

SEA FRONT HOUSE



A NEW SEAFRONT LOCATION
AT YOUR DOORSTEP

SEA FRONT HOUSE

AN ASTONISHING
MODERN COMPLEX
WITH BREATHTAKING
VIEWS OF THE
MEDITERRANEAN SEA
AND CAPTIVATING
SURROUNDINGS

Built and designed to enjoy seafront living at its best. **Sea Front House** is a work of outstanding artistry and modern design. Inspired by its location, this stunning establishment is located next to St. Raphael Marina offering iconic residential and commercial luxury. **Sea Front House** is an elegant complex that boasts only 5 apartments and 2 luxurious penthouses with private pools. Each apartment will have two parking spaces, a storage room, and a maid's room on the ground floor. The indoor facilities include communal swimming pool, gym and sauna.



*All 3D images consist of indicative information and the project can differ insignificantly from the displayed images

MAJOR BENEFITS

- | First line beachfront location
- | Breathtaking unobstructed sea views
- | High-end neighborhood with the best 5-star hotels
- | Communal swimming pool, gym and sauna

- | High standards of finish
- | Maid's room on the ground floor of each apartment
- | High-quality built-in furniture
- | Penthouses with private roof gardens and swimming pools

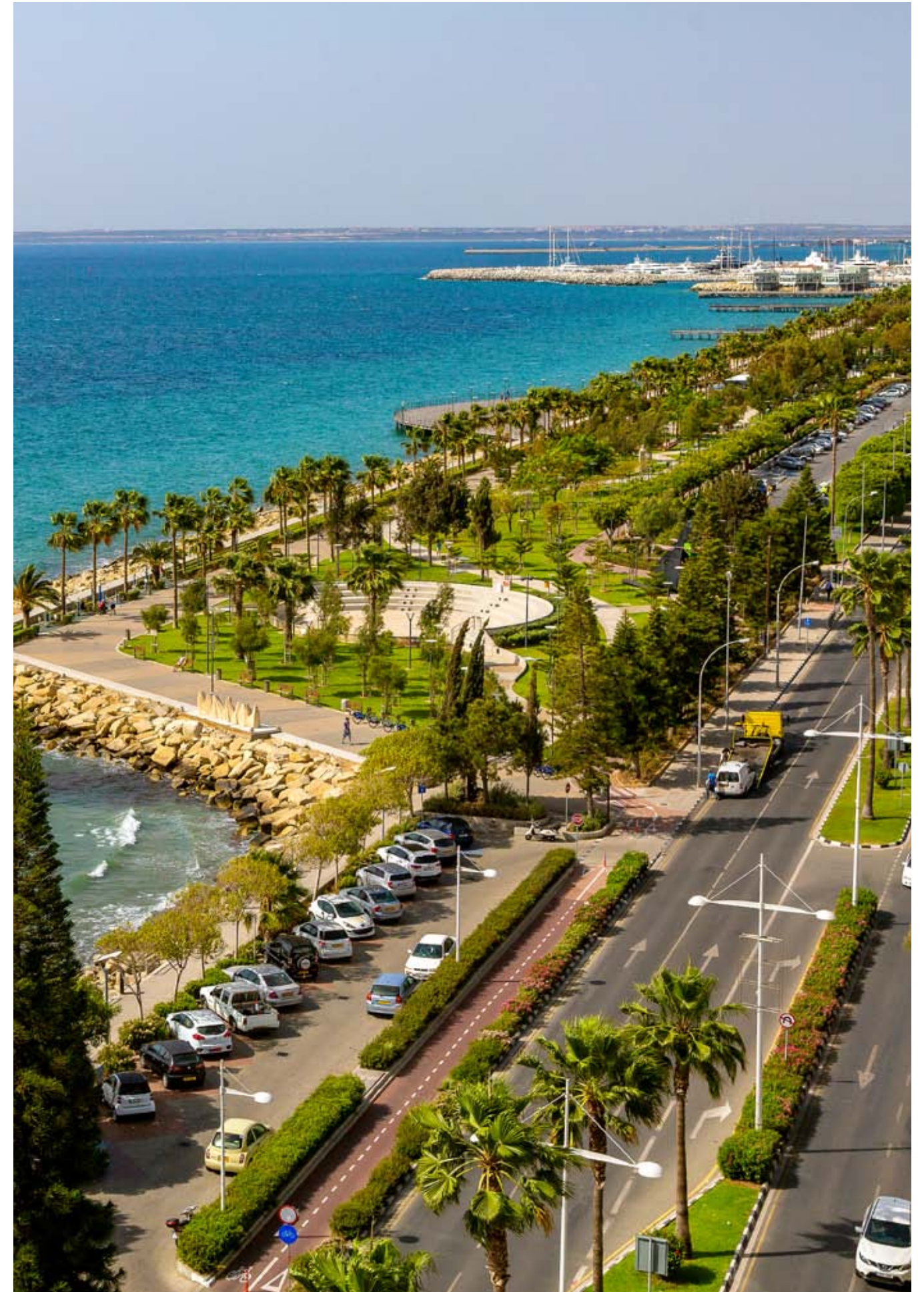


INTRODUCTION

LIMASSOL —
A HUB OF MODERN
CREATIVITY AND
ANCIENT HISTORY

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 further 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.



LOCATION

THIS INSPIRATIONAL DEVELOPMENT IS LOCATED ON THE FIRST LINE BEACHFRONT NEXT TO ST. RAPHAEL MARINA

The project is located adjacent to St. Raphael Marina which is 6 miles East of Limassol centre and is part of the luxury 5 star St. Raphael Resort. The prime location, direct access to the beach and spectacular sea views are just some of the upscale and unpretentious vibes that define luxury living.



FIRST LINE BEACHFRONT LOCATION



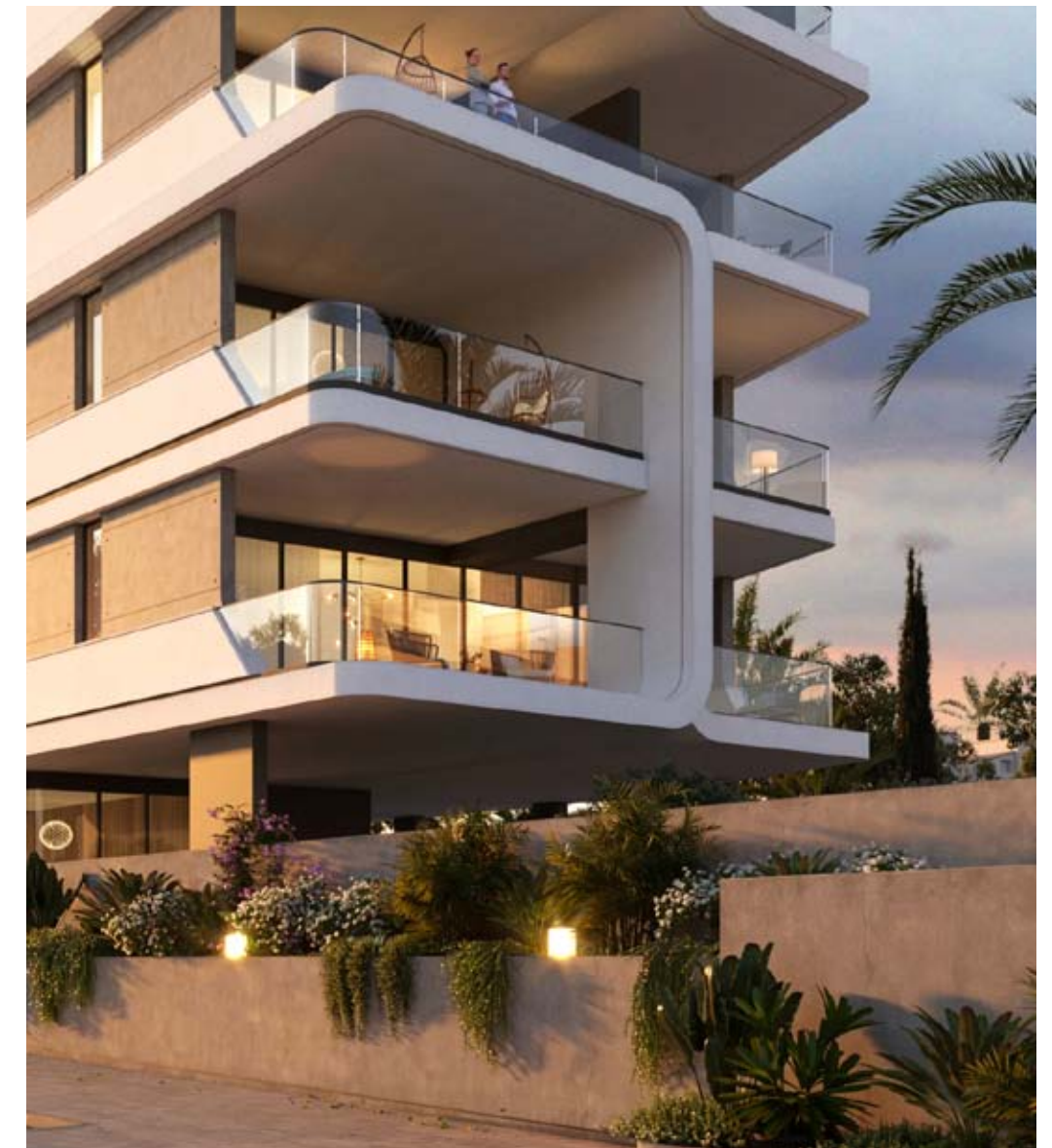
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REFINED URBAN LIVING AT YOUR
DOORSTEP WITH EXQUISITE SURROUNDINGS
AND ENDLESS SEA VIEWS



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SEA FRONT HOUSE
BOASTS ONLY
5 APARTMENTS AND 2
LUXURIOUS PENTHOUSES
WITH PRIVATE POOLS



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HIGH-END NEIGHBORHOOD
WITH THE BEST 5-STAR HOTELS



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REFINED URBAN LIVING AT YOUR
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THE PENTHOUSES ENJOY SPACIOUS ROOF GARDENS, PRIVATE SWIMMING POOLS AND BREATHTAKING PANORAMIC VIEWS OF THE MEDITERRANEAN SEA

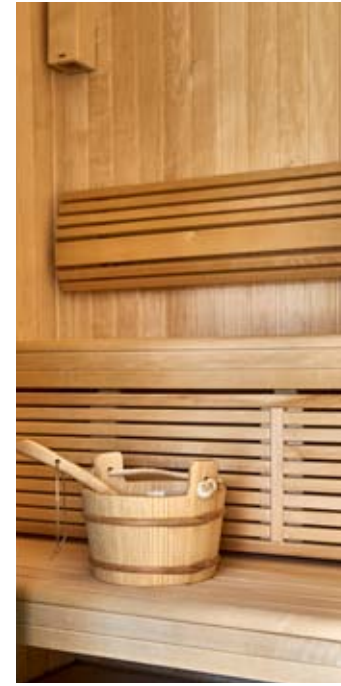




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RESIDENT FACILITIES



THE BUILDING OFFERS
OUTDOOR SWIMMING POOL,
SECURE COVERED PARKING,
A FULLY EQUIPPED GYM AND
SAUNA

RESIDENT FACILITIES

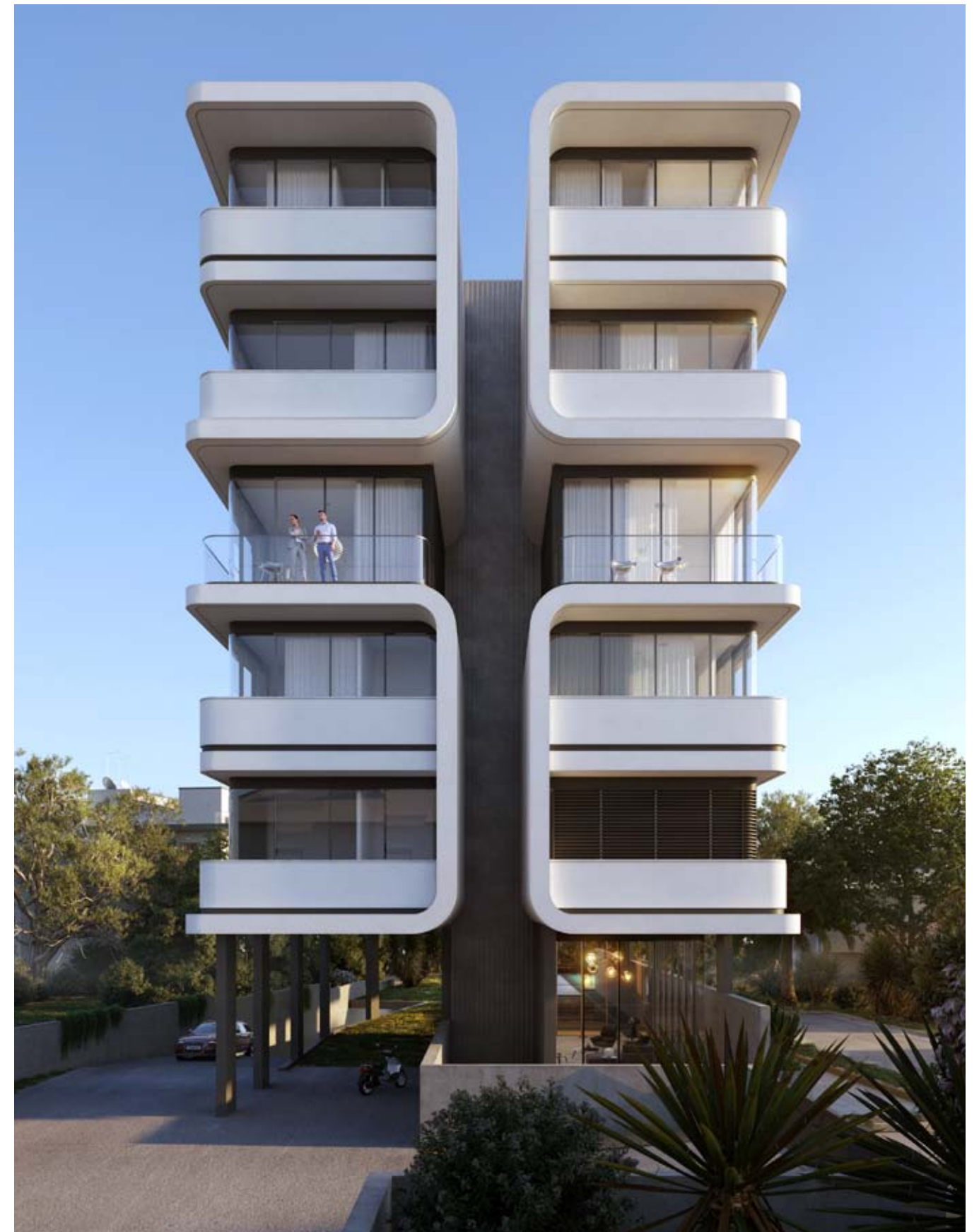


*Floor plans show approximate measurements only. The exact layout and sizes may vary

CHOICE OF PROPERTIES

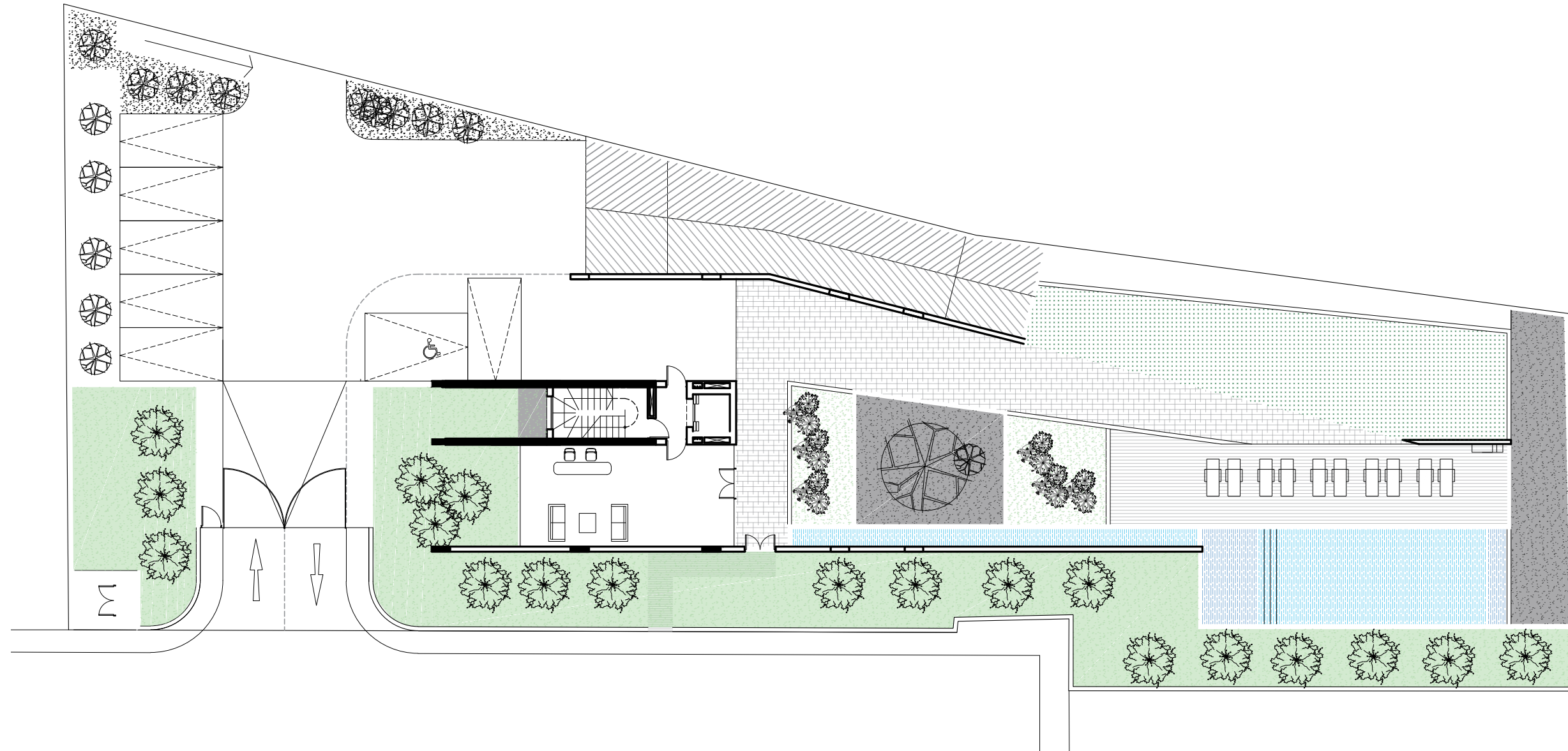
UNIT NO	PROPERTY TYPE	BED-ROOMS	BATH-ROOMS	PRIVATE POOL	INDOOR AREA M ²	COV. VERANDA M ²	AUXILIARY AREA M ²	UNCOVERED PRIVATE OUTDOOR M ²	BASEMENT AUXILLIARY M ²	TOTAL AREA M ²
101	Apartment	2	3		105.0	45.0	1st 77.0		40.0	267.0
201	Apartment	3	2		115.0	35.0			37.0	187.0
202	Apartment	3	2		118.0	26.0			37.0	181.0
301	Apartment	3	2		115.0	34.0			37.0	186.0
302	Apartment	3	2		118.0	25.0			40.0	183.0
401	Penthouse	3	3	YES	125.0	25.0	5th 49.0	92.00	47.0	338.0
402	Penthouse	3	3	YES	126.0	17.0	5th 49.0	89.00	73.0	354.0

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



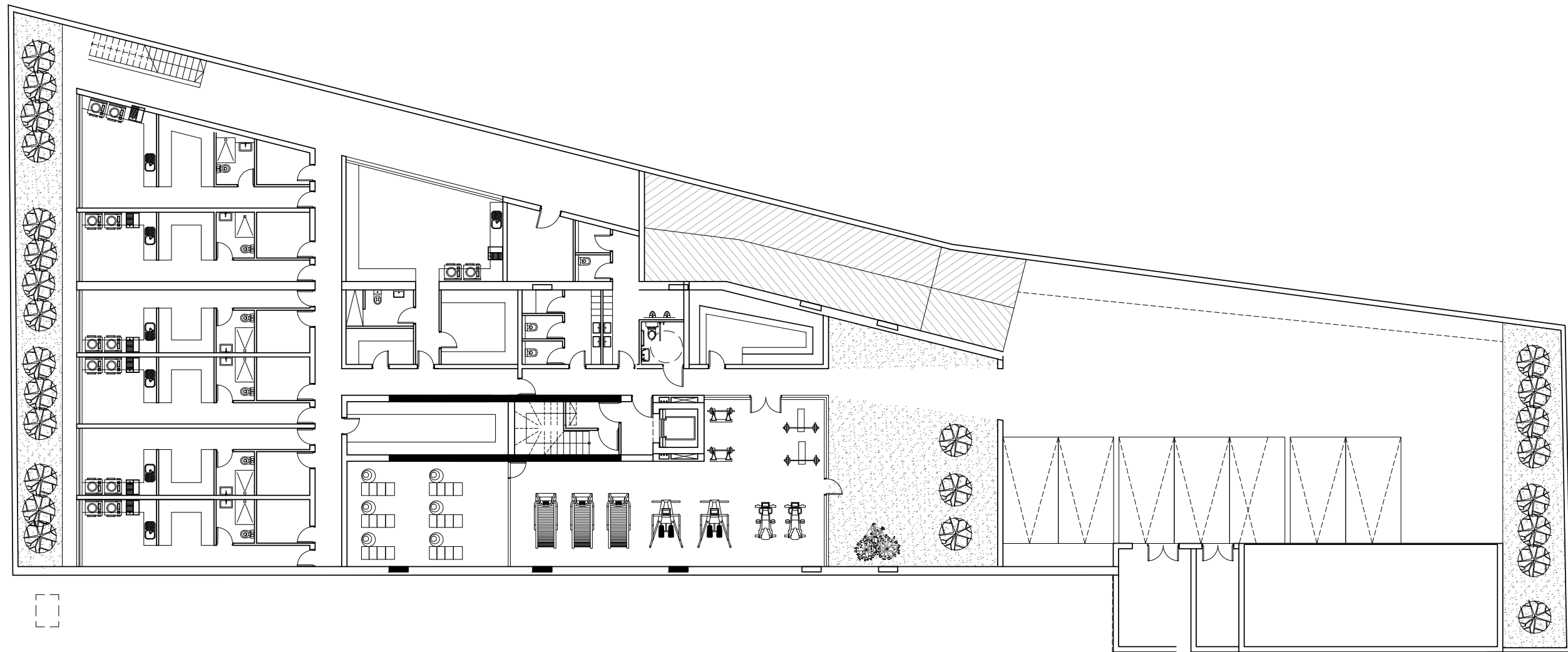
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BASEMENT



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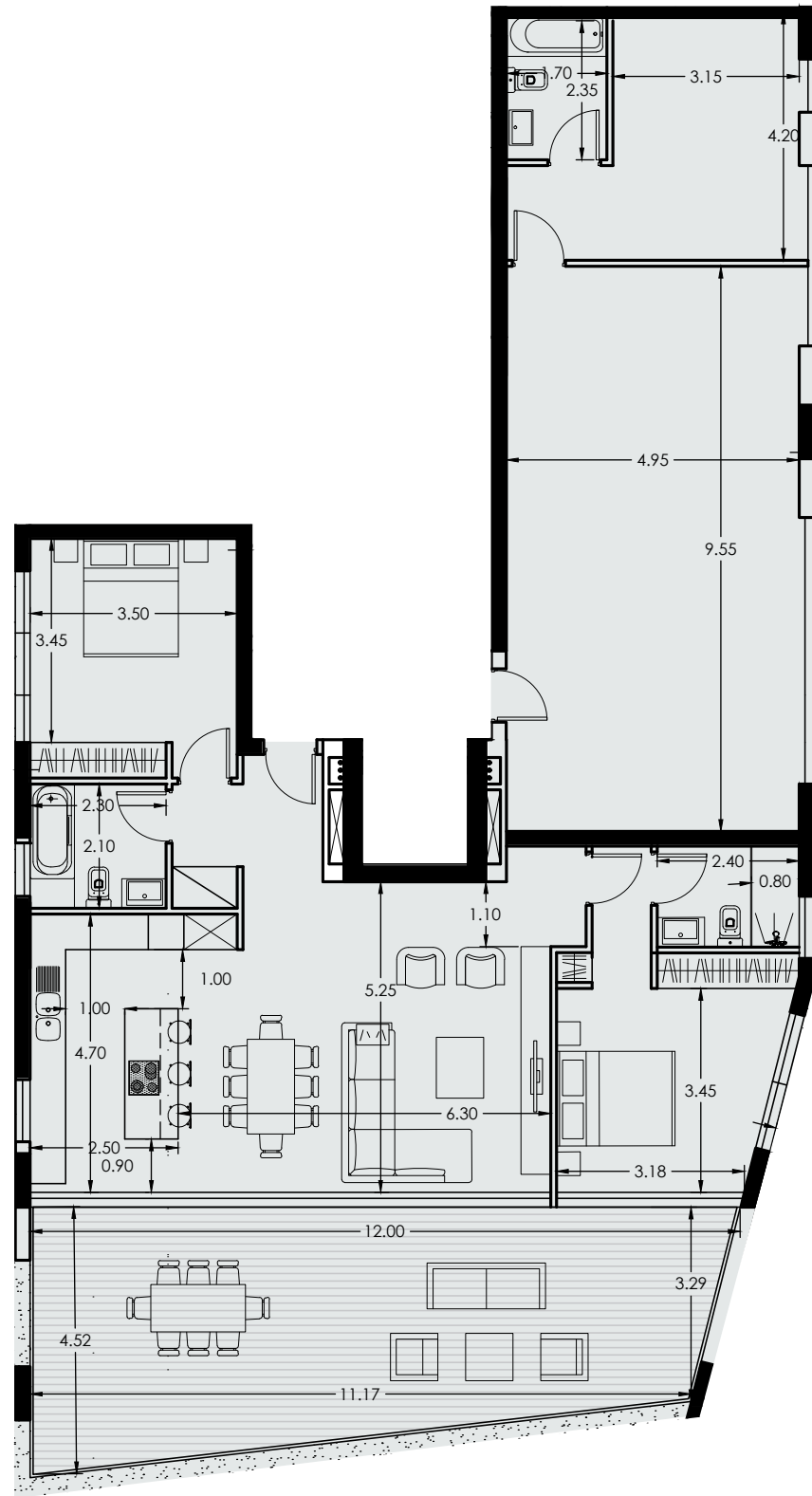
GROUND FLOOR



FLOOR 1



Unit №	Total Area, m ²
101	267.0

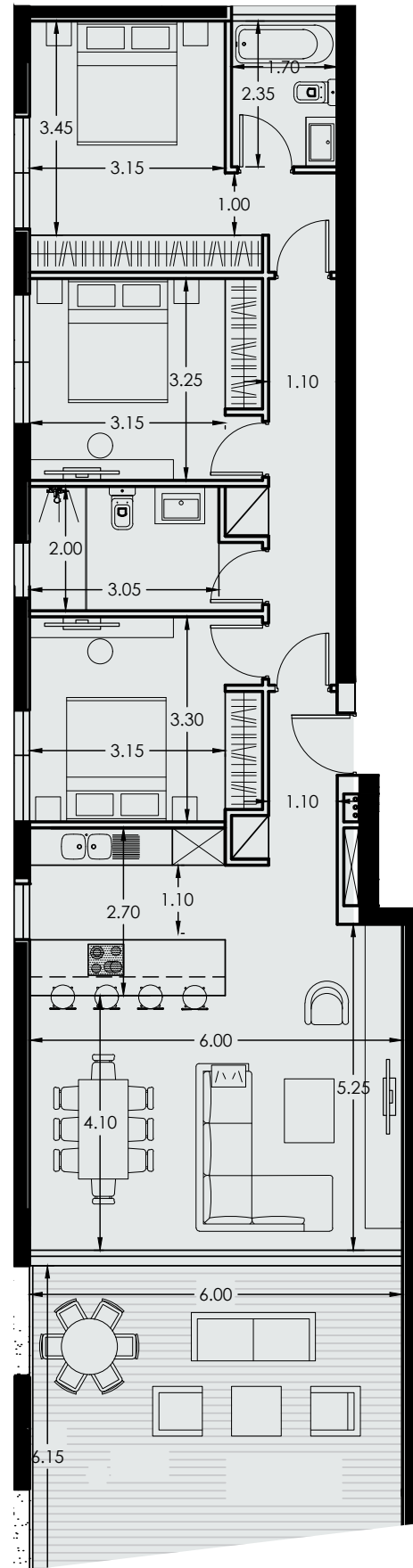


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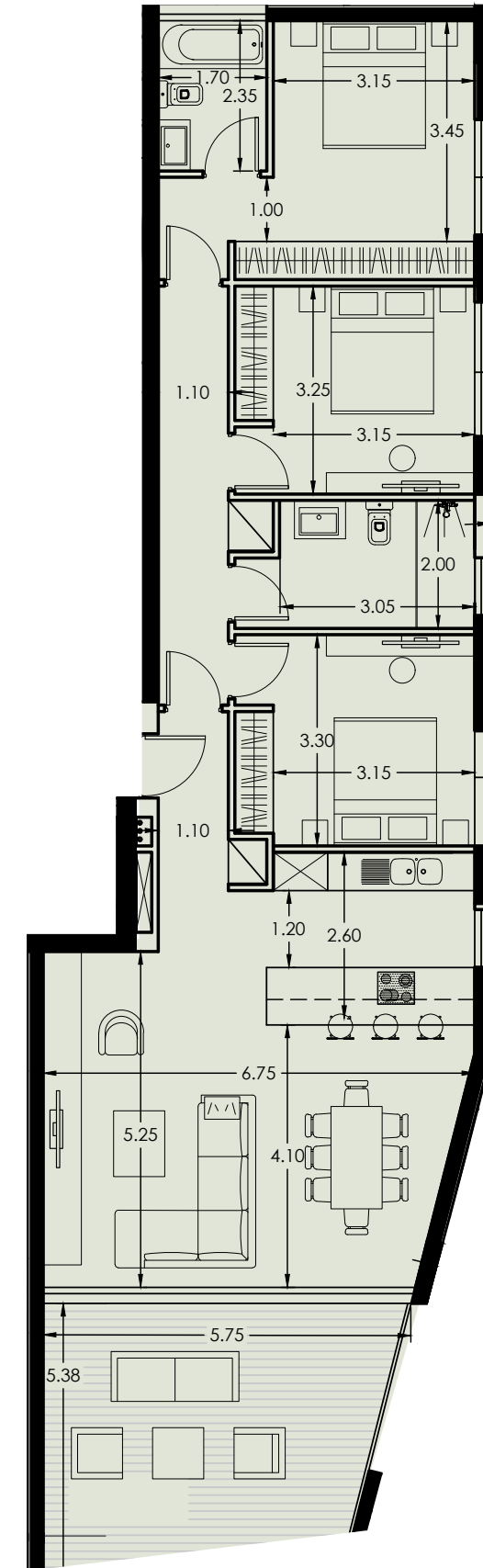
FLOOR 2



Unit №	Total Area, m ²
201	187.0



Unit №	Total Area, m ²
202	181.0

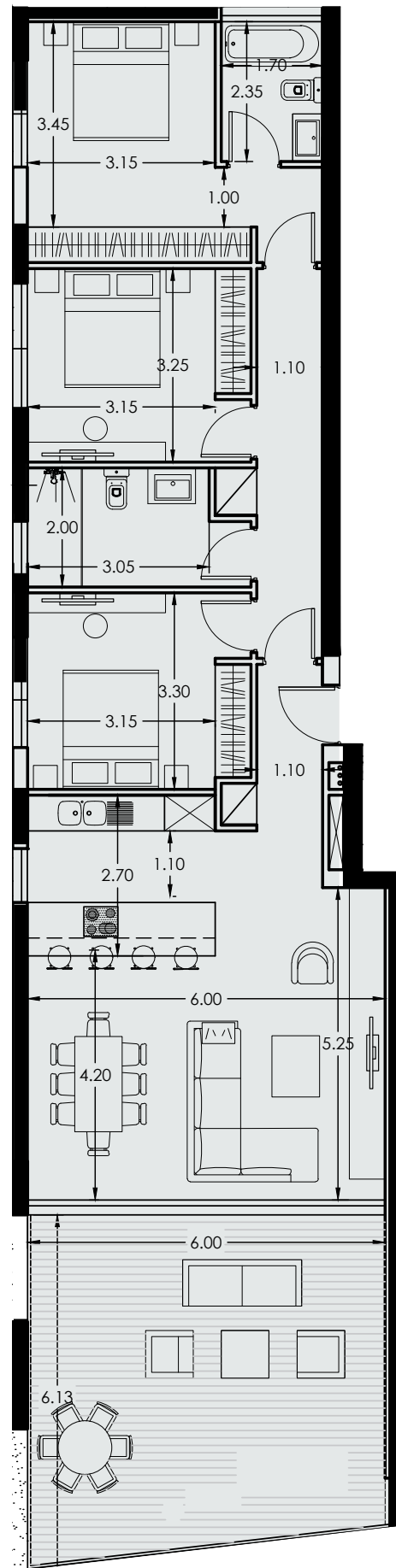


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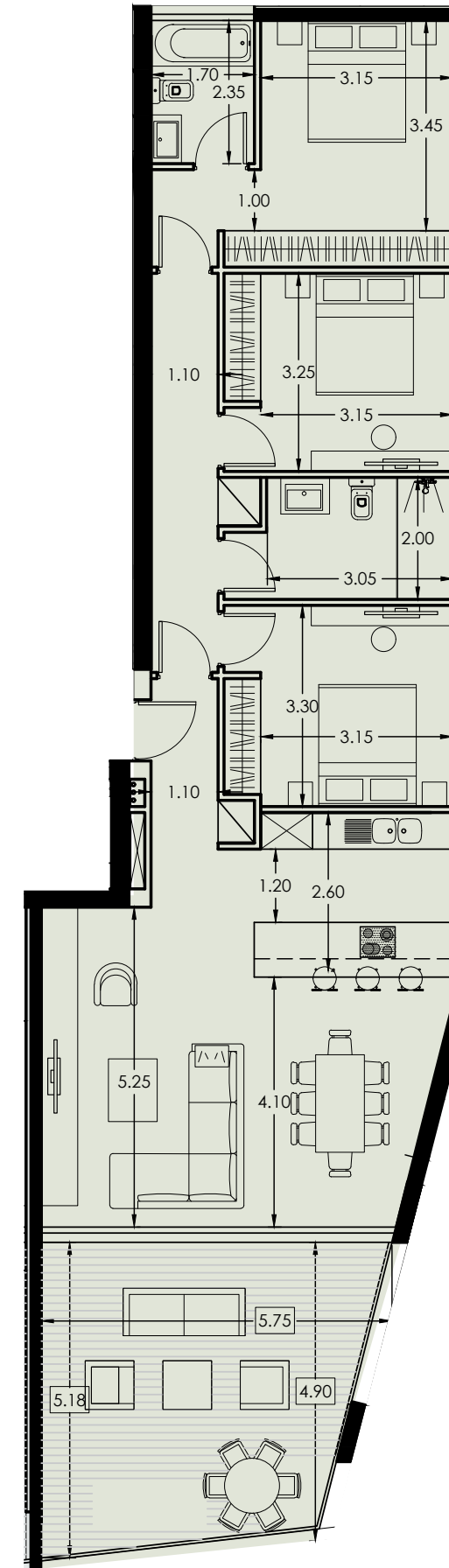
FLOOR 3



Unit №	Total Area, m ²
301	186.0



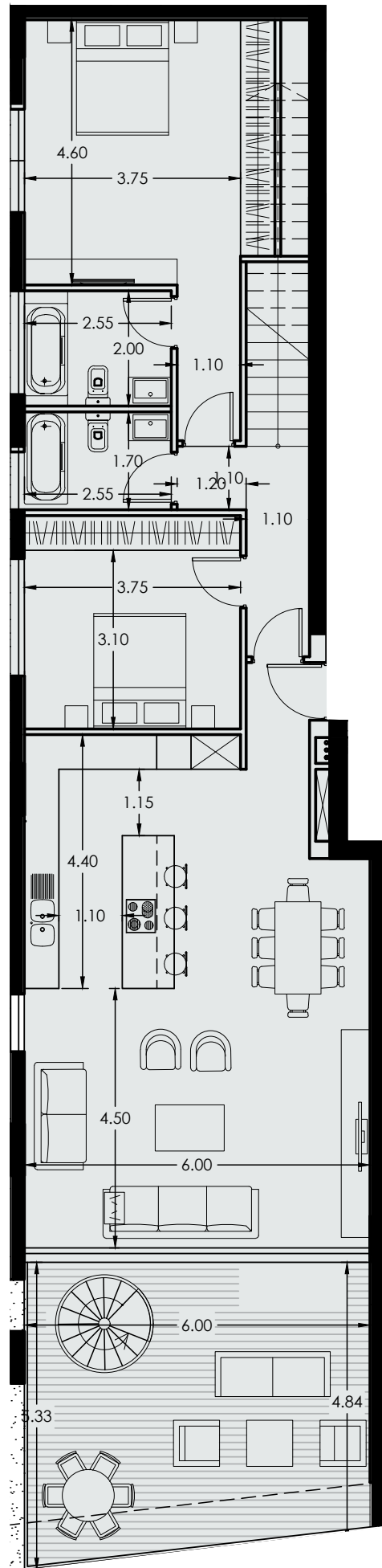
Unit №	Total Area, m ²
302	183.0



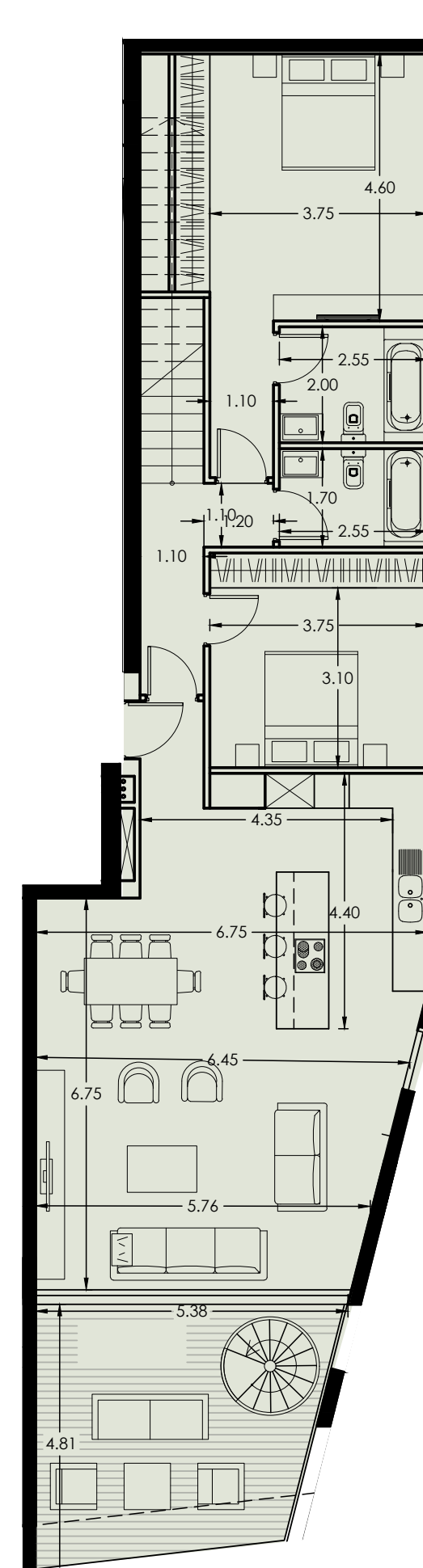
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FLOOR 4

Unit №	Total Area, m ²
401	338.0



Unit №	Total Area, m ²
402	354.0

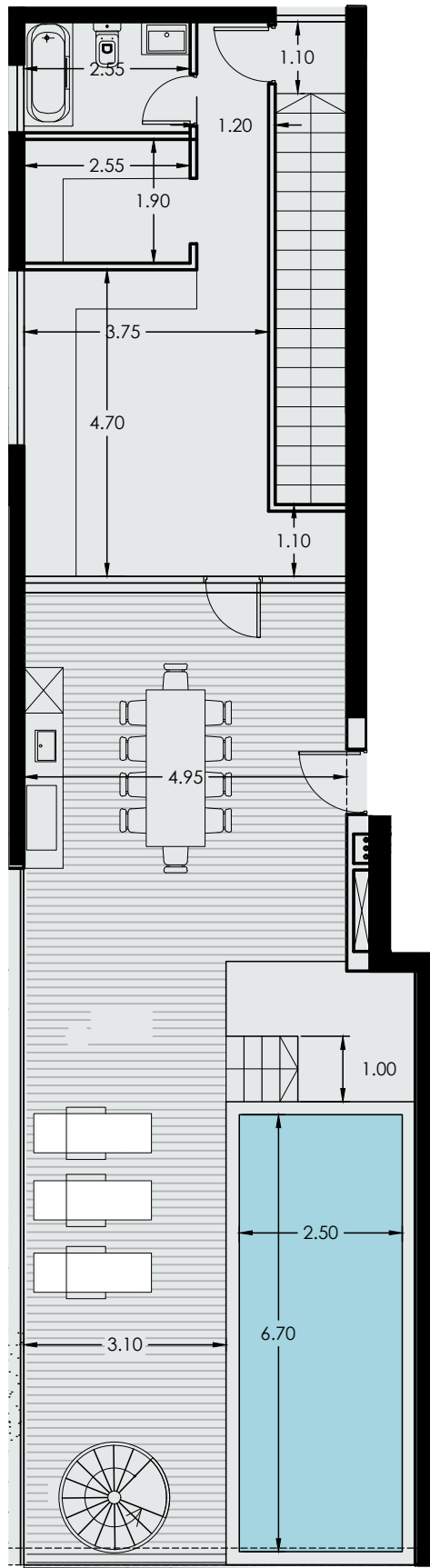


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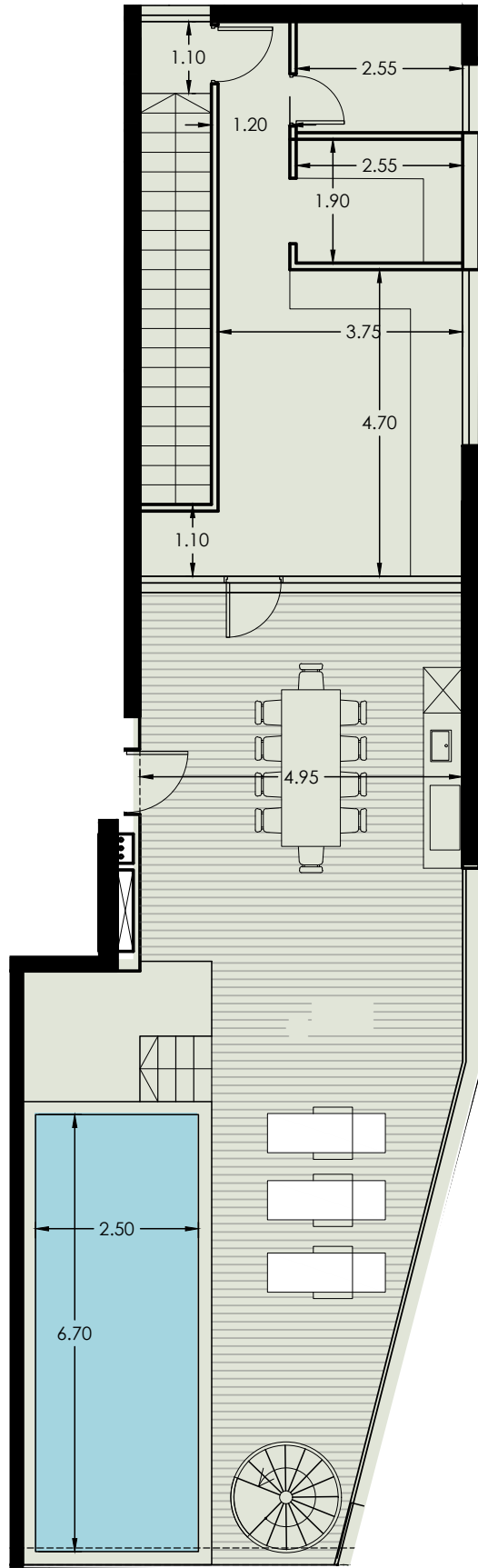
FLOOR 4



Unit №	Total Area, m ²
401	338.0



Unit №	Total Area, m ²
402	354.0



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SIGNATURE FINISHES

ELEGANCE PACKAGE

EVERY PROPERTY IS DELIVERED WITH THE SIGNATURE TOP STANDARD FINISHES:

- | Fully completed finishings
- | Semisolid parquet floors in each room
- | Marble floor and walls in the toilets and bathrooms
- | High ceilings (3.10 m)
- | Security and fireproof entrance doors
- | Intercom system
- | Water underfloor heating
- | Central VRF conditioning
- | High standard sanitary ware from European brands
- | Thermal aluminium window frames with double glazing
- | Highstandard kitchen cabinets
- | High standard wardrobes from European brands
- | Soft closers for kitchen units
- | Penthouses enjoy private roof terraces with pools

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

THE SIGNATURE PENTHOUSES:

- Sizable roof space
- Marble floor
- Mosaic tiled swimming pool with jacuzzi
- Barbecue

NOTE: movable furniture & interior items are extras



IMMIGRATION OPPORTUNITIES

PERMANENT RESIDENCE PERMIT

UNIQUE CYPRUS PERMANENT RESIDENCE FOR PROPERTY BUYERS

- | Lifelong validity
- | For all family members inc. children and parents
- | Possibility to own a business in Cyprus

The Cyprus Permanent Residence Program (PRP) grants the right to travel within the EU with less elaborate visa requirements and maybe the first step towards a successful application for the Cyprus Investment Programme. We offer an "A to Z" service for non-EU citizens seeking residence in Cyprus through of buying a property.

To be granted a lifelong (permanent) residence permit in Cyprus, the applicant needs to purchase a new residential property or two new properties from the same property development company at a total price of 300 000 Euros excluding VAT. At the time of submission of the application, 200 000 Euros (excluding VAT) must be transferred in the settlements of the property and the contract of sale must be registered at the Lands Office. The issuance of the Permanent Residence Permit takes approximately 2 months from the day of submission of all relevant documentation and covers all family members, including financially dependent children under 25 years old. The Cyprus Permanent Residence Permit allows the holder to stay in Cyprus all year round.



NOTES

Dotted lines for note-taking.

**YOUR PERSONAL
PROPERTY CONSULTANT**

Dotted box for signature or name.



