



OXFORD
H O U S E



INDULGE IN LUXURY
AND STYLE

350 METERS TO THE GOLDEN SANDY BEACHES



DESCRIPTION

This stylish gated development is one of the examples of contemporary architecture which consists of luxurious spacious apartments and penthouses with sophisticated design complimented with high standards of finish. The development consists of 4 one-bedroom apartments as well as 2 three-bedroom penthouses. Each residence enjoys spacious verandas with city views, quiet surroundings and exquisite quality layouts which will leave those who value their lives in true comfort and style. The penthouses luxuriate in panoramic city views accompanied with their own private roof terraces and private pools.



THE DEVELOPMENT CONSISTS
OF FOUR 3 BEDROOM APARTMENTS
AS WELL AS TWO 3 BEDROOM
PENTHOUSES

MAJOR BENEFITS

- 350 METERS TO THE GOLDEN SANDY BEACHES
- PICTURESQUE AND QUIET AREA OF LIMASSOL
- ALL AMENITIES WITHIN MOMENTS AWAY
- ONLY 4 APARTMENTS AND 2 PENTHOUSES IN THE RESIDENCE
- GATED COMMUNITY WITH CONTROLLED ENTRANCE
- COVERED PARKING
- HIGH CEILINGS (3.15 METERS)
- PENTHOUSES ENJOY PRIVATE ROOF TERRACES WITH POOLS



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 provides mountain and seafront living offering the perfect destination to suit each person. A long stretch coastline with crystal blue clear waters with golden sand will provide an endless living lifestyle that you call home.

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 dry summers and very mild winters separated by short springs and autumns with blue skies which are generally warm and pleasant.

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



LOCATION

This project is conveniently positioned in a carefully selected quiet and safe neighbourhood of the prestigious tourist area of Limassol. This project is located in one of the best tourist districts, Potamos Germasogeia which is ideally situated in relation to all necessary infrastructures and golden sandy beaches. Limassol's foremost leading leisure activities and residency amenities such as groceries, banks, pharmacies and restaurants are within moments away.

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 PROJECT
IS LOCATED IN
THE PRESTIGIOUS
TOURIST AREA
OF LIMASSOL





LUXURY FINISHES:

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





THE PENTHOUSES
LUXURIATE IN PANORAMIC
CITY VIEWS ACCOMPANIED
WITH THEIR OWN PRIVATE
ROOF TERRACES AND
PRIVATE POOLS



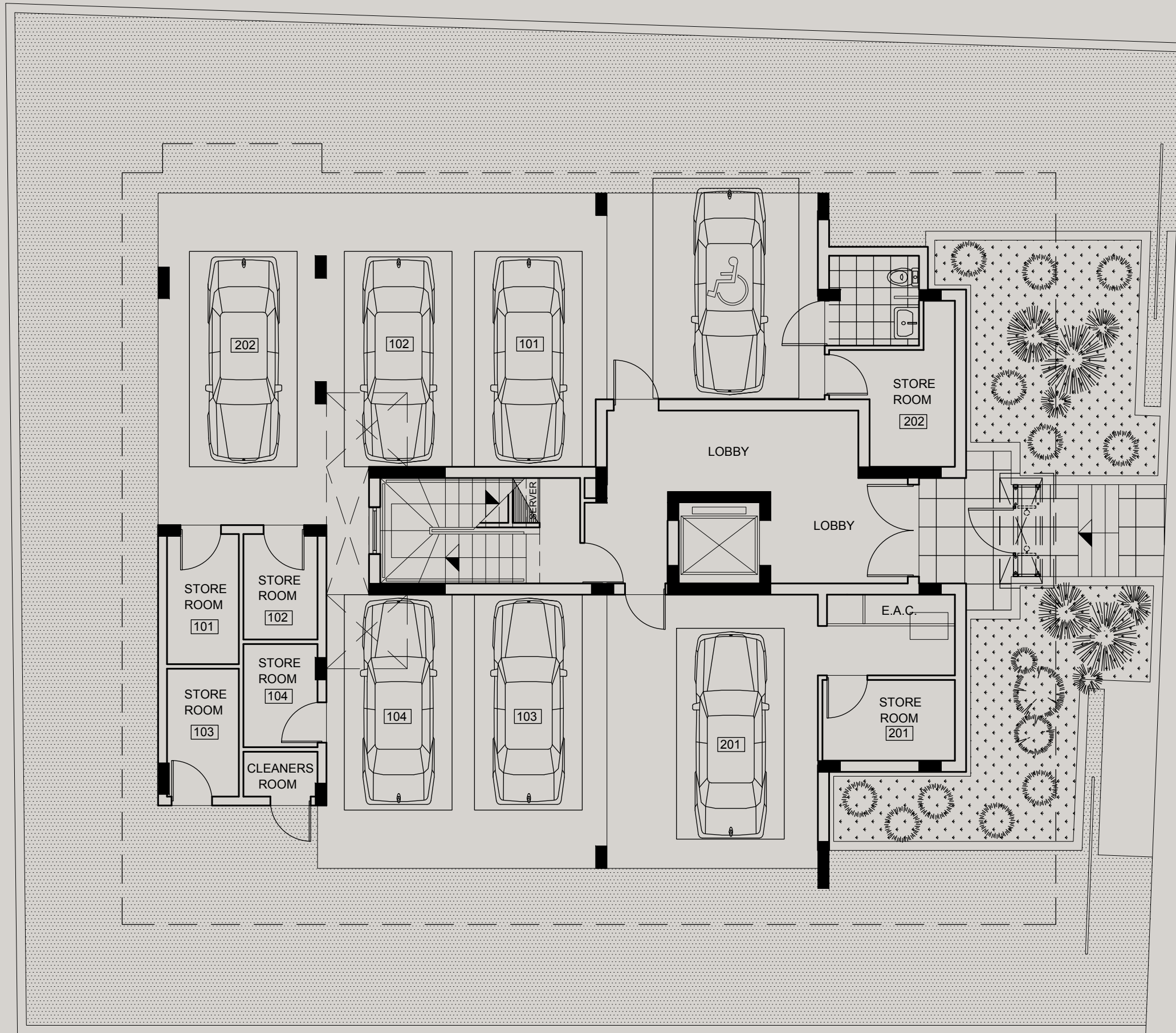


CHOICE OF PROPERTIES

PROPERTY	FLOOR	TYPE	BEDROOMS	INDOOR AREA	COVERED VERANDA	UNCOVERED VERANDA	ROOF TERRACE	TOTAL SELLABLE AREA	PRIVATE POOL
101	1	APARTMENT	1	57.4	7.1	2.0	-	64.5	NO
102	1	APARTMENT	1	52.4	20.2	-	-	72.6	NO
103	1	APARTMENT	1	50.3	20.1	-	-	70.4	NO
104	1	APARTMENT	1	57.4	8.3	-	-	65.6	NO
201	2	PENTHOUSE	3	111.7	27.9	-	87.00	139.5	YES
202	2	PENTHOUSE	3	109.5	23.8	-	96.50	133.3	YES

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





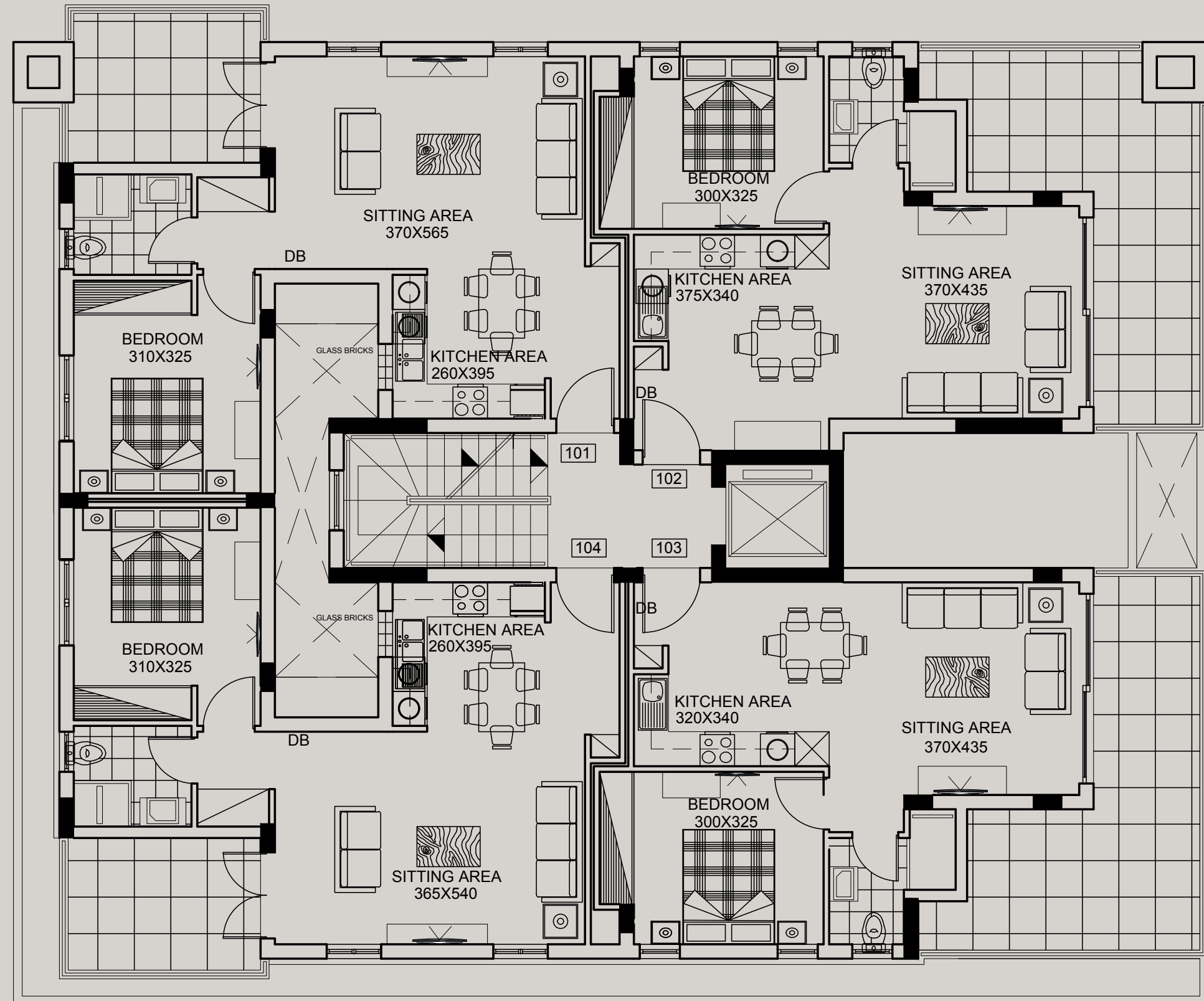


101 – 1 Bedroom
Indoor area = 57 Sq.m.

102 – 1 Bedroom
Indoor area = 53 Sq.m.

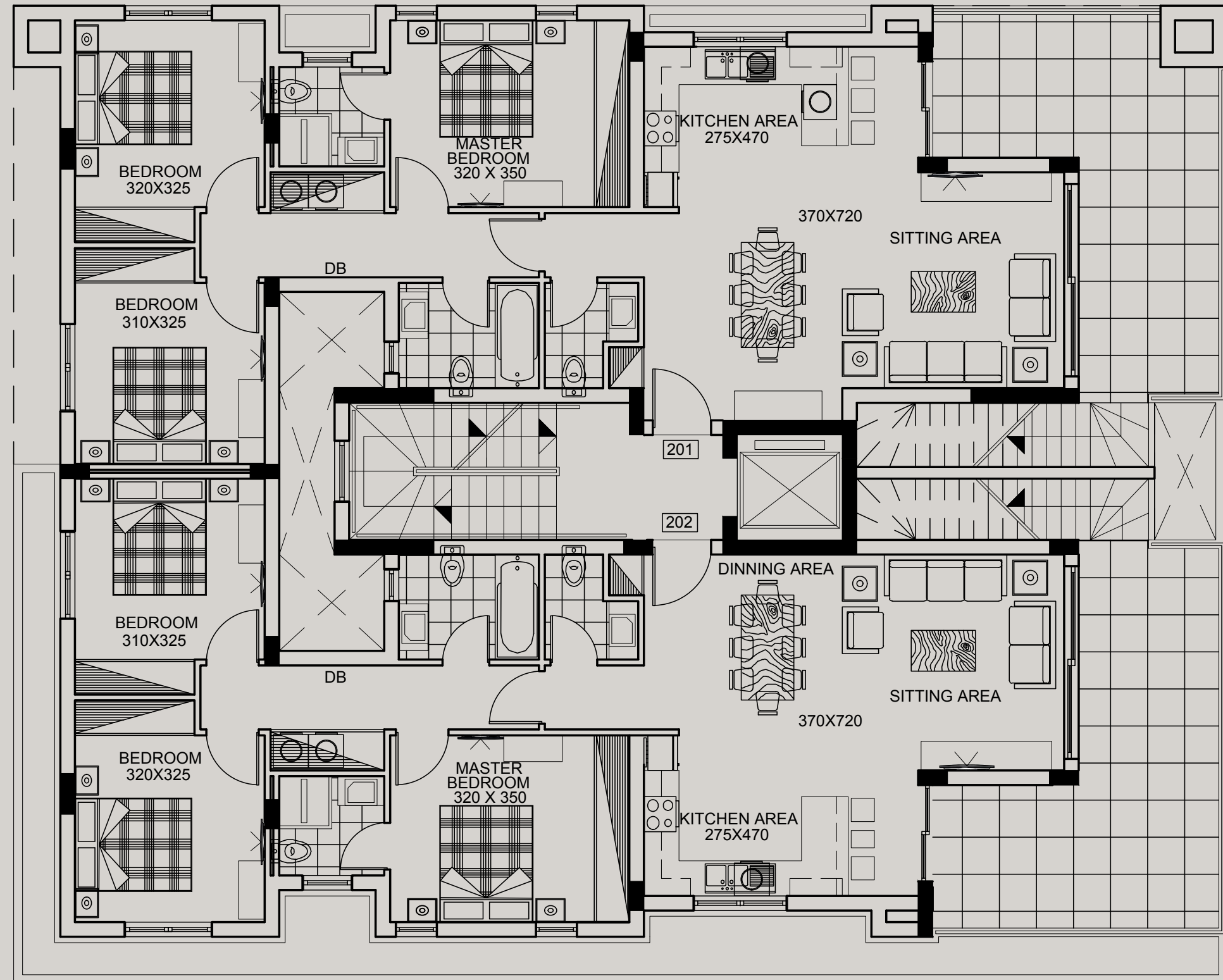
103 – 1 Bedroom
Indoor area = 51 Sq.m.

104 – 1 Bedroom
Indoor area = 57 Sq.m.



201 – 3 Bedrooms
Indoor area = 112 Sq.m.

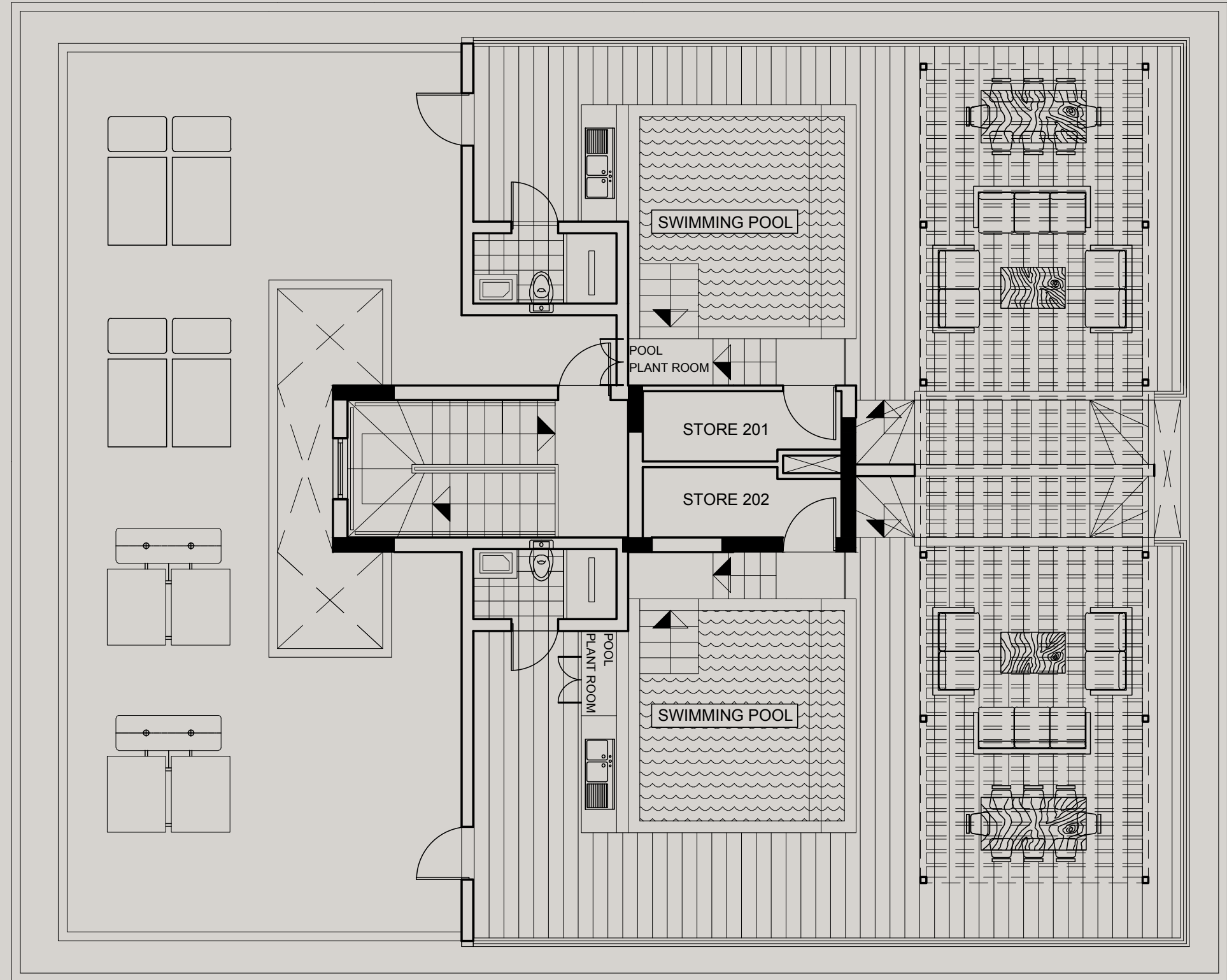
202 – 3 Bedrooms
Indoor area = 110 Sq.m.



ROOF GARDEN

201 – Roof Garden
87 Sq.m.

202 – Roof Garden
96.5 Sq.m.



SIGNATURE FINISHES

ELEGANCE PACKAGE

EVERY PROPERTY IS DELIVERED WITH 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 underfloor heating
- | 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





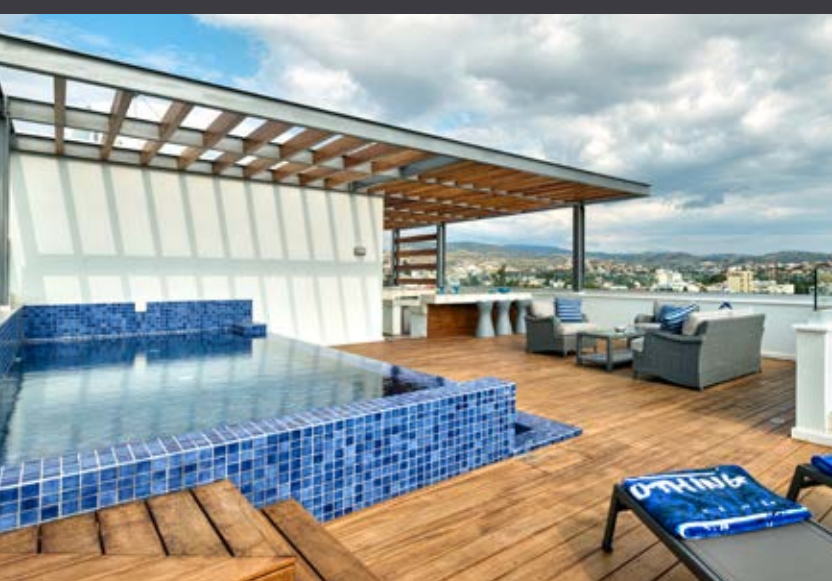
SIGNATURE PENTHOUSES

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 including 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 A VISA

