



  
**NEAPOLIS**  
Smart EcoCity



“

**Neapolis** represents  
a harmonious synthesis  
of synergistic uses  
that aim to create  
a uniquely vibrant  
**work-live-play** experience

that will capitalise on Pafos' status as Cyprus' premier  
tourist and second home destination, while also  
enhancing it's potential to become an international  
business and educational services hub.

”



## A New City

Neapolis Smart EcoCity (“Neapolis”) is a large, innovative, mixed-use development on land of 888,730sqm within 800m from the tourist area seafront at the city of Pafos in Cyprus, and in the legendary area of the gardens of the ancient Goddess Aphrodite, the goddess of love and beauty. It is owned and developed by the Leptos Group, the leading real estate developer in the region.

Neapolis is the largest real estate development project of its kind in Cyprus and has the full support of the Cyprus Government and public authorities. Cyprus’ status as a member of the European Union and the Eurozone, its strategic location between three continents, international business services capabilities, dependable legal system and land registry, low level of corporate and income tax rates, safety, Mediterranean climate and cosmopolitan resort amenities that attract c.4mm tourists p.a. are key ingredients for the success of the Project.

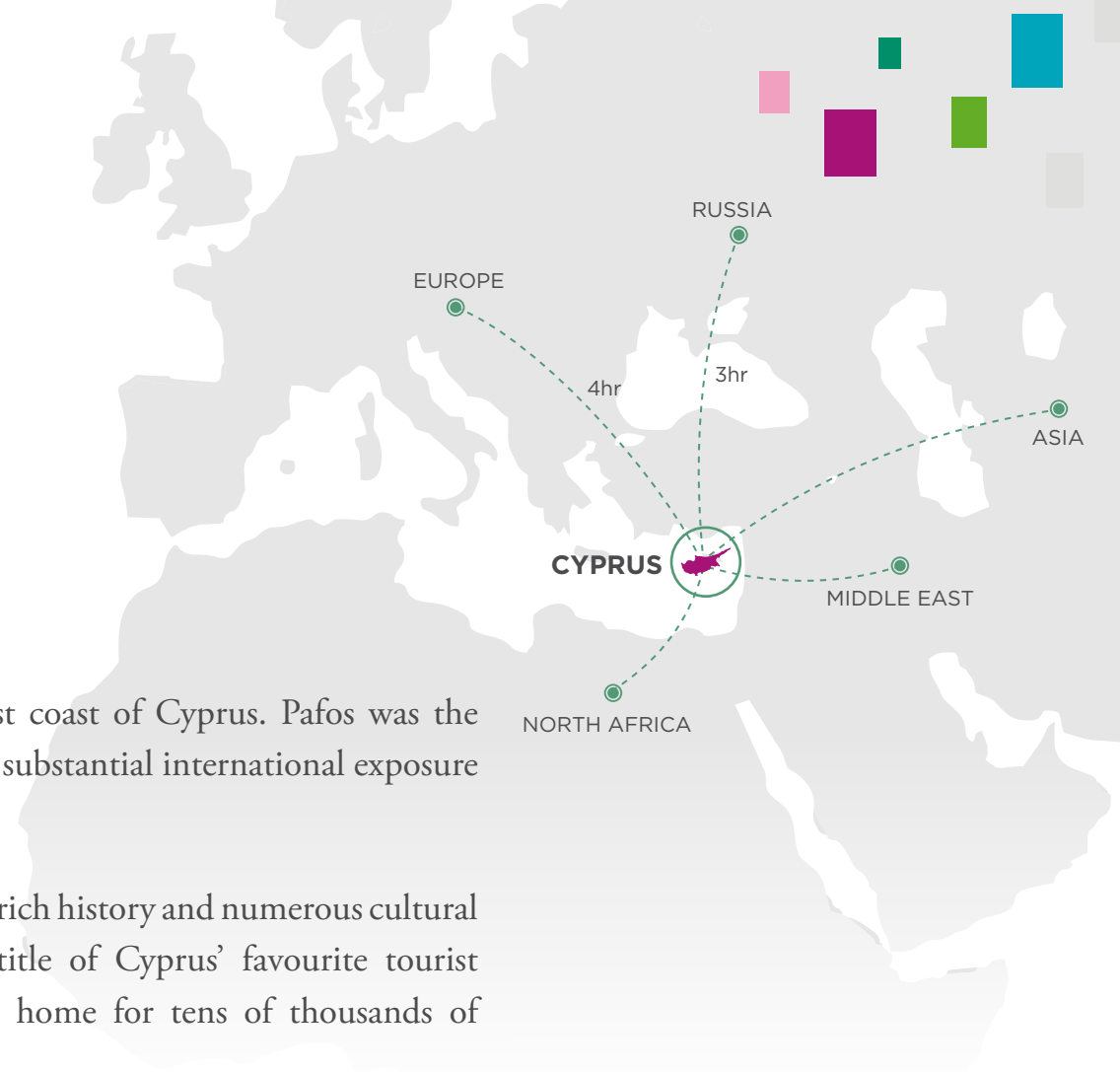
[www.LeptosEstates.com](http://www.LeptosEstates.com)



## Strategic Location

Neapolis is adjacent to the town of Pafos on the west coast of Cyprus. Pafos was the European Capital of Culture for 2017 and has enjoyed substantial international exposure and received investment interest.

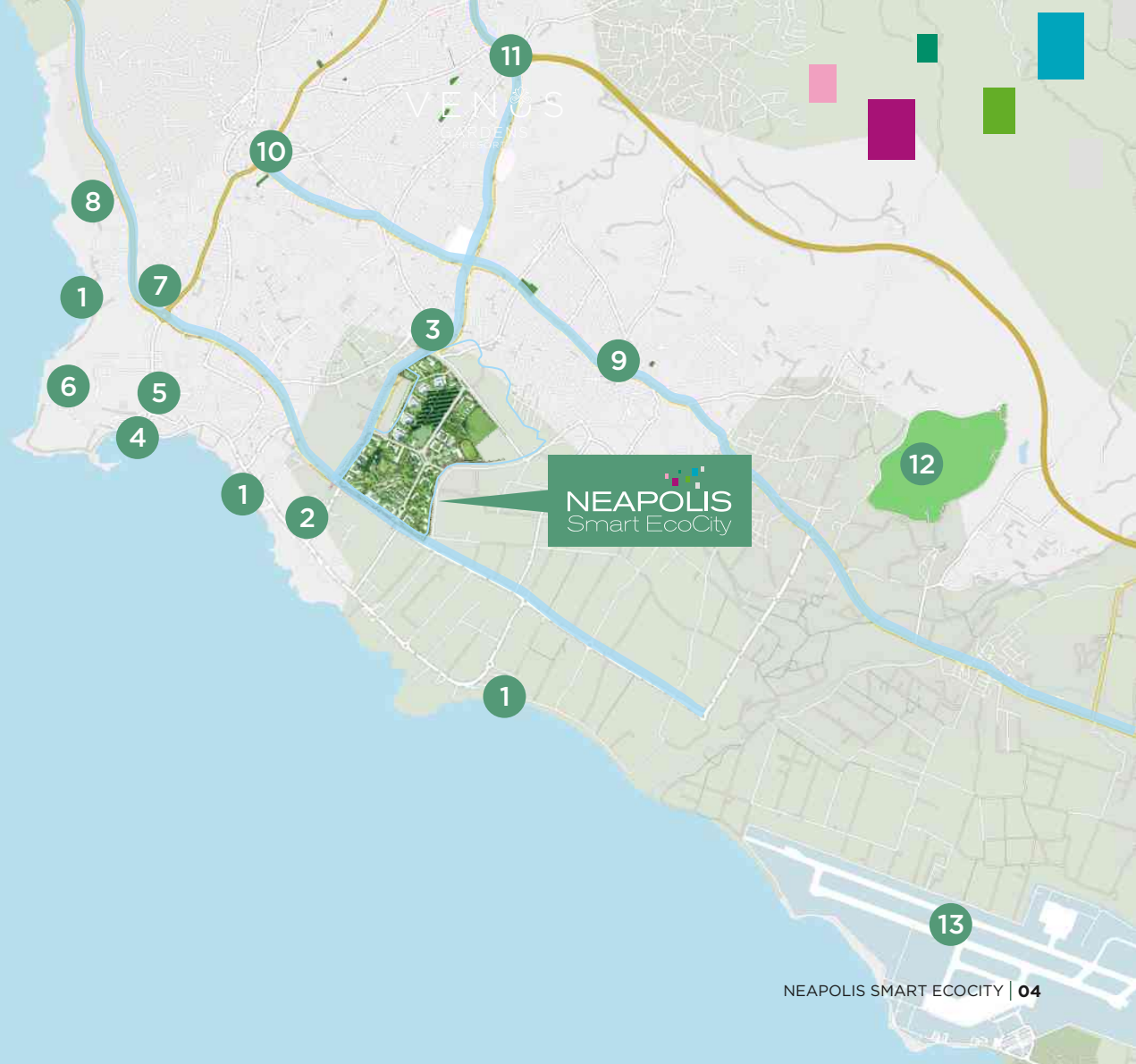
Beautiful beaches, mild climate, 30+ 4 & 5 star hotels, a rich history and numerous cultural and historic landmarks combine to give Pafos the title of Cyprus' favourite tourist destination and the location of choice for buying a home for tens of thousands of international buyers.



# Unparalleled Location

'The City within a City'

1	Municipal Beaches	1 minute
2	Neapolis University Pafos	1 minute
3	Iasis Private Hospital	1 minute
4	Pafos Harbour and Promenade	3 minutes
5	Leptos Headquarters	3 minutes
6	Archaeological Park	4 minutes
7	Shopping Mall	5 minutes
8	Tombs of the Kings	6 minutes
9	Geroskipou Town Centre	5 minutes
10	Pafos Town Centre	6 minutes
11	National Motorway	8 minutes
12	Championship Golf Course	6 minutes
13	Pafos International Airport	10 minutes





**Cyprus**  
Your gateway  
to **Europe**

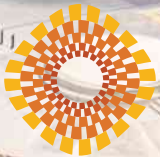
# Cyprus Key Facts

- Strategic Location at the crossroad between 3 continents (Europe, Asia, Africa)
- Member of the European Union and Eurozone
- Mild climate with 310 days of sunshine throughout the year
- Beautiful scenery and pristine beaches
- Caters to c.4 million tourists per year
- English language widely spoken
- High level of services, including financial, legal, medical, education, telecommunications etc.
- Safe and secure
- Low corporate tax rate of 12,5%
- Zero tax rate on non-Cyprus investment income
- Zero property tax
- Zero inheritance tax
- Stable political system
- Recent natural gas discovery is potential game-changer for the domestic economy
- Ability to obtain permanent residency through purchase of real estate
- Headquartering Incentives



# Pafos

## Birthplace of Goddess Aphrodite



**PAFOS2017**  
EUROPEAN CAPITAL OF CULTURE

# Pafos Key Facts

- No. 1 Tourist destination in Cyprus (1/3 of arrivals)
- No. 1 Destination for internationals acquiring residential property
- Offers a cosmopolitan lifestyle as well as an exciting resort experience
- Year-round destination with more than 30, 4 and 5 star hotels, four golf courses, cultural events, shopping centres and multiple leisure and sporting options
- Public and private healthcare services
- English speaking private schools and University
- 15km of seafront, with numerous blue flag-awarded beaches and the Akamas Nature Reserve
- Significant cultural and historical landmarks:
  - Birthplace of the goddess of love and beauty, Aphrodite, with various monuments in her honour
  - Picturesque ancient harbour
  - Ancient mosaics
  - Tombs of the Kings
  - Monasteries
- Pafos International Airport that welcomed >3m passengers in 2019
- European Capital of Culture 2017

An aerial photograph of Neapolis Smart EcoCity, showing a coastal urban area with a mix of green spaces, buildings, and agricultural fields. The city is situated along a blue coastline, with a large body of water in the foreground. The background features rolling hills and mountains under a clear blue sky. In the top right corner, there are several small, colorful squares in shades of pink, purple, green, and blue.

# NEAPOLIS

Smart EcoCity



# Key Characteristics



## Size

- 888,730sqm land area
- 569,700sqm net buildable area

## Location

- 800m from the sea and busy tourist promenade
- In the resort city of Pafos on the west coast of Cyprus

## Accessibility

- 10 minutes from Pafos International Airport
- Direct link to the national motorway

## Green City

- With public park areas of 90,000sqm

## “Smart” Systems

- Centrally Controlled



## Key Characteristics (cont.)



### Planning Permit in place

- Providing for a wide range of strategic uses:
  - University Campus
  - Health Park
  - Commercial, Leisure & Entertainment Park
  - Cultural Park
  - Office Park etc.
  - Lifestyle residential development

Flexibility for allocating net buildable area among uses

### “City within a city”

- Capitalising on the availability of infrastructure for utilities (electricity, water, sewage etc.) as well as schools, hospitals and commercial developments in close vicinity to the project

### Owned and developed by the Leptos Group

- Cyprus’ leading real estate development firm with over 60 years’ experience in large-scale projects

# Master Plan

- 1 Office Park
- 2 Residential Area
- 3 Central Park
- 4 Antiquities Area
- 5 Commercial, Retail, Showrooms, Entertainment Area
- 6 Neapolis Hospital
- 7 Cultural Centre
- 8 Neapolis University
- 9 Hotel
- 10 Public School Area\*<sup>1</sup>
- 11 Health Club and Spa



1. Private schools also allowed in the project

# Main Elements

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## Residential

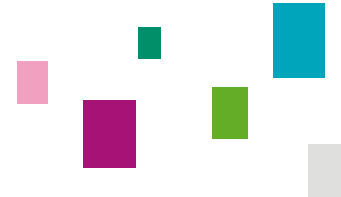
- Wide range of apartment types in various communities with distinct character
  - Lifestyle residences for permanent accommodation
- Specialised product:
- Serviced / Holiday Apartments in tall buildings mainly up to 12 floors, ideal for short-term rentals for tourists, special uses (sport teams, conferences etc.) as well as longer term stay within the Aphrodite Park
  - Student dormitories
  - Assisted living / Senior Citizens next to Health Park

## Aphrodite Park

- Commercial, Leisure and Entertainment Centre, a destination for both tourists and locals throughout Cyprus
- Cultural Centre showcasing ancient Greek and Cyprus mythology and history, as well as the Goddess Aphrodite museum
- Hotel and extensive spa
- Located in the southern edge of the Project

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1. Ability to allocate B.C. between Residential / Offices / Aphrodite Park uses (except entitled BC of the University and Health Park)



# Main Elements (cont.)

## Office Park

- High-spec office towers ideal for international corporate tenants, especially those seeking to benefit from the Cyprus government's tax and other incentives for headquartering in Cyprus, adjacent to the Aphrodite Park

## Neapolis Health Park

- Community Hospital (currently operating adjacent to the Neapolis Project)
- Rehabilitation Centre
- Wellness Centre

## Neapolis University Campus

- Large potential capacity for on-campus students
- University is currently operating (adjacent to the Neapolis Project) with >3,000 students and shall relocate to the Neapolis Project in the future
- Complimented by private and public schools
- Dormitories

1. Office Park net buildable area can be adjusted according to demand  
2. Health Park and University net buildable areas can be increased to 27,000sqm and 80,000sqm, specifically reserved respectively, within the total allowed project B.C. 569,700sqm

**TOTAL**

Up to 569,700sqm

# Neapolis Corporate Center 1



## Office Park

Your ideal space

Neapolis Corporate Center 1 presents a modern, unique key-ready office space that will form part of Neapolis Smart EcoCity - a large, innovative, mixed-use development a short distance from the tourist area of Pafos. This unique investment opportunity is designed so as to offer the first purpose-designed building in Pafos and provide a desirable working environment. Neapolis Corporate Center 1 comprises of five spacious floors, a mezzanine, as well as a wonderful roof garden offering excellent views of Pafos, and will allow for improved employee engagement and productivity.



# Lifestyle Residential Development

Sale of residential element is the main value driver of Neapolis.

Key categories of residential buyers: Mainly internationals as well as Cypriots that are looking for a main/second/retirement home offering a better quality of life, and investors seeking to capitalise on the ability for short-term let to the 1,24 million tourists visiting Pafos every year.









# Key Residential Product Attributes



## **Unique lifestyle benefitting from strategic uses in project:**

- Leisure, Entertainment and Cultural experiences through Aphrodite Park
- Life-long learning through Neapolis University
- Wellness and health services through the Health Park
- Exercise in the Central Park
- Lifestyle residential developments of various types in different areas of the project

## **Unique residential product in Cyprus through the apartments in the tall buildings in the Aphrodite Park area**

- Short and/or long-term residents of apartments in high-rise buildings in various distinct courtyards will benefit from direct access to a plethora of facilities and venues on the ground level, and close proximity to the Cultural Park
- Courtyards could be separated to accommodate distinct types of residents, including short-term tourist use, assisted living, dormitories, special uses and long-term accommodation for young couples and small families.



## **“Green” Gated Development and “Smart” City**

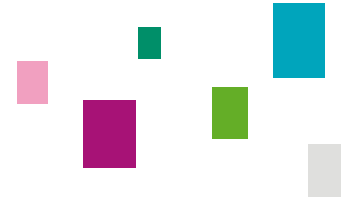
- 800m from the beach
- Extensive sport facilities
- Appealing price and wide product mix
- In the cosmopolitan resort town of Paphos (European Capital of Culture 2017) with numerous cultural events and leisure and entertainment venues
- Key residential product attributes
- Property management services provided by Leptos Group
- Accessibility to Pafos International Airport
- Directly connected to the National Motorway

## **Tenants and Users of strategic uses looking for specialised residential product**

- Student dormitories for Neapolis University international students
- Housing for staff of international corporates in Office Park
- Assisted Living/Senior citizens development next to Health Park and potentially within Aphrodite Park

## **Non-EU Citizens that aim to benefit from Cyprus Government’s Programmes for investing in Cyprus Real Estate**

- Through the granting of Cyprus permanent residency and other programmes. Permanent Residency Permit - minimum investment in real estate: €300,000

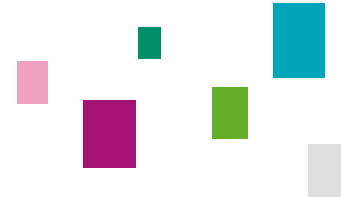


## **Project Developer and Owner: Leptos Group**

- Established developer with over 65 years history in Cyprus, Greece and the Gulf area
- Vertically integrated real estate development operations
- Proven experience in large scale developments
- Extensive international sales network and offices in UK, UAE, China, India, Vietnam, Egypt, Greece

# Examples of Leptos Projects





  
APHRODITE  
GARDENS



  
LIMASSOL  
BLU MARINE  
EUROPE'S NEW RIVIERA



  
Kamare  
Village

SINCE 1960



Leptos Group: Established in 1960. The Group has been a leading economic force with diversified business activities.



Public Company, listed in the Cyprus Stock Exchange. Pandora is a Leptos subsidiary investing in real estate and other sectors of the economy.



Iasis Hospital is owned and managed by the Leptos Group. A modern medical, diagnostic and surgical Centre.

SINCE 1960



Leptos Estates: Leading property developers renowned for its environmentally friendly projects and quality in design and construction.



Public Company, listed in the Cyprus Stock Exchange - The hotel arm of the Leptos Group, owning and managing 3,500 tourist beds in Cyprus and Greece, including the largest 5 star hotel in Cyprus: Coral Beach Hotel and Resort.



The property and facility management company of the Leptos Group, managing more than five thousand properties.



Armonia: The holding company of the Leptos Group and direct investor in real estate assets.



The Leptos Group are the proud founders of the Neapolis University, Paphos, Cyprus. The university offers degrees at all levels, from undergraduate degrees to Doctorates.



The Greek arm of Leptos Estates has a presence in Greece since 1977 with projects in prime locations, such as Athens and the islands of Crete, Santorini and Paros.



Vesta Tourist: Management of the Paphos Gardens and Basilica Gardens family tourist resorts in Pafos.



Arena: Athletic event organisers supporting incoming athletic tourism.



Bespoke interior design and furniture services offered by the Leptos Group.



Cronos: Insurance Agency assisting clients with all their insurance needs.



Resitour! Offers unrivaled rental and management services to Leptos Estates' clients.



Established in the early 60s, Leptos UK has an uninterrupted presence in the United Kingdom for more than 50 years.



Leda: Travel and Tourism office specialising in Group travel, as well as conference and convention organising.



Harbour Shore Estates owns and develops the area surrounding the renowned Coral Bay, west of Pafos.

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# Office Locator



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# NEAPOLIS

Smart EcoCity

SINCE 1960



**Leptos Group**