



LIBRARY
LOFTS



CONTEMPORARY
AND UPLIFTING URBAN LIVING

450 M TO THE SEAFRONT
AND THE STUNNING
MOLOS PROMENADE



DESCRIPTION

The contemporary gated residential complex is located at the heart of Limassol's centre, with close proximity to the sea and next to the city's buzzing business hub. The complex consists of only 13 luxury 1, 2 and 3-bedroom apartments, delivered seamlessly to residents who are in search of a sophisticated way of living.

The building's architecture blends harmoniously with the city's surroundings, offering an urban lifestyle for citizens of the world. This property has been developed with the latest technology in building materials and exceptional interior finishes by designed-focused European brands. Coupled with a stunning common swimming pool at the roof terrace and a roof common area to relax and entertain, Library Lofts will become the next sought-after living destination in Limassol.

MAJOR BENEFITS

- ONLY 13 LUXURY UNITS IN ONE OF LIMASOL'S MOST SOUGHT-AFTER RESIDENTIAL LOCATIONS
- 450 M TO THE SEAFRONT AND THE STUNNING MOLOS PROMENADE
- COMMON SWIMMING POOL AT THE ROOF TERRACE
- COVERED PARKING
- ACCESS TO ROOF TERRACE COMMON AREA EXCLUSIVELY FOR RESIDENTS
- GATED COMMUNITY WITH CONTROLLED ENTRANCE
- HIGH CEILINGS (2.95M)
- HIGH STANDARD FINISHES
- PROVISIONS FOR UNDERFLOOR HEATING



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 complex is located right at the heart of Limassol's historic centre, near to the Molos Park, the city's amazing promenade, and a mere 450m from the beach. Library Lofts is situated in one of the most desirable residential locations, close to Limassol's business hub and lively urban centre as well as next to the picturesque and chic seafront, with direct access to an array of fine restaurants, vibrant cafés, high-end shops and commercial centres.

This sophisticated property is near the Limassol Marina, considered to be one of the most exclusive and superior marina destinations in the wider Mediterranean and the Middle East. The Limassol Marina offers luxury dining, shopping and leisure facilities as well as a fully-serviced marina, embodying successfully the Mediterranean lifestyle.







LUXURY FINISHES:

LUXURIOUS PARQUET FLOORS, KITCHEN CABINETS FROM KNOWN BRANDS, DOUBLE GLAZED WINDOWS WITH ALUMINUM FRAMES, FIRST CLASS SANITARY WARE

1, 2 AND 3-BEDROOM
APARTMENTS FOR
CONTEMPORARY
URBAN LIVING IN THE
MEDITERRANEAN



CHOICE OF PROPERTIES

Property	Floor	Property Type	Number of bedrooms num.	Number of bathrooms num.	Indoor area sq.m.	Covered veranda sq.m.	Uncovered veranda sq.m.	Total area sq.m.
Flat 101	1st	Apartment	1	1	53.61	20.13		73.74
Flat 102	1st	Apartment	1	1	59.96	11.06		71.02
Flat 103	1st	Apartment	1	1	54.17	6.55		60.72
Flat 104	1st	Apartment	2	2	85.23	23.82		109.05
Flat 201	2nd	Apartment	2	2	87.50	25.66		113.16
Flat 202	2nd	Apartment	2	2	82.01	12.08		94.09
Flat 203	2nd	Apartment	2	2	85.23	23.82		109.05
Flat 301	3rd	Apartment	2	2	87.50	25.66		113.16
Flat 302	3rd	Apartment	2	2	82.01	12.08		94.09
Flat 303	3rd	Apartment	2	2	85.23	23.82		109.05
Flat 401	4th	Apartment	3	3	120.69	30.73	9.28	160.70
Flat 402	4th	Apartment	1	1	48.44	6.55		54.99
Flat 403	4th	Apartment	2	2	85.23	10.12	13.70	109.05

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





FLOOR: 1

- 101 – 1 Bedroom
- 102 – 1 Bedroom
- 103 – 1 Bedroom
- 104 – 2 Bedroom



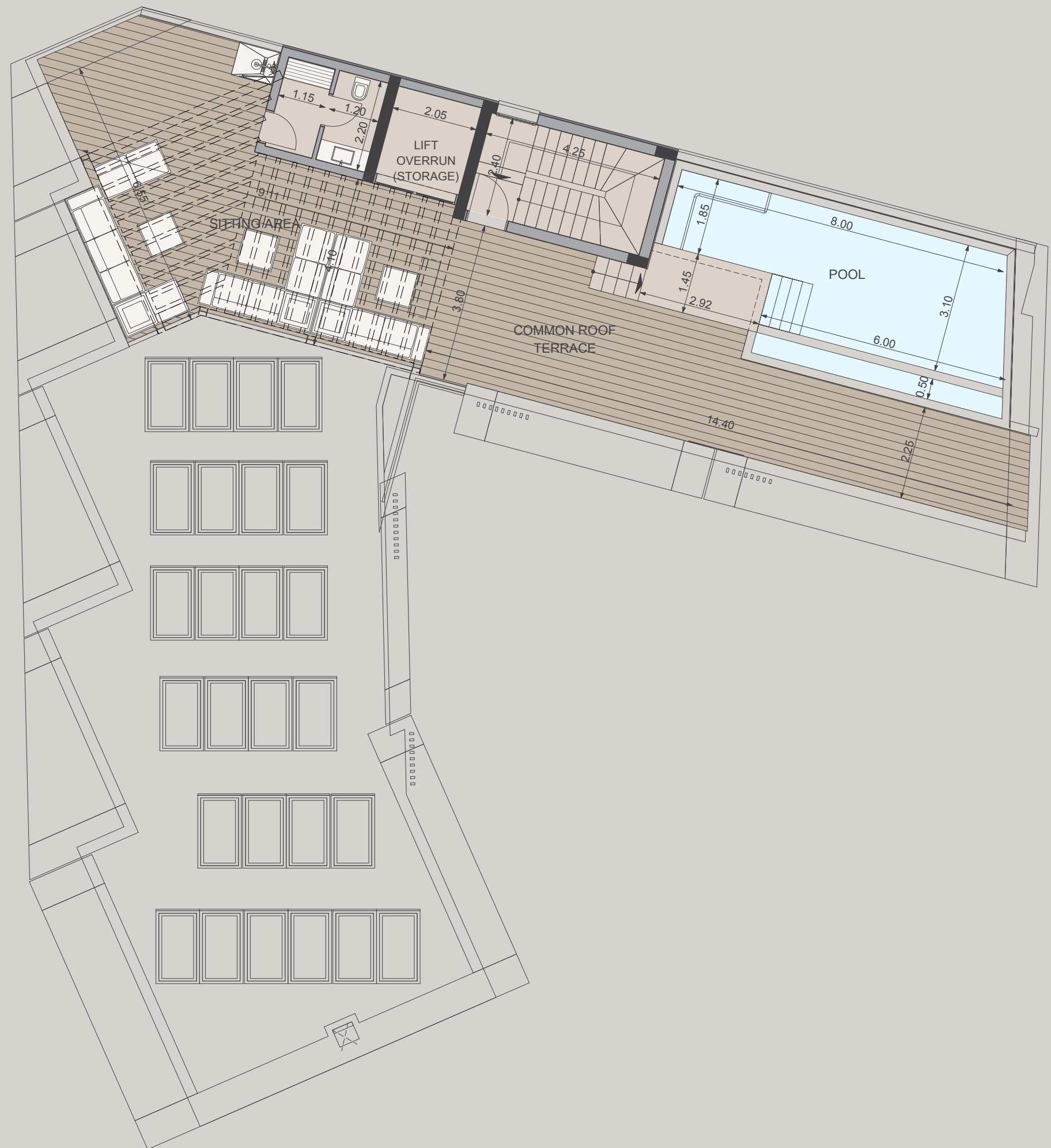
FLOOR: 3

- 301 – 2 Bedrooms
- 302 – 2 Bedrooms
- 303 – 2 Bedrooms



- 401 – 3 Bedrooms
- 402 – 1 Bedroom
- 403 – 2 Bedrooms





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 (2.95 m)
- | Security and fireproof entrance doors
- | Intercom system
- | Provisions for water heated floors
- | Provisions for central VRV conditioning
- | Highstandard sanitary ware from European brands
- | Thermal aluminum 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



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 visa

