



CORAL SEAS VILLAS



THE SEA DOES NOT REWARD THOSE WHO ARE TOO ANXIOUS, TOO GREEDY, OR TOO IMPATIENT.  
ONE SHOULD LIE EMPTY, OPEN, CHOICELESS AS A BEACH - WAITING FOR A GIFT FROM THE SEA.

' ANNE MORROW LINDBERGH '







## CORAL BAY AREA

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Coral Bay is a superb resort situated just 10 km northwest of Paphos town renowned for its magnificent long sandy beaches. Its colourful selection of restaurants and tavernas, shops, nightclubs and bars offer everything you need including plenty of local charm.

Sandy bays with calm shallow waters, natural picturesque scenery and rugged landscapes magically combine and change with every season, ideal for families and children. Two of the most popular hotels in Cyprus, the Leptos Group's Thalassa Boutique Hotel & Spa and the 5-star Leptos Coral Beach Hotel & Resort, are located in Coral Bay.



CORAL BAY AREA

The hilltop town of Pegeia is perched above Coral Bay and is one of the most attractive and friendly towns in this south-west corner of Cyprus enjoying the advantages of both a quiet rural location and glorious views of the sparkling Mediterranean and surrounding countryside.



Akamas National Park, a nature reserve consisting of a peninsula northwest of Coral Bay is an area of outstanding natural beauty with deep gorges, an unspoiled landscape and spectacular sandy bays. Within the National Park, Lara Bay is an important turtle-breeding site and home to two turtle species, the green turtle and the loggerhead turtle known as the Caretta Caretta.



LIFESTYLE

Paphos and the resort of Coral Bay is the ideal place to enjoy an enviable and unparalleled Lifestyle Experience! There is something for everyone and the combination of freedom, fresh air, tranquillity and a lot of action, not to mention the weather are the perfect ingredients.

A gastronomic paradise; a seemingly endless array of restaurants offer dishes made with delicious local products in an abundance of locations including water-side dining with exquisite fresh fish and numerous trendy Bistros.





## LIFESTYLE

Enjoy the Nightlife and award-winning Nightclubs with venues by the sea, outstanding Music and International DJ's with Pubs, Wine Bars and Clubs dotted in and around the area. Walk, drive, trek and tour around the beautiful villages with their natural surroundings, winding pathways, churches and monasteries, olive and citrus groves, banana plantations and stop off for coffee along the way.



And once again return to the Sea that beckons and calls, sparkling and blue, calm and mysterious; enjoy the ultimate experience of sailing, cruising, diving, swimming or just plain relaxing. Make the sea your companion in lifestyle living...







# PAPHOS

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Paphos is the Jewel of Cyprus, with a mild climate and natural beauty; mountains dipping into crystal-clear waters, and gentle hills sloping into tucked-away bays. The relaxed tempo of life offers visitors and residents tranquility and peace which few places in the world can offer.

Admire the 13th century medieval fort which dominates the harbour wall and the intricate floor mosaics in villas dating back to the Roman period depicting scenes from Greek mythology, considered amongst the finest in the Eastern Mediterranean. Paphos has been selected as European Capital of Culture for 2017.

The district includes many blue flag beaches with the two most famous being the golden sands of Coral Beach and the rugged shores at "Petra tou Romiou" where legend has it that the mythological goddess Aphrodite was born out of the waves. Paphos has something for all: sandy beaches, nature, culture, bustling nightlife, fine dining and a friendly atmosphere attracting people to return year after year.



# FALL IN LOVE WITH PAPHOS...

The Birthplace of Aphrodite, Goddess of Love and Beauty

- A picturesque coastal town resort rich in history and culture, included by UNESCO in its World Cultural Heritage List.
- The Birthplace of Aphrodite Goddess of Love and Beauty and the capital of Cyprus throughout the Roman Empire.
- The jewel of the Mediterranean, rich in flora and fauna, beautiful in all seasons, it is a place for all kind of tastes.
- In Paphos you enjoy safety and security as well as an unspoilt and peaceful way of life.
- Paphos is the champion of property sales to overseas buyers and investors offering the best investment opportunities with great growth potential.
- Island's most important tourist destination to all holiday buyers and especially for families.
- The traditional hospitality of its people combined with an abundance of activities and interests make the whole area an ideal place to live, work and holiday.
- An area of exquisite natural beauty blessed with the best climate on the Island.
- Championship Golf courses, inviting blue flag safe sandy beaches and breathtaking mountain trails, neighbor luxury hotels and resorts.
- Live to the latest dance tunes at a plethora of entertainment spots, part of the modern town's varied cosmopolitan life.
- Exclusive beachfront villa development
- Gated luxury community with modern architectural lines
- Beautiful landscaped gardens, communal and private s. pools
- Close to famous Coral Bay Resort and Akamas National Park
- Next to the new Paphos Marina and the 5\* luxury hotels and resorts
- 15 minutes' drive to Paphos International Airport
- Authentic local taverns, fresh fish restaurants, plenty of bars, pubs and nightclubs
- Huge choice of watersports for the qualified, the novice and kids



# CYPRUS

Cyprus is a passionate Mediterranean destination where East and West meet. A rare jewel, the Island is blessed with warm Cypriot hospitality, and is touched with mystique.

The Island of Cyprus is a mosaic of nature and culture; a place bathed with sun, an island gifted with rewarding experiences. Enjoy the crystal waters, experience the golden beaches, journey north into the stunning snow-capped mountains, celebrate the earliest spring in Europe.

Cyprus is a magical world, where love manifests itself in new ways through the seasons. To engage travelers to hold her in a special place in their heart. To send a mental postcard to the World. For a mystery one cannot deny. For sensuality one cannot make sense of. For an intimacy one cannot fake. Aphrodite was born here. It's easy to see why...





## FALL IN LOVE WITH CYPRUS...

An Island for all seasons and a million reasons

EU and European Monetary Union Member State

Strategic geographical location, gateway to three continents

Attractive international investment destination  
and a business centre

Safe & Secure environment. Stable political system

Ability to obtain permanent residency / citizenship for non  
EU citizens through purchase of real estate

Welcoming to foreign investors and buyers

Fabulous weather – Year round sunshine

Low tax rates: Corporate (12,5%), Pensions for  
internationals (5%)

High level of services, including financial, medical,  
education, telecommunications

Warm – hearted, friendly and hospitable people

Natural Beauty, Legendary history, Delicious food

The recent natural gas discovery will be a game  
changer for the domestic economy

Great property investment opportunities

International quality financial and business service

Low cost but High Standard of living



# FALL IN LOVE WITH CORAL SEAS VILLAS

Unique Houses – seafront Living  
The best choice of seafront properties  
Adjacent to famous Coral Bay Beaches  
Meet your dream right on the beach  
Exclusive selection of beachfront homes  
Comfort and style



Prime development – Excellent new homes  
Live the dream next to the sea  
Luxury waterside living  
Privileged location with quality villas  
Daily glorious sunsets  
Freehold Detached villas  
Stunning views to the Mediterranean



# CORAL SEAS VILLAS

Coral Seas Villas, is a brand new project by Leptos Estates superbly located on the coastline in a pristine area of picturesque Coral Bay, within walking distance to the 5 Star Coral Beach Hotel and Resort, a 10 minute drive to the cosmopolitan Paphos area to the south east and the Akamas Nature Reserve to the north.

It is one of only a handful of developments in an area unparalleled in its natural beauty. The area is very popular with International holiday makers who are either living permanently in Cyprus or have invested in a holiday home.





## CORAL SEAS VILLAS

Sunny days with the crescendo of the waves and breezy evenings with the moon bathing the sea, make it the perfect place for relaxation whilst an endless array of activities await.







### THE PROJECT

This unique resort development is on 65,000 sqm of land, located at one of the most sought after beach front locations in Cyprus and the Eastern Mediterranean.

The development will comprise of around 63 Freehold, luxury detached villas and junior villas, many of them with private swimming pool and with direct access to the sparkling blue waters of the Mediterranean Sea. A Residents Clubhouse, private pools and gardens, large verandas and patios, ample covered parking and superior interior finishes, are some of the project's features which make these luxurious properties an irresistible opportunity.

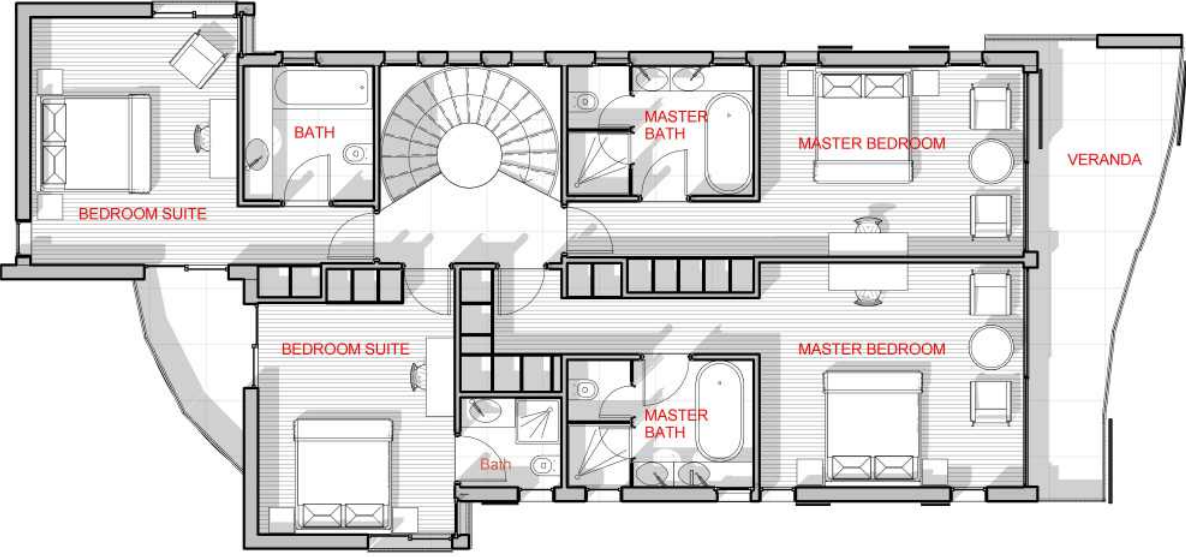






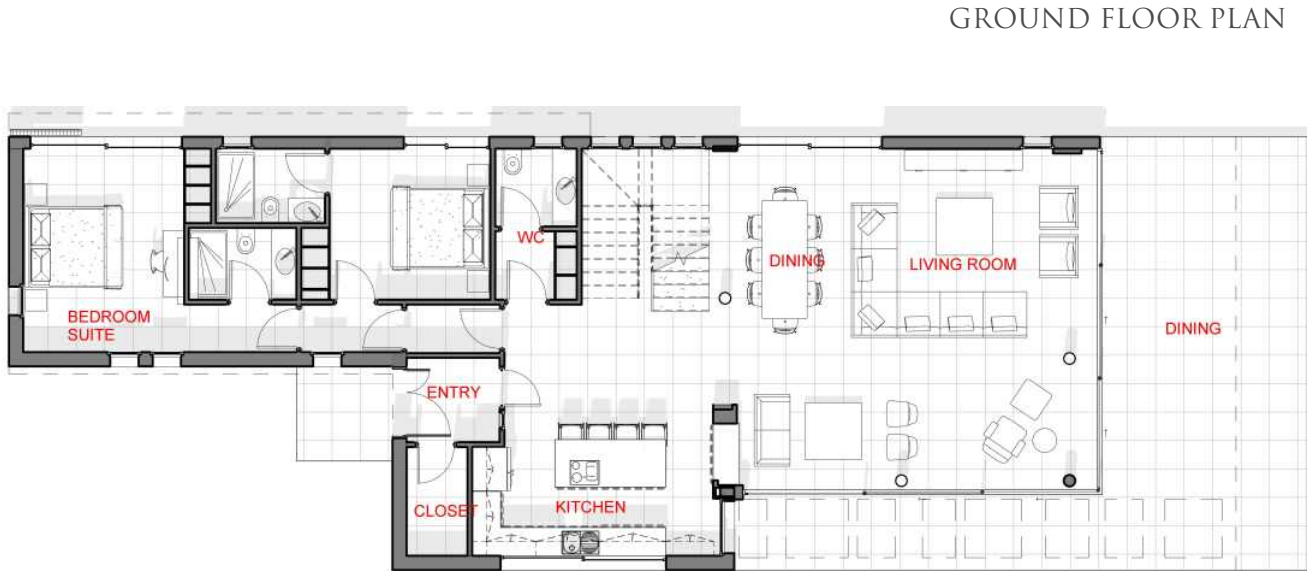
BEDROOMS: 5    BATHROOMS: 5    TOTAL COV. AREA: 299M<sup>2</sup>

VILLA THETIS



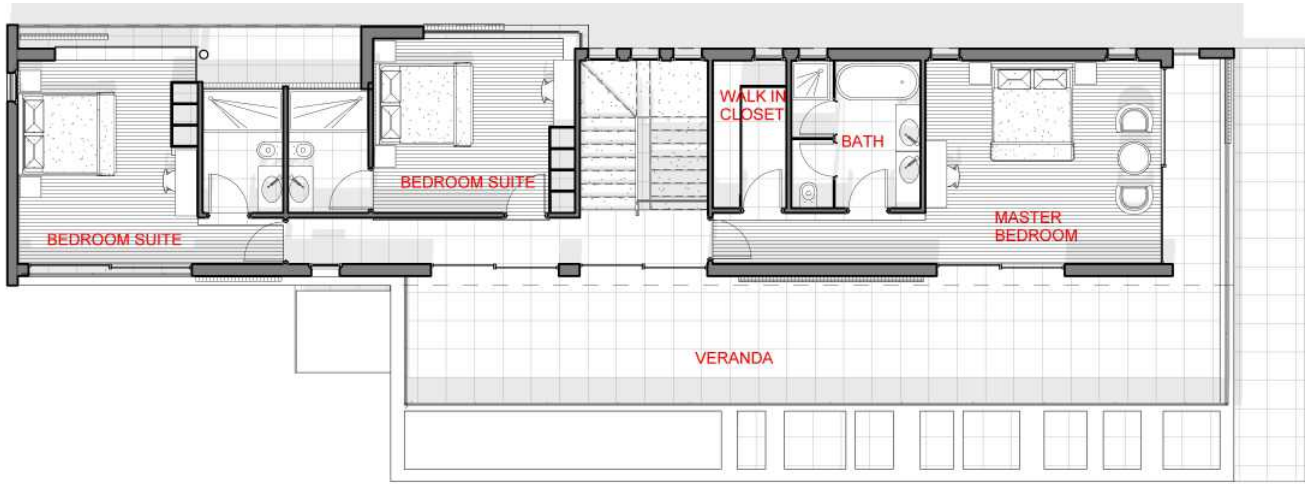
FIRST FLOOR PLAN





BEDROOMS: 5    BATHROOMS: 5    TOTAL COV. AREA: 314,4m<sup>2</sup>

VILLA DIONE

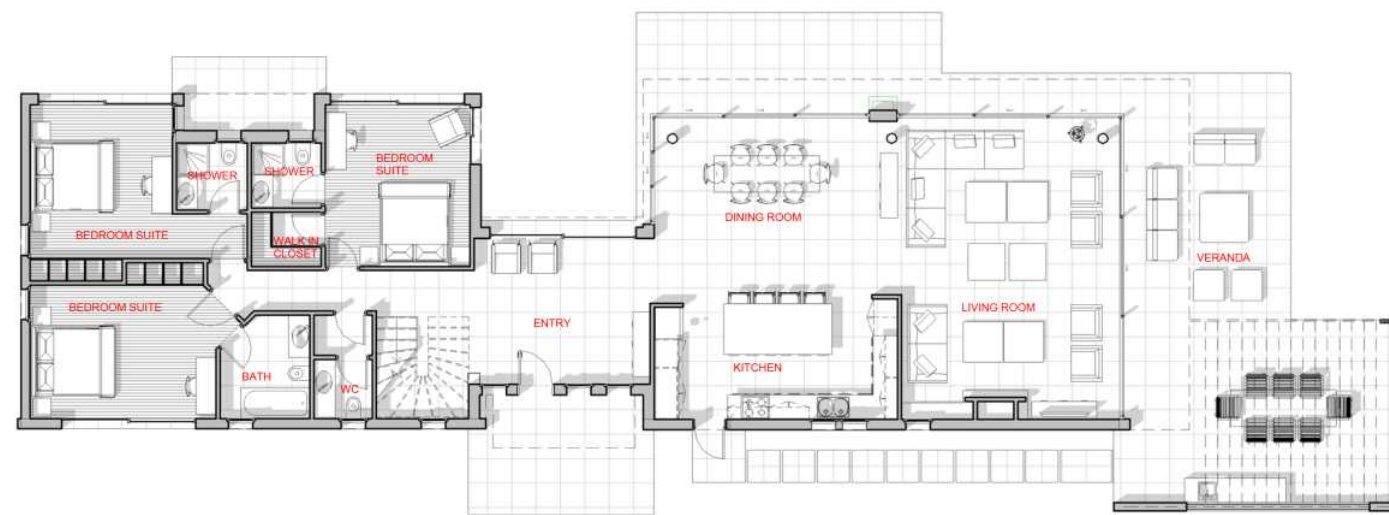


FIRST FLOOR PLAN







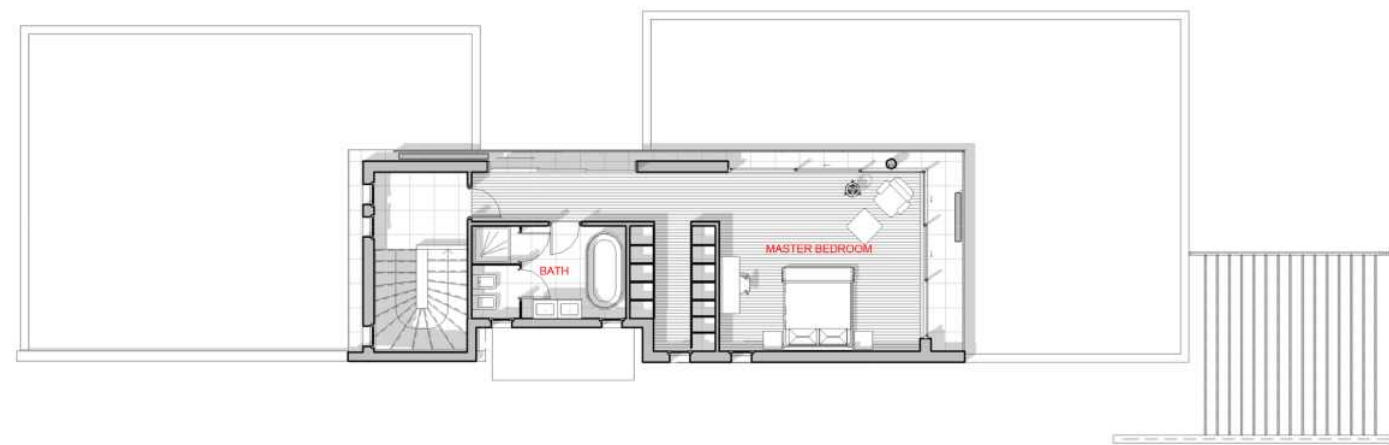


GROUND FLOOR PLAN



BEDROOMS: 4    BATHROOMS: 4    TOTAL COV. AREA: 277.7m<sup>2</sup>

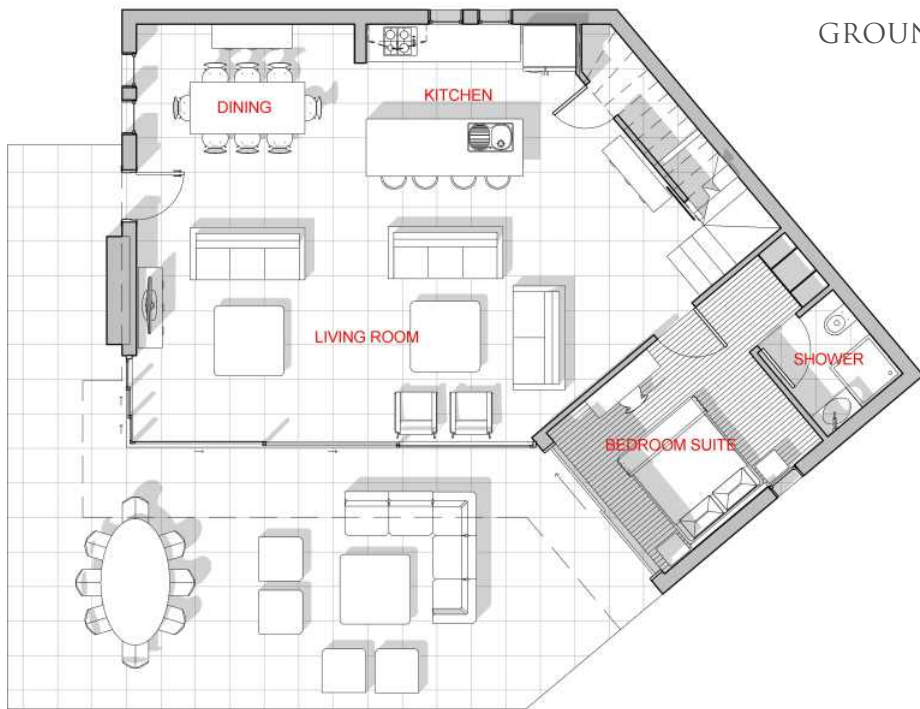
## VILLA ANDROMEDA



FIRST FLOOR PLAN



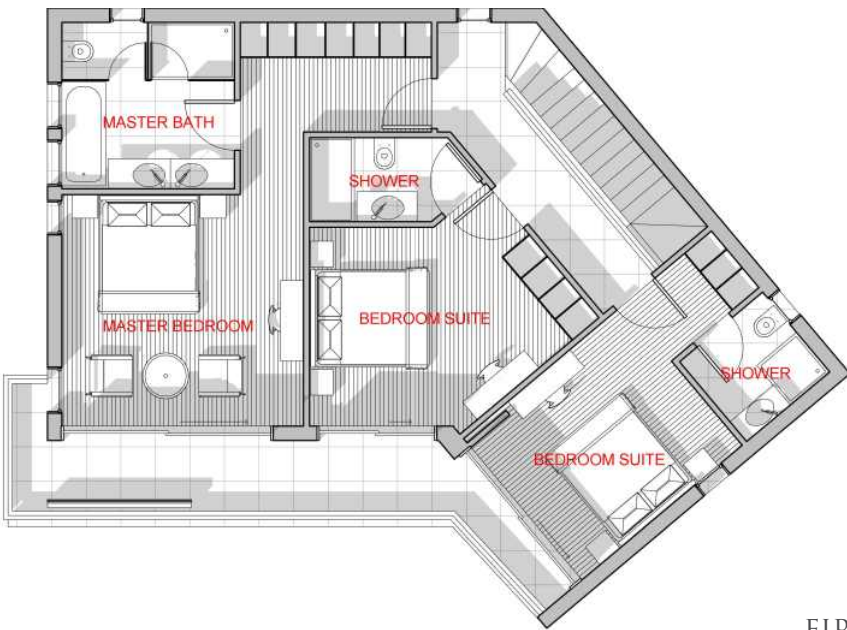




GROUND FLOOR PLAN

BEDROOMS: 4    BATHROOMS: 4    TOTAL COV. AREA: 221m<sup>2</sup>

# VILLA EUDORA

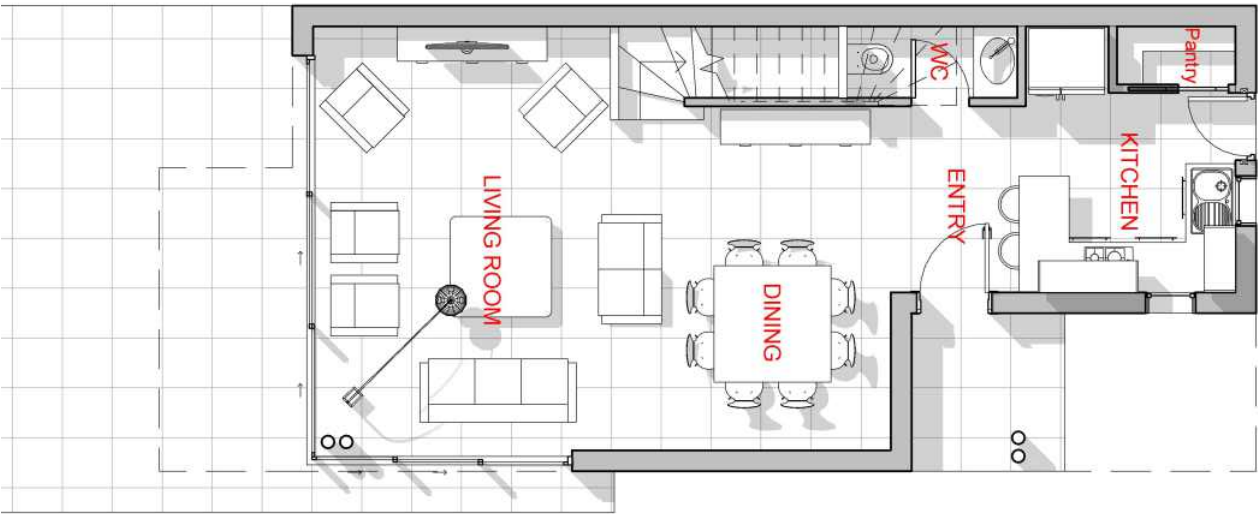


FIRST FLOOR PLAN





GROUND FLOOR PLAN



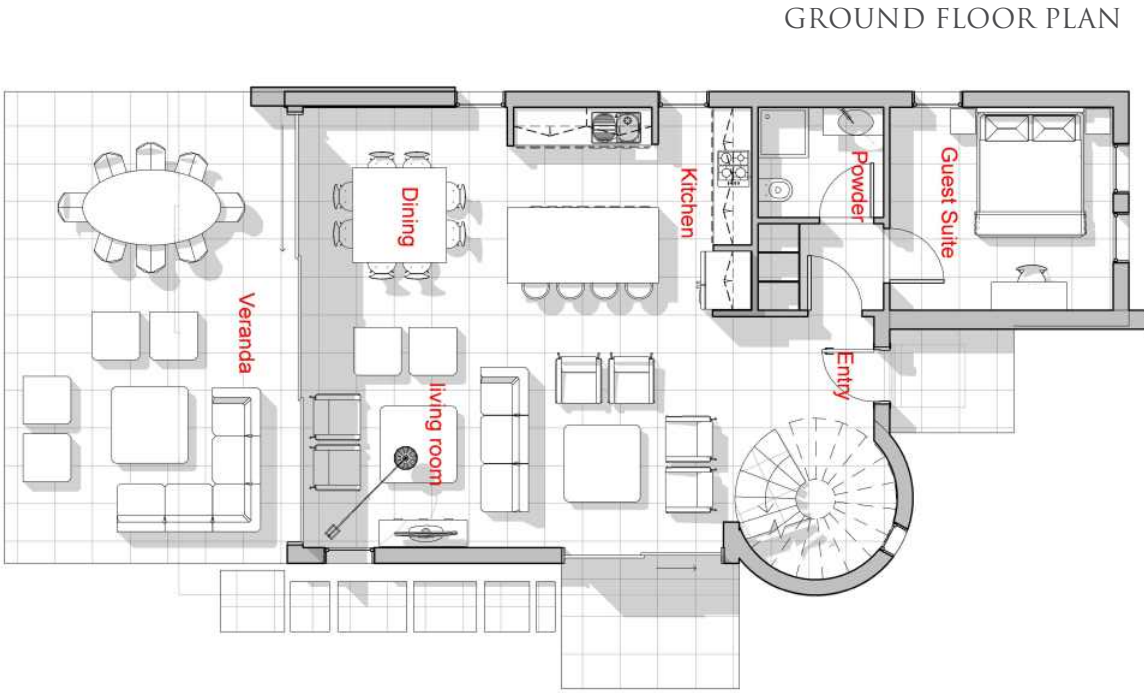
BEDROOMS: 3      BATHROOMS: 2 + GUEST WC      TOTAL COV. AREA: 134m<sup>2</sup>

VILLA ARETI



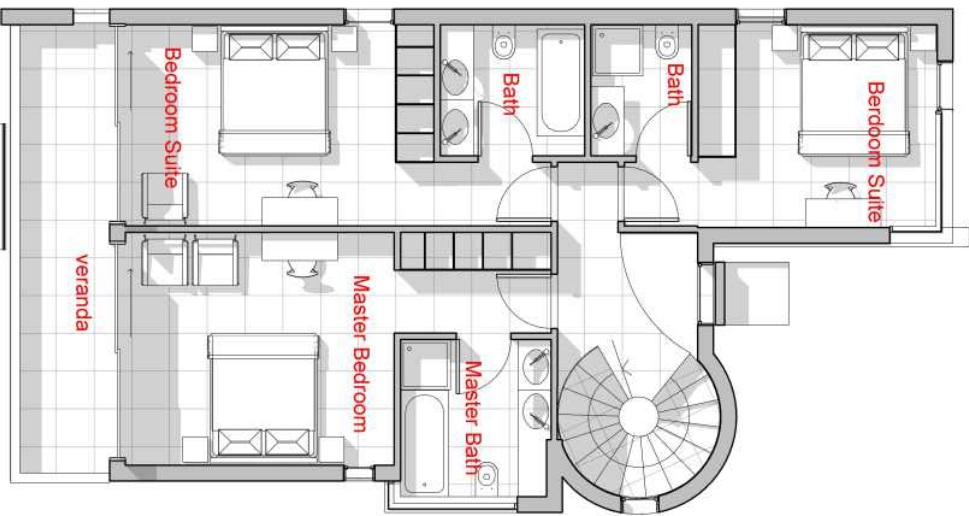
FIRST FLOOR PLAN





BEDROOMS: 4    BATHROOMS: 4    TOTAL COV. AREA: 196m<sup>2</sup>

## VILLA IONE

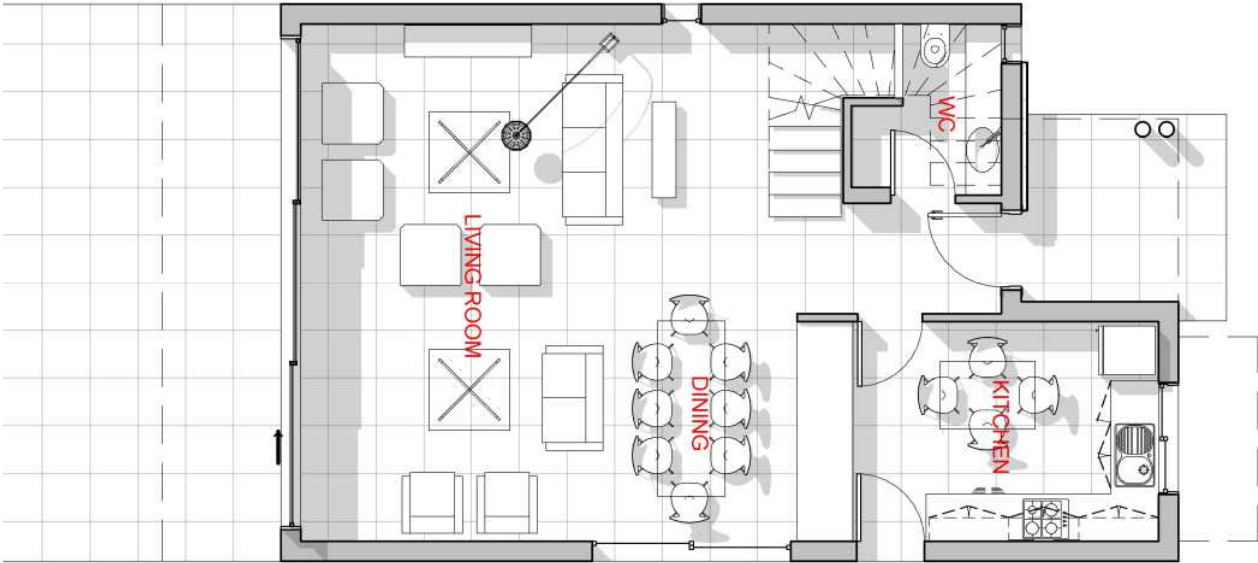


FIRST FLOOR PLAN



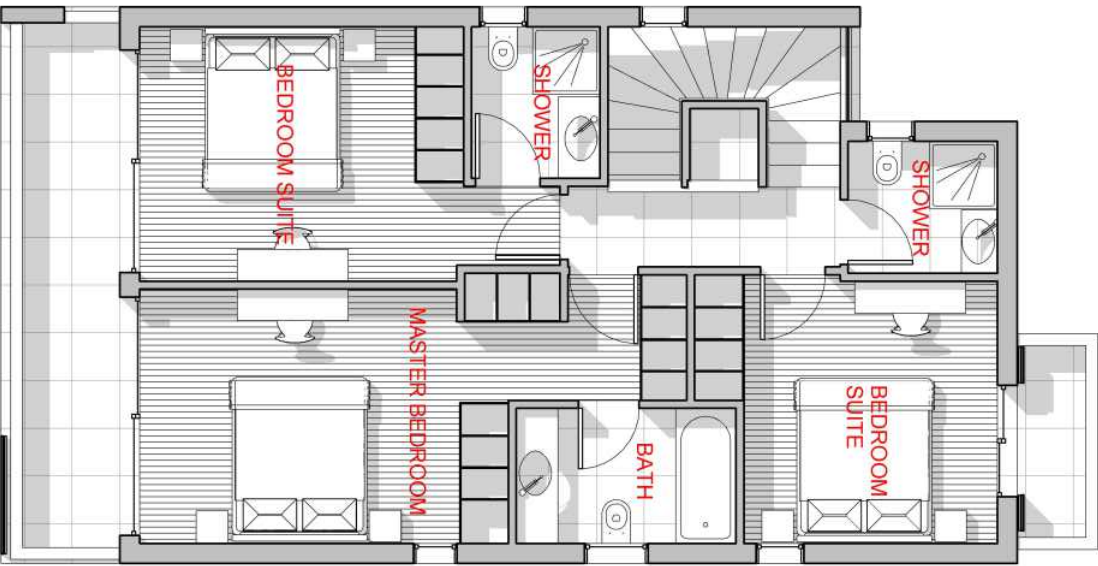


GROUND FLOOR PLAN



BEDROOMS: 3    BATHROOMS: 3 + GUEST WC    TOTAL COV. AREA: 176m<sup>2</sup>

VILLA PASITHEA

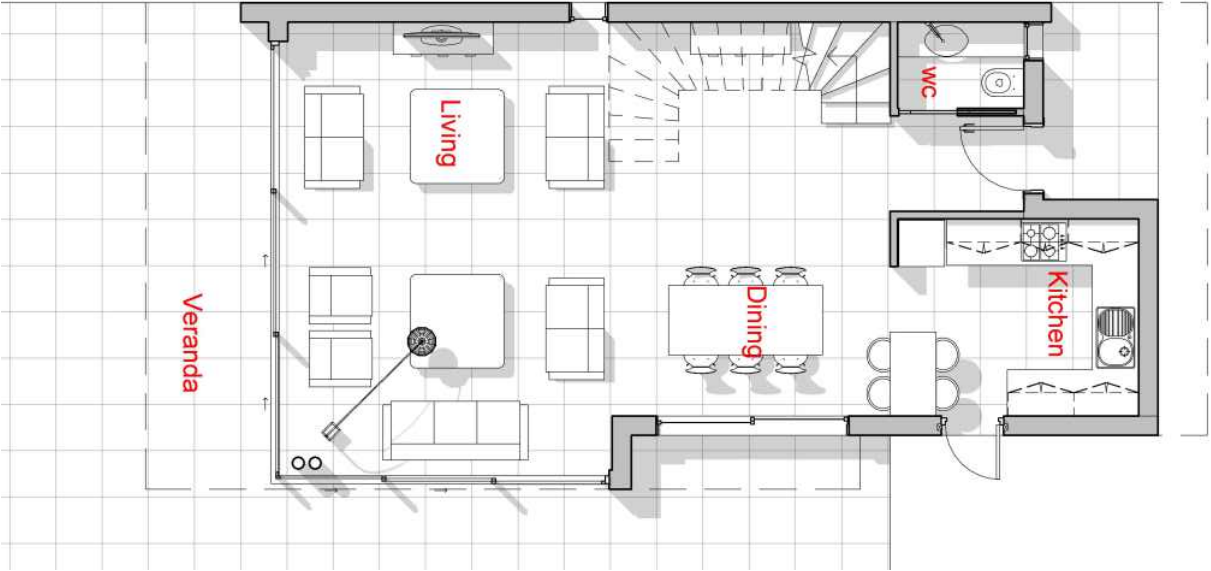


FIRST FLOOR PLAN



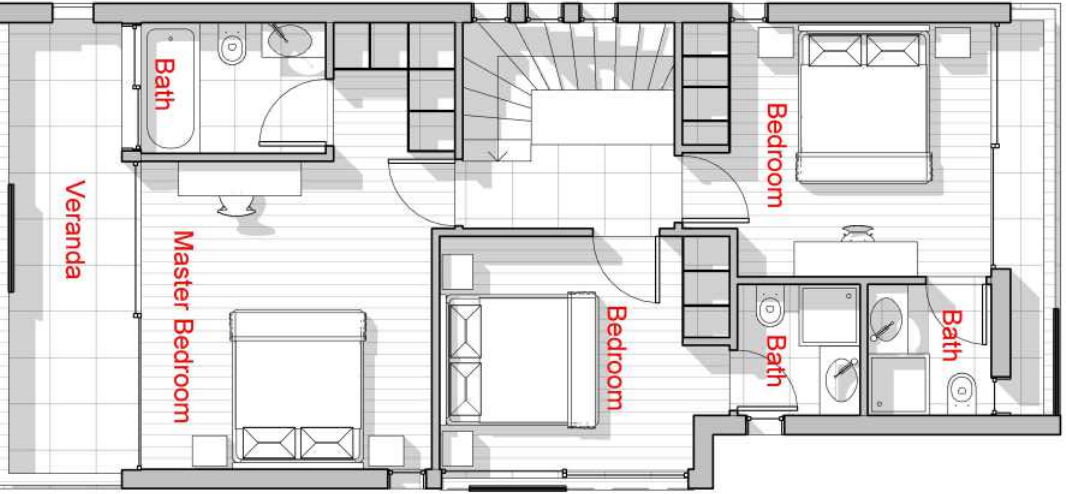


GROUND FLOOR PLAN



BEDROOMS: 3    BATHROOMS: 3 + GUEST WC    TOTAL COV. AREA: 167.5m<sup>2</sup>

## VILLA AURA



FIRST FLOOR PLAN





FROM CORAL SEAS VILLAS	
Akamas	2 Km
Coral Bay	1 Km
Paphos Town	14 Km
Paphos Marina	3 Km
Paphos Airport	24 Km



**THE CONCEPT**

This unique resort is divided into neighborhoods with the central neighborhood villas enjoying a large communal swimming pool with relaxing sun terraces and landscaped gardens.

It provides a truly exclusive resort lifestyle experience in luxury residences with privacy and security and first class property management services in an amazing setting. Enhance your lifestyle experience with access to all facilities and amenities, the restaurants, bars, the spas of the 5\* Coral Beach and Thalassa Hotels & Resorts owned by the Leptos Group within walking distance to the Project.



# Leptos Group

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The Leptos Group is one of the leading organizations in real estate development and tourism in Southern Europe, with 55 years of experience.

The Group has pioneered the development of the holiday home industry in the eastern Mediterranean, with over 25,000 high quality properties developed and sold.

The Leptos Group areas of activities cover:

- Real Estate Development (including design, construction and sales & marketing with a worldwide network of offices and associates and agents in 75 countries)
- Real Estate Investments
- Construction – licenced to construct civil engineering and building projects of any size
- Property and Facility Management
- Hotel ownership and management (operating 3,600 beds in Cyprus and Greece)
- Education and R&D –Neapolis University and Neapolis Research and Development Centre
- Healthcare – ownership and management of the Iasis Hospital and day clinics

The Group has developed many lifestyle projects in Cyprus and Greece including exclusive luxury seafront villa developments, resort residences and villa hilltop developments.





# Leptos Estates

## THE LEADING PROPERTY DEVELOPERS

Leptos Estates, is a member of the Leptos Group of Companies and the Leading Property Developer in Cyprus and the Greek Islands with over 55 years of history and experience. It has achieved its leading position through the professionalism and team effort of its employees, its international network of sales service in more than 75 countries, its vast investment in land purchasing and effective after-sales service support.

Leptos Estates selects only the finest locations Cyprus and Greece have to offer in residential, retirement and holiday residences and uses the highest standards of construction and design to build elegant homes to suit the lifestyle and taste of today's discerning property owners.

Over the years, Leptos Estates has successfully completed over 325 different home developments, boasting more than 25,000 happy home owners. The organization has an extensive land bank, owning prime locations in Cyprus and Greece. From luxurious beachfront villa developments to coastal condominium projects and rural properties.

Elegant Living







Neapolis University of Pafos is the latest institution to be registered as a university in Cyprus, having received Ministry of Education approval in December 2007, and the first ever university in the region of Pafos.

The University offers programmes of study at Bachelor, Master and Doctoral level in economics, finance, management, business administration, law, psychology, architecture, real estate and construction.



The University commenced operations in its newly renovated temporary facilities adjacent to the Neapolis Smart Eco City site on September 2010 until its new facilities on site are completed.



IASIS HOSPITAL, owned by the Leptos Group, is an established private hospital, considered to be among the best equipped and staffed hospitals in Cyprus. Our mission is to provide quality medical care in a pleasant and comfortable environment.

The hospital offers a wide range of medical treatments, diagnostic tests and auxiliary services. Highly trained and experienced medical doctors are always ready to provide their services, both in the Outpatients and Inpatients Department.



Amongst other features, the Hospital has a capacity of 36 beds ,three operating theaters, delivery rooms, Biochemical and Hematological laboratories and a Radiology Department





## *Leptos Calypso Hotels Public Ltd.*

Leptos Calypso Hotels is a public company listed on the Cyprus Stock Exchange. It owns and runs the largest luxury 5 star hotel in Cyprus, The Coral Beach Hotel and Resort and the Thalassa Boutique Hotel and Spa both set in the picturesque Coral Bay.



Paphos Gardens and Basilica Holiday Resort are also attributed to the company both within a few meters of sandy beaches, restaurants and shops just next to Paphos picturesque harbour. Business activities in Greece have been expanded to include the Panorama Hotel, a deluxe category hotel with an over 400 bed capacity, perfectly located in Chania Crete. Not only is the company the owner of hotel and tourist apartments with a capacity of approximately 3500 beds, but also the owner / manager of large areas of exquisite seafront real estate in Cyprus and Greece, suitable for the construction of hotels and tourist apartments with excellent prospects.







## EUROPEAN PERMANENT RESIDENCE

*“To applicants who are third country nationals and invest in Cyprus properties”*

### Benefits

Cyprus Residence Permit is permanent and no need for future reconsideration. It is a lifetime permit.

Cyprus Permanent Residence applies to the entire family (parents, children, grandparents).

Cyprus Permanent Residents have the right (under certain conditions) to apply for a Cypriot passport following their physical presence for a total of 5 years within a 7 year period.

Once the Cyprus Permanent Residence Permit is obtained the applicant and his family included in his Immigration permit will be entitled to apply for a Schengen Visa through any Schengen European Embassy. It is very important to note that Cyprus is expected to enter the Schengen Zone soon.

Cyprus has a relaxed, stress-free lifestyle with the lowest crime rate in Europe.

No Inheritance Tax applies in Cyprus.

Cyprus offers an ideal family environment, enabling your children to benefit from excellent schools and universities while healthcare and infrastructure are all state-of-the-art.

Cyprus is one of the most popular destinations for setting up companies with only a 12.5% corporate tax rate, and double taxation treaties with almost 60 countries.

Risk free Freehold property ensures permanent property rights



# LeptosGoldCard

As a small gesture of our appreciation we want to provide every new buyer of Leptos Estates properties in Cyprus with the Leptos Gold Card that will entitle you to enjoy the benefits from an exclusive privileged programme



## Holidays

- Great Locations – Amazing Hotels
- Elegance and charm of Resort Hotels
- Setting of tranquillity and stunning views
- Beautiful places-Inspiring spaces
- The best value under the Sun



*Leptos* **Calypso** Hotels  
Public Ltd.

## Education

- Secure your future with NUP
- First and only University in Pafos
- Education is life itself
- Your University-Your Future
- Academic Excellence



**Neapolis**  
**University**  
**Pafos**

## Healthcare

- Best Medical Care
- Pleasant and hospitable atmosphere
- Functional, Comfortable, Trusted
- A great place to receive care
- A safe future for healthcare



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**HOSPITAL**

## LEPTOS GROUP OF COMPANIES



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