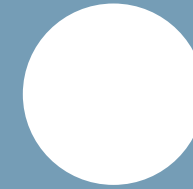


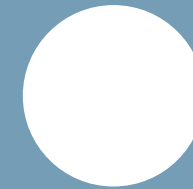


fantasy





create your home, create your vision



fantasy

EACH LUXURY APARTMENT IS SET BEAUTIFULLY WITH BREATHTAKING PANORAMIC MOUNTAINS AND CITY VIEWS

Meticulously designed with smart space arrangements that deliver pure comfort and style. Residents will enjoy the opulence of spacious living areas with floor to ceiling windows that allow natural light to flow through the space giving it that sense of freedom.



THESE HOMES ARE DESIGNED WITH THE BEST HIGH QUALITY MATERIALS

and high standards of finish, where premium aesthetics fuse with elevated comforted high spec functionality. Each unique penthouse boasts effortless luxury that is further enhanced by uncompromised panoramic views of the mountains and the city that will definitely inspire your body, mind and soul. Welcome to a dream come true.



major benefits

- Contemporary residence in a tranquil area
- 900 meters to crystal clear waters with golden sand
- Within close proximity to 5 star hotels: Apollonia and Four Seasons
- Common swimming pool, gym, and covered parking

- High ceilings (3.15 meters)
- Floor to ceiling windows
- Top standards of finish
- Under floor heating and central VRV conditioning
- Penthouses with private roof terraces and swimming pools



introduction

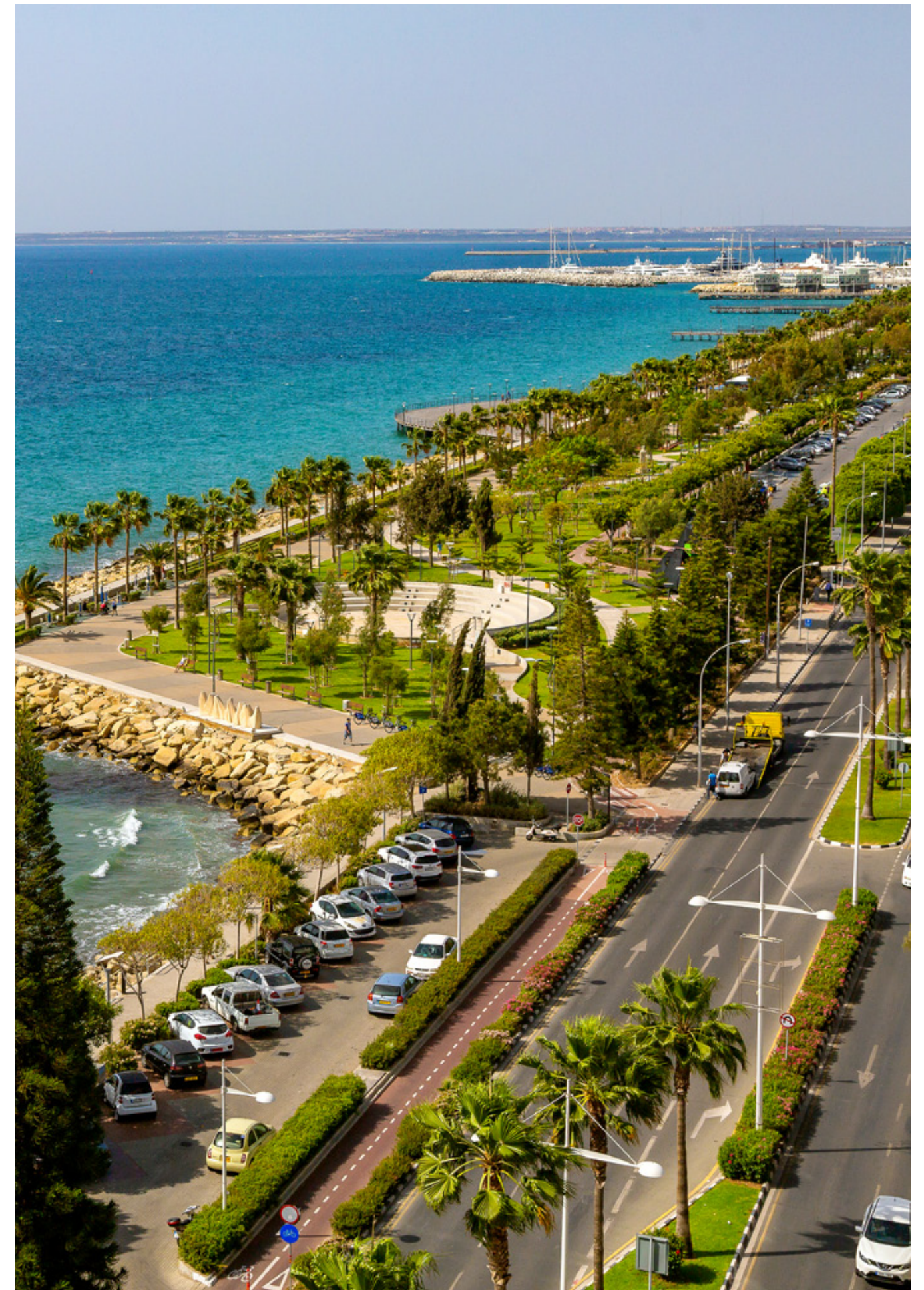
**LIMASSOL
COMBINES
THE FAST PACE
OF A CITY AND
THE COMFORT
OF A FIRST-CLASS
MEDITERRANEAN
RESORT**

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 as well as very mild winters, separated by short springs and autumns which are generally pleasant.



location

THIS IS A PERFECT LOCATION TO LIVE, WORK AND PLAY

A city that provides outstanding modern infrastructures for all necessary amenities from luxury five star hotels offering fine dining and high end boutiques to gorgeous beaches and cafes located right on the water. Take a peaceful stroll to the Limassol's stunning coastline where you can experience an open air quaint venues by the sea. Make your dream home come true because your destination has a new address. Enjoy a luxurious apartment in one of the most peaceful prestigious areas but yet only a short distance to the vibrant enticing city, stunning coastline and thriving business hub. Experience a lifestyle of effortless luxury at your doorstep, what more could one as for.



- 1 Pizza Hut
- 2 Swing Latina Dance & Fitness Studio
- 3 Limassol's Olympic Swimming Pool
- 4 Filippos Papadopoulos Pharmacy
- 5 The Garden Restaurant
- 6 Starbucks
- 7 Ocean Basket
- 8 Costa Coffee
- 9 Plus Discount Market
- 10 Cyprus Post Office
- 11 Christina Metaxa Pharmacy
- 12 Sigma Bakery
- 13 Pet Shop
- 14 Slavyanka Russian supermarket
- 15 Atlantica Miramare
- 16 The Royal Apollonia 5-star

SYMBOLS

- Hotels
- Marina
- Highway

• communal swimming pool



• exterior



◉ exterior

900 meters to crystal clear waters
with golden sand



◉ exterior

**Within close proximity to
5 star hotels: Apollonia
and Four Seasons**

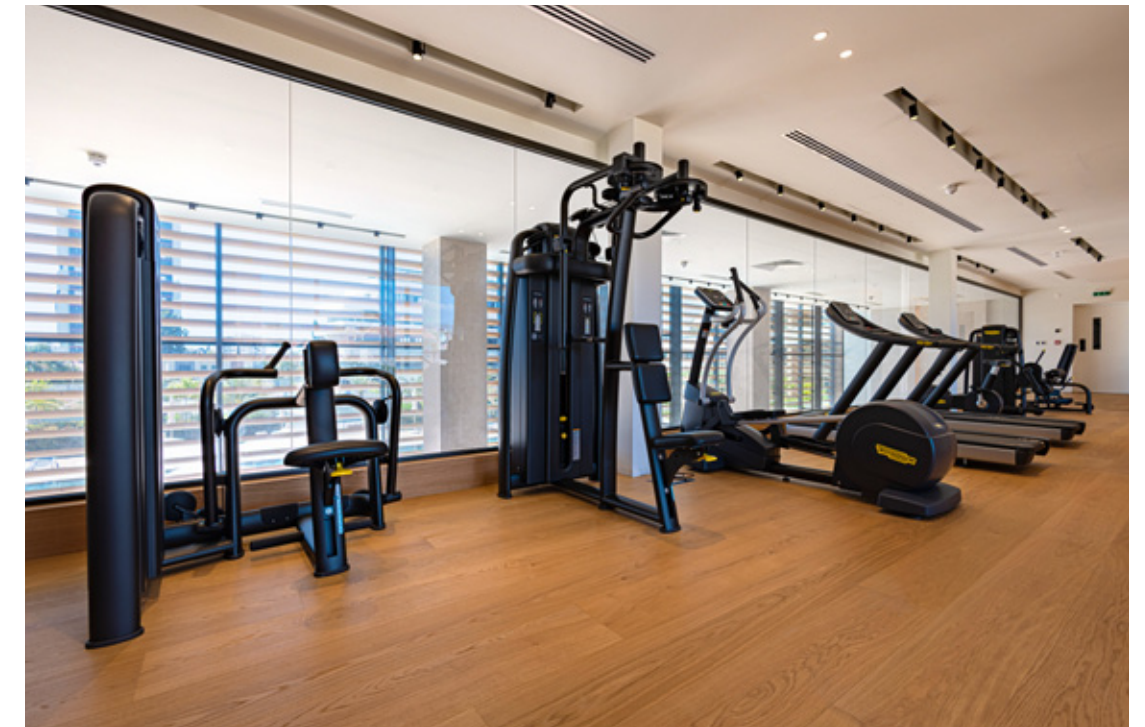


• exterior



• resident facilities

The building offers outdoor swimming pool, secure covered parking, a fully equipped gym



• resident facilities



choice of properties



block a

UNIT N°	PROPERTY TYPE	BED-ROOMS	BATH-ROOMS	PRIVATE POOLS	NO OF PARK SPACES	INDOOR AREA M ²	COV. VERANDA M ²	AUXILIARY AREA M ²		COMMON AREA PER UNIT	TOTAL AREA M ²
								FLOOR	AREA		
101	Apartment	2	2		1	87.20	21.40			25.91	134.51
102	Apartment	S	1		1	45.10	8.50			12.79	66.39
103	Apartment	1	1		1	55.00	8.90			15.25	79.15
104	Apartment	3	3		1	117.10	25.40			34.00	176.50
201	Apartment	2	2		1	87.20	21.40			25.91	134.51
202	Apartment	S	1		1	45.10	8.50			12.79	66.39
203	Apartment	1	1		1	55.00	8.90			15.25	79.15
204	Apartment	3	3		1	117.10	25.40			34.00	176.50
301	Apartment	2	2		1	87.20	21.40			25.91	134.51
302	Apartment	1	1		1	89.20	28.20			28.01	145.41
303	Apartment	3	3		1	117.10	25.40			34.00	176.50
401	Penthouse	4	4	YES	1	125.10	46.30	5th	40.70	50.61	262.71
402	Penthouse	4	4	YES	1	141.00	40.20	5th	39.10	52.56	272.86

block b

UNIT N°	PROPERTY TYPE	BED-ROOMS	BATH-ROOMS	PRIVATE POOLS	NO OF PARK SPACES	INDOOR AREA M ²	COV. VERANDA M ²	AUXILIARY AREA M ²		COMMON AREA PER UNIT	TOTAL AREA M ²
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402	Penthouse	4	4	YES	1	141.00	40.20	5th	39.10	52.56	272.86

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

• master plan

ground floor



block a

floor 2



UNIT N°	TOTAL AREA M ²
201	134.51
202	66.39
203	79.15
204	176.50

block b

floor 2



UNIT N°	TOTAL AREA M ²
201	134.51
202	66.39
203	79.15
204	176.50

block a

floor 4

block b

floor 4



UNIT N°	TOTAL AREA M ²
401	262.71
402	272.86

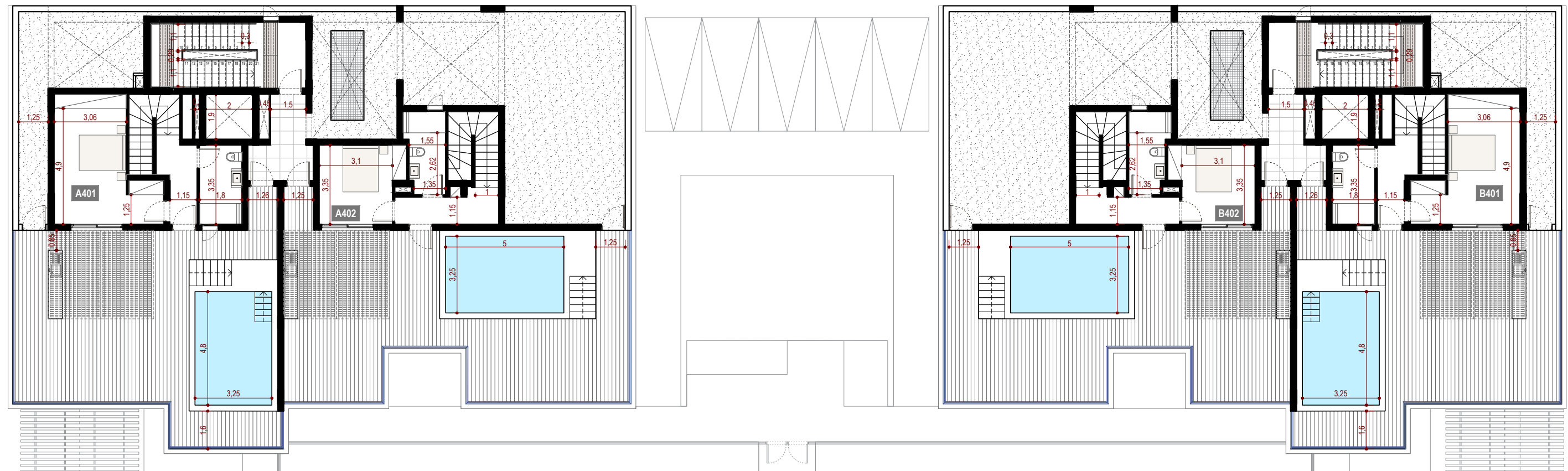
UNIT N°	TOTAL AREA M ²
401	262.71
402	272.86

block b

roof garden

block b

roof garden



UNIT N°	TOTAL AREA M ²
401	262.71
402	272.86

UNIT N°	TOTAL AREA M ²
401	262.71
402	272.86



• signature finishes

prime

EVERY PROPERTY IS DELIVERED WITH SIGNATURE TOP STANDARD FINISHES:

- Fully completed finishings
- Semi-solid parquet floors in each room
- Marble floor and walls in the toilets and bathrooms
- High ceilings (3.15 m)
- Security and fireproof entrance doors
- Water heated floors
- Air 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



signature finishes



penthouses

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.

- Sizable roof space
- Stone floors
- Marble tiled swimming pool with Jacuzzi
- Barbecue
- Pergolas for shading

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



*The type of materials and colors used in the finishes may vary from the displayed images and text. Furniture and interior items are extras.

immigration opportunities

Fast Track Cyprus Permanent Residence by Investment

The Cyprus Permanent Residency Program (PRP) grants the right to travel within the EU with less elaborate visa requirements and obtain Cyprus citizenship

1. Major advantages

- Issued within 4 months
- Life-long validity without need for renewal
- Granted to all direct family members of the applicant, including spouse and children under 25 years old
- No residency requirements other than to visit Cyprus once every two years
- Allows to have a business in Cyprus and receive shareholder dividends

2. Main terms & conditions

The applicant must proceed with an investment of min €300.000 + VAT in one of the following categories:

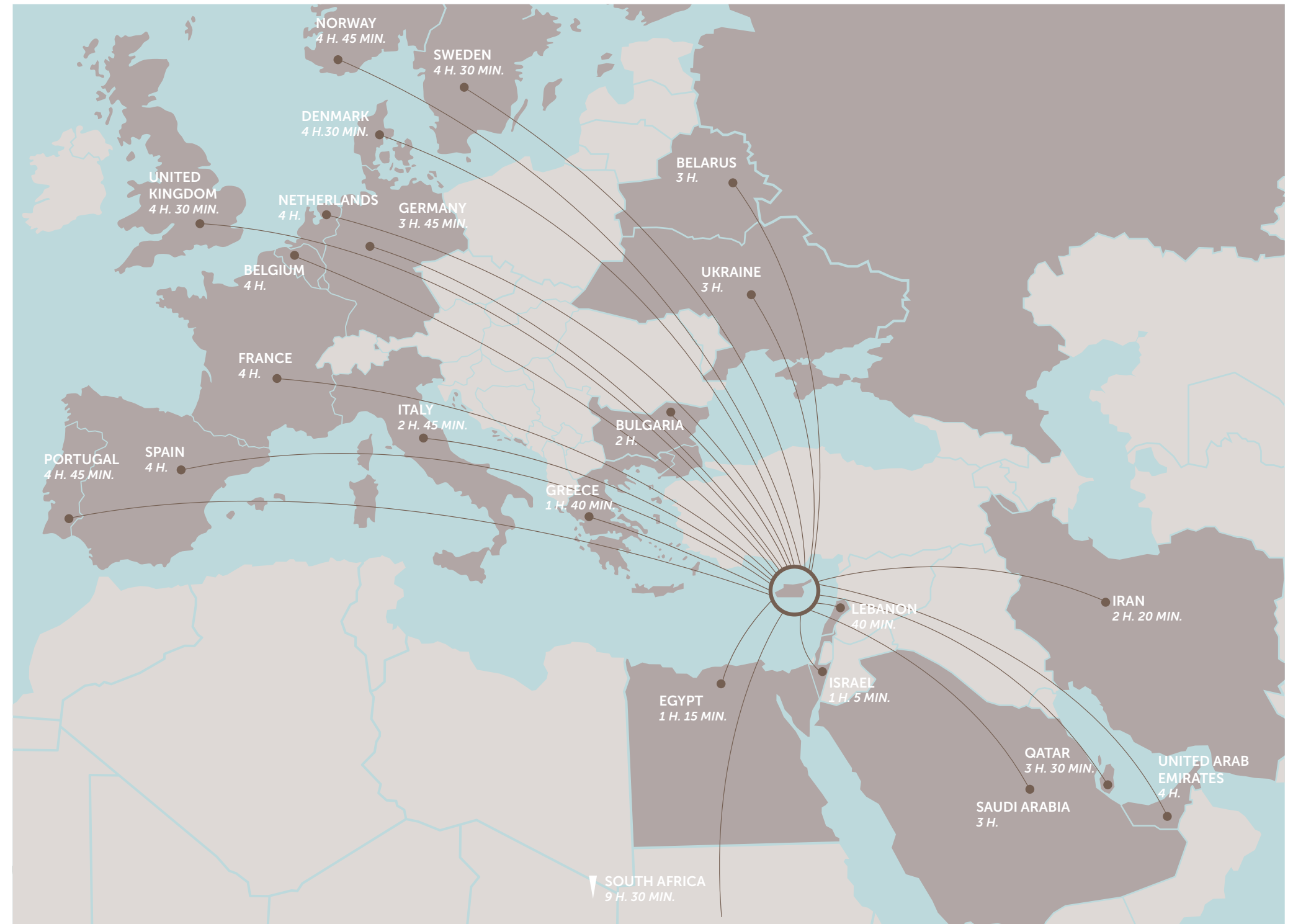
A. Investment in house/apartment of at least €300.000 + VAT from a land development company and should be the first purchase, therefore it will bear VAT. Note that the applicant may purchase up to two (2) units (apartments or houses), that are sold by land development companies (not necessarily from the same developer) for the first time.

B. Investment in other types of properties (excluding houses/apartments): such as offices, stores, hotels, or a combination of such for a total of €300.000. These types of properties can be resale.

- **Note 1:** If the investor sells or in any way, parts with his investment without its immediate replacement with another investment of the same or higher value (provided that this investment also fulfills the requirement above) then a procedure for removal of the Permit will commence.

- **Note 2:** At the time of submission of the application, €300.000 (excluding the VAT) must be transferred in settlement of the property and the contract of sale must be registered at the Land Registry Office.

- **Note 3:** Evidence must be provided that funds are coming from abroad and are not the product of internal lending (i.e. from CY bank). If the applicant invests in a residential property, his income must be entirely from abroad. If the applicant chooses to invest in 2(B), his total income or part of it may also arise from sources originating from activities within the Republic, provided that it is taxable in the Republic.



•notes

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**YOUR PERSONAL
PROPERTY CONSULTANT**

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