

# PAPAS

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H O U S E



WHERE DREAMS  
COME HOME



## DESCRIPTION

The contemporary gated complex is located in the prestigious tourist area of Limassol within only 650 meters to the sandy beaches. Famous sandy Dasoudi Beach with its Eucalyptus Park, tavern, cafe, and kid's playground right on the beachfront is one of Limassol's most popular place for tourists and families.

The complex consists of only six luxury 2-bedroom apartments and penthouses. The top floors penthouses enjoy their own roof terraces with private jacuzzi.

## MAJOR BENEFITS

- ARCHITECTURE FROM THE LEADING LONDON BUREAU
- JUST 650 METERS TO SANDY DASOUDI BEACH WITH ITS EUCALYPTUS PARK
- SHORT WALKING DISTANCE TO PAPAS SUPERMARKET
- SIGNATURE PRIME ELEGANCE FINISHES: MARBLE FLOOR AND WALLS IN THE TOILETS AND BATHROOMS, SEMISOLID PARQUET FLOORS, UNDERFLOOR HEATING AND VRV AIR CONDITIONING
- LAYOUTS IDEAL FOR BOTH LIVING AND RECEIVING RENTAL INCOME
- PENTHOUSES WITH PRIVATE TERRACES AND JACUZZI



## INTRODUCTION

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 long 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 and very mild winters, which are separated by short springs and autumns which are generally warm and pleasant.

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



## LOCATION

The project is nestled in a carefully selected, quiet, and safe neighborhood of the prestigious Potamos Germasogeia area of Limassol, just 650 meters away from the idyllic sandy beaches of the Dasoudi Park area and Limassol's best leisure places as well as banks, pharmacies, and multiple food stores.

Located in Germasogeia — the heart of the Limassol tourist area, Dasoudi Beach is town's most popular coastal strip, which provides everything for the perfect day out. It has golden sands, clean and calm seawaters and eucalyptus park. All beaches are fully equipped with the necessary essential requirements and comforts to make your day out more enjoyable. Facilities on the beach include diving centre, beach volleyball court, children's playground, bicycle station and even an Olympic size swimming pool. From enticing water sports to pleasurable fun and games, Limassol is the place to be.



THE DEVELOPMENT  
CONSISTS OF ONLY  
6 UNITS AND 3 LEVELS  
THAT BOAST LARGE  
LIVING SPACES  
DESIGNED WITH HIGH-  
QUALITY EUROPEAN  
BRANDS





**LUXURY FINISHES:**  
MARBLE FLOOR AND  
WALLS IN THE TOILETS  
AND BATHROOMS,  
SEMISOLID PARQUET  
FLOORS, UNDERFLOOR  
HEATING AND VRF AIR  
CONDITIONING



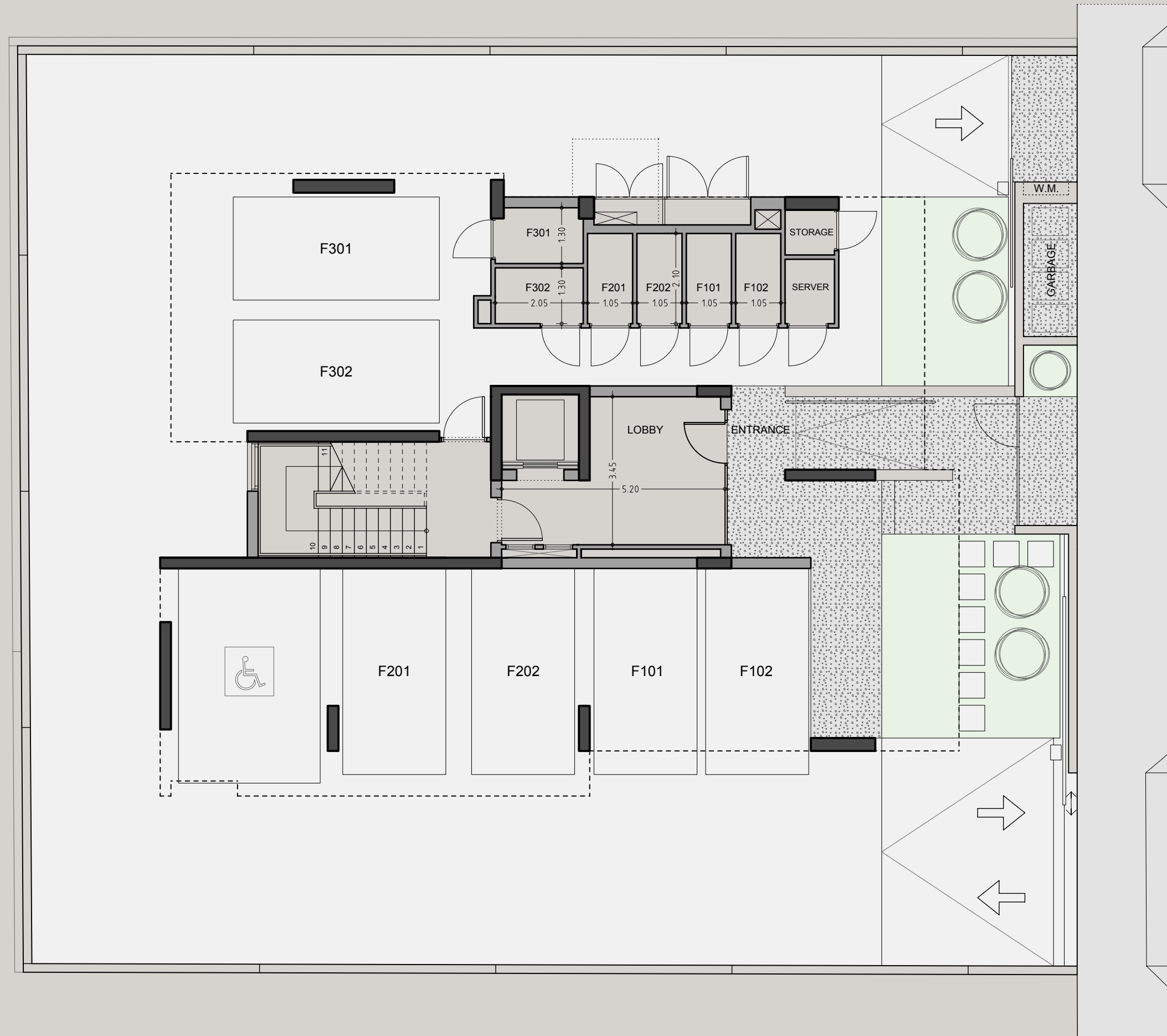


CHOICE OF PROPERTIES

Floor	Unit No	Property type	Bedrooms	Bathrooms	Parking spaces	Indoor area sq.m.	Covered veranda sq.m.	Roof terrace sq.m.	Storage sq.m.	Common area per unit sq.m.	Total area sq.m.
1st	101	Apartment	2	2	1	79.24	25.01		2.42	22.48	129.15
1st	102	Apartment	2	2	1	80.12	27.01		2.42	23.11	132.66
2nd	201	Apartment	2	2	1	79.24	23.94		2.42	22.25	127.85
2nd	202	Apartment	2	2	1	80.12	22.07		2.42	22.04	126.65
3rd	301	Penthouse	2	2	1	79.24	23.94	29.52	3.07	22.25	158.02
3rd	302	Penthouse	2	2	1	80.12	22.07	30.47	3.12	22.04	157.82

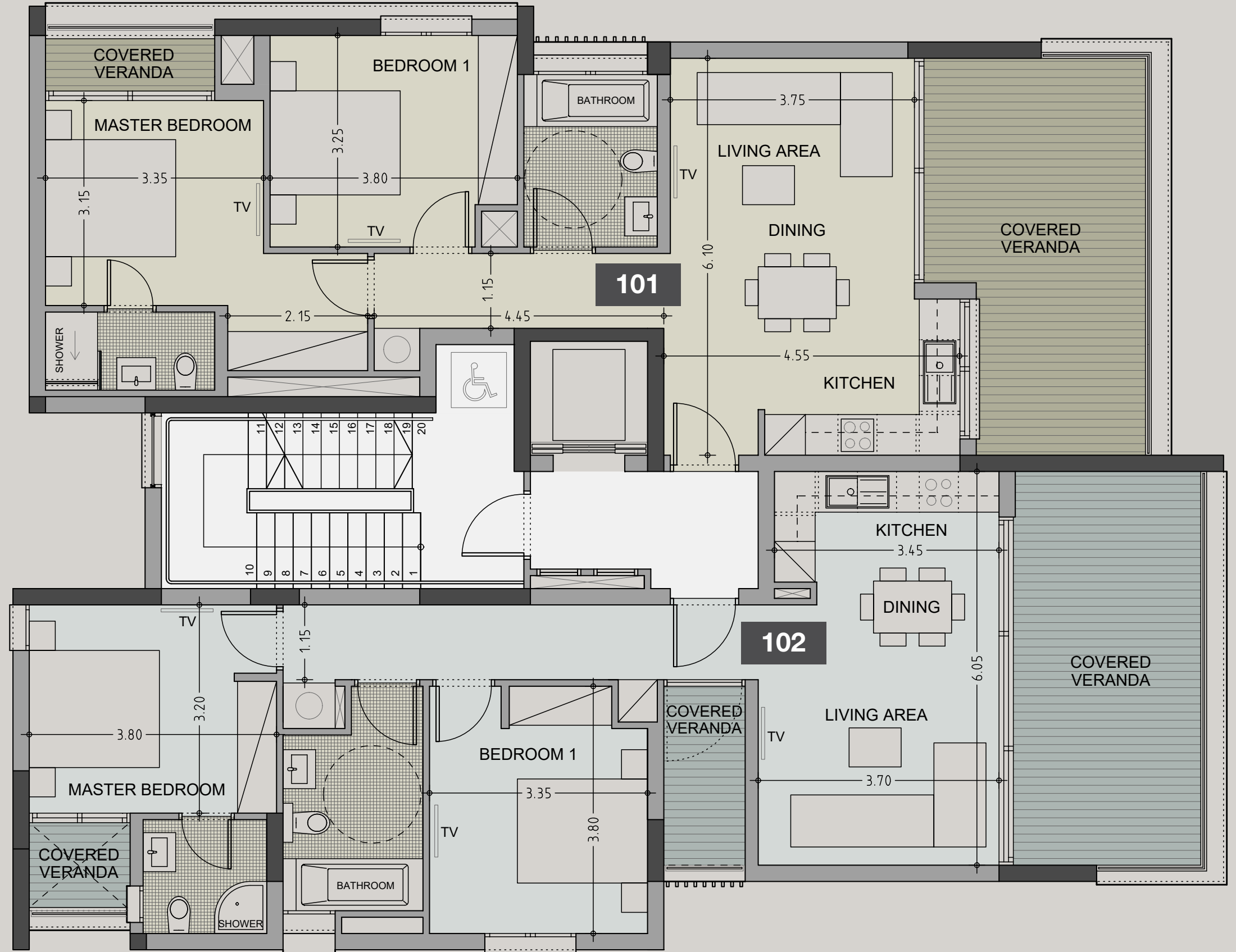
**NOTE:** the areas stated above may slightly differ upon issuance of relevant authority permits





101 – 2 bedrooms

102 – 2 bedrooms



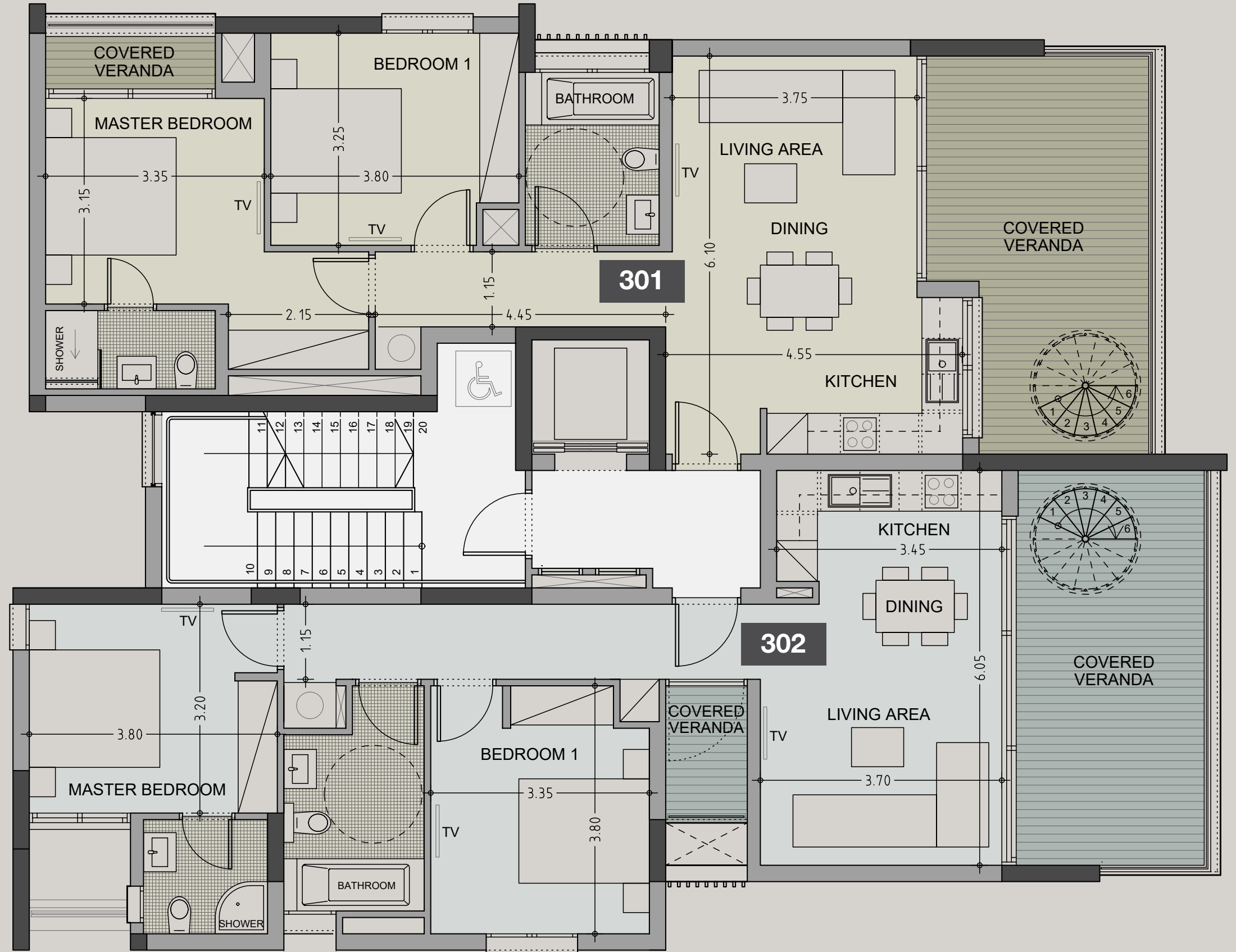
201 – 2 bedrooms

202 – 2 bedrooms



301 - 2 bedrooms

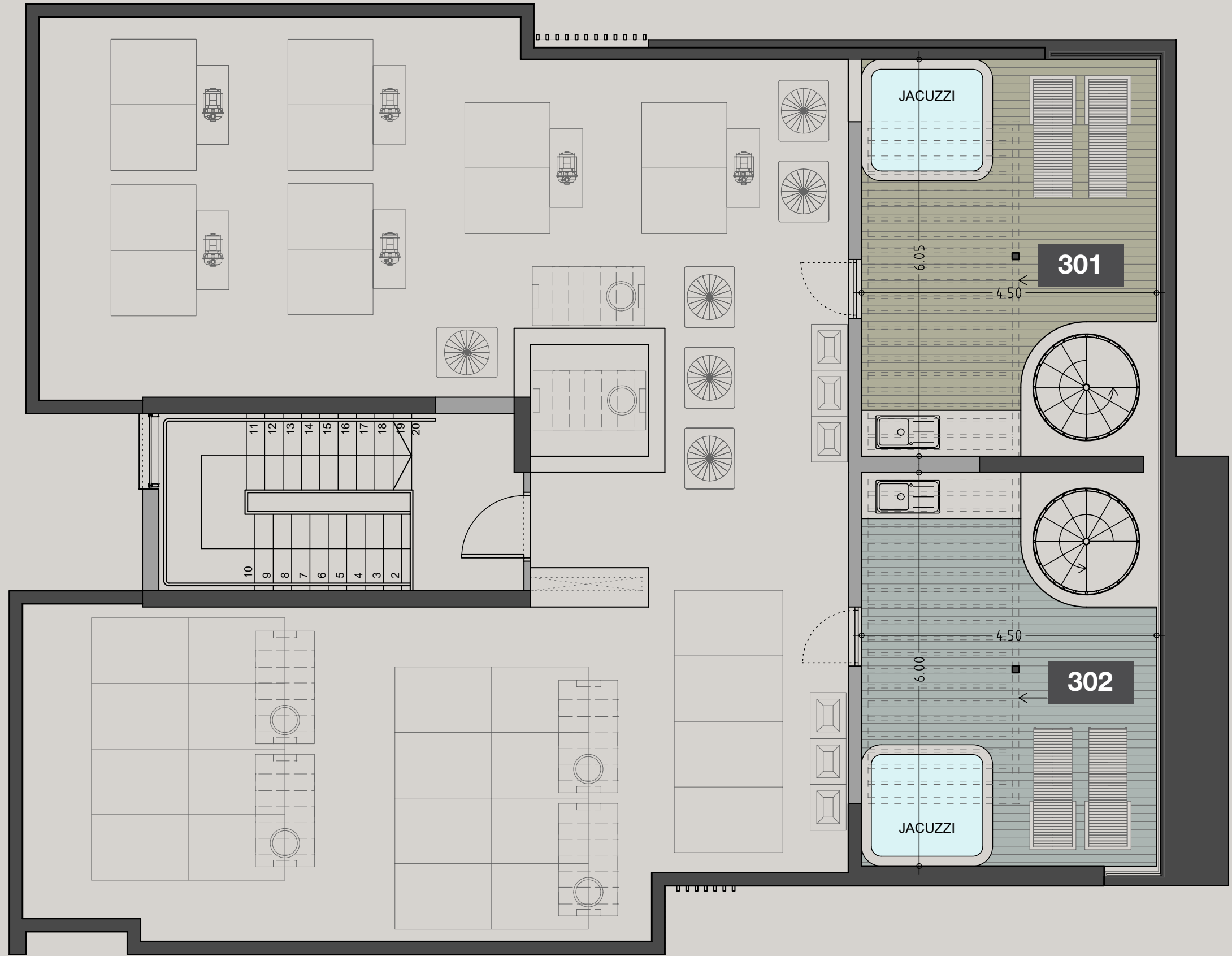
302 - 2 bedrooms



TERRACE

301 - roof terrace with jacuzzi

302 - roof terrace with jacuzzi



## 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 (3.15 m)
- | Security and fireproof entrance doors
- | Intercom system
- | Water heated floors
- | Central VRF conditioning
- | Highstandard sanitary ware from European brands
- | Thermal aluminum 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





## PERMANENT RESIDENCE PERMIT

### UNIQUE CYPRUS PERMANENT RESIDENCY FOR PROPERTY BUYERS

Life-long 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 may be the first step towards a successful application for the Cyprus Investment Programme. 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 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 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 financial dependent children under 25 years old. A Cyprus Permanent Residence Permit allows the holder to stay in Cyprus all year round.



