

# CYPRUS VALLEY



# WHO ARE WE?

**We are people.** People who have gained a lot of experience in business administration, real estate and Cyprus matters in particular. We are people who live their own business, **but before anything else, we live the place where we create and grow our business.** We are curious people who love waking up in the morning and discovering the world, even in an existing environment, **going out, seeing, dreaming and turning opportunities into a real asset.** We are dynamic people and solution finders who break down whatever exists and put it back together, who quickly and creatively respond to changing reality. **We are people who create new reality – of the places and fields in which we operate, in our and other people's lives.** We love cooperating, turning competitors into partners, customers into vendors and authorities into friends, **but to sum up, we are people people.**



# WHO ARE WE?

A group of entrepreneurial, property management and development companies based on the island of Cyprus. The company specializes in locating, initiating, managing, improving and developing projects in Cyprus.

The company began its operations on the island in 2018 and currently owns three buildings managed as hospitality properties in Larnaca. Additionally, the company has accumulated various plots of land in prime locations, including, but not limited to one in Limassol with a building permit intended for the construction of seventy units, as well as another three plots in Larnaca designated for the planned construction of approximately one thousand units over the course of the next few years.

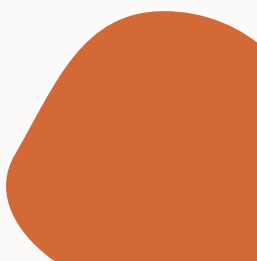
The company will manage all its assets under meticulous and uncompromising management. The company's residential and hospitality properties provide solutions for tourists, locals and even the digital nomadic and high-tech worlds that are gaining momentum on the island. The company has a broad professional team that includes local company employees and international professionals who have relocated to Cyprus for the purpose of managing the company, market-leading local suppliers, lawyers, appraisers, architects and more.

# THE MANAGEMENT COMPANY- LIV COLLECTION

The company's management company, which owns a hospitality brand named LIV Collection, currently operates three Apartment Suite Hospitality properties in Larnaca. All of our properties generate high returns every month as a result of meticulous management, with the highest possible standards, creating an exceptional hospitality experience, with attention to detail and personal service for all of our guests.

The properties have varying facilities including a health food restaurant, wellness spa, conference and meeting rooms.

Additionally, they have beautifully designed rooftops with plunge pools and wonderful views. All of the company's apartment suite properties are consistently ranked with the highest ratings on well-known global review sites.





## OUR WAY



### Flexibility

Embracing diversity and adapting to unexpected situations is at the core of our service experience.



### Home

Providing a sense of security, trust, and authenticity, even when away from home.



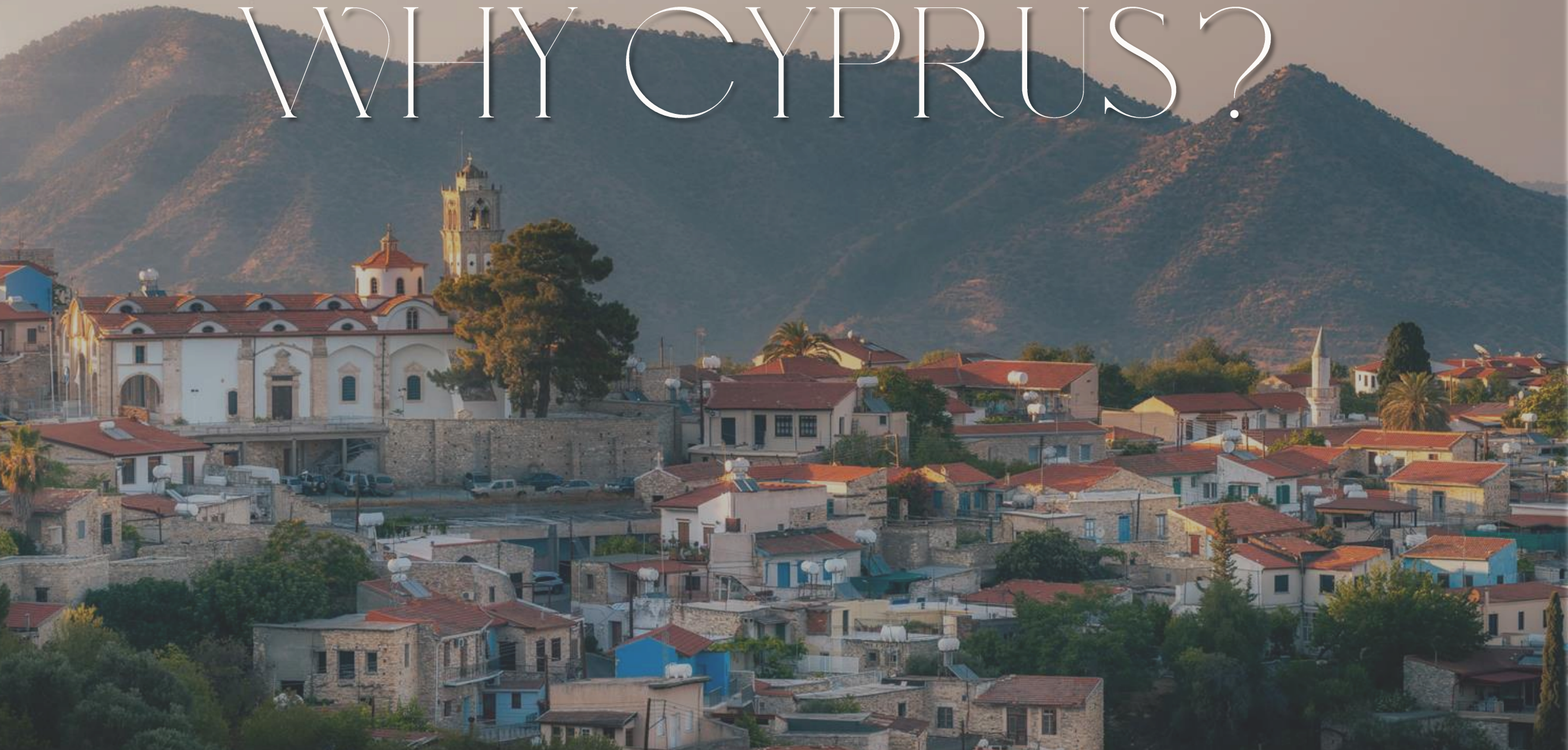
### Happiness

Fueling joy and creating memorable experiences that bring happiness to people's lives.





# WHY CYPRUS?



# THERE ARE LOTS OF OPPORTUNITIES IN CYPRUS

The island of Cyprus has undergone significant development in recent years – The largest casino in Europe opened in 2023 and has leveraged the extensive tourism on the island, the infrastructure is undergoing development, the port and the new marina are currently under construction and immigration to the island is on the rise.

Cyprus policy provides significant tax benefits that cause the entry of international companies, mainly technological, and the high- tech market to develop and grow on the island from year to year. In addition, the island benefits many employees of high-tech companies and digital nomads to stay on the island for prolonged periods and maintain their lifestyle from time to time in Cyprus.

The relatively low cost of living causes many families from around the world to relocate to the island to benefit from a high, luxurious standard of living. Investing in residential and recreational complexes on the island is a significant opportunity at the height of development in various areas on the island in 2024.



# WHY LARNACA?



The city of Larnaca holds a higher potential than ever for investment.

The new marina project, in which €1.2 billion was invested, is progressing at a swift pace and will significantly increase the number of tourists and potential in the region.

The newest and largest mall on the island launched in the summer of 2021, as well as the new food market in the center of the Old City.

The entrepreneurship and rapid development in the city - all these, and more, make Larnaca, the unpolished diamond, a city with the most promising potential and future in the Mediterranean basin.

Larnaca is currently on the verge of a significant leap in tourism and business, which will be reflected in investment prices and its real estate value – which constitutes a one-time opportunity for a safe investment.







WELCOME TO CYPRUS VALLEY

# LIFE AT CYPRUS VALLEY

On an area of 30,000m<sup>2</sup>, Cyprus Valley will be a luxurious, well-equipped and beautifully designed complex with 310 apartments for investment or residential purposes. The complex is comprised of 10 buildings of 3-4 floors with various types of apartments: studios, 1 and 2 bedrooms, offering spacious living accommodations.

The complex is designed to the last detail with added emphasis on the new digital world to suit people, but not limited to, those that want to work close to home with all the facilities and services they need to integrate all activities into their day, such as swimming, working out, eating or shopping.

Among our clients are digital nomads, high-tech people, as well as families who want to live in maximum comfort and enjoy a magical, hassle free experience.

The project is designed to ensure a comfortable, pleasant and improved lifestyle, with full hospitality and property management service provided by the management company LIV Collection, of the Ewave Cyprus Group.





# THE PROJECT











# THE APARTMENTS





# ONE BEDROOM APARTMENT





# ONE BEDROOM APARTMENT





# ONE BEDROOM APARTMENT





# ONE BEDROOM APARTMENT





# STUDIO





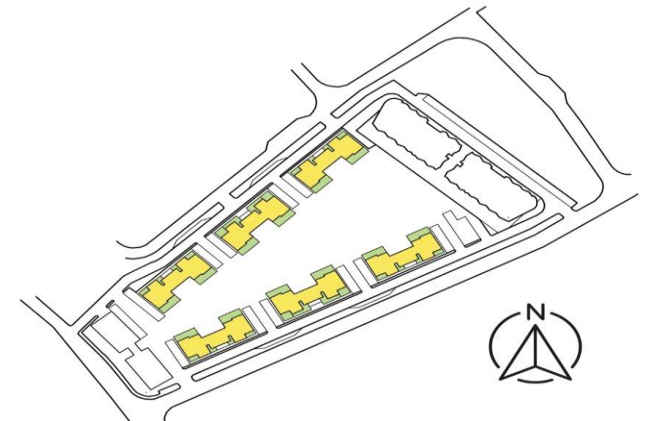
# STUDIO







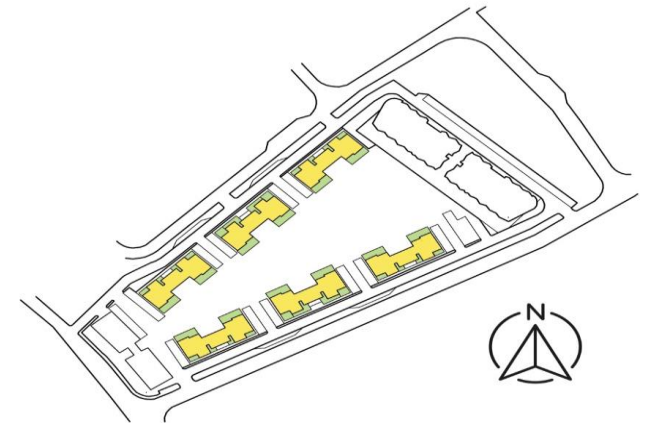
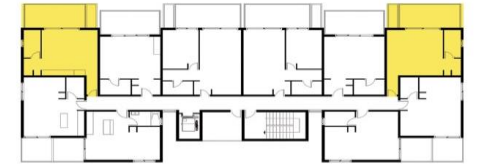
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FIRST / SECOND / THIRD FLOOR  
STUDIO TYPE D







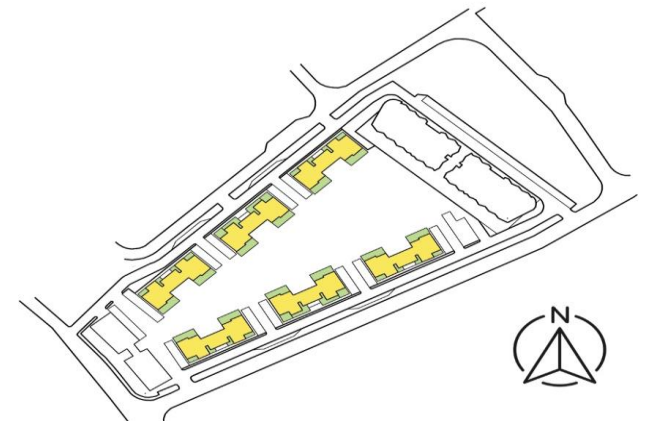
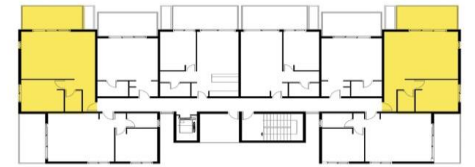
FLAT 103/108  
FIRST FLOOR  
STUDIO TYPE C







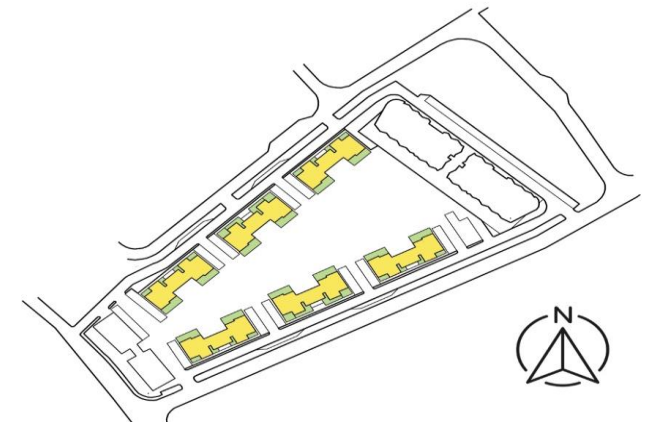
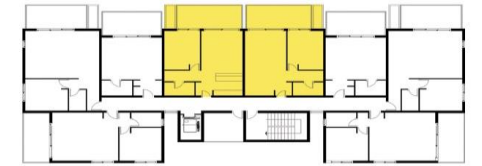
FLAT 202 /207  
SECOND FLOOR  
ONE BEDROOM TYPE B







FLAT (105/106), (204/205)  
FIRST / SECOND FLOOR  
ONE BEDROOM TYPE A



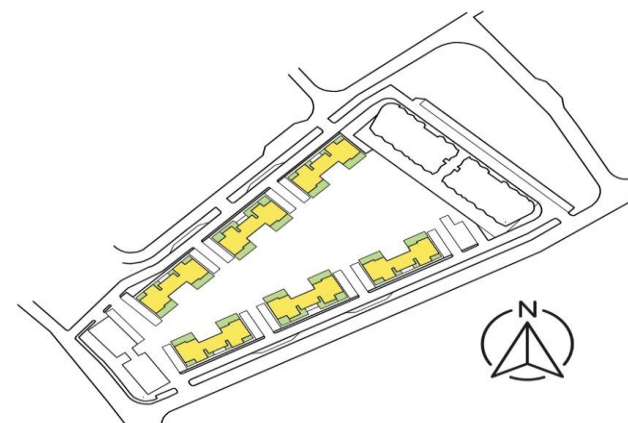
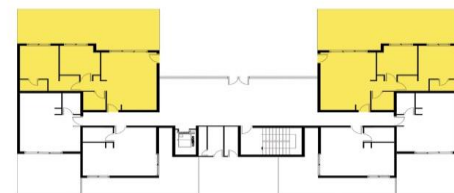




Cyprus  
**VALLEY**

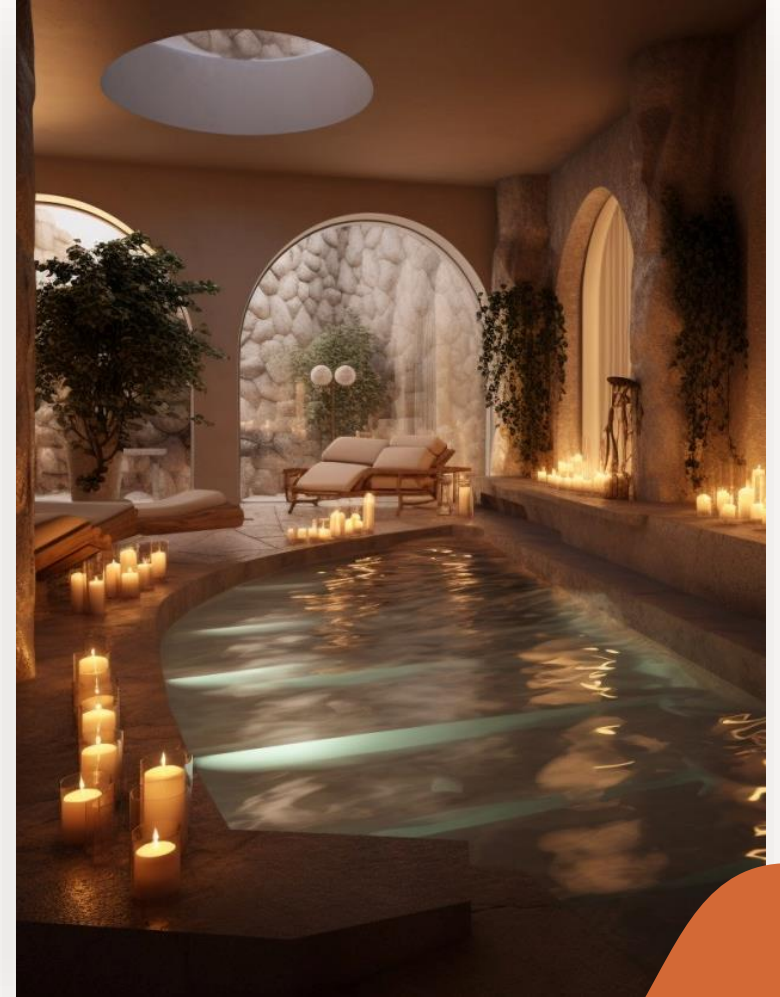
By LIV

FLAT 03/04  
 GROUND FLOOR  
 TWO BEDROOMS TYPE A

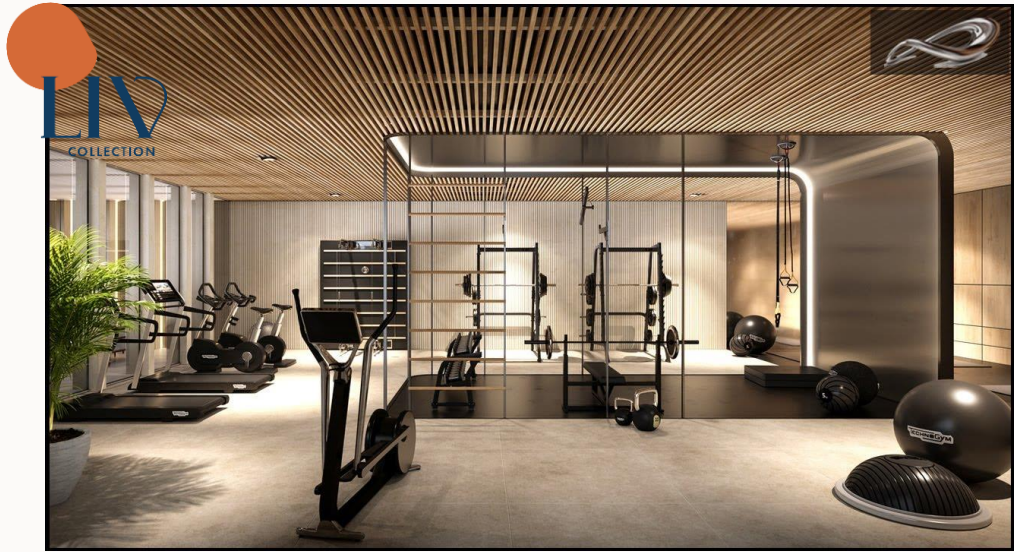




# THE FACILITIES







Residents and guests of Cyprus Valley will be able to enjoy a well-kept nature area around the complex as well as, swimming pools, comfortable lounge-seating, shaded areas, bars and hospitality areas.

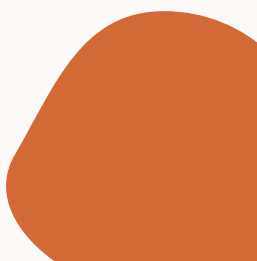




The complex will include shared workspaces, a business lounge, cafes, a deli and other communal areas and facilities for the residents' use.

In the complex you can enjoy the Wellness Spa complex and a gym for mind and body stimulation and relaxation.

The Cyprus Valley will have a gated entrance and security throughout the project, private parking areas, laundry services, cleaning, maintenance and more.





# THE OPPORTUNITY

## **Strategic Off-Plan Investment:**

- Secure the best pre-construction prices by investing in the project during the planning stage, benefitting from significant preferential rates.

## **Bulk Building Purchase Opportunities:**

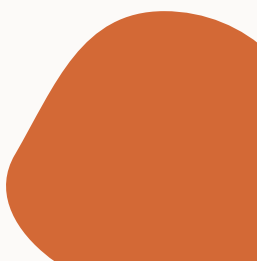
- Explore the option to acquire one or more buildings within the complex at an investor-friendly rate.

## **Meticulous Property Management:**

- Enjoy excellent returns through our detailed, and meticulous property management company - LIV Collection.

## **Exceptional Returns on Investment:**

- Benefit from the inherent value appreciation and market demand that typically accompany well-managed, completed projects.





THANK YOU

