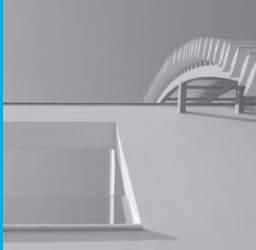


prime properties  
overlooking  
the sea



opening the door  
to the good life,  
in Cyprus



landmarks  
of luxurious living



enjoy life...  
the SkyPrime way



Elite Living

Land & Property Development • Construction • Rentals • Management & Concierge Services

# Welcome to The SkyPrime Group

a boutique property company in Cyprus  
for high net worth individuals around the world

The SkyPrime Group was created to serve high net worth individuals who are interested in acquiring seafront or other prime properties in Cyprus, whether for their own use or as a promising investment.

Fully familiar with the demands of this particular market segment and the high-end properties that will appeal to them, our Group offers comprehensive property related services under one umbrella. We will guide, advise and serve you from the moment you consider the possibility of investing in property in Cyprus.

With personally engaged directors supported by reliable professionals, SkyPrime has one goal: to establish long-term relationships that will help every homeowner make the most of his property and enjoy living in Cyprus.



## Cyprus

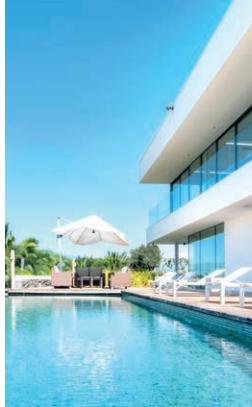
### a preferred destination for business and pleasure

Visit Cyprus, travel around the island and you will soon notice the diversity that makes this island special.

Touristic beach resorts complement traditional mountain villages. Fun and entertainment live alongside high standard business and professional services. A European lifestyle is infused with Mediterranean warmth and hospitality, to create a multicultural environment at the crossroads between East and West.

So it is not surprising that the people you will meet on our island will be a rare and interesting mix of all ages and nationalities. Local residents welcome sun-seeking holidaymakers, an international business community, as well as retired expatriates from around the world.

In many cases, it only takes one holiday in Cyprus for visitors to decide to make Cyprus their second home.



## SkyPrime Properties

### a luxurious residence and a valuable investment

Whether you are interested in a compact apartment or a mansion overlooking the sea, our projects and properties come in all sizes. What they all have in common is a desirable location, high-specification construction and finish with all luxurious comfort features.

But SkyPrime properties are not only for those who are planning on relocating permanently to Cyprus. In fact, they are equally appealing as a solid and secure investment.

While coastal properties will always be in demand, their limited supply on the small island of Cyprus guarantees an increase in market value.

You can invest in a SkyPrime home to generate rental income until you are ready to make Cyprus your permanent home, or keep it in the family for regular holidays, or even buy to sell at a tempting profit.



# Luxury in all Variations



12



Ayia Napa - Protaras - Cape Greco

PROTARAS

CAPE GRECO

AYIA NAPA



1



3

2

4



5

6

7



8

9

10



11



Larnaca Airport  
50 km, 35 min



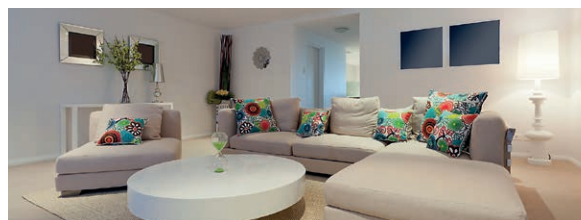
## 1 Napa Centrum

In a central location in Ayia Napa within walking distance from the popular Nissi Beach, Napa Centrum comprises twin apartment blocks housing 1, 2, and 3-bedroom units as well as premises for a retail outlet. Modern design and luxurious finish create compact comfort for regular holidays, rental or as an investment.



## 2 Flames Apartments

Ideal for investors, this project is a complete tourist development with 14 studio-size hotel apartments, a big communal pool, a restaurant and a shop. The property is large enough to be developed even further with space for 10 additional apartments. Walking distance to the beach makes Flames Apartments a desirable investment.



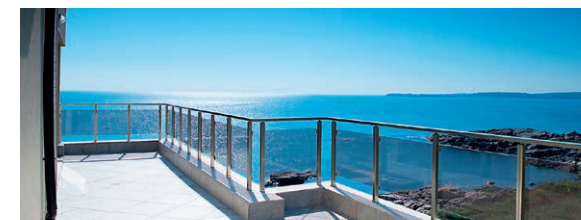
## 3 Napa Gem Apartments

In the heart of Ayia Napa close to the beach, Napa Gem consists of three blocks offering a choice of 1, 2, and 3-bedroom apartments and spacious penthouses, all with large balconies. Each block resembles a single mansion with wood, stone and glass features enhancing their modern design. A common swimming pool is reserved for residents.



## 4 House on the Beach

This luxurious single residence enjoys the benefits of an exceptional location in Ayia Napa: close to the city centre, yet in a quiet beachfront location near the picturesque harbour. With a living area of 330m<sup>2</sup>, the 4-bedroom house (2 bedrooms ensuite) stands on a plot measuring 915m<sup>2</sup>, with a big garden and private swimming pool.



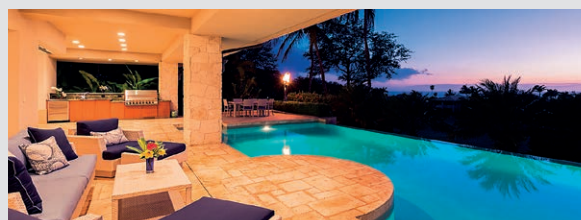
## 5 Mediterranean Residences

Overlooking the sea caves at Cape Greco and with amazing panoramic views, this project comprises 9 detached villas, each with a living area of 200-300m<sup>2</sup> on individual plots of 1000m<sup>2</sup> with a private swimming pool. Beautiful private gardens and roof gardens are designed to allow these unique homes to blend with their unspoilt surroundings.



## 6 Sea Coral Residences

With only 6 villas in this prime seafront location at Cape Greco, Sea Coral is a modern development for those who enjoy unspoilt surroundings and stunning sea views. The size of these villas ranges from 200-500m<sup>2</sup>, and they can be custom-designed to include 3 to 6 bedrooms. Each 1000m<sup>2</sup> plot provides ample space for a private garden with swimming pool.



## 7 Sea Pearl Residences

Sea Pearl Residences are for those seeking spacious modern and luxurious villas in unspoilt surroundings with direct access to a sandy beach. On an estate adjacent to the nature park of Cape Greco, seven 6-bedroom villas provide a living area of 500-600m<sup>2</sup> each. Individual plot sizes range from 900-1300m<sup>2</sup> with a large garden and private pool.



## 8 Sunset Residences

This exclusive project in an unspoilt prime seafront location a few metres from the sea features only 3 ultra-lux contemporary villas. Sophisticated contemporary architecture and design on three levels provides for 5-6 bedrooms and all comfort features. Each villa has living space of over 500m<sup>2</sup> and stands on its own 1000m<sup>2</sup> plot with private garden and pool.



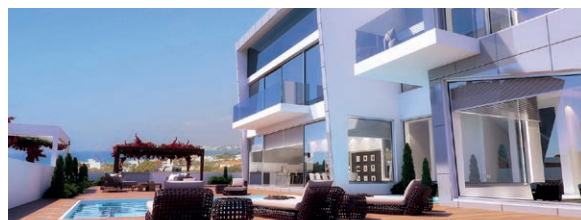
## 9 Vivo Mare

Vivo Mare at Cape Greco comprises 9 ultra-lux villas in 5 different and original designs inspired by the environment, all enhanced with an uninterrupted sea view. Each villa with a living area ranging from 400-600m<sup>2</sup> stands on a separate plot measuring 1000-1400m<sup>2</sup> to easily accommodate a large garden and a private pool.



## 10 Cove Residences

Modern design and luxury living are the signature of the 6 seafront properties of Cove Residences at Cape Greco. The 3-bedroom villas in two designs provide a living area of 240-280m<sup>2</sup> with roof garden and full basement. Each stands on a 1000m<sup>2</sup> plot with private garden, pool and jacuzzi. Direct access to the beach is the ultimate luxury.



## 11 Cape Blue Residences

With direct access to the sea at Cape Greco, these 30 villas are an example of boutique living in a like-minded community. Each 6-bedroom property stands on a 1000m<sup>2</sup> plot and provides a living area of 500m<sup>2</sup>. Large garden with private pool and jacuzzi, as well as a roof garden make it easy to entertain and enjoy life.



## 12 Sunrise Residences

Located in the Protaras area close to Cape Greco, Sunrise Residences is a small development of only 10 two-storey, 3-bedroom villas in 8 different designs. The plot size of each property measures 340-420m<sup>2</sup>, and the living area ranges from 151 to 172m<sup>2</sup>. Welcome to a beautiful lifestyle in the sun, with the sea within reach!





# Discover the southeastern district of Cyprus

*This beautiful region has a special charm and unique features that make visitors return again and again...*



Potamos Liopetriou



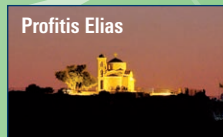
Water Park



Thalassa Museum



Monastery Square



Profitis Elias



Limanaki



Konnos Bay



Makronisos



Nissi Beach



Vathia Gonia



Sea Caves



Ayia Triada



Pernera Bay



Protaras Bay



Fig Tree Bay



Ayia Napa



Protaras



Cape Greco

PARALIMNI

PROTARAS

AYIA NAPA

NATIONAL FOREST PARK  
Cape Greco

CAPE GRECO

● Blue Flag sites awarded around Ayia Napa and Protaras



Approximate travel time to Cape Greco

- Larnaca: 30 min
- Larnaca Airport: 35 min
- Nicosia: 1 h 15 min
- Limassol: 1 h 25 min
- Paphos: 2 h

The town of Ayia Napa has grown over the years around the central Monastery and adjoining square, the heart of the resort. Apart from the famous and seemingly endless Nissi Beach, Ayia Napa has all the features of a bustling and colourful summer resort. During the day you can easily move from the sandy beach and water sports to the rows of cafés, taverns, fast food chains, restaurants and shops. After sunset, the vibrant nightlife of Ayia Napa attracts the young and young at heart, for entertainment that lasts till the morning hours. The influx of visitors from across the island and around the world has earned Ayia Napa its tagline as 'the sister of Ibiza'.

Traditional windmills define the area of Protaras, a miniature version of its neighbour, Ayia Napa, and only a few minutes away from it. Here the emphasis is less on nightlife and more on hidden coves and inlets that balance the sweeping trademark Fig Tree Bay. With its sugary sands, Protaras welcomes you to the most popular beaches for easy bathing, but also offers an abundance of modern water sports, shops, cafés and restaurants. On a hill overlooking the bay the picturesque Profitis Elias Chapel tempts you to walk up the 105 steps to reach the church, and rewards you with an enchanting view.

Cape Greco, the promontory that distinguishes Famagusta Bay and is the easternmost border of Europe is an environmentalist's treasure trove. Home to a plethora of endemic and regional flora and fauna, it unites clear, sapphire waters with the inspiring beauty and tranquility of nature trails across a rare habitat that is a part of Natura 2000, the EU network of protected areas. The cape's picturesque cliffs are matched by the fascinating sea caves. Such is the beauty of this area from sunrise to sunset, that is has become a favourite among photographers seeking picture-perfect settings.

Nowhere else in Cyprus will you find so many attractive features in such close proximity: a concentration of EU Blue Flag beaches for clean and safe bathing, a protected nature reserve at Cape Greco, traditional villages such as Paralimni, as well as the urban activity of the island's main airport town, Larnaca. With a base in this region, you can sunbathe and enjoy the thrill of water sports, and go shopping and conduct business in the nearby cities – all on the same day.





# SKYPRIME GROUP

Nissi Avenue 58  
Venetian Court, Block B, Office 101  
5330 Ayia Napa, Cyprus

Tel: +357 23 722 026

Fax: +357 23 722 040

[info@skyprimegroup.com](mailto:info@skyprimegroup.com)

[www.skyprimegroup.com](http://www.skyprimegroup.com)

