



FAMILIA
G A R D E N S



EXCEPTIONAL LIFE
IN COMFORT AND SECURITY

1.3 KM TO ONE
OF LIMASSOL'S
BEST BEACHES —
DASOUDI

DESCRIPTION

This amazing development is located in the prestigious residential area of Potamos Germa-sogeia, Limassol. It is a compound consisting of only 4 ultra modern houses and 6 apartments, penthouses and duplexes with private gardens. The penthouses and houses enjoy private roof-tops with jacuzzi. City amenities, such as grocery shops, bakeries, pharmacies, and cafeterias, are located within walking distance. Limassol's best sandy beaches and entertainment facilities are within 5 minutes drive.





4 ULTRA MODERN HOUSES
AND 6 APARTMENTS,
PENTHOUSES AND DUPLEXES
WITH PRIVATE GARDENS

MAJOR BENEFITS

- 1.3 KM TO ONE OF LIMASSOL'S BEST BEACHES — DASOUDI
- COMMON POOL AND PARKINGS
- GATED COMPOUND PROVIDING HIGHER SECURITY
- HIGH STANDARD FINISHES FROM EUROPEAN BRANDS
- ALL AMENITIES ARE AROUND THE CORNER
- PENTHOUSES AND HOUSES WITH PRIVATE ROOFTOPS WITH 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 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 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 neighbourhood of the prestigious Potamos Germasogeia area of Limassol, just 2 kilometres 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. Facilities on the beach include toilets, showers, changing rooms, sun beds, umbrellas, water sports and diving center, beach volleyball court, children's playground, bicycle station and even an Olympic size swimming pool.





LUXURY FINISHES:

PARQUET FLOORS, MARBLE FLOOR AND WALLS IN THE TOILETS AND BATHROOMS, KITCHEN CABINETS FROM KNOWN BRANDS, THERMAL DOUBLE GLAZED WINDOWS, HIGH STANDARD SANITARY WARE

FAMILIA GARDENS
IS LOCATED
IN A PRESTIGIOUS
RESIDENTIAL AREA
OF LIMASSOL



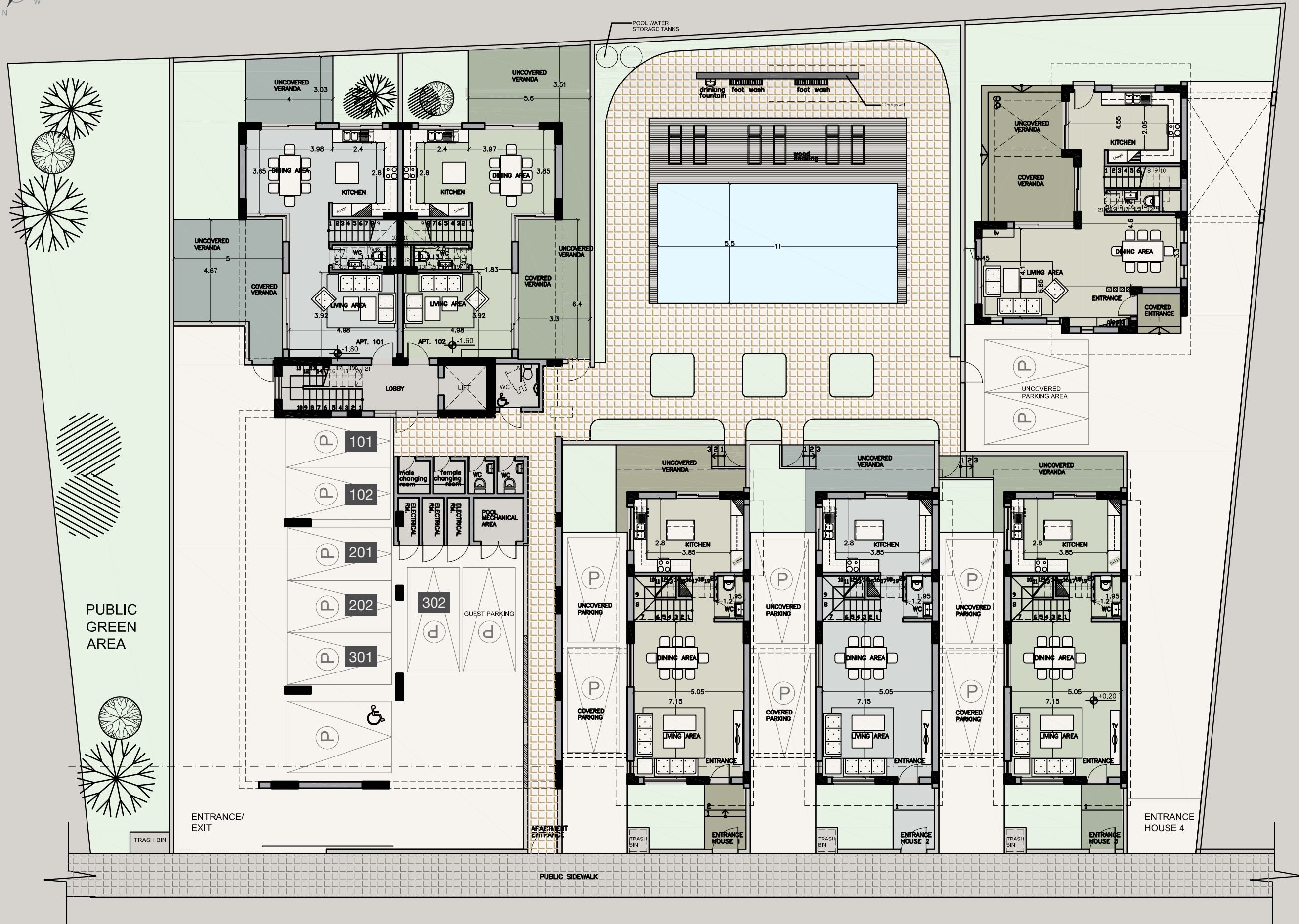


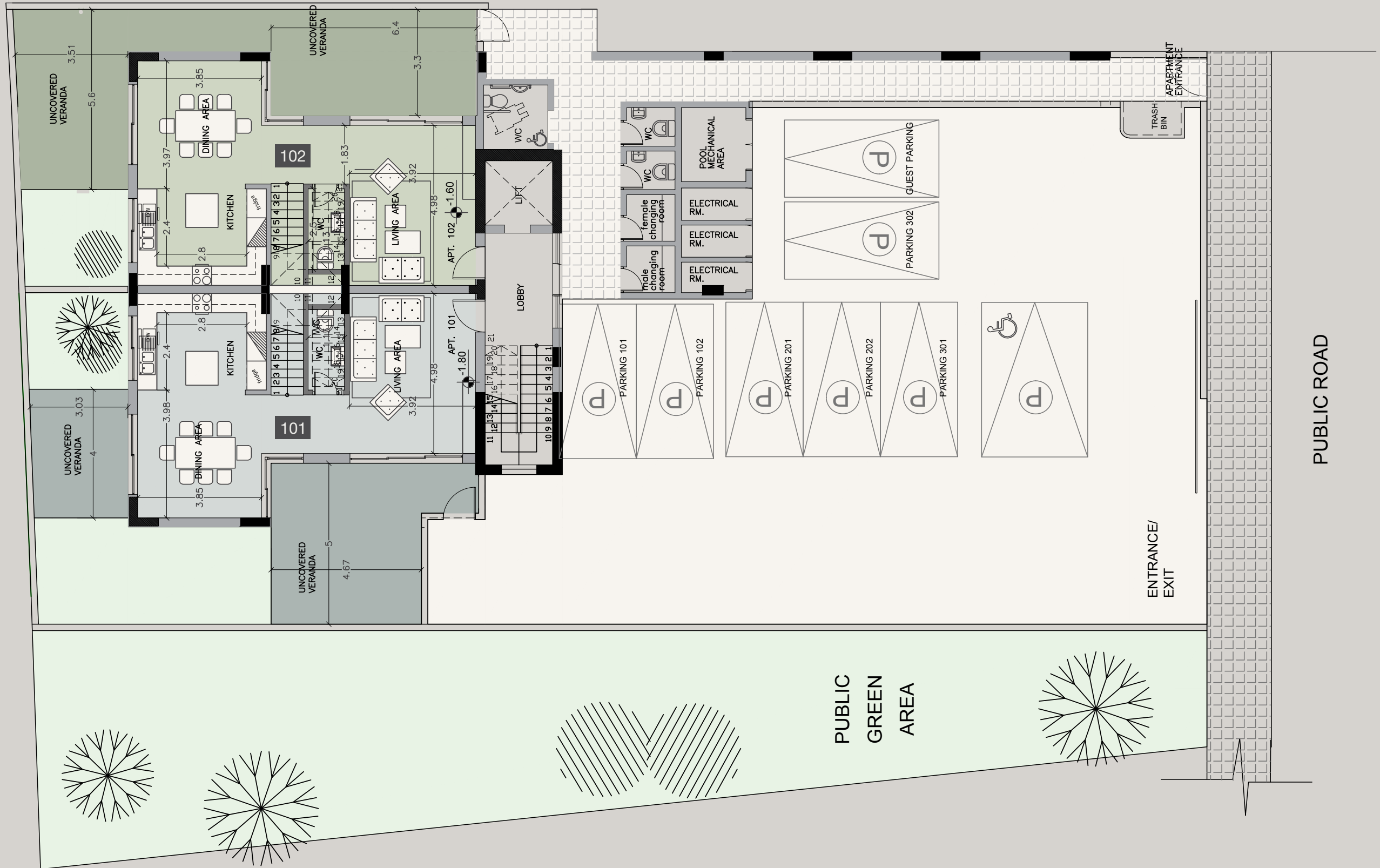
THE PROJECT IS NESTLED 1.5 KM
FROM THE IDYLIC SANDY BEACHES
OF THE DASOUDI PARK

CHOICE OF PROPERTIES

Property	Floor	Type	Bedrooms	Indoor Area, sq.m.	Cov. Veranda sq.m.	Total Covered Area sq.m.	Plot, sq.m.	Uncov. veranda, sq.m.	Roof terrace, sq.m.	Private pool
Apt. 101	2	Apt.	3	151	13	164	0	31,6	0	N/A
Apt. 102	2	Apt.	3	151	13	164	0	33,6	0	N/A
Apt. 201	1	Apt.	3	114	18,5	132,5	0	0	0	N/A
Apt. 202	1	Apt.	3	114	13	127	0	0	0	N/A
Apt. 301	1	Pent.	3	126	37	163	0	0	83	YES
Apt. 302	1	Pent.	3	129	58	182	0	68	64	YES
HOUSE 1		Villa	3	153,5	0	153,5	163,9	12	60	jacuzzi
HOUSE 2		Villa	3	153,5	0	153,5	163,9	13	60	jacuzzi
HOUSE 3		Villa	3	153,5	0	153,5	163,9	12,5	60	jacuzzi
HOUSE 4		Villa	3	162	17	179	350,2	20	68	jacuzzi







PUBLIC ROAD

PUBLIC GREEN AREA

ENTRANCE/EXIT

TRASH BIN

APARTMENT ENTRANCE

PARKING 101

PARKING 102

PARKING 201

PARKING 202

PARKING 301

PARKING 302

GUEST PARKING

APT. 101

APT. 102

LOBBY

101

102

UNCOVERED VERANDA

UNCOVERED VERANDA

UNCOVERED VERANDA

UNCOVERED VERANDA

DINING AREA

DINING AREA

KITCHEN

KITCHEN

LIVING AREA

LIVING AREA

WC

WC

WC

WC

WC

WC

male changing room

female changing room

ELECTRICAL RM.

ELECTRICAL RM.

ELECTRICAL RM.

ELECTRICAL RM.

POOL MECHANICAL AREA

TRASH BIN

APARTMENT ENTRANCE

PUBLIC ROAD

ENTRANCE/EXIT

PUBLIC GREEN AREA

PARKING 101

PARKING 102

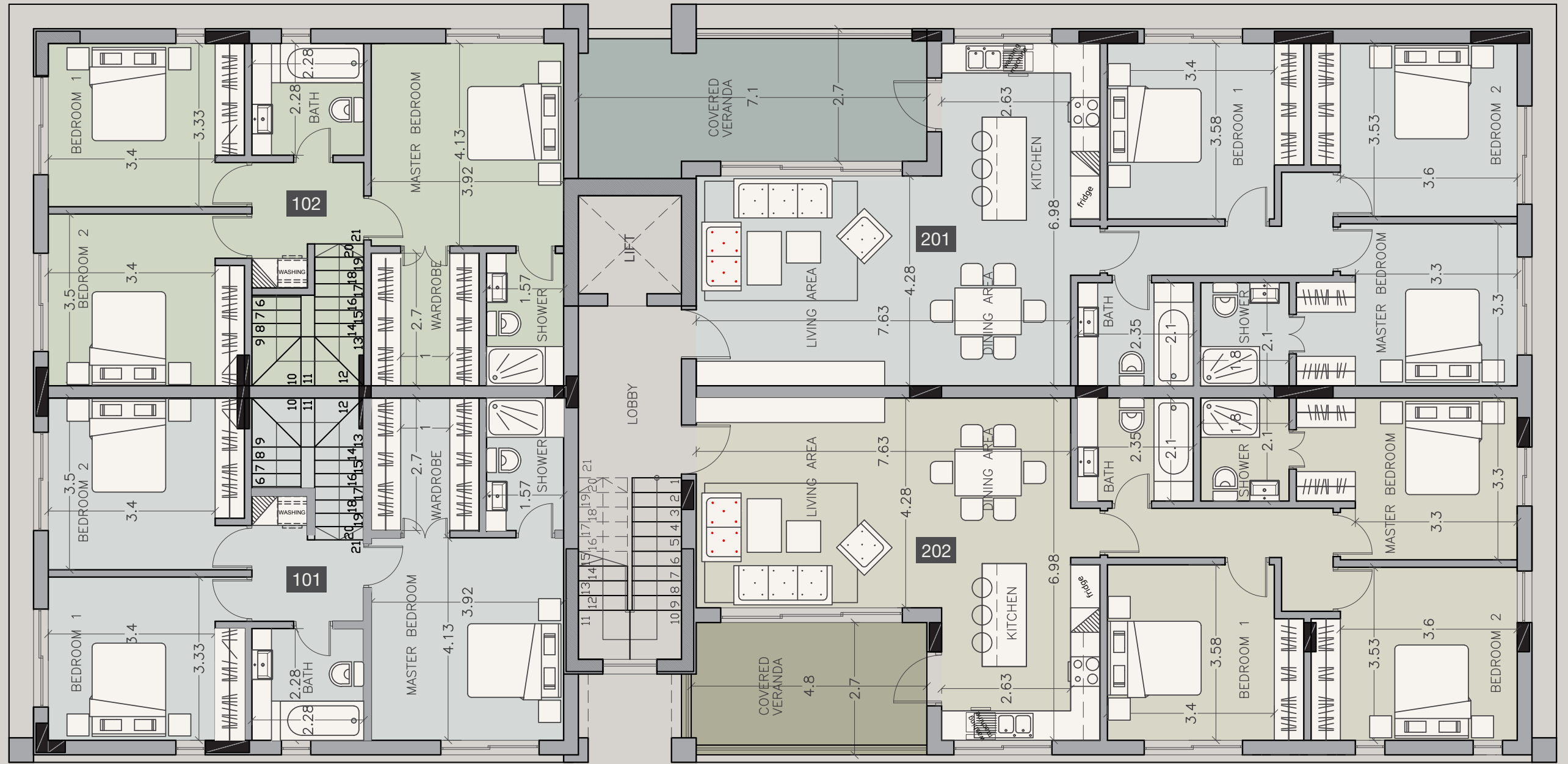
PARKING 201

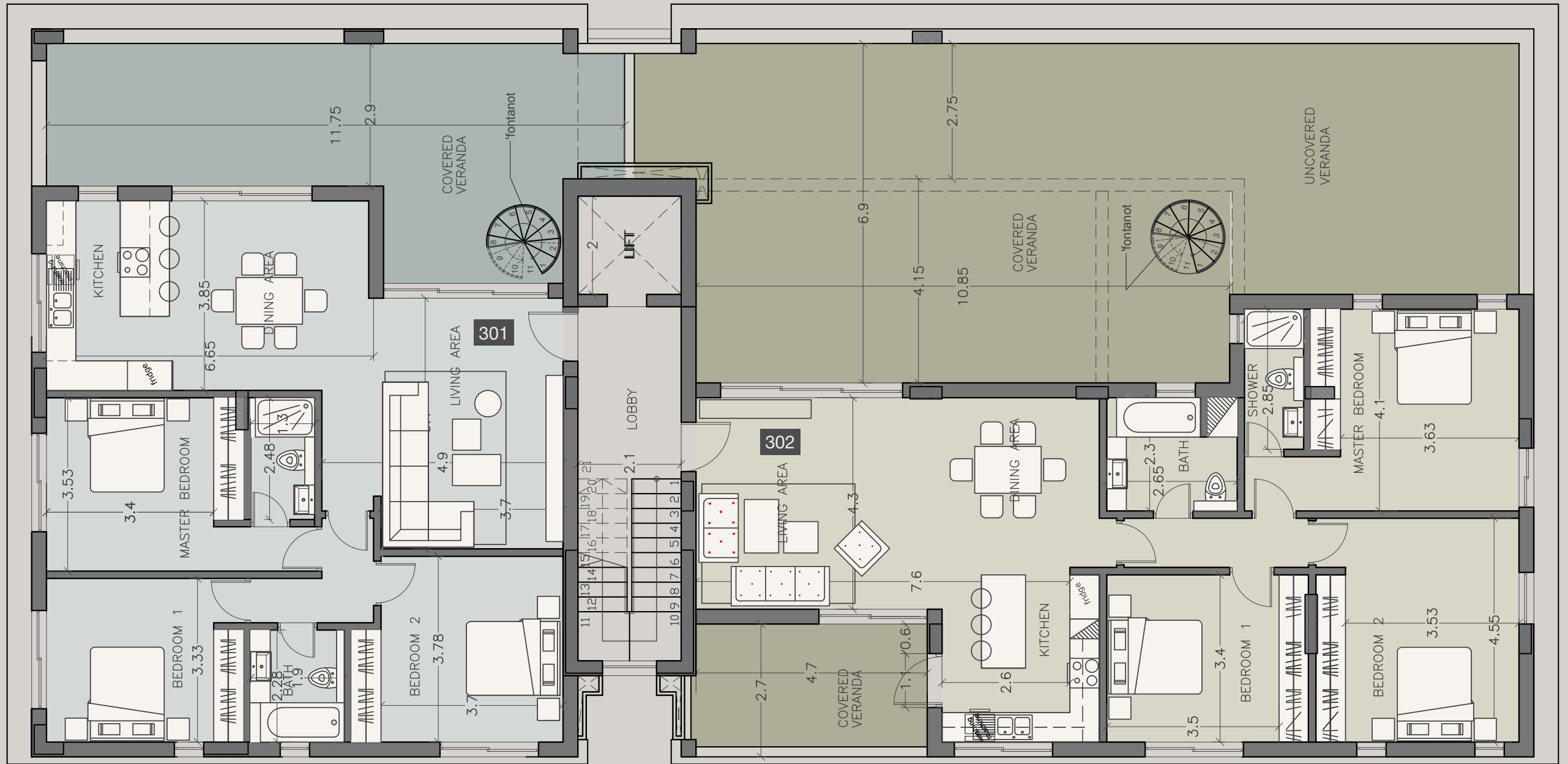
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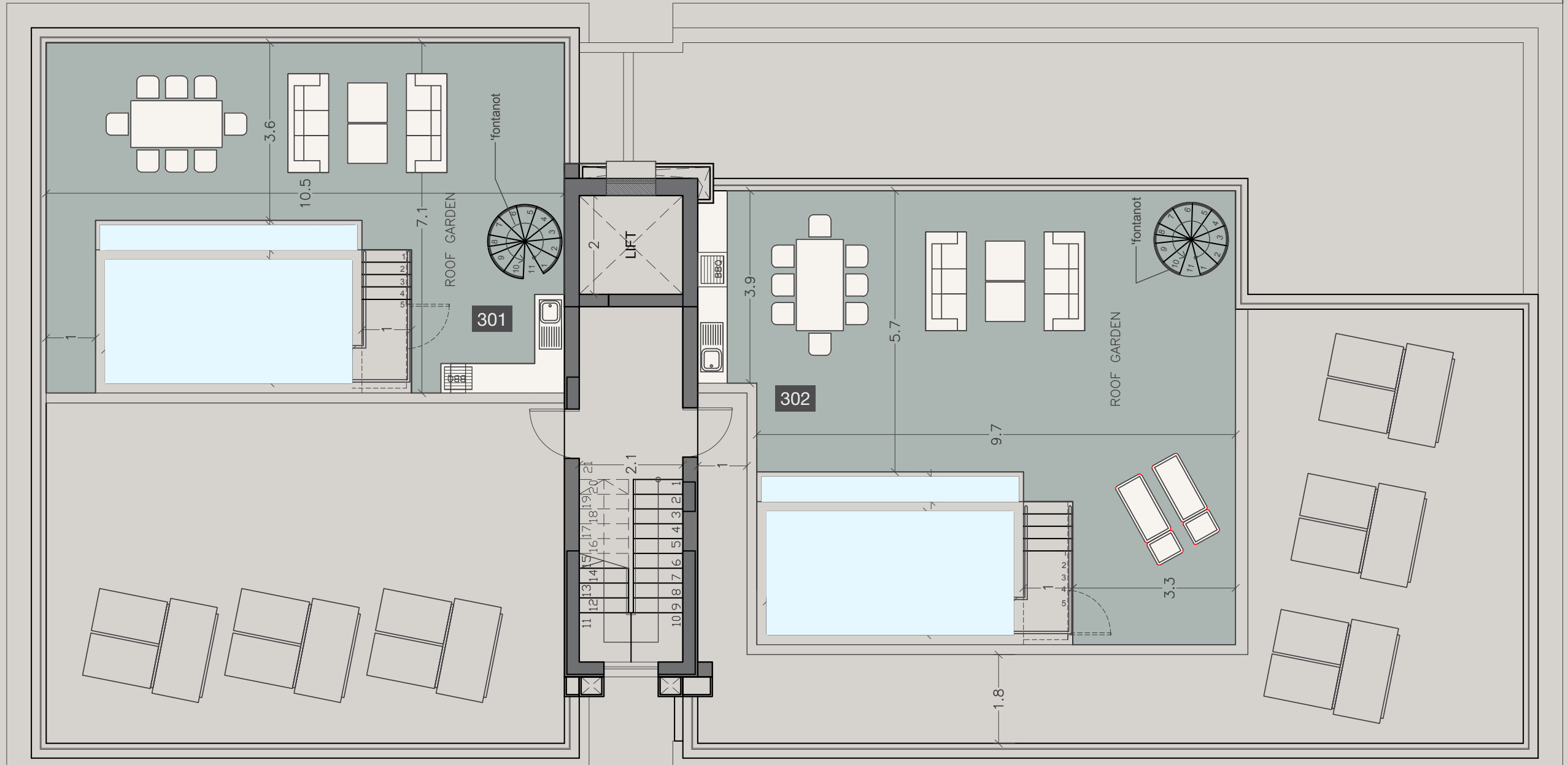
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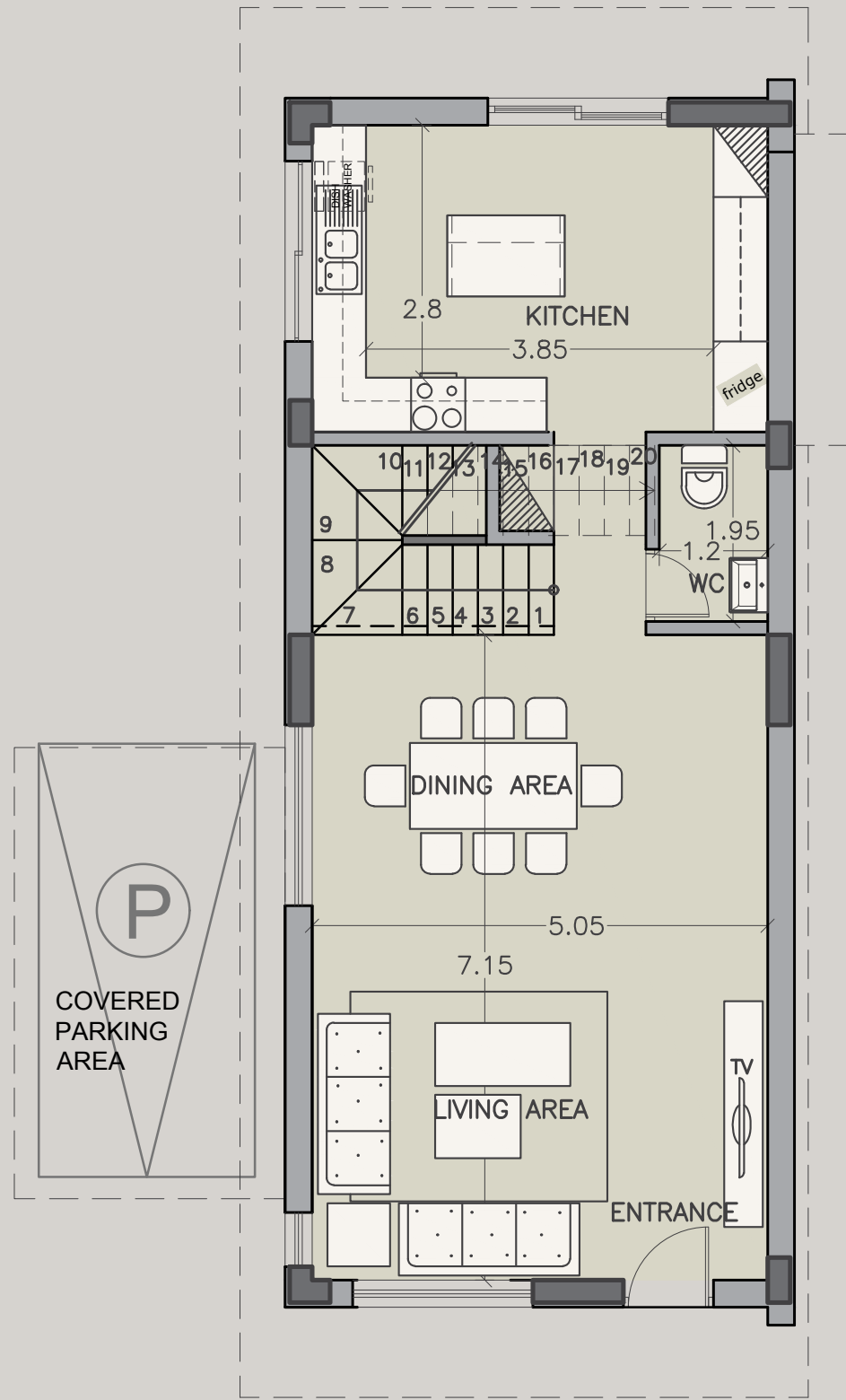
PARKING 302

GUEST PARKING

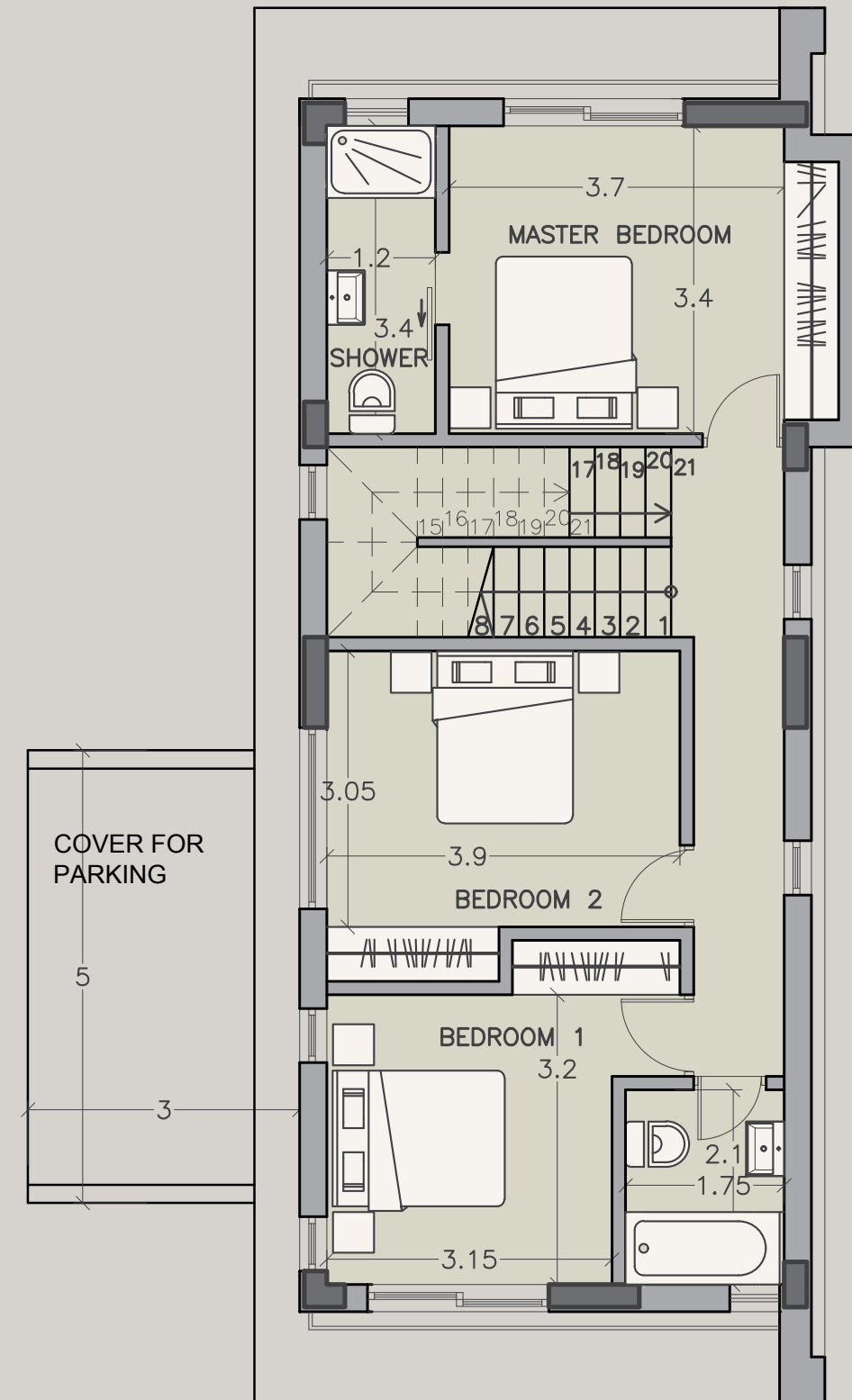




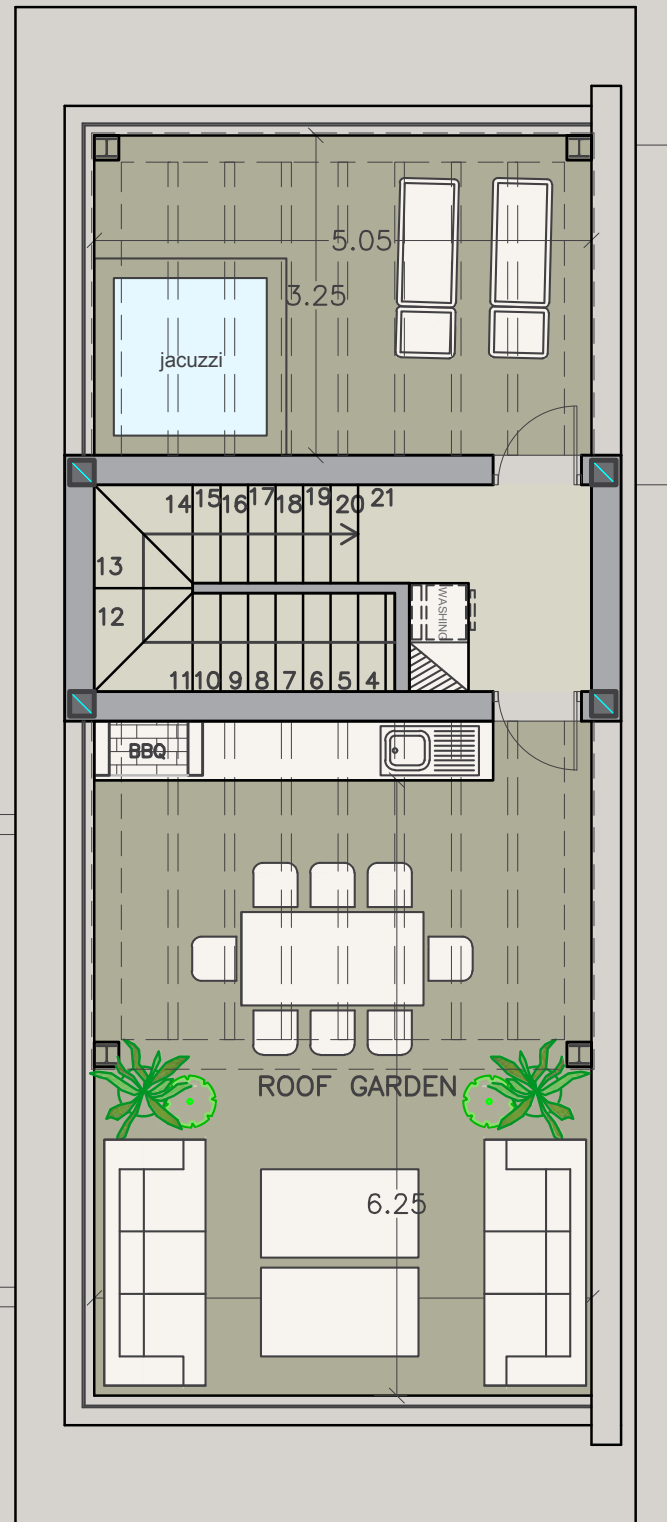




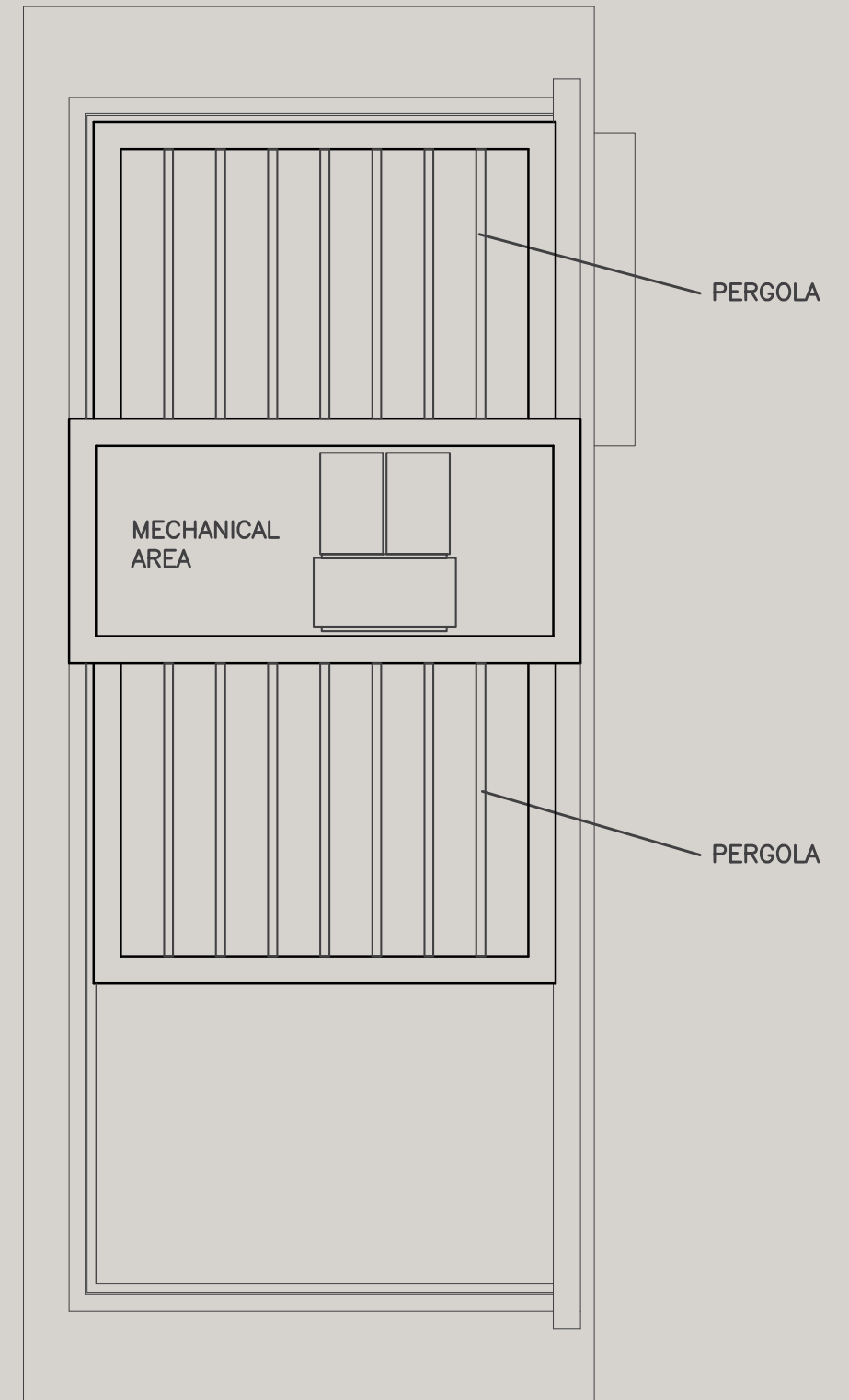
GROUND FLOOR



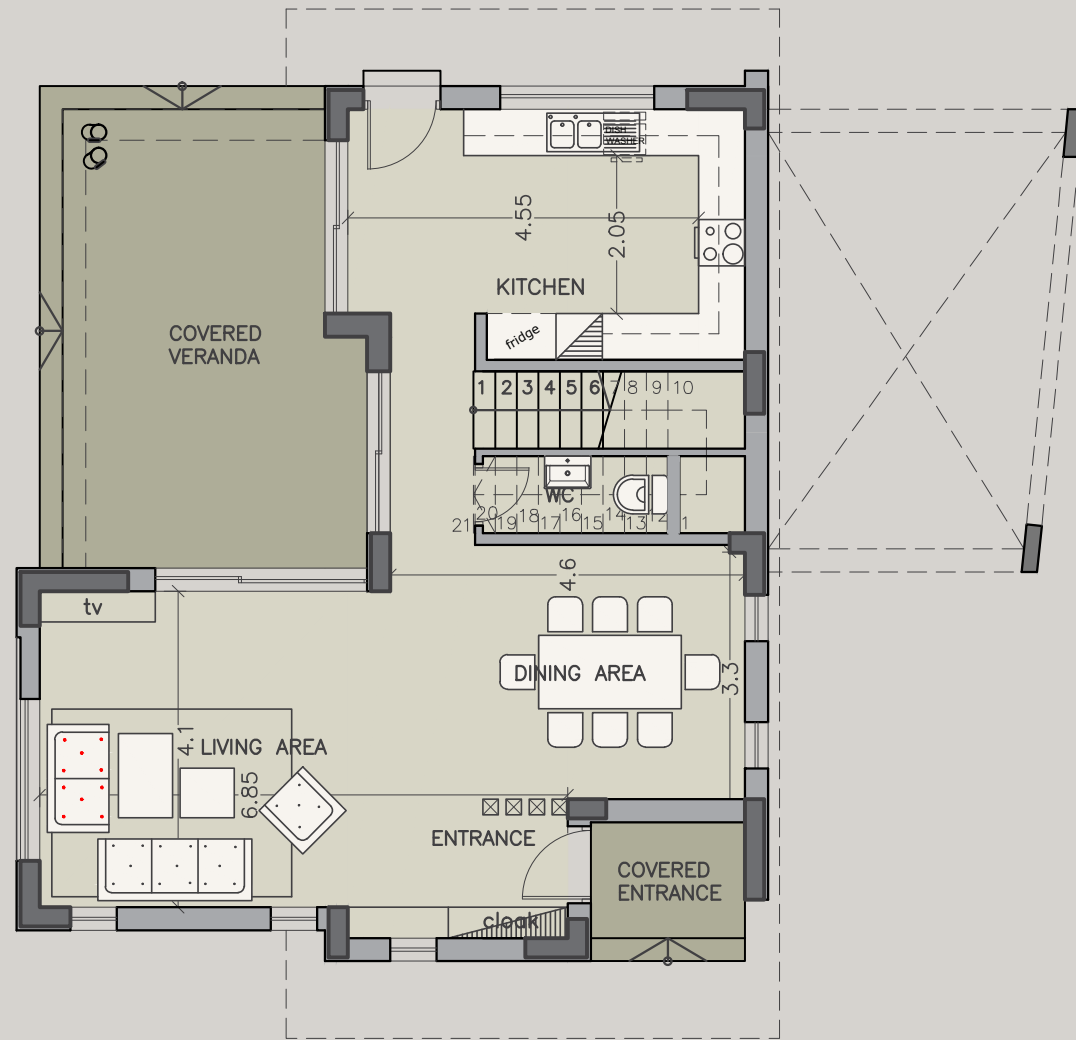
1st FLOOR



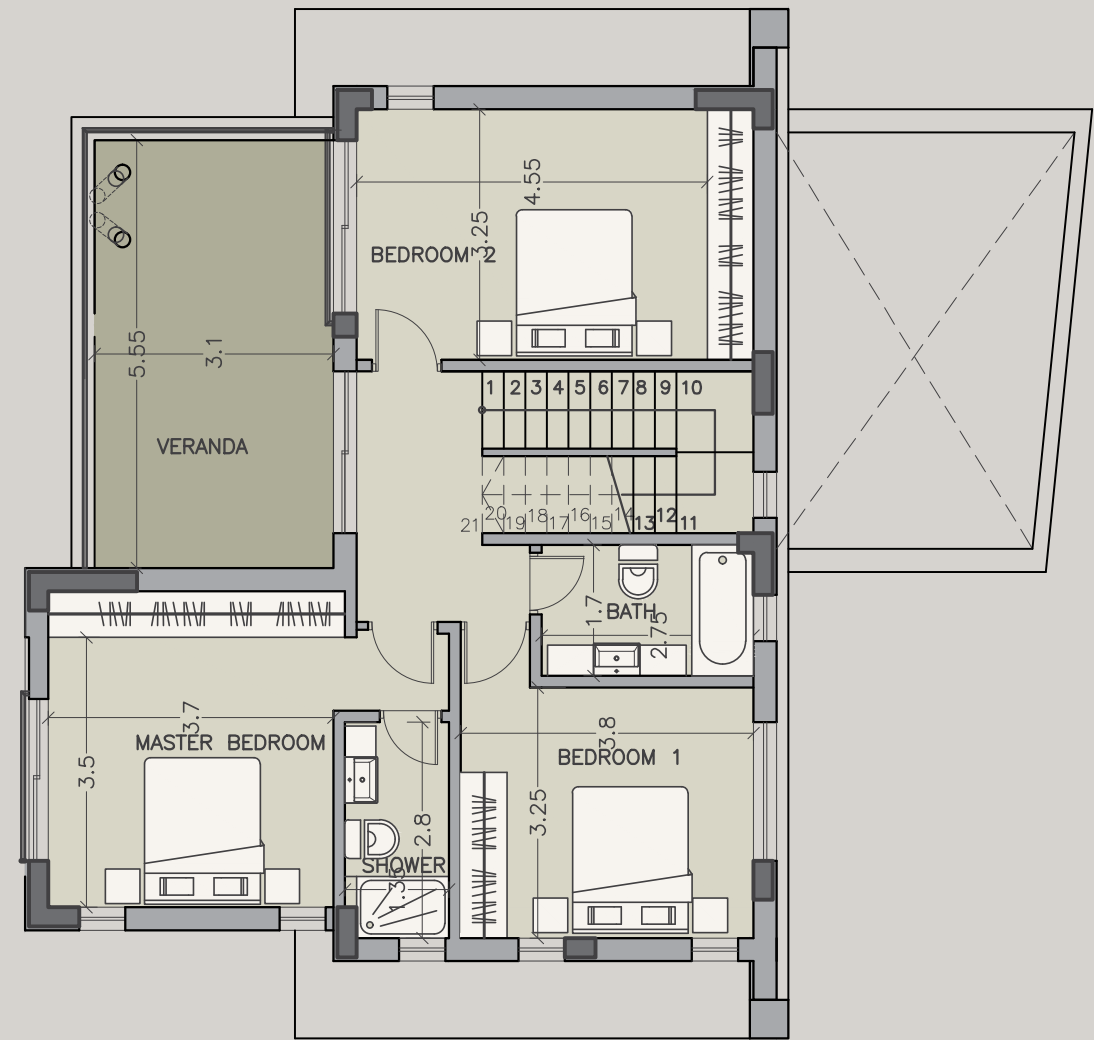
ROOF GARDEN



ROOF



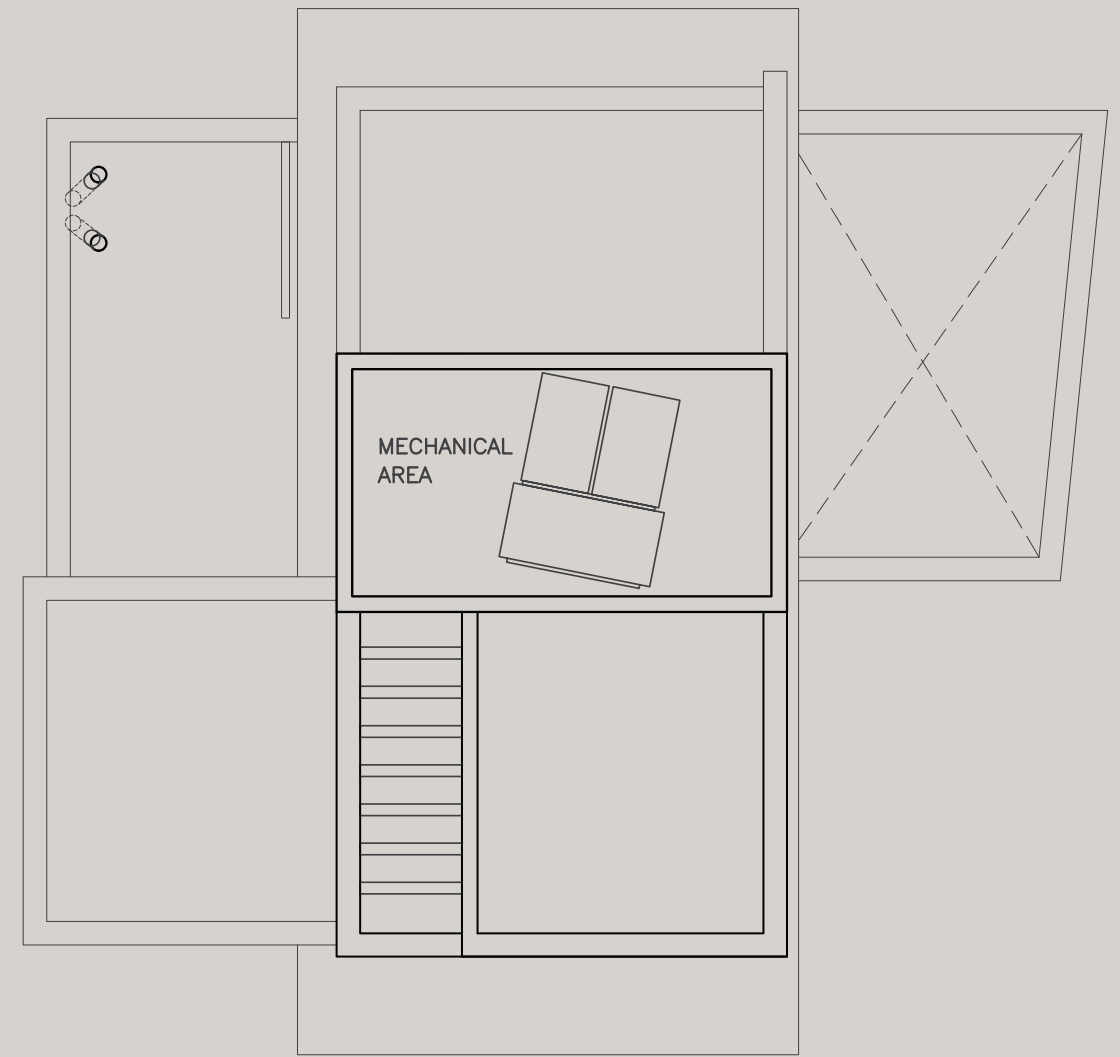
GROUND FLOOR



1st FLOOR



ROOF GARDEN



ROOF

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 underfloor heating
- | Provisions for central VRV conditioning
- | High standard sanitary ware from European brands
- | Thermal aluminium window frames with double glazing
- | High standard kitchen cabinets
- | High standard wardrobes from European brands
- | Soft closers
- | Door stoppers
- | Penthouses enjoy private roof terraces with pools

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





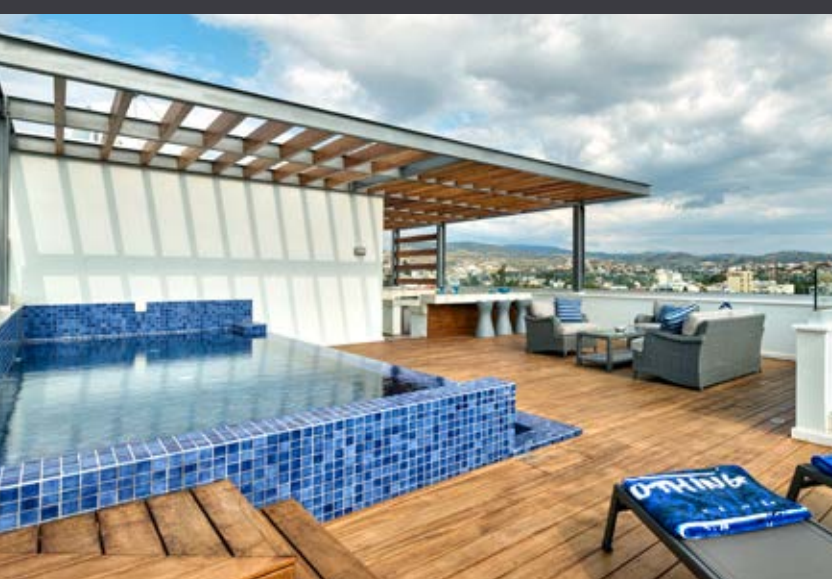
SIGNATURE PENTHOUSES

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:

- | 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

