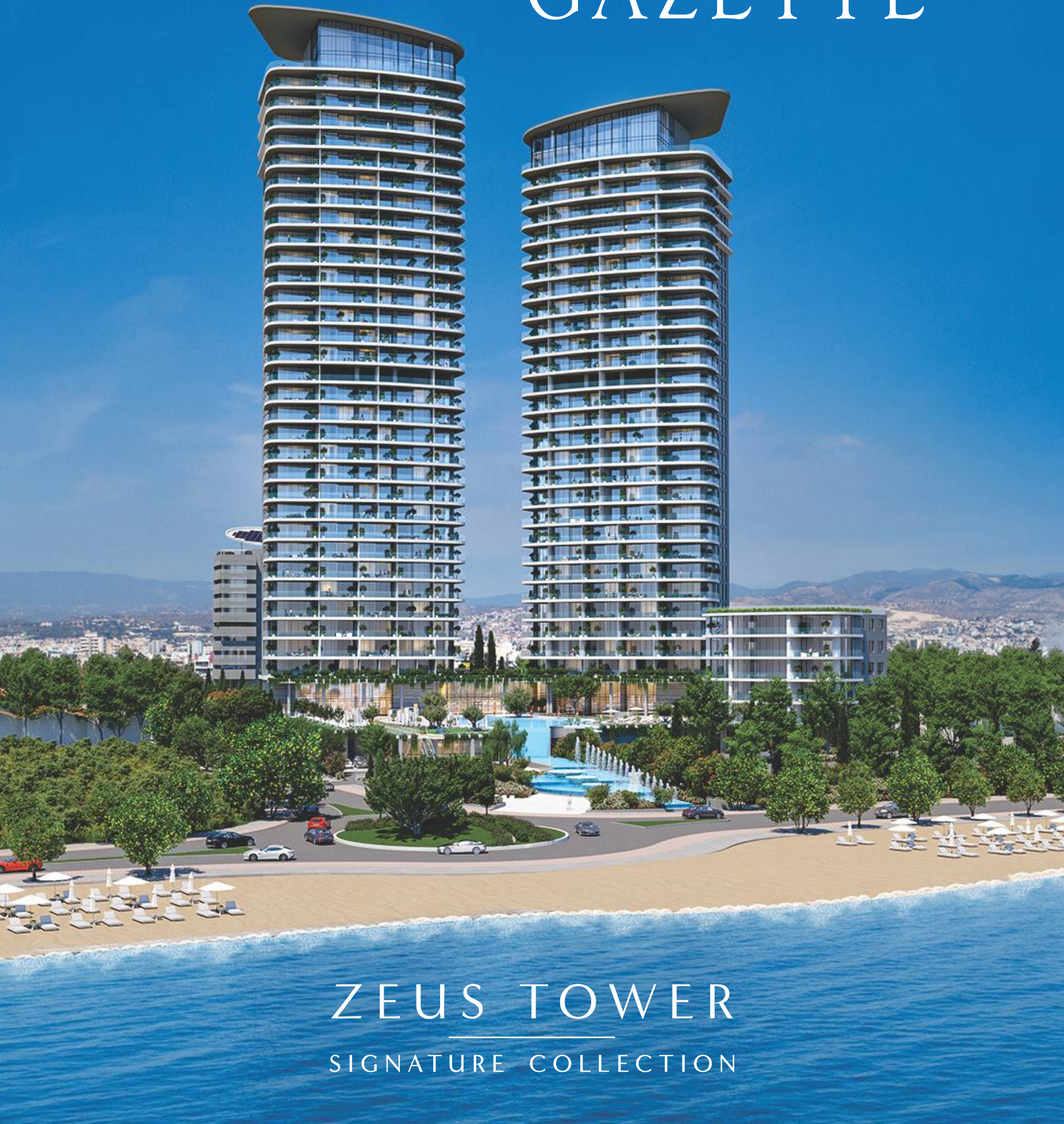


FREE ISSUE

PROPERTY GAZETTE

SPRING 2024



ZEUS TOWER
SIGNATURE COLLECTION



6 | Limassol Blu Marine

Zeus Tower - Signature Collection

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PROPERTY GAZETTE SPRING 2023

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Please note that the information, plans, photos, and artists' impressions provided in this publication were accurate at the time of printing and are intended as a guide only. They do not constitute a representation or an offer to treat. Please be aware that the Leptos Group and its subsidiaries reserve the right to make changes at any time without prior notice.

“Kalosorisate” Welcome



Dear friends,

On behalf of the Leptos Group, I would like to welcome you to Cyprus.

Cyprus, situated at the intersection of diverse cultures, provides visitors with a broad range of experiences, culinary delights, and historical landmarks, spanning from ancient Greek and Roman influences to Phoenician and Egyptian contributions.



PANTELIS LEPTOS
CO-PRESIDENT
THE LEPTOS GROUP

The island's natural beauty, mild and warm climate, modern facilities coupled with the rising trend of “working from home”, have made Cyprus property even more appealing allowing our investors to elevate their lifestyle.

As a result Cyprus real estate transactions by foreign buyers in 2023 have increased from 2022 by a spectacular 16%.

For over 63 years we, at the Leptos Group, have been the leaders in real estate development, hotel ownership and management, healthcare and academic education. We continue implementing innovative development projects, creating new jobs, and strengthening the local communities and the national economy.

With over 350+ completed real estate projects and 25,000 happy home owners we have been established as the Leading Property Developers in Cyprus and Greece. Our newly completed, emblematic Limassol Del Mar and our exquisite Adonis beach villas, have raised the standards of elegant living.

In these challenging times, real estate investment creates a safety net, being a hedge against the rising inflation. This is the right time to consider such an investment, which also opens a horizon for a better life.



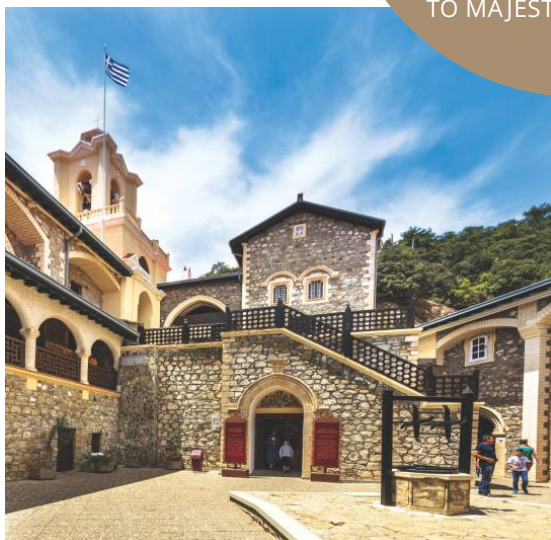
THE ENCHANTING ISLAND OF Cyprus

Cyprus is known for its natural beauty, stunning coastline, and rich cultural heritage, making it a popular destination for tourists from around the world. The island boasts a Mediterranean climate, with long, sunny days and warm temperatures throughout most of the year. Additionally, Cyprus is home to a diverse range of landscapes, including charming villages and pristine beaches.



▲ Transport yourself back in time with a visit to the Paphos ancient Theatre and marvel at the timeless beauty of the Lighthouse

Kykkos Monastery ►



Coral Bay Beach, Paphos area ▼

Fall in *love*
with the
natural beauty
of *Cyprus*

FROM STUNNING BEACHES
TO MAJESTIC MOUNTAINS



◀ A village stall, offering the mouth-watering delicacy of 'Soutzoukos', one of Cyprus' oldest and favourite sweets



◀ Enjoy a 'meze' including a variety of traditional dishes to share

Rich History

Step back in time and discover the rich history of Cyprus. From ancient ruins to medieval castles, this Mediterranean island boasts an impressive collection of archaeological sites. Explore the tombs of ancient kings, marvel at the intricate mosaics of Roman villas, and wander through the labyrinthine streets of medieval cities. With a history dating back over 10,000 years, Cyprus is a true treasure trove of culture and heritage.

Religion

Religion is an integral part of Cyprus's rich cultural heritage. The island is home to a diverse mix of religions, with the majority of the population adhering to the Greek Orthodox Church. Immerse yourself in the spiritual atmosphere of some of the most beautiful churches and monasteries scattered throughout the island, nestled near the sea or in the mountains, and discover the fascinating history and traditions of Cyprus's religious communities.

Beaches

Cyprus is home to some of the most beautiful beaches in the Mediterranean. With crystal-clear waters and soft, golden sand, Cyprus beaches are a paradise for sun-seekers, water sports enthusiasts, and families alike. From the famous Lady's Mile Beach in the outskirts of Limassol, with its turquoise waters, to the quieter Coral Bay in Paphos, known for its excellent snorkelling spots, there's a beach for everyone. Many of these beaches are surrounded by bars, restaurants, and cafes, making them ideal for a relaxing day by the sea.

— CYPRUS — NEWS



Co-presidents of the Leptos Group, awarded the 'Business Leader Award' by KEBE

During the 10th Business Leader Awards ceremony the co-presidents of the Leptos Group, Mr. George Leptos and Mr. Pantelis Leptos, were awarded the prestigious 'Business Leader Award'. The award, for their overall contribution in the field of Land Development, Real Estate and Construction, was awarded by the Minister of Interior, Konstantinos Ioannou, in the presence of the President of the Republic of Cyprus, Mr. Nikos Christodoulidis.

KEBE's decision to honour the Leptos brothers was based on their pioneering work, foresight, and unwavering commitment to the development of the Leptos Group. This recognition acknowledges their remarkable journey, marked by a business course characterised by dedication and innovation.

Today the Leptos Group of Companies counts more than 350 projects, with emblematic projects such as Limassol Del Mar, Kamares Village and the under-construction Limassol Blu Marine. At the same time, it is active in the fields of tourism with Leptos Calypso Hotels Public Ltd., education with Neapolis University Pafos and health with Iasis Private Hospital.



Paphos Dominates Cyprus Real Estate Market with strong sales to Foreign Buyers

Paphos continued to be the top destination for foreign real estate investment in Cyprus during 2023, surpassing all other cities in sales to international buyers, according to the official statistics published by the Government Land Registry Department.

Furthermore, Paphos' total sales of 2350 properties exceeded the total sales of 2320 properties in Limassol and 1473 properties in Larnaca, further highlighting Paphos' dominant position in the market for foreign buyers.

Experts forecast strong demand for Cyprus properties throughout 2024, underscoring the nation's ability to attract foreign investments and maintain a strong property market.

Cyprus the captivating Mediterranean island

Cyprus, the captivating Mediterranean island known for its stunning landscapes and warm hospitality, invites travelers from around the world to immerse themselves in its vibrant lifestyle and rich cultural heritage. Cyprus offers an unforgettable experience that leaves a lasting impression on all who visit.

Whether it's exploring ancient ruins, marveling at the evolving skyline, or immersing oneself in the island's diverse landscapes, Cyprus promises a remarkable journey that captivates the senses and leaves a lasting impression.

Cyprus offers its visitors a wealth of accommodations, from luxurious resorts and boutique hotels to charming guesthouses and traditional village houses. This diversity ensures that every traveler finds their perfect haven, where they can unwind and experience the true essence of Cypriot hospitality.



LIMASSOL

BLU MARINE

EUROPE'S NEW RIVIERA



ZEUS TOWER

SIGNATURE COLLECTION

Limassol Blu Marine is delighted to announce the highly anticipated launch of Zeus Signature Collection, as a continuation of the outstanding success achieved by Tower 1, Poseidon. This exciting development signifies 'Limassol Blu Marine's commitment to delivering exceptional luxury living experiences in Cyprus and presents an incredible opportunity for prospective buyers to be a part of this prestigious project.

Building on this momentum, Zeus, will continue to elevate the standard of architectural design, refined aesthetics, and world-class amenities that Limassol Blu Marine has to offer.

The development presents 1, 2, and 3-bedroom units for sale, catering to a range of preferences and lifestyles. To make the purchasing process even more convenient, easy payment terms are available, ensuring a seamless and flexible experience. Each unit within the collection will feature upgraded finishes, exquisite furniture, and top-of-the-line appliances.

“We are thrilled to unveil, Zeus Signature Collection, as the next phase of our development,” said Mr Pantelis M. Leptos co chairman of the Leptos Group.



With Poseidon Tower well underway and 75% sold, Zeus will complement its success, offering an unparalleled living experience through remarkable architecture, luxurious interiors, and exclusive amenities at **EUROPE’S NEW RIVIERA**

— **PANTELIS LEPTOS** —
CO-PRESIDENT
THE LEPTOS GROUP

Zeus Signature Collection is poised to set new benchmarks in luxury living, seamlessly blending cutting-edge design with sophisticated interiors. The tower will offer breathtaking views of the Mediterranean Sea, creating an enchanting ambiance for residents. Meticulous attention to detail will be dedicated to every aspect of the development, ensuring a harmonious fusion of elegance and comfort.

Residents of Zeus Signature Collection will enjoy a wide range of exceptional amenities, including a state-of-the-art fitness center, rejuvenating spa facilities, high-end restaurants, beautifully landscaped gardens and swimming pools. These meticulously crafted facilities will provide a seamless living experience that caters to residents' desires and exceeds their expectations.

Limassol Blu Marine’s prime location offers residents the best of both worlds—an idyllic coastal setting combined with convenient access to Limassol's vibrant dining, shopping, and entertainment destinations with the Limassol Marina, new golf course and casino only minutes away.



ZEUS TOWER SIGNATURE COLLECTION

PACKAGE

- Furniture package
- Miele appliances
- Upgraded kitchen
- Sound system in living room
- Heated towel rails in all bathrooms
- Advance smart home system
- Service lift in communal area

Designed to become a world-renowned address with every need catered for Limassol Blu Marine will boast first rate facilities unrivalled by any other development in Limassol



A state-of-the-art seafront residential development along Limassol's seafront, taking advantage of the city's natural beaches, nearby landmarks and high-end business and leisure facilities. The master plan of the project embodies the international experience of world-renowned UK architects and engineers, Benoy and BurroHapold, as well as Leptos Group's extensive experience and expertise, and is articulated to allow all of the residential apartments the finest Mediterranean Sea views, and will act as a catalyst to encourage a neighbourhood of mixed-use developments.

At Limassol Blu Marine, you will inherit all the comforts of sophisticated urban living and

premium-entertaining facilities at your doorstep. Limassol Blu Marine will feature an impressive elevated podium at its pulsating heart, standing 9 metres above sea level, the sun-filled podium will house an imposing gym, resident's lobby, bistro, seafront restaurant, luxury spa and wellness areas, including a 50-metre infinity pool set amidst linear gardens

Part of the Limassol Blu Marine mixed-use development, the seafront restaurant sits by the sea just 350 meters from Limassol Marina & Downtown and will take centre stage in the dining and entertainment scene of the regenerated Aktaia Odos.



LIMASSOL MARINA
2 minutes



MARINA BEACH
2 minutes



DUBAI WORLD CRUISE TERMINAL
5 minutes



INTERNATIONAL BUSINESS QUARTERS
5 minutes



INTERNATIONAL SCHOOLS / UNIVERSITIES
5 minutes



CITY OF DREAMS CASINO RESORT
10 minutes



SHOPPING MALL
10 minutes



GOLF RESORT
10 minutes

VIEW
ZEUS TOWER
SIGNATURE COLLECTION
AVAILABILITY



SCAN THE QR CODE
TO FIND OUT MORE

ENQUIRE NOW!

For further information visit the official website at www.limassolblumarine.com

+357 97 875 616

info@limassolblumarine.com

Or scan the QR Code





EUROPE'S NEW RIVIERA

PRESS LAUNCH OF
ZEUS TOWER
SIGNATURE COLLECTION

The Leptos Group recently hosted an impressive launch event presenting the second Residential Tower "ZEUS TOWER - SIGNATURE COLLECTION", located at Limassol Blu Marine.



Situated in the heart of Limassol and along the beachfront, Limassol Blu Marine connects the Old Town and Marina with the new port and Casino. The regeneration of Aktaia Odos is transforming the area into the new 'Riviera of Europe', providing ideal conditions for the flourishing of technological innovation. The creation of a new Silicon Valley in the Mediterranean is underway!

During the event ceremony, the availability of apartments for sale within the 30-storey building of -ZEUS TOWER SIGNATURE COLLECTION was presented. The 106 furnished apartments in Zeus Tower will be part of the luxurious Signature Collection, offering 1 to 5 bedrooms of uncompromising aesthetic standards.

The event commenced with a tour of an apartment in the first tower (Poseidon Tower) and continued with the glamorous presentation of the second tower, -ZEUS TOWER SIGNATURE COLLECTION. During his speech, Benoy's esteemed Concept Architect, Mr. John Dawes, stated, "The under-construction Limassol Blu Marine, is a pioneering development of the area, which is destined to combine work, leisure and entertainment. We aimed to create something special, incorporating the magic of the sea into its unique design."

We aimed to create
something special
incorporating the
magic of the sea into
its unique design

— **JOHN DAWES** —
CONCEPT ARCHITECT
BENOY





Mr. Pantelis Leptos, Co-President of the Leptos Group of Companies, affirmed, "The Limassol Blu Marine project has garnered an outstanding market response. We have successfully sold 100% of the office building, and we are rapidly approaching the 75% mark for the first-phase apartments. These revenues not only inject crucial liquidity into the economy and local development but also secure the financing needed for the entire project's construction. Noteworthy is the timely availability of the ZEUS TOWER SIGNATURE COLLECTION apartments, aligning seamlessly with our accelerated construction progress. The significant number of bookings received so far highlights that the project is attracting keen interest from investors".

Limassol Blu Marine exemplifies Cyprus's new international identity, seamlessly blending quality and innovation. Its prime location, contemporary architecture, and construction excellence make it an outstanding choice. With a total investment of 400 million Euros, the project stands out for its uniqueness, design, and services. These include an abundance of open spaces, green areas, delectable restaurants, expert hospitality services, a comprehensive wellness centre, a state-of-the-art fitness facility, dedicated owners' meeting spaces, and large indoor and outdoor swimming pools.

In addition to the project's high-quality construction and aesthetic features, emphasis has been placed on the holistic services offered, enhancing the unique experience that the tenants of Limassol Blu Marine will enjoy.

The significant number of bookings received at Limassol Blu Marine highlights that the project is attracting keen interest from investors

— **PANTELIS LEPTOS** —
CO-PRESIDENT
THE LEPTOS GROUP





Le Plaza Del Mar

Cyprus's most exclusive designer shopping experience



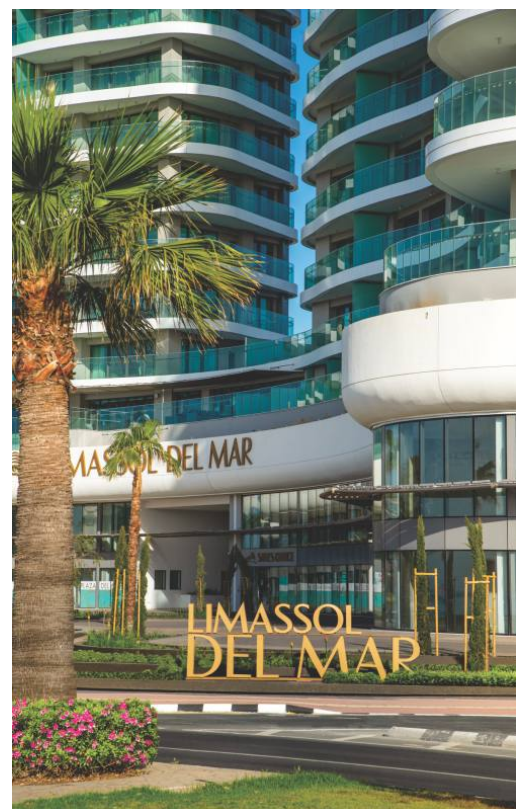
Le Plaza Del Mar has been designed to serve as a home to luxury boutiques and international brands, a signature restaurant, cafes, a cigar lounge and a wine bar. The commercial area is part of the Limassol Del Mar development, covering 4,230 square metres, with space for 21 premium shops, 10 food and beverage outlets and car parking for 260 vehicles with allocated parking for the commercial area.

From high end fashion and premium retail to the finest international cuisine, Le Plaza Del Mar is the vibrant new shopping and dining quarter where lifestyle comes first. 'First Boutique' is among the first prestigious retailers to take space, reflecting confidence in the vision for this outstanding new cultural epicentre that builds on Limassol's existing reputation. It is expected that more luxury fashion retailers, footwear designers, hand bag designers and jewellers will join the impressive shopping destination at Le Plaza Del Mar.

Mr. Pantelis Leptos, Joint Director of Limassol Del Mar, comments: "It is exciting to be creating Limassol's luxurious shopping destination and we are currently in talks with several retailers, who are keen to be a part of Le Plaza Del Mar."

It is exciting to be
creating Limassol's
most luxurious
shopping destination.

Le Plaza Del Mar enjoys views of the sea front and offers beautifully designed landscaped patios with trees, water features and seating areas. As the first outdoor shopping destination in Limassol, visitors and guests are able to enjoy the buzz, while sampling culinary delights and cocktails in the sun.



For further information visit the
official website at www.limassoldelmar.com
or call at +357 25 510 880 or scan the QR code.



PRELIMINARY
Master Plan



MAIN ELEMENTS

LIFESTYLE RESIDENTIAL DEVELOPMENT

- Apartments & villas in gated communities and residential towers.
- Assisted Living Development

NEAPOLIS BUSINESS CENTER

- Commercial, Leisure & Entertainment Centre
- Office / Business Park
- Cultural Centre
- Hotel
- Serviced Residential Tower

NEAPOLIS HEALTH PARK

- Hospital
- Rehabilitation Centre
- Wellness Centre

NEAPOLIS UNIVERSITY

- Campus University with a capacity for over 5,000 students

LOCATION

Neapolis is set in a privileged location as it is adjacent to the city of Paphos, within 800m from the beach and tourist promenade and has a direct motorway access to the Paphos International Airport.

KEY CHARACTERISTICS



- c. 890,000sqm land area
- c.570,000sqm net buildable area



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



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



- Public park areas of c. 90,000sqm



- "Smart" Systems: Centrally Controlled



LIMASSOL

BLU MARINE

EUROPE'S NEW RIVIERA



EUROPEAN
PROPERTY
AWARDS
DEVELOPMENT



ROLLS-ROYCE
HONORARY
MEMBER
SINCE 1999

★★★★★

BEST RESIDENTIAL HIGH
RISE DEVELOPMENT
CYPRUS

Limassol Blu Marine
by Leptos Estates

2021-2022



In the centre of everything.

Limassol Blu Marine is designed to become a world-renowned address. Contemporary living spaces rising above the Mediterranean, these bespoke residential towers are located at the centre of Cyprus' most vibrant city. Boasting uninterrupted sights of the Limassol

shoreline and its astonishing views, this top-tier investment opportunity presents a unique destination with every need catered for, from world class facilities to second-to-none services, less than ten minutes away.



LIMASSOL
MARINA
2 minutes



MARINA
BEACH
2 minutes



DUBAI WORLD
CRUISE
TERMINAL
5 minutes



INTERNATIONAL
BUSINESS
QUARTERS
5 minutes



INTERNATIONAL
SCHOOLS /
UNIVERSITIES
5 minutes



CITY OF DREAMS
CASINO RESORT
10 minutes



SHOPPING
MALL
10 minutes



GOLF
RESORT
10 minutes

FOR SALE LUXURY 1-5 BEDROOM SEAFRONT APARTMENTS

- Stunning Sea Views • Roof & wall thermal insulation • Smart Home Features
- Fully fitted Kitchen • Allocated Cov. Parking • CCTV system • Colour video phone connected

First Tower
almost
sold out

SINCE 1960



Leptos Group



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info@limassolblumarine.com

www.limassolblumarine.com



CORAL SEAS VILLAS



Recipient of Europe's 'Best Interior Design Show Home 2019' award, these state-of-the-art seafront villas feature an outstanding composition of design and creativity, notable for the fluid transitions between spaces as well as the clarity, simplicity and rich tactility of the materials palette. These freehold-detached seafront Villas are situated in one of the most sought-after locations in Paphos, most featuring private swimming pools and all within walking distance to the Mediterranean Sea.

This exclusive gated development offers residents landscaped gardens, large verandas, patios, and state-of-the-art gym and sauna facilities.

PROJECT OVERVIEW

Project:	Gated Resort
Type:	Villas
Bedrooms:	3-5
Pool:	Private* & Communal
Location:	Coral Bay, Paphos

* Private swimming pool availability depends on property

AVAILABLE PROPERTIES



Villa 25

3 3

172.80m²



SCAN THE QR CODE TO FIND OUT MORE



Villa 15

4 4

248.11m²

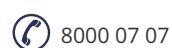
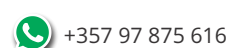


SCAN THE QR CODE TO FIND OUT MORE

SINCE 1960



FOR MORE INFO OR APPOINTMENT CONTACT:



LIMASSOL PARK

A RESORT-ORIENTED DEVELOPMENT



A gated resort development offering hotel-style amenities, including a residents' club with a reception, mini-market, snack bar, spa-sauna, steam rooms, lush gardens, adult and children's pools, play areas, a gym, and tennis courts. Each apartment at Limassol Park boasts stunning attention to detail, including quality, value-for-money finishes throughout. The project has been carefully designed to allow residents to feel right at home from the very start, making it easy to find the perfect match for one's lifestyle. The project itself is an ideal buy-to-let option, as it's just minutes away from blue flag-awarded beaches, luxury cruise terminals, shopping malls, theme parks, Limassol Marina, and Europe's largest integrated casino and golf resort.

1,2 AND 3 BEDROOM APARTMENTS FOR SALE

AVAILABLE PROPERTIES



Apartment 302 MARGARITA BLOCK

1 1

59.45m²



SCAN THE
QR CODE
TO FIND
OUT MORE



Apartment 003 ORCHID BLOCK

2 2

100.60m²



SCAN THE
QR CODE
TO FIND
OUT MORE

FOR MORE INFO OR APPOINTMENT CONTACT:

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8000 07 07

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www.leptosestates.com



Architecturally designed to blend in seamlessly with its surroundings, Venus Gardens Resort creates a strong connection with people and place alike. Luxury on-site facilities provide ample opportunities to meet with neighbours, creating a central hub for the community, offering something for people of all ages to enjoy.

LAUNCHING NOW PHASE 10

A perfect chance to invest in contemporary designed apartments and villas in a gated community, specially curated for a one-of-a-kind living experience.

PROJECT OVERVIEW

Project:	Gated Resort
Type:	Apartments & Villas
Bedrooms:	1-3
Pool:	Communal
Location:	Chloraka, Paphos

AVAILABLE APARTMENTS & VILLAS



Apartment 002 BLOCK 4 | PHASE 10

2 Beds 2 Baths

90.03m²



Villa 11 BLOCK 5.1 | PHASE 9

3 Beds 3+1 Baths

151.96m²



SINCE 1960



ADONIS
BEACH VILLAS

EXCLUSIVE SEAFRONT LIVING



Adonis Beach Villas is Leptos Estates latest and most luxurious development set in one of the most desirable locations in Paphos consisting of spectacular high-end villas. These properties offer awe-inspiring views of the Mediterranean, which is literally on your doorstep. Built to the highest standards, Adonis Beach Villas feature private swimming pools, landscaped gardens, BBQ areas, large verandas with masses of outdoor living areas, private parking spaces and more.

This magical beachfront location is midway between the bustling harbour of Paphos and the blue flag sandy beaches of Coral Bay. The area enjoys cool summer breezes and is the ideal location for a holiday or permanent home. The project is located near luxury hotels, beach promenades, holiday attractions, schools, shopping, the town centre and old historic monuments that live to tell their stories.

PROJECT OVERVIEW

Project:	Beachfront
Type:	Villas
Bedrooms:	3-5
Pool:	Private*
Location:	Chloraka, Paphos

* Private swimming pool availability depends on property

AVAILABLE PROPERTIES



Villa 84

4 4

281.47m²



SCAN THE
QR CODE
TO FIND
OUT MORE



Villa 88

4 3

263.28m²



SCAN THE
QR CODE
TO FIND
OUT MORE

FOR MORE INFO OR APPOINTMENT CONTACT:



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8000 07 07



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www.leptosestates.com





A GREAT PLACE TO LIVE



Kamare Village is one of the most exclusive developments in Cyprus and the Eastern Mediterranean. A prestigious resort with a country club atmosphere and breathtaking views of the countryside and the Mediterranean Sea as it gently laps the Paphos coastline. The development comprises of bungalows, split level and two-storey villas and is the winner of multiple prestigious International Real Estate Awards. Kamare Village combines location, leisure, luxury with privacy and elegance together, factors that have been of utmost importance in the design and construction of these properties in Paphos.

The onsite community facilities include a clubhouse, communal swimming pool, tennis courts, restaurant/bar, mini market and a medical centre.

PROJECT OVERVIEW

Project:	Hilltop Resort
Type:	Villas
Bedrooms:	2-5
Pool:	Private* & Communal
Location:	Kamare, Paphos

* Private swimming pool availability depends on property

AVAILABLE PROPERTIES



Villa 383

4 3

282m²



SCAN THE QR CODE TO FIND OUT MORE



Villa 92

5 5

403.22m²



SCAN THE QR CODE TO FIND OUT MORE

SINCE 1960



FOR MORE INFO OR APPOINTMENT CONTACT:



+357 97 875 616



8000 07 07



info@leptosestates.com



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BELVEDERE VILLAS



VILLA 26

3 bedrooms 4 bathrooms 236.70m²

CHLORAKA, PAPHOS



SCAN THE QR CODE ABOVE TO FIND OUT MORE

OLYMPUS VILLAGE



VILLA 79

4 bedrooms 3 bathrooms 240m²

TSADA, PAPHOS



SCAN THE QR CODE ABOVE TO FIND OUT MORE

MANDRIA GARDENS



APARTMENT 001 | BLOCK 1

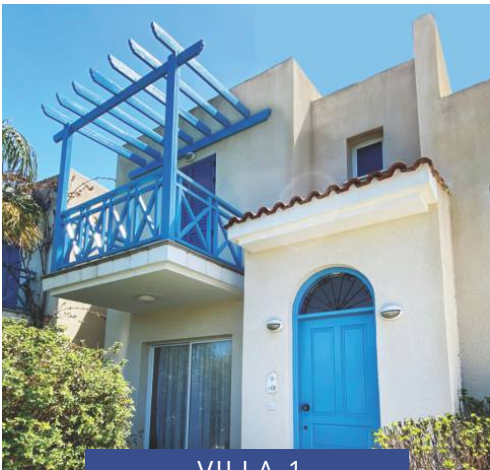
2 bedrooms 2 bathrooms 105.93m²

MANDRIA, PAPHOS



SCAN THE QR CODE ABOVE TO FIND OUT MORE

POLIS - BEACH VILLAS -



VILLA 1

3 bedrooms 2 bathrooms 131m²

POLIS CHRYSOCHOUS,
PAPHOS DISTRICT



SCAN THE QR CODE ABOVE TO FIND OUT MORE

CORAL BAY VILLAS



VILLA 124

4 bedrooms 4 bathrooms 354.10m²

CORAL BAY, PAPHOS



SCAN THE QR CODE ABOVE TO FIND OUT MORE

PISSOURI VILLAS



VILLA 44B

4 bedrooms 4 bathrooms 421.88m²

PISSOURI, LIMASSOL



SCAN THE QR CODE ABOVE TO FIND OUT MORE

FOR SALE: VILLAS, APARTMENTS, TOWNHOUSES, PLOTS, SHOPS, RESTAURANTS, BARS

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EXCLUSIVE LEPTOS PROPERTIES







VILLA 6

 4


 3


 206m²

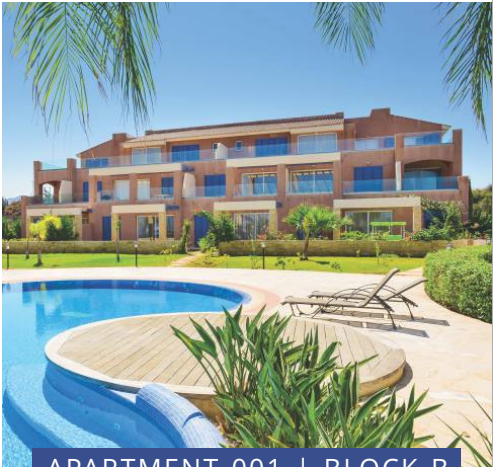
 KAMARES, PAPHOS




SCAN THE QR CODE ABOVE TO FIND OUT MORE











APARTMENT 001 | BLOCK B

 2

 1

 94.07m²

 POLIS CHRYSOCHOUS, PAPHOS DISTRICT



SCAN THE QR CODE ABOVE TO FIND OUT MORE







VILLA 23

 4

 5

 377.60m²

 CHLORAKA, PAPHOS



SCAN THE QR CODE ABOVE TO FIND OUT MORE







APARTMENT 002 | BLOCK B3

 1

 1

 69.30m²

 CORAL BAY, PAPHOS



SCAN THE QR CODE ABOVE TO FIND OUT MORE







VILLA 40

 3

 2

 141.67m²

 KATO PAPHOS



SCAN THE QR CODE ABOVE TO FIND OUT MORE







VILLA 4B

 3

 2

 138.64m²

 CORAL BAY, PAPHOS



SCAN THE QR CODE ABOVE TO FIND OUT MORE



IASONAS
BEACH VILLAS



VILLA 5A

 4
  4
  231.30m²

 CORAL BAY, PAPHOS
 

SCAN THE QR CODE ABOVE TO FIND OUT MORE



Armonia
Beach Villas
PAPHOS, CYPRUS



VILLA 19

 4
  5
  450.28m²

 CHLORAKA, PAPHOS
 

SCAN THE QR CODE ABOVE TO FIND OUT MORE



CORAL BAY
VILLAS



VILLA 156

 4
  4
  342.50m²

 CORAL BAY, PAPHOS
 

SCAN THE QR CODE ABOVE TO FIND OUT MORE



AKAKIA
VILLAS




VILLA 3

 4
  3
  206m²

 KAMARES, PAPHOS
 

SCAN THE QR CODE ABOVE TO FIND OUT MORE



AKAMANTIS
GARDENS



APARTMENT 202 | BLOCK B

 2
  2
  133.09m²

 POLIS CHRYSOCHOUS,
PAPHOS DISTRICT
 

SCAN THE QR CODE ABOVE TO FIND OUT MORE



APHRODITE
GARDENS



VILLA 27

 3
  2
  149m²

 KATO PAPHOS
 

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EXCLUSIVE LEPTOS PROPERTIES



BELVEDERE
VILLAS




VILLA 42

 4


 5

 352.10m²


 CHLORAKA, PAPHOS




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PISSOURI
VILLAS





VILLA 44A

 3

 2

 163m²

 PISSOURI, LIMASSOL



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LATCHI
· BEACH VILLAS ·



VILLA 9

 2+1

 2

 152.20m²

 POLIS CHRYSOCHOUS,
PAPHOS DISTRICT



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OLYMPUS
VILLAGE



VILLA 95-96

 5

 4

 297m²

 TSADA, PAPHOS



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MANDRIA
GARDENS



APARTMENT 102 | BLOCK 8

 1

 1

 55.20m²

 MANDRIA, PAPHOS



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CORAL GARDENS



APARTMENT 103 | BLOCK B3

 1

 1

 61.64m²

 CORAL BAY, PAPHOS



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properties



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PROPERTIES**
IN PAPHOS &
LIMASSOL

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YOUR
**ONE-STOP-SHOP
SOLUTION**
FOR BUSINESS RELOCATION



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- Name approval
- Employer Registry
- Social Insurance
- VAT
- Income Tax



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- Minimum €2500 Gross Monthly Salary
- Employee's spouses allowed to work



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In addition, the employment of third-country nationals is permitted, provided that it does not exceed 30% of all support staff and provided that the third-country national and the employer have entered into an employment contract



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- High quality of life, year-round sunshine and natural beauty



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the Leading property developers

Paphos

DISTRICT MAP





NEWLY LAUNCHED PROJECTS



CORAL GARDENS

Coral Gardens development, nestled on the outskirts of Paphos Town, embodies a harmonious blend of modern luxury and natural beauty. The development provides a diverse range of meticulously crafted homes, each reflecting a commitment to quality and aesthetics. Residents can indulge in a tranquil lifestyle, enjoying the convenience of nearby amenities and the allure of the Mediterranean lifestyle. Surrounded by lush landscapes and scenic views, Coral Gardens embraces a sustainable approach to living, with eco-friendly features seamlessly integrated into its architecture. The communal swimming pool and thoughtfully planned green areas, create spaces for relaxation and socializing, while the nearby Coral Beach Resort and Spa, archaeological sites, and blue flag awarded beaches beckon exploration. The thoughtful integration of these elements fosters a sense of community while allowing residents to enjoy the serenity of their private retreats.

PRICES FROM €206,000+VAT



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LIMASSOL PARK BEGONIA BLOCK

A newly released luxury apartment complex "Begonia" part of the Limassol Park development is now available for sale. The project has been carefully designed to allow residents to feel right at home from the very start, making it easy to find the perfect match for one's lifestyle. The project is just minutes away from blue flag-awarded beaches, luxury cruise terminals, shopping malls, theme parks, Limassol Marina, and Europe's largest integrated casino and golf resort.

Limassol Park is surrounded by acres of green fields, offering residents the best of both worlds – a countryside location with direct access to all of Limassol's amenities. A gated resort development that offers hotel-style services and facilities, designed around lagoon-style swimming pools and a plethora of facilities that include a resident's club with reception, mini-market, snack bar, spa-sauna, steam rooms, landscaped gardens, adult pools, children pools, play areas, gym and tennis court.

Each apartment at Limassol Park boasts stunning attention to detail, including quality, value-for-money finishes throughout.

PRICES FROM €208,000+VAT



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- All Building Land is freehold
- All Land Parcels are licensed
- Property Tax is zero

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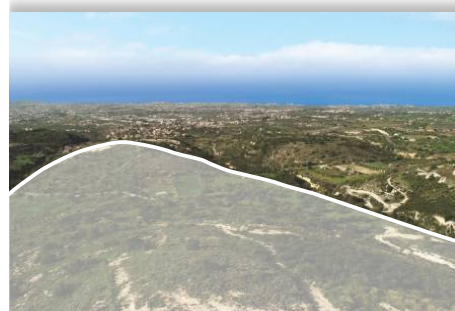
6,355m²

Anarita, Paphos

AH
ANARITA HILLS



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144,714m²

Tsada, Paphos

O
OLYMPUS
VILLAS II

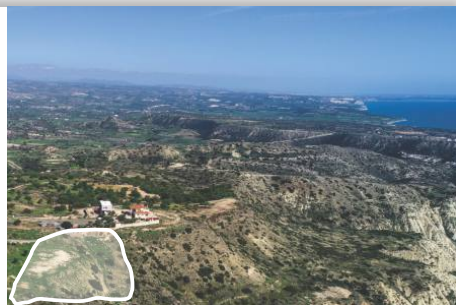


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P
PISSOURI
GARDENS



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OUT MORE



3,954m²

Pissouri, Limassol

S
SOUNI HILLS



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180,942m²

Souni, Limassol

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Leptos Estates is a renowned real estate developer with a reputation for excellence in commercial property offerings, selecting prime locations that are strategically situated to attract businesses and customers alike. Our commercial properties are designed to meet the diverse needs of businesses, whether it's office spaces, retail outlets, or mixed-use developments.

What sets Leptos Estates apart is our commitment to quality construction and modern amenities. Our properties are often equipped with state-of-the-art facilities, ample parking spaces, and easy access to transportation hubs. This ensures that businesses operating from our properties can thrive and cater to customers effectively.




LIMASSOL
BLU MARINE
EUROPE'S NEW RIVIERA

RESTAURANT



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 907m²

 Limassol




**APHRODITE
SPRINGS**

SHOP S6



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 72,12m²

 Geroskipou, Paphos


SHOPPING CENTRE

SHOP 19



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 41,00m²

 Paphos



KINGS COURT

SHOP
S01, S02, S03



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 212,70m²

 Chloraka, Paphos

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CRETE | SANTORINI | PAROS | ATHENS



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Greece

A COUNTRY STEEPED IN MYTH AND BEAUTY

Leptos Estates offers properties in various regions of Greece, including Athens, Paros, Santorini, and Crete. Properties available in these regions, include villas, apartments, townhouses, and plots of land. Their properties range from traditional to modern and cater to a range of budgets and preferences.

Athens History, Culture and Vibes

Life in Athens is a unique blend of ancient history, rich culture, and vibrant modern vibes. The city is a bustling metropolis that serves as the cultural and economic heart of Greece. Athens is renowned for its rich history, with ancient landmarks such as the Acropolis and the Parthenon drawing millions of visitors each year. The city's rich cultural heritage is evident in its museums, art galleries, and theatres, offering a plethora of cultural activities for residents and visitors alike. The Athenians are known for their love of food and socializing, with long, leisurely meals being a significant part of their daily routine. The city also boasts a vibrant nightlife, with a diverse range of bars, clubs, and music venues catering to a wide range of tastes. In terms of lifestyle, Athens is a cosmopolitan city that embraces modernity while still preserving its unique cultural identity.



▲ Paros Harbour



Old Venetian Harbour, Chania - Crete ▼



▲ Athens Acropolis



▲ The picturesque island of Santorini

Paros A Cosmopolitan Resort Island

Life in Paros is a unique blend of cosmopolitan living and traditional island life, making it a sought-after destination for those seeking a luxurious and relaxed Mediterranean lifestyle. The island is renowned for its stunning beaches, picturesque villages, and vibrant cultural scene, attracting visitors from all over the world. Paros has a relaxed pace of life, with a strong emphasis on family, community, and tradition. The locals are friendly and welcoming, with a laid-back attitude that is typical of island living. The island has a vibrant culinary scene, with many restaurants serving fresh seafood, local wines, and traditional Greek cuisine.

Crete Steeped in Tradition and Culture


Life in Crete is relaxed, laid-back, and steeped in history and tradition. The largest island in Greece, Crete offers a unique blend of natural beauty, warm hospitality, and rich cultural heritage. The locals are known for their hospitality, friendliness, and love of food, with traditional Cretan cuisine being a significant part of the island's cultural identity. The island has a mild Mediterranean climate, making it an ideal destination for outdoor activities such as hiking, swimming, and beach-going. Crete is also home to many historical sites and landmarks, including the Minoan palace of Knossos, which attracts thousands of visitors each year. Crete is, after all, a small universe full of beauties and treasures that you will probably need a lifetime to uncover.

Santorini The Precious Gem of the Aegean

Life in Santorini is like living in a precious gem of the Aegean Sea, with stunning landscapes, picturesque villages, and a unique cultural identity. The island is known for its breath-taking views, with white-washed houses, blue-domed churches, and the famous caldera providing an iconic backdrop to everyday life. The locals are proud of their island's heritage and traditions, with a strong sense of community and hospitality that is typical of Greek island living. The island is also home to a rich cultural scene, with many festivals and celebrations throughout the year, showcasing traditional music, dance, and art. Overall, life in Santorini is about embracing the island's natural beauty, unique cultural identity, and luxurious Mediterranean lifestyle.



APHRODITE
BEACHFRONT I
CHANIA - CRETE





PENTHOUSE A-202

 1+1
  1
  79.39m²

 MALEME, CRETE
 

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APHRODITE
BEACHFRONT 5
CHANIA - CRETE





APARTMENT H1 - 201

 2
  1
  59.63m²

 MALEME, CRETE
 

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FOURNADO HILLS
VILLAS



VILLA 8B

 3
  3
  133.42m²

 KASTELLI, CRETE
 

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MOLOS
BEACH VILLAGE



APARTMENT 08.23 | PLOT 8

 2
  1
  66.27m²

 MOLOS, PAROS
 

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VIGLIA
BEACH VILLAS
CRETE
TRACHILOS




VILLA 2B


 3
  3
  155.90m²

 KASTELLI, CRETE
 




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AMPELOKIPOI
APARTMENTS
ATHENS - GREECE



APARTMENT 01

 1
  1
  36.20m²

 ATHENS
 

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**APHRODITE
BEACHFRONT II**
CHANIA - CRETE

EUROPEAN
PROPERTY
AWARDS
DEVELOPMENT

ROLLS ROYCE
AWARD WINNER

RESIDENTIAL
DEVELOPMENT GREECE
Aphrodite Beachfront
by Leptos Estates
2021-2022



JUNIOR VILLA E2-102

 3

 2

 134.97m²

 MALEME, CRETE



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MOLOS
BEACH VILLAGE



VILLA 08.01 | PLOT 8

 3

 1

 71.95m²

 MOLOS, PAROS



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VIGLIA
BEACH VILLAS
CRETE
TRACHILLOS



VILLA 9B

 3

 3

 131.35m²

 KASTELLI, CRETE



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**SANTORINI
VILLAS**



VILLA 27

 2+1

 1

 93.85m²

 SANTORINI



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**APHRODITE
BEACHFRONT III**
CHANIA - CRETE

EUROPEAN
PROPERTY
AWARDS
DEVELOPMENT

ROLLS ROYCE
AWARD WINNER

RESIDENTIAL
DEVELOPMENT GREECE
Aphrodite Beachfront
by Leptos Estates
2021-2022



APARTMENT H3-201

 2

 1

 60.26m²

 MALEME, CRETE



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**FOURNADO HILLS
VILLAS**



VILLA 5-B2

 3

 3

 121.94m²

 KASTELLI, CRETE



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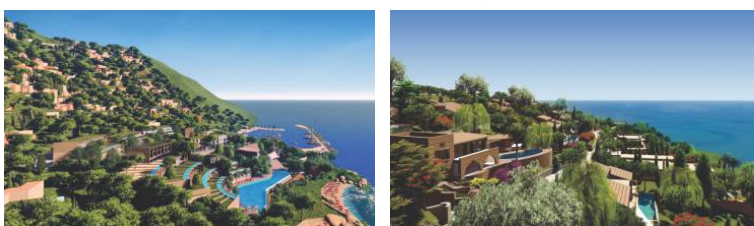
— GREECE COMING SOON — PROJECTS



Costa Nopia



CHANIA,
CRETE
GREECE

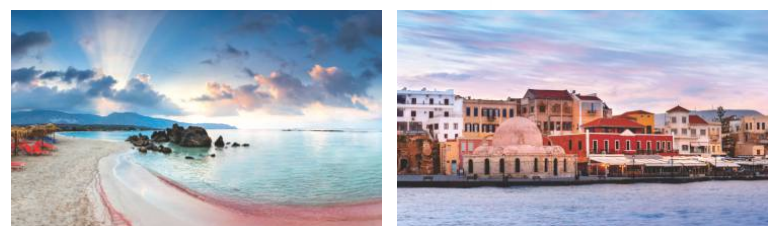


Costa Nopia Resort, situated on approximately 1,100,000 square meters along the north-west coast of Crete in Kissamos bay, boasts superb accessibility to the main national road leading to the vibrant city of Chania. This prime location offers a distinctive chance to create a top-tier mixed-use resort featuring innovatively designed hotels, residential real estate arranged in appealing clusters, high-quality facilities, an exclusive private Marina, a spa, and a sports center. With its stunning natural beauty and convenient access, Costa Nopia presents an ideal prospect for establishing an integrated resort that can propel Crete's holiday homes industry forward.

Svestis Gardens



CHANIA,
CRETE
GREECE



Located in Chania and just meters away from a sandy beach, Svestis Gardens will feature over 20 residences, each enjoying the perks of a swimming pool and breathtaking views to the sea.

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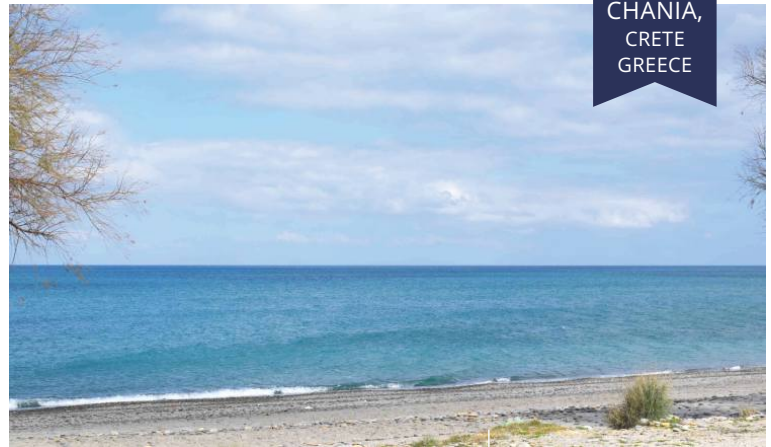
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Drios Beach Villas



Drios Beach Villas is poised to emerge as one of Paros' most prestigious projects. Five luxurious seafront villas are set to be constructed, each offering direct access to the sea and stunning ocean panoramas. Drios Beach Villas epitomize the pinnacle of style and luxury on the island of Paros.

Maleme Beach Villas



A luxurious beachfront development comprising 27 villas, divided into two segments. The project features standalone villas with individual plots and pools, alongside semi-detached villas offering shared pools and beautifully landscaped gardens, all just a short stroll from the beach.

Nopigia Village



Located on the charming seafront of Nopigia Village, this project will feature detached villas and apartments, complete with both private and communal swimming pools.

Sea View Plots



This enchanting plot with breathtaking views of the sea is situated in the cosmopolitan town of Palaiochora, on Crete's southern coast. Encompassing 35 hectares of land overlooking the sea in an amphitheater-like layout, the plans feature a five-star hotel and luxury sea view villas.

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IN PROPERTY



Investment in real estate/property starts from €250,000



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Procedure



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across Europe,
including Schengen
countries



Live in Greece
all your life or
part time



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& Capital
Appreciation



Valid for
your whole
family



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to European
Citizenship



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Health &
Education

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apartment / villa right
on the Mediterranean Sea

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a business and earn profits
as a shareholder

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peaceful, tranquil, lovely nature
and zero pollution

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PROPERTIES



RENTAL
GUARANTEES
*on selected properties



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PROPERTIES



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— G R E E C E — N E W S

Global Traveler Greek Islands Shine at US Leisure Lifestyle Awards

Greece has once again showcased its excellence in the world of leisure and lifestyle travel by securing prestigious accolades at the 11th edition of the Leisure Lifestyle Awards, organized by the renowned US travel magazine Global Traveler.

Greece clinched the top spot in the Best Historical Attractions International category for the second consecutive year. Furthermore, the enchanting island of Santorini, claimed the title of Best Island in Europe for an impressive tenth consecutive time.

Mykonos, renowned for its vibrant nightlife and stunning beaches, also made its mark in the awards. It secured the third position in the highly competitive Best Island in Europe category.

Crete also received recognition, securing the 8th position in the Best Island in Europe category.

SOURCE: www.greekcitytimes.com



Reservations surpass 10 000 for Cyprus - Greece maritime connection as demand soars

Reservations for the maritime connection between Cyprus and Greece have surpassed 10,000 since the line commenced operations, revealed Marina Hadjimanolis, the Deputy Minister for Shipping.

During a meeting with Ioannis Papameletiou, the Greek Ambassador to Cyprus, Hadjimanolis commended the remarkable interest in the reinstated maritime connection, which resumed last year after a hiatus of more than two decades, with support from state subsidies.

Starting this year, the connection will also include trips from the port of Larnaca. This expansion aims to meet the growing demand and enhance public service provisions.

Leptos Santorini Villas The jewel of the Aegean Sea

From the very dawn of history, the ancient land of Greece has played an influential role in shaping the world as we know it today. Famed for the beauty of its landscape, Greece is unique, for it seems the Greek gods themselves have scattered little pieces of paradise into the sea which we so lovingly know as the Greek Islands.

The island of Santorini is truly the jewel of Greece, being the largest island of a small, circular archipelago in the southern Aegean Sea. With its reputation for dazzling panoramas, romantic sunsets and volcanic-sand beaches, Santorini is one of the most unique destinations in the world.

The Leptos Santorini Villas are located on the east coast of the island and only a few metres away from a blue flag-awarded sandy beach. Here you will find a traditionally inspired collection of 3-bedroom detached Villas built to superior standards that transmit the lively and positive side of Greek island living that this glamorous destination is renowned for.



welcome TO THE WORLD of **Leptos**

A 63+ YEAR SUCCESS STORY



**GEORGE M.
LEPTOS**
CO-PRESIDENT



**PANTELIS M.
LEPTOS**
CO-PRESIDENT



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The Leptos Group is a leading organisation in Land and Building Development and Real Estate, as well as Travel and Tourism, Healthcare and Education, with a success history of over 63 years. The Group has achieved its leading position through the professionalism and team effort of its employees and its international network of sales service in 75+ countries, its vast investment in land purchasing and an effective after-sales service support.

Over the years, the Leptos Group has successfully completed more than 350 different residential developments, hotel resorts, shopping centres, an accredited university and a state-of-the-art private hospital. The organisation has an extensive land bank, owning prime locations in Cyprus and Greece, from luxurious beachfront villas to coastal condominium projects and rural properties.

Today, the Leptos Group is the No.1 provider for Permanent Residency through Real Estate investments in Cyprus and Greece.

The Leptos Group is
the No.1 provider
for Permanent Residency
through Real Estate
Investments

— *Leptos Group* — NEWS



Cyprus Export Awards honour Neapolis University Pafos

Neapolis University Pafos received the General Service Award at the Cyprus Export Awards 2021, which took place successfully earlier this year. President Nikos Christodoulides presented the award to the President of the Neapolis University George M. Leptos in a ceremony held at Nicosia's Presidential Palace.

The honour recognised Neapolis University's inspired outreach, significant social contribution and innovative practices, as well as the University's prospects in the international market.

SOURCE: www.cyprus-mail.com



Leptos Group receives 'Golden Certificate of Award' at the 2022 Environmental Awards Ceremony

The non-profit Cyprus Recycling Organization (OAK), the pioneering collective Construction and Demolition Waste Management System, recently hosted its inaugural Environmental Awards Ceremony for contractors and members, marking the accomplishments of the year 2022.



Since 2019, the Board of Directors of the Recycling Organization has instituted these annual Environmental Awards to commend members who champion the safeguarding of Cyprus's natural environment, diligently meeting their obligations under pertinent legislation, both directly and indirectly.

This year, the Leptos Group received the prestigious 'Golden Certificate of Award' for their judicious management of Construction and Demolition Waste in their projects, alongside their collaborative efforts with OAK in the crusade for the preservation of Cyprus's natural and built environment. Once again, the Leptos Group underscores its commitment to a more sustainable future.

Throughout the award ceremony, the prevailing message from the organizers was the growing trend of companies adopting eco-friendly practices and refining internal processes to enhance environmental protection. This event serves as a testament to the increasing dedication of businesses towards a greener and more sustainable approach.

Leptos Calypso Hotels Public Ltd.



Leptos Calypso Hotels and Resorts is a leading hotel chain operating in prime locations throughout Cyprus and Greece. The company's portfolio (3500 capacity) currently comprises of three 5- star deluxe hotels, two 3-star hotels with self-catering apartments and tourist villas.



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PER MONTH



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- Sea view
- Communal expenses incl.
- Centre of Paphos



KATO PAPHOS



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- 2 min to the sea



KATO PAPHOS



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MANDRIA, PAPHOS



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KATO PAPHOS



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- Central location
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- Walking distance to the sea
- Sea views



KATO PAPHOS



€ 900 RENT
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- Communal swimming pool
- Wifi access
- Walking distance to the sea



KATO PAPHOS

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21 - 24 November 2024

www.cypruschallenge.com

DAY 1
Coral Beach 6k Time Trial

DAY 2
Akamas 11k Hill Run

DAY 3
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DAY 4
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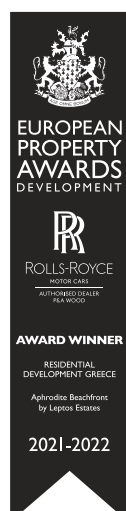
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