

The logo features a stylized white line-art icon of a modern building with a peaked roof and grid-like facade. Below the icon, the word "JOYA" is written in a large, bold, sans-serif font. Underneath "JOYA", the word "RESIDENCE" is written in a smaller, spaced-out, sans-serif font. Two horizontal lines are positioned above and below the word "JOYA".

**JOYA**  
RESIDENCE



A PROJECT BY **PRIME PROPERTY GROUP**







CONTEMPORARILY  
STYLED APARTMENTS,  
DUPLEXES,  
PENTHOUSES  
AND VILLAS

DESCRIPTION

This prestigious development represents a remarkable living experience that will exceed your biggest dreams and expectations. It is different from anything You have seen and considered before and truly unique for the Limassol property market of high-quality homes. The contemporarily styled apartments, duplexes, penthouses and villas of the gated compound are smartly arranged around the exceptional indoor facilities, such as pool, gym, and underground parking.

The layouts and the zoning solutions of the units have been specifically designed to create the most comfort and practicality. The unique position, namely, 2 kilometres away from Limassol's best beaches, touristic attractions and within a short drive to the city centre with its business infrastructure, entertainment venues and educational facilities will provide perfect conditions for permanent living for families and business people. Whereas the proximity to Jumbo supermarket, multiple coffee shops, Limassol Sporting Center and the main highway leading to the Paphos and Larnaca airports within 45 minutes will complement your enjoyment of Limassol's urban lifestyle.

The development comprises of only 25 apartments, garden duplexes, penthouses with one, two, three bedrooms; 12 villas with three and four bedrooms. The cleverly designed master plan provides convenient access to the common pool, gym, landscaped gardens, and underground parking. The penthouses enjoy spacious private rooftops.





25 APARTMENTS, GARDEN DUPLEXES,  
PENTHOUSES WITH ONE, TWO,  
THREE BEDROOMS, 12 VILLAS WITH  
THREE AND FOUR BEDROOMS



## MAJOR BENEFITS

- 2 KM FROM THE BEST SANDY BEACHES
- 5 MIN DRIVE TO THE CITY CENTER 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





## INTRODUCTION

Limassol is the second largest urban area in Cyprus, located on the southern coast, with an urban population of 160,000 — 176,700. Limassol was built between two ancient cities — Amathus and Kourion — and during Byzantine rule it was known as Neapolis (new town). Limassol's historical centre is located around its medieval Limassol Castle and the Old Port. Today the city spreads along the Mediterranean coast and has extended much farther than the castle and port, with its suburbs stretching along the coast to Amathus.

The history of Limassol is largely associated with the Third Crusade of Richard the Lionheart, who arrived in Limassol in 1191 on his way to the Holy Land. He arrested the renegade Byzantine Greek governor of Cyprus Limassol, Isaac Komnenos, taking over the entire island, and bringing the long Byzantine dominion of Cyprus to an end. Richard also celebrated his marriage with Berengaria who had received the crown as queen of England in Limassol. Richard destroyed Amathus and the inhabitants were transferred to Limassol.

Limassol has a Subtropical-Mediterranean climate with warm to hot and dry summers and very mild winters, which are separated by short springs and autumns which are generally warm and pleasant.

LIMASSOL COMBINES THE  
FAST PACE OF A CITY AND THE  
COMFORT OF A FIRST-CLASS  
MEDITERRANEAN RESORT





## LOCATION

The project located in the city center of Limassol and consisting of elite apartments and penthouses. Mesa Gitonia area is a vivid and full of life place. Excellent location close to all city amenities, such as supermarket (Jumbo), pharmacies, restaurants and schools (prestigious Foley's school).







## LUXURY FINISHES:

SEMI-SOLID PARQUET FLOORS, MARBLE FLOOR AND WALLS IN THE TOILETS AND BATHROOMS, KITCHEN CABINETS FROM ITALY, DOUBLE GLAZED WINDOWS WITH ALUMINUM FRAMES, HIGH STANDARD SANITARY WARE



2 KILOMETRES AWAY  
FROM LIMASSOL'S  
BEST BEACHES







GATED COMPOUND ARE SMARTLY  
ARRANGED AROUND THE EXCEPTIONAL  
INDOOR FACILITIES, SUCH AS POOL,  
GYM, AND UNDERGROUND PARKING















CHOICE OF PROPERTIES

property	floor	type	bedrooms	indoor area, sq.m.	cov. veranda sq.m.	roof terrace, sq.m.	uncov. veranda, sq.m.	plot, sq.m.	common pool	private pool	gym & sauna
101	G+1	Duplex	2	109.8	6.5	0.0	29.7	0.0	yes	-	yes
102	G+1	Duplex	2	112	10.1	0.0	33.7	0.0	yes	-	yes
103	G+1	Duplex	3	133.4	46.9	0.0	90.6	0.0	yes	-	yes
104	G+1	Duplex	3	133.4	47.9	0.0	95.3	0.0	yes	-	yes
105	G+1	Duplex	2	112	10.2	0.0	36.5	0.0	yes	-	yes
106	G+1	Duplex	2	112	10.2	0.0	36.5	0.0	yes	-	yes
107	G+1	Duplex	2	112	10.2	0.0	36.5	0.0	yes	-	yes
108	G+1	Duplex	3	134.7	14.7	0.0	51.4	0.0	yes	-	yes
201	2	Apartment	1	56.7	14.9	0.0	0	0.0	yes	-	yes
202	2	Apartment	1	55.5	9.5	0.0	0	0.0	yes	-	yes
203	2	Apartment	1	47	5.3	0.0	0	0.0	yes	-	yes
204	2	Apartment	1	55	12.6	0.0	0	0.0	yes	-	yes
205	2	Apartment	2	82	11.1	0.0	0	0.0	yes	-	yes
206	2	Apartment	2	80	15.1	0.0	0	0.0	yes	-	yes
207	2	Apartment	2	80.3	15.3	0.0	0	0.0	yes	-	yes
208	2	Apartment	1	55	9.1	0.0	0	0.0	yes	-	yes
209	2	Apartment	2	80.1	8.6	0.0	0	0.0	yes	-	yes
301	3	Apartment	3	115.6	11.8	0.0	11.35	0.0	yes	-	yes
302	3	Apartment	1	60.1	12.8	0.0	0	0.0	yes	-	yes
303	3	Apartment	3	109.4	13.2	0.0	0	0.0	yes	-	yes
304	3	Apartment	3	124.9	25.1	0.0	0	0.0	yes	-	yes
305	3	Apartment	3	105.4	16.6	0.0	0	0.0	yes	-	yes
306	3	Apartment	2	80.1	13.9	0.0	0	0.0	yes	-	yes
401	4	Penthouse	3	127.5	34.7	0.0	109.5	0.0	yes	-	yes
402	4	Penthouse	3	127.2	33.0	0.0	97.0	0.0	yes	-	yes
H01		House	3	148	20	41.5	24.5	211.5	yes	optional	yes
H02		House	3	148	20	41.5	24.5	212.0	yes	optional	yes
H03		House	3	148	20	41.5	33.0	220.5	yes	optional	yes
H04		House	3	148	20	41.5	33.0	220.5	yes	optional	yes
H05		House	3	143	27.6	41.5	19.8	201.6	yes	optional	yes
H06		House	3	143	9.1	50.1	28.0	242.3	yes	optional	yes
H07		House	3	143	9.5	50.1	33.0	223.2	yes	optional	yes
H08		House	3	143	12	50.1	20.2	204.5	yes	optional	yes
H09		House	3	143	12	50.1	13.1	194.5	yes	optional	yes
H10		House	3	143	12	50.1	0	202.3	yes	optional	yes
H11		House	3	143	25	51.0	0	210.0	yes	optional	yes
H12		House	3	143	25	51.0	09.7	210.0	yes	optional	yes



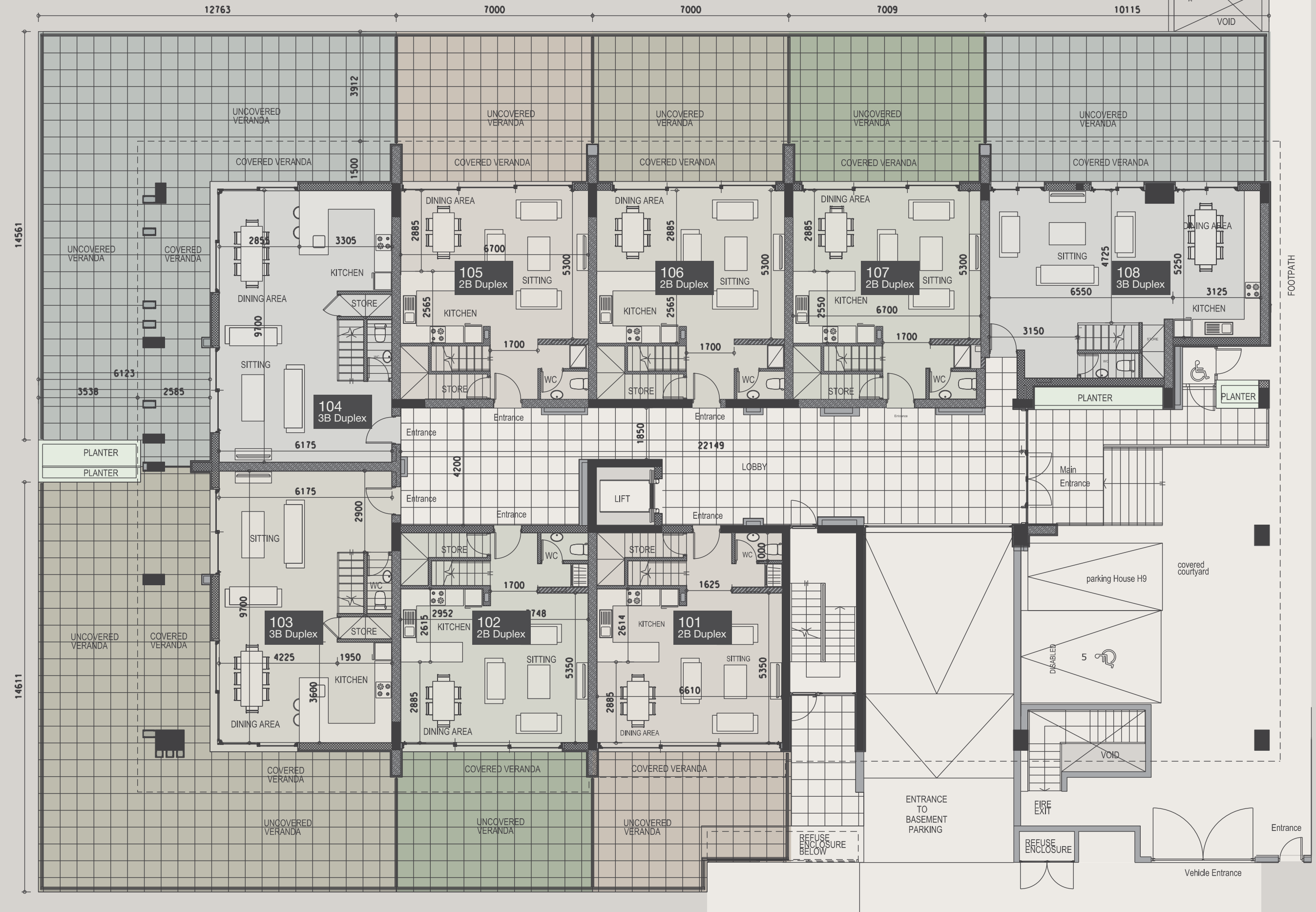




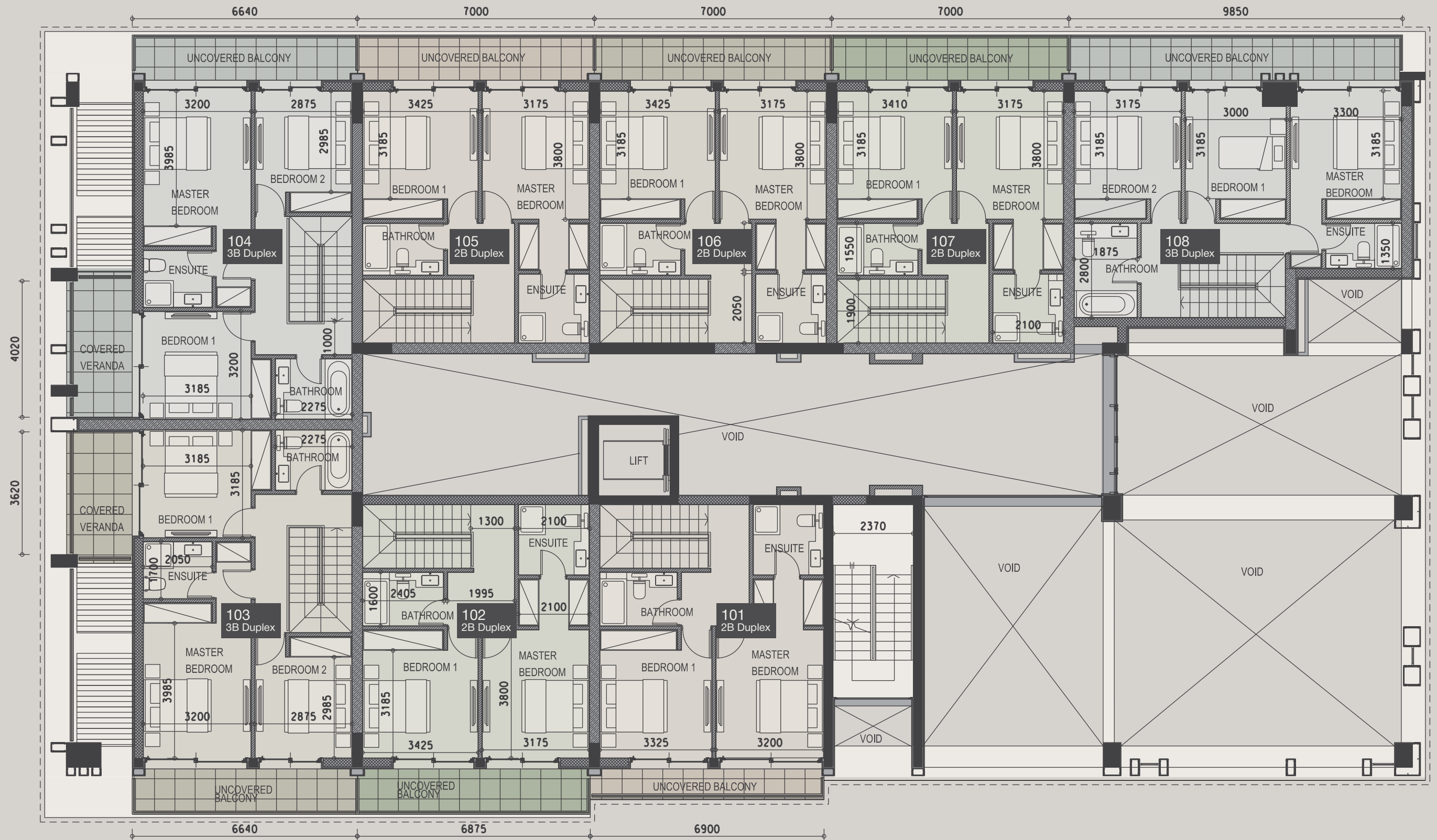




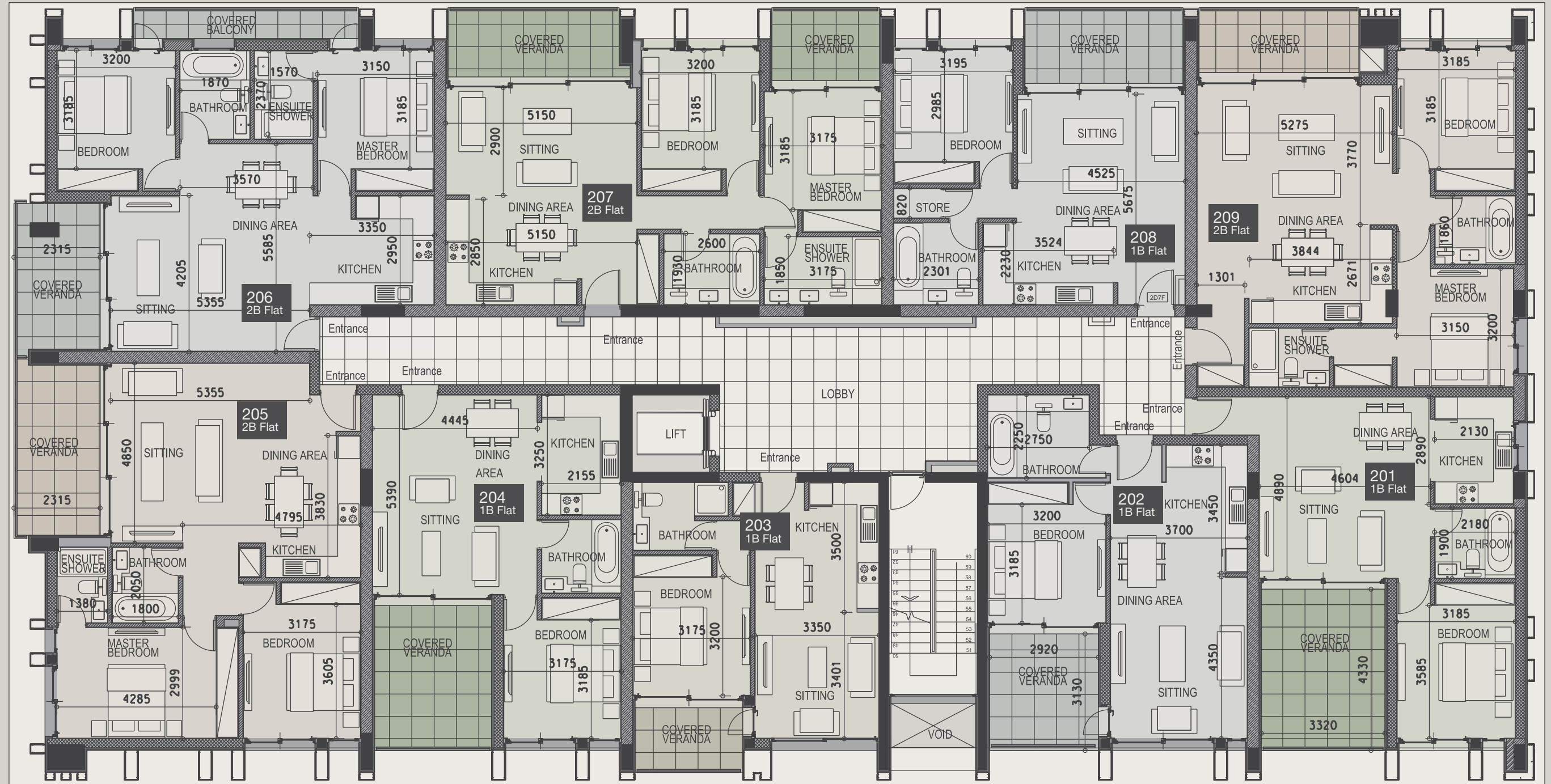








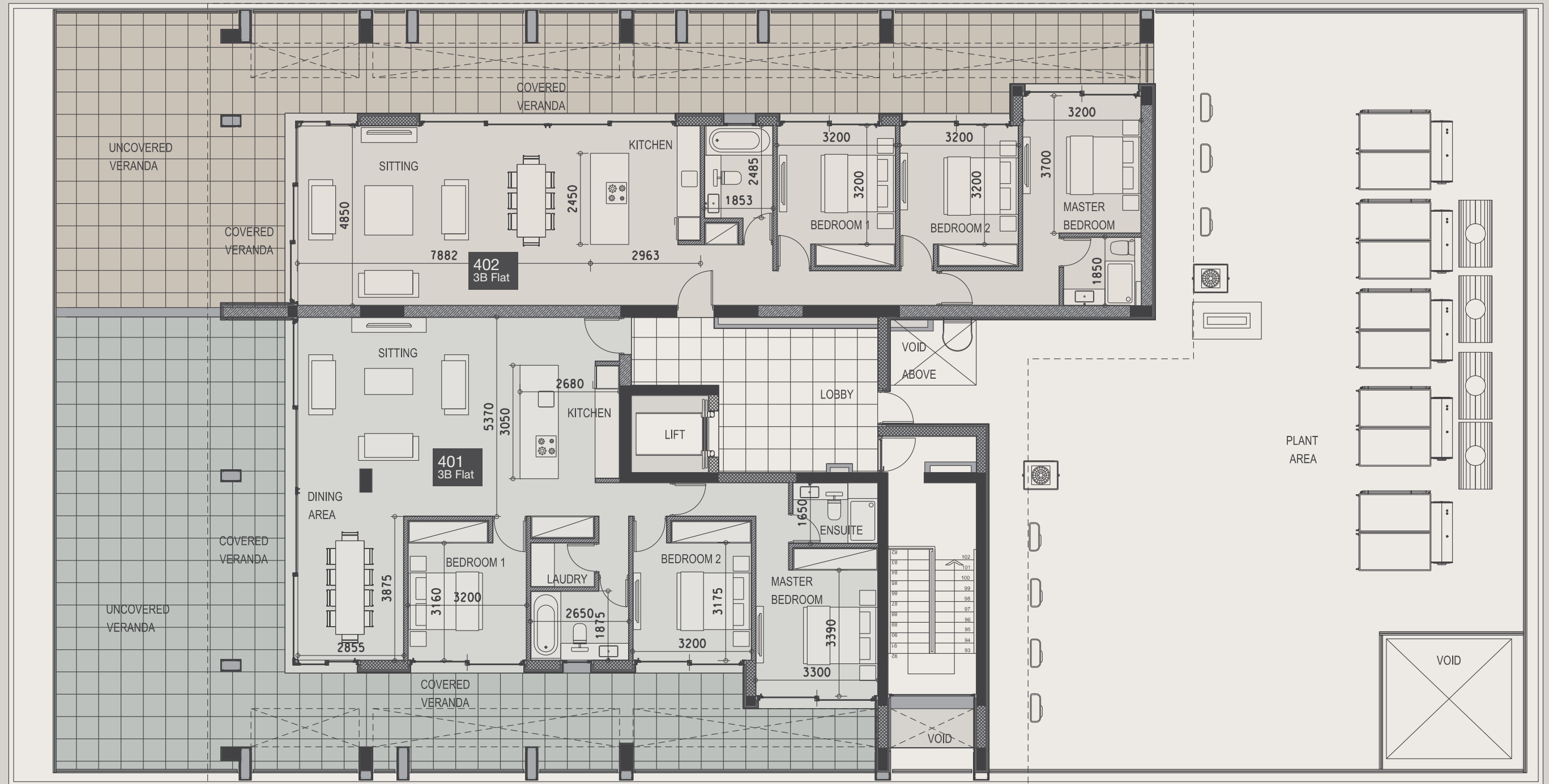




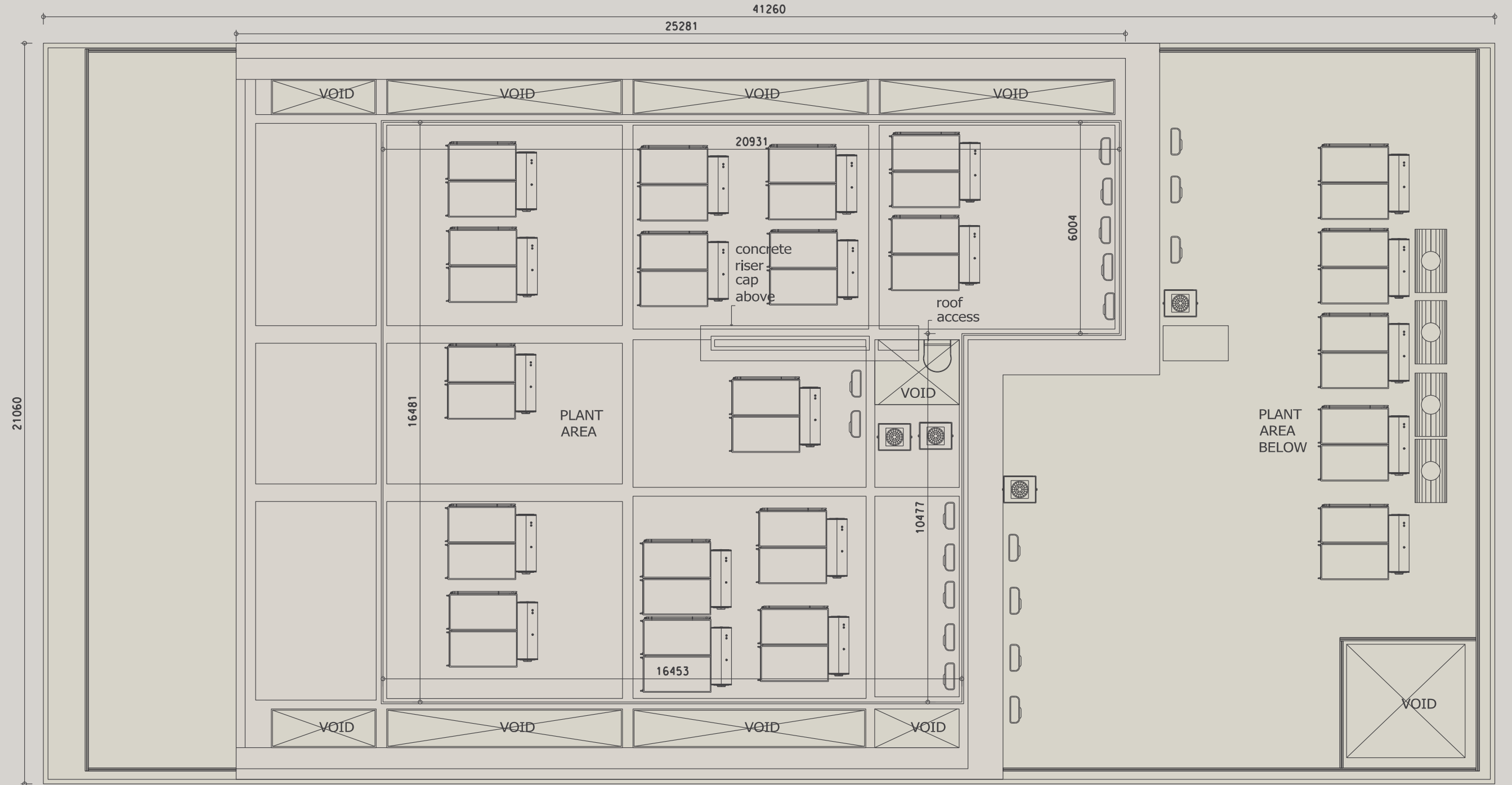












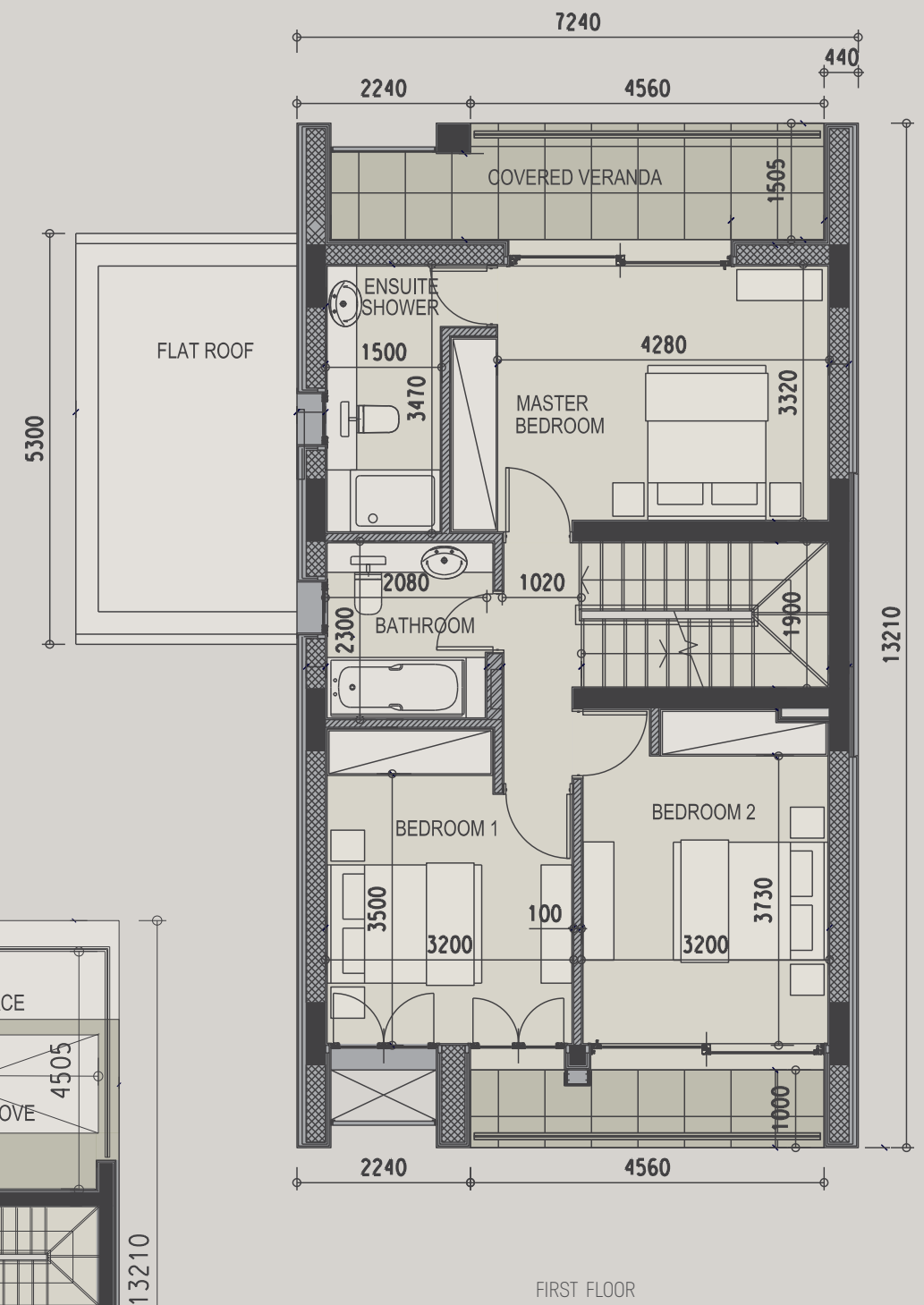
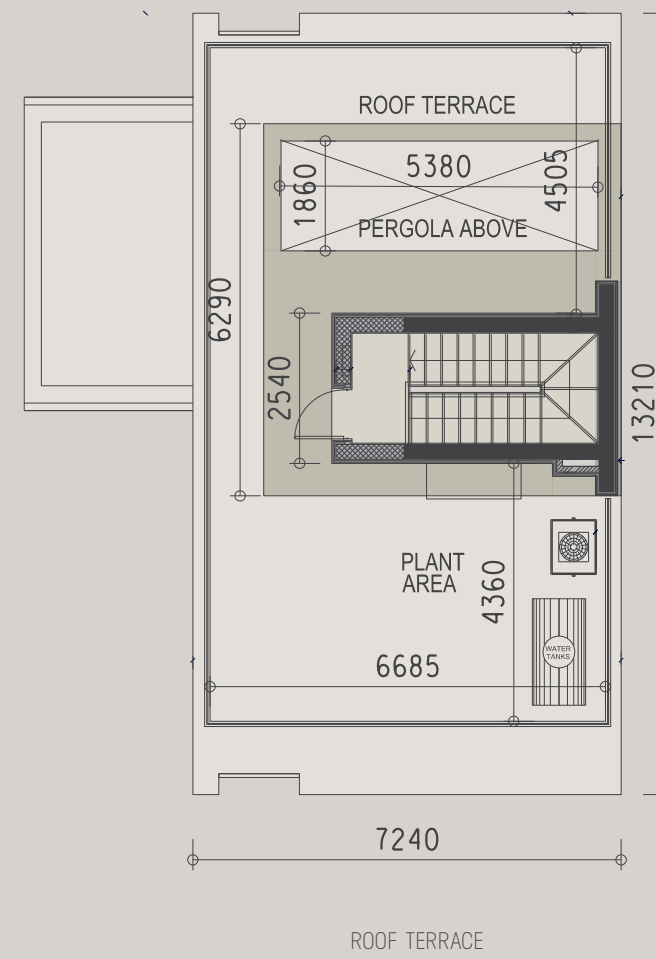
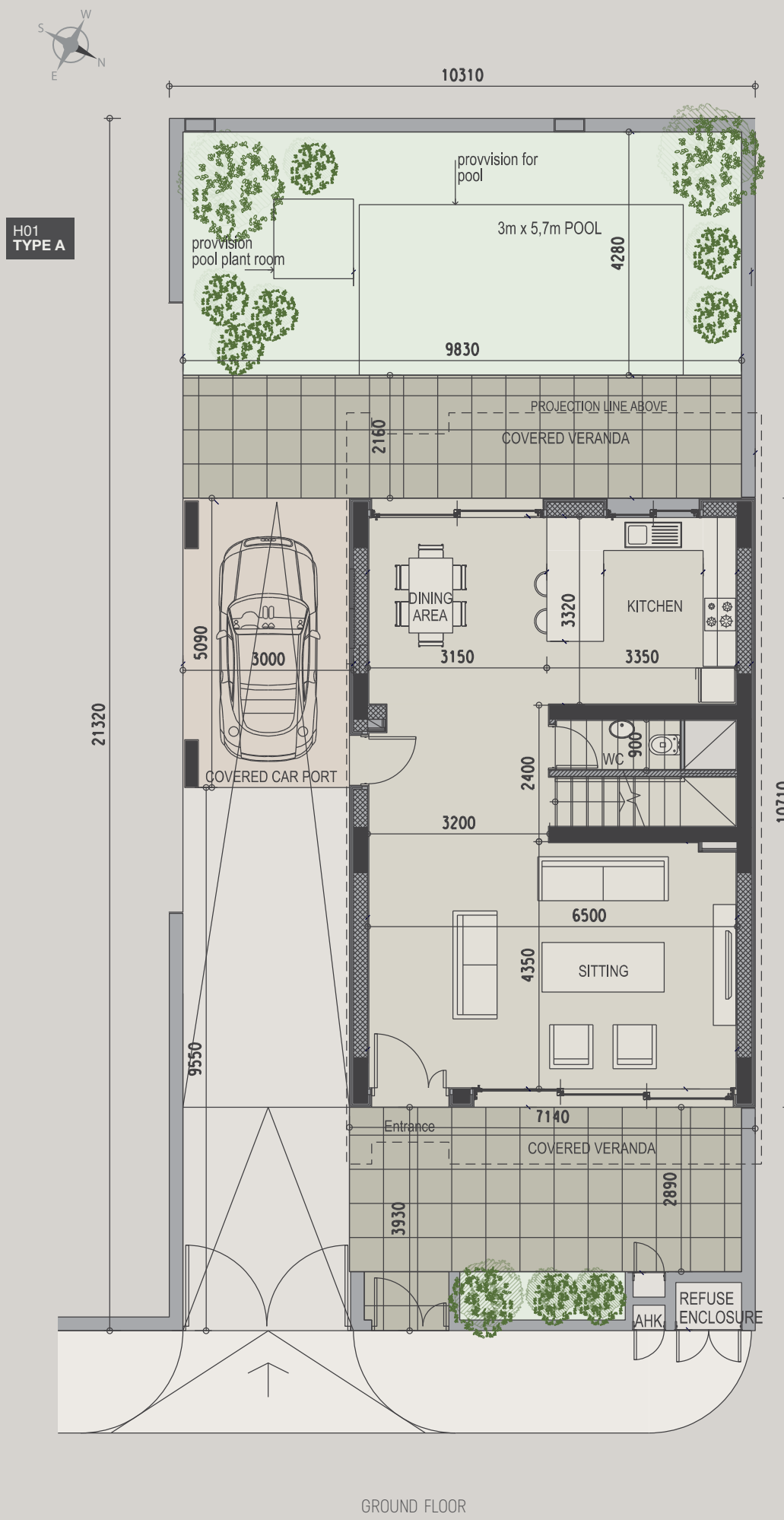




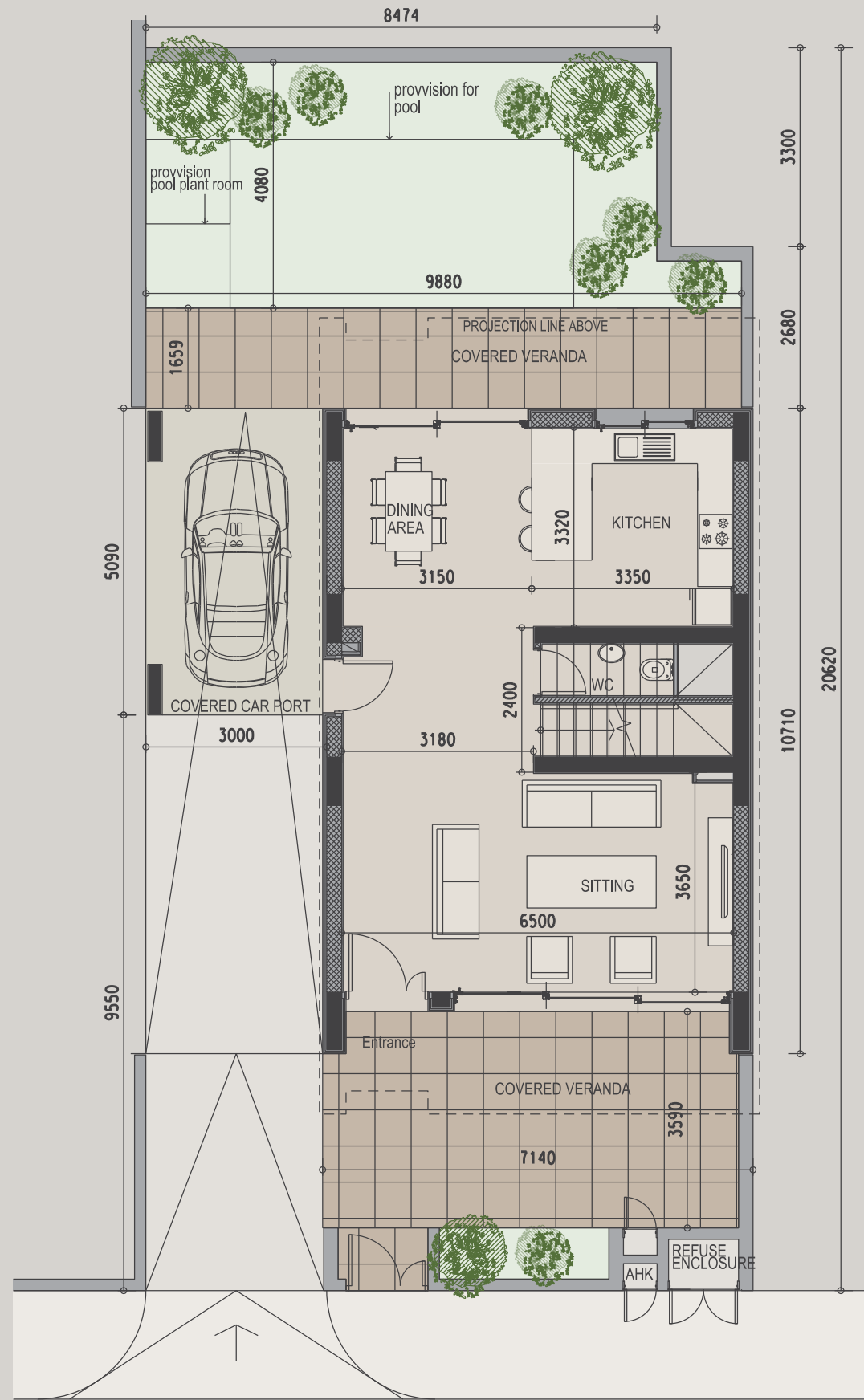


VILLAS TYPE A

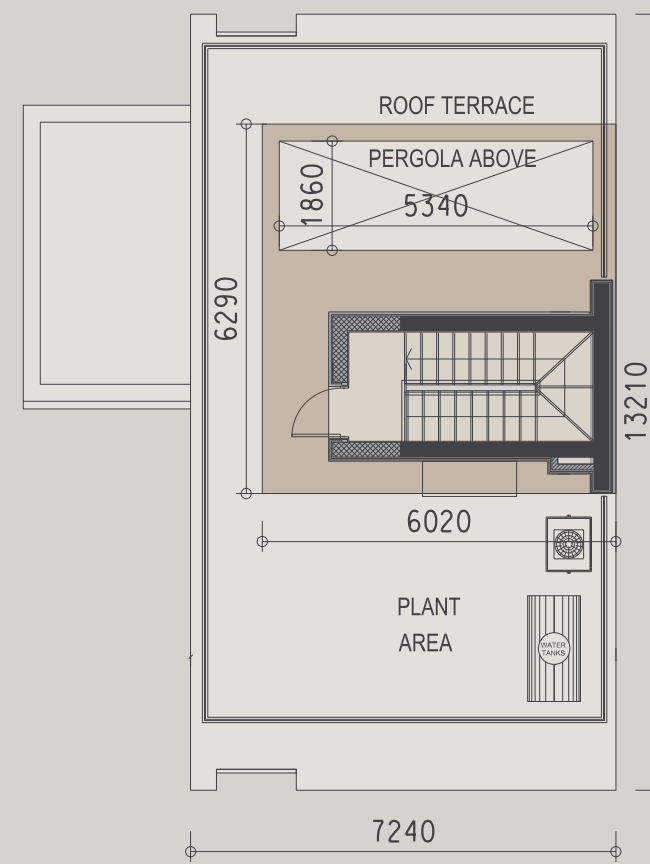
- H01
- H02
- H03
- H04



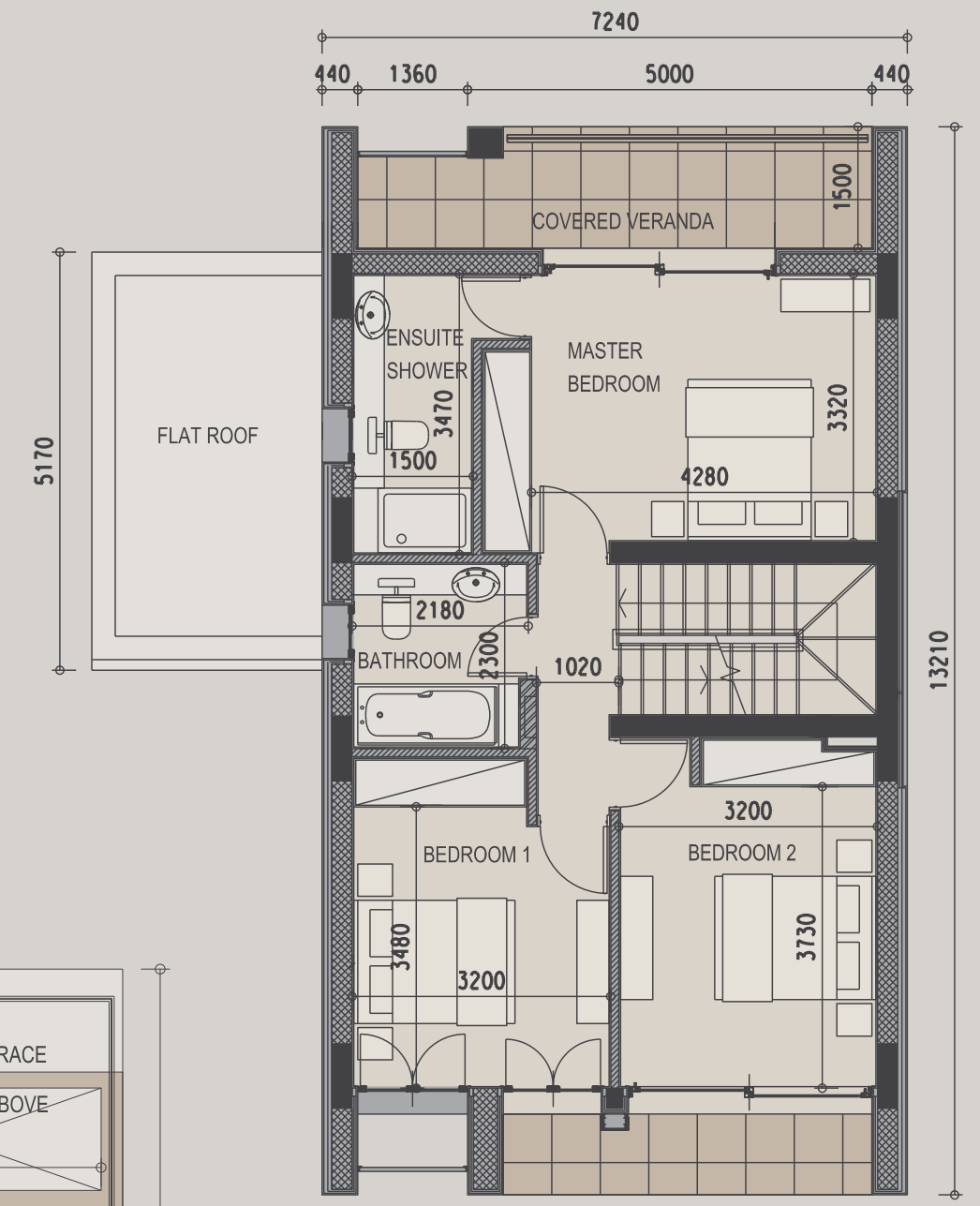




GROUND FLOOR

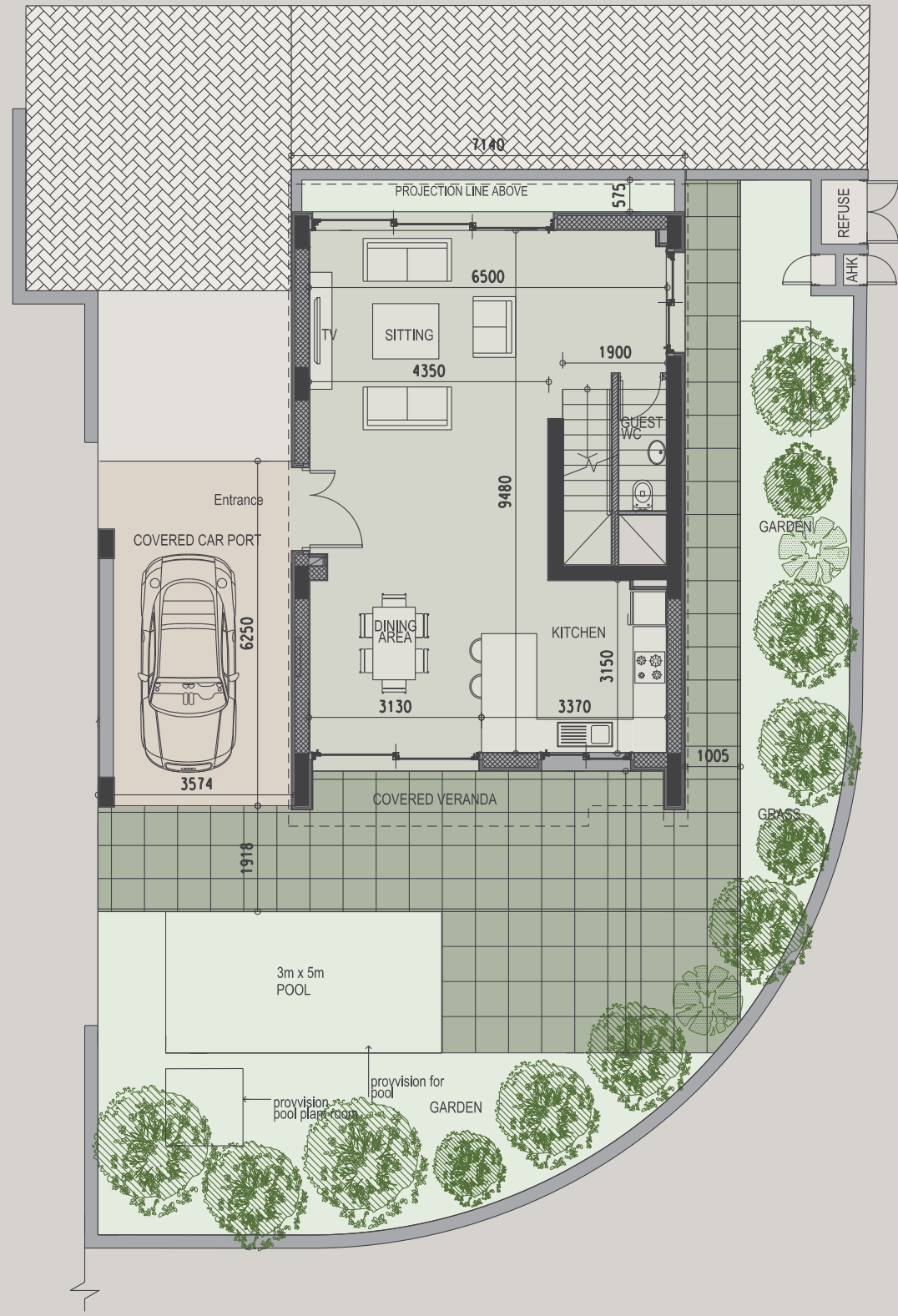


ROOF TERRACE

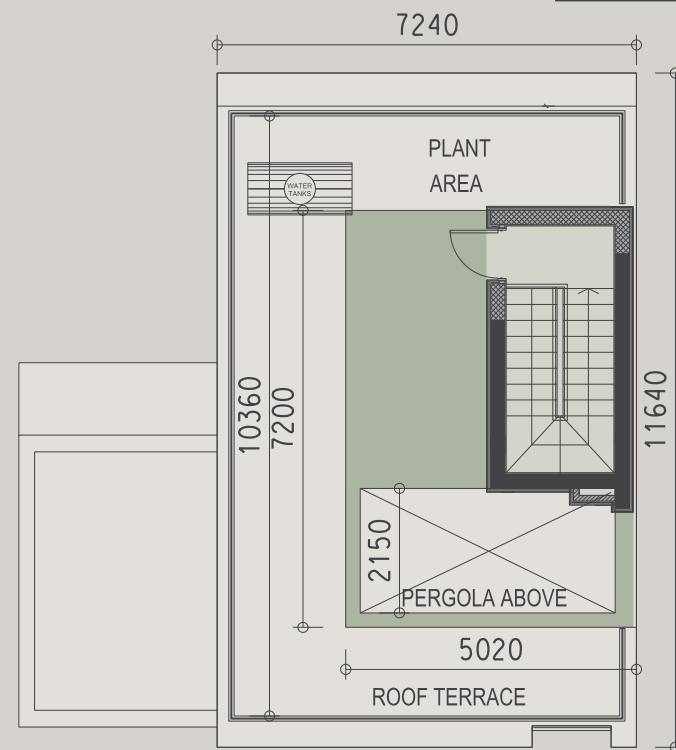


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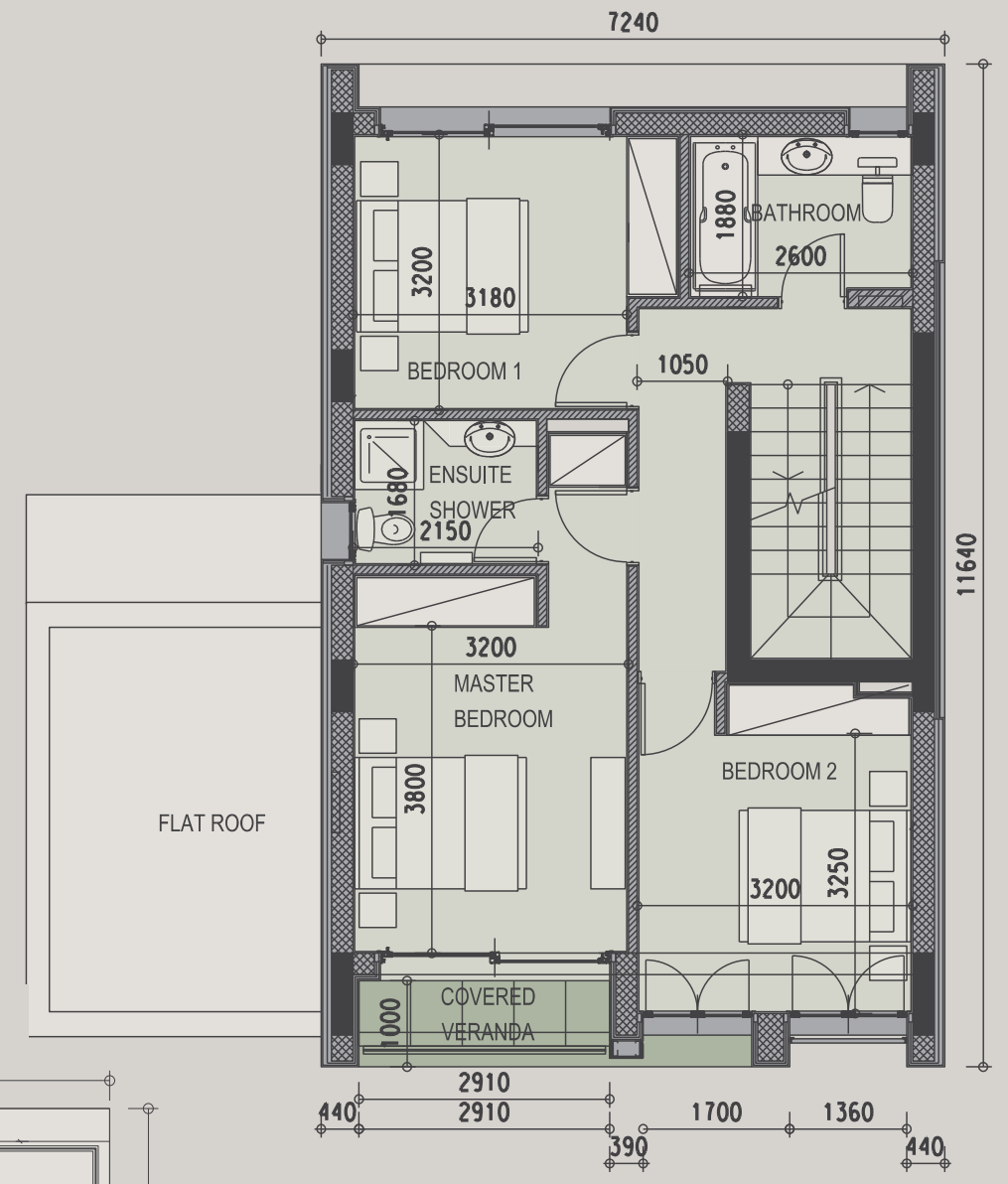




GROUND FLOOR



ROOF TERRACE

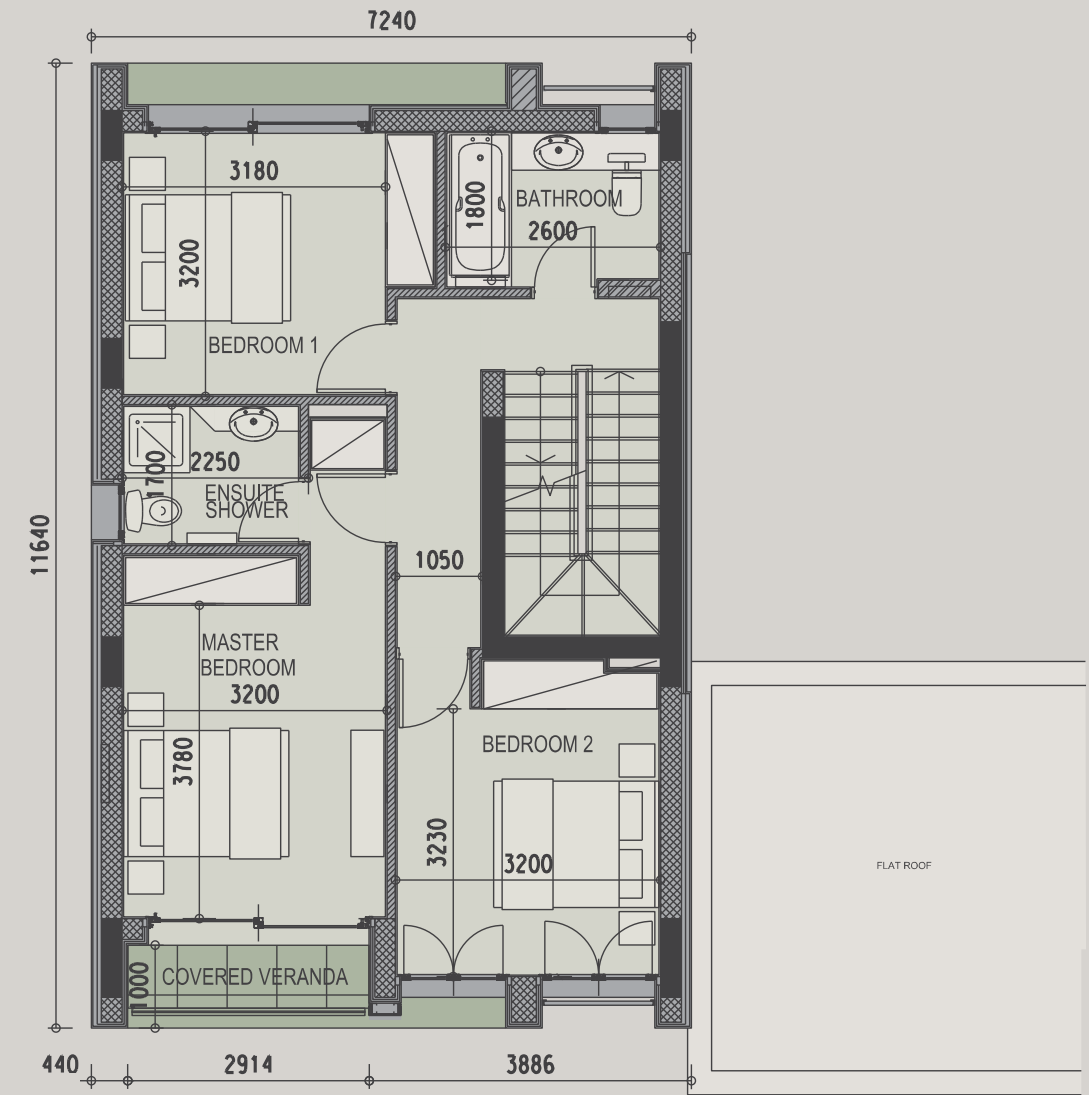


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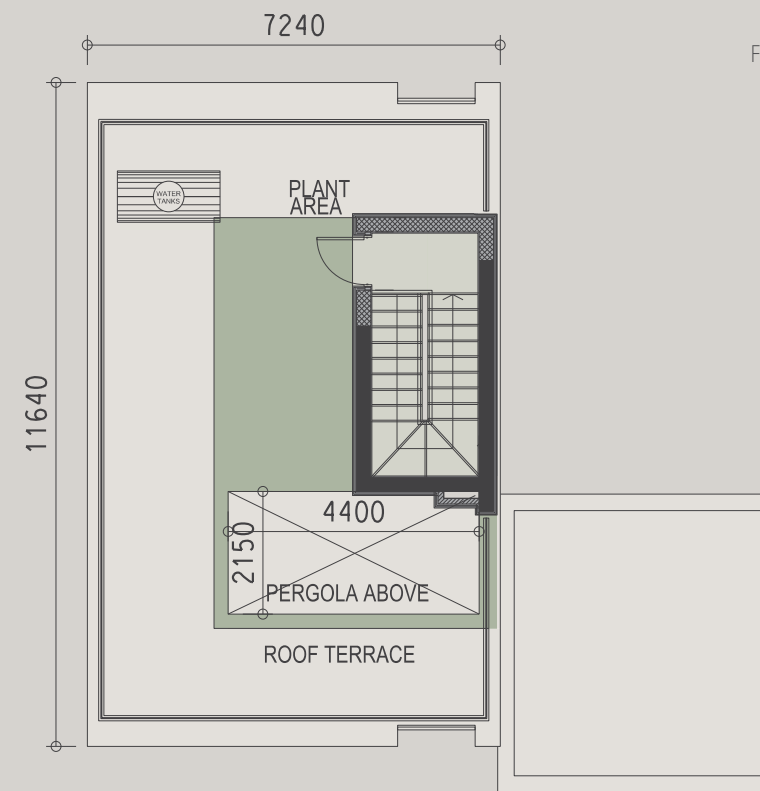




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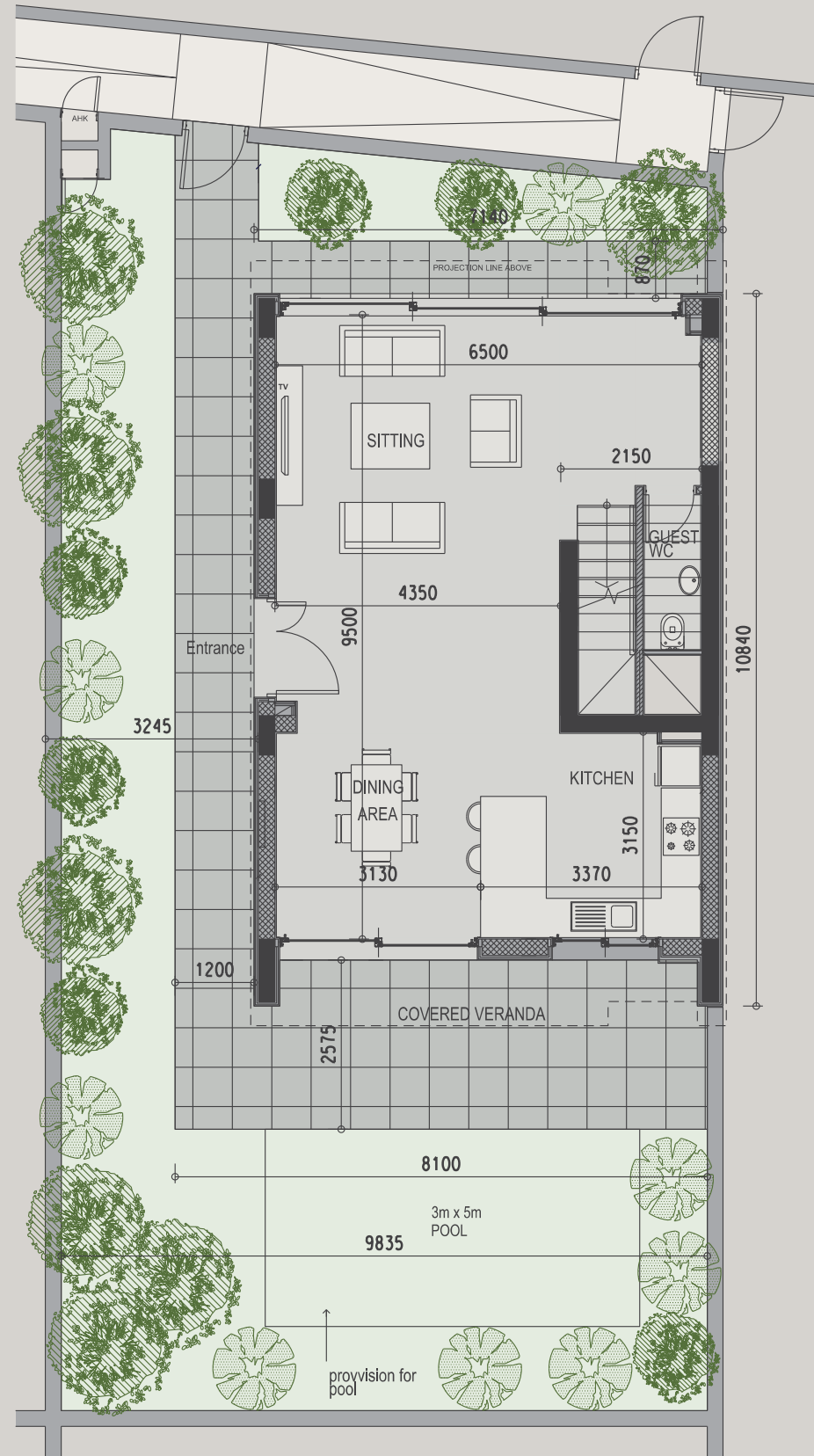


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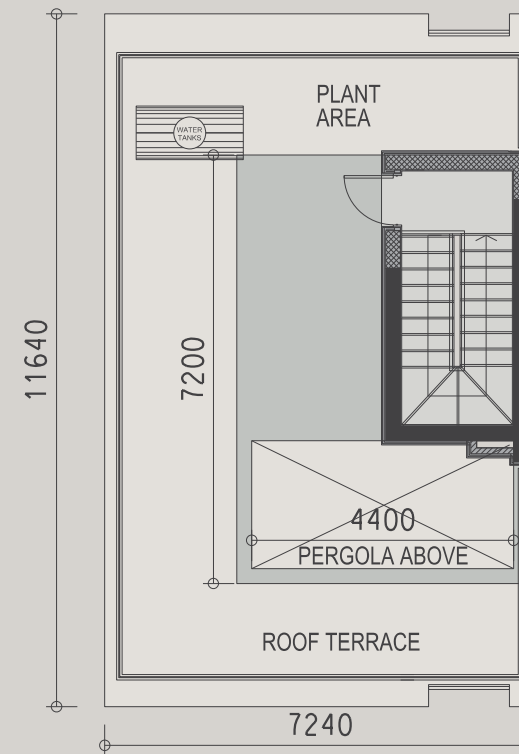


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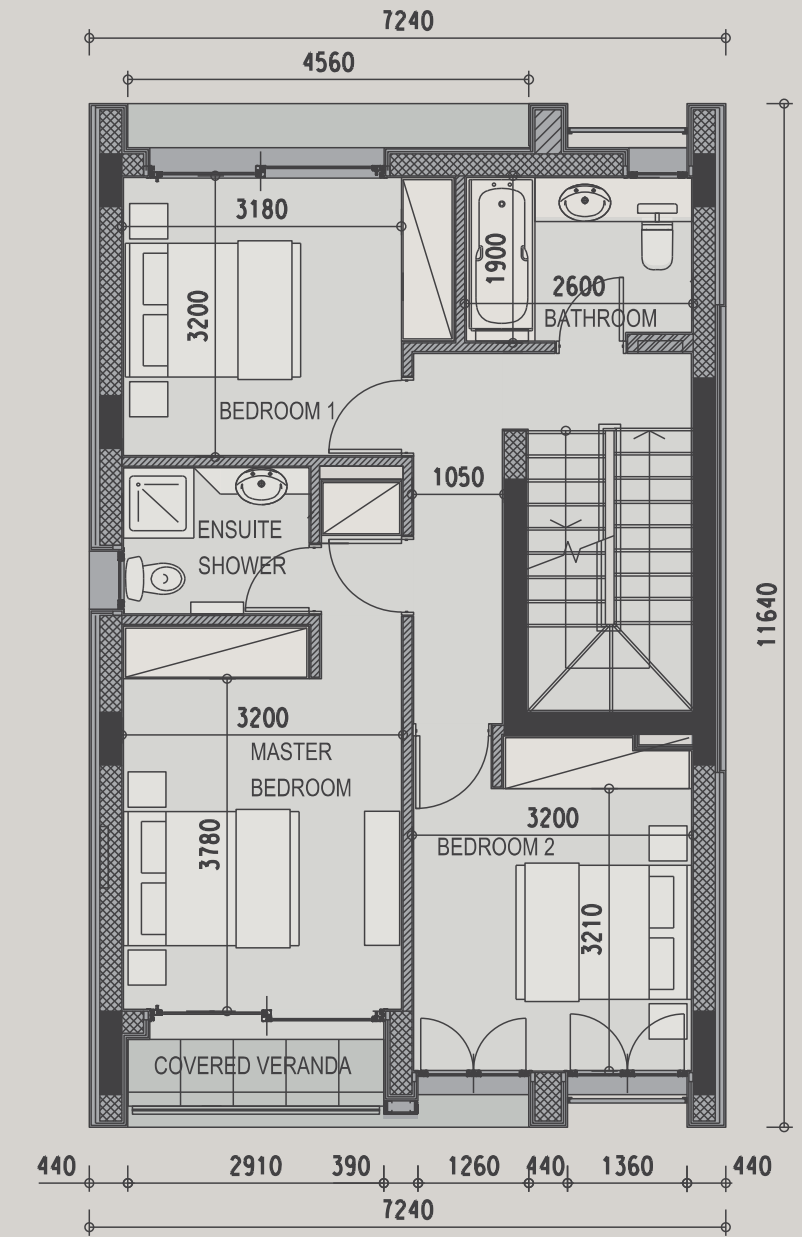




GROUND FLOOR



ROOF TERRACE

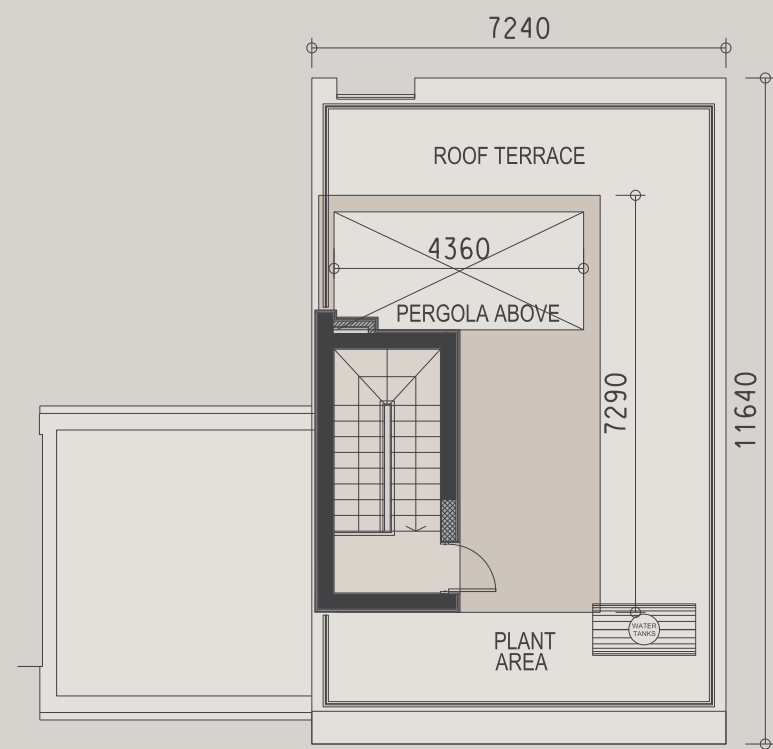


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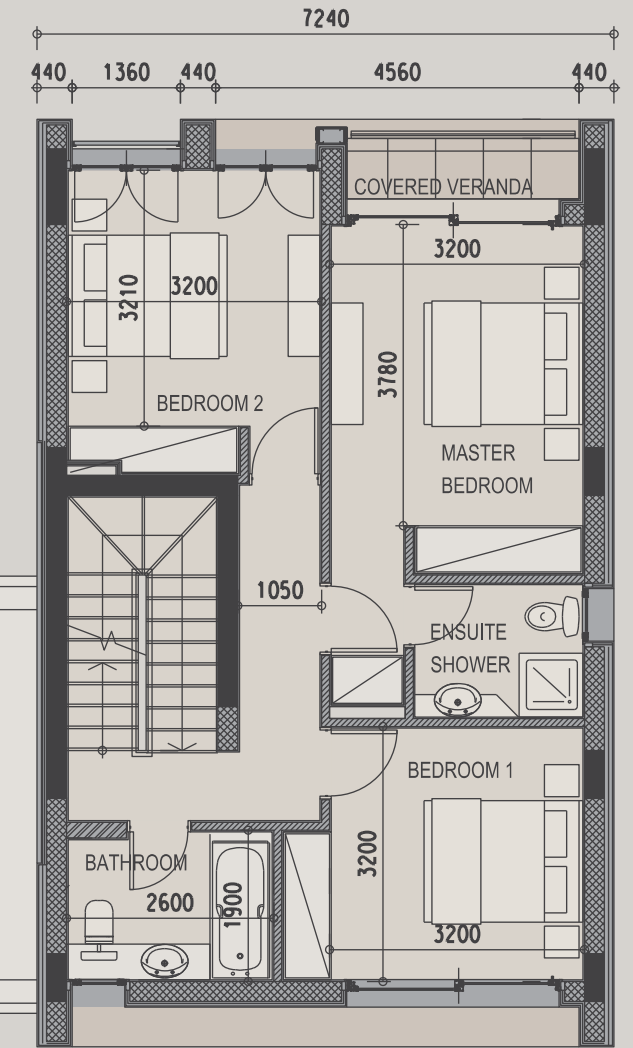




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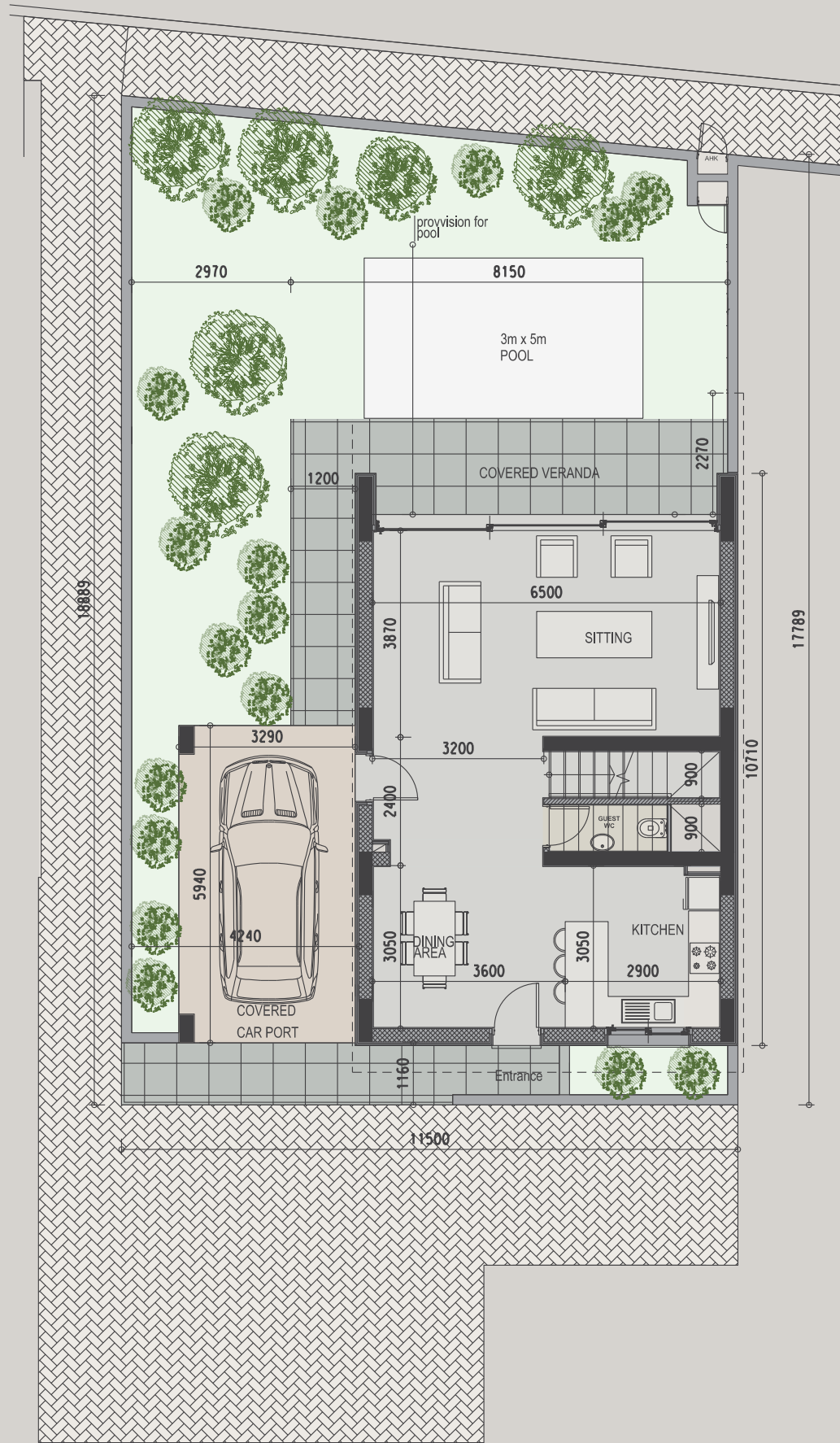


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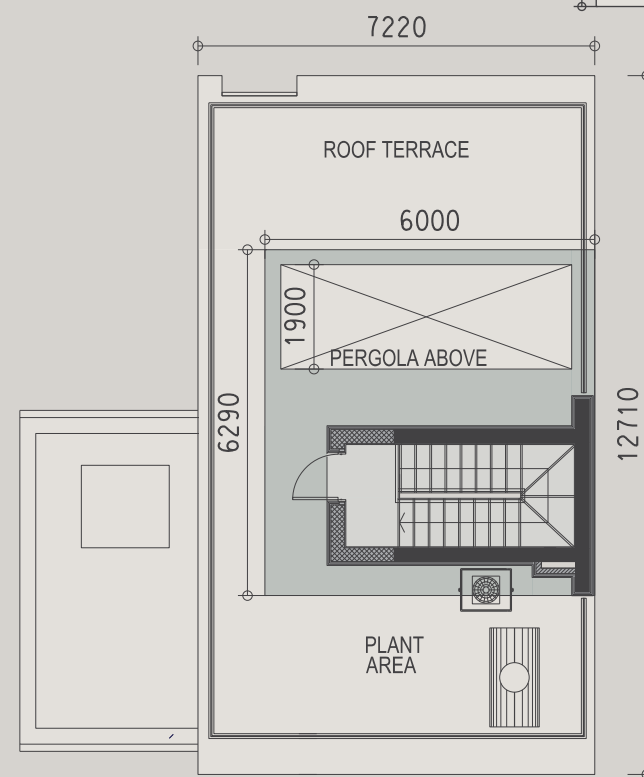


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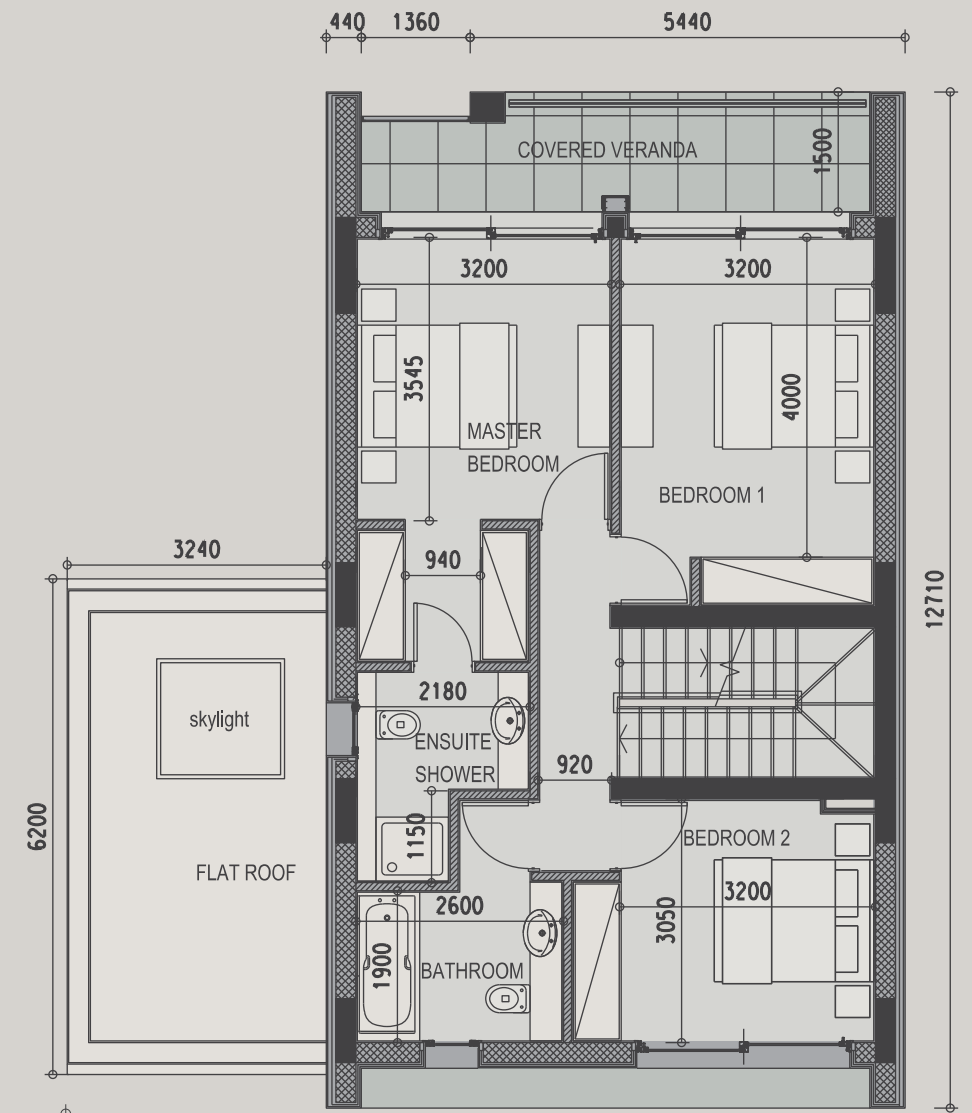




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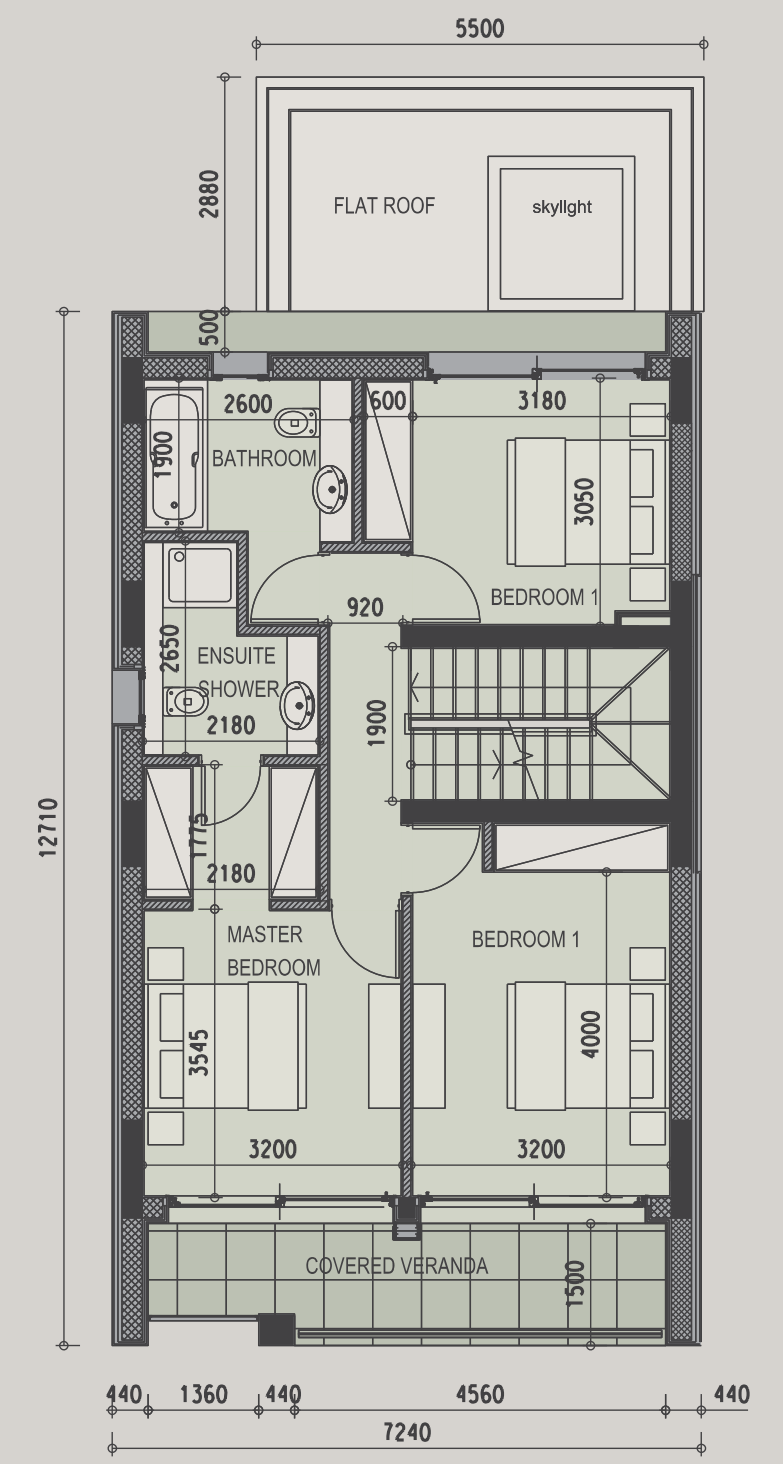
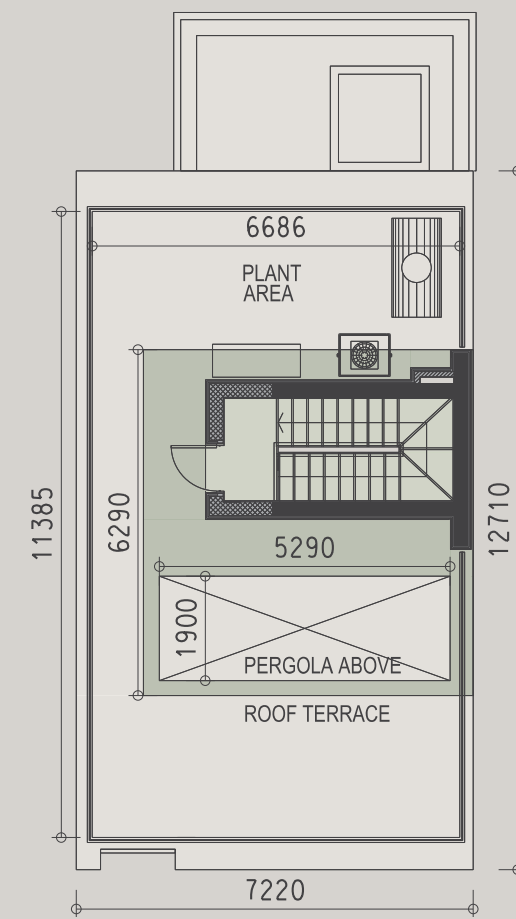


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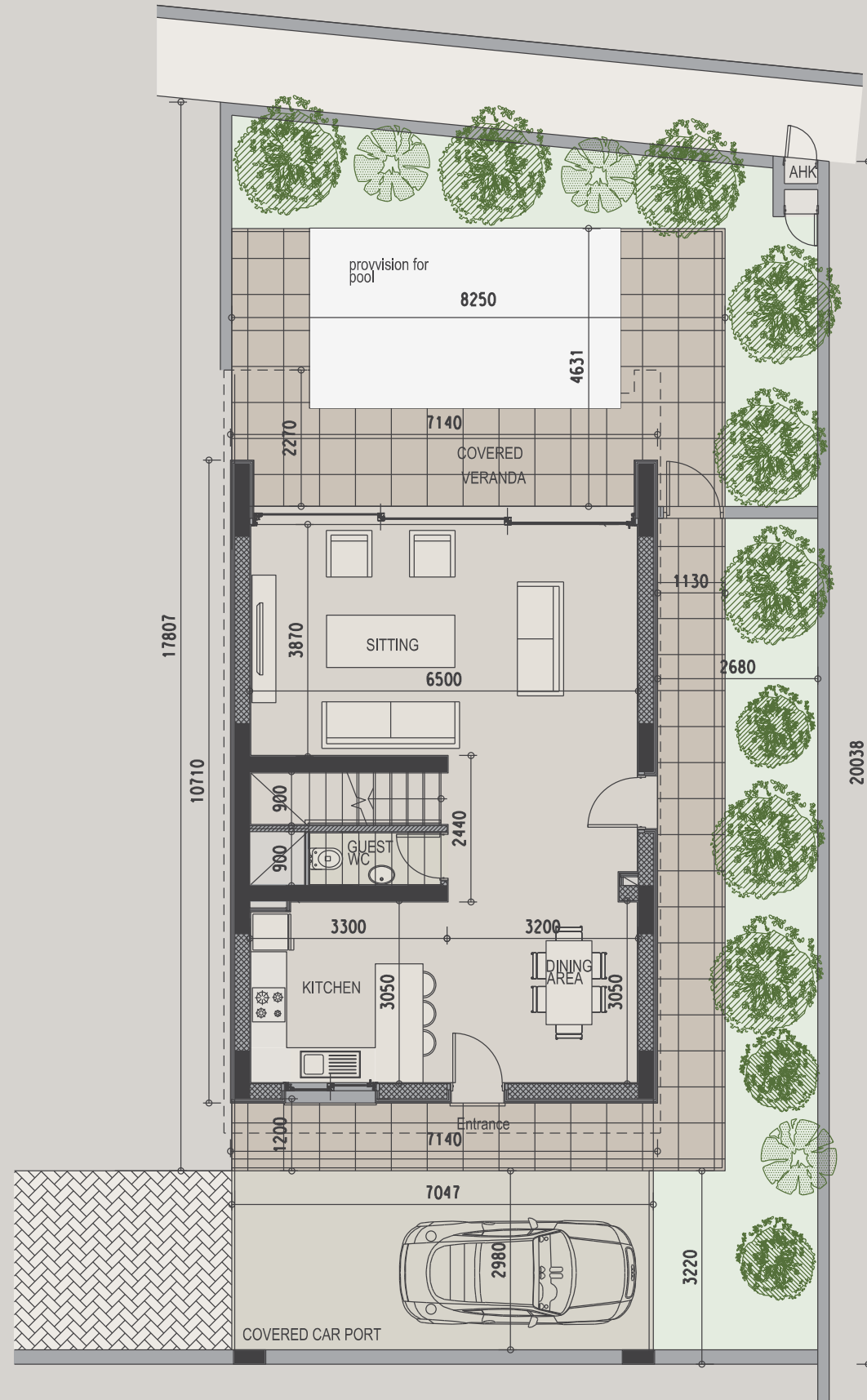


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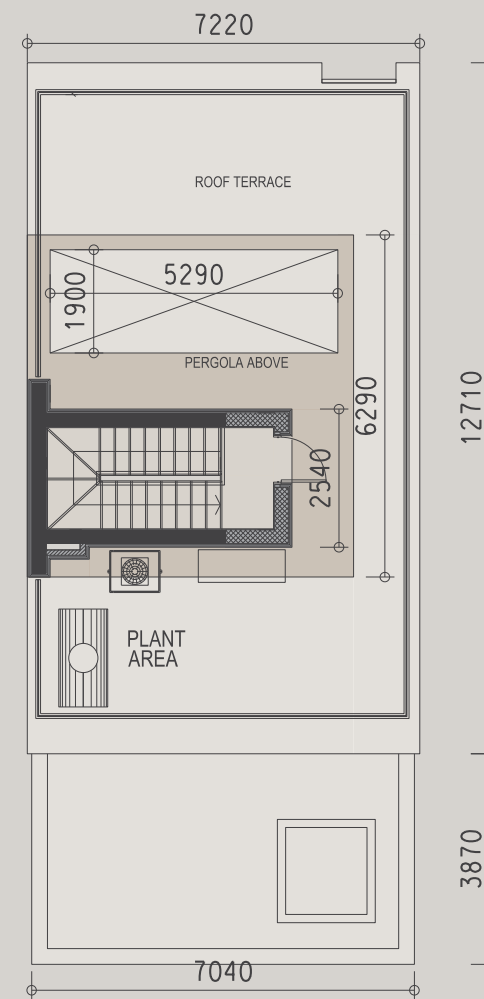




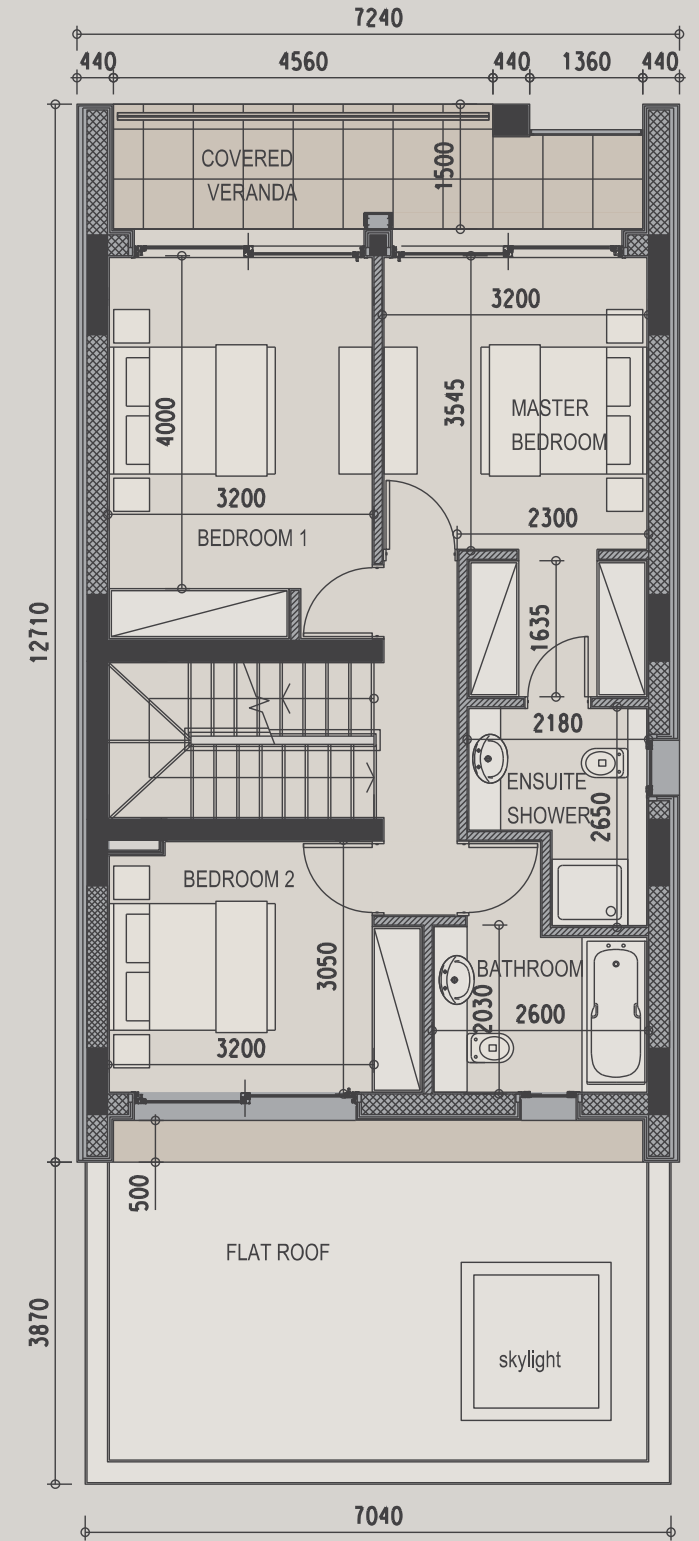




GROUND FLOOR



ROOF TERRACE



FIRST FLOOR



## SIGNATURE FINISHES

### ELEGANCE PACKAGE

EVERY PROPERTY IS DELIVERED WITH THE SIGNATURE TOP STANDARD FINISHES:

- | Fully completed finishings
- | Semisolid parquet floors in each room
- | Marble floor and walls in the toilets and bathrooms
- | High ceilings (3.15 m)
- | Security and fireproof entrance doors
- | Intercom system
- | Water heated floors
- | Central VRV conditioning
- | Highstandard sanitary ware from European brands
- | Thermal aluminum window frames with double glazing
- | High standard kitchen cabinets
- | High standard wardrobes from European brands
- | Soft closers for kitchen units
- | Penthouses enjoy private roof terraces with pools

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







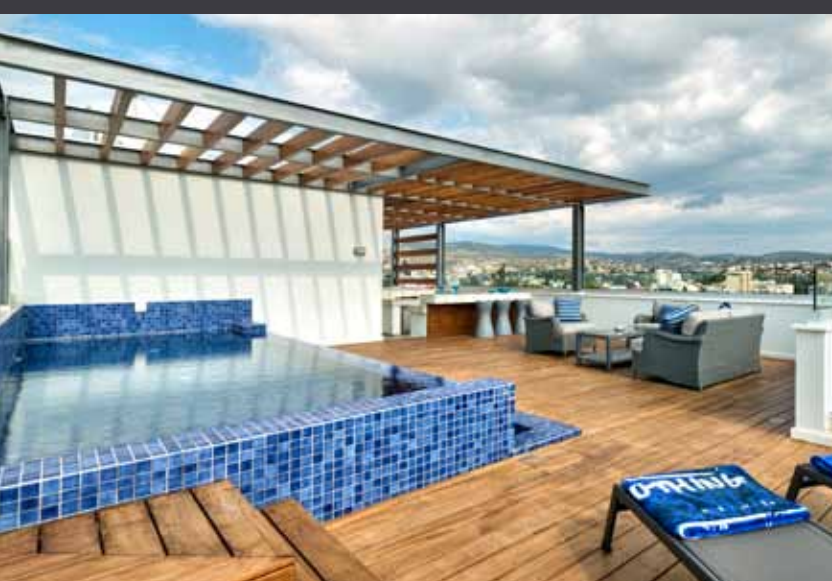
## SIGNATURE PENTHOUSES

WE HAVE REIMAGINED THE IDEA OF WHAT A PENTHOUSE SHOULD BE. THE SIGNATURE PENTHOUSES 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.

The signature penthouses enjoy:

- | Sizable roof space
- | Decking floors
- | Mosaic tiled swimming pool with jacuzzi
- | Barbecue

**NOTE:** movable furniture & 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.

**CYPRUS INVESTMENT PROGRAMME**

**INVESTMENT REQUIREMENTS**

Minimum investment: 2 mln EUR  
 The investment may be sold in 5 years  
 Donation of 75 000 to the Cyprus Land Development Corporation  
 Donation of 75 000 to the Research and Innovation Foundation, subject to certain exceptions

**BENEFITS OF THE CYPRUS INVESTMENT PROGRAMME**

Obtaining Cyprus citizenship through the Cyprus Investment Programme enables successful applicants to enter, reside, study and work in the European economic area (European Union, Iceland, Liechtenstein, Norway and Switzerland) without a visa.

Successful applicants are entitled to maintain dual citizenship, which acts as an effective tool for international tax planning and provides financial privacy to the applicant.

Wide choice and combination of investment options.

Freedom to study in European universities paying lower tuition fees.

No residency requirements are imposed on citizens.

The Cyprus Investment Programme enables successful applicants to travel to 157 countries without a visa







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