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Olive Garden

R E S I D E N C E

BY





ABOUT THE PROJECT

Olive Garden Residence is a luxury apartment complex located in Limassol. The building houses 16 apartments on 4 floors and additionally incorporates an enclosed surrounding area of 632 m², common entrance, covered parking lot with the capacity of 20 vehicles and a common swimming pool.

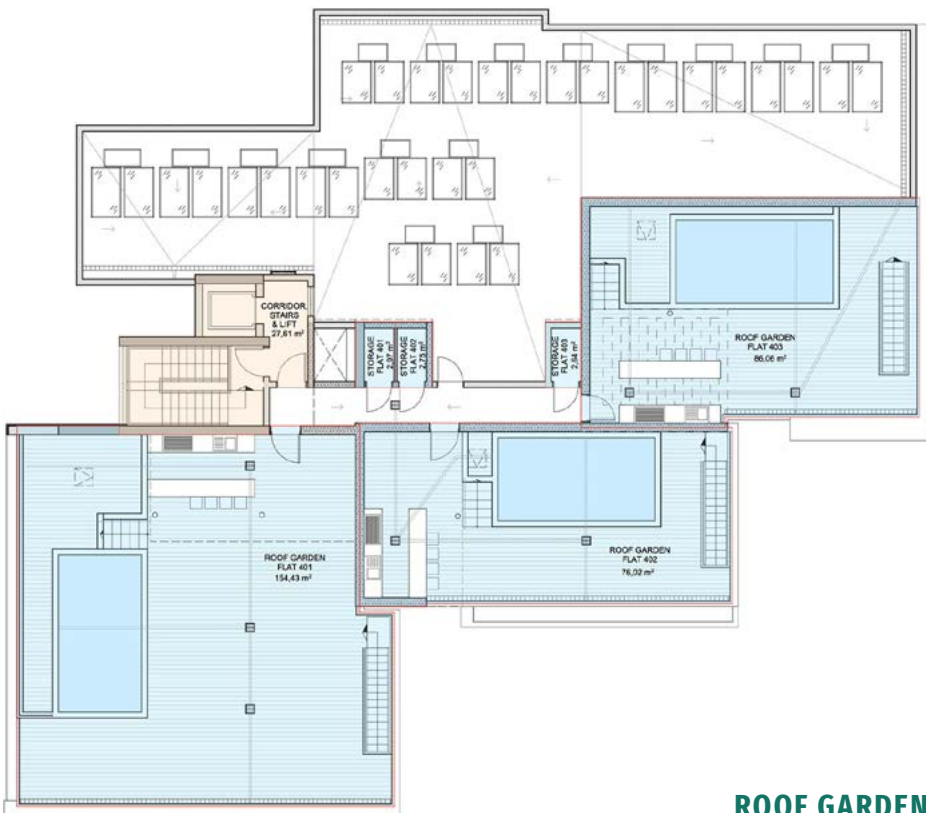
Fourth floor of the complex comprises of 1 standard apartment and 3 exclusive penthouses. Each of the penthouses is characterized by its own roof garden and rooftop swimming pool.

Each apartment is assigned a separate storage room on the ground floor. Penthouses host additional storage space situated on the roof.





GROUND FLOOR



ROOF GARDEN



FACILITIES

Ground Floor

Ground floor accommodates the main entrance and lobby area of the complex, a covered parking lot with 20 parking places and designated storage rooms for each apartment.

Roof Garden

Roof garden accommodates second levels of three penthouse apartments, each equipped with a private swimming pool and a barbecue lounge, additional storage rooms for three penthouse apartments and a technical area serving the needs of water boilers and solar panels.

Common Territory

Spacious fenced common territory of the complex spreads for 632 m²





FACILITIES

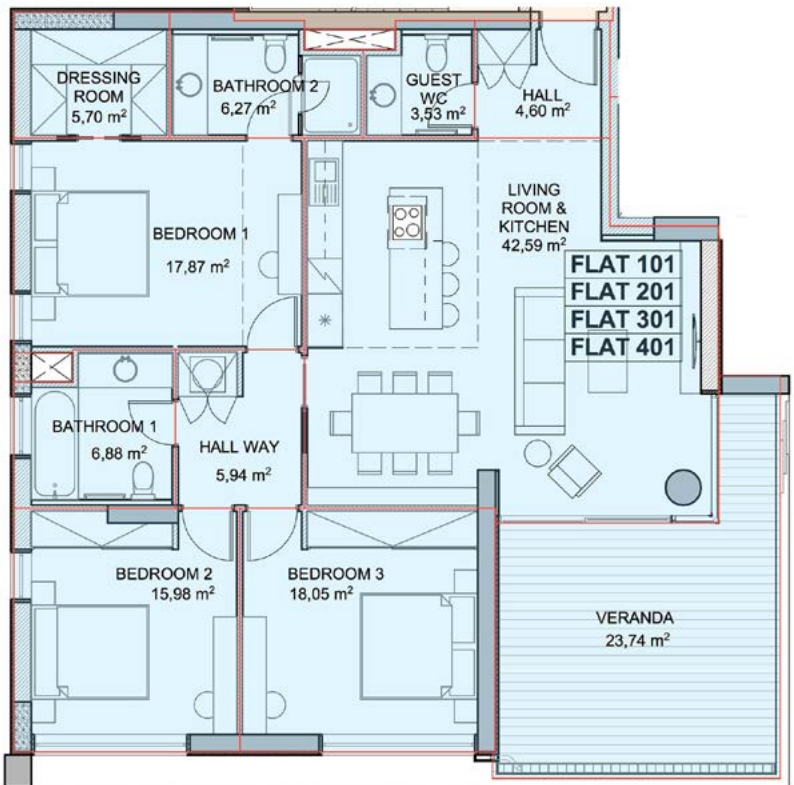
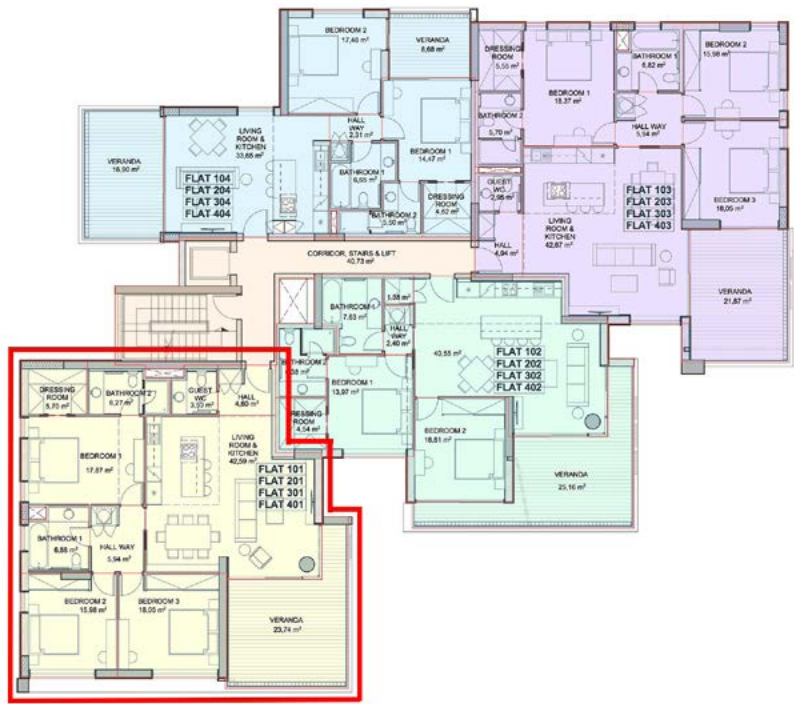
Common Swimming Pool Area

Common swimming pool may be openly access by all residents of the complex through the lobby and is supplemented with an artificial waterfall and sunbathing area, equipped with sun beds and umbrellas.

Private Roof Garden Access

Penthouse apartments possess private access ladders, allowing the residents to enter the second level of their apartment straight from their fourth-floor verandas.





APARTMENT TYPE 1

- Floors:** 1-2-3-4 (Penthouse)
- Apartments:** 101-201-301-401 (Penthouse)
- Bedrooms:** 3
- Bathrooms:** 3
- Indoor covered area:** 128 m²
- Covered veranda:** 23,2 m²
- Storage:** 3,3 m²
- Parking slots:** 1

Apartment Type 1 of Olive Garden Residence encompasses bright spacious rooms with high rise ceilings and a large covered veranda offering beautiful sea and city views.

Apartment Type 1 facilities include: 2,5 metre high fire-resistant entrance doors and VRF/VRB air conditioning system installed in every room.

Designer Option of Apartment Type 1

Apartment Type 1 features exclusive interior design, specifically developed for the project.

Bedrooms are equipped with built-in wardrobes and tall windows. The bedrooms' décor is performed with lighter tones and the use of textile decoration. The flooring of the bedrooms utilizes engineered wood.

The master bedroom has a designated wardrobe room attached to it, and the bathroom facilitates a shower unit.

Separate bathroom and guest toilet are finished with exquisite ceramic granite and are suited with high-quality sanitary ware.

The kitchen is furnished with stylish Italian fixtures and possesses a cooking island

unit with a marble table top, built-in cooker and a designer hanging hood. The flooring of the kitchen utilizes ceramic granite.

All rooms are bestowed with ceiling spotlights.

Apartment Type 1 is planned to make full use of the electrically heated floors as well as electric clothes dryers present in every bathroom.

Penthouse Option of Apartment Type 1

The fourth floor of the building houses two-levelled Penthouse 401. This lavish version of Apartment Type 1 offers fantastic views, its own private rooftop swimming pool, roof veranda with a garden, and a pergola-covered barbecue lounge which is able to comfortably host more than 10 persons. Altogether an additional roof area totals to 155,3 m².

Penthouse 401 is also designated with a supplementary storage room of 2,65 m².





APARTMENT TYPE 2

Floors:	1-2-3-4 (Penthouse)
Apartments:	102-202-302-402 (Penthouse)
Bedrooms:	2
Bathrooms:	2
Indoor covered area:	94 m²
Covered veranda:	24,4 m²
Storage:	3,2 m²
Parking slots:	1

Apartment Type 2 of Olive Garden Residence encompasses bright spacious rooms with high rise ceilings and a large covered veranda offering beautiful sea and city views.

Apartment Type 2 facilities include: 2,5 metre high fire-resistant entrance doors and VRF/VRB air conditioning system installed in every room.

Designer Option of Apartment Type 2

Apartment Type 2 features exclusive interior design, specifically developed for the project.

Bedrooms are equipped with built-in wardrobes and tall windows. The bedrooms' décor is performed with lighter tones and the use of textile decoration. The flooring of the bedrooms utilizes engineered wood.

The master bedroom has a designated wardrobe room attached to it, the bathroom facilitates a shower unit, and the bathroom walls are finished with a 3D-effect ceramics.

Separate bathroom is finished with large plates of ceramic granite imitating white marble and is suited with high-quality sanitary ware.

The kitchen is furnished with stylish Itali-

an fixtures and possesses a cooking island unit with a marble table top, built-in cooker and a designer hanging hood. The flooring of the kitchen utilizes ceramic granite.

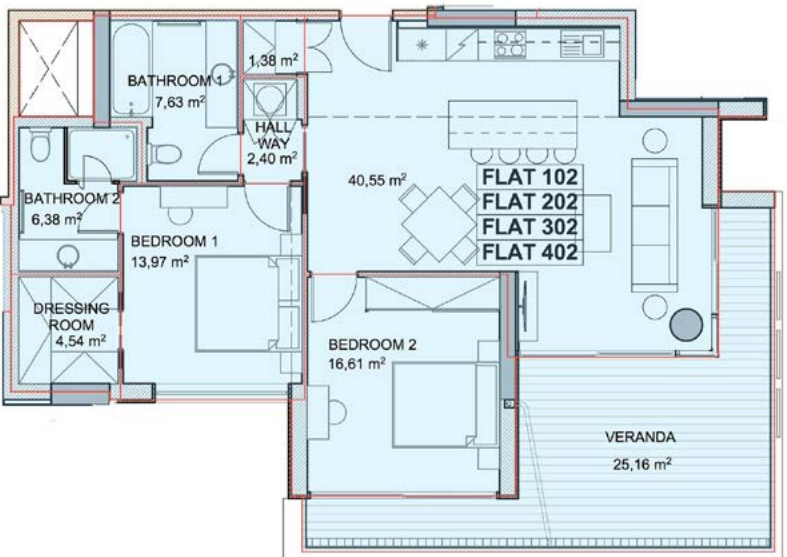
All rooms are bestowed with ceiling spotlights.

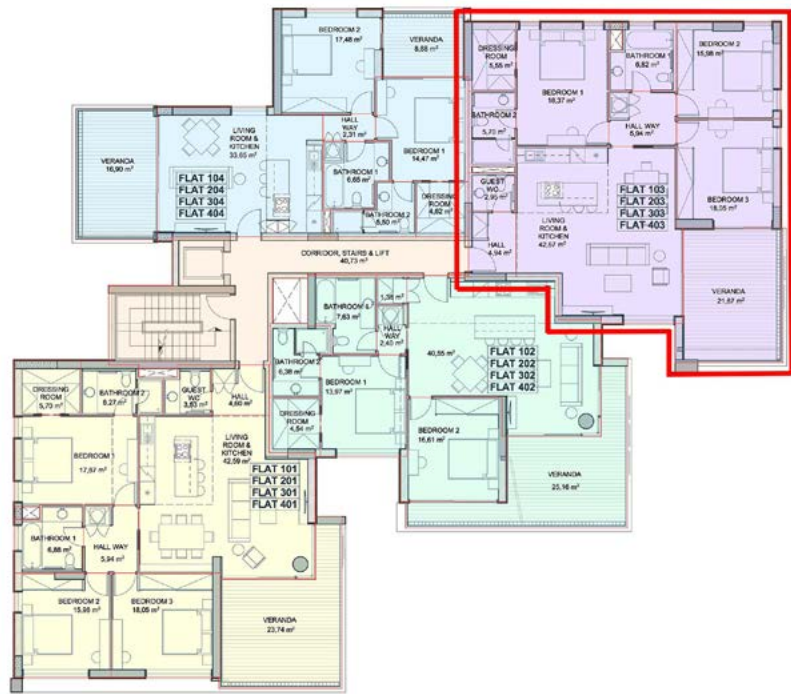
Apartment Type 2 is planned to make full use of the electrically heated floors as well as electric clothes dryers present in every bathroom.

Penthouse Option of Apartment Type 2

The fourth floor of the building houses two-leveled Penthouse 402. This lavish version of Apartment Type 2 offers fantastic views, its own private rooftop swimming pool, roof veranda with a garden, and a pergola-covered barbecue lounge which is able to comfortably host more than 10 persons. Altogether an additional roof area totals to 76 m².

Penthouse 402 is also assigned a supplementary storage room of 3 m².





APARTMENT TYPE 3

Floors:	1-2-3-4 (Penthouse)
Apartments:	103-203-303-403 (Penthouse)
Bedrooms:	3
Bathrooms:	3
Indoor covered area:	127 m²
Covered veranda:	2 m²
Storage:	3,2 m²
Parking slots:	1

unit with a marble table top, built-in cooker and a designer hanging hood. The flooring of the kitchen utilizes ceramic granite.

All rooms are bestowed with ceiling spotlights.

Apartment Type 3 is planned to make full use of the electrically heated floors as well as electric clothes dryers present in every bathroom.

Penthouse Option of Apartment Type 3

The fourth floor of the building houses two-levelled Penthouse 403. This lavish version of Apartment Type 3 offers fantastic views, its own private rooftop swimming pool, roof veranda with a garden, and a pergola-covered barbecue lounge which is able to comfortably host more than 10 persons. Altogether an additional roof area totals to 86,1 m².

Apartment Type 3 of Olive Garden Residence encompasses bright spacious rooms with high rise ceilings and a large covered veranda offering beautiful sea and city views.

Apartment Type 3 facilities include: 2,5 metre high fire-resistant entrance doors and VRF/VRB air conditioning system installed in every room.

Designer Option of Apartment Type 3

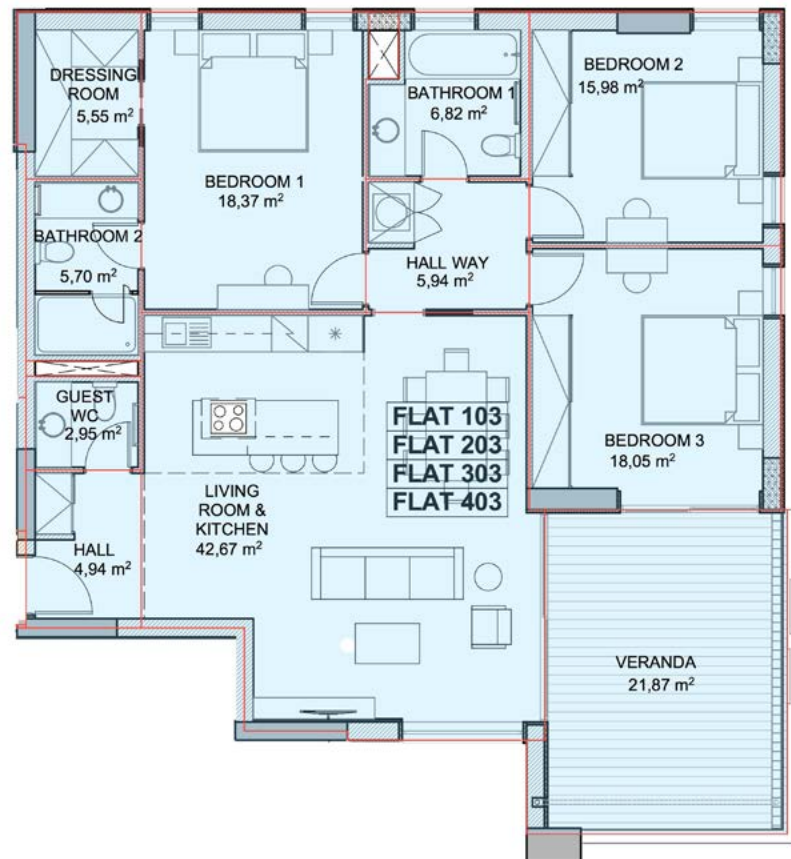
Apartment Type 3 features exclusive interior design, specifically developed for the project.

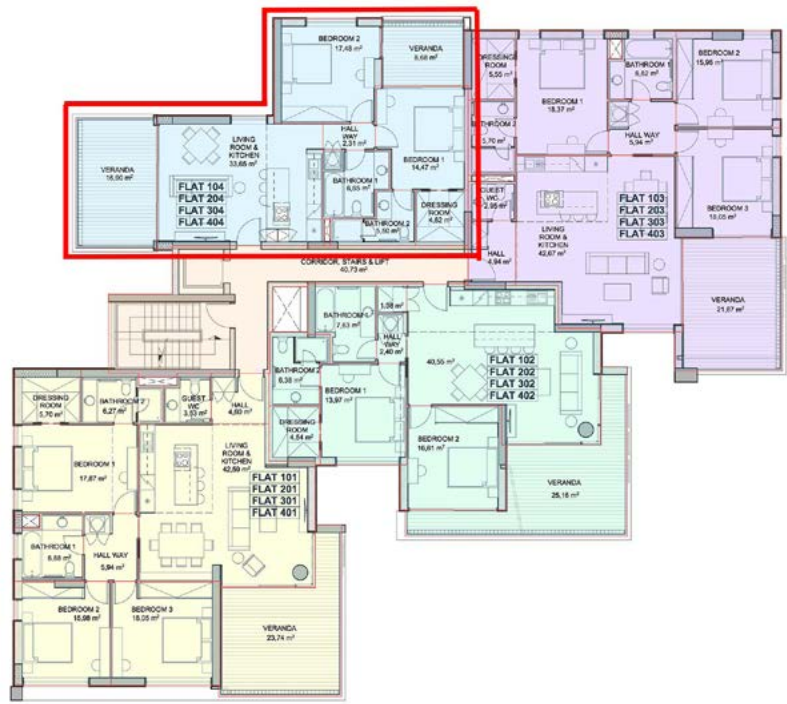
Bedrooms are equipped with built-in wardrobes and tall windows. The bedrooms' décor is performed with lighter tones and the use of textile decoration. The flooring of the bedrooms utilizes engineered wood.

The master bedroom has a designated wardrobe room attached to it, the bathroom facilitates a shower unit, and the bathroom walls are finished with a 3D-effect ceramics.

Separate bathroom and guest toilet are finished with contoured ceramics and are suited with high-quality sanitary ware.

The kitchen is furnished with stylish Italian fixtures and possesses a cooking island





APARTMENT TYPE 4

Floors:	1-2-3-4
Apartments:	103-203-303-404
Bedrooms:	2
Bathrooms:	2
Indoor covered area:	85 m²
Covered veranda:	25 m²
Storage:	3,3 m²
Parking slots:	1

Apartment Type 4 of Olive Garden Residence encompasses bright spacious rooms with high rise ceilings and two large covered verandas offering beautiful mountain views.

Apartment Type 4 facilities include: 2,5 metre high fire-resistant entrance doors and VRF/VRB air conditioning system installed in every room.

Designer Option of Apartment Type 4

Apartment Type 4 features exclusive interior design, specifically developed for the project.

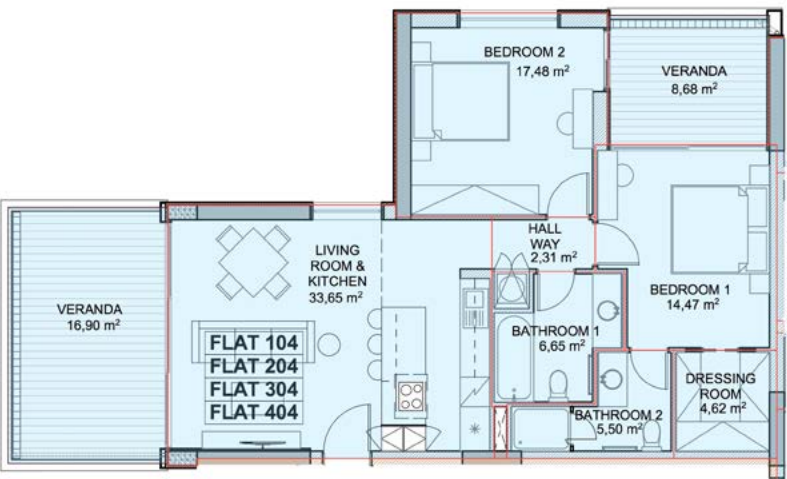
Bedrooms are equipped with built-in wardrobes and tall windows. The bedrooms' décor is performed with lighter tones and the use of textile decoration. The flooring of the bedrooms utilizes engineered wood.

The master bedroom has a designated wardrobe room attached to it, and the bathroom facilitates a shower unit. Additional guest bathroom may be accessed from the living room.

The kitchen is furnished with stylish Italian fixtures and possesses a cooking island unit with a marble table top, built-in cooker and a designer hanging hood. The flooring of the kitchen utilizes ceramic granite.

All rooms are bestowed with ceiling spotlights.

Apartment Type 3 is planned to make full use of the electrically heated floors as well as electric clothes dryers present in every bathroom.



DESIGNER OPTIONS OF APARTMENTS



ABOUT THE PROJECT

FACILITIES

APARTMENTS

SPECS & TECH

LOCATION

OPPORTUNITIES

Floor	Apartment Number	Apartment Type	No. Bedrooms	Indoor Cov. Area	Cov. Veranda	Roof Garden	Storage Ground Floor	Storage Roof	Common Area	Total Area
				m ²	m ²	m ²	m ²	m ²	m ²	m ²
1	101	Apartment Type 1	3	128,00	23,20	-	3,30	-	20,15	174,65
	102	Apartment Type 2	2	94,00	24,40	-	3,20	-	16,00	137,60
	103	Apartment Type 3	3	127,00	21,00	-	3,20	-	20,10	171,30
	104	Apartment Type 4	2	85,00	25,00	-	3,20	-	14,00	127,20
2	201	Apartment Type 1	3	128,00	23,20	-	3,20	-	20,10	174,50
	202	Apartment Type 2	2	94,00	24,40	-	3,30	-	16,00	137,70
	203	Apartment Type 3	3	127,00	21,00	-	3,80	-	20,10	171,90
	204	Apartment Type 4	2	85,00	25,00	-	3,50	-	14,00	127,50
3	301	Apartment Type 1	3	128,00	23,20	-	3,30	-	20,10	174,60
	302	Apartment Type 2	2	94,00	24,40	-	3,30	-	16,00	137,70
	303	Apartment Type 3	3	127,00	21,00	-	3,20	-	20,10	171,30
	304	Apartment Type 4	2	85,00	25,00	-	3,20	-	14,00	127,20
4	401	Penthouse Type 1	3	128,00	23,20	155,30	5,60	2,65	20,10	334,85
	402	Penthouse Type 2	2	94,00	24,40	76,00	3,30	3,00	16,00	216,70
	403	Penthouse Type 3	3	127,00	21,00	86,10	4,10	2,65	20,10	260,95
	404	Apartment Type 4	2	85,00	25,00	-	3,30	-	14,00	127,30



SPECIFICATIONS AND TECHNOLOGIES

Principal contractor employed for the construction of the project has been selected as a result of a scrupulous tendering process. The winner of the tender falls into Category "A" and possesses 30 years of experience in the field.

The beam-free technology for reinforced concrete ceilings introduced in the project ensures high resistance to all kinds of bending loads. In addition, the above technology significantly lowers the possibility of concrete cracks formation, which in turn increases the overall durability of the entire construction.

Concerning the materials utilized in the project, Oliver Garden Residence has the following specifications:

Thermal insulation system:

Exterior, made of extruded polystyrene, 50 mm thick

Partition walls:

Brick

Waterproof finish:

Exterior and in-between floors, located in potential "wet spots", i.e. bathroom areas

Special drainage system:

Located on the roof, preventing possible leaks related to rooftop swimming pools

Floors in living rooms and kitchens:

Ceramic granite

Floors in bedrooms:

Laminate, engineered wood/parquet

Floors in common area:

Ceramic granite

Heating systems:

Electrically heated floors

Windows and veranda access doors:

Aluminum thermal frames with double glass equipped with sliding mechanism

Entrance doors:

Fire-resistant, 2,5 m high

Lifts:

KONE / SHINDLER 1100 mm x 1400 mm x 2100 mm, 630 kg

Access control:

Gated community with video-controlled entrance, floors and common area

Air conditioner: VRF/VRV systems in all bedrooms, living rooms and kitchens

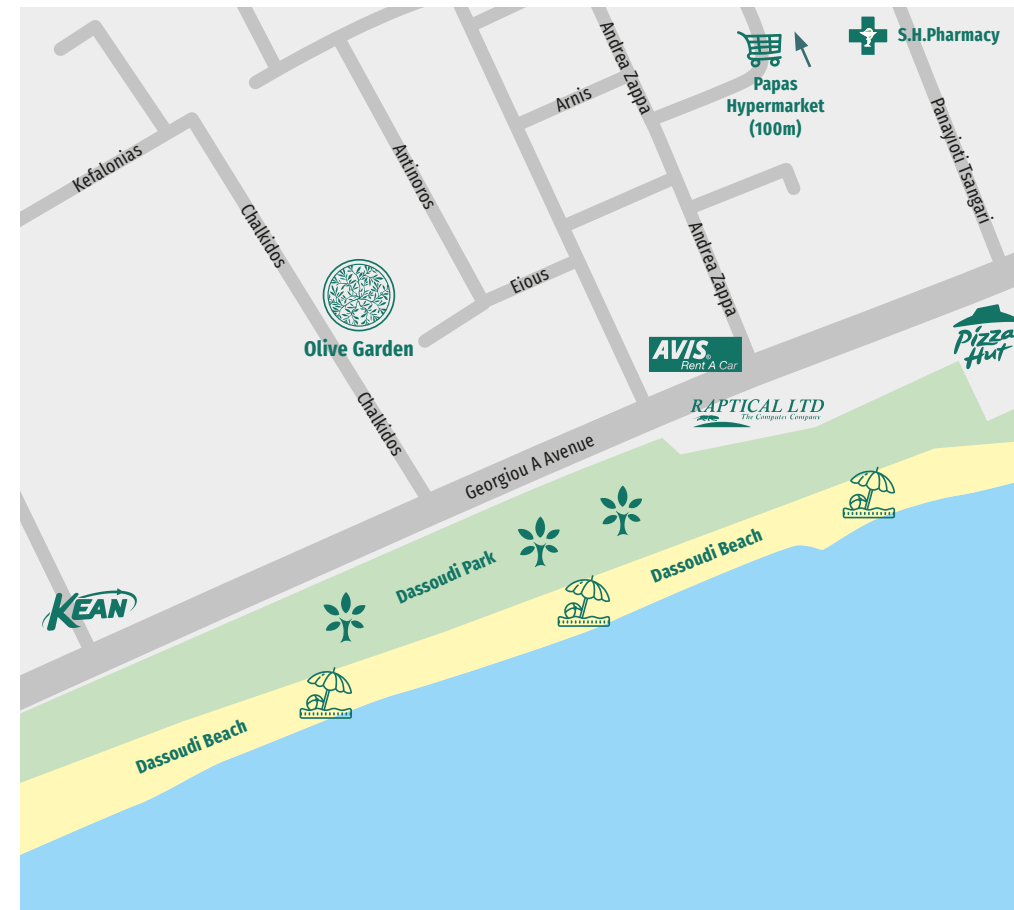
All sanitary ware:

Category "A" European brands

All built-in furniture:

Category "A" European brands





LOCATION

Olive Garden Residence is situated in Dassoudi Beach neighbourhood, just 200 metres away from the coast of the Mediterranean Sea. Dassoudi Beach is considered to be one of the greenest and most prestigious areas of Limassol, combining convenient location (in between the Old Town and the Tourist Area) with developed infrastructure and amenities. Papas Hypermarket, S.H. Pharmacy, Columbia Beach Bar & Restaurant, Sklavenitis Supermarket, Debenhams Store, Pizza Hut Restaurant, Dance Studio Moon, - all of the above landmarks are placed within walking distance from Olive Garden Residence. The residents of the complex may also enjoy their promenades along the alleys of the nearby Dassoudi Park, the largest of its kind in town. Limassol's position as the island's leading financial and cultural centre coupled with ambitious new business projects being undertaken in the city add significant value to the region and its newly built properties, with Olive Garden Residence undoubtedly standing out as a fantastic investment into your future home!



CYPRUS CITIZENSHIP

The legislation of the Republic of Cyprus allows for the provision of naturalization and Cyprus citizenship acquisition through property procurement on the island.

Purchasing an apartment at Olive Garden Residence may prove to be a critical step toward your future EU Passport, serving as a property investment.

On 13th September 2016, the Council of Ministers of Cyprus approved the amendment to the Scheme for Naturalisation of Investors in Cyprus by Exception, pursuant to section 111A (2) of the Civil Registry Laws 2002-2015.

As a result, investors were hereinafter enabled to apply for Cyprus Citizenship by submitting a stand-alone application (the previous 'collective investments' application had been abolished), upon making an investment under the new criteria that must be retained for a period of three years.

Hence, subsequent principal legislative changes enforced include:

The investment amount is reduced to €2 million plus €500.000 (excluding VAT) for residential property investments

The applicant must obtain permanent residency in order to be approved for Cyprus Citizenship.

The main applicant's parents are also entitled to apply for Cyprus citizenship by exception, provided that they own a lifetime residence of at least €500.000 (excluding VAT).

In cases, where the purchase price of the residential property exceeds the amount of €500.000 (excluding VAT), the excess amount can be calculated and included in the total investment.

A cap on investment in Cyprus Government Bonds is set.

The bank deposit option is cancelled.

A combination of all economic criteria is now possible.

A broader range of investments is now possible, including land for development, AIF's and financial assets (bonds and debentures) of Cyprus companies issued by the CySEC

The property must remain under the applicant's ownership for at least three years. After the expiration of the aforementioned term the applicant may resell the asset and return the investment.



INVESTMENT OPPORTUNITY

Cyprus is uniformly perceived as a sound and effective market for long-term investments, especially within the property sector. The island has been repeatedly included on the list of the safest countries in the world, and its economy is characterized by significant financial and legal private sector share, thus providing a solid basis and support for foreign and domestic investment.

The principal benefits for Cyprus property investor are listed below:

Property always remains a profit-making asset, even if the market value of the asset itself goes down. The owner is enabled to increase his or her income not only by re-selling the property, but by renting it out. In the above case high liquidity level of the property and its attractiveness to potential clients will highly influence the profits obtained. Thus, the right choice of the property plays a vital role in the process, hence Olive Garden Residence guarantees fulfillment of the pre-required conditions for a successful investment to future buyers.

Property is the only investment asset in the world that is capable of self-buyout. An investor may purchase the property through a mortgage, covering 30% with a down payment, and settle the periodic installments by utilizing the rental income.

Financial analysts classify property as the least risky asset for investors.

While investing in property, there's always an option to transfer risk management to



the bank. In recent years there has been an increased interest to enter flexible financial schemes (such as mortgages, loans, leasebacks and paybacks) displayed by investors, that would allow to distribute the capital input between the principal and the bank.

Unlike most assets, including stocks, property never experiences dramatic depreciation. Property is signified by a negative correlation coefficient, which means that in most cases there's no interdependency between the rise and fall of stock markets and the fluctuations of the property market. Hence, the risk of making a loss while investing into property is almost minimal: whenever the value of the asset goes down, the principal may halt the sale plans and still make profit through renting one's estate out.

Property is the most effective instrument when it comes to preserving capital investment. Property demonstrates much less asset value volatility, especially in comparison to stocks or bonds. As a result, the investors are not obliged to rapidly rein-

vest again and again, if the asset price goes down.

After purchasing property in Cyprus, a foreign national will enjoy relieved procedures concerning visa and immigration cases. Most of the non-EU property investors in Cyprus take advantage of the country's European Union membership status, significantly broadening their opportunities for business and travel. Additionally, in case of the real estate purchase valued at 300,000 € and above, the legislation of Cyprus allows the proprietor to apply for the permanent residence permit.

