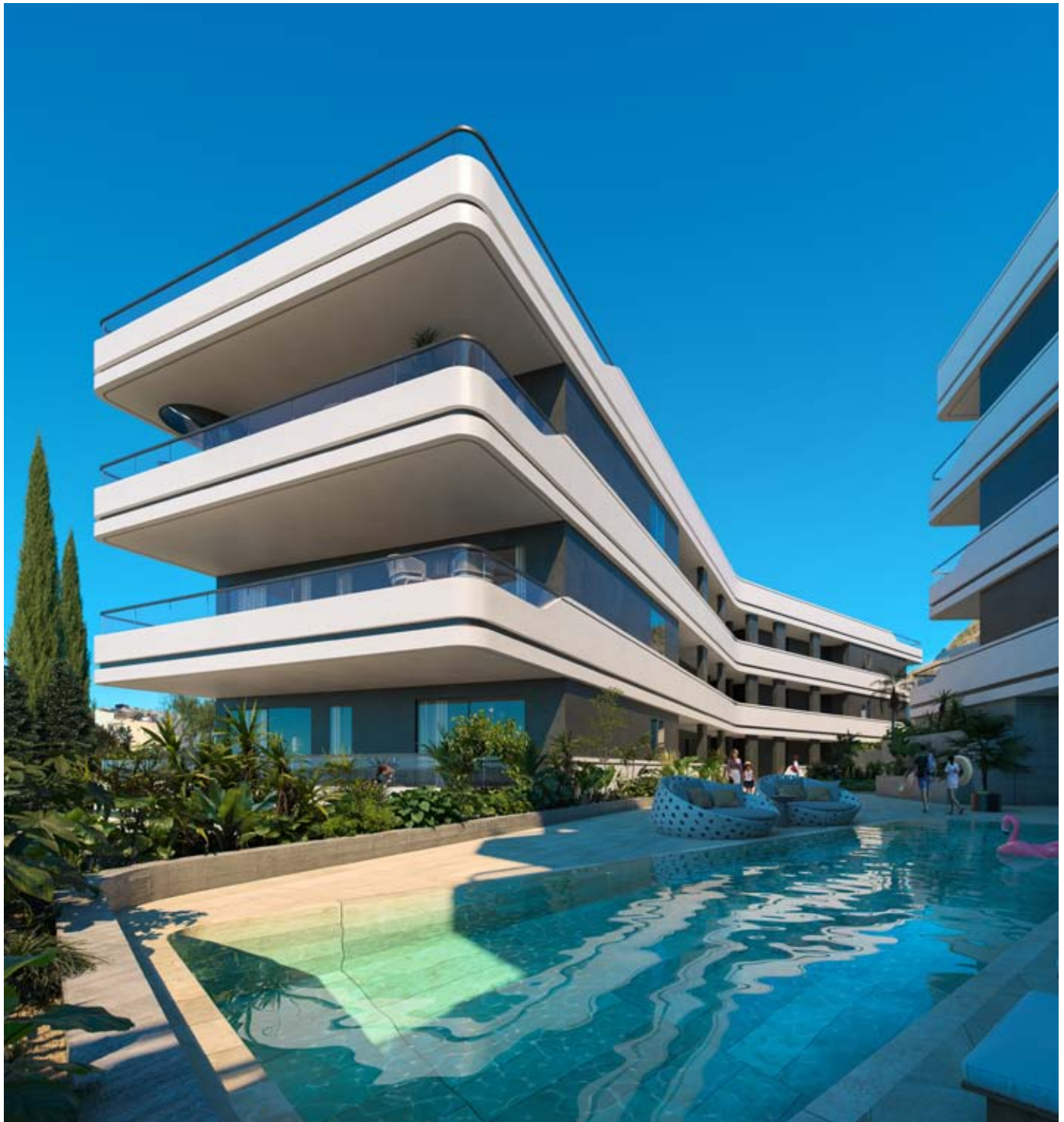


LIMASSOL SUBURBAN RESIDENCE



a new generation of refined living

limassol suburban residence

**A STUNNING
SERENE SUBURBAN
DEVELOPMENT
LOCATED IN THE MOST
BEAUTIFUL PARTS
OF THE ISLAND**

Characterised by architectural splendor and modern design combined with simplicity and elegance seamlessly reflects an affluent Mediterranean lifestyle. Limassol suburban residence is a unique development that boasts seventeen 1-, 2-, and 3- bedroom spacious luxurious apartments and grandeur penthouses with private roof gardens.



**EACH HOME IS
DESIGNED WITH
INTELLIGENT,
EFFICIENT AND
FUNCTIONAL
LIVING AND
DINING SPACES**

that offer quality in every detail and inspire an opulent lifestyle. Harmlessly combining contemporary interior and exterior beauty through well thought out design projects nothing less than absolute comfort and beauty. Each residence is designed with carefully thought out functional spaces and complemented with meticulous attention to detail offering high standards of finish and indulgent surroundings. Limassol suburban residence is your daily entrance to a safe and peaceful haven that offers a comforting place of refuge and rest.



major benefits

- One of Limassol's most sought – after areas Agios Tychonas
- Tranquil surroundings
- Common swimming pool
- Modern architecture
- 2 minutes' drive to Four Seasons Hotel

- Spacious layouts
- Luxurious design and comfort
- Provision for under floor heating
- Penthouses with private roof gardens
- High standards of finish
- Landscaped gardens



unobstructed views



introduction

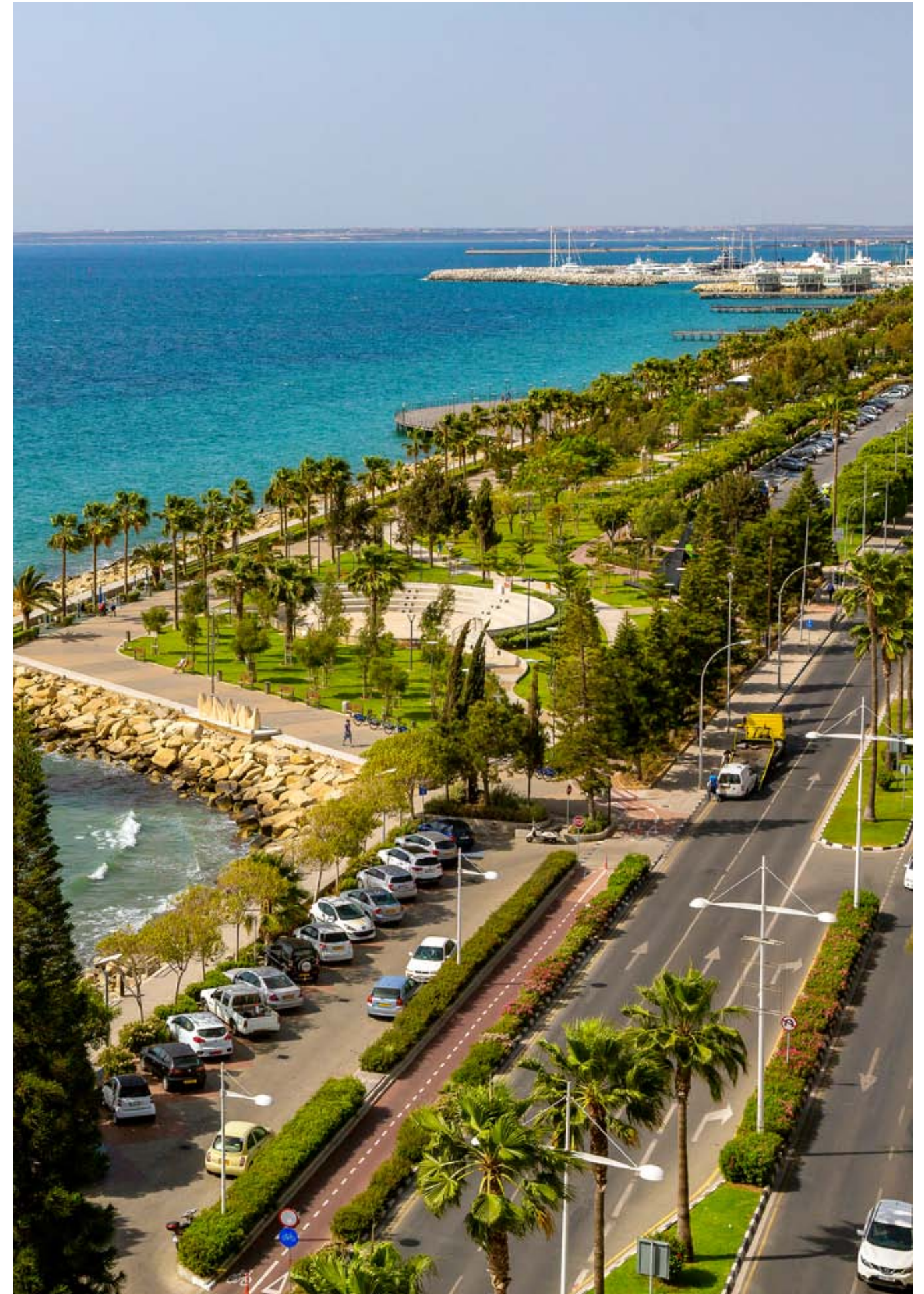
**LIMASSOL
COMBINES
THE FAST PACE
OF A CITY AND
THE COMFORT
OF A FIRST-CLASS
MEDITERRANEAN
RESORT**

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.

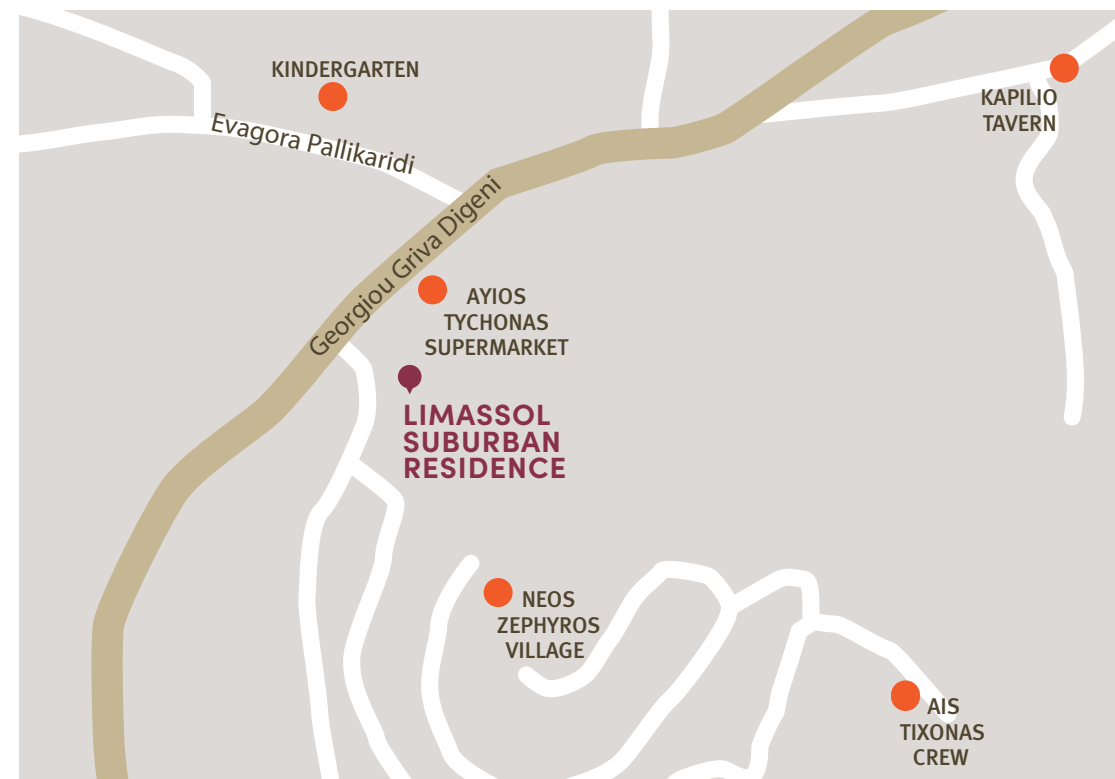
Limassol has a Subtropical-Mediterranean climate with warm to hot and dry summers as well as very mild winters, separated by short springs and autumns which are generally pleasant.



location

AGIOS TYCHONAS IS ONE OF THE MOST SOUGHT-AFTER AREAS IN LIMASSOL BOASTING MAGNIFICENT UNOBSTRUCTED SEA AND CITY VIEWS THAT OFFER A SENSE OF PRIVACY AND EXCLUSIVITY FROM EVERY APARTMENT

A suburban tranquil area with beautiful serene surroundings offering nothing less than a pure and relaxed lifestyle for family living. On the outside of your retreat, lies an exceptional location situated in one of the most well-known and elite areas in Limassol. Unrivalled proximity to the city centre as well as immediate access to all modern first class infrastructures and facilities. This spectacular location takes you to the sea front and the most luxurious hotels in Limassol Four Seasons and Amara as well as fine dining and high end boutiques in a matter of minutes. The sea front area welcomes you with lush sparkling waters and a beautiful promenade for a leisurely stroll.



exterior



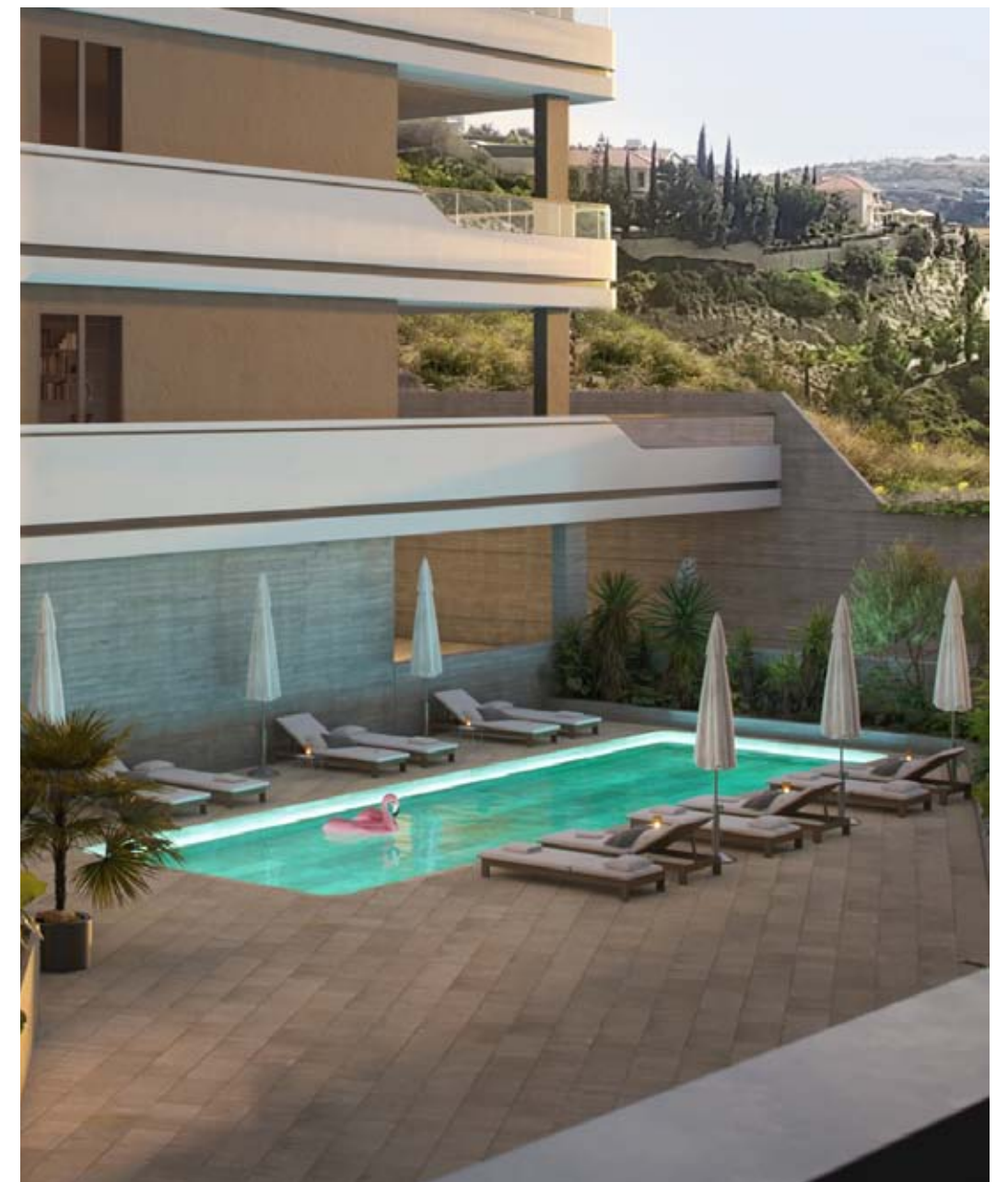
exterior



exterior



**Tranquil surroundings,
common swimming pool,
codern architecture**



exterior

Penthouses with private
roof gardens



exterior

Spacious layouts
Luxurious design and comfort



choice of properties



block a

UNIT N°	PROPERTY TYPE	BEDROOMS	BATH-ROOMS	INDOOR AREA M ²	COV. VERANDA M ²	UNCOV. VERANDA M ²	ROOF TERRACE	PROVISION FOR JACUZZI AND PERGOLA	STORAGE M ²	TOTAL AREA M ²
101	Apartment	2	2	88.30	28.45	54.70			3.60	175.05
102	Apartment	1	1	56.90	22.70				7.10	86.70
103	Apartment	2	2	87.35	17.65				3.45	108.45
104	Apartment	2	2	88.30	28.40				4.65	121.35
201	Apartment	2	2	88.30	28.45				4.45	121.20
202	Apartment	1	1	56.90	22.70				3.30	82.90
203	Apartment	2	2	87.35	17.65				5.85	110.85
204	Apartment	2	2	88.30	28.40				4.10	120.80
301	Apartment	2	2	88.30	28.45		63.85	YES	7.30	187.90
302	Apartment	1	1	56.90	22.70				4.55	84.15
303	Apartment	2	2	87.35	17.65		50.45	YES	4.85	160.30
304	Apartment	2	2	88.30	28.40		61.80	YES	6.60	185.10

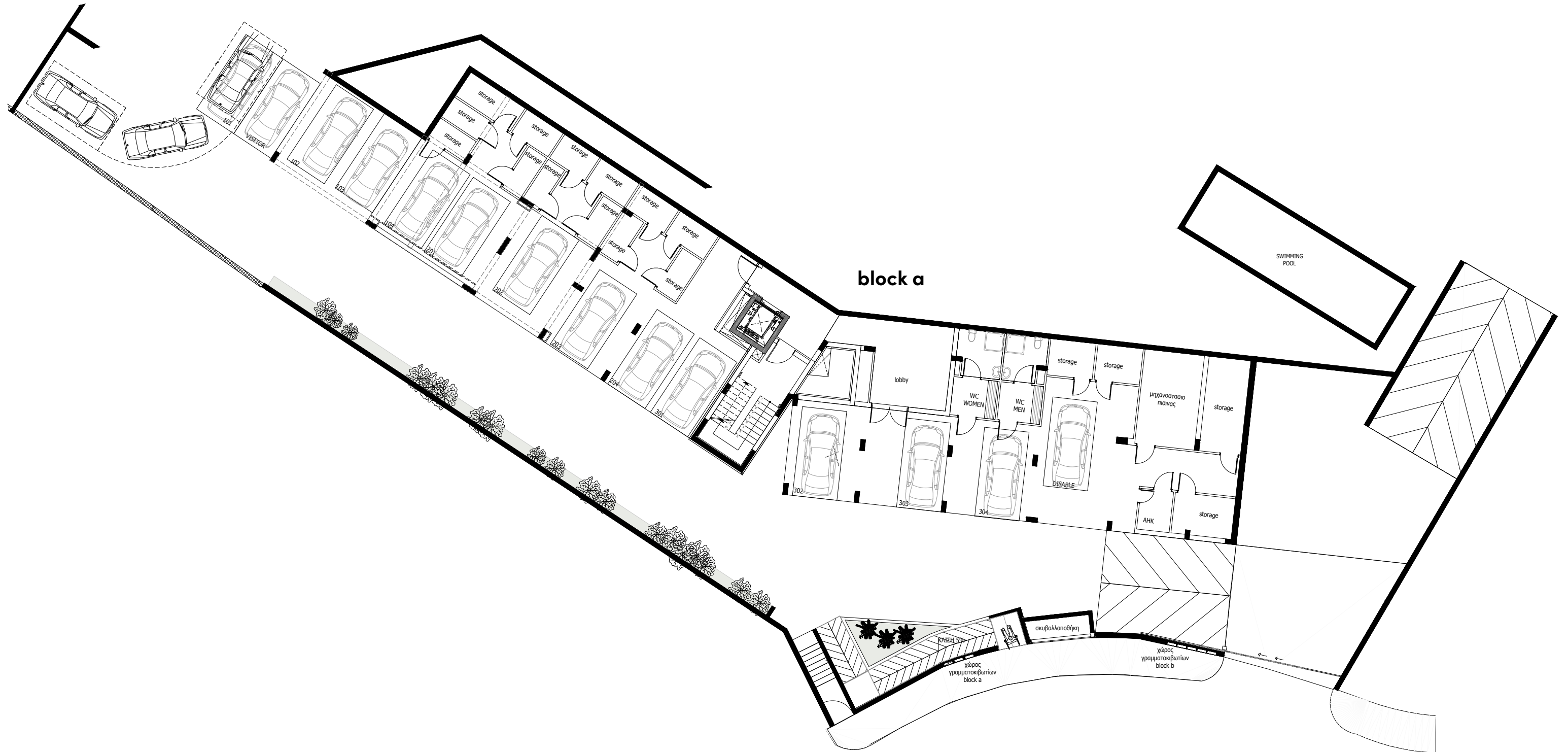
block b

UNIT N°	PROPERTY TYPE	BEDROOMS	BATH-ROOMS	INDOOR AREA M ²	COV. VERANDA M ²	UNCOV. VERANDA M ²	ROOF TERRACE	PROVISION FOR JACUZZI AND PERGOLA	STORAGE M ²	TOTAL AREA M ²
101	Apartment	1	1	57.75	9.60	40.60			5.85	113.80
102	Apartment	3	3	123.80	21.80	171.25			3.20	320.05
201	Apartment	1	1	57.75	10.10				3.20	71.05
202	Apartment	3	3	123.80	23.15				4.20	151.15
301	Apartment	1	1	57.75	10.10				4.50	72.35
302	Apartment	3	3	123.80	23.15		55.65	YES	6.00	208.60

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

floor plans

Ground floor



floor plans



1st Floor



block a

UNIT N°	TOTAL AREA M ²
101	175.05
102	86.70
103	108.45
104	121.35

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

floor plans



2nd Floor



block a

UNIT N°	TOTAL AREA M ²
201	121.20
202	82.90
203	110.85
204	120.80

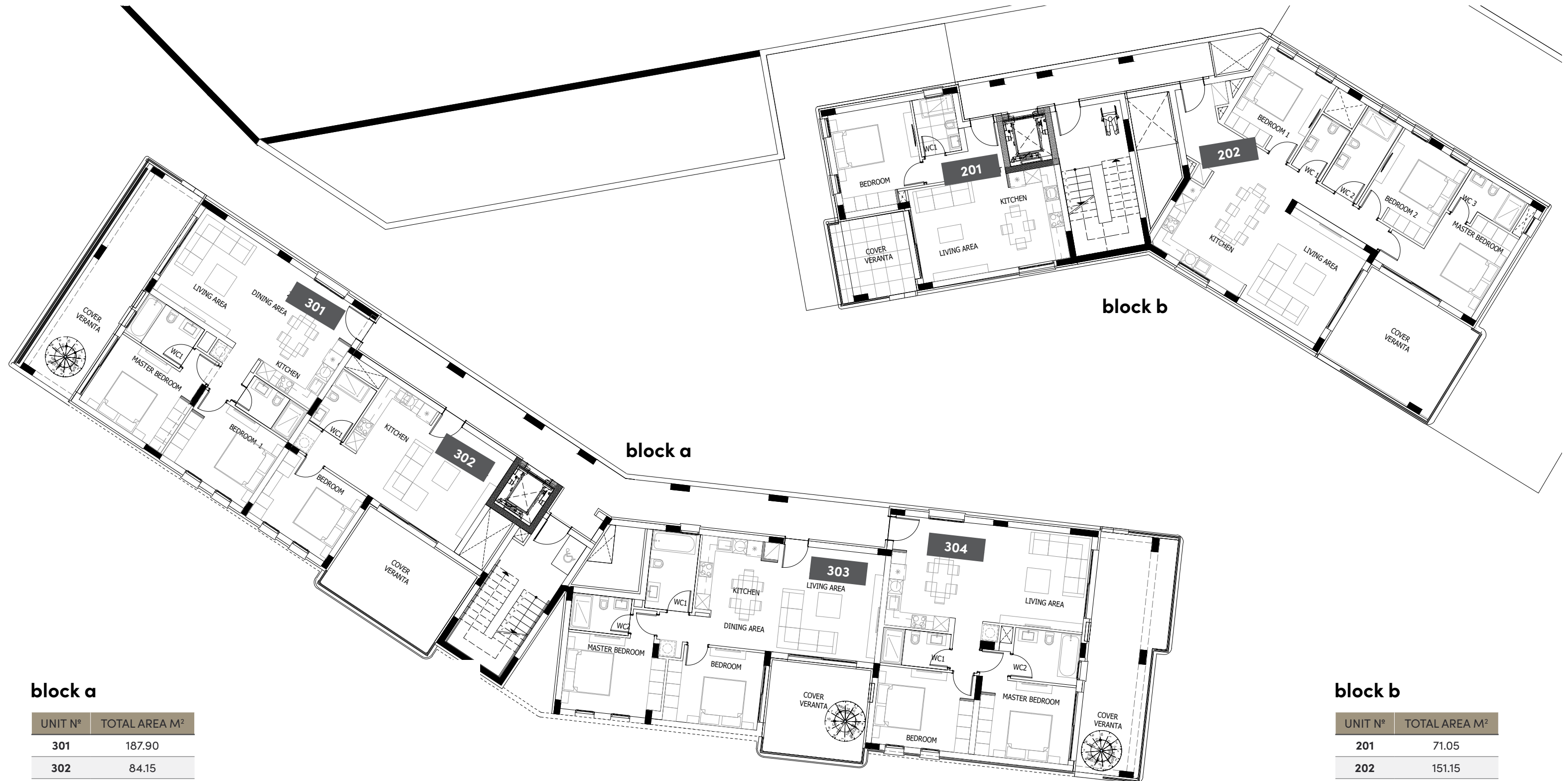
block b

UNIT N°	TOTAL AREA M ²
101	113.80
102	320.05

floor plans



3rd Floor



block a

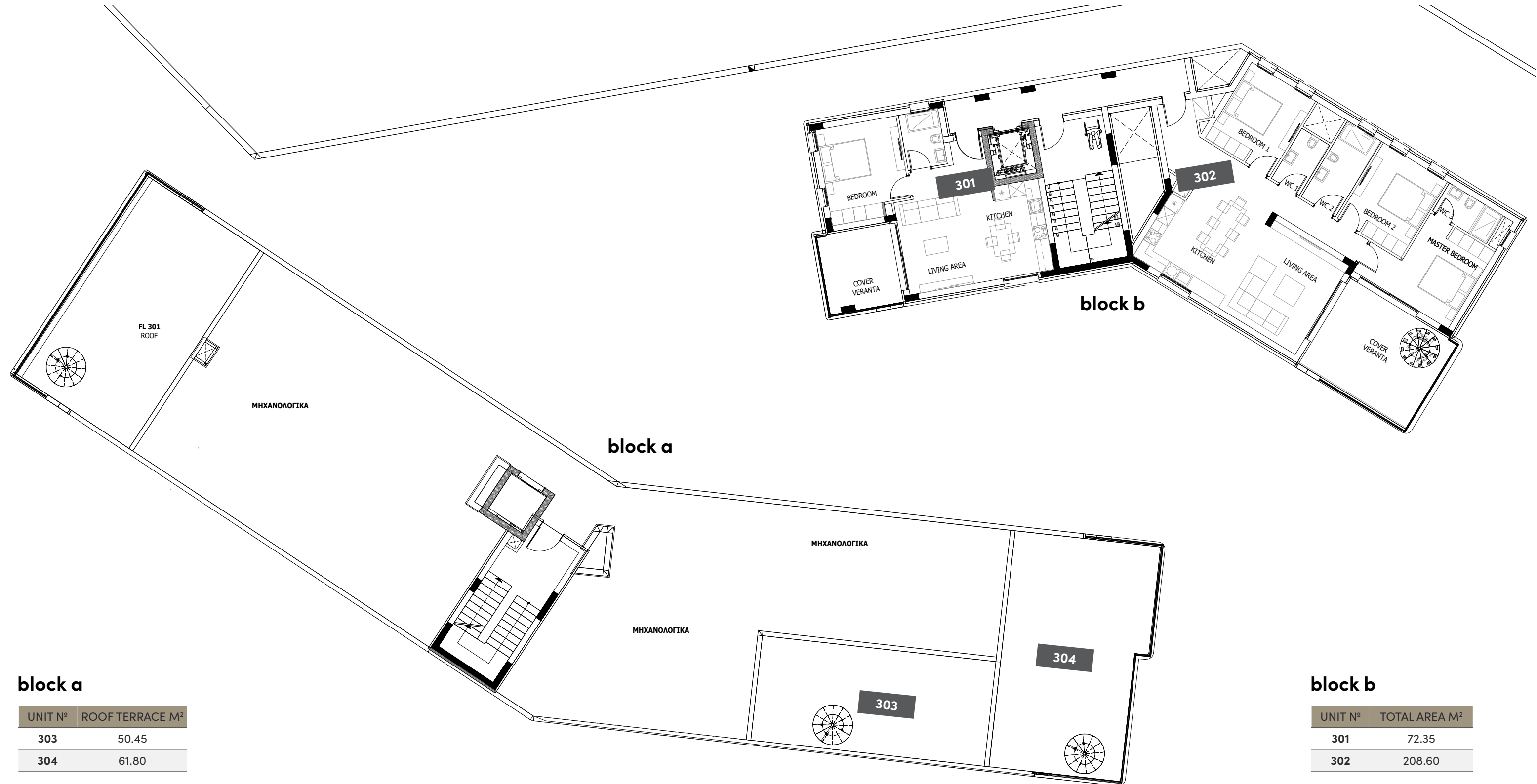
UNIT N°	TOTAL AREA M ²
301	187.90
302	84.15
303	160.30
304	185.10

block b

UNIT N°	TOTAL AREA M ²
201	71.05
202	151.15

floor plans

Roof garden 1



block a

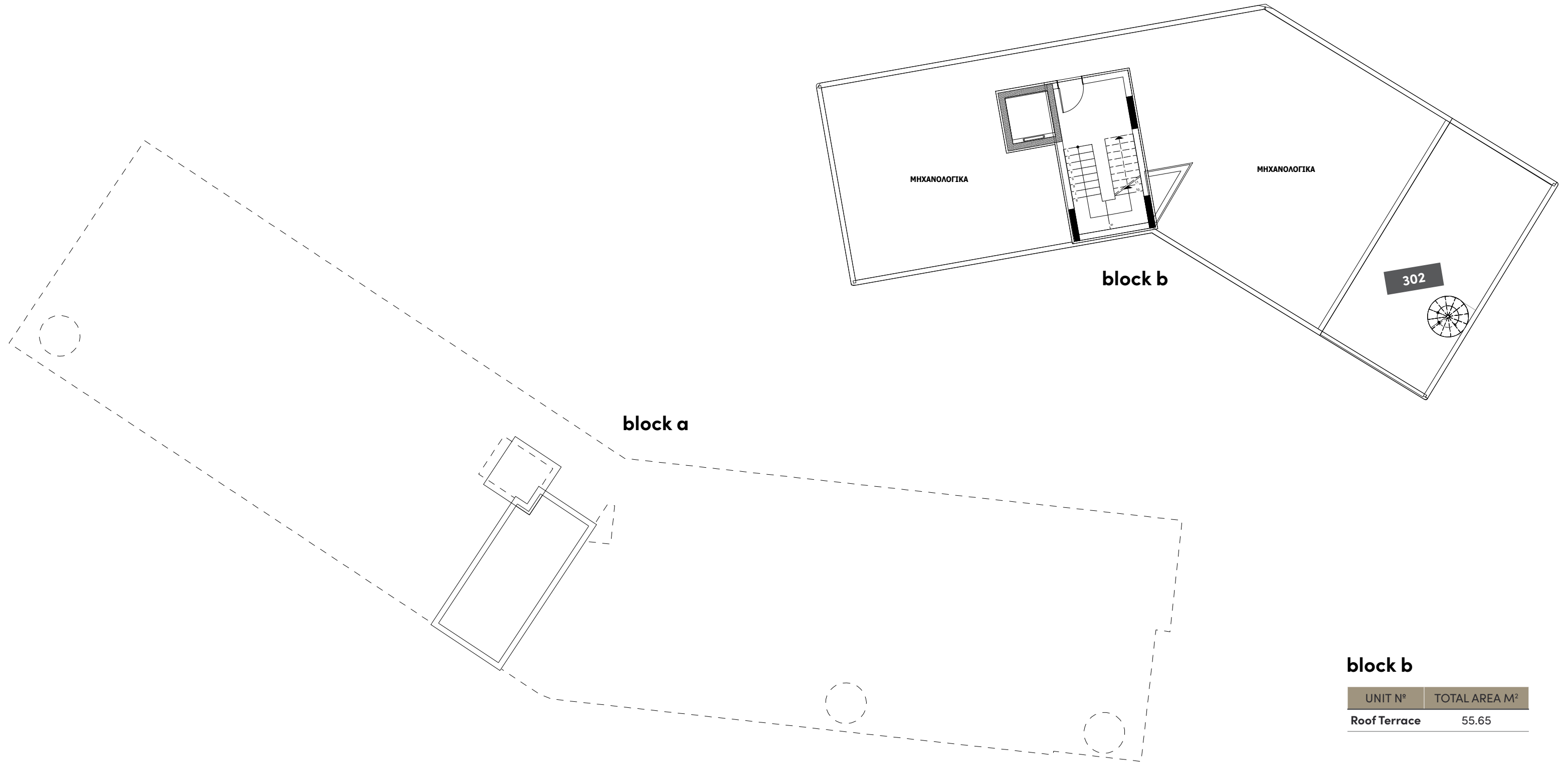
UNIT N°	ROOF TERRACE M ²
303	50.45
304	61.80

block b

UNIT N°	TOTAL AREA M ²
301	72.35
302	208.60

• floor plans

Roof garden 2



block b

UNIT N°	TOTAL AREA M ²
Roof Terrace	55.65



signature finishes

smart

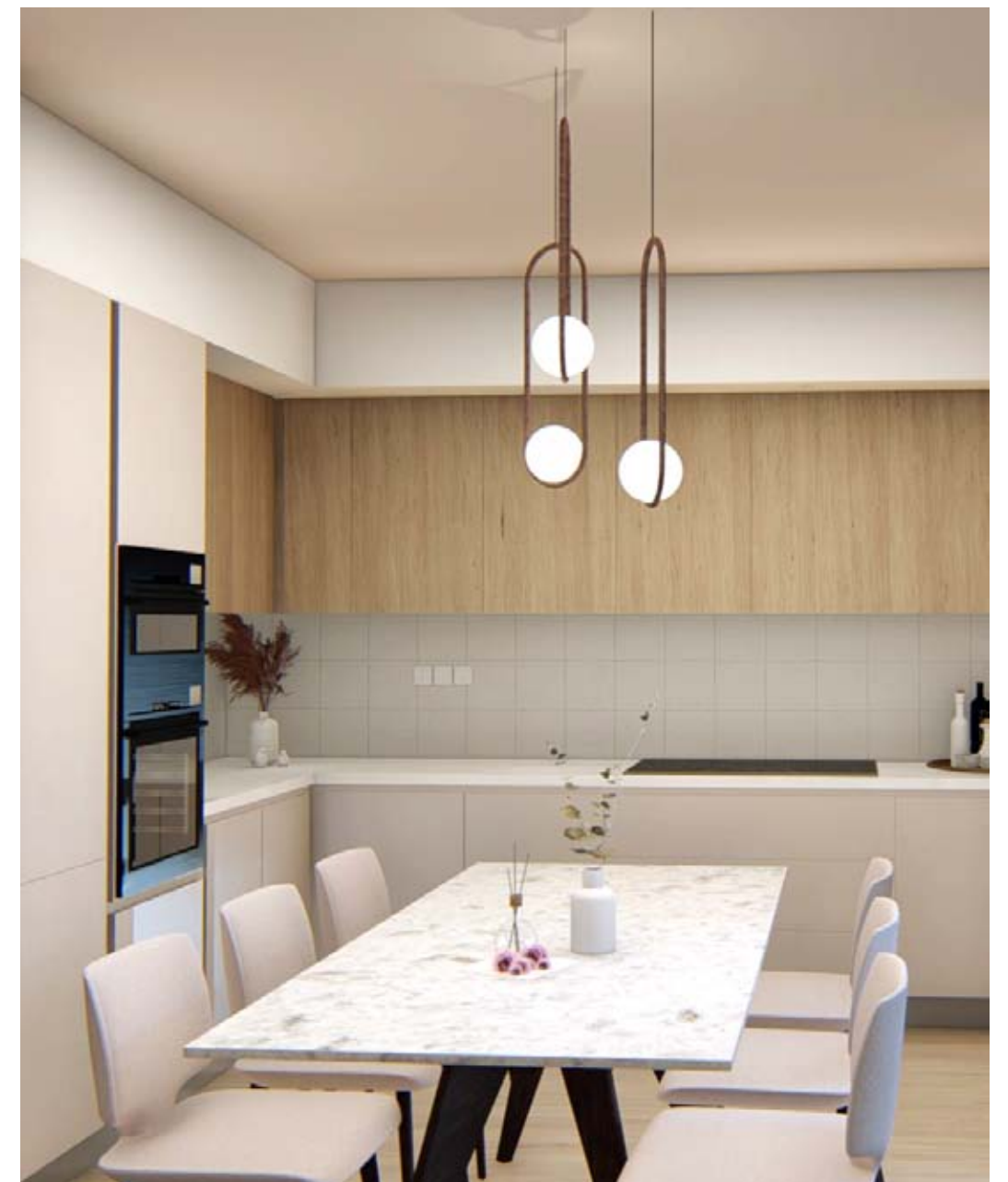
EVERY PROPERTY IS DELIVERED WITH SIGNATURE TOP STANDARD FINISHES:

- Laminate parquet in each room
- Quality ceramic tiles in bathrooms and toilets
- Aluminium window frames with double glazing
- High quality entrance doors
- Provisions for split A/C units in all rooms
- Sanitary ware from European brands
- High quality kitchen cabinets and wardrobes
- Artificial granite worktop

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



signature finishes



signature finishes



penthouses

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.

- Sizable roof space
- Stone floors
- Marble tiled swimming pool with Jacuzzi
- Barbecue
- Pergolas for shading

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



*All 3D images and photographs consist of indicative information and the project can differ insignificantly from the displayed images. Furniture and interior items are extras. The type of materials and colors used in the finishes may vary from the displayed images and text.

immigration opportunities

Fast Track Cyprus Permanent Residence by Investment

The Cyprus Permanent Residency Program (PRP) grants the right to travel within the EU with less elaborate visa requirements and obtain Cyprus citizenship

1. Major advantages

- Issued within 4 months
- Life-long validity without need for renewal
- Granted to all direct family members of the applicant, including spouse and children under 25 years old
- No residency requirements other than to visit Cyprus once every two years
- Allows to have a business in Cyprus and receive shareholder dividends

2. Main terms & conditions

The applicant must proceed with an investment of min €300.000 + VAT in one of the following categories:

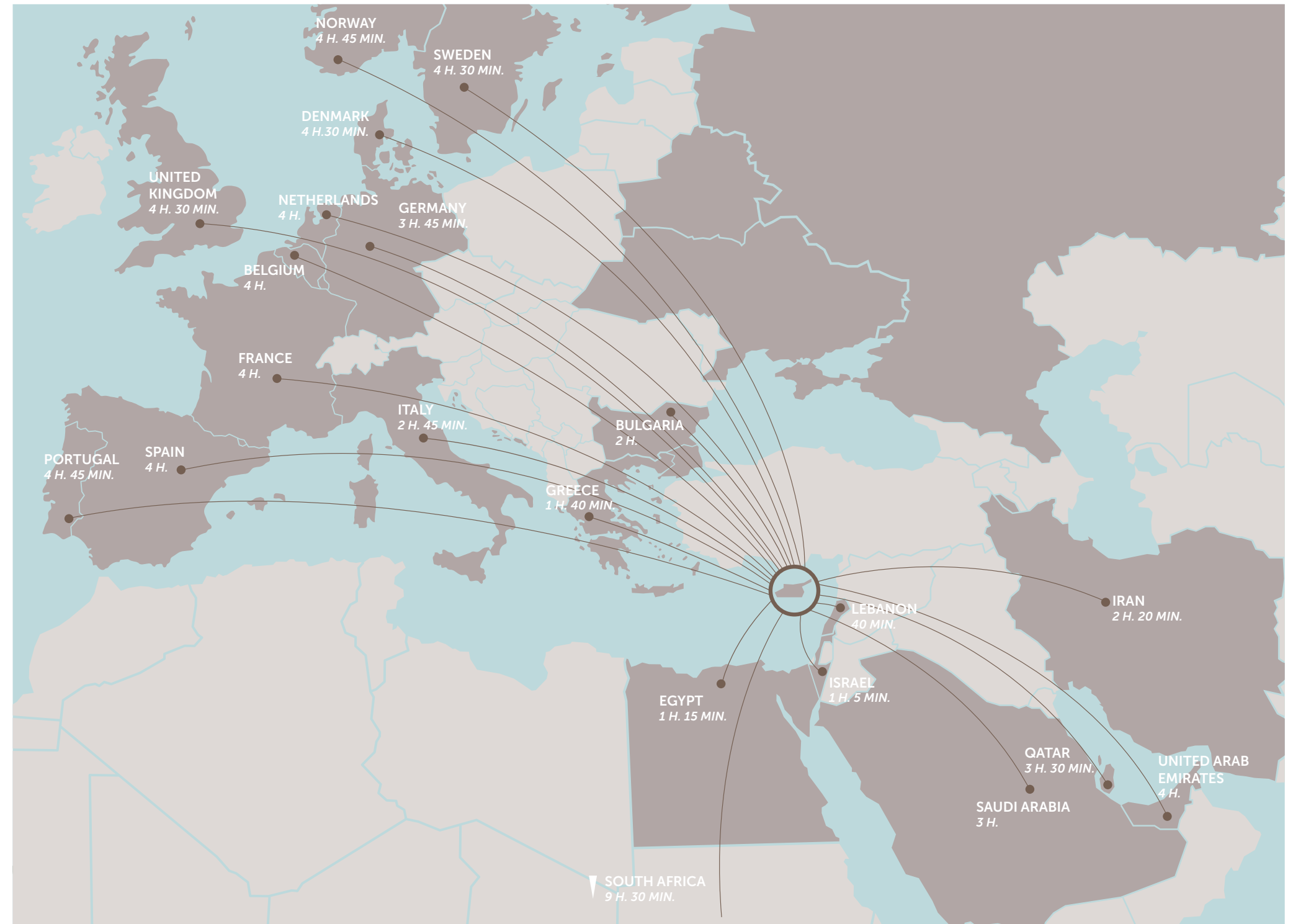
A. Investment in house/apartment of at least €300.000 + VAT from a land development company and should be the first purchase, therefore it will bear VAT. Note that the applicant may purchase up to two (2) units (apartments or houses), that are sold by land development companies (not necessarily from the same developer) for the first time.

B. Investment in other types of properties (excluding houses/apartments): such as offices, stores, hotels, or a combination of such for a total of €300.000. These types of properties can be resale.

- **Note 1:** If the investor sells or in any way, parts with his investment without its immediate replacement with another investment of the same or higher value (provided that this investment also fulfills the requirement above) then a procedure for removal of the Permit will commence.

- **Note 2:** At the time of submission of the application, €300.000 (excluding the VAT) must be transferred in settlement of the property and the contract of sale must be registered at the Land Registry Office.

- **Note 3:** Evidence must be provided that funds are coming from abroad and are not the product of internal lending (i.e. from CY bank). If the applicant invests in a residential property, his income must be entirely from abroad. If the applicant chooses to invest in 2(B), his total income or part of it may also arise from sources originating from activities within the Republic, provided that it is taxable in the Republic.



notes

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**YOUR PERSONAL
PROPERTY CONSULTANT**

A rectangular dotted-line box intended for a signature or stamp.

