



Part of the Lanitis Group, Cybarco has been shaping Cyprus since 1945. A leader in development and construction, we have a track record of creating iconic residences and innovative projects, in Cyprus and further afield. Our vision has inspired and delivered many of the island's landmark developments, including Sea Gallery Villas, Akamas Bay Villas, The Oval and Limassol Marina. We are also responsible for Trilogy Limassol Seafront, a unique, integrated mixed-use destination in the heart of the island's most vibrant city. Our success and reputation are founded on outstanding quality, insight-led customer satisfaction and excellent after-sales service.

Contents	——————————————————————————————————————
	Part II Vision to Reality
	Part III Your Brighter Future







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At the end of the day, it's imperative to recognise that success comes down to your people; to the team.

PLATON E. LANITIS CHAIRMAN PART I

# HEART & SOUL

We are passionate about creating the ultimate, exclusive living experiences. That's why we go beyond what's expected and don't stop until everything is perfect, right down to the last detail. Every drop of our energy and everything we know goes into all we do.



Lanitis E.C. Holdings, Limassol



Amathus Beach Hotel, Limassol

### MEMBER OF THE LANITIS GROUP

The Lanitis Group is one of the largest, most reputable business groups in Cyprus, now led by the 4th generation. The Group was established at the end of the 19th century and continues to uphold its core values of 'reliability, integrity, quality and social contribution.

Its vision is to make a positive contribution over time to the Cypriot economy and to society, based on development, innovation and quality, aiming to ensure a dynamic future perspective.

The Group is active in a diverse range of industries, such as: construction, property development, tourism, travel, hotels, transport, leisure and entertainment, restaurants, golf, marinas, energy, trading and agriculture and is also known for its humanitarian and social contribution to culture, education and health.

#### **OUR JOURNEY**



National Theatre of Bahrain



Aphrodite Hills Golf Resort, Pafos



Carob Mill Restaurants, Limassol



Limassol Greens Golf Resort

N. P. Lanitis Ltd

Diversified portfolio investment company

#### 1936

Lanitis Farm

Land ownership, citrus and olive plantations

#### 1943

Amathus Navigation Ltd

Travel, tourism, transport and hotels

#### 1945

Cybarco

Property development and contracting

#### 1973

Amathus Beach Hotel

Member of the Leading Hotels of the World

Lanitis Development Ltd

Design, development and operation of resorts

Heaven's Garden Waterpark Ltd

Waterpark, entertainment and F&B facilities

#### 2000

Lanitis Aristophanous

Timber, building materials and sanitary ware

**Evagoras & Kathleen Lanitis Foundation** 

Non-profit cultural and educational organisation

Aphrodite Hills Resort

Inauguration of award-winning golf resort

Carob Mill Restaurants Ltd

F&B businesses, catering and events

Limassol Marina Ltd

Shareholder, contractor and exclusive property sales agent through Cybarco

Lanitis Golf Public Co. Ltd

Design and development of Limassol Greens

Lanitis Energy Ltd

Operating in renewable energy market

The Oval, Limassol

Delivery of landmark building by Cybarco

Trilogy Limassol Seafront

Launch of Cybarco's sky-rise development

## SHAPING CYPRUS SINCE 1945



Limassol - Pafos Highway



Al Sharq Hotel, Qatar

Part of the prestigious Lanitis Group, Cybarco's long history and solid reputation are behind some of the most significant development, infrastructure, building and civil engineering projects both in Cyprus and abroad.

#### CYBARCO DEVELOPMENT

The leading luxury property developer in Cyprus with offices in Cyprus, Moscow and St. Petersburg. The company is responsible for bringing many of the island's landmark projects to fruition – including the world-class Aphrodite Hills Golf Resort, Sea Gallery Villas, Akamas Bay Villas, The Oval and Limassol Marina, the first residential marina project in the whole of Cyprus. Cybarco is also responsible for the development and exclusive property sales of Trilogy Limassol Seafront, a unique integrated high-rise destination to live, work and play in the heart of the island's most vibrant and international city.

#### CYBARCO CONTRACTING

One of the major contracting companies in Cyprus, with presence in Qatar, Bahrain, Kuwait and Greece. Among its distinguished clients are the Governments of Cyprus, Greece, UK and the Emirates of Qatar, Bahrain and Kuwait. Contracting operations include, among others, luxury housing developments and commercial buildings, terminals and runways, infrastructure, road works, highways and bridges, water dams and power stations.



The Oval, Limassol



Limassol Marina

12 —— Heart & Soul 13 —— Property Collection



## ON THE WORLD'S



#### A CENTRAL HUB

Cyprus is located in a strategic geographical location with excellent flight connections:

Dubai ———	3.5 hrs
Frankfurt ———	4.0 hrs
Kiev ———	3.0 hrs
Lebanon ———	45 mir
London ———	4.5 hrs
Moscow ———	3.5 hrs
Paris ———	4.5 hrs
Rome ———	3.2 hrs
St. Petersburg ——	4.0 hrs
Tel Aviv —	55 mir

#### **Current Cybarco developments**

- The Oval Trilogy Limassol Seafront Aktea Residences 2 Limassol Marina Akamas Bay Villas

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PART II

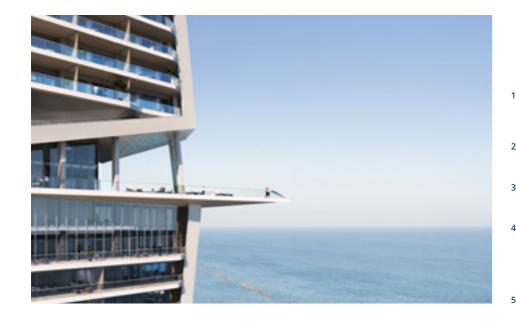
The Amathus Beach
Hotel, Aphrodite
Hills Golf Resort,
The Oval and
Limassol Marina are
examples of ventures
that required great
risks. We embraced
the challenge in the
pursuit of positive
change. Cyprus
needs pioneers.

MARIOS E. LANITIS
VICE CHAIRMAN

# VISION TO REALITY

Great ideas have the power to transform lives. That's why we think beyond convention to drive change, creating milestone projects that add energy and purpose to communities and businesses. We are often the first to introduce new lifestyle choices, innovating better ways for investors to prosper and owners to thrive.





#### West Tower

- 69 apartments 52 offices
- Retreat: spa and gym

- 127 apartmentsRetreat: spa and gym
- North Tower
- 116 apartments
- Retreat: spa and gym

#### Private Oasis

- Swimming poolsPool bar
- Tennis court
- Children's play area
- Landscaped gardens

- Public Plaza

   Restaurants
- Cafés and bars
- Shops









#### LOCATION

Limassol City Centre —	500
Limassol Marina —	3kn
Larnaca and Pafos Airports ——	65k

### LIVE, WORK & PLAY

The development's luxury apartments blend the aspirational dream of high-end living, with the sophistication of urban cool, astonishing design flair as well as unsurpassed levels of finish. State-of-the-art offices also enjoy first-class services and uninterrupted sea views from every window. Three distinct social areas offer resident-only facilities for secluded leisure and relaxation, as well as a lively public space that can be enjoyed and experienced by everyone. Brought to life by a world-class collaboration of architects, designers and developers, Trilogy is a unique opportunity to play a part in the city's ever-changing story and begin an exciting new chapter of your own. Your story begins here.

#### LIVE

- · Apartments of discerning taste
- · Spectacular layouts and sea views
- · High standards of quality and design
- · Member access to resident-only areas
- · 24-hour security and concierge
- · Private underground parking

#### WORK

- · State-of-the-art office space
- · Sea views from every desk
- · Fast digital connectivity
- · 24-hour maintenance and access control
- · 24-hour security and concierge
- · Private underground parking

#### PLAY

- · Members' pool, bar, gym, spa, tennis court, garden and children's play area
- Resident-only indoor pool, fitness suite and informal relaxation areas
- · Restaurants, bars and shops for all

20 — Vision to Reality 21 — Property Collection

### LIMASSOL MARINA

#### Living on the Sea

Limassol Marina is an exciting new destination in the Mediterranean and the first superyacht marina in Cyprus. Located just a stroll away from the heart of the city centre, it combines luxury residences and a full-service marina with an enticing mix of restaurants and shops, to create a lifestyle uniquely shaped by living on the sea.

#### VISION

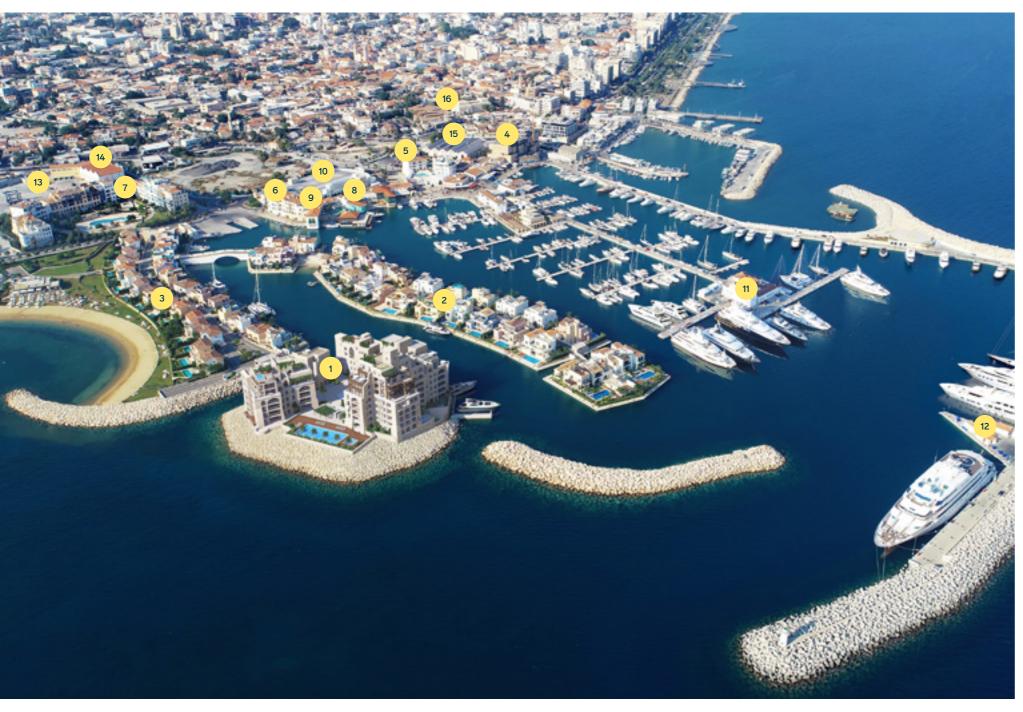
To create a world-class destination that would firmly establish Cyprus on the international yachting map, attracting superyachts and a higher calibre of tourism to the island. This, in turn, would boost the local economy, help local businesses thrive, revitalise the historic centre of town, create new jobs and encourage further investment in the surrounding area.

#### CHALLENGE

Committing to a  $\in$ 400 million investment to bring a technically complex aspiration to fruition – the first superyacht marina in Cyprus and the only development in the Eastern Mediterranean to combine luxury residences with private berths in the sea.

#### OUTCOME

Limassol Marina has changed the face of the city and is one of our greatest national success stories. It attracts an average of over 3,000 visitors per day, provides berths for some of the world's most famous superyachts and over 90% of the project's 285 luxury properties have already been sold.





- Castle Residences
- Island Villas Peninsula Villas Nireas Residences
- Dioni Residences
- Thetis Residences Nereids Residences
- Dining & Shopping Spa & Fitness Club
- Car Park Harbour Master
- Fuel Station
- Boatyard Chandlery
- Cultural Centre
- City Centre





## VIBRANT SUPERYACHT **DESTINATION**

The integrated waterfront development boasts 650 berths for yachts up to 110m. It also offers 211 luxury apartments and 74 exclusive villas, with private berths or direct access to the beach. All residences benefit from stunning sea views, every modern comfort and the highest standard of specifications. They are also surrounded by their very own dining and shopping establishments, spa, fitness and cultural facilities throughout the year.

The Marina is operated by Francoudi & Stephanou Marinas, in partnership with Camper & Nicholsons, combining the best of local expertise with internationally renowned Camper & Nicholsons' excellence in services and facilities.

#### SERVICES AND RESIDENTIAL FACILITIES

- · Beach, gym and spa
- · Shopping and dining area
- · Cultural centre and car park
- · Property management
- · Rental management
- · Full concierge service
- · 24-hour reception and security
- · Centralised satellite TV and Wi-Fi access
- · Boatyard for light repairs and maintenance
- · Showroom and chandlery

#### LOCATION

Limassol City Centre	200n
Aphrodite Hills Golf Resort —	40kn
Pafos International Airport —	60kn
Larnaca International Airport —	70kn

24 — Vision to Reality

25 — Property Collection

## AKAMAS BAY VILLAS Private Luxury Akamas Bay Villas is the most exclusive beachfront development in Cyprus, located in the most beautiful and unspoilt part of the island. Blending harmonious architecture and outstanding design, its unique villas set new standards for luxury living. VISION To create a haven of natural beauty that captures the essence of traditional Cypriot simplicity. We wanted to reflect the natural Mediterranean way of life through the project's design, interiors and landscaping, all within an exclusive secure gated community. CHALLENGE To design a masterplan development that would blend in with the natural beauty of the surrounding area, while also enhancing the outstanding views across the sea and national park. OUTCOME The project has harmoniously merged with the surrounding landscape. It provides simple relaxation to our Phase I residents and promises the same effortless living to the many who have already purchased Phase II off-plan.

## A PLACE LIKE NO OTHER



The most premium and serene seafront villas in Cyprus, near the protected Akamas Peninsula. Privacy, spaciousness, exclusivity; this coveted development recognises the value of space. Pure sea views from every villa. Quality in every detail. These are the guiding lights of Akamas Bay Villas.

- Located in the most beautiful and unspoilt part of the country
  800m from the 5-star Anassa Hotel
- Luxury gated communityPrivate and quiet living
- · Uninterrupted sea views
- · High specifications and excellent services

#### RESIDENTIAL FACILITIES

- · Communal landscaped green gardens and walkways
- 24-hour security with permanent guard and electronically controlled gates
  Central satellite system
- · Property management



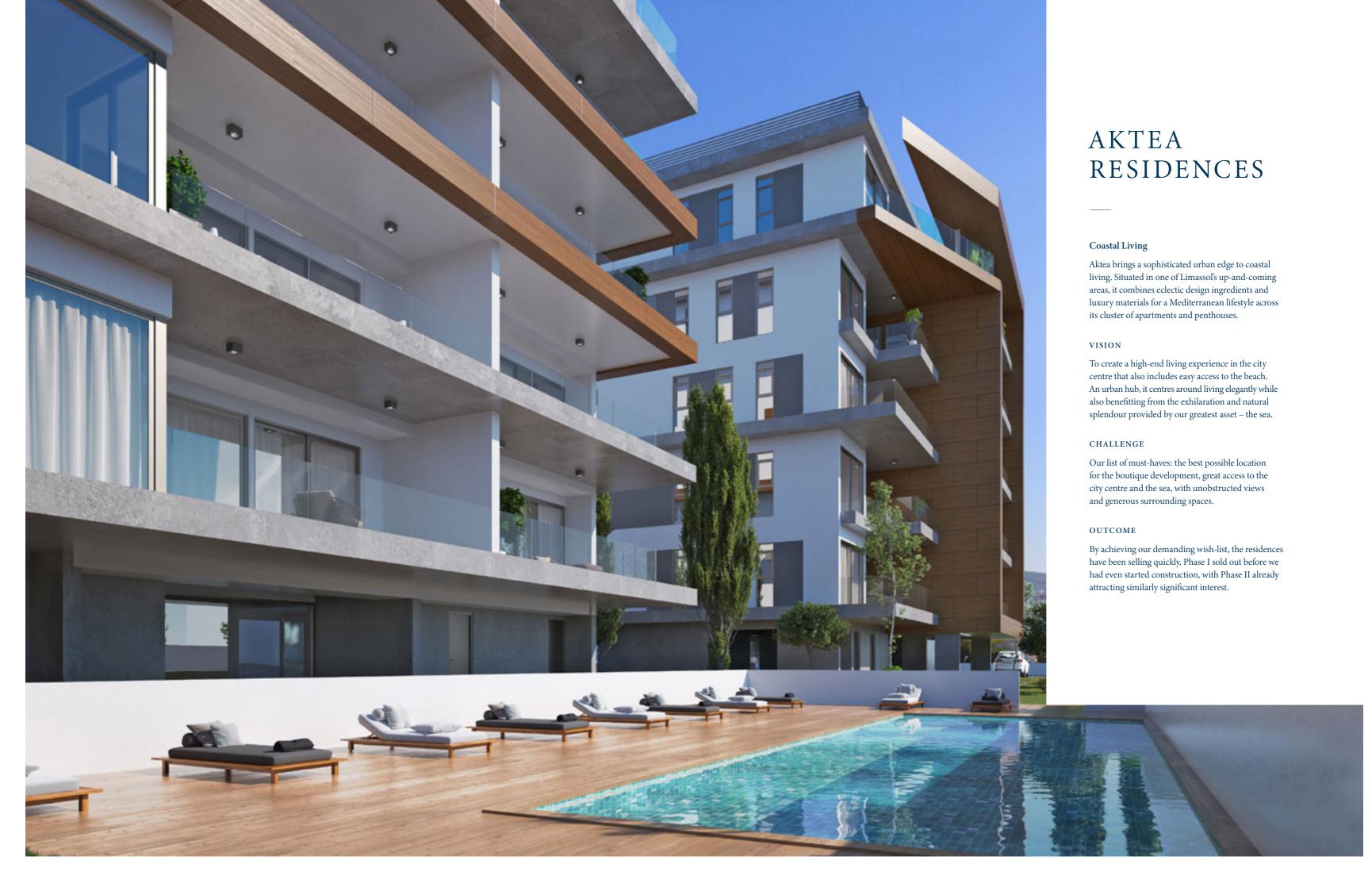


#### LOCATION

5-star Anassa Hotel —	800m
Latchi Marina —	2km
Akamas National Forest —	12km
Pafos City Centre —	——— 35km
Pafos International Airport ——	——— 40km







6

When we embark on a business venture it is our conviction to firstly consider the society's benefit, because if our society flourishes then our business will prosper as well.

EVAGORAS C. LANITIS

PART III

## YOUR BRIGHTER FUTURE

We have a future-focused approach that energises urban regions and beachfront locations with new purpose and a sense of optimism. It also attracts investors and owners who appreciate the consideration we've given to economic longevity and financial sustainability.



Cape Greco

## MORE THAN A SUNNY CLIMATE



Kourion Ancient Amphitheatre



Limassol Coast

#### WHY CYPRUS?

- · EU Member, with the Euro as its official currency
- · Strategic location, Europe's Middle Eastern Outpost
- · More than 330 days of sunshine a year
- · Most secure place to live and travel in Europe
- · Highly qualified and multilingual labour force
- · Excellent public and private health care services
- · Broad network of legal, accounting and banking services
- · Advanced telecommunication network and infrastructure
- · Reputable international shipping centre
- · Exceptionally developed education system offering both public and private education for international students
- · Highly beneficial tax regime: one of the lowest corporate tax rates in Europe and more than 45 double-tax treaties available
- Upcoming major gas exporter and hub due to the discovery of hydrocarbons

36 —— Your Brighter Future 37 —— Property Collection

## BUYING **PROPERTY** IN CYPRUS

#### FILING THE CONTRACT OF SALE AT THE LAND REGISTRY DEPARTMENT

Once the Contract of Sale is signed and stamped, Cybarco Development Ltd, or your lawyer, files a certified copy of the Contract at the Land Registry Department to ensure the transfer of the acquired property to your name.

#### STAMP DUTY

The purchaser is liable for the payment of Stamp Duty at the following rates:

Value	Rate
The first €5,000	0
€5,001 - €170,000	0.15%
Over €170,000	0.20%

#### ANNUAL PROPERTY TAXES AND FEES

#### Immovable Property Ownership Tax

Until the end of 2016, the registered owner of the property, was liable to pay an annual Immovable Property Ownership tax, but this was abolished on the 1st January 2017.

#### **Local Authority Fees**

Local authorities charge between €85 - €500 per annum for regular refuse collection, street lighting and similar community services, payable by the purchaser to the local Municipal Authority.

#### Municipality Tax

The purchaser is required to pay an annual Municipality Tax, payable to the local Municipal Authority, calculated on the market value of the property as of 1st January 2013. Rates vary from 1‰ - 2‰.

The purchaser is required to pay an annual Sewerage Tax, payable annually to the purchaser's local sewerage board, calculated on the market value of the property as of 1st January 2013. Rates vary from 0.5‰ – 3‰.

#### VAT PAYABLE ON PROPERTY

Since Cyprus' EU accession in 2004, a standard VAT rate of 19% is required to be paid when buying a new property. Following a VAT Amendment Law, a reduced VAT rate, starting from 5%, is applicable for the acquisition of new residential properties, given that certain terms and conditions are met. VAT at the rate of 19% has been imposed on the sale of building land for business purposes, as of 2<sup>nd</sup> January 2018.

#### TITLE DEEDS

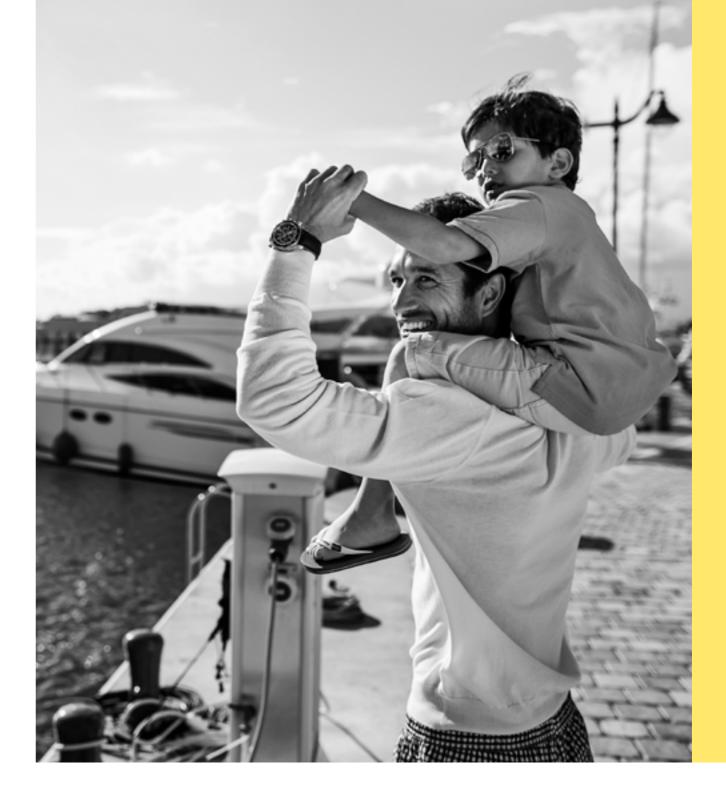
Transfer of ownership from Vendor to Purchaser is a simple procedure undertaken through the Cyprus Land Registry Office, either by the buyer in person or by appointing a third party with a power of attorney.

#### PROPERTY TRANSFER FEES

The fees charged by the Department of Land and Surveys for the transfer of immovable property are as follows:

Property Price	Rate	Fee	Accumulated Fee
First €85,000	3%	€2,550	€2,550
€85,001 – €170,000	5%	€4,250	€6,800
Over €170,000	8%	/	/

Properties which are subject to VAT will be exempted from the above transfer fees. Properties not subject to VAT will be eligible for a 50% exemption from the



The information contained herein is accurate and reliable as of the date of publication (June 2019) and is subject to change without notice. For further information visit cybarco.com

38 — Your Brighter Future 39 — Property Collection For more than 70 years, Cybarco has earned its reputation for outstanding quality and customer satisfaction delivered to the highest standards. At Cybarco, we pride ourselves on our commitment to our clients, ensuring that at any point throughout the selection or buying process, our expert multilingual team will be available to guide them through, with warmth and efficiency in equal measure.

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