

# Pleiades

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Acropolis Nicosia

# Location

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- Situated in the centre of Nicosia, a European capital city with a vibrant business culture.
- The development is located in a prestige and quiet area of Acropolis, Nicosia.
- Easy access to the highway and to shopping facilities through the arterial roads of Nicosia.
- Larnaca international airport only 30 minutes.
- 30 minutes to the amazing sandy beaches of Cyprus

# Development

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- Low density state of the art 5\* complex consists of 17 apartments.
- Boasting modern architecture and stylish interiors.
- 1-2-3 bedroom apartments
- Penthouse apartments with Zen roof gardens.
- Living area from 52 – 127 m<sup>2</sup>

# Development

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- Modern Italian kitchen
- Fully air conditioned and central heating
- Glass balconies
- Private Parking
- Prices from €194k - €488k
- Completion: February 2010

# Development view

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# Exterior

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# Roof garden

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# Multiple Purchase

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When purchasing multiple units with GPS we will ensure that you receive in-depth knowledge from a team of property professionals who specialise in the marketing of investment properties, combined with the reassurance of dealing with one of the most professional developers in Cyprus.

# ...continued

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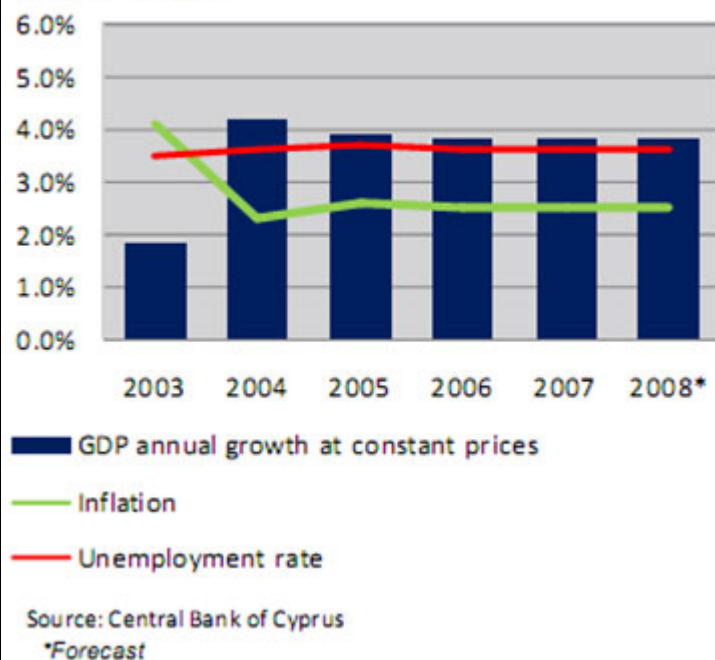
You can gain access to a variety of services to give you the best returns on investment, benefits will include:

- Access to exclusive information on future pre-release property investments.
- 24 hour hotline available to answer your questions and queries.
- Discounts on selected multiple purchases.
- Discounts on Furniture Packages.
- Substantial referral rewards for any client who is introduced to GPS that results in a sale.

# Investment

- Only €3000 deposit is required followed by 30% structured payment plan.
- 70% mortgages available, in multiple currencies.
- Low entry investment for a luxury product in a thriving property market.

Cyprus - Key Economic Indicators  
2003 - 2008\*



# Investment Return Projections

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- Potential Capital Appreciation we predict to be 18% conservatively in year 1 of construction.
- With a prediction of 15% conservatively in year 2.
- Property prices in Cyprus in the last 4 years have seen an averaged increase of approximately 20 % per annum.
- In the 2<sup>nd</sup> Quarter of 2008 we are currently at 12.9%.

# Exit Strategies

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## Resale

- Massive overseas marketing strategies in place and with sales division to cover all aspects of off plan and resale acquisitions.
- 0% commission to resell before or after completion
- Huge expat market of buyers looking for a property 'Ready Now'

# Rental Yield

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After the completion of this type of development you could expect per annum 8.00% yield on your rental income due to a number of factors i.e.:

- Accessibility – vicinity of Nicosia, Larnaca international airport 30 minutes
- Nicosia – business, entertainment, shopping
- Troodos mountain – hiking, skiing
- Weather – 340 days of sunshine

# Investment Security

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- The project complies with all legal requirements.
- Cyprus uses the same law system as the UK, inherited from its colonial days.
- Contracts are in English and we recommend to employ an English-speaking solicitor and make sure that the property is immediately registered at the land registry in the buyer's name.

# Development Timetable

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- Construction start date 15 February 2009
- Completion date 15 February 2010

# Disclaimer

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