



GRAND VALLEY



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Germasogeia • Limassol



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

Through in-depth research, and using a steady and considered approach to business, the company is able to provide customers with extremely well-constructed properties, positioned in prime locations and noted for their contemporary architecture.

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 modern lifestyle.

The Kinnis Group of Companies is a well-established property development group committed to:

- Developing properties with an emphasis on quality, design, comfort and value for money.
- Consistently meeting customer demands and exceeding their expectations.
- Striving to build homes that really do improve the way of life for owners.



## Our Values

We believe that in order to make a difference, our work must be conducted with integrity and transparency – only in this way will our customers get maximum satisfaction.

We constantly aim to deliver excellence, and are passionate about quality at every touch point.

We strive to achieve our goals through hard work, personal dedication and mutual respect.

[www.kinnisgroup.com](http://www.kinnisgroup.com)



## Our Aim

Our key aim is to always offer houses and apartments that are built to the highest standards. To us quality is not just a word, it's a way of life, and every aspect of the design and construction process is quality driven.

Buying a home is not something that happens many times during a lifetime. So buyers need to be confident and assured. That's why we will assist at every stage... we'll help find the most appropriate location, style and configuration – and in many cases we can tailor a home to suit individual needs.

We carefully select the most appropriate plots and locations to develop our properties, and design buildings that are distinctive, yet blend sympathetically with their environment – turning innovative and creative thinking into reality.



Grand Valley is a premium apartment development located in Germasogeia, a popular suburb of Limassol. It comprises two independent 4-storey buildings with ample off-road parking and communal facilities that include a swimming pool play area, and landscaped grounds. Privacy and security features are integrated into the overall design concept.

This project represents an ideal opportunity for investors wishing to apply for Cyprus citizenship under the Cyprus Citizenship by Investment scheme, as it meets the required financial criteria.



GRAND VALLEY



a  
BLOCK



b  
BLOCK

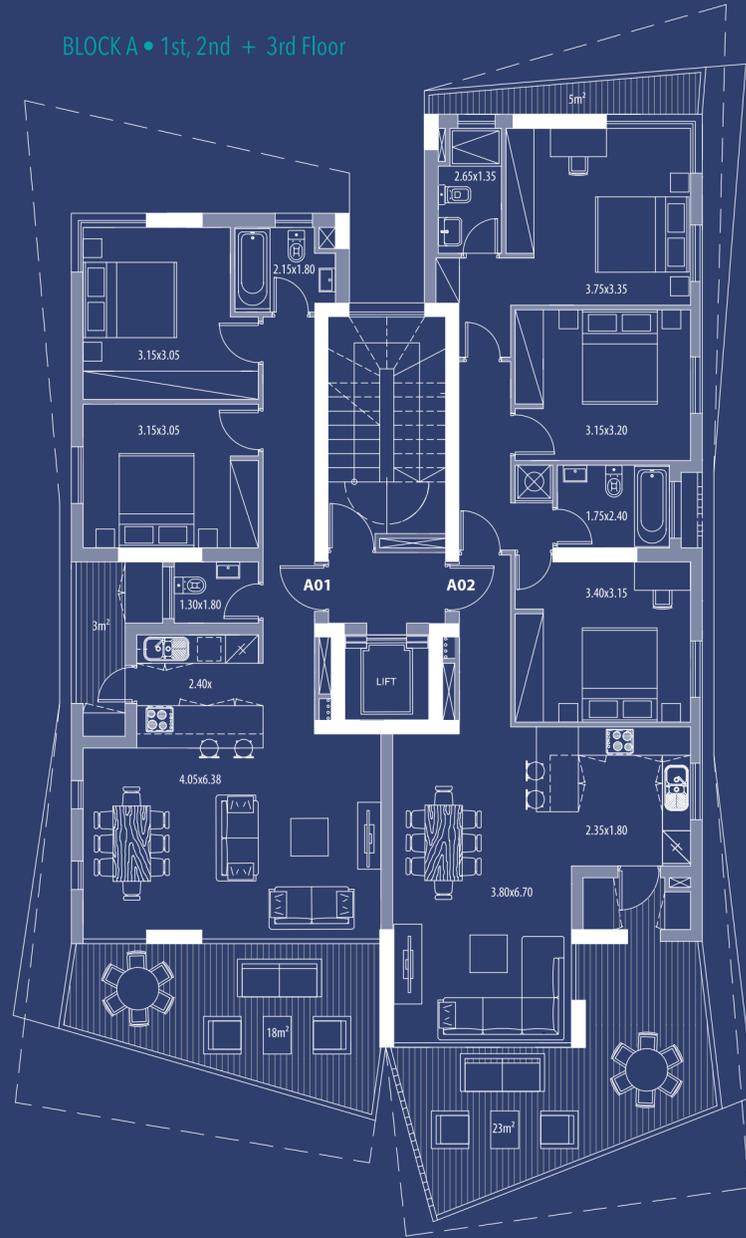
GRAND VALLEY

2263m<sup>2</sup> of superior land in Limassol-Germasogeia area consisting:

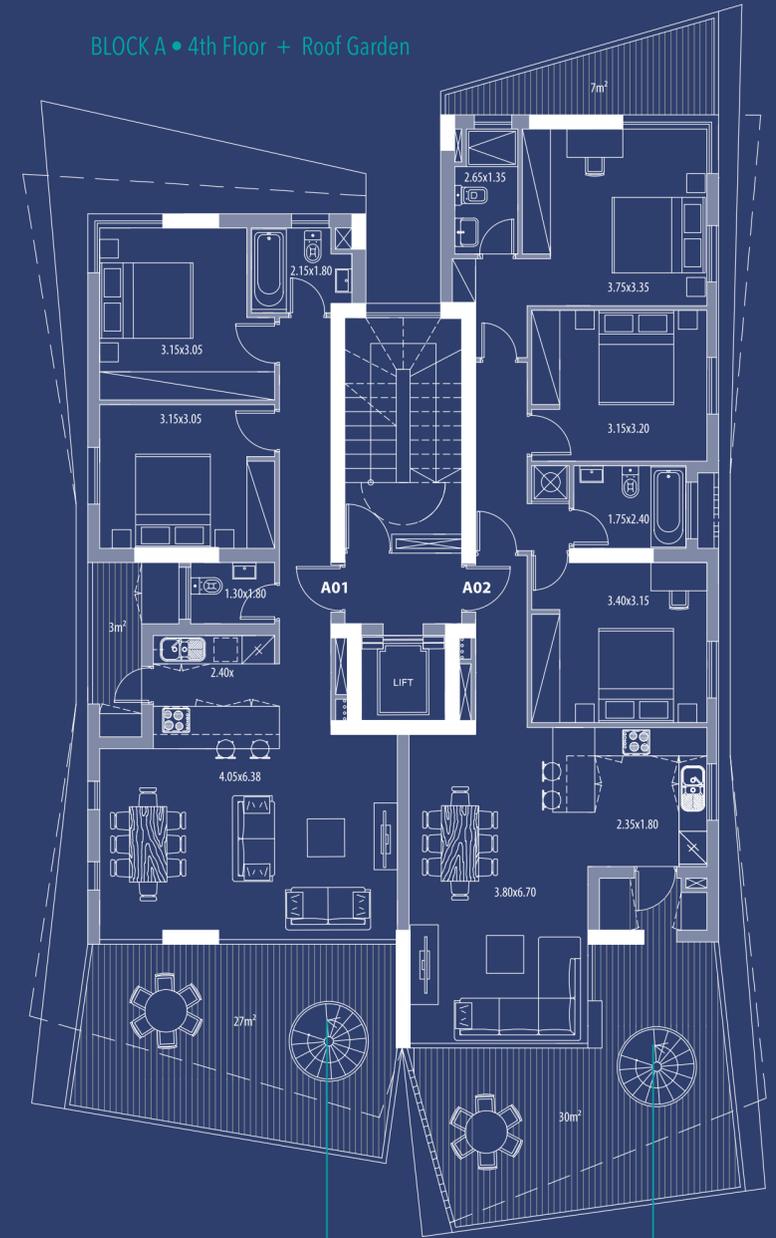
- 176m<sup>2</sup> - Green Area
- Block A - 8 Apartments
- Block B - 7 Apartments

Site Plan

BLOCK A • 1st, 2nd + 3rd Floor



BLOCK A • 4th Floor + Roof Garden



### unit specifications

Block A is comprised of 8 apartments - a two and three bedroom apartment on each of the four levels. On levels 1, 2 and 3 all apartments have similar internal layouts that include large verandas. The fourth level apartments are either two or three-bedroom, with private roof garden and outdoor jacuzzi. Ground-level outdoor features are a communal swimming pool, garden areas and parking spaces.

	Floor 1 - 3		4th Floor	
APARTMENT	01	02	401	402
BEDROOM	2	3	2	3
TOTAL COVERED AREA	87m <sup>2</sup>	110m <sup>2</sup>	87m <sup>2</sup>	110m <sup>2</sup>
COVERED VERANDAS	21m <sup>2</sup>	28m <sup>2</sup>	18m <sup>2</sup>	24m <sup>2</sup>
PARKING	1	1	1	1
ROOF GARDEN	-	-	27m <sup>2</sup>	38m <sup>2</sup>

North Elevation



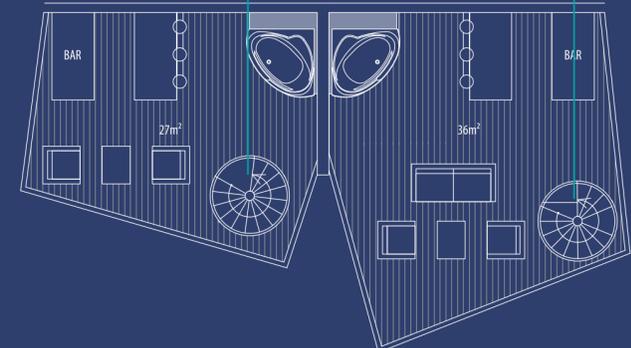
East Elevation



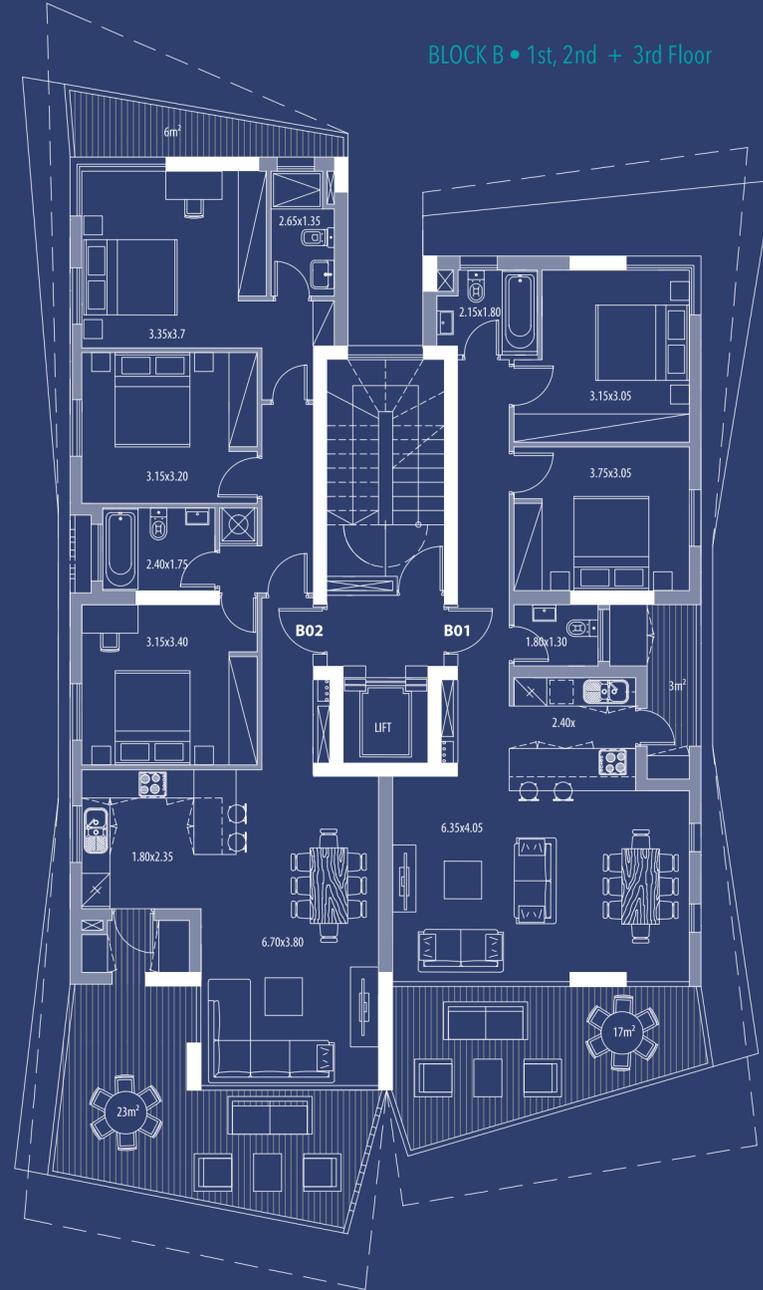
South Elevation



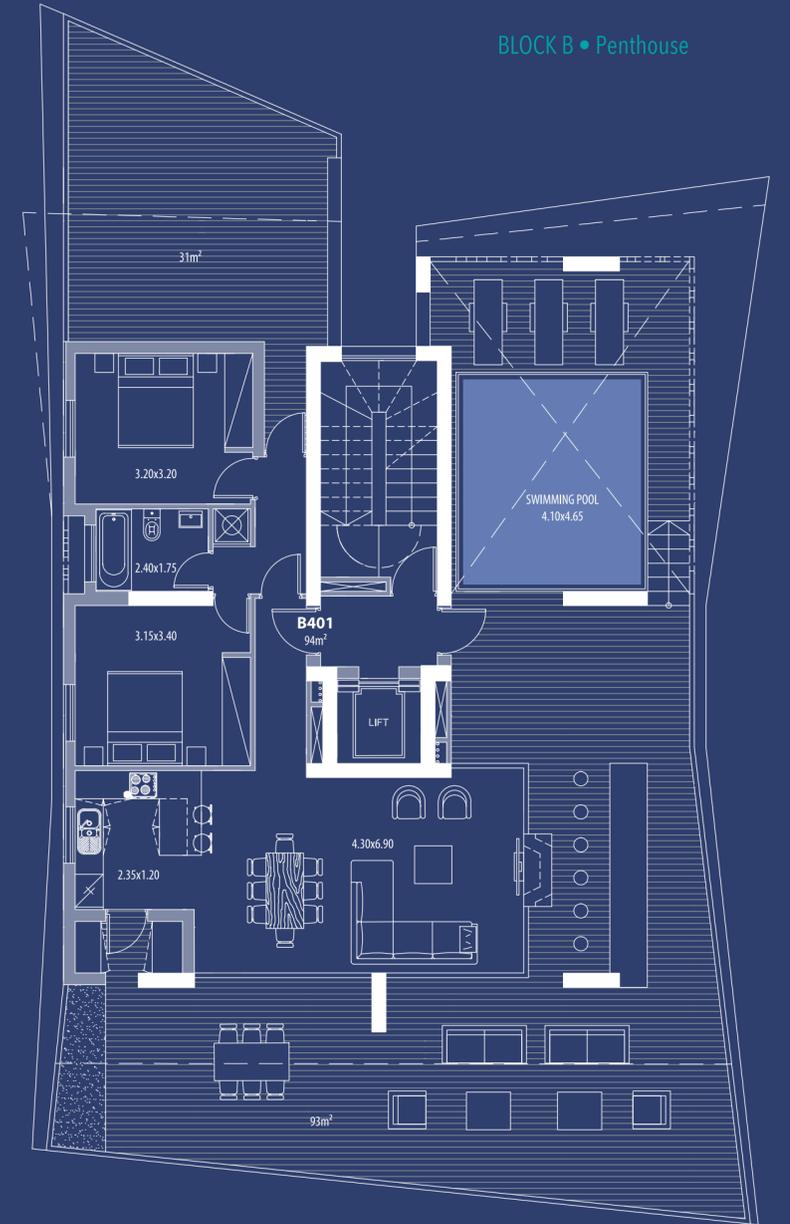
West Elevation



BLOCK B • 1st, 2nd + 3rd Floor



BLOCK B • Penthouse

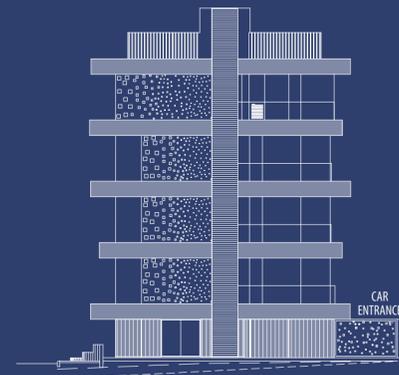


### unit specifications

Block B is a 4-storey building with 7 apartments – two on each level. Apartments on levels 1, 2 and 3 have similar internal layouts and are of two and three bedrooms with large verandas. On the fourth level is a superior two-bedroom penthouse with large roof-garden areas and a private swimming pool.

	Floor 1 - 3		4th Floor
APARTMENT	01	02	401
BEDROOM	2	3	2
TOTAL COVERED AREA	87m <sup>2</sup>	110m <sup>2</sup>	90m <sup>2</sup>
COVERED VERANDAS	29m <sup>2</sup>	21m <sup>2</sup>	35m <sup>2</sup>
PARKING	1	1	1

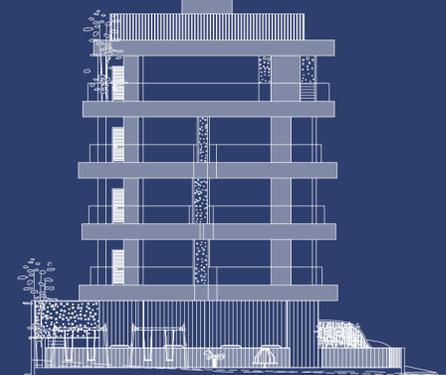
North Elevation



East Elevation



South Elevation



West Elevation





GRAND VALLEY

# Limassol

Grand Valley is located in Germasogeia, a quiet area of Limassol near to a host of amenities. Limassol itself has a rich and diverse history, although little evidence survives as progressive modernisation has taken place. Evidence that still exists indicates a sophisticated early society founded on trade and agriculture. Many ancient sites have been discovered and these are now protected monuments that form the foundation of the region's cultural history and the basis of fantastic myths and legends. The modern city centres on Limassol Castle and the Old Port. From there a web of narrow streets contain old, shuttered houses of the once-rich traders standing side-by-side with modern shops and boutiques. This area is abuzz with cafés, bars and restaurants. Not far away is the international business hub, where global companies are headquartered and where a 24-hour trade takes place.

The new Limassol Marina has added an atmosphere of cosmopolitan glamour and opulence, and this is just the start of a major development programme which will see Limassol elevated to the jewel of the Eastern Mediterranean. As the region enjoys a typical Mediterranean climate, with hot summers and mild winters, it is not surprising that Limassol is also one of the Mediterranean's premier holiday resorts.



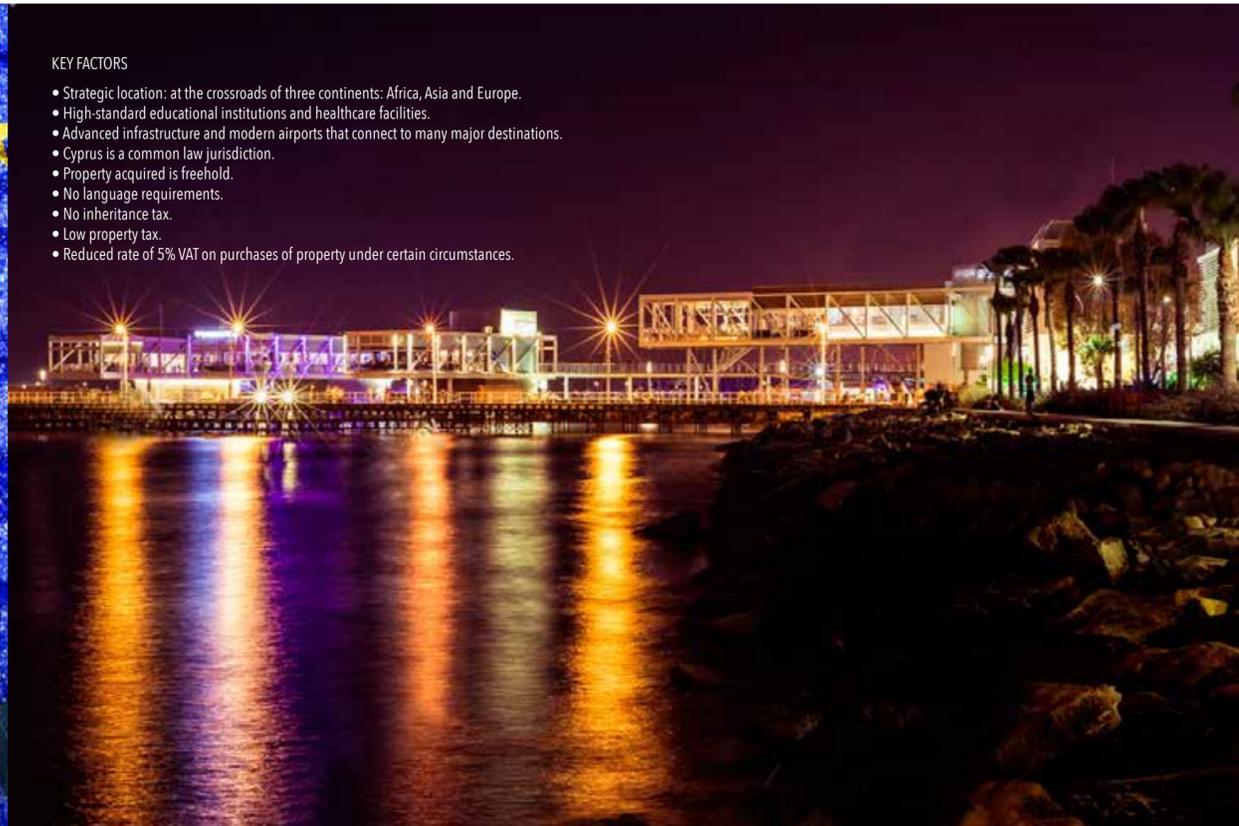
# Cyprus Permanent Residency

The fast-track Permanent Residence Programme enables the granting of a permanent residence permit to foreigners who intend to invest in Cyprus, provided that the following requirements are met:

- Residential or other property with minimum market value of €300,000 + VAT is purchased in Cyprus.
- Secured annual income from abroad and/or from sources other than employment in Cyprus.
- Funds are transferred from abroad and deposited in a Cyprus Bank in a Three-Year Fixed Deposit Account.
- The residence permit holder must visit Cyprus at least once every two years to maintain his/her status.

## KEY FACTORS

- Strategic location: at the crossroads of three continents: Africa, Asia and Europe.
- High-standard educational institutions and healthcare facilities.
- Advanced infrastructure and modern airports that connect to many major destinations.
- Cyprus is a common law jurisdiction.
- Property acquired is freehold.
- No language requirements.
- No inheritance tax.
- Low property tax.
- Reduced rate of 5% VAT on purchases of property under certain circumstances.



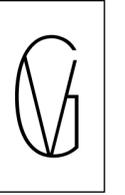
# Invest in Cyprus

Cyprus is the third largest island in the Mediterranean Sea and is a member of the European Union. It offers an enviable lifestyle in a safe, clean and healthy environment with high living standards. The island is characterised by its low crime levels, year-round sunshine, rich history and culture, and a delicious array of gastronomic delights, which all contribute to a superb quality of life.

Cyprus is a modern, cosmopolitan, transparent business centre offering opportunities for investment across a wide range of sectors. Laws and regulations, systems and infrastructure, are all continuously updated and refined to ensure the country remains at the forefront of international business and commerce. Cyprus is renowned for delivering high-quality services in a duly regulated environment and represents a top-class experience for investors and business people.

# Cyprus Citizenship

- Cyprus EU Citizenship by Investment can be obtained within 3 months.
- Investors must visit Cyprus at least once every 7 years.
- Citizens have the right to live, work and obtain an education in the wider European Union.
- Free movement of goods, services and capital.
- Visa-free travel to over 158 countries including the EU and Canada.
- Protection by diplomatic or consular authorities of any EU country.
- There are no language requirements.
- No donation to the Cyprus Government is required.
- All citizens of EU countries have the right to vote and stand for European Parliamentary Elections.
- No need to renounce previous nationality as dual citizenship is allowed.
- Citizenship can be passed to future generations.
- All nationalities are eligible for the programme.
- No tax consequences unless one opts to become a tax resident in Cyprus.



GRAND VALLEY



## GRAND VALLEY • DISTANCES

1.5km	St. Rafael Marina (250 Berths)	5 min drive
13km	Limassol City Centre	10 min drive
14km	Limassol Marina (650 Berths)	12 min drive
50km	Larnaca International Airport	35 min drive
70km	Pafos International Airport	45 min drive
60km	Nicosia, Capital City	40 min drive
50km	Troodos - Mount Olympus alt.1952m	60 min drive

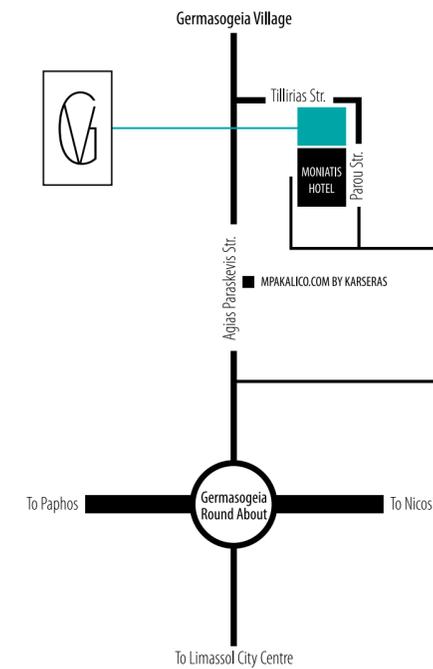
## AMENITIES

Grand Valley is close to all essential amenities. The village of Germasogeia has a range of small shops and tavernas, and also a number of bank branch offices. The short drive into Limassol offers an enormous choice in supermarkets, malls, speciality shops, boutiques, entertainment venues, restaurants and coffee shops. There too you will find good schools, medical facilities, international banks and municipality offices.

The city presents many diverse cultural activities. Top class international artistes visit Limassol regularly, and throughout the year there are numerous opportunities to enjoy theatre, ballet, opera, pop, rock and jazz productions. Limassol is also gaining quite a reputation for its diverse cuisine. It is easy to find excellent restaurants specialising in foods from all around the globe.



## GRAND VALLEY • LOCATION MAP



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