

FAROS

SEA RESIDENCE





INTRODUCTION

Faros Sea Residence is an exclusive collection of beachfront villas within a peaceful gated community offering 16 unique villas for private ownership.

The development is located on the east coast of Cyprus, conveniently situated only 10 minutes from the islands main International Airport and 15 minutes from Larnaka city centre offering culture, entertainment, restaurants and shopping. These beautiful villas which boast an exemplary finish and presented to the highest possible standard, are situated in a private location maintaining a serene and quite ambience.

Careful planning provides extremely comfortable accommodation offering a wealth of living space and ample entertaining areas for your family and honored guests.

The villas boast extremely spacious 5, 6 and 7 bedroom family homes, offering extensive living areas from 676m² to 1703m². Each villa is well laid out for personal living and entertainment, but perhaps the best thing of all are their large landscaped gardens with magnificent private swimming pools which allow you to enjoy outdoor activities in total seclusion.

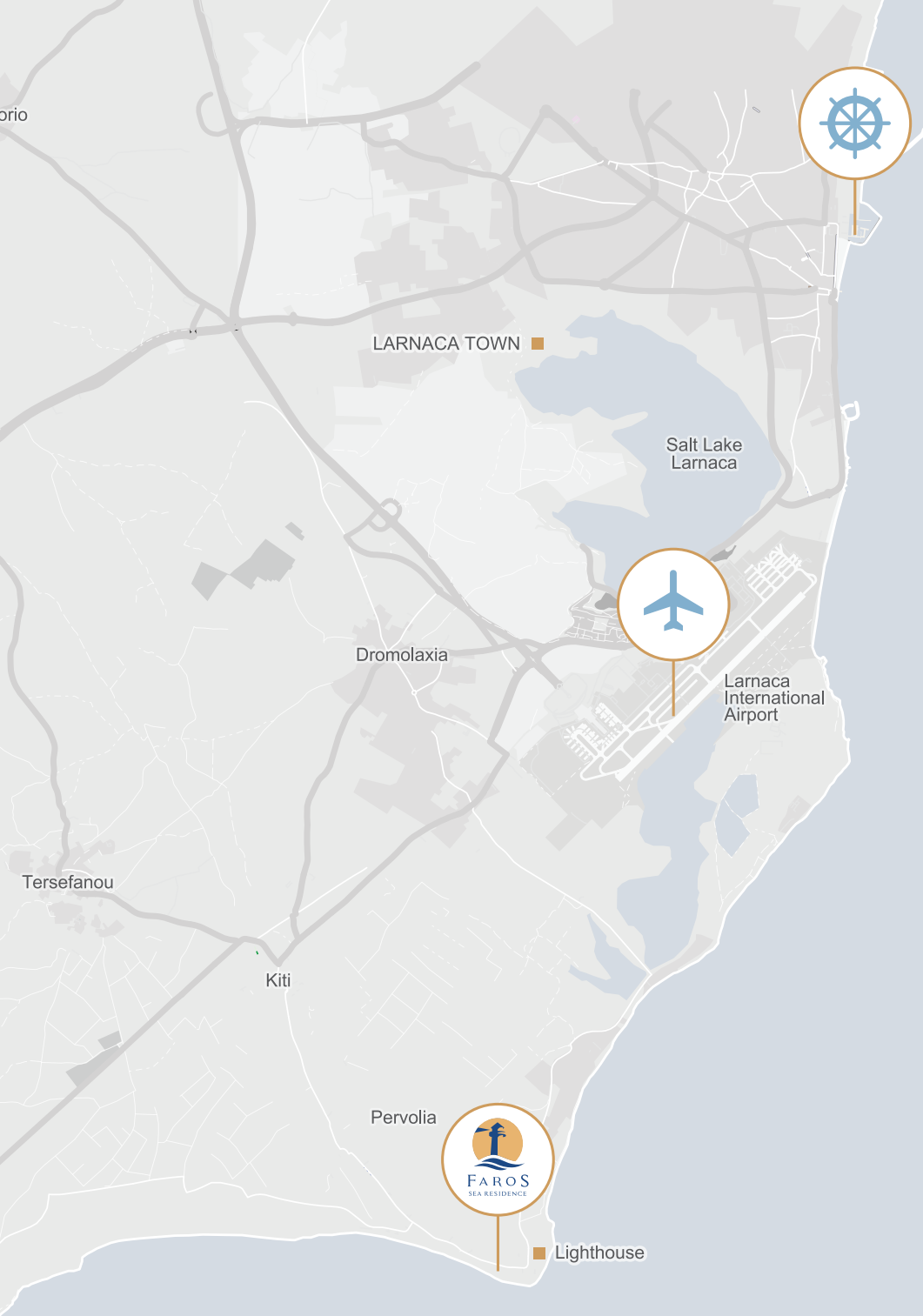
The villas are built on individual plots, ranging from 1,082m² to 3,492m², ensuring the utmost in space and harmony. A rare opportunity to secure some of Larnaka's remaining prime real estate in an exceptional development located in Pervolia. The project is completed and sales have commenced.

The Faros Sea Residence, luxury at its best.

A home to enjoy the very best
that the Mediterranean has to offer







WHY CYPRUS?

Cyprus is a modern country that enjoys a strategic geographical position. It lies at the crossroads of three continents, Europe, Africa and Asia, thus provides unrivalled access and travel opportunities. With its excellent flight connections and first-class airports, the island is perfectly placed for working and travelling within and beyond the European Union. Cyprus has a rich heritage and diverse culture, beautiful beaches with the cleanest bathing waters in Europe, fresh air, a wonderful Mediterranean climate and cosmopolitan cities with an abundance of amenities. The island offers a low cost but high standard of living and is a very popular year-round holiday destination.

Cyprus has a modern, free-market, service based economy and is a favoured business destination due to its strong set of business and taxation advantages. Additionally, the island is very safe and stable making it an ideal location for families and students. Cyprus is an emerging regional energy hub, since the discovery of huge hydrocarbon reserves in its exclusive economic zone the island has seen a surge in foreign investment and development. It also provides world-class property rights and solid investment, trade, labor, business and financial freedom.

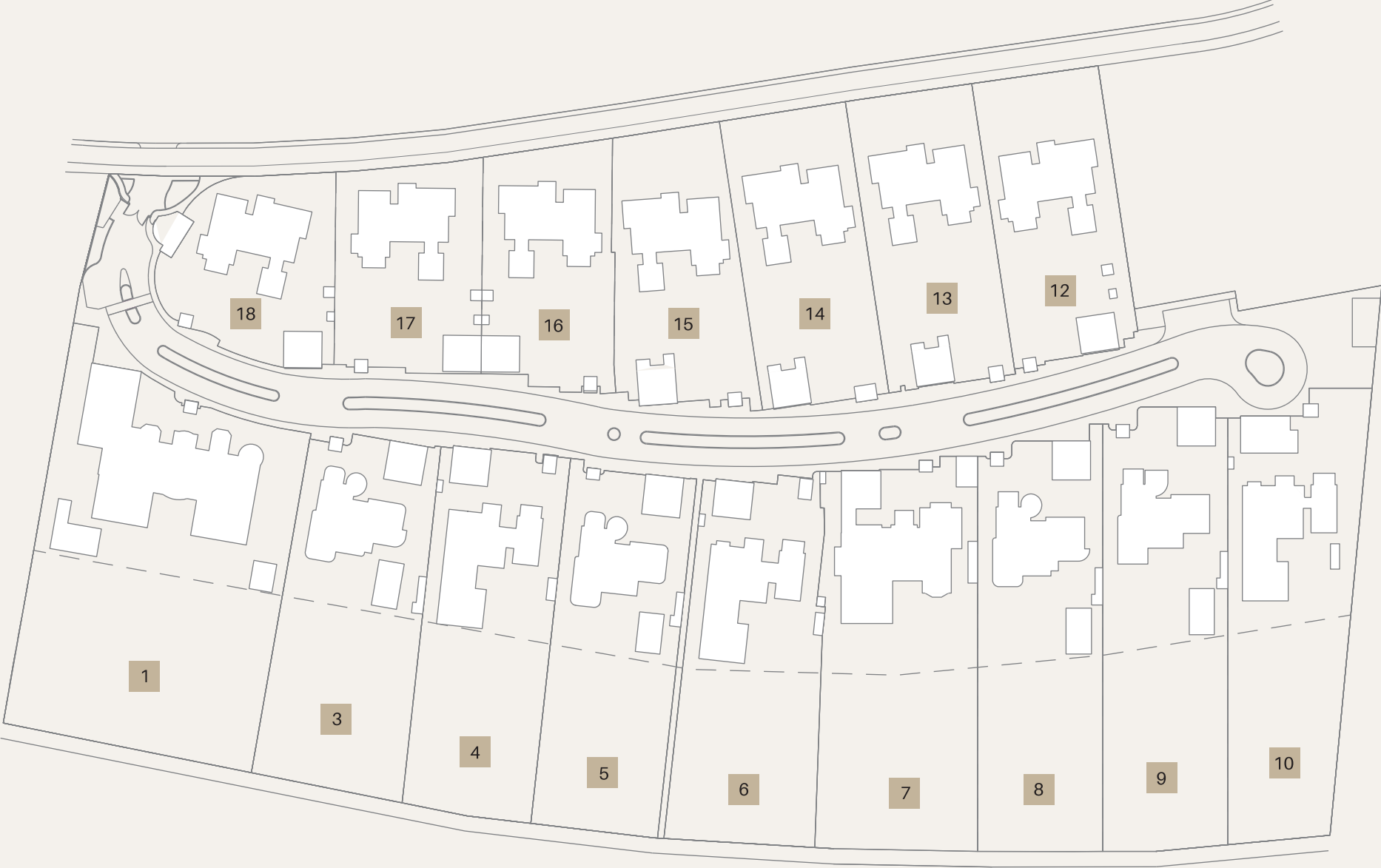




"Designed to fit your lifestyle through
its strategic location, excellence in design
and quality in building material"



FAROS SEA RESIDENCE VILLAS



1

VILLA APHRODITE

Covered Area - **1703 sq.m.**

Plot Area - **3492 sq.m.**

3

VILLA DIONE

Covered Area - **721 sq.m.**

Plot Area - **1910 sq.m.**

4

VILLA POSEIDON

Covered Area - **795 sq.m.**

Plot Area - **1823 sq.m.**

5

VILLA APPOLON

Covered Area - **713 sq.m.**

Plot Area - **1765 sq.m.**

6

VILLA OCEANIA

Covered Area - **800 sq.m.**

Plot Area - **1905 sq.m.**

7

VILLA LETO

Covered Area - **1307 sq.m.**

Plot Area - **2323 sq.m.**

8

VILLA SELENE

Covered Area - **732 sq.m.**

Plot Area - **1959 sq.m.**

9

VILLA ATHINA

Covered Area - **725 sq.m.**

Plot Area - **2092 sq.m.**

10

VILLA KALLISTO

Covered Area - **900 sq.m.**

Plot Area - **2047 sq.m.**

12

VILLA PEGASOS

Covered Area - **675 sq.m.**

Plot Area - **1393 sq.m.**

13

VILLA DIONYSOS

Covered Area - **675 sq.m.**

Plot Area - **1440 sq.m.**

14

VILLA ESTIA

Covered Area - **676 sq.m.**

Plot Area - **1442 sq.m.**

15

VILLA GALINI

Covered Area - **680 sq.m.**

Plot Area - **1334 sq.m.**

16

VILLA KASSIOPEIA

Covered Area - **675 sq.m.**

Plot Area - **1191 sq.m.**

17

VILLA ODYSSEAS

Covered Area - **676 sq.m.**

Plot Area - **1157 sq.m.**

18

VILLA HELIOS

Covered Area - **682 sq.m.**

Plot Area - **1082 sq.m.**

GENERAL SPECIFICATION OF SYSTEMS

- Heat floor of all areas include basement
- Lighting Control System LUTRON
- CCTV
- Security systems
- 24 hours security of complex
- Fully automatic plant room
- Extra water tank
- Clear water system
- Emergency Generator
- Double thermal insulation of walls (inside and outside)
- BAUMIT system for outside
- Stonewool (Rockwool) for inside
- VRV air condition system
- Energy-saving Double glazing
- Energy-saving aluminium frames
- SPA area include sauna: Villa Dione, Poseidon, Dionysos, Galini, Kassiopeia, Odysseas, Helios
- Idividual design of each house
- Covered garage for 2 cars



Mixers



Kitchen equipment



Sanitary



VRV air condition system



Insulation system



Lighting Control System

BOHENBAHLL

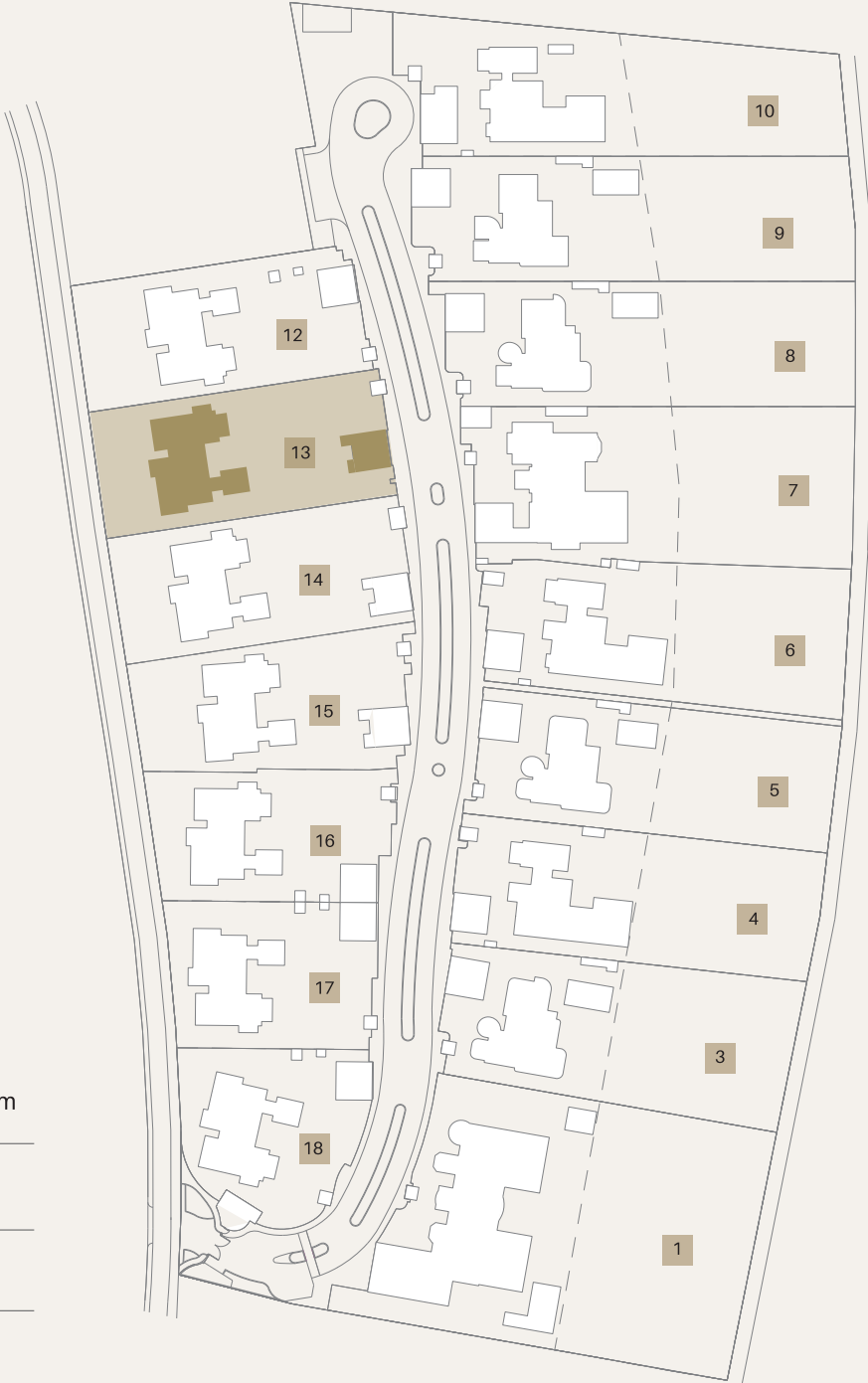
Kitchen



Wardrobes



Sauna



VILLA DIONYSOS SPECIFICATIONS

- 5 Bedrooms

6 Bathrooms

675 sq.m. Covered Area

1440 sq.m. Plot Area

3 Floors

Covered double garage

Overflow pool

Barbeque area

Indoor spa area with sauna

Jacuzzi

Gym

Automated curtains

BASEMENT



GROUND FLOOR



FIRST FLOOR



Basement	152.60m ²
Ground Floor	189.56m ²
Covered Parking	52.50m ²

Pool Facilities	8.60m ²
Covered Verandas	63.18m ²
First Floor	209.00m ²

Attic	193.40m ²
Covered Area (Without Attic)	675.00m ²

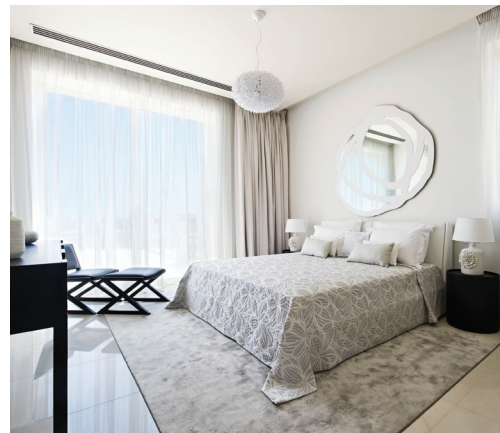
















GENERAL SPECIFICATION OF SYSTEMS

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Lighting Control System LUTRON

CCTV

Security systems

24 hours security of complex

Fully automatic plant room

Extra water tank

Clear water system

Emergency Generator

Double thermal insulation of walls (inside and outside)

BAUMIT system for outside

Stonewool (Rockwool) for inside

VRV air condition system

Energy-saving Double glazing

Energy-saving aluminium frames

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Individual design of each house

Covered garage for 2 cars



Mixers



Kitchen equipment



Sanitary



VRV air condition system



Insulation system



Lighting Control System



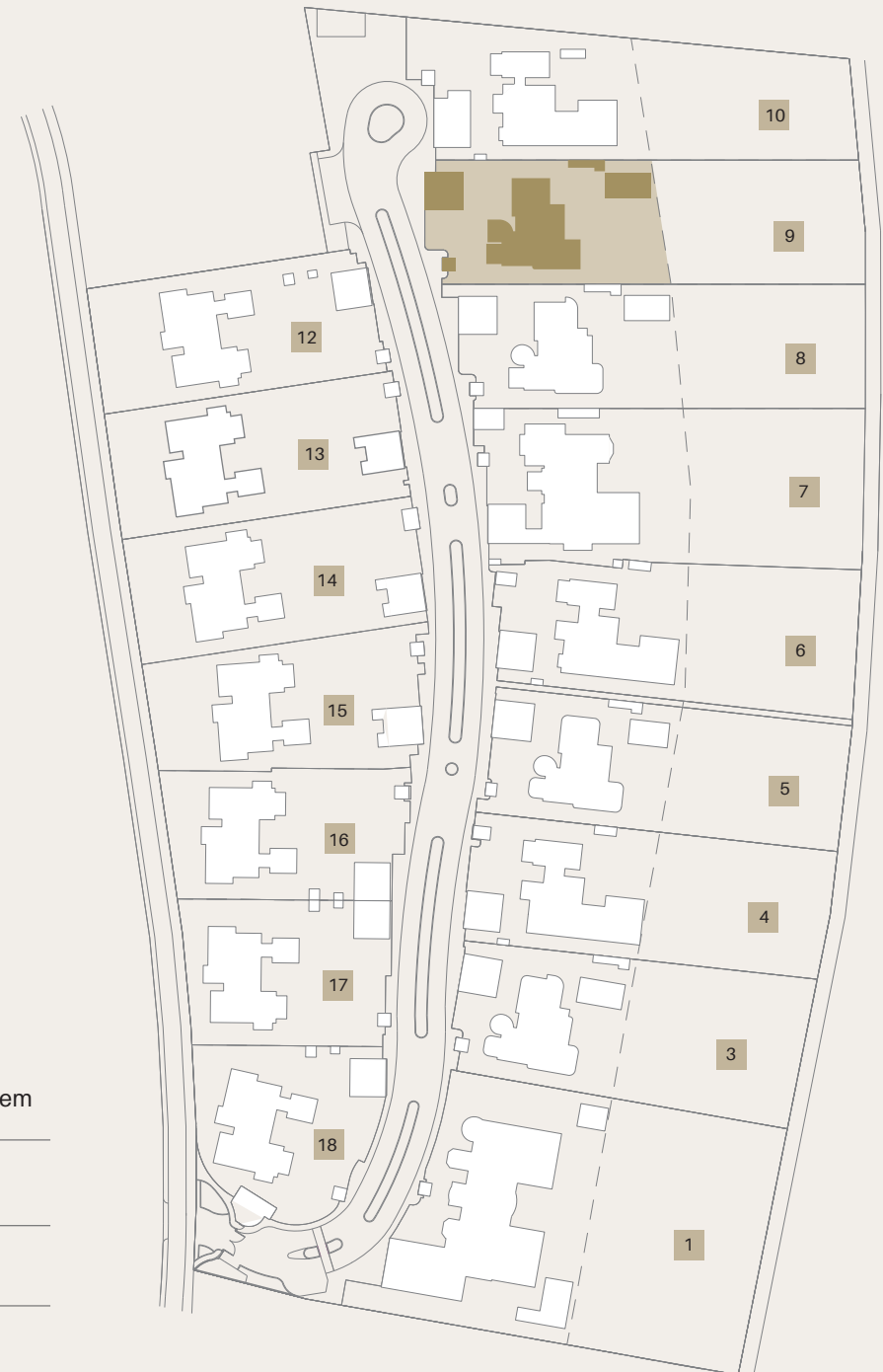
Kitchen



Wardrobes



Sauna



VILLA ATHINA SPECIFICATIONS

- 5 Bedrooms

6 Bathrooms

922 m² Covered Area
- 2092 m² Plot Area

3 Floors

Covered double garage
- Overflow pool

Barbeque area

Automated curtains

BASEMENT



GROUND FLOOR



FIRST FLOOR



Basement	184.45m ²
Ground Floor	186.31m ²
Garage	57.38m ²

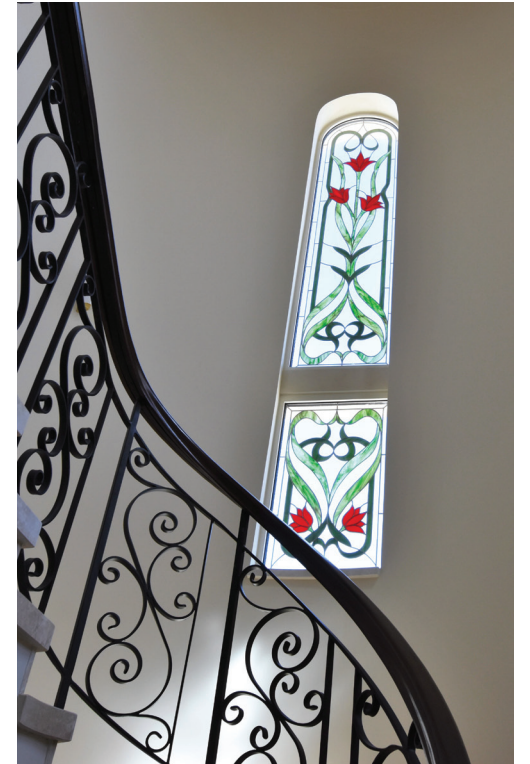
Pool Facilities	8.20m ²
Pool Pavilion	44.34m ²
Covered Verandas	45.79m ²

Attic	197.00m ²
Covered Area (Without Attic)	725.00m ²









EUROPEAN CITIZENSHIP

DIRECT INVESTMENT

Cyprus Citizenship shall be granted to the applicants who invest directly in Cyprus property as below.

- €2,000,000 excluding VAT in properties and a residence of €500,000 excluding VAT in Cyprus.

The investment in properties can be anything from residential units, commercial units (offices & shops), or a combination of both. The residential unit price can be included in the €2.0 million investment if that contains residential units.

ADVANTAGES OF INVESTING IN PROPERTY

- Quick processing of application
- Steady and risk-free investment
- Growth of value increase
- Positive impact of inflation
- Positive Cash flow via rent
- No inheritance tax

TERMS & CONDITIONS FOR APPLICATION OF CYPRUS CITIZENSHIP THROUGH EXEMPTION

All the investors shall meet the following criteria:

- Clean criminal record
- Investment in real estate in Cyprus of at least € 2,000,000
- Ownership of residential property at least for € 500,000 plus VAT
- The applicant must be the holder of a residency permit in Cyprus to qualify for receiving the Cyprus Citizenship
- Contract of Sale securing the direct investment in the estate and the receipt of payment

DOCUMENTS SUBMITTED IN THE APPLICATION FOR CYPRUS CITIZENSHIP

For the evaluation of the applications the form (M127) as well as the following documents must be submitted:

1. Clean Criminal Record

Certificate of Clean Criminal Record from the country of origin and the country of residence (if different).

2. Residence in the Republic of Cyprus

- (a) Contract of Sale.
- (b) Title Deeds or Proof of Registration of the contract with the Lands and Surveys Department.
- (c) Proof of payment of the agreed purchase price.
- (d) Copy of the wire transfer to a Cypriot commercial banking institution in the name of the seller or the seller's company.
- (e) An evaluation certificate from an independent registered land surveyor, if required by the Ministry of Interior or the Ministry of Finance.

3. Criteria regarding the investment (when applicable)

- (a) Certificate of Registration of the company/companies by the Registrar of Companies.
- (b) Certificate of shareholders by the Registrar of Companies or certificates evidencing that the applicant is the beneficiary owner of the company/companies.
- (c) Audited accounts of the company (or companies) for the last three years preceding the year of the application.
- (d) If the applicant is a high-ranking senior manager, the submission of the employment contract and the receipt from the Department of Inland Revenue are additionally required.
- (e) If the investment is made by the spouse of the applicant or jointly, a marriage certificate is required.

ΕΥΡΩΠΑΪΚΗ ΕΝΩΣΗ
AVRUPA BİRLİĞİ
EUROPEAN UNION
ΚΥΠΡΙΑΚΗ ΔΗΜΟΚΡΑΤΙΑ
KIBRIS CUMHURİYETİ
REPUBLIC OF CYPRUS



ΔΙΑΒΑΤΗΡΙΟ
PASAPORT
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FAROS

SEA RESIDENCE

www.farossearesidence.com



www.buyhome.com

Larnaka Office

45, Athinon Avenue, Finikoudes, Larnaka, Cyprus

Limassol Office

Georgiou A 65A Germasogeia, Limassol, Cyprus

Tel.: +357 24 208800 | Email: buyhome@buyhome.com