



# CYPRUS FAST TRACK RESIDENCY PROGRAMME

INVESTMENT IN REAL ESTATE

## ONE-STOP SHOP SERVICES

### PROPERTY DEVELOPMENT

OWN PROPERTY DEVELOPMENTS  
IN LIMASSOL



### BROKERAGE

THOUSANDS OF PROPERTIES  
FOR SALE FROM 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 TICKETS BOOKING
- EXCURSIONS AND TOURS
- YACHT CHARTERS AND CAR RENTALS





15

YEARS OF SUCCESS

103

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**



## 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.



## ELEGANCE PACKAGE

- | 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
- | Penthouses enjoy private roof terraces with pools

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





## COMFORT PACKAGE

- | 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



07



5

PROJECTS OF PRIME PROPERTY GROUP ON THE MAP IN LIMASSOL



**GATED COMPLEXES NEAR THE SEA**

**GATED COMPLEXES IN THE CITY CENTER**

**SUBURBAN HOUSES**

- 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)
- 51 KINGSTON PLACE (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)
- 52 SEAFORD HOUSE (APTS)
- 53 MATISSE RESIDENCE (APTS)
- 54 PRIME RESIDENCE (APTS)
- 55 ROSA DI VENTI (APTS)
- 56 LAKE VIEW RESIDENCE (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)



PROJECTS OF PRIME PROPERTY GROUP ON THE MAP IN LIMASSOL



**MANSIONS AND VILLAS OVERLOOKING THE SEA**

**TOWERS, CONDOS & BEACHFRONT DEVELOPMENTS**

**OFFICES**

- 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)  
EDEN ROC RESIDENCE BLOCK B  
APTS, TOWNHOUSES
- 34 MARCO POLO (APTS)

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

# PRIME RESIDENCE

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



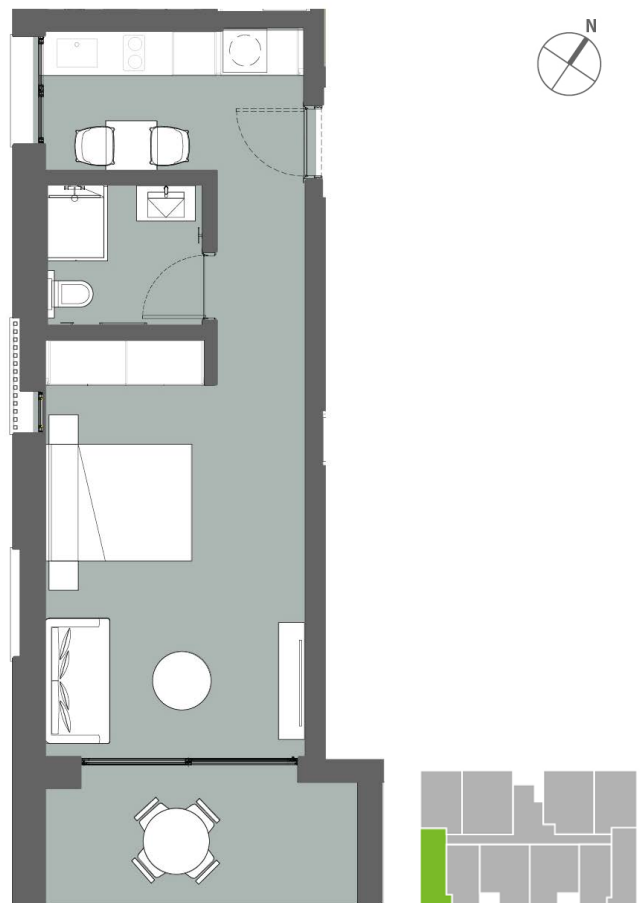
ELEGANCE FINISHES

## OFFER 1

### UNDER CONSTRUCTION PROPERTY

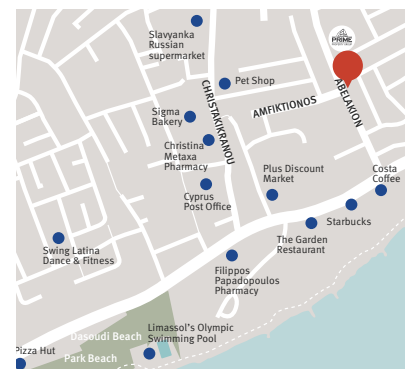
#### BENEFITS:

- Unique design from a London architect;
- Right in the middle of Limassol's tourist area, 300 meters to the sea;
- Communal swimming pool, gym and sauna;
- High standards of finish (parquet, marble, high ceilings, concealed a/c and underfloor heating);



Unit#	Type	Usable space (incl. verandas)	Starting price	Special offer
		m <sup>2</sup>	EUR	EUR
101	Studio	55.55	350.000 + VAT	300.000 + VAT

# PRIME RESIDENCE



# EDEN ROC RESIDENCE BLOCK B

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



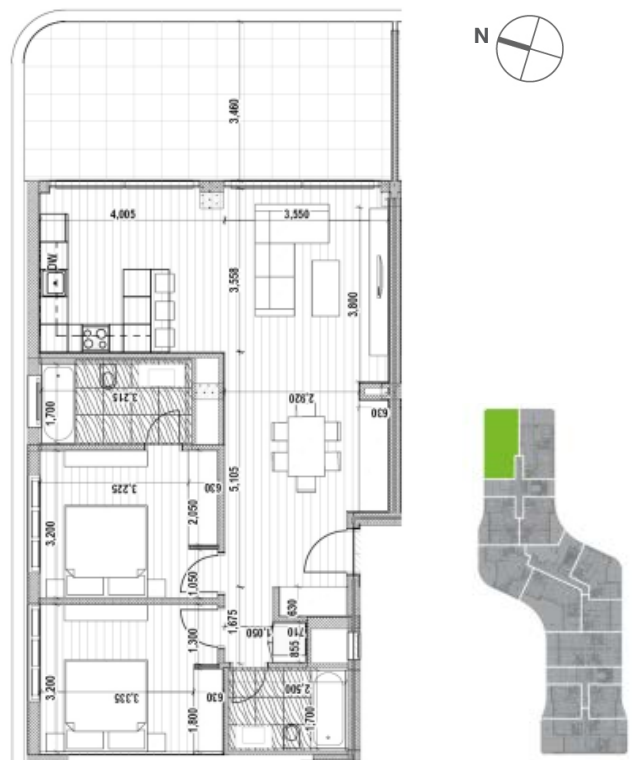
ELEGANCE FINISHES

## OFFER 2

INDULGE YOURSELF WITH PRIVATE LUXURY PROPERTIES

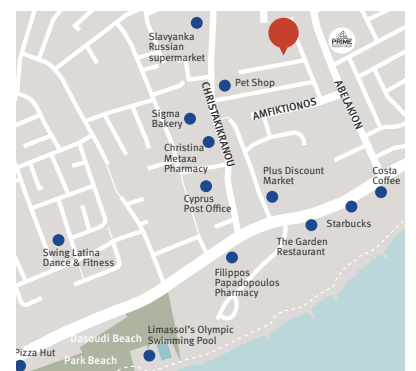
### BENEFITS:

- Part of a big luxurious complex Eden Roc
- 500 meters from sandy beach and city amenities of Limassol's tourist area
- Internal infrastructure: outdoor pool, gym, sauna, covered parking, large landscaped gardens



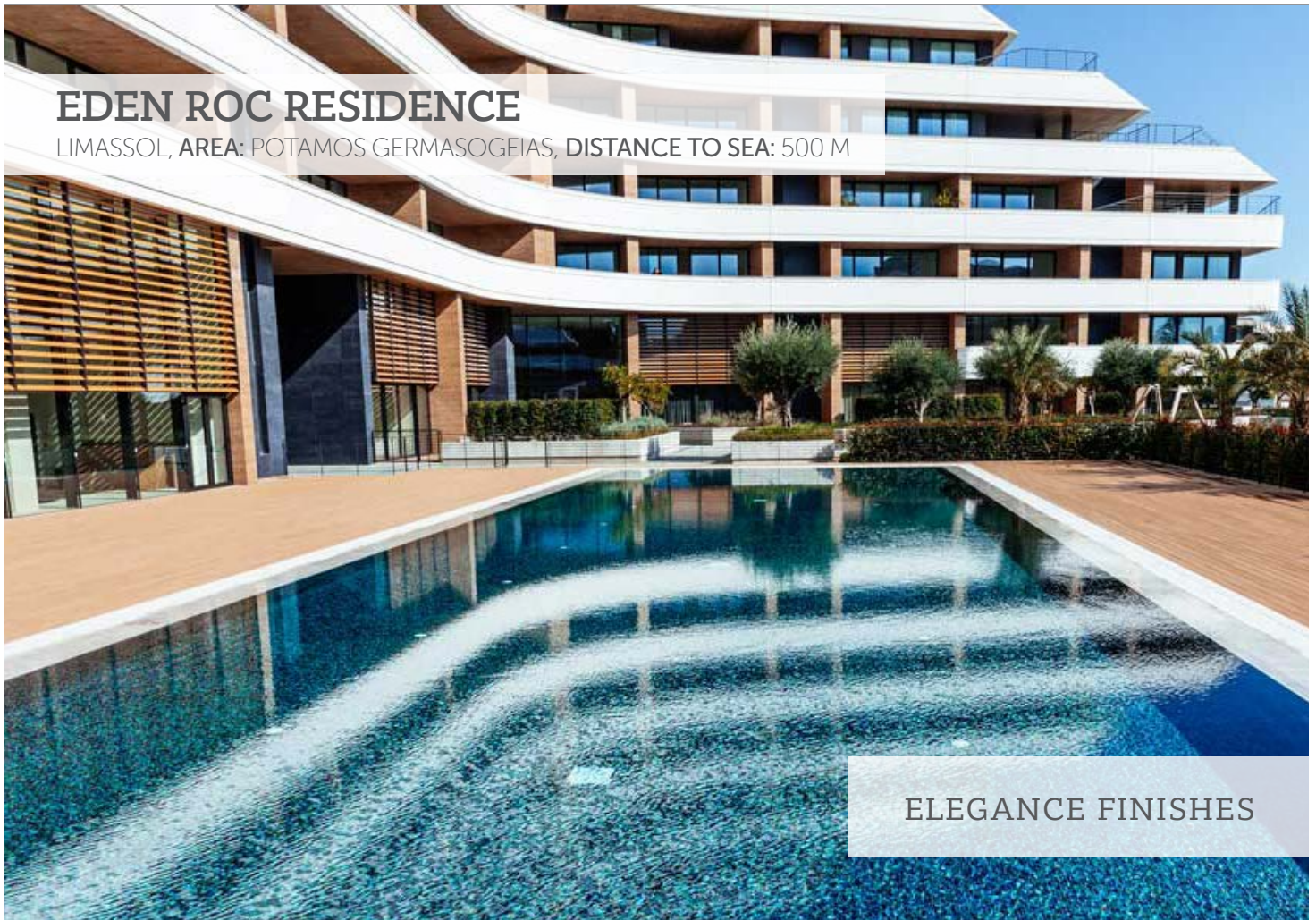
Unit#	Type	Usable space (incl. verandas)	Starting price	Special offer
		m <sup>2</sup>	EUR	EUR
<b>211</b>	<b>2 b/r apartment</b>	<b>147.8</b>	<b>900.000 + VAT</b>	<b>770.000 + VAT</b>

# EDEN ROC RESIDENCE BLOCK B



# EDEN ROC RESIDENCE

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



ELEGANCE FINISHES

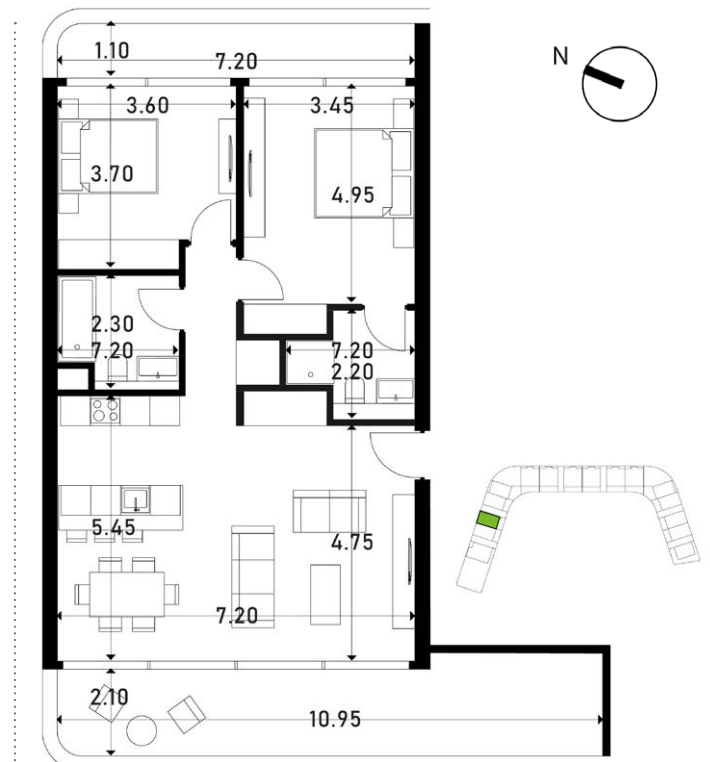
## OFFER 3

### READY PROPERTY

#### BENEFITS:

- 500 meters from sandy beach and city amenities of Limassol's tourist area
- Extended hotel-type facilities: outdoor pool, half-Olympic size indoor heated pool, SPA, concierge, playroom, club house, underground parking, large outdoor gardens, gym, playground for kids

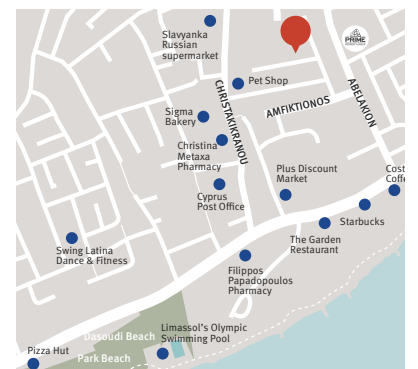
Unit#	Type	Usable space (incl. verandas)	Starting price	Special offer
		m <sup>2</sup>	EUR	EUR
113	2 b/r apartment	114.8	990.000 + VAT	895.000 + VAT



- The actual areas may differ from the areas above upon issuance of permits by relevant authorities.

- The prices above may be changed by the seller at any time without notice.

# EDEN ROC RESIDENCE



# LAKE VIEW RESIDENCE

LIMASSOL, AREA: POLEMIDIA, DISTANCE TO SEA: 6200 M



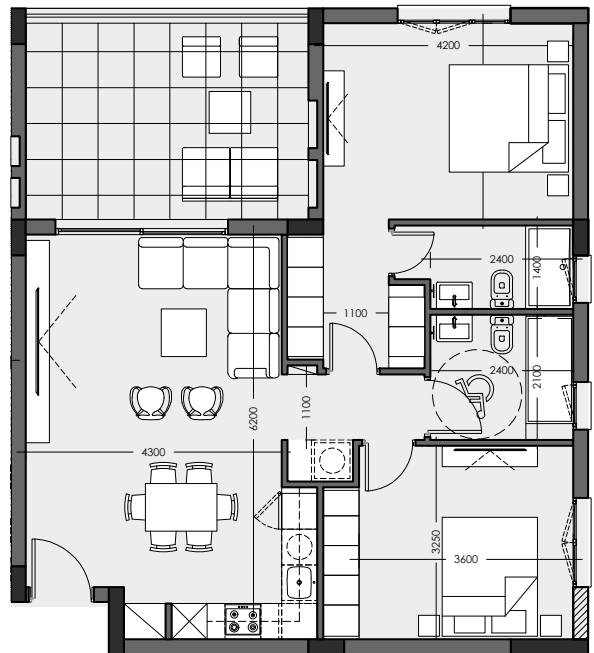
COMFORT FINISHES

## OFFER 4 PLANNING PERMIT PENDING

### NEW GATED RESIDENTIAL COMPLEXES IN AN UPCOMING AREA OF LIMASSOL

#### BENEFITS:

- Breathtaking sea and city panoramas
- Wide range of different size apartments, penthouses and villas
- Unique gated compound with indoor facilities: gym, pool and resident roof top terraces
- Provisions for underfloor heating
- Close driving distance to the famous Heritage School
- Penthouses with spacious roof terraces and jakuzzis



Unit#	Type	Usable space (incl. verandas)	Starting price	Special offer
		m <sup>2</sup>	EUR	EUR
<b>B103</b>	<b>2 b/r apartment</b>	<b>127.8</b>	<b>313.000 + VAT</b>	<b>300.000 + VAT</b>



# LAKE VIEW RESIDENCE



PROJECTS OF PRIME PROPERTY GROUP ON THE MAP IN PAPHOS

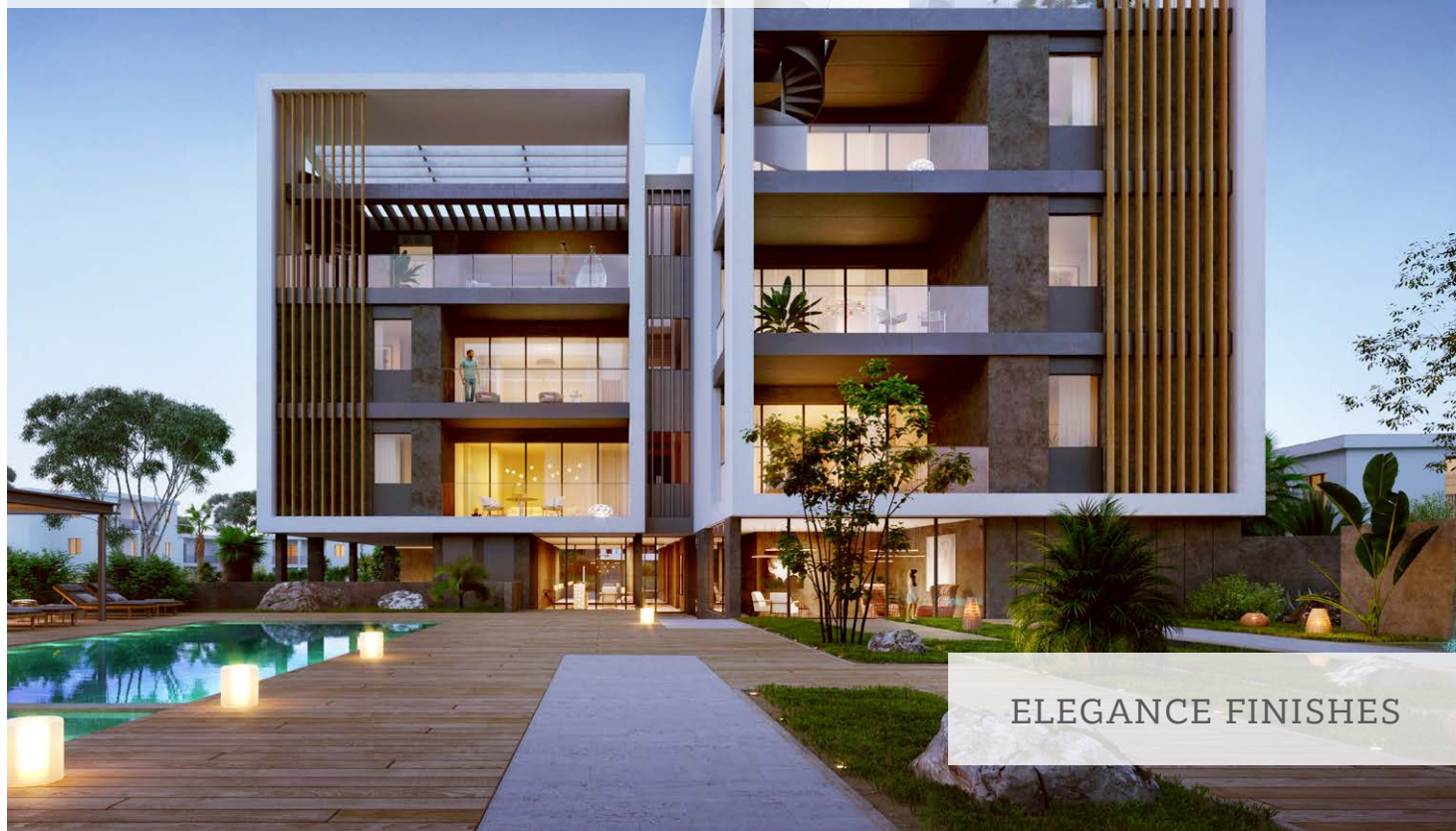


GATED COMPLEXES NEAR THE SEA

● THE HERITAGE (APTS)

# THE HERITAGE

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

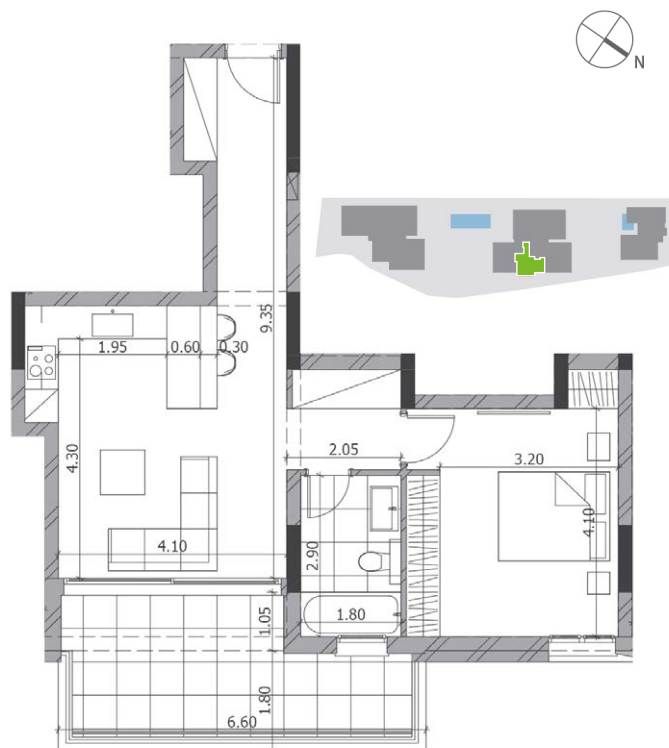


## OFFER 5

ENJOY ATTRACTIVE UNITS IN A UNIQUE PROJECT IN PAPHOS

### BENEFITS:

- Truly unique and even pioneering product for Paphos
- Enjoy close proximity to Paphos' best hotel – Elysium
- Common pool and gym



Unit#	Type	Usable space (incl. verandas)	Starting price	Special offer
		m <sup>2</sup>	EUR	EUR
<b>B102</b>	<b>1 b/r apartment</b>	<b>99.1</b>	<b>361.000 + VAT</b>	<b>300.000 + VAT</b>



## THE HERITAGE

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

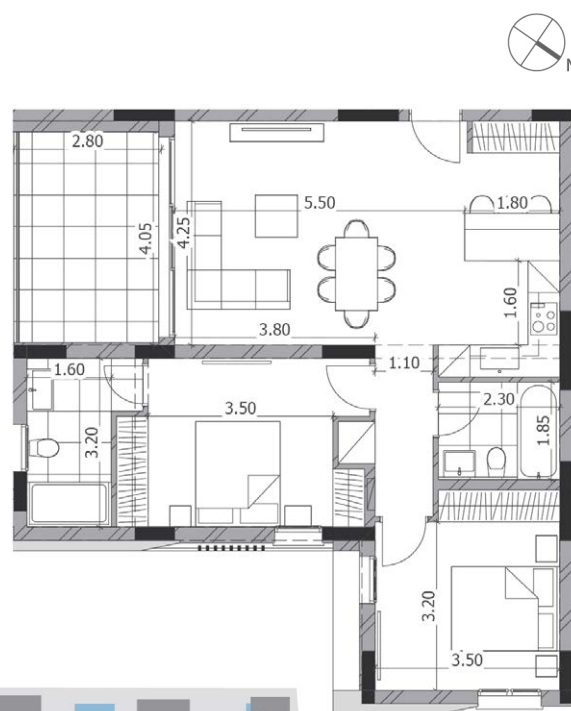
ELEGANCE FINISHES

## OFFER 6

ENJOY ATTRACTIVE UNITS IN A UNIQUE PROJECT IN PAPHOS

### BENEFITS:

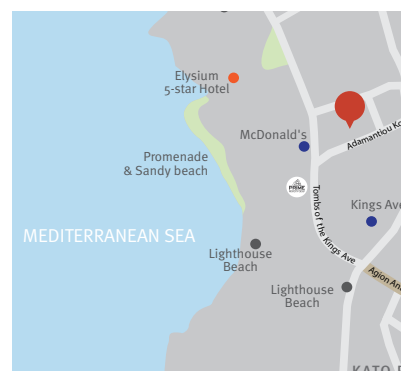
- Truly unique and even pioneering product for Paphos
- Enjoy close proximity to Paphos' best hotel – Elysium
- Common pool and gym



Unit#	Type	Usable space (incl. verandas) m <sup>2</sup>	Starting price EUR	Special offer EUR
C103	2 b/r apartment	131.0	437.000 + VAT	380.000 + VAT

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# THE HERITAGE





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