

CLUB RESIDENCES



hide and escape into luxury

Club residences

**HIDE IS NESTLED
IN A QUANT
BEAUTIFUL
NEIGHBOURHOOD
IN GERMASOGEIA,
A STUNNING AREA
OF LIMASSOL**

This contemporary one block development consists of four spacious luxurious apartments and two penthouses designed to inspire and enjoy Limassol living at its best. Each apartment features dining and living spaces flowing out onto verandas that boast panoramic views with endless lights of Limassol's glittering city and iconic resort, a perfect place to escape and focus on creating unforgettable memories.



**HIDE IS SIMPLY
A HARNESS
OF BEAUTY
THAT OFFERS
INTELLIGENT,
EFFICIENT,
FUNCTIONAL
DESIGN**

This area flourishes in beautiful green landscapes and gorgeous beaches stretched across the horizon. Experience the fresh air and beautiful climate that this area has to offer away from the hustle and bustle of a city but yet moments away from the thriving business hub and the dazzling city itself. Exclusive luxury apartments ideal for a family home, newlyweds, retirement or simply an escapist.



major benefits

- Contemporary one block building nestled in a tranquil serene area
- Gated community with controlled entrance
- Penthouses with private swimming pool and roof garden
- 200 meters from beautiful beaches and coastal promenade

- Under floor heating and central VRV conditioning
- High standards of Finish
- Smart cosy functional layouts
- High ceilings (3.15 meters)



introduction

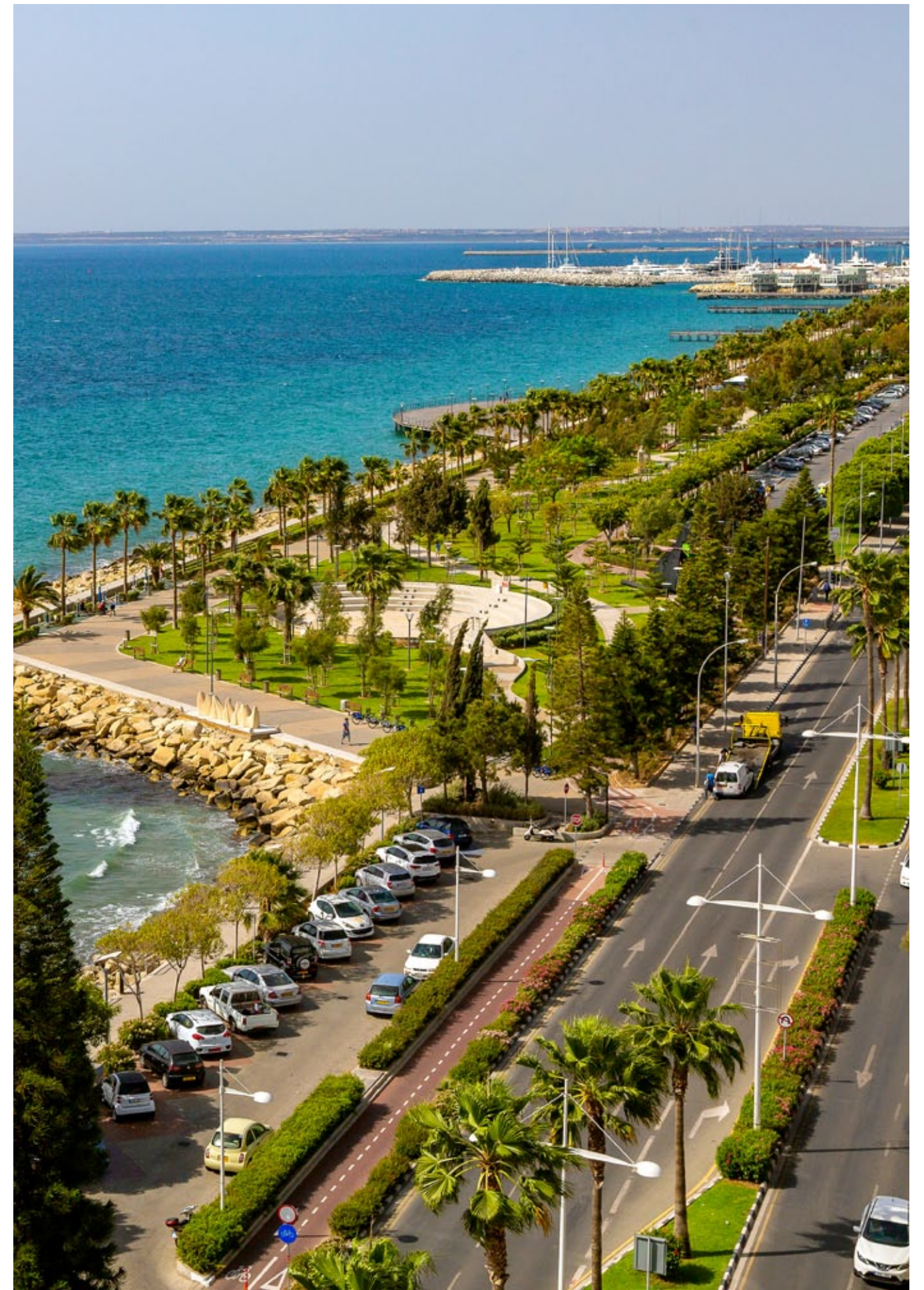
LIMASSOL COMBINES THE FAST PACE OF A CITY AND THE COMFORT OF A FIRST-CLASS MEDITERRANEAN RESORT

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

**HIDE IS
PERFECTLY
SITUATED IN
A PEACEFUL
SAFE**

Germasogeia is one of the best locations in Limassol as it is only a few minutes from the city centre. This tranquil and serene location with its breathtaking views of the Mediterranean Sea and neighbouring mountains makes this area one of a kind. Germasogeia is centrally located with easy access to beautiful beaches and a long stretched coastal promenade perfect for a family day out. Residents will have direct access to a Mediterranean resort at their doorstep. Germasogeia is well known for its upscale lifestyle, from high class restaurants to five star hotels and from remarkable food stores to high end boutiques, Germasogeia is the place to be!



- 1 Limassol's Olympic Swimming Pool
- 2 Filippou Papadopoulos Pharmacy
- 3 The Garden Restaurant
- 4 Starbucks
- 5 Ocean Basket
- 6 Costa Coffee
- 7 Plus Discount Market
- 8 Cyprus Post Office
- 9 Christina Metaxa Pharmacy
- 10 Sigma Bakery
- 11 Pet Shop
- 12 Atlantica Miramare
- 13 The Royal Apollonia 5-star



exterior



200 meters from
beautiful beaches
and coastal promenade



exterior

**Penthouses with
private swimming pool
and roof garden**



exterior



choice of properties

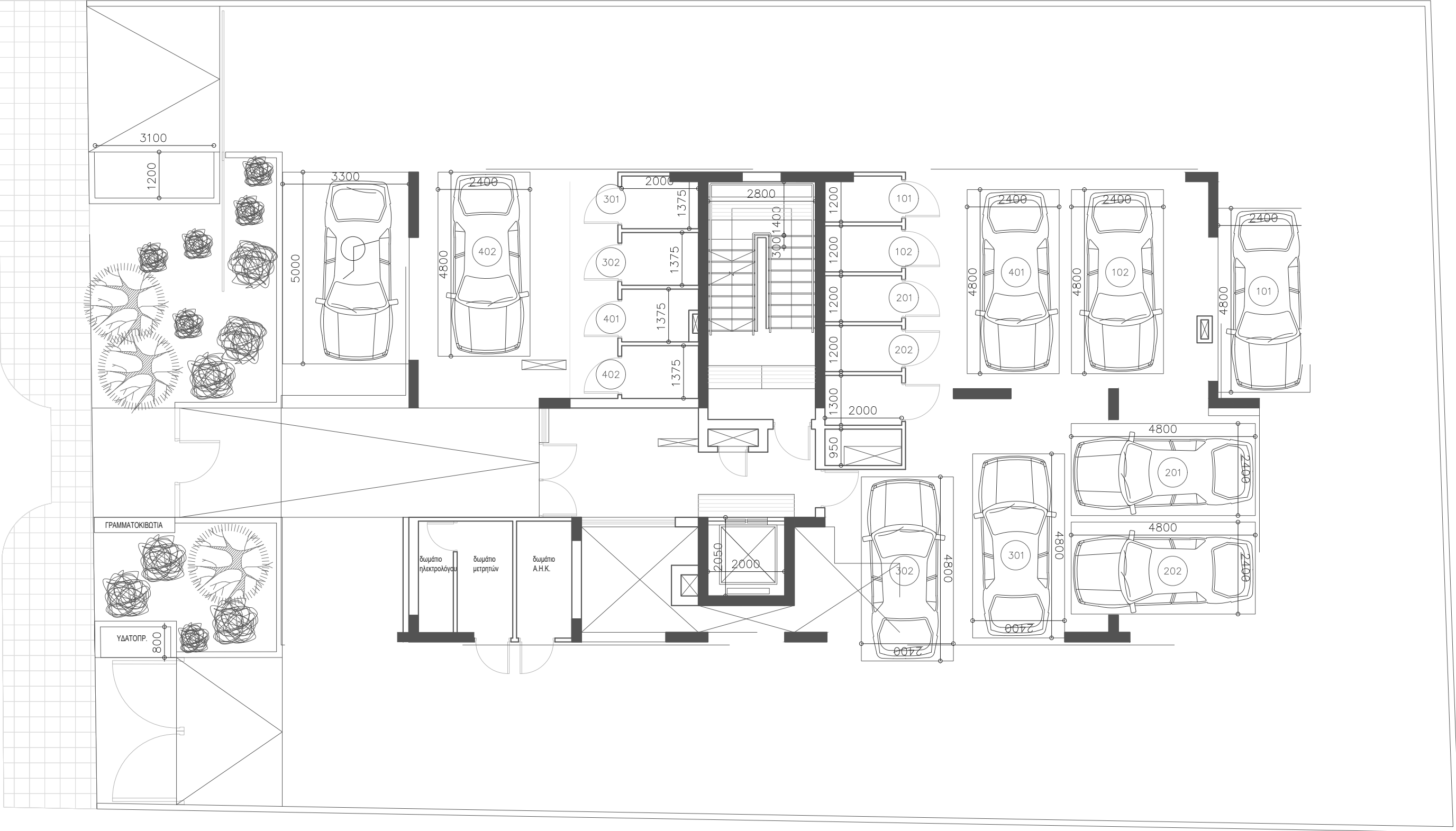


UNIT N°	PROPERTY TYPE	BED-ROOMS	BATH-ROOMS	PRIVATE POOLS	NO OF PARK SPACES	INDOOR AREA M²	COV. VERANDA M²	AUXILIARY AREA M²		ROOF TERRACE	STOR-AGE ON GROUND FLOOR	COMMON AREA PER UNIT	TOTAL AREA M²
								FLOOR	AREA				
A101	Apartment	2	2		1	83.0	21.0				2.83	22.49	129.32
A102	Apartment	3	2		1	106.0	23.0				2.73	27.90	159.63
A201	Apartment	2	2		1	83.0	21.0				2.73	22.49	129.22
A202	Apartment	3	2		1	106.0	23.0				2.73	27.90	159.63
A301	Apartment	2	2		1	83.0	21.0				3.20	22.49	129.69
A302	Apartment	3	2		1	106.0	23.0				3.10	27.90	160.00
A401	Penthouse	2	2	YES	1	86.0	18.0	5th	39.0	57.30	3.10	30.93	234.33
A402	Penthouse	2	4	YES	1	106.0	23.0	5th	42.0	63.20	3.00	36.98	274.18

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

floor plans

ground floor

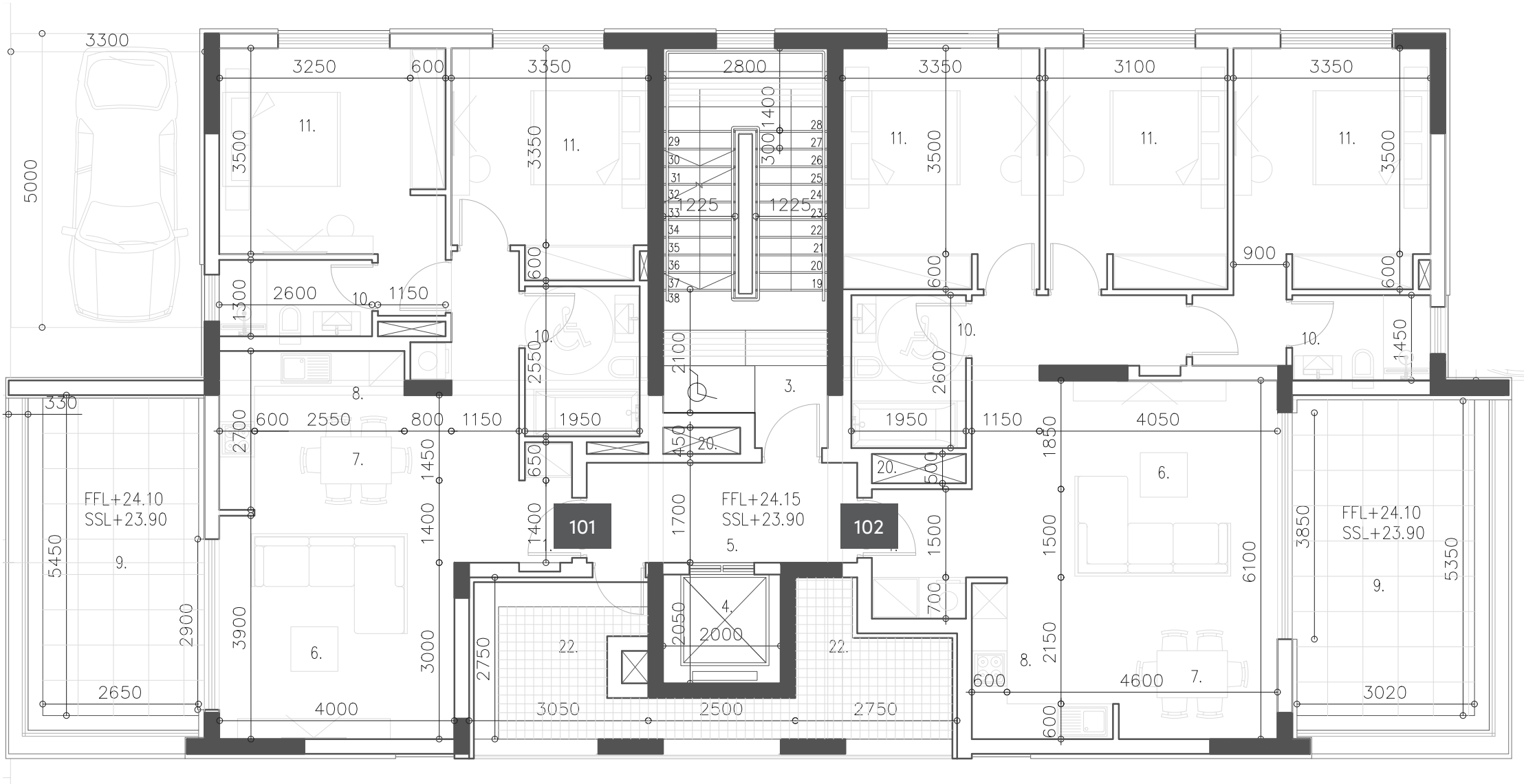


floor plans



1st floor

UNIT N°	TOTAL AREA M²
101	129.32
102	159.63

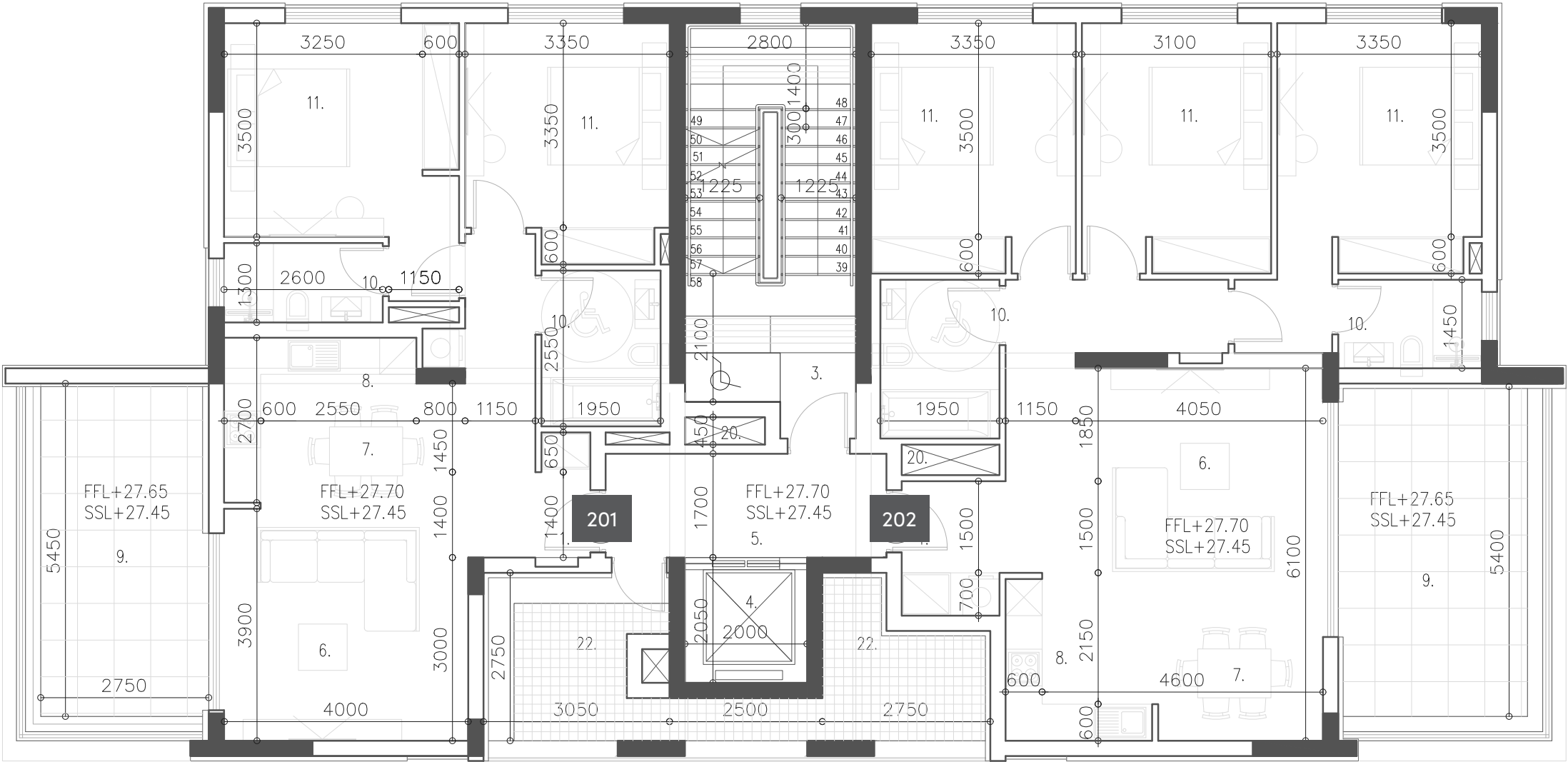


floor plans



2nd floor

UNIT N°	TOTAL AREA M²
201	129.22
202	159.63

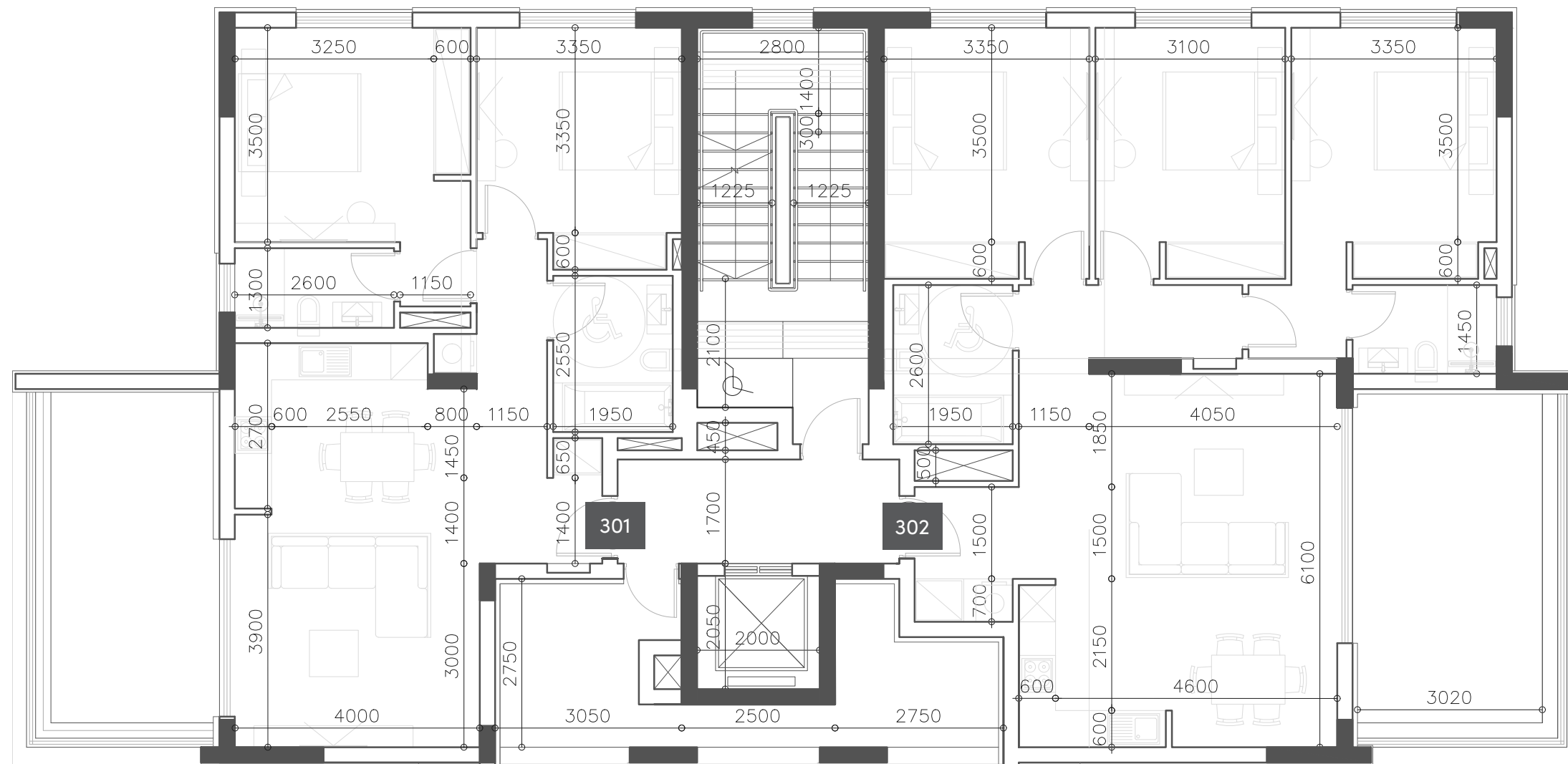


floor plans



3rd floor

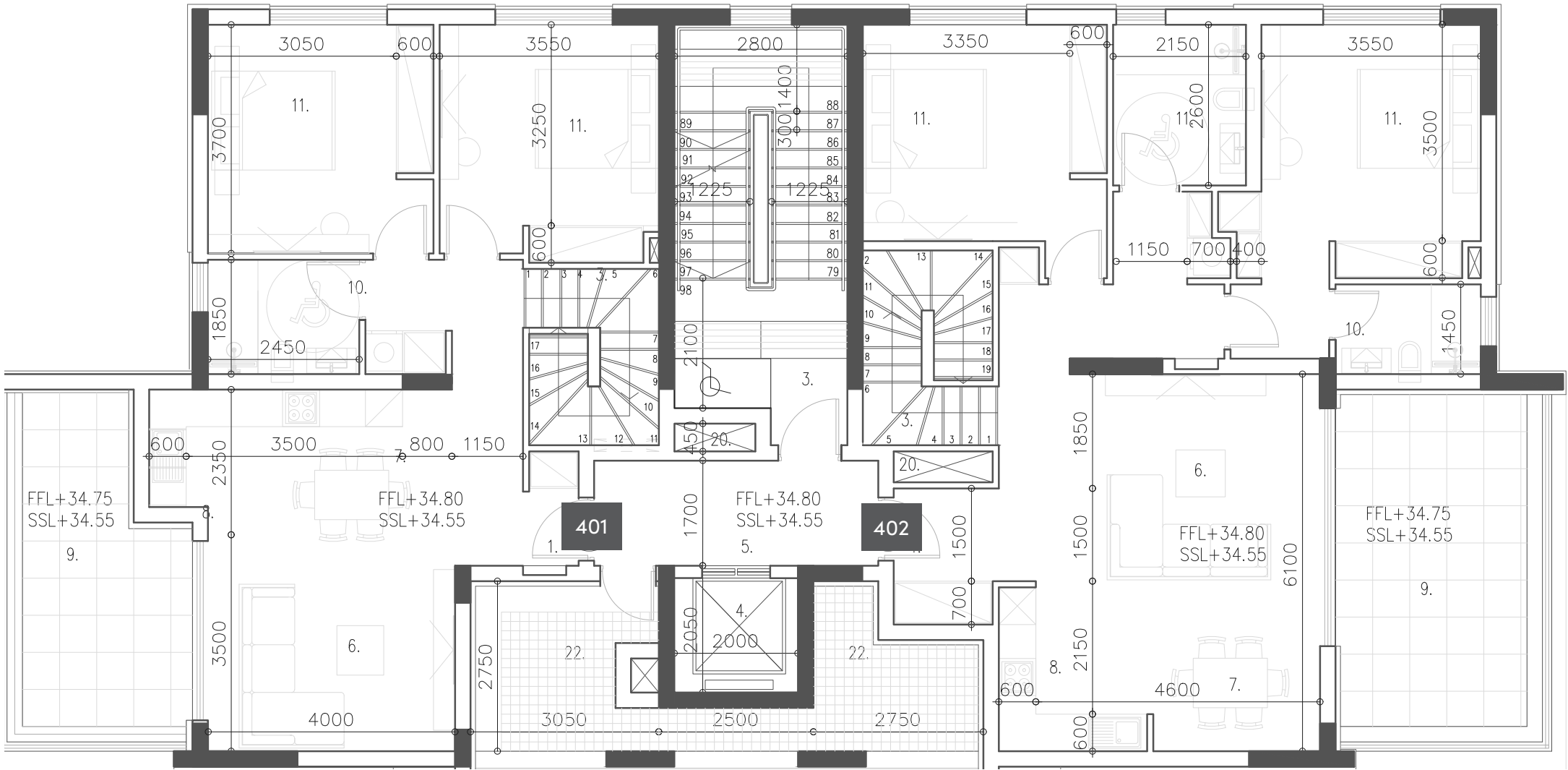
UNIT Nº	TOTAL AREA M²
301	129.69
302	160.00



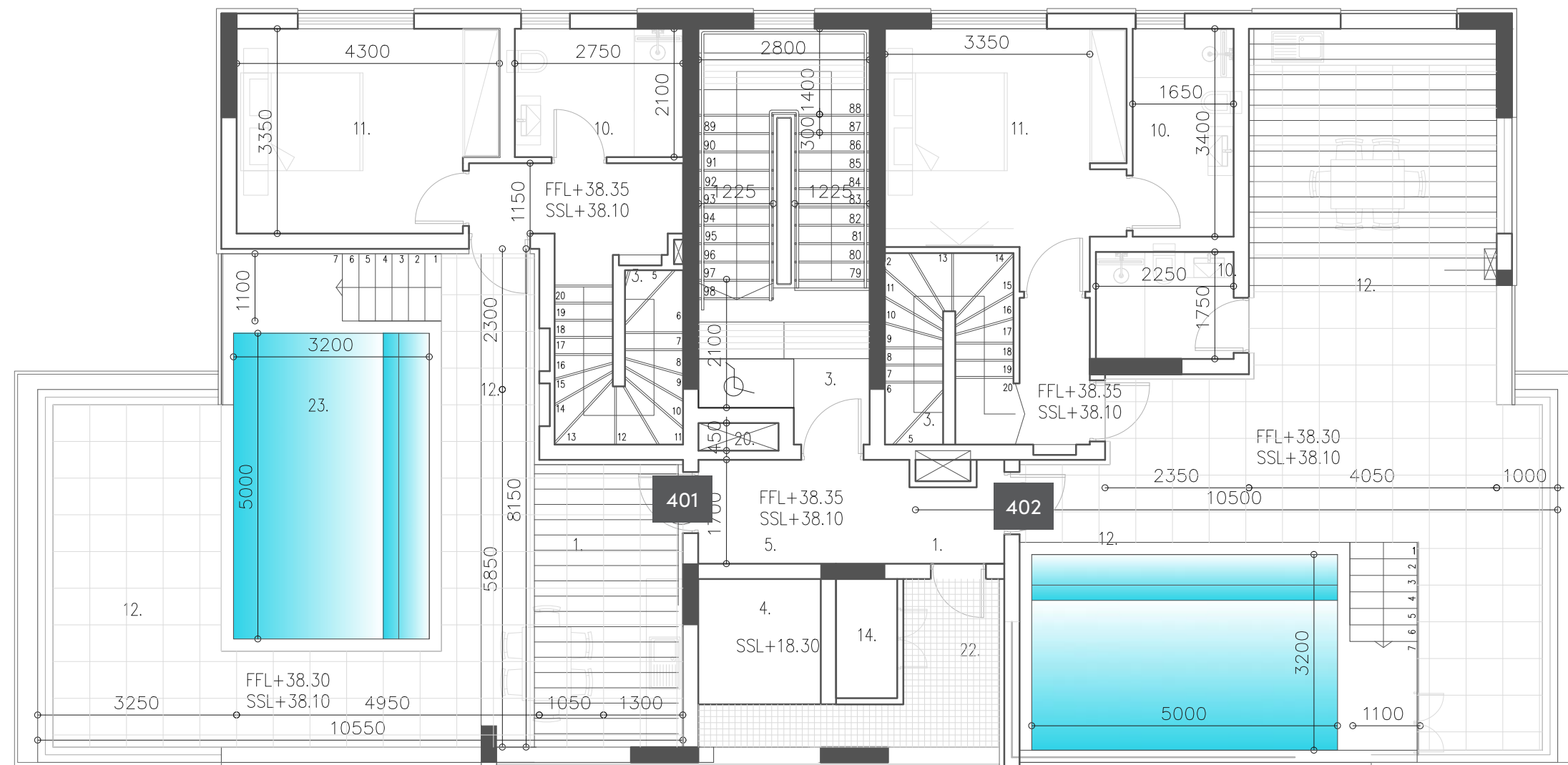
floor plans

4th floor

UNIT N°	TOTAL AREA M²
401	234.33
402	274.18



roof garden





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



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:

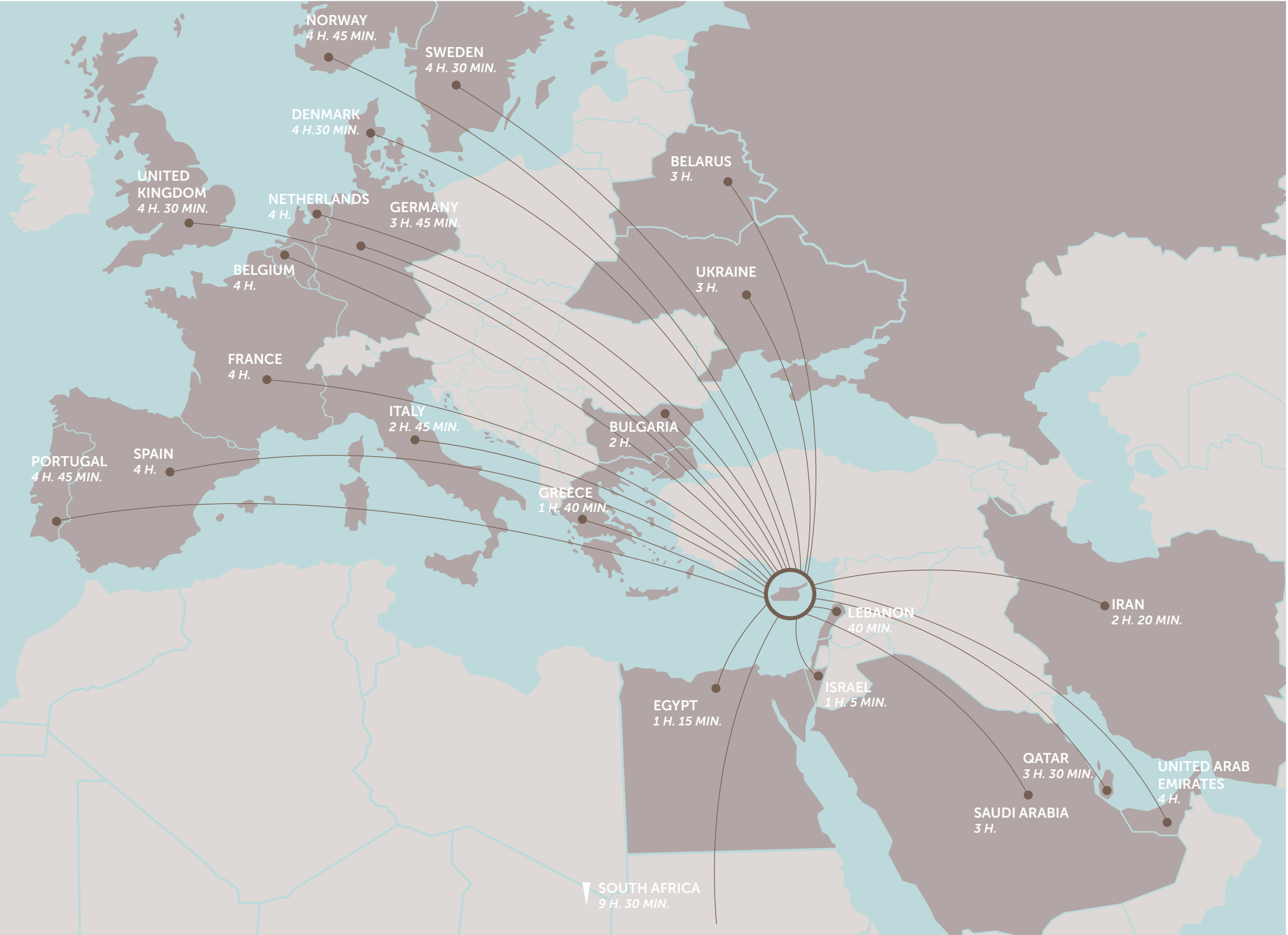
A. Investment in house/apartment of at least €300.000 + VAT from a land development company and should be the first purchase, therefore it will bear VAT. Note that the applicant may purchase up to two (2) units (apartments or houses), that are sold by land development companies (not necessarily from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

**YOUR PERSONAL
PROPERTY CONSULTANT**

