

KINGSTON PLACE



A LIFE OF COMFORT
AWAITS YOU AT HOME

PRESTIGIOUS AND QUIET RESIDENTIAL AREA



4/KINGSTON PLACE/A PROJECT BY PRIME PROPERTY GROUP

A BEAUTIFUL
CONTEMPORARY
DEVELOPMENT
DESIGNED WITH
EXCEPTIONAL
ARCHITECTURE
AND DISCERNING
TASTE

The development consists of only 13 units and 5 levels that boast large living spaces designed with high-quality European brands. Each residence at Kingston is a statement of comfort and style that offers nothing less than perfection. Exquisite smart space arrangements complemented with high standards of finish and stunning views of distant hills. The retreat is located in the City Centre and carefully positioned in a quiet neighbourhood that offers tranquillity and serenity. Open plan living and dining areas flow out through floor to ceiling windows onto a large balcony with views of neighbouring mountains and the Mediterranean Sea.

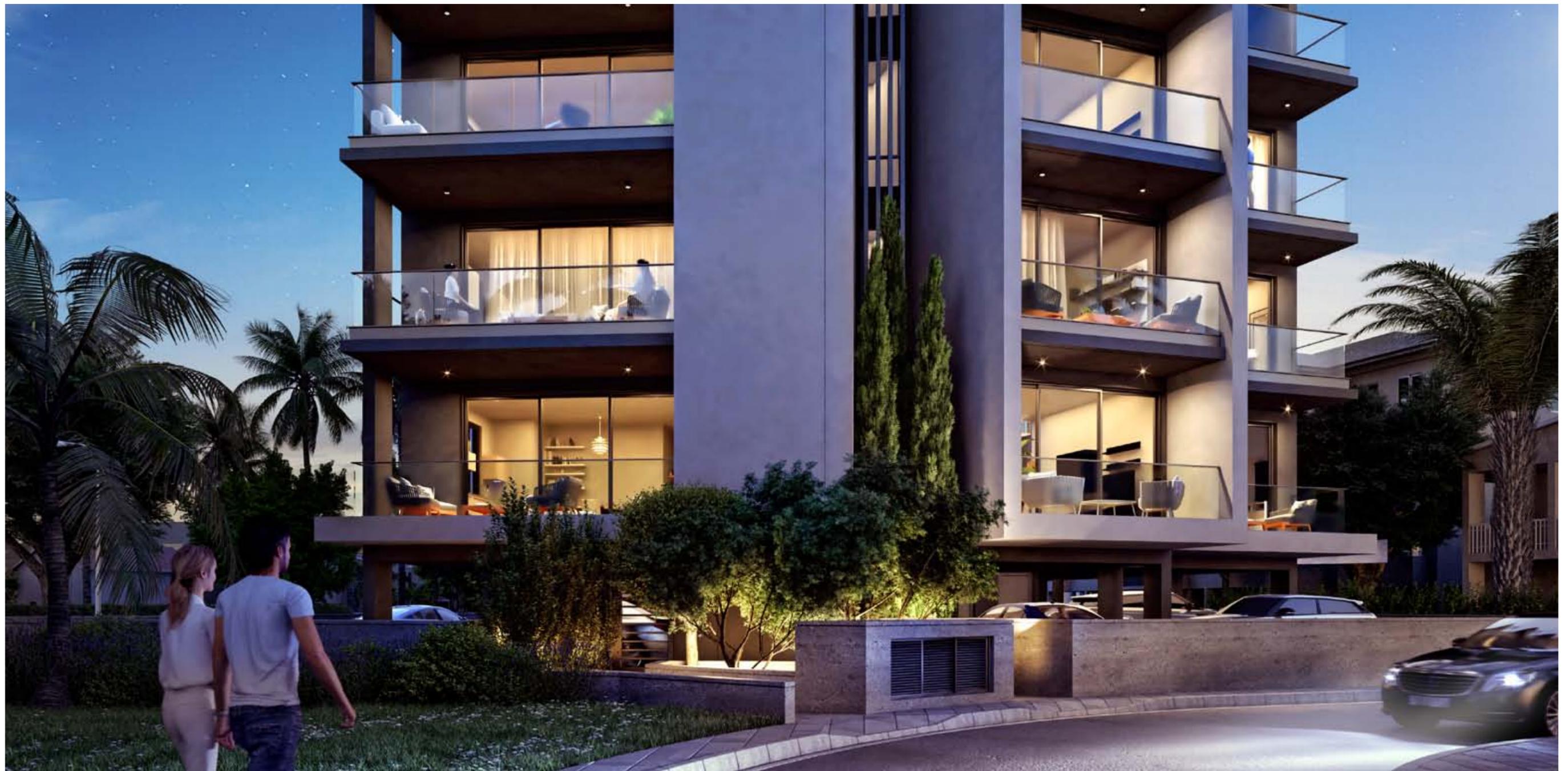


*All 3D images consist of indicative information and the project can differ insignificantly from the displayed images

MAJOR BENEFITS

- | Prestigious and quiet residential area
- | Gated community with covered parking
- | New promenade leading to Limassol Marina
- | All amenities are around the corner

- | Spacious layouts
- | High standards of finish
- | The residents will enjoy the common roof terrace

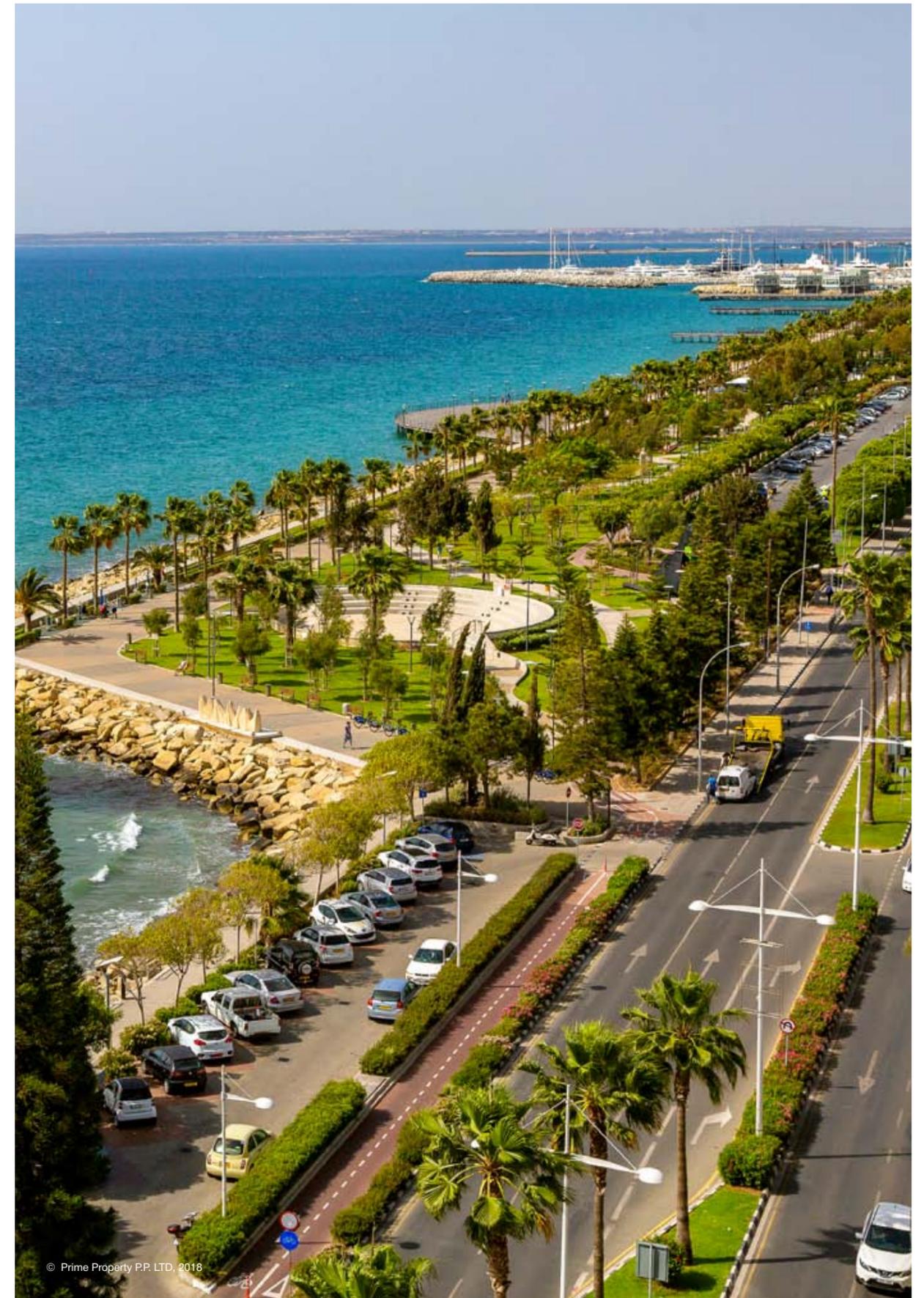


INTRODUCTION

LIMASSOL —
A HUB OF MODERN
CREATIVITY AND
ANCIENT HISTORY

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 further 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.

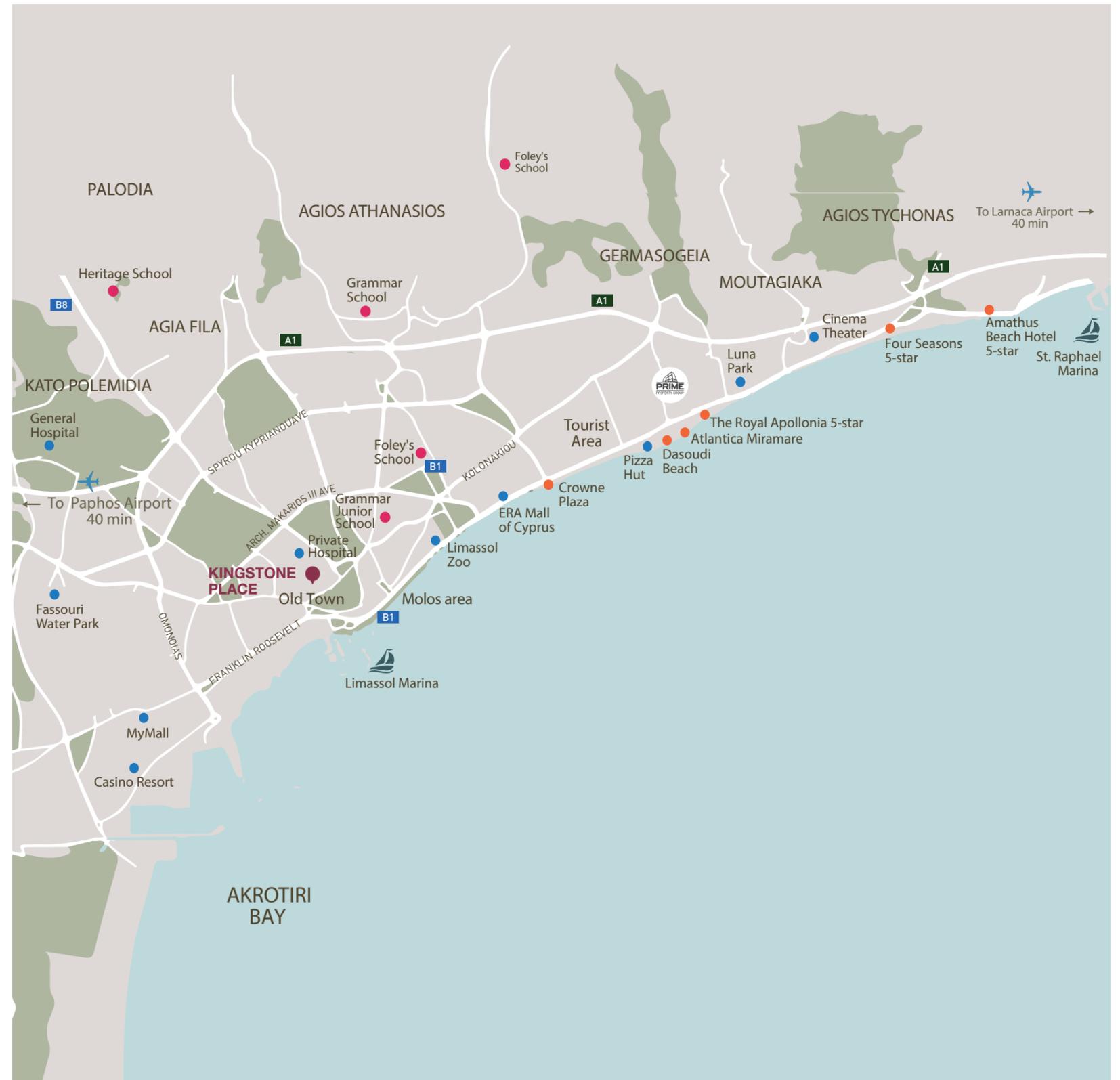


LOCATION

THE PROJECT IS LOCATED IN A QUIET PRESTIGIOUS NEIGHBOURHOOD OF THE CITY CENTRE WITHIN A WALKING DISTANCE TO THE SANDY OLYMPION BEACH, LIMASSOL MARINA

The Old Town and the Medieval Limassol castle accompanied by the University of Technology located in a quaint shopping area is one of the most distinct areas for student life and family fun. The Limassol Marina is considered the destination for living on the sea and is 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 city, Limassol Marina provides a unique retreat complete with a spa and fitness club, leisure and cultural facilities. In addition, Limassol Marina can accommodate 650 yachts from 8m to 110m.

Molos Park is also a pleasant 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, piers and a modern children's playground along with quaint cafes offering a safe and comfortable environment for the whole family to enjoy.

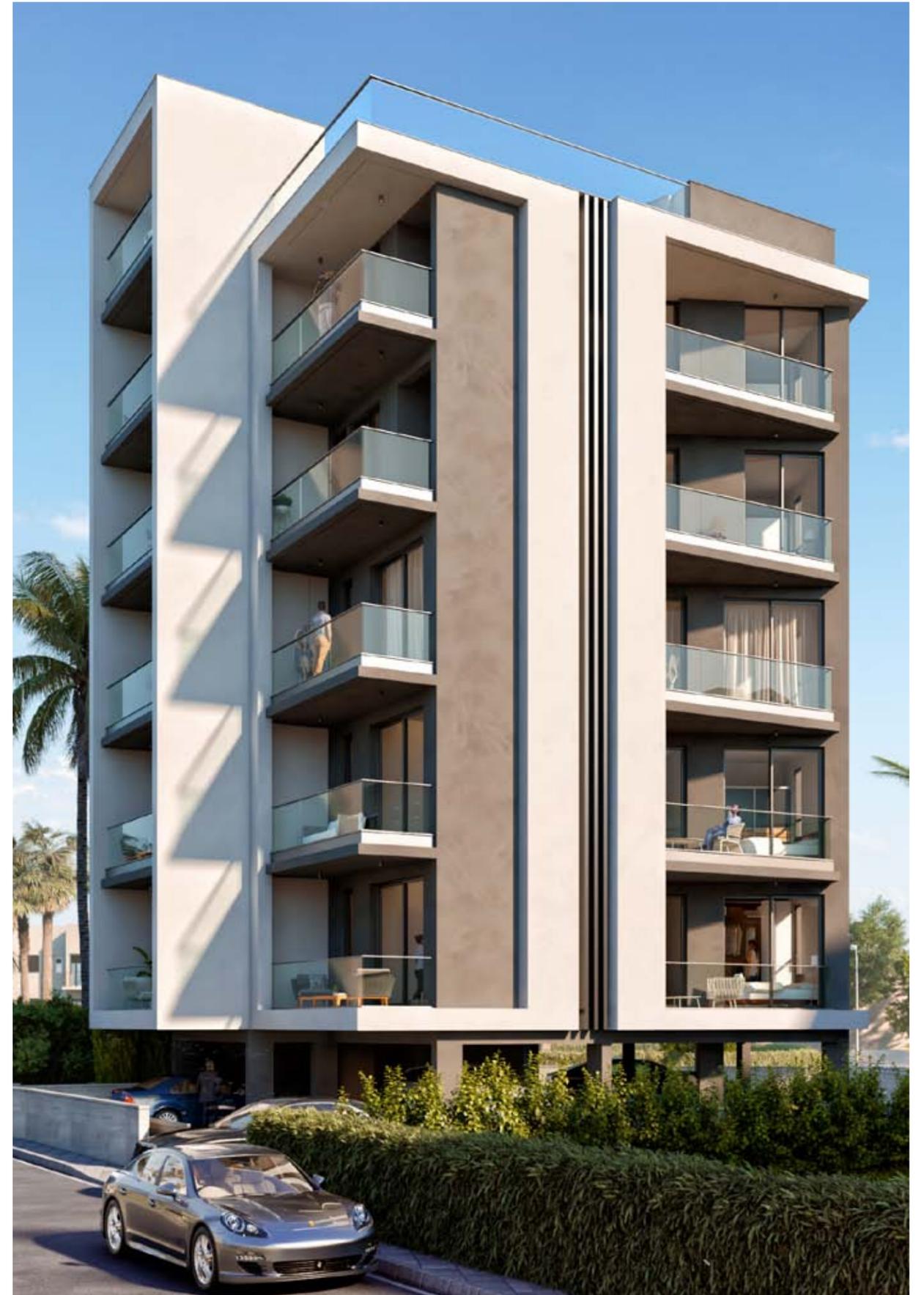


THE DEVELOPMENT CONSISTS OF ONLY 13 UNITS AND 5 LEVELS THAT BOAST LARGE LIVING SPACES DESIGNED WITH HIGH-QUALITY EUROPEAN BRANDS





GATED COMMUNITY
WITH COVERED PARKING



THE RESIDENTS WILL ENJOY
THE COMMON ROOF TERRACE
WITH OUTDOOR GYM AREA
AND PLAYGROUND









CHOICE OF PROPERTIES

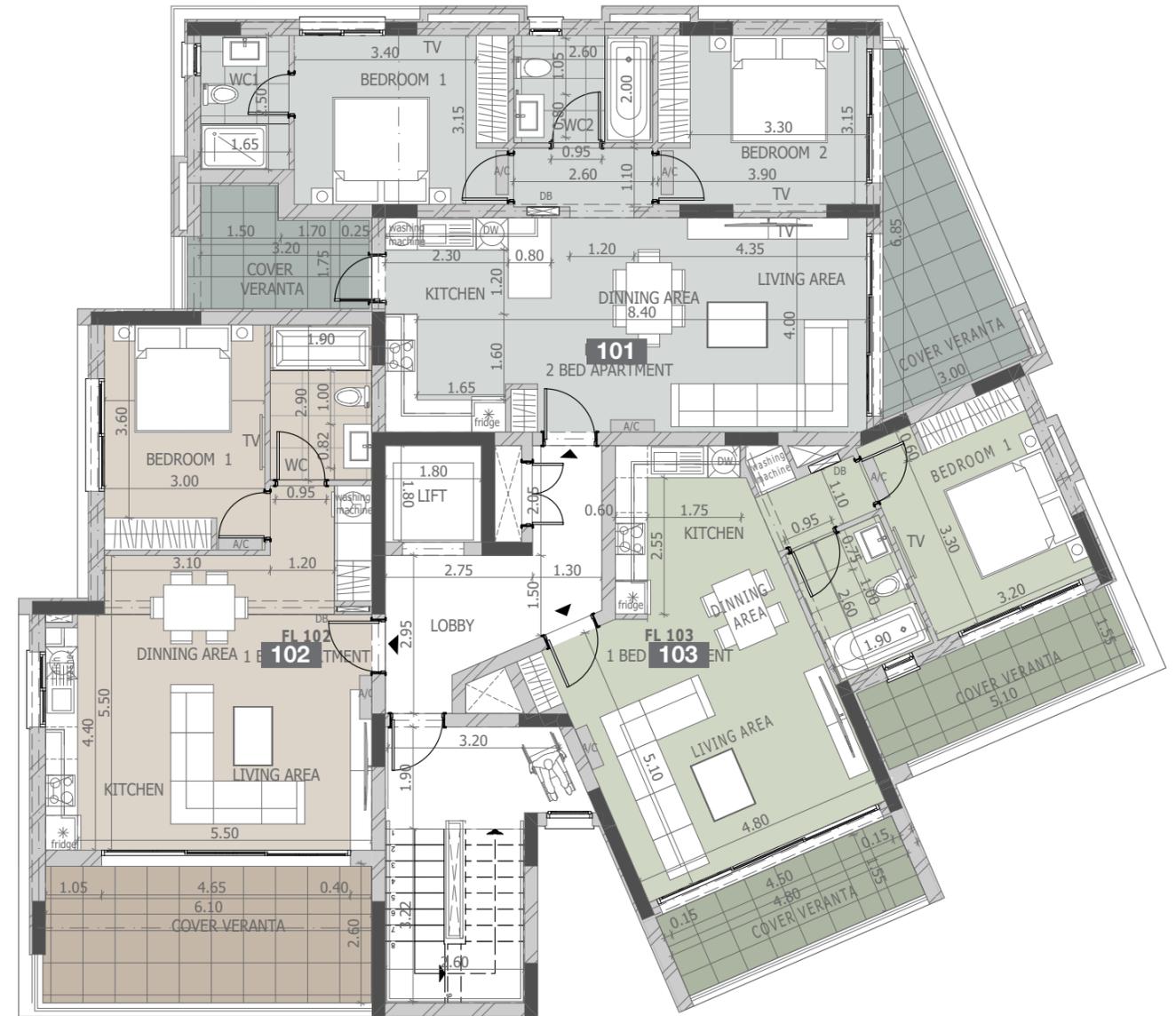
Property	Floor	Type	Bedrooms	Bathrooms	Parking lot	Indoor area sq.m.	Covered veranda sq.m.	Planter area sq.m.	Storage sq.m.	Common area per unit, sq.m.	Total area sq.m.
101	1st	Apartment	2	2	1	87.20	18.90			16.26	122.36
102		Apartment	1	1	1	62.05	15.80			11.93	89.78
103		Apartment	1	1	1	62.80	15.80			12.05	90.65
201	2nd	Apartment	2	2	1	87.20	18.90			16.26	122.36
202		Apartment	1	1	1	62.05	15.80			11.93	89.78
203		Apartment	1	1	1	62.80	15.80			12.05	90.65
301	3rd	Apartment	2	2	1	87.20	18.90			16.26	122.36
302		Apartment	1	1	1	62.05	15.80			11.93	89.78
303		Apartment	1	1	1	62.80	15.80			12.05	90.65
401	4th	Apartment	2	2	1	87.95	17.85		3.95	16.22	125.97
402		Apartment	3	2	1	121.50	33.95		3.85	23.83	183.13
501	5th	Apartment	2	2	1	87.95	12.35	5.50	3.85	15.38	125.03
502		Apartment	3	2	1	121.50	33.95		3.85	23.83	183.13

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



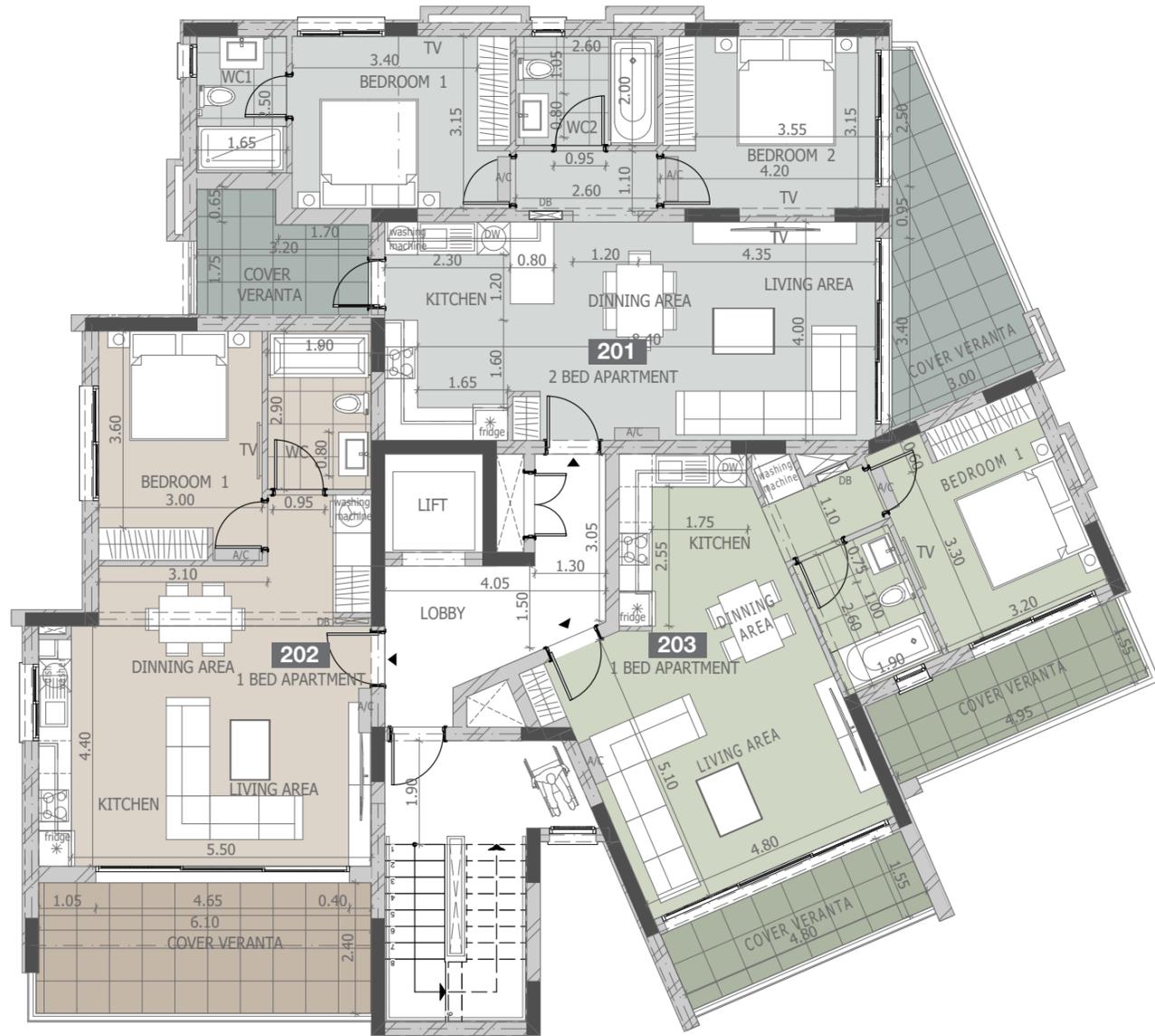


GROUND FLOOR



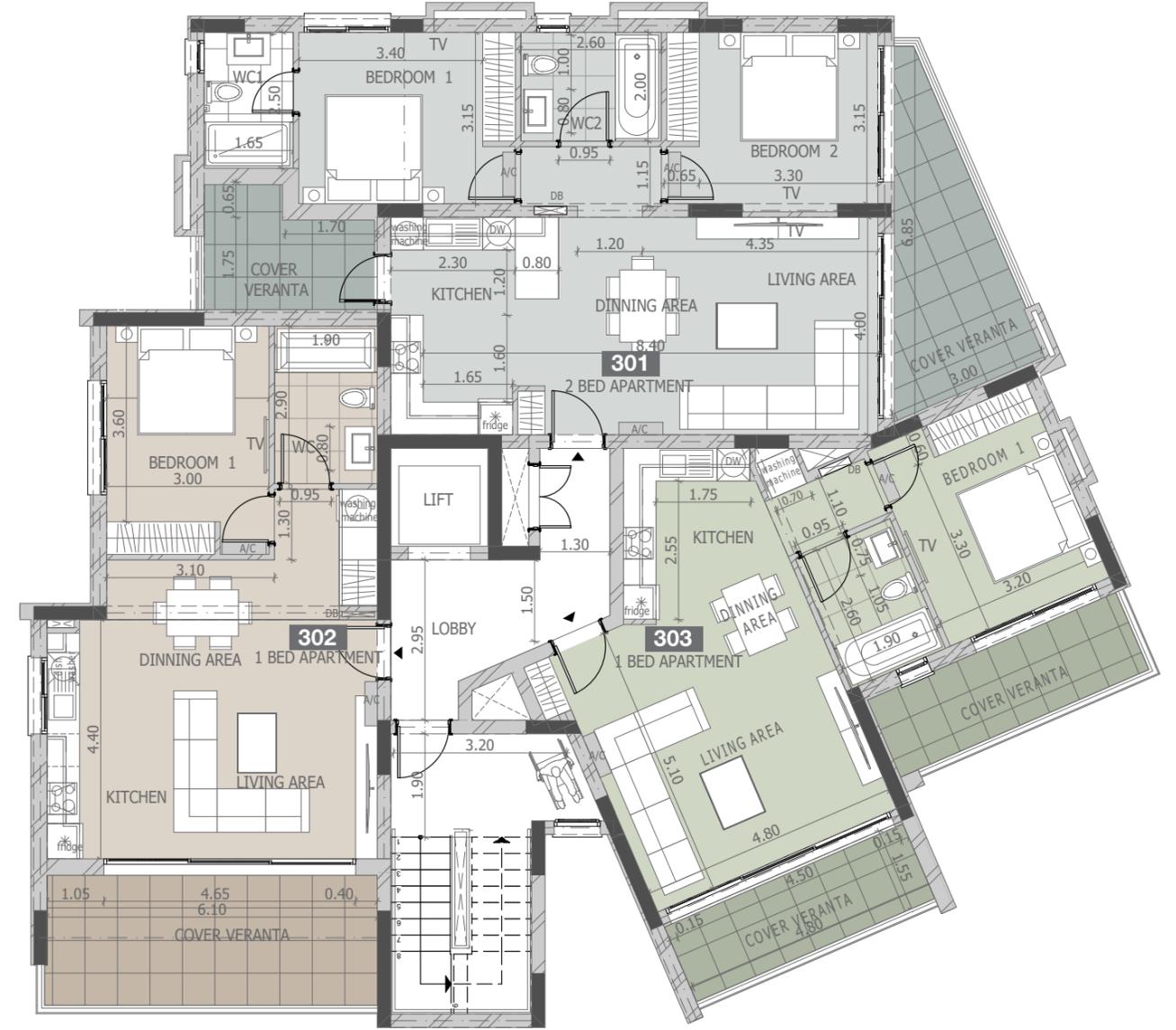
FLOOR 1

APARTMENT	BEDROOMS
101	2
102	1
103	1



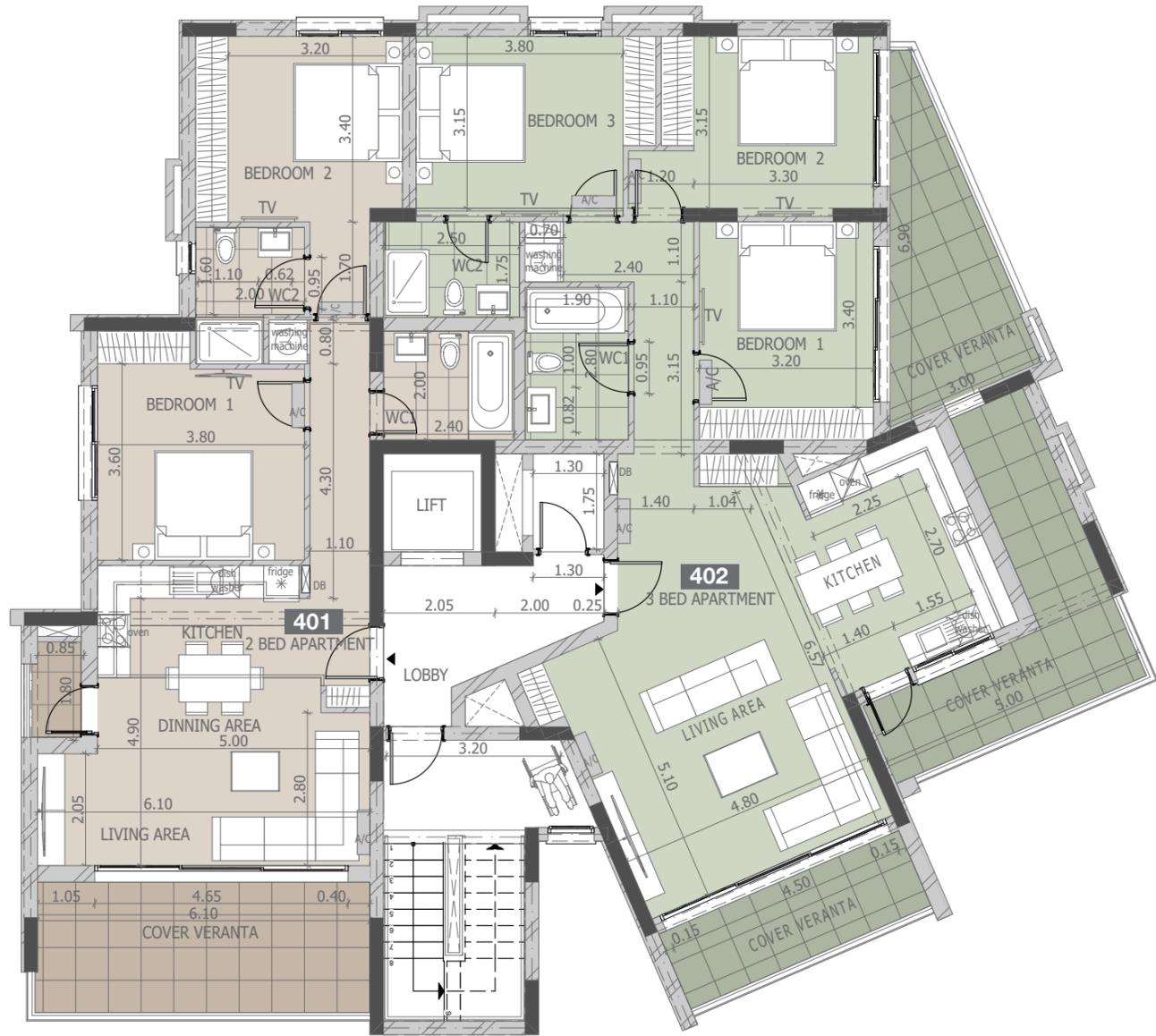
FLOOR 2

APARTMENT	BEDROOMS
201	2
202	1
203	1



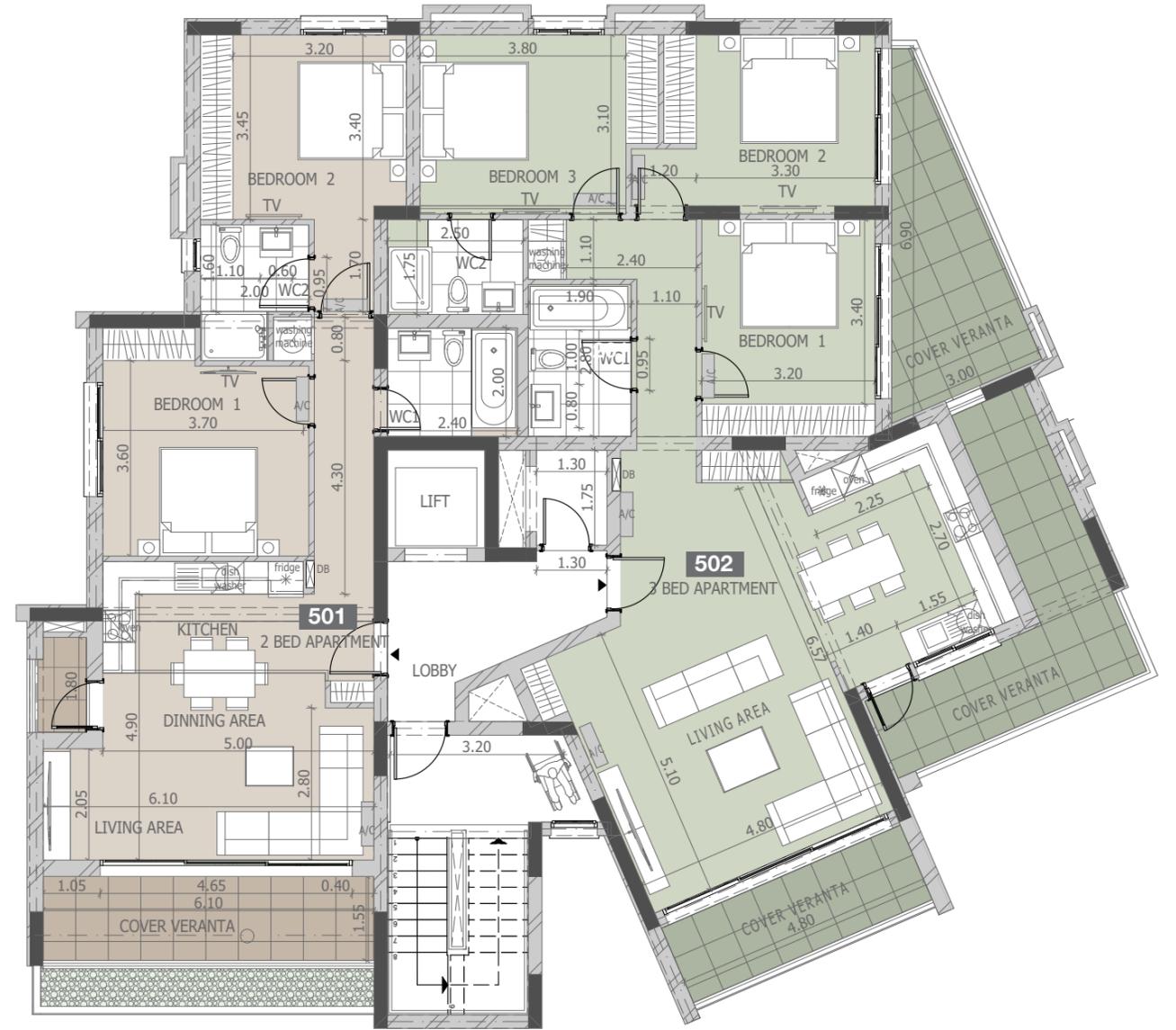
FLOOR 3

APARTMENT	BEDROOMS
301	2
302	1
303	1



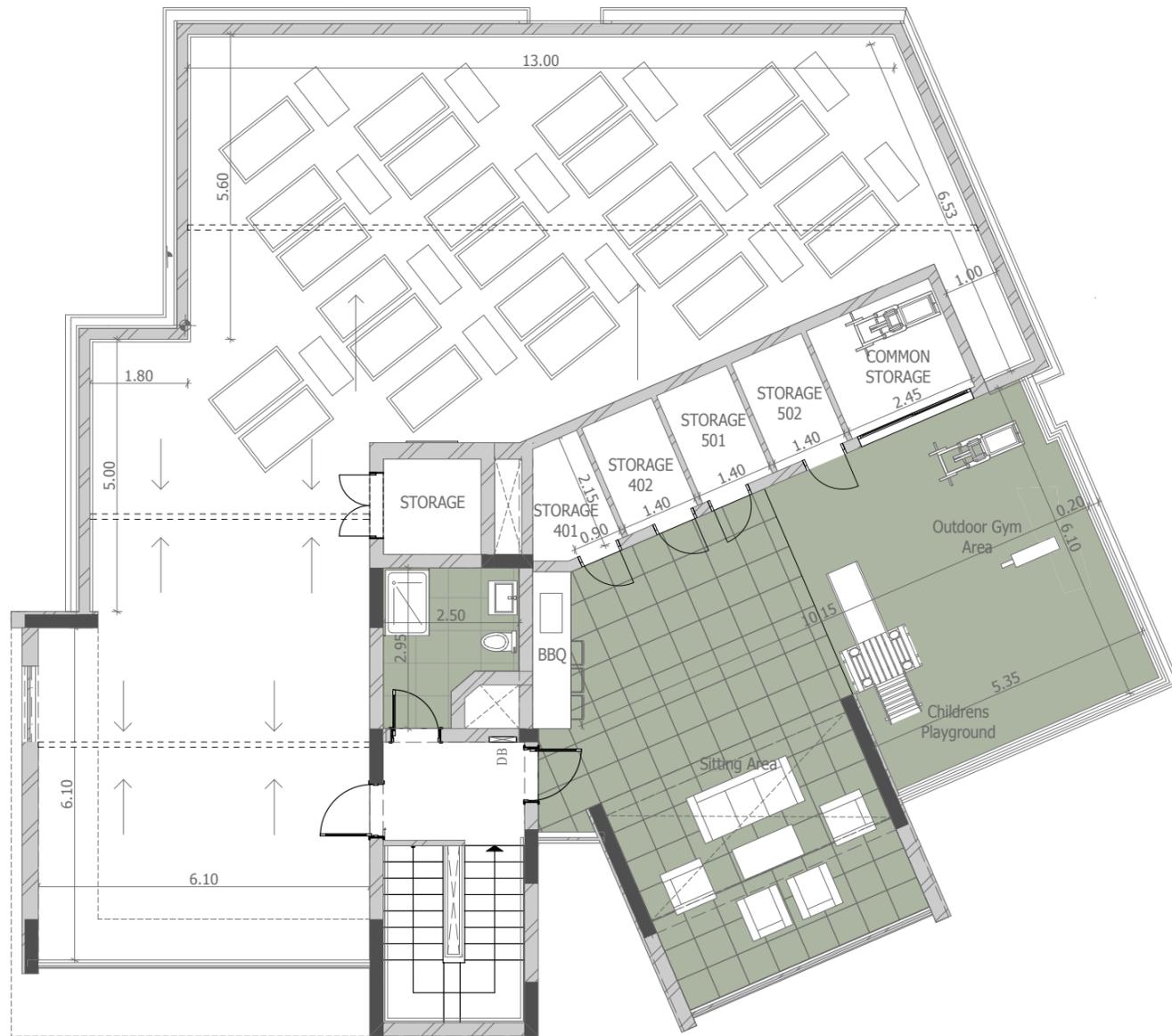
FLOOR 4

APARTMENT	BEDROOMS
401	2
402	3



FLOOR 5

APARTMENT	BEDROOMS
501	2
502	3



ROOF FLOOR

Common roof terrace with outdoor gym area and playground



SIGNATURE FINISHES

COMFORT PACKAGE

EVERY PROPERTY IS DELIVERED WITH THE SIGNATURE TOP STANDARD FINISHES:

- | Laminated parquet in each room
- | Quality ceramic tiles in bathrooms and toilets
- | Aluminium window frames with double glazing
- | High-quality entrance doors
- | Provisions for split A/C units in all rooms
- | Provisions for underfloor heating
- | Sanitary ware from European brands
- | High-quality kitchen cabinets and wardrobes
- | Artificial granite worktop

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



IMMIGRATION OPPORTUNITIES

PERMANENT RESIDENCE PERMIT

UNIQUE CYPRUS PERMANENT RESIDENCE FOR PROPERTY BUYERS

- | Lifelong 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 maybe the first step towards a successful application for the Cyprus Investment Programme. We offer an “A to Z” service for non-EU citizens seeking residence in Cyprus through of buying a property.

To be granted a lifelong (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 the 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 financially dependent children under 25 years old. The Cyprus Permanent Residence Permit allows the holder to stay in Cyprus all year round.





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