

LIMASSOL LUXURY

APARTMENTS

THE ART OF LIVING

T H E A R T O F L I V I N G



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FLOWER OF EDEN

WELCOME TO LIMASSOL
LUXURY APARTMENTS —
UTOPIAN STYLE SANCTUARY
OF LUXURY LIVING



Limassol luxury apartments, is a luxury residential complex in central Limassol, in a privileged location immediately adjacent to the Amathos river, approximately half a kilometre from the seafront. The development is divided into two plots, with a building on each plot. The building on the larger northern plot reaches up to 8 storeys in height; the smaller building on the south plot is five storeys in height. The two buildings wrap around a formal garden in the centre and are set within generous landscaped grounds all around.

The design is influenced by elements from both the natural and man-made world. Reminiscent of a superyacht, the superstructure of each block gently terraces down from its highest point with balconies on all sides. Wide horizontal bands form continuous balustrades that wrap around the blocks at each level, emphasizing the horizontal nature of the development which stretches to over 300 linear metres in length.





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VISION



A BUILDING SHAPED BY THE ENVIRONMENT

The vision for the project was to create a development growing from and formed from its unique location. The design was inspired by the horizontal stratification of natural rock formations, and how these layers shaped over millions of years reveal both the geological make-up and record the history of the location. Similarly, the design emphasises a distinct horizontality to create a strong visual identity for the overall development.

Limassol luxury apartments site, has a uniquely calm and serene quality that beyond definition. Framed by large aromatic trees, the river bed and low height developments, the location is

both bathed in sun whilst cooled by a permanent sea breeze. Its location is the epitome of calmness and serenity.

The project builds on the inherent qualities of the site, with a building that has been shaped with gentle curves thus avoiding any sharp corners or angles which would feel foreign to the site. A key vision of the development was to bring the existing qualities of the landscape onto the building to offer all residents with high quality private outdoor relaxation spaces. This is achieved through a series of stepping plateaus bringing the greenery of the site onto the building and offering a wide range of oversized gardens, balconies and terraces.



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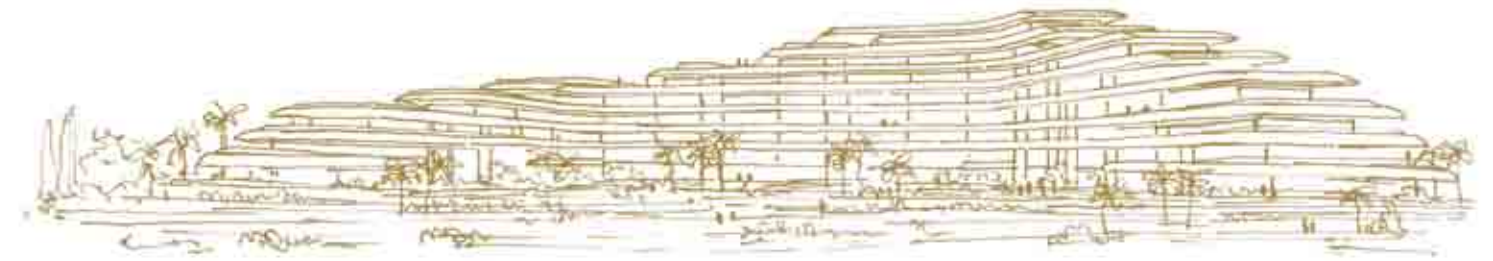


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DESIGN

LUXURIATE
IN A MODERN
SANCTUARY



The development is designed around a contemporary interpretation of the historical 'U-shaped plan', sheltering between projecting wings a grand court or 'cour d'honneur' as first found in the great palaces and mansions of 17th Century Europe. Much like the Palace of Versailles or Blenheim Palace the building wraps around and overlooks a grand 'court' on 3 sides. For Limassol luxury apartments, this imposing 5,550 m² courtyard has been reinterpreted as a lush landscaped oasis measuring more than 100 x 55 m, becoming the centrepiece of the development. This formal garden features a centrally positioned south facing swimming pool, measuring over 30 in length with terraces and layered cascading gardens flanked by elegant palm trees and native aromatic fruit

and olive trees. The garden is designed as a focal point for all of the apartments and townhouses which benefit from both access and direct views onto this unique feature. All vehicular circulation and parking has been strategically concealed within a large basement avoiding any visual or noise impact on the grounds. The basement offers direct access to all building cores allowing for convenient internal access to all units. All units have been designed as dual or triple aspect meaning that apartments benefit both from southern and northern views. Typically, the living room spaces have been positioned towards the sea and southern gardens whilst the bedrooms have been located on the cooler and calmer north face of the building, with views of the mountains.



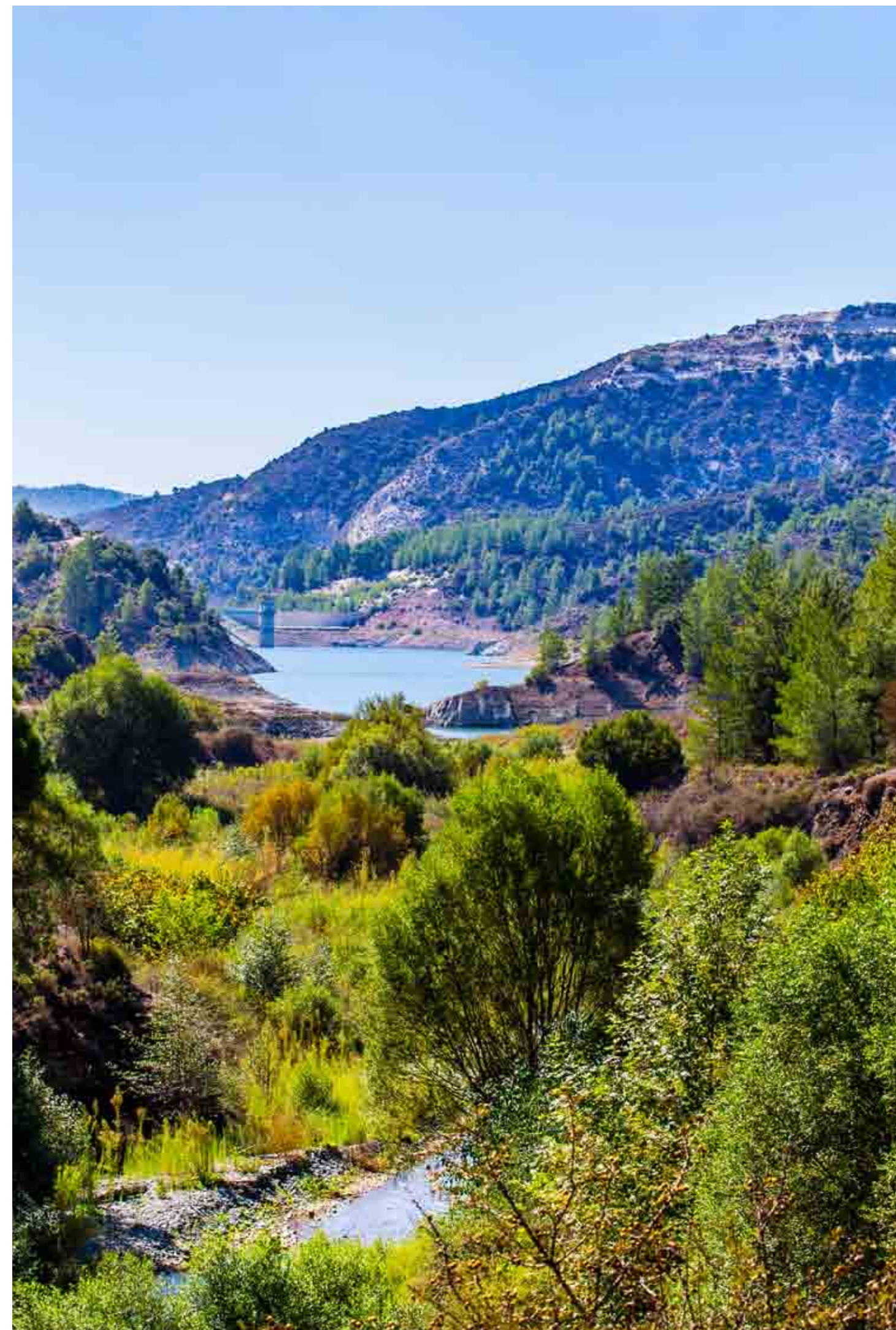
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SETTING



A LOCATION LIKE NO
OTHER IN THE WORLD

There are very few places in the world where you can enjoy a refreshing swim in the Mediterranean in the morning, and within 45 minutes spend the afternoon skiing on the pine clad mountain pistes of Troodos. This historic city, with its world class restaurants and a cosmopolitan atmosphere dates back to the 8th century BC and has been ranked by TripAdvisor as 3rd up-and-coming destination in the World and in its Top 10 Traveller's Choice Destinations on the Rise.



MAP



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 with the most sophisticated gourmets, and the shopping areas; you will find it all and much more in Limassol!

The project is nestled in a carefully selected, quiet and safe neighborhood in one of the most prestigious areas in Limassol, Potamos Gerasogeia, just 500 meters away from the best sandy beaches in the tourist area and Limassol's best leisure spots, banks, pharmacies and food stores.



● **RESTAURANTS/ CAFÉS / BARS / CLUBS**

1. Syrian Arab Friendship Club
2. Teepee Rock Club
3. Haagen Dazs4.Royal Apolonia Beach
5. Costa Coffee
6. Starbucks
7. Ocean Basket
8. La Croissanterie
9. Rumors
10. The Garden
11. Sigma Bakeries
12. The Woodman Sports Pub & Restaurant
13. Tiflis
14. Pizza Hut

● **PUBLIC TRANSPORTATION**

- Bus stops

● **HOTELS**

1. Marianna Hotel Apartments
2. Tasiana Hotel Apartment Complex
3. The Palms Hotel
4. Valana Hotel Apartment
5. The Royal Appolonia Hotel
6. Harmony Bay
7. Estella Hotel
8. Atlantica Miramare Beach Hotel
9. Jasmine Hotel

● **SUPERMARKETS**

1. Plus Discount Market
2. MMS No4 Mini Mall
3. Fix Kiosk
4. Lidl

● **OTHER**

1. Hellenic Bank2. Gerasogeia Police Station
3. Filippou Papadopoulos Pharmacy
4. Christina Metaxa Pharmacy
5. Cyprus Post Office
6. Cyprus Butterfly E.P. LTD Travel Agency
7. Mink Glamour -Fur Shop
8. Tourist Info Center
9. Sport Complex
10. Limassol's Olympic Swimming Pool
11. Swing Latina Dance & Fitness Studio
12. Music Gallery/ Store

● **CAR RENTALS**

1. Car Hire Cyprus Regency
2. AIDA Car Rentals

CULTURE



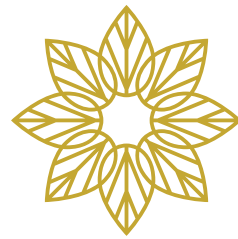
LIMASSOL — A HUB OF MODERN CREATIVITY AND ANCIENT HISTORY

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 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.

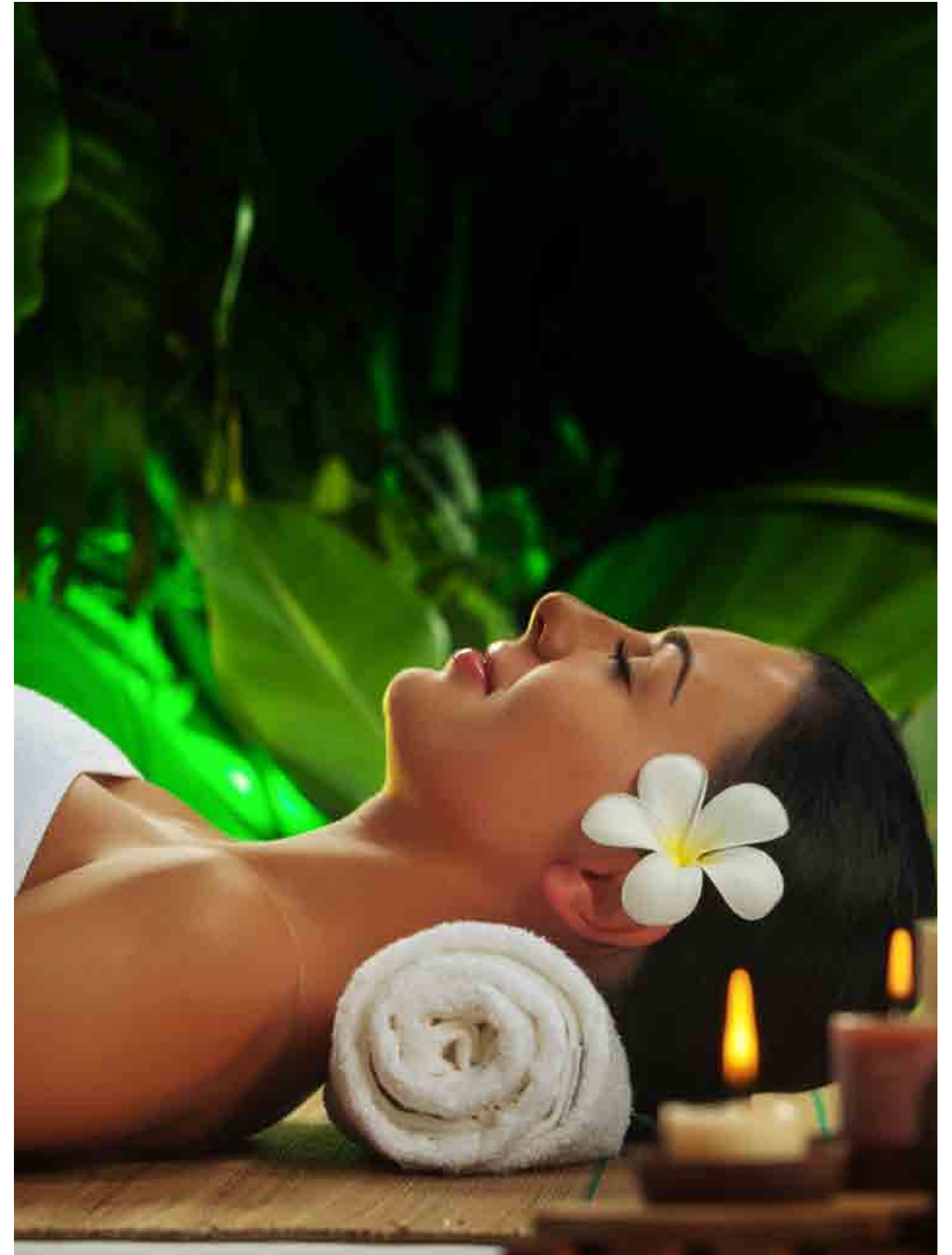
The history of Limassol is largely associated with the Third Crusade of Richard the Lionheart, who arrived in Limassol in 1191 on his way to the Holy Land. He arrested the renegade Byzantine Greek governor of Cyprus Limassol, Isaac Komnenos, taking over the entire island, and bringing the long Byzantine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

RELAX

IN YOUR OWN PRIVATE SANCTUARY FULL
OF HARMONY, LUXURY AND ELEGANCE



Limassol luxury apartments is the ultimate opportunity for luxury living in the heart of Limassol's exclusive tourist area. Designed by the renowned architectural practice UHA London, led by Jonas Upton-Hansen and Ricardo Mateu, Limassol luxury apartments expertly combines the highest technical specifications with the finest interiors. It is set within beautifully landscaped gardens just 500 meters from Limassol's finest beaches. Limassol luxury apartments preserves the natural beauty of the surrounding area and offers a relaxing sanctuary full of harmony, luxury and elegance.





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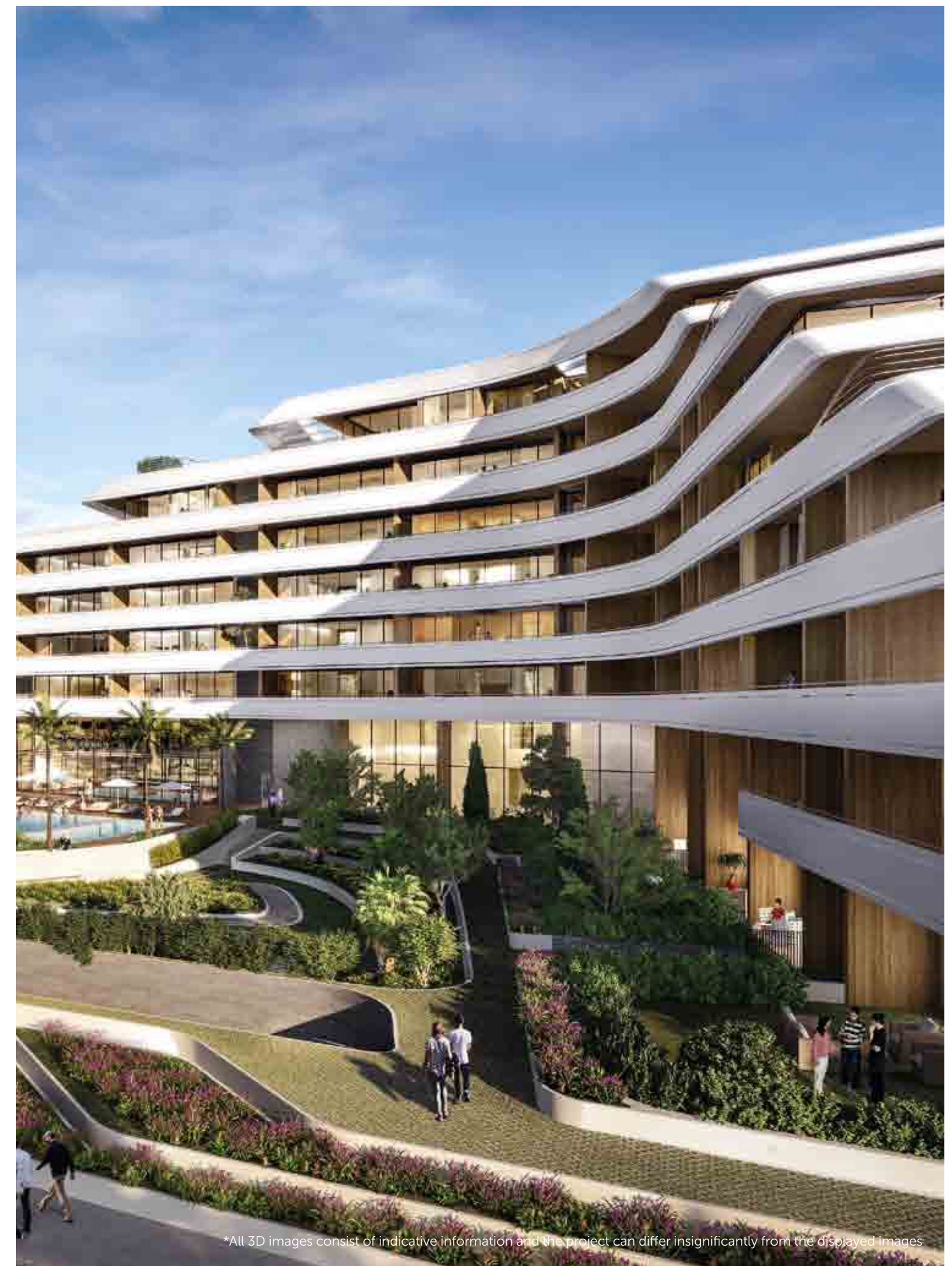
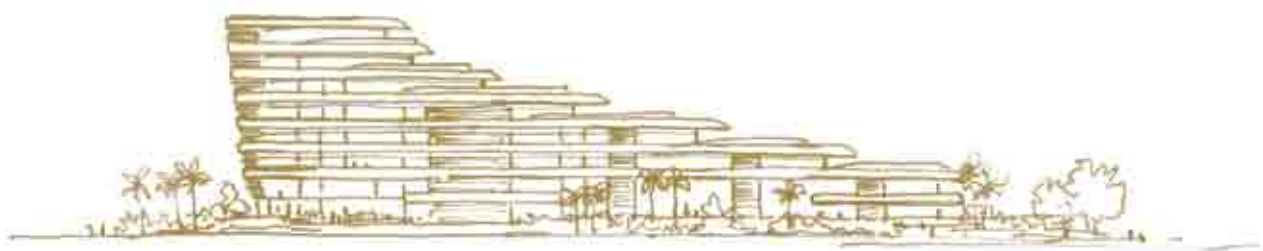
L'ART DE VIVRE

WORLD CLASS AMENITIES
PROVIDE A SEAMLESS
BLEND OF COMFORT
AND INNOVATION

Limassol luxury apartments consists of 2, 3 and 4 bedroom luxury apartments which offer a standard of living that is second to none in the region. Each apartment provides a living space on an unprecedented scale for this highly demanded area in Limassol and in a style that is simply breath-taking.

The highest technical specifications coupled with the finest examples of progressive interiors from world-renowned designer Julia Romanova provide a seamless blend of comfort and innovation. The building offers indoor and outdoor swimming pools, secure underground parking, a gym and spa facility and a concierge service which is on call 24 hours a day. Perhaps most tempting, residents of each apartment have an opportunity to enjoy the outdoor oasis of nature and peace that its landscaped sanctuary offers.

- Landmark architecture from one of London's leading architects
- 500 meters from sandy beach and city amenities of Limassol's tourist area
- Sea views from floors 6 & 7
- Gated compound with CCTV security
- Extended hotel-type facilities: outdoor pool, half-Olympic size indoor heated pool, SPA, concierge, play room, club house, underground parking, large outdoor gardens, gym, playground for kids
- Large balconies with private planters and green areas
- Penthouses with private pools
- Apartments with private gardens
- Spacious duplexes and triplexes serving as a good alternative to a villa
- Triplexes with private basements and lifts
- High ceilings (3.15 meters net)
- High standard finishes (parquet floors, high doors of 2.4 m, security entrance doors, thermal aluminum window frames, top standard in-built furniture, sanitary ware)
- Provision for water underfloor heating and VRV air conditioning



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LOBBY



TIMELESS SOPHISTICATION

Inspired by contemporary Nordic design, the double height lobbies have been designed with a restrained and timeless palette of white natural stone combined with white oak wood, giving the spaces a clean and minimal sophistication. Bathed in subtle concealed lighting and complemented by iconic luxury furniture pieces, these spaces will form a calming escape from the hustle and bustle of modern life.

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LOUNGE

LOUNGE — CLUB TERRACE
YOUR LOUNGE WITH A VIEW

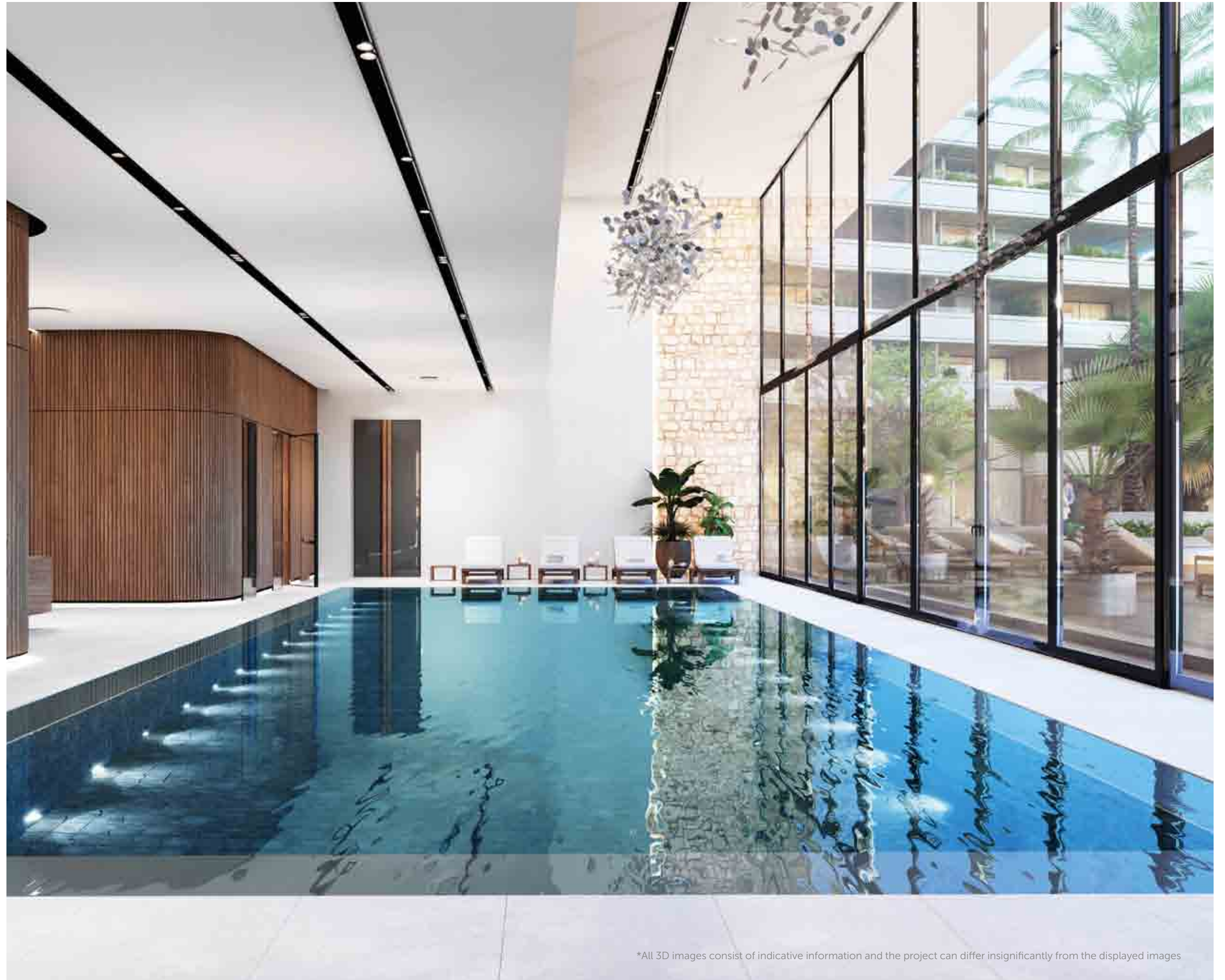


The double height lounges are perfectly positioned with direct access and views to the central gardens and pool. Similar to the entrance lobbies, the lounges are designed around a restrained material palette supplemented by comfortable luxury furniture. The lounges provide a perfect tranquil space to unwind with friends and neighbours with a cold drink from the custom designed monolithic marble bar.

POOL

INTERIOR POOL

The development offers a luxury 14 x 5m interior pool located at the centre of the building, within a grand double height space, that offers panoramic views of both the front and rear gardens. The pool is designed with a sophisticated overflow detail giving it a unique mirror-like appearance. The pool is flanked by both sauna, steam room and changing rooms and is overlooked by a mezzanine floor featuring a well-appointed gym.



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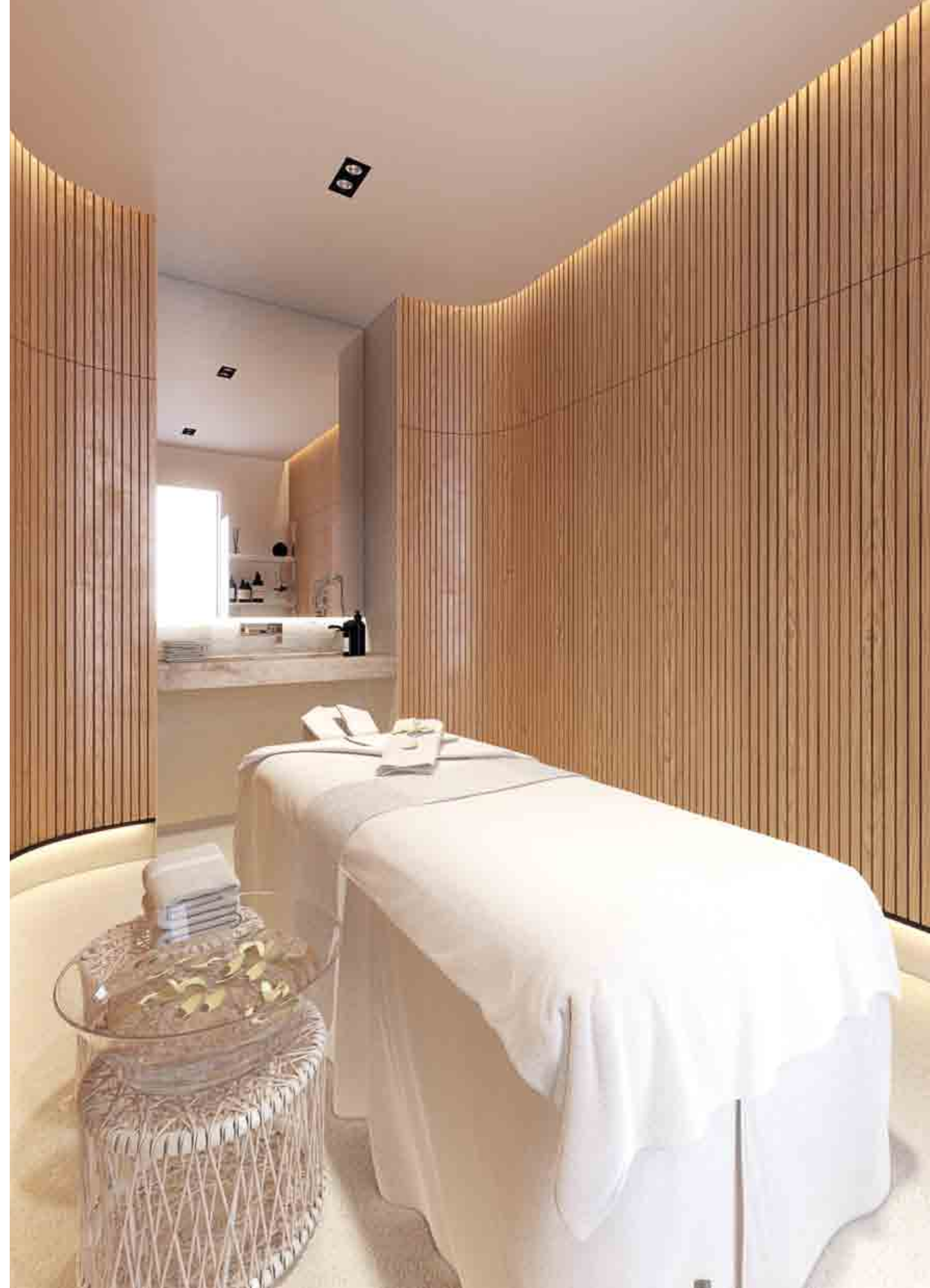
SPA



INDULGE
RELAX
RECHARGE

The Spa and treatment room is located with direct access to the internal pool and adjacent sauna and steam room. Consistent with the rest of the development, the Spa is designed around a restrained palette of white stone and white oak. With gently rounded corners, the room follows the principle of the building to create a calm and soothing space.

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GYM

HEALTH AND FITNESS

The Gym offers unbeatable views of the gardens and central pool to the south, and offers direct access to the internal pool and Spa. The gym offers a range of equipment from top of the line cardiovascular equipment to weightlifting machines and free weights. The gym also features a studio room, for aerobics, classes or private training sessions, and a space for yoga and stretching. Male and female changing rooms serve both the gym and the pools.



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PLAYROOM



FUN
PLAY
LEARN

At Limassol luxury apartments, even the children have their own custom designed space: conceived as a luxury kids club, this space offers a variety of games and 'softplay' areas where children of all ages can enjoy themselves. The amenities include ball room, children's library, softplay area, TV and gaming areas and more 'grown-up' games such as futsal and table tennis. The amenities have been tastefully designed to create a playful version of the aesthetic language developed for the rest of the development.





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LIVING

THE ART OF LIVING IMMERSE INTO THE TRANQUILITY OF PARADISE

The internal apartment spaces are designed with a generous clear height space of over 3.15m. All living rooms benefit from floor to ceiling glass with views onto the central garden, as well as access onto gardens, terraces or covered verandas. The large living rooms embrace the concept of 'open living' with dining, living and designer kitchens all within the same space. The spaces are planned for optimal use of space and furniture arrangement and the volumes all benefit from an abundance of natural light. The materials and details are contemporary and crisp.



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FURNISHED BY



PKS PHILOSOPHY OF KUDOS + STYLE



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DINING

DUPLEX



This dining room offers a unique balance between comfort, aesthetic, lighting and furnishing. The use of soft colours with a touch of green give a sense of warmth and a homely atmosphere. Representing the essence of empowerment, sophistication, mystics and enticement, this features one of a kind design, with unique textures and incredible finish.

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KITCHEN



The designer kitchens are designed with a sleek, clean and minimalist style ensuring both optimised usability and durability. Materials such as beautiful synthetic white granite countertops ensure that the kitchens not only look great but are also very hardwearing and designed for longlife. The kitchens are designed as open plan with islands allowing for a breakfast bar concept and enabling the family to congregate around what will inevitably form the heart of any home.

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BATHROOM

PENTHOUSE



This is what defines the design of a luxury bathroom. This bathroom has become an even more private place offering escape from hubbub of life and becoming your very own personal place of indulgence and wellbeing. This spacious bathroom is decorated with expensive materials and stylish accent details. From marble walls and floor to stunning large windows creates a sense of magnificence and comfort. The combination of marble and soft colours and lots of light give this bathroom its unique and sophisticated overall ambiance. Indulge and relax as this bathroom becomes your very own haven.

FURNISHED BY



PKS PHILOSOPHY OF KUDOS + STYLE



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BEDROOM

This luxury bedroom features the height of indulgence from sumptuous bedding to glorious parquet floors. This offers us a glimpse into the world that always seems just out of reach. This design uses soft greys and silvers to create a sparkling luxurious feel. Grey silver bedding and parquet floor are neutral but still rich while a stunning vanity and sophisticated accents make this a modern dream.



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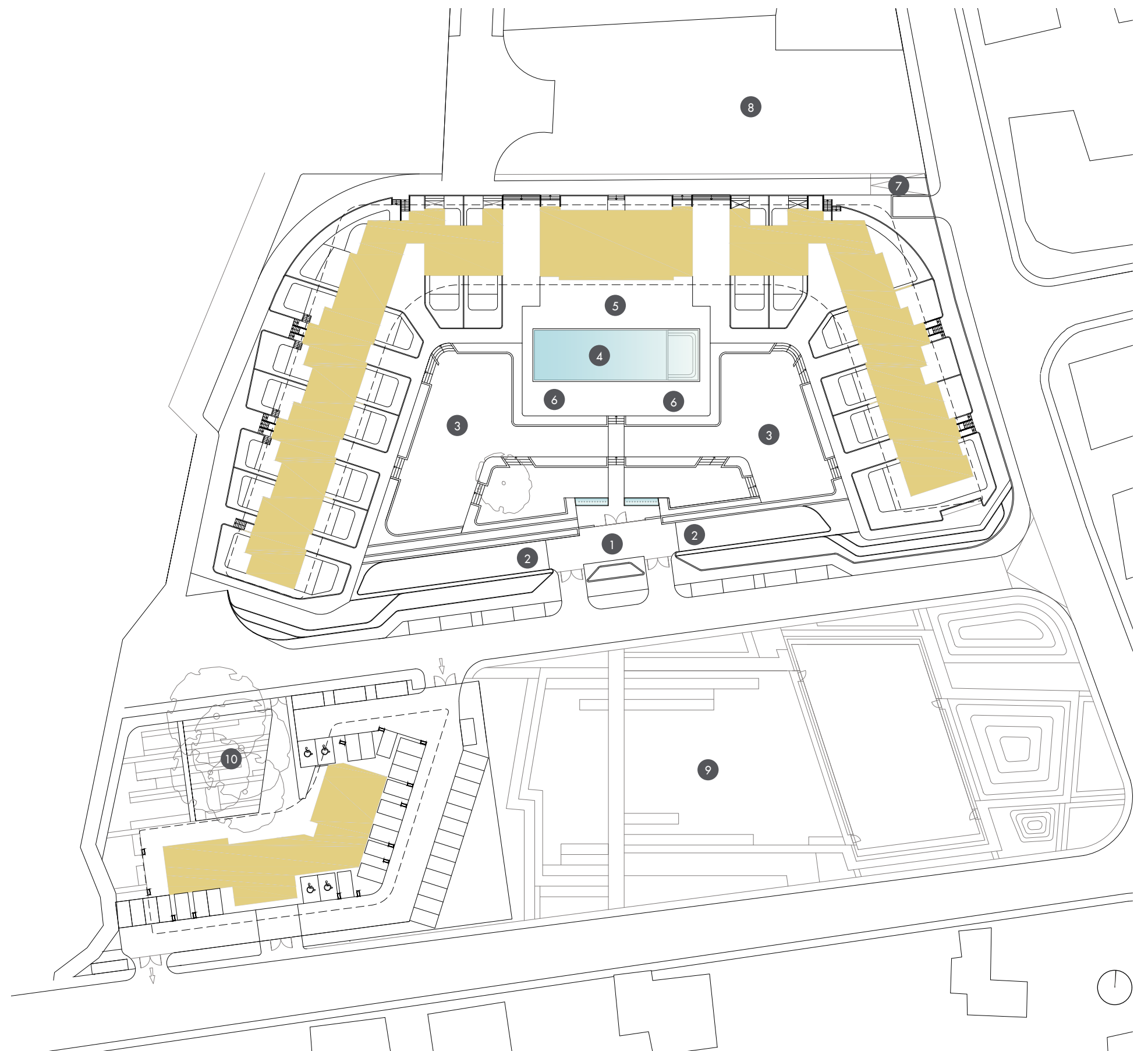
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DEVELOPMENT LAYOUT

WORLD CLASS AMENITIES AT YOUR DOORSTEP

The development is divided into two plots, with a building on each plot. The building on the larger northern plot reaches up to 8 storeys in height; the smaller building on the south plot is five storeys in height. The two buildings wrap around a formal garden and are set within generous landscaped grounds all around.

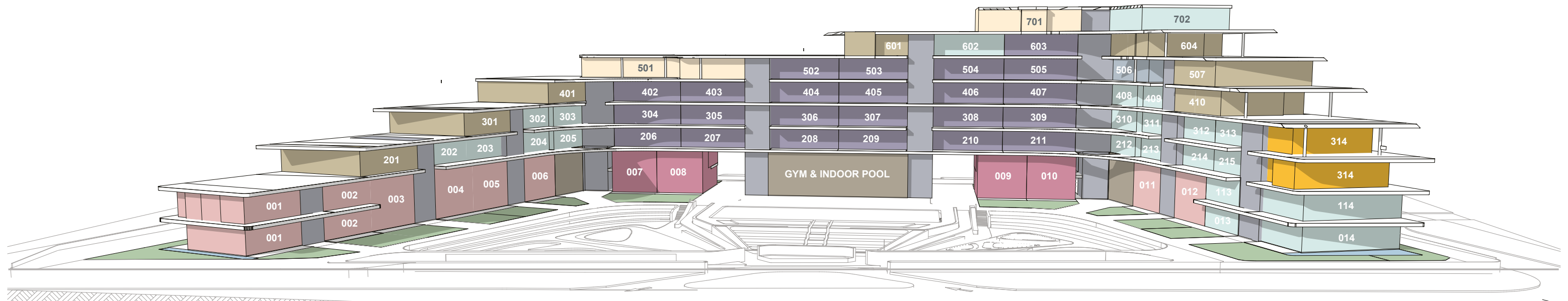
1. Entrance Plaza
2. Underground parking car entrance
3. Gardens area
4. Pool
5. Pool decking
6. Cabanas area
7. Back entrance area
8. Playgrounds
9. Public Area
10. Plot B Gardens



NUMBER OF UNITS

PLOT A

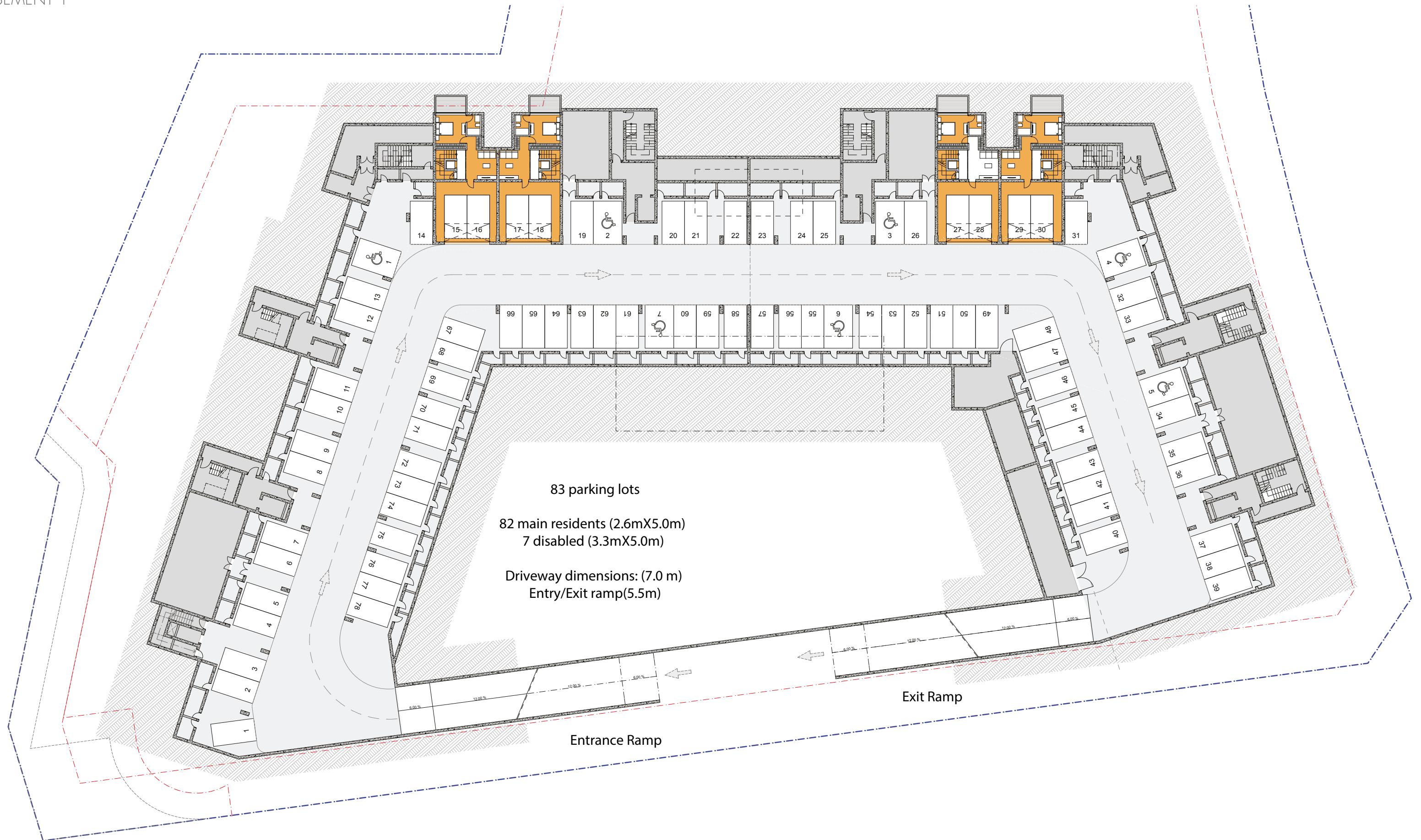
SALES AREAS BREAKDOWN



- | | | |
|---|--|--|
| 3 Bedroom Penthouse | Duplex | 3 Bedroom |
| 4 Bedroom Penthouse | Triplex | 4 Bedroom |
| 3 Bedroom Penthouse Duplex | 2 Bedroom | Amenity |

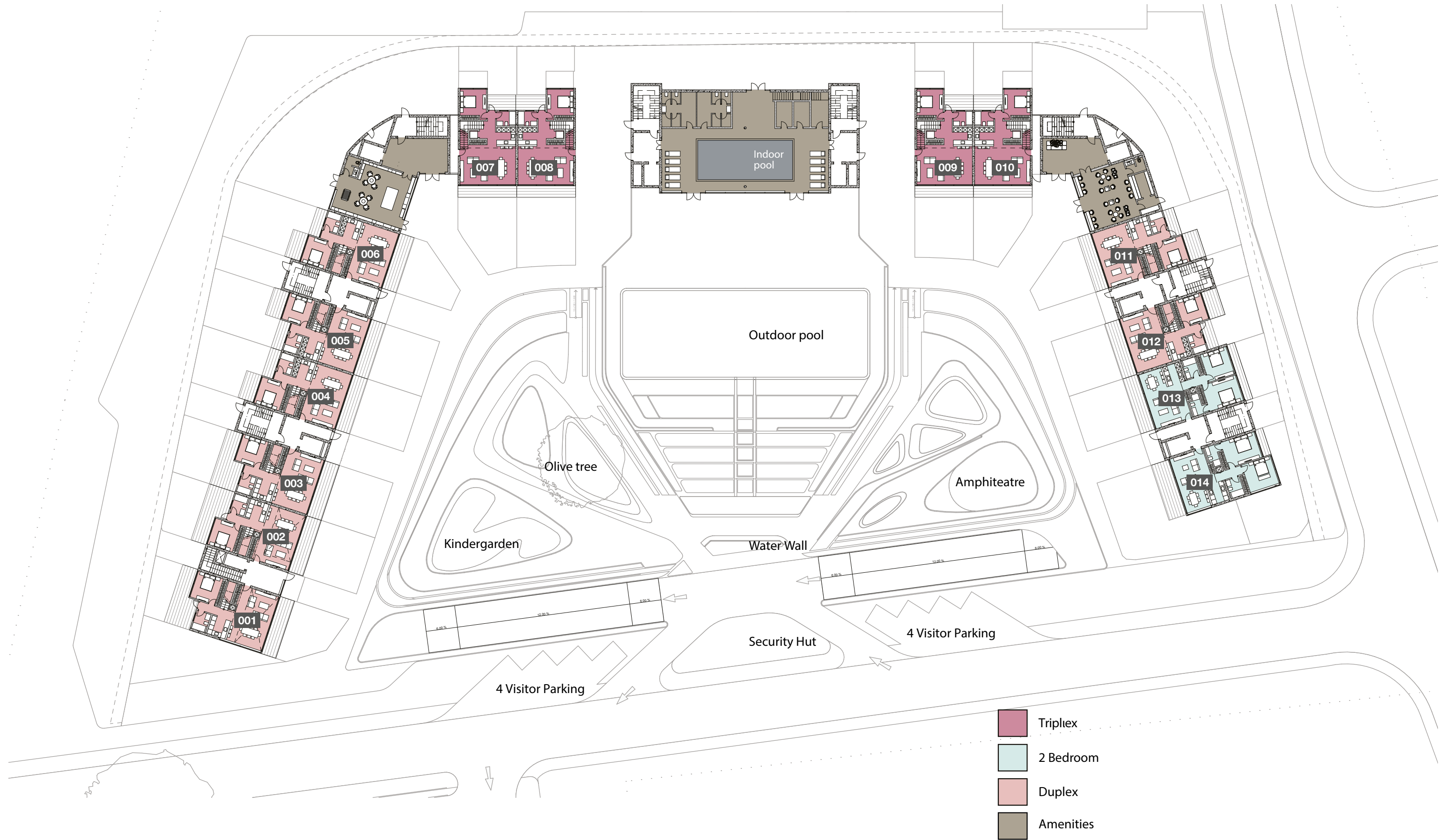
PLOT A - PARKING

BASEMENT 1



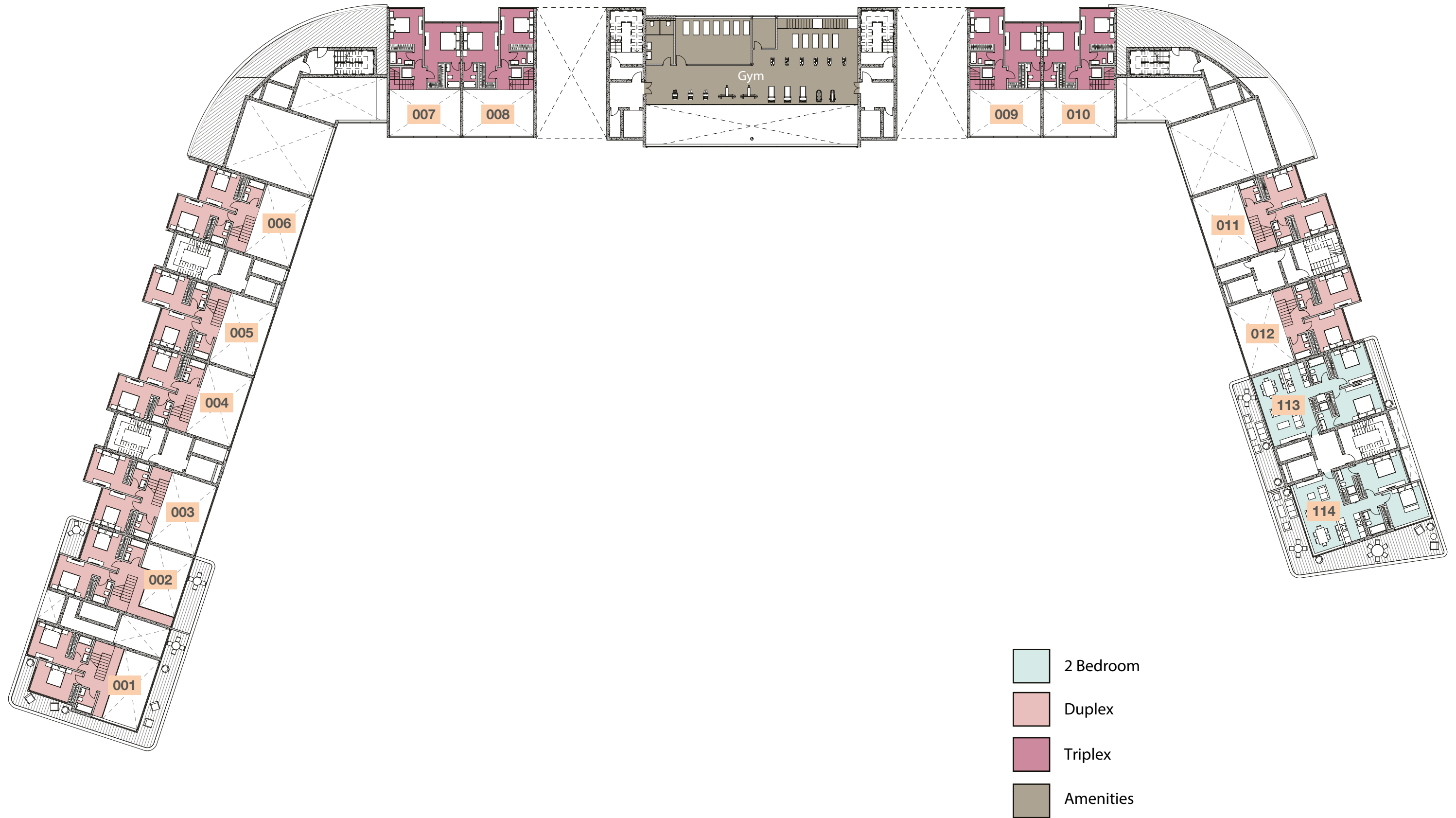
PLOT A - FLOOR PLAN

GROUND FLOOR



PLOT A - FLOOR PLAN

1ST FLOOR



PLOT A - FLOOR PLAN

2ND FLOOR

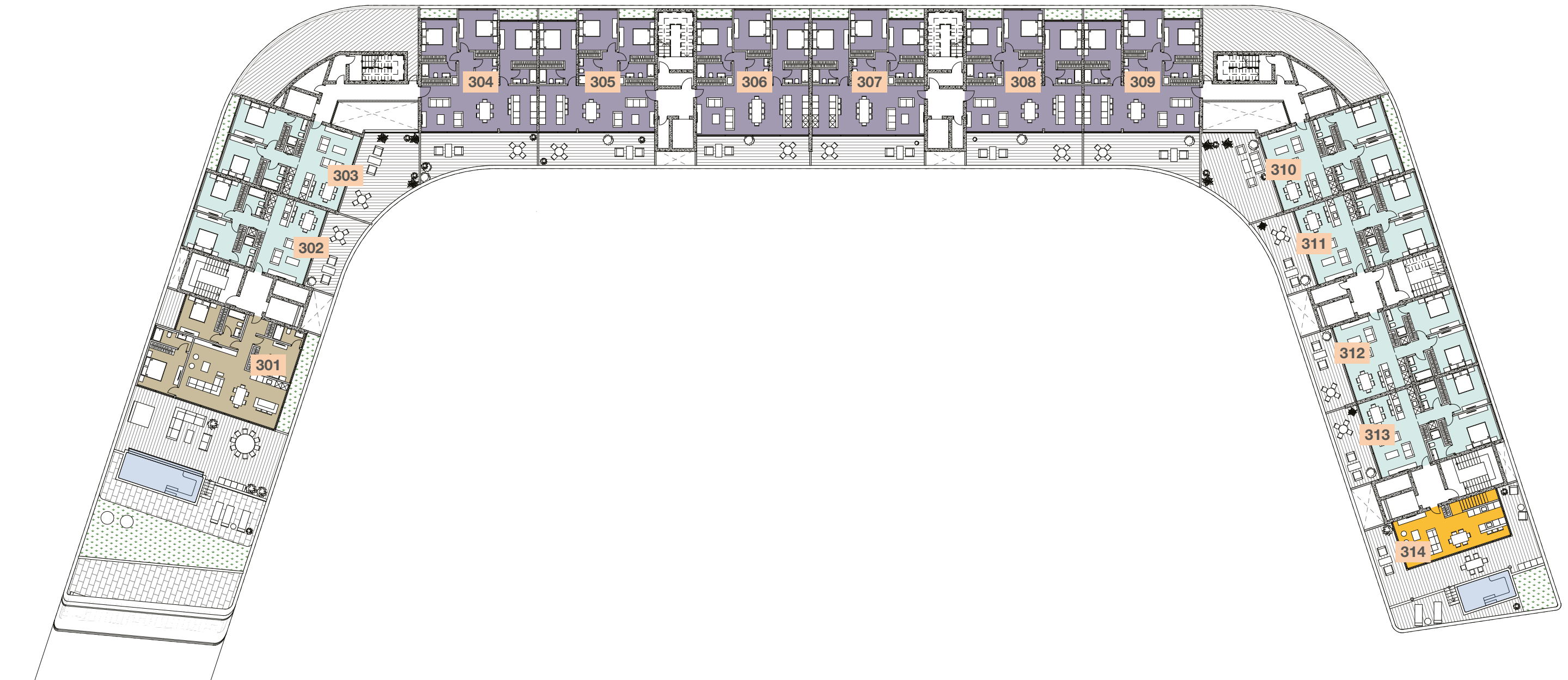


- 2 Bedroom
- 3 Bedroom
- 3 Bedroom Penthouse
- 3 Bedroom Penthouse Duplex



PLOT A - FLOOR PLAN

3ND FLOOR




- 2 Bedroom
- 3 Bedroom
- 3 Bedroom Penthouse
- 3 Bedroom Penthouse Duplex



PLOT A - FLOOR PLAN

4ND FLOOR





-  2 Bedroom
-  3 Bedroom
-  3 Bedroom Penthouse



PLOT A - FLOOR PLAN

5ND FLOOR





-  3 Bedroom
-  3 Bedroom Penthouse
-  4 Bedroom
-  4 Bedroom Penthouse



PLOT A - FLOOR PLAN

6ND FLOOR

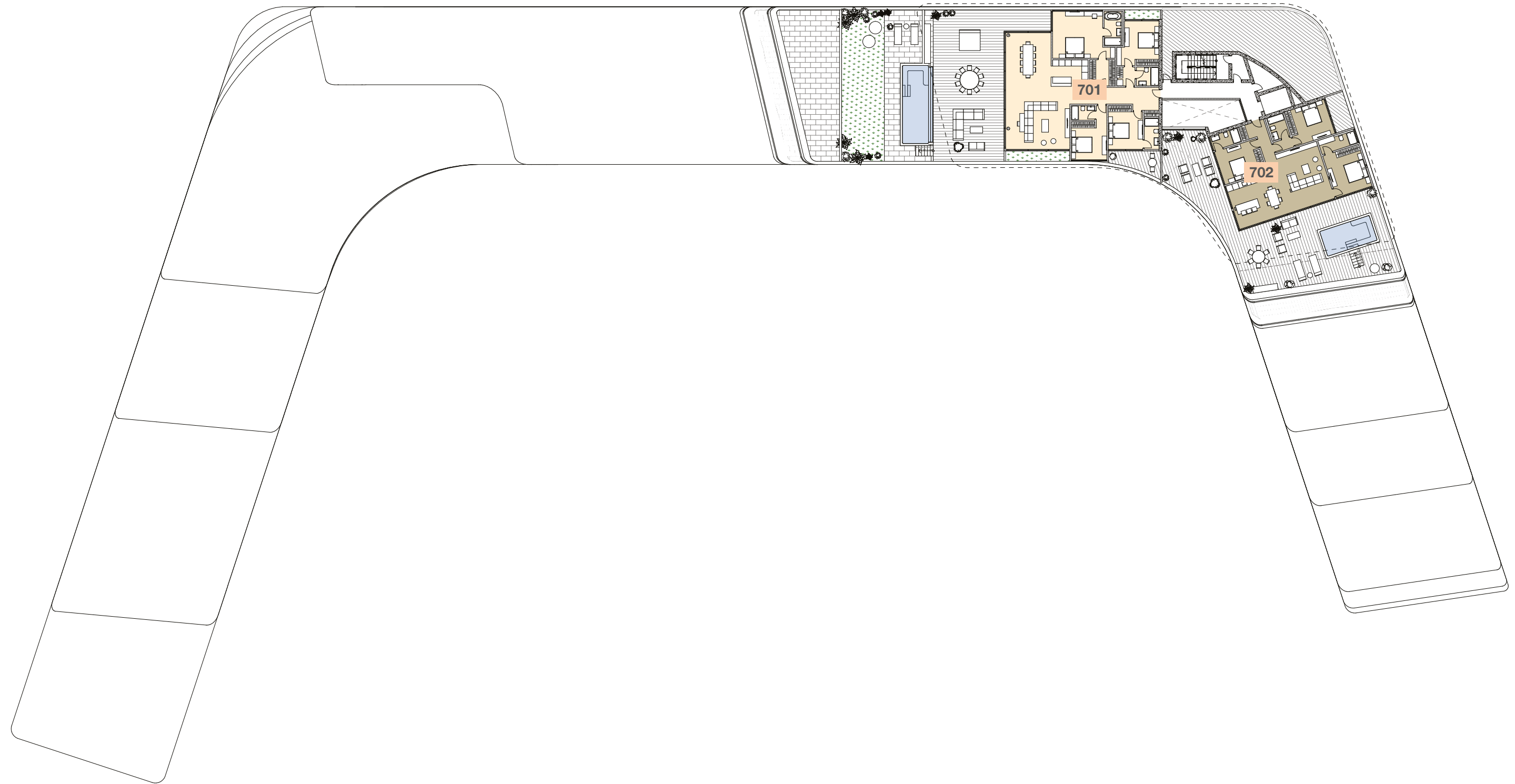




-  3 Bedroom
-  3 Bedroom Penthouse



PLOT A - FLOOR PLAN

7ND FLOOR



-  3 Bedroom Penthouse
-  4 Bedroom Penthouse



CHOICE OF PROPERTIES

PROPERTY	FLOOR	ZONE ID	BEDROOMS	TYPE	INDOOR AREA, SQ.M.	COV. VERANDA, SQ.M.	UNCOV. VERANDA, SQ.M.	GARDEN/PLANTER SQ.M.	TOTAL AREA, SQ.M.	PRIVATE POOL
001	Ground Floor	001 (3BD)			78.46	51.52		75.67		
	Level 01	101 (3BD)			57.52	38.2				
	0		3 bed	Duplex	135.92	89.72		75.67	301.31	
002	Ground Floor	002 (3BD)			77.33					
	Level 01	102 (3BD)			62.66					
	0		3 bed	Duplex	139.99	54.95		88.21	194.94	
003	Ground Floor	003 (3BD)			77.33					
	Level 01	103 (3BD)			51.5					
	0		3 bed	Duplex	128.33	32.21		89.82	161.04	
004	Ground Floor	004 (3BD)			77.33					
	Level 01	104 (3BD)			51.5					
	0		3 bed	Duplex	128.83	32.21		98.79	161.04	
005	Ground Floor	005 (3BD)			77.33					
	Level 01	105 (3BD)			51.5					
	0		3 bed	Duplex	128.83	32.21		105.36	161.04	
006	Ground Floor	006 (3BD)			77.33					
	Level 01	106 (3BD)			51.5					
	0		3 bed	Duplex	128.83	33.88		92.93	162.71	
007	Basement	B01 (4BT)			102.83					
	Ground Floor	007 (4BT)			81.42					
	Level 01	107 (4BT)			48.87					
	0		4 bed	Duplex	233.12	27.73		58.86	260.85	
008	Basement	B02 (4BT)			102.83					
	Ground Floor	008 (4BT)			81.42					
	Level 01	108 (4BT)			50.78					
	0		4 bed	Triplex	235.03	23.96		74.92	258.99	
009	Basement	B03(4BT)			102.83					
	Ground Floor	009 (4BT)			81.42					
	Level 01	109 (4BT)			50.78					
0		4 bed	Triplex	235.03	23.96		68.83	258.99		

PROPERTY	FLOOR	ZONE ID	BEDROOMS	TYPE	INDOOR AREA, SQ.M.	COV. VERANDA, SQ.M.	UNCOV. VERANDA, SQ.M.	GARDEN/PLANTER SQ.M.	TOTAL AREA, SQ.M.	PRIVATE POOL
010	Basement	B04 (4BT)			102.83					
	Ground Floor	010 (4BT)			81.42					
	Level 01	110 (4BT)			48.87					
0			4 bed	Triplex	233.12	27.73		58.22	260.85	
011	Ground Floor	011 (3BD)			77.33					
	Level 01	111 (3BD)			51.46					
	0		3 bed	Duplex	128.79	34.37		73.71	163.16	
012	Ground Floor	012 (3BD)			77.33					
	Level 01	112 (3BD)			51.46					
	0		3 bed	Duplex	128.79	32.01		79.1	160.80	
013	0	013 (2BT1)	2 bed	Type 01	89.42	20.8		78.79	110.22	
014	0	014 (2BT2)	2 bed	Type 02	91.54	56.86		159.14	148.40	
113	1	113 (2BT1)	2 bed	Type 01	89.06	20.85	8.44		118.35	
114	1	114 (2BT2)	2 bed	Type 02	91.54	54.15		3.74	149.43	
201	2	201 (PHT1A)	3 bed	Penthouse - Type 1A	120.52	26.66	157.9	36.76	341.84	Yes
202	2	202 (2BT1)	2 bed	Type 01	89.01	20.8			109.81	
203	2	203 (2BT1)	2 bed	Type 01	89.01	20.8			109.81	
204	2	204 (2BT1)	2 bed	Type 01	89.26	23.36	8.78		121.40	
205	2	205 (2BT1)	2 bed	Type 01	89.57	29.5		17.65	136.72	
206	2	206 (3BT1B)	3 bed	Type 01B	119.89	28.7		13.03	161.62	
207	2	207 (3BT1B)	3 bed	Type 01B	119.73	29.45		8.63	157.81	
208	2	208 (3BT1A)	3 bed	Type 01A	119.7	28		6.48	154.18	
209	2	209 (3BT1A)	3 bed	Type 01A	119.7	28		6.48	154.18	
210	2	210 (3BT1B)	3 bed	Type 01B	119.73	29.45		8.63	157.81	

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

CHOICE OF PROPERTIES

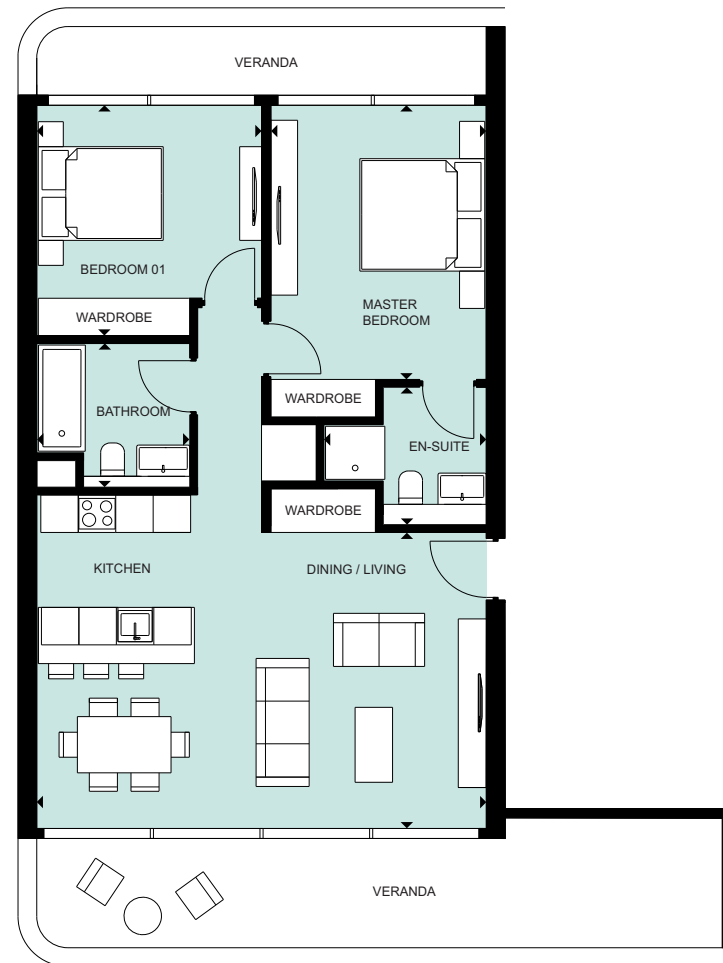
PROPERTY	FLOOR	ZONE ID	BEDROOMS	TYPE	INDOOR AREA, SQ.M.	COV. VERANDA, SQ.M.	UNCOV. VERANDA, SQ.M.	GARDEN/PLANTER SQ.M.	TOTAL AREA, SQ.M.	PRIVATE POOL
211	2	211 (3BT1B)	3 bed	Type 01B	119.89	34.9		6.89	161.68	
212	2	212 (2BT1)	2 bed	Type 01	89.77	29.5		17.65	136.92	
213	2	213 (2BT1)	2 bed	Type 01	89.11	23.23			112.34	
214	2	214 (2BT1)	2 bed	Type 01	89.01	20.8			109.81	
215	2	215 (2BT1)	2 bed	Type 01	89.01	20.8			109.81	
301	3	301 (PHT1A)	3 bed	Penthouse - Type 1A	120.53	29.51	161.88	58.58	370.50	Yes
302	3	302 (2BT1)	2 bed	Type 01	89.09	23.06			112.15	
303	3	303 (2BT1)	2 bed	Type 01	89.72	29.5		17.75	136.97	
304	3	304 (3BT1B)	3 bed	Type 01B	119.89	28.7		13.03	161.62	
305	3	305 (3BT1B)	3 bed	Type 01B	119.73	29.45		8.63	157.81	
306	3	306 (3BT1A)	3 bed	Type 01A	117.05	26.2		10.76	154.01	
307	3	307 (3BT1A)	3 bed	Type 01A	117.05	26.2		10.76	154.01	
308	3	308 (3BT1B)	3 bed	Type 01B	119.73	31.3		6.78	157.81	
309	3	309 (3BT1B)	3 bed	Type 01B	119.89	28.7		13.03	161.62	
310	3	310 (2BT1)	2 bed	Type 01	89.72	29.5		17.75	136.97	
311	3	311 (2BT1)	2 bed	Type 01	89.16	23.12			112.28	
312	3	312 (2BT1)	2 bed	Type 01	89.01	20.8			109.81	
313	3	313 (2BT1)	2 bed	Type 01	89.01	20.8			109.81	
	Level 02	216 (PHDU)			81.11					
	Level 03	314 (PHDU)			49.33					
314	3		3 bed	Penthouse	130.44	105.7	21.73	35.14	293.01	Yes
401	4	401 (PHT1)	3 bed	Penthouse - Type 1A	121	6.17	167.56	51.36	346.09	Yes

PROPERTY	FLOOR	ZONE ID	BEDROOMS	TYPE	INDOOR AREA, SQ.M.	COV. VERANDA, SQ.M.	UNCOV. VERANDA, SQ.M.	GARDEN/PLANTER SQ.M.	TOTAL AREA, SQ.M.	PRIVATE POOL
402	4	402 (3BT1B)	3 bed	Type 01B	119.89	28.7		13.03	161.62	
403	4	403 (3BT1B)	3 bed	Type 01B	119.73	29.45		8.63	157.81	
404	4	404 (3BT1B)	3 bed	Type 01A	117.05	26.2		10.76	154.01	
405	4	405 (3BT1A)	3 bed	Type 01A	117.05	26.2		10.76	154.01	
406	4	406 (3BT1B)	3 bed	Type 01B	119.73	29.45		8.63	157.81	
407	4	407 (3BT1B)	3 bed	Type 01B	119.89	28.7		13.03	161.62	
408	4	408 (3BT1)	2 bed	Type 01	89.72	29.5		17.75	136.97	
409	4	409 (3BT1)	2 bed	Type 01	89.16	23.12			112.28	
410	4	410 (PHT2)	3 bed	Penthouse - Type 2	114.83	107.57	1.61	84.64	308.65	Yes
501	5	501 (PHT1B)	4 bed	Penthouse - Type 1B	178.33	6.84	379.91	53.16	261.58	Yes
502	5	502 (3BT1A)	3 bed	Type 01A	117.05	26.2		10.76	154.01	
503	5	503 (3BT1A)	3 bed	Type 01A	117.05	26.2		10.76	154.01	
504	5	504 (3BT1B)	3 bed	Type 01B	119.73	29.45		8.63	157.81	
505	5	505 (3BT1B)	3 bed	Type 01B	119.89	28.7		13.03	161.62	
506	5	506 (4BT1)	4 bed (150)	Type 01	150.4	79.99		17.72	248.11	
507	5	507 (PHT1A)	3 bed	Penthouse - Type 1A	120.58	21.46	72.55	30.72	245.31	Yes
601	6	601 (PHT1B)	3 bed	Penthouse - Type 1B	124.09	38.04	174.05	85.49	421.67	Yes
602	6	602 (3BT1B)	3 bed	Type 01B	119.73	29.45		8.63	157.81	
603	6	603 (3BT1B)	3 bed	Type 01B	119.89	28.7		13.03	161.62	
604	6	604 (PHT2)	3 bed	Penthouse - Type 2	114.41	119.92	22.26	89.39	345.98	Yes
701	7	701 (PHT1A)	4 bed	Penthouse - Type 1A	177.74	9.18	214.55	45.5	446.97	Yes
702	7	702 (PHT1A)	3 bed	Penthouse - Type 1A	125.32	6.04	158.01		289.37	Yes

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

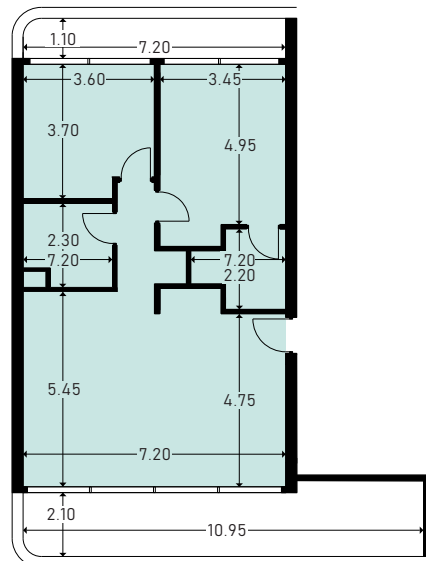
TYPE 1 (PLOT A)

2 BEDROOM APARTMENT



TYPE 2 (PLOT A)

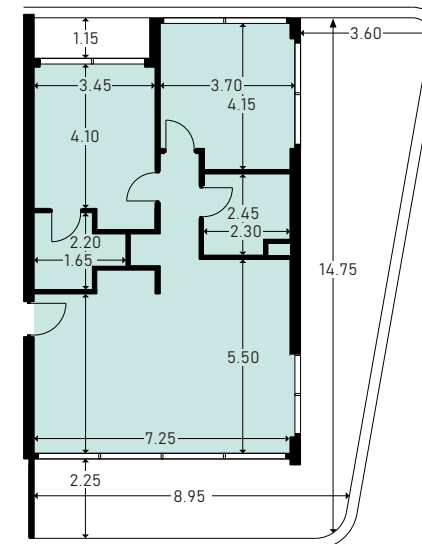
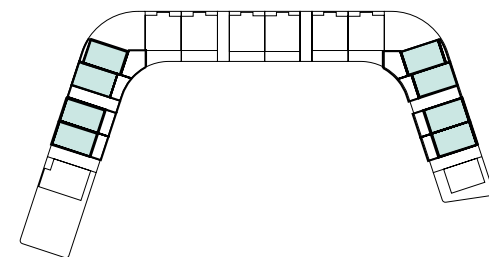
2 BEDROOM APARTMENT



TOTAL AREA From 89.15 to 89.92 sq m
Veranda From 20.73 to 30.38 sq m

013	215
113	302
202	303
203	310
204	311
205	312
212	313
213	408
214	409

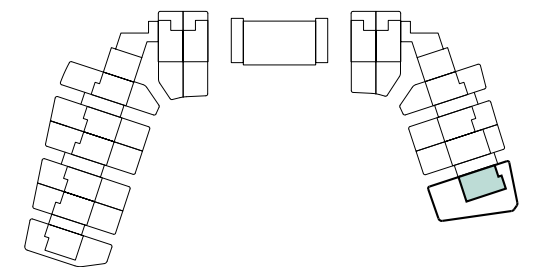
Floorplan location – Typical level



TOTAL AREA From 90.90 to 92.17 sq m
Veranda From 54.30 to 55.72 sq m

014
114

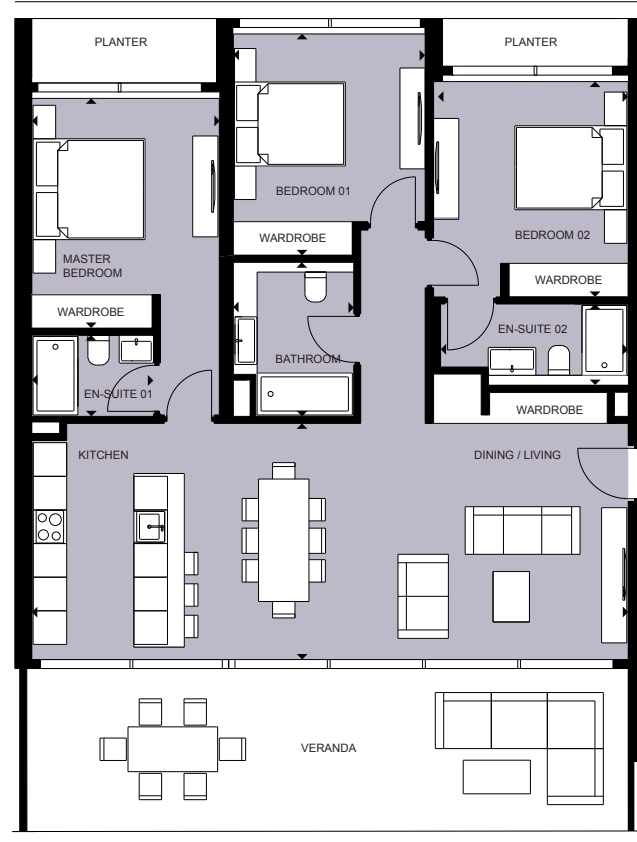
Floorplan location – Ground floor



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

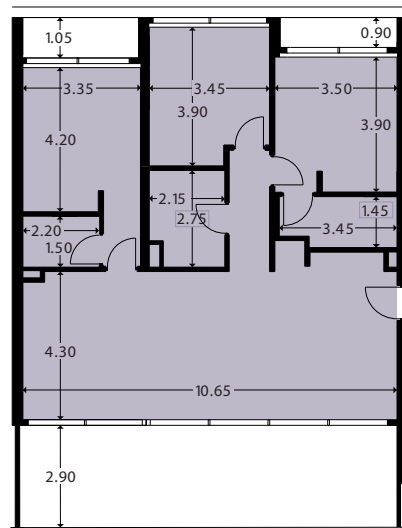
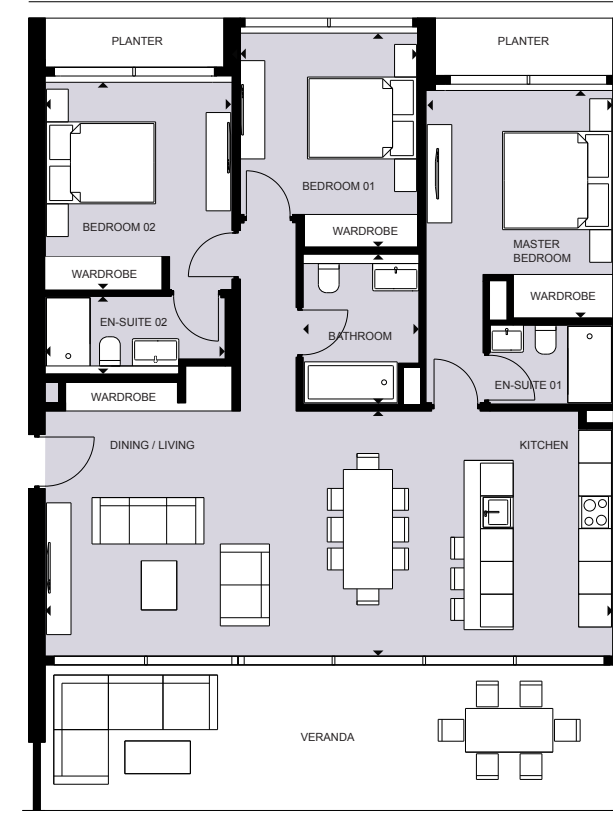
TYPE 3 (PLOT A)

3 BEDROOM APARTMENT



TYPE 4 (PLOT A)

3 BEDROOM APARTMENT

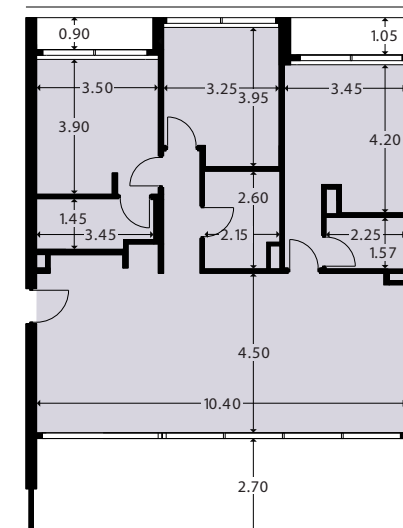
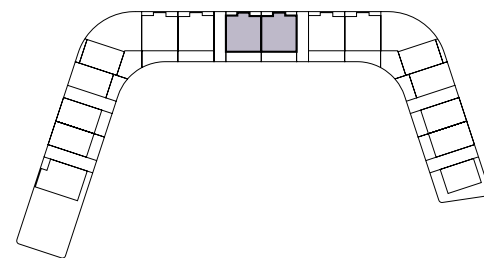


TOTAL AREA
Veranda

119.45 sq m
From 28.80 to 35.69 sq m

Floorplan location – Typical level

- 208
- 209
- 306
- 307
- 404
- 405
- 502
- 503

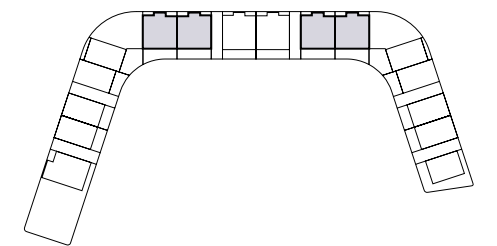


TOTAL AREA
Veranda

120.00 sq m
From 25.79 to 27.92 sq m

Floorplan location – Typical level

- 206
- 207
- 210
- 211
- 304
- 305
- 308
- 309
- 403



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

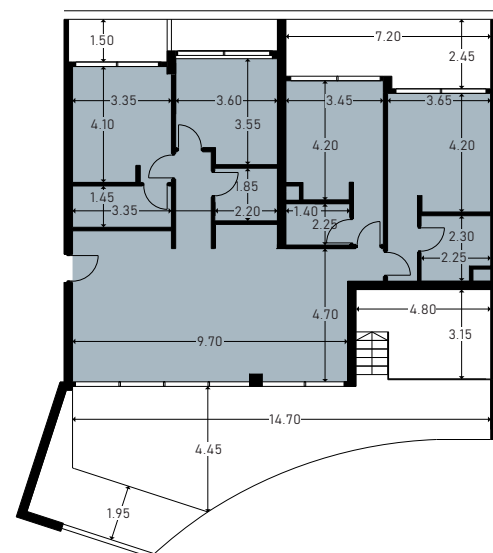
TYPE 5 (PLOT A)

4 BEDROOM APARTMENT



TYPE 6 (PLOT A)

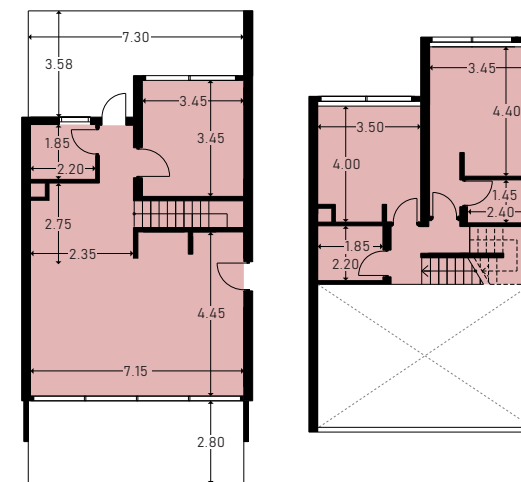
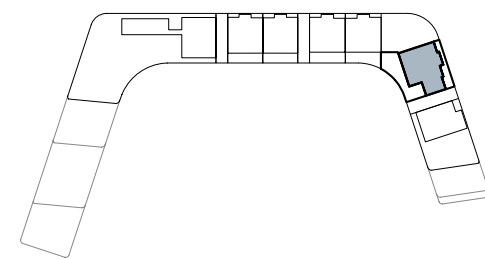
DUPLEX



TOTAL AREA
Veranda
506

151.56 sq m
80.20 sq m

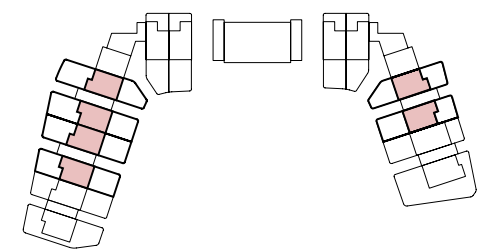
Floorplan location - Level 05



TOTAL AREA From 128.73 to 139.89 sq m
Veranda From 30.54 to 95.30 sq m

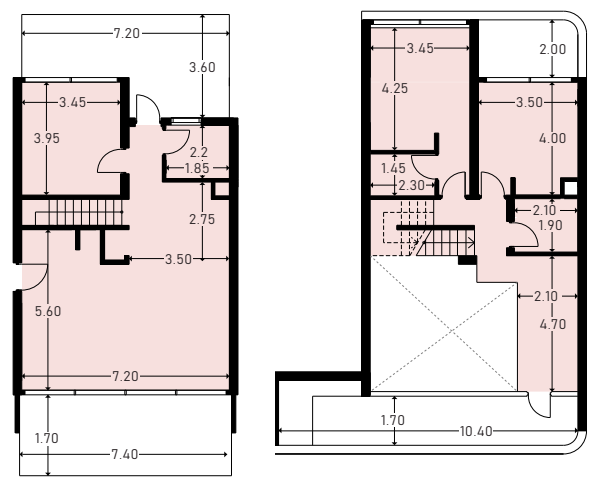
Floorplan location - Ground floor, Level 01

- 003
- 004
- 005
- 006
- 011
- 012



TYPE 7 (PLOT A)

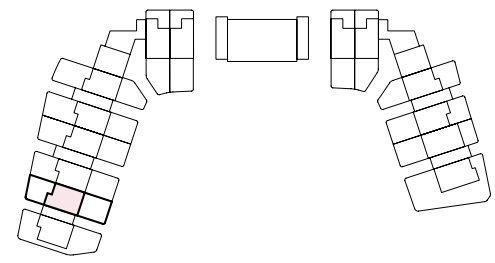
DUPLEX



TOTAL AREA 139.89 sq m
Veranda 54.95 sq m

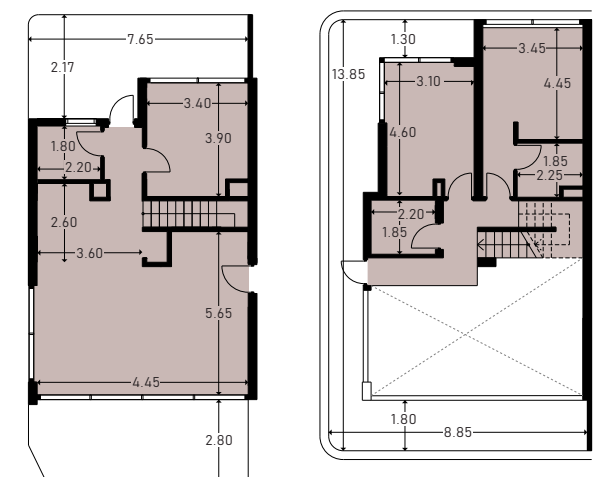
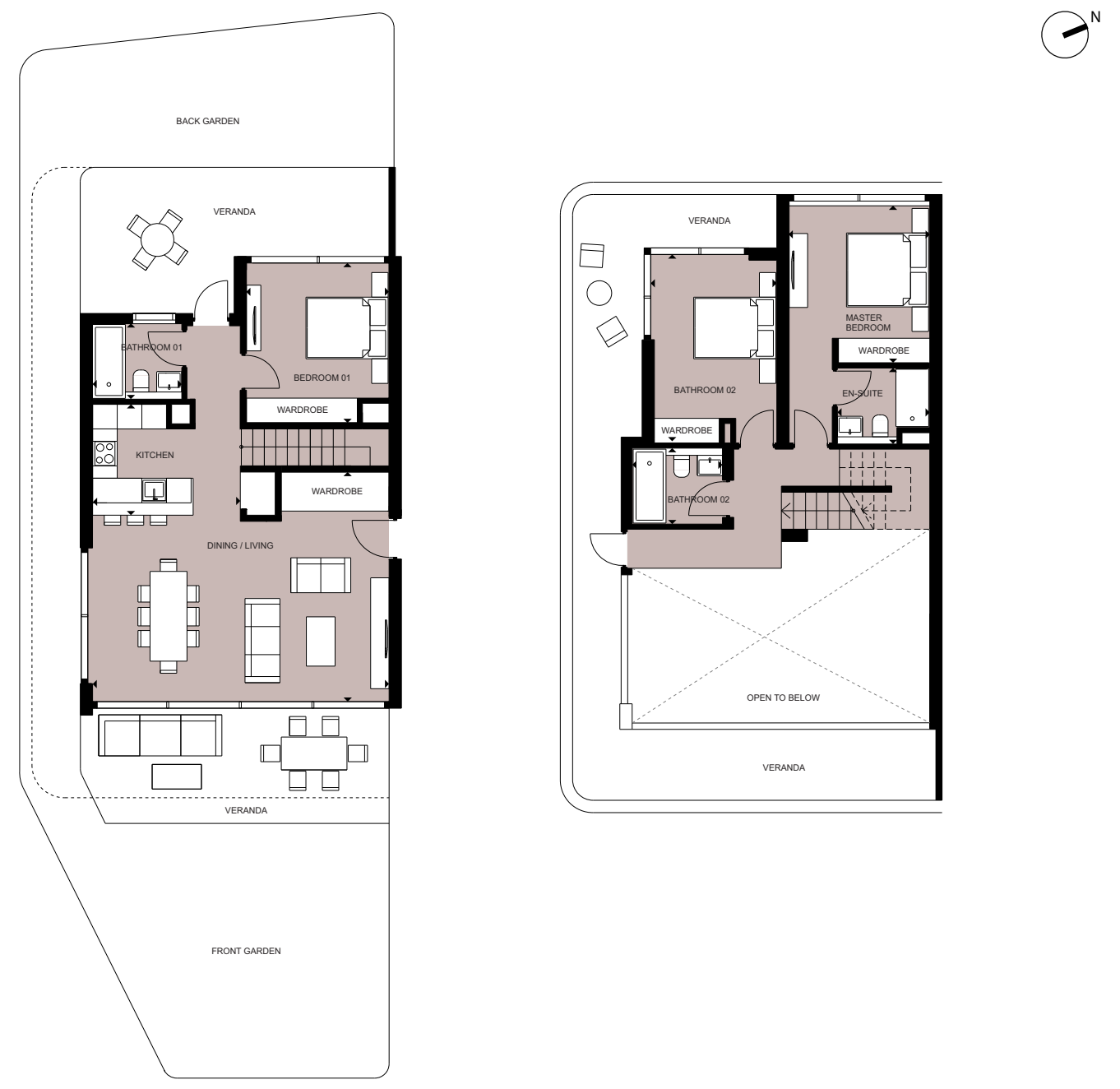
Floorplan location – Ground floor, Level 01

002



TYPE 8 (PLOT A)

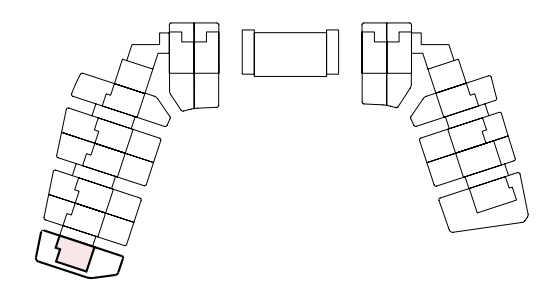
DUPLEX



TOTAL AREA 135.34 sq m
Veranda 90 sq m

Floorplan location – Ground floor, Level 01

001



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

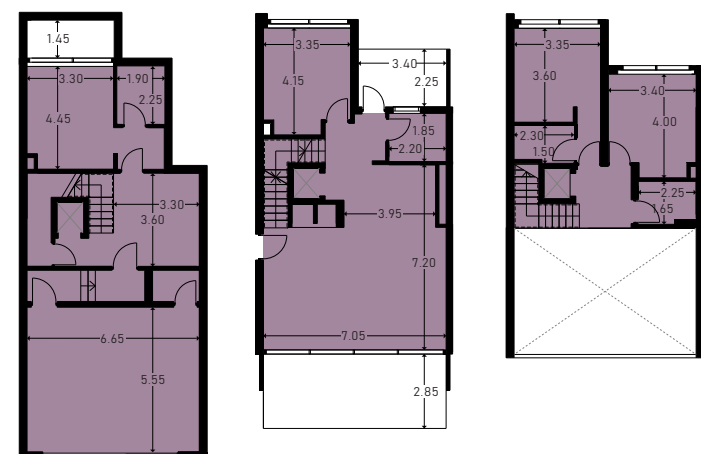
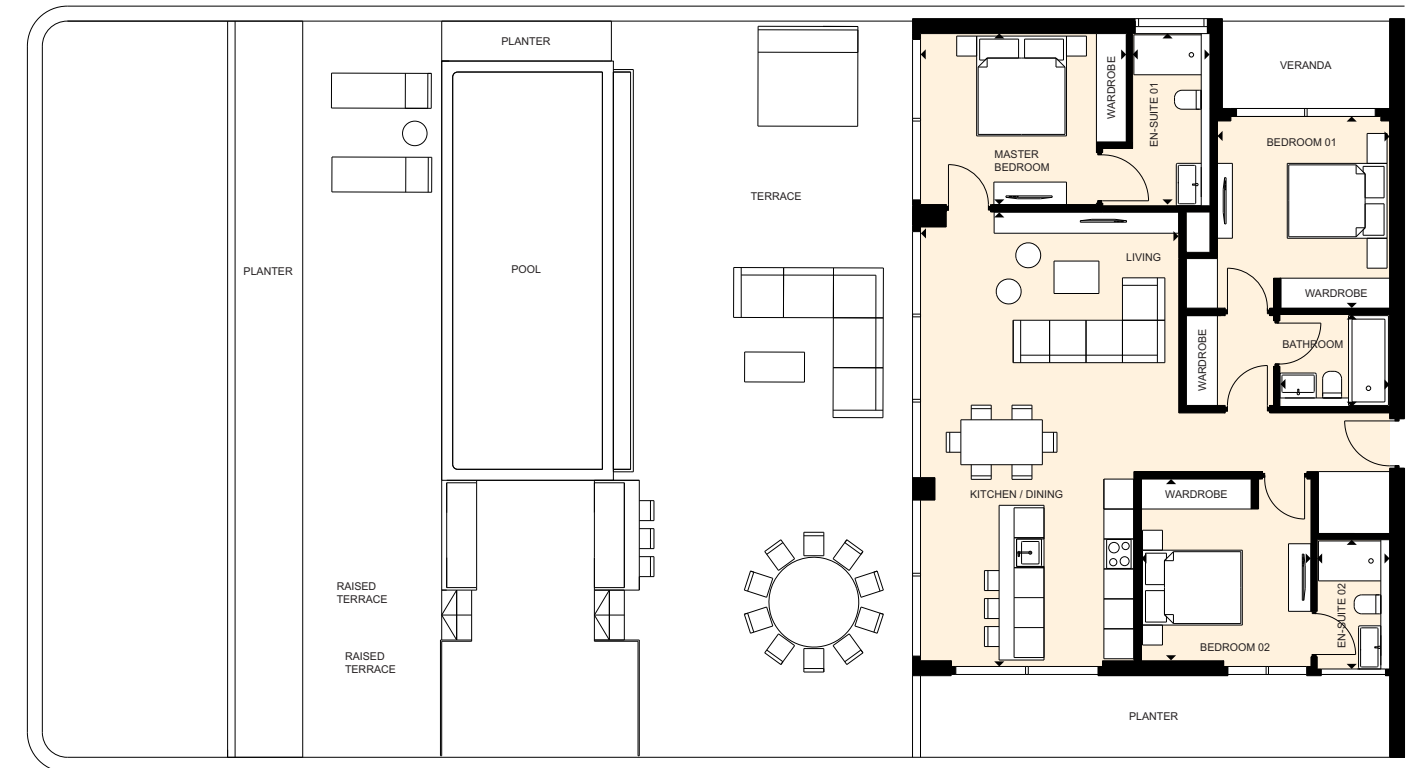
TYPE 9 (PLOT A)

TRIPLEX



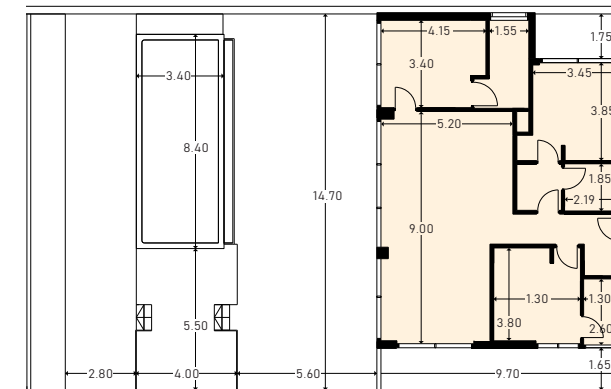
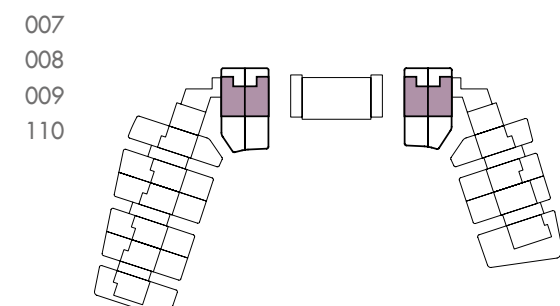
TYPE 10 (PLOT A)

PENTHOUSE 1-A



Floorplan location – Basement, Ground floor, Level 01

TOTAL AREA From 233 sq m
Veranda From 23.96 to 27.73 sq m

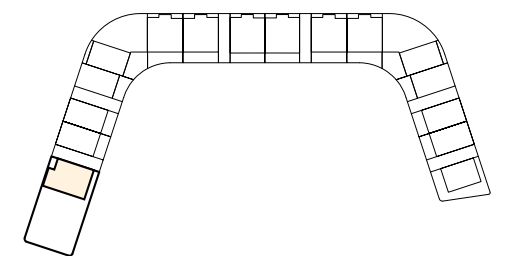


TOTAL AREA
Veranda
* Including Covered Veranda

201

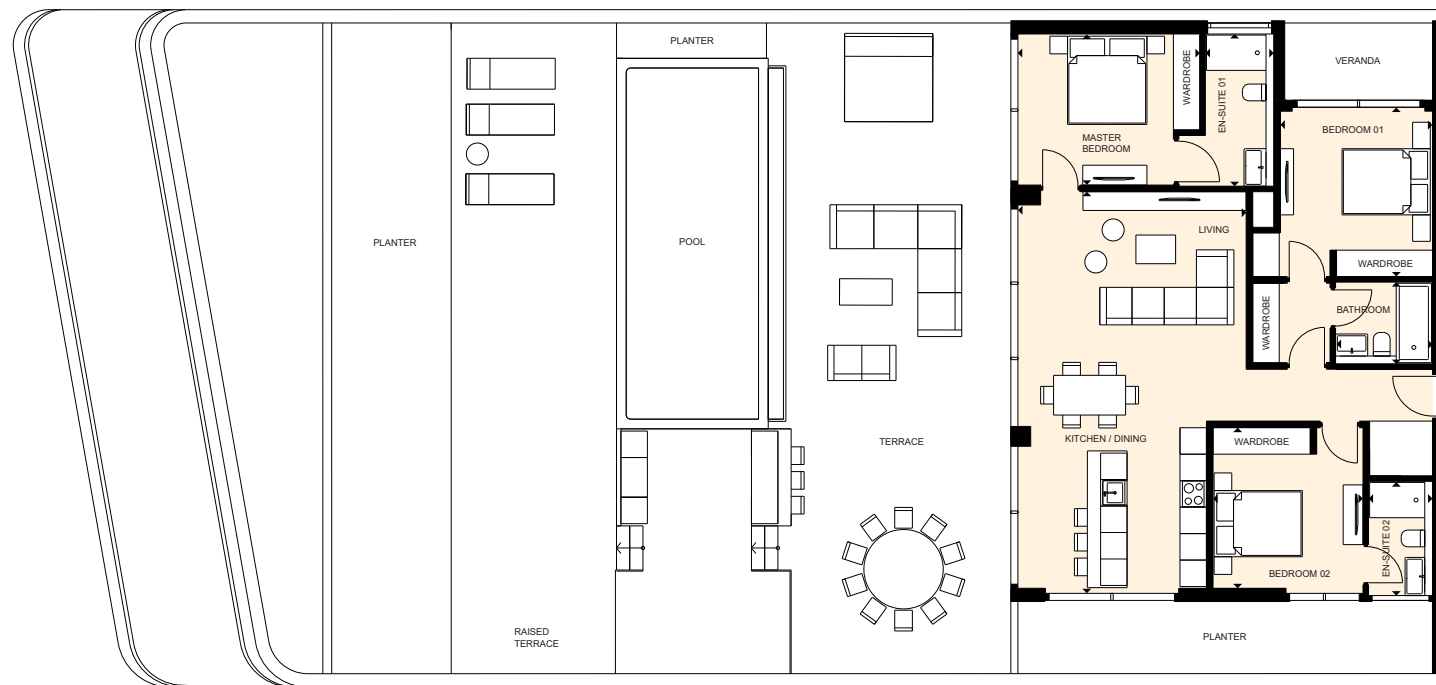
120.85 sq m
184.24 sq m

Floorplan location – Level 02



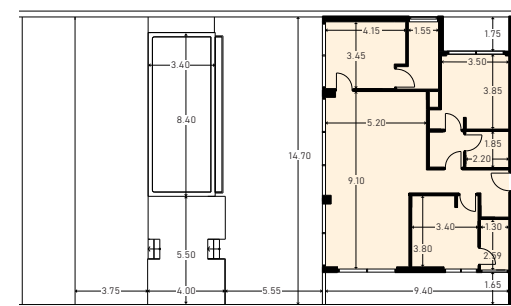
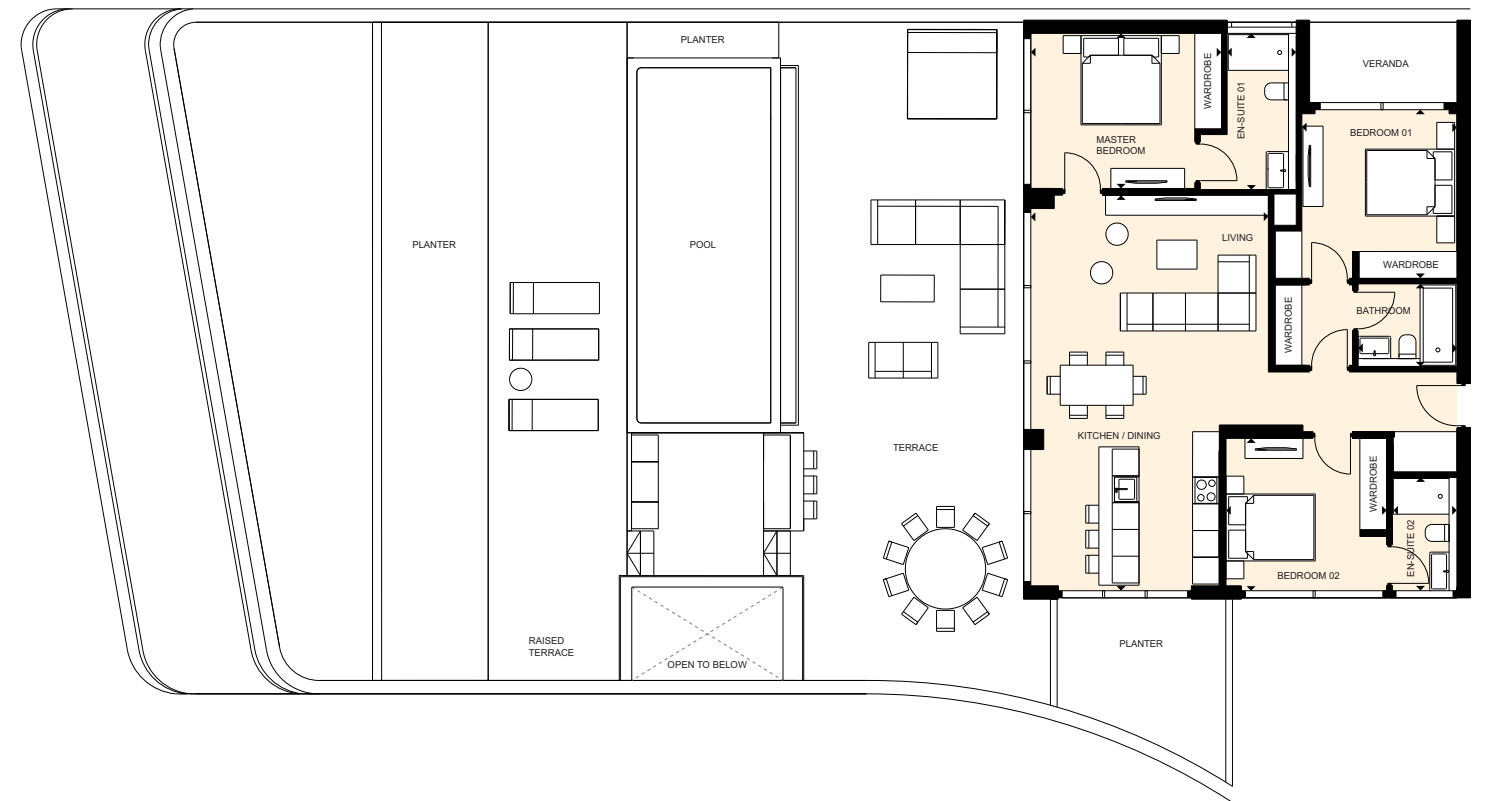
TYPE 11 (PLOT A)

PENTHOUSE 1-B



TYPE 12 (PLOT A)

PENTHOUSE 1-C

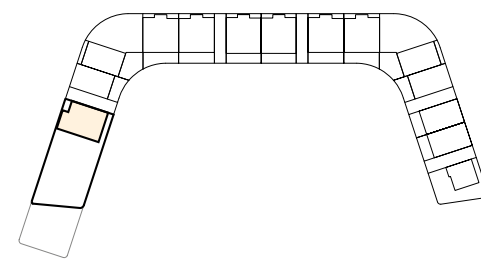


TOTAL AREA
Veranda
* Including Covered Veranda

301

120.85 sq m
193.96 sq m

Floorplan location – Level 03

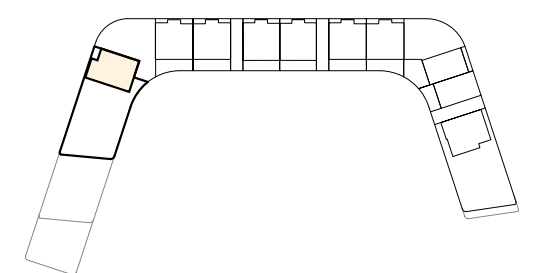


TOTAL AREA
Veranda
* Including Covered Veranda

401

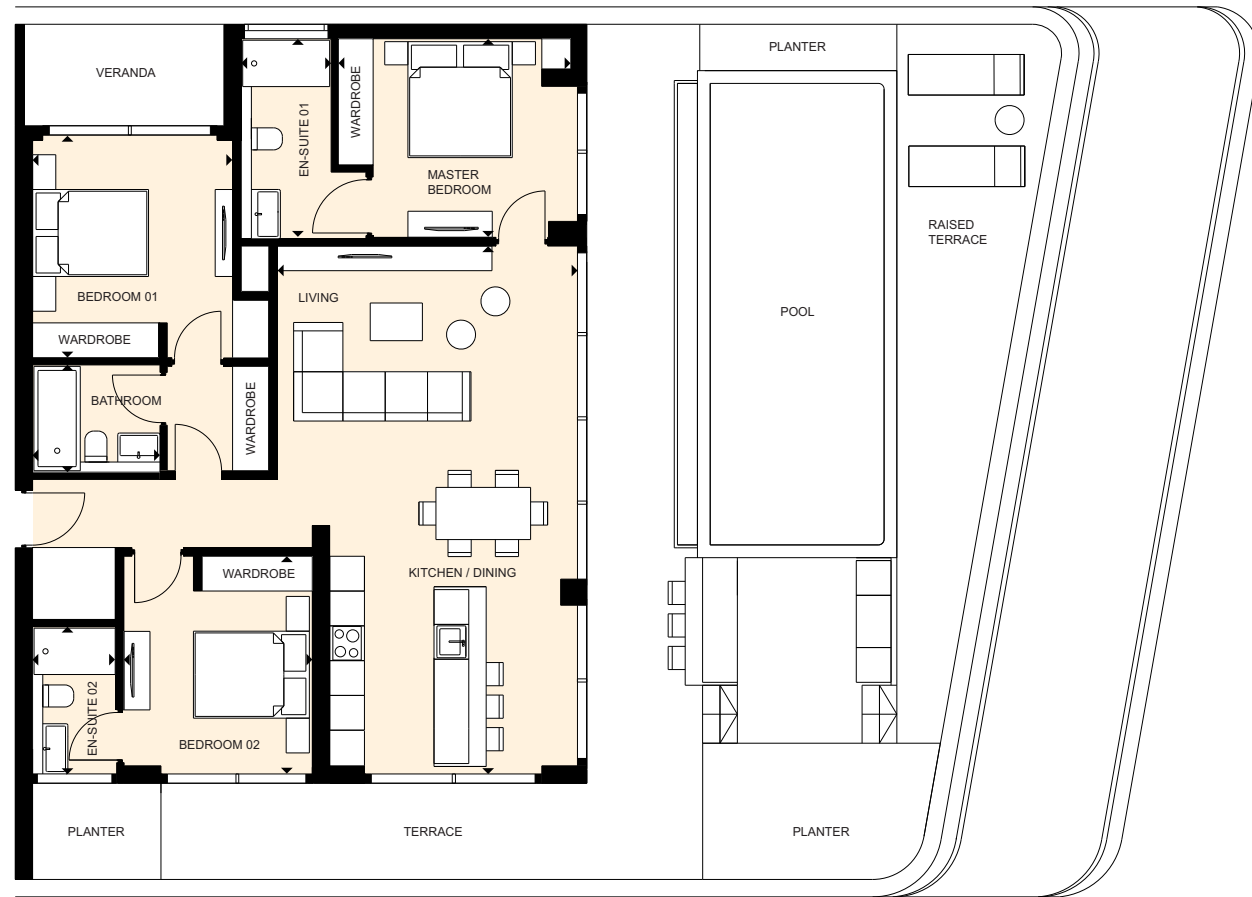
121.14 sq m
173.30 sq m

Floorplan location – Level 04



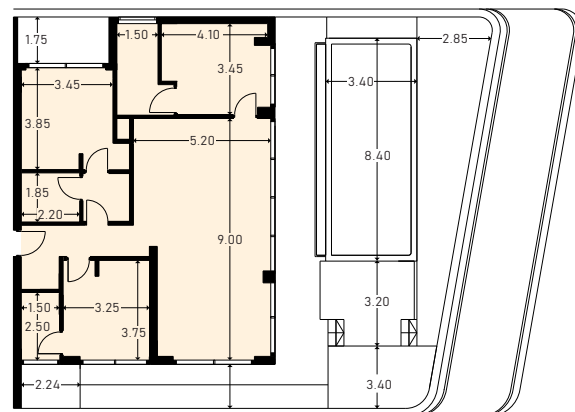
TYPE 13 (PLOT A)

PENTHOUSE 1-D



TYPE 14 (PLOT A)

PENTHOUSE 1-E



TOTAL AREA

Veranda

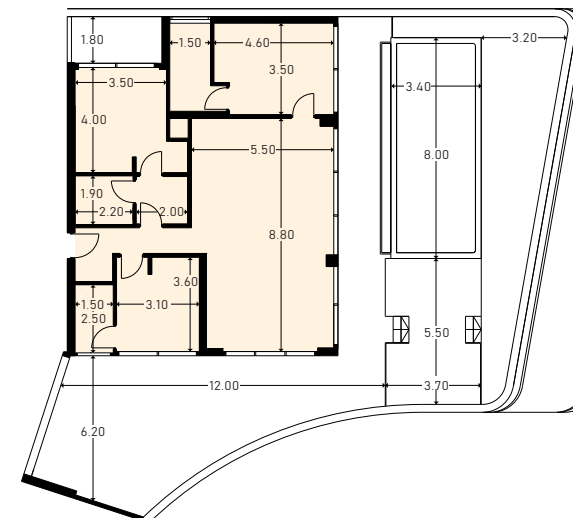
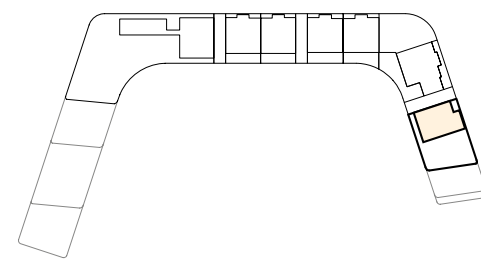
* Including Covered Veranda

507

120.85 sq m

93 sq m

Floorplan location – Level 05



TOTAL AREA

Veranda

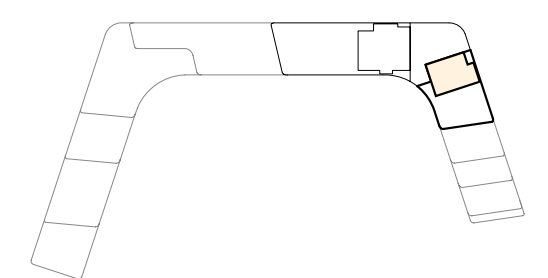
* Including Covered Veranda

702

125.14 sq m

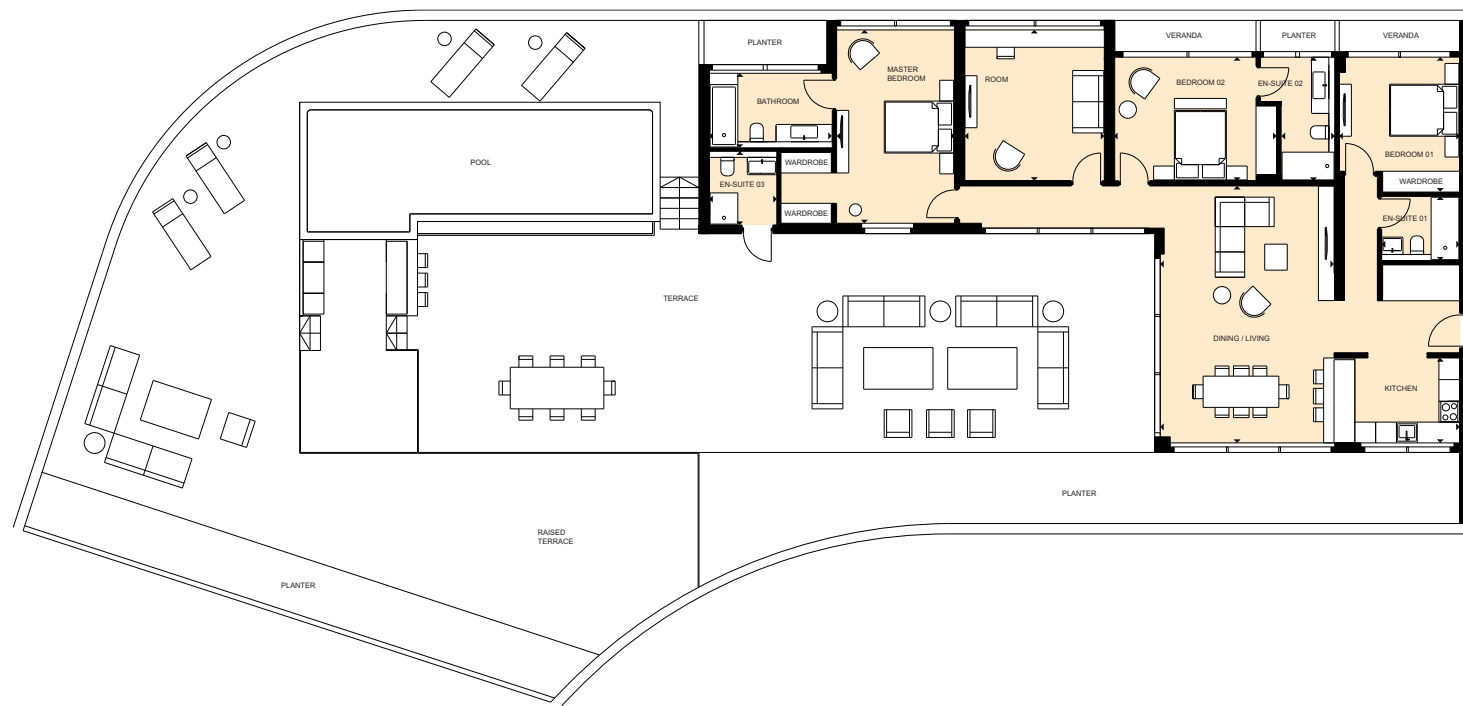
164 sq m

Floorplan location – Level 07



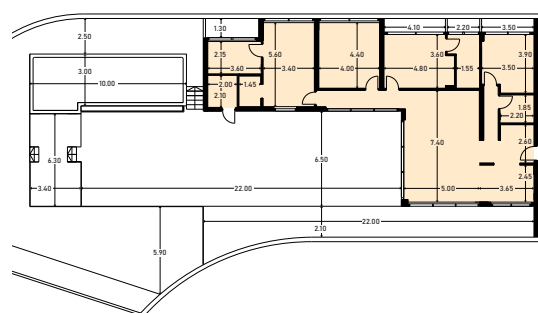
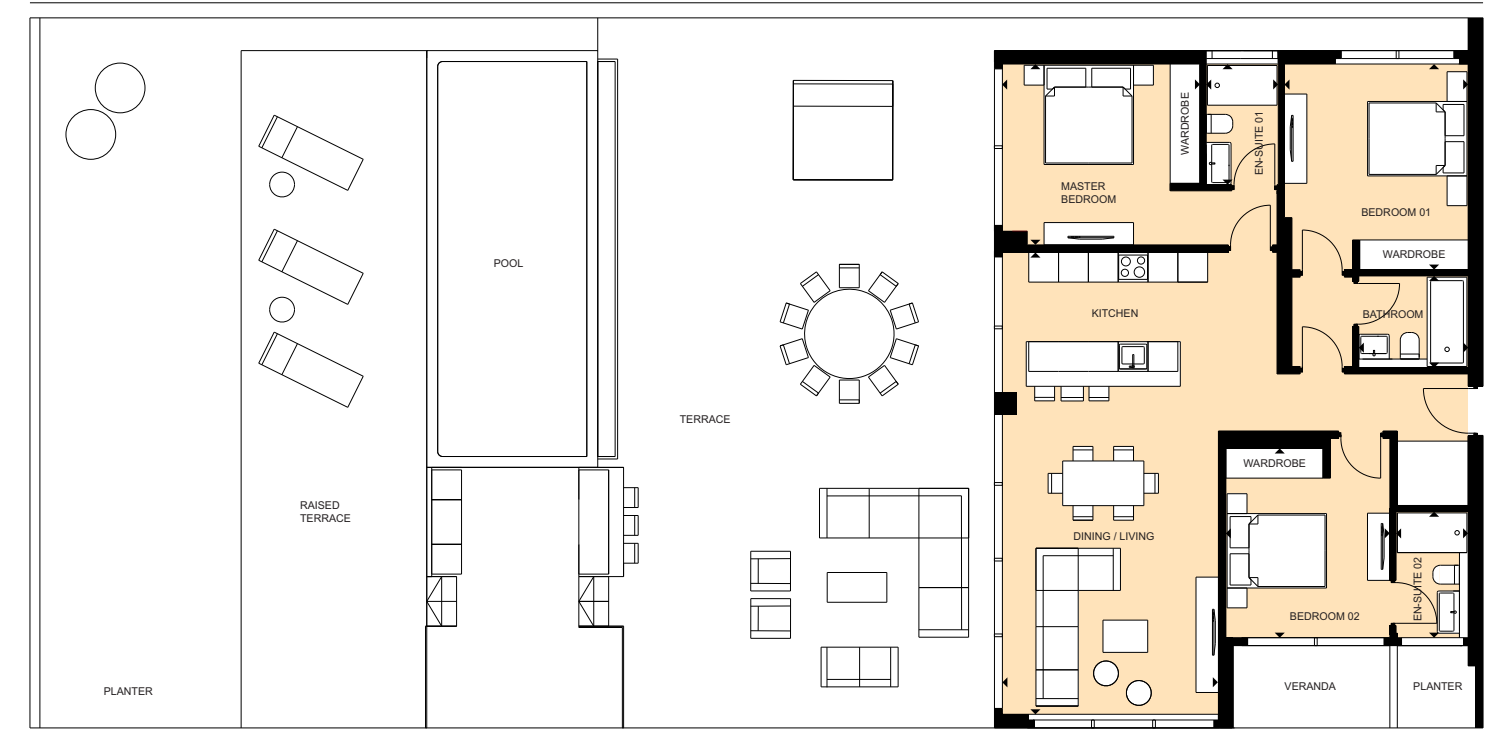
TYPE 15 (PLOT A)

PENTHOUSE 2



TYPE 16 (PLOT A)

PENTHOUSE 3

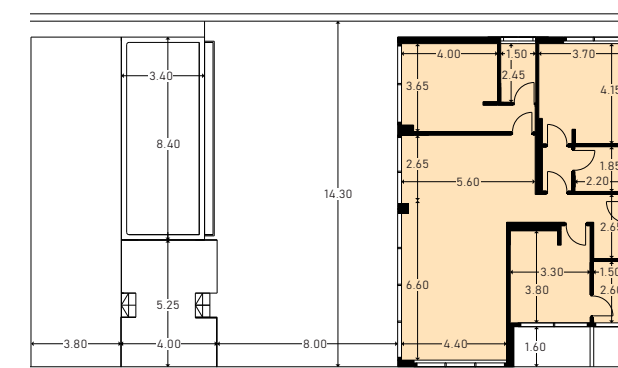
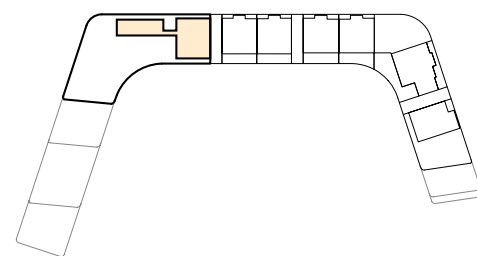


TOTAL AREA
Veranda
* Including Covered Veranda

501

178 sq m
390 sq m

Floorplan location – Level 05

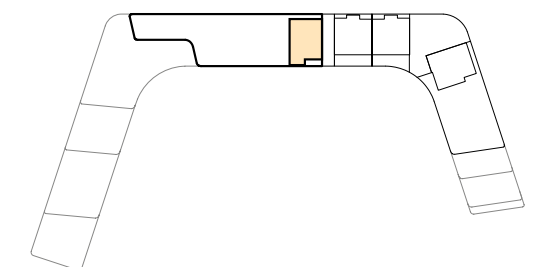


TOTAL AREA
Veranda
* Including Covered Veranda

601

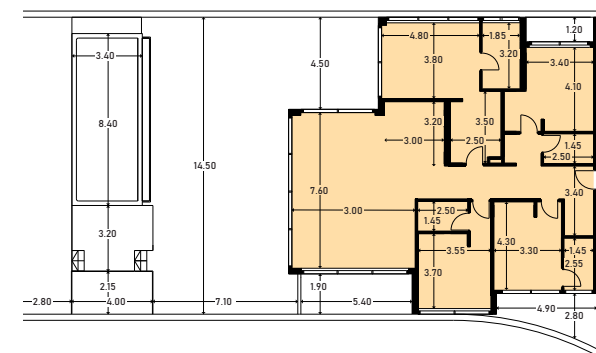
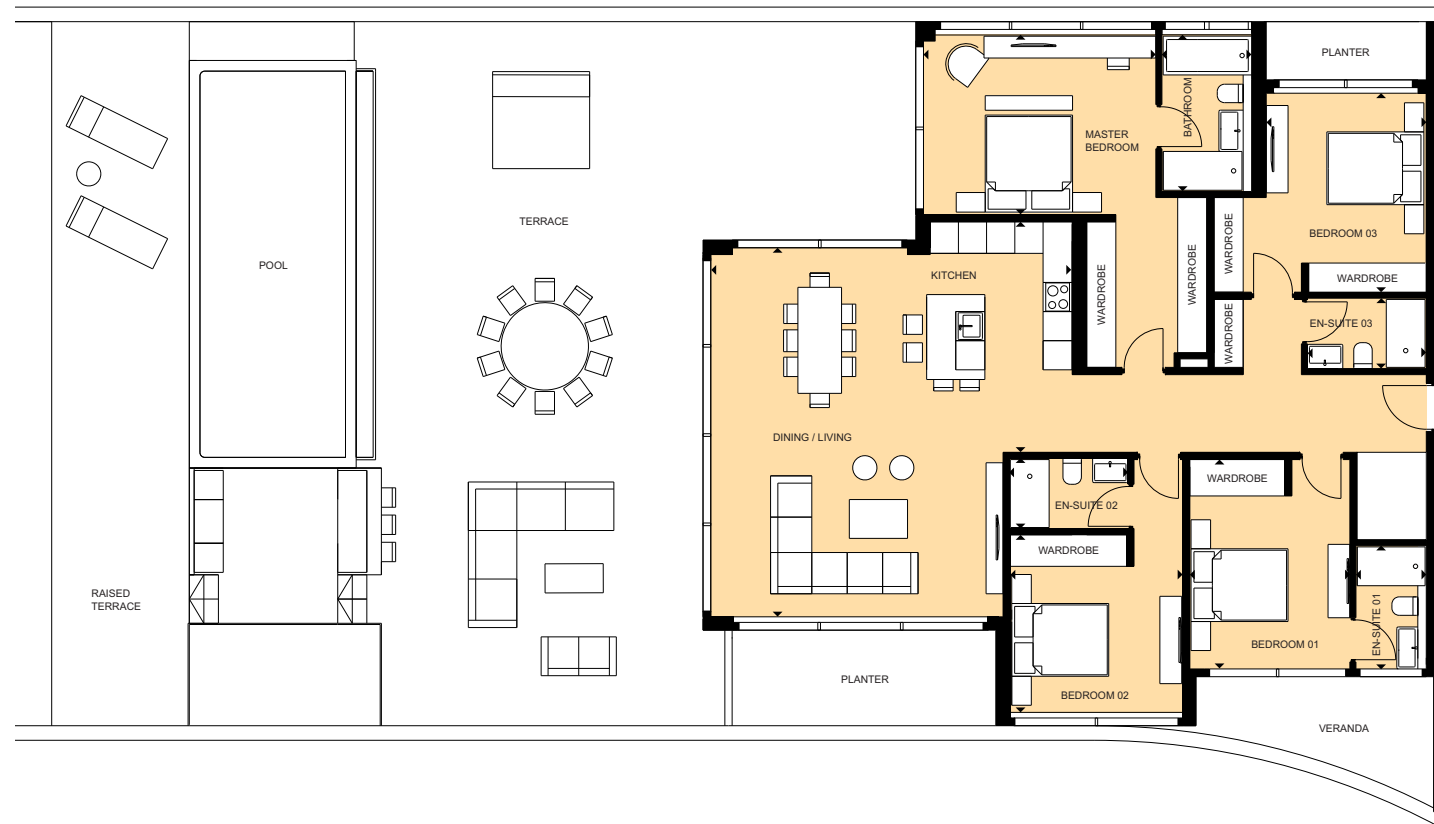
124.09 sq m
212.09 sq m

Floorplan location – Level 06



TYPE 17 (PLOT A)

PENTHOUSE 4



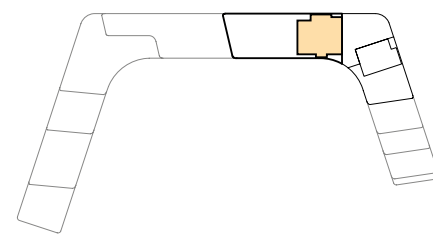
TOTAL AREA

Veranda
* Including Covered Veranda

701

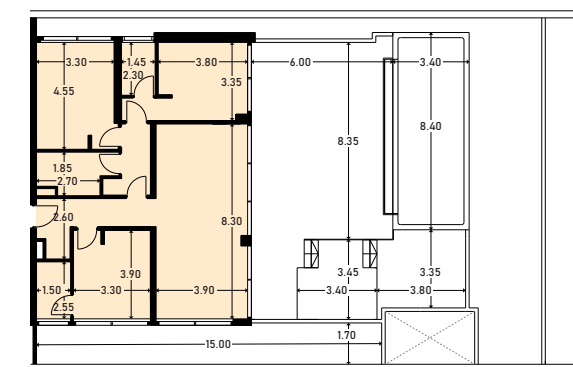
178 sq m
223 sq m

Floorplan location - Level 07



TYPE 18 (PLOT A)

PENTHOUSE 5-A



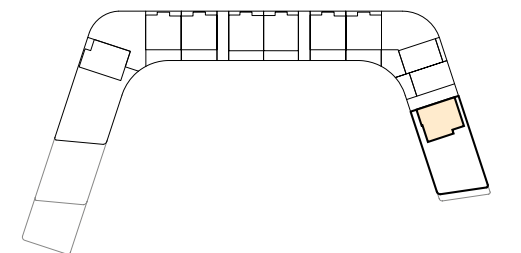
TOTAL AREA

Veranda
* Including Covered Veranda

410

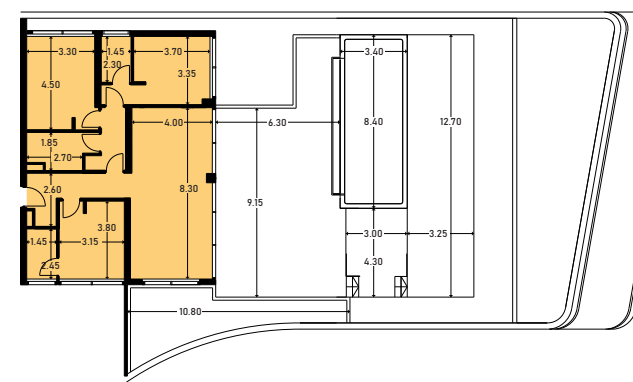
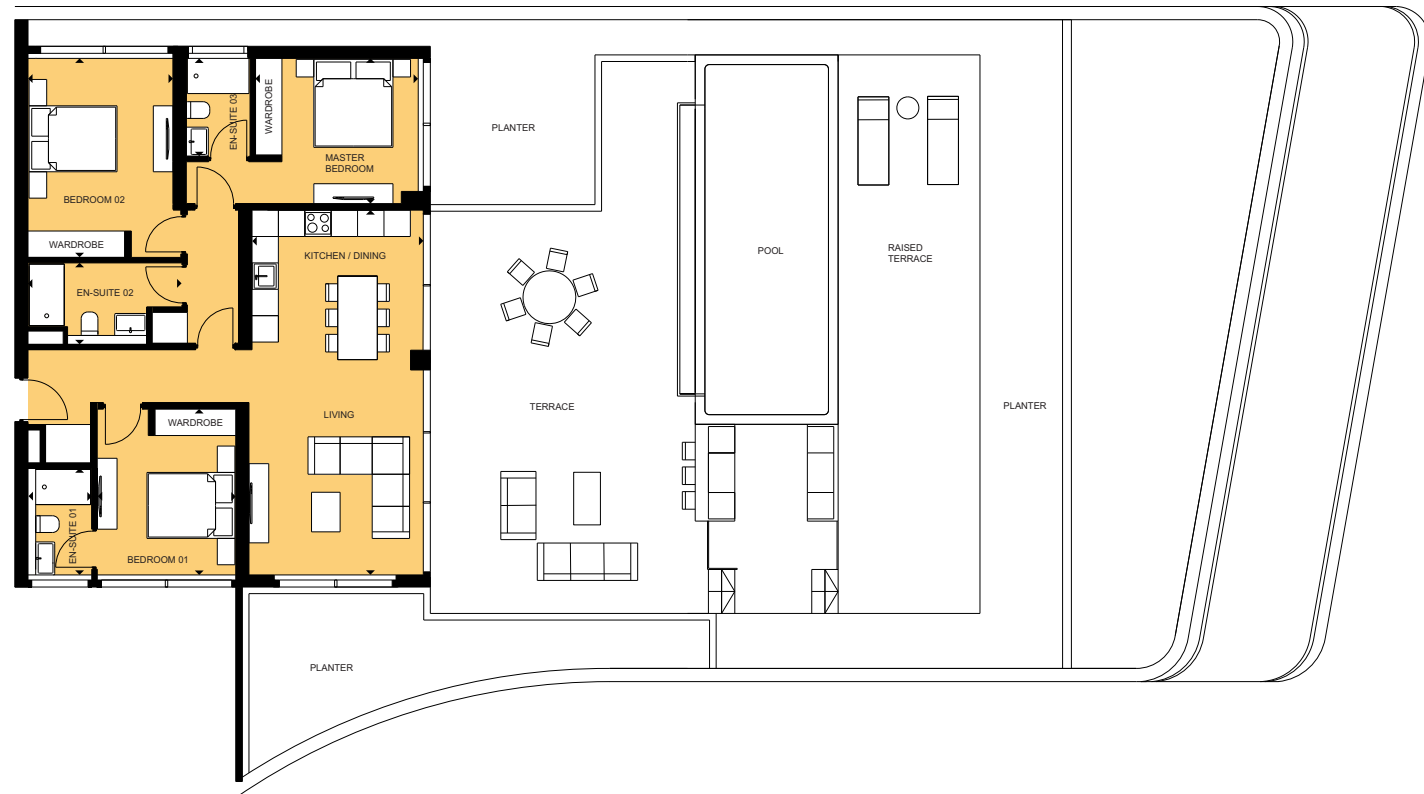
114 sq m
109 sq m

Floorplan location - Level 04



TYPE 19 (PLOT A)

PENTHOUSE 5-B



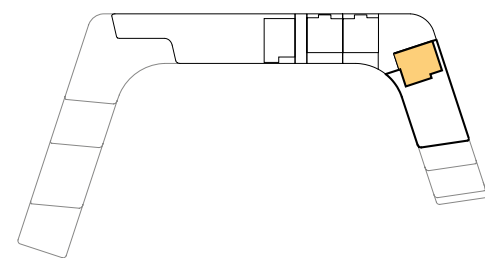
TOTAL AREA

Veranda
* Including Covered Veranda

604

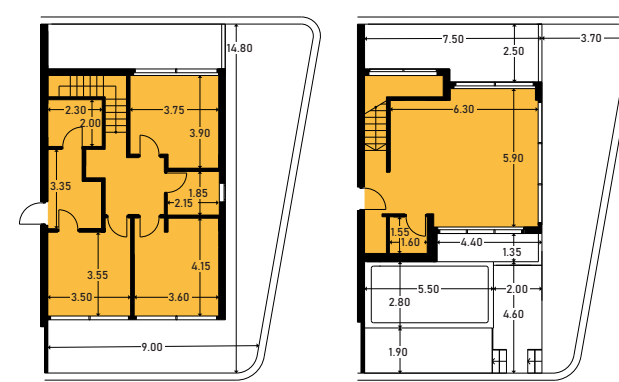
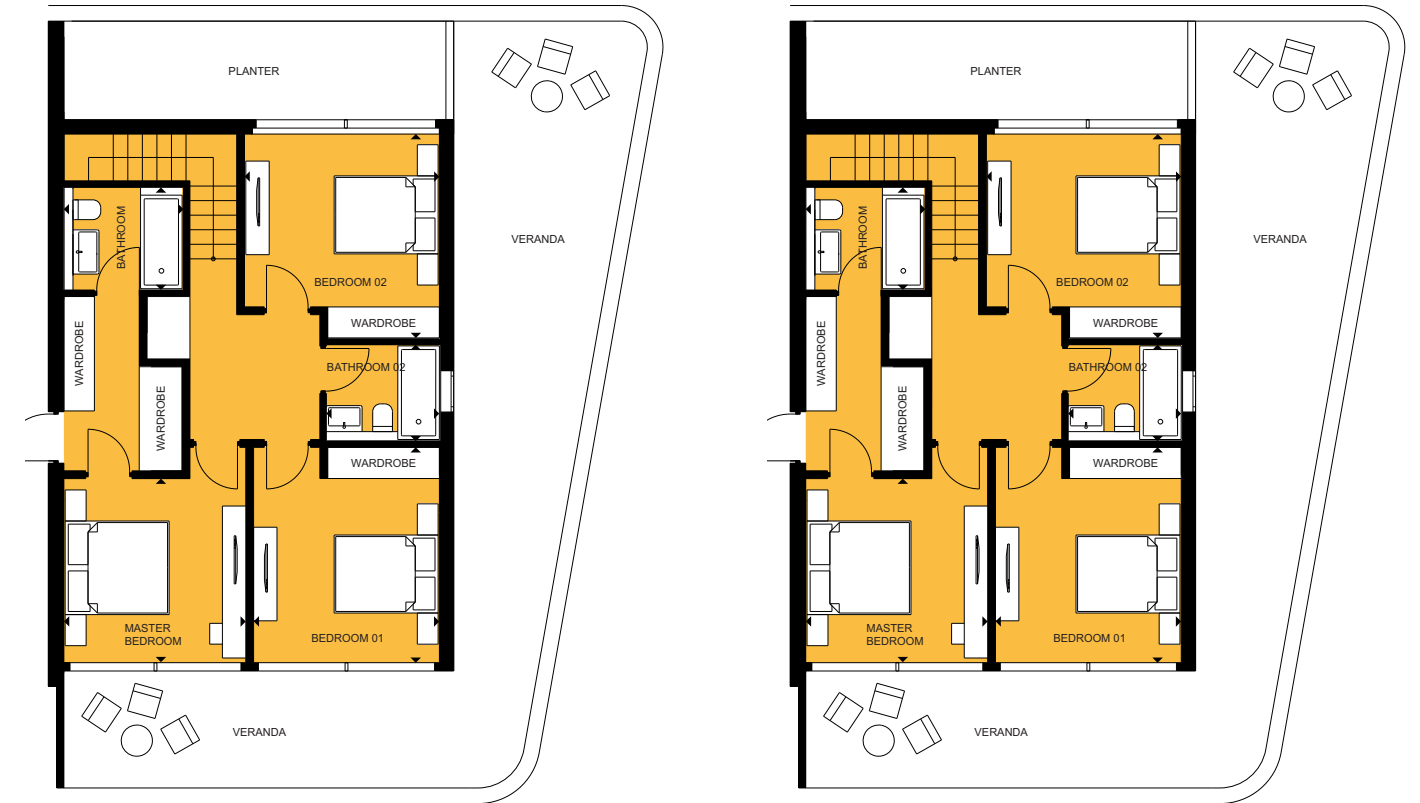
114 sq m
120 sq m

Floorplan location – Level 06



TYPE 20 (PLOT A)

PENTHOUSE 6



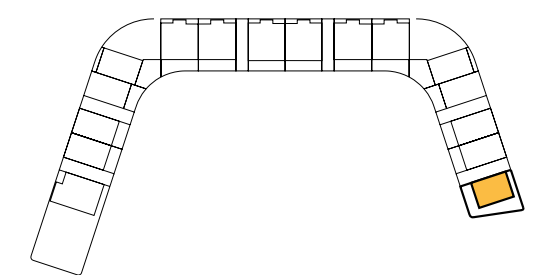
TOTAL AREA

Veranda
* Including Covered Veranda

314

130 sq m
128 sq m

Floorplan location – Level 02, Level 03



INTERIOR FINISHES

COMMUNAL AREAS



ENTRANCE & AMENITIES LOBBIES

- Marble floor & reception desk
- Dark smoked oak wall cladding
- Furniture lift lobby
- Integrated ambient lighting and sculptural pendant fittings

CLUB LOUNGE

- Marble floor & oak wall cladding
- Dark smoked oak clad
- Ceiling and fixtures
- Generous soft furnishings and designer accessories

SPA & INDOOR POOL

- Marble floor
- Dark smoked oak wall cladding to changing areas

APARTMENTS



FLOOR & WALLS

- Engineered timber floor with underfloor heating
- High level of sound insulation between adjacent apartments
- Italian doors and wardrobes
- Security Entrance Doors
- Semi-solid parquet floors in each room

KITCHEN

- Worktops and sinks: White Zenithartificial granite
- Backsplash in marble
- Italian kitchen
- Branded kitchen sanitary ware
- White goods: to be confirmed

BATHROOM

- CN Emperador / Pietra Grey / Parnonas marble to floor and walls
- Sanitaryware and vanity units by Laufen, Villeroy & Boch or similar
- Taps and showers by Hans Grohe

IMMIGRATION BENEFITS

PERMANENT RESIDENCE PERMIT

UNIQUE CYPRUS PERMANENT RESIDENCY FOR PROPERTY BUYERS

- Life-long validity without renewal
- Granted to all family members including children and parents from both sides
- Makes it possible for you to have a business in Cyprus and to receive shareholder dividends

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 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 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

APPLY SUCCESSFULLY THROUGH INVESTMENT IN CYPRUS PROPERTIES

- The minimum investment amount is €2 million (+ VAT if applicable)
- Keeping investments for a period of minimum 5 years
- VISA-free travel to 157 countries worldwide, including all the European Union countries, Canada and Australia amongst others

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