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PROPERTIES

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MODERN LIVING  
JUST STEPS FROM THE SEA





# A NEW STANDARD OF LIVING — JUST 700 METERS FROM THE SEA

**LIVEIN MAISON** is an exclusive business+ class residential development, ideally located in the prestigious Germasogeia area of Limassol

**LIVEIN MAISON** project is a thoughtfully designed residential complex located **700 meters** from the Mediterranean coast. It offers **19 elegant apartments** with one and two bedrooms, including **2 stunning three-bedroom penthouses** featuring private rooftop terraces and their own swimming pools — perfect for those seeking refined coastal living. With contemporary architecture enriched by natural

wood accents, expansive panoramic windows, and open-plan layouts, **LIVEIN MAISON** creates a harmonious blend of light, privacy, and sophistication. Future residents will enjoy premium amenities such as covered parking, private storage rooms, a secure gated environment, a communal swimming pool, a modern fitness center, and lush landscaped gardens with dedicated areas for relaxation and socializing.



SITUATED IN A PRESTIGIOUS NEIGHBORHOOD, WITHIN WALKING DISTANCE OF THE FAMOUS DASOUDI BEACH AND THE LUSH EUCALYPTUS PARK.

**LIVEIN MAISON** offers the perfect blend of coastal tranquility and urban convenience. Enjoy morning walks among eucalyptus trees, refreshing swims, and easy access to cafes, shops, and the vibrant lifestyle of Limassol.

# SIGNATURE ARCHITECTURE, THOUGHTFUL DESIGN

A modern residential landmark  
defined by elegance and functionality.

**LIVEIN MAISON** project stands out with its refined architectural concept and harmonious integration into the prestigious Germasogeia neighborhood of Limassol. The building's clean geometry, natural wood accents, and generous terraces reflect a sense of warmth and modern sophistication, while large panoramic windows invite natural light and create seamless transitions between indoor and outdoor spaces.

Every element of **LIVEIN MAISON's** design is crafted with purpose — from the elegant facade to the functional interiors. The project offers not only aesthetic beauty but also exceptional living quality: high ceilings, underfloor heating, and an energy-efficient VRV cooling system ensure year-round comfort. This is a space where architecture becomes a true extension of your lifestyle.

WHERE SOPHISTICATED  
MEETS THE COMFORT  
OF HOME



\*All 3D renderings and photos are for reference only, and the project may differ slightly from the presented images.



## EXCLUSIVE BOUTIQUE APARTMENTS WITH STUNNING AMENITIES

A thoughtfully designed residence offering privacy, style, and comfort in Limassol's prestigious Germasogeia district.

- **700 meters** from the Mediterranean coast
- Prime location in Germasogeia
- Boutique building of only **19 elegant apartments**
- **1- and 2-bedroom apartments**, plus **2 stunning 3-bedroom penthouses**
- Private **rooftop terraces** and **swimming pools** for penthouses
- Contemporary architecture with natural wood accents and expansive panoramic windows
- Open-plan layouts creating a harmonious blend of light, privacy, and sophistication
- **Covered parking** and private storage rooms for each apartment
- **Secure gated property** ensuring safety and privacy
- Communal **swimming pool** with relaxation area
- Modern **gym** equipped for a healthy lifestyle
- Lush landscaped gardens with dedicated zones for leisure and socializing

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## LIVEIN MAISON OFFERS IMPECCABLE INFRASTRUCTURE FOR A COMFORTABLE AND SECURE LIFESTYLE.

Residents will enjoy covered parking, a gated and secure environment, a swimming pool, a modern gym, private storage rooms and landscaped gardens with leisure and social areas.

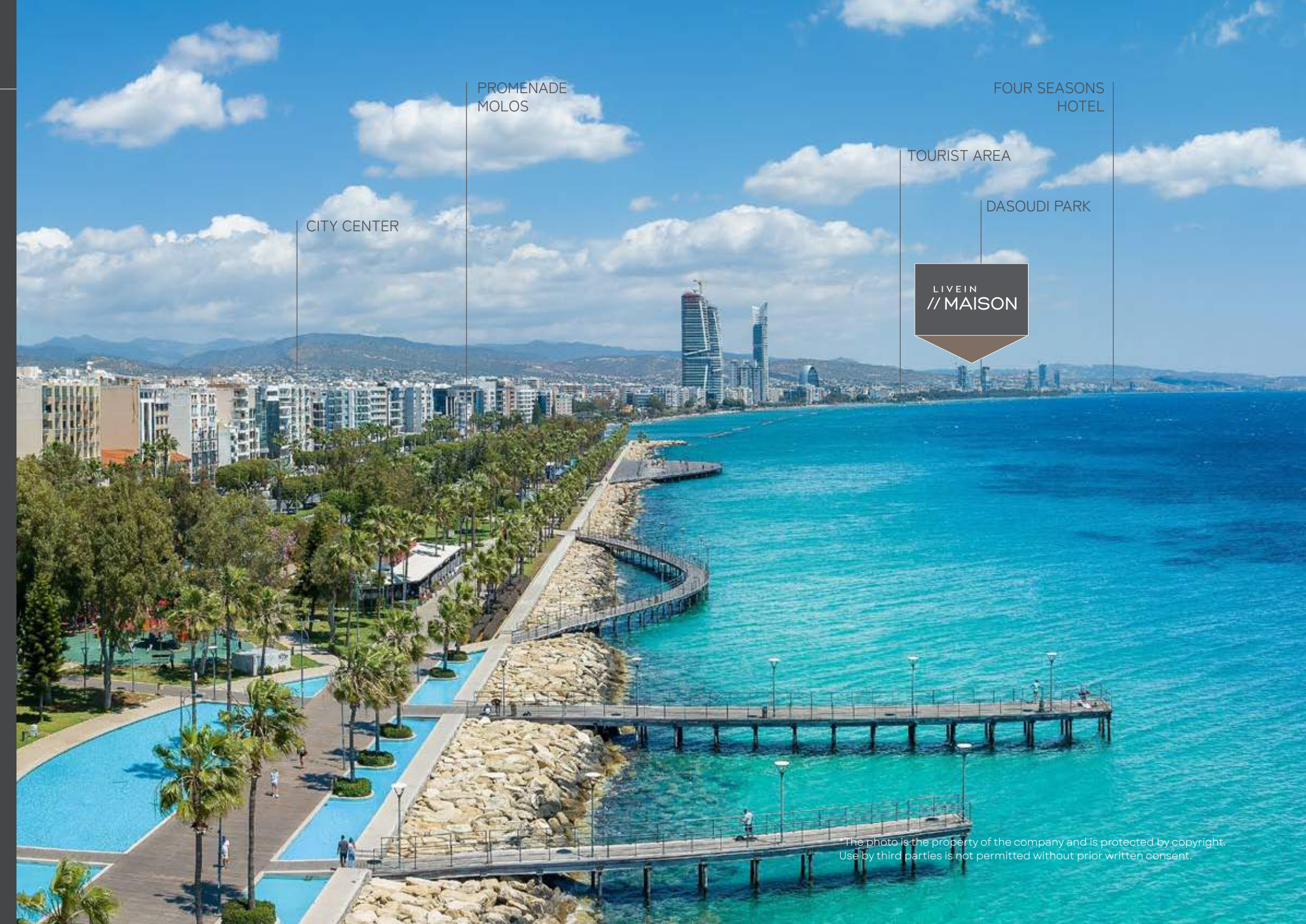
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# THE MAGNETIC HUB

Limassol captures the attention of tourists, entrepreneurs, and connoisseurs of high-quality living from around the globe.

Sunny beaches, picturesque promenades, and convenient pedestrian zones make Limassol an ideal destination for both leisure and comfortable living. The city boasts well-developed infrastructure, including top-rated schools, luxury boutiques, international business centers, and a variety of restaurants offering

both traditional Cypriot and international cuisine. High safety standards and a steadily growing economy make Limassol appealing to investors and those seeking to establish their second home here. Thanks to its convenient location, the city provides quick access to Larnaca and Paphos airports, as well as the island's main highways.



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# GERMASOGEIA — WHERE PRESTIGE MEETS CONVENIENCE

Exceptional location with effortless access to life's essentials and luxuries.

**LIVEIN MAISON** is situated in one of Limassol's most prestigious and well-connected districts — Germasogeia. Just 700 meters from the development lies the famous Dasoudi Beach and eucalyptus park, offering scenic walking trails, relaxation zones, and natural beauty. Within walking distance, residents can access trendy restaurants, stylish cafés, supermarkets,

banks, pharmacies, beauty salons, and boutique shops — combining seaside serenity with urban convenience. Known for its green surroundings and peaceful atmosphere, Germasogeia offers the perfect balance between vibrant city life and tranquil living. Its prime location makes it ideal for both everyday comfort and long-term investment.





# ELEGANCE IN EVERY DETAIL, COMFORT IN EVERY CORNER

Clean facade lines, natural materials, and panoramic windows make **LIVEIN MAISON** the embodiment of refined modern living by the sea.

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INTERIOR DESIGN AND FINISHING





## EFFORTLESS LIVING WITH THOUGHTFUL DESIGN

Each residence at **LIVEIN MAISON** is crafted using premium materials and integrated solutions, ensuring both elegance and practicality. Spacious layouts, high ceilings, and features like underfloor heating and energy-efficient VRV air conditioning create a living environment that blends comfort, modern luxury, and timeless style.

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CONTEMPORARY DESIGN  
FEATURING STYLISH MODERN  
MATERIALS AND EXPANSIVE  
PANORAMIC WINDOWS

OPEN-PLAN LAYOUTS  
CREATING A HARMONIOUS  
BLEND OF LIGHT, PRIVACY,  
AND SOPHISTICATION



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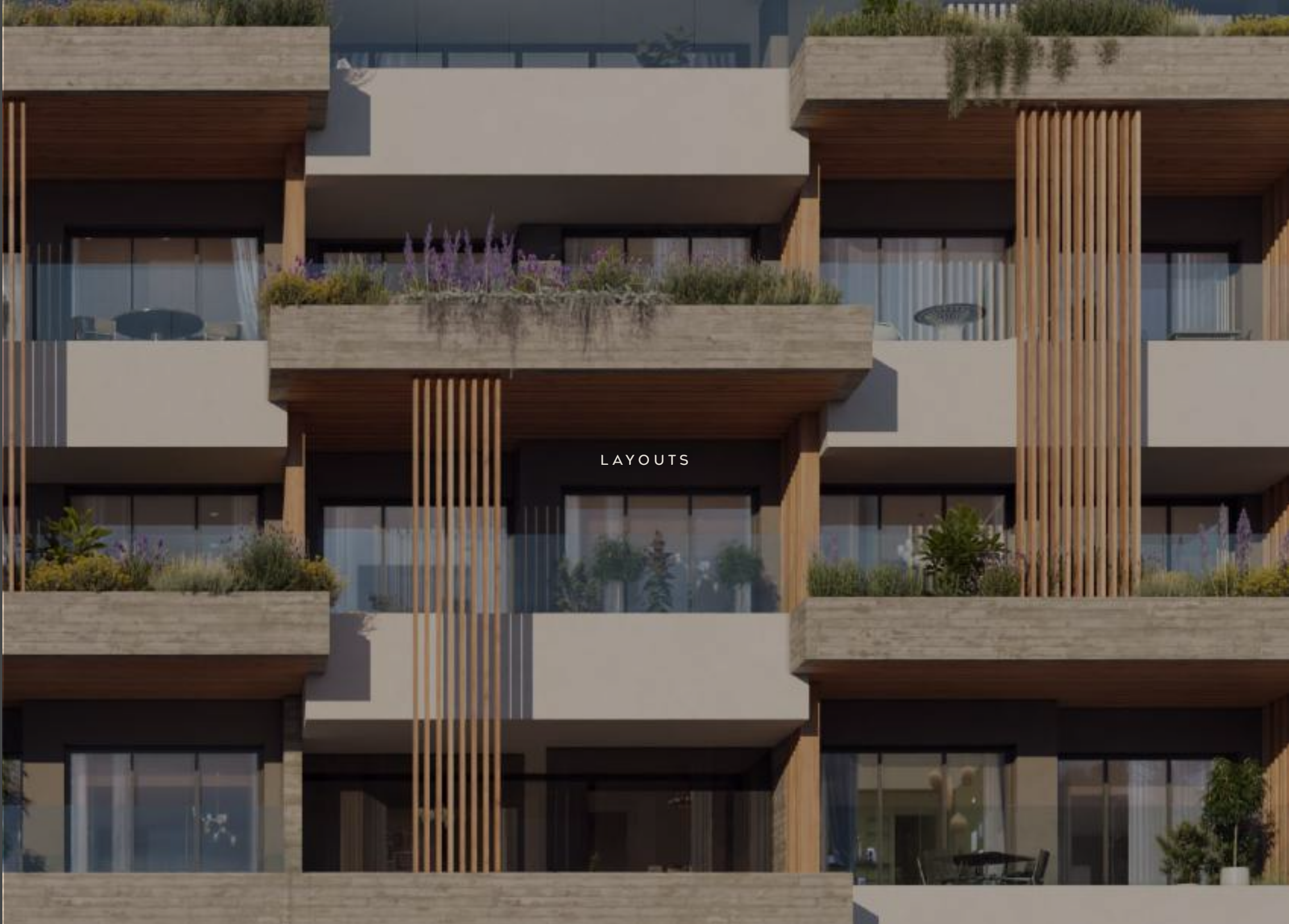


## 2 STUNNING 3-BEDROOM PENTHOUSES WITH PRIVATE ROOFTOP TERRACES AND SWIMMING POOLS

These exquisite penthouses offer breathtaking panoramic views of the city and the Mediterranean Sea, combining luxury living with unmatched privacy and comfort. Their private rooftop terraces and swimming pools create the perfect space for relaxation and entertaining.

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LAYOUTS

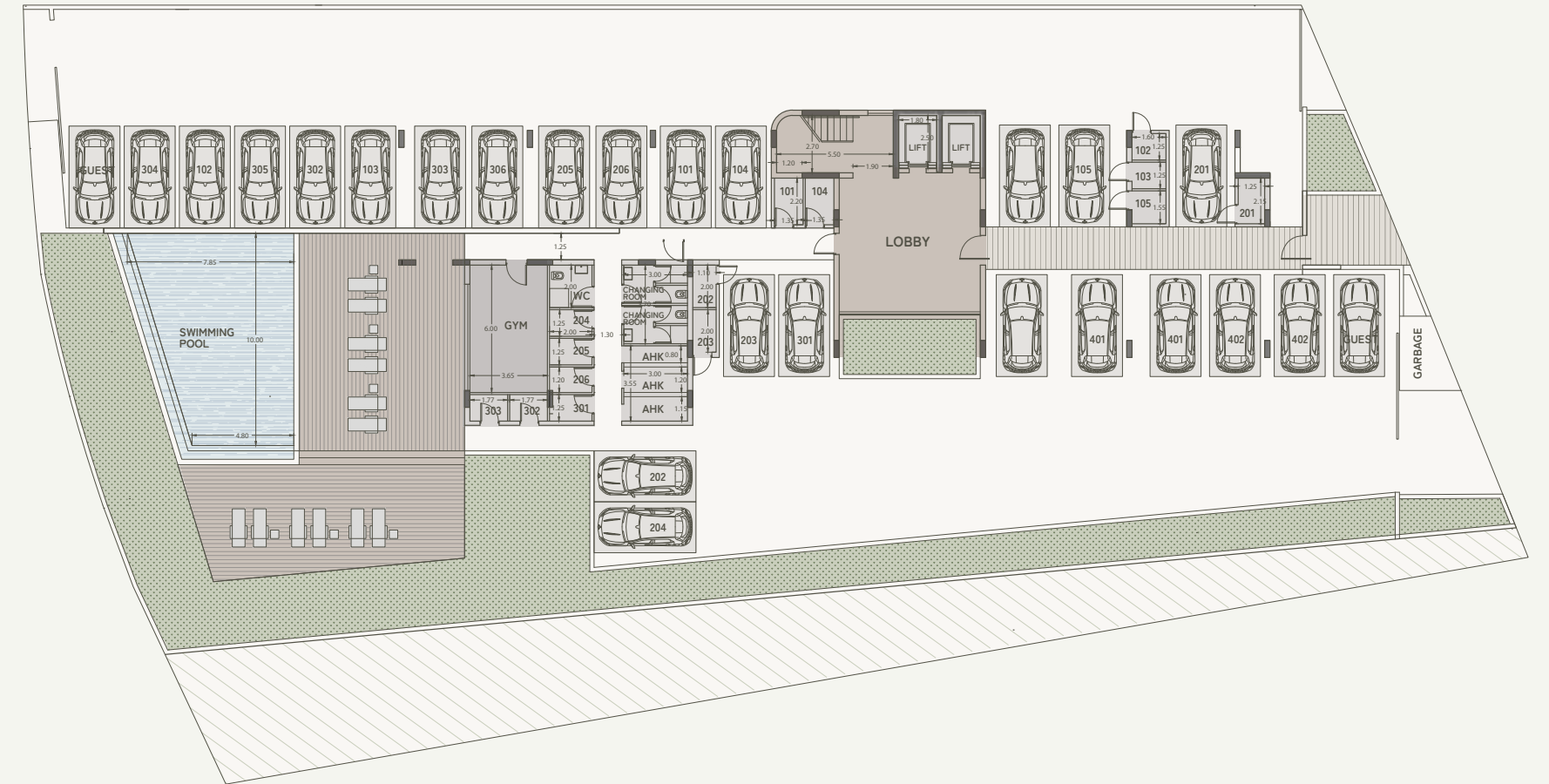




## SELECTION OF APARTMENTS

PROPERTY	FLOOR	PROPERTY TYPE	BEDROOMS	BATHROOMS SHOWERS	INDOOR AREA M <sup>2</sup>	COVERED VERANDA M <sup>2</sup>	UNCOVERED VERANDA M <sup>2</sup>	ROOF TERRACE M <sup>2</sup>	COMMON AREA M <sup>2</sup>	STORAGE ROOM M <sup>2</sup>	PRIVATE POOL	PARKING SPACE	TOTAL AREA M <sup>2</sup>
101	1	Apartment	2	2	83.00	29.00			10.13	4.00		1	116.00
102	1	Apartment	1	1	50.00	12.00			6.10	3.00		1	65.00
103	1	Apartment	1	1	50.00	13.00			6.10	3.00		1	66.00
104	1	Apartment	2	2	83.00	19.00	2.00		10.13	4.00		1	108.00
105	1	Apartment	2	2	83.00	21.00	4.00		10.13	4.00		1	112.00
201	2	Apartment	2	2	83.00	29.00			10.13	4.00		1	116.00
202	2	Apartment	1	1	50.00	12.00			6.10	3.00		1	65.00
203	2	Apartment	1	1	50.00	11.00			6.10	3.00		1	64.00
204	2	Apartment	1	1	50.00	12.00			6.10	3.00		1	65.00
205	2	Apartment	2	2	83.00	18.00			10.13	3.00		1	104.00
206	2	Apartment	2	2	83.00	13.00			10.13	3.00		1	99.00
301	3	Apartment	2	2	83.00	29.00			10.13	3.00		1	115.00
302	3	Apartment	1	1	50.00	11.00			6.10	3.00		1	64.00
303	3	Apartment	1	1	50.00	12.00			6.10	3.00		1	65.00
304	3	Apartment	1	1	50.00	12.00			6.10	4.00		1	66.00
305	3	Apartment	2	2	83.00	19.00	2.00		10.13	4.00		1	108.00
306	3	Apartment	2	2	83.00	21.00	3.00		10.13	4.00		1	111.00
401	4	Penthouse	3	4	128.00	32.00	34.00	50.00	15.01	6.00	YES	2	250.00
402	4	Penthouse	3	4	128.00	73.00	20.00	84.00	15.01	7.00	YES	2	312.00

\*The above-mentioned areas may vary slightly after approval by the relevant authorities.



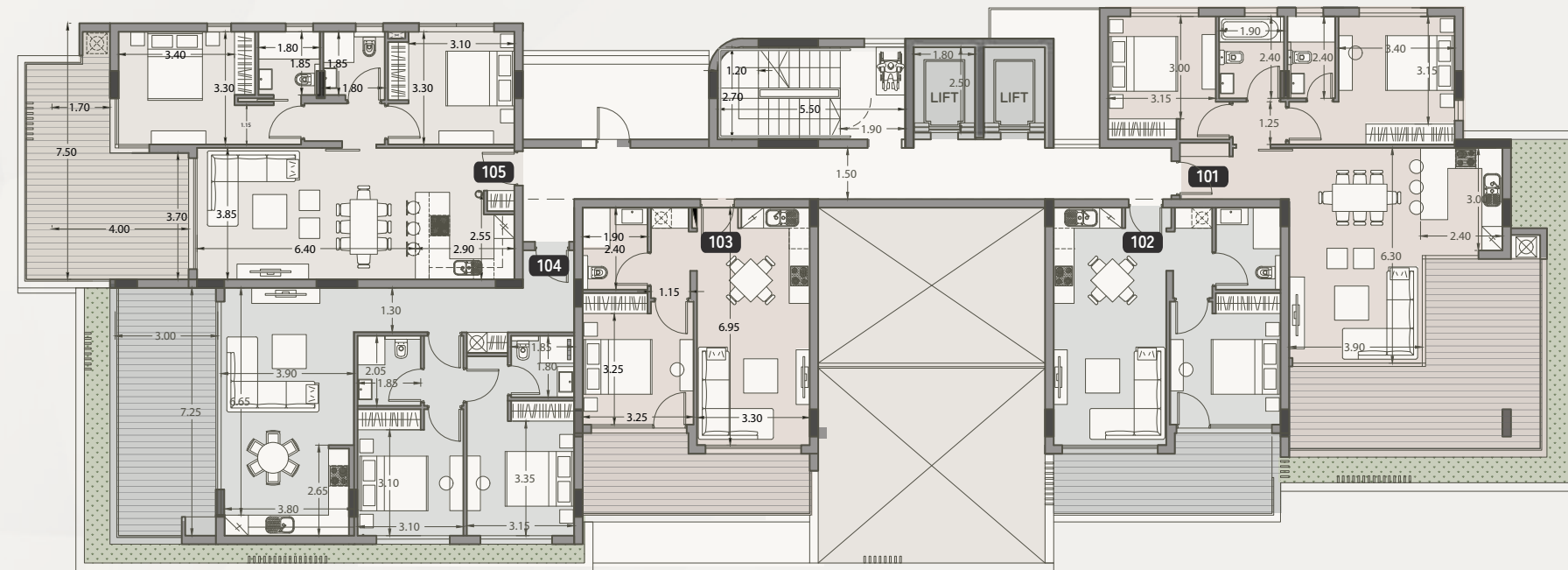
\*Floor plans show approximate dimensions only. Exact layouts and sizes may differ.

■ FLOOR 1

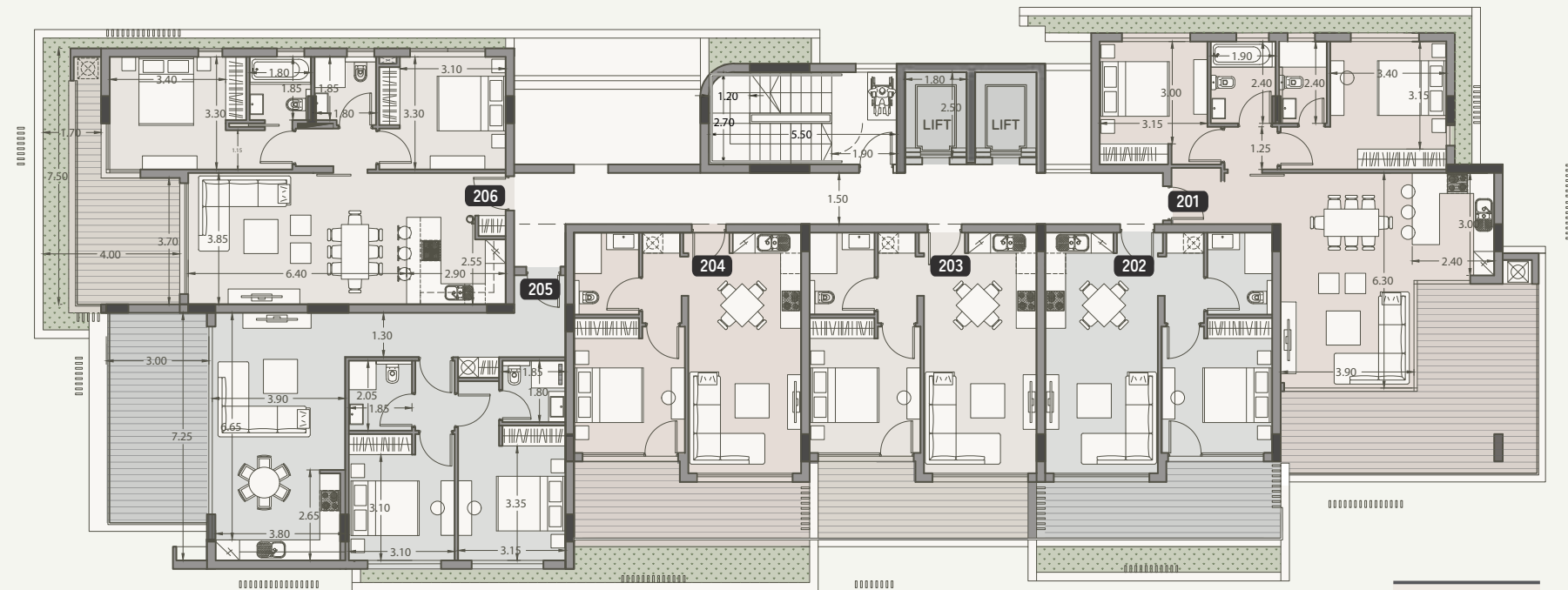
FLOOR PLANS

■ FLOOR 2

FLOOR PLANS



	TOTAL AREA M <sup>2</sup>
101	116
102	65
103	66
104	108
105	112



	TOTAL AREA M <sup>2</sup>
201	116
202	65
203	64
204	65
205	104
206	99

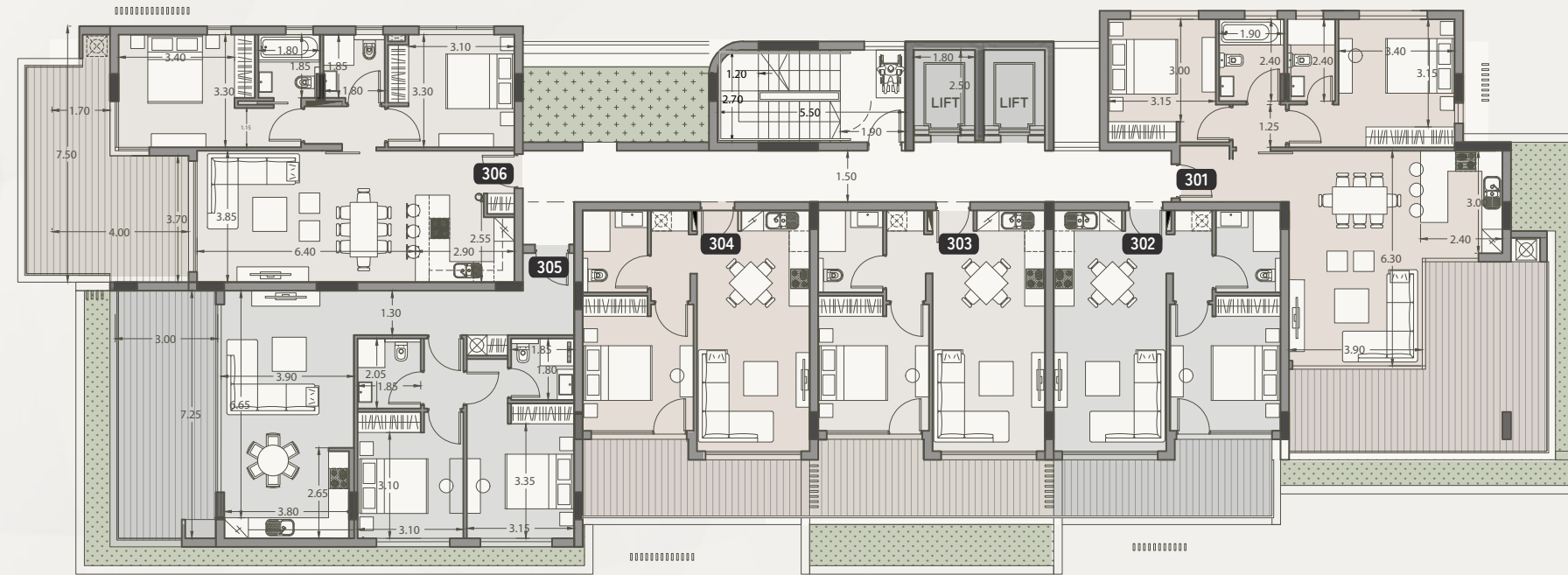
\*Floor plans show approximate dimensions only. Exact layouts and sizes may differ.

■ FLOOR 3

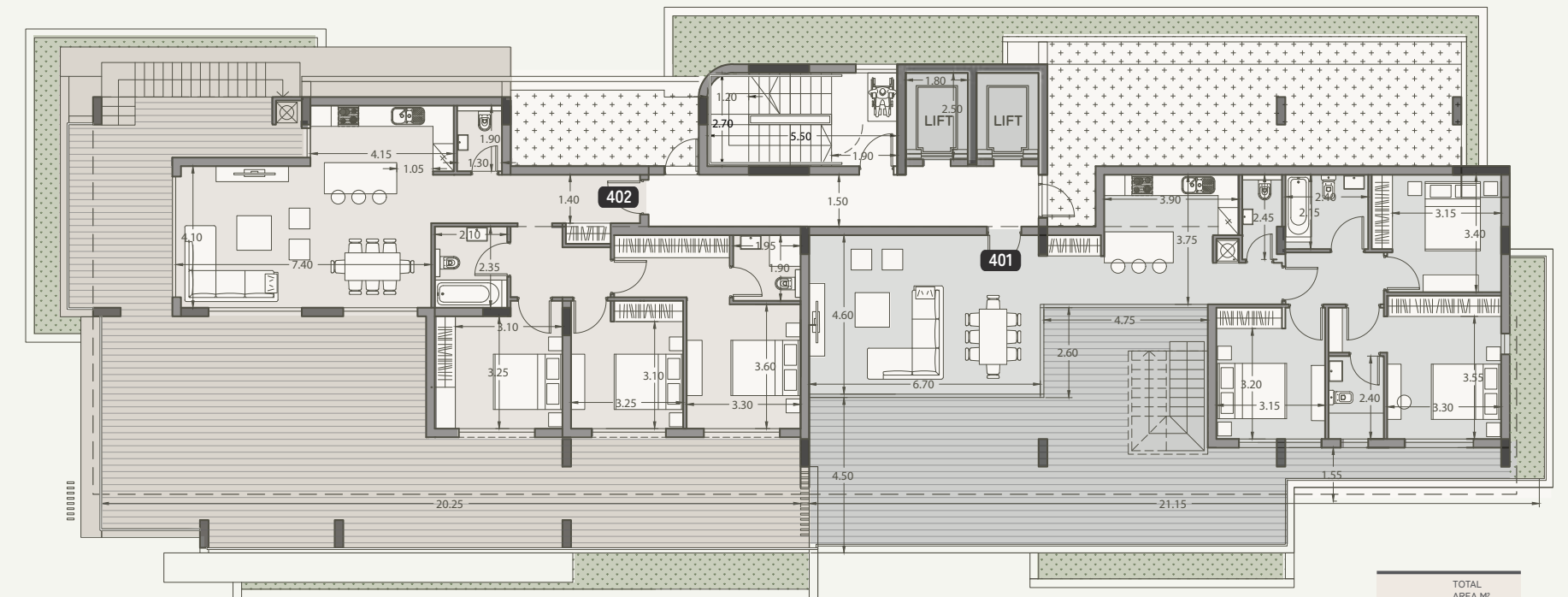
FLOOR PLANS

■ FLOOR 4

FLOOR PLANS



	TOTAL AREA M <sup>2</sup>
301	115
302	64
303	65
304	66
305	108
306	111

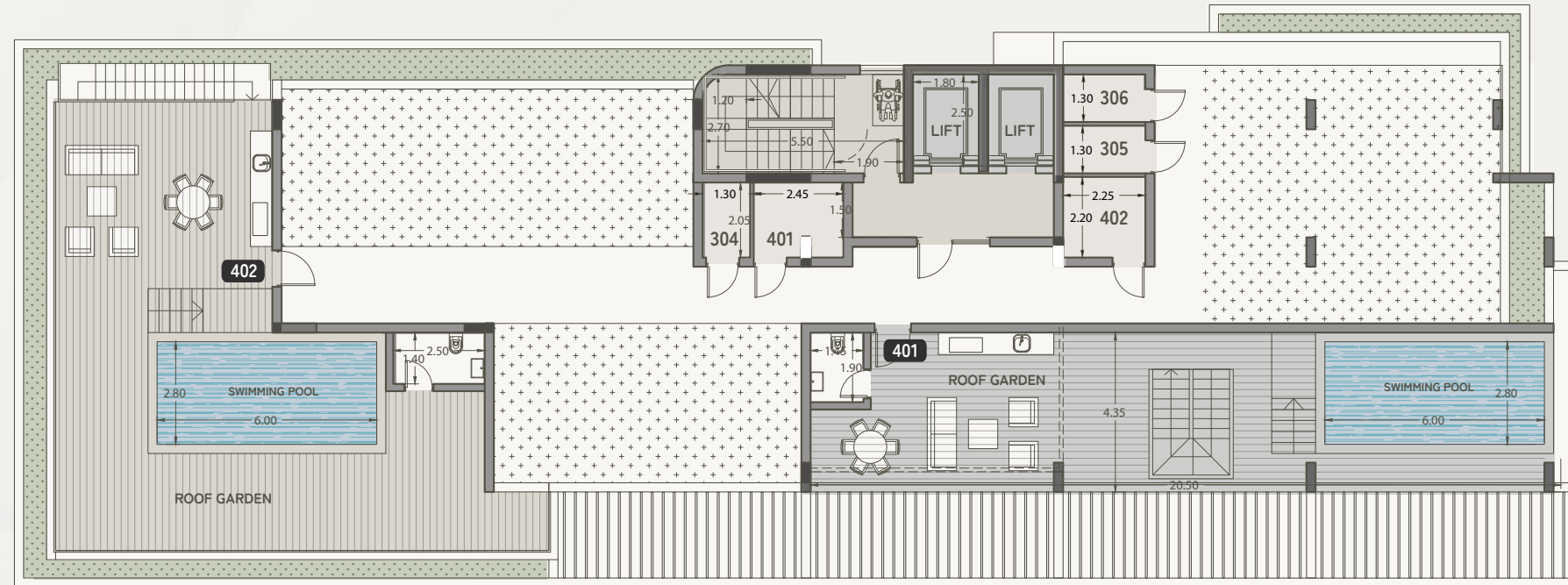


	TOTAL AREA M <sup>2</sup>
401	241
402	307

\*Floor plans show approximate dimensions only. Exact layouts and sizes may differ.

■ ROOF TERRACE

FLOOR PLANS



ROOF TERRACE	TOTAL AREA M <sup>2</sup>
401	50
402	84



## SIGNATURE FINISHES

The building and apartments will be delivered according to the following specifications:

<b>Foundation</b>	Consists of a uniform slab of reinforced concrete with high tensile reinforcement
<b>Frame</b>	Consists of reinforced concrete, earthquake designed according to Eurocodes. The external surface of the beams and columns to be covered with 50mm thick polystyrene for thermal insulation. In roof garden pools, a waterproofing concrete admixture to be used to protect affected walls and slaps.
<b>External and internal Walls Structure</b>	External walls of normal clay bricks 250mm thick. Walls between apartments 250mm thick and internally 100mm bricks.
<b>Finishing on walls</b>	Internally: 2 coats sand/cement render (towel finish), 2 coats finish coat, 3 coats white emulsion paint. Externally: ETICS system: Adhesive mortar, glass fiber mesh, decoration plaster un to the beams of ground floor slab. The ground columns, beams and ceiling custed as f/f without 45o angles, 2 coats of finish levelling coat, 3 coats of acrylic white paint.
<b>Floors in entrance, staircases and corridors open plan, kitchen in all apartments</b>	White Marble Vratsa 20mm
<b>Floors in bedrooms</b>	Parquet
<b>Floors in verandas</b>	Non-slip ceramic tiles, 30x30cm/optional for each apartment
<b>False Ceilings</b>	In living rooms, dining areas, kitchens, bathrooms and wcs
<b>Floors and walls in bathrooms-wc</b>	Ceramics 60x60cm
<b>Floor in parking place and driveway</b>	Plinto tiles
<b>Lift</b>	For 6 or 8 people, marble floor, wooden cover on walls, 1 wall to be full mirror, non-public access to anyone floor, from the company KONE
<b>Interior doors</b>	EU manufacturer. All internal doors and frames are made of laminate. White color, matte finish single flush leaf of 42-45mm, architraves 60-75mm
<b>Wardrobes</b>	Custom made. Built-in wardrobes are made internally of laminate and externally of white gloss, chrome handles.
<b>Kitchen</b>	EU manufacturer. The kitchen cabinets internally made of melamine and externally of wood veneered of 18mm thickness. Dimensions according to plans.
<b>External windows and doors of apts</b>	Aluminium sections, double glazing thermal glass, natural anodized.
<b>CCTV System</b>	Provision for CCTV system (Lobby, perimeter of the building and in roof garden)
<b>Parapets</b>	Marble on top of all parapets
<b>Protective glass on balconies</b>	Independent with base on the parapets

<b>Roof Gardens</b>	Artificial ceramic floor, white marble skirting bbq work top including sink, access to common roof area, 3 waterproof double, socket, 1 tv socket and 1 cat, pergola, metal staircase with safety door on the lower part.
<b>Facades</b>	Use of HPL, white paint.
<b>Sanitary Ware</b>	Sanitary fittings with all accessories in nickel finish. Hanging toilets in all apartments. Wash basins with furniture and mirror, shower tray with glass doors, bathrobe with glass screen, washbasin mixer, bath mixer with shower, towel rail, towel ring, toilet paper holder. Dimensions according to detail drawings.
<b>Entrance Security Door</b>	EU manufacturer, reinforced with steel inside, wood veneer finishing. Fire rated 30 minutes. Door stopper, spy-eye. No door-closer.
<b>Electrical Installations and Lighting Fittings</b>	All switches, sockets and accessories to be Legrand Malia. Spot lights in corridors, kitchen, bathrooms and verandas. Provision for chandeliers in Living Room and Bedrooms.
<b>Air Conditioners</b>	VRV System, Ducted Type Units Mitsubishi for Bedrooms and Living room.
<b>Plumping — drainage</b>	Hot and cold water in high pressure PVC insulated pipes. Solar heating system with solar collector and pressure system on the roof. Manifolds in Verandas. All water drainage pipes to be made of PVC. The drainage pipes exit on the ground floor to be under the screen and roped in manholes with grill caps. Linear drainage grills in driveway entrance-exit. Risers and ducts to be provided in common areas. Sewer pipes to be installed in ducts located in bathrooms in order to avoid wardrobe corners.
<b>Lobby</b>	Floor and walls with marble.
<b>Electrical</b>	EAC room according to legislation, lights in parking places with sensors, antenna on the roof of staircase.
<b>Ground floor external features</b>	Metal gates with automated opening system. Rubish enclosure according to legislation, post boxes on accessible place, water meters.
<b>Disable wc room</b>	Ceramics
<b>Roofs waterproofing</b>	Double layer asphaltic membrane on roofs for exposed surfaces, ventilation pipes every 10m2, 2 layers cementitious based with fiber net insulation for non-exposed surfaces, 3mm spacing between tiles, 6mm expansion joints every 10m <sup>2</sup> filled with polyurethane mastic, use of glue type C2TE S1 and joint filler type CG2 AW. Perimetrically must remain 1cm gap filled with mastic. Skirting must be placed 2mm above the finished floor filled with mastic
<b>Central Heating</b>	Water underfloor heating
<b>Metal Works</b>	According to detailed drawings



## IMMIGRATION OPPORTUNITIES

Cyprus offers foreign investors the opportunity to obtain permanent residency through investment. This grants the right to legally reside in the country without the obligation of permanent stay, provided the holder visits Cyprus at least once every two years to maintain the status.

### KEY REQUIREMENTS:

#### Investment

The minimum investment amount is **€300,000** (excluding VAT). Acceptable options include:

- Purchase of up to two new residential properties directly from a developer.
- Acquisition of commercial properties (offices, shops, hotels).
- Investment in shares of Cypriot companies employing at least five people.
- Participation in Cyprus-based investment funds (AIF, AIFLNP, RAIF).

#### Proof of income

Applicants must provide evidence of an annual income of at least **€50,000** sourced from outside Cyprus. This amount increases by **€15,000** for a spouse and **€10,000** for each dependent minor child.

#### Source of funds

All investment funds must originate from abroad and may not result from internal loans.

#### Additional requirements

A clean criminal record from both the country of origin and current residence.

- Valid health insurance coverage.

- A signed declaration confirming the applicant will not engage in employment in Cyprus (except in cases where the applicant is a director of the invested company).

#### Processing time

The application process for permanent residency typically takes 4 to 6 months.

#### Family members

The application may include a spouse and minor children. Children aged 18 to 25 may also be included if they are students and financially dependent on the main applicant.

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Please note that program conditions may change. We recommend consulting a legal expert for updates to relevant legislation.

## LIVEIN PROPERTIES

is a fully integrated development and construction company dedicated to creating the best spaces for living, working, and entertainment. We focus on the region we know best — Limassol and the southern coast of Cyprus. With over 30 years of experience in property and infrastructure development, civil engineering, and project management, we have built a reputation for excellence.

We consistently monitor market trends and adopt best practices to improve construction technologies, operations, and living and working conditions for our residents. Our clients rely on our diverse expertise and in-depth knowledge to maximize asset quality and ensure high returns on investment.

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