



MONTEBELLO
M A N S I O N S

A PROJECT BY **PRIME PROPERTY GROUP**



4 DELUXE VILLAS WITH FIVE-BEDROOMS IN ONE OF THE MOST PRESTIGIOUS AREAS — AGIOS TYCHONAS



This luxurious ultra-modern establishment with plots of 820 m to 1,050 m, which consists of 4 deluxe villas with five-bedrooms in one of Limassol's most prestigious areas — Agios Tychonas, just 2 minutes away from the Four Seasons hotel. The villas luxuriate in large spacious internal areas from 386 m to 415 m. This unique development with stunning sea views sits on a sizable plot and reflects the latest architectural trends, exclusive

design, and unrivalled engineering. These captivating properties enjoy outdoor swimming pools with mosaic tiles, landscaped gardens, and sufficient parking spaces. Extra attention has been paid to the finishes with natural wood decking around the pools and on the verandas. The level of comfort is enhanced by advanced engineering features such as a smart home system.



UNIQUE DEVELOPMENT WITH STUNNING SEA VIEWS
SITS ON A SIZABLE PLOT AND REFLECTS THE LATEST
ARCHITECTURAL TRENDS, EXCLUSIVE DESIGN,
AND UNRIVALLED ENGINEERING

MAJOR BENEFITS

- PRESTIGIOUS SUBURB OF LIMASSOL
- PROXIMITY TO 5-STAR HOTELS AMATHUS AND FOUR SEASONS
- UNOBSTRUCTED SEA VIEWS
- MODERN DESIGN AND HIGH STANDARD OF FINISHES
- SMART HOME SYSTEM
- OVERFLOW POOLS WITH MOSAIC TILES



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 provides mountain and seafront living offering the perfect destination to suit each person. A long stretch coastline with crystal blue clear waters with golden sand will provide an endless living lifestyle that you call home.

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 dry summers and very mild winters separated by short springs and autumns with blue skies 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

The project is conveniently positioned in a carefully selected, quiet, and safe neighborhood in one of Limassol's prestigious areas — Amathunda. It has a beautiful unobstructed sea and city view, surrounded with green areas. The ancient Amathus excavation and 5-star Amathus Beach Hotel with its golden sandy beaches and excellent SPA facilities are only 5 minutes away. Limassol's best leisure and residency amenities, such as restaurants, groceries, banks, and pharmacies are within moments away.







LUXURY FINISHES:

SEMI-SOLID PARQUET FLOORS, MARBLE FLOOR AND WALLS IN THE BATHROOMS, KITCHEN CABINETS FROM EUROPEAN BRANDS, THERMAL DOUBLE GLAZED WINDOWS, HIGH STANDARD SANITARY WARE

ALL VILLAS ENJOY
UNOBSTRUCTED
SEA VIEWS

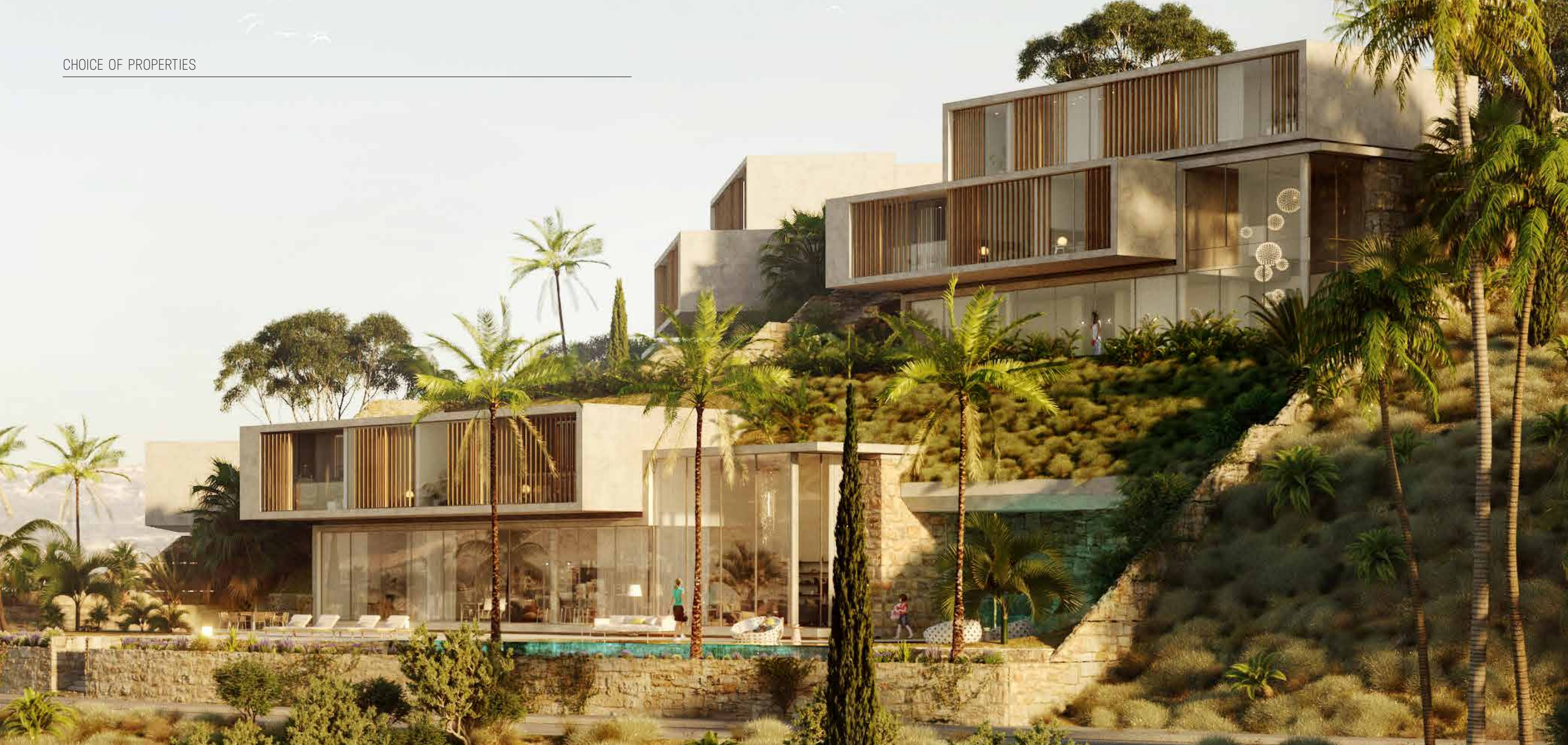




THE PENTHOUSES LUXURIATE
IN PANORAMIC CITY VIEWS ACCOMPANIED
WITH THEIR OWN PRIVATE ROOF
TERRACES AND PRIVATE POOLS

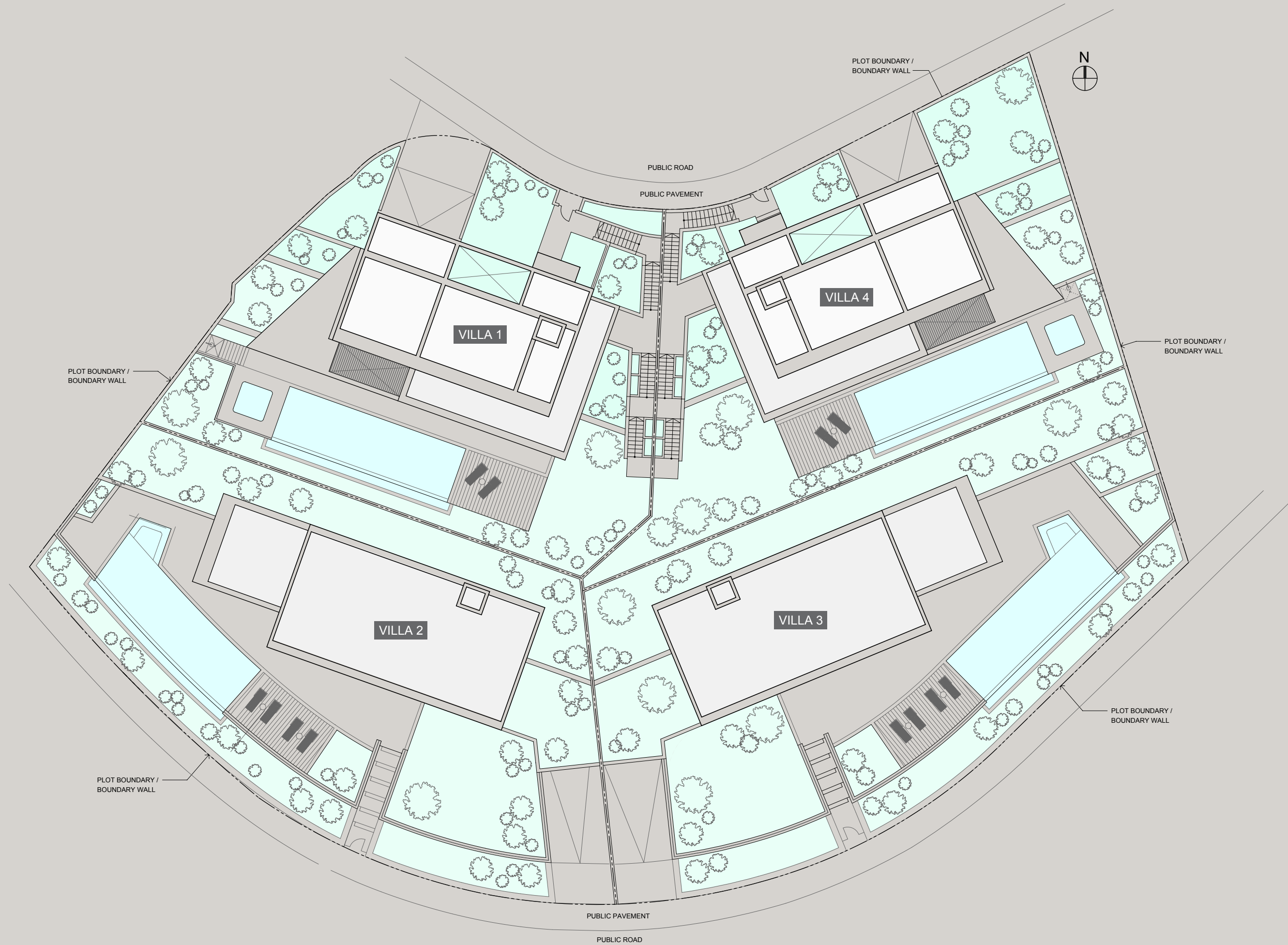


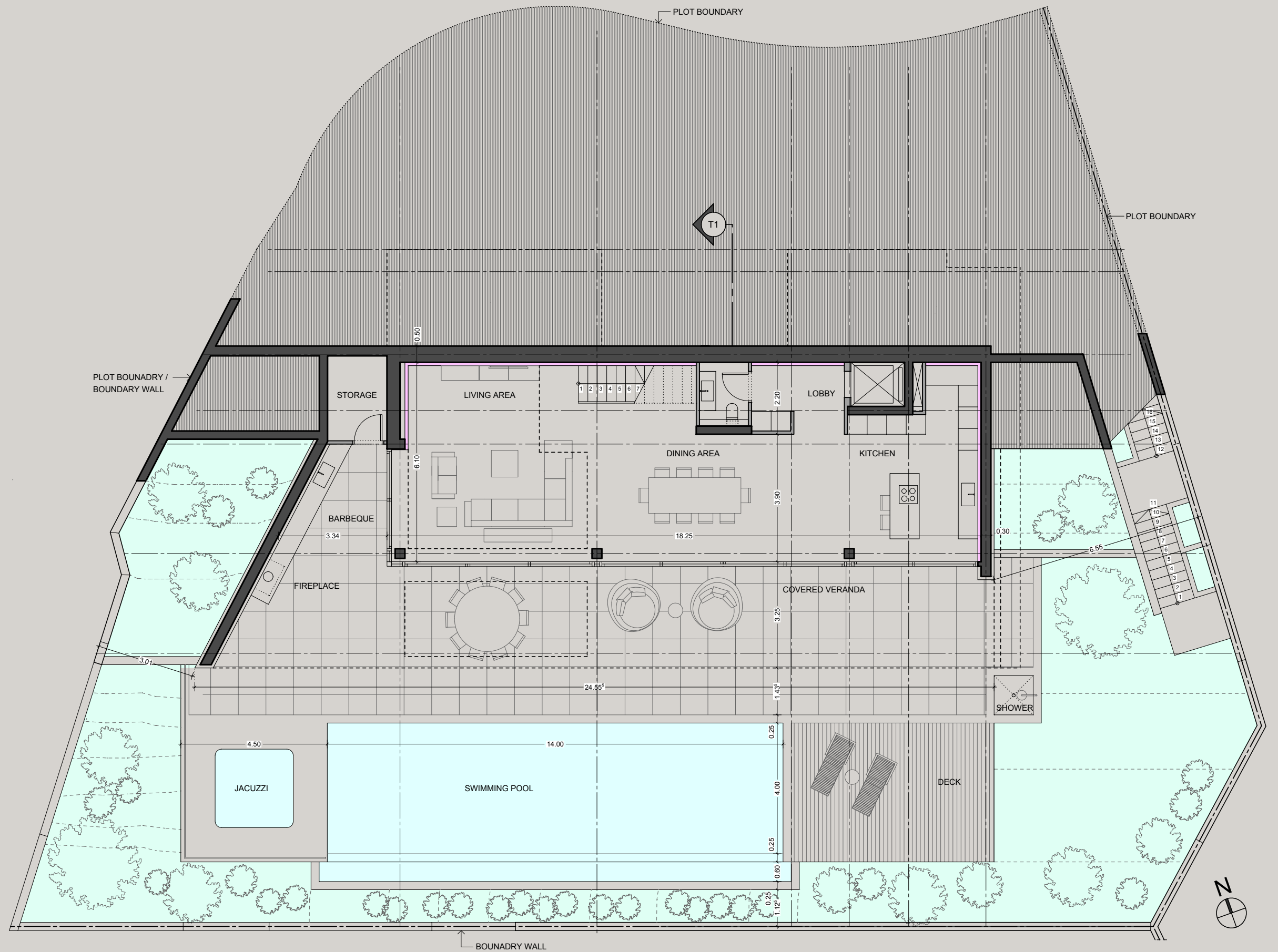


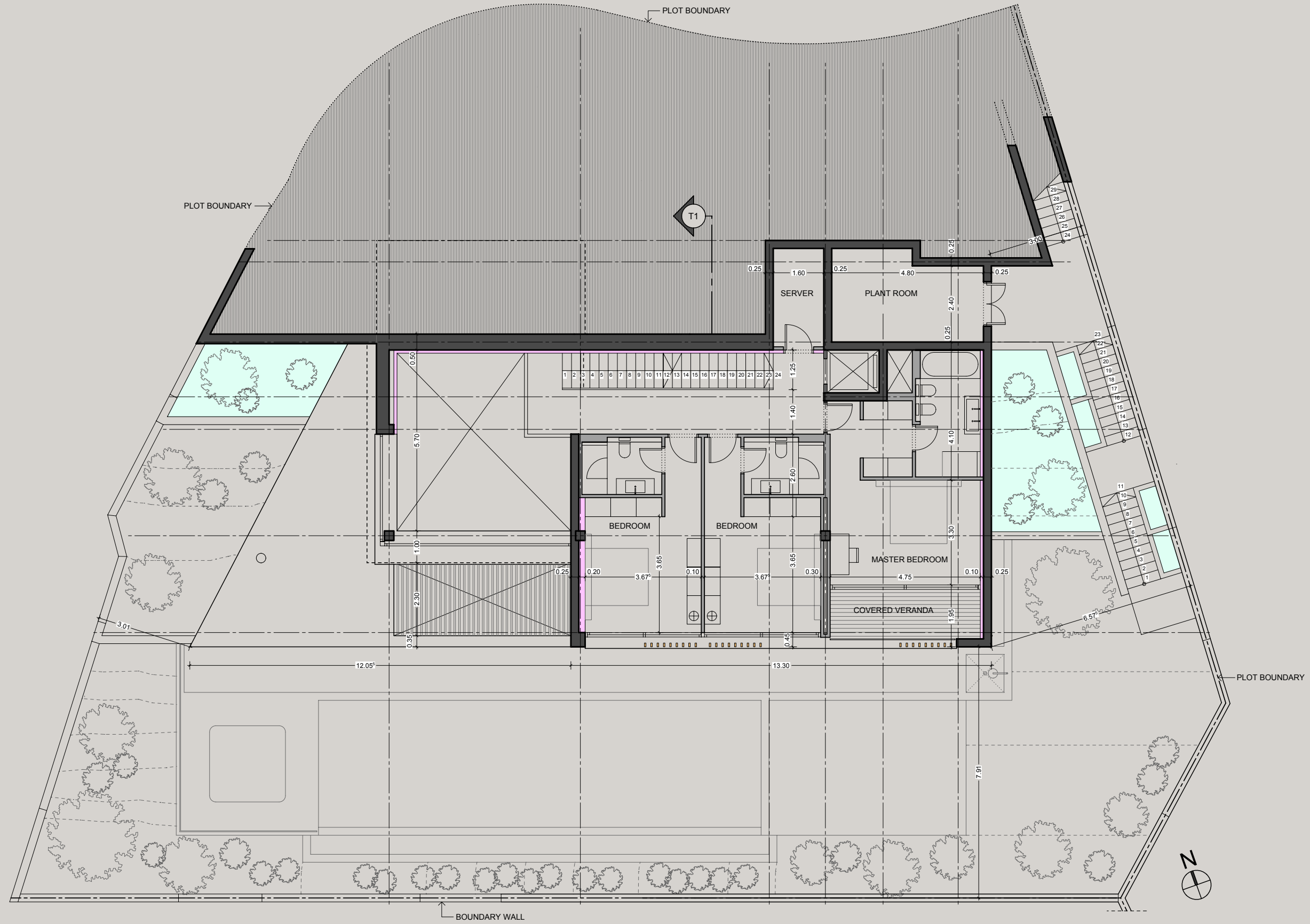


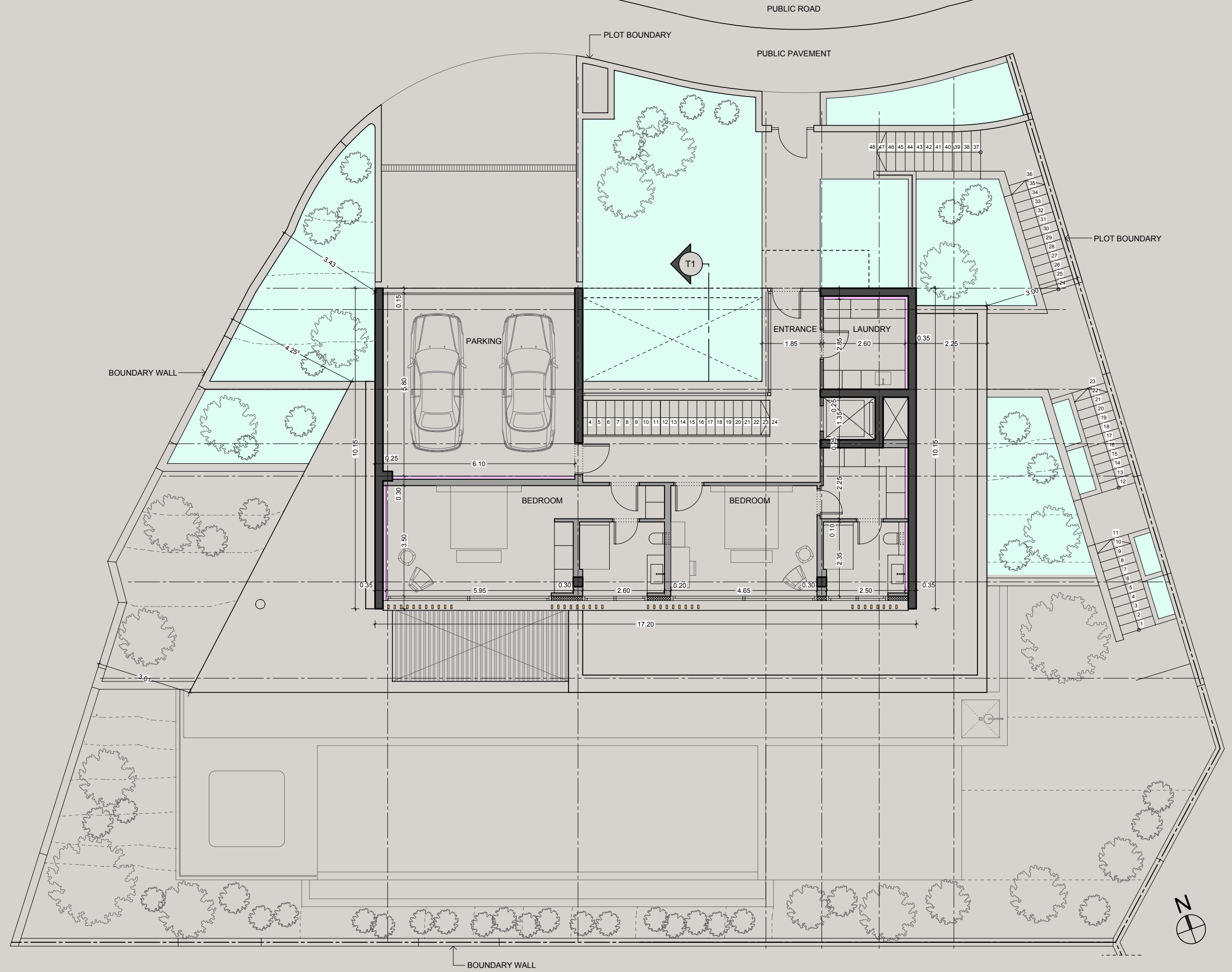
PROPERTY	TYPE	BEDROOMS	BATHROOMS	PARKING LOT	PRIVATE POOL	INTERIOR	COVERED VERANDA	UNCOVERED VERANDA	PLOT AREA	GARAGE	TOTAL SELLABLE AREA
VILLA 1	HOUSE	5	6	2	YES	385,9	78,7	95,3	842,0	39,9	464,6
VILLA 2	HOUSE	5	7	2	YES	407,2	90,6	137,8	947,0	96,0	497,8
VILLA 3	HOUSE	5	7	2	YES	414,9	90,6	166,2	1.050,0	100,7	505,5
VILLA 4	HOUSE	5	6	2	YES	387,2	76,7	66,2	820,0	39,9	463,9

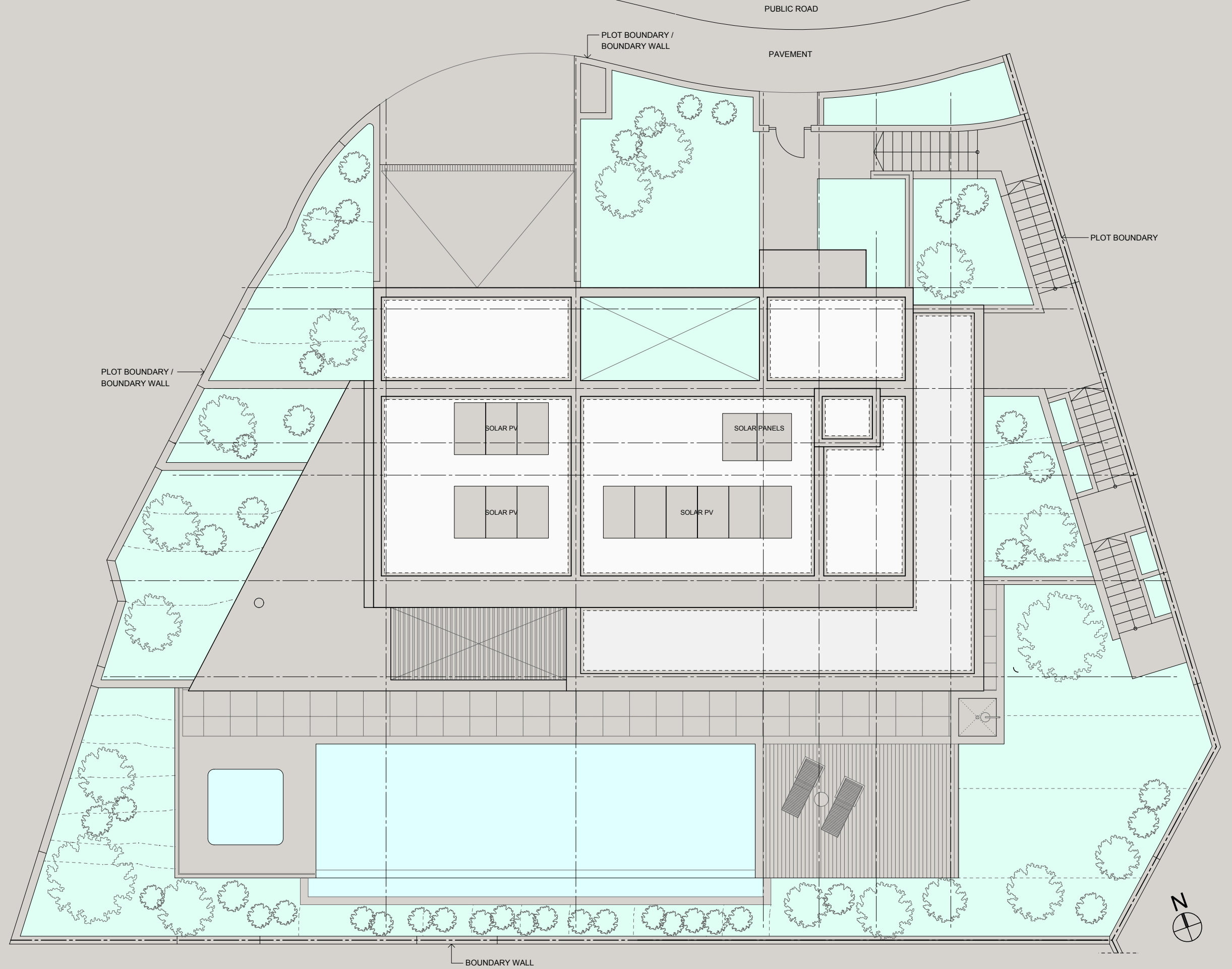
NOTE: the areas stated above may slightly differ upon issuance of relevant authority permits

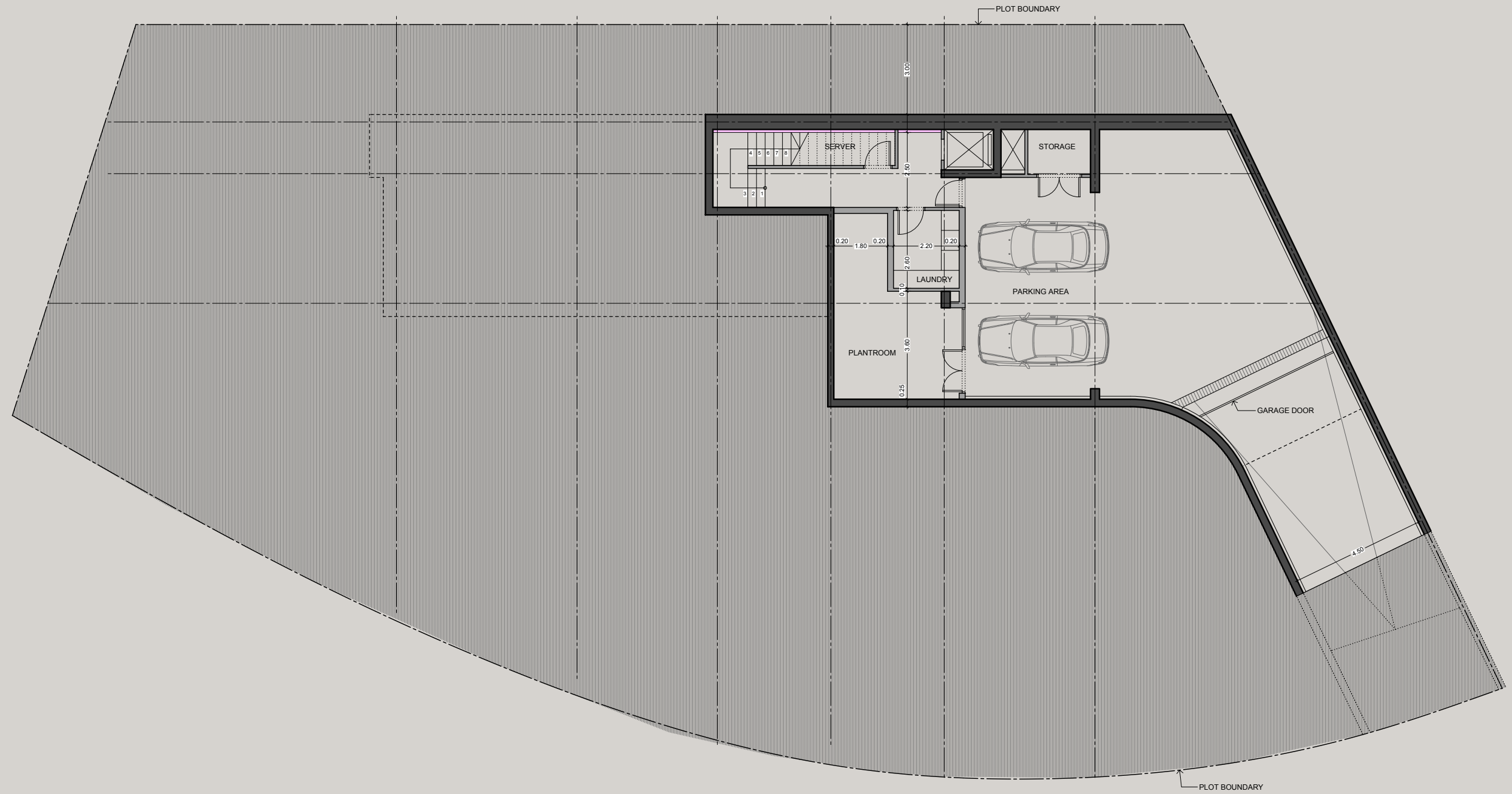


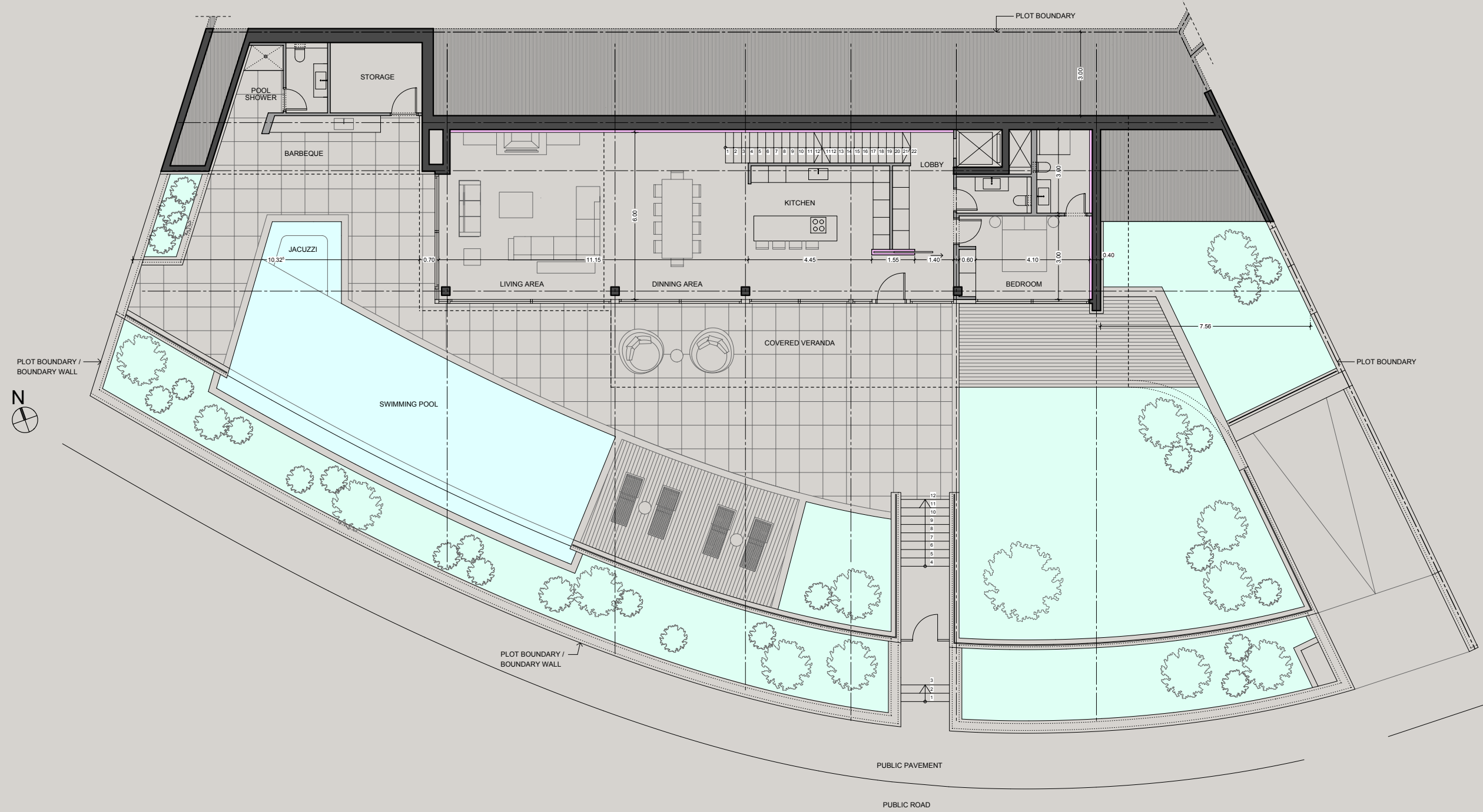


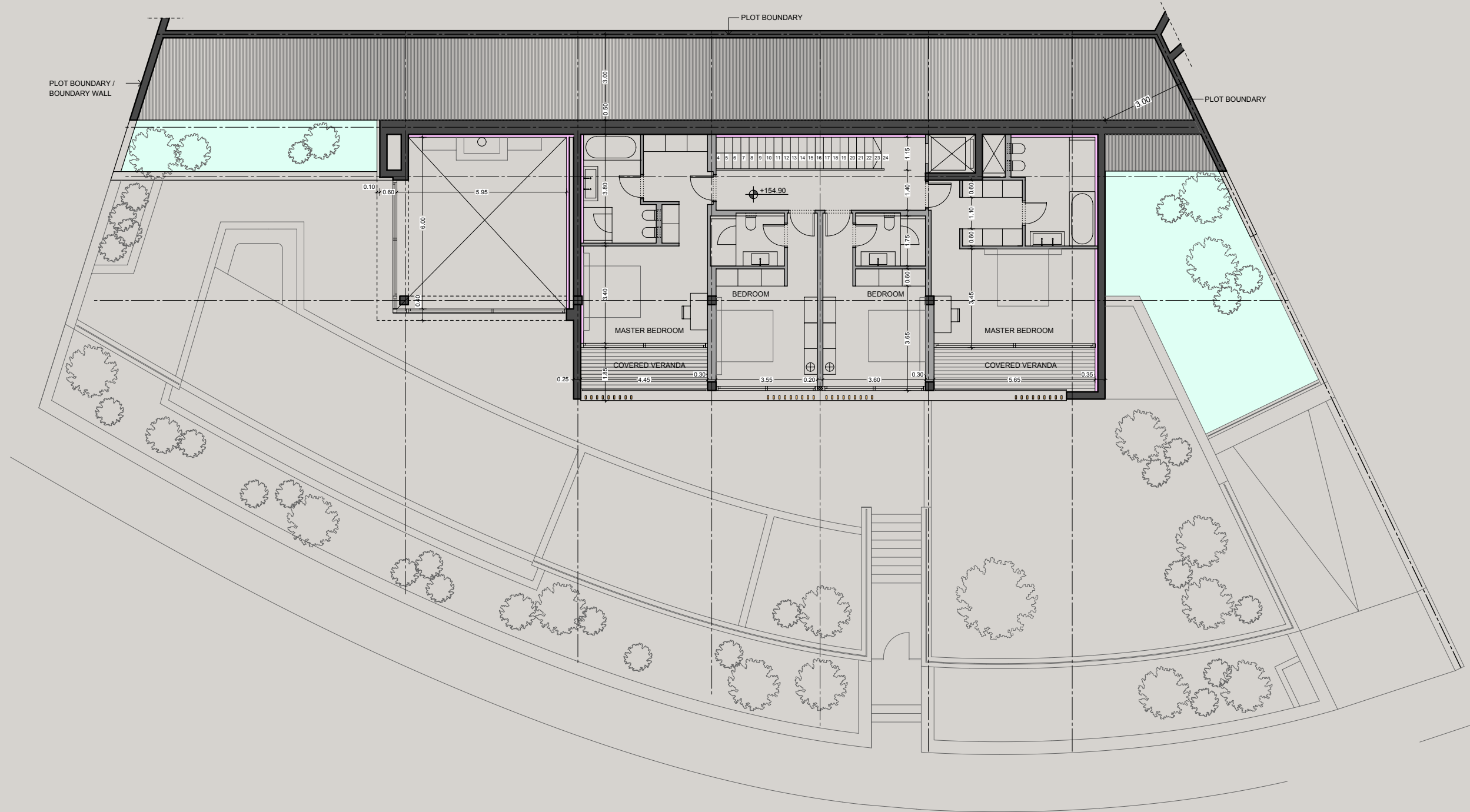


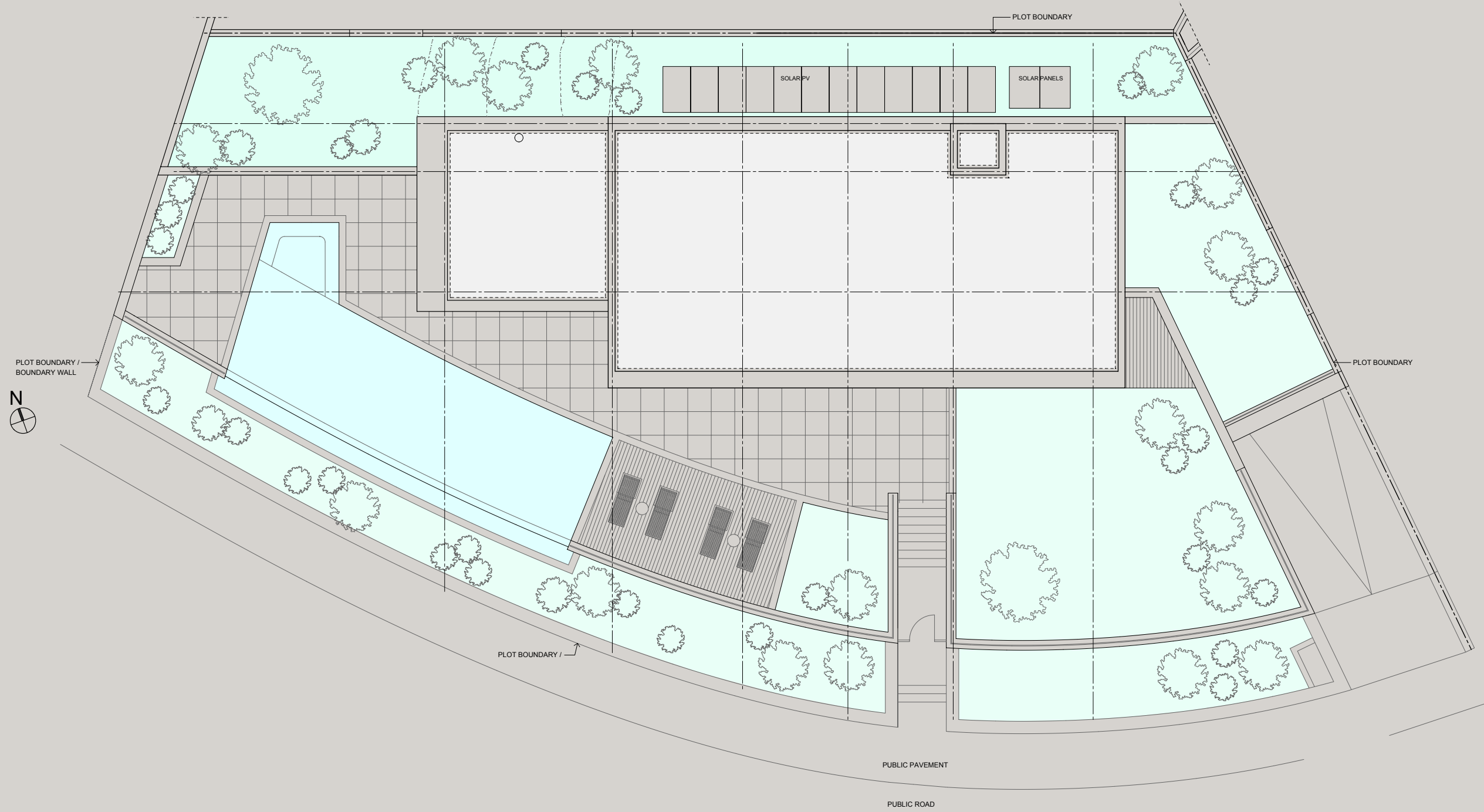




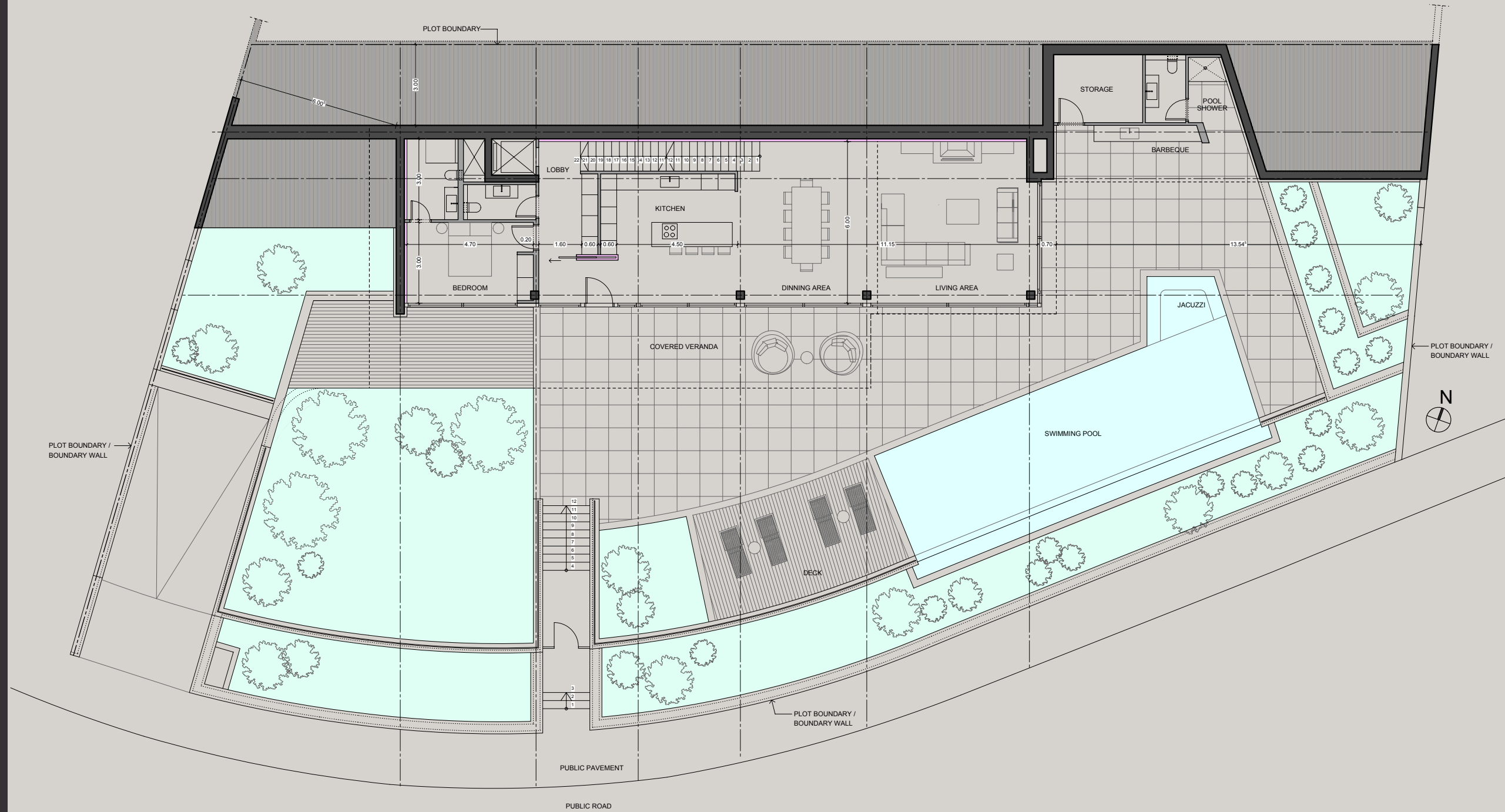


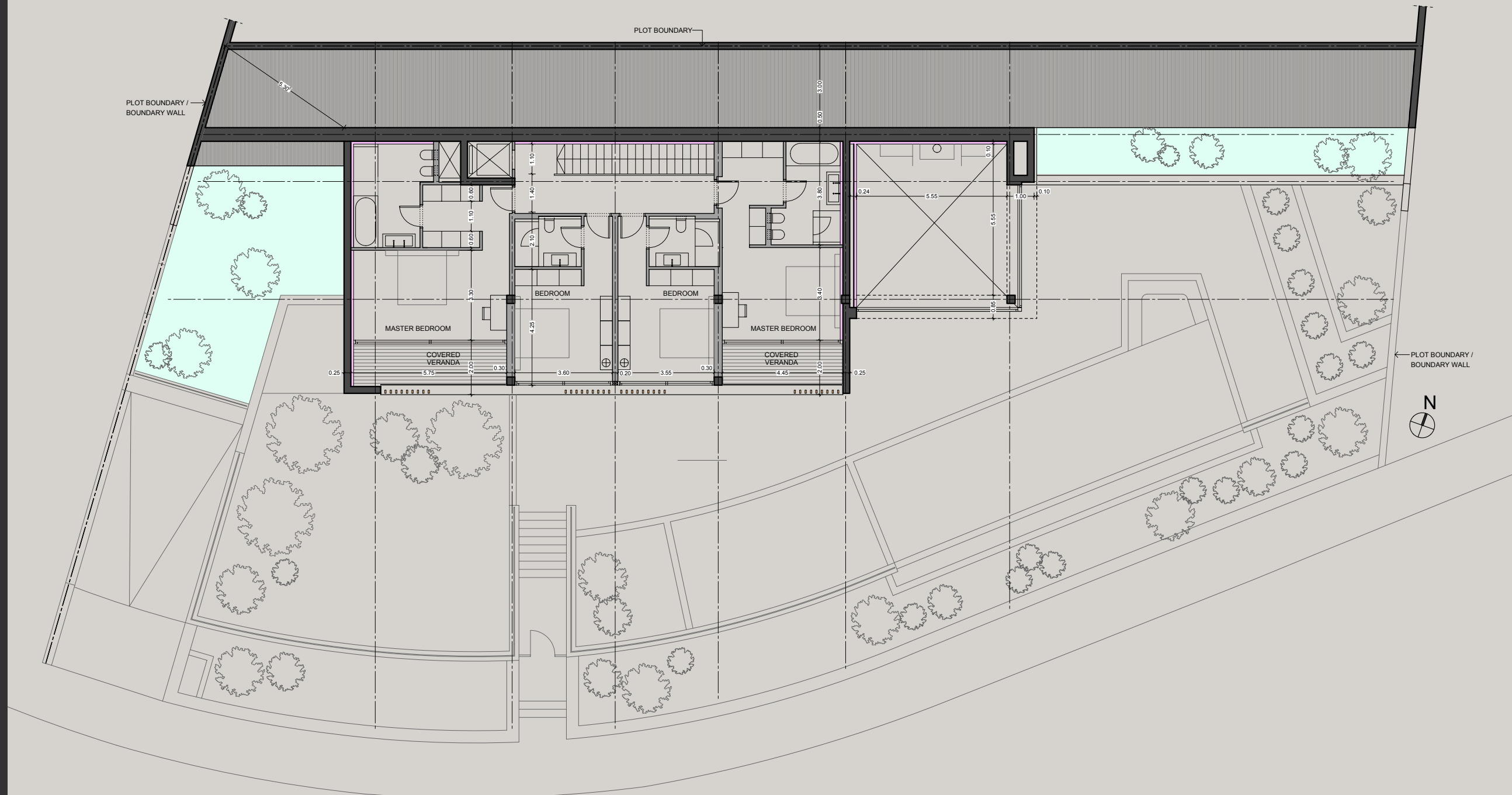


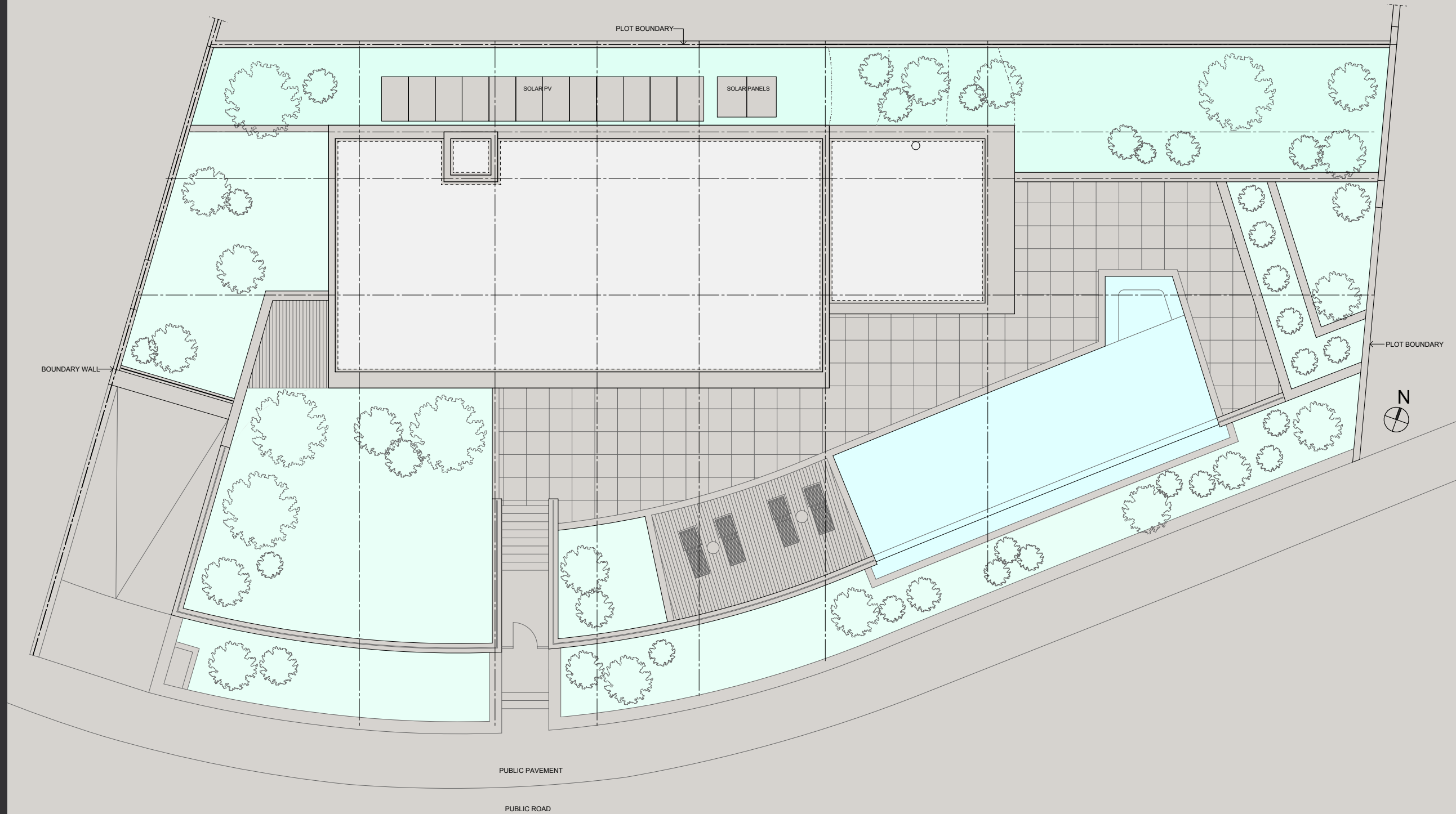


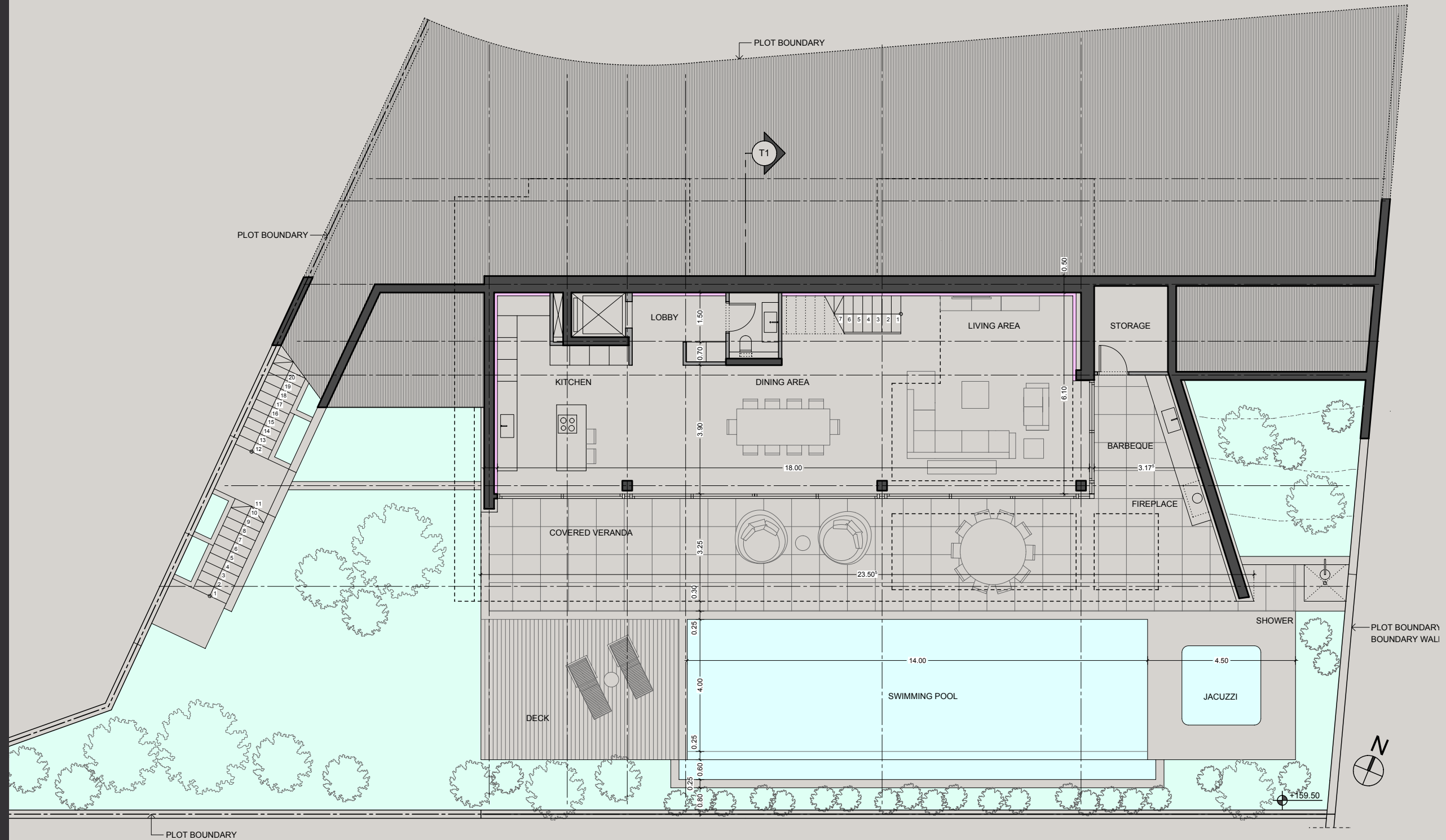


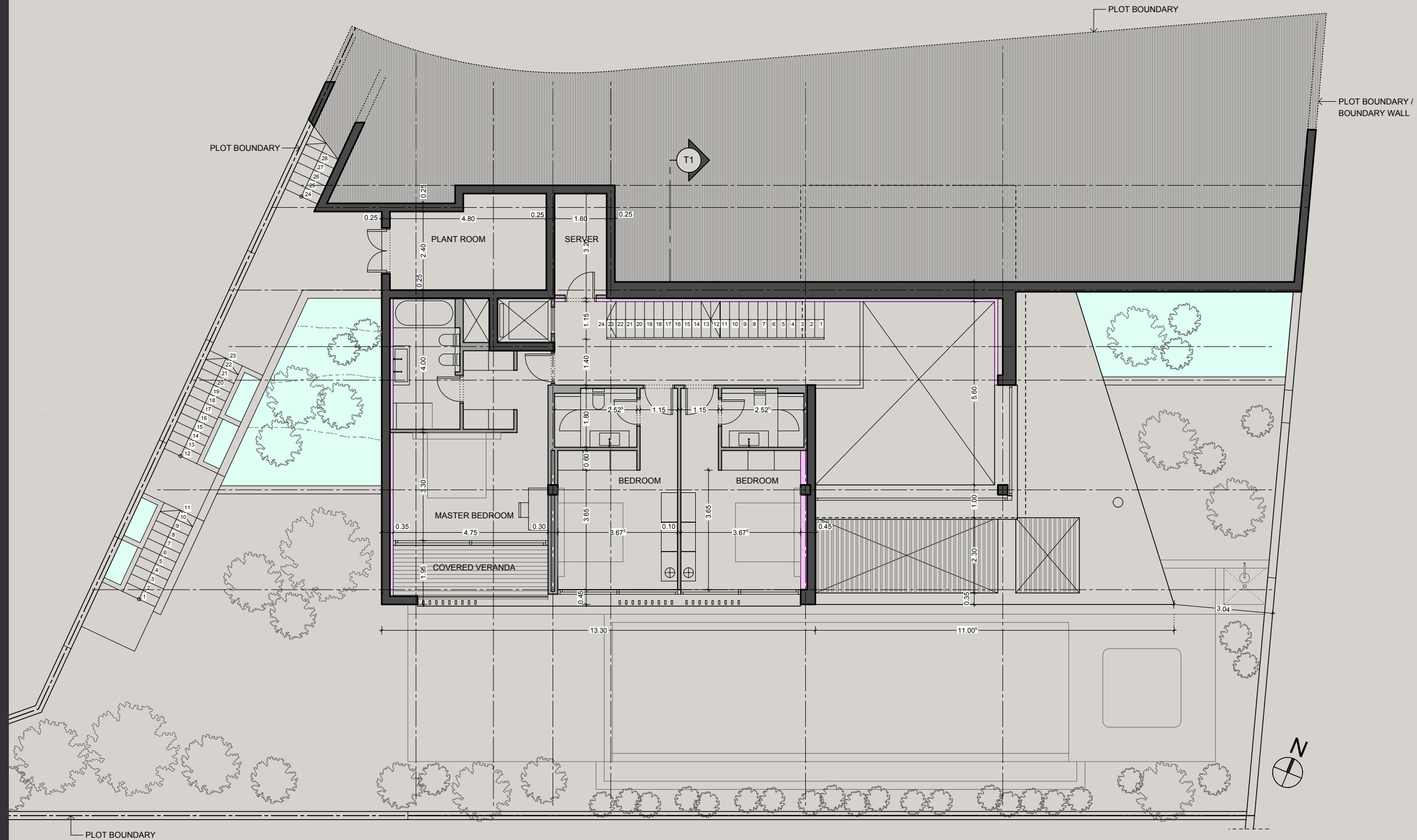


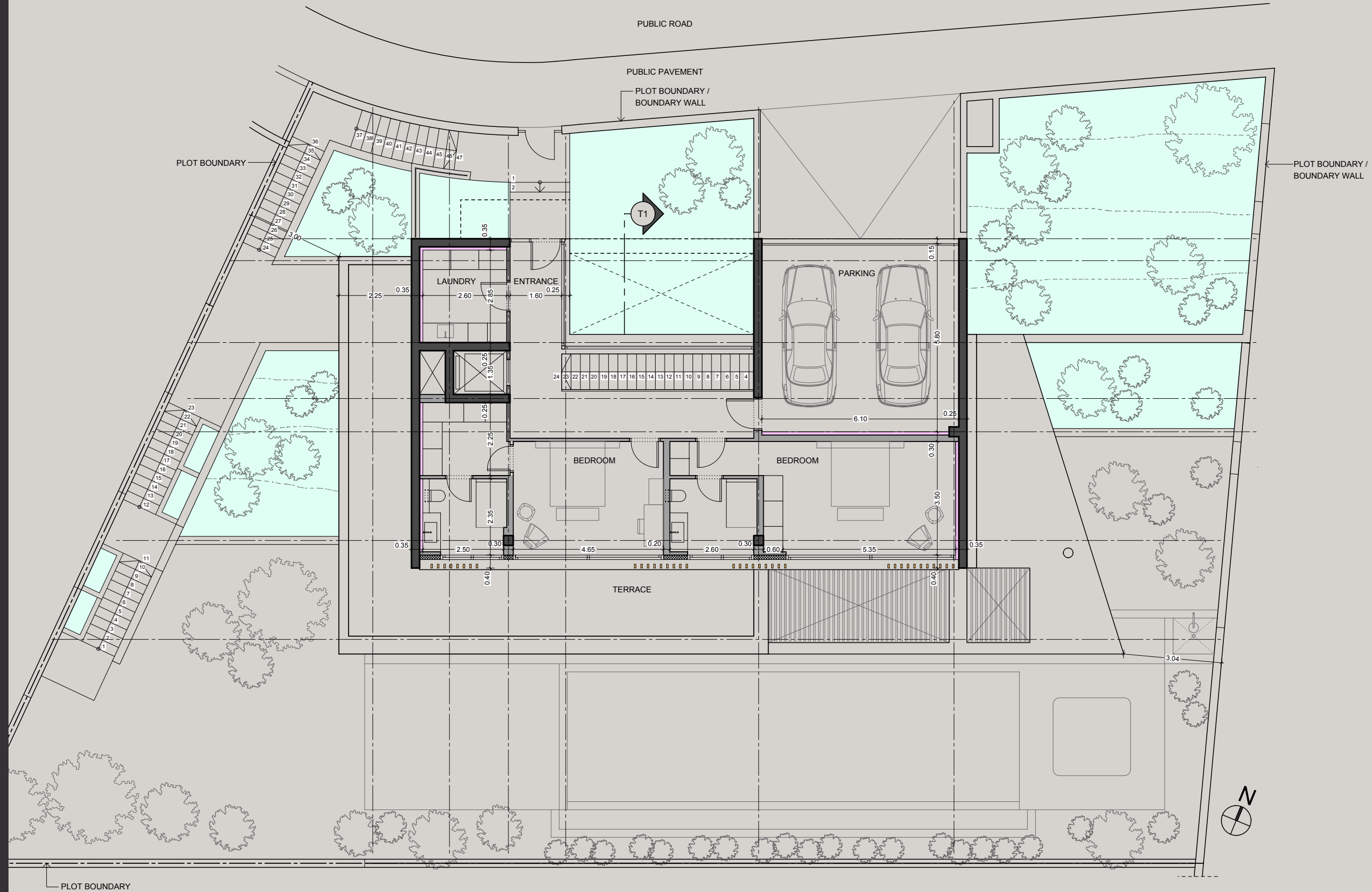


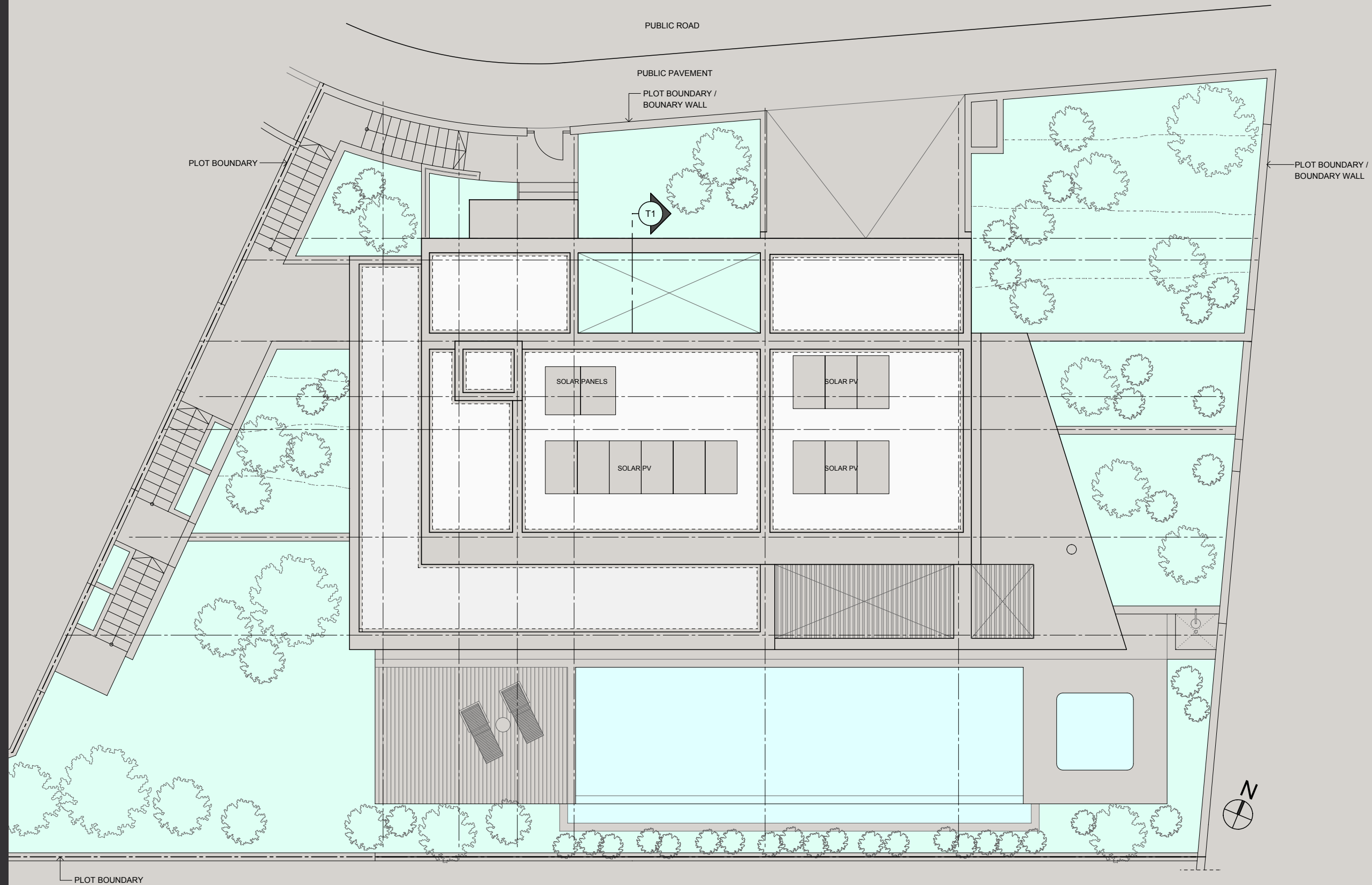












SIGNATURE FINISHES

EVERY PROPERTY IS DELIVERED WITH SIGNATURE TOP STANDARD FINISHES:

- | Fully completed finishes
- | Semisolid parquet floor in bedrooms
- | Marble floor in living areas and kitchen
- | Marble floor and walls in the toilets and bathrooms
- | High ceilings (3.15 m)
- | Security and fireproof entrance doors
- | Intercom system
- | Water underfloor heating
- | Central VRV conditioning
- | High standard sanitary ware from European brands
- | Thermal aluminium window frames with double glazing
- | High standard kitchen cabinets
- | High standard wardrobes from European brands
- | Soft closers
- | Door stoppers
- | Smart home automation system
- | Mosaic tiled infinity swimming pools with jacuzzi (14x4.85m)
- | Stylish and comfortable pool decking

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



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

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.

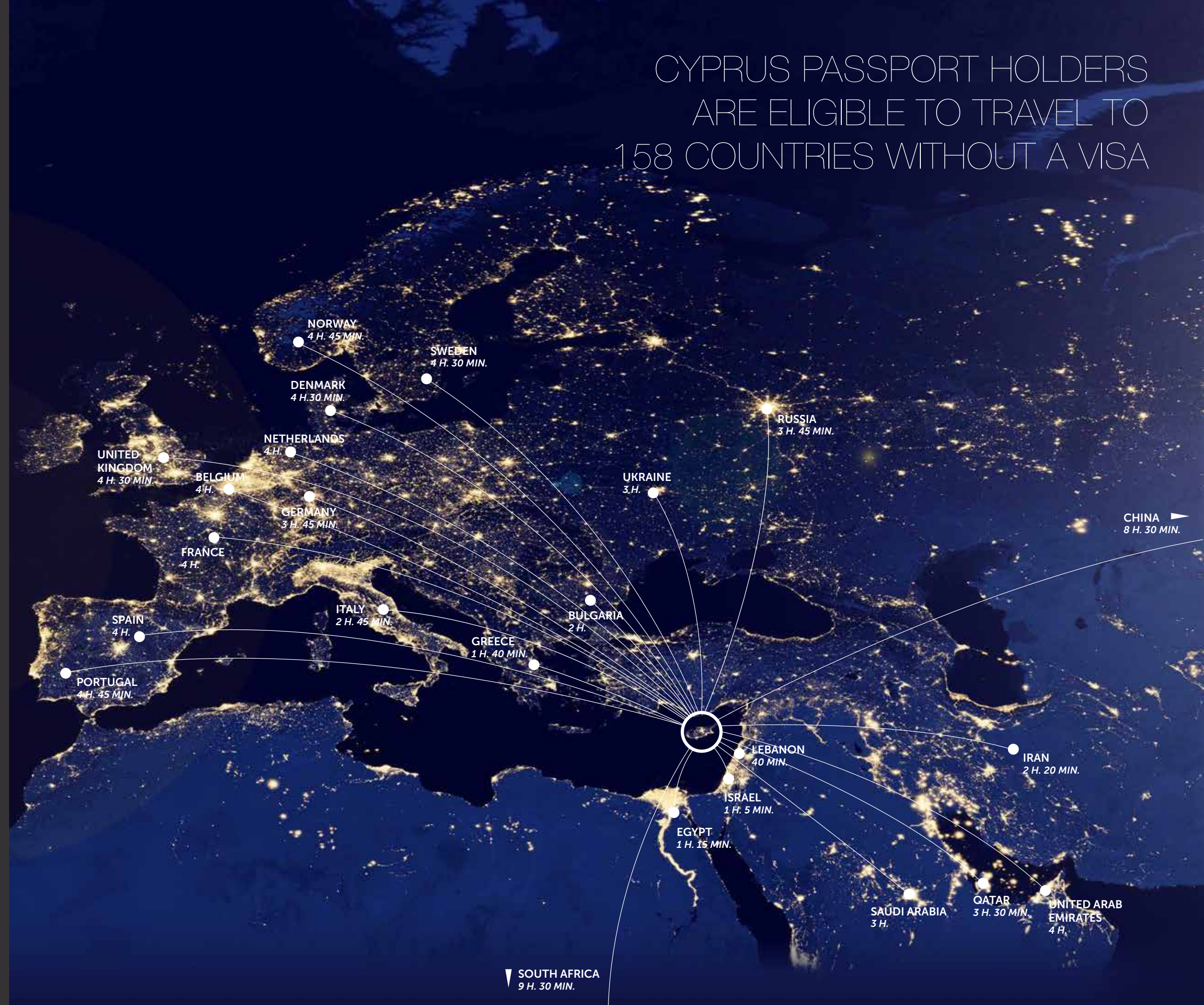
Ease of travelling abroad: Cypriot passport holders are entitled to travel visa free to more than 158 countries due to the EU citizenship, as well as a number bilateral and multilateral conventions.

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.

CYPRUS PASSPORT HOLDERS
ARE ELIGIBLE TO TRAVEL TO
158 COUNTRIES WITHOUT A VISA





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