

Anna Residence



CYPRUS

National Profile

COUNTRY OVERVIEW

The Second Dubai

- Cyprus discovers **oil and natural gas** reserves of 50-80 trillion cubic feet.
- The future energy hub of Europe.
- Enough to supply Europe for 200 years.

Cyprus, the 'Tax Haven of Europe'

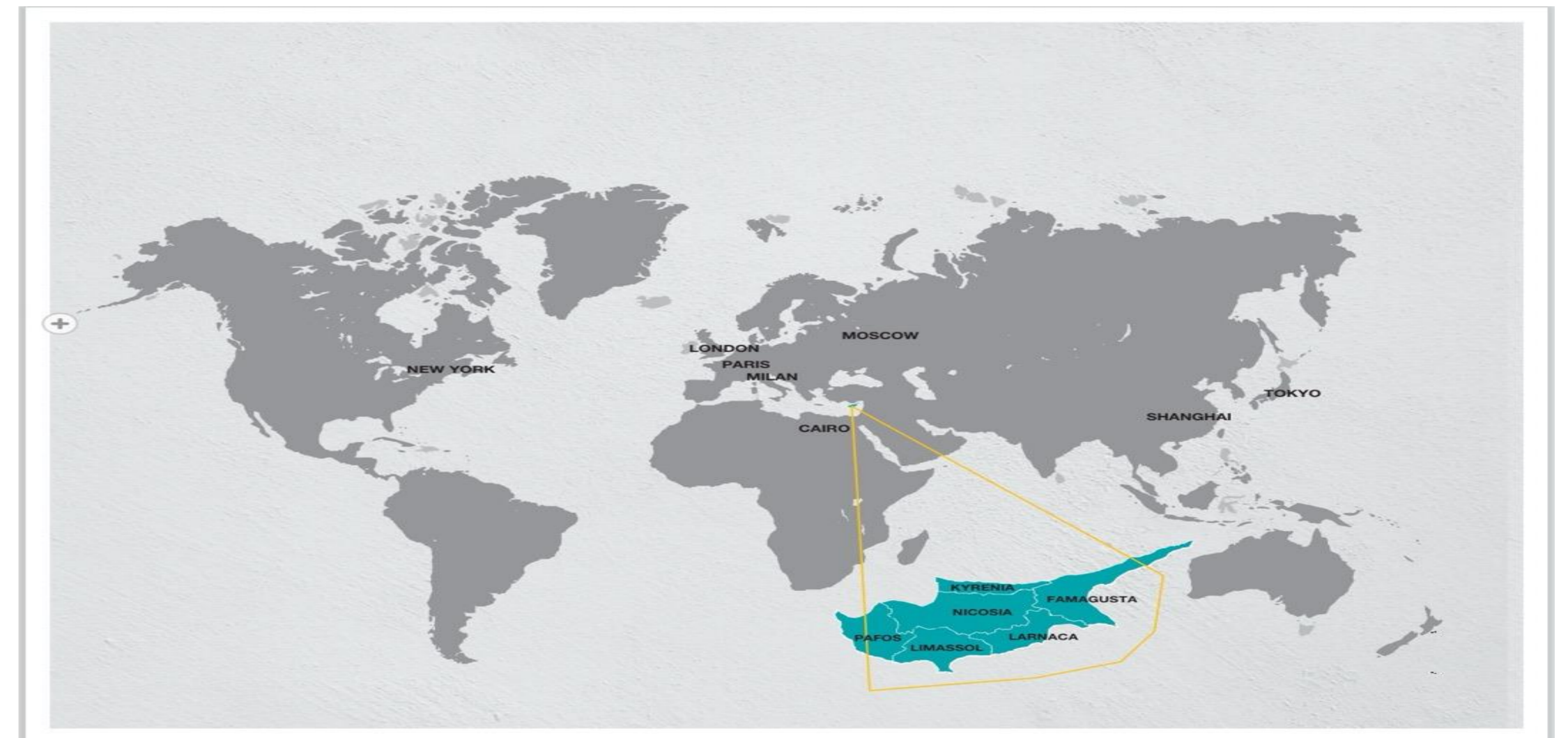
- No inheritance tax
- No gift tax
- Tax-free dividends
- No capital gains tax on the sale of securities
- Corporate income tax at 12.5%, one of the lowest rates in Europe
- Double taxation avoidance agreements with 63 countries (including China)
- VAT rate of 19%, reduced to 5% for personal residences up to 190 square meters

- **Land area:** 9,251 square kilometers
- **Population:** 1.15 million
- **Currency:** Euro
- **Capital:** Nicosia
- **Languages:** Greek, English
- **Major cities:** Limassol, Larnaca, Paphos
- **Natural resources:** Copper, natural gas, oil
- **Climate:** Typical Mediterranean climate

Europe's largest casino resort

- **City of Dreams Mediterranean, costing 550 million euros, attracts nearly 300,000 tourists annually. The casino will bring an additional \$838 million in economic benefits to Cyprus each year, making it the largest casino in Europe.**

One of the safest countries in the world

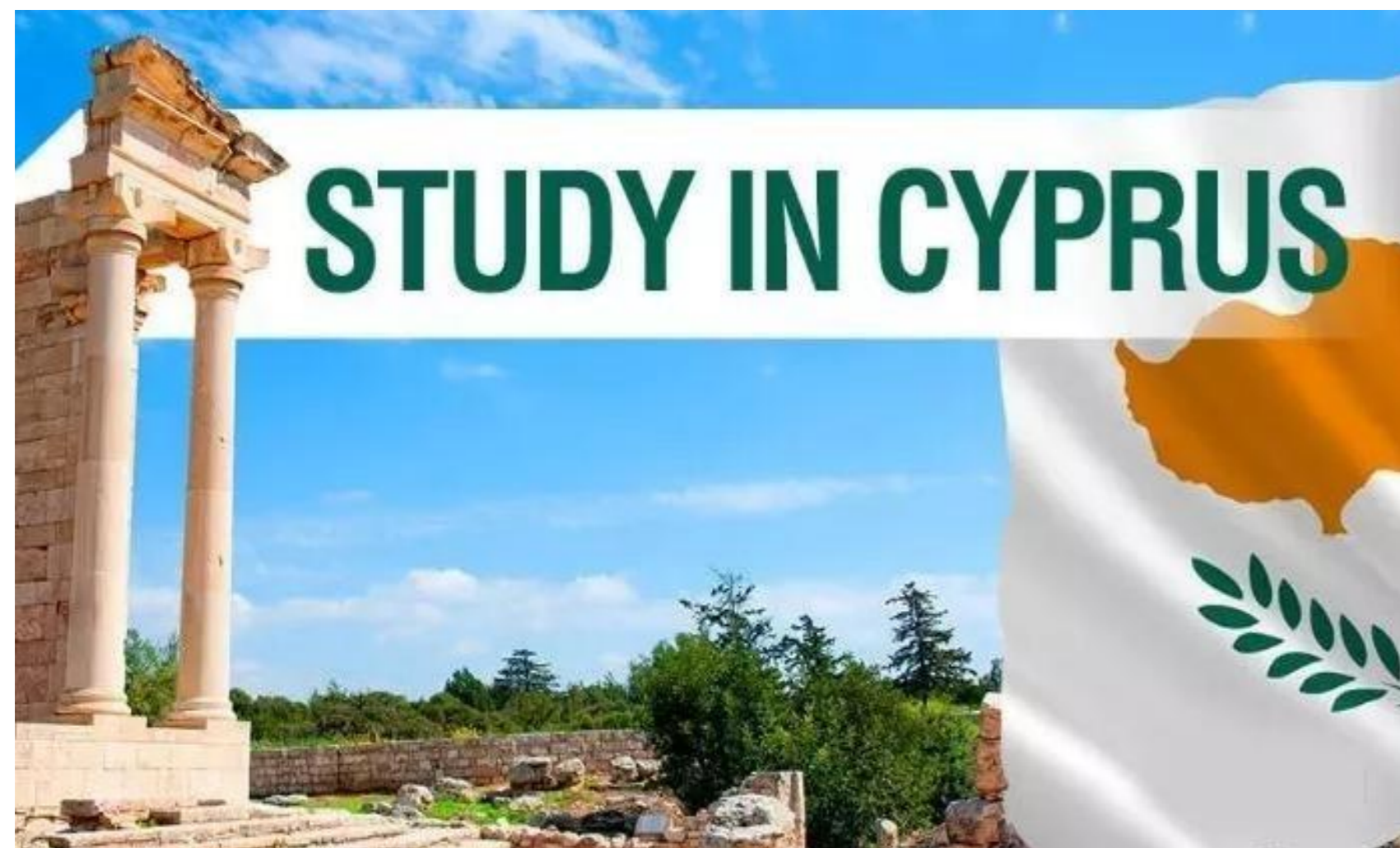


CYPRUS

Educational Advantage

EDUCATIONAL ADVANTAGE

① Cyprus international schools follow the British education system.



② Significant investment in education resources, diplomas internationally recognized

- Cyprus is renowned for its excellent public education system, ranking among the top three in Europe in terms of the domestic Gross Domestic Product (GDP) expenditure on education. It is also one of the significant sources of students for prestigious British universities like Oxford and Cambridge.
- According to the 2019 Times Higher Education World University Rankings, Cyprus has two universities ranked in the top 500.

③ Elitist education, Accessible Fee

This is one of the biggest advantages of universities in Cyprus. Cyprus boasts the highest proportion of its population with tertiary education in Europe and ranks third globally, behind only the United States and Canada.



CYPRUS Top-notched Schools in Limassol



Foley's School was founded by Ward and Pat Foley in 1970. Foley's School currently has over 600 students, with a diverse range of backgrounds and nationalities. Students from over 50 different countries have chosen Foley's School.

All courses at the school are taught in English, with options for Greek and other foreign language courses. Foley's School follows the comprehensive British education system and is now also an accredited examination center for the Oxford and Cambridge Examination Board. The majority of students are able to gain admission to top universities in the UK. The pass rate for A Level exams with grades A*-A is 58%, while the pass rate



for grades A*-C is 93%. In the GCSE tests taken by students transitioning from middle school to high school, the pass rate for grades A*-C is 99%. Undoubtedly, Foley's School has become the school with the highest pass rates in all of Cyprus, without exception!

The Grammar School

The Grammar School Limassol is considered one of the best English schools in Cyprus, founded in 1963 with a long history. It accommodates over 1200 students from around the world in its middle and high school divisions, offering modern British education.

In the seventh year of study, students must complete modules at A2 or higher level, and the school encourages students to take external British exams. Based on their performance in these exams, students' eligibility for admission to British universities is determined. Most students graduating from The Grammar School Limassol will take at least 8 IGCSE exams and at least three higher-level exams.

The Grammar School Limassol also places great emphasis on organizing students' leisure time, cultivating hobbies, and interests. The school's theater has become a local landmark and is often invited to perform in other countries. Additionally, there are extracurricular interest classes such as football, piano, baking, as well as youth volunteer teams.

CYPRUS Medical Advantages

MEDICAL ADVANTAGES

- Cyprus boasts high-quality public and private healthcare institutions accessible to all. Green card holders have access to comprehensive medical services in both public and private hospitals.
- In Cyprus, there is approximately one general practitioner for every 480 people, many of whom have over two years of relevant work experience in countries such as the UK, USA, and Germany.
- The country is a global leader in heart transplantation.



Anna Residence

Project Introduction

- Anna Residence is located in the Agios Athanasios area of Limassol and comprises six apartments. It enjoys an excellent location with all necessary amenities nearby;
- Just 6 minutes away from Foley's School;
- Only 3 minutes away from The Grammar School;
- A 9-minute drive to Sklavenitis supermarket;
- Just 7 minutes away from the Mediterranean Hospital of Cyprus, a public hospital;
- Only 6 minutes away from the German Oncology Center, a private hospital;







Configuration specifications

The exterior wall

25cm clay bricks in accordance with the architectural plan. Covered with an 8cm polystyrene insulation layer, with the outer layer coated in waterproof 'Graffito' plaster. The decorative layer complies with the architect's design.

Thermal insulation and waterproofing

Apply asphalt material to all flat roof areas, balcony areas, and concrete surfaces exposed to the ground.

Entrance doors and windows

- Aluminum alloy doors and windows: Equipped with double-layer LOW-E insulating glass and electrically operated thermal insulation roller blinds.
- Entrance main door: Fireproof door with smart anti-theft door lock.

Indoor

- Wall and ceiling: Decorative paneling for the ceiling and walls, with linear aluminum profile lighting.
- Wardrobes and kitchen cabinets: High-quality Italian craftsmanship wardrobes and kitchen cabinets, equipped with metal door handles, locks, door stops, and hinges.
- Flooring and countertops: High-quality anti-slip porcelain tiles crafted with Italian craftsmanship for the living room, dining room, and bathrooms; high-end engineered wood composite flooring for the bedrooms; high-end stone slabs for kitchen cabinet countertops and dining tables.

Water supply and drainage

CPVC pipes will be used for the drainage system, connected to the central sewage system of Limassol. There will be a dual-system hot water supply, equipped with immersion electric heaters and solar panels, along with concealed stainless steel tanks. Continuous water supply from the local water authority, with drinking water and separate lines directly connected to concealed individual PVC water tanks. There will also be a central pressurized water system. PVC pipe sleeve system installed directly from the central distributor to each hot and cold water faucet (with a distributor on each floor).

Heating and cooling

Split-type air conditioning will be provided in all bedrooms and living areas. Additionally, there will be underfloor heating provided in all areas.

Smart home

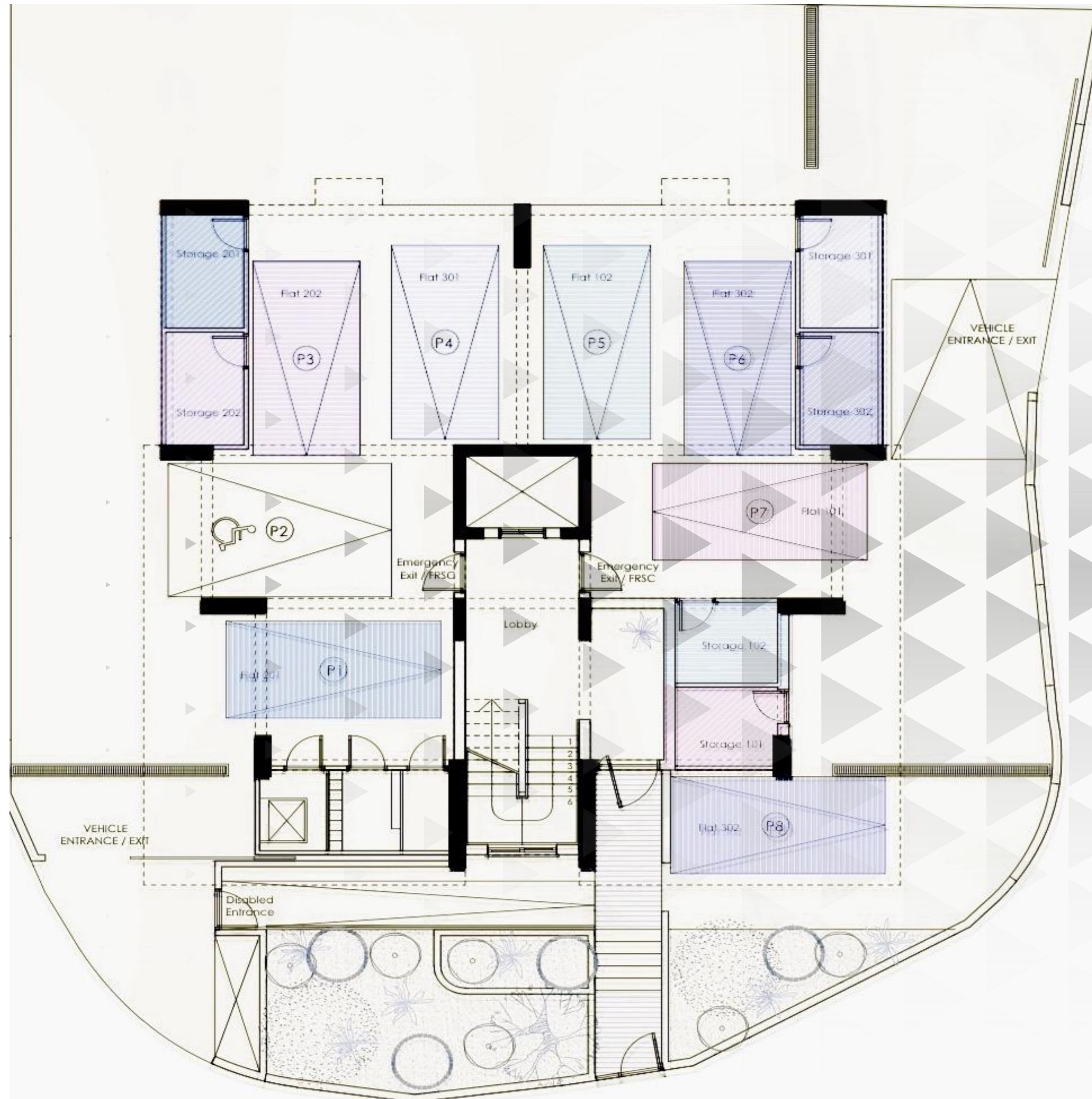
7-inch smart video control panel.
Intelligent lighting control.
Security motion sensors and security switch detection sensors.
Temperature and humidity sensors.
Water leak detection sensors.
Smart curtain control.
Intelligent temperature control for underfloor heating, air conditioning, and boilers.

Energy-saving system

Each apartment is equipped with a photovoltaic power generation system and provisions for a new energy vehicle charging system.

Anna Residence

Parking Area



Anna Residence

First Floor



Apartment Number	101	102
Indoor Area	86.5m ²	87.3m ²
Covered Balcony	23.7m ²	23.7m ²
Bedroom	2	2
Terrace Area	15.2m ²	15.2m ²
Public Area	22.8m ²	23m ²
Storage Room Area	5.9m ²	6.0m ²
Parking space	11m ²	11m ²
Total Area	165.1m²	166.2m²



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Second Floor



Apartment Number	201	202
Indoor Area	86.5m ²	87.3m ²
Covered Balcony	23.7m ²	23.7m ²
Bedroom	2	2
Terrace Area	-	-
Public Area	22.8m ²	23m ²
Storage Room Area	6.2m ²	5.8m ²
Parking space	11m ²	11m ²
Total Area	150.2m²	150.8m²

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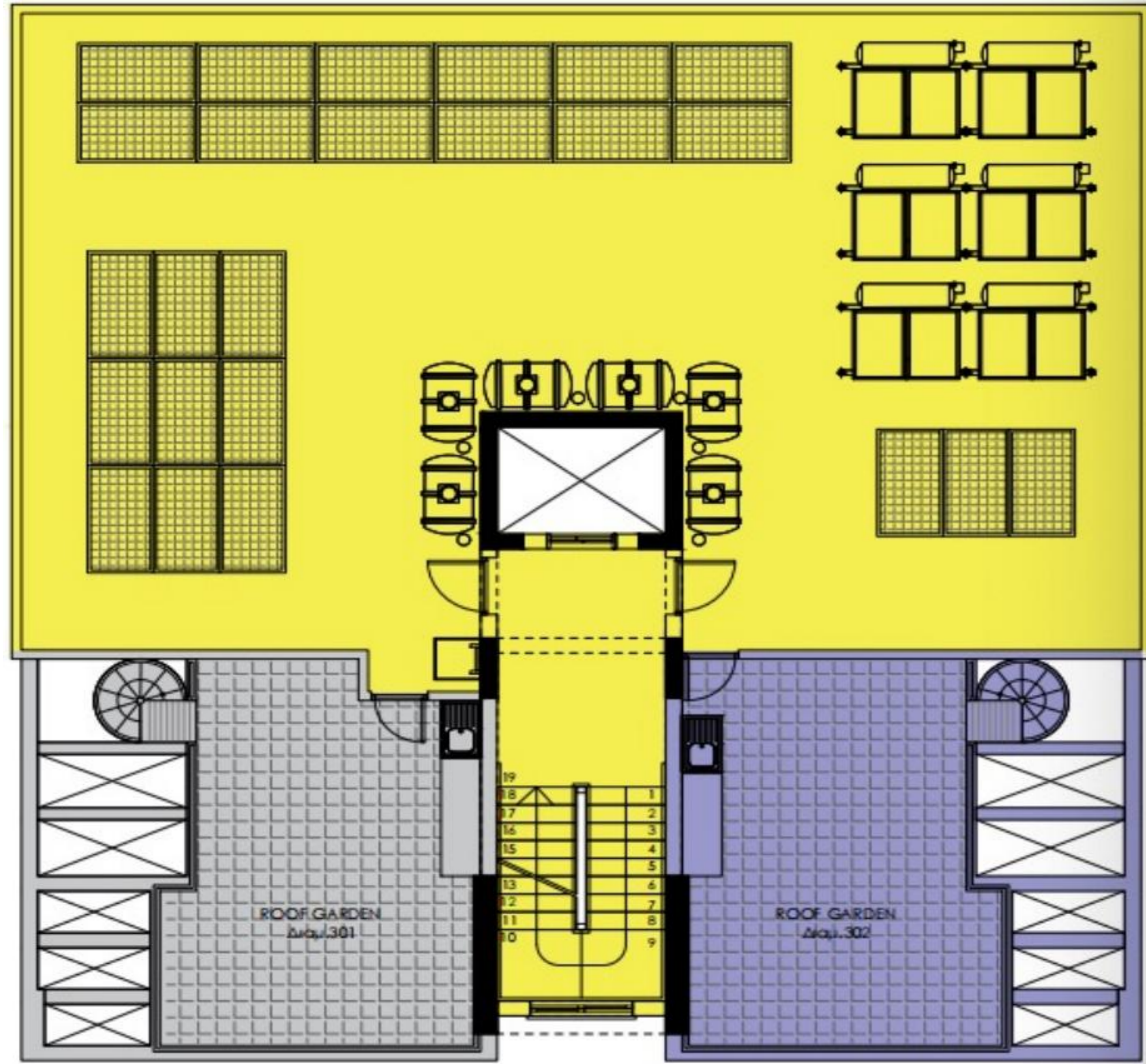
Third Floor



Apartment Number	301	302
Indoor Area	86.5m ²	87.3m ²
Covered Balcony	23.7m ²	23.7m ²
Bedroom	2	2
Terrace Area	15.2m ²	15.2m ²
Public Area	22.8m ²	23.0m ²
Storage Room Area	6.2m ²	5.8m ²
The rooftop garden area	31.3m ²	32.5m ²
Total Area	196.7m²	198.5m²

Anna Residence

Top Floor





For any comment and
enquiry, please contact us
on phone, fax or email.