

# PAPAS

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APARTMENTS







## Papas apartments

An elite gated development with luxurious and spacious apartments and penthouses. The development consists of six 1-, 2- and 3-bedroom apartments and three 3-bedroom penthouses. Located in the prestigious tourist area of Limassol, close to Papas supermarket and famous Dasoudi beach with eucalypt-

tos park. Quiet surroundings and proximity to all city amenities provide ideal conditions for happy family living. The indoor facilities of the development include a common swimming pool, landscaped gardens and covered parking. The penthouses with panoramic city view enjoy their own roof terraces with private pools.

## Major benefits

- Gated community with controlled entrance
- 700 meters to the sandy beaches
- Common swimming pool and covered parking
- High ceilings (over 3.15 meters net)
- High-standard finishes
- Picturesque and quiet tourist area of Limassol
- All amenities are within easy reach
- Penthouses with private roof gardens and pools























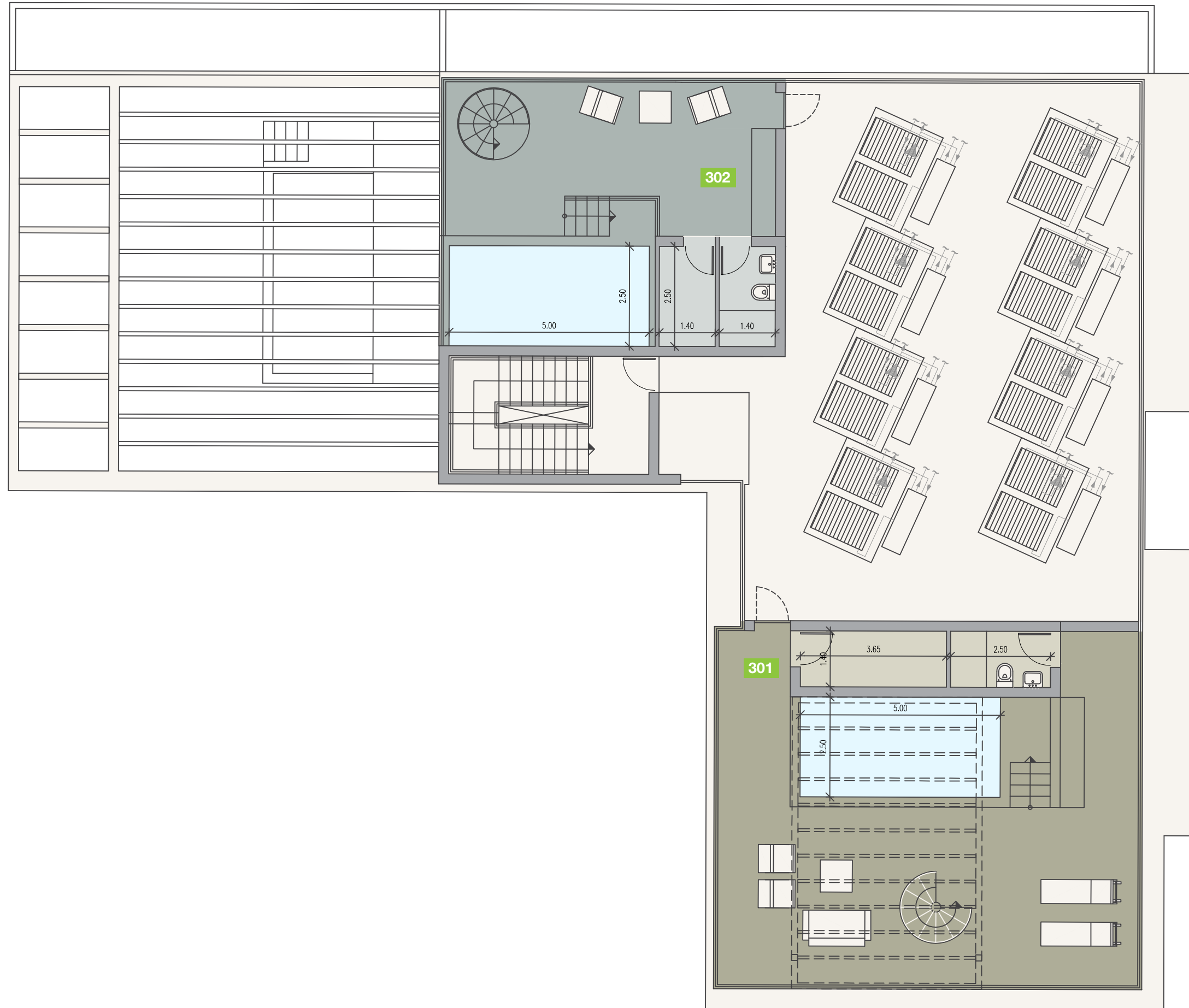


















# Choice of properties



| property № | floor | type      | bedrooms | indoor area, sq.m. | cov. veranda, sq.m. | uncov. veranda, sq.m. | roof terrace, sq.m. | total area, sq.m. | private pool |
|------------|-------|-----------|----------|--------------------|---------------------|-----------------------|---------------------|-------------------|--------------|
| 101        | 1     | Apartment | 3        | 111.8              | 23.8                | 0                     | 0                   | 135.6             | No           |
| 102        | 1     | Apartment | 2        | 86.3               | 23.1                | 0                     | 0                   | 109.3             | No           |
| 103        | 1     | Apartment | 1        | 53.5               | 14.5                | 0                     | 0                   | 68                | No           |
| 104        | 1     | Apartment | 2        | 86.8               | 24.6                | 0                     | 0                   | 111.3             | No           |
| 201        | 2     | Apartment | 3        | 111.8              | 23.8                | 0                     | 0                   | 135.6             | No           |
| 202        | 2     | Apartment | 2        | 86.3               | 23.1                | 0                     | 0                   | 109.3             | No           |
| 203        | 2     | Penthouse | 3        | 126.5              | 52.8                | 7                     | 109.7               | 296               | Private      |
| 301        | 3     | Penthouse | 3        | 111.8              | 23.8                | 0                     | 74.1                | 209.7             | Private      |
| 302        | 3     | Penthouse | 3        | 106.4              | 60.6                | 25.3                  | 55.2                | 247.6             | Private      |

## Elegance package

EVERY PROPERTY IS DELIVERED WITH THE 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
  - Intercom system
  - Provisions for water heated floors
  - Provisions for central VRV conditioning
  - High-standard sanitary ware from
- European brands
  - Thermal aluminum window frames with double glazing
  - High-standard kitchen cabinets from Italy
  - 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



Furnishings + Interiors  
by PKS Philosophy of Kudos and Style

PKS PHILOSOPHY OF KUDOS + STYLE



# Location

Limassol is known as the city for everyone. It is the second largest and by far the most flourishing city in Cyprus. It combines the fast pace of a city and the comfort of a firstclass Mediterranean resort.

The city offers a diverse variety of pleasures such as the dynamic metropolitan city for business, infinite sandy beaches, interesting historical sites, restaurants with all sorts of food for the most sophisticated gour-

ments, and the shopping areas; you'll find it all and much more in Limassol!

The project is nestled in a carefully selected, quiet and safe neighbourhood of the prestigious Potamos Germasogeia area of Limassol, just two minutes away from the idyllic sandy beaches and Limassol's best leisure places, as well as banks, pharmacies and multiple food stores.



# Map of Limassol



# Immigration

## RESIDENCY PERMIT

### UNIQUE CYPRUS PERMANENT RESIDENCY FOR PROPERTY BUYERS

- Life-long validity
- For all family members inc. your 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 mIn EUR
- The investment may be sold in 5 years
- Visa-free residency in any European country
- Visa-free travels to more than 158 countries

#### 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.





## Why Cyprus

- 350 sunshine days a year
- The cleanest and the safest beaches in Europe
- Permanent residency for those who buy property worth over 300 000 euro
- European passport for those who buy property worth over 2 mln euro
- Expected economic boom due to the anticipated development of gas reserves
- 90% English-speaking population
- Lowest taxes in Europe
- European standard education
- Beautiful nature and picturesque landscapes
- Rich cultural and historic traditions
- Lowest crime rate in Europe

## Why us

- Developers that focus on demanding and sophisticated buyers
- Solid team of dedicated professionals
- Specialization on luxury houses and gated residences in close proximity to infrastructure and beach
- Only modern architecture and only the highest quality
- Assistance in getting residency permits and citizenship via purchasing property
- Full range of real estate services in all resort regions of Cyprus
- Guaranteed juridical safety of the transaction
- After sale services: rental management, technical maintenance, administration



