Residence Bianca 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 beachfront, 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.
taking city living to a new level of comfort & sophistication

Surrounded by the rich and vibrant culture of cosmopolitan Limassol, Residence Bianca 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-urban neighborhood of tree-lined streets, family homes and low-rise apartment buildings, Residence Bianca will allow you to be who you want to be. Become part of the vibrant Limassol community, or enjoy quiet exclusivity - the choice is yours.
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

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

<table>
<thead>
<tr>
<th>Unit</th>
<th>Bedroom</th>
<th>Internal Area</th>
<th>Covered Veranda</th>
<th>Total Covered Area</th>
<th>Parking</th>
</tr>
</thead>
<tbody>
<tr>
<td>101</td>
<td>1</td>
<td>52m²</td>
<td>14m²</td>
<td>66m²</td>
<td>1</td>
</tr>
<tr>
<td>102</td>
<td>1</td>
<td>51m²</td>
<td>10m²</td>
<td>61m²</td>
<td>1</td>
</tr>
<tr>
<td>103</td>
<td>1</td>
<td>50m²</td>
<td>13m²</td>
<td>63m²</td>
<td>1</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Apartment</th>
<th>Bedroom</th>
<th>Internal Area</th>
<th>Covered Veranda</th>
<th>Total Covered Area</th>
<th>Parking</th>
</tr>
</thead>
<tbody>
<tr>
<td>201</td>
<td>2</td>
<td>83m²</td>
<td>16m²</td>
<td>99m²</td>
<td>1</td>
</tr>
<tr>
<td>202</td>
<td>2</td>
<td>83m²</td>
<td>17m²</td>
<td>100m²</td>
<td>1</td>
</tr>
</tbody>
</table>

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.

<table>
<thead>
<tr>
<th>Apartment</th>
<th>Bedroom</th>
<th>Internal Area</th>
<th>Covered Veranda</th>
<th>Total Covered Area</th>
<th>Parking</th>
</tr>
</thead>
<tbody>
<tr>
<td>301</td>
<td>3</td>
<td>116m²</td>
<td>54m²</td>
<td>170m²</td>
<td>1</td>
</tr>
</tbody>
</table>
fourth floor

- Apartment 401
- Bedrooms: 3
- Internal Area: 116m²
- Covered Veranda: 35m²
- Total Covered Area: 151m²
- 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.
C
creatively designed from a blank canvas, apartments feature light-filled living spaces filled with contemporary design influences and minimalistic colour palettes.

Featuring open-concept interiors with delectable 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 kitchens 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.

### 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 (Foundations)**: Polyurethane System (MARISEAL or similar)
- **Waterproofing (Roof)**: Florplast / Athersys System

### Roof Systems
- **Non-Sliding Roof**: Expanded Waterproofing System
- **Visiting Roof / Roof Gardens**: Ceramic tiles with 100mm of Driving System

### Aluminium Systems
- **Preferred Company**: MUSKITA (CY) MU 3200 or ALUMIL (GR) or RABEL (CY)
- **Thermal System based on efficiency Certificate**: Thermal System based on efficiency Certificate

### Finishes / Exterior
- **Render / Plaster**: 3 coats of plaster or paint (SANDTEX)
- **Climbing**: Preplanned System
- **AND 10K House**: Ceramic / Marble tiles
- **Floors (Tiles – Terraces)**: Ceramic / Marble tiles
- **Floors (Parking areas)**: Ceramic / Marble tiles

### Finishes / Interior
- **Internal Walls**: 2 coats of plaster / spatula + 3 coats of emulsion paint
- **Common Areas (Roof)**: From Natural Marble or Granite / Ceramic tiles
- **Staircases – Lobby**: From Natural Marble or Granite – 2cm thick
- **Living and Dining Areas (Roof)**: Ceramic tiles – Client choice priced €40.00/m²
- **Bedroom Areas (Roof)**: Laminated Floors For the bedrooms priced €40.00/m²
- **Kitchen Areas (Roof – Walls)**: Ceramic tiles – Client choice priced €40.00/m²
- **Verandas**: 2 coats of plaster / spatula and 3 coats of emulsion paint
- **Kitchen Countertops**: Ready made – High Quality - Imported
- **Kitchen Cabinets Quality**: Ready made – High Quality - Imported
- **Doors**: Ready made – High Quality - Imported
- **Wardrobes**: Ready made – High Quality - Imported

### Other Details
- **Flooring**: Laminated / Tempered Glass / Metal
- **Railing**: 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 & plastic. 800lt cold water reservoir will be installed along with a pressurized water system plus 150lt boiler
- **Fencing**: Steel / Wood
- **Plumbing**: Mainfold System – Pipe in Pipe or PVC

### Electrical Services
- **EAC**: According to EAC rules
- **Main Entrance**: Indirect lighting systems
- **Satellite & TV**: Preparation for installing television and satellite

### Lift & Gates
- **Lift**: Escalators or Lifts
- **Gates**: Electric sliding gates for security
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 base of fantastic myths and legends. The modern city centres on Limassol Castle and the Old Port. From there a web of narrow streets contains old, shuttered houses, the network-tradesman manned side-by-side with modern shops and boutiques. This area is alive 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.

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.

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:

1. Residential or other property with minimum market value of €300,000 + VAT is purchased in Cyprus.
2. Secured annual income from abroad and/or from sources other than employment in Cyprus.
3. Funds are transferred from abroad and deposited in a Cyprus Bank in a Three-Year Fixed Deposit Account.
4. The residence permit holder must visit Cyprus at least once every two years to maintain his/her status.

Cyprus EU Citizenship by Investment can be obtained within 3 months.

1. Investors must visit Cyprus at least once every 7 years.
2. Citizens have the right to live, work and obtain an education in the wider European Union.
3. Free movement of goods, services and capital.
4. Visa-free travel to over 158 countries including the EU and Canada.
5. Protection by diplomatic or consular authorities of any EU country.
6. There are no language requirements.
7. No donation to the Cyprus Government is required.
8. No need to renounce previous nationality as dual citizenship is allowed.
9. Citizenship can be passed to future generations.
10. All nationalities are eligible for the programme.
11. No tax consequences unless one opts to become a tax resident in Cyprus.

The key factors of the Permanent Residency Programme are:

- 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.
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 waterfront, where you can power-walk along the Molos, take an evening stroll on the beach, enjoy the bustling 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 Bianca is close to all essential amenities. A range of luxury shops, cafeterias, and also a number of international banks and an extensive choice in supermarkets, malls, specialty shops, boutiques, low, 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.

Residence Bianca is

from

residence bianca

5 min walk to Beach Front
5 min drive to Limassol City Centre
5 min drive to Limassol Marina (650 Berths)
10 min drive to St. Rafael Marina (250 Berths)
30 min drive to Larnaca International Airport
30 min drive to Paphos International Airport
40 min drive to Limassol, Capital City
50 min drive to Troodos - Mount Olympus alt. 1952m
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 properties with amenities that combine high standards and outstanding architecture, positioned in prime locations and with their contemporary aesthetics.

A Kinnis property is more than just another building. It is a home that you can call your own. It is unique and special, a place where the highest standards are set, and where attention to detail and quality is paramount. Each property is designed with careful consideration to ensure that each element is perfect.

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 or investment partners benefit.

We believe in providing 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. In other words, we offer our customers what they expect and deserve.

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.

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