

Europe's New Riviera

Designed to become a world-renowned address with every need catered for, Limassol Blu Marine will boast first-rate facilities, unrivalled by any other development in Limassol. A vertical city master planned in the centre of everything, completing the cityscape of Limassol, Limassol Blu Marine presents a seamless fusion of postmodern architecture and bespoke luxury living.

With all the comforts of sophisticated urban living and premium entertaining facilities at your doorstep, Limassol Blu Marine will feature an impressive elevated podium at its pulsating heart. Standing 9 metres above sea level, the sun-filled podium will house an imposing gym, resident's lobby, bistro, seafront restaurant serving innovative contemporary cuisine, luxury spa and wellness areas, including a 50metre infinity pool set amidst linear gardens.

Cyprus: The Island of Promise

A small island with huge potential

Your world on an island



A member of the European Union and the Eurozone, Cyprus is a strategically located, cosmopolitan haven. Renowned for its advisory, financial and shipping activities and its recent discovery of natural gas, Cyprus is ripe with opportunities - a bridge between Europe, Asia and Africa. A business-friendly government, and a host of tax exemptions only make it ideal for the business minded.





For every reason, and every season.



Mild winters and pleasant summers make it a year long destination. It is a treasure trove of beaches, shiny new marinas, exciting casinos, modern healthcare, luxurious spas, outdoor and sports facilities, entertainment and cultural events. All complemented by a cosmopolitan lifestyle, vibrant VIP nightlife and world-class restaurants.

Cyprus welcomes the diverse communities who choose to make it their home. You'll feel like you belong right here from the start.

LST SAFEST COUNTRY IN THE WORLD Value amongst smaller countries. 5th Worldwide Valuepenguin	2 nd BEST CLIMATE WORLOWIDE Internations Expat Report	2 nd HIGHEST GOOD HEALTH SCORE IN EUROPE European CommissionReports
<u>BEST WORLDWIDE</u> DESTINATION FOR EXPATS InterNations Expat Insider	5 th BEST RELOCATION DESTINATION Knight Frank Global Lifestyle Review	97% OF BATHTNG WATER RATED AS EXCELLENT EU EnvironmentAgency

Strategically Located



The Best of Cyprus

- Cosmopolitan lifestyle
- Outdoor activities and sports
- Healthy Mediterranean cuisine
- · Entertainment hubs and cultural events
- New casinos, marinas, golf courses and spa resorts
- Exclusive VIP vibrant nightlife
- International luxury restaurants
- Private jet and yachting services
- The latest fashion trends and exciting shopping experiences
- · Private tours to ancient landmarks and breathtaking landscape
- Great all-year-round weather
- Clean Mediterranean sandy beaches



Welcome to Limassol

The city of Limassol is abuzz with change. The entertainment, business and upmarket residential scenes are making a pivotal shift to the West, alongside the sparkling waters of the Mediterranean; making it the new vibrant city center, Limassol is a prime centre for the island's international business community and a magnet for new companies and global creative professionals.



A thriving business destination



Where the shining sun meets shimmering azure waters, where investment meets living, where luxury meets convenience and where today meets tomorrow.

With residence, entertainment and business projects gravitating towards the coast, Limassol coastline becomes the new door to investment in Cyprus, holding the potential of a new future filled with opportunity and enrichment.

Fuelled by a surge of international companies establishing headquarters on the island, increases in tourism, as well as real estate and other FDI and privatisations, the city's economy has been growing from strength to strength.



A destination for the whole family



The bustling resort of Limassol is located on the beautiful South coast of Cyprus. It is the most vibrant city in Cyprus with an unending list of interesting things to see and do. It is popular among HNWI and ex-pat families who choose to relocate for education, lifestyle, tax and business purposes.

A lucrative investment At the heart of Limassol's thriving residential, business and retail hub.

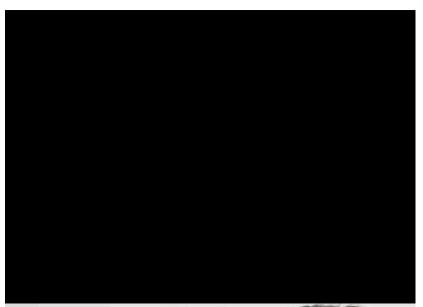


Contemporary residences with uninterrupted Mediterranean views, granting **Permanent Residency** in Cyprus. • Cyprus Permanent Residency (Part of the European Union)

- Arguably, the best programme in Europe that permits foreigners to acquire an Immigration Permit through property investment
- Valid for the whole family (parents/children/In-laws included) within the same investment amount
- You will be entitled to apply for a Schengen Visa through any Schengen European Embassy
- Excellent quality of life with low cost of living
- You can live in Cyprus permanently if you wish or give your property on rent and enjoy rental income
- The investor can open a business in Cyprus and do business across Europe
- Free Government Medical Care
- Free Government Education
- Excellent quality of life with low cost of living
- One of the safest countries in the world
- The Cyprus PR does not provide the investor a work permit in Cyprus and the EU
- You can also apply for a Cyprus Passport in 7 years without any test









Take advantage of TAX Benefits when investing in property in Cyprus



- Efficient banking and professional services
- · Cyprus has zero inheritance, wealth, gift and immovable property taxes
- Cyprus offers you the lowest corporate tax amongst EU countries at only 12.5%.
- Cyprus tax resident individuals benefit from personal income tax, worldwide dividends, capital gains tax and interest income
- Cyprus has a British-based legal system
- . Also suitable for British pensioners (5% flat rate on pensions)



Welcome to elevated Limassol Living. Adjacent to the Mediterranean,

beside our own beach.

We have created a world with a lifestyle that is second-to-none. From the moment you enter, Limassol Blu Marine embodies everything that allows you to Retreat, Relax and Revive. Whether a luxury holiday home or a permanent retreat, this elevated living experience will connect you to one of the most vibrant locations in Cyprus. More importantly, Limassol Blu Marine is a suitable investment that will make your capital work for you. A perfect buy-to-let opportunity that gives you a high capital appreciation and an assured rental return.

Prices from € 642,000 onwards for a one bed, fully furnished apartment and € 1,015,000 onwards for a two bed, fully furnished apartment with very exciting payment plans!



In the centre of everything.

The City of Limassol is vibrant with change. Businesses, entertainment and the upmarket residential scene are making a pivotal shift to the area surrounding



Ideally oriented towards the south, and offering unobstructed

CYPRUS



Cyprus A Dynamic and strategic location to have your Corporate Headquarters

Established and growing companies favour Cyprus as a destination for your corporate headquarters OR Regional offices. The island offers a robust environment, with a well-educated and internationally oriented workforce, close proximity to businesses, services and transportation, low cost structure and room for expansion. Connectivity, diversity, workforce and more, discover what makes Cyprus a popular choice for relocation of your corporate headquarters, and how Leptos Estates can offer you an excellent opportunity to watch your strategy take shape.

- At the crossroad between 3 continents: Africa, Asia and Europe
- · Member of the European Union and Eurozone
- International airports connecting Cyprus to other global destinations
- International business centre with close connections to UK, Middle East and Western Europe
- Excellent legal system
- English widely spoken (76% of Cypriots speak English Fluently)
- Educated talent pool with the youngest workforce in the European Union
- Quality education in both public and private schools
- · Secure environment: 5th safest country in the world
- High quality of life
- Cyprus accounts to 10 billion in exports per year
- Availability of quality real estate
- · Low cost of living, low taxes, and low cost of utilities and services
- Housing costs in Cyprus are 25,5% lower than the EU27 average
- Ranked 5th in the world for its successful handling of the Covid-19 pandemic



CYPRUS HEADQUARTERING

YOUR ONE-STOP-SHOP SOLUTION FOR BUSINESS RELOCATION Limassol Blu Marine is the only development that caters for your headquartering needs The ONLY development that gives you the option to OPEN your offices and Residences, seamlessly in one location. Work, stay, enjoy. No need to waste time to in commuting. Centrally located, and designed for residential, business and pleasure purposes, Limassol Blu Marine offers you an excellent opportunity to establish your headquarters in Cyprus, and watch your strategy take shape.

Companies that have already established their regional/international headquarters in Cyprus (under the Invest Cyprus programme) include financial industries (investment funds, EMIs, insurance companies), tourism and hospitality (existing and new thematic projects), healthcare (medical and healthcare infrastructure), higher education institutions for collaboration with local universities, technology (tech parks), filming studios, shipping etc.





The most attractive Tax Regime in Europe with huge benefits for your business

- Double Tax Treaty network covers more than 60 countries
- . 5% Corporation Tax, imposed on net profits
- No Tax on Group Restructuring
- . Exemption on Tax on dividends received by a Cyprus Holding Company from a foreign subsidiary
- . Exemption on Special Defence Contribution Tax on dividends received from abroad (subject to conditions)
- . No Withholding Tax, in Cyprus, on dividend distribution and interest payments to non-resident shareholders
- . No Tax on Reduction of Capital & Reduction of Share Premium Account
- . No VAT for holding activity
- No Tax on Liquidation, Cyprus Company can distribute its assets to its shareholders with no tax implications
- 80% of software development costs (patents, software, other IP assets) in
- Cyprus are tax deductible, which reduces actual tax down from 12.5% to 2.5%
- . Tax losses can be carried forward for the next 5 years
- Group Relief is allowed for at least 75% of group holdings
- · Unilateral Tax Credit Relief on any tax paid abroad
- · Opportunity to obtain Tax Rulings
- · Notional Interest Deduction on the newly introduced equity deductible from the taxable income (subject to conditions)

Additional benefits for your personal income, including your employees

- 20% of Personal (salary) income for staff is tax exempt in Cyprus, with a further 50% of their remaining salary income also non-taxable
- Non-residents are taxed only on the income derived in Cyprus
- · No withholding tax on interest payments and royalties received from abroad
- Exemption on capital gains tax on the transfer of non-Cyprus assets (i.e. real estate, shares, securities, bonds)
- No inheritance, gift tax, wealth tax, luxury tax



CYPRUS HEADQUARTERING

YOUR ONE-STOP-SHOP SOLUTION FOR BUSINESS RELOCATION

Lady's Mile Beach and Nature Reserve

Dubai World

Cruise Terminal

Limassol Blu Marine Investing in Europe's New Riviera

The City of Limassol is vibrant with change. Businesses, entertainment and the upmarket residential scene are making a pivotal shift to the West, making it a revitalised city center. A total of 11 projects worth many millions of Euros, co-financed by the European Union Regional Development Fund are to give West Limassol a makeover.

West Limassol has much to offer investors and business entrepreneurs looking for new opportunities in the Eastern Mediterranean and Middle East areas. Backbone infrastructure projects like the new Limassol Marina, the Dubai World Cruise Terminal, the upgrading of the old port, the Integrated Resort Casino, Seafront Park, Historic City Center, Blu Marine, My Mall Limassol and the forthcoming Greens Golf Resort aim to further enhance the tourist, investment and business product and increase tourist arrivals from the highest markets, as well as investment opportunities. Seafront Park

International Business Quarters

City of Dreams Casino Resort

Golf Resort

My Mall

Limassol Marina Marina Beach

BLU MARINE

Historic City Center



Live in the heart of the city



When you reside at Limassol Blu Marine, you needn't go far to enjoy your luxury lifestyle. On your doorstep, there is a world of options... once you can tear your gaze away from the dappled waters of the ocean. Superb little eateries and fine dining restaurants – catering to every taste – dot the Marina. For those who enjoy exploring the shops, an enviable selection of boutiques is sure to address the requirements of even the most discerning shopper. There is golf, a casino, a ferry port, and of course there is the history of this beautiful land by the sea – yours to enjoy, along with a host of attractions:

- · Limassol Marina with shopping and entertainment areas
- · The old port of Limassol with its many restaurants and coffee shops
- · The Limassol medieval castle area-an entertainment hub
- · Limassol seafront park
- · 17km beaches and pathways
- My Mall Limassol and ice skating rink
- City of Dreams Integrated Resort Casino (under construction)
- 18 hole Golf Course (licensed)
- Dubai World Cruise Terminal
- International Schools
- The International Business Quarters



A high life by the sea

Your new life on the island of opportunity begins here, at Limassol Blu Marine.

The property promises a lifestyle you'll want to come home to, today and for the future, with the highest standards of luxury. Uncompromising sea views, deep balconies, well designed spacious layouts and a high standard of luxury make Blu Marine your ideal doorway to your future in Cyprus.





Welcome home to serviced living



All our apartments come with 24/7 concierge service, a luxurious lobby and a multi cuisine restaurant for your ultimate comfort and convenience.

Take a dip in the refreshing outdoor swimming pool, or keep fit at the modern gymnasium, while gazing at breathtaking views of the Mediterranean.



25m Heated Indoor Pool 1150sqm Luxury Spa 50m Outdoor Seafront Pool

The sun filled, south facing elevated podium and linear gardens stand 9 meters above sea level and provide an oasis of calm, with infinite views of the Mediterranean. On the podium you can find the double height ceiling gym, the residents' lobby, the bistro and the 50m outdoor infinity pool.







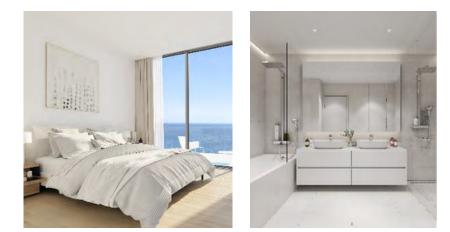
Luxury Spa

The 1150 sq.m spa area comprises of a 25m indoor heated pool with natural light, male and female steam bath and sauna, as well as massage and treatment rooms.





Spacious 1, 2, 3, 4 & 5 bedroom sea-front apartments









MASTER PLAN PRELIMINARY PLAN

- 1. Poseidon Tower
- 2. Zeus Tower
- 3. Oceanus Tower
- 4. Office Tower
- 5. Main Entrance & Guard House
- 6. Outdoor Swimming Pool
- 7. Residents' Lounge
- 8. Spa and Indoor Swimming Pool
- 9. Public Car Park Entrance
- 10. Green Area
- 11. Children's Playground
- 12. Fountain Pond
- 13. Gymnasium
- 14. Observation Point
- 15. Restaurant
- 16. Bistro
- 17. Drop off Point
- 18. Podium Level
- 19. Open Space



1 BEDROOM+ / TYPE 1B

POSEIDON TOWER PRELIMINARY PLANS

FLOOR 4-9



BLU MARINE

EUROPE'S NEW RIVIERA

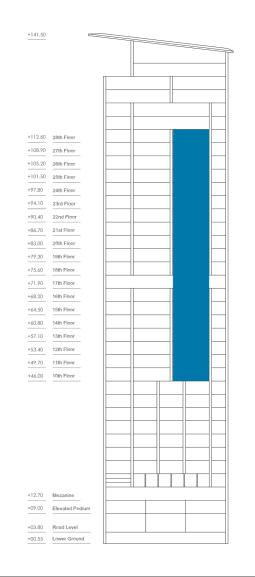
2 BEDROOM / TYPE 2B

POSEIDON TOWER

PRELIMINARY PLANS FLOOR 10-28









TOTAL COVERED	158.6 sqm
INTERNAL	83 sqm
COVERED VERANDA	30 sqm
COMMON	45.6 sqm
BATHROOMS	2
PARKING	1



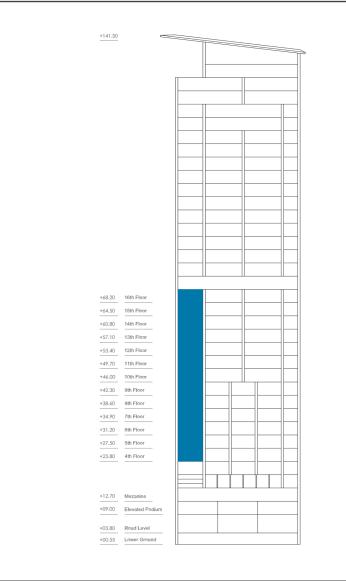
CORNER 3 BEDROOM / TYPE 3A

POSEIDON TOWER

PRELIMINARY PLANS FLOOR 4-16



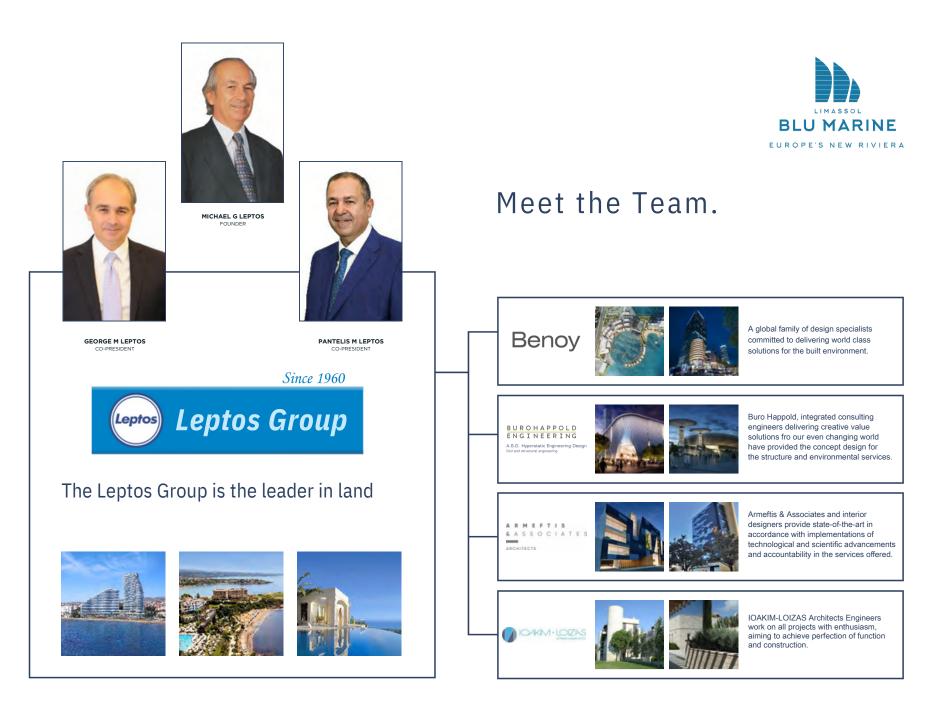






TOTAL COVERED	263.6 sqm
INTERNAL	143 sqm
COVERED VERANDA	42 sqm
COMMON	78.6 sqm
BATHROOMS	
PARKING	1





Fast facts



1st 350 60 YEARS COMPLETED SERVICE PROJECTS OF EXPERIENCE EXPORTER 2012-2016 5 million 1500 25000 EMPLOYEES WITHIN THE LEPTOS GROUP HAPPY & SATISFIED HOME OWNERS SQM OF PRIME LAND FOR DEVELOPMENT 75 25 NEW PROJECTS COUNTRIES WITH OFFICES & CURRENTLY UNDER CONSTRUCTION SALES NETWORK

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Indicative current projects



SEAFRONT LUXURY VILLAS

BESPOKE HILLTOP VILLAS



GATED RESORT RESIDENCES



SEAFRONT LUXURY APARTMENTS



PRIME COMMERCIAL SPACE



GATED RESORT VILLAS

