

LIMNI BAY



Ownership

Cyprus Limni Resorts and Golfcourses Plc

Cyprus Limni Resorts & Golf courses Plc, a public listed Company on the Cyprus Stock Exchange and member of the Shacolas Group, is the owner of about 3.30 million sq.m. of freehold land situated near Polis in the Paphos district, northwest of Cyprus. Part of this property lies next to the hillside village of Kinousa. The Shacolas Group is the largest and one of the most diversified business groups in Cyprus, with a leading presence in various sectors, including retail, distribution & logistics, automotive & engineering, real estate and infrastructure.

Description of Project

Limni Bay will be a stylish, sustainable, integrated resort, featuring two 18-hole Signature Golf Courses (a Jack Nicklaus Signature Golf Course and a Gary Player Signature Golf Course), an international 5-star luxury beachfront hotel and wellness centre, extensive leisure facilities and a collection of premium residences – all buildings designed by Foster + Partners. The resort will be developed on 3.03 million sq.m. of freehold land, with a beach front of 750m and a pier of 150m, located at the centre of Chrysochou Bay, near Polis, in the Paphos district. This unspoiled northwest part of Cyprus combines both low lying coastal and semimountainous terrain and is considered to be one of the most beautiful and distinctive regions on the island. At its highest point the property reaches 250m above sea level, offering spectacular views.

Location

Limni Area, at the centre of Chrysochou Bay, 3 km from the town of Polis, Paphos district, northwest of Cyprus.

SHACOLAS EMPORIUM PARK



Ownership

ITTL Trade Tourist & Leisure Park Plc

ITTL Trade Tourist & Leisure Park Plc, a subsidiary of Woolworth (Cyprus) Properties Plc, the property arm of the Shacolas Group. Woolworth is one of the largest property holding and development companies in Cyprus, with the main focus on the retail and commercial real estate sector. Both the above are public companies listed on the Cyprus Stock Exchange. The Shacolas Group is the largest and one of the most diversified business groups in Cyprus, with a leading presence in various sectors including retail, distribution & logistics, automotive & engineering, real estate and infrastructure.

Description of Project

The Shacolas Emporium Park is a highly successful multifunctional retail and leisure complex with a continuous and steady growth of revenues and profitability. It is located on the outskirts of Nicosia, adjacent to the Nicosia-Limassol / Larnaca motorway, offering easy access to and from anywhere in Cyprus. The Park has a total area of 102,000 sq.m. with gross leasable area of 55,600 sqm and about 2,500 covered and open car parking spaces. It includes the Mall of Cyprus, IKEA, retail and commercial buildings Annex 3 & 4, an open-air amphitheatre, children's playgrounds, a square dedicated to the Cypriot Mother and beautifully landscaped gardens. It comprises well-known fashion and other retail outlets, a multiplex cinema, coffee shops and restaurants and much more. It houses a carefully chosen mix of internationally successful brands like Debenhams, Zara, Mango, Intersport, Benetton, Topshop, Carrefour, Public, Starbucks, T.G.I Fridays, McDonalds, etc. Plans to expand the Mall of Cyprus will add 8,000 sq.m. of retail and entertainment and 200 parking spaces in 2016.

Location

Shacolas Emporium Park is located at the southern outskirts of Nicosia, the capital of the island; 7 minutes drive from the city centre, 30 minutes from Larnaca and 45 minutes from Limassol, the second largest city of Cyprus.

MAKRONISOS MARINA at Ayia Napa



Ownership

M.M. Makronisos Marina Ltd

M.M. Makronisos Marina Ltd, is an SPV, incorporated in the Caramondani Group of companies, a multidisciplinary organization consisting of 14 active companies, providing high end engineering construction services to large scale projects. The group enjoys very healthy balance sheets and a flawless proven record of successfully completed projects both in the private and public sector for over 55 years. It employs 300 people with an average of €50m turnover. The Group has 18 years of experience in PFI/BOOT projects, since the award of the first pilot project back in 1996.

Description of Project

- The Project will be developed on a total land area of 291,989m².
- The development will involve the construction of a marina infrastructure, 600 berths accommodating up to 60m (200ft) mega-yachts, commercial facilities and residential developments.
- The residential development includes the construction of 30 exclusive villas and two towers sharing 120 apartments.
- The commercial components of the Marina will be accommodated at Pyare Village, with restaurants, tavernas, pubs, shops, a banqueting hall and a spa centre. A small 250-seat convention centre and an exclusive 5* Boutique Hotel will complement the whole development.
- Ayia Napa is the most touristic area on the island enjoying crystal clear seas. Just a 30 minute drive from Larnaca International Airport and 40 minutes from Nicosia, the capital, the development enjoys direct access to the highway.

Location

The Project's location is in Ayia Napa, at the southeastern part of the island within Famagusta district.

LORD BYRON TOWERS



Ownership **Tofarco**

TOFARCO was established in 1977. The company philosophy is to change the urban environment in Cyprus and create modern and efficient buildings with absolute consistency as its guiding principle towards its clientele and associates. Over its 37 year long engagement in the sector, the Group has expanded beyond the borders of Cyprus with subsidiaries in Greece and Romania, as well as several other subsidiaries whose business activities are directly related to the sector and its affiliated industries. It comprises various departments, employs all types of scientific and technical personnel and handles all aspects of land development process in-house. TOFARCO has successfully completed and delivered over 90 projects within Cyprus and Greece exceeding 250,000m² in buildable area and is widely considered one of the most credible groups currently active in the real estate sector.

Description of Project

A purely commercial project comprised of twin “soft” interconnected towers positioned in an open landscaped plaza that will go to the highest permitted heights which now exceed 100m and 90m respectively to give identity, better natural lighting, ventilation, sound insulation to higher floors and provide maximum space planning flexibility for either open plan or cellular configurations. It is located in the urban centre and overlooks the busy ring road connecting the eastern and western suburbs of the capital, Nicosia, and neighbouring crucial Government offices. Adjoining it to the north of the site is the Cyprus Stock Exchange while a few hundred metres away is the traditional Central Business District of Nicosia where all kinds of economic, financial, business, commercial and social services are clustered. It is a unique prime commercial site of high centrality and proximity to services, very easily accessible from all parts of Nicosia, features which render the site extremely suitable for this high-end commercial development of flagship characteristics. A preliminary Planning Permit has been granted for the tallest tower of Cyprus and the largest office development in the capital, exceeding 10,000m².

Location Nicosia Centre

SANTA ROZA TOWER



Ownership

A.I Poyadjis & Stylianou Construction & Development (AIPSD)

AIPSD LTD is a construction and development company founded in 1992. AIPSD LTD has blossomed today into a successful and a well-established property developer. The head offices are located in Nicosia Cyprus. It is a low-volume, highquality developer of unique properties with innovative design solutions and individual style. The main objective of the company is to provide properties that increase their value as time passes. For that reason properties of exceptional architecture of high quality and sustainable construction located in prime locations are the companies' chief aim. AIPSD offers a range of premium offices, apartments and exclusive custom-designed villas with exceptional commitment to deliver superior living environments. Great care is taken to ensure that AIPSD LTD new buildings integrate into the natural surroundings and respect the environment.

Description of Project

AIPSD's ambition is to build a new recognizable and timeless landmark, a new dynamic centre offering the capital an alternative high-end product to attract business and contribute to promote a progressive image for Nicosia. It intends to integrate the municipality's key objectives into the new proposed development and to offer the neighbourhood an attractive public realm and a smart passive design solution. The team developed the brief through rationalising the following:

To design a sustainable and comfortable environment for office tenants and residents and to improve the present and future living spaces of the neighbourhood.

- To enhance the public realm.
- To optimise Net to Gross
- Efficiency within the limitations of the development
- Design for ease of construction.
- Low maintenance.

- To attract premium revenue.
- To achieve a strong visual aesthetic and landmark status.

Location

The site is located in the city centre on Spyros Kyprianou Avenue, within the vibrant developing commercial centre to the South West of the historical heart of the capital city of Cyprus.

NEAPOLIS SMART ECO CITY



Ownership

Leptos Group

The Neapolis Project is owned by the Leptos Group. The Leptos Group is one of the largest private companies in Cyprus, focusing primarily on real estate development and hotel ownership and management in Cyprus and Greece, while also owning the Neapolis University and Iasis Hospital in Paphos. It has been in the real estate business since 1961 and has developed and sold in excess of 20,000 units since its inception.

Description of Project

The Neapolis project is one of the most significant planned mixed use developments of its kind in southern Europe. It encompasses a whole new city ("nea polis" in Greek) of around 6,000 new residential units in innovative lifestyle residential communities, supported by a Health Park (hospital, wellness centre, rehabilitation centre), a university campus for the Neapolis University and a Theme Park that will include retail, entertainment, leisure and cultural elements as well as a hotel. Neapolis will include a green areas and parks of close to 230,000m², and its design will include centrally controlled systems and a menu of smart services for its residents and users. It is probably the largest project of its kind in Cyprus with 780,000m² of building coefficient on a total land area of 1,135,000m². It is a "city within a city," as it capitalizes on the existing infrastructure and services available in Paphos. Neapolis is within 800m from the sea front and the luxury hotel promenade of the Paphos tourist area. It connects directly to the national motorway network and is located at the site of the legendary gardens of Goddess Aphrodite, which includes significant historical and cultural elements, including ancient tombs and religious sites.

Location

The Neapolis Project is adjacent to the city of Pafos, within 15 minutes from the Pafos International Airport on the west and within 5 minutes from the ancient Pafos castle and harbor on the east.

BLUE MARINE



Ownership **Leptos Group**

The project is a Jv between an overseas investment fund and the Leptos Group of companies. the Leptos Group is one of the largest private companies in Cyprus, focusing primarily on real estate development and hotels ownership and management in Cyprus and Greece, while also owning the neapolis university and Iasis Hospital in Paphos. It has been in the real estate business since 1961 and has developed and sold in excess of 20,000 units since its inception

Description of Project

Blue Marine will offer luxury residential units with sea views as well as first-class office space in distinct high-rise iconic towers, within an open area with communal swimming pools, gardens and other residential facilities. the project will offer hotel-style facilities including Gym & spa area with indoor and outdoor pools, a concierge, children's playgrounds, controlled entry systems, as well as property management services. the total development's gross saleable area is around 45,300m², of which around 90% is residential and 10% is offices.

Location

A most upcoming seafront location 300 meters from the Limassol Marina, where a major phase of Limassol's redevelopment is happening.

EAGLE PINE



Ownership **Aristo Developers Ltd**

Aristo developers prides itself on being one of Cyprus' leading construction and development companies. Established in the early 1980s, Aristo Developers has led the growth of the holiday home market in Cyprus, commanding a significant share thereof. Today it is also the largest private landowner on the island. With over 250 island-wide developments, and 50 new projects currently in the market, Aristo Developers seeks out the finest locations to develop an impressive range of unique freehold properties ranging from apartments, villas and townhouses, to luxurious beachfront homes and golfing estates. Having delivered successful developments for more than thirty years, Aristo Developers builds upon the foundations of quality and commitment. Over 12,000 satisfied homeowners to-date have commended Aristo Developers on its ability to deliver high quality and service, and importantly on fulfilling its promise for guaranteed title deeds. Being a true visionary, Aristo Developers has been a pioneering force in delivering lifestyle-enhancing infrastructure, with large-scale investments amongst which Secret Valley Golf, Aphrodite Waterpark, the International School of Paphos, and most recently the highly acclaimed Kings Avenue Mall. Its currently in-development and truly unique Venus Rock as well as its upcoming Eagle Pine golf resorts, will drastically elevate Cyprus on the international premium lifestyle map.

Description of Project

Eagle Pine Golf Resort lies north-west of the city of Limassol on 1.7million m² of picturesque countryside, boasting distant coastal views and easy access from the Limassol-Paphos highway. It is set to become a highly sought-after integrated golf community with high-standard on-site services, including a boutique hotel and spa, a commercial plaza and a sports facility, together with a comprehensive range of luxurious villas, maisonettes and apartments. The total development will cover up to 180,000 m². Designed to make full use of natural features and hazards such as pine forest, shrubs and gentle waterways, its environmental diversity will give a unique character to the 18-hole championship standard course and the carefully designed resort that surrounds it.

Location

Amongst the picturesque rural communities of Ayios Ambrosios, Paramali and Sotira, north-west of Limassol.

VENUS ROCK



Ownership **Aristo Developers Ltd**

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Description of Project

Venus Rock is set to become one of Europe's largest and most sought-after luxury residential beach-front developments, attracting worldwide buyers and creating a vibrant, exclusive community. Set on spectacular grounds comprising hills, plateaus and a stunning valley, next to landmark project Aphrodite Hills, and at a mere 10 minutes' drive from Paphos International Airport, Venus Rock will not only provide beautifully crafted homes but also lavish facilities providing residents with everything from fine dining to world-class sporting facilities, shopping and entertainment. Its already developed and sold first phase – 394 of 654 divided plots and over 400 completed villas with mature gardens – allows potential home buyers to visualise the complete resort. When completed, Venus Rock Golf Resort will boast:

- Over 800,000 m² (or 3,400 units*) of private residences (excluding the 394 plots sold), with the potential for a further 200,000 m² (or 1,200 units¹) upon achievement of the rezoning (under discussion) of circa 1.5 million square metres of agricultural land to a 25% building coefficient for holiday homes (hereinafter “rezoning”). That's over one million square

metres of prime residential real estate with breathtaking golf course and sea views.

- 18,000 m² of commercial & leisure space
- A 5-star hotel and a branded villas complex managed by Nikki Beach, with a high potential to host a casino. We are working with a concept of an all-suite boutique hotel of around 80 suites but there is additional density for a much larger facility (three times bigger).
- An exclusive Nikki Beach Club on a secluded beach
- A 36-hole golf complex designed by Tony Jacklin – the first 18 were launched in September 2013 (replacing the well-established Secret Valley Golf Course)
- An exclusive private marina accommodating around 110 yachts
- Two sports centres offering a variety of sports facilities

* The actual number of residences will depend on the averages sizes built. A complete master plan of the entire project (pending the residential developments of the northern part, which is considered as a “future phase”) is available and relevant permits for the land allocation and usage have been issued. Only the final permits for the Private Marina are pending. A complete master plan of the entire project (pending the residential developments of the northern part, which is considered as a “future phase”) is available and relevant permits for the land allocation and usage have been issued.

Location

The project is situated 14km east of the town of Paphos, on stunning grounds encompassing the “Ha Potami” river valley and its neighbouring hills, between Aphrodite Hills Resort, Kouklia village and the Mediterranean sea, boasting almost a kilometre of sea-frontage.

MAKEDONITISSA ESTATES



Ownership

Holy Archbishopric of Cyprus (HAC)

The Holy Archbishopric of Cyprus is the oldest institution in Cyprus with a vital religious and social role within the society of Cyprus. The HAC is the single largest land owner in the island, with a firm stronghold in many diverse business sectors and industries and great depth, experience and success in the execution of large scale developments in Cyprus. The HAC has a strong business presence in a number of businesses, private and public, including the financial services sector, the hotel industry, real estate, IT and Internet and consumer goods.

Description of Project:

The project involves the utilization of a 161,000m² plot in the heart of Macedonitissa, a south-western suburb of Nicosia that has exhibited fast development over the past years. A multi-purpose master plan development that, between the old Church of the Virgin Mary and its large green area, will comprise, upon completion, a range of facilities including educational, health, cultural, leisure, hotel recreational, commercial, sports facilities and offices.

Location

Macedonitissa, Egkomi, Nicosia, Cyprus

VASA GOLF RESORT



Ownership

Universal Golf Enterprises Plc

Universal Golf Enterprises PLC, the developer of the project, is a wholly owned subsidiary of Universal Life Insurance Public Co. Ltd (UL). UL is a leading life and health insurance company in Cyprus and has been successfully involved in real estate development for the last 40 years.

Description of Project:

Vasa Golf Resort is situated on the hills above Limassol, offering views across the surrounding countryside and along the coastline between Larnaca and Limassol. The site spans approximately 200 hectares and is characterized by undulating topography on south-facing hills. Vasa Golf Resort occupies a fairly central location in the southern coastal region of Cyprus. It lies a 20-minute drive from downtown Limassol, a key centre for tourism on the island, 50 minutes from Nicosia and 40 minutes from Larnaca Airport. The project incorporates an 18-hole golf course, a clubhouse, a boutique hotel with a spa and wellness component, a retail shopping and leisure centre, an integrated development and a wide range of luxurious villas. World-renowned professionals have been involved in the design of the project, namely AECOM Ltd for the preparation of the Masterplan and Economic Appraisal, European Golf Design for the design of the golf course, Allies and Morrison for the concept design of the village centre and the club house and J&A Philippou as the Local Architects.

Location

Vasa Golf Resort site is situated on the hills north-east of Limassol.

LIMASSOL LANDMARK



Ownership

Pafilia Property Developers Ltd

Pafilia Property Developers Ltd was founded in 1977 and is the largest privately owned property developers in Cyprus. It has successfully developed more the 200 projects of multiple property styles including apartments, maisonettes, custom made villas, traditional stone built homes. It provides full customer services, cooperates with world renowned architects Atkins, WKK and WoodsBagot.

Description of Project

The project offers a new, luxury destination in the heart of Limassol; a sublime Location for urban living, relaxation, culture and entertainment. The Limassol Landmark, situated along Limassol's exquisite seafront, has been designed by renowned international architectural firm ATKINS, responsible for the construction of many of the most prominent projects around the world. The tower – comprising 37 storeys – features a unique design and layout consisting of luxurious serviced residences, spa facilities, health club, business centre, concierge, tennis court and childrens playgrounds. In addition, the project boasts a large commercial plaza with retail stores and restaurants, as well as three levels of public car parking. The Limassol Landmark offers both two and three bedroom apartments, as well as exclusive Duplex Apartments and Penthouses with private swimming pools.

Location

Limassol Seafront

PAFILIA TOWER



Ownership

Pafilia Property Developers Ltd

Pafilia Property Developers Ltd was founded in 1977 and is the largest privately owned property developers in Cyprus. It has successfully developed more the 200 projects of multiple property styles including apartments, maisonettes, custom made villas, traditional stone built homes. It provides full customer services, cooperates with world renowned architects Atkins, WKK and WoodsBagot.

Description of Project

The Tower is located on the Limassol seafront and is a mixed-use development with retail shops, restaurants, cafés and offices as well as luxurious apartments, duplexes and penthouses. The Pafilia Tower has been designed by Atkins, the world-renowned international architectural firm that has designed so many recognizable projects across the globe. The 36-storey tower has a unique design and layout and consists of luxurious serviced residences as well as three basements with parking spaces for public use, 2 floors of Retail Space, 6 floors of Offices and 27 floors of Residential Units, with two-, three- and four-bedroom apartments, duplexes and penthouses with their own swimming pools. The Tower's ingenious design ensures that every residence enjoys the optimal coastal view.

Location of project

Limassol Seafront

ST. ELISABETH GOLF RESORT LTD



Ownership

Condiarto Investments Ltd Group of Companies

Description of Project

It is located in the picturesque village of Ayios Ambrosios in the heart of the wineproducing area 650m above sea level with undisturbed panoramic views of the south coast and the Troodos mountain range. Of 2,000,000m², 1,575,000m² is incorporated into this unique development. The golf course is designed by world-famous golfer and environmental award winner, Jack Nicklaus. The masterplan is being initiated and developed by the Planning Awards winner, Tibbalds Planning & Urban Design Ltd, of London, UK. The architectural plans of the Clubhouse, Spa, Hotel and Residential Housing project are being designed by the award-winning Cypriot architects, Yiannos Anastassiou Architects & Designers. The main themes are a Country Club with a leisure and fitness centre, a children's club, an olive press and museum, the restoration and promotion of a local winery, a Conference Centre with Seminar facilities, an Amphitheatre, an Equestrian Club, cycling and nature observation, paragliding, a helipad a museum, a cultural centre, reservoir/ featured lakes, a photovoltaic park, and restaurants.

Location

Limassol –Ayios Ambrosios

NICOSIA CITY MALL



Ownership **Athienitis Group**

Athienitis is one of the leading companies in the real estate industry in Cyprus with activities also in Greece. The company operates over 30 years and is listed in Cyprus Stock Exchange since 2002. The last 10 years, the company has developed and delivered a considerable number of projects.

Description of Project

The mall is developed in 61,000 sqm of land on the boundaries of Lakatamia municipality, next to the highway driving from Nicosia to Troodos, with excellent access directly from the highway to facilitate the in and out of visitors as well as excellent visibility. The total construction surface areas are 113.000 m². The Gross Lettable Area is 42.000 m² (GLA), out of which 32.000 m² are the Net Lettable Area (NLA), spread on the ground and first floor with parking on basement level. It has total of 1.700 parking spaces, it consists of approximately 138 shops.

Location

The Nicosia City Mall is developed on the west side of Nicosia, just 10 km away from the center of Nicosia, in Lakatamia area.

ELEA ESTATE



Ownership **S.Z.Eliades Leisure Ltd**

Developed by S.Z. Eliades Leisure Ltd; a consortium of five shareholders (Eliades Group, CCA, International, Demetra Investments, GCC and the Louis Group) who collectively have a vast experience and expertise in construction, shipping, hotel and leisure resort ownership and management in Cyprus, Europe, Asia and the Middle East.

Description of Project

Eléa Estate is an award-winning integrated golf resort development with full permits which, when fully completed, will incorporate the following: a signature 18 hole Nick Faldo golf course with full practice facilities and a Hart Howerton Clubhouse (both already operational), a boutique hotel, a village square (with restaurants, cafe, bar, SPA, gym, pool complex, small shops, etc) and around 500 properties for sale (villas, junior villas, apartments). The project's total area is 1,190,000m², with a buildable coefficient of 130,000m². The project has received numerous awards including those of Best Golf development in Europe for 2011 and Best International Leisure Development for 2011 (by International Property Awards).

Location

Paphos area

PAVILION BUSINESS CENTER



Ownership **D. Zavos Group**

The D. Zavos Group was established in 1980 and is one of the leading real estate developers in Cyprus, with over 127 completed residential and commercial projects to date, mainly in Limassol. Over the years, the Group has achieved a reputation for excellent design and construction quality. In parallel through its property management department, can undertake the management and renting of properties on behalf of its clients. The Group also operates in the hotel, insurance, medical & health and immigration sectors and has offices in Cyprus, UK and China and affiliations throughout the world.

Description of Project

The Pavilion Business Center consists of 2 buildings with a total area of 7,700m² and it is built on a 5,323m² plot of land. It is of commercial and office use. The buildings are of high specifications and make use of advanced technologies affording them energy efficiency certification. The main building comprises 8 shop units at ground and mezzanine levels and 5 levels with 5 open-plan autonomous office spaces which may be split into two units per level. The second building is a 4-level building suitable also for a department store. In total, there are 151 parking spaces.

Location

West of Limassol, at the junction of 2 highly commercial avenues

DEL MAR



Ownership

Joint venture between the Leptos Group and the D. Zavos Group.

Del Mar is a joint venture between the Leptos Group and the D. Zavos Group. The Leptos Group is one of the largest private companies in Cyprus, focusing primarily in real estate development and hotels ownership and management in Cyprus and Crete, while also owning the Neapolis University and Iasis Hospital in Pafos. It has been in the real estate business since 1961 and has developed and sold in excess of 20,000 units since its inception. The Zavos Group was established in 1980 and is one of the leading real estate developers in Cyprus, with a reputation for offering high-quality residential & commercial units as well as plots at prime locations mainly in Cyprus. Del Mar is the second joint venture by The Leptos & Zavos Groups in Limassol – the first such joint venture (Eden in Limassol) is almost 90% sold, having launched in 2011.

Description of Project

Limassol's new landmark development, with luxury apartments in two tall (up to 25 floors) curvilinear towers, supported by a targeted high-end commercial & entertainment area surrounding the base of the towers. The residential concept revolves around luxury lifestyle with modern design, while the apartments will all have unobstructed sea views, and enjoy hotel style facilities including Gym & Spa area with indoor and outdoor pools, concierge, children play grounds, controlled entry systems as well as property management services.

Location

On the Limassol seafront.

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