



# VILLA TIARA



## PROJECT DESCRIPTION

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Premium designer villa in a respectable area of Limassol

**Type:** private villa

**Area:** 560 m<sup>2</sup>

**Bedroom:** 6 bedrooms

**Location:** Kalogiry, Limassol

**Plot:** 907 m<sup>2</sup>

**Year:** 2021

# EXCLUSIVITY AND INVESTMENT POTENTIAL

An elite spacious villa with a unique architectural design in a modern style, with 6 bedrooms and an Infinity overflow pool. It consists of 3 levels: basement, ground floor (first floor) and the second floor.

The luxurious residence is located in the prestigious suburbs of Limassol, in the picturesque area of Kalogiry. The villa harmoniously integrates into the natural landscape, which allows you to fully enjoy the breathtaking views and mountain landscapes.

Villa Tiara is the ideal solution for investors interested in a permanent family stay or seasonal holiday on the island. An advantage of buying this villa is the possibility of obtaining a Cyprus passport for the entire investor's family within 6-8 months.



The property includes a swimming pool, a solarium area, a beautiful garden, and a spacious place for relaxation and a barbecue in the surrounding area. There are also two parking lots and an under-roof garage for two cars.

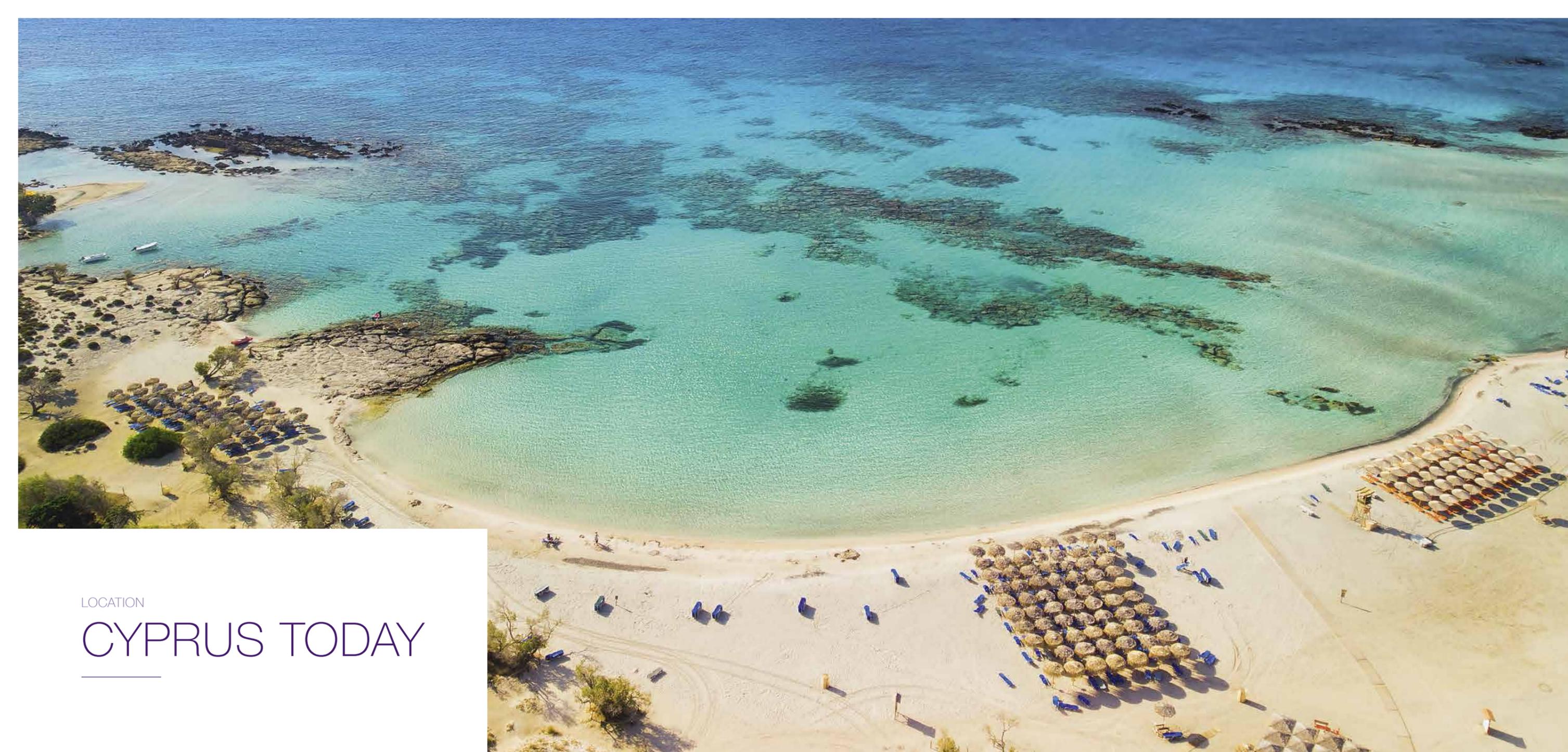
The perfect layouts and high-quality construction and finishing materials will impress the most demanding customer.



ADVANTAGES

MESMERIZING AND  
INCREDIBLE BEAUTY  
OF DESIGN





LOCATION

# CYPRUS TODAY

- Cyprus has been an EU member state since May 1, 2004
- Advantageous location at the intersection of three continents
- Regular air transport with a number of countries
- Corporate tax of 12.5% (the lowest rate among the EU member states) and 2.5% for IT companies
- The preferential Non-Domicile status has been introduced to exempt from paying a number of taxes on income received outside Cyprus
- The VAT rate is reduced from 19% to 5% for the purchase of the first residential real estate in the country (only for residential real estate)
- 0% property tax
- High living, education, and healthcare standards
- A perfect place for investment and doing business
- 335 sunny days a year
- Clean and beautiful sea, mild Mediterranean climate and clean environment
- The lowest crime rate in Europe

ADVANTAGES

YOUR CHOICE  
OF SILENCE AND  
PEACEFUL MIND

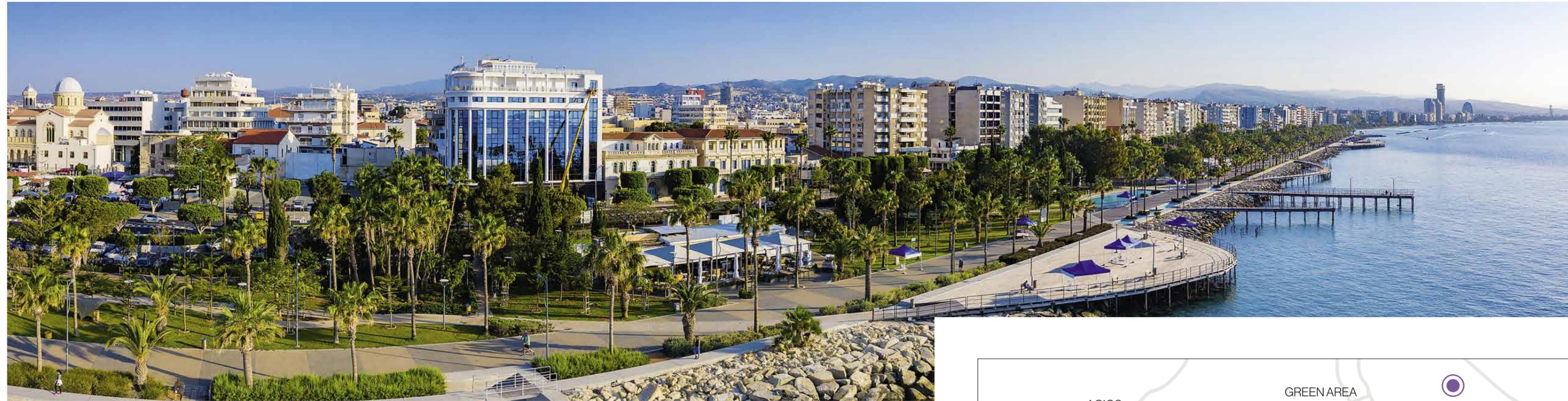


# WHY LIMASSOL

Dynamic Limassol, the second-largest city in Cyprus, successfully combines Mediterranean authenticity, being a prestigious seaside resort with a developed business infrastructure. In addition to picturesque beaches and historical attractions, the banking, legal, and financial sectors are also represented well there.

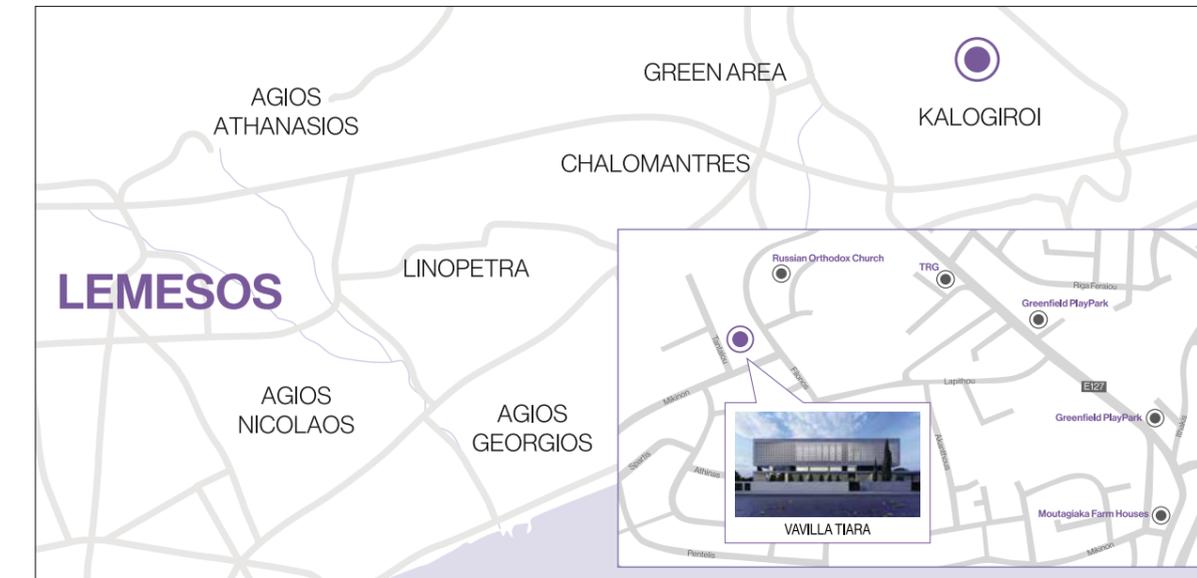
Limassol is a perfect place to live, relax, and invest. The soft tax policy of Cyprus annually attracts hundreds of companies to conduct international business. The country's legislation is based on British law, which is one of the most reliable legal systems in the world.

A wide range of English schools and universities, whose degrees are recognized in all European countries, makes Limassol an attractive place to receive a prestigious and reliable education.



Cyprus is currently observing real growth and development in the construction and social sectors. The urban infrastructure is developing actively, and the appearance of the coastal Limassol is changing aesthetically. The familiar one-story buildings are being replaced by modern high-rise buildings and skyscrapers, which amaze with their unusual design.

Villa Tiara is located in the city, in a beautiful quiet place in the prestigious Kalogiry district. There are good neighborhoods, beautiful views of the surroundings and mountains, and the Russian Orthodox Church of St. Nicholas nearby.





ADVANTAGES

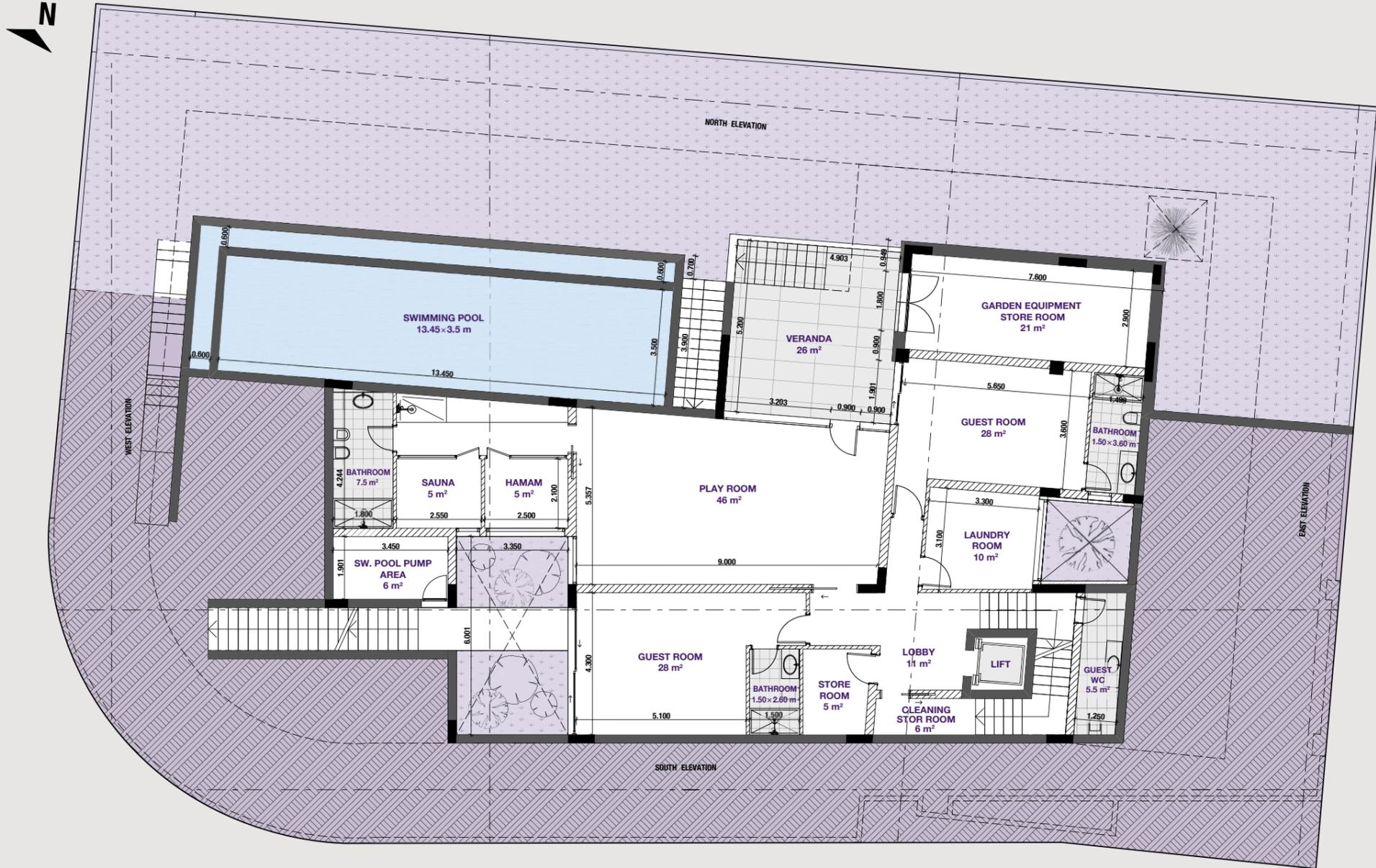
MAGNIFICENT FEELINGS  
OF VITALITY





# ARCHITECTURAL PLANS

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## BASEMENT PLAN

There are a guest bedroom, office or maid's apartment or another bedroom with separate entrances, as well as a SPA or a gym or a billiard room, and a home theater at the basement level.

**Total Area** (including external walls): 514 m<sup>2</sup>

**Total Covered Verandas:** 46 m<sup>2</sup>

**Total Uncovered Verandas:** 197 m<sup>2</sup>

**Basement Floor Area** (including external walls): 242 m<sup>2</sup>

**Basement Floor Covered Verandas:** 22 m<sup>2</sup>

Lobby	11 m <sup>2</sup>
Cleaning store room	6 m <sup>2</sup>
Store room	5 m <sup>2</sup>
Guest room	28 m <sup>2</sup>
Guest room	28 m <sup>2</sup>

Laundry room	10 m <sup>2</sup>
Guest wc	28 m <sup>2</sup>
Play room	46 m <sup>2</sup>
Sauna, hamam, bath area	27 m <sup>2</sup>
Sw. Pool pump room	6 m <sup>2</sup>
Garden equipment store	21 m <sup>2</sup>
Veranda	26 m <sup>2</sup>
Garden area	285 m <sup>2</sup>

## GROUND FLOOR PLAN WITH A PLOT

There are a stylish entrance hall with a wardrobe, a spacious living room, a dining area, main and auxiliary kitchens on the ground floor.

**Total Area** (including external walls): 514 m<sup>2</sup>

**Total Covered Verandas:** 46 m<sup>2</sup>

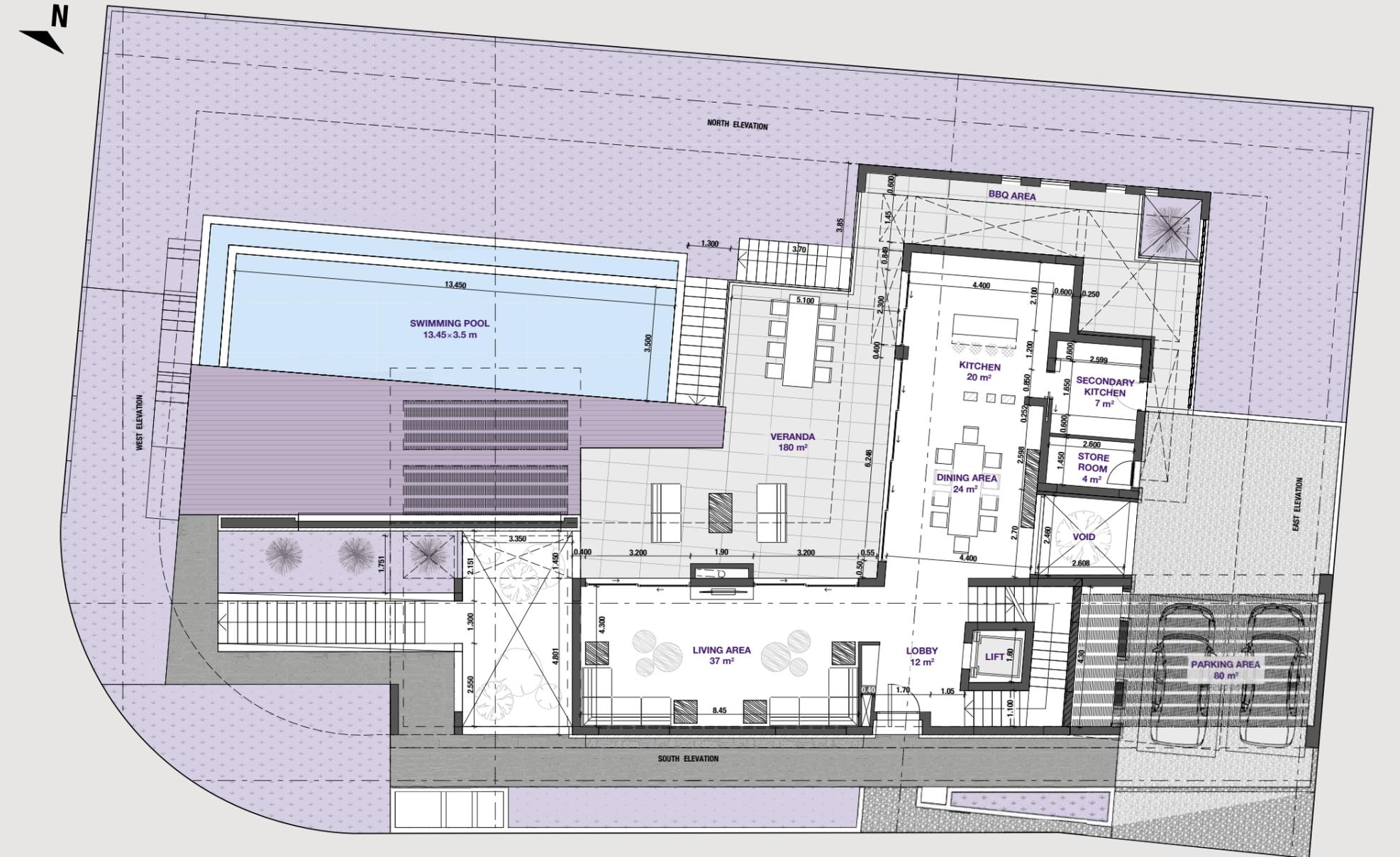
**Total Uncovered Verandas:** 197 m<sup>2</sup>

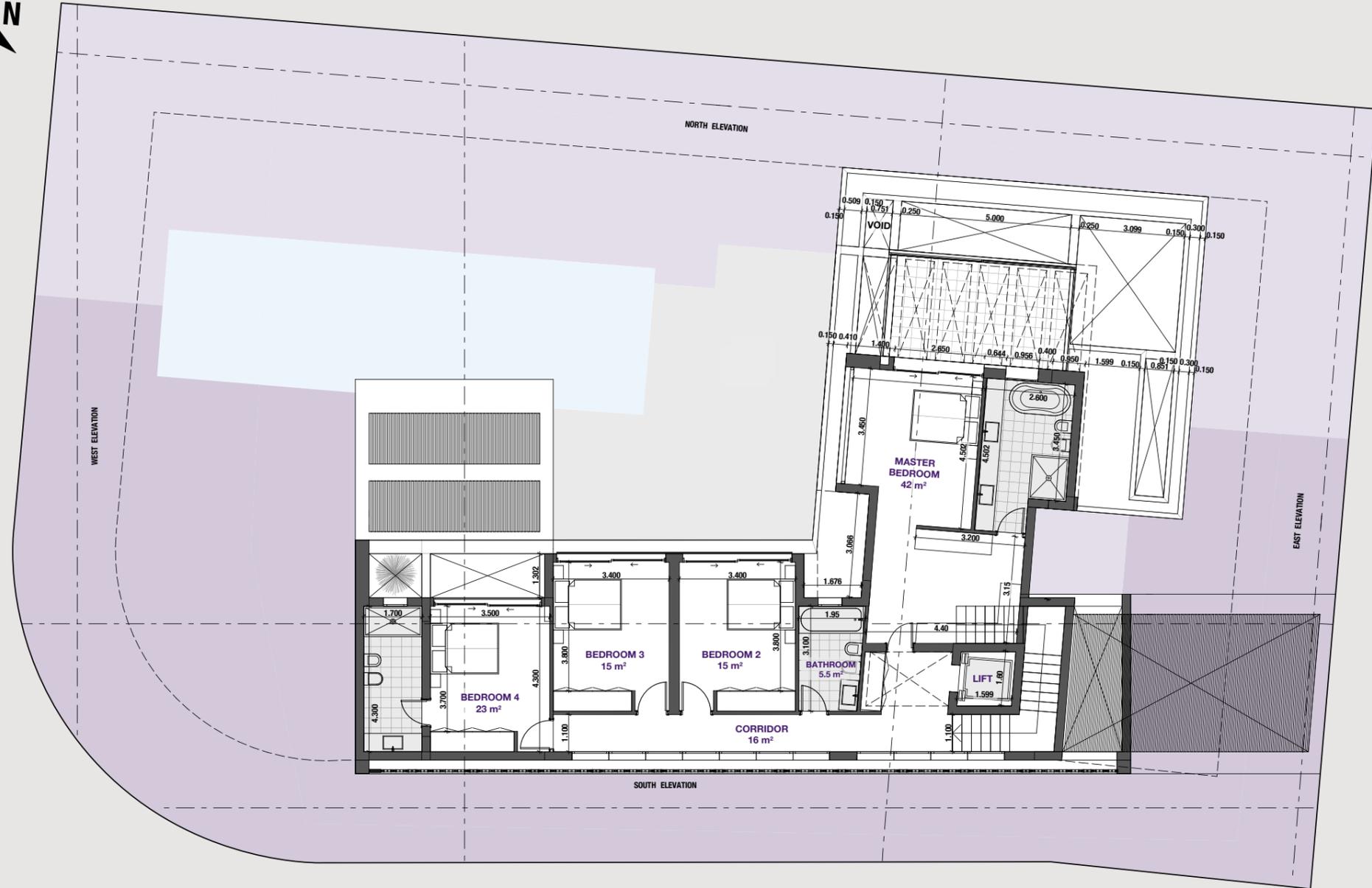
**Ground Floor Area** (including external walls): 130 m<sup>2</sup>

**Ground Floor Covered Verandas:** 24 m<sup>2</sup>

**Uncovered Ground Floor Veranda:** 180 m<sup>2</sup>

Lobby	12 m <sup>2</sup>
Living area	37 m <sup>2</sup>
Dining area	24 m <sup>2</sup>
Kitchen	20 m <sup>2</sup>
Secondary kitchen	7 m <sup>2</sup>
Store room	4 m <sup>2</sup>
Parking area	80 m <sup>2</sup>
Covered verandas	24 m <sup>2</sup>
Uncovered verandas	180 m <sup>2</sup>
Swimming pool	27 m <sup>2</sup>
Garden	90 m <sup>2</sup>





## SECOND FLOOR PLAN

There are four bedrooms on the second floor: one master bedroom with its own wardrobe and bathroom, one bedroom with its own bathroom, and two other bedrooms.

**Total Area** (including external walls): 514 m<sup>2</sup>

**Total Covered Verandas:** 46 m<sup>2</sup>

**Total Uncovered Verandas:** 197 m<sup>2</sup>

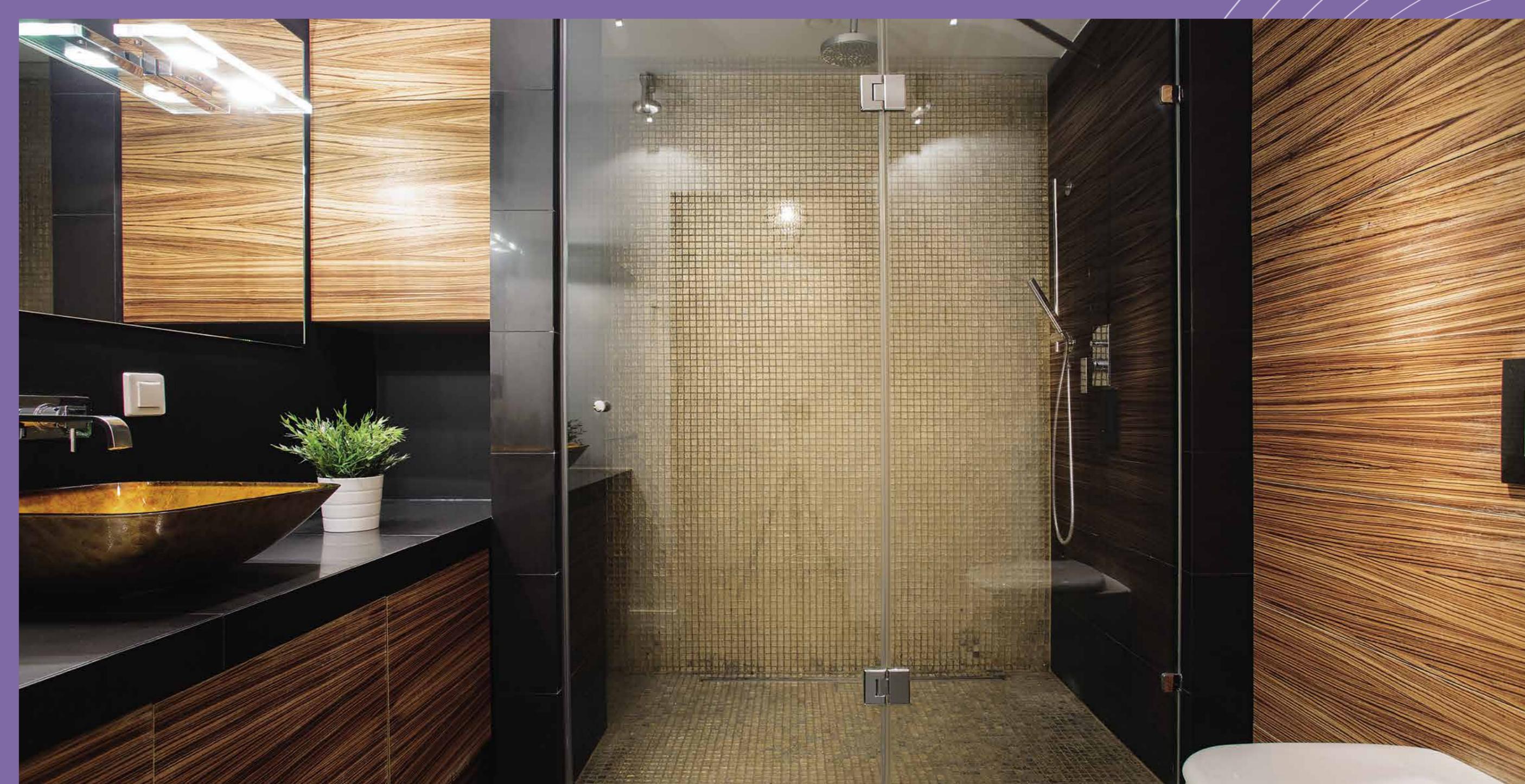
**First Floor Area** (including external walls): 142 m<sup>2</sup>

**First Floor Covered Verandas:** 0 m<sup>2</sup>

**First Floor Uncovered Verandas:** 17 m<sup>2</sup>

Corridor	16 m <sup>2</sup>
Master bedroom	42 m <sup>2</sup>
Bedroom 2	15 m <sup>2</sup>
Bedroom 3	15 m <sup>2</sup>
Bedroom 4	23 m <sup>2</sup>
Uncovered veranda	15 m <sup>2</sup>



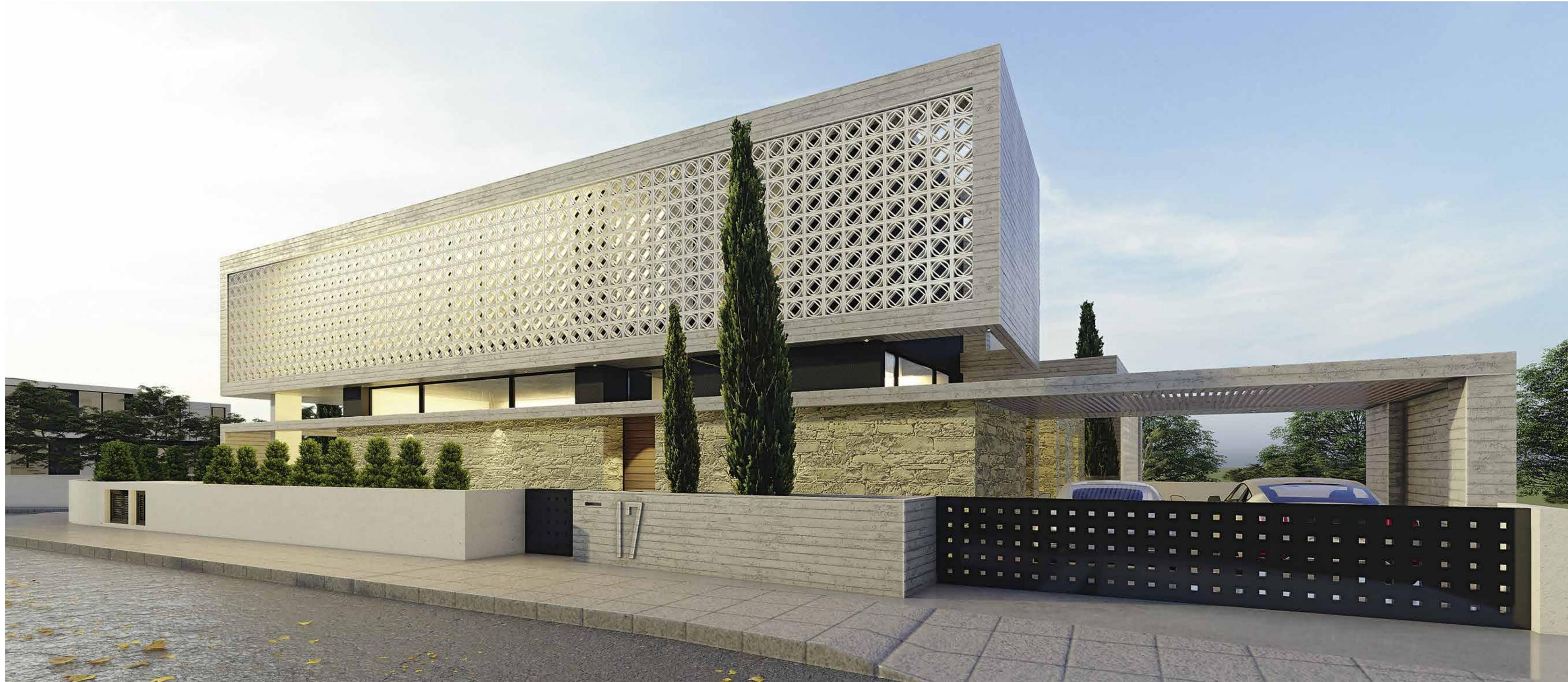


ADVANTAGES

CAREFULLY DESIGNED TO  
SUIT EACH NEED IN ELEGANT  
ATMOSPHERE AND SIMPLICITY

# SPECIFICATION

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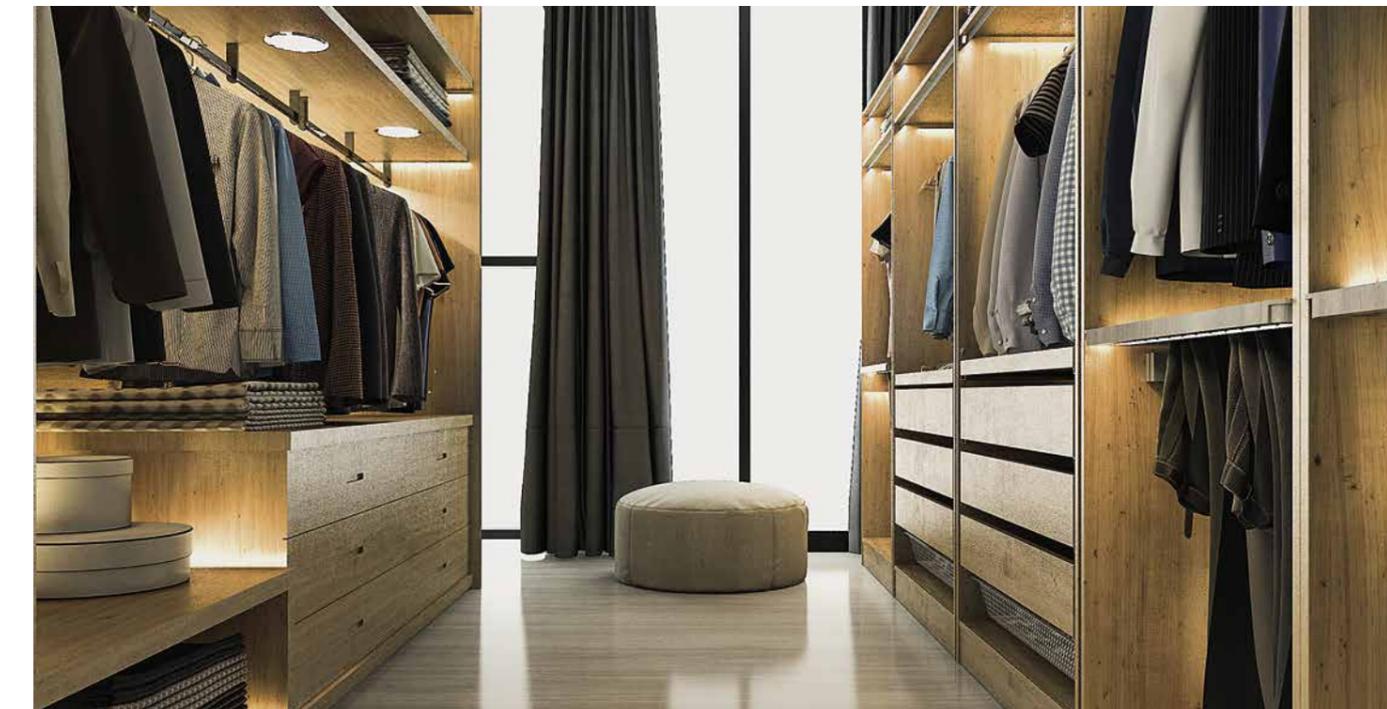




- Earthquake-resistant reinforced concrete frame of the building.
- Reinforced foundation slab with multilayer waterproof finish.
- Walls made of thermal ceramic bricks.
- Additional external thermal insulation of the walls and the roof.
- Thermal aluminum window frames with thermal glass
- Insulating glass units with a protective reflective dusting.
- Underfloor water heating with heat pump..



- Top class A of energy saving in the building as a whole.
- Reinforced entrance door made of wood.
- Built-in wardrobes.
- Italian interior doors.
- Kitchen from Italy with an island, a bar, and a granite worktop.
- Wood burning fireplace in the living room.
- Suspended ceilings with integrated LED lighting and curtain niches.

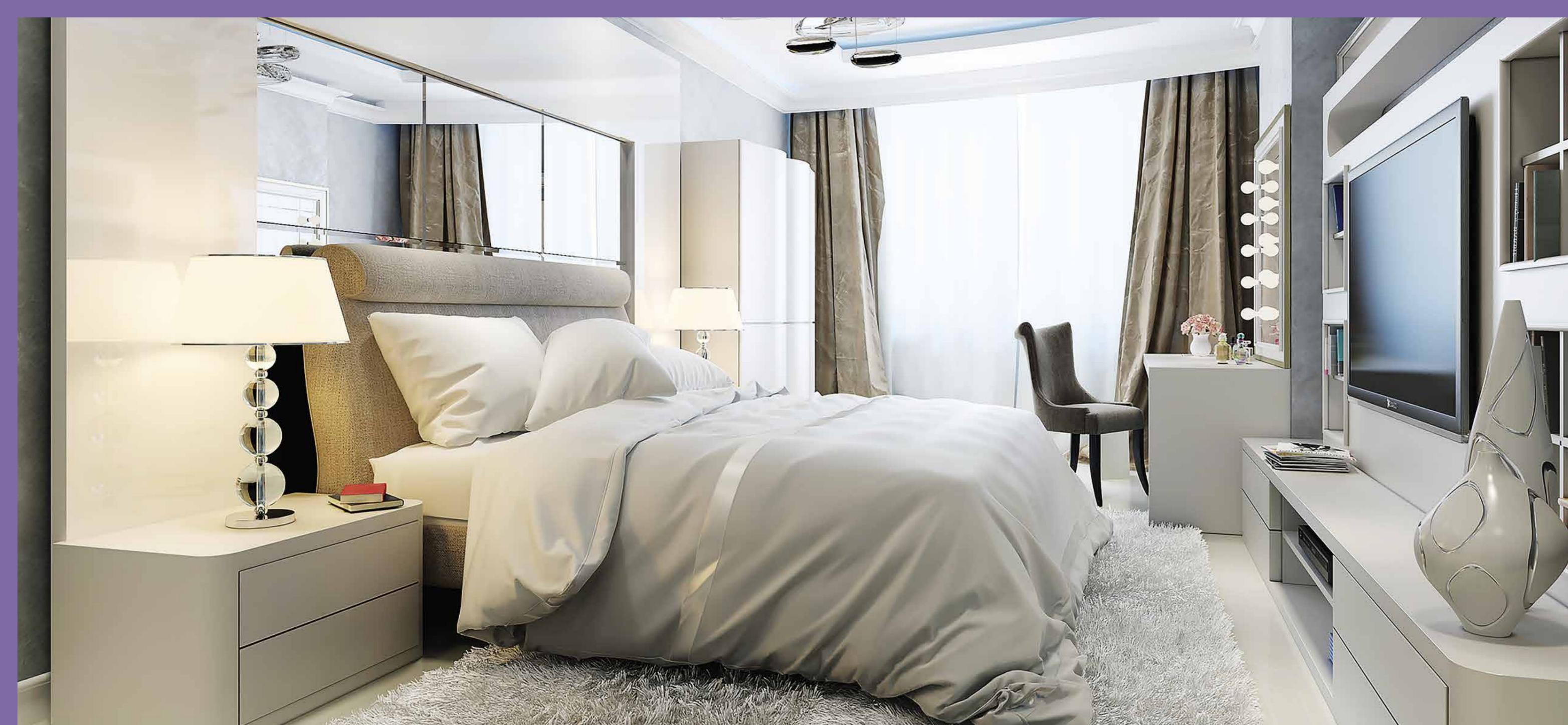




- Curtains with electric motors.
- Natural stone floor finish, high quality ceramics and a natural parquet board.
- Fences made of glass and stainless steel.
- Swiss elevator by Schindler
- Sanitary ware by Villeroy & Boch, Grohe mixer taps.
- Central pressure system for cold and hot water with solar and electric heating.

- Smart Home system
- Underfloor water heating from a gas boiler or a heat pump.
- Built-in channel air conditioners with VRF system.
- Intercom with a video camera, a burglar alarm with video surveillance and a video recording system.
- Internet, telephone, satellite TV and IPTV.
- Wiring for a solar power station.
- Summer kitchen with barbecue.
- Mosaic overflow pool with automatic filtration system and sea water as desired. Outdoor shower.
- Garden with an automatic irrigation system.
- Parking for two cars, garage for two cars.
- Sliding entry gates and electronic access system.





ADVANTAGES

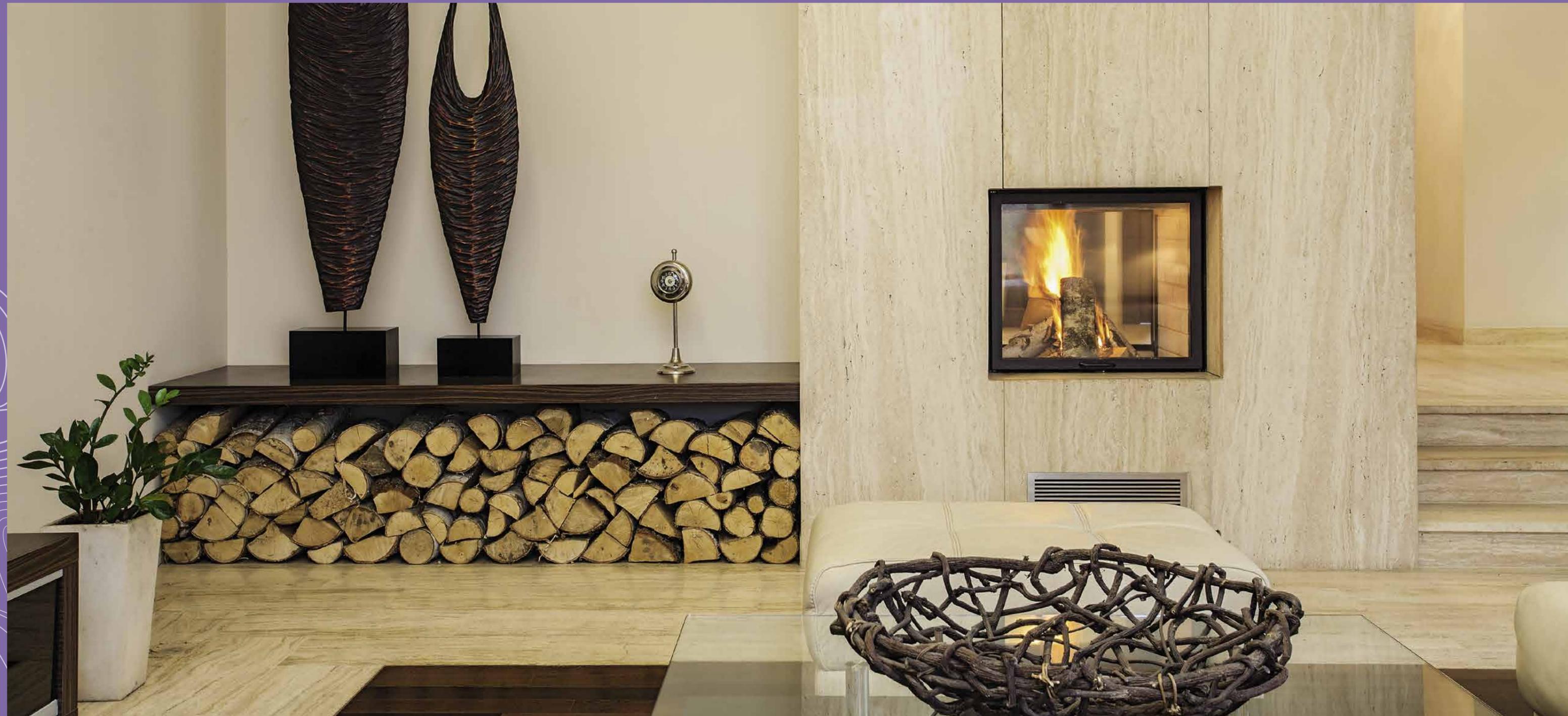
ENLARGED MASTER  
BEDROOM AND  
BATHROOM. SPACIOUS  
WALK-IN WARDROBE

CYPRUS

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ADVANTAGES  
LUXURY AND  
COSY LIVING





VILLA TIARA