

HEADQUARTERING IN CYPRUS

URBAN LIVING REDEFINED





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ABOUT CITYWAVE LOCATION

Makarios Avenue is Limassol's flagship avenue and home to exciting shopping, dining and entertainment. The largest law firms in Cyprus are located here while internationally known service providers such as audit and accounting firms have chosen the area to base their operation.

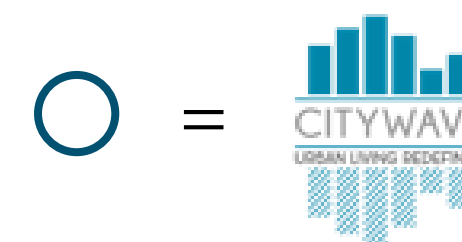
Commercial and residential property on and around Makarios Avenue is very popular while the Avenue and the surrounding streets consistently demonstrate high rental values and return on investment due to the centrality and prestigiousness of the location. Living on Makarios Avenue is a lifestyle choice in itself; the beach is within a 10-minute walking distance while access to Molos, Limassol's beautiful promenade, is within an arm's reach.





City centre

Private School	2 min
Private Hospital	4 min
Cafés	2-5 min
Supermarkets	5-8 min
Hotels	4-6 min
Museums	3-4 min
Limassol	
District Court	2 min
Limassol Town Hall	8 min
Cyprus University of Technology	7 min
Limassol Zoo	3 min
Molos Area	6 min
Old Port	6 min
Limassol Marina	7 min



Address: Kosta Partasidi

* The fastest routes by car
due to traffic conditions

CITYWAVE





HEADQUARTERING IN CYPRUS

Discover Citywave



CYPRUS

A Headquartering Centre

Cyprus has become a popular headquartering destination over the past few years and there are many reasons why companies are relocating their business operations to the island.

Cyprus strategic location on crossroads between three continents - Europe, Asia and Africa, allows for access in these evolving markets. The two international airports and seaports connect the island to the rest of the world with ease, including major destinations both within and outside of the EU.

Moreover, Cyprus' competitive, modern and transparent legal, financial and regulatory framework has made it a credible and highly reputable financial centre. It boasts of a bilingual and highly skilled workforce and business-friendly, modern and transparent legal system based on English Common Law, making operations on the island easier and with confidence.

WHY SET UP YOUR HEADQUARTERS IN CYPRUS?

Advantageous Tax Regime

Cyprus offers one of the most attractive tax regimes in Europe, further highlighting it as an ideal headquartering location. At a glance, it offers:

- | | | | |
|----|--|----|---|
| 01 | One of the lowest corporate tax rates in Europe (12.5%) | 06 | VAT on acquisition of new residential property can be as low as 5%. |
| 02 | EU & OECD Compliant/Access to EU directives Dividend participation exemption | 07 | No transfer fees for transactions that are subject to VAT and 50% if not Immovable Property. |
| 03 | No tax on profits from disposal of securities and no tax on capital gains under conditions | 08 | No Tax (IPT) |
| 04 | Attractive IP Regime | 09 | One of the lowest tax rate on overseas pensions (5%) |
| 05 | Tax for New Residents Dividend income (non domiciled scheme) and profit on sale of shares and other securities is tax exempt | 10 | Special reduced VAT for private yachts. No withholding tax on outgoing payments (dividends-interest-royalties). |

A pro-business environment

Cyprus' wide range of services enable businesses to start and run relatively easy, with low set-up costs. The business landscape offers a variety of industries to engage with such as Banking & Financial Services, Investment Funds, Shipping, Tourism, Real Estate, Start-Ups & FinTech. The transparency of financial reporting and the adoption of Common Reporting Standards is another important aspect of bringing your business operations to Cyprus.

EU member state

Cyprus is a full member of the European Union since 2004, a member of the Eurozone since 2008 and part of the European Single Market; enjoying free movement of goods, services and capital. Therefore, companies in Cyprus have full access to European markets plus benefiting from more than 40 EU trade agreements and 64 double tax treaties. The main business language of the island is English, with a wide range of functions to be conducted in English.

Experienced human resource

Cyprus continues to remain a competitive financial centre with high-skilled and experienced professionals. Cyprus offers visa-free access to European talent and forms itself a hub for accessing the youngest population and workforce in the EU (55% of the workforce has a tertiary degree - UK, USA & Europe). The private education sector is booming with 3 public and 5 private universities of high standard attracting every year students from all over the world.





LIVING IN CYPRUS

Cyprus offers an extremely attractive lifestyle. Relocating to Cyprus opens up the doors to many more benefits that residents get to enjoy such as:



**340 days
of sunshine**



Low
pollution rate



Low
crime rate



Delicious
local cuisine



Laid-back
atmosphere



Excellent
education
system



Quality healthcare
services (public
and private)



Beautiful beaches
and coastlines



**High quality
of life**



WHY INVEST IN CITYWAVE?

Citywave, located in the heart of Limassol, is the ideal real estate opportunity for your headquartering endeavors.

- 01 The perfect property for your employees to live in and work at. Whether using our state-of-the-art meeting space or following a work-from-home model, Citywave offers all the modern comforts required for fast-paced professionals.
- 02 High-tech building with advanced technology throughout each apartment and all common areas.
- 03 Common areas to be entertained, exercise and enjoy living in Cyprus while building your career.

Incentives

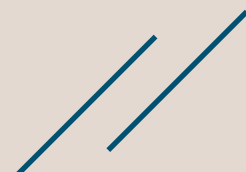
- 01 Renting out the whole or part of the building for at least a year and then proceeding with a purchase: 0% VAT paid upon purchase price.
- 02 Living and working in one of the most upcoming destinations in the Eastern Mediterranean.



Already home to several international tech companies, Cyprus has made unprecedented moves in recent years to secure its future as both an established international business centre and an emerging tech hub.

Heavyweights in Cyprus

- 01 Amdocs, a leading multinational software and services provider
- 02 Wargaming, a world-renowned video game developer
- 03 Microsoft, SAP, Oracle and IBM have had a presence in Cyprus for a number of years
- 04 Prime location for the fintech industry, providing a home for some of the world's biggest forex brokers and online-trading platforms.



ABOUT CITYWAVE

CITYWAVE: URBAN LIVING REDEFINED

CITYWAVE, located in the heart of Limassol's commercial centre, right off Makarios Avenue, is a residential landmark for citizens of the world. Intelligently designed and suited to singletons, fast-pacing professionals and families, the 1, 2, 3 and 4-bedroom apartments are equipped with all your essential comforts – from efficient layouts to state-of-the-art technology.

Specifically addressed to people who work in the city and enjoy the lively lifestyle of a vibrant community, CITYWAVE cleverly spreads over 10 floors, boasting modern architecture and elegant interiors. It is here where the city wakes and sleeps, encompassed through living in a residence to last for a lifetime.



1,2,3 and 4-bedroom
apartments



10 floors



Sizes ranging from
81 sq.m. – 204 sq.m.



Ideal for professionals
and families



Underground parking



Concierge



Walking distance to all
major city amenities



10-minute walk to
the beach



FACILITIES AND COMMON AREAS

The building's reception area resembles a hotel lobby, giving the feeling of a heightened residential experience, which allows residents to relax as soon as they enter CITYWAVE.



Common
swimming pool



Gym



Children's
playground



Underground
parking



Concierge





CITYWAVE



THE INTERIORS





SUSTAINABLE AND INTELLIGENT ENERGY EFFICIENCY



Class A Eco
Building



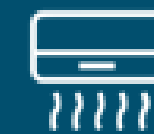
Energy-saving
materials &
technology



Solar Panels
producing 30%
of electricity



Energy-saving
light

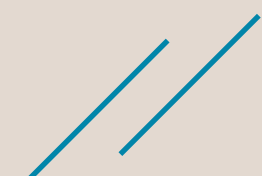


VRV A/C and
underfloor
heating



Advanced
heat-insulations





APARTMENTS

CITYWAVE is comprised of elegant apartments, designed using premium materials and highend finishes without the expensive price tag you would expect from such an impeccable presentation. All aspects of CITYWAVE's apartments are designed to promote effortless living and urban relaxation. Floor-to-ceiling windows cast views across Limassol and the vibrant.

Open plan interiors are carefully arranged to include ample storage while the combination of earthy tones and textured, luscious surfaces ensures a premium finish. The kitchen area becomes both a place to gather with family and to entertain, while the living area is comfortable for every day living. Bedrooms come complete with fitted wardrobes, places of relaxation right in the middle of the busy city.



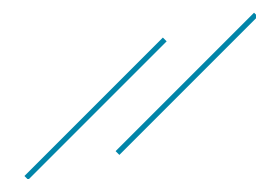


FLOOR PLANS

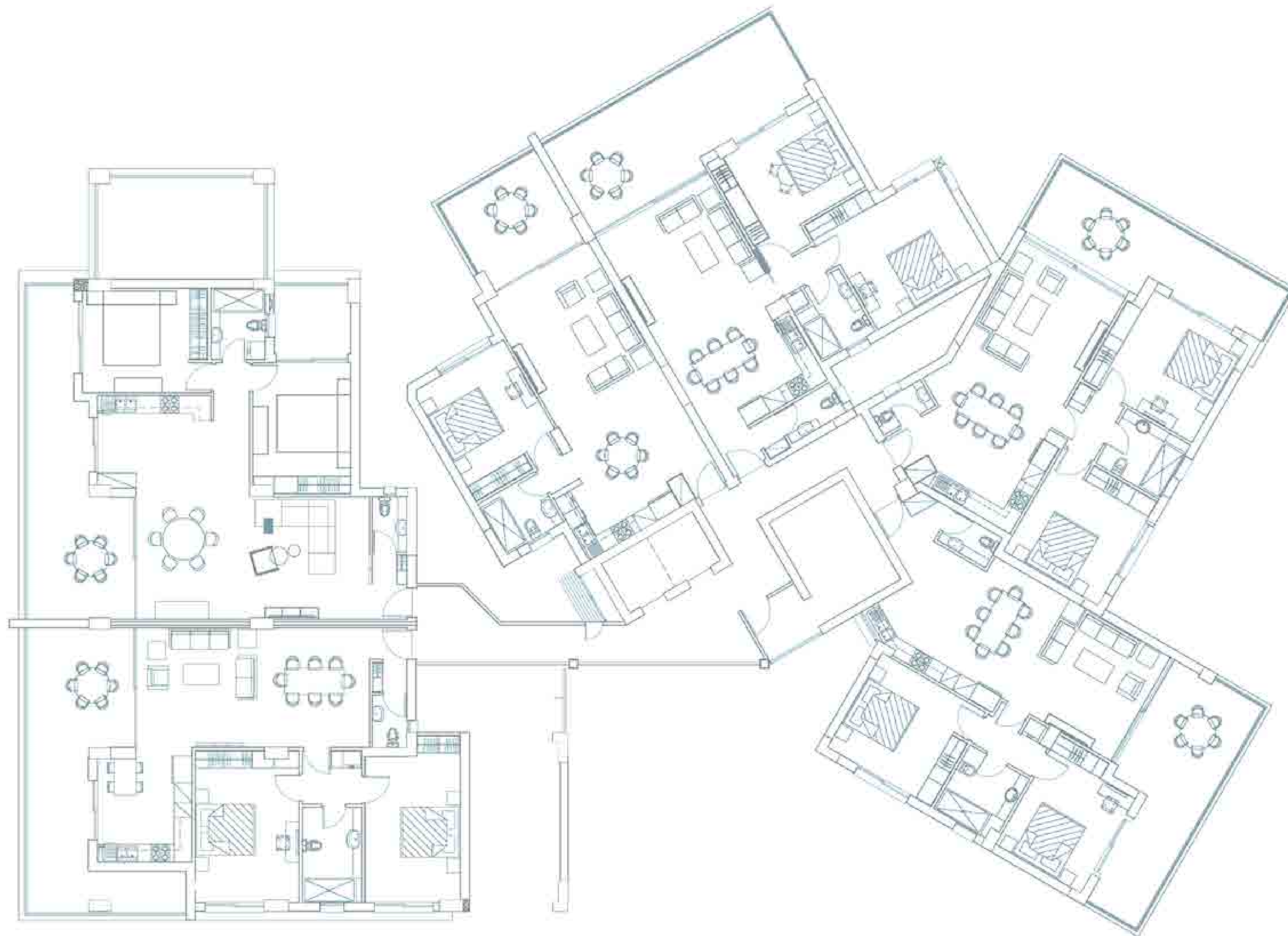


3rd FLOOR



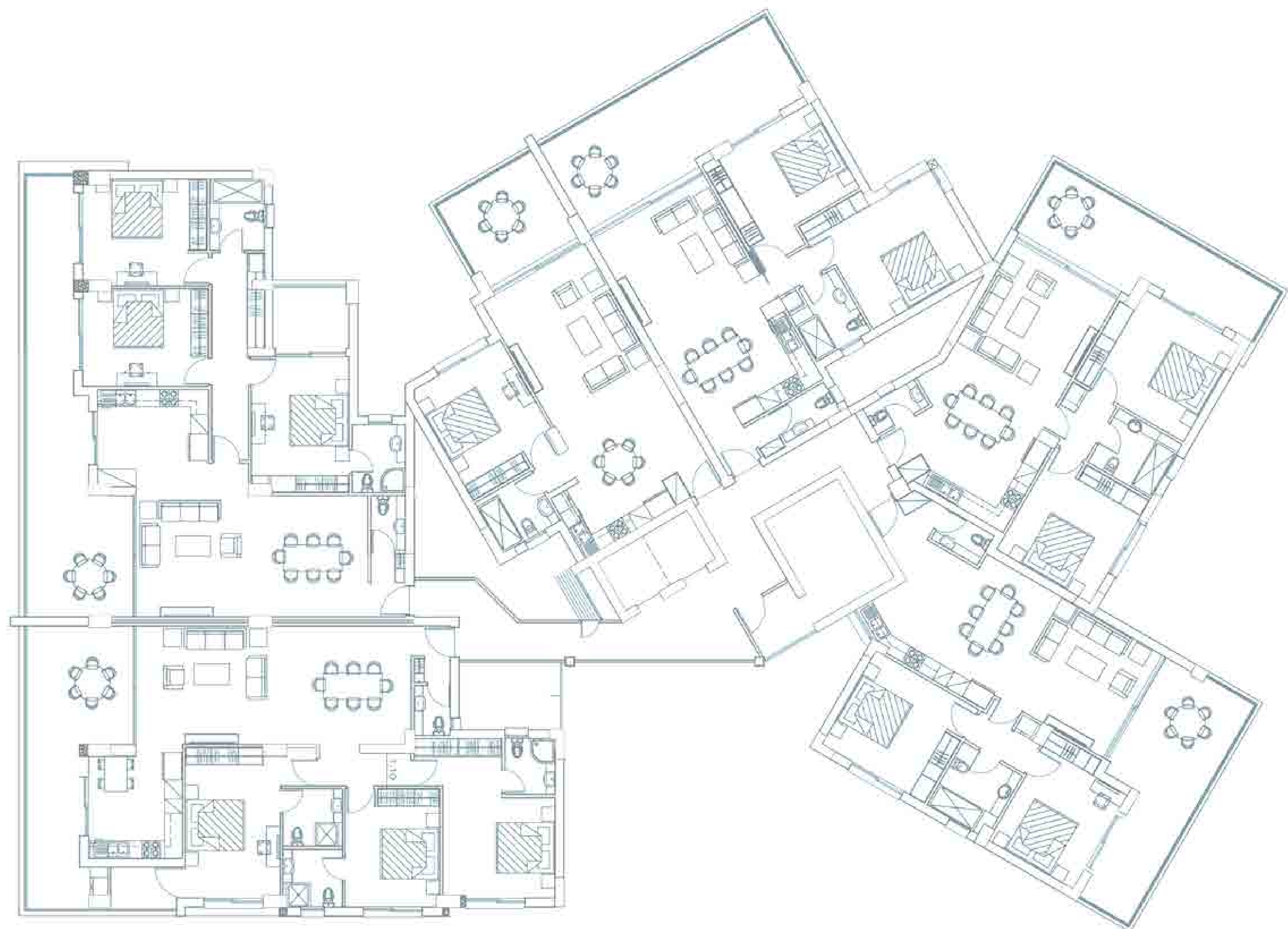


4th FLOOR



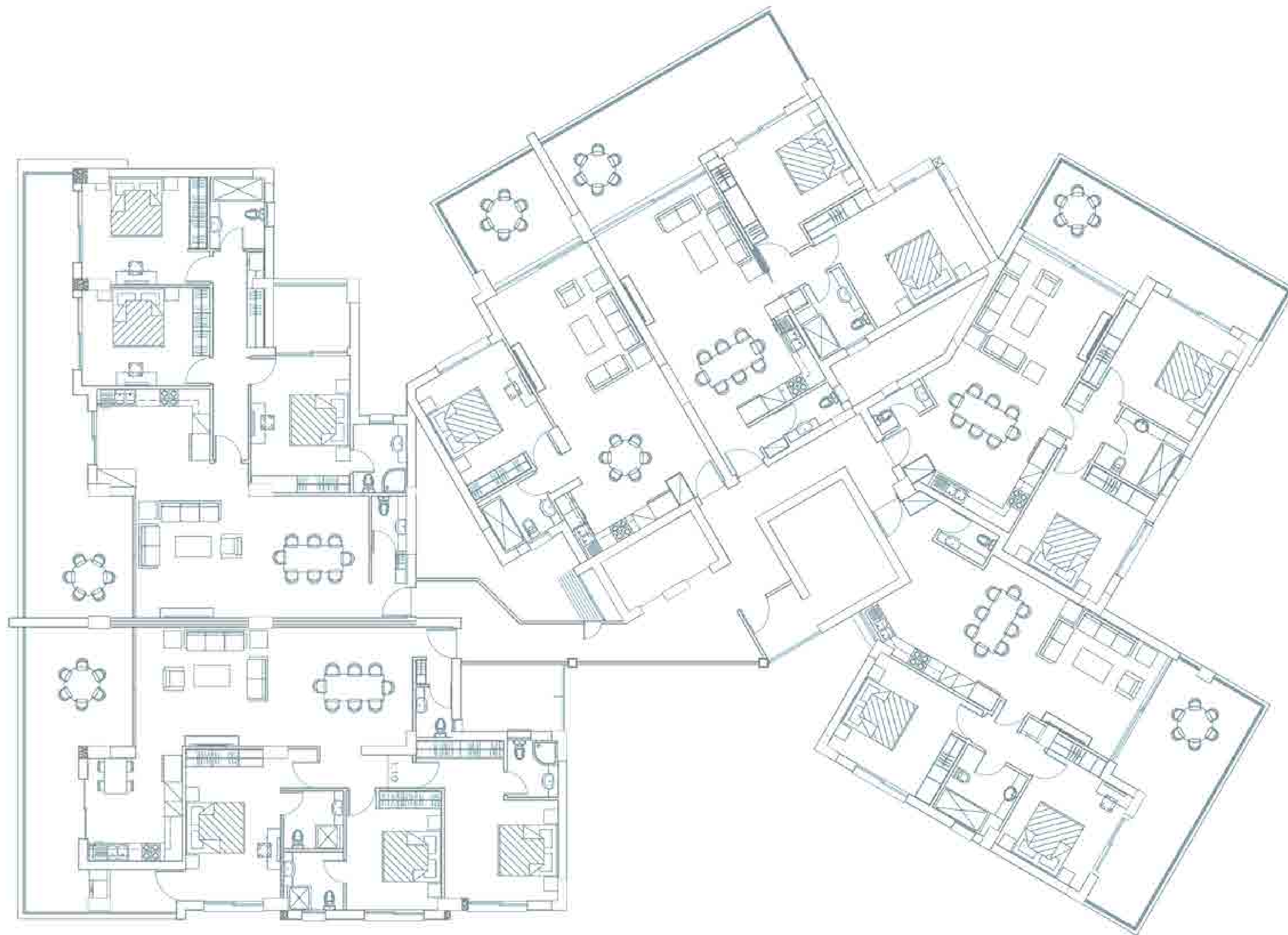


5th
FLOOR



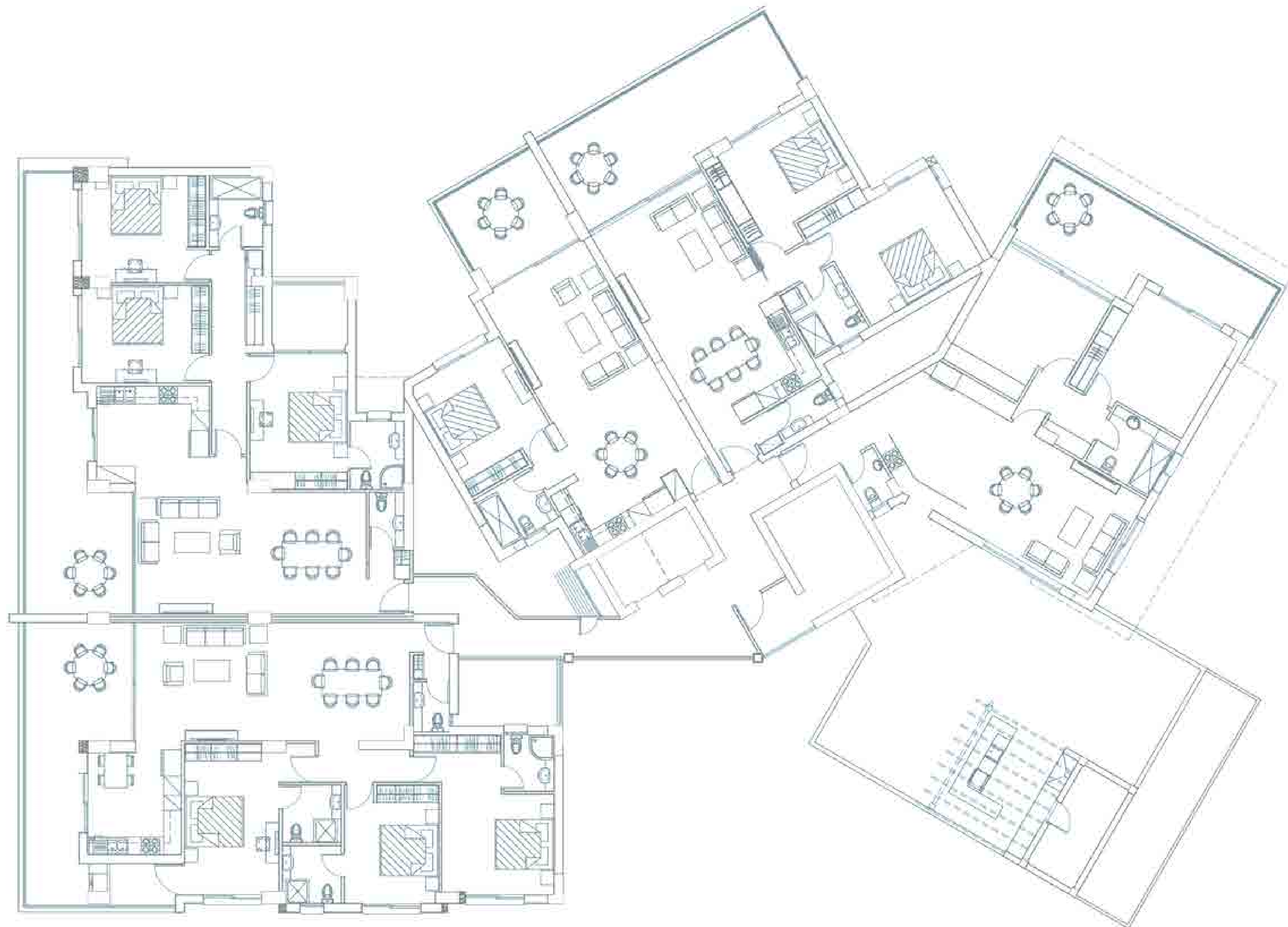


6th FLOOR



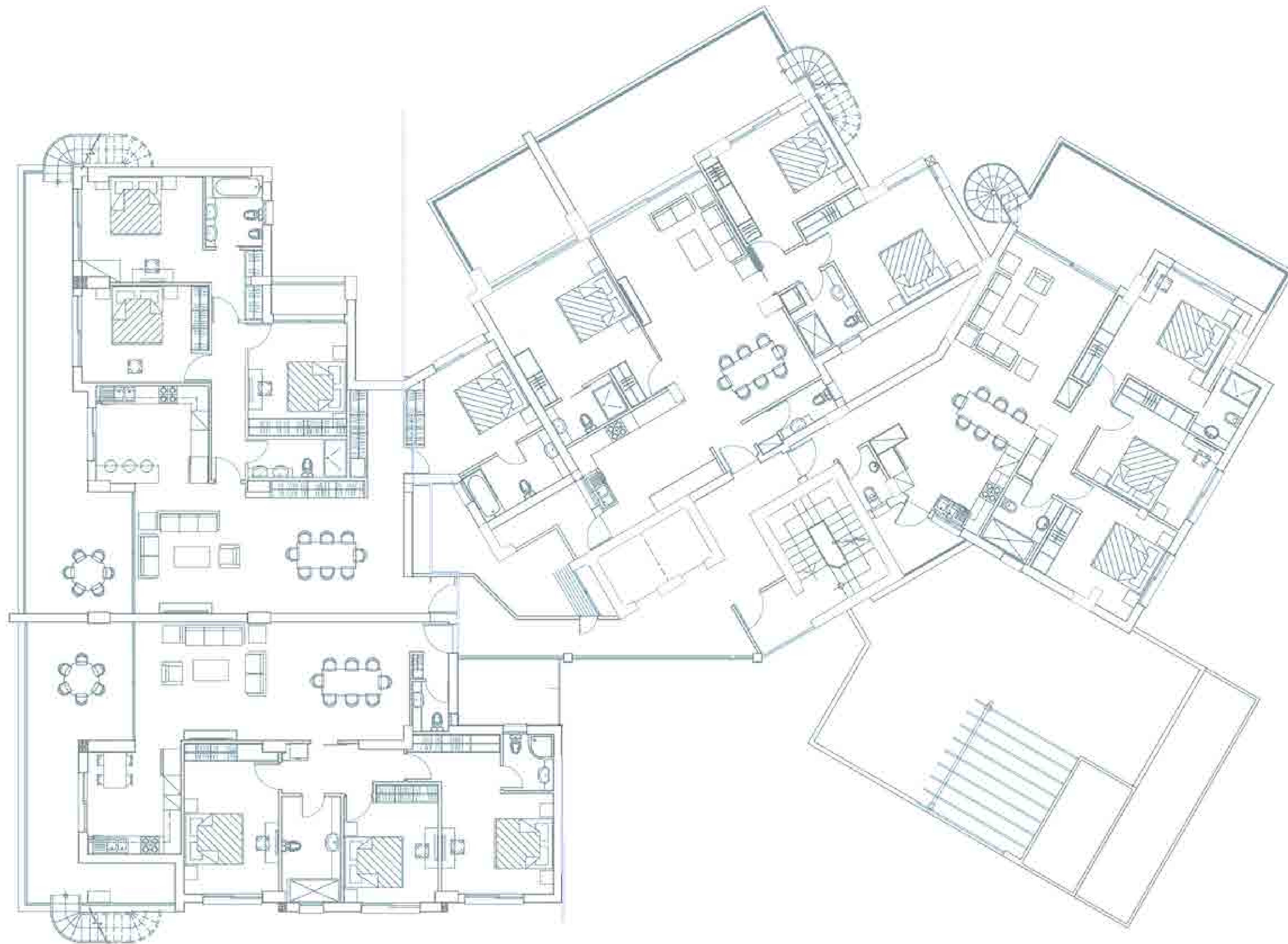


7th FLOOR



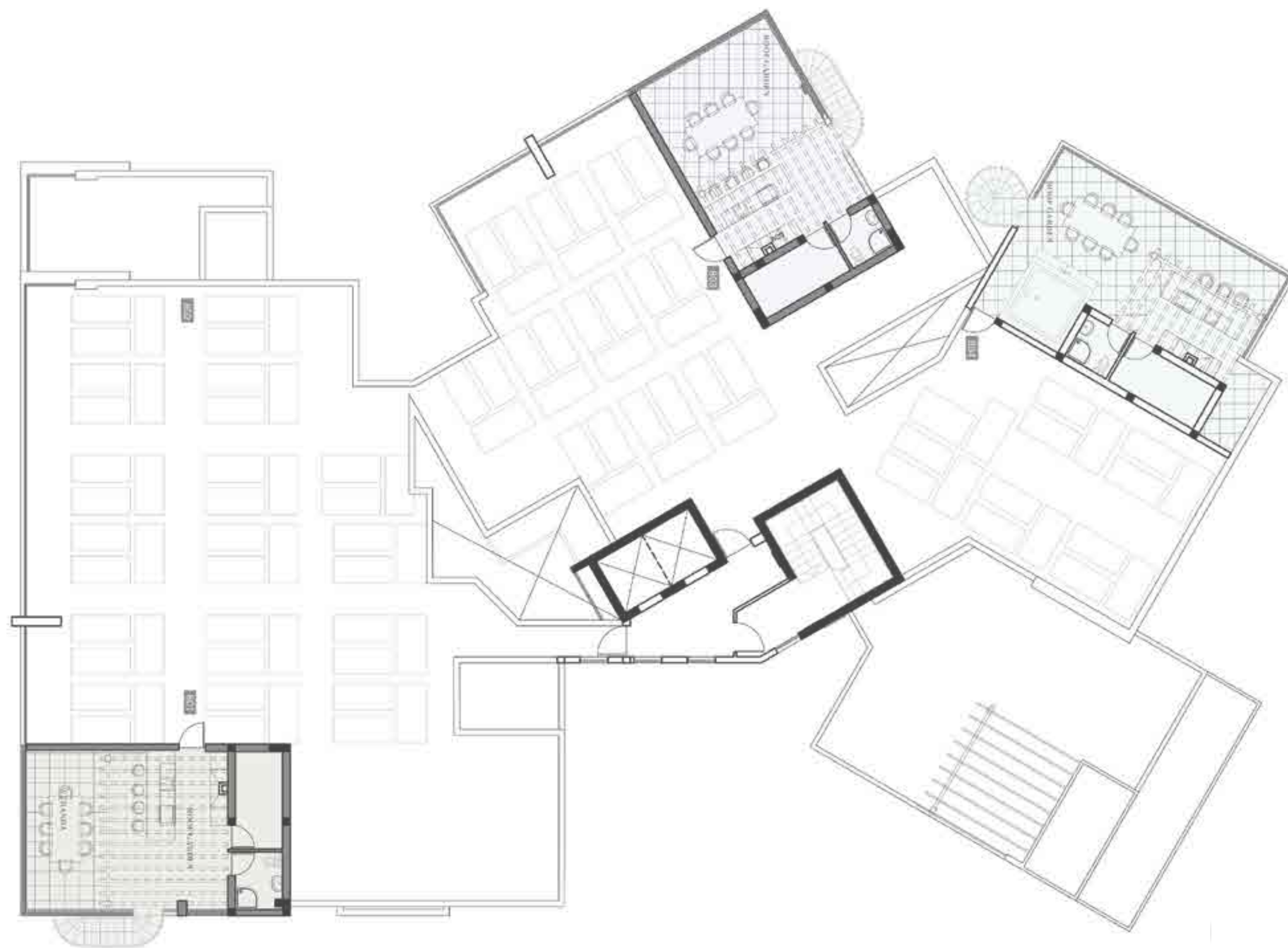


8th FLOOR





ROOF GARDEN





UNDERGROUND PARKING AND STORAGE



TABLE OF SPECIFICATIONS

Apt No.	Floor No.	No. of Bedrooms	Covered Internal m ²	Covered Terraces m ²	Total Covered Area m ²	Uncovered Terraces m ²	Parking Spaces	Price	Price per m ²
301	3	2	106.90	34.30	144.00		1	€420,000.00	€2,916.67
302	3	2	103.00	38.60	145.10		1	€430,000.00	€2,963.47
303	3	1	70.00	14.20	87.75		1	€280,000.00	€3,190.88
304	3	2	93.50	30.55	128.05		1	€390,000.00	€3,045.69
305	3	2	91.40	22.90	119.60		1	SOLD	
306	3	2	93.90	25.10	124.40		1	€380,000.00	€3,054.66
401	4	2	106.90	34.30	144.70		1	€435,000.00	€3,006.22
402	4	2	103.00	38.60	145.00		1	€455,000.00	€3,137.93
403	4	1	70.00	14.20	87.80		1	SOLD	
404	4	2	93.50	30.55	127.65		1	€405,000.00	€3,172.74
405	4	2	91.40	22.90	117.80		1	€380,000.00	€3,225.81
406	4	2	93.90	25.10	122.90		1	€395,000.00	€3,214.00
501	5	3	135.90	32.60	173.50		1	€650,000.00	€3,746.40
502	5	3	133.00	45.30	181.80		1	SOLD	
503	5	1	70.00	14.20	87.90		1	€320,000.00	€3,640.50

Apt No.	Floor No.	No. of Bedrooms	Covered Internal m ²	Covered Terraces m ²	Total Covered Area m ²	Uncovered Terraces m ²	Parking Spaces	Price	Price per m ²
504	5	2	93.50	30.55	127.65		1	€430,000.00	€3,368.59
505	5	2	91.40	22.90	118.70		1	€395,000.00	€3,327.72
506	5	2	93.90	25.10	123.20		1	€405,000.00	€3,287.34
601	6	3	135.90	32.60	173.20		1	€670,000.00	€3,868.36
602	6	3	133.00	45.30	183.15		1	€700,000.00	€3,822.00
603	6	1	70.00	14.20	88.90		1	€335,000.00	€3,768.28
604	6	2	93.50	30.55	128.75		1	€460,000.00	€3,572.82
605	6	2	91.40	22.90	120.10		1	€410,000.00	€3,413.82
606	6	2	93.90	25.10	124.10		1	€420,000.00	€3,384.37
701	7	3	135.90	32.60	172.80		1	€740,000.00	€4,282.41
702	7	3	133.00	45.30	181.80		1	€765,000.00	€4,207.92
703	7	1	70.00	14.20	89.00		1	€350,000.00	€3,932.58
704	7	2	93.10	30.55	128.65		1	€500,000.00	€3,886.51
705	7	2	101.30	24.20	223.90	90.50	1	SOLD	
801	8	3	135.65	32.60	225.55	40.70	2	SOLD	
802	8	3	163.50	42.30	259.20	37.40	2	SOLD	
803	8	4	135.60	44.70	242.05	44.70	2	SOLD	
804	8	3	121.50	28.50	218.50	51.50	1	SOLD	



ABOUT SINDECO

CITYWAVE At SINDECO (Smart International Developments & Constructions), we are setting the bar high for intelligent projects with no comparison. We consistently invest in developing properties which are unique either in offering, location or type. We believe passionately in providing quality bespoke real estate developments, all of which are responsibly designed. Our work is based on regeneration, in bringing new life to the environments we build in. Entrepreneurial in our thinking and loyal in our relations, we differentiate ourselves through niche and market-leading projects.

BECOMING A RESIDENT:

Permanent Residence Permit

Through real estate investing, there is an opportunity to obtain a Permanent Residence Permit in Cyprus. The permit is issued within 2 months, it has a life-long validity without need for renewal or need for permanent stay and can be granted to all family members. This also makes it possible to have a business in Cyprus and receive shareholder dividends and gives investors the ability to apply for citizenship after 7 years of residency. As a Permanent Resident of Cyprus, traveling throughout the EU is easy as a Schengen visa can be obtained within one week and you are exempt from immigration procedures when entering Cyprus.

Eligibility Criteria:

- 1 A secured annual income of €30,000, originating from abroad (€5,000 for every additional child, and €8,000 for each dependent parent)
- 2 Minimum capital of €30,000 from abroad deposited in an account in a Cyprus Bank
- 3 Residential property of a minimum market value of €300.000 plus VAT
- 4 Clean criminal record