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CYPRUS





Cyprus – Your Key to Mediterranean Lifestyle and Investment

Cyprus has long attracted investors from around the world thanks to its stable real estate market, favourable tax system, and strategic location between Europe, Asia, and Africa. With over 320 days of sunshine per year, crystal-clear waters, and well-developed infrastructure, the island is an ideal destination both for living and for short- or long-term rental opportunities. The dynamic growth of cities such as Larnaca, Limassol, and Paphos drives contin-

uous property value appreciation, offering investors attractive returns. Cyprus is also a welcoming choice for families, retirees, and those seeking a second home in a sunny corner of Europe.

Cyprus is more than just an investment – it is a lifestyle, blending modern amenities, warm hospitality, and the authentic Mediterranean atmosphere.





Larnaca – The New Investment Hub of Cyprus

Larnaca is emerging as one of the most dynamic cities in Cyprus, attracting investors thanks to the expansion of its modern marina, the Land of Tomorrow project, and numerous developments in urban and tourism infrastructure.

The city combines strong tourist appeal – with sandy beaches, the lively Finikoudes promenade, and a rich culinary scene – with growing importance as a residential and business hub. This makes Larnaca a prime destination for investors seeking a stable market with high appreciation potential.

Strategic location – only 10 minutes from the international airport

- Dynamic growth – major urban and leisure developments underway
- Attractive rental market – both short-term and long-term opportunities
- Security and stability – investor-friendly tax and legal framework



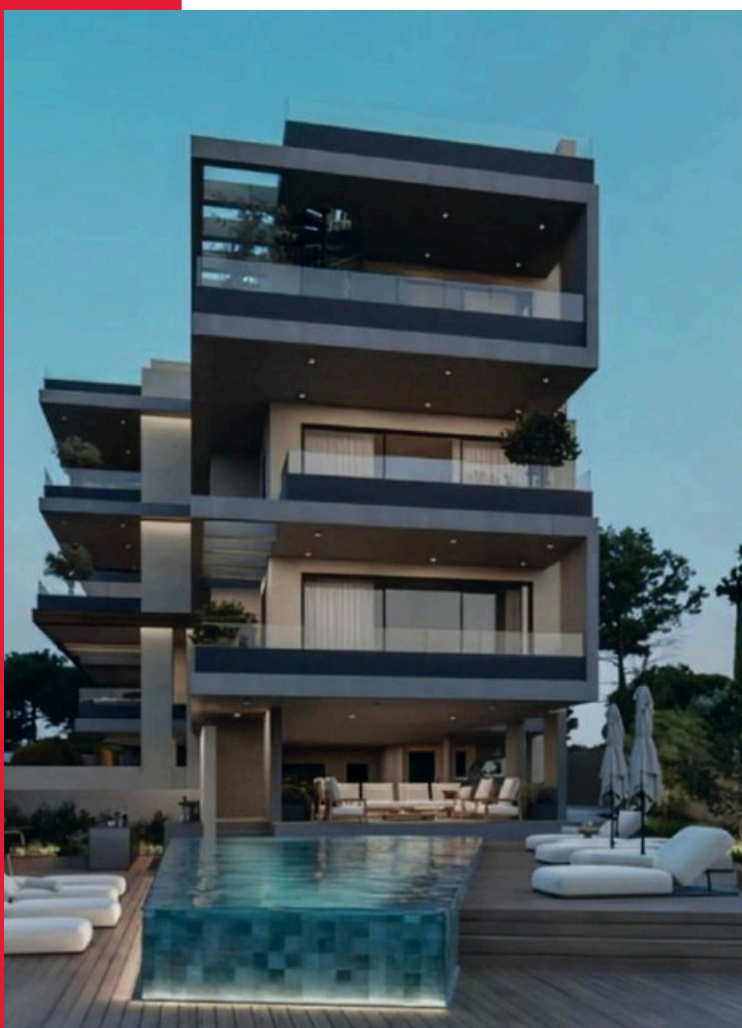


Exclusive Investment in Oroklini, Larnaca

Price
€270,000

This exceptional development blends modern design, premium finishes, and Mediterranean lifestyle. Spacious interiors are filled with natural light thanks to floor-to-ceiling windows, while private terraces and a panoramic roof garden offer breathtaking views of the sea and the surrounding hills.

Residents enjoy access to world-class amenities, including a communal swimming pool, jacuzzi, gym, BBQ area, landscaped gardens, and a gated, secure environment. Each apartment comes with private covered parking and a storage room, ensuring both comfort and practicality.



Top 3 Reasons to Buy:

- 1. Prime Location & Lifestyle**
Nestled in the charming village of Oroklini, just 3 km from the beach and minutes from schools, shops, and resorts, this development combines Mediterranean tranquility with everyday convenience. Quick access to Larnaca International Airport (14 km) makes it highly attractive for both residents and tenants.
- 2. Modern Design & Premium Amenities**
Enjoy spacious interiors with floor-to-ceiling windows, private terraces, and panoramic roof gardens with sea views. Residents benefit from world-class amenities such as a communal swimming pool, jacuzzi, gym, landscaped gardens, and a secure gated complex with private parking and storage.
- 3. Strong Investment Potential**
With competitive pricing (€270,000 + VAT), sustainable energy-efficient features, and growing demand in Larnaca's property market, this project offers excellent opportunities for rental income and long-term value growth. Flexible payment plans until 2027 further enhance its appeal to investors.

REF: #6MreO inv

Modern Coastal Villa – Pervolia, Larnaca

Price

€369,000



This elegant villa represents the essence of luxury seaside living. Located just 400 metres from the sandy beach, it offers spacious interiors, privacy, and top-class finishes. With three generously sized en-suite bedrooms, four bathrooms, and a thoughtfully designed open-plan layout, the prop-

erty perfectly blends comfort with contemporary elegance. The highlight of the home is a sprawling 83 m² roof garden with panoramic sea views, along with a private garden that creates a serene environment for relaxation and entertainment.

Top 3 Reasons to Buy:

1. Seaside Lifestyle & Prime Location
Just 400 m from the sandy beach, this villa offers the perfect blend of tranquility and convenience, with Larnaca city centre only 15 minutes away and the airport just 10 minutes.
2. Luxury Living with Modern Comforts
Featuring 3 en-suite bedrooms, 4 bathrooms, a spacious open-plan layout, and an 83 m² roof garden with panoramic sea views, this home is designed for both relaxation and entertainment.
3. High Investment Value
Energy Class A efficiency, optional private pool, and strong rental appeal make this property a secure and profitable investment, with flexible payment plans until 2026.



REF: #5MreO inv



Skyline Serenity

Price
€655,000

This luxurious apartment is perched on the 18th floor of one of Larnaca's most prestigious developments, offering panoramic views of the sea, park, and pool. Combining elevated living with modern convenience, this residence redefines upscale lifestyle in one of the most sought-after areas of Cyprus.

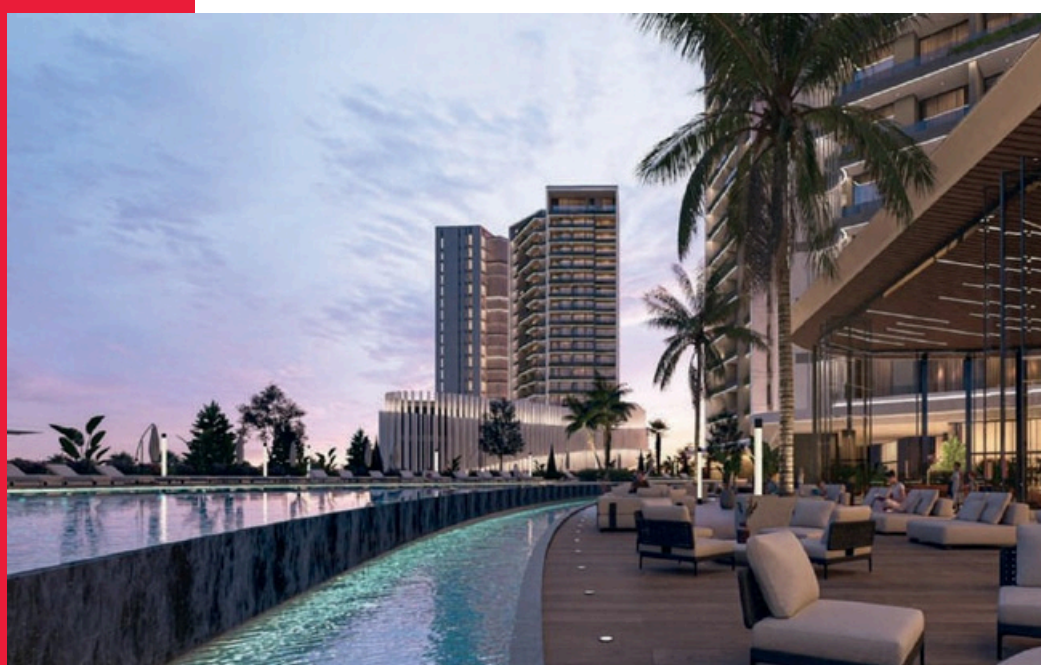
Located just 400 meters from the coastline and moments away from Larnaca Marina and the Land of Tomorrow, the development is surrounded by a vibrant mix of lifestyle and leisure facilities.

Residents benefit from exclusive amenities, including elegant lobbies with concierge services, two shared swimming pools, private pools for selected units, fine dining restaurants, luxury boutiques, a modern spa, state-of-the-art gym, open-air fitness zones, a padel court, and a children's playground.

REF: #10MreO inv

Top 3 Reasons to Buy:

1. **Prestigious Location & Lifestyle**
Situated just 400 m from the beach and close to Larnaca Marina and the Land of Tomorrow, this development offers a rare mix of seaside serenity and vibrant urban living.
2. **Luxury Living with Panoramic Views**
The 18th-floor apartment features 82 m² of living space plus a 31 m² terrace, premium finishes, smart-home technology, and breathtaking sea, park, and pool views.
3. **High-End Amenities & Strong Investment Value**
With concierge services, multiple pools, spa, fine dining, fitness zones, and eco-friendly systems, this project ensures top-class living standards and attractive rental yields.





Limassol – The Future of Investment in Cyprus

Limassol is one of the fastest-growing cities on the island, combining luxury living, business opportunities, and tourism appeal. With its Mediterranean coastline, modern infrastructure, and vibrant lifestyle, it has become a prime destination for both residents and international investors.





Modern Living in Agios Nicolaos, Limassol

Price
€215,000

Located in one of Limassol's most vibrant and desirable districts, this exclusive residential project offers the perfect balance of urban lifestyle and modern comfort. With only a limited number of spacious apartments, residents can enjoy privacy, elegance, and functionality in the heart of the city. Designed with timeless architecture and finished with high-quality materials, the development ensures a stylish yet practical home, whether for personal use or as a high-return investment.

Top 3 Reasons to Buy:

1. Prime Urban Location
Situating just 1.6 km from the beach and close to schools, universities, shopping malls, and business hubs, this residence offers both daily convenience and excellent investment appeal.
2. Exclusive & High-Quality Living
With only 6 luxury units in the building, each apartment provides spacious layouts (112 m² & 135 m²), private verandas, covered parking, and storage — ensuring comfort, privacy, and functionality.
3. Strong Investment Potential
Energy Class A certification, premium construction standards, and limited availability (only 2 units left!) guarantee long-term value appreciation and consistent rental demand.



REF: #2MreO inv

A Prestigious Residential Complex in Limassol – Agios Athanasios

Price

€216,000



We proudly present a modern residential development combining futuristic architecture, an excellent location, and a rich package of amenities. Agios Athanasios is one of the most prestigious and rapidly developing districts of Limassol, home to global business hubs such as Porsche, Soul Publishing, and Brain Rocket. This area offers prestige, comfort, and strong investment potential, making it one of the most desirable addresses on the island.

Top 3 Reasons to Buy:

- 1. Prestigious Location with Growth Potential**
Agios Athanasios is one of Limassol's most desirable districts, home to global business hubs and within walking distance to shops, cafes, and Miami Beach. This prime address guarantees both lifestyle comfort and long-term value appreciation.
- 2. Luxury Amenities & Family-Friendly Living**
From swimming pools and a private spa with jacuzzi to a modern gym, children's playground, and landscaped lounge areas, the complex provides a full spectrum of services for residents of all ages.
- 3. Diverse Apartment Options & Secure Investment**
With layouts ranging from studios to 4-bedroom apartments (58–148 m²) and Energy Class A certification, this project meets the needs of both homeowners and investors, supported by flexible payment plans until 2027.



REF: #1MreO inv



Elegant Living in Katholiki – The Heart of Limassol

Price
€337,000

Top 3 Reasons to Buy:

1. Prime Central Location
Just 1 km from the beach and within walking distance of Limassol Marina, Makariou Avenue, and the Old Port, this apartment offers the perfect balance of city lifestyle and seaside living.
2. Modern Comfort & Premium Finishes
High ceilings, a fitted kitchen, underfloor heating in the bathroom, private storage, and covered parking ensure both style and convenience in a cosy, well-designed space.
3. Strong Investment Return
With an estimated ROI of 5–7% annually, Energy Class A efficiency, and flexible payment plans until 2027, this property provides excellent long-term value and rental demand.

This modern one-bedroom apartment in the vibrant Katholiki district offers the perfect blend of style, functionality, and comfort. With an intelligently designed layout, high ceilings, and premium finishes, it creates a cosy yet elegant home atmosphere. Features such as underfloor heating in the bathroom, a fitted kitchen, and a covered veranda ensure comfort in every season. Ideal both as a permanent residence and as a smart long-term investment, with attractive rental returns of 5–7% annually.



REF: #3MreO INV

Contemporary Living in Moni – Luxury & Comfort Combined

Price

€456,000



This modern three-bedroom detached villa in Moni, Limassol, offers a perfect balance of privacy, comfort, and convenience. Designed with elegant contemporary architecture and premium finishes, it features spacious interiors, an open-plan kitchen and

living area, en-suite master bedroom, and expansive verandas. Surrounded by landscaped gardens and enhanced with a private swimming pool, BBQ area, and parking, the property is tailored for those who appreciate exclusive Mediterranean living.

Top 3 Reasons to Buy:

1. **Tranquil Location with Easy Access**
Enjoy the peace of village living while being only 15 minutes from sandy beaches and within quick reach of Limassol city and the highway to Nicosia and Larnaca.
2. **Luxury Villa Lifestyle**
A private swimming pool, landscaped garden, BBQ area, spacious verandas, and an en-suite master bedroom create the perfect setting for modern Mediterranean living.
3. **Secure & Valuable Investment**
Energy Class A efficiency, premium finishes, and a gated complex ensure comfort and sustainability, while strong rental demand and flexible payment plans until 2027 guarantee long-term value.



REF: #4MreO inv



Nicosia – A Capital with Investment Potential

Nicosia, the capital of Cyprus and the island's administrative and financial hub, represents a stable and forward-looking real estate market. It is a city where modern architecture blends with rich history, and rapidly developing infrastructure supports both economic and urban growth.

Why invest in Nicosia?

- Business and administrative centre
- Home to government institutions, banks, and major corporations, ensuring consistent demand for both office and residential properties.
- Stability and security
- The capital offers a reliable legal and tax environment, attracting foreign investors.
- Urban development
- Dynamic residential projects, modern apartment complexes, and infrastructure investments make Nicosia increasingly attractive for both residents and businesses.
- Rental market
- Strong demand for long-term rentals from students, employees of international institutions, and the local middle class.
- Attractive prices compared to coastal cities
- Properties in Nicosia are available at more favourable purchase prices, while still offering strong potential for value appreciation.

Nicosia is the administrative and business heart of Cyprus, offering investors security, stability, and long-term growth potential.





Downtown Residences – Modern Elegance in the Heart of Nicosia

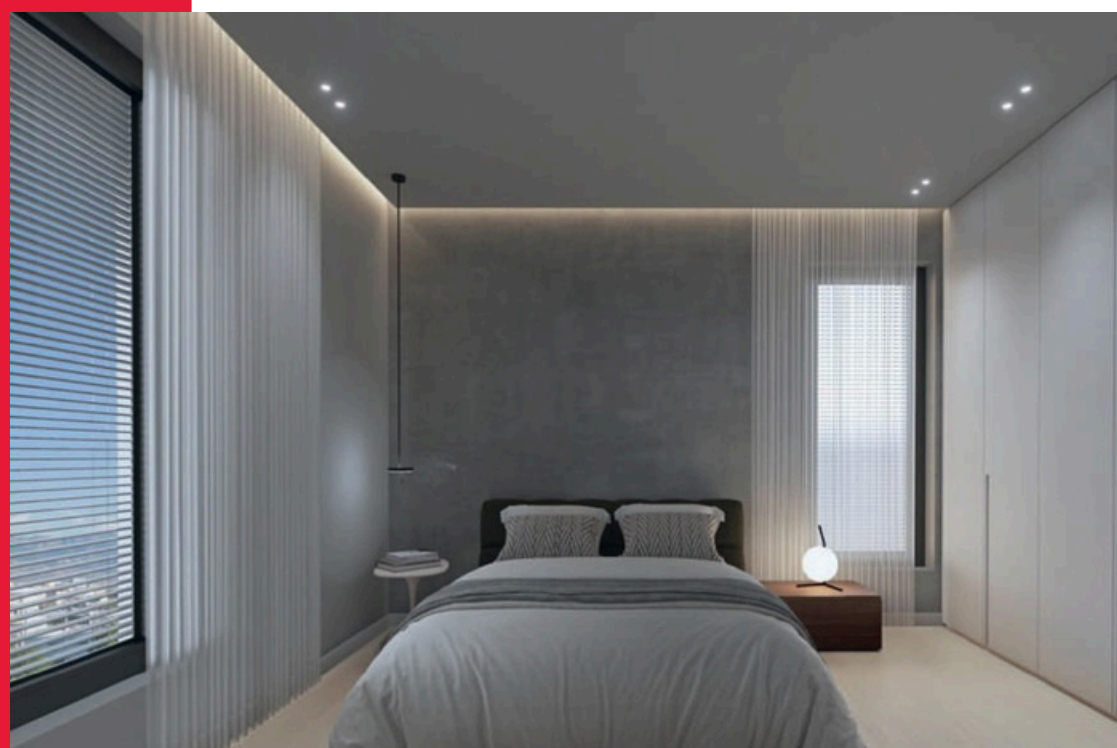
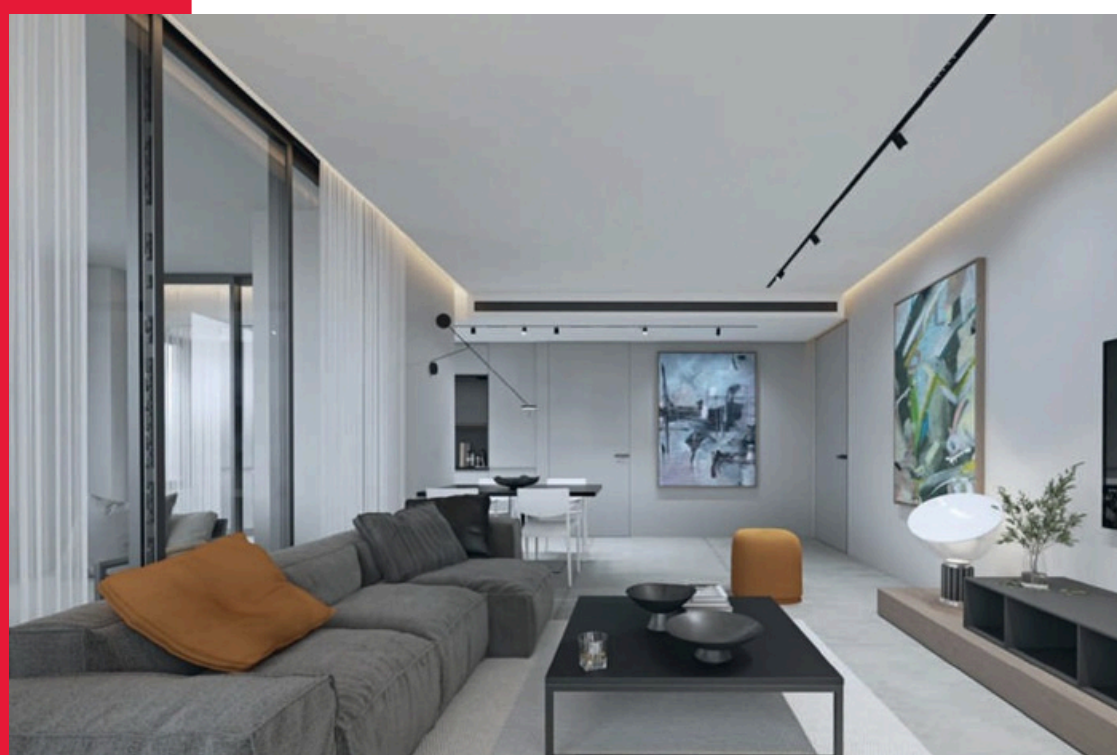
Price
€325,000

Downtown Residences is an exclusive residential project that redefines contemporary city living in the vibrant capital of Cyprus. Designed for those who appreciate sophistication, comfort, and convenience, the development blends sleek architectural aesthetics with luxury finishes, creating a refined atmosphere for professionals, couples, and families alike.

This boutique residential enclave features modern two-bedroom apartments, thoughtfully planned to maximize both space and natural light. The open layouts create a sense of flow and harmony, while premium materials and finishes ensure timeless elegance. Large private verandas extend the living areas, offering ideal spaces for relaxation, entertaining guests, or simply enjoying the serene city views.

Top 3 Reasons to Buy:

- 1. Unbeatable Central Location**
Set in the heart of Nicosia, this residence offers immediate access to schools, shops, restaurants, and entertainment hubs, all while being just 2 km from the beach.
- 2. Modern Lifestyle & Amenities**
Enjoy smart-home technology, Energy Class A efficiency, co-working spaces, a fitness centre, landscaped gardens, and elegant lounge areas – all designed for contemporary urban living.
- 3. Secure Investment Potential**
With premium finishes, sustainable features, and strong rental demand in the capital, this project ensures both long-term value growth and attractive rental returns.



Complex Features:

- Energy Efficiency A – sustainable, eco-friendly construction
- Covered Parking – secure and convenient
- Smart Home Technology – intelligent living at your fingertips
- Fitted Kitchen & Modern Architecture – stylish design with practical use
- Pressurised Water System – consistent comfort and convenience
- Provision for Photovoltaic Panels – energy-saving options
- Provision for Underfloor Heating – added luxury for year-round comfort
- Storage Room – additional space for practicality

REF: #9MreO inv

Luxury Apartment in Agio Omologites, Nicosia

Price
€330,000



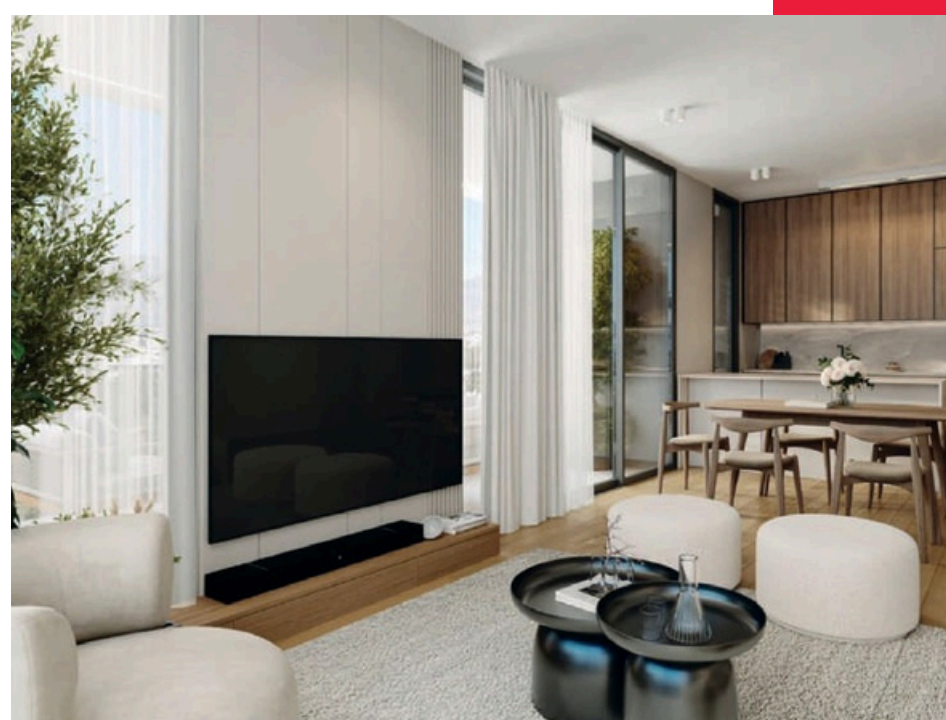
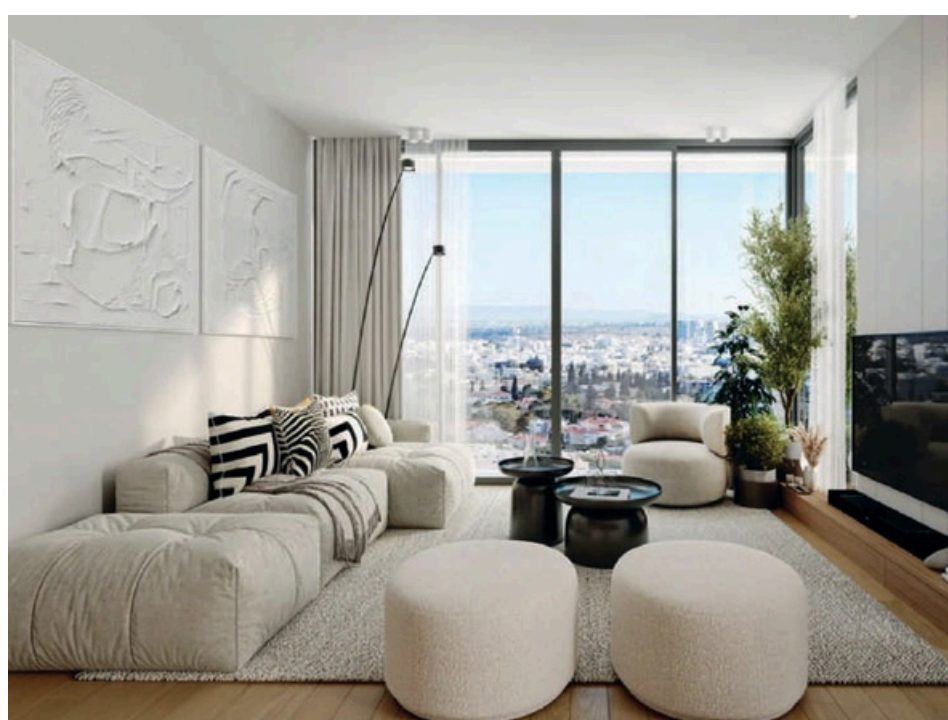
This modern 2-bedroom, 2-bathroom apartment with 86 m² of living space is a unique opportunity for those seeking comfort and elegance in the heart of Nicosia. Located just steps away from Linear Park and the picturesque Pedieos River, it offers a perfect blend of city living with a touch of nature.

The RiverLife project is an intimate boutique residential building with only 10 exclusive units, designed to provide maximum privacy and a refined lifestyle. Residents will enjoy spacious interiors filled with natural light, a sleek modern design, and premium-quality finishes.

REF: #8MreO inv

Top 3 Reasons to Buy:

1. Prime Central Location with Nature Access
Located just 1 km from Nicosia city centre and steps away from Linear Park and the Pedieos River, this residence combines vibrant urban living with a peaceful natural setting.
2. Boutique Living with Modern Comforts
Part of an exclusive 10-unit development, the apartment offers privacy, spacious interiors, smart-home technology, underfloor heating, and premium finishes for a refined lifestyle.
3. High Investment Appeal
With Energy Class A efficiency, strong rental demand, and completion by Q4 2026, this apartment ensures both long-term value growth and immediate rental potential in one of Nicosia's most desirable districts.





Exclusive Villa in Nicosia – GSP Area, Cyprus

Price
€425,000

This elegant and contemporary villa offers the perfect blend of modern architecture, premium quality materials, and a highly sought-after location in the prestigious GSP Area of Nicosia. Nestled in a quiet neighbourhood, yet with excellent access to the city centre and all major road networks, it guarantees comfort, security, and strong investment potential.

REF: #11MreO inv

Top 3 Reasons to Buy:

1. **Modern Family Living**
A spacious layout with 3 bedrooms, 3 bathrooms, open-plan living areas, and large terraces ensures comfort and functionality for everyday life.
2. **Private Outdoor Lifestyle**
Enjoy your own landscaped garden, private outdoor space, and the possibility to add sustainable features such as photovoltaic panels – perfect for relaxation and entertaining.
3. **Long-Term Value & Efficiency**
With Energy Class A certification, provisions for smart systems, and high-quality construction, this villa guarantees low operating costs, high durability, and strong rental appeal.





Luxury Penthouse in Strovolos – Contemporary Living in the Heart of Nicosia

Price
€550,000

Top 3 Reasons to Buy:

This exceptional 141 m² penthouse has been designed to combine comfort, elegance, and functionality. Located in the prestigious Strovolos district of Nicosia, it offers easy access to all urban amenities while ensuring a serene and luxurious lifestyle. Spacious interiors, expansive verandas, and advanced technological solutions make it the perfect home for those who value style and convenience.

REF: #7MreO inv

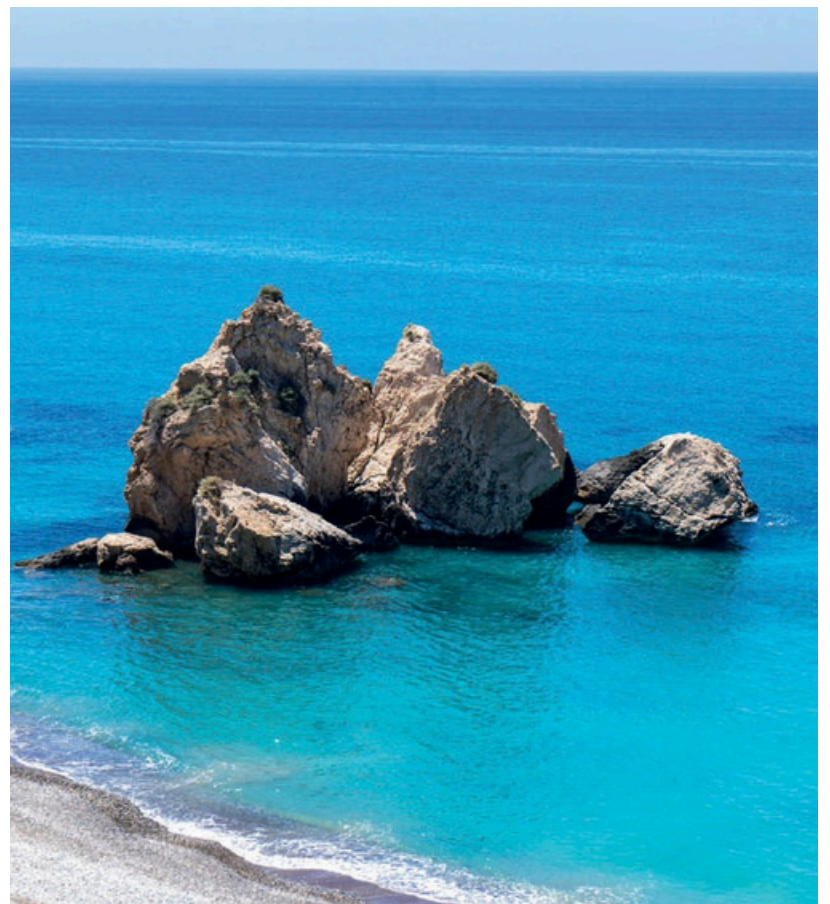
1. **Prestigious Location**
Situating in the sought-after Strovolos district, the penthouse is just 1.5 km from Nicosia city centre, close to schools, universities, and only 9 km from the airport – combining urban convenience with a serene residential setting.
2. **Modern Comfort & Smart Living**
With 141 m² of interiors, 3 bedrooms, 3 bathrooms, and a 34 m² veranda, this residence offers spacious luxury enhanced by a Smart Home system, energy-efficient solutions, and premium finishes.
3. **Secure Investment Potential**
Energy Class A, earthquake-resistant construction, solar systems, and strong rental demand in the capital make this penthouse an excellent long-term investment and ideal residence.





Paphos – A City Full of Investment Potential

Paphos is one of the most attractive investment destinations in Cyprus, combining tourism appeal, a stable real estate market, and strong growth potential. The city continues to attract both international visitors and foreign investors looking for high returns and a Mediterranean lifestyle.





Vista Gardens – Exclusive Living with Sea Views

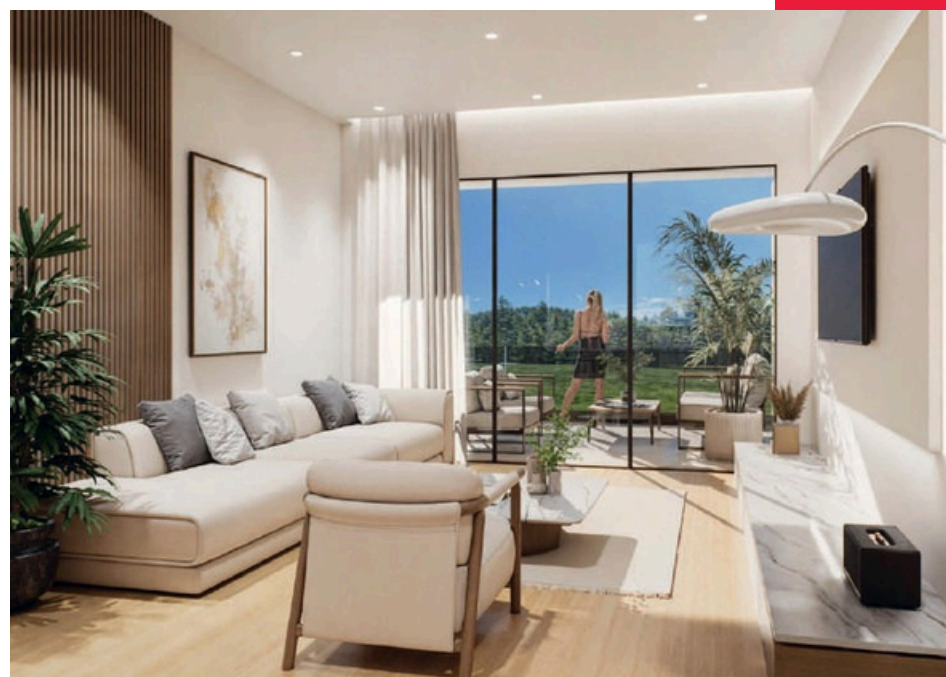
Price
€200,000

Vista Gardens is an elegant residential project offering 14 luxury apartments across two modern blocks, combining stylish architecture, comfort, and functionality. Perfectly located in Kissonerga, the development is just 1.5 km from the beach, 22 km from Paphos Airport, and 8 km from the city centre, making it an ideal choice for both permanent living and investment.

Top 3 Reasons to Buy:

- 1. Resort-Style Amenities**
From a large infinity swimming pool and fully equipped gym to roof gardens, gated security, and smart-home features, Vista Gardens delivers a lifestyle of comfort and exclusivity.
- 2. Modern Design & Quality Finishes**
Each apartment is crafted with premium materials – porcelain floors, GROHE sanitary ware, and Class A energy efficiency — ensuring long-lasting value and elegance.
- 3. Strong Investment Appeal**
Flexible layouts (1-3 bedrooms), rental potential, and proximity to both Paphos city centre and the beach make this project ideal for permanent living, holiday use, or generating steady income

REF: #4HqdO inv



Horizon Residences – Luxury Living in Universal, Paphos

Price
€240, 000



Discover Horizon Residences, a new development that blends modern architecture, premium finishes, and a prime location. Just 1.5 km from the beach, 9 km from the airport, and 1.5 km from the city centre, this project offers the perfect balance of tranquillity and convenience.

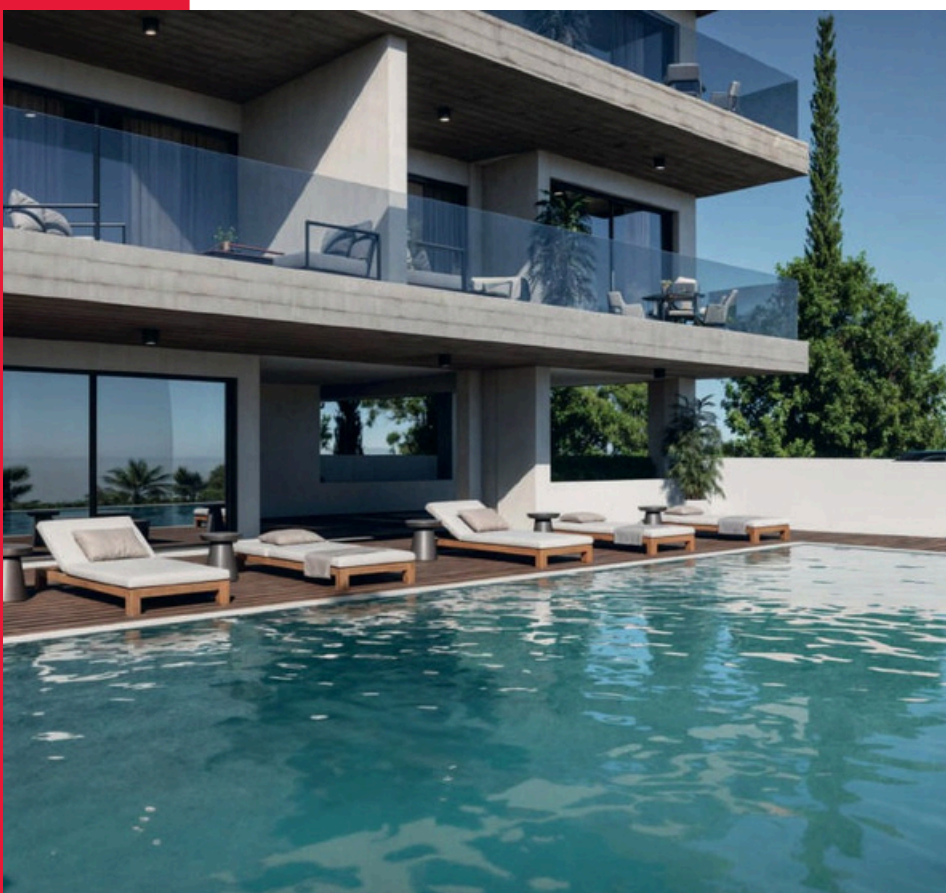
The development consists of 1-, 2- and 3-bedroom apartments as well as penthouses, spread across three floors. Each unit features a spacious open-plan design, with floor-to-ceiling windows that maximize natural light. Select apartments include private terraces with stunning lifetime sea views.

Residents will enjoy luxury amenities such as a communal swimming pool, private covered parking, storage rooms, gated access with remote-controlled gates, Smart Home technology, and video intercom systems.

Top 3 Reasons to Buy:

1. Resort Lifestyle Every Day
Relax by the pool, enjoy landscaped gardens, and live in a gated complex with full smart-home comfort.
2. Modern Design & Sea Views
Spacious open-plan layouts, floor-to-ceiling windows, and private terraces with lifetime Mediterranean views.
3. Smart Investment Choice
Energy Class A, high rental demand, and eligibility for the Cyprus Permanent Residency Programme – secure value growth for years to come.

REF: #3HqdO inv





Harmony – Luxury Apartments in the Heart of Paphos

Price
€560, 000

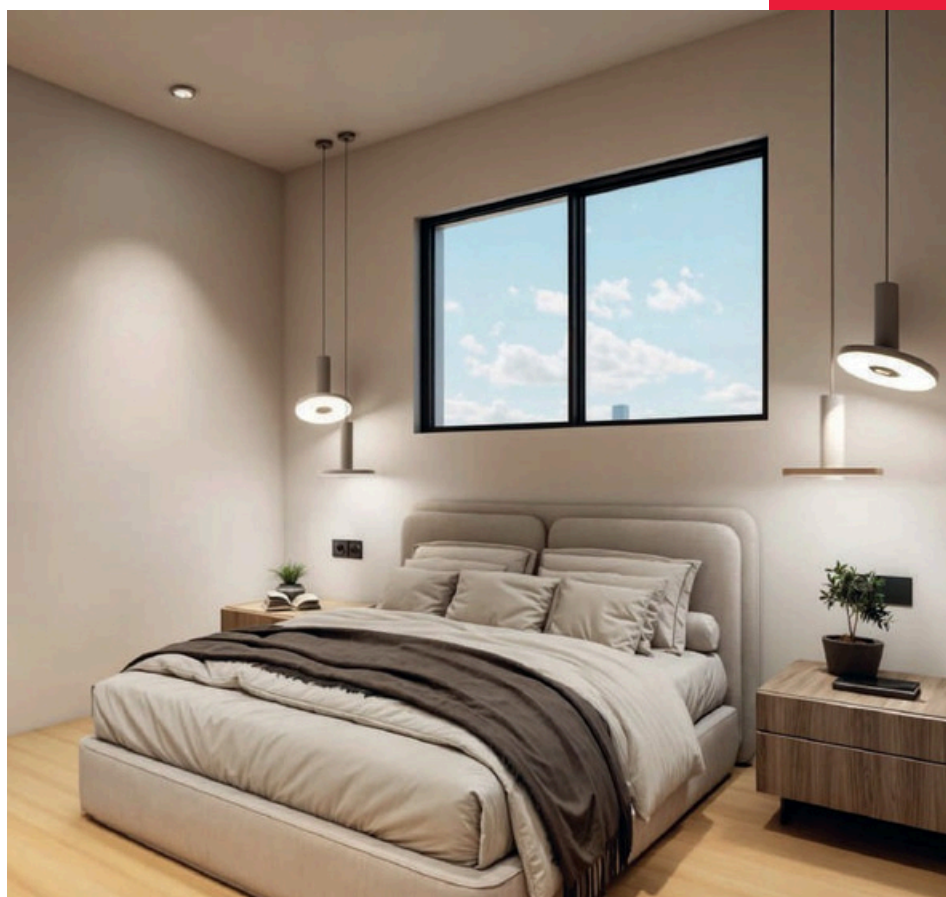
Harmony represents the pinnacle of modern apartment living, combining elegant architecture, spacious interiors, and a prime location. Situated in the highly desirable Tombs of the Kings area, this development is just a short walk from the beach, the city centre, and all essential amenities.

Each apartment is crafted with premium finishes and smart design, featuring porcelain flooring, GROHE sanitary ware, and a Smart Home system. The open-plan layouts maximize natural light, creating a bright, stylish, and functional living environment tailored to modern lifestyles.

Top 3 Reasons to Buy:

1. **Exclusivity – Last Unit Available**
This is the final apartment in the development — a rare chance to secure a luxury home in one of Paphos' most desirable neighbourhoods.
2. **Lifestyle Upgrade**
A bright open-plan design, sea-view balconies, Smart Home system, communal pool, and private parking deliver everyday comfort with a touch of resort living.
3. **Investment Security**
Energy Class A efficiency, strong short- and long-term rental demand, and eligibility for the Cyprus Permanent Residency Programme ensure both financial growth and stability.

REF: #2HqdO inv





Blue Horizon – Luxury Villa in Prestigious Sea Caves

Price
€1 100,000

Blue Horizon is a rare opportunity to own a contemporary villa in one of Cyprus's most exclusive areas – Sea Caves in Peyia. Surrounded by natural beauty and Mediterranean charm, this residence combines privacy, elegance, and direct access to the coast.

The villa spans 237 m² of living space on a generous 582 m² plot, offering 4 spacious bedrooms and 5 bathrooms. Large panoramic windows flood the interiors with natural light, while the modern open-plan design seamlessly connects to outdoor terraces, a landscaped garden, and a private pool – creating the ultimate lifestyle experience.

Top 3 Reasons to Buy:

1. **Exclusivity & Rarity**
A bespoke villa in one of the most prestigious coastal areas of Cyprus, with only a handful of properties available this close to the sea (200 m).
2. **Private Resort Lifestyle**
Enjoy 4 en-suite bedrooms, 5 bathrooms, open-plan living, landscaped gardens, panoramic terraces, and your own infinity-edge pool – all within a gated, secure estate.
3. **Future-Proof Investment**
With A+ energy efficiency, solar panels, underfloor heating, and smart home integration, this villa offers both sustainability and long-term rental appeal in a market of limited supply.



REF: #1HqdO inv