

LIMASSOL SEA VIEW VILLAS



ASTOUNDING SEA PANORAMAS



Unique collection of 12 contemporary spacious houses in the prestigious area of Moutagiaka. The gated compound is located just a few minutes drive from the tourist area of Limassol with its long sandy beach. Each house enjoys stunning sea panoramas and creates an incredible ambience of relaxation by being specifically designed to pro-

vide style and smart space arrangements. The selection of residences offers a broad choice of sea view three-, four- and five bedroom villas with large covered verandas and private pools. The excellent concept and signature architecture from a renowned London architect will astound the most demanding client and investor.

MAJOR BENEFITS

- UNIQUE DESIGN FROM ONE OF LONDON'S LEADING ARCHITECTS
- 12 MODERN SPACIOUS VILLAS
- WITHIN 5 MINUTES DRIVE TO THE BEACH AND LIMASSOL TOURIST AREA
- SEA VIEWS
- LARGE COVERED VERANDAS AND PRIVATE POOLS
- HIGH STANDARD FINISHES (PARQUET FLOORS, SECURITY ENTRANCE DOORS, THERMAL ALUMINUM WINDOW FRAMES, TOP STANDARD IN-BUILT FURNITURE, AND SANITARY WARE).

SPECTACULAR VIEWS TO THE SEA



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 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 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 popular area of Mouttagiaka in only 1 km from a blue flag Limassol sandy beaches. It's an ideal area for house development offering fantastic views to the sea and city. Also it has easy access to Limassol and popular tourist road. I is very good location, connecting on the South with the new Nicosia-Limassol highway and on the West with the Germasogeia municipality, that also ensures direct connection with the new Limassol highway that connects with Paphos city.

Limassol Sea View Villas main benefit from such conveni-ent location is just a minute's ride to every fa-cility you might need, starting with banks and supermarkets to major tourist bus routes, cafes and a great promenade along the beach front. Mouttagiaka is known for the crystal waters of the blue sea and its golden sand, while at the same time, the recreation areas of the vil-lage such as the cinema, the taverns, the res-taurants, the night clubs, the water parks and the various shops operating in the area.

The ideal location of the project gives the opportunity to its residents to enjoy both of every experience, the relaxation that the picturesque area provides and the ex-citing night life that can be found easily.





LUXURY FINISHES:

TOP STANDART FLOORING, MARBLE IN BATHROOMS, BIG THERMALLY-INSULATED WINDOWS AND STYLISH BUILT-IN FURNITURE FROM EUROPEAN BRANDS

POPULAR AREA OF
MOUTTAGIAKA IN ONLY
1 KM FROM LIMASSOL'S
SANDY BEACHES





VILLAS WITH LARGE
PLOTS, VERANDAS
AND PRIVATE POOLS



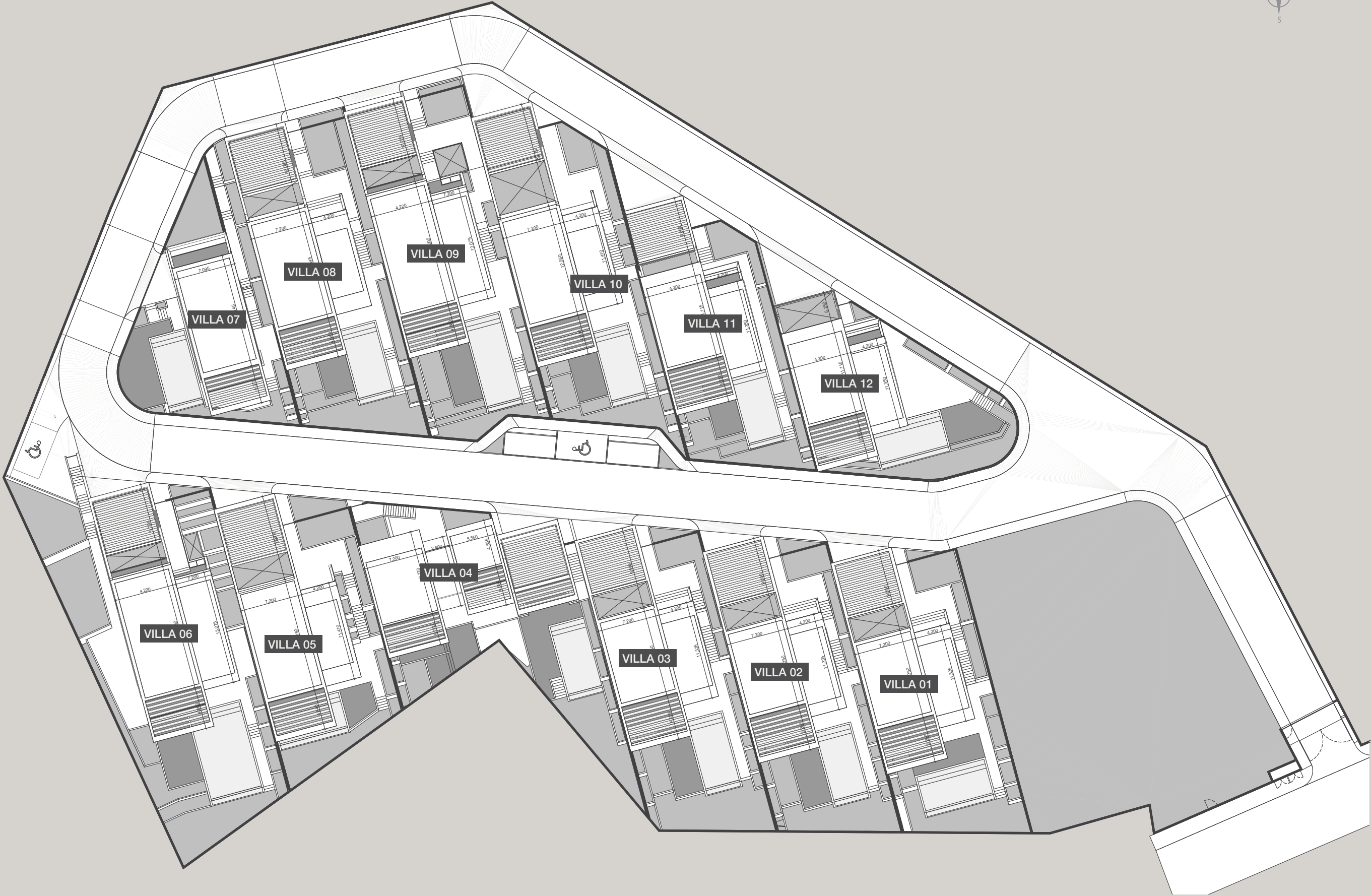
EACH HOUSE ENJOYS STUNNING
SEA PANORAMAS AND CREATES
AN INCREDIBLE AMBIENCE
OF RELAXATION

CHOICE OF PROPERTIES

Property Type	Bedrooms	Indoor area sq.m.	Cov. veranda sq.m.	External Storage sq.m.	Covered Garage Area, sq.m.	Uncovered Garage Area sq.m.	Plot sq.m.	Private Pool
Villa 1	3	162.65	34.61	24.00	0.00	46.80	493.04	Yes
Villa 2	3	162.65	34.61	19.90	0.00	46.80	492.16	Yes
Villa 3	3	162.65	34.61	21.10	0.00	46.80	506.65	Yes
Villa 4	4	183.11	42.31	0.00	0.00	46.00	543.04	Yes
Villa 5	4	190.37	41.66	24.60	0.00	45.30	436.25	Yes
Villa 6	5	265.17	42.46	11.00	0.00	44.60	771.29	Yes
Villa 7	3	146.04	13.03	24.90	41.34	0.00	395.46	Yes
Villa 8	4	190.37	41.66	23.50	0.00	47.50	516.63	Yes
Villa 9	5	265.17	41.75	19.50	0.00	45.30	562.44	Yes
Villa 10	4	190.37	41.66	21.90	0.00	45.30	542.43	Yes
Villa 11	3	178.22	39.83	0.00	0.00	43.90	453.04	Yes
Villa 12	3	178.22	39.83	0.00	44.28	0.00	419.54	Yes

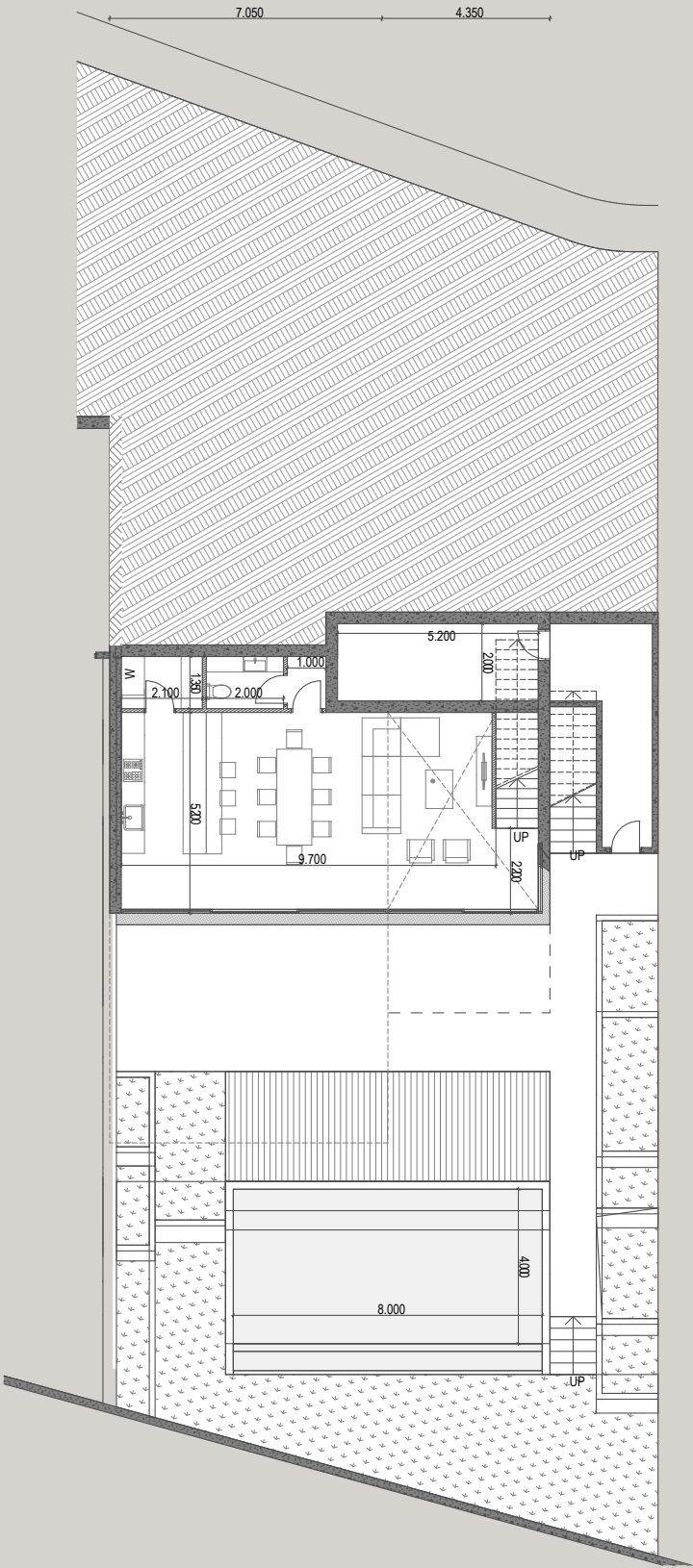
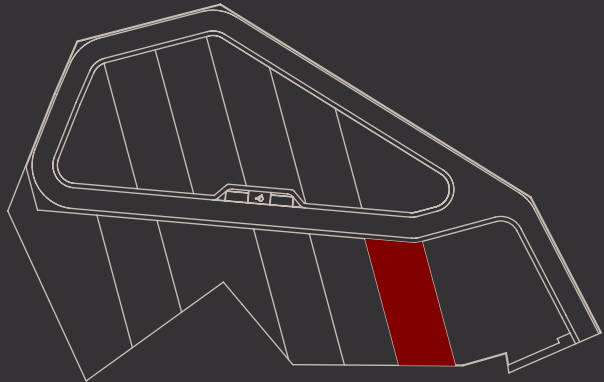
NOTE: the areas stated above may slightly differ upon issuance of relevant authority permits.



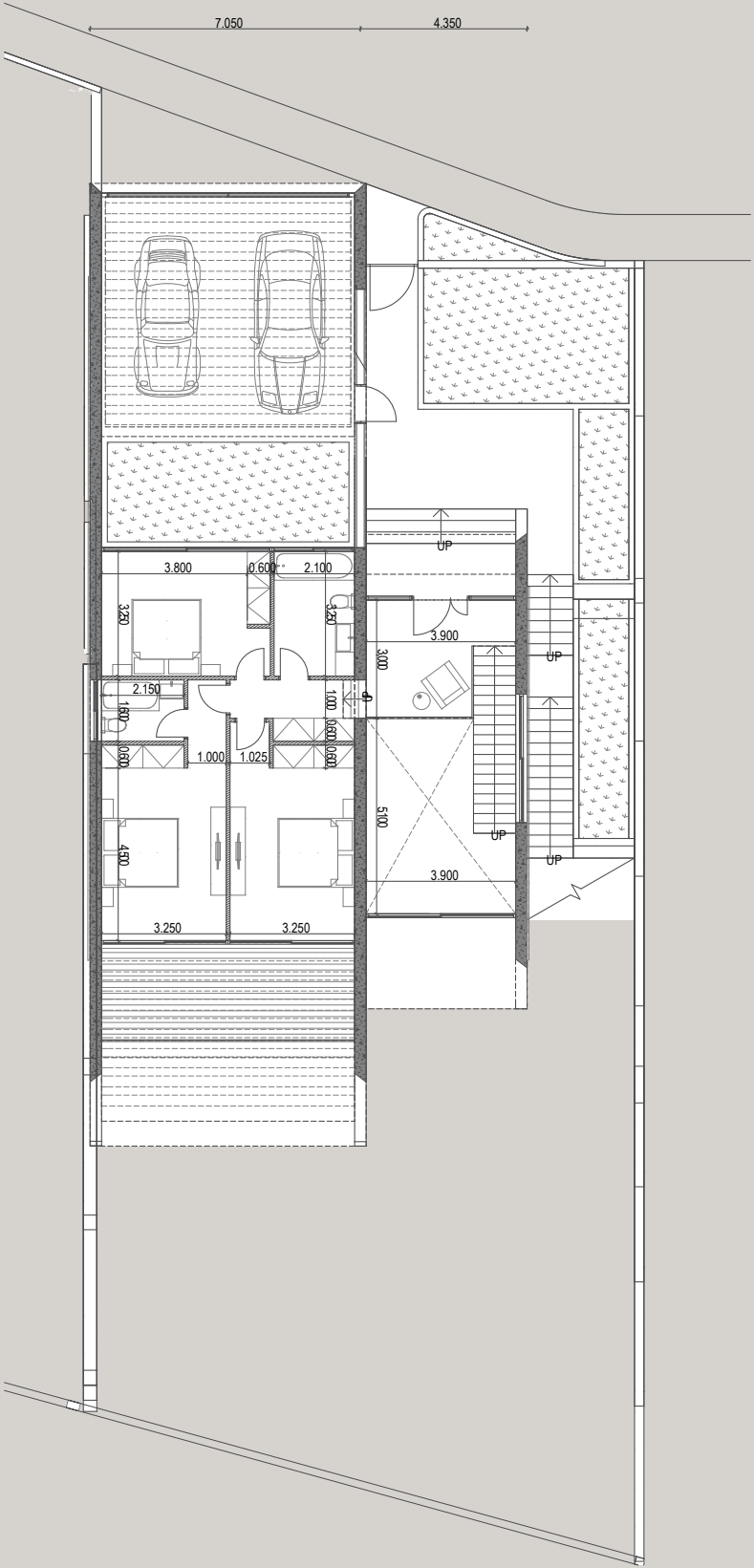


VILLA 1 – 3 Bedrooms
Indoor area = 162.6 Sq.m.
Cov. veranda = 34.6 Sq.m.
External Storage = 24.0 Sq.m.
Cov. Garage = 00.0 Sq.m.
Uncov. Garage Area = 46.8 Sq.m.
Plot = 493.04 Sq.m.
Private Pool = Yes

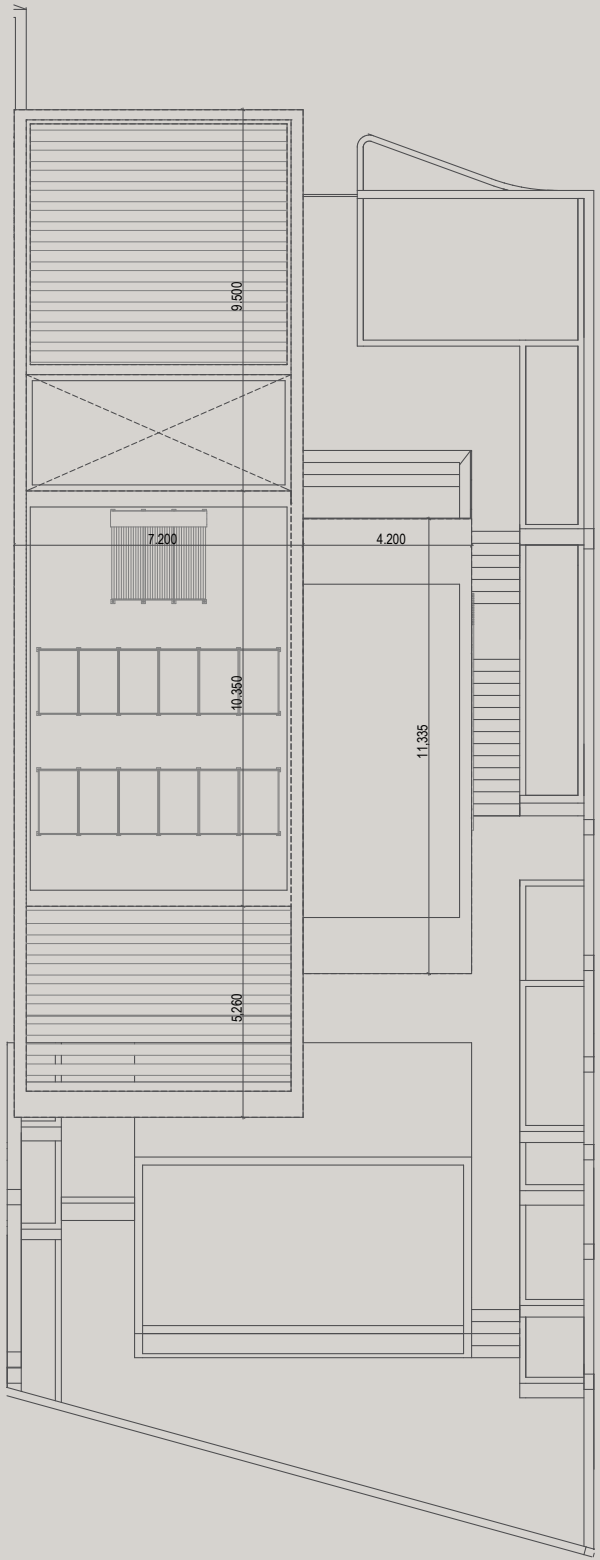
KEY PLAN



VILLA 01
Lower Level



VILLA 01
Upper Level



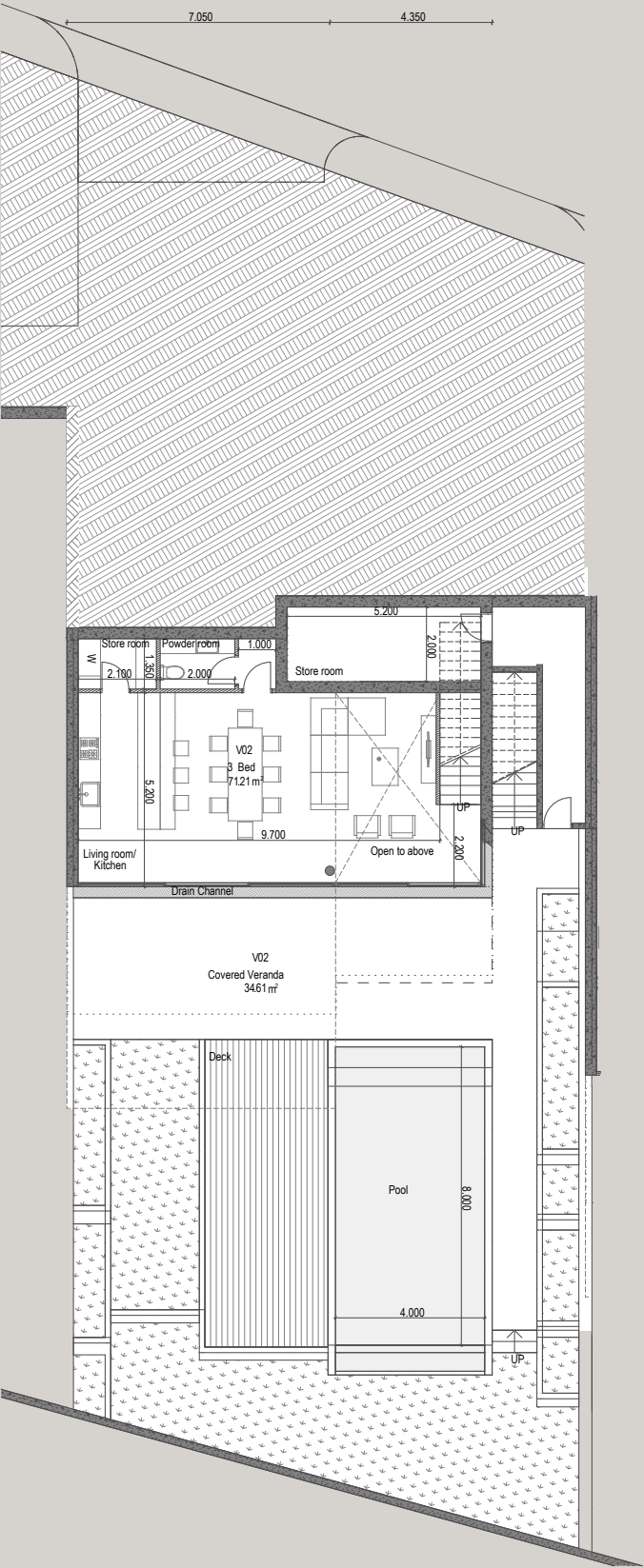
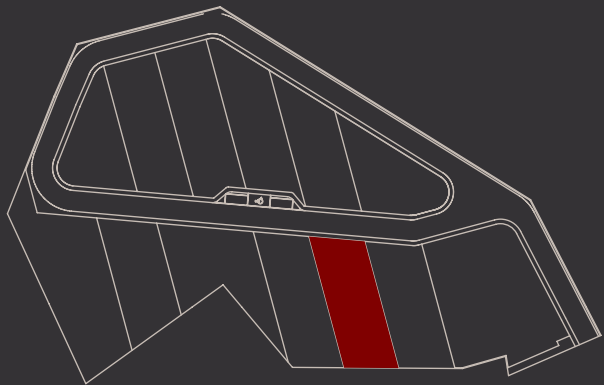
VILLA 01
Roof Level



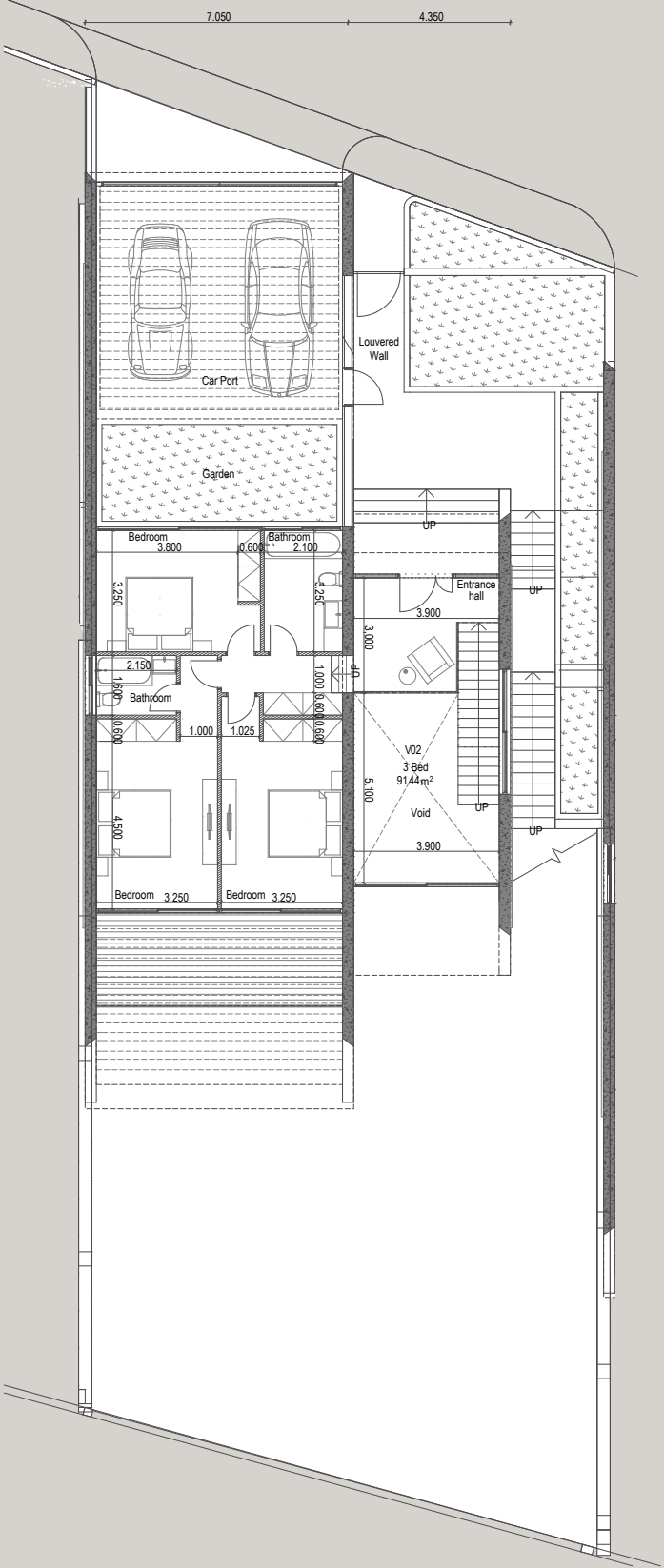
VILLA 2 – 3 Bedrooms

Indoor area = 162.6 Sq.m.
Cov. veranda = 34.6 Sq.m.
External Storage = 19.9 Sq.m.
Cov. Garage = 00.0 Sq.m.
Uncov. Garage Area = 46.8 Sq.m.
Plot = 492.16 Sq.m.
Private Pool = Yes

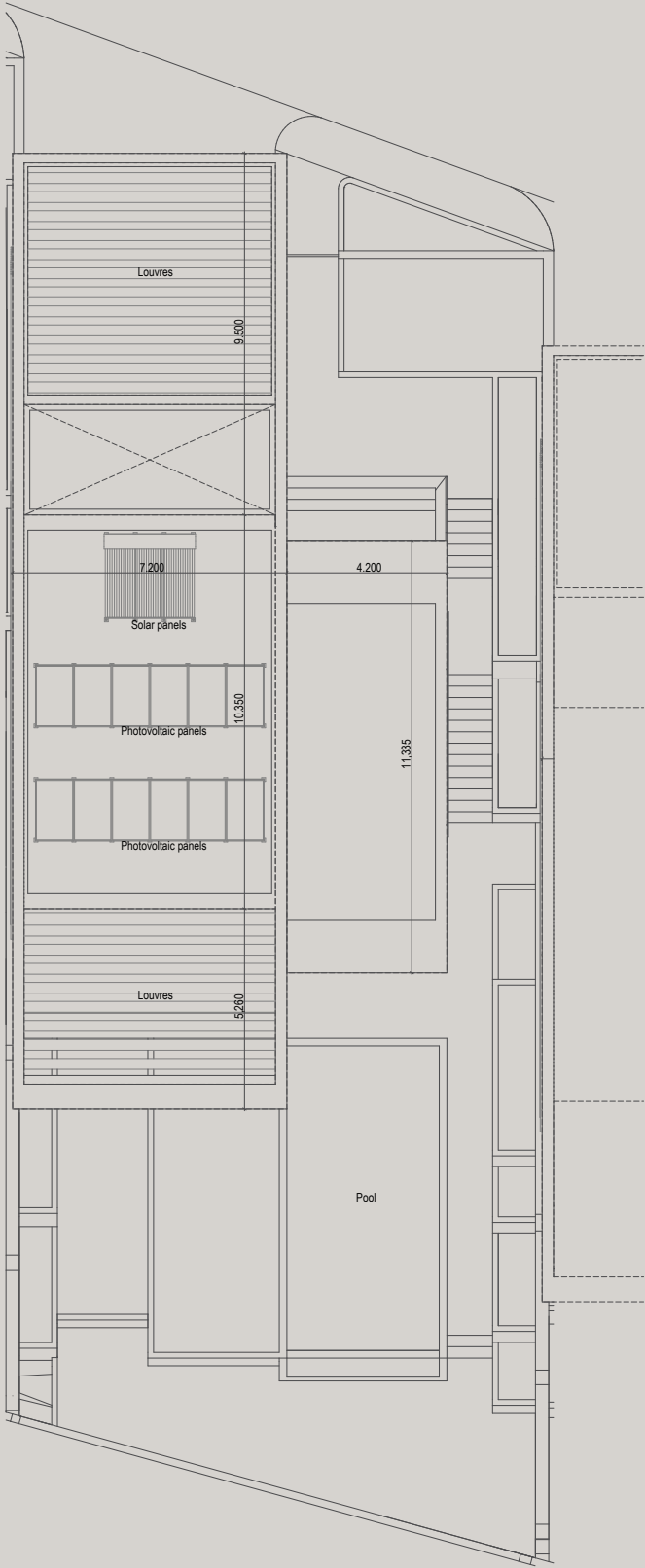
KEY PLAN



VILLA 02
Lower Level



VILLA 02
Upper Level



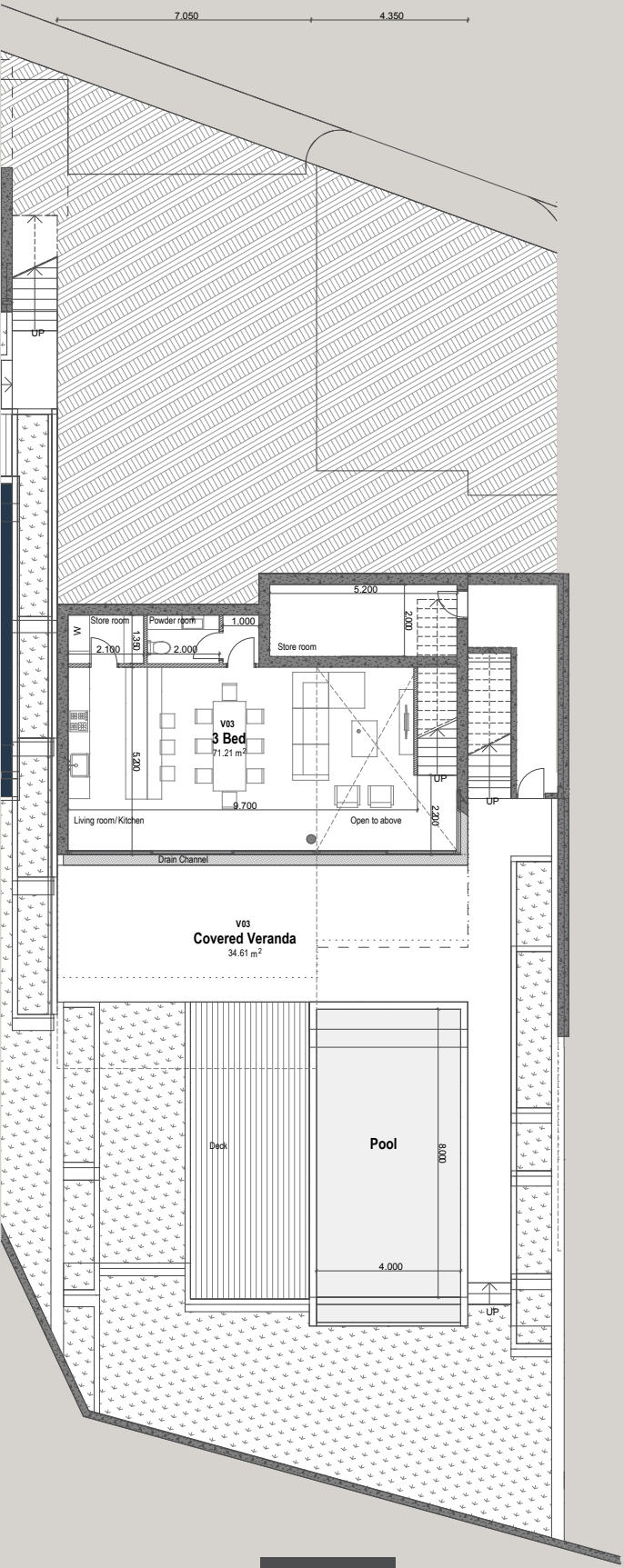
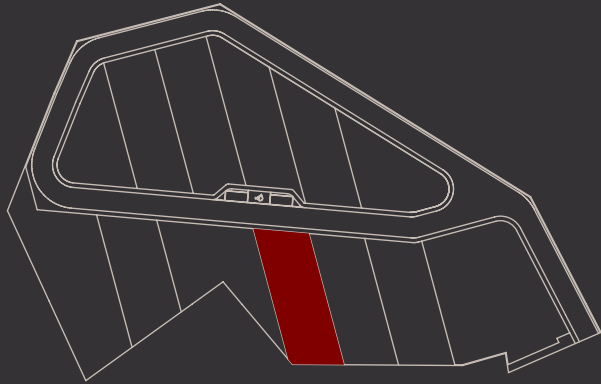
VILLA 02
Roof Level



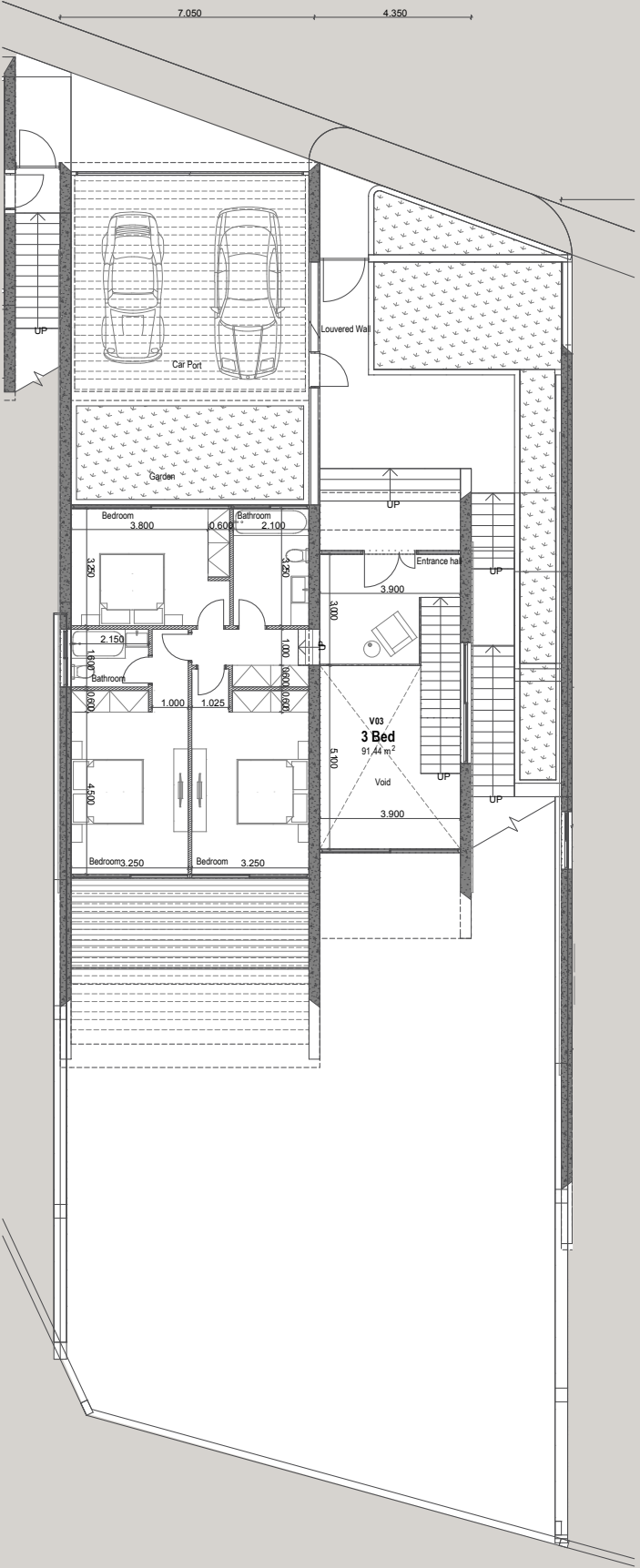
VILLA 3 – 3 Bedrooms

Indoor area = 162.6 Sq.m.
Cov. veranda = 34.6 Sq.m.
External Storage = 21.1 Sq.m.
Cov. Garage = 00.0 Sq.m.
Uncov. Garage Area = 46.8 Sq.m.
Plot = 506.65 Sq.m.
Private Pool = Yes

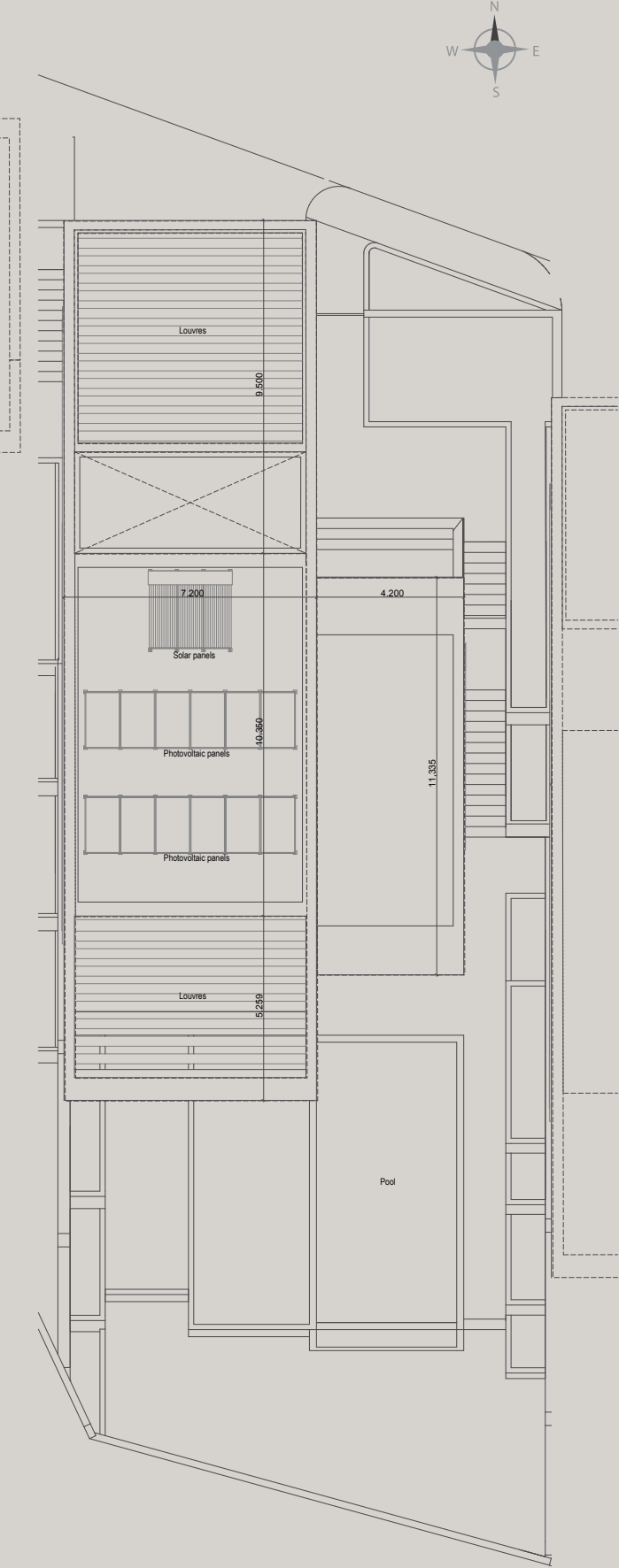
KEY PLAN



VILLA 03
Lower Level



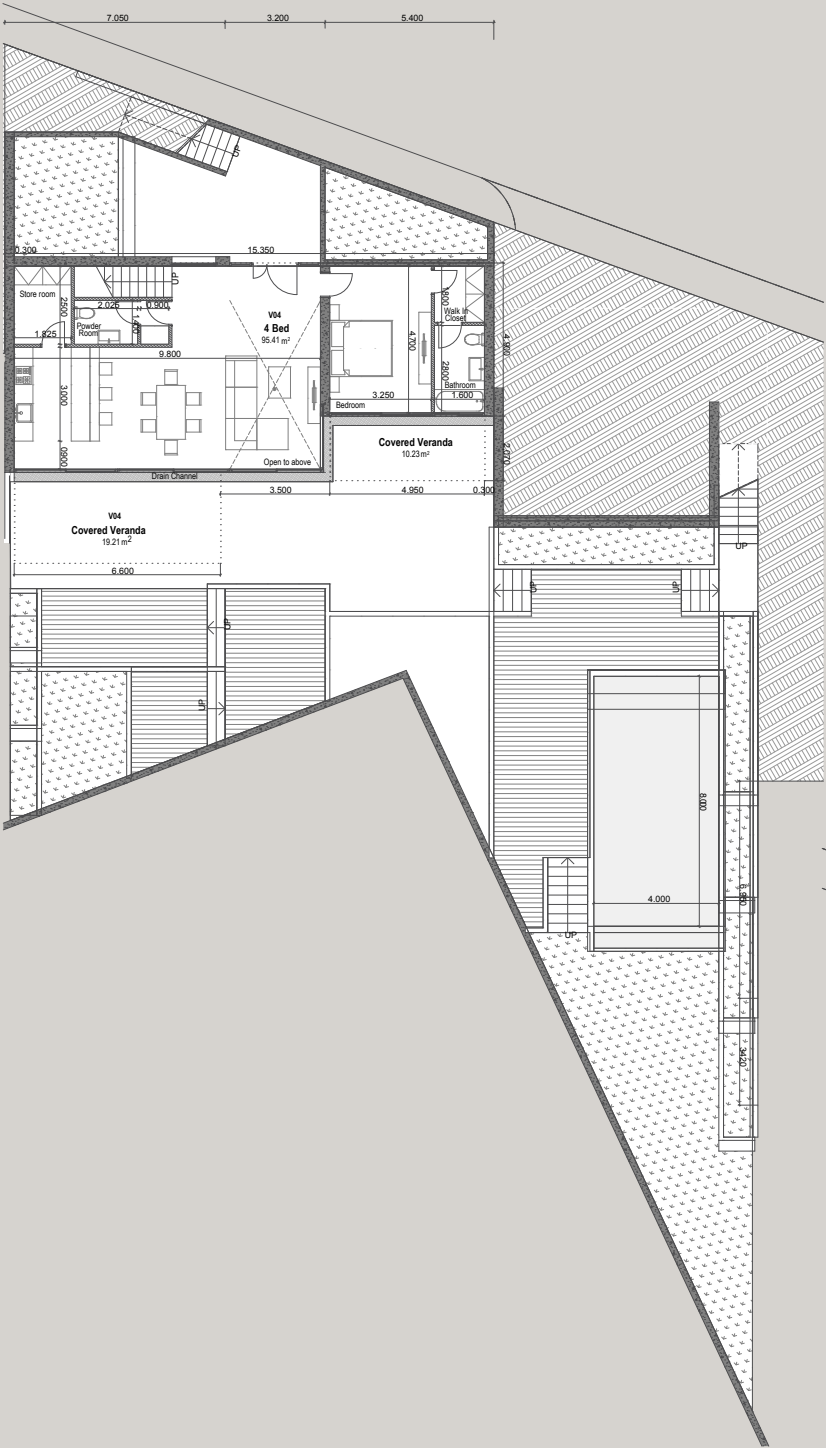
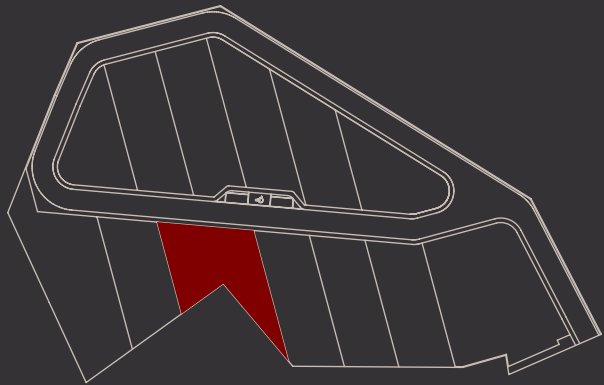
VILLA 03
Upper Level



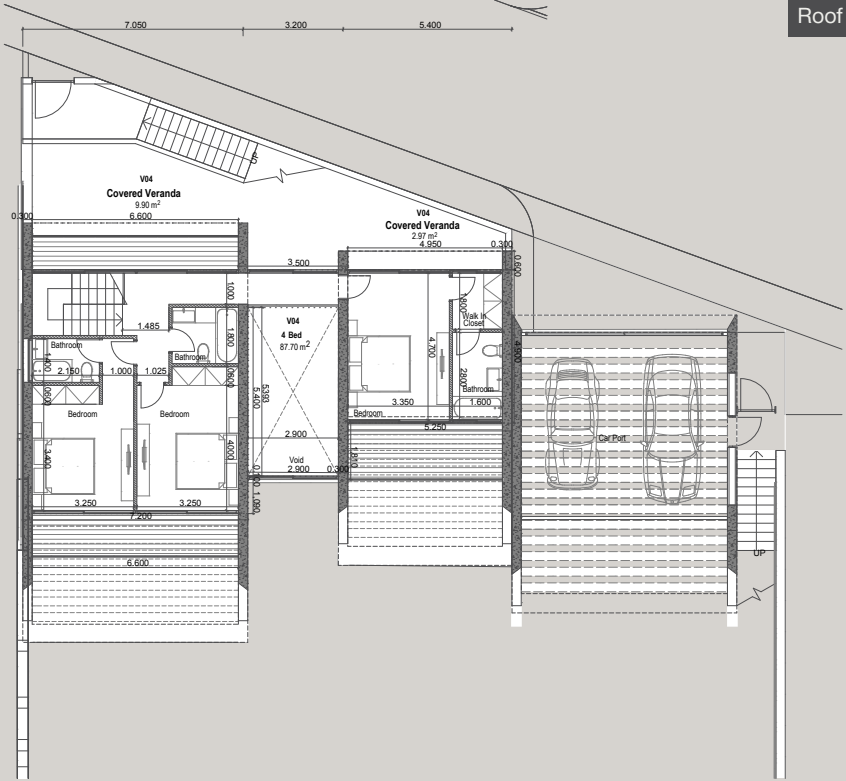
VILLA 03
Roof Level

VILLA 4 – 4 Bedrooms
Indoor area = 183.1 Sq.m.
Cov. veranda = 42.3 Sq.m.
External Storage = 0.00 Sq.m.
Cov. Garage = 00.0 Sq.m.
Uncov. Garage Area = 46.0 Sq.m.
Plot = 543.04 Sq.m.
Private Pool = Yes

KEY PLAN



VILLA 04
Lower Level



VILLA 04
Upper Level

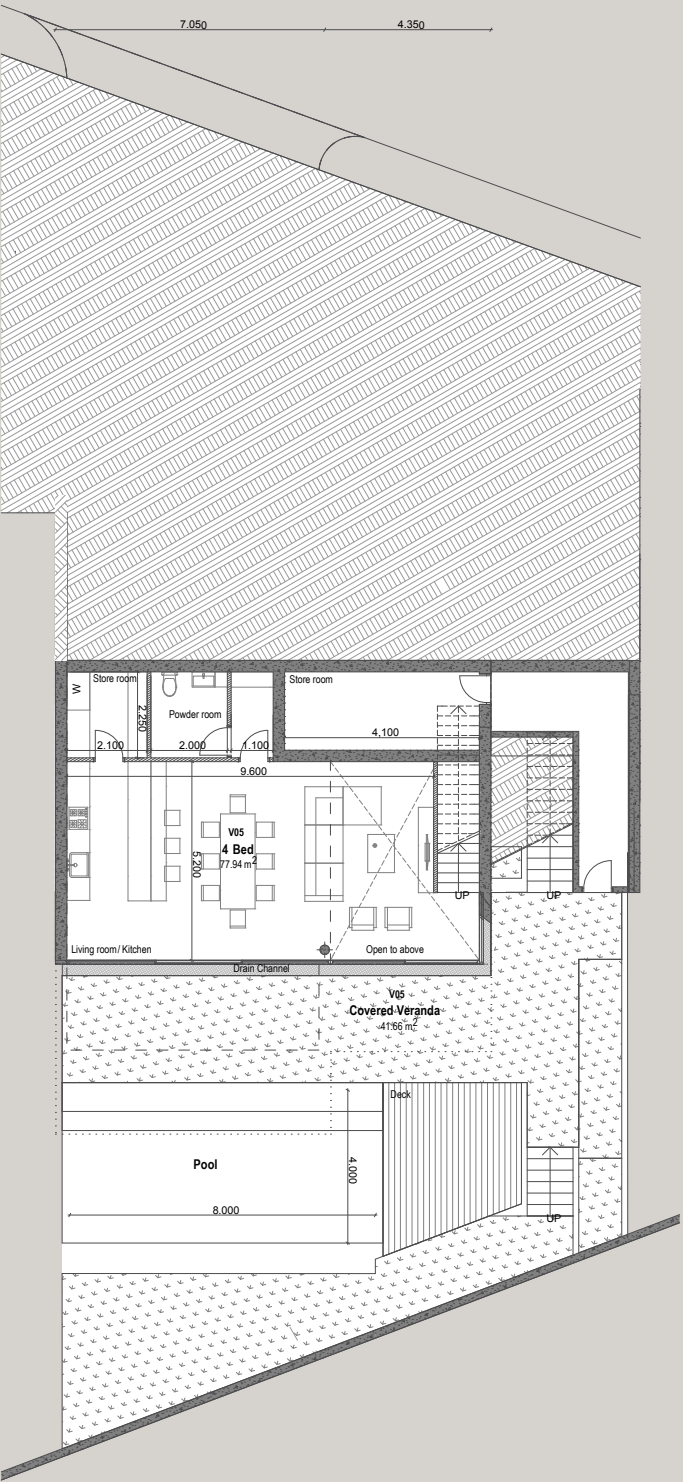


VILLA 04
Roof Level

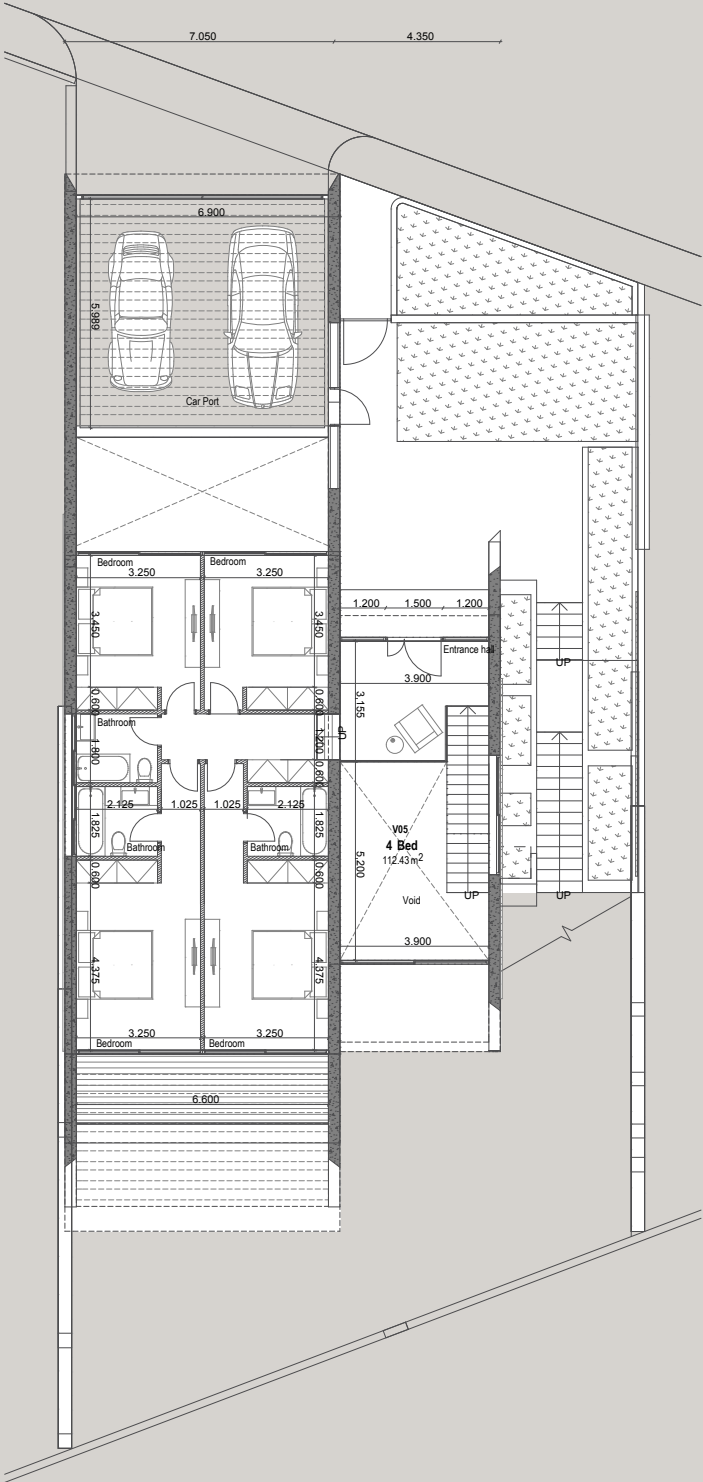




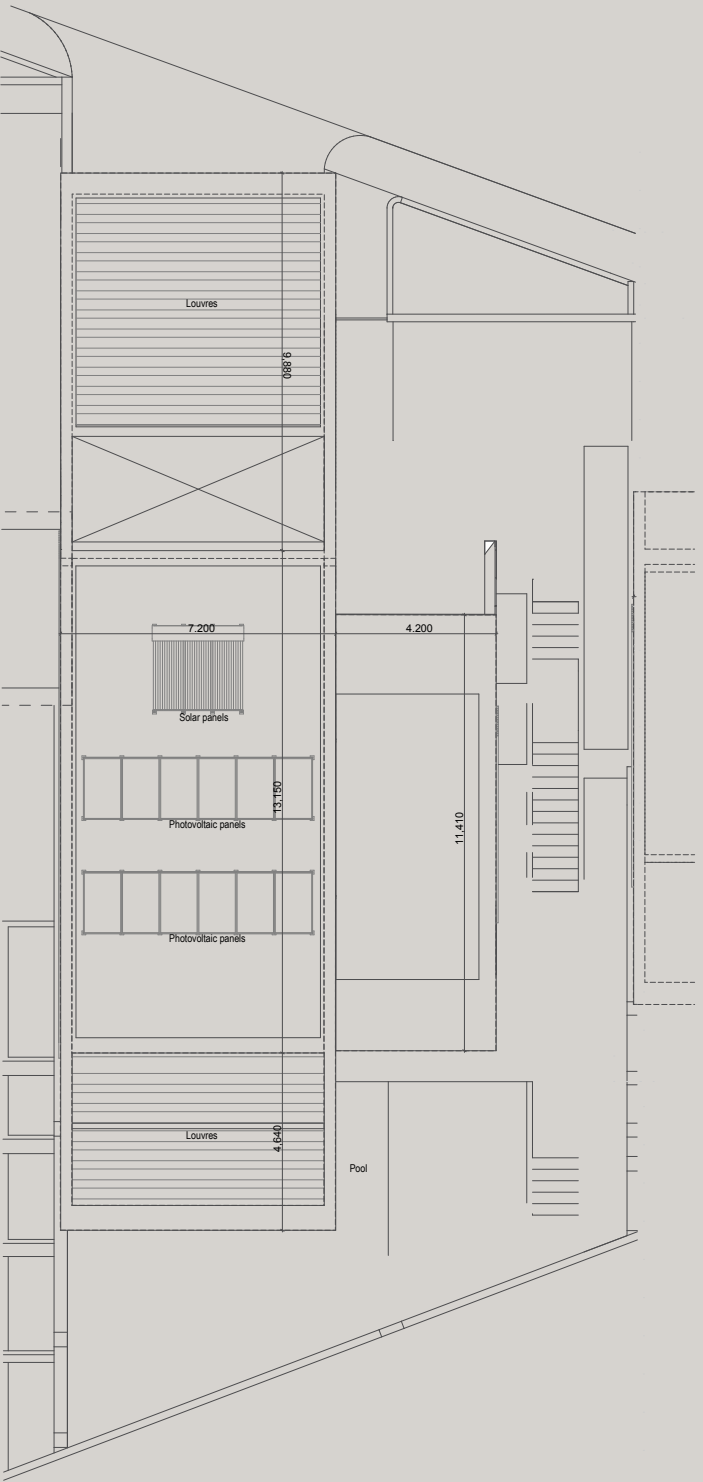
VILLA 5 – 4 Bedrooms
Indoor area = 190.4 Sq.m.
Cov. veranda = 41.6 Sq.m.
External Storage = 24.6 Sq.m.
Cov. Garage = 00.0 Sq.m.
Uncov. Garage Area = 45.3 Sq.m.
Plot = 436.25 Sq.m.
Private Pool = Yes



VILLA 05
Lower Level

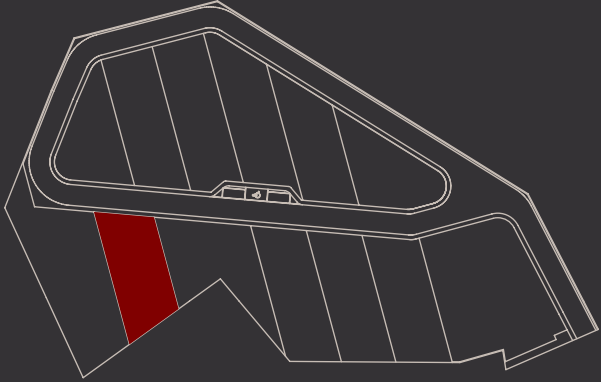


VILLA 05
Upper Level



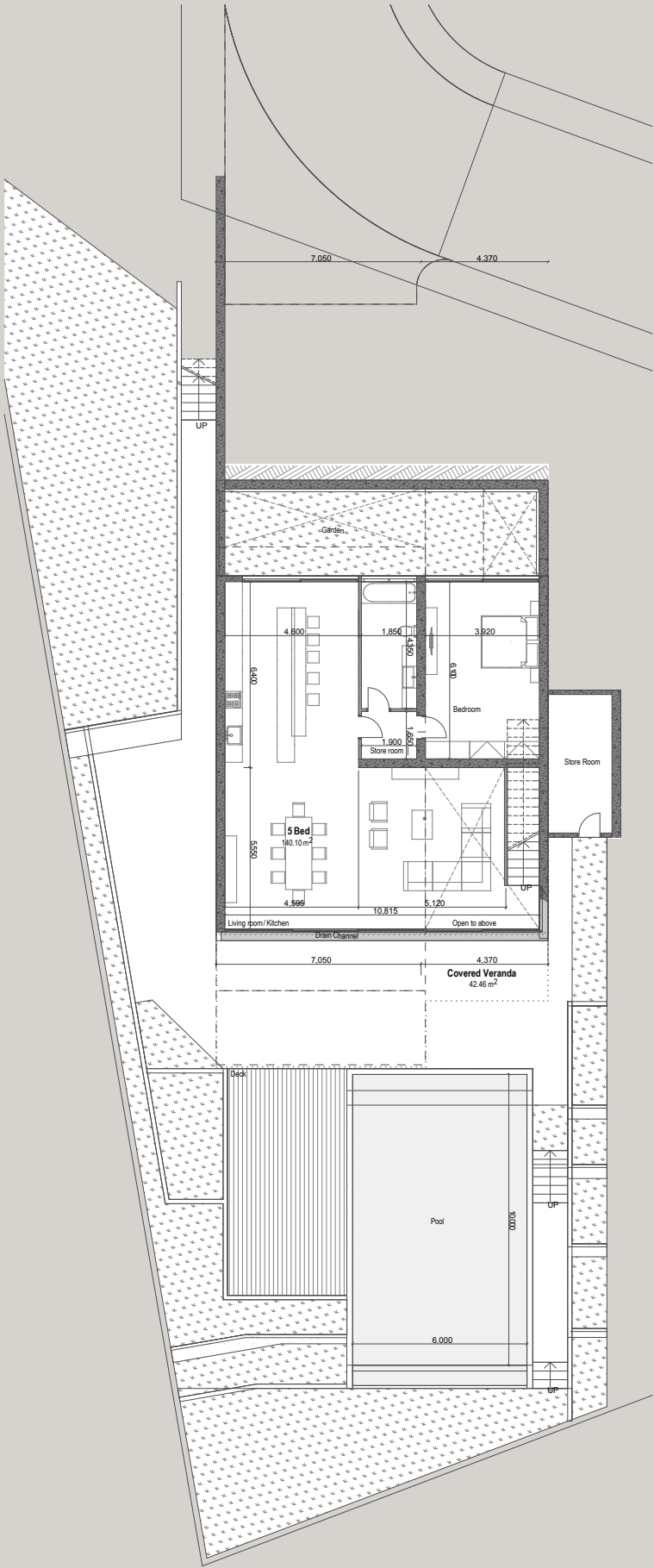
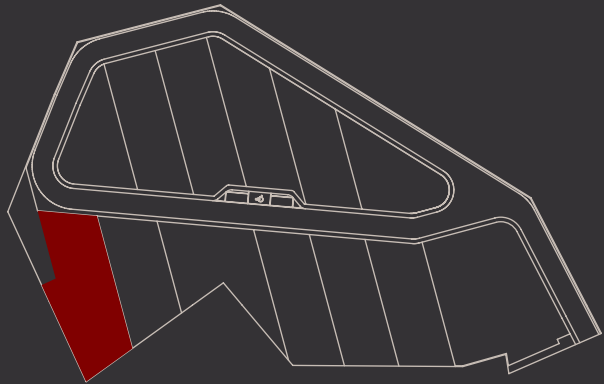
VILLA 05
Roof Level

KEY PLAN

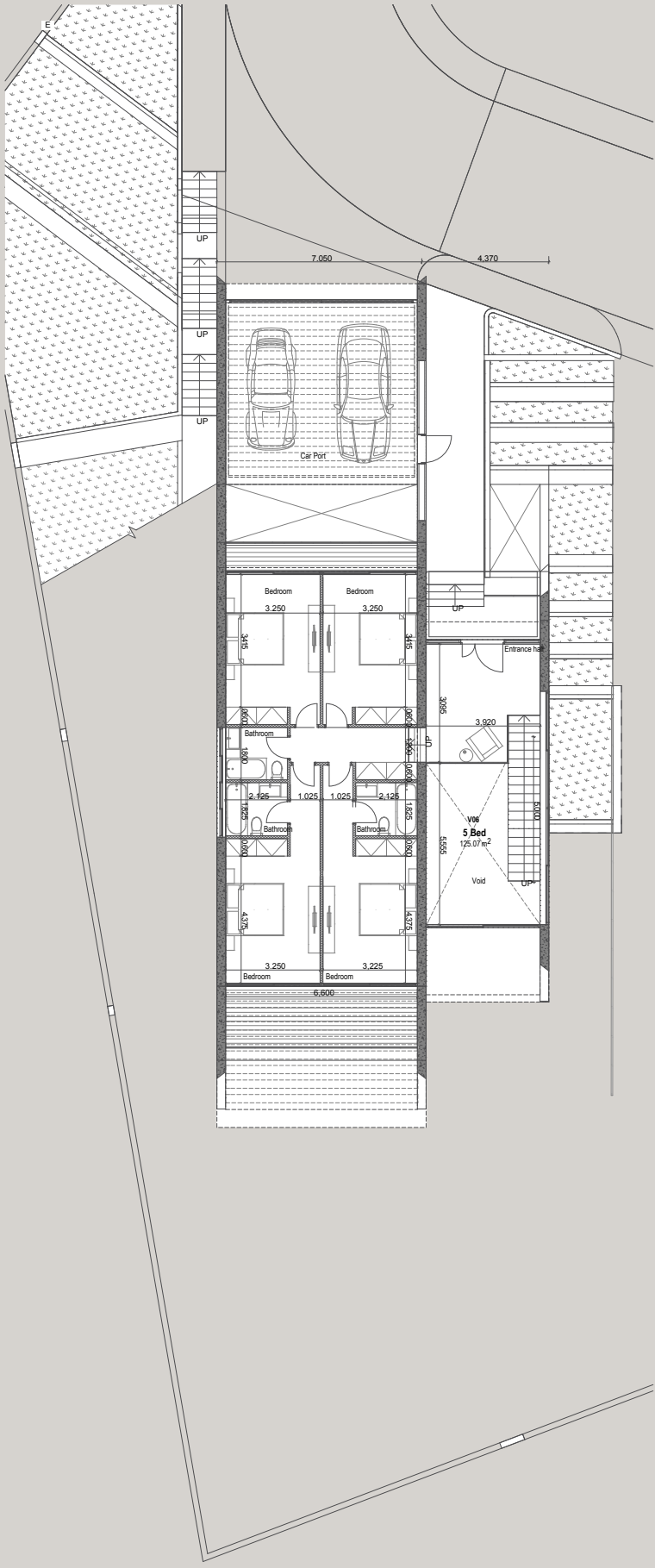


VILLA 6 – 5 Bedrooms
Indoor area = 265.2 Sq.m.
Cov. veranda = 42.5 Sq.m.
External Storage = 11.0 Sq.m.
Cov. Garage = 00.0 Sq.m.
Uncov. Garage Area = 44.6 Sq.m.
Plot = 771.3 Sq.m.
Private Pool = Yes

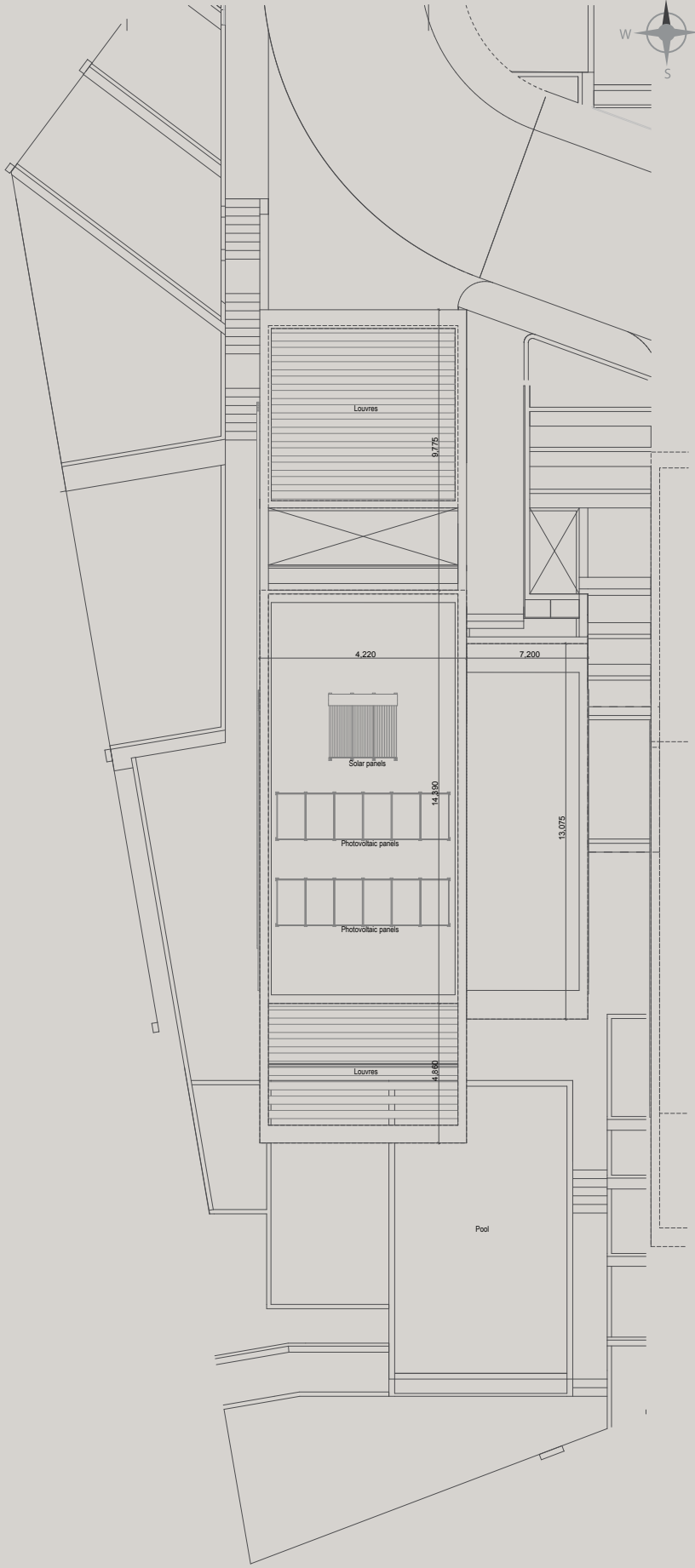
KEY PLAN



VILLA 06
Lower Level



VILLA 06
Upper Level

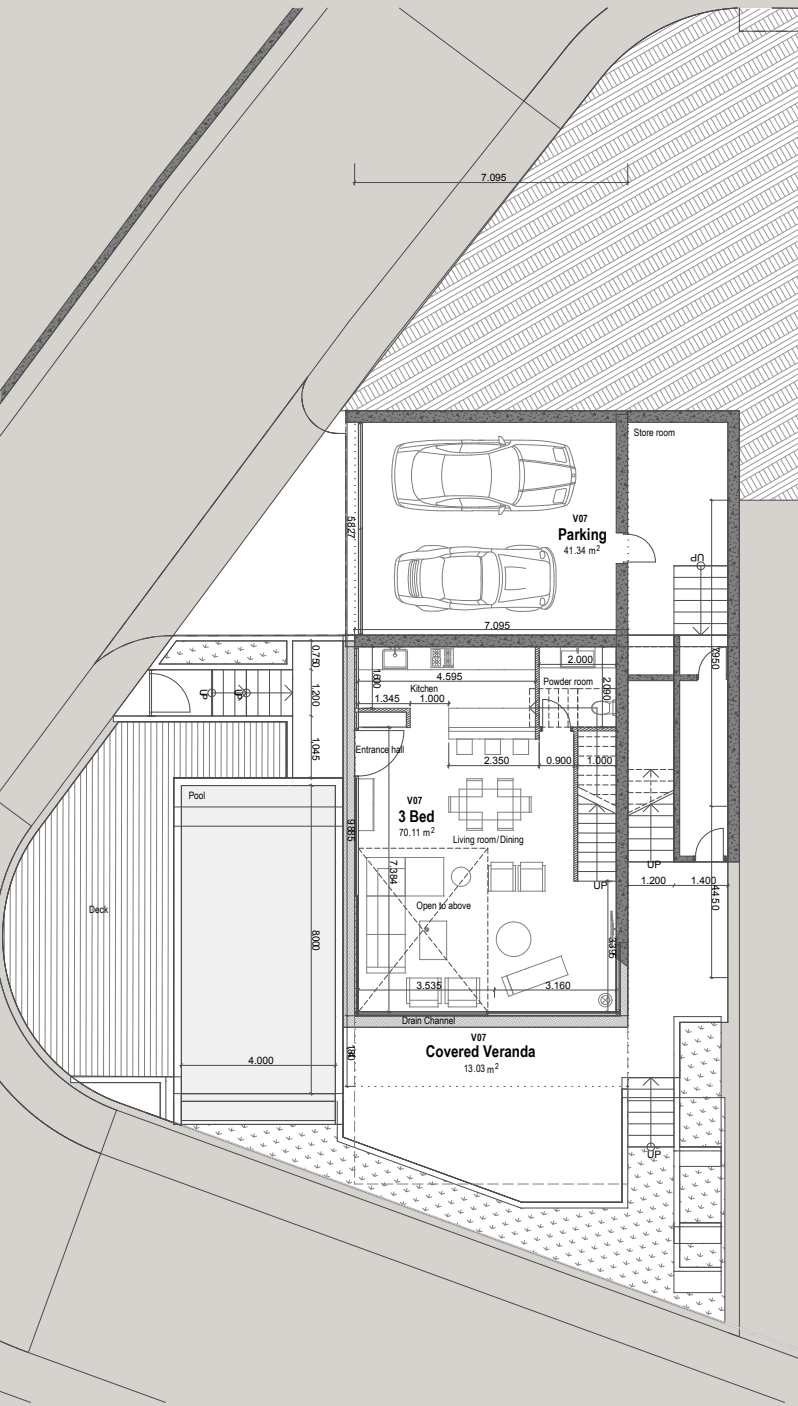


VILLA 06
Roof Level

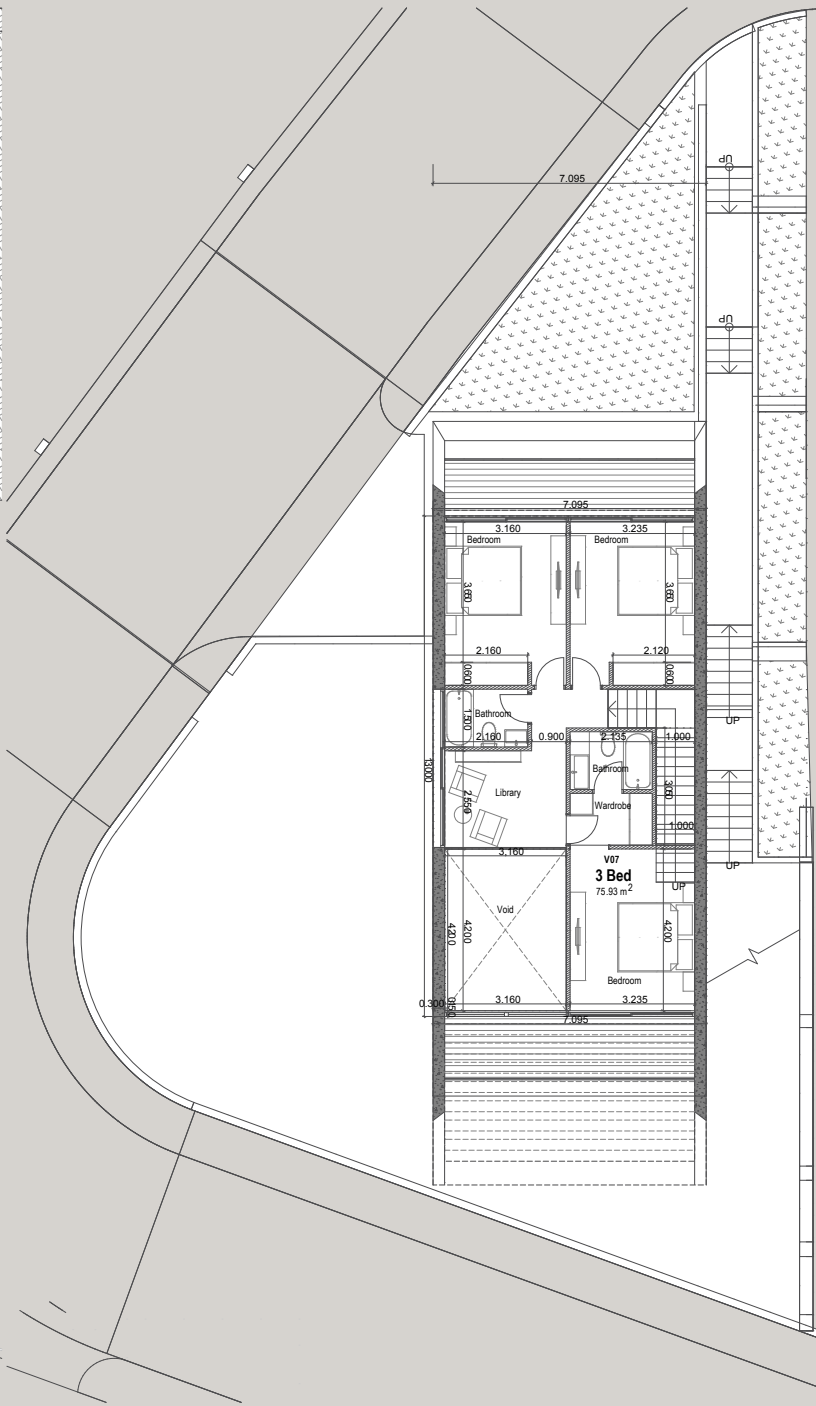




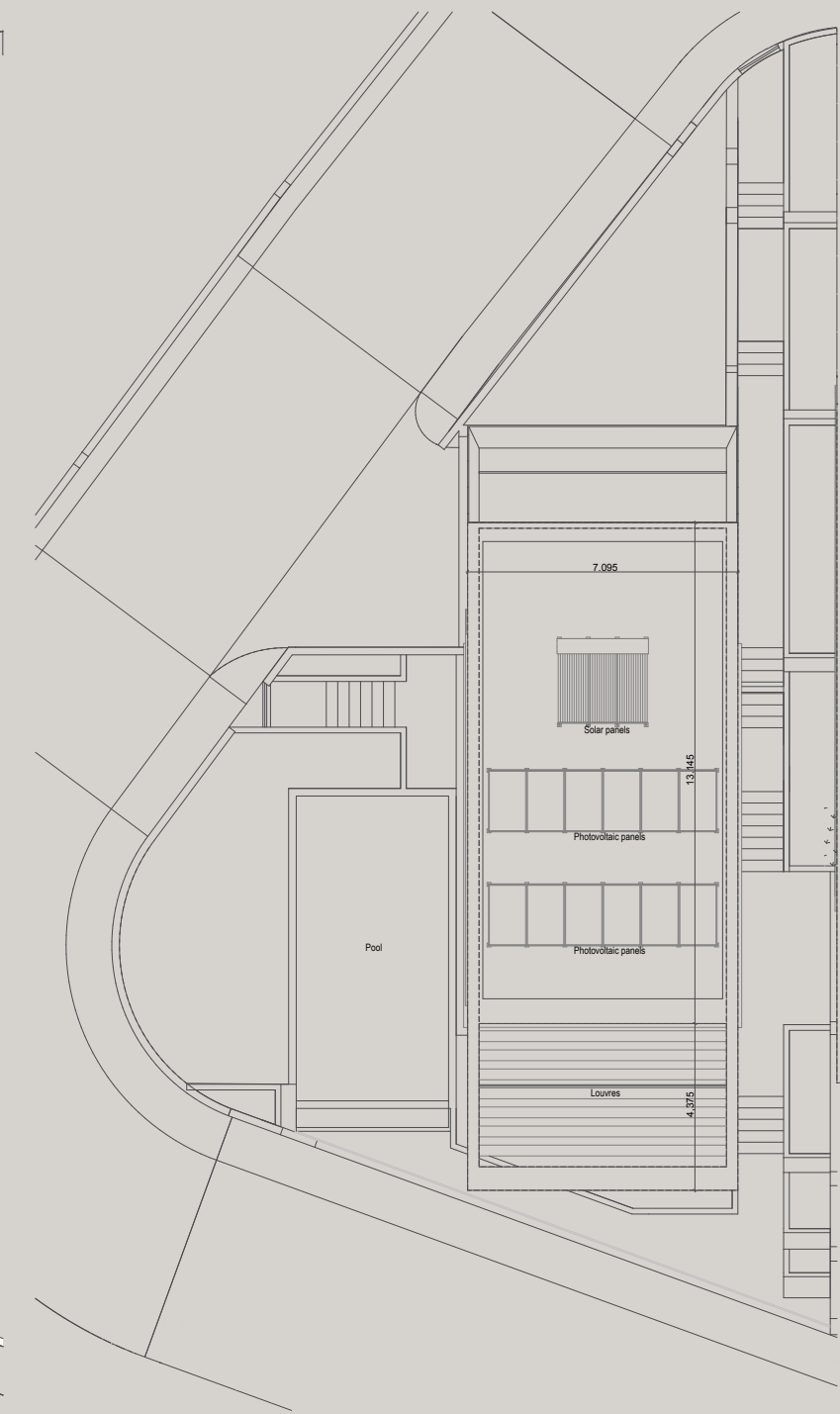
VILLA 7 – 3 Bedrooms
Indoor area = 146.0 Sq.m.
Cov. veranda = 13.03 Sq.m.
External Storage = 24.9 Sq.m.
Cov. Garage = 41.3 Sq.m.
Uncov. Garage Area = 00.0 Sq.m.
Plot = 395.46 Sq.m.
Private Pool = Yes



VILLA 07
Lower Level

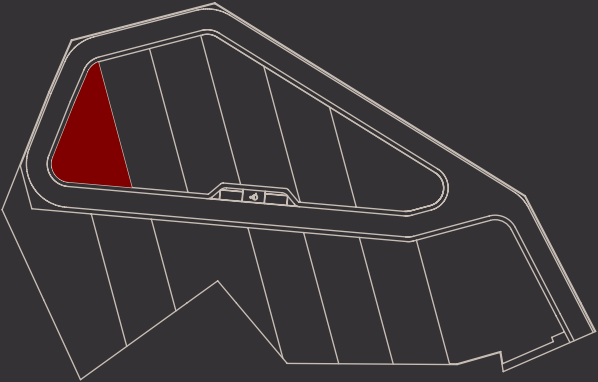


VILLA 07
Upper Level



VILLA 07
Roof Level

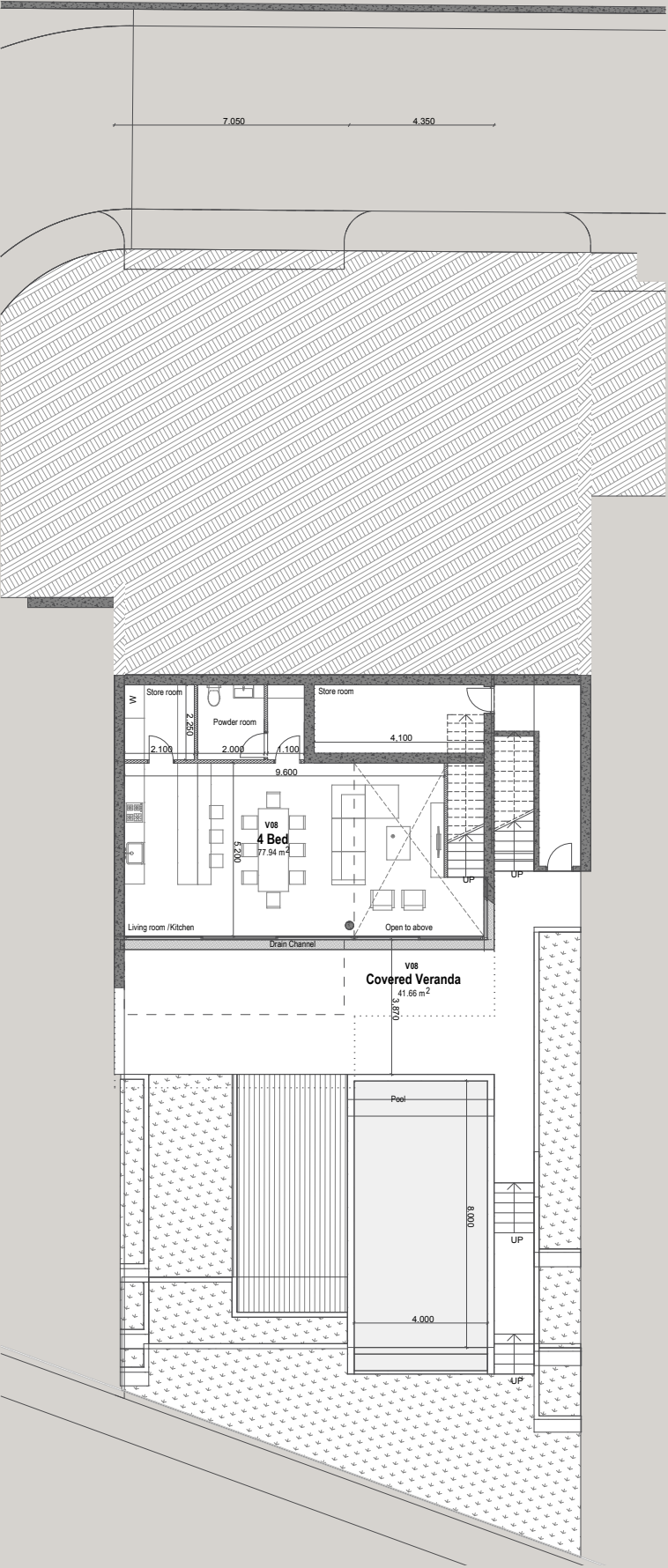
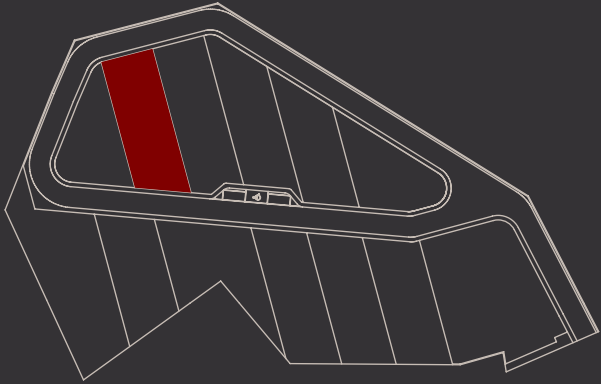
KEY PLAN



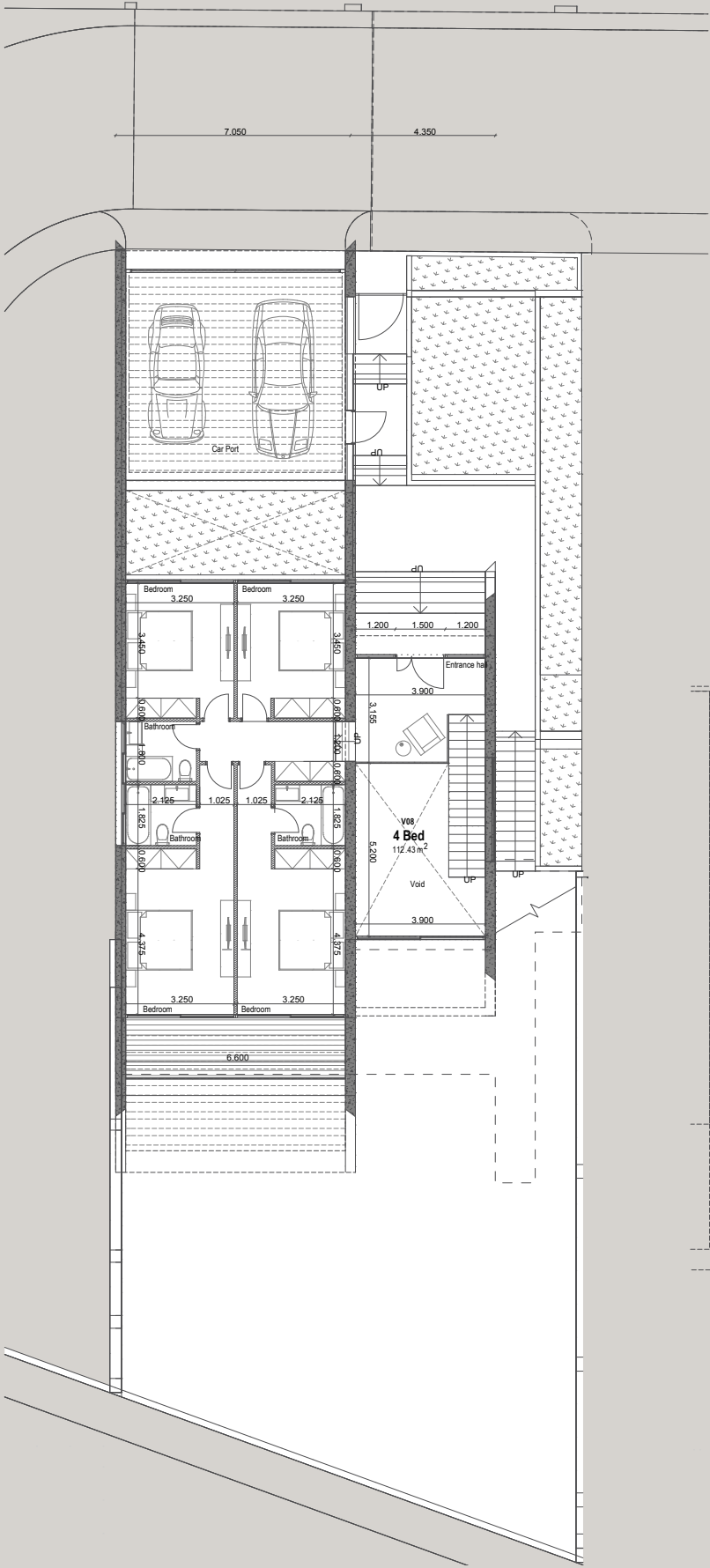
VILLA 8 – 4 Bedrooms

Indoor area = 190.4 Sq.m.
Cov. veranda = 41.6 Sq.m.
External Storage = 23.5 Sq.m.
Cov. Garage = 0.00 Sq.m.
Uncov. Garage Area = 47.5 Sq.m.
Plot = 516.63 Sq.m.
Private Pool = Yes

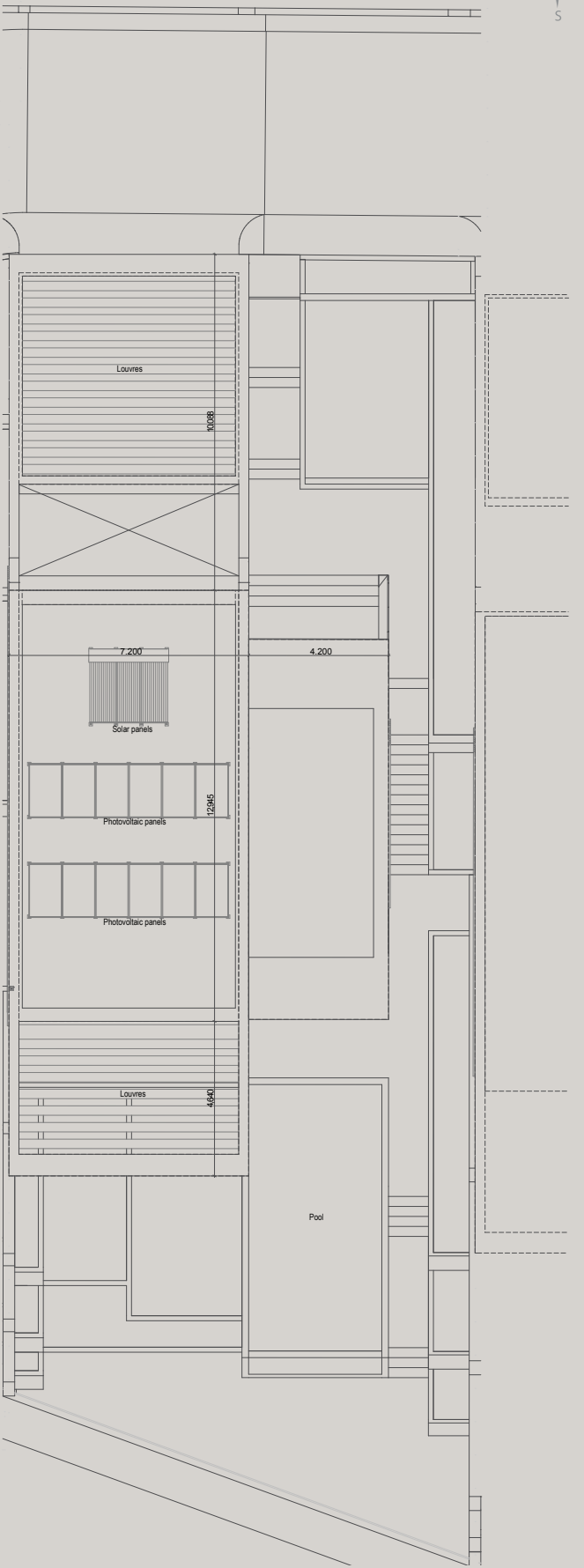
KEY PLAN



VILLA 08
Lower Level



VILLA 08
Upper Level



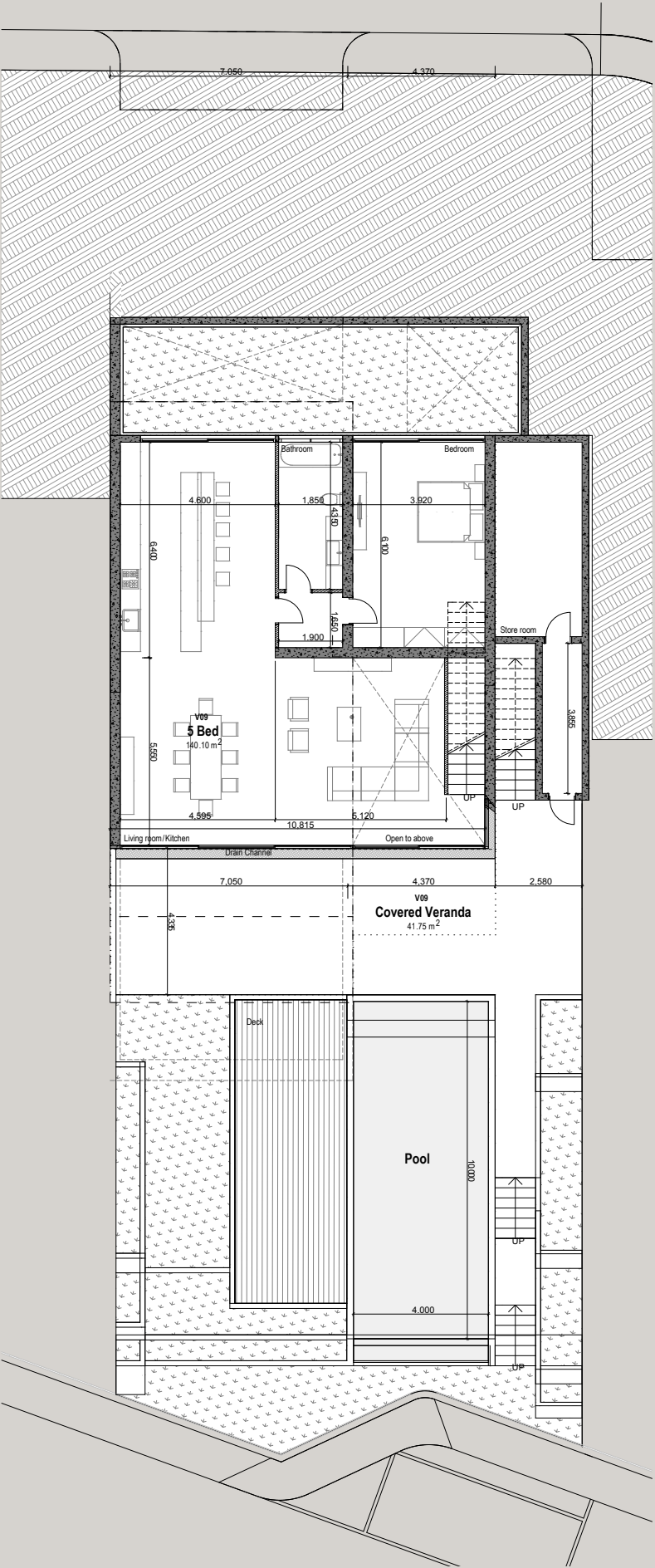
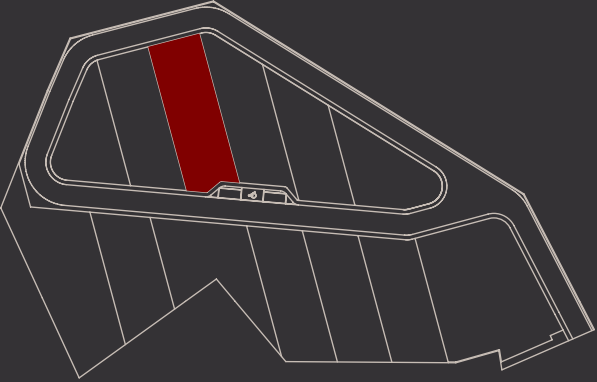
VILLA 08
Roof Level



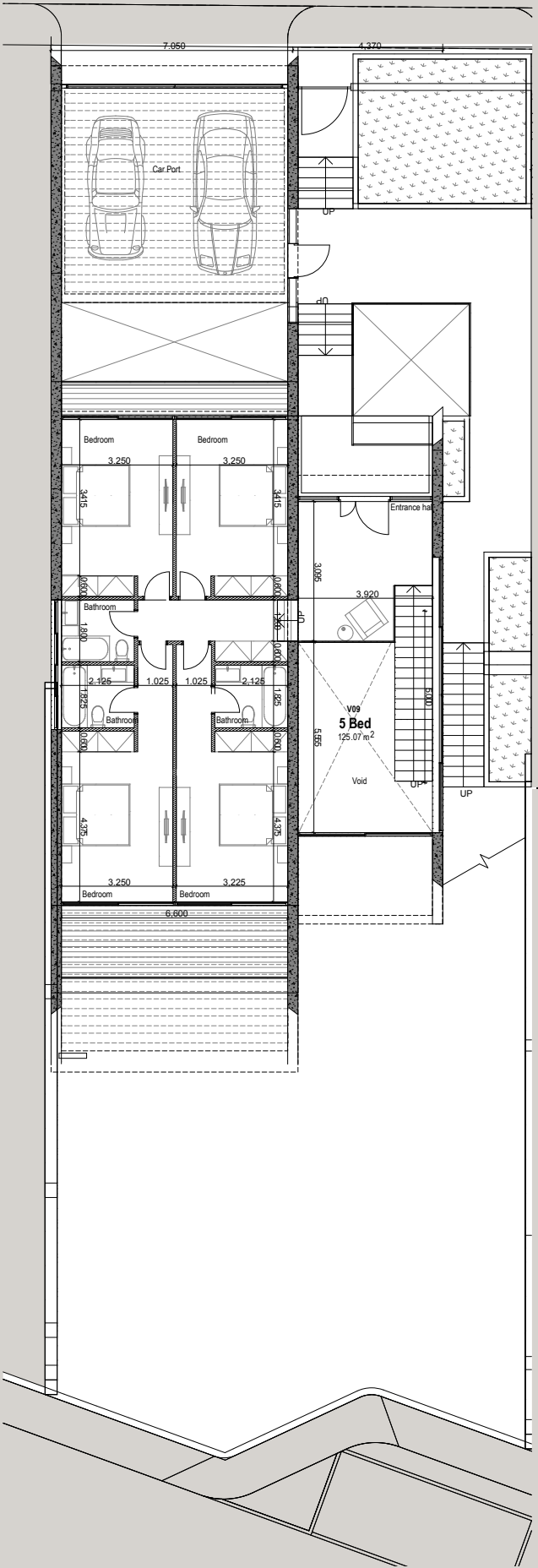
VILLA 9 – 5 Bedrooms

Indoor area = 265.2 Sq.m.
Cov. veranda = 41.7 Sq.m.
External Storage = 19.5 Sq.m.
Cov. Garage = 0.00 Sq.m.
Uncov. Garage Area = 45.3 Sq.m.
Plot = 562.4 Sq.m.
Private Pool = Yes

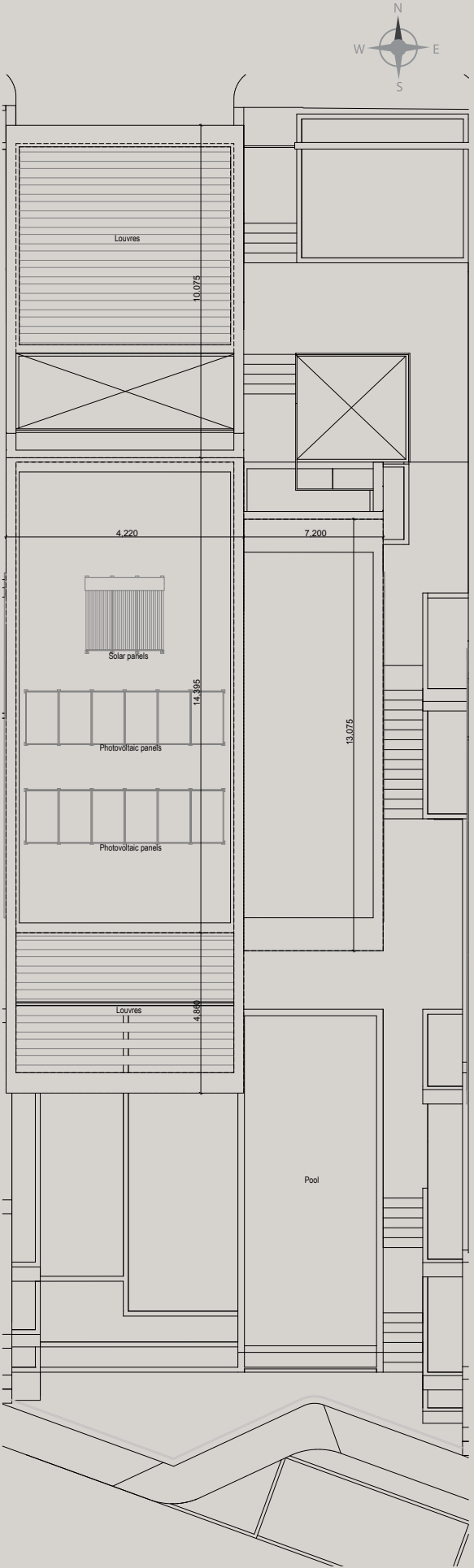
KEY PLAN



VILLA 09
Lower Level



VILLA 09
Upper Level

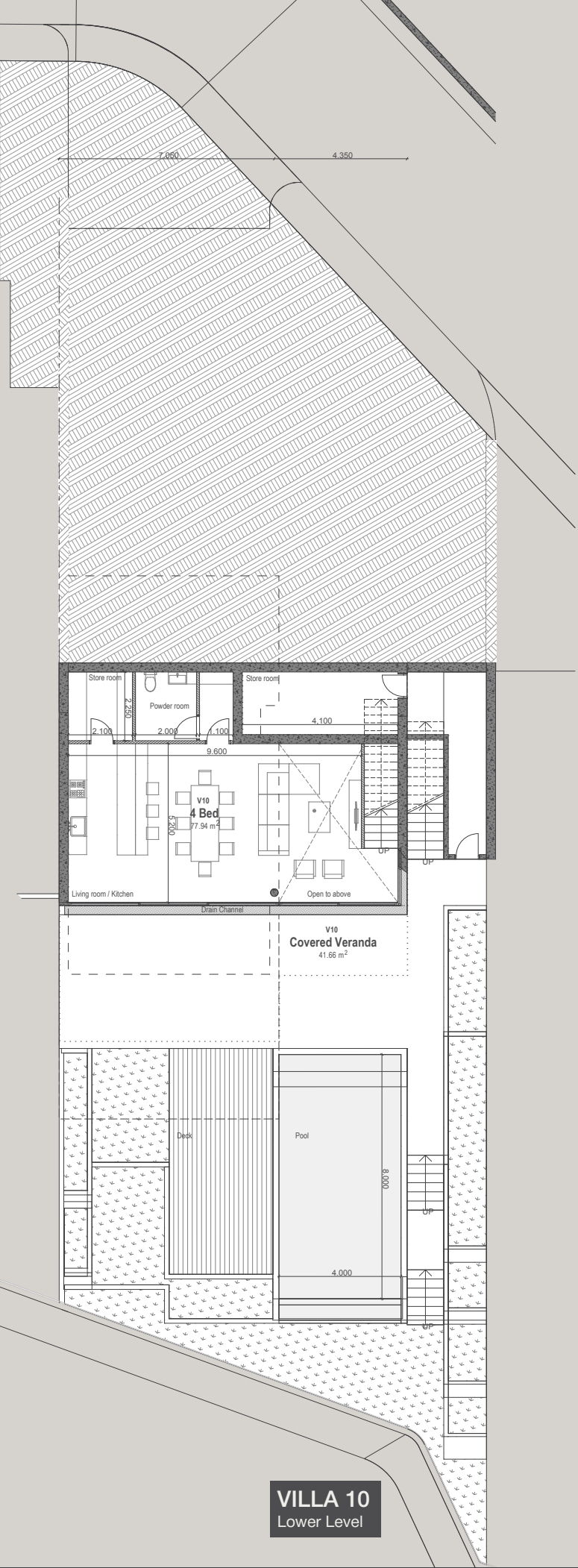
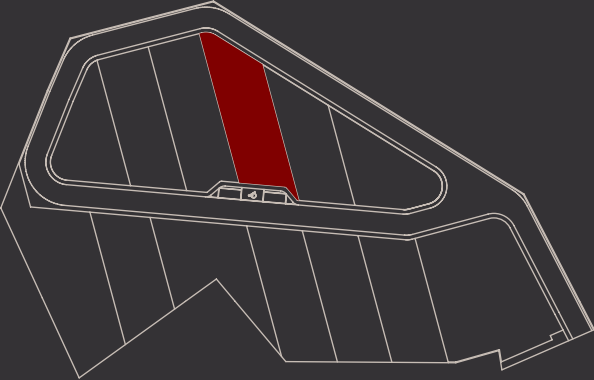


VILLA 09
Roof Level

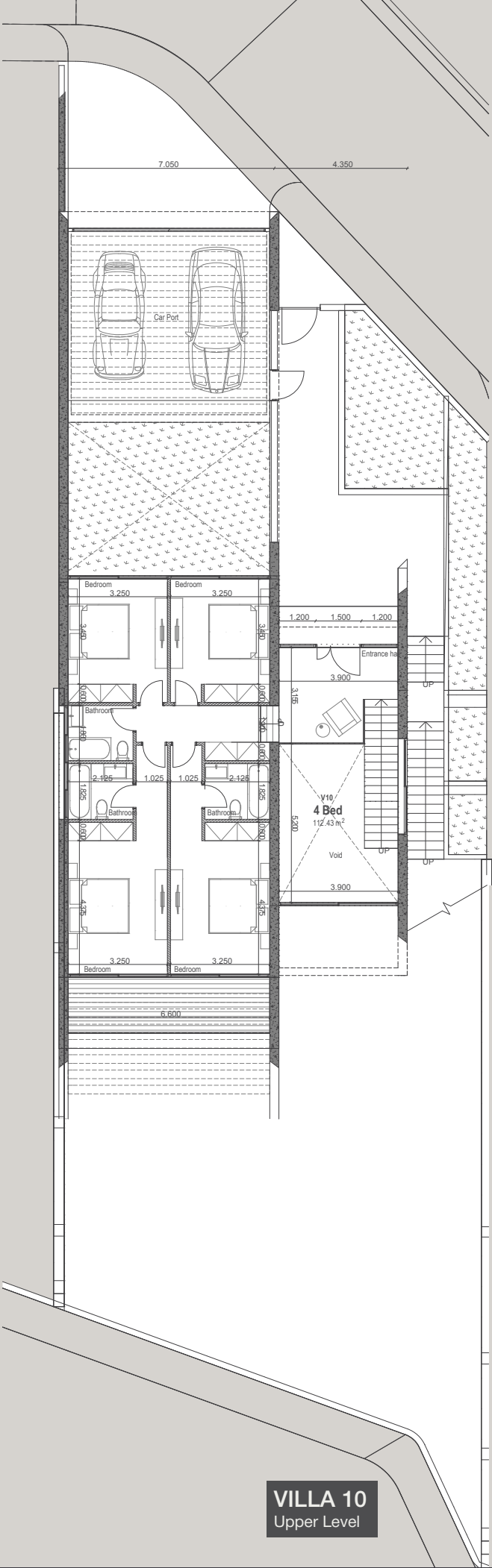
VILLA 10 – 4 Bedrooms

Indoor area = 190.3 Sq.m.
Cov. veranda = 41.6 Sq.m.
External Storage = 21.9 Sq.m.
Cov. Garage = 0.00 Sq.m.
Uncov. Garage Area = 45.3 Sq.m.
Plot = 542.43 Sq.m.
Private Pool = Yes

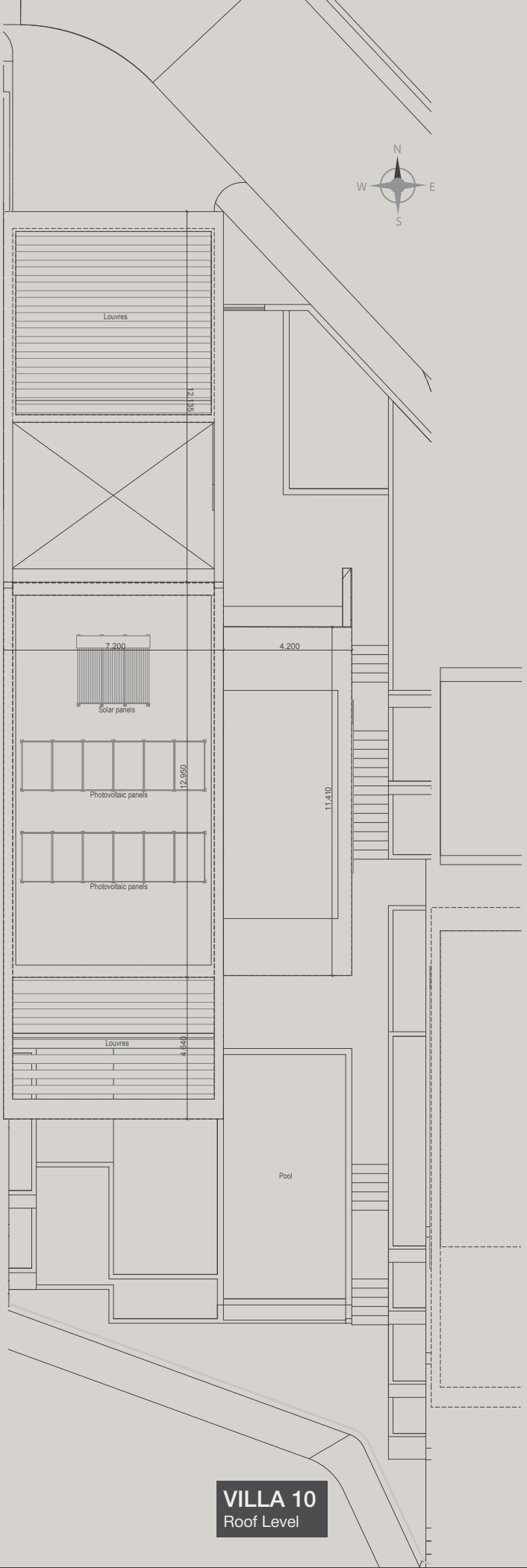
KEY PLAN



VILLA 10
Lower Level



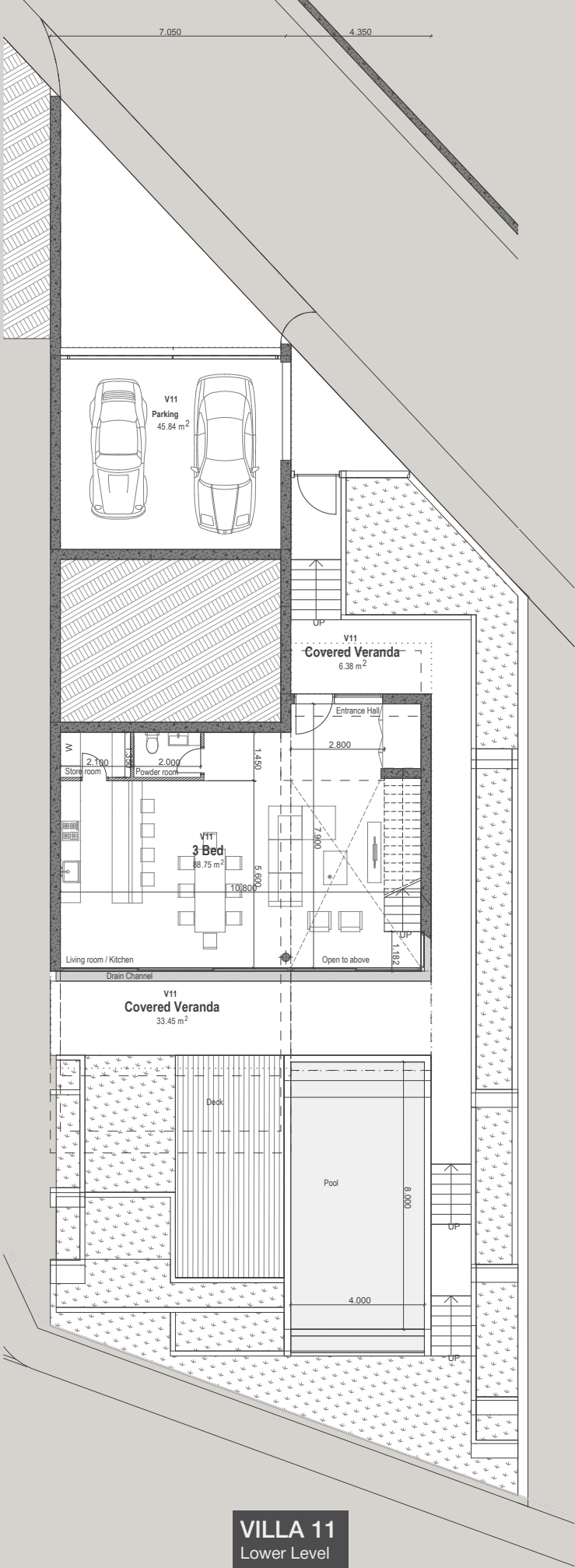
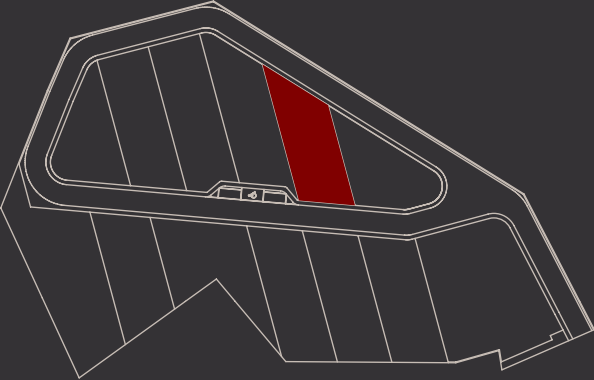
VILLA 10
Upper Level



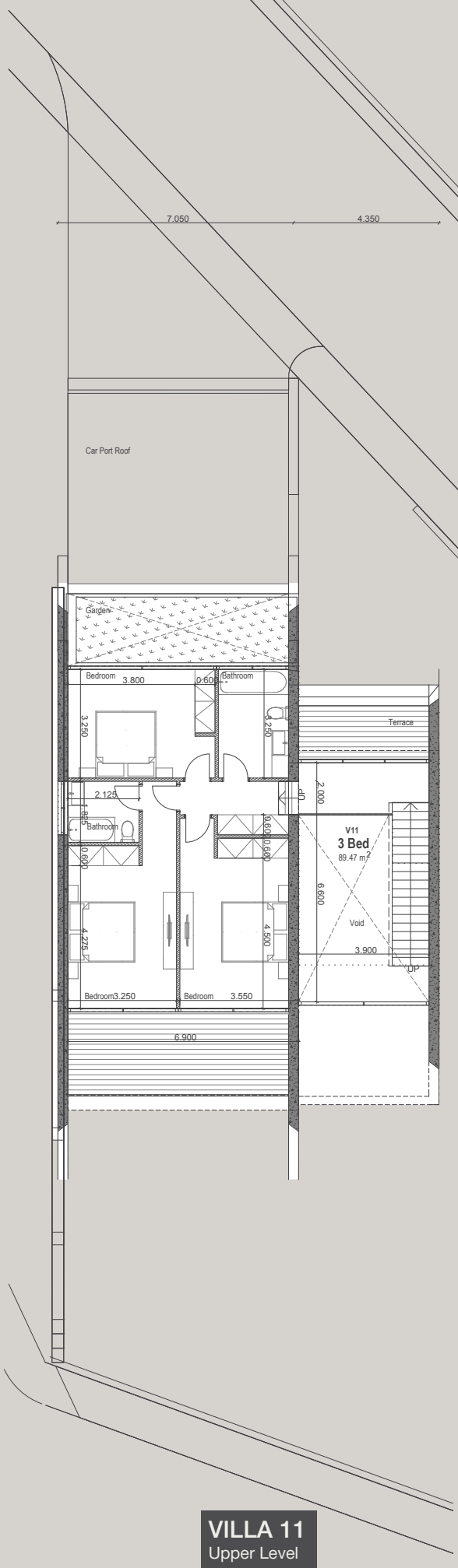
VILLA 10
Roof Level

VILLA 11 – 3 Bedrooms
Indoor area = 178.2 Sq.m.
Cov. veranda = 39.8 Sq.m.
External Storage = 0.00 Sq.m.
Cov. Garage = 0.00 Sq.m.
Uncov. Garage Area = 43.9 Sq.m.
Plot = 453.04 Sq.m.
Private Pool = Yes

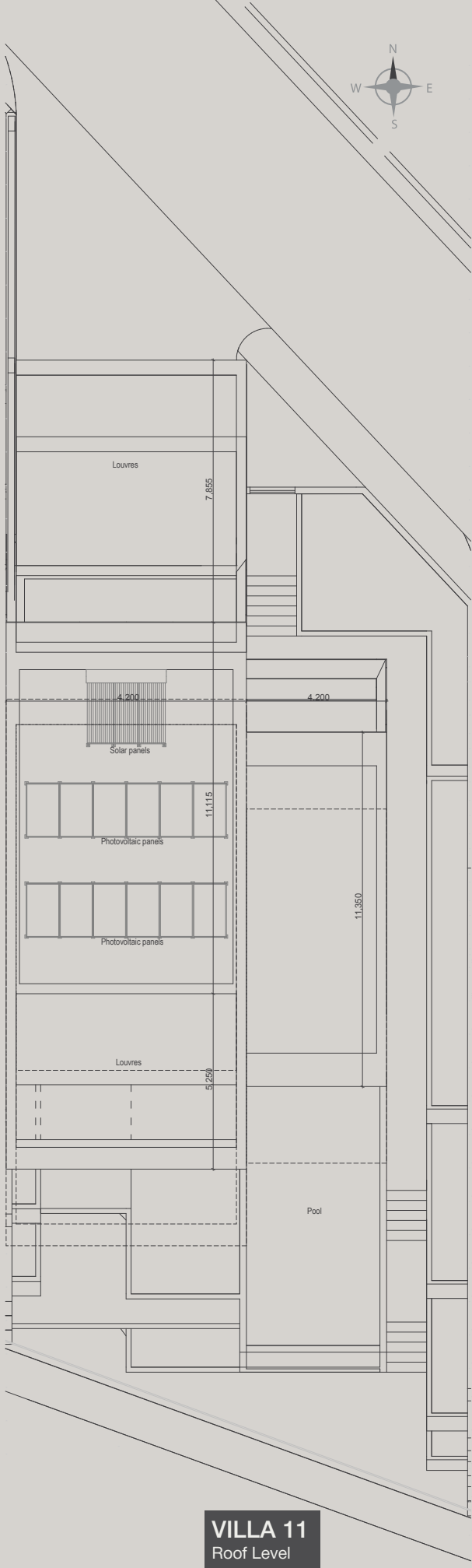
KEY PLAN



VILLA 11
Lower Level



VILLA 11
Upper Level

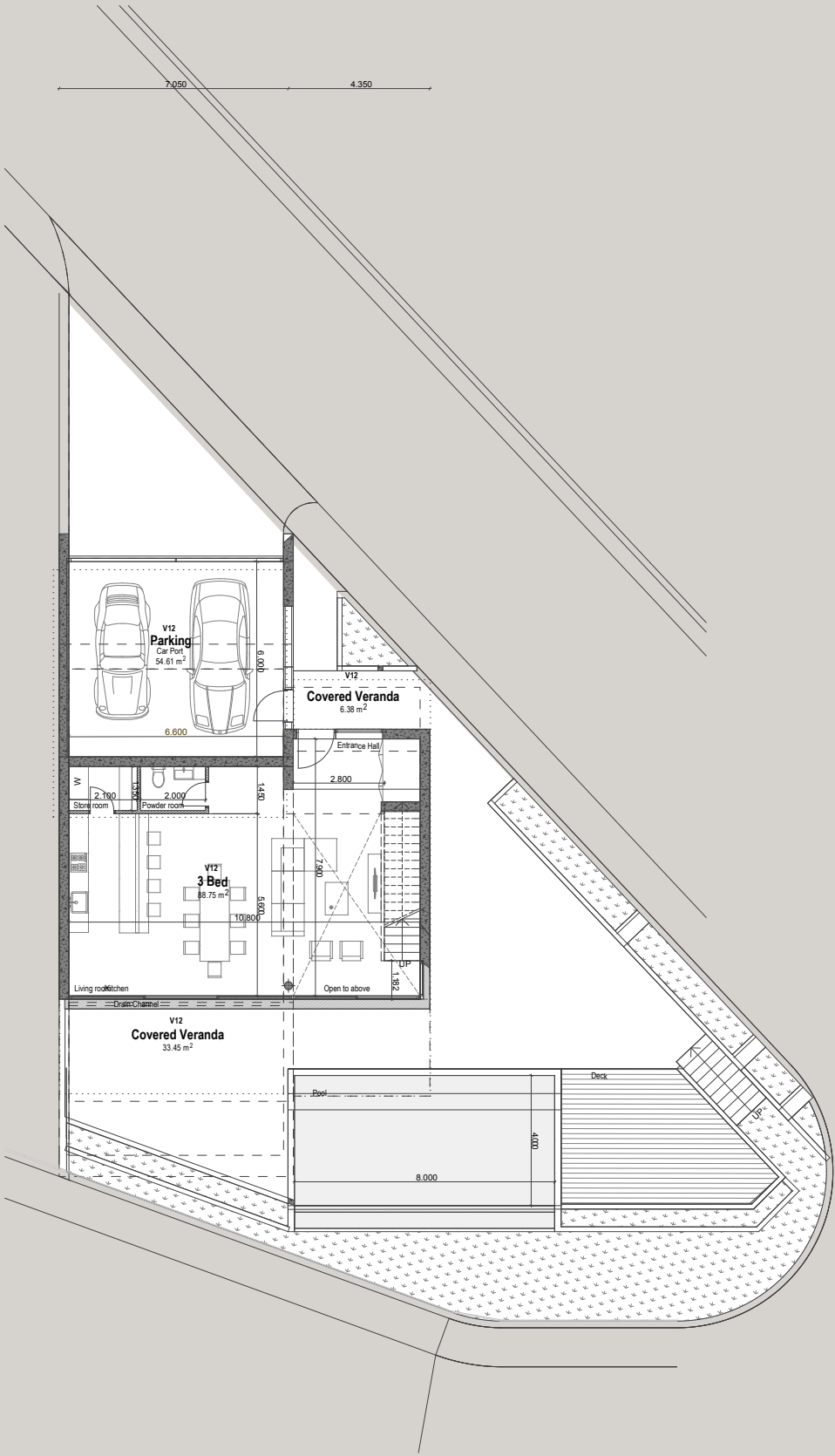
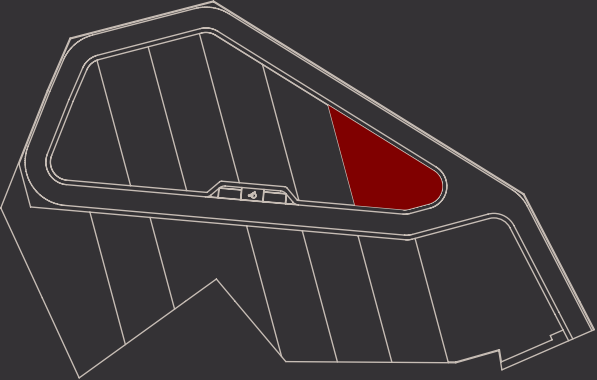


VILLA 11
Roof Level

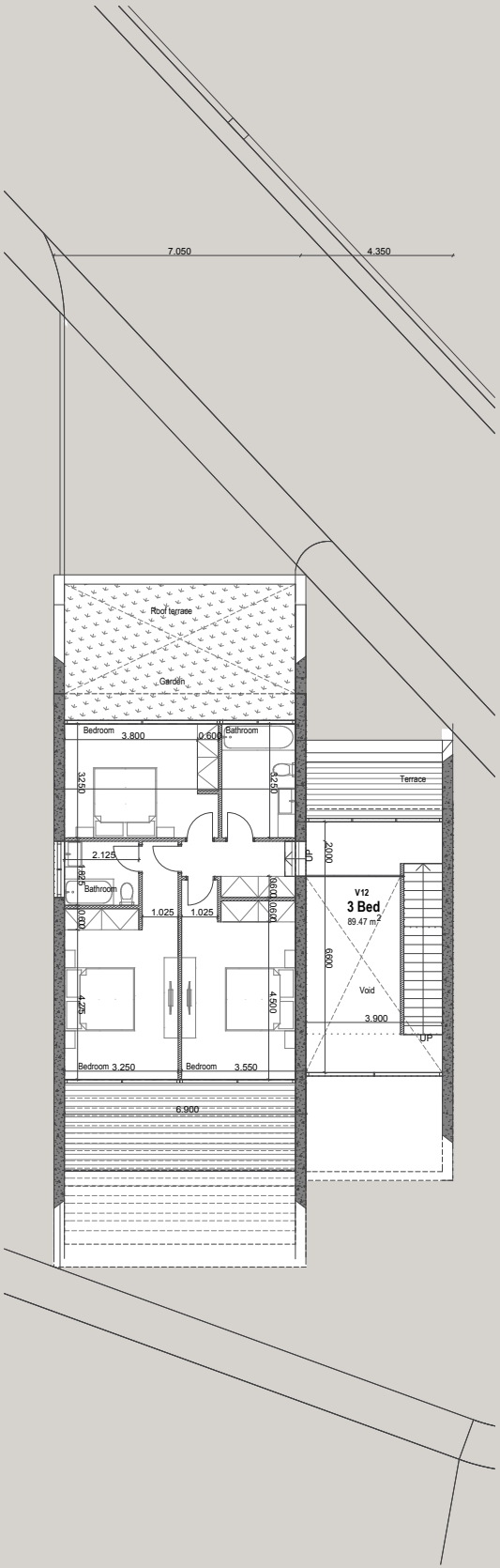


VILLA 12 – 3 Bedrooms
Indoor area = 178.2 Sq.m.
Cov. veranda = 39.8 Sq.m.
External Storage = 0.00 Sq.m.
Cov. Garage = 44.28 Sq.m.
Uncov. Garage Area = 0.00 Sq.m.
Plot = 419.54 Sq.m.
Private Pool = Yes

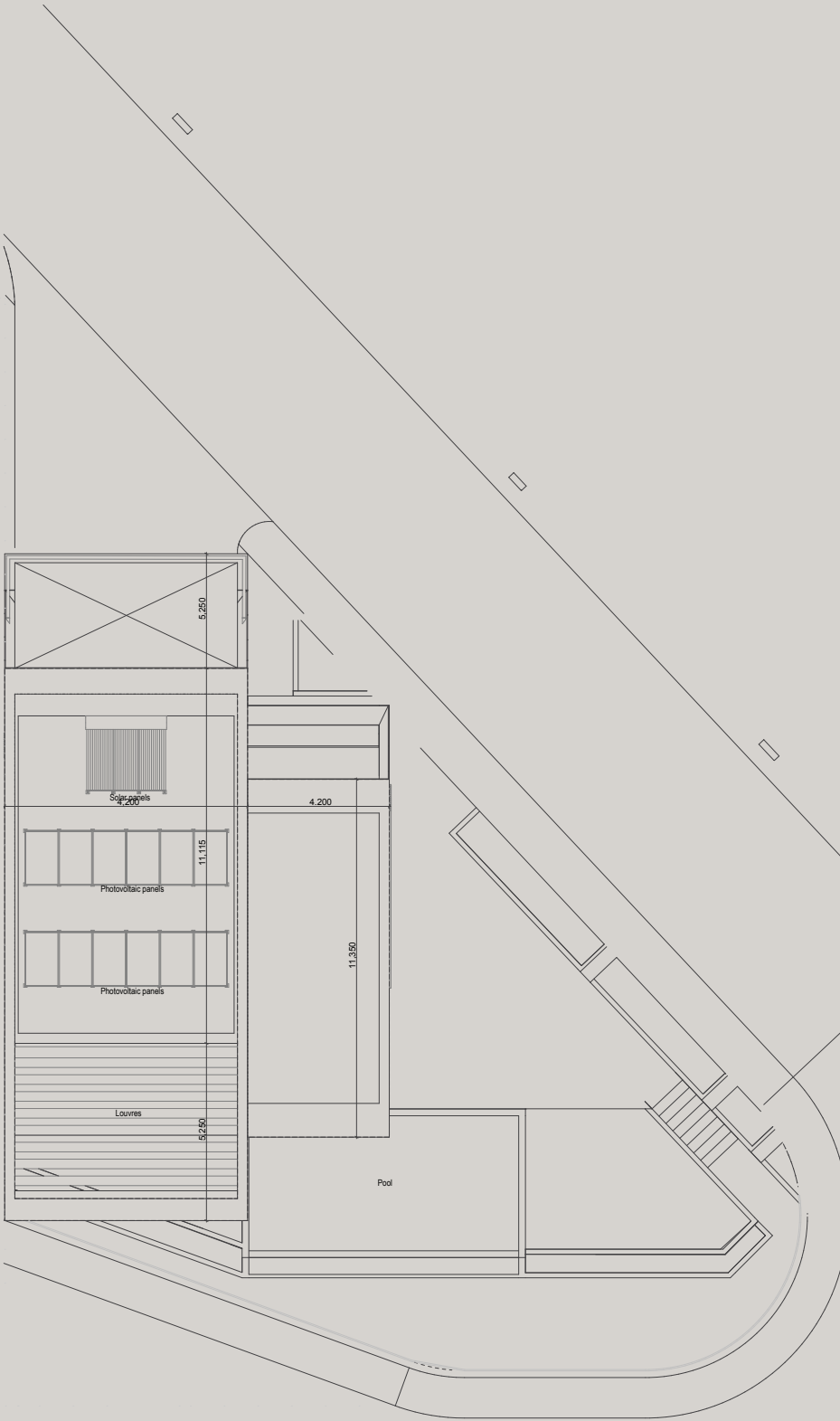
KEY PLAN



VILLA 12
Lower Level



VILLA 12
Upper Level



VILLA 12
Roof Level



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
- | Provisions for water heated floors
- | Provisions for central VRV conditioning
- | High standard sanitary ware from European brands
- | Thermal aluminum window frames with double glazing
- | High standard kitchen cabinets
- | High standard wardrobes from European brands
- | Soft closers
- | Door stoppers

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



PERMANENT RESIDENCE PERMIT

UNIQUE CYPRUS PERMANENT RESIDENCY FOR PROPERTY BUYERS

Life-long 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 may be the first step towards a successful application for the Cyprus Investment Programme. 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 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.

CYPRUS INVESTMENT PROGRAMME

INVESTMENT REQUIREMENTS

Minimum investment: 2 mln EUR

The investment may be sold in 5 years

Donation of 75 000 to the Cyprus Land Development Corporation

Donation of 75 000 to the Research and Innovation Foundation, subject to certain exceptions

BENEFITS OF THE CYPRUS INVESTMENT PROGRAMME

Obtaining Cyprus citizenship through the Cyprus Investment Programme enables successful applicants to enter, reside, study and work in the European economic area (European Union, Iceland, Liechtenstein, Norway and Switzerland) without a visa.

Successful applicants are entitled to maintain dual citizenship, which acts as an effective tool for international tax planning and provides financial privacy to the applicant.

Wide choice and combination of investment options.

Freedom to study in European universities paying lower tuition fees.

No residency requirements are imposed on citizens.

The Cyprus Investment Programme enables successful applicants to travel to 158 countries without a visa





