

DIAMOND HEIGHTS RESIDENCES



elegance has a new address

Diamond Heights Residences

Diamond Heights Residences is a stylish residential development boasting luxurious apartments and penthouses

Designed to offer residents a sophisticated living experience with effortless luxury. Each apartment represents a unique elegant masterpiece with its unique layouts. Opulent living spaces with high quality finishing materials, coupled with an outstanding design that will definitely complement your taste and inspire your inner soul. These master plans enjoy spacious layouts and ample facilities giving each resident those hotel home amenities right at their doorstep.



This complex has been created to inspire and captivate your senses through impeccable architecture

And stunning views that fuses all the core elements of true sophistication. These comfortable luxurious living spaces have large floor to ceiling windows that flow out onto verandas that overlook stunning manicured gardens with magnificent views of the Mediterranean Sea and the city itself as your very own personal backdrop.



major benefits

- Landmark architecture from one of London's leading architects;
- 500 meters from crystal clear turquoise waters and golden sands;
- Close proximity to amenities;
- Internal infrastructure: outdoor pool, indoor pool, gym, sauna, lounge, kids club, covered parking, large landscaped gardens;

- Penthouses with private pools and roof gardens;
- High ceilings (3.15 m);
- High standards of finish (parquet floors, high doors of 2.4 m, security entrance doors, thermal aluminum window frames, high quality in-built furniture, and sanitary ware);
- Water under floor heating and VRV air conditioning.



introduction

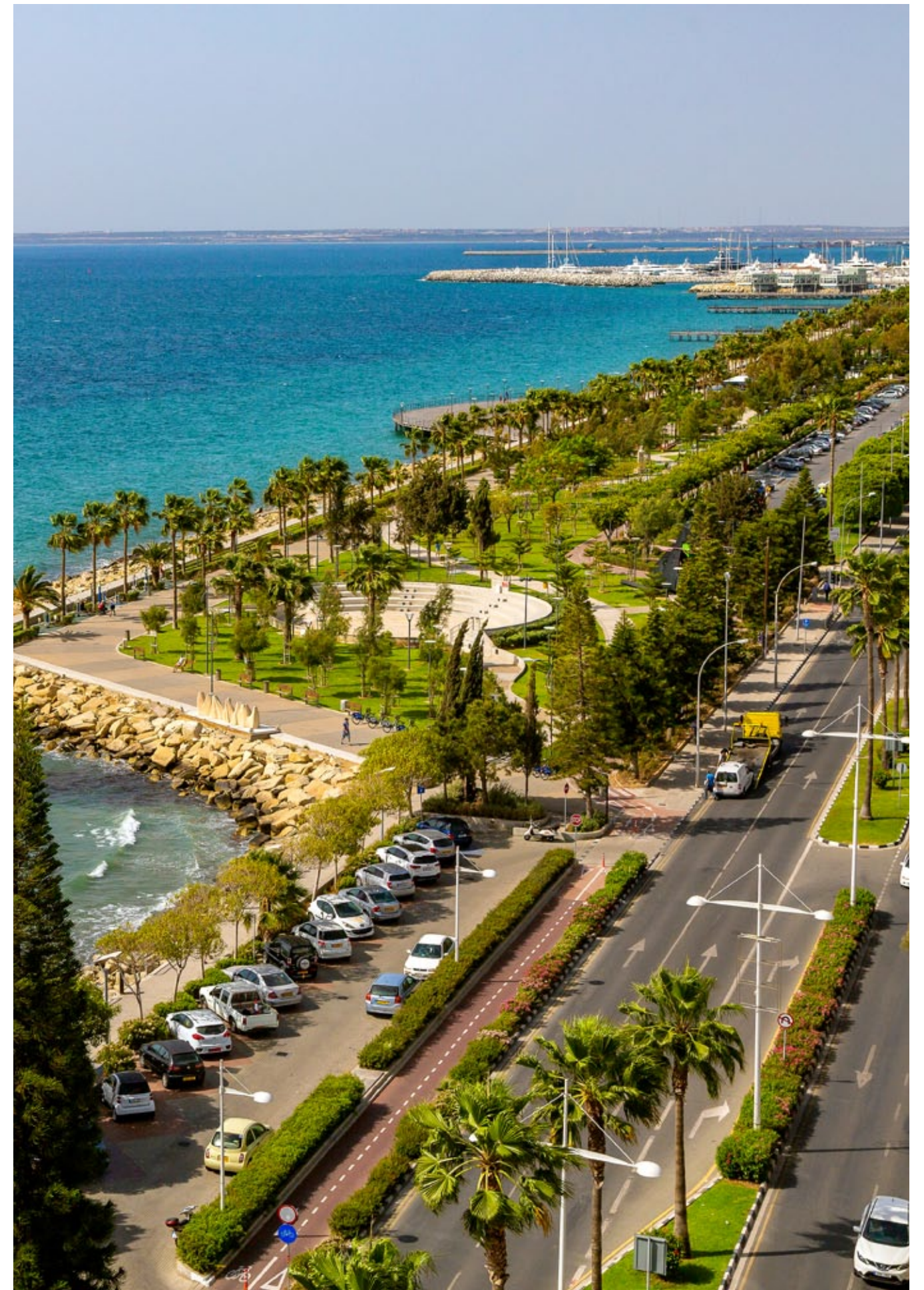
Limassol combines the fast pace of a city and the comfort of a first-class mediterranean resort

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

The tourist area is one of the most beautiful areas in Limassol with a stunning view of the Mediterranean Sea only a few kilometres from the city centre

This area is embraced by the sapphire crystal blue waters and its gorgeous crescent soft sand, enclosed by a beautiful long stretch promenade. This location is a superb and stunning place for a family, newlyweds or simply an escapist. It boasts a unique thriving business hub inspired by nature and its unparalleled surroundings. Residents will enjoy a wide range of amenities, from fine dining to an enticing nightlife to high end boutiques and 5 star hotels. Live where your balcony overlooks the horizon of blue waters and golden sandy beaches. Experience luxury, opulence and space in a home with all amenities just around the corner.



- 1 Pizza Hut
- 2 Swing Latina Dance & Fitness Studio
- 3 Limassol's Olympic Swimming Pool
- 4 Filippou 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



exterior

**500 meters from crystal clear
turquoise waters and golden sands**



exterior

Internal infrastructure: outdoor pool, indoor pool, gym, sauna, lounge, kids club, covered parking, large landscaped gardens



exterior



Landmark architecture
from one of London’s leading
architects



*All 3D images and photographs consist of indicative information and the project can differ insignificantly from the displayed images. Furniture and interior items are extras. The type of materials and colors used in the finishes may vary from the displayed images and text

choice of properties

UNIT NO	PROPERTY TYPE	NO OF BED-ROOMS	NO OF BATH-ROOMS	PRIV S.P.	INDOOR AREA M²	COV. VERAN-DA M²	SELLABLE AUXILIARY M²		NO OF PARK SPACES	UNCOV-ERED VERAN-DA	ROOF TER-RACE M²	BASE-MENT AUXIL-IARY	TOTAL AREA M²
							FLOOR	AREA					
101	Duplex	3	4		152.56	41.41	GF	38.65	2	49.07			281.69
102	Duplex	2	3		108.65	27.21	GF	41.30	4	36.05			213.21
201	Apartment	3	4		153.19	41.41			3			46.50	241.10
202	Apartment	2	3		98.93	27.21			2			44.85	170.99
301	Apartment	3	4		153.19	41.41			3			44.85	239.45
302	Apartment	2	3		98.93	27.21			3			44.85	170.99
401	Penthouse	3	5	YES	152.40	41.41	5th	39.96	4		78.55	44.85	357.17
402	Penthouse	2	4	YES	108.65	43.17	5th	36.84	3		102.42	44.85	335.93

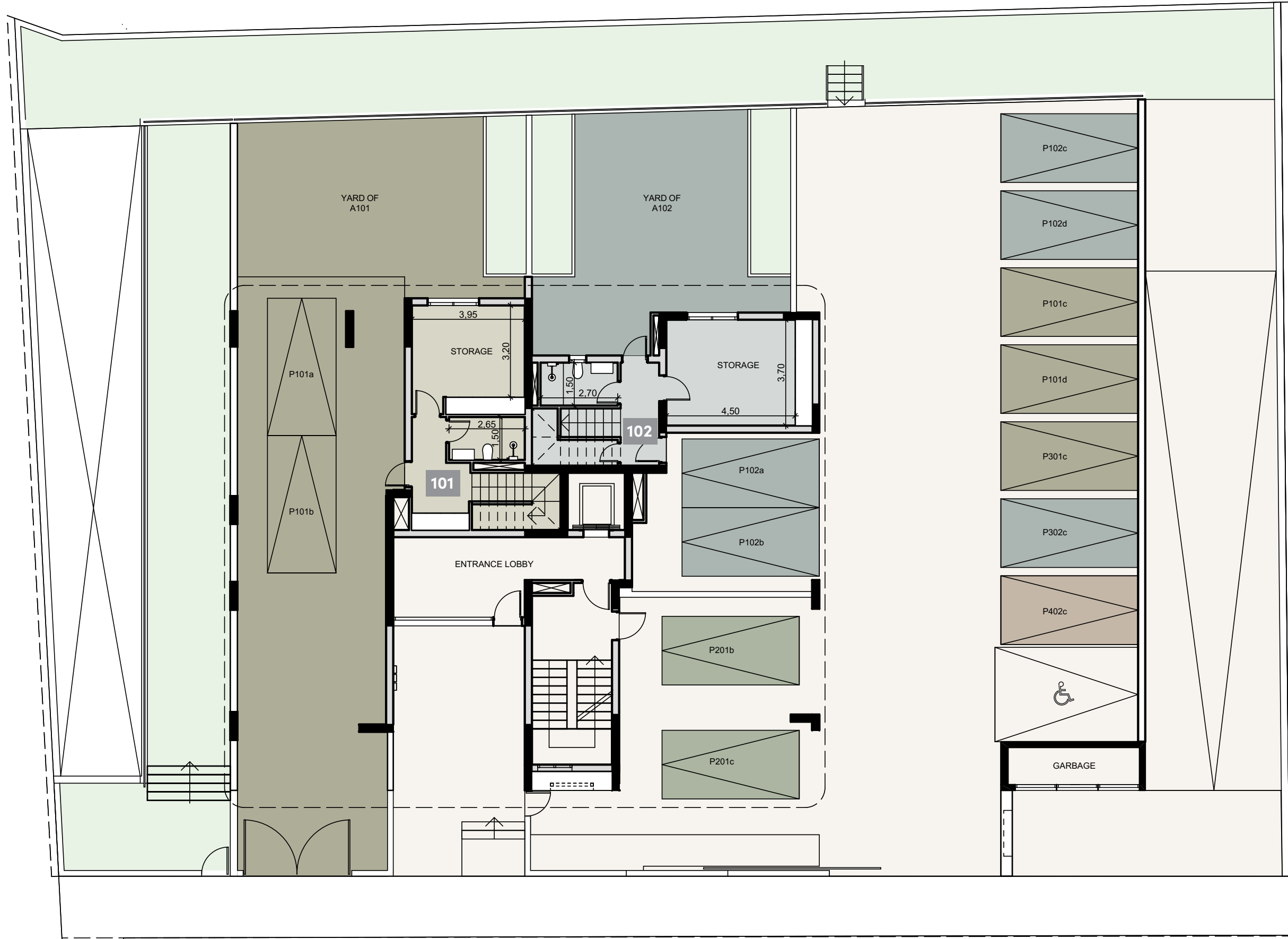
NOTE: the areas stated above may slightly differ upon issuance of relevant authority permits



basement



ground floor

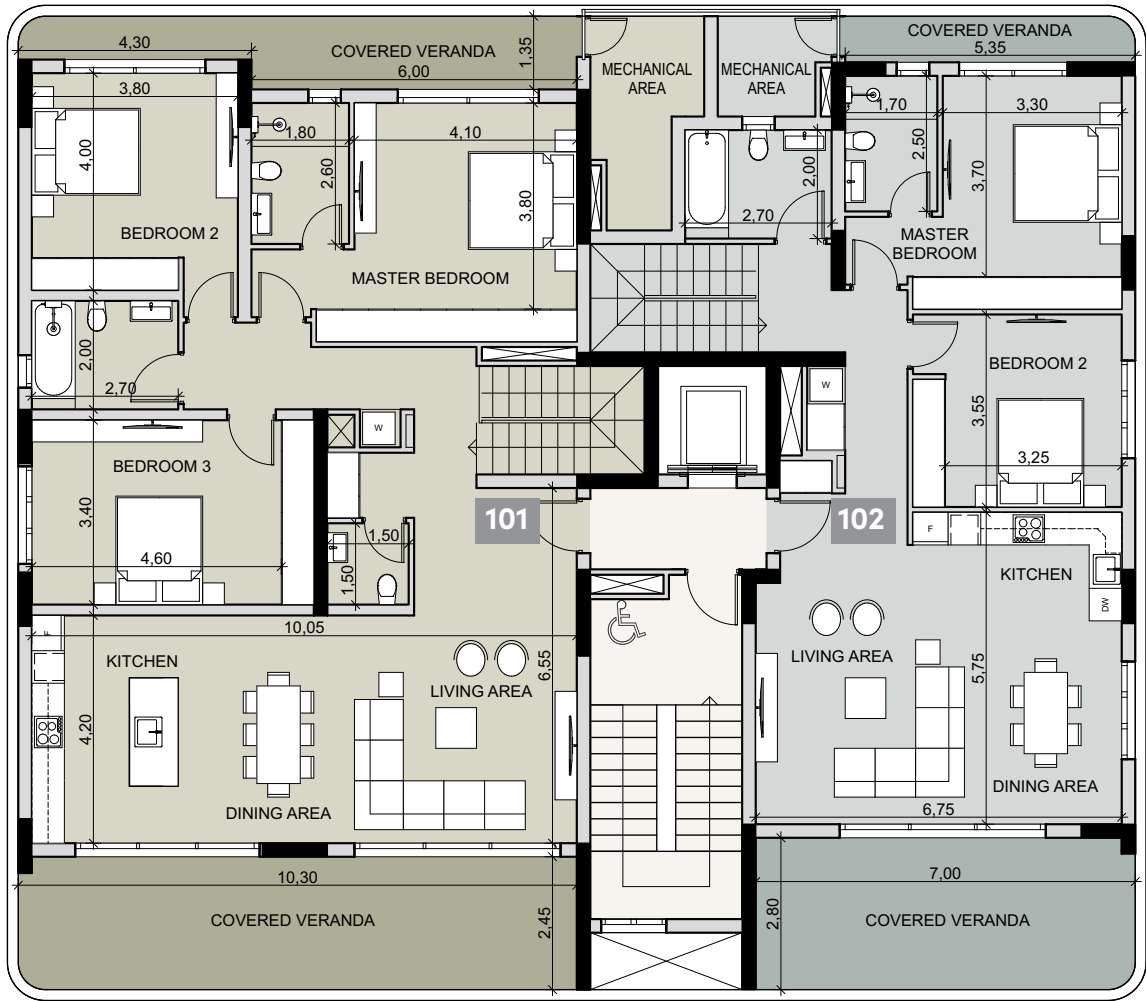


floor plans



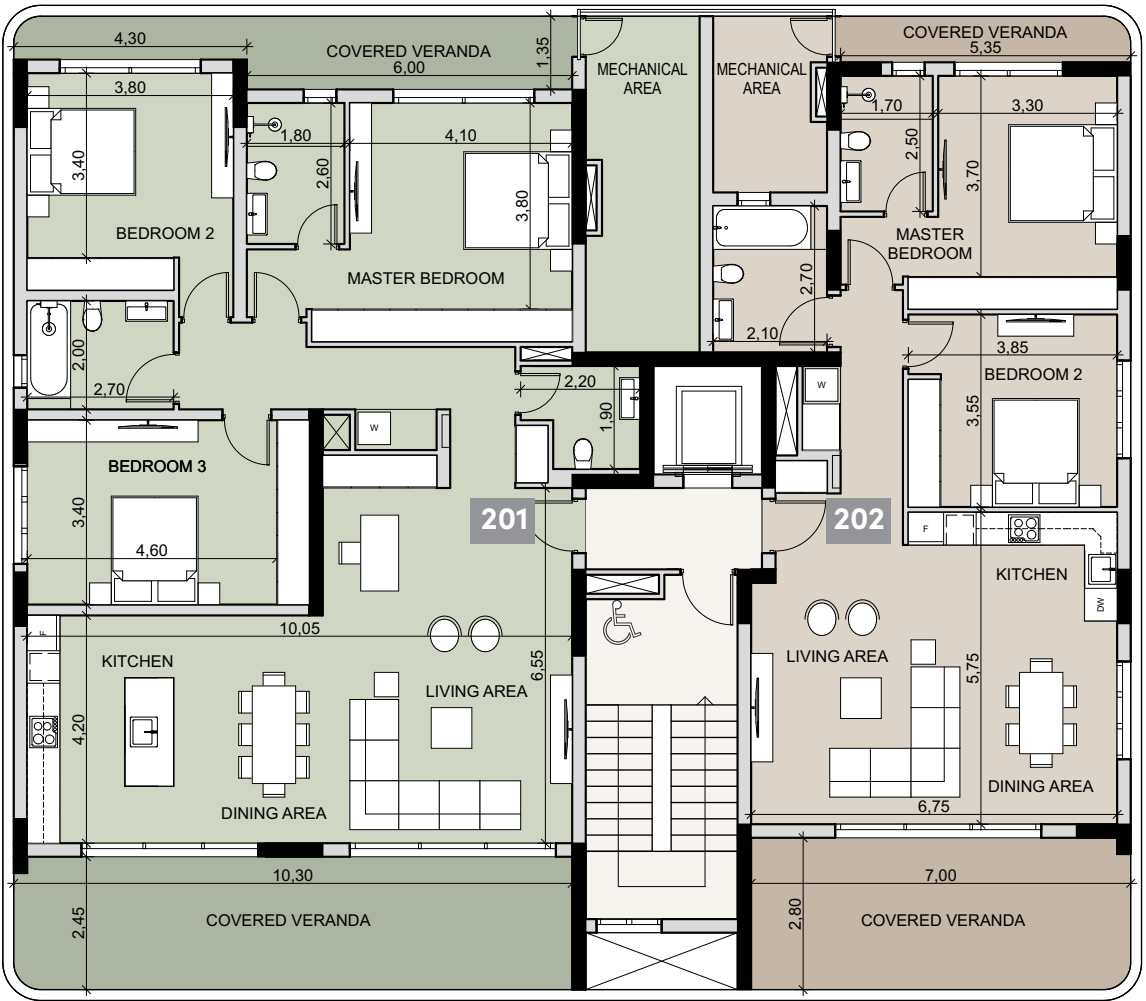
floor 1

UNIT N°	TOTAL AREA M ²
101	281.69
102	213.21



floor 2

UNIT N°	TOTAL AREA M ²
201	241.10
202	170.99

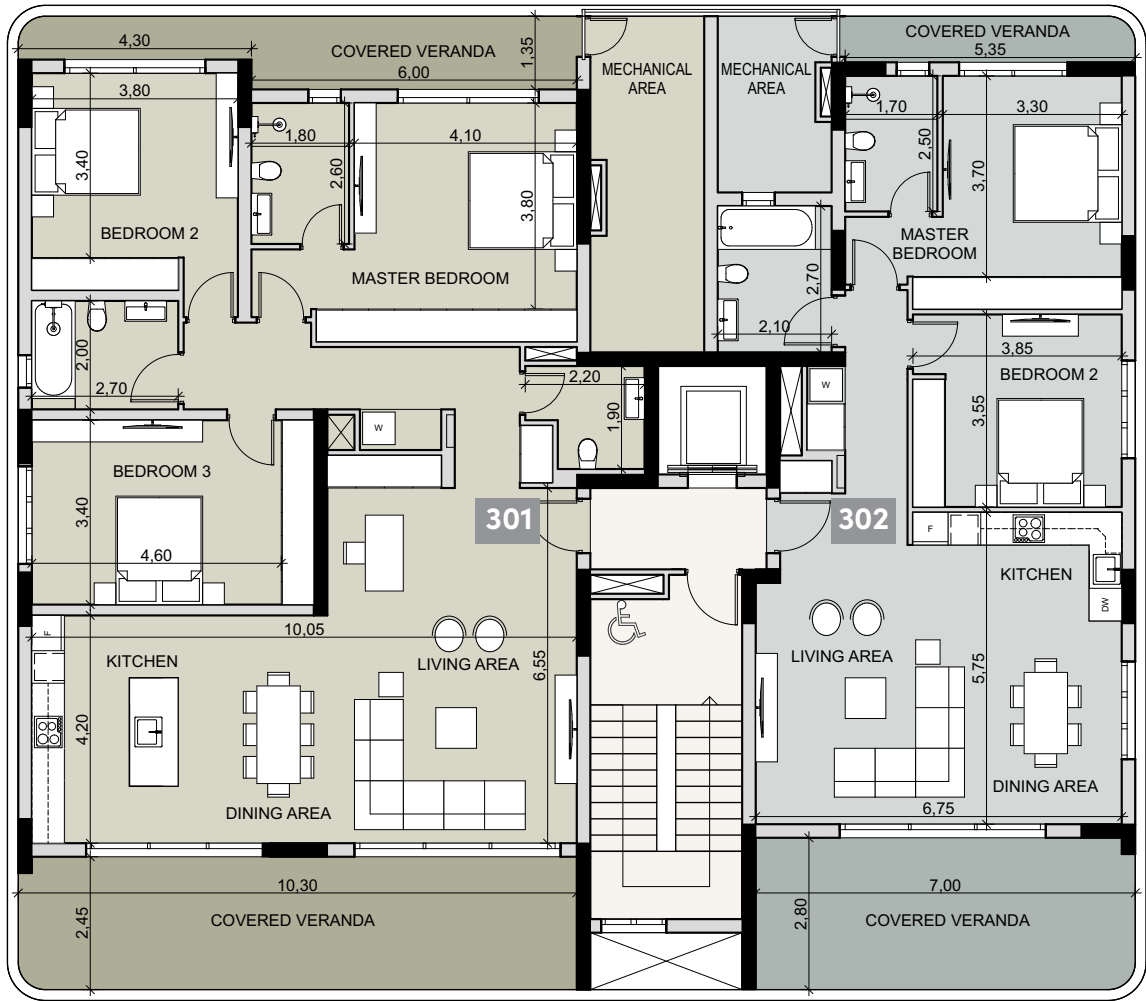


floor plans



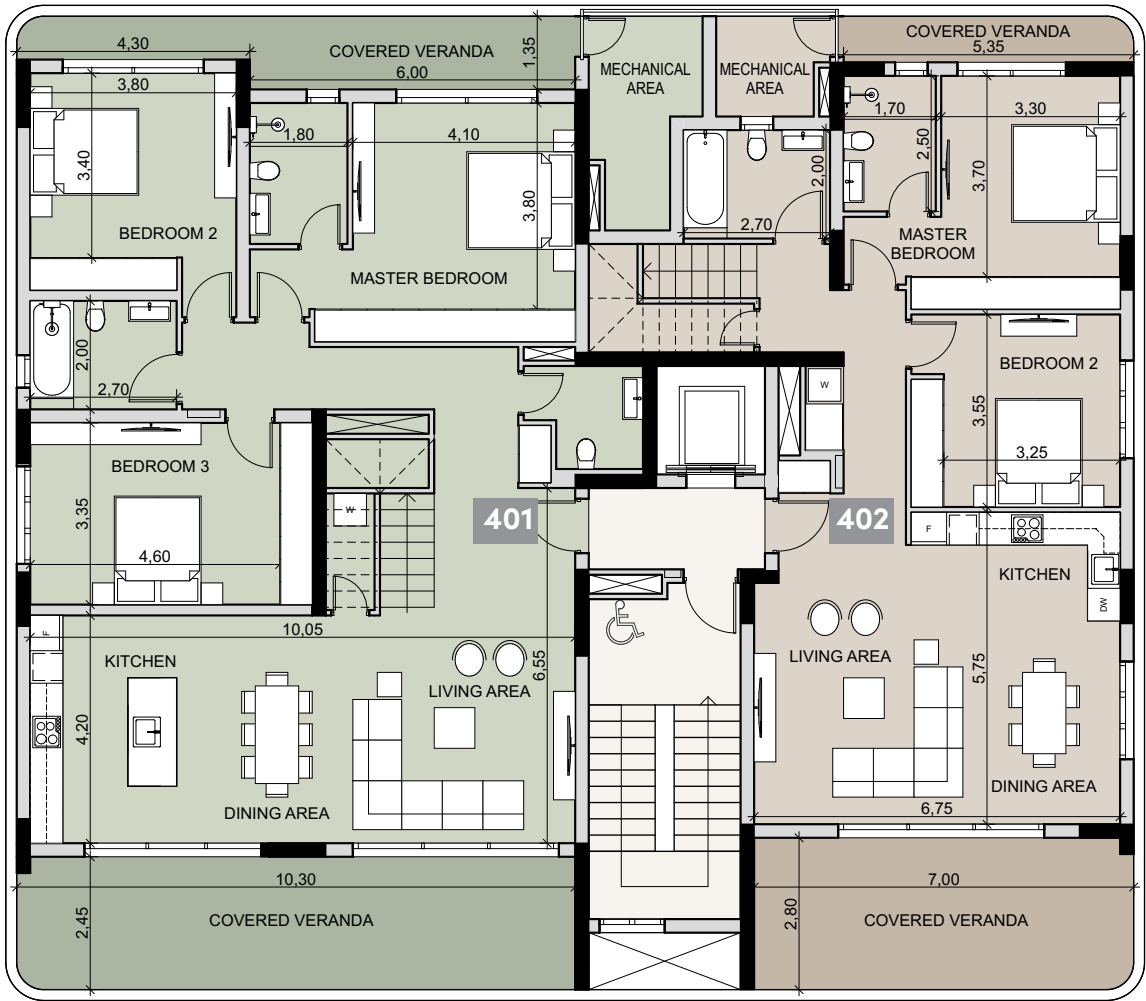
floor 3

UNIT N°	TOTAL AREA M ²
301	239.45
302	170.99



floor 4

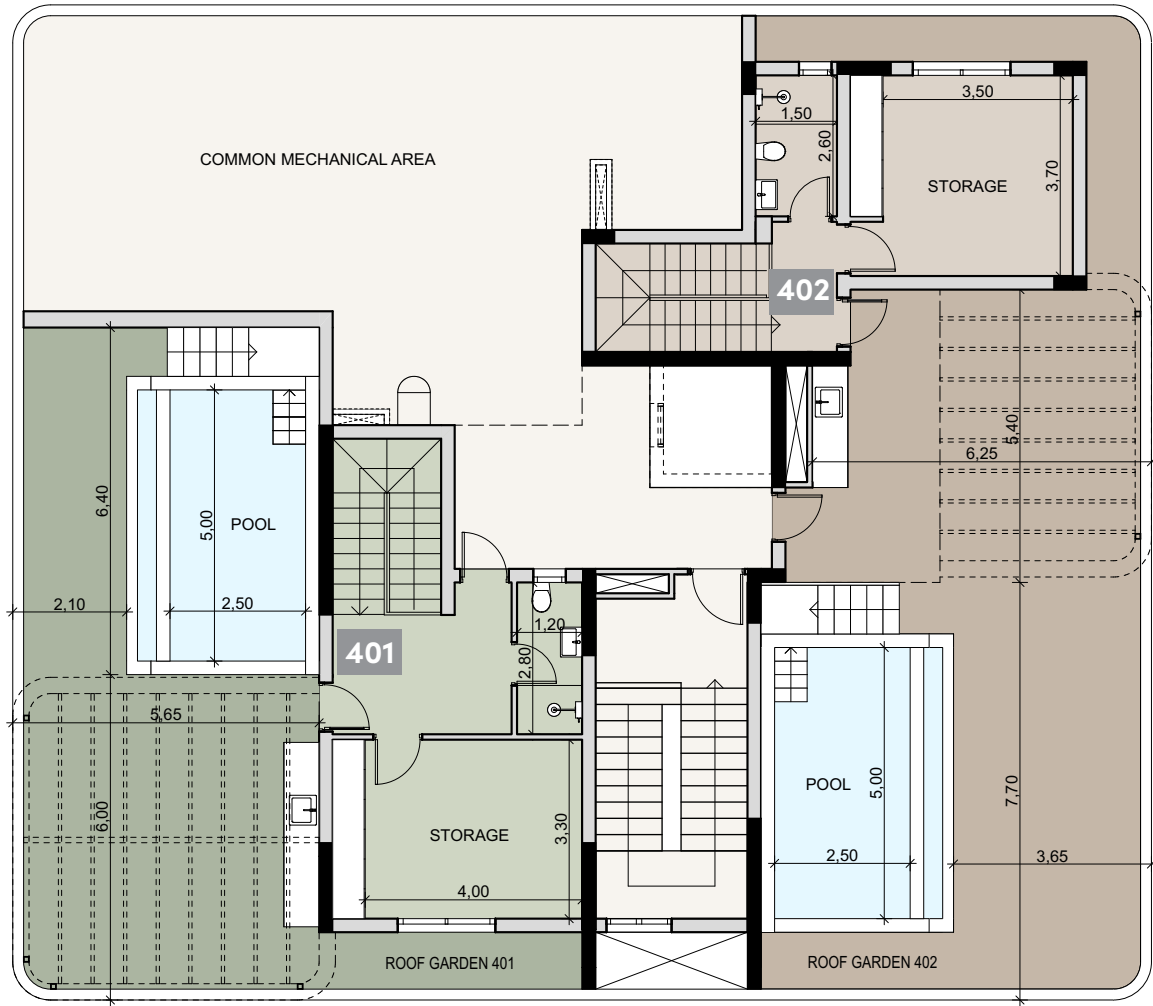
UNIT N°	TOTAL AREA M ²
401	357.17
402	335.93



floor plans

floor 5, roof garden

UNIT N°	TOTAL AREA M ²
401	78.55
402	102.42



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



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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.

