



Homes for life.



GIOVANI
HOMES

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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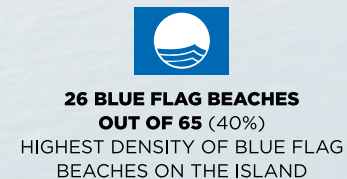


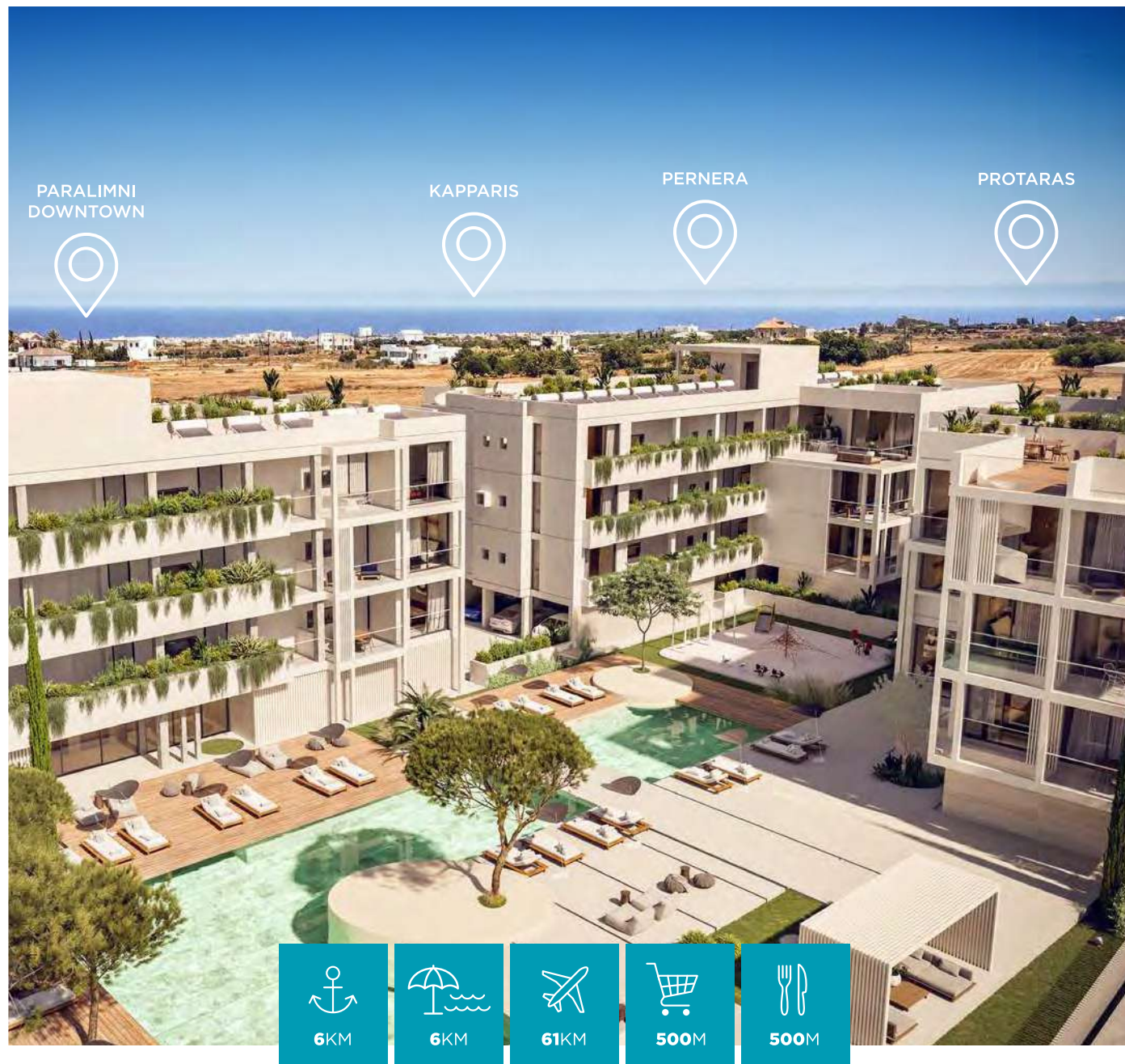


SOUTH EAST CYPRUS AYIA NAPA & PROTARAS

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.





PARALIMNI
DOWNTOWN



KAPPARIS



PERNERA



PROTARAS



6KM



6KM



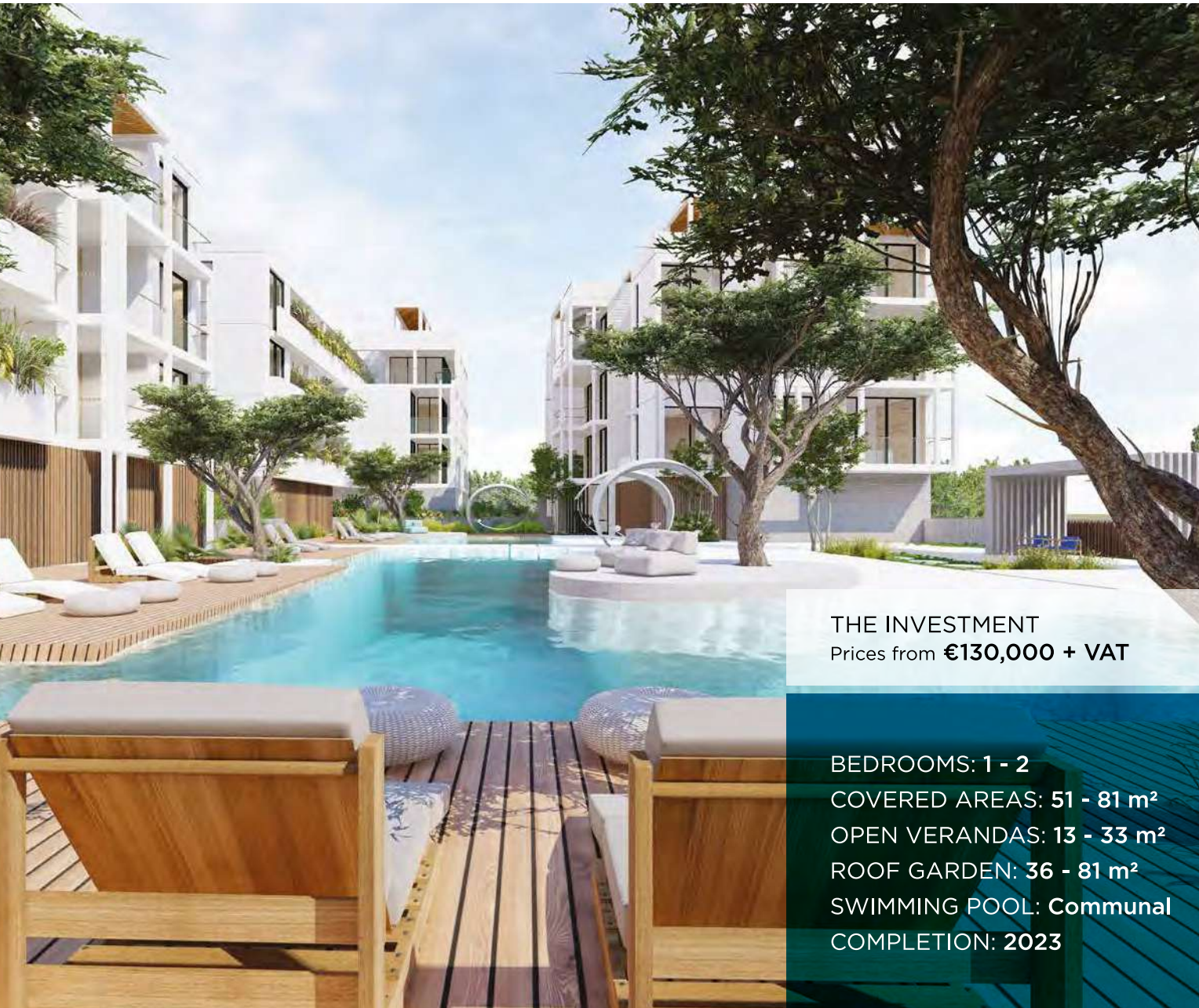
61KM



500M



500M



ALL WHITE

Lifestyle Apartments

PARALIMNI

THE INVESTMENT

Prices from **€130,000 + VAT**

BEDROOMS: 1 - 2

COVERED AREAS: 51 - 81 m²

OPEN VERANDAS: 13 - 33 m²

ROOF GARDEN: 36 - 81 m²

SWIMMING POOL: **Communal**

COMPLETION: 2023

Ever wondered what All White looks like? Not anymore. Giovani Home's latest project embodies uniqueness, style, privacy and modern designs. 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!





CHLOE

Downtown Villas

PROTARAS

THE INVESTMENT

Prices from **€550,000 + VAT**

BEDROOMS: 3 - 4

COVERED AREAS: 182 - 274 m²

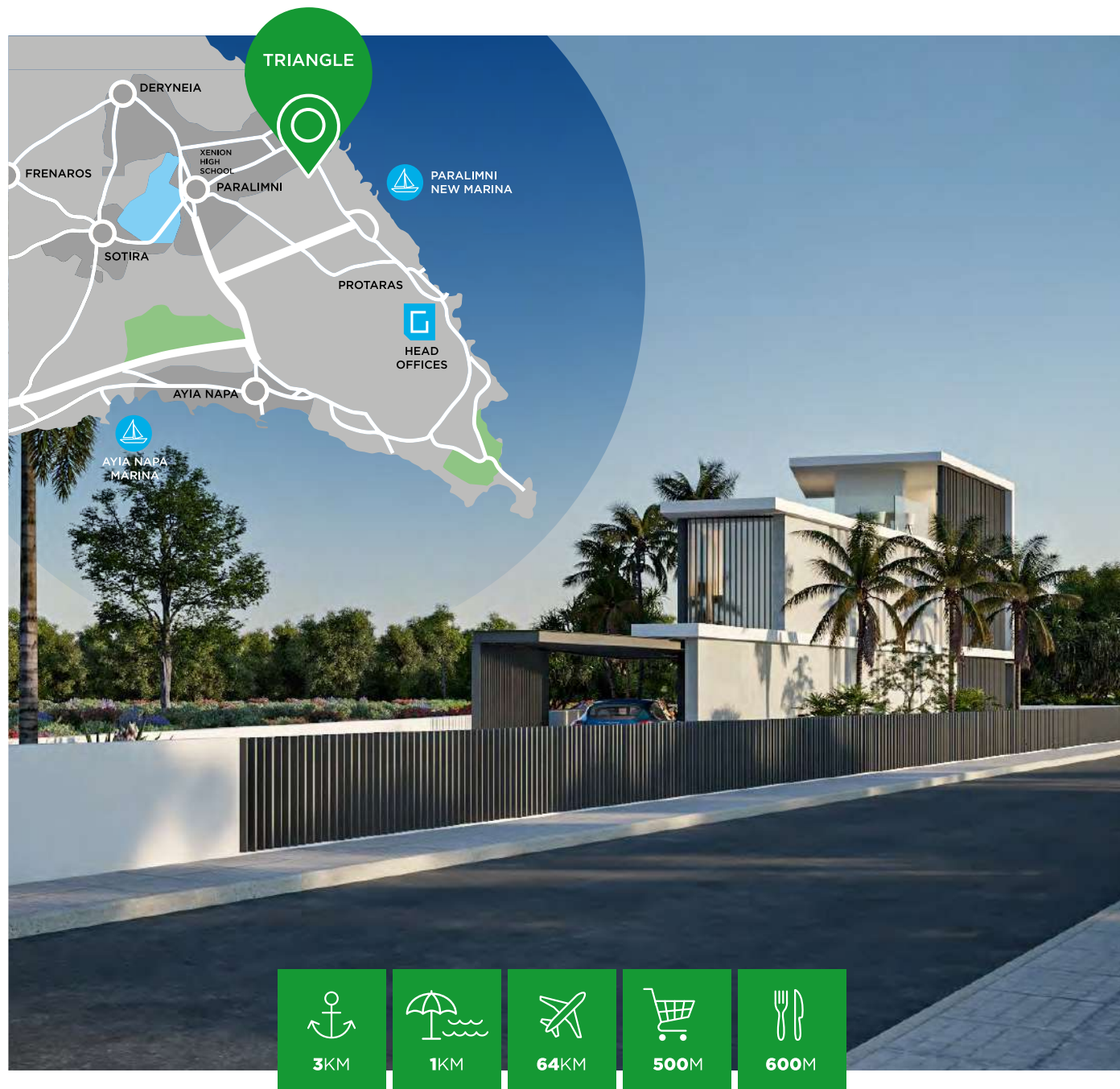
PLOT AREA: 264 - 490 m²

OPEN VERANDAS: 4 - 42 m²

SWIMMING POOL: Private

COMPLETION: 2023

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.





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: 2022

One of the Group's most exclusive and luxurious project - 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.



SIRENA
BAY



PARALIMNI
NEW MARINA



PERNERA
TOURIST AREA



PANORAMA
VILLAGE



1KM



1KM



63KM



1KM



1KM

PANORAMA VILLAGE

PROTARAS

SOLD OUT

BEDROOMS: 3
COVERED AREAS: 144 - 195 m²
PLOT AREA: 421 - 670 m²
ROOF GARDEN: 56 - 68 m²
SWIMMING POOL: Private
COMPLETION: DEC 2022

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 room 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.



SIRENA
BAY

PARALIMNI
NEW MARINA

LEVANDA
HILLS



1KM



600M



66KM



600M



500M



LEVANDA HILLS

Villas

PROTARAS

THE INVESTMENT

Prices from **€435,000 + VAT**

BEDROOMS: 3

COVERED AREAS: 160 - 277 m²

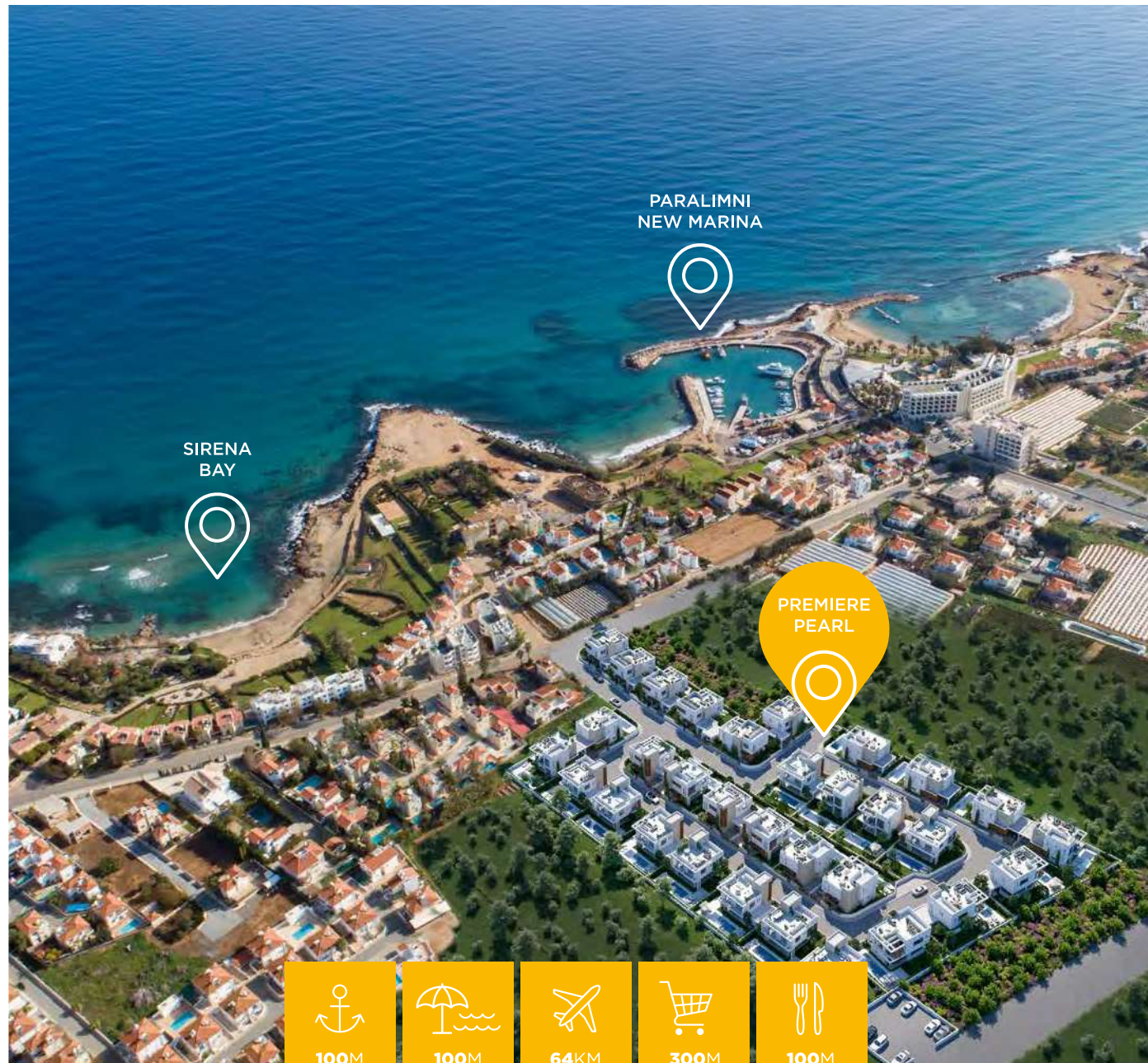
PLOT AREA: 286 - 433 m²

ROOF GARDEN: 75 - 135 m²

SWIMMING POOL: Private

COMPLETION: DEC 2021

The prestigious Levanda Hills project will be home to sixty luxurious villas with private pools and roof gardens. These properties have been designed with the discerning buyer in mind and offer either 3- or 4-bedroom accommodation that provides the ideal living environment for both permanent residency and holiday investment. Our team of designers and architects have worked together to create a blend of traditional style and modern design features that owners on this exclusive development will be benefiting from for many years to come. Set on a gently sloping hillock near the picturesque area of Ayia Triada, the location affords panoramic sea views and easy access to all the local amenities of the resort town of Protaras. The vibrant nightlife of Ayia Napa is only 15 minutes away by car and the bustling inland town of Paralimni with its trendy boutiques and friendly tavernas can be reached in around 10 minutes.



PARALIMNI
NEW MARINA



SIRENA
BAY



PREMIERE
PEARL



100M



100M



64KM



300M



100M

PREMIERE PEARL

Villas

PROTARAS

SOLD OUT

BEDROOMS: 3

COVERED AREAS: 149 - 179 m²

PLOT AREA: 238 - 315 m²

ROOF GARDEN: 69 - 75 m²

SWIMMING POOL: Private

COMPLETION: DEC 2021

By utilizing an elegant yet contemporary design, the properties appear both strikingly sophisticated and aesthetically pleasing at the same time. Each luxurious property sits within a generous plot that takes full advantage of the Cyprus outdoor lifestyle. Stunning private swimming pools and roof gardens make the most of the natural setting that this gated project is set within. With the clear blue waters of the Mediterranean right on the doorstep and such a prestigious project as the Marina poised to elevate the area's desirability, investors can be confident that the *Giovani Premiere Pearl Villas* represent an outstanding investment opportunity.



SCOUT'S
BEACH

KALIFI
BEACH

ALASIA
HOMES



4.6KM



300M



66KM



1KM



1KM

ALASIA HOMES

Alasia III

PROTARAS

THE INVESTMENT

Prices from **€345,000 + VAT**

BEDROOMS: 2 - 3

COVERED AREAS: 95 - 131 m²

PLOT AREA: 170 - 225 m²

SWIMMING POOL: Private

COMPLETION: Completed

An outstanding collection of luxury smart homes in Protara's newest community, situated in an area of low building density which is only reserved for houses and green areas, featuring residences with high specifications and customized living. ALASIA HOMES PHASE C is the location for a total of 20, 2 and 3 bedroom homes that will ensure fantastic sea views and a short walk to the nearest beach. This modern and stylish complex will be situated in Protaras. The resort of Kapparis is a short walk away offering all the amenities and facilities that help to make it the perfect holiday home or investment property.



SIRENA
BAY



PARALIMNI
NEW MARINA



SEMELI
VILLAS



900M



900M



63KM



400M



400M

SEMELI

Villas

PROTARAS

THE INVESTMENT

Prices from **€375,000 + VAT**

BEDROOMS: 3 - 4

COVERED VERANDAS: 11 - 23 m²

COVERED AREAS: 112 - 161 m²

PLOT AREA: 296 - 439 m²

SWIMMING POOL: Private

COMPLETION: DEC 2023

The cosmopolitan beach resort of Protaras is host to 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 Homes 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



5.3KM



1.2KM



62KM



500M



500M

BLUE VIEW

Lifestyle Apartments

PARALIMNI

THE INVESTMENT

Prices from **€199,000 + VAT**

BEDROOMS: 2 - 3

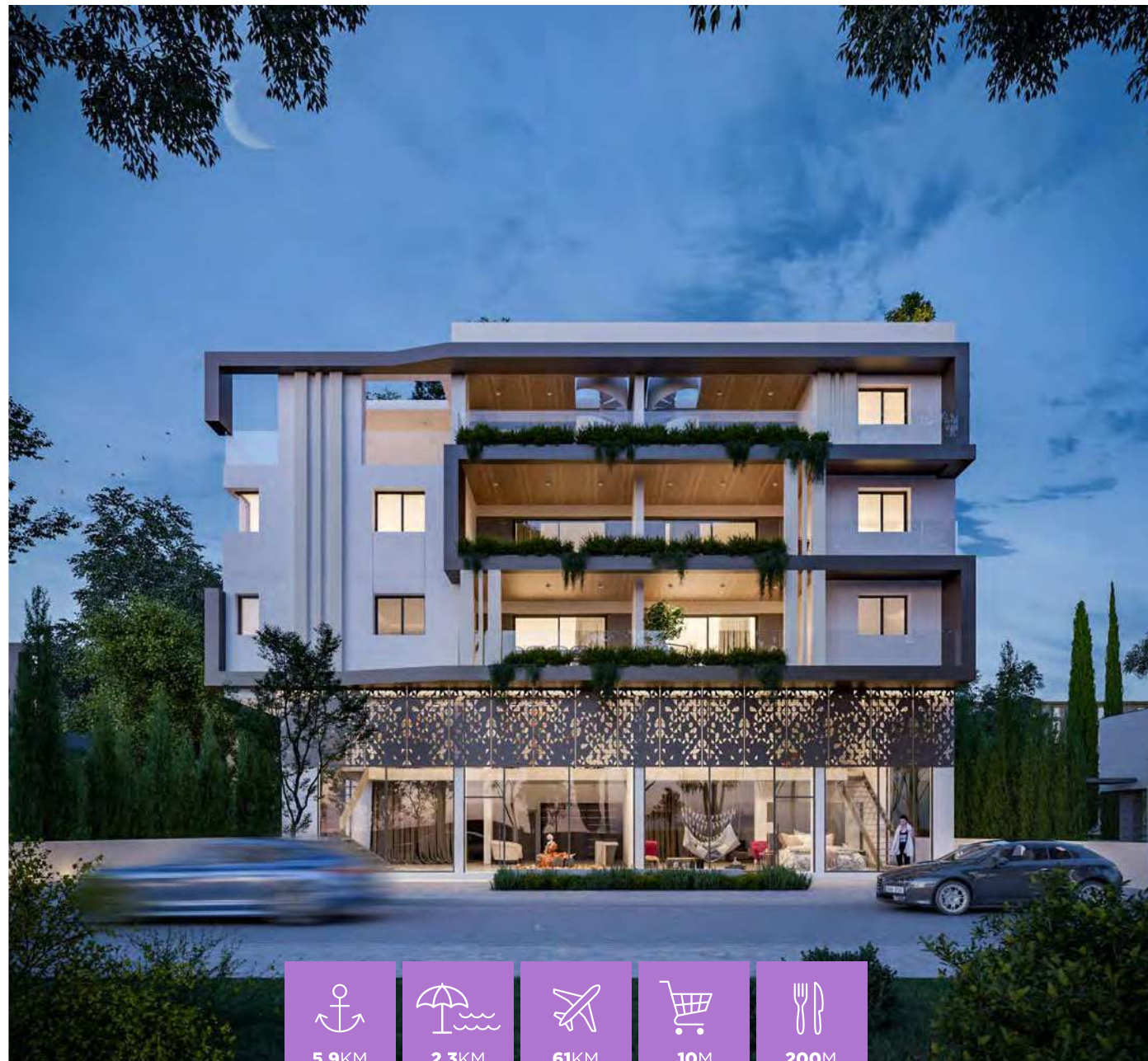
COVERED AREAS: 78 - 87 m²

OPEN VERANDAS: 14 - 24 m²

SWIMMING POOL: Communal

COMPLETION: DEC 2023

A stylish new addition to our luxury property portfolio, Blue View combines breathtaking sea views and 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, where Block B offers 2 & 3 bedroom apartments all of them overlooking at the pool and the endless blue of the sea.



5.9KM



2.3KM



61KM



10M



200M

LOUKIA PLAZA

Shops and Residences

PARALIMNI

THE INVESTMENT

Prices from **€129,000 + VAT**

BEDROOMS: 1 - 3

COVERED AREAS: 63 - 123 m²

COV. VERANDAS: 8 - 35 m²

UNCOV. VERANDAS: 20m² - 40m²

COMPLETION: DEC 2023

Introducing a three storey mixed use development in an upcoming commercial area in the heart of Paralimni. The development will consist of 11 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

ALASIA HOMES

Alasia IV

PROTARAS

THE INVESTMENT

Prices from **€385,000 + VAT**

BEDROOMS: 3

COVERED AREAS: 139 - 169 m²

COV. VERANDAS: 18 - 27 m²

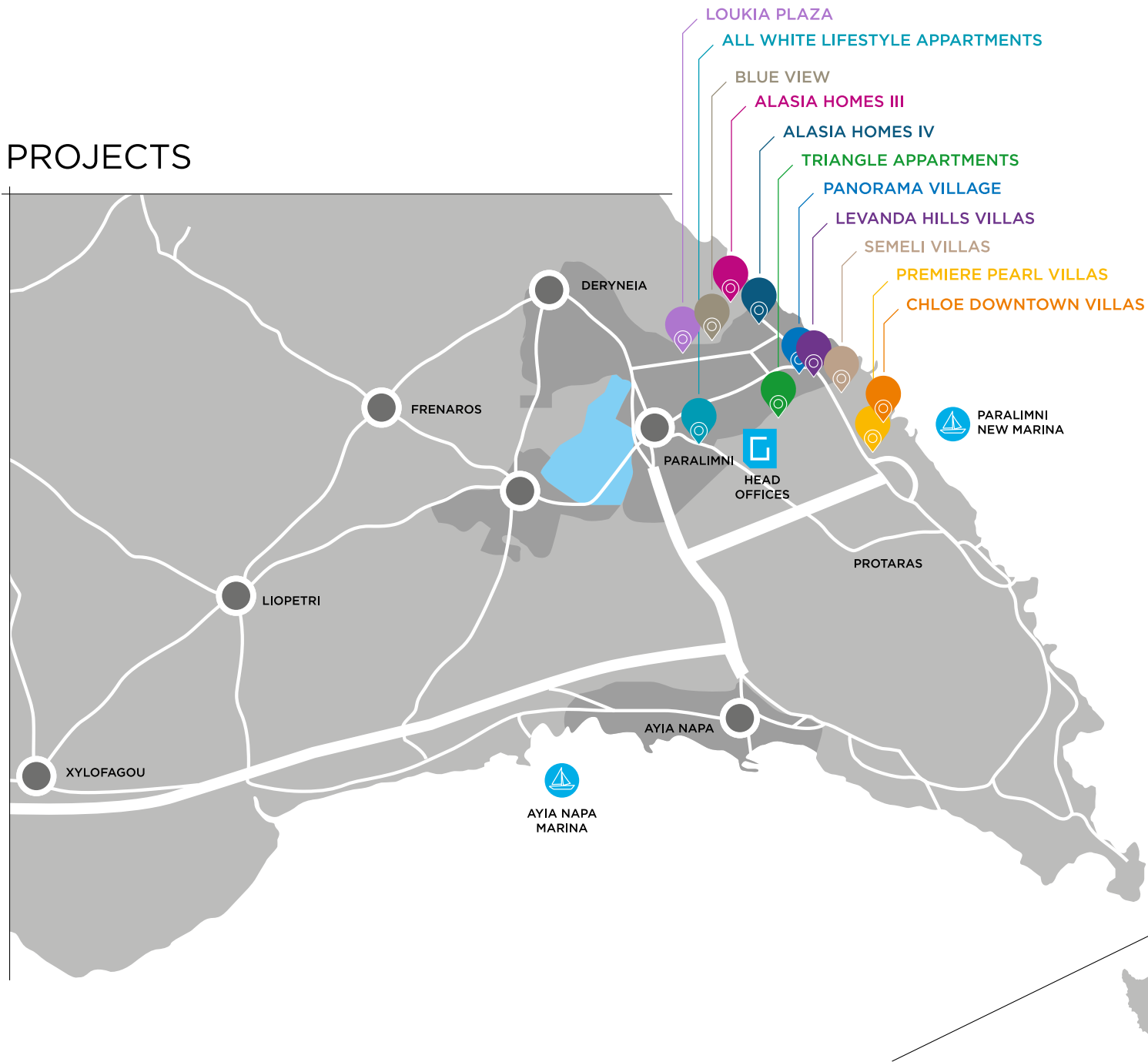
UNCOV. VERANDAS: 4m² - 51m²

ROOF GARDEN: 57-63m²

COMPLETION: DEC 2023

An outstanding collection of two & 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.

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



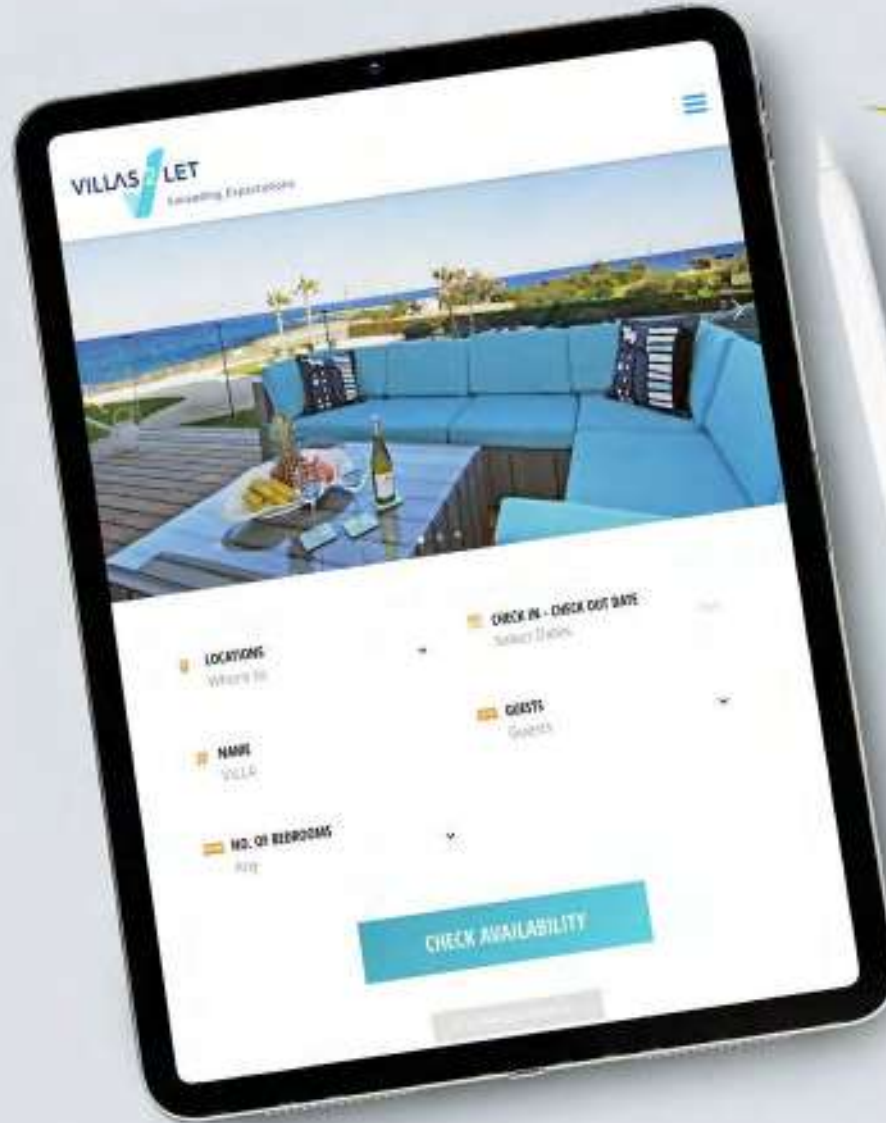
INVESTMENT
OPPORTUNITIES



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 that 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 Islands 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.

As holiday locations go, 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



TOP
BUY-TO-LET
DESTINATION



2 MILLION
VISITORS IN 2019



20,231
NUMBER OF TOURIST
ACCOMMODATION KEYS
INCLUDING LISTED
& NON LISTED

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.



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