



Ayia Napa - Cyprus

LIFE
made beautiful



Vivo Mare in Ayia Napa, Cyprus, is an exclusive development of individually designed villas, all created for affluent home buyers who appreciate a lifestyle that offers them the best of both worlds: tranquility and seclusion in an unspoiled seafront setting, with immediate access to the colourful activity of a bustling holiday resort.

To complete the perfect picture, Vivo Mare is only an easy drive from the cosmopolitan business centre of Limassol and the international airport of Larnaca.

This is a setting where you can absorb nature and urban entertainment, enjoy absolute privacy or the company of people, work and play, all in the same day – or even within a few hours.

A place where life is beautiful.
Vivo Mare.



CYPRUS
from every perspective





a better life

It's a sign of the times: More and more people are investing in a second home, usually to benefit from a healthier climate, a more agreeable lifestyle, a better business environment – or all of the above. And that's exactly what Cyprus offers you, among many other things.



a preferred destination

As a Mediterranean island, Cyprus is blessed with a moderate climate, free of extreme weather conditions. In terms of lifestyle, the island's multicultural society is a blend of East and West, all under the umbrella and within the framework of a European Union member state.



a regional business hub

Thanks to its geographical location, excellent infrastructure, highly educated work force and high standard professional services, Cyprus has also established itself as a business hub at the crossroads of Europe, the Middle East and Northern Africa.

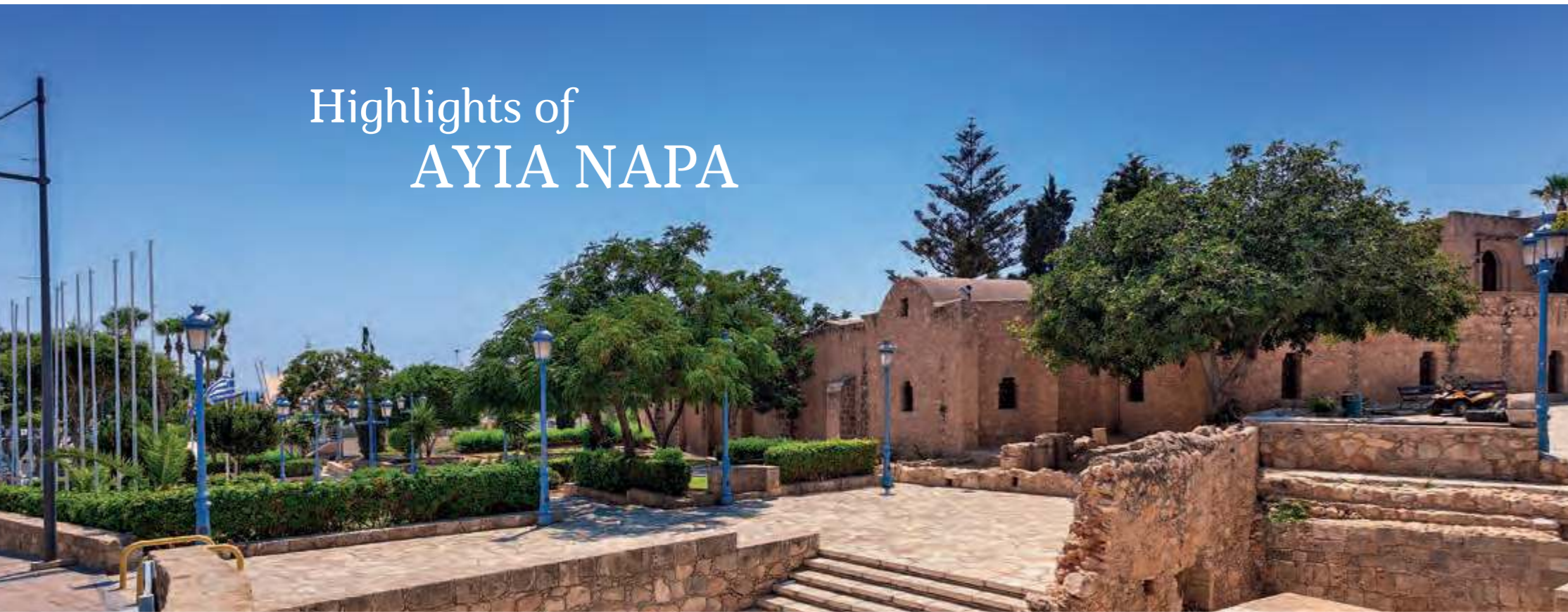


a family favourite

Cyprus is also a family favourite – both for holidays and permanent residence. This is a destination that ranks among the safest in the world, and provides excellent education, health care, and above all the warmth and hospitality of a family-oriented population.



Highlights of
AYIA NAPA

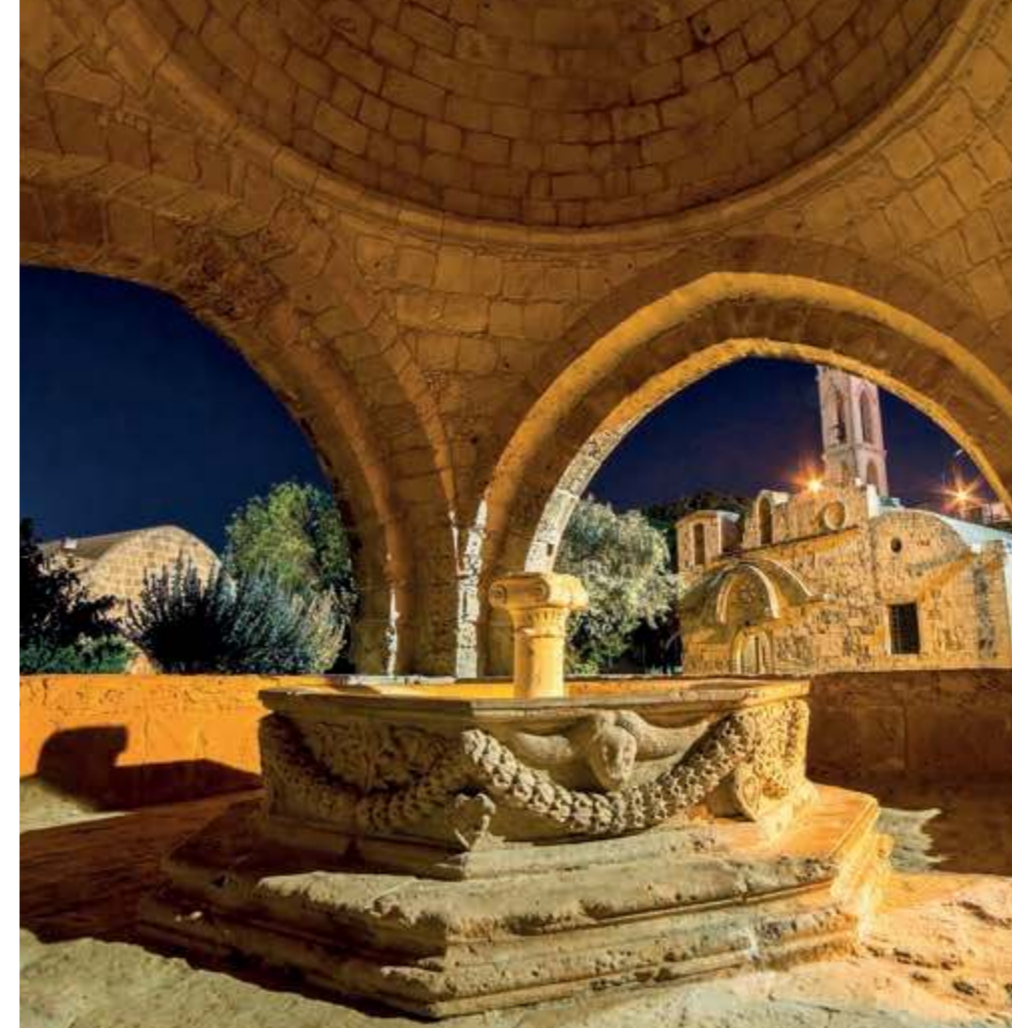






vibrant development

Bordering the turquoise waters that this coastline is known for, Ayia Napa ranks as the young and vibrant hotspot of Cyprus. Exciting tourist and infrastructure developments are gradually transforming this summer resort into a year-round destination.



a resort with roots

Yet even in the midst of the water sports and beach parties, the boutiques, restaurants and clubs, Ayia Napa maintains the serenity of its medieval monastery, and the cultural heritage of its neighbouring villages. The past and the present go hand in hand, creating a destination that touches the heart and the mind.

the most beautiful beaches

Think of Cyprus, and you think of sunny beaches. And if you're looking for the whitest sands, the clearest waters, and the safest beaches on the island, the compass clearly points to Ayia Napa, on the southeastern coast of the island. In and around Ayia Napa you will find a string of beaches that have earned the European Union 'Blue Flag' certification of cleanliness and safety.



authentic Cyprus

Just outside the resort, the authentic charm of Cyprus awaits you. Visit rural areas with strong links to the land; discover hidden chapels overlooking secluded coves; and explore the untouched nature and awesome cliffs of Cape Greco, the district's unmistakable landmark.



VIVO MARE
surroundings



untouched and secluded

Leave the centre of Ayia Napa and you will instantly notice the change: the vibes of the holiday resort give way to the gentle wildness of natural Mediterranean vegetation. Organized beaches are replaced by a sea-carved rocky terrain that quietly shelters hidden caves and secluded coves.



natural exclusivity

Here in this unspoiled setting, Vivo Mare stands like a polished gem, offering you a private paradise of contemporary luxury and comfort on the water's edge. Cultivated lawns and a winding stone-paved pedestrian path are all that separate this elevated beachfront development from a secret sandy cove, where wave breakers create a safe bathing area for the benefit of Vivo Mare residents.



tranquil yet not isolated

But make no mistake: Quiet as the immediate setting of Vivo Mare may be, it is far from isolated. Apart from being a stone's throw from Ayia Napa, it is only a few minutes by car from the tourist strip of Protaras and the village of Paralimni with all the everyday amenities you need, from supermarkets and services to doctors and chemists. It is this balance of tranquillity and accessibility that captures the unique character of Vivo Mare.

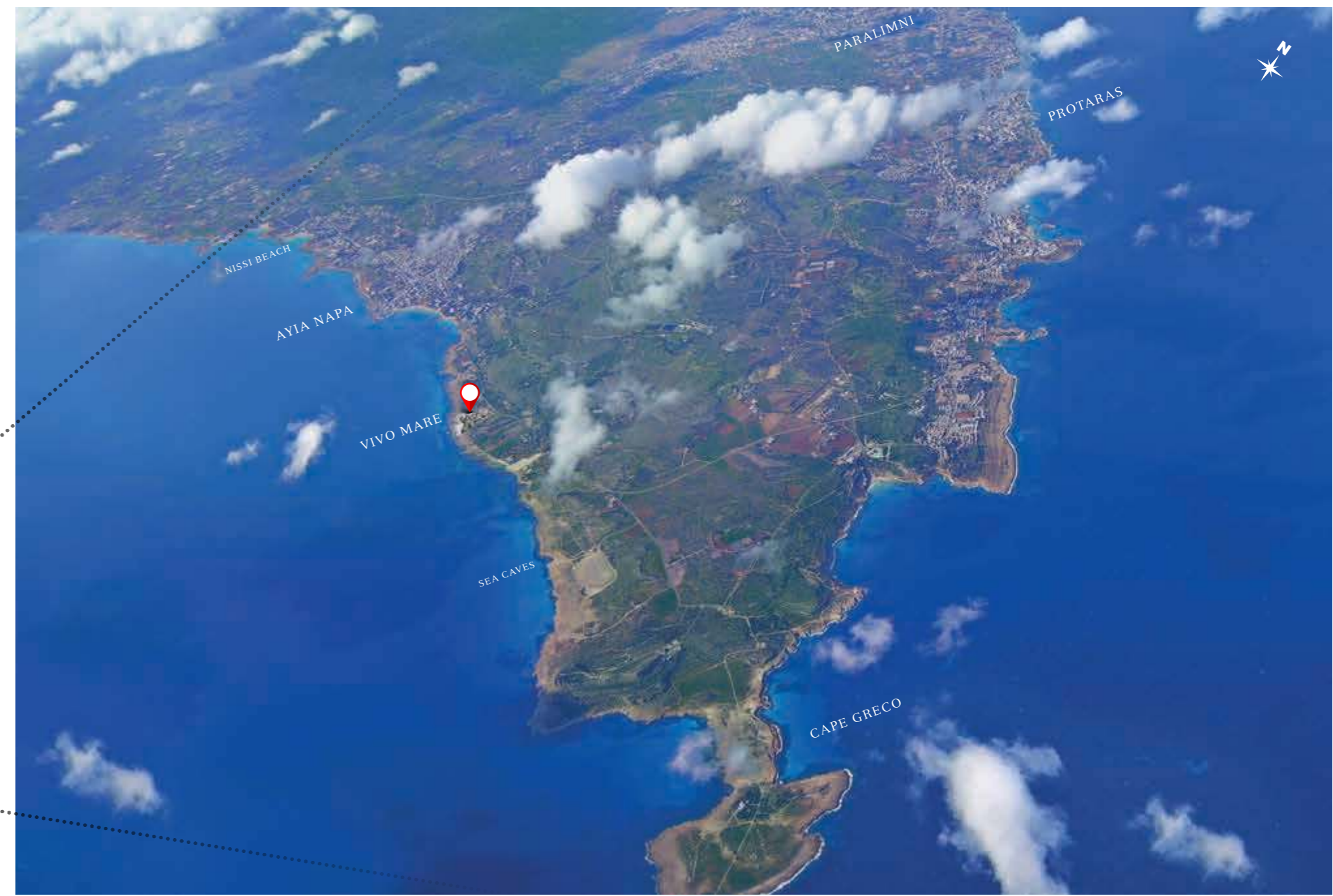
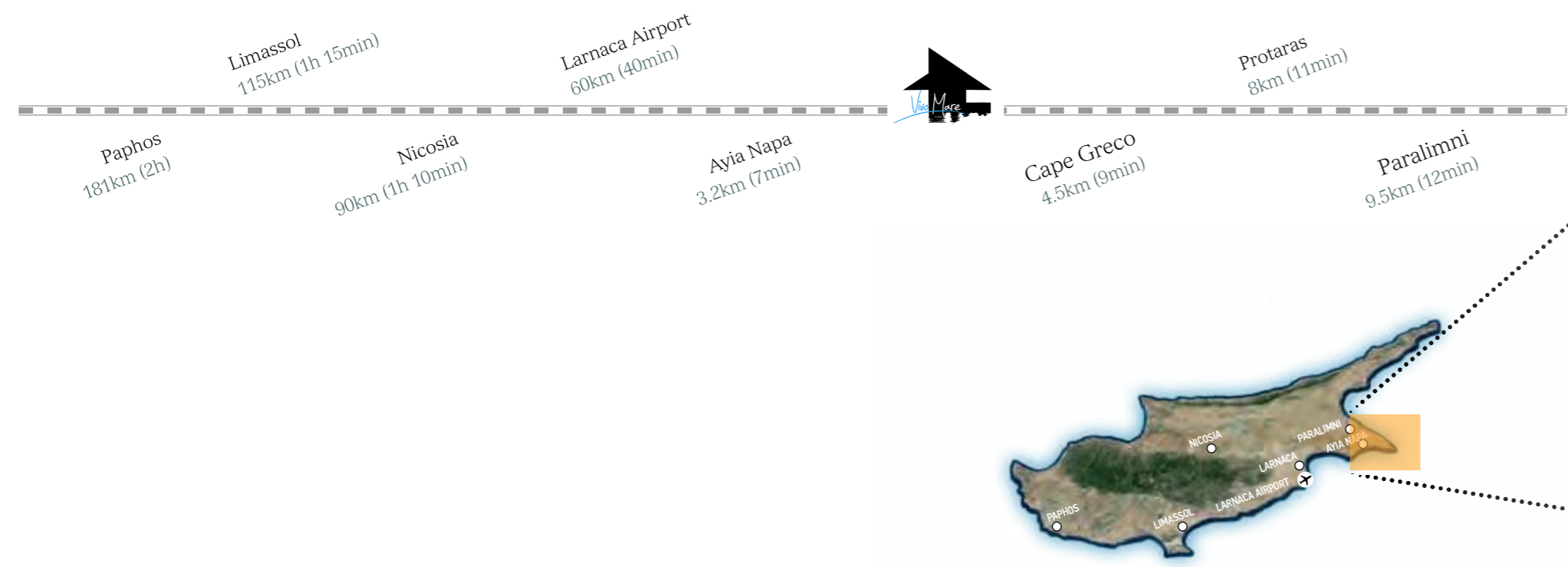


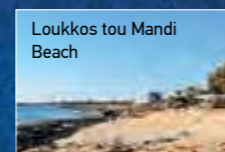
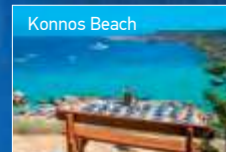
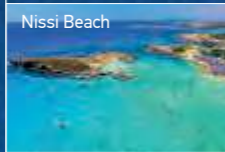
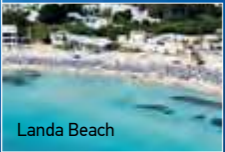
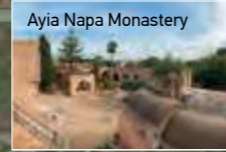
nearby places of interest

Love Bridge	1.9km (3min)
Sculpture Park	2.2km (4min)
Cafés & Restaurants	3km (5min)
Sea Caves	3.3km (8min)
Thalassa Museum	3.5km (7min)
Ayia Napa Centre	3.8km (8min)
Medieval Monastery	3.8km (8min)
Nissi Beach	7.8km (14min)
Water Park	10km (17min)
Ayia Napa Marina	12km (20min)

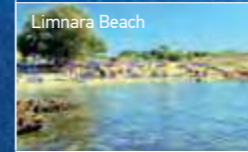


distance chart





VIVO MARE



CAPE GRECO NATIONAL FOREST PARK



Blue Flag sites around Ayia Napa and Protaras

Seeing
is believing



Seeing is believing



the magic continues

Buying property off-plan has its advantages: you can adjust the interior finish to match your personal preferences, or even modify certain aspects of your home and garden. On the other hand, there is always an element of surprise, as drawings are converted into reality.

At Vivo Mare, there are no surprises. Nine villas have already been completed and have found their proud owners. Seven new villas are now taking shape on an adjacent site, separated by a short footpath leading to the sea.

Visit the site and you will see tangible examples of the quality, design, and magic of Vivo Mare.



the best of all worlds

The ultimate lifestyle is one that offers you freedom of choice. At Vivo Mare you can alternate between activity and privacy within minutes, and enjoy untouched nature and contemporary luxury at the same time.



your home, your style

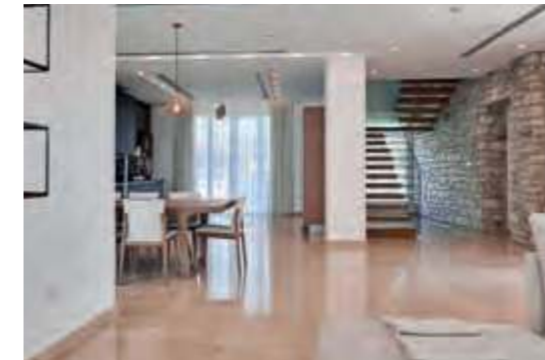
Exclusivity is the mirror image of individuality. That's why Vivo Mare villas offer you a choice of different architectural designs to match your personal preferences.



Seeing is believing

size & space

Space to move and relax, in privacy or with friends. Each villa stands on a plot measuring 1000-2000m², with a living area of 270-450m².



generous interiors

The light-filled 2-storey interiors reflect indoor luxury, with spacious living areas, 3 ensuite bedrooms, extra guest WC and your personal gym.



Seeing is believing



mediterranean living

Your private garden of Eden was designed for leisure, with Mediterranean greenery, pool and sunbathing deck, BBQ area and roof garden for summer entertainment under the stars.



premier property

Vivo Mare's prized property is in a class of its own, with exceptional indoor and outdoor spaces in a 3-storey configuration with a living area of over 900m².

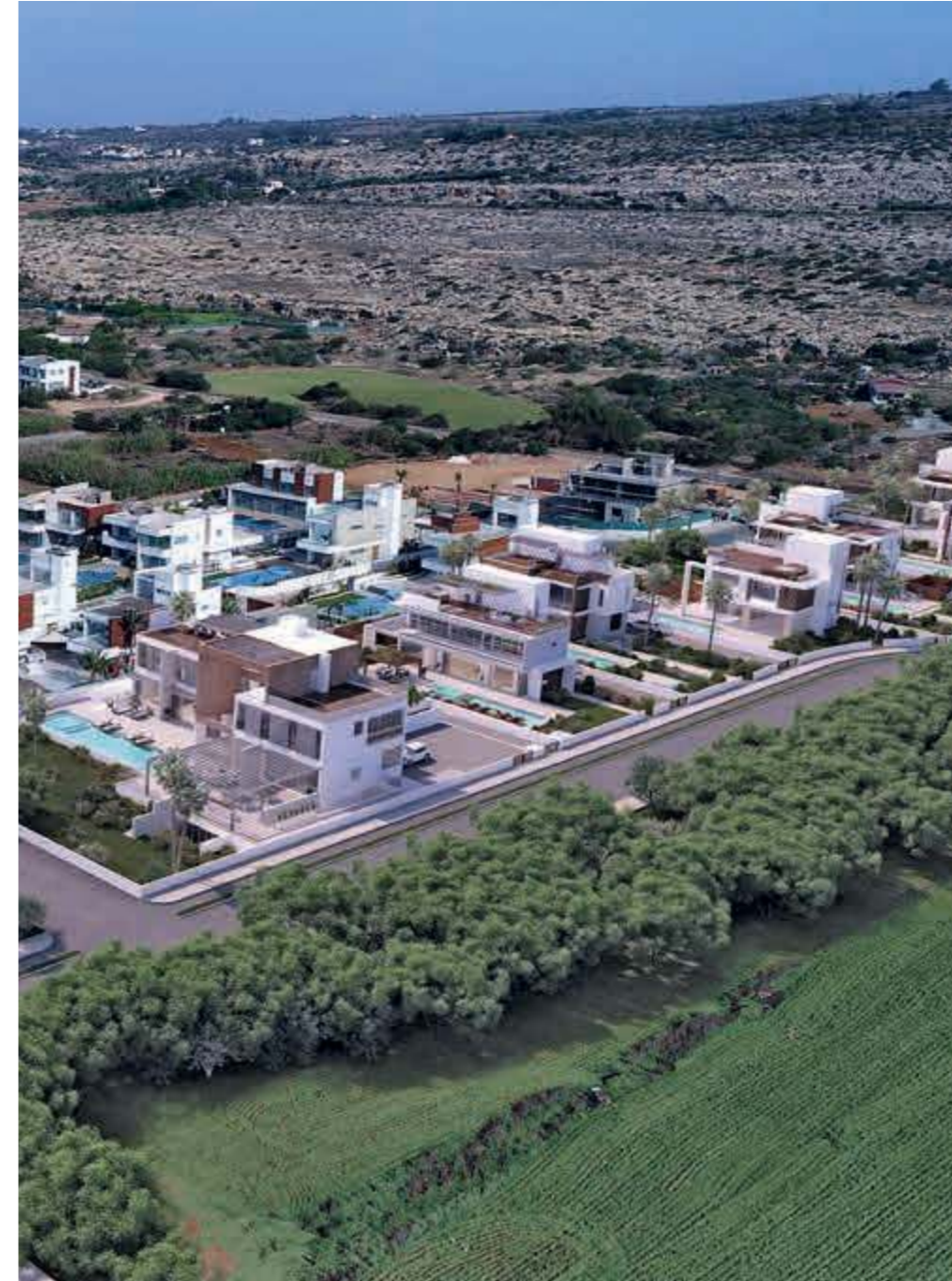


Seeing is believing



VIP and concierge services

To complement the Vivo Mare lifestyle, residents – whether owners or tenants – enjoy the privileges and pleasures of a full range of VIP and concierge services, from basic housekeeping to chef-at-home, or private cruising.



limited edition

With only seven villas available for sale, Vivo Mare is a development that is reserved for buyers seeking a unique beachfront property of extraordinary quality, dimensions and character.

VIVO MARE
completion 2019





Seven exclusive villas



1
Seabreeze



2
Serenity



3
Gloria



4
Zephyr



5
Azure



6
Vista



7
Fortuna





1

Seabreeze



1 Seabreeze

Overall Dimensions

Plot area	1000.00m ²
Ground floor area	145.00m ²
First floor area	132.00m ²
Total house area	277.00m ²
Total covered veranda	18.00m ²
Total uncovered verandas	153.00m ²
Parking area (uncovered)	36.00m ²
Swimming pool	58.50m ² (14.00m x 4.00m + 1.15m x 2.20m)
Barbecue	22.00m ²
Boiler room lower floor	34.20m ²

Ground floor

Kitchen	23.50m ² (5.50m x 4.35m)
Dining room	14.20m ² (3.55m x 4.00m)
Living room	23.60m ² (5.90m x 4.00m)
Guest WC	5.90m ² (4.90m x 1.25m)
Gym	17.70m ² (3.30m x 4.80m)
Gym WC	4.65m ² (1.30m x 3.30m)
Uncovered verandas	153.00m ²

First floor

Master bedroom	22.80m ² (excl. shower 5.00m ² & wardrobe 9.00m ²)
Bedroom 2	15.50m ² (excl. shower 4.40m ² & wardrobe 2.80m ²)
Bedroom 3	17.70m ² (excl. shower 4.30m ² & wardrobe 5.70m ²)
Covered verandas	18.00m ²

Roof garden

Roof garden	117.00m ²
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Ground Floor



First Floor



Roof Garden



Complete Ground Floor





2

Serenity



2 Serenity

Overall Dimensions	
Plot area	1000.00m ²
Ground floor area	145.00m ²
First floor area	131.00m ²
Total house area	276.00m ²
Total covered veranda	18.00m ²
Total uncovered verandas	66.50m ²
Parking area (uncovered)	37.00m ²
Swimming pool	54.50m ² (13.00m x 4.00m + 2.20m x 1.15m)
Barbecue	26.40m ²
Boiler room lower floor	34.60m ²

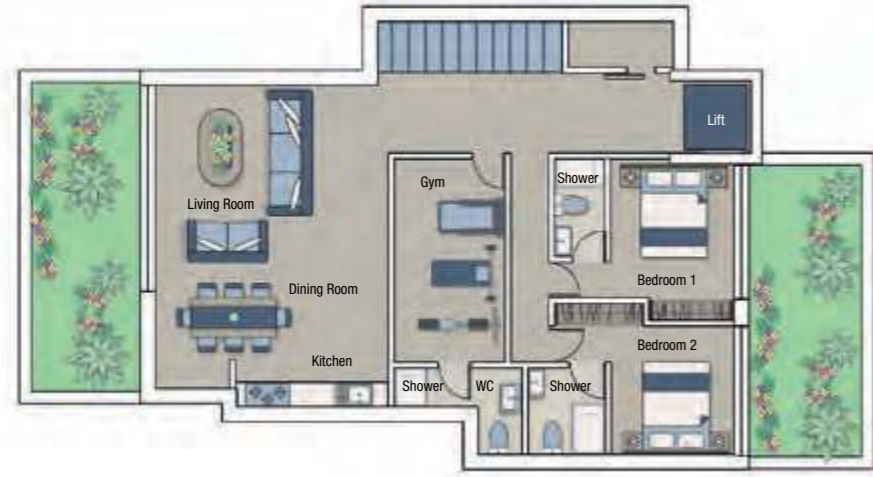
Lower floor	
Kitchen	4.20m ² (1.10m x 3.80m)
Dining room	13.90m ² (5.80m x 2.20m) + (0.65m x 1.90m)
Living room	25.30m ² (4.60m x 5.50m)
Gym	14.60m ² (5.15m x 2.85m)
Gym WC	4.55m ² (3.20m x 1.00m) + (1.10m x 2.20m)
Bedroom 1	11.90m ² (excl. shower 3.20m ² & wardrobe 1.30m ²)
Bedroom 2	11.40m ² (excl. shower 4.40m ² & wardrobe 1.30m ²)
Green space	42.00m ²

Ground floor	
Kitchen	12.90m ² (3.80m x 3.40m)
Laundry	10.00m ² (2.00m x 5.00m)
Dining room	43.85m ² (8.95m x 3.05m) + (7.30m x 2.25m)
Living room	27.00m ² (4.20m x 6.45m)
Guest WC	3.70m ² (1.30m x 3.30m)
Uncovered verandas	66.50m ²

First floor	
Master bedroom	21.20m ² (excl. shower 4.10m ² & wardrobe 7.90m ²)
Bedroom 2	14.90m ² (excl. shower 6.60m ² & wardrobe 3.00m ²)
Bedroom 3	17.00m ² (excl. shower 7.20m ² & wardrobe 2.30m ²)
Covered verandas	18.00m ²

Roof garden	
Roof garden	107.00m ²

Lower Floor



Ground Floor



First Floor



Roof Garden



2 Serenity

Complete Ground Floor





3
Gloria



3 Gloria

Overall Dimensions

Plot area	1520.00m ²
Entrance	6.00m ²
Basement	223.00m ²
Ground floor area	208.00m ²
First floor area	184.00m ²
Total house area	615.00m ²
Total covered veranda	63.00m ²
Total uncovered verandas	375.00m ²
Parking area	41.00m ²
Swimming pool	47.80m ² (plus jacuzzi 12.60m ²)
Barbecue	22.10m ²
Boiler room lower floor	32.00m ²

Lower floor

Laundry room	14.96m ²
Living room	35.00m ²
Game area	23.60m ²
Gym	47.24m ²
Bedroom 1	18.29m ² (excl. shower 3.83m ² & wardrobe 3.83m ²)
Bedroom 2	17.70m ² (excl. shower 3.57m ² & wardrobe 3.82m ²)
Green space	33.08m ²

Ground floor

Kitchen	52.43m ² (10.70m x 4.90m)
Dining room	24.30m ² (5.40m x 4.50m)
Living room	41.85m ² (9.30m x 4.50m)
Guest WC	4.92m ² (4.10m x 1.20m)
Study room	23.59m ²
Study room WC	5.07m ² (3.90m x 1.30m)
Pantry	3.30m ² (2.75m x 1.20m)
Broom cupboard	2.34m ² (1.95m x 1.20m)
Uncovered verandas	230m ²

First floor

Master bedroom	53.40m ² (excl. shower 16.12m ² & wardrobe 16.79m ²)
Bedroom 2	36.55m ² (excl. shower 4.50m ² & wardrobe 9.00m ²)
Covered verandas	43.00m ²

Roof garden

Roof garden	198.00m ²
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Lower Floor



Ground Floor



First Floor



Roof Garden



3 Gloria

Complete Ground Floor





4

Zephyr



4 Zephyr

Overall Dimensions

Plot area	1000.00m ²
Ground floor area	146.70m ²
First floor area	132.00m ²
Total house area	278.70m ²
Total covered veranda	21.75m ²
Total uncovered verandas	216.50m ²
Parking area (uncovered)	19.70m ²
Swimming pool	58.50m ² (14.00m x 4.00m + 1.15m x 2.20m)
Barbecue	22.00m ²
Boiler room lower floor	34.20m ²
Basement	32.30m ²

Lower floor

Kitchen	2.20m ²
Laundry	7.50m ²
Dining room	14.80m ²
Living room	18.50m ²
Cinema room	31.40m ²
Bedroom 1	12.60m ² (excl. shower 3.80m ² & wardrobe 1.50m ²)
Bedroom 2	12.60m ² (excl. shower 3.80m ² & wardrobe 1.50m ²)
Green space	27.40m ²

Ground floor

Kitchen	21.70m ² (3.90m x 5.40m)
Dining room	15.10m ² (3.55m x 4.25m)
Living room	23.60m ² (5.90m x 4.00m)
Guest WC	6.50m ² (5.30m x 1.20m)
Bedroom	14.30m ² (excl. shower 4.30m ² & wardrobe 2.00m ²)
Uncovered verandas	64.50m ²

First floor

Master bedroom	22.60m ² (excl. shower 4.60m ² & wardrobe 8.90m ²)
Bedroom 2	17.45m ² (excl. shower 4.50m ² & wardrobe 5.70m ²)
Bedroom 3	17.80m ² (excl. shower 4.30m ² & wardrobe 2.80m ²)
Covered verandas	17.10m ²

Roof garden

Roof garden	113.30m ²
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Lower Floor



Ground Floor



First Floor



Roof Garden



Complete Ground Floor





5

Azure



5 Azure

Overall Dimensions	
Plot area	1000.00m ²
Ground floor area	145.00m ²
First floor area	131.50m ²
Total house area	276.50m ²
Total covered veranda	17.30m ²
Total uncovered verandas	100.00m ²
Parking area (uncovered)	73.90m ²
Swimming pool	67.85m ² (13.00m x 5.00m + 2.70m x 1.15m)
Barbecue	22.80m ²
Boiler room lower floor	34.50m ²

Lower floor	
Kitchen	5.30m ²
Guest WC	2.50m ²
Dining room	11.65m ²
Living room	29.20m ²
Game area	10.80m ²
Bedroom 1	11.80m ² (excl. shower 3.30m ² & wardrobe 1.30m ²)
Bedroom 2	11.45m ² (excl. shower 4.50m ² & wardrobe 1.35m ²)
Green space	41.90m ²

Ground floor	
Kitchen	16.15m ² (3.90m x 4.10m)
Dining room	20.80m ² (3.35m x 5.45m)
Living room	24.85m ² (3.90m x 5.45m)
Guest WC	2.20m ² (1.60m x 1.10m)
Service room	9.60m ² (excl. shower 3.00m ² & wardrobe 2.00m ²)
Uncovered verandas	100.00m ²

First floor	
Master bedroom	22.20m ² (excl. shower 6.00m ² & wardrobe 7.90m ²)
Bedroom 2	15.45m ² (excl. shower 6.60m ² & wardrobe 2.20m ²)
Bedroom 3	17.00m ² (excl. shower 8.70m ² & wardrobe 1.50m ²)
Covered verandas	17.30m ²

Roof garden	
Roof garden	107.00m ²

Lower Floor



Ground Floor



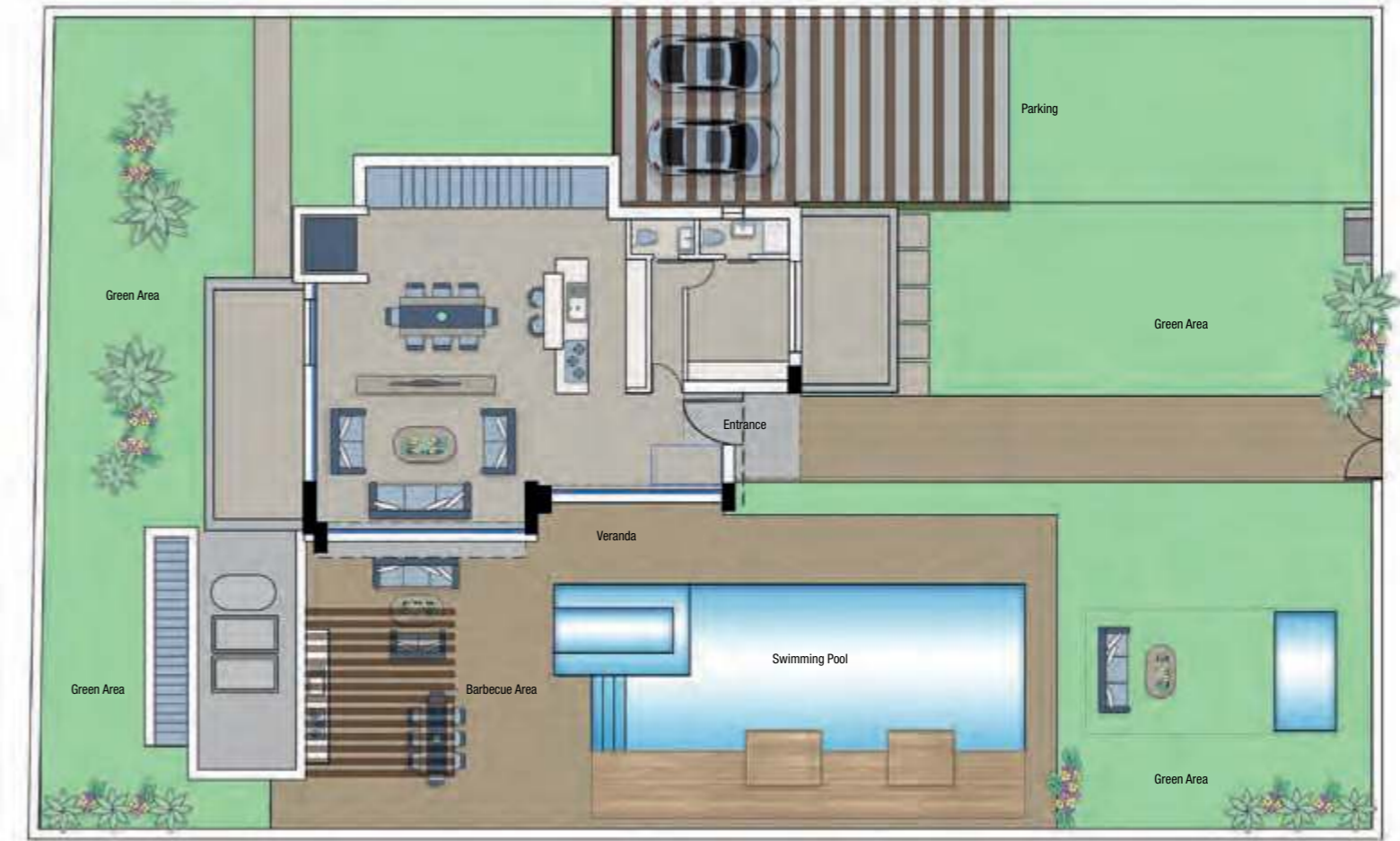
First Floor



Roof Garden



Complete Ground Floor





6

Viŝta



6 Vista

Overall Dimensions

Plot area	1000.00m ²
Ground floor area	149.00m ²
First floor area	128.00m ²
Total house area	277.00m ²
Total covered veranda	35.00m ²
Total uncovered verandas	228.5m ²
Parking area (uncovered)	39.60m ²
Swimming pool	54.50m ² (13.00m x 4.00m + 2.20m x 1.15m)
Barbecue	22.10m ²
Boiler room lower floor	34.80m ²

Lower floor

Kitchen	5.40m ²
Storage room	18.20m ²
Dining room	16.20m ²
Living room	29.70m ²
Game area	14.50m ²
Bedroom	12.70m ² (excl. shower 3.80m ² & wardrobe 1.55m ²)
Green space	47.30m ²

Ground floor

Kitchen	26.70m ² (4.25m x 6.25m)
Dining room	18.90m ² (6.20m x 2.90m)
Living room	28.50m ² (4.50m x 6.20m)
Guest WC	2.50m ² (2.05m x 1.20m)
Bedroom	13.90m ² (excl. shower 3.50m ² & wardrobe 1.40m ²)
Uncovered verandas	166.10m ²
Covered verandas :	11.25m ²

First floor

Master bedroom	16.20m ² (excl. shower 4.10m ² & wardrobe 7.00m ²)
Bedroom 2	16.20m ² (excl. shower 4.10m ² & wardrobe 7.00m ²)
Bedroom 3	16.20m ² (excl. shower 4.10m ² & wardrobe 7.00m ²)
Uncovered verandas	19.10m ²
Covered verandas :	23.75m ²

Roof garden

Roof garden	198.00m ²
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Lower Floor



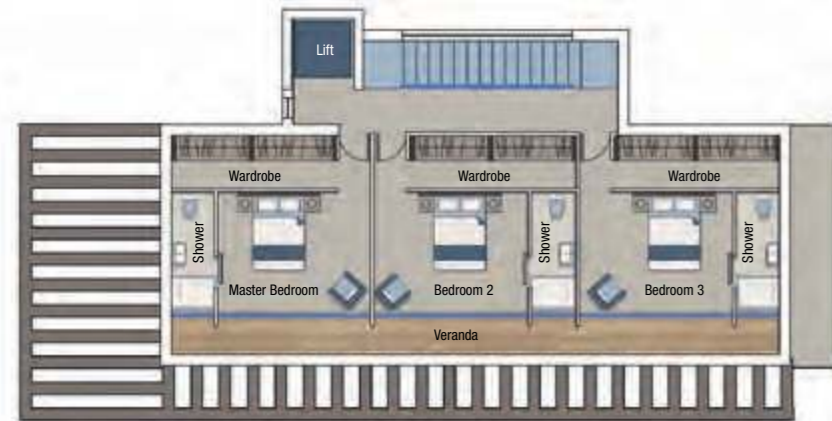
Ground Floor



Complete Ground Floor



First Floor



Roof Garden





7

Fortuna



7 Fortuna

Overall Dimensions

Plot area	2500.00m ²
Lower floor	817.00m ²
Ground floor area	295.00m ²
First floor area	277.00m ²
Total house area	1389.00m ²
Total covered veranda	6.30m ²
Total uncovered verandas	474.60m ²
Parking area (uncovered)	150.00m ²
Swimming pool	147.70m ²
Barbecue	139.00m ²
Boiler room	42.50m ²
Storage total	140.90m ²

Lower floor

Storage	140.90m ²
Parking area	157.90m ²
Covered verandas	34.00m ²
Uncovered verandas	34.65m ²
Swimming pool	46.50m ²
Gym	32.40m ²
Treatment room	17.00m ²
Spa	64.10m ²
Sauna	8.70m ²
Steam bath	8.20m ²
Conference	24.25m ²
Wine room	9.00m ²
Cigarette room	26.60m ²
Cinema area	104.00m ²
Staff bedroom 1	12.45m ² (excl. shower 3.00m ² & wardrobe 1.10m ²)
Staff bedroom 2	12.45m ² (excl. shower 3.00m ² & wardrobe 1.10m ²)
Staff sitting room	10.00m ²
Chef kitchen	12.70m ²
Security area	6.00m ²
Driver's changing room	5.10m ²
Driver's WC	3.60m ²
Manager office	7.40m ²



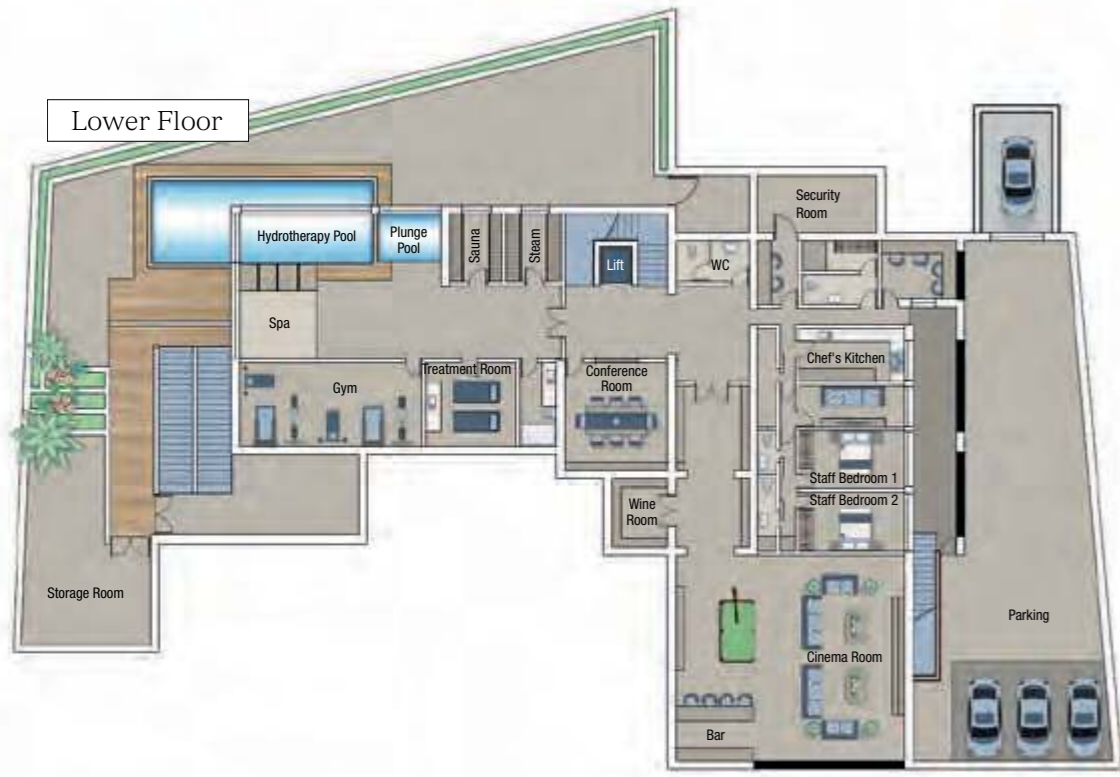
7 Fortuna

Ground floor		
Kitchen	54.50m ²	(7.90m x 6.90m)
Dining room	40.30m ²	(5.80m x 6.90m)
Living room	41.50m ²	(6.05m x 6.90m)
Guest WC	4.90m ²	(1.95m x 2.50m)
Bar	10.20m ²	(3.30m x 3.05m)
Office	16.60m ²	(3.85m x 4.30m)
Swimming pool	101.20m ²	
Uncovered verandas	207.90m ²	

First floor		
Master bedroom	42.50m ²	(excl. shower 22.20m ² & wardrobe 28.00m ²)
Bedroom 2	21.10m ²	(excl. shower 6.50m ² & wardrobe 3.80m ²)
Bedroom 3	21.10m ²	(excl. shower 6.50m ² & wardrobe 3.80m ²)
Bedroom 4	24.30m ²	(excl. shower 6.00m ² & wardrobe 4.40m ²)

Roof garden		
Roof garden	205.00m ²	(including jacuzzi)

Lower Floor



Ground Floor



First Floor



Roof Garden



Complete Ground Floor



a rare investment opportunity

Cyprus is a small island, and its coastline is finite. Given that beachfront properties in Mediterranean locations are always in demand, the availability of coastal properties is shrinking quickly, while prices are destined to rise.

Investors seeking a secure investment with promising returns are keeping an eye on Cyprus. As a safe and desirable holiday destination, the island experiences an ever-increasing influx of tourists every year, including a significant number of affluent holidaymakers who favour luxurious rental villas near the sea. This trend creates a rare investment opportunity: a villa at Vivo Mare can pay for itself through an attractive guaranteed rental scheme for a number of years, depending on the chosen property.

The combination of guaranteed rental income and reliable property management services makes Vivo Mare a tempting proposition, whether for personal use or as a promising investment, or both.





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