



CAPE TOWN

L O F T S

A PROJECT BY **PRIME PROPERTY GROUP**



DESIGNED TO ENJOY
LUXURY LIVING

LOCATED IN A TRANQUIL SOPHISTICATED AREA



DESCRIPTION

From an exclusive area of Cyprus, Cape Town Lofts offers a beautifully designed development located in a serene area of Strovolos, Nicosia. Nicosia is known to be the central business hub and is one of the most vibrant cities in Cyprus. The prime location has direct access to the Limassol Nicosia high way and only minutes away from one of the most cosmopolitan city centres. This natural setting surrounds Cape Town Lofts with an urban environment set back from the busy city road, allows unprecedented peace and tranquillity.

The project consists of 32 units carefully designed to satisfy its residents with distinctive layouts and high standards of finish as well as provide ultimate comfort for a unique lifestyle.

MAJOR BENEFITS

- LOCATED IN A TRANQUIL SOPHISTICATED AREA
- PRIVATE COVERED PARKING
- PROVISIONS FOR A/C UNITS IN ALL AREAS
- TOP STANDARDS OF FINISH AND EUROPEAN BRANDS
- LAMINATED PARQUET FLOORS
- ALUMINIUM WINDOWS AND DOUBLE GLAZING THERMAL GLASS
- SANITARY WARE FROM EUROPEAN BRANDS



INTRODUCTION

Nicosia, Cyprus' capital for nearly 1000 years, is a sophisticated and cosmopolitan city, rich in history and culture that combines its historic past with the amenities of a modern city. The 'new' Nicosia developed outside the old town (surrounded by sturdy Venetian walls) became a contemporary, business and cultural center. Just a few miles away are enchanting places of interest such as Byzantine churches and monasteries, archaeological sites and charming villages. The uniqueness of such a combination makes the capital of Cyprus a place worth knowing and certainly a place worth living. Nicosia is the base for the Government head offices, Diplomatic headquarters and Cyprus' major universities.



LOCATION

Cape Town Lofts is situated in one of Nicosia's most prestigious areas, Strovolos. Conveniently located and with easy access to all amenities, Strovolos is one of the most vibrant areas in the capital, both a thriving business hub and home to some of the capital's most famous universities. A residence that you call home, enjoy a serene escape and the energy of the large city of Nicosia.



DESIGNED BY
LONDON'S
LEADING
INTERNATIONAL
ARCHITECTURE
AND DESIGN
STUDIO





THE
DEVELOPMENT
CONSISTS OF
THIRTY-TWO
1- AND
2-BEDROOM
LUXURY
APARTMENTS
AND STUDIOS

CHOICE OF PROPERTIES

Property	Floor	Type	Bedrooms	Bathrooms	Indoor area sq.m.	Covered veranda sq.m.	Storage & auxiliary area	Common area per unit	Total area sq.m.
101		Apartment	1	1	51.60	12.70		9.22	73.52
102		Apartment	1	1	53.20	12.70		9.45	75.35
103		Apartment	1	1	53.10	12.70		9.43	75.23
104	1st	Apartment	1	1	52.00	12.70		9.28	73.98
105		Studio	S	1	35.30	12.40		6.84	54.54
106		Apartment	2	2	90.00	24.70	4.50	16.44	135.64
107		Studio	S	1	39.20	12.60		7.43	59.23
201		Apartment	1	1	51.60	12.70		9.22	73.52
202		Apartment	1	1	53.20	12.70		9.45	75.35
203		Apartment	1	1	53.10	12.70		9.43	75.23
204	2nd	Apartment	1	1	52.00	12.70		9.28	73.98
205		Studio	S	1	35.30	12.40		6.84	54.54
206		Apartment	2	2	90.00	24.70	3.70	16.44	134.84
207		Studio	S	1	39.20	12.60		7.43	59.23
301		Apartment	1	1	51.60	12.70		9.22	73.52
302		Apartment	1	1	53.20	12.70		9.45	75.35
303	3rd	Apartment	1	1	53.10	12.70		9.43	75.23
304		Apartment	1	1	52.00	12.70		9.28	73.98
305		Apartment	2	2	81.50	25.50	3.60	15.34	125.94
306		Apartment	2	2	86.70	24.20	4.50	15.90	131.30
401		Apartment	1	1	51.60	12.70		9.22	73.52
402		Apartment	1	1	53.20	12.70		9.45	75.35
403	4th	Apartment	1	1	53.10	12.70		9.43	75.23
404		Apartment	1	1	52.00	12.70		9.28	73.98
405		Apartment	2	2	81.50	25.50	3.70	15.34	126.04
406		Apartment	2	2	86.70	24.20	3.60	15.90	130.40
501		Apartment	1	1	51.60	12.70		9.22	73.52
502		Apartment	1	1	53.20	12.70		9.45	75.35
503	5th	Apartment	1	1	53.10	12.70		9.43	75.23
504		Apartment	1	1	52.00	12.70		9.28	73.98
505		Apartment	2	2	81.50	25.50	5.30	15.34	127.64
506		Apartment	2	2	86.70	24.20	5.70	15.90	132.50

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

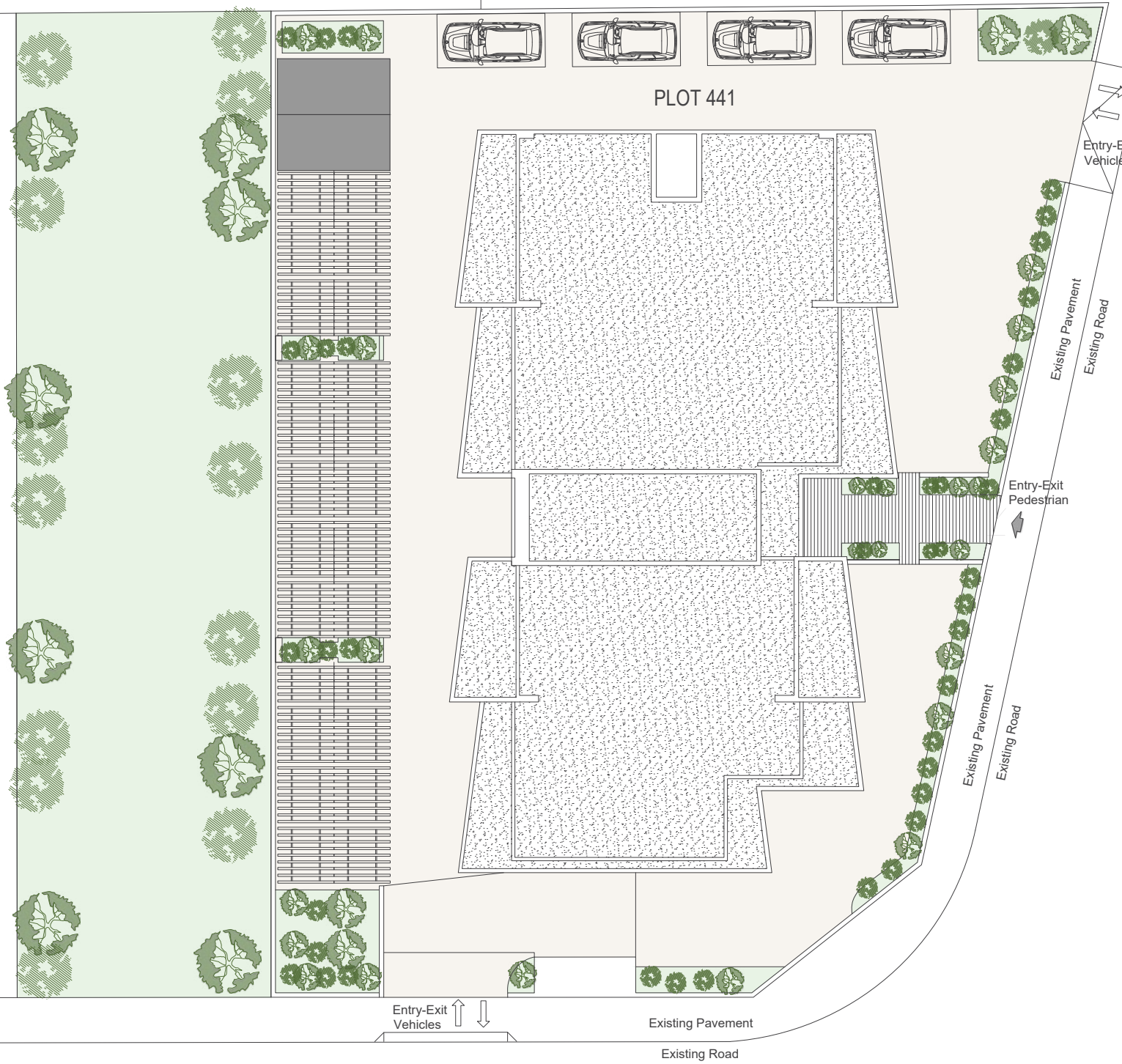


PLOT 430

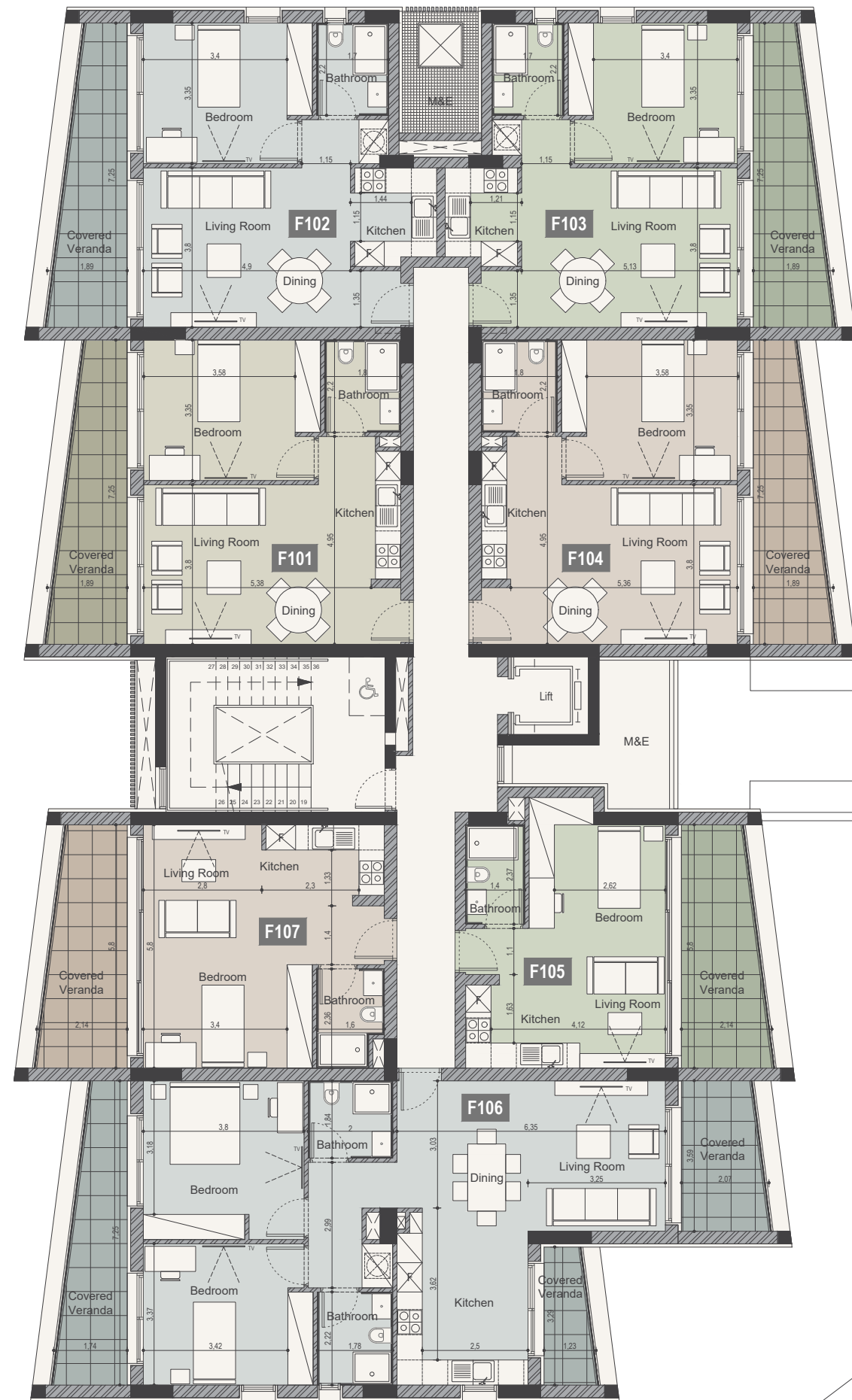
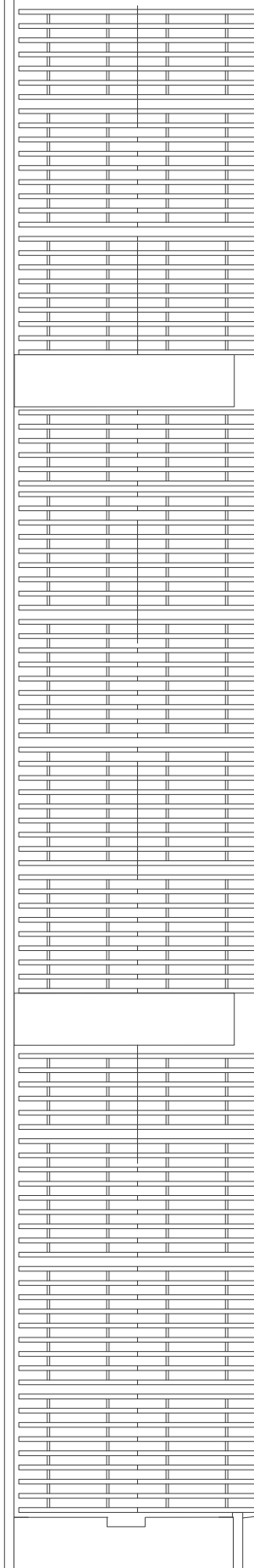
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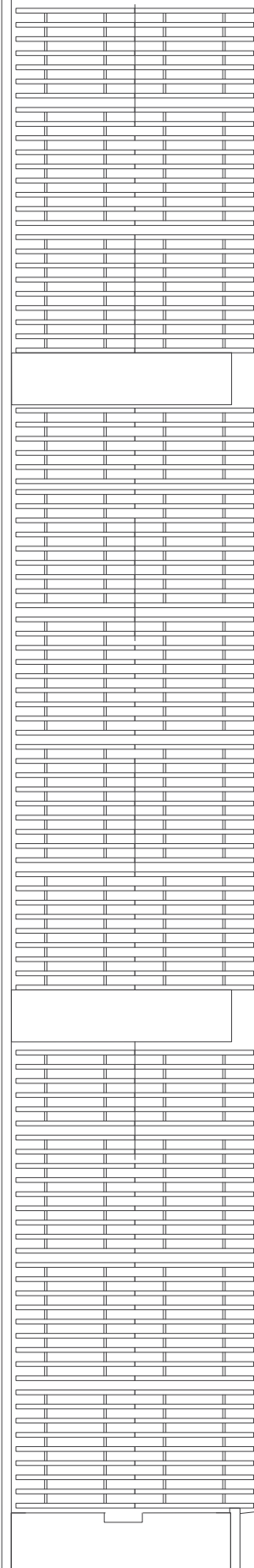
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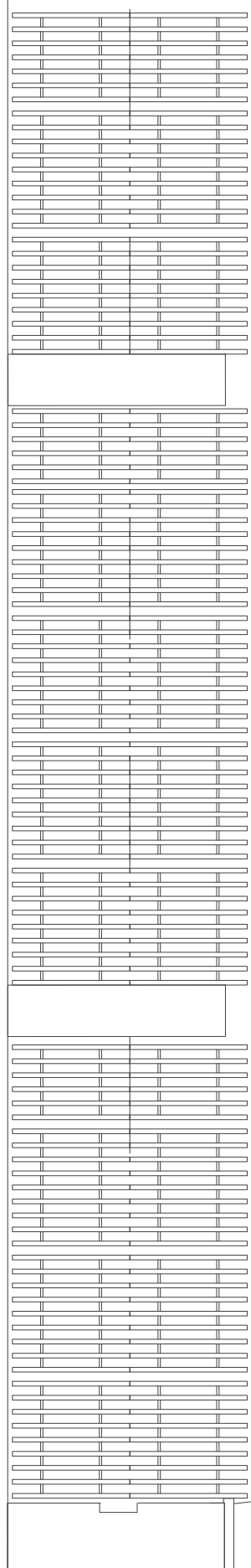
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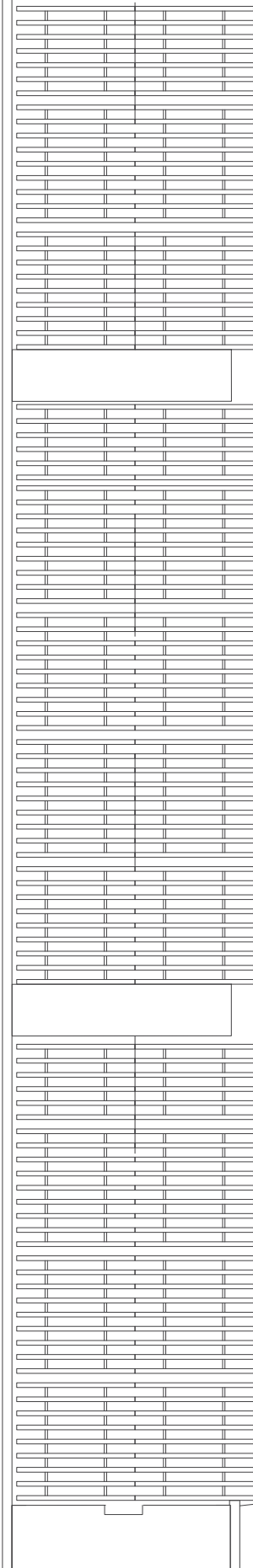


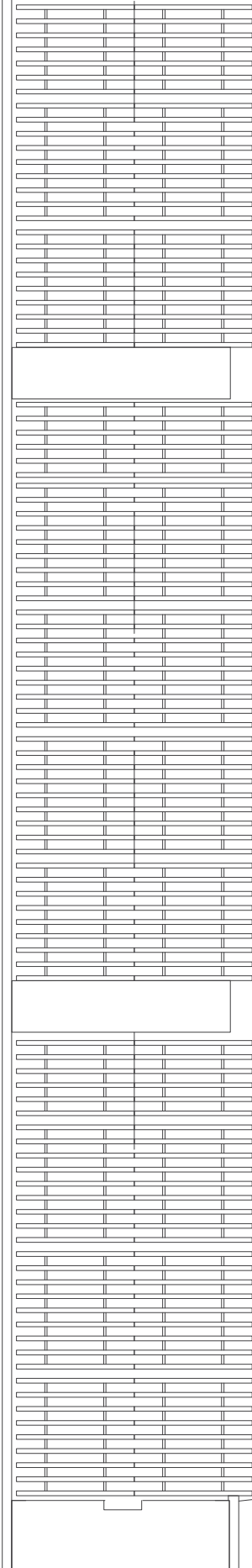


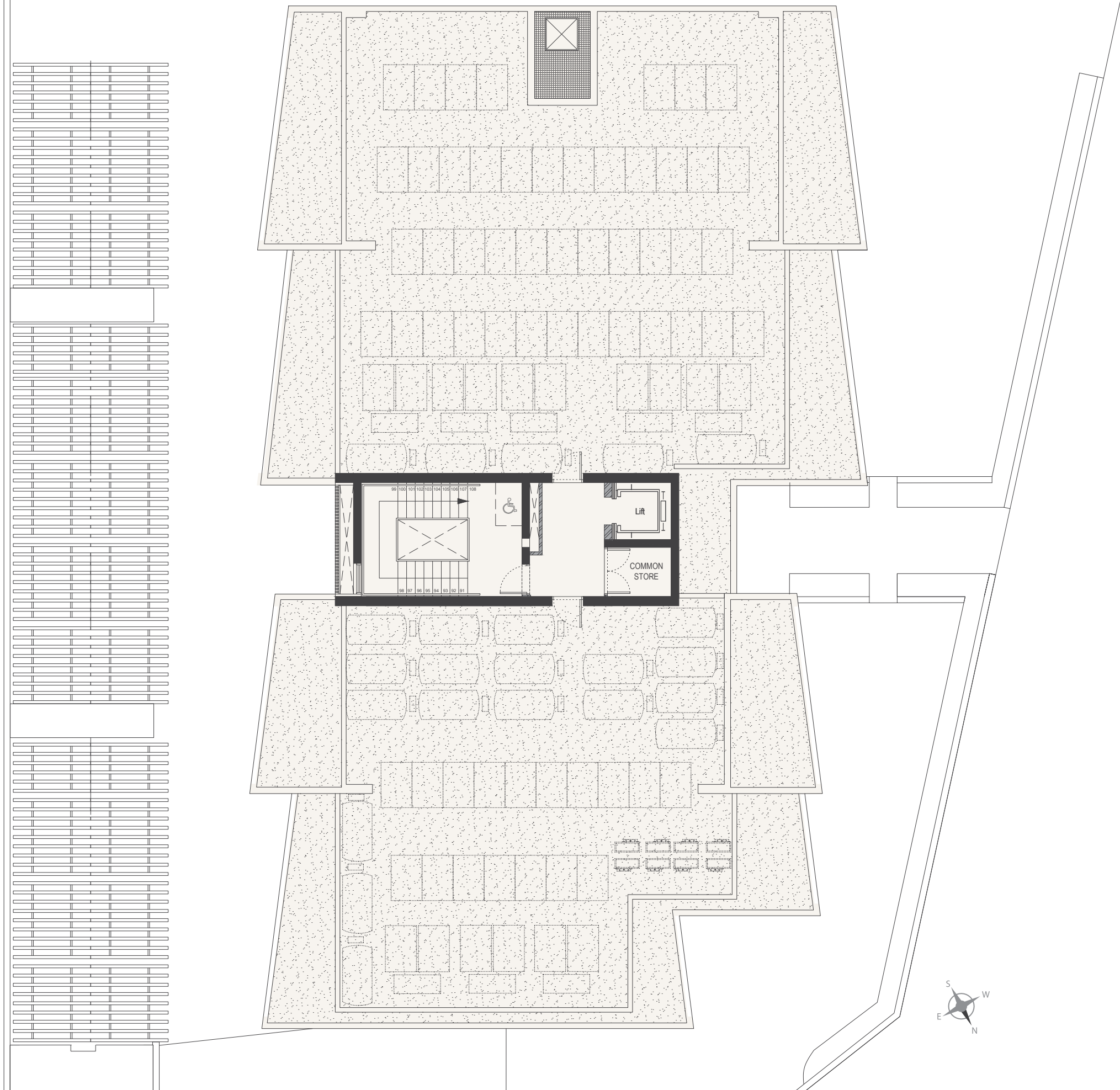












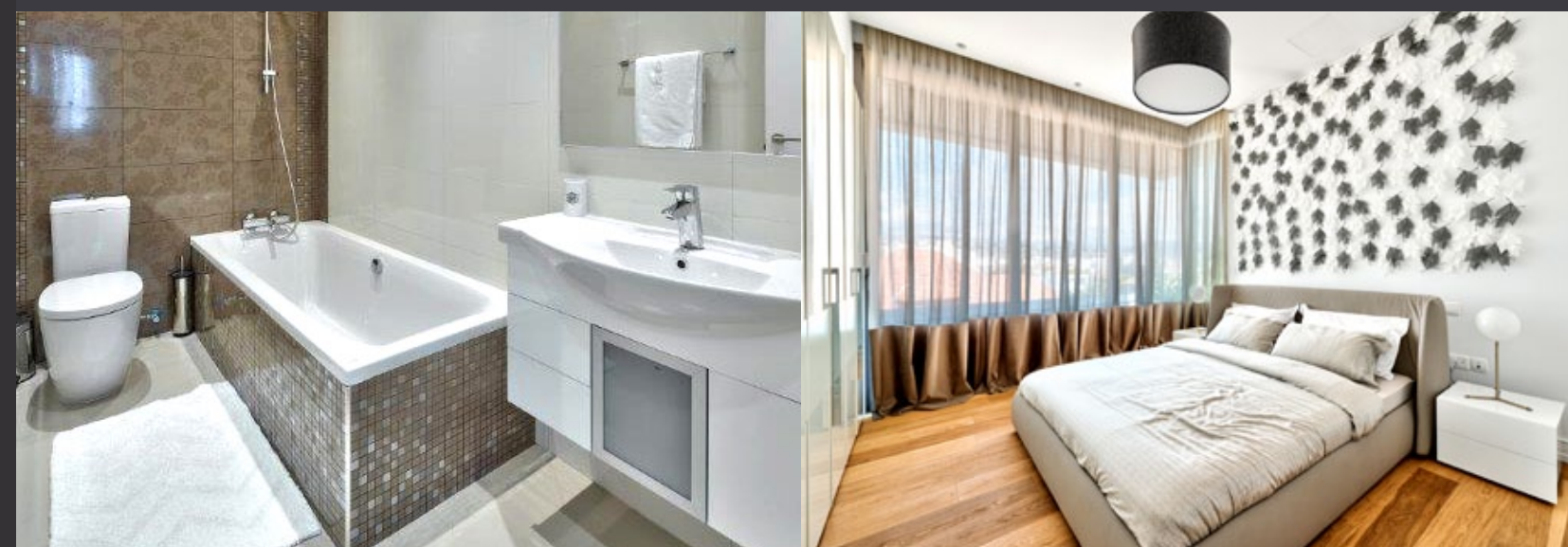
SIGNATURE FINISHES

COMFORT PACKAGE

EVERY PROPERTY IS DELIVERED WITH THE SIGNATURE TOP STANDARD FINISHES:

- | 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



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.





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