

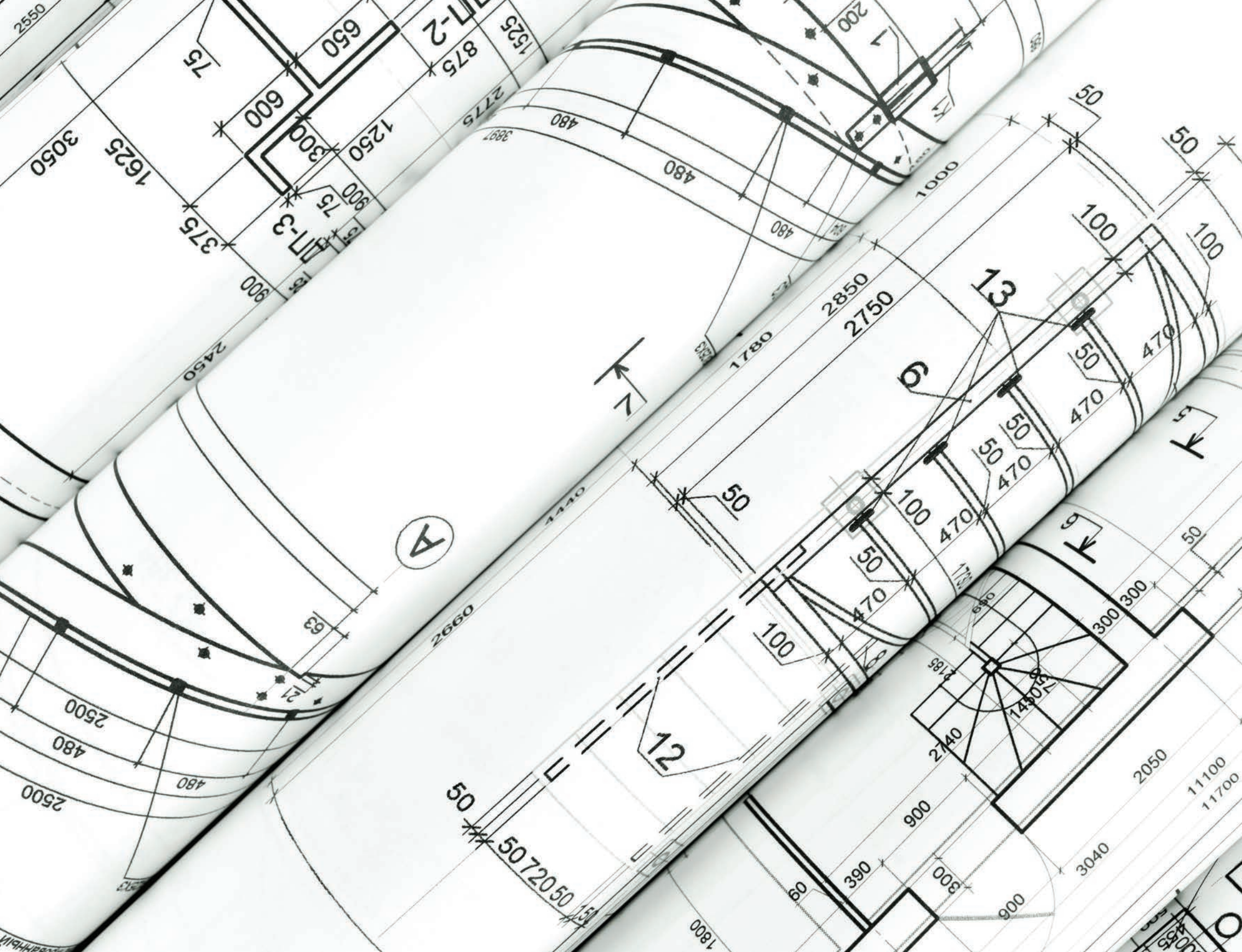
panorama
BEACHFRONT RESIDENCES

The irresistible beauty of serenity

The Mediterranean has always blessed visitors with its immaculate horizon. And to spend each day basking in its tranquillity, is to step into a temple of beauty.

Located on an idyllic stretch of Cyprus' Mediterranean coast, the 12 detached luxury villas of Panorama Beachfront Residences transport you to such a sanctuary. Merging the elegance of modern architectural design with 21st century innovation, the properties offer a lavish personal environment, unparalleled sea views and an exclusive slice of paradise.

Each five- to six-bedroom villa is located just minutes from a Blue-Flag beach, near the scenic village of Pervolia, maximising privacy, while optimising access to Larnaca's centre and international airport. Whether you're looking for a holiday home or a permanent family residence, come and discover the allure of Panorama Beachfront Residences and prepare to witness the irresistible beauty of serenity!



TWO GENERATIONS, ONE MISSION

Inspired to build a values-driven family business, entrepreneurs Andreas and Maria Akathiotis, founded Akathiotis Developers Ltd in 1992. Almost three decades later, the company has maintained the highest professional standards, while delivering high-end beachfront residences and luxury homes in Larnaca, Protaras and Nicosia, winning industry awards and enduring customer loyalty along the way. Today, with the next generation – Constantinos and Valentini Akathiotis – having joined their parents at the helm, Akathiotis Developers has entered an exciting new era, aiming to surpass its own achievements, while preserving its founders' mission to deliver exclusive residences in premium Cyprus locations, at the most attractive prices.

STRATEGIC PARTNERSHIPS

Well-aware of how important peace of mind and financial security are to any property investor, Akathiotis Developers is proud to have entered into a strategic partnership with Arch Capital Group Ltd, global leader in specialty insurance and reinsurance solutions. This alliance, together with guaranteed title deeds, has increased our customers' trust, confidence and overall satisfaction in investing in our premium property portfolio. In turn, Arch Capital Group has also benefitted from its partnership with Akathiotis Developers, capitalising on our expertise and solid reputation in the island's residential property development market.

CUSTOMER- CENTRIC

From a prospective client's first enquiry, to the rewarding moment when they step into their new home, we pride ourselves on the prompt, efficient service we offer at every stage of the purchasing journey. Our transparent, customer-first process assures customers of the value of their investment, while ensuring every high-end residence matches their personal preferences and unique lifestyle. We also provide efficient and reliable post-purchase support, such as pool and garden maintenance and rentals. Ultimately, by blending transparency with outstanding pre- and after-sales care, in addition to flexible payment terms, we are proud to enjoy strong and loyal relations with our client base.

A THIRST FOR INNOVATION

Having delivered over 700 completed luxury residential properties, each located in the island's finest and most beautiful coastal and inland locations, Akathiotis Developers continues to implement its original vision of delivering modern, stylish homes that exceed the expectations of its high-flying clientele. Looking ahead, as a forward-thinking company that has always embraced innovation, Akathiotis Developers remains committed to bringing the newest technological advances and modern designs to its portfolio of premium properties. Our mission will always remain that of delivering luxury, while materialising the homes of our customers' dreams.

INDUSTRY EXPERTS

The company has worked hard to generate a wide network of expertise throughout its history, allowing us to consistently deliver developments of outstanding quality, modern and elegant aesthetics and end-to-end technological refinements. With almost 30 years of experience in the construction industry, today Akathiotis Developers enjoys an excellent professional reputation amongst clients and associates alike, as well as solid working relationships with the most skilled contractors. Most importantly, our proven authority and know-how allows us to source the most exceptional, visually impressive and ideally-located properties, whose value to the end-buyer is assured.

"Our vision is always to surpass the standards we have set so far, while continuing to meet the evolving 21st century needs of our demanding clientele."

Constantinos Akathiotis

COMPANY MILESTONES

Andreas & Maria Akathiotis
establish Akathiotis
Developers Ltd

1992

International Property Awards
ranks Akathiotis Developers'
Kiti Beach Gardens
project as the
"Best Cypriot Development"

2001

Company expands operations
into Protaras, undertaking a new
beachfront project

2003

The second generation of the family
joins Akathiotis Developers,
with Constantinos &
Valentini Akathiotis bringing
their own commitment and
service to the company's vision

2005

Akathiotis Developers
agree to a strategic alliance with
global insurance and reinsurance
solutions leader,
Arch Capital Group

2016

1997

Company's first
beachfront development
is materialised in Larnaca

2002

International Property Awards
ranks Akathiotis Developers'
Amouliani Beach Gardens
project as the
"Best Cypriot Development"

2004

Akathiotis Developers'
high-end operations expand
to Cyprus' capital of Nicosia

2010

Company marks 700 completed
luxury residential properties
in Larnaca, Nicosia
& Protaras



CYPRUS: EUROPE'S MEDITERRANEAN JEWEL

A EUROPEAN GATEWAY

Ease of modern-day travel may have made the world a smaller place, but location is still paramount. Cyprus, at the eastern corner of the Mediterranean has always commanded a key position between East and West, with its history written by civilisations including the Franks, Venetians, Byzantines, Ottomans and British, each adding to the island's rich culture. Today, as an independent republic and European Union member since 2004, the island enjoys an attractive, modern Mediterranean profile, combining world-class hospitality with a high-performing services economy. English is widely spoken, and the island presents an ideal investment opportunity, thanks to its natural beauty, vibrant urban centres and multicultural, business-oriented society. Purchasing premium Cyprus property also offers visa and EU passport opportunities to international investors.

ALL YEAR PLAY

Cyprus enjoys an average of 340 days of sunshine, and a warm climate that records average temperatures of 13°C and 35°C in winter and summer respectively. It offers high-flying inhabitants an enviable lifestyle, enhanced by world-class golf courses, spa resorts and elite infrastructural projects, such as the upcoming Larnaca and Ayia Napa marinas. "Work hard, play hard" could have easily been coined by the Cypriots, given the fast-pace of country-wide development and short distances between the island's pristine beaches, city leisure spots, inviting wine routes and mountain regions. Investors in the island's property market acquire more than simply an idyllic holiday home or enviable permanent address – they step into a way of life where beauty and leisure, in addition to career prosperity, are optimally facilitated.

DYNAMIC LIFESTYLE

With a solid infrastructure serving its thriving hospitality and services industries, as well as a highly-skilled labour force, Cyprus presents a dynamic location in which to live, work and play. Healthcare and education standards are extremely high, and the island's transportation connections and city amenities are efficient, modern and continuously upgraded. Such advantages make Cyprus an ideal choice for individuals from Europe, the Middle East and beyond, either as a relocation destination or as a 'home away from home'.

THRIVING BUSINESS HUB

Cyprus is a growing international business centre, offering Europe's lowest corporate tax rate of 12.5%, as well as the commercial and monetary benefit of VAT registration. With its EU-approved, modern tax regime, it offers exemption on dividends, withholding tax and capital gains tax, while benefitting from a wide treaty network and European Union Directives. In addition to the potential for economic growth posed by its natural gas findings, Cyprus also continues to build up its innovation resources and entrepreneurial ecosystem, creating additional dimensions to its pro-business landscape.

FAMILY-FRIENDLY

Boasting high-performing, multi-lingual private schools in every city, while also fostering a family-oriented local culture with virtually non-existent crime, the island also provides excellent resources for those considering a permanent move with their children. Cyprus, having preserved its heritage while cultivating a 21st century outlook, enjoys a yearly calendar full of religious holidays and traditional festivals that invite all who live on the island to celebrate its changing seasons, enjoy the natural beauties of its diverse landscapes, and benefit from the safe and supported lifestyle that allows families to thrive.



panorama

BEACHFRONT RESIDENCES


An idyllic sanctuary

Ideally located near the picturesque Cypriot village of Pervolia, Panorama Beachfront Residences are steps away from a peerless stretch of Larnaca's coastline. Each of the 12 detached, five- to six-bedroom villas is a serene sanctuary, blending natural beauty with exclusive privacy. This means you can rise and retire to the sound of the waves on a Blue-Flag beach, secure in the knowledge that all desirable amenities – from excellent private schools, to nightlife and leisure spots – are only 10km away, near Larnaca's city centre. Those travelling frequently for business or pleasure equally benefit from the 5km proximity to Larnaca International Airport.

Mediterranean appeal

From stylish façades, to luxurious interiors, Panorama Beachfront Residences showcase the elegance of modern architectural design. Every detail – from the imported ceramic tiles and marble fittings, to the generous contemporary Italian-style kitchens and wood-veneered parquet floors – have been executed with precision and style. Space, light and comfort are prioritised, with each property enjoying grounds between 850 - 1,200 m² and a roof garden blessed with unobstructed, 180° sea-views, perfect for marking special moments with friends and family, or simply savouring the glory of a Mediterranean horizon by day or under starlight.



A man and a woman are walking on a beach at sunset. The man is wearing a white short-sleeved shirt and shorts, and the woman is wearing a white sleeveless dress. They are both smiling and looking towards the camera. The background shows the ocean and a bright sunset sky.

*"Each of our exclusive locations
drives our mission to provide the most satisfying
customer experience at every level."*

Andreas Akathiotis

Comfortably secure

Panorama Beachfront Residences come equipped with the 'Creston Home' house automation and IT infrastructure, in keeping with buyers' demanding lifestyles. Centralised lighting exists throughout each property, controllable via iOS or Android smart devices, with the possibility of upgrading to extend control to the blinds, electric curtains, HVAC mechanical equipment and more. All entrances are monitored via the Door Audio Video Intercom System, with additional security provided via intruder and fire alarm detection systems and a state-of-the-art digital CCTV system. Each villa's sound system covers communal areas – including the pool and BBQ area – with the possibility of upgrading to include the bedroom areas.

Ultimate efficiency

Each of Panorama Beachfront Residences' properties qualifies for an A-class certification for energy efficiency, thanks to its LED lighting fittings, intelligent building controls and robust energy monitoring. Balancing foresight with convenience, all electrical and electronic systems have been designed to meet a property owner's future demands and current needs alike. Features of each property's high-quality construction include a reinforced concrete frame, with external walls of thermal conductivity brick and insulation-damp proofing. Thermal insulation is further enhanced via double-glazed windows. The environment of each Panorama Beachfront Residence villa also remains at the ideal temperature, thanks to VRF air conditioning and heating, as well as centralised underfloor heating.

Leisurely living

With the island's inviting Mediterranean climate unlikely to keep you indoors for long, each property boasts a sculpted patio, BBQ and garden area, together with an exquisitely-finished, vanishing-edge swimming pool, further elevating the senses. The pool depth ranges from 1.00-1.40m, with built-in steps at the shallow end, and the option of adding an automated electrical cover and heating. For an additional outdoor leisure element, provision exists for installation of a Jacuzzi. For days when it's cosier to stay indoors, provision also exists for a home theatre system, to enjoy entertainment while retaining maximum comfort.



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1

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7

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12

2

4

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10

TERSEFANO

KITI

MENEOU

PERVOLIA

LARNACA

panorama
luxury residences

Pervolia
Lighthouse

Blue-Flag Beach

Kiti Dam

Larnaca
International
Airport

Salt
Lake

Mediterranean Sea

Finikoudes

Mackenzie
Beach

Faros Beach



KEY FEATURES

10KM
from Larnaca centre



5KM
from Larnaca
International Airport



30M
from the sea



12
detached villas



5-7
bedrooms



5-8
bathrooms



850-1200M²



180°
sea views



- Private covered parking area
- Modern stylised floor finishes
- False ceilings
- Expandable fitted wardrobes
- Italian-style kitchen with neolith worktop
- Pressurised water systems
- Roof garden
- Centralised lighting system
- Expandable centralised sound system
- IT/server room and Wi-Fi access points
- Extensive intruder & fire alarm systems
- Remote controlled private access
- A-class energy efficiency
- Reinforced concrete structure
- VRF central air-conditioning systems
- Underfloor heating
- Thermal insulated external walls
- Double-glazed windows
- Stainless steel solar heater
- Landscaped gardens
- Automatic irrigation system
- Infinity pool
- BBQ area
- Provision for Jacuzzi
- Provision for home theatre



10 km
from Laraca centre



5 km
from Laraca
International Airport



30 m
from the sea



12
detached villas



2-7
bedrooms



2-8
bathrooms



820-1200 M²



180°
sea views



KEY FEATURES

- Private covered parking area
- Modern stylised floor finishes
- False ceilings
- Expandable fitted wardrobes
- Italian-style kitchen with neolith worktop
- Pressurised water systems
- Roof garden
- Centralised lighting system
- Expandable centralised sound system
- IT/server room and Wi-Fi access points
- Extensive intruder & fire alarm systems
- Remote controlled private access
- A-class energy efficiency
- Reinforced concrete structure
- VRF central air-conditioning systems
- Underfloor heating
- Thermal insulated external walls
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- Stainless steel solar heater
- Landscaped gardens
- Automatic irrigation system
- Infinity pool
- BBQ area
- Provision for Jacuzzi
- Provision for home theatre

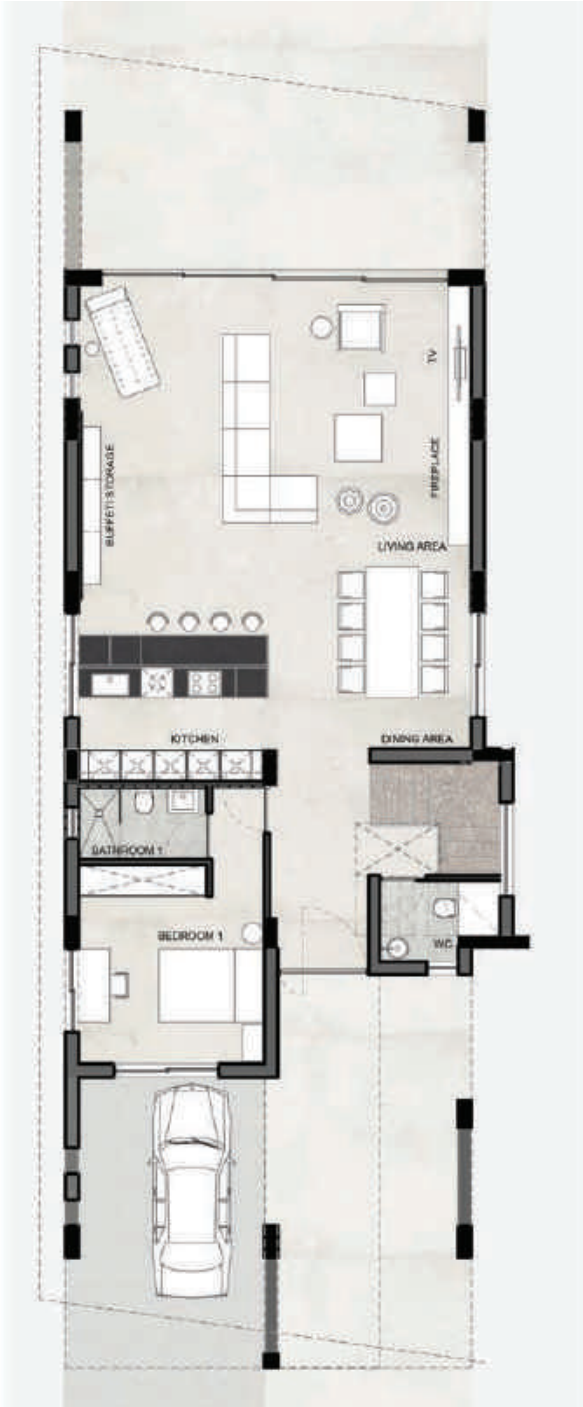
TYPE

A

Property No.	Plot area m ²	Number of bedrooms	Number of bathrooms	Covered area m ²	Roof garden & uncovered verandas m ²
1	1.195	5	5	374	81
3	1.060	5	5	374	81
5	1.071	5	5	374	81
7	900	5	5	374	81
9	890	5	5	374	81



GROUND FLOOR



FIRST FLOOR



ROOF GARDEN



TYPE B

Property No.	Plot area m ²	Number of bedrooms	Number of bathrooms	Covered area m ²	Roof garden & uncovered verandas m ²
2	980	5	5	374	77
4	1.066	5	5	374	77
6	1.025	5	5	374	77
8	895	5	5	374	77
10	835	5	5	374	70



GROUND FLOOR



FIRST FLOOR



ROOF GARDEN



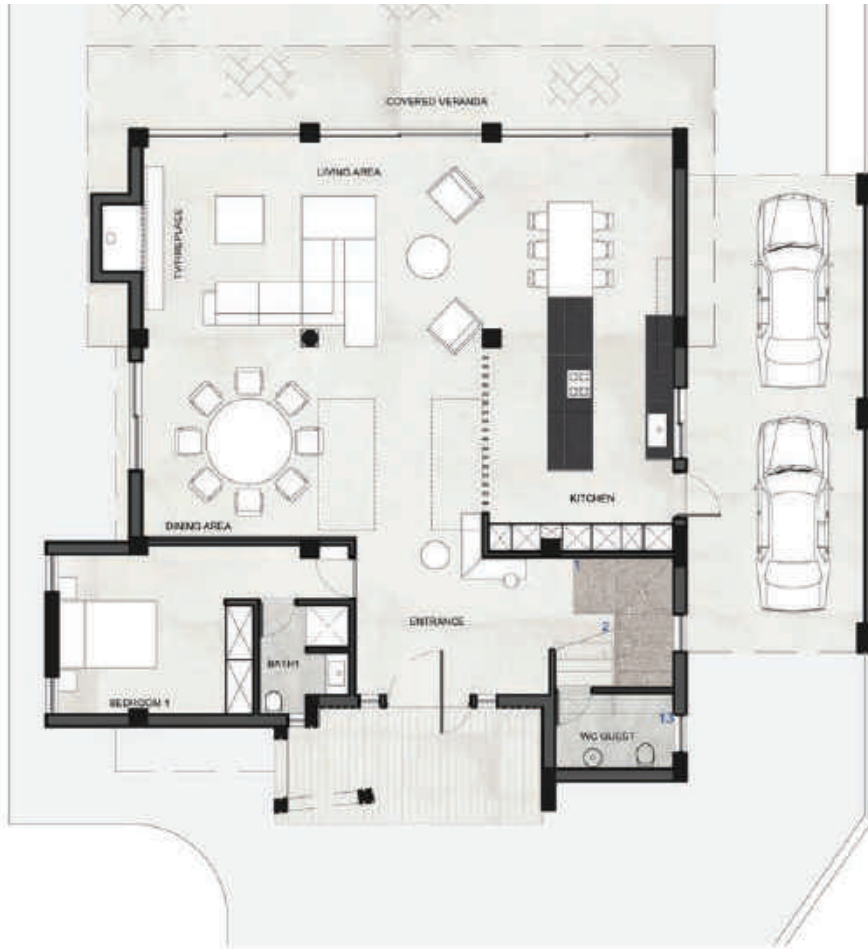
TYPE

C

Property No.	Plot area m ²	Number of bedrooms	Number of bathrooms	Covered area m ²	Roof garden & uncovered verandas m ²
11	1.045	5	6	432	103



GROUND FLOOR



FIRST FLOOR



ROOF GARDEN



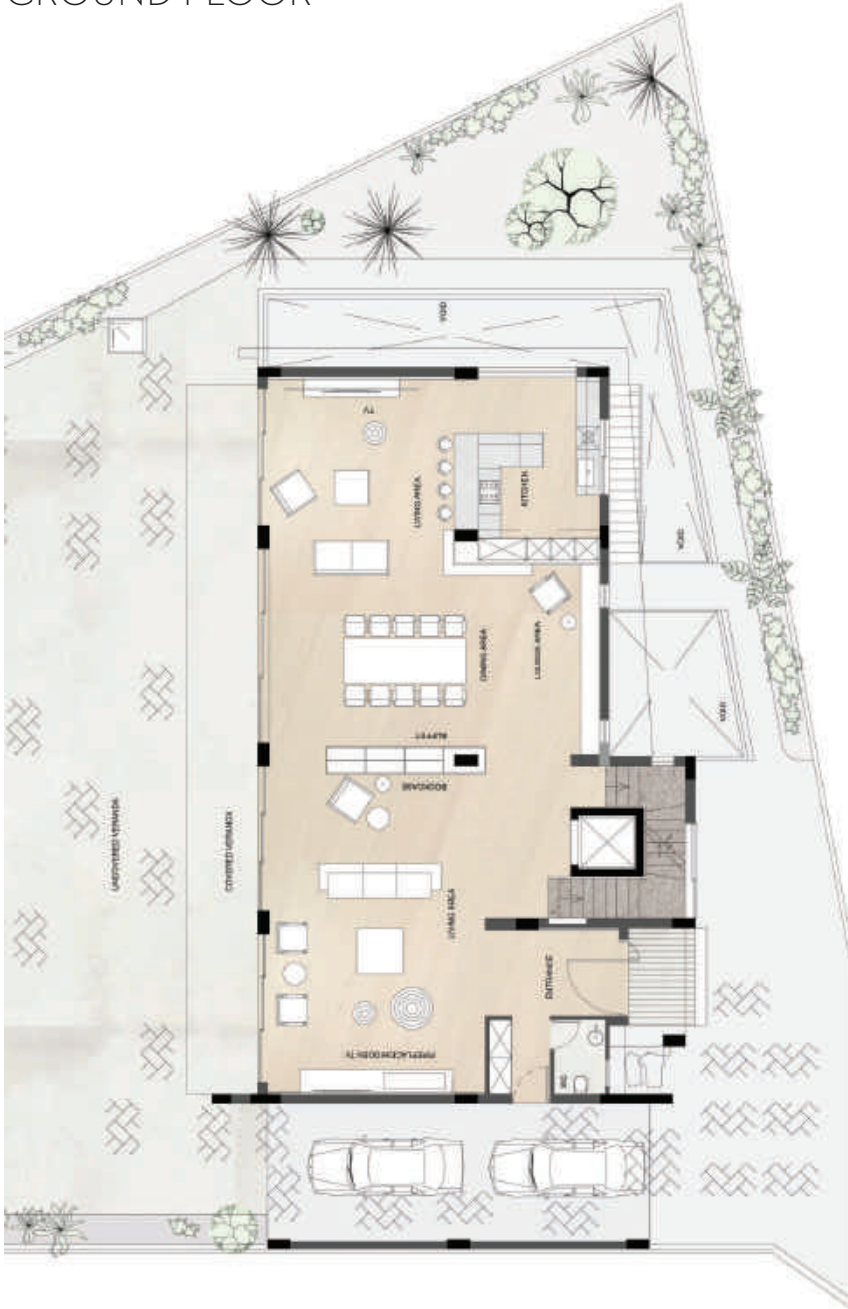
TYPE

D

Property No.	Plot area m ²	Number of bedrooms	Number of bathrooms	Covered area m ²	Roof garden & uncovered verandas m ²
12	1.115	7	8	636	138



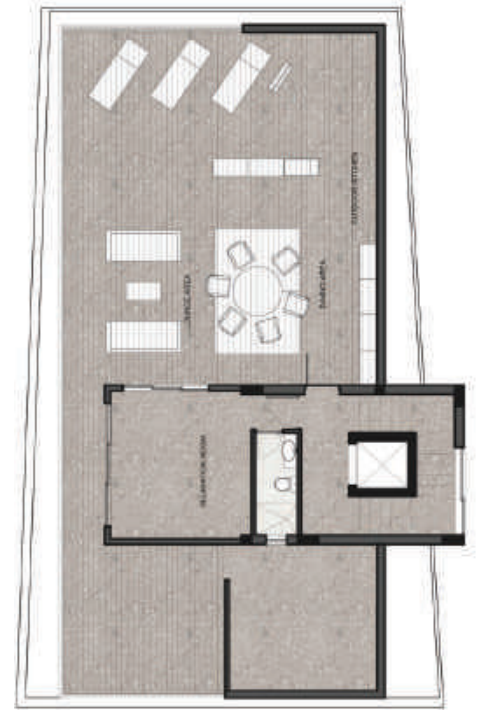
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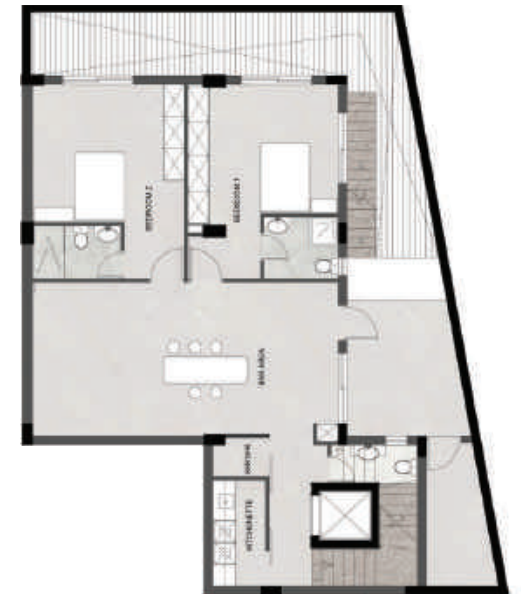
FIRST FLOOR



ROOF GARDEN



BASEMENT





*"From our perspective, developing big projects
is not as important as developing unique projects,
as we firmly believe in quality over quantity."*

Valentini Akathiotou

While the information presented in this brochure was accurate at the time of publication, it is intended as a guide for prospective purchasers and does not, in any way, form or constitute a contract. Akathiotis Developers Ltd reserves the right to vary the details presented here, should town planning requirements and/or regulations necessitate doing so. Floor-plan dimensions are substantially correct, with exact figures to be calculated according to final building authorities' approval. All measurements are in square metres. "Covered Area" includes verandas and covered parking areas.



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