



MARR APARTMENTS
& MAISONETTES

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MARR Group presents an attractive and lucrative investment project: MARR APARTMENTS & MAISONETTES – situated just 300 metres from the Mediterranean Sea in the city of Limassol, the business hub of Cyprus.

We offer you a unique opportunity to invest in a plot of land with fully-approved project documentation and construction permits. The location is a highly desirable area that is quiet and convenient, and is surrounded by Limassol's premier hotels. The project involves the construction of 6 apartments and 6 maisonettes, and the creation of a residents' parking area, a swimming pool, a children's playground, sports grounds, and a landscaped park.

Apartment areas range between 158 and 160 m²; maisonettes are from 101 to 129 m² in area. Upper-floor apartments will have exclusive access to a private roof-top terrace and garden of 47 m².

Investment liquidity is assured by a bank guarantee. The minimum fixed return on investment will be at least 5% per annum of the amount of investment. The term of the bank guarantee is 3 years.

KEY PROJECT FEATURES:

- Gated and walled plot with 24/7 security;
- Spectacular swimming pool;
- Landscaped gardens;
- Children's playground;
- Sports areas;
- High-quality turnkey finishes;
- Parking space and storage room for each apartment;
- Walking distance to the beach;
- Sea and mountain views.

The scope, location and market appeal of this project predicts up to 60% profitability.

Minimum investment in land plot – EUR 3.000.000 (VAT Free);

Estimated investment in construction – EUR 2.000.000;

Estimated sale value of all 12 properties (6 apartments with a total area of 720 m² and 6 maisonettes with a total area of 880 m².) – EUR 8.000.000.

Total estimated profit: EUR 3.000.000.



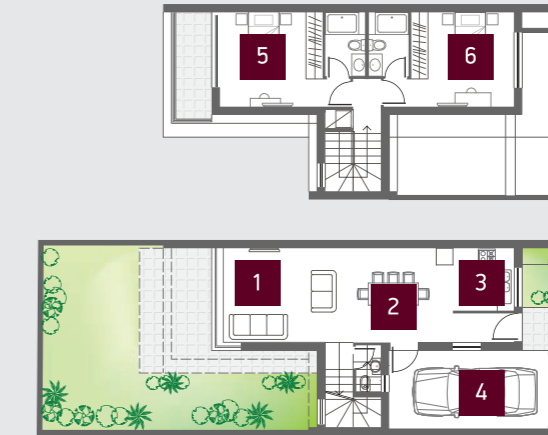
SITE PLAN

01 TWO BEDROOM MAISONETTES

02 SWIMMING POOL

03 TWO BEDROOM APARTMENTS

04 THREE BEDROOM MAISONETTES



TWO BEDROOM MAISONETTES

01 LIVING ROOM 12,3 M²

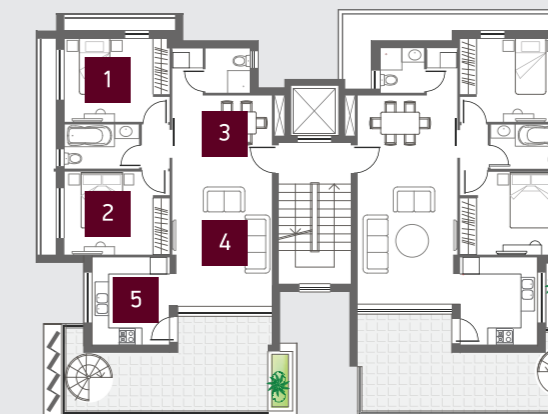
02 DINING ROOM 12,3 M²

03 KITCHEN 8,8 M²

04 GARAGE 18 M²

05 BEDROOM 10,5 M²

06 BEDROOM 10,5 M²



TWO BEDROOM APARTMENTS

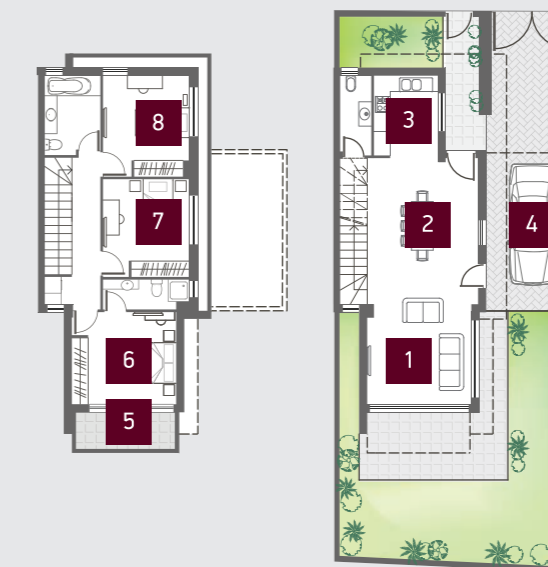
01 BEDROOM 9,6 M²

02 BEDROOM 9,6 M²

03 DINING ROOM 12,2 M²

04 LIVING ROOM 15,2 M²

05 KITCHEN 9 M²



THREE BEDROOM MAISONETTES

01 LIVING ROOM 15,2 M²

02 DINING ROOM 15,2 M²

03 KITCHEN 10 M²

04 GARAGE 21 M²

05 TERRACE 5,9 M²

06 BEDROOM 11 M²

07 BEDROOM 9,6 M²

08 BEDROOM 10,8 M²