



**NEWZOE  
DEVELOPERS**

COLLECTION OF REAL ESTATE  
INVESTMENTS WITH **50 YEAR EXPERIENCE**

# WHY CYPRUS



## HIGH QUALITY OF LIFE



Wonderful climate with 300 days of sunshine a year



High Standard of European Level Education



65 Blue Flag Beaches



Low Crime Rate



Rich in History & Culture



Universal Healthcare

## A PROSPEROUS FUTURE



One of the highest growth rates in Europe



High percentage of population speaks English



Huge oil and gas reserves found in EEZ



Largest casino in Europe is underway - 500 million investment



EU Citizenship for property buyers



Lowest Tax Rate in Europe

# WHY LARNACA



## BENEFITS OF LIVING IN LARNACA



Hosts the main International Airport of Cyprus



Offers the best quality of life for families in Cyprus



English schools and University of high standard



Easy access to all amenities - no traffic

## LARNACA INVESTMENT PROSPECTS



Property prices with the best growth outlook



4km of coast to be released for development with the removal of the oil and gas installations



Various projects under implementation including: New Passenger port - Marina

An aerial photograph of a coastal city, likely Limassol in Cyprus, featuring a large marina filled with numerous sailboats. The water is a vibrant turquoise color. In the background, there are several multi-story buildings and a parking lot. The sky is clear and blue. An orange L-shaped graphic element is positioned in the top left corner of the page.

# CYPRUS INVESTMENT PROGRAM

The Cypriot government, as part of its efforts and policies aimed at attracting foreign investors to Cyprus, has established a set of legislation and financial criteria that allows non-Cypriot high net worth individuals and investors, as well as their families, to obtain Cypriot citizenship through naturalization. This scheme is known as the Cyprus Investment Program (CIP), and allows successful applicants to obtain Cypriot citizenship in six (6) months. An application to the Cyprus ministry of interior is needed, through a lawyer.



## Family

- Investor and spouse
- Dependent children up to 28 years of age
- Parents of main investor
- Citizenship is passed on



## Fast Procedure

- Permanent Residence in 7 days
- Passport issued in 6 months



## Travel Visa Free

- Travel to 173 countries visa free
- Quickly obtain visa for other non-EU countries such as USA
- Work, live, travel anywhere in the EU



## Education and Health

- Cypriot citizens are able to attend schools and Universities in EU countries either for free or at reduced rates
- Access to first class health services in EU countries



## Investment Choice

Eligible investments include financial assets of an established real estate developing company/ies with mature project, amounting to at least €2 million. This option translates to profits for the investor from day 1

# REQUIREMENTS

- Purchase a main residence at €500,000 (plus VAT if applicable).  
In addition, invest a minimum of €1.5 million in total in residential property or €2 million in total in other eligible options for a minimum period of 5 years.
- Donation of €75,000 to the Cyprus Land Development Corporation.  
Donation of €75,000 to the Research and Innovation Foundation, subject to certain exceptions
- A clean criminal record
- Investor's name must not be included on the list of persons whose property is ordered to be frozen by the EU
- Applicants who were previously rejected for citizenship by any other EU country are not eligible under the CIP
- Holder of a valid Schengen visa when submitting a CIP application

# CRITERIA

- Investors will be required to keep their investments for a period of at least 5 years from the date of the investor's naturalization
- In the instance where a residential property is acquired from another investor who had previously used it to apply to the CIP, the required investment amount is increased from €2 million to €2.5 million
- For any investments relating to the purchase of real estate or property, the following documents will be required:
  1. Planning permit
  2. Certificate of completion of the property (in the case of completed properties).  
In the case where the property is under construction, at least 5% of the total value of the property should be blocked by a bank guarantee in which the relevant amount will only be released to the vendors upon the completion of the property
  3. In cases where there is a mortgage on the property to be acquired, a bank waiver will be required

**FUNDS ARE DEPOSITED IN SECURE ESCROW ACCOUNT AND ARE GUARANTEED REFUNDABLE IN CASE APPLICATION IS DECLINED**



## THE PROCESS

MONTH 1

- Step 1.** Review and select real estate investment based on CIP criteria
- Step 2.** Engage law firm. The appointed lawyer completes a pre-clearance check
- Step 3.** Prepare residency and citizenship application file. Prepare supporting documentation
- Step 4.** Submit residency (if applic.) and citizenship applications
- Step 5.** The Minister of Interior conducts due diligence and issues confirmation of submission of application for CIP. The Permanent Residency card is issued in 5 days

MONTH 6

- Step 6.** Completion of naturalization and issuance of Cypriot passport and ID cards. Approval for the citizenship application is granted within approximately 6 months from submission
- Step 7.** Submit applications for naturalization of children / grandparents. Applications of minor children are processed within 3 weeks. Adult children / parents' applications are processed within six months



## THE GROUP

Our group of companies has been active in the real estate sector since 1970. We have provided our services to more than 10,000 clients from different parts of the world. These decades of experience in the Cyprus property market have helped us choose our projects carefully, with emphasis on location. Parallel to offering the best service to our clients as well as ensuring a return on their real estate investment, our projects also boast the most favorable features:

- Excellent location either by the beach or the town centre
- High quality construction and luxury finishes
- Title deeds guaranteed on time
- Construction using our own funds, no mortgage on any project
- Over the years we have established cooperation with accomplished and experienced partners. Lawyers, tax advisors, bankers, architects and interior designers are available to assist.



**Established since 1970**



**One of the best names in the real estate sector**



**More than 10,000 clients from different parts of the world**



**Huge property portfolio**



**Superb quality and on-time delivery**

# OUR SERVICES

- PROPERTY SALES
- PROPERTY MANAGEMENT AND RENTALS FOR BUYERS OF OUR DEVELOPMENTS
- EXTENSIVE PORTFOLIO OF RESALE AND BANK REPOSSESSION PROPERTIES FOR INVESTORS
- INVESTMENT CONSULTING, LEGAL AND IMMIGRATION CONSULTING AND TAX ADVISORY SERVICES THROUGH OUR SPECIALIZED PARTNERS.

## MEMBER OF:

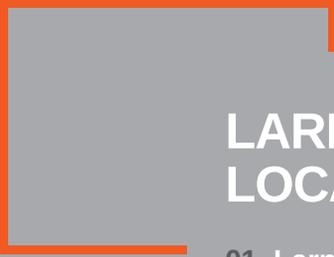


CYPRUS - CHINA  
BUSINESS ASSOCIATION



ΕΜΠΟΡΙΚΟ ΚΑΙ  
ΒΙΟΜΗΧΑΝΙΚΟ  
ΕΠΙΜΕΛΗΤΗΡΙΟ  
ΛΑΡΝΑΚΑΣ

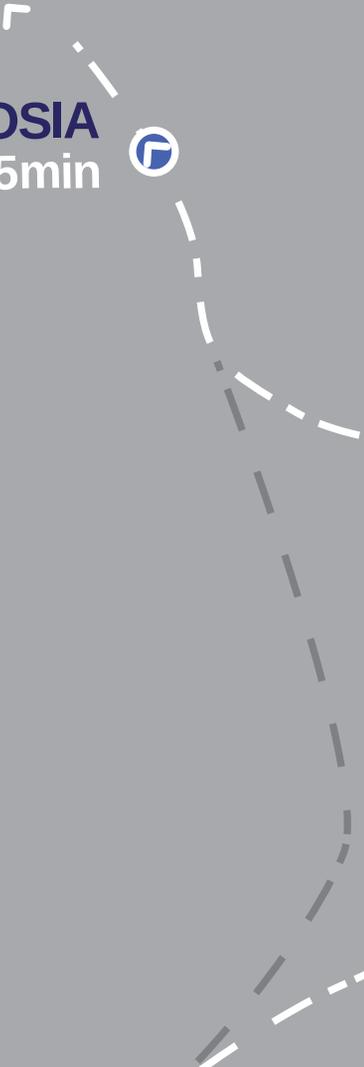




## LARNACA KEY LOCATIONS

01. Larnaca International Airport
02. 5 Star Hotels
03. Larnaca Hospital
04. Salt Lake
05. Finikudes Promenade
06. Mckenzie Beach
07. Larnaca Main Harbor and Larnaca Marina
08. American Academy
09. Agios Lazaros
10. Uclan Cyprus
11. Med High School
12. Blue Flag Beach (Dekelia)

**NICOSIA**  
25min



**LIMASSOL**  
40min



## NEWZOE PROJECT LOCATIONS

- 13.  Irimi Gardens
- 14.  Marina Complex
- 15.  Sofia Gardens
- 16.  Zoe Gardens
- 17.  Academia Tower

**AYIA  
NAPA**  
40min

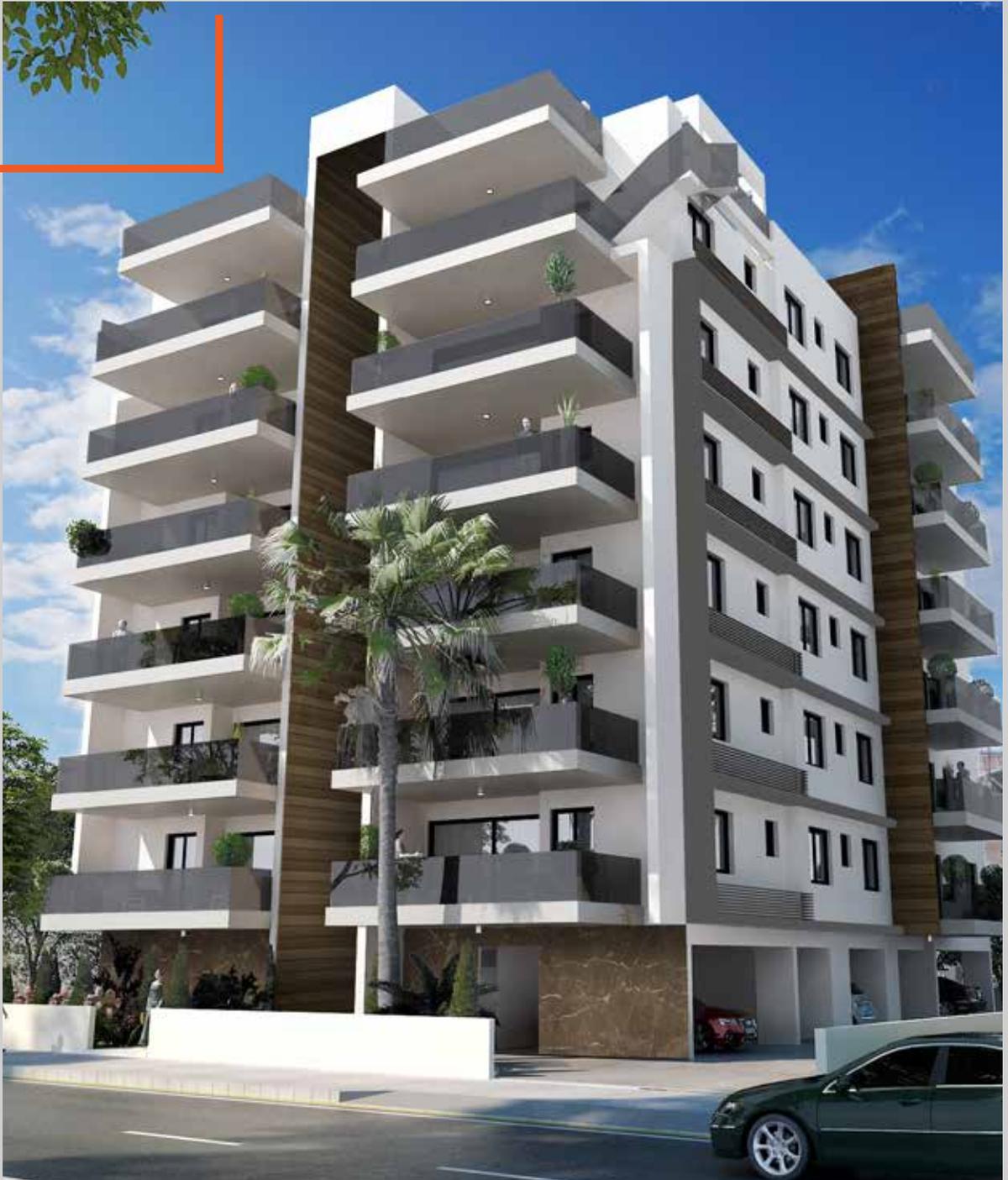


## FLIGHT TIMES TO MAJOR DESTINATIONS

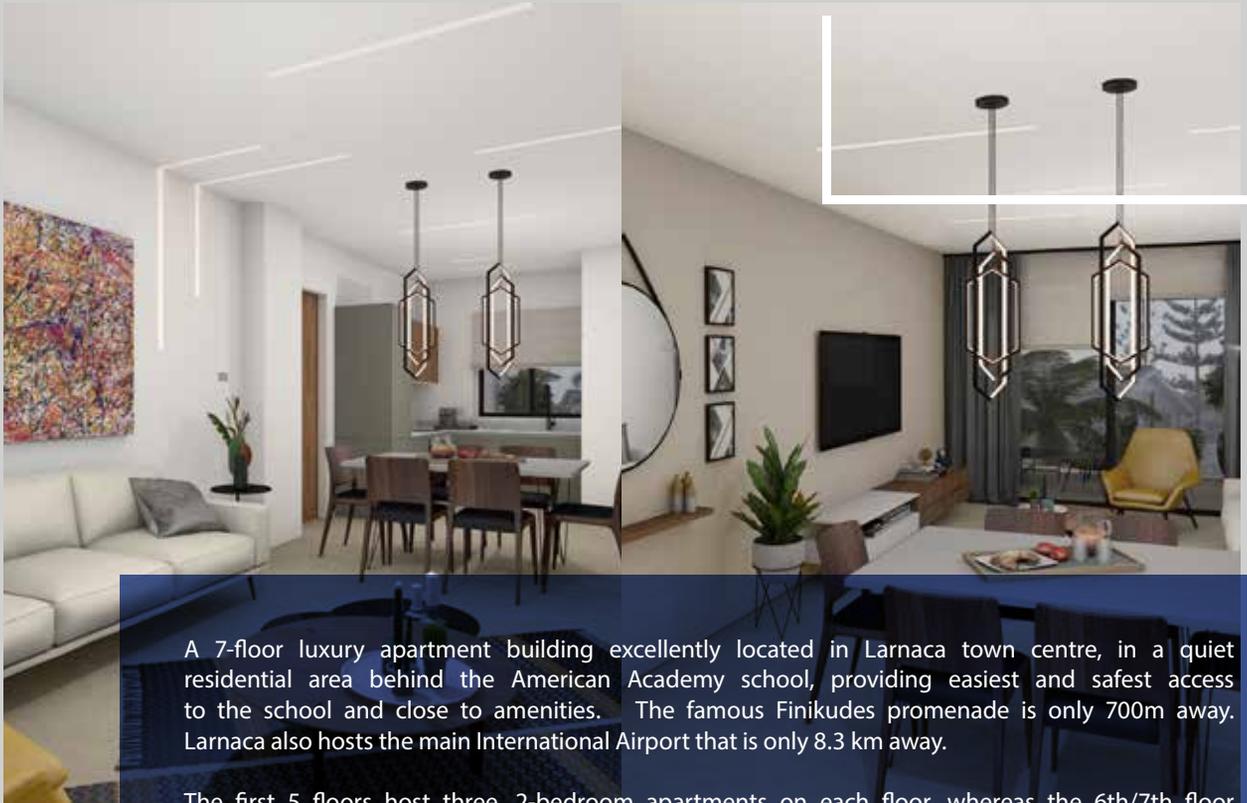
- LONDON: 4.5 H
- MOSCOW: 3.5 H
- TEL AVIV: 50 M
- DUBAI: 3.5 H
- LUXEMBOURG: 4 H
- ZURICH: 4 H
- PARIS: 4 H



# ACADEMIA TOWER



# LARNACA TOWN CENTRE



A 7-floor luxury apartment building excellently located in Larnaca town centre, in a quiet residential area behind the American Academy school, providing easiest and safest access to the school and close to amenities. The famous Finikudes promenade is only 700m away. Larnaca also hosts the main International Airport that is only 8.3 km away.

The first 5 floors host three, 2-bedroom apartments on each floor, whereas the 6th/7th floor hosts three, 3-bedroom apartments, that all boast high quality construction with Smart home provision and class A energy efficiency. The sectioned architectural design of Academia Tower provides for independent positioning of the apartments on each floor, with hardly any shared walls, offering maximum privacy. The south orientation of the project means that the apartments are light and airy.

All flats on this project consist of open plan living and kitchen area, 2 or 3 bedrooms (master with en-suite shower), main bathroom and covered veranda that could be utilized differently. There is ground floor covered allocated parking and roof garden. The top floor apartments located on the 6th floor also enjoy individual access to their allocated roof garden on 7th floor with wc and shower room, electrical room and barbeque area, offering views of the surrounding area.

The top floor apartments also benefit from solar panel net metering, offering the prospective buyer an extra financial incentive.

All apartments come with an Audio & Video Door Entry System and a remote control for automatic bar opening for occupants.

An attractive investment with a high yield return on rentals.

# IRINI GARDENS

## DEKELIA ROAD, LARNACA



An appealing residential project on Dekelia road consisting of modern design houses that boast high quality construction, electrical provision for Smart Home system and quality finishes.



Excellently located on the Larnaca-Dekelia road, only a short walk to the sea, offering beautiful unobstructed views of the Mediterranean and the surrounding area. Larnaca town centre and the Finikudes seafront are only a 5 minute drive away. Larnaca International Airport is at a distance of 11,5 km.

The coastal region of Dekelia road has witnessed several multimillion investments into new projects, as well as infrastructure improvements, making it the most sought-after area in the Larnaca region.

# MARINA COMPLEX

## DEKELIA ROAD, LARNACA



A unique residential complex located on Dekelia road, the most sought-after area in Larnaca. This location combines a quiet environment, while at the same time being close to all amenities. One of the many sandy Blue Flag Beaches is only a two minute walk away. Larnaca town centre with the Finikudes promenade and private schools such as American Academy can be reached in 10-minutes by car. Larnaca International Airport is 15 minutes away via the easily accessible highway that links all major towns in Cyprus.



The project consists of modern design detached houses with high quality construction and finishes, with SmartHome provision. Each property consists of open plan kitchen and living area, with guest wc on the ground floor. The first floor hosts the 3 bedrooms (master with ensuite) and main bathroom. Externally there is parking and a garden that could accommodate a swimming pool. The corner house also boasts a roof garden, offering beautiful views of the Mediterranean Sea.

# SOPHIA GARDENS

## DEKELIA ROAD, LARNACA



Sophia Gardens is a unique collection of modern detached houses and bungalows set on a private cul-de-sac project.



Excellently located in a quiet area on the Larnaca - Dekelia road, combining quiet living and easily accessible amenities, Sophia Gardens offers the ideal environment for families. One of the many Blue Flag sandy beaches that can be found in this area is only 170m away. The highway linking all major towns in Cyprus can be easily reached, making the Larnaca International Airport only a 15 minute drive away and only 25 minutes to the famous Ayia Napa and Protaras resorts.

The quiet location away from the city's hustle and bustle but at the same time offering all city living amenities only a 10-minute drive away, make these homes ideal as a permanent residence and family living.

# ZOE GARDENS

## LIVADIA LARNACA



Zoe Gardens project is only 1.2km from the sea and has a total area of 12,495 square meters. The land can be divided into 14 individual plots accommodating a housing complex consisting of 3-bed linked-detached houses or three-storey apartment complex consisting of 80 two-bed and 50 one-bed flats. All our projects have high quality construction standards and electrical provision for SmartHome system.



The area of Livadia offers a quieter environment compared to the city that is easily accessible. The Larnaca town centre and the Finikudes Promenade are only a 5 minute drive away.

Easy access is also offered to all major towns in Cyprus; Nicosia, Ayia Napa and Limassol. Larnaca International Airport is 15 minutes away.

# CUSTOM BUILT HOUSES

We can create your custom-built home on any of our plots, walking distance from the sea.

## DEKELIA ROAD LARNACA

**3-bedroom** (+1 office  
on the ground floor)  
house on Dekelia road



# ORMIDIA LARNACA



Set on 9996 m2 of beachfront land, this beautiful detached **5-bedroom** villa offers amazing unobstructed views of the Mediterranean Sea to be enjoyed at all times.

10 minutes from Agia Napa Marina

20 minutes from Larnaca International Airport



Neapolis street 1, Forest Beach Estate, shop 5, 7041 Oroklini, Larnaca



+357 24 822 700 | +357 24 822 870



+357 24647970



[info@newzoedevelopers.com](mailto:info@newzoedevelopers.com)



[newzoedevelopers.com](http://newzoedevelopers.com)