



JOYA  
RESIDENCE

The logo features a stylized white line-art icon of a modern building with a peaked roof and grid-like facade, positioned above the word "JOYA" in a bold, sans-serif font. Below "JOYA" is a thin horizontal line, followed by the word "RESIDENCE" in a smaller, spaced-out, sans-serif font.





CONTEMPORARILY  
STYLED APARTMENTS,  
DUPLEXES,  
PENTHOUSES  
AND VILLAS

DESCRIPTION

This prestigious development represents a remarkable living experience that will exceed your biggest dreams and expectations. It is different from anything you have seen and considered before and truly unique for the Limassol property market of high-quality homes. The contemporarily styled apartments, duplexes, penthouses and villas of the gated compound are smartly arranged around the exceptional indoor facilities, such as pool, gym, and underground parking.

The layouts and the zoning solutions of the units have been specifically designed to create the most comfort and practicality. The unique position, namely, 2 kilometres away from Limassol's best beaches, touristic attractions and within a short drive to the city centre with its business infrastructure, entertainment venues and educational facilities will provide perfect conditions for permanent living for families and business people. Whereas the proximity to Jumbo supermarket, multiple coffee shops, Limassol Sporting Center and the main highway leading to the Paphos and Larnaca airports within 45 minutes will complement your enjoyment of Limassol's urban lifestyle.

The development comprises of only 25 apartments, garden duplexes, penthouses with one, two, three bedrooms; 12 villas with three and four bedrooms. The cleverly designed master plan provides convenient access to the common pool, gym, landscaped gardens, and underground parking. The penthouses enjoy spacious private rooftops.



25 APARTMENTS, GARDEN DUPLEXES,  
PENTHOUSES WITH ONE, TWO,  
THREE BEDROOMS, 12 VILLAS WITH  
THREE AND FOUR BEDROOMS

## MAJOR BENEFITS

- 2 KM FROM THE BEST SANDY BEACHES
- 5 MIN DRIVE TO THE CITY CENTER AND SCHOOLS
- INDOOR FACILITIES: POOL, GYM, AND UNDERGROUND PARKING
- GATED COMPOUND
- HIGH STANDARD STYLISH FINISHES
- CHARMING QUIET DISTRICT OF LIMASSOL
- CLOSE TO ALL AMENITIES, INCLUDING JUMBO SUPERMARKET
- PENTHOUSES WITH PRIVATE ROOF GARDENS



## 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 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 and very mild winters, which are separated by short springs and autumns which are generally warm and pleasant.

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



## LOCATION

The project is nestled in a carefully selected, quiet and safe neighbourhood of the prestigious Potamos Germasogeia area of Limassol, just 2 kilometres away 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.

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. Facilities on the beach include toilets, showers, changing rooms, sun beds, umbrellas, water sports and diving center, beach volleyball court, children's playground, bicycle station and even an Olympic size swimming pool.





## LUXURY FINISHES:

SEMI-SOLID PARQUET FLOORS, MARBLE FLOOR AND WALLS IN THE TOILETS AND BATHROOMS, KITCHEN CABINETS FROM ITALY, DOUBLE GLAZED WINDOWS WITH ALUMINUM FRAMES, HIGH STANDARD SANITARY WARE



2 KILOMETRES AWAY  
FROM LIMASSOL'S  
BEST BEACHES





GATED COMPOUND ARE SMARTLY  
ARRANGED AROUND THE EXCEPTIONAL  
INDOOR FACILITIES, SUCH AS POOL,  
GYM, AND UNDERGROUND PARKING







CHOICE OF PROPERTIES

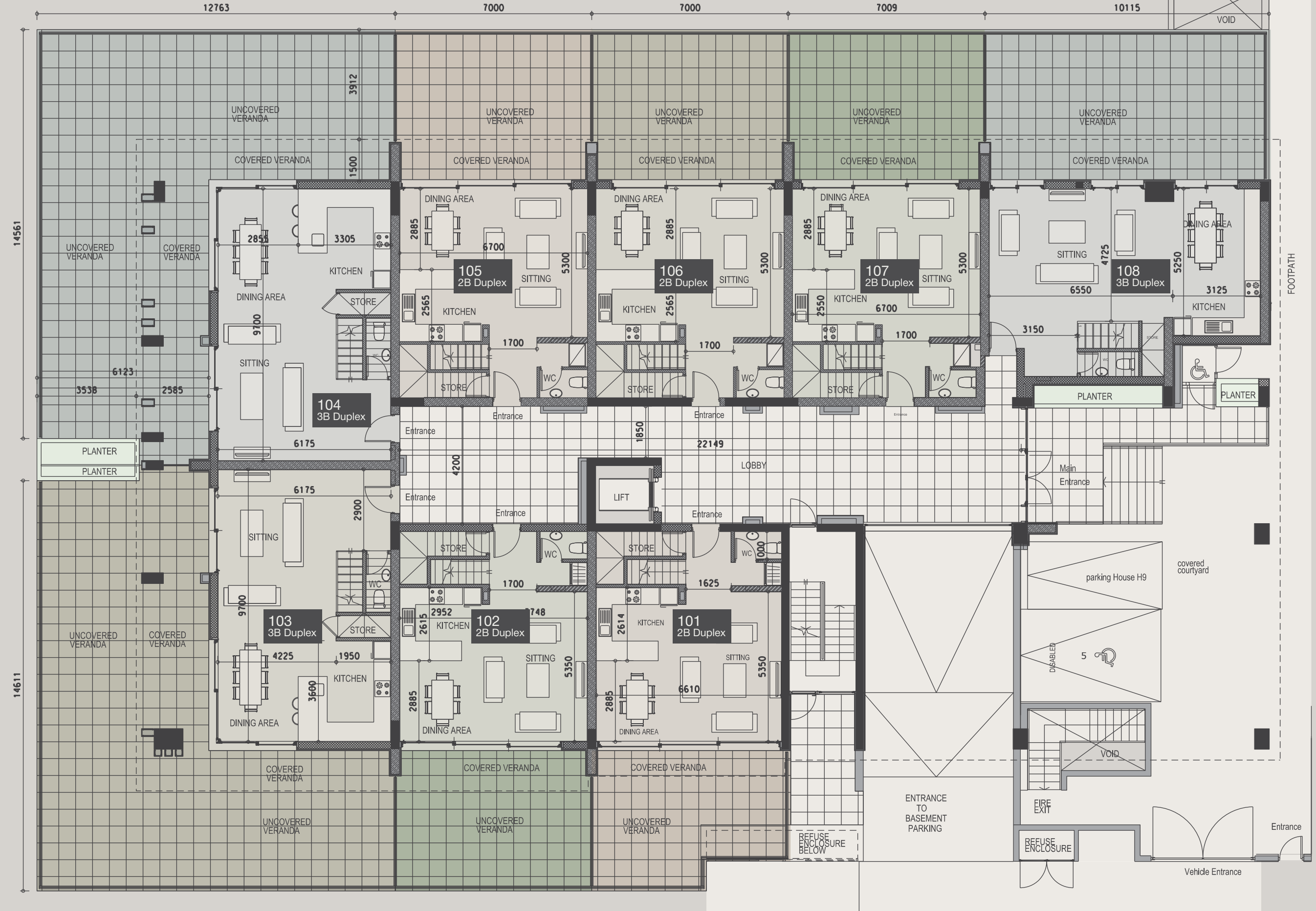
property	floor	type	bedrooms	indoor area, sq.m.	cov. veranda sq.m.	roof terrace, sq.m.	uncov. veranda, sq.m.	plot, sq.m.	common pool	private pool	gym & sauna
101	G+1	Duplex	2	109.8	6.5	0.0	29.7	0.0	yes	-	yes
102	G+1	Duplex	2	112	10.1	0.0	33.7	0.0	yes	-	yes
103	G+1	Duplex	3	133.4	46.9	0.0	90.6	0.0	yes	-	yes
104	G+1	Duplex	3	133.4	47.9	0.0	95.3	0.0	yes	-	yes
105	G+1	Duplex	2	112	10.2	0.0	36.5	0.0	yes	-	yes
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107	G+1	Duplex	2	112	10.2	0.0	36.5	0.0	yes	-	yes
108	G+1	Duplex	3	134.7	14.7	0.0	51.4	0.0	yes	-	yes
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202	2	Apartment	1	55.5	9.5	0.0	0	0.0	yes	-	yes
203	2	Apartment	1	47	5.3	0.0	0	0.0	yes	-	yes
204	2	Apartment	1	55	12.6	0.0	0	0.0	yes	-	yes
205	2	Apartment	2	82	11.1	0.0	0	0.0	yes	-	yes
206	2	Apartment	2	80	15.1	0.0	0	0.0	yes	-	yes
207	2	Apartment	2	80.3	15.3	0.0	0	0.0	yes	-	yes
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209	2	Apartment	2	80.1	8.6	0.0	0	0.0	yes	-	yes
301	3	Apartment	3	115.6	11.8	0.0	11.35	0.0	yes	-	yes
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304	3	Apartment	3	124.9	25.1	0.0	0	0.0	yes	-	yes
305	3	Apartment	3	105.4	16.6	0.0	0	0.0	yes	-	yes
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401	4	Penthouse	3	127.5	34.7	0.0	109.5	0.0	yes	-	yes
402	4	Penthouse	3	127.2	33.0	0.0	97.0	0.0	yes	-	yes
H01		House	3	148	20	41.5	22	211.5	-	-	yes
H02		House	3	148	20	41.5	22	212.0	-	optional	yes
H03		House	3	148	20	41.5	30.4	220.5	-	-	yes
H04		House	3	148	20	41.5	30.4	220.5	-	optional	yes
H05		House	3	143	27.6	41.5	13.82	201.6	-	-	yes
H06		House	3	143	9.1	50.1	24.65	242.3	-	optional	yes
H07		House	3	143	9.5	50.1	0	223.2	-	-	yes
H08		House	3	143	12	50.1	0	204.5	-	optional	yes
H09		House	3	143	12	50.1	0	194.5	-	-	yes
H10		House	3	143	12	50.1	0	202.3	-	-	yes
H11		House	3	143	25	51.0	0	210.0	-	-	yes
H12		House	3	143	25	51.0	0	210.0	-	optional	yes

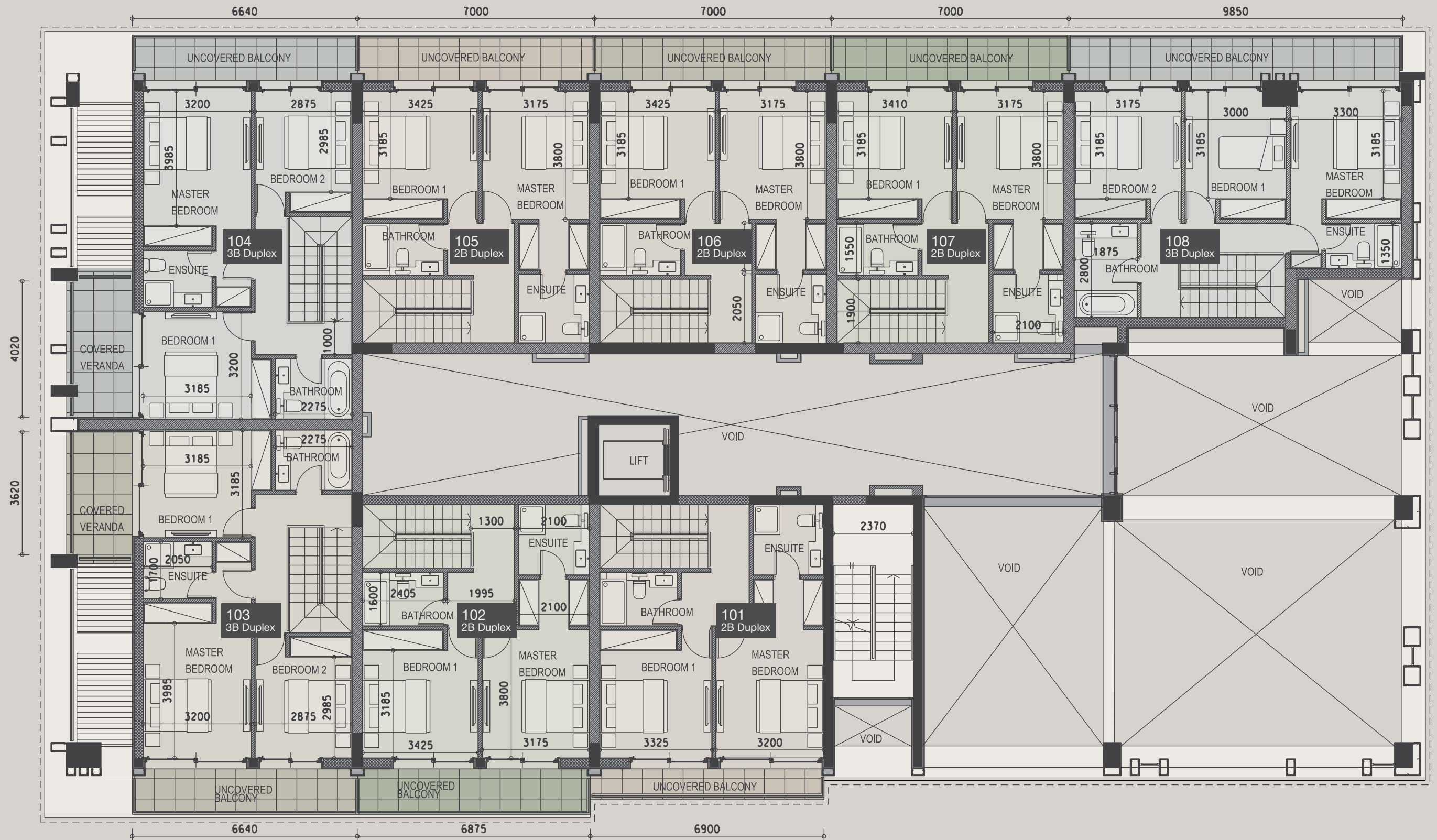


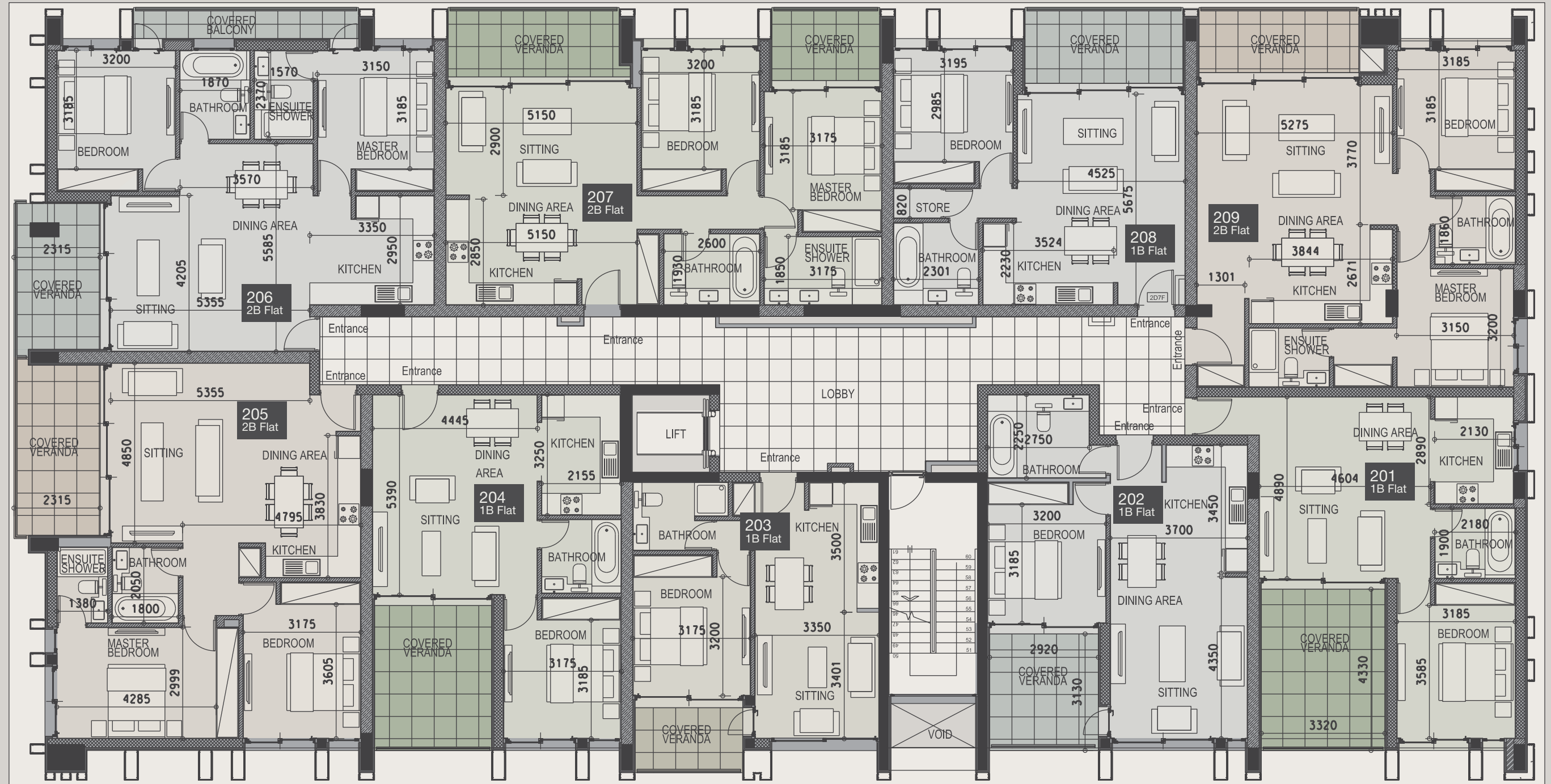






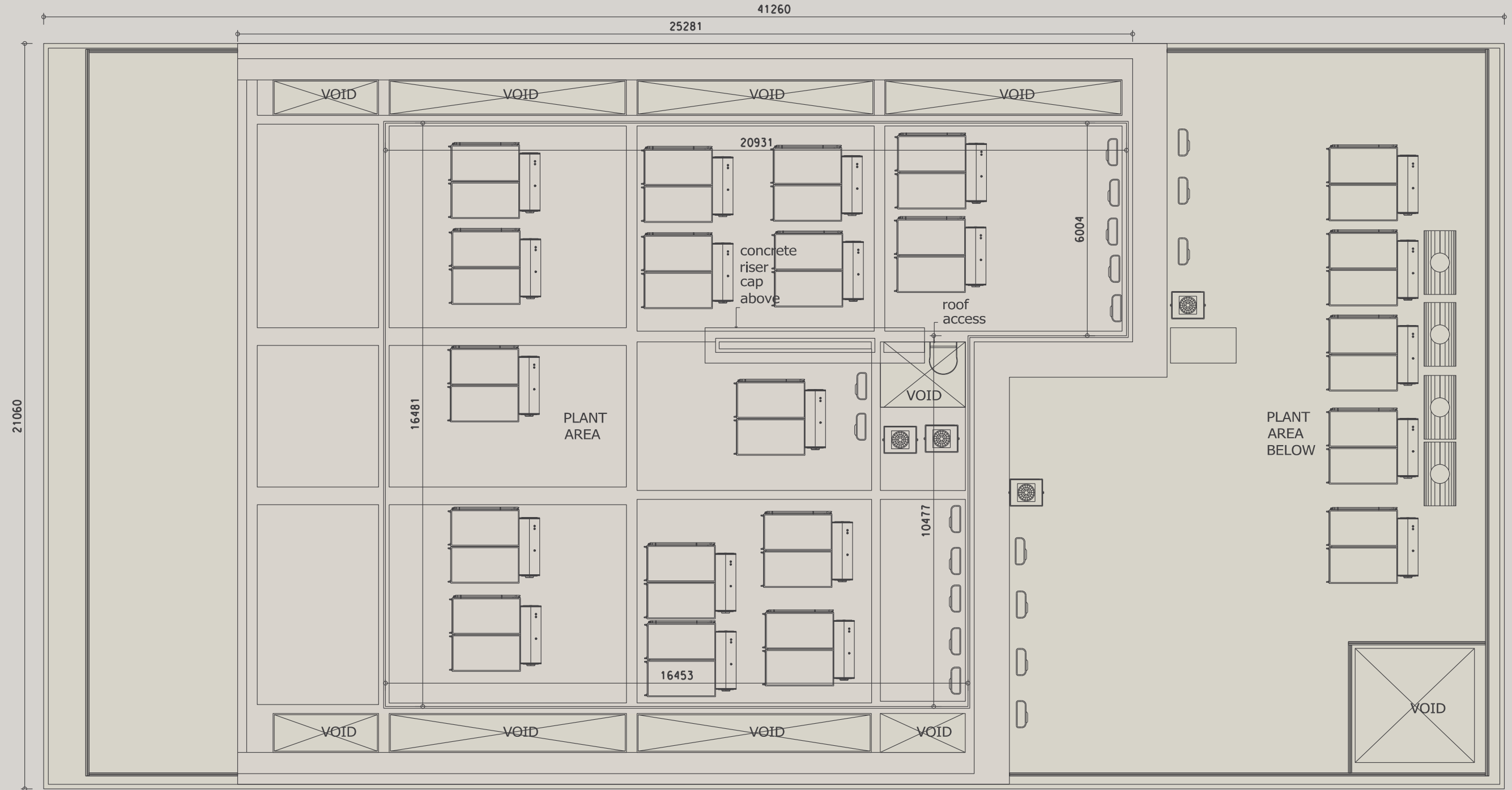








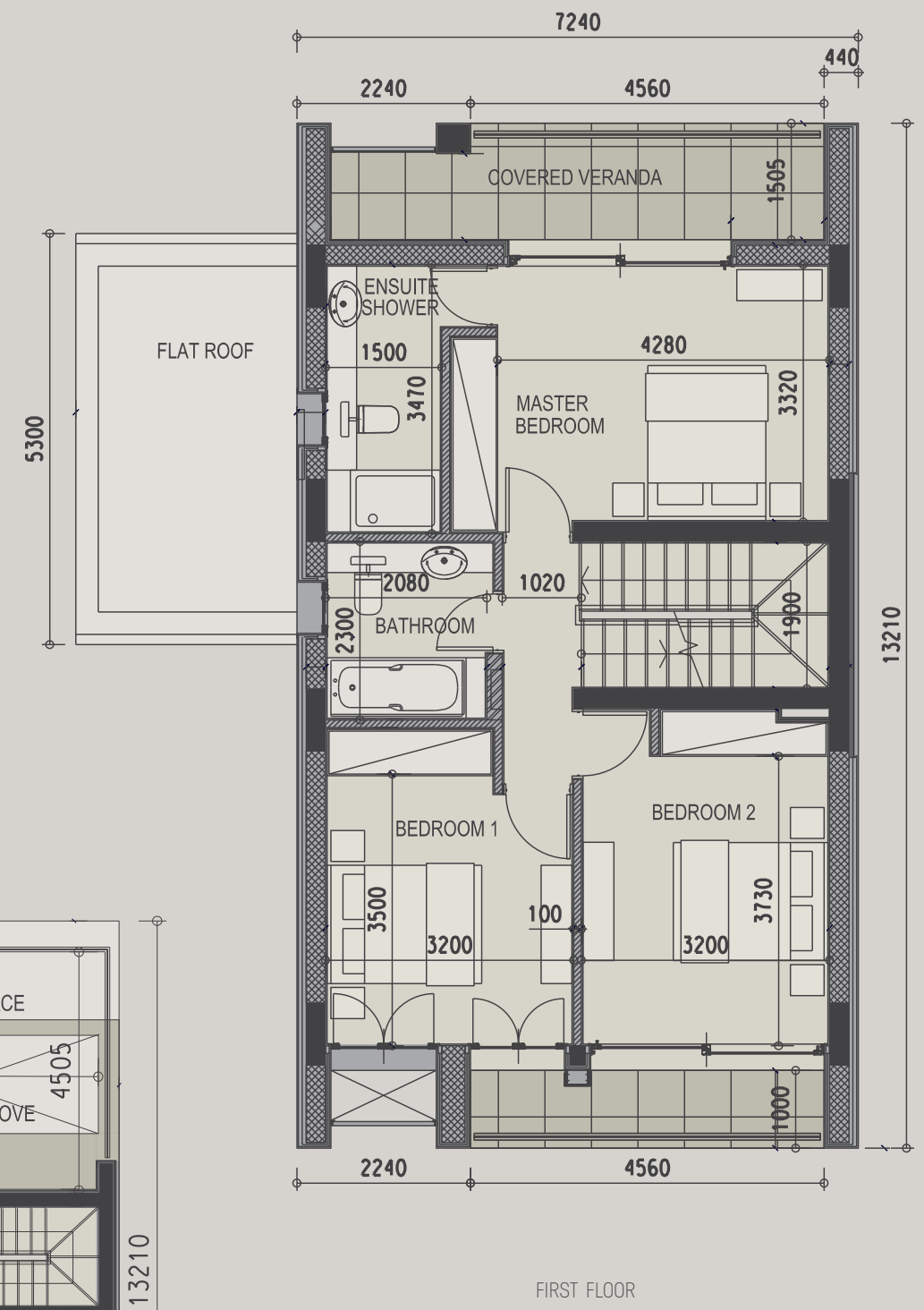
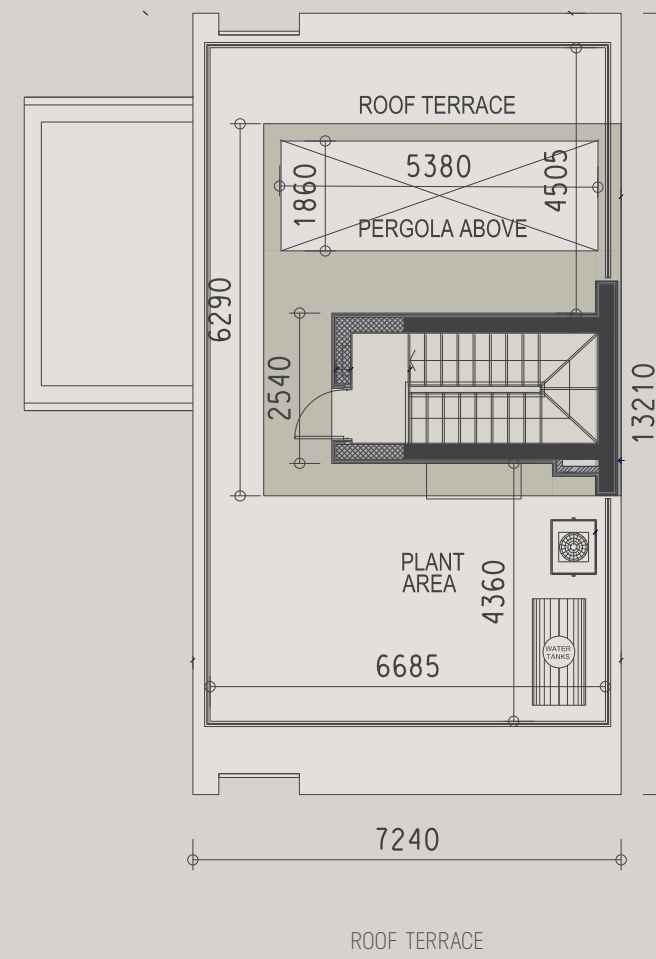
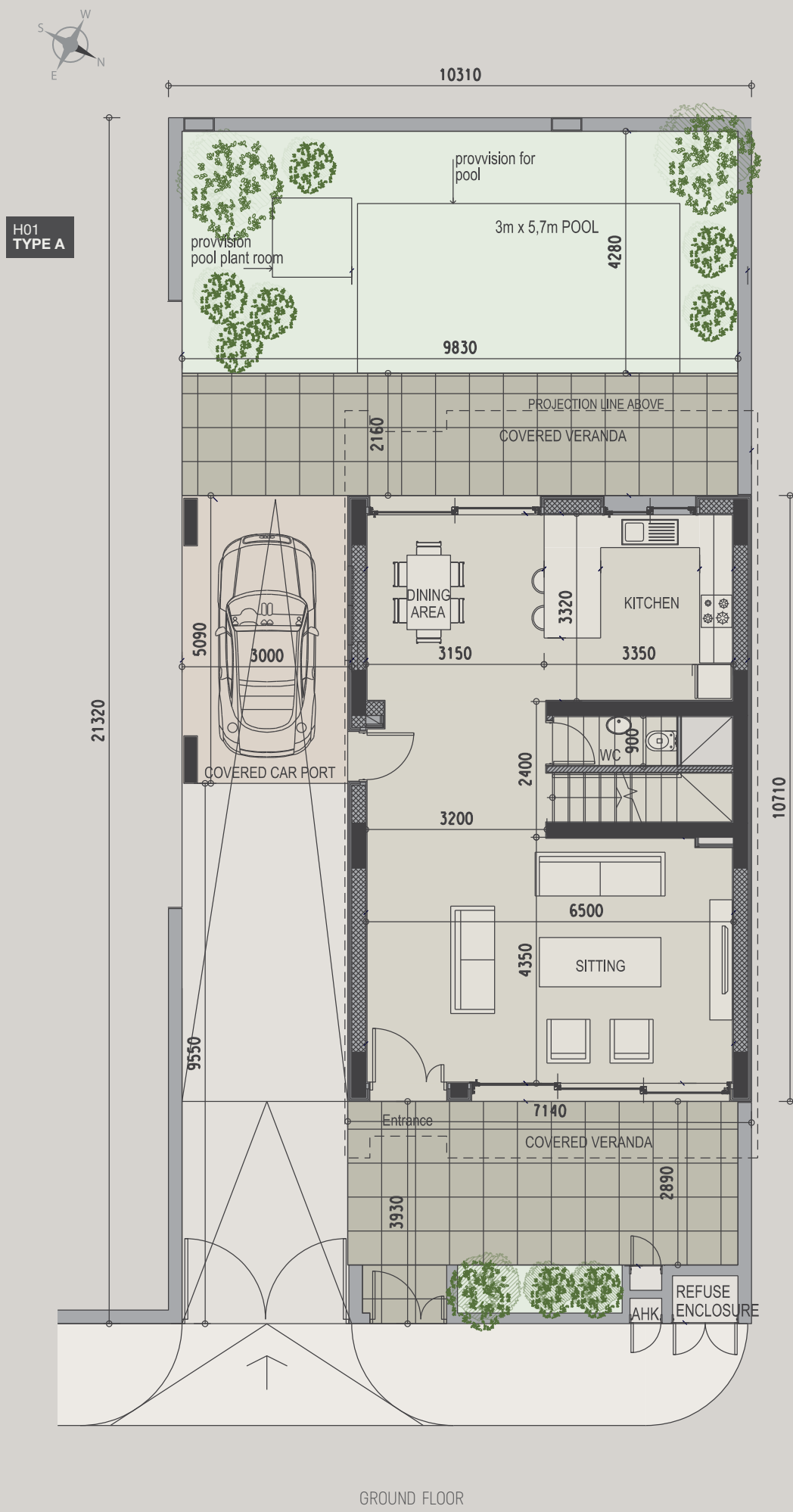




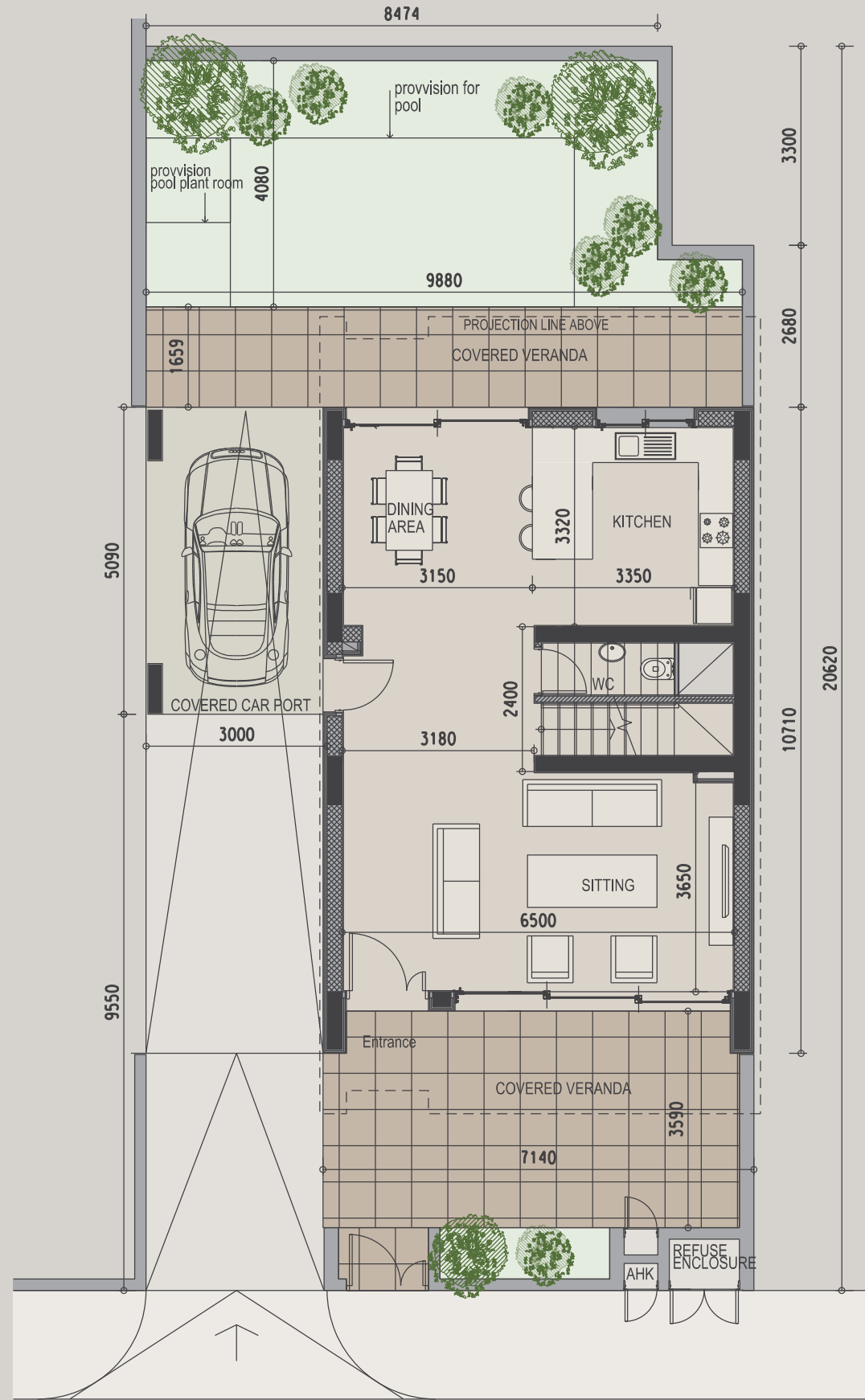


VILLAS TYPE A

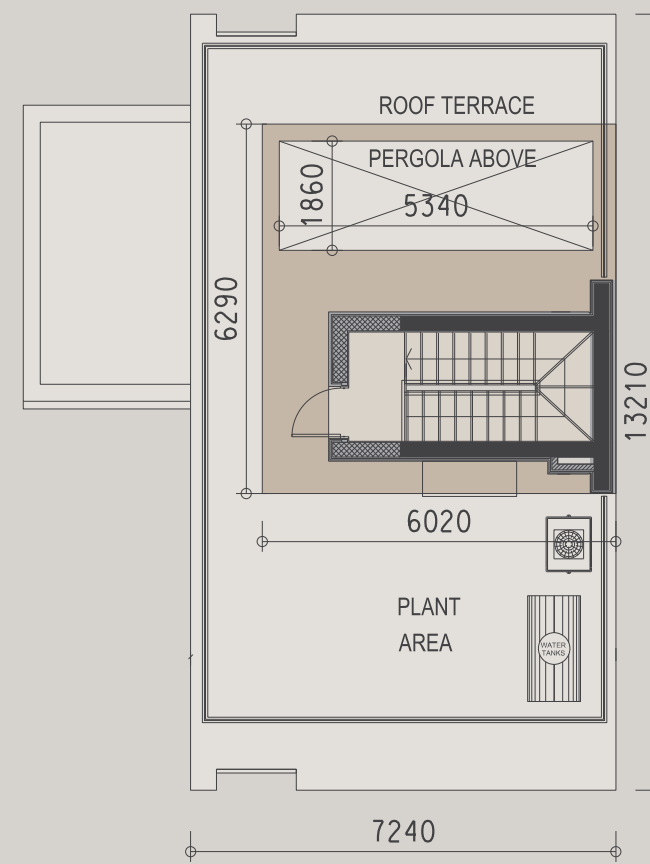
- H01
- H02
- H03
- H04



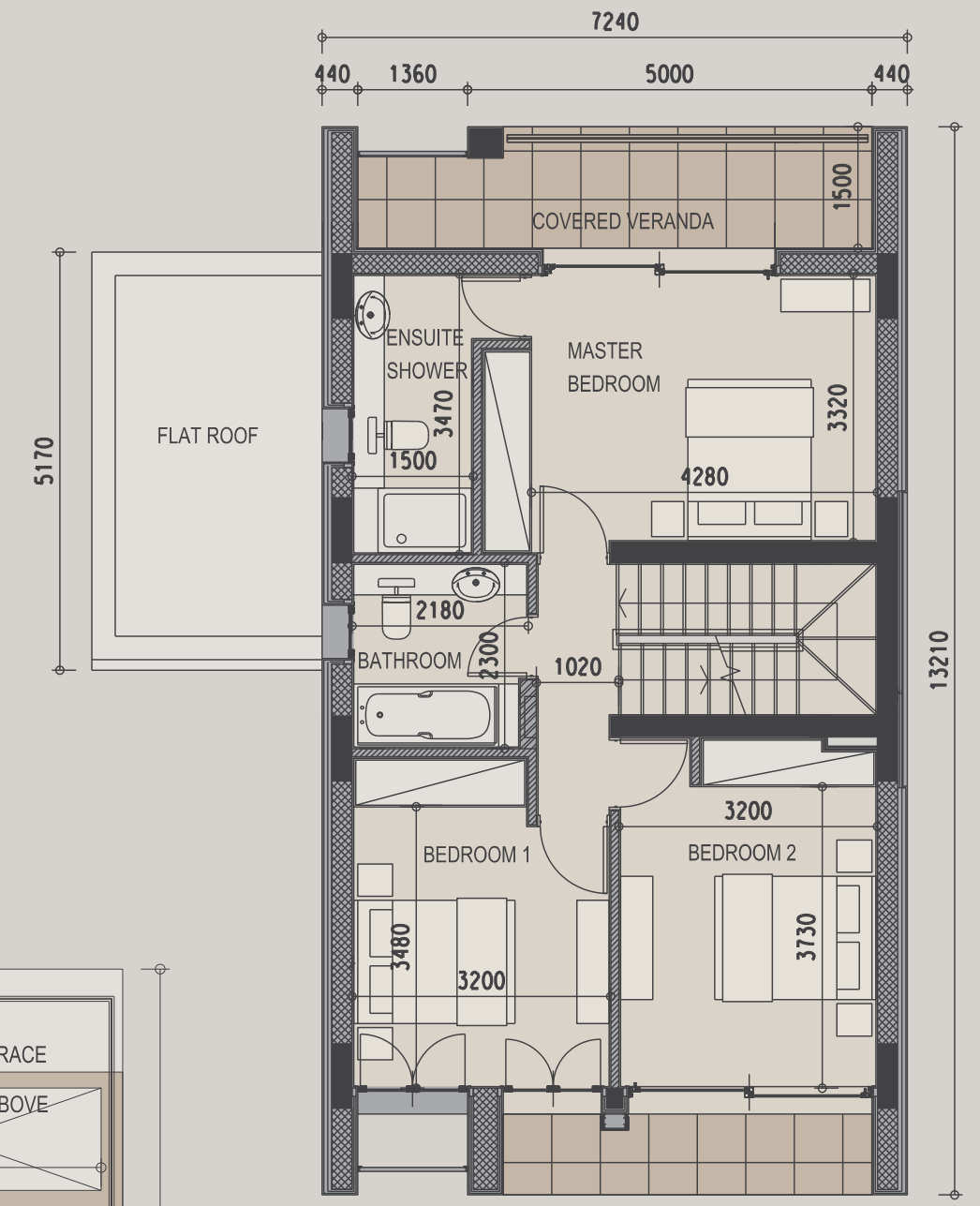




GROUND FLOOR



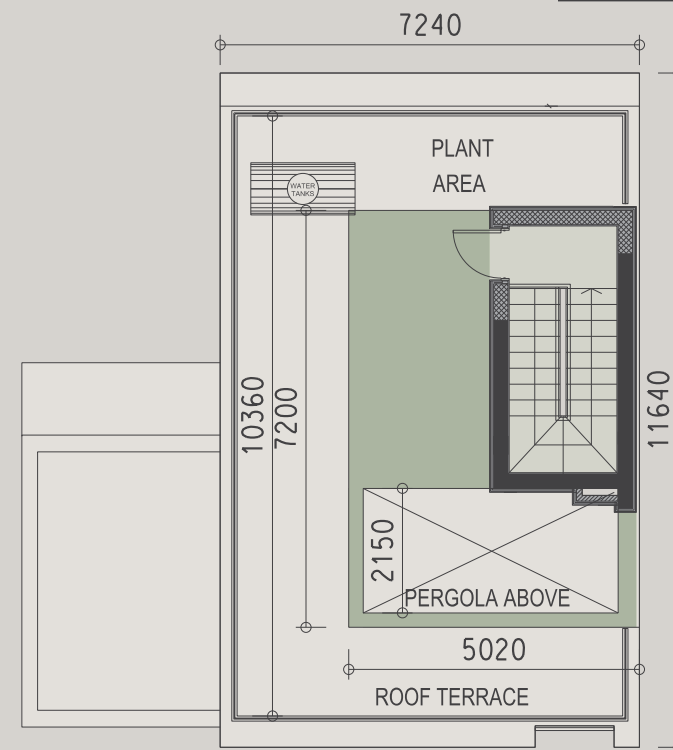
ROOF TERRACE



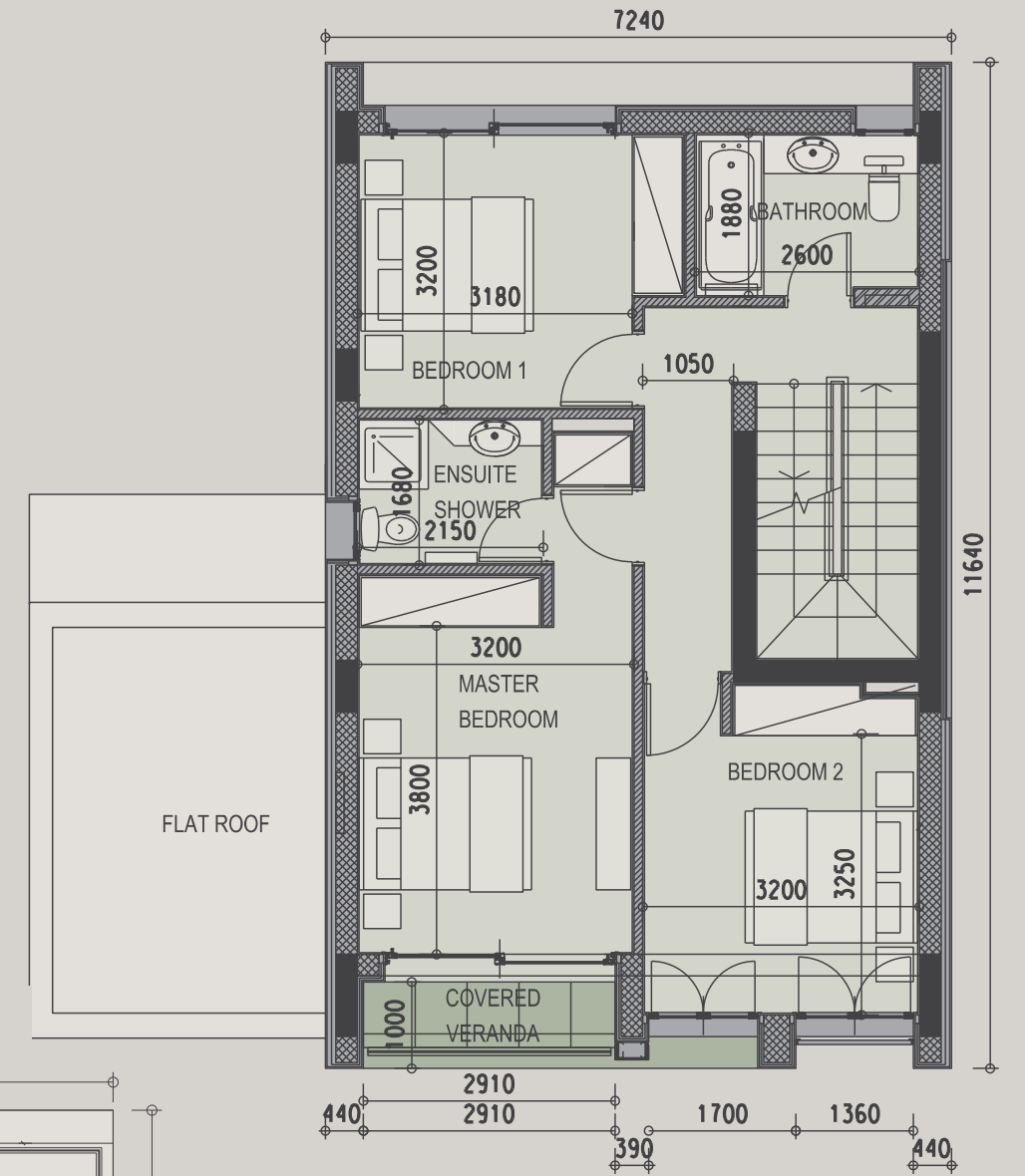
FIRST FLOOR



GROUND FLOOR



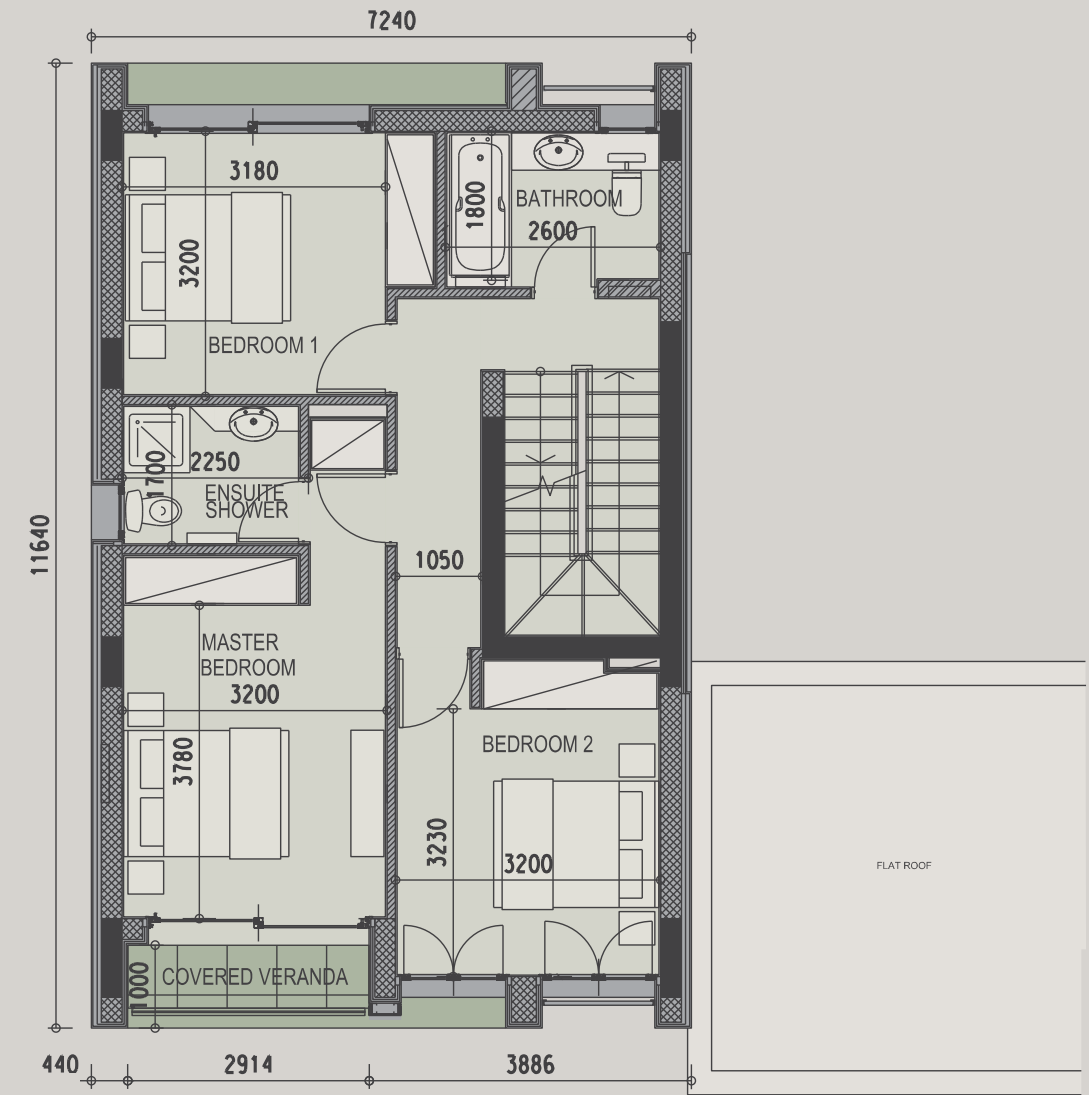
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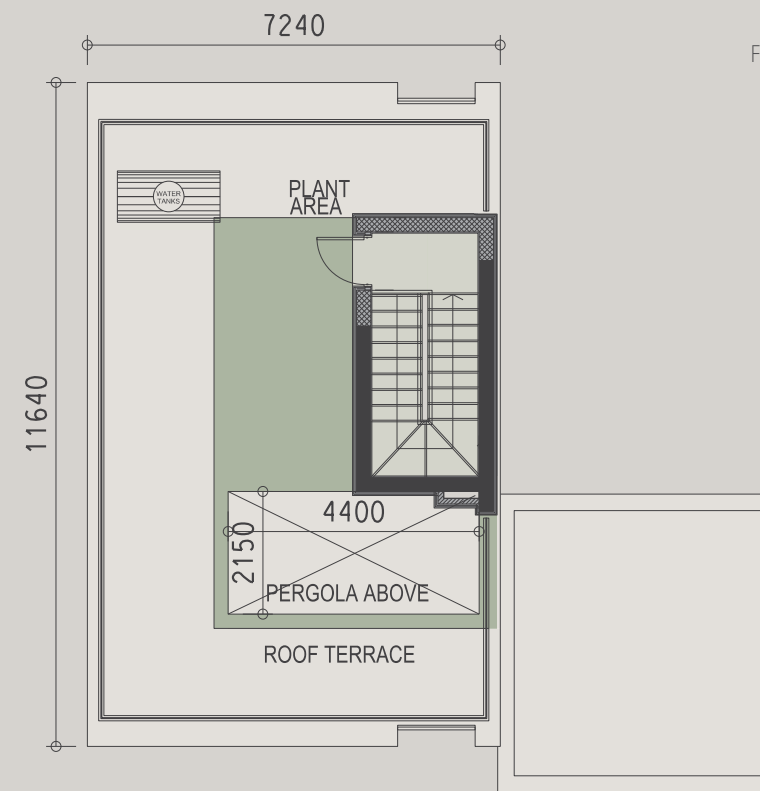
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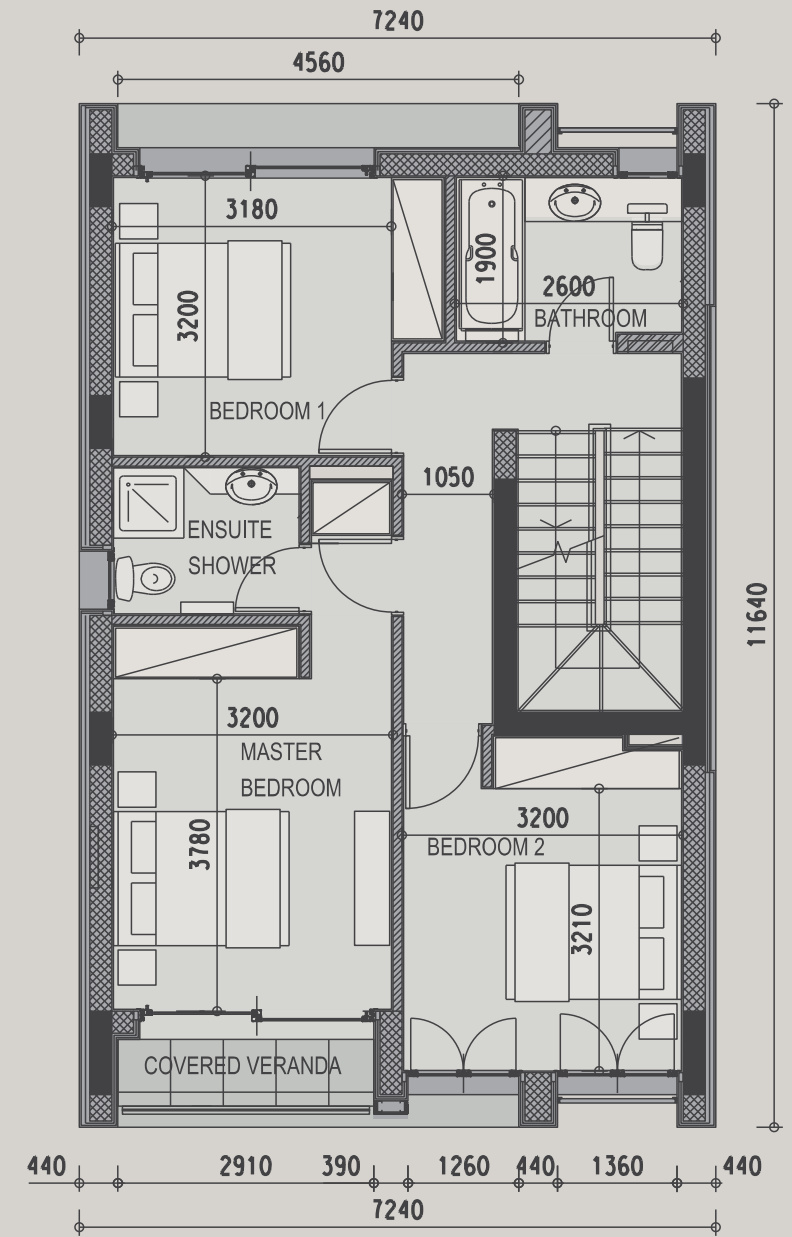
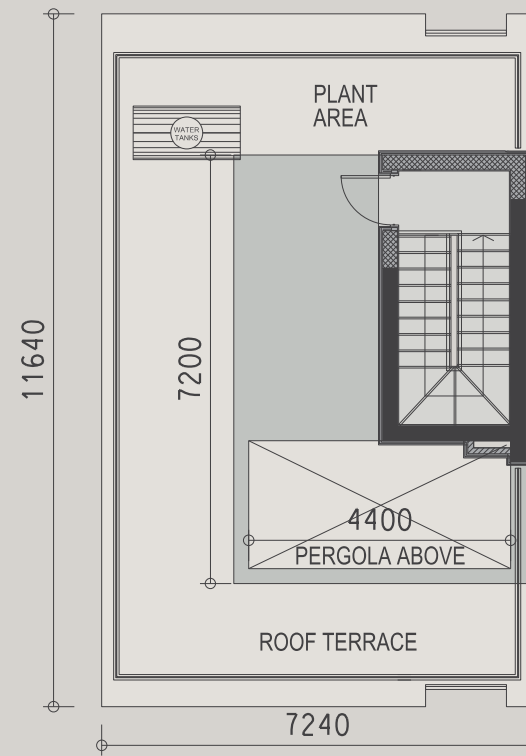
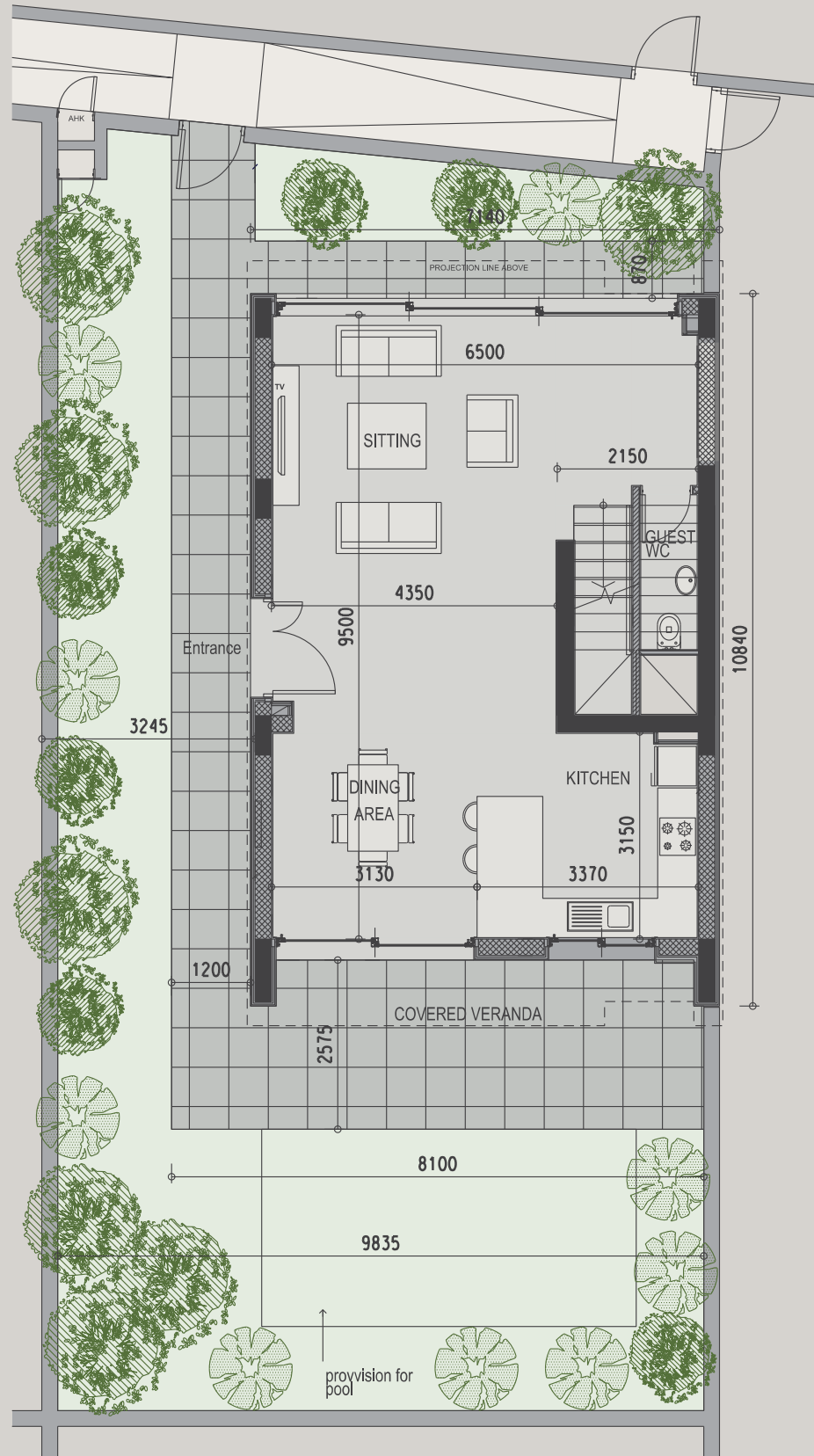
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FIRST FLOOR

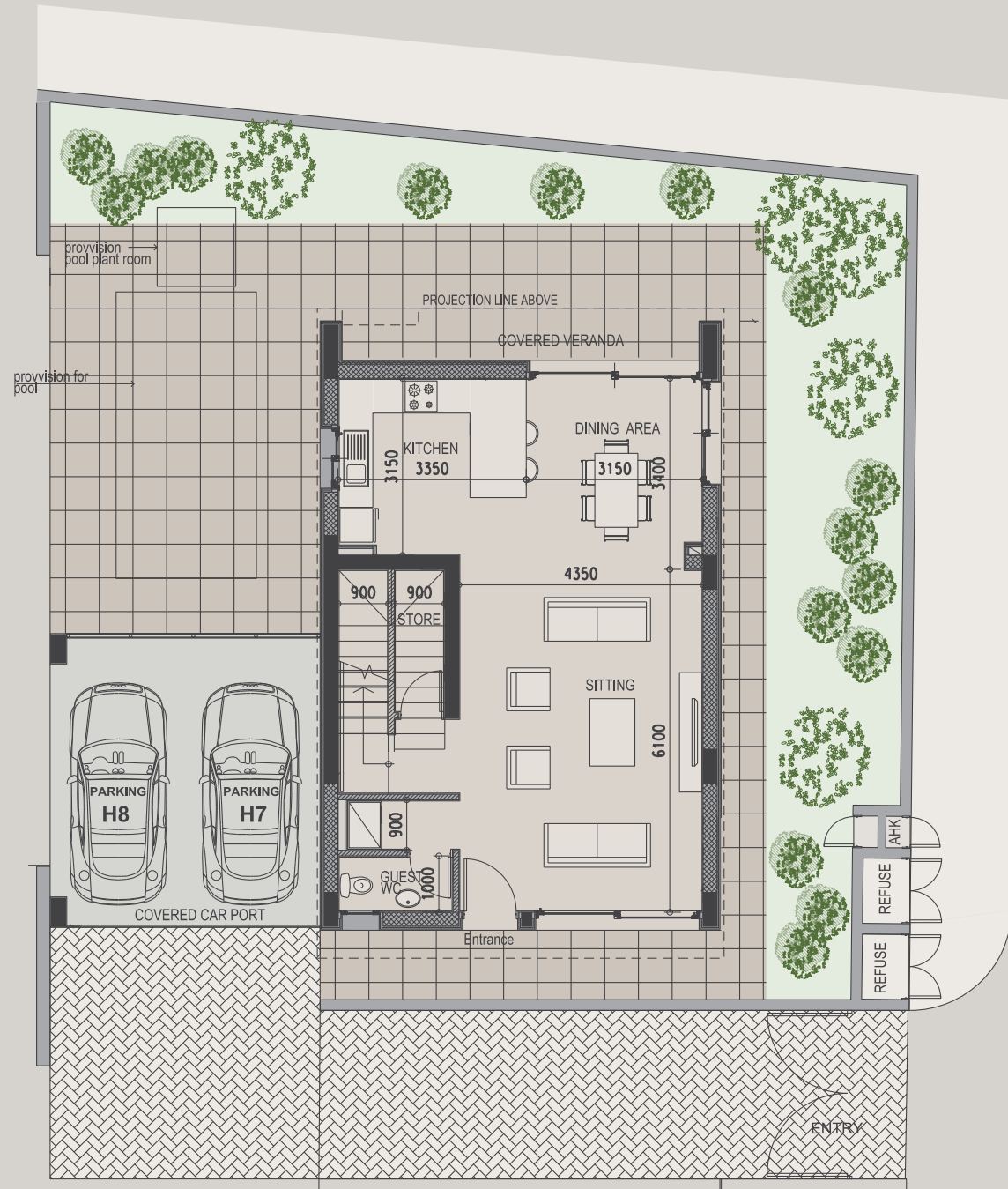


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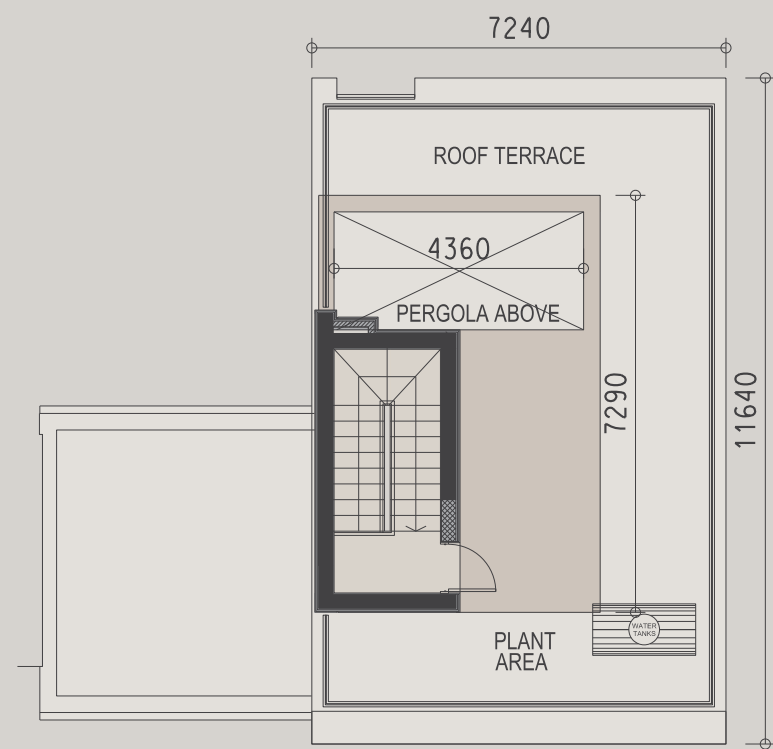


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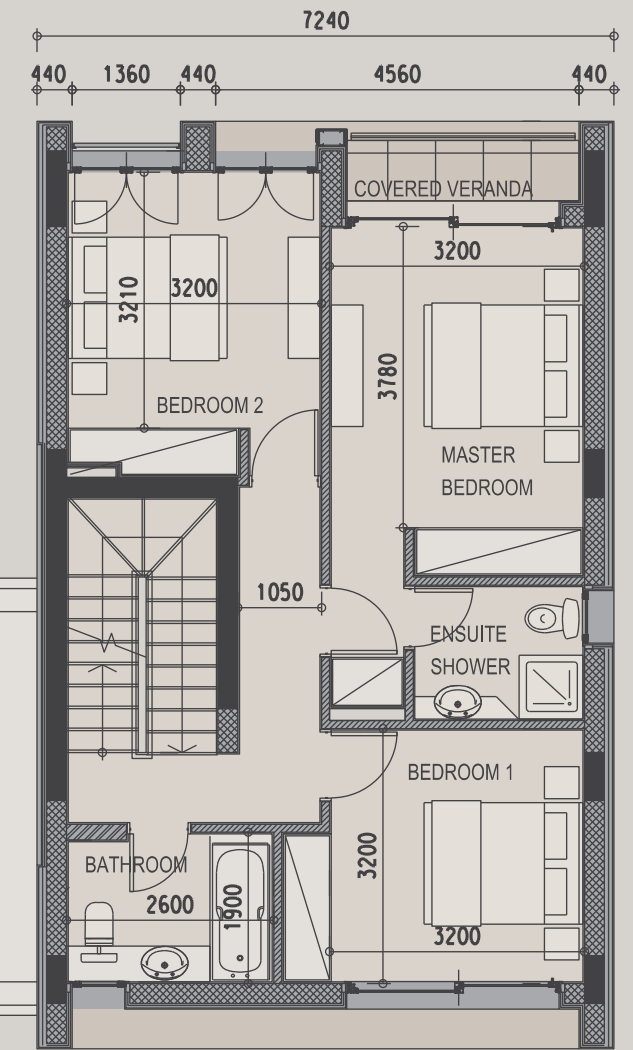
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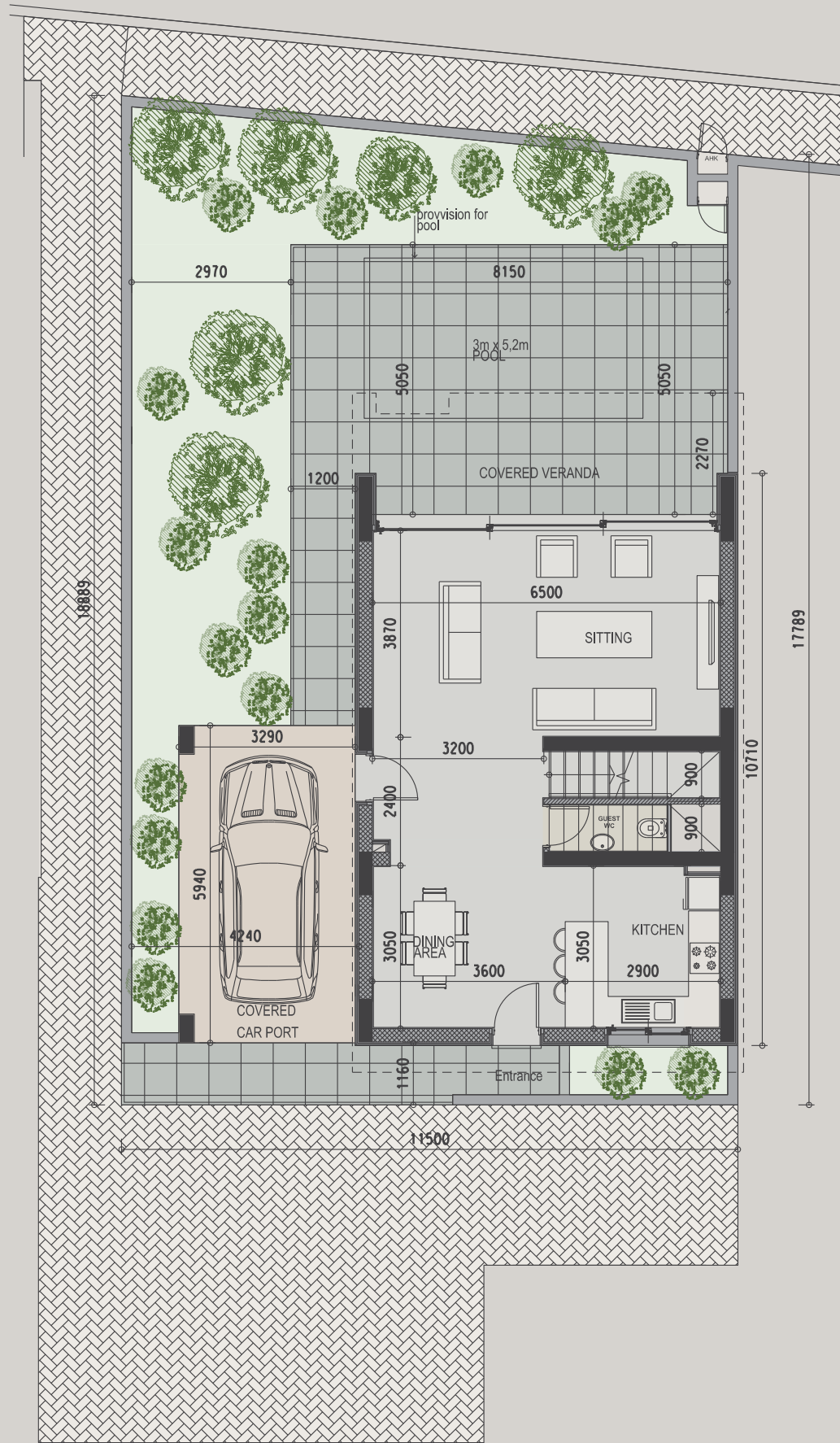
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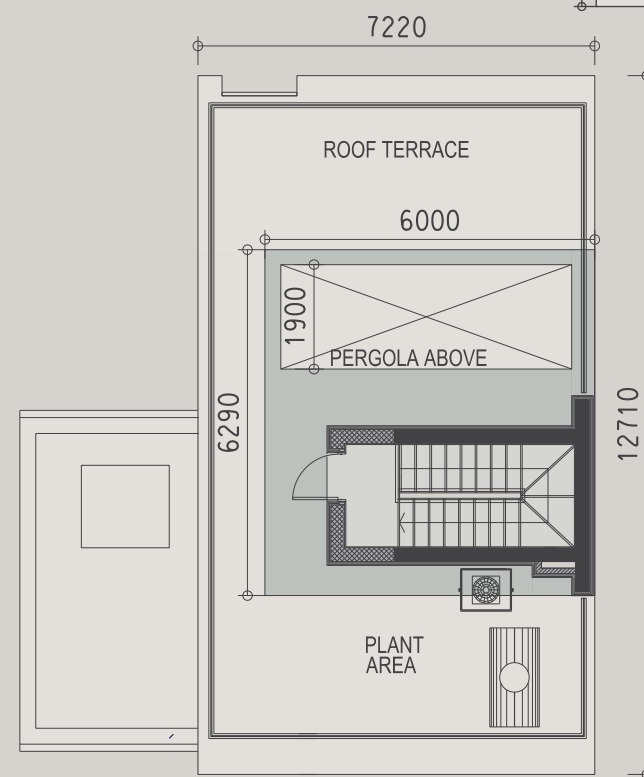
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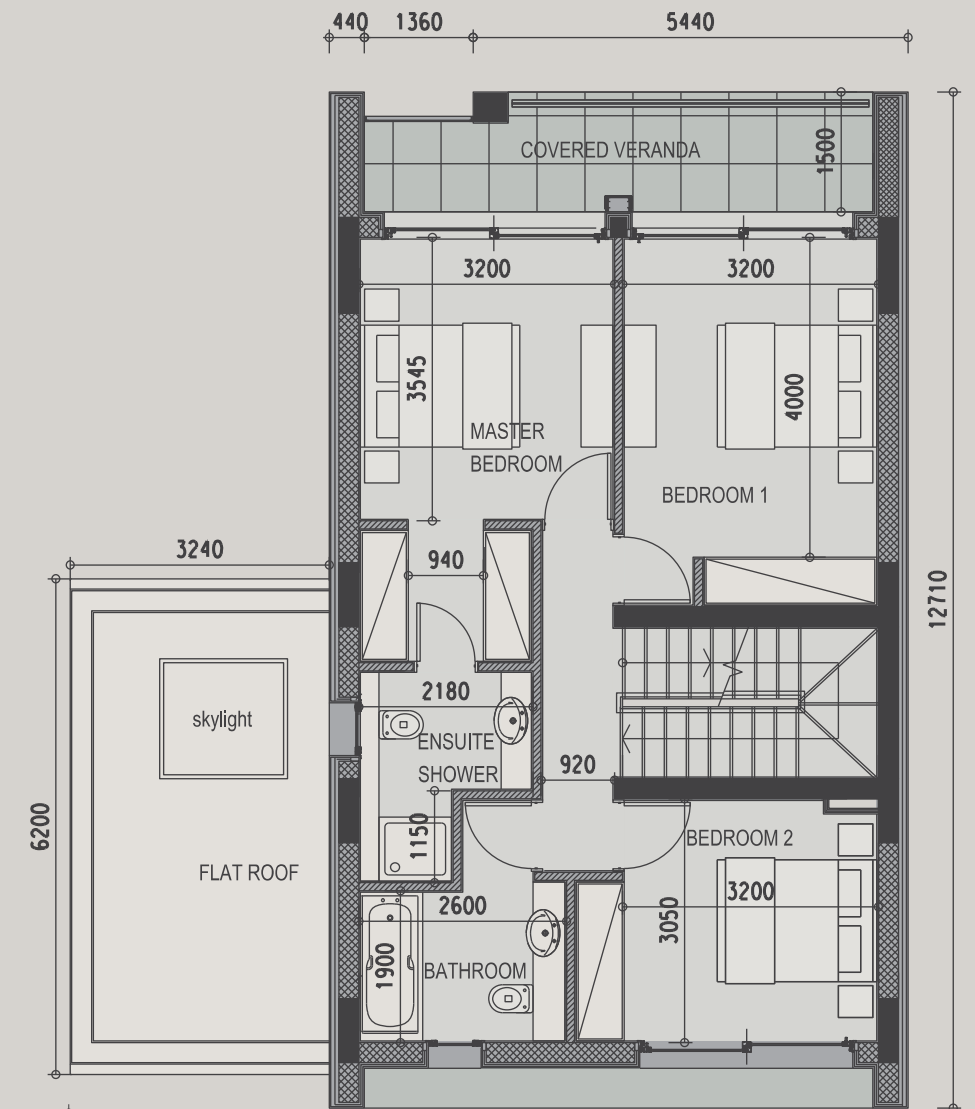
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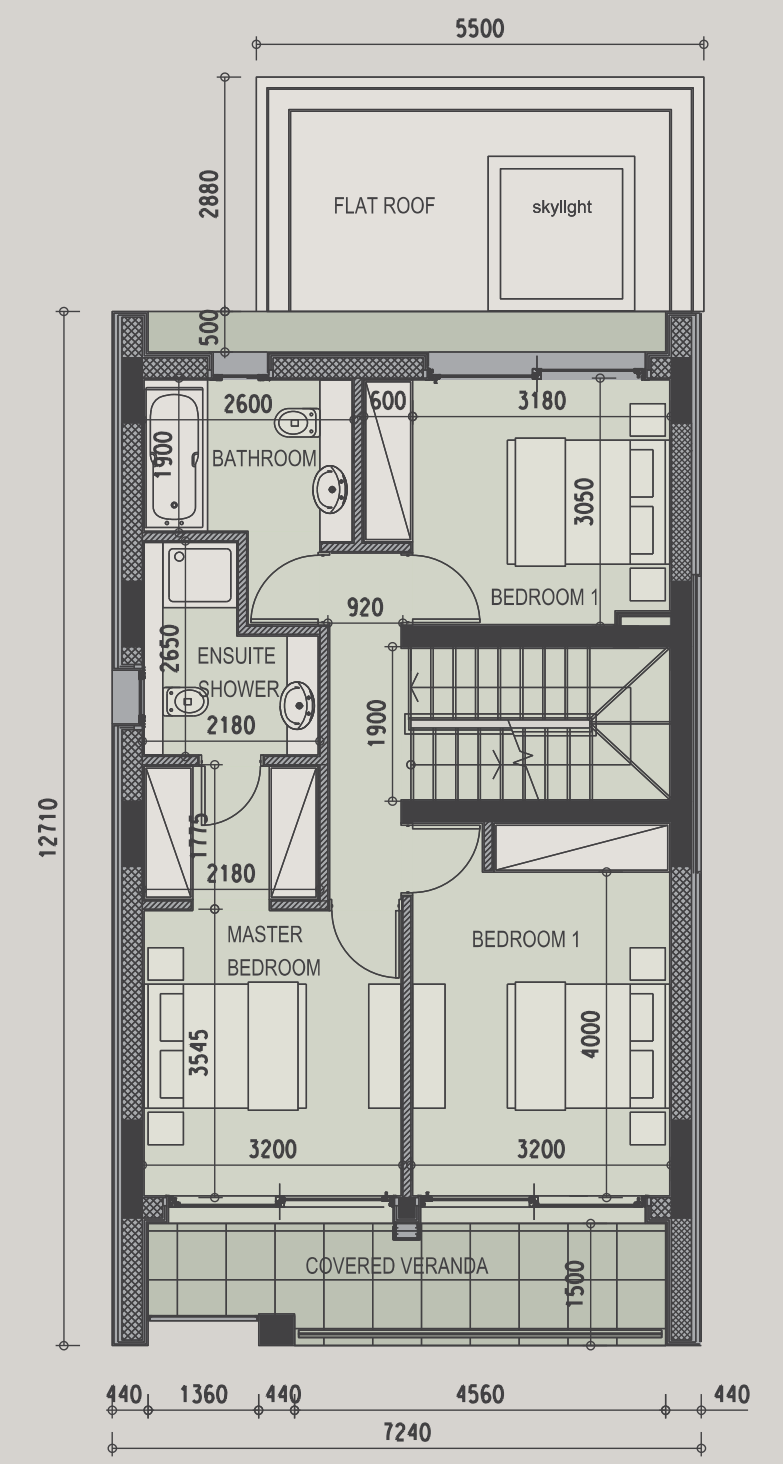
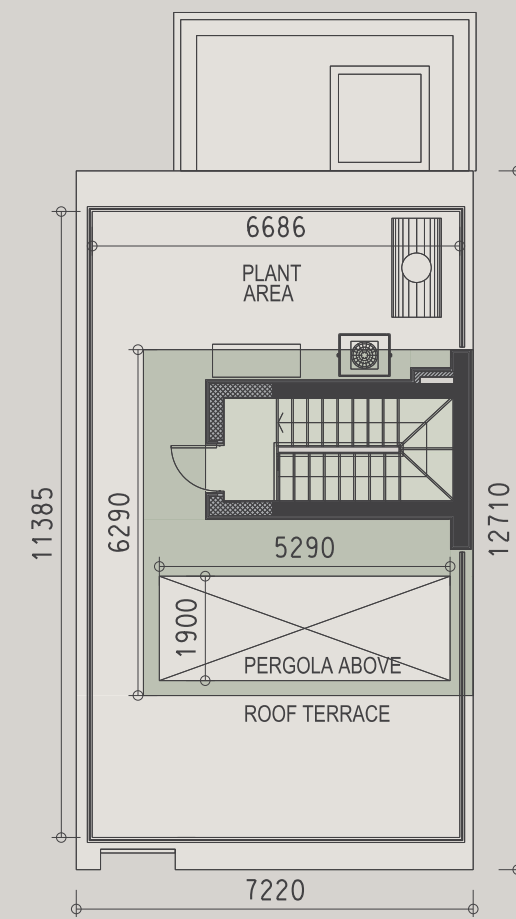
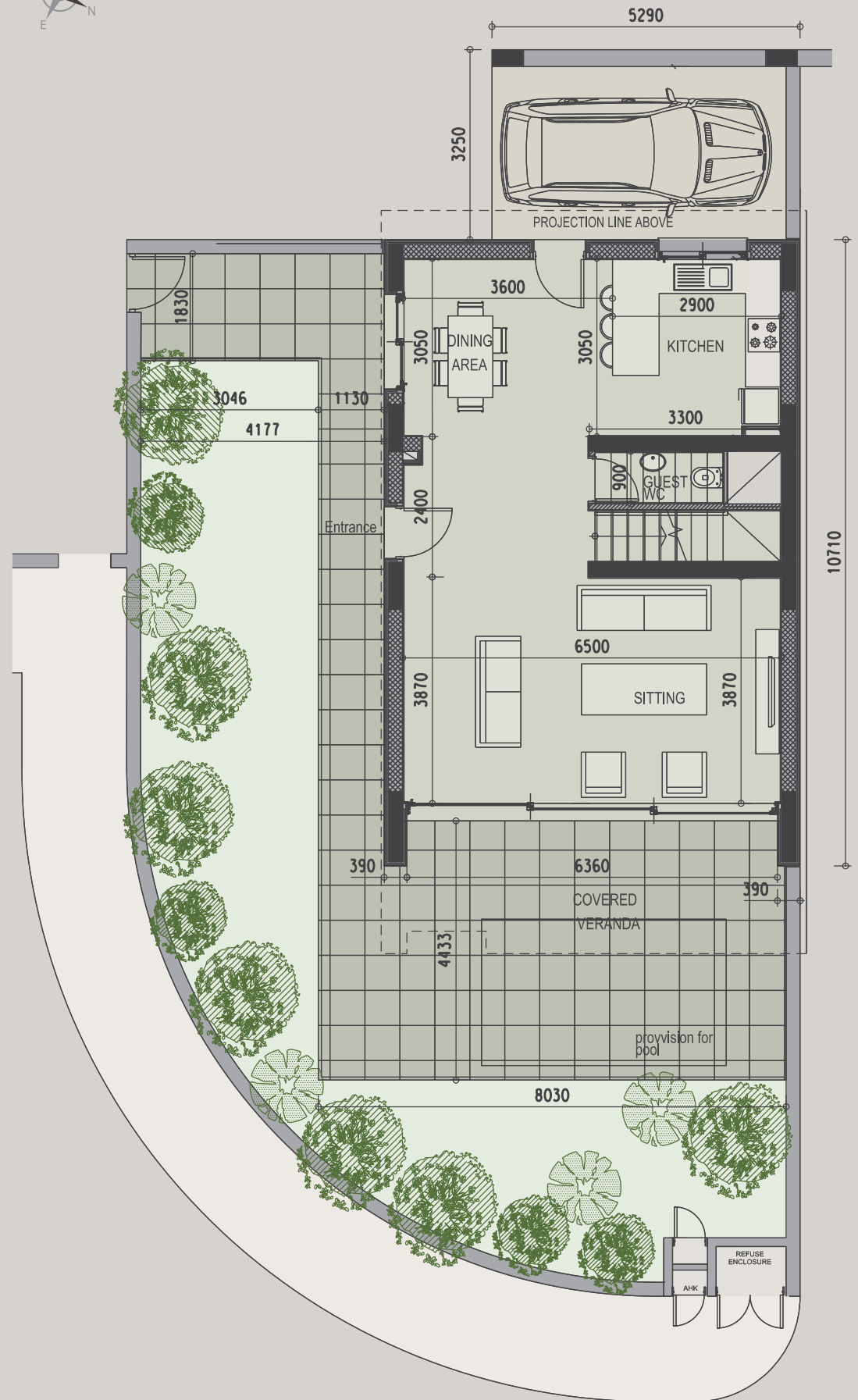
GROUND FLOOR



ROOF TERRACE



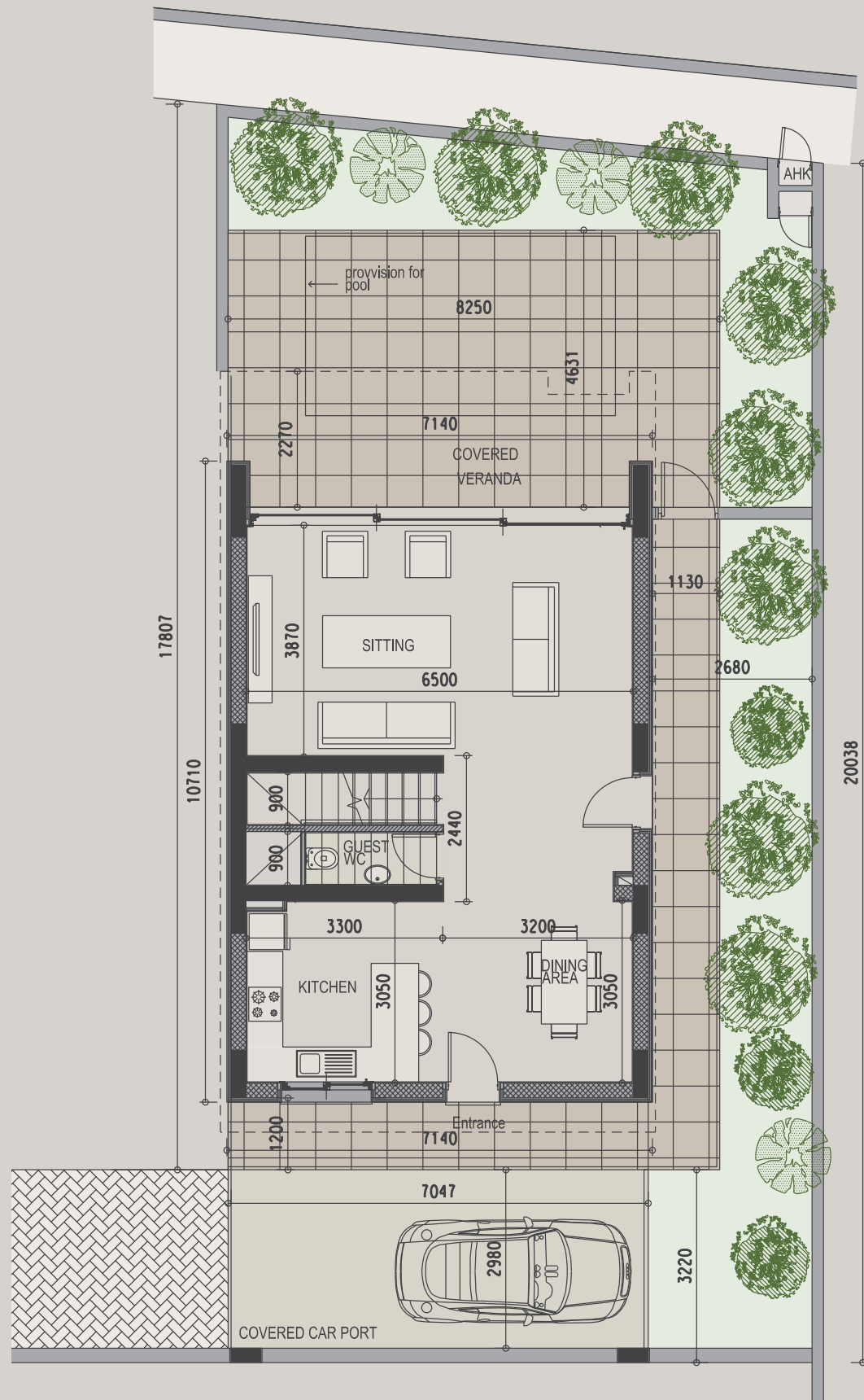
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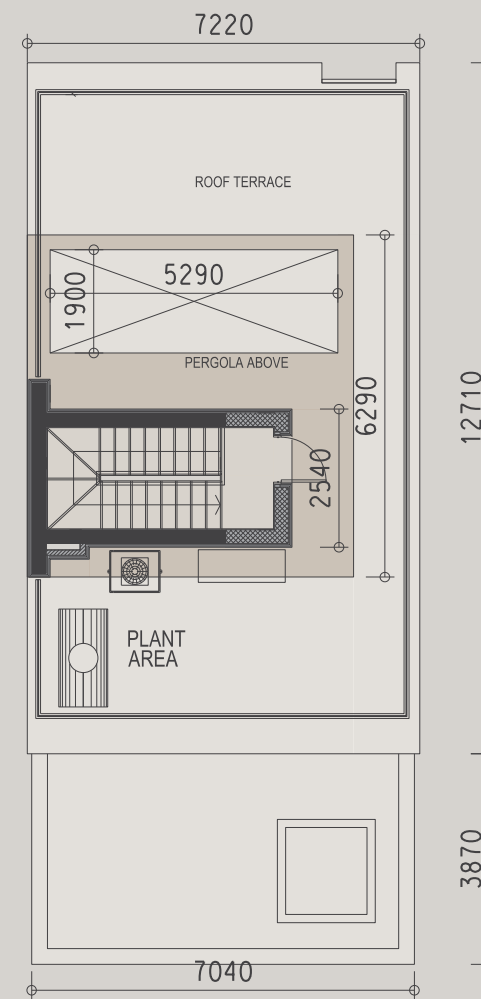
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ROOF TERRACE

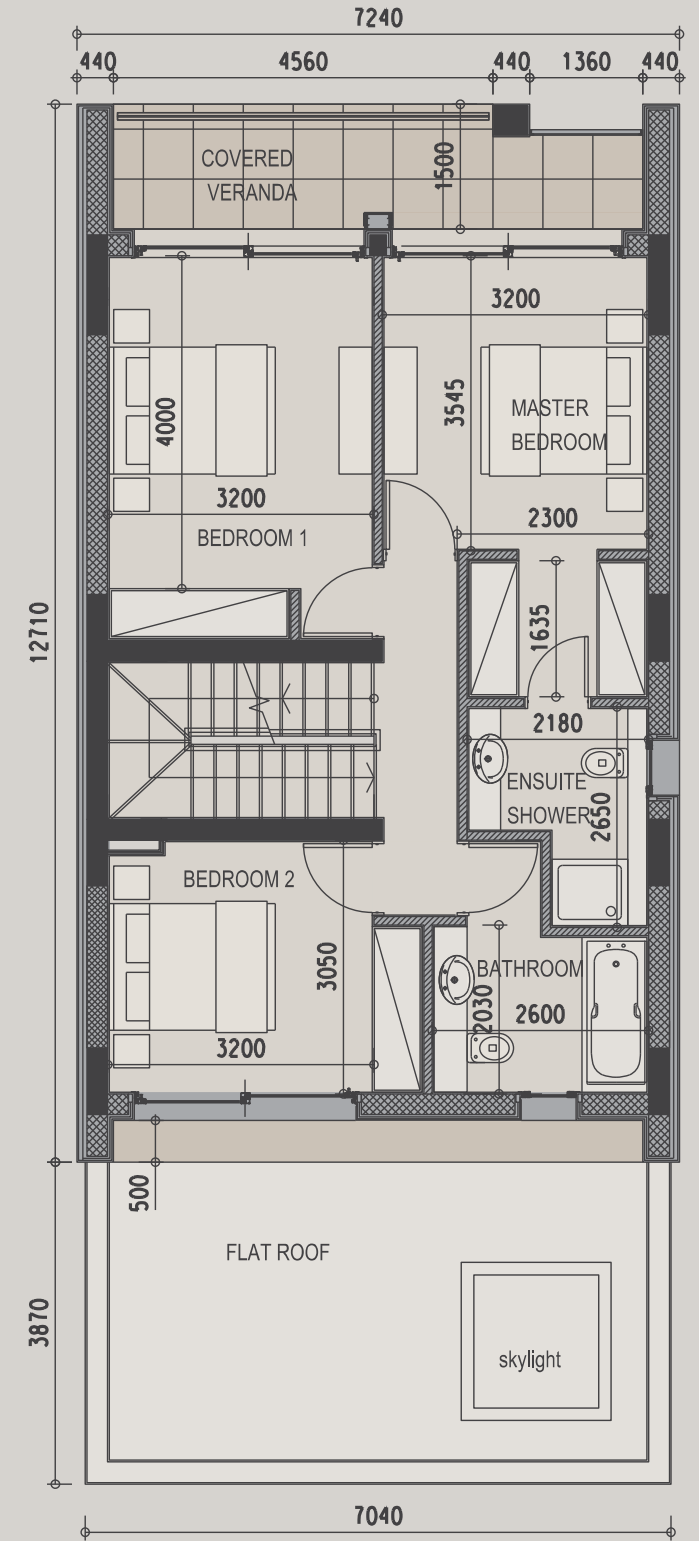
FIRST FLOOR



GROUND FLOOR



ROOF TERRACE



FIRST FLOOR



## SIGNATURE FINISHES

### ELEGANCE PACKAGE

EVERY PROPERTY IS DELIVERED WITH THE 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
- | Provisions for water underfloor heating
- | Provisions for central VRV conditioning
- | Highstandard sanitary ware from European brands
- | Thermal aluminium window frames with double glazing
- | Highstandard kitchen cabinets
- | Highstandard wardrobes from European brands
- | Soft closers
- | Door stoppers
- | Penthouses enjoy private roof terraces and built-in toilet with soft-closing seat

**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
- | Kitchen

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



## RESIDENCY PERMIT

### UNIQUE CYPRUS PERMANENT RESIDENCY FOR PROPERTY BUYERS

Life-long validity  
 For all family members inc. your 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



