EDENROC
RESIDENCE
A PROJECT BY PRIME PROPERTY GROUP

Eden Roc

The Eden Roc Residence is a luxury residential complex in central Limassol, in a privileged and quite neighborhood of the tourist area, approximately half a kilometre from the seafront. The building reaches up to 8 storeys in height; The units wrap around a formal garden in the centre andare set within generous landscaped grounds all around.

The design is influenced by elements from both the natural and man-made world. Reminiscent of a superyacht, the superstructure of each block gently terraces down from its highest point with balconies on all sides. Wide horizontal bands form continuous balustrades that wrap around the blocks at each level, emphasizing the horizontal nature of the development which stretches to over 300 linear metres in length. The residents will enjoy the privacy of the gated compound with extended hotel-type facilities including concierge, SPA (sauna, jacuzzi and steam bath), outdoor pool, heated indoor pool, gym, landscaped gardens, playground for kids and club house with a play room.

Major benefits

- Landmark architecture from one of London's leading architects
- 500 meters from sandy beach and city amenities of Limassol's tourist area
- Sea views from floors 6 & 7
- Gated compound with CCTV security
- Extended hotel-type facilities: outdoor pool, half-Olympic size indoor heated pool, SPA (sauna, jacuzzi and steam bath), concierge, play room, club house, underground parking, large outdoor gardens, gym, playground for kids
- Large balconies with private planters and green areas
- Penthouses with private pools
- Apartments with private gardens
- Spacious duplexes and triplexes serving as a good alternative to a villa
- Triplexes with private basements and lifts
- High ceilings (3.15 meters net)
- High standard finishes (parquet floors, high doors of 2.4 m, security entrance doors, thermal aluminum window frames, top standard in-built furniture, sanitary ware)
- Provision for water underfloor heating and VRV air conditioning

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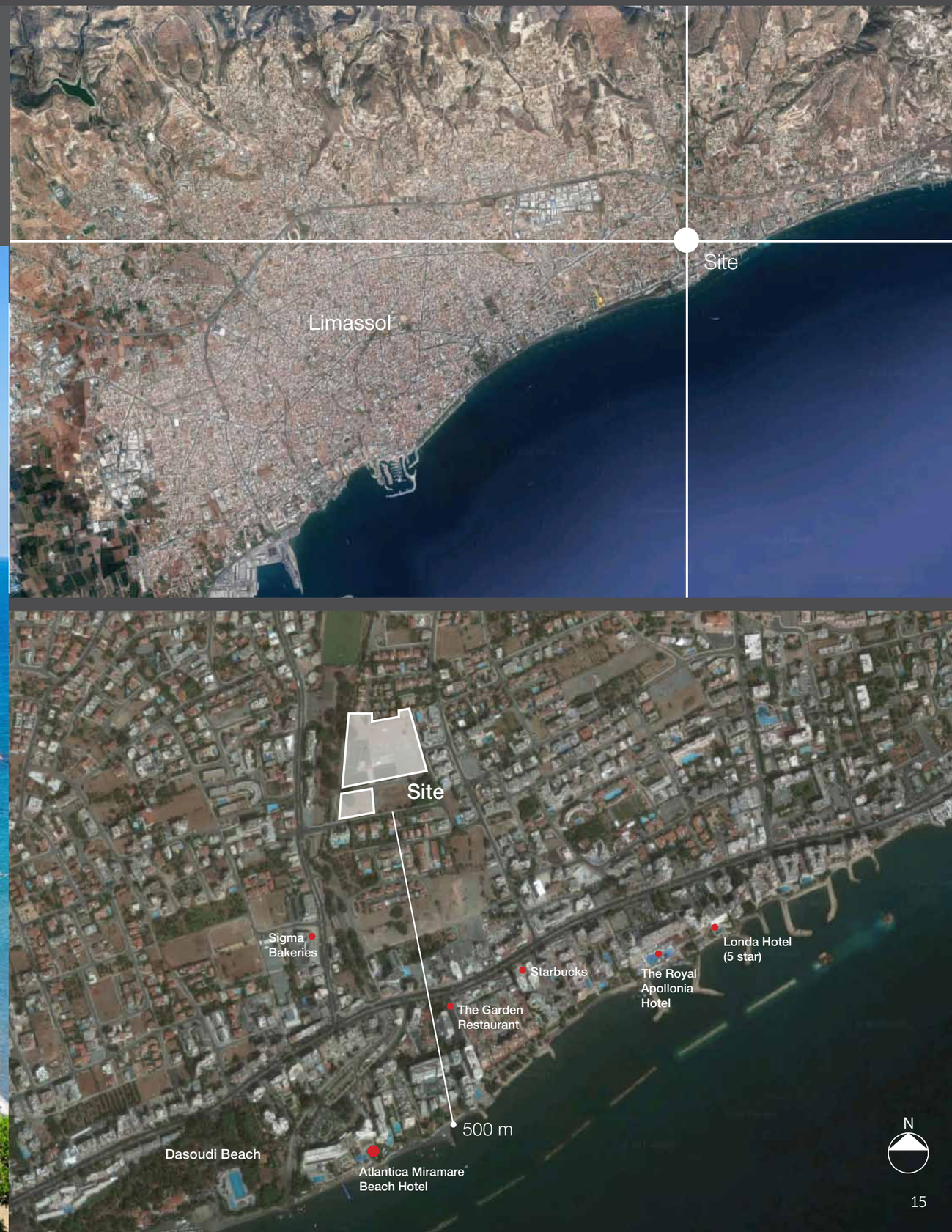
Location

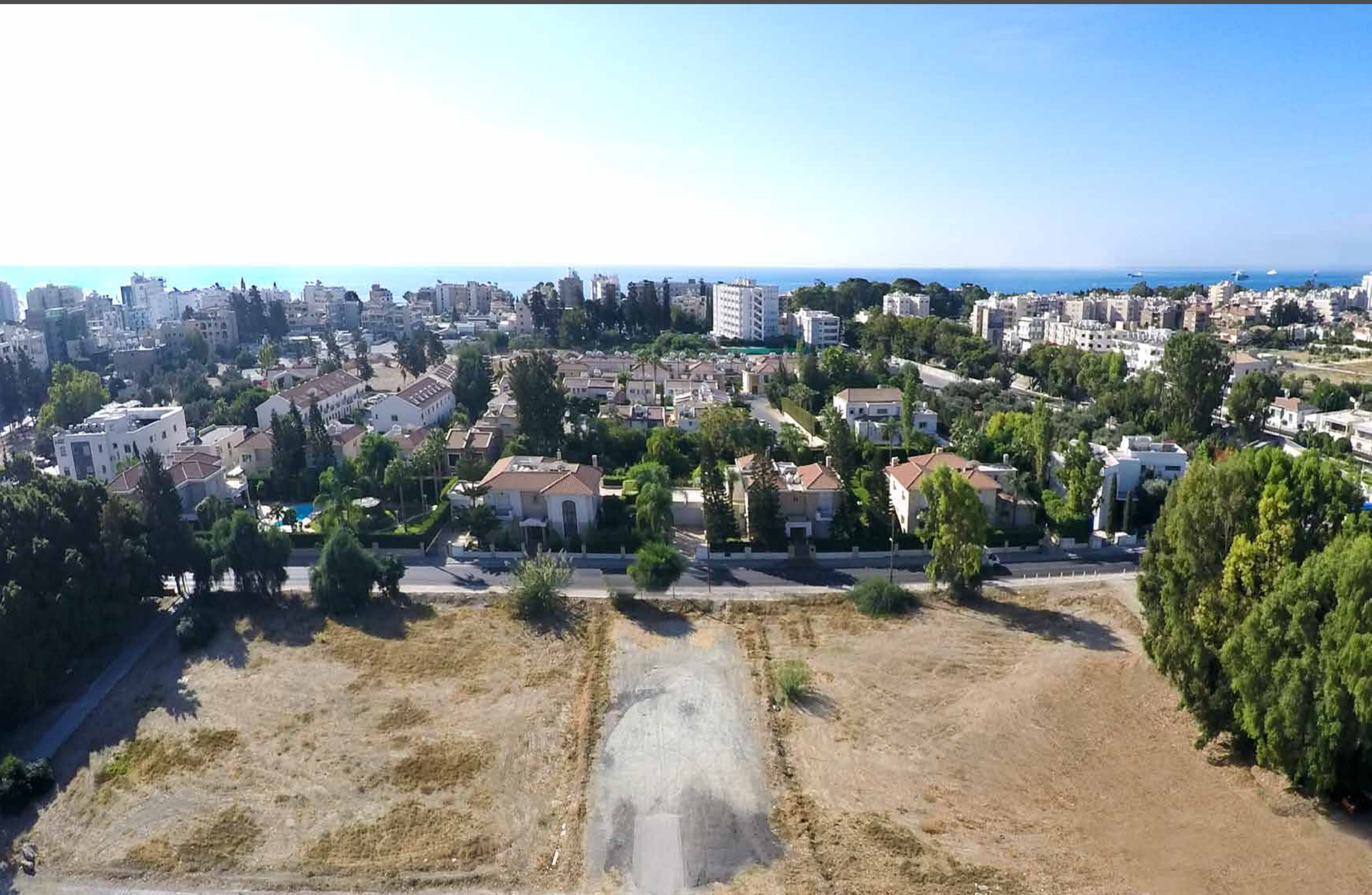
Limassol is known as the city for everyone. It is the second largest and by far the most flourishing city in Cyprus. It combines the fast pace of a city and the comfort of a firstclass Mediterranean resort.

The city offers a diverse variety of pleasures such as the dynamic metropolitan city for business, infinite sandy beaches, interesting historical sites, restaurants with all sorts of food for the most sophisticated gourmets, and the shopping areas; you'll find it all and much more in Limassol!

The project is nestled in a carefully selected, quiet and safe neighborhood of the prestigious Potamos Germasogeia area of Limassol, just 500 meters away from the best sandy beaches of the tourist area and Limassol's best leisure spots, banks, pharmacies and food stores.



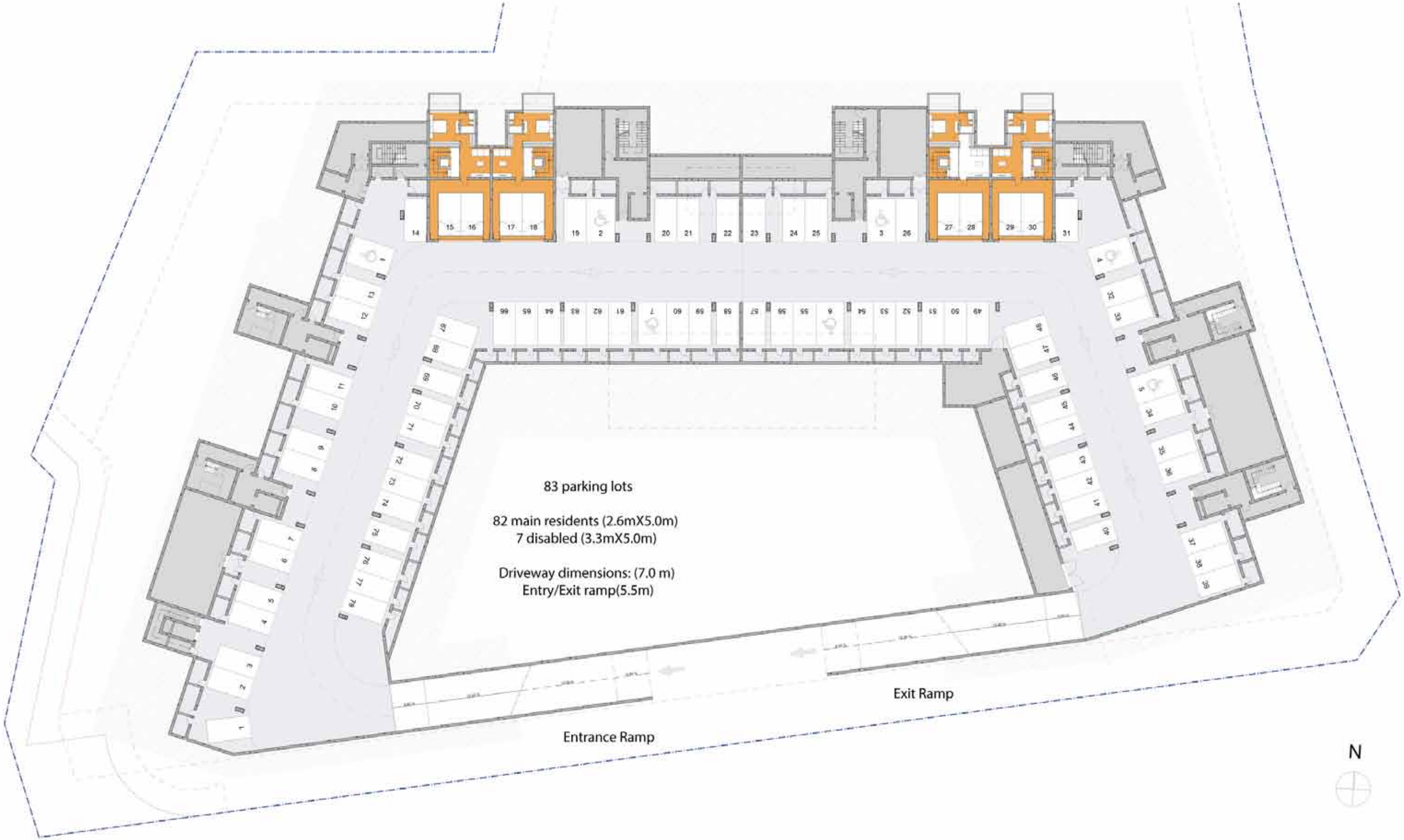
Sea view from floors 6 & 7



Numbering of units

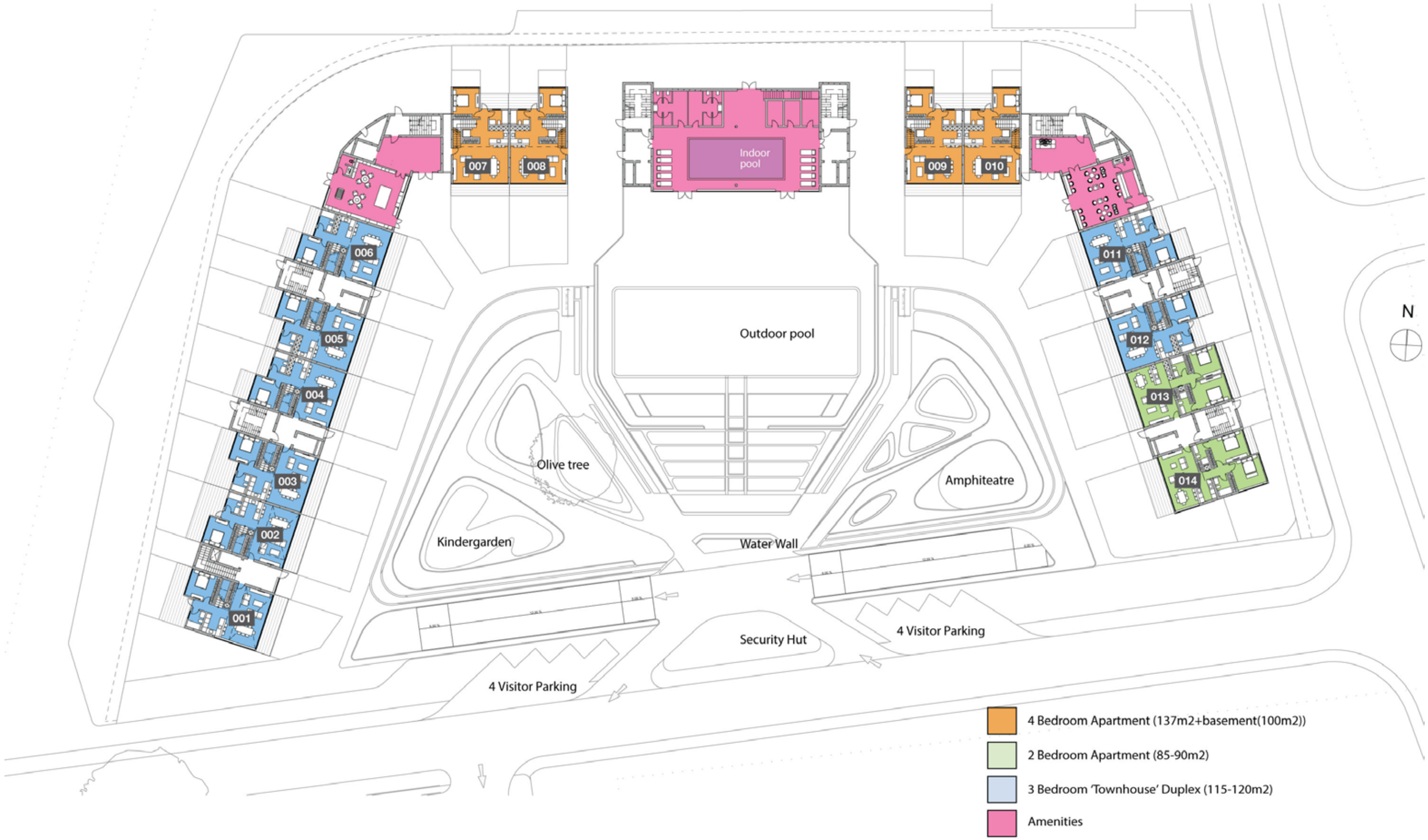
Plot A - Parking

Basement 1



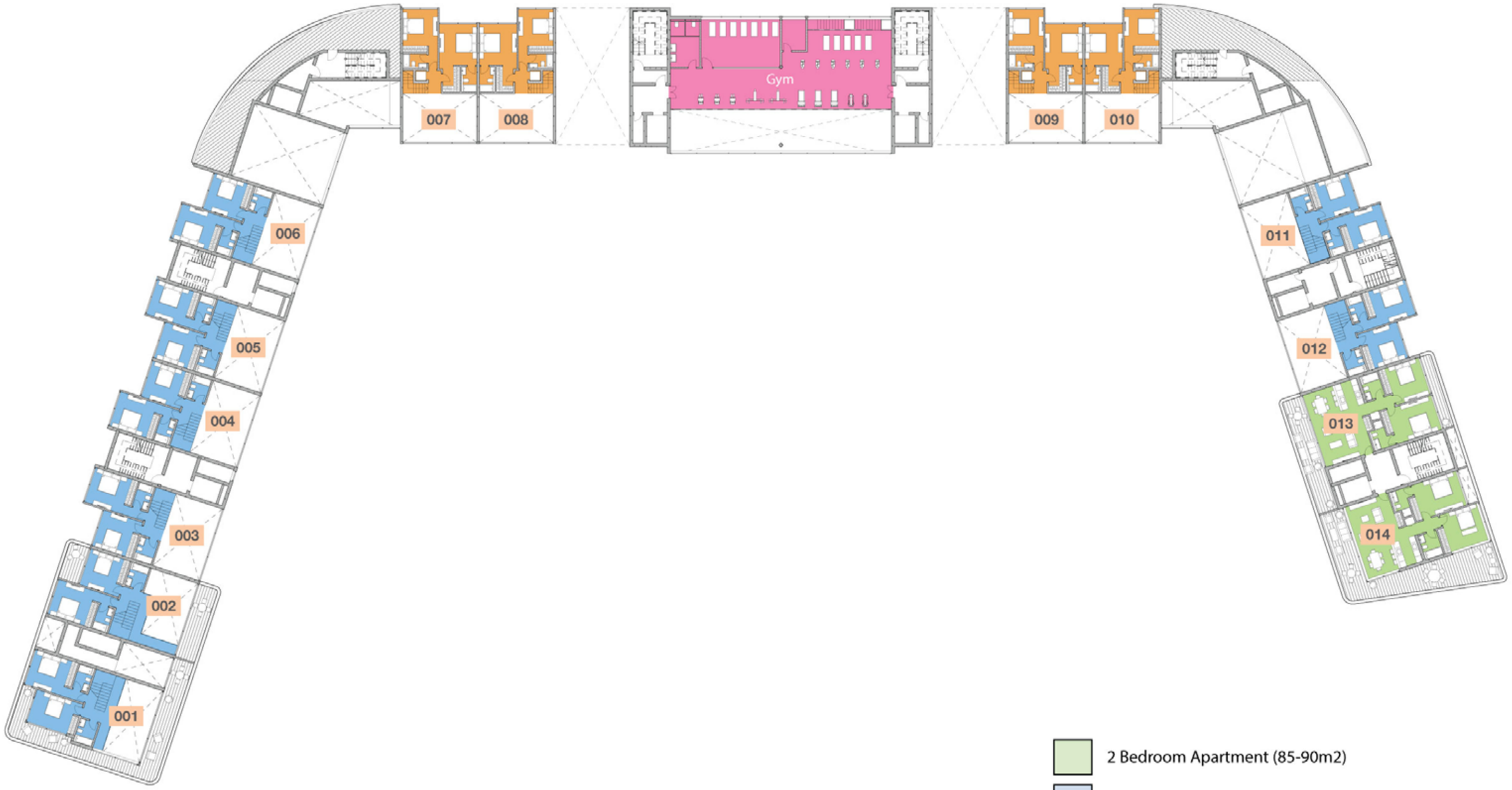
Plot A - Floor plan

Ground Floor



Plot A - Floor plan

1st Floor



2 Bedroom Apartment (85-90m2)

3 Bedroom 'Townhouse' Duplex (115-120m2)

Amenities

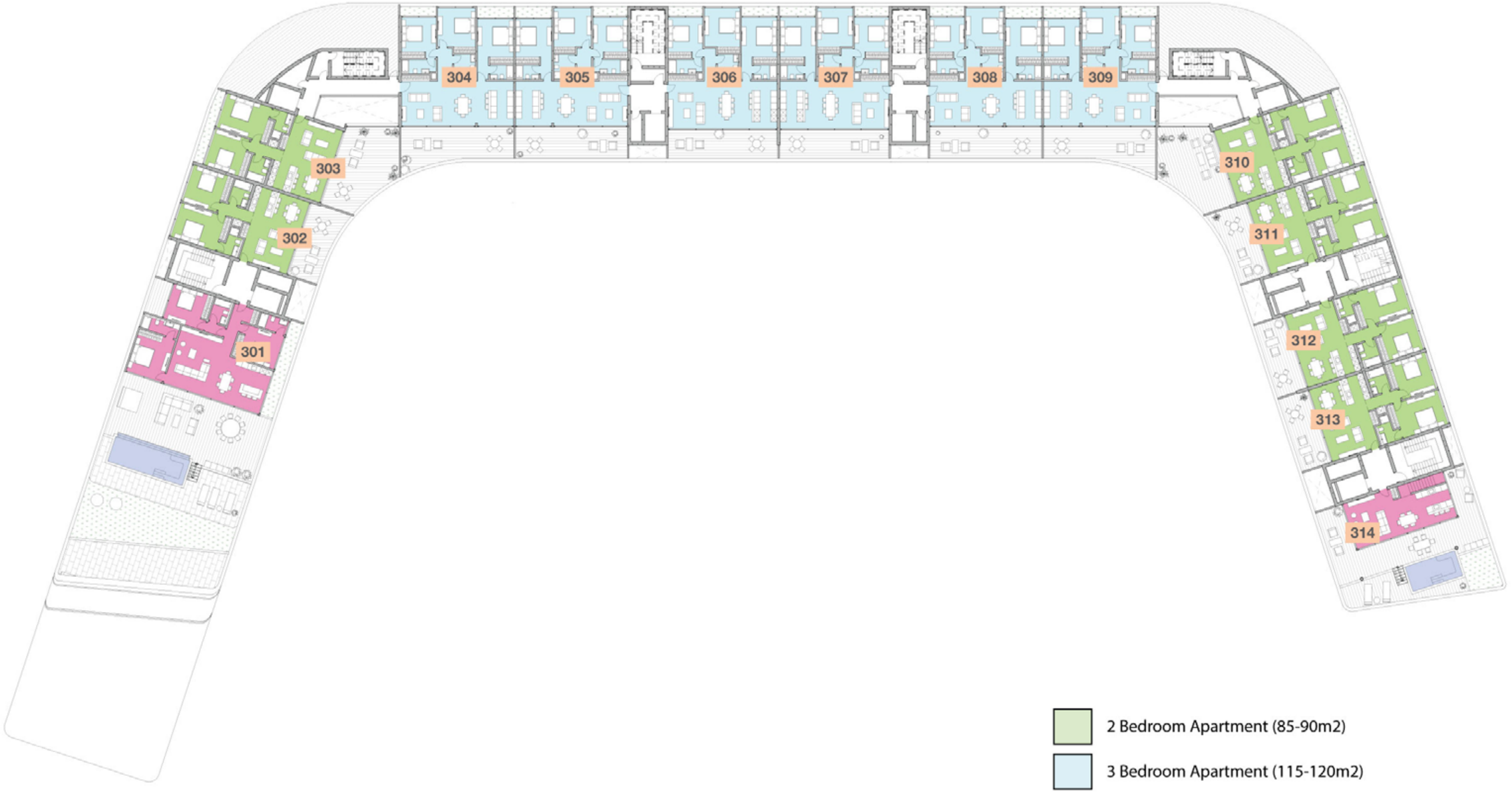
N

Plot A - Floor plan

2nd Floor

Plot A- Floor plan

3rd Floor



- 2 Bedroom Apartment (85-90m2)
- 3 Bedroom Apartment (115-120m2)
- 3 Bedroom Penthouse (115-120m2)
- 4 Bedroom Apartment - Type 02

N

Plot A - Floor plan

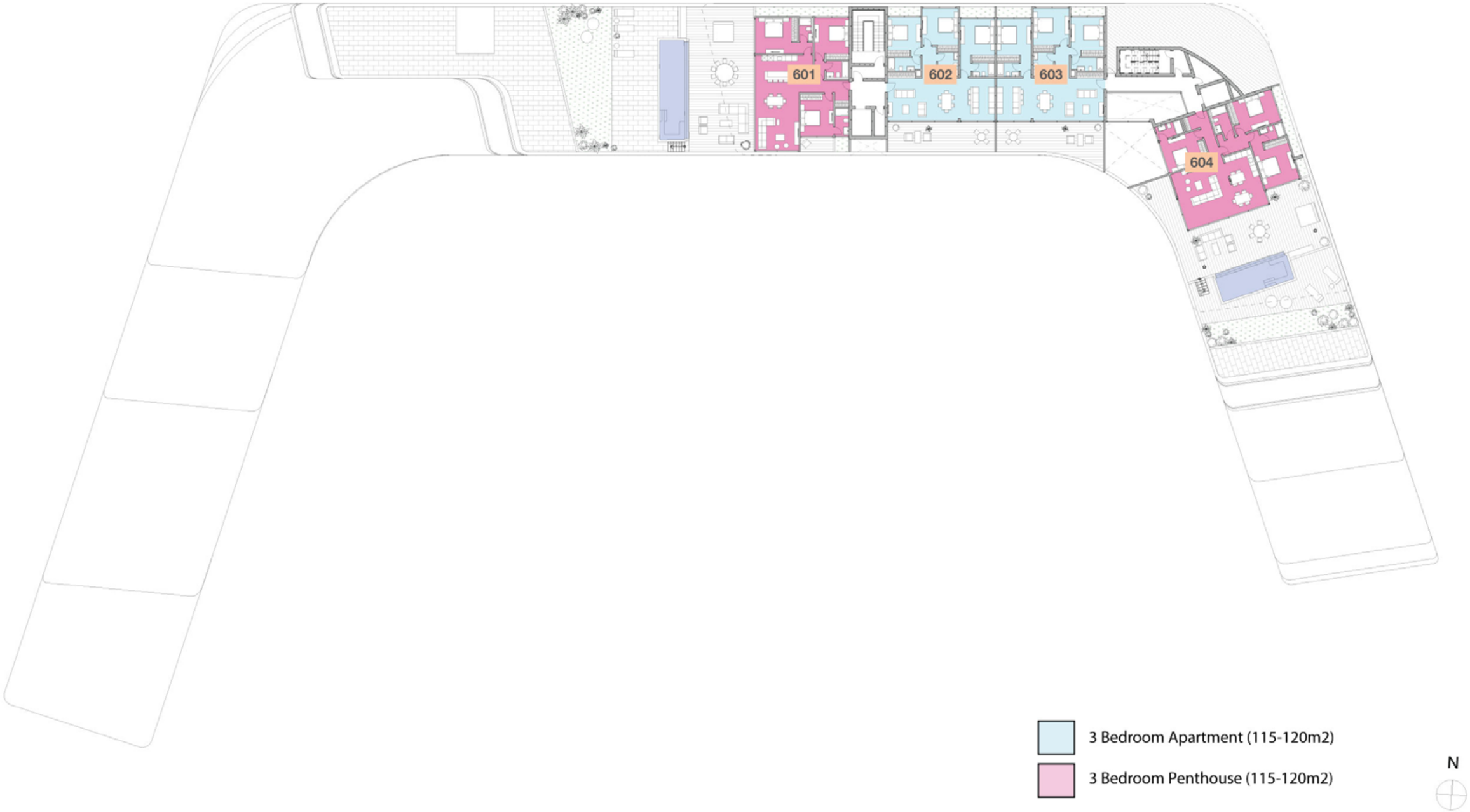
4th Floor

Plot A- Floor plan

5th Floor

Plot A - Floor plan

6th Floor



Plot A - Floor plan

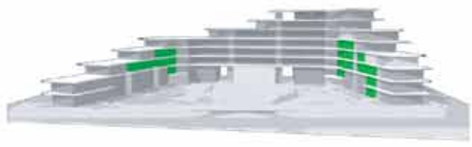
7th Floor

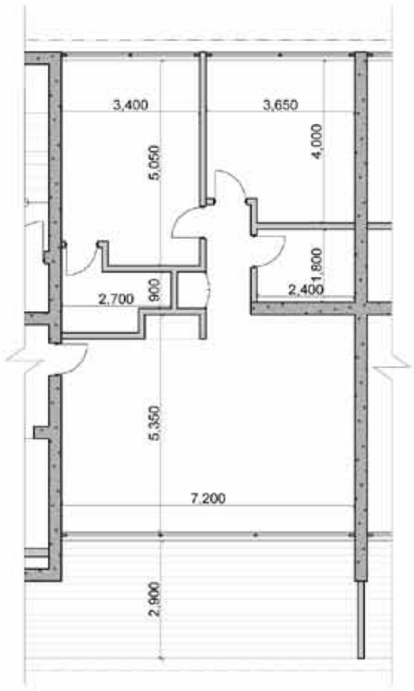
Apartment Typology

2 Bedroom Apartment - Type 1

013/113/202/203/204/205/212/213/214
215/302/303/310/311/312/313/408/409

AREA: 90m² + COVERED BALCONY



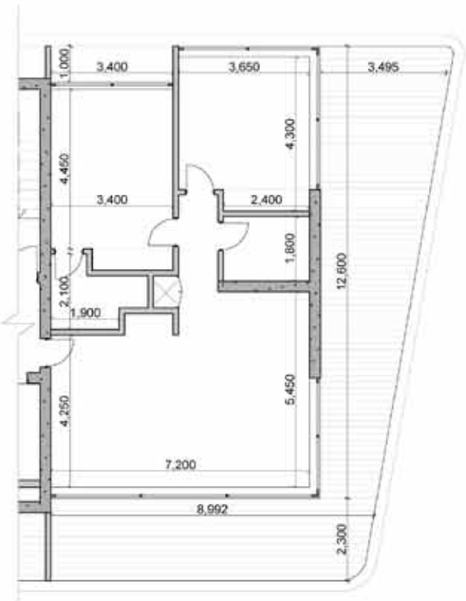


Apartment Typology

2 Bedroom Apartment - Type 2

014/114

AREA: 93m² + COVERED BALCONY



Apartment Typology

3 Bedroom Apartment - Type 1A

208/209/306/307/404/405/502/503

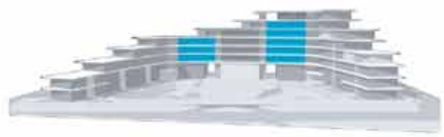
AREA: 120m² + COVERED BALCONY

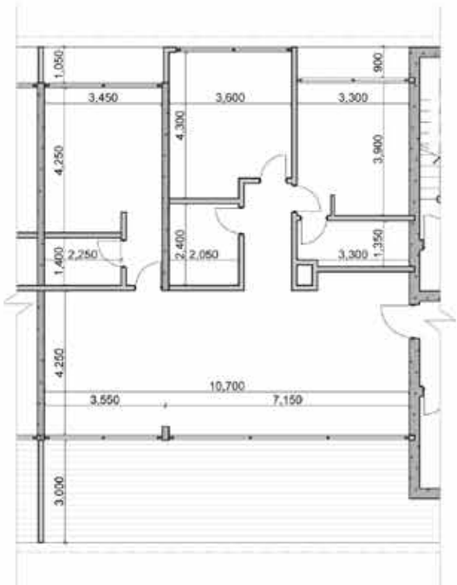
Apartment Typology

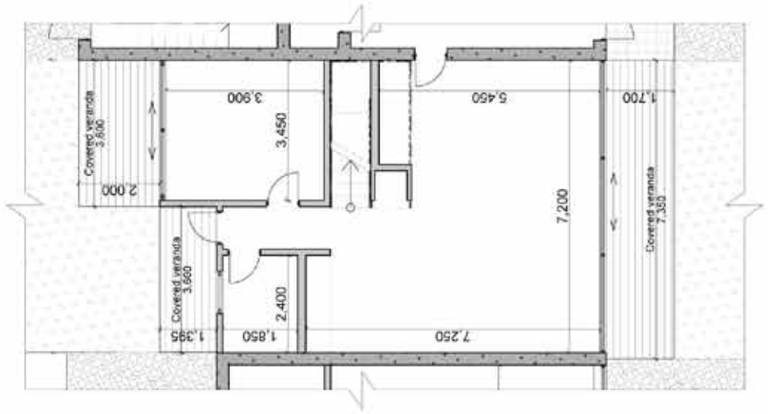
3 Bedroom Apartment - Type 1B

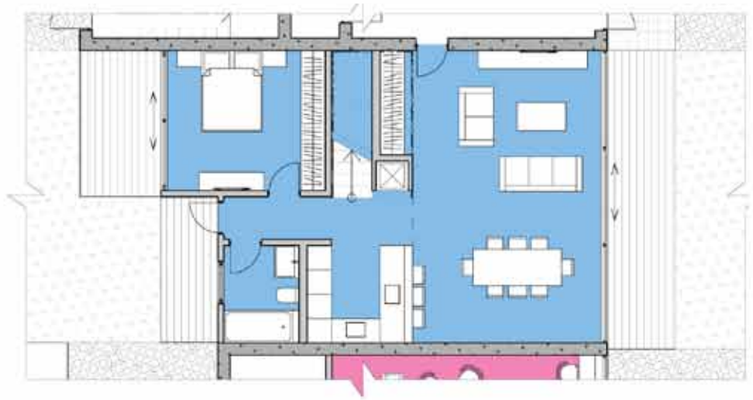
206/207/210/211/304/305/308/309
402/403/406/407/504/505/602/603

AREA: 120m² + COVERED BALCONY







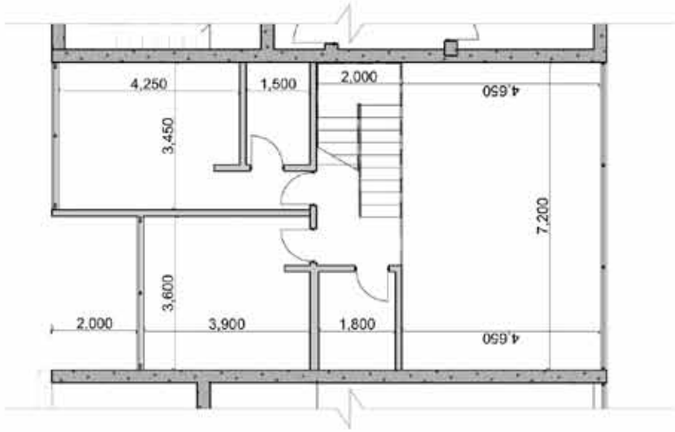


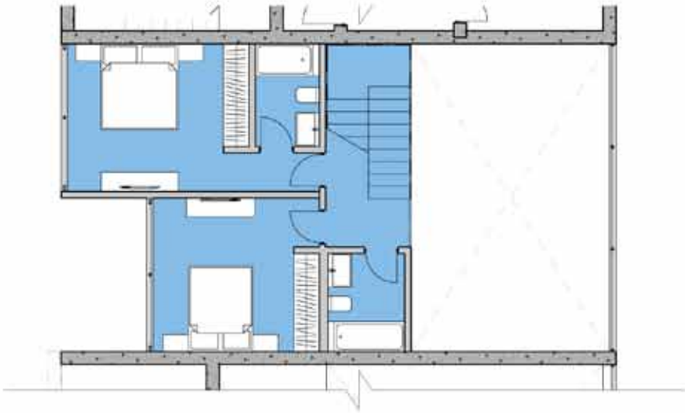
Apartment Typology

3 Bedroom Townhouse Type 1 (Lower Floor)

003/004/005/006/011/012

AREA: 77.25m²



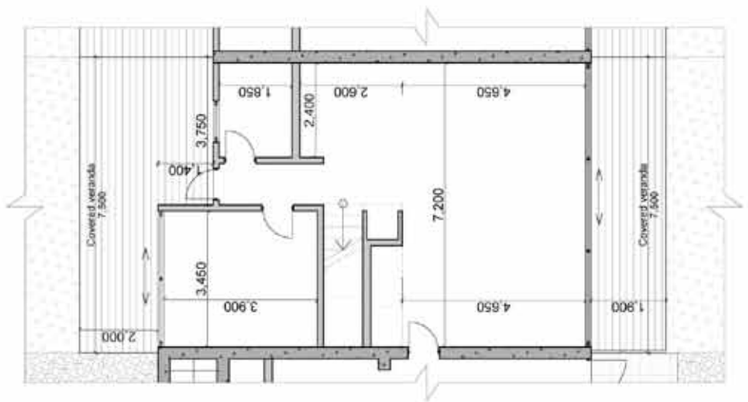


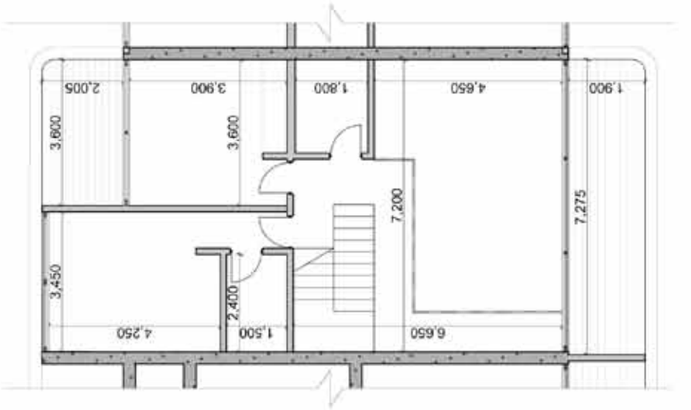
Apartment Typology

3 Bedroom Townhouse Type 1 (Upper Floor)

003/004/005/006/011/012

Area: 54m²



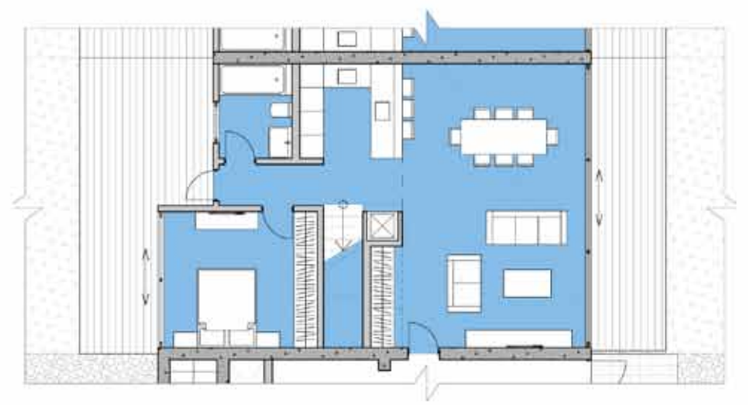


Apartment Typology

3 Bedroom Townhouse Type 2 (Lower Floor)

002

Area: 77.25m²

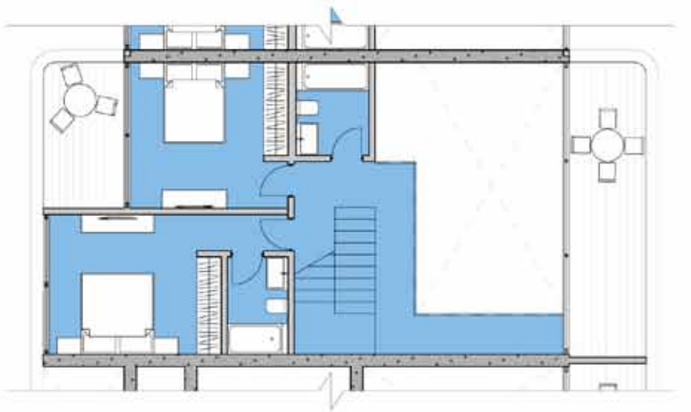


Apartment Typology

3 Bedroom Townhouse Type 2 (Upper Floor)

002

Area: 64.3m²

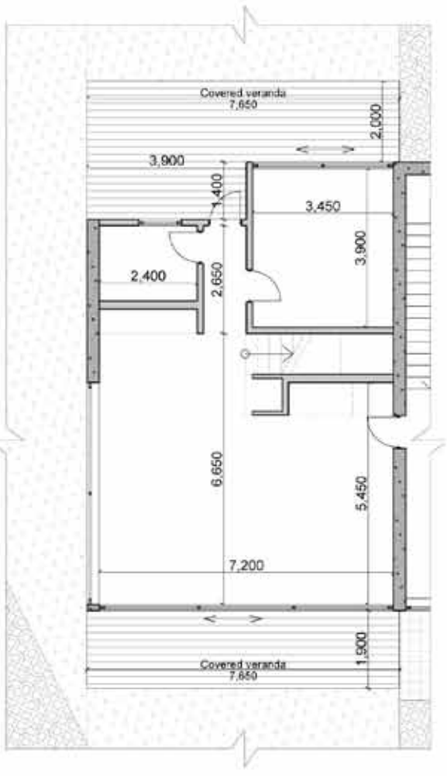


Apartment Typology

3 Bedroom Townhouse Type 3 (Lower Floor)

001

Area: 77.25m²

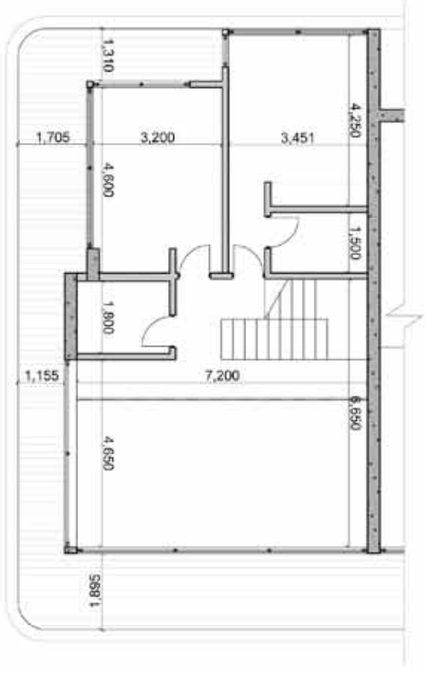


Apartment Typology

3 Bedroom Townhouse Type 3 (Upper Floor)

001

Area: 63.5m²

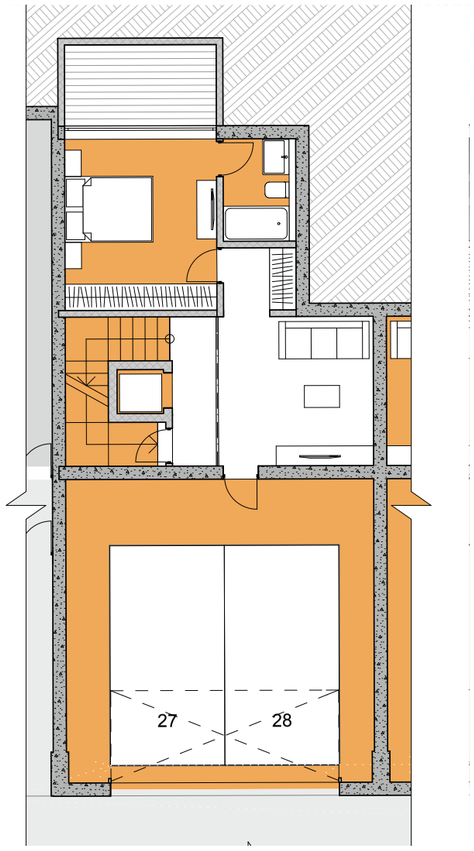


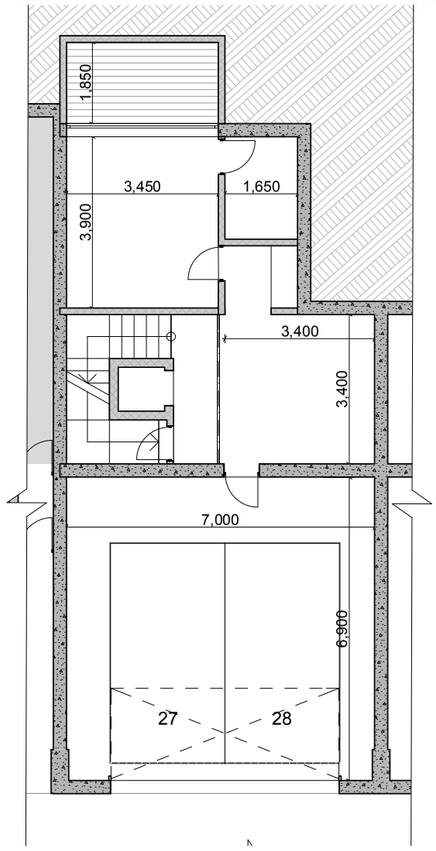
Apartment Typology

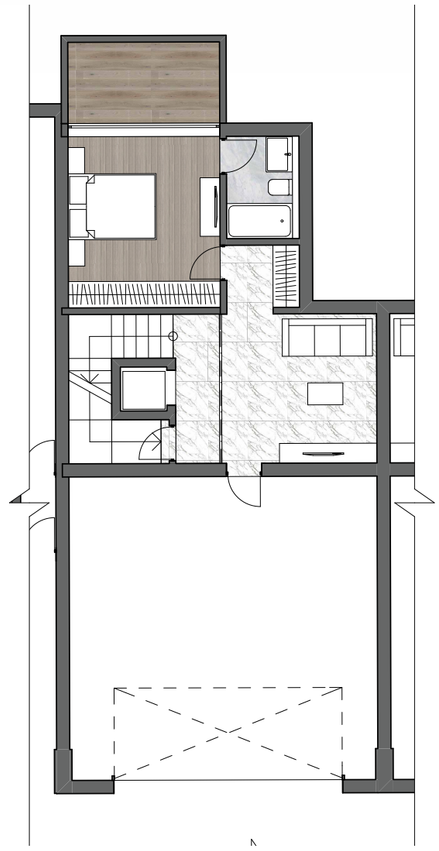
4 Bedroom Townhouse (Basement Floor)

007/008/009/010

Area: 100.4m ²





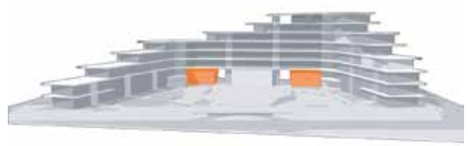


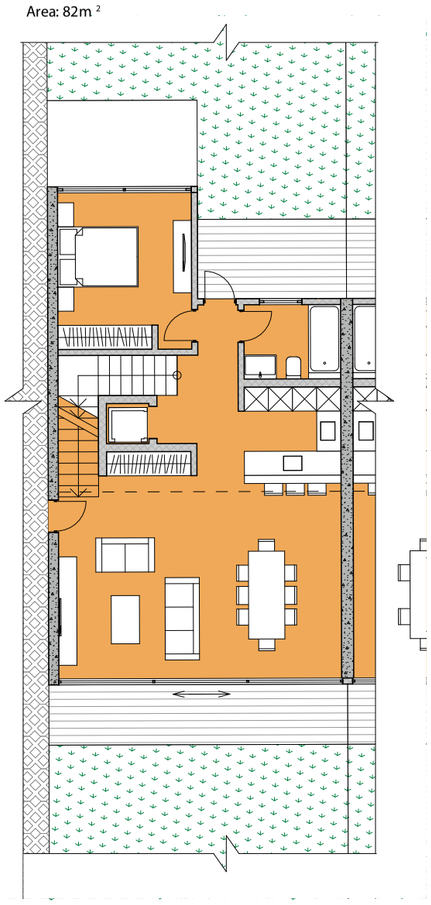
Apartment Typology

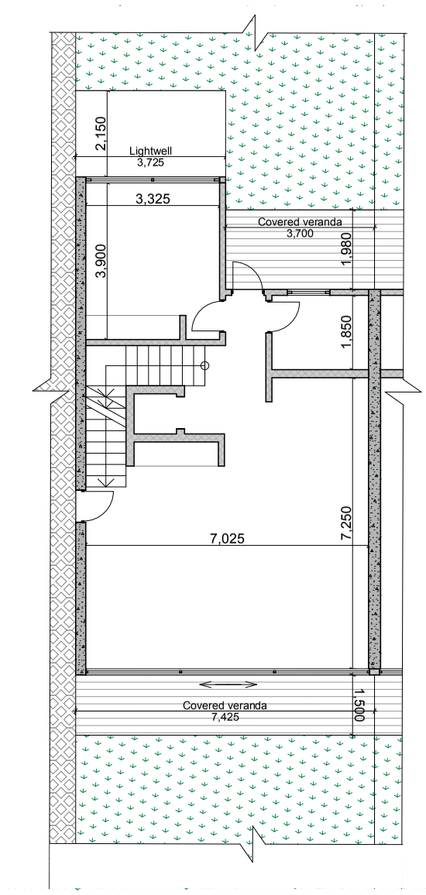
4 Bedroom Townhouse (Ground Floor)

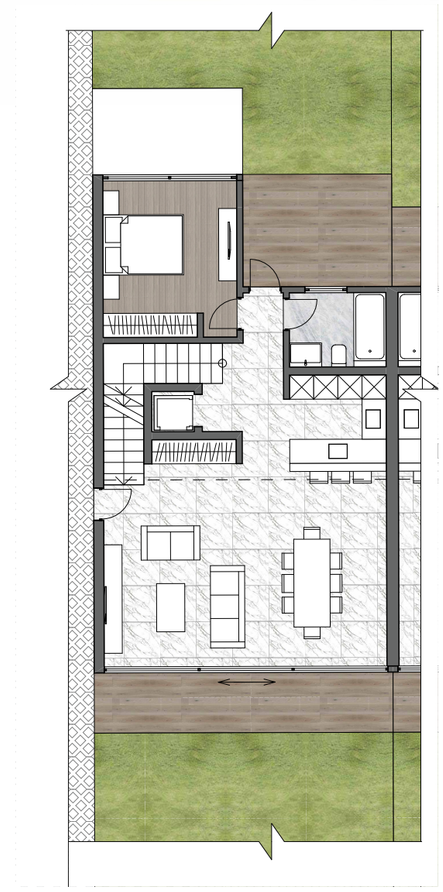
007/008/009/010

Area: 82m ²







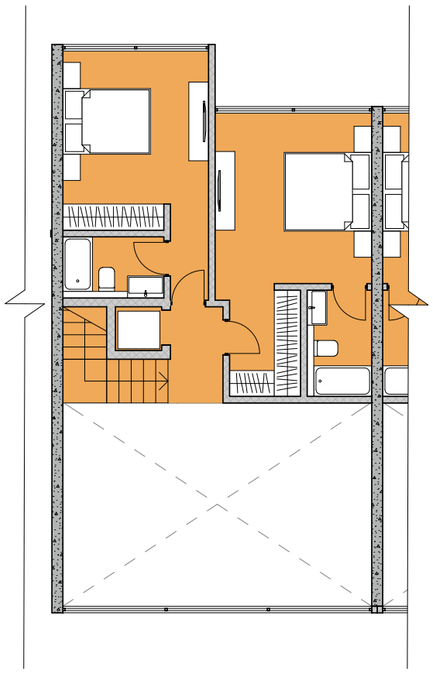


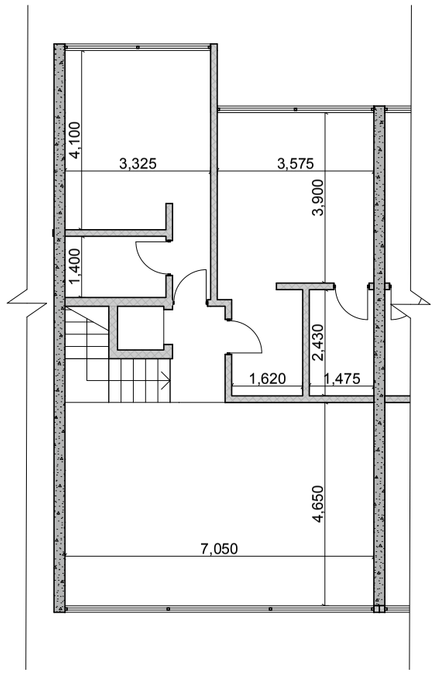
Apartment Typology

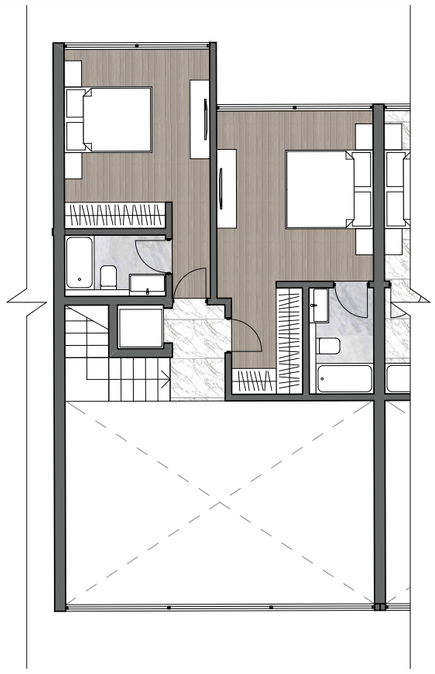
4 Bedroom Townhouse (First Floor)

007/008/009/010

Area: 55,7m ²





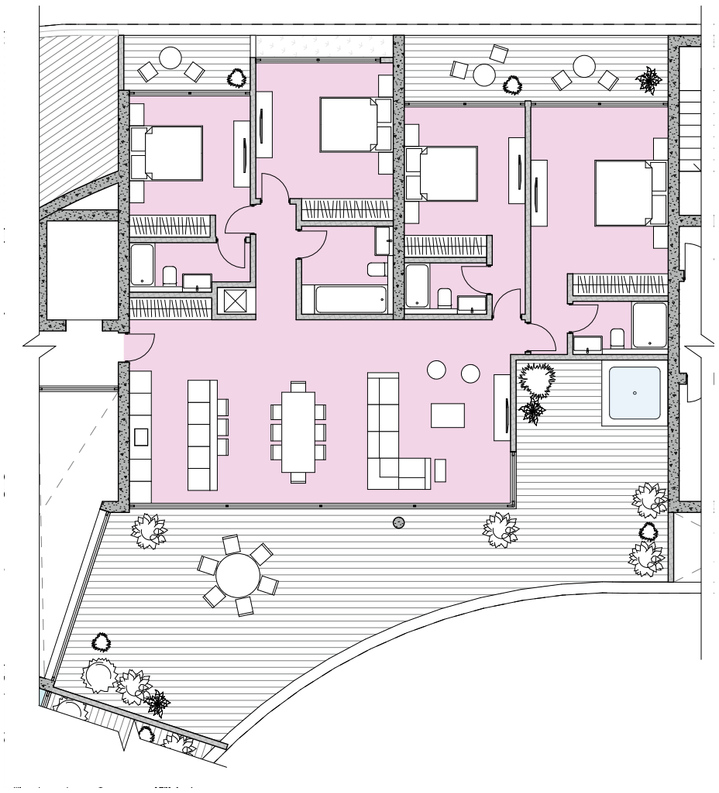


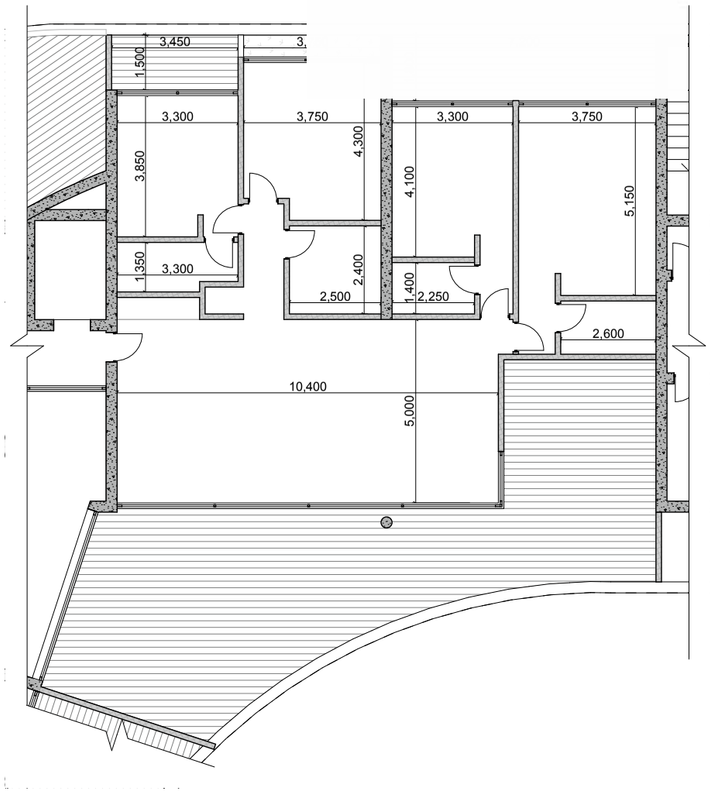
Apartment Typology

4 Bedroom Apartment - Type 01

506

Area: 155m ²



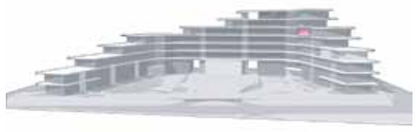


Apartment Typology

4 Bedroom Apartment - Type 01

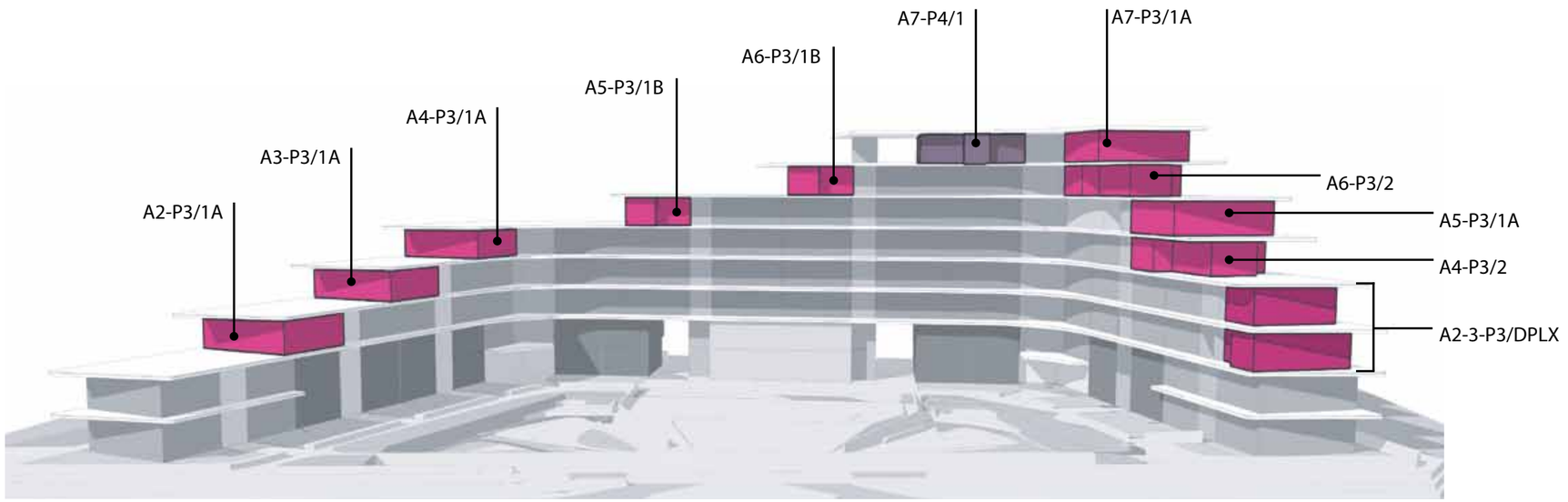
506

Area: 155m ²



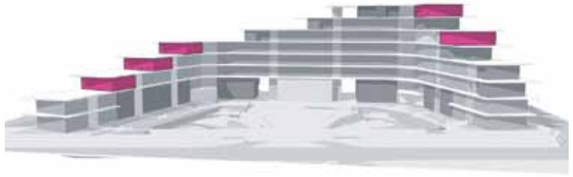
Penthouse Typology

Key Diagram - Plot A

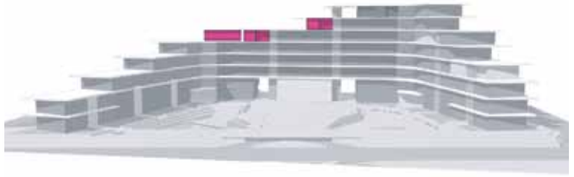


Apartment code: A2 - P3/1A

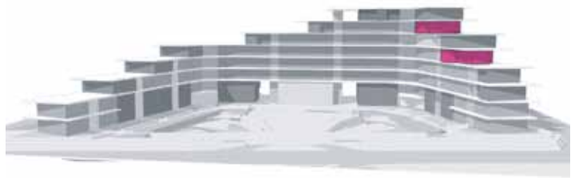
- [A] - Plot code
- [02] - Level No.
  - A - Big Plot
  - B - Small plot
- [P] - Penthouse
- [3] - No. of bedrooms
- Name of the type



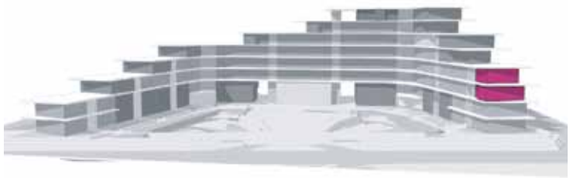
[3P/1A] 3 Bedroom Penthouse. Type 1A



[3P/1B] 3 Bedroom Penthouse. Type 1B



[3P/2] 3 Bedroom Penthouse. Type 2



[3P/DPLX] 3 Bedroom Penthouse. Type Duplex

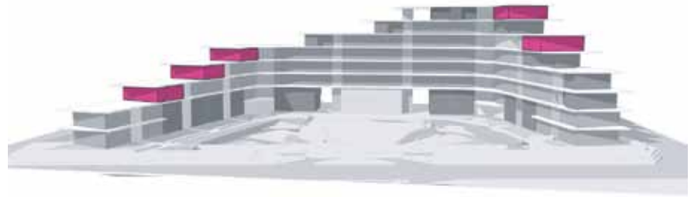
[4P/1] 4 Bedroom Penthouse. Type 1

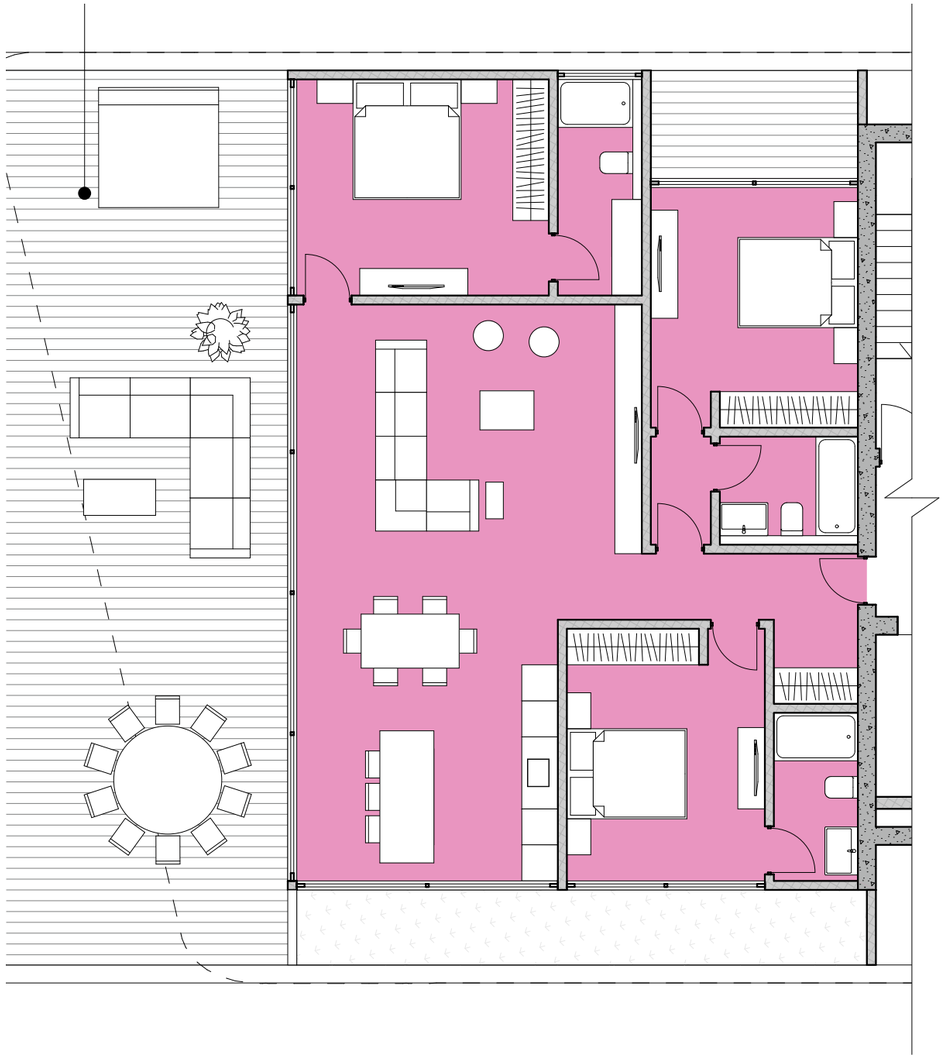
Apartment Typology

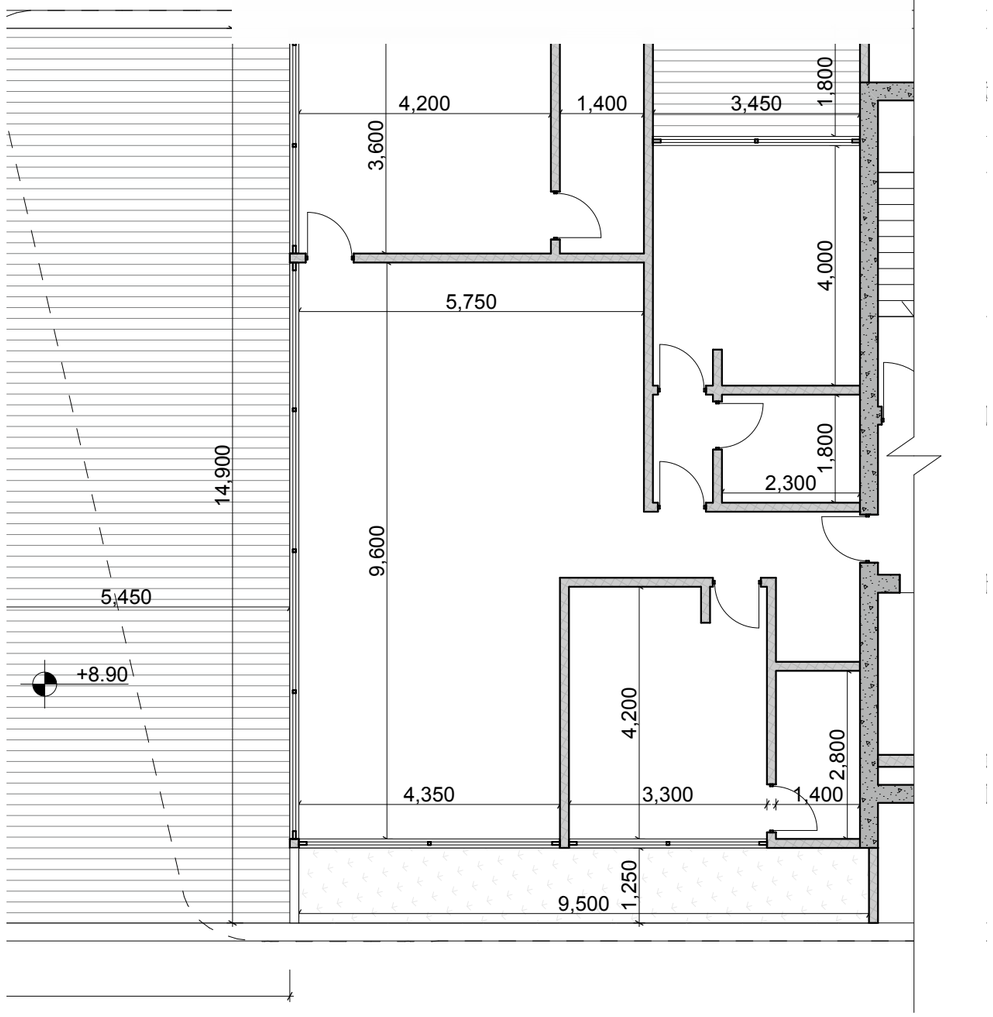
3 Bedroom Penthouse - Type 01-A

201/301/401/507/702

Area: 125.7m ²



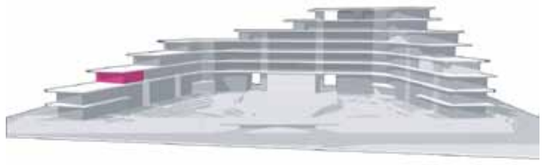


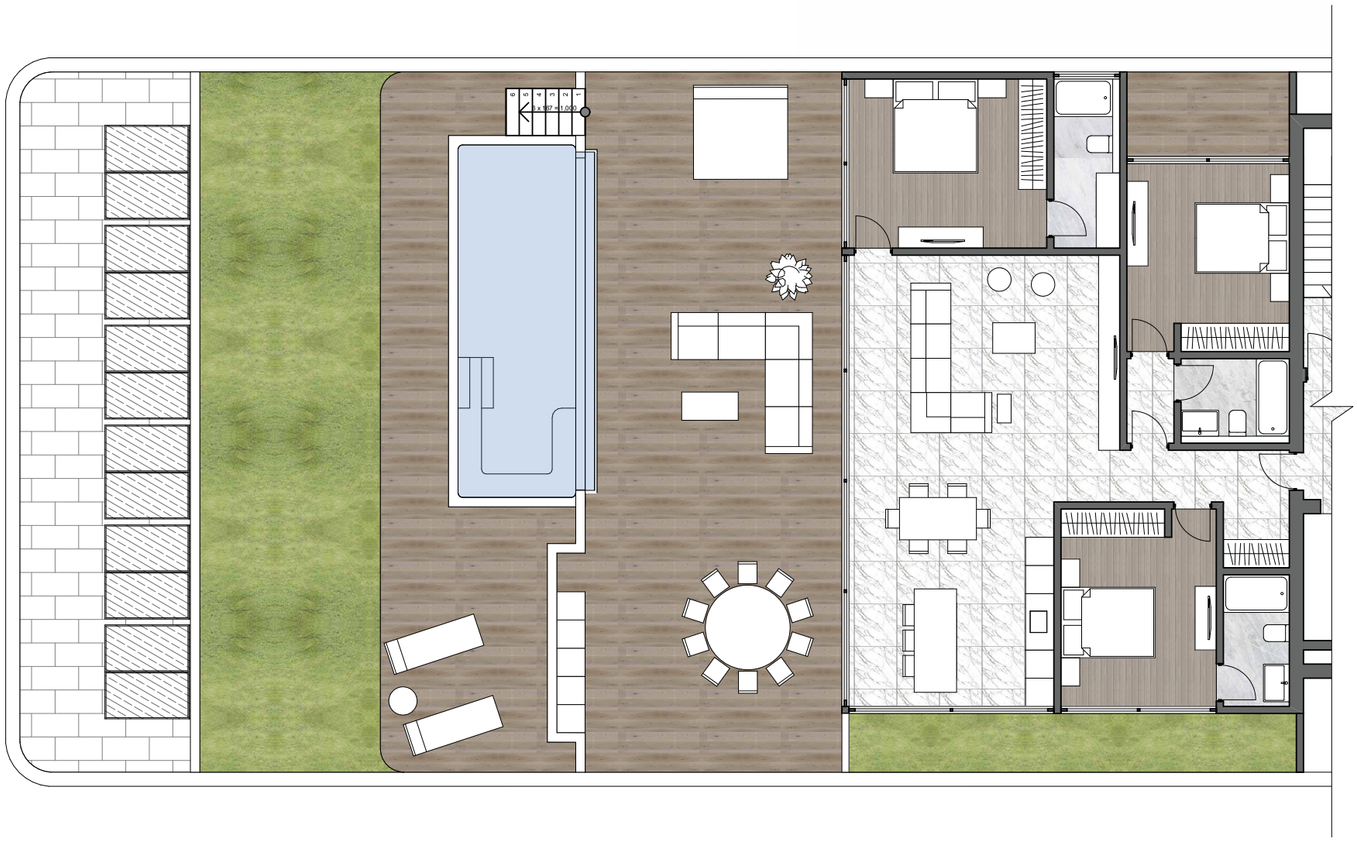


Penthouse Typology - Plot A

3 Bedroom Penthouse - A2-P3/1A

201

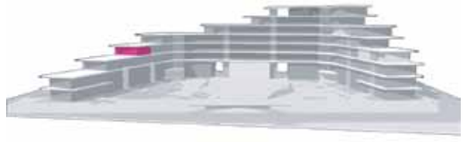


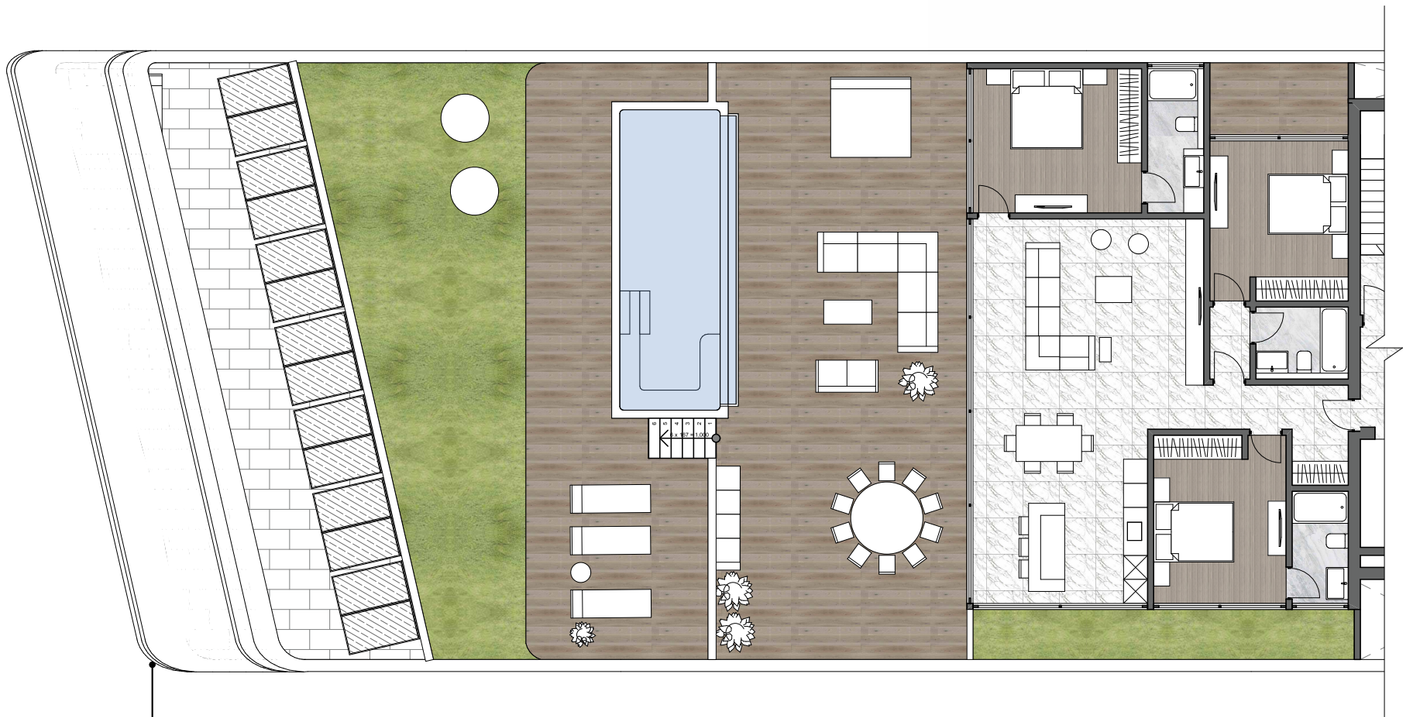


Penthouse Typology - Plot A

3 Bedroom Penthouse - A2-P3/1A

301

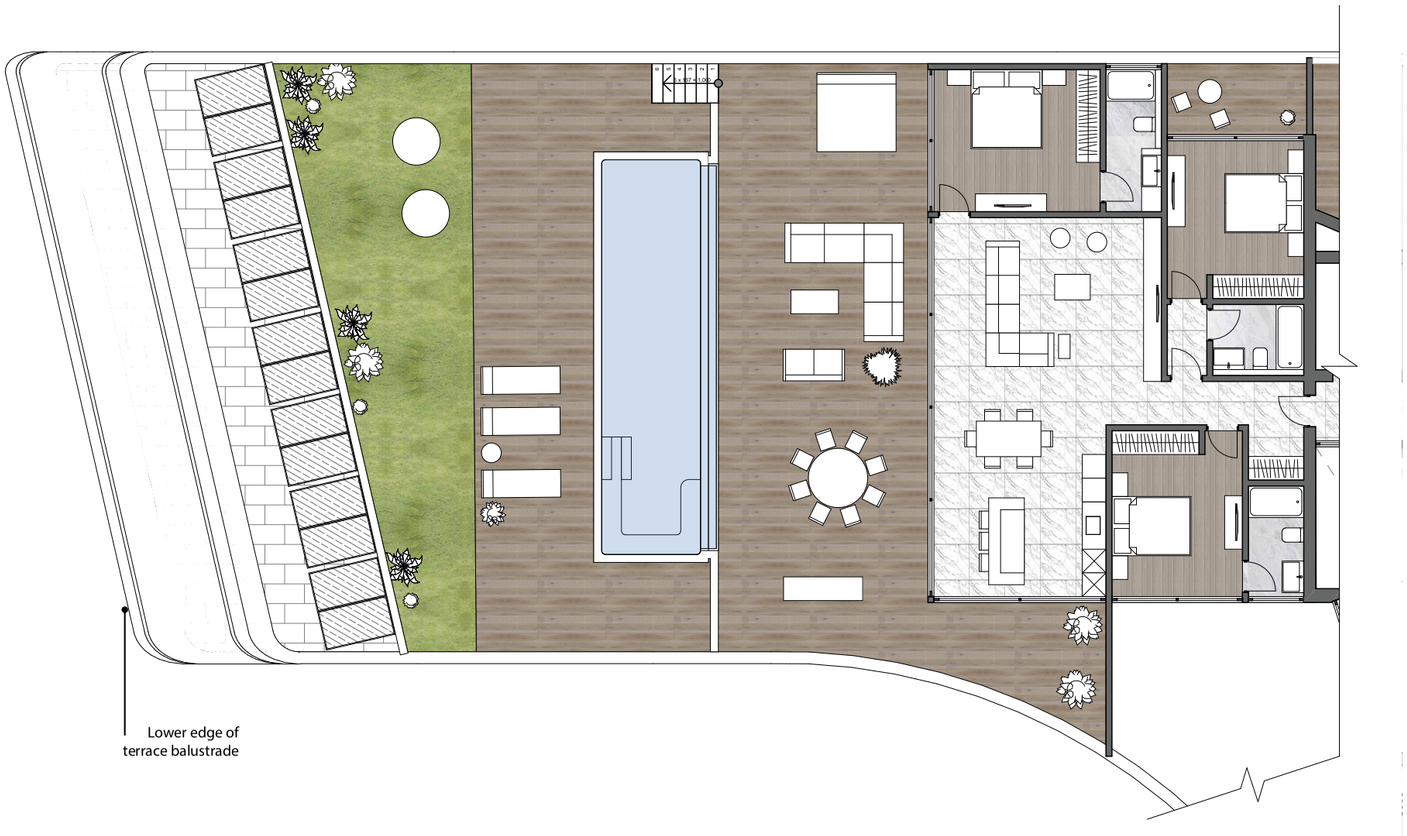




Penthouse Typology - Plot A

3 Bedroom Penthouse - A4-P3/1A

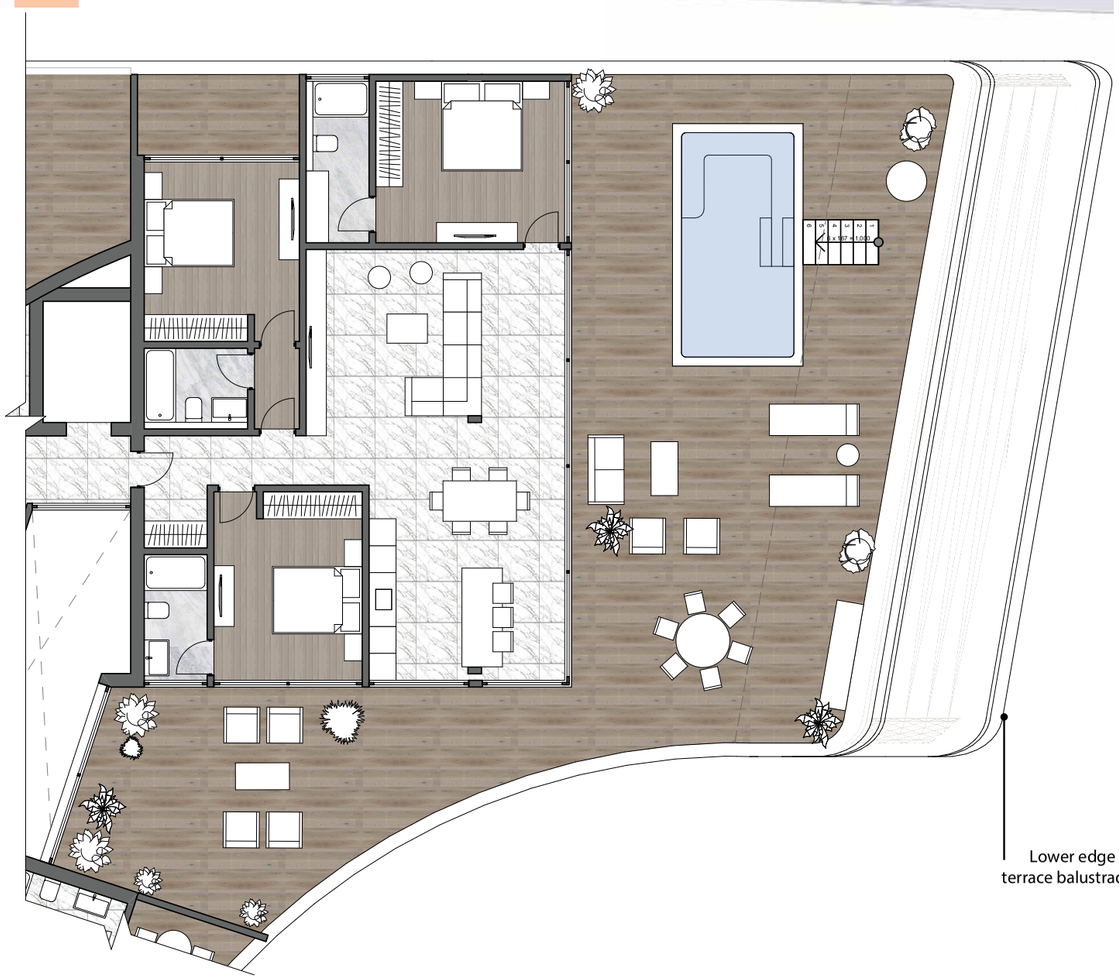
401



Penthouse Typology - Plot A

3 Bedroom Penthouse - A7-P3/1A

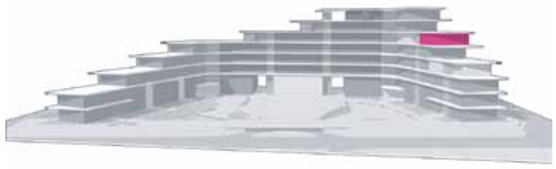
702

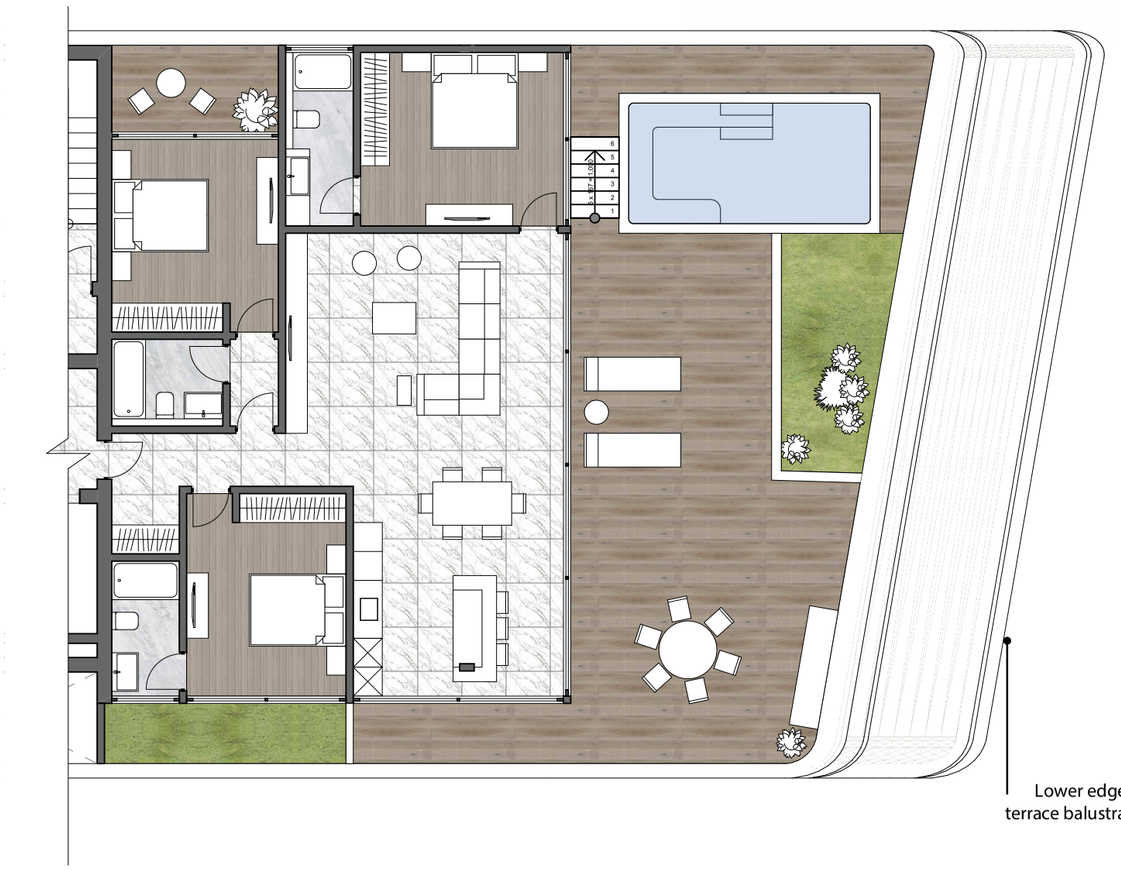


Penthouse Typology - Plot A

3 Bedroom Penthouse - A5-P3/1A

507

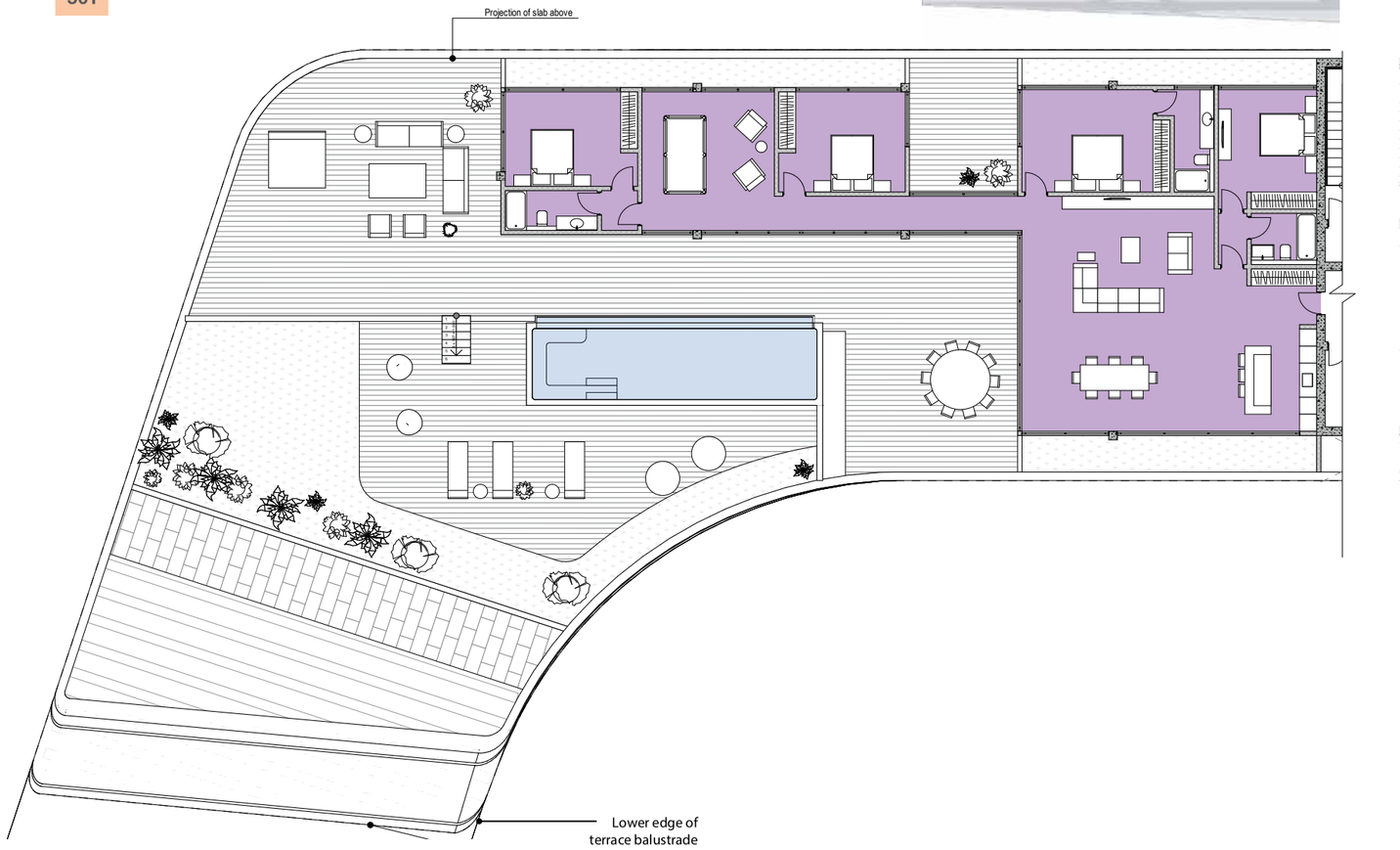




Penthouse Typology - Plot A

3 Bedroom Penthouse - A5-P3/1B

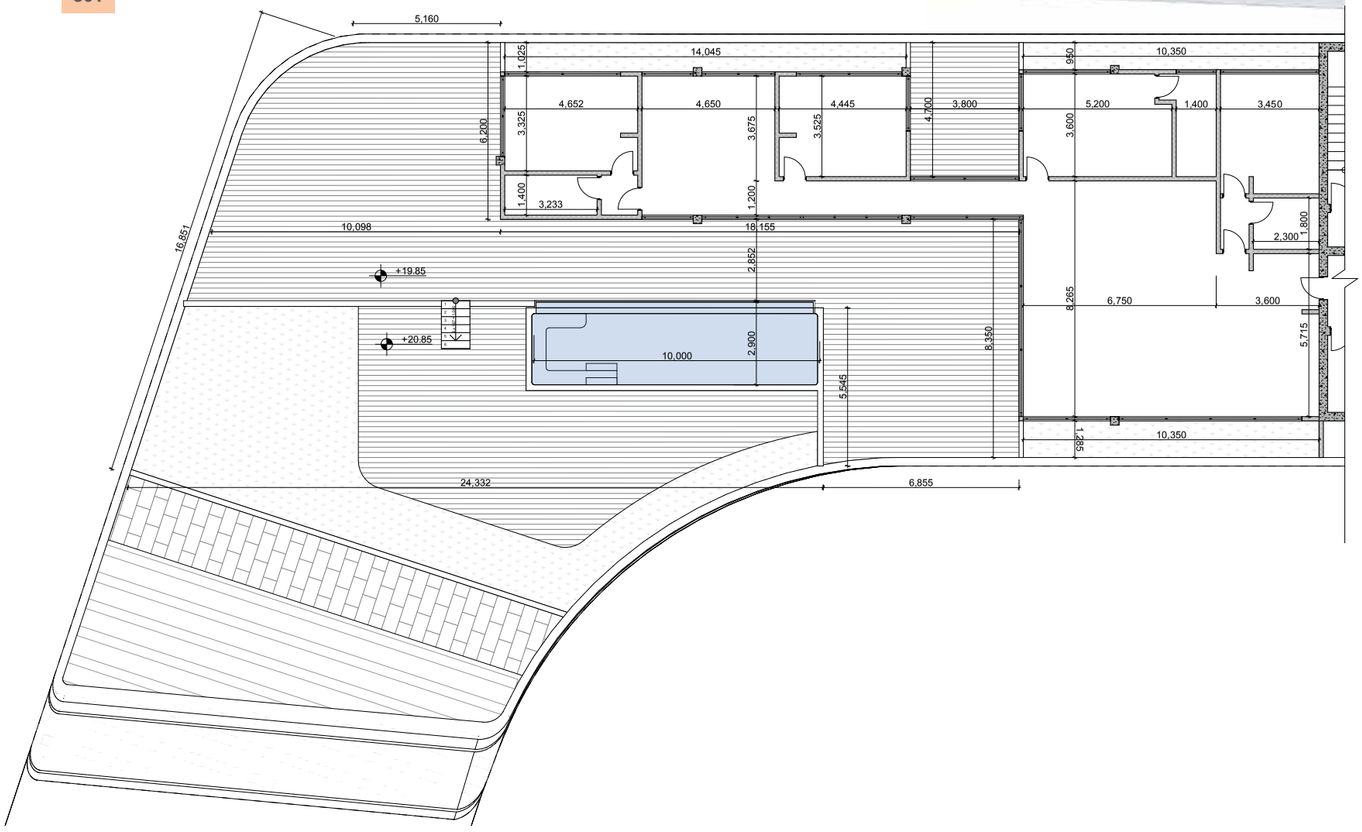
501



Penthouse Typology - Plot A

3 Bedroom Penthouse - A5-P3/1B

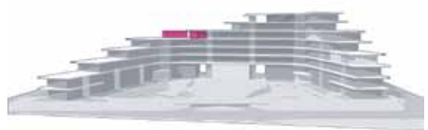
501

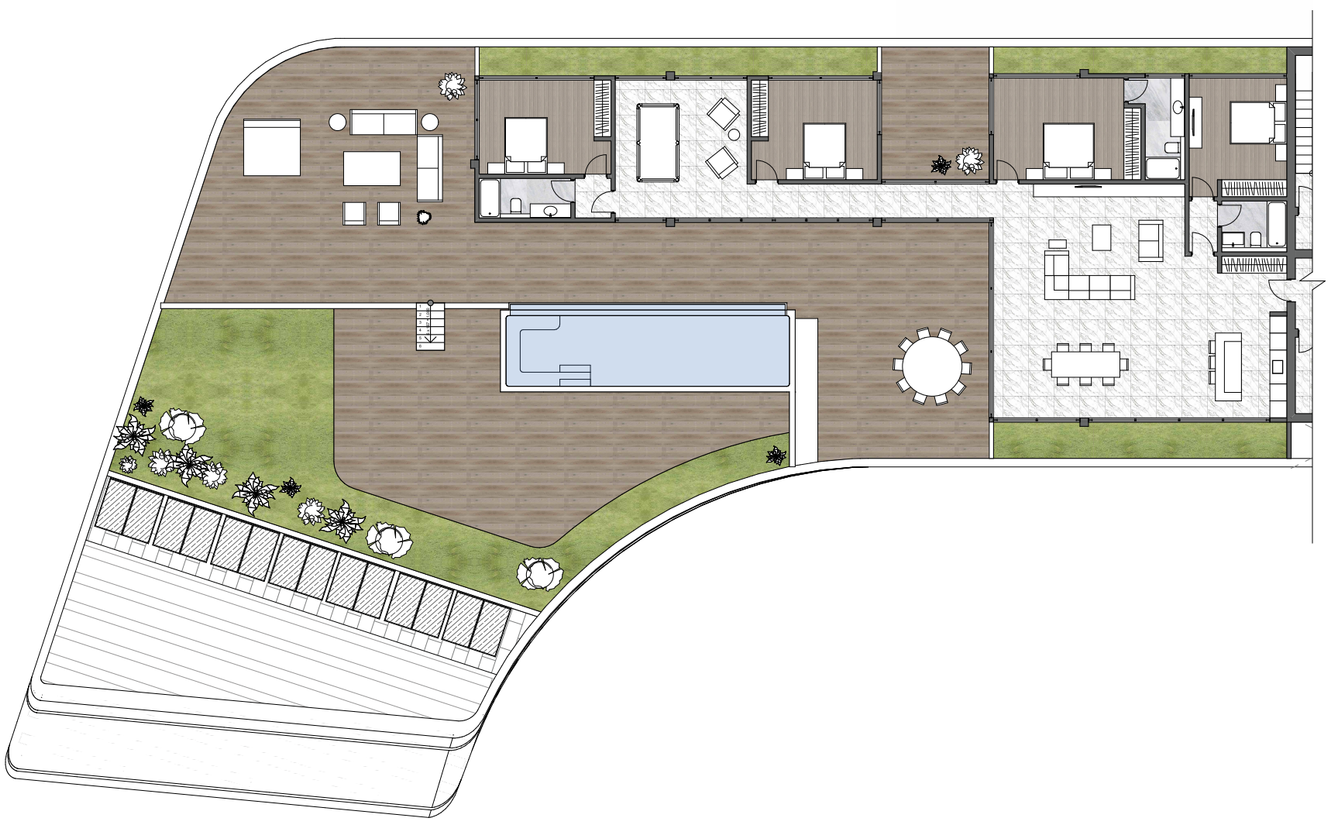


Penthouse Typology - Plot A

3 Bedroom Penthouse - A5-P3/1B

501



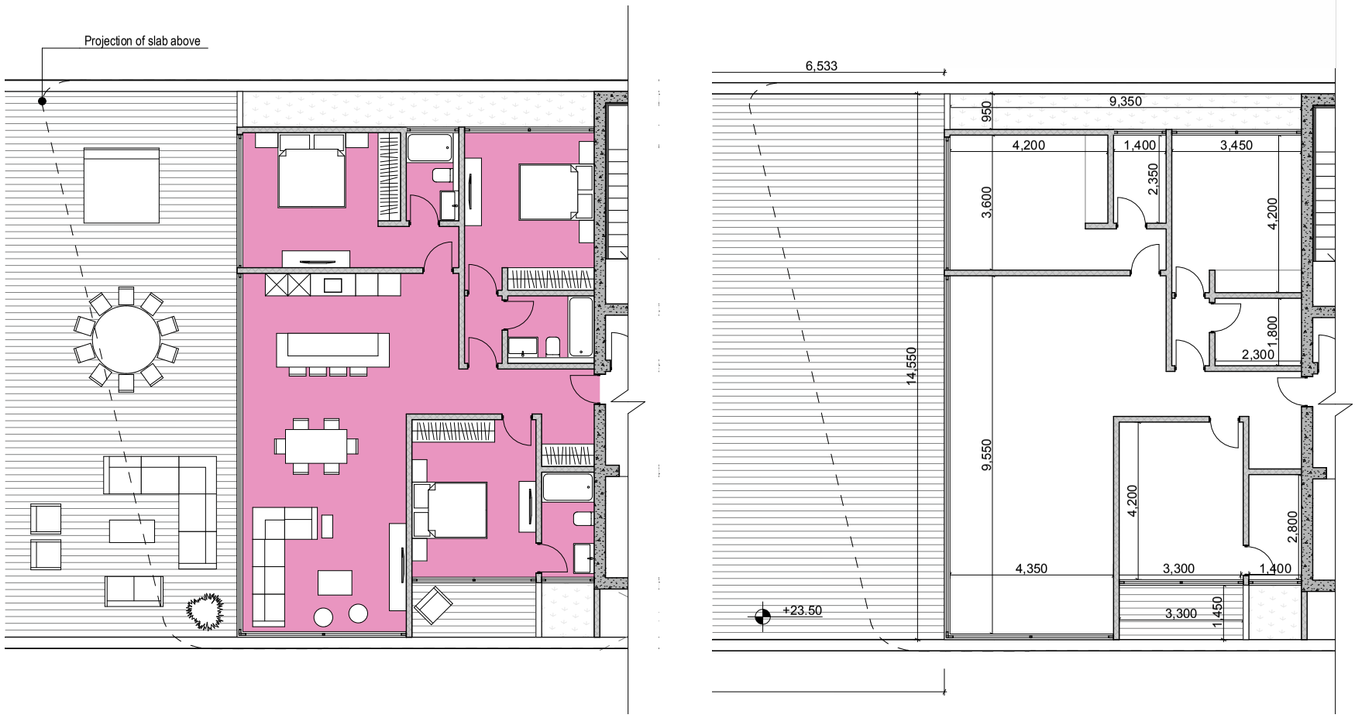


Apartment Typology

3 Bedroom Penthouse - Type 01-B

601

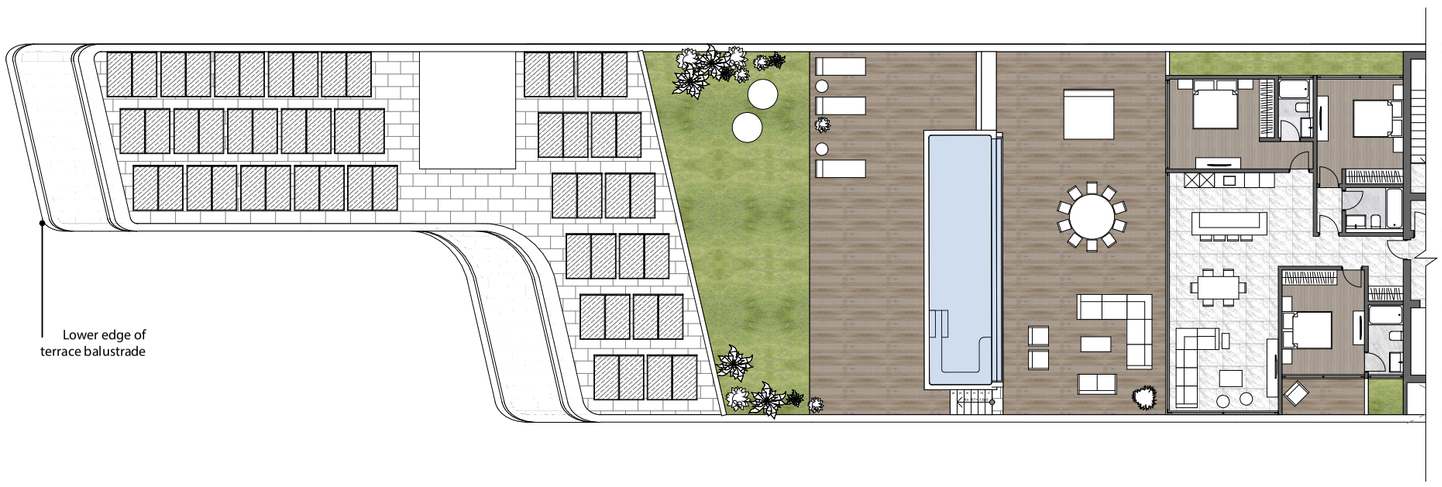
Area: 125m ²



Penthouse Typology - Plot A

3 Bedroom Penthouse - A6-P3/1B

601

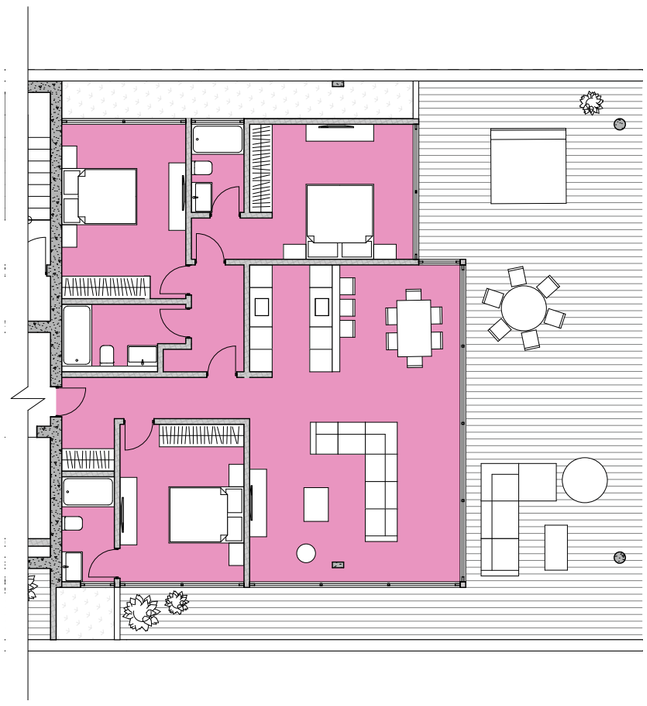


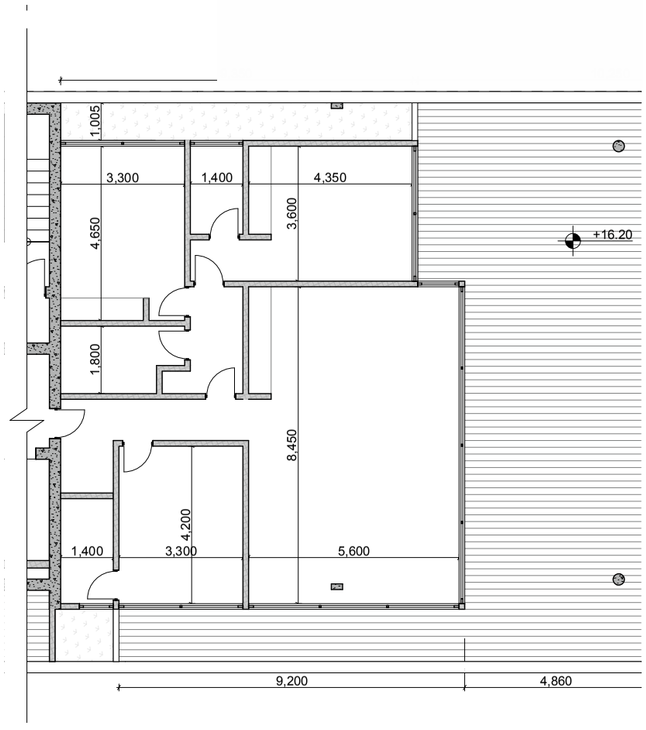
Apartment Typology

3 Bedroom Penthouse - Type 02

410/604

Area: 131m ²

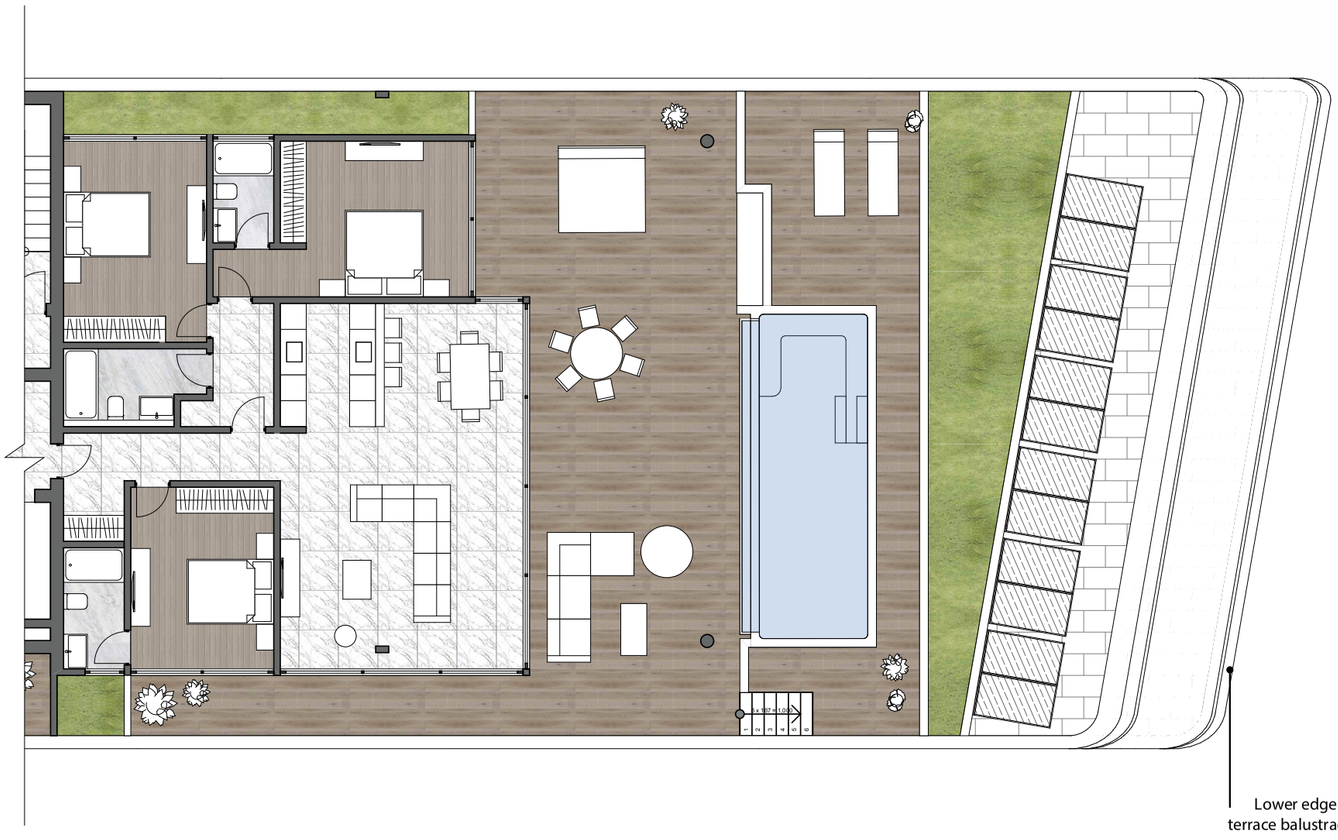




Penthouse Typology - Plot A

3 Bedroom Penthouse - A4-P3/2

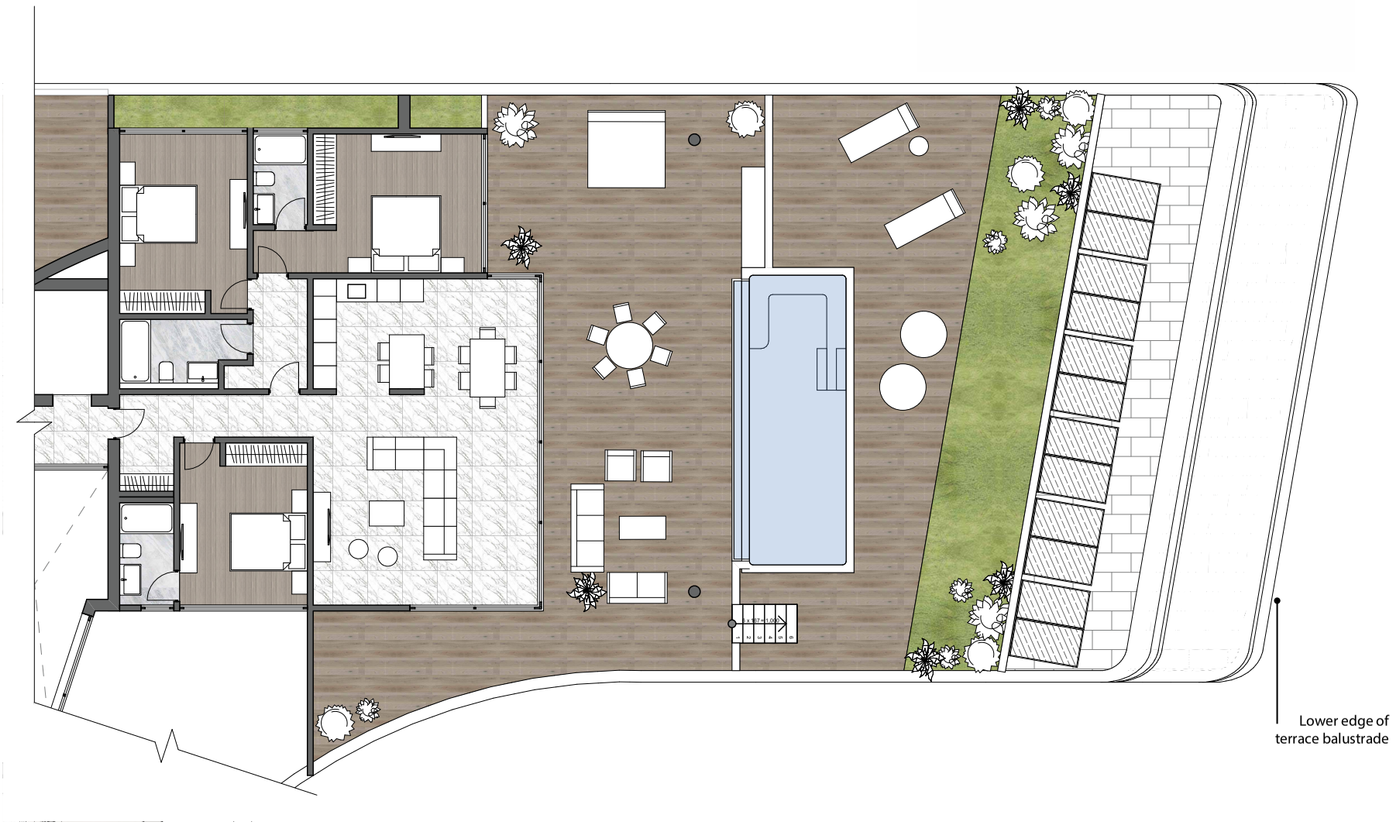
410



Penthouse Typology - Plot A

3 Bedroom Penthouse - A6-P3/2

604

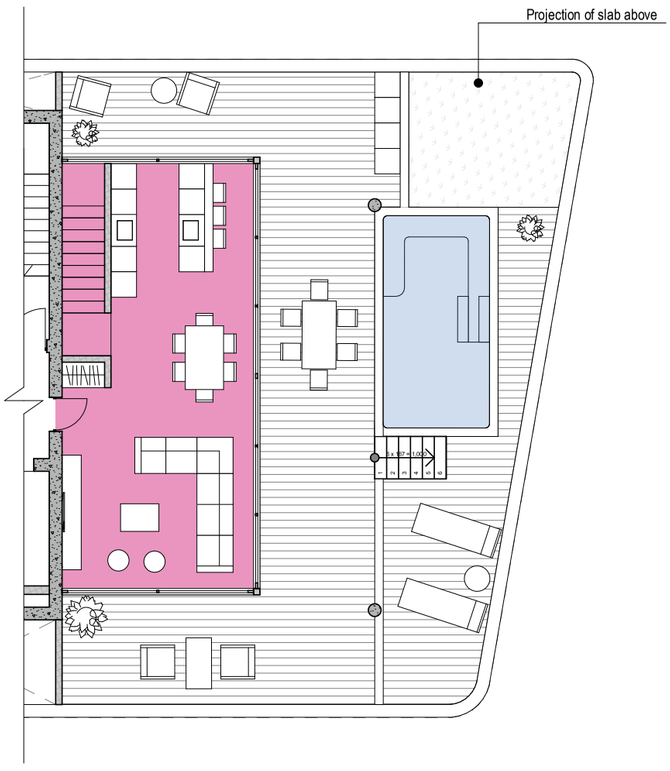


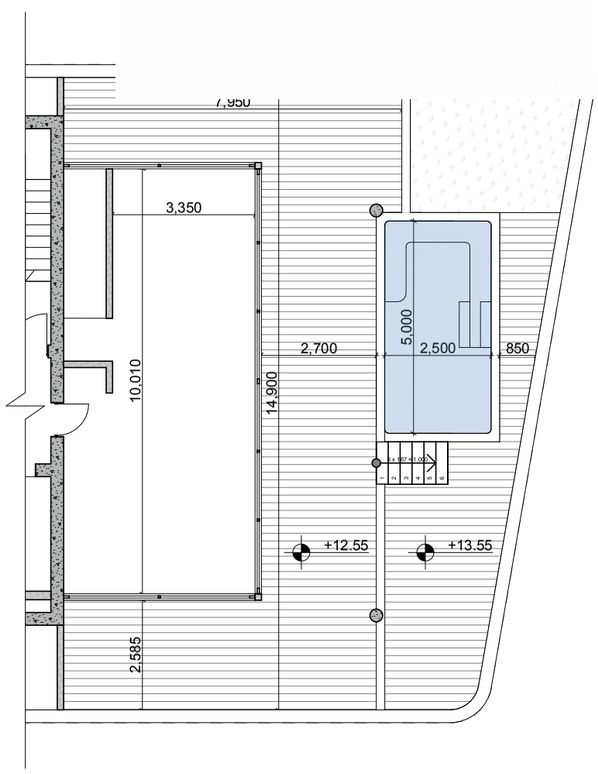
Apartment Typology

3 Bedroom Penhouse Duplex- Upper Floor

314

Area: 155m ²



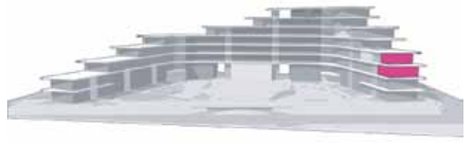


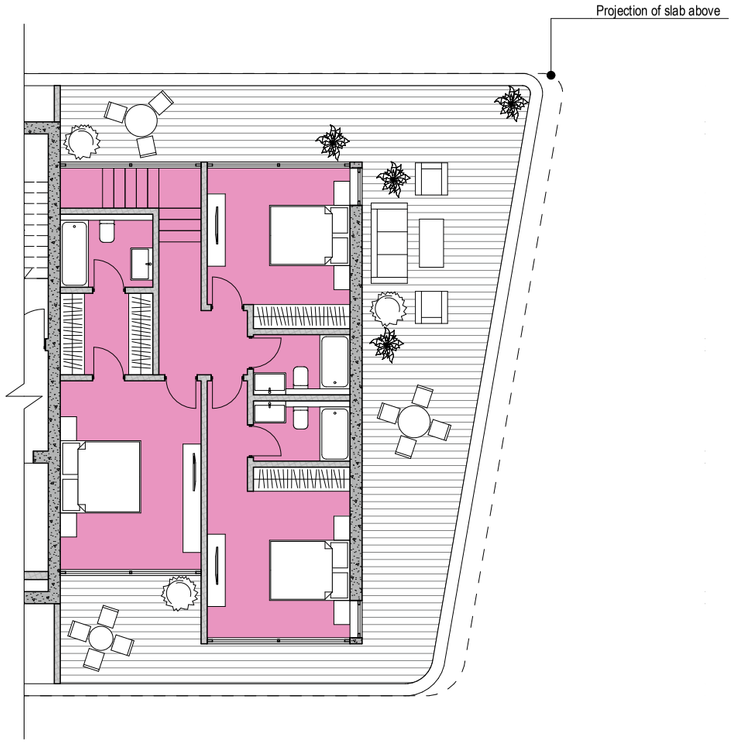
Apartment Typology

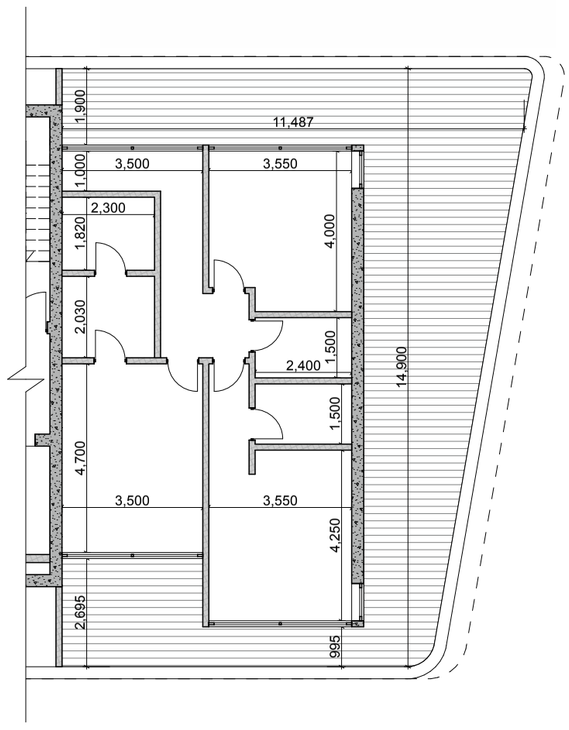
3 Bedroom Penthouse Duplex- Lower Level

314

Area: 155m²



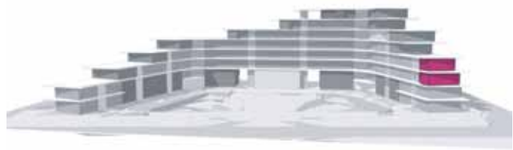




Penthouse Typology - Plot A

3 Bedroom Penthouse - A2-3-P3/DPLX

314



Top Level + Veranda

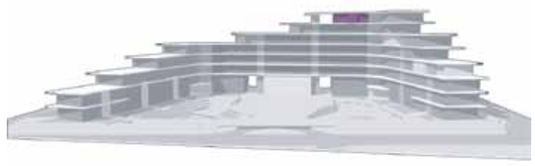
Bottom Level

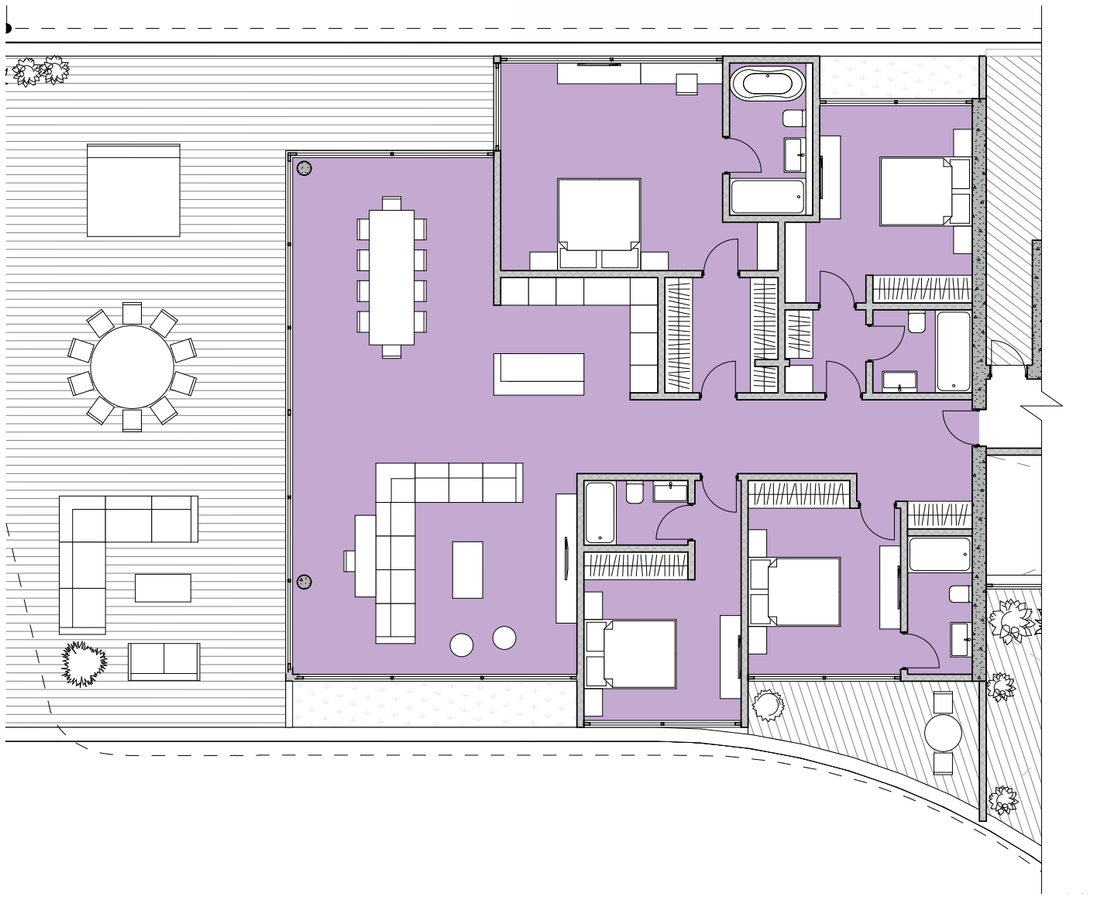
Apartment Typology

4 Bedroom Penthouse

701

Area: 200m²



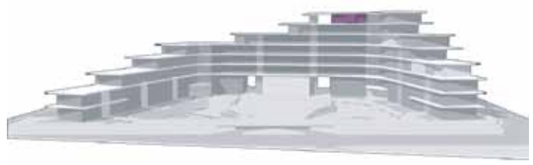


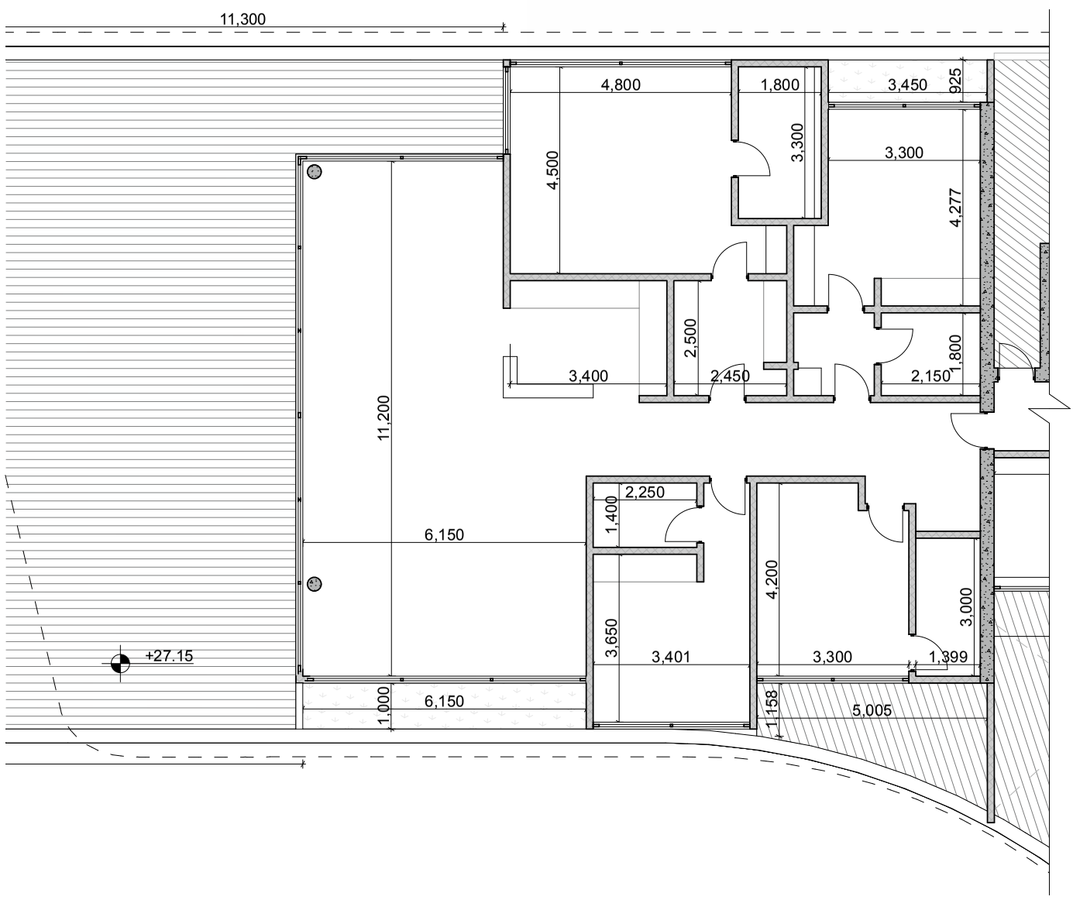
Apartment Typology

4 Bedroom Penthouse

701

Area: 200m²





Penthouse Typology - Plot A

4 Bedroom Penthouse

701

Area: 200m²

Lower edge of terrace balustrade

Choice of properties

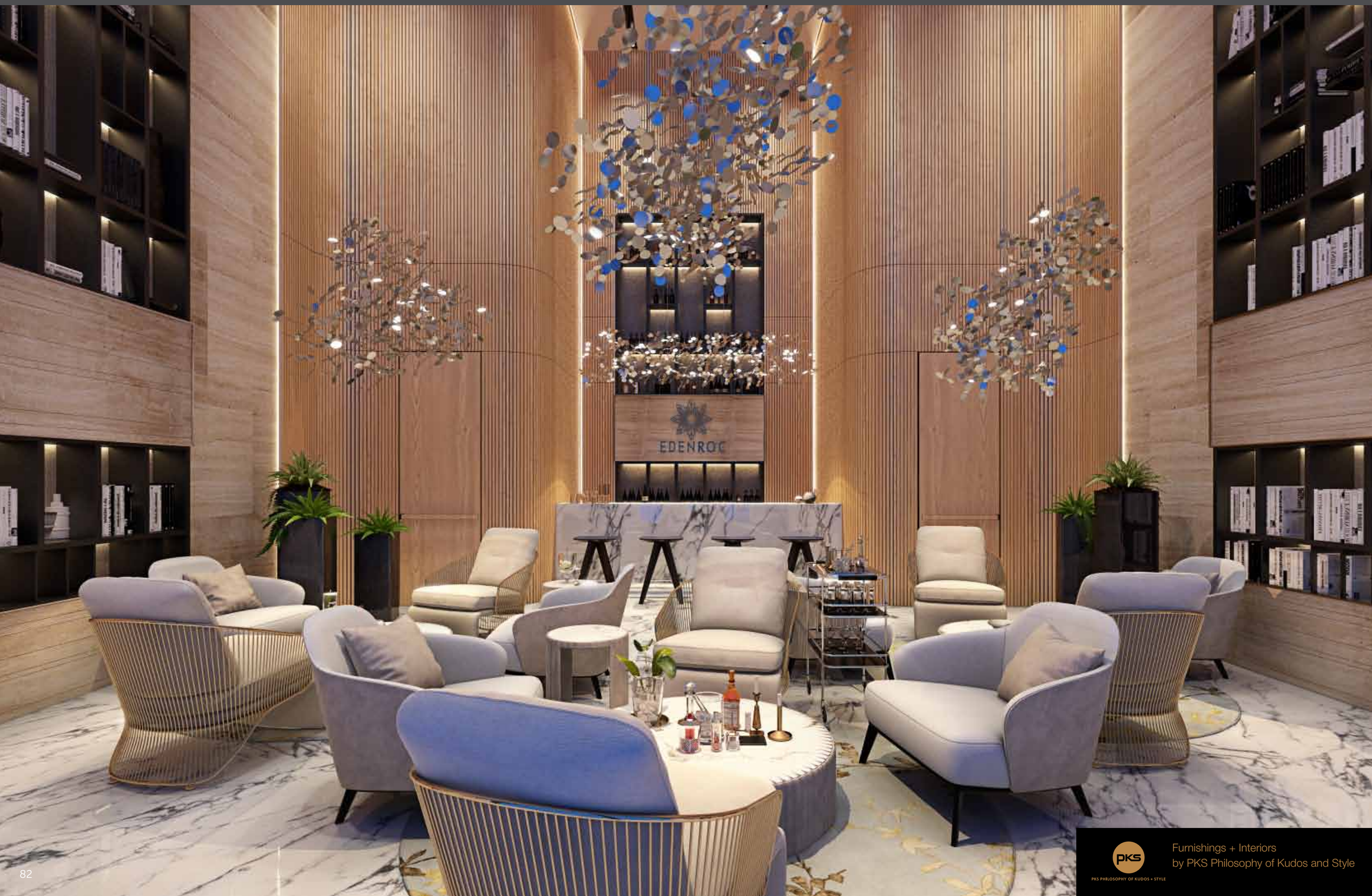
property	floor	zone id	bedrooms	type	indoor area, sq.m.	cov. veranda, sq.m.	uncov. veranda, sq.m.	garden/ planter sq.m.	total area, sq.m.	private pool
	Ground Floor	001 (3BD)			78.69					
	Level 01	101 (3BD)			62.71					
001	0		3 bed	Duplex	141.4	96.91		132.45	238.31	
	Ground Floor	002 (3BD)			77.25					
	Level 01	102 (3BD)			63.56					
002	0		3 bed	Duplex	140.81	54.95		87.02	195.76	
	Ground Floor	003 (3BD)			77.25					
	Level 01	103 (3BD)			54.13					
003	0		3 bed	Duplex	131.38	12.66		113.3	144.04	
	Ground Floor	004 (3BD)			77.25					
	Level 01	104 (3BD)			54.13					
004	0		3 bed	Duplex	131.38	12.45		122.87	143.83	
	Ground Floor	005 (3BD)			77.25					
	Level 01	105 (3BD)			54.13					
005	0		3 bed	Duplex	131.38	12.45		128.87	143.83	
	Ground Floor	006 (3BD)			77.25					
	Level 01	106 (3BD)			54.13					
006	0		3 bed	Duplex	131.38			124.25	131.38	
	Basement	B01 (4BT)			100.42					
	Ground Floor	007 (4BT)			80.58					
	Level 01	107 (4BT)			55.45					
007	0		4 bed	Duplex	236.45	7.33	6.65	106.04	250.43	
	Basement	B02 (4BT)			100.42					
	Ground Floor	008 (4BT)			81.71					
	Level 01	108 (4BT)			55.64					
008	0		4 bed	Triplex	237.77	7.33	6.64	110.11	251.74	
	Basement	B03(4BT)			100.42					
	Ground Floor	009 (4BT)			81.71					
	Level 01	109 (4BT)			55.64					
009	0		4 bed	Triplex	237.77	7.03	6.9	106.14	251.74	

property	floor	zone id	bedrooms	type	indoor area, sq.m.	cov. veranda, sq.m.	uncov. veranda, sq.m.	garden/ planter sq.m.	total area, sq.m.	private pool
	Basement	B04 (4BT)			100.42					
	Ground Floor	010 (4BT)			80.58					
	Level 01	110 (4BT)			55.45					
010	0		4 bed	Triplex	236.45	7.03	6.9	99.31	250.38	
	Ground Floor	011 (3BD)			77.25					
	Level 01	111 (3BD)			54.25					
011	0		3 bed	Duplex	131.5	12.24		99.02	143.74	
	Ground Floor	012 (3BD)			77.25					
	Level 01	112 (3BD)			54.14					
012	0		3 bed	Duplex	131.39	12.54		104.43	143.93	
013	0	013 (2BT1)	2 bed	Type 01	90.32	21.45		79.23	111.77	
014	0	014 (2BT2)	2 bed	Type 02	92.82	57.26		159.14	150.08	
113	1	113 (2BT1)	2 bed	Type 01	90.11	21.13	7.41		118.7	
114	1	114 (2BT2)	2 bed	Type 02	92.84	53.77			146.61	
201	2	201 (PHT1A)	3 bed	Penthouse - Type 1A	125.33	38.15	114.07	71.96	349.5	Yes
202	2	202 (2BT1)	2 bed	Type 01	90.14	21.35			111.49	
203	2	203 (2BT1)	2 bed	Type 01	90.14	21.35			111.49	
204	2	204 (2BT1)	2 bed	Type 01	90.13	23.36	8.41		121.9	
205	2	205 (2BT1)	2 bed	Type 01	90.42	22.39		5.49	118.3	
206	2	206 (3BT1B)	3 bed	Type 01B	119.59	37.03		6.81	163.4	
207	2	207 (3BT1B)	3 bed	Type 01B	119.59	32.4	5.01	6.67	163.7	
208	2	208 (3BT1A)	3 bed	Type 01A	120.49	28.48		6.1	155.1	
209	2	209 (3BT1A)	3 bed	Type 01A	120.49	28.48		6.1	155.1	
210	2	210 (3BT1B)	3 bed	Type 01B	119.59	32.39	5.01	6.67	163.7	

Choice of properties

property	floor	zone id	bedrooms	type	indoor area, sq.m.	cov. veranda, sq.m.	uncov. veranda, sq.m.	garden/ planter sq.m.	total area, sq.m.	private pool
211	2	211 (3BT1B)	3 bed	Type 01B	119.59	37.03		6.73	163.4	
212	2	212 (2BT1)	2 bed	Type 01	90.42	22.28		5.49	118.2	
213	2	213 (2BT1)	2 bed	Type 01	89.98	23.29			113.27	
214	2	214 (2BT1)	2 bed	Type 01	90	21.65	8.39		120	
215	2	215 (2BT1)	2 bed	Type 01	90	21.35			111.35	
301	3	301 (PHT1A)	3 bed	Penthouse - Type 1A	125.34	28.46	141.52	74.65	370	Yes
302	3	302 (2BT1)	2 bed	Type 01	90.27	23.36			113.63	
303	3	303 (2BT1)	2 bed	Type 01	90.42	13.49	30.78	6.43	141.1	
304	3	304 (3BT1B)	3 bed	Type 01B	119.59	37.03		6.81	163.4	
305	3	305 (3BT1B)	3 bed	Type 01B	119.59	32.4		6.67	158.7	
306	3	306 (3BT1A)	3 bed	Type 01A	120.49	28.48		6.1	155.1	
307	3	307 (3BT1A)	3 bed	Type 01A	120.49	28.48		6.1	155.1	
308	3	308 (3BT1B)	3 bed	Type 01B	119.59	32.39		6.67	158.7	
309	3	309 (3BT1B)	3 bed	Type 01B	119.59	37.03		6.73	163.4	
310	3	310 (2BT1)	2 bed	Type 01	90.55	22.38	18.94	6.48	138.4	
311	3	311 (2BT1)	2 bed	Type 01	89.98	23.29			113.27	
312	3	312 (2BT1)	2 bed	Type 01	90	21.35			111.35	
313	3	313 (2BT1)	2 bed	Type 01	90.12	21.32			111.44	
	Level 02	216 (PHDU)			85.6					
	Level 03	314 (PHDU)			49.49					
314	3		3 bed	Penthouse	135.09	150.85	27.96	12.72	326.6	Yes
401	4	401 (PHT1)	3 bed	Penthouse - Type 1A	125.72	24.68	164.73	50.33	365.5	Yes

property	floor	zone id	bedrooms	type	indoor area, sq.m.	cov. veranda, sq.m.	uncov. veranda, sq.m.	garden/ planter sq.m.	total area, sq.m.	private pool
402	4	402 (3BT1B)	3 bed	Type 01B	119.59	37.03		6.81	163.4	
403	4	403 (3BT1B)	3 bed	Type 01B	119.59	32.4	5.01	6.67	163.7	
404	4	404 (3BT1B)	3 bed	Type 01A	120.49	28.48		6.1	155.1	
405	4	405 (3BT1A)	3 bed	Type 01A	120.49	28.48		6.1	155.1	
406	4	406 (3BT1B)	3 bed	Type 01B	119.59	32.39	5.01	6.67	163.7	
407	4	407 (3BT1B)	3 bed	Type 01B	119.59	37.03		6.73	163.4	
408	4	408 (3BT1)	2 bed	Type 01	90.55	22.35		6.61	119.5	
409	4	409 (3BT1)	2 bed	Type 01	90.12	23.39	7.79		121.3	
410	4	410 (PHT2)	3 bed	Penthouse - Type 2	131.56	136.85	19	44.64	332.1	Yes
501	5	501 (PHT1B)	4 bed	Penthouse - Type 1B	210.91	27.29	275.8	117.03	631	Yes
502	5	502 (3BT1A)	3 bed	Type 01A	120.49	28.48		6.1	155.1	
503	5	503 (3BT1A)	3 bed	Type 01A	120.49	28.48		6.1	155.1	
504	5	504 (3BT1B)	3 bed	Type 01B	119.59	32.39		6.67	158.7	
505	5	505 (3BT1B)	3 bed	Type 01B	119.59	37.03		6.73	163.4	
506	5	506 (4BT1)	4 bed (150)	Type 01	155.66	63.15	29.98	2.25	251	
507	5	507 (PHT1A)	3 bed	Penthouse - Type 1A	125.33	51.42	53.14	6.26	236.2	Yes
601	6	601 (PHT1B)	3 bed	Penthouse - Type 1B	124	47.36	164.71	86.08	422.2	Yes
602	6	602 (3BT1B)	3 bed	Type 01B	119.59	32.39		6.67	158.7	
603	6	603 (3BT1B)	3 bed	Type 01B	119.59	37.03		6.73	163.4	
604	6	604 (PHT2)	3 bed	Penthouse - Type 2	132.04	151.93	27.85	36.46	348.3	Yes
701	7	701 (PHT1A)	4 bed	Penthouse - Type 1A	195.65		185.26	62.68	443.6	Yes
702	7	702 (PHT1A)	3 bed	Penthouse - Type 1A	125.52	6.75	148.39		280.7	Yes



Furnishings + Interiors
by PKS Philosophy of Kudos and Style

Lobby / Indoor pool / Kids playroom

Furnishings + Interiors
by PKS Philosophy of Kudos and Style

PKS PHILOSOPHY OF KUDOS + STYLE

Furnishings + Interiors
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Furnishings + Interiors
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PKS PHILOSOPHY OF KUDOS + STYLE

Penthouse

Furnishings + Interiors
by PKS Philosophy of Kudos and Style

PKS PHILOSOPHY OF KUDOS + STYLE

Penthouse terrace view

Furnishings + Interiors
by PKS Philosophy of Kudos and Style

Signature finishes of Prime Property Group

Elegance package

EVERY PROPERTY IS DELIVERED WITH THE SIGNATURE TOP STANDARD FINISHES OF PRIME PROPERTY GROUP:

- **Fully completed finishings**
- **Semi-solid 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**
- **Provisions for water heated floors**
- **Provisions for central VRV conditioning**
- **High-standard sanitary ware from European brands**
- **Thermal aluminum window frames with double glazing**
- **High-standard kitchen cabinets from Italy**
- **High-standard wardrobes from European brands**
- **Soft closers**
- **Door stoppers**
- **Penthouses enjoy private roof terraces with pools**

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

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Would you like to experience the magic of Cyprus? We are glad to invite you for a property tour, and you do not have to buy — you can decide on the spot and for some reason, we believe you will certainly find a house of your dream!

During your stay in Cyprus, you will have a property and lifestyle expert that speaks your language, who will introduce you to the country, demonstrate its clear advantages and show carefully selected properties based on your requirements and budget.

We will offer you special rates for accommodation in the best luxury apartments, villas and hotels of the island, and we will organize your transfer from the airport. As part of our hospitality package, **we will compensate you for 4 nights and the airport transfer if you buy a property through us.**

Immigration

RESIDENCY PERMIT

UNIQUE CYPRUS PERMANENT RESIDENCY FOR PROPERTY BUYERS

- **Life-long validity**
- **For all family members including children and parents**
- **Possibility to own a business in Cyprus**

Buying property in Cyprus allows the buyer to obtain a permanent residence permit. 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 property or two new properties from the same developer with a total price of 300 000 Euros excluding the VAT. At the time of submission of the application, 200 000 Euros (excluding the VAT) must be transferred in settlement of the property and the contract of sale must be registered at the Lands office. The issuance of Cyprus permanent residence permits takes about 2 months and covers all family members, including financially dependent children under 25 years old. A Cyprus residence permit allows the holder to stay in Cyprus all year round.

CITIZENSHIP IN CYPRUS

EUROPEAN CITIZENSHIP THROUGH INVESTMENT IN CYPRUS PROPERTIES

- **Minimum investment: 2 mln EUR**
- **The investment may be sold in 3 years**
- **Visa-free residency in any European country**
- **Visa-free travels to more than 158 countries**

BENEFITS OF CYPRIOT CITIZENSHIP

- The holder of a Cypriot Passport, as a European Union Citizen, can enter, reside, study and work in the European economic area (European Union, Iceland, Liechtenstein, Norway and Switzerland) without a visa.
- Ease of travelling abroad: Cypriot passport holders are entitled to travel visa free to more than 158 countries due to the EU citizenship, as well as a number bilateral and multilateral conventions.
- Cyprus allows dual citizenship, a factor that offers an effective tool for international tax planning and provides financial privacy to the passport holder.
- Freedom to study in European universities paying lower tuition fees.
- No residency requirements are imposed on citizens.

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