

A
GREEK
MASTERPIECE

Since 1960



Since 1960







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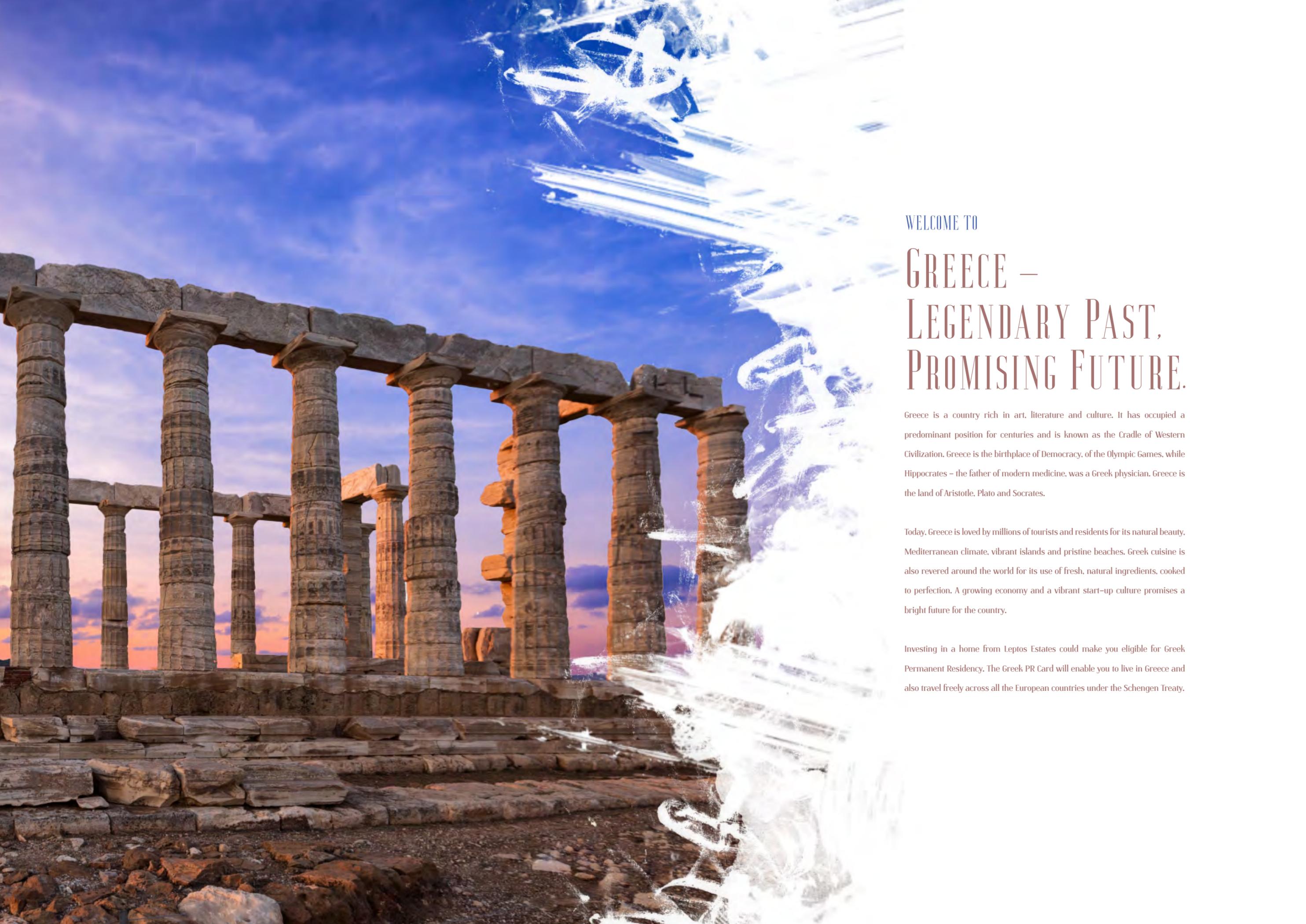
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ALL ABOUT
GREECE





WELCOME TO

GREECE – LEGENDARY PAST, PROMISING FUTURE.

Greece is a country rich in art, literature and culture. It has occupied a predominant position for centuries and is known as the Cradle of Western Civilization. Greece is the birthplace of Democracy, of the Olympic Games, while Hippocrates – the father of modern medicine, was a Greek physician. Greece is the land of Aristotle, Plato and Socrates.

Today, Greece is loved by millions of tourists and residents for its natural beauty, Mediterranean climate, vibrant islands and pristine beaches. Greek cuisine is also revered around the world for its use of fresh, natural ingredients, cooked to perfection. A growing economy and a vibrant start-up culture promises a bright future for the country.

Investing in a home from Leptos Estates could make you eligible for Greek Permanent Residency. The Greek PR Card will enable you to live in Greece and also travel freely across all the European countries under the Schengen Treaty.



WHY

GREECE

- EU Founding member country and part of the Schengen Zone
- Unparalleled beauty and diversity
- Pleasant Mediterranean climate with 320 sunny days a year
- 519 blue-flagged beaches & 16,000 km of coastline
- World's healthiest diet - exquisite local cuisine & wines
- Friendly and hospitable people, relaxed lifestyle
- English is widely spoken
- Safe and secure country
- Rich history & culture - innumerable sites of interest
- Happening cultural and social life
- Advanced infrastructure & expertise in professional services
- Excellent medical facilities
- Strong banking system
- Excellent transport connections
- Great property investment - low prices, growing rentals with more than 32 million visitors each year
- Regulations becoming more 'investor friendly'
- Low cost of living

Greece's strategic geographic location

STRATEGIC

LOCATION

Greece is located at the crossroads of Europe, Asia and Africa. It has a strategic location, with daily flights to destinations across the world.



GREECE

PERMANENT RESIDENCY





10 REASONS
TO GET A GREEK
PR CARD

1. GREAT VALUE

The Greek Permanent Residency programme at just € 250,000 is the cheapest in Europe. Also unlike other programmes this is not a donation. You are investing in a property, which can give you good rental yield and capital appreciation.

2. VISA-FREE EUROPE

A Greek PR Card allows you to travel to any Schengen country without a visa. You don't need to enter through Greece and you can fly in from anywhere.

3. NO NEED TO STAY IN GREECE

There's no minimum stay requirement. You need to visit Greece only for one day every 5 years.

4. STRATEGIC LOCATION

Greece is located at the cross-roads of three continents and is well-connected to all global destinations.

5. NATURALLY STUNNING

Greece is blessed with natural beauty. From majestic forests to spectacular mountains to pristine beaches – Greece has it all.

6. SMART INVESTMENT

Greece has gone through a recession and growth is picking up now. Property prices are at reasonable valuations currently, with the potential to offer promising rental yield and capital appreciation.

7. SAFE & SECURE

Greece has one of the lowest crime rates in Europe.

8. CRADLE OF CIVILIZATION

Greece dominated every sphere of life including arts, philosophy, medicine, architecture and literature for thousands of years – the evidence of which can be seen and felt all over the world to this day.

9. GREAT LIFESTYLE

Great weather, good food and warm hospitable people make Greece the destination of choice, which attracts more than 32 million visitors every year.

10. HEALTH & EDUCATION

Greek PR Cardholders can access the healthcare system in Greece, which is one of the best in Europe. Greek PR Cardholders also have full, free access to the Greek Education system, from primary school all the way to university.



GREECE

PR CARD – FAQs

1. WHO IS ELIGIBLE FOR THE PERMANENT RESIDENCY (PR)?

Anyone who invests a minimum of 250,000 Euros in Greek property, along with their family members are eligible. Family includes spouse, children (under 21 years, but can be extended to 24), parents of the applicant and of the spouse.

2. HOW LONG IS THE PR VALID?

The Greek Permanent Residency is valid for life as long as the property remains in the name of the applicant. You need to renew the Residency Card every 5 years.

3. WHAT IS THE CARD RENEWAL PROCESS?

You need to present a certificate of ownership of the property and submit biometric data once in every five years

4. HOW FAST CAN YOU RECEIVE PR?

You can receive your PR in as little as 10 days from the day of receiving the title deed, if the house is located in Chania, Crete and within 3 months approximately if the property is in Santorini, Paros or Athens.

GREECE PR CARD – DOCUMENTATION

For Primary Applicant:

- Application (PR) form
- Three recent color photographs
- Photocopy of a valid passport including the entry visa inside
- Copy of the Purchase Contract (of a property worth at least € 250,000) and the registration of Title Deed from the 'Registry of Mortgage'.
- Medical Insurance covering the costs of hospitalization and medical care from a Greek Insurance company or international one
- Electronic photograph and fingerprints submitted in person to the local decentralized administration

FOR FAMILY MEMBERS:

- Family Certificate from country of origin translated and certified
- Marriage Certificate (original and certified translation)
- Birth Certificates of the Children (original and certified translation), provided that children are under the age of 21 years.



GREECE

PR CARD – FAQs

GREECE PERMANENT RESIDENCY – SUMMARY OF FEATURES

There's no fine print!

- Minimum investment €250,000 (value before taxes)
- Permanent Residence Permit (PR) for Greece is also a Schengen Visa
- PR for lifetime, provided applicant maintains ownership forever
- Ownership will be examined every five years. Owner will need to present only valid title deed, health insurance and resubmit biometric data
- PR for spouse and children below the age of 21 years of age
- PR holders have free access to public education
- No minimum stay requirement
- No minimum savings account needed
- The investor may sell the property and transfer it to another non-EU National, who in turn will also be eligible for PR

ADDITIONAL BENEFITS FOR GREECE PR CARD HOLDERS

The right to obtain Greek Citizenship is available to:

- A) The PR holders who have been residing in Greece for 7 consecutive years (180 days in each year)
- B) A child born in Greece who is attending the A' grade of elementary school.
- C) A child whose parent(s) has completed 5 continuous years of stay in Greece prior to the child's birth.
- D) A child unmarried and minor whose parents have acquired Greek citizenship.
- E) Children living in Greece who have successfully completed nine academic years (6 in elementary school and 3 in middle school) or 6 academic years of secondary education.

Transferring Primary PR to the children

Once the child is 21 years old, the parents can donate the property to the child. This way the child becomes the primary PR holder and the parents can maintain their PR under the provision of the law for parents.

WELCOME TO THE WORLD OF
Leptos Group

Since 1960



Leptos Group



FIND THE HOME OF

YOUR DREAMS

Choose from our finest collection of apartments and villas across Greece.



APHRODITE BEACH FRONT

CHANIA, CRETE

COME HOME TO CRETE.

Aphrodite is the envied example of Mediterranean coastal properties. Gracefully set on the Cretan shores this unique development displays an intricate mix of design, comfort and construction, inspired by the true essence of Mediterranean living.

Extensive use of local materials and lush landscaped gardens of local character, ensure the development is a perfect fit with the surrounding environment.

Aphrodite offers 1 and 2 bedroom apartments and Junior Villas, enhanced by a large themed communal pool comprising of a large swimming pool and children's pool.

- FREEHOLD
- READY-TO-MOVE
- WITH TITLE DEEDS





SANTORINI VILLAS

MONOLITHOS - SANTORINI, GREECE

ATLANTIS FOUND.

The development consists of individually designed villas with private swimming pools and landscaped gardens. Comprising of two and three bedroom bungalows and two storey villas built to superior standards, these luxury residences set new standards of living on the island.

The architectural design and decorative details focus on respecting the local culture and aesthetics, while offering all modern amenities and luxuries that one is accustomed to. Being at one of the most glamorous tourist destinations in the world only helps to perfect the experience, making Leptos Santorini Villas the obvious choice.

- FREEHOLD
- READY-TO-MOVE
- WITH TITLE DEEDS



PAROS GARDENS

MOLOS - PAROS

ISLAND LIVING AT ITS BEST.

Leptos Paros Gardens is situated in the picturesque fishing village of Molos, spread over a glorious plot that stretches all the way to the beach. The design of the development draws its inspiration from the beautiful town of Paroikia, consisting of one and two bedroom apartments, two and three bedroom garden villas and exquisite penthouses. The superb location combined with the carefully planned interior design and layout, along with fully landscaped communal gardens, a clubhouse and swimming pools make the Paros Gardens the ideal investment for year-round enjoyment.

- FREEHOLD
- READY-TO-MOVE
- WITH TITLE DEEDS





VIGLIA BEACH FRONT VILLAS

KASTEELI - CRETE

EXCLUSIVE SEAFRONT LIVING.

The Leptos Viglia Beach-front Villas is unquestionably one of the most exclusive and desirable beach front villa developments in Crete. It consists of 18 wonderful detached stone-built villas, ideally located on the sandy beach of Viglia bay in Kissamos. Quality and tranquility is evident in every corner of this eclectic location. These fairytale villas benefit from spacious plots and offer 3 large bedrooms while being just meters away from a beautiful golden sandy beach. This is true Cretan living by the sea!

- FREEHOLD
- BEACH FRONT
- WITH TITLE DEEDS





FOURNADO VILLAS

KISSAMOS - CRETE

LUXURY HILLSIDE LIVING.

Fournado Hills Villas, with its commanding magnificent views of Kissamos Bay and the surrounding olive groves, definitely offers the unique sea view, which most of the overseas home seekers are longing for. The development offers detached 2 or 3 bedroom villas and bungalows blending great value for money with luxurious living and a great view! The properties are designed in traditional Cretan Village style and some benefit from the option of a private swimming pool. All houses are decorated with stone elements using only the best construction materials and high quality finishes.

- FREEHOLD
- BREATHTAKING SEA VIEW
- WITH TITLE DEEDS





AEGEAN BLUE APARTMENTS

CHANIA, CRETE — GREECE

Leptos Estates introduces its new development, the magnificent "Aegean Blue Apartments" in Chania, Crete. The project is located directly on the beach— front in the area of Maleme, offering excellent sea views from all residences.

It is characterized by minimal design, modern colors from the Mediterranean palette and affordable prices, making "Aegean Blue Apartments" the ideal investment for anyone looking for a holiday home, a permanent residence or a profitable acquisition. At the same time, landscaped gardens and a beautiful swimming pool perfectly complement the development. All apartments offer two large bedrooms. A wide selection of ground or first floor properties is available.

Crete and especially Chania is the perfect place for a profitable investment and relaxing vacation. The Venetian port of the town is the most characteristic spot of the Island. Crete and especially Chania are considered to be one of the most beautiful locations in the Mediterranean if not the entire world.

- FREEHOLD
- BREATHTAKING SEA VIEW
- WITH TITLE DEEDS



LEPTOS GROUP
**BUILDING THE
 FUTURE**



The Leptos Group, one of the largest and most successful private groups in Cyprus and Greece, was founded in 1960 in Kyrenia by the Executive Chairman, Michael G. Leptos, a leading figure and an innovator in his field, before its headquarters were relocated to Paphos in the late 1970s.

The Leptos Group is the Leading Group in Land and Building Development in Cyprus and the Greek Islands. Over the years it has successfully completed more than 350 unique projects with sophistication, quality and excellence in design.

Leptos Calypso Hotels and Resorts, a member of the Group, is a public listed company that owns and operates Hotels and Resorts with over 3600 beds both in Cyprus and Greece. The Group, following an innovative path, is also involved in the Education and Healthcare sectors with its own University, the Neapolis University Pafos, the first and only one in the region and Iasis Hospital which is considered to be amongst the best equipped and staffed hospitals in Cyprus.

The Leptos Group with over 58 years of a success history has today an international network of private offices in the top global business cities and business associates in more than 75 countries all over the world. It has also 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 mega projects which is considered to be the most ambitious construction challenge that has been taken on in the Mediterranean.

In addition, the Group offers a fully comprehensive service to its customers and business associates. Highly qualified and experienced teams of specialists, amongst them architects, engineers, designers, sales and marketing executives, property and after sales managers together with qualified personnel are always on hand.

The Leptos Group is committed to its outward-looking and innovative strategy and implements its investment planning with a view to adding value and creating new potential.

At the Leptos Group we believe that the value of an enterprise is not measured by the returns of the day but by the legacy one leaves behind.



GEORGE M LEPTOS
VICE PRESIDENT



MICHAEL G LEPTOS
FOUNDER AND EXECUTIVE CHAIRMAN



PANTELIS M LEPTOS
DEPUTY PRESIDENT

RELATIONSHIPS ARE THE
**BACKBONE OF
ANY STRONG BUSINESS**



Mr. Michael G. Leptos with Princess Anne of England at the Coral Beach Hotel and Resort.



Mr. Michael G. Leptos and his Royal Highness King Abdullah II at the Palace in Amman.



Mr. Michael G. Leptos with Patriarch Bartholomew of Constantinople.



Mr. Michael G. Leptos being awarded the Excellence award by the FIABCI world congress at the Coral Beach Hotel & Resort.



Mr. Michael G. Leptos giving a donation of €500,000 to H.E. Mr. Tasos Papadopoulos President of the Cyprus Republic as support for people in need.



Mr. Michael G. Leptos along with H.E. Mr. George Vasiliou President of the Cyprus Republic at the Leptos Kamares Club.



Mr. Michael G. Leptos with his H.E. Mr. Nicos Anastasiades President of the Cyprus Republic.



Mr. Michael G. Leptos along with Baroness Betty Boothroyd Speaker of the House of Commons and Mr. George Vasiliou President of the Cyprus Republic.



Mr. Michael G. Leptos along with H.E. Mr. Glafkos Clerides President of the Cyprus Republic at the Coral Beach Hotel & Resorts.



The laying of the Foundation Stone of Neapolis Smart EcoCity by H.E. Mr. Demetris Christofias the President of the Republic of Cyprus.



Michael and George Leptos with Finance Minister Mr. Harris Georgiades.



H.E. Mr. John Major U.K. Prime Minister along with Mr. Michael G. Leptos and his family.



Mr. Michael G. Leptos along with the Archbishop of Cyprus Chrysostomos II.



Mr. Michael G. Leptos along with H.E. Mr. George Papandreou Prime Minister of Greece.



Mr. Michael G. Leptos along with Sheik Saleh El Zamed, Sheik Mohamed Al Amoudi and Sheik Imrahim Effendie.

LEPTOS GROUP OVERVIEW

CYPRUS EXPORT AWARDS

The Leptos Group is one of the largest private companies in Cyprus with almost 60 years of experience, diversified in five activity areas.

GLOBAL HONORS



THE LEPTOS GROUP IN A NUTSHELL

- Real Estate Development
- Design, Construction (25,000 units sold)
- Sales & Marketing with a worldwide network of offices (Including the UK, China, Russia, Egypt, Jordan, Ukraine, Dubai and Greece and associates and agents in 75 countries)
- Property Management
- Real Estate investing and trading
- Tourism and Hotel ownership and management in Pafos and in Crete (5 Hotels with 3600 beds)
- Education – Neapolis University in Pafos
- Healthcare – Iasis Hospital, the leading private hospital in Pafos
- Key mega projects (Neapolis Smart Eco City)



The Founder and Chairman of the Leptos Group, Mr. Michael G. Leptos receives the "Cyprus Export Award" from the President of the Republic of Cyprus Nicos Anastasiades.

LIMASSOL DEL MAR LIMASSOL

Exclusive Seafront Living
DELIVERY IN 2019 | WITH FREEHOLD TITLE DEEDS

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 meters long sea frontage, enabling every single apartment of the development to benefit from direct, wide angle sea views.

This residential haven with its five-star services & facilities will blend with a collection of gastronomic and shopping experiences at a most sought after residential and leisure address.



KAMARES VILLAGE KAMARES - PAPHOS

The Perfect Place to Live

5 STAR AWARD WINNING PROJECT | READY-TO-MOVE | WITH FREEHOLD TITLE DEEDS

Kamares Village is one of the most exclusive developments in Cyprus and is amongst the most distinctive in the Eastern Mediterranean. A vibrant community with over 1000 homes, this project is characterized by its delicate stone arches and superb location with breathtaking views of the countryside and Paphos' coastline. The dry climate is excellent for heart patients.

The use of stone, wood and arches typify the landscape while swimming pools, barbeques, sun terraces and private tennis courts add luxury to the Mediterranean outdoor lifestyle. Over 1.5 million plants, trees and herb gardens add to the serenity of this green haven.



LIMASSOL PARK LIMASSOL

Welcome to a Green Haven

UNDER CONSTRUCTION | READY-TO-MOVE | WITH FREEHOLD TITLE DEEDS

Conveniently located southwest of the Limassol historic town centre, in the Akrotiri peninsula in one of the city's most upcoming and green areas. Close by and within a short distance of the Limassol Mall, the Fassouri Waterpark and the famous Lady's Mile Sandy Beach, as well as the City of Dreams Mediterranean Casino Resort.

Over 75% of the area is allocated to landscaped gardens with meandering paths and ponds which surround two large free-form swimming pools, as well as children's pools and a playground. There is ample parking, a reception and concierge service, a resident's club, a tennis court and a health spa.



CORAL SEAS CORAL BAY

Your own beachfront lifestyle

BEACHFRONT | READY-TO-MOVE | WITH FREEHOLD TITLE DEEDS

Coral Seas Villas is set within the famous area of Coral Bay which is considered to be one of the most attractive bays and sandy beaches in Cyprus. The area is very popular with international holidaymakers who are either living permanently in Cyprus or have invested in a holiday home.

Coral Seas Villas is a mixed-use resort comprising of luxury freehold properties, a private residence club and exclusive retail facilities designed in enriched Mediterranean style with special attention to detail and quality.



ADONIS BEACH VILLAS CHLORAKA

Elegant Waterside Living

SEAFRONT | READY-TO-MOVE | WITH FREEHOLD TITLE DEEDS

Adonis Beach Villas is Leptos Estates' most luxurious development set in one of the most desirable locations of Paphos. The setting is unique, just a stone's throw from the seafront, in a beautiful location midway between the bustling harbour of Paphos and the blue flag sandy beach of Coral Bay.

The Villas, built to the highest standards, feature private pools, large areas of landscaped gardens, BBQ areas, large verandas and spacious parking spaces.



APHRODITE GARDENS KATO PAPHOS

Peaceful and Tranquil

GATED RESORT | READY-TO-MOVE | WITH FREEHOLD TITLE DEEDS

Leptos Aphrodite Gardens is set to be the most luxurious gated resort residence in Paphos with a great selection of 1, 2 and 3 bedroom apartments, penthouses, maisonettes and villas. It is superbly located in Kato Paphos within walking distance to all amenities and facilities and the municipal sandy beaches. The community features 200 properties surrounding two large free-form swimming pools and landscaped gardens.

LATCHI BEACH VILLAS LATCHI

Picturesque Living

READY-TO-MOVE | WITH FREEHOLD TITLE DEEDS

Latchi Beach Villas is a beachfront luxury project next to Latchi Marina in Polis area. Latchi with its coastal paved walk and picturesque harbour of Polis, is known for its fresh seafood restaurants. In the past it served as a small port for shipping carobs. The old stone carob warehouses have been converted into restaurants, fish taverns and recreation places.

All villas are of 3 bedrooms with annex basement area and covered areas of approximately 240sqm. Individual designs come with covered verandahs, pergolas, landscaped gardens and space for a private pool. The location and views are second to none and it is positioned in an area of outstanding natural beauty, offering peace and tranquility.



LIMASSOL BLU MARINE LIMASSOL

Europe's New Riviera

SEAFRONT | UNDER CONSTRUCTION | WITH FREEHOLD TITLE DEEDS

Limassol, Cyprus Investment hub and a thriving business destination has been a foreign investment magnet for decades, transforming itself into a City with landmark buildings like Limassol Marina, Limassol Del Mar, the Oval and now the Blu Marine.

Cyprus tax incentives, combined with a number of competitive advantages Limassol has, make it a very attractive destination for international business entrepreneurs and investors.

With residence, entertainment and business projects gravitating towards the coast, Limassol becomes the new door to investment in Cyprus holding the potential of a new future filled with opportunity and enrichment.



ARMONIA BEACH VILLAS PAPHOS

Live your Dreams

SEAFRONT | PRESTIGIOUS LUXURY VILLA DEVELOPMENT

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 featuring private pools, large areas of landscaped gardens, BBQ areas, large verandahs with outdoor living areas, modern architectural designs with the latest technology quality finishes, spacious parking spaces and many more.



MANDRIA GARDENS MANDRIA - PAPHOS

Get more out of life

CLOSE TO THE SEA | READY-TO-MOVE | WITH FREEHOLD TITLE DEEDS

Mandria Gardens is set on the edge of the peaceful village of Mandria, close to the sea, in an ideal location only 10 minutes from Paphos International Airport.

It is a short drive from the golf courses of Aphrodite Hills and Secret Valley, located close to the famous landmark Petra tou Romiou - the mythological birth place of Aphrodite, the goddess of love.

The project offers one and two-bedroom apartments and penthouses, and three-bedroom detached villas. There are two communal swimming pools, both set in beautiful and spacious landscaped gardens and with a club house for the use of residents. The traditional styles and finishes have been selected to suit the development and area, and the project offers great value for money.





BOOK YOUR

TAILOR MADE REFUNDABLE AND SUBSIDISED TOUR

We will be happy to host you in Cyprus and Greece at one of our fabulous Hotels and Resorts and arrange a personalized viewing of all the properties you are interested in. This facility is available for anyone who is interested to invest in a Leptos Estates property under the Cypriot or Greek Investment programme

Up to 3 Nights (4 days) Accommodation (on B/B basis)

Transfer from and to the Airports

Inspection of our most up-to-date projects

Legal & Financial Presentations

Opening of Bank Accounts

Viewing and tour of local areas

Full assistance throughout your stay

If you need more than one room or need a longer stay we can offer you very generous incentives and assistance.

LEPTOS

GOLD CARD

As a small gesture of our appreciation we provide every new buyer of Leptos Estates properties with the Leptos Gold Card that will entitle you to enjoy the benefits from an exclusive privileged programme.

Leptos Gold Card Members enjoy access to 3 SPAs, 8 tennis courts, 3 indoor pools and a squash court. Optional benefits include shopping assistant, baby-sitting service and chauffeured limousine.



HOLIDAYS

Great Locations – Amazing Hotels
Elegance and charm of Resort Hotels
Setting of tranquility and stunning views
Beautiful places – Inspiring spaces
The best value under the Sun



EDUCATION

Secure your future with
Neapolis University of Pafos (NUP)
First and only University in Pafos
Education is life itself
Your University – Your Future
Academic Excellence



HEALTHCARE

Best Medical Care
Pleasant and hospitable atmosphere
Functional, Comfortable, Trusted
A great place to receive care
A safe future for healthcare



GROUP OF COMPANIES



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