

The image features a serene beach scene with turquoise water and a clear blue sky. The word "AZURE" is centered in a white, sans-serif font. The letter "U" is stylized with a white wave graphic integrated into its base. The background shows gentle waves washing onto a sandy shore.

AZURE



# AZURE

{Adjective}

The bright blue color of the sky on a perfectly clear day.

~

Did you know that Cyprus has the largest number of sunny days in the Mediterranean sea, with 13 hours of sun a day during the summer?

Under the cloudless sky, and a few steps away from the turquoise waters, discover a project of many colors.

**Welcome to Azure by Kybana**

# CYPRUS, AN IRRESISTIBLY ENCHANTING ISLAND

A picturesque getaway combining crystal blue coastal waters, unending clear skies, and perfect summer weather.

Just as welcoming as their land, Cypriots are hospitable people to whom virtues like warmth, integrity and friendship are still a way of life.

Choose bliss, choose Cyprus.







330 Days of Summer



EU Cleanest Bathing Waters



5th Safest Country Worldwide



3rd Lowest Corporate Tax rate in the EU



11th Healthiest Country in the World



5th Best Relocation Destination



19th Worldwide in Education



24% Increase in Property Sales 2017-2018



5 New Casinos



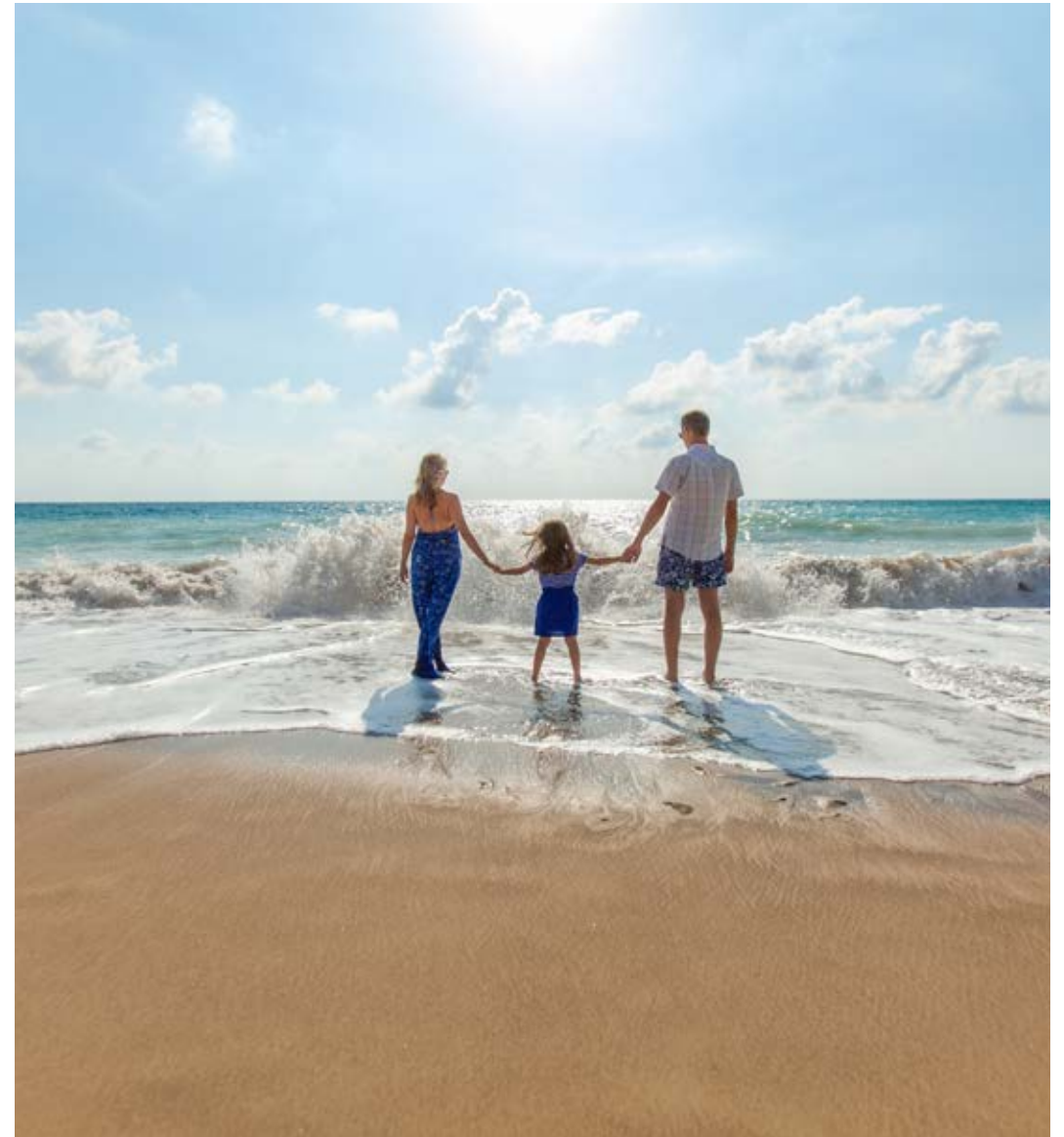
5 New Marinas



# CYPRUS INVESTMENT PROGRAM

## GET THE PERMANENT RESIDENCY

- ~ Invest at least €300,000 in a new residential property.
- ~ The process takes only 2 months and can be arranged through us, without your physical presence in Cyprus.
- ~ The residency lasts a lifetime.
- ~ It is granted to the investor's spouse, children and parents.
- ~ Residency can be a steppingstone to full citizenship.
- ~ Residents have the right to open a business in Cyprus.
- ~ Schengen visa can be arranged in Cyprus within 7 days.





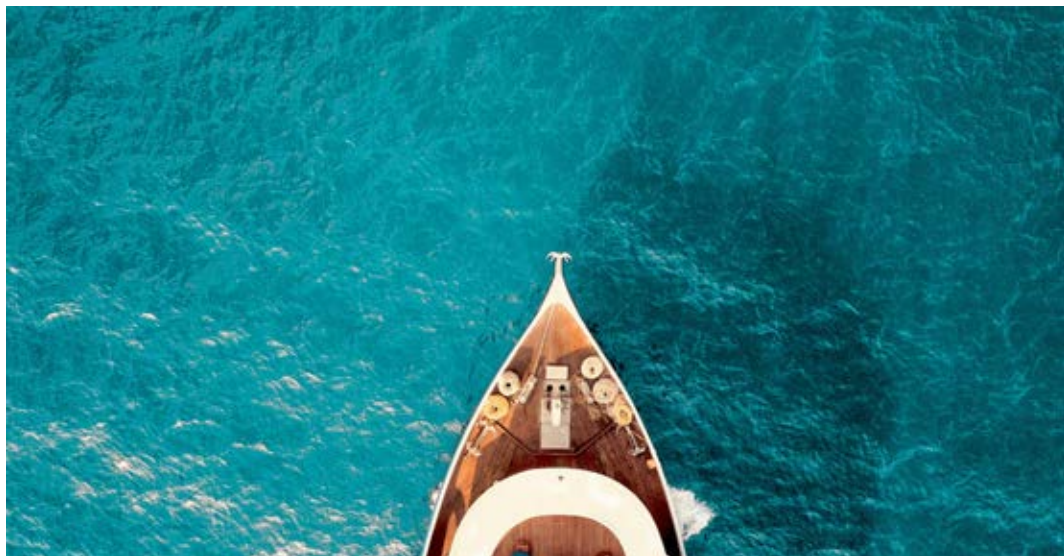
# PROTARAS, THE HEART OF PARADISE

Family-friendly and tranquil, Protaras is a coastal town in Eastern Cyprus known for its glorious beach, ranked the 3rd best in Europe.

This gem, situated in an already sublime location, has exceptional advantages. A calm environment where the sound of the waves takes you on a blissful journey. Surrender to nature, awaken your senses, and luxuriate in a beautiful scenery. Relax and unwind, take joy in the fact that the beach is at your feet.

Elevate yourself from the mundane, create a home in the heart of paradise.





# PROTARAS, A BOOMING COASTAL GEM

4 minutes away from Azure, the Marina of Protaras is currently being developed. The marina is set to have spots for 300 yachts, shops, restaurants as well as a hotel.

Also, only 15 minutes away from our residences:

- ~ Marina in Ayia Napa, currently being constructed.
- ~ American University in Cape Greco to be launched soon.
- ~ A golf course & an Intercontinental Hotel.
- ~ A large Conference complex in Cape Greco.







# MAKE A LUCRATIVE INVESTMENT

## ARE YOU LOOKING TO MAKE AN INVESTMENT?

Take advantage of the vibrant rental market in the area which attracts 4 million tourists per year.

We can manage your property for you, and you can expect a yield of 5%.

The process doesn't require your physical presence in Cyprus.

## HOUSING LOAN:

Get a housing loan granted by a Cypriot bank at a low interest rate, for a period of 5 to 20 years.



# HOW ABOUT A HOME WHERE SUMMER NEVER ENDS?

Our project: making summer your home.  
Ever wished that time would stop so you could savor a moment of pure bliss?

We wanted to create a haven, away from the worries of daily life, a bit of paradise on earth where you could unwind at your leisure.

How about a home, a few steps away from crystal blue waters!





# CUSTOMIZED HAVEN

Sleek and relaxed architecture immersed in beautiful greenery, giving you the freedom and the space to design your own home.

Choose what to do with the interior, whether it's to create an open feel, matching the extensive private view of the coastal scenery, or tighten the interior with specific room separations.

Organize your own home to suit the lifestyle you want to lead!





Each Villa contains:  
A private swimming pool, 300sqm garden, 3 bedrooms,  
private balconies and a rooftop with pergola.





We are creating a neighborhood of like-minded elite people. The villas are independent, positioned one next to the other, note that your privacy will be fully maintained by large walls of greenery and high trees.

Although some specifications are regulated, we're leaving the rest of the living area formation up to you!

Want to be playful and create a modern open space feel? Considering an open kitchen? Why not!











Close your eyes. Do you imagine yourself on a rooftop with a beautiful pergola, enjoying the golden hour as the deliciously salty breeze leaves an aftertaste on your lips?

Or better yet, are you unwinding in a rooftop Jacuzzi?

Say the word and we'll make your vision a reality!



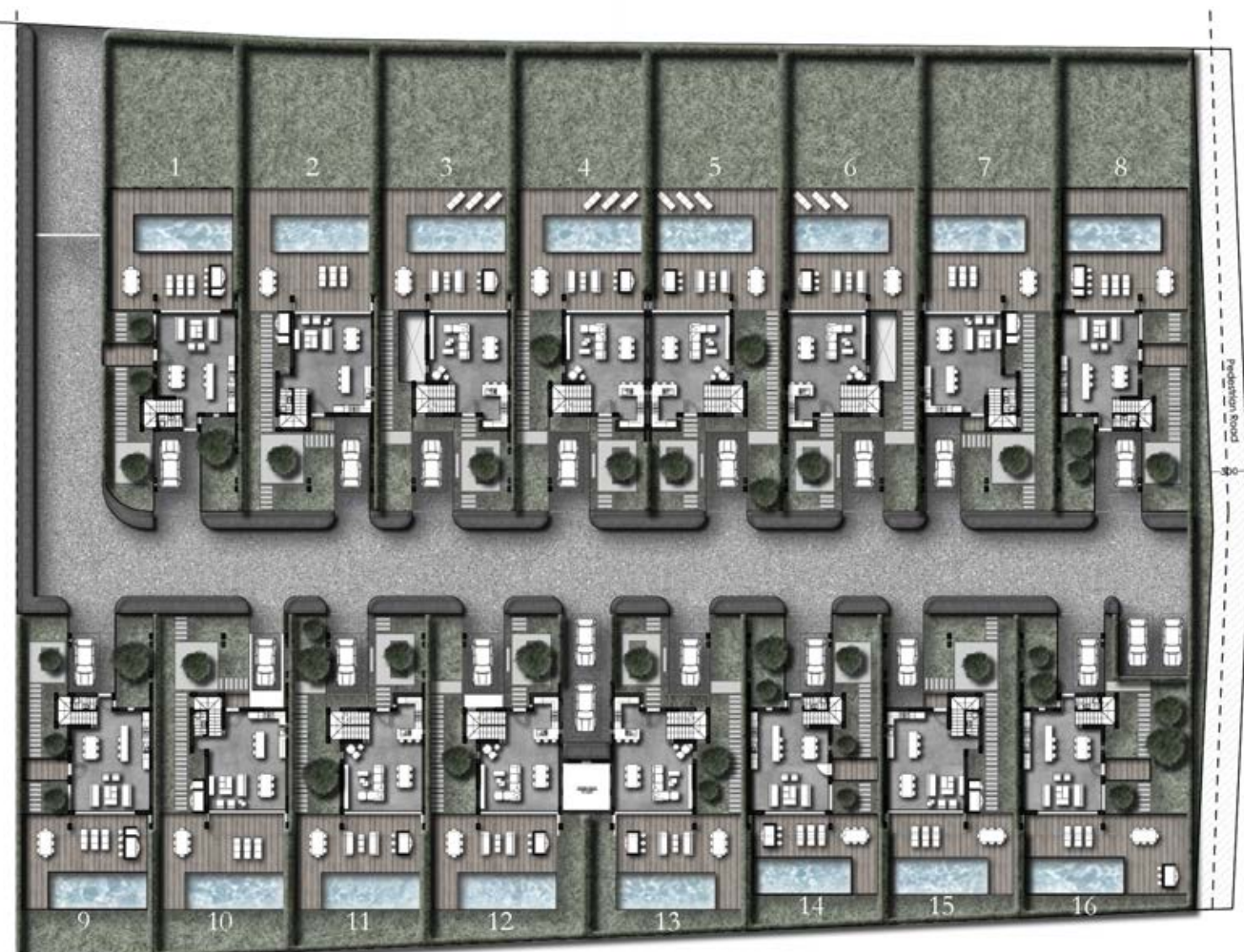






# THE TYPES OF VILLAS

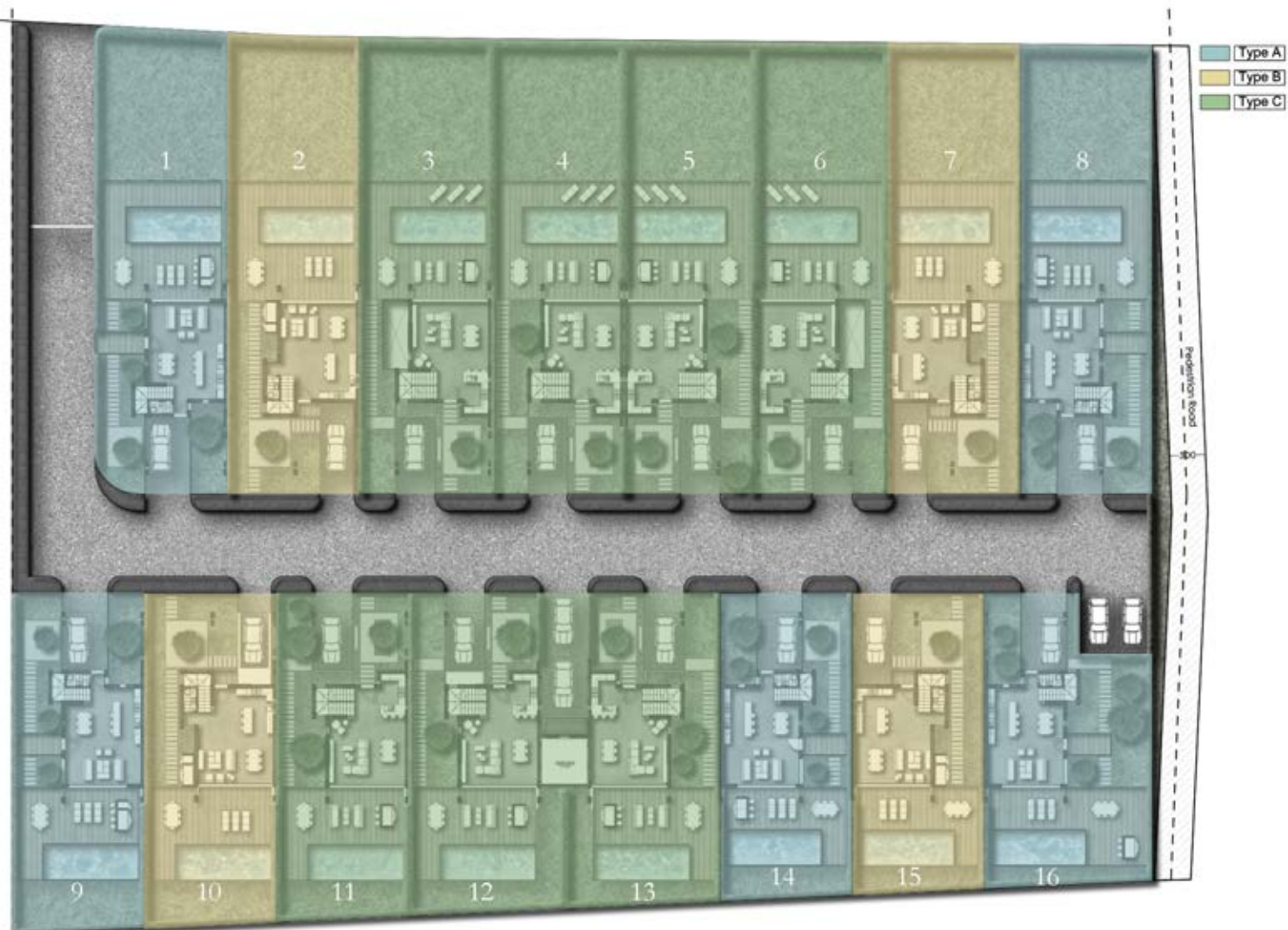
\* The following drawings are subject to change



# SEA VIEW



NORTH





TYPE A

Bedrooms	3
Bathrooms	2
Guest Bathroom	1
Carspace	1
Living (sqm)	140
Balconies (sqm)	22
Rooftop (sqm)	45
Basement <i>optional</i> (sqm)	66



GROUND FLOOR



FIRST FLOOR



ROOFTOP



**TYPE - A**  
**VIEW - FRONT**



**TYPE - A**  
**VIEW - BACK**

TYPE B

Bedrooms	3
Bathrooms	2
Guest Bathroom	1
Carspace	1
Living (sqm)	135
Balconies (sqm)	25
Rooftop (sqm)	50
Basement <i>optional</i> (sqm)	65



GROUND FLOOR



FIRST FLOOR

ROOFTOP





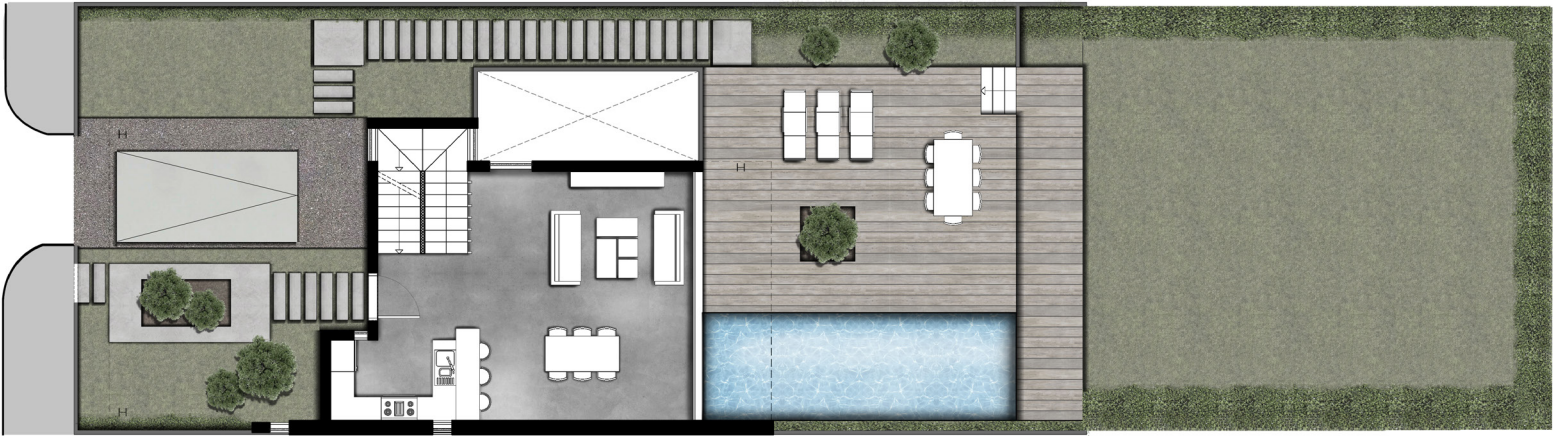
**TYPE - B**  
**VIEW - FRONT**



**TYPE - B**  
**VIEW - BACK**

TYPE C

Bedrooms	3
Bathrooms	2
Guest Bathroom	1
Carspace	1
Living (sqm)	131
Balconies (sqm)	21
Rooftop (sqm)	42
Basement <i>optional</i> (sqm)	65



GROUND FLOOR



FIRST FLOOR



ROOFTOP





**TYPE - C**  
**VIEW - FRONT**



**TYPE - C**  
**VIEW - BACK**





## A PROMISE.

We intend on bringing you an unprecedented quality/price value, putting a breathtaking location to good use as foundation for a uniquely appealing residency project near the beach.

Sophisticatedly-modern yet affordable, villas adorned with vibrant greenery await you, combined with promising residential and citizenship opportunities!

Project by



**KYBANA**