



ROSSINI
RESIDENCE



HAPPY FAMILY LIVING
NEXT TO A BEAUTIFUL BEACH

500 M TO THE SANDY
BEACHES OF DASOUDI
PARK



DESCRIPTION

Rossini Residence is an elite development of luxurious apartments situated in the prestigious tourist area of Limassol city. The development is located within walking distance to the sandy beaches of famous Dasoudi Eucalyptus Park. Quiet surroundings and proximity to all city amenities imaginable provide the ideal conditions for happy family living. The property will become your reliable investment.

5 THREE
BEDROOMS
APARTMENTS,
2 THREE
BEDROOMS
PENTHOUSES
WITH PRIVATE
ROOF GARDEN
AND POOL



MAJOR BENEFITS

- 500 M TO THE SANDY BEACHES OF DASOUDI PARK
- GATED COMMUNITY WITH CONTROLLED ENTRANCE
- HIGH CEILINGS (OVER 3.15 METERS)
- HIGH-STANDART FINISHES (PARQUET FLOORING, MARBLE IN WCS)
- PICTURESQUE AND QUIET TOURIST AREA OF LIMASSOL
- ALL AMENITIES ARE WITHIN EASY REACH; THE PENTHOUSE WITH PRIVATE ROOF GARDEN AND POOL
- SPACIOUS LAYOUTS
- INCLUDES 7 APARTMENTS



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





LUXURY FINISHES:
LUXURIOUS MAR-
BLE FLOORS OR
PARQUET, MARBLE
FLOOR AND WALLS
IN THE TOILETS AND
BATHROOMS, KITCH-
EN CABINETS FROM
KNOWN BRANDS,
DOUBLE GLAZED
WINDOWS WITH
ALUMINUM FRAMES,
FIRST CLASS
SANITARY WARE

PENTHOUSE WITH
PRIVATE ROOF
GARDEN AND POOL



GATED
COMMUNITY
WITH
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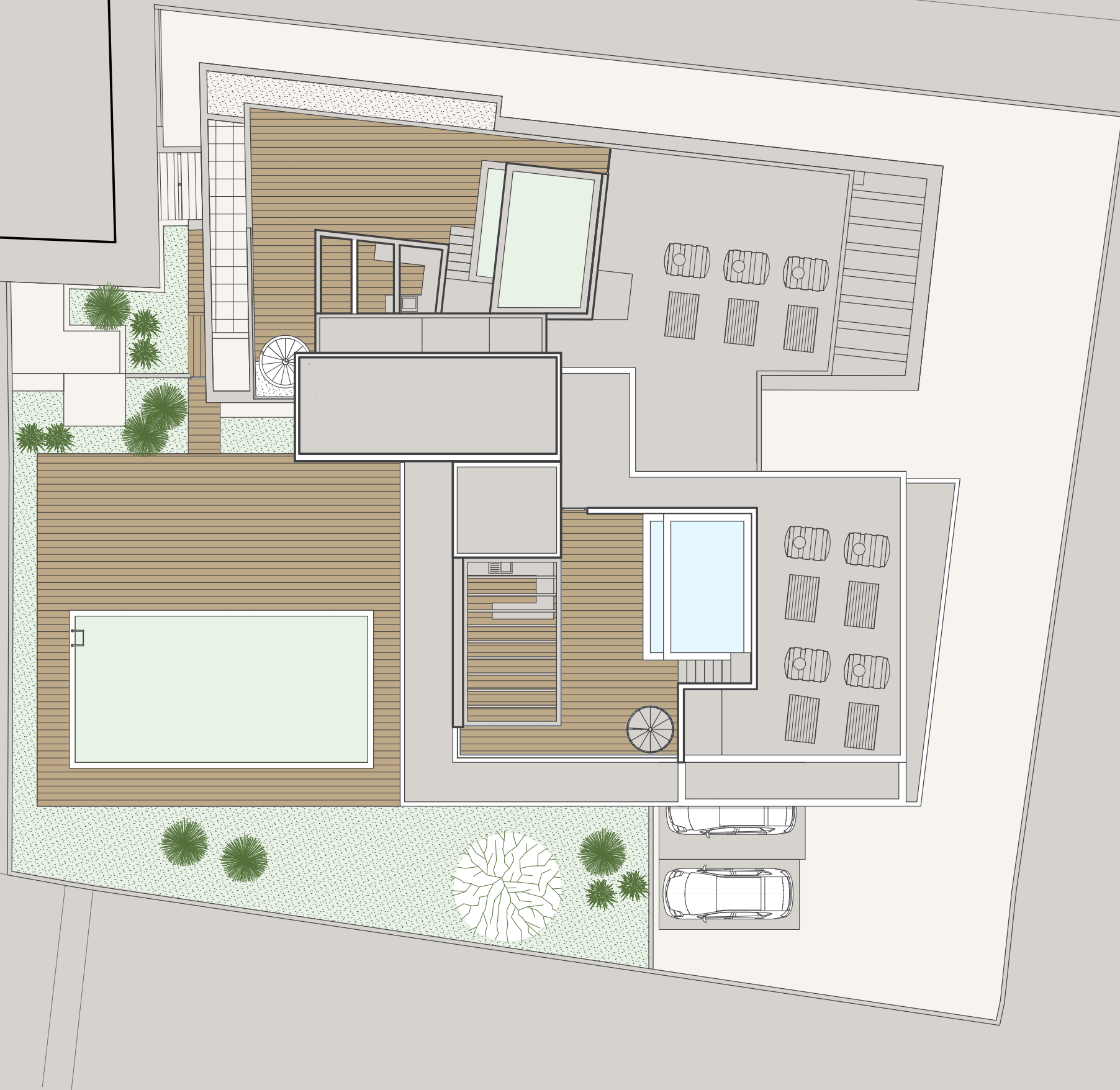


CHOICE OF PROPERTIES

Property	Floor	Type	Bedrooms	Bathrooms	Indoor area, sq.m.	Cov. veranda sq.m.	Uncov. veranda, sq.m.	Roof Terrace	Total	Private Pool
101	1	Apartment	3	3	127.0	40.9	46.1	0.0	167.9	NO
102	1	Apartment	3	3	115.3	28.3	50.9	0.0	143.6	NO
201	2	Apartment	3	3	127.5	35.8	11.1	0.0	163.3	NO
202	2	Apartment	3	3	115.0	28.3	14.5	0.0	143.3	NO
301	3	Penthouse	3	3	127.0	35.8	35.0	93.4	256.2	YES
302	3	Apartment	3	3	115.3	28.3	32.1	0.0	143.6	NO
401	4	Penthouse	3	3	115.8	33.9	11.3	85.5	235.2	YES

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





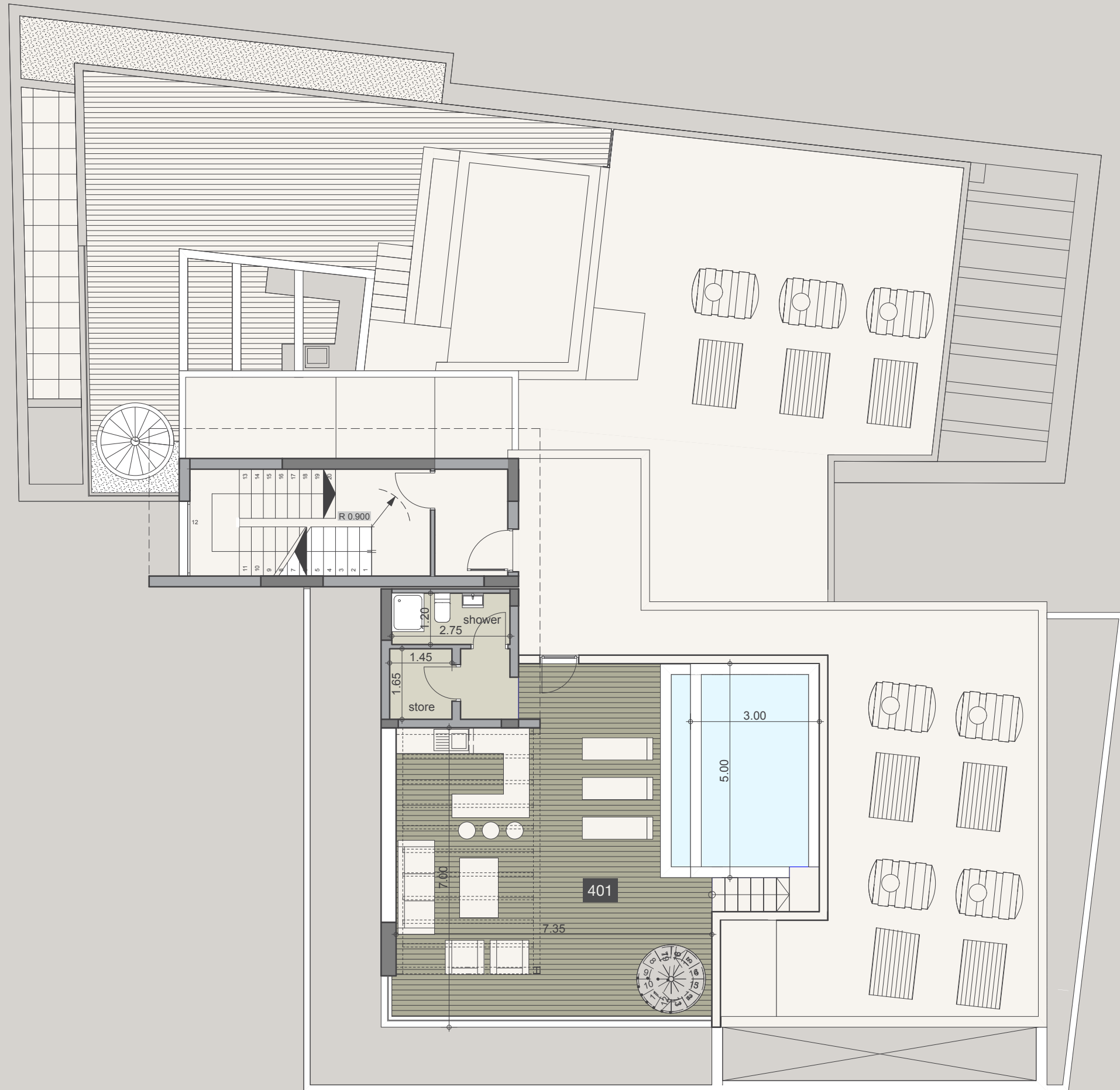














SIGNATURE FINISHES

ELEGANCE PACKAGE

EVERY PROPERTY IS DELIVERED WITH THE SIGNATURE TOP STANDARD FINISHES:

- | Fully completed finishes
- | 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 heated floors
- | 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 and built-in toilet with soft-closing seat

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





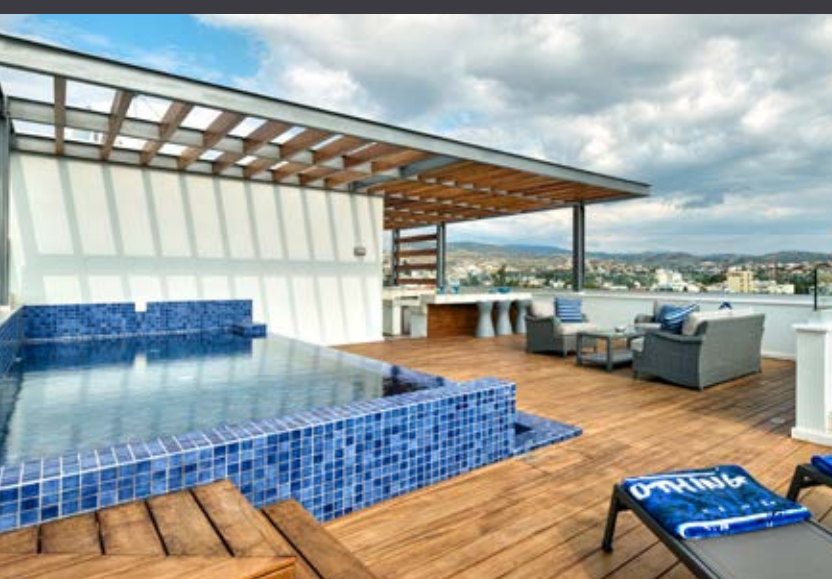
SIGNATURE PENTHOUSES

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:

- | Substantial 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 although one is not obliged to do so.

CITIZENSHIP IN CYPRUS

EUROPEAN CITIZENSHIP THROUGH INVESTMENT IN CYPRUS PROPERTIES

Minimum investment: 2 mln EUR

The investment may be sold in 3 years

Visafree residency in any European country

BENEFITS OF CYPRIOT CITIZENSHIP

The holder of a Cypriot Passport, as a European Union Citizen, can enter, reside, study and work in the European economic area (European Union, Iceland, Liechtenstein, Norway and Switzerland) without a visa.

Ease of travelling abroad: Cypriot passport holders are entitled to travel visa free to more than 158 countries due to the EU citizenship, as well as a number bilateral and multilateral conventions.

Cyprus allows dual citizenship, a factor that offers an effective tool for international tax planning and provides financial privacy to the passport holder.

Freedom to study in European universities paying lower tuition fees.

No residency requirements are imposed on citizens.

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are eligible to travel to
158 countries without visa

