



PREMIERE PEARL

Giovani Premiere Pearl villas at Protaras

ELEGANT DESIGN, UNIQUE CHARACTERISTICS



Pernera and Giovani are already synonymous with quality homes and astute property investment so we are understandably excited about our Premiere Pearl Villas project that is currently commencing in this sought after location. From homebuyers and investors to purchasers who recognise the potential of holiday rentals, Pernera has plenty to offer all of them. The up-and-coming resort is far enough off the beaten track to provide an exclusive living environment while enjoying the benefits of close proximity to the major shopping town of Paralimni and the resorts of Agia Napa and Protaras. In fact, the latter is within walking distance while everything that the bustling resort town of Ayia Napa has to offer is no more than 15 minutes' drive away. Thanks to the proximity of the modern highway network, the resort area also connects easily with Larnaca International Airport which is only 45km away and less than an hour's drive.

A walk of 150 meters to traditional and contemporary restaurants along with the nearest supermarket which is within 300 metres of the development provides everything needed virtually on the doorstep. The pretty Golden Coast Fishing Harbour is only 300 metres walk from the Premiere Pearl Villas and along with the adjacent sandy beach also only 200 metres away, it is one of the most visited amenities in the area. Recent demand for all types of properties in and around Pernera has seen a significant increase since plans to convert the fishing harbour into a luxury marina were recently rectified and given the go-ahead. With the clear blue waters of the Mediterranean right on the doorstep and such a prestigious project as the marina poised to elevate the area's desirability, investors can be confident that the Giovani Premiere Pearl Villas represent an outstanding investment opportunity.

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Premiere Pearl

Quality Space Providing a Desirable Lifestyle

The exclusive residential Premier Pearl Villas Project provides a high-quality lifestyle that is the hallmark of the Giovani Group. Each luxurious property sits within a generous plot that takes full advantage of the Cyprus outdoor lifestyle. Stunning private swimming pools and optional roof gardens make the most of the natural setting that this gated project is set within. With plots from 238m² to 315m², there is plenty of room to simply relax and soak up the soothing Cyprus sun. By utilising an elegant yet contemporary design, the properties appear both strikingly sophisticated and aesthetically pleasing at the same time.

As with everything that the Giovani team turns their hand to, the Premiere Pearl Villas have been thoughtfully designed to complement the environment they occupy and only the best available methods and materials have been utilised in their construction. Three bedrooms, ensuite facilities, and parking for at least two vehicles all add to the appeal and investment potential of the project. With between 149m² and 179m² of covered space, there is plenty of room for comfortable and secure living too. The project will benefit from all of the finishing touches that our customers have come to expect including a varied choice of interior finishes and well laid out communal and garden areas.



Premiere pearl Villas on the South East Coast of Cyprus

The south-eastern coast of sunny Cyprus has once again provided the team here at Giovani with the opportunity to create luxurious villas living in one of the most idyllic settings on the Island. Whether you choose to make a permanent residence or reserve your Premiere Pearl Villa exclusively as a holiday home, you can be confident that you have purchased in one of the most sought-after locations available. It is no coincidence that the area is a favourite destination with tourists who return year after year thanks to affordable air travel and the region's excellent transport links. With everything from history and culture to tasty cuisine and a diverse choice of premium accommodation options, it has become a sun-kissed haven for locals and holidaymakers alike.

The Paralimni Marina Village and Premiere Pearl Villas

There is no doubt at all that the up-coming Paralimni Marina project will have a significant impact on the future value of properties such as those at Premiere Pearl Villas. Much more than just a Marina, the project will bring a whole new infrastructure to the Paralimni and Pernera areas with everything from shopping and dining to exclusive residential waterfront accommodation. The fact that the development is being described as "the Paralimni Marina Village" accurately conveys the scale and scope of this prestigious and ambitious project. The Marina area will be located a short walk from the carefully selected location of Premiere Pearl Villas which will further enhance both their status in the area and the potential investment value in the properties.



Type A

Elegant Contemporary Design



SOPHISTICATED INTERIOR & EXTERIOR



GROUND FLOOR



FIRST FLOOR



Type B

Elegant Contemporary Design



SOPHISTICATED INTERIOR & EXTERIOR



GROUND FLOOR



FIRST FLOOR



Type C

Elegant Contemporary Design



SOPHISTICATED INTERIOR & EXTERIOR



GROUND FLOOR



FIRST FLOOR

PROJECT MAP



PROJECT KEY READY

UNDER CONSTRUCTION PROJECTS

- 1 **SUNCITY** Spa Hotel & Residences
- 2 **ELITE** Blu Hillside Residences
- 3 **LEVANDA** Holiday Villas
- 4 **ALASIA** SMART HOMES
- 5 **CORALLI** Spa Residences
- 6 **VANILLA** Boutique Residences
- 7 **SEMELI** Villas
- 8 **COSMOS** Private Residences
- 9 **PREMIER VILLAS** Luxury Residences
- 10 **THALASSA**
- 11 **VIOLET GARDENS**
- 12 **WILD ROSE**
- 13 **AQUA RESIDENCE**
- 14 **KYMMA I**
- 15 **KYMMA II**
- 16 **PANORAMA RESIDENCES**
- 17 **LEVANDA HILLS** Villas
- 18 **NISSINI** Villas
- 19 **PREMIERE PEARL**

TRAVEL TIMES TO
 Nicosia 50 mins | Limassol 1hr 10 mins | Larnaca 30mins

TRAVEL TIMES TO LARNACA INT
 Dubai 3hrs 25mins | Bahrain 2hrs 40mins | Frankfurt 3hrs 10 mins

AIRPORT TRANSFER TIMES
 Larnaca 35 mins



A Unique Home Collection

ELEGANT DESIGN, UNIQUE CHARACTERISTICS



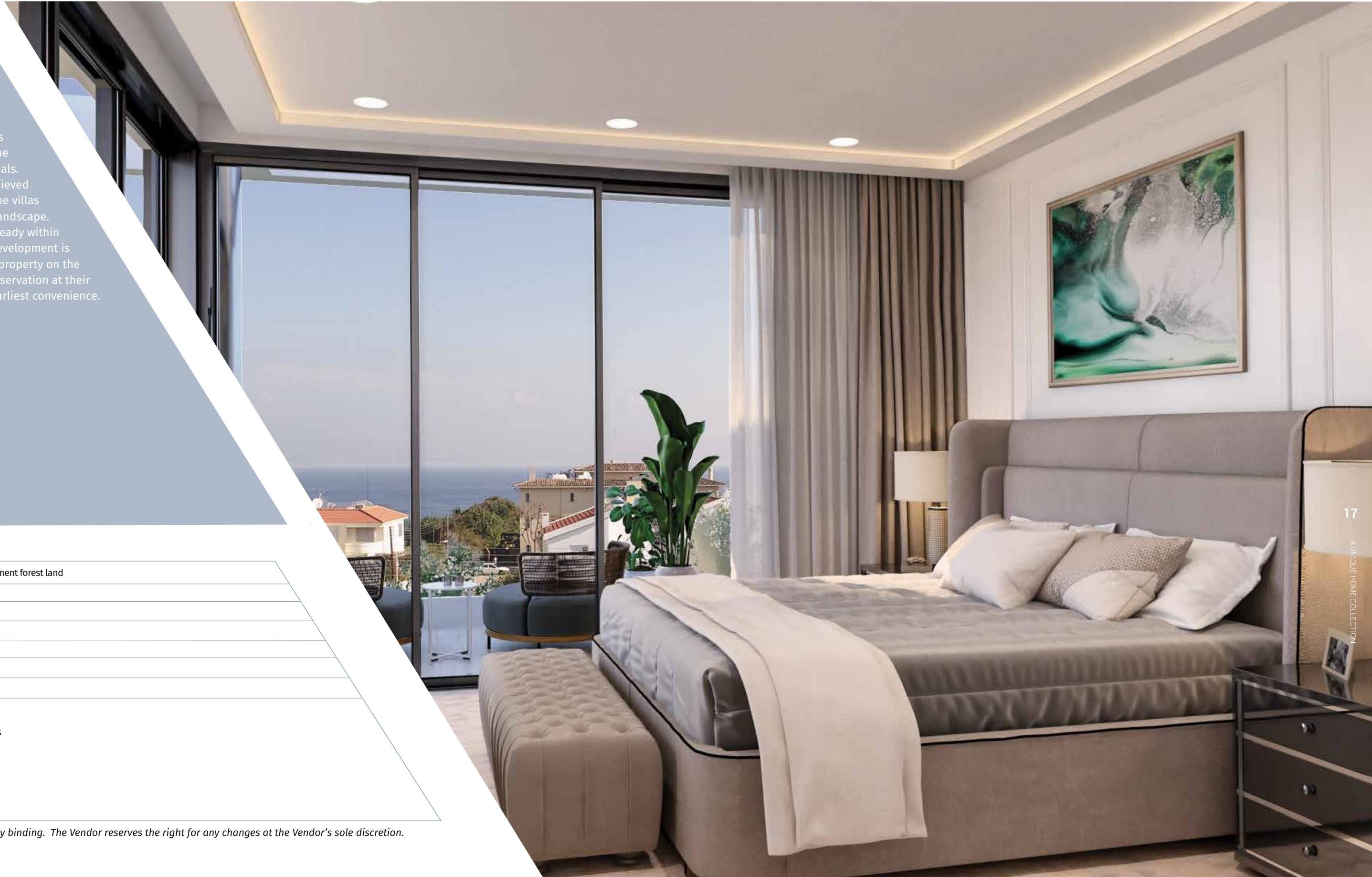
SIRINA BAY

NEW PARALIMNI MARINA

GOLDEN COAST BEACH

Project Summary

As with all of our properties, the Premiere Villas Project features properties that are built to the highest of standards using the most innovative construction methods and durable materials. By keeping the local landscape firmly in mind, we have achieved an enviable balance between the aesthetic value of the villas and the timeless rugged beauty of this typical Cyprus landscape. These stunning properties can be delivered key ready within 24 months of signing. Work on this exclusive development is already underway so prospective owners of property on the Premiere Pearl project are urged to make a reservation at their earliest convenience.



LOCATION	Ayia Triada. Quite residential area, adjacent to a government forest land
PROJECT TYPE	Modern design villas with private swimming pools
UNITS & BEDROOMS	53 – Three Bedroom Luxury Villas
COVERED AREAS	From 149 m ² to 179m ²
PLOT SIZES	From 238m ² to 315m ²
DELIVERY DATE	24 months from signing
VIEWS	Panoramic sea views
DISTANCES	5 Minutes to town centre
	10 Minutes to the sandy beach of Fig Tree Bay, Protaras
	15 Minutes to famous resort o Ayia Napa
	35 Minutes to Larnaca Airport
	50 Minutes to Nicosia



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The Permanent Residency Program

PERMANENT RESIDENCY PERMIT IN CYPRUS WITH ONLY €300,000

PURCHASE
PROPERTY
€300,000

PROVIDE
RESIDENCY
DOCUMENTS

RECEIVE
YOUR PERMIT
(90 DAYS)

LIST OF PROGRAM BENEFITS

- 100% success rate
- Procedures (90days maximum)
- Easy to fulfil criteria compared to other destinations
- Visit Cyprus at least once every two years

- Process can be approved from distance
- Purchase of FREEHOLD property
- Sound investment
- Easy access to Schengen visa
- Freedom to live in Cyprus
- No renewal requirements

Cyprus Permanent Resident status is recognised by Denmark, Latvia, Ireland and Slovenia

18 Cyprus Investment Programme

Application processing time 6 months

ADVANTAGES OF THE PROGRAMME

- All Nationalities are eligible
- Residence Permit in Cyprus: Prior to acquiring the Cyprus Citizenship, all adult applicants must be residence permit holders.
- Dual citizenship allowed
- Main Applicant, wife and dependent children obtain citizenship*

OTHER BENEFITS

- Right to work and live in Cyprus and the 28 European Countries
- Right to attend European school and institutions for free
- Right to vote or participate as candidate in Cypriot and European elections
- Access to EU healthcare systems
- Beneficial tax regime
- Husband, wife and dependent children and parents obtain citizenship* (terms & conditions apply)

Work, live and travel in Cyprus and Europe and the rest of the world freely

