



MANDARIN PARK

ELEGANCE OF HEIGHTS.
INFINITY OF THE SEA. PANORAMA
OF LIMASSOL FROM EACH APARTMENT



STATUS EXPRESSED
IN THE HORIZON LINE —
MANDARIN PARK



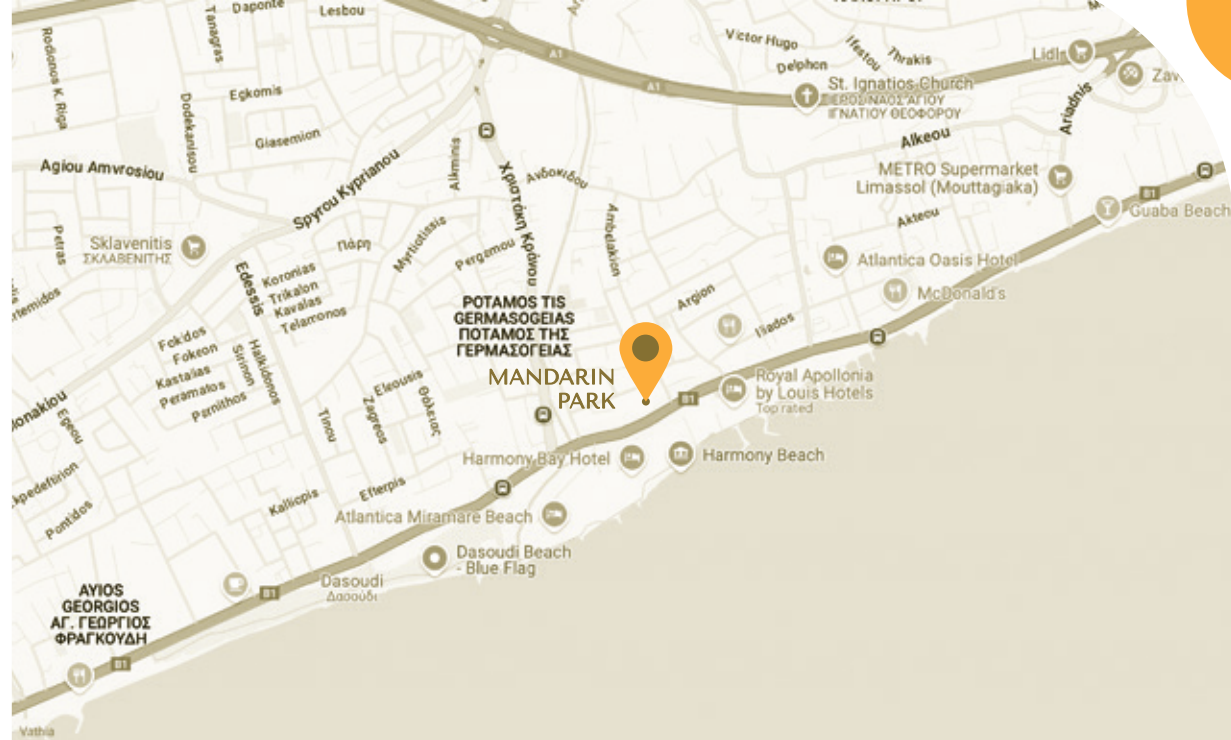


WELCOME TO MANDARIN PARK

A gated premium club residence in the unique location of Germasogeia — just 200 meters from the sea, the famous eucalyptus grove and Dasoudi Park, The Garden restaurant, a chain of premium coffee shops in the Galatex complex, fashion boutiques and a picturesque promenade.

The high-rise impresses with its Dubai design and thoughtful layouts: each of the 32 spacious apartments is equipped with large bedrooms, dressing rooms and floor-to-ceiling windows opening panoramic views of the Mediterranean Sea in all rooms. All apartments are made in accordance with the highest standard of quality finishing for those who value comfort, privacy and perfection of every detail.





ABOUT THE PROJECT

The residence offers the infrastructure of a five-star hotel: an indoor swimming pool, a SPA area, a modern gym, a café, a coworking space, a children's playroom, lounge spaces and a respectable reception with a concierge service.

But the main thing is the location: MANDARIN PARK is built in the heart of the tourist area of Germasogeia, where the urban rhythm meets the sea.

MANDARIN PARK is an ideal choice for those who truly value their time, comfort and understand the value of walking distance: everything you need — from shops and restaurants to places to relax with your family — is literally nearby:

• To the sea	150 m		
• Limassol Marina	1,2 km	🚗	15 min
• Down town	2 km	🚗	5 min
• Dasoudi Beach	500 m	🚶	7 min
• Columbia Beach	1,1 km	🚶	14 min
• The Garden Café & Bar	350 m	🚶	5 min
• Nomad Bread & Coffee	700 m	🚶	9 min
• MAS Supermarket	450 m	🚶	6 min

🚶 — walk;
🚗 — by car.

Residents of MANDARIN PARK
can enjoy luxurious exclusive
infrastructure, created
for an impeccable standard
of living. Find your own opportunity
in MANDARIN PARK,
where every service is thought out
to the smallest detail.



State-of-the-art fitness
center



Spa facilities



Smart Home system



Security cameras



Covered private parking



Underfloor heating



Energy-efficient heating



Soundproof windows
(STC 60)



Children's playground



Reception lobby



Changing rooms



Exclusive access for owners



Indoor play area



Indoor pool



Landscaped gardens



PROJECT TEAM

- **Leus Development Group** — 26+ years of proven experience, 18 facilities built in Cyprus.
- **Investor** — Cool Carriers, 40+ year leader in refrigerated shipping (50+ vessels, 15.5% global capacity), launched CoolSide in 2023 — its real estate arm with €100 M+ committed to prime Limassol sea-front developments.
- **Anfisa Chernaya** — Master of Real Estate.



Dmitry Leus
Co-investor



Maxim Nazimok
Investor Representative



Anfisa Chernaya
Executive Sales Director



PROJECT ADVANTAGES

- **Location in the heart of the tourist area of Germasogeia:** only 200 m to the sea — the perfect balance between urban comfort and beach holidays.
- **Premium high-rise in the style of Dubai:** exquisite architecture and finishing from the best materials.
- **Only 32 private apartments:** closed club-residence format for maximum privacy.
- **Bedrooms 20 m² + dressing rooms:** spacious recreation areas and storage in each apartment.
- **Panoramic views:** views of the Mediterranean Sea from each apartment.
- **Three exclusive penthouses:** private pools on the roof, garden terraces and 360° views of the horizon.
- Underground parking.



ABUNDANT INFRASTRUCTURE

A modern GYM is your personal growth zone, where taking care of your body becomes part of your inner development. In a modernly equipped space, it is easy to set new goals, maintain excellent physical shape and find harmony between strength and energy.

SPA is a space of silence and recovery, where every detail is created for your privacy.

A warm sauna, luxurious showers and a relaxing jacuzzi give a feeling of complete renewal, allowing you to leave your worries at the door and fill yourself with energy for a new day.

HERE, TRAINING
BECOMES A NATURAL
PART OF YOUR LIFE.







The Mandarin Café is a favorite place for residents: here, the morning begins with an exquisite breakfast, lunch takes place in a cozy atmosphere, and the evening is filled with romance and taste.

The aroma of fresh tangerines and a warm atmosphere make this space as attractive as the residence itself.

ALL THE BEST FOR YOUR
COMFORT AND PLEASURE.





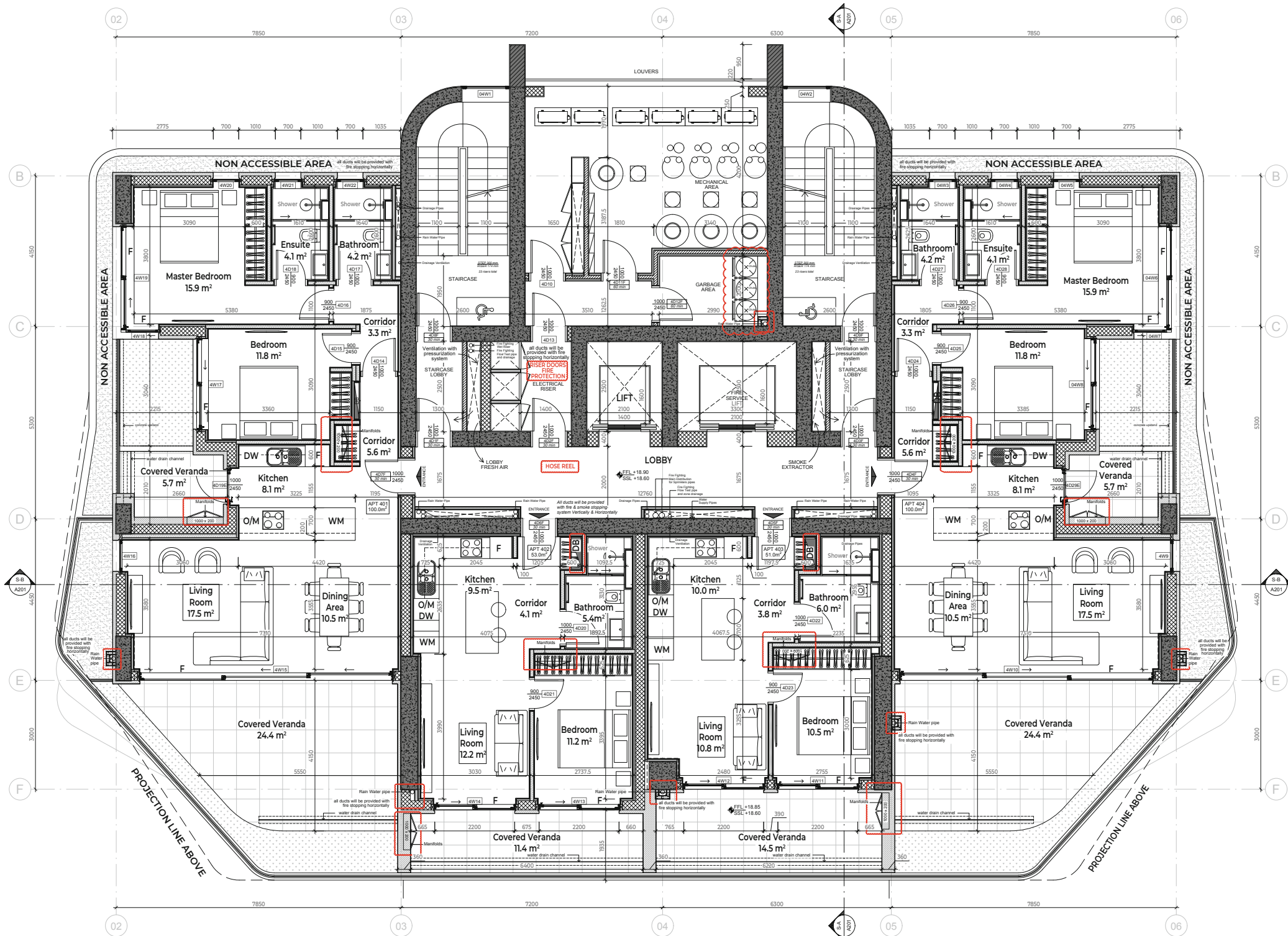
The elegant reception area reflects the prestige of MANDARIN PARK, setting the tone for the impeccable level of service and the refined atmosphere of the residence.



Immerse yourself in the unique rhythm of MANDARIN PARK: children have fun in the closed play area, you improve your health in the designer fitness club and recover in the SPA, admiring the panorama of the sea and the coast of Germasogeia. Here, urban comfort and resort atmosphere are combined. And for lovers of heights and privacy, we offer three penthouses with spacious rooftop gardens, sunny terraces, private pools and views of the endless horizon.

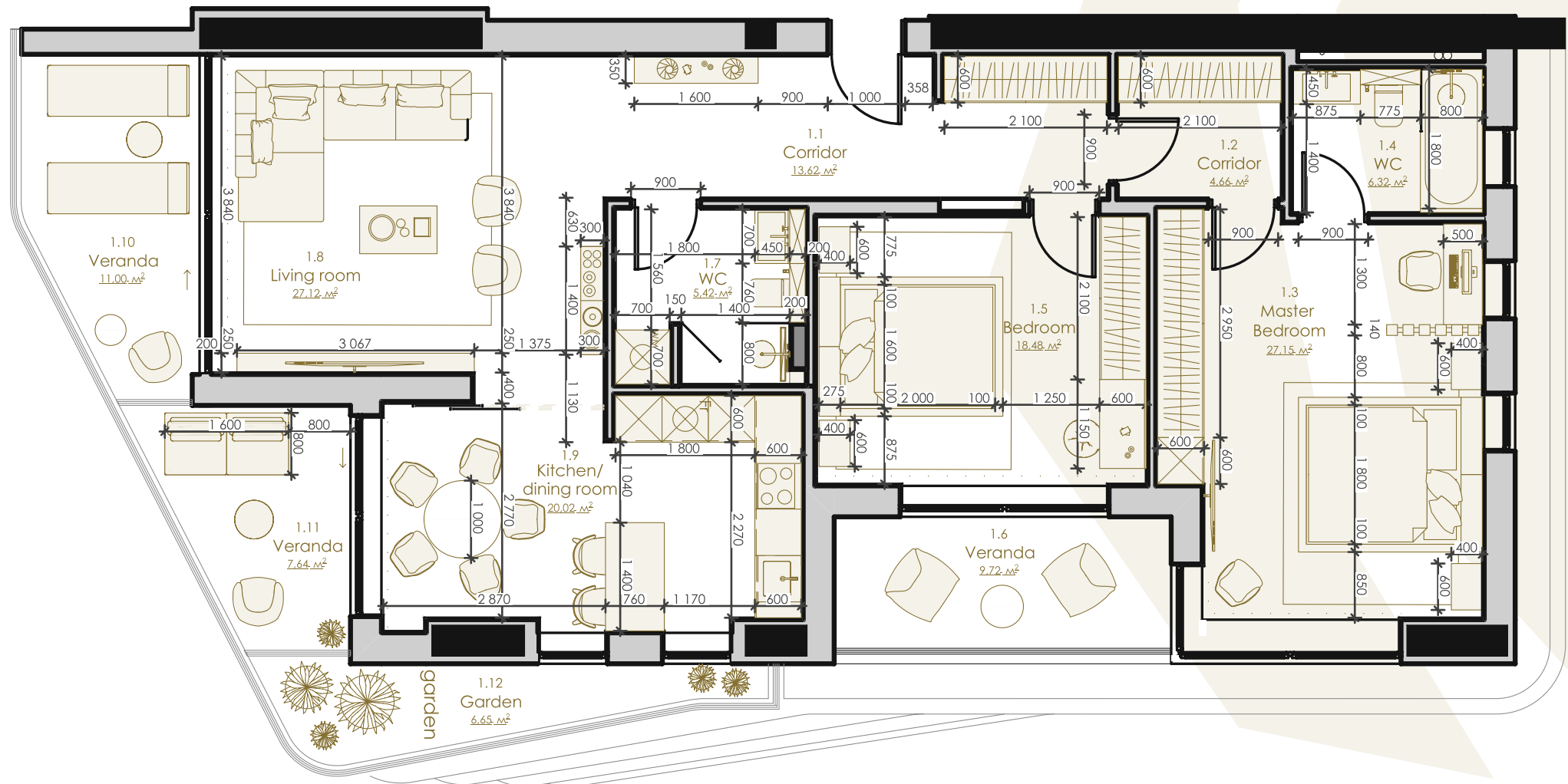


MANDARIN TOWER MASTER PLAN



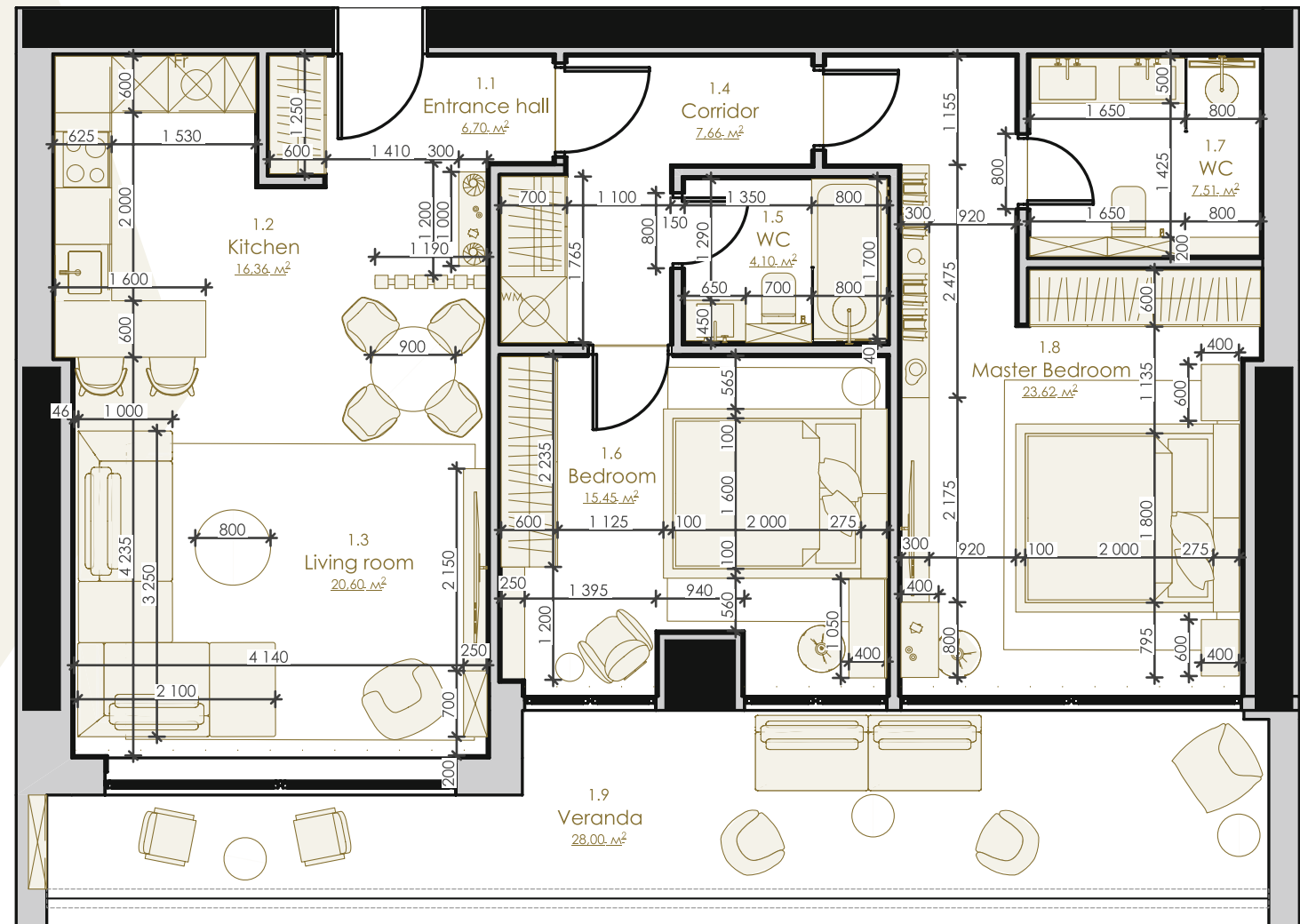
FLOOR PLAN 1 (2-Bedroom)

- Spacious, master bedrooms, dressing rooms.
- Panorama, terrace, privacy.



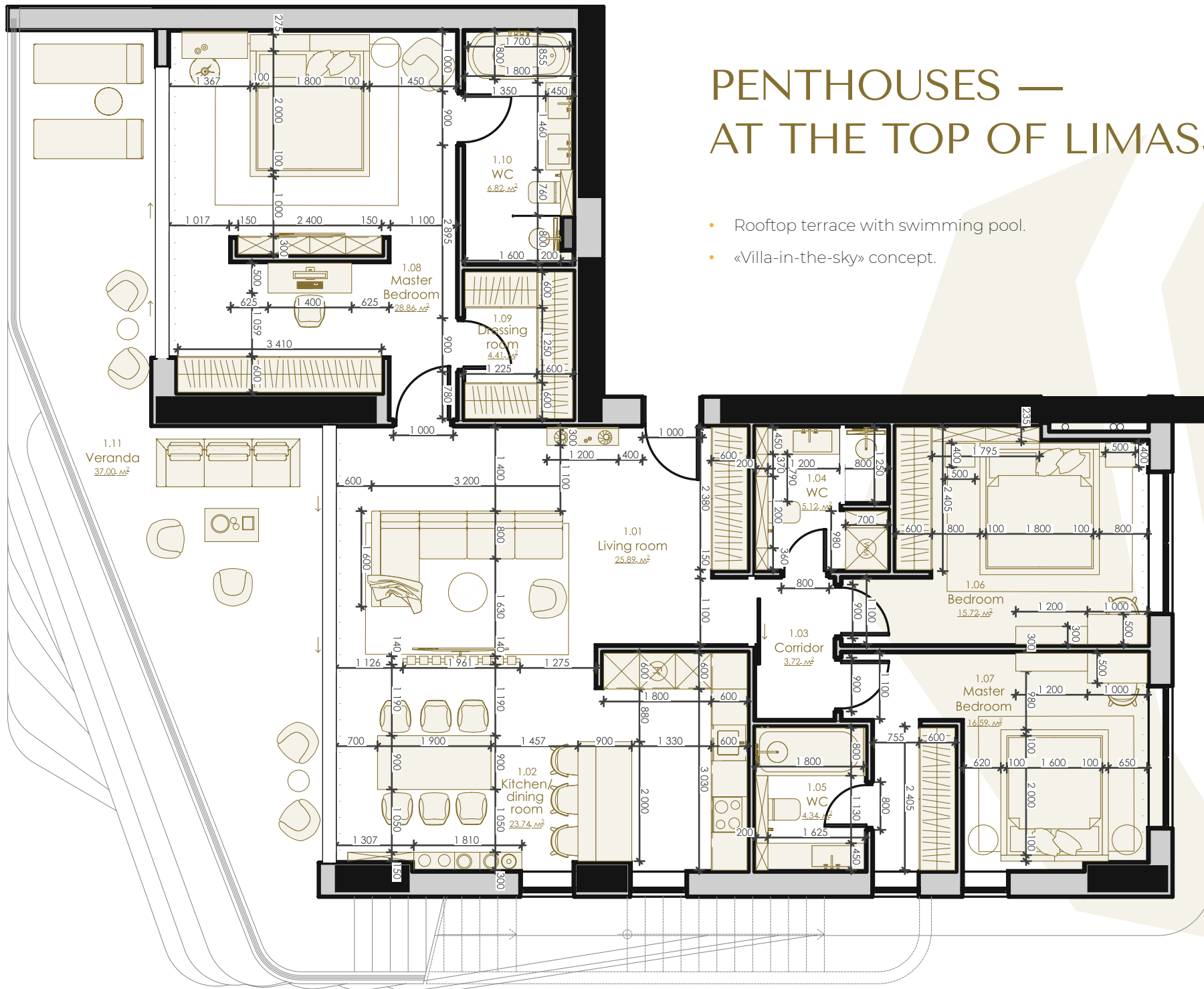
FLOOR PLAN 2 (2-Bedroom)

- Spacious, master bedrooms, dressing rooms.
- Panorama, terrace, privacy.



PENTHOUSES — AT THE TOP OF LIMASSOL

- Rooftop terrace with swimming pool.
- «Villa-in-the-sky» concept.





INVESTMENT ATTRACTION

- Completion — 1Q 2027
- Projected ROI in 2026 — 6.5 %
- High liquidity thanks to the project's uniqueness and prime location
- Eligibility for Cyprus permanent residency through apartment purchase



MANDARIN PARK IS MORE THAN A HOME.
IT'S A SPACE WHERE EVERY DETAIL CARES FOR YOU,
AND EVERYDAY LIFE BECOMES A PLEASURE.




MANDARIN
PARK

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