



# RIVERSIDE RESIDENCE

by 5QUEENS DEVELOPMENT

PREMIUM CLASS APARTMENT BUILDING



Riverside Residence is a premium class, gated apartment building. Located 300m from the famous Dassoudi beach, the complex will satisfy even the most demanding customers. Here, your daily routine will immerse into a relaxing atmosphere, created right in the heart of Limassol.

The company reserves the right to make changes to the project, according to the future development of the project.



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The floors are designed in a creative manner, with care for privacy and awareness for the needs of the customers.

The design of the building features high-tech sound and heat insulations, energy saving systems, high-quality finishing materials, smart home systems and more.

High ceilings, spacious entrance halls with big wardrobes, open space living areas and spacious bedrooms, with en-suite bathrooms, are only a few of the distinctive features waiting for you.



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The complex consists of 12 apartments and 2 penthouses, arrayed in a five-story building of contemporary design. It is situated in a well-developed urban infrastructure: cafes and restaurants, shops, pharmacies, nurseries and schools, bakery, football field, dry cleaner, are all within walking distance. The sizes of all apartments well exceed the usual options available on the market.

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Each of the two penthouses that are situated on the 5th floor, have their own roof top garden with outdoor Jacuzzi. The gardens also accommodate private saunas, barbecue areas, sitting and dining areas.

High security standards are guaranteed by the closed circuit video surveillance and access control.





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- Earthquake resistant reinforced concrete structure.
- Thermal and sound insulating ceramic brick walls.
- Panoramic windows, with energy efficient profiles and glass.
- Reinforced fireproof entrance doors.
- Floor heating and recessed air conditioning systems.
- Natural decorative stone, wooden parquet and high quality ceramic finishes.
- Interior doors, kitchens, and built-in wardrobes, from italian companies.
- Ceiling design with hidden lights and gaps for the curtains.
- Sanitary: Villeroy & Boch, mixers: GROHE, electrical equipment: Legrand.
- Water pressure system with solar panels, pen and electrical heating.
- Videophone, hardware for smart house system, telephone landline and internet.
- Infinite edge swimming pool, with filtering and sanitizing system, automatic watering system, children's playground, pergola with sitting and dining areas.

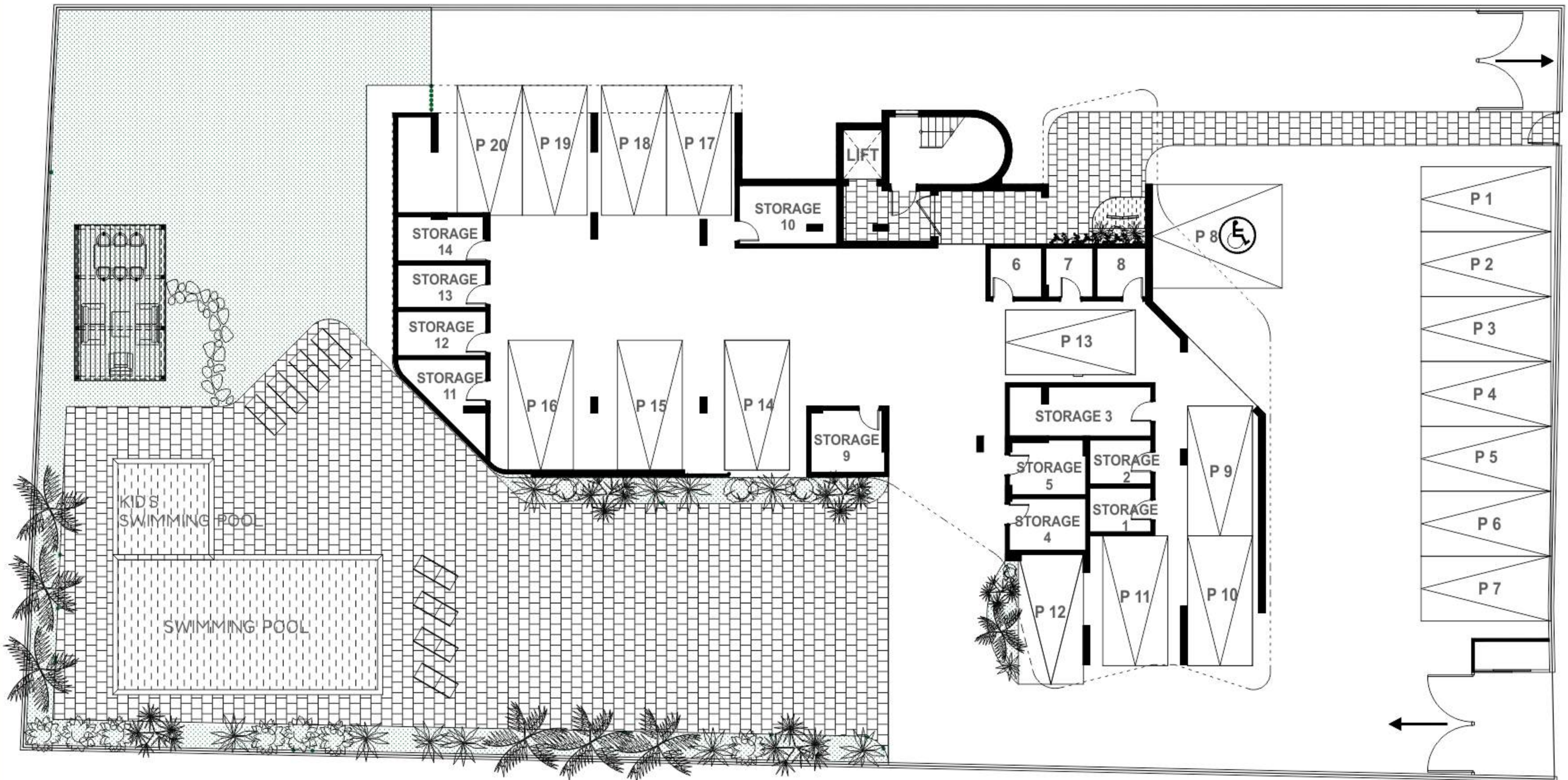
# GENERAL PLAN



The garden area includes a swimming pool, a children's pool, a playground, a pergola with sitting and dining areas, covered parking and storages for all flats.



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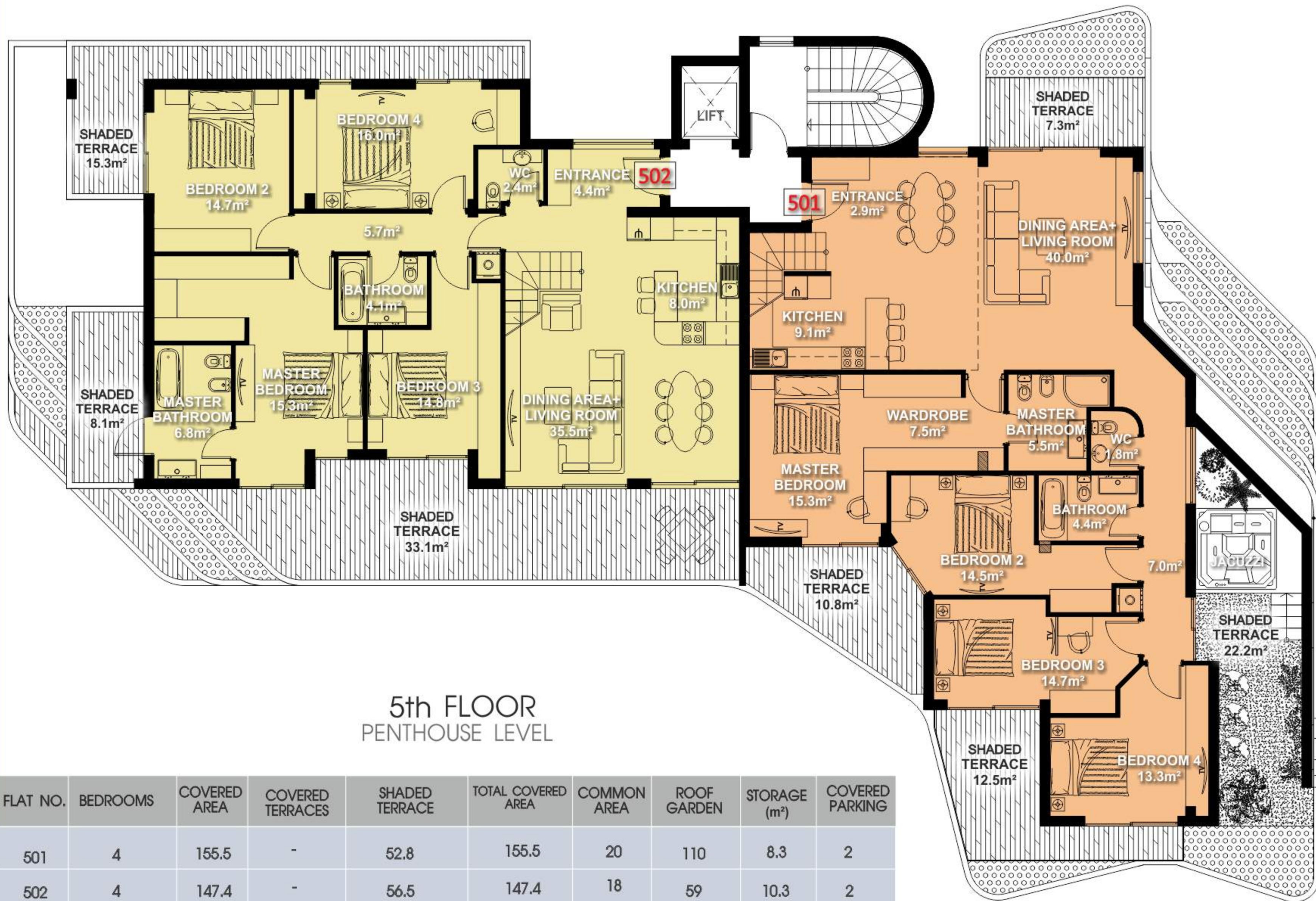
Plot area	1699 m <sup>2</sup>
Green area	250 m <sup>2</sup>
Swimming pool size	10 X 5 m
Children's pool size	3.7x3.7 m
Covered parking places	20

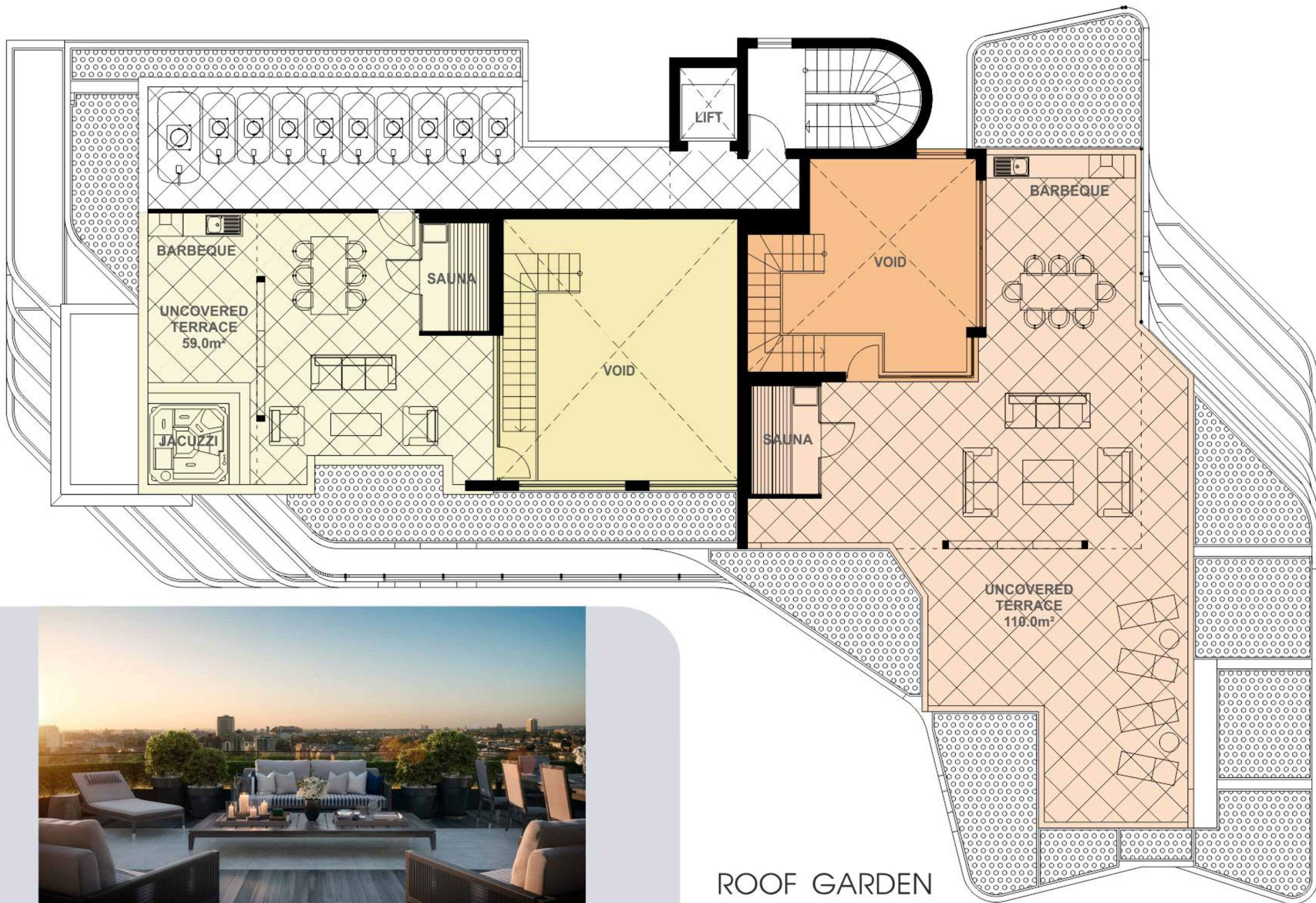
## GROUND FLOOR



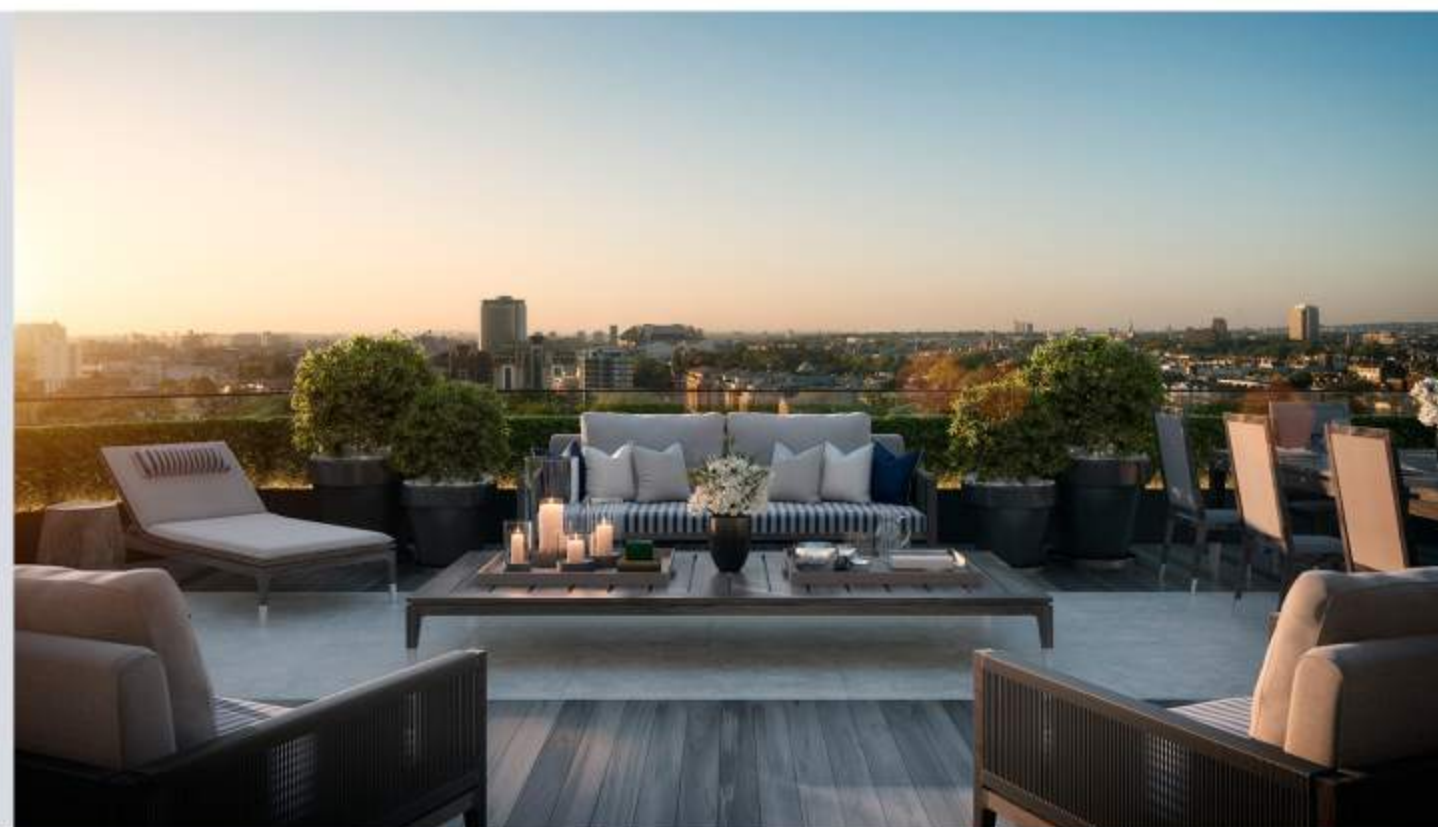
FLAT NO.	BEDROOMS	COVERED AREA	COVERED TERRACES	SHADED TERRACE	TOTAL COVERED AREA	COMMON AREA	STORAGE (m²)	COVERED PARKING
101	3	133.7	27.6	-	161.3	10	5.9	1
102	2	99.5	29.7	-	129.2	8	4	1
103	3	125.7	31.5	-	157.2	10	5.9	1
201	3	133.7	27.6	-	161.3	10	4	1
202	2	99.5	29.7	-	129.2	8	4	1
203	3	125.7	31.5	-	157.2	10	5.9	1
301	3	133.7	27.6	-	161.3	10	5.9	1
302	2	99.5	29.7	-	129.2	8	4	1
303	3	125.7	31.5	-	157.2	10	5.9	1
401	3	133.7	21.1	6.5	154.8	10	6.6	1
402	2	99.5	29.7	-	129.2	8	4	1
403	3	125.7	17	14.5	142.7	10	7	1

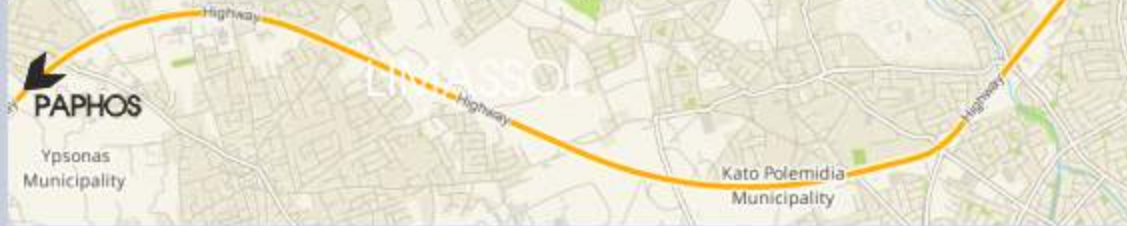
FLOORS 1-4









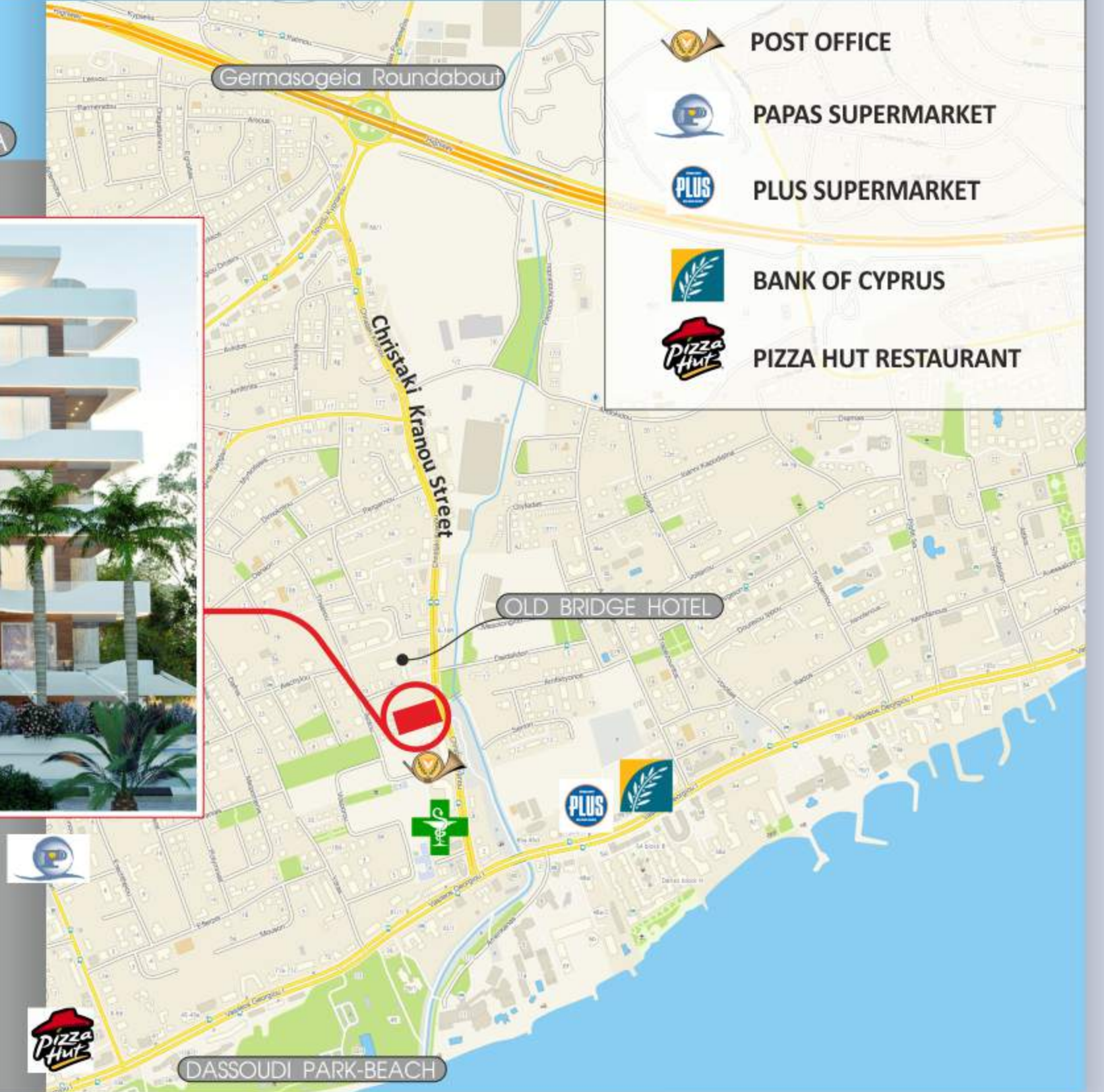


ROOF GARDEN





-  PHARMACY
-  POST OFFICE
-  PAPAS SUPERMARKET
-  PLUS SUPERMARKET
-  BANK OF CYPRUS
-  PIZZA HUT RESTAURANT



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## WHY CYPRUS IS THE PLACE FOR YOU

- Excellent weather, with 350 sunny days a year.
- Among the few remaining, cleanest and safest beaches in Europe.
- Permanent residence visa for buyer's value, from 300 000 Euro.
- EU citizenship for buyers/investors of minimum 2 million Euros.
- English speaking local population.
- Low taxes.
- European school system.
- Gorgeous natural landscapes.
- Low crime level.
- Developed national infrastructure.