



**BEST
QUALITY
PROPERTIES**

OUR PROPERTY SELECTION!





Fig Tree Bay
Protaras



Living in Cyprus

Lowest Corporate Tax rate in the EU of 10%



EDUCATION

Public and private schools: There are 341 public and 29 private primary schools and 127 public and 38 private secondary schools (in 2009/10). Since 2005, Cyprus is in the top ten countries within the EU with the lowest pupil per teacher ratio of 11 pupils per teacher.

Higher education: Cyprus Council for the Recognition of Higher Education Qualifications (www.kysats.ac.cy) oversees the implementation of standards in higher education in the three public, including one Open University, and four private Universities. Cyprus has more than 30 colleges and 200 accredited study programs.

Education and eu standards: The Ministry of Education and Culture has harmonized the educational system of Cyprus with the European standards & guidelines. Cypriot educational institutes actively participate in EU programs, like the Eurydice Network and the ERASMUS program.

CYPRUS TAXATION

Exemption from Tax:

- Dividend income
- Profits from overseas permanent establishments
- Dividend

No withholding Tax on:

- Dividend income
- Interest and royalties paid from Cyprus

Double Taxation Agreements

- Cyprus has developed a wide network of Double Tax agreements with over 44 countries, ensuring that the same income is not taxed in more than one country.
- Cyprus is in the stage of negotiating the conclusion or awaiting ratification of Double Taxation Agreements with several more countries.

International Trusts

- Cyprus International Trusts are widely used as a vehicle for international tax planning, offering the following tax advantages:
- Income and gains of a Cyprus International Trust, derived from sources outside Cyprus are exempt from any tax imposed in Cyprus under certain conditions.
- Dividends, interest or other income received by a Trust from a Cyprus international business company are not subject to tax nor are they subject to withholding tax.
- No capital gains tax is charged on the disposal of assets of an international Trust.
- Exemption from taxation in the case of an alien who creates an International Trust in Cyprus and retires in Cyprus under certain conditions.

EFFICIENT LEGAL, ACCOUNTING & BANKING SERVICES

Cyprus economy is based on the provision of services

Legal services

- Cyprus inherited a legal system based on Common Law
- Many independent law practices
- Highly qualified and well trained professionals can provide expert and reliable advice on all aspects of business and commercial law, both local and international

Accounting services

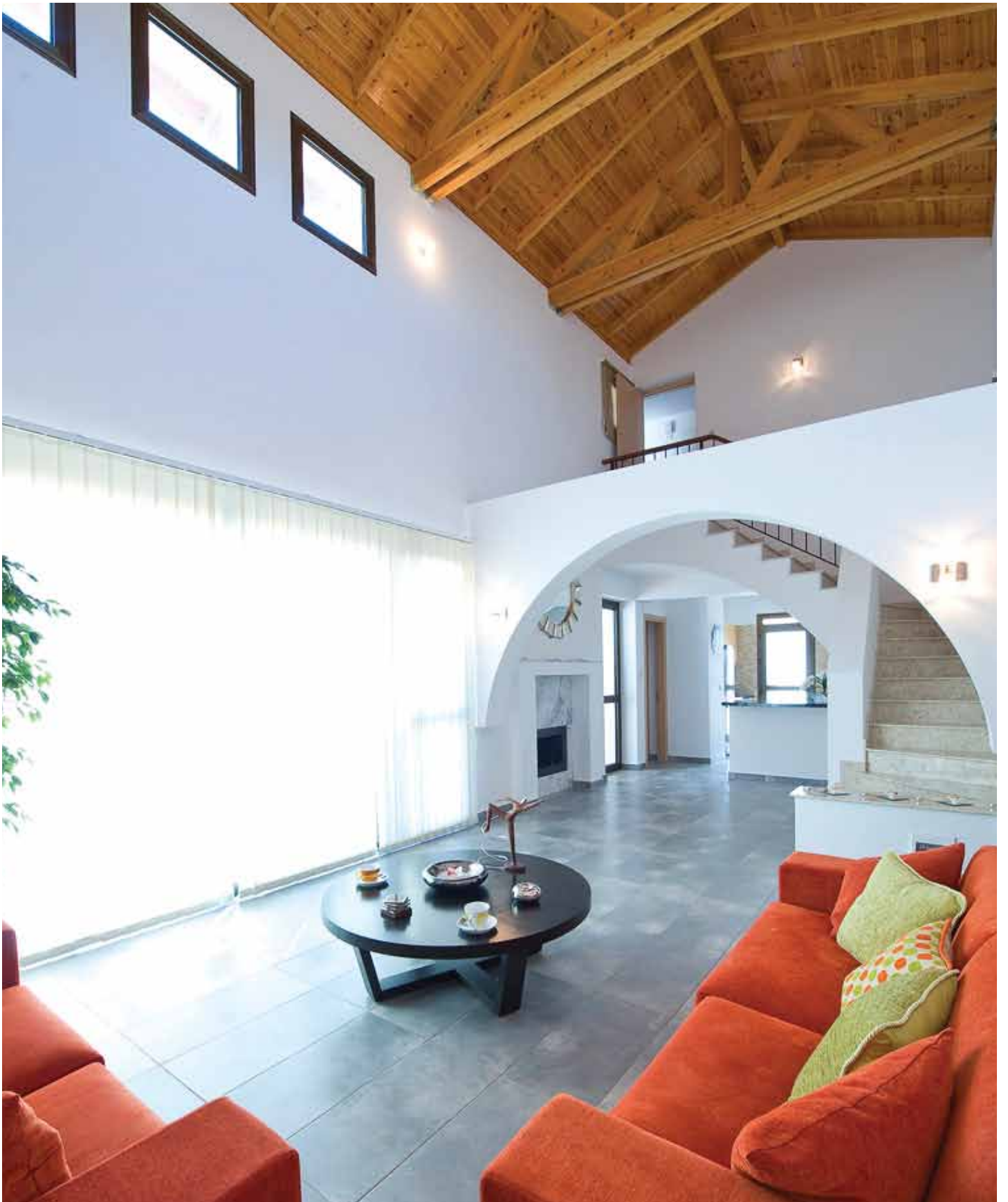
- The accounting profession is very well represented
- Many international companies operating on the island
- Private individuals provide accounting, auditing and consulting services

Most accountants are British trained and members of either the Institute of Chartered Accountants or the Chartered Association of Certified Accountants.

BANKING AND FINANCIAL SERVICES

- The banking sector is well developed and caters for a wide variety of financial needs of both businesses and individuals
- The commercial banks and specialized financial institutions offer full and varied local, national and international services on personal and corporate level
- They offer a wide range of services including insurance, leasing, hire purchase finance, factoring, mutual fund management, investment and consulting as well as custody and asset management services
- Cypriots and foreigners residing on the island enjoy the benefits of a well developed insurance industry with all types of risk accepted mainly through agents and intermediaries

Local business and financial consultants have typically trained at European or US universities and many have worked overseas before setting up in Cyprus. They offer advice on the whole spectrum of modern business and investment. Overall, the professional services sector plays a significant and rapidly expanding role in the Cyprus business landscape.



PROJECTS MAP / LARNACA

PROJECTS MAP / PROTARAS / AYIA NAPA



Our Projects



LEVANDA VILLAS

LOCATION: Agia Triada - PROTARAS
3 and 4 bedroom villas with pool

Avra Villas is a unique development set in a peaceful location just 10 minutes walk away from the nearest beach in Ayia Triada. The development is the continuation of a similar, successful project in the same location and is unique in style and design. The development will comprise of 2,3 and 4 bedroom detached and semi-detached villas. The style of the development is contemporary so as to blend in with the scenic Mediterranean surroundings and is a combination of both classic and modern Cypriot architecture.



SEMELI VILLAS

LOCATION: Agia Triada - PROTARAS
2 and 3 bedroom villas with pool

SEMELI VILLAS, h promises to be an impressive collection of elite villas. SEMELI VILLAS comprises of 20 luxury 3 and 4 bedroom villas, modern and stylish. 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.



KYMMA VILLAS

LOCATION: Ayia Thekla
2, 3 and 4 bedroom villas and bungalows with pool

A unique opportunity now exists to acquire an outstanding coastal property located just a stones throw from the pretty Potamos harbour, only 400 metres from the sea. The available properties of this private complex consist of both villas and bungalows, some of which will enjoy impressive sea views. Each property will enjoy extensive garden and veranda areas, and a good sized pool. The complex has the added advantage of a spacious and well designed green area.



APANEMA VILLAS

LOCATION: Agia Triada – PROTARAS
3 and 4 bedroom villas with pool

Apanema Villas is a small, carefully designed development of seven, 3 and 4 bedroom detached villas, which will be situated in a prime position in Ayia Triada. A main feature of Apanema Villas is that the complex is only 500 metres from the coastline and enjoys scenic views of the Mediterranean turquoise waters.



THALASSA BEACHFRONT APARTMENTS

LOCATION: PROTARAS center
1, 2 and 3 bedroom beachfront apartments

Thalassa Beachfront Residence is the latest addition in the portfolio of luxurious properties of Giovani Developers. A deluxe, exclusive and unique development which is located on an exclusive bay. Set in an elite location within the cosmopolitan resort of Protaras, Thalassa Residences are to become the most sought-after property of the area. The development will comprise of 1, 2 and 3 bedroom apartments set in landscaped gardens with spectacular, unobstructed sea views.



CORALLI SPA RESIDENCE

LOCATION: PROTARAS center
1 and 2 bedroom beachfront apartments

Coralli spa residence is a unique concept which brings together innovative design and architecture in a paramount location. Created with the upmost luxury and relaxation in mind, this unique resort brings a new level of sophistication to the area. The first resort of its kind in the cosmopolitan resort of Protaras, Coralli spa residence promises to deliver a remarkable new holiday experience for those who require the ultimate holiday lifestyle.



VIOLET GARDENS

LOCATION: LARNACA
2 and 3 bedroom villas and apartments

Violet Gardens comprises of 1, 2 and 3 bedroom villas set in lush landscaped gardens with numerous expansive swimming pools. As a gated, self-contained resort, Violet Gardens will offer residents a feeling of privacy and exclusivity whilst hosting a varied range of communal facilities including a restaurant and a club house. The contemporary and stylish design of the development is one of a kind in this increasingly popular area of Cyprus and is sure to set new standards in property development.



ESTALO VILLAS

LOCATION: LARNACA
2 and 3 bedroom villas and apartments

An outstanding collection of luxury homes in Protaras's newest community, an area of low building density only for houses and green areas, featuring residences with high specifications and customized living.

ESTALO VILLAS is the location for 19, three bedroom homes that come with an option of roof garden that will ensure sea views to the nearest Kapparis beach. This modern style complex is situated in Protaras, Kapparis area few hundred meters away from amenities and facilities that help to make it the perfect holiday home. Highway to Larnaca is just 3 km away making an easy access to the highway network for access to Limassol and Nicosia.

Individual Properties



**CORALLI – SPA
PROTARAS - SEAFRONT
APARTMENT STUDIO
1ST FLOOR
COV. AREA 40m²
COMMUNAL POOL**



**THALASSA
PROTARAS - SEAFRONT
APARTMENT - 1ST FLOOR
1 BEDROOM
COV. AREA 49m²
VERANDA 8m²
COMMUNAL POOL**



**AVRA
AGIA TRIADA - PROTARAS
SEMI-DETACHED VILLA
2 BEDROOM
COV. AREA 99m²
PLOT 146m²**



**AVRA
AGIA TRIADA - PROTARAS
SEMI-DETACHED VILLA
2 BEDROOM
COV. AREA 100m²
PLOT 136m²**



**KYMMA II
AGIA THEKLA - AYIA NAPA
3 BEDROOM VILLA
COV. AREA 143m²
PLOT 570m²
VERANDA 36m²
SWIMMING POOL 8m x 4m**



**KALLIOPE
AGIA TRIADA - PROTARAS
3 BEDROOM VILLA
COV. AREA 123m²
PLOT 198m².
VERANDA 15m²
SWIMMING POOL**



**AVRA
AGIA TRIADA - PROTARAS
SEMI-DETACHED VILLA
3 BEDROOM
COV. AREA 123m²
PLOT 238m²
VERANDA 13m²
SWIMMING POOL**



**KYPROS VILLA
AGIA TRIADA - PROTARAS
DETACHED VILLA
4 BEDROOM
COV. AREA 122m²
PLOT 300m²
OPTIONAL POOL**



**GREAT KINGS
KAPPARIS - PROTARAS
2 BEDROOM APARTMENT
COV. AREA 72m²
BALCONY AREA 12m²
COMMUNAL POOL**



**GREAT KINGS
KAPPARIS - PROTARAS
1 BEDROOM APARTMENT
COV. AREA 59m²
BALCONY AREA 8m²
COMMUNAL POOL**



**KYMMA II
AGIA THEKLA - AYIA NAPA
2 BEDROOM BUNGALOW
DETACHED VILLA
2 BEDROOM
COV. AREA 85m²
PLOT 455m²
PRIVATE POOL 8x4 m**



**ELEONAS GARDEN
SOTIRA - PARALIMNI
3 BEDROOM
COV. AREA 101m²
PLOT 630m²
BALCONY AREA 27m²
COMMUNAL POOL**



**ELEONAS GARDENS
SOTIRA - PARALIMNI**
2 BEDS
COV. AREA 66m²
BALCONY 30m²
COMMUNAL POOL



**ELEONAS GARDENS
SOTIRA - PARALIMNI**
1 BEDS
COV. AREA 50m²
BALCONY 22m²
COMMUNAL POOL



**ELEONAS GARDENS
SOTIRA - PARALIMNI**
2 BEDS
COV. AREA 72m²
BALCONY 29m²
COMMUNAL POOL



**AYIA MARINA
AVGOROU**
2 BEDS
COV. AREA 78m²
PLOT 95m²
COMMUNAL POOL



**AYIA MARINA
AVGOROU**
3 BEDROOM
COV. AREA 139m²
PLOT 208m²
VERANDA 28m²
OPTIONAL PRIVATE POOL



**AYIA MARINA
AVGOROU**
2 BEDROOM
COV. AREA 69m²
VERANDA 7m²
COMMUNAL POOL



**GREAT KINGS
KAPPARIS - PROTARAS**
3 BEDROOM APARTMENT
COV. AREA 114m²
BALCONY AREA 16m²
COMMUNAL POOL



**MELISSA COURT
KAPPARIS - PROTARAS**
3 BEDROOM
COV. AREA 98m²
BALCONY AREA 53m²
TITLE DEEDS



CENTRAL LARNACA
3 BEDROOM APARTMENT
COV. AREA 103m²
BALCONY AREA 14m²
TITLE DEEDS



LARNACA
4 BEDROOM VILLA
COV. AREA 209m²
PLOT
TITLE DEEDS



CENTRAL LARNACA
4 BEDROOM APARTMENT
COV. AREA 129m²
BALCONY AREA 14m²
TITLE DEEDS



**AYIA IRENE
FRENAROS - PARALIMNI**
3 BEDROOM SEMI DETACHED
COV. AREA 134m²
PLOT 180m²

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