



LIVEIN
// COLUMBIA 2

LIVEIN.COM.CY

LIVEIN // COLUMBIA 2

LIVE IN THE HEART
OF THE CITY.
BREATHE BY THE SEA.





LIVEIN COLUMBIA 2 — CONTEMPORARY LIVING IN THE HEART OF LIMASSOL

LIVEIN COLUMBIA 2 is a new premium residential project designed for comfortable living and smart investment.

The residential complex comprises **12 contemporary apartments with 1-, 2-, and 3-bedroom** layouts, as well as **2 exclusive 3-bedroom penthouses** with spacious terraces and private pools. The project is designed with a strong focus on comfort, privacy, and a modern lifestyle. **A communal swimming pool** within the complex creates a relaxed, resort-style atmosphere. Located just **1,400 meters from the sea**, the project is especially attractive for both comfortable living and smart investment.

LIVEIN COLUMBIA 2 is situated on a quiet street just behind **Spyrou Kyprianou Avenue**, in a prestigious, fashionable area of Limassol, surrounded by offices, banks, cafes, restaurants and shops. The location offers a perfect balance of urban infrastructure and high living standards. The area is known for its active business scene and strong real estate demand. Quick and convenient access to the highway allows easy travel across the city and beyond, ideal for a modern lifestyle.

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

MODERN ARCHITECTURE WITH A DISTINCTIVE CHARACTER

The architecture of **LIVEIN COLUMBIA 2** reflects a contemporary urban style, where elegance is seamlessly combined with thoughtful functionality.

Clean lines, harmonious proportions, and a refined minimalist design define the building. The facade features high-quality finishing materials that emphasize the elegance and premium character of the project. Vertical architectural elements create rhythm while providing additional privacy for the residences. The design blends minimalism with refined aesthetics, resulting in a modern and prestigious appearance.

Warm textures, meticulous detailing, and thoughtfully designed facade lighting give the complex a unique atmosphere of comfort and tranquility. The architecture highlights the privacy of each residence while maintaining a sense of openness. Spacious balconies with transparent railings fill the interiors with natural light and visually expand the living spaces. This is a building that looks relevant today and will retain its value in the future.

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





LIFE IN THE RHYTHM OF ELEGANCE

The residences at **LIVEIN COLUMBIA 2** are fully finished, move-in ready, and designed with premium materials, thoughtful integrated solutions, and a pool for a resort-like lifestyle.

- **Gated boutique complex** with only **12 apartments**
- **1-, 2- and 3-bedroom layouts**, including **3-bedroom penthouses**
- **2 exclusive 3-bedroom penthouses** with **spacious terraces** and **private pools**
- **Prestigious location on a quiet street** just behind **Spyrou Kyprianou Avenue**, close to offices, banks, cafes, and restaurants
- Common **swimming pool**
- **1.400 meters** to the beach and seafront promenade
- Underfloor water heating system
- Built-in ducted VRV air conditioning system (Mitsubishi)
- Private parking and individual storage rooms for each unit
- Contemporary lobby with lift
- Aluminium double-glazed windows and marble parapets

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

EACH APARTMENT
IS MOVE-IN READY, FEATURING
PREMIUM FINISHES AND
INTEGRATED, FUNCTIONAL
SOLUTIONS



THE COMPLEX BALANCES
URBAN VIBRANCY WITH A QUIET,
PRIVATE RETREAT JUST STEPS
FROM THE CITY'S HEART

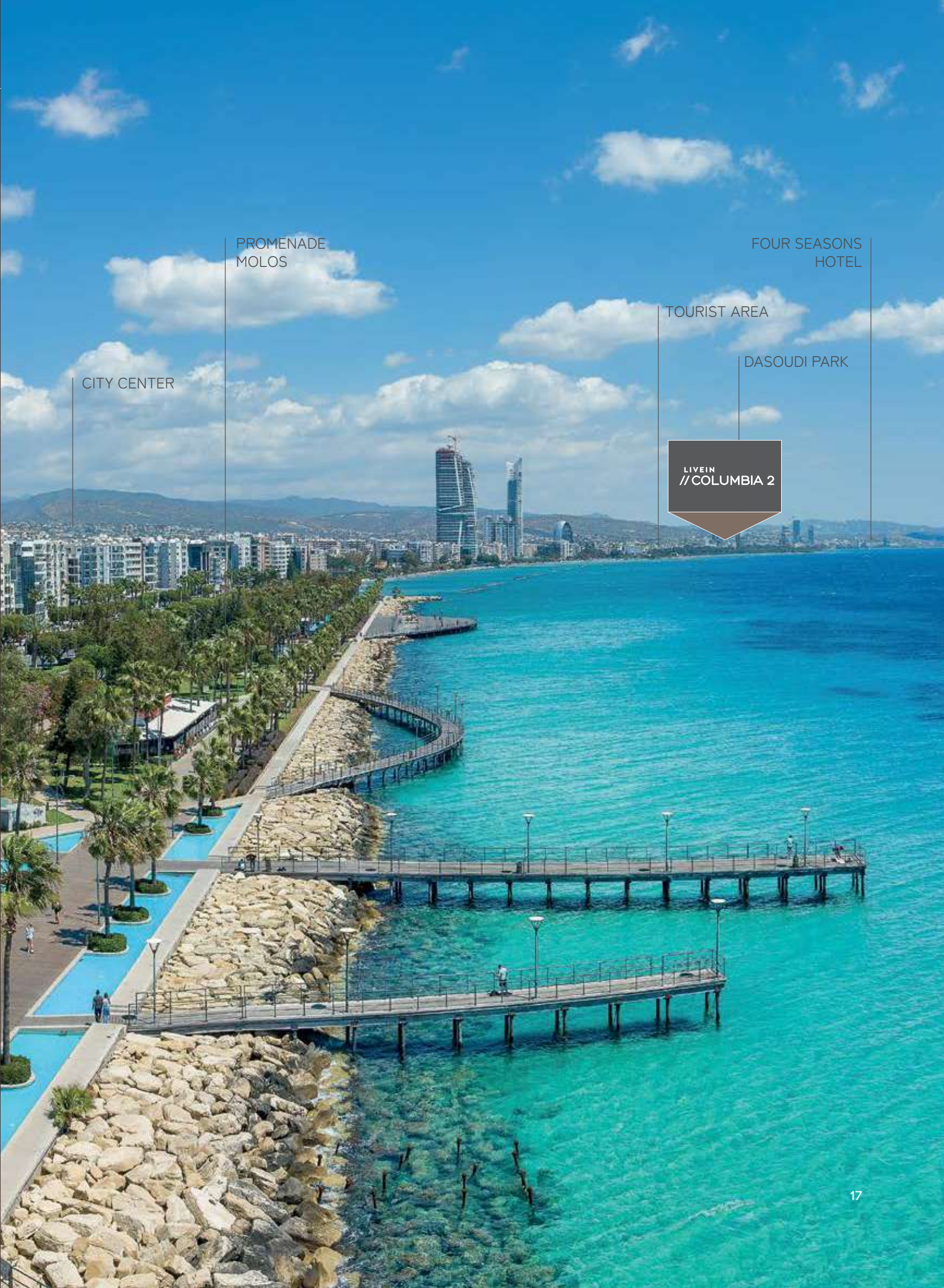
PRIVATE TERRACES, A RESORT-
STYLE POOL, AND ABUNDANT
NATURAL LIGHT CREATE
A PERFECT URBAN SANCTUARY

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.



A LOCATION THAT BRINGS EVERYTHING CLOSER

The residences are located on a quiet street just behind **Spyrou Kyprianou Avenue**, blending tranquility with urban energy

This vibrant, modern neighborhood offers everything for a **comfortable lifestyle: cafes, restaurants, offices, banks, and shops** for everyday needs. Residents can enjoy the lively atmosphere of the area while remaining in a quiet and private setting.

The complex is just **1,400 meters from the sea**, combining a convenient location with privacy. **Quick and easy access to the highway** ensures seamless connections to the city center and other key areas, creating the perfect environment for a contemporary lifestyle.



LIVEIN // COLUMBIA 2

INTERIOR DESIGN AND FINISHING





CREATED FOR TIMELESS COMFORT AND ELEGANT LIVING

Each residence at **LIVEIN COLUMBIA 2** is carefully crafted to balance contemporary style with everyday ease. **A calm, neutral palette, refined textures, and high-quality materials** shape an inviting interior, while **expansive panoramic windows** flood the spaces with natural light and showcase **sweeping city views**.

SPACIOUS TERRACE WITH PANORAMIC VIEWS, PRIVATE POOLS AND OUTDOOR BBQ AREA

CONTEMPORARY MATERIALS
AND TEXTURES CREATE A
WARM, ELEGANT ATMOSPHERE



AN OPEN-AIR KITCHEN DESIGNED FOR EFFORTLESS LIVING.

The **elegant kitchen area** on a **spacious terrace**, combining style and functionality. A central island and well-planned layout create a perfect space for cooking, entertaining, and enjoying the outdoors. **Premium finishes** make it a refined spot for leisurely breakfasts, sunset dinners, and memorable moments with family and friends.

LIVEIN // COLUMBIA 2

LAYOUTS





SELECTION OF APARTMENTS

PROPERTY	FLOOR	PROPERTY TYPE	BEDROOMS	BATHROOMS SHOWERS	INDOOR AREA M²	COVERED VERANDA M²	ROOF TERRACE M²	COMMON AREA M²	STORAGE ROOM M²	PRIVATE SWIMMING POOL	PARKING SPACE	TOTAL AREA M²
101	1	Apartment	1	1	53	15		4,60	3		1	71
102	1	Apartment	1	1	51	15		4,43	3		1	69
103	1	Apartment	2	2	85	22		7,38	3		1	110
104	1	Apartment	2	2	85	22		7,38	3		1	110
201	2	Apartment	2	2	87	30		7,55	3		1	120
202	2	Apartment	2	2	85	22		7,38	3		1	110
203	2	Apartment	2	2	85	22		7,38	3		1	110
301	3	Apartment	3	3	114	29		9,89	3		2	146
302	3	Apartment	2	2	85	22		7,38	3		1	110
303	3	Apartment	2	2	85	22		7,38	3		1	110
401	4	Penthouse	3	4	134	36	104	11,63	4	YES	2	278
402	4	Penthouse	3	4	134	37	108	11,63	4	YES	2	283

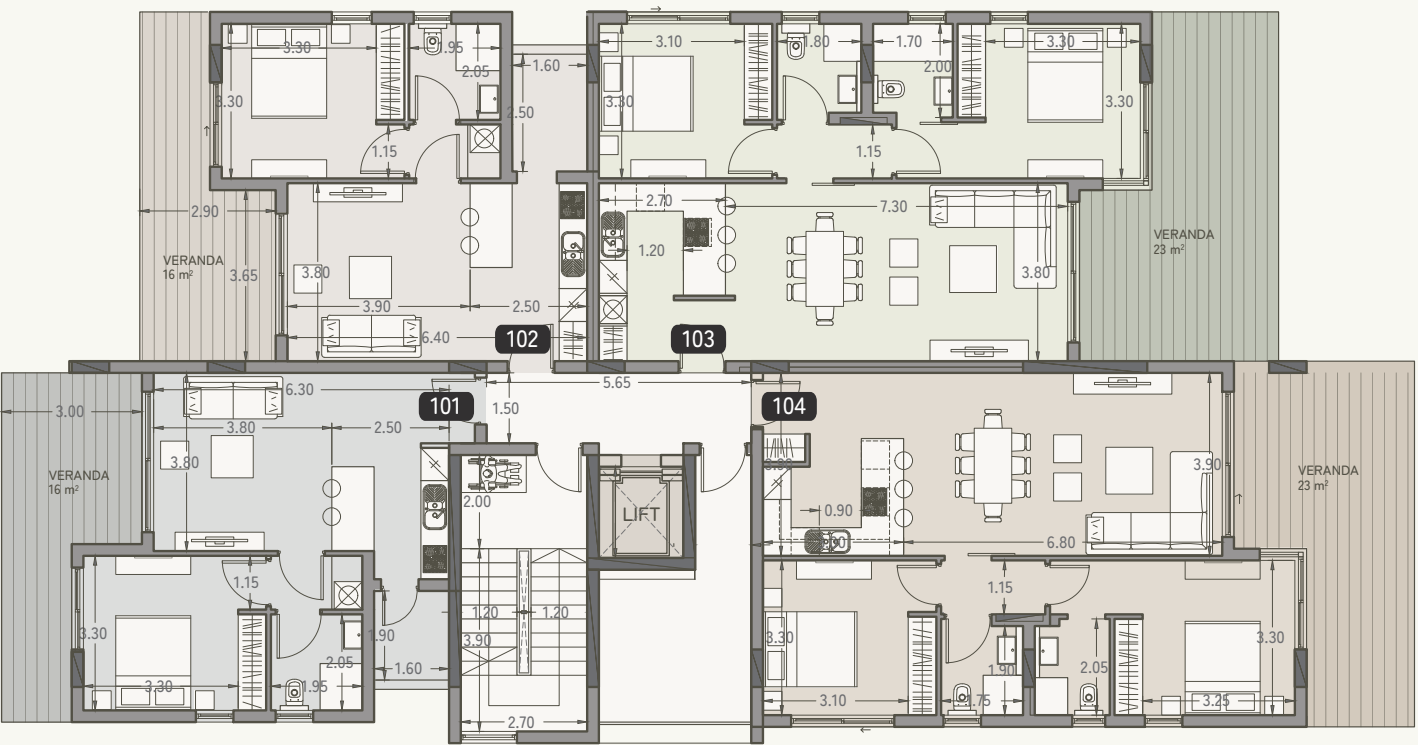
*The above-mentioned areas may vary slightly after approval by the relevant authorities.

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

■ GROUND FLOOR



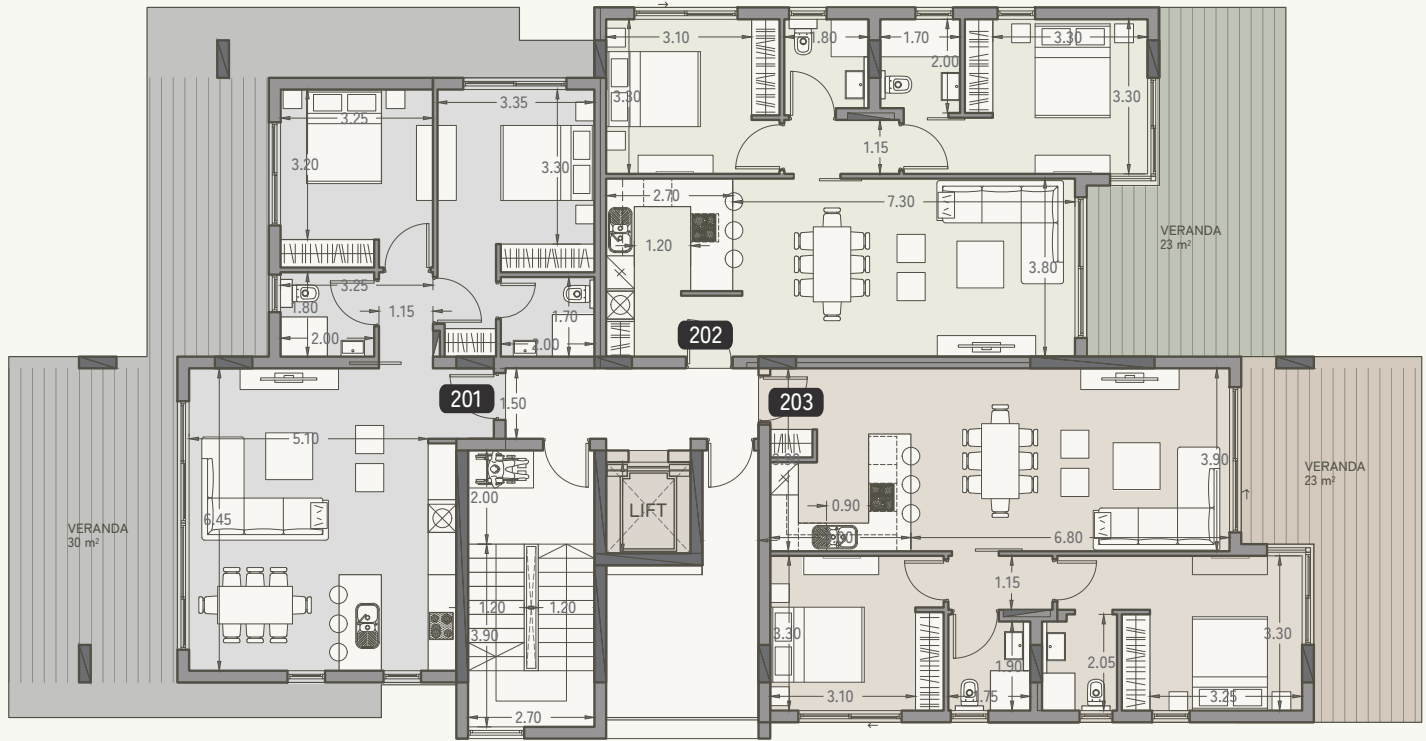
■ FLOOR 1



	TOTAL AREA M²
101	71
102	69
103	110
104	110

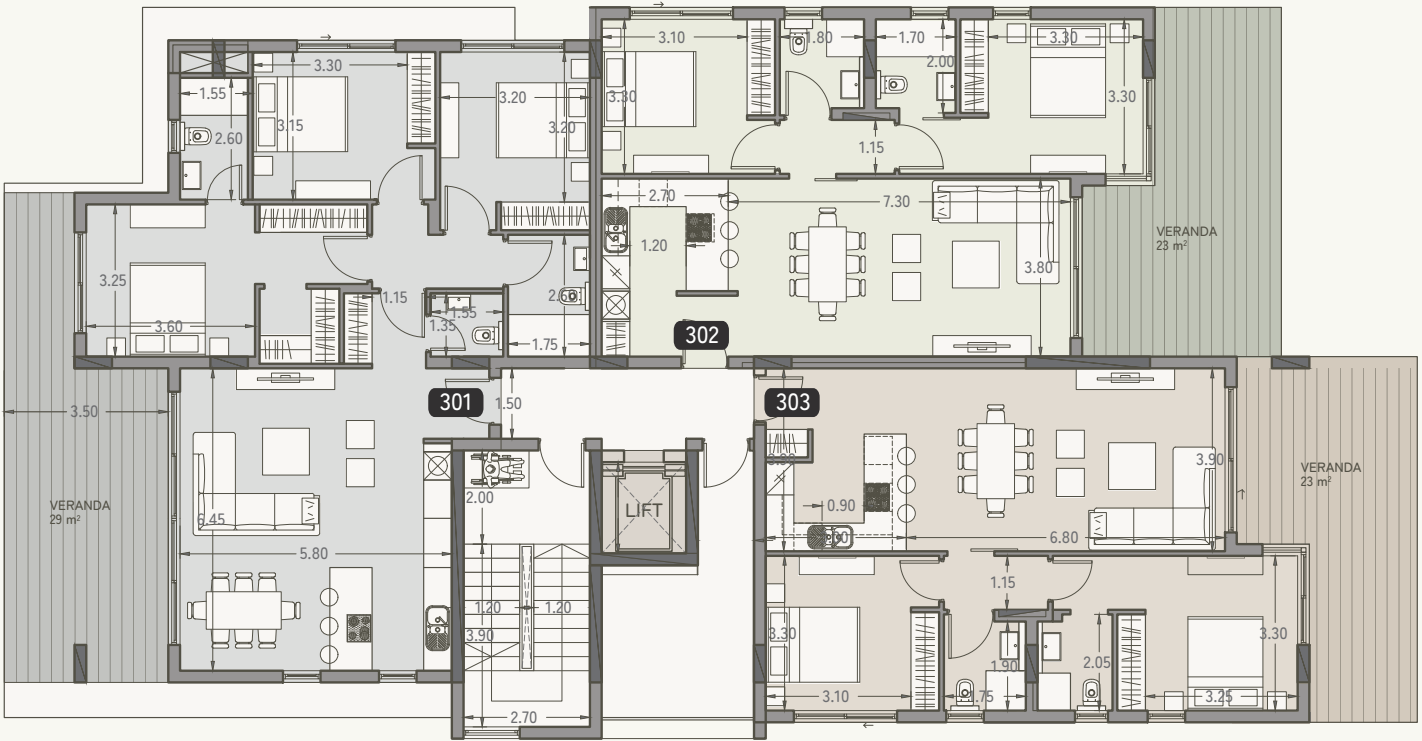
*Floor plans show approximate dimensions only. Exact layouts and sizes may differ.

FLOOR 2



	TOTAL AREA M²
201	120
202	110
203	110

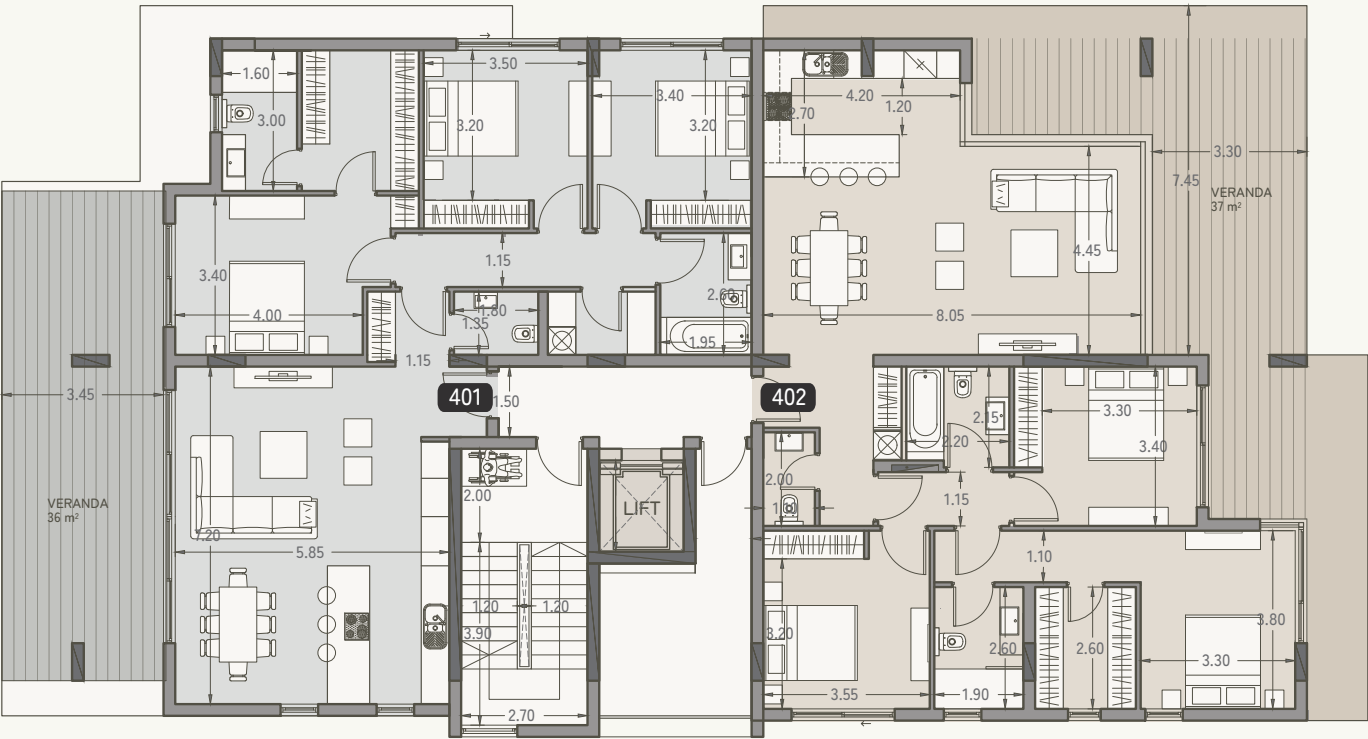
FLOOR 3



	TOTAL AREA M²
301	146
302	110
303	110

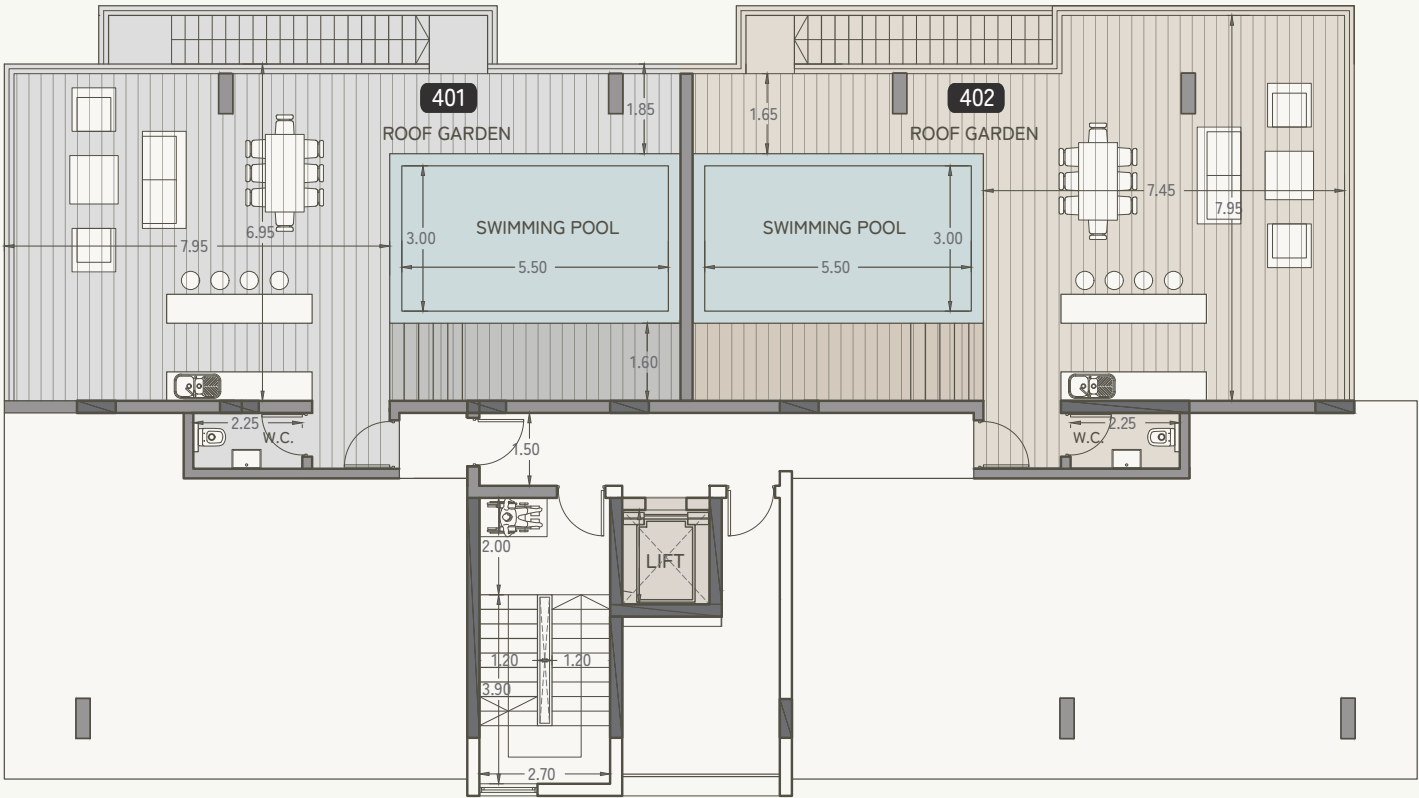
*Floor plans show approximate dimensions only. Exact layouts and sizes may differ.

FLOOR 4



	TOTAL AREA M ²
401	278
402	283

ROOF TERRACE



ROOF GARDEN	TOTAL AREA M ²
401	104
402	108

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

SIGNATURE FINISHES

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

Foundation	Consists of a uniform slab of reinforced concrete with high tensile reinforcement
Frame	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.
External and internal Walls Structure	External walls of normal clay bricks 250mm thick. Walls between apartments 250mm thick and internally 100mm bricks.
Finishing on walls	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 slap. 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.
Floors in entrance, staircases and corridors open plan, kitchen in all apartments	White Marble Vratsa 20mm
Floors in bedrooms	Parquet
Floors in verandas	Non-slip ceramic tiles, 30x30cm/optional for each apartment
False Ceilings	In living rooms, dining areas, kitchens, bathrooms and wcs
Floors and walls in bathrooms-wc	Ceramics 60x60cm
Floor in parking place and driveway	Plinto tiles
Lift	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
Interior doors	EU manufacturer. All internal doors and frames are made of laminate. White color, matte finish single flush leaf of 42-45mm, architraves 60-75mm
Wardrobes	Custom made. Built-in wardrobes are made internally of laminate and externally of white gloss, chrome handles.
Kitchen	EU manufacturer. The kitchen cabinets internally made of melamine and externally of wood veneered of 18mm thickness. Dimensions according to plans.
External windows and doors of apts	Aluminium sections, double glazing thermal glass, natural anodized.
CCTV System	Provision for CCTV system (Lobby, perimeter of the building and in roof garden)
Parapets	Marble on top of all parapets
Protective glass on balconies	Independent with base on the parapets

Roof Gardens	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 cat6, pergola, metal staircase with safety door on the lower part.
Facades	Use of HPL, white paint.
Sanitary Ware	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.
Entrance Security Door	EU manufacturer, reinforced with steel inside, wood veneer finishing. Fire rated 30 minutes. Door stopper, spy-eye. No door-closer.
Electrical Installations and Lighting Fittings	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.
Air Conditioners	VRV System, Ducted Type Units Mitsubishi for Bedrooms and Living room.
Plumping - drainage	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.
Lobby	Floor and walls with marble.
Electrical	EAC room according to legislation, lights in parking places with sensors, antenna on the roof of staircase.
Ground floor external features	Metal gates with automated opening system. Rubish enclosure according to legislation, post boxes on accessible place, water meters.
Disable wc room	Ceramics
Roofs waterproofing	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 10m² 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
Central Heating	Water underfloor heating
Metal Works	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	Proof of income	Additional requirements	Processing time
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).	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.	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).	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.

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

*The photo is the property of the company and is protected by copyright. Use by third parties is not permitted without prior written consent.

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.

8, GEORGIU A' STREET,
4077 GERMASOGEIA, LIMASSOL-CYPRUS

Tel.: +357 25 320 520

INFO@LIVEIN.COM.CY
WWW.LIVEIN.COM.CY

All computer generated images included in this brochure are indicative of final specification and are subject to change. Information in this brochure has been prepared solely for the purpose of providing general information about the development and we have taken every care to ensure that the information provided is accurate at the time of its inclusion in this brochure, but do not guarantee the accuracy or completeness and shall not be liable for any loss or damage which may arise from reliance on the information. All illustrations and computer generated images reflect the artists' interpretation of the project and do not take into account the neighbouring buildings, physical structures, streets and landscape. The developers reserve the right to make modifications and changes to any or all architectural and interior features and finishes, brands, colours, materials, building design, specifications, ceiling heights, flooring patterns and floor plans without notification. Actual plans may have minor variations to the typical plans shown in this brochure. All matters will be governed by the applicable purchase and sales agreement. The company retains the copyright of all material in this brochure and may change the content or format at any time.



LIVEIN
// COLUMBIA 2

LIVEIN.COM.CY