





Malibu Residence

A luxury gated complex in the prestigious tourist area of Limassol, just 500 meters from the seafront and sandy beaches.

The development consists of ten 1-, 2- and 3-bedroom apartments and two penthouses with spacious roof terraces. Modern and elegant architecture, well-thought-out planning solutions and high quality finishing materials will impress anyone who appreciates a truly unique style and comfort. Parquet flooring, marble in bathrooms, expensive kitchens, built-in closets, high ceilings 3.15 meters, provisions for central air-condition-

ing and underfloor water heating are just some of the advantages of this project.

The internal infrastructure of the development includes a swimming pool, solarium, covered parking and common areas with landscaped gardens.

All necessary city amenities for comfortable living like shops, bakeries, pharmacies and cafes are within walking distance. Sandy beaches, entertainment venues and the best restaurants of Limassol are just 5 minutes' drive. The project will be a great choice for comfortable family living and secure investment.



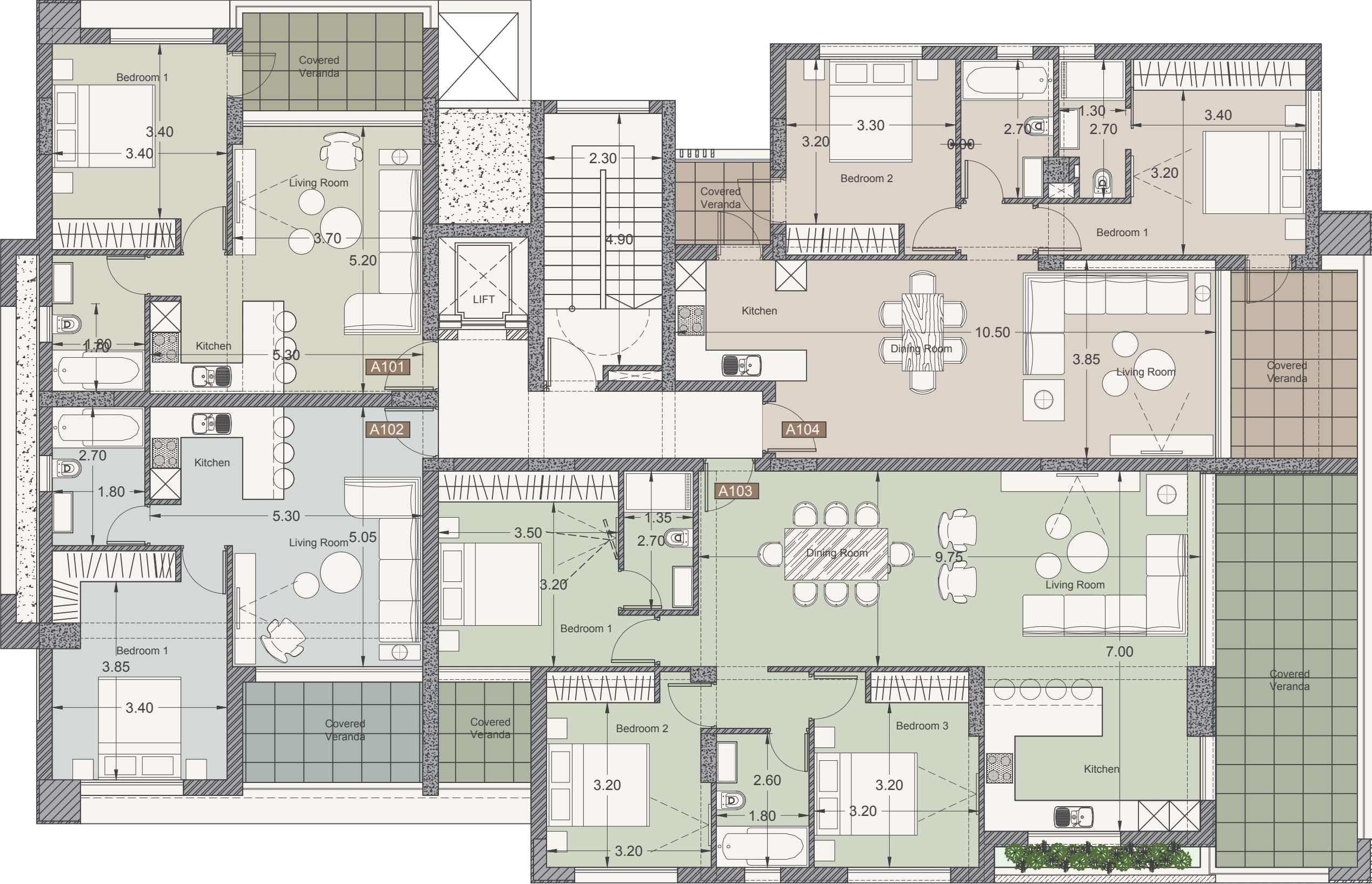
Major benefits

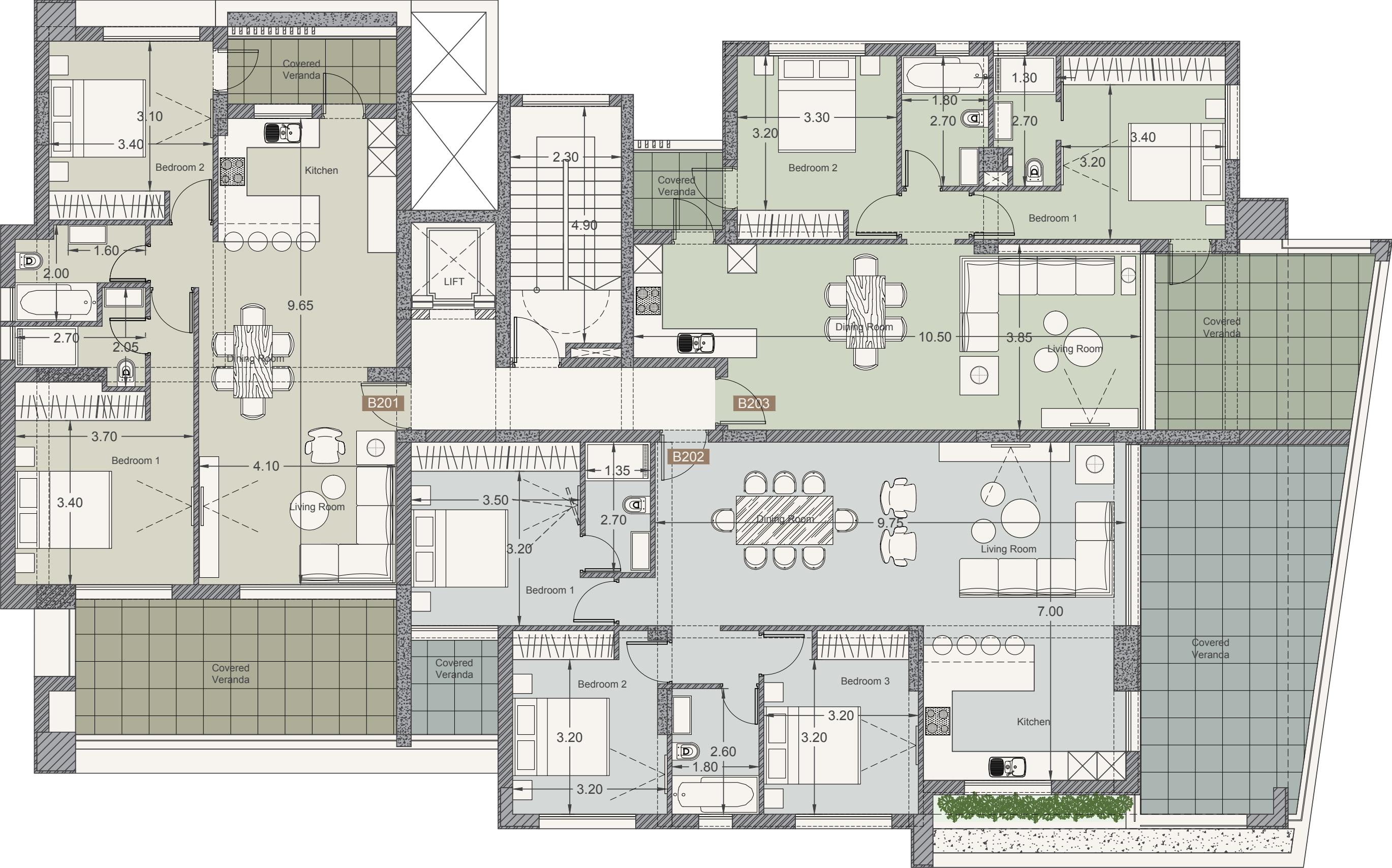
- 500 m to sandy beaches
- Swimming pool and covered parking
- Gated complex with controlled entry
- High ceilings (3.15 m)
- High quality finishing materials
- Provisions for under floor heating
- Penthouses with private roof terraces

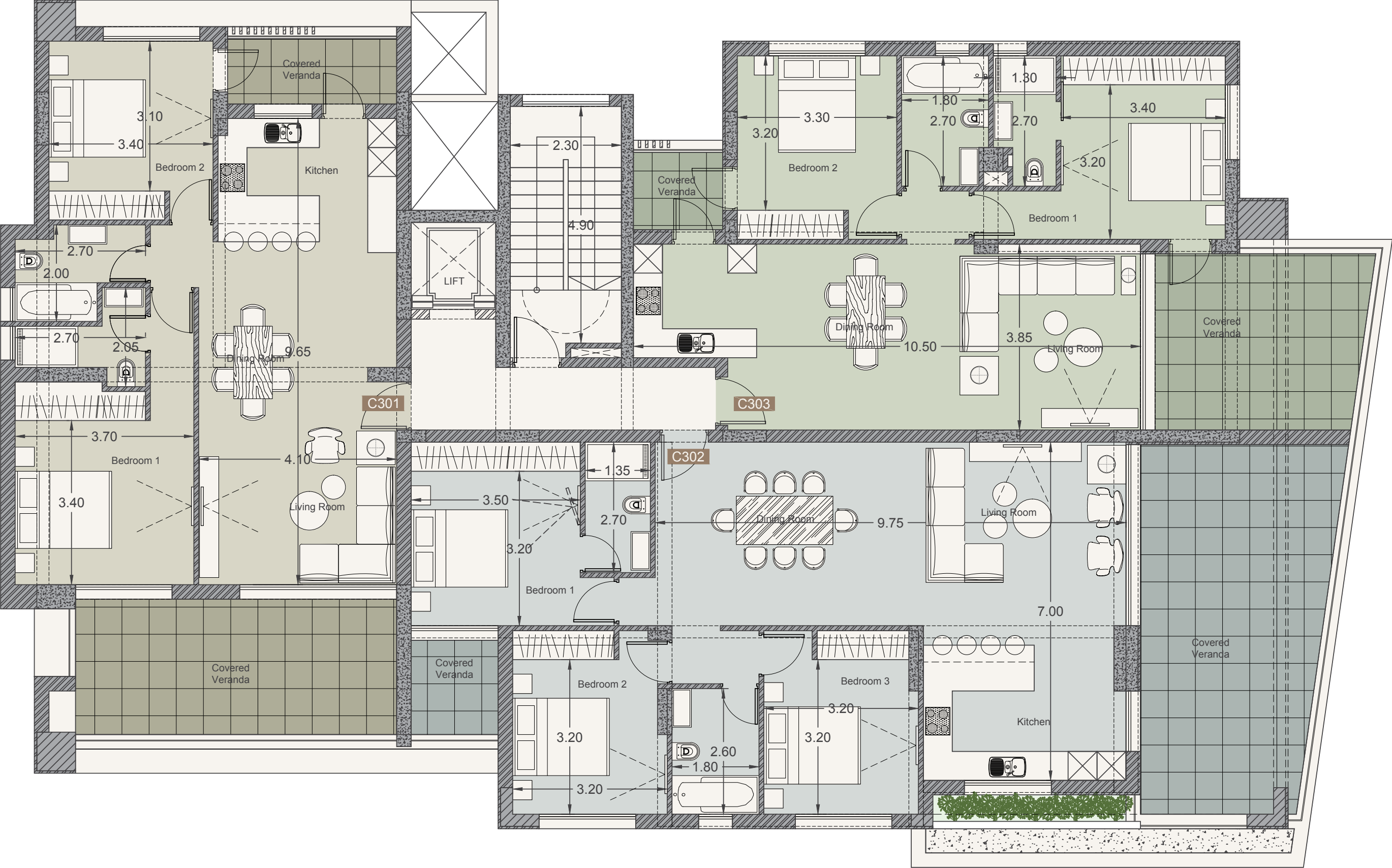


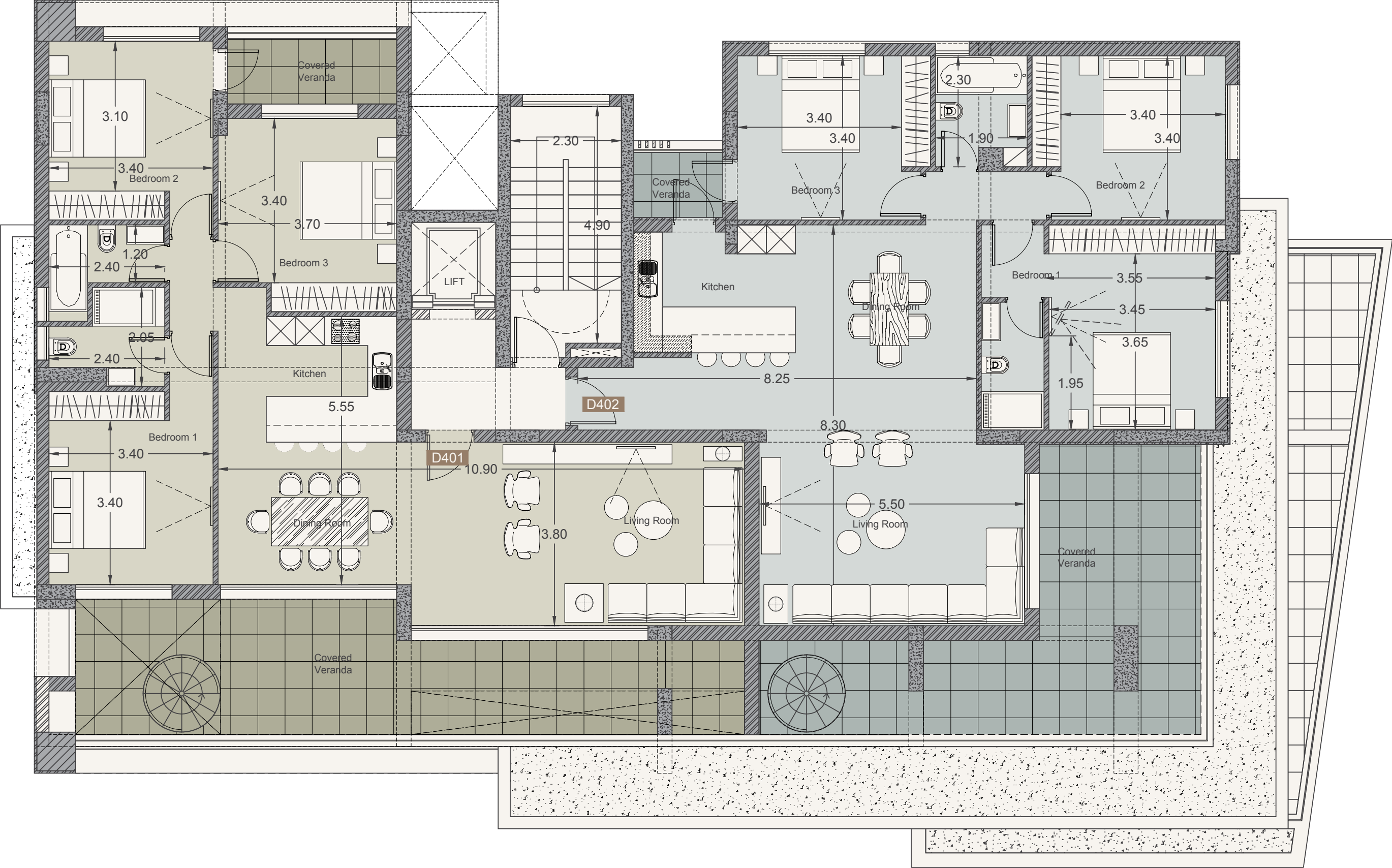


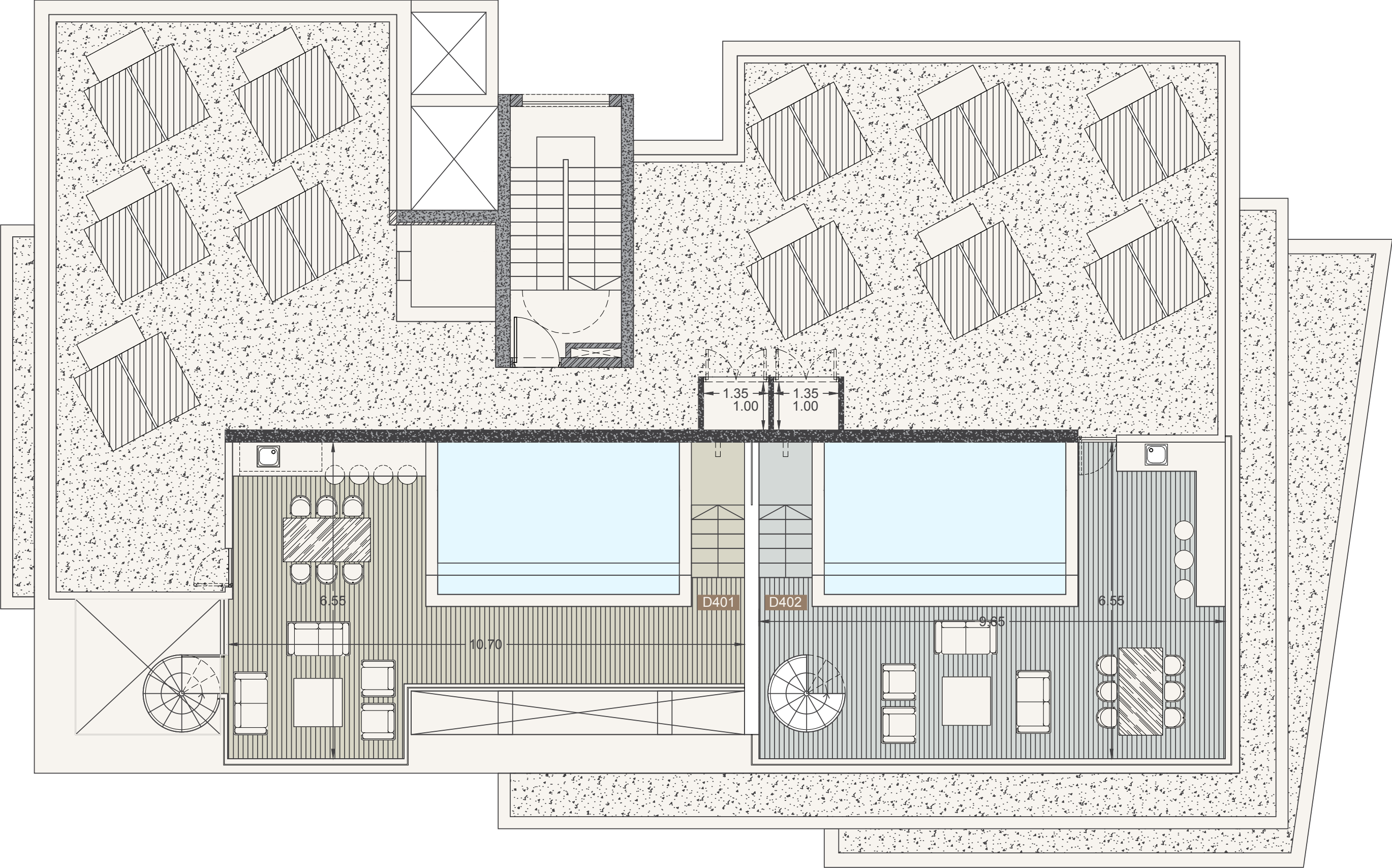














Specification of construction and finishing



- Luxurious marble floors or parquet



- Kitchen cabinets from well-known brands



- Double glazed windows with aluminum frames



- Thermo-bricks (28 cm)



- First class quality sanitary ware



- Safe, fireproof doors

Choice of properties

Floor	Number	Type	Bedrooms	Indoor Cov. Area, sq.m	Cov. Verandas, sq.m	Uncov. Verandas, sq.m	Roof Garden, sq.m	Common Area, sq.m	Total Area, sq.m	Private Swim. Pool
1	101	Apartment	1	50	7	-	0	26	57	-
	102	Apartment	1	51	7	-	0	0	58	-
	103	Apartment	3	114	25	-	0	0	139	-
	104	Apartment	2	86	12	-	0	0	98	-
2	201	Apartment	2	91	23	-	0	26	115	-
	202	Apartment	3	114	32	-	0	0	146	-
	203	Apartment	2	86	19	-	0	0	105	-
3	301	Penthouse	2	91	23	-	0	26	115	-
	302	Penthouse	3	114	27	-	0	0	141	-
	303	Apartment	2	86	13	-	0	0	99	-
4	401	Penthouse	3	118	22	-	59	22	140	yes
	402	Penthouse	3	123	32	-	63	0	155	yes

Interiors



Furnishings + Interiors
by PKS Philosophy of Kudos + Style

Location

Limassol is known as the city for everyone. It is the second largest and by far the most flourishing city in Cyprus. It combines the fast pace of a city and the comfort of a firstclass Mediterranean resort.

The city offers a diverse variety of pleasures such as the dynamic metropolitan city for business, infinite sandy beaches, interesting historical sites, restaurants with all sorts of food for the most sophisticated gour-

mets, and the shopping areas; you'll find it all and much more in Limassol!

The project is nestled in a carefully selected, quiet and safe neighbourhood of the prestigious Potamos Germasogeia area of Limassol, just two minutes away from the idyllic sandy beaches and Limassol's best lei-
sure places, as well as banks, pharmacies and multiple food stores.

Book your inspection tour now!

Would you like to experience the magic of Cyprus? We are glad to invite you for a property tour, and you do not have to buy — you can decide on the spot and for some reason, we believe you will certainly find a house of your dream!

During your stay in Cyprus, you will have a property and lifestyle expert that speaks your language, who will intro-
duce you to the country, demonstrate its clear advantages and show carefully selected properties based on your re-
quirements and budget.

We will offer you special rates for accommodation in the best luxury apartments, villas and hotels of the island, and we will organize your transfer from the airport. As part of our hospitality package, **we will compensate you for 4 nights and the airport transfer if you buy a property through us.**



Map of Limassol



Immigration

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.

CITIZENSHIP IN CYPRUS

EUROPEAN CITIZENSHIP THROUGH INVESTMENT IN CYPRUS PROPERTIES

- Minimum investment: 2 mln EUR
- The investment may be sold in 3 years
- Visa-free residency in any European country
- Visa-free travels to more than 157 countries

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 157 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.



Why Cyprus

- 350 sunshine days a year
- The cleanest and the safest beaches in Europe
- Permanent residency for those who buy property worth over 300 000 euro
- European passport for those who buy property worth over 2 mln euro
- Expected economic boom due to the anticipated development of gas reserves
- 90% English-speaking population
- Lowest taxes in Europe
- European standard education
- Beautiful nature and picturesque landscapes
- Rich cultural and historic traditions
- Lowest crime rate in Europe

Why us

- Developers that focus on demanding and sophisticated buyers
- Solid team of dedicated professionals
- Specialization on luxury houses and gated residences in close proximity to infrastructure and beach
- Only modern architecture and only the highest quality
- Assistance in getting residency permits and citizenship via purchasing property
- Full range of real estate services in all resort regions of Cyprus
- Guaranteed transaction security
- After sale services: rental management, technical maintenance, administration

