

residence
IN THE CENTRE OF EVERYTHING
bianco.

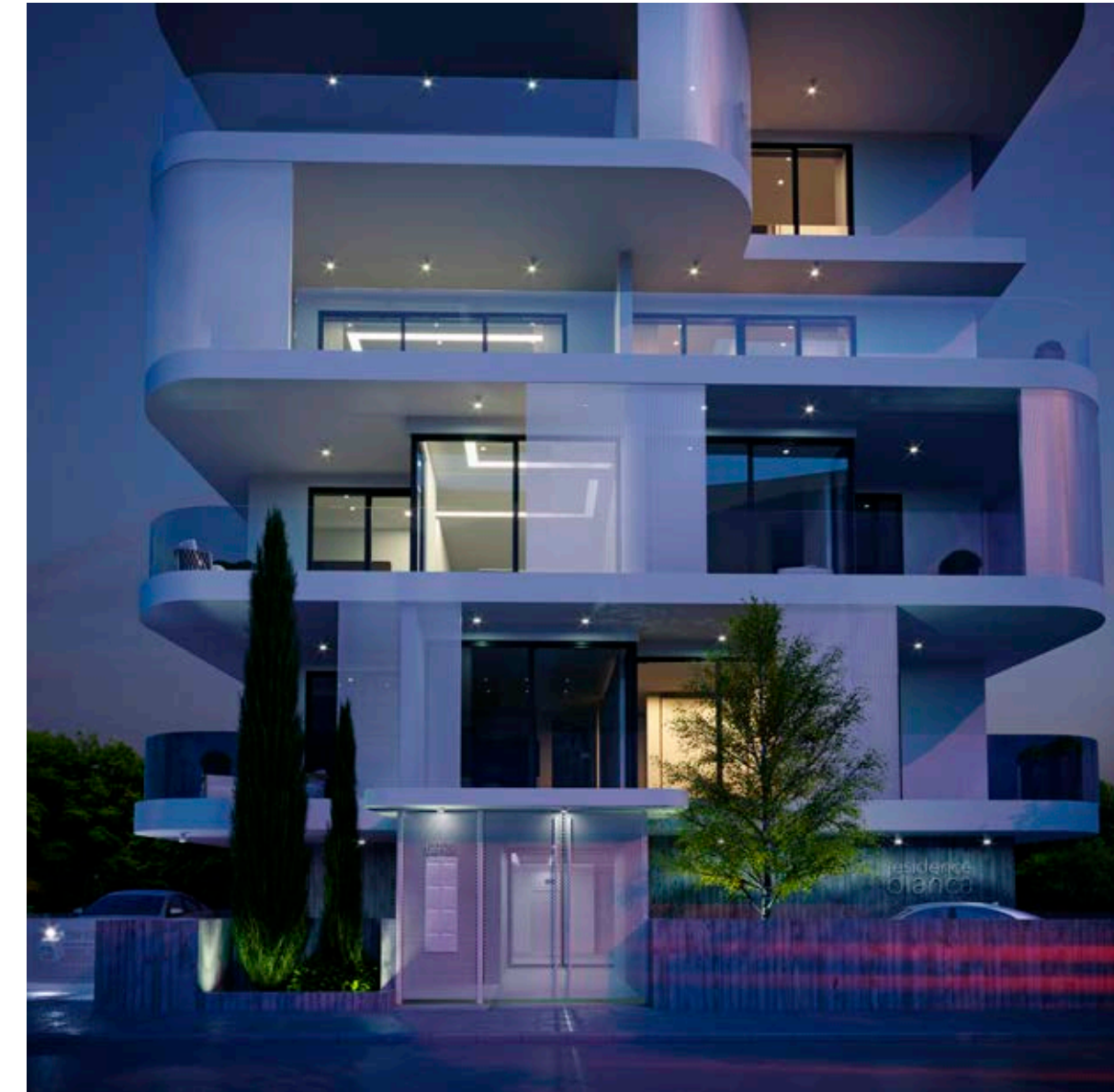


five floors up feel the inspiration

Residence Bianco is a premium contemporary apartment development comprising of only eight apartments. It is ideal for those seeking a tranquil city-living lifestyle. Privacy and security features are integrated into the overall design concept, with secure gated entrance to your own covered gated car parking and perforated screens for added terrace privacy.

Located in the centre of everything, Neapolis - Limassol is a popular area bustling with retail, yet just a 5 min walk (400m) to the beach-front, where the Trilogy, Olympic towers and the tallest One project are located, which is set to increase the value of the surrounding vicinity. This project represents an ideal opportunity for investors wishing to apply for the Cyprus citizenship under the Cyprus Citizenship by Investment scheme.

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taking city living to a new level of comfort & sophistication

Surrounded by the rich and vibrant culture of cosmopolitan Limassol, **Residence Bianco** is the smart choice for those seeking an enlightening living environment. In one of these modern upscale apartments you can have the lifestyle that reflects who you are.

Located in a quiet side road north from John Kennedy street, in a semi-suburban neighbourhood of tree-lined streets, family homes and low-rise apartment buildings, **Residence Bianco** will allow you to be who you want to be. Become part of the vibrant Limassol community, or enjoy quiet seclusion - the choice is yours.

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ground floor

STORE 01
1.10x1.75m

STORE 02
1.10x1.75m

STORE 03
1.50x1.35m

STORE 04
1.85x1.35m

STORE 05
1.85x1.35m

STORE 06
1.90x1.60m

STORE 07
1.90x1.50m

EAC
1.90x1.40m

EAC
1.90x1.10m

LOBBY
3.15x5.30

LIFT

1

2

3

4

5

6

7

8

9

10

A contemporary five floor development.

1st floor • 3, one bedroom apartments

2nd floor • 2, two bedroom apartments

3rd floor • 1, three bedroom apartment

4th floor • 1, three bedroom apartment

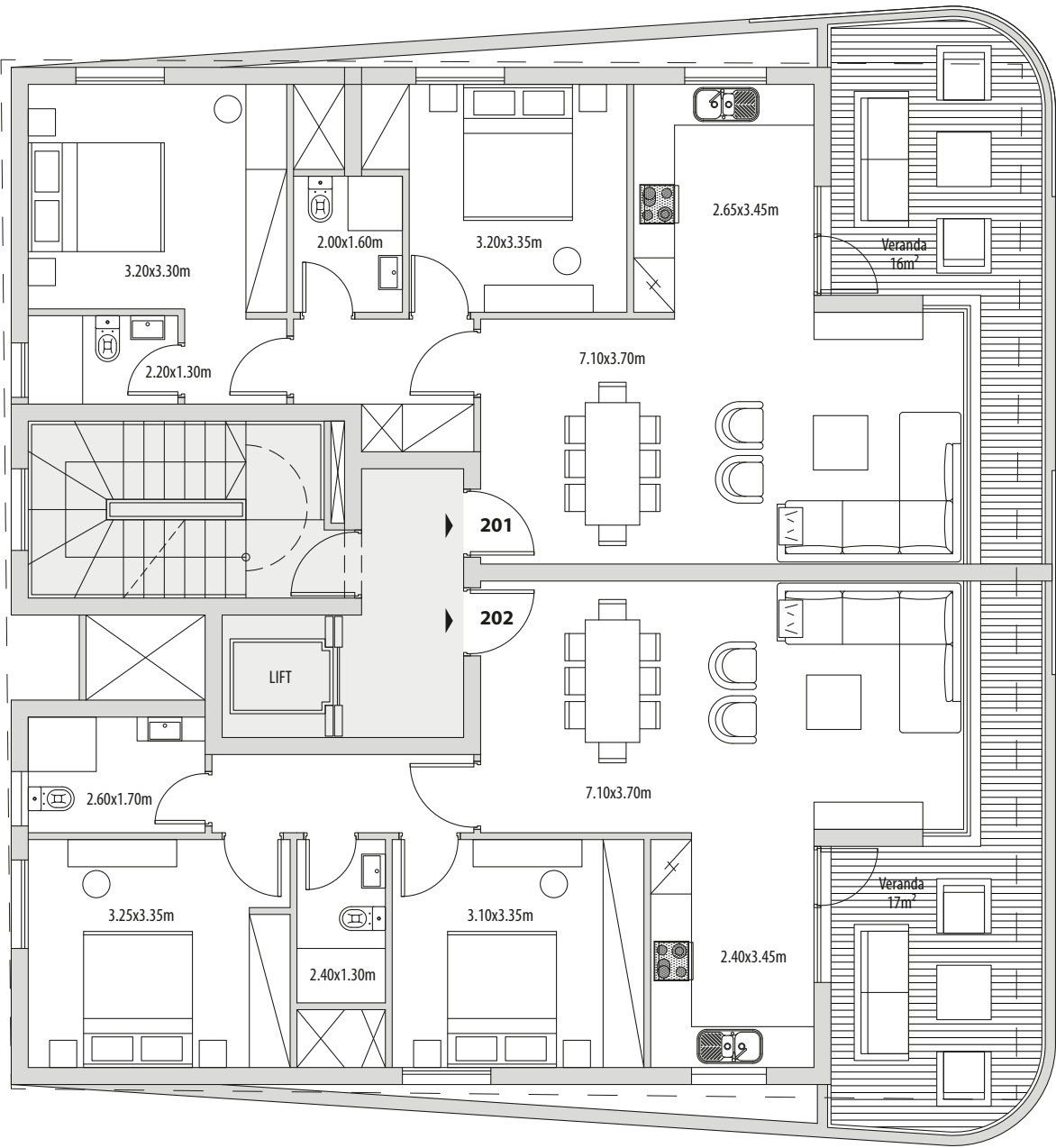
5th floor • penthouse, three bedroom with roof garden

ENTRANCE / EXIT

The floor plan illustrates the layout of the 1st floor, featuring three distinct residential units (101, 102, and 103) and a central circulation area. Unit 101, located at the top, includes a living area (6.65x3.65m), a kitchen (1.60x2.10m), and a bedroom (3.10x3.30m), with an adjacent 14m² veranda. Unit 102, in the middle, features a larger living area (7.25x3.70m), a kitchen (1.60x2.00m), and a bedroom (3.30x3.80m), accompanied by a 10m² veranda. Unit 103, at the bottom, consists of a living area (6.65x3.35m), a kitchen (1.60x2.10m), and a bedroom (3.40x3.20m), with a 13m² veranda. A central staircase and lift are situated between the units, providing access to the upper and lower floors. The plan also shows various built-in furniture, appliances, and storage spaces within each unit.

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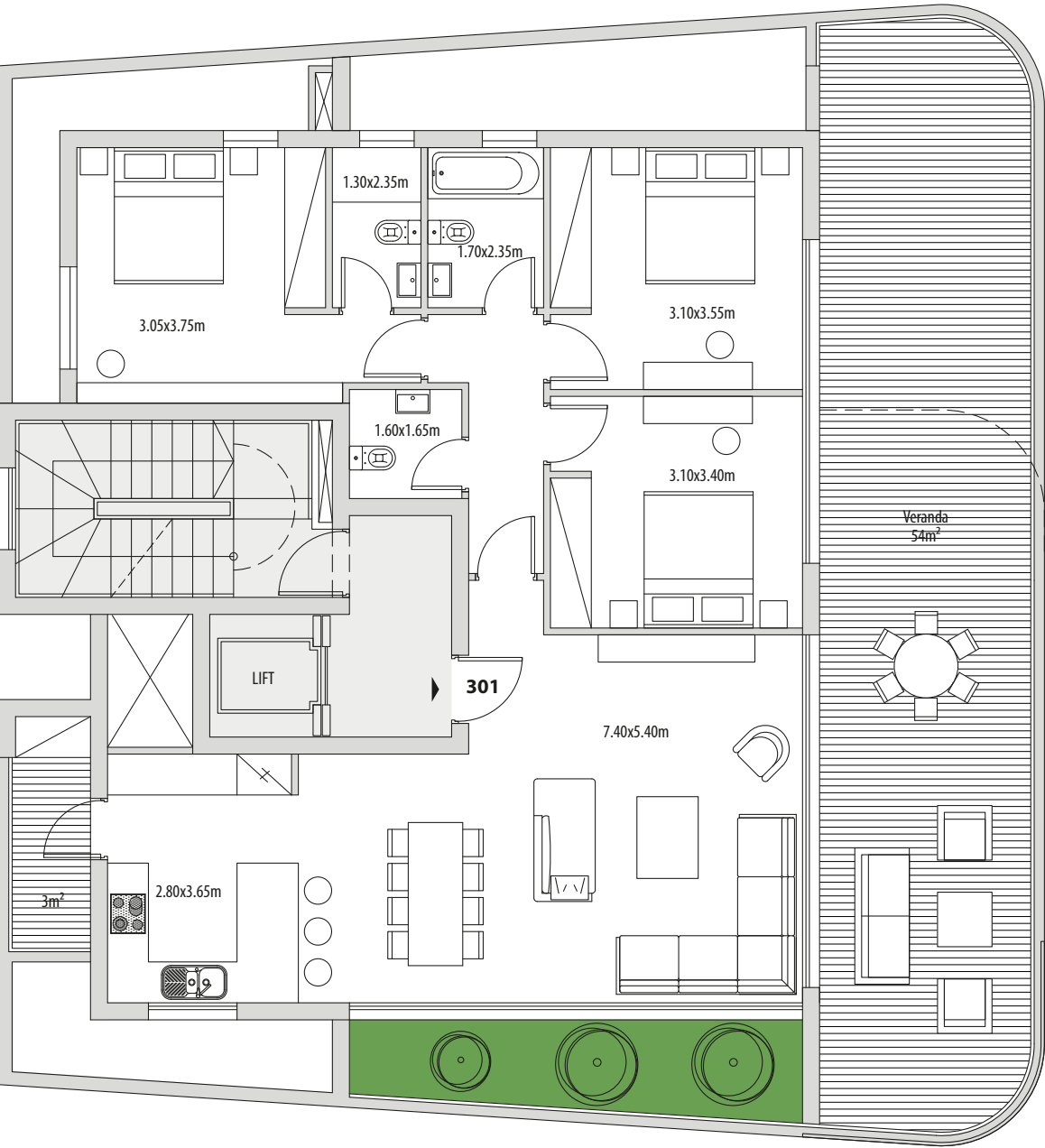
Second floor consists of two, two bedroom apartments with reflected internal layouts that include large verandas.



second floor

Apartment	201	202
Bedroom	2	2
Internal Area	83m ²	83m ²
Covered Veranda	16m ²	17m ²
Total Covered Area	99m ²	100m ²
Parking	1	1

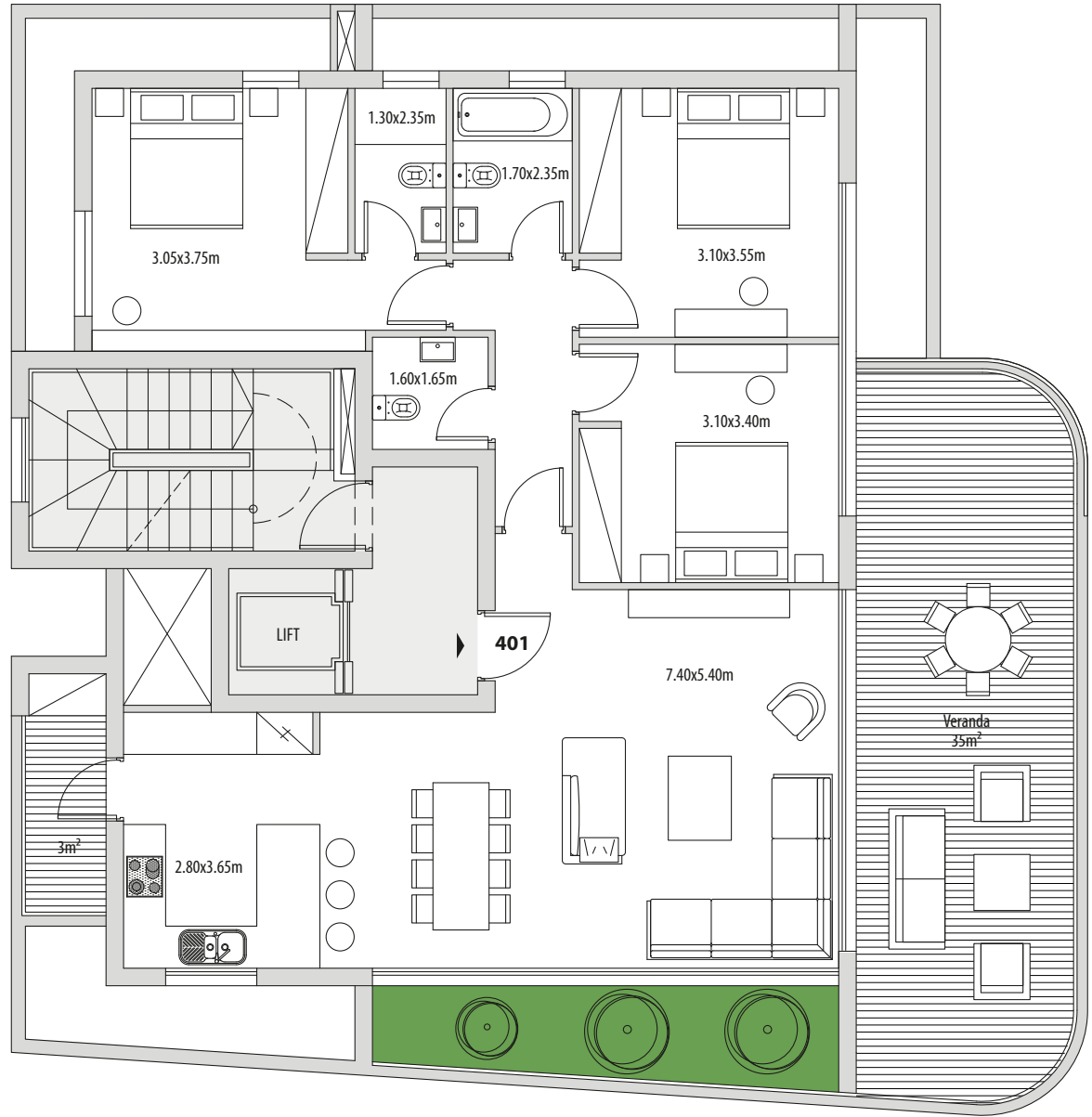
Third and fourth floors consist of one each three bedroom spacious apartment with open plan kitchen, living and dining areas with large verandas and garden area.



third floor

Apartment	301
Bedroom	3
Internal Area	116m ²
Covered Veranda	54m ²
Total Covered Area	170m ²
Parking	1

4

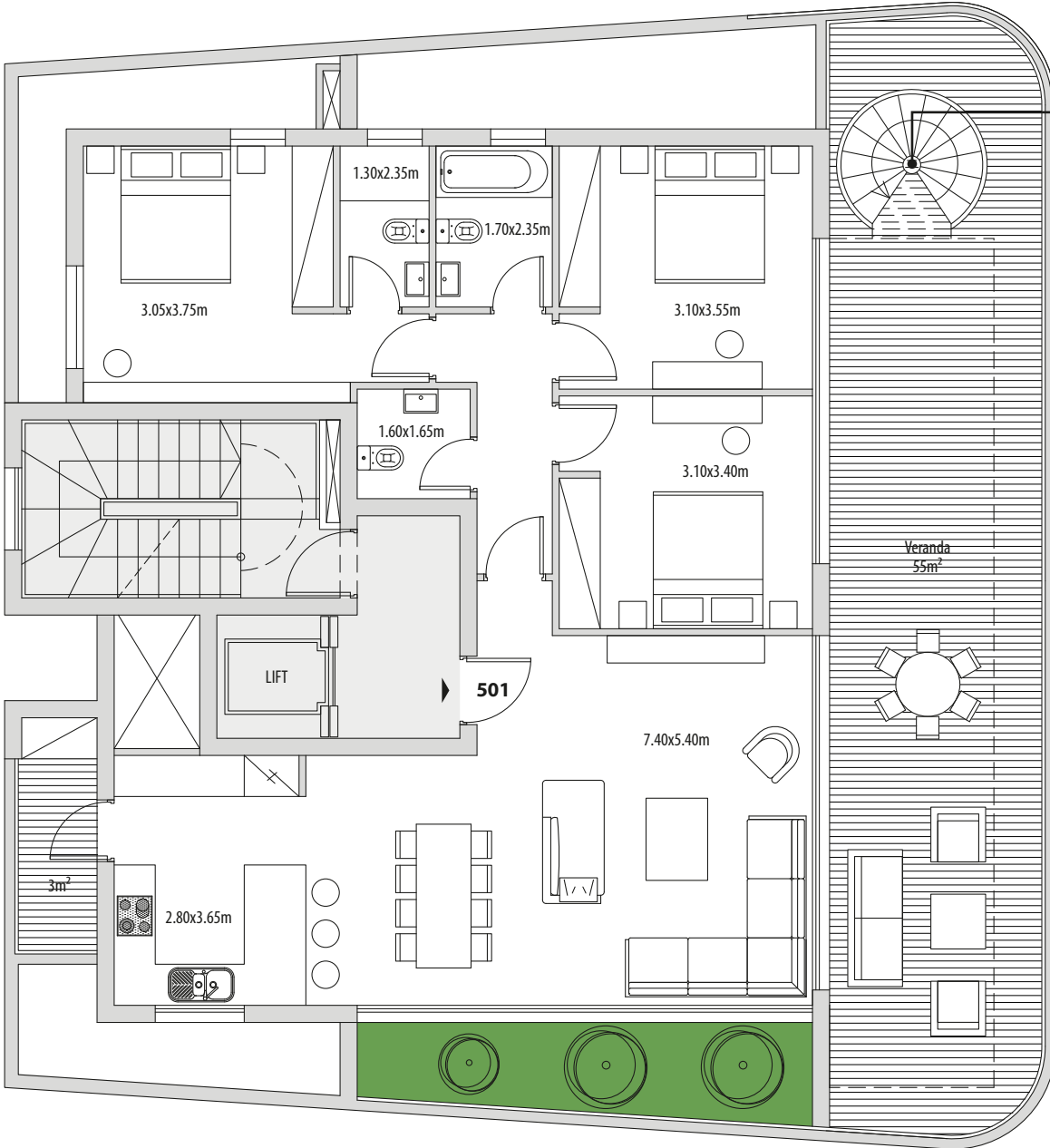


fourth floor

Apartment	401
Bedroom	3
Internal Area	116m ²
Covered Veranda	35m ²
Total Covered Area	151m ²
Parking	1

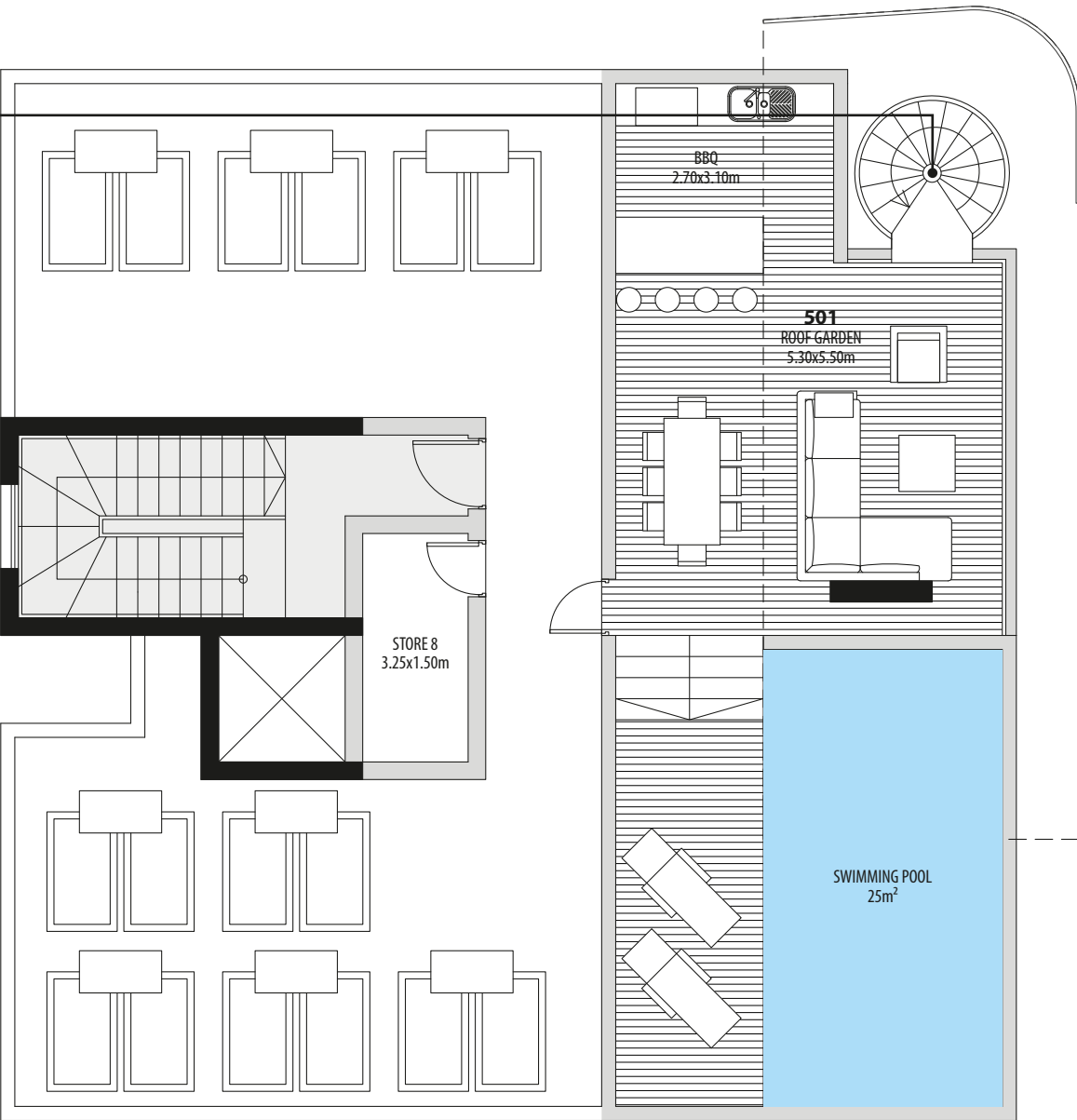


On the **fifth floor** is a superior three-bedroom penthouse with large verandas and private access to the roof-garden area with a private swimming pool and a storage.



penthouse | fifth floor

Apartment	501
Bedroom	3
Internal Area	116m ²
UnCovered Veranda	5m ²
Covered Veranda	50m ²
Total Area	171m²
Parking	1



penthouse | roof garden

Apartment	501 - roof garden
UnCovered Veranda	47.5m ²
Covered Veranda	32.5m ²
Total Area	80m²
Pool	25m ²



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technical specifications

General Structure

Foundation & Superstructure	Reinforced concrete Structure
External Walls	250mm brickwork
Internal Walls	100mm brickwork

Insulation Systems

Thermal Insulation for slabs	Extruded Polystyrene slabs
Thermal Insulation for External Walls	250mm brickwork + 50mm polystyrene on structural members
Waterproofing System (top slab)	Polyurethane System (MARISEAL or similar)
Waterproofing (verandas)	Polyurethane System (MARISEAL or similar)
Waterproofing (foundations)	Polyurethane / Bitumen System

Roof Systems

Non-Visiting roof	Exposed Waterproofing System
Visiting roof / Roof Garden	Ceramic tiles €40.00/m2 or Decking System

Aluminium Systems

Preferred Company	MUSKITA (CY) MU 3200 or ALUMIL (GR) or RABEL (CY)
Sliding System	Thermal System based on efficiency Certificate
Hinged System	Thermal System based on efficiency Certificate

Finishes / Exterior

Render Plaster	3 coats of plaster or paint (SANDTEX) 3 coats of spatula and paint
Fair – Faced Concrete	Planked Formwork
Cladding	HPL panels – Aluminium composite panels (Class A1) (ALUCOBOND, REYNOBOND)
AND /OR Stone	Ceramic / Marble tiles
Floors (Patios – Verandas)	Treated Concrete Surface
Floors (Parking areas)	Treated Concrete Surface

Finishes / Interior

Internal Walls	2 coats of plaster / spatula and 3 coats of emulsion paint
Common Areas (floors)	From Natural Marble or Granite or Ceramic tiles
Staircases - Lobby	From Natural Marble or Granite – 2cm thick
Living and Dining Room Areas (floors)	Ceramic tiles – Client choice priced €40.00/m²
Bedroom Areas (floors)	Laminated floors for the bedrooms priced €20.00/m²
Kitchen Area (floors)	Ceramic tiles – Clients choice priced €40.00/m²
Bathroom Areas (floors / walls)	Ceramic tiles – Clients choice priced €40.00/m²
Verandas	Anti – Slip Ceramic tiles will be placed at €20.00/m²

Interior Details

Kitchen Countertops	Preparation for Marble or Wood
Kitchen Cabinets Quality	Ready made – Imported from Italy
Doors	Ready made – High Quality - Imported
Wardrobes	Ready made – High Quality - Imported

Other Details

Railing	Laminates / Tempered Glass / Metal
Fencing	Fair-Faced Concrete wall / Plastered concrete wall

Mechanical Services

Heating	Electrical wall radiators provision.
Cooling	Wall Split units provision
Solar Heaters	A solar panel with an electric heater and a plastic 800lt cold water reservoir will be installed along with a pressurized water system plus 150lt boiler

Plumbing	Manifold System – Pipe in Pipe or PVC
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Electrical Services

EAC	According to EAC rules
Main Entrance	Video Phone System
Satellite & TV	Preparation for handing television and satellite. Central System for Television reception.

Lift & Gates

Lift	Schindler or OTIS electric
Gates	Electric sliding gates for car entry



Creatively designed from a blank canvas, apartments feature light-filled living spaces filled with contemporary design influences and minimalist colour palettes.

Featuring open-concept interiors with sleek modern finishes, the highest specifications in energy saving construction, and a host of well-considered touches, the apartments offer everything you could need. You'll be especially attracted to the modern kitchen where you can refine your cooking skills, and to the open plan lounge/dining area where entertaining will be an absolute pleasure.

In the all-important bedrooms and bathrooms, practicality combines with style to provide calming spaces. Contemporary touches help create an environment that focuses on the way you want to live.

The exclusive penthouse has been designed with great care and attention to deliver a flawless experience. Impeccable interior finishes and luxury elements have been specially selected to give the perfect backdrop to up-market urban living.

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Limassol

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 caf  s, bars and restaurants. Not far away is the international business hub, where global companies are head-quartered 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.

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.

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.

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.



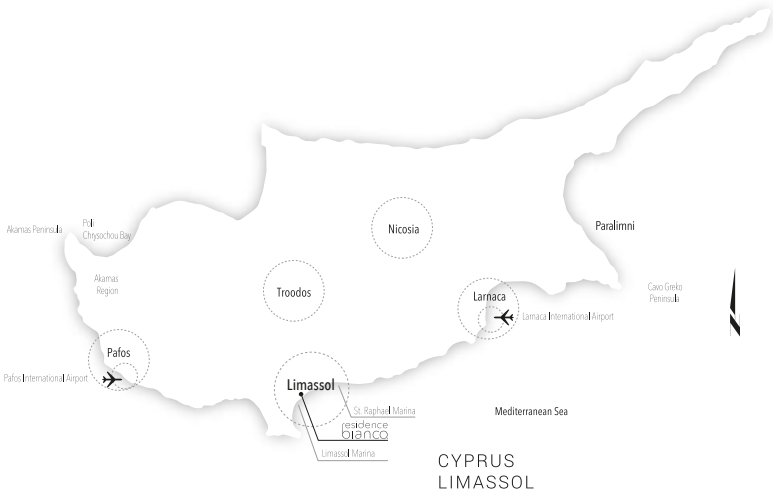
from residence bianco.

400m	5 min walk	to Beach Front
1.5km	5 min drive	to Limassol City Centre
1.5km	5 min drive	to Limassol Marina (650 Berths)
13km	10 min drive	to St. Rafael Marina (250 Berths)
50km	35 min drive	to Larnaca International Airport
50km	35 min drive	to Pafos International Airport
60km	40 min drive	to Nicosia, Capital City
50km	50 min drive	to Troodos - Mount Olympus alt.1952m

living in the heart of limassol

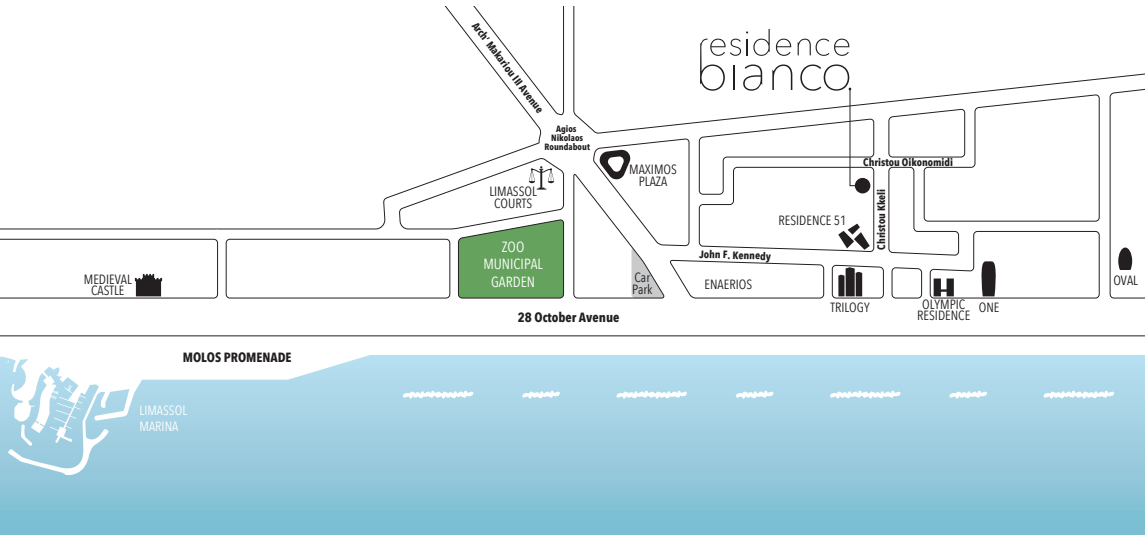
You'll be at the centre of the international commercial hub that is Limassol, yet living in a secluded area. You'll also be close to the seafront, where you can power-walk along the Molos, take an evening stroll on the beach, enjoy the buzzing atmosphere at the new marina, or even learn to sail. You can work out at a fitness centre, socialise at one of the many coffee shops and patisseries, or shop at a designer store... all within a few minutes' walk.

Close at hand are all the supermarkets, banks, health and municipality amenities you'll need. Venture further, and a short drive will take you to one of the widest selections of shops, restaurants, clubs and entertainment venues that Cyprus has to offer.



Residence Bianco is close to all essential amenities. A range of luxury shops, cafeterias, and also a number of international banks and an enormous choice in supermarkets, malls, speciality shops, boutiques, zoo, entertainment venues, restaurants and coffee shops, schools, medical facilities and municipality offices are located near the development.

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



Boutique Residence



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DISCLAIMER

The contents of this brochure are purely conceptual and do not form any part of a sales contract and have no legal binding on us. While we endeavour to portray the development accurately, we reserve the right to amend the layout plans, number of floors & units, elevation, colour scheme, specifications and amenities, etc. without notice. E&OE

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.

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.

www.kinnisgroup.com



Estella Residence

