Cyprus Investment Promotion Agency

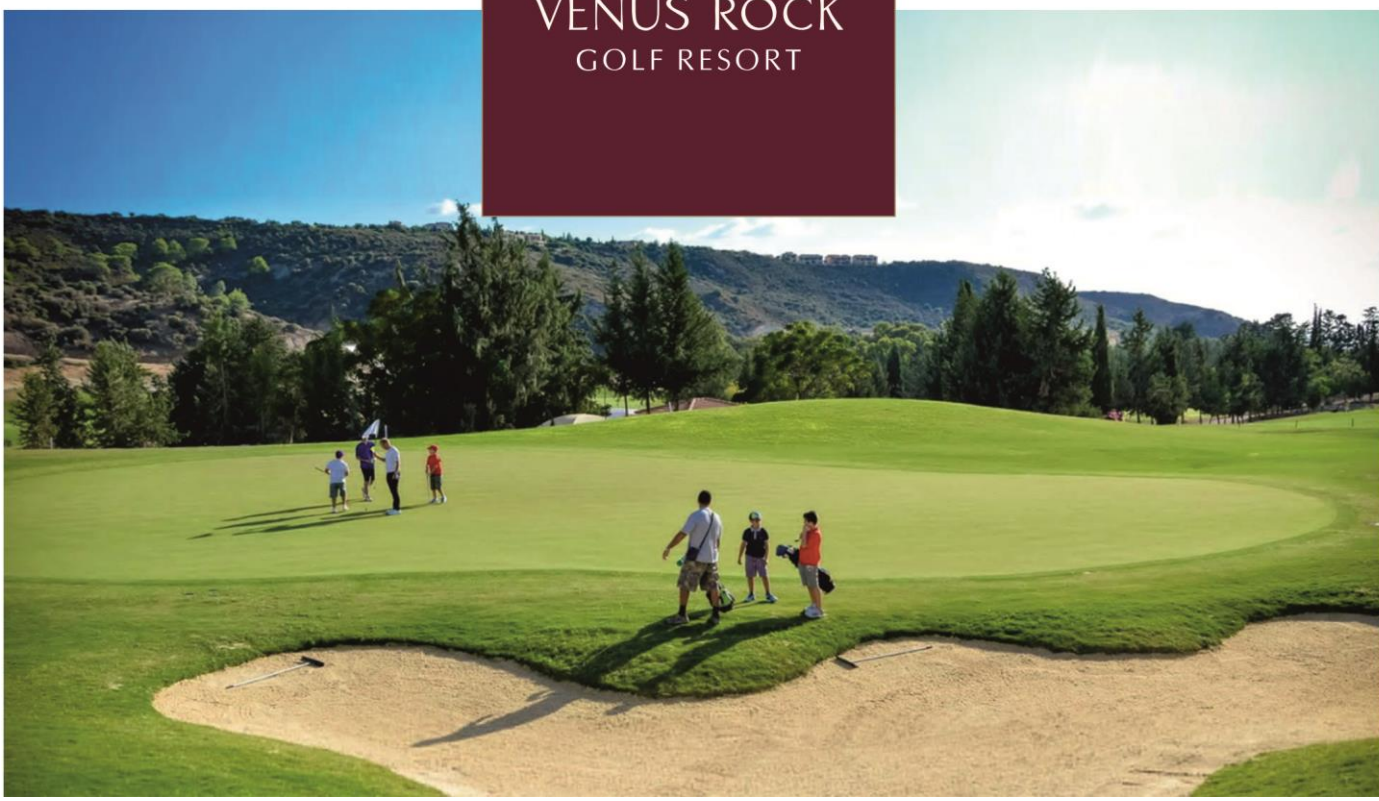
Invest Cyprus

Large Scale Projects
Investment Opportunities in Cyprus

October 2015

Aristo Venus Rock Golf Resort

VENUS ROCK
GOLF RESORT



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Aristo Venus Rock Golf Resort

Description of the Project

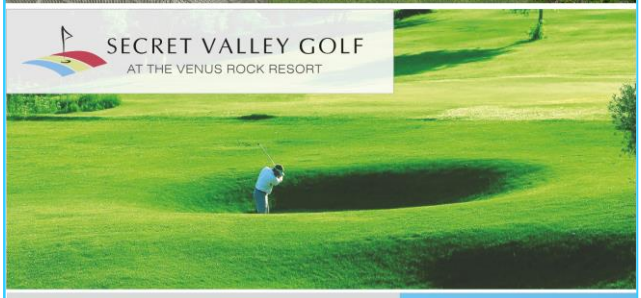
Location: Ha Potami, Kouklia Village (Pafos)

Description: Set to become one the largest golf resort in the South Eastern Mediterranean. With an estimated development of over €1 billion (excl. land), and a sales value of over €4 billion, the Venus Rock resort will feature and integrated resort which includes international 18-hole championship golf courses, premier residences, and commercial and leisure developments. Designed in an exclusive location, the Venus Rock Golf resort will become the island's pinnacle of excellence.

Concept:

- *Circa 10 million square metres*
- *850m of beach front*
- *Private homes master-planned for exclusive views and each in large and secluded plots sprinkled throughout the property*
- *2 x 18 hole competition golf courses designed by Tony Jacklin*
- *5 Star Nikki Beach Hotel, a Nikki Beach Club and Nikki Beach branded villas*
- *Commercial and leisure component – with over 18,000 square meters of seafront commercial space with more than 50 different shops comprised of convenient stores, retail shops, coffee shops, restaurants, movie theatre, multi-functional rooms*
- *2 x community sports centres offering a variety of sports facilities*
- *Children's Club and playground*
- *Yacht / fishing boat shelter with space for more than 120 private yachts – preapproved and subject to final planning permission*

Planning permit for beach development issued 2011



Elea Estate

Elea Estate

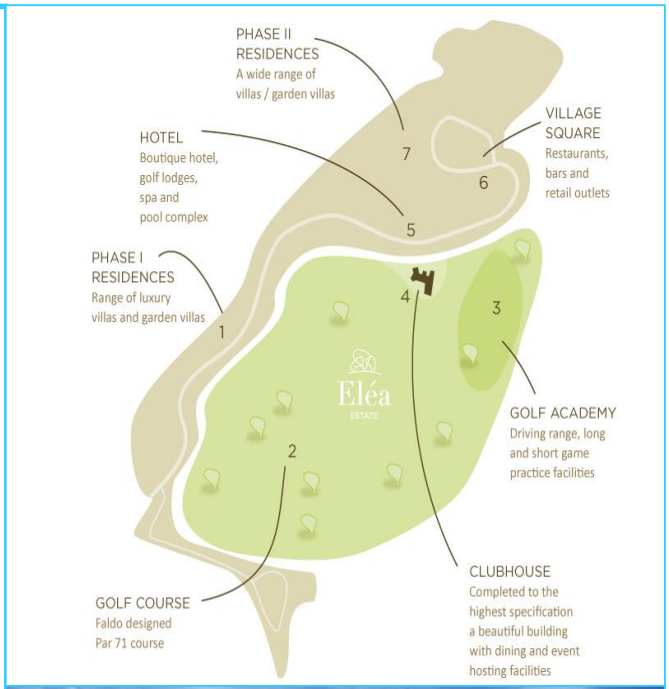
Description of the Project

Location:
Paphos, Cyprus. Strategically located with close proximity to the Paphos International airport (4km), the beach (3km), and the Paphos town and all associated services and conveniences like hospitals, schools, shopping malls, restaurants, hotel (6km).

Description:
Elea Estate is an award winning integrated golf resort development, which when fully completed will incorporate the following:

Concept:

- a signature 18 hole Faldo golf course with full practice facilities,
- a Hart Howerton Club House,
- a boutique hotel (pending approval from CTO)
- a village square with restaurants, cafe, bar, SPA, gym, pool complex, small shops, and
- around 500 properties (villas, junior villas, apartments).
- The complete masterplan has received all relevant planning and building permits.
- The project has successfully completed its 1st Phase. Phasing is as follows:
- Phase 1 (fully completed and operational since Nov 2010): golf course, club house with bar and restaurant, basic infrastructure.
- Phase 2 (under construction since April 2012): 1st phase of residential development consisting of 60 units.
- Phase 3 (construction to commence in 2014): First Phase of boutique hotel, consisting of 24 keys.
- Phases 4 & 5 (construction to commence in 2015): Second phase of the hotel (40 keys), SPA, and village square (restaurants, coffee shop, gym, etc), and remaining phases of the residential development consisting of around 450 residential units.



Leptos Group – Coral Bay Integrated Resort

Leptos Group – Coral Bay Integrated Resort

Description of the Project

Location:

Coral Bay area in Pafos.

It is within 10 minute drive from the center of Pafos, 20 minutes from the Pafos International airport in the east, and 5 minute drive from the Akamas area (Cyprus" largest natural reserve park) in the west. It is the assigned area for the upcoming Marina of Paphos.

Description:

- ✓ The 5 star Coral Beach Hotel (424 existing
- ✓ Rooms – largest hotel in Cyprus , with available land and building sqm for extention), stretching along the bay next to Coral bay.
- ✓ The Luxury Boutique Thalassa Hotel (58 suites), located on the peninsula between Coral bay and the Coral Beach Hotel Bay.
- ✓ Coral Seas Villas comprises of prime sea front villas on a land area of 106,000sqm with 29,000+sqm of building coefficient, adjacent to the Coral Beach Hotel on the west.
- ✓ Coral Bay Villas comprises of existing individual villas as well as apartment complexes, commercial & entertainment venues in various neighboring developments with a total land area of 100,000sqm and 55,000sqm of building coefficient.

Concept:

- ✓ Benefiting from the 2 existing hotels, the aim is to create a unique integrated seafront resort.
- ✓ Through the synergies created by the 2 hotels, the existing villas and the ones to be developed, the resort will satisfy the global upmarket demand for "hotel serviced living"
- ✓ Low execution risk through the optimal allocation of the hotels stable hotel cash flow in high profit generating developments.

Present state of project:

A mature development of hotels & seafront villas with a lucrative potential arising from the undeveloped seafront land, most of which is already licensed.

Leptos Group Project - Neapolis

Leptos Group Project - Neapolis

Description of the Project

Location:

At the heart of the tourist area in Pafos, only 800m from the beach, at the site of the gardens of Aphrodite, the ancient Greek Goddess of love and beauty.

Description:

The first Smart EcoCity in the Mediterranean; a unique, mixed-use development that integrates a health park, a private university, a themed cultural/entertainment/leisure/commercial park and large residential lifestyle development within large green areas and parks with the latest technological and sustainable solutions with the goal of creating a unique living experience within a green environment. Gross value of completed development: €2.8 billion.

Concept:

- *Vibrant live-work-play lifestyle*
- *1,135,000 sqm land area*
- *780,000 sqm buildable area*
- *Green city with 700,000 sqm of green and open areas*
- *Centrally controlled smart systems*
- *"City within a city", capitalizing on Pafos' status as Cyprus' premier resort destination*
- *Innovative Residential design and concept complimented by lifestyle enhancing elements*
- Project main elements:

  Lifestyle Residential Development
  - Apartments & villas in gated communities
  - Assisted Living Development

  Theme Park
  - Commercial, Leisure & Entertainment Center
  - Cultural Center
  - Office/business Park
  - Hotel

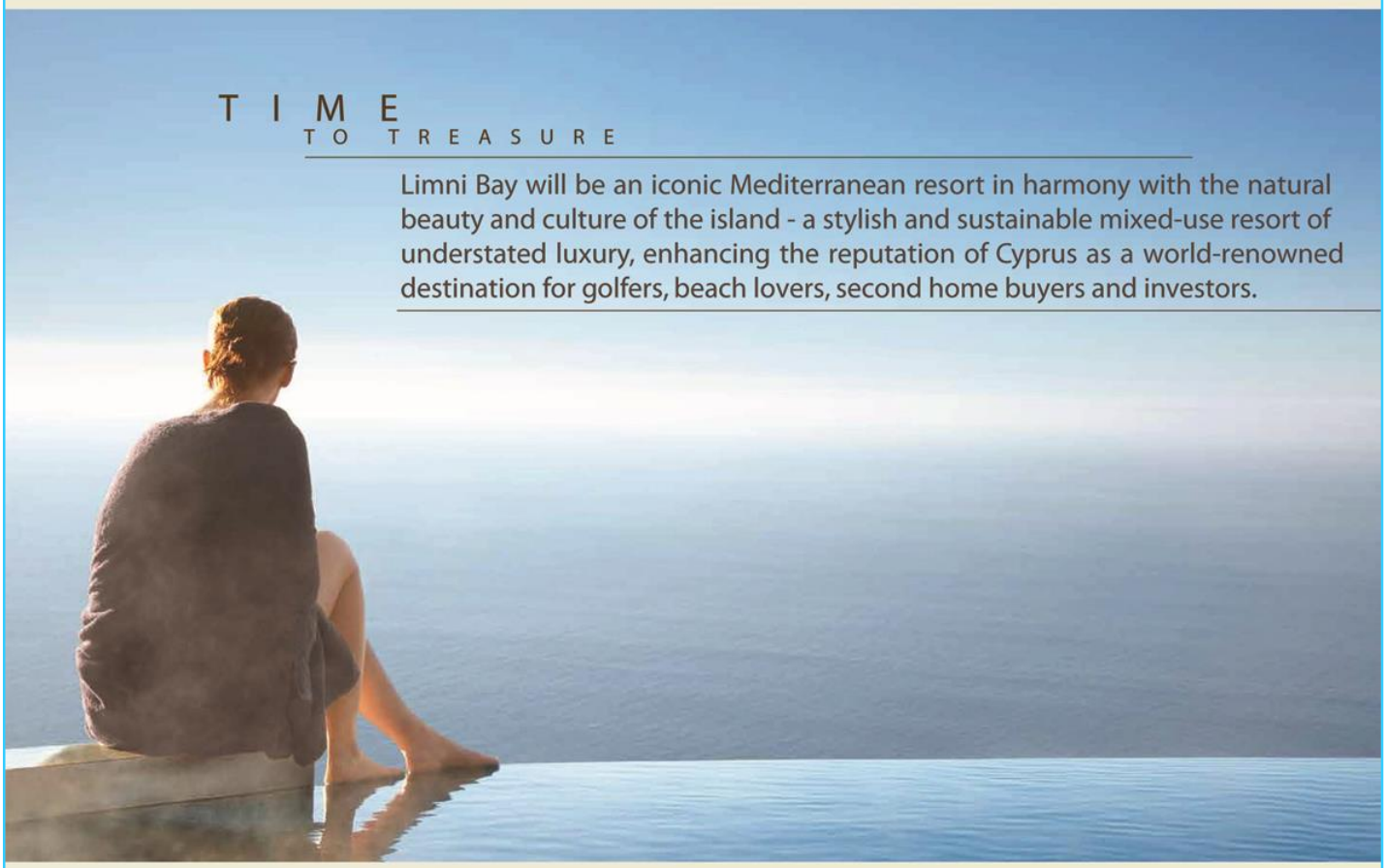
  Neapolis Health Park
  - Hospital and Rehabilitation Center
  - Wellness Center

  Neapolis University
  - Campus university with a capacity for over 4,000 students

Present state of project: Town planning masterplan permit has been obtained. Private university and Hospital are already operating on adjacent Leptos Group land.

Limni Bay

LIMNI BAY



Limni Bay

Description of the Project

Location:

Limni Area, at the centre of Chrysochou Bay, about 3km from the town of Polis, Pafos district, North West of Cyprus.

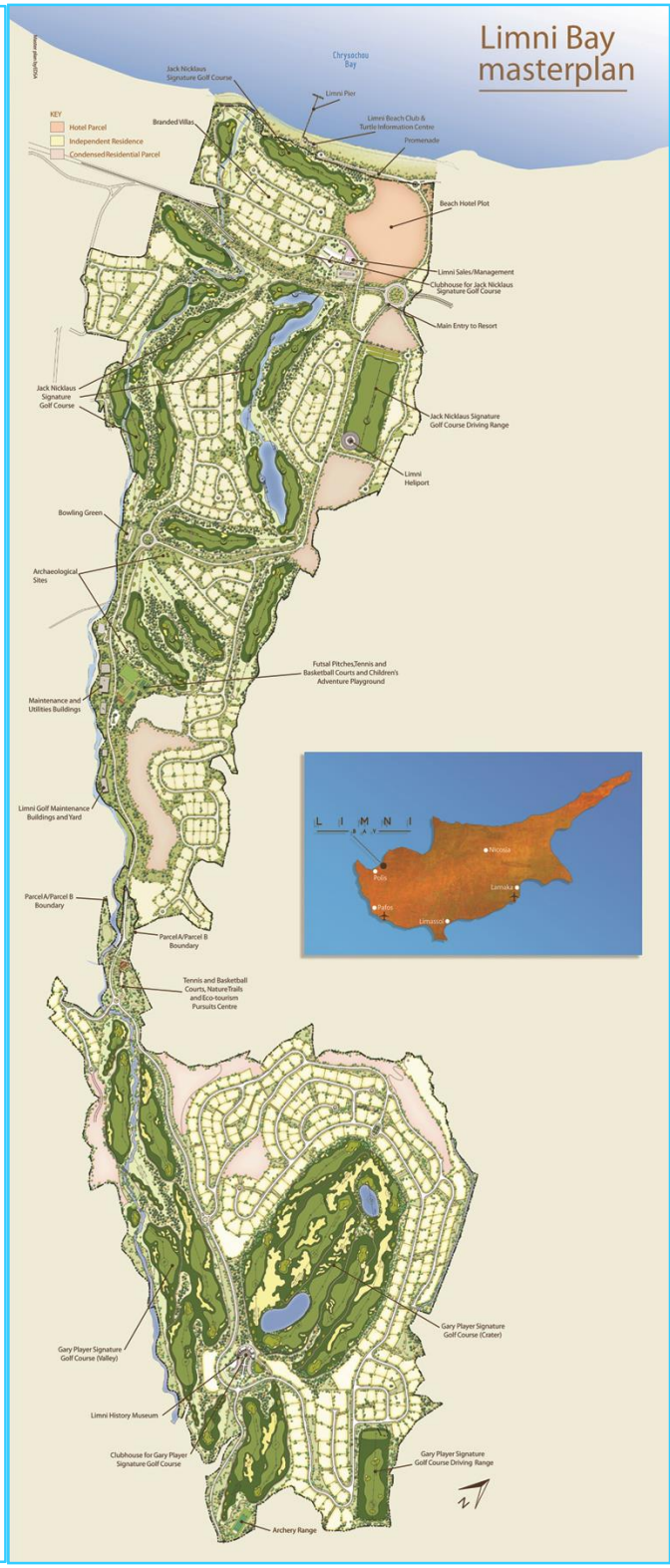
Description:

Limni Bay will be a high quality sustainable, mixed-use resort destination, developed into two distinct but connected parcels of land, located in one of the most scenic and unspoiled areas of Cyprus. The site combines sea and semi-mountainous terrain with a beachfront of 750m and a 150m pier. The resort sits upon this picturesque, undulating landscape, extending 5km inland and rising up to 250m above sea level, providing exceptional panoramic views.

World leading designers and brands are involved throughout the project, including Foster + Partners (architect), EDSA (masterplanners), Jack Nicklaus and Gary Player (golf course designers).

Concept:

- Two 18-hole Signature Golf Courses, a Jack Nicklaus Signature Golf Course and a Gary Player Signature Golf Course
- Two clubhouses, one for each golf course
- International 5-star luxury beachfront hotel (pending approval from CTO)
- State of the art branded wellness centre
- A range of high quality residential units, mainly private freehold villas on independent plots
- Shopping arcade and retail area
- Sports facilities
- Turtle Information Centre
- Museum dedicated to the history of Limni
- Small chapel
- Walkways, bicycle tracks



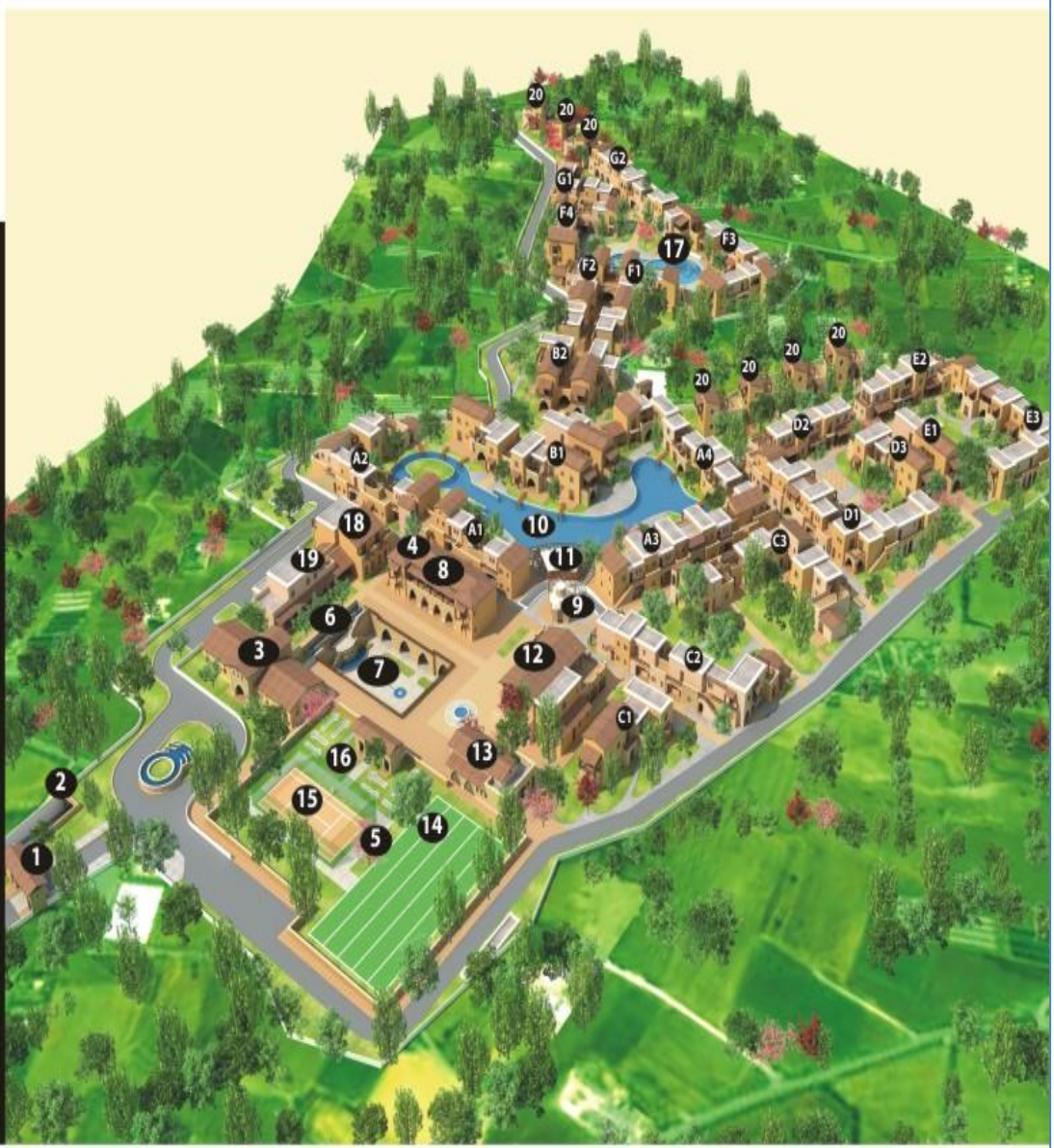
MedLifeVillage

MedLifeVillage
CYPRUS
Active Retirement Club

Site Plan

1. Security Gate
2. Ramp to Basement
3. Reception
4. Medical Centre
5. Sports Centre
6. Club House
7. Central Courtyard
8. Visitors Apartments
9. Chapel
10. Main Pool
11. Pool Bar
12. Restaurant
13. Cafe
14. Bowling Green
15. Tennis Court
16. Mini Golf
17. Secondary Pool
18. Spa / Medical Centre
19. Supermarket
20. Luxury Villas

A1 - A4. Block A
B1 - B2. Block B
C1 - C3. Block C
D1 - D3. Block D
E1 - E3. Block E
F1 - F4. Block F
G1 - G2. Block G



BETWEEN FRIENDS

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MedLifeVillage

Description of the Project

Location:

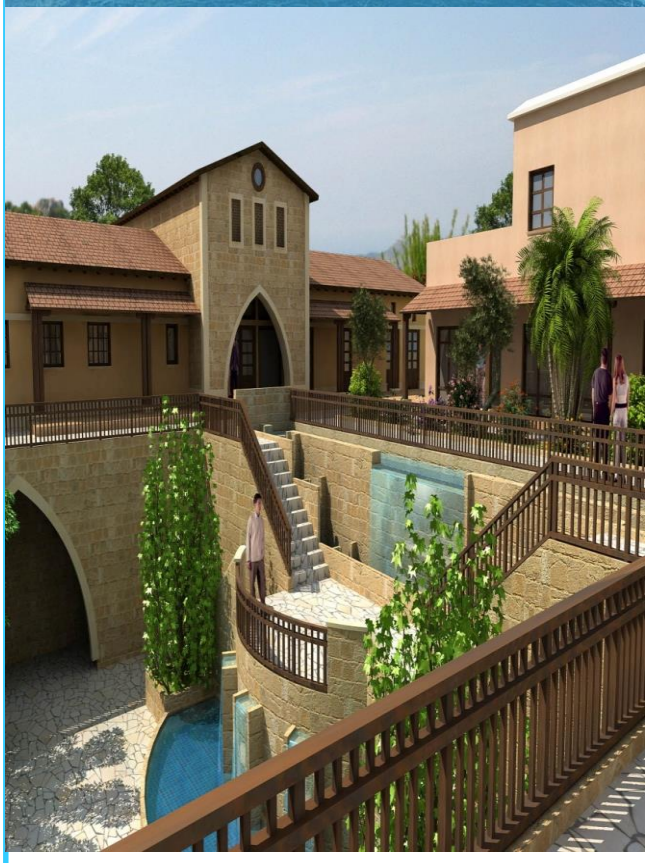
Droushia Village on the border of the Akamas National Park, 10 minutes drive from the sea (Latchi).

Description:

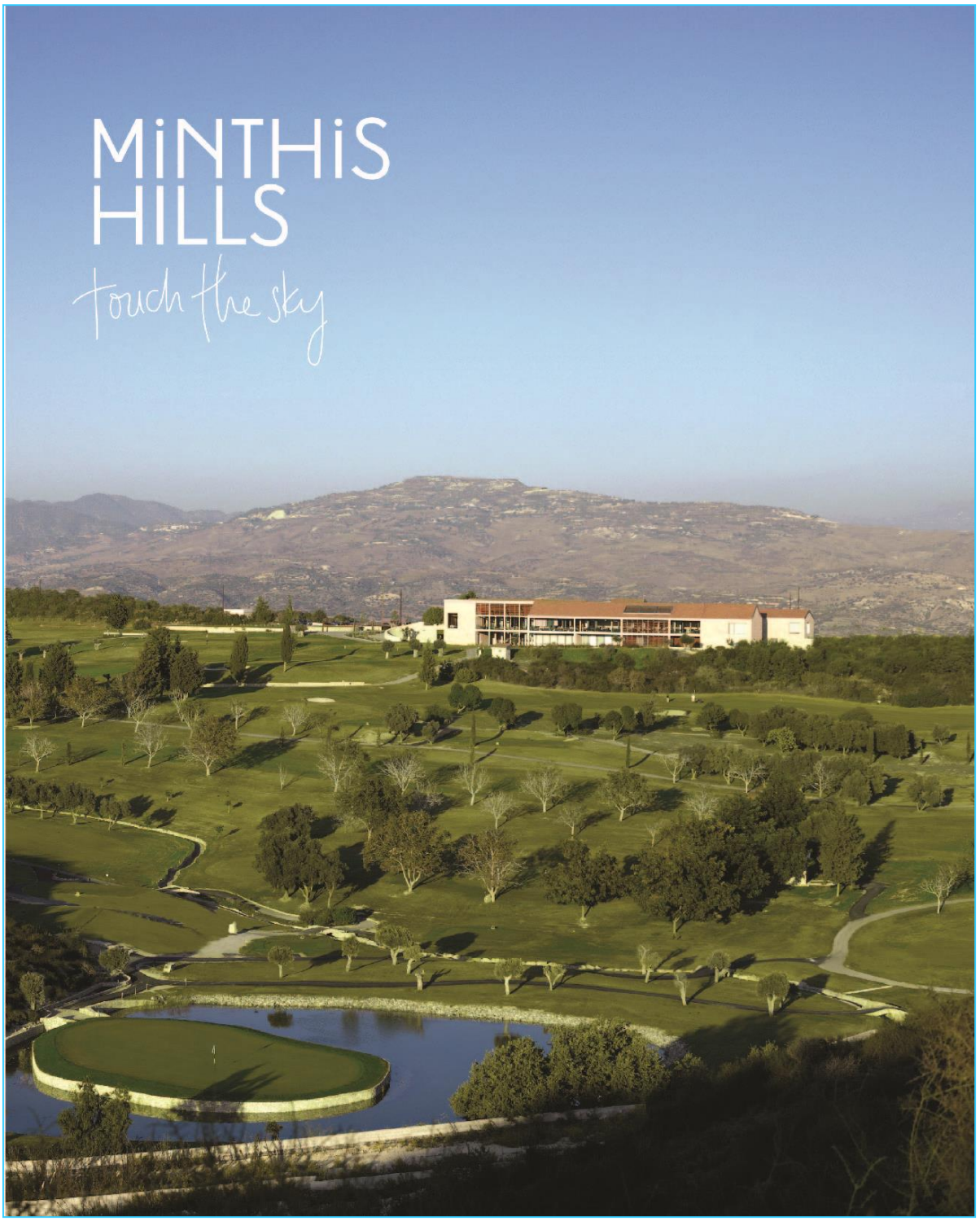
The MedLifeVillage is an innovative development which has been specifically designed to cater for the particular needs of mature residents, who wish to enjoy an active and healthy lifestyle while enjoying high quality (five star) services. MedLifeVillage will be set in 38 acres, (51,000m²) of land on the outskirts of Droushia village in southern Cyprus. Set in the hills on the border of the Akamas National Park, some 10 minutes drive from the sea (Latchi). The development will contain 208 properties and a range of sport and leisure facilities on-site. There will be also a Medical Clinic and facilities on-site dealing with Cosmetic and Plastic Surgery, Dentistry and Rehabilitation. Of the 208 properties 7 are 2-bedroom villas with their own gardens and swimming pools, 11 are 2-bedroom apartments, 174 are 1-bedroom apartments, 5 are studios apartments and 25 are Luxury Suites.

Concept:

- Executive services for all residence
- Facilities
- 7 independent villas with private swimming pools.
- SPA resort
- 2 Tennis courts
- Mini Golf
- Bowling Green
- Mini shopping mall (8 stores)
- Medical Clinic
- Club House with entertainment & animation program, Restaurant, Café and Pool Bar
- Main and Secondary Pool
- Chapel
- Present state of project: Licensed



Minthis Hills Resort



Minthis Hills Resort

Description of the Project

Location: Pafos

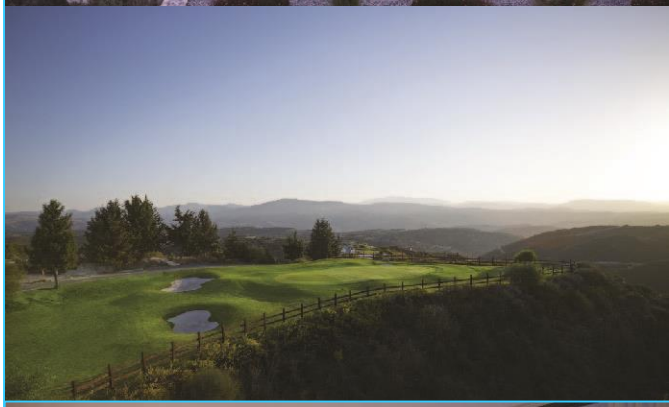
Description:

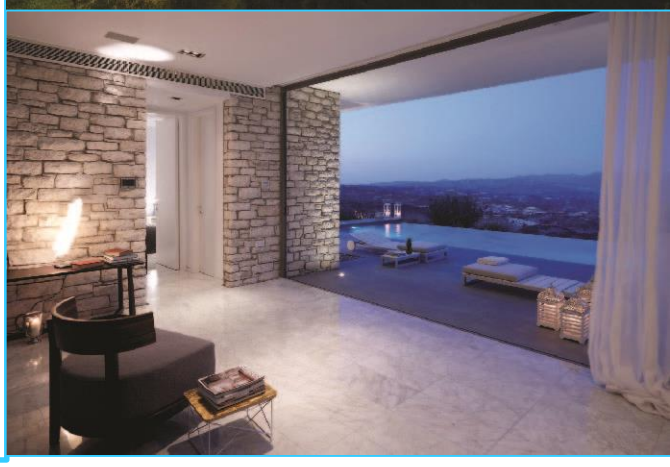
Minthis Hills is a project that offers pure escapism and blends the restorative power of nature with the luxury of the 21st century living to create a way of life that's constantly rejuvenating, always inspiring.

The resort is designed by Woods & Bagot, leading international resort architects, together with the world known international architects, ATKINS who designed the masterplan. The houses are shaped to the natural contours of the hills to minimize building height, maximize views and preserve the beauty of landscape. The resort has a championship 18-hole golf course providing a unique experience to every golfer and together with all other facilities, hotel, restaurants, business centre, SPA, fitness centre with indoor heated pool, tennis courts, offers full leisure, recreation and relaxation to residents and visitors.

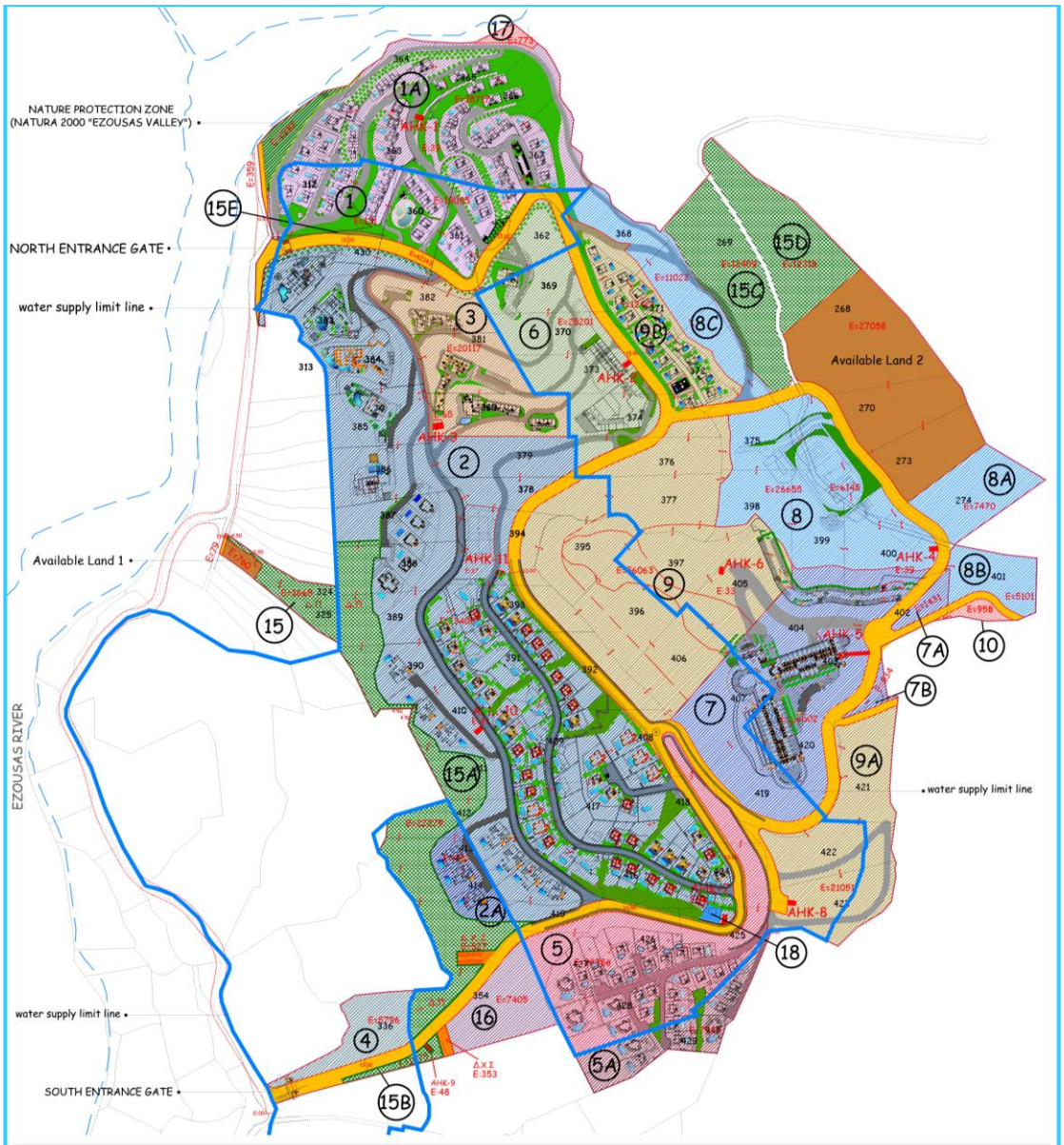
Concept:

- *Clubhouse with Restaurant, Bar and Proshop*
- *Boutique Hotel (pending approval fro CTO)*
- *SPA and Fitness Centre*
- *Business Centre and Conference facilities*
- *Large luxury villas and cluster villas*
- Present state of project: *Planning license ΠΑΦ/00230/1993/I and Building Permit Δ15/1998*





Santa Barbara Hills Park



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Santa Barbara Hills Park

Description of the Project

Location:

- Agia Varvara village Paphos
- 10 km from Paphos Airport
- 07 km from Timi sandy beach
- 57 km from Limassol Marina

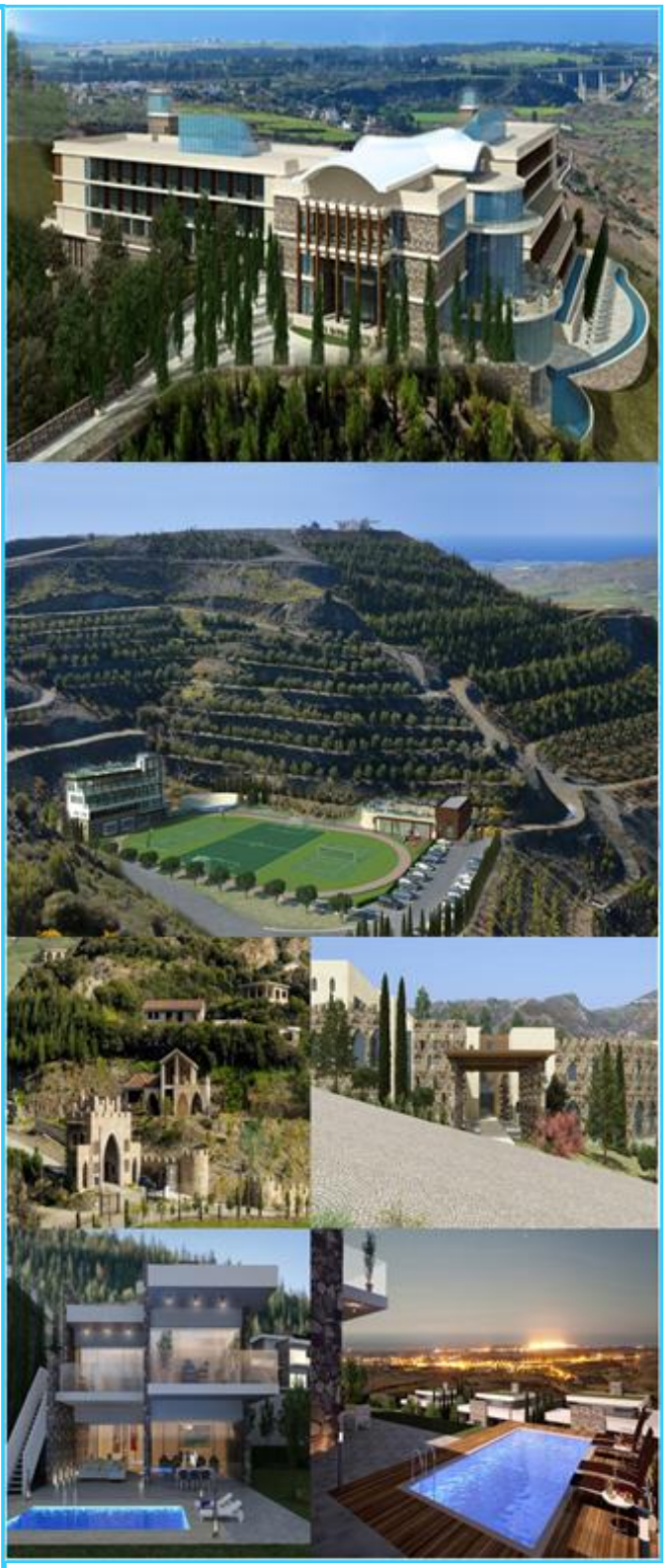
Description:

- 5* Hotel Resort: 170 rooms (CTO approval available) - Plot area: 38,767m² (221 Luxury 2 b/r Suites/ Townhouses/Villas next to the Hotel for sale or rent)
- Sports Centre and Multi-Theme Park and other facilities - Plot area: 50,248m²
- Rehabilitation Center, Geriatric Care and Monitoring: Up to 400 rooms - Plot area: 25,201m²
- Residential Development: 700 Properties for Sale - Plot area: 378,648m²
- Available Town Planning Permit for Land Division
- Available Town Planning Permit for phase A

Concept:

Santa Barbara Hills Park is based on multiple Pillars of development, which all creates a wealth of high quality services, that satisfy all the interests of visitors and investors such as:

- *Holiday / Permanent Residence*
- *Entertainment*
- *Shopping*
- *Training*
- *Education*
- *Medical Care*
- *Environment*
- *Security*
- *High Standard of living*
- *Safe Investment*



The Continent Resort

THE CONTINENT RESORT

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The Continent Resort

Description of the Project

Location:
Paphos, Cyprus

Description:
The Continent Resort is a gated residential and holiday five star luxury resort located between Coral Bay and Agios Georgios, Pegeia, Pafos, the south-west region of Cyprus, overlooking the Mediterranean Sea, that includes 300 luxurious villas and a premium five star hotel.
Of world class stature, The Continent Resort shall offer the residents and international tourist a large range of opportunities and activities. Combining residential facilities with recreational, cultural and leisure activities, the sophisticated residential and holiday resort shall afford the ultimate in relaxation, entertainment and sport.
The Resort shall offer the discerning, international clientele good reason to come and reside or stay in sunny Cyprus. With an average of about 340 days of sunshine per year, the Project will play host to a variety of cultural events and festivities likely to attract the "upper market" buyer from all corners of Europe.
The Resort functions shall be housed in individual complexes and buildings grouped together into a village-like cluster setting that would be implemented in a number of phases.

Concept:
- Sophisticated residential and holiday resort
- Premium five star hotel
- 300 Resort luxury villas
- Overlooking the Blue Mediterranean Sea
- Ultimate in relaxation, entertainment and sport
- Combining residential facilities with recreational, cultural and leisure facilities
- Present state of project: Infrastructure under construction