



LIMASSOL DEL MAR



RELATIONSHIP:
PRIVATE INVESTOR SALE

LOCATION:
LIMASSOL, CYPRUS



EXECUTIVE SUMMARY

A Private Investor successfully acquired 10 premium units in Limassol Del Mar, a landmark seafront development in Limassol in 2016. Being the first investor, his investment allowed the developer to proceed with the project and total off-plan sales now exceed 95%. Following a buy-to-sell strategy, the investor is currently open to sell 7 premium apartments and 3 penthouse units in Tower A&B.

LIMASSOL DEL MAR PROJECT

Limassol Del Mar development project consists of two stages, where A&B and C Towers offer total of 174 apartments. Following the great success all apartments are now nearly sold out in the A&B Tower and sales are now focused on Tower C.

A&B Tower is due to be delivered in the IIIQ of 2019, following the construction completion of Tower C in IVQ 2020.

This is a unique opportunity to acquire apartments and penthouses on the premium top floors in A&B Tower. The proposed 10 units for sale are conveniently located on the 14th, 15th and 16th floors.

Starting price for 2-bedroom apartment is €2 020 000 + VAT

Starting price for 3-bedroom apartment is €2 730 000 + VAT

Starting price for the Penthouse is €4 690 000 + VAT

PROJECT OVERVIEW

- High end shopping dining & leisure plaza
- 34,000 m² of prime seafront property
- 170-meter-long sea frontage
- Iconic architecture – unique high-rise curvilinear shape
- Five star facilities including a spa, gym, residents lounge and concierge services
- Clubhouse for the residents use with concierge, gym, spa, indoor pool
- A gated enclosed environment with underground and outdoor parking areas
- Large apartments with wrap around terraces and magnificent sea views
- Lavish penthouses and duplexes with roof gardens and private swimming pools
- Sea facing outdoor swimming pool and indoor pool



SCHEME FOR NATURALIZATION OF INVESTORS IN CYPRUS BY EXCEPTION

Due to interest in other investment Cyprus Government, as a part of its policies aiming to attract foreign investors in Cyprus, established new financial criteria based on which all nationalities are eligible for Cyprus' citizenship by investment program. It improves personal security, enables freedom of movement and grant access to healthcare and education opportunities. There is no physical residency requirement, no language assessment exam, medical test or interview and passports can be issued to the investor, their spouse and dependent children up to age 28, provided they are in full-time education. Since citizenship is passed on by descent it is possible to offer a legacy to your future generations.

BENEFITS OF THE PROGRAM



TIME TO CITIZENSHIP
6 Months



RESIDENCY REQUIREMENT
None



ELIGIBILITY
All nationalities



VISA-FREE TRAVEL
168 countries



DUAL CITIZENSHIP
Permitted



FAMILY
Spouse, dependants up to age 28 & parents of main investor



EXIT STRATEGY
3 Years



TAX CONSEQUENCES
None

PREMIUM LOCATION

10 units were acquired as an investment in Tower A&B in 14th, 15th and 16th floors and are now available for sale as a bulk purchase with excellent short term capital growth opportunity for the new owner.

FULL SERVICE SUPPORT

With our local expertise and knowledge, we will provide full support in the process of the Naturalisation Program and assist you every step of the way.

We would be delighted to share more information as per your interest and request. Please do not hesitate to contact us directly for more information.