



# COMPANY & COUNTRY PROFILE

STATE-OF-THE-ART ESTATES AND OFFICES  
IN LIMASSOL, NICOSIA AND PAPHOS



BETTER QUALITY  
OF LIFE THROUGH  
RESPECT AND  
INTEGRITY

15

YEARS OF SUCCESS

80

OWN DEVELOPMENT PROJECTS

>10000

PROPERTIES IN THE CATALOGUE

>1000

SATISFIED CUSTOMERS



## ABOUT CYPRUS

### PARADISE BETWEEN THREE CONTINENTS

Cyprus is the third largest island in the Mediterranean Sea. It is deservedly considered to be one of the most attractive places for living, leisure and business. Annually hundreds of thousands of tourists from all around the world come here to enjoy the magnificent climate, relax, and to immerse into the luxurious atmosphere and comfort of 5-star

hotels. The climate of Cyprus is considered to be one of the healthiest and mildest in the world. The sea air rich in iodine and the pure mountain air is the key to good health and wellness. Cyprus also offers the lowest taxes in Europe, and foreign buyers of property on the island can receive residence permits and European citizenship.

### WHY CYPRUS?

- 340 days of sunshine a year**
- The cleanest and the safest beaches in Europe**
- European education standard**
- Expected economic growth through development of gas fields and planned construction of casinos**
- 90% English-speaking population**
- A substantial amount of people speak Russian**
- Lowest taxes in Europe**
- Beautiful nature and picturesque landscapes**
- Rich cultural and historic traditions**
- Lowest crime rate in Europe**

## PRIME PROPERTY GROUP

### PROPERTY IN CYPRUS — A SAFE INVESTMENT

At PRIME PROPERTY GROUP, we enable investors to explore investment opportunities through real estate in Cyprus. PRIME PROPERTY GROUP has been active in assisting clients to invest in Cyprus throughout the process, which entails a straightforward procedure, sound and professional advice, and a diverse real

estate portfolio to ensure a return on investment and solid capital growth. With a long-standing experience in the sector and through transparent and premium services, we expertly manage the process of applying for citizenship via the Cyprus Investment Programme.

### WHY PRIME PROPERTY GROUP?

- We are a unique provider of tailored "A-to-Z" real estate solutions to buyers and investors**
- We guarantee full legal compliance and provide due diligence for all transactions**
- We run a successful property development business specializing in the premium segment**
- We deliver a broad range of after-sales services, including rental management and immigration assistance**
- As a real estate broker, we operate in all major Cyprus cities — Limassol, Larnaca, Paphos and Nicosia**

## PROPERTY DEVELOPMENT

OWN PROPERTY DEVELOPMENTS  
IN CYPRUS



## BROKERAGE

THOUSANDS OF PROPERTIES  
FOR SALE FROM OTHER DEVELOPERS  
AND PRIVATE OWNERS



## IMMIGRATION SERVICES

• RESIDENCY PERMITS FOR INVESTORS



## PROPERTY MANAGEMENT

HUNDREDS OF PROPERTIES  
UNDER MANAGEMENT



## PROPERTY RENTALS & RENTAL MANAGEMENT

GREAT VARIETY OF EXCLUSIVE  
PROPERTIES IN THE CATALOGUE



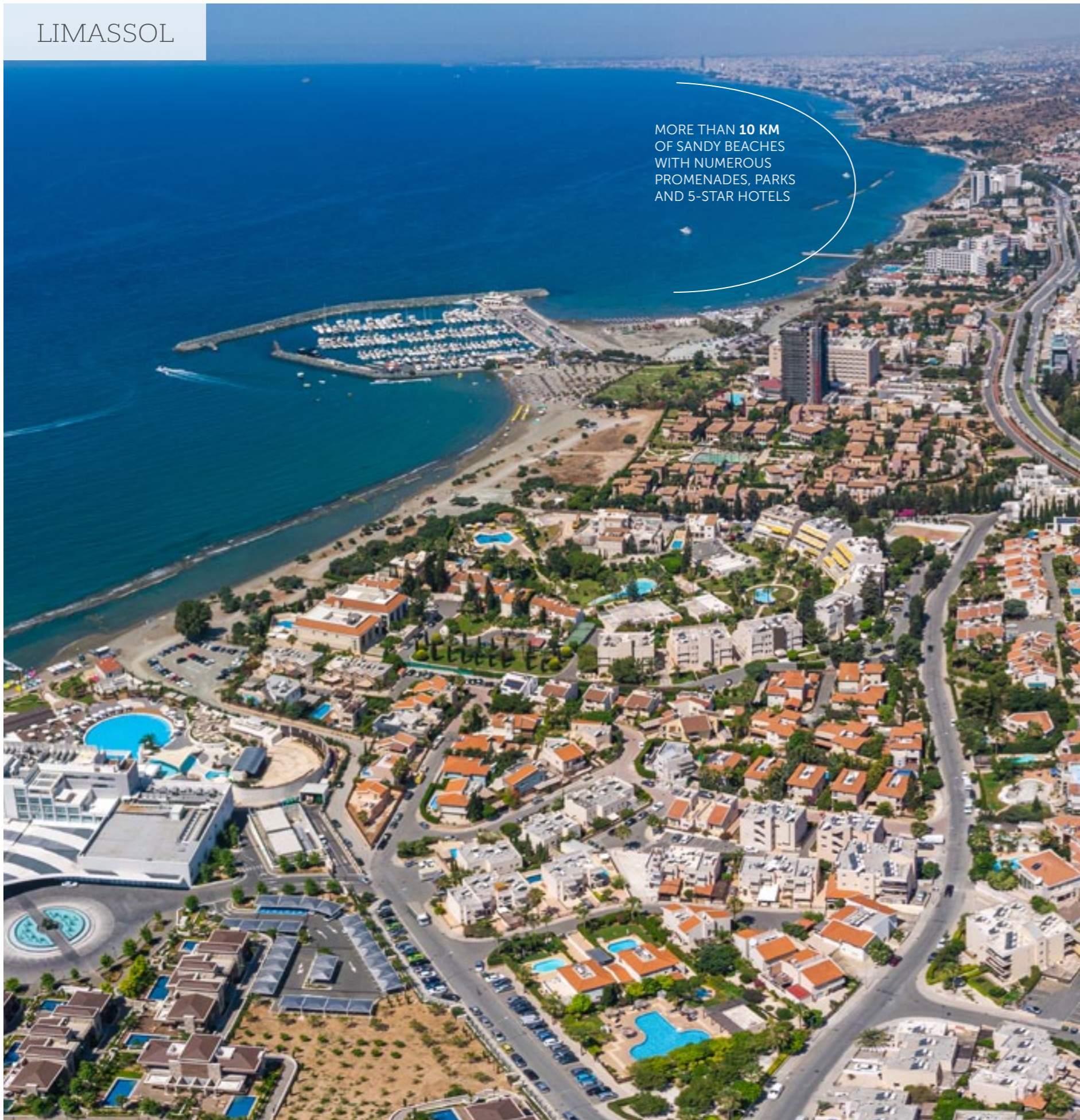
## TOURISM

• HOTEL BOOKING SERVICES  
• FLIGHTS AND AIRLINE BOOKINGS  
• EXCURSIONS AND TOURS  
• YACHT CHARTERS AND CAR RENTALS



# LIMASSOL

MORE THAN 10 KM OF SANDY BEACHES WITH NUMEROUS PROMENADES, PARKS AND 5-STAR HOTELS



Limassol is an internationally recognized tourism centre and one of the biggest cities in Cyprus. Hundreds of hotels and apartments, night clubs and shops make this city attractive for holidays, shopping, as well as permanent stay. Limassol is considered to be a special city, because it is a business center and at the same time a marvelous Mediterranean resort.

# LIMASSOL MARINA



An exclusive marina for yachts, developed by world famous architects and engineers, embodying a unique lifestyle of living on the sea.

# KOURION



An antique city located on the island near modern Limassol. There is a well-preserved antique theatre in the city (was built by Greeks in II century B.C.)

# SKIING



Skiing on the Olympus Mountain. Cyprus is not only about the endless sunshine and boundless sea, the higher peaks of Cyprus offers a beautiful ski resort in the Troodos mountains.

# CYPRriot MEZE



Meze is a national Cypriot dish, which is a combination consisting of different appetizers and various food, usually includes up to 20 dishes.



## IMMIGRATION OPPORTUNITIES

### PERMANENT RESIDENCY BY INVESTING

Buying property in Cyprus is the best and fastest way to obtain a permanent residency permit on terms which are unprecedented for Europe.

### ADVANTAGES OF CYPRUS RESIDENCY



**Issued within 2-3 months**



**Life-long validity without renewal**



**Granted to all family members including children and parents from both sides**



**No residency requirements other than to visit Cyprus once every two years unlike other European countries who insist on residency for at least 3 months per year**



**Makes it possible for you to have a business in Cyprus and to receive shareholder dividends**

### MAIN CONDITIONS & TERMS

- To be granted a life-long permanent residency permit in Cyprus, the applicant needs to purchase a new property or two new properties from the same developer for a total amount of 300,000 euros, excluding the Value Added Tax (V.A.T.). At the time of submission of the application, 200,000 Euros (excluding the V.A.T.) must be transferred in settlement of the property and the contract of sale must be registered at the Land Registry Office.
- The issuance of the Cyprus permanent residency permit takes about 2 months and covers all family members, including children under 25 years old. A Cyprus residency permit allows the holder to stay in Cyprus all year round although one is not obliged to do so.
- The unique advantage of the Cyprus permanent residency programme compared to those of other European countries is that it is life-long, whereas in other European countries residency permits are issued for a limited period of up to 5 years.
- Another considerable advantage of the Cyprus residency programme is that in order to keep your residency you are not obliged

to stay in the country for at least 3 months a year, you only need to visit Cyprus once every two years. However, it is necessary to open at least one deposit account in one of the Cypriot banks for the amount of 30,000 euros for a period of 3 years.

### WHY CYPRUS PERMANENT RESIDENCY?

- The climate of Cyprus is considered to be one of the healthiest and mildest in the world; summer season in Cyprus lasts from April until November.
- Reasonable prices as well as the cost of living in Cyprus is cheaper than in other European countries.
- Relatively simple procedure for obtaining permanent residency and citizenship.
- Comfortable language environment: almost all Cypriots speak and read the English language.
- Cyprus offers excellent opportunities for acquiring high Quality standard education. In all major cities of Cyprus you can find English and Russian schools.
- Lowest taxes in Europe. Corporate Income Tax is only 12,5%. From the 1st of January 2017 Real estate tax has been abolished.

## CYPRUS TAX PREFERENCES

### NON-DOMICILE

With the introduction of "Non-Domicile" or "non-dom" rules, a Cyprus tax resident individual who is not domiciled in Cyprus (individual who has not been a tax resident for at least 17 years out of the last 20 years) will effectively not be subject to individual tax on any interest, rents or dividends (whether actual or deemed) regardless of whether such income is derived from sources within Cyprus and whether such income is remitted to a bank account or economically used in Cyprus.

### TAX RESIDENCY IN 60 DAYS

The Parliament of Cyprus has just approved a bill that gives the right to an individual to be considered as tax resident in Cyprus, provided that he/she meets cumulatively the conditions:

- He/she should remain in Cyprus for at least 60 days during the tax year;
- He/she should pursue any business and/or to work and/or to be a director in a company tax resident in Cyprus at any time during the tax year;
- He/she should maintain a permanent residence in Cyprus, which can be either owned or rented by the owner.



WHY WE ARE  
DIFFERENT

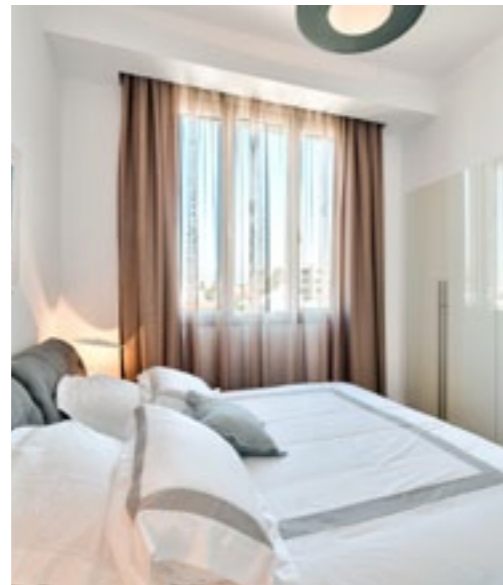


## ELEGANCE PACKAGE

EVERY PROPERTY IS DELIVERED WITH SIGNATURE TOP STANDARD FINISHES OF PRIME PROPERTY GROUP:

- | Fully completed finishes
- | Semi-solid parquet floors in each room
- | Marble floor and walls in the toilets and bathrooms
- | High ceilings (3.15 m)
- | Security 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 from Italy
- | High-standard wardrobes from European brands
- | Soft closers for kitchen cabinets
- | Penthouses enjoy private roof terraces with pools

**NOTE:** Movable furniture, home appliances & interior items are extras







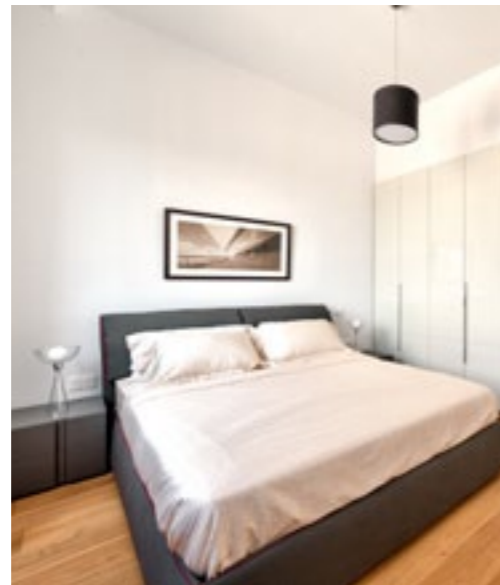
## COMFORT PACKAGE

EVERY PROPERTY IS DELIVERED WITH SIGNATURE TOP STANDARD FINISHES OF PRIME PROPERTY GROUP:

- | Laminate parquet in each room
- | Quality ceramic tiles in bathrooms and toilets
- | Aluminium window frames with double glazing
- | High quality entrance doors

- | Provisions for split A/C units in all rooms
- | Sanitary ware from European brands
- | High quality kitchen cabinets and wardrobes
- | Artificial granite worktop

**NOTE:** Movable furniture, home appliances & interior items are extras





## SIGNATURE PENTHOUSES

PRIME PROPERTY GROUP HAS REIMAGINED THE IDEA OF WHAT A PENTHOUSE SHOULD REPRESENT. THE SIGNATURE PENTHOUSES OF PRIME PROPERTY GROUP 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.

- | Substantial roof space
- | Stone floors
- | Mosaic tiled swimming pool with jacuzzi
- | Barbecue

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





## SIGNATURE INTERIORS BY PRIME – PKS

### PHILOSOPHY OF KUDOS + STYLE

PKS Philosophy of Kudos + Style established since 1953, strengthened by its years of experience, has grown to collaborate with the biggest Italian brands and designers on home philosophy. Our team of experience architects and interior designers, seeing your space as a unique vision, can offer their services, fulfilling a space that will provide you the sentiment of tranquillity and perfection. It is our passion to make you forget any daily stress as we are selecting the segments that blend with quality and elegance. Our interior designers will perform every project to their maximum ability in order to satisfy clients with their needs, wants and visions. With our product range i.e. **indoor + outdoor furniture, rugs, curtains, lighting, accessories, linens, mattresses, handmade wall coverings, etc.** We are honoured to represent Famous European brands, among which are: Poltrona Frau, Moooi, Ligne Roset, Fendi, Kartell, Magis, Bonaldo, Vibieffe, Fiam, Tribu, Rossana Italian Luxury kitchen, Vispring, Yves Delorme, Flos, Louis Poulsen, Lalique, Venini, Alessi, iittala, Bosa, Stepevi, Varaschin, MisuraEmme, Studio Italia Design, Welter, Texturae, Tonelli.

### “BUY YOUR HOME BEFORE BUY”

We can assist you easily to visualize and conceptualize the dreams in the design of your own home or business! 3D top quality floor plans. #PKS\_Services



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PROJECTS  
ON THE MAP



**GATED COMPLEXES NEAR THE SEA**

**GATED COMPLEXES IN THE CITY CENTER**

**SUBURBAN HOUSES**

**MANSIONS AND VILLAS OVERLOOKING THE SEA**

**TOWERS, CONDOS & BEACHFRONT DEVELOPMENTS**

**OFFICES**

- 1 AMATHEA RESIDENCE (APTS)
- 2 ARKADA HOUSE (APTS)
- 4 BELLINI RESIDENCE (APTS)
- 9 BOSCO RESIDENCE (APTS)
- 11 COASTAL PARK RESIDENCE (APTS)
- 13 FAMILIA GARDENS (APTS, VILLAS)
- 14 FAMILIA RESIDENCE (APTS)
- 15 FIJI SUITES (APTS)
- 16 FORUM PLAZA (APTS)
- 17 GRAND PARK (APTS)
- 20 MAIYA RESIDENCE (APTS)
- 30 ORCHARD HOUSE (APTS)
- 31 MALIBU RESIDENCE (APTS)
- 33 SUMMER HOUSE (APTS)
- 37 SUNBURY HOUSE (APTS)
- 40 OSCAR HOUSE (APTS)
- 41 KIWI RESIDENCE (APTS)
- 42 OXFORD HOUSE (APTS)
- 43 ROSSINI RESIDENCE (APTS)
- 44 ALLURE RESIDENCE (APTS)
- 45 ROSEWOOD RESIDENCE (APTS)
- 46 SPRING RESIDENCE (APTS)
- 47 HORTENSIA RESIDENCE (APTS)

- 6 BLACKBERRY (APTS)
- 7 BLUEBERRY (APTS)
- 12 COLUMBIA HOUSE (APTS)
- 19 JOYA RESIDENCE (APTS, VILLAS)
- 35 SOHO RESIDENCE (APTS)
- 36 YORK HOUSE (APTS)
- 39 HAMILTON COURT (APTS)
- 48 LIBRARY LOFTS (APTS)

- 5 BELMONT HOMES (VILLAS)
- 10 BRADFORD HOMES (VILLAS)
- 18 GRAND VALLEY HOMES (VILLAS)
- 21 MAYFORD HOMES (VILLAS)
- 24 RICHMOND VILLAS (VILLAS)
- 26 TOWN HILL VILLAS (VILLAS)

- 23 MONTEBELLO MANSIONS (VILLAS)
- 27 HILLSIDE VILLAS (VILLAS)
- 49 VILLA ROSSI (VILLAS)

- 3 AZUR RESIDENCE (APTS)
- 8 BLUE OCEAN (APTS, OFFICES)
- 22 INFINITY TOWERS (APTS)
- 25 SKY TOWER (APTS)
- 32 EDEN ROC RESIDENCE (APTS, TOWNHOUSES)
- 34 MARCO POLO (APTS)

- 38 LIBERTY TOWER (OFFICES)
- 50 SUMMIT BUSINESS CENTRE (OFFICES)

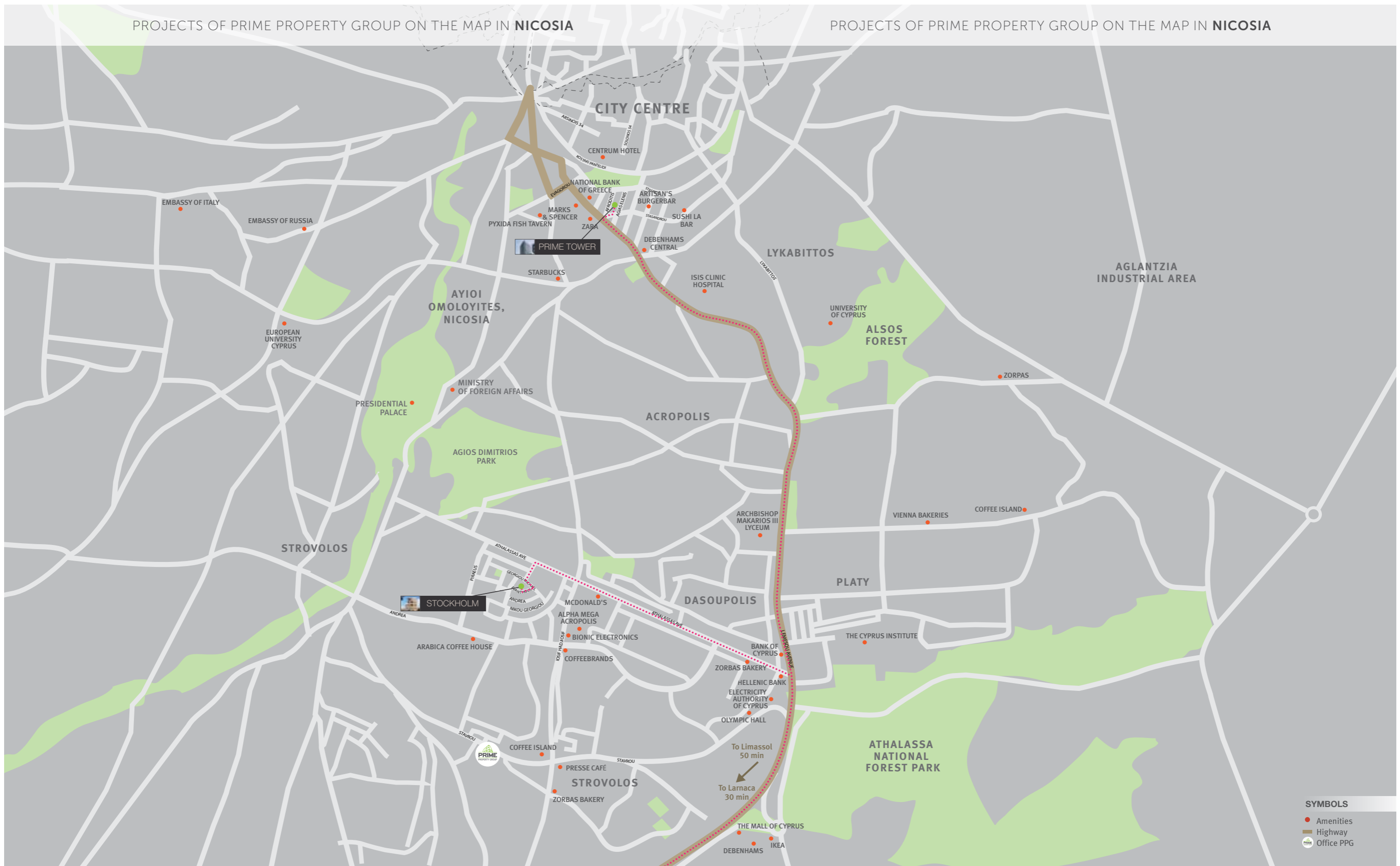


**SYMBOLS**

- Hotels
- Archaeological signs
- Highway
- Office PPG

**GATED COMPLEXES NEAR THE SEA**

● THE HERITAGE (APTS)



GATED COMPLEXES IN THE CITY CENTER

OFFICES

● STOCKHOLM RESIDENCE (APTS)

● PRIME TOWER (OFFICES)

SYMBOLS

- Amenities
- Highway
- Office PPG





EXAMPLES  
OF COMPLETED  
PROJECTS



## ARKADA HOUSE

LIMASSOL, **AREA:** POTAMOS GERMASOGEIAS, **DISTANCE TO SEA:** 300 M



THE ARKADA HOUSE LUXURY APARTMENT RESIDENCE IS LOCATED 300 M FROM THE BEACH IN AN UPSCALE AREA OF LIMASSOL, QUIET SURROUNDINGS PROVIDE IDEAL CONDITIONS FOR PERMANENT RESIDENCE.

- |   |              |   |
|---|--------------|---|
| <ul style="list-style-type: none"> <li>  Only 14 apartments</li> <li>  300 meters from the sandy beaches of Dasoudi Park</li> <li>  Indoor facilities: pool, gym and covered parking</li> <li>  Gated community with controlled entrance</li> <li>  High ceilings (3.15 m)</li> </ul> | <p>.....</p> | <ul style="list-style-type: none"> <li>  High-standard finishes</li> <li>  Provisions for water underfloor heating</li> <li>  Large covered balconies</li> <li>  Close to all amenities</li> <li>  Penthouses with private roof gardens and individual pools</li> </ul> |
|---|--------------|---|



## SOHO RESIDENCE

LIMASSOL, **AREA:** CITY CENTRE, **DISTANCE TO SEA:** 1500 M



THIS ULTRA MODERN COMPLEX IS LOCATED IN A QUIET RESIDENTIAL NEIGHBORHOOD IN THE HEART OF LIMASSOL AND INCLUDES FIVE 1-, 2-, AND 3-BEDROOM APARTMENTS AND A LUXURIOUS PENTHOUSE WITH A PRIVATE ROOF GARDEN.

- |   |              |   |
|---|--------------|---|
| <ul style="list-style-type: none"> <li>  Only 6 apartments</li> <li>  5 minutes' drive to the best beaches</li> <li>  Gated community with covered parking</li> <li>  Luxury finishes: parquet flooring, marble in bathrooms, expensive windows and built-in furniture</li> </ul> | <p>.....</p> | <ul style="list-style-type: none"> <li>  High ceilings (3.15 m)</li> <li>  Safety entrance door</li> <li>  VRV central air-conditioning and water underfloor heating</li> <li>  Spacious verandas</li> <li>  Penthouse with private roof garden and pool</li> </ul> |
|---|--------------|---|



PHILOSOPHY OF KUDOS + STYLE



PKS PHILOSOPHY OF KUDOS + STYLE



## COASTAL PARK RESIDENCE

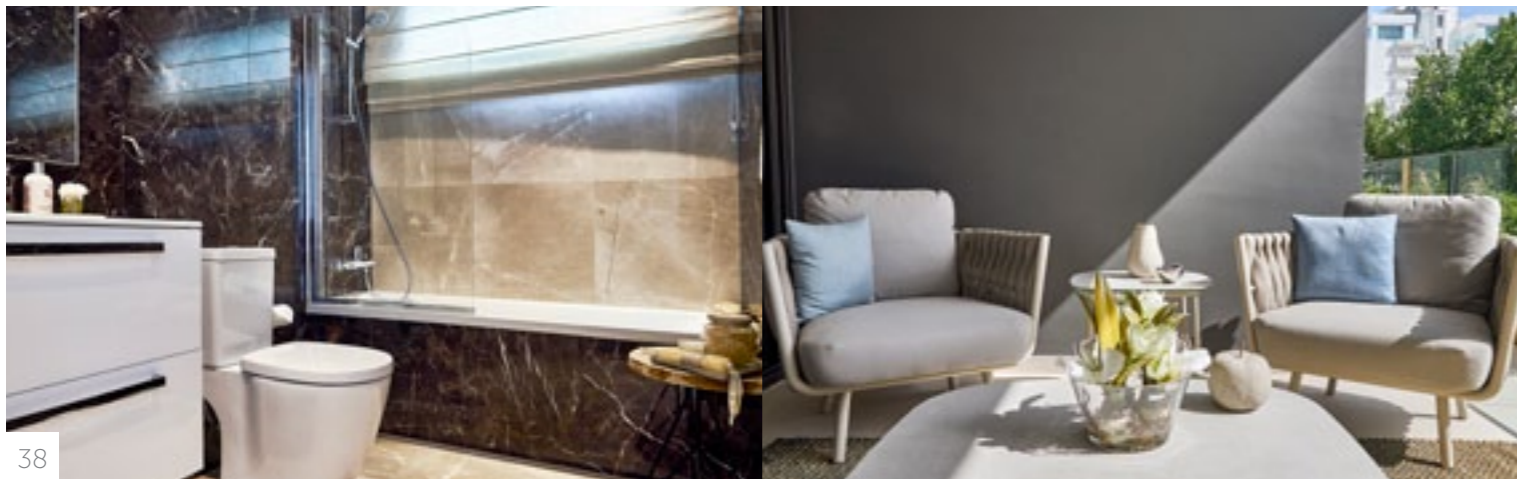
LIMASSOL, AREA: POTAMOS GERMASOGEIAS, DISTANCE TO SEA: 150 M



THE COASTAL PARK RESIDENCE OFFERS A SPLENDID LIFESTYLE FOR THOSE SEEKING THE COMFORT OF A STYLISH GATED COMMUNITY WITH INDOOR FACILITIES. THE PROJECT IS LOCATED IN ONE OF LIMASSOL'S MOST PRESTIGIOUS TOURIST DISTRICTS, PAPAS, WITHIN A STROLL TO THE SANDY BEACH AND WELL KNOWN DASOUDI PARK.

Quiet surroundings and proximity to all city amenities imaginable (including the Papas supermarket) provide the ideal conditions for happy family living. The sandy beaches 150 meters away from the project guarantee that your property at the Coastal Park Residence is a successful investment generating substantial rental yields.

- |   |              |   |
|---|--------------|---|
| <ul style="list-style-type: none"> <li>  150 meters to the sandy beaches and Dasoudi park</li> <li>  Pool, gym, sauna and covered parking</li> <li>  Gated community with controlled entrance</li> <li>  High ceilings (over 3.15 m)</li> </ul> | <p>.....</p> | <ul style="list-style-type: none"> <li>  High-standard finishes</li> <li>  All amenities around the corner</li> <li>  Penthouses with private roof gardens and pools</li> </ul> |
|---|--------------|---|





## GRAND PARK

LIMASSOL, AREA: PAPAS, DISTANCE TO SEA: 150 M



MODERN RESIDENTIAL COMPLEX CONSISTING OF TWO BLOCKS AND 30 LUXURIOUS 1-,2-,3-,4- BEDROOM APARTMENTS AND PENTHOUSES WITH HIGH STANDARD FINISHES.

The project is situated in Papas area in Limassol, one of the most prestigious tourist areas in the city and just 150 meters to the sandy beaches and Dasoudi park.

Quiet surroundings and proximity to all city amenities imaginable provide the ideal conditions for happy family living. This project will be your excellent investment.

- | 150 meters to the sandy beaches of Dasoudi park
- | Pool, gym, sauna and covered parking
- | Gated community with controlled entrance
- | High ceilings (over 3.15 m)

- | High-standard finishes
- | All amenities around the corner
- | Penthouses with private roof gardens and pools





## FAMILIA GARDENS

LIMASSOL, **AREA:** POTAMOS GERMASOGEIAS, **DISTANCE TO SEA:** 1300 M



THIS AMAZING DEVELOPMENT IS LOCATED IN ONE OF THE MOST PRESTIGIOUS RESIDENTIAL AREAS OF POTAMOS GERMASOGEIA.

It is a compound consisting of only 4 ultra-modern houses and 6 apartments, penthouses and duplexes with private gardens. The penthouses and houses enjoy private rooftops with jacuzzi. City amenities

such as grocery shops, bakeries, pharmacies, and cafeterias, are located within walking distance. Limassol's best sandy beaches and entertainment facilities are within 5 minutes drive.

- | 1.3 km to one of Limassol's best beaches – Dasoudi
- | Common pool and parkings
- | Gated compound providing higher security

- | High standard finishes from European brands
- | All amenities are around the corner
- | Penthouses and houses with private rooftops with jacuzzi



## BELLINI RESIDENCE

LIMASSOL, **AREA:** PAPAS, **DISTANCE TO SEA:** 350 M



BELLINI RESIDENCE IS AN EXCLUSIVE COMPLEX WITH LUXURY APARTMENTS SITUATED IN ONE OF THE MOST PRESTIGIOUS AREAS IN LIMASSOL.

The project is located within walking distance to Dasoudi Beach and Eucalyptus Park. Quiet surroundings and proximity to all city amenities imaginable provide the

ideal conditions for happy family living. Your property at the Bellini Residence will become a successful investment generating guaranteed income.

- | 350 meters to the sandy beaches of Dasoudi Park
- | Pool, gym, sauna, and covered parking
- | Gated community with controlled entrance
- | High ceilings (over 3.15 meters)

- | High standard finishes
- | All amenities are around the corner
- | Penthouses with private roof gardens and pools





TOWERS, CONDOS  
& BEACHFRONT  
DEVELOPMENTS



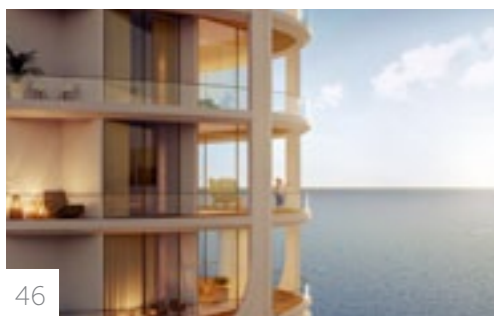
## INFINITY TOWERS

LIMASSOL, **AREA:** TOURIST AREA, **DISTANCE TO SEA:** FIRST LINE

THE NEW PRESTIGIOUS BEACHFRONT TOWERS IN LIMASSOL ARE LOCATED IN ONE OF THE MOST SOUGHT AFTER NEIGHBOURHOODS WITH THE BEST 5-STAR HOTELS – AMATHUS BEACH HOTEL AND FOUR SEASONS. NEXT TO THE DEVELOPMENT IS ONE OF LIMASSOL'S MOST FAMOUS HISTORICAL SITES – ARCHAEOLOGICAL REMAINS IN THE ANCIENT CITY OF "AMATHUS". THE UNIQUE DEVELOPMENT WILL BE YOUR BEST CHOICE FOR PERMANENT LIVING, HOLIDAYS AND LONG-TERM INVESTMENT.

- |  |              |  |
|--|--------------|--|
| <ul style="list-style-type: none"> <li>  1-, 2-, 3-, 4-bedroom apartments, duplexes and penthouses with private roof tops and pools</li> <li>  Sea front position</li> <li>  Unobstructed sea views from each apartment</li> <li>  Unique location next to Limassol's best 5 star hotels (Amathus Beach hotel and Four Seasons)</li> <li>  Unique indoor and outdoor facilities will include SPA, pool bar, gym, park, tennis court and playground for kids</li> </ul> | <p>.....</p> | <ul style="list-style-type: none"> <li>  Top-of-the-line finishes and specs including marble and parquet</li> <li>  Water under floor heating and VRV conditioning</li> <li>  High ceilings (3.15 m)</li> <li>  Expensive kitchen cabinets, wardrobes and doors</li> <li>  Security entrance doors and telecom system</li> </ul> |
|--|--------------|--|

\*All 3D images consist of indicative information and the projects can differ insignificantly from the displayed images





## SKY TOWER

LIMASSOL, AREA: POTAMOS GERMASOGEIAS, DISTANCE TO SEA: 300 M

SKYTOWER  
RESIDENCE

UNIQUE RESIDENTIAL HIGH-RISE COMPLEX WITH 23 FLOORS INCLUDING HOTEL FACILITIES DEVELOPED WITH THE WORLD'S LATEST ARCHITECTURE & PLANNING TRENDS IN MIND.

Residents will enjoy unbelievable sea panoramas and the exceptional atmosphere of comfort in the elegant gated community with exceptional in-door amenities like concierge, SPA, common outdoor pool, heated indoor pool, gym, tennis court, green area and underground parking. The development comprises 1-, 2-, 3-

and 4-bedroom luxurious apartments, penthouses and duplexes with private pools on the roof. Each unit has 3.15 m height ceilings and top quality finishing to astound the most demanding buyer. Most of the apartments offer breath taking views of the Mediterranean sea, Limassol city and its picturesque hilly suburbs.

- | Landmark architecture by a leading London studio
- | Unobstructed sea panoramas
- | 300 meters to a sandy beach
- | High standard finishes (marble floors, high doors of 2.4 m, security entrance doors, thermal aluminium window

- frames, top standard in-built furniture, sanitary ware)
- | Water under floor heating and VRV air conditioning
- | Penthouses with private roof gardens and pools

\*All 3D images consist of indicative information and the projects can differ insignificantly from the displayed images





SKY TOWER



SKY TOWER









## EDEN ROC RESIDENCE

LIMASSOL, **AREA:** TOURIST AREA, **DISTANCE TO SEA:** 500 M



THE EDEN ROC RESIDENCE IS A LUXURY RESIDENTIAL COMPLEX IN A PRIVILEGED AND QUIET NEIGHBORHOOD IN THE TOURIST AREA, APPROXIMATELY HALF A KILOMETRE FROM THE SEAFRONT. THE BUILDING REACHES UP TO 7 STOREYS IN HEIGHT. THE RESIDENTS WILL ENJOY THE PRIVACY OF THE GATED COMPOUND WITH HOTEL FACILITIES INCLUDING CONCIERGE, SPA, OUTDOOR POOL, HEATED INDOOR POOL, GYM, LANDSCAPED GARDENS, PLAYGROUND FOR KIDS AND CLUB HOUSE WITH A PLAY ROOM.

- |  |  |
|--|--|
| <ul style="list-style-type: none"> <li>  Landmark architecture from one of London's leading architects</li> <li>  500 meters from sandy beach</li> <li>  Sea views from floors 6 &amp; 7</li> <li>  Gated compound with CCTV security</li> <li>  <b>Extended hotel-type facilities:</b> outdoor pool, half-Olympic size indoor heated pool, spa, concierge, play room, club house, underground parking, large outdoor gardens, gym and playground for kids</li> <li>  Penthouses with private pools</li> </ul> | <ul style="list-style-type: none"> <li>  Apartments with private gardens</li> <li>  Spacious duplexes and triplexes serving as a good alternative to a villa</li> <li>  Triplexes with private basements and lifts</li> <li>  High ceilings (3.15 m)</li> <li>  High standard finishes (parquet floors, high doors of 2.4 m, security entrance doors, thermal aluminium window frames, top standard in-built furniture, sanitary ware)</li> <li>  Water under floor heating and VRV a/c</li> </ul> |
|--|--|

\*All 3D images consist of indicative information and the projects can differ insignificantly from the displayed images











## MARCO POLO

LIMASSOL, **AREA:** AMATHUNDA, **DISTANCE TO SEA:** FIRST LINE

MARCO POLO IS A SPLENDID DEVELOPMENT LOCATED RIGHT ON THE BEACHFRONT IN THE AREA OF AMATHUNDA. DIRECT ACCESS TO THE BEACH AND SPECTACULAR SEA VIEWS ARE JUST SOME OF THE ADVANTAGES OF THIS LUXURIOUS DEVELOPMENT. MARCO POLO CONSISTS OF 23 UNITS THAT HAVE BEEN CAREFULLY PLANNED SO AS TO ASTONISH ITS RESIDENTS WITH DISTINCTIVE DESIGN AND HIGH-END FINISHES. THE PENTHOUSES ENJOY SPACIOUS ROOF GARDENS, PRIVATE SWIMMING POOLS AND BREATHTAKING PANORAMIC VIEWS OF THE MEDITERRANEAN SEA.

- | Landmark architecture from the leading London bureau — UHA London
  - | A truly front line location — nothing between you and the sea
  - | Breath-taking unobstructed sea views
  - | Hotel-style facilities: concierge, SPA, outdoor pool, heated indoor pool, gym and underground parking
  - | Most prestigious neighbourhood with the best 5-star hotels, dining venues and sandy beaches
- | High ceilings (3.15 m)
  - | Water under floor heating and VRV a/c
  - | Top standard finishes (high doors 2.4 m, security entrance doors, aluminium window frames with thermal brake, high quality built-in furniture)
  - | Penthouses with private roof gardens & swimming pools

\*All 3D images consist of indicative information and the projects can differ insignificantly from the displayed images







An architectural rendering of a modern, multi-story residential complex. The building features a mix of white and grey facades, large glass windows, and balconies with glass railings. Several palm trees are planted in front of the building. In the foreground, a dark-colored car is parked on a paved area. A few people are visible walking on a path near the building. The overall scene is set in a bright, sunny environment.

GATED  
COMPLEXES  
NEAR THE SEA  
(AFFORDABLE LUXURY)



## EDEN ROC RESIDENCE BLOCK B

LIMASSOL, AREA: POTAMOS GERMASOGEIAS, DISTANCE TO SEA: 500 M



LUXURY RESIDENTIAL COMPLEX IN CENTRAL LIMASSOL, IN A PRIVILEGED AND QUITE NEIGHBORHOOD IN THE TOURIST AREA, APPROXIMATELY HALF A KILOMETRE FROM THE SEAFRONT.

The building reaches up to 4 storeys in height. It is set around a landscaped garden, located in the center of the project. The design is influenced by elements from both nature and the man made

world. Wide horizontal bands form continuous balustrades that wrap around the blocks at each level, emphasizing the horizontal nature of the development.

- | Landmark architecture from London's leading architects
- | 500 meters from sandy beach and city amenities
- | **Internal infrastructure:** outdoor pool, gym, sauna, covered parking, large landscaped gardens
- | Penthouses with private pools

- | High ceilings (3.15 m)
- | High standard finishes (parquet floors, high doors of 2.4 m, security entrance doors, thermal aluminum window frames, top standard in-built furniture, and sanitary ware)
- | Water underfloor heating and VRV air conditioning

\*All 3D images consist of indicative information and the projects can differ insignificantly from the displayed images



## ROSEWOOD RESIDENCE

LIMASSOL, AREA: POTAMOS GERMASOGEIAS, DISTANCE TO SEA: 750 M



LUXURY CONTEMPORARY GATED RESIDENTIAL COMPLEX IS LOCATED IN THE HEART OF LIMASSOL'S TOURIST AREA GERMASOGEIA, WITH 750 METER PROXIMITY TO THE SEA AND THE FAMOUS EUCALYPTUS PARK DASSOUDI, LIMASSOL'S BIGGEST RECREATION SPOT FOR FAMILIES.

The complex consists of only 12 luxury 2- and 3-bedroom apartments and 3 exclusive penthouses with 3- and 4- bedrooms, delivered with high end taste to residents who are in search of a sophisticated

way of living. The building's architecture blends modern sophisticated structure with luxury finishes. Coupled with a stunning common swimming pool at the roof terrace and a roof area to relax and immerse.

- | Walking distance to the beach of the popular Dasoudi park
- | Semi-solid parquet floors in each room
- | Marble floor and walls in the toilets and bathrooms
- | High ceilings (3.15 m)

- | Intercom system
- | Water heated floors
- | Central VRV conditioning
- | Thermal aluminium window frames with double-glazing

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## LIBRARY LOFTS

LIMASSOL, **AREA:** OLD TOWN, **DISTANCE TO SEA:** 450 M



THE CONTEMPORARY GATED RESIDENTIAL DEVELOPMENT IS LOCATED IN THE HEART OF LIMASSOL'S CENTRE, WITH CLOSE PROXIMITY TO THE SEA AND NEXT TO THE CITY'S BUZZING BUSINESS HUB.

The project consists of only 13 luxurious 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. Library Lofts will become the next sought-after living destination in Limassol.

- | 450 meters from sandy beach of Limassol
- | Only 13 luxury units
- | 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 (2.95 m)

\*All 3D images consist of indicative information and the projects can differ insignificantly from the displayed images

## OSCAR HOUSE

LIMASSOL, **AREA:** POTAMOS GERMASOGEIAS, **DISTANCE TO SEA:** 300 M



THIS STYLISH AND MODERN GATED PROJECT HAS JUST 4 LUXURY UNITS: 1-, 2- BEDROOM APARTMENTS AND 3- BEDROOM PENTHOUSE WITH ITS OWN ROOF TERRACE WITH A PRIVATE SWIMMING POOL.

The carefully designed masterplan and high quality finishing materials, coupled with a conceptual design, will satisfy those who value true comfort and style. Semi-solid wood parquet floors, marble bathrooms, high-quality kitchens and built-in

wardrobes, ceilings of 3.15 m, underfloor water heating and central air-conditioning – these are only few of the many advantages of this project making it ideal for your lifestyle and investment purposes.

- | 300 meters from the beach and 5-star hotels The Royal Apollonia and Londa
- | Covered parking
- | Marble floor and walls in the toilets and bathrooms

- | Intercom system
- | Water heated floors and central VRV conditioning
- | Thermal aluminium window frames with double-glazing;
- | Penthouse with private pool;

\*All 3D images consist of indicative information and the projects can differ insignificantly from the displayed images





## KIWI RESIDENCE

LIMASSOL, **AREA:** POTAMOS GERMASOGEIAS, **DISTANCE TO SEA:** 700 M



CONTEMPORARY GATED COMPLEX LOCATED IN ONE OF THE MOST PRESTIGIOUS AREAS OF LIMASSOL. WITHIN ONLY 700 METERS TO THE SANDY BEACHES, AND CONSISTS OF ONLY TEN 1-, 2-, 3-BEDROOM APARTMENTS AND THREE PENTHOUSES WITH SPACIOUS ROOF TERRACES.

Ultramodern and elegant architecture, smart layouts and high standard finishing materials will impress anyone, who values true comfort and style. Parquet flooring, marble in bathrooms, luxurious kitchen cabinets, built in wardrobes, high ceilings 3.15 m, air conditioning and underfloor heating are just some advantages of this

project. The indoor infrastructure includes common swimming pool, covered parking and common areas with landscaped gardens. Five star hotels like Londa and Apollonia as well all city amenities necessary for comfortable living (supermarkets, bakeries, pharmacies and cafes) are within easy reach.

- | Contemporary residence consisting of only 13 apartments in a quiet residential location
- | 700 meters to the sandy beaches and 5star hotels Londa & Apollonia

- | Common swimming pool and covered parking
- | Gated community with controlled entrance
- | High ceilings (3.15 meters)
- | Water heated floors and central VRV

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## THE HERITAGE

PAPHOS, **AREA:** TOMBS OF THE KINGS, **DISTANCE TO SEA:** 600 M



THIS STYLISH RESIDENTIAL LUXURY BUILDING IS DESIGNED TO OFFER RESIDENTS A REFINED URBAN LIVING EXPERIENCE.

Heritage is an elegant masterpiece that consists of 31 luxurious units: 1-, 2-, 3- bedroom apartments and 2-, 3- bedroom penthouses with its own roof terrace and private pools. The carefully designed master plan and high quality finishing materials,

coupled with an outstanding design, will satisfy those who value true comfort and style. The residents will enjoy spacious layouts and ample facilities such as common swimming pool, gym and covered parking.

- | Sea views
- | 600 meters from the best sandy beach of Paphos tourist area
- | City amenities around the corner
- | 2 minutes walk from the 5-star Elysium Hotel

- | 5 minutes walk to the Kings Avenue Mall
- | Gated compound with common swimming pool, gym and covered parking
- | Spacious layouts
- | Water heated floors and central VRV conditioning

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GATED  
COMPLEXES  
IN THE CITY  
CENTER



## COLUMBIA HOUSE

LIMASSOL, **AREA:** COLUMBIA, **DISTANCE TO SEA:** 1500 M



IN COLUMBIA HOUSE, THERE ARE ONLY 25 APARTMENTS, DUPLEXES AND PENTHOUSES WITH ONE, TWO, THREE AND FOUR BEDROOMS. THE CLEVERLY DESIGNED MASTER PLAN PROVIDES FOR CONVENIENT ACCESS TO THE COMMON POOL AND RECREATIONAL AREA, LANDSCAPED GARDENS AND COVERED PARKING SPACES.

The penthouses enjoy spacious private roof tops, sandy beaches and popular tourist attractions 5 minutes away from the project. We guarantee that your property will be a successful investment offering generous capital growth

and suitable for earning a solid rental yield. The smart "compound" concept of the convenient positioning and trendy architectural concept makes Columbia House incomparable on the Limassol property market.

- | Only 19 apartments, 1 duplex and 5 penthouses
- | 1 km from the sandy beach of the Dasoudi park
- | Indoor facilities: pool, patio and covered parking
- | Gated community with controlled entrance
- | High ceilings (over 3.15 m)

- | High-standard finishes, marble floor
- | Large covered balconies
- | Charming and quiet Columbia district in Limassol tourist area
- | Close to all amenities

## YORK HOUSE

LIMASSOL, **AREA:** CITY CENTRE , **DISTANCE TO SEA:** 800 M



THIS COMPLEX IS LOCATED IN A QUIET RESIDENTIAL NEIGHBORHOOD IN THE HEART OF LIMASSOL AND INCLUDES 6 2- AND 3-BEDROOM APARTMENTS AS WELL AS 2 LUXURIOUS PENTHOUSES WITH PRIVATE ROOF GARDENS.

The modern and elegant architecture, cosy planning solutions, and top-of-the-line finishes will pleasantly surprise those who value true comfort and style. The central location of the project in the active part of Limassol will provide easy access to city amenities

and business infrastructure: shopping streets, high-class business centres, supermarkets, pharmacies, restaurants and schools (Foley's and Grammar School). The penthouses with private roof terraces and pools are endowed with a stunning city view.

- | Only 8 apartments
- | Centre of Limassol, close to city amenities, business infrastructure, and schools
- | 10 minutes walk to the best beaches
- | Gated community with covered parking
- | High ceilings (3.15 m)

- | Luxury finishes: parquet flooring, marble in bathrooms, expensive windows, and built-in furniture
- | Safety entrance door
- | VRV central air-conditioning, and water under floor heating
- | Penthouses with private roof gardens and pools

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## JOYA RESIDENCE

LIMASSOL, **AREA:** MESA GEITONIA, **DISTANCE TO SEA:** 2000 M



THIS PRESTIGIOUS DEVELOPMENT REPRESENTS A REMARKABLE LIVING EXPERIENCE THAT WILL EXCEED YOUR BIGGEST DREAMS AND EXPECTATIONS.

It is different from anything you have seen before and truly unique for the Limassol property market of high-quality homes. The contemporarily styled apartments, duplexes, penthouses and villas in the gated compound are smartly arranged around the exceptional indoor facilities such as a pool, gym

and underground parking. The cosy position of the development some 2 km away from Limassol's best beaches, touristic attractions and within a short drive to the city. The development comprises of only 25 apartments, garden duplexes, penthouses with 1-, 2-, 3-bedrooms and 12 villas with 3- and 4-bedrooms.

- | 2 km from best sandy beaches
- | 5 min drive to the city centre 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

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## STOCKHOLM RESIDENCE

NICOSIA, **AREA:** ACROPOLIS, **DISTANCE TO SEA:** 34000 M



A LUXURY RESIDENTIAL COMPLEX, STATE OF THE ART PROJECT DESIGNED AND DEVELOPED BY PRIME PROPERTY GROUP.

Stockholm residence features finished luxury residences of 11 2- and 3-bedroom apartments with a common swimming pool, gym and many other features. Floor to ceiling double glazing thermal glass windows look out onto large spacious terraces which enjoy panoramic city views of Nicosia. Richly

designed modern architecture blends the interior and exterior spaces into a warm, elegant mix of offerings to allow you to enjoy every moment. Focused on sophisticated details and understated style, this is an address to be envied, the go-to destination for the discerning buyer.

- | Panoramic city views
- | Quiet tranquil area
- | All amenities within moments away
- | Common swimming pool
- | Gym
- | Floor to ceiling double glazed thermal windows

- | Large spacious verandas
- | European sanitary fittings
- | Natural marble in bathrooms
- | Entrance security door
- | Under floor heating system
- | Air conditioners

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An architectural rendering of a modern suburban house at dusk. The house features a prominent cantilevered upper level with a large glass window. The interior is visible, showing a dining table, a lounge area with a wicker chair, and a kitchen. The ground floor is also open-plan, with a dining table and a living area. In the foreground, there is a wooden deck with lounge chairs and a swimming pool. The scene is lit with warm interior lights and cool exterior lights, creating a sophisticated atmosphere. The background shows a dark landscape with palm trees and a distant horizon.

SUBURBAN  
HOUSES



## GRAND VALLEY HOMES

LIMASSOL, AREA: PYRGOS, DISTANCE TO SEA: 2000 M



GRAND VALLEY HOMES OFFER THE PERFECT LIFESTYLE IN A HEALTHY AND RELAXED ENVIRONMENT OF LIMASSOL. A PICTURESQUE SUBURB WITHIN A SHORT DISTANCE TO THE TOURIST AREA AND BUSINESS HUB.

A large selection of three bedroom houses with a variety of layouts and modern architectural style will satisfy the taste of the most demanding client looking for a home near the sea. Large plots provide a feeling of space to accommodate a pool,

landscaped garden and big patio. The project is located within easy reach of city amenities, just 5 minutes' drive to the beach and 2 kilometres away from the main highway.

- | 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

\*All 3D images consist of indicative information and the projects can differ insignificantly from the displayed images





MANSIONS  
AND VILLAS  
OVERLOOKING  
THE SEA



## MONTEBELLO MANSIONS

LIMASSOL, AREA: AGIOS TYCHONAS, DISTANCE TO SEA: 2000 M



4 ULTRA-MODERN MANSIONS ENJOYING CYPRUS BEST SEA PANORAMAS WITH 4 BEDROOMS SITTING ON PLOTS OF AROUND 900 M<sup>2</sup>.

The gated compound is located just a few minutes drive from the tourist area of Limassol with its long sandy beach. Each house enjoys stunning sea panoramas and creates an incredible ambience of relaxation by being

specifically designed to provide style and smart space arrangements. The selection of residences offers a broad choice of sea view 3-, 4- and 5-bedroom villas with large covered verandas and private pools.

- | Located in the prestigious suburb of Limassol
- | Proximity to 5 star hotels Amathus and Four Seasons
- | Unobstructed sea views
- | Modern design and high standard finishes
- | Overflow infinity pools with mosaic tiles outside and inside
- | High ceilings

- | VRV air conditioning
- | Water under floor heating
- | Double glazed windows with aluminium frames
- | Door stoppers and soft closers
- | Expensive kitchen cabinets and wardrobes from popular European brands

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## HILLSIDE VILLAS

LIMASSOL, AREA: MOUTTAGIACA, DISTANCE TO SEA: 2000 M



UNIQUE COLLECTION OF 12 CONTEMPORARY SPACIOUS HOUSES IN ONE OF THE MOST PRESTIGIOUS TOURIST AREAS OF LIMASSOL.

The gated compound is located just a few minutes drive from the tourist area of Limassol with its long sandy beach. Each house enjoys stunning sea panoramas and creates an incredible ambience of relaxation by being specifically designed to provide style and smart space arrangements. The selection

of residences offers a broad choice of sea view three-, four- and five bedroom villas with large covered verandas and private pools. The excellent concept and signature architecture from a renowned London architect will astound the most demanding client and investor.

- | 12 modern spacious villas
- | Within few minutes drive to the beach
- | Sea views
- | Large covered verandas and private pools

- | Parquet floors, high doors of 2.4 m, security entrance doors, thermal aluminium window frames, top standard in-built furniture, and sanitary ware
- | Water under floor heating and central VRV conditioning

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OFFICES  
& BUSINESS  
CENTERS

**PRIME**  
PROPERTY GROUP

**PRIME**  
PROPERTY GROUP





## LIBERTY TOWER

LIMASSOL, AREA: Mesa Geitonia, DISTANCE TO SEA: 2500 M



THIS DEVELOPMENT IS AN EXAMPLE OF AN ASTONISHING MODERN BUSINESS ARCHITECTURE DESIGNED BY ONE OF THE TOP CONTEMPORARY ARCHITECTS IN CYPRUS.

The building offers spacious luxurious offices with 5 floors and 38 parking spaces. Each floor consists of 2 separate large offices individually designed with sophistication and high standard of finish. Each office has exquisite quality layouts for a professional business environment and work space as well as spacious verandas which enjoy city

views. This development is located in an easily accessible area, Mesa Geitonia, Limassol in the heart of the business area, which is only moments away from other significant related infrastructures such as, prestigious business centres, banks and high class restaurants which are ideal for important professional business meetings.

- | Landmark design from one of the best architects in Cyprus
- | Development is located in the heart of a well-known business area
- | 2 offices per floor with a smart open space design

- | Common facilities include a reception area and 38 underground parking spaces
- | Within easy reach to all necessary infrastructure: stylish cafeterias, luxurious restaurants, banks, schools and shops

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## PRIME TOWER

NICOSIA, **AREA:** CITY CENTRE, **DISTANCE TO SEA:** 35500 M



MASTERFUL DESIGN AND STATE-OF-THE ART CONSTRUCTION CHARACTERISE PRIME TOWER, NICOSIA'S NEWEST COMMERCIAL HUB.

This one-of-a-kind commercial building boasts 8 floors and 16 office spaces, sheathed in high-performance materials and provisions for a productive and efficient work environment. The building comes complete with high-ceiling offices and advanced technology. Whether the

buyer opts for shell & core or fully finished units, making the best use of sprawling common spaces and stunning individual offices. An address to be envied, Prime Tower redefines excellence at the workplace through intelligent design, right at the heart of the capital.

- | At the heart of Nicosia's business activity
- | Shell & Core offices
- | Fully-finished offices
- | Raised floors

- | Advanced technology provisions
- | Impressive exteriors
- | 2 basements with parking
- | Lobby with driveway

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## SUMMIT BUSINESS CENTRE

LIMASSOL, **AREA:** CITY CENTRE, **DISTANCE TO SEA:** 900 M



THIS COMMERCIAL BUILDING IS IN A CLASS OF ITS OWN DUE TO THE ASTONISHING MODERN STYLE CREATED BY ONE OF THE TOP CYPRUS ARCHITECTS.

It offers 5 floors of luxurious offices and 35 car parking spaces. Each floor consists of 2-3 separate smartly sized offices to house a small-to-medium sized business. Each owner will also enjoy a spacious veranda. The location is easily accessible

and a popular business area in Mesa Geitonia, Limassol, only moments away from other significant infrastructures such as, prestigious business centres, banks and high class restaurants ideal for important business meetings.

- | Landmark design from one of the best architects of Cyprus
- | Location in the heart of a well-known business area
- | 2-3 Offices per floor smartly sized for small -to-medium sized businesses

- | Common facilities include a reception area and 35 parking spaces
- | Within easy reach to all necessary infrastructure
- | Cafeterias, restaurants, banks, schools, are around the corner


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WITH PRIME PROPERTY GROUP

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