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P

KING  
PHILIP  
RESIDENCE

A KINNIS PROPERTY DEVELOPMENT



LOYAL  
SIMPLICITY  
IN THE HEART  
OF LIMASSOL

KING PHILIP

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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 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.



KING PHILIP - LIFESTYLE



**King Philip**

Is a premium contemporary apartment development comprising of only 7 apartments and 1 penthouse with it own roof garden with BBQ and swimming pool area. 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 the city, Agia Zoni area - Limassol, is a popular area bustling with retail, yet just a 2min walk (300m) to Makarios Avenue, where the high-society spend their time shopping and relaxing at the hippest cafe restaurants in town. Also located within the surrounding vicinity is St. Mary's private secondary school adjacent to Limassol's central Courthouse. Anexartisias high-street shopping is a mere 600m away, which will lead you to the vibrant Molos pedestrian seafront promenade.

This project represents an ideal opportunity for investors wishing to apply for the Cyprus citizenship under the Cyprus Citizenship by Investment scheme.

3

**1 Bedroom**  
APARTMENTS

3

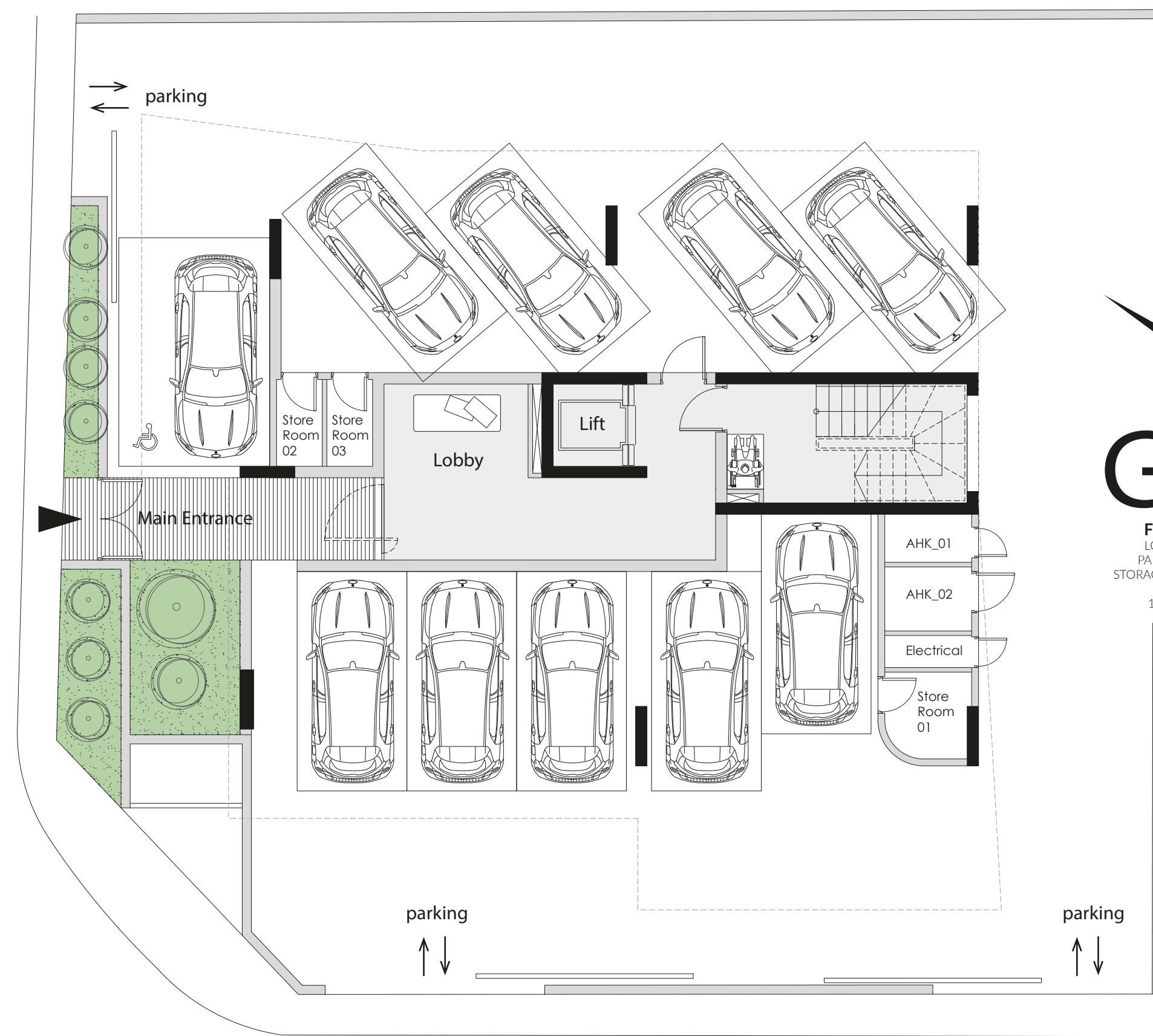
**2 Bedroom**  
APARTMENTS

2

**3 Bedroom**  
APARTMENTS

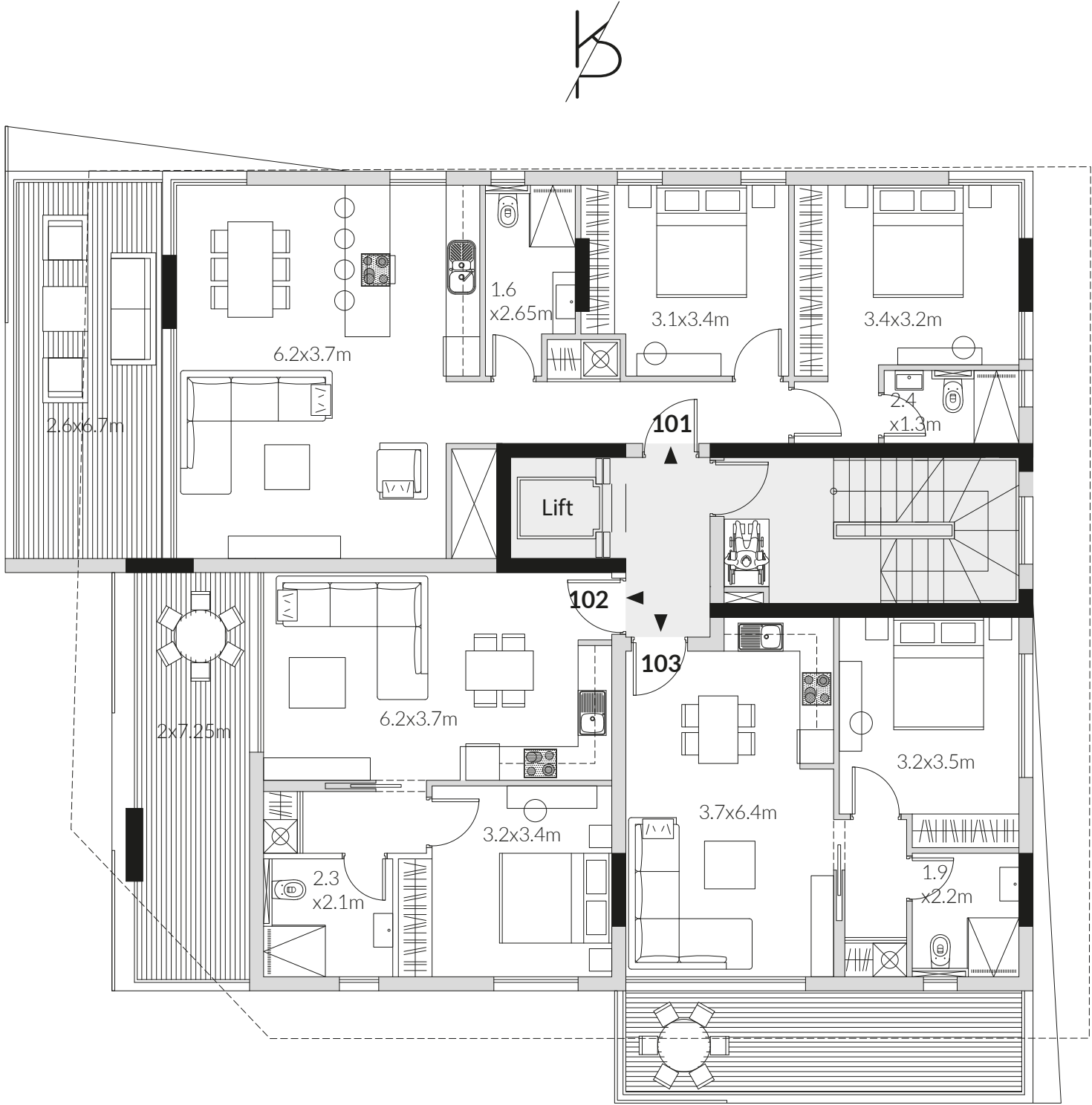


KING PHILIP



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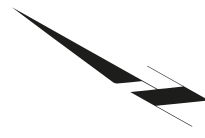
Floor  
LOBBY  
PARKING  
STORAGE ROOMS  
1:100



1st  
Floor  
3 APARTMENTS  
1:100

First floor consists of two, one bedroom apartments and one, two bedroom apartment with open plan kitchen and living room areas and large outdoor verandas.

Apartment	101	102	103
Bedroom	2	1	1
Internal Area	87m <sup>2</sup>	50m <sup>2</sup>	50m <sup>2</sup>
Covered Veranda	18m <sup>2</sup>	15m <sup>2</sup>	14m <sup>2</sup>
<b>Total Covered Area</b>	<b>105m<sup>2</sup></b>	<b>65m<sup>2</sup></b>	<b>64m<sup>2</sup></b>
Parking	1	1	1



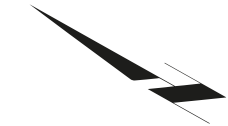
2nd  
Floor  
2 APARTMENTS  
1:100

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

Apartment	201	202
Bedroom	2	2
Internal Area	87m <sup>2</sup>	85m <sup>2</sup>
Covered Veranda	18m <sup>2</sup>	21m <sup>2</sup>
<b>Total Covered Area</b>	<b>105m<sup>2</sup></b>	<b>106m<sup>2</sup></b>
Parking	1	1



KING PHILIP



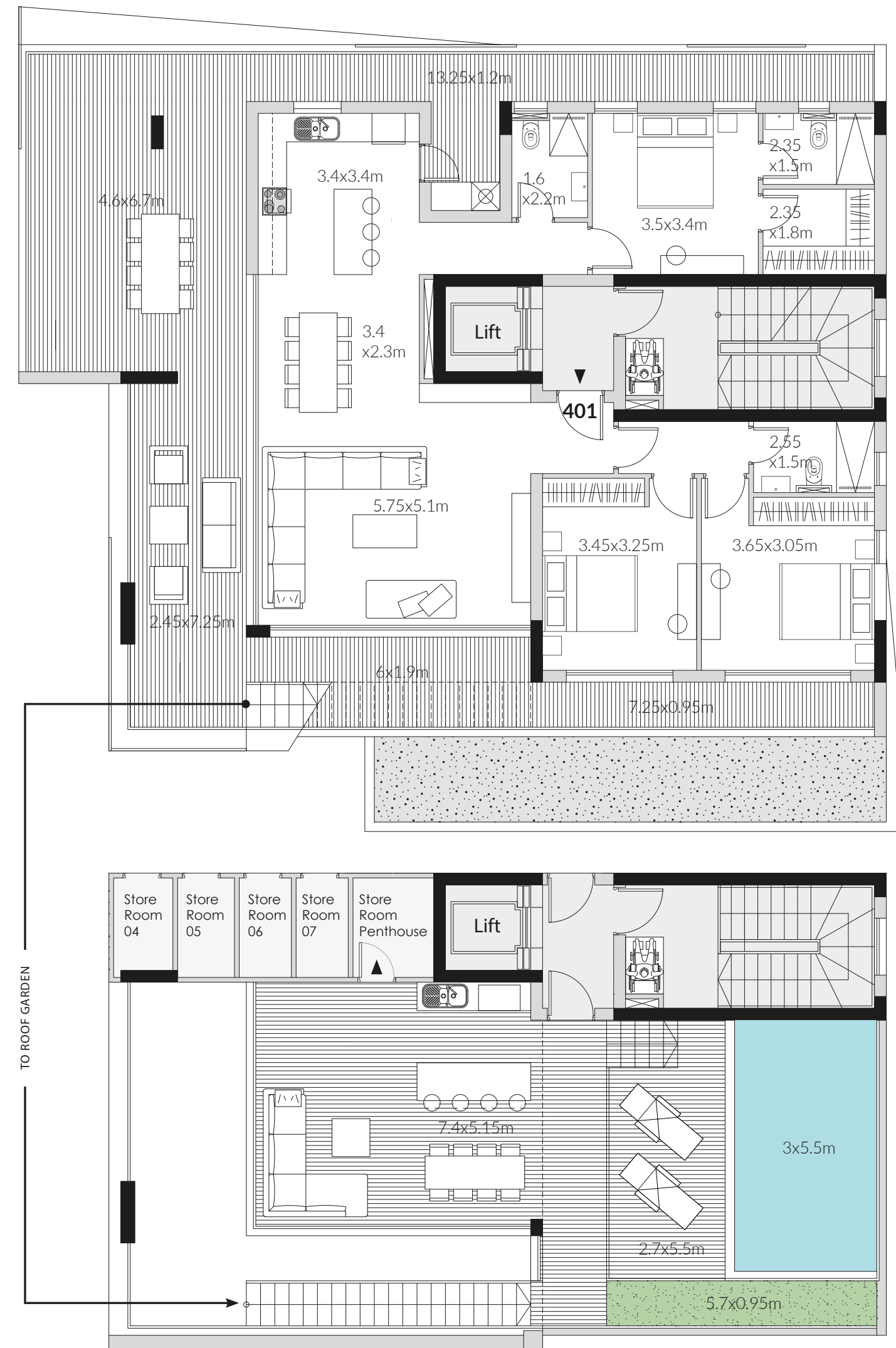
# 3rd

Floor  
2 APARTMENTS

1:100

Third floor consists of one, three bedroom spacious apartment with open plan kitchen, living and dining areas with large veranda and garden area and one, one bedroom apartment.

Apartment	301	302
Bedroom	3	1
Internal Area	120m <sup>2</sup>	50m <sup>2</sup>
Covered Veranda	38m <sup>2</sup>	14m <sup>2</sup>
<b>Total Covered Area</b>	<b>158m<sup>2</sup></b>	<b>64m<sup>2</sup></b>
Parking	1	1



KING PHILIP



4th

Floor  
PENTHOUSE  
&  
ROOF GARDEN  
STORAGE ROOMS

1:100

Fourth & Fifth floor accommodates 217m<sup>2</sup> of penthouse lair. A spacious three bedroom apartment with open plan kitchen, living and dining areas with outstanding outdoor veranda and garden areas. With its private access to its own roof garden with BBQ, swimming pool & sun-deck area.

Penthouse	401
Bedroom	3
Internal Area	133m <sup>2</sup>
Covered Veranda	76m <sup>2</sup>
Covered Roof Garden	37m <sup>2</sup>
Total Roof Garden	85m <sup>2</sup>
<b>Total Area</b>	<b>294m<sup>2</sup></b>
Parking	1



# A SKY GARDEN FOR SWIMMING AND RELAXING

KING PHILIP

KING PHILIP



The penthouse rooftop terrace with garden, a cosy lounge area and swimming pool. With sea, mountain and city views were the owners can relax and enjoy the sunlight and the beautiful sunset's.



# 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.



## 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.
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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

