



SINCE 1960



Armonia
Beach Villas
PAPHOS, CYPRUS



YOUR
BEAUTIFUL
VISTA
AWAITS









LIVE LIFE IN PARADISE



Cyprus is the idyllic confluence of Europe, Asia and Africa. Embraced by the sapphire waters of the Mediterranean Sea, this island nation is home to one of the oldest civilizations of the Mediterranean. It is a 10000- year mosaic of different cultures and periods that trickles history and tradition.

Today, this cosmopolitan paradise welcomes a diverse community of world travelers who get to enjoy a myriad of experiences. From making the most of nature's best palette and glittering blue waters to savoring the best of European cuisine and soaking in centuries of rich history, Cyprus is a world of wonderful experiences just waiting to be enjoyed.

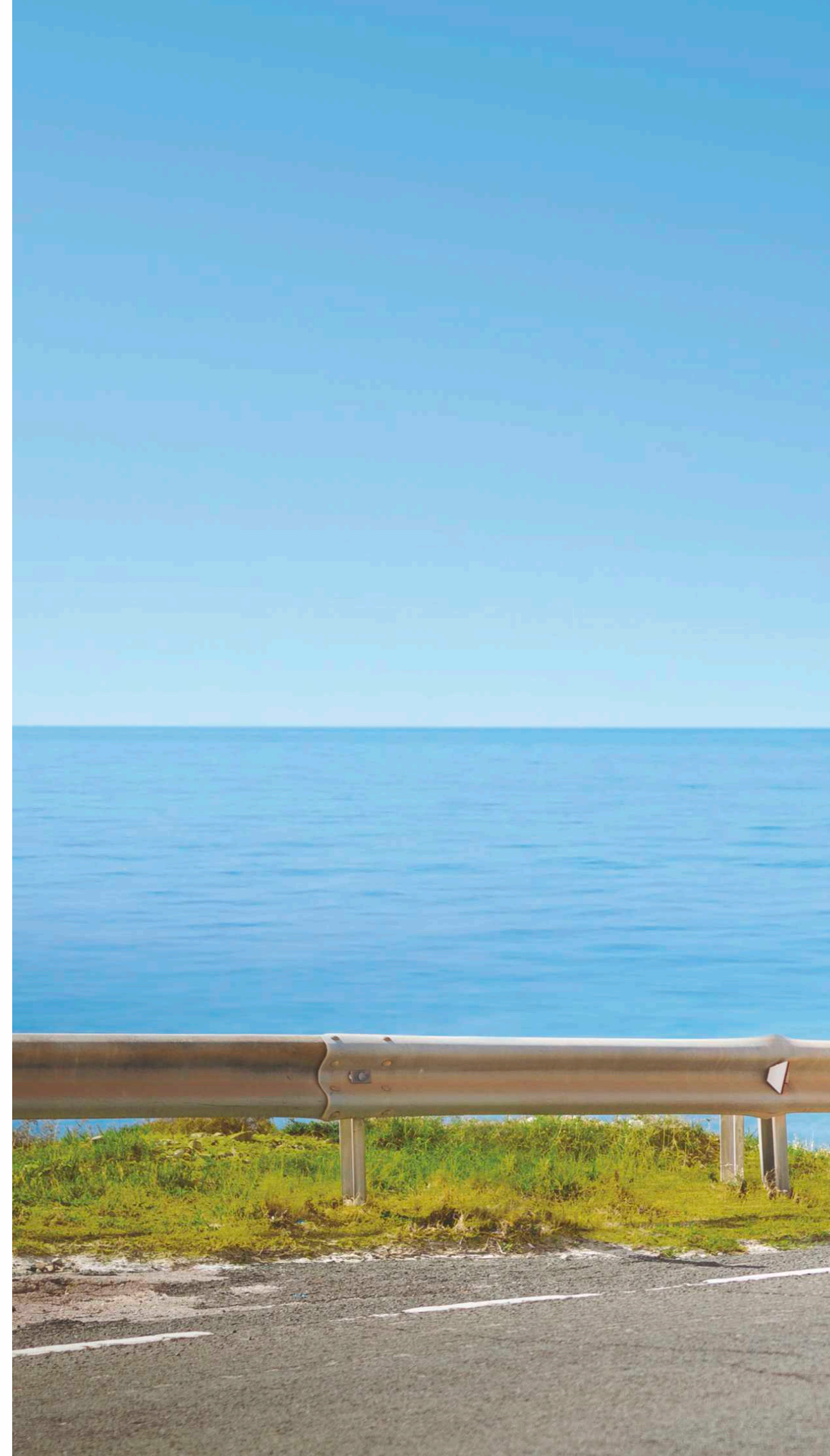


IN SEASON... EVERY SEASON



Cyprus is one of the very few countries in the world that can boast of splendid weather all year round. Whether you're a fan of mild winters or pleasant summers, you will most certainly enjoy fine weather right through the year. Cyprus is a year long destination that features the best of beaches, lush forests and rugged mountains alongside luxurious health and wellness facilities, thrilling adventure sports and an exciting nightlife.

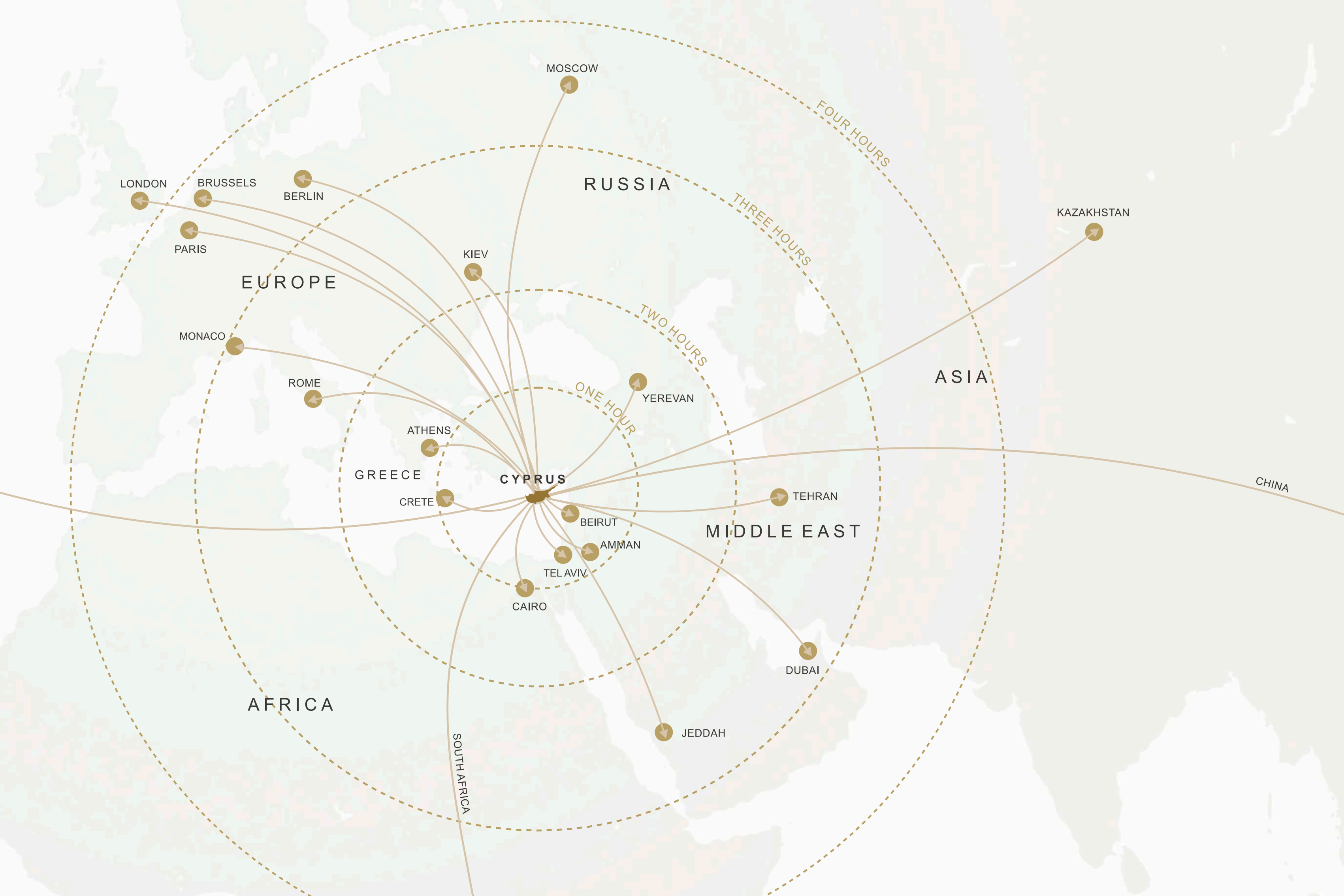
Voted as the safest small country in the world, Cyprus is a full member of the European Union and the Euro zone. The country's strategic location, business-friendly government and tax exemptions makes it your ideal gateway to Europe.





STRATEGICALLY
LOCATED

UNITED STATES OF AMERICA








STEP INTO YOUR SANCTUARY



Families are moving to Cyprus for a better quality of life. They choose to live life in a cosmopolitan environment with uninterrupted access to inimitable hospitality, world-class entertainment, delectable European cuisine and much more.

Your life on the island is a whole lot less expensive when compared to other European countries. Health facilities are top-notch and very economical. Some of the world's finest educational institutions and universities are located here. Top that off with a pollution-free environment and a reputation as one of the safest places in the world, you get the best of everything in Cyprus.



CULTURE USHERS IN THE CONTEMPORARY



Paphos is the jewel of Cyprus and has been nominated and successfully implemented as the European Capital of Culture for 2017. This coastal town also finds its name in UNESCO's World Heritage List of culture and natural treasures. Majestic mountains sit beside the beautiful sea and contemporary life finds its place amongst historic archaeological sites.

Paphos district opens your world to everything from sports facilities, deep sea adventures and golf estates to traditional architecture, countryside treks and delicious Cyprus cuisine.

Own your home in a safe family environment. Get ready to live your new life at Aphrodite's birthplace.

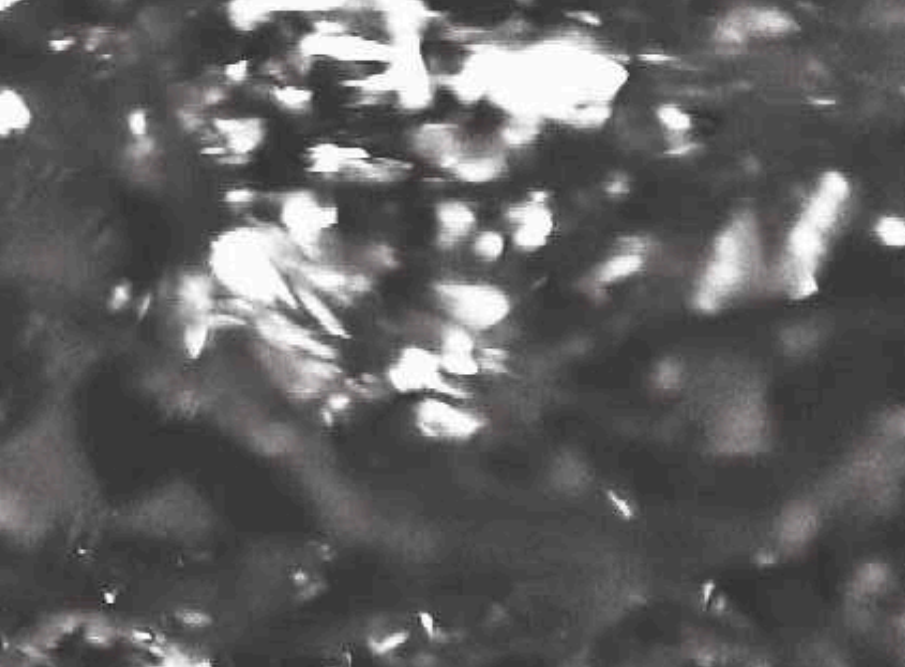






EXPERIENCE WONDER
AT THE WATER'S EDGE





Immerse yourself in the beauty of beachfront living.
Tread in the tranquility of stunning views. Wake up to the
soothing sound of the waves and unwind with miracle sunsets.

This is life at the Armonia Beach Villas.

Perfectly located at the water's edge in an exclusive seafront
stretch in the village resort of Kissonerga, Armonia Beach Villas
is the latest property development from Leptos Estates. It is
nestled on the coastline between the historical Paphos Harbour
and the picturesque Blue Flag award-winning Coral Bay Beach.
What's more, a host of amenities, facilities and services including
dining venues, shopping venues, healthcare facilities,
educational and financial institutions, recreational centres and
public transportation services are only a stone's throw away.



- 10km ● AKAMAS PENINSULA
- 16km ● LARA TURTLE BAY
- 12km ● AYAKAS GORGE



Paphos Zoo

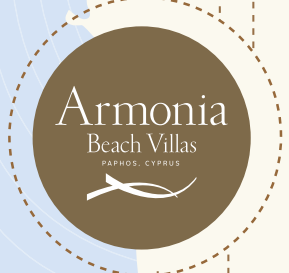
9.5km

CORAL BAY

4km

Coral Beach Hotel & Resort

New Paphos Marina
2.5km



7km

25km

10km

6km

2.5km

6km

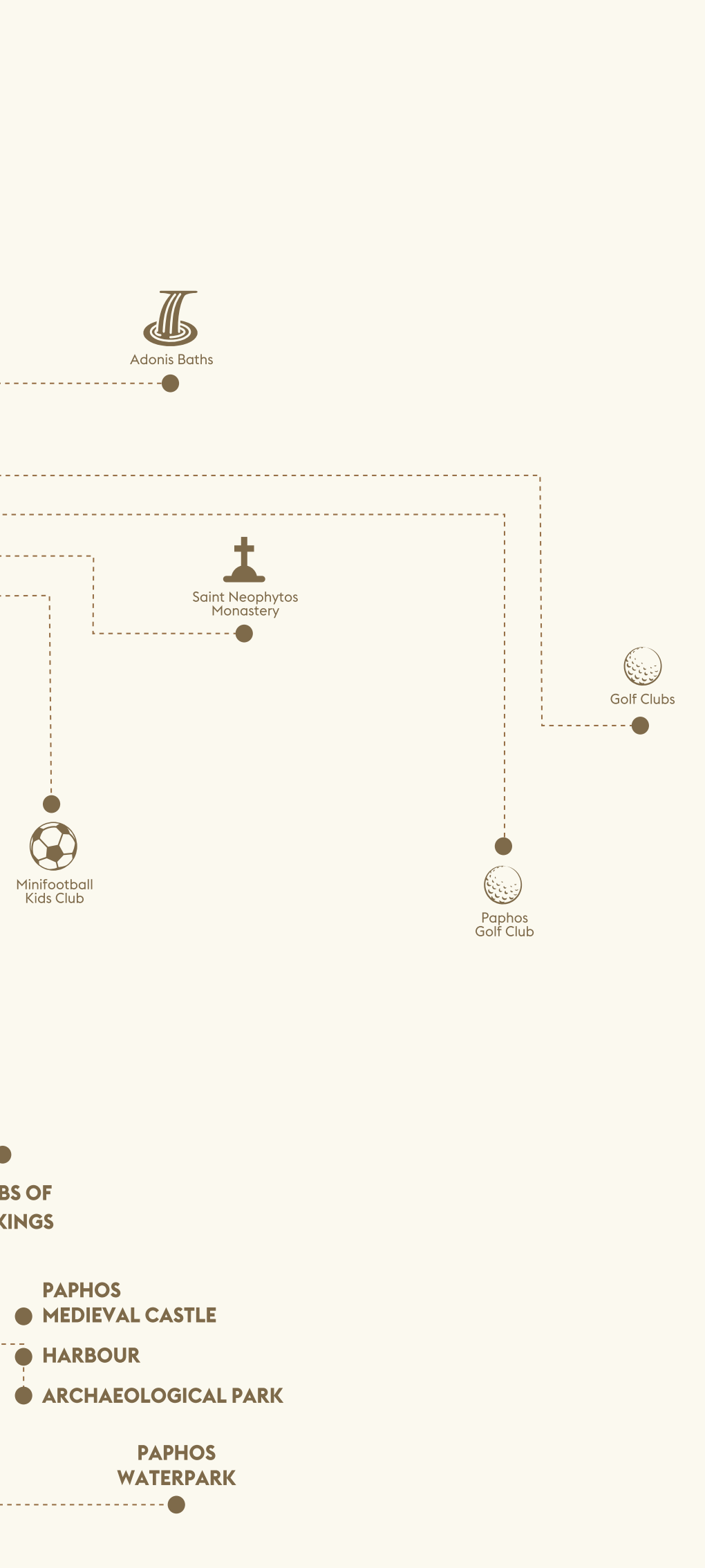
8km

10km

Leptos Head Offices



TOMI
THE K



PROXIMITY MAP





INVEST IN

LUXURY

Cyprus comes with a world of lifestyle and investment advantages. This beautiful island country lets you invest for the future, expand your business, open up a new venture or find the perfect place to retire. Cyprus is also an attractive investment destination because of its specialised human capital, reliable legislative and regulatory framework, favourable tax system and high safety ranking. All this with the advantages of a Citizenship in a European Union country or the benefits of a Permanent Residency.

Explore how you can meet your investment needs with us and benefit from all that Cyprus has to offer.



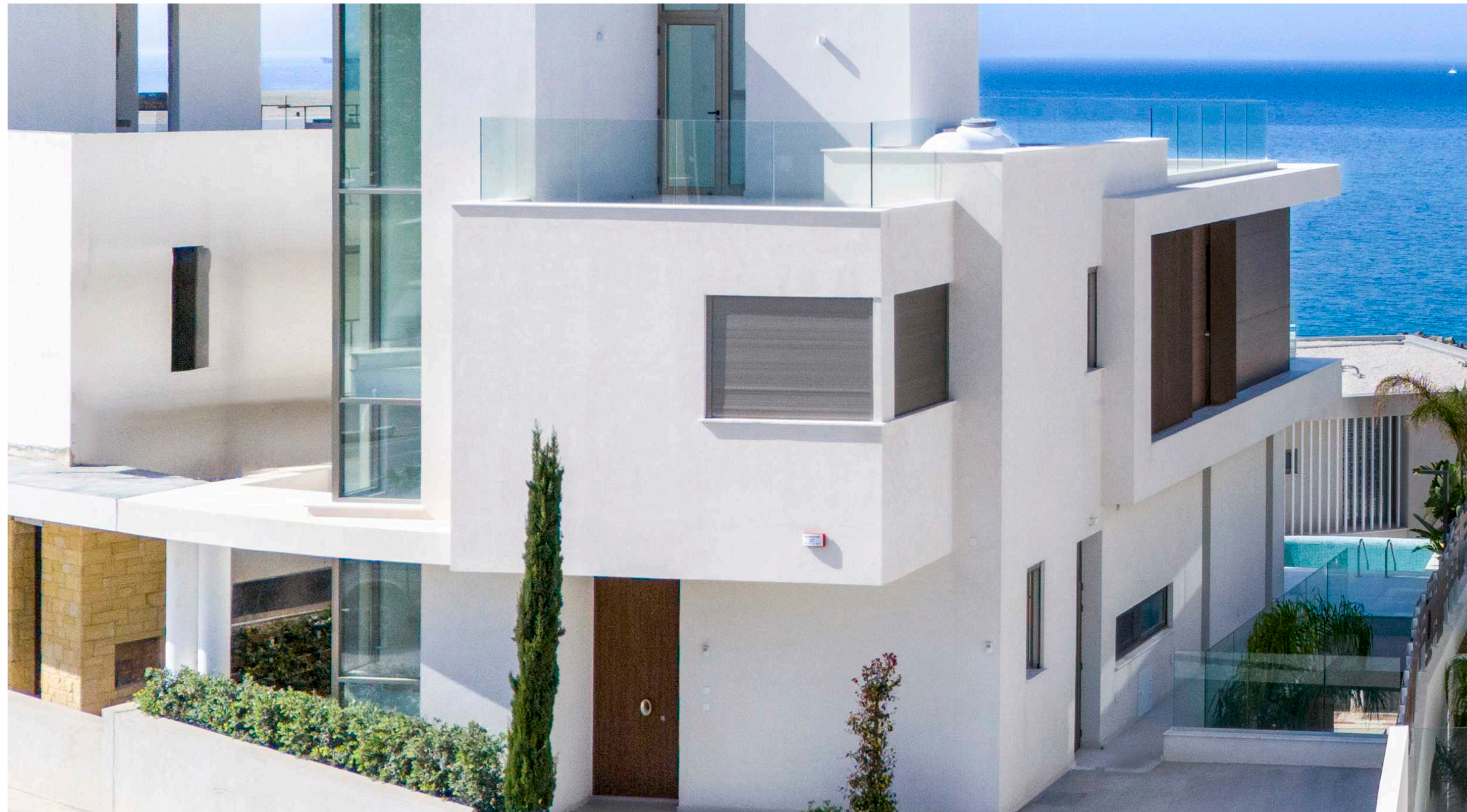




HIDEAWAY, IN LUXURY.

Cosseted between banana plantation and walnut grove, harbor and bay; think of Armonia Beach Villas as your private sanctuary. Seated in the tranquil village of Kissonegra, this place of peace and calm is tucked away from prying eyes, and yet with close-enough proximity to everything that really matters – delightful tavernas, fine dining and nightlife; and just 6 km from central Paphos.

THE ARMONIA LUXURY COLLECTION









• LET YOURSELF GO TO INFINITY AND BEYOND

Therapy for the soul. Refresh mind and body in your private, temperature-controlled infinity pool and watch your cares drift away.





• BACK TO NATURE

While away your time and indulge in the healing powers of Mother Nature, in the leafy and lush depths of your own private garden, complete with BBQ set and designated outdoor living area. A delightful oasis for rest, play and guest entertainment.





• YOU'VE ARRIVED

Sweep up the driveway and into your own private garage.

Built to accommodate two family-sized vehicles, this roomy space offers the ideal space and protection for your motors.



FEEL SERENE IN YOUR PERFECT SPACE



Armonia Beach Villas flaunts an exquisite living experience. The contemporary beachfront architecture features clean lines and expansive panels opening up to large verandas that reach out to outdoor living spaces. Elegant sophisticated design blends artfully with state-of-the-art technology in these 23 limited edition luxury villas.

If you fancy a dip in your private swimming pool or want to spend your evenings socializing over a BBQ, you can have it all. The serenity in the lush landscaped gardens on the outside runs on to understated luxury in the quality finishes of the interiors. Mellow textures and a refreshing palette of colours make the Armonia Beach Villas a blissful haven where you can enjoy ultra-modern living at a relaxed pace.





SWEET PLACE OF MINE

A true honour to its origins, from the undulating design of the rooftops to the gleaming white facades – this is contemporary Greek architecture at its finest. Three-tiers of floor-to-ceiling windows maximize views whilst bathing the open-plan interior spaces with light.

Could there be place more captivating than this?







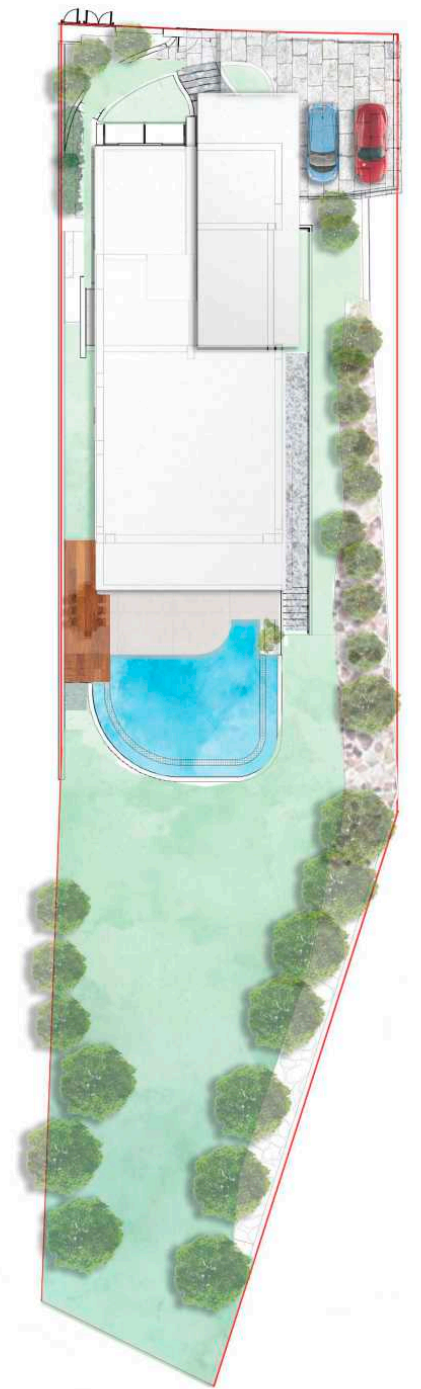
LOWER GROUND FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SITE PLAN

ARMONIA BEACH VILLAS PLOT 1





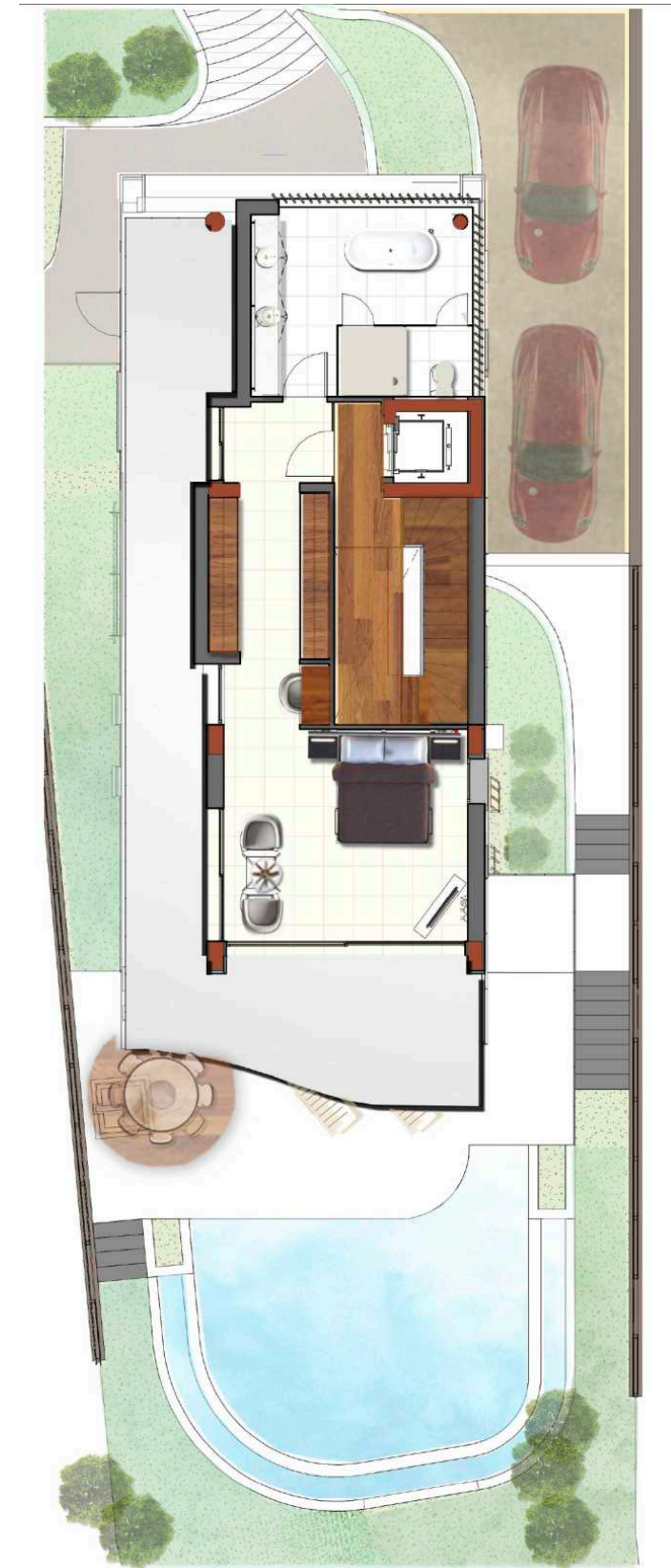
LOWER GROUND FLOOR PLAN



GROUND FLOOR PLAN

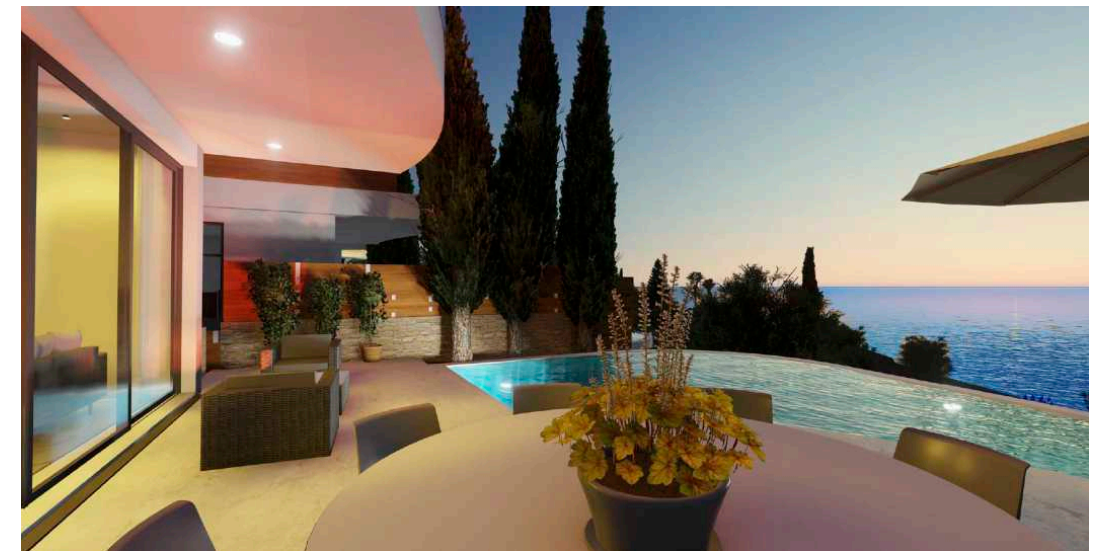
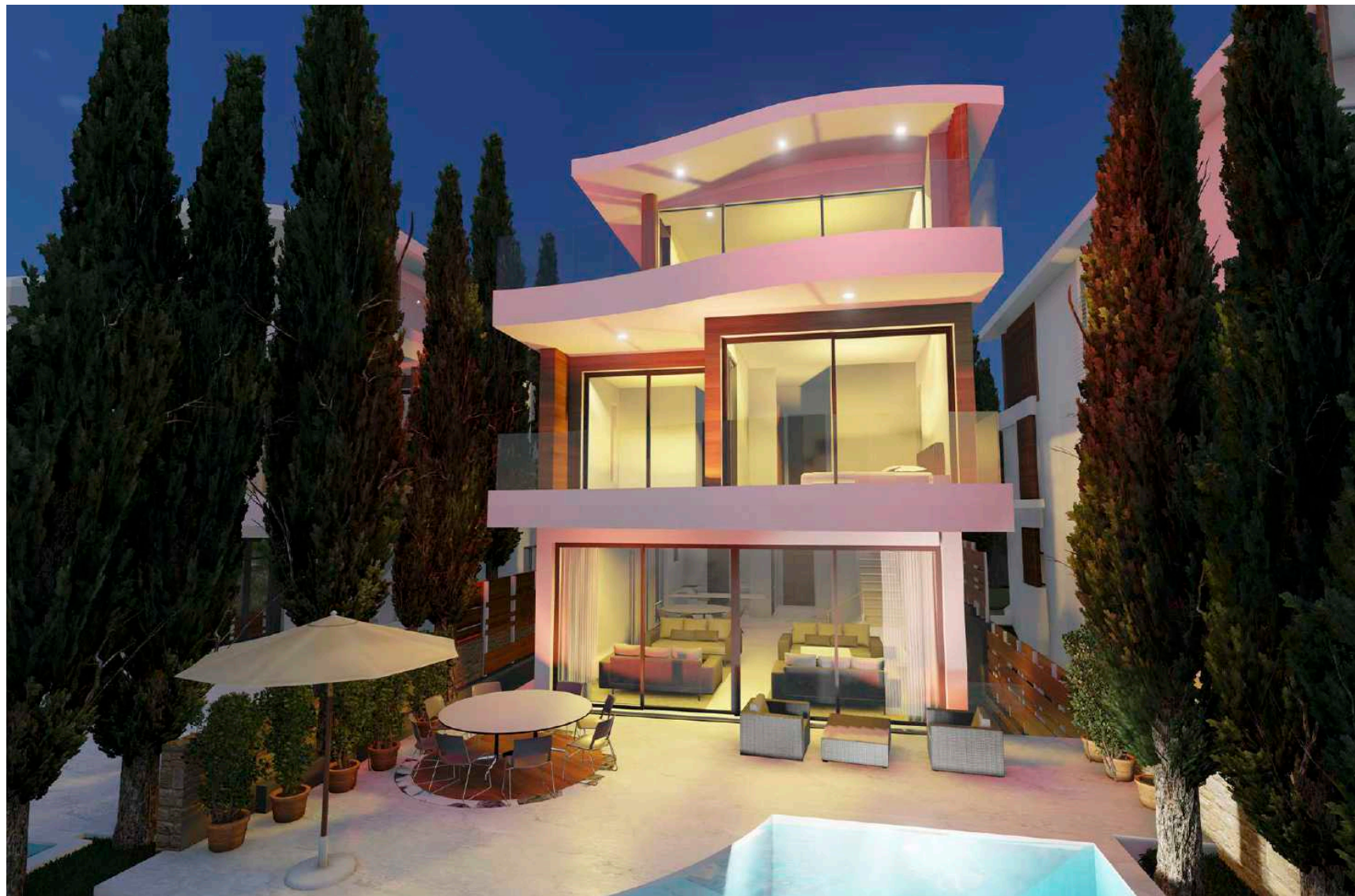


FIRST FLOOR PLAN



SECOND FLOOR PLAN

ARMONIA BEACH VILLAS PLOT 3





LOWER GROUND FLOOR PLAN



GROUND FLOOR PLAN

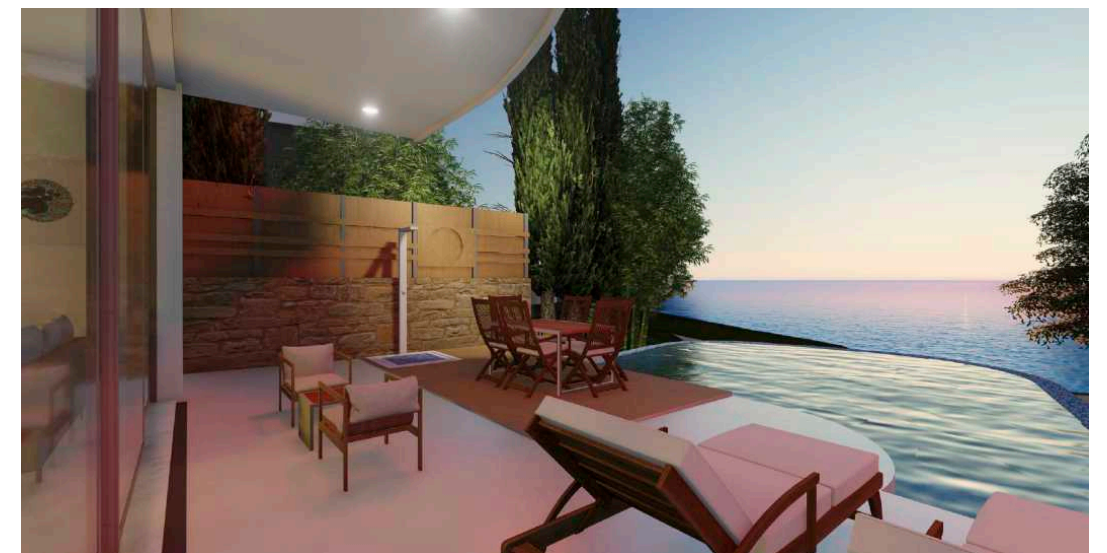


FIRST FLOOR PLAN



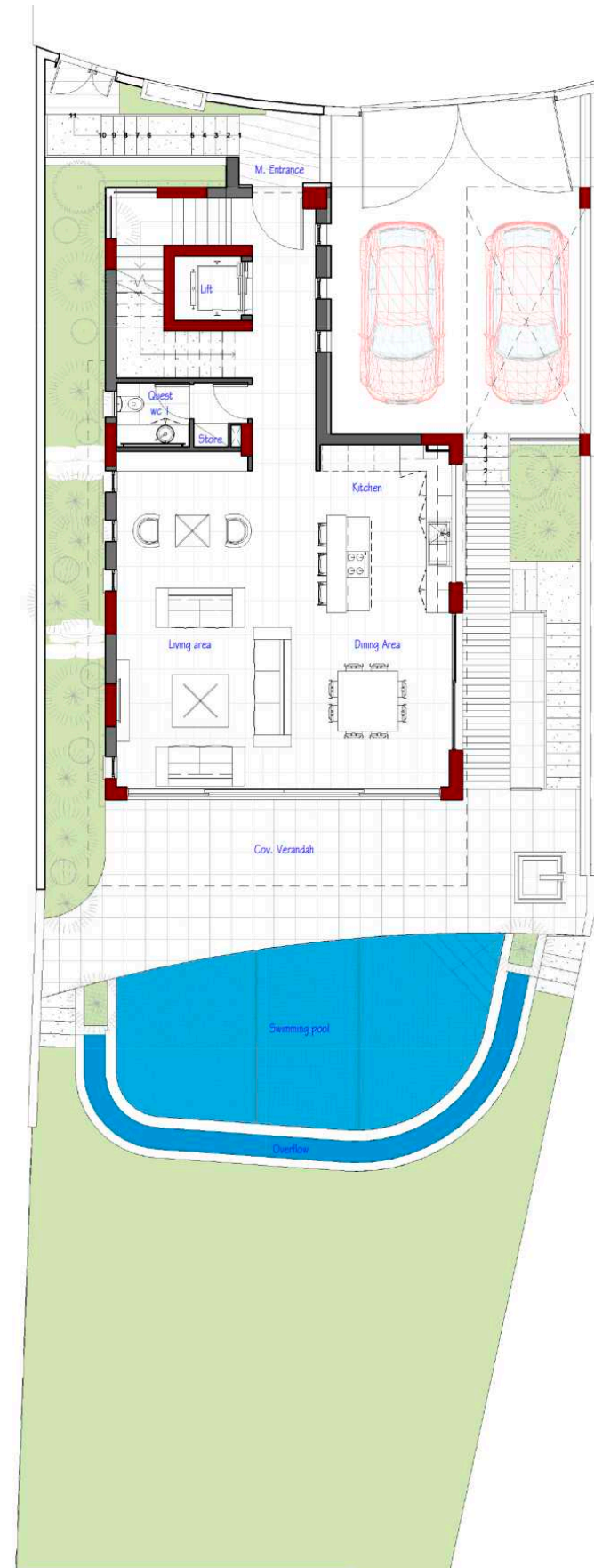
SECOND FLOOR PLAN

ARMONIA BEACH VILLAS PLOT 6





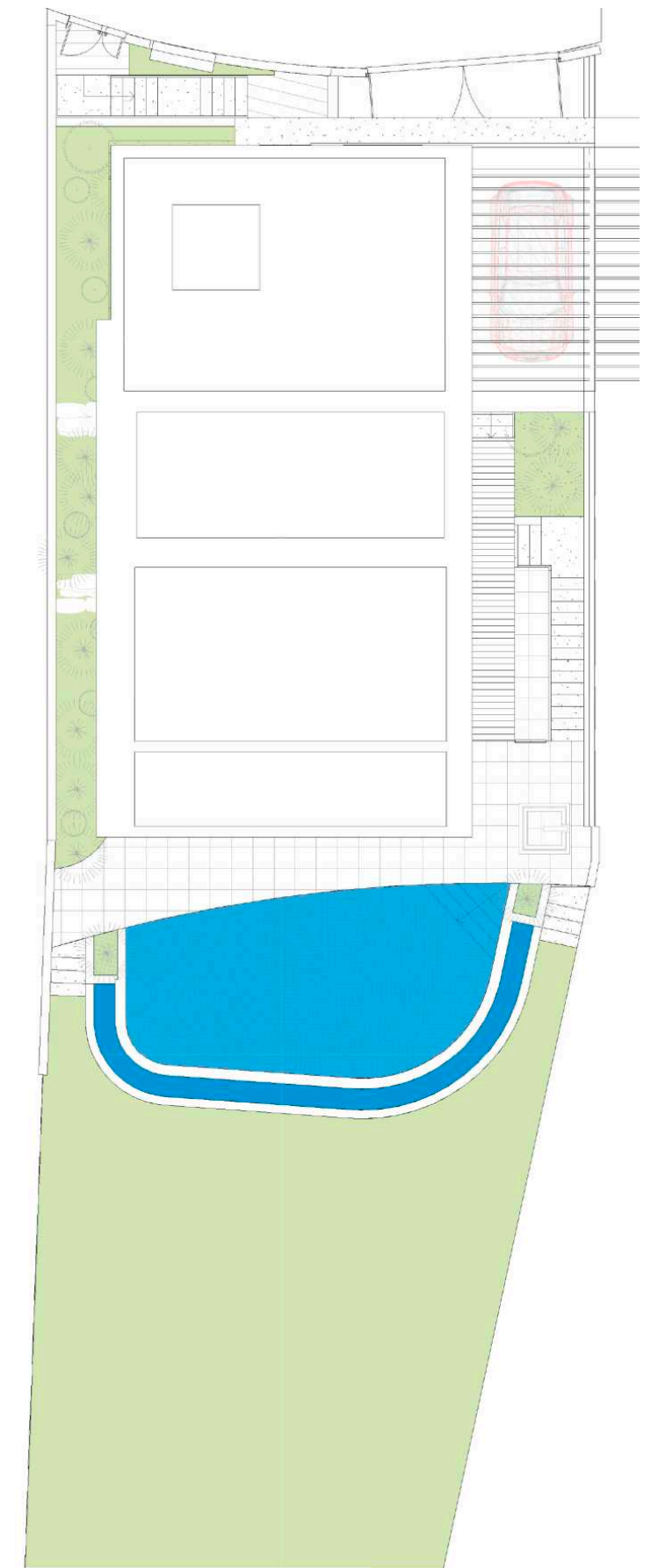
LOWER GROUND FLOOR PLAN



GROUND FLOOR PLAN

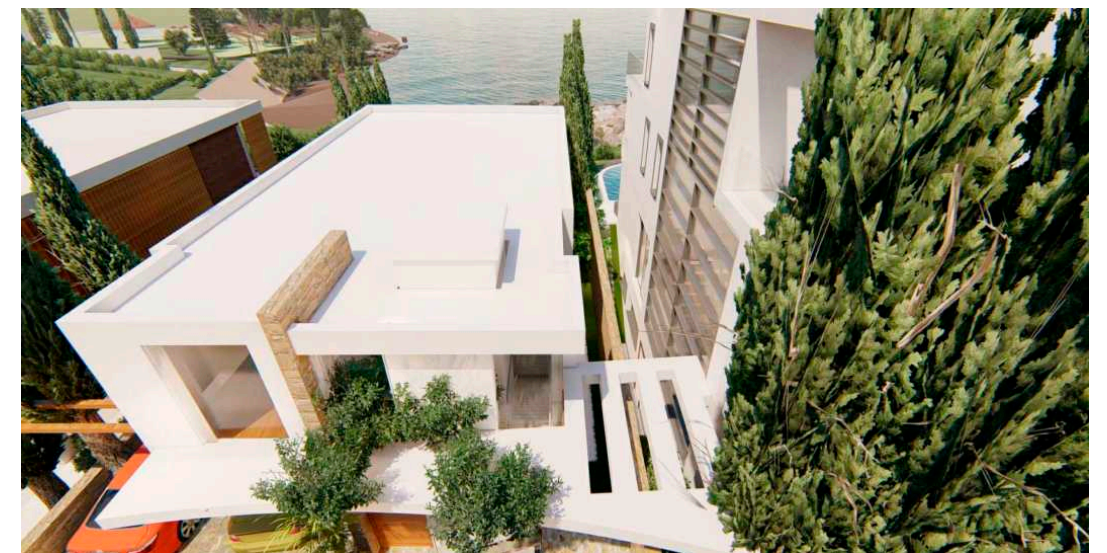


FIRST FLOOR PLAN

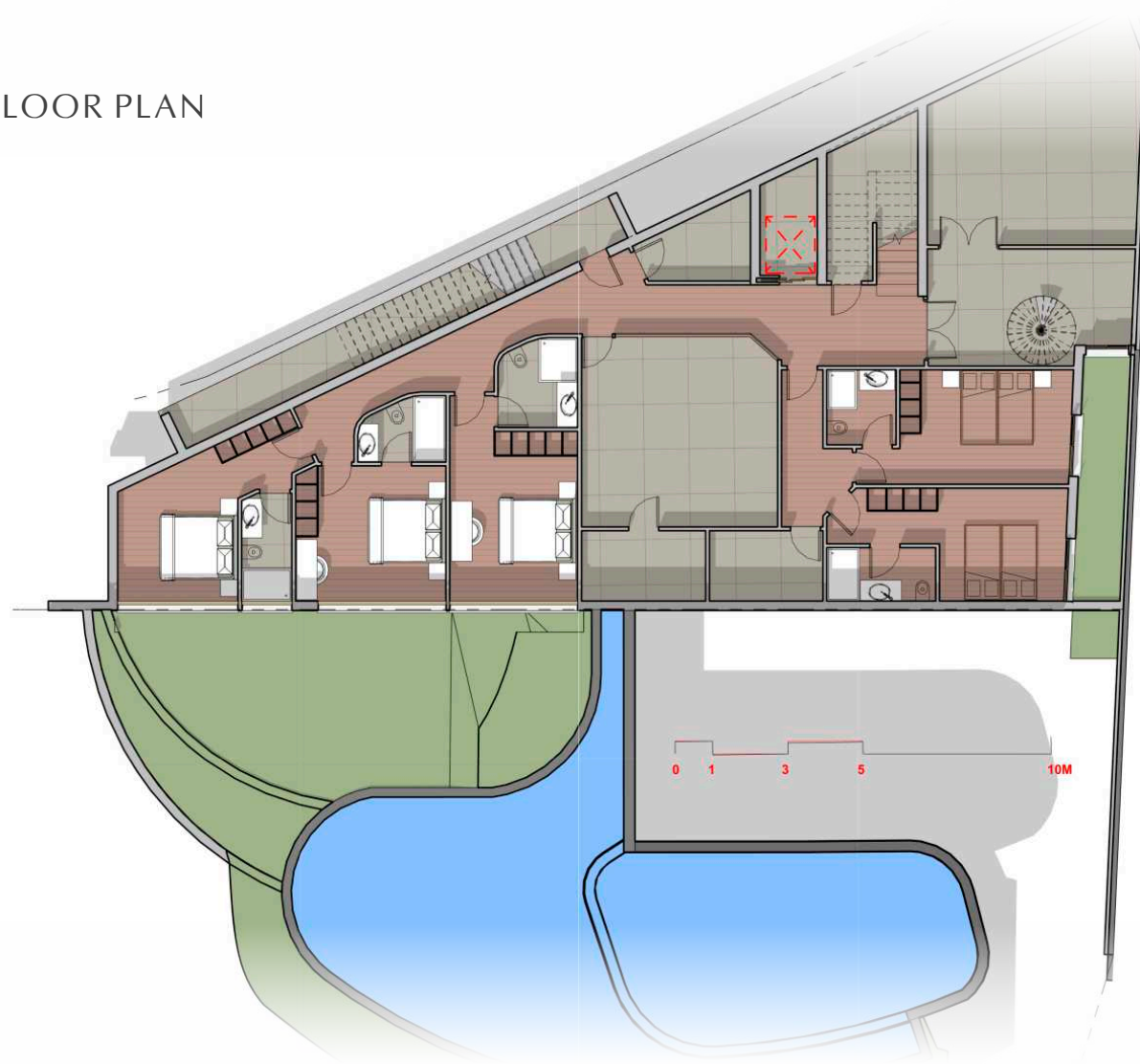


SITE PLAN

ARMONIA BEACH VILLAS PLOT 10



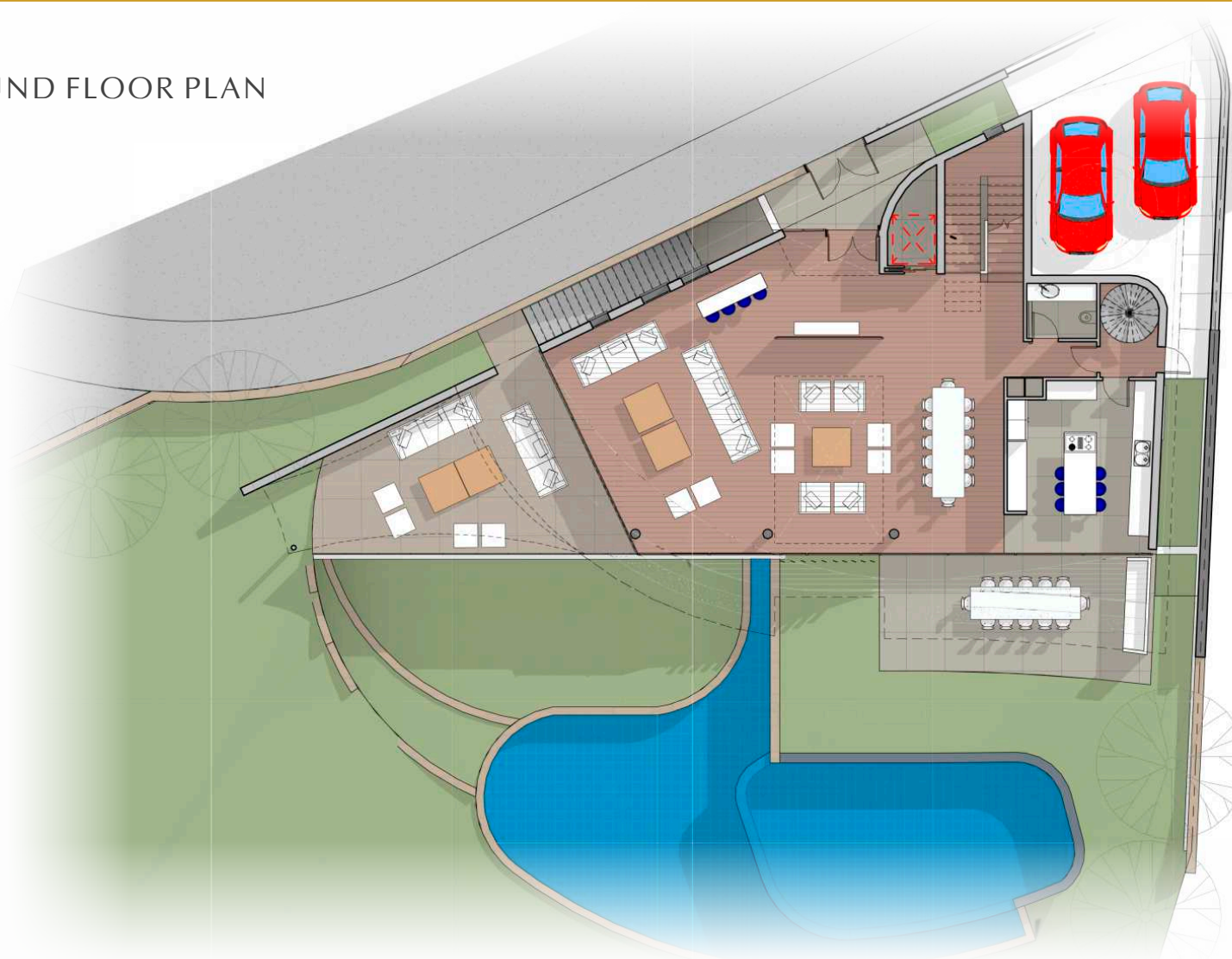
LOWER GROUND FLOOR PLAN



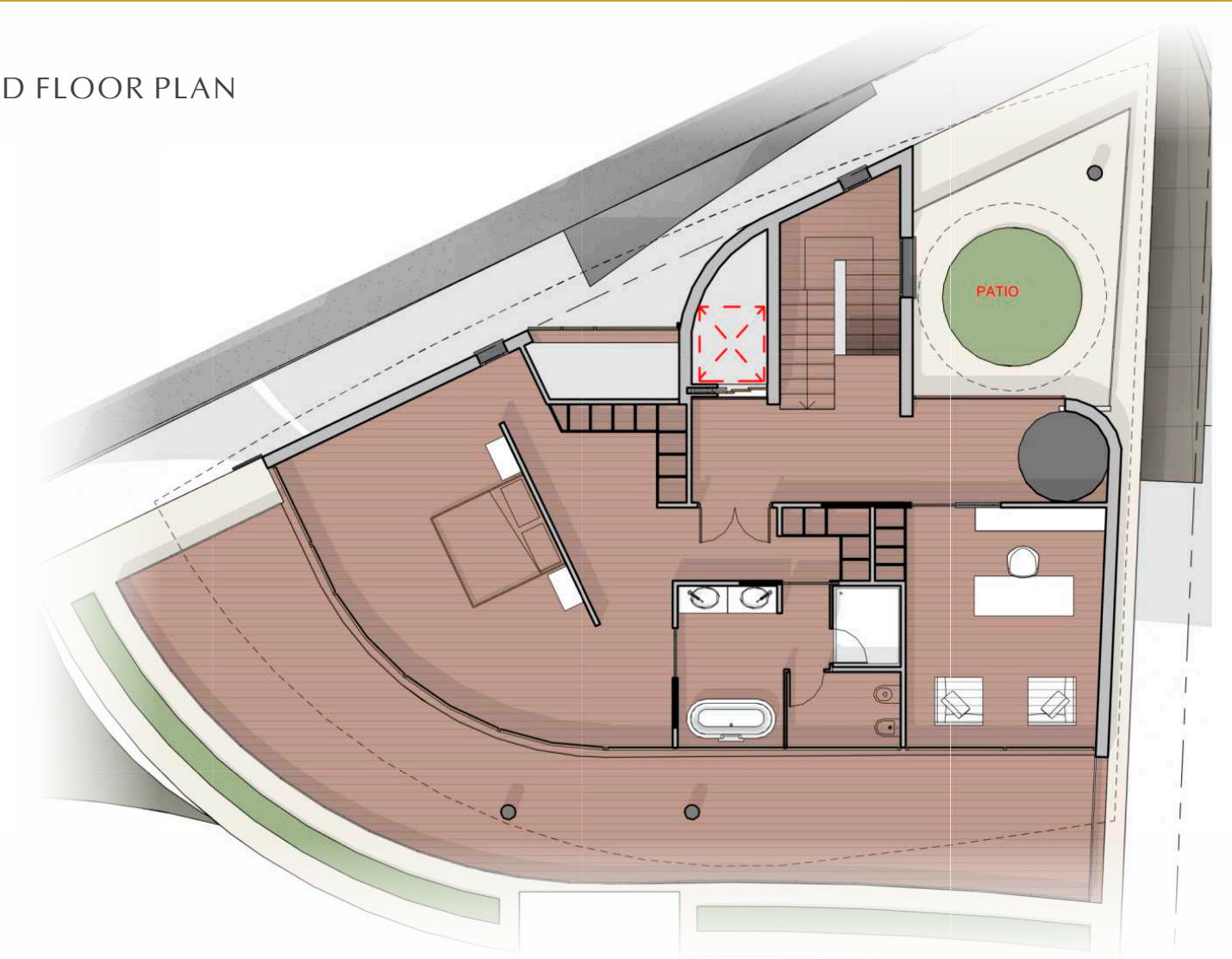
FIRST FLOOR PLAN



GROUND FLOOR PLAN



SECOND FLOOR PLAN

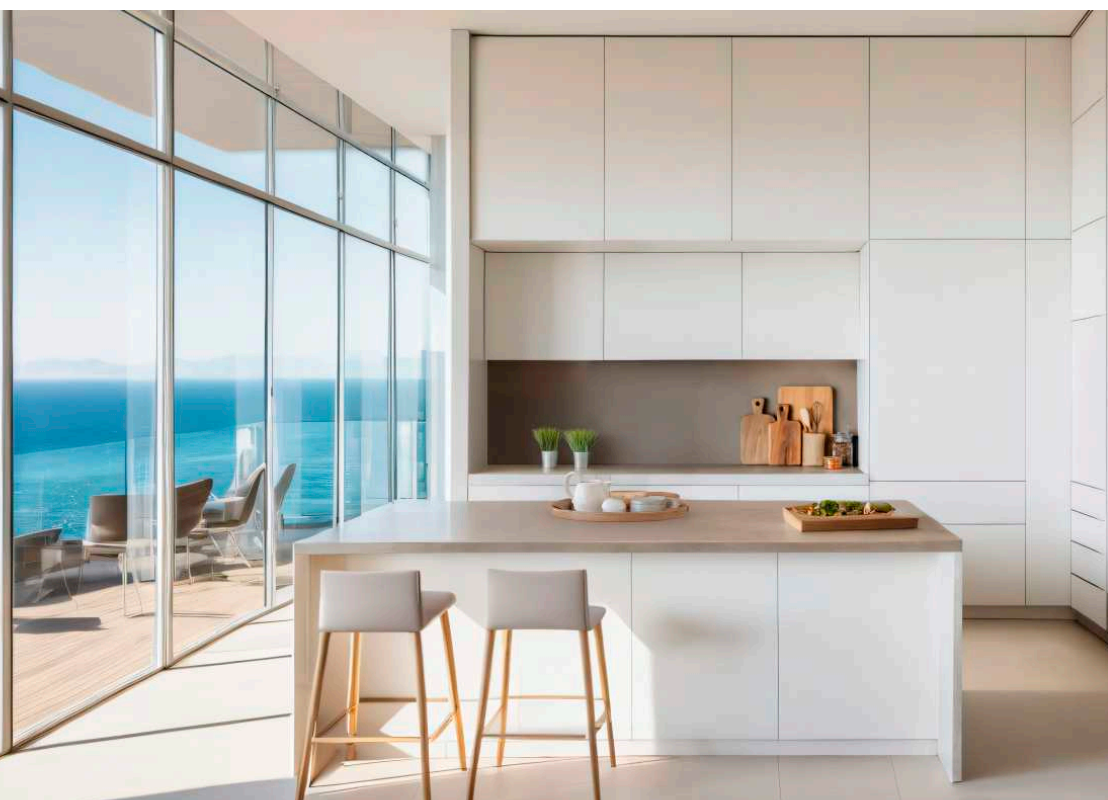
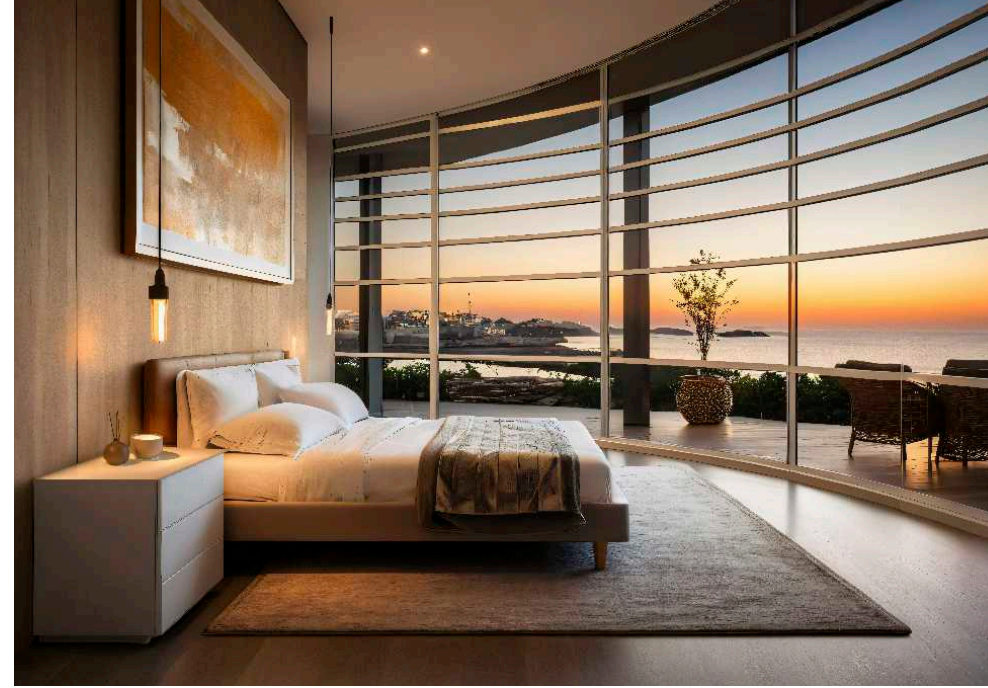


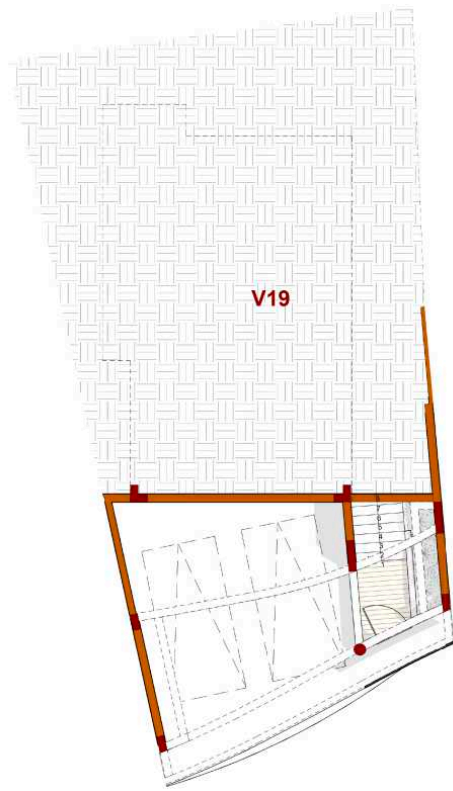
ARMONIA BEACH VILLAS PLOT 15-16-17



ARMONIA BEACH
VILLAS PLOT 15-16-17







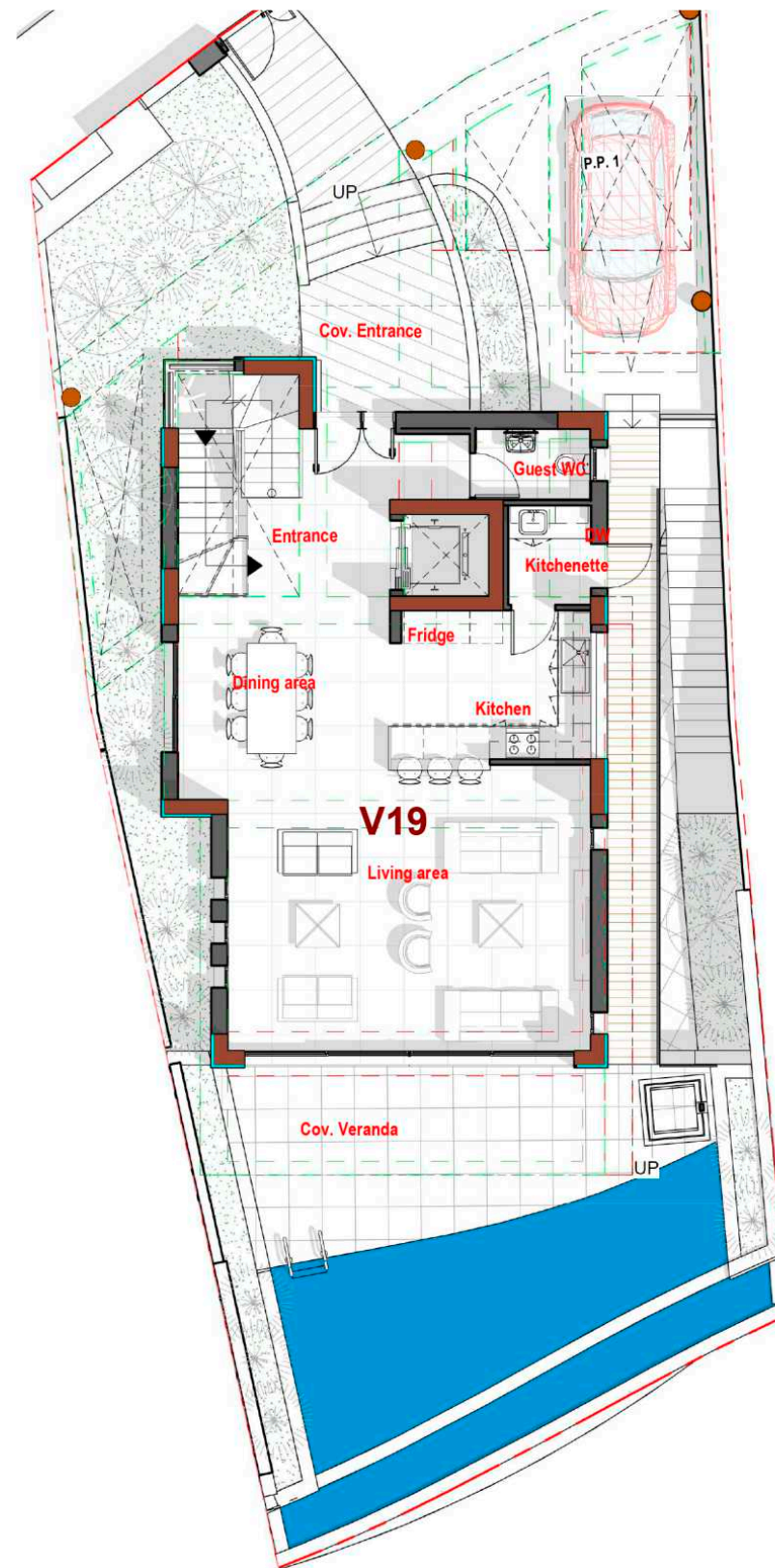
LOWER GROUND FLOOR PLAN LEVEL 1



LOWER GROUND FLOOR PLAN LEVEL 2



GROUND FLOOR PLAN



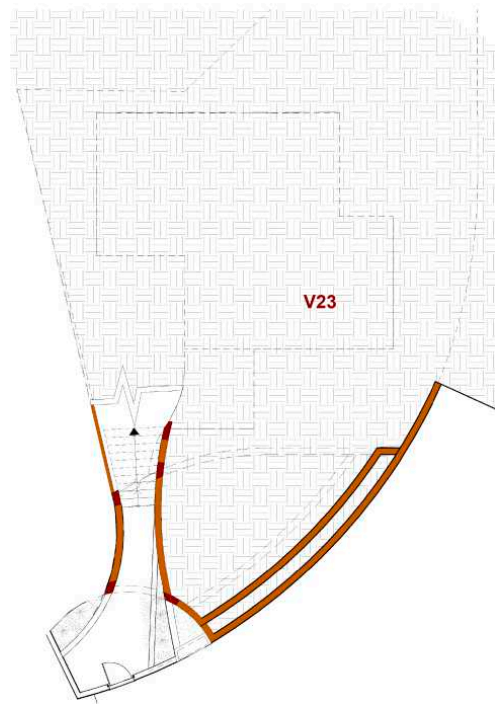
FIRST FLOOR PLAN



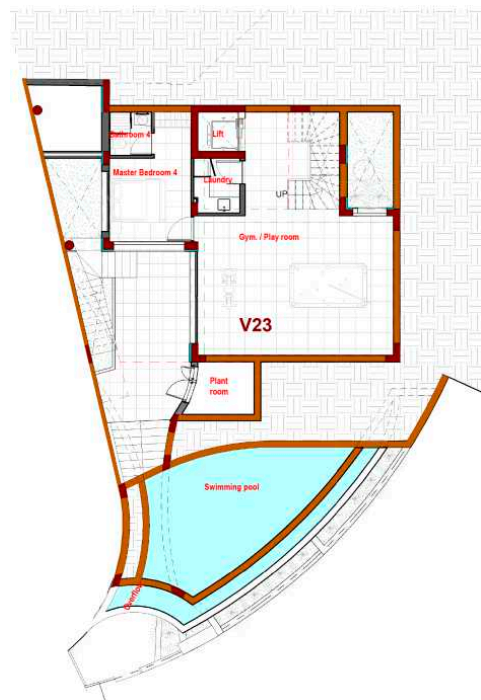
ROOF PLAN

ARMONIA BEACH VILLAS PLOT 19

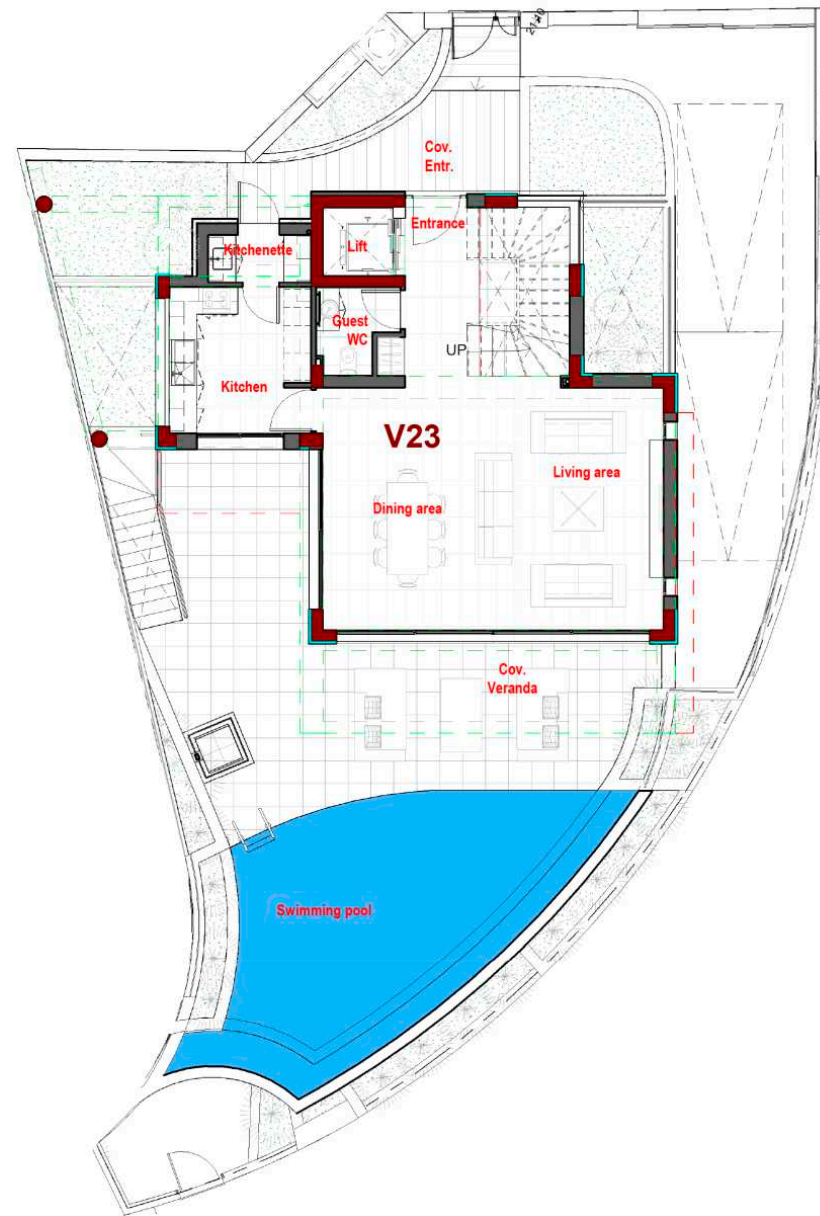




LOWER GROUND FLOOR PLAN LEVEL 1



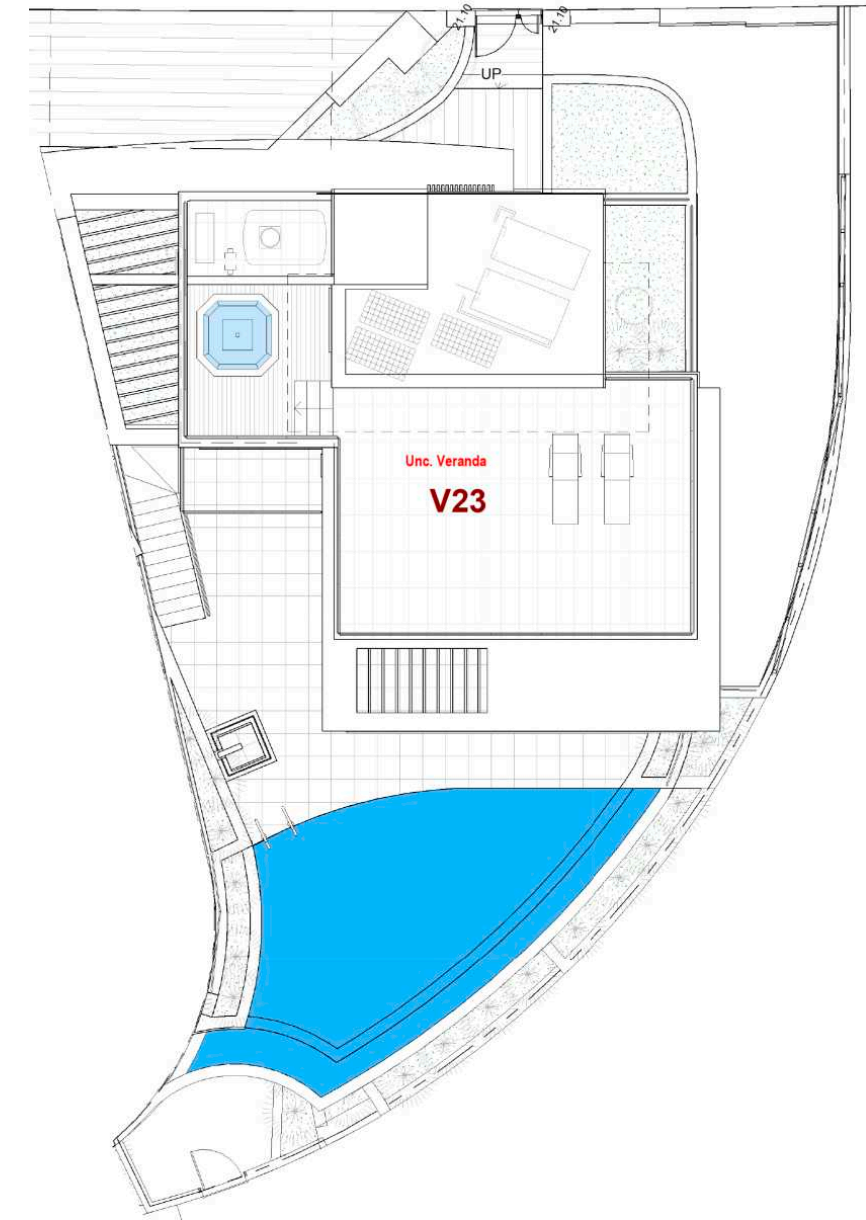
LOWER GROUND FLOOR PLAN LEVEL 2



GROUND FLOOR PLAN

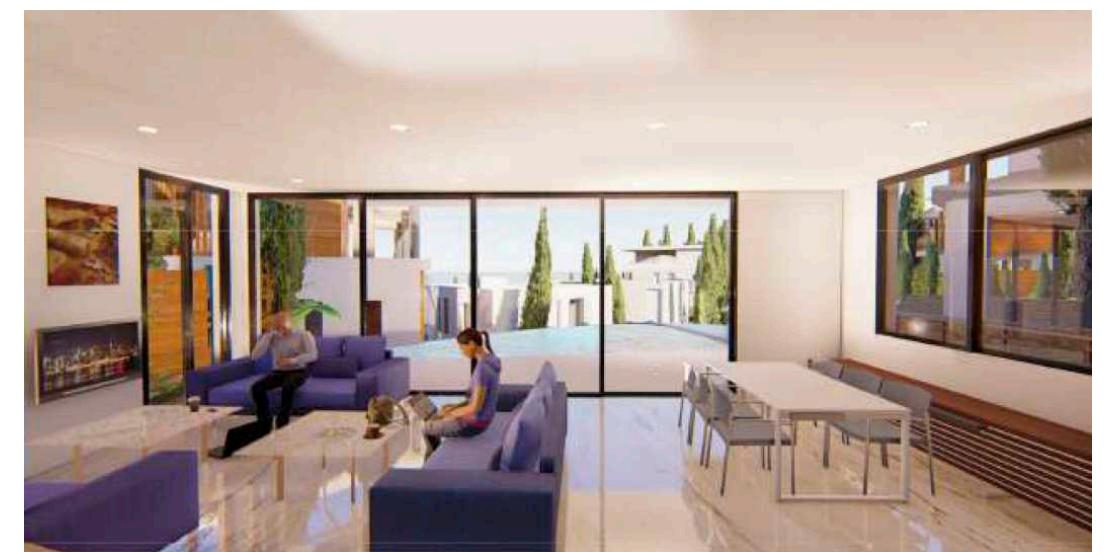
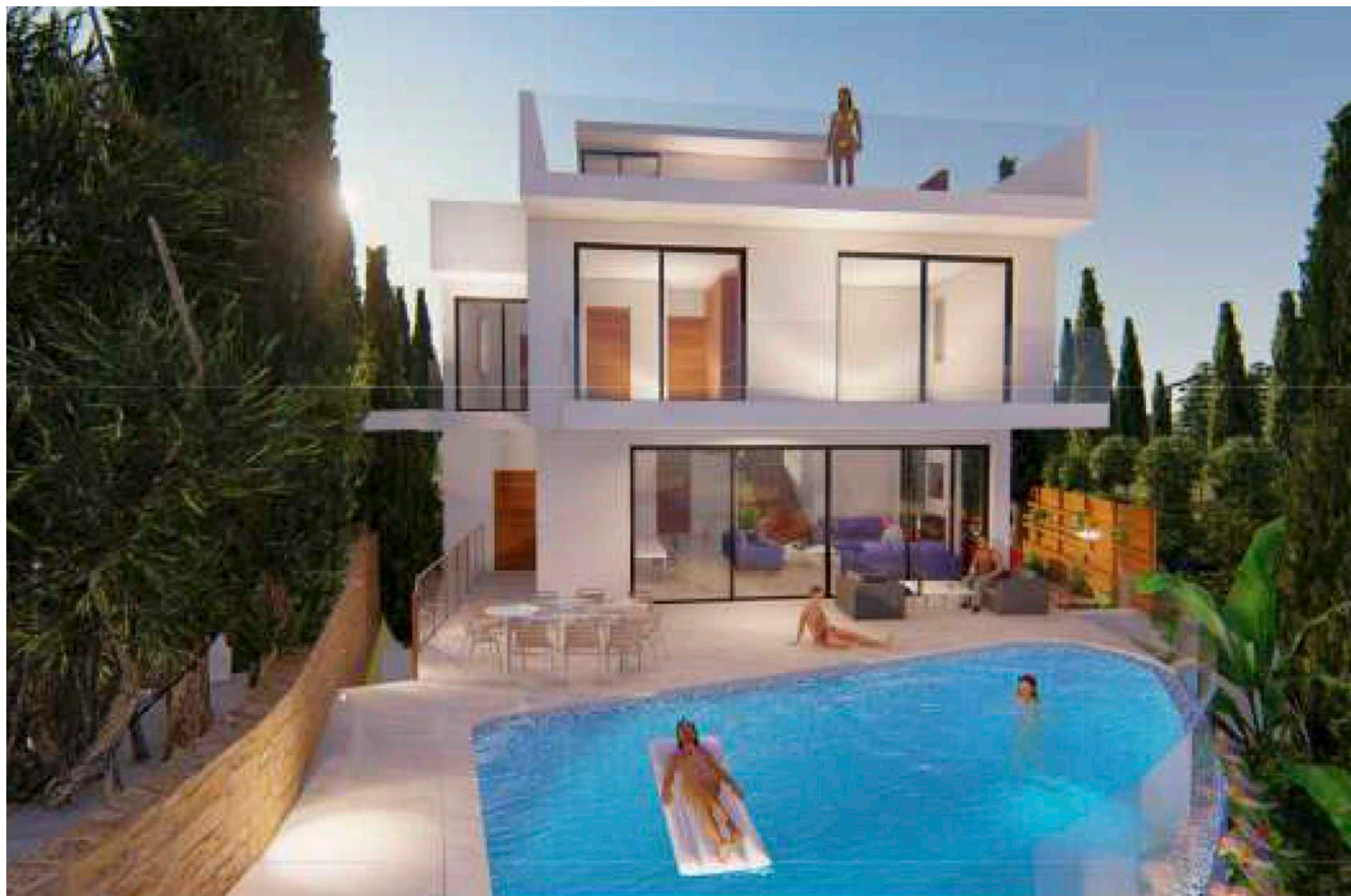


FIRST FLOOR PLAN



ROOF PLAN

ARMONIA BEACH VILLAS PLOT 23







PERMANENT RESIDENCE PERMIT AT A GLANCE

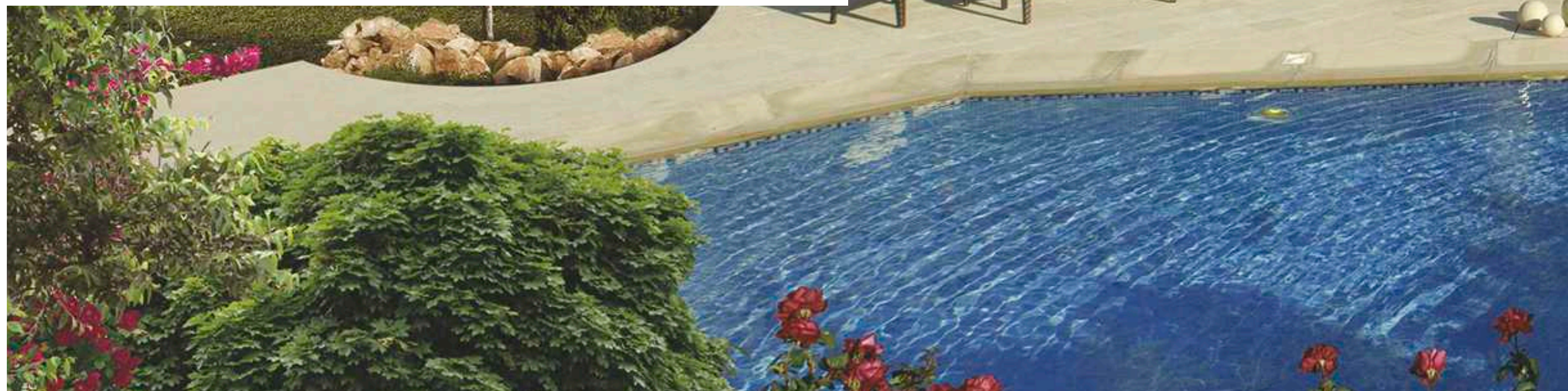
As a Cyprus Permanent Residency holder, you and your family are free to enter Cyprus without a visa, and need to visit Cyprus once every two years at least for one day. As a Cyprus Permanent Resident, you have the right under certain conditions, to apply for a Cypriot passport following your physical presence on the Island.

- Invest just €300,000 in a new property, from a licensed development company
- Covers Parents (Main Applicant) & Children
- Cyprus Permanent Residency issued in approximately 6 months.
- Valid for life with no need to renew
- No minimum stay requirement
- Visa-free entry to Cyprus
- Ready-to-move in freehold properties with clear Title Deeds

GET
**CYPRUS
PR CARD
IN 6 MONTHS**
INVEST € 300,000
IN PROPERTY



FAST FACTS





NO1
SERVICE
EXPORTER
2012-2016 & 2018

350+
COMPLETED
PROJECTS

65
YEARS OF
EXPERIENCE

25000
HAPPY AND
SATISFIED
HOME OWNERS

25
PROJECTS
CURRENTLY
UNDER
CONSTRUCTION

75+
COUNTRIES
WITH OFFICES
AND SALES
NETWORK

1500+
EMPLOYEES

5mil
SQM of
PRIME LAND
FOR
DEVELOPMENT





THE LEPTOS GROUP





GROUP OF COMPANIES

PROUDLY COMMITTED TO EXCELLENCE SINCE 1960.

Leptos Group, a Leading Organization in Land & Building Development and Real Estate, Travel & Tourism, Health Care and Education has over 65 years of success history. It has achieved the leading position through the professionalism and team effort of its employees and its international network of sales service in 75 countries and has successfully completed over 350 different home developments, hotel resorts, shopping centers, a university and a hospital.

The Leptos Calypso Hotels and Resorts, a member of the Group, is a public listed company that owns and operates Hotels and Resorts with over 3600 beds both in Cyprus and Greece.

The Group is also involved in the Education and Healthcare sectors with its own University, the Neapolis University Pafos, the first and only one in the region, and Iasis Hospital, one of the best equipped and stated hospitals in Cyprus.

MAIN DEVELOPMENTS IN CYPRUS

- Kamares Village, Kamares
- Olympus and Vikla Villas, Tsada
- Adonis Beach Villas, Chloraka
- Limassol Del Mar, Limassol
- Limassol Blu Marine, Limassol
- Coral Seas Villas, Coral Bay
- Venus Gardens, Chloraka
- Zelemenos Village, Koili
- Aphrodite Gardens, Kato Paphos
- Coral Bay Villas, Coral Bay
- Belvedere Villas, Chloraka
- Lemba Beach Villas, Lemba
- Mandria Gardens, Mandria
- Akamantis Gardens, Polis
- Limnaria Gardens, Kato Paphos
- Aphrodite Springs, Geroskipou
- Paphos Gardens - Kato Paphos
- Leptos Calypso Hotels & Resorts
- Neapolis University Pafos
- Iasis Hospital



INDICATIVE CURRENT PROJECTS





BESPOKE HILLTOP VILLAS



GATED RESORT RESIDENCES



PRIME COMMERCIAL SPACE



SEAFRONT RESIDENTIAL
& SERVICED APARTMENTS



SEAFRONT LUXURY VILLAS



SEAFRONT LUXURY APARTMENTS



LEPTOS GOLD CARD

As a small gesture of our appreciation we 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.

Leptos Gold Card Members enjoy access to 3 SPAs, 8 tennis courts, 3 indoor pools and a squash court. Optional benefits include shopping assistant, baby-sitting service and chauffeured limousine.



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

 Iosis
HOSPITAL



PAPHOS - CYPRUS HEADQUARTERS

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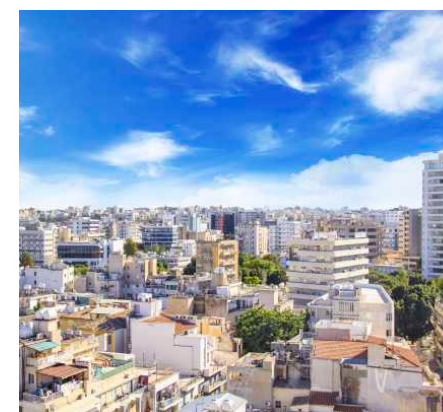
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SINCE 1960



Leptos Estates
the Leading property developers



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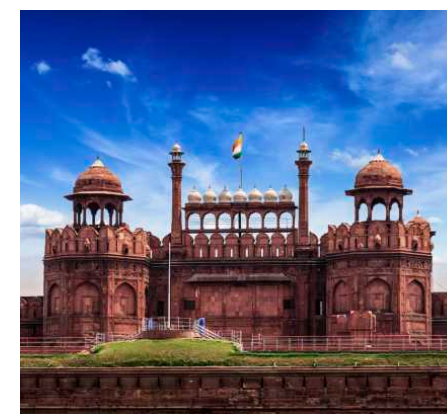
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SINCE 1960

