

NOVEMBER 2023

The Leptos Group has the experience to help you navigate the property market. With over 63 years experience in real estate and construction in Cyprus and Greece, we have a deep market knowledge allowing us to present the best properties to our agents and investors.

# INDICATIVE PRICES CYPRUS



**Leptos Estates**  
DEVELOPING PROJECTS  
WITH SENSITIVITY TO THE ENVIRONMENT

# CYPRUS

## PERMANENT RESIDENCY AND HOLIDAY HOMES

Acquiring property in Cyprus, either as an investment or as a second home, has always been a popular choice among foreign investors. A combination on of high quality of life, 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.

Leptos Estates will assist with all aspects of the Cyprus Permanent Residency programme which is professionally handled by leading, reputable firms. Cyprus Permanent Residency requires a minimum property investment of €300,000 and also gives you easy access to Europe.

**CYPRUS**  
HOLIDAY  
HOMES

FROM € 150,000

GET  
**CYPRUS**  
PR CARD  
IN 6 MONTHS

INVEST € 300,000  
IN PROPERTY





# PAPHOS

## THE COSMOPOLITAN CITY

- Picturesque coastal town resort rich in history and culture, included by UNESCO in its World Cultural Heritage List
- Birthplace of Aphrodite, Goddess of Love and Beauty, and the capital of Cyprus throughout the Roman Empire
- The jewel of the Mediterranean, rich in flora and fauna, beautiful in all seasons, Paphos is a place for all kinds of tastes
- In Paphos, one can enjoy safety and security as well as an unspoilt and peaceful way of life
- Paphos is the champion of property sales to overseas buyers and investors offering the best investment opportunities with great growth potential
- The island's most important tourist destination to all holiday buyers and especially for families
- The traditional hospitality of its people, combined with an abundance of activities and interests, make the whole area an ideal place to live, work and holiday
- An area of exquisite natural beauty blessed with the best climate on the island
- Championship golf courses, sandy blue flag beaches and breathtaking mountain trails, luxury hotels and resorts
- Enjoy the latest dance tunes at a plethora of entertainment spots, part of the modern town's varied cosmopolitan life



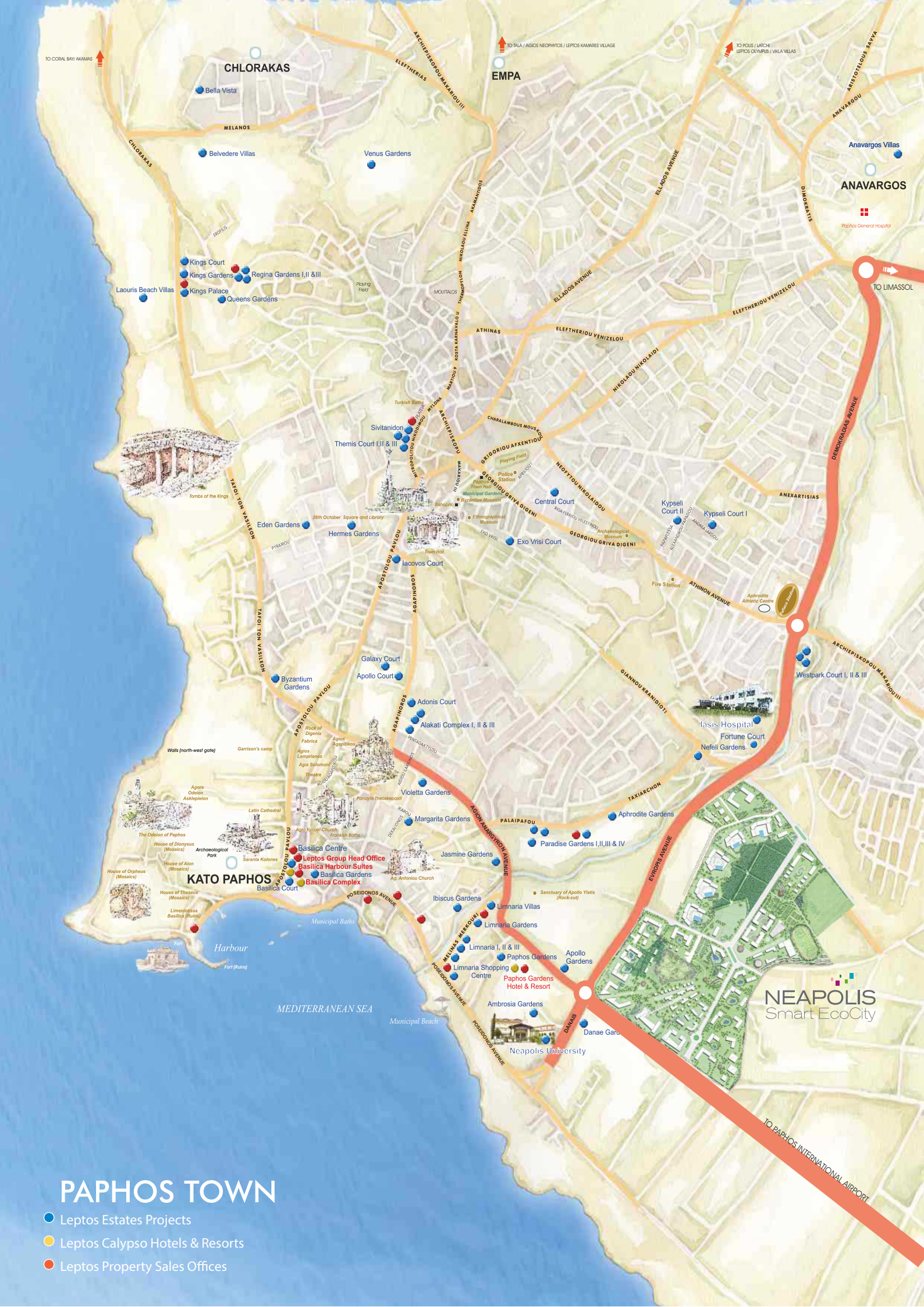




# PAPHOS DISTRICT

- Leptos Estates Projects
- Leptos Calypso Hotels & Resorts
- Leptos Property Sales Offices





# PAPHOS TOWN

- Leptos Estates Projects
- Leptos Calypso Hotels & Resorts
- Leptos Property Sales Offices





## ADONIS BEACH VILLAS CHLORAKA

Adonis Beach Villas is set in one of the most desirable locations in Cyprus. In this special collection of exclusive homes you will experience the mix of design and architecture with traditional features, comfort and construction into Mediterranean living.

PROPERTY TYPE	BEDROOMS	S/POOL	PRICES (€) FROM
DETACHED VILLA	3	YES	CALL
DETACHED VILLA	4	YES	1,330,000*
DETACHED VILLA	5	YES	1,426,000*
DETACHED VILLA	6	YES	CALL



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VIEW PRESENTATION



VIEW LOCATION

## AKAMANTIS GARDENS APARTMENTS POLIS

New exclusive resort residence located in the Polis area next to the sea and close to a new golf course. Coastal development of 1, 2 and 3 bedroom apartments and stylish penthouses.

PROPERTY TYPE	BEDROOMS	S/POOL	PRICES (€) FROM
APARTMENT	1	YES	CALL
APARTMENT	2	YES	247,000*



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## AKAMANTIS GARDENS VILLAS POLIS

New exclusive resort residence located in the Polis area next to the sea and close to an upcoming golf course. Villas with communal and private S.pools, beautiful gardens, bbq areas, sunterraces.

PROPERTY TYPE	BEDROOMS	S/POOL	PRICES (€) FROM
TOWNHOUSE	2	NO	303,000*
TOWNHOUSE	3	NO	346,000*
Detached Villa	2	NO	353,000*
Detached Villa	3	NO	459,000*



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## APHRODITE GARDENS APARTMENTS KATO PAPHOS

Aphrodite Gardens is probably the most luxurious gated resort in Cyprus. Superbly located in Kato Paphos and within walking distance to all amenities, services and facilities, including blue flag beaches.

PROPERTY TYPE	BEDROOMS	S/POOL	PRICES (€) FROM
APARTMENT	1	YES	CALL
APARTMENT	2	YES	CALL
PENTHOUSE	3	YES	CALL



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## APHRODITE GARDENS VILLAS KATO PAPHOS

The most luxurious gated resort in Cyprus. It is superbly located in K. Paphos within walking distance to all amenities and facilities and municipal sandy beaches.



PROPERTY TYPE	BEDROOMS	S/POOL	PRICES (€) FROM
DETACHED VILLA	3	YES	549,000*



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## APHRODITE SPRINGS GEROSKIPOU

Prime location with superb sea views located close to Geroskipou main square and to an ancient spring. Communal swimming pool, covered parking, restaurant, mini market, large gardens and sun terraces are a few of the facilities and amenities.

PROPERTY TYPE	BEDROOMS	S/POOL	PRICES (€) FROM
APARTMENT	1	YES	CALL
APARTMENT	2	YES	273,000*
RESTAURANT	-	YES	CALL



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## ARGAKA BEACH VILLAS

### ARGAKA

Traditionally designed with a blend of natural materials, this very exclusive project comprises charming 2 and 3 bedroom detached villas of bungalow split-level or double-storey style.

PROPERTY TYPE	BEDROOMS	S/POOL	PRICES (€) FROM
VILLA	2	NO	395,000*



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## ARMONIA BEACH VILLAS

### KISSONERGA

Armonia Beach Villas, is a brand new project by Leptos Estates superbly located on the coastline in a pristine area between Paphos Harbour and the picturesque Coral Bay Beach. The Villas are built to the highest standards.



PROPERTY TYPE	BEDROOMS	S/POOL	PRICES (€) FROM
DETACHED VILLA	3	YES	CALL
DETACHED VILLA	4	YES	1,430,000*
DETACHED VILLA	5	YES	3,384,000*



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## BASILICA GARDENS

### KATO PAPHOS

Just a short stroll from the quaint harbour of Paphos and only 100m from the municipal sandy beach, stands this low rise Mediterranean resort, Clubhouse, S.pool, shops, reception.

PROPERTY TYPE	BEDROOMS	S/POOL	PRICES (€) FROM
APARTMENT	2	YES	CALL



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## BELVEDERE VILLAS

### CHLORAKA

Belvedere plots & villas is a special project of fabulous plots and individually designed villas. All plots command stunning views of both the sea and the surrounding area.

PROPERTY TYPE	BEDROOMS	S/POOL	PRICES (€) FROM
DETACHED VILLA	3	YES	963,000*
DETACHED VILLA	4	YES	2,529,000*



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## CORAL BAY VILLAS

### CORAL BAY, PEYIA

Located in the exclusive Coral Bay area a selection of luxurious custom built villas from 2 to 10 bedrooms by the sea with private s. pools, large verandas and sun terraces.

PROPERTY TYPE	BEDROOMS	S/POOL	PRICES (€) FROM
DETACHED VILLA	2	YES	CALL
DETACHED VILLA	3	YES	621,000*
DETACHED VILLA	4	OPTIONAL	757,000*
DETACHED VILLA	5	YES	1,611,000*



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## CORAL GARDENS

### CORAL BAY, PEYIA

Coral Gardens is set in an enviable position within walking distance of the beautiful sandy beaches of Coral Bay. All 1,2,3 bedroom properties have designed to create ample living space with spectacular and spacious terraces.

PROPERTY TYPE	BEDROOMS	S/POOL	PRICES (€) FROM
APARTMENT	1	YES	206,000* ■
APARTMENT	2	YES	341,000* ■



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## CORAL SEAS VILLAS

CORAL BAY, PEZIA

Coral Seas Villas, an award winning project by Leptos Estates superbly located on the coastline in a pristine area of picturesque Coral Bay, within walking distance to the 5 Star Coral Beach Hotel and Resort, a 10 minute drive to the cosmopolitan Paphos area to the south east and the Akamas Nature Reserve to the north.

PROPERTY TYPE	BEDROOMS	S/POOL	PRICES (€) FROM
DETACHED VILLA	3	YES	699,000*
DETACHED VILLA	4	YES	1,098,000*
DETACHED VILLA	5	YES	3,060,000*



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## IASONAS BEACH VILLAS

CORAL BAY, PEZIA

Exclusive beachfront villas located in the majestic Coral Bay area, with modern architectural designs complete with panoramic views. Close to Akamas National park and the picturesque village of Pezia.

PROPERTY TYPE	BEDROOMS	S/POOL	PRICES (€) FROM
DETACHED VILLA	3	YES	599,000*
DETACHED VILLA	4	OPTIONAL	944,000*



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## KAMARES VILLAGE

TALA

Detached off-plan and custom built villas in the most exclusive resort in Cyprus. A multi international award winning property development with a Club House, restaurant, tennis courts, reception, library, medical center and property management service.

PROPERTY TYPE	BEDROOMS	S/POOL	PRICES (€) FROM
BUNGALOW VILLA	2	NO	567,000*
DETACHED VILLA	3	OPTIONAL	625,000*
DETACHED VILLA	4	YES	1,395,000*
DETACHED VILLA	5	YES	2,050,000*



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## LATCHI BEACH VILLAS

LATCHI. POLIS

Latchi Beach Villas is a beachfront luxury project next to the Latchi marina with its costal paved walk, picturesque harbour known for its fresh fish restaurants and tavernas and the Akamas peninsula.

PROPERTY TYPE	BEDROOMS	S/POOL	PRICES (€) FROM
DETACHED VILLA	3	YES	1,100,000*



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## MANDRIA GARDENS

MANDRIA

Exclusive Resort Residences located in Mandria village, close to the beach, airport and nearby golf courses. Offers 1, 2 and 3 bedroom apartments and penthouses surrounding a large communal swimming pool.

PROPERTY TYPE	BEDROOMS	S/POOL	PRICES (€) FROM
APARTMENT	1	YES	179,000*
APARTMENT	2	YES	288,000*
VILLA	3	YES	595,000*



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## OLYMPUS VILLAGE

TSADA

Olympus village is the Winner of an International 5\* Award for the Best Cypriot Development. Luxury homes in a peaceful environment, close to Tsada Golf Course with panoramic sea view.

PROPERTY TYPE	BEDROOMS	S/POOL	PRICES (€) FROM
DETACHED VILLA	3	NO	840,000*
DETACHED VILLA	4	OPTIONAL	1,040,000*
DETACHED VILLA	5	OPTIONAL	1,189,000*



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## PAPHOS GARDENS

### KATO PAPHOS

Paphos Gardens is situated in the most sought after location of Kato Paphos just 150 meters from the sea and a short stroll from the picturesque harbour, the night life of Paphos and luxury beachfront hotels.

PROPERTY TYPE	BEDROOMS	S/POOL	PRICES (€) FROM
STUDIO	0	YES	CALL
APARTMENT	1	YES	CALL
APARTMENT	2	YES	CALL



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## PERNERI VILLAS

### TALA

An intimate villa development in the most sought after area of Tala Village. Bungalows and villas on large plots with uninterrupted sea views. 2, 3 and 4 bedrooms, large verandahs, S.pools, gardens, BBQ all set in an inviting village atmosphere.

PROPERTY TYPE	BEDROOMS	S/POOL	PRICES (€) FROM
DETACHED VILLA	3	NO	827,000*



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## PEYIA HILLS

### PEYIA

Small development close to Coral Bay with a communal s. pool and superb views to the sea. 1,2 and 3 bedroom apartments and penthouses with open living spaces and relaxing terraces.

PROPERTY TYPE	BEDROOMS	S/POOL	PRICES (€) FROM
APARTMENT	1	YES	CALL
APARTMENT	2	YES	CALL



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## POLIS BEACH VILLAS

### POLIS

Close to the picturesque area of Polis and just 150 m from the beach with views of the blue Mediterranean, Incorporating Greek Island style architecture with fabulous roof gardens.

PROPERTY TYPE	BEDROOMS	S/POOL	PRICES (€) FROM
DETACHED VILLA	3	YES	468,000*



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## VENUS GARDENS

### CHLORAKA

Leptos Venus Gardens is the latest offer of fine living in a tranquil area on the outskirts of Paphos town. This is a high-graded development of one, two and three bedrooms villas, townhouses, apartments and penthouses.

PROPERTY TYPE	BEDROOMS	S/POOL	PRICES (€) FROM
DETACHED VILLA	3	NO	339,500*
FLAT	1	YES	210,000*
FLAT	2	YES	350,000*
FLAT	3	YES	520,000*



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## VIKLA VILLAS

### TSADA

Breathtaking hilltop location, with fantastic views, close to Tsada Golf Course and the picturesque village of Tsada. Club, communal S.pool, Central satellite system and underground electricity cabling and water tanks.

PROPERTY TYPE	BEDROOMS	S/POOL	PRICES (€) FROM
DETACHED VILLA	3	NO	310,000*



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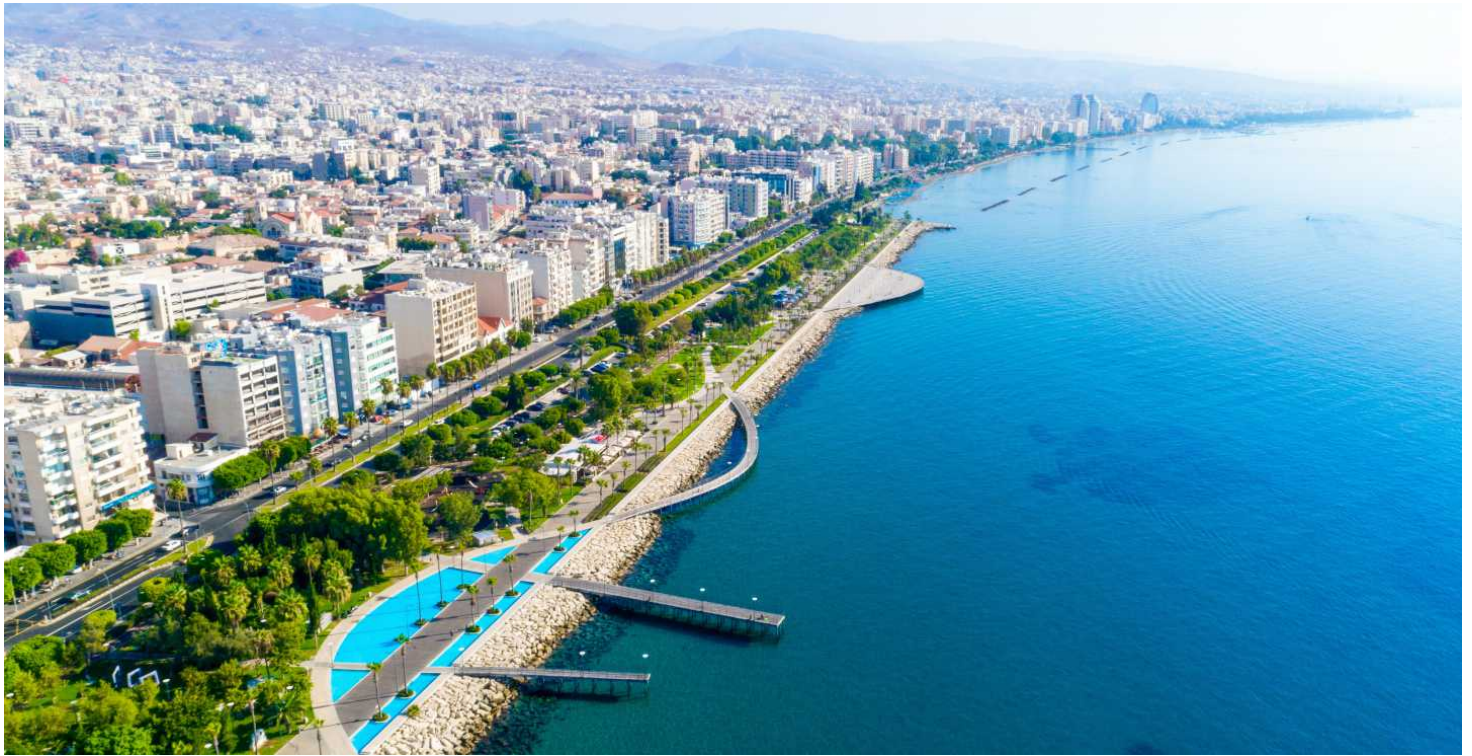
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# LIMASSOL

## A VIBRANT LEISURE DESTINATION

- Most vibrant city in Cyprus with an unending list of interesting things to see and do
- Cosmopolitan high-end tourist destination conveniently located 40 minutes' drive from both International Airports and the capital city of Nicosia
- The bustling resort of Limassol is located on the beautiful south coast of Cyprus
- Limassol is setting the new standard as a thriving European business hub
- Renowned for its vibrant atmosphere and spontaneous hospitality
- Popular among HNWI and ex-pat families who choose to relocate for education, lifestyle, tax and business purposes
- VIP and tailor-made entertainment, sports activities, exploration trips and yacht charters
- A bustling nightlife with contemporary clubs and places of entertainment
- Sporting options include: golf, horse riding, surfing, snow skiing, tennis, scuba, hiking and much more
- Living in Limassol offers a unique opportunity of experience, a rich cultural heritage throughout the year; carnival, wine festival, rally, marathon and music festivals
- Home to the island's shipping community as well as an upcoming home to Cyprus' oil and gas community
- 'City of Dreams Mediterranean' - the largest integrated casino resort in Europe, currently under construction
- A cruise hub terminal operated by Dubai Ports and a transshipment centre operated by Eurogate
- 15km seafront with sandy beaches, public realms, parks, pedestrian and cycling routes, as well as a new modern marina with booths for sale and rent
- Demand for housing is very high and the area is booming, mainly due to the inflow of international companies, holiday makers and investors







## LIMASSOL AREA

- Leptos Estates Projects
- Leptos Property Sales Offices



# Limassol Blu Marine

## LIMASSOL

Limassol Blu Marine is designed to become a world-renowned address. Contemporary living spaces rising above the Mediterranean and cantilevered into the Cypriot sky, these bespoke residential towers feature architecture from the finest designers, as well as uninterrupted sights of the Limassol skyline and astonishing sea views. A top-tier freehold investment opportunity, Limassol Blu Marine presents a dramatic destination with every need catered for, from world

class facilities including concierge, housekeeping, property and rental management services, to unrivalled beach and pool access and more.

Located in the heart of Limassol, and close to a plethora of services and amenities including the Limassol Marina and the upcoming casino resort, Limassol Blu Marine is destined to become a landmark in the thriving downtown region of Cyprus' most vibrant city.



PROPERTY TYPE	BEDROOMS	S/POOL	PRICES (€) FROM
APARTMENT	1	YES	735,000*
APARTMENT	2	YES	1,302,000*
APARTMENT	3	YES	1,258,000*



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# Limassol Del Mar

## LIMASSOL

Limassol Del Mar expresses the island's 'new wave' of architecture through its unique high-rise curvilinear design, that fully capitalises on the plot's 170 metres long sea frontage. Enabling every single apartment of the development to benefit from breathtaking views of the Mediterranean Sea from every angle. It is strategically located right on the seafront, easily accessible and very close to the city's luxury hotels in the heart of Limassol's most prestigious area. Limassol Del Mar, with its five-star services and facilities, will blend with a collection of gastronomic and shopping experiences at a most sought-after residential and leisure address.



PROPERTY TYPE	BEDROOMS	S/POOL	PRICES (€) FROM
APARTMENT	1	YES	CALL
APARTMENT	2	YES	1,900,000*
APARTMENT	3	YES	2,399,000*
APARTMENT	4	YES	CALL
SHOP	-		CALL



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## LIMASSOL PARK

### LIMASSOL

Conveniently located southwest of Limassol town in one of the city's most up-and-coming areas, and just a few minutes away from Europe's largest integrated casino and golf resort, shopping wall, water park, international

PROPERTY TYPE	BEDROOMS	S/POOL	PRICES (€) FROM
APARTMENT	1	YES	205,000*
APARTMENT	2	YES	333,000*
APARTMENT	3	YES	590,000*



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## PISSOURI VILLAS

### PISSOURI, LIMASSOL DISTRICT

A delightful villa development close to the traditional village of Pissouri with countryside and coastal views. Large landscaped gardens, ample room for private swimming pools, barbeque areas and sun terraces.

PROPERTY TYPE	BEDROOMS	PRICES (€) FROM
DETACHED VILLAS	3	554,000*



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## SOUNI & ZANATZIA VILLAS

### SOUNI, LIMASSOL DISTRICT

Souni & Zanatzia villas are situated in beautiful surroundings of pine trees and with spectacular views of the sea and the nearby country side.

PROPERTY TYPE	BEDROOMS	S/POOL	PRICES (€) FROM
DETACHED VILLA PLOT	3	YES	480,000* 148,900*



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