

*il* LIDO



Located in one of the island's most exquisite spot,  
Il Lido is only a few steps away from a hidden creek,  
a glorious masterpiece by mother nature.

Il Lido is a small and exclusive project of 6 villas only.  
A bit further from the touristic area, these homes  
are the ones who are seeking tranquility and blissfulness.

At a 2 minutes walk, you will find the cutest restaurant on  
the water, a perfect spot to watch the sunset and eat fresh  
fish with a glass of prosecco.

**Welcome to paradise.**



# CYPRUS, AN INCREDIBLY ENCHANTING ISLAND



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



5 New Casinos



5 New Marinas



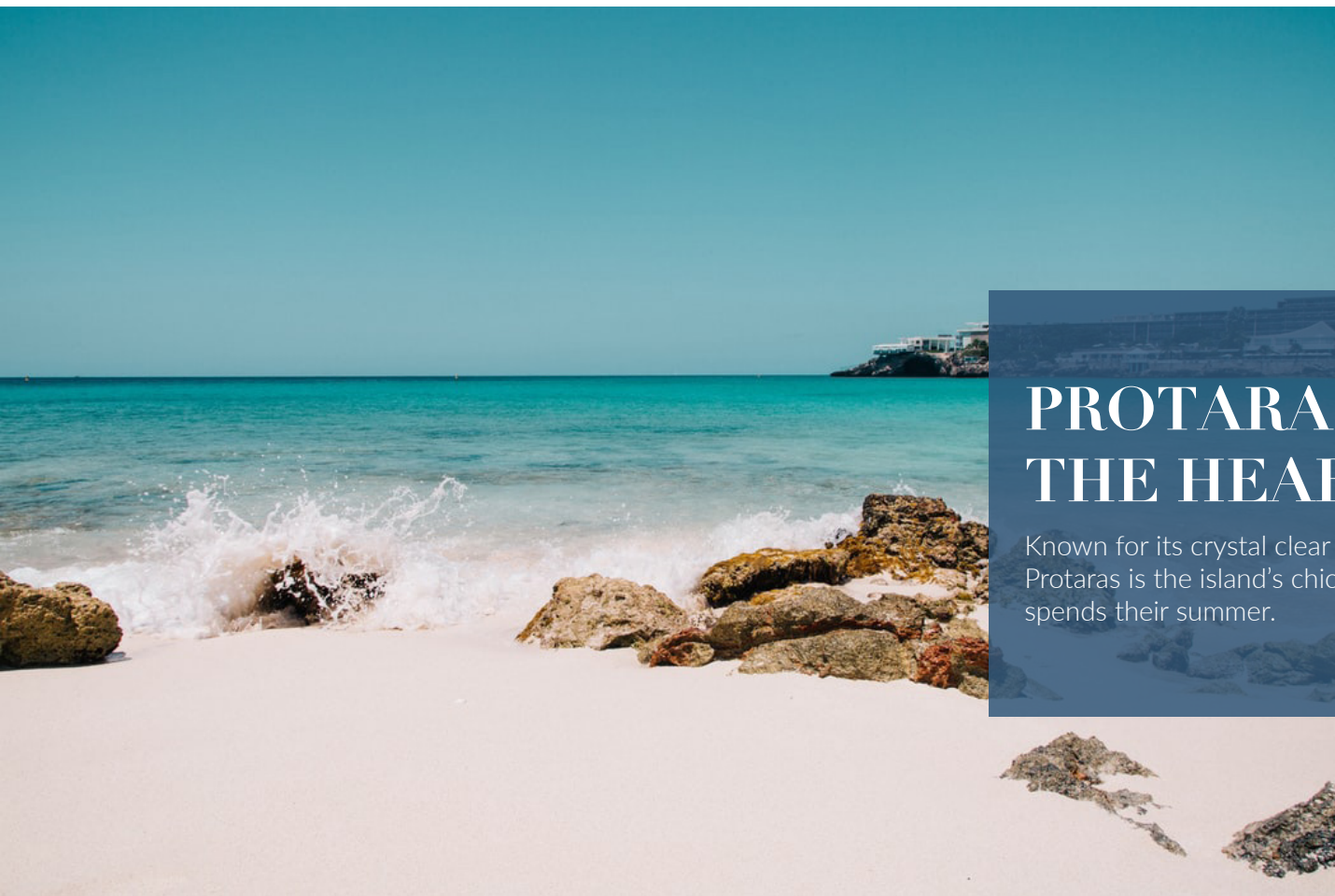
# PROTARAS, A BOOMING COASTAL GEM

4 minutes away from Il Lido, 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.

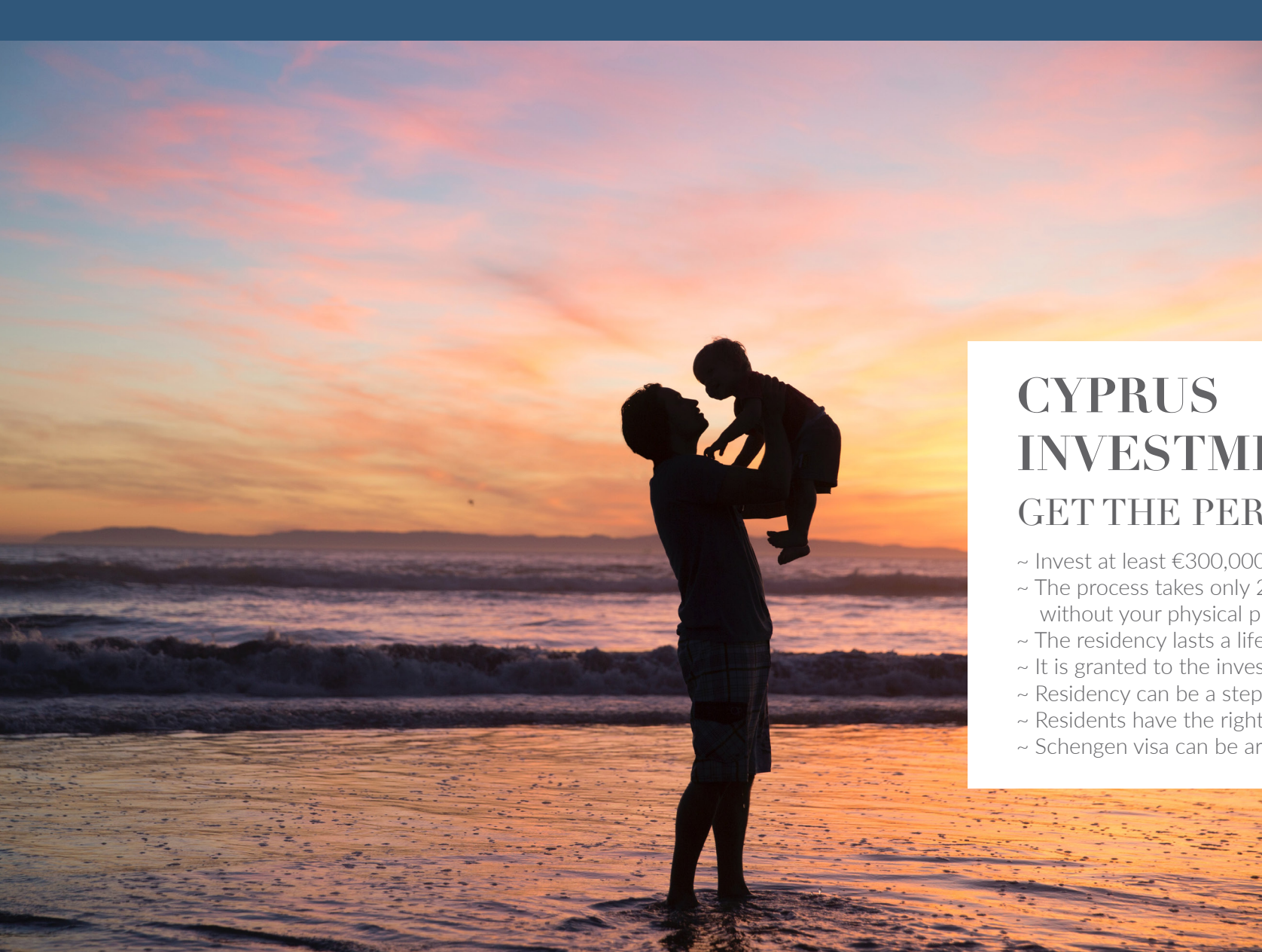




# PROTARAS, THE HEART OF PARADISE

Known for its crystal clear beaches, ranked 3rd cleanest waters in Europe, Protaras is the island's chicest destination, where all the Cypriot upper class spends their summer.





## 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.

# 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.

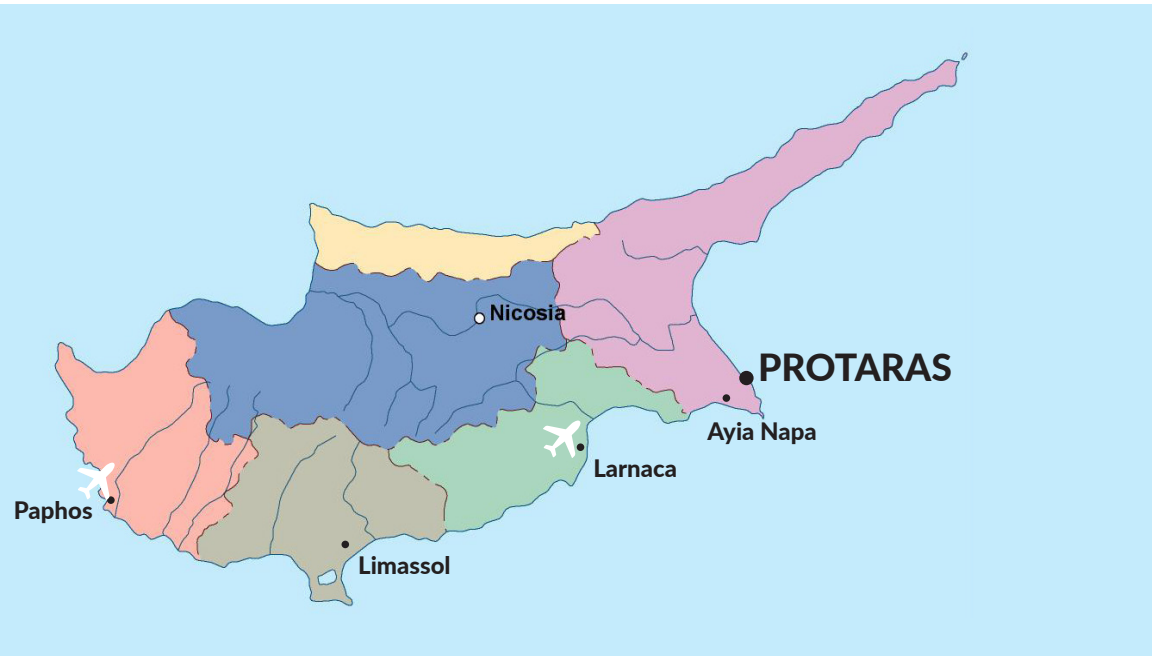
We can manage your property for you, and you can expect a yield of 5%.

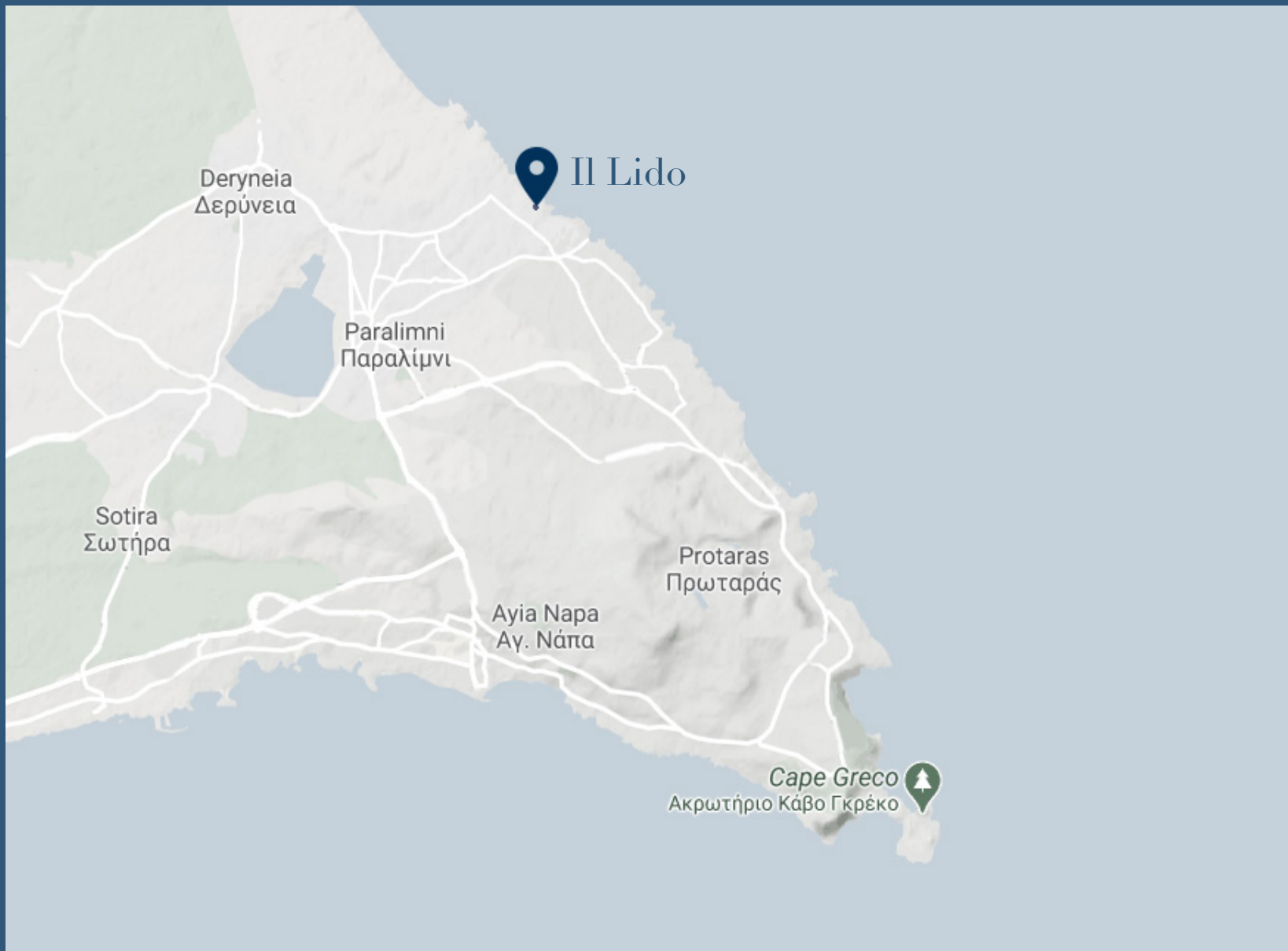
The process doesn't require your physical presence in Cyprus.

## HOUSING LOAN:

We can assist you in getting a housing loan from our bank in Cyprus, at an interest rate as low as 2%, for a period of 20 years.







- Beach: 200m
  - Supermarket: 100m
  - Restaurants: 50m
  - Bank: 1km
  - Protaras Marina: 2km
  - Touristic area: 4km
  - Kapparis Avenue: 50m
- \* Kapparis Avenue is the only area in Protaras, that stays open and active all year long.





## 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!






























A romantic scene featuring two hands holding wine glasses, clinking them together. The background is a warm, golden sunset with a bright sun low on the horizon. A semi-transparent blue rectangle is overlaid in the center, containing white text. The glasses are partially filled with a dark liquid, and the hands are silhouetted against the bright light.

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 Layout

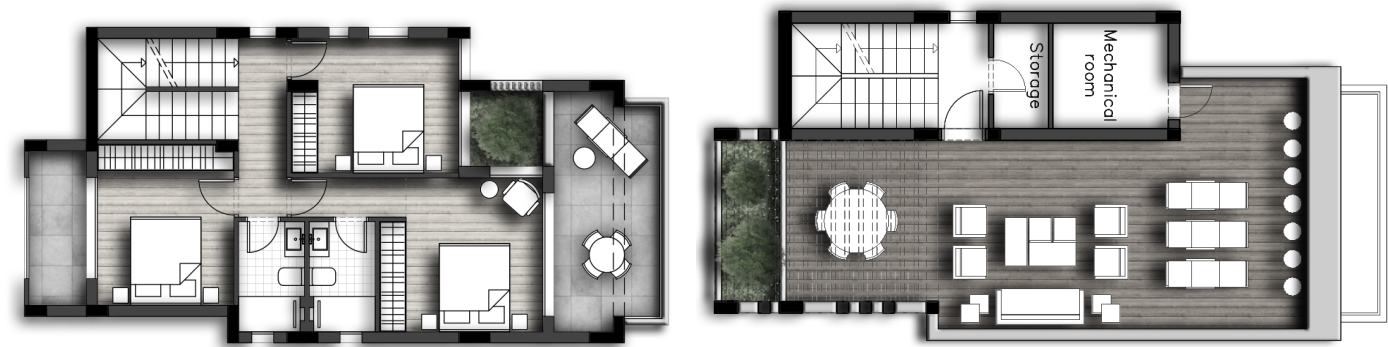
Bedrooms	3
Bathrooms	2
Guest Bathroom	1
Covered Parking	1
Living (sqm)	130
Balconies (sqm)	21
Rooftop (sqm)	62
Total usable area:	213
Total plot size:	330

Turn your 3 bedroom  
into a 5 bedroom  
Basement *optional* (sqm)

70



GROUND FLOOR



FIRST FLOOR

ROOFTOP





**CARTLE**

EXPECT BETTER