

maniki
BEACH VILLAS

SINCE 1960



Leptos Estates

the Leading property developers

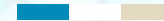


maniki

BEACH VILLAS

For those seeking an unrivalled lifestyle, Maniki Beach Villas has it all. Positioned on an exclusive beachfront location, offering panoramic views of the sparkling shoreline and the stunning natural beauty of Pafos, your new lifestyle awaits in an established, gated, and highly coveted real estate development with excellent facilities.

Offering a diverse range of properties, Maniki Beach Villas presents a true lifestyle destination in a cosmopolitan location, with a myriad of amenities on your doorstep.



INCOMPARABLE MEDITERRANEAN VIEWS





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BEACH VILLAS



THE GREAT OUTDOORS

Life at Maniki Beach Villas allows you to enjoy the great outdoors with extensive communal areas and open spaces. With so many outdoor places and facilities, it's easy to stay active.

From heading outside your home, spending the morning on the beach, or taking time to explore the wide range of amenities just moments away, life at Maniki Beach Villas makes it easy to enjoy an outdoor lifestyle at your own pace.



THE PERFECT BALANCE

Experience the perfect balance of urban convenience with a close-knit vacation feel at Maniki Beach Villas, with your new community surrounded by a plethora of leisure facilities, reflecting the grace and style of the discerning few who call it home.



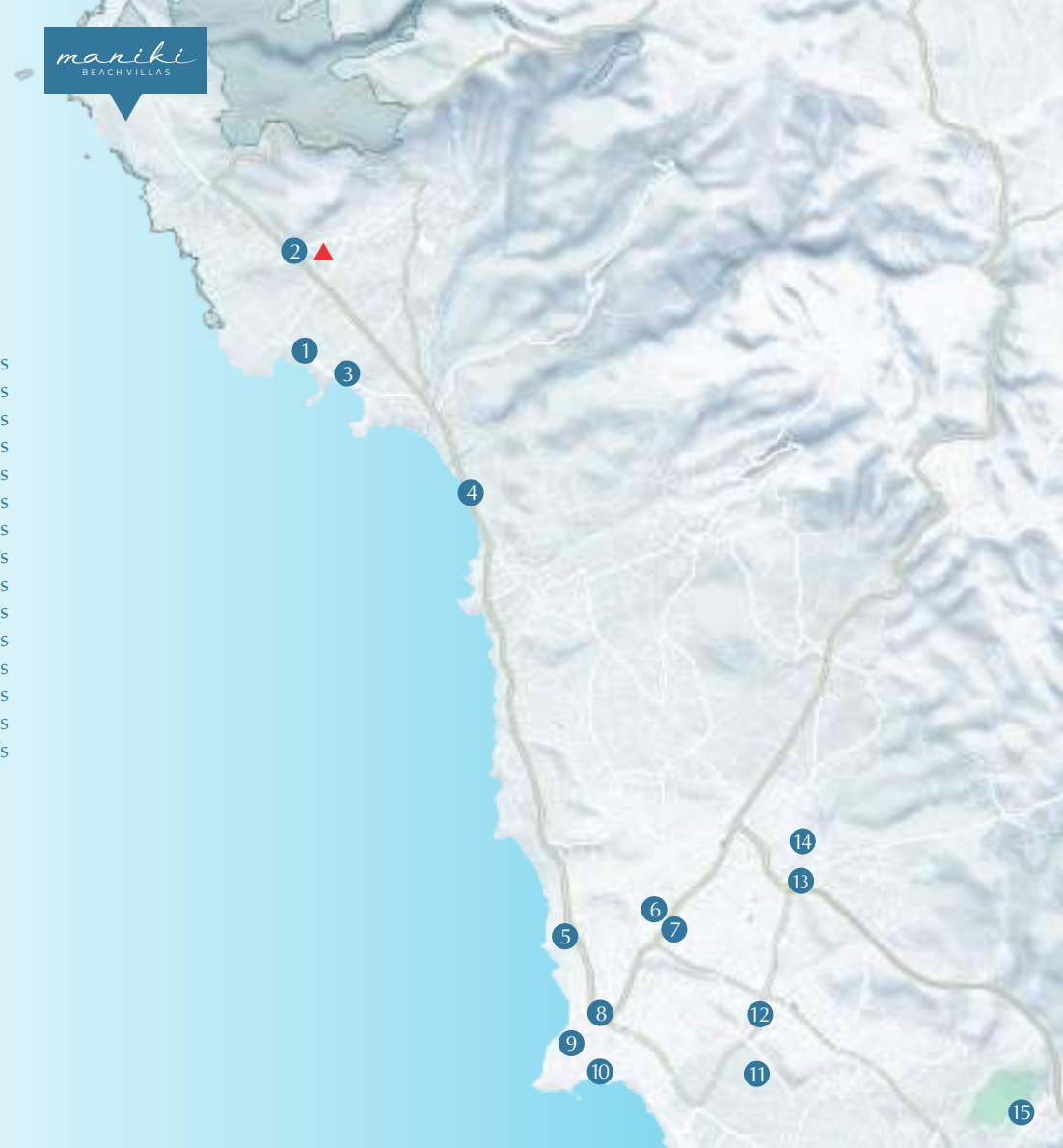
THE ARCHITECT'S VISION

Maniki Beach Villas is a coastal development designed with a gentle touch to fit luxury living into the surrounding environment. Our vision was to create a premier selection of villas in Pafos that preserves and enhances the existing natural character within a secure, high quality, living environment.

Maniki Beach Villas offers a unique experience where one can enjoy the majestic Mediterranean shoreline whilst inside the estate.

LOCATION MAP

- | | | |
|----|------------------------------|------------|
| 1 | Coral Beach Resort and Spa | 9 minutes |
| 2 | Akamas Nature Reserve | 60 minutes |
| 3 | Coral Bay Blue Flag Beach | 8 minutes |
| 4 | Future Paphos Marina | 12 minutes |
| 5 | Tombs of the Kings | 20 minutes |
| 6 | Paphos Old Town | 27 minutes |
| 7 | Paphos Town Centre | 25 minutes |
| 8 | Main Shopping Mall | 24 minutes |
| 9 | Archaeological Park | 20 minutes |
| 10 | Paphos Harbour and Promenade | 25 minutes |
| 11 | Neapolis Smart EcoCity | 30 minutes |
| 12 | Iasis Private Hospital | 30 minutes |
| 13 | Highway to/from other cities | 25 minutes |
| 14 | Paphos General Hospital | 25 minutes |
| 15 | Paphos International Airport | 40 minutes |



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BEACH VILLAS

PRELIMINARY
MASTER
PLAN





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BEACH VILLAS







A SLICE OF
PARADISE





SEAFRONT
LIVING

4 / 5 / 6
BEDROOM
BEACHFRONT
VILLAS
ON LARGE
PLOTS



THE RESIDENCES

An impressive collection of beachfront villas, ranging from 4, 5 and 6 bedrooms, representing a fantastic opportunity to be part of a unique and sought-after location.





STRIKING INTERIOR DESIGN

These luxury beachfront villas boast striking interior design, featuring expansive open-plan living spaces, high-end finishes, and panoramic ocean views. Each villa is meticulously crafted to provide a seamless blend of indoor and outdoor living, ensuring an unparalleled experience of elegance and comfort.







ATTENTION TO DETAIL

Each spacious residence boasts stunning attention to detail, including premium finishes throughout. Maniki Beach Villas have been carefully designed to allow you to feel right at home from the very start, making it easy to find the perfect match for your lifestyle.



LUXURY FACILITIES



PRIVATE
SWIMMING
POOLS



GATED SECURE LIVING

One of the biggest reasons people choose to live in a gated community is for security and safety. Only residents and invited guests can enter through Maniki Beach Villas' security gates, providing for safety, accountability, privacy, and peace of mind.



FIXTURES AND FINISHES (INDOOR)

Each home at Maniki Beach Villas incorporates a customised choice of finishes, from exquisite flooring and countertop materials, to high-end fixtures, leaving you with peace of mind and more time to enjoy your own slice of paradise.



IN HARMONY WITH NATURE

Maniki Beach Villas is at the forefront for being an environmentally-integrative project built in harmony with nature. The development utilises intelligent urban planning and sustainable strategies based on new and innovative technologies regarding energy, water, waste and lighting aiming to reduce carbon emissions.



FIXTURES AND FINISHES (OUTDOOR)

With incredible panoramic Mediterranean and suburban views, each residence is fully finished with inspired outdoor living spaces, redefining expectations and boundaries.

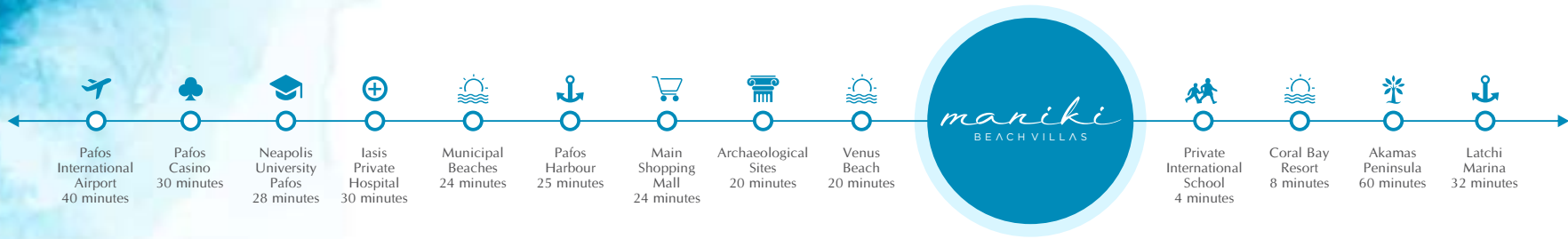
An aerial photograph of a modern residential development. The houses are multi-story, with light-colored facades and flat roofs, arranged in a semi-circular pattern. The development is surrounded by lush greenery, including palm trees and cypresses. In the background, there is a large body of water, likely the Mediterranean Sea, with a small island visible in the distance. The sky is clear and blue. The text "MEDITERRANEAN AND SUBURBAN VIEWS" is overlaid in white, uppercase letters in the upper center of the image.

MEDITERRANEAN AND SUBURBAN VIEWS

An aerial photograph of the Pafos harbor in Cyprus. The harbor is filled with numerous sailboats and yachts. In the foreground, the stone walls of the Maniki Castle are visible, extending into the water. The city of Pafos is seen in the background, with its buildings and greenery. The sky is clear and blue.

LOCATED IN THE COSMOPOLITAN TOWN OF PAFOS

Located in the cosmopolitan town of Pafos, Maniki Beach Villas connects you to the business and tourist hub of the city, within easy distance of everything you could ever need. Home to a plethora of business, financial, commercial and leisure activities, Pafos is the perfect choice, and Maniki Beachfront Villas places you at the heart of it all.



A MODERN EUROPEAN CITY

A thriving commercial centre with international business activities, Pafos is also home to the most luxurious hotels and resorts on the European island of Cyprus. A UNESCO World Heritage Centre, Pafos is a modern, revived and multi-cultural town offering high-end tourist facilities, culinary experiences, blue flag-awarded beaches, international 18-hole championship golf courses, casino, excellent medical centres and educational institutions, and a modern airport linking Cyprus to other international destinations.



An aerial photograph of a stunning coastal scene in Cyprus. The water is a vibrant turquoise, with several white yachts of various sizes scattered across the bay. In the background, a large, rugged mountain with sparse vegetation rises against a clear blue sky with a few wispy clouds. The overall atmosphere is one of luxury and natural beauty.

THE EUROPEAN ISLAND OF CYPRUS

Explore a world of endless possibilities on an island that serves as your gateway to the European Union. Cyprus is a modern, cosmopolitan, transparent business centre offering opportunities for investment across a wide range of sectors. A combination of high quality of life, year-round sunshine and natural beauty, ease of doing business and investment incentives offer investors an attractive experience in terms of both living and doing business.

Acquiring property in Cyprus, either as an investment or as a second home, has always been a popular choice among foreign investors.

DISCOVER CYPRUS

- Positioned at the crossroads of three continents (Europe, Asia and Africa)
- Member of the EU and Eurozone
- High level of services, including financial, medical, education, telecommunications etc.
- Ability to obtain permanent residency through purchase of real estate
- Cyprus' natural gas discovery will be a game changer for the domestic economy
- Mild climate and sunshine (340 days a year)
- Beautiful scenery and pristine beaches
- English language widely spoken
- Safe and secure environment
- High standard but low cost of living
- New marinas, golf courses and casinos



1st

Safest country in the world among small countries and 5th worldwide (2016)

4th

4th out of 144 countries on higher education and training (2016)

5th

Best relocation destination in the world (2016)

61

61 Blue Flag beaches - most per capita in the world (2020)

65

Double taxation agreements with over 65 countries worldwide (2020)

0%

Immovable, inheritance, wealth and gift tax

5%

Reduced VAT (5% from 19%) for main residence purchased

15%

Corporate tax, one of the lowest in Europe

Leptos Group

CELEBRATING 65 YEARS OF SUCCESS

Since the founding of the Leptos Group in 1960 by Michael Leptos, we have earned the name of the leading property developer in Cyprus and the Greek islands. Our enviable reputation is largely due to the exceptional service offered to our clients, as well as the quality in our properties over the last 65 years.

The Leptos Group's key objective is to deliver superior designs, and unrivalled products in the very best locations. The Group's portfolio features an extensive land bank, which includes major mixed-use developments, large-scale private residential projects, bespoke villas, hotels and resorts, accredited university, and a state-of-the-art private hospital.

The Leptos Group has been at the forefront for developing environmentally sensitive projects, utilising intelligent urban planning and sustainable strategies based on new and innovative technologies. Adapting our business strategy to suit the evolving real estate market is a skill that we have perfected, and one that has proved invaluable beyond Cyprus' borders. The Leptos Group boasts an international presence of sixteen representative offices in influential global cities, and an extensive network of business associates in over 75 countries.

Awarded by world-renowned organisations for our incomparable architecture, construction and interior design standards, the Leptos Group continues to work closely with its team to ensure the result is always beyond expectation.

SINCE 1960



SINCE 1960



Leptos Group

CELEBRATING 65+ YEARS OF SUCCESS

1st

CYPRUS EXPORT
AWARD
2012, 2016 & 2018

65+

SUCCESSFUL YEARS
OF EXPERIENCE

350+

COMPLETED
PROJECTS IN
CYPRUS & GREECE

25

NEW PROJECTS
CURRENTLY UNDER
CONSTRUCTION

75+

COUNTRIES WITH
OFFICES AND
SALES NETWORK

1,500+

EMPLOYEES WITHIN
THE LEPTOS GROUP

7,5K +

PROPERTIES AND
HOTEL ROOMS
UNDER MANAGEMENT

25K

HAPPY AND SATISFIED
HOME OWNERS

5MIL.

SQ.M OF
LAND BANK IN
CYPRUS & GREECE

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Leptos Estates
the Leading property developers



Aphrodite Gardens



Coral Seas Villas



Kamares Village



Limassol Blu Marine



Limassol Del Mar



Limassol Park

LEPTOS LIFESTYLE MEMBERSHIP

At Leptos Estates, we appreciate every new buyer of our properties in Cyprus and Greece, and as a gesture of appreciation, we welcome them to the Leptos family through our Leptos Lifestyle membership Programme. This exclusive programme unlocks a world of benefits for our valued clients, including access to a range of exclusive services and privileges:

- Benefits | Discounts | Special Offers
- Invitations to Workshops & Special Events
- Concierge services
- And many more



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Leptos Estates
the leading property developers

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