# Karma Investment Solution



# 66 CYPRUS THE PEARL OF THE MEDITERRANEAN

Become a resident of Cyprus a European Union Country by investing with Karma smart Investment Solution and enjoy an excellent quality of life

**Protaras** 



### **OVERVIEW & GENERAL INFORMATION**

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# **STRATEGIC LOCATION**

The island of Cyprus is an ideal investment gateway to the European Union, as well as a portal for investment outside the EU, particularly into the Middle East, India and China. As a member of the wider EU and Eurozone community, Cyprus ensures safety and stability for investors, while also offering them market access to more than 500 million EU citizens.

# A TRUE BUSINESS HUB

Cyprus has long established itself as a thriving business hub, with a vast array of investment opportunities in key growth sectors of the economy. The island's ideal strategic location, advanced infrastructure, and high quality of life not only represent key reasons to relocate and live in Cyprus, but are also at the heart of its attractiveness to investors.

Capitalizing on its competitive advantages, driving and enhancing both traditional and new economic sectors, and continuously improving and enhancing its business environment, Cyprus has developed into a destination of choice for doing business.



# **CYPRUS OVERVIEW**

Cyprus is the third largest island in the Mediterranean Sea, located at the eastern end of Europe, at the crossroads of the busy shipping and air routes linking three continents, Europe, Africa and Asia. The island, through its rich history of more than 10,000 years, has developed from its classical maritime communities into a modern and thriving European Union state, offering a myriad of opportunities for both economic growth and enviable quality of life.

This small but dynamic country has long established a reputation as a "centre of excellence" for international business activities, retaining unique clusters of expertise and service capability to support key growth sectors of the economy. Cyprus has a modern, free-market, service-based economy with an effective and transparent regulatory and legal framework offering international investors and domestic businesses confidence to invest, grow and prosper.



# **LIVING IN CYPRUS**

### **QUALITY OF LIFE**

Cyprus offers visitors a wonderful living experience that combines a comfortable and stress-free way of life with a modern and sophisticated environment, ideal for people seeking the perfect balance between business and pleasure. High quality of life is without a doubt one of Cyprus' most compelling advantages.

1. Cyprus has the most "BLUE FLAG"-awarded beaches in Europe. In 2018, a total of 64 beaches have been awarded the Blue Flag, with beaches in Ayia Napa and Protaras being awarded with 22 Blue Flags.

2. Cyprus boasts very high quality agricultural products, of which many are exported to Middle East and Asian Countries.

3. Cyprus has one of the lowest pollution rates in the world.

### NATURAL BEAUTY AND CLIMATE

Cyprus has a pleasant Mediterranean climate with year-round sunshine. Stunning coastlines, golden sandy beaches and clear, blue waters coexist alongside glorious mountains boasting wild natural beauty, and peaceful, picturesque villages. Sports enthusiasts can ski in February, swim and kite surf until December, and cycle, golf, and play tennis all year round.





Ayia Napa



Cape Greco

## **EASTERN CYPRUS** Ayia Napa - Protaras

The Eastern coast of Cyprus offers visitors warm sunshine, stunning sandy coves, and friendly, welcoming taverns, all of which make this coast a classic beach holiday destination. Whether you're looking to let your hair down and party until the early morning hours, or simply chill out and relax in a luxurious resort for some self-reflection and pampering, or even looking forward to a fun beach vacation with the entire family, there is something for everyone on this sunshine-filled island in the Mediterranean.



60,000 Population









47% of tourist hotel & rental bookings are in Eastern Cyprus

Agricultural land featuring red soil is considered to be the best in the country for providing top quality fresh fruits & vegetable year-round

## New & Upcoming Projects





More than 20km of coastal footpaths



Ayia Napa & **Protaras Marinas** (Ayia Napa Marina, set to be the biggest in Europe)



**First Private** University in the area



Ayia Napa Casino







# **REAL ESTATE STATISTICS**

70%

of transactions are by **NON EU Residents** 

YoY growth on Residential Index

increase in sale

contracts for

5%



increase on value of new building permits

72%

annual growth in sales contracts in the Cyprus **East Coast** 



tourism growth from 2017 to 2018



high-end residential properties of over €2m



# CYPRUS INFRASTRUCTURE

The island benefits from a well-advanced and modern infrastructure which makes day-to-day life easy, cost-effective and efficient.













## CYPRUS ROAD NETWORK

The Cyprus highway system connects all major cities. There are a total of three main highways in Cyprus, all of which merge together at various points. Though the first motorway in Cyprus, the A1, was completed as recently as 1985, the island already boasts the most kilometers of motorways per capita (38.6 km /100,000 inhabitants) of all European Union members.





### **EDUCATION**

#### 6 Private Universities



American University of Cyprus (www.frederick.ac.cy)



Frederick University (www.frederick.ac.cy)



European University Cyprus (www.euc.ac.cy)



University of Nicosia (www.unic.ac.cy)

> Neapolis University Pafos

1

Neapolis University -Pafos (www.nup.ac.cy)

uciar

University of Central Lancashire -Cyprus (www.uclancyprus.ac.cy)

## **3** Private Universities



University of Cyprus



Open University of Cyprus



Cyprus University of Technology

The English School

#### 22 Private English Schools



Pascal Education





The Grammar School Nicosia





## LEGAL SYSTEM TRANSPARENCY

Cyprus' legal system, based on English Common Law principles, is widely recognized as a business-friendly and effective system that ensures transparency and reliability in business practices. Offering foreign businesses a familiar and reliable framework within which to operate, Cyprus' legal system is also fully compliant with the EU, the Financial Action Task Force on Money Laundering (FATF), OECD, FATCA, the Financial Stability Forum laws and regulations and EU AML directives.

## HUMAN TALENT

Human talent probably constitutes Cyprus' most compelling advantage, complemented by a broad range of high quality professional services. As a dynamic business center, Cyprus offers an abundance of highly educated and skilled individuals, multilingual in their majority, ready to serve the needs of any business.

Indeed, Cyprus has all the right ingredients to maintain a strong and resilient economy, due to its small size, productive labor force, and business friendly and flexible government.

## SAFETY

Cyprus offers an extremely safe living environment, with low stress levels and crime rates, ideal for a peaceful family life. Acknowledging the island's safety and security standards, Value Penguin has ranked Cyprus 5th worldwide and 1st among smaller Countries in its Safest Countries in the World study for 2015.

## HEALTH

Cyprus, along with its clean environment and healthy cuisine, also has a robust health system, and was ranked the 11th healthiest country worldwide in 2015 as per Bloomberg. Hospitals and clinics are numerous and affordable, and Cyprus has become a premier retirement destination for UK and EU residents.



# **BUSINESS IN CYPRUS**



#### **STABLE LEGAL SYSTEM**

Based on English Common Law Principles Effective International Business Systems



#### **INCENTIVIZED TAXATION SYSTEM**

Corporate tax rate of 12.5% Comprehensive double taxation agreements



#### STRATEGIC GLOBAL LOCATION

A Nexus for International Travel and Trade between Asia, Africa and Europe



#### **RELIABLE INFRASTRUCTURE**

Stable European Government Excellent Hard and Soft Infrastructure

### INTERNATIONAL ORGANISATIONS WHICH OPERATE IN CYPRUS DUE TO FAVORABLE TAXATION:



### **TAXATION & BENEFITS**

Cyprus always endeavors to keep a clear and simple structure for taxation and fees when it comes to both business and property. Below you will find information on the taxes and fees surrounding ownership of a house or business in Cyprus. Should you have any additional questions, we are always happy to offer our expertise.

Registering a new company in Cyprus is considered preferable over any other EU country, especially for taxation purposes. See below for a breakdown of tax facts for Cyprus companies.



CORPORATE TAX 12,5% (3rd Lowest in EU)



DIVIDEND TAX FOR NON DOMICILED 0%



DOUBLE TAXATION RELIEF TREATIES



PROPERTY INHERITANCE TAX 0%

### TAXATION OF DIVIDENDS

Dividends received by a non-Cyprus Resident Company are exempted from Special Defense Contribution (SDC), if the dividend is paid out from less than 50% investment income. If not exempted, dividends are subject to 17% SDC.

Dividends received by a Cyprus Resident Company are exempted from corporation tax, whether received from a company situated in Cyprus or abroad.

Dividends received by a Cyprus Resident Company are also exempted from SDC, unless the dividends are paid out of profits that are more than 4 years old.

### CAPITAL GAINS

Gains derived from the sale of shares are tax-exempt. Capital Gains tax is imposed on gains derived from the disposal of property situated in Cyprus, and on gains from the disposal of shares of an unlisted company that owns immovable property situated in Cyprus.

### COMPANY REGISTRATION FEES

The cost for the registration of a Cyprus company amounts to approximately 1,500EUR + VAT.

### RENT

Rent paid by a Cyprus resident company is subject to SDC at a rate of 3% on 75% of the gross rental income. The tax is withheld at source. No tax is imposed on the payment of dividends to individuals who are Cyprus tax residents but are not domiciled in Cyprus.



### WITHHOLDING TAX

#### DIVIDENDS

Dividends paid to a non-resident (individual and company) are NOT subject to withholding tax. No tax is imposed on the payment of dividends to individuals who are Cyprus tax residents but are not domiciled in Cyprus.

#### INTEREST

No withholding tax is imposed on interest paid to a non-resident. Interest paid to a resident is subject to SDC deducted at source at a rate of 30% (3% on government bonds). No tax is imposed on the payment of dividends to individuals who are Cyprus tax residents but are not domiciled in Cyprus.

#### ROYALTIES

Royalties paid to a non-resident are subject to a withholding tax of 5% on film royalties and 10% on other royalties. Royalties paid to a non-resident for the use of rights outside the Republic are exempt from withholding tax. There is no withholding tax on the payment of royalties by a resident company to another resident company.

# **KEY PILLARS OF THE ECONOMY**

The tourism sector is one of the main drivers of the Cypriot economy, representing overall direct and indirect 25% of the Cypriot GVA in 2019. The total contribution of the retail, hospitality and leisure sector of Cyprus to the Cypriot GVA was c.19.5% in 2016.

The three main pillars of the Cyprus economy are tourism, wholesale and retail trade 25%, real estate & constuction 17% and financial and insurance activites 8%.

### Gross Value Added (GVA) Breakdown by Sector (2019)



## TOP 6 ACCOUNTING FIRMS OPERATING IN CYPRUS

The Big 6 refers to the five largest accounting firms in the world. These firms provide an extensive range of accounting and auditing services including external audit, taxation services, management and business consultancy, and risk assessment and control. They also provide massive employment and career development opportunities to accountants and auditors around the world. The following are the members of this internationally renowned group:



## LUXURIOUS HOTELS AND RESORTS

The best places to stay in Cyprus are all found on the East Coast. Over 70 luxurious hotels and resorts and glorious white-golden bays have made the East Coast the ideal holiday playground for all ages, attracting thousands of solo travelers, couples, families and friends from all over the world. The tourism popularity of the East Coast has also attracted investors who have invested million euros in hospitality projects over the last years.









# **CYPRUS: THE KEY SECTORS** A Leading Maritime Hub

The history of Sea and Shipping in Cyprus can be traced back thousands of years. The island's expert knowledge of sailing and trade was acquired through the many civilizations that had conquered Cyprus in ancient times, including the Egyptians, Greeks, Romans, French, Venetians and British. The island's constant strive for perfection in the field of merchant shipping has also been naturally facilitated by its ideal geographic location, at the crossroads of three continents, Europe, Asia and Africa.

Over the years, Cyprus has managed to attract the interest of shipping entrepreneurs and develop the country into a fully-fledged shipping center, combining both a sovereign flag and a resident shipping industry, which is renowned for its high quality services and standards of safety.





# An Emerging Energy Player

The budding oil and gas sector of Cyprus has become one of the biggest opportunities for foreign investments, following the world-class discovery of natural gas and potential oil deposits in Cyprus' Exclusive Economic Zone (EEZ) in the Mediterranean Sea.

Appraisal drilling in block 12 by US Company Noble Energy confirmed natural gas reserves of 4.54 trillion cubic feet (tcf) – enough to meet Cyprus' domestic gas demand for over 100 years – and has attracted international energy heavyweights, such as Total, Eni and Exxon-Mobil, to explore the island's waters for new discoveries. Cyprus' energy sector currently presents one of the best opportunities for foreign investors and for economic growth.





Oil Resources 3.4 bbl





Natural Gas Reserves Discovered 4.54 tcf equal to 600blns USD (more to be explored)



HALLIBURTON

## **KARMA SMART INVESTMENT SOLUTION**

## HOW IMPORTANT IS YOUR LEGACY?

2020 has redefined our World and how we live & do business. We all want what is best for ourselves & those around us. We are given one life and we should invest wisely! That is why you need to invest into a better secure future and we acknowledge that your individual needs and values should define how it looks.

You are making a one-time smart investment into a solution that secures a better future! As a member, you are part of an elite community that acknowledges & values the real return of investment and the privileges it brings.

## WHY IT'S THE RIGHT CHOICE FOR YOU!

How important is a secure lifestyle membership for a better secure future for you? We understand that every person's needs are not identical and that such investment opportunities should be profitable, long-lasting but yet flexible.

This is why the Smart Investment Solution offers the flexibility to create your future, let's you decide what your lifestyle membership looks like and supports your legacy that we can be passed onto future generations.



#### FAMILY LEGACY

- Safety, security and peace of mind
- High quality Mediterranean lifestyle
- Access to study at International Schools & Universities
- Living in a European Country with flexible access to the EU



#### CORPORATES

- Favorable and incentivized tax system for your company
- Stable legal system of the EU
- Strategic global location ideal business hub
- Access to European markets & corporate partnerships



#### SECURE RETIREMENT

- Low taxes on Pensions
- Access to elite medical institutions
- Sunny, safe & culturally rich country with a high quality of life
- Additional automated income

## THE SOLUTION

The Smart Investment Solution is a one-time investment into a flexible solution that secures a better future for you, your family, your finances & well-being! Creating a life and a business that outlives us. It is a membership offered only to an elite global community that values the real return of investment and the privileges it can bring.

You create how your membership looks like according to your needs & no matter what the constellation, investment is one that continues to carry your legacy, and is flexible enough to adapt to your needs, that may change, for years to come. The process is hassle-free, as we understand the importance of having a reliable partner and we have strategically aligned with only the best in the field.

### THE SMART INVESTMENT SOLUTION PACKAGE IS BASED ON 3 PILLARS AND FORMED AROUND 3 MAIN ELEMENTS:



## SO WHAT ARE YOU GETTING?

You need a more corporate focus? Looking for a safe haven? With the individual multi-level investment solutions, the optimal solution options are matched accordingly to your specific criteria. The membership is comprised of property investments, corporate & private tax benefits and permanent residency in Cyprus for the whole family. Also, the opportunity to generate additional income streams that bring attractive financial returns & flexibility.





Property investment options, from residential to commercial, in a growing European market

Favorable & incentivized tax system for your company

## **INDIVIDUAL MULTI-LEVEL INVESTMENT SOLUTIONS**

## EU MEMBER COUNTRIES

4.5 hours

3.5 hours REPU

2.5 hours

The possibilities are matched accordingly to your specific criteria and cover:



#### RELIABLE PROPERTY INVESTMENTS

- Varied investment types & opportunities
- Wide range of economic sectors
- Growing European market
- Additional automated income stream with a yield of up to 8% p.a. via property rentals



- CORPORATE BENEFITS
  3rd lowest corporate tax rate in the EU (12.5%)
- 0% dividend tax for non-domiciled individuals
- Double taxation relief treaties
  7th highest ranked country for global mobility
- Gateway to the European Union



#### LIFESTYLE INVESTMENT OPPORUNITY

- Safest small country worldwide and 5th safest country overall
- High quality of life
- 11th healthiest country worldwide
- Leading healthcare system
- Premiere retirement destination

### VALUABLE LEGACY INVESTMENT

Any solid investment should be profitable. But the real return on an investment is one that continues to carry your legacy. This Lifestyle Membership is a legacy investment, where



Property investments have a yearly ROI up to 8% through rentals



Cyprus residency holders live in a European country with access to the EU



Financial tax benefits that allow companies to invest, grow & prosper

## AFRICA

UNRESTRICTED RIGHT TO LIVE, WORK, TRAVEL, AND STUDY ANYWHERE IN THE EUROPEAN UNION.

The above distances are measured in flight time



#### AUSTRIA 3.5 Hours BELGIUM 7 Hours (1 stop incl.) BULGARIA 2 Hours CROATIA 5 Hours (1 stop incl.) CZECH REPUBLIC 5.5 Hours (1 stop incl.) DENMARK 7 Hours (1 stop incl.) **ESTONIA** 6 Hours (1 stop incl.) FINLAND 6 Hours (1 stop incl.) FRANCE 4.5 Hours GERMANY 4 Hours GREECE 1.5 hours HUNGARY 3 Hours IRELAND 5.5 hours ITALY 3 Hours

#### LATVIA

4 Hours LITHUANIA 6 Hours (1 stop incl.) LUXEMBOURG 6 Hours (1 stop incl.) MALTA 2 Hours NETHERLANDS 4 Hours POLAND 3 Hours PORTUGAL 8 Hours (1 stop incl.) ROMANIA 3 Hours SLOVAKIA 8 Hours (1 stop incl.) **SLOVENIA** 6 Hours (1 stop incl.) SPAIN 7 Hours (1 stop incl.) SWEDEN 7 Hours (1 stop incl.) UNITED KINGDOM 5 Hours

1.5 hours

ASIA

# **PERMANENT RESIDENCE**

### **ACQUIRING CYPRUS IMMIGRATION PERMIT**

#### **CRITERIA**

- Purchase of residential real estate of total market value of at least €300,000 (+VAT) of which, at the time of application, at least 2/3 is paid.
- Deposit of at least €30,000 into a Cyprus bank account, pledged for a period of at least three years.
- Provision of evidence of a secure annual income of at least **€30,000 + €5,000** for each dependent child + **€8,000** for each dependent adult, (spouse, parent or parent-in-law).

#### TRAVEL VISA INFORMATION

Should you wish to visit Cyprus during this process, you may need to acquire a short-term visa, which will grant you 90 days to visit the island. Cyprus has visa free and visa on arrival (VoA) agreements with 146 countries but many nationalities still need to acquire a visa before entering Cyprus. To find out the exact requirements for obtaining a short-term visa to Cyprus, you will need to contact the Embassy or Consulate of Cyprus in your country, or visit their website. However, the general procedure remains similar in all countries.

#### ADDITIONAL INFORMATION:

This expedited process takes 3 months.

If you or your spouse is an EU citizen or has a parent who is a Cyprus citizen, contact your local embassy to enquire about Cyprus residency regulations.

The Immigration Permit does not allow the undertaking of any form of employment in Cyprus.

Holders of an Immigration Permit must visit Cyprus once every two years.

Non-financially dependent children of the applicant over the age of 18 may also be granted residency, so long as the market value of the acquired real estate is increased by at least €300,000 (+VAT) for each child

#### **VISA FEES**

Single Entry Visa : €20 Multiple or Double Entry Visa : €60



## PERMANENT RESIDENCY BENEFITS

### **HIGHLIGHTS**



One of the lowest personal and corporate tax rates in EU.





Subject to certain residency requirements, the Cyprus PR holders can apply and obtain the Cypriot Citizenship.



Strategic location of Cyprus allows easy access to Europe, Middle East and Africa through 2 international airports on the island.



Mediterranean climate with an average of 320 days of sunshine.

Abundance of national





Living in a European Country with flexible access to the whole of the EU.



The Cyprus PR holders are allowed to reside freely in Cyprus and travel in and out of Cyprus without any restrictions.



High quality of International Schools and Universities.

High quality of National Health Systems.



The Cyprus PR is granted to the investor, his spouse and children under the age of 18 and unmarried children between the ages of 18-25 who are students and financially dependent as well as the parents and parents-in-law.

forests & 60 Blue Flag beaches



AS CYPRUS
EAST COAST
———— Lindos
—— Kalimnos sos
naki
iff Residence
ea, Kalamos, Kimolos Amorgos ————————————————————————————————————
os, Poros, Samos — Paros, Zakinthos Iilos ————— Tinos
——— Kos
KOS

# **INVESTMENT IN REAL ESTATE**

Diversified Portfolio by Karma Group



### PRIMARY RESIDENCE

The Cyprus Investment Programme requires that the investor purchase a primary residence in Cyprus of at least €300,000 in value. This property can be used as your residence, vacation home, or simply an investment property for long or short term rental. To maximize the 5% reduced VAT rate, your primary residence should be the most expensive investment in your portfolio.

### **INVESTMENT OPTIONS**

#### PURCHASE YOUR LUXURY MANSION



**INVEST IN VILLAS** 



A purchase the 4 villas is another strong investment option. Villas are located on the coastline within walking distance to the beach, and built to the highest of specifications, all featuring swimming pools. The purchase of Villas can be considered an excellent investment, considering the satisfactory ROI of the rental market.

INVEST IN THE TOURISM SECTOR



This package includes a villa plus a commercial-hotel investment option. The investment options usually refer to the purchase of existing hotels or shareholding packages in hotel projects. Karma Group manages this information in utmost confidence, revealing it only after serious interest is expressed.

#### **MIXED PROPERTIES**



Investing in a varied combination of villas and apartments allows you to have a more diverse rental income flow, and ensures that you will have multiple markets available, should you choose to sell your properties. This package often includes two or three villas and a bundle of apartments.







V I L L A S

With a green area stretching out to the turquoise waters of the Mediterranean, the Icon Signature Villas boasts a harmonious blend of outstanding architecture and modern technology, setting a new standard of living for its occupants. Located in a beautiful and unspoiled part of the country, these lavish contemporary dream homes were built using only the highest quality components.

#### Units: 3

Type: Mansions **Covered Area:** 462m<sup>2</sup> to 527m<sup>2</sup> **Plots:** 1282m<sup>2</sup> to 1388m<sup>2</sup> Bedrooms: 4, 5 Pool: 50m<sup>2</sup> Overflow Status: Near to Completion



Ayia Thekla

12 km Private English School







Sea Front





2 km Ayia Napa Marina







ATOPETRA MANSION





This ultra-modern project in the highly-sought after, golden sand Malama region of Protaras is a true gem. The complex of minimal, geometric residences featuring clean lines and large glass windows comprises 4 luxury villas of 3 floors each, with a total of 5 bedrooms that stand out due to their supreme comfort. Each villa has a basement area and roof garden that allows sweeping views of the azure waters of the Mediterranean below, make your stay even more pleasurable.

Units: 4 Type: Mansions Covered Area: 322m<sup>2</sup> **Plot:** 800m<sup>2</sup> to 1045m<sup>2</sup> Bedrooms: 5 **Pool:** 55m<sup>2</sup> Infinity Status: Under Construction





Protaras (Kapparis)

2 km Private English School

Sea Front



55 km



2 km Paralimni Marina

storage.

Single Unit Type: Mansion Covered Area: 525m<sup>2</sup> **Plot:** 1757m<sup>2</sup> Bedrooms: 5 **Pool:** 50m<sup>2</sup> Infinity Status: Under Construction



Protaras

7 km Private English School







With its elegant design and exceptional location, Atopetra Mansion is an exclusive and unique property, situated in one of the most sought-after areas of eastern Cyprus. This elite villa is spread out across 3 spacious levels. The ground floor comprises a sizable, open-plan, living, dining and kitchen area, with glass patio doors offering remarkable views and allowing natural sunlight to stream in. The upper floor comprises 4 bedrooms with en suite bathrooms and a large balcony overlooking the pool and garden areas. The basement area contains a further 3 rooms that can be used for extra living space and





600 m







2 km Ayia Napa & Paralimni Marina











Semera Beach residences are on the seafront of Ayia Napa, right between the sea and well known sculpture park. The 3 Villas' aesthetic is influenced by the wild natural environment, the pale colors and rough textures of the local stones, and the area's wild vegetation. The Villas' contemporary yet luxurious character blends harmoniously with their surroundings, and the buildings and outdoor areas all face south, boasting linear elements directing all focus towards the sea. With its clean, straight lines, the design reinforces the concept of less is more, yet the richness of the space, thanks to the materials and composition, creates an authentic complexity.

#### Units: 3

**Type:** Mansions Covered Area: 505m<sup>2</sup> **Plots:** 1211m<sup>2</sup> to 1238m<sup>2</sup> Bedrooms: 5 Pool: 48m<sup>2</sup> Infinity Status: Under Construction







Ayia Napa Private English School

Sea Front





3 km Ayia Napa Marina









An inspirational signature Development, with its distinctive glass fronts and elegant form, inspired by the letter 'E', there is no mistaking the landmark that Eden Residences will become in the region. Located just 400 metres from a shimmering expanse of pristine beach, the uniquely elevated setting of Eden Residence commands a prime position that offers unobstructed sea views in the heart of Protaras. With just a total of 17 two and three-bedroom apartments with every residence enjoying unobstructed and sweeping sea views from floor-to-ceiling glass fronts and balconies. Two ultra-luxe penthouses crown the building and each boasts a private roof garden and swimming pool that gracefully touch the horizon. This gated landmark development will enjoy in-house services, concierge, exceptional facilities and exclusive high-end dining at EDEN plaza, another Member of Karma Group.

#### Units: 17

**Type:** Apartments Covered Area: 93m<sup>2</sup> to 163m<sup>2</sup> Bedrooms: 2, 3 **Pool:** Communal (Private for Penthouses) Status: Under Construction





**Protaras** Centre

4 km Private English School



400 m





2 km Paralimni Marina 32





IkariA





The lkaria Villas are two 3-bedroom, 3-bathroom individual residences located in the town of Protaras, a popular resort town that is always buzzing, and which offers an array of shops, restaurants and nightlife. The lkaria Villas are tucked away in a peaceful, quiet neighborhood where residents can relax in full view of the azure coast. Each villa boasts a luscious roof garden and overflow swimming pool, and is finished with high quality materials.

1 km

Units: 2 Type: Mansions **Covered Area:** 191m<sup>2</sup> to 250m<sup>2</sup> (optional basement) **Plot:** 650m<sup>2</sup> Bedrooms: 3 Pool: 32m<sup>2</sup> Overflow Status: Off Plan





2 km

Private

Protaras English School



50 km



1 km Paralimni Marina

# **LIFESTYLE COLLECTIONS**







MELIADES RESIDENCES





IONION seafront VILLAS



CONCEPTUAL VILLAS















The Pleiades Seaside Villas are an exclusive new development of luxury living spaces located in the secluded seafront setting of Ayia Thekla, a mere stone's throw from the luxury Ayia Napa Marina and some of the world's most famous Blue Flag beaches. This cluster of seven villas is ideally located to capture the extensive natural beauty that is Cyprus' east coast. The spacious, modern residences are perfect for anyone seeking a permanent or holiday home set against a stunning backdrop of natural beauty, and within close range of the buzz of city life. Built close enough together to create a delightful little community, each home offers plenty of space to allow for maximum privacy and comfort.

Units: 7 Type: Villas **Covered Area:** 190m<sup>2</sup> to 272m<sup>2</sup> **Plot:** 417m<sup>2</sup> to 651m<sup>2</sup> Bedrooms: 5 **Pool:** 32m<sup>2</sup> to 66m<sup>2</sup> Infinity Status: Under Construction





12 km

Private

English School







40 km







IONION seafront VILLAS

In an area of breathtaking beauty, just a stone's throw from the turquoise waters of the Mediterranean, Ionion Villas is one of the area's most prominent and exclusive developments. Inspired by the beauty of classic Greek architecture, this remarkable project of 70 detached villas, set out in 3 phases, has been meticulously designed to take full advantage of the panoramic sea views on offer.

Generous sized plot areas with private pools, spacious verandas and expansive gardens, offer the ideal setting for relaxation and entertainment. With a stunning coastline, beautiful scenery and tourist facilities just minutes away, this area is the ultimate choice for buyers seeking a unique property suitable for holiday, investment or relocation.

**Units:** 63

Type: Villas

Covered Area: 122m<sup>2</sup> to 265m<sup>2</sup> **Plot:** 338m<sup>2</sup> to 861m<sup>2</sup>

**Bedrooms:** 3, 4, 5 Pool: 32m<sup>2</sup> to 100m<sup>2</sup> Overflow Status: Near to Completion





Ayia Thekla

12 km Private English School

Ayia Thekla

35





Sea Front



40 km



2 km Ayia Napa Marina 36











Nissi Park Residences offer a unique stay along some of the island's most beautiful coastlines. This complex comprises 8 ultra-sleek, modern villas boasting state-of-the-art technological features. The villas' contemporary design brings a stylish vibe to the highly-popular Nissi area of Ayia Napa in which they are located, and each villa offers residents ultimate comfort and luxury.

Units: 8

Type: Villa **Covered Area:** 135m<sup>2</sup> to 178m<sup>2</sup> (optional basement) **Plot:** 229m<sup>2</sup> to 393m<sup>2</sup> Bedrooms: 3 Pool: 18m<sup>2</sup> to 40m<sup>2</sup> Overflow Status: Under Construction





Centre English School

Private



40 km



1,5 km Ayia Napa Marina





LIFESTYLE VILLAS

An exclusive combination of contemporary architecture and scenic surroundings, Milos Villas is a development that offers a luxurious standard of living within one of the most beautiful areas of Cyprus. This striking collection of detached villas has been designed and constructed with precision and incorporates high quality materials with a finishing touch that will satisfy the highest of expectations.

Located within stunning surroundings in the highly popular Green Bay area of Protaras, this development of 36 villas is situated just a minute's drive from the Cape Greco National Forest Park and sits between the beach resorts of Protaras and Ayia Napa.

**Units:** 36 Type: Villas **Covered Area:** 111m<sup>2</sup> to 223m<sup>2</sup> Plot: 338m<sup>2</sup> to 682m<sup>2</sup> **Bedrooms:** 2, 3, 4 **Pool:** 32m<sup>2</sup> Overflow Status: Near to Completion



Protaras

8 km Private English School





300 m



50 km



5 km Ayia Napa & Paralimni Marina 38









CONCEPTUAL VILLAS

The Halki Villas are a luxury development of 9 villas located in the lively resort town of Protaras. This row of conceptual, two-floor homes are inspired by their natural surroundings, making use of wood, stone, and fair faced concrete elements to create a simple, modern aesthetic and authentic textures that are pleasing to the eye and touch.

Spread over a large plot area of 8075 square meters in total, the villas are organized in such a way as to create large, fluid spaces which allow natural ventilation and sea views. Each villa comprises three bedrooms, and offers covered parking areas, a high-tech overflow swimming pool, as well as a barbecue area and plenty of space for a unique, outdoor dining experience.

Units: 9

Type: Villas

Covered Area: 190m<sup>2</sup> to 197m<sup>2</sup> (optional basement)

**Plot:** 492m<sup>2</sup> to 618m<sup>2</sup>

Bedrooms: 3

**Pool:** 27m<sup>2</sup> Overflow Status: Under Construction













Paralimni Marina







MELIADES RESIDENCES

Located within close proximity of some of the island's most beautiful golden sand beaches, the Meliades Residences are an exclusive development of 5 villas that make up the ideal permanent or holiday home in Protaras.

A spacious ground floor opens out onto a generous deck area complete with overflow swimming pool, sheltered by the extending first floor above.

**Units:** 5

Type: Villas Covered Area: 165m<sup>2</sup> to 223m<sup>2</sup> **Plot:** 402m<sup>2</sup> to 543m<sup>2</sup> Bedrooms: 3, 4 Pool: 32m<sup>2</sup> to 36m<sup>2</sup> Overflow Status: Under Construction





Protaras

3 km Private English School

Private English School 700 m





800 m





1 km Paralimni Marina





ers an array of 28 villas located in the Pernera – Protaras area, just 5 n stretches of sandy beach, the forthcoming Protaras Marina, and all these 2, 3, 4 and 5 bedroom residences are ideal as both a holiday or boasting generous living areas and a views of the coastline below.

er a roof garden, where residents can enjoy spectacular views of the The cleverly designed open plan kitchen, dining area and living room nfort and maximization of space.

140m<sup>2</sup> to 206m<sup>2</sup> (optional basement)

101. 20011 to 457m<sup>2</sup> Bedrooms: 2, 3, 4, 5 **Pool:** 26m<sup>2</sup> to 34m<sup>2</sup> Skimmer with tiles Status: Under Construction





Private

English School



700 m



1 km Paralimni Marina









The Malama Villas derive their name from Malama Beach, the lively little cove right outside their front door. This prime location offers more than just highly sought after sea views; rather, the crystal clear waters are practically an extension of the villas' front garden, with a plethora of fun watersports available at residents' fingertips. These three-floor villas feature modern architectural design and dazzling white exteriors that reflect the almost year-round sunshine the island receives.

Units: 21 (A, B & C Phases)

Type: Villas

**Plot:** 247m<sup>2</sup> to 487m<sup>2</sup>

Bedrooms: 3, 4 **Pool:** 26m<sup>2</sup> to 38m<sup>2</sup> Overflow

Status: Under Construction





Protaras (Kapparis)

2 km Private English School

41

**Covered Area:** 138m<sup>2</sup> to 168m<sup>2</sup> (optional basement)





300 m





2 km Paralimni Marina

# **MYTHICAL RESORT & SPA**

















Mythical Sands

A welcoming retreat in a delightful setting, the Mythical Sands Resort & Spa is the ideal choice for buyers seeking a desirable permanent or holiday home set in an upscale beach resort location. A combination of luxurious accommodation and superb communal facilities, which cater to visitors of all ages, are what makes Mythical Sands Resort & Spa a truly innovative and unique project for this area of Cyprus.

The resort, constructed in 3 phases, comprises 400 units of 1, 2 and 3 bedroom apartments and townhouses, set within 6000 square meters of attractive green areas. The properties feature spacious sun terraces and private off-road parking.

Units: 400 Type: Apartments **Covered Area:** 58m<sup>2</sup> to 138m<sup>2</sup> **Bedrooms:** 1, 2, 3 Status: Near to Completion





Protaras (Kapparis)

2 km Private English School



500 m







2 km Paralimni Marina











Designed by famed Greek designer, this landmark building of the Mythical Resort and Spa is set to bring additional value to the entire project, as well as to the overall area in which it is situated.

With a total building area of 2,350 square meters divided across four levels, including terraces and garden areas, the Mythical Resort and Spa is located a mere 500m from the lively, trendy Malama Beach and just a 5 minute drive from the Paralimni city center and the buzzing tourist area of Protaras. The first and second floor of the spa offers boutique studio suites with views of pool and sea.

It features a relaxing hammam, a functional gym, a spa area as well as in-house creative specialists who are there to help guests design their ultimate relaxing vacation.

**Units:** 24 Type: Studio suites **Covered Area:** 34m<sup>2</sup> to 72m<sup>2</sup> Bedrooms: 1 Pool: Communal Status: Under Construction





Private



Protaras (Kapparis) English School

500 m



55 km









Mythical **Blue** 

The Mythical Blue Villas, also a part of the welcoming retreat that is the Mythical Sands Resort, caters to visitors and residents of all ages looking for a permanent or holiday home with an authentic beach resort feel. Mythical Blue consists of 9 detached villas, 8 maisonettes and 12 apartments, nestled within lusciously landscaped green areas.

Residents can choose from 1, 2 and 3 bedroom and will also have full access to the communal swimming pool and personal storage areas. Roof gardens will also be available for certain accommodation types.

#### **Units:** 29

**Type:** Apartments, Townhouse, Villas **Covered Area:** 56m<sup>2</sup> to 173m<sup>2</sup> **Plot:** 91m<sup>2</sup> to 248m<sup>2</sup> Bedrooms: 2, 3 **Pool:** : Communal (private for Villas) Status: Off Plan



Protaras (Kapparis)

2 km Private English School

45





500 m





2 km Paralimni Marina











The Mythical Seas Villas are part of the Mythical Sands Resort, a welcome retreat located within walking distance of some of the world's most beautiful beaches, where residents can choose from a wide selection of accommodation types and take advantage of the Resort's communal facilities. With a choice of villas and apartments of two, three and four bedrooms, the Mythical Seas Villas boast their own communal swimming pool and storage area.

Their thoroughly modern, geometric façades are a joy to behold, perfectly merging natural wood elements with traditional stone wall cladding and contemporary fair faced concrete, all fitting together like pieces of a puzzle.

#### **Units:** 40

(Kapparis)

**Type:** Apartments Covered Area: 87m<sup>2</sup> to 139m<sup>2</sup>

**Bedrooms:** 1, 2, 3 Pool: : Communal Status: Off Plan







2 km Private English School

500 m



55 km



2 km Paralimni Marina



# **KARMA VISION**

market competitive prices while listening carefully to each client's needs. Whether they are seeking to buy a holiday home, an investment opportunity or a permanent residence, we make this experience as stress free, enjoyable and simple as possible. With professionalism and our own personal touch, we make each client feel "Safe in our Hands".

Nicolas Karoullas.

Nicolas Karoullas, CEO

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- Our vision is to offer our customers the highest level of quality construction at fair and

# THE BUYING PROCESS

### DECIDING TO BUY

Whether you are purchasing as an investment or are relocating to Cyprus, careful and considerate planning is essential.

Once you register your interest with Karma Developers, our experienced, dedicated team will listen and understand your needs and priorities in order to create a specialized plan that is unique to yours and your family's needs.

#### FAQ:

**Q:** Is the Contract of Sale available in a different language?

**A:** The contract can be in two languages, both in Greek or English, and in the additional language of your preference.



### **INSPECTION TRIP**

Our inspection trips offer you the best method of finding your dream home in Cyprus. Here at Karma, our cordial staff will greet you and show you the best Cyprus has to offer.

We are happy to arrange everything from flights to accommodation of your choice. Karma will ensure a variety of flight options to fit your needs.

During the tour you will have the opportunity to see and explore many of the island's attractions as well as to meet with our dedicated property advisors to view a tailored list of properties created specifically for you.

## REGISTRATION & COMPLETION

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Once both parties have signed the contract of sale, it must be stamped and deposited at the Land Registry within 180 days. Once it has been submitted, you are officially the new owner of the property.

If you have purchased an off-plan property or one that is under construction, we will keep you fully updated as to its progress until completion. Once we receive the final payment for your property, we give you the key and deliver your new home.

## SELECTION & RESERVATION

After an in-depth discussion with our committed sales advisors, we will carefully select a shortlist of properties that fit your requirements. We will then arrange viewings of these properties, and will also take the time to show you the highlights of eastern Cyprus and its rich culture.

Once you have selected a property, we will begin the purchasing phase by signing a reservation agreement. Final price and conditions of purchase are all included in writing and a deposit is made. We will also professionally advise and assist you on the best purchasing strategy for your circumstances.

# 4

### CONTRACT OF SALE

The contract of sale will be prepared by a legal team that is fully experienced in property law and who will also confirm all details, arrange relevant paperwork, and conduct their own research and inspection of the property prior to proceeding

When both parties have agreed upon and signed the contract of sale, an audit and a thorough due diligence check is performed.



## TIMELINE

### LESS THAN 1 MONTH

Inspection Trip, Contract of Sale and Registration

### 3 MONTHS

**Cyprus Residency Permit** 

# WHO IS KARMA

- ▶ ESTABLISHED IN 1985
- MORE THAN 120 PROJECTS ALONG THE EASTERN COASTLINE
- ▶ 4000 PROPERTIES DELIVERED
- ► STRATEGIC LOCATION FOR PROJECTS
- ► STRONG, CYPRIOT-BASED CLIENTELE
- ► STRESS FREE PURCHASING
- ► MAINTENANCE AND PROPERTY MANAGEMENT SERVICES



# GROUP **STRUCTURE**





est.2004







### **KARMA ENTERTAINMENT** For a small taste of heaven, "Eden Square" is the place to be!

Situated in the heart of Protaras, Eden Square serves as an oasis and a true Garden of Eden for hungry and thirsty travelers. The tempting aromas that emanate from our restaurants, the relaxing gurgling of the waters in the surrounding fountains, as well as the eye-pleasing décor of the Square, all come together to create an intoxicating environment that is sure to satisfy each of the five senses.

Eden Square offers a variety of options, from healthy Japanese meals prepared right before your eyes by our entertaining and talented chefs, to spicy Mexican dishes that are sure to get the blood pumping. Eden Square aims to please even the most discerning customers. The 'forbidden fruit' of this particular Garden of Eden is the popular Nalu cocktail bar, where a resident DJ spinning laid-back lounge tunes as well as popping hits helps create an atmosphere that is enjoyable for visitors of all ages.

End your journey through this amphitheatrically-designed scenery with a cold beer or refreshing cocktail, or with a relaxing tea or Cypriot coffee while the kids have fun in the specially created playground, situated just behind the Square. After all, Eden truly is made for everyone! Eden Square is also available for birthday parties, wedding receptions, anniversaries or any other event you wish to celebrate. Our staff will go above and beyond to make your special moment more magical! For a small taste of heaven, Eden Square is the place to be!





## AMERICAN UNIVERSITY IN CYPRUS

Expected to enroll first students in 2021

### Karma Group has taken a significant step toward developing the first Private University in Cyprus the East Coast!

The aim of the American University of Cyprus is to provide a first-class education to students, to create and disseminate knowledge and to contribute to the cultural, social and economic development of the greater Famagusta area.

Upon completion in 2021, the project will serve as a hub of student life activity between the University and its surrounding community. Students will have access to 5 different Buildings - Faculties within a total area of 40,000 square meters of land and 16,185 square meters of buildings, including modern amenity spaces, social and recreational lounges, theatres and conference centers.

#### The University will offer the below main areas of study:

- Business Administrations and Economics 1.
- 2. Hospitality Management & Tourism
- 3. Fine Arts
- 4. Sciences and Engineering

An integral part of this vision is the establishment of a Private University in Avia Napa as an international university that will serve not only the local population but also attract students from all over the world!



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