

COLUMBIA MODERN RESIDENCE



EXCELLENCE
IN EVERY DETAIL

1600 METERS FROM
THE SANDY BEACH
OF THE DASOUDI PARK



DESCRIPTION

This ultra-modern complex is located in a quite residential neighborhood and includes seven 1-, 2-, and 3-bedroom apartments and a luxury 4-bedroom penthouse with a private swimming pool. The elegant architecture, cosy planning solutions and top-of-the-line finishes will surprise those who value true style and comfort. The cleverly designed master plan provides convenient access to the common swimming pool, recreational area and covered parking spaces. Sandy beaches and popular tourist attractions are within a 5 minutes drive from the project, which guarantees your property will be a successful investment delivering a generous capital growth and solid rental yields.

MAJOR BENEFITS

- PRESTIGIOUS RESIDENTIAL AREA OF COLUMBIA
- 1,6 KM FROM THE SANDY BEACH OF THE DASOUDI PARK
- OUTDOOR SWIMMING POOL, GYM, SAUNA AND COVERED PARKING
- TOP STANDARD FINISHES: PARQUET FLOORS, HIGH CEILINGS (3.2 METERS), MARBLE W/C'S, SECURITY ENTRANCE DOORS, THERMAL ALUMINUM WINDOW FRAMES, TOP STANDARD IN-BUILT FURNITURE AND SANITARY WARE
- WATER UNDERFLOOR HEATING AND VRV AIR CONDITIONING AS STANDARD
- PENTHOUSE ENJOYING PRIVATE ROOF TERRACE WITH POOL



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

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



LOCATION

The project is located in one of Limassol's prestigious residential districts, Columbia, within around 1.5 kilometre of the sandy beach of the Dasoudi beach park which is families' first choice for outdoor leisure and recreation.

Quiet picturesque surroundings and walking proximity to all amenities provide perfect conditions for happy family living. This geographical position which is between mountains and sea is only a few minutes drive from Dasoudi Beach known for its golden sands, clean and calm seawaters and a Eucalyptus Park. As a popular coastal strip, the town provides everything for a perfect day out to exquisite dining and nightlife.





THE DEVELOPMENT CONSISTS
OF ONLY SEVEN 1-, 2- AND 3- BEDROOM
APARTMENTS AND ONE 4-BEDROOM LUXURY
PENTHOUSE WITH PRIVATE POOL



LUXURY FINISHES:

PARQUET FLOORS, MARBLE W/C'S, HIGH CEILINGS,
SECURITY ENTRANCE DOORS, THERMAL ALUMINUM
WINDOW FRAMES, TOP STANDARD IN-BUILT FURNITURE
AND SANITARY WARE, UNDERFLOOR HEATING,
VRV AIR-CONDITIONING



ULTRA-MODERN
COMPLEX WITH
COMMON
SWIMMING
POOL, GYM,
SAUNA
AND COVERED
PARKING



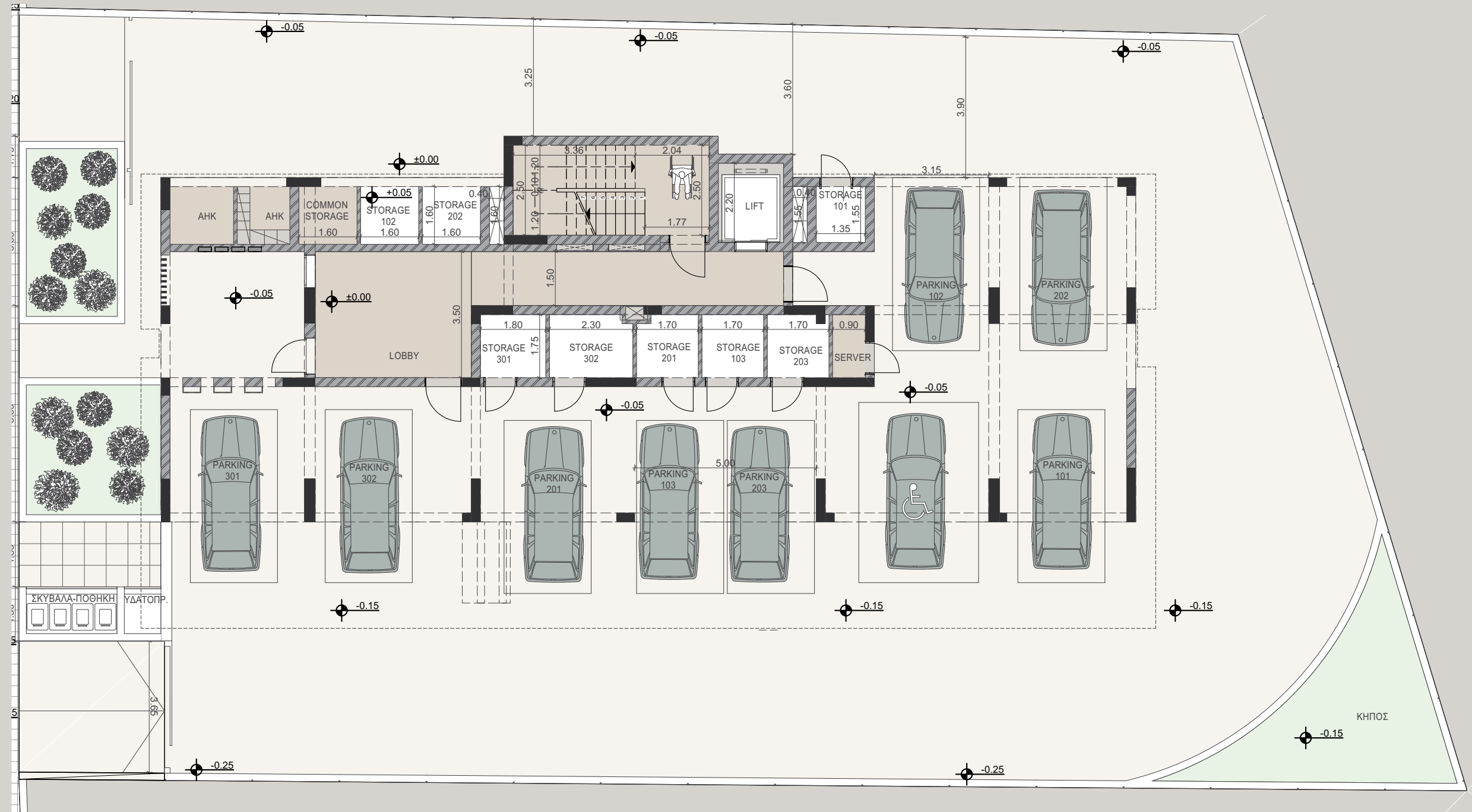
THE PENTHOUSE BOASTS PRIVATE
ROOF TERRACE WITH POOL

CHOICE OF PROPERTIES

No	Floor	Type	Bedrooms	Bathrooms	Indoor area sq.m.	Cov. veranda sq.m.	Sellable Auxiliary Floor area sq.m.	Roof terrace sq.m.	Private pool	Storage sq.m.	Common area per unit sq.m.	Total area sq.m.
101	1st	Apartment	2	2	88.40	20.35				3.90	23.47	136.12
102		Apartment	1	1	56.35	16.30				3.30	15.68	91.63
103		Apartment	2	2	85.95	25.15				3.85	23.98	138.93
201	2nd	Apartment	2	2	88.40	20.35				3.75	23.47	135.97
202		Apartment	1	1	56.35	16.30				3.75	15.68	92.08
203		Apartment	2	2	85.95	25.15				3.95	23.98	139.03
301	3rd	Apartment	3	3	117.55	32.90				5.25	32.47	188.17
302		Penthouse	4	3	114.30	32.90	4th 35.90	67.35	YES	5.50	39.52	295.47

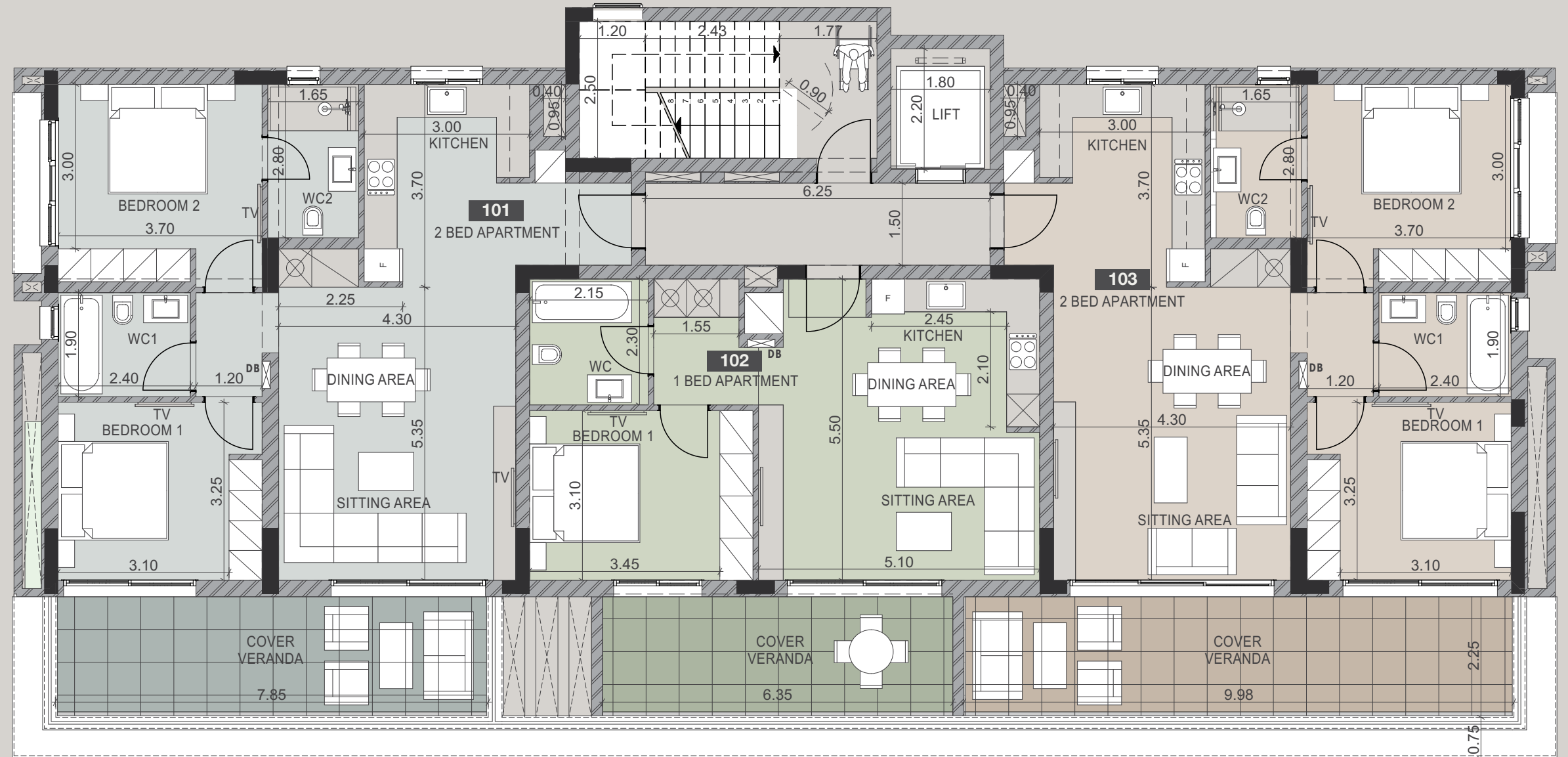
NOTE: the areas stated above may slightly differ upon issuance of relevant authority permits





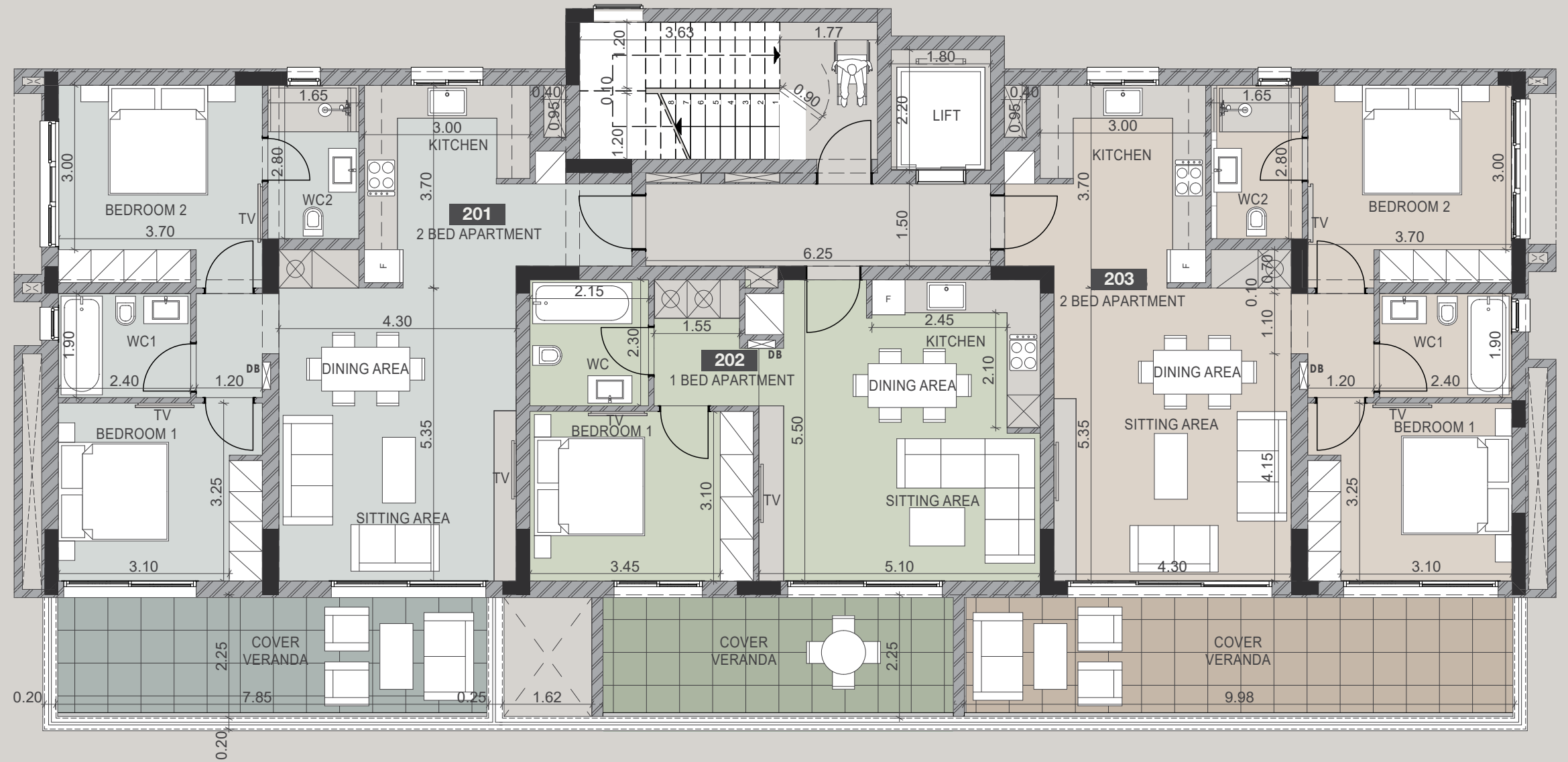


- 101 – 2 Bedrooms
- 102 – 1 Bedroom
- 103 – 2 Bedrooms



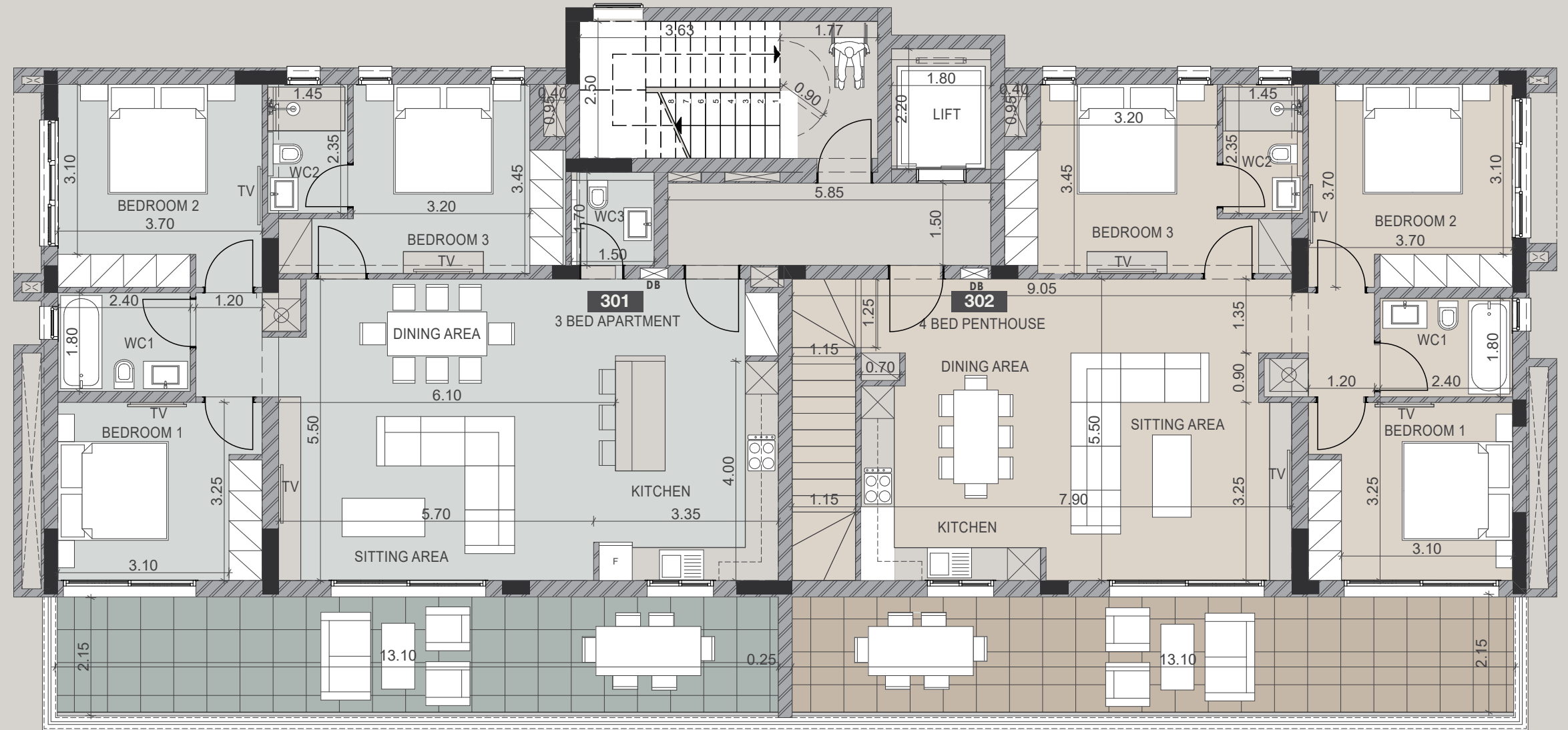


- 201 – 2 Bedrooms
- 202 – 1 Bedroom
- 203 – 2 Bedrooms

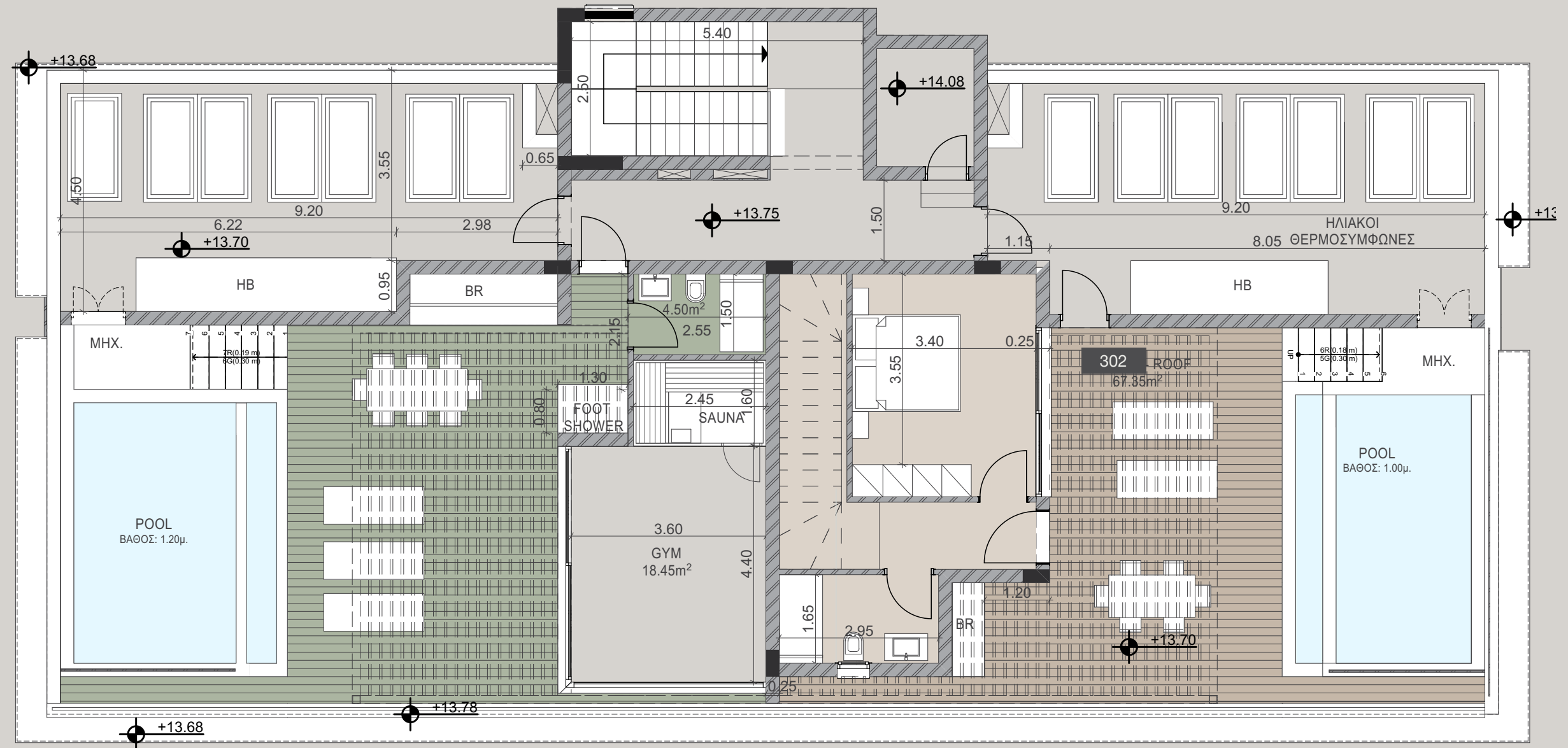




- 301 – 3 Bedrooms
- 302 – 4 Bedrooms



- Common area with swimming pool, gym and sauna
- 302



SIGNATURE FINISHES

ELEGANCE PACKAGE

EVERY PROPERTY IS DELIVERED WITH THE 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 heated floors
- | Central VRV conditioning
- | Highstandard sanitary ware from European brands
- | Thermal aluminum window frames with double glazing
- | High standard kitchen cabinets
- | High standard wardrobes from European brands
- | Soft closers for kitchen units
- | Penthouse enjoy private roof terrace with pool

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





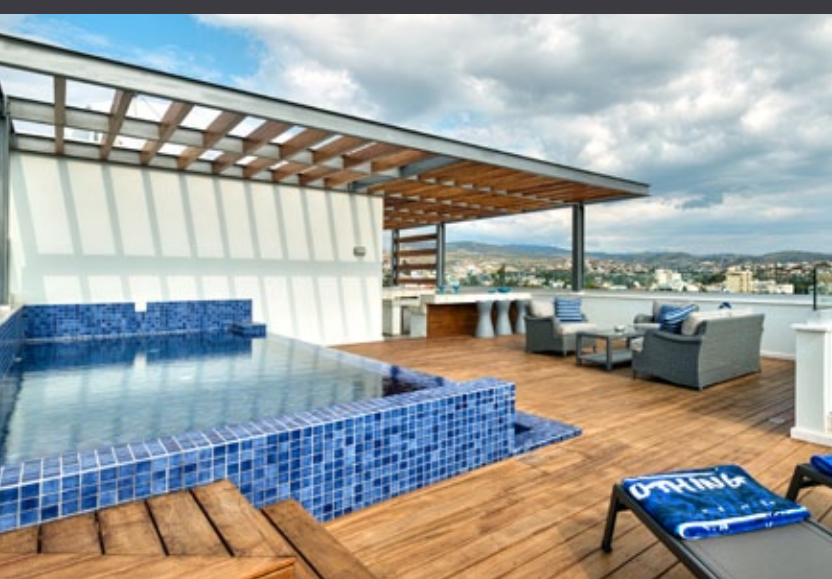
SIGNATURE PENTHOUSES

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.





