



Marina Sands

Aiya Thekla

Location

- Situated on the outskirts of Ayia Thekla, 5 minutes from Ayia Napa, 10 minutes from Paralimni and Protaras.
- In a fantastic area for accessibility and only 25 minutes from Larnaca international airport.
- Just minutes from the largest themed water park in Europe.
- 5 minutes from the famous stunning Nissi beach.

Future of Location

- A spectacular Marina will be built in Ayia Thekla by 2011. It will offer berths for more than 600 luxury yachts making it one of the largest on the island.
- It will be a focus for exclusive clientele eager for luxury and excellence in a prime location.
- There will be great shopping, restaurants with wonderful local and international cuisine, cafes and an extensive range of entertainment.

Development

- Low density state of the art 5 *beach front development consists of 34 villas.
- Boasting modern architecture and stylish interiors
- 3-4-5 bedroom bespoke villas with private pool
- Plot size: 461 – 1100 m²
- Living area from 209 – 411 m²

Development

- Fully fitted kitchens with high quality appliances
- Full installation of air conditioning
- Gated villas with private road and 24hrs security
- Garage parking
- Private gardens
- Prices from €857K - €3.5M
- Completion: June 2011

Development Overview



Exterior



...continued



Interior



Comparables

Development	Type	Plot	Beds	Living Area	Veranda	Pool	Price Euro	Price m2 Euro
Dev.1	Villa	652	4	220.00	28.0	YES	€1,281,450,00	€ 5,824.77
Dev.2	Villa	480	4	180.00		optional	€1,623,170,00	€ 9,017.61
Dev.3	Villa	396	2	82.00		optional	€341,720,00	€ 4,167.31
Dev.3	Villa	377	3	110.00		optional	€751,784,00	€ 6,834.40
Dev.4	Villa	500	3	113.00		optional	€519,414,40	€ 4,596.59
Dev.4	Villa	450	2	101.00		optional	€427,150,00	€ 4,229.21

Screen Shot



Multiple Purchase

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.

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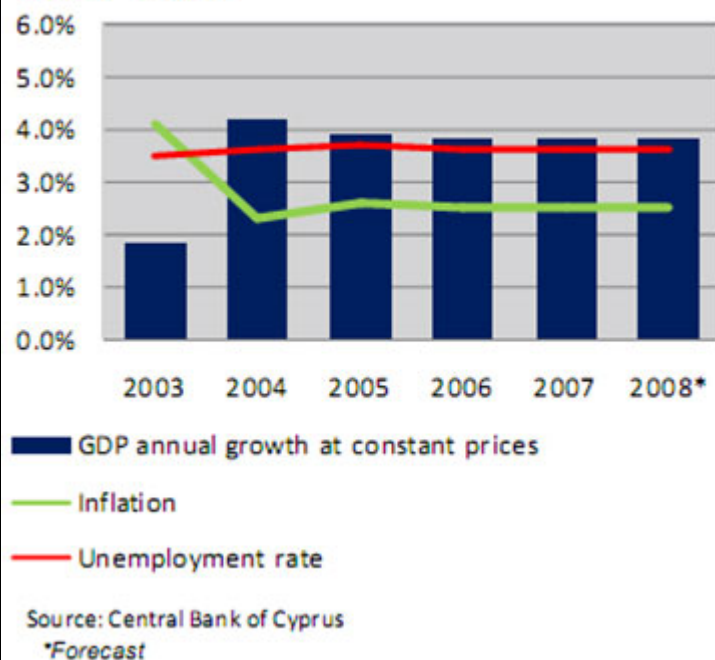
You can gain access to a variety of services to give you the best returns on investment, benefits will include:

- 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

- 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 2nd Quarter of 2008 we are currently at 12.9%.

Exit Strategies

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

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 Ayia Napa, Larnaca international airport 25 minutes
- Marina – entertainment, water sports, shopping
- Weather – 340 days of sunshine

Ayia Thekla Marina

The project envisages a world class marina, which will be environmentally friendly, with a wide range of services and attractions unsurpassed anywhere in Cyprus.

These will include quality waterside mixed scheme developments, lifestyle attributes such as recreational centers, restaurants, sports, entertainment, bicycle and walking paths close to the traditional church.

Over 600 berths will be available for small and larger yachts and the whole operation will be managed and operated by quality and experienced operators.

Investment Security

- 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

- Construction start date 15 June 2009
- Completion date 15 June 2011

Disclaimer

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