



CYBARCO

DESTINATION DEVELOPER



Part of the Lanitis Group, Cybarco has been shaping Cyprus since 1945. A leader in development and construction, we have a track record of creating iconic residences and innovative projects, in Cyprus and further afield. Our vision has inspired and delivered many of the island's landmark developments, including Sea Gallery Villas, Akamas Bay Villas, The Oval and Limassol Marina. We are also responsible for Trilogy Limassol Seafront, a unique, integrated mixed-use destination in the heart of the island's most vibrant city. Our success and reputation are founded on outstanding quality, insight-led customer satisfaction and excellent after-sales service.

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TRANSFORMING
LIVES & COMMUNITIES
WITH THE FIRST
SUPERYACHT MARINA

LIMASSOL MARINA



BRINGING ICONIC
DEVELOPMENTS TO LIFE THROUGH
WORLD-CLASS ARCHITECTURE

—
THE OVAL, LIMASSOL





A PIONEERING
SKY-RISE DEVELOPMENT,
THE LARGEST IN THE
MEDITERRANEAN REGION

—
TRILOGY LIMASSOL SEAFRONT

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At the end of the day,
it's imperative to recognise
that success comes down
to your people; to the team.

PLATON E. LANITIS
CHAIRMAN

PART I

HEART & SOUL

We are passionate about creating the ultimate, exclusive living experiences. That's why we go beyond what's expected and don't stop until everything is perfect, right down to the last detail. Every drop of our energy and everything we know goes into all we do.



Lanitis E.C. Holdings, Limassol



Amathus Beach Hotel, Limassol

MEMBER OF THE LANITIS GROUP

The Lanitis Group is one of the largest, most reputable business groups in Cyprus, now led by the 4th generation. The Group was established at the end of the 19th century and continues to uphold its core values of 'reliability, integrity, quality and social contribution'.

Its vision is to make a positive contribution over time to the Cypriot economy and to society, based on development, innovation and quality, aiming to ensure a dynamic future perspective.

The Group is active in a diverse range of industries, such as: construction, property development, tourism, travel, hotels, transport, leisure and entertainment, restaurants, golf, marinas, energy, trading and agriculture and is also known for its humanitarian and social contribution to culture, education and health.

OUR JOURNEY



National Theatre of Bahrain



Aphrodite Hills Golf Resort, Pafos



Carob Mill Restaurants, Limassol



Limassol Greens Golf Resort

- **1896**
N. P. Lanitis Ltd
Diversified portfolio investment company
- **1936**
Lanitis Farm
Land ownership, citrus and olive plantations
- **1943**
Amathus Navigation Ltd
Travel, tourism, transport and hotels
- **1945**
Cybarco
Property development and contracting
- **1973**
Amathus Beach Hotel
Member of the Leading Hotels of the World
- **1990**
Lanitis Development Ltd
Design, development and operation of resorts
- **1998**
Heaven's Garden Waterpark Ltd
Waterpark, entertainment and F&B facilities
- **2000**
Lanitis Aristophanous
Timber, building materials and sanitary ware
- **2001**
Evagoras & Kathleen Lanitis Foundation
Non-profit cultural and educational organisation
- **2002**
Aphrodite Hills Resort
Inauguration of award-winning golf resort
- **2002**
Carob Mill Restaurants Ltd
F&B businesses, catering and events
- **2008**
Limassol Marina Ltd
Shareholder, contractor and exclusive property sales agent through Cybarco
- **2012**
Lanitis Golf Public Co. Ltd
Design and development of Limassol Greens
- **2016**
Lanitis Energy Ltd
Operating in renewable energy market
- **2017**
The Oval, Limassol
Delivery of landmark building by Cybarco
- **2018**
Trilogy Limassol Seafront
Launch of Cybarco's sky-rise development

SHAPING CYPRUS SINCE 1945

Part of the prestigious Lanitis Group, Cybarco's long history and solid reputation are behind some of the most significant development, infrastructure, building and civil engineering projects both in Cyprus and abroad.

CYBARCO DEVELOPMENT

The leading luxury property developer in Cyprus. The company is responsible for bringing many of the island's landmark projects to fruition – including the world-class Aphrodite Hills Golf Resort, Sea Gallery Villas, Akamas Bay Villas, The Oval and Limassol Marina, the first residential marina project in the whole of Cyprus. Cybarco is also responsible for the development and exclusive property sales of Trilogy Limassol Seafront, a unique integrated high-rise destination to live, work and play in the heart of the island's most vibrant and international city.

CYBARCO CONTRACTING

One of the major contracting companies in Cyprus, with presence in Qatar, Bahrain, Kuwait and Greece. Among its distinguished clients are the Governments of Cyprus, Greece, UK and the Emirates of Qatar, Bahrain and Kuwait. Contracting operations include, among others, luxury housing developments and commercial buildings, terminals and runways, infrastructure, road works, highways and bridges, water dams and power stations.



Limassol - Pafos Highway



Al Sharq Hotel, Qatar



The Oval, Limassol



Limassol Marina



ON THE WORLD'S DOORSTEP



A CENTRAL HUB

Cyprus is located in a strategic geographical location with excellent flight connections:

| | |
|----------------|---------|
| Dubai | 3.5 hrs |
| Frankfurt | 4.0 hrs |
| Kiev | 3.0 hrs |
| Lebanon | 45 mins |
| London | 4.5 hrs |
| Moscow | 3.5 hrs |
| Paris | 4.5 hrs |
| Rome | 3.2 hrs |
| St. Petersburg | 4.0 hrs |
| Tel Aviv | 55 mins |

Current Cybarco developments

- 1 Trilogy Limassol Seafront
- 2 Aktea Residences
- 3 Limassol Marina
- 4 Limassol Greens
- 5 Akamas Bay Villas
- 6 Attikis Residences

 Future developments

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The Amathus Beach Hotel, Aphrodite Hills Golf Resort, The Oval and Limassol Marina are examples of ventures that required great risks. We embraced the challenge in the pursuit of positive change. Cyprus needs pioneers.

MARIOS E. LANITIS
VICE CHAIRMAN

PART II

VISION TO REALITY

Great ideas have the power to transform lives. That's why we think beyond convention to drive change, creating milestone projects that add energy and purpose to communities and businesses. We are often the first to introduce new lifestyle choices, innovating better ways for investors to prosper and owners to thrive.



TRIOLOGY LIMASSOL SEAFRONT

YOUR ULTIMATE DESTINATION

Your Story Begins Here

Trilogy is high living in every sense, a trio of landmark beachfront buildings surrounding a bustling inner plaza, right in the heart of Limassol's affluent waterfront. This is a place to live well, work hard and play, long after the Cyprus sun dips beyond the sea's horizon.

VISION

To create one of the world's premier sky-rise living experiences and bustling destinations, by combining three lifestyle aspirations in one unique ecosystem. Redefining what it means to live, work and play in Cyprus.

CHALLENGE

This is a unique and ambitious new project. We have designed and embarked on construction of the largest mixed-use development in Cyprus.

OUTCOME

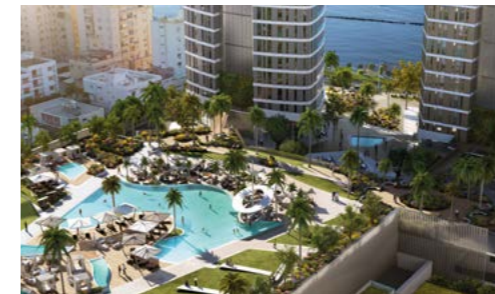
The properties across both upfront towers, along with the 6,850m² public plaza, will be delivered in 2023. This will mark the beginning of the project's operational phase, with its five-star hotel facilities and services. Sales and reservations for the premium properties have exceeded expectations with very few apartments now available for sale and offices sold out.



- 1 **West Tower**
 - 67 apartments
 - 52 offices
 - Retreat: spa and gym
- 2 **East Tower**
 - 125 apartments
 - Retreat: spa and gym
- 3 **North Residences**
 - 76 apartments
 - Retreat: spa and gym
- 4 **Private Oasis**
 - Swimming pools
 - Pool bar
 - Children's play area
 - Landscaped gardens
- 5 **Public Plaza**
 - Restaurants
 - Cafés and bars
 - Shops



LIVE, WORK & PLAY



The development's luxury apartments blend the aspirational dream of high-end living, with the sophistication of urban cool, astonishing design flair as well as unsurpassed levels of finish. State-of-the-art offices also enjoy first-class services and uninterrupted sea views from every window. Three distinct social areas offer resident-only facilities for secluded leisure and relaxation, as well as a lively public space that can be enjoyed and experienced by everyone. Brought to life by a world-class collaboration of architects, designers and developers, Trilogy is a unique opportunity to play a part in the city's ever-changing story and begin an exciting new chapter of your own. Your story begins here.

LIVE

- Apartments of discerning taste
- Spectacular layouts and sea views
- High standards of quality and design
- Member access to resident-only areas
- 24-hour security and concierge
- Private underground parking

WORK

- State-of-the-art office space
- Sea views from every desk
- Fast digital connectivity
- 24-hour maintenance and access control
- 24-hour security and concierge
- Private underground parking

PLAY

- Members' pool, bar, gym, spa, garden and children's play area
- Resident-only indoor pool, fitness suite and informal relaxation areas
- Restaurants, bars and shops for all

LOCATION

- Limassol City Centre ————— 500m
- Limassol Marina ————— 3km
- Larnaca and Pafos Airports ——— 65km



LIMASSOL MARINA

READY TO MOVE IN

Living on the Sea

Limassol Marina is an exciting new destination in the Mediterranean and the first superyacht marina in Cyprus. Located just a stroll away from the heart of the city centre, it combines luxury residences and a full-service marina with an enticing mix of restaurants and shops, to create a lifestyle uniquely shaped by living on the sea.

VISION

To create a world-class destination that would firmly establish Cyprus on the international yachting map, attracting superyachts and a higher calibre of tourism to the island. This, in turn, would boost the local economy, help local businesses thrive, revitalise the historic centre of town, create new jobs and encourage further investment in the surrounding area.

CHALLENGE

Committing to a €400 million investment to bring a technically complex aspiration to fruition – the first superyacht marina in Cyprus and the only development in the Eastern Mediterranean to combine luxury residences with private berths in the sea.

OUTCOME

Limassol Marina has changed the face of the city and is one of our greatest national success stories. It attracts an average of over 3,000 visitors per day, provides berths for some of the world's most famous superyachts and over 95% of the project's 285 luxury properties have already been sold.



VIBRANT SUPERYACHT DESTINATION

The integrated waterfront development boasts 650 berths for yachts up to 110m. It also offers 211 luxury apartments and 74 exclusive villas, with private berths or direct access to the beach. All residences benefit from stunning sea views, every modern comfort and the highest standard of specifications. They are also surrounded by their very own dining and shopping establishments, spa, fitness and cultural facilities throughout the year.

The Marina is operated and managed by Francoudi & Stephanou Marinas, combining the best of local expertise with the excellence in services and facilities.

SERVICES AND RESIDENTIAL FACILITIES

- Beach, gym and spa
- Shopping and dining area
- Cultural centre and car park
- Property management
- Rental management
- Full concierge service
- 24-hour reception and security
- Centralised satellite TV and Wi-Fi access
- Boatyard for light repairs and maintenance
- Showroom and chandlery



- 1 Castle Residences
- 2 Island Villas
- 3 Peninsula Villas
- 4 Nireas Residences
- 5 Dioni Residences
- 6 Thetis Residences
- 7 Nereids Residences
- 8 Dining & Shopping
- 9 Spa & Fitness Club
- 10 Car Park
- 11 Harbour Master
- 12 Fuel Station
- 13 Boatyard
- 14 Chandlery
- 15 Cultural Centre
- 16 City Centre



LOCATION

- Limassol City Centre ————— 200m
- Aphrodite Hills Golf Resort ——— 40km
- Pafos International Airport ——— 60km
- Larnaca International Airport ——— 70km



AKAMAS BAY VILLAS

READY TO MOVE IN

Private Luxury

Akamas Bay Villas is the most exclusive beachfront development in Cyprus, located in the most beautiful and unspoilt part of the island. Blending harmonious architecture and outstanding design, its unique villas set new standards for luxury living.

VISION

To create a haven of natural beauty that captures the essence of traditional Cypriot simplicity. We wanted to reflect the natural Mediterranean way of life through the project's design, interiors and landscaping, all within an exclusive secure gated community.

CHALLENGE

To design a masterplan development that would blend in with the natural beauty of the surrounding area, while also enhancing the outstanding views across the sea and national park.

OUTCOME

The project has harmoniously merged with the surrounding landscape. It provides simple relaxation and effortless living for our residents.



A PLACE LIKE NO OTHER

The most premium and serene seafront villas in Cyprus, near the protected Akamas Peninsula. Privacy, spaciousness, exclusivity; this coveted development recognises the value of space. Pure sea views from every villa. Quality in every detail. These are the guiding lights of Akamas Bay Villas.

- Located in the most beautiful and unspoilt part of the country
- 800m from the 5-star Anassa Hotel
- Luxury gated community
- Private and quiet living
- Uninterrupted sea views
- High specifications and excellent services

RESIDENTIAL FACILITIES

- Communal landscaped green gardens and walkways
- 24-hour security with permanent guard and electronically controlled gates
- Central satellite system
- Property management

LOCATION

| | |
|-----------------------------|------|
| 5-star Anassa Hotel | 800m |
| Latchi Marina | 2km |
| Akamas National Forest | 12km |
| Pafos City Centre | 35km |
| Pafos International Airport | 40km |





LIMASSOL GREENS

GOLF RESIDENCES

Life in perfect balance

Superbly located in the most versatile and international city in Cyprus, Limassol Greens is the largest masterplan community development on the island. A residential, golf and spa resort where life makes joyous sense, Limassol Greens is adjacent to The City of Dreams Mediterranean Casino Resort, just five minute drive from Lady's Mile Beach and ten minutes from Limassol Marina and Limassol's city centre, while enjoying easy access to the highway and educational, health and shopping facilities in Limassol.

BAREFOOT LUXURY

The project will offer residential properties comprising of 500 villas and 250 apartments with total buildable area of only 150,000 square metres, allowing for extensive green areas.

- The only masterplan community development in the swiftly emerging high-end west part of Limassol
- The first golf resort in a city in Cyprus along with immaculately designed properties
- Inspired by the Cypriot countryside and an authentic island lifestyle.
- A shared space for the community of residents to meet over coffee or a drink, dining and shopping.

RESIDENTIAL FACILITIES

- 18-hole championship golf course with a state-of-the-art Clubhouse.
- Property management, including concierge, resales, rentals and full property maintenance.
- Commercial facilities including shops, restaurants, bars etc.
- Wellness Centre with an outdoor pool, spa treatment facilities, fitness area, yoga and meditation lawns.
- Tennis, basketball courts and cycleways.
- Children's playgrounds.
- Open-air amphitheatre.
- Herb garden.

LOCATION

City of Dreams Mediterranean Casino Resort — 500km
 Limassol City Centre — 5km
 Pafos International Airport — 60km
 Larnaca International Airport — 75km





AKTEA RESIDENCES

Coastal Living

Aktea brings a sophisticated urban edge to coastal living. Situated in one of Limassol's up-and-coming areas, it combines eclectic design ingredients and luxury materials for a Mediterranean lifestyle across its cluster of apartments and penthouses.

VISION

To create a high-end living experience in the city centre that also includes easy access to the beach. An urban hub, it centres around living elegantly while also benefitting from the exhilaration and natural splendour provided by our greatest asset – the sea.

CHALLENGE

Our list of must-haves: the best possible location for the boutique development, great access to the city centre and the sea, with unobstructed views and generous surrounding spaces.

OUTCOME

By achieving our demanding wish-list, the residences have been selling quickly. Phases I and II sold out before we had even started construction and now, Phase III of Aktea Residences has been attracting similarly significant interest.

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When we embark on a business venture it is our conviction to firstly consider the society's benefit, because if our society flourishes then our business will prosper as well.

EVAGORAS C. LANITIS

PART III

YOUR BRIGHTER FUTURE

We have a future-focused approach that energises urban regions and beachfront locations with new purpose and a sense of optimism. It also attracts investors and owners who appreciate the consideration we've given to economic longevity and financial sustainability.





Cape Greco

MORE THAN A SUNNY CLIMATE

WHY CYPRUS?

- EU Member, with the Euro as its official currency
- Strategic location, Europe's Middle Eastern Outpost
- More than 330 days of sunshine a year
- Most secure place to live and travel in Europe
- Highly qualified and multilingual labour force
- Excellent public and private health care services
- Broad network of legal, accounting and banking services
- Advanced telecommunication network and infrastructure
- Reputable international shipping centre
- Exceptionally developed education system offering both public and private education for international students
- Highly beneficial tax regime: one of the lowest corporate tax rates in Europe and more than 45 double-tax treaties available
- Upcoming major gas exporter and hub due to the discovery of hydrocarbons



Kourion Ancient Amphitheatre



Limassol Coast

BUYING PROPERTY IN CYPRUS

FILING THE CONTRACT OF SALE AT THE LAND REGISTRY DEPARTMENT

Once the Contract of Sale is signed and stamped, Cybarco Development Ltd, or your lawyer, files a certified copy of the Contract at the Land Registry Department to ensure the transfer of the acquired property to your name.

STAMP DUTY

The purchaser is liable for the payment of Stamp Duty at the following rates:

| Value | Rate |
|-------------------|-------|
| The first €5,000 | 0 |
| €5,001 – €170,000 | 0.15% |
| Over €170,000 | 0.20% |

ANNUAL PROPERTY TAXES AND FEES

Immovable Property Ownership Tax

Until the end of 2016, the registered owner of the property, was liable to pay an annual Immovable Property Ownership tax, but this was abolished on the 1st January 2017.

Local Authority Fees

Local authorities charge between €85 - €500 per annum for regular refuse collection, street lighting and similar community services, payable by the purchaser to the local Municipal Authority.

Municipality Tax

The purchaser is required to pay an annual Municipality Tax, payable to the local Municipal Authority, calculated on the market value of the property as of 1st January 2013. Rates vary from 1‰ - 2‰.

Sewerage Tax

The purchaser is required to pay an annual Sewerage Tax, payable annually to the purchaser's local sewerage board, calculated on the market value of the property as of 1st January 2013. Rates vary from 0.5‰ – 3‰.

VAT PAYABLE ON PROPERTY

Since Cyprus' EU accession in 2004, a standard VAT rate of 19% is required to be paid when buying a new property. Following a VAT Amendment Law, a reduced VAT rate, starting from 5%, is applicable for the acquisition of new residential properties, given that certain terms and conditions are met. VAT at the rate of 19% has been imposed on the sale of building land for business purposes, as of 2nd January 2018.

TITLE DEEDS

Transfer of ownership from Vendor to Purchaser is a simple procedure undertaken through the Cyprus Land Registry Office, either by the buyer in person or by appointing a third party with a power of attorney.

PROPERTY TRANSFER FEES

The fees charged by the Department of Land and Surveys for the transfer of immovable property are as follows:

| Property Price | Rate | Fee | Accumulated Fee |
|--------------------|------|--------|-----------------|
| First €85,000 | 3% | €2,550 | €2,550 |
| €85,001 – €170,000 | 5% | €4,250 | €6,800 |
| Over €170,000 | 8% | / | / |

Properties which are subject to VAT will be exempted from the above transfer fees. Properties not subject to VAT will be eligible for a 50% exemption from the above transfer fees.

* Terms and Conditions apply. The information contained herein is accurate and reliable as of the date of publication (January 2023) and is subject to change without notice. For further information visit cybarco.com



For more than 75 years, Cybarco has earned its reputation for outstanding quality and customer satisfaction delivered to the highest standards. At Cybarco, we pride ourselves on our commitment to our clients, ensuring that at any point throughout the selection or buying process, our expert multilingual team will be available to guide them through, with warmth and efficiency in equal measure.

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