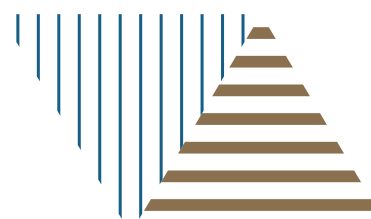




INVESTOR'S GUIDE TO CYPRUS

塞浦路斯投资者指南



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01

TMCM - GIOVANI

COMPANY OVERVIEW

Giovani-TMCM Group's history has been built upon the philosophies of its founder, Mr. Christakis Giovanis, who successfully turned a construction company into the largest real estate development company in the south-east of Cyprus. Today, Giovani-TMCM Group employs more than 250 people, and constructs and refurbishes a wide range of luxury properties, mainly on the South East Coast of Cyprus.

1986 The Group's story began in the village of Vrysoulles in 1986. It was then that Christakis Giovanis laid the foundation for an unexpected but great process of business progress and development.

1996 Earning the very first contract with the British Sovereign Bases laid a solid foundation for professionalism, and set a protocol for quality. The company's defining recognition of its high standards came in 1996 when the group secured quality certifications for ISO 1400 and 14001 and Health and Safety 18001. In those days, securing ISO procedures was an exceptional feat, and the company set a precedent.

1999 The then company, named Chr. Giovanis & Co, was on a par with similar companies abroad, offering their high standards in Cyprus. With hard work, insight and innovation, it became the first company on the island to obtain all three ISO certifications. The Group's future changed completely in 1999, as it was decided to enter the real estate market with the company name Giovani Developers Ltd. Since then, it has created, developed and executed hundreds of estates, playing an important role in real estate development in the region. Research on the market, conducted by Pulse Market Research, revealed that the Group led within its industry with an impressive 14.4% market share, whilst the competition

followed with a significant gap. An important example of success in the past was the Group's inclusion among the top 5 largest land development companies on the island, as ranked by the respected 'In Business' magazine.

Today, the Group continues to implement its development plans, and in spite of the challenges the sector has faced in recent years, forges ahead with high-end developments in Protaras and Ayia Thekla - with the Levanda Villas and Alasia Smart Homes projects already underway. In 2016, the Group celebrated its 30 year anniversary. To mark the occasion, the team of Directors announced their intention to transfer over 100 individual title deeds, with an additional 200 secured.

And the Group's reputation for excellence and innovation is set to continue following the announcement in 2016 of a unique first for the region; the Sun City Spa Resort & Residences project in Sotira. This first-of-its-kind project will create a new gold standard for luxury construction projects, which will attract investment interest worldwide. As emphasized by the CEO of the company, Christakis Giovanis. "The group has an immense target to remain in the biggest employer in the Famagusta District and with innovative projects to promote development and the new working positions in Famagusta".

As one of the biggest employers in the Famagusta District it will catapult land development into a new era!

In addition to its Cyprus developments, Giovani-TMCM Group is also introducing smart homes, modern residences and innovative office buildings in traditional and new markets in locations such as Lebanon, Beijing and London, whilst also forging new partnerships to expand its sales network in Asia and South Africa.

2016



集团源于其创立人克里斯塔基斯·乔瓦尼的哲学理念，他曾成功地将一家建筑公司转型为塞浦路斯东南海岸最大的房地产开发公司。如今，公司建设和开发大量的奢华地产，大部分位于塞浦路斯东南海岸。

1986

集团始建于1986年，地点在Vrysoulles村庄，在那里克里斯塔基斯·乔瓦尼先生为企业进步和发展所意想不到的伟大进程奠定了基础。

1996

同英属主权基地签订的第一份合同显示了其专业水平，并为其质量设定了标准。自1996年，公司以高标准而知名，成功通过ISO1400和1001以及健康与安全18001的资质认证。在当时，通过ISO认证过程是一项伟大的壮举，而公司开创了先例。

1999

后来，公司改名为“克里斯塔基斯·乔瓦尼联合有限公司”，与国外一些同类型的公司水平不相上下，在塞浦路斯提供高标准的服务。通过努力的工作，敏锐的洞察力和创新性，它成为了岛上唯一一家获得所有三个ISO认证的公司。集团于1999年完全转型，决心打进房地产市场，并将公司名称改为“乔瓦尼开发商有限公司”。自此之后，它开发、建设并实施了数以百计的房地产，在该地区的房地产开发扮演了重要的角色。根据市场动向调研开展的市场研究显示，集团在其产业领域占有的市场份额为14.4%，遥遥领先于竞争者。

取得的重大成功使集团入选《In Business》杂志排名的岛上前五大土地开发公司。

如今，即使该行业近年来面临巨大挑战，集团仍继续推行其发展宏图，打造布达拉斯和阿依赛克拉的高端开发项目——目前正在施工的乐万达别墅和阿拉斯亚智能之家两大项目。2016年，集团热烈庆祝其成立30周年的纪念日。为了纪念该盛事，董事会宣布有意转让100份个人所得权证证书，另有额外200份作为担保。

而集团不断创新，追求卓越，2016年对外发布了该区的首个独特项目：索提拉的太阳城休闲度假村和住宅区项目。该首个此类项目将设立奢华建筑项目的新型黄金标准，并将吸引全球利益投资。公司的CEO克里斯塔基斯·乔瓦尼强调说，“我们集团致力于维护法玛古斯塔区的最大雇主地位，我们将用创新性的项目推动法玛古斯塔的开发并提供新型的工作岗位”。

作为法玛古斯塔区最大的其中一位雇主，集团将推动土地开发进入一个新时代！

除了塞浦路斯开发项目，景程—乔瓦尼集团也将在类似黎巴嫩、北京和伦敦的传统和新型市场引进智能之家、现代住宅和创新型办公大楼，同时追求新的合作伙伴，扩大其在亚洲和南非的销售网络。

2016





03

T.MCM- GIOVANI



CYPRUS, AN OVERVIEW

Cyprus is a modern country that enjoys a strategic geographical position. It lies at the crossroads of three continents, Europe, Africa and Asia, thus provides unrivalled access and travel opportunities. With its excellent flight connections and first-class airports, the island is perfectly placed for working and travelling within and beyond the European Union. Cyprus has a rich heritage and diverse culture, beautiful beaches with the cleanest bathing waters in Europe, fresh air, a wonderful Mediterranean climate and cosmopolitan cities with an abundance of amenities. The island offers a low cost but high standard of living and is a very popular year round destination for Europeans seeking a coastal or golf holiday.

Cyprus has a modern, free-market, service based economy and is a favoured business destination due to its strong set of business and taxation advantages. Additionally, the island is very safe and stable making it an ideal location for families and students. Cyprus is rapidly recovering from recent economic turmoil thanks to significant activities in the shipping, tourism, financial & legal services sectors. Cyprus is an emerging regional energy hub, since the discovery of huge hydrocarbon reserves in its Exclusive Economic zone the island has seen a surge in foreign investment and development. Additionally, Cyprus' recently launched residency and citizenship programmes have proved highly popular, creating strong demand in the property sector. Cyprus enjoys world-class property rights and solid investment, trade, labour, business and financial freedom.



- Full EU member since 2004
- Excellent British education
- Beautiful scenery & very low crime rate
- Strategic location enables easy access to Europe, Africa & Asia
- Excellent year-round climate
- Advanced infrastructure
- No inheritance tax
- Excellent health care system
- Relatively low cost & high standard of living
- English widely spoken
- Very clean air & the cleanest bathing waters in Europe!
- Efficient & transparent British-based legal system
- Cyprus allows dual citizenship
- Euro currency



塞浦路斯概况

塞浦路斯是一个拥有优越战略地理位置的现代国家。它位于亚欧非三大洲交汇点，因此为境外人入塞和旅游提供了不可比拟的机会。由于其完善的航线和一流的机场，塞岛是欧盟境内外工作和旅游的完美之地。塞浦路斯拥有丰富的遗址和多样的文化，有着欧洲最洁净的海水，新鲜的空气，良好的地中海气候和设施齐全的大都市。塞岛生活成本低但标准高，是整年都非常受欧洲人欢迎的旅游热点，他们向往假期与海滨和高尔夫为伴。

塞浦路斯经济以服务为导向，拥有现代、自由的市场，由于其强大的商业和税收优势而成为有利于企业的目的地。另外，塞岛非常安全稳定，是家人和学生的理想居住地。得益于航运业、旅游业、财务和法律服务业的重要发展，塞浦路斯很快从最近的经济萧条中恢复过来。塞浦路斯是一个正在崛起的区域能源中心，自从在塞特殊经济区发现了丰富的油气资源，塞岛激起了外资投资和开发大热潮。再者，塞浦路斯最近发起的居住和公民身份项目实际上受到了高度欢迎，为地产行业创造了大量的需求。塞浦路斯财产权、实体投资、贸易、劳动、商业和财务自由在全世界数一数二。

- 2004年成为欧盟成员国
- 优越的英式教育
- 迷人的风景&低犯罪率
- 战略性位置，轻松到达亚欧非
- 全年良好气候
- 先进的基础设施
- 无遗产税
- 优越的医疗体系
- 相对较低成本，但高标准的生活
- 广泛使用英语
- 干净的空气&欧洲最洁净的海水
- 高效&透明的英式法律体系
- 塞浦路斯允许双国籍
- 流通欧元



Cyprus, your gateway to
Europe.
塞浦路斯，通向欧洲之门




WHY CYPRUS? 为什么选择塞浦路斯

One may easily identify many positive factors in support of investing in Cyprus. The weather is beautiful, with lots of sunshine for the majority of the year. The cost of living is relatively low, as is the taxation rate in comparison to other EU member states. Although Greek is the official language English is the widely spoken in Cyprus. The people are friendly and accommodating and life is laid-back and relaxing. For most people looking to purchase property or live here, the financial and legal aspects of Cyprus law are similar to that of the United Kingdom.

投资塞浦路斯有许多积极因素。一年大部分时间都是晴天，阳光灿烂。与其他欧盟成员国相比，生活费用和税收率相对较低。虽然希腊语是官方语言，英语在塞浦路斯也被广泛使用。塞浦路斯法律的财务和法律方面与英国相似。这里的人们友善随和，生活悠闲自在，对于大多数寻求购买房产或居住在这里的人来说，不失为最合适的选择。





塞浦路斯是一个极具吸引力的物业投资目的地：

- 塞浦路斯在2004年4月1日成为欧盟成员国
- 完善的现代化基础设施与2个国际机场
- 现代银行业与房地产贷款机构
- 统计数据表明，历史上和预计的房地产行业都将呈上升的资本增长态势

○ 与其他欧洲目的地相比，在该国开展业务相对容易

- ▶ 保证地契
- ▶ 房地产具有完全的所有权带职业责任保险的房地产经纪业务
- ▶ 基于英国普通法的法律制度
- ▶ 所有人都以英语为第二种语言
- ▶ 2008年采用欧元
- ▶ 简化规定和流程
- ▶ 低腐败

○ 高增长率

- ▶ 额外的廉价航空公司将在一年内开通通往塞浦路斯的航线
- ▶ 与其他常见的“阳光”度假目的地相比成本较低
- ▶ 生活成本低，低犯罪率（美世指数）
- ▶ 低税率，欧盟最低（福布斯指数）
- ▶ 天气晴朗，风景优美，一年340个无雨天
- ▶ 旅游增加6.1%（塞浦路斯央行最新数据）
- ▶ 大型基础设施建设——高尔夫球场和游艇码头
- ▶ 联合国教科文组织世界遗产遗址和众多的“蓝旗”海滩

An effort to find facts indicating why Cyprus is an attractive property investment destination, led us to the following elements that can justify this investment opportunity:

○ Cyprus became an EU member on 01.04.2004

Excellent modern infrastructure with 2 international airports

○ Modern banking sector with property lending facilities

○ Statistical records indicate a progressive Capital Growth in the property industry, both historically and projected

○ Considerable ease of conducting business in the country in comparison with other European destinations

- ▶ Guaranteed Title deeds
- ▶ Freehold property with full ownership
- ▶ Regulated estate agency business with PI insurance
- ▶ Legal system based on English common law
- ▶ All people speak English as 2nd language
- ▶ Adopted the Euro in 2008
- ▶ Decreased regulations & ease of process
- ▶ Low corruption

○ High Growth

- ▶ Additional budget airlines due to open routes to Cyprus within a year
- ▶ Low prices compared to other common 'sun' destinations
- ▶ Low cost of living, and low crime rates (Mercer index)
- ▶ Low taxation, one of lowest in EU (from Forbes index)
- ▶ Superb weather and scenery, 340 rain-free days a year
- ▶ Tourism increase 6.1% (from latest Central Bank Cyprus figures)
- ▶ Large infrastructure development - Golf Courses and Marinas
- ▶ UNESCO world Heritage sites and numerous 'Blue Flag' beaches



07

T.M.C.M. - GIOVANI



CITIZENSHIP & RESIDENCY PROGRAMME

公民身份与永居项目

08

TMCN - GIOVANI

阿依纳帕 | 塞浦路斯

AYIA NAPA | CYPRUS



CITIZENSHIP PROGRAMME

Cyprus offers a fast track option to obtain citizenship and a passport with simplified and efficient procedures.

On the 24th May 2013 pursuant to subsection (2) of section 111A of the civil registry laws of 2002- 2013, the Cyprus government has enforced favourable immigration policies, favour fostering a way of obtaining Cyprus citizenship Via direct investments in real estate.

The Cyprus citizenship programme, gives a right of free movement within 28 countries, which are part of the EU. One of the most visible advantages for citizens who have an urgent need to move freely from country to country, without any restrictions.

As noted in article (21) (1) of the treaties of the functioning of the EU its stipulates that every EU citizen has a right to move and reside freely within the territory of the European countries, subject to limitations and conditions laid down in the treaties and by the measures adopted to give them effect. It became applicable for all EU countries on the 13th of April 2006.



Cyprus Citizenship Major Benefits

- Global Mobility
- Security for the whole family
- Access to an advanced European health system
- Free access to internationally recognised educational systems
- Favourable taxation system (no inheritance tax, favorable corporation tax, extensive double tax treaties with many countries)
- European status
- Right to either vote or to participate as a candidate in European elections.

Cyprus Citizenship Vs. Other Programmes

- **No** need to physically reside in Cyprus
- **No** need to abandon current nationality
- **No** language requirements
- **No** interviews during the process
- **No** tax implications
- **No** donation required to local government only one visit to provide biometric data.

公民身份计划

塞浦路斯提供快速通道、简化和有效的程序助您获得塞浦路斯公民身份和护照。

2013年5月24日，根据2002 - 2013年民事登记法第111A条第(2)款，塞浦路斯政府实施了有利的移民政策，申请者可通过对房地产的直接投资来获得塞浦路斯公民身份。

塞浦路斯公民身份项目赋予申请者欧盟28个成员国家的自由流动权。对于那些迫切需要自由地从一个国家到另一个国家的公民来说，没有任何限制，这是最明显的优势之一。

如欧盟运作条约第(21)(1)条规定，遵守条约里的限制和条件的情况下，每个欧盟公民都有权在欧洲国家境内自由移居和居住。2006年4月13日，此规定开始适用于所有欧盟国家。

塞浦路斯国籍主要好处

- 全球自由流动性
- 整个家庭的安全保障
- 先进的欧洲医疗体系
- 免费享受获得国际认可的教育体系
- 有利的税收制度 (没有遗产税, 有利的公司 税收, 与许多国家签订避免双重征税协定)
- 欧洲地位
- 有权投票或作为候选人参加欧洲选举。

塞浦路斯国籍Vs. 其它国家护照项目

- **无需**在塞浦路斯居住
- **无需**放弃现在的国籍
- **没有**语言要求
- 过程中**没有**面试
- **没有**税收影响
- **无需**向当地政府捐款, 只需要一次访问提供生物识别数据



简化程序 SIMPLIFIED PROCESS



为什么选择我们? WHY WORK WITH US?

100

Success Rate:
Problem Solving,
Integrity, Honesty

高成功率：
善于解决问题
公正，诚信



**Due Diligence
Background Check:**
Maintaining strict
client confidentiality

尽职核实资料：
严格为客户保密



**Government
Approved
Citizenship
Representatives**

政府批准的公民代表



**Over 100+
Successfull
Cases**

超过100个
成功案例



**Real Estate
Developers &
Immigration
Advisory Group**

专业地产开发商及
移民顾问团队

永居项目

RESIDENCY PROGRAMME

Since 2012, the Cypriot government has introduced a new legislation that enables non-EU nationals to obtain a Cyprus Residency Permit with unlimited duration, within a period of 60 days. This legislation which is under the regulation of 6(2) of the Aliens & Immigration Act 1972-2013, allows a valid permit for the entire family including dependent children of 18 years old, subject to conditions. The above mentioned process is clear and straightforward and can be forwarded through a local lawyer.

Cyprus, as an EU member state offers a great opportunity to you and your family to hold a European Residency permit card for the rest of your life. Giovani-TMCM Group is happy to assist you in this effort and bring this life changing matter into reality.

Applicants can secure permanent residency in Cyprus through investment in real estate. The programme is one of the fastest and simplest investor visa programmes in Europe. It requires investment of just €300,000 into property to gain the Cyprus residency permit.

The residency visa is granted within two months and covers the whole family. It includes parents of both the main applicant and spouse plus dependent children up to the age of 25. It is valid for life and can be passed down to dependents and spouse.

The permanent residency programme offers ease of travel throughout the European Union and requires just one visit to Cyprus by all family members once every two years.

The investment may be made by a company for which the main applicant and spouse are beneficial owners. The properties purchased must be brand new.

从2012年开始，塞浦路斯政府推行一条新法律条例，即非欧盟国籍者可在60天内取得无限期的塞浦路斯居留权。此条例是基于《外国人移民法1972-2013》第六章第2条例而制定的，申请者所有家属甚至18岁的子女都可以根据情况获得有效许可。以上提到的流程清晰简明，可通过当地律师转发。

塞浦路斯作为一个欧盟成员国可为您及您的家人提供众多取得欧洲永居许可证的机会。景程-乔瓦尼控股有限公司非常乐意帮助您取得欧洲永居许可证，将这一改变生活的梦想变成现实。

申请者可通过投资房产获得永居权。此项目是在欧洲耗时最短、程序最简单的投资者签证项目，仅需投资30万欧元的房产即可取得塞浦路斯居住许可。

申请者及其所有家属将在两个月内被授予居住签证，包括主申请者和配偶的双方父母及25岁以内的子女。居住签证终生有效，可传给子女和配偶。

永居项目使游历欧盟成员国轻松自如，并只要求所有家属成员每两年访问一次塞浦路斯。

投资类型可为主申请者和配偶是受益所有人的公司，而购置的房产必须为全新的。

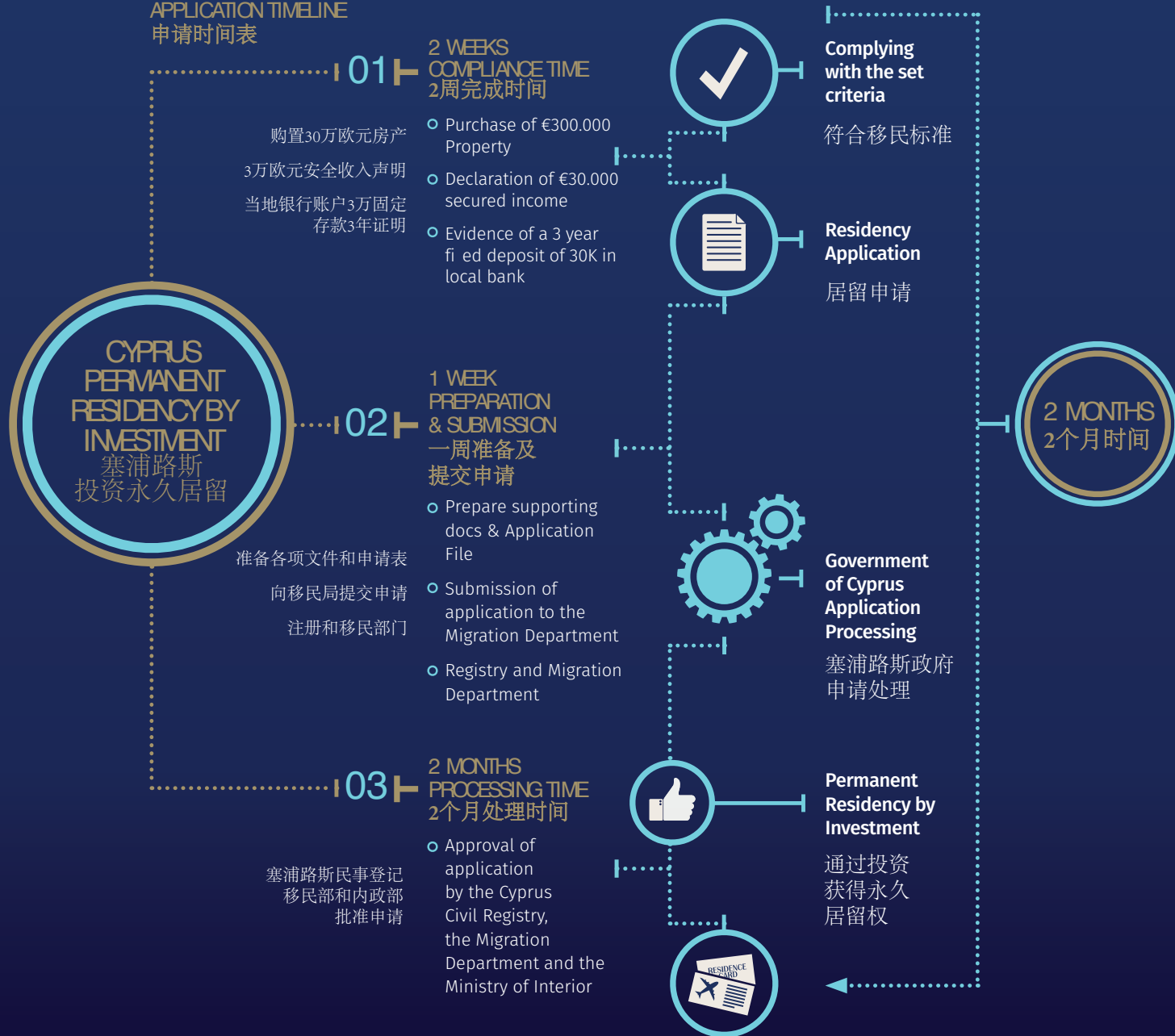
Key Facts – Permanent Residency 重要信息—永居项目

- Investment of €300,000 +VAT
30欧元投资（不含税）
- Full family qualification (Grandparents, Parents + Children up to Age 25)
所有家属同等资格（父母、申请者及其配偶、25岁以内的孩子）
- Visit required once every two years.
须每两年访问一次塞浦路斯
- Ease of travel throughout European Union (Schengen zone)
轻松自如游历欧盟国（申根区）
- Simple, fast process (2 months)
简便快捷的流程（2个月）
- Investment into new property
须投资新房产

简化程序 SIMPLIFIED PROCESS

APPLICATION TIMELINE

申请时间表



购置30万欧元房产
3万欧元安全收入声明
当地银行账户3万固定存款3年证明

准备各项文件和申请表
向移民局提交申请
注册和移民部门

塞浦路斯民事登记
移民部和内政部
批准申请

为什么选择我们? WHY WORK WITH US?

100

Success Rate:
Problem Solving, Integrity, Honesty

高成功率：
善于解决问题
公正，诚信

Due Diligence Background Check:
Maintaining strict client confidentiality

尽职核实资料：
严格为客户保密

Government Approved Citizenship Representatives

政府批准的公民代表

Over 100+ Successful Cases

超过100个成功案例

Real Estate Developers & Immigration Advisory Group

专业地产开发商及移民顾问团队

30 YEARS

30 Years of Experience

30年丰富经验



SUN CITY SPA RESORT & RESIDENCES 太阳城酒店及私人住宅

Welcome to Sun City the first resort of its kind in Cyprus
欢迎来到太阳城——塞浦路斯首个特色度假酒店

Stunningly situated, Sun City Spa Resort & Residences is set to become the most desired coastal development in the Mediterranean, and an opportunity as golden as the rays cast across it by the Cyprus sun.

Thanks to its key positioning on one of the most popular stretches of coast in the south-east region of charming Cyprus, the project offers a unique prospect for those seeking an ultra-lux lifestyle that is immersed in watercolour vistas of sand, sea and harmonious natural beauty.

Ayia Thekla beach in Sotira, Ayia Napa is favoured and loved by island-seekers across the world, capturing the hearts of all who visit. And with a new, cutting edge marina on the horizon too, the promise of a platinum-standard of the desired island lifestyle is not just a tantalising promise - it is all yours for the taking.

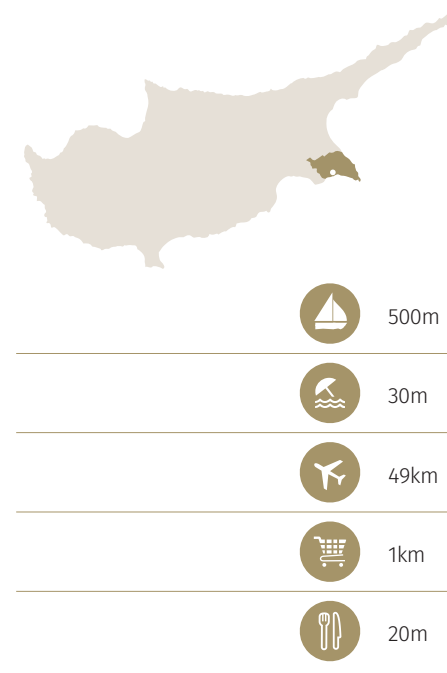


太阳城地理位置极其优越，它将成为地中海最让人梦寐以求的海岸开发项目，犹如塞浦路斯阳光一般的黄金大好机遇。

由于其处在岛国迷人的东南部最受欢迎的沿海要塞上，项目为寻找超级奢华生活方式的人们提供了一个独特的前景，能让他们沉浸在诗画般狭长的沙滩上，大海中和宁静和谐的大自然的怀抱中。

阿依纳帕市索提拉区的阿依塞克拉海滩受到全世界喜爱岛屿的人们的青睐，俘获了众多游客的芳心。现在这片海平线上又增加了一个全新高端顶尖的码头，这样一来，建造一个让人梦寐以求铂金标准的海岛生活方式就不是泛泛之词了-它将真实存在您的眼前。







ELITE BLU HILLSIDE RESIDENCES 半山別墅

Elite Blue Hillside Residences will offer a unique lifestyle of tranquility and relaxation. The development will be set 104m above sea level in the hills overlooking Ayia Napa. The development will consist 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 will offer stunning unobstructed views of the city and the Ayia Napa bay. A ten minute walk will lead you to all the amenities and a short drive from the blue flag beaches.

Elite Blu半山別墅將為您提供一種獨特的寧靜休閒的生活方式。住宅區位於海拔104米的半山腰上，從該位置可俯瞰阿依納帕的美麗景色。它包含43棟帶私人泳池的以高標準建立的奢華別墅。絕佳的地理位置和完美的設計布局絕無僅有。別墅區毗鄰大自然，可一覽全城和阿依納帕海灣的風景。您只需步行10分鐘即可到達藍旗海灘。而周圍所有的配套設施，一段短程駕駛即可到達。





18



1km



2.2km



66km



1km



800m



ALASIA SMART HOMES 阿拉斯亚智能之家

Three bedroom detached houses in an outstanding collection of luxury smart homes in Protara's newest community, situated in an area of natural beauty and low build density which is only reserved for houses and green areas, the project will feature residences with high specifications and customized living.

Alasia Smart Homes is the location for 19, three bedroom homes that come with an optional roof terrace that will ensure fantastic sea/mountain views and a short walk to the nearest beach. This modern and stylish complex will be situated in the resort of Kapparis which is approximately 5km north of Protaras; Kapparis is a hidden gem, that very few people know about.

此项目是顶级豪华的三居室独栋智能住宅群，为高端定制的特色住宅，位于布达拉斯最新的社区，自然环境优美，建筑物少，只预留建造住宅和绿地的区域。

阿拉斯亚智能之家由19座三居室住宅组成，可自选带屋顶露台，拥有无敌海景和山川景色，只需短途步行即可到达最近的海滩。此住宅群现代时尚，位于卡帕里斯地区，距离布达拉斯北部仅5000米。卡帕里斯犹似一颗隐藏的宝石，少有人知。



1km



2.2km



66km



1km



800m





VANILLA
BOUTIQUE RESIDENCES



VANILLA BOUTIQUE RESIDENCES 香草精品住宅

The **T**he Giovani Group has a long and vast history of experience in the construction of residential complexes, having successfully executed multiple projects. We are now pleased to present Vanilla Boutique Residences.

Each villa will consist of a large open plan living and kitchen area, sited in the proper orientation so that their energy efficiency is high. The large patio windows will allow natural light to flood through the villa. The first floor will comprise of 3 spacious bedrooms; the master having en-suite facilities and a large veranda that overlooks the private pools. Particular emphasis was given to the detailed design of all parts of the structure of the villas which will impress even the most demanding home buyer. Simplicity, functionality are combined in perfect harmony and this is the idea behind Vanilla Boutique Residence.

我司在住宅地产建造方面具有多年丰富的经验，成功开发了多个项目。现诚意为您推荐Vanilla香草精品住宅项目。每座别墅均带有一个大面积开放式起居室和厨房，加上恰当的朝向，自然光能够透进别墅的大露台窗，使其具有高节能性。别墅二层由3个宽敞的房间组成，其中主卧室配有独立浴室和一个可俯瞰私人泳池的大阳台。别墅重视每一处结构的细节设计，即使是要求极其严格的购房者也会被其吸引。简约和功能完美结合，这就是香草精品住宅背后的理念。



1km



550m



66km



550m



1km





SEMELI VILLAS Semeli別墅

Located in the highly sought-after area of Pernera, SEMELI promises to satisfy the requirements of both investors and homebuyers. Location and rental potential have made Pernera one of the most popular places on the east coast and due to this high demand, there is very limited availability for both land and property. But here at Giovanni Group we have yet again acquired an exclusive piece of this stunning coastline to construct Semeli Villas, which promises to be an impressive collection of elite villas. Semeli Villas comprises of 20 luxury 3 and 4 bedroom villas, modern and stylish. Each property has been thoughtfully designed with luxury and comfort in mind. The style of the development is contemporary so as to blend in with the Mediterranean style of the surrounding area and is a combination of both classic and modern Cypriot architecture.

Semeli別墅群位于Pernera高度受欢迎的地区，致力于满足投资者和购房者的需求。地理位置和租金收益使Pernera成为东海岸最受欢迎的地区之一，由于需求旺盛，在售的土地和物业都非常有限。但我司又一次夺得这片迷人海岸线的独有地段开发权，建造Semeli別墅，致力于打造一个引人瞩目的顶级別墅群。Semeli別墅群由20个三居室或四居室別墅组成，风格现代时尚。每栋別墅都经过精心设计，豪华舒适。现代的建筑风格与周边的地中海环境相融，是塞浦路斯古典与现代的完美结合。



21km



1km



64km



1km



600m





VIOLET GARDENS 紫罗兰花园式住宅

If exclusivity and style are on your list of requirements when purchasing a property, then look no further than the latest development from Giovani Group, Violet. Situated 10 kilometers from the center of Larnaca, the quaint village of Pyla is the most recent area targeted as an investment hot-spot. Set in the hillside overlooking Pyla bay.

The village has its own extensive tourist resort which runs from Dhekelia to Larnaca and is just 5 minutes' drive from one of the area's best beaches. Violet will comprise of 34 contemporary and stylish properties. The 12, three bedroom detached villas are set on spacious plots with room for optional private pool, whilst the 22 apartments will benefit from the use of a communal swimming pool and generous sunbathing area. Both the internal and external features of each property have been thoughtfully designed to provide maximum space and comfort whilst remaining aesthetically pleasing.

如果您在购置房产时对独特性和风格有一定的要求，那么除了景程-乔瓦尼最新开发的紫罗兰花园式住宅之外，别无他选。宁静的皮拉村距离拉纳卡中心仅10千米，最近成为投资热门地区。该住宅区位于半山腰，可俯瞰皮拉湾，理想的位置使购房者能够既接近市中心，又足够远离城镇热闹喧嚣。该村庄有自己广阔旅游胜地，从德凯利亚到拉纳卡，离该地最好的沙滩之一仅5分钟的车程。紫罗兰花园式住宅区包含34座现代时尚的住宅，其中12座三居室独栋别墅用地面积大，具有足够空间根据客户需求建造私人游泳池，而22所公寓则拥有一个公共游泳池和宽敞的日光浴场。每所住宅内外设计都力求最大空间和舒适度，同时注意美观。



8km



1.4km



14km



600m



800m



PROJECT MAP
项目地图

23

T.M.C.M. - GIOVANI

奥罗克林尼
OROKLINI

6

皮拉
PYLA

XYLOTYMBOU
席洛廷布

艾治拿斯达萨其
DASAKI ACHNAS

ORMIDHIA
欧密迪亚

LARNACA BAY
拉纳卡湾

LARNACA
拉纳卡

PORT
港口





- 1 **SUNCITY** Spa Hotel & Residences 太阳城
- 2 **ELITE** Blu Hillside Residences 半山别墅
- 3 **ALASIA** Smart Homes 阿拉斯亚智能之家
- 4 **VANILLA** Boutique Residences 香草精品住宅
- 5 **SEMELI** Villas Semeli 别墅
- 6 **VIOLET GARDENS** 紫罗兰花园式住宅

租金收益

RENTAL POTENTIAL

25

T.M.C.M. - GIOVANI



Villas2let is part of the Giovani Group, and initially began as a linking service to support numerous property owners wishing to rent out their Cyprus holiday villas and apartments. This after-sales website service allowed owners to

promote their Cyprus villas with the intention of letting them, and soon gained popularity with guests seeking holiday villas and self-catering apartments on the island.

As a result of this high demand, the company was expanded within two years, and began to offer clients more than just a selection of holiday homes... offering a complete holiday rental portal covering every aspect of holidaying in Cyprus.

Villas2let是景程-乔瓦尼的业务之一，创立之初提供中介服务，支持许多希望出租塞浦路斯度假别墅和公寓的业主。这个售后网站服务允许业主推销他们想要出租的塞浦路斯别墅，并很快在寻求在岛上度假别墅和自助公寓的客群之间获得很高人气。

由于需求量十分大，公司在两年内不断扩张，并开始不仅为客户提供度假屋以外的选择，还提供一个完整的度假租赁门户，涵盖在塞浦路斯度假的各个领域。





BUY TO LET

This is a great long-term option for people who want a holiday home; when you are not using the property yourself, you can let it out.

This strategy is very common and works extremely well if the investor in Cyprus buys smart (and, therefore, analyses the key factors).

- Make monthly cash flow from the rental
- Enjoy capital appreciation over the long term

The advantages are clear. A small investment can provide you with money every month, pay out a huge lump sum in the future AND you have access to a holiday home in the sun.

If this is your strategy, the key is to analyze enough properties to find the deals where you get the highest monthly cash-flow and the largest potential for capital appreciation: the highest return on your investment. This is the top strategy that successful investors are currently using in Cyprus.

Or, if you plan to buy several properties, you may have some properties that provide high monthly cash-flow with low capital appreciation and some that may break even but provide a high potential for good capital appreciation.

WHY BUY-TO-LET IN CYPRUS?

- Prior to August 2007 one would say that it was a great place to buy-to-let as you only needed to put down 15 - 20% in cash and the rest could be mortgaged. Due to inflation the banks have changed the lending rules and set the required amount at 40% in cash and 60% can be mortgaged. Most developers, property professionals and potential investors are unhappy with this change in lending. It is uncertain for how long it will last but, as an investor, you should be looking for opportunities to put down the LEAST amount of your money.

There are, however, some positive aspects to buying to let in Cyprus:

- 20% investor opportunities are available.
- New laws will soon come into effect, allowing investors to purchase more than one property in an easier manner.
- It is cheaper to buy in Cyprus than in many parts of the UK (you can get properties starting at GBP90,000).
- The legal system is safe and secure, unlike many other Eastern European investment spots -the legal system is 95% English Law.
- There is a solid land registry system and title deeds are guaranteed.

REWARDS OF BUY TO LET

Cash flow (yields up to 4%) and steady capital appreciation over the next 10 years AND... you can have your own holiday home if you wish to use it.

购房出租

对于那些想要度假的人来说，购房出租是一个很好的长期选择；当你自己不使用房产的时候，你可以将其出租。这一做法非常普遍，如果塞浦路斯的投资者想要明智地购置房产，分析了投资关键因素，会发现这种做法非常有利。

○ 每月从租金中收益

○ 长期享受资本增值

投资的优势显而易见。一个小的投资可以为你每个月增加一笔钱，一段时间后这个总额可能接近一套度假房了。

关键是要分析好房产，选择能使你每月获得最高收益的交易，以及最大的资本增值潜力，从而获得投资的最高回报。这是成功投资者目前在塞浦路斯使用的首要策略。

如果你打算购买几处房产，每个月增加会现金收益，低资本增值，有些甚至可能会收支相抵，但提供了良好的资本增值潜力。

为什么选择在塞浦路斯出租？

- 在2007年8月之前，人们觉得这是一个好地方，因为你只需要把15%-20%的现金放在这里，其余的就可以抵押了。由于银行的影响，银行已经改变了贷款规则，将要求的金额设定为40%，其余60%可以抵押。大多数开发商、房地产专业人士和潜在投资者对贷款的变化感到不满。目前还不确定它会持续多长时间，但我们帮助您寻找合适的项目以最小投资额取得最高的收益回报。

在塞浦路斯购房出租的正面因素：

- 投资者拥有20%的投资机会。
- 新的法律将很快生效，允许投资者以一种更简单的方式购买一处以上的房产。
- 在塞浦路斯买东西比在英国的很多地方都便宜(你可以GBP90,000起的价格购买房产)。
- 与其他许多东欧国家投资不同的是，塞浦路斯法律体系是安全可靠的，法律体系是沿用95%的英国法律。
- 有保证的土地登记制度和产权契约

购房出租回报

购房出租可以让你获得众多回报，如租金(收益率高达4%)和未来10年的稳定资本增值，等等，而且需要的时候你也可以有自己的度假屋。





BUY TO LET - YOUR TARGET MARKET

So...who will let out your property if you choose to buy a property in Cyprus to rent out? Let's look at who goes to Cyprus, how they get there and what plans there are to get more people interested in the country.

- Cyprus is a sunny location that has one of the longest holiday letting periods in Europe and appeals to a huge range of people for both long and short holiday lets.
- British, Eastern European, Scandinavian and Russian holidaymakers
- Couples and families
- People who are emigrating to Cyprus (needing a place to stay while their property is built)
- Pensioners/Retirees (come here for the winter)
- Golfers, divers, sailors
- The selection of budget air-lines flying to and from Cyprus is continually being added to, with increased options for cheap airfares.

Overall, the country has amazing plans for development that will make Cyprus even more marketable:

- **FAMAGUSTA:** new marina and the potential opening of the Turkish-occupied Famagusta area.
- **LARNACA:** The oil refineries are being removed, whilst the residential marina will be expanded.
- **PAPHOS:** New marina at Coral Bay and a new road leading up to Polis along with other new infrastructure improvements.
- **OVERALL:** Many new roads are being planned along with a proposal for a casino in every major district. The Cyprus government is looking to market Cyprus as an up-market destination for people with high disposable income.

Cyprus is a destination that attracts repeat visitors - you'll find that people who holiday in Cyprus have been visiting for years.

Tourism accounts for three quarters of the total GDP and employs 7 out of 10 workers, so the whole country is geared up to attracting holiday seekers and those looking to emigrate.

These factors are all FANTASTIC for people who want to invest in a buy-to-let opportunity in Cyprus!

BUY TO SELL - YOUR TARGET MARKET

When considering this strategy, you'll want to consider who will BUY your property rather than let it out... So, just who will buy your property?

- Cyprus is one of the top countries to invest in and attracts a huge number of investors, so you could sell to another investor interested in buying-to-let.
- Sell to a second home buyer.
- Sell to someone emigrating to Cyprus.
- Sell to locals or business people from Nicosia (or inland) as they often have a city house and a property on the coast that they use for the weekends.

购房出租——您的目标市场

如果您选择在塞浦路斯买一处房产出租，谁会出租你的财产？你的目标市场在哪里呢？

- 塞浦路斯是一个阳光明媚的地方，拥有欧洲最长的度假租期的国家之一，它吸引了大量的人来长期或短期度假。
- 英国，东欧，斯堪的纳维亚和俄罗斯的度假者
- 夫妻和家庭
- 移民到塞浦路斯的人(在他们的房产建好时需要一个地方住)
- 退休人员/到这里来过冬的退休人员
- 高尔夫球手，潜水员，水手
- 随着飞往及飞离塞浦路斯的航线选择越来越多，廉价机票越来越多。

总的来说，这个国家有着宏伟的发展规划，这将使塞浦路斯更有市场：

- 法玛古斯塔：新码头和土耳其人占领法玛古斯塔地区开放的可能性。
- 拉纳卡：石油提炼厂正在被拆除，而住宅码头将取而代之。
- 帕福斯：珊瑚湾的新码头，通往城市的新道路，以及其他基础设施的不断完善。
- 总体来说：许多新道路都在规划之中，同时提议每个主要地区都建立一个赌场。塞浦路斯政府希望将塞浦路斯市场作为高可支配收入人群的高端市场。

塞浦路斯是一个吸引回头客的地方，你会发现有些人已经连续好几年在塞浦路斯度假了。

旅游业占国内生产总值的四分之三，10个雇员中便有7个从事该行业，因此整个国家都在努力寻求度假者和希望移民者。

对于那些想要在塞浦路斯投资购房出租的人来说，这些因素都是妙不可言的。

购房买卖——您的目标市场

有些人会选择购买房产而不租房，那么，他们就是您的目标市场。

- 塞浦路斯是投资和吸引大量投资这的头几个国家之一，所以你可以把它卖给另一个对“购房出租”感兴趣的投资者。
- 卖给作为第二居所的买家。
- 卖给移民到塞浦路斯的人。
- 卖给当地人或来自尼科西亚(或内陆)的商人，因为他们通常有一所市中心的房子和一处周末用的房产。



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We therefore urge clients to carefully check their Contract of Sale. The Contract of Sale is a binding agreement with the developer, and as such, should be your sole reference for the exact terms of sale.

We also strongly advise all potential buyers to complete their own research and investigation before making any decisions regarding the purchase of any of the properties included in this report.

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物业价格受市场波动而上涨或下跌，请买家知悉。

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Call free for a Bespoke Appointment
on weekdays or weekends **800 300 03**

**GIOVANI
TMCM**
Lebanon

Headquarters in Cyprus

436, Protaras Cavo Greco Avenue 5314 Paralimni. P. O. Box 33480, Cyprus
Freephone: 800 300 03
From Abroad: (+357) 23833780
Email: sales@giovani.com.cy

Beirut, Cyprus

Giovani TMCM
Bauchrieh, Barbar Abou Jaoudeh Str., La Tour Center, 7th Floor.
Tel : +961 1 877 444 - +961 1 877 555 - +961 81 215 398
Fax : +961 1 566 753
Email: sales@giovanitmcmlb.com