

A project by



La | Perla  
RESIDENCES

# Be introduced to the ultimate fusion of style and serenity

La Perla presents an exceptional opportunity to live or invest in one of the most sought-after areas in the district of Nicosia, Geri suburb. This residential project embodies modern elegance and functional design, making it a standout choice for discerning buyers and investors alike.

## Elevate your living experience

The project features two meticulously designed buildings, each housing 12 spacious and contemporary units. With modern aesthetics, functional living spaces, secure basement parking, and exclusive roof terraces with panoramic views, La Perla represents the pinnacle of luxury and convenience.

## Why Geri?

Geri is renowned for its unique blend of tranquility and convenience, making it a highly desirable location within the Nicosia district. As an upscale suburb, Geri offers the peaceful ambiance of suburban living while maintaining close proximity to the bustling capital city of Nicosia.



# Why invest in Cyprus

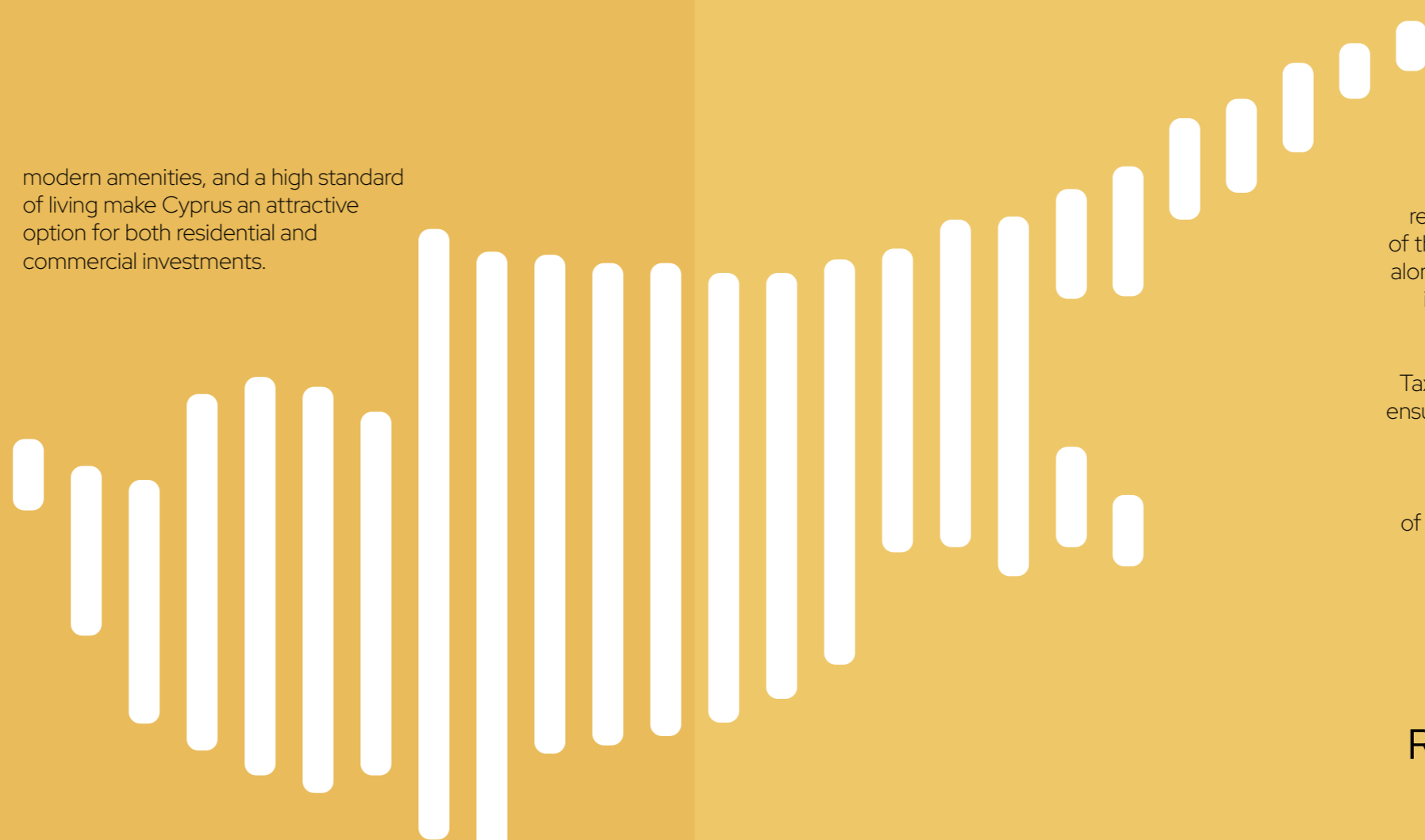


## Steady Growing Real Estate Market

Cyprus boasts a resilient and steadily growing real estate market, underpinned by a stable economy and strategic location at the crossroads of Europe, Asia, and Africa. Over the past decade, the island has attracted significant foreign investment, driving consistent demand for properties.

This demand is further fuelled by the country's status as a popular tourist destination and a hub for international business. The robust infrastructure,

modern amenities, and a high standard of living make Cyprus an attractive option for both residential and commercial investments.



## Property Prices

The property market in Cyprus offers a wide range of opportunities, from luxurious villas by the Mediterranean to modern apartments in vibrant city centres. The affordability, coupled with the potential for capital appreciation, makes Cyprus a smart choice for

investors. The market is particularly appealing to those looking for high-quality properties at a reasonable cost, with the added benefit of a warm climate and a relaxed lifestyle.



## Tax Advantages

Cyprus offers a highly favourable tax regime for real estate investors. With one of the lowest corporate tax rates in Europe, along with exemptions on capital gains and inheritance taxes for non-residents, the island provides significant financial incentives. Additionally, the Double Taxation Treaties with numerous countries ensure that investors can avoid being taxed twice on the same income. These tax benefits, combined with the island's strategic location and high quality of life, create an ideal environment for real estate investment.



## Return on Investment Potential

Investing in Cypriot real estate offers a strong potential for returns. Whether through rental income or capital gains, properties in Cyprus are known to deliver impressive yields. The thriving tourism sector ensures a steady demand for short-term rentals, while the growing

expatriate community drives the long-term rental market. Additionally, the ongoing development of infrastructure and luxury projects across the island indicates a promising future for property values, enhancing the return on investment for early buyers.

# Location, location, location

Geris is an up-and-coming area located on the outskirts of Nicosia, the vibrant capital of Cyprus. This picturesque suburb offers the perfect blend of tranquillity and convenience, making it an ideal location for those who seek a peaceful environment while staying connected to the dynamic city life.

## Proximity to the new campus of the University of Cyprus

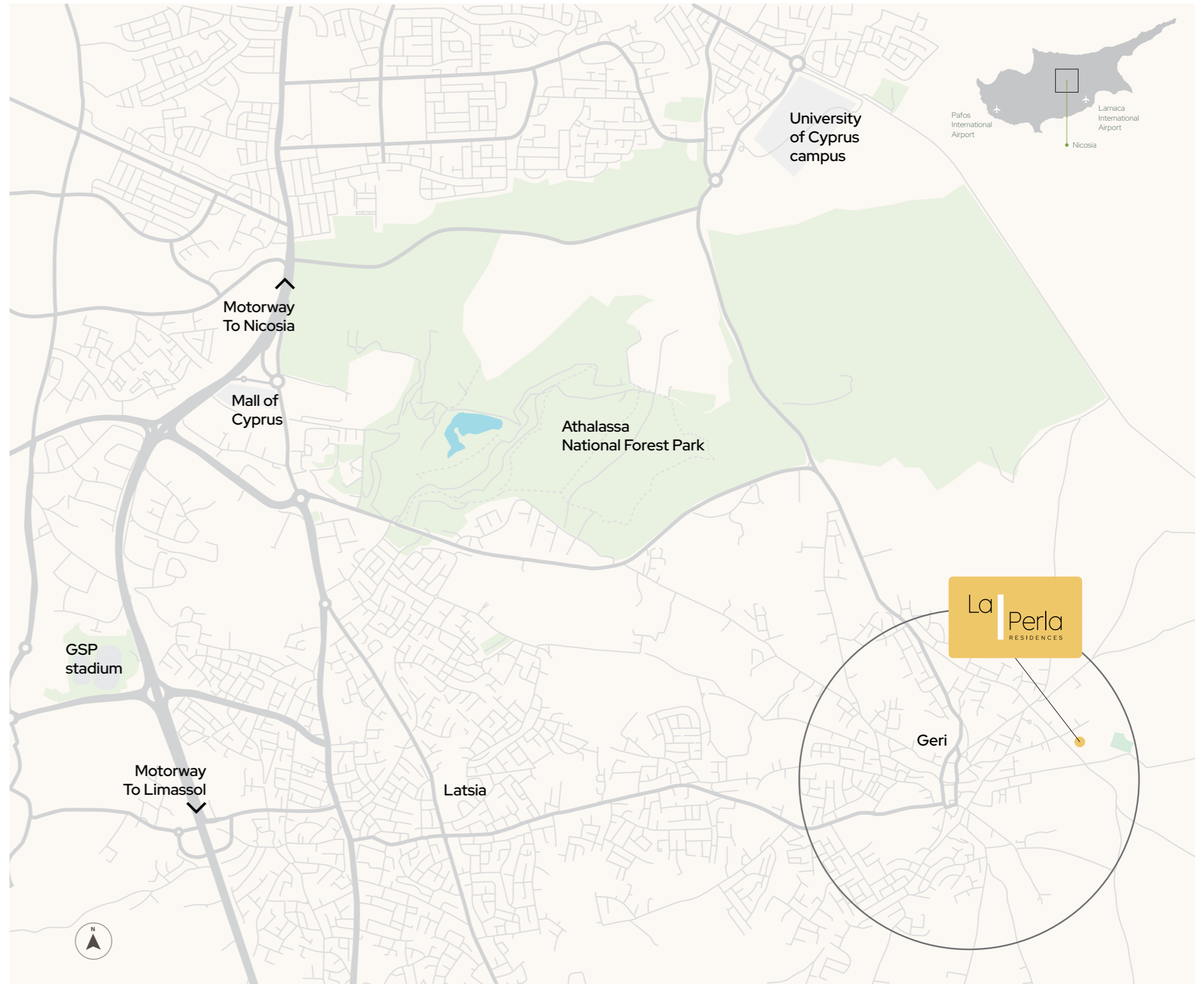
One of Geris's standout features is its close proximity to the new campus of University of Cyprus, the largest university in Cyprus. The area has seen significant development in recent years, catering to the growing demand for quality housing and amenities from the university community.

## Near Athalassa National Forest Park

Nature lovers will appreciate Geris's proximity to the Athalassa National Forest Park, one of the largest green spaces in Nicosia. The park offers a serene escape with its lush landscapes, walking trails, and recreational facilities.

## Out of the city buzz, in the city life

Geris offers the best of both worlds: the peace and quiet of suburban life combined with the convenience of being just a short drive from Nicosia's city centre. Residents can enjoy a relaxed lifestyle away from the hustle and bustle while still being within easy reach of the capital's amenities, business districts, and cultural attractions.





# Welcome to La Perla

La Perla is an exclusive residential project offering a unique blend of modern elegance and comfortable living. This sophisticated development caters to the needs of today's discerning residents.

*La Perla Residences  
Block B*

*La Perla Residences  
Block A*



## Exclusive Roof Terraces with Panoramic Views

For those seeking an elevated living experience, the top four units in each building offer exclusive access to private roof terraces. These expansive outdoor spaces provide panoramic views of the surrounding area, making them perfect for relaxation, entertaining guests, or simply enjoying the breath-taking scenery. A standout feature of La Perla, offering residents an exceptional outdoor living experience.



## Secure Ground Floor Covered Parking for Convenience

La Perla understands the importance of convenience in everyday living. That's why the development includes secure ground floor covered parking for all residents, providing peace of mind and easy access to your home.



## Contemporary Design and Functional Living Spaces

Every detail has been thoughtfully crafted to blend modern aesthetics with functional design. Prioritizing both style and practicality, La Perla ensures that residents enjoy an ideal living space that perfectly complements their lifestyle.



# masterplan



## block A

- 1 Block A entrance
- 2 Parking entrance / exit
- 3 Disabled parking space
- 4 Covered parking space
- 5 Lobby
- 6 Lift
- 7 Staircase
- 8 Storage

## block B

- 1 Block A entrance
- 2 Parking entrance / exit
- 3 Disabled parking space
- 4 Covered parking space
- 5 Lobby
- 6 Lift
- 7 Staircase
- 8 Storage

low ground elevation

high ground elevation



first floor



second floor



roof floor



block A

block B



# flats layout

block A  
floors 1, 2



block B  
floors 1, 2



# schedule of areas

## block A

floor	unit number	internal area m <sup>2</sup>	number of bedrooms	covered balconies m <sup>2</sup>	uncovered terraces m <sup>2</sup>	plot area	roof terrace m <sup>2</sup>
1st floor	101	79,3	2	14,5			
	102	79	2	21,7			
	103	50,4	1	18,4			
	104	81,8	2	17,2	6,7	46,5	
	105	81,3	2	22,5	26,1	81,6	
	106	50,3	1	11,9			
	common area	28,5					
2nd floor	201	79,3	2	15,6			53,8
	202	79	2	22,7			57,4
	203	50,4	1	19,3			
	204	81,8	2	19,6			55,2
	205	81,3	2	20,5			93,2
	206	50,3	1	12,6			
	common area	28,5					
<b>TOTAL</b>		901,2					

## block B

floor	unit number	internal area m <sup>2</sup>	number of bedrooms	covered balconies m <sup>2</sup>	uncovered terraces m <sup>2</sup>	plot area	roof terrace m <sup>2</sup>
1st floor	101	79,3	2	14,6			
	102	79	2	19,4			
	103	50,4	1	18,8			
	104	81,8	2	19,7	17,9	50,2	
	105	81,3	2	20,1	22,5	64,6	
	106	50,3	1	11,9			
	common area	28,5					
2nd floor	201	79,3	2	12,5			49,7
	202	79	2	19,6			52
	203	50,4	1	18,8			
	204	81,8	2	19,4			52,5
	205	81,3	2	19,6			88,5
	206	50,3	1	11,9			
	common area	28,5					
<b>TOTAL</b>		901,2					

A project by



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