



**GIOVANI**  
HOMES



Homes for life.



Homes for life....

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# CYPRUS

Cyprus boasts a strategic geographic location at the nexus of Europe, Africa, and Asia, offering unparalleled access and connectivity. Its advantageous position is complemented by excellent air travel infrastructure, with top-tier airports facilitating easy movement within the European Union and beyond. The island melds a rich cultural heritage and vibrant history with the allure of its pristine beaches, which are acclaimed for having the cleanest bathing waters in Europe. The salubrious Mediterranean climate, coupled with cosmopolitan urban centers brimming with amenities, makes Cyprus an ideal locale for both work and leisure.

The cost of living in Cyprus is economical without compromising on quality, attracting Europeans throughout the year for coastal and golf retreats. The nation's economy is modern and service-oriented, thriving within a free market framework that presents numerous business and tax incentives. Cyprus is synonymous with safety and stability, qualities that render it a perfect haven for families and scholars alike.

In recent years, Cyprus has positioned itself as a burgeoning regional nucleus for energy, propelled by the discovery of hydrocarbon reserves within its Exclusive Economic Zone. This has catalyzed a significant influx of foreign investment and development. The country prides itself on robust property rights and maintains a high degree of freedom in investment, trade, labor, business, and finance.



## CAPITAL

Nicosia



## THE CLIMATE

**300+** Days of sunshine



## TEMPERATURE

**+13°C** Avg. Temp. Winter  
**+34°C** Avg. Temp. Summer



## EU MEMBER

State 2004  
Eurozone 2008



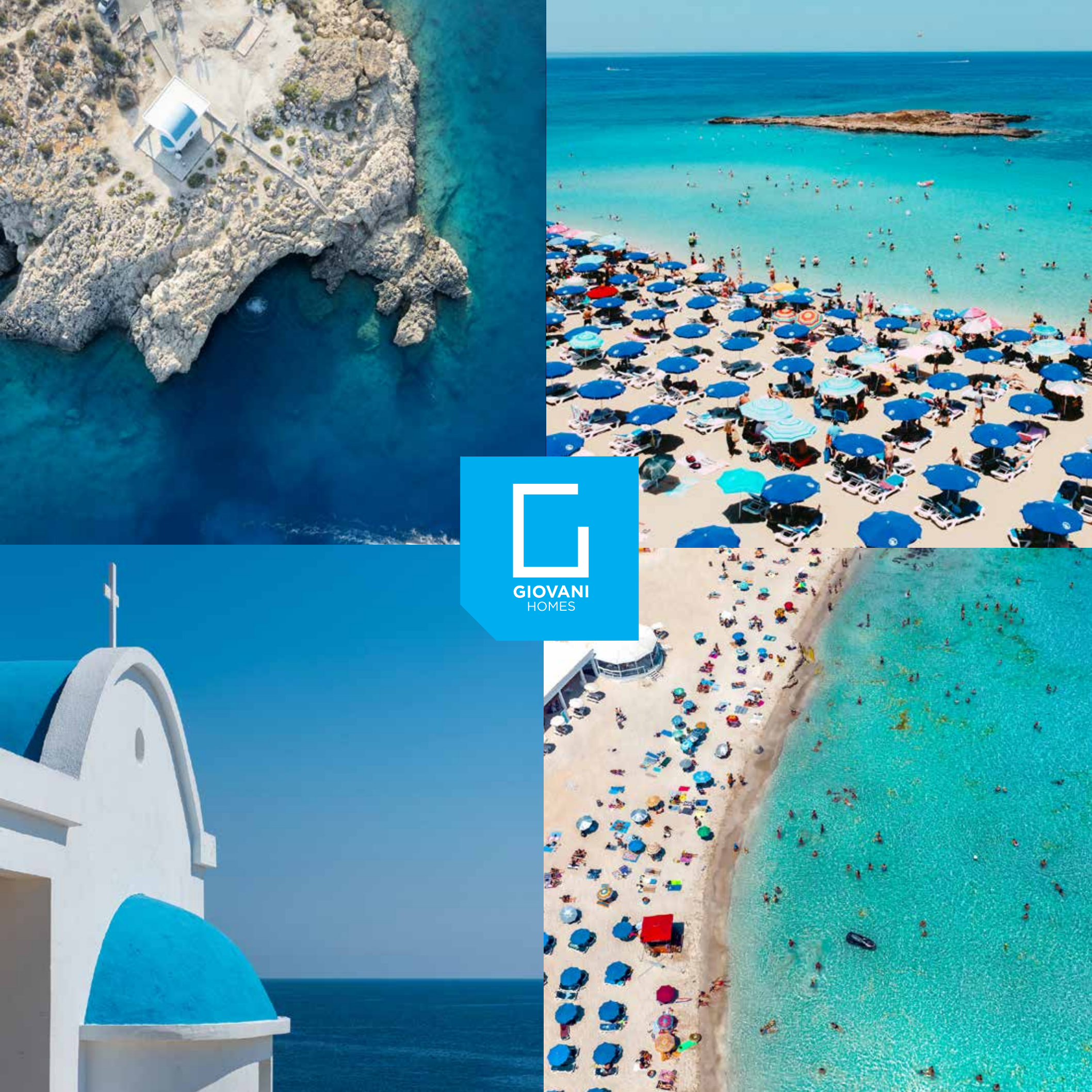
## CURRENCY

Euro



## AIRPORTS

Larnaca International Airport  
Paphos International Airport







## SOUTH EAST CYPRUS

### AYIA NAPA & PROTARAS

Astute investors who are looking to make a significant financial contribution or to improve their lifestyle are turning their attention to what is set to be the newest and fastest evolving property hot-spot in the Mediterranean. The unspoilt area of the South East Coast of Cyprus is already attracting major investments from English and European speculators.

Such interest is a clear indication of their recognition concerning the outstanding potential that the region has to offer. When it comes to choosing the ideal location to visit for holidays, when considering relocation, or simply an excellent return on investment, South East Cyprus has everything you are looking for. Holiday lettings are running at an all-time high in the area with many owners already reporting a full booking calendar. Long-term rentals in the area have also increased and for the first time in many years, the demand for residential rentals has outstripped the supply.

For individuals and families that are looking for a quality lifestyle that comes with one of the fastest value-for-money standards of living, South East coast of Cyprus ticks all the boxes. With low crime, enviable family values, and one of the best climates of Europe, Cyprus is already recognised as one of the best countries in the world to live in.



PROTARAS

AYIA NAPA



#### BEACHES

19 beaches in Protaras and 16 in Ayia Napa have been awarded blue flags for excellence.



#### INTERNATIONAL RECOGNITION

As the 22nd out of the 25 best beaches in the world is Nissi Beach in Ayia Napa, according to the travel platform TripAdvisor. In addition, according to Trip Advisor, the beaches of Famagusta Nissi Beach, Fig Tree Bay and Makronissos are among the best beaches in Europe. In 7th place is Nissi Beach in Ayia Napa, in 15th place is Fig Tree Bay in Protaras and in 18th place is Makronissos beach in Ayia Napa.



#### MARINAS

Ayia Napa Marina, Paralimni Marina (under construction to be completed in 2025).



#### MUSEUMS

THALASSA Municipal Museum, Sculpture Park, MUSAN Museum of Underwater Sculpture Ayia Napa.

## GETAWAY TO EVERYWHERE



5-10 min to Ayia Napa and Paralimni Marinas



10-15 min to Paralimni Center



35 min to Larnaca International Airport



50 min to Nicosia the capital

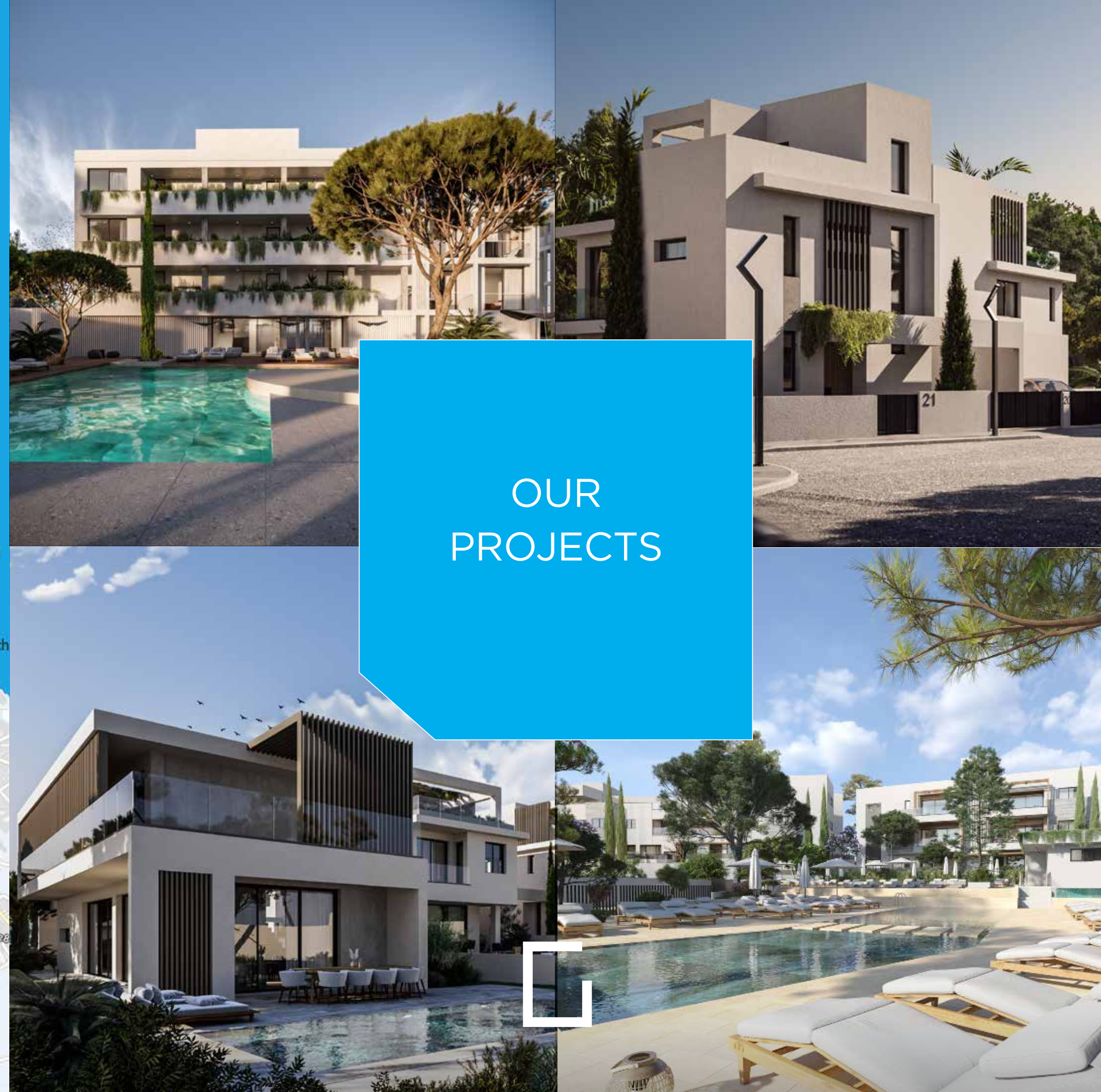


An aerial photograph of a white sailboat with a single mast, sailing on a vast expanse of deep blue water. The boat is positioned in the lower right quadrant of the frame, leaving a white wake behind it. The water's surface is textured with small ripples. In the upper right corner, a small, dark, rocky island or coastline is visible, partially submerged in the water. The overall color palette is dominated by various shades of blue, from deep navy to a lighter turquoise near the shore.

Home is the starting place of love,  
hope and dreams...

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## ALL WHITE

Lifestyle  
Apartments

VIEW / DOWNLOAD  
ONLINE BROCHURE



COVERED  
AREAS  
77 m<sup>2</sup>

OPEN  
VERANDAS  
55-75 m<sup>2</sup>



2



2



COMMUNAL

## ALL WHITE

Lifestyle Apartments

PARALIMNI-PROTARAS

All White project embodies uniqueness, style, privacy and modern design.

Consisting of 40 apartments in total, this luxurious modern development is in a sought-after location halving the distance between the town of Paralimni and the golden sandy beaches of the area, and also in a central location, in close proximity to many of the area's amenities and services such as restaurants, bars, banks, hypermarkets and bakeries, while the nearest anchorage is just 4 km away.

Location, design and comfort make this project an ideal choice for those who favor a modern way of living.

COMPLETION: **COMPLETED**



6KM



6KM



56KM



500M



500M





ALMA  
Villas



VIEW / DOWNLOAD  
ONLINE BROCHURE



COVERED  
AREAS

134-139 m<sup>2</sup>

PLOT  
SIZES

276-320 m<sup>2</sup>

VERANDAS

55-75 m<sup>2</sup>



2



3

PRIVATE



ROOF  
GARDEN

38-46 m<sup>2</sup>

## ALMA VILLAS

KAPPARIS-PROTARAS

Alma Villas is located in Kapparis, one of the most secluded areas of the greater Protaras area. It is conveniently located just a short distance from the centre and the tourist resort. In this secluded yet panoramic location, the development offers direct access to the Blue Flag beaches. It is also just a few minutes away from the centre of Paralimni, where the shopping centre and all the public facilities of the Famagusta district are located.

Alma Villas consists of 15 two- and three-bedroom holiday villas with a minimalist design. Each residence is designed to offer privacy and has a private swimming pool, garden, parking space and a roof terrace overlooking the magical sunsets of Protaras.

The residences are designed so that the interior spaces are seamlessly connected to the exterior, creating an integrated whole so that residents can enjoy all the spaces at any time of the year. The interior of each residence is designed with great attention to detail.

COMPLETION: **DECEMBER 2025**



4KM



300M



61KM



500M



500M







## ANGELICO Lifestyle Apartments

VIEW / DOWNLOAD  
ONLINE BROCHURE



COVERED  
AREAS  
51-83 m<sup>2</sup>

COVERED  
VERANDAS  
5-24 m<sup>2</sup>

OPEN  
VERANDAS  
103 m<sup>2</sup>



1-2



1-2



COMMUNAL

ROOF  
GARDEN

42 m<sup>2</sup>

## ANGELICO Lifestyle Apartments

 KAPPARIS-PROTARAS

The Angelico Lifestyle Apartments are located in Protaras, in close proximity to the city of Paralimni, but also very close to the Kapparis area. One of the most popular regions of Protaras that is active throughout the year, providing dozens of amenities and entertainment options. The project is on a hill offering unobstructed sea views of Famagusta and Kapparis. The Angelico Lifestyle Apartments consist of six blocks of apartments which provide a sense of privacy, comprising of 64 apartments with sea views or views of the communal swimming pool.

They also include penthouses with a private pool and apartments with a private garden. Built in such a way as to convey the sense of a summer resort, the Angelico Lifestyle Apartments stand out for their bohemian minimalist air, their clear-cut lines and the quality of materials.

It's a project that accentuates design, while satisfying all contemporary lifestyle needs. The centerpiece of the development is the communal swimming pool, the perfect exotic setting for relaxation, with the big areas of green composing an exclusive scenery that one rarely sees in such projects.

COMPLETION: DECEMBER 2025



5,7KM



1,8KM



62KM



500M



500M





APANEMA  
Villas

VIEW / DOWNLOAD  
ONLINE BROCHURE



COVERED  
AREAS  
161-178 m<sup>2</sup>

PLOT  
SIZES  
221-353 m<sup>2</sup>

COVERED  
VERANDAS  
28 m<sup>2</sup>



3



3



PRIVATE

## APANEMA VILLAS

 **AYIA TRIADA-PROTARAS**

Apanema in Greek means the area that is sheltered from strong winds, a name that was not given to the Apanema Villas project by chance. It is a project located in the quiet area of Ayia Triada in Protaras, which is chosen by many Cypriots and foreigners for permanent residence, as it has many advantages. It offers tranquility and relaxation, while at the same time it is centrally located between Kapparis and Pernera, two areas that are active all year round.

The project Apanema Villas comprises of eleven three bedroom residences, of which ten are semi-detached and one is detached. Each residence has its own private swimming pool and garden, which ensures the privacy of each and every one. Taking into account the surrounding area, the exterior design of the residences was done in a way that highlights the natural environment, with wood, metal and stone dominating, creating a modern yet timeless design.

The same aesthetic is adopted in the exterior of the pool area where wood blends harmoniously with stone, creating a setting of relaxation and tranquility. In the interiors of the residences of the Apanema Villas project, natural shades prevail, with the design highlighting the contrasts of different materials which blend harmoniously together.

COMPLETION: **DECEMBER 2025**



1.2KM



800M



63KM



300M



300M







## BLUE VIEW

Lifestyle  
Apartments

VIEW / DOWNLOAD  
ONLINE BROCHURE



COVERED  
AREAS  
78-87 m<sup>2</sup>

OPEN  
VERANDAS  
14-24 m<sup>2</sup>



2



2-3



COMMUNAL

## BLUE VIEW

Lifestyle Apartments

 **KAPPARIS - PROTARAS**

Blue View combines breathtaking sea views, luxury living and a total summer lifestyle.

Enjoy lazy days by the pool and afternoon walks down Kapparis Avenue where bars, restaurants, supermarkets and a variety of other amenities are located.

Blue View will be home to 21 apartments with a design favoring privacy and comfort. Block A is consisted of ground floor and first floor apartments only, whereas Block B offers 2 & 3 bedroom apartments all of them overlooking at the pool and the endless blue of the sea.

COMPLETION: **DECEMBER 2025**



5,3KM



1,2KM



62KM



500M

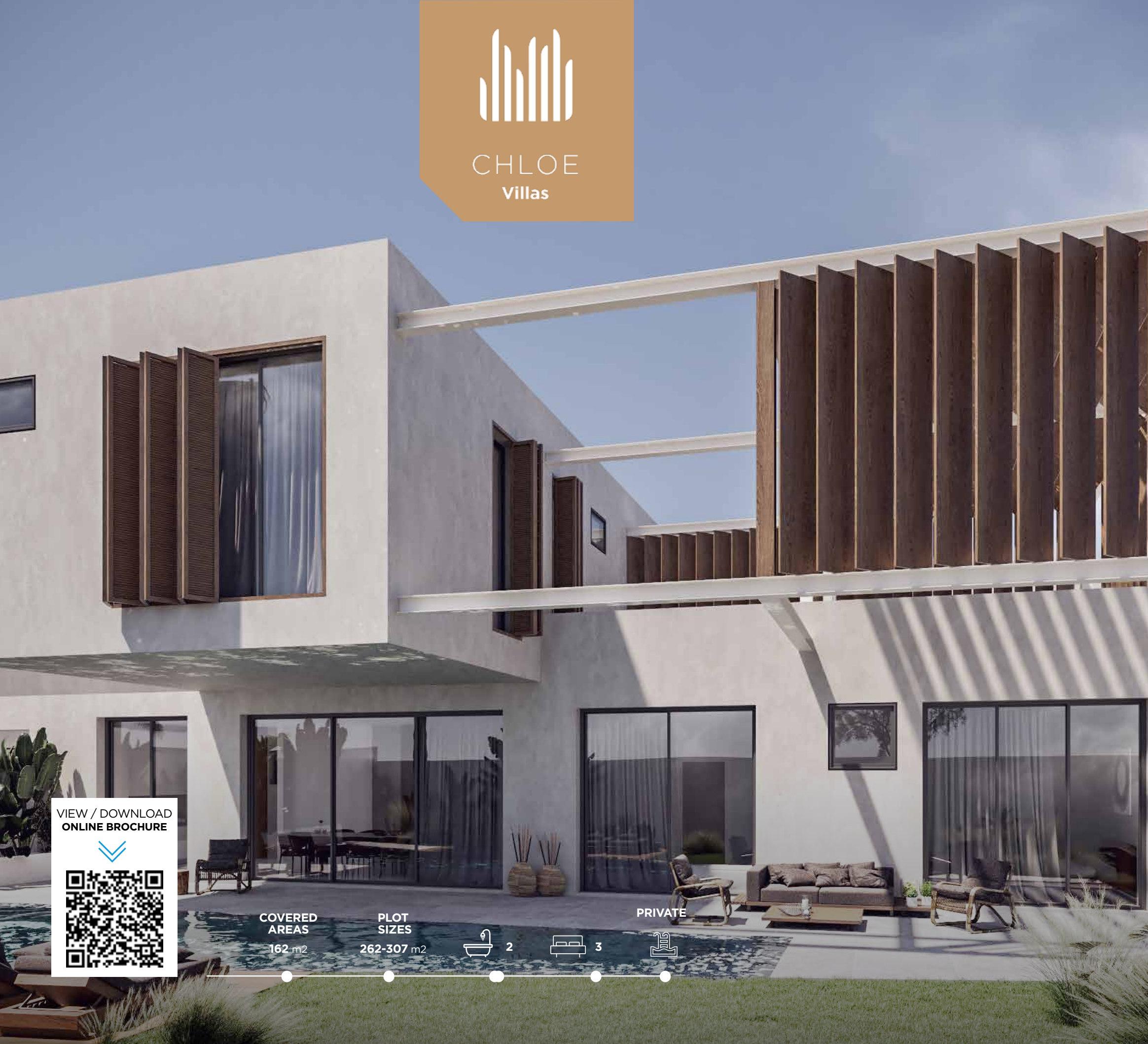


500M





CHLOE  
Villas



## CHLOE Villas

 **PROTARAS**

Indulge in the ultimate seaside living experience with Chloe Villas a development by Giovani Homes located in the heart of Protaras, Cyprus. With its world-renowned sandy beaches and crystal-clear waters, this picturesque coastal town is the perfect destination for those seeking a peaceful retreat in the midst of natural beauty. Experience the beauty of Cyprus with ease, as the island's small distances between cities allow you to explore the area in a short amount of time. And with Chloe Villas situated just a few meters from the heart of Protaras center, you'll have access to a plethora of sandy beaches with their own unique scenery and shade. From the famous Yianna Marie beach to the renowned Fig Tree Bay, there's something for everyone. And for the adventurous, you will find hidden private bays waiting to be explored.

Designed to the highest standards, Chloe Villas boasts three exclusive residential 3-bedroom villas with private pools, gated entrances, private gardens, BBQ areas, and verandas with outdoor living areas. With island-chic architectural designs and the latest technology, the villas offer spacious parking spaces and high-quality finishes, ensuring that you'll have everything you need for a comfortable and luxurious stay. So, come and experience the allure of Chloe Villas and discover the beauty of Protaras for yourself. It's the perfect place to relax, unwind, and create memories that will last a lifetime.

COMPLETION: **MAY 2025**



2KM



300M



63KM



250M



500M

VIEW / DOWNLOAD  
ONLINE BROCHURE



COVERED  
AREAS  
162 m<sup>2</sup>

PLOT  
SIZES  
262-307 m<sup>2</sup>



2



3



PRIVATE





ELITE BLU  
Hillside Residences

VIEW / DOWNLOAD  
ONLINE BROCHURE



COVERED  
AREAS  
165-191 m<sup>2</sup>

PLOT  
SIZES  
284-368 m<sup>2</sup>

COVERED  
VERANDAS  
11-20 m<sup>2</sup>

OPEN  
VERANDAS  
11-31 m<sup>2</sup>



2



3



PRIVATE

ROOF  
GARDEN  
31-44 m<sup>2</sup>

## ELITE BLU Hillside Residences

 **AYIA NAPA**

Elite Blu Hillside Residences offers a unique lifestyle of tranquility and relaxation. The development is set 104 m above sea level in the hills overlooking Ayia Napa and it consists of 43 luxury villas, all with private pools and built to the highest standards. The superb location, design and layout of the villas is second to none. The development will also have an adjacent green area which offers prenominal unobstructed views of the city and the Ayia Napa bay. A ten minute walk leads you to all the amenities and a short drive from the blue flag beaches.

Each villa offers spacious modern kitchens, living and dining areas with easy access to the private swimming pool and spectacular views while upstairs all 3 bedrooms are finished with high standards, a private balcony, en suite in the master bedroom, and again those amazing views. To top it off there is a large roof terrace with outdoor kitchen area, which is a perfect area for taking in the fabulous Ayia Napa sunset. With provisions for many extras including central heating, Jacuzzi, wireless alarm system, automatic parking entrance gate and sensor lighting these properties offer ultimate luxury!

COMPLETION: **COMPLETED**



7,5KM



2,1M



57KM



700M



700M





EUPHORIA  
Lifestyle Apartments

VIEW / DOWNLOAD  
ONLINE BROCHURE



COVERED  
AREAS  
52-75 m<sup>2</sup>

COVERED  
VERANDAS  
11-20 m<sup>2</sup>



1-2



1-2

ROOF  
GARDEN  
0-42 m<sup>2</sup>

## EUPHORIA Apartments

 Paralimni

Are you looking for a dream apartment in a beautiful location that has it all nearby? If so, you might be interested in our new apartment project Euphoria Apartments in Paralimni area, Cyprus. Paralimni is a charming town with a rich history and culture, surrounded by stunning beaches and natural beauty. Our project offers spacious and modern apartments of 1 & 2 bedrooms with high-quality finishes and materials.

Each apartment has a spacious layout with a large, covered balcony -some of them optional roof garden- including a covered parking, and an extra storage room. You can choose from different layouts and sizes, depending on your needs and preferences. Whether you want to live there permanently or use it as a holiday home, you will enjoy the comfort and euphoria feeling of Euphoria Apartments. Benefit from the attractive prices and flexible payment plans that we offer.

COMPLETION: MAY 2025



5KM



6KM



60KM



500M



500M





global  
Residences - Larnaca

VIEW / DOWNLOAD  
ONLINE BROCHURE



COVERED  
AREAS  
52-105 m<sup>2</sup>

COVERED  
VERANDAS  
10-34 m<sup>2</sup>



1-2



1-3

COMMUNAL



## GLOBAL Residences

 PYLA-LARNACA

Global Residences is set in Pyla, a village on the outskirts of Larnaca, just 2 kilometres from a long stretch of fine sandy beach. This village style complex offers the highest standards of accommodation with more than 6,000 square metres of landscaped gardens.

Global Residences will undoubtedly be one of the most sought-after developments in the Larnaca area. Not only it is situated in an enviably convenient position with a wide and varied range of facilities but it offers one of the highest standards of accommodation available.

COMPLETION: **MAY 2026**



LARNACA  
8,5KM



AYIA NAPA  
22KM



2,3KM



13KM



UCLAN  
850M



SE  
ME  
LI

HOLIDAY VILLAS

VIEW / DOWNLOAD  
ONLINE BROCHURE



COVERED  
AREAS  
172 m<sup>2</sup>

PLOT  
SIZES  
305-420 m<sup>2</sup>

COVERED  
VERANDAS  
20 m<sup>2</sup>



2



3



PRIVATE

ROOF  
GARDEN  
34 m<sup>2</sup>

## SEMELI PRIVATE VILLAS

PROTARAS-PERNERA

SEMELI PRIVATE VILLAS is a project situated in the cosmopolitan seaside resort of Protaras, renowned for its award-winning beaches ranking among the best in Europe. Positioned in the popular and rapidly developing area of Pernera, and near the new Paralimni Marina, this stunning development embodies luxury under the reputable name of Giovanni Homes, the largest construction company in the Famagusta District. Comprising 22 opulent villas, SEMELI PRIVATE VILLAS presents an excellent opportunity for both investment and home ownership.

The residences boast clean, minimal geometric lines, showcasing a distinctive design and elevated aesthetics evident in the natural tones of both interiors and exteriors. Each villa features a private swimming pool, garden, and a roof garden with captivating sea views. The ground-floor covered terraces seamlessly merge indoor and outdoor spaces, establishing an inviting environment to enjoy the Mediterranean climate of Cyprus all year round. Explore the allure of SEMELI PRIVATE VILLAS, where Giovanni Homes meticulously combines prime locations with an unwavering commitment to quality and design.

COMPLETION: DECEMBER 2025



5KM



6KM



60KM



500M



500M



VIEW / DOWNLOAD  
ONLINE BROCHURE



COVERED  
AREAS  
170-223 m<sup>2</sup>

PLOT  
SIZES  
323-549 m<sup>2</sup>

COVERED  
VERANDAS  
26-32 m<sup>2</sup>



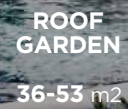
2-3



3-4



PRIVATE



ROOF  
GARDEN

36-53 m<sup>2</sup>

## SAINT NICHOLAS Villas

 **PERNERA-PROTARAS**

Saint Nicholas Villas comprises 21 luxurious residences, ranging from 3 to 4 bedrooms, each boasting a unique design and aesthetic appeal. Each villa is thoughtfully constructed to offer maximum privacy and comfort, featuring a private swimming pool, garden, parking space, and a stunning roof garden that overlooks the magical sunsets of Protaras. The interiors of the villas are seamlessly connected with the exterior, creating an integrated whole that allows residents to enjoy all the spaces throughout the year.

Every aspect of the interior space has been designed with meticulous attention to detail, incorporating the latest design trends with minimalist interiors, natural materials, and earthy tones. This creates a tranquil setting that perfectly harmonizes with the serene beauty of the Protaras area, providing residents with a peaceful and relaxing retreat. With its stunning architecture, luxurious amenities, and prime location, Saint Nicholas Villas offers a unique and unparalleled living experience. It's the perfect place to call home for those seeking a sophisticated and serene lifestyle amidst the breathtaking natural beauty of Cyprus.

COMPLETION: **MAY 2025**



800M



800M



62KM



300M



300M





## HIGH RENTAL YIELDS

With the leading vacation rental suppliers of the South East Cyprus.

The property market in Cyprus is showing continuous signs of recovery and optimism, according to real estate industry experts. Leading developers such as Giovanni Homes have demonstrated their confidence by launching and completing a number of projects, indicating that the market is ready for a new phase of growth. Savvy investors want to benefit from the buy-to-let sector in Cyprus, which is boosted by a booming tourism industry.

Cyprus' EU membership has been a positive factor for property buyers and investors, as it has helped the country overcome its financial challenges and implement reforms in the real estate sector. EU membership also gives Cyprus an edge over other holiday destinations, as it offers easy access and European standards to EU visitors. The pleasant weather, hospitable people and low crime rate make Cyprus one of the most appealing holiday spots.



**TOP**  
BUY-TO-LET  
DESTINATION



**+ 24,000**  
number of  
people  
accommodated  
per year  
in our premises



**+ 4,000**  
bookings  
per year



**LEADING**  
RENTAL COMPANY  
IN SOUTH EAST

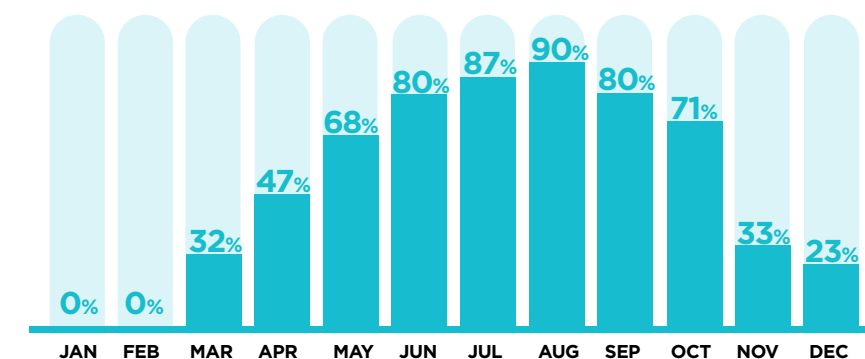


**MANAGING**  
300  
KEYS

## Our Competitive Edge

One key strategy to maximize your success on home rental platforms is to leverage customer reviews and testimonials. Positive reviews can build trust with potential tenants and showcase the positive experiences of previous renters. Encourage satisfied tenants to leave reviews and testimonials to highlight the strengths of your property and your reliability as a landlord. Additionally, address any negative feedback constructively to demonstrate your commitment to improving the rental experience for future tenants. By utilizing customer reviews effectively, you can enhance your property's reputation and attract more quality tenants. This is our Niche at Villas 2 let which gives us a competitive edge in the rental market!

OCCUPANCY



villas2let.com.cy

VISIT  
VILLAS2LET  
WEBSITE







## WHY CHOOSE **GIOVANI HOMES**

- ✔ High-end quality of construction
- ✔ Excellent level of customer service and aftercare
- ✔ Listening and meeting client's needs
- ✔ Almost 40 years of experience
- ✔ Managed by a team of experts
- ✔ Creating safe and timeless communities
- ✔ Widely recognized as one of the leaders in the Cyprus property sector

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GET IN **TOUCH**  
**800 30003**  
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HOMES

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