

EUPHORIA

Lifestyle
Apartments



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Apartments

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THE PROJECT

WHY EUPHORIA

Our project offers spacious and modern apartments of 1 & 2 bedrooms with high-quality finishes and materials.

Each apartment has a spacious layout with a large, covered balcony -some of them optional roof garden-including a covered parking, and an extra storage room.

You can choose from different layouts and sizes, depending on your needs and preferences. Benefit from the attractive prices and flexible payment plans that we offer.

Contact us today to find out more about our new apartment project and book your viewing.

LIFESTYLE

Are you a city person? Are you looking for a dream apartment in a beautiful location that has it all nearby? If so, you might be interested in our new apartment project 'Euphoria Apartments' in Paralimni area, Cyprus.

Paralimni is a charming town with a rich history and culture, surrounded by stunning beaches and natural beauty. Whether you want to live there permanently or use it as a holiday home, you will enjoy the comfort and euphoria feeling of 'Euphoria Apartments'.

Don't miss this opportunity to own a piece of paradise in your preferred place, Paralimni town.

LIFESTYLE APARTMENTS

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EUPHORIA

A

B

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CHARACTERISTICS

/ CHARACTERISTICS - EUPHORIA, LIFESTYLE APARTMENTS, GIOVANI HOMES

THE PROJECT

BEDROOMS: **1 - 2**

COVERED AREAS: **52 - 75 m²**

COVERED VERANDAS: **11 - 20 m²**

ROOF GARDEN: **0 - 42 m²**

COMPLETION: **JUNE 2025**

EUPHORIA

INTERIOR











BLOCK
A



BLOCK
B



EUPHORIA LIFESTYLE APARTMENTS



PARALIMNI
NEW MARINA

HEAD
OFFICES

PROTARAS

AYIA NAPA



AYIA NAPA
MARINA

THE LOCATION



5KM



6KM



60KM



500M



500M

PROTARAS - PARALIMNI

Welcome to Protaras-Paralimni, a magical place located on the southeastern edge of Cyprus, where the first sunrise in Europe blesses the land. As you step into Paralimni, the charming town center will transport you to a world of timelessness, where the traditional village life blends seamlessly with modern conveniences.

As you venture further along the 10km stretch of the eastern coast of Paralimni, the tourist area of Protaras unfolds before you. The landscape is adorned with hundreds of windmills, giving it a quaint, tranquil beauty that is simply breathtaking. Along this coastline, you will find a series of stunning beaches with crystal-clear waters that have been accredited with the prestigious Blue Flag status.

The crown jewel of this coastal paradise is Fig Tree Bay, named after the fig tree that was planted here by eastern invaders in the 17th century. This pristine beach is a haven for water sports enthusiasts, offering everything from skiing and paragliding to snorkeling and scuba diving. The boats are waiting at the piers to take you on unforgettable trips, making this a perfect destination for adventure seekers.

For those who prefer a more leisurely pace, the lengthy seaside promenade is ideal for a sunset stroll or a bike ride. This will allow you to explore the area at your own pace, discovering hidden gems such as the harbors of Agia Triada and picturesque Agios Nicolaos. Take a nature trail or one of the cycling paths and enjoy seamless views of the sea, where you will discover rare species of flora and fauna. Little chapels will greet you along the way, betraying the orthodox faith of the place like Agioi Saranta, set in a mountain cave, and Agios Ioannis, a little chapel hidden in a valley. The ascend of the 153-steps uphill leading to the chapel of Profitis Elias will definitely reward you with breathtaking views of Protaras.

The selection of accommodations, from hotels to self-catering apartments, is impressive. A wide range of restaurants, taverns, pubs, and clubs are here to cater for the needs of even the most demanding tourist.

Whether you choose to simply soak up the sun, explore the underwater world, or wander through the quaint streets of Paralimni while shopping, visit the byzantine church of Ayia Anna and the Traditional House or enjoy yourself in a club, once you are in Protaras-Paralimni, a world of choices awaits you!

Come and experience the magic of Protaras-Paralimni for yourself. Lose yourself in the natural beauty and immerse yourself in the rich culture and history of this stunning destination. You'll be thrilled with your experience!





THE COMPANY

/ THE COMPANY - ALL WHITE, DOWNTOWN APARTMENTS, GIOVANI HOMES

WHO WE ARE

Welcome to the world of GIOVANI HOMES - a construction company that has been making dreams come true since 1986. Our company has grown to become the biggest employer on the South East Coast of Cyprus, and we take pride in every project we have developed and delivered.

Our team has successfully delivered more than 100 projects, and we are currently working on 20 more. With over 5000 homes delivered successfully, we have become a trusted name in the construction industry in Cyprus. We believe that every family deserves to have a home they love, and we strive to make this a reality for each and every one of our clients.

At GIOVANI HOMES, we are committed to supporting the local community. We believe that we have a responsibility to give back to the community that has given us so much. That's why we have been supporting the local community for over 33 years. We are proud to be part of this vibrant and diverse community.

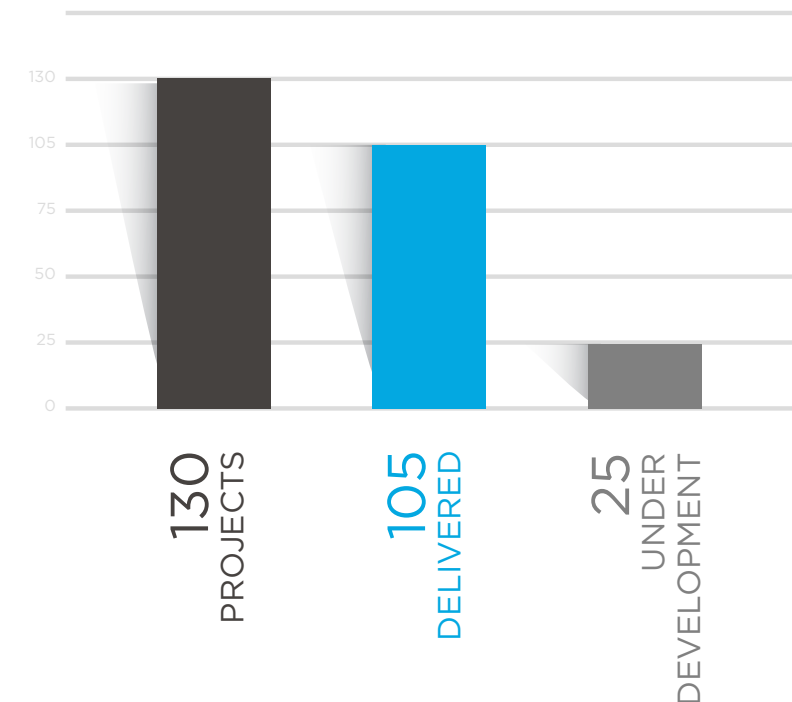
We are also committed to operating under ISO STANDARDS for Quality, Environment, Health & Safety. This means that we take every precaution to ensure that our



construction sites are safe for our workers and our clients. We believe that quality and safety should never be compromised, and we hold ourselves to the highest standards.

At GIOVANI HOMES, we understand that building a home is not just about bricks and mortar. It's about creating a space where families can grow and create memories. We take pride in every home we build, and we are committed to ensuring that every client is satisfied with the work we do.

So if you're looking for a construction company that is committed to quality, safety, and the local community, look no further than GIOVANI HOMES. We are here to make your dreams a reality.





HIGH RENTAL YIELDS

**With the leading vacation rental suppliers
of the South East Cyprus.**

Real estate industry experts are in no doubt that the property market in Cyprus is experiencing a welcome upturn. Despite the difficulties of the past, the market is beginning to experience new buoyancy and this is clearly reflected in the confidence of leading developers such as Giovanni Group.

With so many projects already under construction and numerous completed builds, it is abundantly clear that the industry is on the verge of a new growth spurt. While no one can argue that prices did fall in previous years, this has only served to create some great opportunities for any astute investors who are prepared to grasp them.

Investing in buy-to-let property in Cyprus, whether as a means to finance a personal holiday home purchase or as an intentional investment strategy, now makes extremely sound sense. Apart from the obvious and hectic expansion in the Island's tourism industry.

EU membership can only be good news for property buyers and investors in Cyprus and the country's expedient recovery from its financial difficulties speak for themselves. Through creating a more stable financial environment and ushering in positive reforms within the real estate industry, EU membership is certain to be a major contributing factor in this continuously improving sector.

Concerning holiday locations, Cyprus has a huge advantage over the competition, where EU visitors are concerned both in terms of freedom of access and European standards. The warm climate, friendly people and low crime, all contribute towards making our country one of the most attractive holiday destinations.



TOP
BUY-TO-LET
DESTINATION



4 MILLION
VISITORS IN 2022



20,231
NUMBER OF TOURIST
ACCOMMODATION KEYS
INCLUDING LISTED
& NON LISTED



LEADING
RENTAL COMPANY
IN SOUTH EAST



MANAGING
MORE THAN
200 PROPERTIES
GUARANTEED
RENTAL YIELDS

villas2let.com.cy



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