



**ALLURE**  
RESIDENCE



LUXURIATE IN TRUE  
COMFORT AND STYLE

700 METERS  
TO THE GOLDEN  
SANDY BEACHES



#### DESCRIPTION

This is an elite gated contemporary development which consists of luxurious spacious apartments and penthouses with sophisticated design complimented with high standards of finish. The development consists of 5 two bedroom and 2 three bedroom apartments as well as 2 penthouses of three and four bedrooms. Each residence enjoys spacious verandas with city views, quiet surroundings and cosy planning solutions will pleasantly surprise those who value true comfort and style. The penthouses luxuriate in panoramic city views accompanied with their own private roof terraces and private pools.



THE DEVELOPMENT CONSISTS OF **5**  
TWO BEDROOM AND **2** THREE BEDROOM  
APARTMENTS AS WELL AS **2 PENTHOUSES**  
OF THREE AND FOUR BEDROOMS

## MAJOR BENEFITS

- GATED COMMUNITY WITH CONTROLLED ENTRANCE
- PICTURESQUE AND QUIET TOURIST AREA OF LIMASSOL
- COMMON SWIMMING POOL AND COVERED PARKING
- HIGH CEILINGS (3.15 METERS)
- ALL AMENITIES WITHIN MOMENTS AWAY
- 700 METERS TO THE GOLDEN SANDY BEACHES
- PARQUET FLOORS
- MARBLE FLOOR AND WALLS IN TOILETS AND BATHROOMS
- SECURITY ENTRANCE DOORS
- INTERCOM SYSTEM
- PENTHOUSES ENJOY PRIVATE ROOF TERRACES WITH POOLS



## 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 provides mountain and seafront living offering the perfect destination to suit each person. A long stretch coastline with crystal blue clear waters with golden sand will provide an endless living lifestyle that you call home.

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 dry summers and very mild winters separated by short springs and autumns with blue skies which are generally warm and pleasant.

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



## LOCATION

This project is conveniently positioned in a carefully selected quiet and safe neighbourhood in one of the most prestigious tourist areas of Limassol. This project is located in one of the best tourist districts, Potamos Germasogeia which is ideally situated in relation to all necessary infrastructures and golden sandy beaches. Limassol's foremost leading leisure activities and residency amenities such as groceries, banks, pharmacies and restaurants are within moments away.

Located in Germasogeia — the **heart of the Limassol tourist area**, **Dasoudi Beach** is town's most popular coastal strip, which provides everything for the perfect day out. It has golden sands, clean and calm seawaters and Eucalyptus Park. All beaches are fully equipped with the necessary essential requirements and comforts to make your day out more enjoyable. From enticing water sports to pleasurable fun and games, Limassol is the place to be.



THE PROJECT IS LOCATED  
IN THE PRESTIGIOUS TOURIST  
AREA OF LIMASSOL







## 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



THE PENTHOUSES LUXURIATE  
IN PANORAMIC CITY VIEWS ACCOMPANIED  
WITH THEIR OWN PRIVATE ROOF  
TERRACES AND PRIVATE POOLS







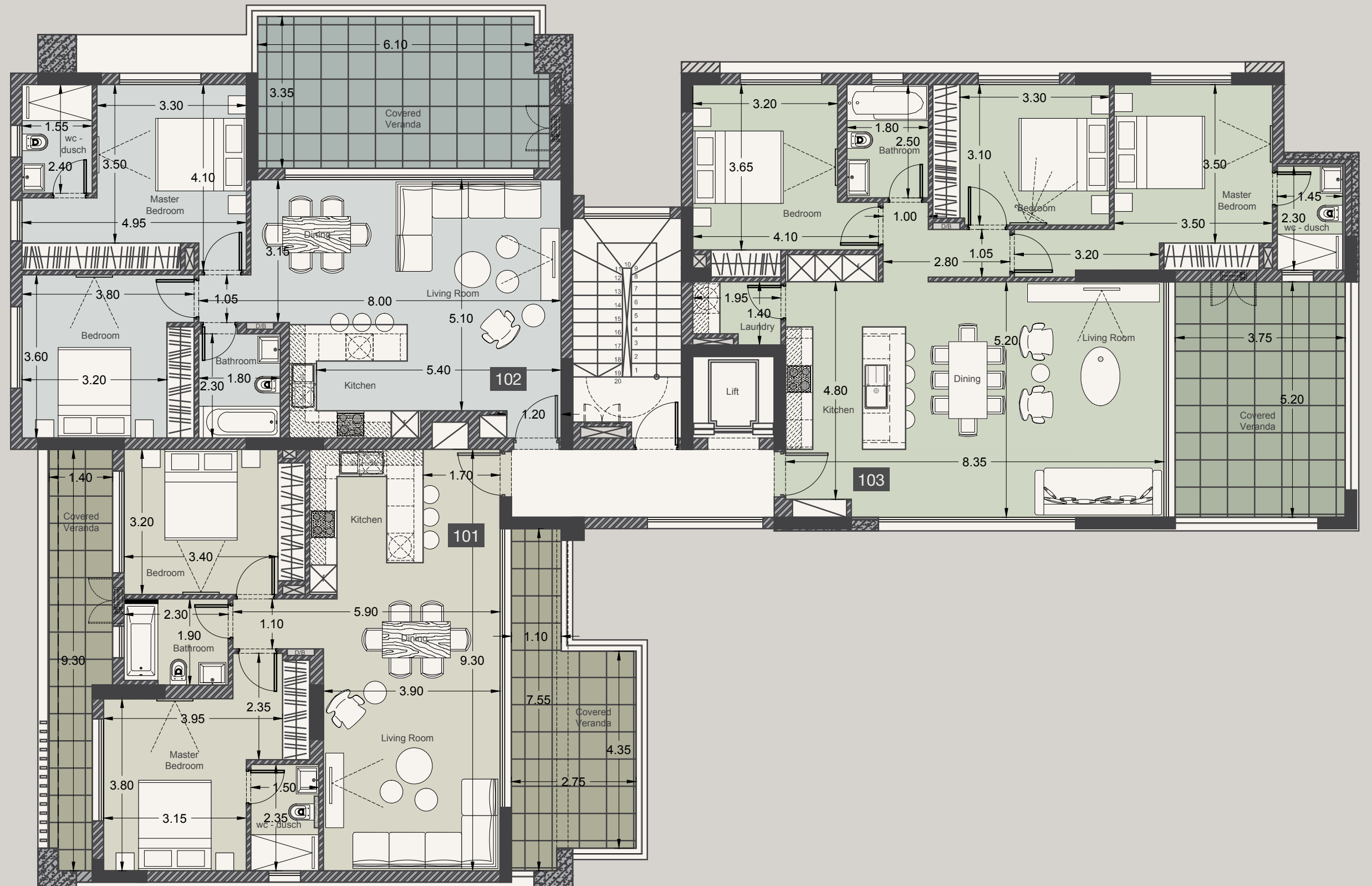
CHOICE OF PROPERTIES

Property	Floor	Bedrooms	Indoor area sq.m.	Covered veranda sq.m.	Uncovered veranda sq.m.	Roof terrace sq.m.	Total area sq.m.	Private pool
101	1st	2	87.51	26.17			113.68	No
102	1st	2	85.77	22.05			107.82	No
103	1st	3	115.79	19.50			135.29	No
201	2nd	2	87.51	26.17			113.68	No
202	2nd	2	85.77	22.05			107.82	No
203	2nd	2	91.30	33.57			124.87	No
301	3rd	4	146.70	47.15	13.99	82.10	289.94	Yes
302	3rd	3	121.53	31.30			152.83	No
401	4th	3	121.53	29.00		72.50	223.00	Yes

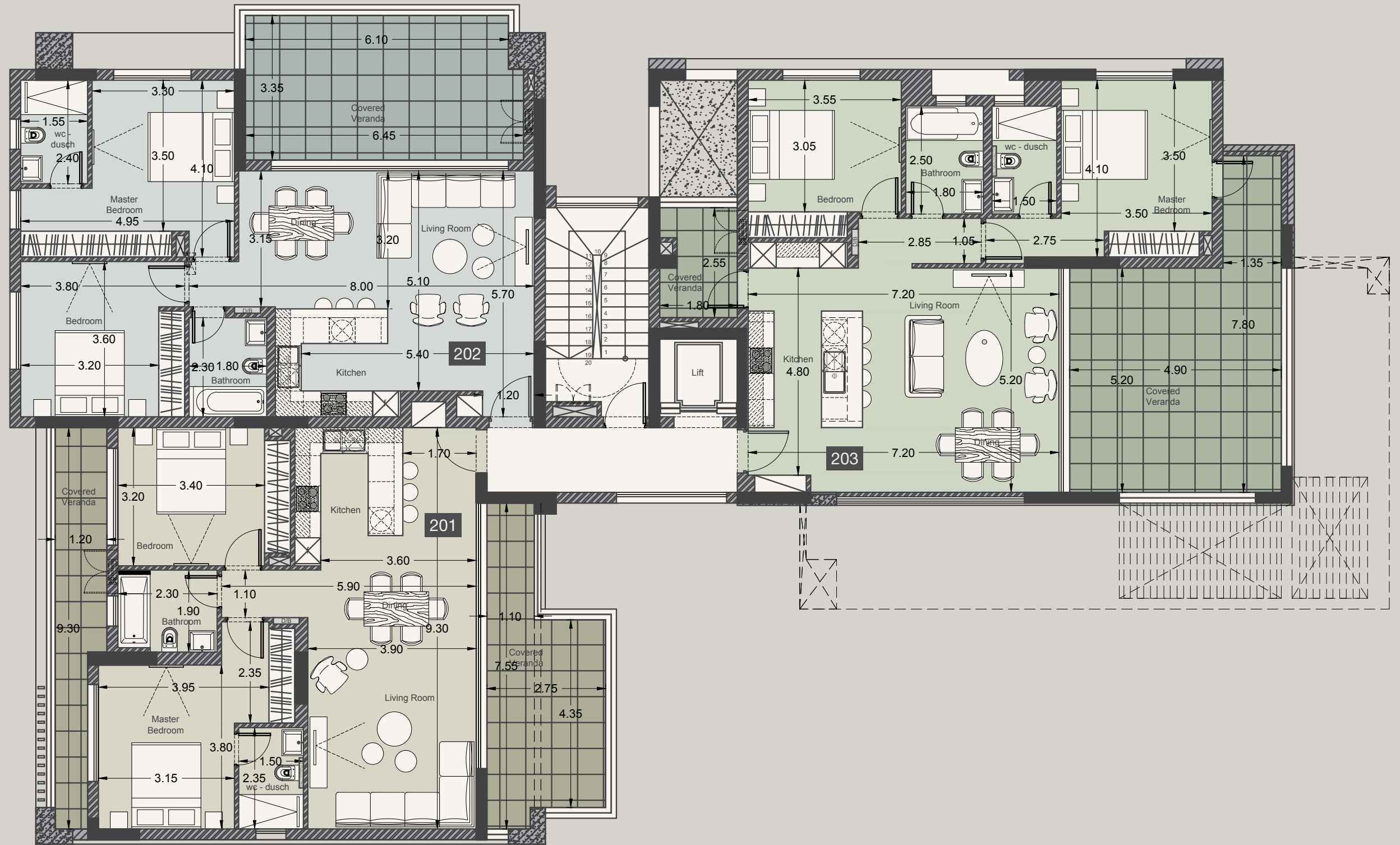
**NOTE:** the areas stated above may slightly differ upon issuance of relevant authority permits

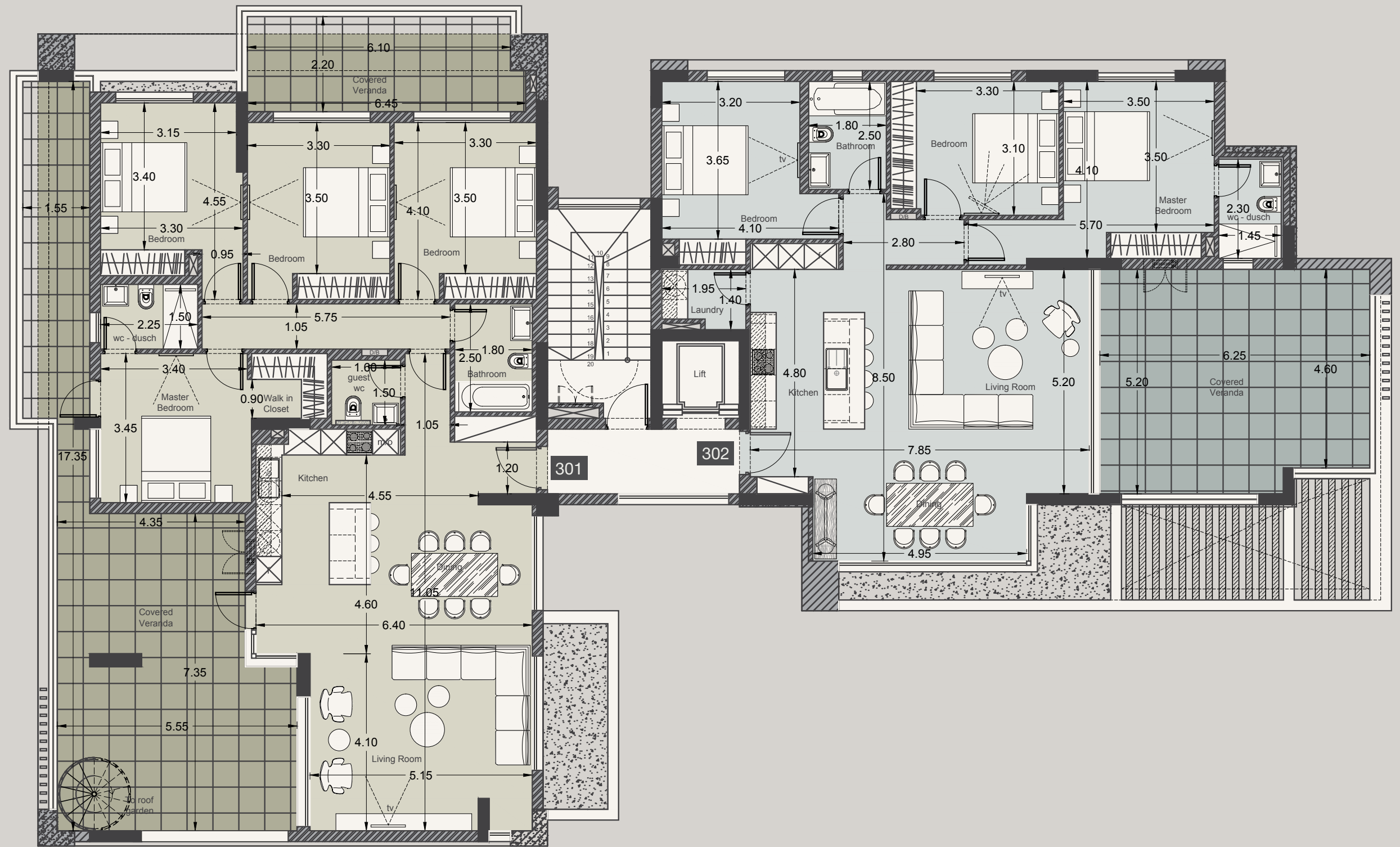


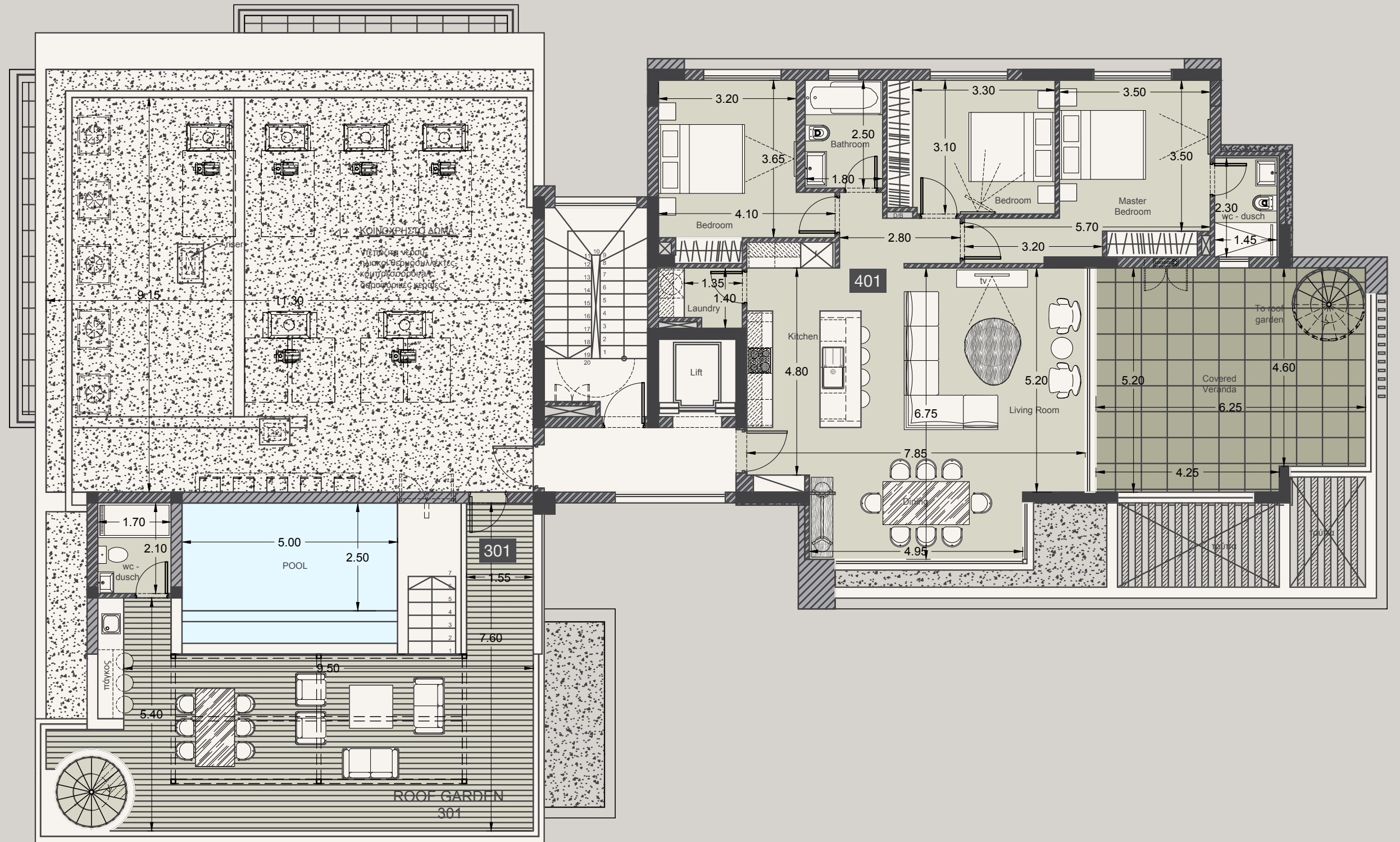


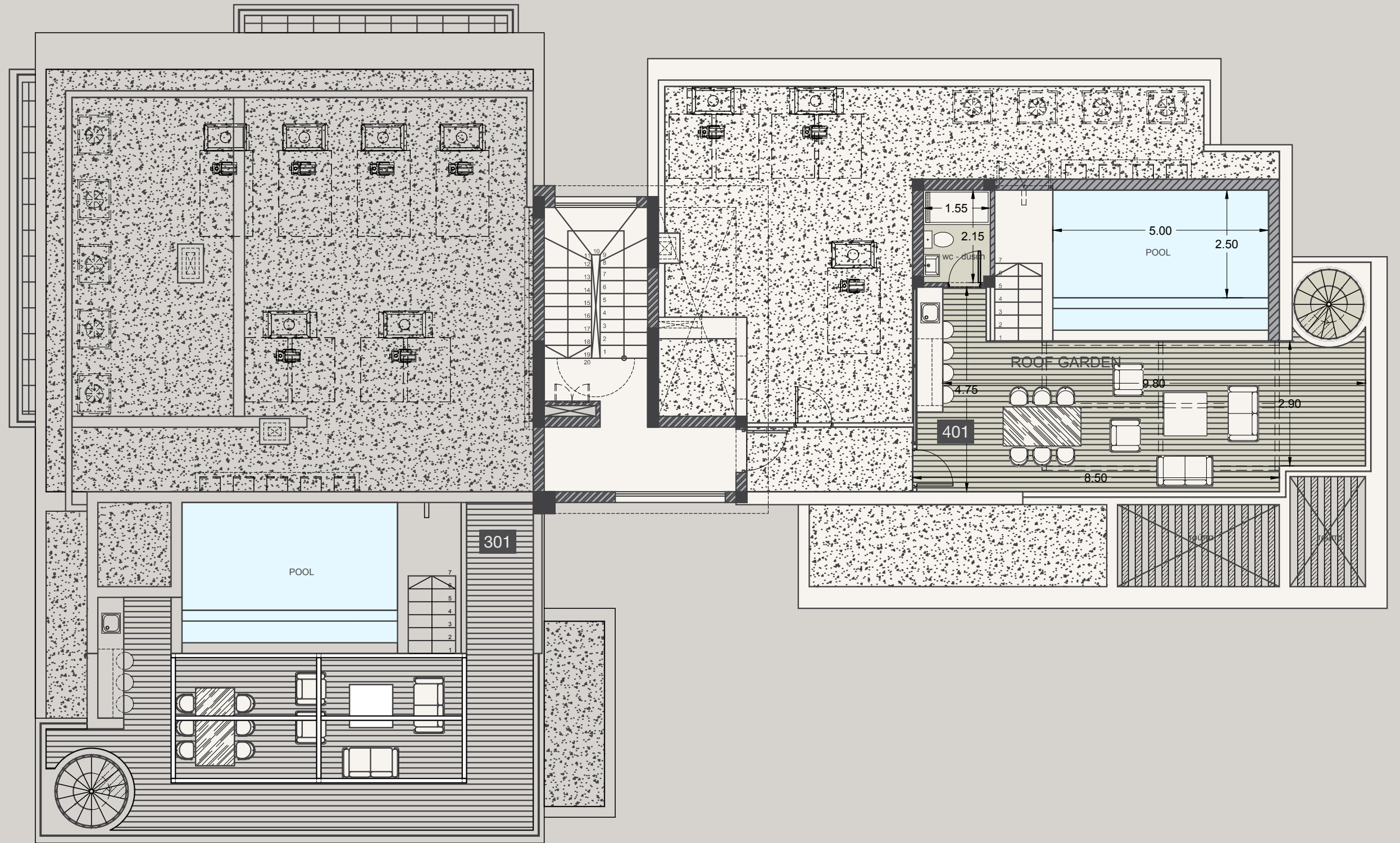












## SIGNATURE FINISHES

### ELEGANCE PACKAGE

EVERY PROPERTY IS DELIVERED WITH SIGNATURE TOP STANDARD FINISHES:

- | Fully completed finishings
- | 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
- | Intercom system
- | Water underfloor heating
- | 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 for kitchen units
- | Penthouses enjoy private roof terraces with pools

**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
- | Decking floors
- | Mosaic tiled swimming pool with jacuzzi
- | Barbecue

**NOTE:** Movable furniture & interior items are extras



**PERMANENT RESIDENCE PERMIT**

**UNIQUE CYPRUS PERMANENT RESIDENCY FOR PROPERTY BUYERS**

Life-long 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 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 life-long (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**

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

**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

The Cyprus Investment Programme enables successful applicants to travel to 158 countries without a visa

