



Elite Living

A boutique property company in Cyprus
for high net worth individuals around the world



SkyPrime in context

Historically, real estate has always ranked among the most valued and stable assets. It is visible, tangible, usable and often a source of great pleasure, especially when it is on a beautiful Mediterranean island like Cyprus.

From an investor's perspective, the properties with the greatest potential are without a doubt those that are in coastal areas, in or around the popular tourist resorts. That is due to the obvious fact that the availability of such properties on a small island like Cyprus is finite on the one hand, and on the other hand always in demand among local residents, resident expatriates and foreign investors alike. As a result, the value of your investment in prime properties in Cyprus is destined to increase, often even in the short term.

With that in mind, the **SkyPrime Group** has chosen to focus exclusively on high-end properties that appeal to discerning buyers and serious investors. We will guide, advise and serve you from the moment you consider the possibility of investing in property in Cyprus, till the moment you decide to either dispose of it or pass it on to the next generation. Above all, we will make sure that you enjoy and benefit from your property in Cyprus.



Our mission

The **SkyPrime Group** was created to serve high net worth individuals who are interested in acquiring prime properties in Cyprus, whether for their own use or as a promising investment.

We provide comprehensive property-related services from land acquisition to construction and development, rental and management.

As a boutique company, our business thrives on long-term relationships with our clients, offering them the attention and services of personally engaged, dedicated and reliable property professionals in Cyprus, every step of the way.





One group, five divisions

Our client-centered Group brings together experts in every area of the property market, to provide the complete chain of property related services.



SkyPrime Developments is dedicated to the design and development of high-value residential or commercial projects in Cyprus. The Company focuses on waterfront and other unique locations, and has invested in vast stretches of land in exceptional locations.



SkyPrime Property matches buyers and sellers of prime properties in Cyprus, identifying everything from unique plots of land to completed luxury seafront residences or country farmhouses, as well as office premises. Many properties are linked to a 3-year guaranteed rental package.



SkyPrime Constructions is a licensed building contractor that undertakes the construction of **SkyPrime** developments as well as elite custom-built residential or commercial projects for **SkyPrime's** clientele.



SkyPrime Rentals helps **SkyPrime** property owners find long-term tenants for their residential or commercial properties, or short-term holiday rentals for their exclusive seafront homes.



SkyPrime Management is dedicated to after sales and concierge services to ensure that any property purchased from **SkyPrime** retains its high value, and owners enjoy practical services during their stay as well as in their absence.

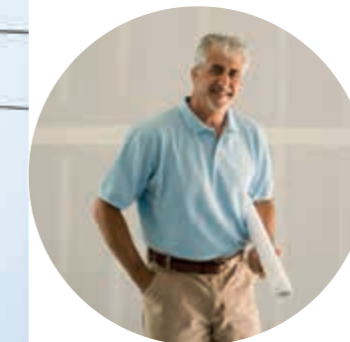


Full-service network

In addition to the core team, the Group is closely associated with a host of reputable specialists who can expand the Group's client service portfolio wherever needed.

Our network includes:

- Architects and interior designers
- Landscape architects and garden designers
- Civil engineers specializing in environmental studies
- Bankers, financial advisors and legal advisors
- PR and marketing associates





The world of SkyPrime

SkyPrime has focused its attention on the southeastern coast of Cyprus, in and around the resorts of Ayia Napa and Protaras.

This area close to the naturally stunning, unspoilt headland known as Cape Greco is famous for its turquoise and sapphire waters, and its concentration of sandy beaches that have been awarded the EU Blue Flag to certify safety and cleanliness standards. As such, it attracts a steady and increasing flow of holidaymakers from East and West.

While tourism naturally peaks in summer, winter visitors include sports teams coming for training in mild conditions and long-staying guests from colder climates, stretching the season from early spring to late autumn.

With the luxurious Ayia Napa marina development already under way, and other infrastructure projects in the pipeline, the prospects for growth in this area are extremely promising.



Prime developments

Explore the southeastern district of Cyprus and you will discover an enchanting setting where **SkyPrime** has put its quality stamp and signature on several amazing developments.

You may be interested in a holiday apartment to visit regularly, or a sunny home for retirement, or an investment that will pay for itself through holiday rentals. Whatever your preference, **SkyPrime's** growing portfolio includes everything from luxurious apartments in the resort centers to exclusive seafront mansions.





Villa Crusta

- 5 bedrooms with ensuite bathrooms
- Covered area: 523m²
- Plot area: 1211m²
- Private pool: 8m x 16m

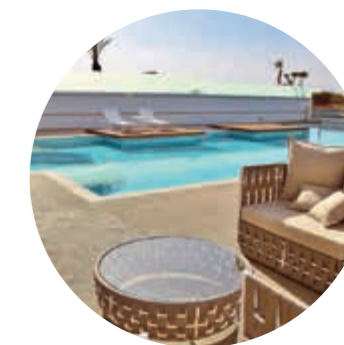
Guaranteed rental: 3 years



Vivo Mare Residences, Phase I

Phase I of Vivo Mare Residences comprises 9 ultra-lux villas in 5 different designs that are inspired by the location and the environment, and are all enhanced with an uninterrupted sea view from each luxurious home.

www.vivomare.com





Villa Gloria

- 4 bedrooms with ensuite bathrooms
- Covered area: 615m²
- Plot area: 1520m²
- Private pool: 47.80m² (plus jacuzzi 12.60m²)

Guaranteed rental: 3 years



Vivo Mare Residences, Phase II

Following the success of Vivo Mare Residences phase I, the second phase of this development is limited to seven detached beachfront villas on the adjacent property.

The new 3 or 4-bedroom villas offer a rare combination of contemporary luxury in an untouched natural setting a few steps away from a safe, sandy cove – all only minutes away from Ayia Napa and less than half an hour's drive from Larnaca International Airport.

www.vivomare.com





Villa 3

- 5 bedrooms with ensuite bathrooms
- Jacuzzi
- Home cinema
- Covered area: 531m²
- Plot area: 1000m²
- Private pool: 15m x 7m



Sunset Residences

This landmark of luxurious living in an unspoilt prime seafront location a few metres from the sea features only 3 ultra-lux contemporary villas. Sophisticated contemporary architecture and design on three levels provides for 5-6 bedrooms and all comfort features. Each villa has living space of over 500m² and stands on its own 1000m² plot with private garden and pool.

www.sunsetresidences.com





Cape Blue Residences

- 6 bedrooms with ensuite bathrooms
- Roof garden
- Covered area: 590m²
- Plot area: 1000m²
- Private pool: 7m x 15m

Guaranteed rental: 3 years



Cape Blue Residences

Cape Blue Residences features 30 individually designed villas, most with sea view, to satisfy different wishes and expectations. The choice includes 3 to 7-bedroom villas, with a total living area ranging from 250 to 600 square metres. Each luxurious property has its own plot of land measuring 1000 to 2100m² with a private infinity pool that melts into the horizon. Interior décor is highlighted with natural stone and wood features, giving each home a warm ambience without compromising luxurious contemporary comfort.

www.capeblueresidences.com





Type A

- 3 bedrooms with ensuite bathrooms
- Jacuzzi
- Roof garden
- Covered area: 279m²
- Plot area: 1000m²
- Private pool: 6m x 13m



Type B

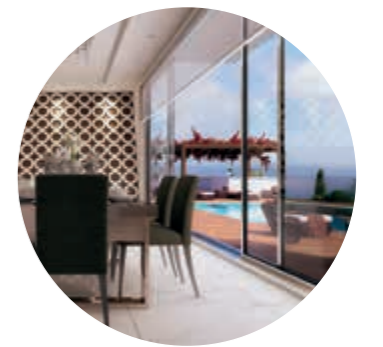
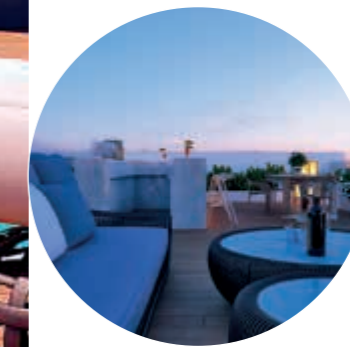
- 3 bedrooms with ensuite bathrooms
- Jacuzzi
- Roof garden
- Covered area: 242m²
- Plot area: 1000m²
- Private pool: 5m x 12m

Guaranteed rental: 3 years



Cove Residences

Modern design and luxury living are the signature of the 6 seafront properties of Cove Residences at Cape Greco. The 3-bedroom villas in two designs provide a living area of 240-280m² with roof garden. Each stands on a 1000m² plot with private garden, pool and jacuzzi. Direct access to the beach is the ultimate luxury.





House 1

- 3 bedrooms with ensuite bathrooms
- Roof garden
- Covered area: 164m²
- Plot area: 341m²
- Private pool: 4m x 8m



House 2

- 3 bedrooms with ensuite bathrooms
- Roof garden
- Covered area: 172m²
- Plot area: 420m²
- Private pool: 4m x 7m

Guaranteed rental: 3 years



Sunrise Residences, Phase I

Only 100m from a beautiful sandy beach in Protaras, close to the vibrant resort of Ayia Napa on the southeastern coast of Cyprus and the nature park of Cape Greco, Sunrise Residences offer their owners an exceptional seaside home.

The first phase of this small development comprises only 10 two-storey, 3-bedroom villas in 8 different designs. The plot size of each property measures 340-420m², and the living area ranges from 151 to 172m².

Welcome to a beautiful lifestyle in the sun, with the sea within reach!

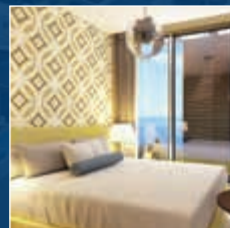
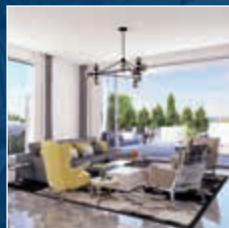




Residence 1

- 4 bedrooms with ensuite bathrooms
- Covered area: 300m²
- Plot area: 544m²
- Private pool: 47.30m²

Guaranteed rental: 3 years

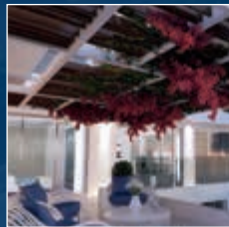
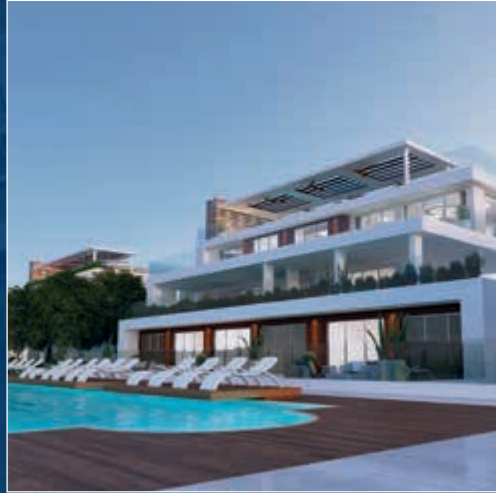


Sunrise Residences, Phase II

Phase two of this quiet nest of contemporary comfort is limited to only four new and even more luxurious properties adjacent to the first phase. All four 3-storey, 3-bedroom villas are an expression of functionality embedded in visually appealing quality that reaches every corner of almost 300sqm of living area.

These are homes for buyers seeking a blend of comfort and sophisticated living solutions only 5km from Paralimni, 8km from Ayia Napa and an easy 45-minute drive from Larnaca International Airport.





Napa Gem Apartments

In the heart of Ayia Napa close to the beach, Napa Gem consists of three blocks offering a choice of 1, 2 and 3-bedroom apartments and spacious penthouses, all with large balconies. Each block resembles a single mansion with wood, stone and glass features enhancing their modern design. A common swimming pool is reserved for residents.





House 4

- 4 bedrooms
- Gym area with jacuzzi
- Roof garden
- Covered area: 186m²
- Plot area: 400m²
- Private pool: 8m x 3m



House 5

- 4 bedrooms
- Gym area with jacuzzi
- Roof garden
- Covered area: 192m²
- Plot area: 408m²
- Private pool: 8m x 3.5m

Guaranteed rental: 3 years



City Napa Residences

In the heart of Ayia Napa, only a short walk from the monastery square and even closer to the sea, City Napa Residences are taking shape.

This new and gated development comprises only eight exclusive three-bedroom villas, offering its owners the privileges of a luxurious detached property in a central location. Make City Napa your home, and you can instantly alternate between the excitement of Ayia Napa and the quiet privacy of your own home.

Step outside and you will find everything you need and enjoy within walking distance: a sandy beach, water sports, a fun fair, shops and restaurants, banks and pharmacies, as well as entertainment hot spots, day and night.





House 1

- 3 bedrooms with ensuite bathrooms
- Jacuzzi
- Roof garden
- Covered area: 157m²
- Plot area: 445m²
- Private pool: 29.10m²



House 6

- 3 bedrooms with ensuite bathrooms
- Jacuzzi
- Gym area
- Roof garden
- Covered area: 242m²
- Plot area: 384m²
- Private pool: 24.20m²

Guaranteed rental: 3 years



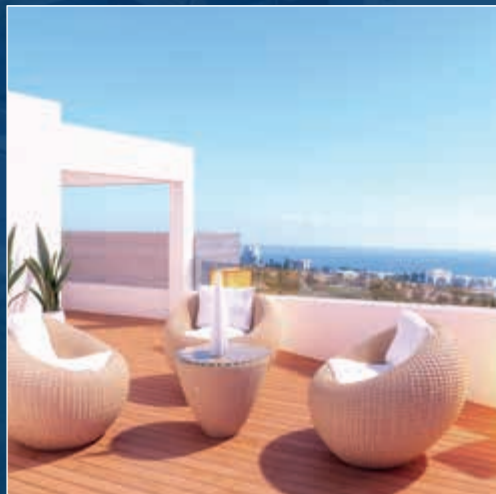
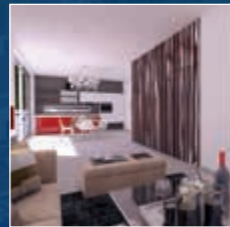
Napa Hills Residences

In a prime location in Ayia Napa, a new development is taking shape: Napa Hills Residences. On a hand-picked site that is close enough to the resort centre for everyday convenience, but far enough to secure privacy, Napa Hills comprises only six detached 3-bedroom villas, each on its own plot of land.

This small number of compact luxury homes within a gated development is reserved for discerning homeowners who appreciate the options that Ayia Napa offers. Summer fun and winter serenity, sugary sands on one side, and fertile fields on the other.

Here it is entirely up to you to decide how much or how little activity you want every day, whether you want to stay close to the resort or get onto the highway and explore the rest of the island. Indeed, Napa Hills Residence was created to offer you seaside living... your way.





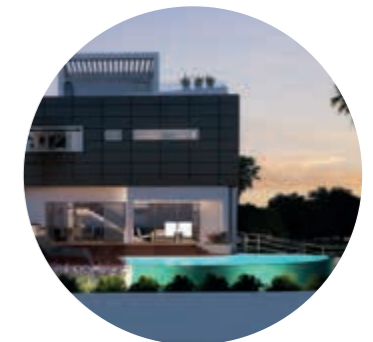
Horizon Villas

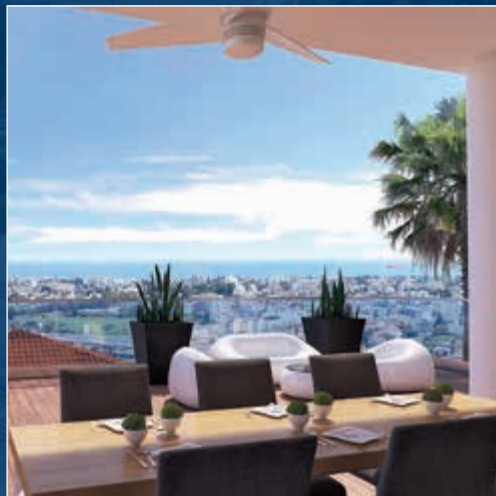
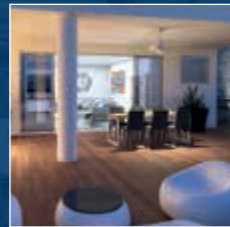
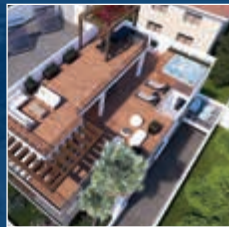
In a quiet residential area just outside the bustling centre of Limassol, two neighbouring properties, Horizon Villas, are taking shape.

Similar yet not identical, Horizon Villas offer their proud owners the luxury and comfort of a spacious, detached 3-bedroom home built on a generous plot, complete with private garden and swimming pool.

The villas will be delivered on a turnkey basis, fully furnished and ready to receive their new owners, whether they are planning on making Horizon Villas their permanent residence or a home for regular holidays.

Given the project's prime location, Horizon Villas will also appeal to investors, who can benefit from holiday rental income. In fact, buyers who do not intend to move to Limassol can take advantage of a guaranteed rental scheme that can be tailored to their plans for the future.





Limassol View Suites

In a quiet upscale residential neighborhood, surrounded by beautiful villas, Limassol View Suites capture the comfort and advantages of cosmopolitan living just outside the city centre.

This attractive, low-rise three-storey apartment block houses only four 2-bedroom apartments in different single floor or duplex configurations. Quality, aesthetics and functionality come together in skilfully designed interiors, while all verandas are oriented away from the street, for maximum privacy.

Practical amenities include designated underground parking, additional parking area and WC for disabled residents or guests, and a ground floor storage area per apartment. The communal roof garden with pergola covered seating area is ideal for summer barbecues with neighbours, family and friends.





Guaranteed Rental Packages

All **SkyPrime** properties are situated in prime locations and attractive tourist areas with direct access to the beach. In addition, your investment in a **SkyPrime** home offers you the unique benefit of our guaranteed rental packages.

For those who do not expect to reside in their new home in the immediate future, we can guarantee its rental for up to 5 years, depending on the property you choose. This allows you to enjoy a source of income that further increases the value of your investment.





Beachfront land

SkyPrime offers a choice of beachfront land parcels for sale. Given the limited and continuously shrinking availability of such desirable properties, the value of coastal plots is destined to increase.

Whether for a custom-built home, a commercial project, or as an investment that promises high return, **SkyPrime** can guide you to land parcels of different sizes in outstanding beachfront locations. Planning and building permits are available for each property, so buyers can proceed with construction immediately.





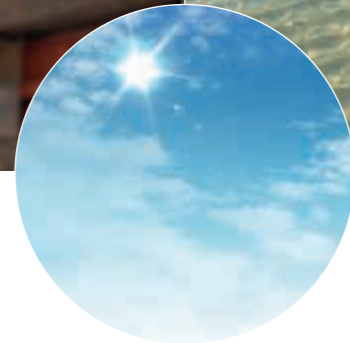
The beauty of Cyprus

Cyprus, the third largest island in the Eastern Mediterranean Sea has a total area of 9,251 km². Its relatively small size contrasts sharply with the high standard of living and quality of life that the island offers.



EU status

Cyprus has been a full member of the European Union since 1 May 2004, and a member of the Eurozone since 1 January 2008.



Climate and location

Easily accessible by air from all major destinations in western and eastern Europe, North Africa, the Middle East and the Gulf region. Predictable mild Mediterranean climate.



History and culture

Traces of 10 millennia are visible across the island, where local culture, traditions and customs have been influenced by the island's changing population before its independence.



Health care

Doctors, specialists and surgeons who have qualified mainly in the UK, USA and Greece offer high standard private health care in private practices as well as hospitals.



Lifestyle

Life in Cyprus is comfortable and distinctly European, with good roads and highways, and excellent telecommunication and corporate services. The island ranks as the 5th safest country in the world, and has the lowest crime rate in Europe.



Education

Private schools, colleges and universities, with English as the language of instruction, welcome students from around the world, offering them internationally recognised certificates, diplomas and degrees in various fields, including medicine.



Non-domiciled resident status

The newly defined 'non-domiciled resident' status applies to individuals who physically spend less than 183 days on the island. Non-domiciled residents are entitled to significant exemptions, including taxes on passive interest income, dividend income and rental income.

(Contact us for full details)





Citizenship by investment

The Cyprus Government's recently revised Citizenship-by-Investment program is regarded by many as the best in the world, as it is the perfect response to the needs of High Net Worth Individuals.

- Investment options starting from €2 million
- Investment opportunities in real estate
- Approval of citizenship application within 3 months
- Passport granted after 6 months from the submission of the application
- Promising investment opportunity, not a donation
- No need to reside in Cyprus
- High rate of successful applications
- Straightforward process
- Flexibility

For more details on our properties and Cyprus citizenship applications, we are at your disposal.



Nissi Avenue 58
Venetian Court, Block B, Office 101
5330 Ayia Napa, Cyprus

Tel: +357 23 722 026

Fax: +357 23 722 040

info@skyprimegroup.com

www.skyprimegroup.com



DISCLAIMER

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Information is subject to changes required by Skyprime and/or the authorities and does not constitute an offer to enter into any form of negotiation or agreement in respect of any of the developments or any part of the same.

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