





Blueberry

This luxury complex is located in a quiet residential neighborhood in the center of Limassol and includes eight 1-, 2-, and 3-bedroomed apartments and penthouses with private roof gardens. The perfect size of the complex is ideal to provide a high level of privacy and security. 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 m, provisions for central VRV air-conditioning and water underfloor heating are only part of the extensive list of features the properties will have. Penthouses enjoy private roof terraces with stunning city panoramas.

The central location of the project in the active part of Limassol will provide easy access to city amenities: supermarket (Jumbo), pharmacies, restaurants and schools (popular Foley's school).

Major benefits

- Only 8 apartments
- Center of Limassol close to city amenities and schools
- 5 minutes drive to the best beaches
- Luxury finishes: parquet flooring, marble in bathrooms, high quality windows and expensive built-in furniture
- High ceilings (3.15 m)
- Gated community with covered parking
- Safety entrance door
- Provisions for VRV central air-conditioning and water underfloor heating
- Spacious verandas
- Penthouses with private roof gardens





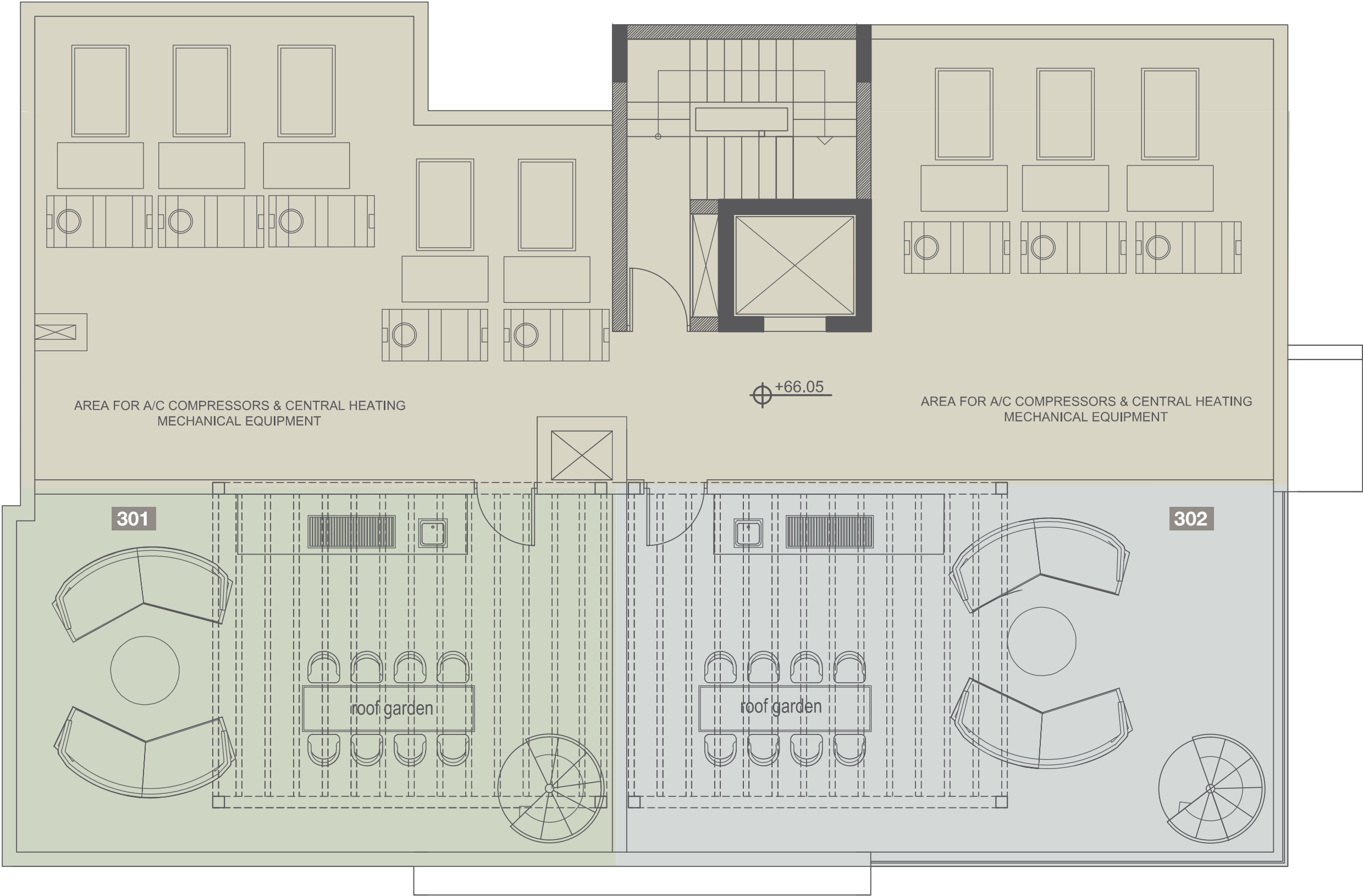














Specification of construction and finishing



- Luxurious marble floors or parquet



- Kitchen cabinets from known brands



- Double glazed windows with aluminum frames



- Thermo-bricks (28 cm)



- First class sanitary ware



- Safe, fireproof doors

Choice of properties

property №	floor	type	bedrooms	indoor area, sq.m.	cov. veranda, sq.m.	uncov. veranda, sq.m.	roof terrace, sq.m.	total area, sq.m.
101	1	Apartment	3	105.22	19.95	0	0	125.17
102	1	Apartment	1	50.47	7.95	0	0	58.42
103	1	Apartment	2	89.65	22.49	0	0	112.14
201	2	Apartment	3	105.25	19.95	0	0	125.2
202	2	Apartment	1	50.47	7.95	0	0	58.42
203	2	Apartment	2	89.65	22.49	0	0	112.14
301	3	Penthouse	3	121.85	29.62	0	71	222.47
302	3	Penthouse	3	119.1	25.32	3	78	225.42

Interiors



Furnishings + Interiors
by PKS Philosophy of Kudos and Style

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

The project located in the city center of Limassol and consisting of elite apartments and penthouses. Mesa Gitonia area is a vivid and full of life place. Excellent location close to all city amenities, such as supermarket (Jumbo), pharmacies, restaurants and schools (prestigious Foley's school).



Map of Limassol



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 introduce you to the country, demonstrate its clear advantages and show carefully selected properties based on your requirements 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.**



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 juridical safety of the transaction
- After sale services: rental management, technical maintenance, administration

