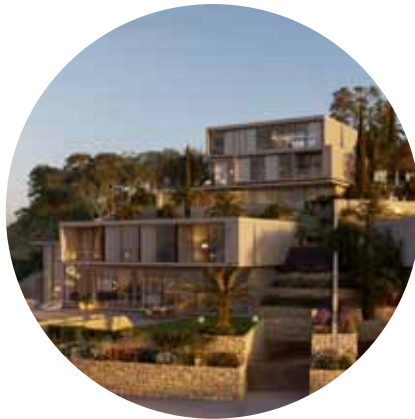




montebello mansions



MONTEBELLO MANSIONS

FOUR DELUXE 5- AND 6-BEDROOMS VILLAS IN ONE OF THE MOST PRESTIGIOUS AREAS — AGIOS TYCHONAS

This luxurious ultra-modern establishment with plots of 820 m to 1,050 m, which consists of 4 deluxe villas in one of Limassol's most prestigious areas — Agios Tychonas, just 2 minutes away from the Four Seasons hotel. The villas luxuriate in large spacious internal areas from 386.8 m to 397.8 m.



UNIQUE DEVELOPMENT WITH STUNNING SEA VIEWS

This unique development with stunning sea views sits on a sizable plot and reflects the latest architectural trends from exclusive design to unrivalled engineering. These captivating properties enjoy outdoor swimming pools with mosaic tiles, landscaped gardens, and sufficient parking spaces. Extra attention has been paid to the finishes with natural wood decking around the pools and on the verandas. The level of comfort is enhanced by advanced features such as a smart home system.



MAJOR BENEFITS

- | Prestigious suburb of Limassol
- | Proximity to 5-star hotels Amathus and Four Seasons
- | Unobstructed sea views

- | Modern design and high standards of finish
- | Smart home system
- | Overflow pools with mosaic tiles



INTRODUCTION

LIMASSOL —
A HUB OF
MODERN
CREATIVITY
AND ANCIENT
HISTORY

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 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.

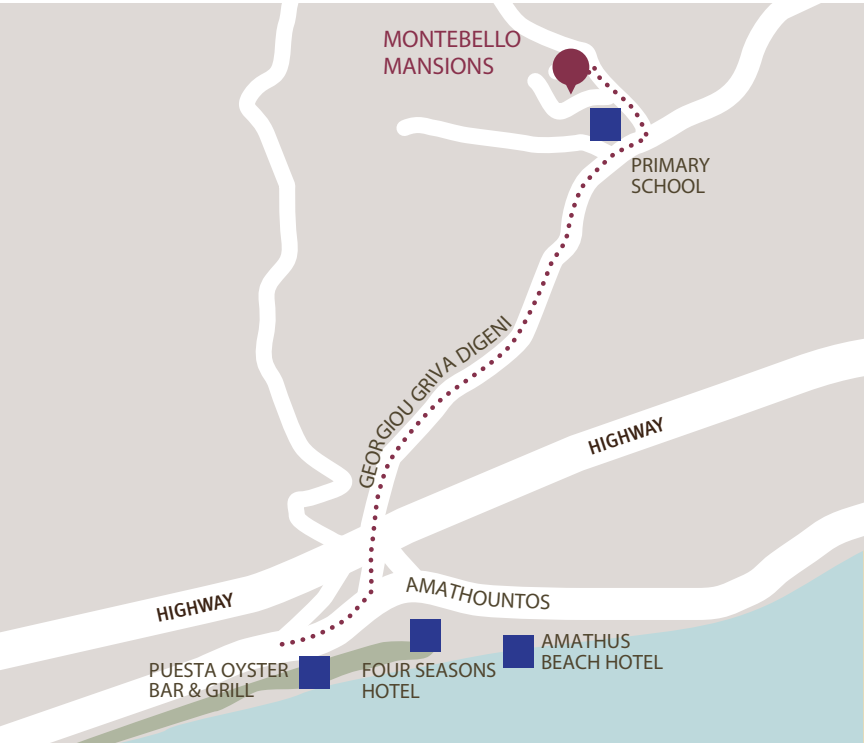
The history of Limassol is largely associated with the Third Crusade of Richard the Lionheart, who arrived in Limassol in 1191 on his way to the Holy Land. He arrested the renegade Byzantine Greek governor of Cyprus Limassol, Isaac Komnenos, taking over the entire island, and bringing the long Byzantine 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.



LOCATION

THE PROJECT IS CONVENIENTLY POSITIONED IN ONE OF LIMASSOL'S PRESTIGIOUS AREAS — AMATHUNDA

The project is conveniently positioned in a carefully selected, quiet, and safe neighborhood in one of Limassol's prestigious areas — Amathunda. It has a beautiful unobstructed sea and city views, surrounded with green areas. The ancient Amathus excavation and 5-star Amathus Beach Hotel with its golden sandy beaches and excellent SPA facilities are only 5 minutes away. Limassol's best leisure and residency amenities, such as restaurants, groceries, banks, and pharmacies are within moments away.



ALL VILLAS ENJOY
UNOBSTRUCTED
SEA VIEWS



EACH VILLA BOASTS BREATHTAKING
VIEWS OF THE MEDITERRANEAN SEA
AND NEIGHBOURING MOUNTAINS





AN EXCLUSIVE DEVELOPMENT DESIGNED
WITH CONTEMPORARY ARCHITECTURE
AND ELEGANCE OFFERING AN EXQUISITE
OPULENT LIFESTYLE



INTERIORS

LIVING ROOM



LIVING ROOM



KITCHEN



DINING ROOM

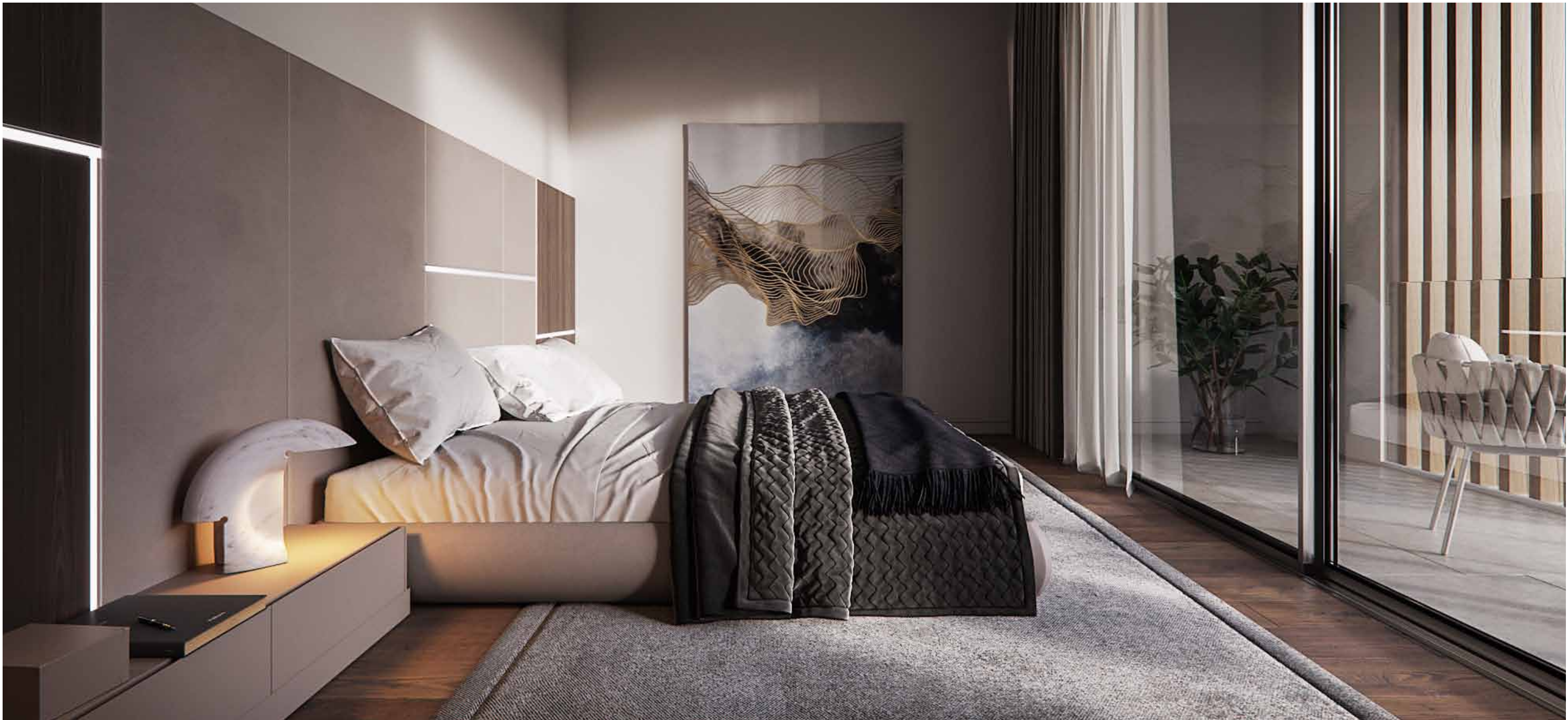


DINING ROOM

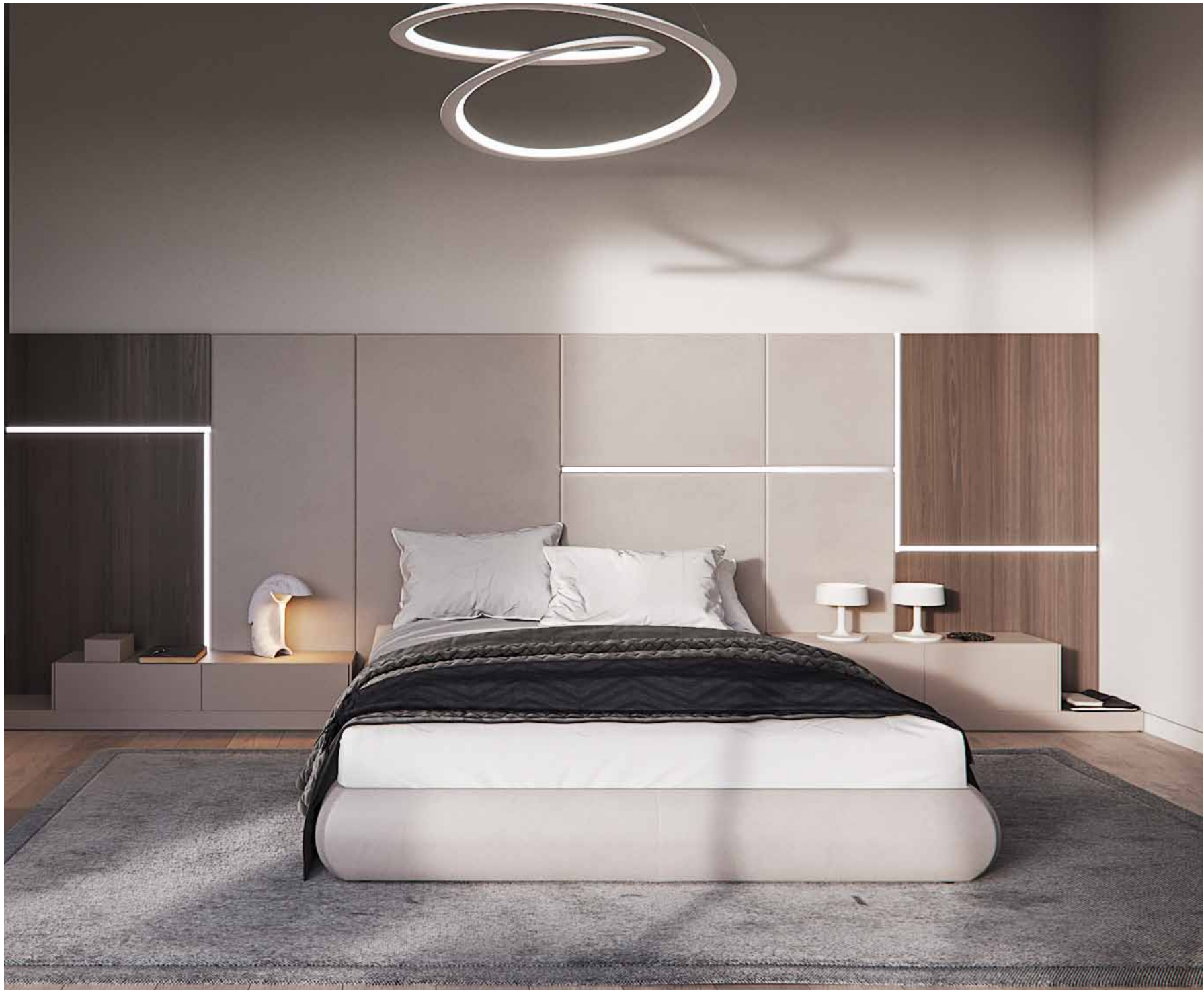


LUXURY FINISHES: SEMI-SOLID PARQUET FLOORS,
MARBLE FLOOR AND WALLS IN THE BATHROOMS,
KITCHEN CABINETS FROM EUROPEAN BRANDS,
THERMAL DOUBLE GLAZED WINDOWS, HIGH
STANDARD SANITARY WARE

MASTER BEDROOM



MASTER BEDROOM



BATHROOM



CHOICE OF PROPERTIES



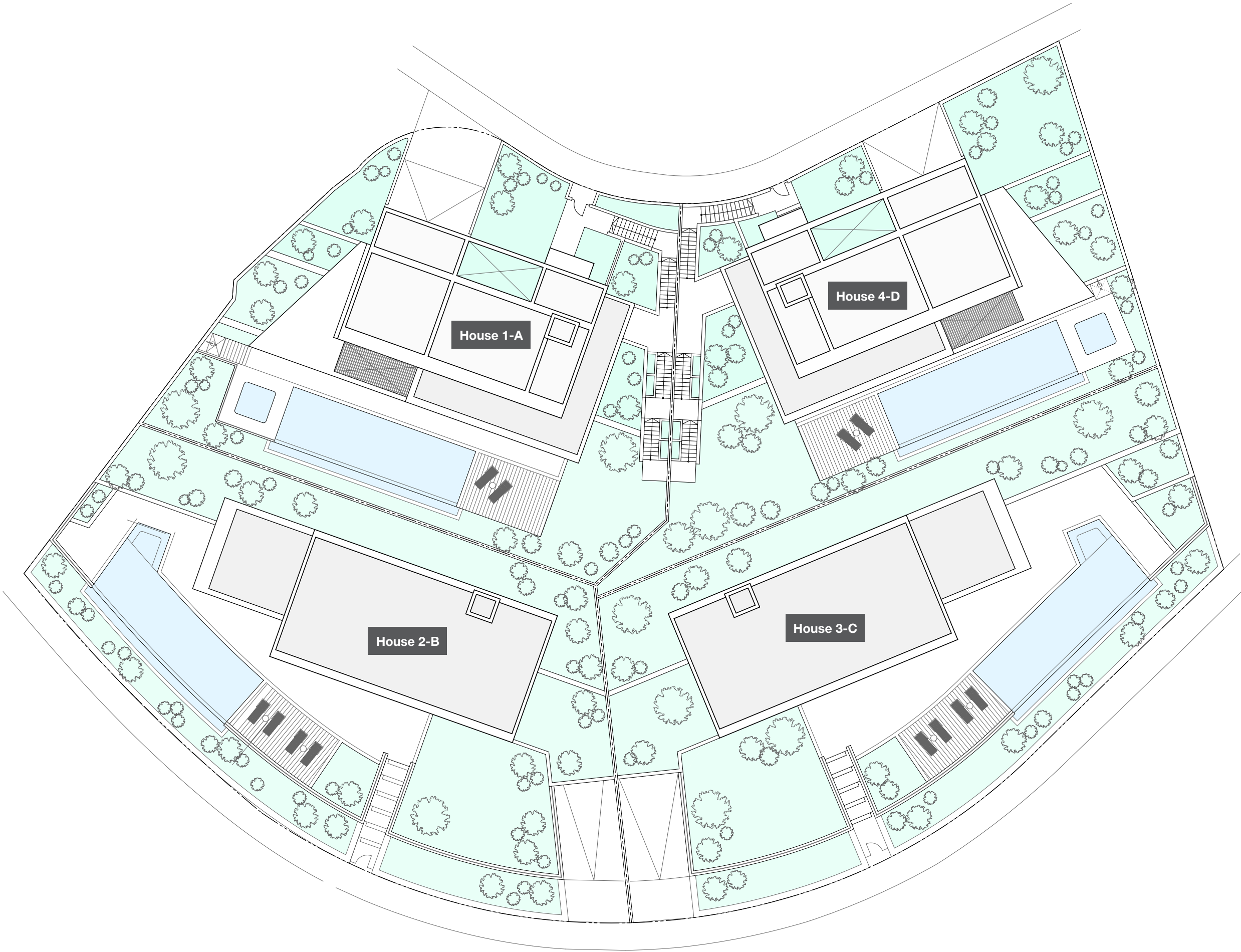
PROPERTY TYPE	BED-ROOMS	BATH-ROOMS	PRIVATE POOL	INDOOR AREA M²	COV. VERANDA M²	STORAGE M²	GARAGE AREA M²	UNCOVERED VERANDA AREA M²	PLOT M²	TOTAL AREA M²
HOUSE 1 -A	5	6	YES	386.80	85.50	40.80	37.80	107.90	842.00	658.80
HOUSE 2 - B	6	7	YES	397.60	91.20	20.30	95.30	147.20	947.00	751.60
HOUSE 3 - C	6	7	YES	397.80	91.80	20.30	107.80	184.80	1 050.00	802.50
HOUSE 4 - D	5	6	YES	386.80	79.00	27.20	37.80	79.80	820.00	610.60

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



SITE PLAN

PROPERTY TYPE	PLOT M ²
House 1-A	842.00
House 2-B	947.00
House 3-C	1 050.00
House 4-D	820.00



HOUSE 1-A

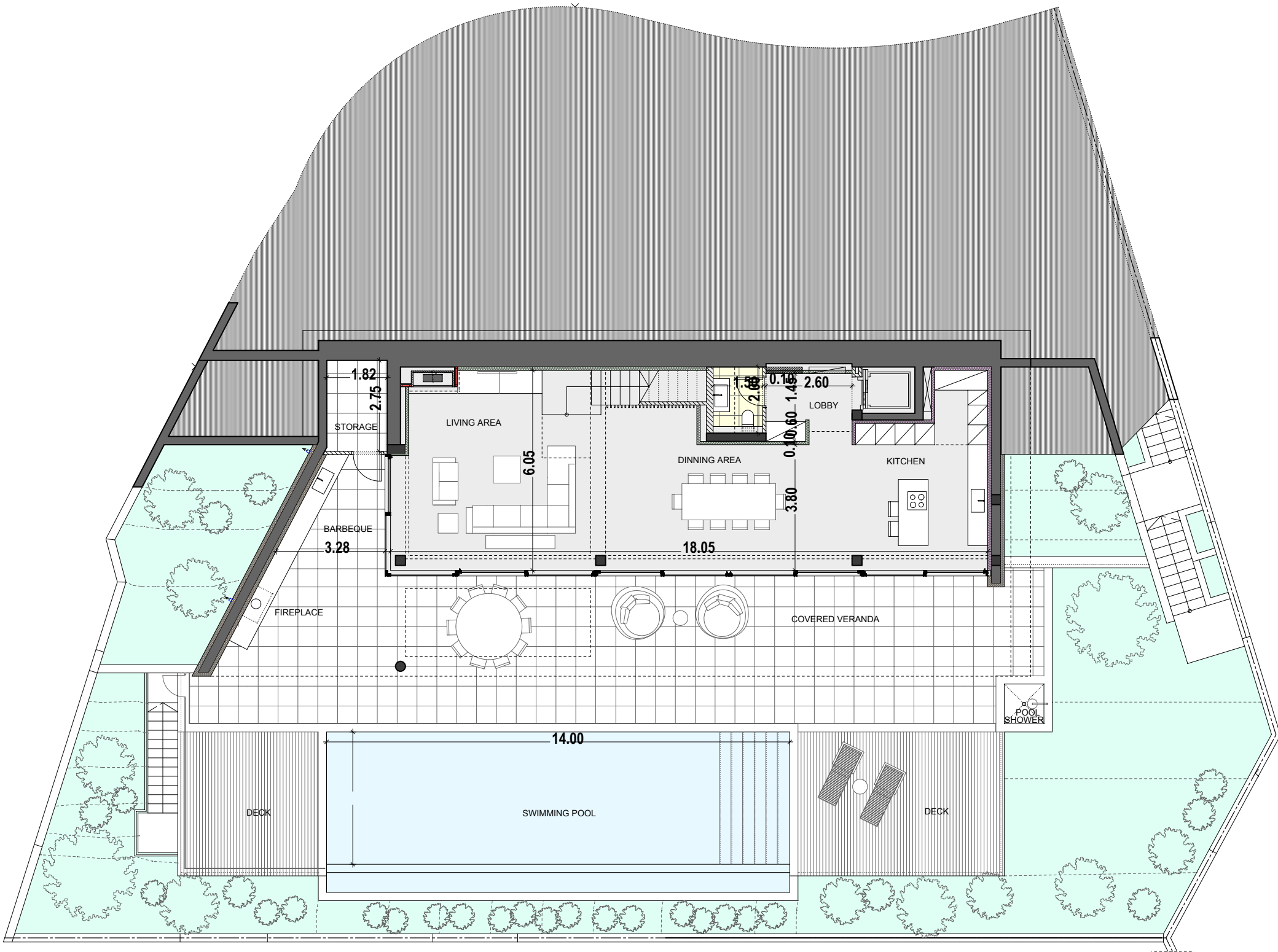
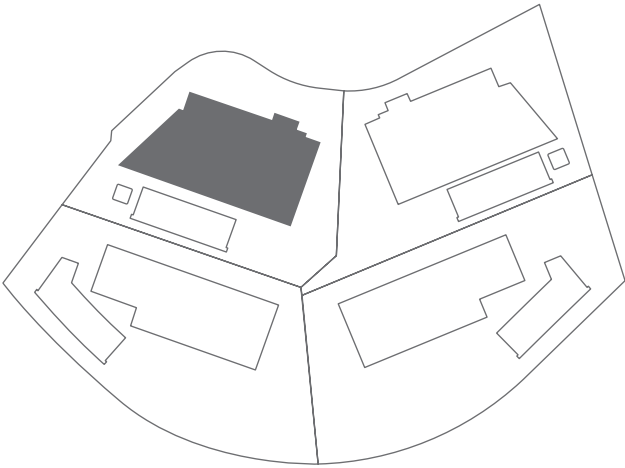
GROUND FLOOR



5 BEDROOMS

- Indoor area = 386.8 m²
- Cov. veranda = 85.5 m²
- Storage = 40.8 m²
- Garage Area = 37.8 m²
- Uncov. Veranda = 107.9 m²
- Plot = 842.0 m²
- Private Pool = Yes
- TOTAL AREA = 658.80 m²

KEY PLAN



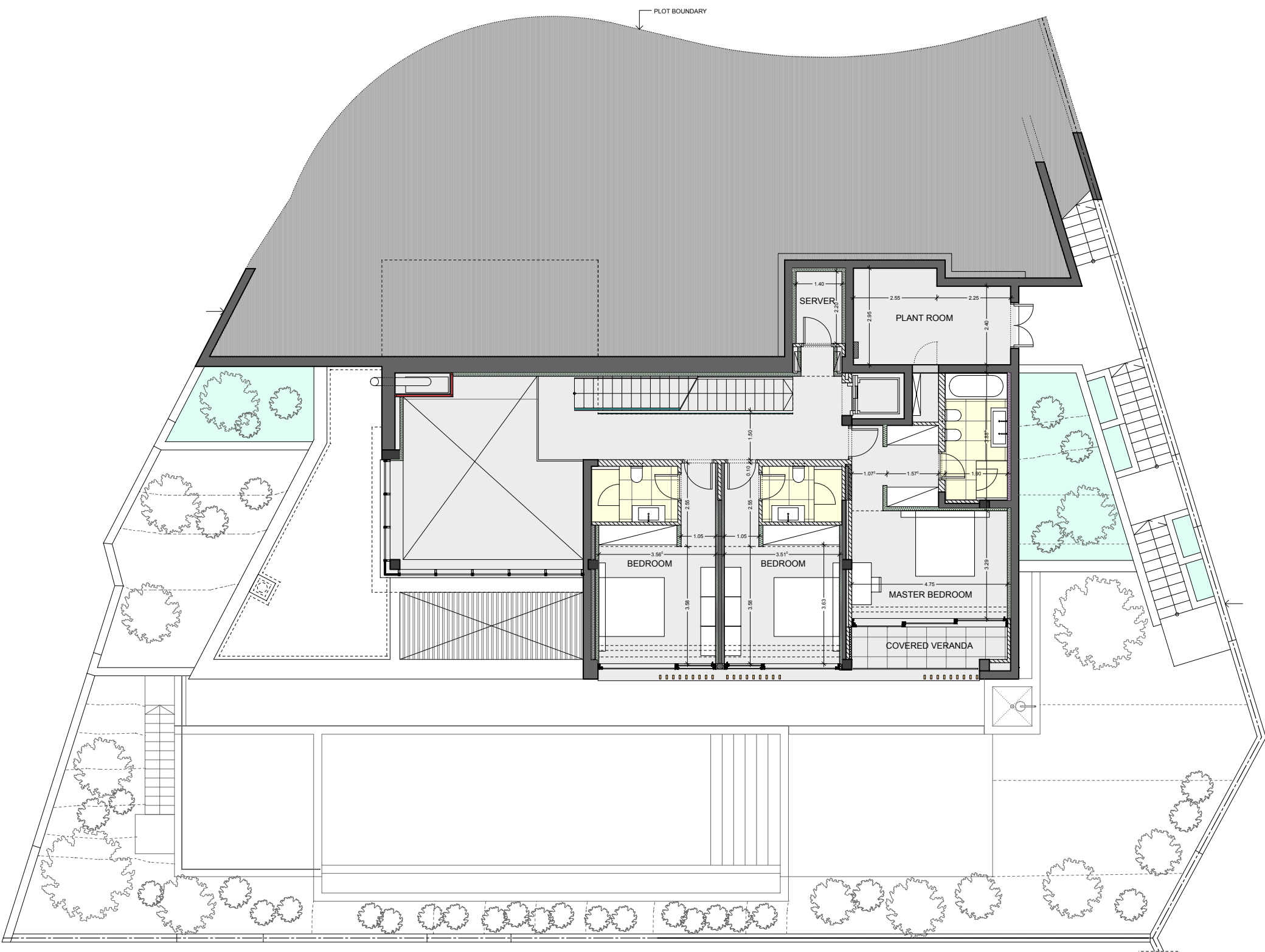
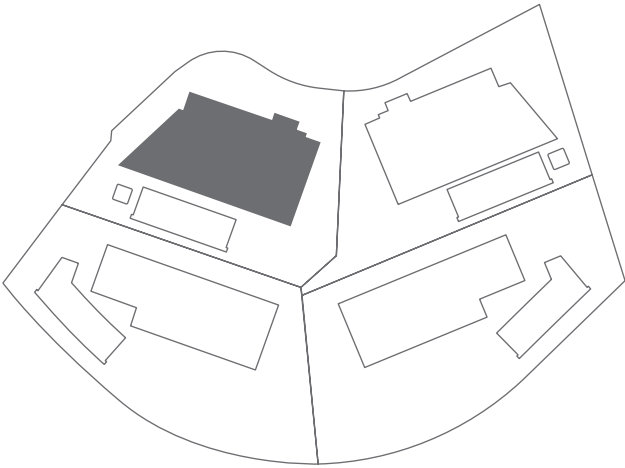
HOUSE 1-A

1ST FLOOR

5 BEDROOMS

- Indoor area = 386.8 m²
- Cov. veranda = 85.5 m²
- Storage = 40.8 m²
- Garage Area = 37.8 m²
- Uncov. Veranda = 107.9 m²
- Plot = 842.0 m²
- Private Pool = Yes
- TOTAL AREA = 658.80 m²

KEY PLAN



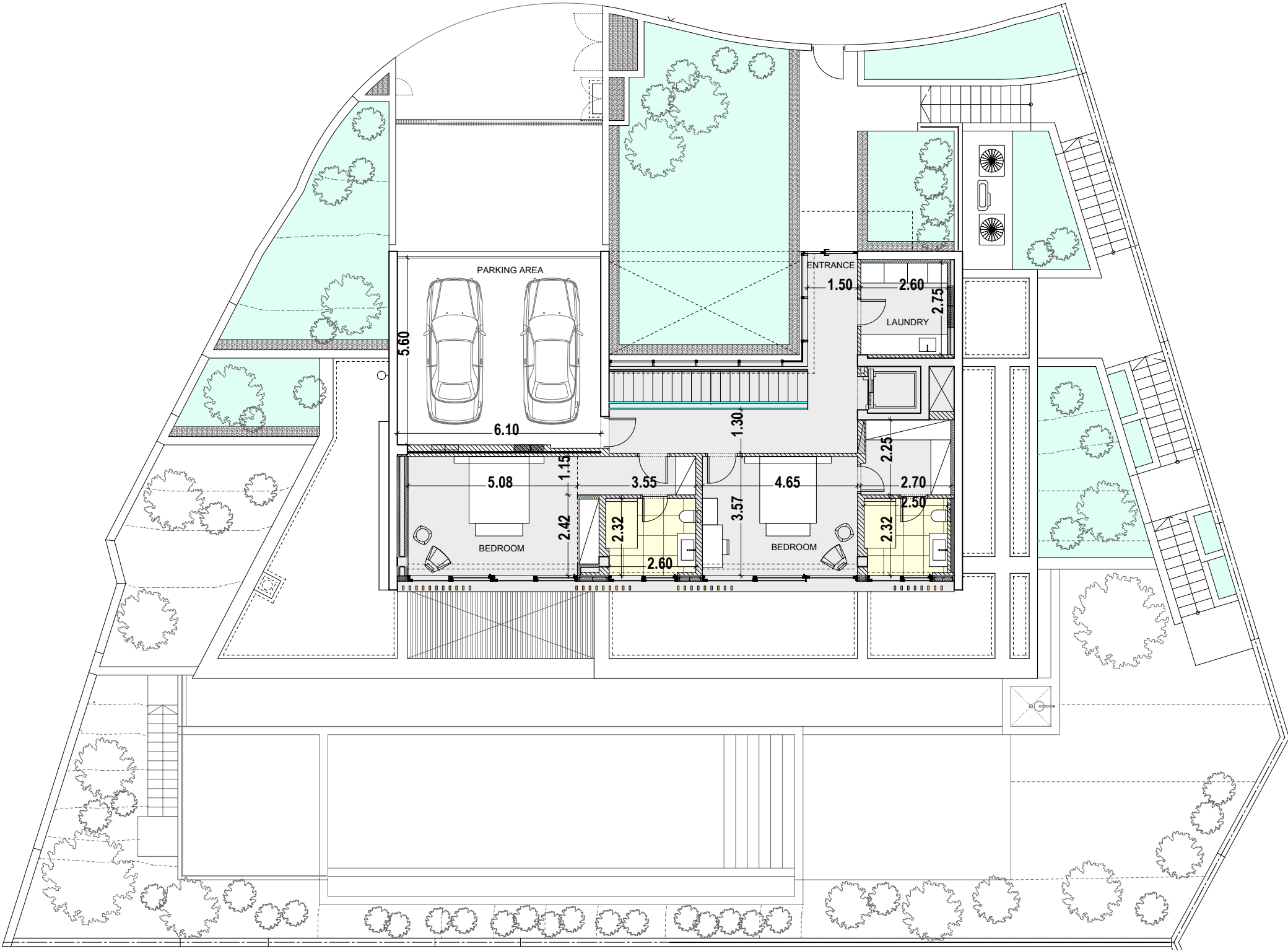
HOUSE 1-A

2ND FLOOR

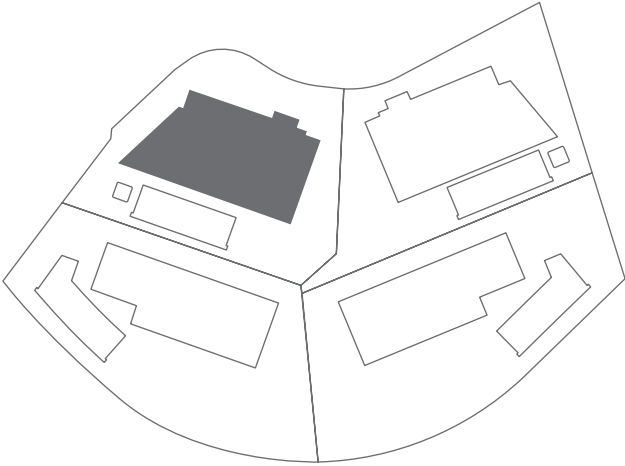


5 BEDROOMS

Indoor area = 386.8 m ²
Cov. veranda = 85.5 m ²
Storage = 40.8 m ²
Garage Area = 37.8 m ²
Uncov. Veranda = 107.9 m ²
Plot = 842.0 m ²
Private Pool = Yes
TOTAL AREA = 658.80 m ²



KEY PLAN



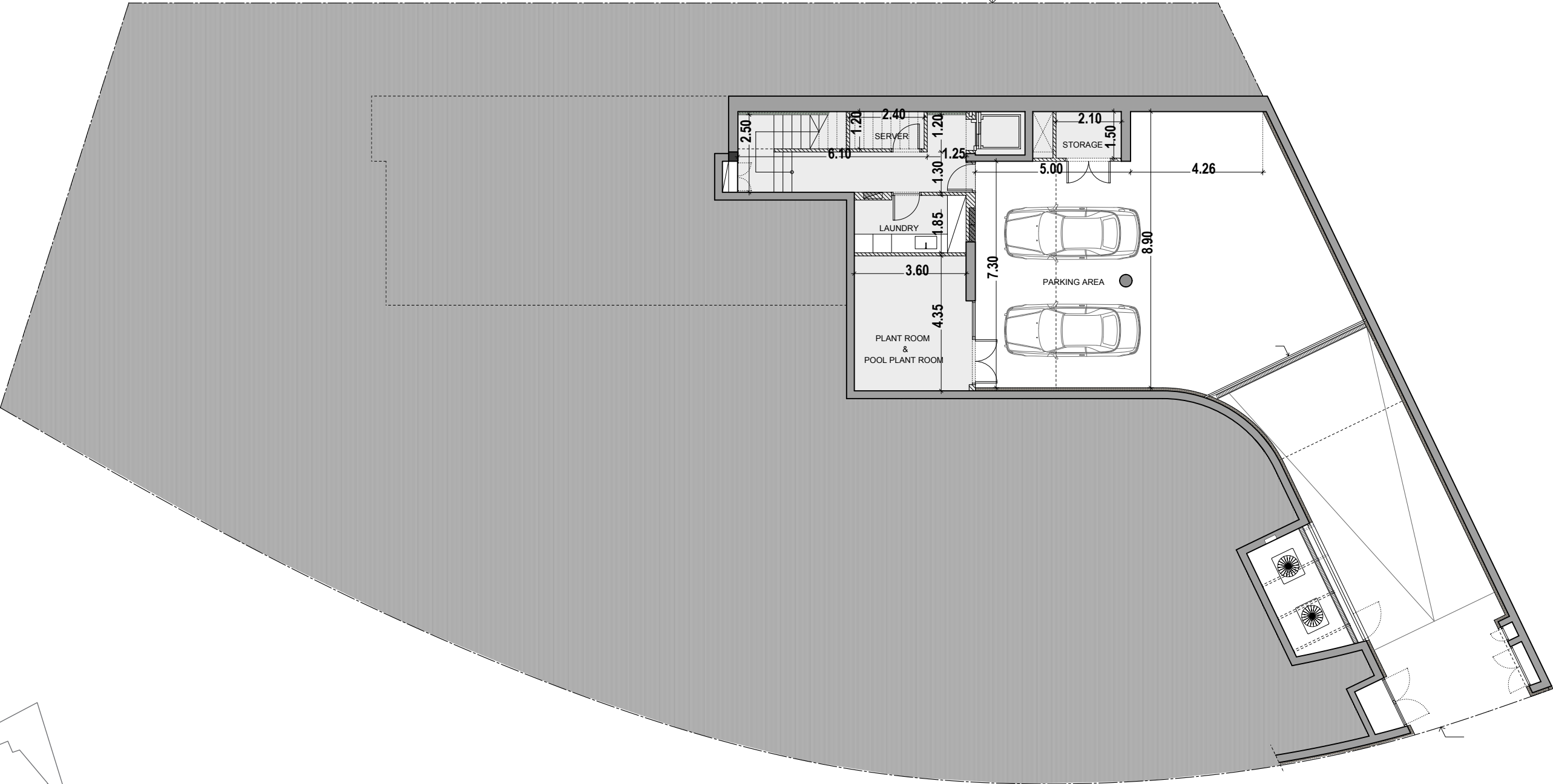
HOUSE 2-B

BASEMENT

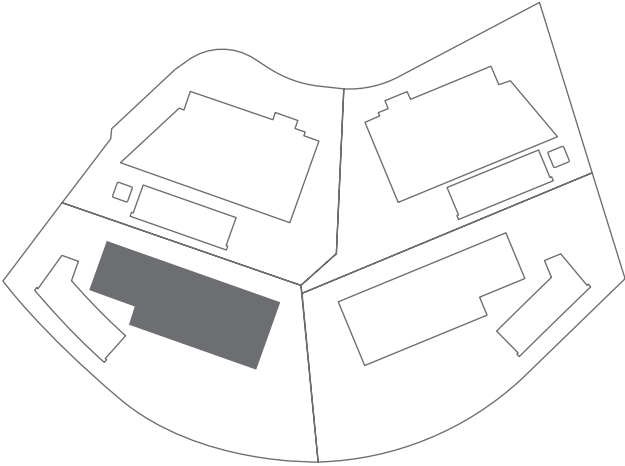


6 BEDROOMS

- Indoor area = 397.6 m²
- Cov. veranda = 91.2 m²
- External Storage = 20.3 m²
- Garage Area = 95.3 m²
- Uncov. Veranda = 147.2 m²
- Plot = 947.0 m²
- Private Pool = Yes
- TOTAL AREA = 751.6 m²



KEY PLAN



*Floor plans show approximate measurements only. Exact layout and sizes may vary

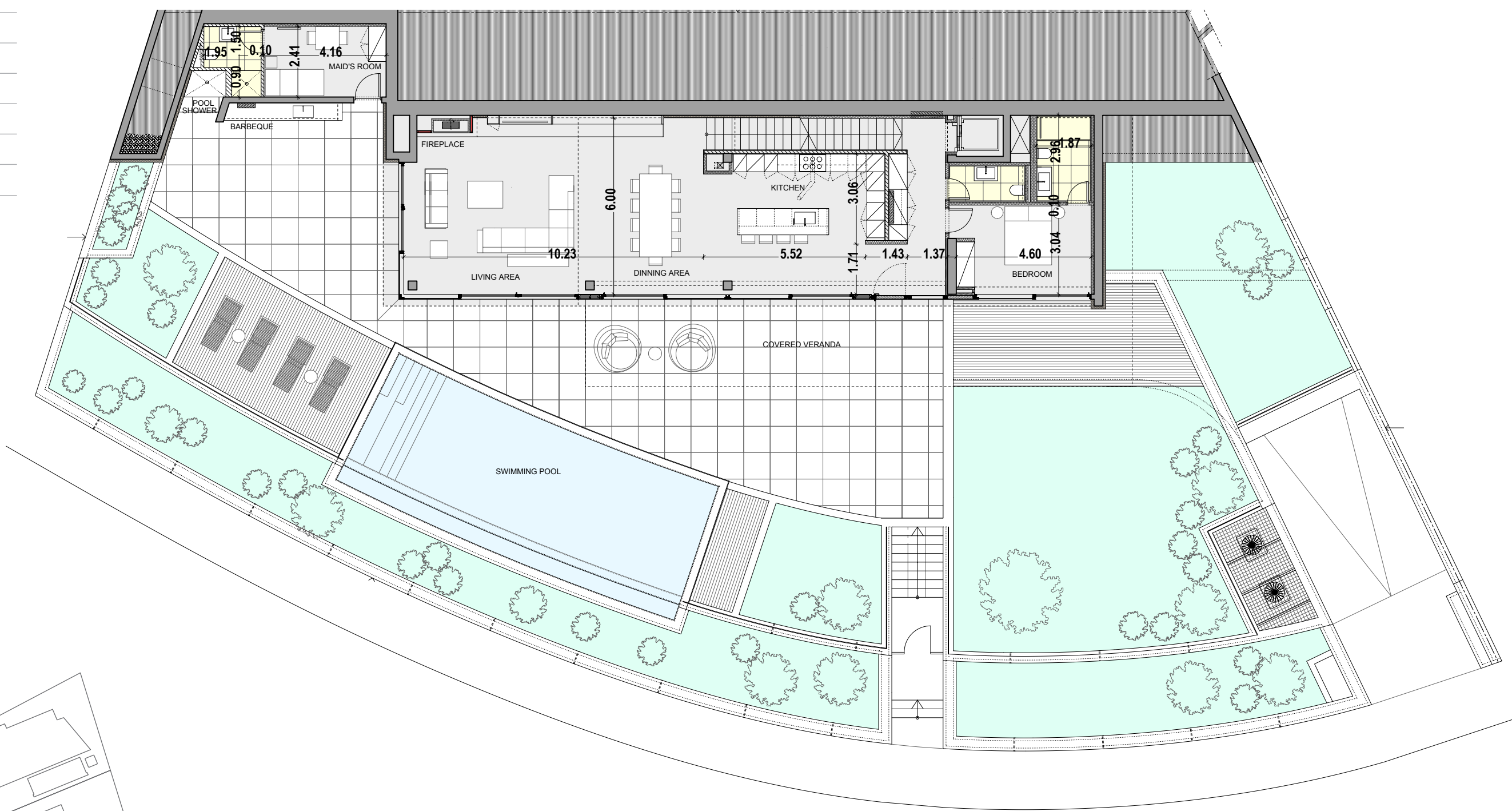
HOUSE 2-B

GROUND FLOOR

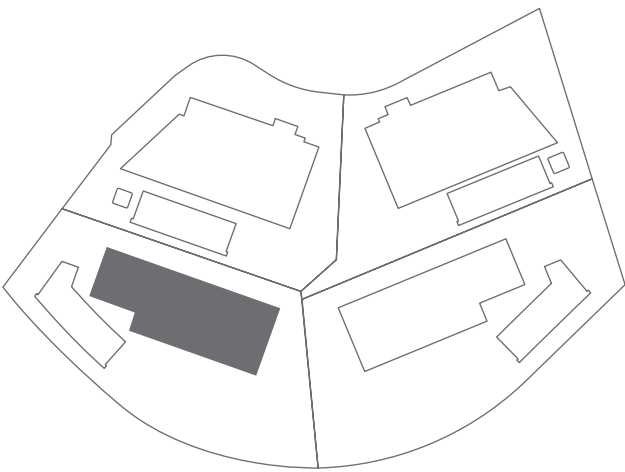


6 BEDROOMS

- Indoor area = 397.6 m²
- Cov. veranda = 91.2 m²
- Storage = 20.3 m²
- Garage Area = 95.3 m²
- Uncov. Veranda = 147.2 m²
- Plot = 947.0 m²
- Private Pool = Yes
- TOTAL AREA = 751.6 m²



KEY PLAN



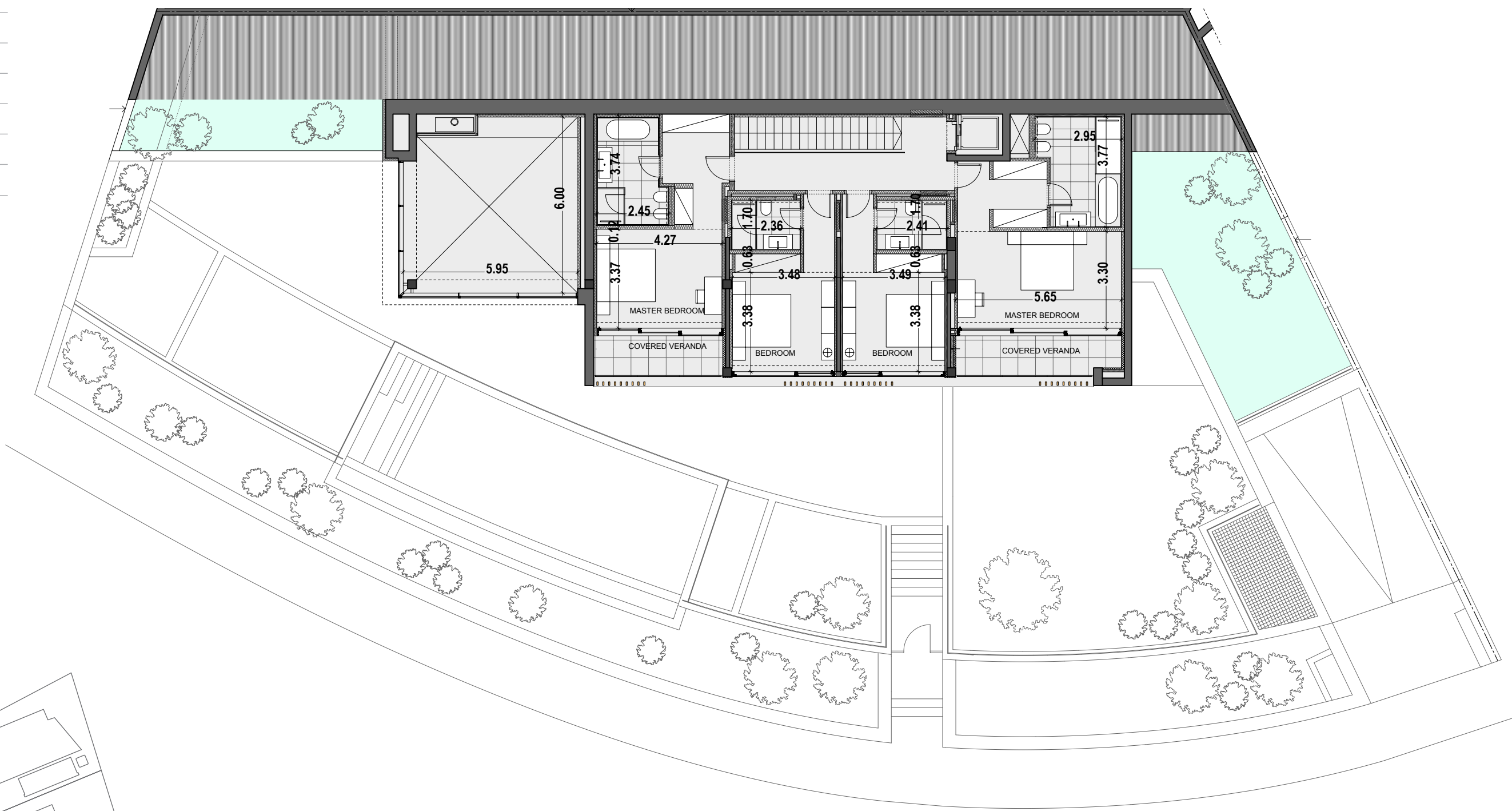
HOUSE 2-B

1ST FLOOR

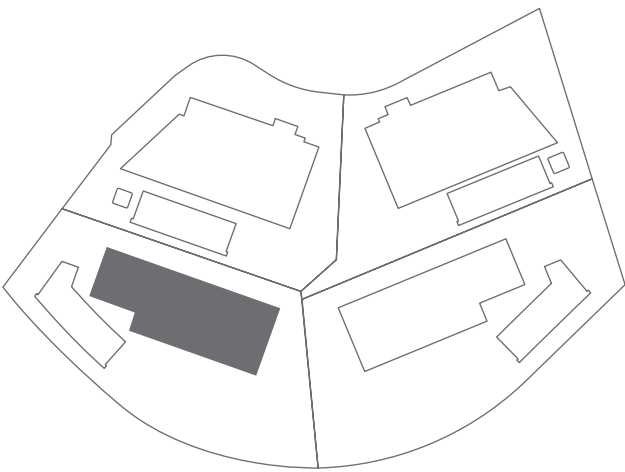


6 BEDROOMS

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- Storage = 20.3 m²
- Garage Area = 95.3 m²
- Uncov. Veranda = 147.2 m²
- Plot = 947.0 m²
- Private Pool = Yes
- TOTAL AREA = 751.6 m²



KEY PLAN



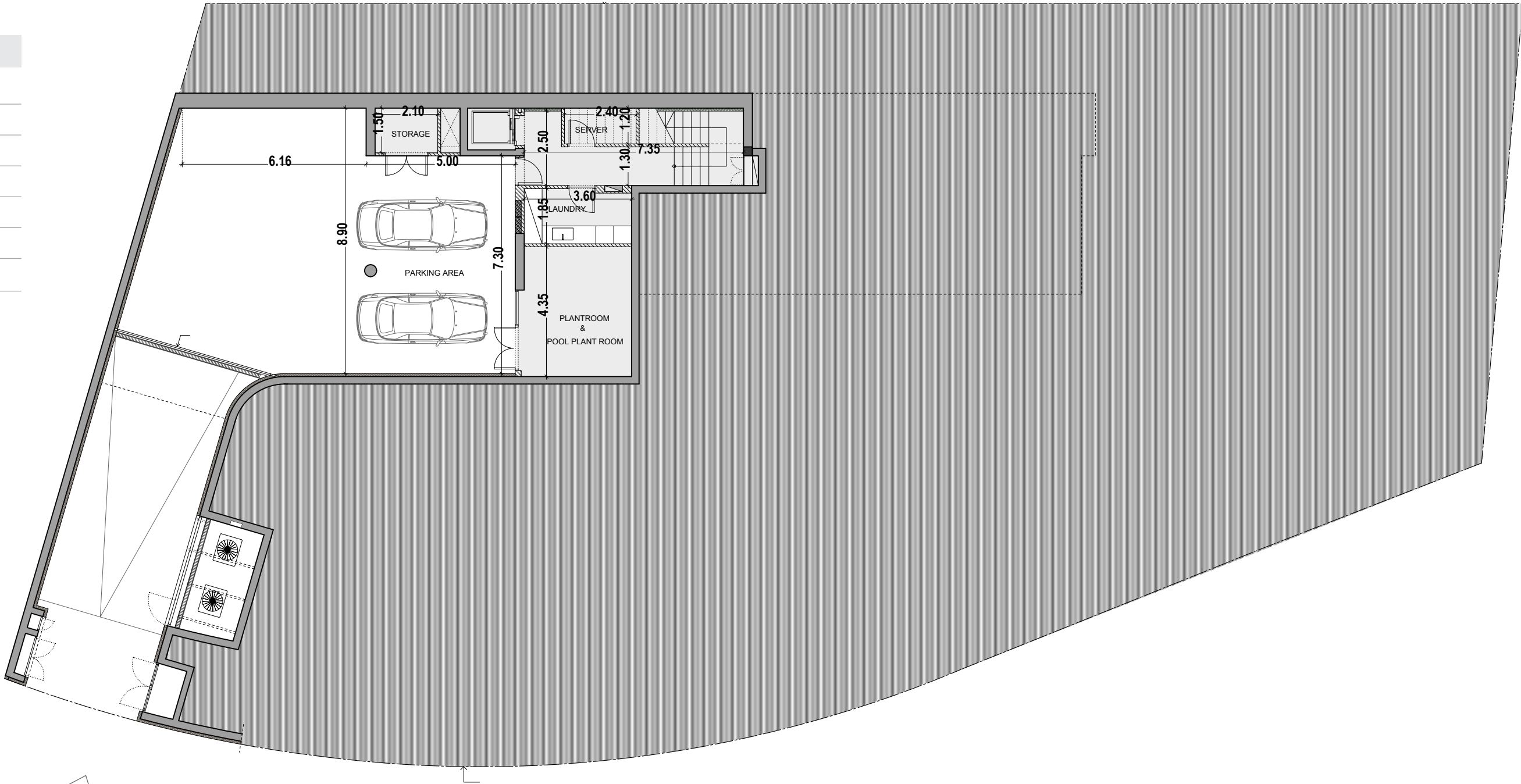
HOUSE 3-C

BASEMENT

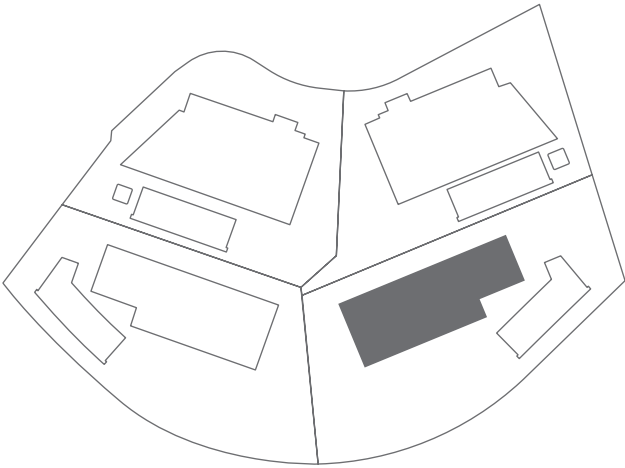


6 BEDROOMS

- Indoor area = 397.8 m²
- Cov. veranda = 91.8 m²
- Storage = 20.3 m²
- Garage Area = 107.8 m²
- Uncov. Veranda = 184.8 m²
- Plot = 1 050.0 m²
- Private Pool = Yes
- TOTAL AREA = 802.5 m²



KEY PLAN



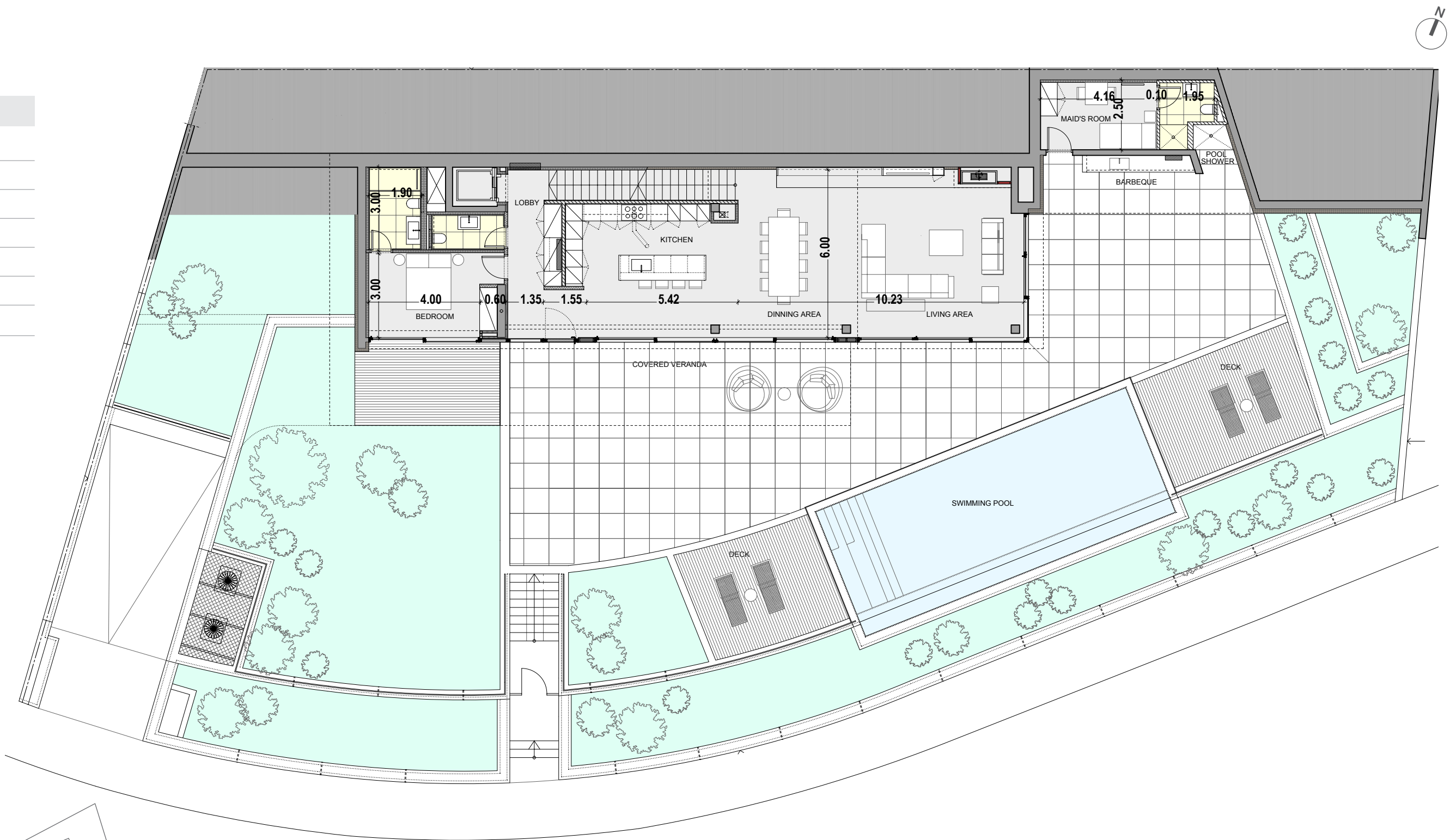
*Floor plans show approximate measurements only. Exact layout and sizes may vary

HOUSE 3-C

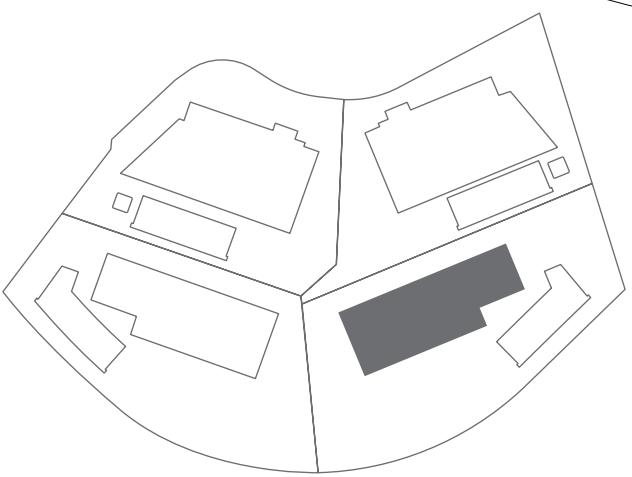
GROUND FLOOR

6 BEDROOMS

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- Cov. veranda = 91.8 m²
- Storage = 20.3 m²
- Garage Area = 107.8 m²
- Uncov. Veranda = 184.8 m²
- Plot = 1 050.0 m²
- Private Pool = Yes
- TOTAL AREA = 802.5 m²



KEY PLAN

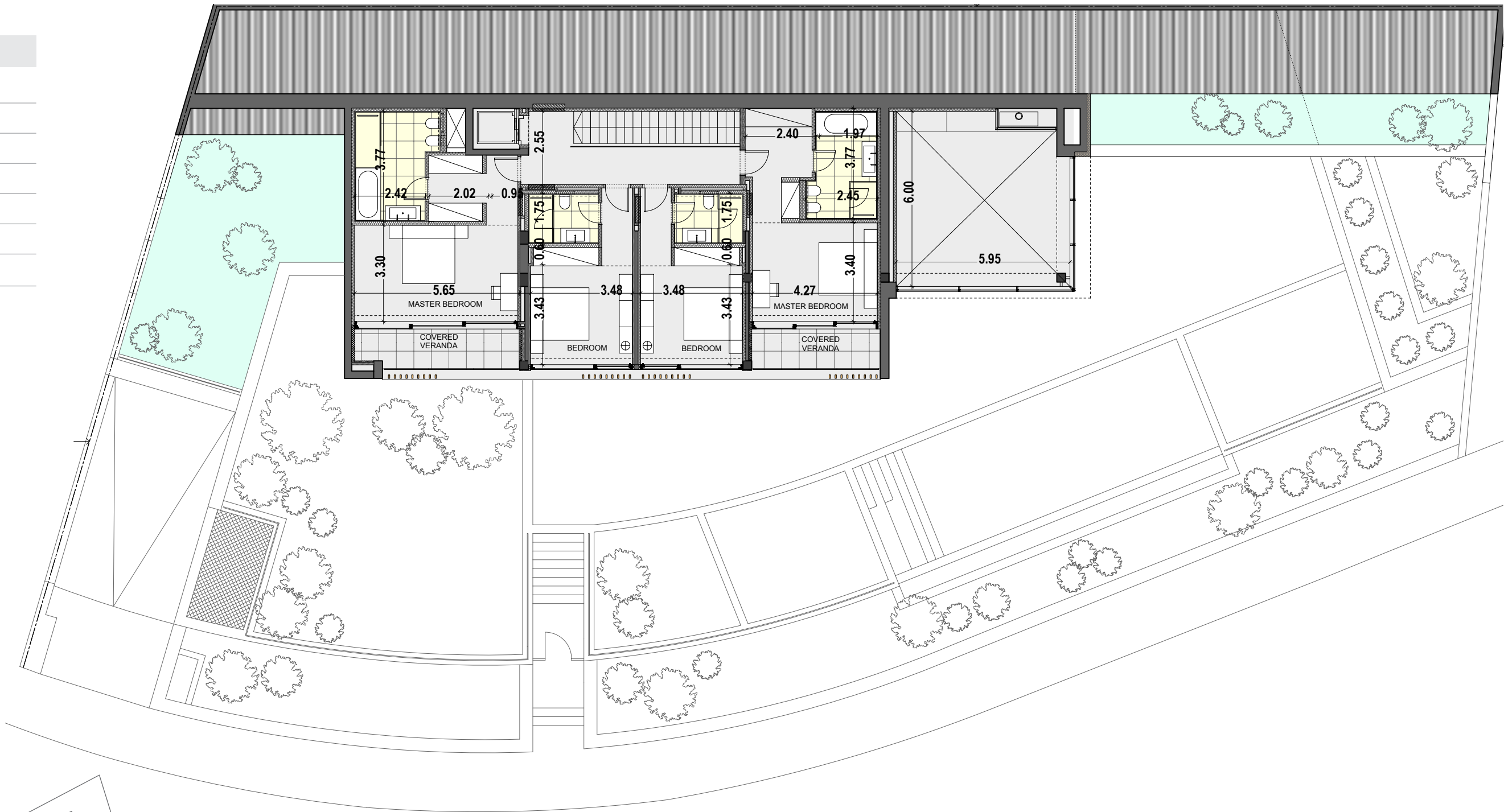


HOUSE 3-C

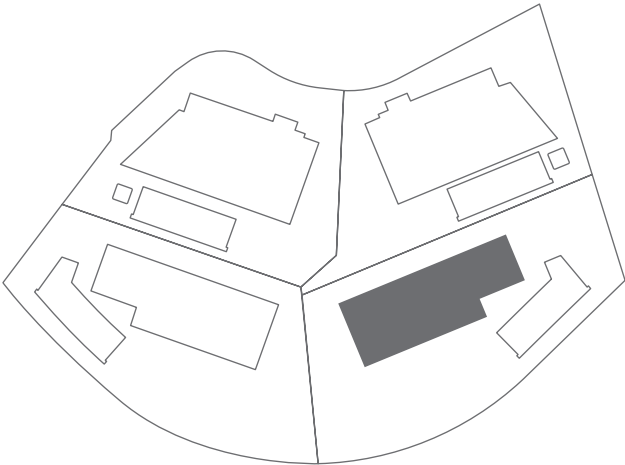
1ST FLOOR

6 BEDROOMS

- Indoor area = 397.8 m²
- Cov. veranda = 91.8 m²
- Storage = 20.3 m²
- Garage Area = 107.8 m²
- Uncov. Veranda = 184.8 m²
- Plot = 1 050.0 m²
- Private Pool = Yes
- TOTAL AREA = 802.5 m²



KEY PLAN



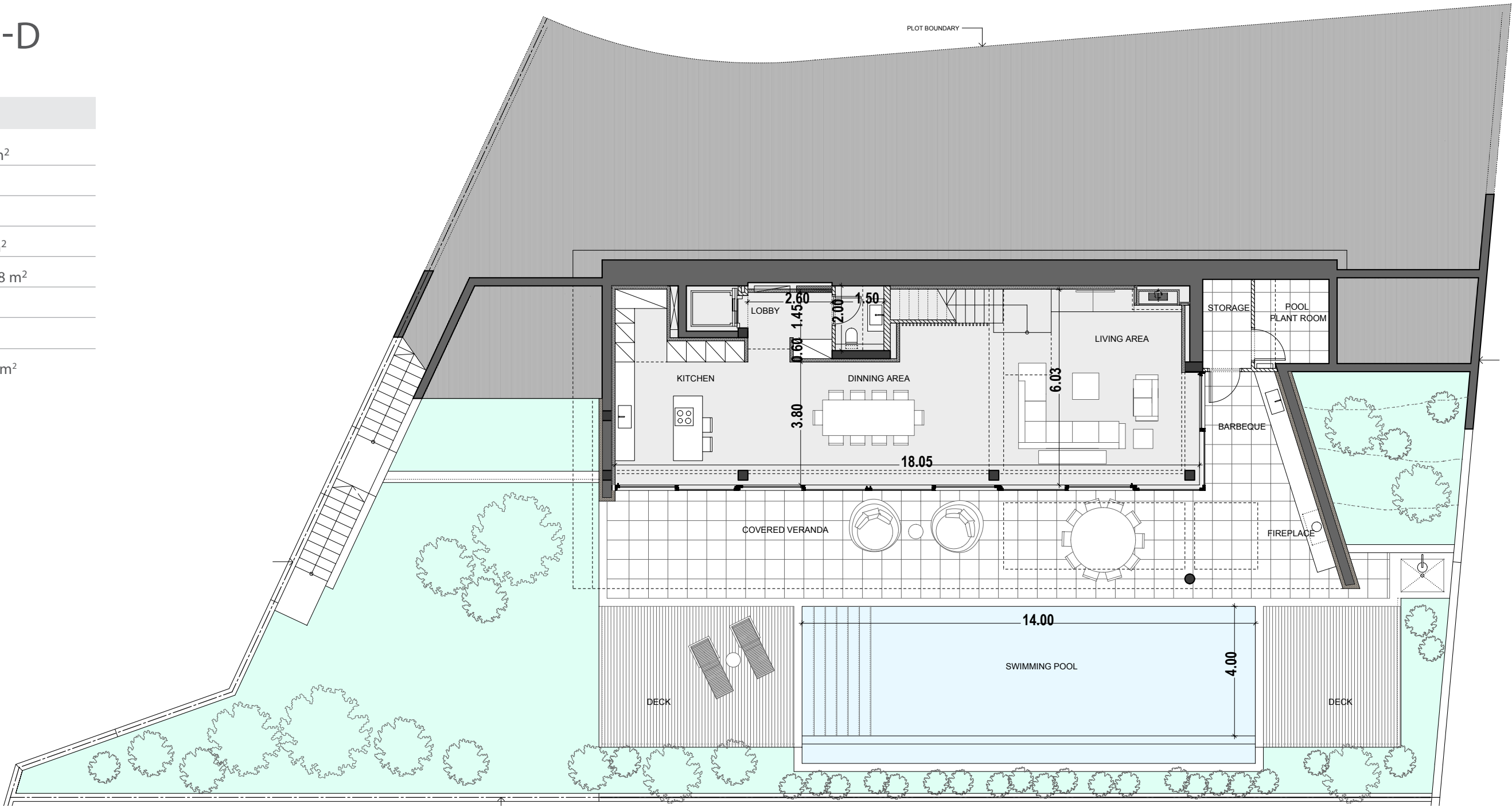
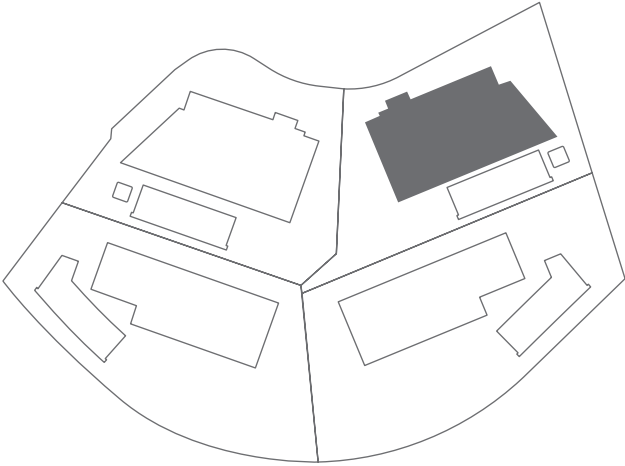
HOUSE 4-D

GROUND FLOOR

5 BEDROOMS

- Indoor area = 386.8 m²
- Cov. veranda = 79 m²
- Storage = 27.2 m²
- Garage Area = 37.8 m²
- Uncov. Veranda = 79.8 m²
- Plot = 820.0 m²
- Private Pool = Yes
- TOTAL AREA = 610.6 m²

KEY PLAN

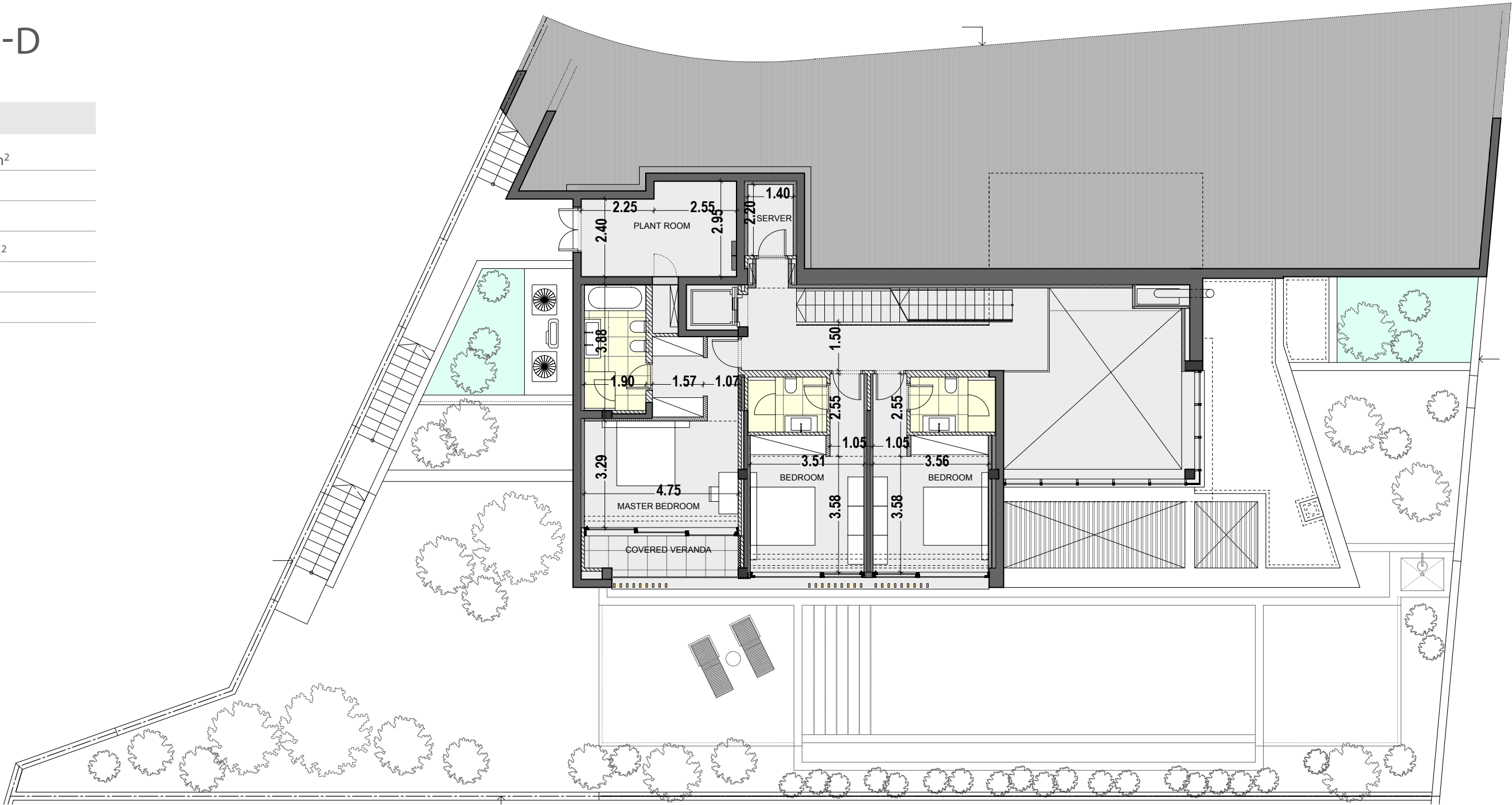


HOUSE 4-D

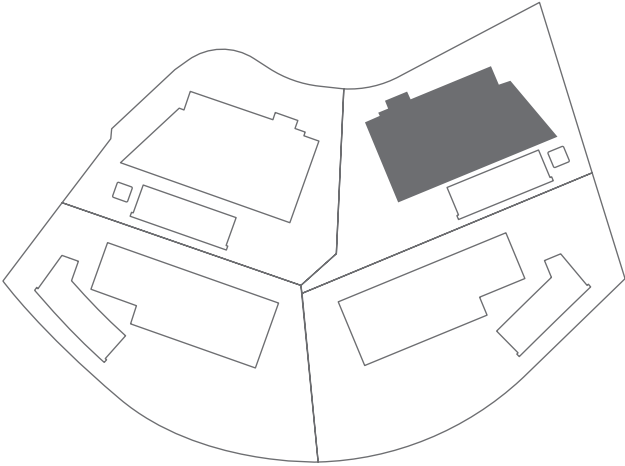
1ST FLOOR

5 BEDROOMS

- Indoor area = 386.8 m²
- Cov. veranda = 79 m²
- Storage = 20.3 m²
- Garage Area = 79.8 m²
- Plot = 820.0 m²
- Private Pool = Yes



KEY PLAN



2ND FLOOR

5 BEDROOMS

Indoor area = 386.8 m²

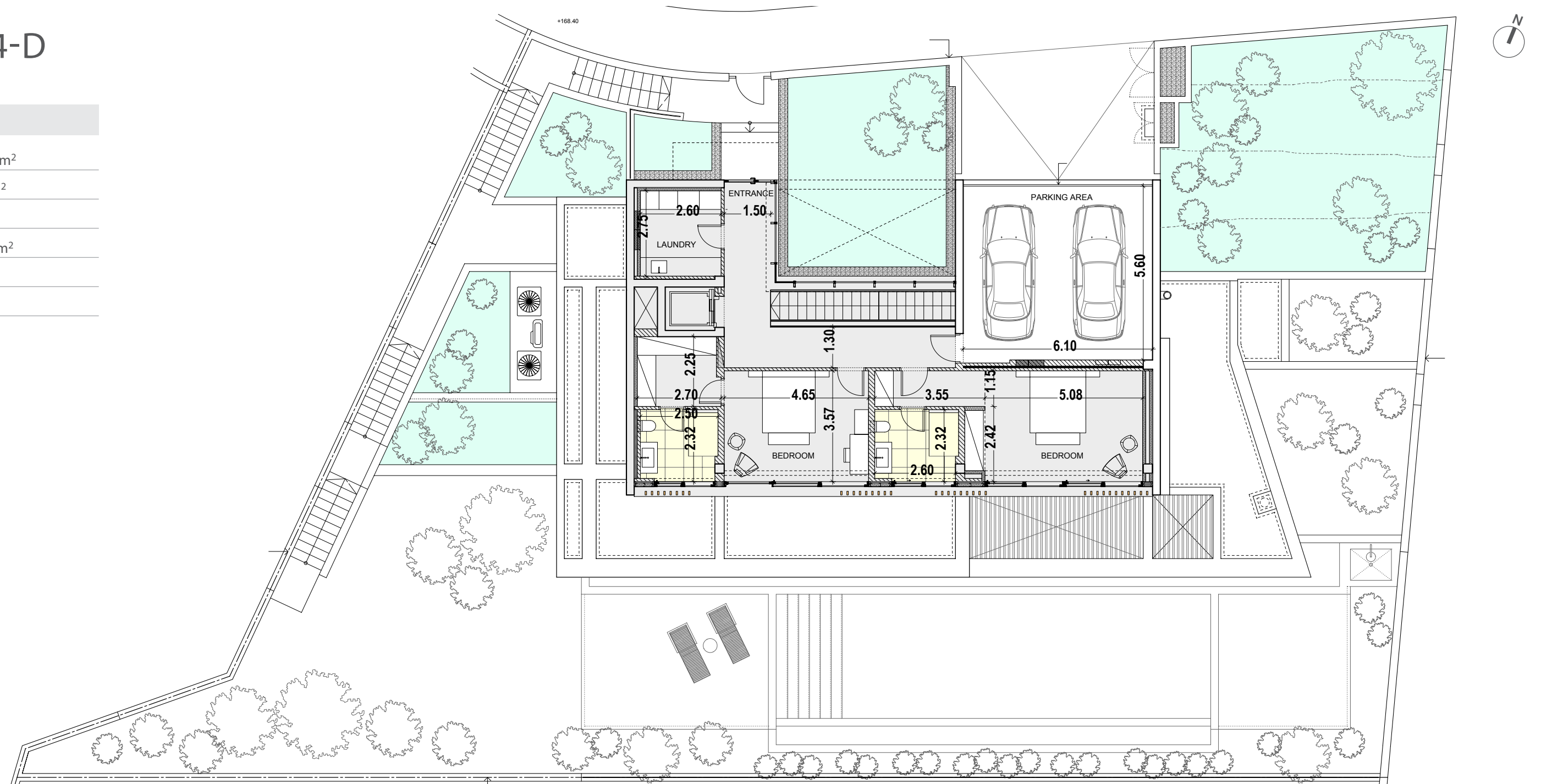
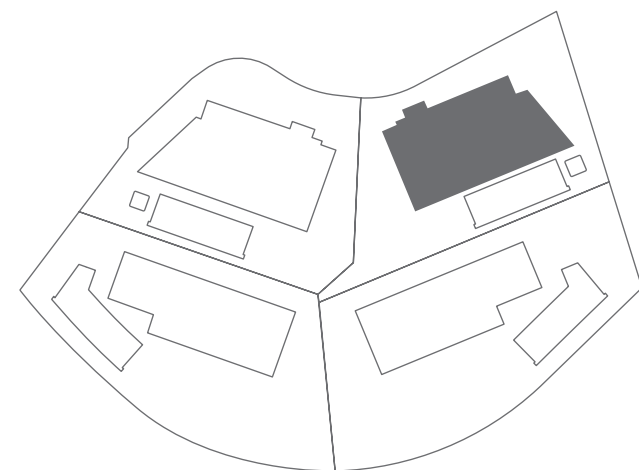
Cov. veranda = 79 m²

Storage = 20.3 m²

Garage Area = 79.8 m²

Plot = 820.0 m²

Private Pool = Yes





signature finishes

bbf: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



IMMIGRATION OPPORTUNITIES

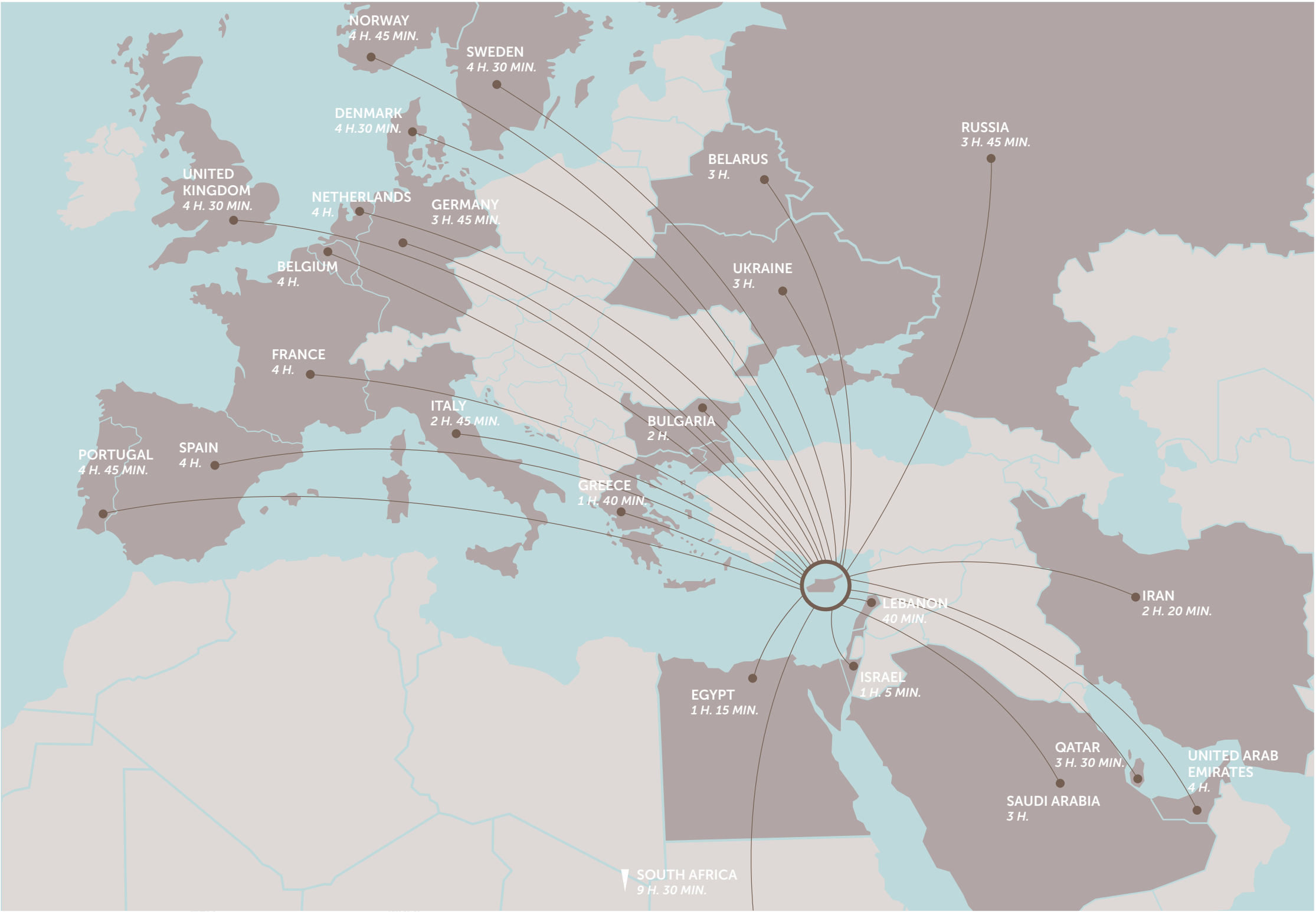
PERMANENT RESIDENCE PERMIT

UNIQUE CYPRUS PERMANENT RESIDENCE FOR PROPERTY BUYERS

- Lifelong 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 maybe the first step towards a successful application for the Cyprus Investment Programme. We offer an “A to Z” service for non-EU citizens seeking residence in Cyprus through of buying a property.

To be granted a lifelong (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 the 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 financially dependent children under 25 years old. The Cyprus Permanent Residence Permit allows the holder to stay in Cyprus all year round.



notes

**YOUR PERSONAL
PROPERTY CONSULTANT**



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