



# LAGOON RESIDENCE

Private residential complex with a sea view



Project by 5Queens

## ABOUT COMPANY

The company has been operating in Cyprus since 2009. 5Queens also implements its own development projects abroad.

The operations started with the design and construction of private villas and residential complexes, which was followed by the construction of large commercial facilities in Limassol.

The development, design, consulting, full execution of the projects and the use of innovative technologies in construction enable us to successfully implement the boldest ideas and overcome business challenges.

### Company's Goals

- ✓ timely execution
- ✓ high quality and reliability
- ✓ client and result orientation









## CYPRUS TODAY

- ✓ 335 sunny days a year
- ✓ crystal clear and beautiful sea
- ✓ mild Mediterranean climate and good ecology
- ✓ lowest crime rate in Europe
- ✓ high standard of living
- ✓ quality education and medicine
- ✓ ideal place for investment and doing business
- ✓ lowest tax rates among the countries of the European Union



# LOCATION OF LAGOON RESIDENCE

Dynamic Limassol, the second largest city of Cyprus, successfully combines the Mediterranean authenticity, a prestigious seaside resort and a developed business infrastructure. In addition to the beautiful beaches and historical sites, the banking, legal and financial sectors are well represented here.

Limassol is an ideal place to live and invest. Cyprus's mild tax policy attracts hundreds of companies annually to conduct international business. The country's legislation is based on the British law, which is one of the most reliable legal systems in the world.

Availability of a wide range of English schools and universities, diplomas of which are recognized in all European countries, makes Limassol an attractive place for a prestigious and reliable education.

At the moment, Cyprus is demonstrating a real growth and development in field of construction and in the social area. The city's infrastructure is being actively developed and the look of coastal Limassol is changing aesthetically – the conventional one-story structures are being replaced with modern high-rises and skyscrapers with striking unusual design and execution.

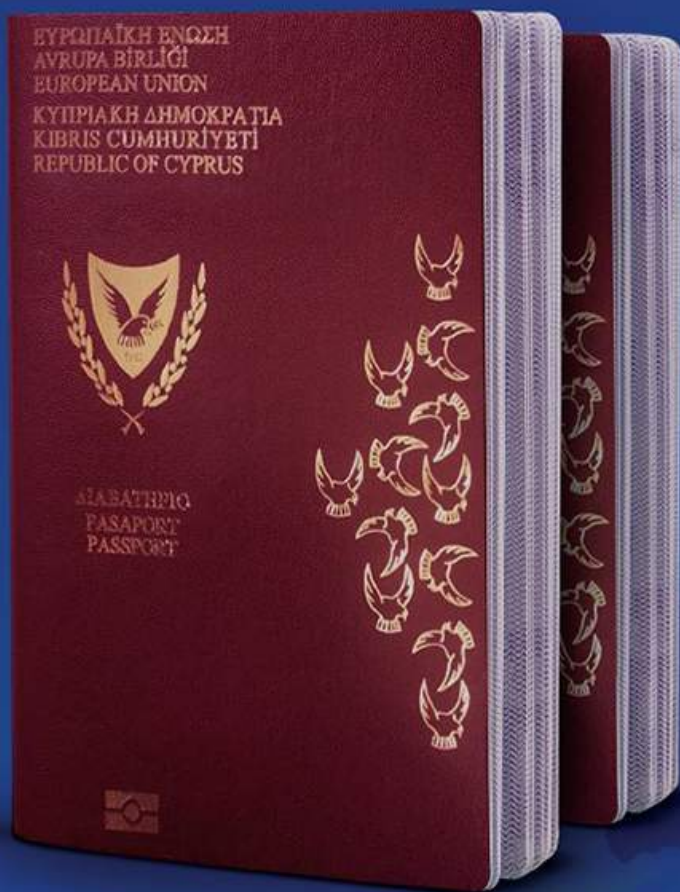












# CYPRUS PASSPORT

## European citizenship through investment

Cyprus has an official state program for obtaining citizenship. At the moment, it is the best, most clear and transparent passport program in the world, offering the most attractive conditions.

Since March 2014, non-Europeans who invest in the country's economy have an opportunity to obtain a Cyprus passport. As of now, the minimum size of investment has been lowered to 2 million euros + VAT (if applicable).

- ✓ One can invest in residential and commercial real estate
- ✓ Investor can sell the acquired real estate after 3 years, maintaining the possession of residential property with the value of 500,000 + VAT (if applicable)
- ✓ Citizenship is granted to the investor, his/her spouse and children under 28, provided the latter are dependent
- ✓ Applying investor's parents are also eligible to receive citizenship if they own residential property worth at least 500,000 euros + VAT
- ✓ Program has truly become family-friendly and thus 3 generations can be immediately granted citizenship. Children born in the future will also be entitled to citizenship.
- ✓ Cyprus passport entitles the holder to the freedom of visa-free movement, education, business in all the countries of the European Union and a number of other countries.



# PERMANENT RESIDENCE

## Residence permit through investments

Purchasing real estate in Cyprus is a way to obtain permanent residence in Cyprus. To do so, one has to buy one or two new properties from one development company in the amount of 300,000 euros. Out of this amount, 200,000 euros must have been paid toward the price of the property at the time of application to the immigration department.

- ✓ Registration of permanent residence takes 2-3 months, applies to all members of the applicant's family, including children and the spouses' parents on both sides
- ✓ It is issued for an indefinite period of time and does not require renewal. It entitles the holder to owning a business in Cyprus
- ✓ Permanent residence allows one to stay in Cyprus throughout the year, without having to leave its territory
- ✓ To maintain the status, one only needs to visit the country once every two years.











## ABOUT PROJECT

Welcome to the beautiful and modern gated complex located in one of the most prestigious areas of Limassol, 100 meters from the sea.

The five floors house with five cozy 2-bedroom and 3-bedroom apartments and two luxurious penthouses with private gardens and rooftop swimming pools.

### **Special features of the project and its distinctive characteristics:**

- ✓ prestigious area with a developed urban infrastructure (boutiques, supermarkets, cafes and restaurants, shops with Russian products, bakeries and pharmacies, a music school and kindergartens)
- ✓ proximity to the sea and the famous Dasoudi eucalyptus park with a playground and an equipped beach
- ✓ closed territory ensures a high level of privacy and is equipped with access control and video surveillance systems
- ✓ modern design and high standards of construction (modern technologies for sound insulation, heat insulation and energy savings)
- ✓ high-quality finishing materials and expensive plumbing
- ✓ high ceilings
- ✓ extra large bedrooms with private bathrooms
- ✓ apartments with large covered verandas
- ✓ 3-bedroom penthouses with roof terraces and private pools

## Level 1



## Level 2



No	Level	Type	Bedrooms	Bathrooms	Parking	Inner area	Covered veranda	Uncovered veranda	Communal area	Total area
101	1	Apartments	3	2	1	109	32	5,5	11,3	157,8
102	1	Apartments	3	2	1	110	15	8	10	143
201	2	Apartments	2	2	1	95	36	11	10,5	156,5
202	2	Apartments	2	2	1	91	33	-	10	134,5



## Level 3



## Level 4

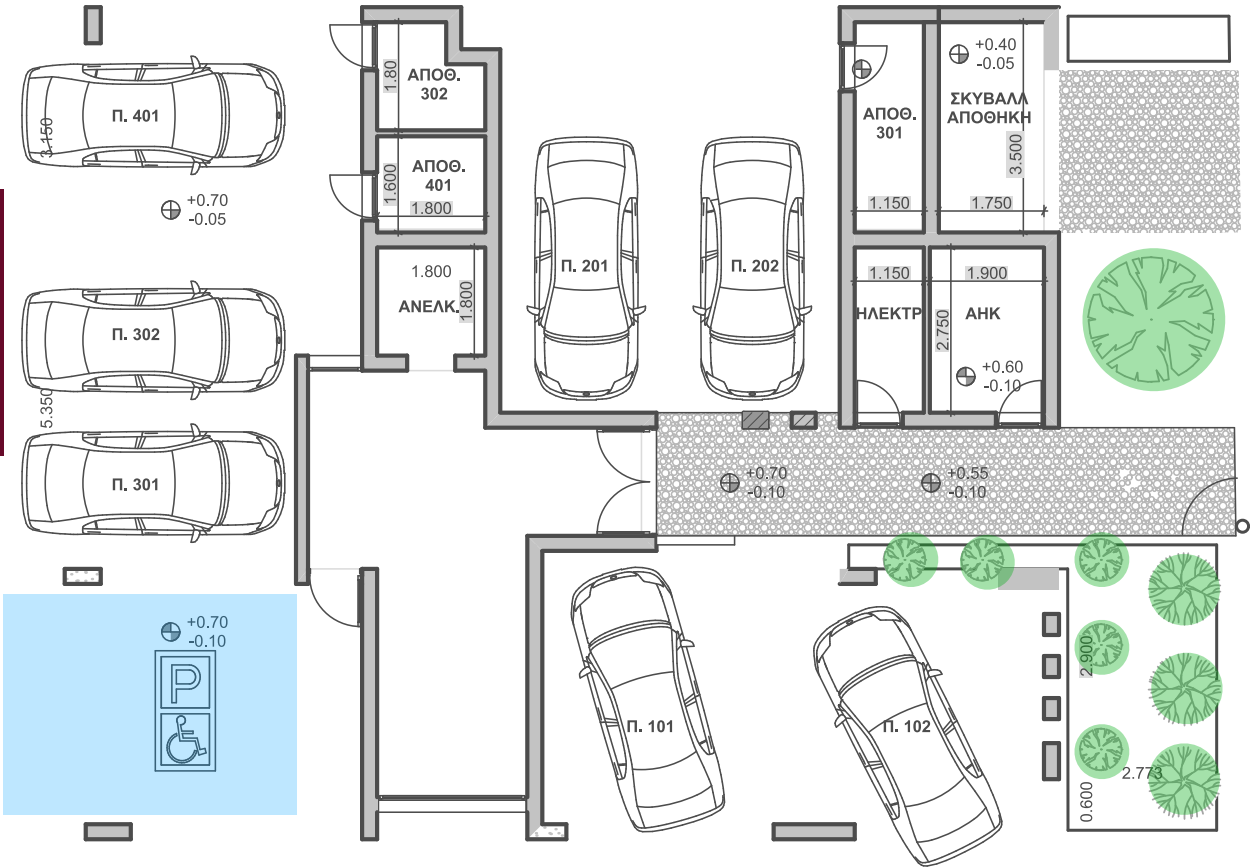


Nº	Level	Type	Bedrooms	Bathrooms	Parking	Private pool	Inner area	Covered veranda	Uncovered veranda	Terrace	Storage room	Communal area	Total area
301	3	Apartments	2	2	1	no	94,0	39	4	-	4,0	10,7	151,7
302	3	Penthouse	3	2	1	yes	110,5	23,5	-	67	3,2	10,8	215
401	4	Penthouse	3	2	1	yes	113,5	19,5	16	60	2,9	10,7	222,6

Level 5



Parking







## SPECIFICATIONS AND ENGINEERING

- ✓ Earthquake-resistant reinforced concrete frame of the building
- ✓ Fully completed finishing
- ✓ Ceramic brick walls with heat and sound insulation
- ✓ Large panoramic windows (energy saving)
- ✓ Fireproof secure (safe) entrance doors
- ✓ Automatic climate control system in the apartment
- ✓ Water heated floors, air conditioning
- ✓ Finishing with natural stones and high quality ceramic tiles
- ✓ Italian interior doors, built-in kitchens and wardrobes
- ✓ Beautiful suspended ceilings with soft lighting and niches for curtains
- ✓ Italian plumbing and faucets, electronics from the Legrand brand
- ✓ Water pumping system with heating by solar panels or electricity
- ✓ Video intercom, video surveillance, preparation for the fire alarm systems, Internet, telephony, satellite TV



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