



GRAND
VALLEY HOMES



AN ELITE LIFESTYLE WITH A SENSE
OF WELL-BEING AND TRANQUILLITY

A LARGE SELECTION OF THREE-BEDROOMED HOUSES WITH A VARIETY OF LAYOUTS AND MODERN ARCHITECTURAL STYLE

DESCRIPTION

This sophisticated development symbolises contemporary architecture with luxurious variety of design complimented with high standards of finish. This estate consists of a large selection of three bedroomed houses carefully designed to perfection. Each house enjoys spacious verandas with panoramic mountain views and quiet exquisite surroundings which will leave those who value their lives in true comfort and style. Large plots of land provide a feeling of space and are sufficient to accommodate and luxuriate in private swimming pools, landscaped gardens and large patios. Having a sense of true freedom and well-being in a healthy and relaxed environment Grand valley Homes offer the perfect lifestyle and will satisfy the taste of the most demanding customer looking for a home near the sea.





THE PROJECT IS LOCATED
WITHIN EASY REACH TO CITY
AMENITIES, JUST 5 MINUTES
DRIVE TO THE BEACH



MAJOR BENEFITS

- LARGE PLOTS
- BEAUTIFUL MODERN ARCHITECTURE
- QUIET AND PICTURESQUE AREA
- 5 MINUTES DRIVE TO THE BEACH
- 10 MINUTES TO LIMASSOL TOURIST AREA
- 40 MINUTES TO LARNACA AIRPORT
- PROXIMITY TO CITY AMENITIES



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 spectacular project is located within easy reach to all necessary city amenities, just a 5 minute drive to Limassol's sandy golden beaches and 2 kilometers away from the main highway which leads to Larnaca International Airport.

Pyrgos is a picturesque village located between mountain and sea only a short distance from Limassol tourist area. The placement of this village will impress you with its beauty, charm and tranquillity. This extraordinary special selected location is surrounded by stunning views of green landscape, hills and refreshing mountain air that promote the sense of full comfort and relaxation.

Pyrgos is conveniently situated in relation to all necessary infrastructures, Limassol's foremost leading leisure activities and residency amenities such as groceries, banks, pharmacies and restaurants are within moments away.

Exclusive 5 star hotels such as St Raphael and Grand Resort are only a five minute pleasurable drive away. Mesmerizing sunrises and sunsets can be enjoyed at Blue flag golden sandy beaches, Malindi sandy beach and St Raphael Marina which are within only five minutes away. From breathtaking golden sands to fine wining and dining, Malindi and St Raphael offer a seafront venue for exquisite leisure and family life.







LUXURY FINISHES:

SEMI-SOLID PARQUET FLOORS, MARBLE FLOOR AND WALLS IN THE BATHROOMS, KITCHEN CABINETS FROM KNOWN BRANDS, THERMAL DOUBLE GLAZED WINDOWS, HIGH STANDARD SANITARY WARE

CHOICE OF PROPERTIES

PLOT 1

Property	Type	Bedrooms	Indoor Area m2	Covered Veranda m2	Uncovered Veranda m2	Roof Terrace m2	Total m2	Plot m2	Swimming Pool
HOUSE 1A	Villa	3	124.3	29	0	31.5	184.8	415.8	Optional
HOUSE 1B	Villa	3	124.3	29	0	31.5	184.8	416.5	Optional
HOUSE 1C	Villa	3	124.3	29	0	31.5	184.8	414.7	Optional

PLOT 2

Property	Type	Bedrooms	Indoor area m2	Covered Veranda m2	Uncovered Veranda m2	Roof Terrace m2	Total m2	Plot m2	Swimming Pool
HOUSE 2A	Villa	3	145.4	25.6	16.1	65.7	236.7	401	Optional
HOUSE 2B	Villa	3	145.4	25.6	16.1	65.7	236.7	587	Optional

PLOT 3

Property	Type	Bedrooms	Indoor area m2	Covered Veranda m2	Uncovered Veranda m2	Roof Terrace m2	Total m2	Plot m2	Swimming Pool
HOUSE 3A	Villa	3	145.4	25.6	16.1	65.7	236.7	380.5	Optional
HOUSE 3B	Villa	3	145.4	25.6	16.1	65.7	236.7	593.5	Optional
HOUSE 3C	Villa	3	145.4	25.6	16.1	65.7	236.7	575	Optional
HOUSE 3D	Villa	3	145.4	25.6	16.1	65.7	236.7	403	Optional

PLOT 4

Property	Type	Bedrooms	Indoor area m2	Covered Veranda m2	Uncovered Veranda m2	Roof Terrace m2	Total m2	Plot m2	Swimming Pool
HOUSE 4A	Villa	3	124.3	27.5	0	45.1	196.9	315.5	Optional
HOUSE 4B	Villa	3	124.3	27.5	0	45.1	196.9	316	Optional
HOUSE 4C	Villa	3	124.3	27.5	0	45.1	196.9	319	Optional
HOUSE 4D	Villa	3	124.3	27.5	0	45.1	196.9	314	Optional
HOUSE 4E	Villa	3	124.3	27.5	0	45.1	196.9	316	Optional
HOUSE 4F	Villa	3	124.3	27.5	0	45.1	196.9	314.5	Optional

PLOT 5

Property	Type	Bedrooms	Indoor area m2	Covered Veranda m2	Uncovered Veranda m2	Roof Terrace m2	Total m2	Plot m2	Swimming Pool
HOUSE 5A	Villa	3	145.4	25.6	16.1	65.7	236.7	422	Optional
HOUSE 5B	Villa	3	145.4	25.6	16.1	65.7	236.7	620	Optional

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

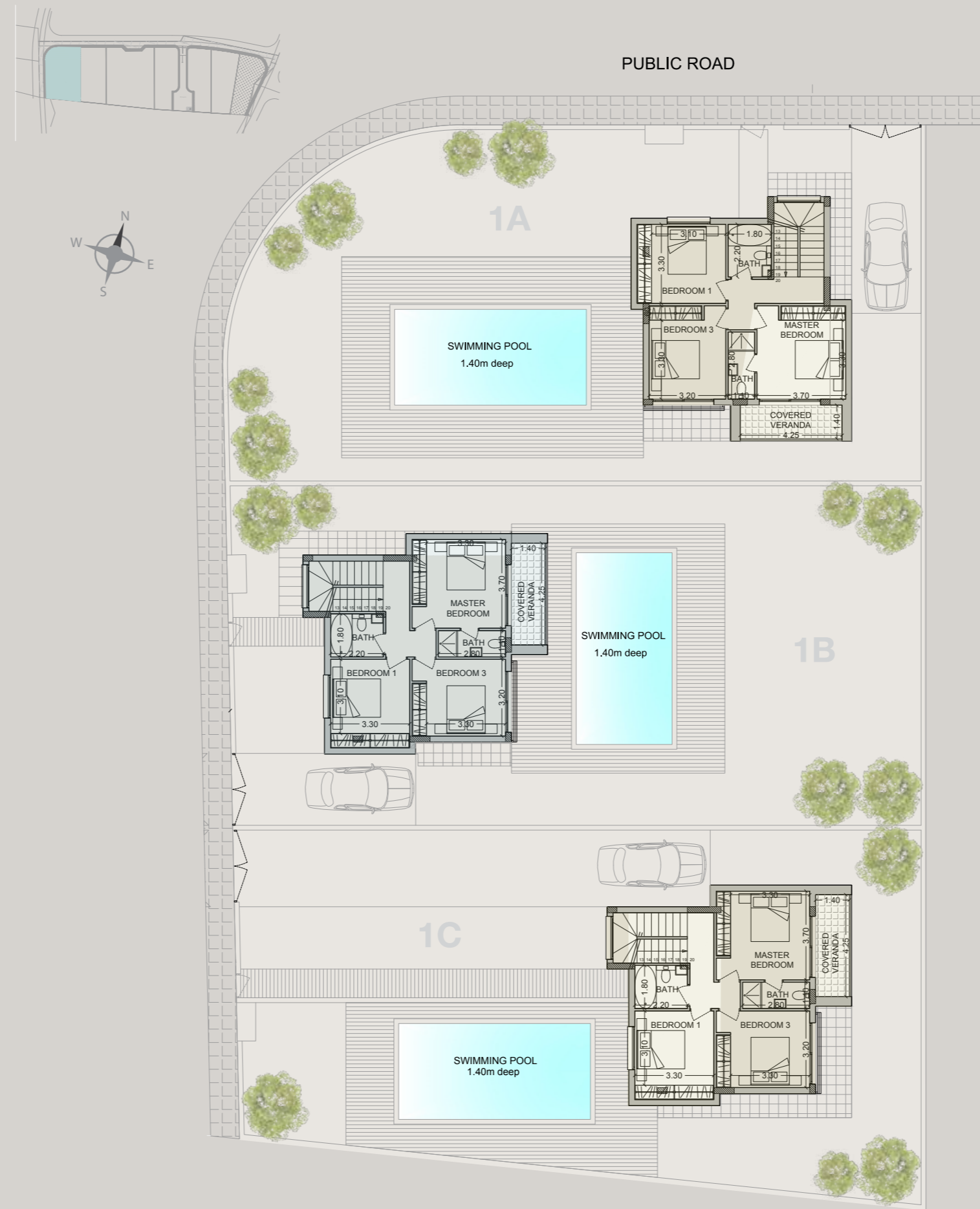




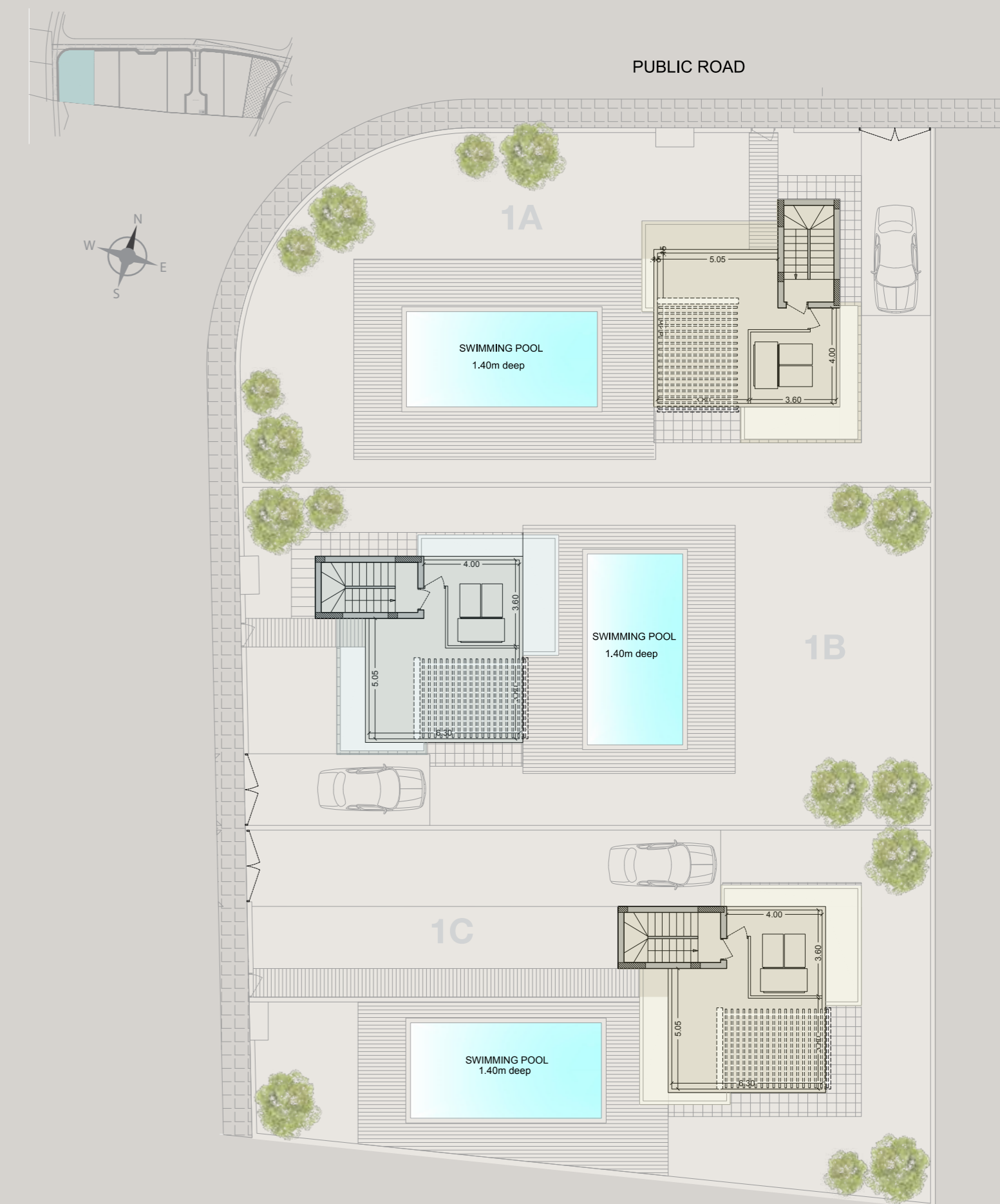
PLOT 1/GROUND FLOOR



PLOT 1/FIRST FLOOR



PLOT 1/ROOF GARDEN

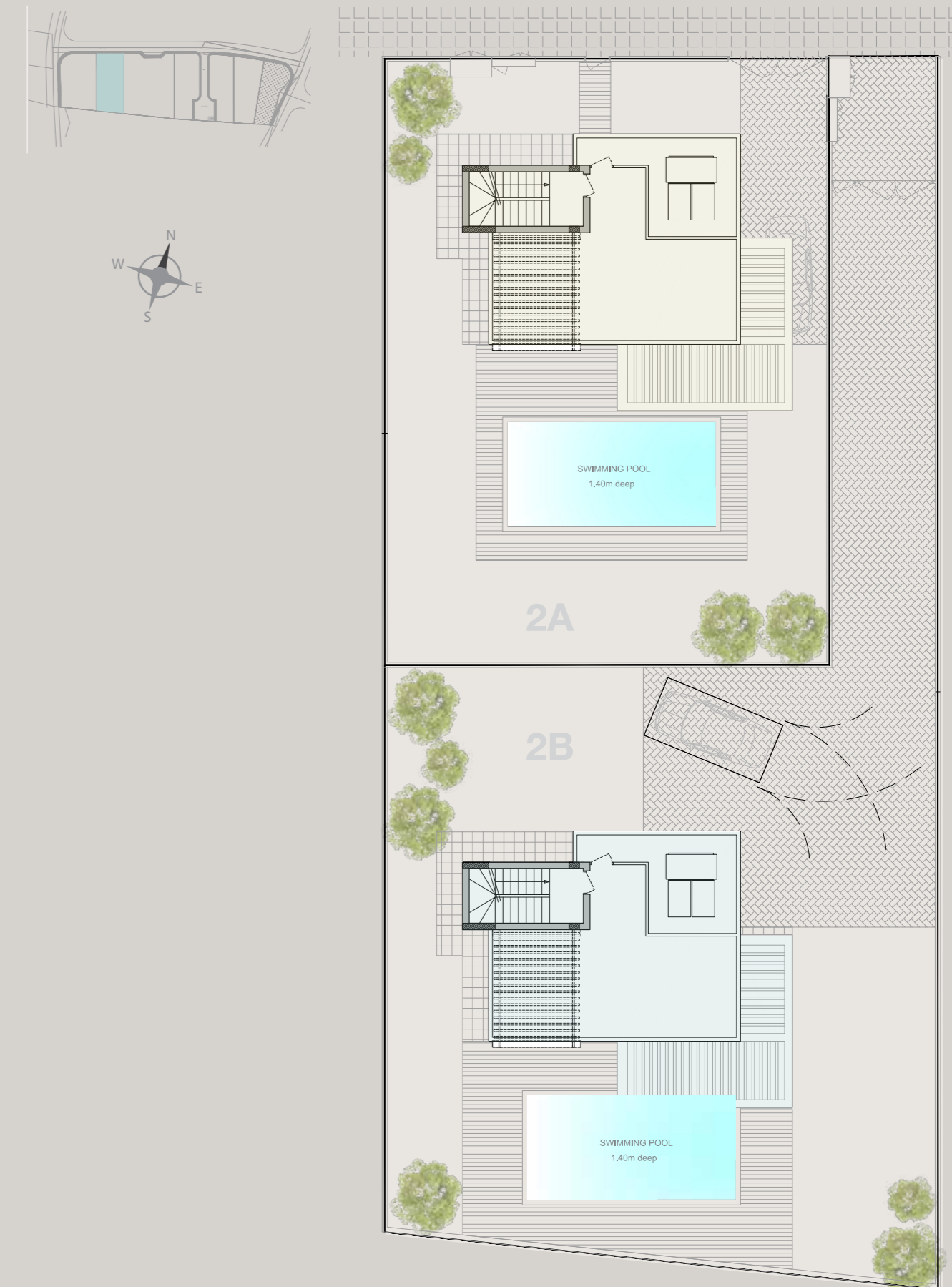
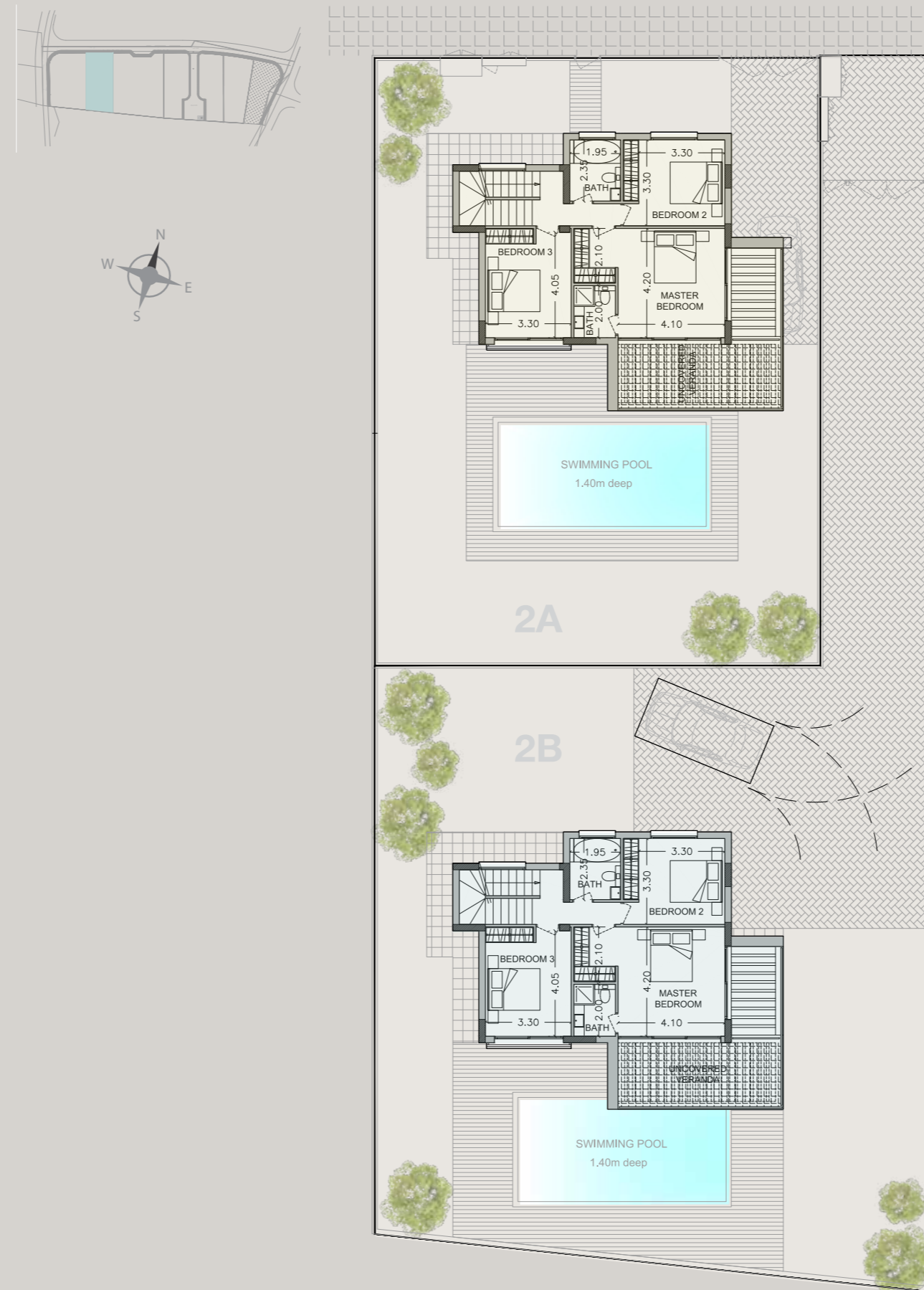
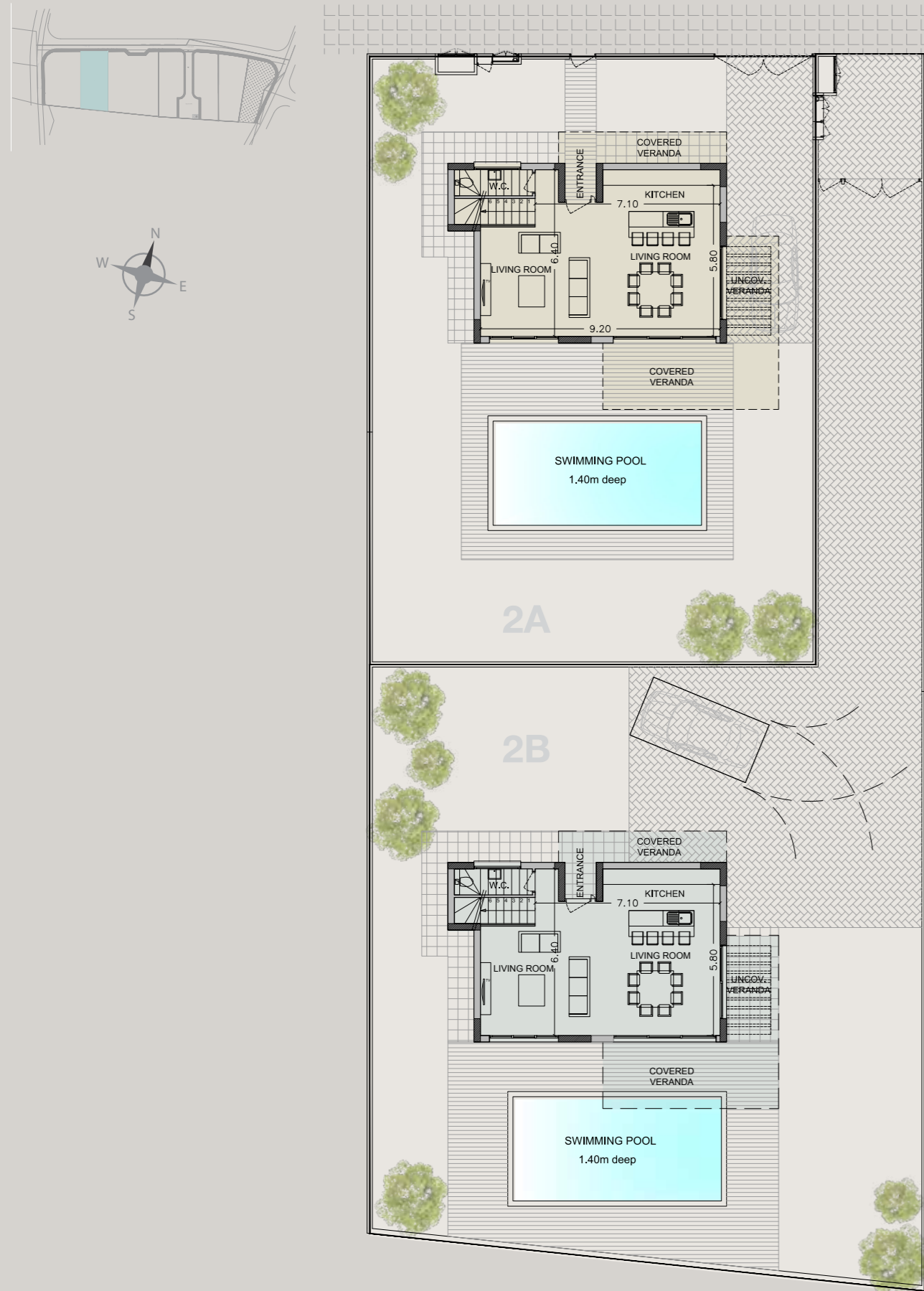


PLOT 1

House	A
Bedrooms	3
Land area	416
Covered area	153.3
Roof terrace	31.5
Swimming pool	Optional

House	B
Bedrooms	3
Land area	417
Covered area	153.3
Roof terrace	31.5
Swimming pool	Optional

House	C
Bedrooms	3
Land area	415
Covered area	153.3
Roof terrace	31.5
Swimming pool	Optional



PLOT 2

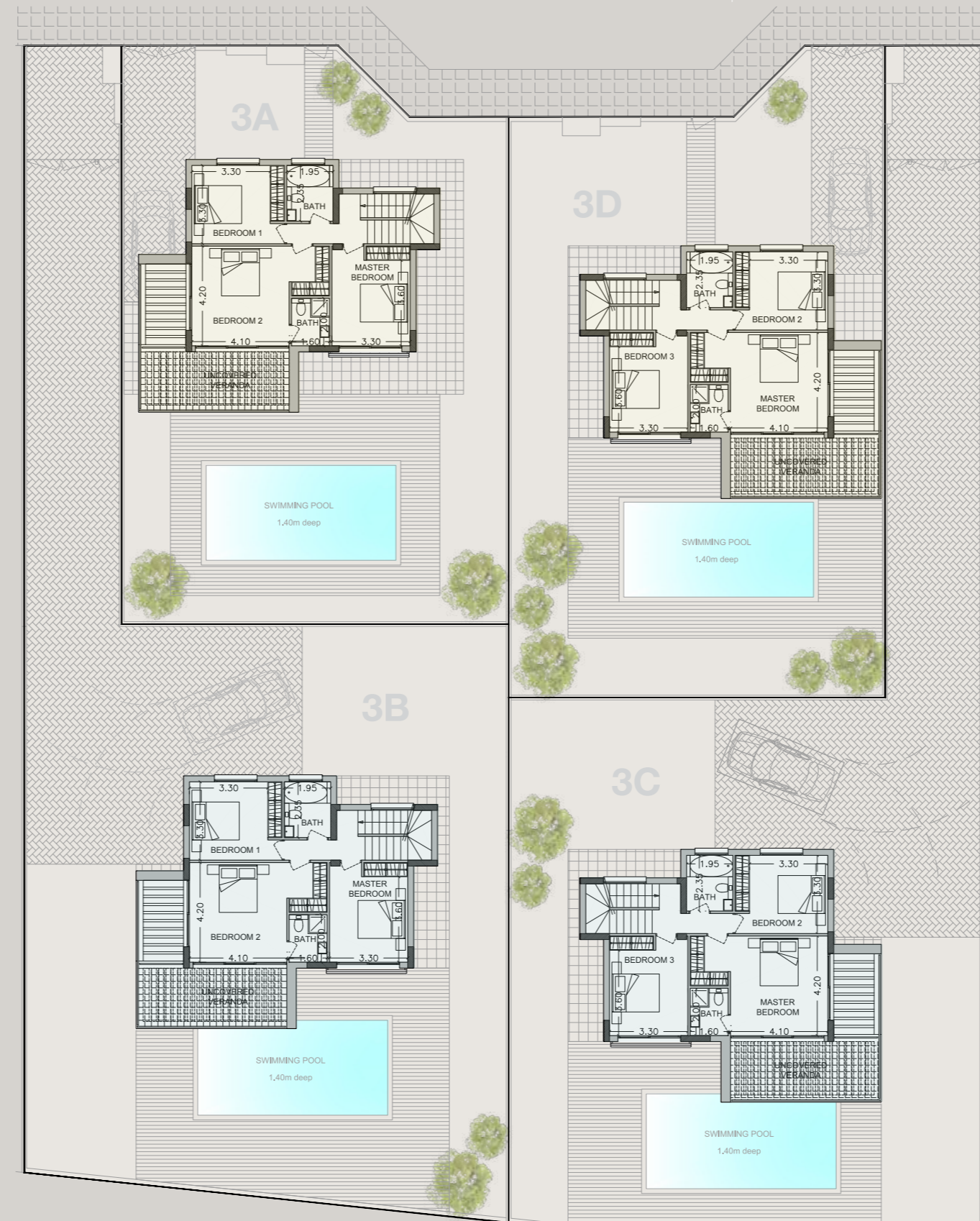
House	A
Bedrooms	3
Land area	401
Covered area	171
Roof terrace	65.7
Swimming pool	Optional

House	B
Bedrooms	3
Land area	587
Covered area	171
Roof terrace	65.7
Swimming pool	Optional

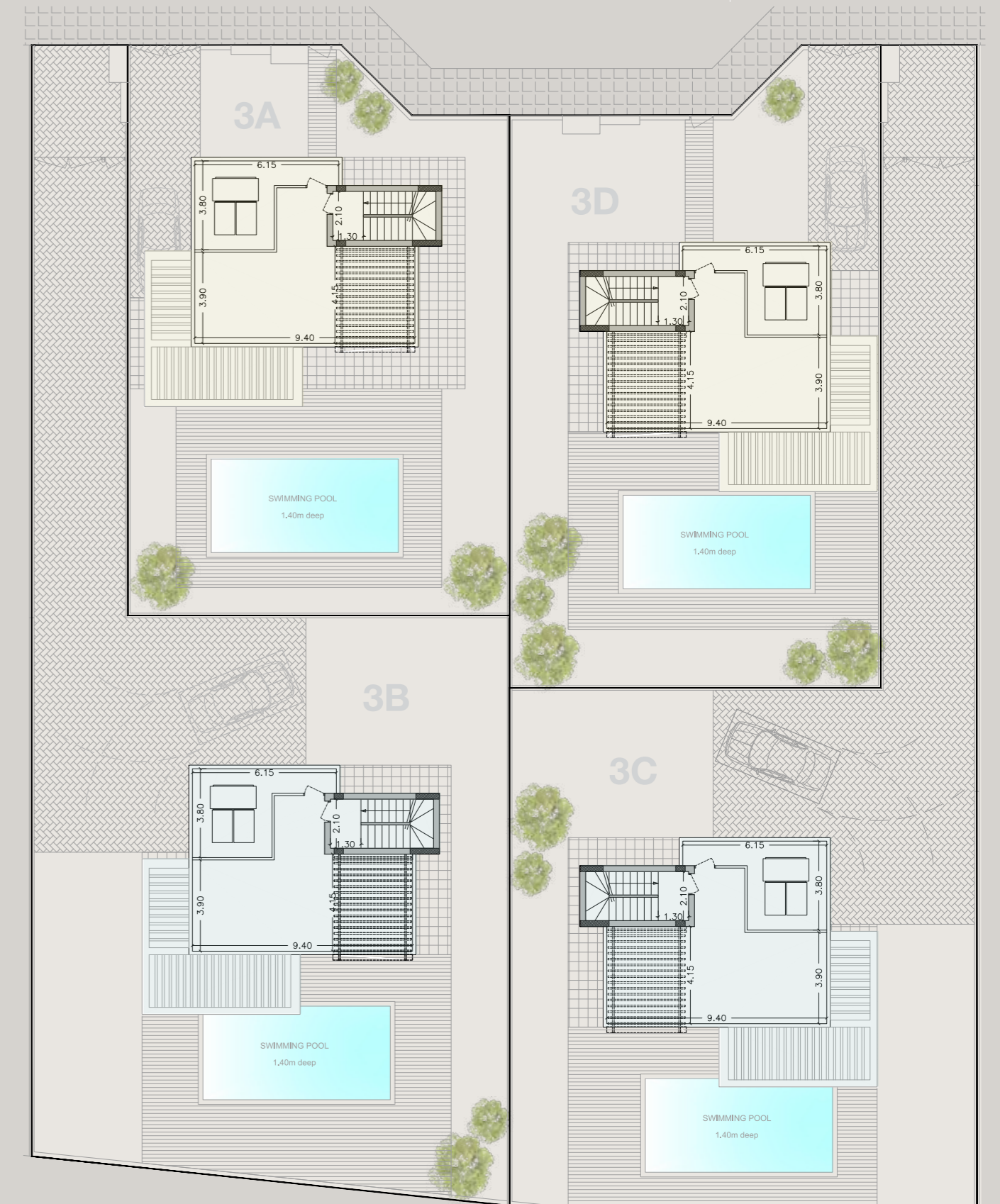
PLOT 3/GROUND FLOOR



PLOT 3/FIRST FLOOR



PLOT 3/ROOF GARDEN



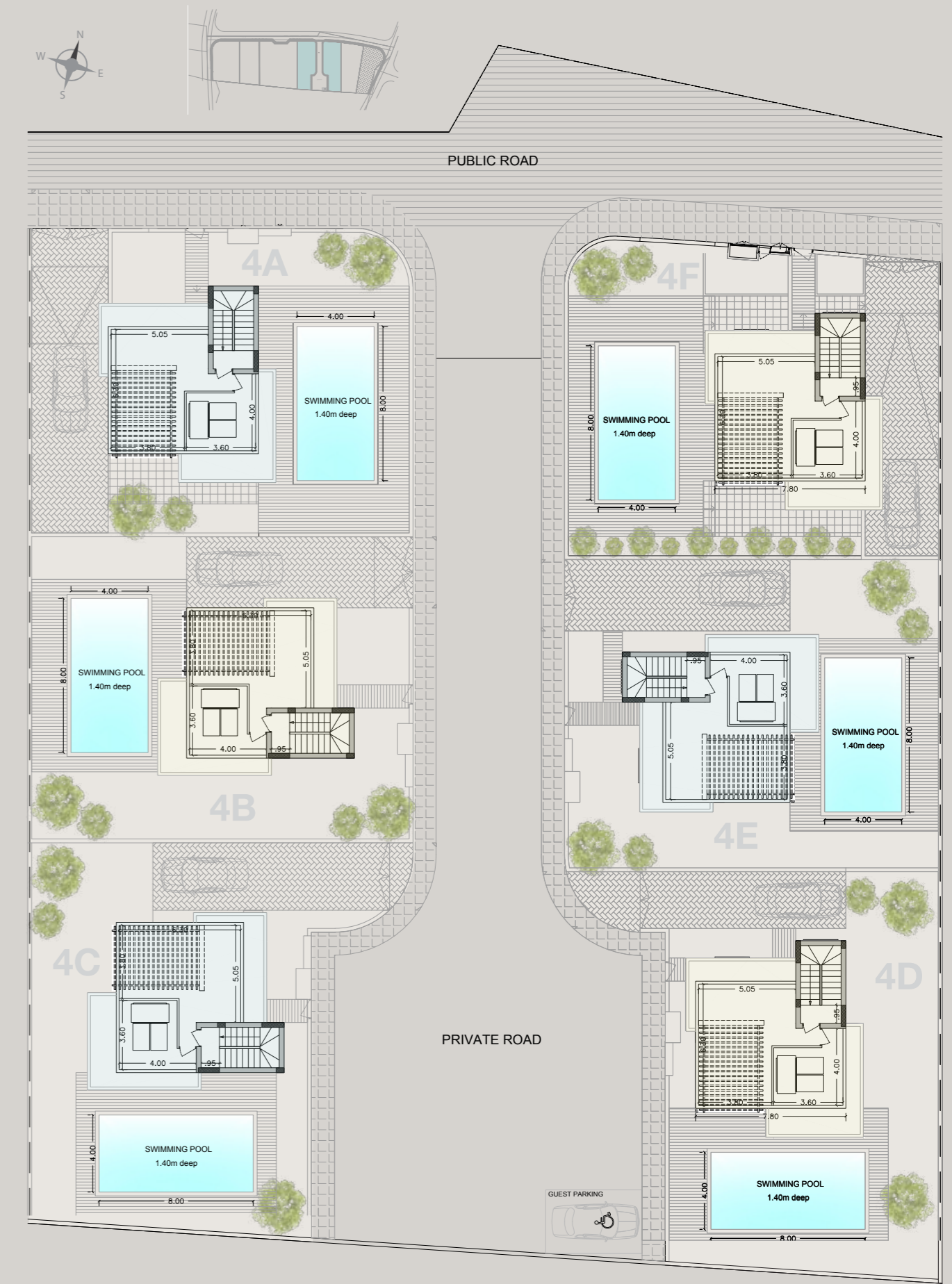
PLOT 3

House	A
Bedrooms	3
Land area	381
Covered area	171
Roof terrace	65.7
Swimming pool	Optional

House	D
Bedrooms	3
Land area	403
Covered area	171
Roof terrace	65.7
Swimming pool	Optional

House	B
Bedrooms	3
Land area	594
Covered area	171
Roof terrace	65.7
Swimming pool	Optional

House	C
Bedrooms	3
Land area	575
Covered area	171
Roof terrace	65.7
Swimming pool	Optional



PLOT 4

House	A
Bedrooms	3
Land area	316
Covered area	151.8
Roof terrace	45.1
Swimming pool	Optional

House	F
Bedrooms	3
Land area	315
Covered area	151.8
Roof terrace	45.1
Swimming pool	Optional

House	B
Bedrooms	3
Land area	316
Covered area	151.8
Roof terrace	45.1
Swimming pool	Optional

House	E
Bedrooms	3
Land area	316
Covered area	151.8
Roof terrace	45.1
Swimming pool	Optional

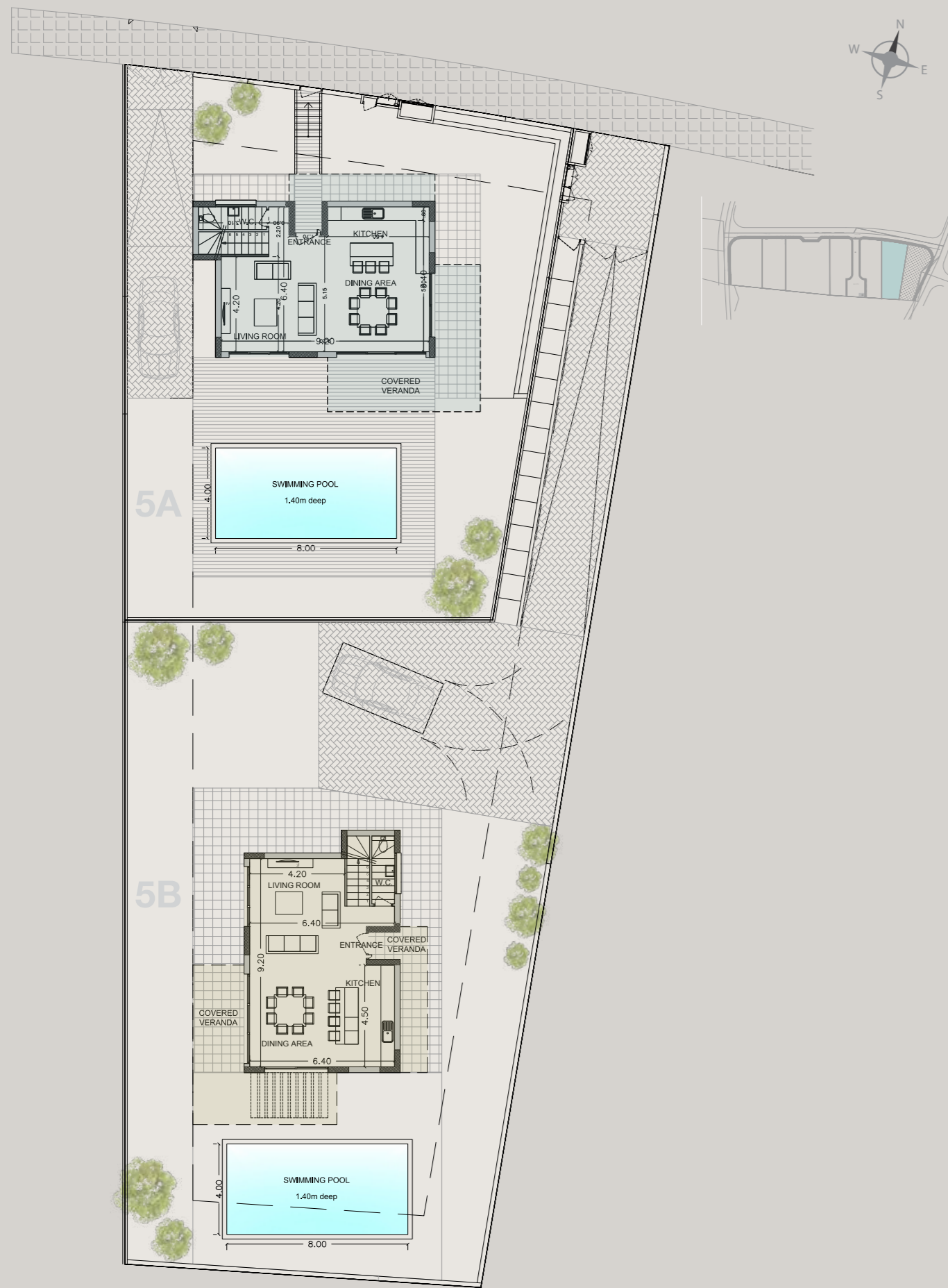
House	C
Bedrooms	3
Land area	319
Covered area	151.8
Roof terrace	45.1
Swimming pool	Optional

House	D
Bedrooms	3
Land area	314
Covered area	151.8
Roof terrace	45.1
Swimming pool	Optional

PLOT 5/GROUND FLOOR

PLOT 5/FIRST FLOOR

PLOT 5/ROOF GARDEN



PLOT 5

House	A
Bedrooms	3
Land area	422
Covered area	171
Roof terrace	65.7
Swimming pool	Optional

House	B
Bedrooms	3
Land area	620
Covered area	171
Roof terrace	65.7
Swimming pool	Optional



LARGE PLOTS AND BEAUTIFUL
MODERN ARCHITECTURE







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
- | Security entrance doors
- | Provisions for intercom system
- | Provisions for wall mounted heat exchangers (radiators)
- | Provisions for wall mounted split units A/C
- | 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

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 mln EUR
 The investment may be sold in 3 years
 Visa-free 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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