

ATLAS RESIDENCE



find your perfect flow

Atlas Residence

Atlas Residence — is a vibrant, long-awaited urban project in the heart of Limassol

where families can find their homes and working professionals their ideal office spaces, all in one too many spaces. commercial and residential mix complex is tailored for innovation, growth and quality living.



smart investment solutions

enjoy a diverse choice of shopping opportunities, health centers, close proximity to all the amenities, banks, schools, supermarkets, green areas and so much more. this co-working project, as the future of real estate, available for a try-out.



major benefits

- exclusive "live and work" project with offices and luxury apartments in one cozy establishment
- 900 meters away from the beach
- posh and convenient location in the center of Limassol, alongside with major business streets with the best shops, restaurants, schools, city parks and cultural sites within a stroll
- one of the most dynamic areas of the city
- 2-floor retail spaces in the commercial building

- supermarkets, private clinics, fashion boutiques, home supplies stores and various leisure activities at your doorstep
- residence facilities include gym, yoga room, spa and saunas, a beauty room, kids area and a playground, laundry room, media room, gaming room, 3 lobby's and a business lounge
- easy accessibility to the city, the highway and the seaside
- private parking



introduction

you are my heart – Limassol. a one-of-a-kind dreamy place, combining a business hub environment, full of opportunities and a comfort of a first-class

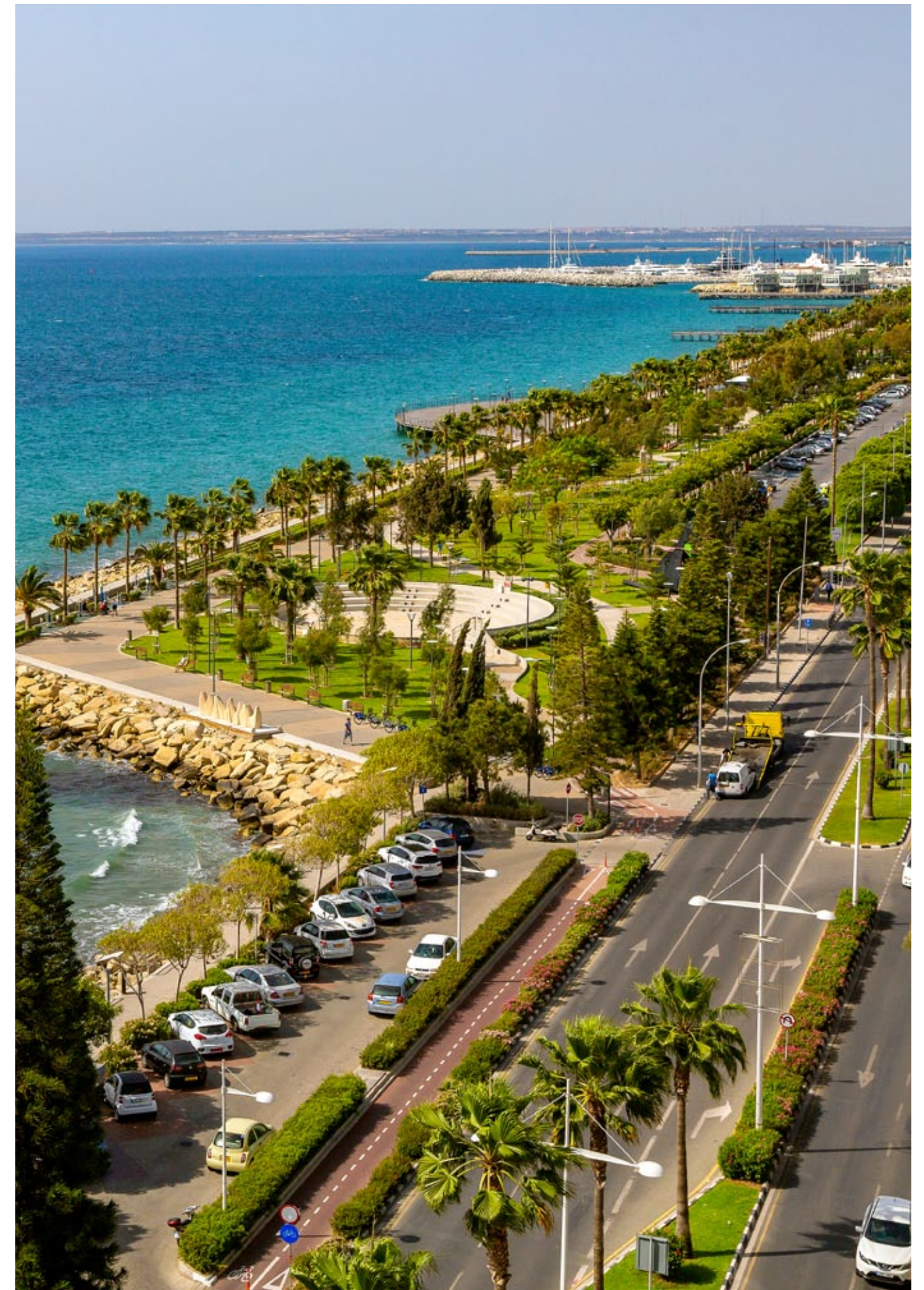
the largest city in Cyprus with a population of 280,000 people, is located on the Southern coast of the island.

Limassol encompasses a great number of historical landmarks, such as an Ancient City Kourion, with its breathtaking white stones and lovely beaches; medieval Limassol Castle, the Old Port and OldTown, full of scenic views.

A beautiful island, with its center in Limassol, where there are no bad days, only maximum of joy, surrounded by the happiest people. Best education to invest to on behalf of your children, where they can study, being surrounded by the turquoise waters and Mediterranean resort facilities, and for yourself – career opportunities at any global headquarters without the need to learn a third language.

Studying and working at the Subtropics - is uniting with your family for a glass of freshly squeezed orange juice, sipping on it while enjoying a delicious platter of prawns and kalamari rings at any local seaside bar.

You dreamt of a paradise life – and you just found it.



introduction

high-quality living. enjoying life with an endless summer. a dream of millions. 6 letters – infinite happiness. Cyprus – let's explore together.

* * *

*The land of oldest wine, the land of cats, who saved this island once;
The land of dreams, the land of heights.
Where steep mountains meet the crystal clear waters,
Is where you'd want to be, have visited the stunning Cyprus once.
To introduce this hidden gem to you, let's take a little tour:
For education, job perspectives by the shore –
Limassol would be the one for you.
If you prefer a business hub – the capital is calling for your overview.
To spend your days away from any worries –
the scenic views of Paphos are on cue.
Yet, for a blend of all entices – Larnaca might be your true venue.*

* * *

Cyprus inspires, facilitates the perfect environment for your growth and future. After gaining independence from the UK in 1960, Cyprus has focused on trade and development, resulting into them achieving the highest standard of living among almost all neighboring countries. The agricultural sector has expanded, exports tripled and tourism began to account for the biggest foreign exchange index. Since then, the local economy has flourished, and today, Cyprus has one of the lowest crime rates (of 1 in 100 000 people), low unemployment rate and high GDP per capita (about \$50.000 PPP).

Primarily Christian Orthodox, the Greek Cypriots have a few religious landmarks, such as the Kykkos monastery, that is a place of power for the local and tourists. However, the island facilitates people of other religions and beliefs, having Synagogues, Mosques and Russian Churches. Cyprus is at the crossroads of religion, language and geography.



location

welcome to the vibrant urban project in Agios Nicolaos

in the very heart of the city, in Agios Nicolaos, you may find a stunning complex of 4 residential and 1 commercial buildings. next to the Griva Digeni street, which is the center of retail, business, health and proximity to all the necessary amenities. an envious place to work and live at – close walking proximity to some of Limassol’s finest bars and restaurants, 15-minute drive to Molos park and the Old Town. a 25-minute walk to the eucalyptus Dasoudi park and the Tourist Area. a perfect balance between a dynamic working environment and the walking distance to all the finest entertainment.



location & accessibility

- schools in the neighborhood: Agios Nikolaos Elementary school, Pascal school and Agios Nikolaos Lyceum.
- 2 nurseries around the corner
- actors school, dance studios and other activities around the corner
- dental and medical clinics in a walking distance
- hair studios, beauty salons around the complex
- gyms, spa's and sports amenities
- the biggest supermarket of the city in a 2-minute drive
- laundry and dry-cleaning services
- a wide choice of cafes, restaurants, bars of a diverse pool of cultures
- 3 hospitals within a 20-minute reach

- equally easy access to A1 Highway and the seaside
- in the heart of the most central location of the city
- 3 private English Schools within a 15-minute drive – Grammar School, Grammar School Junior and Foley's
- less than 15-minutes away from the Historical Old Town of Limassol, Marina and Lady's Mile beach
- 20-minute drive to MyMall
- 20-minute walk to Molos skate park
- 25-minute walk to Dasoudi park
- 40-minute drive to Larnaca Airport
- 45-minute drive to Paphos Airport
- 50-minute drive to Troodos Mountains



architectural description

enjoy the world of luxury apartments and sophisticated office spaces in the center of Limassol

4 gorgeous residential buildings and 1 commercial building, situated in one of the best areas of the city. Agios Nikolaos is located in the area full of various amenities, necessary for quality happy living. this mix-use development creates a sense of a small town within a town in the middle of a thriving hub.



many fascinating amenities, such as a beauty salon and a spa zone, luxurious lobby's, co-working rooftop and so much more

the reinforced concrete foundation of each blocks is made with the close accordance to the European standard, protecting it from any external natural or time damages. the external brick walls are covered with thermal insulation, while the internal walls are equipped with dry-wall system for maximum comfort all-year long.



exterior



project in numbers – residential

- 1 playground
- 1 spa & sauna room
- 5 floors per block
- 1 media room
- 1 swimming pool

- 1 kids area
- 1 beauty room
- 4 blocks
- 4 lobby's
- 1 gym & yoga room

- 1 laundry room
- 3.15m height ceilings
- 1 co-working space
- 120 private parking spaces

- 52 to 156 sq.m apartment area including verandas
- 3 private English schools within a 15-minute drive



project in numbers – commercial

- 1 common roof for offices 601 and 602
- 6 floors per building

- 1 building
- 3 shops
- 12 offices

- 3.15m height ceilings
- 69 private parking units

- 377 to 412 sq.m. offices including verandas



choice of properties

residential – block a,b

| FLOOR | UNIT NO | PROPERTY TYPE | BED-ROOMS | BATH-ROOMS | PARK SPACES | INDOOR AREA M ² | COV. VERANDA M ² | UNCOV. VERANDA M ² | STORAGE M ² | COMMON AREA PER UNIT M ² | TOTAL AREA M ² |
|----------------|---------|---------------|-----------|------------|-------------|----------------------------|-----------------------------|-------------------------------|------------------------|-------------------------------------|---------------------------|
| BLOCK A | | | | | | | | | | | |
| 1st | 101 | Apartment | 2 | 2 | 1 | 90.69 | 24.14 | 5.87 | 12.30 | 24.52 | 157.52 |
| | 102 | Apartment | 1 | 1 | 1 | 55.18 | 23.76 | | 3.40 | 16.86 | 99.20 |
| | 103 | Apartment | 1 | 1 | 1 | 55.11 | 23.76 | | 11.25 | 16.84 | 106.96 |
| | 104 | Apartment | 2 | 2 | 1 | 90.80 | 24.56 | 9.41 | 6.90 | 24.64 | 156.30 |
| | 105 | Apartment | 2 | 2 | 1 | 89.76 | 25.77 | | 5.40 | 24.67 | 145.60 |
| | 106 | Apartment | 1 | 1 | 1 | 57.55 | 26.76 | | 5.40 | 18.01 | 107.72 |
| 2nd | 201 | Apartment | 2 | 2 | 1 | 90.69 | 23.05 | | 9.10 | 24.29 | 147.13 |
| | 202 | Apartment | 1 | 1 | 1 | 55.18 | 19.10 | | 6.00 | 15.86 | 96.14 |
| | 203 | Apartment | 1 | 1 | 1 | 55.11 | 19.10 | | 5.55 | 15.85 | 95.61 |
| | 204 | Apartment | 2 | 2 | 1 | 90.80 | 23.91 | | 6.75 | 24.50 | 145.96 |
| | 205 | Apartment | 2 | 2 | 1 | 89.76 | 26.15 | | 7.00 | 24.75 | 147.66 |
| | 206 | Apartment | 1 | 1 | 1 | 57.55 | 17.42 | | 4.30 | 16.01 | 95.28 |
| 3rd | 301 | Apartment | 2 | 2 | 1 | 90.69 | 22.56 | | 5.40 | 24.19 | 142.83 |
| | 302 | Apartment | 1 | 1 | 1 | 55.18 | 19.10 | | 5.40 | 15.86 | 95.54 |
| | 303 | Apartment | 1 | 1 | 1 | 55.11 | 19.10 | | 5.40 | 15.85 | 95.46 |
| | 304 | Apartment | 2 | 2 | 1 | 90.80 | 23.91 | | 5.10 | 24.50 | 144.31 |
| | 305 | Apartment | 2 | 2 | 1 | 89.76 | 26.15 | | 5.10 | 24.75 | 145.76 |
| | 306 | Apartment | 1 | 1 | 1 | 57.55 | 17.42 | | 5.10 | 16.01 | 96.08 |
| 4th | 401 | Apartment | 2 | 2 | 1 | 90.69 | 22.56 | | 5.10 | 24.19 | 142.54 |
| | 402 | Apartment | 1 | 1 | 1 | 55.18 | 19.10 | | 5.00 | 15.86 | 95.14 |
| | 403 | Apartment | 1 | 1 | 1 | 55.11 | 19.10 | | 5.00 | 15.85 | 95.06 |
| | 404 | Apartment | 2 | 2 | 1 | 90.80 | 23.91 | | 5.00 | 24.50 | 144.21 |
| | 405 | Apartment | 2 | 2 | 1 | 89.76 | 26.15 | | 5.00 | 24.75 | 145.66 |
| | 406 | Apartment | 1 | 1 | 1 | 57.55 | 17.42 | | 5.00 | 16.01 | 95.98 |
| 5th | 501 | Apartment | 2 | 2 | 1 | 90.69 | 22.56 | | 9.20 | 24.19 | 146.64 |
| | 502 | Apartment | 1 | 1 | 1 | 55.18 | 19.10 | | 5.25 | 15.86 | 95.39 |
| | 503 | Apartment | 1 | 1 | 1 | 55.11 | 19.10 | | 5.00 | 15.85 | 95.06 |
| | 504 | Apartment | 2 | 2 | 1 | 90.80 | 23.91 | | 5.50 | 24.50 | 144.71 |
| | 505 | Apartment | 2 | 2 | 1 | 89.76 | 26.15 | | 5.50 | 24.75 | 146.16 |
| | 506 | Apartment | 1 | 1 | 1 | 57.55 | 17.42 | | 4.20 | 16.01 | 95.18 |

| FLOOR | UNIT NO | PROPERTY TYPE | BED-ROOMS | BATH-ROOMS | PARK SPACES | INDOOR AREA M ² | COV. VERANDA M ² | UNCOV. VERANDA M ² | STORAGE M ² | COMMON AREA PER UNIT M ² | TOTAL AREA M ² |
|----------------|---------|---------------|-----------|------------|-------------|----------------------------|-----------------------------|-------------------------------|------------------------|-------------------------------------|---------------------------|
| BLOCK B | | | | | | | | | | | |
| 1st | 101 | Apartment | 1 | 1 | 1 | 60.80 | 17.83 | | 5.00 | 18.35 | 101.98 |
| | 102 | Apartment | 3 | 3 | 1 | 120.10 | 36.30 | 11.84 | 5.00 | 36.50 | 209.74 |
| | 103 | Apartment | 1 | 1 | 1 | 55.62 | 19.93 | 9.05 | 5.00 | 17.63 | 107.23 |
| | 104 | Studio | 1 | 1 | 1 | 37.80 | 14.65 | | 5.15 | 12.24 | 69.84 |
| | 105 | Apartment | 2 | 2 | 1 | 90.98 | 26.65 | 8.83 | 5.80 | 27.45 | 159.71 |
| | 106 | Apartment | 3 | 3 | 1 | 119.00 | 31.05 | | 5.00 | 35.02 | 190.07 |
| 2nd | 201 | Apartment | 1 | 1 | 1 | 60.80 | 17.83 | | 5.30 | 18.35 | 102.28 |
| | 202 | Apartment | 3 | 3 | 1 | 120.10 | 36.30 | | 4.20 | 36.50 | 197.10 |
| | 203 | Apartment | 1 | 1 | 1 | 55.62 | 19.93 | | 5.40 | 17.63 | 98.58 |
| | 204 | Studio | 1 | 1 | 1 | 37.80 | 14.65 | | 4.20 | 12.24 | 68.89 |
| | 205 | Apartment | 2 | 2 | 1 | 90.98 | 26.65 | | 5.40 | 27.45 | 150.48 |
| | 206 | Apartment | 3 | 3 | 1 | 119.00 | 31.05 | | 4.20 | 35.02 | 189.27 |
| 3rd | 301 | Apartment | 1 | 1 | 1 | 60.80 | 17.83 | | 5.10 | 18.35 | 102.08 |
| | 302 | Apartment | 3 | 3 | 1 | 120.10 | 36.30 | | 4.30 | 36.50 | 197.20 |
| | 303 | Apartment | 1 | 1 | 1 | 55.62 | 19.93 | | 5.00 | 17.63 | 98.18 |
| | 304 | Studio | 1 | 1 | 1 | 37.80 | 14.65 | | 5.10 | 12.24 | 69.79 |
| | 305 | Apartment | 2 | 2 | 1 | 91.30 | 26.65 | | 5.00 | 27.53 | 150.48 |
| | 306 | Apartment | 3 | 3 | 1 | 119.26 | 31.05 | | 5.00 | 35.08 | 190.39 |
| 4th | 401 | Apartment | 1 | 1 | 1 | 60.80 | 17.67 | | 5.10 | 18.31 | 101.88 |
| | 402 | Apartment | 3 | 3 | 1 | 119.00 | 36.15 | | 14.00 | 36.21 | 205.36 |
| | 403 | Apartment | 1 | 1 | 1 | 55.62 | 19.93 | | 5.00 | 17.63 | 98.18 |
| | 404 | Studio | 1 | 1 | 1 | 37.80 | 14.65 | | 5.00 | 12.24 | 69.69 |
| | 405 | Apartment | 2 | 2 | 1 | 90.80 | 26.65 | | 5.00 | 27.41 | 149.86 |
| | 406 | Apartment | 3 | 3 | 1 | 119.26 | 31.05 | | 7.80 | 35.08 | 193.19 |
| 5th | 501 | Apartment | 1 | 1 | 1 | 60.80 | 17.83 | | 5.00 | 18.35 | 101.98 |
| | 502 | Apartment | 3 | 3 | 1 | 120.10 | 36.30 | | 5.50 | 36.50 | 198.40 |
| | 503 | Apartment | 1 | 1 | 1 | 55.62 | 19.93 | | 5.00 | 17.63 | 98.18 |
| | 504 | Studio | 1 | 1 | 1 | 37.80 | 14.65 | | 5.10 | 12.24 | 69.79 |
| | 505 | Apartment | 2 | 2 | 1 | 90.98 | 26.65 | | 5.10 | 27.45 | 150.18 |
| | 506 | Apartment | 3 | 3 | 1 | 119.00 | 31.05 | | 5.10 | 35.02 | 190.17 |



choice of properties

residential – block c,d

| FLOOR | UNIT NO | PROPERTY TYPE | BED-ROOMS | BATH-ROOMS | PARK SPACES | INDOOR AREA M ² | COV. VERANDA M ² | UNCOV. VERANDA M ² | STORAGE M ² | COMMON AREA PER UNIT M ² | TOTAL AREA M ² |
|----------------|------------|---------------|-----------|------------|-------------|----------------------------|-----------------------------|-------------------------------|------------------------|-------------------------------------|---------------------------|
| BLOCK C | | | | | | | | | | | |
| 1st | 101 | Apartment | 1 | 1 | 1 | 60.81 | 17.84 | 5.87 | 5.00 | 17.79 | 101.44 |
| | 102 | Apartment | 3 | 3 | 1 | 120.10 | 36.28 | | 4.85 | 35.38 | 208.45 |
| | 103 | Apartment | 1 | 1 | 1 | 55.49 | 20.40 | | 4.90 | 17.17 | 107.01 |
| | 104 | Studio | 1 | 1 | 1 | 37.67 | 14.65 | 9.41 | 5.00 | 11.84 | 69.16 |
| | 105 | Apartment | 2 | 2 | 1 | 90.88 | 27.11 | | 5.00 | 26.69 | 158.51 |
| | 106 | Apartment | 3 | 3 | 1 | 118.80 | 31.20 | | 5.00 | 33.93 | 188.93 |
| 2nd | 201 | Apartment | 1 | 1 | 1 | 60.81 | 17.07 | | 4.90 | 17.62 | 100.40 |
| | 202 | Apartment | 3 | 3 | 1 | 120.10 | 36.28 | | 5.00 | 35.38 | 196.76 |
| | 203 | Apartment | 1 | 1 | 1 | 55.49 | 20.40 | | 5.00 | 17.17 | 98.06 |
| | 204 | Studio | 1 | 1 | 1 | 37.67 | 14.65 | | 5.00 | 11.84 | 69.16 |
| | 205 | Apartment | 2 | 2 | 1 | 90.88 | 27.11 | | 5.00 | 26.69 | 149.68 |
| | 206 | Apartment | 3 | 3 | 1 | 118.80 | 31.20 | | 5.00 | 33.93 | 188.93 |
| 3rd | 301 | Apartment | 1 | 1 | 1 | 60.81 | 17.07 | | 5.00 | 17.62 | 100.50 |
| | 302 | Apartment | 3 | 3 | 1 | 120.10 | 36.28 | | 5.00 | 35.38 | 196.76 |
| | 303 | Apartment | 1 | 1 | 1 | 55.49 | 20.40 | | 5.10 | 17.17 | 98.16 |
| | 304 | Studio | 1 | 1 | 1 | 37.67 | 14.65 | | 5.40 | 11.84 | 69.56 |
| | 305 | Apartment | 2 | 2 | 1 | 90.88 | 27.11 | | 5.00 | 26.69 | 149.68 |
| | 306 | Apartment | 3 | 3 | 1 | 118.80 | 31.20 | | 5.40 | 33.93 | 189.33 |
| 4th | 401 | Apartment | 1 | 1 | 1 | 60.81 | 17.98 | | 5.00 | 17.82 | 101.61 |
| | 402 | Apartment | 3 | 3 | 1 | 120.10 | 36.28 | | 5.10 | 35.38 | 196.86 |
| | 403 | Apartment | 1 | 1 | 1 | 55.49 | 20.40 | | 5.00 | 17.17 | 98.06 |
| | 404 | Studio | 1 | 1 | 1 | 37.67 | 14.65 | | 5.40 | 11.84 | 69.56 |
| | 405 | Apartment | 2 | 2 | 1 | 90.88 | 27.11 | | 5.40 | 26.69 | 150.08 |
| | 406 | Apartment | 3 | 3 | 1 | 119.21 | 31.20 | | 12.55 | 34.03 | 196.99 |
| 5th | 501 | Apartment | 1 | 1 | 1 | 60.81 | 17.07 | | 4.30 | 17.62 | 99.80 |
| | 502 | Apartment | 3 | 3 | 1 | 120.10 | 36.28 | | 4.20 | 35.38 | 195.96 |
| | 503 | Apartment | 1 | 1 | 1 | 55.49 | 20.40 | | 4.20 | 17.17 | 97.26 |
| | 504 | Studio | 1 | 1 | 1 | 37.67 | 14.65 | | 5.40 | 11.84 | 69.56 |
| | 505 | Apartment | 2 | 2 | 1 | 90.88 | 26.68 | | 5.40 | 26.59 | 149.55 |
| | 506 | Apartment | 3 | 3 | 1 | 118.80 | 31.20 | | 5.40 | 33.93 | 189.33 |

| FLOOR | UNIT NO | PROPERTY TYPE | BED-ROOMS | BATH-ROOMS | PARK SPACES | INDOOR AREA M ² | COV. VERANDA M ² | UNCOV. VERANDA M ² | STORAGE M ² | COMMON AREA PER UNIT M ² | TOTAL AREA M ² |
|----------------|------------|---------------|-----------|------------|-------------|----------------------------|-----------------------------|-------------------------------|------------------------|-------------------------------------|---------------------------|
| BLOCK D | | | | | | | | | | | |
| 1st | 101 | Apartment | 2 | 2 | 1 | 90.46 | 23.60 | | 4.90 | 16.50 | 135.46 |
| | 102 | Apartment | 1 | 1 | 1 | 55.12 | 18.92 | 6.00 | 5.40 | 10.71 | 96.15 |
| | 103 | Apartment | 1 | 1 | 1 | 55.12 | 18.85 | 6.00 | 5.40 | 10.70 | 96.07 |
| | 104 | Apartment | 2 | 2 | 1 | 92.39 | 25.73 | | 5.40 | 17.09 | 140.61 |
| | 105 | Apartment | 2 | 2 | 1 | 92.72 | 27.73 | | 7.55 | 17.43 | 145.43 |
| | 106 | Apartment | 1 | 1 | 1 | 57.55 | 18.36 | | 8.80 | 10.98 | 95.69 |
| 2nd | 201 | Apartment | 2 | 2 | 1 | 90.46 | 23.60 | | 8.80 | 16.50 | 139.36 |
| | 202 | Apartment | 1 | 1 | 1 | 55.12 | 18.92 | | 5.70 | 10.71 | 90.45 |
| | 203 | Apartment | 1 | 1 | 1 | 55.12 | 18.85 | | 9.80 | 10.70 | 94.47 |
| | 204 | Apartment | 2 | 2 | 1 | 92.39 | 25.73 | | 5.70 | 17.09 | 140.91 |
| | 205 | Apartment | 2 | 2 | 1 | 92.72 | 27.73 | | 5.40 | 17.43 | 143.28 |
| | 206 | Apartment | 1 | 1 | 1 | 57.55 | 18.36 | | 6.90 | 10.98 | 93.79 |
| 3rd | 301 | Apartment | 2 | 2 | 1 | 90.46 | 23.60 | | 4.20 | 16.50 | 134.76 |
| | 302 | Apartment | 1 | 1 | 1 | 55.12 | 18.92 | | 4.20 | 10.71 | 88.95 |
| | 303 | Apartment | 1 | 1 | 1 | 55.12 | 18.85 | | 5.00 | 10.70 | 89.67 |
| | 304 | Apartment | 2 | 2 | 1 | 92.39 | 25.73 | | 5.00 | 17.09 | 140.21 |
| | 305 | Apartment | 2 | 2 | 1 | 92.72 | 27.73 | | 5.00 | 17.43 | 142.88 |
| | 306 | Apartment | 1 | 1 | 1 | 57.55 | 18.36 | | 5.00 | 10.98 | 91.89 |
| 4th | 401 | Apartment | 2 | 2 | 1 | 90.46 | 23.60 | | 4.30 | 16.50 | 134.86 |
| | 402 | Apartment | 1 | 1 | 1 | 55.12 | 18.92 | | 5.10 | 10.71 | 89.85 |
| | 403 | Apartment | 1 | 1 | 1 | 55.12 | 18.85 | | 5.40 | 10.70 | 90.07 |
| | 404 | Apartment | 2 | 2 | 1 | 92.39 | 25.73 | | 4.20 | 17.09 | 139.41 |
| | 405 | Apartment | 2 | 2 | 1 | 92.72 | 27.73 | | 4.20 | 17.43 | 142.08 |
| | 406 | Apartment | 1 | 1 | 1 | 57.55 | 18.36 | | 5.50 | 10.98 | 92.39 |
| 5th | 501 | Apartment | 2 | 2 | 1 | 90.46 | 23.60 | | 9.10 | 16.50 | 139.66 |
| | 502 | Apartment | 1 | 1 | 1 | 55.12 | 18.92 | | 9.40 | 10.71 | 94.15 |
| | 503 | Apartment | 1 | 1 | 1 | 55.12 | 18.85 | | 9.30 | 10.70 | 93.97 |
| | 504 | Apartment | 2 | 2 | 1 | 92.39 | 25.73 | | 5.00 | 17.09 | 140.21 |
| | 505 | Apartment | 2 | 2 | 1 | 92.72 | 27.73 | | 11.10 | 17.43 | 148.98 |
| | 506 | Apartment | 1 | 1 | 1 | 57.55 | 18.36 | | 5.10 | 10.98 | 91.99 |



choice of properties

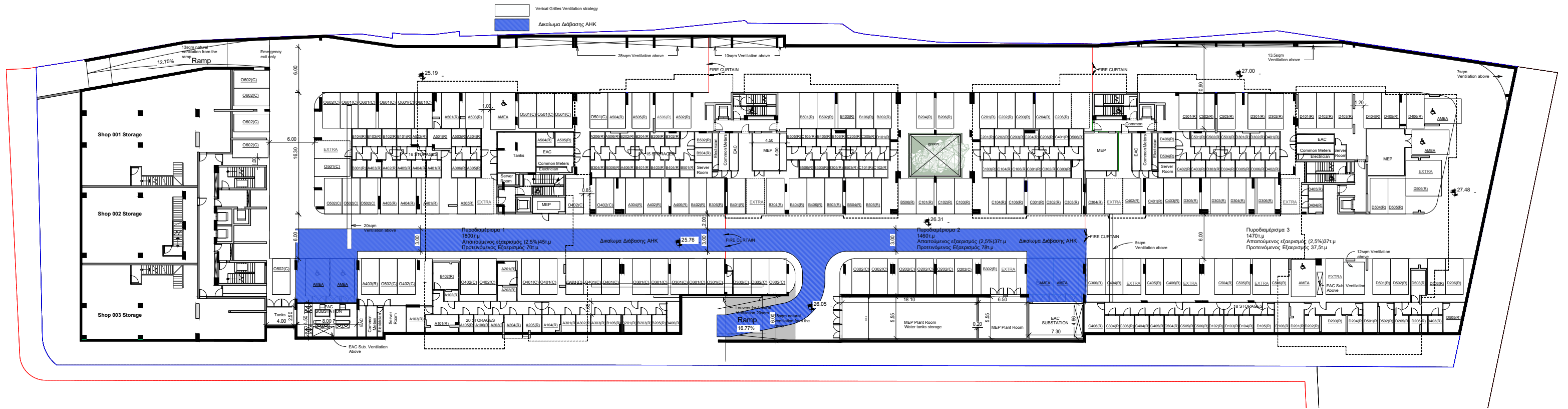
commercial

| FLOOR | UNIT NO | PROPERTY TYPE | BED-ROOMS | BATH-ROOMS | PARK SPACES | INDOOR AREA M ² | COV. VERANDA M ² | SELLABLE AUXILIARY FLOOR AREA | PLANTER AREA M ² | ROOF TERRACE M ² | STORAGE M ² | COMMON AREA PER UNIT M ² | TOTAL AREA M ² |
|-------------------|---------|---------------|-----------|------------|-------------|----------------------------|-----------------------------|-------------------------------|-----------------------------|-----------------------------|------------------------|-------------------------------------|---------------------------|
| COMMERCIAL | | | | | | | | | | | | | |
| G | O001 | Shop | Shop | | 1 | 161.20 | | mezzanine 87.88 | | | 225.18 | 55.42 | 529.68 |
| | O002 | Shop | Shop | | 1 | 145.60 | | mezzanine 79.04 | | | 166.40 | 49.98 | 441.02 |
| | O003 | Shop | Shop | | 1 | 161.20 | | mezzanine 88.04 | | | 219.90 | 55.46 | 524.60 |
| 1st | O101 | Office | Office | | 1 | 289.56 | 87.47 | | | | | 83.89 | 460.92 |
| | O102 | Office | Office | | 1 | 289.67 | 87.63 | | | | | 83.95 | 461.25 |
| 2nd | O201 | Office | Office | | 1 | 289.56 | 87.47 | | | | | 83.89 | 460.92 |
| | O202 | Office | Office | | 1 | 289.67 | 87.63 | | | | | 83.95 | 461.25 |
| 3rd | O301 | Office | Office | | 1 | 289.56 | 87.47 | | | | | 83.89 | 460.92 |
| | O302 | Office | Office | | 1 | 289.67 | 87.63 | | | | | 83.95 | 461.25 |
| 4th | O401 | Office | Office | | 1 | 289.56 | 90.98 | | | | | 84.67 | 465.21 |
| | O402 | Office | Office | | 1 | 289.67 | 91.13 | | | | | 84.73 | 465.53 |
| 5th | O501 | Office | Office | | 1 | 289.56 | 90.98 | | | | | 84.67 | 465.21 |
| | O502 | Office | Office | | 1 | 289.67 | 91.13 | | | | | 84.73 | 465.53 |
| 6th | O601 | Office | Office | | 1 | 289.56 | 90.98 | 7th 31.00 | 15.05 | 185.10 | | 91.57 | 703.26 |
| | O602 | Office | Office | | 1 | 289.67 | 91.13 | 7th 31.00 | 15.05 | 184.70 | | 91.62 | 703.17 |
| Common Roof | | | | | | | | | | 131.43 | | | |



floor plans

basement parking



floor plans

ground floor



*Floor plans show approximate measurements only. The exact layout and sizes may vary

floor plans blocks a&b

1st floor



block a

| UNIT N° | TOTAL AREA M ² |
|---------|---------------------------|
| A101 | 114.83 |
| A102 | 78.94 |
| A103 | 78.87 |
| A104 | 115.36 |
| A105 | 115.53 |
| A106 | 84.31 |

block b

| UNIT N° | TOTAL AREA M ² |
|---------|---------------------------|
| B101 | 78.63 |
| B102 | 156.40 |
| B103 | 75.55 |
| B104 | 52.45 |
| B105 | 117.63 |
| B106 | 150.05 |

floor plans blocks a&b

2nd floor



block a

| UNIT N° | TOTAL AREA M ² |
|---------|---------------------------|
| A201 | 113.74 |
| A202 | 74.28 |
| A203 | 74.21 |
| A204 | 114.71 |
| A205 | 115.91 |
| A206 | 74.97 |

block b

| UNIT N° | TOTAL AREA M ² |
|---------|---------------------------|
| 101 | 78.63 |
| 102 | 156.40 |
| 103 | 75.55 |
| 104 | 52.45 |
| 105 | 117.63 |
| 106 | 150.05 |

floor plans blocks a&b

3rd floor



block a

| UNIT N° | TOTAL AREA M ² |
|---------|---------------------------|
| A301 | 113.25 |
| A302 | 74.28 |
| A303 | 74.21 |
| A304 | 114.71 |
| A305 | 115.91 |
| A306 | 74.97 |

block b

| UNIT N° | TOTAL AREA M ² |
|---------|---------------------------|
| B301 | 78.63 |
| B302 | 156.40 |
| B303 | 75.55 |
| B304 | 52.45 |
| B305 | 117.95 |
| B306 | 150.31 |

floor plans blocks a&b

4th floor



block a

| UNIT N° | TOTAL AREA M ² |
|-------------|---------------------------|
| A401 | 113.25 |
| A402 | 74.28 |
| A403 | 74.21 |
| A404 | 114.71 |
| A405 | 115.91 |
| A406 | 74.97 |

block b

| UNIT N° | TOTAL AREA M ² |
|-------------|---------------------------|
| B401 | 78.47 |
| B402 | 155.15 |
| B403 | 75.55 |
| B404 | 52.45 |
| B405 | 117.45 |
| B406 | 150.31 |

floor plans blocks a&b

5th floor



block a

| UNIT N° | TOTAL AREA M ² |
|---------|---------------------------|
| A501 | 113.25 |
| A502 | 74.28 |
| A503 | 74.21 |
| A504 | 114.71 |
| A505 | 115.91 |
| A506 | 74.97 |

block b

| UNIT N° | TOTAL AREA M ² |
|---------|---------------------------|
| B501 | 78.63 |
| B502 | 156.40 |
| B503 | 75.55 |
| B504 | 52.45 |
| B505 | 117.63 |
| B506 | 150.05 |

floor plans blocks c&d

1st floor



block c

| UNIT N° | TOTAL AREA M ² |
|---------|---------------------------|
| C101 | 78.65 |
| C102 | 156.38 |
| C103 | 75.89 |
| C104 | 52.32 |
| C105 | 117.99 |
| C106 | 150.00 |

block d

| UNIT N° | TOTAL AREA M ² |
|---------|---------------------------|
| D101 | 114.06 |
| D102 | 74.04 |
| D103 | 73.97 |
| D104 | 118.12 |
| D105 | 120.45 |
| D106 | 75.91 |

floor plans blocks c&d

2nd floor



block c

| UNIT N° | TOTAL AREA M ² |
|---------|---------------------------|
| C201 | 77.88 |
| C202 | 156.38 |
| C203 | 75.89 |
| C204 | 52.32 |
| C205 | 117.99 |
| C206 | 150.00 |

block d

| UNIT N° | TOTAL AREA M ² |
|---------|---------------------------|
| D201 | 114.06 |
| D202 | 74.04 |
| D203 | 73.97 |
| D204 | 118.12 |
| D205 | 120.45 |
| D206 | 75.91 |

floor plans blocks c&d

3rd floor



block c

| UNIT N° | TOTAL AREA M ² |
|---------|---------------------------|
| C301 | 77.88 |
| C302 | 156.38 |
| C303 | 75.89 |
| C304 | 52.32 |
| C305 | 117.99 |
| C306 | 150.00 |

block d

| UNIT N° | TOTAL AREA M ² |
|---------|---------------------------|
| D301 | 114.06 |
| D302 | 74.04 |
| D303 | 73.97 |
| D304 | 118.12 |
| D305 | 120.45 |
| D306 | 75.91 |

floor plans blocks c&d

4th floor



block c

| UNIT N° | TOTAL AREA M ² |
|---------|---------------------------|
| C401 | 78.79 |
| C402 | 156.38 |
| C403 | 75.89 |
| C404 | 52.32 |
| C405 | 117.99 |
| C406 | 150.41 |

block d

| UNIT N° | TOTAL AREA M ² |
|---------|---------------------------|
| D401 | 114.06 |
| D402 | 74.04 |
| D403 | 73.97 |
| D404 | 118.12 |
| D405 | 120.45 |
| D406 | 75.91 |

floor plans blocks c&d

5th floor



block c

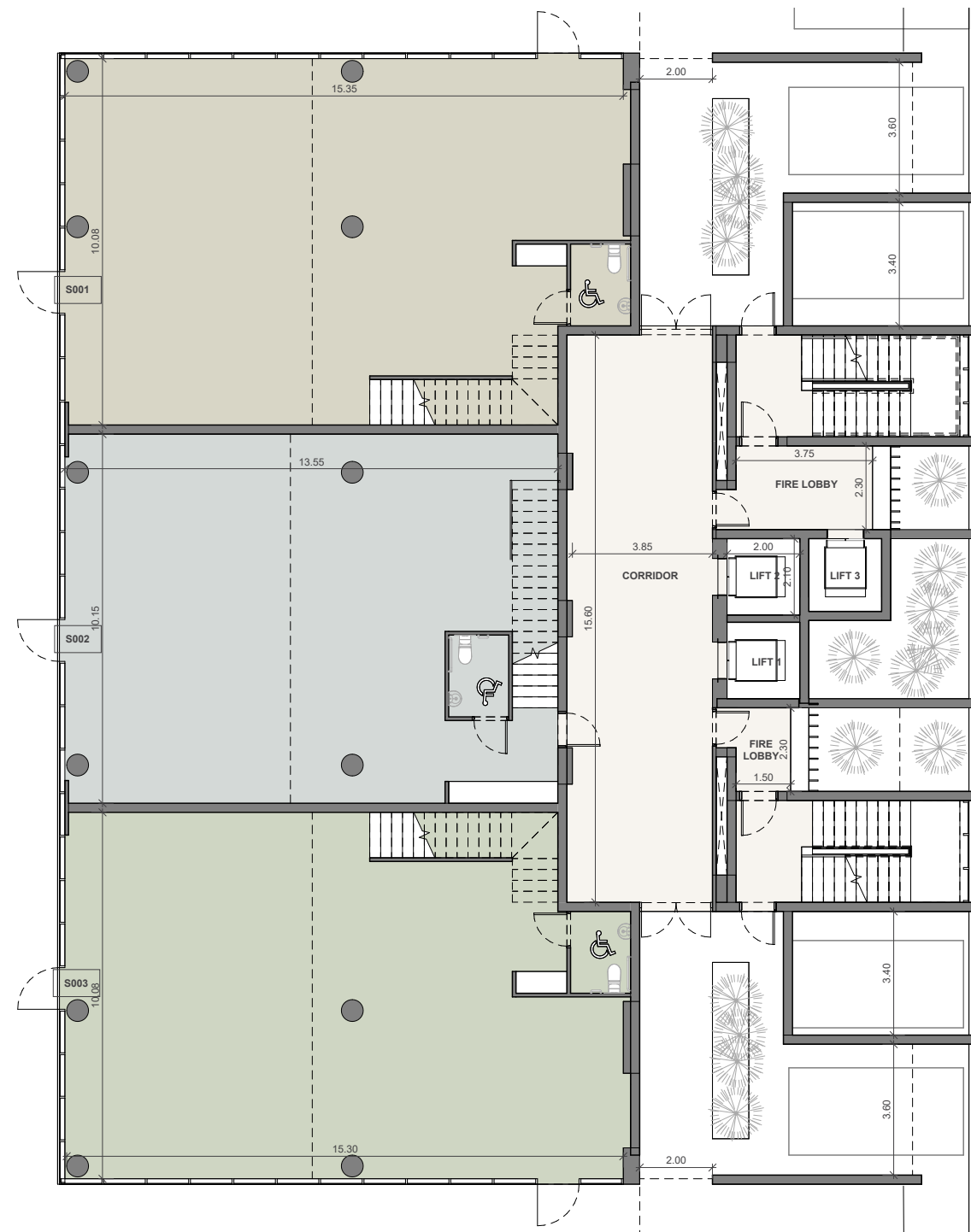
| UNIT N° | TOTAL AREA M ² |
|---------|---------------------------|
| C501 | 77.88 |
| C502 | 156.38 |
| C503 | 75.89 |
| C504 | 52.32 |
| C505 | 117.56 |
| C506 | 150.00 |

block d

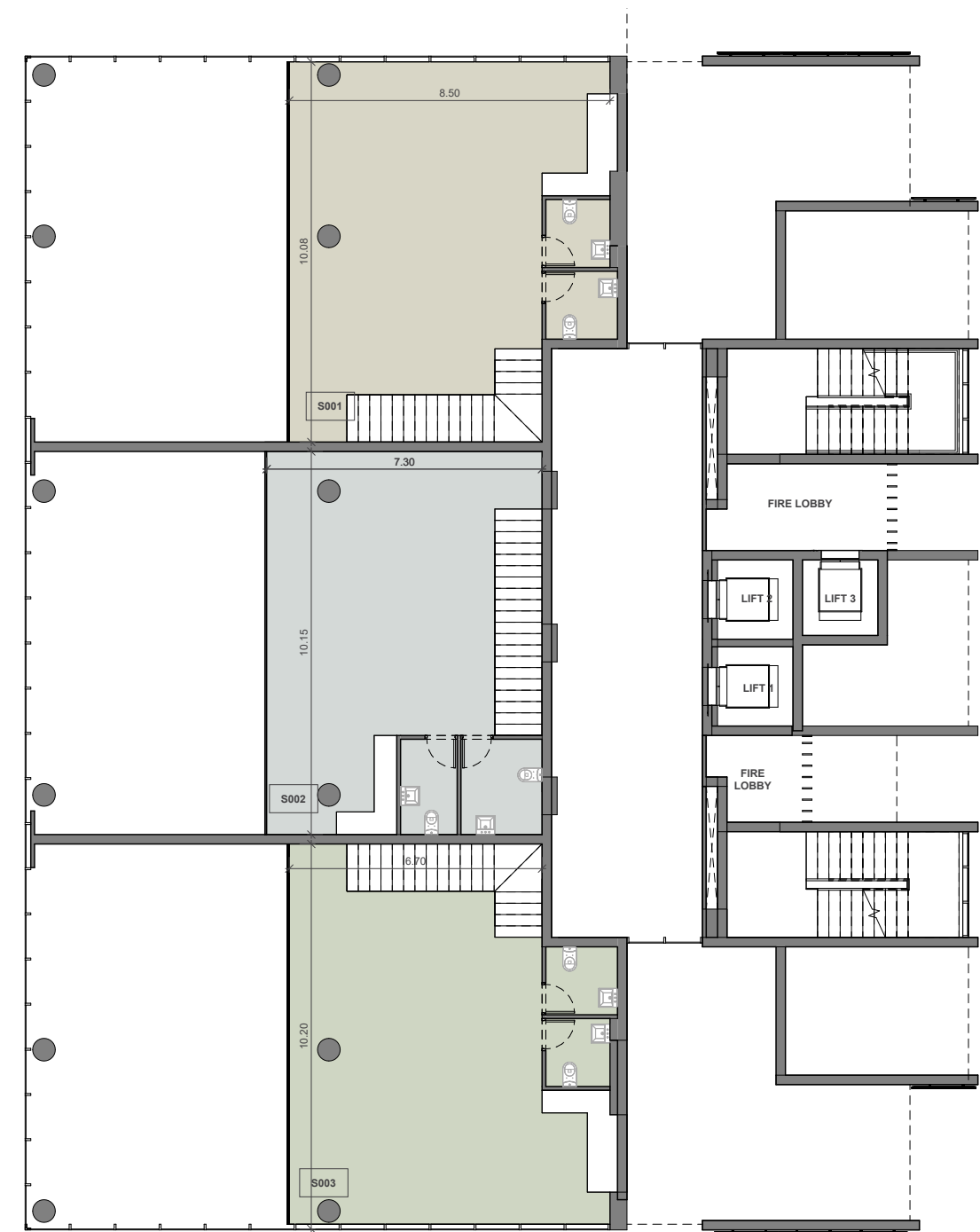
| UNIT N° | TOTAL AREA M ² |
|---------|---------------------------|
| D501 | 114.06 |
| D502 | 74.04 |
| D503 | 73.97 |
| D504 | 118.12 |
| D505 | 120.45 |
| D506 | 75.91 |

floor plans commercial block

ground floor



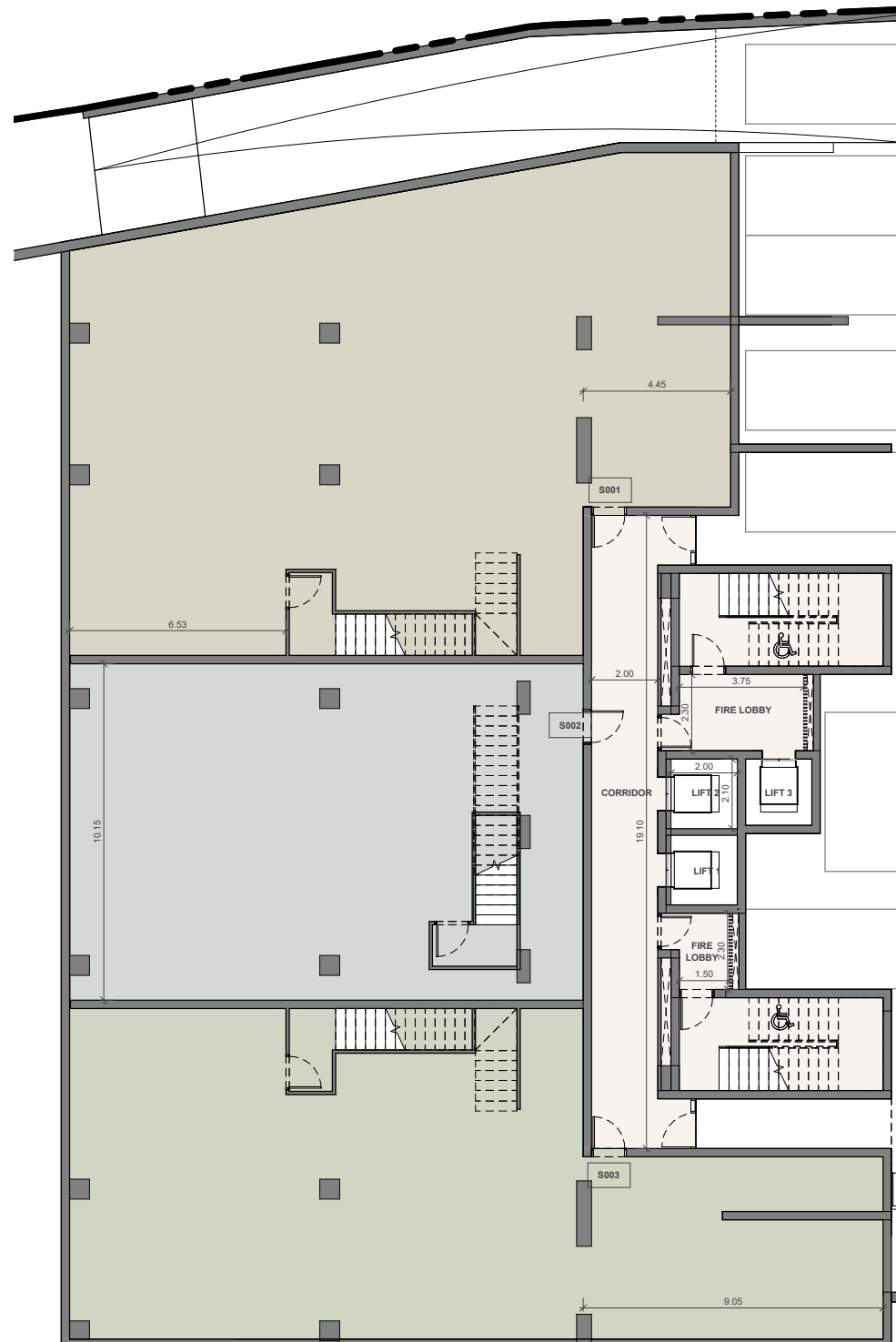
mezzanine



| UNIT N° | TOTAL AREA M ² |
|-------------|---------------------------|
| O001 | 249.08 |
| O002 | 224.64 |
| O003 | 249.24 |

floor plans commercial block

basement



1st floor



| UNIT N° | TOTAL AREA M ² |
|---------|---------------------------|
| O101 | 377.03 |
| O102 | 377.30 |

floor plans commercial block

2nd floor



| UNIT N° | TOTAL AREA M ² |
|---------|---------------------------|
| O201 | 377.03 |
| O202 | 377.30 |

3rd floor



| UNIT N° | TOTAL AREA M ² |
|---------|---------------------------|
| O301 | 377.03 |
| O302 | 377.30 |

floor plans commercial block

4th floor



| UNIT N° | TOTAL AREA M² |
|---------|---------------|
| O401 | 380.54 |
| O402 | 380.80 |

5th floor



| UNIT N° | TOTAL AREA M² |
|---------|---------------|
| O501 | 380.54 |
| O502 | 380.80 |

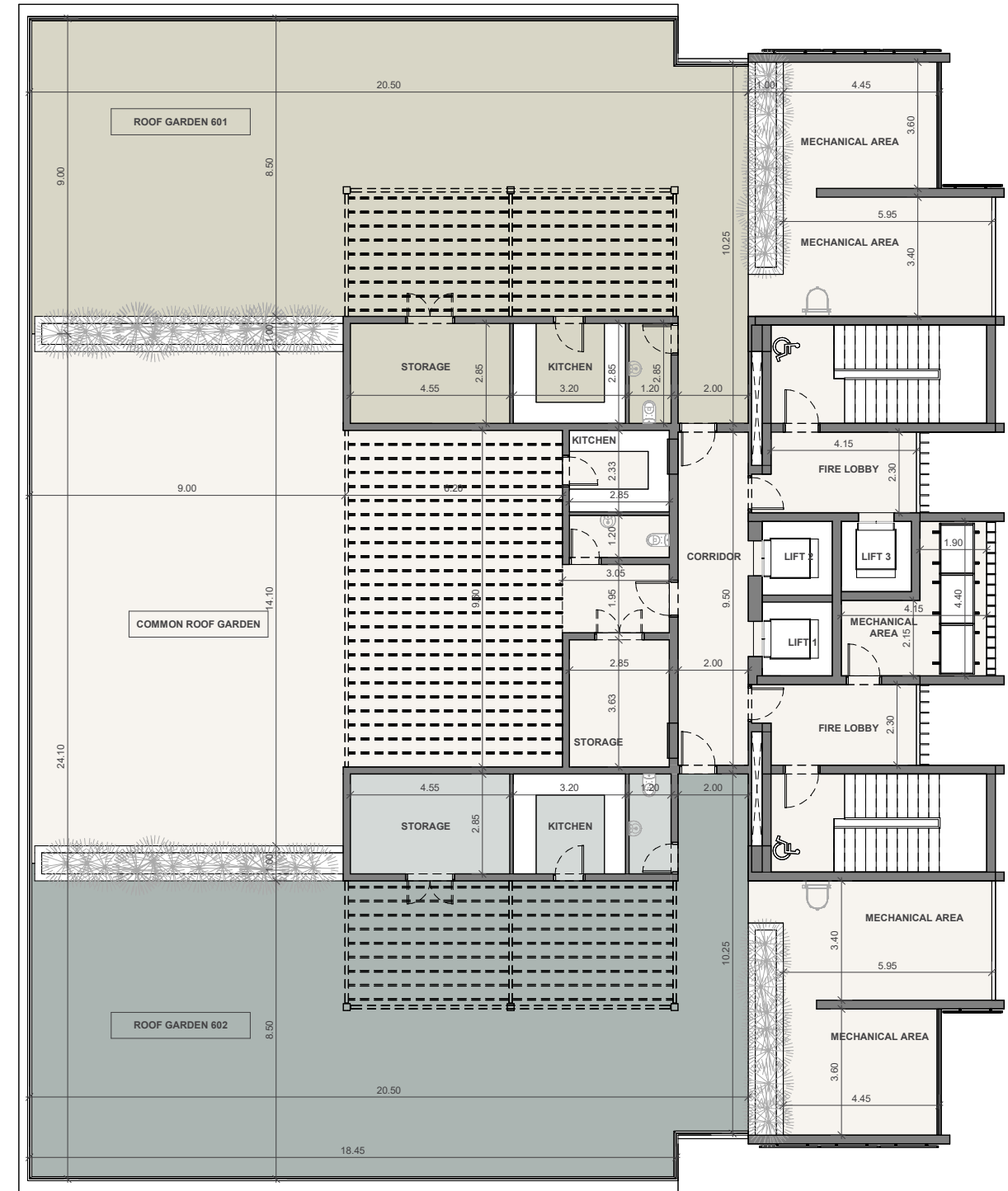
floor plans commercial block

6th floor



| UNIT N° | TOTAL AREA M ² |
|---------|---------------------------|
| O601 | 411.54 |
| O602 | 411.80 |

roof garden



| UNIT N° | TOTAL AREA M ² |
|-------------|---------------------------|
| Common Roof | 131.43 |

| UNIT N° | TOTAL AREA M ² |
|---------|---------------------------|
| O601 | 185.10 |
| O602 | 184.70 |

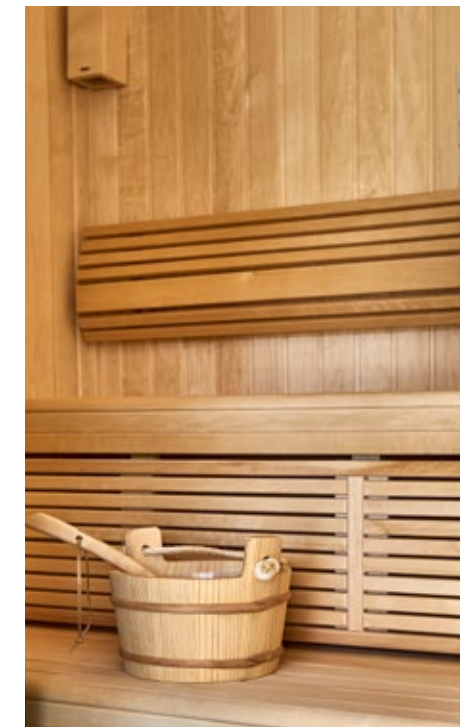
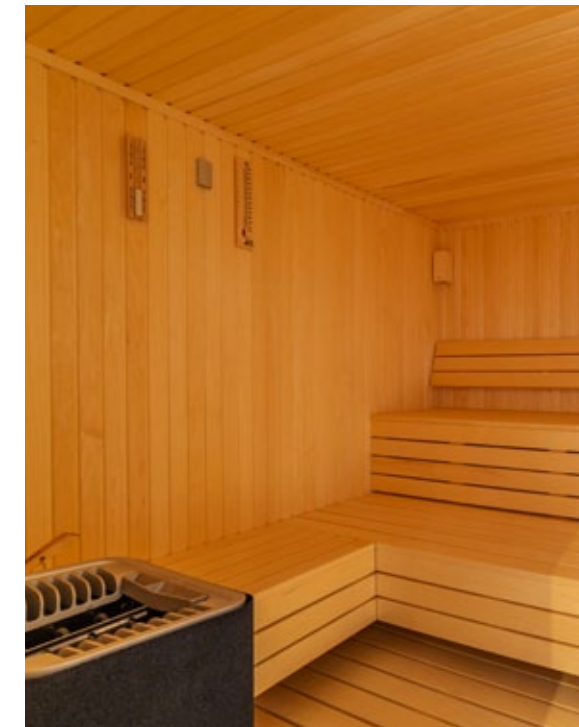
internal infrastructure

**signature internal infrastructure
objects made for different tastes
and preferences**

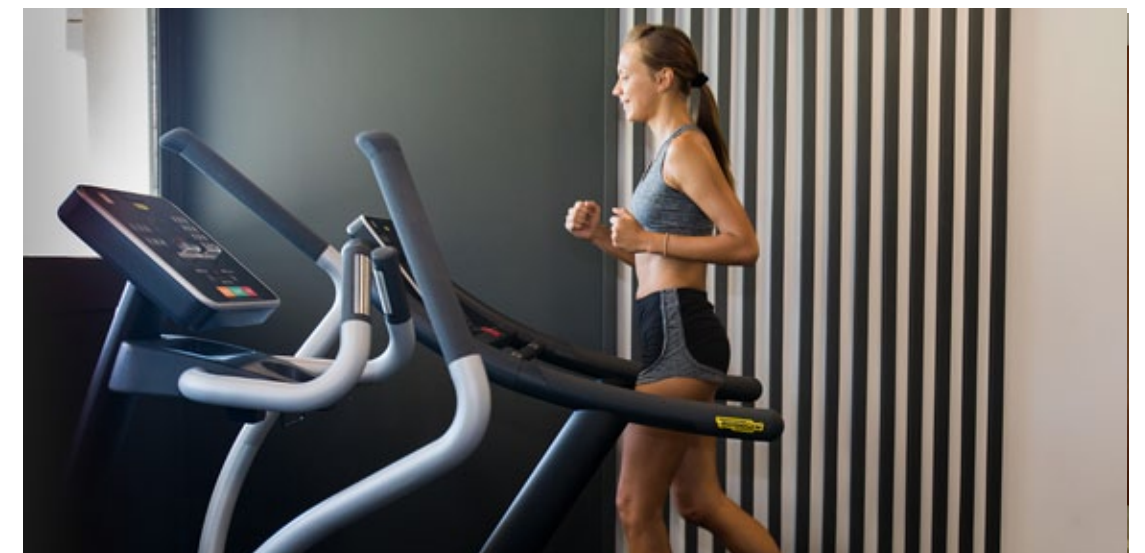
swimming pool



sauna



gym



internal infrastructure

co-working spaces



introducing a number of new infrastructure elements to promote your well-being and happy living

yoga room



kids area



signature finishes – residential



elegance

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 – commercial



shell&core

in order to maximize your brand recognition, we present you with a shell&core interior solutions, where you are free to design your future workspace according to all your needs

- shell&core finishings
- marble walls and floors in the restrooms
- ceramic tile floors in the verandas
- provisions for A/C in every office
- high standard sanitary ware from European brands in common areas and restrooms
- thermal aluminum doors and window frames with double glazing
- provisions for electrical installations and lighting fittings
- provisions for plumbing–drainage, with hot and cold water and an instant heater included
- no loose furniture is included
- keypad intercom at the lobby main entrance door

immigration opportunities

secure yourself with a home and a European permanent residency with one investment

Enjoy the full benefits of Mediterranean lifestyle, rights and opportunities with the Cyprus Permanent Residency Programme (PRP)

The infinite residence permit is issued within 4 months to you and your family members (to your spouse and children under 25 years old), will allow you to have a business and receive shareholder dividends in Cyprus with the only obligation of visiting the island every 2 years and by investing 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.

