

LIBRARY

LOFTS



CONTEMPORARY
AND UPLIFTING URBAN LIVING

450 M TO THE SEAFRONT AND THE STUNNING MOLOS PROMENADE

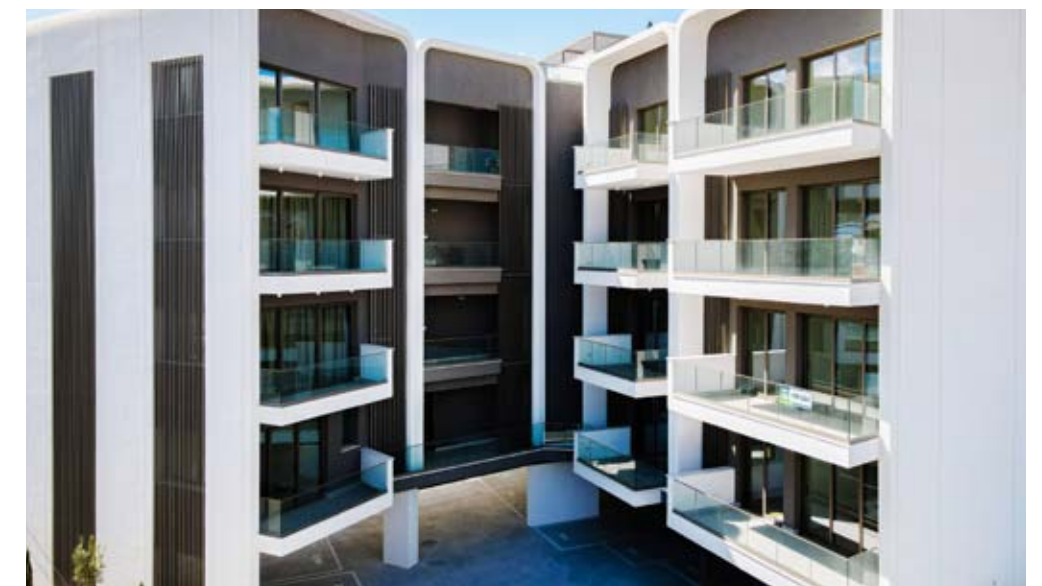
ENTER A
SOPHISTICATED
WORLD AND A
REFINED LIFESTYLE
AT YOUR DOORSTEP

The contemporary gated residential complex is located at the heart of Limassol's centre, with close proximity to the sea and next to the city's buzzing business hub. The complex consists of only 13 luxury 1-, 2- and 3-bedroom apartments, delivered seamlessly to residents who are in search of a sophisticated way of living.



WELCOME TO
LIMASSOL'S
NEXT GREAT
NEIGHBOURHOOD
SURROUNDED BY
ENTERTAINMENT
AND CULTURE

The building's architecture blends harmoniously with the city's surroundings, offering an urban lifestyle for citizens of the world. This property has been developed with the latest technology in building materials and exceptional interior finishes by designed-focused European brands. Coupled with a stunning common swimming pool at the roof terrace and a roof common area to relax and immerse. Library Lofts will become the next sought-after living destination in Limassol.



MAJOR BENEFITS

- | Only 13 luxury units in one of Limassol's most sought-after residential locations
- | 450 m. to the seafront and the stunning Molos Promenade
- | Common swimming pool at the roof terrace
- | Covered parking

- | Access to roof terrace common area exclusively for residents
- | Gated community with controlled entrance
- | High ceilings (2.95 m)
- | High standard finishes
- | Under floor heating and central VRF conditioning



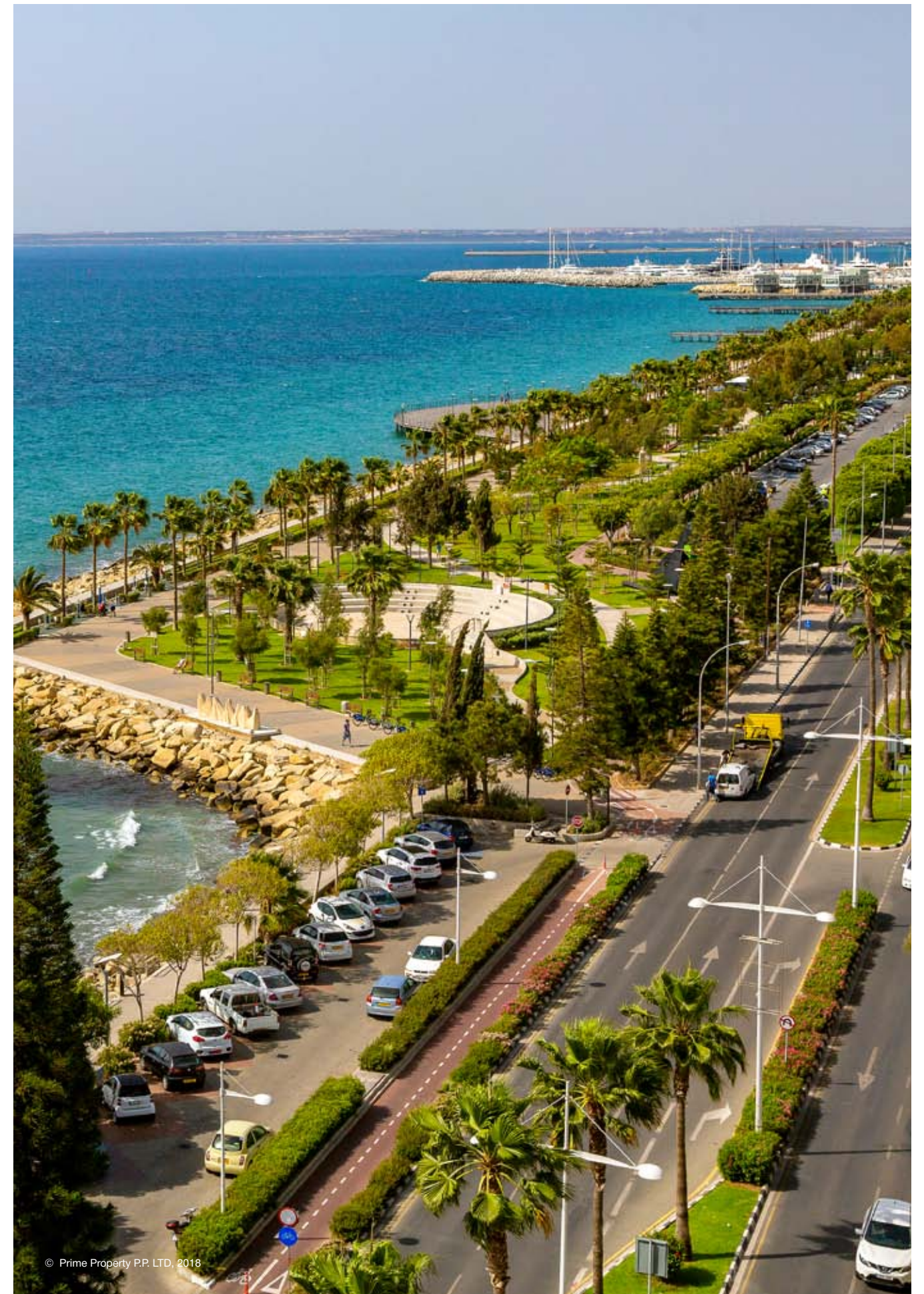
INTRODUCTION

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

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.

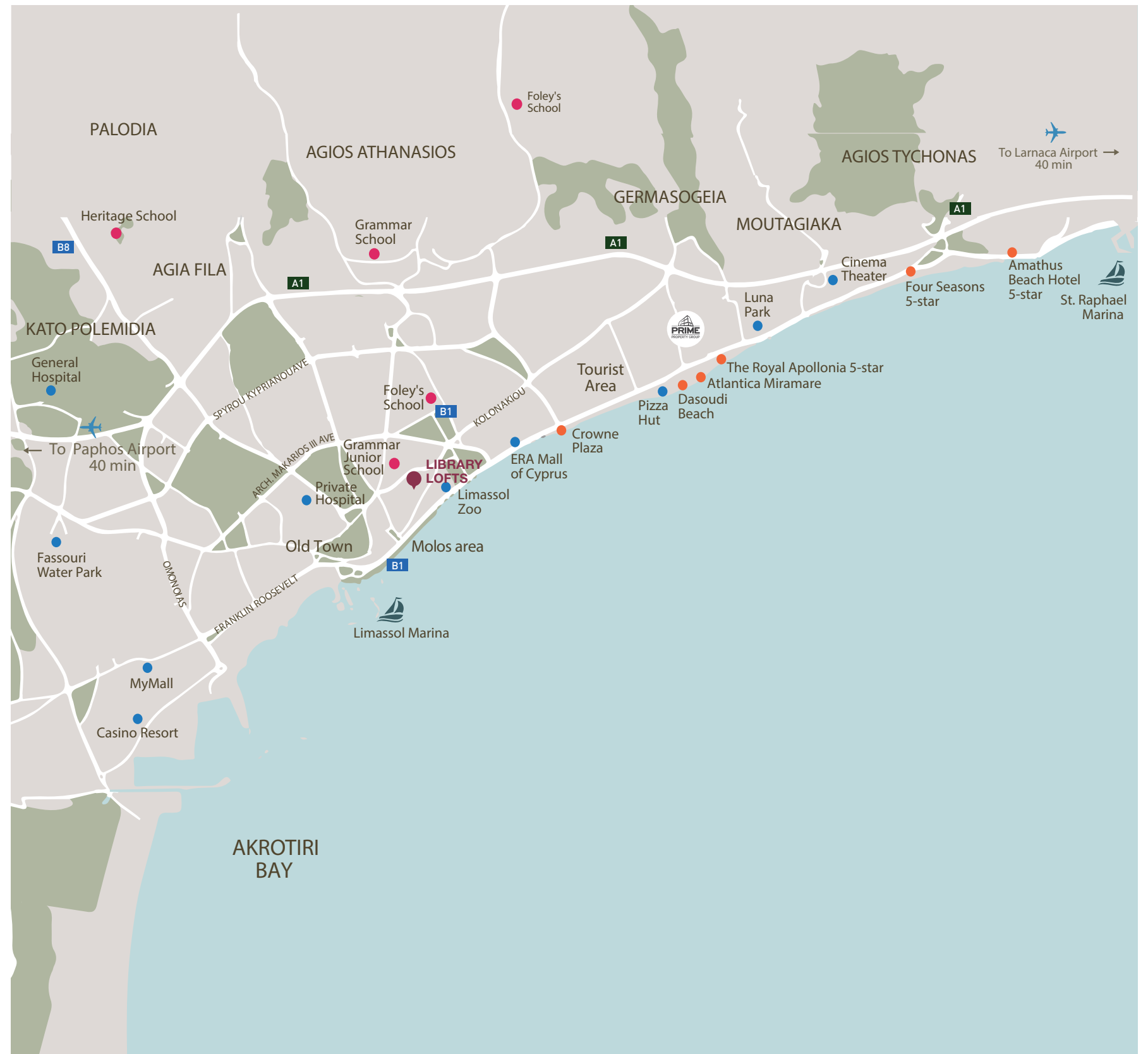


LOCATION

THE COMPLEX IS LOCATED RIGHT AT THE HEART OF LIMASSOL'S HISTORIC CENTRE, NEAR TO THE MOLOS PARK, THE CITY'S AMAZING PROMENADE, AND A MERE 450M FROM THE BEACH

Library Lofts is situated in one of the most desirable residential locations, close to Limassol's business hub and lively urban centre as well as next to the picturesque and dashing seafront, with direct access to an array of fine restaurants, vibrant cafes, high-end shops and commercial centres.

This sophisticated property is near the Limassol Marina, considered to be one of the most exclusive and superior marina destinations in the wider Mediterranean and the Middle East. The Limassol Marina offers luxury dining, shopping and leisure facilities as well as a fully-serviced marina, embodying successfully the Mediterranean lifestyle.





1-, 2- AND 3-BEDROOM
APARTMENTS FOR
CONTEMPORARY
URBAN LIVING IN
THE MEDITERRANEAN



LUXURY FINISHES:

SEMISOLID PARQUET FLOORS,
KITCHEN CABINETS FROM KNOWN
BRANDS, DOUBLE GLAZED WINDOWS
WITH ALUMINUM FRAMES, FIRST
CLASS SANITARY WARE



COMMON SWIMMING POOL
AT THE ROOF TERRACE



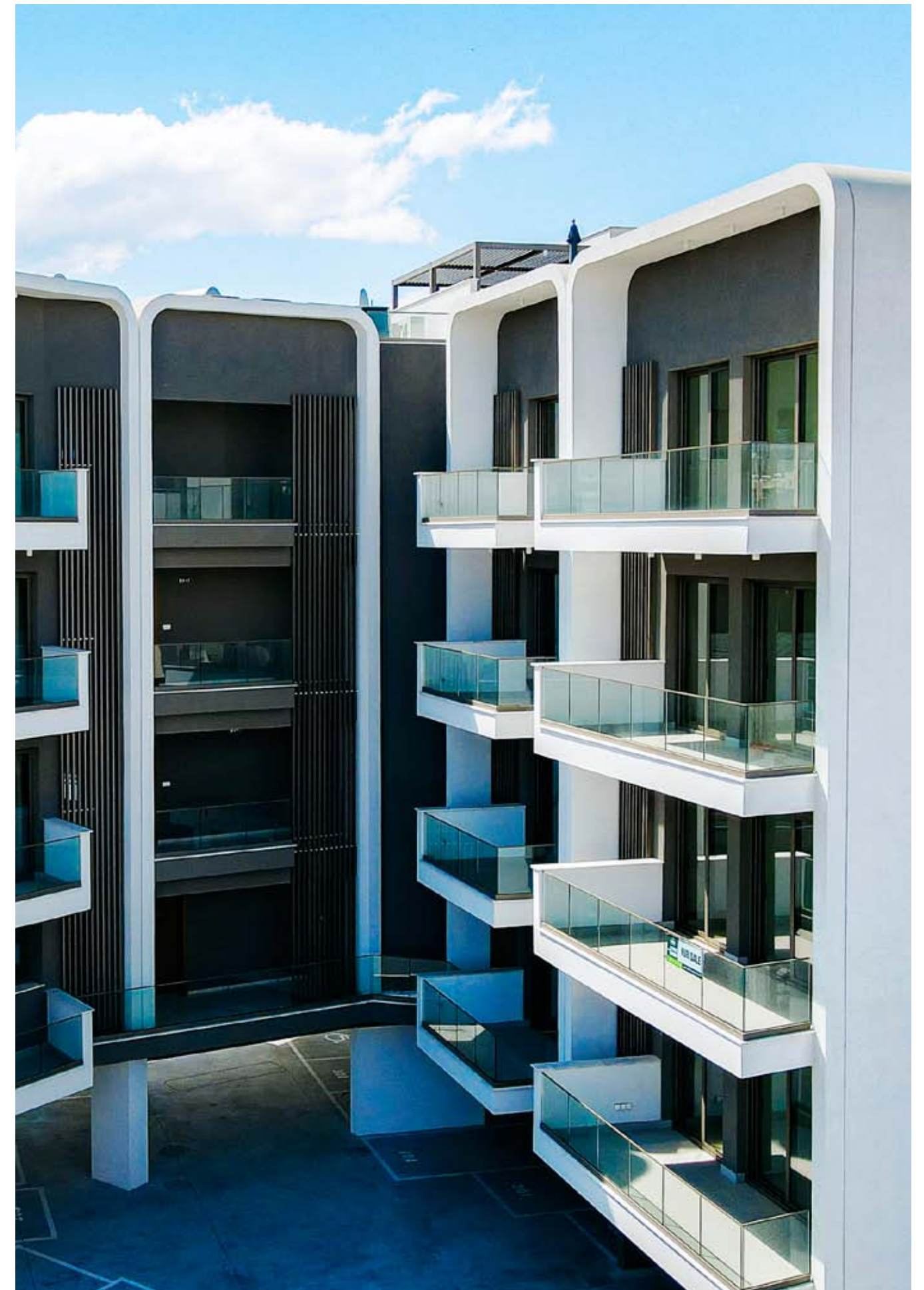


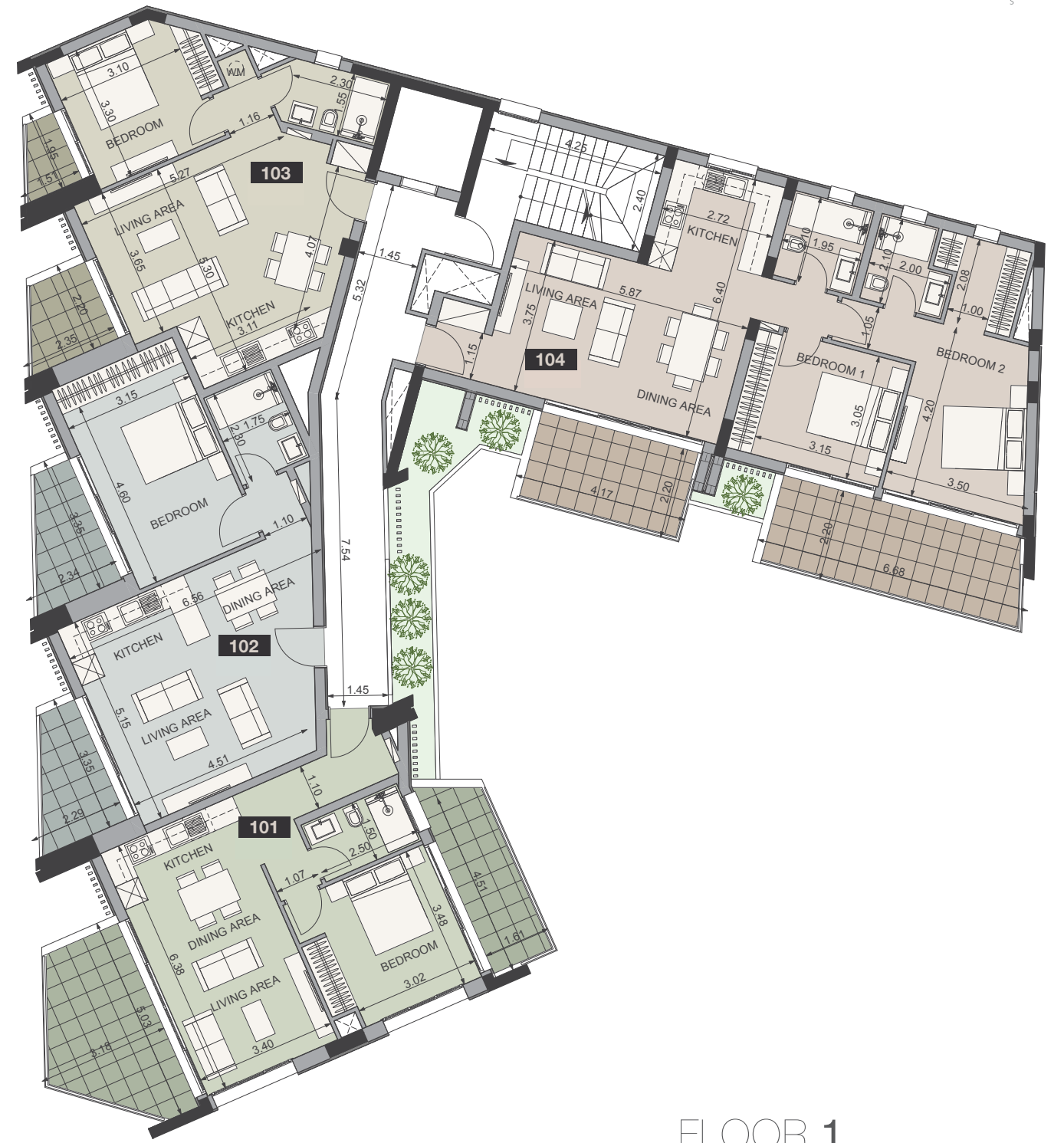
ACCESS TO
ROOF TERRACE
COMMON AREA
EXCLUSIVELY FOR
RESIDENTS

CHOICE OF PROPERTIES

Property	Floor	Property Type	Number of bedrooms	Number of bathrooms	Indoor area sq.m.	Covered veranda sq.m.	Uncovered veranda sq.m.	Common area per unit sq.m.	Total area sq.m.
	B	Parking							
	G	Parking							
101	1st	Apartment	1	1	53.61	20.13		15.23	88.97
102	1st	Apartment	1	1	59.96	11.06		14.67	85.69
103	1st	Apartment	1	1	54.17	6.55		12.54	73.26
104	1st	Apartment	2	2	85.23	23.82		22.53	131.58
201	2nd	Apartment	2	2	87.50	25.66		23.38	136.54
202	2nd	Apartment	2	2	82.01	12.08		19.44	113.53
203	2nd	Apartment	2	2	85.23	23.82		22.53	131.58
301	3rd	Apartment	2	2	87.50	25.66		23.38	136.54
302	3rd	Apartment	2	2	82.01	12.08		19.44	113.53
303	3rd	Apartment	2	2	85.23	23.82		22.53	131.58
401	4th	Apartment	3	3	120.69	30.73	9.28	31.28	191.98
402	4th	Apartment	1	1	48.44	6.55		11.36	66.35
403	4th	Apartment	2	2	85.23	10.12	13.70	19.70	128.75

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





APARTMENT	BEDROOMS
101	1
102	1
103	1
104	2



FLOOR 2

APARTMENT	BEDROOMS
201	2
202	2
203	2



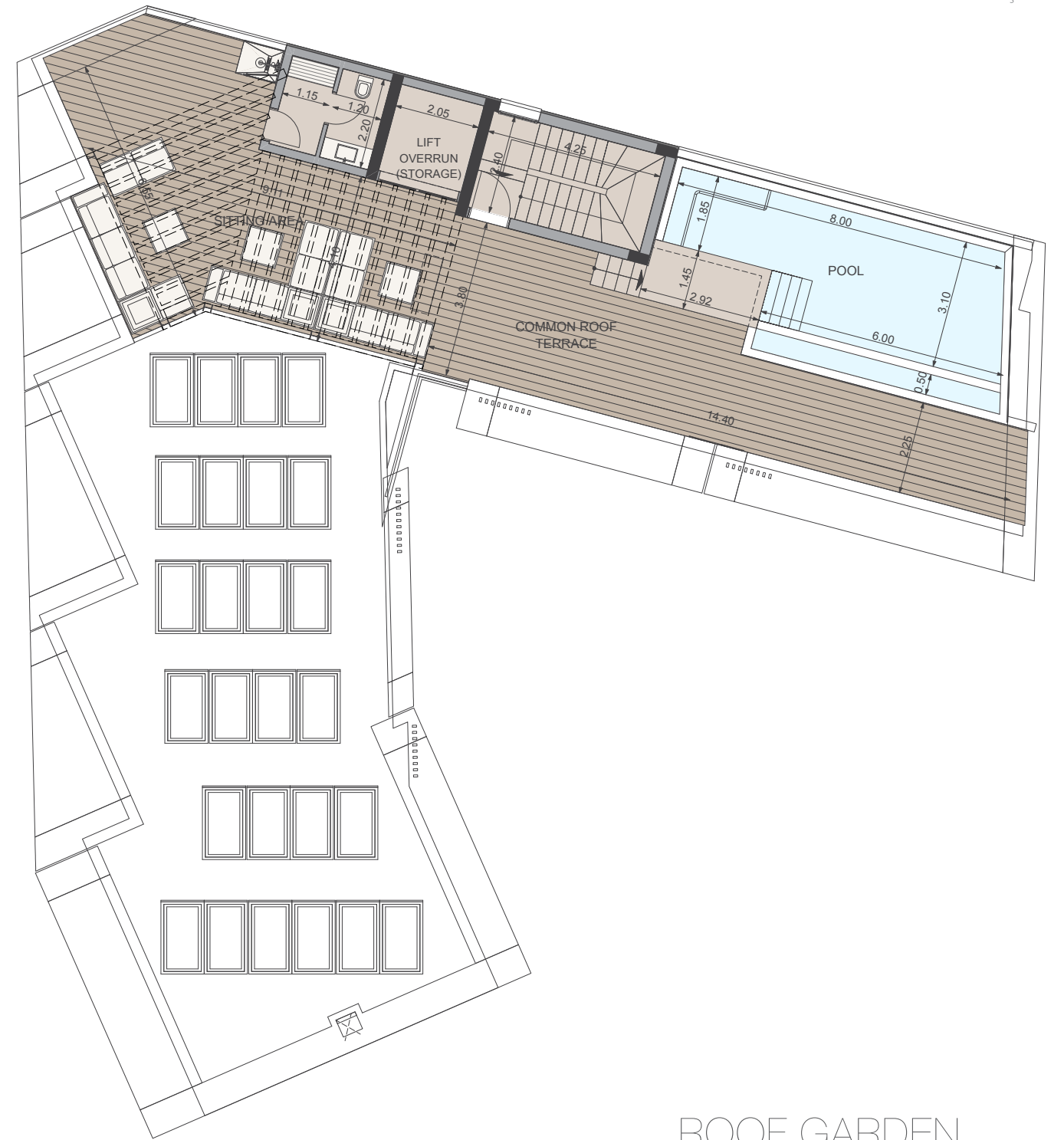
FLOOR 3

APARTMENT	BEDROOMS
301	2
302	2
303	2



FLOOR 4

APARTMENT	BEDROOMS
401	3
402	1
403	2



ROOF GARDEN

SIGNATURE FINISHES

ELEGANCE PACKAGE

EVERY PROPERTY IS DELIVERED WITH THE SIGNATURE TOP STANDARD FINISHES:

- | Fully completed finishes
- | Semisolid parquet floors in each room
- | Marble floor and walls in the toilets and bathrooms
- | High ceilings (2.95 m)
- | Security and fireproof entrance doors
- | Intercom system
- | Under floor heating
- | Central VRF 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
- | Door stoppers

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



IMMIGRATION OPPORTUNITIES

PERMANENT RESIDENCE PERMIT

UNIQUE CYPRUS PERMANENT RESIDENCE FOR PROPERTY BUYERS

- I Lifelong validity
- I For all family members inc. children and parents
- I 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 maybe the first step towards a successful application for the Cyprus Investment Programme. We offer an "A to Z" service for non-EU citizens seeking residence in Cyprus through of buying a property.

To be granted a lifelong (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 the 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 financially dependent children under 25 years old. The Cyprus Permanent Residence Permit allows the holder to stay in Cyprus all year round.





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