



Homes for life.



www.giovani.com.cy

COMPANY MILESTONES

1986

Established in South East Cyprus with great business progress and development.

1996

Quality certifications ISO 1400 and 14001, Health and Safety 18001.

1999

Company enters the Real Estate market.

2004

Establishing the management company VILLAS2LET.

2016

30 YEARS anniversary, **5000 properties** delivered.

2019

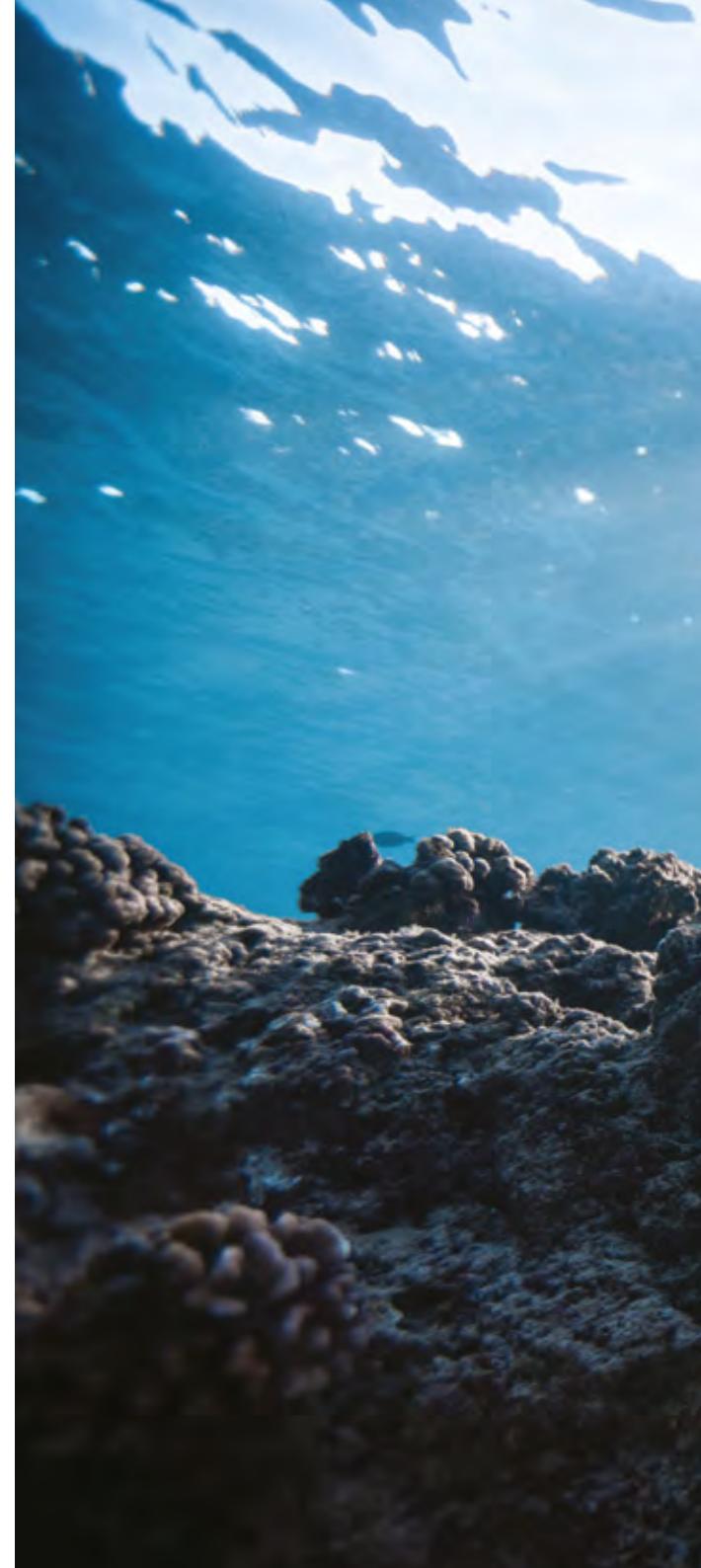
Company reaches 100 projects into the market.

2020

20 new projects under development.

2021

Company celebrates 35 years.





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SOUTH EAST CYPRUS AYIA NAPA & PROTARAS

Astute investors who are looking to make a significant financial contribution or to improve their lifestyle are turning their attention to what is set to be the newest and fastest evolving property hot-spot in the Mediterranean. The unspoilt area of the South East Coast of Cyprus is already attracting major investments from English and European speculators. Such interest is a clear indication of their recognition concerning the outstanding potential that the region has to offer. When it comes to choosing the ideal location to visit for holidays, when considering relocation, or simply as an excellent return on investment, South East Cyprus has everything you are looking for.

Holiday lettings are running at an all-time high in the area with many owners already reporting a full booking calendar. Long-term rentals in the area have also increased and for the first time in many years, the demand for residential rentals has outstripped the supply. For individuals and families that are looking for a quality lifestyle that comes with one of the fastest value-for-money standards of living, South East coast of Cyprus ticks all the boxes. With low crime, enviable family values, and one of the best climates of Europe, Cyprus is already recognized as one of the best countries in the world to live in.



340 DAYS
SUNSHINE



Tripadvisor



26 BLUE FLAG BEACHES
OUT OF 65 (40%)
HIGHEST DENSITY OF BLUE FLAG
BEACHES ON THE ISLAND

Ayia Napa Protaras
PARADISE VS HEAVEN





THE INVESTMENT
Prices from **€176,000 + VAT**

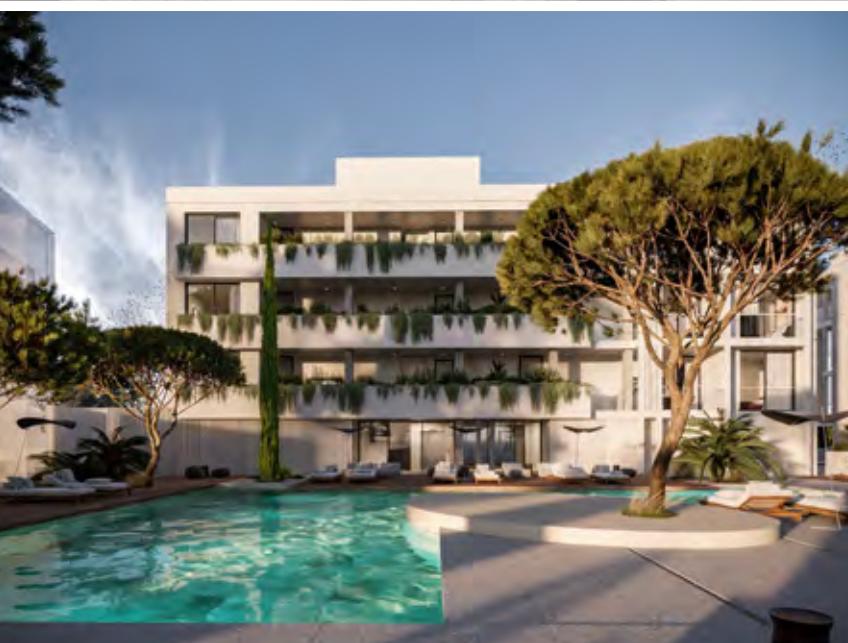
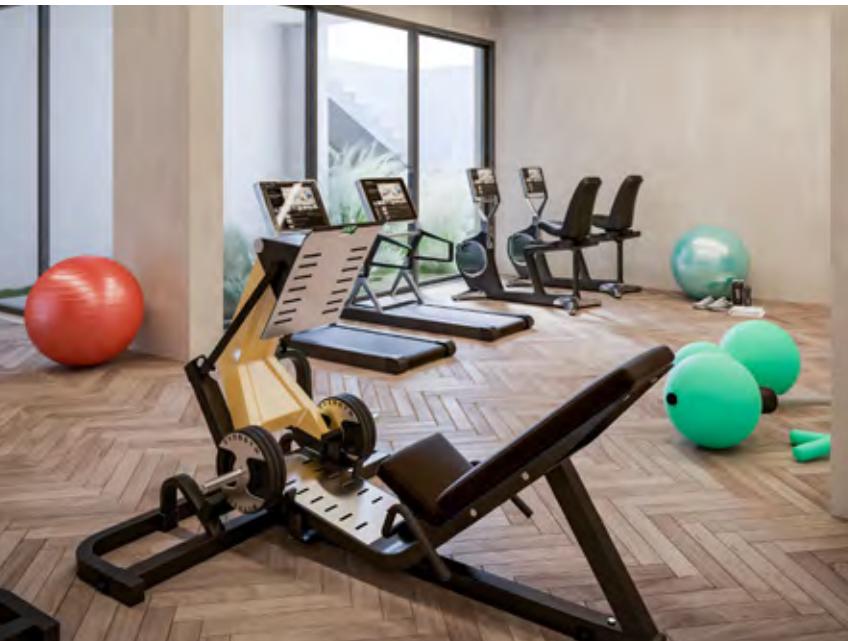
BEDROOMS: **2 - 3**
COVERED AREAS: **83 - 117 m²**
COV. VERANDAS: **18 - 21 m²**
ROOF GARDEN: **48 m²**
COMPLETION: **DEC 2024**

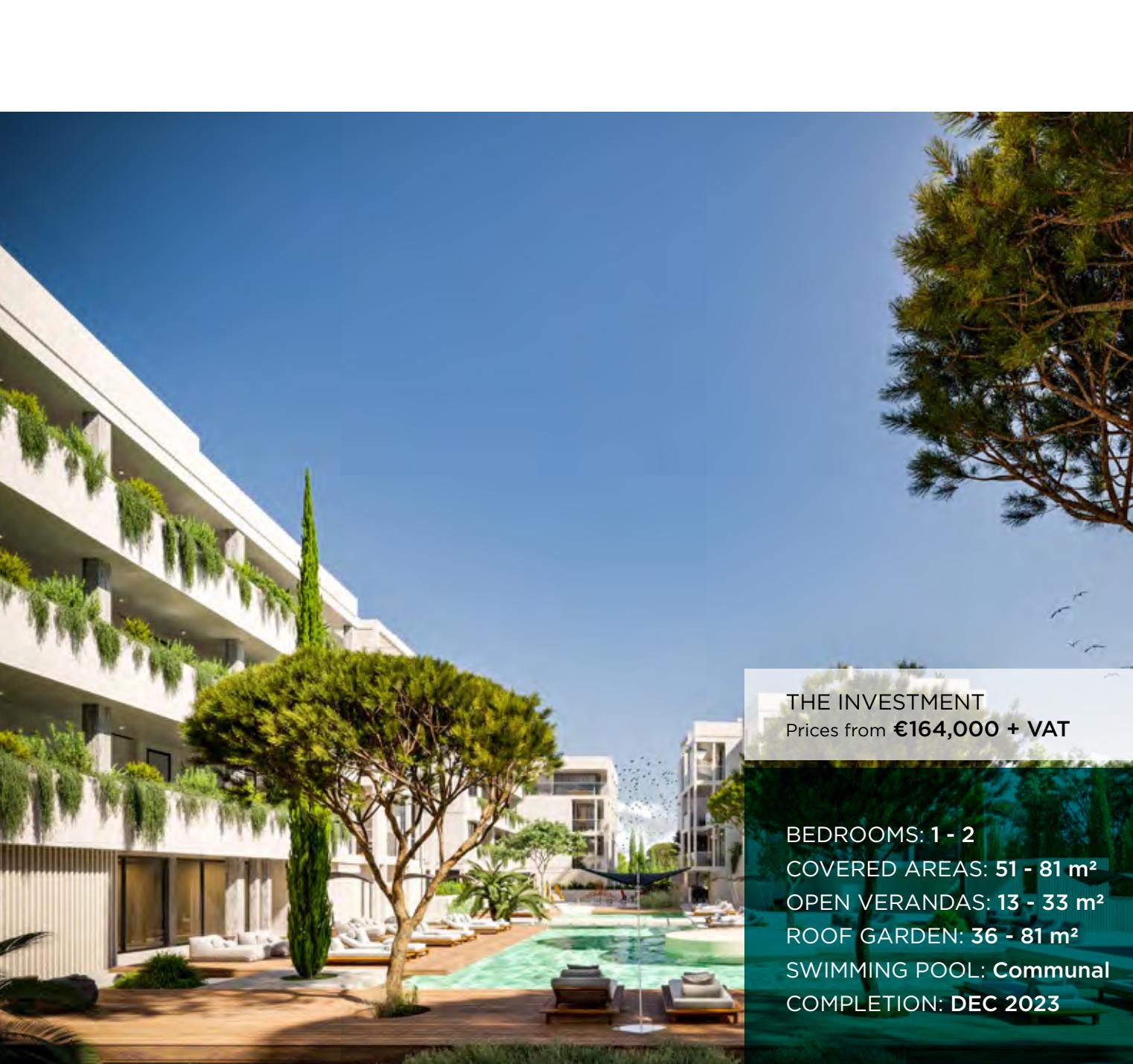
ZEBRANO

Apartments

DERYNEIA

Zebrano Apartments is a small residential block of Apartments which is located in a desirable area of Deryneia, just few hundred meters off the Paralimni Hospital, overlooking the old Famagusta City. Some of its features are the luxury living feel and look plus the minimalistic design along with its premium location. Concrete and glass are the major exterior features which give a modern unique look, and the apartments inside are luxurious and contemporary. Zebrano includes 6 two- and three-bedroom apartments with their own verandas and parking places. The two penthouse apartments also include a massive roof garden with stunning views. Zebrano is designed to meet the needs of families and couples who want to be just a few minutes drive away from the buzzing Protaras and Ayia Napa center.





THE INVESTMENT
Prices from **€164,000 + VAT**

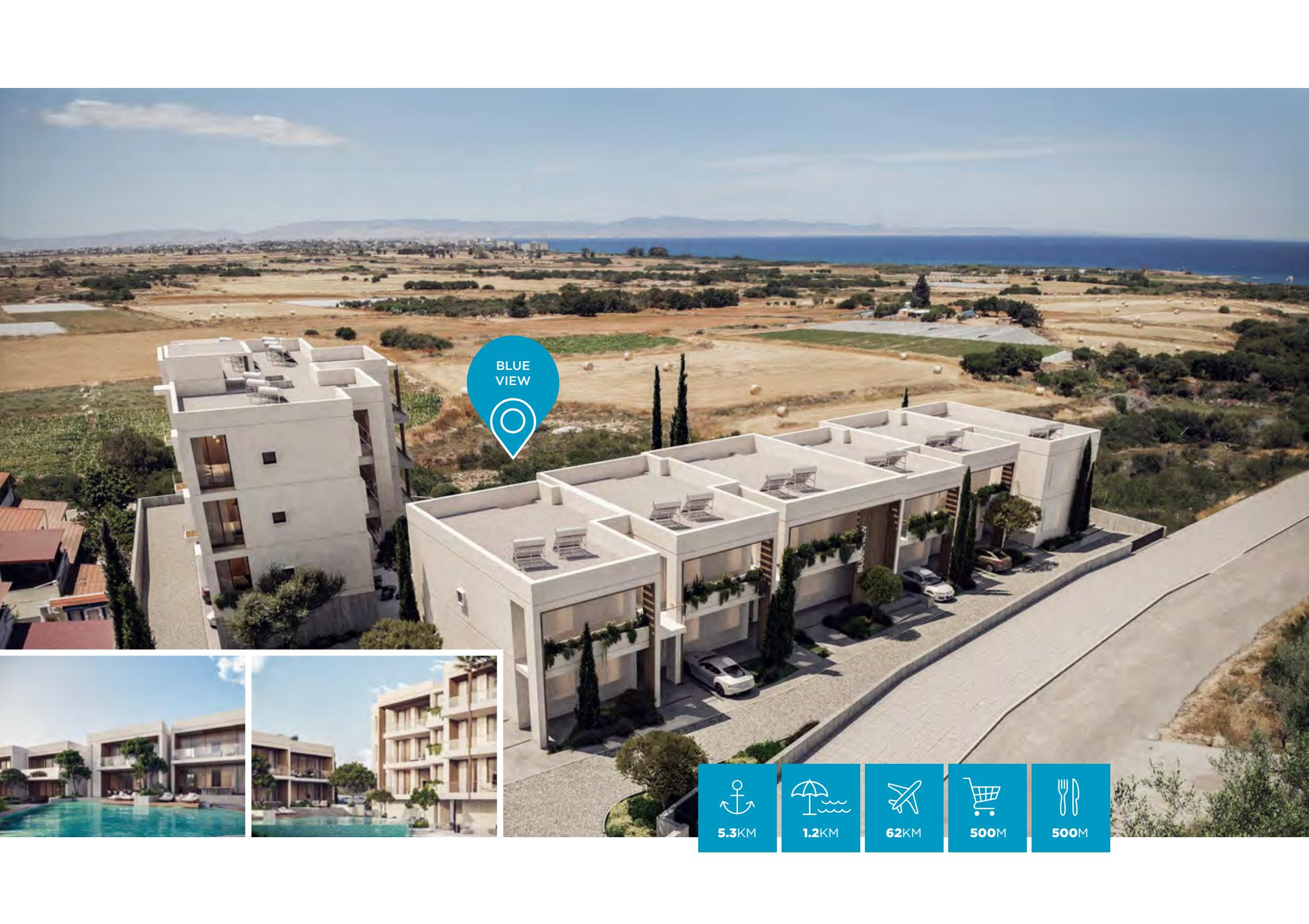
BEDROOMS: 1 - 2
COVERED AREAS: **51 - 81 m²**
OPEN VERANDAS: **13 - 33 m²**
ROOF GARDEN: **36 - 81 m²**
SWIMMING POOL: **Communal**
COMPLETION: **DEC 2023**

ALL WHITE

Lifestyle Apartments

PARALIMNI

Ever wondered what All White looks like? Not anymore. Giovani Home's latest project embodies uniqueness, style, privacy and modern design. Consisting of 40 apartments in total, this luxurious modern development is in a sought-after location halving the distance between the town of Paralimni and the golden sandy beaches of the area, and also in a central location, in close proximity to many of the area's amenities and services such as restaurants, bars, banks, hypermarkets and bakeries, while the nearest anchorage is just 4 km away. Location, design and comfort make this project an ideal choice for those who favor a modern way of living. All White is closer than expected!



5.3KM



1.2KM



62KM



500M



500M



THE INVESTMENT
Prices from **€230,000 + VAT**

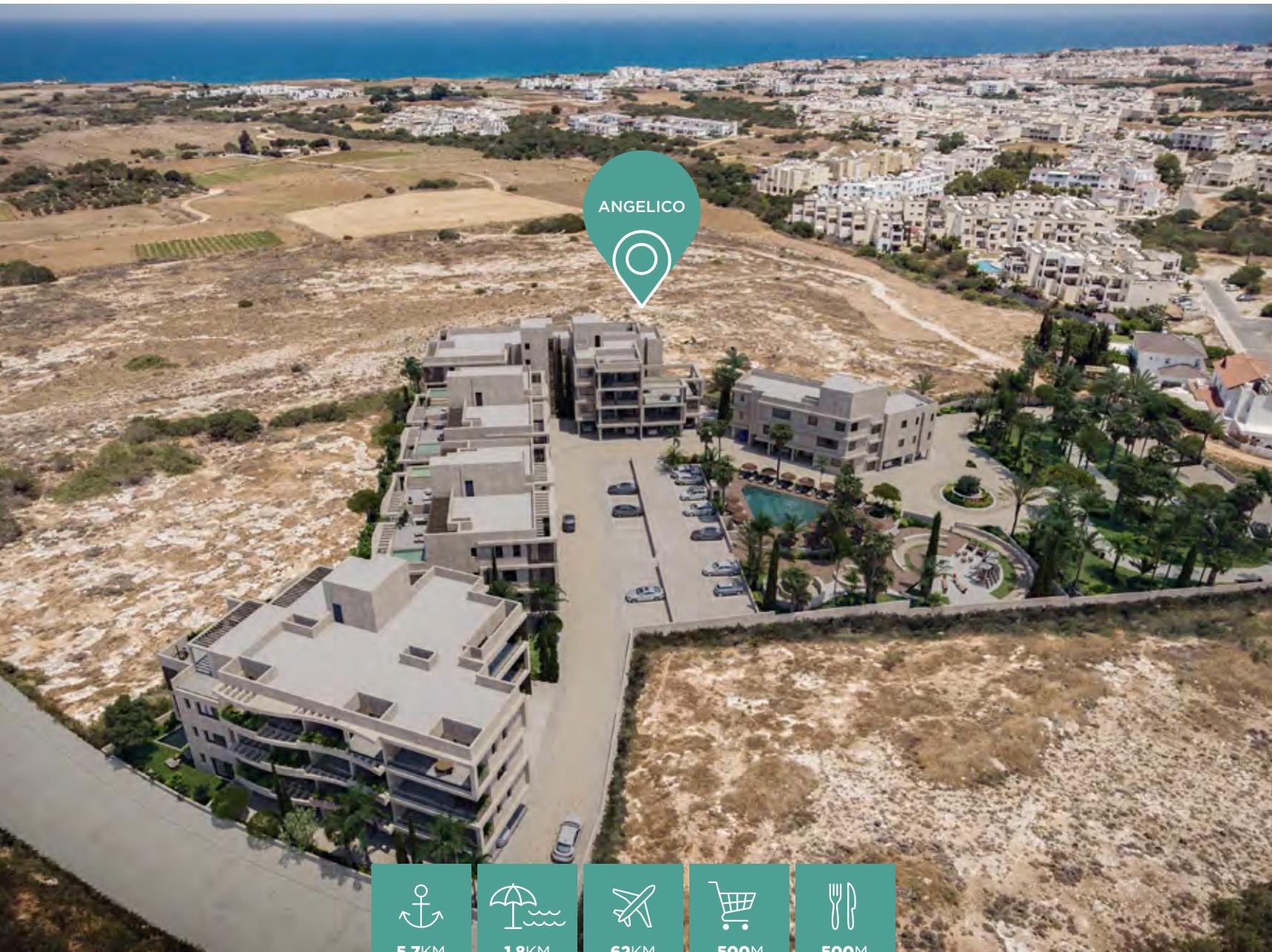
BEDROOMS: 2 - 3
COVERED AREAS: 78 - 87 m²
OPEN VERANDAS: 14 - 24 m²
SWIMMING POOL: Communal
COMPLETION: DEC 2024

BLUE VIEW

Lifestyle Apartments

PARALIMNI

A stylish new addition to our luxury property portfolio, Blue View combines breathtaking sea views, luxury living and a total summer lifestyle. Enjoy lazy days by the pool and afternoon walks down Kapparis Avenue where bars, restaurants, supermarkets and a variety of other amenities are located. Blue View will be home to 21 apartments with a design favoring privacy and comfort. Block A is consisted of ground floor and first floor apartments only, whereas Block B offers 2 & 3 bedroom apartments all of them overlooking at the pool and the endless blue of the sea.



5.7KM



1.8KM



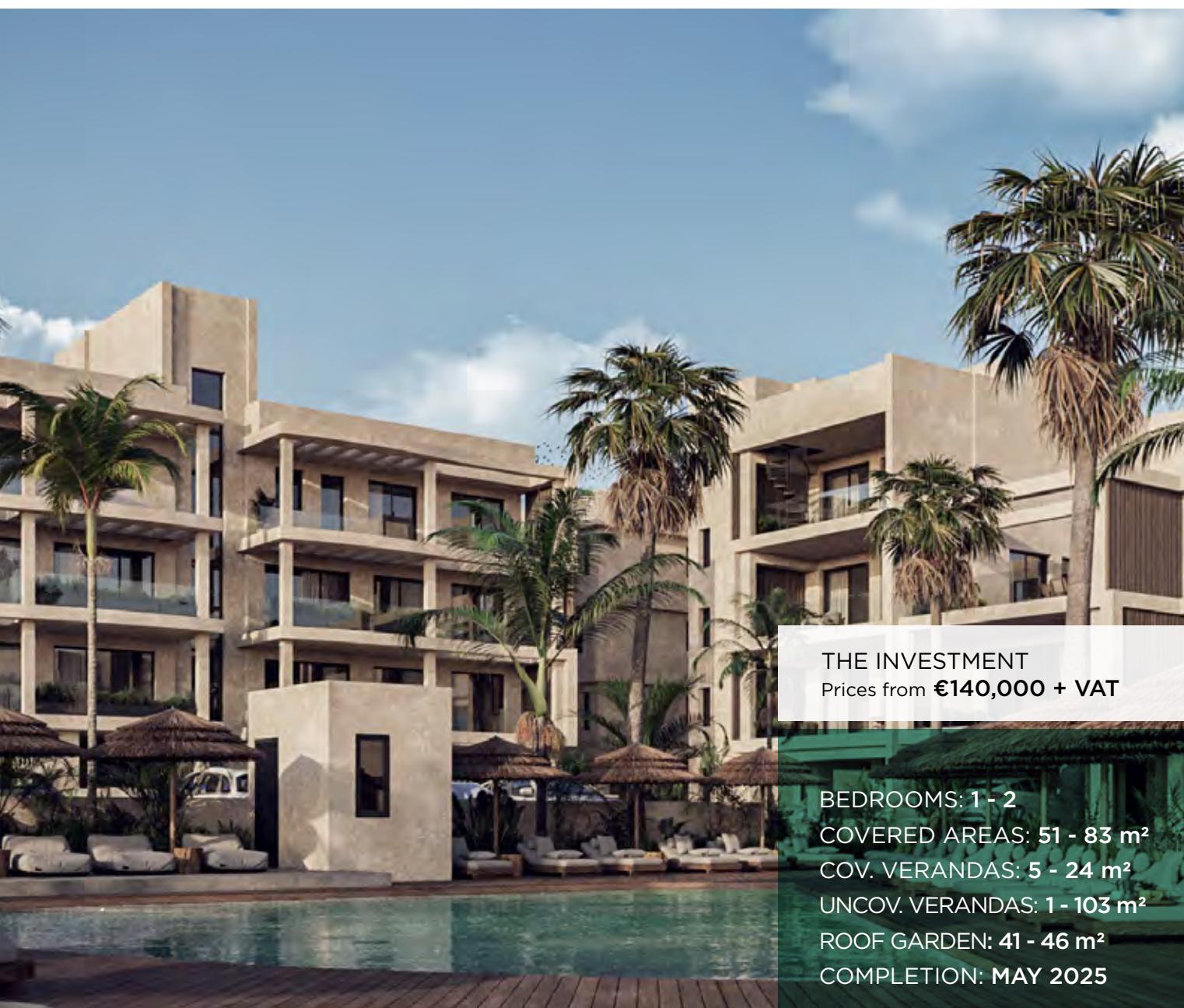
62KM



500M



500M

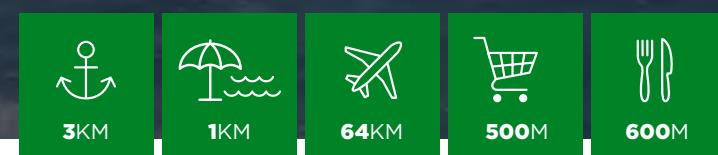
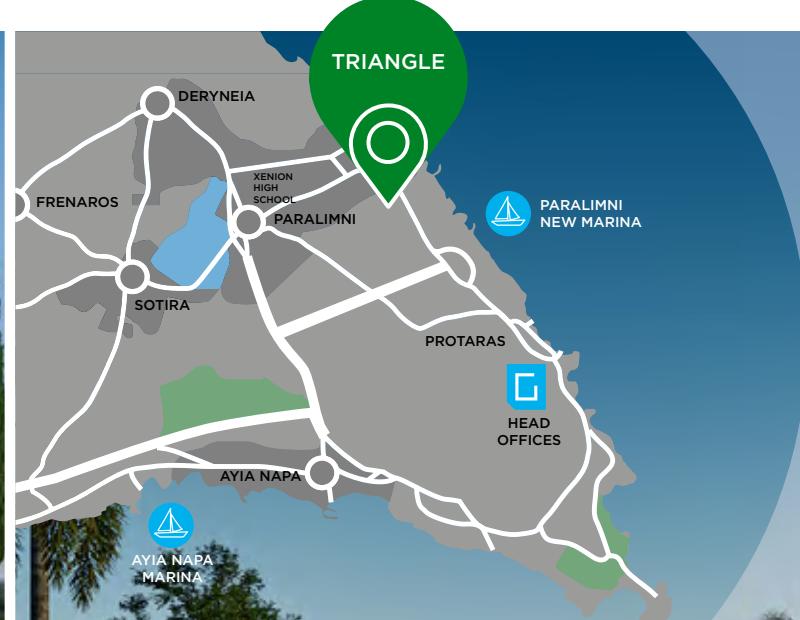
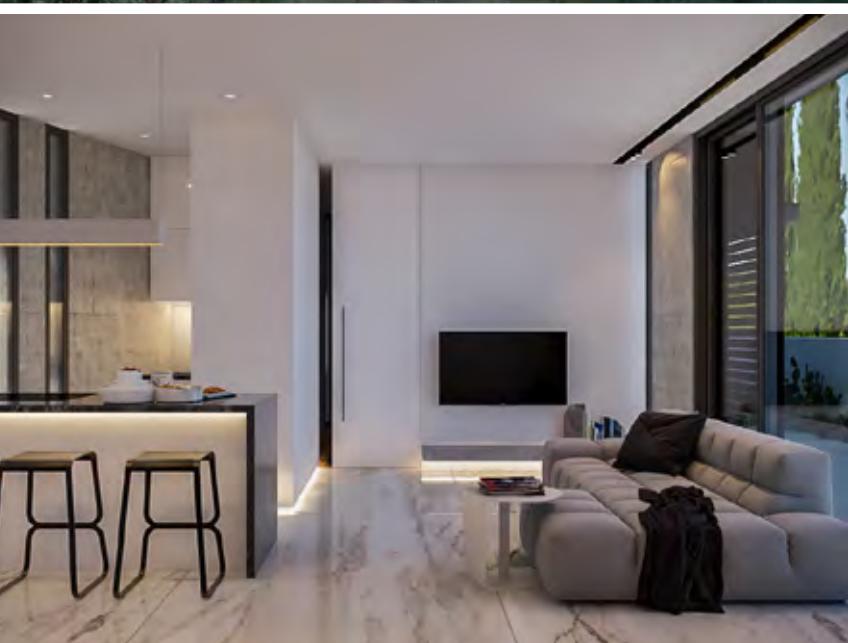


ANGELICO

Lifestyle Apartments

PROTARAS

The Angelico Lifestyle Apartments are located in Protaras, in close proximity to the city of Paralimni, but also very close to the Kapparis area. One of the most popular regions of Protaras that is active throughout the year, providing dozens of amenities and entertainment options. The project is on a hill offering unobstructed sea views of Famagusta and Kapparis. The Angelico Lifestyle Apartments consist of six blocks of apartments which provide a sense of privacy, comprising of 64 apartments with sea views or views of the communal swimming pool. They also include penthouses with a private pool and apartments with a private garden. Built in such a way as to convey the sense of a summer resort, the Angelico Lifestyle Apartments stand out for their bohemian minimalist flair, their clear-cut lines and the quality of materials. It's a project that accentuates design, while satisfying all contemporary lifestyle needs. The centerpiece of the development is the communal swimming pool, the perfect exotic setting for relaxation, with the big areas of green composing an exclusive scenery that one rarely sees in such projects.



TRIANGLE

Apartments

PROTARAS

THE INVESTMENT
Prices from **€235,000 + VAT**

BEDROOMS: 2
COVERED AREAS: 85 - 102 m²
GARDEN AREA: 374 m²
ROOF GARDEN: 78 m²
COMPLETION: DEC 2023

One of the Group's most exclusive and luxurious projects - the Triangle - offers everything one could seek when looking for a luxury apartment. Located in the increasingly popular coastal resort of Kapparis, it reflects the quality and the uniqueness of the area itself. Whether you require an exciting holiday time with plenty of activities or just wish to lie back and relax while enjoying the crystal-clear sea and fine sandy beaches, the area is a spot on. Triangle's location is in the heart of the area yet, neighboring with green spaces, ensures calmness when needed.



5.9KM

2.3KM

61KM

10M

200M



THE INVESTMENT
Prices from **€148,000 + VAT**

BEDROOMS: **1 - 3**
COVERED AREAS: **63 - 123 m²**
COV. VERANDAS: **8 - 35 m²**
UNCOV. VERANDAS: **20 - 40 m²**
COMPLETION: **APRIL 2024**

LOUKIA PLAZA

Shops and Residences

PARALIMNI

Introducing a three storey mixed use development in an upcoming commercial area in the heart of Paralimni. The development will consist of 8 apartments and two commercial shops. Modern architecture and design ingenuity is exactly what Loukia Plaza is all about. Quality, design and location make this project an ideal choice for modern urban living. The project is located next to the new District Court, opposite the Famagusta Police Headquarters, 500m away of the new Paralimni Municipality and a walk-away of the new Central Post offices.



4.5KM



400M



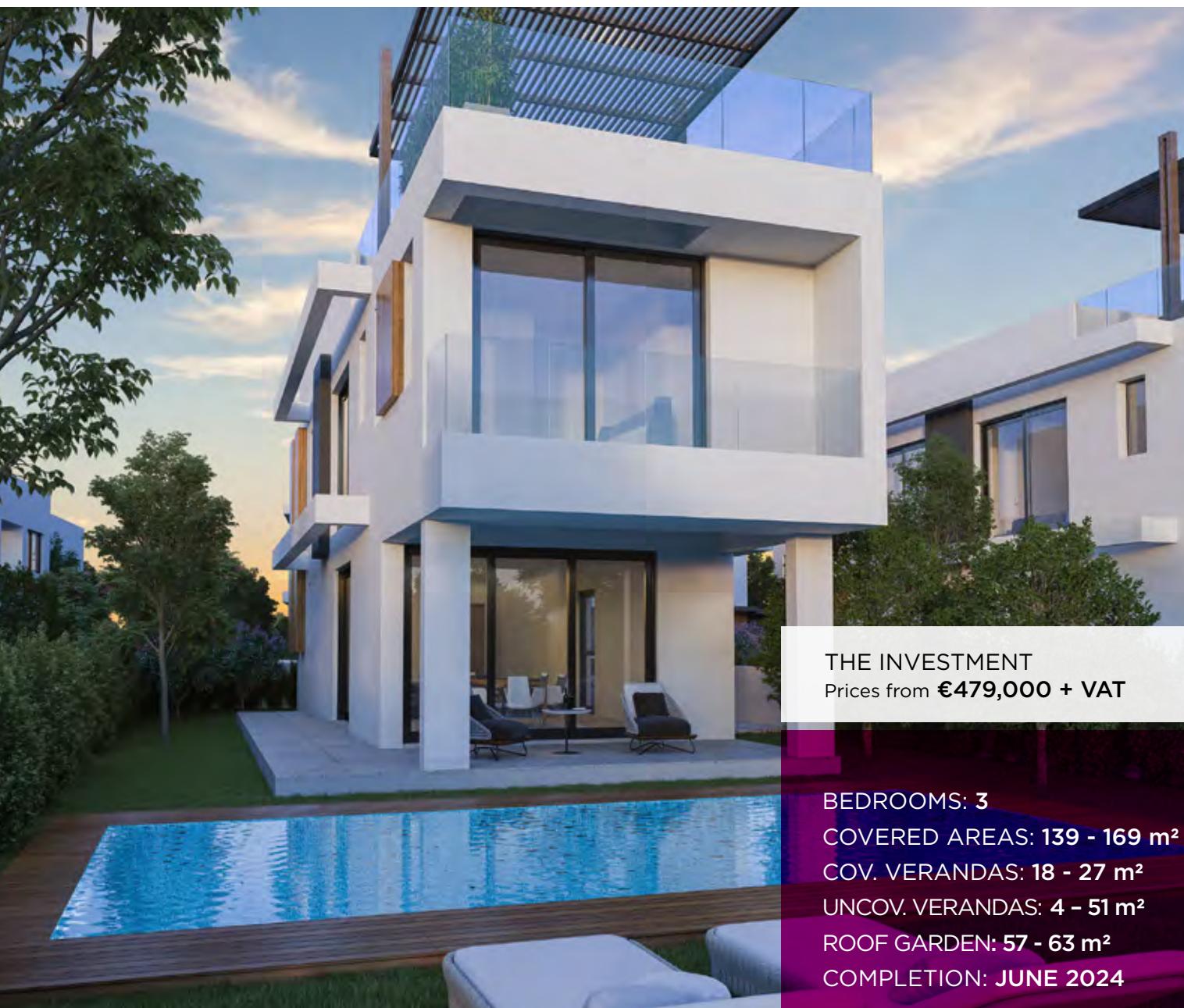
66KM



1KM



1KM



IRIDA HOMES

PROTARAS

THE INVESTMENT
Prices from **€479,000 + VAT**

BEDROOMS: **3**
COVERED AREAS: **139 - 169 m²**
COV. VERANDAS: **18 - 27 m²**
UNCOV. VERANDAS: **4 - 51 m²**
ROOF GARDEN: **57 - 63 m²**
COMPLETION: **JUNE 2024**

An outstanding collection of three bedroom luxury homes in Protara's newest community, situated in an area of natural beauty and low build density, only reserved for houses and green areas, the project features residences with demanding specifications and customized living.



900M



900M



63KM



400M



400M



THE INVESTMENT
Prices from **€415,000 + VAT**

BEDROOMS: 3 - 4
COVERED VERANDAS: 11 - 23 m²
COVERED AREAS: 128 - 162 m²
PLOT AREA: 296 - 439 m²
SWIMMING POOL: Private
COMPLETION: DEC 2023

SEMELI

Villas

PROTARAS

The cosmopolitan beach resort of Protaras is hosting the latest exclusive project from Giovani Homes, Semeli Villas. Located in the highly sought-after area of Pernera, Semeli promises to satisfy the requirements of both investors and homebuyers. Location and rental potential have made Pernera one of the most popular places on the East Coast and due to this high demand, there is very limited availability for both land and property. But here at Giovani Developers we have yet again acquired an exclusive piece of this stunning coastline to construct Semeli Villas, which promises to be an impressive collection of elite villas. Semeli Villas comprises of 21 luxury, 3 and 4 bedroom modern and stylish villas. Each property has been thoughtfully designed with luxury and comfort in mind. The style of the development is contemporary so as to blend in with the Mediterranean style of the surrounding area and is a combination of both classic and modern Cypriot architecture. Attractive arches and decorative stonework adds to the already eye-catching external design of the properties. Internally, comfort and space has been carefully considered in both living and sleeping areas. Selecting finishes for a property is an integral part of the purchase process, so each purchaser will be able to add to the internal design of their property by choosing from a contemporary range of floor tiles, bathroom, bedroom and kitchen finishes from our interiors showroom.



PANORAMA VILLAGE

PROTARAS



Panorama Village will consist of seventy-two, 3 bedroom detached villas with private pool and ample space of land. Each property has been thoughtfully designed with luxury and comfort in mind. The style of the development is contemporary so as to blend in with the Mediterranean style of the surrounding area. Many of the villas will enjoy a spacious garden area with enough space to accommodate a large swimming pool. The well-chosen location of Panorama is another main feature of this exceptional project which is ideal for both holiday use and permanent residence. Shops, bars, supermarkets and restaurants can be found within 1km of the development and the nearest sandy beach is only a 10-minute walk. So, for those of you still searching for your own home in the sun, Panorama is the perfect choice.



2KM
ANCHOR

400M
UMBRELLA

63KM
PLANE

400M
CART

500M
FORK & KNIFE



THE INVESTMENT
Prices from **€595,000 + VAT**

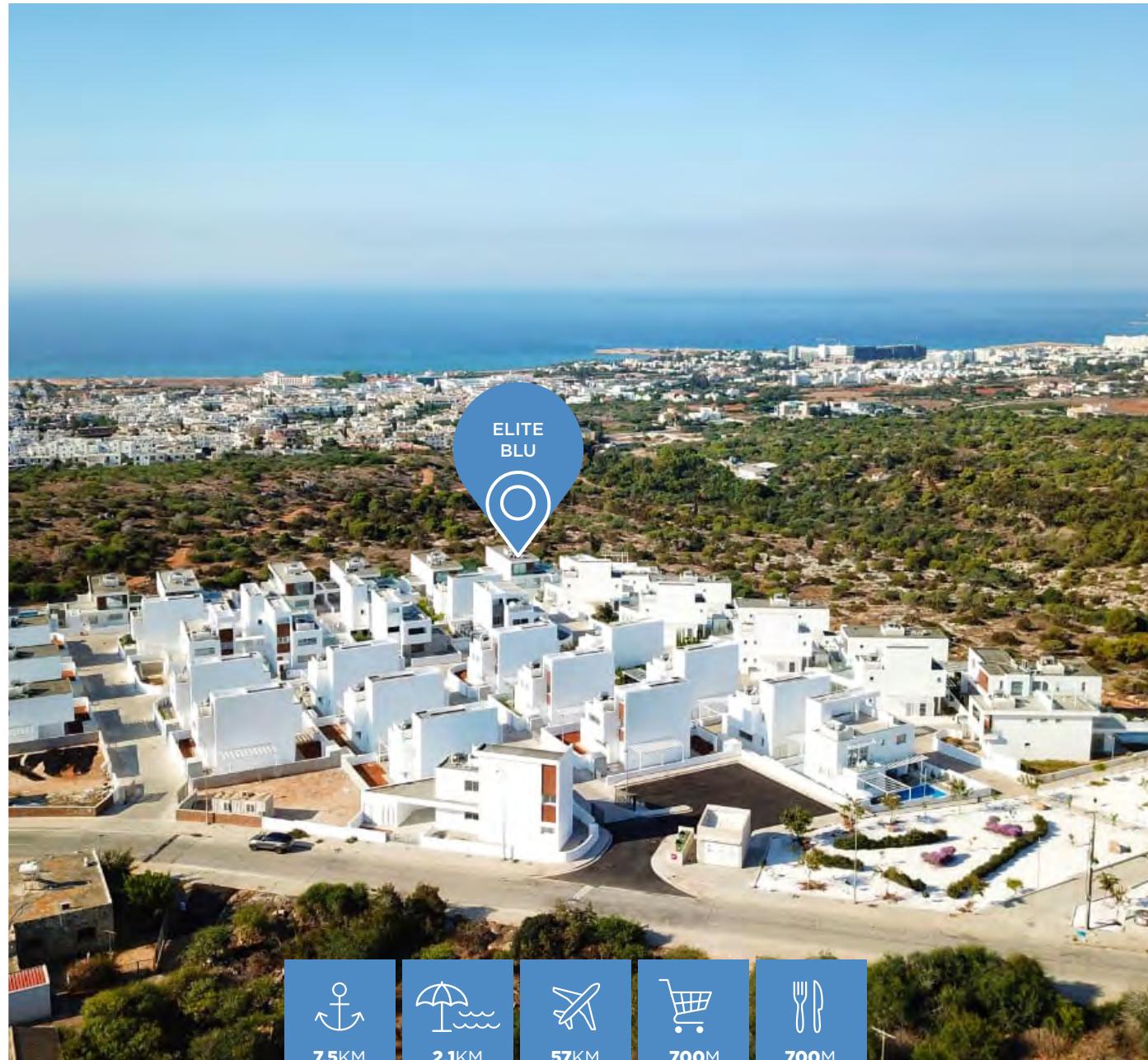
BEDROOMS: 3
COVERED AREAS: 162 - 182 m²
PLOT AREA: 262 - 307 m²
OPEN VERANDAS: 4 - 42 m²
SWIMMING POOL: Private
COMPLETION: JULY 2024

CHLOE

Downtown Villas

PROTARAS

Chloe Downtown Villas offer a unique lifestyle of excitement and adventure in the center of Protaras. The development, set a few hundred meters from Protaras' beautiful coastline at a superb location overlooking Protaras, will consist of seventeen linked-detached luxury villas with private pool and built to the highest standards. The design and layout of the villas is second to none. Chloe will have a communal green area and privacy walls that protect its residents and offer an exclusive lifestyle. Only a few minutes walk from the center and a short drive to all the amenities of the area.



ELITE BLU

Hillside Residences

AYIA NAPA

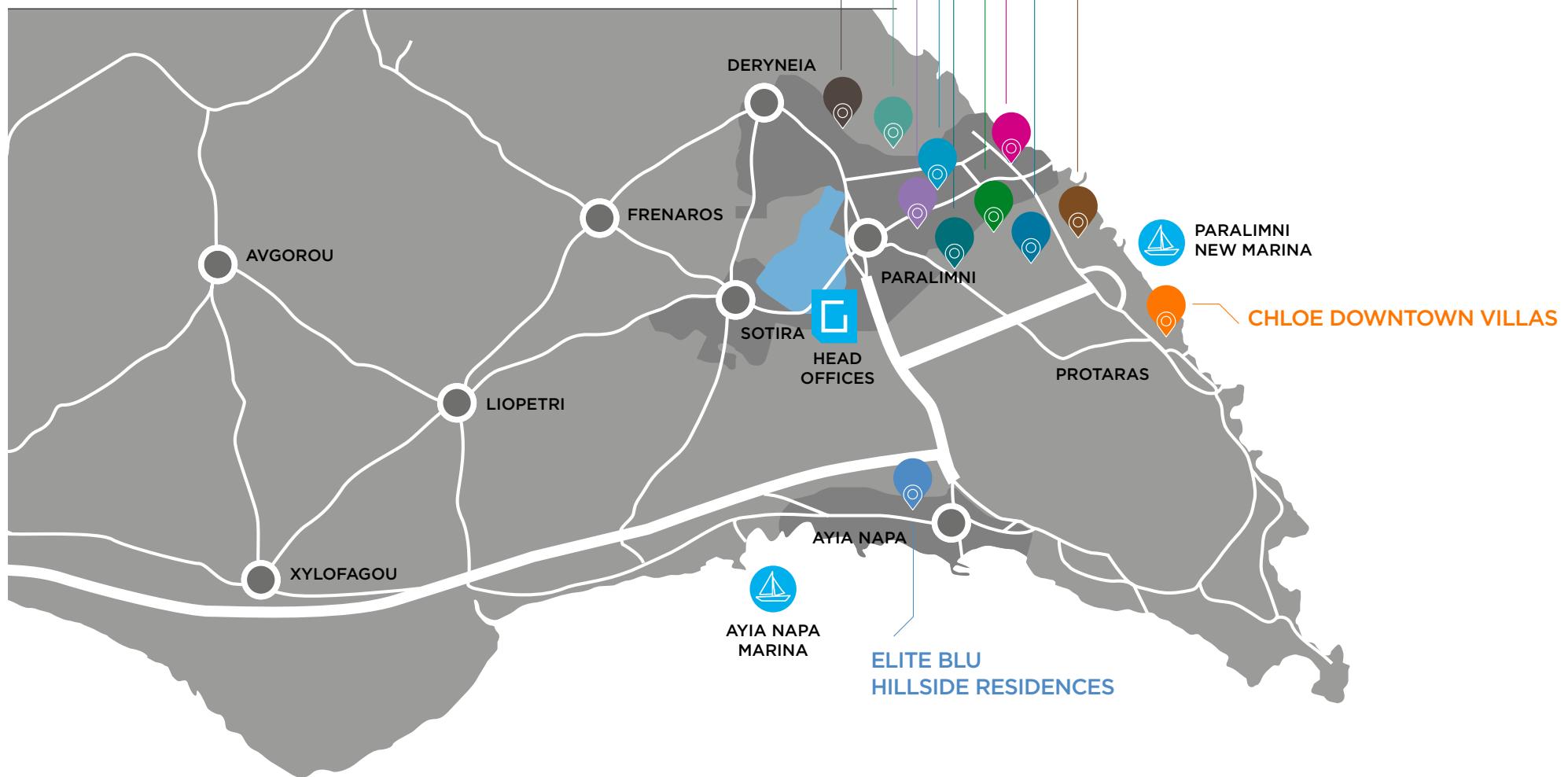
Elite Blue Hillside Residence offers a unique lifestyle of tranquility and relaxation. The development is set 104 m above sea level in the hills overlooking Ayia Napa and it consists of 43 luxury villas, all with private pools and built to the highest standards. The superb location, design and layout of the villas is second to none. The development will also have an adjacent green area which will offer prenominal unobstructed views of the city and the Ayia Napa bay. A ten minute walk will lead you to all the amenities and a short drive from the blue flag beaches. Each villa offers spacious modern kitchens, living and dining areas which will all have easy access to the private swimming pool and spectacular views while upstairs all 3 bedrooms are finished with high standards, a private balcony, en suite in the master bedroom, and again those amazing views. To top it off there is a large roof terrace with outdoor kitchen area, which is a perfect area for taking in a fabulous Ayia Napa sunset. With provisions for many extras including central heating, Jacuzzi, wireless alarm system, automatic parking entrance gate and sensor lighting these properties offer ultimate luxury!



THE INVESTMENT
Prices from **€535,000 + VAT**

BEDROOMS: 3 - 4
COVERED AREAS: 164 - 172 m²
COV. VERANDAS: 11 - 20 m²
UNCOV. VERANDAS: 11 - 31 m²
ROOF GARDEN: 31 - 44 m²
PLOT AREA: 284 - 368 m²
COMPLETION: READY

PROJECTS



CYPRUS - AN OVERVIEW

Cyprus is a modern country that enjoys a strategic geographical position. It lies at the crossroad of three continents: Europe, Africa and Asia, providing unrivalled access and travel opportunities with excellent flight connections and first-class airports. The island is the perfect destination for work and travel within and beyond the European Union.

Cyprus has a rich heritage and diverse culture, beautiful beaches with the cleanest bathing waters in Europe, fresh air, a wonderful Mediterranean climate and cosmopolitan cities with an abundance of amenities.

The island offers a low-cost but high standard of living and it is a popular year round destination for Europeans seeking a coastal or golf holiday. Cyprus has a modern, free-market service based economy and it is a favoured business destination due to its strong set of business and taxation advantages.

In addition, the island is safe and stable, making it the ideal location for families and students.

Cyprus is an emerging regional energy hub. Since the discovery of hydrocarbon reserves in its Exclusive Economic Zone, the island has seen a surge in foreign investment and development. Cyprus enjoys world-class property rights and solid investment trade labour business and financial freedom.



STABILITY
& SECURITY



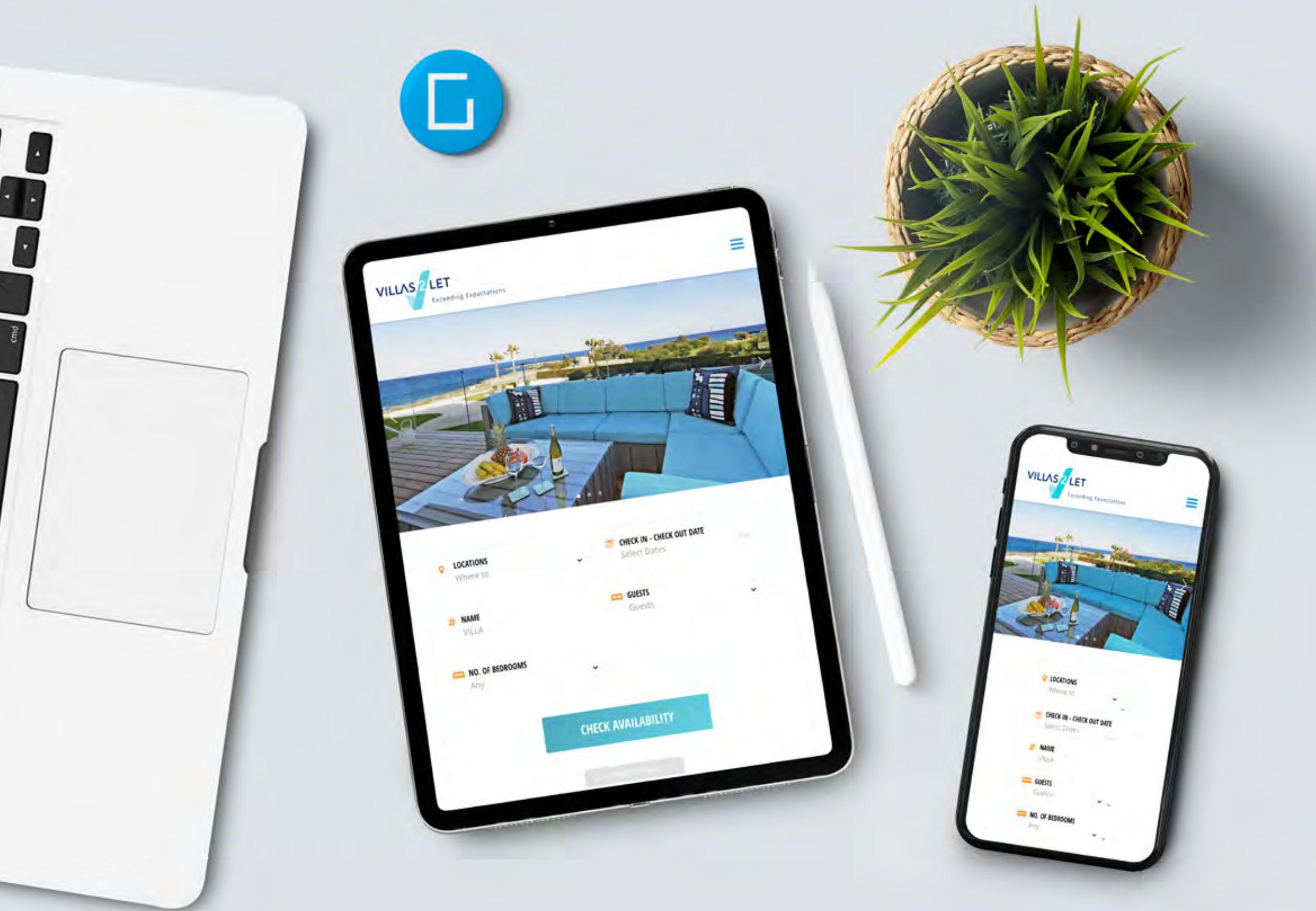
INVESTMENT
OPPORTUNITIES



PERSONAL
FREEDOM
IN E.U.



ATTRACTIVE
TAX SYSTEM
(no inheritance tax,
favourable corporate tax,
extensive double tax treaties
with any country)



HIGH RENTAL YIELDS

With the leading vacation rental suppliers of the South East Cyprus.

Real estate industry experts are in no doubt that the property market in Cyprus is experiencing a welcome upturn. Despite the difficulties of the past, the market is beginning to experience new buoyancy and this is clearly reflected in the confidence of leading developers such as Giovani Group.

With so many projects already under construction and numerous completed builds, it is abundantly clear that the industry is on the verge of a new growth spurt. While no one can argue that prices did fall in previous years, this has only served to create some great opportunities for any astute investors who are prepared to grasp them.

Investing in buy-to-let property in Cyprus, whether as a means to finance a personal holiday home purchase or as an intentional investment strategy, now makes extremely sound sense. Apart from the obvious and hectic expansion in the Island's tourism industry.

EU membership can only be good news for property buyers and investors in Cyprus and the country's expedient recovery from its financial difficulties speak for themselves. Through creating a more stable financial environment and ushering in positive reforms within the real estate industry, EU membership is certain to be a major contributing factor in this continuously improving sector.

Concerning holiday locations, Cyprus has a huge advantage over the competition, where EU visitors are concerned both in terms of freedom of access and European standards. The warm climate, friendly people and low crime, all contribute towards making our country one of the most attractive holiday destinations.

www.villas2let.com.cy



Disclaimer

Giovani Homes has taken every care to ensure the accuracy of the information contained in this document but we are unable to provide any guarantees concerning such information. This is due to factors that may be beyond our control and that are subject to change. With this in mind, we urge clients to carry out their own due diligence in all matters appertaining to contracts and other legal aspects of property and investment. Contracts are the sole binding agreement with developers and will refer to the exact and specific terms of your purchase. Property values and prices are continually subject to fluctuations and market conditions that could cause price increase or price decrease. The documentation herein is intended purely for informational use only and is not intended to offer or suggest any guarantees.



HEAD OFFICE

436 Protaras-Cape Greco Avenue, 5296 Paralimni, P.O. Box 33480, Paralimni, Cyprus

T +357 23833780, **Freephone** 800 300 03, **E** sales@giovani.com.cy

www.giovani.com.cy