

**FAMILIA**
RESIDENCE





Familia Residence

This modern gated community consists of 12 luxurious one, two and three bed-roomed apartments and penthouses enjoying a common swimming pool. Only high standard finishing materials are used in construction. The complex is situated in one of the most prestigious residential parts of Limassol — Potamos Germasogeia — within a 5 minutes drive to the sea and Dasoudi park with its sandy beaches. Quiet surroundings and proximity to amenities provide ideal conditions for families.

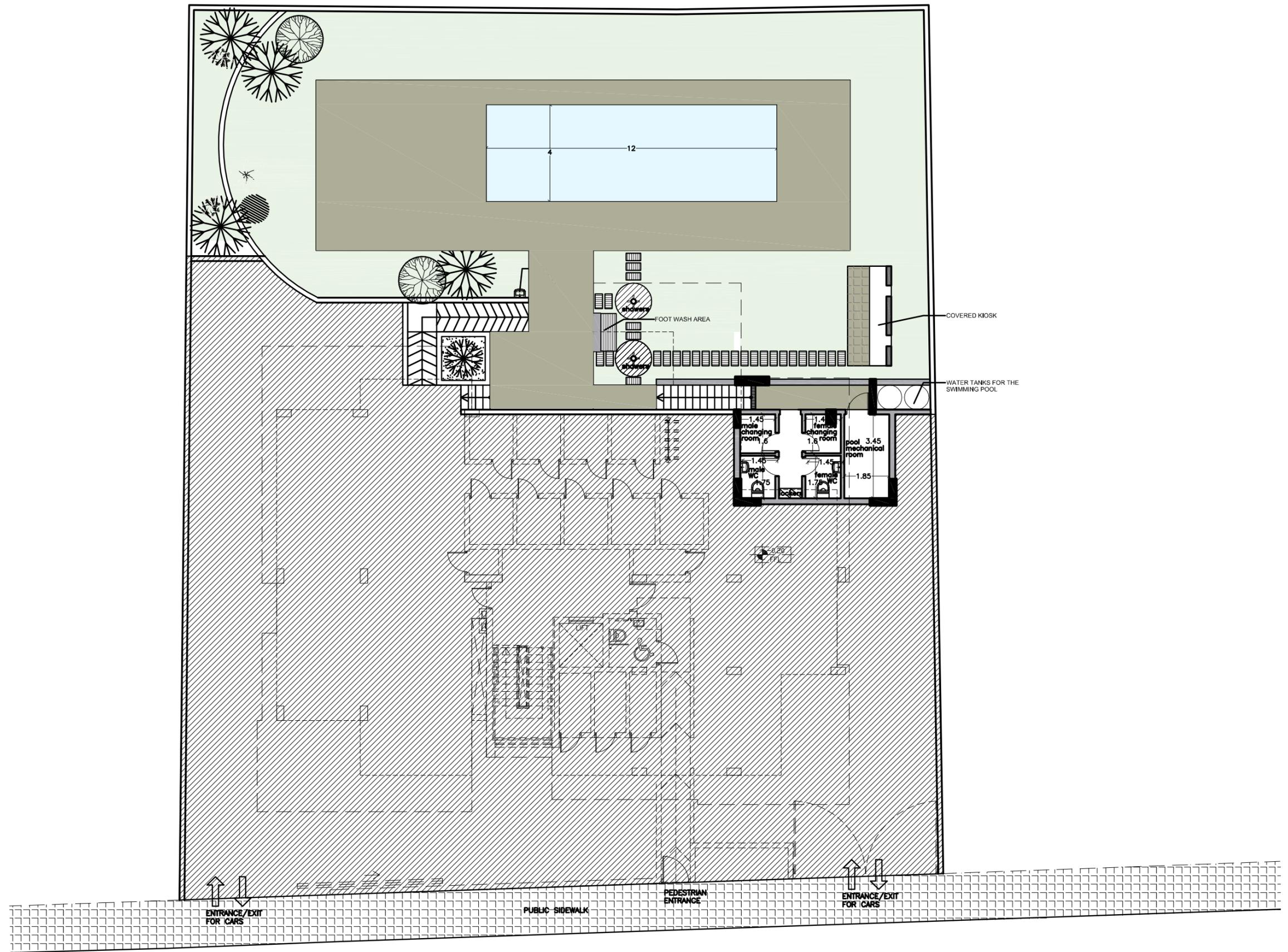
Major benefits

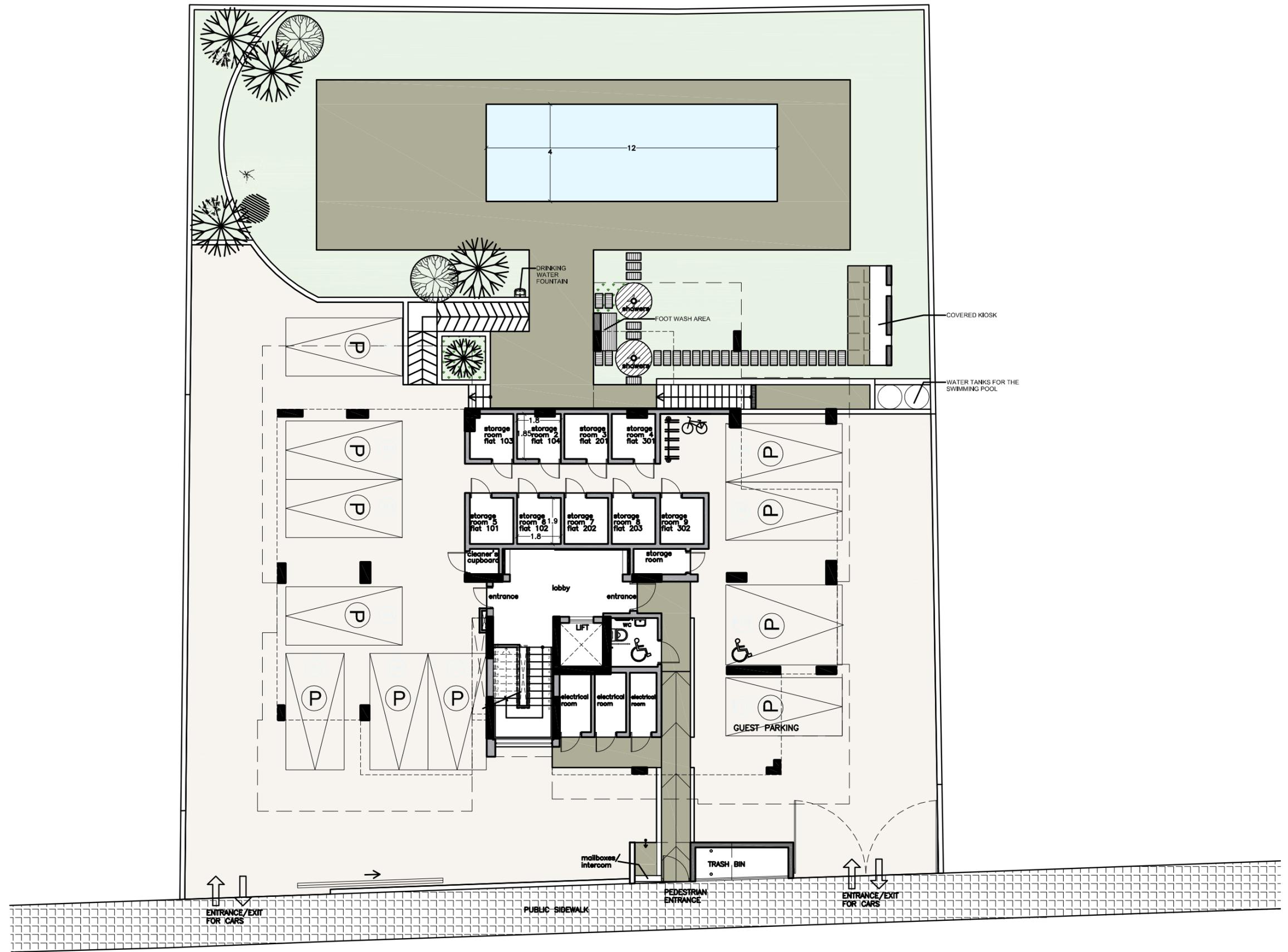
- 5 minutes drive to the sandy beaches of Dasoudi park
- Common swimming pool and covered parking
- Gated community with controlled entrance
- High-standard finishes
- Shops, pharmacies, banks, restaurants around the corner











ENTRANCE/EXIT FOR CARS

PUBLIC SIDEWALK

PEDESTRIAN ENTRANCE

ENTRANCE/EXIT FOR CARS

storage room flat 103

storage room 1.8 flat 104

storage room flat 201

storage room flat 301

storage room flat 101

storage room 1.9 flat 102

storage room flat 202

storage room flat 203

storage room flat 302

cleaner's cupboard

lobby

entrance

entrance

LIFT

WC

electrical room

electrical room

electrical room

mailboxes intercom

TRASH BIN

COVERED KIOSK

WATER TANKS FOR THE SWIMMING POOL

4

12

DRINKING WATER FOUNTAIN

FOOT WASH AREA

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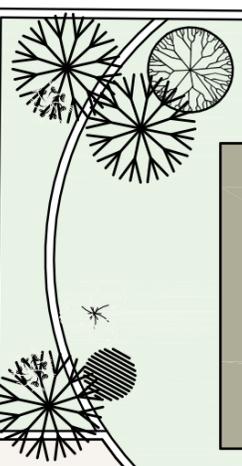
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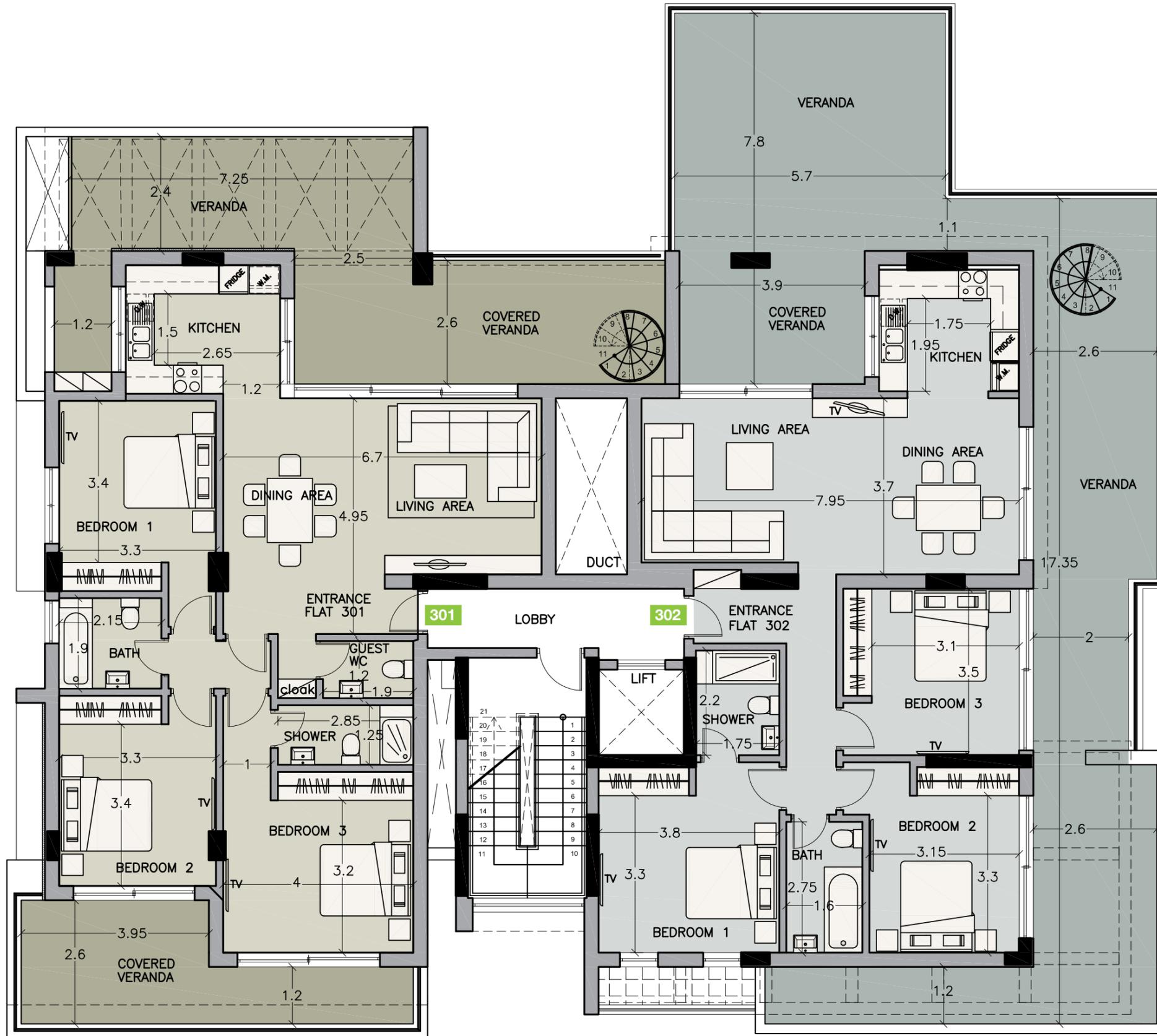
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GUEST PARKING













Specification of construction and finishing



- Luxurious marble floors or parquet



- Kitchen cabinets from known brands



- Double glazed windows with aluminum frames



- Thermo-bricks (28 cm)



- First class sanitary ware



- Safe, fireproof doors

Choice of properties

property №	floor	type	bedrooms	indoor area, sq.m.	cov. veranda, sq.m.	uncov. veranda, sq.m.	roof terrace, sq.m.	total area, sq.m.	sq.m.	private swimming pool
101	1	Apartment	1	55	8	0	0	63	63	N/A
102	1	Apartment	1	55	12	0	0	67	67	N/A
103	1	Apartment	2	91	18	0	0	109	109	N/A
104	1	Apartment	2	89	28	0	0	117	117	N/A
201	2	Apartment	3	115	24	0	0	139	139	N/A
202	2	Apartment	2	91	17	0	0	108	108	N/A
203	2	Apartment	2	89	26	4	0	115	115	N/A
301	3	Penthouse	3	115	39	26	91	154	154	YES
302	3	Penthouse	3	113	13	88	79	126	126	YES

Interiors



Furnishings + Interiors
by PKS Philosophy of Kudos + Style

PKS PHILOSOPHY OF KUDOS + STYLE



Location

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 for the most sophisticated gourmets,

and the shopping areas; you'll find it all and much more in Limassol! The project is nestled in a carefully selected, quiet and safe neighbourhood of the prestigious Potamos Germasogeia area of Limassol, just 1.5 km from the idyllic sandy beaches of the Dasoudi park area and Limassol's best leisure places, as well as banks, pharmacies and multiple food stores.

Book your inspection tour now!

Would you like to experience the magic of Cyprus? We are glad to invite you for a property tour, and you do not have to buy — you can decide on the spot and for some reason, we believe you will certainly find a house of your dream!

During your stay in Cyprus, you will have a property and lifestyle expert that speaks your language, who will introduce you to the country, demonstrate its clear advantages

and show carefully selected properties based on your requirements and budget.

We will offer you special rates for accommodation in the best luxury apartments, villas and hotels of the island, and we will organize your transfer from the airport. As part of our hospitality package, **we will compensate you for 4 nights and the airport transfer if you buy a property through us.**



Map of Limassol



Immigration

RESIDENCY PERMIT

UNIQUE CYPRUS PERMANENT RESIDENCY FOR PROPERTY BUYERS

- Life-long validity
- For all family members including 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.

CITIZENSHIP IN CYPRUS

EUROPEAN CITIZENSHIP THROUGH INVESTMENT IN CYPRUS PROPERTIES

- Minimum investment: 2 mIn EUR
- The investment may be sold in 3 years
- Visa-free residency in any European country
- Visa-free travels to more than 157 countries

BENEFITS OF CYPRIOT CITIZENSHIP

- The holder of a Cyprus 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 157 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.



Why Cyprus

- 350 sunshine days a year
- The cleanest and the safest beaches in Europe
- Permanent residency for those who buy property worth over 300 000 euro
- European passport for those who buy property worth over 2 mln euro
- Expected economic boom due to the anticipated development of gas reserves
- 90% English-speaking population
- Lowest taxes in Europe
- European standard education
- Beautiful nature and picturesque landscapes
- Rich cultural and historic traditions
- Lowest crime rate in Europe

Why us

- Developers that focus on demanding and sophisticated buyers
- Solid team of dedicated professionals
- Specialization on luxury houses and gated residences in close proximity to infrastructure and beach
- Only modern architecture and only the highest quality
- Assistance in getting residency permits and citizenship via purchasing property
- Full range of real estate services in all resort regions of Cyprus
- Guaranteed juridical safety of the transaction
- After sale services: rental management, technical maintenance, administration

