

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

— FURNISHED BY —

ROBERTO CAVALLI HOME



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

Roberto Cavalli

**CAVALLI TOWER
DELIVERS AN ELEVATED
LIFESTYLE STYLED BY
RENOWNED 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.



CAVALLI TOWER





MEDITERRANEAN ENERGY. RIVIERA ELEGANCE. CAVALLI SPIRIT.

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



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.

LADY'S MILE
SANDY BEACH

SALT LAKE
NATURE
RESERVE

DUBAI WORLD
CRUISE
TERMINAL

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

LIMASSOL
PARK

GOLF RESORT

MY MALL

CASINO
RESORT

LIMASSOL
MARINA

INTERNATIONAL
BUSINESS
QUARTERS


LIMASSOL
DOWNTOWN

LIMASSOL
EMBANKMENT

LIMASSOL
BLU MARINE

EUROPE'S NEW RIVIERA





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.

CAVALLI TOWER

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

**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

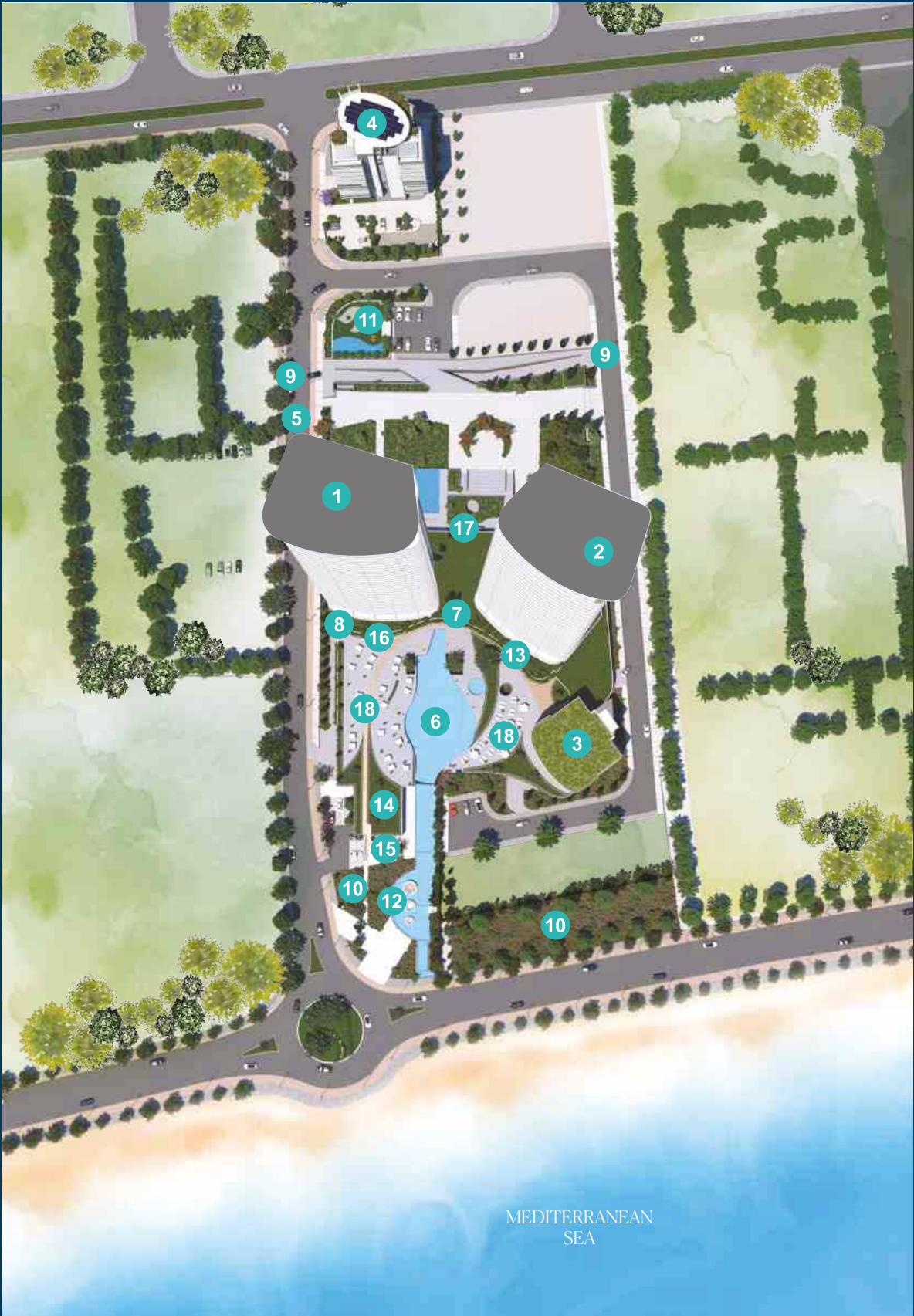


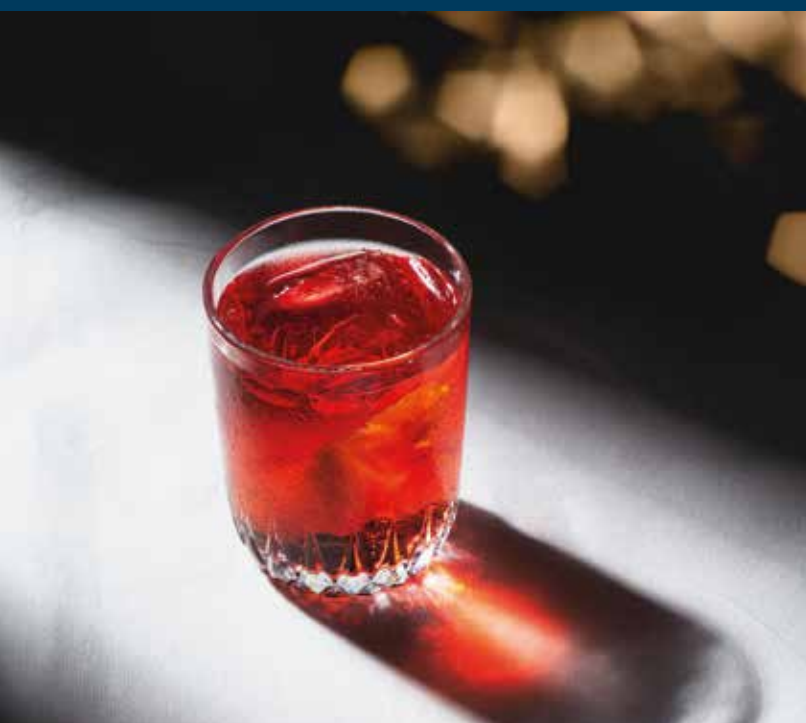
LIMASSOL BLU MARINE

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.

LIMASSOL BLU MARINE

CULINARY HOTSPOT



CAVALLI TOWER

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.



A FIVE STAR DEVELOPMENT





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.












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.

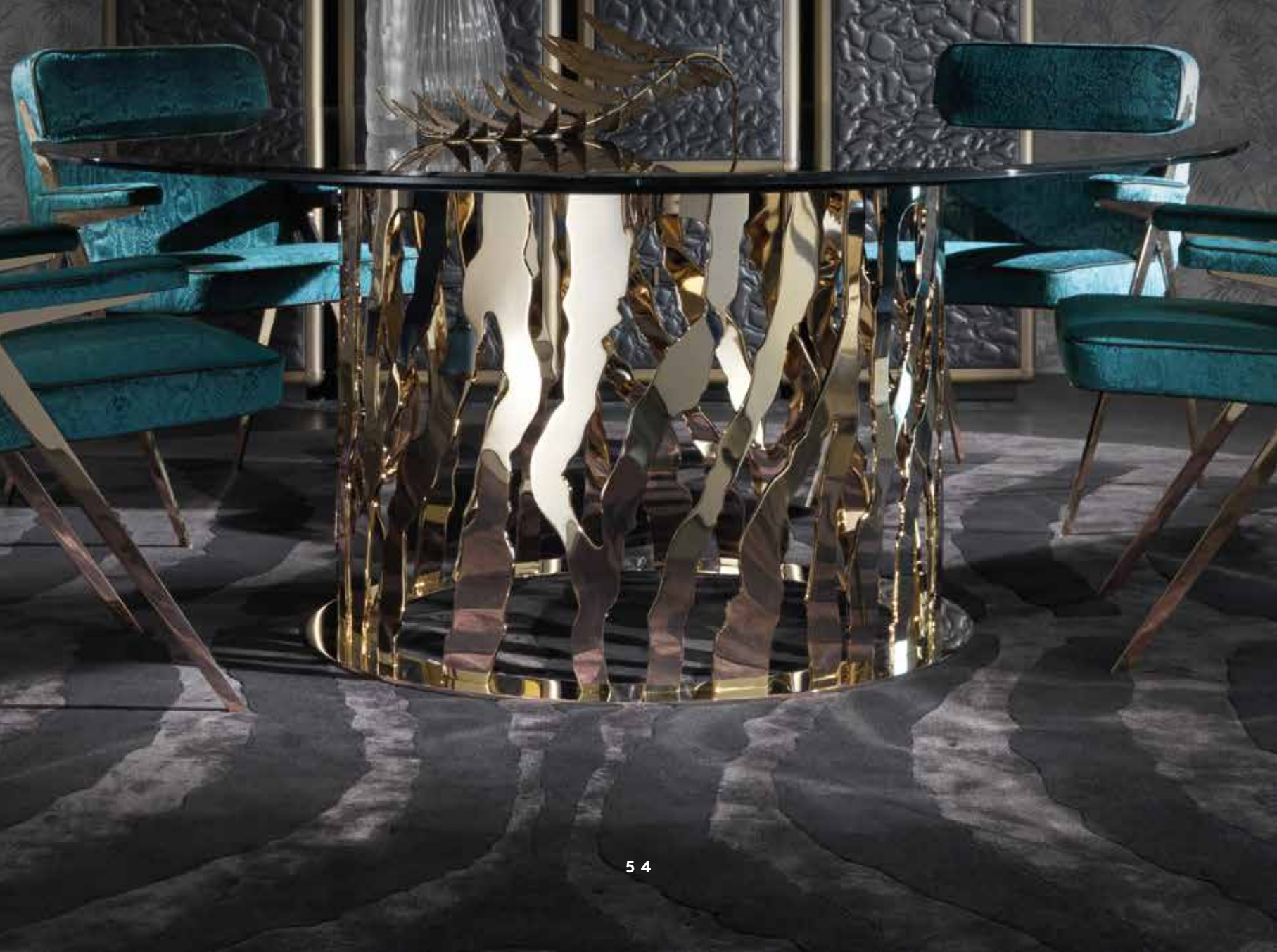




MODERN
ELEGANCE
LIVES HERE.

CAVALLI TOWER

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



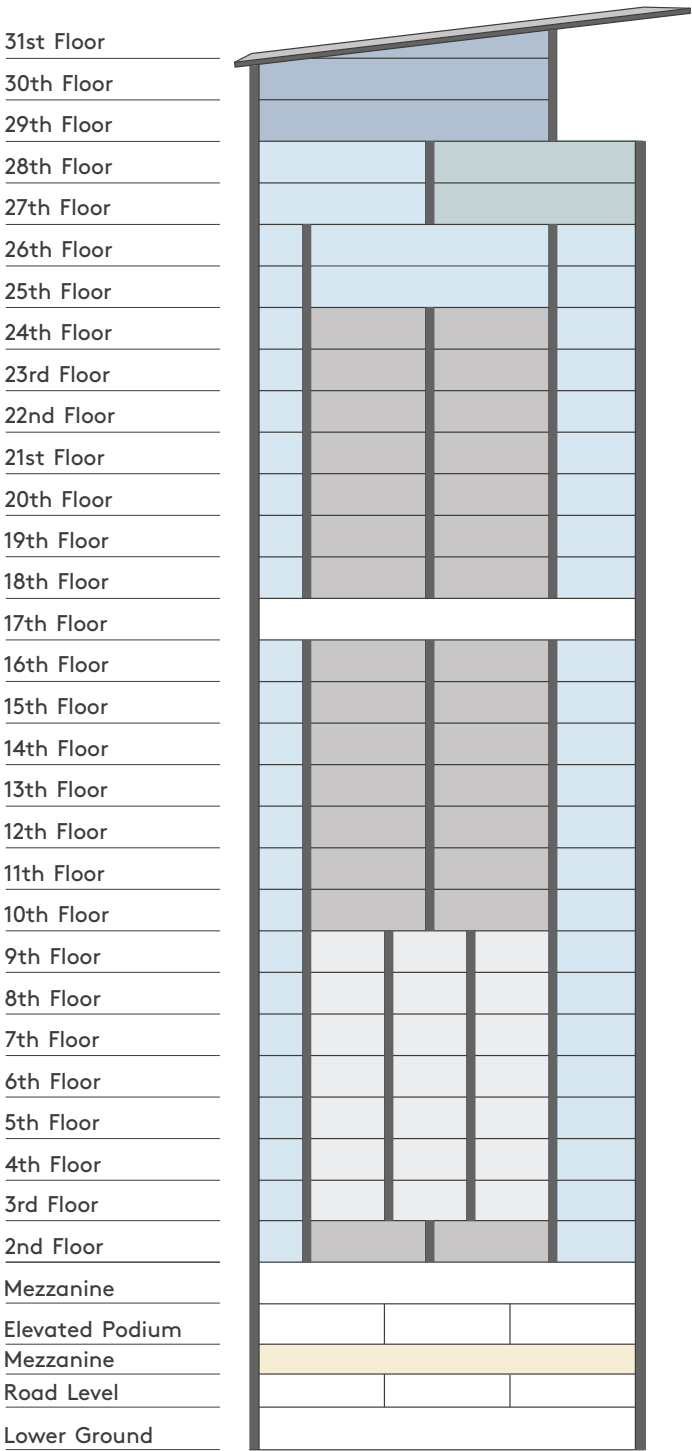
THE FLOORPLANS



EVERY FLOOR A PINNACLE OF PERFECTION



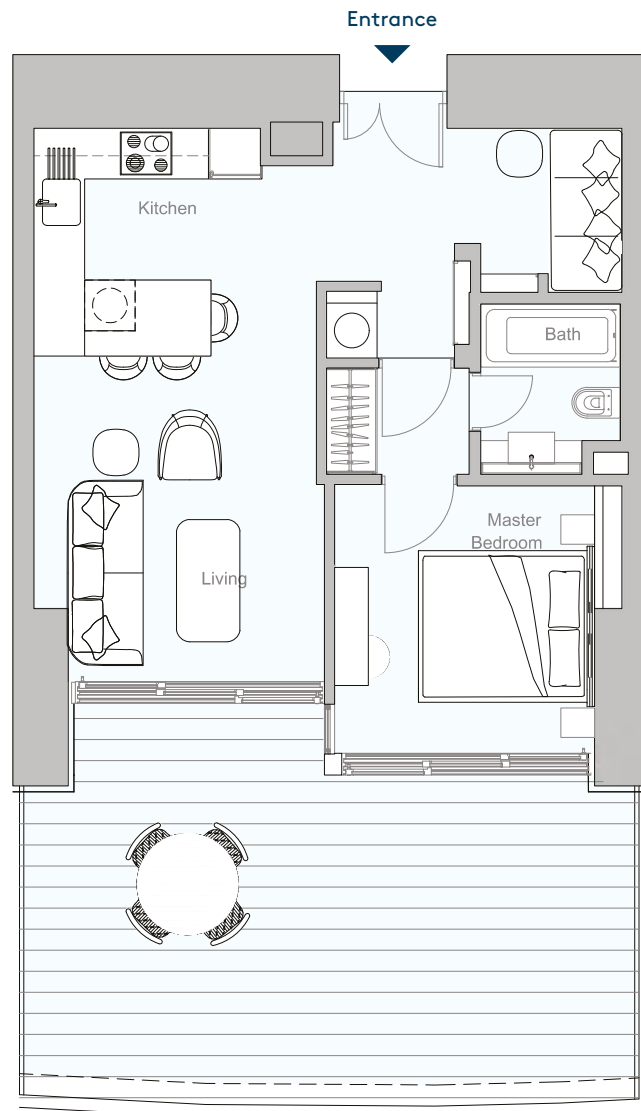
LIMASSOL BLU MARINE



1 Bedroom 2 Bedroom 3 Bedroom 4 Bedroom Penthouse

CAVALLI TOWER

1 BEDROOM TYPE 1B / FLOORS 3 - 9



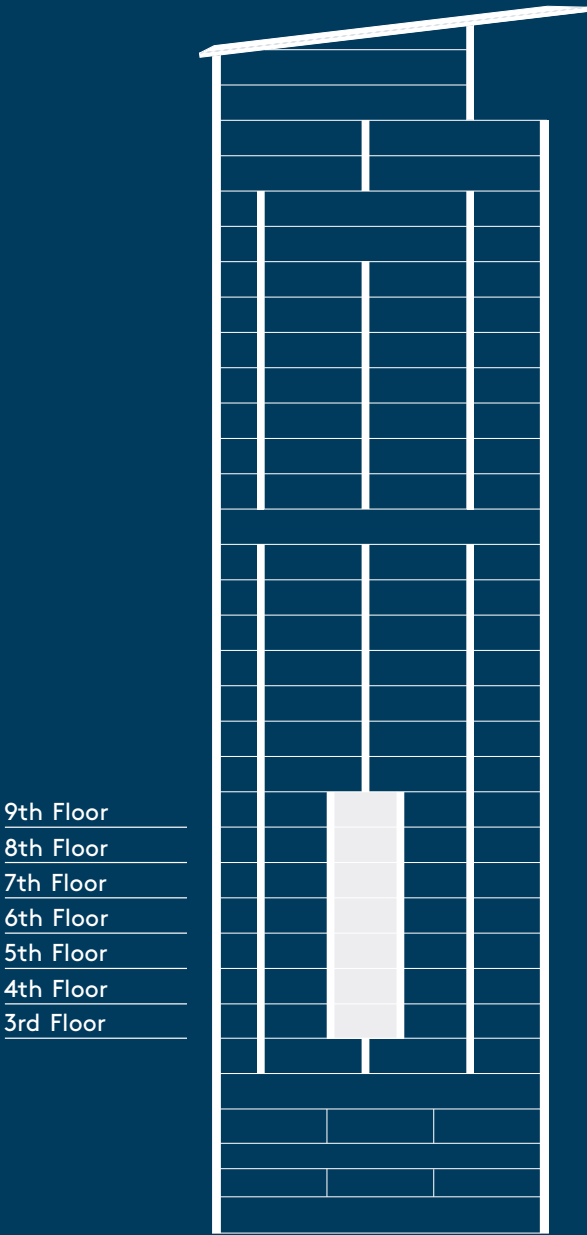
Mediterranean Sea



LIMASSOL BLU MARINE

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

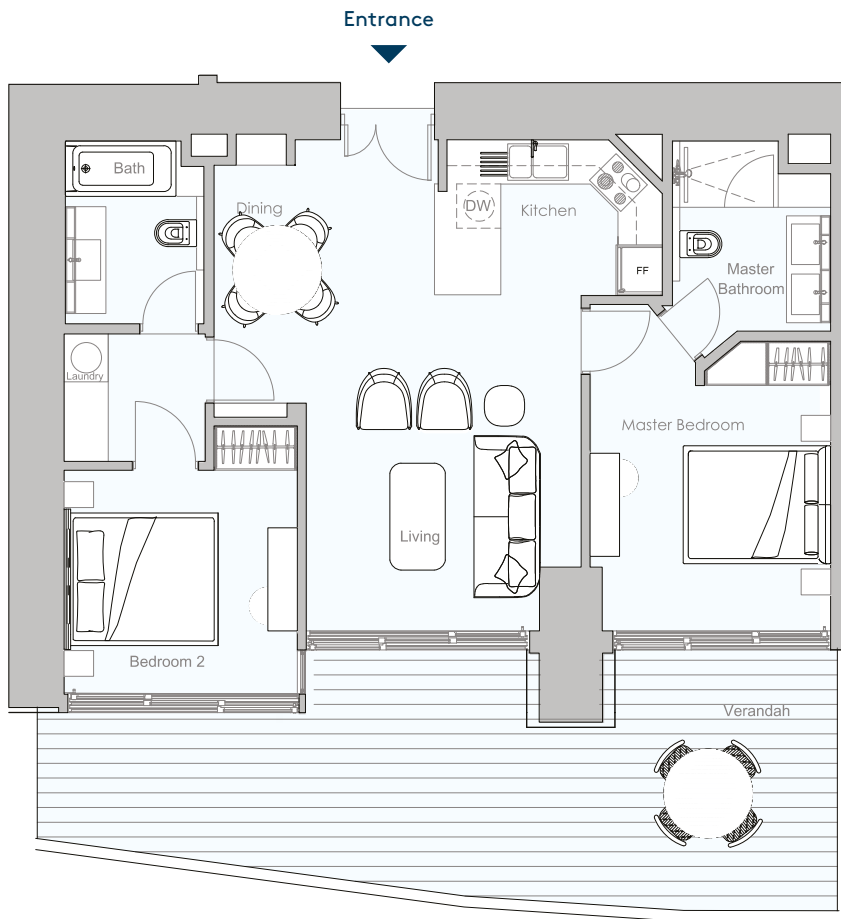
TOTAL COVERED	107.37 SQ M
INTERNAL	56.50 SQ M
COVERED VERANDA	21 SQ M
COMMON	29.87 SQ M
PARKING	1

VIEW



CAVALLI TOWER

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

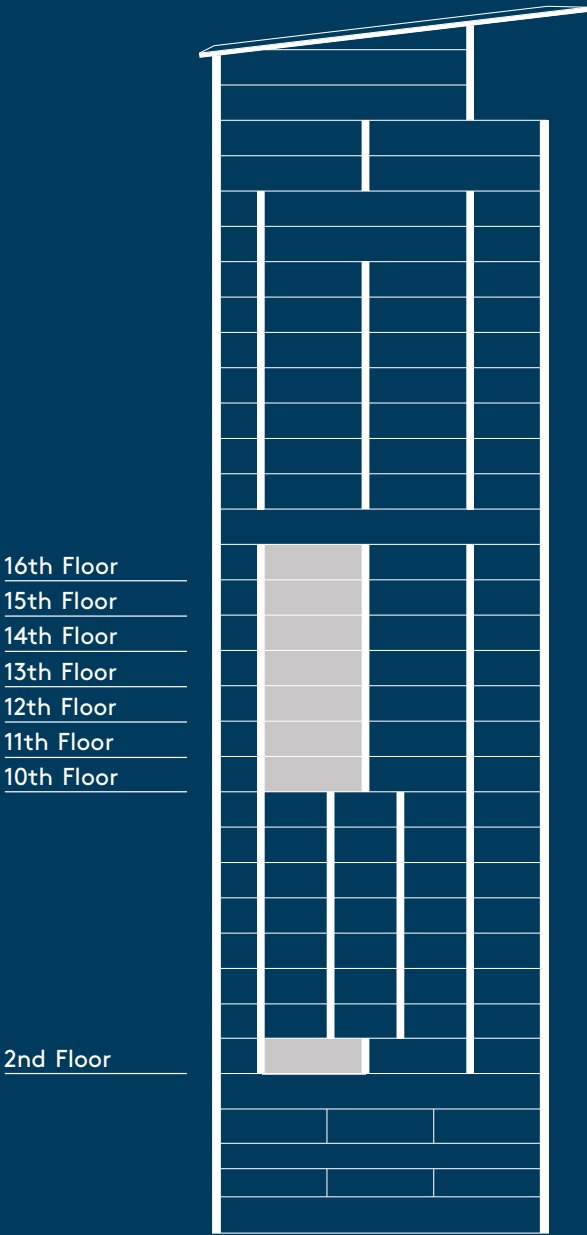


Mediterranean Sea



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

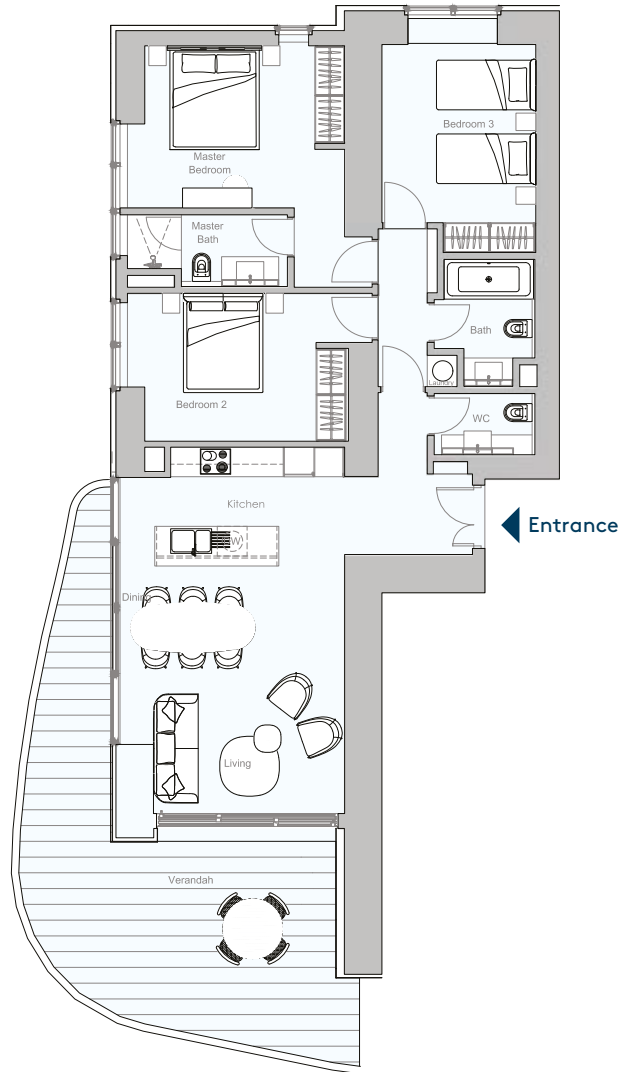
TOTAL COVERED	156.63 SQ M
INTERNAL	83 SQ M
COVERED VERANDA	30 SQ M
COMMON	43.63 SQ M
PARKING	1

VIEW



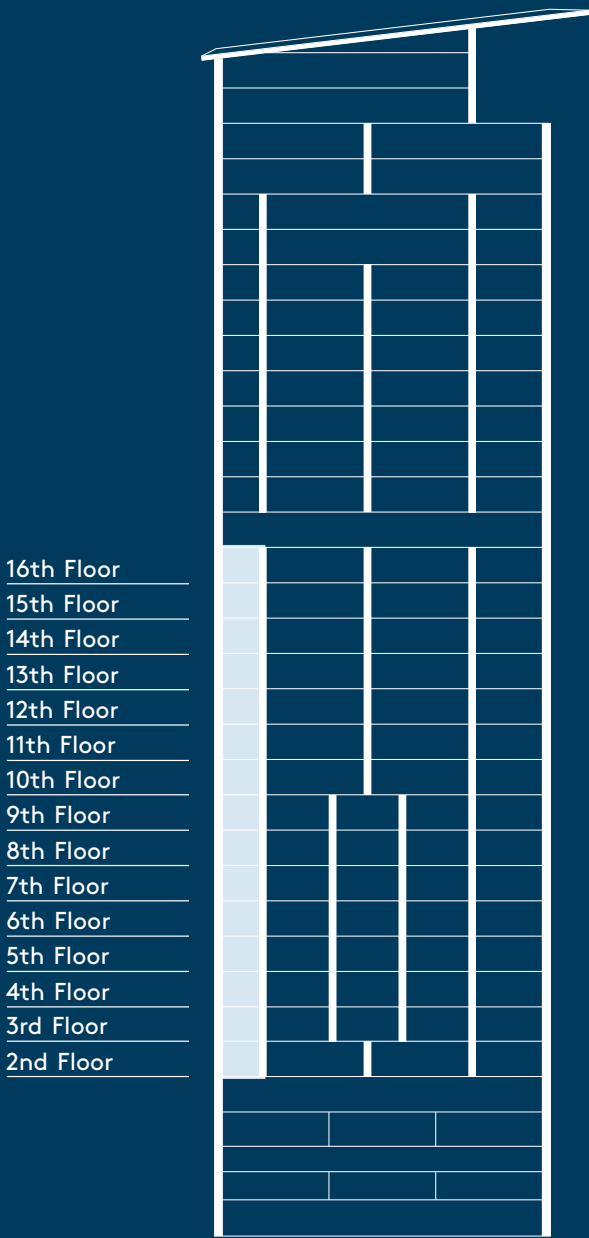
CAVALLI TOWER

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

TOTAL COVERED	213.39 SQ M
INTERNAL	118 SQ M
COVERED VERANDA	33 SQ M
COMMON	62.39 SQ M
PARKING	1

VIEW



CAVALLI TOWER



LIMASSOL BLU MARINE

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.

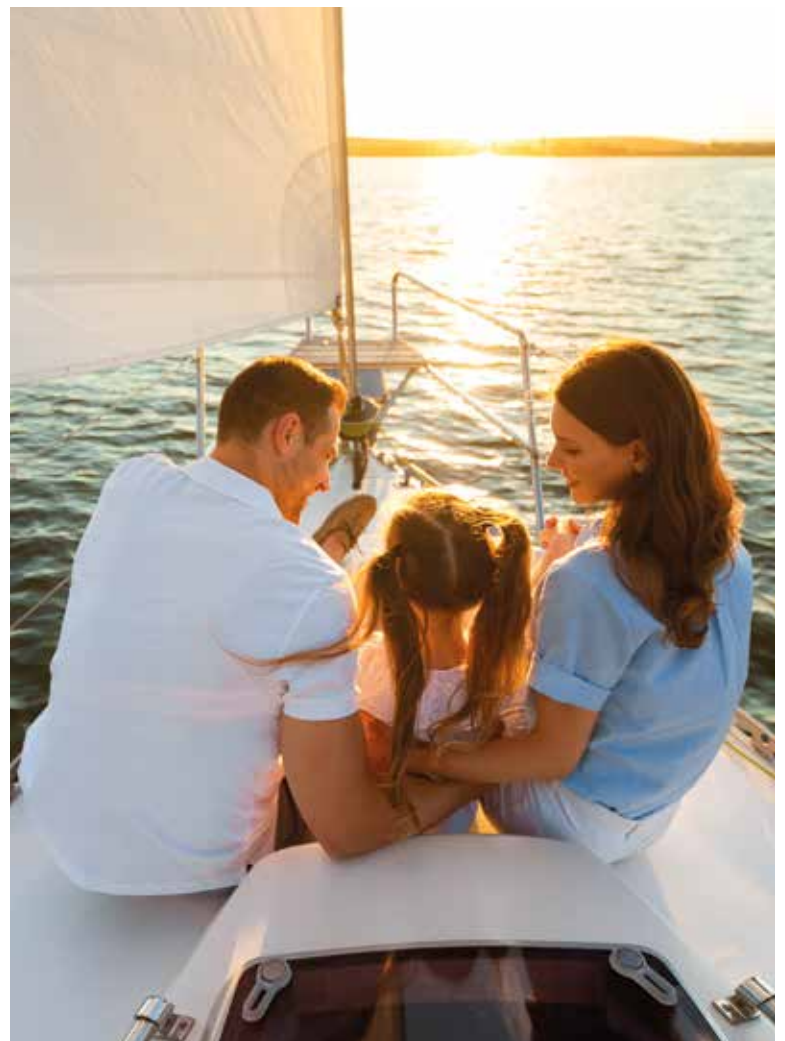
CYPRUS PERMANENT RESIDENCY

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

INCLUDES INVESTOR,
SPOUSE, & DEPENDENTS
(CHILDREN UP TO 25)



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

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