



LIMASSOL  
PARK



*Welcome to a Green Haven*



# LIMASSOL PARK





  
High Standard  
of Education

  
Currency  
Euro

  
High Quality  
Healthcare

  
**340**  
Days of  
Sunshine

  
Official languages  
English, Greek

  
2 International  
Airports

  
Area / Size  
**9,25km**

  
Total Population  
**1.2m**

  
57 Blue Flag  
beaches

## *Cyprus* A living dream

Cyprus is an island of many experiences rolled into one. Witness 340+ days of sunshine and mild winters. Lose yourself amidst white sandy beaches or lush green mountains in the same day. Find awe-inspiring historic ruins, a cosmopolitan life-style, luxury living and a unique quality of life.

Be part of the Island's thriving international business community and enjoy the wide range of tax & lifestyle benefits for corporates and individuals.

What's more, Cyprus has been voted the safest small country in the world.

It's more than just a destination.  
It's a living dream.

# Strategically Located

WORLD MAP

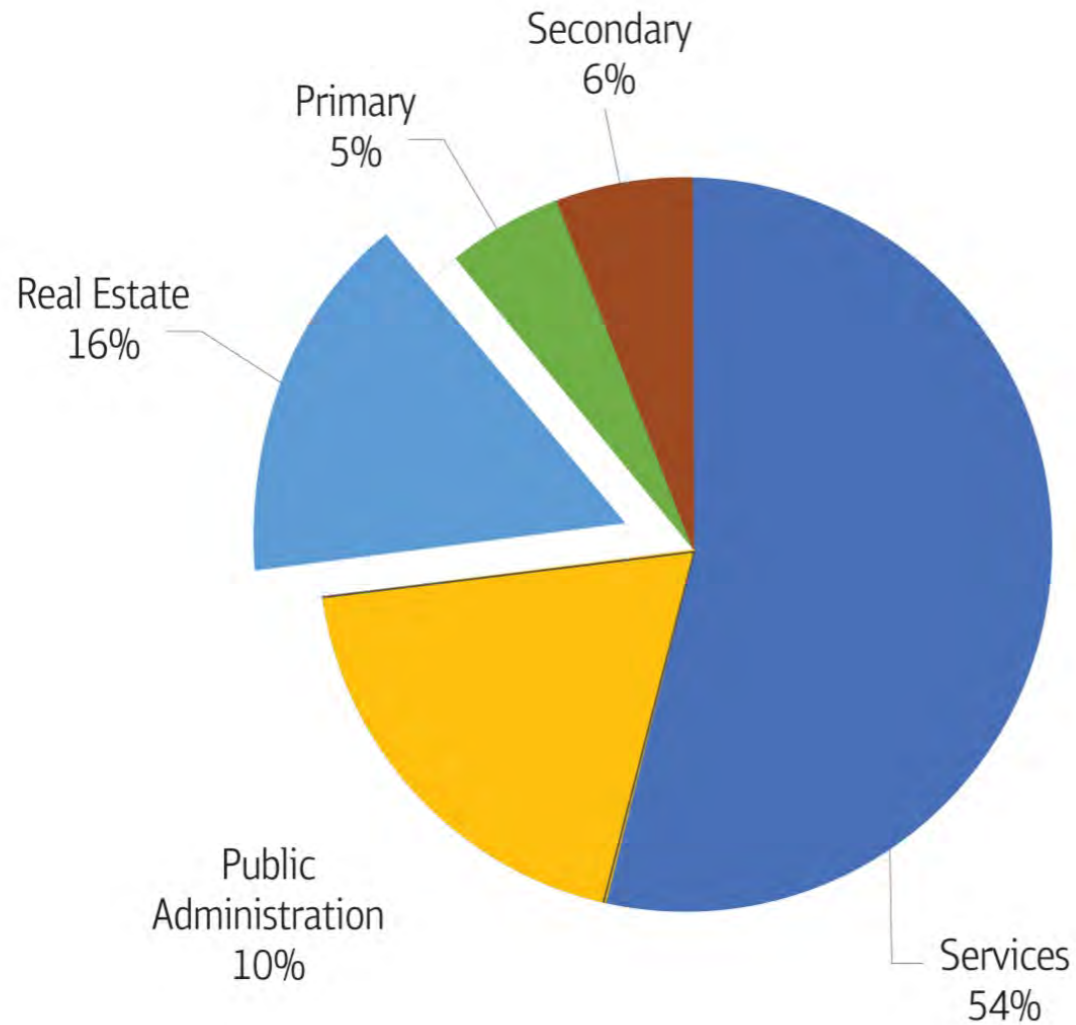


CYPRUS ISLAND



Excellent business environment | High quality of life | Admirable regulatory form

Access to markets | Security and safety | Pleasant climate



# A thriving *business destination*

A member state of the European Union, Cyprus serves today as a gateway to Europe and a market of 500 million EU Citizens as well as a portal for investment from Europe into Russia, Middle East, India & China.

The island's ideal strategic location, attractive and transparent tax regime, advanced infrastructure, comprehensive corporate services, high calibre staff and excellent quality of life are the key reasons why Cyprus is one of the top choices in the region for international headquartering as well as for non-dom tax residents.



Modern Banking & Legal system



EU Member



Pro-Business Government



Highly skilled English speaking workforce



Excellent infrastructure



Safe & Cosmopolitan life



Advantageous EU approved tax regime



Stable political & business environment

## HIGHLY FAVOURABLE TAX REGIME

**12.5%**  
Corporate Tax rate

**2.5%**  
Intellectual Property Tax rate

**0%**  
Tax on sale of shares

**0%**  
Tax on dividends to shareholders

  
Non domicile principle

**0%**  
Inheritance tax



One of  
*Europe's fastest*  
growing economies

Fuelled by a surge of international companies establishing headquarters on the island, increases in tourism as well as real estate and other FDI and privatisations, the island's economy has been growing from strength to strength.

Backbone infrastructure projects like luxury marinas, golf courses, the integrated resort casino and the cruise hub terminal have either materialised in the recent years, or are on their way to materialisation aiming to further enhance the islands touristic product and increase touristic arrivals, especially at the highest end of the market.

New fields and industries, such as the oil & gas, software development, international funds management and intellectual property rights management present additional opportunities to the island's economy



Major hub due to the recent discoveries of hydrocarbons



City of Dreams Mediterranean, Europe's Biggest Integrated Casino Resort by Melco International in Limassol



Dubai Ports & Eurogate 25 year concession to operate the port of Limassol



Infrastructure investments in Marinas in all coastal cities



Infrastructure investments into Golf Courses, mainly in the areas of Paphos & Limassol





A destination designed for  
*high quality*  
of life

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What attracts the international business community, high net-worth individuals, the adventure seekers, and holiday makers to Cyprus?

There could be a million reasons, but only one underlying factor: a superior quality of life.





# *Limassol:*

## A vibrant business hub

by the sea

Stretching along a sandy coastline of 17 kms, where business blends perfectly with pleasure, Limassol is a cosmopolitan high-end tourist destination, as well as a world-renowned international business centre.

Conveniently located 40 minutes away from both international airports, the capital of Nicosia and the evergreen Troodos Mountains, everything about it – from arriving to the city, activities in the capital, enjoying the unspoilt Cyprus surroundings, quaint traditional villages and unspoiled sandy beaches – are all within easy reach.



## *A destination for the whole family*

A bustling nightlife with contemporary discos and places of entertainment, there's never a dull moment year-round.

Fresh Mediterranean cuisines can be enjoyed at numerous restaurants, featuring both local and global flavours.

Sporting options include: Air Sports, Golf, Horse Riding, Kite surfing, Paragliding, Shooting, Snow Skiing, Tennis, Sailing, Scuba Diving, Snorkelling, Hiking, Trekking, Mountain & Road Cycling, Canoeing, Mountain Climbing and much more.

Living here offers a unique opportunity to experience a rich cultural heritage throughout the year:

- Carnival – 10 days before Lent (February - March)
- Cyprus Rally (international sporting event) – September
- European Dance Festival – June
- Russian-Cypriot Festival - May
- Beer Festival – July
- Cyprus Film Days – April
- Wine Festival – September
- Lemesia (international sporting event) - October
- Rainbow Festival – November
- Limassol Marathon (international sporting event) - March



## A modern *Regional playground*

Capitalising on a very strong outward looking focus, the city aims to become a regional playground for the rich and famous.

The west part of Limassol is preparing to welcome:

- City of Dreams Mediterranean, the biggest integrated Casino Resort in Europe operated by Melco International
- An 18-hole international golf course
- A cruise hub terminal operated by Dubai Ports for 25 years
- A transhipment center operated by Eurogate for 25 years
- Limassol Main shopping Mall (My Mall)
- Aktaia Odos, the city's most vital infrastructure development in decades
- The embellishment of Lady's Mile Sandy Beach

The 1.5km new seafront road will include public realms and parks, pedestrian and cycling routes and it will run through the Limassol Marina to connect the city centre with the Dubai Ports Cruise Hub Terminal, the City of Dreams Mediterranean, and the 18-hole golf course.

*A Gated Resort  
Residence*



*Purity*  
is in the air



Inspired by the  
*bounty of nature*





*Close to the city centre*



LIMASSOL  
PARK

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.

"Leptos Limassol Park" also benefits from Limassol's central location with no more than 35-40 minutes drive from the International Airports of Paphos and Larnaca and the major cities of Nicosia, Larnaca and Paphos. The nearby Troodos mountains are a haven for nature lovers as well as for those wishing to explore the traditions and customs of Cyprus.

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.

Idyllic surroundings where the benefits of living in Cyprus can be enjoyed to the maximum. Because after all.... Lifestyle Living can be an affordable Luxury.





# *Green* is the colour of joy

One of the most modern and stylish gated resort residences, Limassol Park offers a good selection of 1, 2 and 3-bedroom apartments and penthouses. Conveniently located southwest of the Limassol historic town centre and neighbouring the citrus plantations, on the Akrotiri Peninsular, Limassol Park is located in one of the city's greenest areas.



# *Open up to* spacious outdoor living

Step on to your sprawling balcony and connect with nature. Generous outdoor space – complemented by stunning views – provides ample room, whether you wish to entertain guests or simply stretch-out and breathe-in your elegant surroundings.





## A dynamic *investment opportunity*

**Demand for Housing**  
Limassol is booming mainly due to the inflow of international companies and holiday makers. The trend is expected to grow multiple fold with the new investments taking place in the west of Limassol, and which are expected to create at least 4000 new jobs.

**Cyprus's most Dynamic Residential Area**  
The area provides the perfect setting for a relaxing living, yet within a short distance from the buzzing lifestyle of the city. The perfect place to live and work. And there is plenty more to come in the near future with the five star Integrated Casino Resort and the new Limassol Greens Golf Resort just around the corner.

**Demand for Touristic Accommodation**  
With an estimated arrival of over 300,000 tourists for the City of Dreams Mediterranean Integrated Casino Resort alone, the closest hotel 8km away and limited land availability for the construction of hotels in the west coastline of Limassol, demand for touristic accommodation in apartments will boom.

**Limited land for residential development**  
Neighboring the Natura protected area of Akrotiri, development in the area can take place in a limited space.



# *A Resort Oriented Lifestyle*

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- Reception / Security
- Gated Community
- Property Management
- Rental Management
- Housekeeping
- Snack Bar
- Mini-Market
- Gym
- Spa





*Never a  
dull moment*

- Clubhouse
- Children's Play Area
- Spa
- Lush Landscape Areas
- 2 Adult Swimming Pools
- 2 Kids Swimming Pools



A higher level of  
*well-being*

- Gym
- Spa with Sauna, Steam & Treatment Rooms
- Tennis court



# LIMASSOL PARK

## PRELIMINARY MASTERPLAN

- 1-GATED ENTRY
- 2-RESIDENTS CLUB WITH RECEPTION  
SNACK-BAR  
MINI-MARKET  
GYM  
SPA-SAUNA/STEAM/TREATMENT ROOMS
- 3-2 ADULT POOLS/2 KIDS POOLS
- 4-PRIVATE LANDSCAPE GARDENS &KIDS AREA
- 5-TENNIS COURT
- 6-ADJOINING PUBLIC GREEN AREAS



# LIMASSOL PARK



## APARTMENT 1 BEDROOM PLUS STUDY

TOTAL COVERED AREA  
65.75 (plus communal areas)





# LIMASSOL PARK



## APARTMENT

### 2 BEDROOM

TOTAL COVERED AREA  
98.20 (plus communal areas)



# LIMASSOL PARK



## APARTMENT 3 BEDROOM

TOTAL COVERED AREA  
125.70 (plus communal areas)  
31.80 (uncovered verandas)



# LIMASSOL PARK



## APARTMENT

### 3 BEDROOM

TOTAL COVERED AREA  
132.50 (plus communal areas)



# LIMASSOL PARK



## APARTMENT PENTHOUSE

TOTAL COVERED AREA  
174 (plus communal areas)  
52.45 (uncovered verandas)



# Permanent Residence Permit

## AT A GLANCE

As a Cyprus Permanent Residency holder, you and your family are free to enter Cyprus without a visa, and need to visit Cyprus once every two years at least for one day. As a Cyprus Permanent Resident, you have the right under certain conditions, to apply for a Cypriot passport following your physical presence on the Island.

- Invest just €300,000 (plus VAT is any) in a new property, from a licensed development company
- Permanent Residence for your whole family
- Fast-track procedure of about 2 months
- Valid for life with no need to renew
- No minimum stay requirement
- Visa-free entry to Cyprus
- Ready-to-move in freehold properties with clear Title Deeds

GET  
**CYPRUS**  
PR CARD  
IN 2 MONTHS  
A EU COUNTRY  
INVEST € 300,000  
IN PROPERTY



Since 1960



The range of  
*Leptos*  
*Developments*  
in Cyprus

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- Kamares Village, Tala - Koli
- Olympus and Vikla Villas, Tsada
- Adonis Beach Villas, Chloraka
- Limassol Del Mar, Limassol
- Limassol Blu Marine, Limassol
- Coral Seas Villas, Coral Bay
- Venus Gardens, Chloraka
- Aphrodite Gardens, Kato Paphos
- Coral Bay Villas, Coral Bay
- Coral Gardens, Coral Bay
- Belvedere Villas, Chloraka
- Mandria Gardens, Mandria
- Akamantis Gardens, Polis
- Limnaria Gardens, Kato Paphos
- Aphrodite Springs, Geroskipou
- Leptos Calypso Hotels & Resorts
- Neapolis University Pafos
- Iasis Hospital



**No1**

SERVICE  
EXPORTER  
2012-2016

**325**

COMPLETED  
PROJECTS

**60**

YEARS  
OF  
EXPERIENCE

**1500**

EMPLOYEES

**5mil**

SQM OF  
PRIME LAND  
FOR DEVELOPEMENT

**25000**

HAPPY & SATISFIED  
HOME OWNERS

**25**

PROJECTS  
CURRENTLY UNDER  
CONSTRUCTION

**75**

COUNTRIES  
WITH OFFICES &  
SALES NETWORK

# Fast Facts

*Since 1960*





# Indicative Current Projects



SEAFRONT LUXURY VILLAS



BESPOKE HILLTOP VILLAS



GATED RESORT RESIDENCES



SEAFRONT LUXURY APARTMENTS



PRIME COMMERCIAL SPACE



SEAFRONT RESIDENTIAL  
& SERVICED APARTMENTS

*Enhance  
your lifestyle*  
in Cyprus

Every new buyer of Leptos Estates property in Cyprus gets the Leptos Gold Card which entitles you to the benefits of our exclusive privilege programme.





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**Leptos Estates**

*the Leading property developers*