



ROSEWOOD
RESIDENCE

A PROJECT BY **PRIME PROPERTY GROUP**



SUBMERGE INTO
MAGNIFICENCE

750 METERS AWAY
FROM THE BEST
SANDY BEACHES
OF THE TOURIST AREA



DESCRIPTION

The luxury contemporary gated residential complex is located at the heart of Limassol's tourist area Germasogeia, with a 750 meters proximity to the sea and the famous eucalyptus park Dassoudi, Limassol's biggest recreation spot for families. The complex consists of only 12 luxury 2- and 3- bedroom apartments and 2 exclusive penthouses with 5- and 4- bedrooms, delivered with high end taste to residents who are in search of a sophisticated way of living. The building's architecture blends modern sophisticated structure with luxury finishes, offering the best elite lifestyle. This property has been developed with the latest technology in building materials and exceptional interior finishes by designed-focused European brands. Each residence enjoys spacious verandas with city views, quiet surroundings and cosy planning solutions will pleasantly surprise those who value true comfort and style. Coupled with a stunning common swimming pool. The exclusive penthouses luxuriate with private spacious terraces and swimming pools overlooking a picturesque panoramic city view of Limassol. Rosewood Residence will become the most desired living destination in Limassol.

MAJOR BENEFITS

- 750 METERS TO THE BEST SANDY BEACHES OF THE TOURIST AREA
- GATED COMMUNITY WITH CONTROLLED ENTRANCE
- COMMON SWIMMING POOL AND COVERED PARKING
- HIGH CEILINGS (3.15 METERS)
- HIGH STANDARD FINISHES
- UNDERFLOOR HEATING, CENTRAL VRF CONDITIONING
- PENTHOUSES WITH A PRIVATE ROOF TERRACES AND SWIMMING POOLS



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



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LOCATION

This project is conveniently positioned in a carefully selected quiet and safe neighbourhood of the prestigious tourist area of Limassol. This project is located in one of the best tourist districts, Potamos Germasogeia which is ideally situated in relation to all necessary infrastructures and golden sandy beaches. Limassol's foremost leading leisure activities and residency amenities such as groceries, banks, pharmacies and restaurants are within moments away.

Located in Germasogeia — the **heart of the Limassol tourist area, Dasoudi Beach** is town's most popular coastal strip, which provides everything for the perfect day out. It has golden sands, clean and calm seawaters and eucalyptus park. All beaches are fully equipped with the necessary essential requirements and comforts to make your day out more enjoyable. Facilities on the beach include diving centre, beach volleyball court, children's playground, bicycle station and even an Olympic size swimming pool. From enticing water sports to pleasurable fun and games, Limassol is the place to be.







LUXURY FINISHES:

PARQUET FLOORS, MARBLE W/C'S, HIGH CEILINGS,
SECURITY ENTRANCE DOORS, THERMAL ALUMINUM
WINDOW FRAMES, TOP STANDARD IN-BUILT
FURNITURE AND SANITARY WARE

CHOICE OF PROPERTIES

Property	Floor	Type	Bedrooms	Bathrooms	Parking lot	Private pool	Indoor area sq.m.	Covered veranda sq.m.	Sellable auxiliary floor area	Uncovered veranda sq.m.	Roof terrace sq.m.	Common area per unit	Total area sq.m.
101	1st	Apartment	2	3	1		91.40	25.90		14.00		22.53	153.83
102		Apartment	2	2	1		83.40	25.50				20.92	129.82
103		Apartment	2	2	1		83.40	25.50				20.92	129.82
104		Apartment	3	3	1		125.00	28.10		14.00		29.41	196.51
201	2nd	Apartment	2	3	1		91.40	25.90				22.53	139.83
202		Apartment	2	2	1		83.40	25.50				20.92	129.82
203		Apartment	2	2	1		83.40	25.50				20.92	129.82
204		Apartment	3	3	1		125.00	28.10				29.41	182.51
301	3rd	Apartment	2	3	1		91.40	25.90				22.53	139.83
302		Apartment	2	2	1		83.40	25.50				20.92	129.82
303		Apartment	2	2	1		83.40	25.50				20.92	129.82
304		Apartment	3	3	1		125.00	28.10				29.41	182.51
401	4th	Penthouse	5	5	2	YES	260.00	78.50	5th 71.00	24.30	83.20	78.65	595.65
402		Penthouse	4	3	2	YES	124.60	38.90	5th 39.00		86.80	38.89	328.19

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



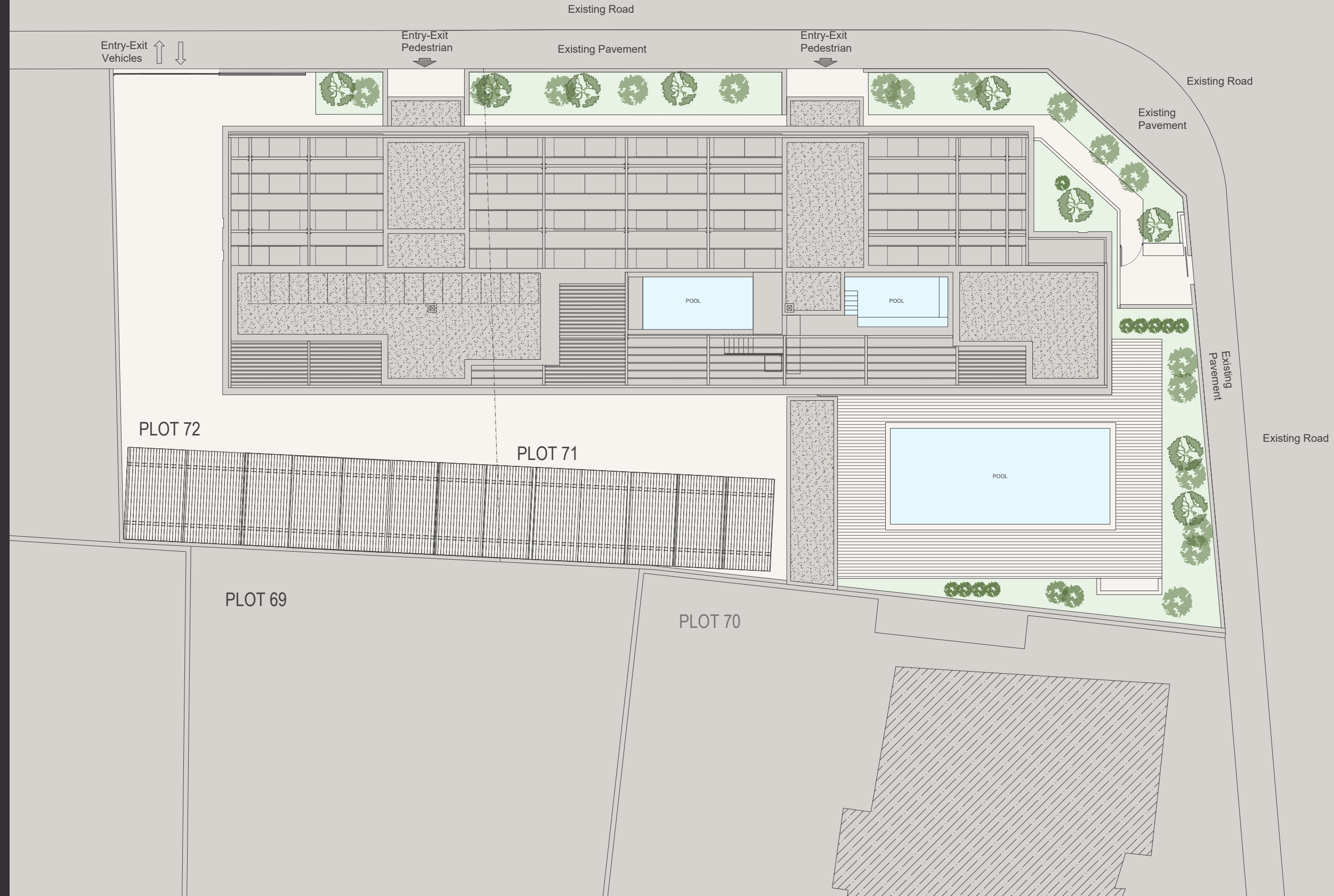
PLOT 89

PLOT 90

PLOT 94



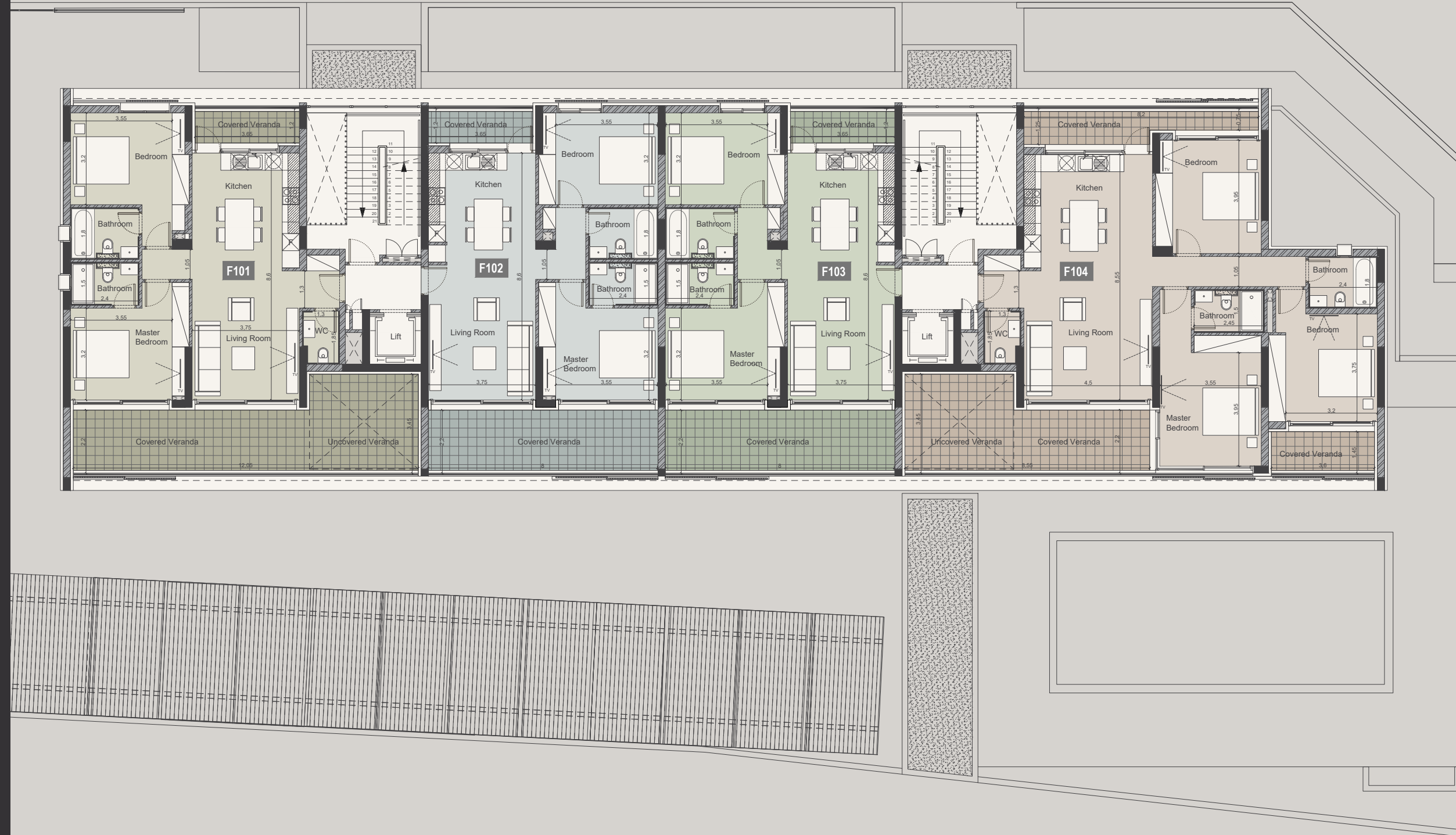
SITE PLAN





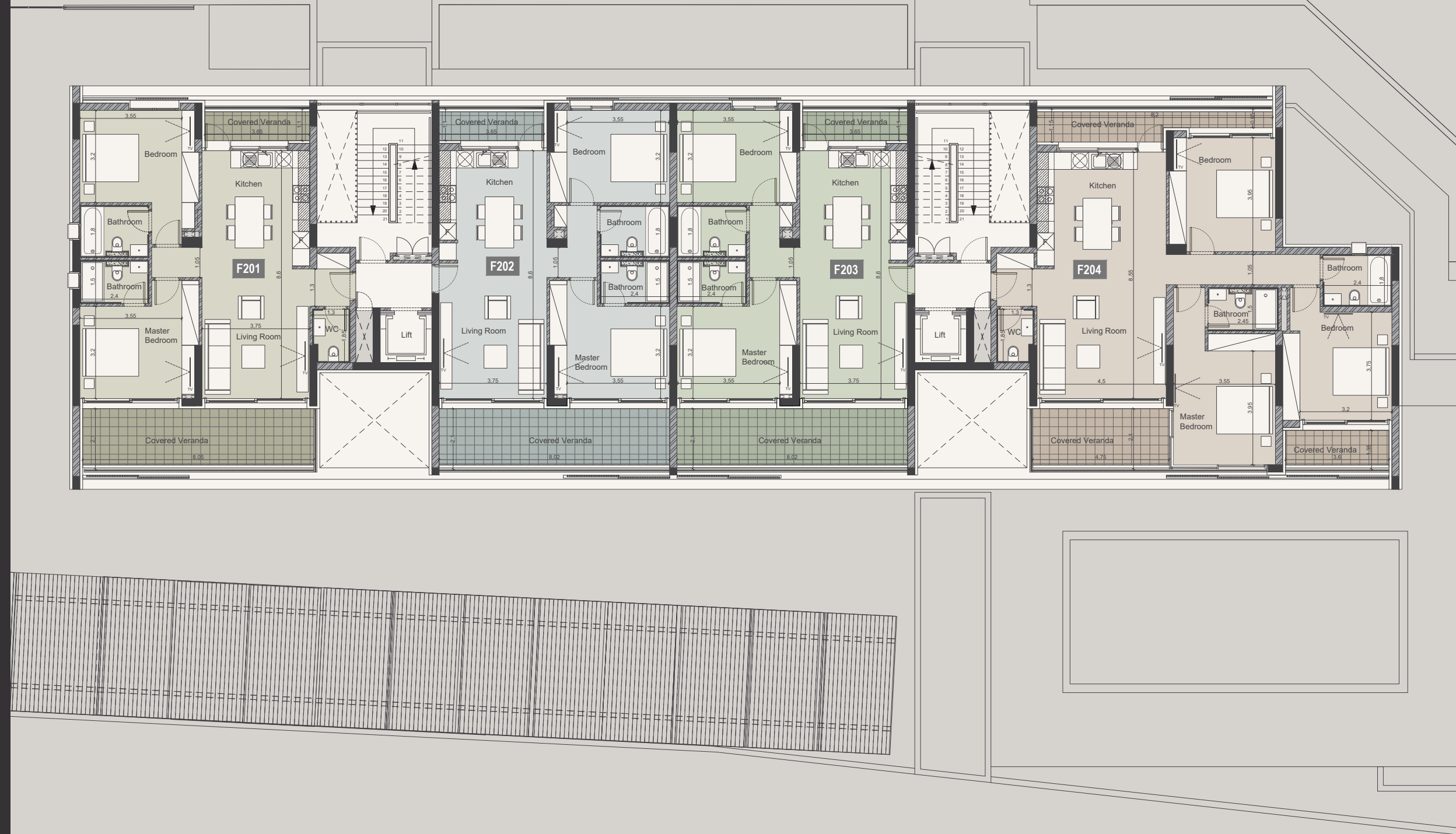
FLOOR: 1

- 101 – 2 Bedrooms
- 102 – 2 Bedrooms
- 103 – 2 Bedrooms
- 104 – 3 Bedrooms





- 201 – 2 Bedrooms
- 202 – 2 Bedrooms
- 203 – 2 Bedrooms
- 204 – 3 Bedrooms



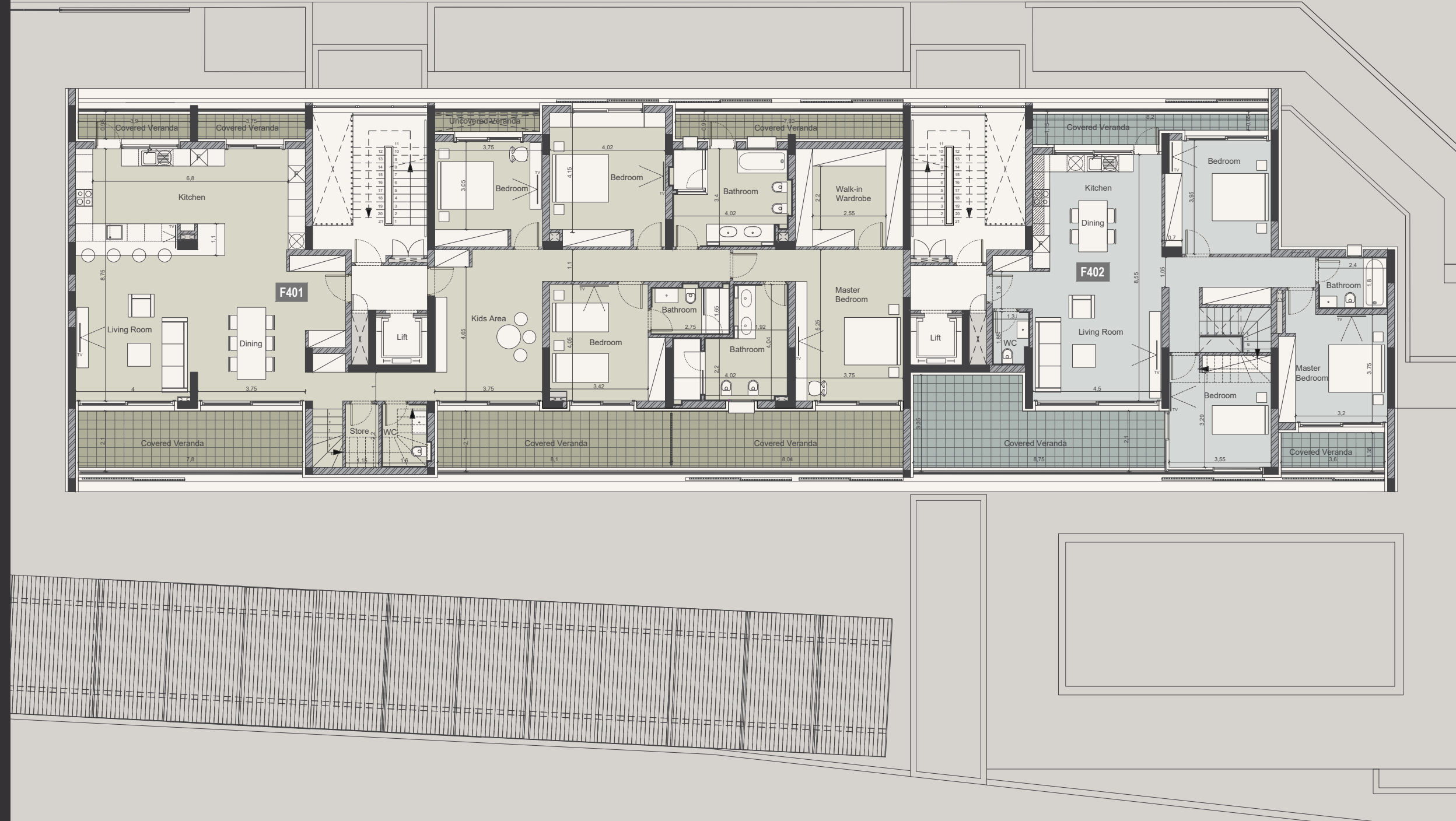


- 301 – 2 Bedrooms
- 302 – 2 Bedrooms
- 303 – 2 Bedrooms
- 304 – 3 Bedrooms





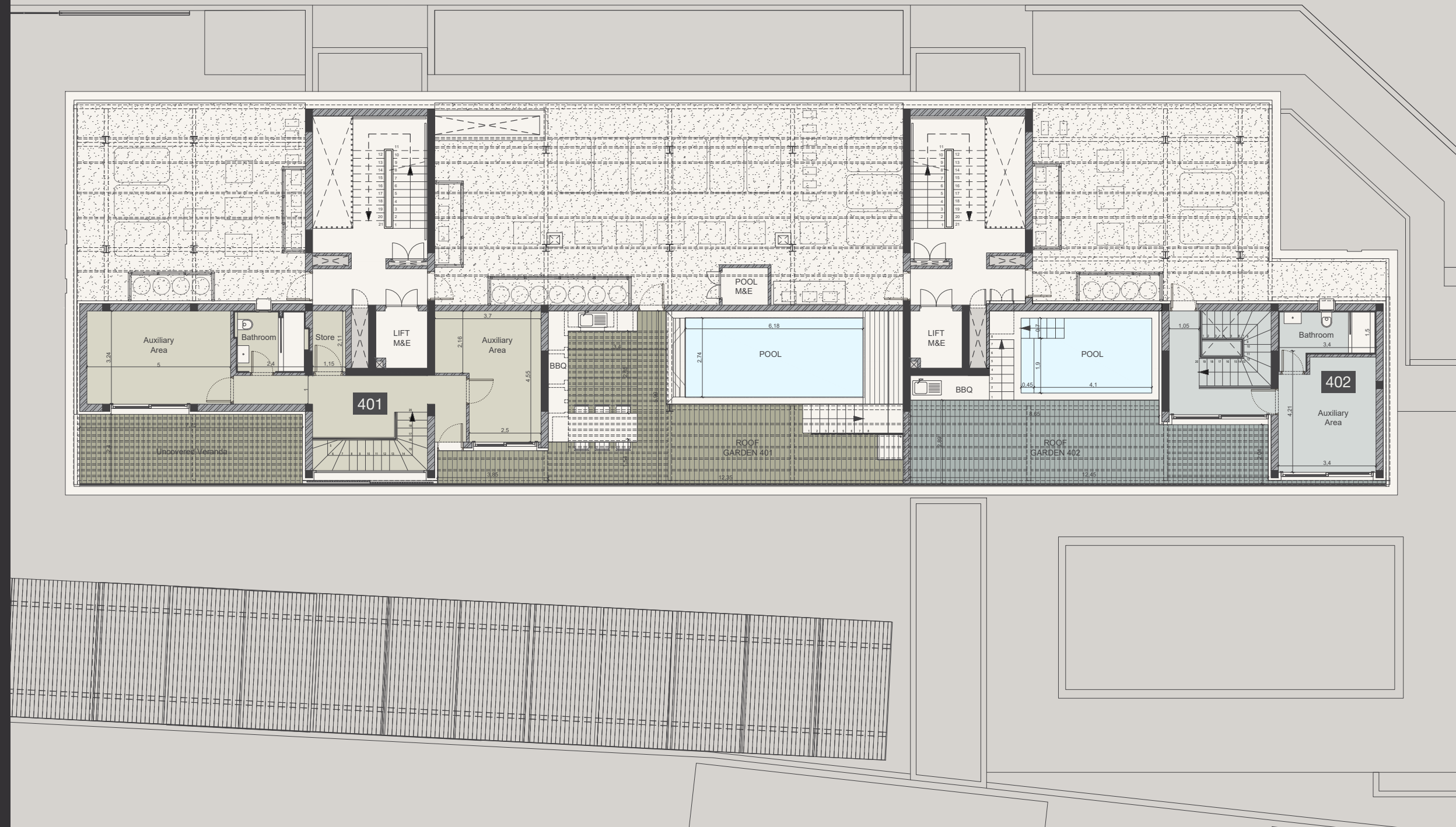
- 401 – 5 Bedrooms
- 402 – 4 Bedrooms



ROOF GARDEN

401

402



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 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 for kitchen units
- | Penthouses enjoy private roof terraces with pools

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





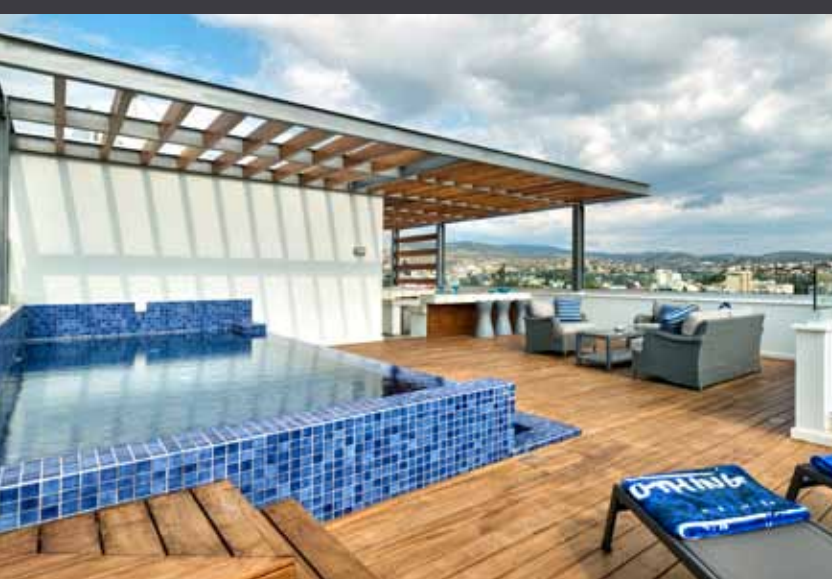
SIGNATURE PENTHOUSES

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.





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