



CONSTANTINOU BROS
PROPERTIES

INVESTING IN CYPRUS

CONSTANTINOU BROS PROPERTIES PLC

LUXURY PROPERTY
DEVELOPERS
SINCE 1979





06



08



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INTRODUCING CONSTANTINOU BROS

LUXURY PROPERTY DEVELOPERS SINCE 1979

BEST

*Awarded 2008
Homes Overseas Best
Development
(Cyprus category)*

FOUR

*Luxury resort hotels
in Paphos*

TOP

*Included in the “who is
who in the foreign real
estate market” top 200 list*

Constantinou Bros Properties is a family business with a rich history, founded back in 1979 by two brothers, Andreas and Agathoclis Constantinou. The company began its journey with the construction of commercial offices, shops and residential apartment projects in Paphos. It later expanded, constructing a number of luxury leisure hotels.

Building on their success in the commercial and hospitality worlds, the company later expanded to develop a number of luxury residential villa and apartment projects in the Paphos region. They now offer a complete architectural and design service that perfectly accommodates the needs of discerning home buyers, whether they're looking for a holiday home, a permanent residence or simply an amazing investment opportunity.

“We strive to deliver the best possible experience for our customers. From the business results we achieve, through to our attentive service, our goal is to exceed our clients’ expectations.”





THE ISLAND OF CYPRUS

A HISTORICAL CENTRE WITH A BRIGHT FUTURE

<p>340</p> <p>Sunny days a year</p>	 <p>Growth in GDP (2017)</p>	<p>1.17M</p> <p>Total population</p>
 <p>+13°C Average temperature in winter</p>	<p>57</p> <p>Blue Flag beaches</p>	 <p>+34°C Average temperature in summer</p>

SOURCES: The Telegraph; PWC, CYPRUS REAL ESTATE MARKET REVIEW 2017

“In Cyprus our greatest wealth is our people. Smiling friendly people, who take pride in welcoming visitors to their island and showing them what traditional, genuine hospitality is all about.”



Strike out beyond the sun-soaked stretches of sand to discover an island of compelling culture and landscapes, steeped in myth and riddled with ancient riches.

Since ancient times, the historical importance of Cyprus far exceeded its small size. Its geographic location, together with its agricultural, mineral and forest wealth, has made Cyprus a centre of trade and culture. Located at the crossroads of three continents, the position of Cyprus is ideal for investors from all over the world.

CYPRUS TODAY

AN INTERNATIONAL BUSINESS HUB

INTERNATIONALLY RECOGNISED EDUCATION

Cyprus has a very high standard of education across all sectors - there are excellent private schools for both junior and secondary level foreign pupils, and these schools are directly linked to the UK education system, allowing graduates to easily obtain entry into the top UK universities. The International School of Paphos is recognised both nationally and internationally and offers a globally established standard of education.

HIGHEST STANDARDS OF HEALTH CARE

Medical services in Cyprus follow the highest standards. Health care costs are low, and all hospitals, private clinics and medical centres are equipped with state-of-the-art facilities.

ATTRACTING GLOBAL INVESTORS

Cyprus is located at the crossroads of three continents and this makes the position ideal for investors from all over the world, especially after its accession to the European Union in 2004 and its adoption of the EU currency in 2008. Furthermore, due to the island's friendly, modern legal and tax regime, Cyprus has evolved to become an international business hub, attracting people that want to wisely invest their existing wealth, as well as those seeking to expand and advance their business ventures.



UK linked schools, allowing graduates to easily obtain entry into the top UK universities



Excellent, low cost health care



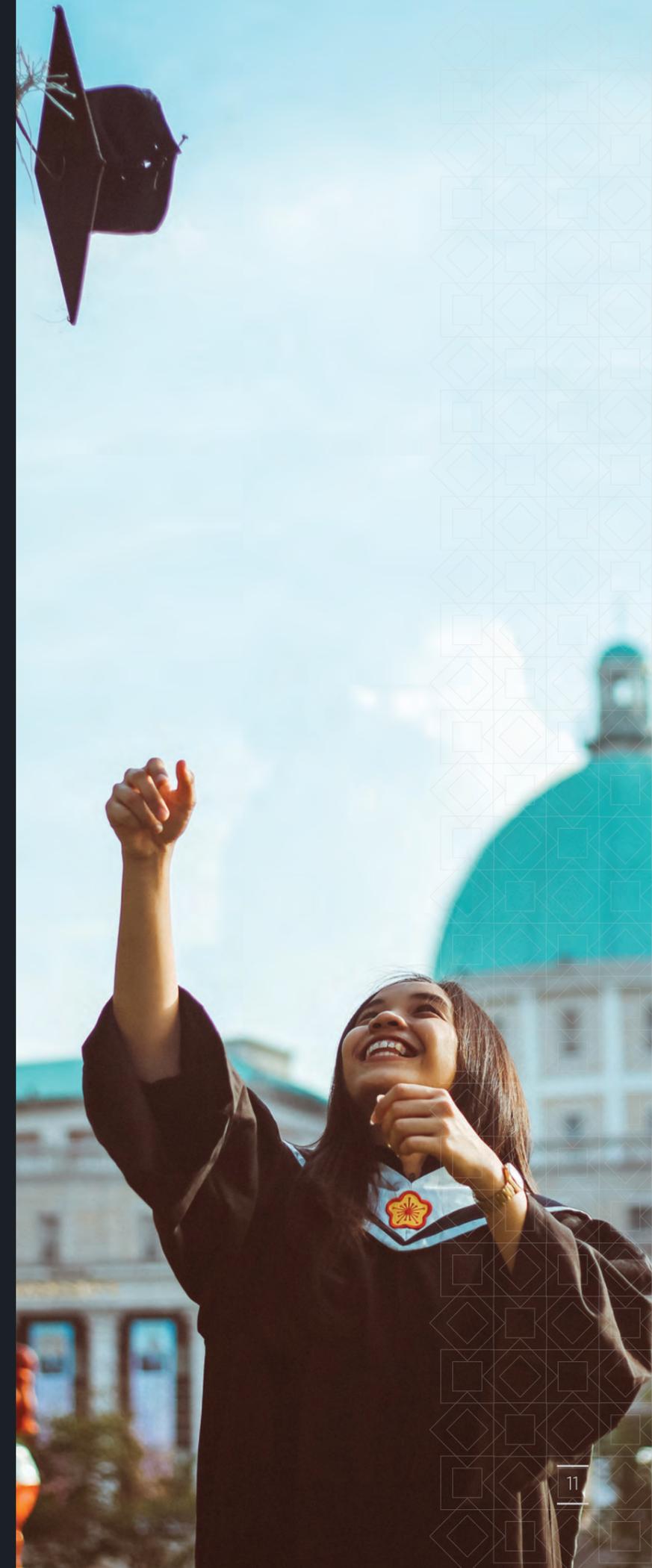
Two international airports



A highly entrepreneurial business environment



European Union member since 2004



INVESTING IN CYPRUS

A POWERFUL BUSINESS OPPORTUNITY



Fast-growing economy

12.5%

12.5% Tax rate & 0% inheritance tax



Efficient and reliable audit, accounting, tax, consulting, financial and banking services

15%

15% Increase in tourism



SOURCE: PWC, CYPRUS REAL ESTATE MARKET REVIEW 2017



BUSINESS FRIENDLY

Cyprus maintains a modern, consistent and simple tax system with a broad tax base, limited exceptions or credits, and low tax rates and a significant network of Agreements for Avoidance of Double Taxation. Cyprus is a Common Law country and has a well-developed professional services industry with more than 20 years' presence in the international financial markets and over 500 organisations supporting international business.

GROWING TOURISM

According to the Cyprus Bureau of Statistics announcement published in January 2018, the number of visitors to Cyprus in 2017 increased by 15%, reaching a total of 3,652,073 thus breaking 2016's record.

RISING INVESTMENT

Because of the rapid growth in tourist inflow, the real estate industry has quickly expanded, with the volume of transactions in Cyprus soaring over the past year. Cyprus also offers a multidimensional experience to everyone that visits the island, it's full of contrasts, surrounded by sandy beaches and world class resorts, meeting the needs of both business and pleasure.



BEST

The fifth best place to relocate



Property sales up 29% in 2018

€26.2M

Spent on infrastructure upgrades in 2017

SOURCES: Knight Frank Global Lifestyle Review; PWC, CYPRUS REAL ESTATE MARKET REVIEW 2017



“Cyprus is a democratic country, with political stability and emphasis on protecting human rights.”

THE CYPRUS OPPORTUNITY

A WISER INVESTMENT

OIL AND GAS RESERVOIRS

The recent discovery of oil and gas reservoirs in the Exclusive Economic Zone are of major importance, not only for Cyprus to solve its own energy dependency, but also to develop the region around Cyprus and make the island a new energy hub for the whole of Europe. According to the data released by the government of Cyprus, the reserves of 12 offshore gas fields in the south of Cyprus are worth over \$129 billion USD. Furthermore, petroleum reserves are worth over \$450 billion USD. Once developed, the stores would be enough to meet 40% of Europe’s gas demand.

REAL ESTATE BENEFITS

Property sales in Cyprus are consistently increasing, with the number of sale contracts deposited with Land Registry Offices across the Republic up by 29% compared with May 2017. With the rapid development of the Cyprus economy, more investors have seen Cyprus as a profound market for investing in European real estate. Ranked as the fifth best place to relocate by Knight Frank Global Lifestyle Review, Cyprus benefits from fast track immigration processes, ensuring a secure environment for

the whole family to enjoy a stress-free lifestyle.

With the property market growing exponentially, and owners of property being granted a Cypriot passport, it’s an all round promising and sound investment.

MARINA ATTRACTION

In the pipeline, the Paphos marina will be situated between the villages of Peyia and Kissonerga, and once completed, will hold 1,000 vessels. The marina is expected to offer 45,000 sq m of commercial and housing development, including restaurants, bars and parking. Taking approximately 3 years to complete, it will be the first marina in Paphos and one of the largest marinas on the island, bringing huge growth to the area, attracting more visitors and offering hundreds of new jobs.

CASINO RESORT

Cyprus’s first comprehensive casino resort, the City of Dreams Mediterranean, is expected to open its doors in 2021. Once completed, it’s expected to become Europe’s largest casino resort, attracting an estimated 300,000 visitors a year.

SPOTLIGHT ON CYPRUS

THE INVESTMENT PROGRAMME

FAST TRACK INVESTMENT PROGRAMME

Operates a fast track procedure: approval issued within approximately 6 months

CITIZENSHIP BENEFITS

Enjoy the same rights as any EU citizen: freedom to live, work, travel and study anywhere in the EU

EXIT STRATEGY

After only 5 years

PURE INVESTMENT

€2 million

DUAL CITIZENSHIP

Permitted

VISA-FREE TRAVEL

171 Countries

CYPRUS INVESTMENT PROGRAMME - REQUIREMENTS & CONDITIONS

1. *Fast track procedure: approval will be issued within approximately 6 months.*
2. *The applicant, prior to his/her naturalization as a Cypriot citizen must hold a resident permit in Cyprus for a period of at least 6 months. If the applicant does not already hold a residence permit, he/she may apply for an immigration permit simultaneously with the application for naturalization.*
3. *A). The applicant must have donated at least €75,000 to the Research and Innovation Foundation.
B). The applicant must have donated at least €75,000 to the Cyprus Land Development Corporation for the financing of housing scheme.
C). A €2 million (plus VAT if any) investment in a single Residence or in a selection of Residential Properties. The residence must be retained by the investors for a period of 5 years. During the 5-year period the investor may replace the investment during the said five-year period provided that he/she has obtained beforehand an approval by the Ministry of Finance.*
4. *The parents of the investor may apply for citizenship after the investor has acquired the Cypriot Citizenship. In order for the investor's parents to be able to apply for citizenship they need to hold a permanent privately-owned residence in Cyprus, the purchase price of which must be at least €500,000 plus VAT.*
5. *Any property purchased during the past 3 years will also count towards the required investment amount.*
6. *The Cyprus Government enables foreign investors to obtain Cypriot citizenship through naturalization.*
7. *The programme applies to the immediate family of the applicant i.e the spouse and children under the age of eighteen. The right to apply for citizenship is also granted to the financially depended adult children of the investor (students up to the age of 28)*
8. *Applicants must hold a clear criminal record from the country of origin and country of residence if different, and their name must not be on the list of persons whose property is ordered to be frozen within the EU.*
9. *A thorough due diligence will be conducted on the applicants and a due diligence report, issued through an internationally accepted database (e.g. LexisNexis, World Check etc.), is required to be submitted.*

KEY BENEFITS

- *The whole family can obtain the citizenship.*
- *Freedom to live, travel, work, study anywhere in the European Union.*
- *European citizens have the right to attend schools or universities within any EU Country for free or with reduced tuition rates, as applicable.*
- *Cyprus allows dual citizenship.*
- *Cyprus has no inheritance tax.*
- *Cypriot passport holders are entitled to travel visa-free in 171 countries and territories.*
- *Citizenship is passed on by descent, thus offering a legacy to future generations.*
- *Cyprus offers a great place to visit/live, it enjoys a strategic geographical position, offers excellent worldwide connections, has very good infrastructure, a pleasant climate and is highly stable.*
- *Free movement of capital, services and goods within the European Union.*
- *Offers an additional insurance against political instability.*
- *Risk-free freehold property ensures permanent property rights, plus your investment can generate rental income.*



GAINING PERMANENT RESIDENCE



2 months' wait time for Fast Track



Residency granted to the whole family, including parents, spouse and children



€300,000 plus VAT investment

KEY BENEFITS

- Cyprus Residence Permit is permanent.
- Once the Cyprus Permanent Residence permit is obtained it is easier to travel within the European Union.
- Cyprus Permanent Residence applies to the entire family, it can even be granted to dependants over 18 years old.
- Cyprus is expected to enter the Schengen Zone of Europe in the near future, allowing all Cyprus Permanent Residence holders to travel freely through Europe.
- Fast Track Procedure [Regulation 6(2)]: within 2 months.
- Cyprus has one of the lowest tax rates in the world.
- It is not necessary to reside in Cyprus, a short visit once every two years is sufficient.
- Cyprus is already renowned as the perfect place to live with its almost year-round sunshine, a relaxed, stress-free lifestyle and a very low crime rate.
- Cyprus offers an ideal family environment, with children able to benefit from excellent schools and universities, while health care and infrastructure are all state-of-the-art.

REQUIREMENTS & CONDITIONS

1. The application is examined via a fast track procedure and results to a positive answer within 2 months, as long as you meet the preconditions and requirements. A two week grace period will be allowed for administrative delays.
2. No need to reside in Cyprus as long as the applicant and his family included in the immigration permit, visits Cyprus at least once every 2 years.
3. The applicant should be an owner of a property (sold for the first time by a development company) in Cyprus, a house, an apartment or any other building, for a minimum value of €300,000 + VAT (if any).
4. Options in property purchase – i.e. two independent housing units or one housing unit and a shop or one housing unit and an office as long as the total amount is for a minimum value of €300,000 + VAT (if any).
5. The immigration permit issued to an applicant covers his spouse and children under the age of 18. The said permit is also applicable for unmarried children aged 18-25 who may prove that they are students at a university abroad and are financially dependent on the applicant. The said permit will be valid for life after the age of 25 without any other supportive document.
6. Documentation as proof that the applicant and/or his spouse have a secured minimum annual income of €30,000, (increase by €5,000 for each dependent person) from sources originating from abroad (salaries, pensions, dividends, fixed deposits, rents a.s.o.).
7. The parents of the main applicant and those of his spouse are also able to apply and obtain the Permanent Residence Permit by just showing an extra €8,000 each on the main applicant's income certificate.
8. The applicant should submit a confirmation letter from a financial institution in Cyprus that he/she has deposited a minimum capital of €30,000 into an account, which will be pledged for a period of at least 3 years. It must be proved that the said amount has been transferred to Cyprus from abroad.
9. The applicant and their family included in the immigration permit must submit with the application all documentation needed as per the checklists provided by the Cyprus Government.
10. The applicant and his/her spouse shall confirm that they do not intend to be employed in Cyprus but it is to be noted that the applicant and/or his/her spouse may be a shareholder(s) in a company registered in Cyprus and the income from the dividends of such a company in Cyprus is not deemed to be an impediment for the purpose of obtaining an immigration permit.

SPOTLIGHT ON PAPHOS

AN EXTRAORDINARY PLACE TO INVEST

36%

Paphos comprises 36% of foreign property transactions

2nd

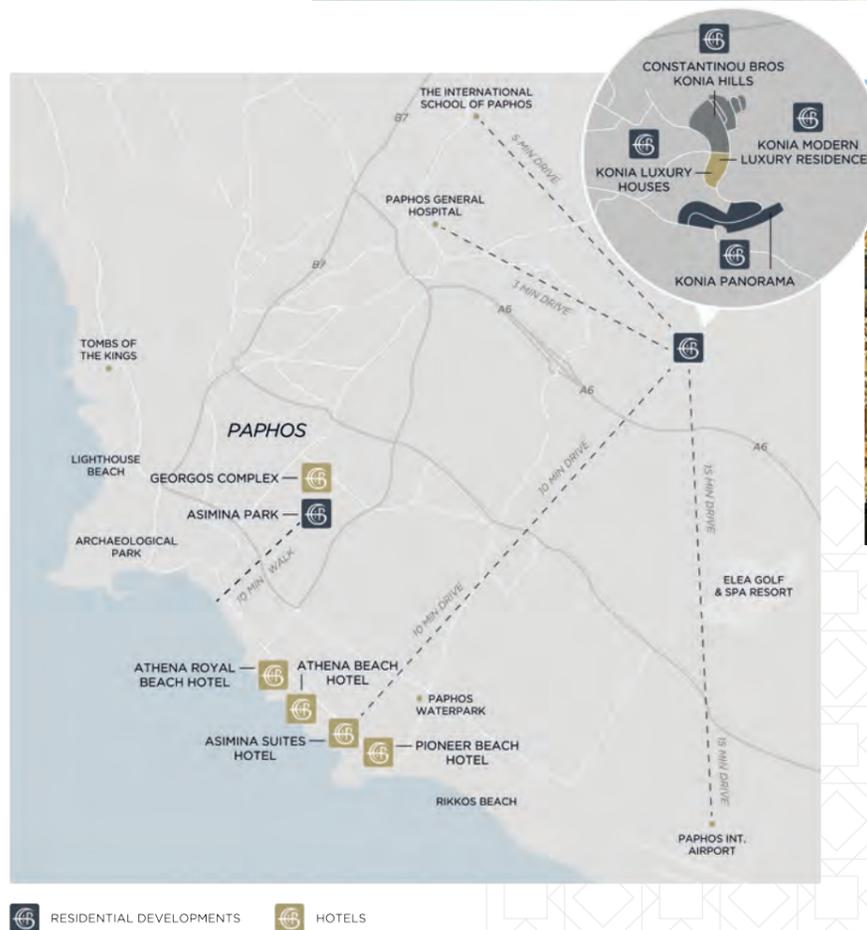
Paphos submitted the second highest number of sale contracts in Cyprus in 2017

36%

The highest volume of properties sold to foreign buyers in 2017 was recorded in Paphos (36%)

SOURCE: PWC, CYPRUS REAL ESTATE MARKET REVIEW 2017

Paphos has an alluring and culturally rich history, dating back to the Neolithic Period. According to Greek mythology, Aphrodite, goddess of beauty and love was born here. Today, the architectural and cultural remains, dating from Hellenistic times to the Roman periods, are proof of the city's extraordinary historical value. In 2017, Paphos was granted the title of 'European Capital of Culture', this international fame lead to a strong growth in tourism, which in turn boosted the real estate industry, making Paphos a melting pot of culture and amazing business returns.



PAPHOS
2017 European
Capital of Culture

CONSTANTINOU BROS PROPERTIES PLC

FROM STRENGTH TO STRENGTH

1979

Founded by the brothers
Andreas and Agathoclis
Constantinou



The family business has
since been listed in the
Cyprus Stock Exchange
and today is still run by
the same family

RENOWNED

Constantinou
Bros Hotels are
renowned for their
prime locations and
exceptional hospitality

Founded by brothers Andreas and Agathoclis Constantinou in 1979, and with a background in commercial and residential developments, the company has gone from strength to strength. Although hugely successful and listed on the Cyprus Stock Exchange, the company still continues to be run by the same family that created it.

Perceiving Paphos as a holiday destination of great potential, the company decided to enter the hotel industry, and in the late 1980s, a sister company called Constantinou Bros Hotels Ltd was formed. Today, the company's portfolio consists of four internationally renowned luxury hotels in Paphos, famed for their prime location and exceptional hospitality.

"The hotels cater for the increasing popularity of Paphos, not only as a holiday destination, but also as an emerging international conference centre."

As well as hotels, Constantinou Bros now develop a wide range of luxury residential villa and apartment projects in Paphos.

The company has built over 70% of the seafront property in the tourist and commercial area of Paphos, as well as managing its own hotel chain, with four luxury hotels. In addition to their booming hotel business, the company has also developed a wide range of luxury residential villa and apartment projects in the Paphos region, offering a complete architectural, design, construction and property management service.

Alongside their booming hotel business, the company has created a multitude of quality developments, which comprise a mixture of shops and apartments in the busy tourist and commercial areas of Paphos. They've also built a range of luxury villas with pools and landscaped gardens in the residential areas of Paphos and the surrounding picturesque countryside.



1988

The Paphian Bay
Hotel opens. Designed,
constructed and equipped
in 12 months, an industry
record

1991

The 4 star Pioneer
Beach (an adult
focussed hotel) opens

1999

The 4 star Athena
Beach Hotel opens

2005

The 4 star deluxe
Athena Royal Beach
(an adult-focussed
hotel) opens

2008

The Paphian Bay Hotel
undergoes a complete
reconstruction to
convert it to a 5 star,
deluxe suites hotel

2010

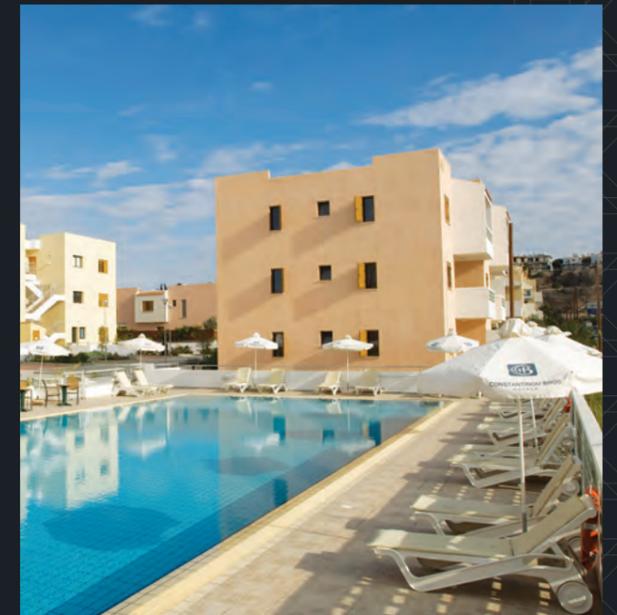
The 5 star Asimina
Suites Hotel (an
adult-focussed,
all-suites hotel) opens

WHY CONSTANTINOU BROS PROPERTIES PLC?

A GROWING PORTFOLIO



COMPLETED PROJECTS:



TOP LEFT - Konia Panorama
MID LEFT - Asimina Park
BOTTOM LEFT - Konia Hills
TOP RIGHT - Konia Modern Luxury Residences
MID RIGHT - Konia Sunset Villas
BOTTOM RIGHT - Georgos Complex



ASIMINA PARK RESIDENCES

BEDROOMS

2-4

BATHROOMS

3

SEASIDE

10 minutes' walk

SHOPPING MALL

2 minutes' drive



Asimina Park is a luxury Mediterranean project located in the main tourist area of Kato Paphos, Cyprus. The project features 2-4 bedroom villas and 2 bedroom townhouses and provides its owners with the luxury of peace and tranquillity while still being close to the busy tourist area of Kato, Paphos.

Surrounded by amenities suitable for the whole family, this quality Mediterranean project on a prime location is adjacent to public parkland and spread out on a large square, with villas and townhouses of modern design.

- 10 minutes' walk to the beach, Paphos Harbour, the archaeological sites such as the Tombs of the Kings, the Mosaics, the Castle, hotels, restaurants and bars
- 2 minutes' drive to Paphos shopping mall
- 10 minutes' drive to Paphos International School and General Hospital
- 15 minutes' drive to Paphos International Airport
- 10 minutes' drive to Paphos' golf courses

KONIA MODERN LUXURY RESIDENCES

BEDROOMS

4

BATHROOMS

4-5

SEASIDE

10 minutes' drive

SHOPPING MALL

8 minutes' drive



Konia Modern Luxury Residences is designed and built to the highest standards and sits atop a hill, giving the development a raised profile and providing its owners panoramic views of Paphos and the Mediterranean Sea. The development offers generous plots ranging from 600 to 5,000 sq m, providing their owners with luxurious but minimalist living.

As well as its state of the art modern design and integrated technology features, the development offers its purchasers the opportunity to acquire Cypriot citizenship thanks to Cyprus' progressive system.

- Contemporary design
- Private parking area
- Private garden
- Panoramic views
- Private swimming pool
- Private balconies and terraces
- Automatic lighting system and energy efficient aluminium
- Luxury building materials such as marble, granite and stone



KONIA HILLS COMPLEX

BEDROOMS

2-4

BATHROOMS

3

SEASIDE

10 minutes' drive

SHOPPING MALL

8 minutes' drive



Konia Hills is one of the most impressive projects developed by Constantinou Bros Properties, in the picturesque village of Konia. The project, consisting of four phases with a selection of 2-4 bedroom villas, is located on a hilltop in Konia village, offering residents a magnificent view of the Mediterranean Sea and the town of Paphos. All properties are designed to the highest specifications for the ultimate in living accommodation.

- Private parking area
- Modern visual effect
- Private garden
- En-suite shower room
- Private balconies and terraces
- Pressurized water system
- Private swimming pool (optional)

GEORGOS COMPLEX

BEDROOMS

2-3

BATHROOMS

2

SEASIDE

10 minutes' walk

SHOPPING MALL

5 minutes' drive



Georgos Complex is centrally located in Kato Paphos, next to Asimina Park, benefitting from close proximity to a wide range of amenities. The 2 and 3 bedroom apartments are built to the highest standards and offer a high quality of living to its owners. Residents of the Georgos Complex benefit from facilities such as a large communal pool, a secure communal parking area, coded entrance and exit and complex security. The apartments also feature en-suite shower rooms, and provision for air-conditioning units, along with additional personalisation options.

- 10 minutes' walk to beach and port
- 5 minutes' drive to Paphos downtown
- Large communal swimming pool
- Secure communal parking area
- Property management service
- Private garden
- Security on-site



THE CONSTANTINOU BROS OFFER

A PROVEN TALENT FOR LUXURY

320

High-specification
apartments

1000

Luxurious villas, most
with private pools

1979

Established as luxury
property developers

“We focus on creating beautiful and successful places in prime locations, which will stand the test of time, offering comprehensive services to investors and property owners.”



CONSTANTINOU BROS GROUP

GROWING OUR REPUTATION



Adesmevtos Paphos Newspaper



Constantinou Bros Properties PLC



Constant Travel, UK Travel Agent

OUR HOTEL PORTFOLIO:



Athena Royal Beach Hotel



Asimina Suites Hotel



Pioneer Beach Hotel



Athena Beach Hotel

A CAPTIVATING ISLAND

INVEST IN CYPRUS



CONSTANTINOU BROS
PROPERTIES

LET'S TALK

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