

# cavalli TOWER



LIMASSOL

**BLU MARINE**

EUROPE'S NEW RIVIERA



# cavalli

TOWER



LIMASSOL

**BLU MARINE**

EUROPE'S NEW RIVIERA

# UNRIVALLED MEDITERRANEAN LIVING ON EUROPE'S NEW RIVIERA.

NOW HOME TO EUROPE'S FIRST  
ROBERTO CAVALLI BRANDED  
RESIDENCES - CAVALLI TOWER  
AT LIMASSOL BLU MARINE.





CAVALLI TOWER





SEAFRONT.  
DOWNTOWN.  
CAVALLI TOWER  
IS IN THE CENTRE  
OF IT ALL.

LIMASSOL BLU MARINE  
COMMANDS THE CITY'S  
PRIME SEAFRONT—  
STEPS FROM BUSINESS  
DISTRICTS, YACHT  
MARINAS AND CULTURAL  
LANDMARKS, ALL FRAMED  
BY ENDLESS BLUE.



LIMASSOL BLU MARINE

# THE SIGNATURE COLLECTION

— F U R N I S H E D B Y —  
ROBERTO CAVALLI HOME

‘LUXURY  
IS FREEDOM -  
THE FREEDOM  
TO EXPRESS  
YOURSELF.’

*Roberto Cavalli*

**CAVALLI TOWER  
DELIVERS AN ELEVATED  
LIFESTYLE STYLED BY  
REOWNED GLOBAL  
BRAND CAVALLI,  
WITH BESPOKE  
INTERIORS, FIVE STAR  
AMENITIES, AND  
IMPECCABLE SERVICE.**



**SIGNATURE EXCELLENCE  
CRAFTED IN EVERY DETAIL**

From catwalks to penthouses, Roberto Cavalli's unmistakable craftsmanship now dresses the world's most coveted living spaces. Rich textures, bold patterns and sculptural furniture shape an atmosphere of unapologetic glamour - every finish a brushstroke of masterful design.

LIVE A LIFE  
UNLIMITED.

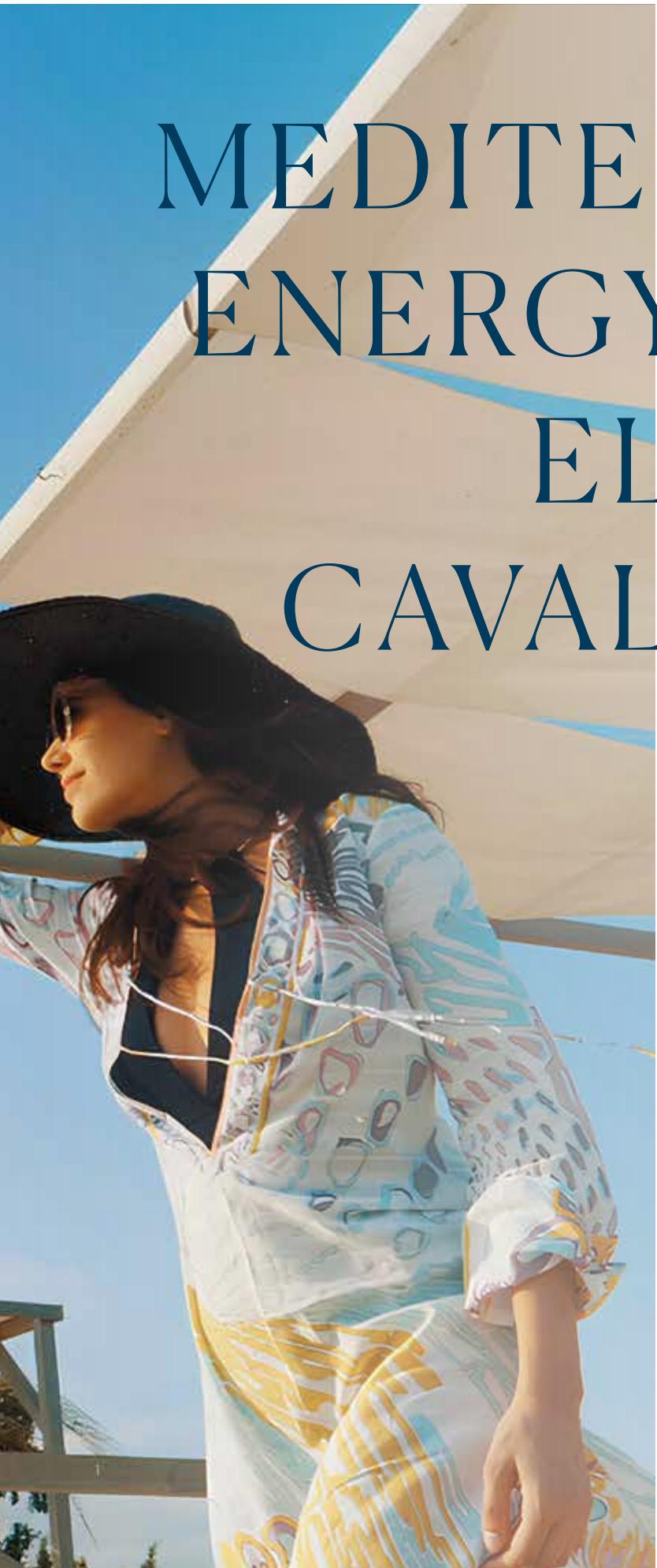


LIMASSOL BLU MARINE



CAVALLI TOWER





# MEDITERRANEAN ENERGY. RIVIERA ELEGANCE. CAVALLI SPIRIT.

RESIDENCES WITH ENDLESS  
SEA VIEWS AND FIVE STAR  
LIFESTYLE, STYLED BY  
ROBERTO CAVALLI.

CAVALLI TOWER



# THE LOCATION



# CYPRUS: THE MEDITERRANEAN'S GLOBAL HUB

A proud EU and Eurozone member, Cyprus bridges Europe, Asia and Africa - an open haven for entrepreneurs, investors and global citizens. Pro-business policies, enticing tax incentives and a lifestyle bathed in year-round sun make the island irresistible.

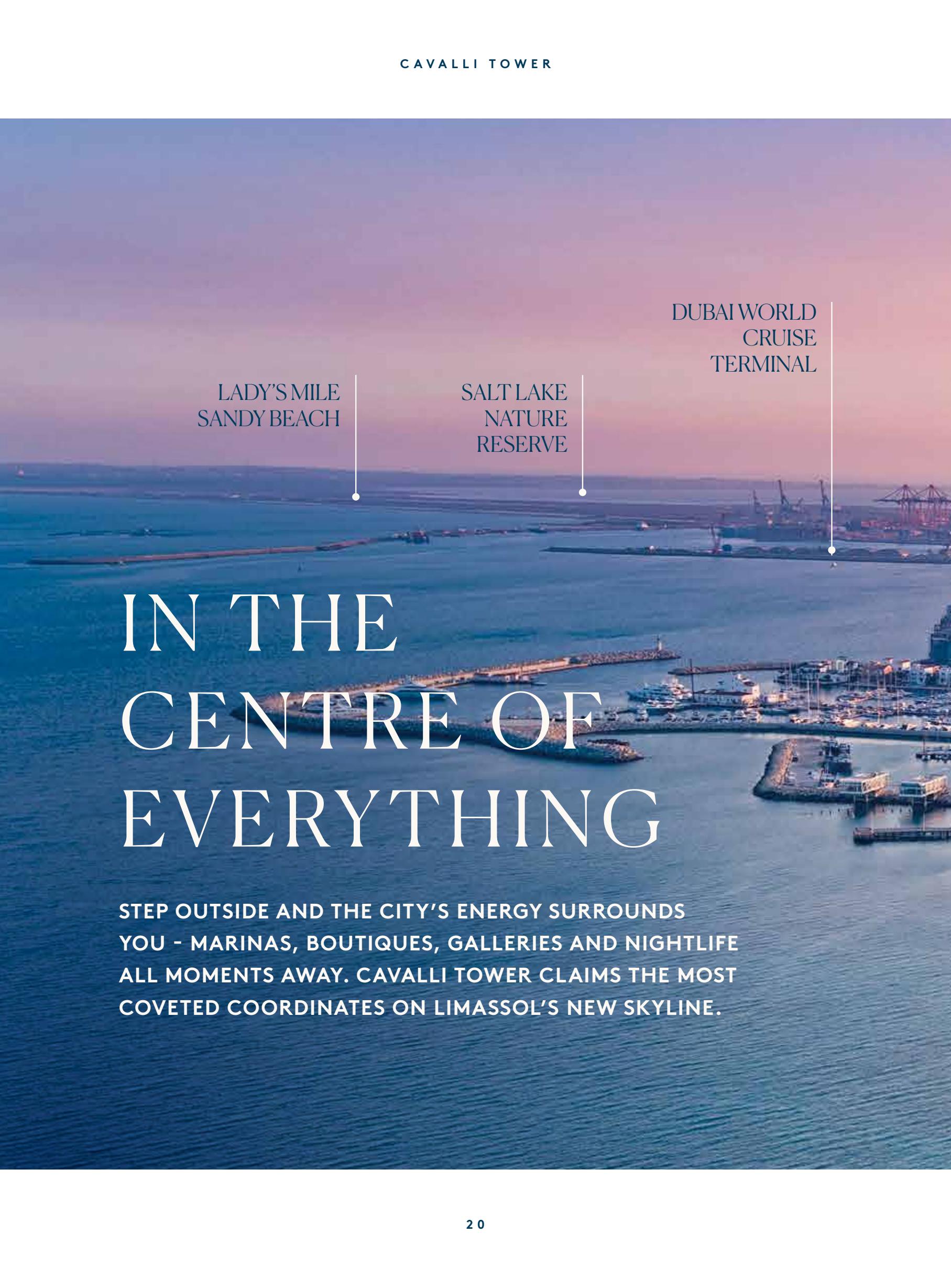






# LIMASSOL: COSMOPOLITAN BY NATURE

On Cyprus' southern shore, Limassol fuses coastal splendor with urban vitality. Michelin-level dining, luxury boutiques and vibrant nightlife thrive beside pristine Blue Flag beaches and an historic Old Town. Here, sophistication meets spontaneity - and every sunrise writes its own invitation.



# IN THE CENTRE OF EVERYTHING

STEP OUTSIDE AND THE CITY'S ENERGY SURROUNDS  
YOU - MARINAS, BOUTIQUES, GALLERIES AND NIGHTLIFE  
ALL MOMENTS AWAY. CAVALLI TOWER CLAIMS THE MOST  
COVETED COORDINATES ON LIMASSOL'S NEW SKYLINE.

OLD PORT  
ENTERTAINMENT  
HUB

GOLF RESORT

MY MALL

CASINO  
RESORT

LIMASSOL  
MARINA

INTERNATIONAL  
BUSINESS  
QUARTERS

LIMASSOL  
EMBANKMENT

LIMASSOL  
PARK

BLU MARINE



LIMASSOL

EUROPE'S NEW RIVIERA



LIMASSOL  
DOWNTOWN

•

CAVALLI TOWER





# LIMASSOL SEAFRONT: WHERE CITY MEETS SEA

LIMASSOL EMBANKMENT  
IS A GLITTERING  
CATWALK WHERE THE  
MEDITERRANEAN SETS  
THE RHYTHM OF DAILY  
LIFE, AND THE CITY  
DISSOLVES INTO SEA  
AND SKY. A PLACE TO  
BREATHE, CONNECT,  
AND BE INSPIRED  
BY THE HORIZON.

LUXURY. LEGACY.  
LIFE, CURATED  
BY CAVALLI.







# THE LIMASSOL LIFESTYLE



# RESORT-STYLE LIVING WITH A RIVIERA PULSE.

SUNRISE SWIMS, CONCIERGE  
AT YOUR CALL, RESTORATIVE  
SPA RITUALS, SIGNATURE  
CUISINE - EACH DAY A  
SEAMLESS CHOREOGRAPHY  
OF RELAXATION AND  
EXHILARATION IN THE  
HEART OF LIMASSOL.





“Creating Limassol Blu Marine has been about transforming a vision of luxury and innovation into reality, harmonising with the Mediterranean’s beauty.

These initial drawings mark the birth of a renowned development, blending elegant architectural details with breath-taking views. Limassol Blu Marine is more than just apartments; it’s a sophisticated lifestyle, where architectural excellence meets serene coastal living.”

**PANTELIS M. LEPTOS**  
CO-PRESIDENT OF THE LEPTOS GROUP

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**OUR PARTNERSHIP BETWEEN THE LEPTOS GROUP AND ROBERTO CAVALLI IS A FIRST FOR EUROPE AND FOR CYPRUS. IT IS A SYMBOL OF OUR COMMITMENT TO SUCCESS FOR THIS LANDMARK NEW DESTINATION.**

LIMASSOL BLU MARINE

# LIMASSOL BLU MARINE

## LUXURY RESIDENTIAL RESORT MASTERPLAN

Limassol Blu Marine is a state-of-the-art beachfront development along Limassol's seafront, taking advantage of the city's natural beaches, nearby landmarks, and high-end business and leisure facilities. The masterplan of the project is articulated to allow all of the residential apartments the finest Mediterranean Sea views, and will act as a catalyst to encourage a neighbourhood of mixed-use developments.

1. Poseidon Tower	11. Children's Playground
2. Cavalli Tower	12. Fountain Pond
3. Oceanus Office Tower	13. Gymnasium
4. Commercial Space	14. Observation Point
5. Main Entrance & Guard House	15. Multi-function Area
6. Outdoor Swimming Pool	16. Bistro
7. Residents' Lounge	17. Drop off point
8. Spa and Indoor Swimming Pool	18. Podium Level
9. Public Car Park Entrance	19. Communal Area
10. Green Area	





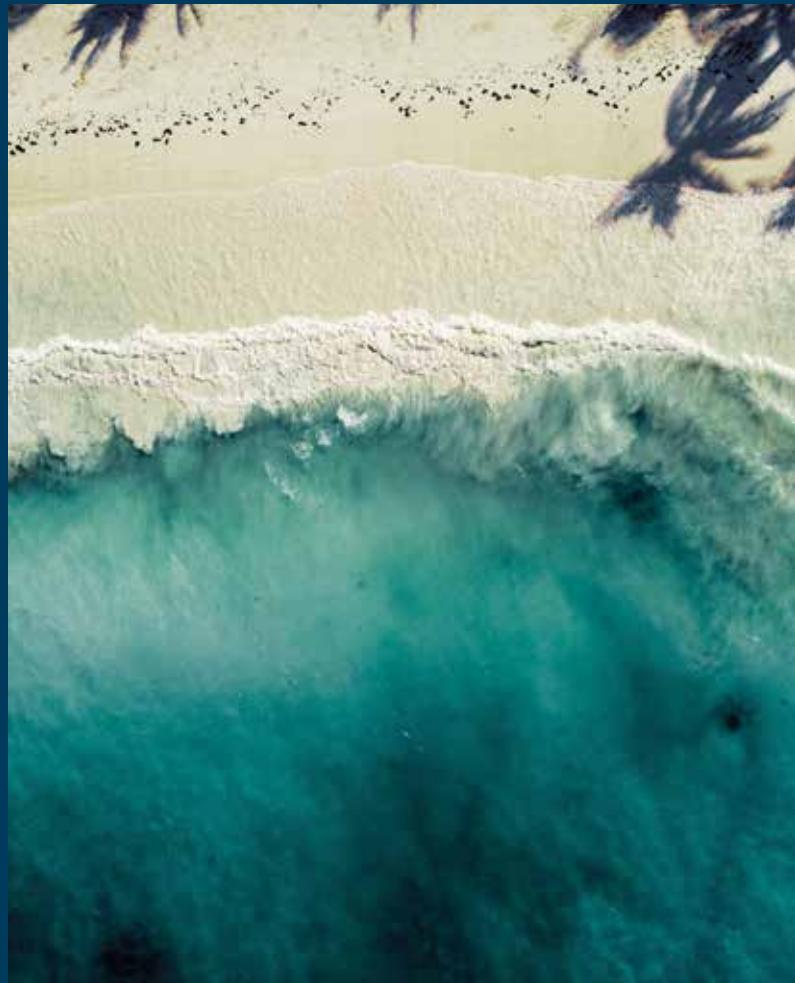
## SEAFRONT RESTAURANT & BISTRO

Suspended above the Mediterranean Sea, the signature restaurant and bistro pair inventive cuisine with panoramic horizon lines - an elevated stage for long lunches, sunset cocktails and star-lit suppers.

# CULINARY HOTSPOT



# BEACHFRONT LOCATION



**ENJOY THE MEDITERRANEAN, EVERY DAY - WHETHER TOES-IN-THE-SAND OR GLASS-IN-HAND**

Just steps from your residence are a Blue Flag beach and the Marina Beach Bar bringing waves of tranquillity to your everyday life from your beach retreat, your personal paradise. Or simply enjoy the panoramic views from your private balcony.

CAVALLI TOWER



# A FIVE STAR DEVELOPMENT



CAVALLI TOWER

# EVERY DAY EXTRAORDINARY

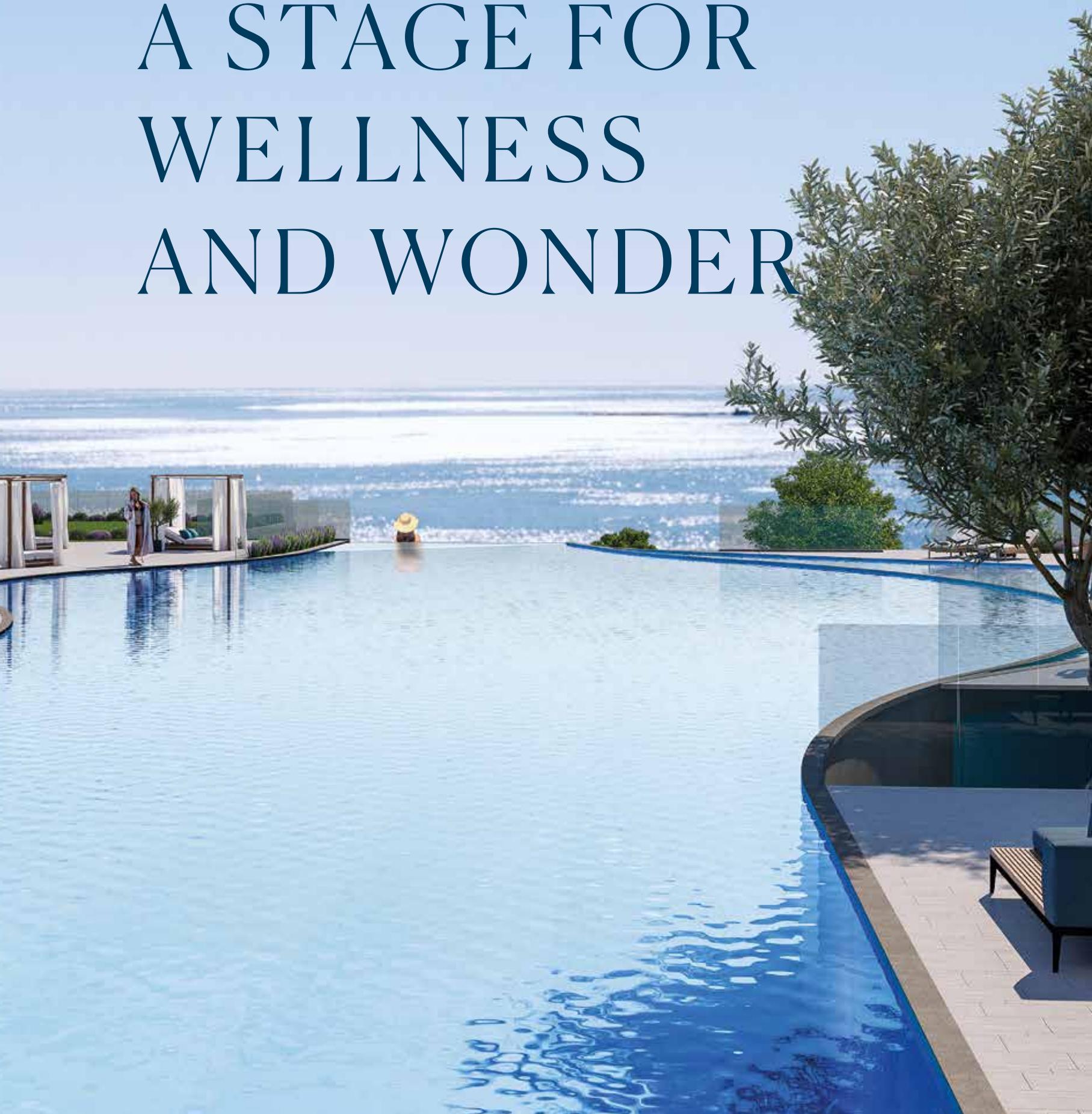
From daily comforts to extravagant dreams, every request is at your fingertips. Here, home is a place where luxury is woven into everyday life.

The dedicated concierge service at Cavalli Tower offers 5\* services including housekeeping, babysitting, personal training, valet, laundry, florist, in-residence chef services, in-residence spa treatments, apartment styling and event planning.





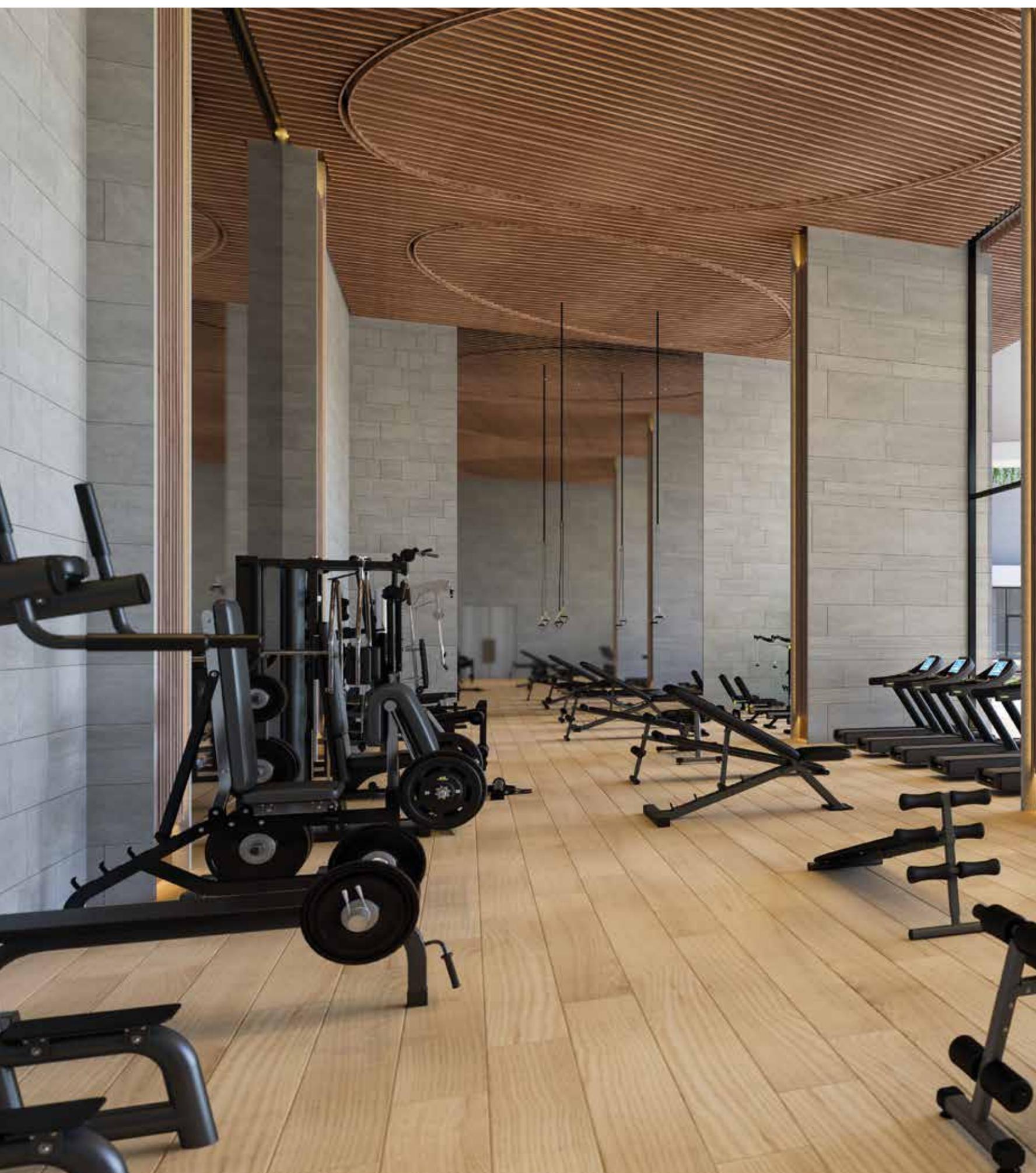
# A STAGE FOR WELLNESS AND WONDER





**SET NINE METERS ABOVE SEA LEVEL, THE SOUTH-FACING, SUN-DRENCHED PODIUM OFFERS A 50-METER INFINITY POOL, LINEAR GARDENS AND RESIDENT LOUNGE WITH SEA VIEWS, STYLED BY ROBERTO CAVALLI.**

Indoors, a double-height gym, 25-meter heated pool, sauna, steam rooms and treatment suites craft a sanctuary of renewal.





CAVALLI TOWER







# ATTENTION TO DETAIL



**SEAFRONT RESIDENCES,  
STYLED BY ROBERTO CAVALLI**

Every home frames the sea in floor-to-ceiling glass, finished with Roberto Cavalli's signature edge. From precision-engineered kitchens to spa-inspired bathrooms, each element balances contemporary clarity with timeless allure.



MODERN  
ELEGANCE  
LIVES HERE.

# CAVALLI TOWER SIGNATURE COLLECTION



**A new calibre of coastal living - fully furnished by Roberto Cavalli Home and enhanced with:**

- Advanced smart-home automation
- Upgraded kitchens with Miele appliances
- Integrated sound system in living areas
- Heated towel rails in all bathrooms
- Discreet service lift access

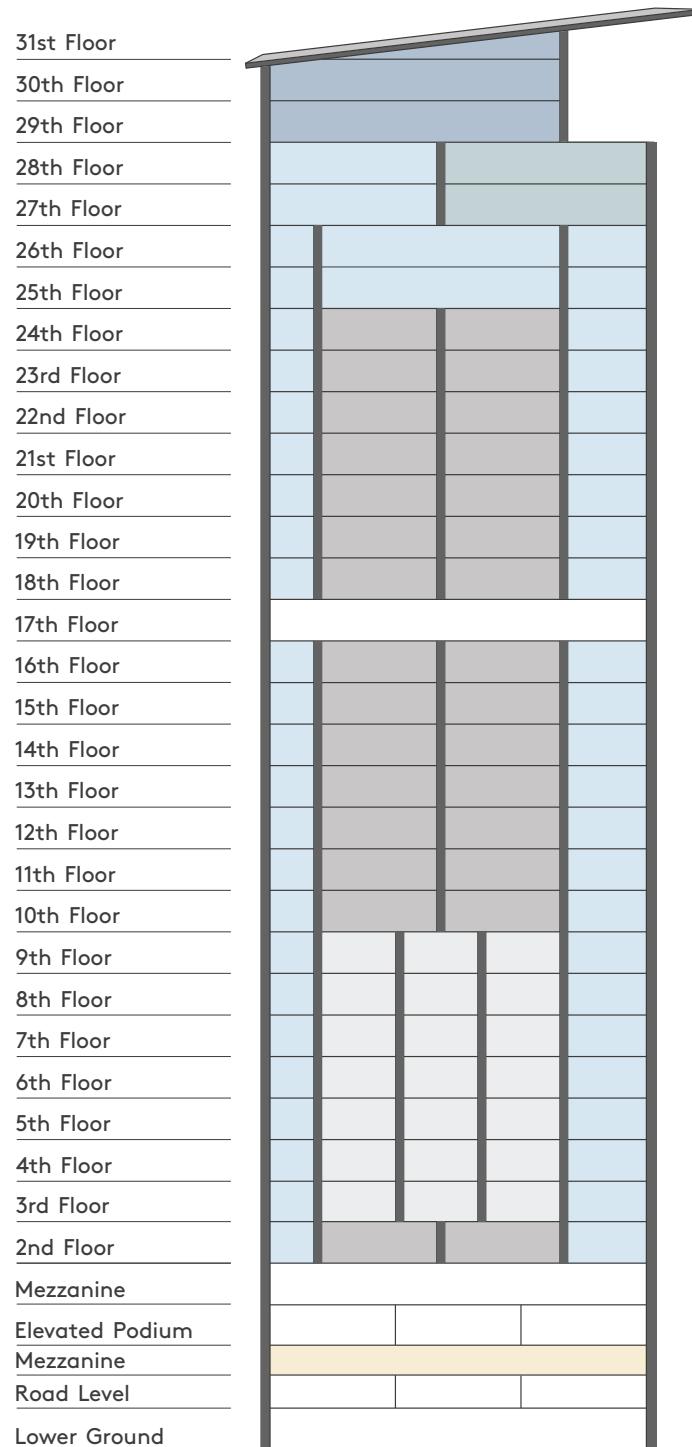


# THE FLOORPLANS



# EVERY FLOOR A PINNACLE OF PERFECTION





1 Bedroom

2 Bedroom

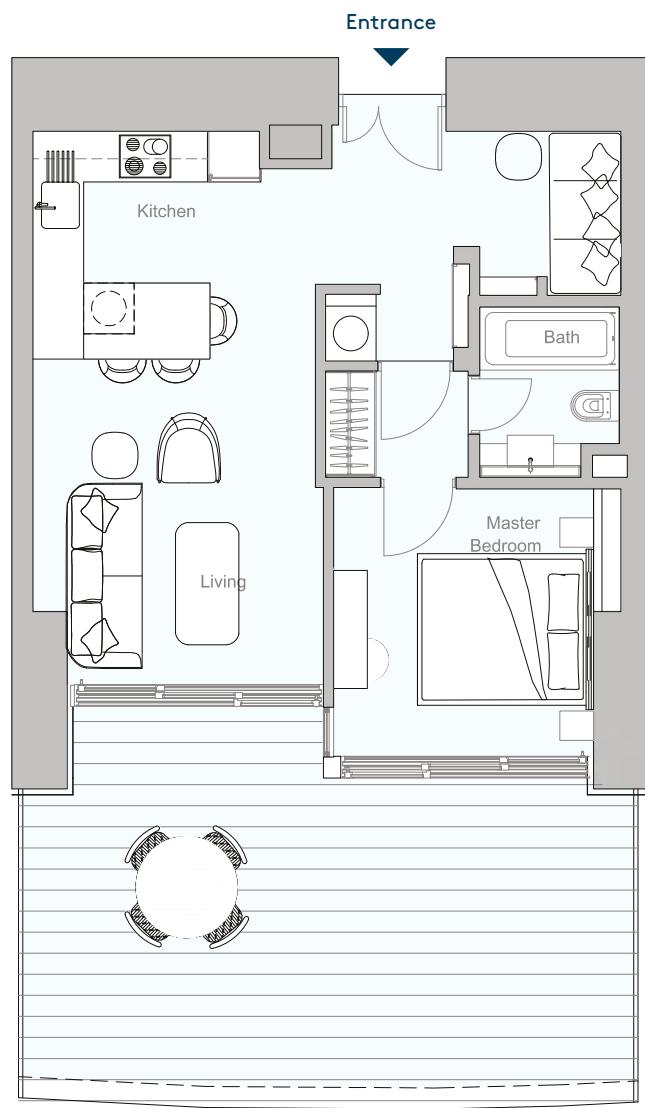
3 Bedroom

4 Bedroom

Penthouse

# CAVALLI TOWER

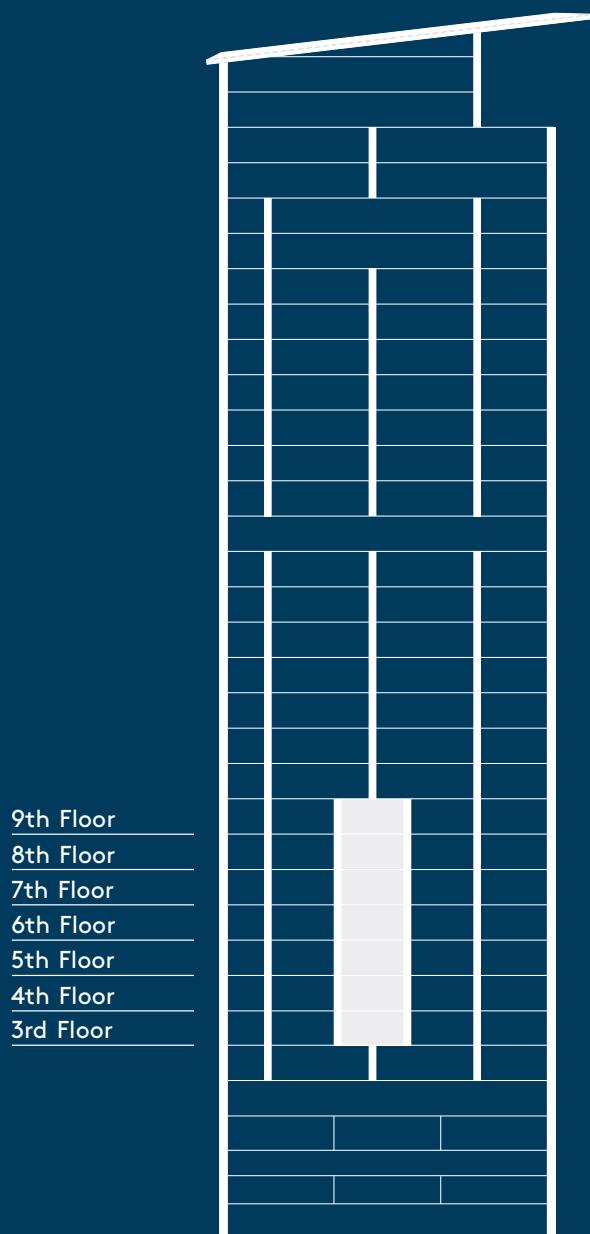
1 BEDROOM TYPE 1B / FLOORS 3 - 9



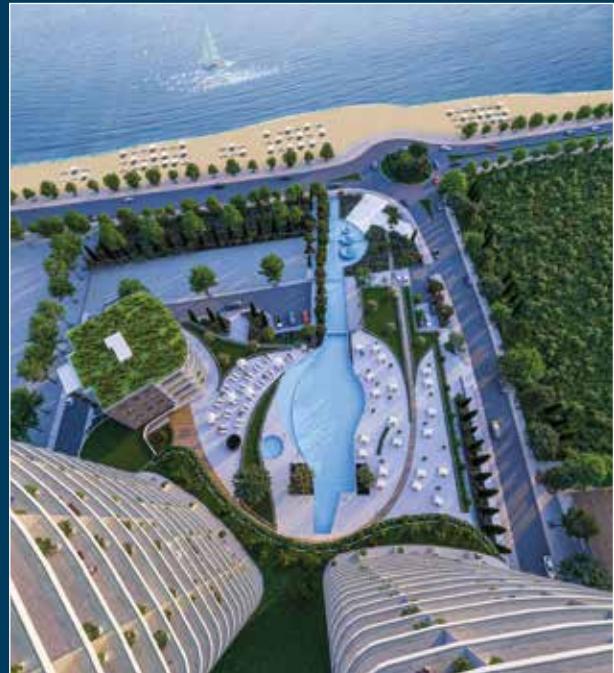
Mediterranean Sea



One-bedroom apartments feature an open-plan kitchen and living area, plus a private bedroom suite, all opening onto a large terrace with endless sea views.

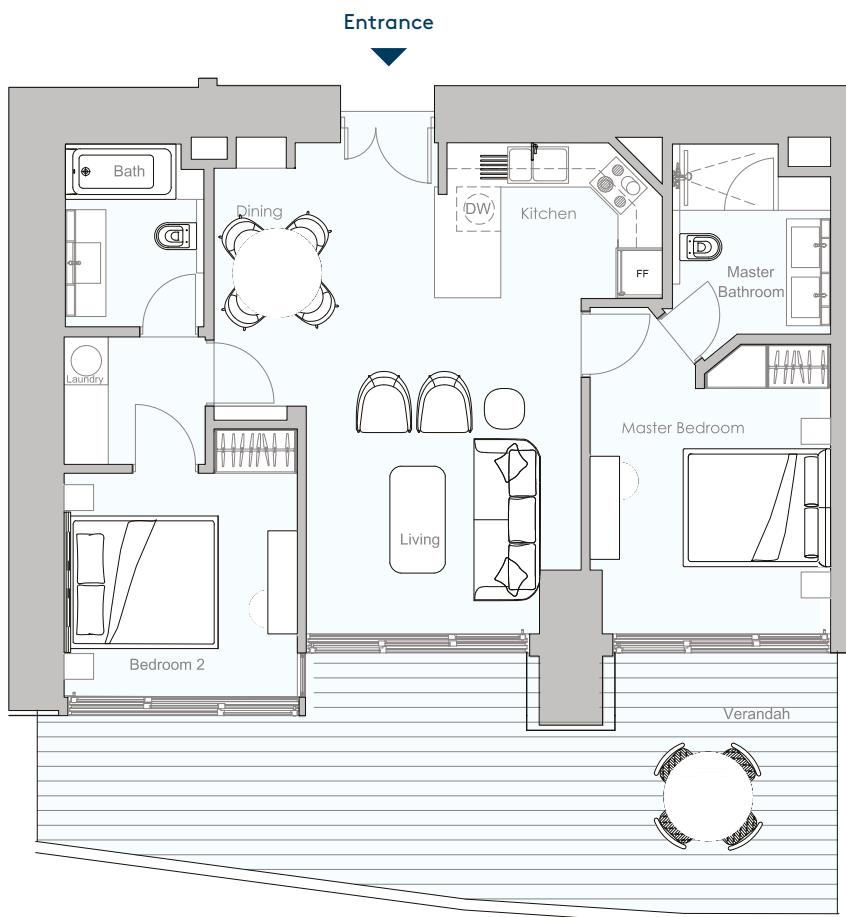
**FLOOR LOCATOR****DIMENSIONS**

<b>TOTAL COVERED</b>	<b>107.37 SQ M</b>
<b>INTERNAL</b>	<b>56.50 SQ M</b>
<b>COVERED VERANDA</b>	<b>21 SQ M</b>
<b>COMMON</b>	<b>29.87 SQ M</b>
<b>PARKING</b>	<b>1</b>

**VIEW**

# CAVALLI TOWER

2 BEDROOM TYPE 2B / FLOORS 2 & 10 - 16

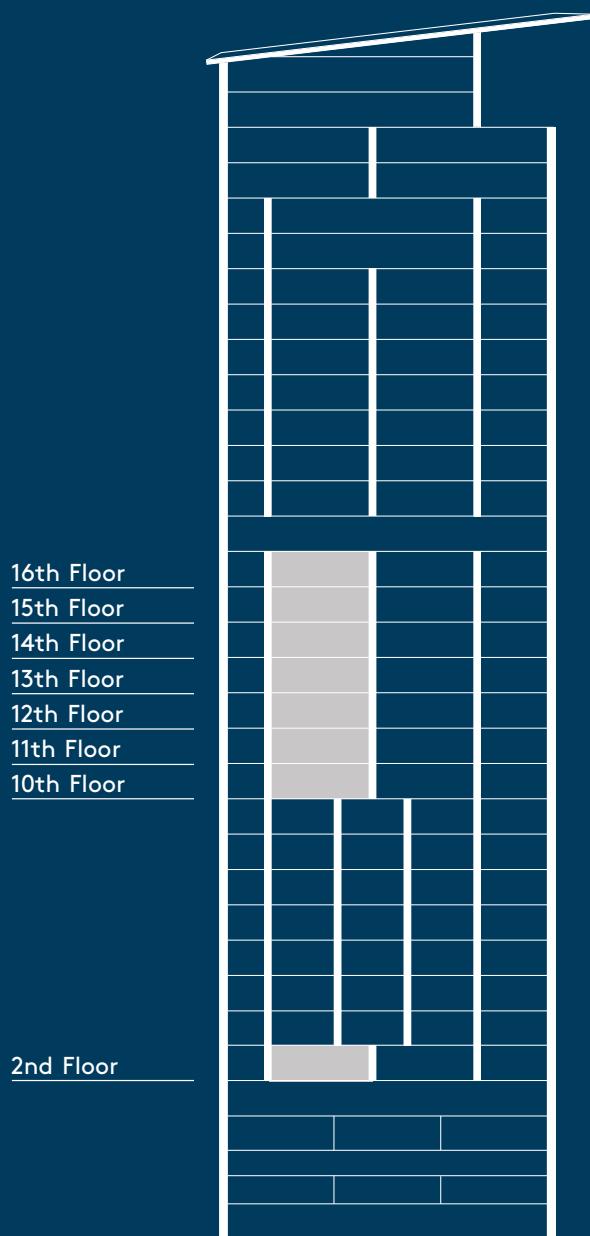


Mediterranean Sea



Two-bedroom apartments feature a spacious, centrally located open-plan kitchen and living area, framed on either side by private bedroom suites, all opening onto a large terrace with endless sea views.

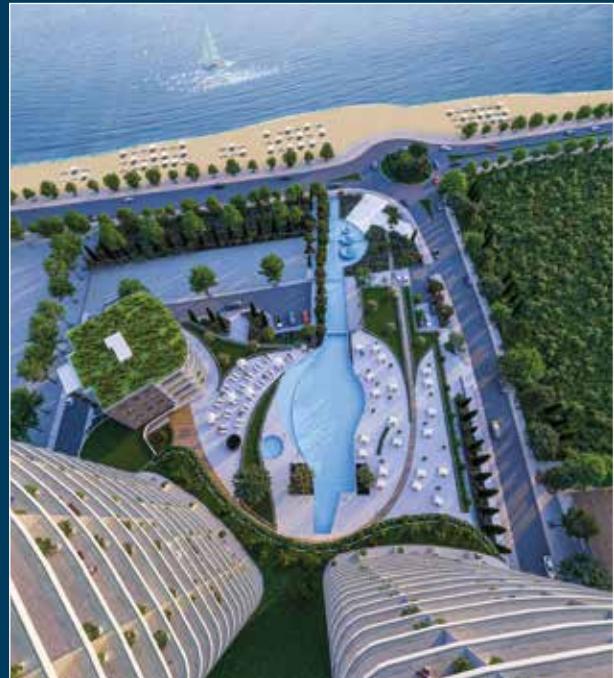
## FLOOR LOCATOR



## DIMENSIONS

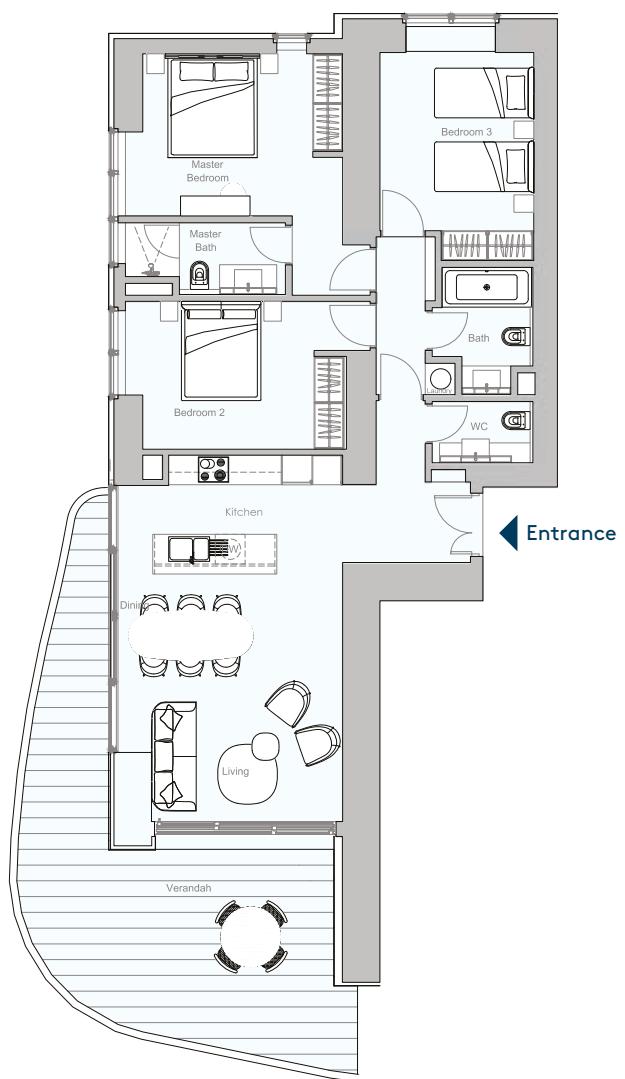
<b>TOTAL COVERED</b>	<b>156.63 SQ M</b>
<b>INTERNAL</b>	<b>83 SQ M</b>
<b>COVERED VERANDA</b>	<b>30 SQ M</b>
<b>COMMON</b>	<b>43.63 SQ M</b>
<b>PARKING</b>	<b>1</b>

## VIEW



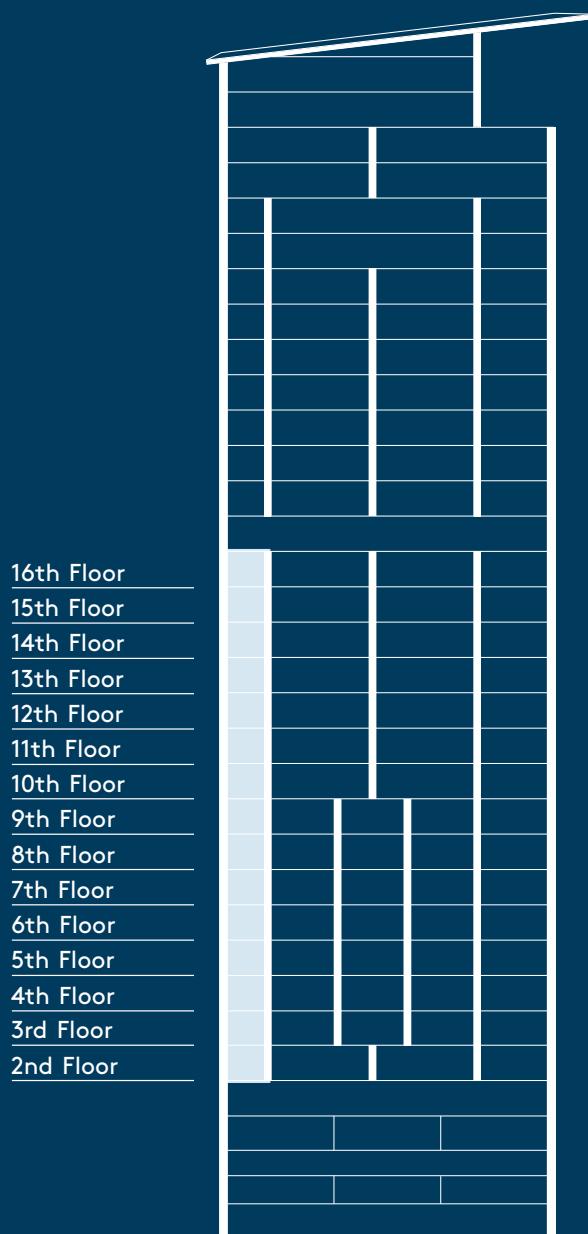
# CAVALLI TOWER

3 BEDROOM TYPE 3B / FLOORS 2 - 16



Three-bedroom apartments feature a generous open-plan kitchen and living area, framed by a wraparound terrace with endless sea views. The principal bedroom suite, along with two additional bedrooms sharing a bathroom and powder room, create a private family space.

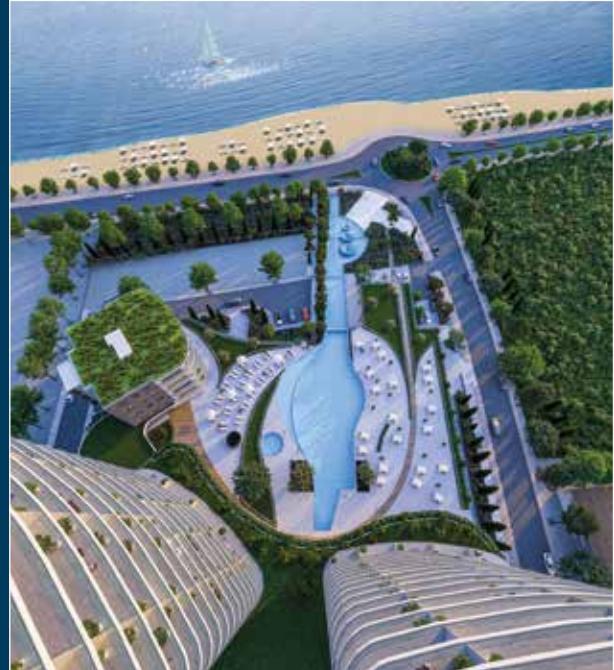
## FLOOR LOCATOR



## DIMENSIONS

<b>TOTAL COVERED</b>	<b>213.39 SQ M</b>
<b>INTERNAL</b>	<b>118 SQ M</b>
<b>COVERED VERANDA</b>	<b>33 SQ M</b>
<b>COMMON</b>	<b>62.39 SQ M</b>
<b>PARKING</b>	<b>1</b>

## VIEW

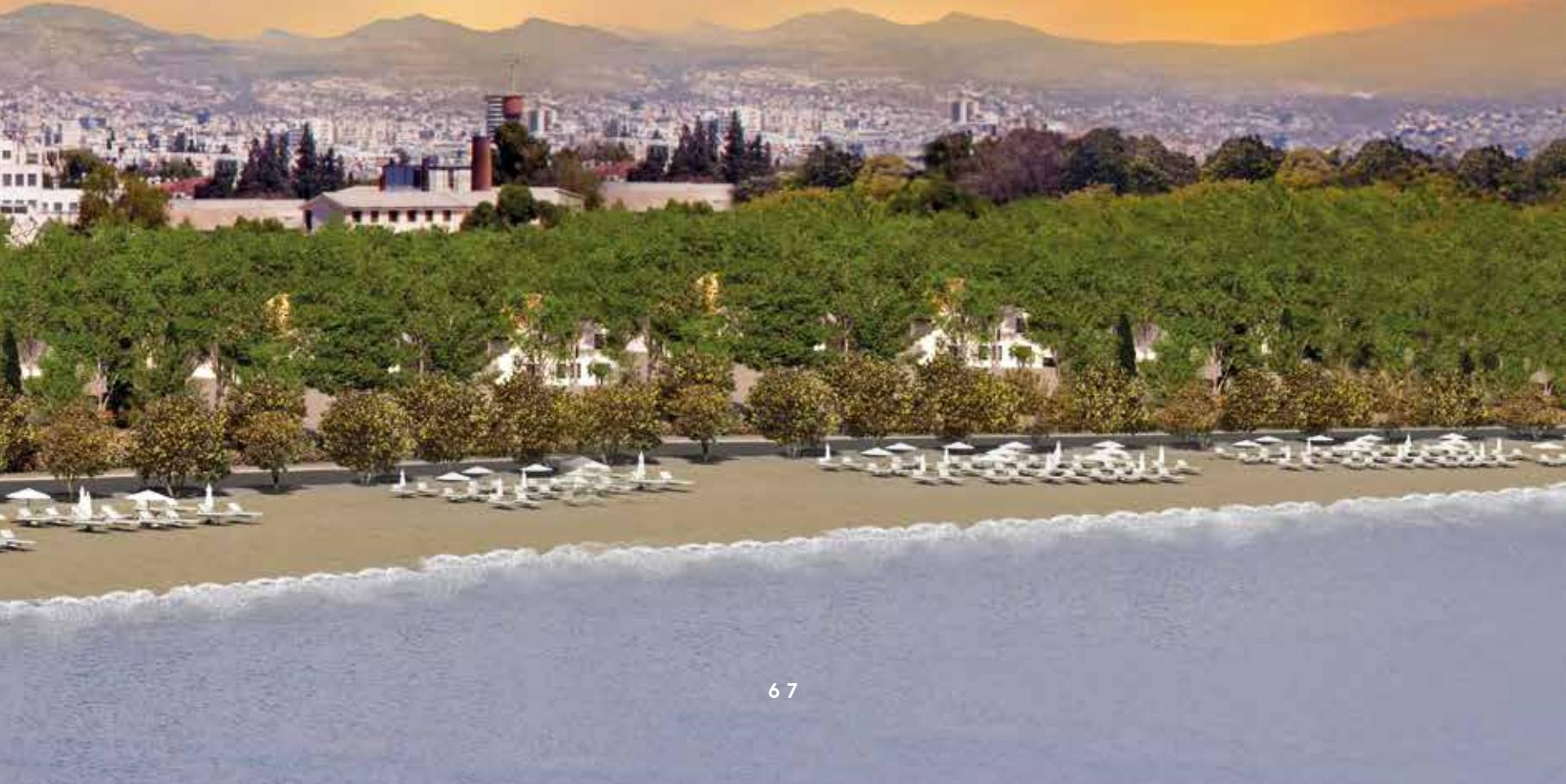


CAVALLI TOWER



# LEGENDARY. IRRESISTIBLE.

THE FIRST ROBERTO CAVALLI  
RESIDENCES IN EUROPE.



CAVALLI TOWER



# A PASSION FOR SUCCESS



EXEMPLIFYING  
INNOVATION,  
LUXURY AND  
QUALITY



**At Limassol Blu Marine, the dedication and expertise of the Leptos Group drive every aspect of our development. With decades of experience in real estate, the Leptos Group has consistently delivered projects that exemplify innovation, luxury and quality. Our team of skilled professionals, including architects, designers and engineers, ensures that every detail is meticulously crafted to the highest standards.**

We proudly collaborate with esteemed partners who share our vision of excellence. Together, we aim to create an exceptional living environment that surpasses residents' expectations. Limassol Blu Marine stands as a testament to the Leptos Group's unwavering dedication to developing sophisticated, comfortable and elegant spaces, providing a unique and luxurious Mediterranean living experience.

Leptos Group's commitment to success has already achieved two coveted European Property Awards for Limassol Blu Marine, including Best Residential High-Rise Architecture and Best Residential High Rise Development.

# LEPTOS GROUP

**Leptos Group is the leader in land and building development in Cyprus and Greece with activities covering the areas of property development and investment, hotel ownership and management, tourism, property and facility management, insurance, healthcare and education.**

With more than 65 years of success, the Leptos Group today has an international network of private offices in the top global business cities and maintains business associates in more than 75 countries worldwide.

Leptos Group has an extensive land bank in prime locations both in Cyprus and Greece for the development of prestigious residential and holiday developments, luxury hotels and resorts as well as for the creation of megaprojects considered to be among the most ambitious construction challenges ever taken on in the Mediterranean.

SINCE 1960



# OUR PARTNERS

## Benoy

A global family of design specialists committed to delivering world-class solutions for the built environment. Balancing creative vision with commercial viability, we work with clients to create iconic destinations that enrich people's lives, strengthen communities, enhance nature, and deliver lasting economic value. We specialise principally in masterplanning, architecture and interiors, using what we call 'creative commerciality' to solve problems and unlock potential. Unconstrained by sectoral parameters or building formats, we focus on agile, flexible, and experiential design.

Design that is tailored to the needs of the people who live in, work in, and use the destinations we create.

## BURROHAPPOLD ENGINEERING

A.S.D. Hyperstatic Engineering Design  
Civil and structural engineering

The concept design for both the structure and the environmental services was provided by BurroHappold. The detailed structural analysis together with the construction drawings are provided by ASD Hyperstatic Engineering whereas the detailed environmental services design and construction drawings by Unemec. The vision was to develop a high performance structural frame to act as armature for the architecture while minimising the embodied energy. The concept environmental services strategy is designed to deliver exceptional living standards while reducing the environmental impact by working in harmony with the climate and harnessing renewable resources. Digital design techniques were used to optimise the thermal performance of the building envelope while taking maximum advantage of the daylight opportunities and views of the coast to create inspirational internal spaces.



IOAKIM - LOIZAS Architects Engineers, founded in 1987 by Ikaros Ioakim and Andreas Loizas has offices in Pafos and Nicosia. The office works on a broad range of projects. Their portfolio includes: residential, resorts, mixed use buildings, sport facilities, restorations, theatres, parks, factories, offices, commercial buildings, social care, hospitals, buildings of public administration, urban planning, museums, places of worship, etc. They have participated in many architectural competitions, receiving awards, while also gaining international distinction and were featured in a number of publications. The office's ethos is to work on all projects with the same enthusiasm, aiming to achieve perfection of function and construction.

## ARMEFTIS & ASSOCIATES — ARCHITECTS

Armeftis & Associates Architects and Interior Designers was established in 1995, offering independent counselling in the field of architecture in Cyprus and abroad. The Firm's objective is the effective response to the requirements of large projects throughout Cyprus providing State of the Art design in accordance with implementations of technological and scientific advancements and accountability in the services offered. Our team is headed by capable professionals, with a multitude of skills regarding experience and expertise. Our Firm has taken part and has been distinguished in many architectural competitions with award winning architecture.

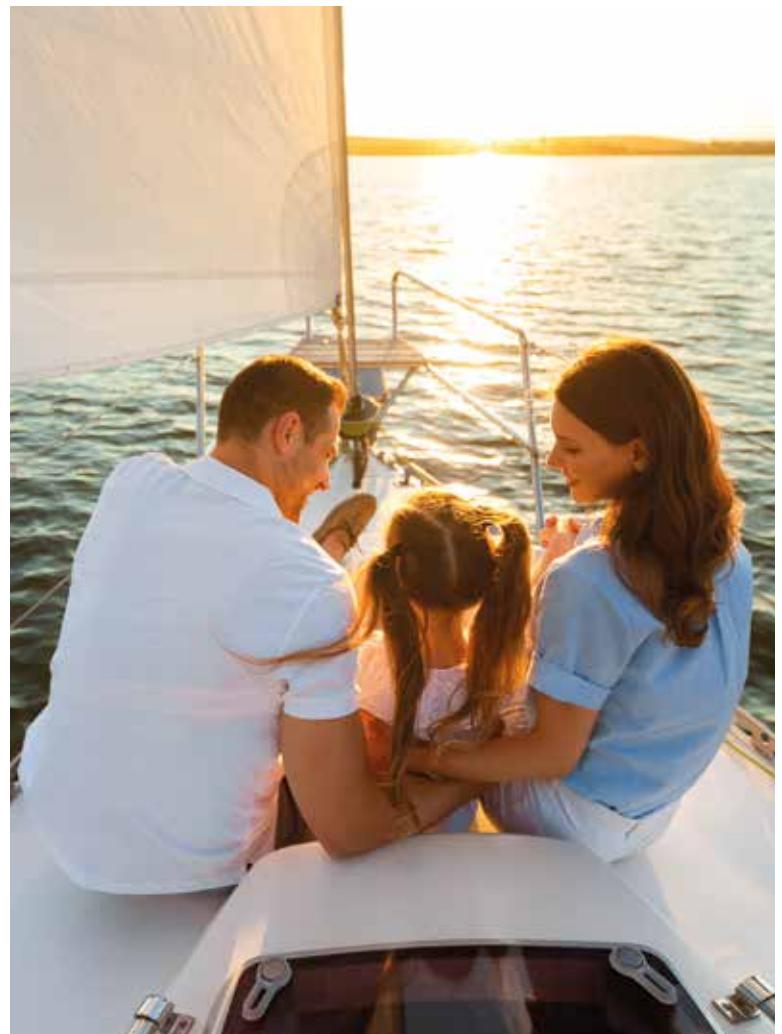
# CYPRUS PERMANENT RESIDENCY

PART OF THE EUROPEAN UNION

**A PROPERTY PURCHASE  
AT LIMASSOL BLU MARINE  
IS AN OPPORTUNITY TO  
BE GRANTED CYPRUS  
PERMANENT RESIDENCY  
IN A EUROPEAN COUNTRY.**

In addition, tax benefits when buying property in Cyprus include:

- Efficient banking and professional services
- Cyprus has zero inheritance, wealth, gift and immovable property taxes
- Cyprus offers you one of the lowest corporate tax amongst EU countries at only 12.5%
- Cyprus tax resident individuals benefit from personal income tax, worldwide dividends, capital gains tax and interest income
- Cyprus has a British-based legal system
- Also suitable for British pensioners (5% flat rate on pensions)





LIVE IN CYPRUS  
OR RENT OUT

APPLY FOR THE  
CYPRUS PASSPORT  
IN 7 YEARS



TRAVEL  
EASE OF TRAVEL



LIFETIME  
RESIDENCY



TAX  
NO IMPLICATIONS ON  
WORLDWIDE INCOME



APPLICATION  
CAN BE PROCESSED  
REMOTELY



COST OF LIVING  
EXCELLENT QUALITY  
OF LIFE WITH LOW  
COST OF LIVING



IMMIGRATION  
PERMIT  
EASE OF ACQUIRING  
IMMIGRATION PERMIT  
WHEN BUYING  
PROPERTY IN CYPRUS



BUSINESS  
ONE OF EUROPE'S  
MOST ATTRACTIVE  
TAX & BUSINESS  
ENVIRONMENTS



EDUCATION  
& HEALTH  
EUROPEAN STANDARDS  
OF EDUCATION,  
HEALTHCARE, SAFETY  
& ENVIRONMENTAL  
QUALITY



FAST TRACK  
APPROVAL IN  
6 MONTHS



SAFETY  
ONE OF THE  
SAFEST COUNTRIES  
IN THE WORLD

# BOOK YOUR PRIVATE APPOINTMENT

**T: +357 25 873233**

**E: [INFO@LIMASSOLBLUMARINE.COM](mailto:INFO@LIMASSOLBLUMARINE.COM)**

**[WWW.LIMASSOLBLUMARINE.COM](http://WWW.LIMASSOLBLUMARINE.COM)**



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The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture.

Limassol Blu Marine is a marketing name and will not necessarily form part of the approved postal address. Computer generated images are indicative only.





**Leptos Group**