



# Property Permanent Residency Lifestyle

物业 永久居留 生活方式



**Lefteris Livadhiotis & Sons**  
Property Developers

CYPRUS - EUROPE  
塞浦路斯 - 欧洲

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



# MISSION 目标



Lefteris Livadhiotis & Sons is a comprehensive residential real estate development company. Inspired by tradition and backed with experience, our mission is to continually enhance the quality of our performance.

Our approach is to identify exclusive, unique locations for our properties in Cyprus with the aim to serve our clients' best interests, to generate optimum value for their real estate property assets.

拉维欧迪斯.拉夫特里斯公司是一个综合性的房地产开发公司。公司继承着传统的启发，具有着丰富的经验。我们的目标是使我们的品质得到不断的提升。

我们的理念是在塞浦路斯找到专属于客户的独一无二的位置，使客户的房地产投资得到最大利益和最佳回报。



# AWARDS 奖项

Lefteris Livadhiotis & Sons is proud to have won a number of awards over the years and of most recent has received the recognition of 'Best International Residential Projects for 2012' (USA), 'Best Developer for 2011' (Overseas Living Magazine, UK) and 'Best Multiple Unit Development for 2011' (European Property Awards, UK).

These accolades are a recognition of the company's culture and creativity and demonstrates our commitment for excellence and innovation to our product.

拉夫特里斯·拉维欧迪斯公司有幸多年来赢得了数个奖项，最近获得了“2012年最佳国际住宅项目”（美国），“2011年的最佳开发商”（英国海外生活杂志）和“2011年最佳多重单元开发商”（英国欧洲地产奖项）。

这些奖项认可了公司的文化和创造力，追求卓越，勇于创新，我们的产品证明了我们的承诺。



**Awarded as**  
Best Development  
Cyprus 2011

**荣获奖项**  
2011年塞浦路斯  
最佳房地产商



**Bayside Residences**  
海湾公寓



**European Property Awards**  
Highly commended for  
Best Development of  
Multiple Units Cyprus

**欧洲地产奖项**  
高度表彰  
塞浦路斯多重单元  
最佳开发商

**Zenon Stadium  
Towers**  
泽农体育馆大楼



**European Property Awards**  
Highly commended for  
Best Apartment

**欧洲地产奖项**  
高度表彰  
最佳公寓

**Bayside Residences**  
海湾公寓



**Gold Nugget Awards**  
International Residential  
Project 2011

2011年  
国际住宅项目  
金奖

**Emerald Heights**  
翡翠岭



**Gold Nugget Awards**  
International Residential  
Project 2011

2011年  
国际住宅项目  
金奖

**Mesoyios Park  
Plots & Residences**  
美索伊公园与住宅



**Gold Nugget Awards**  
International Residential  
Project 2012 - Detached

2012年  
国际住宅项目—独立式  
金奖

**Horizon Heights  
Residences**  
视界岭  
公寓



**Gold Nugget Awards**  
International Residential  
Project 2012 - Detached

2012年  
国际住宅项目—独立式  
金奖

**Livadhiotis City  
Hotel**  
拉维欧迪斯城市酒店



**Gold Nugget Awards**  
Rehab Commercial  
Project 2011

2011年  
商用康复中心项目  
金奖



# Exhibitions 展会

Lefteris Livadhiotis & Sons, has participated on a regular basis in various high caliber Business Forums and Exhibitions both in Cyprus and internationally; including last years globally acclaimed FIABCI Conference which was held in Paphos.

In September, our company attended the "2012 BEIJING INTERNATIONAL PROPERTY EXPO"

拉维欧迪斯.拉夫特里斯公司定期地参与塞浦路斯及国际上的多种高规格的商务论坛和展览，包括去年在帕福斯举行的得到全球好评的塞浦路斯国际房地产联盟会议。

本公司参加了9月份召开的“2012北京国际房地产博览会”



Nikos Anastasiades  
President of Cyprus



Lefteris Empedoklis  
Chief Town planner, Municipality of Larnaca



Board of Executives, FIABCI Congress



Petros Petrou  
Cyprus Embassy in Beijing



Alexander Romanenko  
FIABCI World President



Robert Peto  
RICS World President  
(Royal Institution of Chartered Surveyors)



Mr. Liu Xinsheng  
China Ambassador



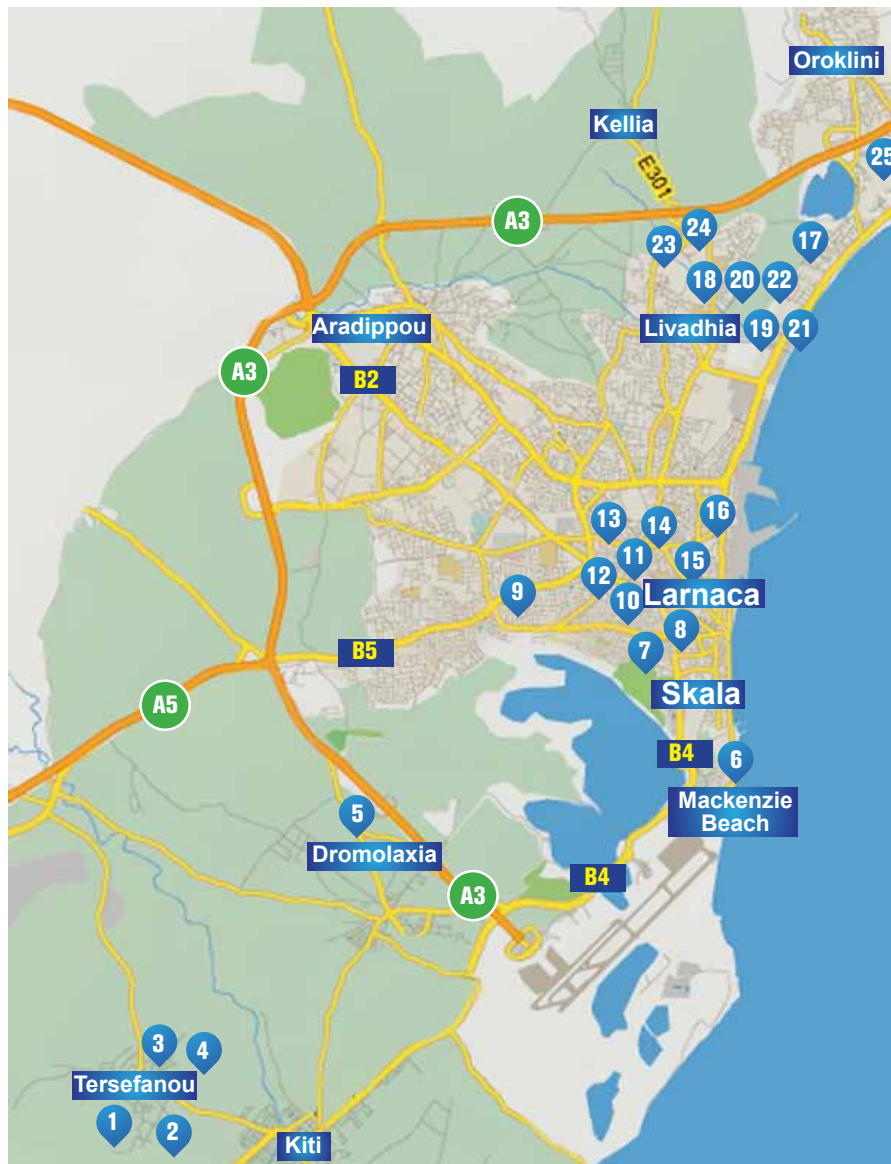
Nikos Shacolas  
CEO of Shacolas Group



Sir Stelios Haji-Ioannou  
Founder of Easy-Jet



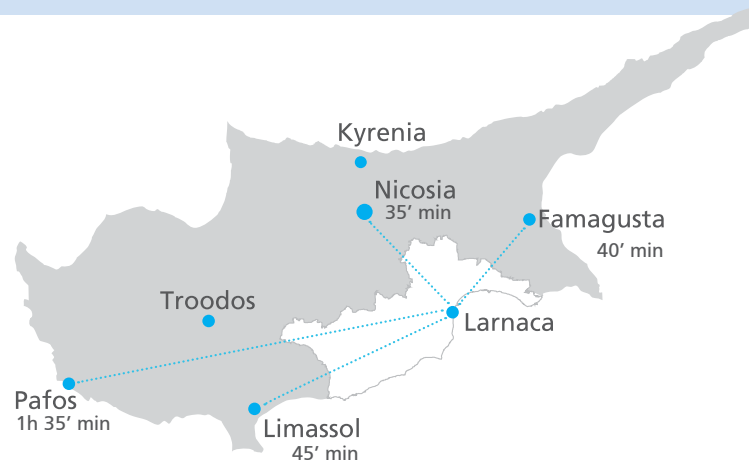
# Our Portfolio 我们的项目组合



1. Cliffside Gardens
2. Pantheon Residences
3. Emerald Heights
4. Emerald Heights Residences
5. Horizon Heights Residences
6. Bayside Residences
7. Avgoulla No. 8
8. Enigma
9. City Park
10. Zenon Stadium Towers 1 & 2
11. Zenon Stadium Towers 3
12. City Residences 2

13. City Residences 1
14. City Central
15. Avgoulla No. 7
16. City Residences
17. Mesoyios Park Residences
18. Sunpath Complex 1
19. Sunpath Complex 2
20. Sunpath Complex 3
21. Sunpath Complex 4
22. Sunpath Complex 5
23. Avgoulla No. 6
24. Dhekelia Houses
25. Pyla Residences

# WHY CYPRUS 为何选择塞浦路斯



Cyprus lies in the Eastern Mediterranean at the crossroads between Europe, Africa and Asia and is an island of extreme natural beauty with a long and rich heritage.

With a climate offering over 340 days of sunshine every year, it is not surprising that the islands inhabitants lead a very healthy and active, outdoor life. Couple this with its numerous blue flag beaches and crystal clear warm waters along its coastline, it is easy to see why Cyprus is the ideal location for the perfect lifestyle.

When it comes to property purchases, Cyprus provides a stable and secure market with a comprehensive legal system. Furthermore, the island boasts one of the lowest crime rates in the world and benefits from a very favourable economy with the lowest tax rates in Europe.

Mediterranean Sea  
CYPRUS

塞浦路斯是位于地中海东部的岛国，位于欧洲，非洲和亚洲的交叉口，拥有十分天然的美景和丰富的文化遗产。

长年日照超过340天，所以岛上居民过着非常健康，活跃的户外生活。除此以外，众多的蓝旗海滩，清澈温暖的海水包围着海岸线，显而易见，塞浦路斯是完美生活的一个理想位置。

有关购置物业，塞浦路斯提供了一个稳定，安全的市场以及全面的法律制度。此外，该岛是世界上犯罪率最低的地方之一，并以欧洲最低的税率使您得到非常有利的经济利益。

地中海  
塞浦路斯



# WHY LARNAKA 为何选择拉纳卡

The pretty coastal region of Larnaka is truly the Mediterranean destination for all seasons, and it is impossible not to fall in love with Cyprus's oldest town.

With a history of 10.000 years, Larnaka is the gateway to Cyprus and a magical blend of old and new. From its traditional architecture, authentic taverns and local handicrafts to its cultural sites and religious monuments, old Larnaka is an evocative glimpse into a Cyprus past.

New and modern Larnaka harmoniously combine with these elements of ancient Kition, and offers the cosmopolitan visitor beautiful beaches, a bustling promenade lined with cafes and restaurants, brand-name shopping, advanced infrastructure and every conceivable amenity.

美丽的拉纳卡沿海地带是名副其实的地中海目的地，四季皆宜，没有人会不爱这座塞浦路斯最古老的城市。

拉纳卡具有一万年的历史，是通往塞浦路斯的门户，奇妙融合了新旧时代。从传统建筑，地道的小酒馆到当地的手工艺品，文化遗址和宗教古迹，老拉纳卡能令人对塞浦路斯的过去惊鸿一瞥。

现代化的新拉纳卡和古克提昂的元素和谐相融，为国际游客提供了美丽的海滩，繁华的海滨长廊，林立的咖啡馆和餐馆，名牌的购物场所，先进的基础设施和每一个可以想象的场景。





# New face of Larnaka

拉纳卡新貌



Although Larnaka has always offered plenty to both its residents and visitors, this has been further enhanced with a host of changes the town has recently undergone.

Big investments such as the new international airport and the creation of three town squares - amongst others - have been a welcome addition, but Larnaka has even bigger plans for the next five years. Thanks to these changes, Larnaka's future has never looked brighter.

拉纳卡始终在满足着居民和游客的需求，近来发生的一系列变化更使它进一步满足了居民和游客的需求。

在众多变化中，除了有一些令人欣喜的大型投资如新国际机场和三个城市广场的建立，拉纳卡在未来五年还有更大的规划。由于这些变化，拉纳卡的未来变得更加光明。





## Larnaka Port & Marina Re-development 拉纳卡港口和码头的再开发

The total re-development of the Larnaka Port & Marina will boost Larnaka's image and bring much investment to the town as its port becomes the main passenger terminal in Cyprus, and the marina is expanded to accommodate up to 900 berths. This huge project will also incorporate luxury villas, a 5-star hotel and commercial and recreation areas complete with plazas, shops, dining opportunities, promenades and parks.

Area: Larnaka City Centre

拉纳卡港口和码头的再开发将提升拉纳卡的形象, 带来诸多的投资, 其港口正成为塞浦路斯的客运枢纽, 码头将扩展到最多可容纳900个泊位。这一大型项目还包括豪华别墅, 一家5星级酒店, 以及完整拥有广场, 商店, 餐饮场所, 海滨长廊和公园的商业和娱乐区。

区域: 拉纳卡市中心



## Removal of Oil Refineries and Area Regeneration 炼油厂迁移和区域重建

The road leading from Larnaka city centre to the tourist region of the Larnaka-Dekeleia Road will undergo regeneration with the removal of the oil refineries and new area upgrades. The area will be developed for touristic and recreational use and with the refineries transferred there will also be an additional 3 km of beach for use.

Larnaka-Dekeleia Road is lined with hotels, holiday apartments, restaurants, pubs and other leisure facilities.

Area: Larnaka-Dekeleia Road

从拉纳卡市中心通往拉纳卡德克利亚路旅游区的道路将通过迁移炼油厂和新区域改建而更新换代。该区域将被开发为旅游和娱乐区, 炼油厂迁移后还将多出一道3公里长的海滩以供使用。德克利亚路沿途遍布宾馆, 度假公寓, 餐厅, 酒吧和其它休闲设施。

区域: 拉纳卡-德克利亚路



## Renovation of Piale Pashia street 翻新皮埃尔帕希亚街



# PROJECT 项目 Mesoyios Park Residences 美索伊公园住宅

Location Nautical Club, Larnaca Dhekelia Road | Nautical Club, Dhekelia 航海俱乐部位置, 拉纳卡德克利亚路



Project Type: Villas | Project Location: Larnaca - Dhekelia road | Project Status: Under Construction  
项目类型: 别墅 项目位置: 拉纳卡-德克利亚路 项目状态: 在建

Bedrooms from/to 卧室间数从/至: 2 - 2 Bathrooms from/to 浴室从/至: 3 - 4 Covered area from/to 建筑面积从/至: 140.00 - 279.40 m<sup>2</sup> Plot area from/to 地块面积从/至: 225-541 m<sup>2</sup>

Not more than 5 minutes drive from Larnaca town centre, Mesoyios Park Plots and Residences is located in an established residential area, 200m from the beach. The project is composed of 23 residential plots, an area which has been identified for high growth potential and future development gains.

These Residences come with the option of five designs, internal layouts and external finish. Great luxury options are featured comprising open plan living areas which can be modified to suit the purchases needs, kitchen/dining area, guest toilet, pantry and storage area, master bedroom with en-suite and main bathroom.

Mesoyios Residences uses a unique combination of glass, stone and timber to appeal to the new home buyer.

距离拉纳卡市中心不过5分钟车程, 美索伊公园住宅坐落在海滨200米开外的住宅区。项目包含23套居所其所在地区被认为具有高发展潜力和进一步开发的潜能。这里位于市中心与郊区之间, 十分便捷。

居所内外有五种设计风格可供选择。奢华开放式起居室可根据购买需求进行改动, 卧室、客用卫生间、厨房和储藏室, 主卧室内设盥洗室。

美索伊住宅使用玻璃、石头和木材的独特结合吸引新家的购买者。

*Mesoyios Park*  
Residences





# PROJECT 项目 Horizon Heights Residences 地平线住宅

Location Panorio Palace area, Larnaca 位置 拉纳卡市帕诺尼亚宫地区



Project Type: Villas | Project Location: Dromolaxia - Larnaca | Project Status: Under Construction

项目类型: 别墅

项目位置: 拉纳卡-德鲁莫拉西亚

项目状态: 在建

Bedrooms from/to 卧室间数从/至:  
3-4

Bathrooms from/to 浴室从/至:  
3 - 6

Covered area from/to 建筑面积从/至:  
145.00 - 427.00 m<sup>2</sup>

Plot area from/to 地块面积从/至:  
184-680 m<sup>2</sup>

Lefteris Livadhiotis & Sons Property Developers introduces an outstanding collection of luxury homes in Larnaca's newest community, an area of low building density only for houses and green areas, featuring residences with high specifications and customized living.

Horizon Heights Residences is the location for 21, three/four bedroom homes that come with options for custom home designs which range from 150-200m<sup>2</sup> internal area. This modern style complex is situated 3km from Larnaca and offers easy access to the highway network with Limassol and Nicosia.

With private parking and optional swimming pool, rich design elements are to be seen throughout this residential development with each residence featuring spacious bedrooms, three/four bathrooms, laundry, exterior gardens, private gates with driveway and garage, within a private community.

拉维欧迪斯. 拉夫特里斯房产开发公司隆重推出最新的豪华精品住宅区, 该住宅区位于拉纳卡市一个低建筑密度的新社区, 绿地面积大, 住宅个性鲜明, 规格高档, 为客户提供定制化的宜居生活。

地平线住宅的房型为3卧室或者4卧室, 内部面积可选择150-200平方米。

该住宅区距离拉纳卡市3公里, 在交通上, 可以很方便地通过高速公路前往利马索尔和尼科西亚。住宅附带私家车位, 可选择是否需要配备游泳池; 在住宅设计上可以看到众多的建筑元素, 每套住宅都具有宽敞的卧室、3个或者4个浴室、洗衣间、室外花园、私家车道、私家车库和大门。

地平线住宅位于高地, 可以无障碍地观赏海岸线景观和田园风光。

  
Horizon Heights  
Residences



# PROJECT 项目 Enigma 艾尼格玛

Location Central City Location 城市中心位置



Project Type: Luxury Apartments | Project Location: Larnaca Center | Project Status: Under Construction  
项目类型: 豪华公寓 项目位置: 拉纳卡市中心 项目状态: 在建

Bedrooms from/to 卧室间数从/至: 2 - 2 Bathrooms from/to 浴室从/至: 2-2 Covered area from/to 建筑面积从/至: 93.00 - 169.70 m<sup>2</sup>

Enigma has been carefully designed as a five-story residential development situated in the heart of Larnaca. Prime core location with close proximity to the beach, shopping district and all city amenities.

This modern development houses high quality, spacious apartments (one apartment to each floor) with undercover parking and electronic gate for added security.

The building invokes style and luxury both inside and out with a unique modern fanade and the service core located all to one side. Roof gardens have been designed for aesthetic finish.

艾尼格玛是坐落于拉纳卡市中心的精心设计的五层建筑。绝对的中心优越位置，离海滩，购物街和所有市政设施只步之遥。

这个现代建筑品质上乘，每层只坐落一个宽敞的公寓，含带遮阳篷停车位及为您带来额外安全感的电动安全门。

此建筑内外融合款式和奢华，正面呈现出别具一格的现代性，所有的服务设施在建筑的一边。屋顶花园使得这个建筑的整体美浑然天成。





# Why to invest in Cyprus

在塞浦路斯投资的理由



**1. European Union Member State located at the crossroads of three continents.**

Cyprus became a full member of the EU in 2004 and four years later it joined the Eurozone after satisfying the relevant entry requirements. Cyprus is well known for its comfortable standard of living, low crime rate and comparatively low cost of living. According to the latest publication of the Human Development Index (HDI), a measure of the standard of living of a country, published by the UNDP, in 2011, Cyprus ranked as the 31st highest in the world (among 187 economies).

**2. Advantageous tax environment**

Lowest corporate tax in Europe at 10%, as well as a number of double taxation agreements ensuring that income is not taxed in more than one country at the same time.

**3. Broad network of legal, accounting and banking services as well as highly qualified and multilingual labour force.**

**4. Favorable business climate and a fully liberalised foreign investment regime.**

**5. Strong location for a second home, permanent residence or property investment.**

**1. 欧盟成员国，位于三大洲交界处**

塞浦路斯于2004年取得欧盟完全成员国地位，四年后符合相关要求后加入欧元区。塞浦路斯因其舒适的生活方式，低犯罪率和相对较低的生活成本而著名。根据联合国开发计划署2011年最新发布的人类发展指数，即一个国家生活标准的统计，塞浦路斯在187个经济实体中，位列世界排名第31位。

**2. 优惠的税务环境**

欧盟最低公司税率，仅为10%。加之多个双从税收协定确保收入不会在同一时间在多个国家被双（多）重征税。

**3. 强大的司法、财会和金融服务网络，及高资质和多语种的人力资源。**

**4. 优惠的商务环境及完全自由的外资投资制度。**

**5. 后备家园、永久居留和物业投资的热门之地。**

# Permanent Residence in Cyprus

It applies to all third country nationals (not to E.U. nationals)

1. The Ministry of Interior or the Republic of Cyprus issued an announcement on 23/8/2012 that Immigration Permits (Permanent Residence) will be issued to foreign nationals under the following terms:
  - (a) The applicant can prove available secured annual income of at least €30.000, increased by €5.000 for each dependant person, such income originating from salaries, pensions, dividends, deposits, rents etc. generated outside Cyprus. Dependants are the spouse and children under 18 years of age.
  - (b) The applicant must submit with the application
    - a title of ownership or
    - a contract deposited with the Department of Lands and Surveys for the purchase, of a house/flat or other building at a selling price of at least €300.000 (net of VAT) with proof of payment of at least €200.000 transferred from abroad. It is also acceptable to purchase two adjacent properties in the same development which may be united, consisting of two residencies, or a residence and a shop of up to 100 sq.m., or an office of up to 250 sq. m. provided the combined selling price is at least €300.000 (net of VAT).
  - (c) The applicant must submit confirmation letter by a Cypriot Bank of a deposit of at least €30.000 transferred from abroad which will remain in a deposit account for at least 3 years.
  - (d) The applicant must submit a certificate of unblemished (clear) criminal record from its country and generally should not present in any way any threat for public order and security in Cyprus. Clean criminal record has to be provided also by children over the age of 16.
  - (e) The applicants must submit a statement that he or she does not intend to work or be engaged in any firm of business in Cyprus.
  - (f) After the Permit is granted the applicant must visit Cyprus at least once every two years.
2. Applications must be submitted on Form (M67) personally, by post or through a representative to the Civil Registry and Migration Department or the District Office and shall be processed (according to the Ministry) within 2 months. Interview will not be necessary unless otherwise decided in certain cases.
3. Each relevant document must be numbered with blue ink, from the first to the last page.
4. It is underlined by the Ministry that if the terms of p/ph 1 are observed and there are no reservations regarding the criminal record or public security, the application shall be favourably examined and the Permit will be issued.
5. Applicants from third (not E.U.) countries need a permit to register a property in their name. For further information regarding such permit, applicants are directed to p/ph 1 of Section D, page 2 of this Bulletin

The Announcement of the Ministry of Interior of Cyprus and the following document which must be submitted, can be found in the Web site of the Ministry [www.moi.gov.cy](http://www.moi.gov.cy)

- Application Form M.67
- Check List
- Affidavit
- Statement that the Applicant is not employed in Cyprus

## Important Note

This Information Bulletin was issued on 12/12/2012, contains only general information and is subject to changes from time to time. Foreign Nationals interested to buy property in the Republic of Cyprus should seek professional advice.

CHECK OUR WEBSITE FOR ALL INFORMATION  
浏览我们网站的所有信息

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

Also available in Chinese language

也有中文提供







## 在塞浦路斯永久居留

适用于所有第三国国民（即非欧盟国民）

1. 塞浦路斯内政部于2012年8月23日公布，外籍国民按照下列条款可取得移民许可（永久居留）
  - (a) 申请人能证明有至少3万欧元的有保障性年收入，每增加一名家属，年收入需上升5000欧元。这种年收入应是从塞浦路斯境外获取的薪水、养老金、红利、存款或租金收入。家属的定义是配偶和18周岁以下的子女。
  - (b) 申请人在递交申请时，必须提交：
    - 房产证，或
    - 在土地登记部门注册备案的购买物业合约
  - (c) 申请人还需提交由一家塞浦路斯银行出具的至少3万欧元的定期存款，同时证明这笔存款是从塞境外转入塞境内的。
  - (d) 申请人必须提交一份从其原籍国出具的无犯罪证明，总而言之，申请人不可以任何方式对塞浦路斯的公共秩序和安全构成威胁。超过16周岁的子女也必须提供无犯罪证明
  - (e) 申请人必须提交一份申明，即其无意愿在塞浦路斯工作也不会塞浦路斯经营任何生意。
  - (f) 移民许可签发后，申请人每两年至少到访塞浦路斯一次。
2. 申请表M67 可由本人提交，邮寄或通过一名代理提交至民事登记和移民部门或地方行政办公室。申请根据内政部规定在2个月之内应处理完成。一般无需面试，除非在个别案例中另行规定。
3. 每份相关文件必须用蓝墨水笔从第一页至最后一页编号。
4. 内政部强调，如上述第一段中规定的条款均符合，并且无犯罪记录和公共安全方面的瑕疵，申请将被优待审核，并签发移民许可。
5. 第三国申请人（非欧盟国民）需专门许可才可在其名下注册物业。如需了解这方面的详细信息，请查阅本公告第二页D 部分的第一段。

塞浦路斯内政部公告和下列必须要提交的文件，可在内政部的网站[www.moi.gov.cy](http://www.moi.gov.cy)上查找

- 申请表M67
- 资料清单
- 宣誓书
- 申请人不在塞浦路斯受雇佣的声明

### 重要提示

本公告于2012年12月12日发布，仅包括一般说明，并且可能会有改动。外籍国民有意在塞浦路斯购买物业的请征询专业建议。

Head Office:  
50 Nikolaou Rossou Str.  
P.O. Box 42800, 6021 Larnaca, Cyprus

Tersefanou Customer Service Office:  
35 Petraki Kyprianou Str.  
562 Tersefanou, Cyprus

Phone: +357 2482 3888  
Fax: +357 2462 4222  
CY Free Phone: 8000 20 30  
UK Free Phone: 0808 234 1448  
[www.LivadhiotisDevelopers.com](http://www.LivadhiotisDevelopers.com)  
[info@LivadhiotisDevelopers.com](mailto:info@LivadhiotisDevelopers.com)

总部:  
塞浦路斯 拉纳卡 , 邮编6021, 邮政信箱 42800  
尼克拉乌卢梭街50号

特斯法欧客户服务处:  
塞浦路斯 特斯法欧562号  
佩塔奇. 吉普里欧街35号

电话: +357 2482 3888  
传真: +357 2462 4222  
塞浦路斯免费电话: 8000 20 30  
英国免费电话: 0808 234 1448  
网站: [www.LivadhiotisDevelopers.com](http://www.LivadhiotisDevelopers.com)  
电邮: [info@LivadhiotisDevelopers.com](mailto:info@LivadhiotisDevelopers.com)