



  
**YORK**  
H O U S E

WAKE UP TO A BETTER HOME





10 MINUTES WALK  
TO THE BEST  
BEACHES

#### DESCRIPTION

This complex is located in a quiet residential neighborhood in the heart of Limassol and includes 6 two- and three-bedroomed apartments as well as 2 luxurious penthouses with private roof gardens. The modern and elegant architecture, cozy planning solutions, and top-of-the-line finishes will pleasantly surprise those who value true comfort and style. Parquet floors, marble in bathrooms, expensive kitchen cabinets and wardrobes, high ceilings of 3.15 meters, provisions for central VRV air-conditioning and water underfloor heating are only part of the extensive list of features the units will have.

The central location of the project in the active part of Limassol will provide easy access to city amenities and business infrastructure: shopping streets, high-class business centers, supermarkets, pharmacies, restaurants, and schools (Foley's and Grammar School).

The penthouses with private roof terraces and pools enjoy a stunning city view.



## MAJOR BENEFITS

- ONLY 8 APARTMENTS
- CENTER OF LIMASSOL, CLOSE TO CITY AMENITIES, BUSINESS CENTERS AND SCHOOLS
- 10 MINUTES WALK TO THE BEST BEACHES
- GATED COMMUNITY WITH COVERED PARKING
- LUXURY FINISHES: PARQUET FLOORING, MARBLE IN BATHROOMS, EXPENSIVE WINDOWS AND BUILT-IN FURNITURE
- HIGH CEILINGS (3.15 M)
- SAFETY ENTRANCE DOOR
- PROVISIONS FOR VRV CENTRAL AIR-CONDITIONING AND WATER UNDERFLOOR HEATING
- SPACIOUS VERANDAS
- PENTHOUSES WITH PRIVATE ROOF GARDENS AND POOLS
- WITHIN WALKING DISTANCE TO THE SANDY OLYMPION BEACH, LIMASSOL MARINA, OLD TOWN WITH THE MEDIEVAL LIMASSOL CASTLE, CYPRUS UNIVERSITY OF TECHNOLOGY, ANEXARTISIAS SHOPPING STREET AND MOLOS PROMENADE, WHICH IS ONE OF THE MOST POPULAR PLACES FOR FAMILY FUN





## 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 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 Limasol. 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 located in a quiet prestigious neighborhood of the city center within a walking distance to the sandy **Olympion beach**, **Limassol Marina**, **Old Town** with the medieval **Limassol castle**, Cyprus University of Technology, **Anexartisias** shopping street and **Molos promenade**, which is one of the most popular places for family fun.

Limassol Marina is a landmark for Cyprus and this place has already been named as one of the most attractive and outstanding projects in Europe.

The Limassol Marina is considered to be amongst the most significant and expensive marinas in the wider Mediterranean area and the Middle East. It combines a full service marina with an enticing mix of restaurants and shops. Located in the heart of a vibrant Limassol city marina provides a unique retreat complete with a spa and fitness club, leisure and cultural facilities. And in addition Limassol Marina can accommodate 650 yachts from 8m to 110m.

The Limassol Molos Park is also nice place to visit when you love or appreciate art combined with beautiful sea views and a walk through green grass, trees and fountains. Currently the park has undergone a reconstruction to offer modern surroundings, well — catered gardens and piers. There is also a modern children's playground and a cafeterias.

Another big point of interest in this area is the main shopping street of the city called Anexartisias. Anexartisias Street, formerly known as Macedonias, hosts international franchise stores, well known designer brands, local shops, cafes and snack bars. Here you'll find many clothing stores, footwear and accessories.







LUXURY FINISHES:  
PARQUET FLOORING, MARBLE  
IN BATHROOMS, EXPENSIVE WINDOWS  
AND BUILT-IN FURNITURE



WITHIN WALKING DISTANCE  
TO THE SANDY OLYMPION  
BEACH, LIMASSOL MARINA,  
OLD TOWN WITH  
THE MEDIEVAL CASTLE





PENTHOUSES WITH  
PRIVATE ROOF TERRACES  
AND POOLS ENJOY  
A STUNNING CITY VIEW













CHOICE OF PROPERTIES



No	Floor	Type	Bedrooms	Indoor area sq.m.	Cov. veranda sq.m.	Uncov. veranda sq.m.	Roof terrace sq.m.	Total area sq.m.	Private Pool
101	1	Apartment	2	82	24.4	0	0	106.4	No
102	1	Apartment	3	112.4	20.9	0	0	133.3	No
201	2	Apartment	2	82	24.4	0	0	106.4	No
202	2	Apartment	3	112.4	20.9	0	0	133.3	No
301	3	Apartment	2	82	24.4	0	0	106.4	No
302	3	Apartment	3	112.4	20.9	0	0	133.3	No
401	4	Penthouse	2	82	24.4	0	51.5	157.9	Private
402	4	Penthouse	3	112.4	20.9	0	58.7	192	Private

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





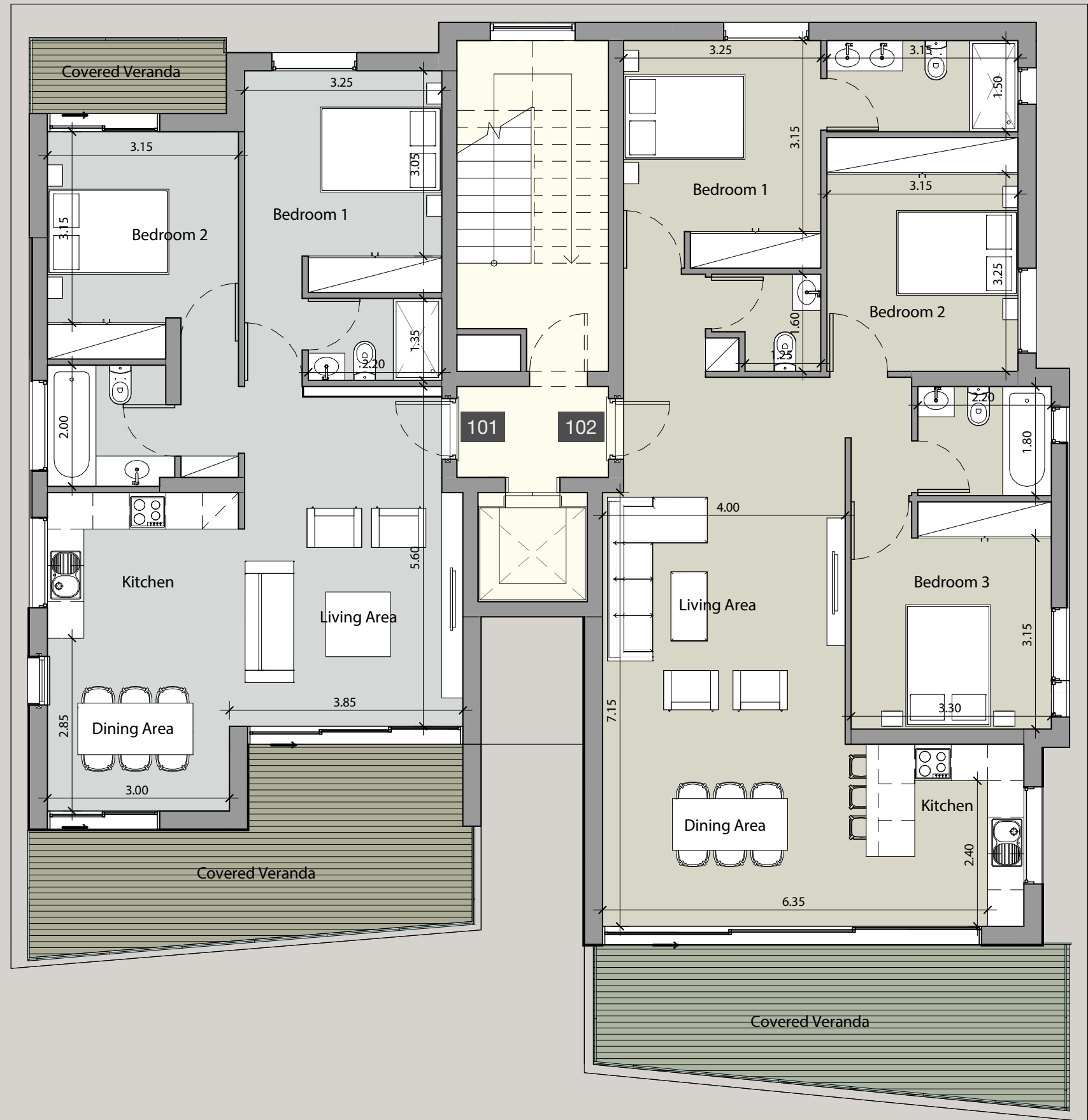
GROUND FLOOR

-  Lobby
-  Storage room



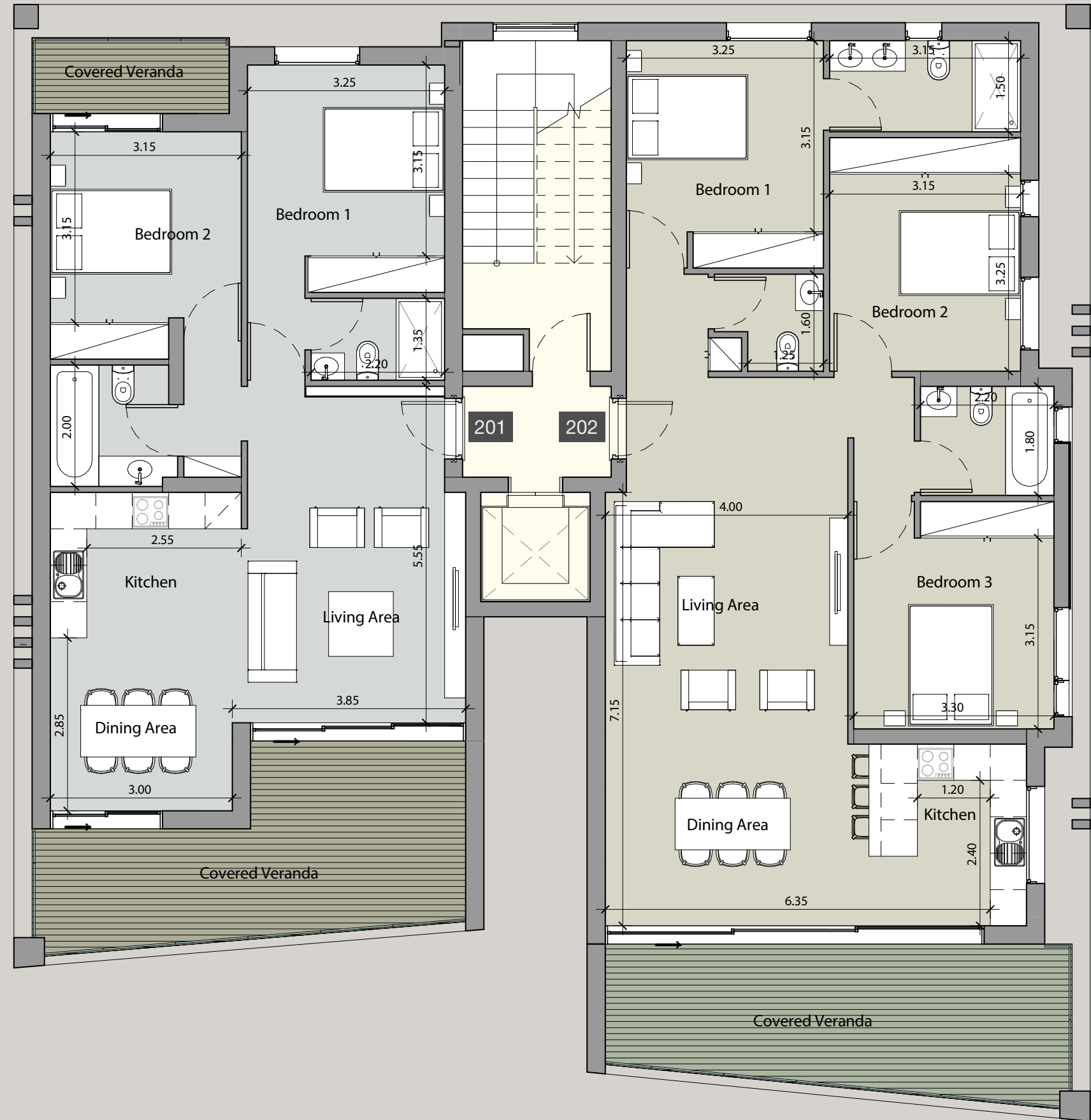


- 101 – 2 Bedrooms**  
 Total area = 106.4 Sq.m.  
 Cov. veranda = 24.4 Sq.m.
- 102 – 3 Bedrooms**  
 Total area = 133.3 Sq.m.  
 Cov. veranda = 20.9 Sq.m.



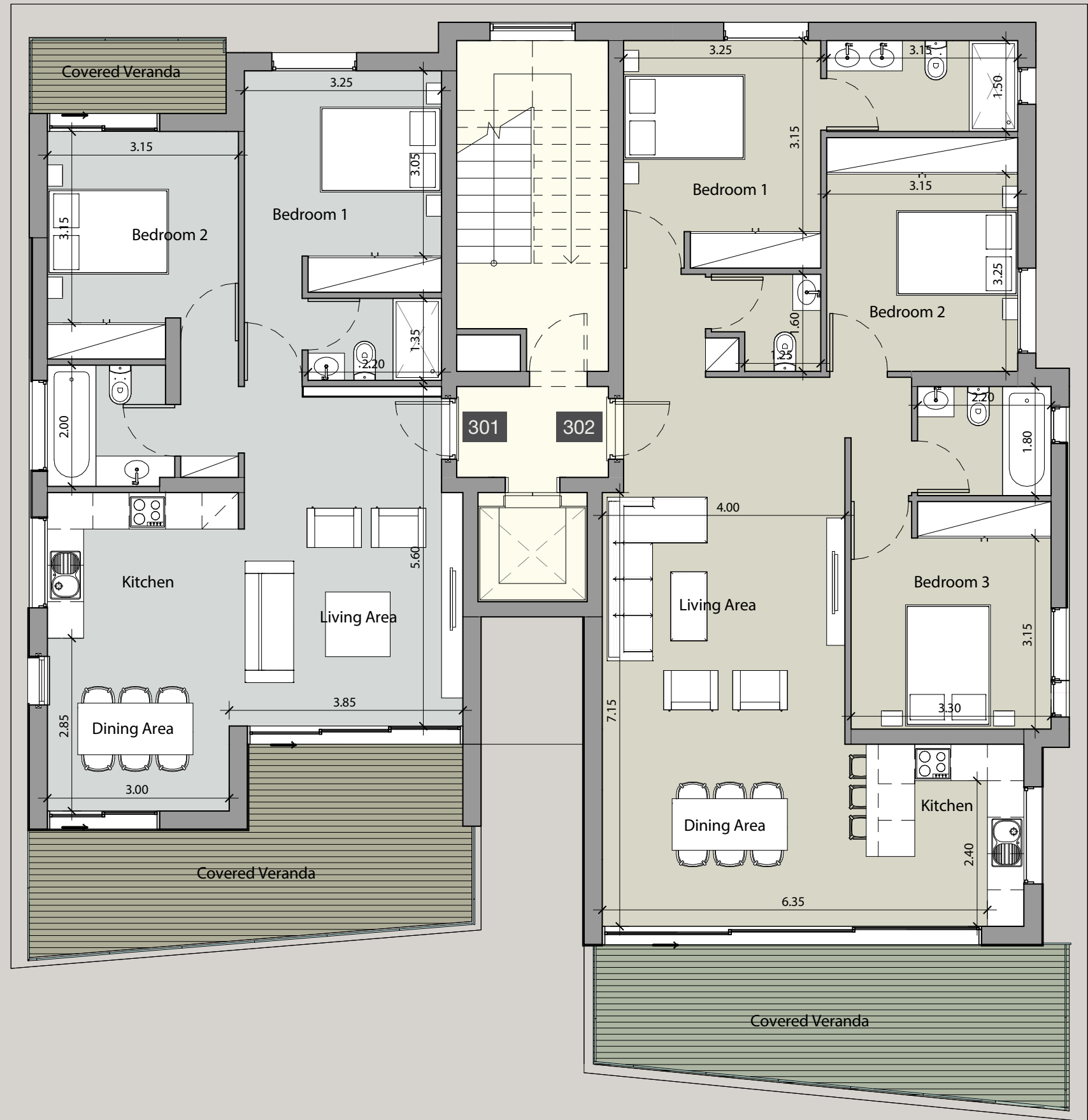


- 201 – 2 Bedrooms**  
 Total area = 106.4 Sq.m.  
 Cov. veranda = 24.4 Sq.m.
- 202 – 3 Bedrooms**  
 Total area = 133.3 Sq.m.  
 Cov. veranda = 20.9 Sq.m.



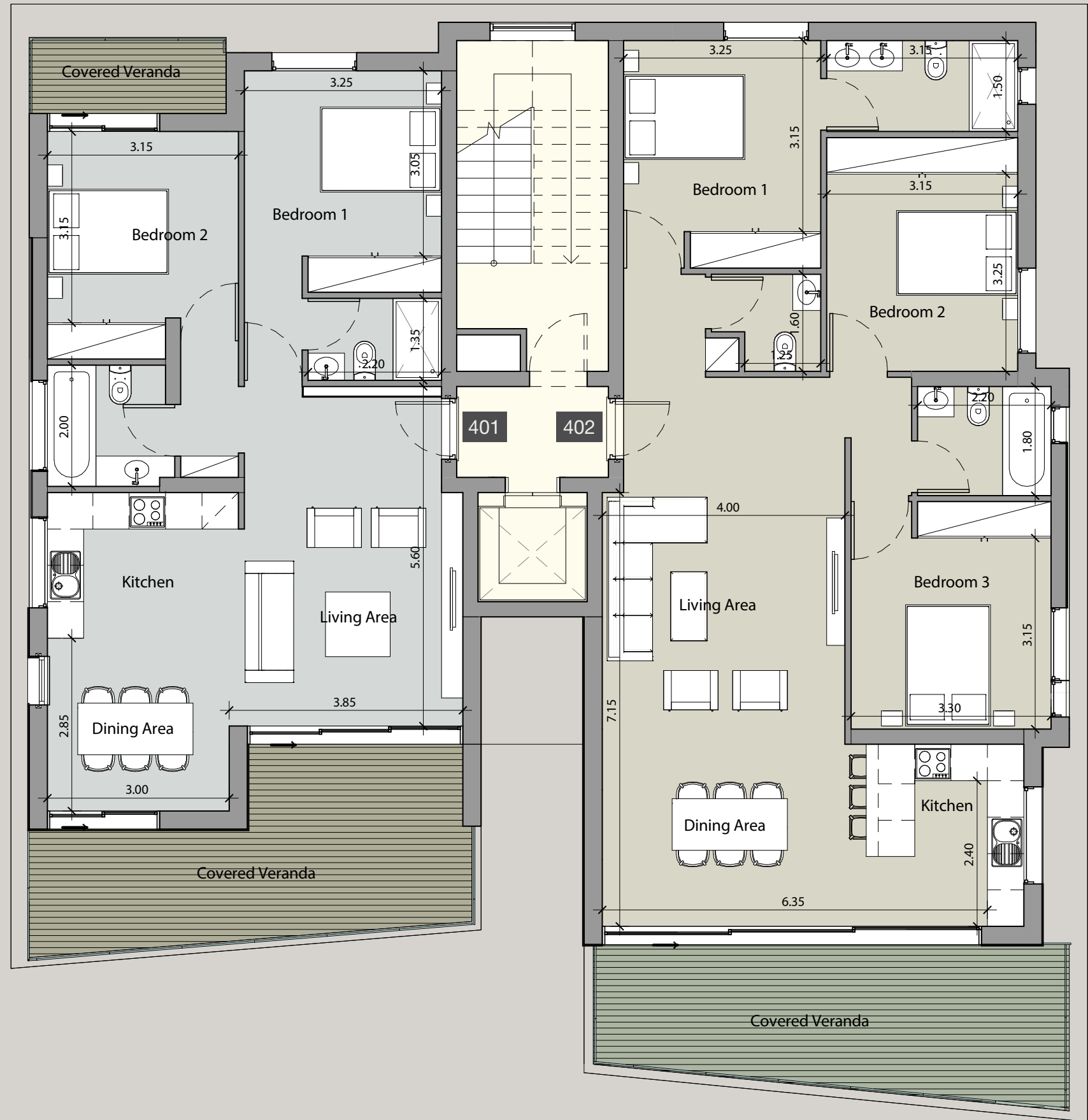


- 301 – 2 Bedrooms**  
 Total area = 106.4 Sq.m.  
 Cov. veranda = 24.4 Sq.m.
- 302 – 3 Bedrooms**  
 Total area = 133.3 Sq.m.  
 Cov. veranda = 20.9 Sq.m.





- 401 – 2 Bedrooms**  
 Total area = 157.9 Sq.m.  
 Cov. veranda = 24.4 Sq.m.
- 402 – 3 Bedrooms**  
 Total area = 192 Sq.m.  
 Cov. veranda = 20.9 Sq.m.

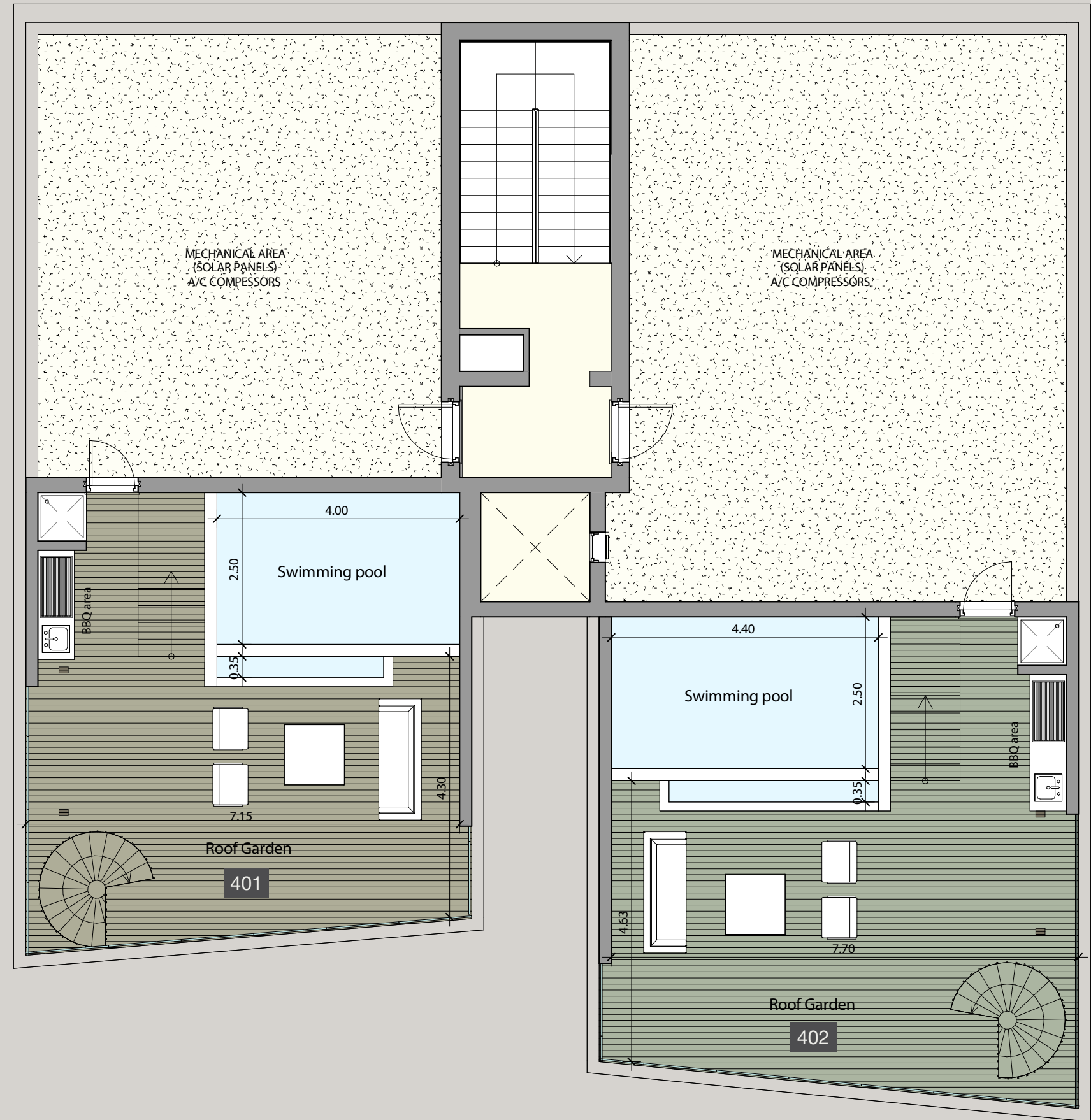




ROOF GARDEN

**401 – 2 Bedrooms**  
Roof terrace = 51.5 Sq.m.

**402 – 3 Bedrooms**  
Roof terrace = 58.7 Sq.m.





## 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
- | Provisions for water heated floors
- | Provisions for central VRV conditioning
- | Highstandard sanitary ware from European brands
- | Thermal aluminum window frames with double glazing
- | Highstandard kitchen cabinets
- | Highstandard wardrobes from European brands
- | Soft closers
- | Door stoppers
- | Penthouses enjoy private roof terraces with pools

**NOTE:** movable furniture, home appliances & interior items are extras







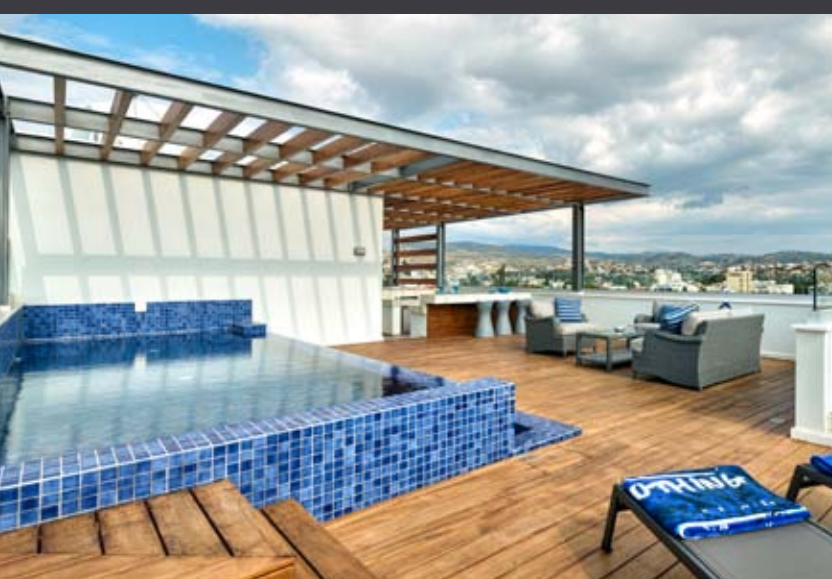
## SIGNATURE PENTHOUSES

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 AND PRIVACY.

The signature penthouses enjoy:

- | Sizable roof space
- | Decking floors
- | Mosaic tiled swimming pool with jacuzzi
- | Kitchen

**NOTE:** movable furniture & interior items are extras





## 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

### 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 158 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.

Cyprus passport holders  
are eligible to travel to  
158 countries without visa





