

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
WITH UNOBSTRUCTED
VIEWS OF SPARKLING
BLUE WATERS AND
ENDLESS SKY

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 twelve, 2-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.



*All 3D images consist of indicative information and the project can differ insignificantly from the displayed images

MAJOR BENEFITS

- | One of Limassol's most sought – after areas Agios Tychonas
- | Tranquil surroundings
- | Common swimming pool
- | Modern architecture
- | Stunning Sea views
- | 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

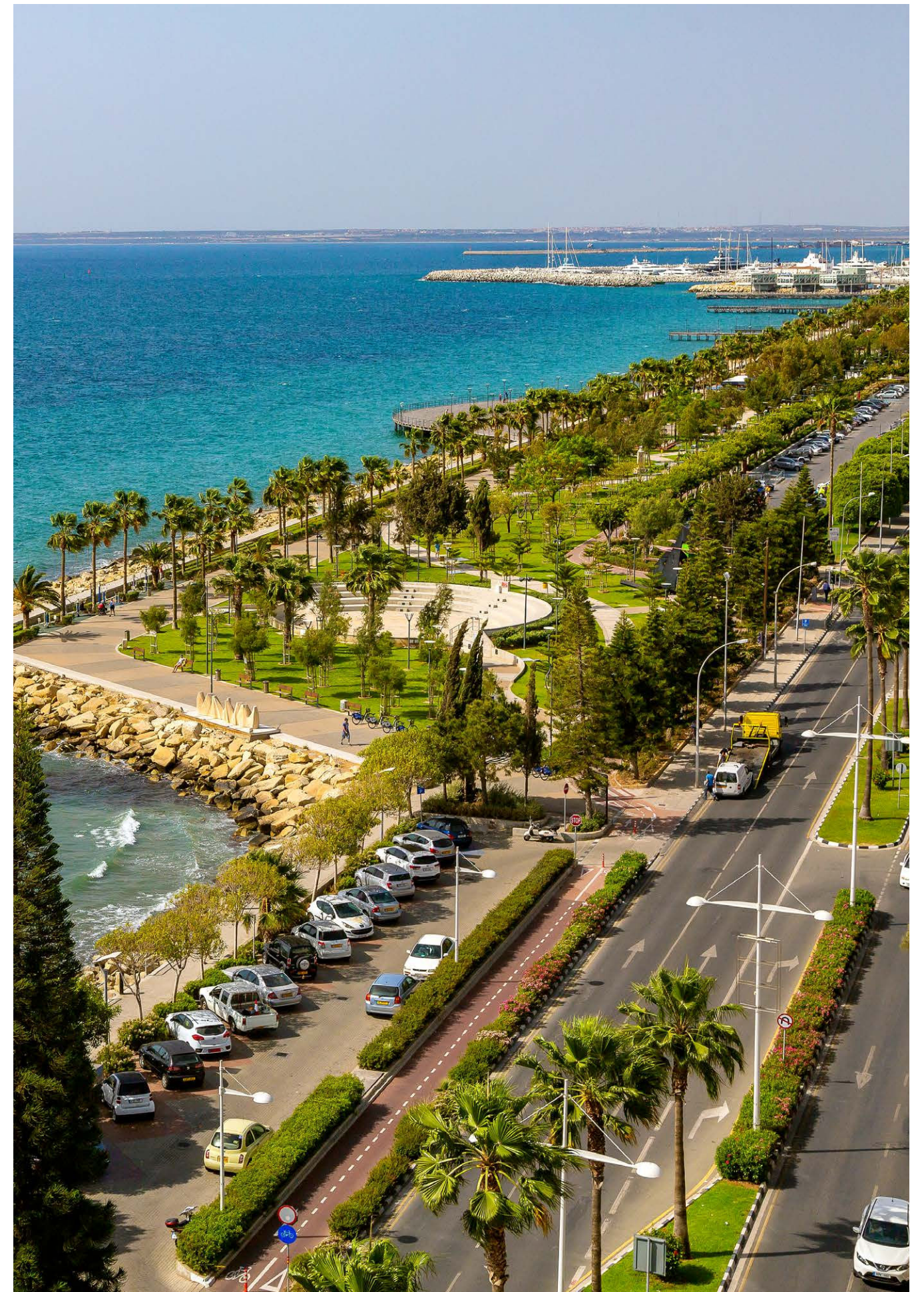


INTRODUCTION

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, 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 further 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.

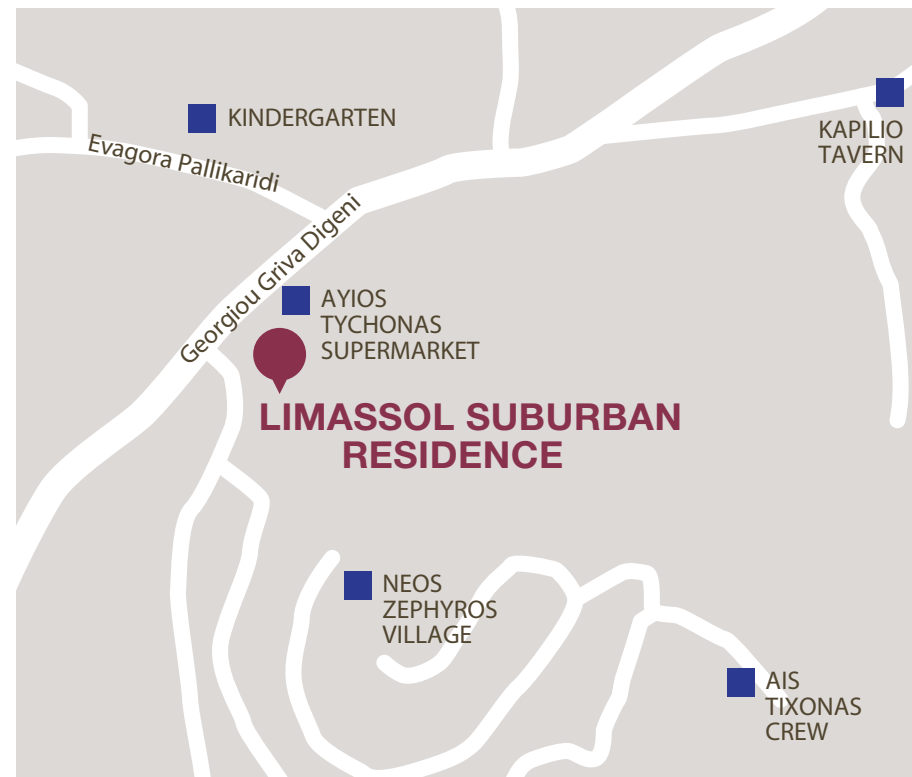


LOCATION

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.





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CHOICE OF PROPERTIES

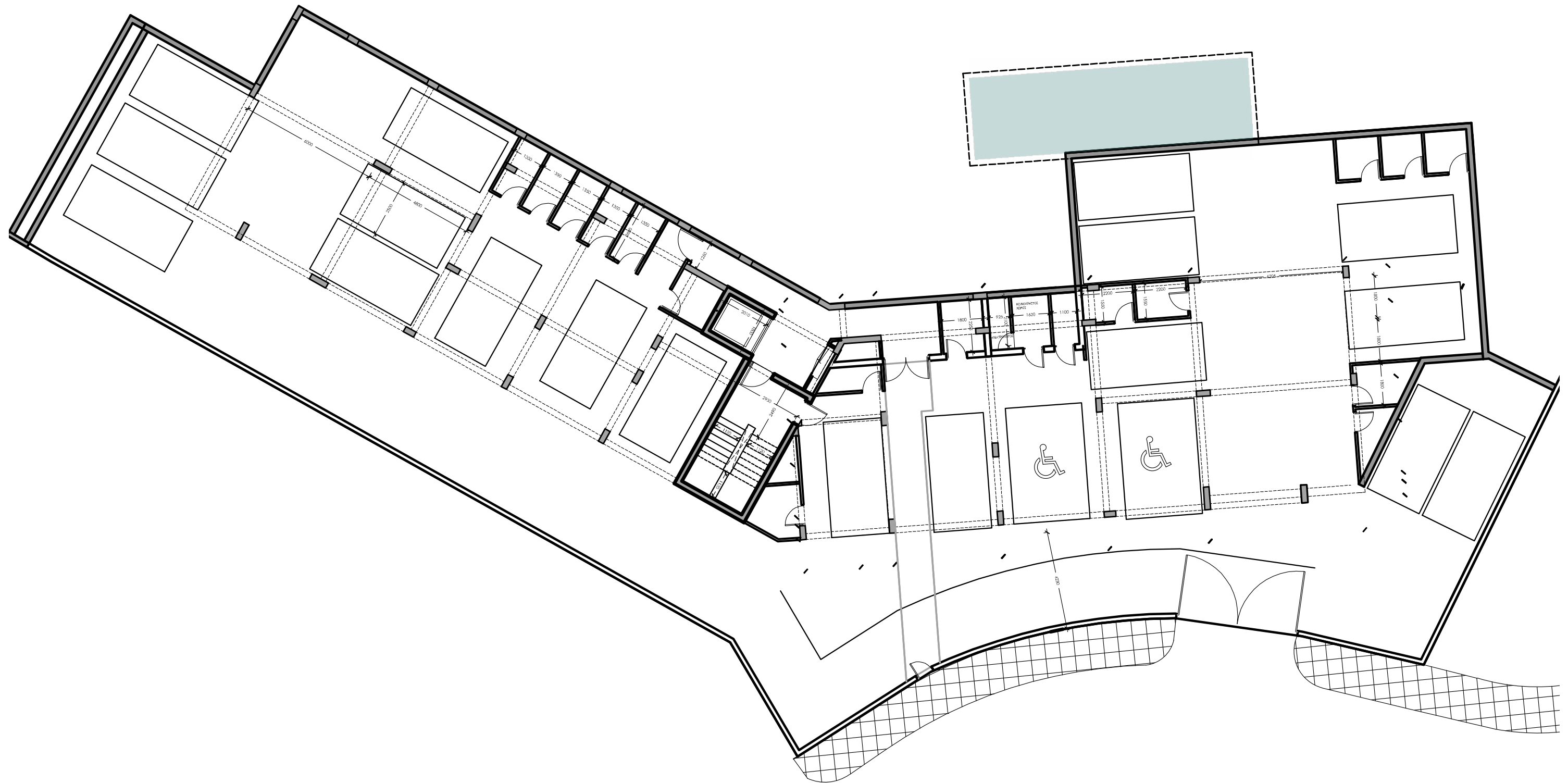
UNIT NO	PROPERTY TYPE	BED-ROOMS	BATH-ROOMS	NO OF PARK SPACES	INDOOR AREA M ²	COV. VERANDA M ²	UNCOVERED VERANDA M ²	ROOF TERRACE M ²	STORAGE M ²	COMMON AREA PER UNIT M ²	TOTAL AREA M ²
101	Apartment	2	2	1	87.60	30.30			5.00	13.65	136.55
102	Apartment	2	2	1	83.80	19.60			5.00	11.97	120.37
103	Apartment	2	2	1	84.40	19.60			5.00	12.04	121.04
104	Apartment	2	2	1	87.60	28.25			5.00	13.42	134.27
201	Apartment	2	2	1	87.60	30.30			5.00	13.65	136.55
202	Apartment	2	2	1	83.80	19.60			5.00	11.97	120.37
203	Apartment	2	2	1	84.40	19.60			5.00	12.04	121.04
204	Apartment	2	2	1	87.60	28.25			5.00	13.42	134.27
301	Apartment	2	2	1	87.60	30.30			5.00	13.65	136.55
302	Apartment	2	2	1	83.80	19.60			5.00	11.97	120.37
303	Apartment	2	2	1	84.40	19.60			5.00	12.04	121.04
304	Apartment	2	2	1	87.60	28.25			5.00	13.42	134.27
401	Penthouse	2	3	1	87.60	25.13	5.19	51.70	5.00	13.06	187.68
402	Penthouse	2	3	1	83.80	14.35	5.21	43.10	5.00	11.37	162.83
403	Penthouse	2	3	1	84.40	14.35	5.21	43.10	5.00	11.44	163.50
404	Penthouse	2	3	1	87.60	23.58	4.67	52.14	5.00	12.88	185.87

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



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GROUND FLOOR

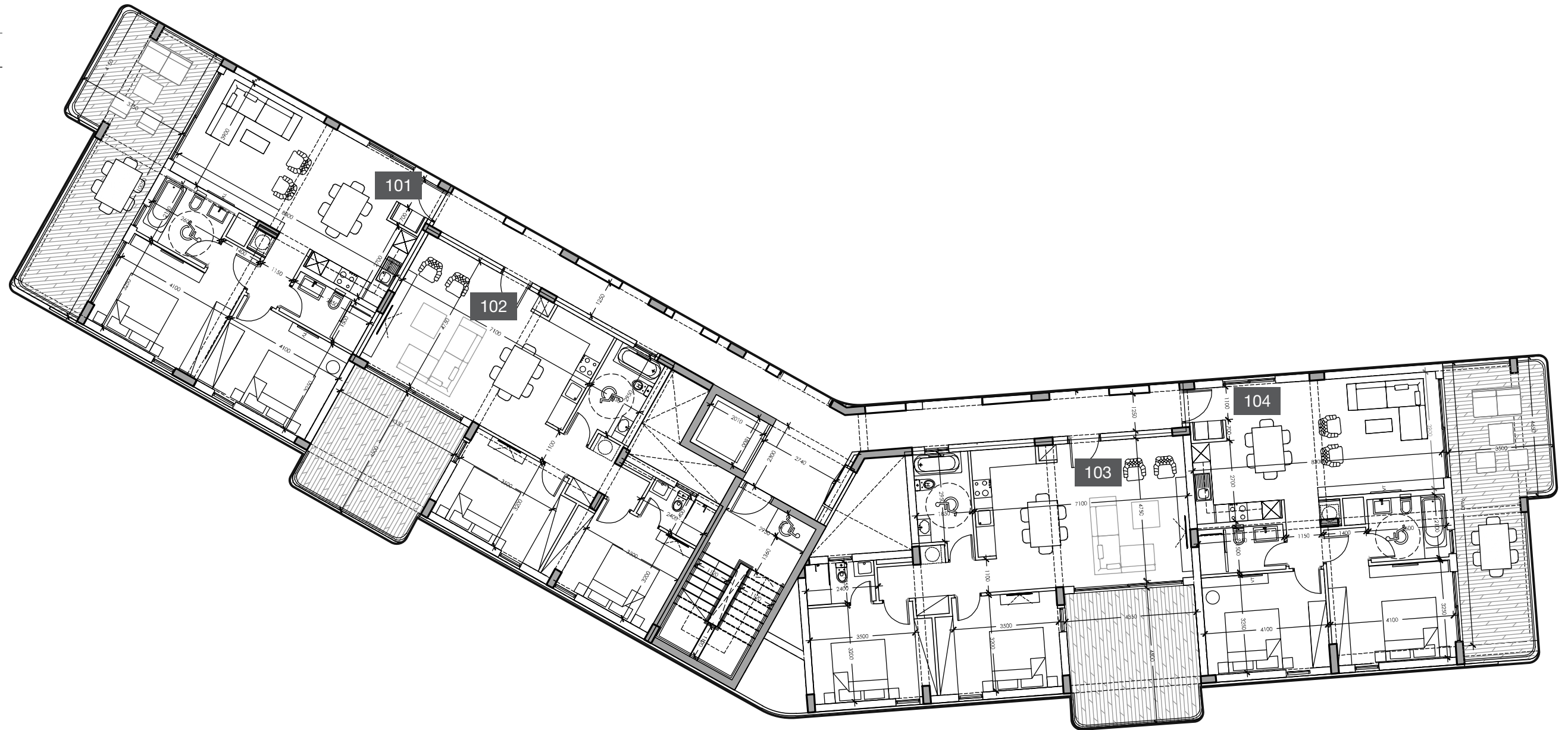


*Floor plans show approximate measurements only. The exact layout and sizes may vary

FLOOR 1



Unit №	Total Area, m ²
101	136.55
102	120.37
103	121.04
104	134.27

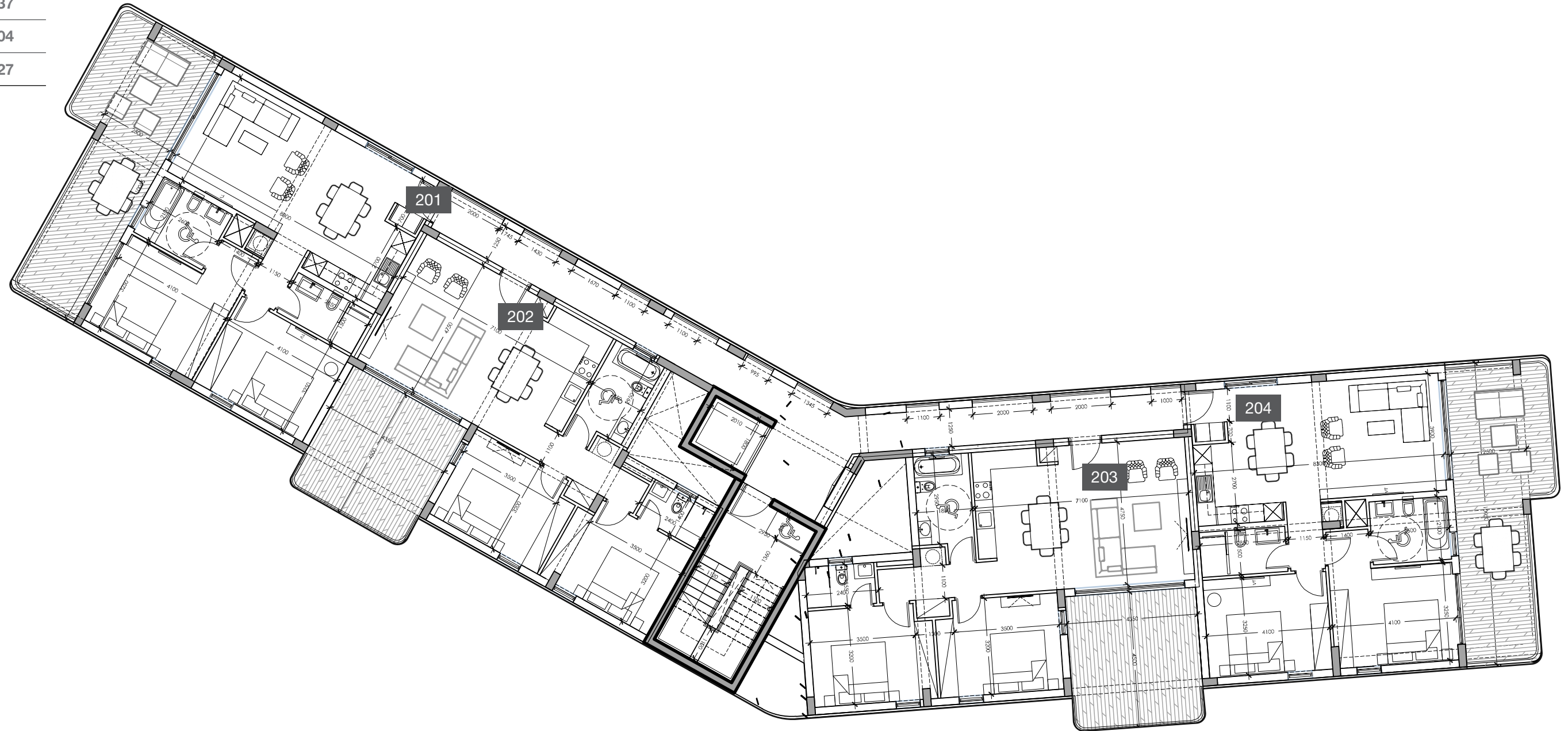


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FLOOR 2



Unit №	Total Area, m ²
201	136.55
202	120.37
203	121.04
204	134.27

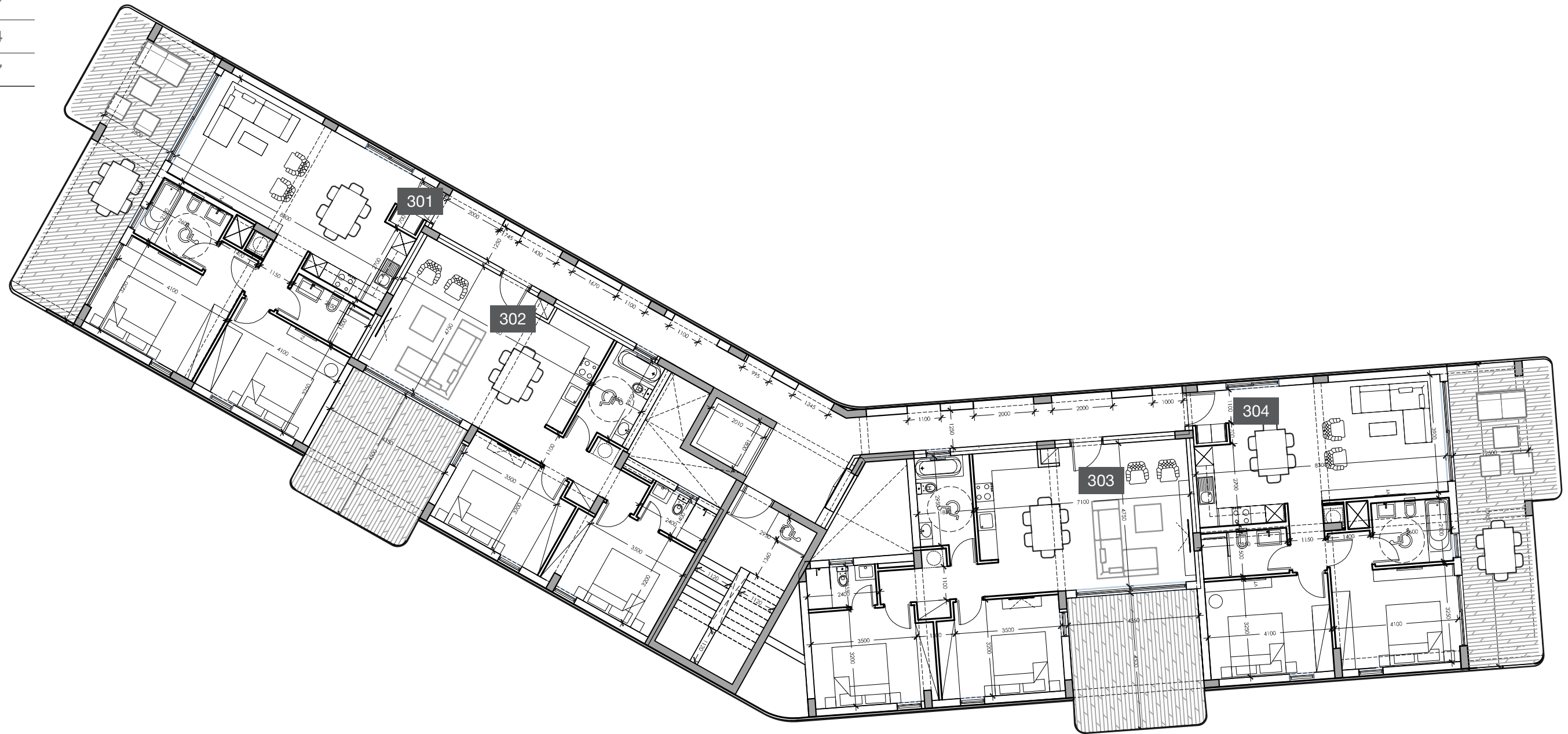


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FLOOR 3



Unit №	Total Area, m ²
301	136.55
302	120.37
303	121.04
304	134.27

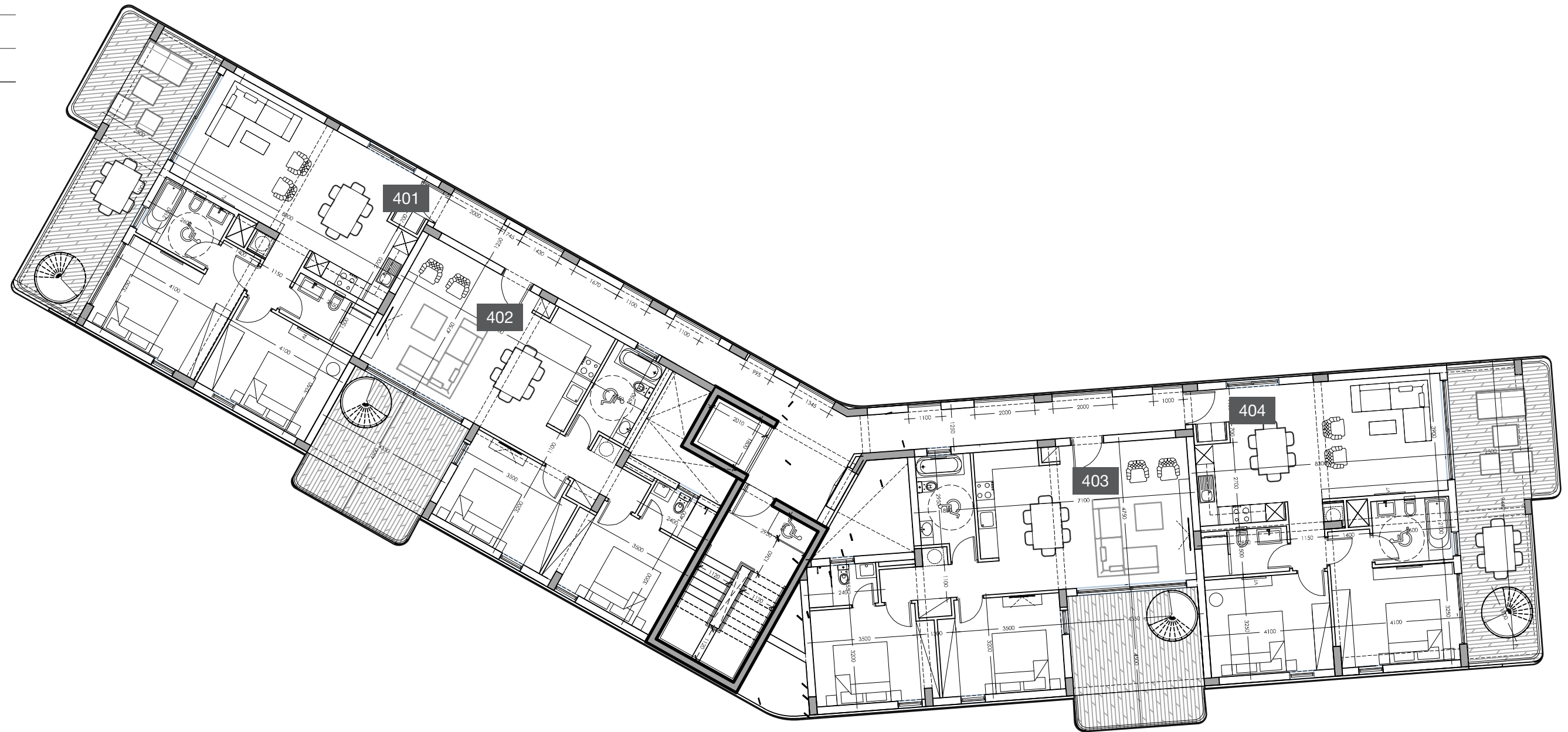


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FLOOR 4

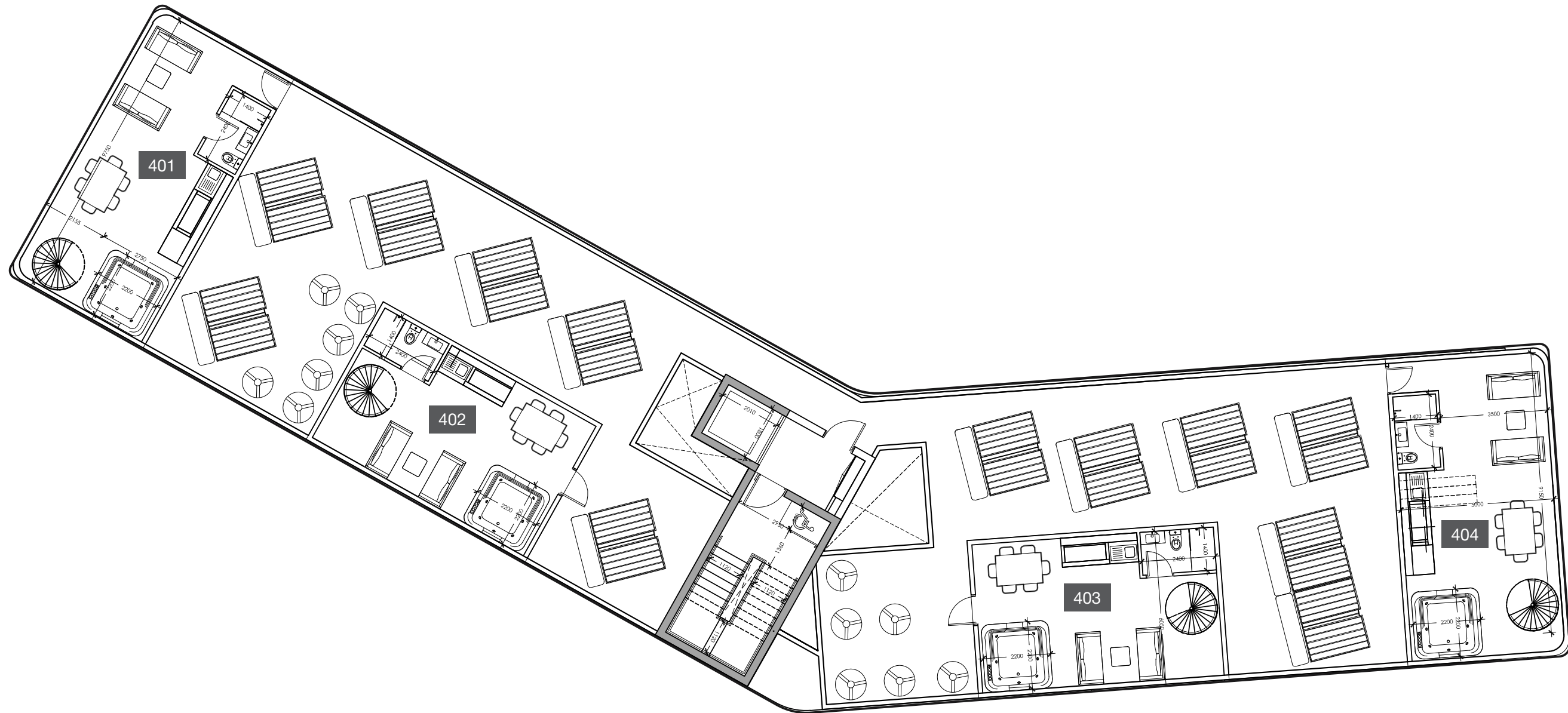


Unit №	Total Area, m ²
401	187.68
402	162.83
403	163.50
404	185.87



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

ROOF GARDEN



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

SIGNATURE FINISHES

COMFORT PACKAGE

EVERY PROPERTY IS DELIVERED WITH THE 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 PENTHOUSES

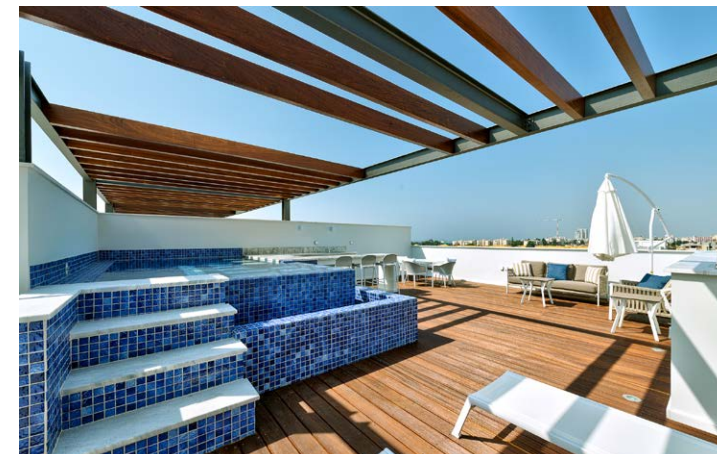
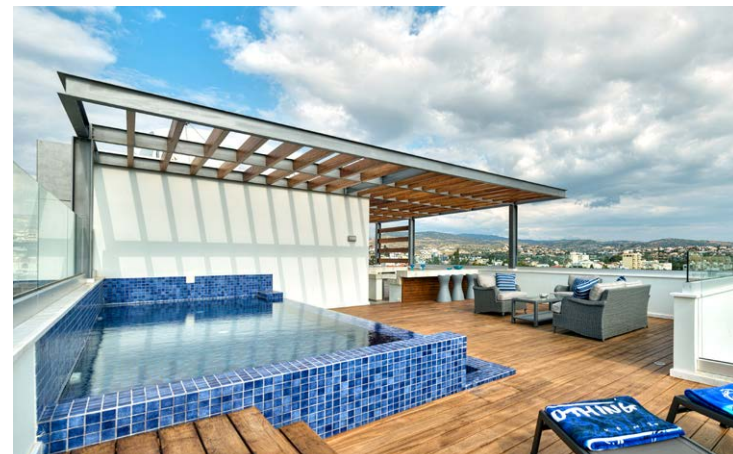
WE HAVE REIMAGINED THE IDEA
OF WHAT A PENTHOUSE
SHOULD BE

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.

THE SIGNATURE PENTHOUSES:

- | Sizable roof space
- | Marble floors
- | Mosaic tiled swimming pool with jacuzzi
- | Barbecue

NOTE: movable furniture & 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.



