



VASSILIOU MAKEDONOS
RESIDENCE

DEVELOPED BY  **KINNIS**
CONSTRUCTION & DEVELOPMENT



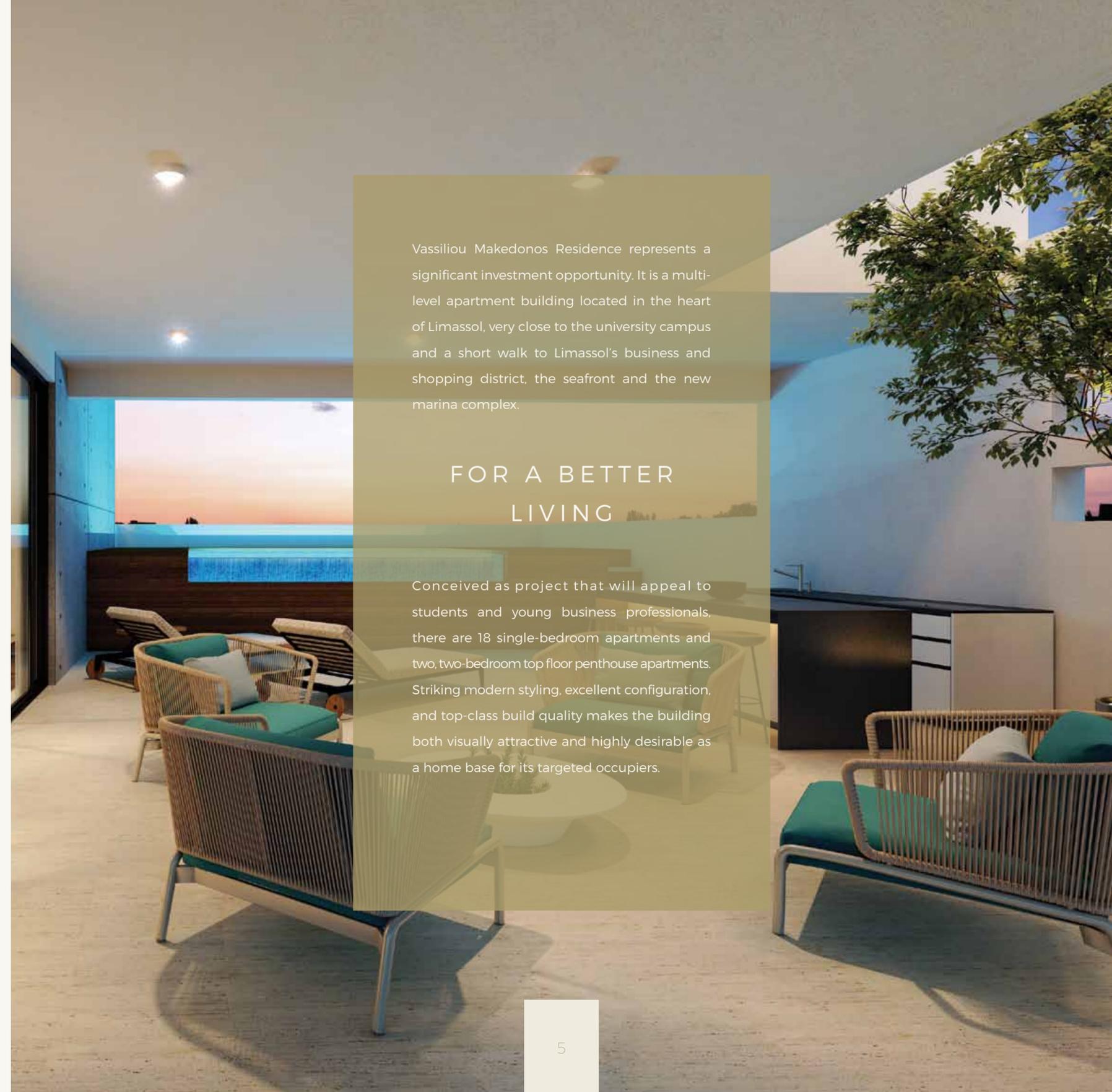
WHO WE ARE

A. Kinnis Property Developers Ltd is a Limassol-based land development company with a significant industry presence in Cyprus. The company offers an exceptional range of villas, houses and apartments, together with industrial and commercial developments.

Through in-depth research, and using a steady and considered approach to business, the company can provide clients with extremely well-constructed properties, positioned in prime locations.

A. Kinnis properties stand out for their up-to-the-minute designs and their functionality, and are truly impressive. Projects are designed by renowned architects who successfully combine the very best materials with the latest trends in building design. Careful attention to detail and an obsession with perfection create prominent architectural masterpieces that fully meet the demands of a contemporary lifestyle.

WE
REDEFINE
LIVING



Vassiliou Makedonos Residence represents a significant investment opportunity. It is a multi-level apartment building located in the heart of Limassol, very close to the university campus and a short walk to Limassol's business and shopping district, the seafront and the new marina complex.

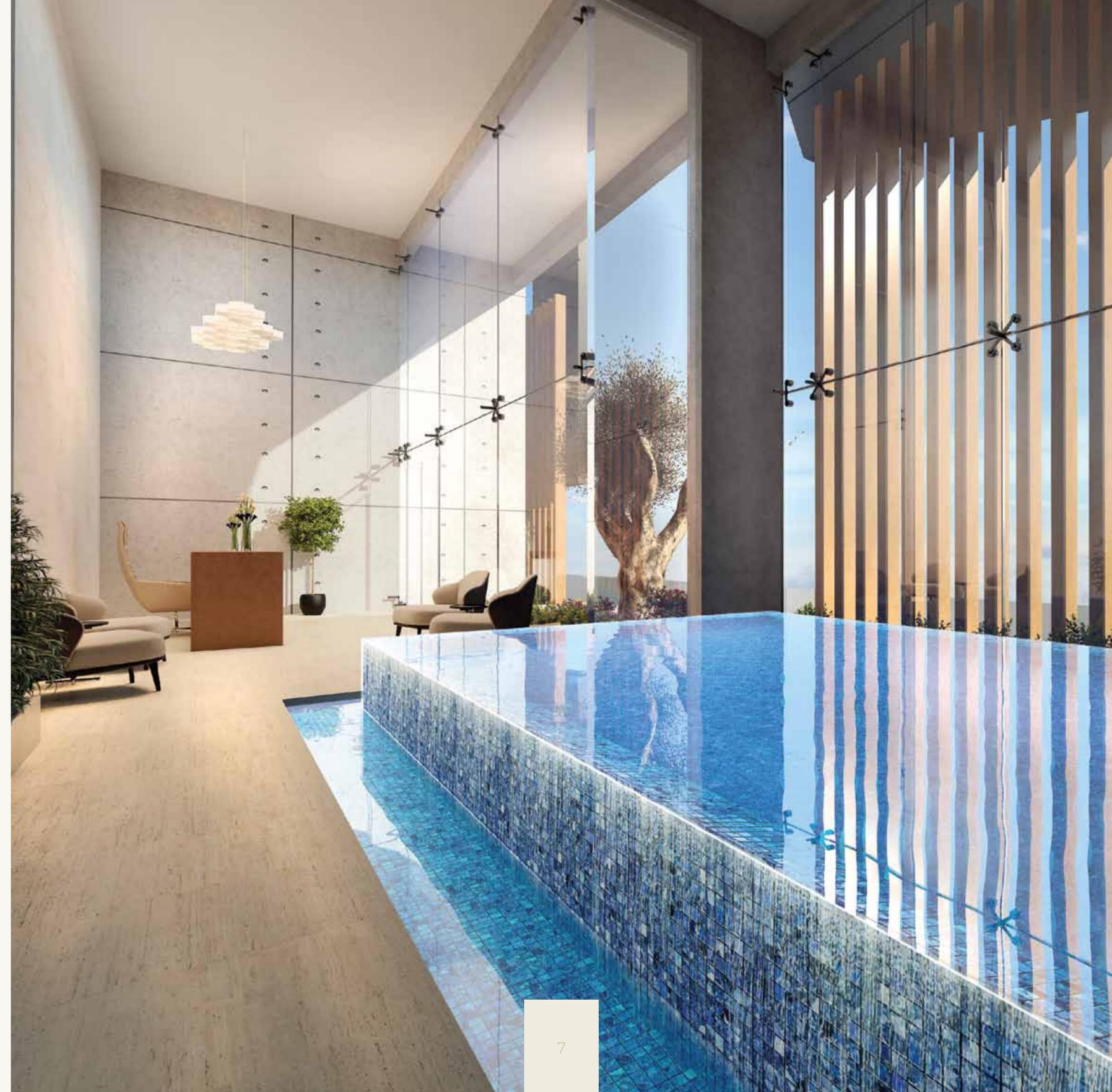
FOR A BETTER
LIVING

Conceived as project that will appeal to students and young business professionals, there are 18 single-bedroom apartments and two, two-bedroom top floor penthouse apartments. Striking modern styling, excellent configuration, and top-class build quality makes the building both visually attractive and highly desirable as a home base for its targeted occupiers.

CENTER OF THE TOWN

Limassol is the second biggest city in Cyprus, and this neighbourhood is where young professionals – and students – want to call home. Whether they are looking for convenient, secure quality accommodation, a thrilling social scene or a quiet, eclectic vibe, this is the answer.

Whether it's the sports, food, arts or theatre scene, there are enough pastimes and entertainment to fulfil every need. Combine that with easy transportation, an unmatched business and financial hub, and a year-round tourist industry, it's no coincidence that more and more young professionals are looking for accommodation in Limassol.





Carefully designed and planned by architects Yiannis Armeftis and Associates to appeal to predominantly younger occupiers, the apartments are light and airy, and surprisingly spacious. The top floor penthouse apartments have views across the rooftops towards the sea and cityscape.

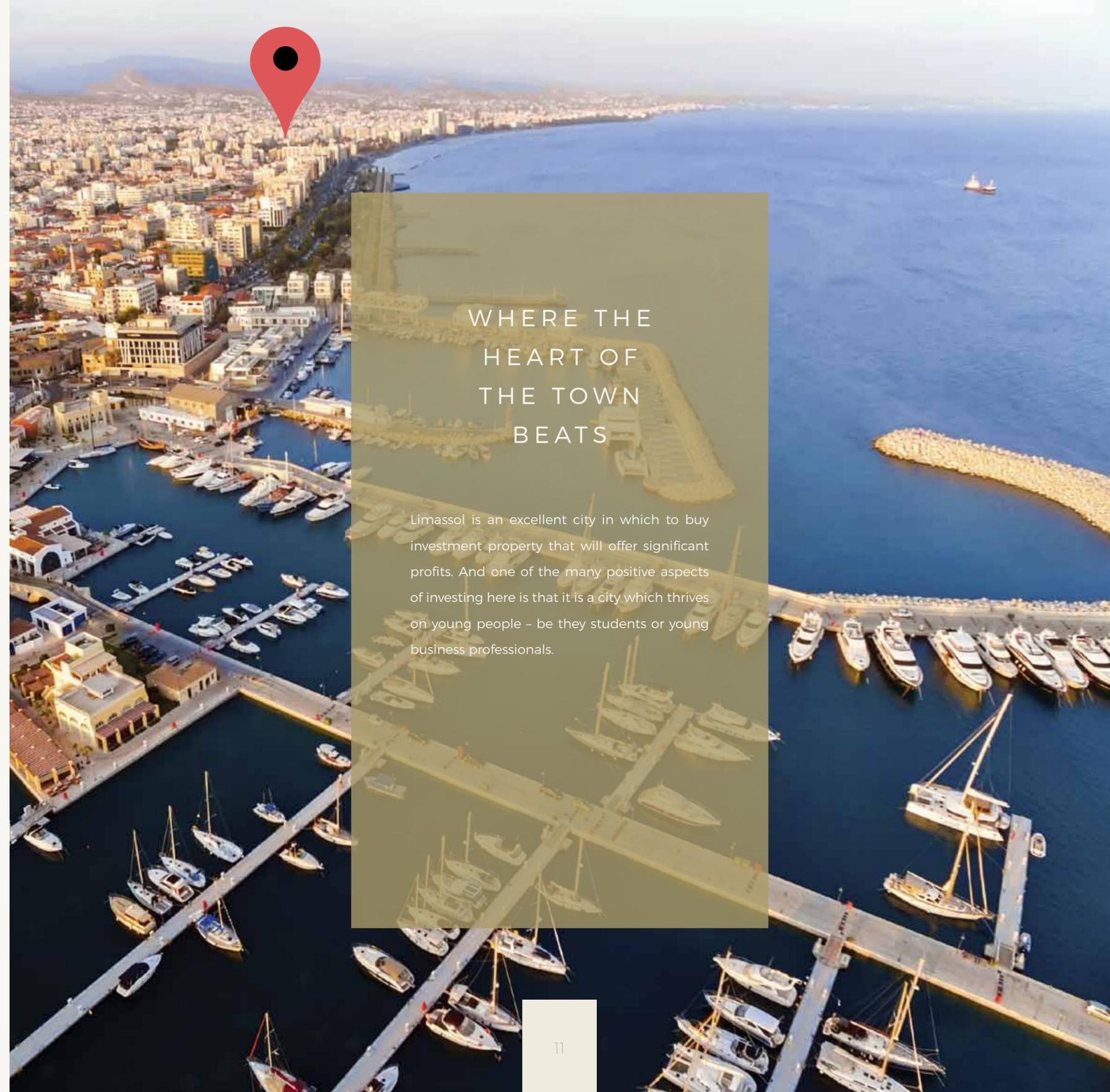
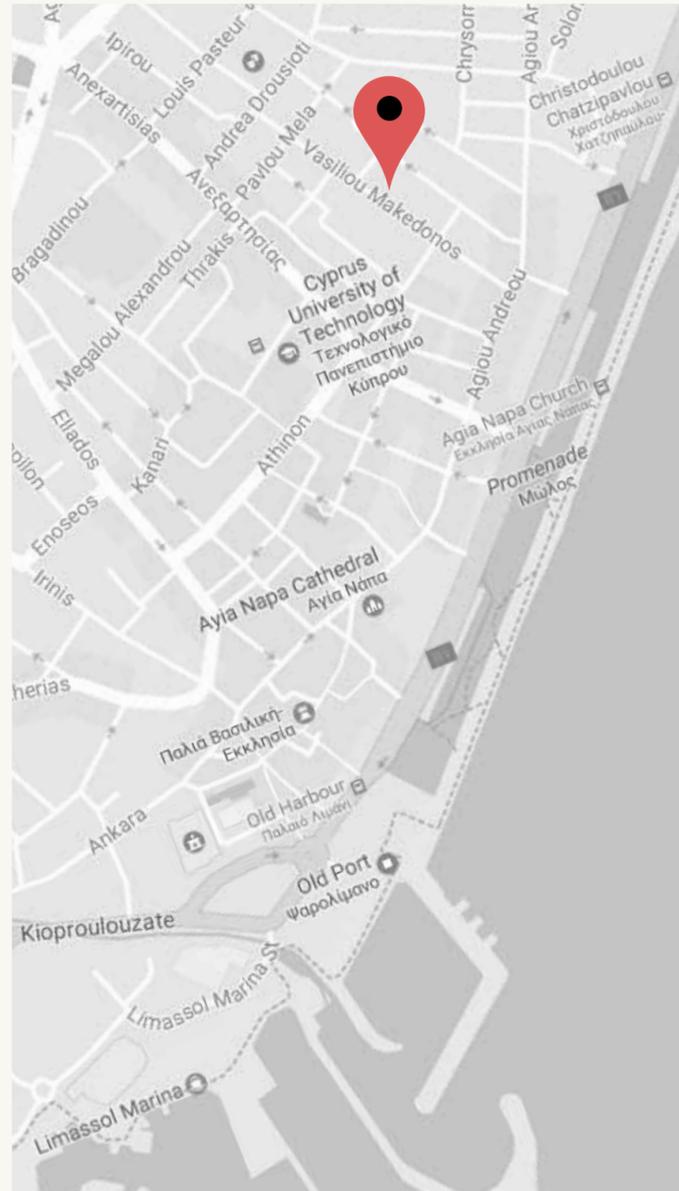
SURPRISINGLY SPACIOUS

Each apartment has a private balcony accessed by sliding full-height glass doors. Finishes, fittings and surface treatments throughout are of excellent quality – giving the entire building the look and feel of a prestige project.

A stylish, contemporary lobby houses two lifts for access to all floors. At the heart of the building is an internal garden area with suspended bridge feature, and a communal relaxation lounge that is perfect for socialising or studying.

STYLISH AND CONTEMPORARY

Individual apartments have provisions for a video entryphone and alarm systems and the entire complex is secured by remote controlled security gates.



WHERE THE
HEART OF
THE TOWN
BEATS

Limassol is an excellent city in which to buy investment property that will offer significant profits. And one of the many positive aspects of investing here is that it is a city which thrives on young people - be they students or young business professionals.



A HOME IN THE CITY CENTER

In Limassol there is a large population of renters. New students enter university, and new graduates or job-seekers gravitate to the city seeking opportunities to enter the workplace – and they all need a place to call home.

The high demand for rental apartments invariably leads to fewer vacancies. There is always the next student or employee looking for a home.

Time spent marketing apartments for rent is almost zero, because the area sells itself. There are many attractive amenities and opportunities which draw people to Limassol.

1ST FLOOR

SPECIFICATIONS					
FLAT	ROOMS	COVERED AREA	COVERED VERANDA	COMMON AREA	TOTAL AREA
101	1	49m ²	12m ²	9m ²	70m ²
102	1	49m ²	12m ²	9m ²	70m ²
103	1	48m ²	11m ²	9m ²	68m ²
104	1	48m ²	11m ²	9m ²	68m ²
105	1	48m ²	8m ²	9m ²	65m ²
106	1	48m ²	9m ²	9m ²	66m ²



2ND & 3RD FLOOR

SPECIFICATIONS					
FLAT	ROOMS	COVERED AREA	COVERED VERANDA	COMMON AREA	TOTAL AREA
201 / 301	1	49m ²	12m ²	9m ²	70m ²
202 / 302	1	49m ²	12m ²	9m ²	70m ²
203 / 303	1	48m ²	11m ²	9m ²	68m ²
204 / 304	1	48m ²	11m ²	9m ²	68m ²
205 / 305	1	48m ²	8m ²	9m ²	65m ²
206 / 306	1	48m ²	9m ²	9m ²	66m ²



4TH FLOOR

SPECIFICATIONS

FLAT	ROOMS	COVERED AREA	COVERED VERANDA	UNCOVERED VERANDA	COMMON AREA	TOTAL AREA
401	2	90m ²	63m ²	30m ²	16m ²	169m ²
402	2	90m ²	60m ²	30m ²	16m ²	169m ²



GROUND FLOOR



A modern, multi-story building with a facade of blue and white panels and large windows. The building is set against a clear blue sky. The text is overlaid on a semi-transparent white box on the left side of the image.

CYPRUS CITIZENSHIP BY INVESTMENT PROGRAMME

Vassiliou Makedonos Residence is the perfect real estate investment vehicle with which to obtain EU citizenship in Cyprus, as it meets fully the financial capital investment criteria.

The citizenship-by-investment programme enables non-EU citizens to obtain full Cypriot citizenship by investing a prescribed amount in real estate and meeting certain other requirements. Successful applicants gain the right to live, work and study in all 28 EU member countries.

In September 2016, changes were made that include the reduction of the minimum investment amount to EUR 2 million (from EUR 2.5 million), together with the possibility of including the parents of the main applicant provided that an additional EUR 500,000 + VAT is invested for the purchase of a private residence in Cyprus.

Any non-Cypriot citizen may apply if they meet the relevant investment criteria. Application may be undertaken as an individual, or as a shareholder or a senior manager of a company or companies in which the applicant is involved.

We will be pleased to provide more detailed information upon request, and through our associates, we are able to carry out the entire application process from start to finish quickly and efficiently.



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