



AMATHEA
RESIDENCE



A PROJECT BY PRIME PROPERTY GROUP



Amatheia Residence

Major benefits

Amatheia Residence is an extraordinary manifestation of the world's most recent development and architectural trends. It offers the unforgettable experience of comfort and relaxation in a stylish and elegant gated community with 5 star indoor facilities. Built as part of the authentic Cyprus landscape with amazing panoramic sea views, Amatheia Residence is an outstanding and very wellbalanced mix of sophistication and traditions, offering the most up to date living experience both for families and individuals seeking recreational comfort in a dynamic urban environment. The famous 5 star Amathus Beach Hotel & SPA and Four Seasons Hotel with their facilities and idyllic sandy beaches are within a 3 minute walk, so

are the city infrastructures such as restaurants, bars, grocery shops, pharmacies, discos and so on.

In Amatheia Residence, there are only 28 two and three bedroom luxury apartments, garden apartments and penthouses. The cleverly designed master plan provides the residents with easy access to the common pool, gym, landscaped gardens, kid's playground and covered parking. The top floor apartments (penthouses) have spacious private terraces with individual pools. Each apartment enjoys 3.15 meters height ceilings, topquality finishes, and delivers absolutely breathtaking 360 degree views of the Mediterranean Sea, mountains and the Limassol city.

- Panoramic sea views
- 300 meters to sandy beaches, SPA and facilities of 5-star Amathus Beach and Four Seasons Hotels
- Pool, gym, sauna and covered parking
- High ceilings (3.15 meters)
- High standard finishes, marble floors
- Amenities around the corner
- Penthouses with private roof gardens and pools
- Apartments with private gardens





Floor plans



Floor plans

Block A

FLOOR 3

Block A

FLOOR 5



Block A

FLOOR 4

Block A

Roof Terrace



Floor plans

Block B

FLOOR 1

Block B

FLOOR 3



Block B

FLOOR 2

Block B

FLOOR 4



Floor plans

Block B

FLOOR 5

Block C

FLOOR 1



Block B

Roof Terrace

Block C

FLOOR 2



Floor plans

Block C

FLOOR 3

Block C

FLOOR 5



Block C

FLOOR 4

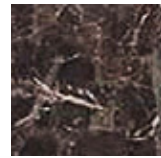
Block C

Roof Terrace





Specification of construction and finishing



- Luxurious marble floors or parquet



- Thermo-bricks (28 cm)



- Kitchen cabinets from known brands



- First class sanitary ware



- Double glazed windows with aluminum frames



- Safe, fireproof doors

Choice of properties

| Block | Floor | Number | Type | Bedrooms | Indoor Cov. area, sq.m. | Uncover. Veranda, sq.m. | Covered Veranda, sq.m. | Roof Garden, sq.m. | Common area, sq.m. | Total area, sq.m. | Individ. Swim. Pool |
|-------|-------|--------|-------------|----------|-------------------------|-------------------------|------------------------|--------------------|--------------------|-------------------|---------------------|
| A | 1 | 101 | Garden flat | 2 | 91 | 173 | 22 | 0 | 5 | 113 | - |
| A | 1 | 102 | Garden flat | 3 | 113 | 100 | 26 | 0 | 6 | 139 | - |
| A | 2 | 201 | Flat | 2 | 91 | 0 | 22 | 0 | 5 | 113 | - |
| A | 2 | 202 | Flat | 3 | 113 | 5 | 26 | 0 | 6 | 139 | - |
| A | 3 | 301 | Flat | 2 | 91 | 0 | 22 | 0 | 5 | 113 | - |
| A | 3 | 302 | Flat | 3 | 113 | 0 | 26 | 0 | 6 | 139 | - |
| A | 4 | 401 | Penthouse | 2 | 91 | 0 | 22 | 62 | 5 | 175 | Yes |
| A | 4 | 402 | Flat | 3 | 113 | 0 | 26 | 0 | 6 | 139 | - |
| A | 5 | 502 | Penthouse | 3 | 113 | 15 | 26 | 82 | 5 | 221 | Yes |
| | | | | | | | | | | | |
| B | 1 | 101 | Garden flat | 3 | 124 | 275 | 29 | 0 | 7 | 153 | Option |
| B | 1 | 102 | Garden flat | 3 | 124 | 280 | 29 | 0 | 7 | 153 | Option |
| B | 2 | 201 | Flat | 3 | 124 | 6 | 29 | 0 | 7 | 153 | - |
| B | 2 | 202 | Flat | 3 | 124 | 6 | 29 | 0 | 7 | 153 | - |
| B | 3 | 301 | Flat | 3 | 124 | 12 | 29 | 0 | 7 | 153 | - |
| B | 3 | 302 | Flat | 3 | 124 | 12 | 29 | 0 | 7 | 153 | - |
| B | 4 | 401 | Flat | 3 | 124 | 0 | 29 | 0 | 7 | 153 | - |
| B | 4 | 402 | Flat | 3 | 124 | 0 | 29 | 0 | 7 | 153 | - |
| B | 5 | 501 | Penthouse | 3 | 124 | 15 | 29 | 102 | 7 | 255 | Yes |
| B | 5 | 502 | Penthouse | 3 | 124 | 15 | 29 | 102 | 7 | 255 | Yes |
| | | | | | | | | | | | |
| C | 1 | 101 | Garden flat | 3 | 114 | 162 | 27 | 0 | 6 | 141 | - |
| C | 1 | 102 | Garden flat | 2 | 89 | 145 | 21 | 0 | 5 | 110 | - |
| C | 2 | 201 | Flat | 3 | 122 | 0 | 27 | 0 | 6 | 149 | - |
| C | 2 | 202 | Flat | 2 | 89 | 0 | 21 | 0 | 5 | 110 | - |
| C | 3 | 301 | Flat | 3 | 122 | 9 | 27 | 0 | 6 | 149 | - |
| C | 3 | 302 | Flat | 2 | 89 | 0 | 21 | 0 | 5 | 110 | - |
| C | 4 | 401 | Flat | 3 | 122 | 0 | 27 | 0 | 0 | 149 | - |
| C | 4 | 402 | Penthouse | 2 | 89 | 0 | 21 | 65 | 0 | 175 | Yes |
| C | 5 | 501 | Penthouse | 3 | 122 | 15 | 27 | 85 | 0 | 234 | Yes |

Interiors



Location

Limassol is known as the city for everyone. It is the second largest and by far the most flourishing city in Cyprus. It combines the fast pace of a city and the comfort of a first-class Mediterranean resort. The city offers a diverse variety of pleasures such as the dynamic metropolitan city for business, infinite sandy beaches, interesting historical grounds, restaurants with all sorts of food for the most sophisticated gourmets, and the shopping areas; you'll find it all and much more in Limassol!

The project is conveniently positioned in a carefully selected, quiet and safe neighbourhood of the prestigious Amathunda area of Limassol, just 5 minutes away from the ancient Amathus excavations and the 5 star Amathus Beach Hotel with its sandy beaches, excellent SPA and facilities. Limassol's best leisure and residency amenities such as restaurants, groceries, banks and pharmacies are just around the corner.

Book your inspection tour now!

Would you like to experience the magic of Cyprus? We are glad to invite you for a property tour, and you do not have to buy — you can decide on the spot and for some reason, we believe you will certainly find a house of your dream!

During your stay in Cyprus, you will have a property and lifestyle expert that speaks your language, who will introduce you to the country, demonstrate its clear advantages

and show carefully selected properties based on your requirements and budget.

We will offer you special rates for accommodation in the best luxury apartments, villas and hotels of the island, and we will organize your transfer from the airport. As part of our hospitality package, **we will compensate you for 4 nights and the airport transfer if you buy a property through us.**



Map of Limassol



Immigration

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 mIn EUR
- The investment may be sold in 3 years
- Visa-free residency in any European country
- Visa-free travels to more than 157 countries

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 157 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.



Why Cyprus


- 350 sunshine days a year
- The cleanest and the safest beaches in Europe
- Permanent residency for those who buy property worth over 300 000 euro
- European passport for those who buy property worth over 2 mln euro
- Expected economic boom due to the anticipated development of gas reserves
- 90% English-speaking population
- Lowest taxes in Europe
- European standard education
- Beautiful nature and picturesque landscapes
- Rich cultural and historic traditions
- Lowest crime rate in Europe

Why us

- Developers that focus on demanding and sophisticated buyers
- Solid team of dedicated professionals
- Specialization on luxury houses and gated residences in close proximity to infrastructure and beach
- Only modern architecture and only the highest quality
- Assistance in getting residency permits and citizenship via purchasing property
- Full range of real estate services in all resort regions of Cyprus
- Guaranteed juridical safety of the transaction
- After sale services: rental management, technical maintenance, administration



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