



BLUE OCEAN

R E S I D E N C E



A PROJECT BY **PRIME PROPERTY GROUP**

LIVING A HAPPY LIFE
BY THE SEA


THE LUXURIOUS BEACH-FRONT RESIDENTIAL-COMMERCIAL COMPLEX

DESCRIPTION



The luxurious beachfront residential-commercial complex is developed according to the latest trends in architecture and masterplanning. Residents will enjoy the outstanding comfort and appreciate the subtle elegance of the gated community with its own private swimming pool and gym. Each apartment is constructed with expensive finishing materials and offers a stunning sea view.

The design of the complex combines grace and a modern style that perfectly blends with the environment of the historical centre of Limassol. The properties offer the lifestyle for those seeking a modern homely convenient space in a dynamic urban habitat. The old city centre is accompanied by its historical monuments, famous "Realto" theatre, popular shopping streets, exquisite restaurants, commercial centres and the well-known Limassol Marina are located only a few minutes away.



EACH APARTMENT
OFFERS BREATHTAKING
PANORAMIC VIEWS OF
THE MEDITERRANEAN SEA

The “Olympion” beach across the road from the complex has been awarded an international «Blue Flag» certificate for its cleanliness and safety as well as a fully renovated park promenade known as Molos. This location has become one of Limassol’s most popular leisure spots for families to enjoy with pedestrian sidewalks, bicycle paths, cafes and kids playgrounds. Additionally, the best international private schools, supermarkets and pharmacies are within minutes away.

The complex consists of only 12 three bedroom and 6 one bedroom apartments, 1 five bedroom penthouse, as well as 2 commercial premises suitable for offices or shops. A well thought-out master plan gives the residents a convenient access to the swimming pool, gym and covered parking space. The penthouse on the top floor has a contemporary spacious roof terrace. Each apartment of the complex enjoys 3.15 m height ceilings, whereas the top quality finishes will astound the most demanding client. Each apartment offers breathtaking views of the Mediterranean Sea.

MAJOR BENEFITS

- BEACHFRONT POSITION
- EACH APARTMENT ENJOYS A SEA VIEW
- CLOSE TO LIMASSOL MARINA WITH ITS RESTAURANTS, SPA, AND BOUTIQUES
- INDOOR FACILITIES: SWIMMING POOL, GYM, AND COVERED PARKING
- GATED COMPLEX WITH CONTROLLED ENTRANCE
- TOP QUALITY FINISHES AND MATERIALS
- ALL AMENITIES ARE AROUND THE CORNER

INDOOR FACILITIES: SWIMMING POOL, GYM, AND COVERED PARKING



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 complex is located opposite the Blue Flag, the awarded beach "Olympion". An amazing promenade known as Molos which provides pedestrian sidewalks, bicycle paths, cafes and kids playgrounds. The old city centre is accompanied by historical monuments, the famous Realto theatre, popular shopping streets, exquisite restaurants, commercial centres, and the well-known Limassol Marina are within a few minutes stroll. The Limassol Marina is a landmark for Cyprus and this place has already been named as one of the most attractive and outstanding projects in Europe.

The Limassol Marina is considered to be amongst the most significant and expensive marinas in the wider Mediterranean area and the Middle East. It combines a full service marina with an enticing mix of restaurants and shops. Located in the heart of a vibrant Limassol city the marina provides a unique retreat complete with a spa and fitness club, leisure and cultural facilities. In addition The Limassol Marina can accommodate 650 yachts from 8m to 110m.

The Limassol Molos Park is also nice place to visit when you love or appreciate art combined with beautiful sea views and a walk through green grass, trees and fountains. Currently the park has undergone a reconstruction to offer modern surroundings, well — catered gardens and piers. There is also a modern children's playground and cafeterias.





THE COMPLEX CONSISTS OF ONLY
12 THREE-BEDROOM AND
6 ONE-BEDROOM APARTMENTS,
1 FIVE-BEDROOM PENTHOUSE

CLOSE TO MOLOS
PROMENADE AND
LIMASSOL MARINA



SPECTACULAR VIEWS
OF THE SEA



LUXURY FINISHES:

LUXURIOUS MARBLE FLOORS OR PARQUET,
MARBLE IN BATHROOMS, BIG THERMALLY-
INSULATED WINDOWS AND STYLISH BUILT-IN
FURNITURE FROM EUROPEAN BRANDS



TOP QUALITY
FINISHES IN
COMMON AREAS

CHOICE OF PROPERTIES

PROPERTY	TYPE	BEDROOMS	INDOOR AREA, SQ.M.	MEZZANINE AREA, SQ.M.	VERANDA, SQ.M.	VERANDA, SQ.M.	TERRACE, SQ.M.	TOTAL AREA, SQ.M.	PRIVATE POOL	PARKING PLACES
Shop 1	shop with mezzanine		203.71	108				311.71		4
Shop 2	shop with mezzanine		162.1	76.33				238.43		4
Flat 101	apartment	3	156.87		30.89			187.76		1
Flat 102	apartment	3	170.67		36.45			207.12		2
Flat 103	apartment	1	53.51		16.74			70.25		1
Flat 201	apartment	3	156.87		37.38			194.25		1
Flat 202	apartment	3	170.67		36.45			207.12		2
Flat 203	apartment	1	53.51		16.74			70.25		1
Flat 301	apartment	3	156.87		30.89			187.76		1
Flat 302	apartment	3	170.67		36.45			207.12		2
Flat 303	apartment	1	53.51		16.74			70.25		1
Flat 401	apartment	3	156.87		37.38			194.25		2
Flat 402	apartment	3	170.67		36.45			207.12		2
Flat 403	apartment	1	53.51		16.74			70.25		1
Flat 501	apartment	3	156.87		30.89			187.76		2
Flat 502	apartment	3	170.67		36.45			207.12		2
Flat 503	apartment	1	53.51		16.74			70.25		1
Flat 601	apartment	3	156.87		37.38			194.25		2
Flat 602	apartment	3	170.67		36.45			207.12		2
Flat 603	apartment	1	53.51		16.74			70.25		1
Flat 701	apartment	5	389.43		90.02	1.11		479.45		2
Flat 701	roof		42.52				267.31	309.83	1	

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

FIVE-BEDROOM PENTHOUSE



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90M² COVERED
VERANDA WITH
A SEA VIEW



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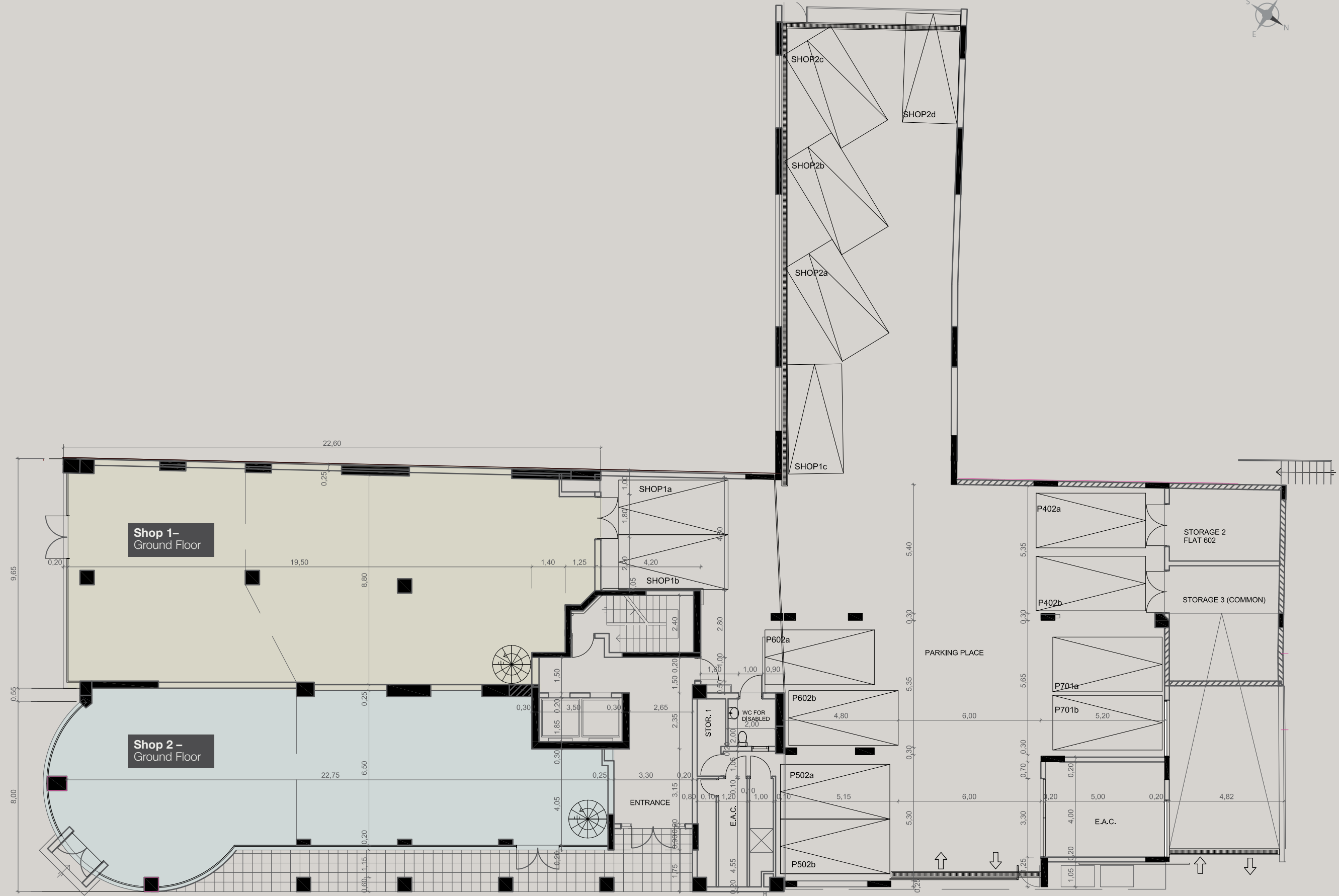
THE PENTHOUSE ON THE TOP
FLOOR HAS A SPACIOUS
ROOF TERRACE

PENTHOUSE TERRACCE
WITH AMAZING SEA
AND CITY PANORAMA



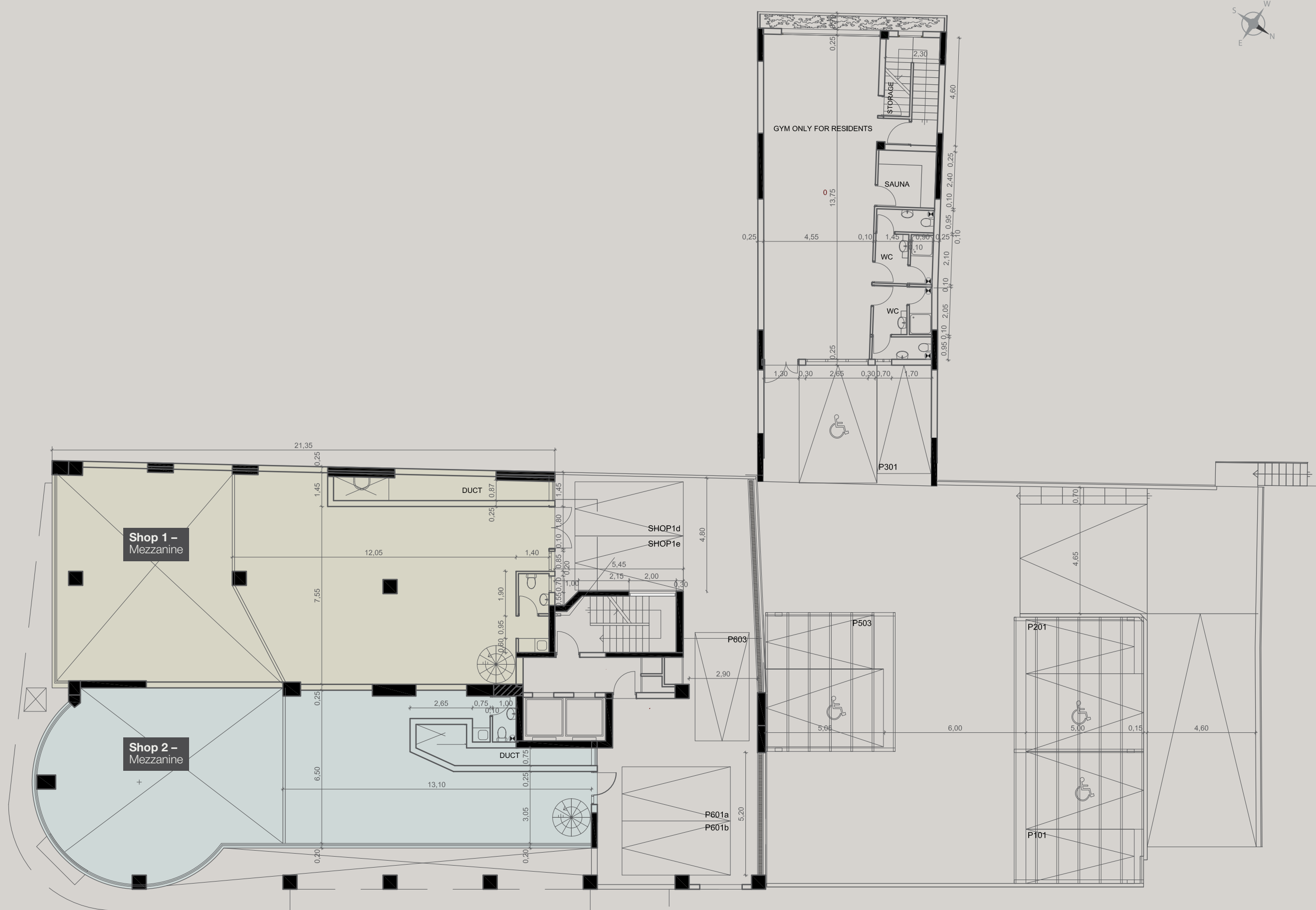
GROUND FLOOR

- Shop 1**
203,71 m²
- Shop 2**
162,10 m²



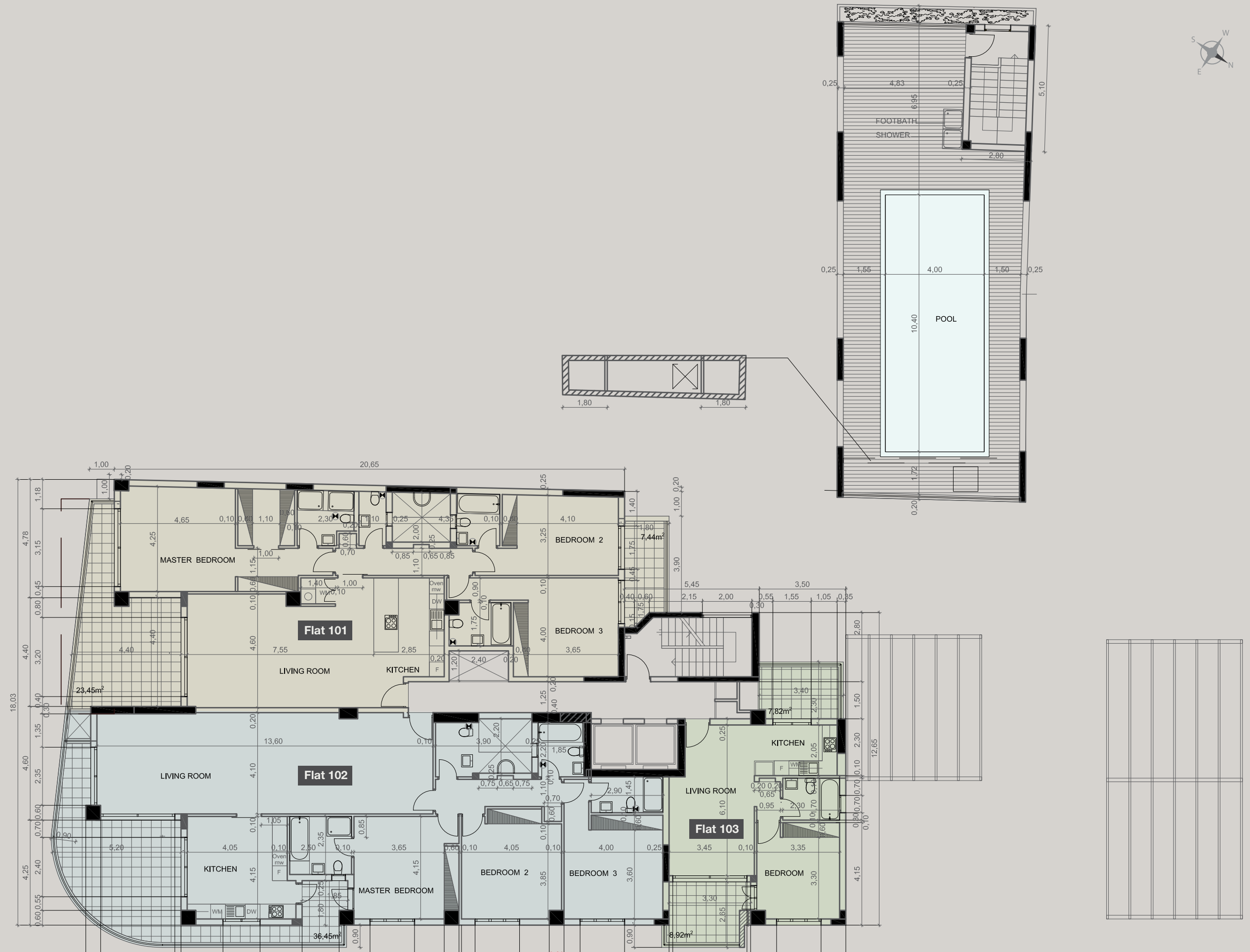
MEZZANINE

- Shop 1
108 m²
- Shop 2
76,33 m²



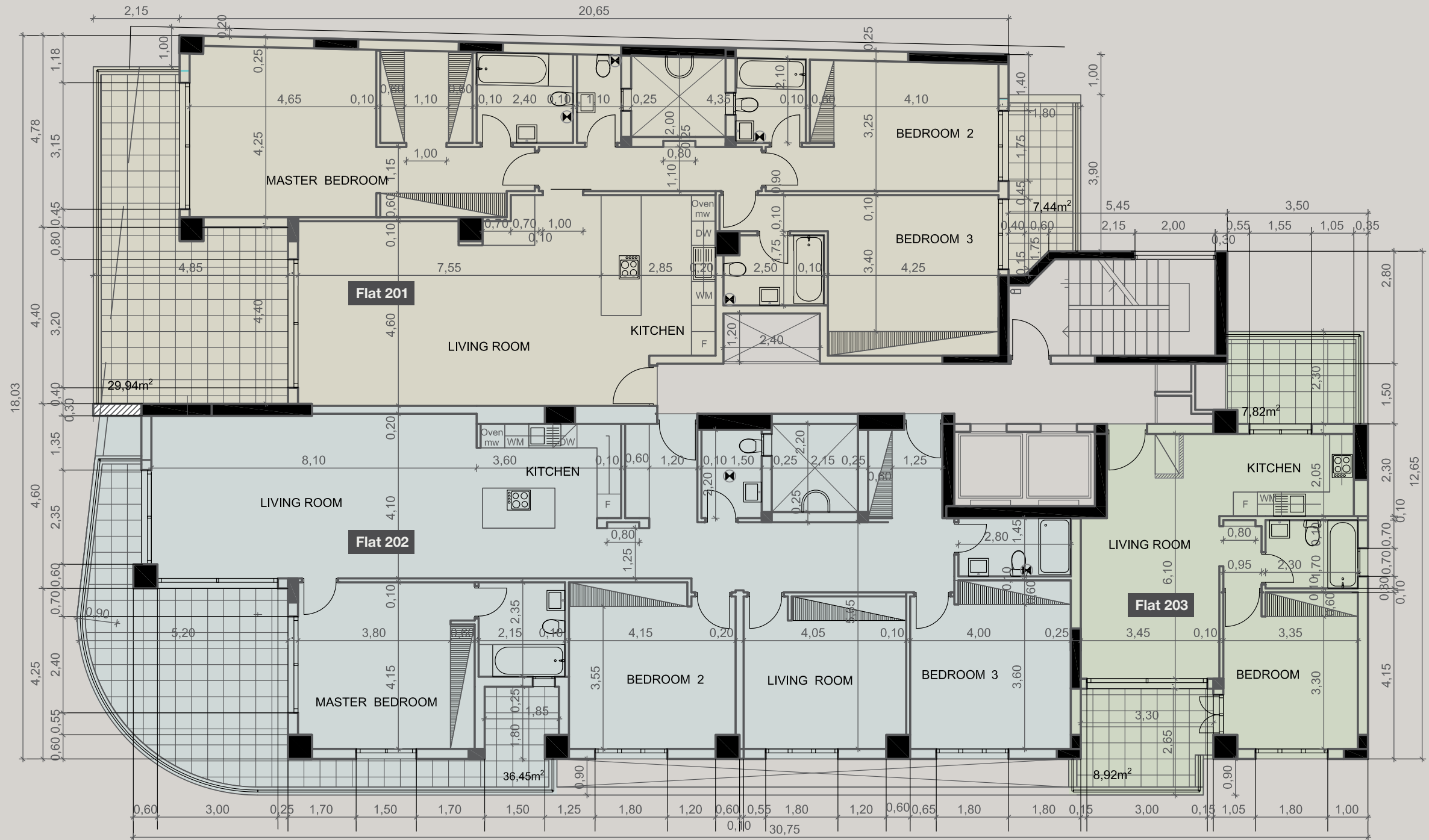
FLOOR: 1

- Flat 101**
156,87 m²
- Flat 102**
170,67 m²
- Flat 103**
53,51 m²



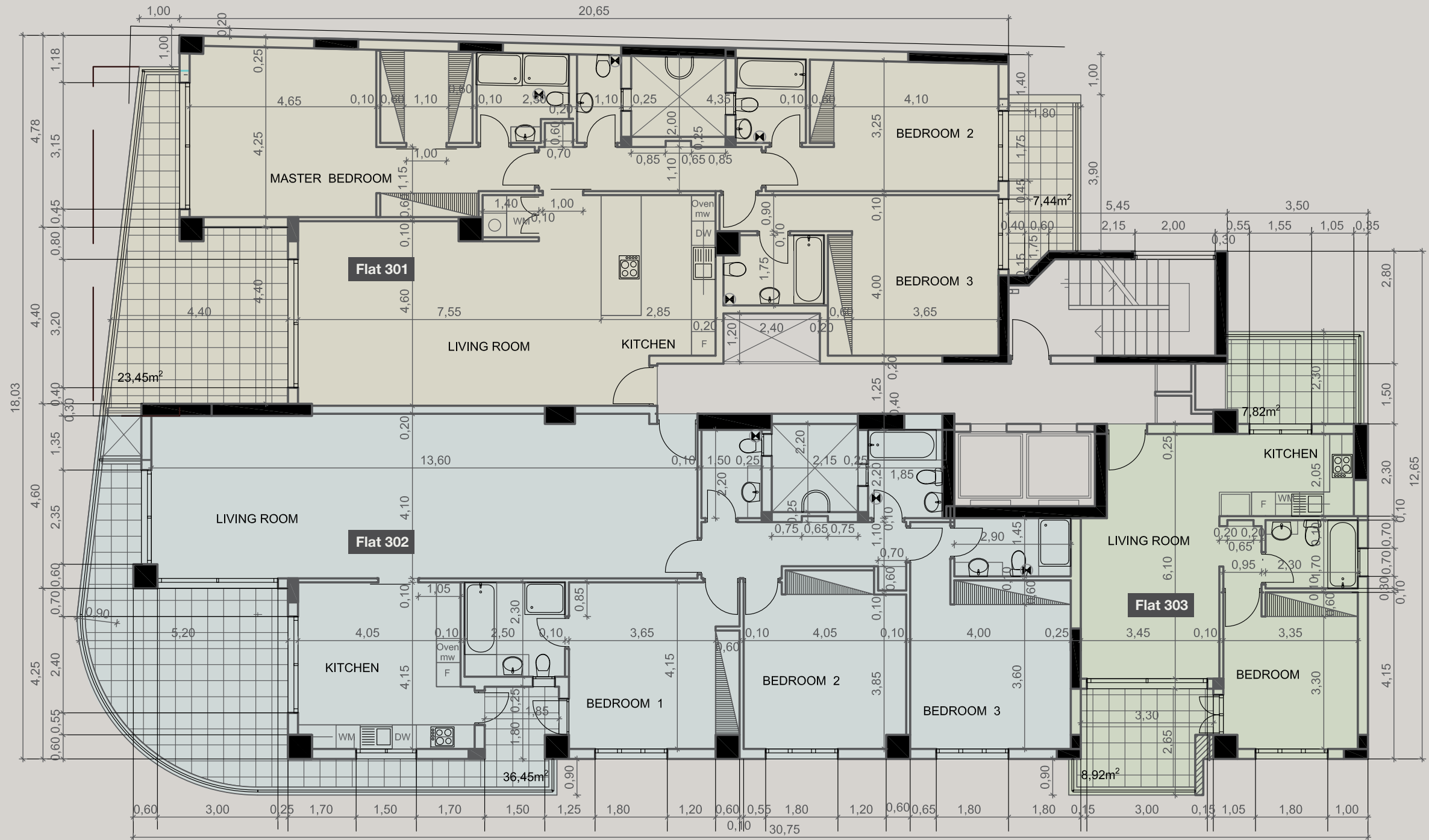


- Flat 201**
156,87 m²
- Flat 202**
170,67 m²
- Flat 203**
53,51 m²



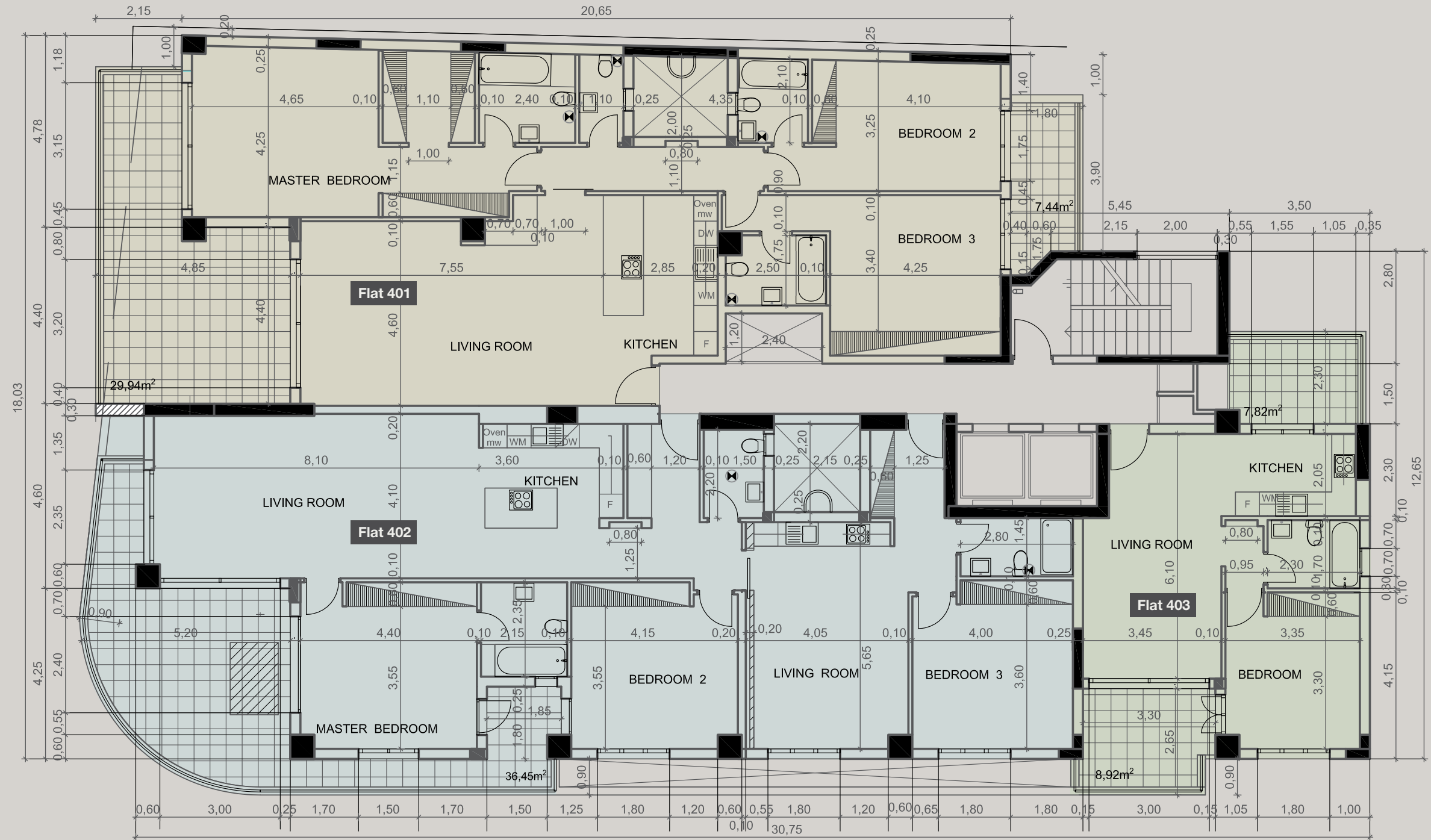


- Flat 301**
156,87 m²
- Flat 302**
170,67 m²
- Flat 303**
53,51 m²



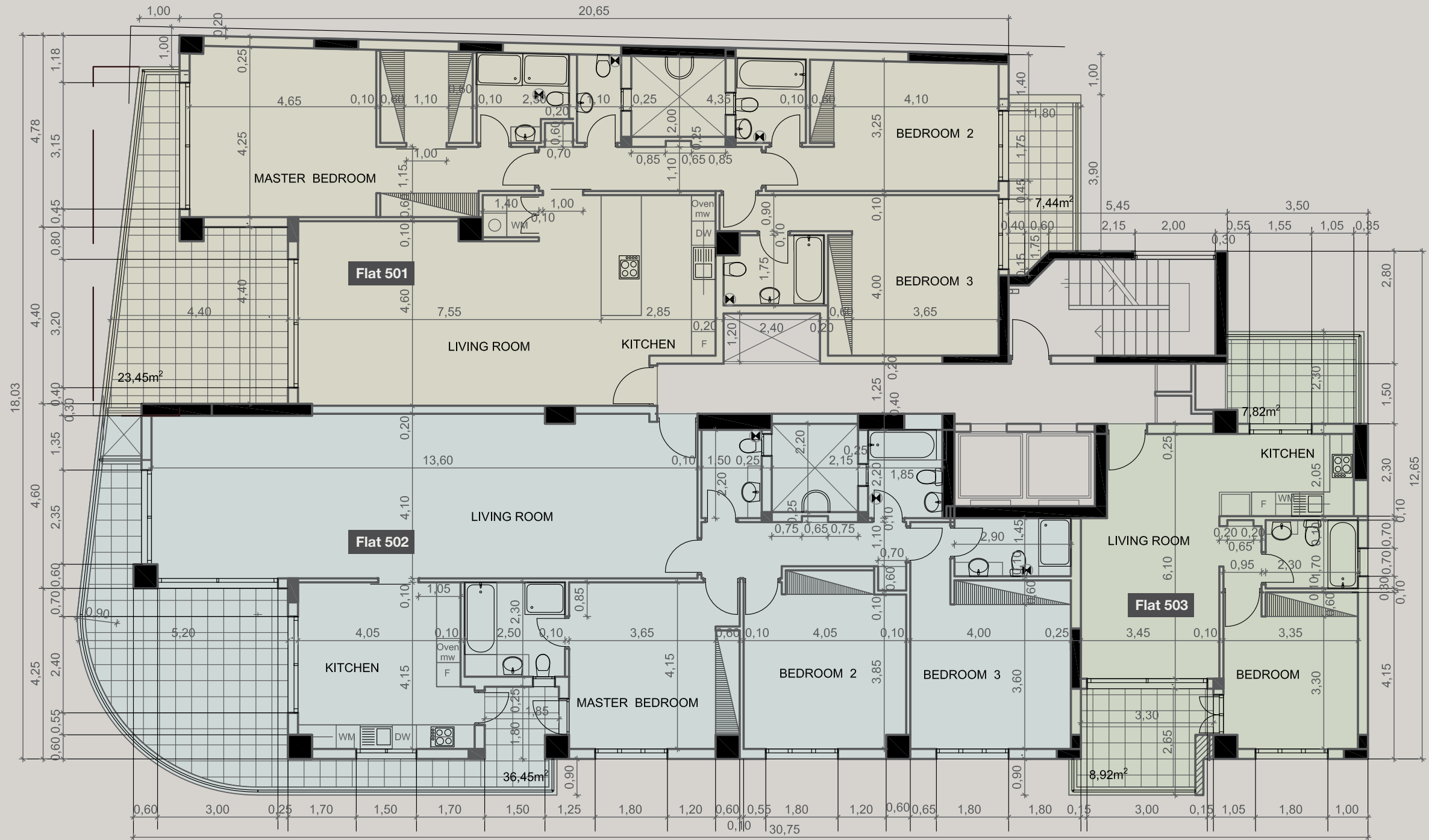


- Flat 401**
156,87 m²
- Flat 402**
170,67 m²
- Flat 403**
53,51 m²



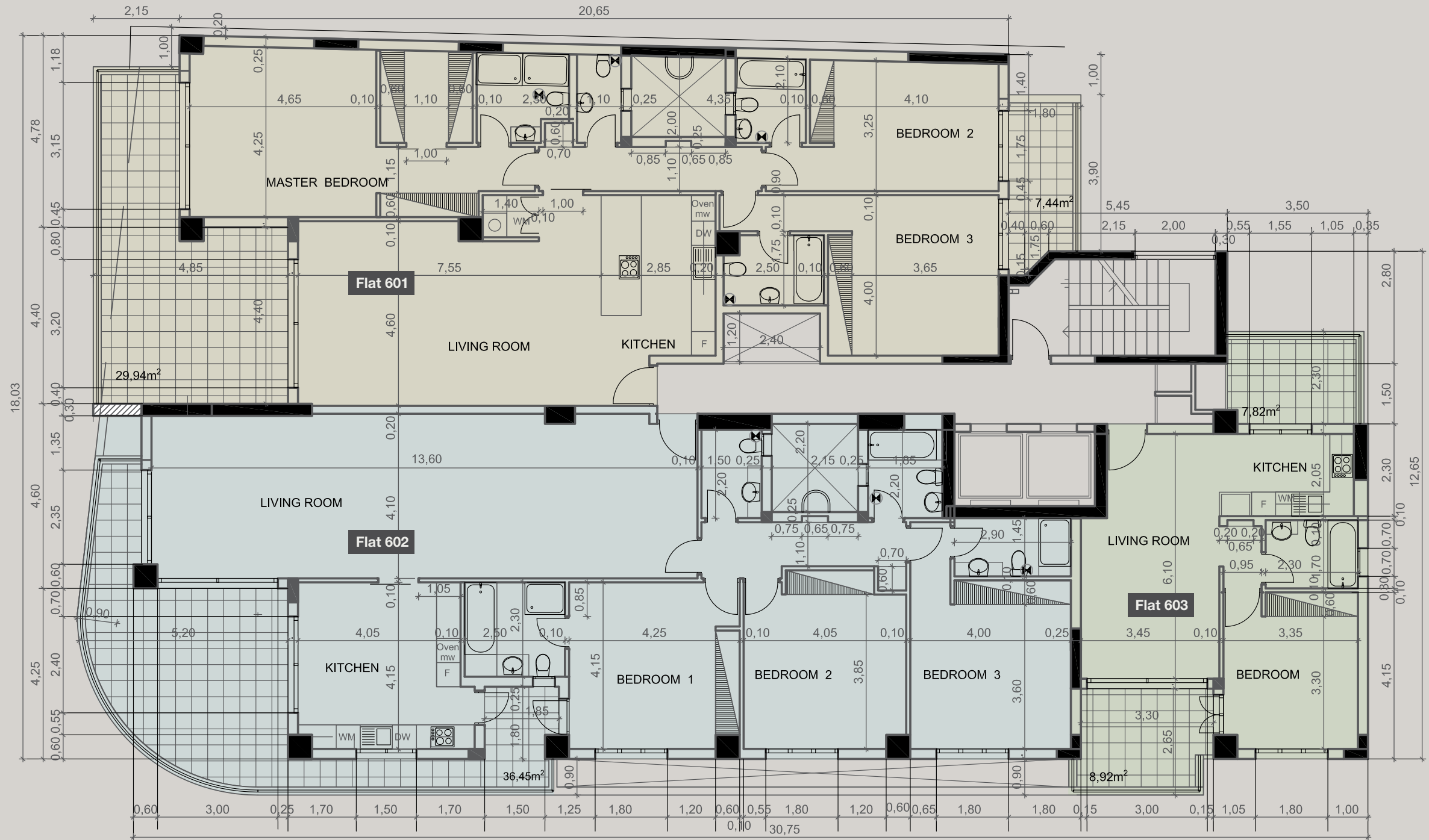


- Flat 501**
156,87 m²
- Flat 502**
170,67 m²
- Flat 503**
53,51 m²



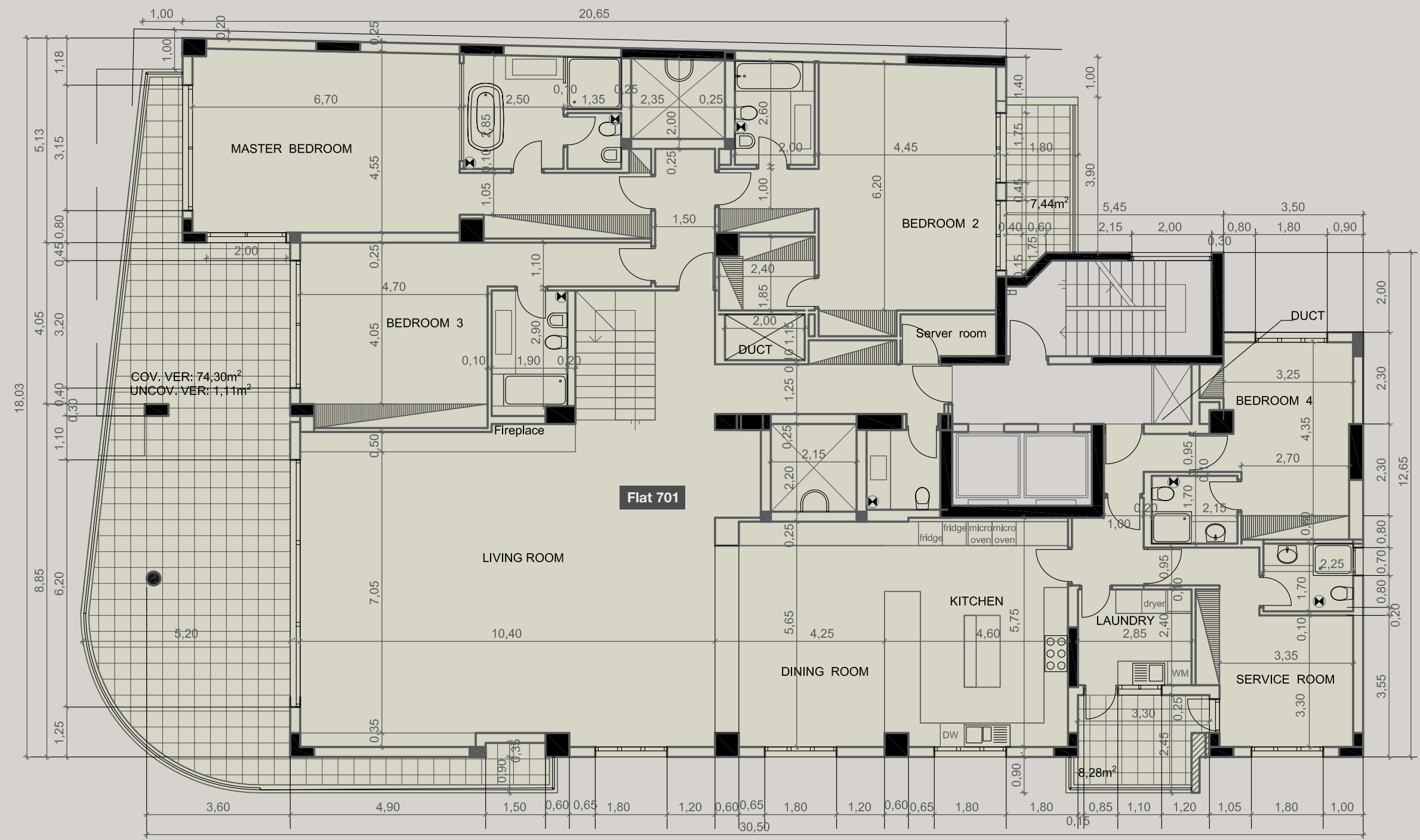


- Flat 601**
156,87 m²
- Flat 602**
170,67 m²
- Flat 603**
53,51 m²



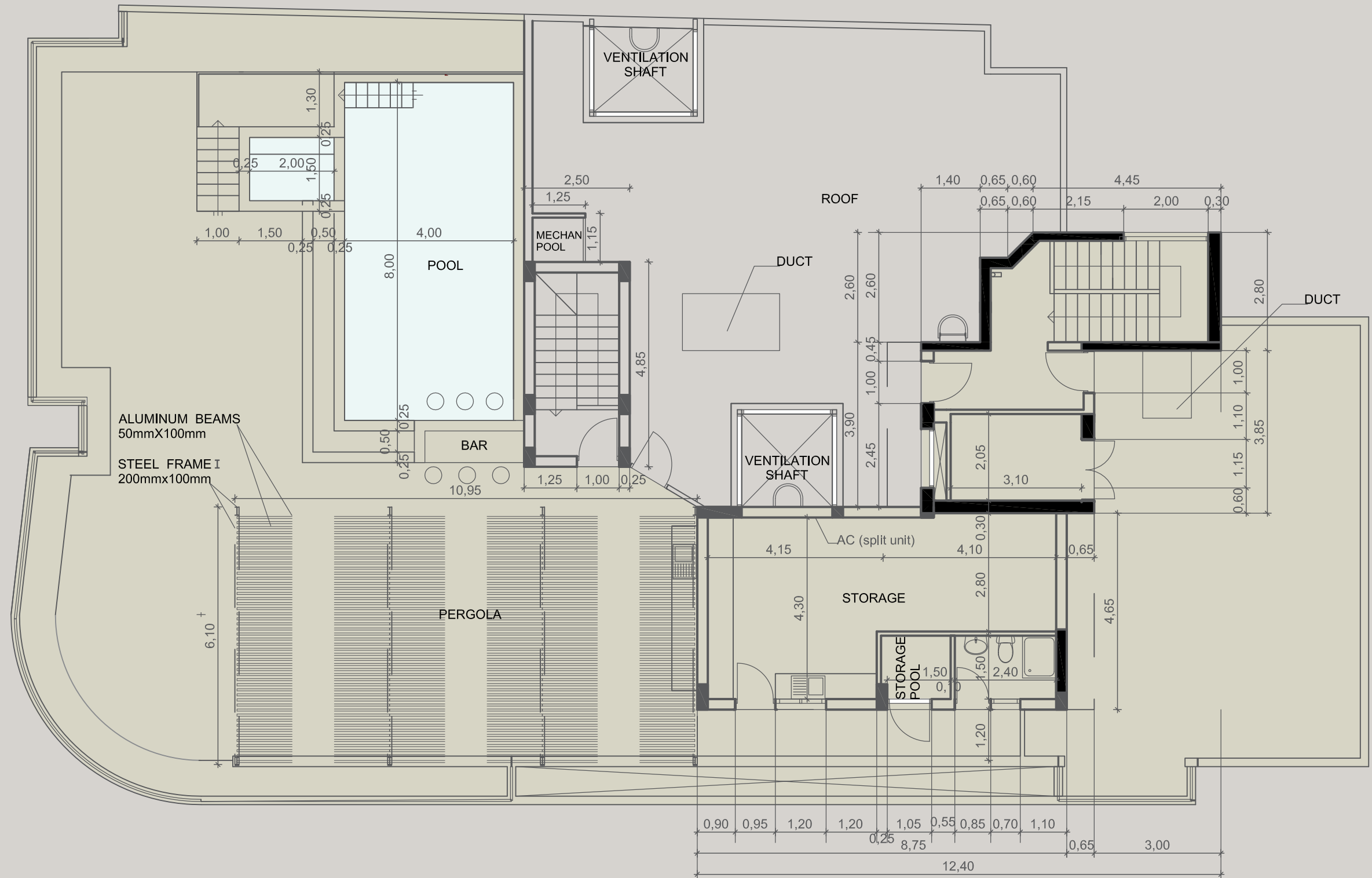


Flat 701
389,43 m²





Flat 701



SIGNATURE FINISHES

ELEGANCE PACKAGE

EVERY PROPERTY IS DELIVERED WITH THE SIGNATURE TOP STANDARD FINISHES:

- | Fully completed finishes
- | 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
- | Provisions for water heated floors
- | Provisions for central VRV conditioning
- | High standard sanitary ware from European brands
- | Thermal aluminium 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



RESIDENCY PERMIT FOR BUYERS

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.

CYPRUS PASSPORT FOR BUYERS

EUROPEAN CITIZENSHIP THROUGH INVESTMENT IN CYPRUS PROPERTIES

Minimum investment: 2 mln EUR
The investment may be sold in 3 years
Visafree residency in any European country

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.

Cyprus passport holders are eligible to travel to 158 countries without visa





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