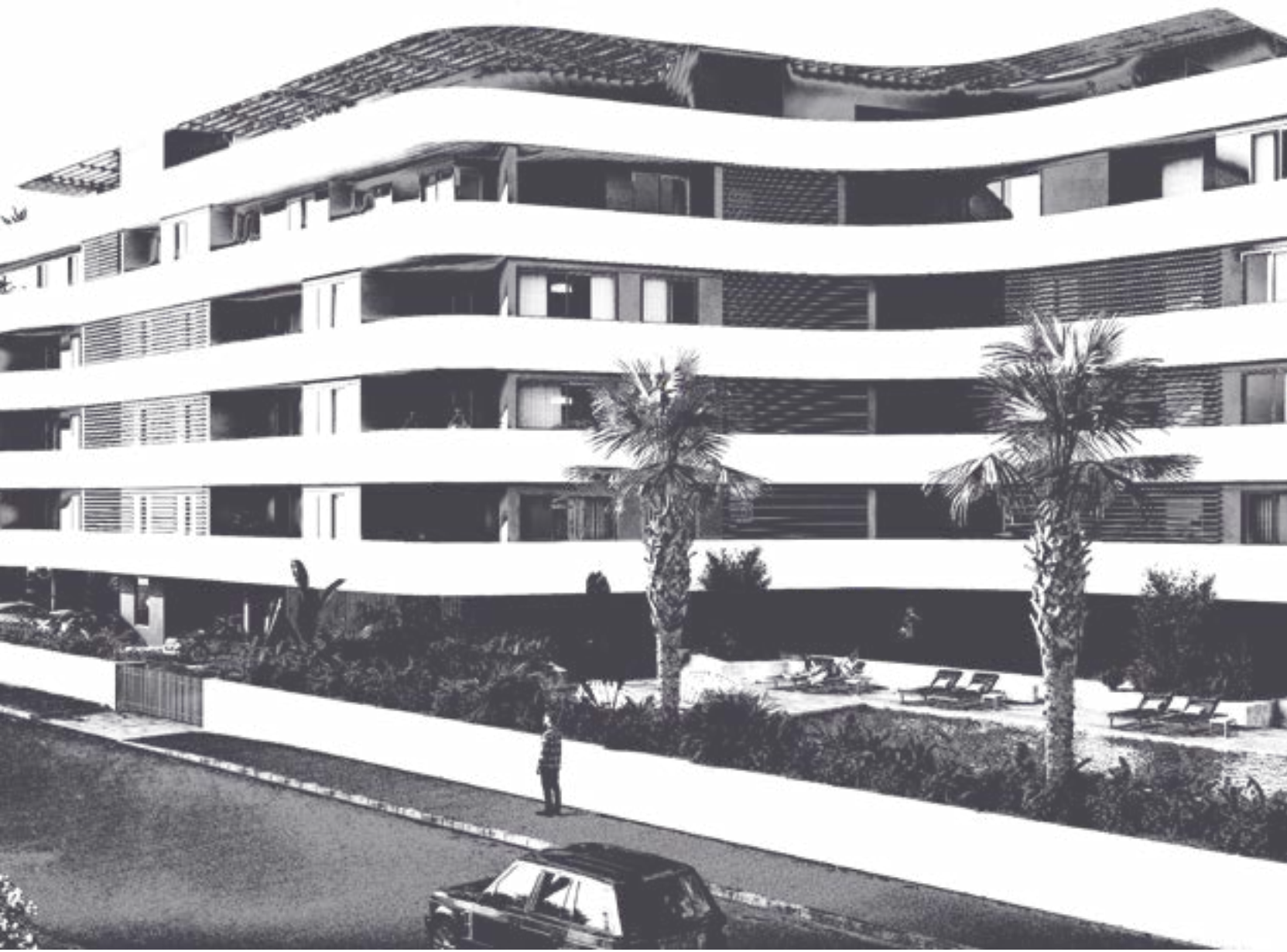


LUXURY GATED COMPLEX



THE ART OF LIVING

500 METERS FROM LIMASSOL'S GOLDEN SANDY BEACHES



DESCRIPTION

This luxury residential complex is located in the heart of Limassol, in a privileged and quite neighborhood in the tourist area, approximately half a kilometre from the seafront. The building reaches up to 4 stores in height and is beautifully set around a specially designed landscaped garden. The design is influenced by elements from both nature and a professional landscaper. Wide horizontal bands form continuous balustrades that wrap around the blocks at each level, emphasize the horizontal nature of the development. The residents will enjoy privacy and luxury of the gated compound with an outdoor pool, gym and covered parking.







THE DEVELOPMENT CONSISTS
OF **1, 2, AND 3 BEDROOM**
APARTMENTS AS WELL AS
3 BEDROOM PENTHOUSES

MAJOR BENEFITS

- LANDMARK ARCHITECTURE FROM ONE OF LONDON'S LEADING ARCHITECTS
- 500 METERS FROM LIMASSOL'S GOLDEN SANDY BEACHES AND CITY AMENITIES ONLY MOMENTS AWAY
- INTERNAL INFRASTRUCTURE: OUTDOOR POOL, GYM, SAUNA, COVERED PARKING AND LANDSCAPED GARDENS
- PENTHOUSES WITH PRIVATE POOLS
- HIGH CEILINGS (3.15 M)
- HIGH STANDARD FINISHES (PARQUET FLOORS, HIGH DOORS OF 2.4 M, SECURITY ENTRANCE DOORS, THERMAL ALUMINUM WINDOW FRAMES, TOP STANDARD IN-BUILT FURNITURE, AND SANITARY WARE)
- WATER UNDERFLOOR HEATING AND VRV AIR CONDITIONING



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



© Prime Property P.P. LTD, 2018

LOCATION

This project is conveniently positioned in a carefully selected quiet and safe neighbourhood in one of the most prestigious tourist areas 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 the 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. From enticing water sports to pleasurable fun and games, Limassol is the place to be.



THE PROJECT IS LOCATED
IN ONE OF THE MOST PRESTIGIOUS
AREAS OF LIMASSOL





LUXURY FINISHES:

SEMI-SOLID PARQUET FLOORS, MARBLE FLOOR AND WALLS IN THE BATHROOMS, KITCHEN CABINETS FROM EUROPEAN BRANDS, THERMAL DOUBLE GLAZED WINDOWS, HIGH STANDARD SANITARY WARE, WATER UNDERFLOOR HEATING AND VRV AIR CONDITIONING



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

CHOICE OF PROPERTIES

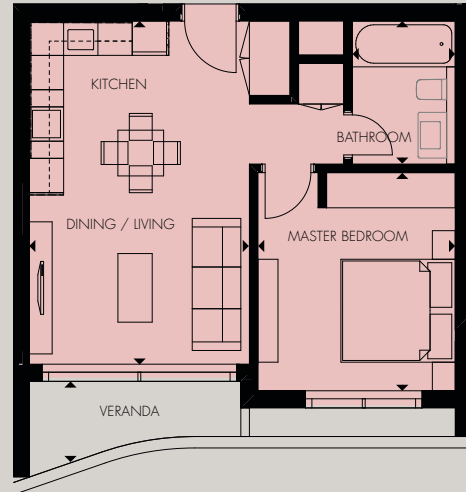
FLOOR	UNIT NO	PROPERTY TYPE	NO OF BEDRMS	NO OF BATHRMS	PRIVATE POOL	NO OF PARKING SPACES	INTERIOR	COVERED VERANDA	UNCOVERED VERANDA	ROOF TERRACE	PLANTERS	STORAGE	TOTAL SELLABLE AREA
1st	101	Apartment	3	3	No	1	120.59	42.13				2.60	162.72
	102	Apartment	1	1	No	1	52.15	11.33				2.51	63.48
	103	Apartment	1	1	No	1	51.54	5.34			2.15	2.47	56.88
	104	Apartment	3	3	No	1	115.54	21.75				2.47	137.29
	105	Apartment	1	1	No	1	54.26	18.49				2.54	72.75
	106	Apartment	2	2	No	1	91.78	46.31				2.39	138.09
	107	Apartment	2	2	No	1	84.52	16.62				2.41	101.14
	108	Apartment	2	2	No	1	91.95	25.24				2.45	117.19
	109	Apartment	2	2	No	1	77.66	13.27				2.36	90.93
	110	Apartment	2	2	No	1	77.12	19.84				2.41	96.96
	111	Apartment	2	2	No	1	94.88	29.03				2.41	123.91
	112	Apartment	2	2	No	1	94.63	27.94				2.72	122.57
2nd	201	Apartment	3	3	No	1	120.60	43.21				2.47	163.81
	202	Apartment	1	1	No	1	52.09	12.83				2.47	64.92
	203	Apartment	1	1	No	1	51.53	6.75			2.15	2.47	58.28
	204	Apartment	3	3	No	1	115.56	21.80				2.52	137.36
	205	Apartment	1	1	No	1	54.26	18.44				2.39	72.70
	206	Apartment	2	2	No	1	91.78	46.29				2.45	138.07
	207	Apartment	2	2	No	1	85.10	16.59				2.39	101.69
	208	Apartment	2	2	No	1	91.95	25.28				2.64	117.23
	209	Apartment	2	2	No	1	77.66	15.20				2.36	92.86
	210	Apartment	2	2	No	1	77.12	20.16				2.41	97.28
	211	Apartment	2	2	No	1	94.89	29.01				2.41	123.90
	212	Apartment	2	2	No	1	94.63	29.39				2.91	124.02
3rd	301	Apartment	3	3	No	1	120.60	43.28				2.45	163.88
	302	Apartment	1	1	No	1	52.15	14.64				2.45	66.79
	303	Apartment	1	1	No	1	51.53	8.38			2.41	2.61	59.91
	304	Apartment	3	3	No	1	115.66	21.64				2.31	137.30
	305	Apartment	1	1	No	1	54.26	18.49				2.46	72.75
	306	Apartment	2	2	No	1	92.02	46.11				2.46	138.13
	307	Apartment	2	2	No	1	84.52	16.63				2.46	101.15
	308	Apartment	2	2	No	1	91.95	25.26				2.63	117.21
	309	Apartment	2	2	No	1	77.66	17.75				2.54	95.41
	310	Apartment	2	2	No	1	77.12	19.82				2.41	96.94
	311	Apartment	2	2	No	1	94.89	29.02				2.41	123.91
	312	Apartment	2	2	No	1	94.63	29.40				2.45	124.03
4th	401	Penthouse	3	3	Yes	1	121.68	21.98	16.08	117.86		2.47	143.66
	402	Penthouse	3	3	Yes	1	121.13	24.74	16.81	112.27		2.47	145.87
	403	Penthouse	3	3	Yes	1	124.17	45.94		61.85		2.47	170.11
	404	Penthouse	3	3	Yes	1	126.13	61.38		107.94	2.02	2.47	187.51
	405	Penthouse	3	3	Yes	1	125.33	42.23		137.08		2.47	167.56
	406	Penthouse	3	3	Yes	1	122.60	50.91		123.06		2.63	173.51
	407	Penthouse	3	3	Yes	1	143.93	13.58		119.89	1.89	2.54	157.51
	408	Penthouse	3	3	Yes	1	122.59	49.66	89.69	147.74		2.41	172.25

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



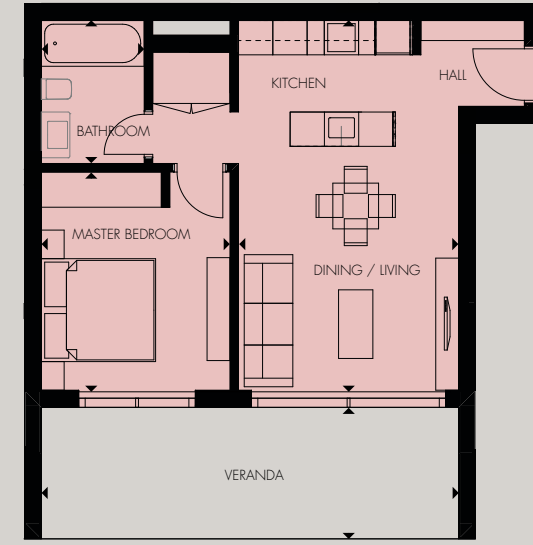
TYPE 1

1 BEDROOM APARTMENT



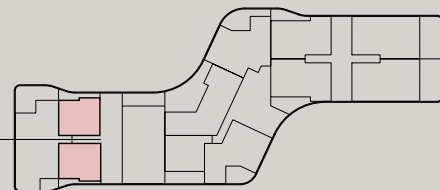
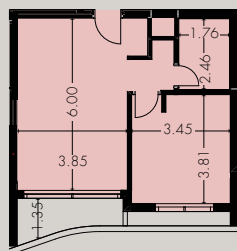
TYPE 2

1 BEDROOM APARTMENT



TOTAL AREA From 51.47 to 52.17 sq m Floorplan location – Level 01-03
Veranda From 5.39 to 14.94 sq m

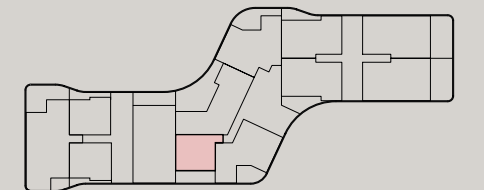
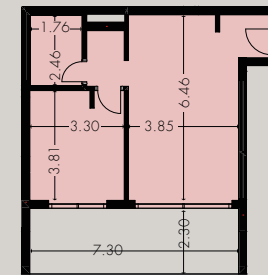
APARTMENTS 102, 202, 302
 103, 203, 303



Floor plans shown are for approximate measurements only.
 Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%.

TOTAL AREA 54.20 sq m Floorplan location – Level 01-03
Veranda From 18.25 to 18.31 sq m

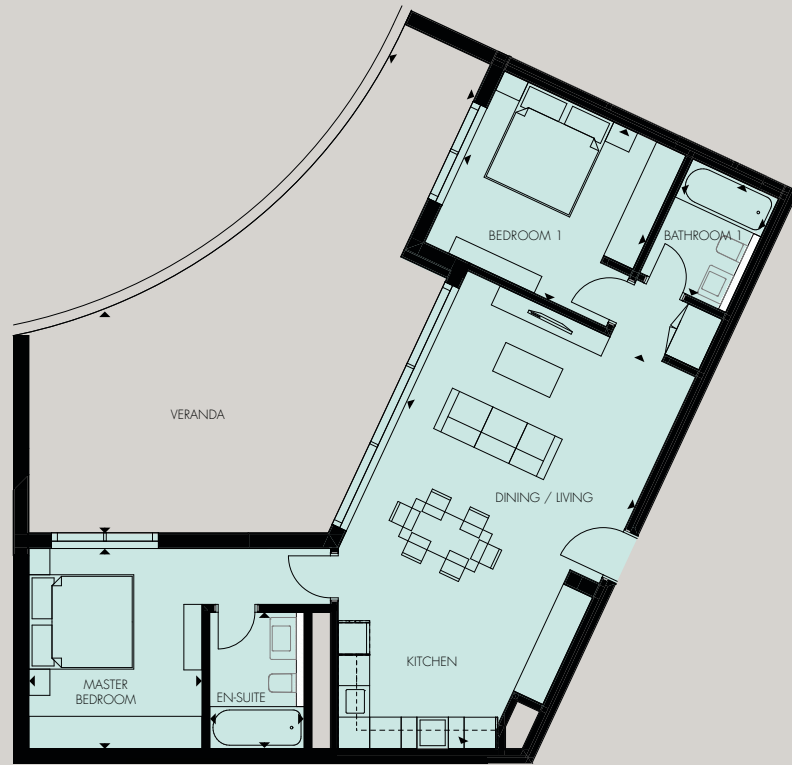
APARTMENTS 105
 205
 305



Floor plans shown are for approximate measurements only.
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TYPE 3

2 BEDROOM APARTMENT



TYPE 4

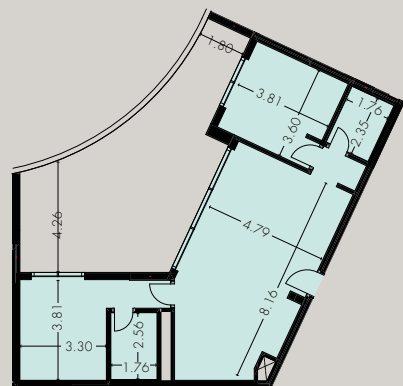
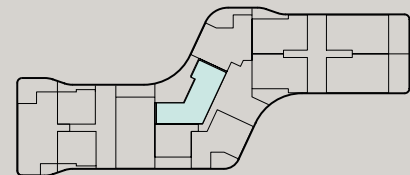
2 BEDROOM APARTMENT



TOTAL AREA 9155 sq m
Veranda 4621 sq m

Floorplan location - Level 01-03

APARTMENTS 106
 206
 306

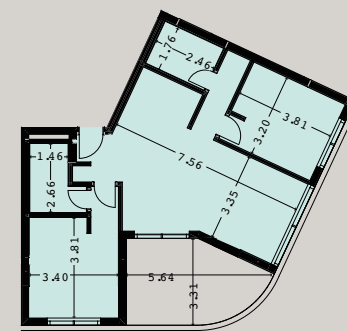
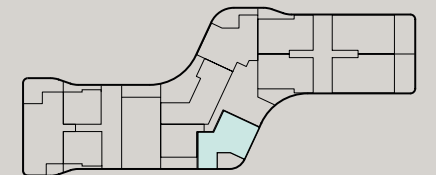


Floor plans shown are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%.

TOTAL AREA 8494 sq m
Veranda 1643 sq m

Floorplan location - Level 01-03

APARTMENTS 107
 207
 307



Floor plans shown are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%.

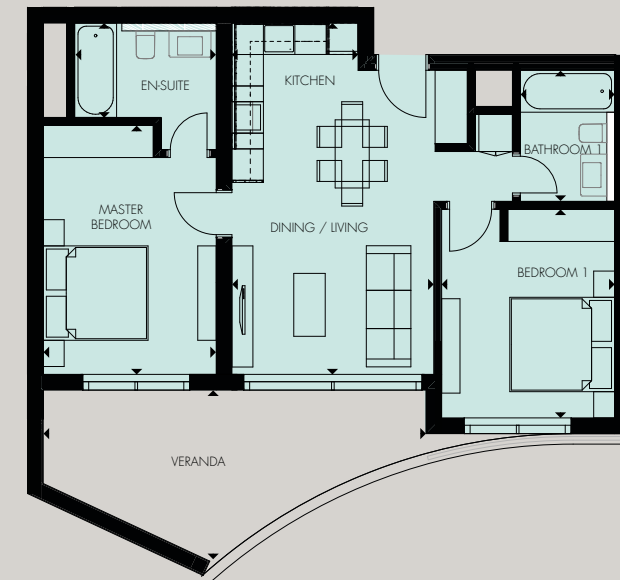
TYPE 5

2 BEDROOM APARTMENT



TYPE 6

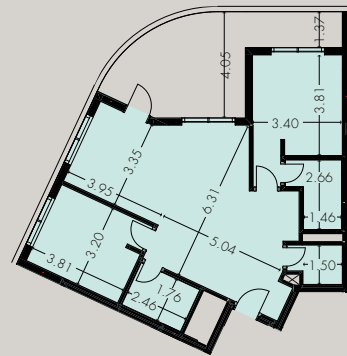
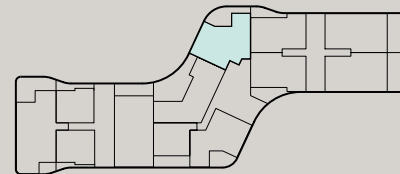
2 BEDROOM APARTMENT



TOTAL AREA 92.21
Veranda 25.39 sq m

Floorplan location - Level 01-03

APARTMENTS 108
 208
 308

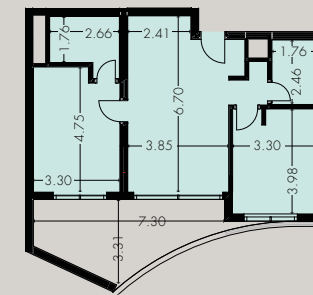
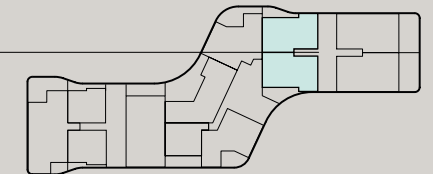


Floor plans shown are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%.

TOTAL AREA From 77.53 to 78.21
Veranda From 13.12 to 19.94 sq m

Floorplan location - Level 01-03

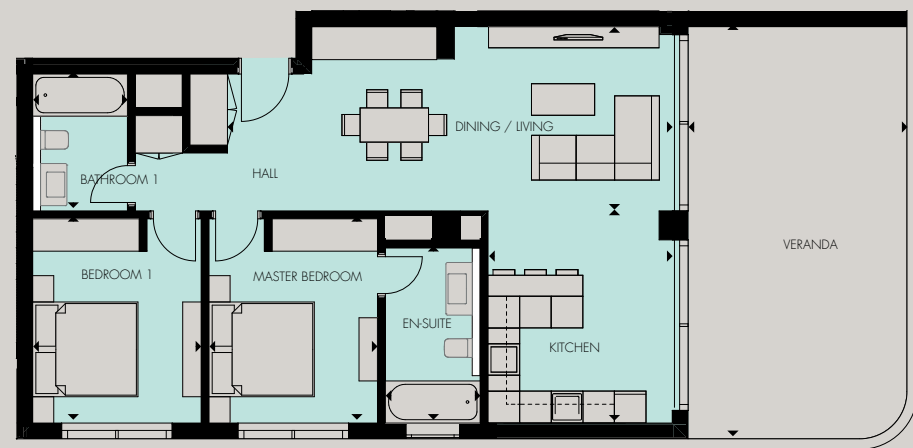
APARTMENTS 109, 209, 309
 110, 210, 310



Floor plans shown are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%.

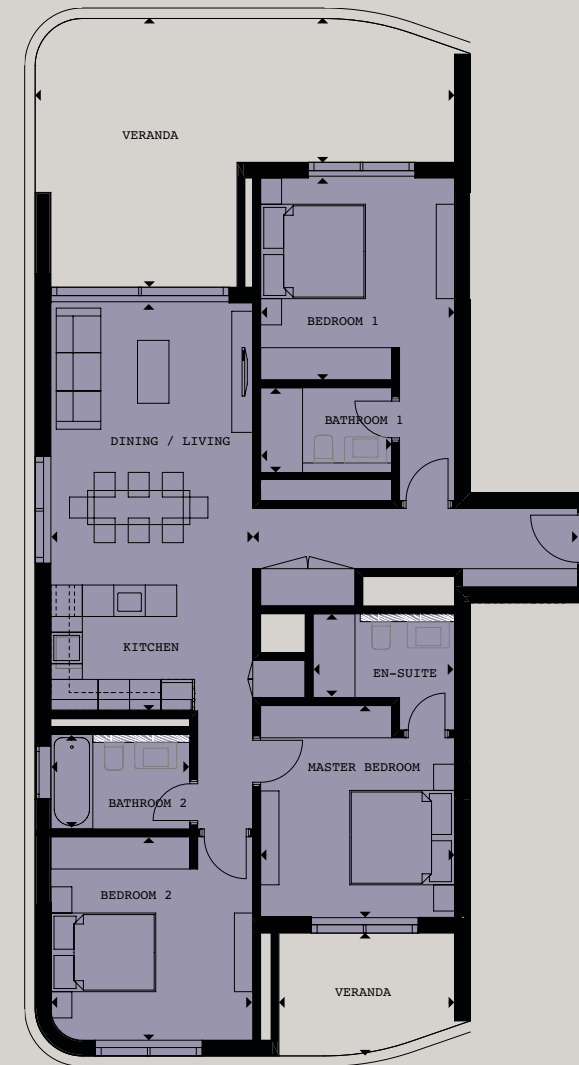
TYPE 7

2 BEDROOM APARTMENT



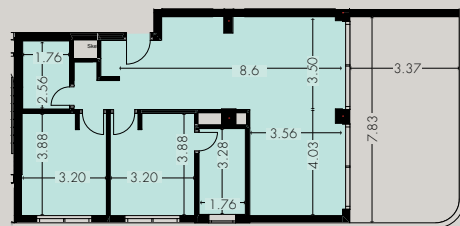
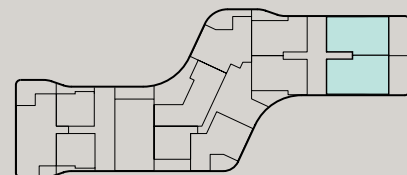
TYPE 8

3 BEDROOM APARTMENT



TOTAL AREA From 94.89 to 94.89 sq m Floorplan location – Level 01-03
Veranda From 27.94 to 29.40 sq m

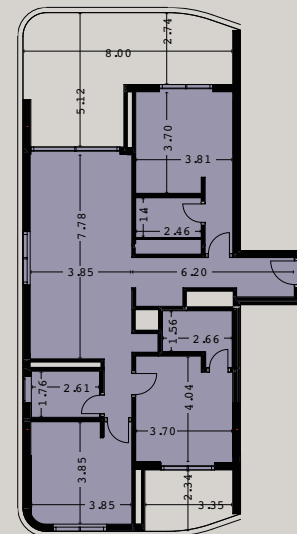
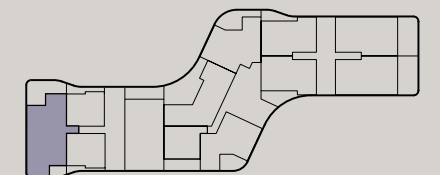
- APARTMENTS**
- 111
 - 112
 - 211
 - 212
 - 311
 - 312



Floor plans shown are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%.

TOTAL AREA 12164 sq m Floorplan location – Level 01-03
Veranda From 41.72 to 42.86 sq m

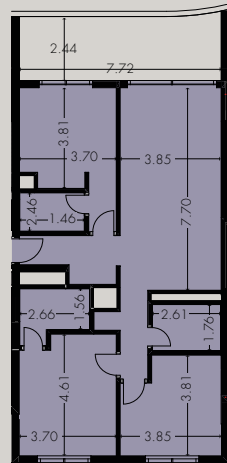
- APARTMENTS**
- 101
 - 201
 - 301



Floor plans shown are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%.

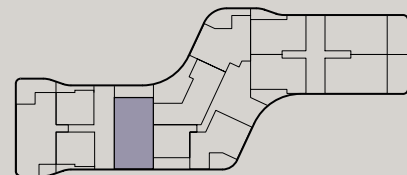
TYPE 9

3 BEDROOM APARTMENT



TOTAL AREA From 115.07 to 115.13 sq m Floorplan location – Level 01-03
Veranda 21.70 sq m

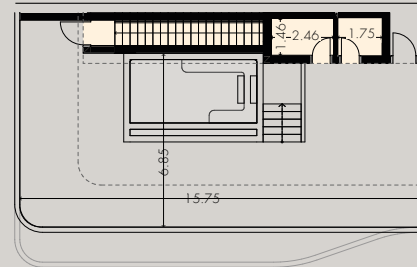
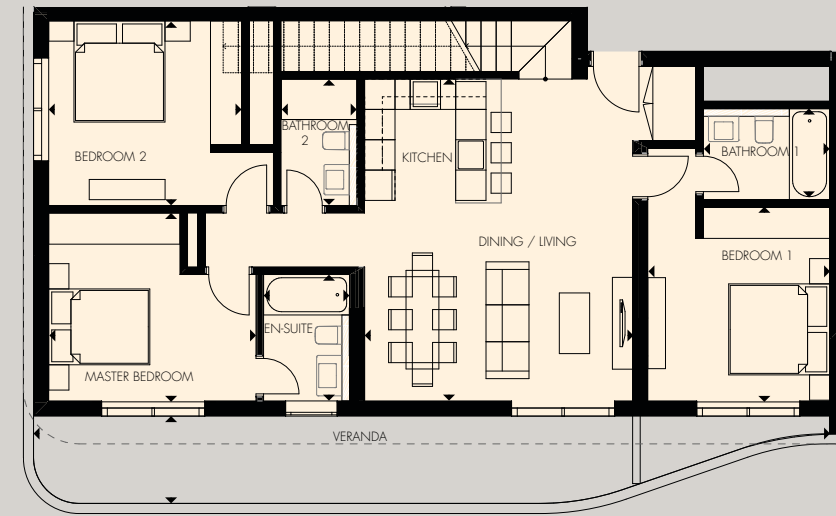
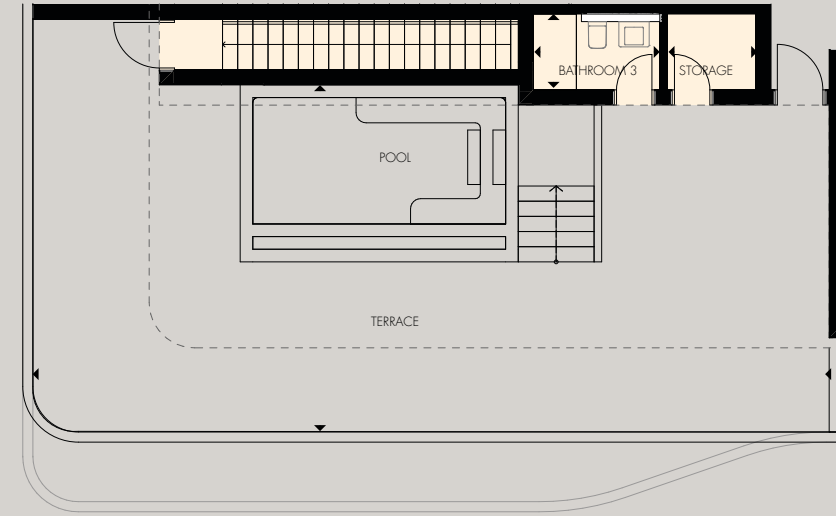
APARTMENTS 104
 204
 304



Floor plans shown are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%.

TYPE 10

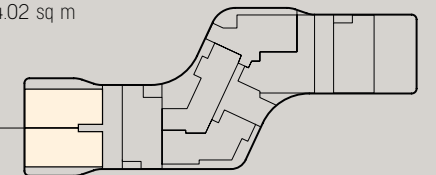
PENTHOUSE



TOTAL AREA From 120.58 to 121.23 sq m Floorplan location – Level 04-05
Veranda From 9.36 to 19.59 sq m

***Covered Veranda** From 128.94 to 134.02 sq m

APARTMENTS 401
 402



Floor plans shown are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%.

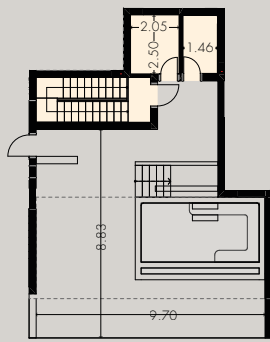
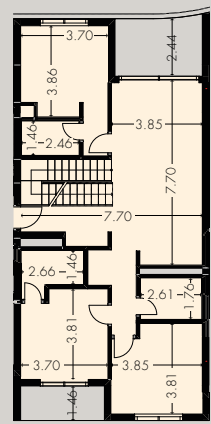
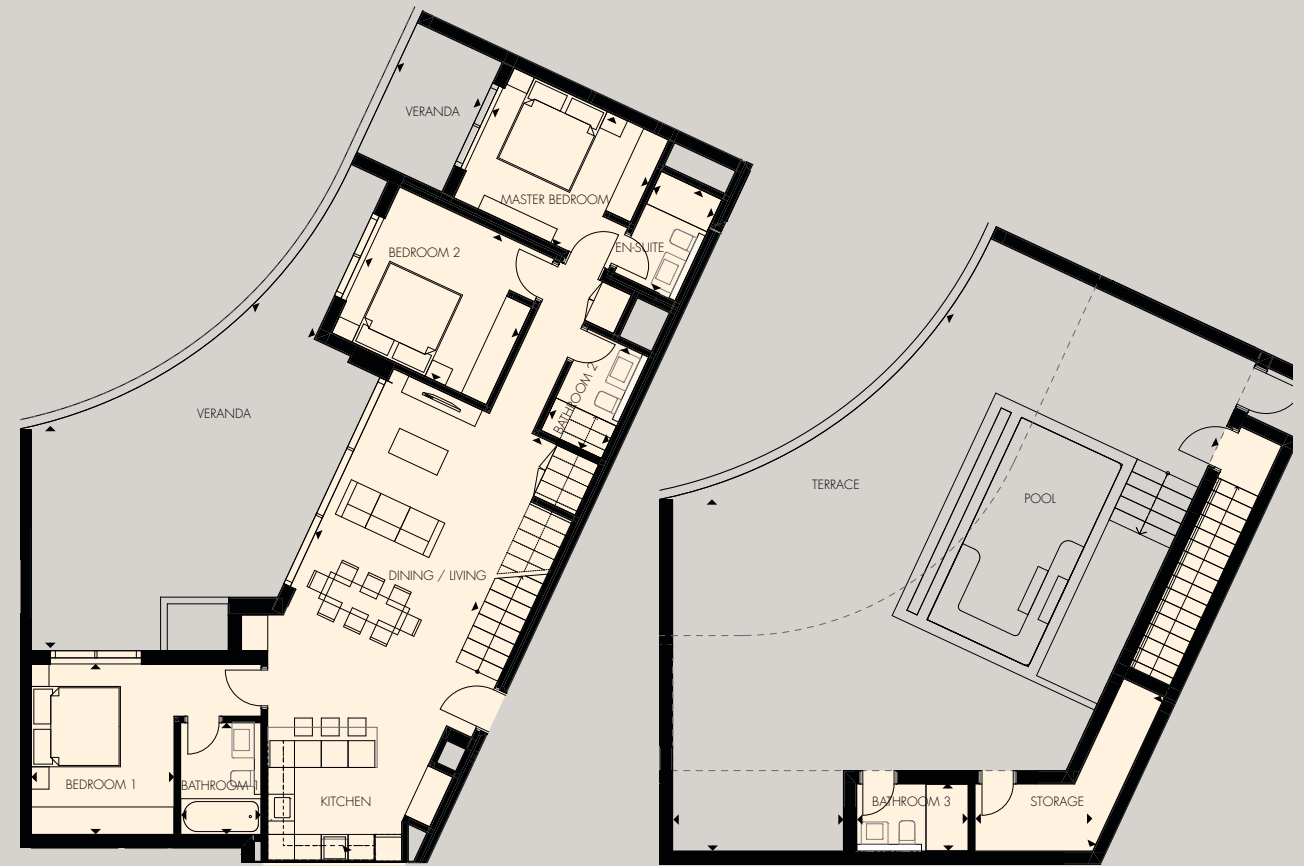
TYPE 11

PENTHOUSE



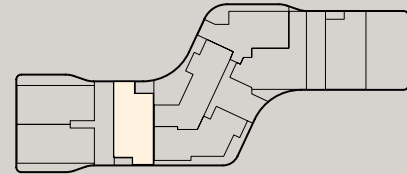
TYPE 12

PENTHOUSE

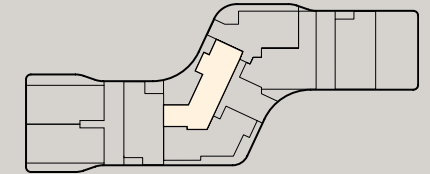
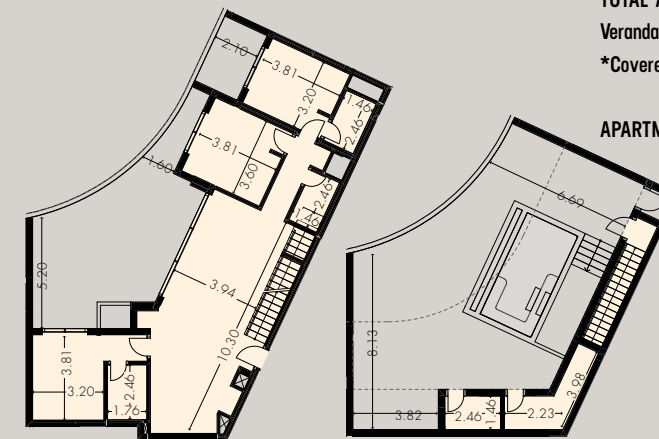


TOTAL AREA 123.76 sq m
Veranda 44.51 sq m
***Covered Veranda** 61.96 sq m
APARTMENT 403

Floorplan location - Level 04-05



Floor plans shown are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%.



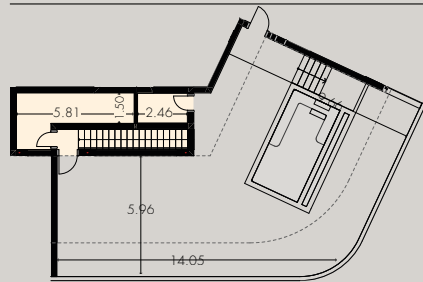
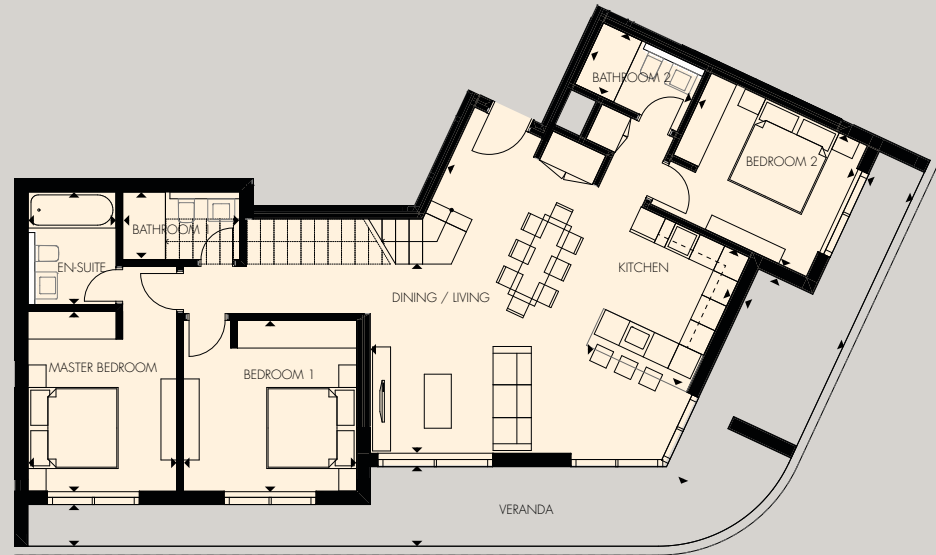
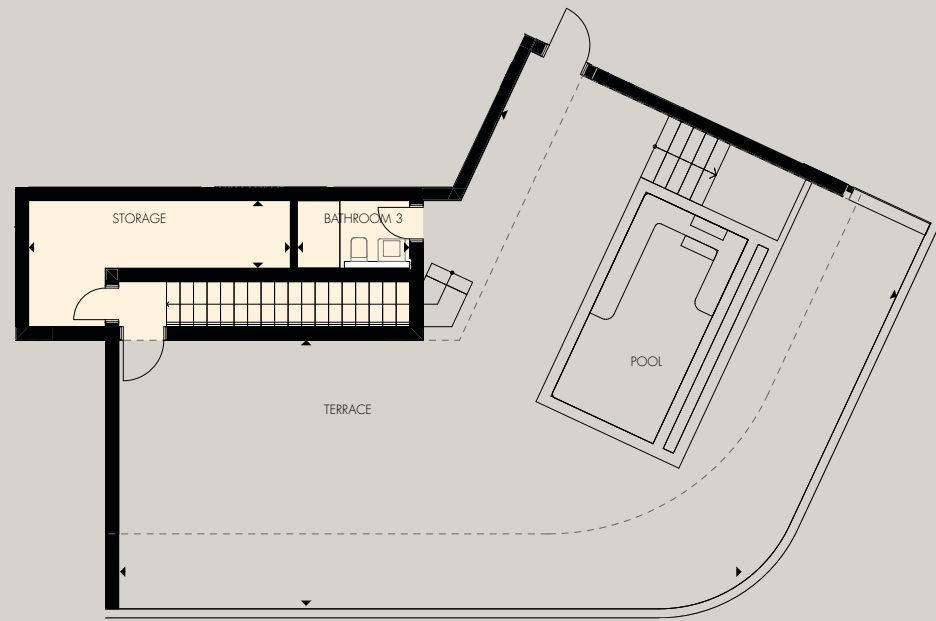
TOTAL AREA 126.13 sq m
Veranda 60.99 sq m
***Covered Veranda** 106.87 sq m
APARTMENT 404

Floorplan location - Level 04-05

Floor plans shown are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%.

TYPE 13

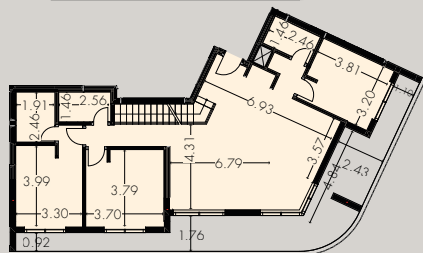
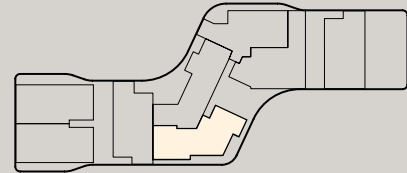
PENTHOUSE



TOTAL AREA 128.16 sq m
Veranda 51.56 sq m
***Covered Veranda** 136.34 sq m

APARTMENT 405

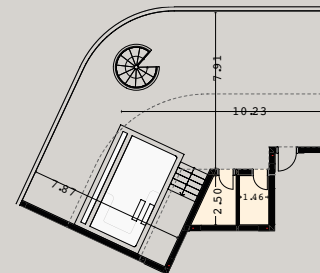
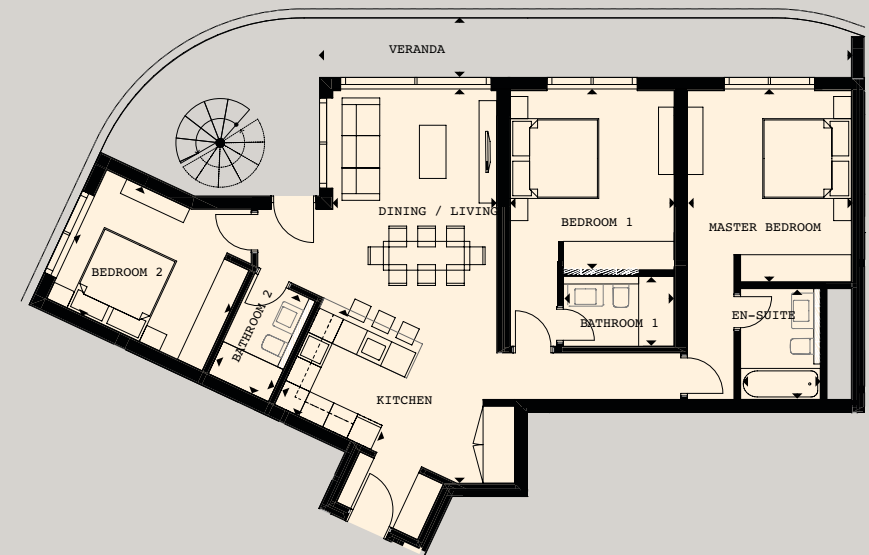
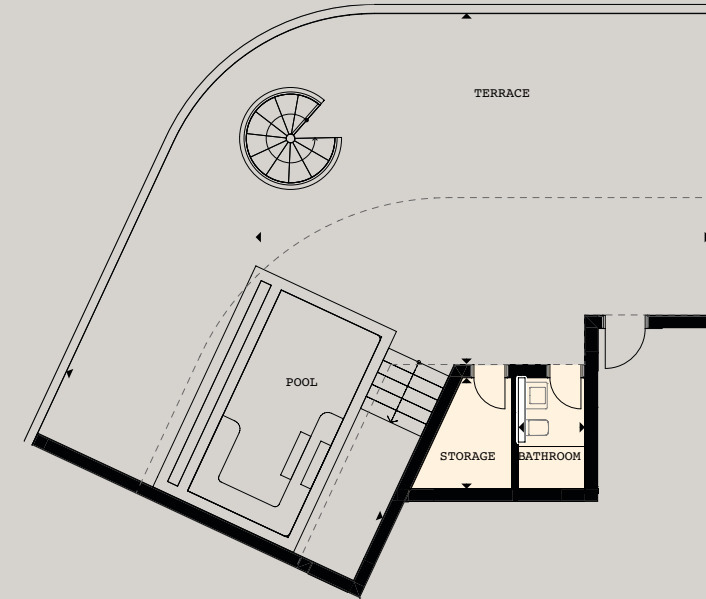
Floorplan location - Level 04-05



Floor plans shown are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%.

TYPE 14

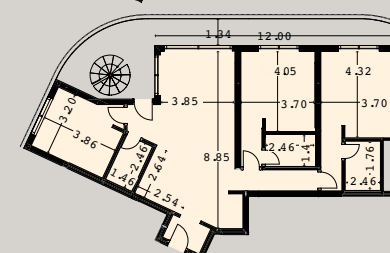
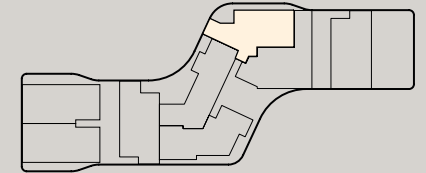
PENTHOUSE



TOTAL AREA 123.89 sq m
Veranda 47.52 sq m
***Covered Veranda** 123.82 sq m

APARTMENTS 406

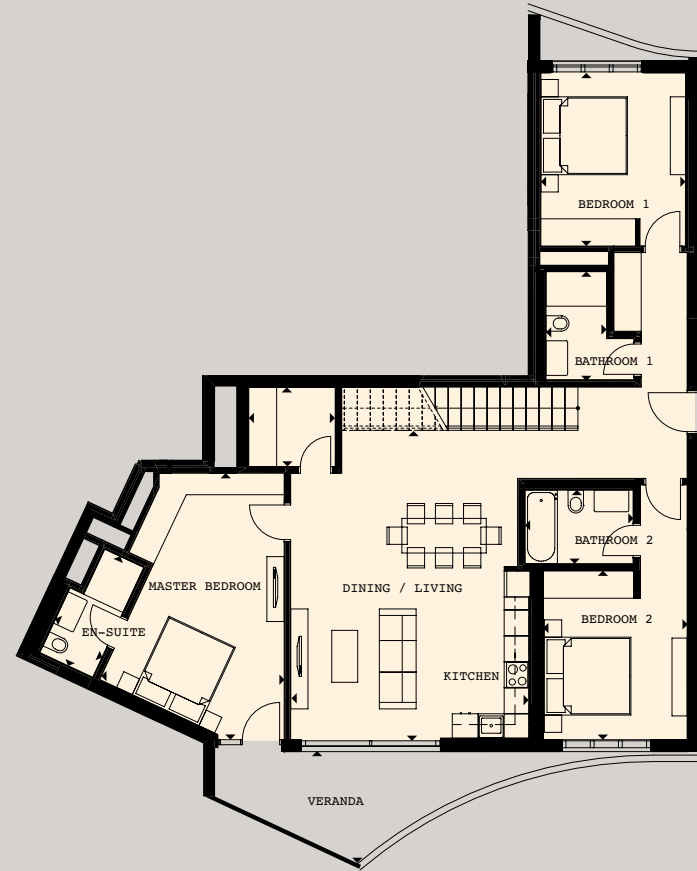
Floorplan location - Level 04-05



Floor plans shown are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%.

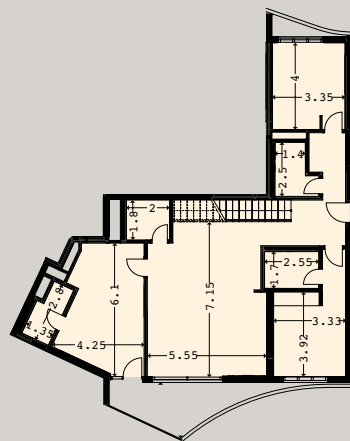
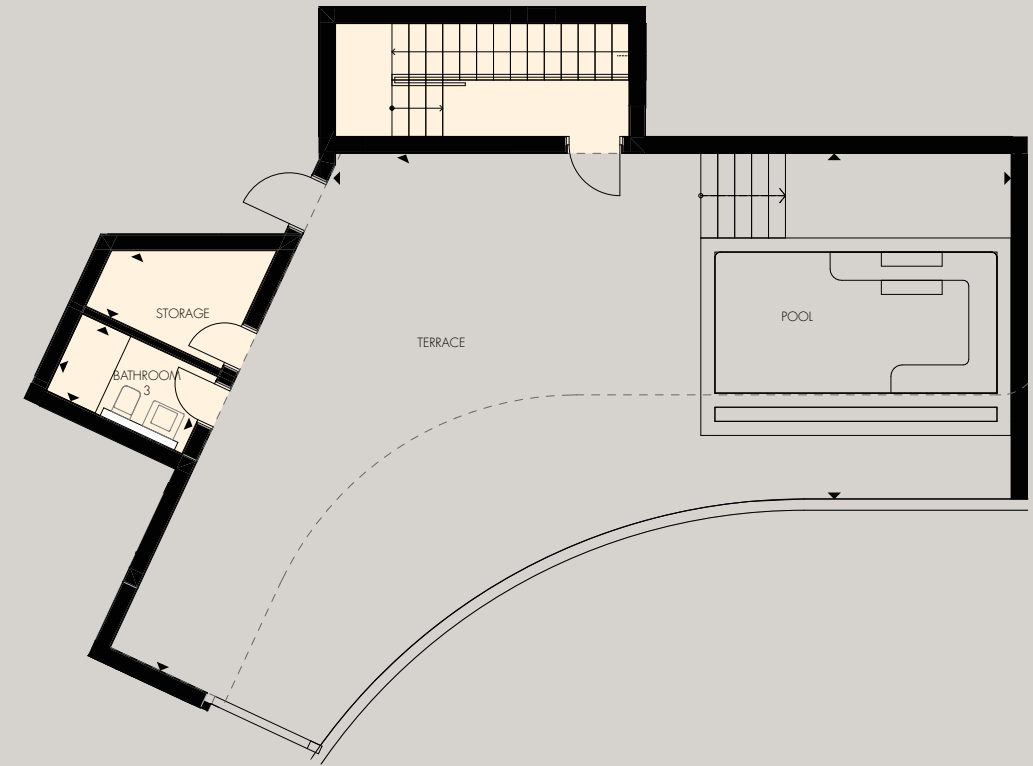
TYPE 15 - LOWER LEVEL

PENTHOUSE



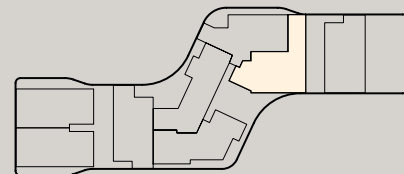
TYPE 15 - UPPER LEVEL

PENTHOUSE

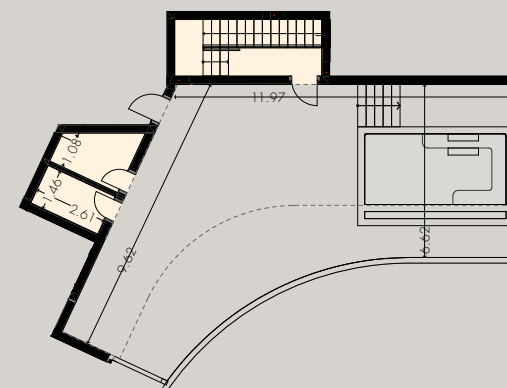


TOTAL AREA 143.03 sq m
Veranda 17.07 sq m
***Covered Veranda** 110.42 sq m
APARTMENT 407

Floorplan location - Level 04-05

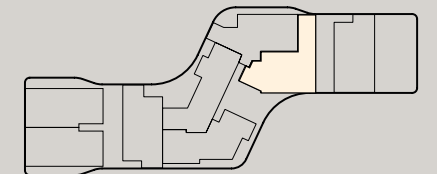


Floor plans shown are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%.



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Veranda 17.07 sq m
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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 for kitchen units
- | Penthouses enjoy private roof terraces with pools

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





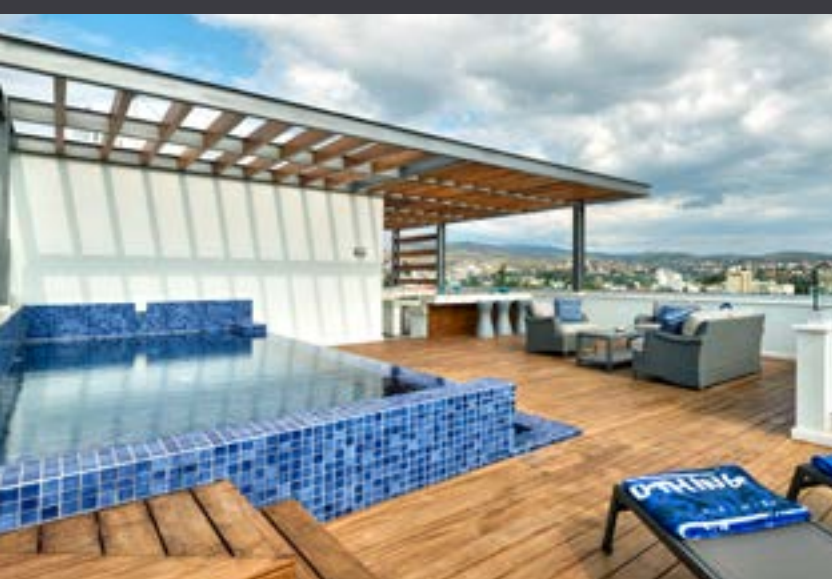
SIGNATURE PENTHOUSES

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
- | Barbecue

NOTE: Movable furniture & interior items are extras



PERMANENT RESIDENCE PERMIT

UNIQUE CYPRUS PERMANENT RESIDENCY FOR PROPERTY BUYERS

Life-long 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 may be the first step towards a successful application for the Cyprus Investment Programme. 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 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 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 financial dependent children under 25 years old. A Cyprus Permanent Residence Permit allows the holder to stay in Cyprus all year round.

CYPRUS INVESTMENT PROGRAMME

INVESTMENT REQUIREMENTS

Minimum investment: 2 mln EUR

The investment may be sold in 5 years

Donation of 75 000 to the Cyprus Land Development Corporation

Donation of 75 000 to the Research and Innovation Foundation, subject to certain exceptions

BENEFITS OF THE CYPRUS INVESTMENT PROGRAMME

Obtaining Cyprus citizenship through the Cyprus Investment Programme enables successful applicants to enter, reside, study and work in the European economic area (European Union, Iceland, Liechtenstein, Norway and Switzerland) without a visa.

Successful applicants are entitled to maintain dual citizenship, which acts as an effective tool for international tax planning and provides financial privacy to the applicant.

Wide choice and combination of investment options.

Freedom to study in European universities paying lower tuition fees.

No residency requirements are imposed on citizens.

The Cyprus Investment Programme enables successful applicants to travel to 157 countries without a visa





LUXURY **GATED COMPLEX**