CYPRUS INVESTMENT OPPORTUNITIES 2023

Association of Large Investment Projects

www.cyprusinvestments.com.cy

2023

INTRODUCTION

Attracting foreign direct investment is at the heart of Cyprus' development strategy, as it represents a key driver for economic growth, amidst today's constantly changing international environment. A wide range of prestigious Large-Scale Development opportunities are available, ranging from residential and commercial developments, to luxury tourist attractions, such as marinas, golf courses, tourist resorts. The mission of the Association of Large Investment Projects is to promote and realise these projects. The Association is a member of the Cyprus Chamber of Commerce and Industry (CCCI) and represents more than 15 companies active in Cyprus. The Association's members come from the entire spectrum of the Cyprus economy and represent projects with a total value in excess of € 8 billion.

Cyprus currently enjoys one of the highest growth rates in the EU (almost 3.1%), together with significant investments in a number of sectors, while stability, confidence and reform process pave the way for new business and further development opportunities. Cyprus is a success story, a great example where commitment, hard work and dedication bring great results.

WELCOME MESSAGE

Mr Andreas Demetriades

President of the Association of Large Investment Projects

It is with great pleasure that we welcome you to the new Profiler of Projects of the Association for Large Investment Projects. The purpose of the Profiler is to present and provide the key parameters for each one of the large scale projects promoted by the distinguished members of the Association, whilst also providing general information about Cyprus and its business environment.

The mission of the Association of Large Investment Projects is to promote and implement large investment projects in Cyprus. The Association includes 15 organisations and companies developing and investing in the greatest and most important development projects in Cyprus. The projects cover the entire economic spectrum and represent a total of 26 projects worth over 8 billion euros.

Since its creation, the Association for Large Investment Projects emerged as the voice and contributor to the promotion of large investment projects. Committed to serve its mission in the best way possible, the Association is here to provide all investors who place Cyprus and large-scale projects at the core of their investment plans with all the necessary support.

There is a large number of reasons why investors should choose to invest in Cyprus. Cyprus has one of the best legal systems and beneficial tax regimes in Europe, excellent airport facilities and networking, road connections and infrastructure, a very well-educated population whilst also being a natural gateway to Europe, Africa and the M. East. In addition, its proven ability to continuously adjust to changing conditions and bounce back from external shocks, as demonstrated by its response to the economic crisis, place Cyprus among the world's best locations for doing business. Cyprus is a modern, cosmopolitan, transparent business centre offering opportunities for investment across a wide range of sectors.

Over the last years Cyprus has attracted significant investment across all sectors. Large-scale projects, privatizations and a burgeoning oil and gas sector, along with improved economic performance and investment potential, are firmly placing Cyprus on the map as a hotspot for investment. The largest integrated casino resort in the EU is now under development in Limassol; our largest port has been commercialized and is being transformed into one of the most advanced commercial ports in the region; a number of marinas have been built or are under construction across the island; and an increasing number of companies are establishing a base here.

The economy has entered a new era of economic growth and rapid development, an era where the large investment projects of the private sector have a crucial and indispensable role in the country's economic development. The Association of Large Investment Projects' contribution in this challenging mission to reshape and advance the Cyprus economy, is instrumental. The Association remains committed to further enhance the country's appeal as an investment destination. Therefore, attracting foreign investments is a top priority. In this process we are dedicated to contribute to the continuous improvement of the regulatory and business environment of the Cyprus economy.

Additional detailed information regarding large investment projects can be obtained from the website of the project or from the promoters directly. You are by all means welcome to contact us for any additional information or clarification you may need.

Mr Nicos Christodoulides

President of the Republic of Cyprus

We experience and live in an ever-changing world on a daily basis, as fast paced geopolitics forge new conditions, coupled by the challenges of digitalisation, emerging technologies, climate change and an ageing population. Challenges that inevitably affect the way we do business.

As a government taking its first steps, I can assure you that our most focused intention is to work closely with the Association of Large Investment Projects and other partners and to seek effective solutions to the current multiple, complexed challenges faced by our country, including the ones arising from Russia's ongoing invasion of Ukraine; these involve higher production costs, energy cost and labour market challenges.

Without a doubt, they constitute significant obstacles to business activities, amongst other serious implications.

As our government works on its new programme, we look forward to your contribution and cooperation in effectively addressing the challenges and creating a resilient economy.

I have always been and shall remain a strong advocate for a lasting cooperation and synergies between the public and private sectors, as it has been established, over time, that collectiveness does ensure that all views are heard.

It means all available experience and know how are utilized, and professional bonds are created that can lead to the best possible outcome.

Our governance programme is no less than a contract with the people, which we intend to fully honour through innovative methods of coordination and implementation monitoring.

Such practices, that are part of this programme, aim towards strengthening our economy's competitiveness, based on a broader vision of a modern economic growth model that is in tune with the times, a new business environment.

This bright new vision, a blend of multiple benefits for economy and society, will be implemented through the Long-Term Strategy for the Sustainable Development of Cyprus, "Vision 2035".

The aim is to broaden the productive base of the economy through the transition of existing sectors to more dynamic structure of growth and pushing forward, new productive sectors. This is a strategy fully aligned with the National Recovery and Resilience Plan, running as a medium-term effort and expected to be finalised in 2026.

Towards this direction, we will work to implement important reforms such as the civil service, justice and local government. We aim to raise speed and effectiveness with the goal of improving, inter alia, the business environment.

Through our integrated planning, and with European subsidies, where available, we will support businesses taking on digital and green investments, as well as significant investments in e-government.

We will, in particular, devote ourselves tirelessly on the implementation of the justice system reform.

We need urgent action for citizens and businesses to gradually become aware of the substantial change, with a focus on the duration of new cases' proceedings. In connection to that, as all actions have an impact on each other, we aim towards creating a fully operational Digital State, providing quality services to citizens and businesses to support all of their activities.

To be honest, culture change in the public sector is an essential prerequisite that must act as a catalyst towards the digital transformation of our entire economy and, by extension, facilitate the development of innovative digital platforms and services.

Also, of significance towards raising competitiveness, is the modernisation of our taxation system through valuable input from experts.

It was one of our first decisions, with the fundamental pillars being the competitiveness of our tax model, reducing the administrative burden for taxpayers, individuals and businesses as well as providing a fairer redistribution of the tax burden, while maintaining fiscal neutrality.

In addition, our tax policies must align with the objectives of the European Green Deal, also in the context of the ongoing green tax reform.

One of our top priorities is to become more extroverted in business terms, attracting foreign companies and promoting our interconnection with foreign ecosystems.

In this manner, cooperation and extensive synergies will be forged towards achieving economies of scale.

Our strategic goal is to strengthen the image of our country through public diplomacy, utilising the Strategic Economic Diplomacy and the Republic diplomatic delegations across many geographic levels.

We are looking at a five-year Governance horizon, with our planning gaze firmly fixed on improving the quality of life for all citizens and facilitating businesses in their operational and investment programmes.

The fiscal policy has to be fully in line with that of the EU and more to the point the Eurozone, applying strict fiscal rules.

Make no mistake. As you are all aware, a stable financial system is a fundamental parameter of a healthy economy, allowing for practical and targeted social policy that supports our vulnerable compatriots in their daily lives.

In conclusion, I once again congratulate you on the important action you have developed and I look forward to that kind of honest and beneficial cooperation which always distinguished your relations with the respective executive power.

AN INTERNATIONAL BUSINESS & INVESTMENT CENTRE

Cyprus has a number of comparative advantages that have contributed towards the country becoming an important international business and investment centre.

EU and European Monetary Union member state

- Easy access to a market of 500 million EU citizens
- A reliable partner within the European Union that can offer competitive benefits and solid business solutions
- Companies in Cyprus have full access to European markets and EU trade agreements
- Part of the European Single Market; enjoying free movement of goods, services and capital
- More than 40 European Union trade agreements
- More than 60 double tax treaties

Strategic location - Proximity & easy access to major markets

With its ideal geographical position Cyprus is an ideal investment gateway to the European Union, as well as a portal for investment outside the EU, particularly into the Middle East, India and China.

Business-friendly Tax & Legal System

The Cyprus tax, legal and regulatory system provides an excellent framework for the operation of international and local businesses of all sizes.

Cyprus Tax Highlights

- One of the lowest corporate tax rates in the European Union at 12.5%
- An attractive Double Tax Treaty network covering more than 60 countries
- As a member state of the European Union, investors are offered access to all EU Tax Directives
- Dividend income exemption based on relaxed conditions
- Capital gains tax exemption (except for real estate situated in Cyprus)
- No withholding tax on outgoing dividend, interest or royalty payments

- Gains from trading in securities are tax exempt
- Notional interest deduction available for equity investment into Cypriot companies
- A competitive Intellectual Property regime (in line with the Nexus approach)
- Option for foreign Permanent Establishment profits to be tax exempt
- Tailor-made provisions for the investment funds industry
- Competitive Tonnage Tax for Shipping companies and an approved EU open registry
- Foreign Exchange gains or losses are tax neutral
- An attractive personal tax regime for international professionals and nondomiciled individuals
- Tax deductions for investment into start-ups (for individuals only)
- No succession or inheritance taxes
- No immovable property taxes.

1 **One of the lowest Corporate Tax Rates in the EU** Corporatetax for Cyprus tax resident companies is currently imposed at the rate of 12.5% for each year of assessment on income derived from sources both within and outside Cyprus.

2 **Dividend income exemption based on relaxed conditions** Foreign dividends received by a Cyprus Company, will be exempt from Corporate Tax in Cyprus, provided that such dividend payments are not allowed as a tax deduction in the country of residency of the dividend paying company. Further, foreign dividends may also be exempt from Special Defense Contribution (SDC) in Cyprus, if one of the following criteria is met: a. the dividend paying company derives 50% or more of its income directly or indirectly from activities which lead to active income ("active versus passive test") or b. the foreign tax burden on the profits of the company paying the dividend is not substantially lower than the Cypriot corporate income tax rate ("effective tax test"). If neither of the above conditions can be satisfied, dividends will be subject to SDC tax in Cyprus at the current rate of 17%.

3 **Capital Gains Tax (CGT)** Capital gains tax is only imposed on the sale of immovable property situated in Cyprus as well as on the sale of shares which are directly or indirectly held in companies (other than listed shares) in which the underlying asset is immovable property situated in Cyprus. CGT is imposed at a flat rate of 20% after allowing for indexation cost. Capital gains that arise from the disposal of immovable property held outside of Cyprus or shares in companies which may have as an underlying asset immovable property situated outside of Cyprus, are exempt from CGT.

4 No withholding tax on outgoing dividend, interest or royalty payments Based on the domestic tax legislation, no withholding tax is imposed on dividends, interest and royalties payments made by a Cyprus tax resident company to a non-tax resident person, irrespective of whether the recipient of the payment resides in a treaty country or not.

5 Gains from trading in securities are tax exempt The Cyprus legislation provides that any gain on the disposal of securities is exempt from taxation. The term 'Securities' includes but is not limited to: ordinary and preference shares, founder's shares, options on qualifying securities, debentures, bonds, short positions on qualifying securities, futures/forwards on qualifying securities, swaps on qualifying securities, depositary receipts on qualifying securities, rights of claims on bonds and debentures, index participations (only if they represent securities), repurchase agreements or Repos on qualifying securities, participations in companies and units in open-end or closed-end collective investment schemes.

6 Notional Interest Deduction (NID) for investment into Cypriot companies A Notional Interest Deduction (NID) will be granted for new capital introduced in a Cyprus tax resident company and used in the business for the production of income. The NID will be calculated using a 'reference interest' rate which is equal to the yield of the 10-year governmental bond of the country in which the new equity is invested or the yield of the 10-year Cyprus governmental bond, whichever is the highest, increased by 5%. A Cyprus company may elect as to whether or not to claim the entire amount of the NID, or part of it, as a tax deduction. The NID will not be available if the Cyprus company is in a loss position nor can it exceed 80% of the profits arising as a result of the newly introduced capital, in a specific tax year.

7 A competitive Intellectual Property (IP) regime The IP regime applies to 'qualifying' intangible assets. Broadly defined 'qualifying' intangible assets are assets which were acquired, developed or exploited by a person in the course of carrying on a business and which constitute intellectual property, other than marketing related intellectual property associated with promotion (marketing) and which are the result of research and development activities, including an intangible asset for which there is only economic ownership. In calculating the taxable profit, an 80% deemed deduction applies to the qualifying profit from the exploitation of such qualifying intangible assets. Qualifying profits are calculated in accordance with the nexus approach: Overall Income x [(Qualifying Expenditure + Uplift Expenditure) / Overall Expenditure] Capital gains arising from the disposal of a qualifying asset are fully exempt from income tax. The taxpayer may choose to forego the whole or part of the deduction in each year of assessment. Where the calculation of qualifying profits results in a loss, only 20% of this loss may be carried forward or group relieved. The capital cost of any qualifying intangible asset is tax deductible as a capital allowance over the useful life of the IP, not to exceed 20 years.

8 Foreign Permanent Establishment (PE) profits are tax exempt Based on the Cyprus tax legislation, any profits of a foreign PE of a Cyprus tax resident company are exempt from corporate tax in Cyprus if one of the following two conditions is satisfied: 1) The PE must not engage more than 50%, directly or indirectly, in activities which lead to passive income (active versus passive test) or 2) The foreign tax burden imposed at the level of the PE is not substantially lower than the tax burden in Cyprus (effective tax test). In addition, any losses from a foreign PE of a Cyprus Company abroad may be offset against profits of the Cyprus Company for the same year subject to recapturing of future PE profits up to the amount of losses previously utilised.

Election to tax the profits of a foreign PE in Cyprus

Cyprus tax resident companies may elect to tax the profits of their foreign PEs in Cyprus in accordance with the provisions of the Cyprus tax legislation. Further, a credit for any foreign taxes imposed on the foreign PE's profits will be afforded in Cyprus, up to the amount of the Cyprus tax payable on such foreign PE's profits. Where there is no double tax treaty, the relief is given unilaterally by Cyprus, even if no election is made.

9 Tailor-made provisions for the investment fund industry Tax provisions for the fund industry Cyprus tax resident Alternative Investment Funds (AIFs) and Undertakings for Collective Investments in Transferable Securities (UCITs) are liable to tax or not depending on their legal status (i.e. transparent or not) Most income realised by a Cyprus tax resident Fund is tax free (e.g. dividend income and capital gains) No Permanent Establishment (PE) is created in Cyprus for investors as a result of investing in Cyprus funds that are transparent from a legal point of view No subscription tax on net assets of a fund No tax on disposal of shares/units by the unit holders upon exit by sale or redemption No tax on income arising from trading in securities (including units in Cyprus funds) Services provided by the Investment Manager of the fund are not subject to VAT Tax resident Fund Managers are taxed at the flat rate of 10% on the performance linked element of the manager's reward (carried interest)

10 Competitive Tonnage Tax for Shipping companies and an approved EU open registry Cyprus has a tonnage tax system which is fully endorsed by the EU and allows shipping companies to opt to be taxed on the net tonnage of the fleet they operate (Tonnage Tax System – TTS), rather than corporate tax, which they would otherwise have to pay. Under certain conditions the TTS applies also to tug boats, dredgers and cable layers. Cyprus has a competitive European Union approved "Open Registry" and the TTS allows for mixed activities subject to tonnage tax, and to corporation tax. The tonnage tax system covers ship ownership, ship management and ship chartering.

11 Foreign Exchange (FOREX) gains or losses are tax neutral FOREX gains or losses will be tax exempt/ not tax allowable accordingly, irrespective of whether such gains/losses are realised or unrealised. (The exemption will not apply to companies that are trading in currencies and currency derivatives).

12 An attractive personal tax regime for employees and non-domiciled individuals Personal income tax rates in Cyprus The net taxable income arising for individuals (residents and non-tax residents) will be subject to the following income tax rates for tax year 2021-2022: Chargeable Income (€) Tax Rate (%) 0 - 19,500 0 19,501 - 28,000 20 28,001 - 36,300 25 36,301 - 60,000 30 Over 60,000 35

Tax Residency in Cyprus

Cyprus has adopted a residency-based system of taxation, whereby physical presence in Cyprus exceeding 183 days in a tax year (1st January to 31st December) will constitute tax residency for an individual. Consequently, if the individual is physically present in Cyprus for less than 183 days in a tax year s/he will be regarded to be a non-tax resident of Cyprus in that tax year.

The above tax residency rule has been amended to also provide that an individual who does not stay in any other country, for one or more periods exceeding in aggregate 183 days in the same tax year and is not tax resident in any other country for the same year, is deemed to be a resident of Cyprus in that tax year, if all of the following conditions are met:

(I) the individual stays in Cyprus for at least 60 days in the tax year,

(ii) the individual exercises any business in Cyprus and/or is employed in Cyprus and/ or holds an office with a Cyprus tax resident company at any time during the tax year,

(iii) the individual maintains (by owning or leasing) a permanent home in Cyprus

Domicile rules in Cyprus Based on the Special Defense Contribution (SDC) legislation, the following persons should not be considered to be domiciled in Cyprus:

- An individual who has a domicile of origin other than Cyprus and has not been a Cyprus tax resident for at least 17 out of 20 consecutive years or
- An individual having a domicile of origin in Cyprus but who has not been a Cyprus tax resident for a consecutive period of at least 20 years as from 16/7/2015 or
- An individual with a domicile of origin in Cyprus who has taken up a domicile of choice outside of Cyprus and has not been a Cyprus tax resident for a consecutive period of 20 years prior to the year of taking up tax residency in Cyprus.

The individual's non-domicile status in Cyprus will be used up or expire in the instance where the individual remains a Cyprus tax resident for at least 17 out of the last 20 years, whereby, s/he will be considered to be deemed a Cyprus-domiciled individual for tax purposes.

Concessions available to expatriates

- The lower of 20% or €8,550 of the emoluments from any employment, which is exercised in Cyprus by an individual who was not resident of Cyprus before taking up employment in Cyprus is exempted from tax and applies from the 1st January from the year following the year of commencement of such employment. This exemption applies until year 2025 with regard to employment that commenced from 2012 onwards for a maximum period of five (5) years.
- 50% of the gross emoluments are allowed to be deducted from taxable income for individuals that were not tax residents of Cyprus prior to the commencement of their employment in Cyprus. This deduction applies when income exceeds €100,000 p.a. and is allowed for a period of ten (10) years, commencing from the date of employment. The exemption is not given to an individual, who was a tax resident in any three of five years preceding the year of employment and to an individual, who was resident in the year preceding the year of commencement of employment.

13 Tax deduction for investing in startups Investments which are undertaken by a physical person, who is an independent investor, which are directly or indirectly related to the acquisition of shares in an innovative small and medium-sized enterprise, are allowable deductions from the taxable income of that person.

The allowable amount is restricted to 50% of the taxable income with a yearly cap of €150,000. The unutilised

amount can be carried forward and claimed in the next five (5) years, subject to the above mentioned restrictions.

The Cyprus Tax Authorities may refuse to allow the deduction, if the investor does not retain the investment in the innovative small and medium-sized enterprise for minimum period of three years.

14 No succession or inheritance taxes There are no inheritance and gift taxes in Cyprus.

15 No immovable property taxes There is no real estate tax on immovable property located in Cyprus.

Cyprus Distance to...

Beijing:	7,080km
London:	3,222km
Moscow:	2,309km
Tokyo:	9,071km
Washington:	9,133km
Sydney:	14,412km
Johannesburg:	6,816km

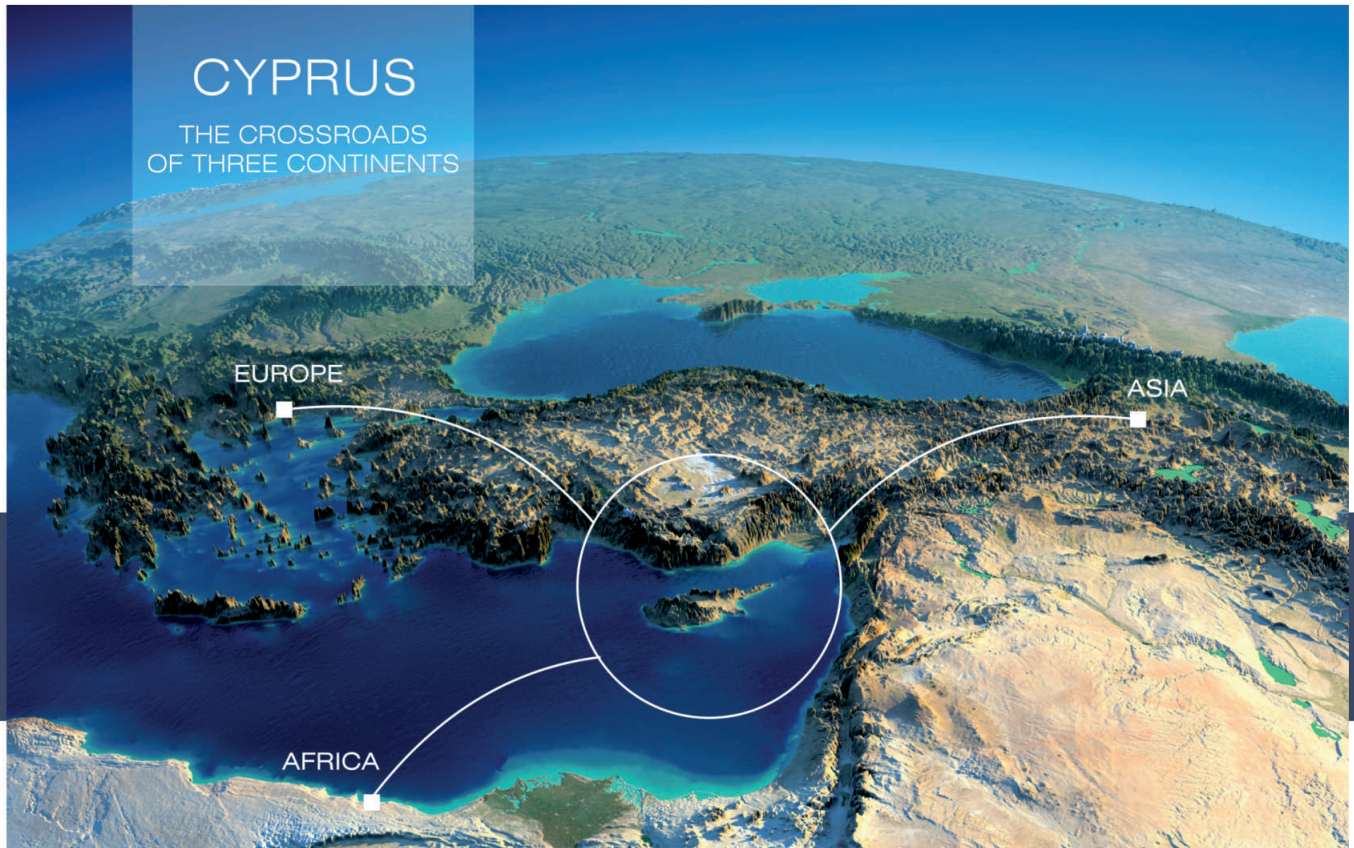
Furthermore, Cyprus benefits from the following:

- Well-developed socio-economic infrastructure
- Broad range of international financial and business services - legal, tax, accounting, investment and brokerage
- Advanced banking and financial services sector, fit to suit all financial needs
- An emerging and attractive domicile for the registration and management of Investment Funds
- An active Stock Exchange and robust Securities and Exchange Commission
- Market-oriented economy
- Highly educated, multilingual and qualified talent
- Steady/pleasant business environment accompanied by simple administrative procedures
- Low setup and operating costs
- Advanced telecommunications and transport network
- Renowned international shipping centre
- Enviable high quality of life
- Stable political environment

CYPRUS AT A GLANCE

Cyprus is the third largest island in the Mediterranean Sea; it lies at the crossroads of Europe, Africa and Asia at the crux of the busy shipping and air routes linking the three continents. It is located in the north-eastern corner of the Mediterranean Sea covering an area of 9,250 Km2. The capital of Cyprus is Nicosia. Its population is 1.21 million (2021) of which 79.4% are Greek Cypriots and the official languages are Greek and Turkish. However, English is almost universally used as a second language and is also widely used in business. The Republic of Cyprus is an independent and sovereign state founded in 1960, with a presidential system of government. The president serves a five-year term and is both the Chief of State and Head of government. The legislative power lies with the House of Representatives. Its members also serve five-year terms. Its legal system is based on common law, with civil law modifications. Most principles are the same as those of the United Kingdom.

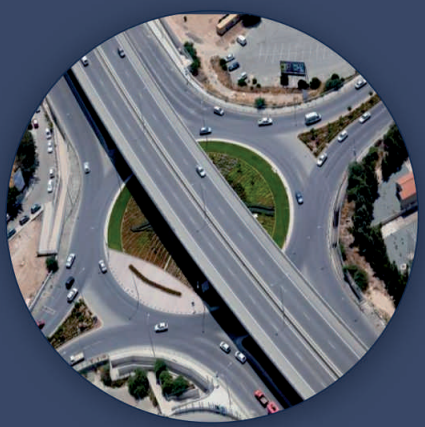
The Republic of Cyprus became a full member of the European Union on May 1, 2004. In 2008, Cyprus joined the European Monetary Union leveraging a robust economic performance marked by banner key indicators, thus adopting the Euro as its national currency. Being Europe's Eastern outpost at the intersection of important transport and communications routes and at the crossroads of three continents, Cyprus provides a secure gateway for European enterprises into the Middle East, North Africa and Asia, while offering



non-European businesses and entrepreneurs possibilities for investment in Europe. Apart from the EU, the Republic of Cyprus is a member of many international organisations including the United Nations, the Council of Europe, the World Trade Organization, the Commonwealth, the World Bank, and the International Monetary Fund, and is represented through diplomatic missions in over 40 countries.

With its advanced technical infrastructure and skilled human talent, Cyprus is drawing more international attention and becoming an emerging destination for business, investment and living. Over the years it has become a regional quality business and financial centre, as well as a major communications and transport centre, whilst it is also fast developing into an energy hub in the Eastern Mediterranean.

TRANSPORT INFRASTRUCTURE



With a constantly evolving system of advanced and modern infrastructure, Cyprus offers sophisticated road, air and sea transport solutions and services. The island is an important shipping centre with two ports in Limassol and Larnaca which are used for both storage of containers and break bulk cargo. Furthermore, two modern international airports in Larnaca and Paphos offer their services to approximately 10 million visitors per year, connecting the island to the most popular transit hubs throughout the world.

Considerable investment has also been made to transform the island into a major telecommunications hub in the region, connecting Cyprus via submarine fibre optic cable and satellite to other networks in the Eastern Mediterranean basin and beyond.

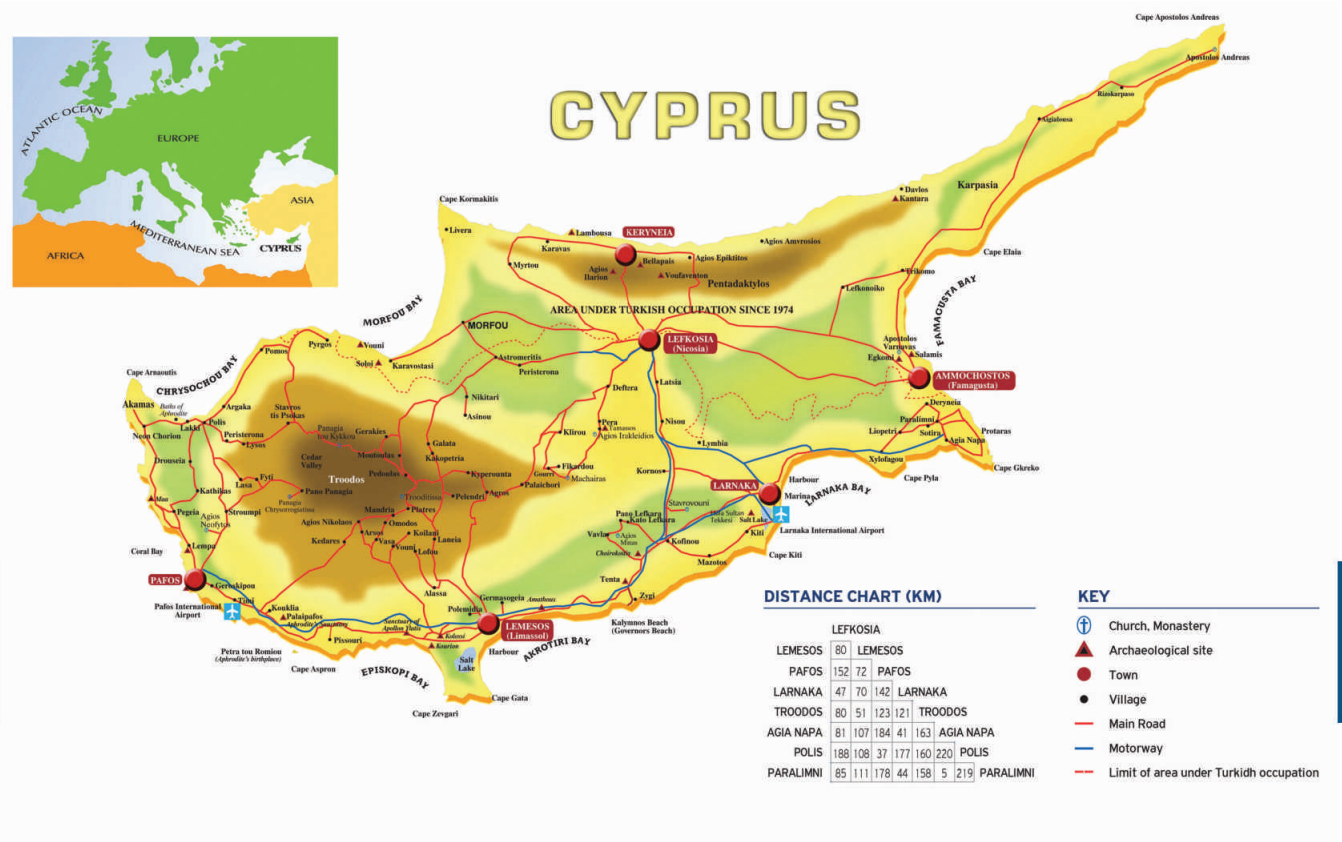
LIVING IN CYPRUS

History, Natural beauty & Climate

Through the centuries, Cyprus has developed a unique culture, harmoniously blending influences from different civilisations. Its rich historical and cultural landscape is reflected in the hundreds of archaeological sites and monuments located throughout the island, representing the various historical periods in the island's evolution.

Cyprus has a pleasant Mediterranean climate with year-round sunshine. Stunning coastlines, golden sandy beaches and clear blue waters, coexist in harmony with glorious mountains of wild natural beauty and peaceful, picturesque villages.

Besides its natural beauty, the island offers a wonderful living experience that combines a comfortable and stress-free way of life in a highly valued safe environment with very low crime rates, ideal for a peaceful family life and for those who seek the perfect balance between work and pleasure.



Quality of Life, Culture & Gastronomy

High quality of life is without a doubt one of Cyprus' most attractive attributes. Cypriots are known worldwide for their genuine and sincere hospitality and friendliness, but also for its famous Cypriot cuisine, based on the healthy Mediterranean diet. Recipes dating back hundreds of years offer delicious gastronomical experiences. With a buzzing cosmopolitan environment, the island's arts and culture are enriched with local and international festivals, exhibitions, concerts and museum nights taking place in both modern and ancient venues. Cyprus' pleasant weather throughout the year allows sports enthusiasts to ski in February and March, swim and kite surf from April until December, cycle and play tennis and golf all year round. A vibrant nightlife, with plenty of restaurants, bars and clubs, theatres and concerts, caters to all tastes and lifestyles.

Education

People choosing to make Cyprus their home do not have to worry about language and education. English is widely spoken on the island, while most people are bilingual. The country offers excellent multilingual educational institutions, where courses are taught in English, French, German, Russian, Italian, Armenian and other languages.

Cyprus is a world-class educational and research centre of excellence with high quality academic institutions, offering a large variety of advanced and fully accredited undergraduate and postgraduate programmes, at affordable cost. With a booming sector comprising 3 public and 7 private universities and more than 40 public and private higher education institutions enjoying international academic and scientific recognition, the island attracts thousands of international students every year.

A Holistic Global Academic Experience Intellectual capital is the national economy's most valuable asset, contributing to the country's social and economic progress. Committed to excellence, the government of the Republic of Cyprus invests strongly in the education sector, while also concluding agreements on cooperation and mutual recognition of qualifications with other countries. Therefore, studying in Cyprus offers international students an unprecedented opportunity to not only enrich their knowledge by renowned professionals in state-of-the-art local facilities, but also to benefit from mobility opportunities and gain a holistic global academic and cultural experience.

Quality Assurance and Enhancement Placing great emphasis on quality assurance and quality enhancement of higher education institutions, the Cyprus Agency of Quality Assurance and Accreditation in Higher Education was established to improve internal and external quality assurance procedures as well as accreditation and recognition matters, while ensuring the increased competitiveness of the higher education sector. Research World class research initiatives have been set-up by international calibre researchers based in academic institutions and advanced research centres throughout Cyprus, placing the country high on the global research and development map. Creating value through ideas and encouraging scientific research across a wide range of disciplines, render Cyprus a growing knowledge hub in the Eastern Mediterranean offering exciting opportunities to students and young professionals from overseas who want to be part of the real change and progress in today's society.

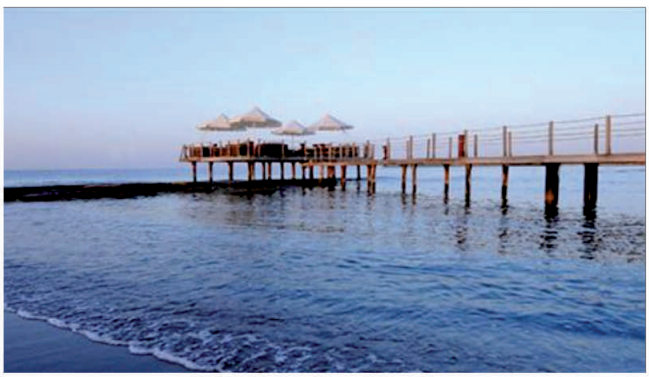
Encouraging Innovation, Startups and Entrepreneurship Promoting research and innovation leads to a creative, knowledgebased society and a boosted entrepreneurial spirit. Promising business ideas and products find real support, mentoring and funding opportunities in Cyprus, developing into a strong and rapidly growing startups and innovation ecosystem, supported by a highly educated and experienced human talent and a range of incentives which render Cyprus a perfect choice to start and scale companies. Low launching operating costs, an attractive IP box, and the introduction of the Startup Visa for third country nationals aim to attract international innovators and multinational talent while promoting collaboration and co-creation within the wider global startup community.

Employability Focused on cultivating a knowledge-based economy and investing in human talent, Cyprus has put in place a favourable and effective higher education framework, which emphasises on lifelong learning, internationalisation, and employability. Aligning curricula with international market trends, higher education in Cyprus ensures international employability of its graduates, developing the necessary skills to be able to effectively respond to today's challenging and highly competitive global workplace.

Research World class research initiatives have been set-up by international calibre researchers based in academic institutions and advanced research centres throughout Cyprus, placing the country high on the global research and development map. Creating value through ideas and encouraging scientific research across a wide range of disciplines, render Cyprus a growing knowledge hub in the Eastern Mediterranean offering exciting opportunities to students and young professionals from overseas who want to be part of the real change and progress in today's society

Studying in Cyprus is much more than a quality academic and learning process

It is a wonderful living experience in a stimulating, buzzing and safe environment, with year-round sunshine, captivating natural beauty and a rich historical and cultural landscape. Golden sandy beaches and clear blue waters, enchanting mountains, cosmopolitan cities and traditional villages, a vibrant nightlife and a variety of outdoor activities, all form a diverse and exciting offering that can cater to different lifestyle options and needs. Cypriots are known worldwide for their genuine and sincere hospitality and friendliness. English is widely spoken throughout the island.



Infrastructure

The island benefits from advanced and modern infrastructure that makes day-to-day life easy, cost-effective and efficient. Commutes are minimal in Cyprus. One can drive from the capital, Nicosia, to the beach in Larnaca, in about 30 minutes and to the Troodos Mountains in just over an hour.

HEADQUARTERING TECH COMPANIES

New Government Incentives for Third Country Nationals

The Government of Cyprus has introduced a new strategy for attracting foreign companies and skilled talent to Cyprus. The strategy mainly focuses on high technology, shipping, pharmaceutical, innovation, and research and development companies. This strategy included a series of new incentives concerning residency, taxation, and employment, through a fast, simple, and streamlined procedure. Invest Cyprus provides fast and efficient services to foreign businesses wishing to set-up a presence in Cyprus or to expand their business activities. The team provides all necessary information and step-by-step guidance to companies and skilled talent wishing to explore the new incentives scheme.

Relocate your Business in Cyprus

The Government of Cyprus has introduced a new strategy for attracting foreign companies and skilled talent to Cyprus. The strategy mainly focuses on high technology, shipping, pharmaceutical, innovation, and research and development companies. This strategy included a series of new incentives concerning residency, taxation, and employment, through a fast, simple, and streamlined procedure. Invest Cyprus provides fast and efficient services to foreign businesses wishing to set-up a presence in Cyprus or to expand their business activities. The team provides all necessary information and step-by-step guidance to companies and skilled talent wishing to explore the new incentives scheme.

Why Cyprus?

Your trusted international business & financial center within the EU

When it comes to choosing the right location to establish international and regional headquarters, set up back offices, service centers or development centers, Cyprus is increasingly gaining momentum as a prime contender in the minds of decision makers of multinationals.

Relocation Highlights

- Geostrategic location with market access to 500M EU consumers with proximity to MENA region
- Access to tech-savvy EU and international talent pool
- Well-educated, highly skilled, multilingual workforce
- Revised Immigration policy for non-EU tech professionals
- Business Facilitation Unit
- Attractive corporate & income tax regime
- Favorable IP regime as low as 2.5%
- Regulatory framework aligned with the EU
- Reduced Naturalization for non-EU nationals
- Legal system aligned to UK Common Law
- Enviable lifestyle in a safe clean and healthy environment
- Low Cost of Doing Business

New Government Incentives for Third Country Nationals (TCNs)

TEMPORARY WORK AND RESIDENCE PERMITS OF UP TO 3 YEARS FOR TCN EMPLOYEES (RENEWABLE UPON EXPIRY)

POSSIBILITY FOR SUPPORT STAFF TO RELOCATE UNDER CERTAIN CONDITIONS

SIMPLIFICATION OF THE APPLICATION PROCESS FOR PERMANENT / LONG TERM RESIDENCE FOR EMPLOYMENT PURPOSES

FREE ACCESS TO THE LABOR MARKET FOR SPOUSES OF HIGHLY SKILLED TCN EMPLOYEES EARNING AT LEAST A GROSS SALARY OF €2,500/MONTH

DIGITAL NOMAD VISA FOR TCN INDIVIDUALS FOR A PERIOD OF UP TO 3 YEARS

TAX EXEMPTION OF 50% FOR NEW NON DOMICILED EMPLOYEES WITH EMPLOYMENT REMUNERATION OF ≥ €55.000 (VALID FOR 10 YEARS).

Eligible Companies

1. Companies of foreign interest operating in the republic of Cyprus
2. Shipping companies
3. High-tech / Innovation companies
4. Pharmaceutical / biotechnology
5. Public companies registered on any recognized stock exchange

When it comes to choosing the right location to establish international and regional headquarters, Cyprus is increasingly gaining momentum as a prime contender in the minds of decision makers of tech multinationals. Strategically located at the crossroads of three continents, Europe, Africa and Asia, Cyprus is a dynamic European Union Member - State , offering tech companies the ideal business landscape to set-up, grow and prosper.

Wide access to markets, a pro-business environment, tech-savvy talent, low operating costs, combined with attractive incentives, including a competitive IP regime, are only a few of the reasons why Cyprus has developed into a thriving European headquartering jurisdiction.

The island is home to renowned global ICT companies, serving as an emerging tech hub for software development, system integration, testing services, disaster recovery, research and development activities, project management, and marketing & sales for their customers in Europe, the Middle East, North Africa, Asia, and beyond. The tech industry is considered a top priority growth sector for the government, and as such enjoys increased support in form of national strategies to ntegrate innovative tech, as well as special incentives to attract ICT companies.

Cyprus has recently welcomed a number of growing high-quality tech companies from the USA, Canada, France, Israel, and Lebanon, which decided to either expand or relocate their operations, taking advantage of the multiple benefits the country has to offer, while at the same time contributing to the economy and labor market, as well as bringing spill-over benefits, such as knowledge transfer and innovation.

LARGE INVESTMENT PROJECTS

Aphrodite Hills Real Estate

Aphrodite Hills Real Estate provides a unique option for relocation and investment with homes which stand out because of the uncompromising attention to detail and are located in one of the top resorts around the world.

Aphrodite Hills Resort is the first and only fully comprehensive golf, leisure, and real estate development in Cyprus. In the last 20 years more than 850 properties have been constructed and sold to purchasers from all over the world. Rental Services, 24/7 Security, as well as personalized Property Management services are maximizing the value of each home investment. The Resort will continue to grow with 100 more properties which are planned to be constructed on very advantageous land.

Voted and awarded as the 'European Golf Resort of the Year 2018-', the Resort was chosen by the European Tour as the host venue for the 2020 newly announced tournaments in Europe, first time in Cyprus and on the PGA National Golf Course. Aphrodite Hills Resort will also be the host venue to international cycling, L'Etape Cyprus by Tour de France, 1st time in Cyprus in 2022 and yearly until 2024.

The Resort, Europe's Sports Destination, has a 5-star Hotel, stunning Holiday Villas, golf, tennis, padel tennis, spa, horse riding, soccer, basketball, gym, kids club, conference facilities, cycling station, walking & jogging routes, supermarket, bakery, shops, restaurants, medical & physiotherapy centre, pharmacy and a chapel.

One of a kind development with a strong vision for constant progression and evolution. A stand out lifestyle!

Aphrodite Springs Resort

Description

Aphrodite Springs Resort

A recommended development strategy in relation to a 150-hectare dramatic hinterland site proximate to the existing integrated resort at Aphrodite Hills, is known as Aphrodite Springs. The study focusses on residential and amenity strategies within the parameters of the existing master plan, which has been granted a licence for development.

The future development envisages the construction of a uniquely designed 18-hole 525,000m2 golf course, driving range, with the addition a Clubhouse, a commercial centre and luxury Villas and Apartments in several picturesque villages utilising local architectural characteristics and materials for construction.

Aphrodite Springs Resort will benefit from all the amenities that Aphrodite Hills Resort offers: PGA National Cyprus Golf Course, 5-star hotel, holiday rentals, Banqueting Centre, Tennis Academy, Retreat Spa, Soccer Academy, Nature trails, Horse Riding, Kids Club,, Supermarket & bakery, numerous cafes and shops, Medical centre, Picturesque chapel, 18 restaurants & bars, and a gym.

Location

Aphrodite Springs Resort is located 2km to the east of Aphrodite Hills Resort and benefits from beautiful unspoilt natural surroundings with remarkable views to the sea. It is situated between the top tourist destination of Paphos, and the business hub of Limassol whilst Paphos Airport is fifteen minutes away and Larnaca Airport just over an hour.

Key facts

- The new project is to be developed on a 1,500,000m2 land plot
- Town planning permit granted to develop an 18-hole championship level Golf Course.
- Approximately 600 residential units planned for development
- More than €1,500,000 of costs have been incurred so far for pre-development and planning
- Total infrastructure costs are projected to reach €30m including the Golf Course construction and all professional fees.
- Once infrastructure works commence, the development and sale of Apartments and Villas can begin

Aphrodite Hills
~ Cyprus ~
www.aphroditehills.com
T: +357 26 828000 | E: info@aphroditehills.com

Aristo Developers

Building on trust for over 40 years

As a reputable property developer, Aristo Developers has been recognised for its high-level, quality product by a plethora of local and international organizations. Having been acknowledged by the International Finance Magazine as "Best Real Estate Cyprus Developer 2016" in terms of innovation and performance, and receiving the accolade for "Best Cyprus Property 2017" by the European Property Awards, Aristo Developers was also the first "CLASS A" property and construction developer in Cyprus to be endorsed by the International Standards Organisation (ISO 9001) for quality.

Having delivered infrastructure throughout Cyprus and Greece for over three decades, Aristo Developers assures its services are built on the cornerstones of quality, service and commitment. Our successful performance is supported by an extensive client base, and our ability to guarantee delivery dates and title deeds.

With over 265 island wide developments, and 32 new projects currently in the market, Aristo Developers is also the pioneering force behind large-scale investments, such as the Venus Rock Golf Resort, Eagle Pine Golf Resort, Kings Avenue Mall and the International School of Paphos.

ARISTO DEVELOPERS

www.aristodevelopers.com | E: info@aristodevelopers.com

Eagle Pine Golf Resort

Description

Located over an impressive land area of 1,700,000 square meters, on elevated plateaus between stunning ravines, overlooking the stunning Mediterranean Sea, Eagle Pine Golf Resort comprises of an 18-hole championship golf course with an exclusive ultra-luxurious club house, an 80-room boutique hotel with a spa, a wine themed grant restaurant, a retail centre, and a large residential development of over 676 individual plots for villas and 5 clusters of land for villas/apartments in unified developments, totalling up to 1,000 residential units that could be built. The entire development will be approximately 205,000 square meters of covered areas at an effective overall density of less than 12% and an aggregate construction cost of €450 million.

Destined to attract golf players, luxury home buyers, as well as quality visitors from around the world seeking to enjoy a wealth of first-class facilities laid out in an exclusive country-club environment Eagle Pine Golf Resort will be the epitome of luxury in Cyprus.

Location

Located amongst the villages of Ayios Amvrosios, Paramali and Sotira, north-west of the cosmopolitan city of Limassol and approximately twenty minutes' drive to the upcoming casino and Limassol port; 35 minutes' drive to Pafos International Airport and 40 minutes' to Larnaca.

Key facts

- Land Area 1,700,000 square meters
- Total buildable density of the Project is 150,000 square meters but the total covered areas will reach approximately 205,000 square meters due to the basement areas and covered verandas
- Surrounded by nearly 3,000,000 square meters of protected zone areas
- Direct access to the motorway connecting the cities of Limassol and Paphos
- Breadth-taking views of the Mediterranean Sea and the surrounding ravines
- 80 en-suite room boutique hotel with spa & wine themed restaurant
- 18-hole championship golf course designed by Graham Marsh and Golf & Land Design in a master plan designed by New York's renowned EDSA.
- State of the art golf club house
- Retail centre that includes shops, cafes, pharmacy & supermarket
- 700 - Luxury villas in large individual plots
- 300 – Villas/Townhouses/Apartments in exclusive unified developments

Release Date:

The project is ready to go into construction with the permit for the golf course, club house, road network and land division into building plots and unified developments already issued. Planning permit applications for the hotel and the commercial facility are imminent for submission, while permits for residential developments will be taken in phases, in parallel with residential construction.

EAGLE PINE GOLF RESORT

ARISTO DEVELOPERS

www.eaglepineresort.com

T: +357 26 841800 | E: info@aristodevelopers.com

MINTHIS

Description

At its heart, Minthis is about enrichment, the timeless spirit of the landscape offers true escapism, where time is a treasure to be spent recharging and reconnecting.

The pioneering architecture is light-filled and energizing, designed to frame soul-stirring panoramas that connect residents to nature. The property options are diverse and the strategy low density, guaranteeing exclusivity and picture-perfect views. From 2-bedroom Suites to 2- and 3-bedroom neighbourhood villas, customizable residences and Topos resort-style homes, there is something to suit all lifestyles.

Minthis presents a unique opportunity; a chance to become part of an ever-evolving community that is pioneering in its holistic approach to living. It is a lifestyle destination that has been inspired by its Cypriot roots and offers world-class services and amenities. This makes it a multi-fold investment; its stunning location, onsite facilities and thoughtful approach to sophisticated, restorative living make it a savvy investment with significant potential for long-term appreciation.

Location

Minthis rests in a breathtaking hilltop location, overlooking the majestic mountains, in the heart of the wine producing region of Pafos. Just 10 minutes outside of the city and near to sandy beaches, the resort feels like you are a million miles away but with all luxury conveniences on your doorstep.

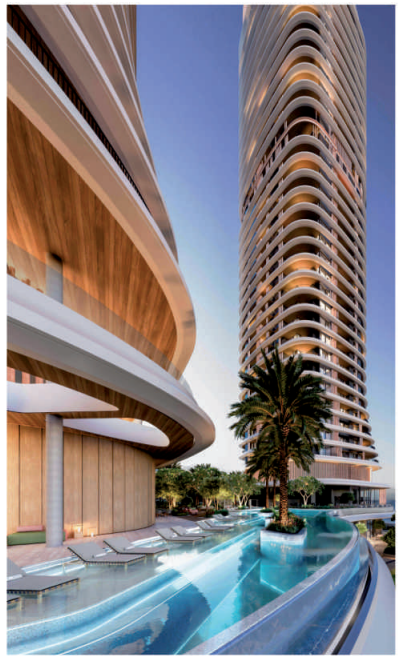
Key facts

- Over 5 million sqm of land within a protected nature reserve
- 220+ properties sold to date
- Total 150,000 sqm buildable area
- Collaboration between world-renowned experts including Pafilia, Woods Bagot, WATG, Atkins & Mackenzie & Ebert
- Minthis features an 18-hole championship golf course, outdoor fitness area, Clubhouse with restaurant and bar, 5km nature trail and 12th Century Monastery
- In 2021, The Suites opened adding a new hospitality dimension to the resort offering with luxury boutique accommodation
- Opening in 2022, The Plateia; a social square with range of restaurants, bars, shops and boutiques
- Also in 2022 Minthis will become home to a 2,700 sqm unique destination Wellness Spa and a Sports Ground covering all games from tennis and basketball to badminton, archery, mini-football, a children's adventure park and refreshment pavilion

Release Date:
Phase 1: completed
Phase 2: opening 2022

Pafilia
www.pafilia.com
www.minthisresort.com
T: +357 26 848000 | E: invest@pafilia.com

NEO



Description

Designed and crafted by world-leading developers, architects and engineers, NEO is a prestigious and globally-significant residential landmark set on the Limassol shoreline. With unparalleled views, unprecedented architecture and an immersive environment, NEO represents the ethos of Cypriot living at every level.

NEO's four buildings rise from the heart of The Podium: a hub designed to offer residents moments of relaxation, activity, entertainment and wellness. The Podium contains NEO's six-star facilities, access to the Riviera Club restaurant and the residents' private connection bridge over to the exclusive beach club. The Podium Pool Bar encapsulates the buzzing soul of Limassol, for private use of residents and their guests.

Through NEO Pafilia is redefining the Mediterranean resort experience through high-rise design, innovation and development. NEO delivers experiences across three levels: personal and adaptable living or commercial spaces, resort-style podium amenities providing community and culture and finally, connectivity to the vibrant Limassol lifestyle.

Location

NEO's incomparable location puts it on the doorstep of clear blue waters and golden sands, adjacent to Limassol's botanical gardens, cultural theatre and gallery. The Cypriot island climate and NEO's innovative design offers endless opportunities to be outdoors and revel in a natural paradise enjoying far-reaching wide-angle views.

Key facts

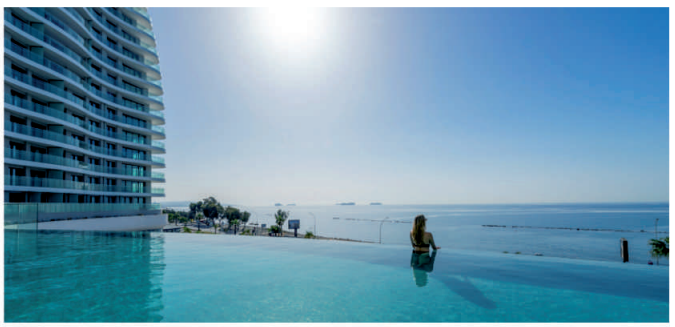
- 3 towers with 25-39 levels, covering residential, commercial and mixed-use units
- 1 tower with luxury office space
- Prime location on the shoreline of Limassol
- Optimal linear spaces created through a pinwheel design ensuring gracious terraces and open views
- Concept designed to unite the environment with innovation and local culture
- Diverse property range derived from intelligent design includes Sky Villas, Sky Residences, Duplexes and Penthouses
- A collaboration between Pafilia Property Developers, Woods Bagot Architects, Burohappold Engineers and Andy Sturgeon Landscape Design
- Consultants and local partners: Eraclis Papachristou Architect, Marinos N. Panayiotides, Ioannides Acoustics, Georghiou & Zembylas Partners, P.Papadopouloas and Associates Consulting

Pafilia

www.pafilia.com
www.neolimassol.com

T: +357 26 848000 | E: invest@pafilia.com

Limassol Del Mar (D. Zavos Group & Leptos Group)



Description

Limassol Del Mar is Limassol 's new landmark development, with luxury apartments in two high- rise curvilinear towers, supported by a targeted high - end commercial & entertainment area surrounding the base of the towers. Designed by the award-winning Benoy, Limassol Del Mar forming a new destination for Cyprus that evokes the very essence and beauty of the Mediterranean, which it looks out upon. This world-class seafront development consists of luxury residences that enjoy unobstructed sea views through large balconies and full height glazing, in-house services, concierge and five-star facilities. Form and beauty are further played out in the interiors of Limassol Del Mar's Signature Collection, furnished by Gianfranco Ferre Home, as part of collaboration with Jumbo Group, the first of its kind of Cyprus. Le Plaza Del Mar, at the base of the project, consists of an exclusive collection of high-end boutiques in what will become Cyprus most premium designer shopping experience as well as a laid-back resort-style living and an array of five-star sea-facing leisure amenities. The Limassol Del Mar is an inspired collaboration between developers Leptos Group and D. Zavos Group.

Location

On Limassol's seafront and the island's most sought-after luxury residential location, in the heart of Limassol 's premium hotel area. This unique plot of land has a 170 meters long unobstructed seafront and direct access to the highway.

Key facts

- New landmark development at Limassol seafront
- Mixed-use development with residential and commercial units
- Designed by world-renowned London-based architectural firm, Benoy.
- Built over large plot of 34,000 sqm
- Residential component is c. 90%
- Gross development value of Del Mar: €370mm
- Facilities include Gym & Spa, indoor and outdoor pool, concierge service, controlled entry systems, property management services

Project has been successfully completed

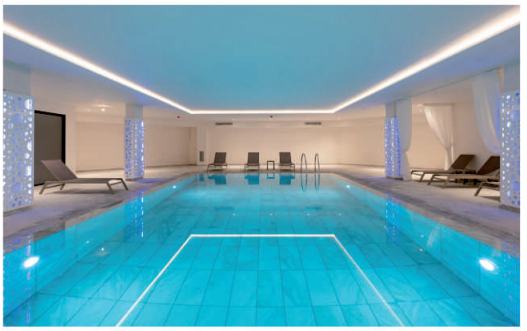
D. ZAVOS GROUP
LAND & BUILDING DEVELOPERS
SINCE 1960

Leptos Group

www.limassoldelmar.com

T: +357 25 818555 | E: mzavos@zavos.com
T: +357 26 880407 | E: pml@leptosestates.com

Zavos Aqua Park Resort



Description

A unique gated project located in Limassol at a privileged location only 200m from the beach. Amongst the surrounding area there are cinemas, bowling facilities and a variety of restaurants and shops. In addition, the complex is within walking distance from the bustling nightlife of the Yermasoyia tourist area, as well as water sports facilities along the coast.

The resort has a secure gated entrance and its own private roads, while residents have a choice of five communal swimming pools (four outdoor and one indoor), sun decks, beautiful lush green gardens and a children's playground area, Club House with restaurant and cafeteria, Gym, Sauna, Spa and 24 hour Concierge services.

The welcoming ambiance of the Aqua Park Vacation Club offers a calm setting where you can enjoy all the amenities and services you would expect from a hotel stay, yet feel at home in comfort. And for that something extra, we ensure that prompt assistance from our dedicated concierge service is always close at hand.

Zavos Aqua Park Resort comprises of 180 units, apartments and maisonettes, offering residents the warmth of home and the comforts of a world-class hotel. The Resort is compromising by blocks B, C, D, E, F, G, & Vacation Club and the new Phase Aqua Park Vacation Club Annex comprising of 41 fully furnished apartments offering guaranteed rental income in the range of 5% p.a.

Location

A mere 200 meters from Limassol's coastline, the Zavos Aqua Park Resort has the privilege of being just a few steps away from the beach, yet close enough to enjoy all that the cosmopolitan city center of Limassol has to offer.

Key facts

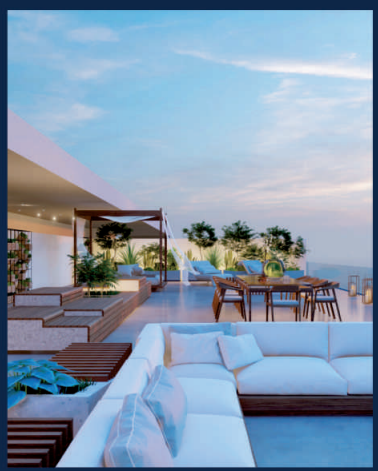
- Gated Resort with its own private roads
- Four Communal Swimming Pools & 1 indoor Swimming Pool
- Lobby /24 hour Concierge Service
- Club House / Gym / Spa / Sauna
- Cafeteria
- Restaurant

Release Date:
Completed / Off Plan

D. ZAVOS GROUP
LAND & BUILDING DEVELOPERS

www.zavos.com

T: +357 25 818555 | E: mzavos@zavos.com



Korantina Homes

Korantina Homes was established in the 1980s and over the years has been focused on developing luxury and exclusive properties. It is, without a doubt, the most dynamic and fastest growing property developer and the leading company in the field of exclusive residential resorts in Cyprus. Award winning resorts such as the flagship project Cap St Georges Hotel & Resort, Coral Residences and Soho Resort visibly and physically differentiate the company from its competition by setting new standards in the industry. Korantina Homes has a wide portfolio of over 15 luxury residential projects, all located in prime locations in Pafos. The main focus and aim of the company is to offer to its clients 5-star services and facilities.

At the same time, Korantina Homes is committed in contributing to the needs of the community and safeguarding the environment by promoting Corporate Social Responsibility projects and sponsors of philanthropic activities and governmental initiated projects.

KORANTINA HOMES

Cap St. Georges Hotel & Resort

Description

Cap St Georges Hotel & Resort, the flagship project of Korantina Homes, is the largest and most exclusive residential seafront resort in Cyprus with more than 200 exclusive villas by the sea, including a clubhouse with restaurant and bar, spa, gym, 24hr concierge services, 24hr security, property management services, sporting facilities, serviced sandy beach, watersports, horse ranch within the project, children's playground, cycling and more. A 5-star luxury hotel is currently under construction within the resort, which will enhance even further the facilities of the resort and to add further value to the properties. This internationally multi-awarded development has attracted exclusive clients from all over the globe, including celebrities and international jet setters.

Location

Our resort is located on an ideal beachfront location close to Geronissos island and the port of Agios Georgios in Peyia, in the South West region of Cyprus. .

Key facts

- Luxury villas of more than 200 units
- Highest building specifications
- A 5-star luxury hotel is soon to be completed
- 5-star services with a dedicated clubhouse
- Prime Seafront location
- 24-hour reception and security
- Concierge services
- High quality spa treatments
- Restaurant and bar
- Conference rooms
- Serviced sandy beach
- Fully equipped gym
- Tennis, basketball and mini football court
- Horse riding
- Cycling
- Kids' playground

Release Date:
The resort to be completed in 2021

CAP ST GEORGES
HOTEL & RESORT

www.korantinahomes.com

T: +357 26 623536 | E: info@korantinahomes.com

Limassol Marina

Description

Limassol Marina is the first completed superyacht marina in Cyprus and one of the most unprecedented success stories for the island. Since Limassol Marina's opening, the multi award-winning marina has been changing the face of its most vibrant city, making history with each successful milestone. Continuing to create waves in the Eastern Mediterranean, it is considered as one of the most exciting destinations in the region.

Located in the heart of a vibrant city, the marina development combines elegant residences and a full-service marina with 650 berths for yachts from 8m to 110m, with an enticing mix of restaurants and shops. Surrounded by a rich history and a diverse, international community, the project offers 211 luxury apartments and 74 exclusive villas with their own private berths or direct access to the beach, world-class yachting services and facilities and a unique retreat complete with a spa and fitness club, leisure and cultural facilities. All available for the use of residents, yacht owners, captains, crew and visitors, embracing the holistic lifestyle which comes with a home or superyacht in the development.

Location

Limassol Marina is located in the heart of a vibrant city, Limassol. Larnaca and Pafos International airports are 40 minutes away from the Project

Key facts

- Integrated development: residential, commercial and full-service marina.
- 170,000m² sea area, 48,000m² build area (6,600m² commercial, 41,400m² residential).
- Designed by a world-renowned team of architects and engineers.
- Developed, managed and operated by highly reputable and established companies.
- The first completed superyacht marina in Cyprus (already welcomed 92m and 105m yachts).
- The only marina in Cyprus that has been awarded with the Blue Flag, 5 Gold Anchor Platinum and International Clean Marinas awards.
- Finalist for the Superyacht Marina of the Year in the Towergate TYHA Marina of the Year Awards, and the ACREW Superyacht Business Awards 2022.
- Contracts in excess of €500 million signed for the exclusive residences.
- All apartments and villas are ready to move into.
- More than 80% of ready to move in Castle Residences apartments are sold, leaving only 11 apartments available for sale. Prices start from €2m.
- More than 96% of ready to move into villas are sold, leaving only 3 villas available to purchase. Prices start from €3,9m.

Release Date:
Already released and completed

Limassol Marina
living on the sea
www.limassolmarina.com
T: +357 25 020020 | E: info@limassolmarina.com

Blue Marine

Description

Leptos Blu Marine, represents a new concept in the Upscale Commercial and Residential towers market through a plethora of amenities, facilities and hotel style services it will offer to its residents

All residences and offices will feature sea views from large windows and sub terraces. Penthouses will have large wrap around verandas with private pools. Smart building technology, luxury finishes and em-friendly systems will create remarkable standards of living.

Large open spaces, concierge services, controlled entry systems and project facilities and amenities will create a unique lifestyle enhancing environment in line of the global upmarket trend for "Luxury Serviced Living".

A stand-alone office tower on the North side of the plot compliments the overall development.

Location

On the beachfront, 350m from the new Limassol Marina and heart of the vibrant city. The area is already a well-established business hub including shipping, logistic, Gas & Energy companies. The new integrated City of Dreams Casino Resort, Dubai world cruise terminal, University of tecknology, new port and Limassol Mall are located closed by.

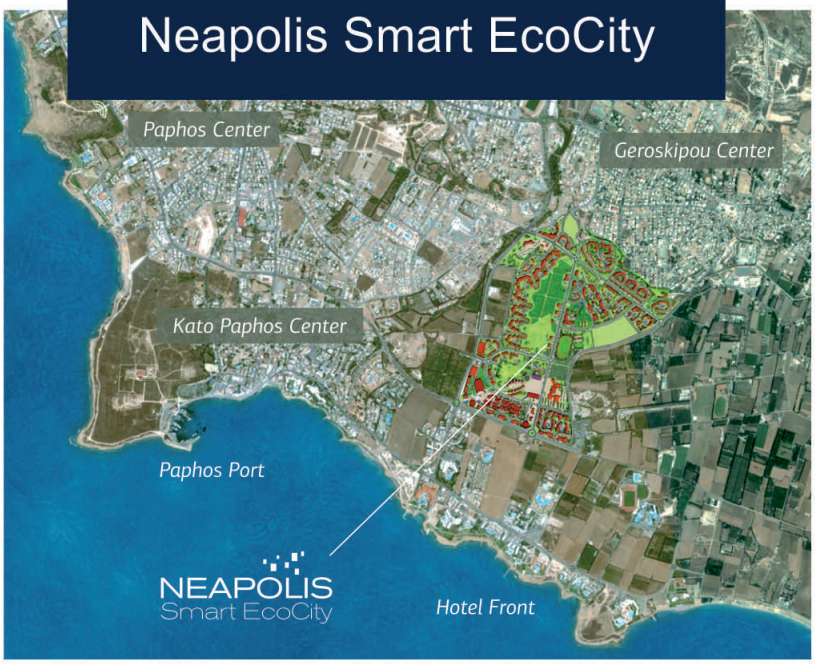
Key facts

- Modern beach front development
- Total Area of land :23,728 sqm
- 47,500 sqm of luxury seafront apartments on three Residential towers
- 5,200 sqm of hi-tech office space on separate plot of 1,650 sqm
- Large open spaces
- Residents club, large gym & spa area
- Large indoor & outdoor pools
- Gated Community
- Direct sea facing F&B facilities
- Underground parking

Release Date:
Project is under construction

SINCE 1960
Leptos Estates
the Leading property developers
Paphos - Limassol - Nicosia - London - Moscow - Guangzhou - Dubai
Shanghai - Beijing - Kiev - Cairo - Amman - Athens - Chania - Paros
www.LeptosEstates.com
T: +357 26 880120 | E: Info@LeptosEstates.com

Neapolis Smart EcoCity

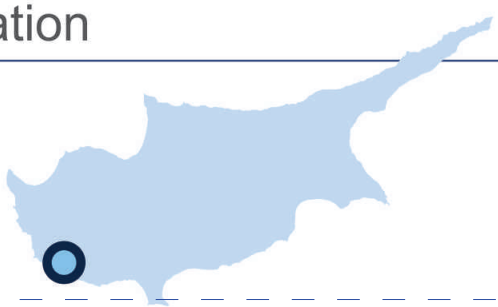


Description

Neapolis Smart Eco-City is a large, innovative, mixed-use development of 777,000 sqm of building coefficient on land of 1,110,000 sqm, within 800m from the beach, 10 minutes from the Pafos International Airport and in the legendary area of the gardens of the ancient Goddess Aphrodite, at the city of Pafos on the west coast of Cyprus.

Neapolis represents a harmonious synthesis of synergistic strategic uses that aim to create a uniquely vibrant work-live-play experience, including the Neapolis Business Center, utilizing ecological principles and the latest smart technology tools, that will also capitalize on Cyprus' status as an international business services destination.

Location



Neapolis is set in a privileged location as it is in the city of Pafos, within 800m from the beach and bustling tourist promenade and has a direct motorway access to the Pafos International Airport, Limassol and other Pafos areas.

Key facts

- Development of a truly 21st century city in an area of 1, 100,000 sqm with a net buildable area of 777 ,000 sqm
- Green city with 230,000 sqm of public green park areas
- Centrally controlled smart systems
- Innovative Residential design and concept complimented by lifestyle enhancing elements
- Project main elements:

  Lifestyle Residential Development
  - Apartments & Villas in gated communities and residential towers.
  - Assisted Living Development

  Neapolis Business Center
  - Offce I Business Park
  - Commercial, Leisure & Entertainment Center
  - Cultural Center
  - Hotel
  - Serviced Residential Tower

  Neapolis Health Park
  - Hospital
  - Rehabilitation Center
  - Wellness Center

  Neapolis University

  Campus University with a capacity for over 5,000

Release Date:

Town planning master plan permit has been obtained

SINCE 1960

Leptos Estates
the Leading property developers

Paphos - Limassol - Nicosia - London - Moscow - Guangzhou - Dubai
Shanghai - Beijing - Kiev - Cairo - Amman - Athens - Chania - Paros

www.LeptosEstates.com

T: +357 26 880120 | E: Info@LeptosEstates.com

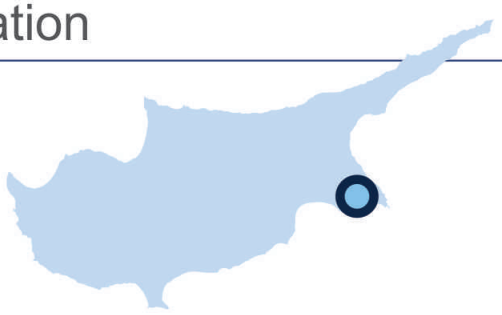
Ayia Napa Marina

Description

Enveloped by the azure of the Mediterranean Sea, the glorious beaches and crystalline waters, Ayia Napa Marina is an international lifestyle destination of choice for visitors seeking luxurious residences, world-class yachting facilities, carefully curated retail and dining options as well as bespoke recreational and entertainment experiences, all combined in an exclusive integrated development. Ideally situated on the south-eastern coast, the luxury Marina in Ayia Napa Cyprus boasts a signature lifestyle centre for visitors who appreciate the epitome of class and elegance, the privacy of a natural wonderland and the unobstructed views of the sea.

Situated between the beaches of Ayia Thekla and Makronissos, Ayia Napa Marina features 220 spacious, luxury apartments in two impressive twisting towers (categorised within the top 34 twisted buildings worldwide), 35 luxury villas, a marina with the ability to host and provide integrated services to 600 yachts, as well as a series of selected shops and restaurants, which will offer high-quality services and amenities to the residents and guests of the marina.

Location



Ayia Napa Marina is located on the south-eastern coast of Cyprus, between the two beaches of Ayia Thekla and Makronissos, 30 minutes drive to Larnaca International Airport.

Key facts

- Two twisted towers, The West and the East, over 100m high
- 220 spacious and luxury apartments with panoramic views of the Mediterranean Sea.
  - East Tower: 95 apartments
  - West Tower: 125 apartments
- 35 Villas in total
  - 11 luxury beachfront villas, with direct access to the beach.
  - 12 peninsula marina villas, with private berths.
  - 12 island villas on the manmade island of the marina, each one with a private berth.
- Ayia Napa Marina is the only Certified Yacht Harbour in Cyprus by securing the ISO Standard 13687-1 with world-class yachting facilities for 600 yachts (in wet and dry storage), where yachts up to 85 meters in length can be accommodated.
- Named as the best mixed-use development in Cyprus for 2021-2022 and received a distinction in the residential high-rise development at the European Property Awards.
- Honoured with the Blue Flag award in May 2022.
- Features the largest commercial area (4,000+ square meters) in the Famagusta region.

Release Date:
Marina: 2020
Commercial Village: 2021
1st phase completion: 2023 delivery of the East Tower

AYIA NAPA MARINA by OTA

www.MarinaAyiaNapa.com

T: +357 23 300500 | E: info@marinaayianapa.com

Limassol Greens Golf Resort

Description

Limassol Greens is one of the largest and most exciting new leisure destinations for living and investment in Cyprus, located in the city of Limassol. AECOM, the world's premier infrastructure firm, designed a masterplan that ingeniously sets the residential and commercial units in the centre of the resort development, surrounding them with golf greens and fairways on all sides. A lusciously green belt runs through the heart of the resort creating a truly unmatched green landscape and a verdant environment for sustainable living.

Set in the grounds of a family-owned citrus farm that stretches back to the 1930s, at Limassol Greens you will experience nature and all that the city has to offer. Residences unveil a refined approach to contemporary living, blurring the lines between indoor and outdoor space, rooted in world-class architecture and interior design.

The resort is being developed by Lanitis Golf Public Co. Exclusive property sales by Cybarco.

Location

The resort is sited adjacent to Limassol's stretch of sandy beach Lady's Mile and from a choice of blue flag beaches. It is neighbouring the largest casino resort in the Mediterranean whilst Limassol's landmark superyacht marina and city centre are only a short 10-minute drive away. 30 and 45 minutes' drive from Paphos and Larnaca International Airports, respectively.

Key facts

- Developed over an area of 1.4 million m2
- 18-hole championship golf course
- State-of-the-art clubhouse with exclusive member's lounge
- 500 villas and 250 apartments to be developed in phases
- Retail and commercial facilities including shops, restaurants, bars, cafes
- Wellness Centre with an outdoor pool, spa treatment facilities, fitness area, yoga and meditation lawns
- Tennis, basketball courts and cycleways
- Children's playgrounds
- Open-air amphitheatre & herb garden
- Masterplan designed by AECOM
- International Architects, Interior & Landscape designers: HKS
- Golf course design by Cabell Robinson
- Local Architects: J&A Philippou
- Environmental Consultants: I.A.CO

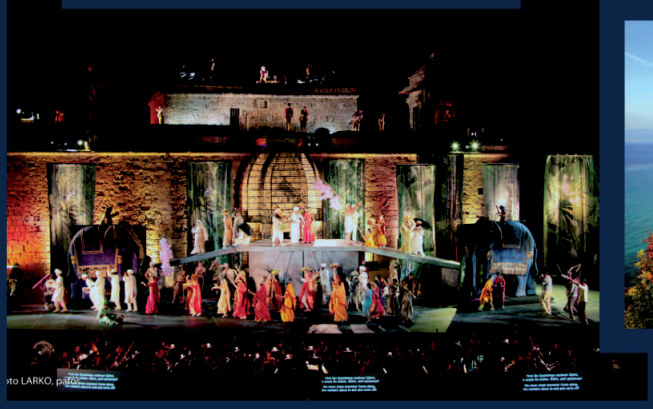
Release Date:
Government Licence granted, and Town Planning Permit for the Master Plan and the Golf Clubhouse approved.

LIMASSOL GREENS

www.limassolgreens.com

CYPRUS: +357 25 820511, 8000 50 30

RUSSIA: +7 495 643 19011 | E: info@limassolgreens.com



oto LARKO, pa

Limassol Hills Golf Resort

Description

Limassol Hills Golf Resort will accommodate a stunning 18-hole golf course within an upscale integrated residential resort in Vasa Kellakiou. A team of highly experienced professionals has been working with the Company on the design and the strategic development planning, for the project. Meticulous care has been taken to create a golf experience that is commensurate with the quality of the site's natural setting and makes the most of the dramatic coastal views to the South.

The residential real estate design has been configured in such a way so as to benefit **Contemporary Architectural Expression** by **Blending Calmly into** the **Site**, with **Slopes** providing the basis for **Spectacular Views** in relation to the **Integration** of **Indoor** and **Outdoor Living Experience**.

Location

Vasa Kellakiou a tranquil area distinguished by its picturesque beauty, wild vegetation and exquisite natural landscape draped with undulating grasslands, olive, cypress, pine and carob trees.

Limassol – 15 minutes
Larnaca Airport – 40 minutes
Nicosia – 45 minutes
Paphos Airport – 60 minutes

Key facts

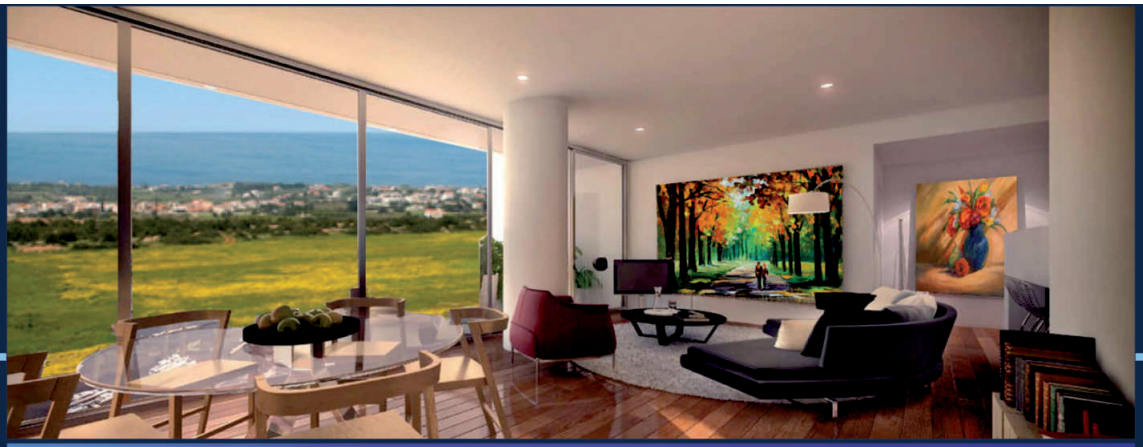
- Land Area 1,960,000 sqm
- Total Building Area 150,000 sqm (additional 25% for covered external areas)
- a Par 72 18-hole golf course & associated club house
- a boutique hotel with 30 luxurious suites
- an inspiring spa & wellness centre
- a fashionable resort village including restaurants, bars, cafes and retail stores
- 520 attractive plots for the construction of a variety of residences ranging in size from 190sqm to 400sqm (net internal area); woven into the fabric of the resort will be a network of tracks and trails with carefully sited viewing points to benefit from the estate's extraordinary natural beauty
- integrated development comprising a mix of 135 townhouses and 121 apartments

Release Date:
Town Planning Permit acquired May 2018
Plot Division & Building Permits submitted June 2022

Limassol hills
golf resort

www.limassolhills.com

T: +357 22 882257 | E: ch.kangas@unigolf.com.cy



The Continent Resort

The Continent Resort is promoted by a well-established family and managed by a professional team, qualified academically and professionally, with substantial experience and track record in managing similar resorts and projects and within house legal, financial, civil and architectural expertise and capability.

Acquiring property in Cyprus, either as an investment or as a second home, has always been a popular choice among foreign investors. A combination of the high quality of life, the year-round sunshine and natural beauty, ease of doing business and investment incentives, offer investors an attractive experience in terms of both living and doing business.

The great natural environment of beaches and mountains, the highly developed infrastructure, the growing tourism market, the weather, and the zero property and inheritance tax, make Cyprus ideal for property investment. Added to this, are the benefits of the Cyprus Investment Scheme.

The Continent Resort

Description

The Continent Resort is envisioned to be an integrated business, holiday and residential resort,of world class stature,in the Eastern Mediterranean.

The Continent Resort shall offer the residents and international tourist a large range of opportunities and activities and shall be a benchmark in terms of design quality and luxury. Combining residential facilities with recreational, cultural and leisure activities, the sophisticated residential and holiday resort shall afford the ultimate in relaxation, entertainment and sport.

With an average of about 340 days of sunshine per year, **The Continent Resort** will play host to a variety of cultural events and festivities likely to attract the "upper market" buyer from all comers of Europe.

The Continent Resort places emphasis on the traditional and cultural aspects of the typical Mediterranean architecture, which is enhanced by the diversity of pedestrian pathways, squares and gardens linking all of the buildings. Specialty restaurants are strategically placed throughout the Village Centre.

Location

Located in one of the most prestigious areas of Cyprus, Agios Georgios, Pegeia, Pafos, the south-west region of Cyprus, very near Coral Bay, the famous beach and the planned 1000-birth marina and the Pafos Airport.

Key facts

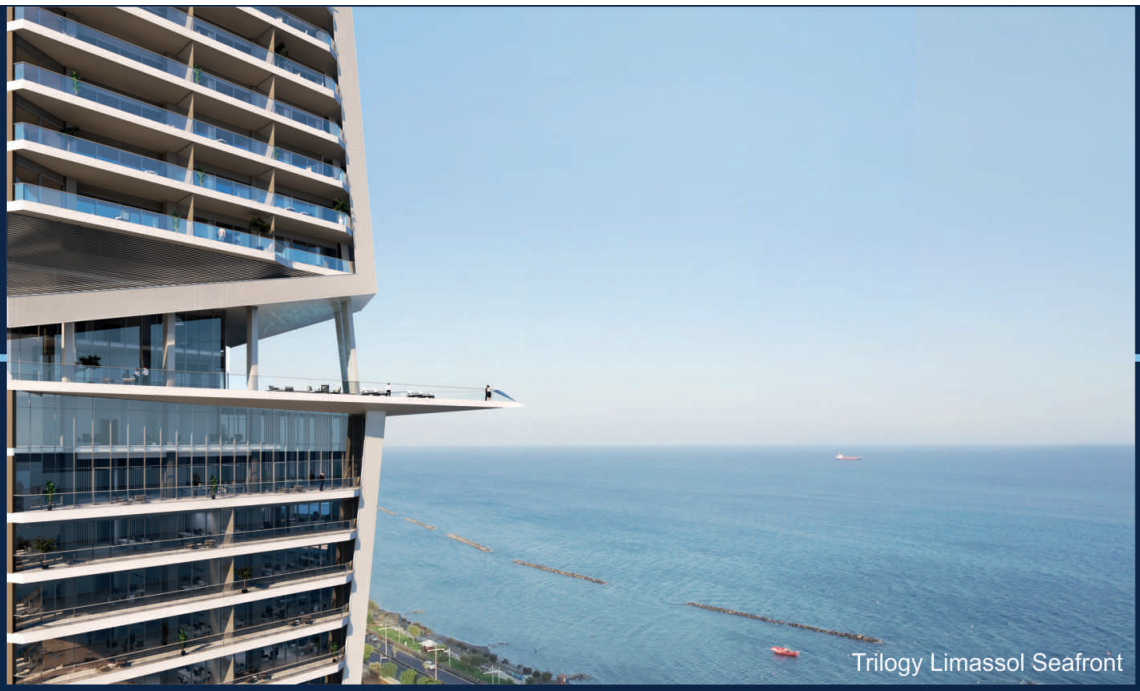
- Land area 280.000 M². Project comprises the following:
- Integrated Tourism Complex consisting of
  - Luxury Hotel and Spa (20.969 M² of land area and 17.210 M² of covered area),
  - Organized Tourist Village of 63.636 M² of land area and 44.775 M² of covered area,
  - Shopping Centre (Commercial, Leisure / Entertainment, Culture of 4.363 M² of land area and 3.581 M² of covered area.
- Life Sciences Technology Park (25.000 M² of land area and 20.518 M² of covered area).
- Multifunctional Rehabilitation Centre of 25.000 M² of land and 20.518 M² of covered premises.
- Residential development of 92.184 M² of land for luxury villas and apartments.
- Sports facilities, green areas and gardens, pedestrian pathways and roads of 55.082 M² of land.

Release Date:
Town Planning Permits granted for part of the Residential Area. Infrastructure works are under planning.

THE CONTINENT RESORT

www.TheContinentResort.com

T: +357 26 954500 | E: Info@TheContinentResort.com



Cybarco Development Ltd

Cybarco, a member of the reputable Lanitis Group, has been shaping Cyprus since 1945.

Celebrating decades of innovation and creativity, the island's leading luxury property developer continues to push the boundaries, delivering iconic developments that transform lives and communities.

Landmark projects like Aphrodite Hills Golf Resort, Sea Gallery Villas, Akamas Bay Villas, The Oval, Limassol Marina, Trilogy Limassol Seafront and Limassol Greens, are part of Cybarco's impressive portfolio, the foundation of a proven track record in property sales and customer satisfaction.

CYBARCO

DESTINATION DEVELOPER

www.cybarco.com | T: +357 22 741350 | E: info@cybarco.com

Trilogy Limassol Seafront

Description

A project by Cybarco Development, in collaboration with world-class architects and designers, Trilogy is an exciting new high-rise development in the heart of Limassol. A trio of landmark beachfront buildings surrounding a bustling inner plaza, Trilogy is a place to live, work and play. Its luxury apartments blend the aspirational dream of high-end living, with the sophistication of urban cool. State-of-the-art offices also enjoy first-class services and uninterrupted sea views from every window. Three distinct social areas offer resident-only facilities for secluded leisure and relaxation, as well as a lively public plaza that can be enjoyed and experienced by everyone.

Location

Trilogy is located in Limassol, renowned for its vibrant atmosphere and spontaneous hospitality, a hub of business, leisure and activity stretching along a 17km coastline of azure water and blue flag beaches.

Key facts

- WEST TOWER
  Apartments
  Offices
  Retreat: spa and gym
- EAST TOWER
  Apartments
  Retreat: spa and gym
- NORTH RESIDENCES
  Apartments
  Retreat: spa and gym
- PRIVATE OASIS
  Swimming pools
  Pool bar
  Children's play area
  Landscaped gardens
- PUBLIC PLAZA
  Restaurants
  Cafés and bars
  Shops

Release Date:
- West Tower, East Tower and Public Plaza delivery: 2023
- Completion of the project: 2025

TRILOGY
LIMASSOL SEAFRONT

www.trilogylimassol.com

T: +357 25 362800 | E: info@trilogylimassol.com

UCLan Cyprus,
the British University of Cyprus

Built on strong academic foundations, our mother University, the University of Central Lancashire (UCLan UK), counts more than 200 years of history and Academic Excellence with over 38,000 students, considered among the top 6.5% of all worldwide Universities by the Centre for World University Rankings (CWUR) 2020/21. A unique and innovative model of a Cypriot and British University, UCLan Cyprus is the first Branch Campus of the University of Central Lancashire and at the same time a fully licensed University in Cyprus, since 2012.

UCLan Cyprus, the British University of Cyprus

Description

Bringing a world-class reputation for academic excellence and innovative thinking in Cyprus, their aim is to develop future business leaders and international entrepreneurs, with the skills and business acumen for success in the modern global economy. This means that UCLan can offer a unique blend of knowledge, practical experience and modern relevance, to equip students with the qualifications and skills for the international market in employment.

The University offers two degrees, from the University of Central Lancashire in Preston and UCLan Cyprus. These degrees are recognised by the UK Quality Assurance Agency (QAA) and the Ministry of Education and Culture in the Republic of Cyprus and are also recognised by the Cyprus Council for the Recognition of Higher Education Qualifications (KY.S.A.T.S.). UCLan Cyprus graduates save 70% of the cost of their studies, in comparison with other universities in England.

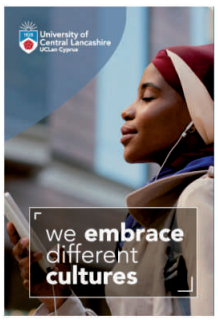
The British university of Cyprus, is considered a unique University, bridging the UK and Europe in terms of research, academic standards, student experience and student exchange. Our students, also have the advantage of an exceptional student experience in every aspect of their university life, whether it is learning, personal support, facilities, accommodation, employability, and social life, as well as personal development while having UCLan Cyprus, standing next to them, embracing equality, diversity and inclusion.

Location

Situated on the southern coast of Cyprus, Larnaka is known for its beautiful clean beaches, great food and vibrant nightlife. UCLan Cyprus is based in the outskirts of Larnaka, in an ideally geographical position as it is about 20 minutes away from Ayia Napa and Paralimni.

A university with no limitations.

At UCLan Cyprus, we believe in helping people to seize every opportunity to flourish in education, at work and life. We are proud to be a force of positive change, embracing equality and enriching the lives of our students, colleagues and the communities we serve across frontiers. We continuously foster a culture that welcomes and is open to everyone, ensuring that no-one is excluded. It is our collective responsibility across both academic and professional service areas to make sure that everybody is treated equally, has equality of opportunity and feels as though they belong within the University, strengthening our efforts to support social mobility across all of our communities.



Key facts

- Campus land area: 80,000m²
- Expected capacity to reach:
  - 50,000m² of University buildings
  - Host around 10,000 students
  - 700 Student Accommodation units

Release Date:
September 2012

University of Central Lancashire
UCLan Cyprus

www.uclancyprus.ac.cy

T: +357 24 694000 | E: info@uclancyprus.ac.cy

Presidential Suite

Terrace Suite

CITY OF DREAMS

MEDITERRANEAN

City of Dreams Mediterranean

Pre-function Lobby

Hotel Reception

Description

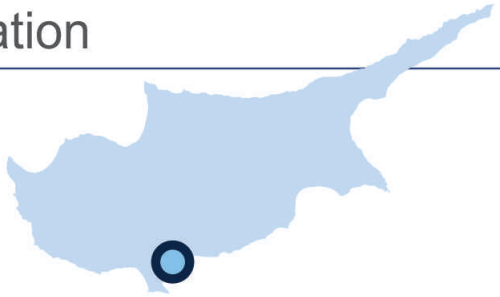
Closed to New Investors

The Largest Integrated Resort in Europe

City of Dreams Mediterranean is the first integrated resort in Cyprus and only one of its kind in Europe. Set to open its doors in 2023, this world-class development is expected to be the largest

and premier integrated destination resort in Europe. A landmark for Cyprus but also the wider region, theproject is expected to enrich Cyprus' tourism product, attracting an additional 300,000 tourists annually,and significantly contribute to counter seasonality, while establishing the island as a year-round, all-season destination.

Location



City of Dreams Mediterranean at Zakaki, Limassol, has direct access to the main highway network throughan existing four-lane road. The location is only 40 minutes from Larnaka International Airport, 30 minutes from Pafos International Airport, 5 minutes from the largest marina in Cyprus (the Limassol Marina), and 5 minutes from the Limassol port (Cruise Tourism). The accessibility of the site minimises unwanted traffic congestion.

Key facts

- 14-storey hotel tower with 500 five-star guestrooms including 24 suites
- 7,500m2 gaming area with over 100 tables and 1,000 state-of-the-art slot machines
- 20 shops covering 1,500m2 of high-end retail area with indoor corridor and outdoor market promenade
- Extensive meeting space with ballroom, expo centre, event lawn and conference rooms
- 7 world-class restaurants and bars offering a variety of cuisines
- Leisure facilities including an Adventure Park, amphitheatre, sports centre, Asian luxury spa, and Cyprus' largest indoor/outdoor swimming pools complex

Release Date:
Bookings available September 1st 2022

CITY OF DREAMS
MEDITERRANEAN

www.cityofdreamsmed.com.cy

T: +357 25 088888 | E: stay@cod-med.com

Citrine Estates

Description

Developed by CNS Group; Citrine Estates, an exclusive private mix used development adjacent to the highly-anticipated to Europe's Largest Casino Resort City of Dreams Mediterranean in Limassol - Cyprus. The project is designed to enhance the experience of the surrounding natural environment, offering a unique, holistic balance, between high-end exclusivity and immersion in natural beauty. Citrine Estates is not just prime real estate; it also offers unrivalled access to holistic living that delicately combines natural beauty and luxury lifestyle. More specifically, the proximity to Lady's Mile Beach – which is only 800m away from the Estate – in combination with the captivating urban landscape, provide the perfect backdrop to the distinctly luxurious character of Citrine Estates, while the project also offers the rare opportunity to experience luxury living in nature. Residents will have the opportunity to revel in the tranquility of nature and awaken to the delicate scent of the nearby Salt Lake surrounded by lush greenery, fragrant citrus groves, eucalyptus trees and pink flamingos. Simultaneously, the project's proximity to the city, while being just a stone's throw away from major attractions, including Cyprus' second largest shopping mall, 'My Mall', and the highly anticipated renowned 'City of Dreams Mediterranean' casino-resort – Europe's largest casino – offers great access to the rich and multicultural lifestyle that makes Limassol the cosmopolitan capital of Cyprus.

Location

Located in an idyllic location within the exclusive, up-coming Zakaki neighbourhood of western Limassol. Adjacent to the largest casino resort City of Dreams Mediterranean whilst Limassol's superyacht marina and city centre are only a short 6-minute drive away. 30 and 45 minutes' drive from Paphos and Larnaca International Airports, respectively.

Key facts

- Total Net Land Area: 89,000 m2
- 56,000 m2 of Residential and Hi-Tech Office Area
- Mixed Used Development: Eco High Tec Offices, Retail Entertainment Areas, Gated Residential Areas Spacious Landscape Areas
- **Phase 1** – consist of: 7 Ultra-Modern Apartment Blocks and 11 Contemporary, Spacious Super Stylized Villas
- 2 min walk – City Of Dreams Mediterranean
- 4 min walk – My Mall Limassol
- 2 min drive – Ladies Mile Beach
- 3 min drive – Limassol Cruise Terminal
- 6 min drive – To Limassol Marina / City Center

Release Date:

Building permit expected for Master Plan and Phase 1

CITRINE ESTATES

www.citrineestates.com

T: +357 25 558100 | E: info@citrineestates.com

Universal Eco Development

Description

An eco-friendly development project designed to respect the natural environment and become a prototype of sustainable development, not only in Cyprus, but in the European Union at large.

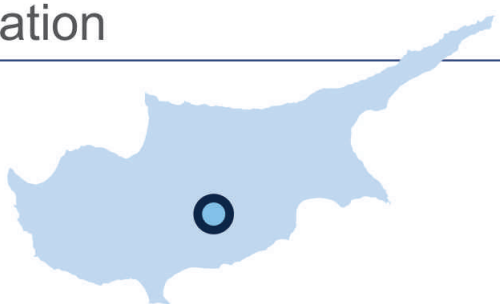
The project will include a Health and Wellness center, an Educational Institution related to Health, a Commercial and Residential development Cultural Facilities and an Energy Park.

Key facts

Total Area:	3.156.000 m2
Estimated Gross Area to be developed:	800.000 m2
Overall Built Area:	94.000 m2
Mixed use development:	Health and Wellness center Educational institution related to Health
Supplementary Uses:	ResidentialDevelopment (121 Building Plots) Commercial Facilities Eating and Drinking Venues Leisure Amenities Handicraft Workshops

Release Date:
Under Planning

Location



The property is located in the area of Orini in the district of Nicosia, at the foothills of the Troodos mountain range, roughly 25km southwest of the island's capital, Nicosia.

UNIVERSAL LIFE
Project Developer Promoter / Universal Properties Ltd

www.universallife.com.cy

T: +357 22 882253 | E: l.andreou@unilife.com.cy

Large
Investment
Projects
Gateway

www.cyprusinvestments.com.cy

Association of
Large Investment
Projects

38, Grivas Dhigenis Ave.
& 3, Deligiorgis Str.
P.O.Box 21455, 1509 Nicosia
T: +357 22889990,
F: +357 22667593,
E: bigprojects@ccci.org.cy

CYPRUS INVESTMENT OPPORTUNITIES