

**PRINZ VON PREUSSEN**  
*Residence, Relocation, Citizenship, Taxation*



*Welcome to Cyprus...*  
*欢迎来到塞浦路斯*

*Lim Complex*  
*利马索尔项目*



# INTRODUCTION

## 概况

- Enjoy living on the “Lim Complex” in an exclusive luxury residence with unobstructed views of the Mediterranean Sea and in the Limassol city.  
在利马索尔市拥有豪华住宅，地中海的美景一览无余。
- You can relax in a beautiful setting, complete with your own private home.  
您可以在这里得到完全的放松。





# PROJECT PROFILE

## 项目介绍

- Luxury is the architectural concept for 'Lim Complex'. Nested within a gloriously untouched setting, every part of this project benefits from stunning views of a virgin valley leading to the Mediterranean Sea, enjoying the first sunrise in Europe.

奢侈是‘Lim Complex’项目的建筑概念的代名词, 此项目的每一处都将享受到地中海美景和来自欧洲的第一缕阳光

- Consisting of 19 luxury and elegant villas, this project is designed to impress. High quality of indigenous building material dominated by the traditional white color of the Greek islands blends with the modern architecture to reach the top standard required.

此项目由19个豪华典雅的别墅组成, 采用高质量的建筑材料, 以达到最高标准。



# PROJECT PROFILE cont.

## 项目介绍

- The sliding walls of glass will provide each room with a feeling of space and light within this peaceful environment.  
每个房间都配有可滑动的玻璃墙，使我们的住户可以感受到充分的空间感。
- The development consists of a total of 19 houses each, set in a landscaped enclosure, each with 2 floors of 170 sqm.  
计划建设19栋别墅，每栋房屋占地170平米，每栋房屋共2层
- **Geographical coordinates:** 34° 42' 45" North, 33° 3' 0" East  
地理坐标：北34° 42' 45"，东33° 3' 0"
- **Geographical location:** Limassol, Cyprus, Asia  
地理位置：利马索尔，塞浦路斯，亚洲
- **Original name:** Ayios Athanasios  
原名：Ayios Athanasios



# GOALS/ AIMS

## 目标

- To create appropriate environments for those seeking a modern lifestyle in a setting of fine craftsmanship and detail.  
为住户提供了现代的生活方式，并且房屋制作精良。
- To capitalize on the advantages of this specific location, such as the beautiful setting, the long views towards the cliff edge and the sea, as well as the proximity to the beach, and the old village centre  
区位优势明显：环境优美，靠近海滩和城区中心
- To create an exclusive development within a strong and lasting Architectural framework so that every housing unit remains contemporary and increases in real value with time  
独有持久的建筑框架，会随着时间而增值
- To make a statement as regards modern Mediterranean Architecture in which human comfort and enjoyment, privacy, energy efficiency and building longevity prevail as the determining factors.  
此建筑充满现代地中海风情，适合人类居住。



# MISSION STATEMENT

## 使命

- Commitment to the creation of quality residential properties in which customers can fulfill quality lifestyle expectations.  
致力于为我们的客户创造出品质生活。
- In pursuing this objective, the design principles aim towards a timeless aesthetic within a modern approach, uncompromising in the pursuit of quality and consistency  
在追求这一目标时，其设计原则是对美和质量的一致性的追求。





# PRINCIPLES OF THE OVERALL DESIGN

## 总体设计原则

### SAVING RESOURCE

#### 节约资源

- The buildings and common services at the complex are designed and situated so that the sun, an abundant resource in our area, illuminates and warms them for the maximum number of hours in the winter, but keeps them shaded in the summer.  
在此项目中，住宅和公共服务的设计充分利用自然资源。
- Managing water resources (grey water reuse) and selective Planting of native Xeriscope plants and ground covers to create rich but environment friendly Landscaping for the project.  
对水资源进行管理，并且种植绿色植被。





# HEALTH AND PRIVACY LIFESTYLE

## 健康的生活方式

**Health and Privacy are the special themes of this Project:**  
**健康和安静是此项目的主题：**

- The climate, the surroundings and the infrastructures of the proposed complex aim towards a full, active and healthy life. Outdoor and indoor fitness /cardio circuit, spa, saunas, areas of relaxation, physiotherapy, heated pools, games fields etc., together with the Golf Course nearby natural spots nearby are all conducive to this theme.

气候，环境和此项目融合在一起，为我们的住户提供了积极健康的生活条件，为了契合这一主题，我们特别配备了健身房，水疗，桑拿等项目，并且此项目靠近高尔夫球场。





# INTELLIGENT DESIGN

## 人性化设计

- Integrating our designs into the surroundings is another element that differentiates the project. The project must integrate with the landscape and should not interrupt the beauty of the location.  
项目与环境，景观相整合，使其成为一体。
- The design of the overall project stands out for its soft, Mediterranean lines, as well as for the architecture of low contemporary buildings with interplay of external and internal spaces.  
总体方案的设计突出其轻柔的本质，外部和内部的空间相互作用。





## UNIQUE SURROUNDINGS

### 独特的环境

- The pleasant climate in a natural environment creates a special ambiance where there are no extremes or sudden changes of weather conditions and only moderate rainfall. It is the perfect place to enjoy the surroundings and nature. The mean annual temperature is 20 degrees and there are around 300 days of sun per year.  
拥有宜人的气候，没有极端的天气，只伴随着温和的降雨，年平均温度为20摄氏度。
- The project is lies only about 800 meters from the centre of Limassol where one can find all the services they may need: banks, shops, restaurants, sea, hotels etc  
此项目距离利马索尔市中心约800米，距离银行，商店，餐馆和宾馆较近。
- Contrary to most other Mediterranean resorts, the shoreline and the general area around Agios Athanasios are unspoiled, remaining mostly in its natural state by virtue of the Legislation for the Protection of Cyprus Shorelines.  
与其他地中海度假胜地相反，其海岸线并未遭到破坏，自然环境良好



# SUSTAINABLE USE OF MATERIALS

## 可持续使用的材料

- Use of non-polluting materials which, during their production, use and after their useful life, are neither harmful to people nor the environment where they are located  
使用无污染的材料，不会对人体产生危害





# ARCHITECTURE DRAWINGS

## 建筑图纸

## ARCHITECTURAL APPROACH

### 建筑方法

- To produce contemporary, energy efficient and functional buildings with a long service life and with a neutral timeless aesthetic.

将美，能源和功能性结合在一起

- To emulate the Mediterranean way of life, with indoor and outdoor space merging, but with modern durable, low maintenance and high performance materials.

崇尚地中海的生活方式，使用高性能的建筑材料。



# ARCHITECTURAL APPROACH cont.

## 建筑方法

- To maximize the benefits derived from the setting with long views to the sea and inland  
拥有海景和内陆景观
- To capitalize on the benefits of the Local Climate.  
当地气候宜人
- To appeal to a wider audience derived from diverse backgrounds, age groups and lifestyles  
适合不同背景，年龄和生活方式的人们。



# PLOT AREA

## 区域





# UNDERLYING PHILOSOPHY

## 设计理念

- Flexibility of Design and Use to enable each prospective owner to have a tailor made solution to suit his needs, but with each unit still remaining within a single aesthetic framework.  
设计灵活，为每一位业主量身定制，以满足他们的要求。
- Flexibility in adaptation for future changes in trends  
具备灵活性，以适应未来趋势的变化
- Wide appeal to diverse age and lifestyle groups  
广泛吸引不同年龄层次
- Highly functional  
高性能
- Aim to achieve high investment generation for owners  
达到业主的投资期望





## VILLAS DETAILS

### 细节

NO 号码	VILLA NAME 别墅名称	PLOT AREA 图形区	COVERED AREA 建筑面积	PRICE 价格
1	K1	370	180	450.000+VAT
2	K2	370	180	450.000+VAT
3	K3	370	180	450.000+VAT
4	K4	370	180	450.000+VAT
5	K5	370	180	450.000+VAT
6	K6	370	180	450.000+VAT
7	K7	370	180	450.000+VAT
8	K8	370	180	450.000+VAT
9	K9	370	180	450.000+VAT
10	K10	370	180	450.000+VAT



## VILLAS DETAILS cont.

### 细节

NO 号码	VILLA NAME 别墅名称	PLOT AREA 图形区	COVERED AREA 建筑面积	PRICE 价格
11	K11	370	180	450.000+VAT
12	K12	370	180	450.000+VAT
13	K13	370	180	450.000+VAT
14	K14	370	180	450.000+VAT
15	K15	370	180	450.000+VAT
16	K16	370	180	450.000+VAT
17	K17	370	180	450.000+VAT
18	K18	370	180	450.000+VAT
19	K19	370	180	450.000+VAT



# VILLAS DETAILS cont.

## 细节

### STRUCTURE

#### 结构

- Reinforced concrete frame, in accordance with the regulations for anti seismic design.

钢筋混凝土结构，抗震设计

### WALLS

#### 墙面

- All walls will be built with perforated bricks of excellent quality. The exterior walls are 25 cm thick with a gap of 5m. Which will be placed on polystyrene as per the requirements of the European Directive 2002/91/EC on the energy performance of buildings? The interior walls are 10 cm thick and the separating walls of the houses will be 25 cm thick.

由品质优良的多孔砖建造，外墙厚25厘米，内墙厚10厘米



# VILLAS DETAILS cont.

## 细节

### WALL FINISHES

#### 墙饰面

- All surfaces inside and outside will be plastered 3 hands, unless the fair-face surfaces and surfaces that will be built with whatever exterior. Inside will be the third hand finished Peletico. Ceilings and fair-face columns will be a Pelelite Bonding Tricole. In all associations with concrete brick will be placed on a special grid. In all corners of the walls will be installed ram protective metal corners.

内部和外部墙都将粉刷三层，所有墙角都将安装金属角

### PAINTWORK

#### 漆面

- All internal surfaces painted with three coats of emulsion paint. On external surfaces will be three coats emulsion paint for exterior use.

内部外部表面涂三层乳胶漆



## VILLAS DETAILS cont.

### 细节

#### PLUMBING & WATER SUPPLY

##### 水-供应

- Full plumbing installation base of architectural designs, with a PIPE IN PIPE. Become a provision for easy access to central connections and post-completion. There will be pressure system. Each home will have its own solar and electric heater pressure.  
有压力系统，每家每户都有自己的太阳能和电热水器系统
- Hot water to kitchen and bathrooms is supplied by solar panels.  
厨房的热水和浴室是由太阳能电池板供电
- Pressurized system for hot and cold water is installed. Potable water is supplied to the kitchen.  
冷热安装压水系统。饮用水供给到厨房



# VILLAS DETAILS cont.

## 细节

### ELECTRICAL INSTALLATIONS

#### 电力安装

Will be in accordance with the electrical installation projects, conditions and regulations of the EAC also include:

按照电器安装项目和EAC的条件和规定，包括：

- Telephone and television points in the living room and all bedrooms.  
客厅和所有卧室安装电话和电视
- Complete installation of video entry.  
可视门铃系统
- Security Alarm  
安装报警系统



## VILLAS DETAILS cont.

### 细节

### ELECTRICAL INSTALLATIONS cont.

#### 电力安装

- 4 single sockets in bedrooms, 3 in kitchen and 3 in the living room.  
卧室有四个插座，厨房和客厅各三个
- There will be full antenna installation with independent operation for each house.  
将为每一家安装天线系统
- Provision for home cinemas  
提供家庭影院设备
- Remote controlled private access in parking  
可远程可远程控制停车场





# VILLAS DETAILS cont.

## 细节

### FLOORS

#### 地板

- Entrance halls, living, dining and kitchen areas are paved with high quality ceramic.  
大厅入口，起居室，餐厅和厨房区域都铺设高质量的瓷砖
- Verandas and sundeck areas are paved with ceramic tiles.  
阳台铺设瓷砖
- Bathrooms are laid with ceramic floors 60\*60.  
浴室铺有瓷砖地板60\*60.
- Bedrooms are laid with ceramic floors 60\*60.  
卧室铺有瓷砖地板 60\*60.
- Entrance to parking and parking areas it would be with stamped  
加盖停车场



# VILLAS DETAILS cont.

## 细节

### SANITARY WARE

#### 卫生洁具

- Imported high-quality sanitary ware is installed complete with accessories.  
采用进口优质洁具
- Glazed cubicles are provided for shower trays.  
淋浴房提供玻璃隔间
- Tempered glass splash screens are provided for baths.  
提供钢化玻璃



## VILLAS DETAILS cont.

### 细节

#### WOOD CONSTRUCTION

##### 木质结构

- Bedroom wardrobes and kitchen cupboards are imported, ready-made for installation made in Germany Kitchen has granite worktop.
- Internal doors are to be made on European standards in many color choices. Will be constructed of melamine interior and exterior oak leaf in different colors.

衣柜和橱柜采用进口装置，厨房里采用花岗岩

内部的门按照欧洲标准建造



## VILLAS DETAILS cont.

### 细节

#### ALUMINIUM

##### 铝制

- All the aluminum will be built based on architectural plans, sliding or opening, color, and double glass for better sound and heat insulation, external origin with anti-theft system.  
铝将被广泛用于此项目中，隔音效果强，隔热效果好。

##### 空调系统

- Full electrical and plumbing air conditioner in the living room and bedrooms for hot and cold air. All air conditioners will yield 9.000 BTU in bedrooms and 12.000 BTU in living room  
在卧室和起居室装有空调。卧室的空调为9.000匹，起居室空调为12.000匹。

# PRINZ VON PREUSSEN

## *Residence, Relocation, Citizenship, Taxation*



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