



COLUMBIA  
HOUSE



A PROJECT BY PRIME PROPERTY GROUP



## Columbia House

In Columbia House, there are only 25 apartments, duplexes and penthouses with one, two, three and four bedrooms. The cleverly designed master plan provides convenient access to the common pool, gym and recreational area, landscaped gardens and covered parking spaces. The penthouses enjoy spacious private roof terraces.

Sandy beaches and popular tourist attractions 5 minutes drive from the project guarantee that your property will be a successful investment offering generous capital growth and suitable for getting a solid rental yield. The smart "compound" concept, convenient positioning and trendy architectural concept make the project unmatched on the Limassol property market.

## Major benefits

- 1,5 km from the sandy beach of the Dasoudi park
- Indoor facilities: pool, gym, patio and covered parking
- Gated community with controlled entrance
- High ceilings (over 3.15 meters net)
- High-standard finishes
- Large covered balconies
- Prestigious and quiet Columbia district in Limassol tourist area
- Close to all amenities









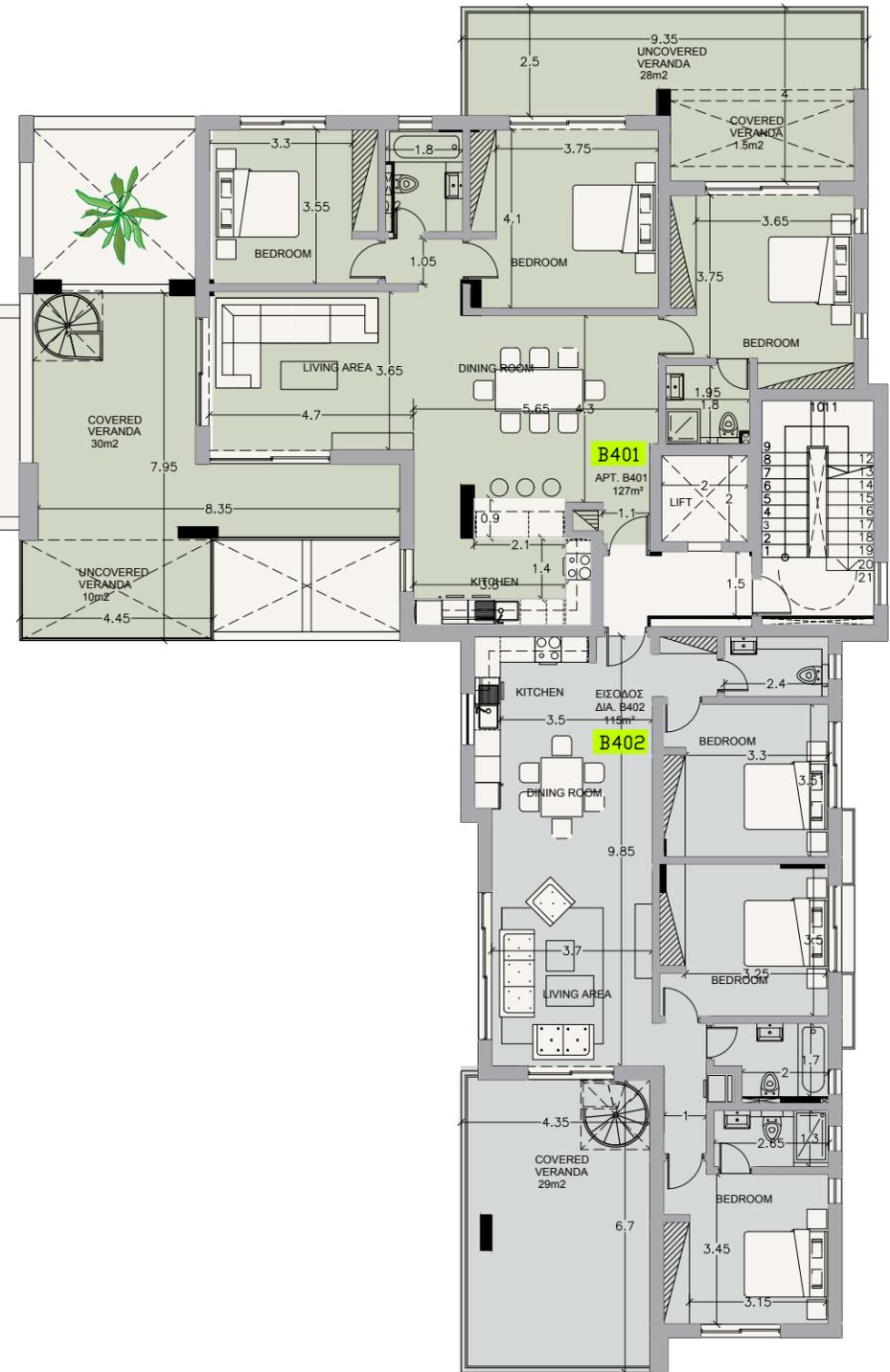


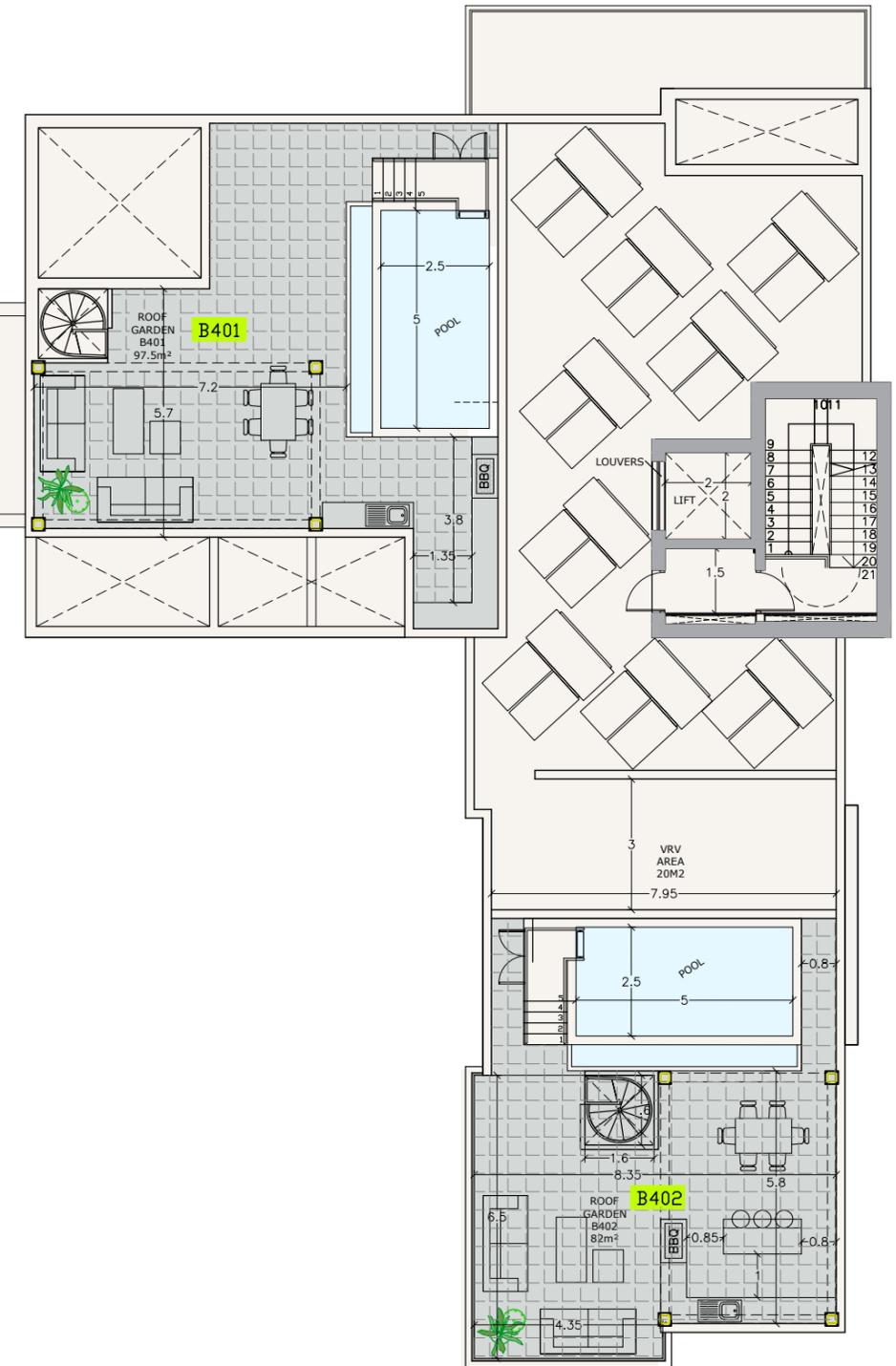
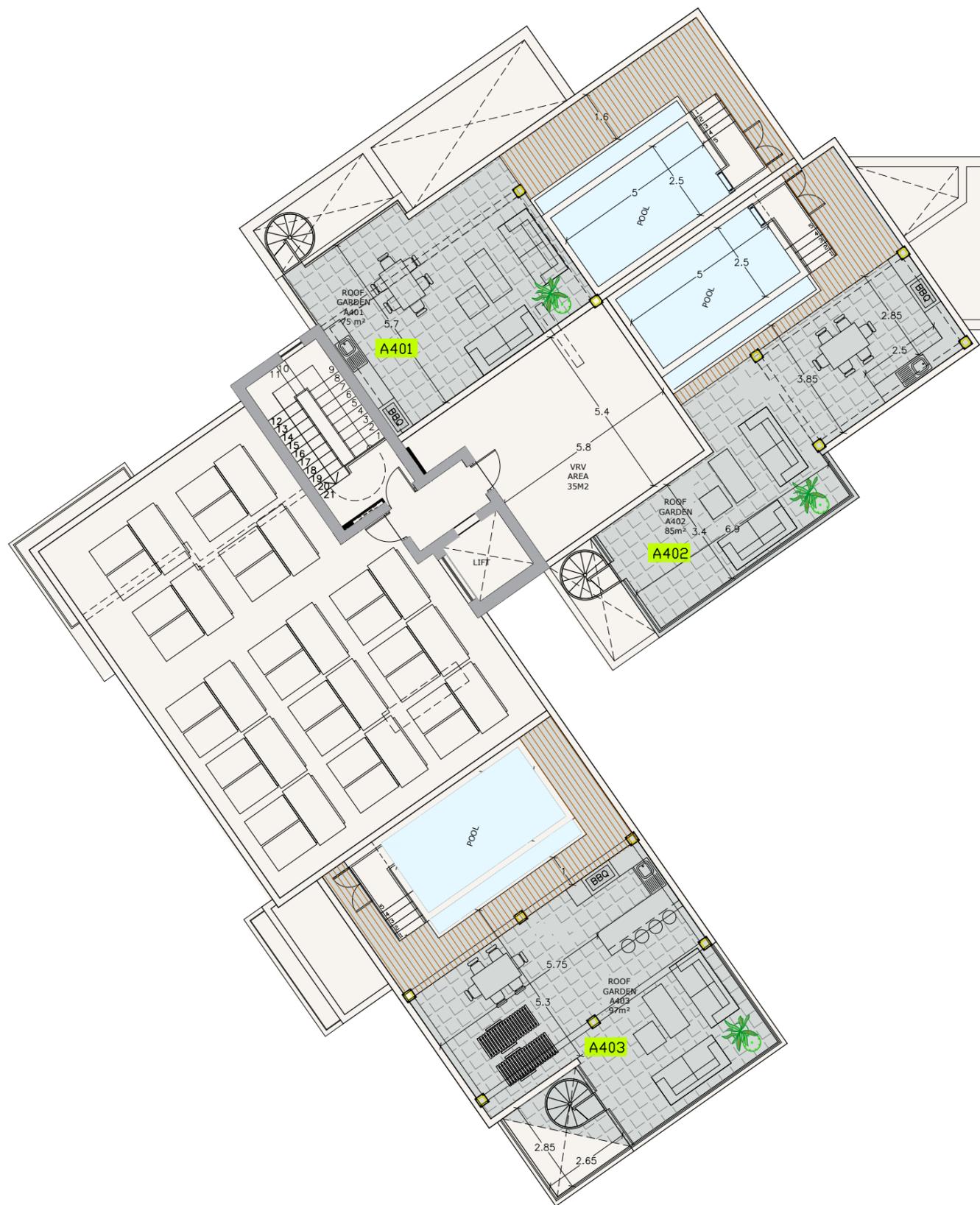
















# Signature finishes of Prime Property Group



## 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



# Choice of properties

Property №	Floor	Type	Bedrooms	Indoor Area sq.m.	Covered Veranda sq.m.	Total Area sq.m.	Uncov. Veranda sq.m.	Roof Terrace sq.m.	Private Swimming Pool
A101	1	Apartment	1	53.5	6.8	60.3	0	0	Common
A102	1	Apartment	3	116.5	24.8	141.3	0	0	Common
A103	1	Apartment	1	57.2	16.4	73.6	0	0	Common
A104	1	Apartment	1	59	9.7	68.7	0	0	Common
A105	1	Apartment	1	59.8	12.3	72.1	0	0	Common
B102	1	Apartment	2	92	16.5	108.5	0	0	Common
B103	1	Apartment	3	115	29	144	0	0	Common
A201	2	Apartment	1	53.5	6.8	60.3	0	0	Common
A202	2	Apartment	3	116.5	24.8	141.3	0	0	Common
A203	2	Apartment	2	90	26.4	116.4	0	0	Common
A204	2	Apartment	2	85	12.3	97.3	0	0	Common
B201	2	Duplex	3	138.5	29	167.5	0	0	Common
B202	2	Apartment	2	92	16	108	36.5	0	Jaccuzi
B203	2	Apartment	3	115	29.3	144.3	0	0	Common
A302	3	Apartment	2	97	24.8	121.8	0	0	Common
A303	3	Apartment	2	90	25.8	115.8	0	0	Common
A304	3	Apartment	2	85	12.3	97.3	0	0	Common
B301	3	Apartment	2	83.4	11.2	94.6	0	0	Common
B302	3	Apartment	2	92	15.7	107.7	0	0	Common
B303	3	Apartment	3	115	29	144	0	0	Common
A401	4	Duplex	3	127.3	37	164.3	23	75	Private
A402	4	Penthouse	3	117	24.8	141.8	0	85	Private
A403	4	Penthouse	4	149	65.3	214.3	0	97	Private
B401	4	Penthouse	3	127	29.5	156.5	38	97.5	Private
B402	4	Penthouse	3	115	29	144	0	82	Private



# 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 gour-

ments, and the shopping areas; you'll find it all and much more in Limassol!

The project is located in one of Limassol's prestigious residential districts, Columbia, within around 1.5 kilometre of the sandy beach of the Dasoudi beach park which is families' first choice for outdoor leisure and recreation. Quiet picturesque surroundings and walking proximity to all amenities provide perfect conditions for happy family living.

# Book your inspection tour now!

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.**



# Map of Limassol



# 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 mIn 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.



## Why Cyprus

- 350 sunshine days a year
- The cleanest and the safest beaches in Europe
- Permanent residency for those who buy property worth over 300 000 euro
- European passport for those who buy property worth over 2 mln euro
- Expected economic boom due to the anticipated development of gas reserves
- 90% English-speaking population
- Lowest taxes in Europe
- European standard education
- Beautiful nature and picturesque landscapes
- Rich cultural and historic traditions
- Lowest crime rate in Europe

## Why us

- Developers that focus on demanding and sophisticated buyers
- Solid team of dedicated professionals
- Specialization on luxury houses and gated residences in close proximity to infrastructure and beach
- Only modern architecture and only the highest quality
- Assistance in getting residency permits and citizenship via purchasing property
- Full range of real estate services in all resort regions of Cyprus
- Guaranteed juridical safety of the transaction
- After sale services: rental management, technical maintenance, administration



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