

THE TOWER

AT ST RAPHAEL RESORT & MARINA





*Luxury living
combined with a
Five Star Resort*

welcome

A much sought after address

Elegant Mediterranean Living

Welcome to the most exciting Project at the East entrance of the cosmopolitan city of Limassol. The Tower at St Raphael Resort and Marina is set to be a much sought after address. The choice of 1, 2 or 3 bedroom ultra-luxury apartments is available, all with breathtaking views over the Mediterranean sea, the 43,000m² landscaped gardens of the St Raphael Resort and the beautifully designed private St Raphael Marina. The Marina is an official port of entry into Cyprus, allowing you to arrive even by sea directly on the door step of the Tower. The 14 storey Tower will consist of 12 floors of apartments rising above a reception lobby area on the ground floor and a new spectacular speciality restaurant on the lower level floor. The Tower will be connected to the award winning Resort and have direct access to the beach. The apartments can be fully serviced.

The Project

This eagerly anticipated Project envelops the idea of private living within a Hotel Resort. It will be an iconic landmark of Limassol and the first high rise to be seen upon approaching the city from either the capital Nicosia or Larnaca International Airport. The Project is located in one of the most prestigious areas, with an ancient past, mountainous village backdrops, blue flag beaches and situated on the coast and next to the innovative landmarks of the first private marina on the island, the 237 berth St Raphael Marina, and the 272 bedroom award winning Five Star St Raphael Resort. Although away from the hustle and bustle of the city, the city centre is only a 15 minute drive away.





why Limassol

Why Limassol

Limassol is the second largest city in Cyprus with a cosmopolitan population of approximately 200,000 Residents and is the home to an array of international firms, banks and shipping companies that have all chosen Limassol for its attractive qualities. The city is situated between the two international airports of Cyprus and less than an hour drive from the capital, Nicosia. Just 55km from Larnaca International Airport (approximately 30 minutes by car) and only 70km from Pafos International

Airport (approximately 45 minutes away by car), the city is centrally located and a vibrant hub for some of the best rated hotels, restaurants, bars, events and shopping on the island. The main Casino in Cyprus has been awarded its license to operate in Limassol and will be located approximately 20 minute drive from The Tower at St Raphael Resort & Marina. The Tower is also only approximately 40 minute drive to three large Golf Courses.

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One Bedroom Apartment

These stunning apartments can be situated on the first to the sixth floor of the Tower. They are 150m² including common areas and balconies (108m² interior including covered verandas), and incorporate a carefully designed open plan kitchen area, sitting room with guest WC and a bedroom with ensuite bathroom. Unrivalled views over the Mediterranean sea and the St Raphael Resort's gardens and private marina, make these apartments the perfect choice for a home residence or to let out via the hotel management scheme*.

Two Bedroom Apartments (same floor)

These beautiful apartments offer a spacious area to relax and entertain. The kitchen, dining and sitting areas are all open plan where modern amenities and luxury meet to every

precision and the elegant bedrooms have contemporary ensuite bathrooms. The views are not just south sea facing, but also incorporate the magnificent and the picturesque scenery over the Mediterranean sea and stunning Cyprus landscapes.

Three Bedroom Apartments (same floor)

Ideal for larger families or those expecting guests, these apartments include a master bedroom with ensuite bathroom and two further large bedrooms both with ensuite bathrooms. The carefully designed living area is open plan with thoughtful details, including every modern comfort and there are stunning views from all rooms.

Two Bedroom Apartments Duplexes (9th and 10th Floors only)

The two bedroom duplexes may be situated on the penultimate floors of The Tower and are state of the art in design concept and functionality. They are 216m² which includes the interior space and covered balconies. You may enter the apartment from both levels via the main elevator and an interior stairwell connects both levels. The upper level hosts the salon, kitchen and guest area while the lower level consists of two ensuite bedrooms. Both levels boast magnificent views. No expense is spared on the feeling of luxury in these apartments.

Penthouse (2 floors) 11th and 12th floors

Spectacular and faultless in design, this Penthouse radiates luxury from the very second you press the 'top floor' button of the elevator. This Penthouse offers three spacious bedrooms all with their own luxury bathrooms including baths, premium sanitary ware and designer features. The living area of the Penthouse is on the top (12th) floor and displays stunning design features and views from all areas. A large dining area with reception and sitting area is the perfect setting to welcome guests and the spacious salon is perfect for relaxing evenings with special friends and family or for luxurious entertainment.

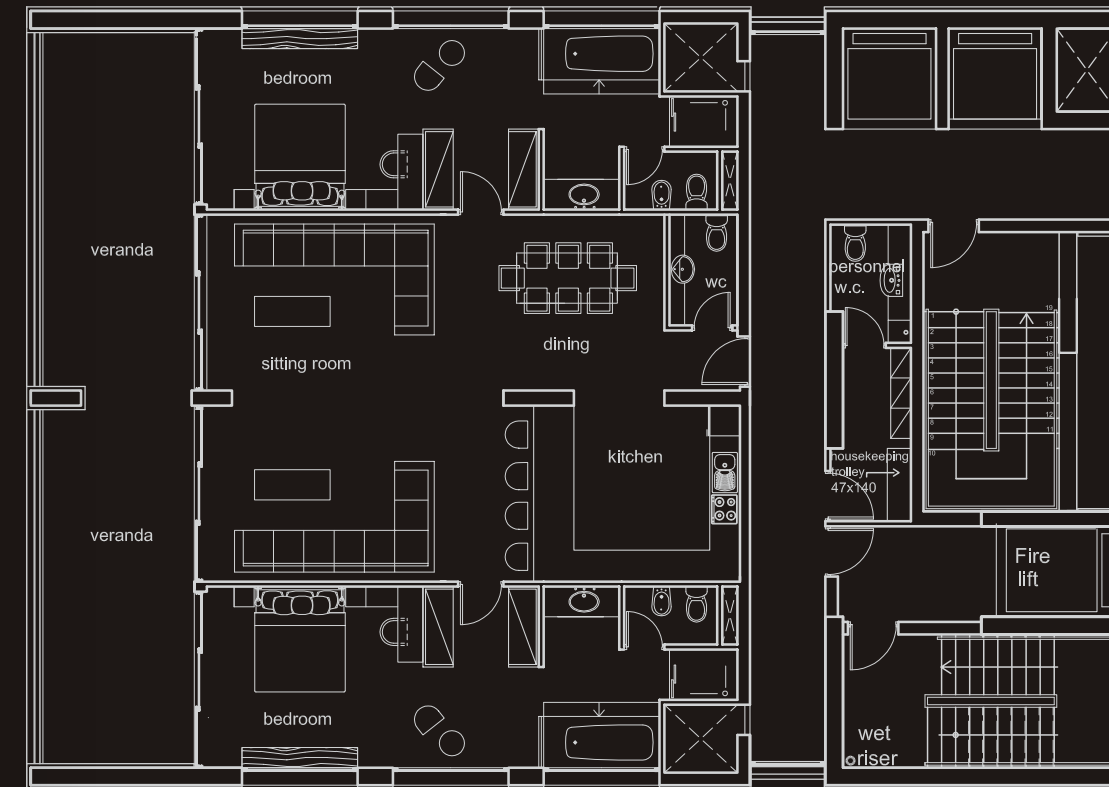
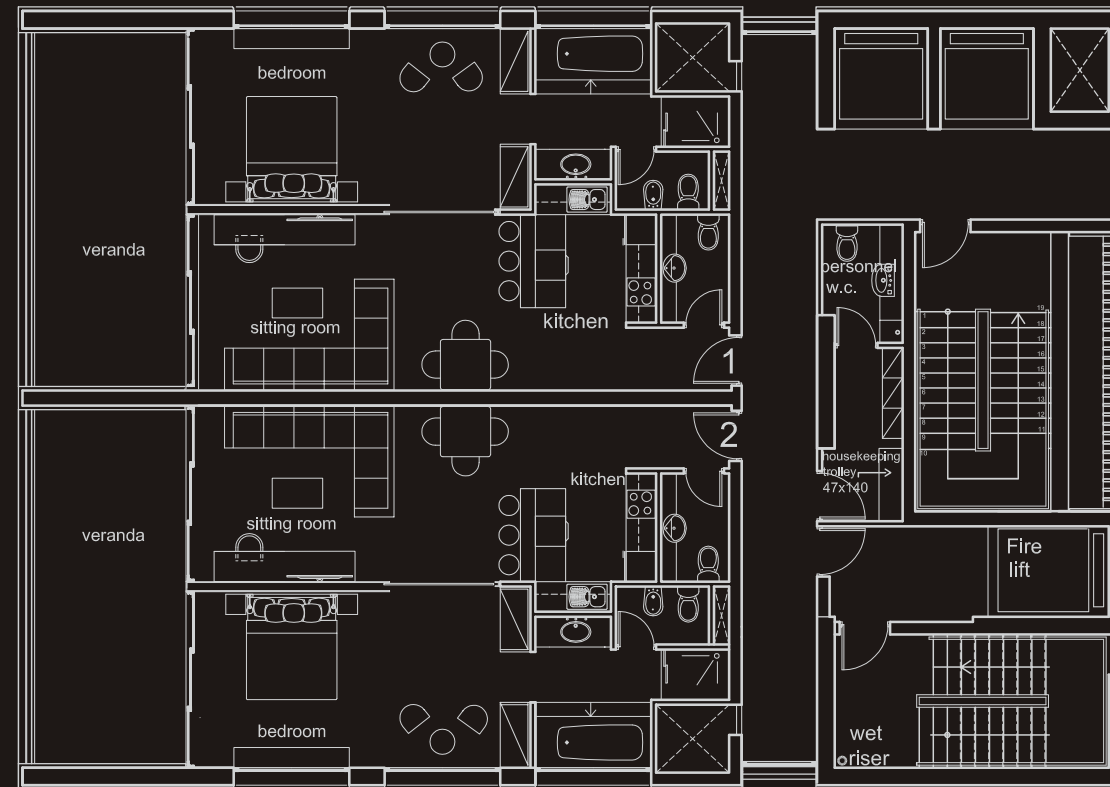
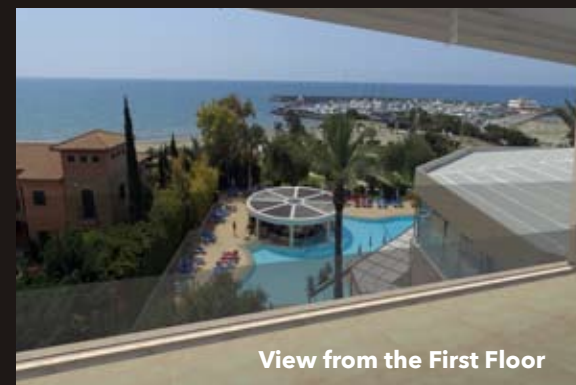
*No expense is spared
on the feeling of luxury
in these Apartments*

1 bedroom apartment

2 bedroom apartment

Specifications

Floors Available	1 - 6
Bedrooms	1
Flat Area (m²)	84.55
Verandas (m²)	25.25
Dedicated Parking	1 Covered
Common Areas (m²)	112.08



Specifications

Floors Available	1 - 10
Bedrooms	2
Flat Area (m²)	84.55
Verandas (m²)	25.25
Dedicated Parking	2 Covered
Common Areas (m²)	112.08

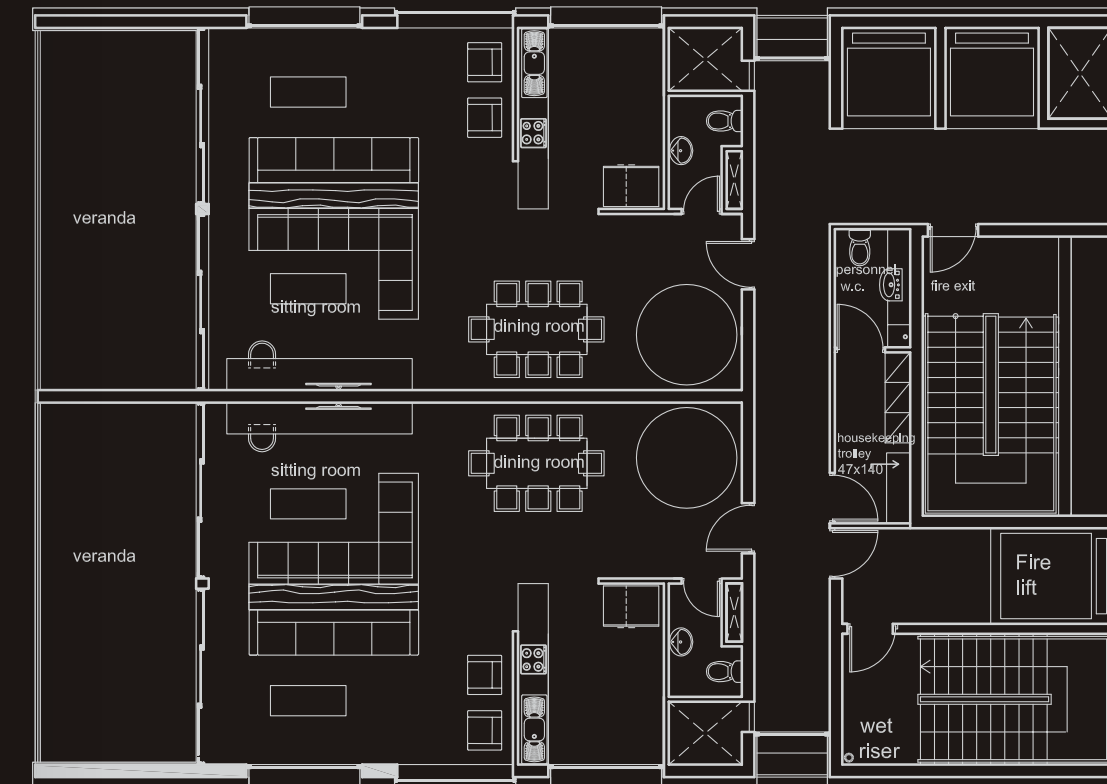
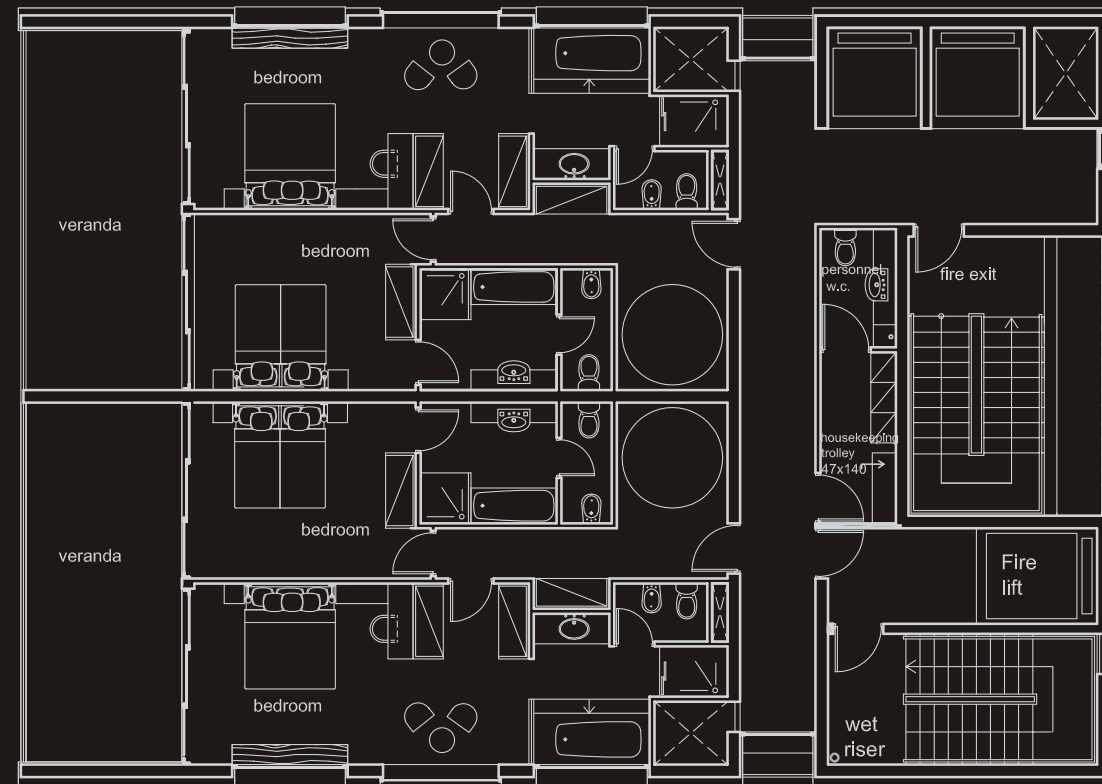


2 bedroom duplex (lower level)

2 bedroom duplex (upper level)

Specifications

Floor Available	9
Bedrooms	2
Flat Area (m²)	84.55
Verandas (m²)	25.25
Dedicated Parking	2 Covered
Common Areas (m²)	112.08



Specifications

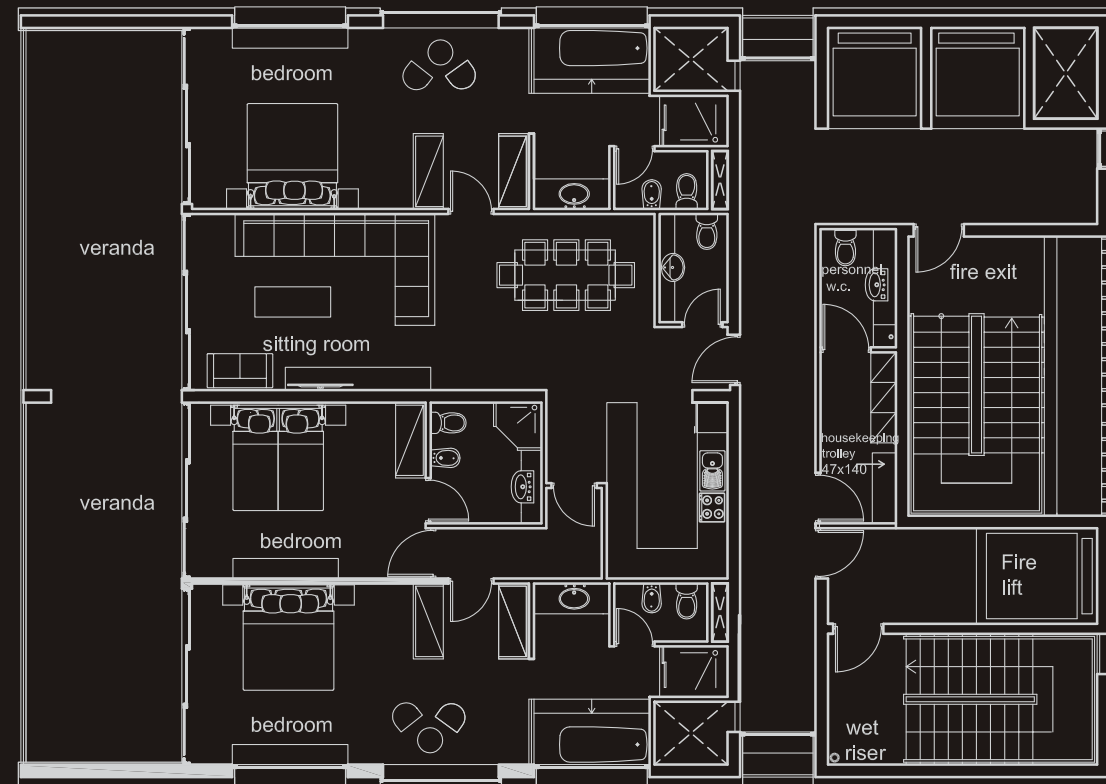
Floor Available	10
Flat Area (m²)	84.55
Verandas (m²)	25.25
Dedicated Parking	2 Covered
Common Areas (m²)	112.08



3 bedroom apartment

Specifications

Floors Available	1 - 10
Bedrooms	3
Flat Area (m ²)	169.11
Verandas (m ²)	50.51
Dedicated Parking	2 Covered
Common Areas (m ²)	112.08

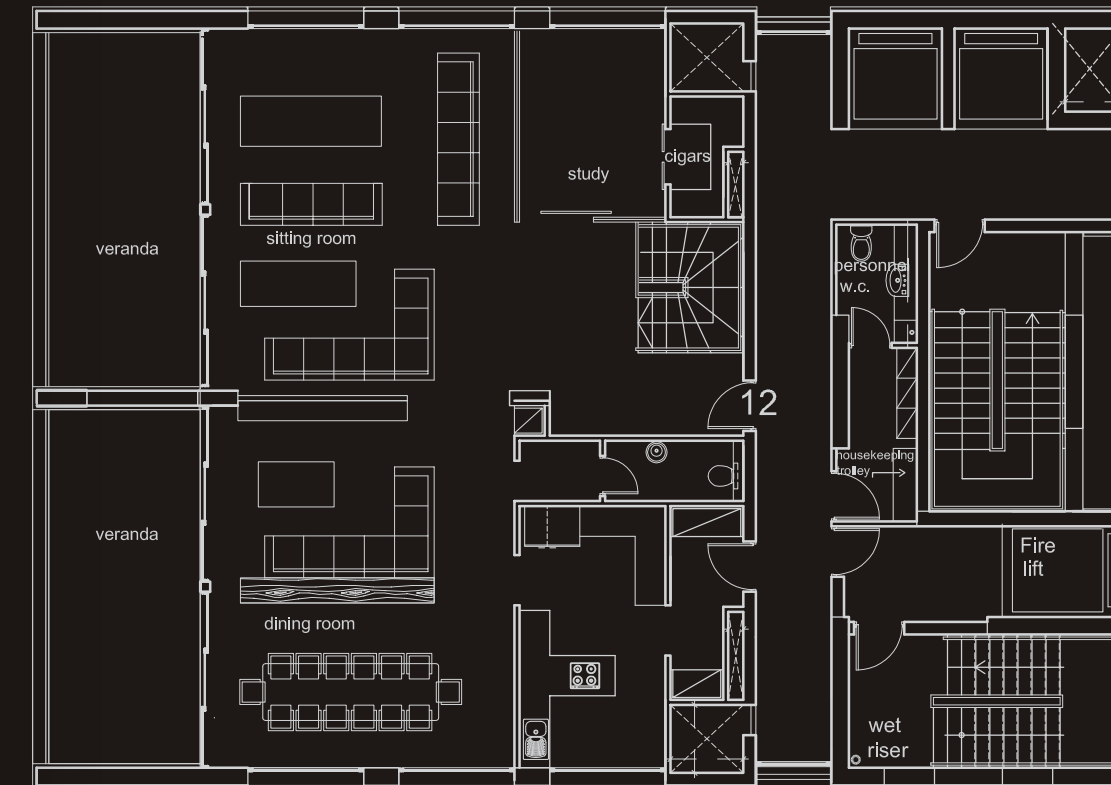
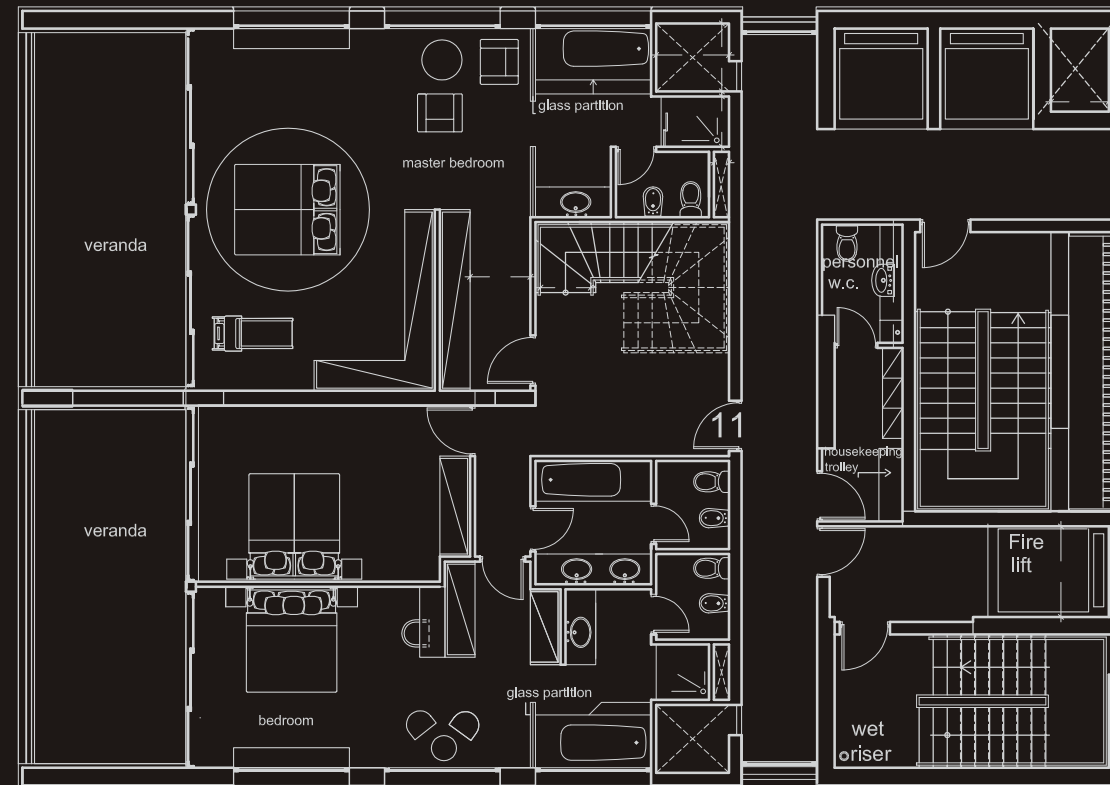


penthouse (lower level)

penthouse (upper level)

Specifications

Floor Available	11
Bedrooms	2
Flat Area (m²)	169.11
Verandas (m²)	50.51
Dedicated Parking	2 Covered
Common Areas (m²)	112.08



Specifications

Floor Available	12
Flat Area (m²)	169.11
Verandas (m²)	50.51
Dedicated Parking	2 Covered
Common Areas (m²)	112.08



*An absolute highlight of
receiving guests at any
time of the day*

The Roof Garden Terrace

Sure to be the most spectacular spot in Limassol, this terrace will be exclusively for the Residents and their select guests. This much desirable location will include a small dedicated gym, luxury bar, infinity plunge pool and sunbathing area. This will be the absolute highlight of receiving guests at any time of the day and will be sure to impress even the most travelled and experienced visitor.

Speciality Restaurant

This new restaurant of the Resort is sure to be the talk of the town, and all Residents will have direct access via the elevators or stairwell. Meticulously designed to suit the concept, this restaurant will be modern culinary excellence as

well as service at its best. The Residents of the Tower will be awarded priority reservations and seating arrangements. Private dining or room service can also be arranged.

Reception Concierge

With a dedicated receptionist and concierge service, the Residents of these luxury apartments along with their guests, will never be concerned or in need of any further assistance. Customer care is of utmost importance and limousine service or Mercedes taxi transfers are only ever minutes away.





The St Raphael Resort

The award winning hotel first opened its doors in 1987 as the then 'Sheraton' and was the talk of the island. Still a favourite for both locals and visitors alike, the hotel is also set to be extensively renovated before the opening of The Tower, and will provide the perfect setting for Residents of The Tower, a convenient place for any additional guests to stay, a total of 7 excellent restaurants, award winning spa and much more. With all the amenities and options the hotel provides to the apartments in the Tower, the Residents will have everything they need on their doorstep.

The St Raphael Marina

Opened in 1986, the first Private Marina in Cyprus gave birth to the yachting industry on the island. The Marina, can accommodate boats of up to 30 meters overall length and is an official port of entry. Featuring two restau-

rants, including the famous fine dining Sailor's Rest Lounge Bar Restaurant, the Marina not only provides the Residents with a unique and beautiful view from all floors, but also is the ideal place to berth your yacht and dine.

Investing in the future

The Resort and Marina have been owned by the same family since conception. Strongly believing that Cyprus has a brilliant future and is a safe haven for many investors, The Tower at the St Raphael Resort & Marina will provide not only stunning residences for permanent living or the perfect holiday home, but should Residents choose not to use their apartment for their personal use, there is the potential for it to be let via the hotel management scheme* in which the Hotel can undertake to rent a Resident's property to visitors at a shared income.

The residents will have everything they need on their doorstep

*further information upon request. Conditions apply.

what our property offers

What our Property offers:

- Prime beachfront Real Estate
- Location within a Five Star Resort
- Hotel facilities
- Private Marina for entry by yacht
- Use of Hotel Booking System for your apartment allowing ability to let
- Hotel professional management

Additionally what Cyprus (an EU Member), offers

- naturalization (citizenship) by exception for investment in real estate, for investor, spouse and children within 6 months*
- attractive tax regime, recently implementing "Non-Dom" status for certain individuals*
- a multicultural population and a high standard of living
- a strategic geographic location to Europe, Asia, Middle East
- a pleasant climate
- safety and security

* Independent advice should be sought. Conditions apply.





St Raphael

R E S O R T

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