



The
Mystique

Residence

Limassol
Potamos Gegmasoya

The Mystique

Residence



Renders and the master plan are preliminary, and we are still working to improve them.

The Mystique

Residence

This new, modern 4x-story building is located in the prestigious Potamos Germasogeia area, just 800 meters from the crystal clear blue flag beaches.

The project consists of 2 blocks in which 7 spacious apartments

1 x 3 Bedroom Penthouse

3 x 2-bedroom apartments

3x 1 bedroom apartments

The complex has a spacious pool and a large playground.

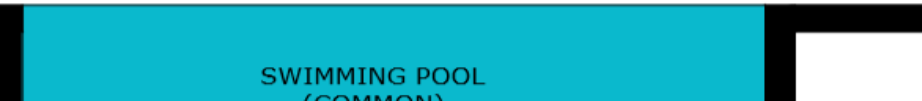
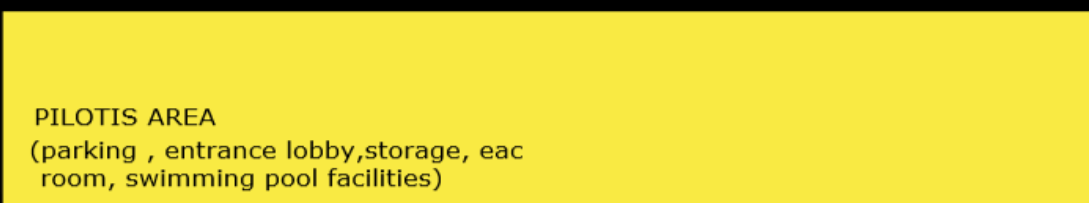
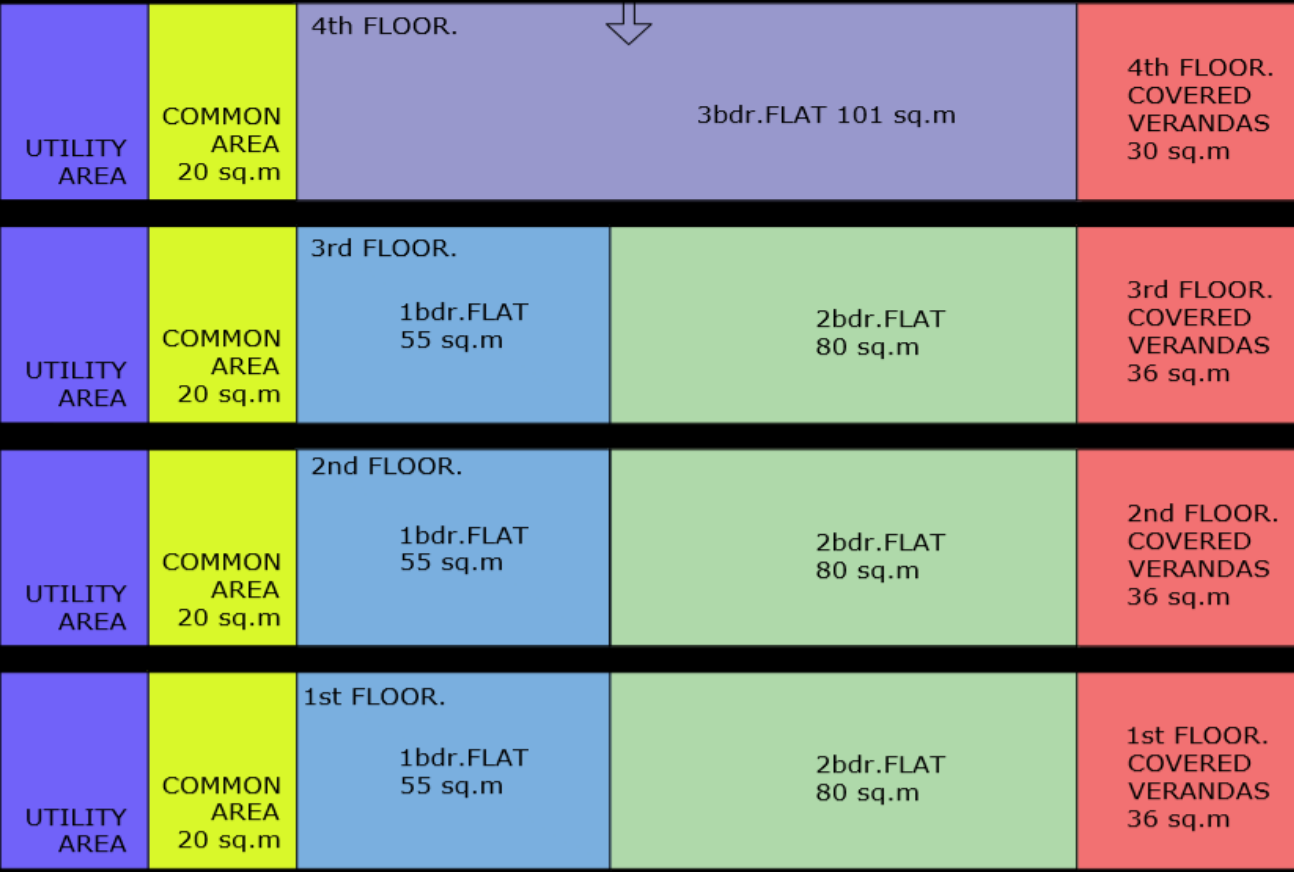
The price of each building is 2.100.000€

Price per sq.m. 2.437 €

Sale price after construction 3,500 € sq.m

The approximate delivery date is 18 months after receiving planning permit

ROOF GARDEN



| Land Description | Land Area | Road Allocation | Green Area (10%) | Net Plot Area | Building Factor | Basic Buildable Area | Incentives for touristic zones (20%) | Total Buildable Area | Building Coefficient from listed Building | Incentives for building energy performance (5%) |
|------------------------------------|-----------|-----------------|------------------|---------------|-----------------|----------------------|--------------------------------------|----------------------|---|---|
| Chapter in Legislation/ incentives | | | | | | | | | | |
| Land 361(T1β) 1/2 | 915 | 140 | 77 | 697 | 60% | 418 | 84 | 502 | (15%)63 | 21 |
| Totals | 915 | 140 | 77 | 697 | 60% | 418 | 84 | 502 | (15%)63 | 21 |
| | | | | | | | Totals | 565 | | |
| | | | | | | | | 586 | | |

-Additionally: 25% Covered Verandas 104 - 148 m2
 Basement Areas (swimming pool - spa - storage - parking - utility - wc etc)
 Pilotis Areas (lobby area - wc - storage - sitting areas - parking)
 Mechanical Floor

PLOT 104

BLOCK A

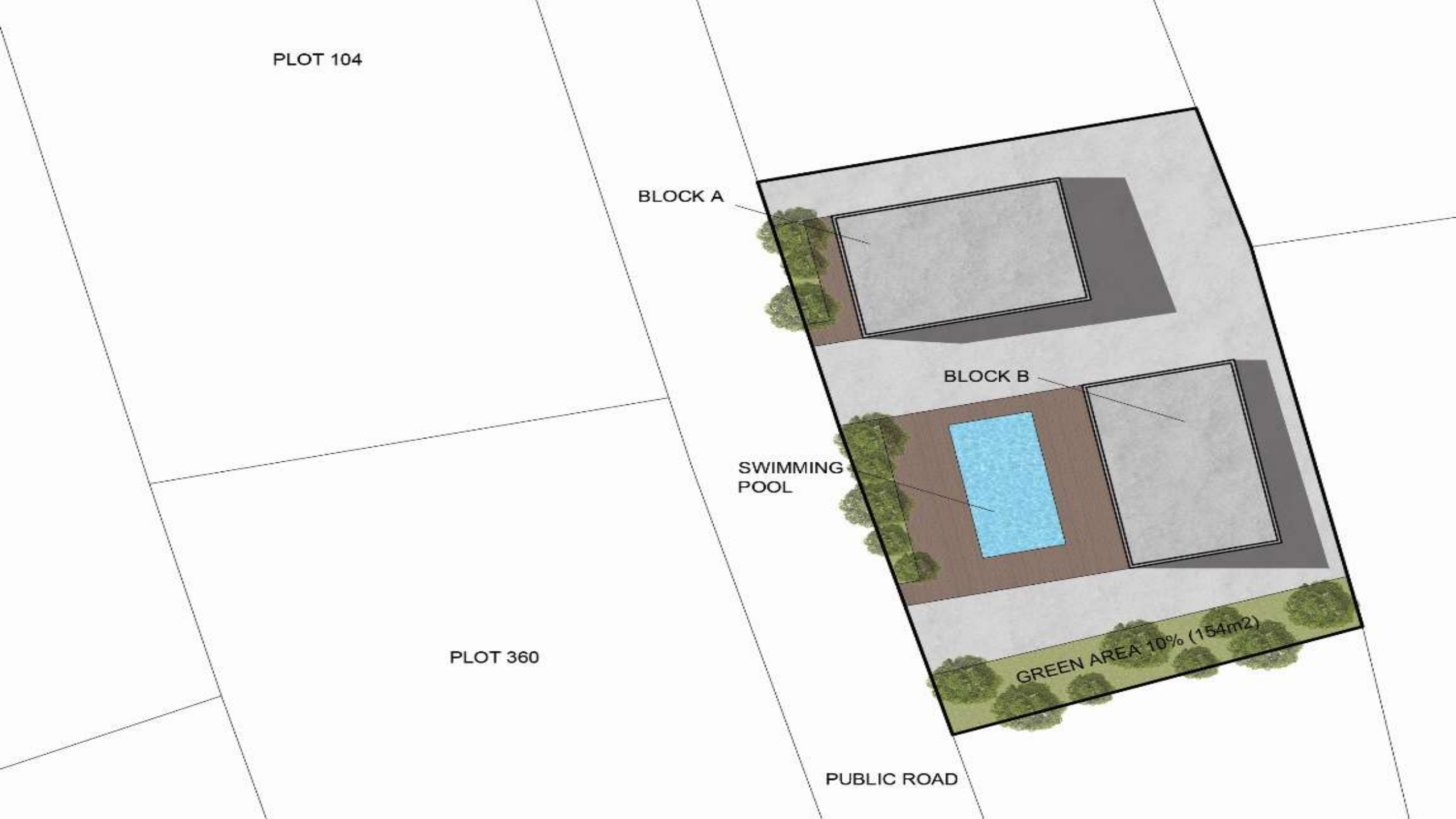
BLOCK B

SWIMMING
POOL

GREEN AREA 10% (154m²)

PLOT 360

PUBLIC ROAD



| Land Description | Land Area | Road Allocation | Green Area (10%) | Net Plot Area | Building Factor | Basic Buildable Area | Incentives for touristic zones (20%) | Total Buildable Area | Building Coefficient from listed Building | Incentives for building energy performance (5%) |
|------------------------------------|-----------|-----------------|------------------|---------------|-----------------|----------------------|--------------------------------------|----------------------|---|---|
| Chapter in Legislation/ incentives | | | | | | | | | | |
| Land 361(T1β) | 1829 | 280 | 154 | 1394 | 60% | 838 | 167 | 1003 | (15%)125 | 41 |
| Totals | 1829 | 280 | 154 | 1394 | 60% | 838 | 167 | 1003 | (15%)125 | 41 |
| Totals | | | | | | | | 1128 | | |
| | | | | | | | | 1169 | | |

-Additionally: 25% Covered Verandas 250 - 292m2

Basement Areas (swimming pool - spa - storage - parking - utility - wc etc)

Pilotis Areas (lobby area - wc - storage - sitting areas - parking)

Mechanical Floor

| Land Description | Land Area | Road Allocation | Green Area (10%) | Net Plot Area | Building Factor | Basic Buildable Area | Incentives for touristic zones (20%) | Total Buildable Area | Building Coefficient from listed Building | Incentives for building energy performance (5%) |
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Specifications

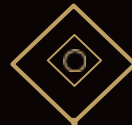
Foundations and frame of the building are made of reinforced concrete category C30 / C37

All flat surfaces will be insulated with 4mm high quality bitumen reinforced polyester membrane

High quality, double safe glass, for the balustrades to all balconies

Special care is taken to equip all apartments with convenient power outlets and lighting points for ample lighting in all rooms

Double glazed windows with thermal and acoustic isolation



Aluminum work will be executed according to the construction details 114 Muskita thermal, mu 2500 thermal

Private underground parking With controlled access

Customer can choose the type and color from a range of ceramics from imported high quality sanitary ware with accessories,

The security lock entrance door of the apartment will be 45 mm thick, fire proof. with a smooth finish of lacquer.

Location

One of the most prestigious areas of Limassol. Buying a property in Potamos Germasogeias, you get a developed infrastructure of shops and pharmacies, bars and sushi bars, restaurants and nightclubs. There are also several sailing centers and five-star diving centers within proximity.

Potamos germasogeias is considered to be in the center of the tourist area with an 800m proximity to the beach.



Average prices in this area for similar projects



Solar Gardens €3,500/m²



Royal Gardens
€3,422/m²



Levante €3,689/m²



Cypress €3,684/m²



Panorama €3,342/m²



Oasis €5,454/m²



— The —
Mystique

We Offer

Price 2.100.000 per block

Price per m2 2,437 €

The total selling area of 1461m2 excluding parking common areas and storage rooms

The project is awaiting the issuance of a planning permit

It is possible to purchase a 50% share in a Cyprus company with one of the two blocks
of this project.

— The —

Mystique

Cyprus Citizenship

Option 1

An investor can acquire a 50% share in a company, including a block of 7 apartments, and after issuing a certificate approving the planning (an approximate waiting time of 5-6 months) after which the investor can confirm the ownership of one of the apartments in this project.

The cost of investing and applying for citizenship in this way is 2.100. 000 euros

Option 2 (Expedited)

An investor can acquire a 50% share in the company, including a block of 7 apartments and another property worth 500,000 euros

Thus, it is possible to immediately apply for citizenship.

Total cost of investment 2.600.000 euros