357D Development



CIVIS ONE



Note: All 3D images are for informational purposes, and the completed project might vary slightly from the representations shown.



PROJECT DESCRIPTION

CIVIS RESIDENCE is a contemporary residential complex nestled in the serene neighborhood of Mesa Geitonia, Limassol. This development comprises 12 meticulously designed one and two-bedroom apartments, each thoughtfully crafted to offer both elegance and functionality.

Strategically positioned near major roads and essential services, **CIVIS RESIDENCE** offers easy access to financial institutions, shopping centres, supermarkets, cafés, and dining spots — everything you need is just moments away. Experience the perfect blend of comfort and convenience.

A dynamic urban experience with the ease of everyday living

MAJOR BENEFITS

- **12 apartments** in a **gated community** with **secure access**
- **5 min. walk** from the heart of the city's shopping and business hub
- **10 min.** drive to the beach
- **Well-connected** and **easily accessible** residential area
- **1 min. drive** to the highway
- **2 min.** drive to the Private British School





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ABOUT LIMASSOL

A hotspot for finance, technology, and innovation

Limassol continues to shine as an exceptional destination. Renowned as the cosmopolitan hub of Cyprus, Limassol offers a perfect blend of modern amenities and Mediterranean charm. Its vibrant business environment attracts professionals from various industries, with a particular focus on finance, shipping, and technology.

The city’s strategic location and well-developed infrastructure make it an ideal base for companies looking to expand their operations in the region. One of Limassol’s standout features is its diverse and dynamic lifestyle.

ADDRESS

CIVIS RESIDENCE is nestled in one of Limassol's most sought-after residential neighbourhoods, Mesa Geitonia. A beautifully quiet location, free from city noise, yet in the heart of the tourist area, offering spacious apartments designed for comfort and freedom of movement.

Mesa Geitonia offers the perfect blend of urban vibrancy and residential tranquility. With modern infrastructure, key business hubs, and major highways just minutes away, it ensures seamless connectivity and everyday convenience.

Mesa Geitonia — where comfort meets convenience

Experience a new standard of living in one of Limassol's most dynamic yet serene locations — Mesa Geitonia, the perfect place to call home.

Surrounded by top-tier restaurants, shopping, schools, and wellness centers, this prestigious neighbourhood is ideal for professionals, families, and investors.





LOCATION BENEFITS

Location in demand

- **Mesa Geitonia — the heart of modern Limassol.**
  Perfect balance between urban vibrancy and serene living.
- **Ideal for both work and leisure.**
  Limassol is renowned for its cosmopolitan allure, harmoniously blending the vibrancy of a business hub with the tranquillity of a seaside haven.
- **Seamless access to the city centre.**
  With its modern infrastructure, peaceful surroundings, and proximity to key business districts, Mesa Geitonia is the ideal setting for those seeking convenience.

EXTERIORS



EXTERIORS

Bathed in natural light and designed to blur indoor–outdoor boundaries, the architecture blends urban sophistication with everyday comfort. Facades combine contemporary aesthetics with practical design elements.

The modern and functional lobby highlights the project's style and creates an atmosphere of privacy. The residence features floor–to–ceiling windows, sleek glass balconies, and a sunlit entrance that welcomes with elegance.

Architecture shaped for modern living

Designed for refined living, this development sets a new standard for comfort and style in Limassol.



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INTERIORS

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INTERIORS

Thoughtfully designed for everyday comfort

Two distinctive design concepts and two apartment finish options allow residents to choose a living space that reflects their personal style and lifestyle needs. High-quality materials, carefully selected textures, and sophisticated color palettes create a harmonious atmosphere throughout each residence. Spacious layouts and abundant natural light enhance the feeling of openness, while premium finishes add a sense of understated luxury. Designed with modern urban lifestyles in mind, the interiors balance practicality with elegant design.

Our designers have created two distinct interior concepts to suit different tastes and preferences. Each option has been carefully crafted to combine comfort, functionality, and refined aesthetics for modern everyday living.



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LIVING ROOM/KITCHEN:

air conditioning system, window profiles, and built–in furniture

Floor: High–quality EU–origin tiles
Ceiling Height: 2.9 m
Kitchen: Built–in EU carpentry with laminate finish and Techno granite countertop
Sink, sink mixer: Chrome color

BEDROOM:

Built-in furniture



Wardrobe: Built-in EU melamine carpentry, crafted for style and functionality
Floor: Superior laminated parquet



BATHROOM:

Sanitary ware and accessories



Sanitary ware and accessories from leading European brands, along with high-quality ceramic tiles of European origin.







SPECIFICATION

01 **Ceramic-tiled** living area, kitchen, bathrooms & balconies

02 **Laminated parquet** flooring in all bedrooms

03 **Fire- and security-rated** entrance doors

04 **Provision of car** charging station

05 **VRV air-conditioning** system included

06 **Underfloor heating** provision throughout

07 **Powder-coated window** frames with **double glazing**

08 **Premium sanitary** ware

Note: Movable furniture, home appliances, and interior decorative items are not included.

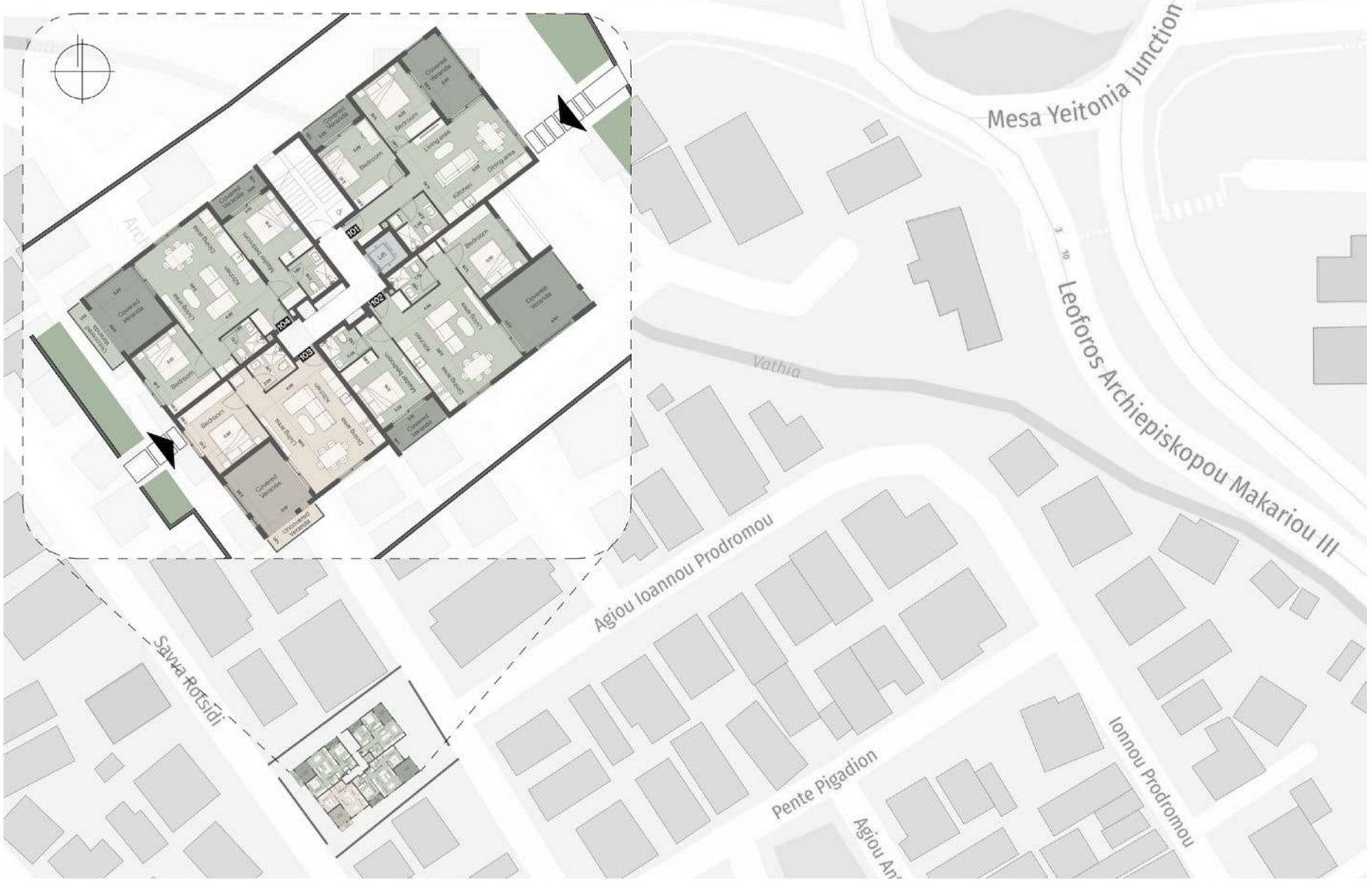
CHOICE OF PROPERTIES & FLOOR PLAN

CHOICE OF PROPERTIES

FLOOR	UNIT NO	PROPERTY TYPE	BEDROOMS	BATHROOMS	PARKING SPACES	INDOOR AREA M^2	COV. VERANDA M^2	UNCOV. VERANDA M^2	STORAGE M^2	TOTAL AREA M^2
1st	**101**	Apartment	2	1	1	68.54	14.88		3.09	**86.51**
	102	Apartment	2	2	1	75.58	22.11		3.00	**100.69**
	103	Apartment	1	1	1	52.50	13.43	3.40	2.54	**71.87**
	104	Apartment	2	2	1	75.89	16.42	4.01	4.00	**100.32**
2nd	**201**	Apartment	2	1	1	68.36	15.04		2.54	**85.94**
	202	Apartment	2	2	1	75.58	22.17		2.80	**100.55**
	203	Apartment	1	1	1	52.43	13.43	4.73	2.70	**73.29**
	204	Apartment	2	2	1	75.89	16.42	2.82	2.95	**98.08**
3rd	**301**	Apartment	2	1	1	68.52	14.88		5.48	**88.88**
	302	Apartment	1	1	1	55.39	17.40		2.21	**75.00**
	303	Apartment	1	1	1	52.62	17.18	22.08	2.21	**94.09**
	304	Apartment	2	1	1	62.30	19.04	12.11	2.30	**95.75**

Note: the layouts and measurements shown are estimates and may vary from the completed property.

LOCATION SCHEME



GROUND FLOOR



Plot area	802 m²
Floors	3
Height	13.5 m



FIRST FLOOR



	BED–ROOM	INDOOR AREA M²	COVERED VERANDA M²	TOTAL AREA M²
101	2	68.54	14.88	**86.51**
102	2	75.58	22.11	**100.69**
103	1	52.50	13.43	**71.87**
104	2	75.89	16.42	**100.32**



First floor

Note: the layouts and measurements shown are estimates and may vary from the completed property.

SECOND FLOOR



	BED-ROOM	INDOOR AREA M²	COVERED VERANDA M²	TOTAL AREA M²
201	2	68.36	15.04	**85.94**
202	2	75.58	22.18	**100.56**
203	1	52.43	13.43	**73.29**
204	2	75.89	16.42	**98.08**



Second floor

Note: the layouts and measurements shown are estimates and may vary from the completed property.

THIRD FLOOR



	BED–ROOM	INDOOR AREA M²	COVERED VERANDA M²	TOTAL AREA M²
301	2	68.52	14.88	**88.88**
302	1	55.39	17.40	**75.00**
303	1	52.62	17.19	**94.10**
304	2	62.30	19.04	**95.75**



Third floor

Note: the layouts and measurements shown are estimates and may vary from the completed property.

IMMIGRATION OPPORTUNITIES

Main Requirements:

Foreign investors have the opportunity to secure permanent residency in Cyprus through an approved investment programme. This status permits legal residence without the need for continuous stay, provided the holder visits Cyprus at least once every two years to maintain it.

Investment:

A minimum investment of €300.000 (excluding VAT) is required. Acceptable investment options include:

- Purchasing up to two brand-new residential properties directly from a developer.
- Acquiring commercial real estate, such as offices, retail spaces, or hotels.
- Investing in shares of Cypriot companies that employ at least five staff members.
- Participating in Cyprus-based investment funds (AIF, AIFLNP, RAIF).

Income Proof:

Applicants must demonstrate an annual income of at least **€50.000** generated from outside Cyprus. This amount increases by **€15.000** for a spouse and **€10.000** for each dependent minor child.

Source of Funds:

Investment capital must originate from abroad and cannot be financed through internal loans.

Additional Conditions:

- A clean criminal record from both the applicant's country of citizenship and current residence.
- Valid health insurance coverage.
- A signed declaration confirming the applicant will not seek employment in Cyprus (with the exception of serving as a director of the invested company).

Processing Time:

The process for obtaining permanent residency generally takes between 4 and 6 months.

Family Inclusion:

The application can cover the main applicant's spouse and minor children. Dependent children aged 18 to 25 who are students may also be included.

Important:

Program rules are subject to change. Applicants are advised to consult with a legal expert to stay informed about the latest legislative updates.

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