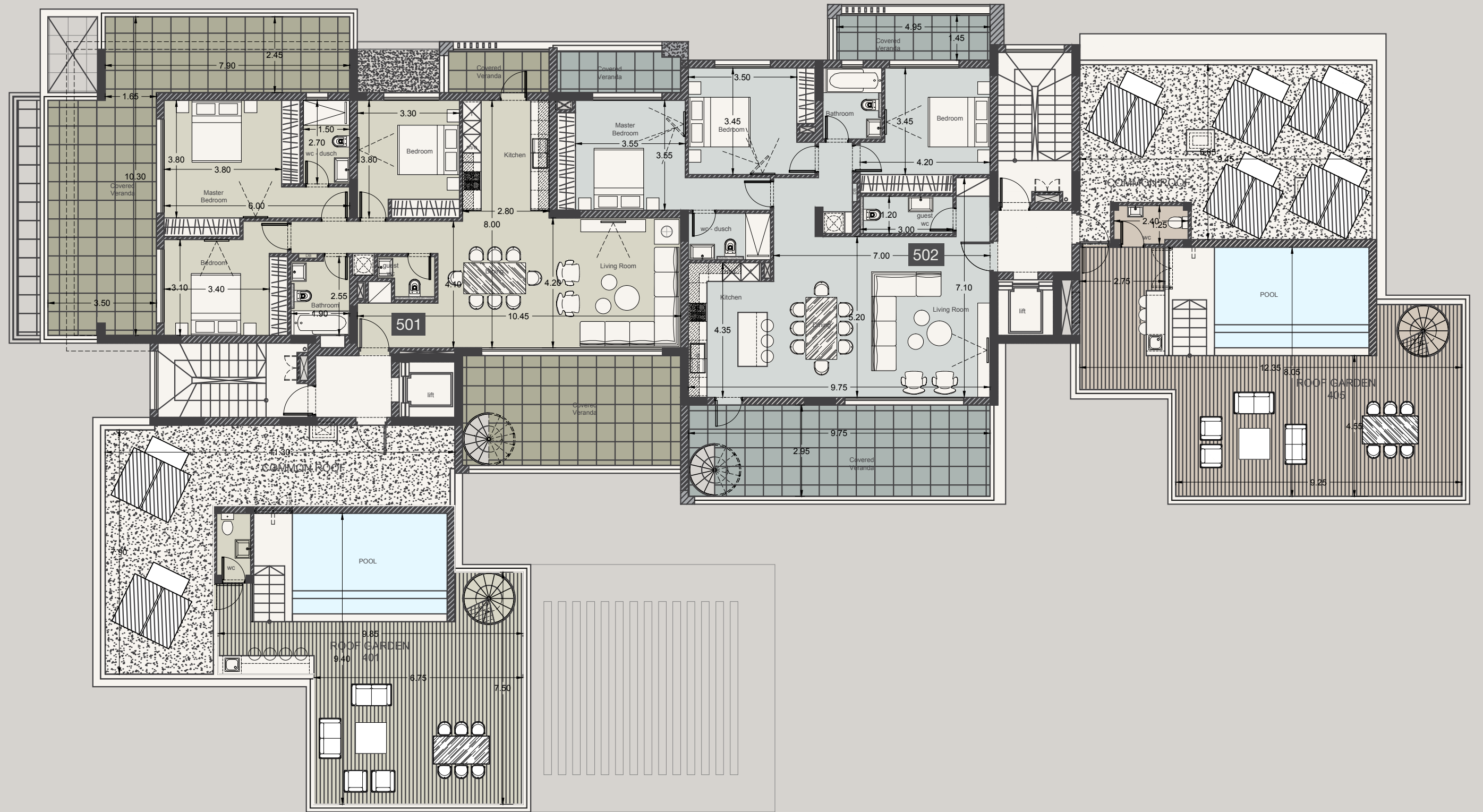


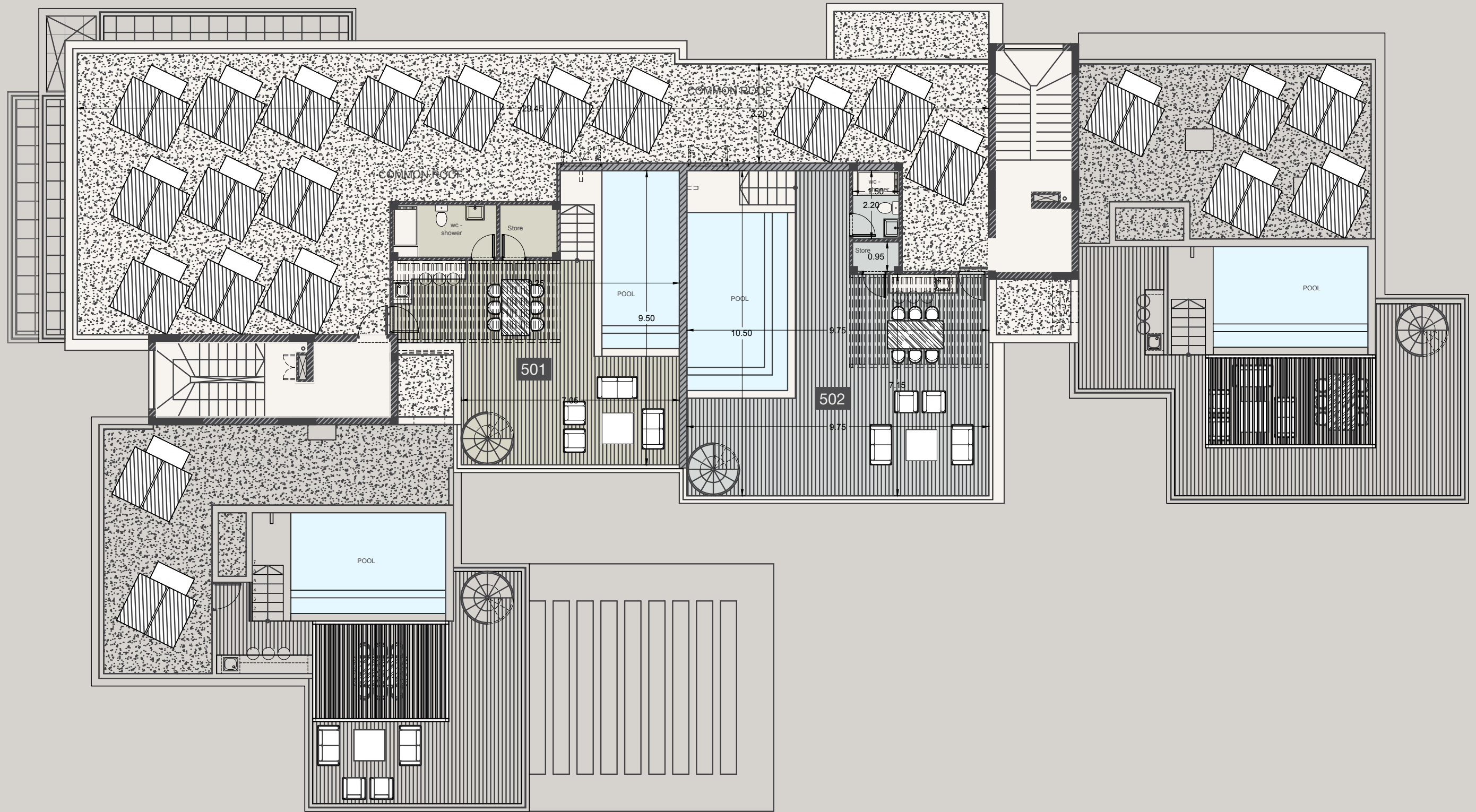












SIGNATURE FINISHES

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 (3.15 m)
- | Security and fireproof entrance doors
- | Intercom system
- | Provisions for water underfloor heating
- | Provisions for central VRV conditioning
- | High standard sanitary ware from European brands
- | Thermal aluminium window frames with double glazing
- | High standard kitchen cabinets
- | High standard wardrobes from European brands
- | Soft closers
- | Door stoppers
- | Penthouses enjoy private roof terraces with pools

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





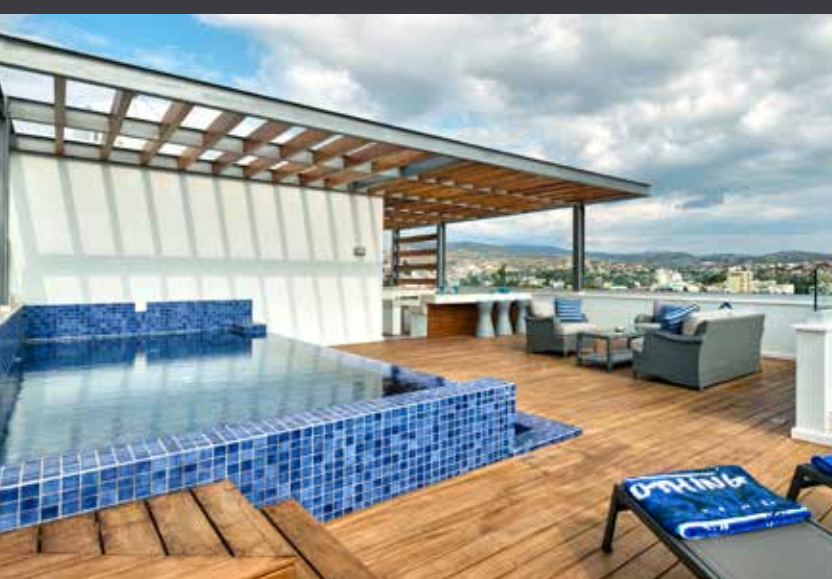
SIGNATURE PENTHOUSES

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
- | Decking floors
- | Mosaic tiled swimming pool with jacuzzi
- | Kitchen

NOTE: movable furniture & interior items are extras



RESIDENCY PERMIT

UNIQUE CYPRUS PERMANENT RESIDENCY FOR PROPERTY BUYERS

Life-long validity

For all family members inc. your children and parents

Possibility to own a business in Cyprus

Buying property in Cyprus allows the buyer to obtain a permanent residence permit. 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 life-long (permanent) residence permit in Cyprus, the applicant needs to purchase a new property or two new properties from the same developer with a total price of 300 000 Euros excluding the VAT. At the time of submission of the application, 200 000 Euros (excluding the VAT) must be transferred in settlement of the property and the contract of sale must be registered at the Lands office. The issuance of Cyprus permanent residence permits takes about 2 months and covers all family members, including financially dependent children under 25 years old. A Cyprus residence permit allows the holder to stay in Cyprus all year round.

