

Cyprus
Your home in
Europe

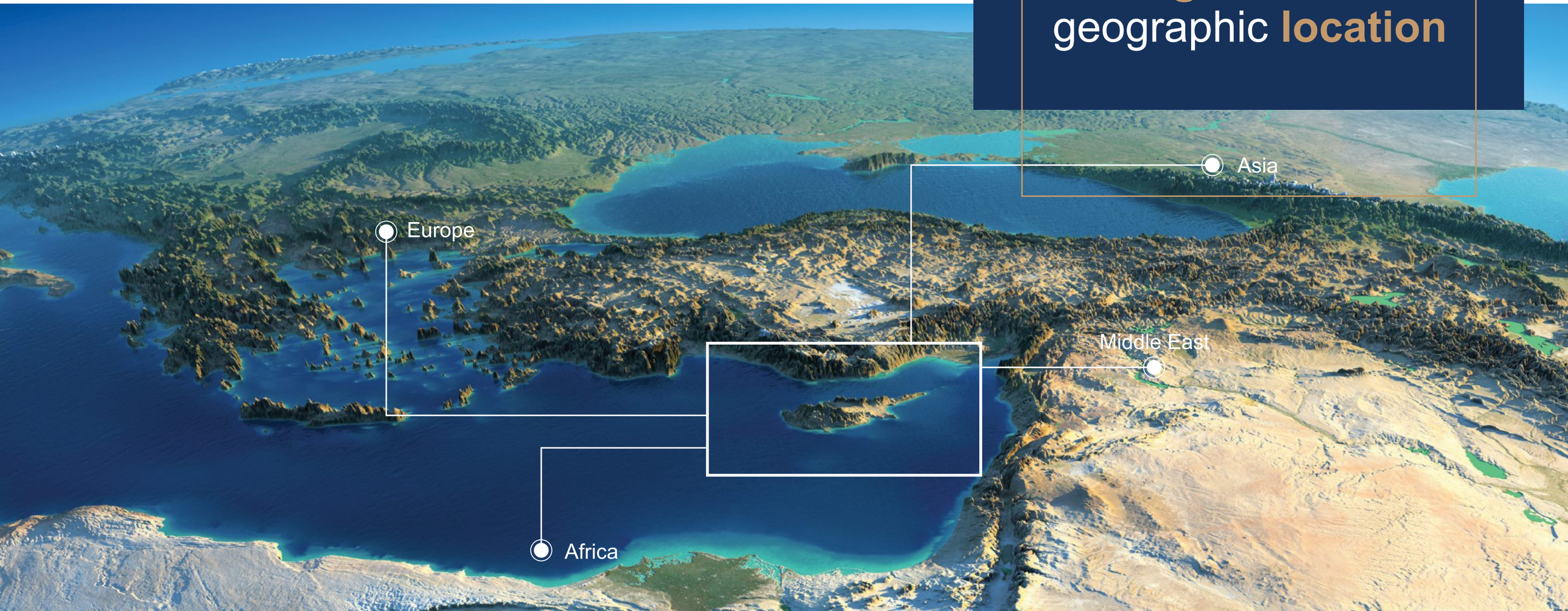
Since 1960

Leptos Estates
the Leading property developers

Cyprus' competitive advantages derive from its strategic geographic location.

The island has developed into a thriving business hub, with a vast array of investment opportunities in key growth sectors of the economy.

Cyprus' **strategic** geographic **location**



Cyprus
Key Information

Official name	Republic of Cyprus
Member of	European Union
Area	9,251 km²
Population	865,000
Currency	Euro (€)
Language	Greek and English
International Airports	Paphos and Larnaca
Annual days of sunshine	340
Climate	Mild winters, Cool summers
Religious freedom	Christians / Muslims / Other









Cyprus Map Featuring **cities** and **airports**



Time distances from Paphos

Paphos	0
Limassol	45 minutes
Larnaca	1hr and 15 minutes
Nicosia	1hr and 20 minutes
Polis	35 minutes
Troodos	1hr and 20 minutes

Cyprus
The island of **4 seasons** and a **million reasons**

- Birthplace of Aphrodite, goddess of love and beauty
- EU membership ensures safety and stability for investors
- Excellent healthcare and high standard of education
- Enviable lifestyle in a safe, clean, healthy environment
- High living standards
- International Airports with direct flights to Cyprus from Europe, Middle East, Gulf and Russia
- New marinas planned for all main cities in Cyprus
- Largest casino resort in Europe currently under construction









Cyprus **Facts** and **Figures**

1st

Safest country in the world among small countries and 5th worldwide (2016)

4th

4th out of 144 countries on higher education and training (2016)

5th

Best relocation destination in the world (2016)

65

Double taxation agreements with over 65 countries worldwide (2019)

65

65 Blue Flag beaches - most per capita in the world (2019)

340

Days of sunshine throughout the year

2017

Pafos 2017 - European Capital of Culture

3.97mil

3.97 million recorded tourists visited Cyprus in 2019

Cyprus **Tax Incentives**

0%

Immovable Property Tax

Inheritance, Wealth and Gift Tax

On dividend income for non-Cypriots

On Widow's pension

First €19.500 are exempt from personal income tax

Instead of 8%, zero property transfer fees are payable (if VAT was paid)

5%

On foreign pensions, exemption of €3.417 is granted

A reduced VAT (5% from 19%) for main residence purchased

12,5%

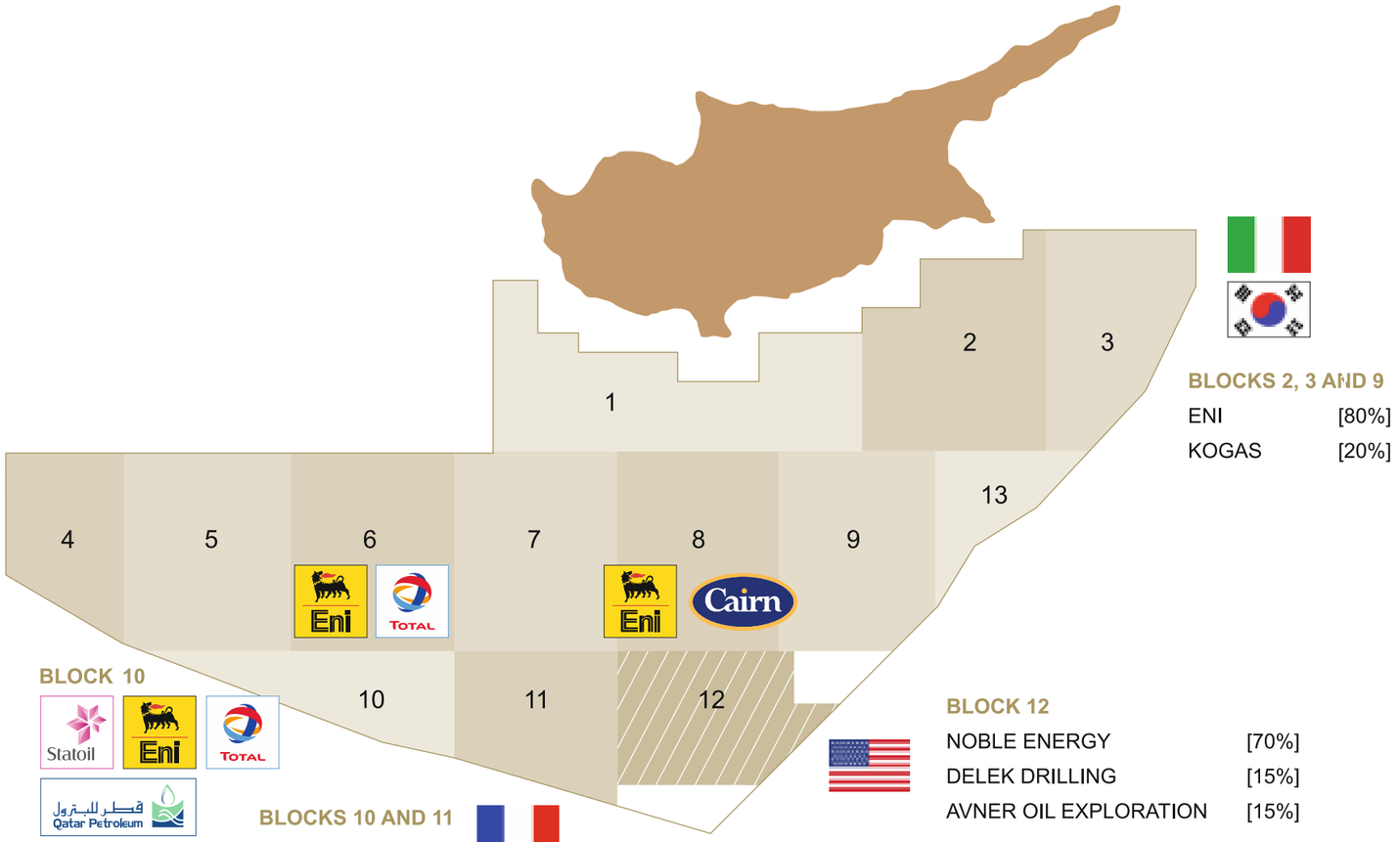
Corporate tax, one of the lowest in Europe

NON DOM Residence persons have high exemptions from many taxes and rates for their Cyprus and non-Cyprus income

Cyprus
Natural Gas
The energy centre of Europe

The natural gas discovery in Cyprus' Exclusive Economic Zone is one of the largest discoveries in the world

Substantial impact on all aspects of the Cyprus economy and **especially in the real estate industry**



BLOCKS 2, 3 AND 9

ENI	[80%]
KOGAS	[20%]

BLOCK 10

BLOCKS 10 AND 11

Total [100%]

BLOCK 12

NOBLE ENERGY	[70%]
DELEK DRILLING	[15%]
AVNER OIL EXPLORATION	[15%]



Cyprus Credit Rating

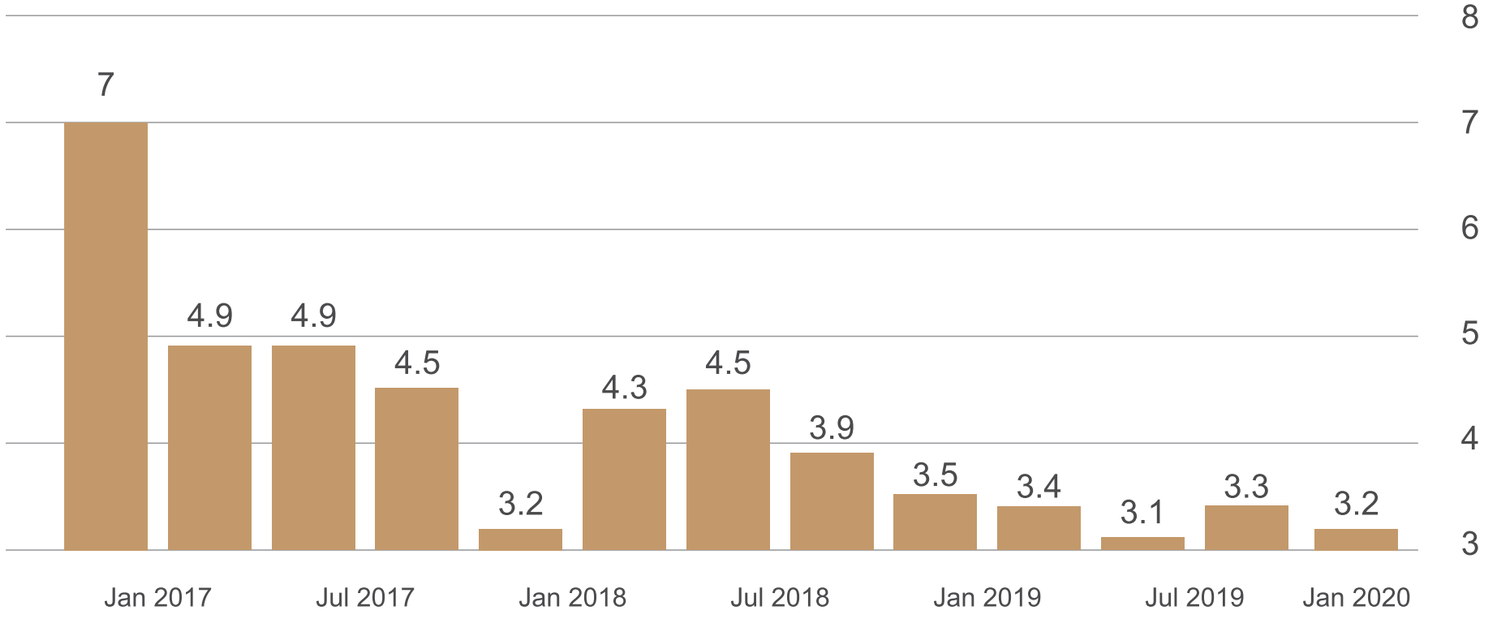
Moody's	Standard & Poor's	Fitch Group	DBRS
Ba2	**BBB-**	**BBB-**	**BBB low**
(Positive)	(Stable)	(Stable)	(Stable)
September 2019	September 2018	October 2019	November 2019

Cyprus GDP Annual Growth Rate

The Cyprus economy expanded 3.2 percent year-on-year in the last quarter of 2019, following a 3.3 percent advance in the previous period.

On a quarterly basis, the Cyprus economy grew 0.8 percent, after a 0.5 percent gain in the third quarter.

Growth was **mainly driven by construction,** hotels and restaurant, retail and wholesale trade, manufacturing, professional, scientific and technical activities and administrative and support service activities.



Actual	3.40
Previous	3.20
Highest	7.00
Lowest	-7.50
Dates	1996-2019
Unit	Percent
Percent	Quarterly

Cyprus’ **Lifestyle Culture**

- A passionate Mediterranean destination
- Ideal for outdoor activities and sports
- Healthiest Mediterranean cuisine
- Entertainment hub with vibrant nightlife
- New casinos, marinas, golf courses and spa resorts
- Luxury, international and traditional dining establishments
- High street shops featuring international brands
- Pristine, sandy beaches with crystal clear waters









Cyprus’ **Lifestyle Culture**

- Cultural events and performances
- Peaceful place, rich in culture and history
- Private tours to archaeological sites and places of interest
- Nature trails and camping sites
- Spectacular monasteries and churches
- The island of four seasons and millions of reasons











Cyprus

Passport Power Rank 2020

8

PASSPORT INDEX™

THE GLOBAL RANKING OF THE WORLD'S PASSPORTS.

BENEFIT FROM

INVESTMENT IN CYPRUS

Cyprus' Citizenship by Investment Programme

Live, work, travel anywhere in the **European Union** for **life.**

Invest €2 million with the option to resell it after 5 years.

Maintain one residency min. value €500,000

€150,000 donation to government fund.

Visa-free travel within the European Union to over 155+ countries.

Free healthcare and education.

Citizenship is **valid for life.**
Includes dependants of main applicant and spouse.

Ready-to-move-in freehold properties with clear Title Deeds.

GET
CYPRUS
PR CARD
IN 2 MONTHS

INVEST € 300,000
IN PROPERTY

Cyprus' **Permanent Residency Programme**

Invest €300,000 in a new property.

Maintain a 3 year fixed deposit with a Cyprus Bank of minimum €30,000

Permanent residence for your whole family.

No need to **live in Cyprus.**

Fast-track procedure. Approximately **2 months.**

Visa-free entry to **Cyprus.**

Covers the whole family including parents and dependants of main applicant and spouse.

Ready-to-move-in freehold properties with clear Title Deeds.

Leptos Group
Fast Facts

The largest, internationally renowned developer in Cyprus and the Greek islands, with 60 successful years of experience.

No.1
Service Exporter
2012-2016

60
Years of Experience
(Founded in 1960)

25
Projects currently
under construction

350
Completed
Projects

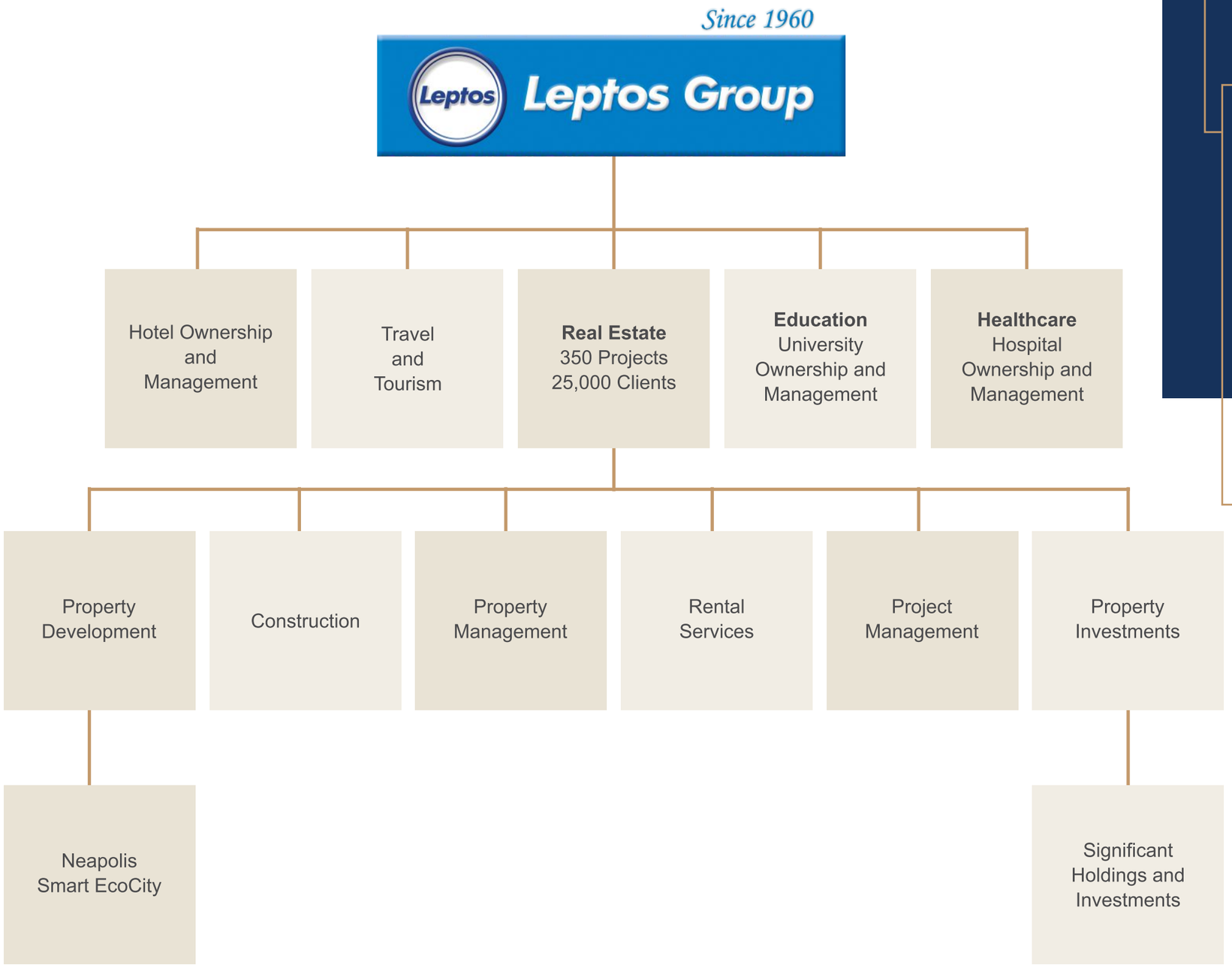
75+
Countries with offices
and sales network

1,500
Employees within the
Leptos Group

25,000
Happy and satisfied
home owners

5 mil.
Sq.m of prime land
for development

Leptos Group
Organisational Chart



Leptos Group of Companies

Leptos Calypso Hotels Public Ltd.

- Listed on the Cyprus Stock Exchange
- 3, 4 and 5 star hotels and resorts and self-catering apartments (3500 beds)
- Best seafront locations in Cyprus
- Conference centre (hosts 1000 delegates)
- 4 Health and beauty spas
- Olympic size swimming pool
- 20 Restaurants
- 11 Bars and clubs



NEAPOLIS
UNIVERSITY

- The first and only Private University in Paphos
- High standard of Education
- Excellent teaching staff
- Undergraduate, Postgraduate and PhD programmes of study
- Distance Learning programmes of study
- English teaching language
- Friendly environment
- High standard campus accommodation
- Modern educational technology
- Located in the heart of the town
- Career Opportunities
- Campus near private medical clinic



Leptos Group
of Companies

Leptos Group
of Companies

iasis HOSPITAL

- Quality medical care in pleasant and comfortable environment
- Capacity of 37 beds including a fully equipped intensive care unit
- Three operating theatres and casualty department
- 24-hour doctor alert system
- Reliable medical equipment
- Friendly and polite personnel



Leptos Group
of Companies

Leda Travel Ltd.
A Member of the Leptos Group

- Established in 1984
- Agent of IATA since 2000
- Leading Agency in the Paphos area
- Special organised programmes to various destinations

IATA



Leptos Group
of Companies

ARENA SPORTS

Specialises in organising training camps for all types of sports

Working closely with international clubs, federations and Olympic associations

Variety of excursions, team building activities and theme nights, tailor-made to suit every need



Leptos Group
The Award-winning Developer

Leptos Group of Companies have won numerous prestigious local and international awards for their property developments, as well as for their hotels and resorts

EUROPEAN PROPERTY AWARDS
WINNER 2019-2020

Condé Nast Traveller

THE INTERNATIONAL DESIGN & ARCHITECTURE AWARDS

FIABCI
INTERNATIONAL REAL ESTATE FEDERATION

BELLEVUE
BEST PROPERTY AGENTS

Κυπριακό
Βραβείο Εξαγωγών

Leptos Group
Our Global Presence

Paphos
Cyprus



Nicosia
Cyprus



Limassol
Cyprus



London
United Kingdom



Dubai
United Arab Emirates



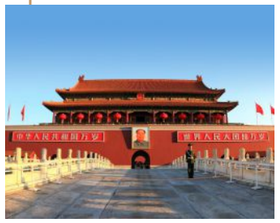
Shanghai
China



Guangzhou
China



Beijing
China



Ho Chi Minh
Vietnam



Amman
Jordan



Athens
Greece



Crete
Greece



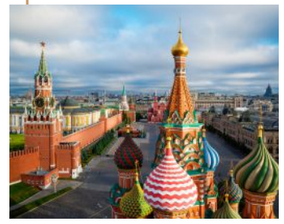
Paros
Greece



Cairo
Egypt



Moscow
Russia



Kiev
Ukraine



Bombay / Delhi
India



Leptos

Property Portfolio

Seafront Properties



Resort Properties



Hilltop Properties



Commercial




Paphos
A lifetime resort
destination

Paphos
Why Paphos?

- Akamas National Park – Flora and fauna
- The birthplace of Aphrodite, goddess of love and beauty
- Freehold properties in prime locations
- Best climate on the island
- Blue Flag beaches
- Cosmopolitan area
- Glorious sunsets
- European Capital of Culture 2017
- Renowned for its Paphos Aphrodite Festival
- Friendly and hospitable people
- Ideal holiday destination for families
- Outdoor activities and sports
- Once the ancient capital of Cyprus
- Paphos International Airport
- Rich in culture and history
- Excellent investment opportunities
- The most luxurious hotels and resorts on the island
- International 18-hole championship golf courses





Limassol

The vibrant lifestyle and business destination

Limassol
Why Limassol?

Located within 45 minutes' drive from:

- Larnaca and Paphos International Airports
- Troodos Mountain Range
- Nicosia, the island's capital

15km stretch of golden sandy beaches

Combines international business centre with upmarket, year-round leisure

Bustling population of over 200,000 muti-cultural inhabitants

Numerous international schools

Entertainment, shopping and leisure hub

Home to the island's shipping community

Upcoming home of the island's oil and gas community

Largest casino resort in the Mediterranean (under construction)





Leptos

Cyprus
Property Portfolio

- Magical beachfront location
- Midway between Paphos Harbour and Coral Bay

- Luxury seafront development
- Contemporary Greek island architecture
- Magnificent sunset and sea views

- Private swimming pools
- Large sun terraces
- Landscaped gardens and green areas
- Roof gardens and BBQ areas
- Concierge services
- Underground cabling (telephone, water and electricity)



Adonis Beach Villas Paphos





Located in the heart of the Paphos tourist area

Close proximity to all amenities and services

Luxurious gated resort residence

70% of the site is allocated to green area

Last phase of development just released

Two large swimming pools with walk-in whirlpool

Children’s swimming pool

Clubhouse, bar and cafeteria with restaurant

Reception and business corner

Latest upgraded design features

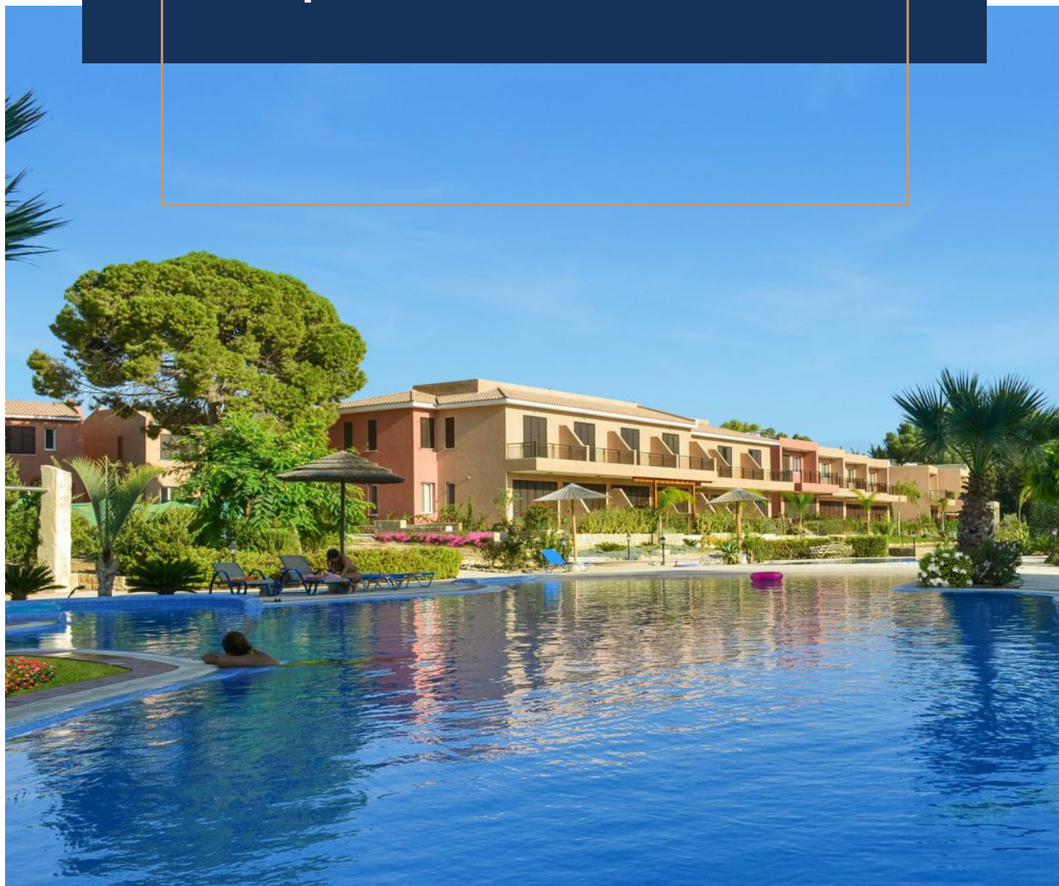
Underfloor heating, double glazing, safe box,

fly screens, marble vanity tops



Aphrodite Gardens Paphos





Located on a hillside location in Chloraka

Short walk from the Mediterranean

Luxury gated development

Exclusive villas with an excellent mix of design and architecture with traditional features

Large communal green areas

Two communal swimming pools

Clubhouse with full facilities and services

Tennis Court

Quality finishes and specifications

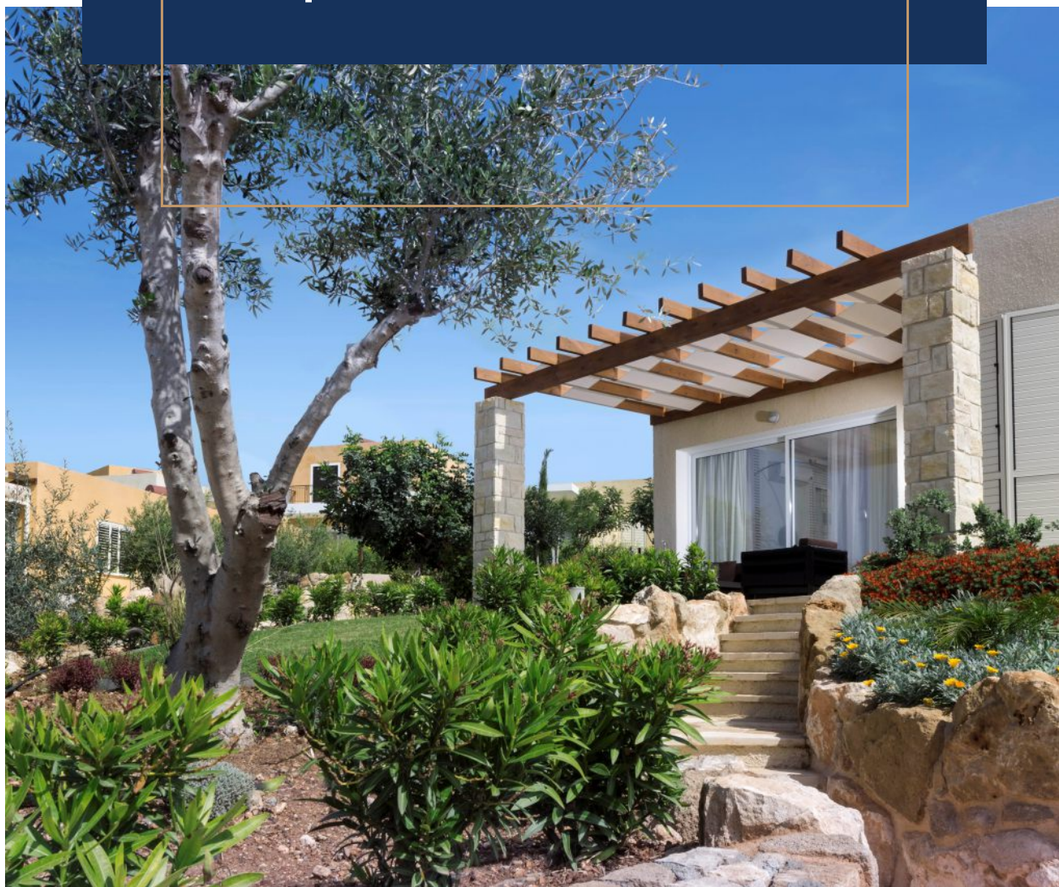
Excellent membership benefits to Leptos

Calypso Hotels and Resorts and Iasis Hospital



Venus Gardens Paphos





- Magical beachfront location in Kissonerga
- Midway between Paphos Harbour and Coral Bay

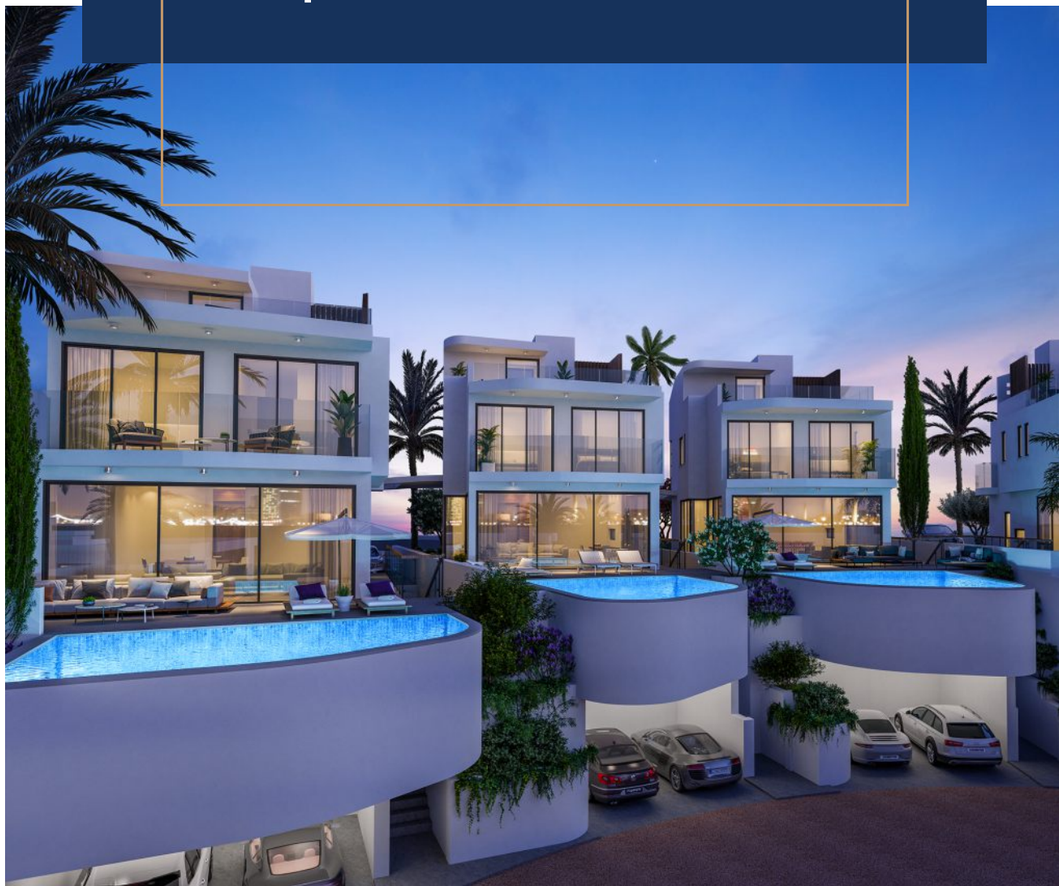
- Contemporary Greek island architecture
- Magnificent sunset and sea views
- Prestigious luxury villa development

- Private swimming pools
- Large sun terraces
- Landscaped gardens and green areas
- Roof gardens and BBQ areas
- Underground cabling (telephone, water and electricity)
- Quality finishes



Armonia Beach Villas Paphos





Privileged location on the water’s edge

Next to five star luxury hotels and resorts, and the best sandy beaches in Cyprus

5-10 minutes’ drive to Paphos Town and the Akamas National Park

Tranquil village resort with the best choice of exclusive seafront villas

Large swimming pools

Large sun terraces and patios

Landscaped gardens and green areas

Close to a plethora of services and amenities

Excellent finishes and specifications



Coral Bay Villas Paphos





Exclusive hillside location

10 minutes' drive to Paphos Town, beaches, public and private schools and shopping malls

Over 1,200 customised villas already built

International award-winning development

Considered to be "the best place to live"

Country club with restaurant, bar, reception, library and function room

Large swimming pool

Tennis courts

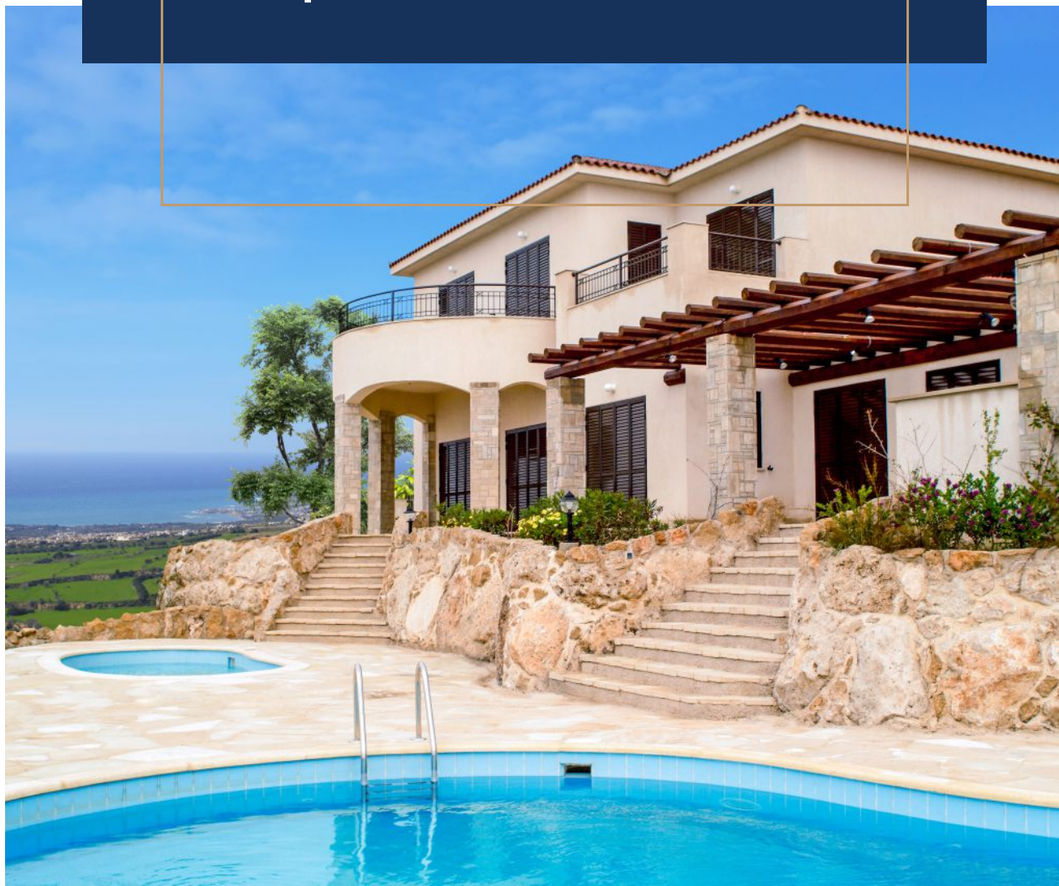
Emergency Medical Centre

After-sales Property Management Service



Kamares Village Paphos

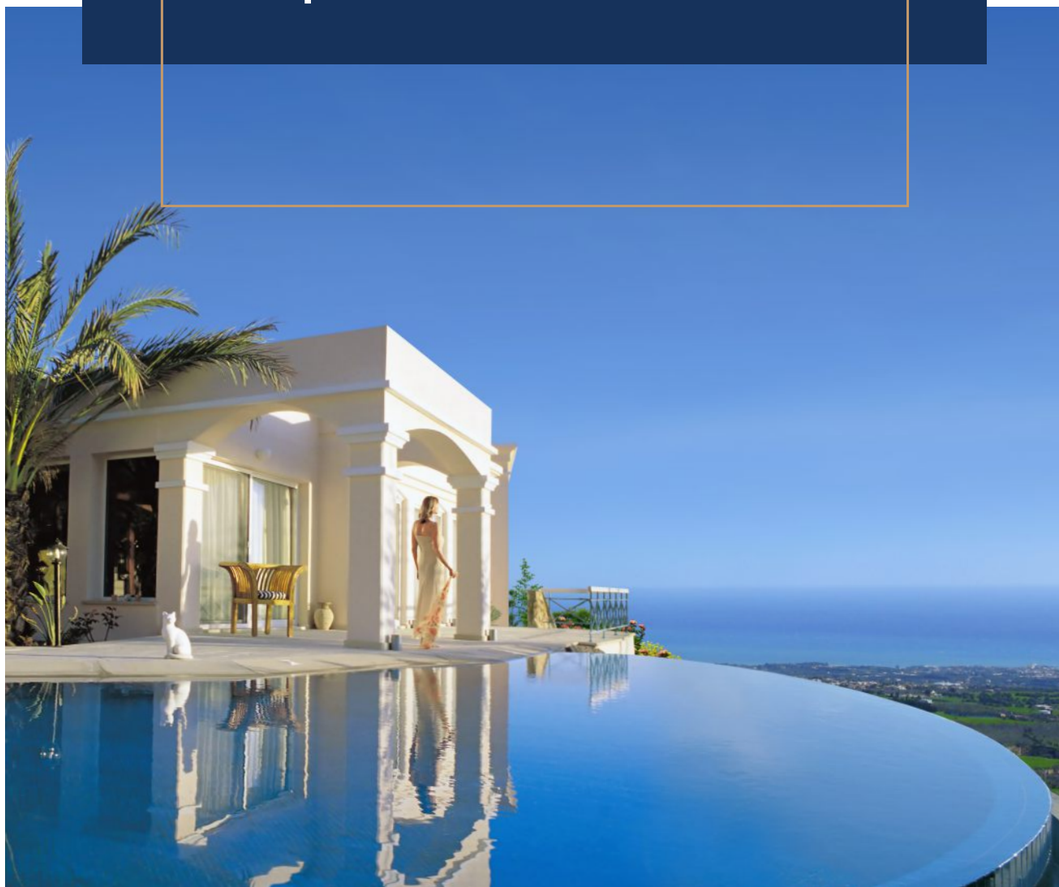














Kamares Village Paphos

- Located in Limassol’s most sought-after location
- In the centre of everything
- Close to the Limassol Marina, Dubai World Cruise Terminal, Casino Resort and Mall

- Luxury seafront residential units
- Seafront recreational facilities
- Connected to the Limassol Promenade

- Hi-tech access control
- Business Centre / Office Tower
- 24-hour concierge service
- Luxury spa facilities
- World-class dining
- Large infinity-edge communal swimming pool with residents’ facilities and services



Limassol Blu Marine Limassol





- Located on Limassol’s seafront with 170 metres unobstructed Mediterranean views
- Close to a plethora of amenities and services

- Luxurious residential units and penthouses
- Award-winning architectural design
- Extensive verandas
- Modern interior design

- Serviced living and residents’ facilities
- Luxury lobby with reception
- Smart building technology
- Owner’s club
- Gym, sauna, Jacuzzi, spa
- Children’s playgrounds
- High-end shops and restaurants



Limassol Del Mar
Limassol





- Located southwest of Limassol’s historic city centre
- On the Akrotiri Peninsular in an upcoming area

- Luxury gated resort residence
- 1, 2 and 3 bedroom apartments and penthouses
- Private landscaped gardens

- Two adult swimming pools
- Two children’s pools
- Tennis Court
- Children’s play area
- Snack Bar
- Gym, spa with sauna
- 24-hour reception / security



Limassol Park Limassol







Greece
Your home in Europe

Since 1960

Leptos Estates
the Leading property developers

Greece
Key Information

Capital City	Athens
Languages	Greek
Visa-free Countries	26 (Schengen Area)
Currency	Euro
Total Area	131,957 km²
Population	10.74 million (2019)
Time Zone	Eastern Europe (UTC + 02.00)
Climate	Mild winters, cool summers









Greece
Why Greece?

- EU Member Country
- Unparalleled beauty and diversity in landscape and vegetation
- Healthy Mediterranean climate with 320 sunny days a year
- 515 Blue Flag beaches and 16,000 km of coastline
- Unique 'island hopping' – 6,000 islands and isles
- World's healthiest diet – exquisite local cuisine and wines
- Friendly and hospitable people
- Relaxed lifestyle
- English and other languages widely spoken
- Safety: at the top of the EU list
- Rich history and culture – innumerable sites of interest





Greece

Passport Power Rank 2020

4

PASSPORT INDEX™

THE GLOBAL RANKING OF THE WORLD'S PASSPORTS.

GET
GREECE
PR CARD
A EU COUNTRY
IN 10 DAYS
INVEST € 250,000
IN PROPERTY

Greece's **Permanent Residency Programme**

Invest €250,000 in property.

The cheapest PR programme in Europe.

Property values are set to **rise significantly** as Greece exits its recession.

Visa-free access to all **Schengen countries.**

Fast-track procedure. Approximately **10 days.**

No requirement to spend minimum time in Greece.

Permanent Residency cards for the **whole family** are issued.



Greece

Golden Visa Ranking 2019

1

GOLDEN VISA



Leptos
Greece
Property Portfolio

Located on the beachfront in the area of Maleme

One of the most sought-after locations in Crete

Large 2 bedroom apartments

Ground or first floor properties available

Minimal design with modern colours

Large communal swimming pool

Landscaped gardens

Close to all amenities and services

High quality finishes and specifications

Excellent investment opportunity suitable for holiday home, permanent residence or profitable acquisition



Aegean Blue Apartments

Crete





Located west of Crete in the region of Chania

Convenient location in the are of Pirgos Psilonerou

Luxury seafront development

1, 2 and 3 bedroom apartments and penthouses

3 bedroom maisonettes and villas

Large, themed communal swimming pool

Exquisite landscaping with gentle stream running through the development

Bar and restaurant

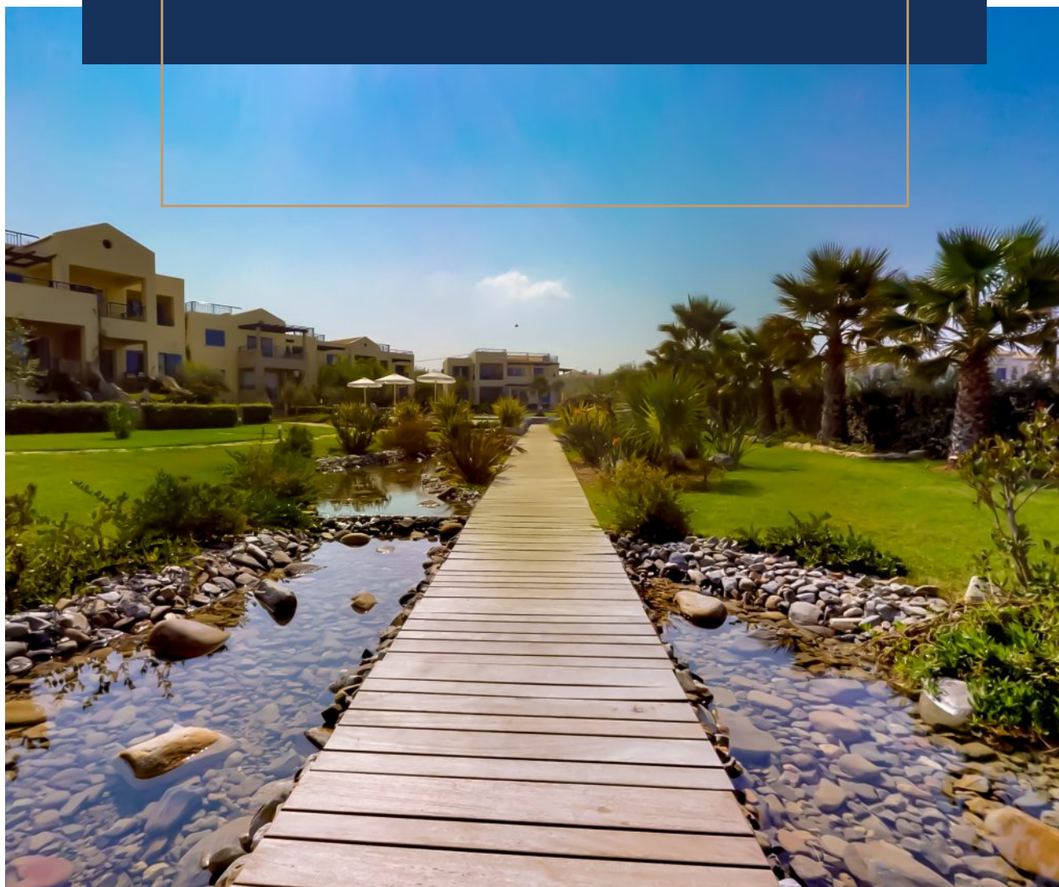
Mini-market and shops

Various amenities including pharmacy and bus stop are a short walk from the development



Aphrodite Seafront Crete





Located in the fishing village of Molos, Paros

50m from the beach

Traditional Cycladic style development

1 and 2 bedroom apartments

2 and 3 bedroom garden villas and maisonettes

Exquisite penthouses with panoramic sea views

Close to all amenities and services

High quality finishes and specifications

Excellent investment opportunity suitable for holiday home, permanent residence or profitable acquisition



Paros Gardens Paros





Magical beachfront location in Santorini

200m from the best sandy beach of the island

Traditional Cycladic style development

1, 2 and 3 bedroom bungalows and villas

Spacious interiors

Close to all amenities and services

High quality finishes and specifications

Excellent investment opportunity suitable for holiday home, permanent residence or profitable acquisition



Santorini Villas

Santorini





Located in the golden sandy bay of Viglia, Crete

300m from the main port / 2km from Town centre

Beautiful stone-built villas

Spacious landscaped gardens

Designed with functional living in mind

Close to all amenities and services

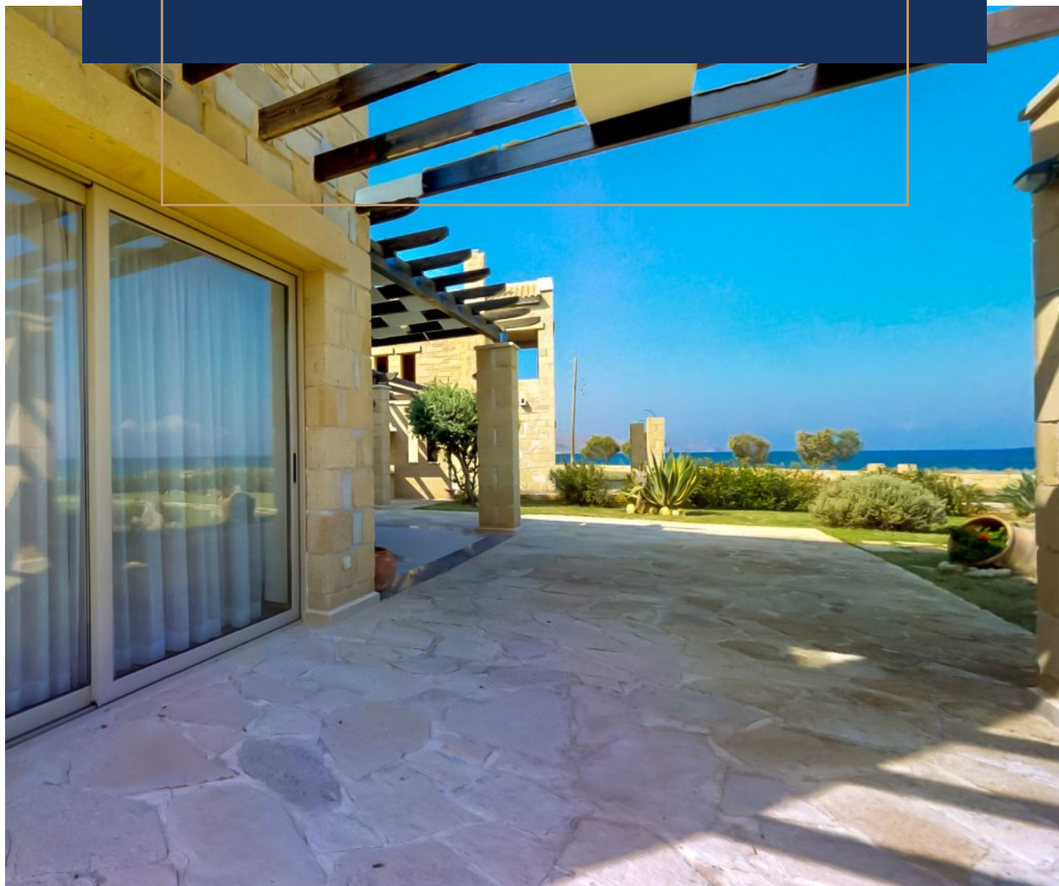
High quality finishes and specifications

Excellent investment opportunity suitable for holiday home, permanent residence or profitable acquisition



Viglia Beach Villas Crete





Moscow–Russia,
Moscow City, Empire Tower,
Presnenskaya nab. 6, building 2,
floor 44, office 4413

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www.LeptosEstates.com



Thank You!

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the Leading property developers