

# PRIMROSE



there is no limit to life!



# Primrose

**architecturally, these one block apartments were inspired by a Mediterranean vibe which blends seamlessly with the natural beauty of the coastline**

This block consists of twelve spacious apartments and two luxurious penthouses, that boast opulent living and dining spaces. Each apartment is curated with the best high-quality materials and high finish standards, where premium aesthetics fuse with elevated high spec functionality.



**residents will experience pleasing qualities with balance of colour, shape and movement, complimenting functionality with attractive layouts**

Enjoy an ultimate dream home that boasts an open air swimming pool with carefully manicured gardens, overlooking a city of dreams. Luxurious penthouses offer beautifully designed private swimming pools with comfortable lounge roof terraces and stunning views of the dazzling city itself.





# major benefits

- Contemporary residence in a tranquil residential area in Limassol tourist area
- Stunning views of the dazzling city
- 700 meters to golden sandy beaches and 5-star hotel Apollonia
- Common swimming pool and gym
- High ceilings (3.15 meters)

- High standards of finish
- Under floor heating and central VRF conditioning
- Penthouses with private roof terraces and private swimming pools
- Storage rooms
- Private covered parking





# introduction

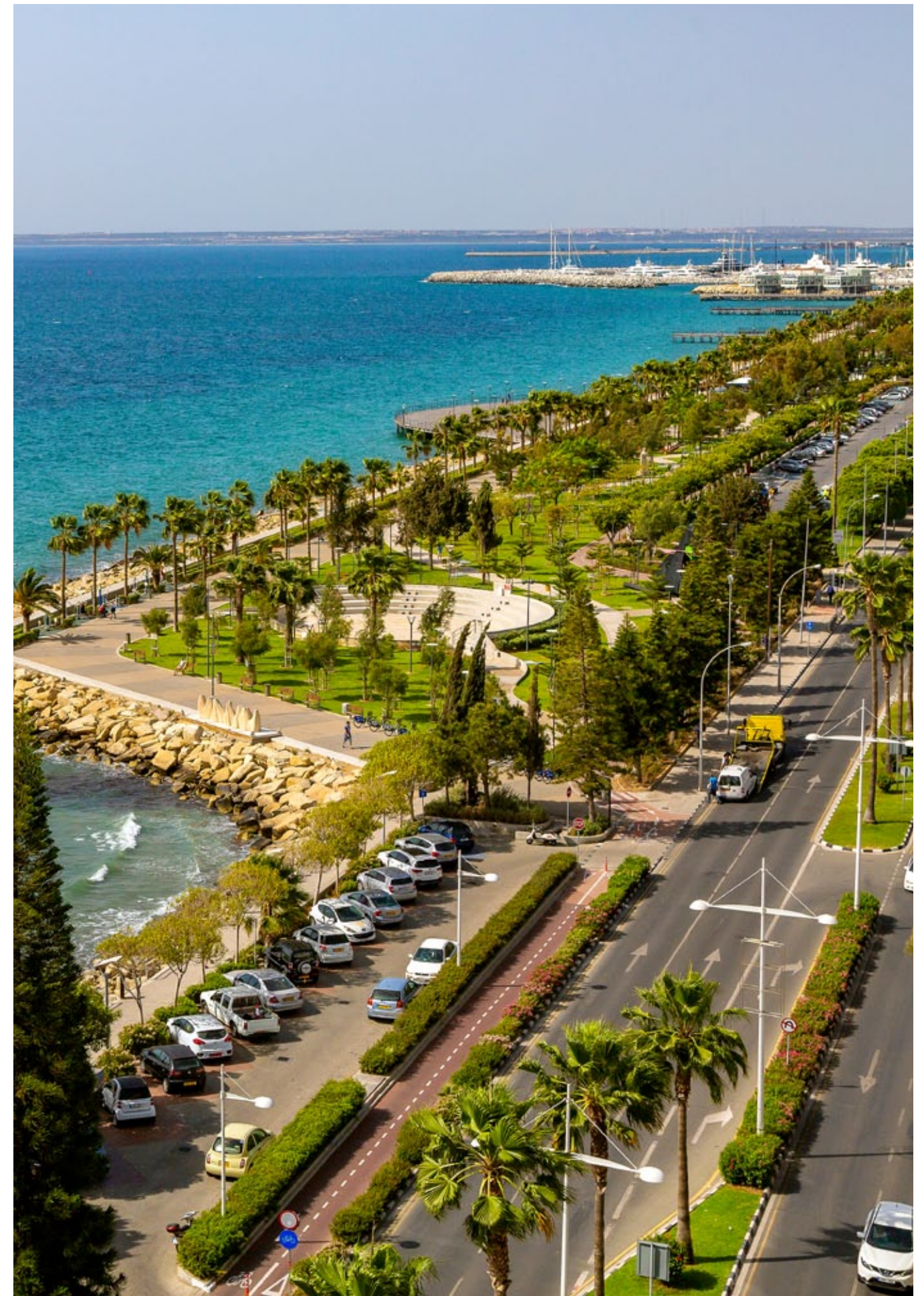
**Limassol combines the fast pace of a city and the comfort of a first-class mediterranean resort**

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 as well as very mild winters, separated by short springs and autumns which are generally pleasant.

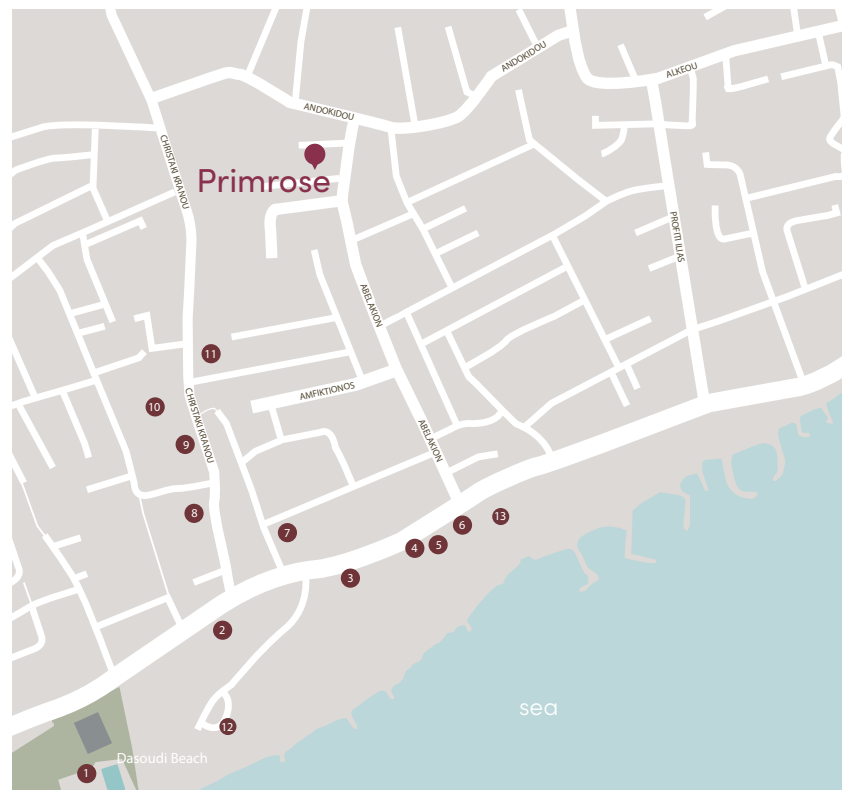




# location

**a world of luxury, leisure and entertainment is nestled in a quiet neighbourhood of germasogeia**

From sports to active pursuits to culture and business, this is more than just a place to live! Here residences will have access to a Mediterranean resort at their doorsteps, from your personal well-being and fitness to recharging and revitalising, you will have it all. Germasogeia is well known for its glamour, from high class restaurants to five star hotels and from remarkable food stores to high end boutiques, Germasogeia has it all!



- 1 Limassol's Olympic Swimming Pool
- 2 Filippou Papadopoulos Pharmacy
- 3 The Garden Restaurant
- 4 Starbucks
- 5 Ocean Basket
- 6 Costa Coffee
- 7 Plus Discount Market
- 8 Cyprus Post Office
- 9 Christina Metaxa Pharmacy
- 10 Sigma Bakery
- 11 Pet Shop
- 12 Atlantica Miramare
- 13 The Royal Apollonia 5-star



# exterior



**700 meters away from  
the golden sandy beaches  
and 5-star hotel Apollonia**





# exterior



\*All 3D images and photographs consist of indicative information and the project can differ insignificantly from the displayed images. Furniture and interior items are extras.



# exterior



**contemporary residence  
in a tranquil residential  
area in Limassol tourist  
area**



\*All 3D images and photographs consist of indicative information and the project can differ insignificantly from the displayed images. Furniture and interior items are extras.



exterior

**penthouses with private  
roof terraces and private  
swimming pools**





# interior





# choice of properties



| UNIT N° | PROPERTY TYPE | BED-ROOMS | BATH-ROOMS | NO OF PARK SPACES | INDOOR AREA M <sup>2</sup> | COV. VERANDA M <sup>2</sup> | AUXILIARY AREA M <sup>2</sup> |       | PRIVATE POOL | UNCOVERED VERANDA M <sup>2</sup> | STORAGE M <sup>2</sup> | COMMON AREA M <sup>2</sup> | TOTAL AREA M <sup>2</sup> |
|---------|---------------|-----------|------------|-------------------|----------------------------|-----------------------------|-------------------------------|-------|--------------|----------------------------------|------------------------|----------------------------|---------------------------|
|         |               |           |            |                   |                            |                             | FLOOR                         | AREA  |              |                                  |                        |                            |                           |
| A101    | Apartment     | 1         | 1          | 1                 | 61.70                      | 13.24                       |                               |       |              |                                  | 1.97                   | 20.27                      | 97.18                     |
| A102    | Apartment     | 2         | 2          | 1                 | 95.30                      | 34.00                       |                               |       |              |                                  | 2.70                   | 34.97                      | 166.97                    |
| A103    | Apartment     | 2         | 2          | 1                 | 91.04                      | 23.26                       |                               |       |              |                                  | 2.23                   | 30.92                      | 147.45                    |
| A104    | Apartment     | 1         | 1          | 1                 | 56.40                      | 16.59                       |                               |       |              |                                  | 2.02                   | 19.74                      | 94.75                     |
| A201    | Apartment     | 1         | 1          | 1                 | 61.70                      | 13.24                       |                               |       |              |                                  | 2.63                   | 20.27                      | 97.84                     |
| A202    | Apartment     | 2         | 2          | 1                 | 95.30                      | 34.00                       |                               |       |              |                                  | 2.61                   | 34.97                      | 166.88                    |
| A203    | Apartment     | 2         | 2          | 1                 | 93.70                      | 23.20                       |                               |       |              |                                  | 2.69                   | 31.62                      | 151.21                    |
| A204    | Apartment     | 2         | 2          | 1                 | 82.89                      | 16.59                       |                               |       |              |                                  | 2.36                   | 26.91                      | 128.75                    |
| A301    | Studio        | Studio    | 1          | 1                 | 46.80                      | 10.90                       |                               |       |              |                                  | 2.03                   | 15.61                      | 75.34                     |
| A302    | Apartment     | 3         | 2          | 1                 | 112.60                     | 34.00                       |                               |       |              |                                  | 3.00                   | 39.65                      | 189.25                    |
| A303    | Apartment     | 2         | 2          | 1                 | 93.70                      | 23.25                       |                               |       |              |                                  | 3.79                   | 31.63                      | 152.37                    |
| A304    | Apartment     | 2         | 2          | 1                 | 82.89                      | 16.59                       |                               |       |              |                                  | 2.36                   | 26.91                      | 128.75                    |
| A401    | Penthouse     | 3         | 3          | 1                 | 124.20                     | 34.01                       | 5th                           | 41.06 | YES          | 103.87                           | 3.11                   | 53.90                      | 360.15                    |
| A402    | Penthouse     | 3         | 3          | 1                 | 125.11                     | 37.43                       | 5th                           | 43.33 | YES          | 98.43                            | 4.04                   | 55.69                      | 364.03                    |

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



# floor plans

## ground floor





# floor plans



## 1st floor

| UNIT N° | TOTAL AREA M <sup>2</sup> |
|---------|---------------------------|
| 101     | 97.18                     |
| 102     | 166.97                    |
| 103     | 147.45                    |
| 104     | 94.75                     |





# floor plans



## 2nd floor

| UNIT N° | TOTAL AREA M <sup>2</sup> |
|---------|---------------------------|
| 201     | 97.84                     |
| 202     | 166.88                    |
| 203     | 151.21                    |
| 204     | 128.75                    |





# floor plans



## 3rd floor

| UNIT N° | TOTAL AREA M <sup>2</sup> |
|---------|---------------------------|
| 301     | 75.34                     |
| 302     | 189.25                    |
| 303     | 152.37                    |
| 304     | 128.75                    |



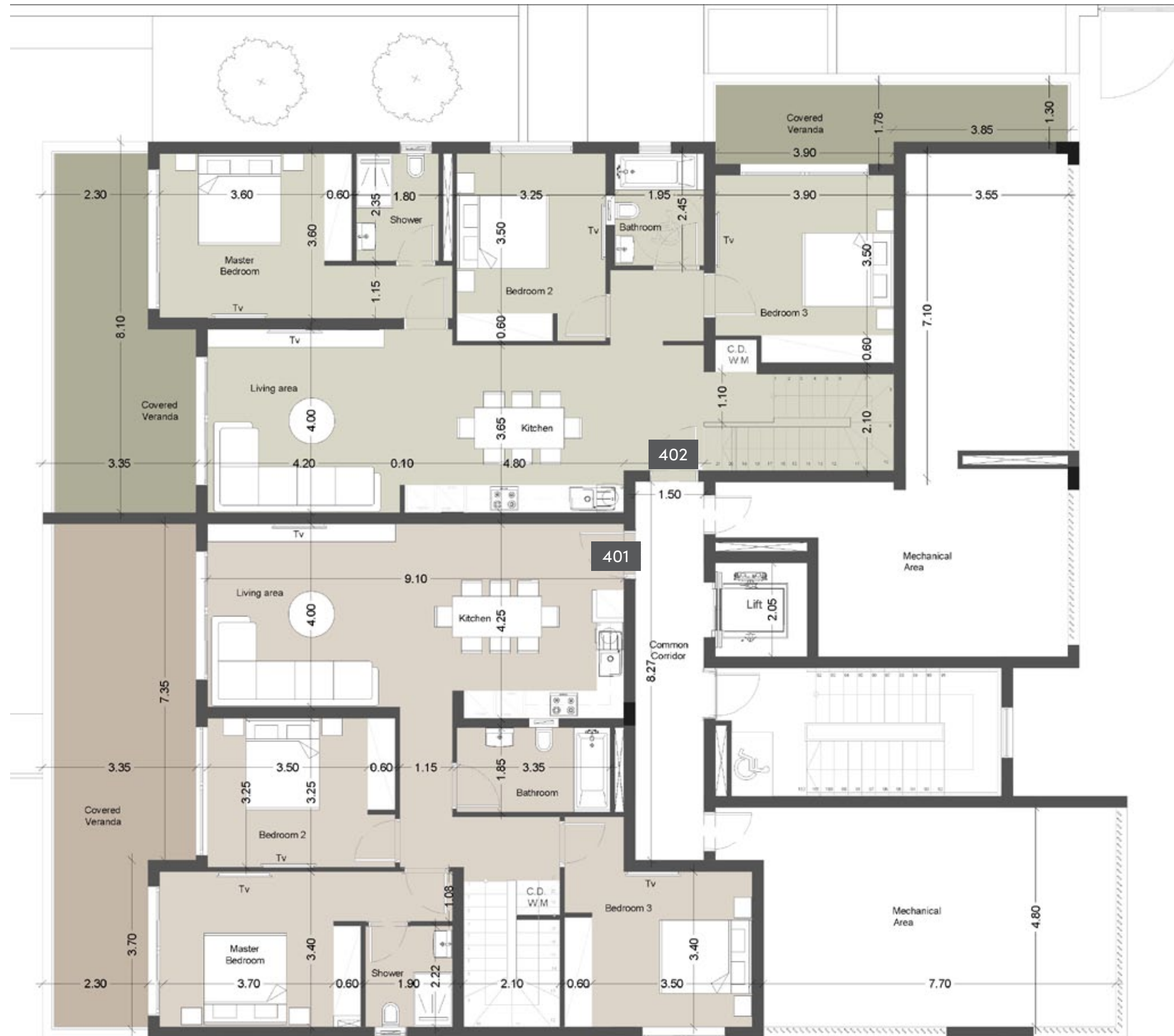


# floor plans



## 4th floor

| UNIT N° | TOTAL AREA M <sup>2</sup> |
|---------|---------------------------|
| 401     | 360.15                    |
| 402     | 364.03                    |



\*Floor plans show approximate measurements only. The exact layout and sizes may vary



# floor plans



## roof garden

| UNIT N° | TOTAL AREA M <sup>2</sup> |
|---------|---------------------------|
| 401     | 103.87                    |
| 402     | 98.43                     |







## signature finishes

### prime

**every property is delivered with signature top standard finishes:**

- Fully completed finishings
- Semi-solid parquet floors in each room
- Marble floor and walls in the toilets and bathrooms
- High ceilings (3.15 m)
- Security and fireproof entrance doors
- Water heated floors
- Air conditioning
- High standard sanitary ware from European brands
- Thermal aluminum window frames with double glazing
- High standard kitchen cabinets
- High standard wardrobes from European brands
- Soft closers
- Door stoppers

**note:** movable furniture, home appliances & interior items are extras





# signature finishes



## penthouses

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.

- Sizable roof space
- Stone floors
- Marble tiled swimming pool with Jacuzzi
- Barbecue
- Pergolas for shading

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





# immigration opportunities

## fast track cyprus permanent residence by investment

The Cyprus Permanent Residency Program (PRP) grants the right to travel within the EU with less elaborate visa requirements and obtain Cyprus citizenship

### 1. Major advantages

- Issued within 4 months
- Life-long validity without need for renewal
- Granted to all direct family members of the applicant, including spouse and children under 25 years old
- No residency requirements other than to visit Cyprus once every two years
- Allows to have a business in Cyprus and receive shareholder dividends

### 2. Main terms & conditions

The applicant must proceed with an investment of min €300.000 + VAT in one of the following categories:

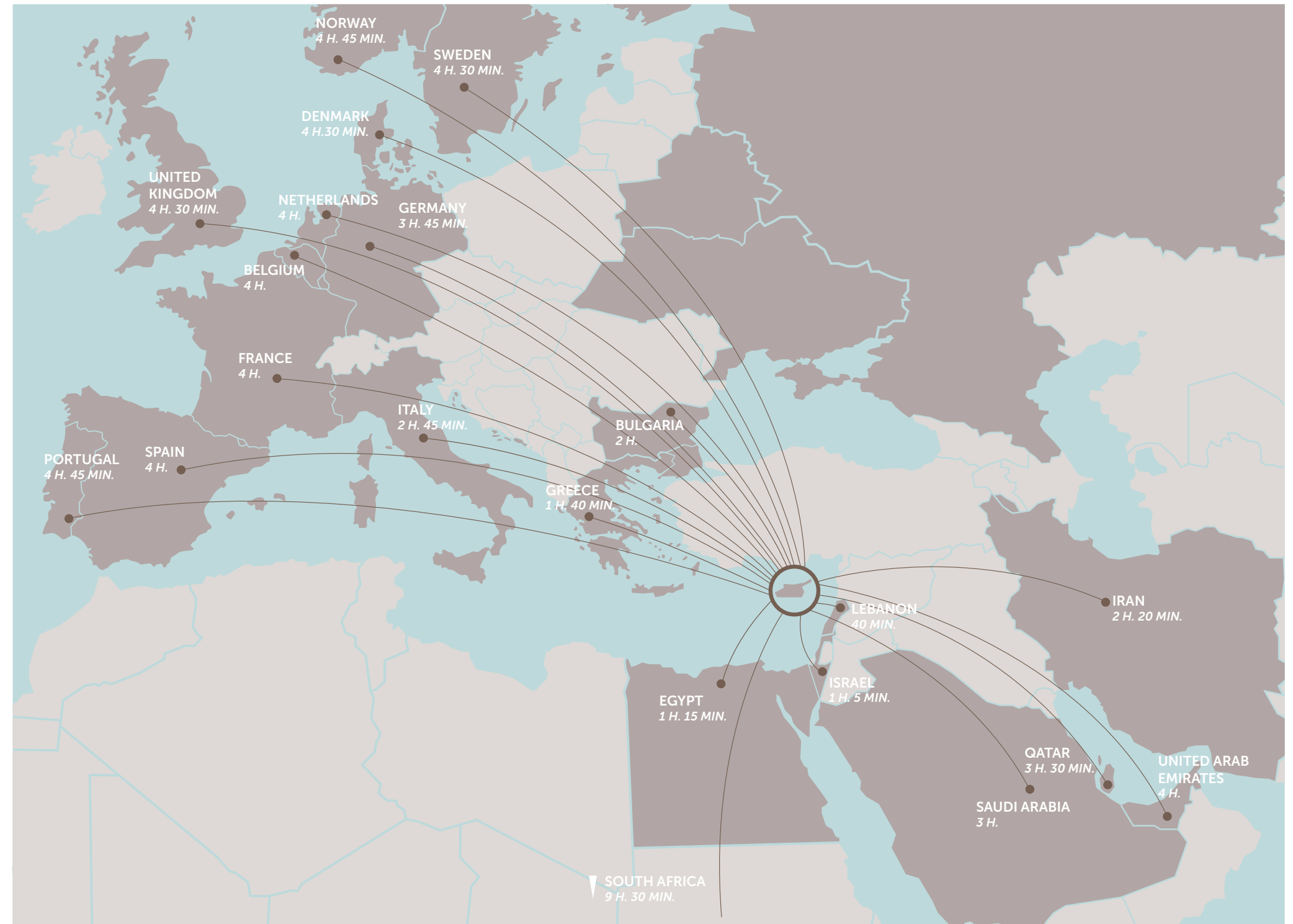
**A.** Investment in house/apartment of at least €300.000 + VAT from a land development company and should be the first purchase, therefore it will bear VAT. Note that the applicant may purchase up to two (2) units (apartments or houses), that are sold by land development companies (not necessarily from the same developer) for the first time.

**B.** Investment in other types of properties (excluding houses/apartments): such as offices, stores, hotels, or a combination of such for a total of €300.000. These types of properties can be resale.

- **Note 1:** If the investor sells or in any way, parts with his investment without its immediate replacement with another investment of the same or higher value (provided that this investment also fulfills the requirement above) then a procedure for removal of the Permit will commence.

- **Note 2:** At the time of submission of the application, €300.000 (excluding the VAT) must be transferred in settlement of the property and the contract of sale must be registered at the Land Registry Office.

- **Note 3:** Evidence must be provided that funds are coming from abroad and are not the product of internal lending (i.e. from CY bank). If the applicant invests in a residential property, his income must be entirely from abroad. If the applicant chooses to invest in 2(B), his total income or part of it may also arise from sources originating from activities within the Republic, provided that it is taxable in the Republic.





# notes

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**YOUR PERSONAL  
PROPERTY CONSULTANT**

A rectangular dotted-line box intended for a signature or stamp.



