



LIMASSOL
PARK

APARTMENT 203



WELCOME
TO A
GREEN
HAVEN







LIMASSOL
PARK

PROJECT TYPE	Luxury Apartments and Penthouses in a gated community with landscaped gardens, swimming pools and state-of-the-art facilities
LOCATION	<p>Limassol</p> <ul style="list-style-type: none"> • On the outskirts of Limassol Town • Easy access to all amenities, facilities and services • Close to schools, medical centres, blue flag-awarded beaches, theme park, Dubai World Cruise Terminal, Limassol Marina, 18-hole championship golf course and Europe's largest integrated casino resort
FACILITIES / EXTRAS	<ul style="list-style-type: none"> • Gated community • Entrance gates with entry code • Concierge at the gate • Residents' Club • Mini-market and snack bar (Block 3) • Extensive sun terraces • On-site sales office • Walking paths • Children's playground (external) • Two large lagoon-style swimming pools, both with Jacuzzi • Children's swimming pool • Fully-equipped gym • Sauna • Steam and treatment rooms • Ample car parking for residents and guests, including disabled parking • Tennis Courts • Large green areas • Leptos Gold Card Membership benefits



A
RESORT-
ORIENTED
LIFESTYLE



Limassol Park is the definition of elegant living. A magnificent collection of two and three bedroom apartments sitting at the heart of this exclusive, gated development, amid glorious green parkland, in one of the most desirable areas of Limassol, Cyprus. These stylish, contemporary homes feature on-site facilities, including 24-hour security and delightful, landscaped gardens.



INSPIRED
BY THE
BOUNTY
OF
NATURE



Limassol Park is surrounded by acres of green fields, offering residents the best of both worlds - a countryside location with direct access to all of Limassol's amenities. Over 75% of the project area is allocated to landscaped gardens with meandering paths and ponds, which surround two large free-form swimming pools, children's pool and playground. Idyllic surroundings where the benefits of Cyprus can be enjoyed to the full.



SUPERB RESIDENT FACILITIES



Residents at Limassol Park can enjoy a range of on-site facilities designed to offer the perfect lifestyle and enhance their well-being.

 RECEPTION / SECURITY	 WALKING PATHS
 GATED COMMUNITY	 CHILDREN'S PLAY AREA
 PROPERTY MANAGEMENT	 LANDSCAPED GARDENS
 RENTAL MANAGEMENT	 2 ADULT SWIMMING POOLS
 HOUSEKEEPING	 CHILDREN'S SWIMMING POOL
 SNACK BAR	 EXTENSIVE SUN TERRACES
 MINI-MARKET	 TENNIS COURT
 CLUB AND GYM	 SURFACE CAR PARKING
 SPA	 LEPTOS GOLD CARD MEMBERSHIP



LIMASSOL PARK

ZAMLI





GATED AND SECURE LIVING



One of the biggest reasons people choose to live in a gated community is for security and safety. Only residents and invited guests can enter through Limassol Park's security gates, providing for safety, accountability, privacy, and peace of mind.



A
PLACE
IN THE
MAKING



Each spacious apartment boasts stunning attention to detail, including quality finishes throughout. Limassol Park has been carefully designed to allow you to feel right at home from the very start, making it easy to find the perfect match for your lifestyle.



OPEN UP
TO
**OUTDOOR
LIVING**



Step onto your sprawling balcony and connect with nature. Generous outdoor space, complemented by stunning views, provides ample room, whether you wish to entertain guests or simply stretch out and take in your elegant surroundings.





FIXTURES AND FINISHES



Every apartment at Limassol Park incorporates an excellent choice of finishes, from exquisite flooring and counter top materials, to high-end fixtures, leaving you with peace of mind and more time to enjoy your own slice of paradise.

KEY
FACTS
ABOUT
THE AREA
AROUND
LIMASSOL PARK



Limassol is a vibrant city with a bustling population of over 250,000 multicultural inhabitants. Popular among HNWI and ex-pat families who choose to relocate for education, lifestyle, tax and business purposes, the city is also a magnet for new companies and global creative professionals.

As a Headquartering hot spot, Limassol is:

- Home to the island's IT Community
- Home to the island's International Corporate Service Industry
- Home to the island's Shipping Community
- Upcoming home of the island's oil and gas community

Limassol Park is an excellent investment opportunity as the demand for housing is expected to rise significantly, due to the large infrastructure projects that are currently underway in the area, as Limassol's new residential and commercial developments head west.


2 BILLION EURO
INFRASTRUCTURE INVESTMENTS


14,000
NEW JOBS


18,000
NEW RESIDENTS


300,000
NEW TOURISTS


+5%
TO THE ISLAND'S GDP

TODAY

- Developing Area
- Low stock of Residential Developments
- High rate of sales

IN 5 YEARS

- The island's most buzzing real estate spot
- The island's most sought-after tourist spot
- Early entry at lowest price level



The Integrated Casino Resort, currently under construction, will be the largest in Europe. The resort will boost the city of Limassol's Tourism by another 300,000 tourists every year, create over 4,000 new jobs, and add 4% to the island's annual GDP.



My Mall, neighbouring the integrated Casino Resort, is the largest mall in Cyprus with planning permission to extend by another 7,000 m².



Fasouri Watermania Waterpark is an exciting destination for the whole family, and currently the largest themed waterpark in Cyprus.



Covering an area of over 1.4mln m², the licensed golf course will neighbour My Mall and the integrated Casino Resort, and enhance the area's lifestyle offerings with its 18 hole championship course and 4,000 m² of retail, commercial and spa facilities, open-air amphitheatre and herb garden.
(Est. completion date: 2024)



Dubai World and Eurogate Germany, invested in the port of Limassol in 2017 with the goal to turn the port into a base for international cruises, as well as a transshipment centre and an oil and gas support service station for the region's offshore oil and gas industry.



Designed to become a world-renowned address, Limassol Blu Marine is located in the heart of Cyprus' most thriving cosmopolitan city featuring uninterrupted views of Limassol and the sea. This top-tier investment opportunity boasts world class facilities and second-to-none services.

LARGE INFRASTRUCTURE PROJECTS IN THE AREA





LADY'S MILE BEACH

A COASTAL STRETCH
OF UNSPOILED SANDS



Located 7 minutes' drive from Limassol Park, Lady's Mile is a 5km coastal stretch of stunning, unspoiled sands and shallow waters that runs along the east side of Akrotiri. As the longest beach of Cyprus, Lady's Mile includes a plethora of trendy beach clubs with restaurants and bars, organised water sports facilities, and is well-equipped with lifeguards and first aid services stationed at the beach during the summer months.

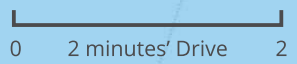
The area itself is about to commence major redevelopment works, estimated at a value of €10 million, that will include the upgrading of roads, parking facilities, electricity and water supply network, in a way that respects and highlights its environmental value. *(Estimated completion date: 2023)*

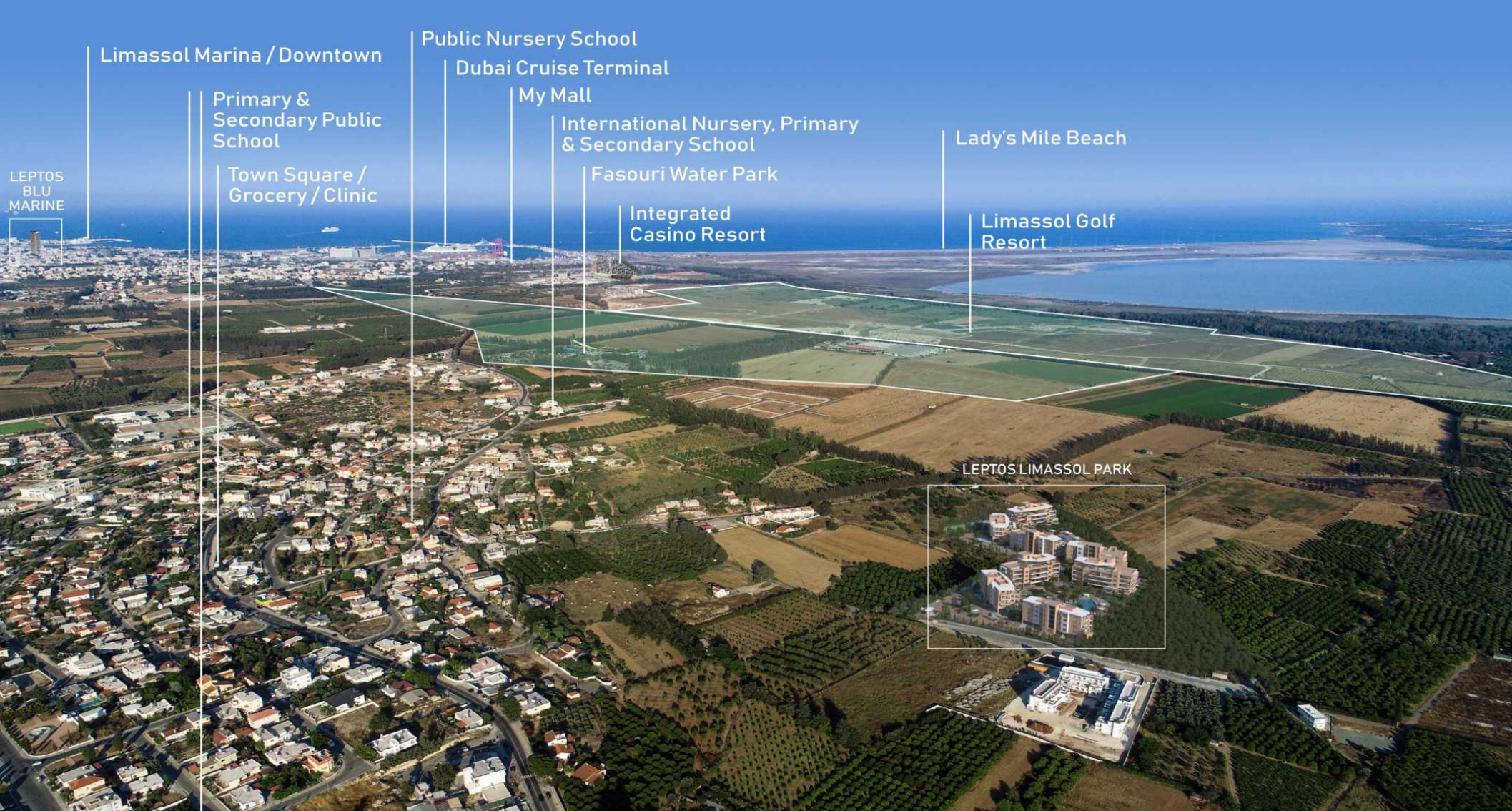


LIMASSOL
PARK

LOCATION MAP

	DRIVING TIME	M/KM
1 Limassol Greens Golf Resort	2 minutes	1 km
2 City of Dreams Casino Resort	5 minutes	2.5 km
3 My Mall, Limassol	5 minutes	2.5 km
4 Dubai World Cruise Terminal	7 minutes	5 km
5 Limassol Marina	10 minutes	6.5 km
6 Limassol Promenade	10 minutes	7 km
7 Limassol Old Town	10 minutes	6.5 km
8 Akrotiri Salt Lake	4 minutes	2.5 km
9 Lady's Mile	7 minutes	4.5 km
10 Fasouri Waterpark	2 minutes	1 km
11 Limassol Blu Marine	10 minutes	6 km
12 Aktaia Odos	10 minutes	5.5 km
13 International Private School	1 minute	800m
14 Bus Stop	1 minute	600m
15 Grocery Store / Clinic	1 minute	600m
16 Primary and Secondary School	3 minutes	1.5 km
17 Primary School	1 minute	800m





Limassol Marina / Downtown

Public Nursery School

Dubai Cruise Terminal

Primary &
Secondary Public
School

My Mall

International Nursery, Primary
& Secondary School

Lady's Mile Beach

Town Square /
Grocery / Clinic

Fasouri Water Park

Integrated
Casino Resort

Limassol Golf
Resort

LEPTOS
BLU
MARINE

LEPTOS LIMASSOL PARK





THE PRELIMINARY MASTER PLAN



- 1 Gated Entry
- 2 Resident's Club with:
 - Reception
 - Snack Bar
 - Mini Market
 - Gym
 - Spa (Sauna/Steam & Treatment Rooms)
- 3 2 Adult Pools
2 Children's Pools
- 4 Private Landscaped Gardens and Kids Area
- 5 Tennis Court
- 6 Adjoining Public Green Areas



LIMASSOL
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APARTMENT 203

DETAILS	Second Floor Apartment / Block D: Margarita
FEATURES	Living Room Dining Room Kitchen
BEDROOMS	1 Bedroom
BATHROOMS	1 Bathroom
COVERED VERANDA	1

PRICE

€ 265,000 (PLUS VAT)

LIMASSOL
PARK

PRELIMINARY
SECOND FLOOR
PLAN



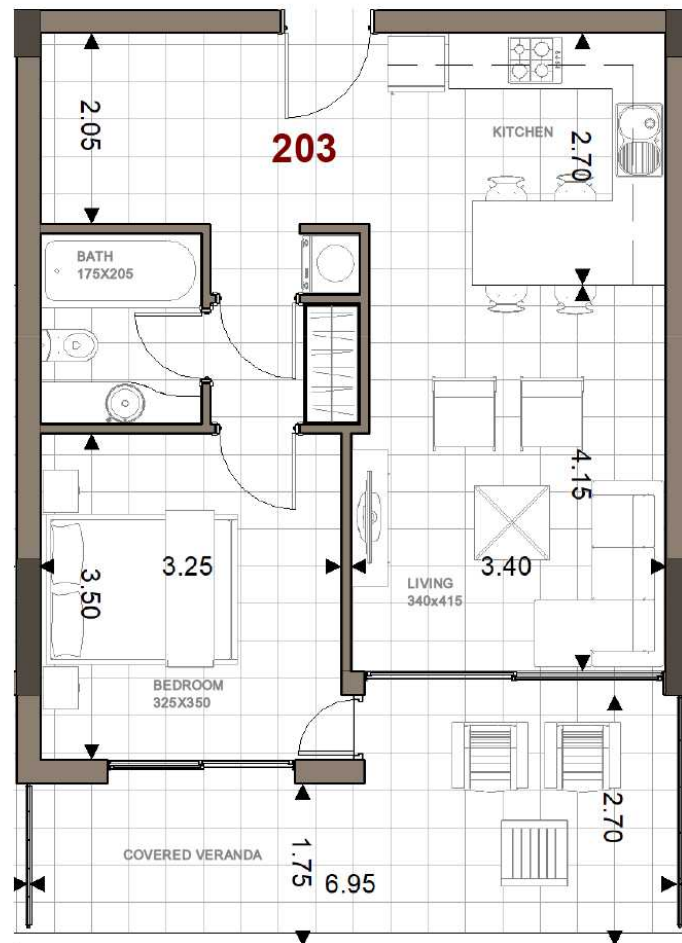
APARTMENT 203



LIMASSOL
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PRELIMINARY
APARTMENT PLAN

COVERED AREA	55.00m ²
COVERED VERANDA	15.45m ²
COMMON AREA	9.57m ²
TOTAL COV. AREA	80.02m²





THE
EUROPEAN
ISLAND OF
CYPRUS



Explore a world of endless possibilities on an island that serves as your gateway to the European Union. Cyprus is a modern, cosmopolitan, transparent business centre offering opportunities for investment across a wide range of sectors. A combination of high quality of life, year-round sunshine and natural beauty, ease of doing business and investment incentives offer investors an attractive experience in terms of both living and doing business. Acquiring property in Cyprus, either as an investment or as a second home, has always been a popular choice among foreign investors.

DISCOVER CYPRUS

- Positioned at the crossroads of three continents (Europe, Asia and Africa)
- Member of the EU and Eurozone
- High level of services, including financial, medical, education, telecommunications etc.
- Ability to obtain permanent residency through purchase of real estate
- Cyprus' natural gas discovery will be a game changer for the domestic economy
- Mild climate and sunshine (340 days a year)
- Beautiful scenery and pristine beaches
- English language widely spoken
- Safe and secure environment
- High standard but low cost of living
- New marinas, golf courses and casinos



1st

Safest country in the world among small countries and 5th worldwide (2016)

4th

4th out of 144 countries on higher education and training (2016)

5th

Best relocation destination in the world (2016)

61

61 Blue Flag beaches - most per capita in the world (2020)

65

Double taxation agreements with over 65 countries worldwide (2020)

0%


Immovable, inheritance, wealth and gift tax

5%

Reduced VAT (5% from 19%) for main residence purchased

12,5%

Corporate tax, one of the lowest in Europe

An aerial photograph of a coastal city, likely Beirut, Lebanon, showing a harbor with several piers and a prominent skyscraper in the background. The city is densely packed with buildings, and the water is a deep blue. The sky is clear and blue.

A
LOCATION
THAT
SPEAKS
FOR ITSELF





LIMASSOL CYPRUS

BUSINESS AND LEISURE HUB



Limassol is currently going through a period of great change. The city has experienced a spike in tourism and increased interest from property buyers abroad. Limassol is a vibrant, multi-cultural city. People from all over the world are coming here to experience it. As the demand for property continues, the city is already expanding toward the west, where investment has superceded the 2 Billion euro mark, creating new jobs, wonderful opportunities, and a high-end lifestyle that's second-to-none.



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