SAINT NICHOLAS Villas



In the words of Coco Chanel, "Luxury must be comfortable, otherwise it is not luxury." Saint Nicholas Villas offers a unique and unparalleled living experience, with its stunning architecture, luxurious amenities, and prime location.

It's the perfect place to call home for those seeking a sophisticated and serene lifestyle amidst the breathtaking natural beauty of Cyprus.

THE PROJECT



/ THE PROJECT - SAINT NICHOLAS VILLAS, GIOVANI HOMES

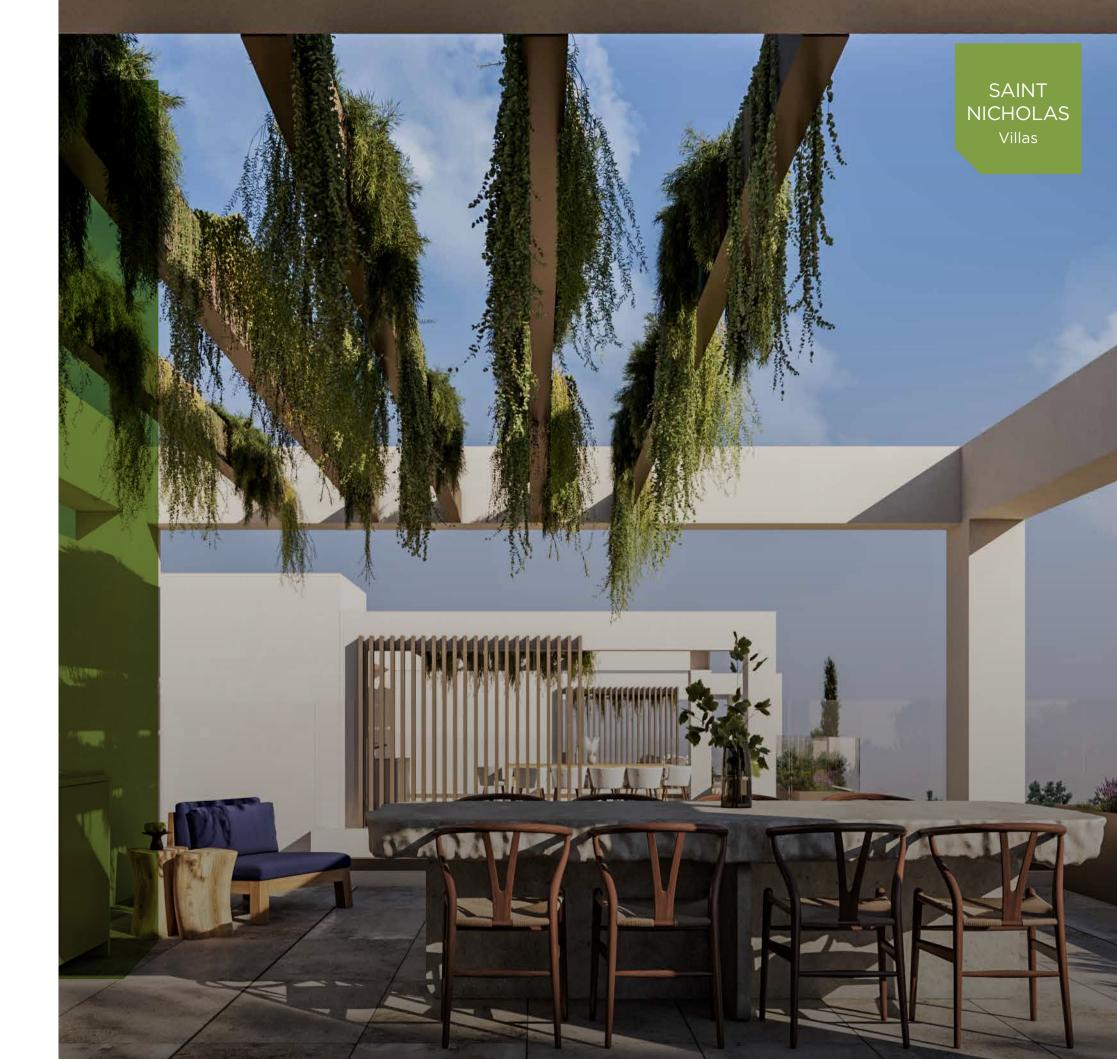
WHY SAINT NICHOLAS

Saint Nicholas Villas comprises 21 luxurious residences, ranging from 3 to 4 bedrooms, each boasting a unique design and aesthetic appeal. Each villa is thoughtfully constructed to offer maximum privacy and comfort, featuring a private swimming pool, garden, parking space, and a stunning roof garden that overlooks the magical sunsets of Protaras. The interiors of the villas are seamlessly connected with the exterior, creating an integrated whole that allows residents to enjoy all the spaces throughout the year.

CHARACTERISTICS

Every aspect of the interior space has been designed with meticulous attention to detail, incorporating the latest design trends with minimalist interiors, natural materials, and earthy tones. This creates a tranquil setting that perfectly harmonizes with the serene beauty of the Protaras area, providing residents with a peaceful and relaxing retreat.

With its stunning architecture, luxurious amenities, and prime location, Saint Nicholas Villas offers a unique and unparalleled living experience. It's the perfect place to call home for those seeking a sophisticated and serene lifestyle amidst the breathtaking natural beauty of Cyprus.e.





SAINT NICHOLAS ERISTICS

THE INVESTMENT



3 - 4

COVERED AREAS

144 - 199

ROOF **GARDEN**

36 - 47

PLOT SIZES

323 - 549

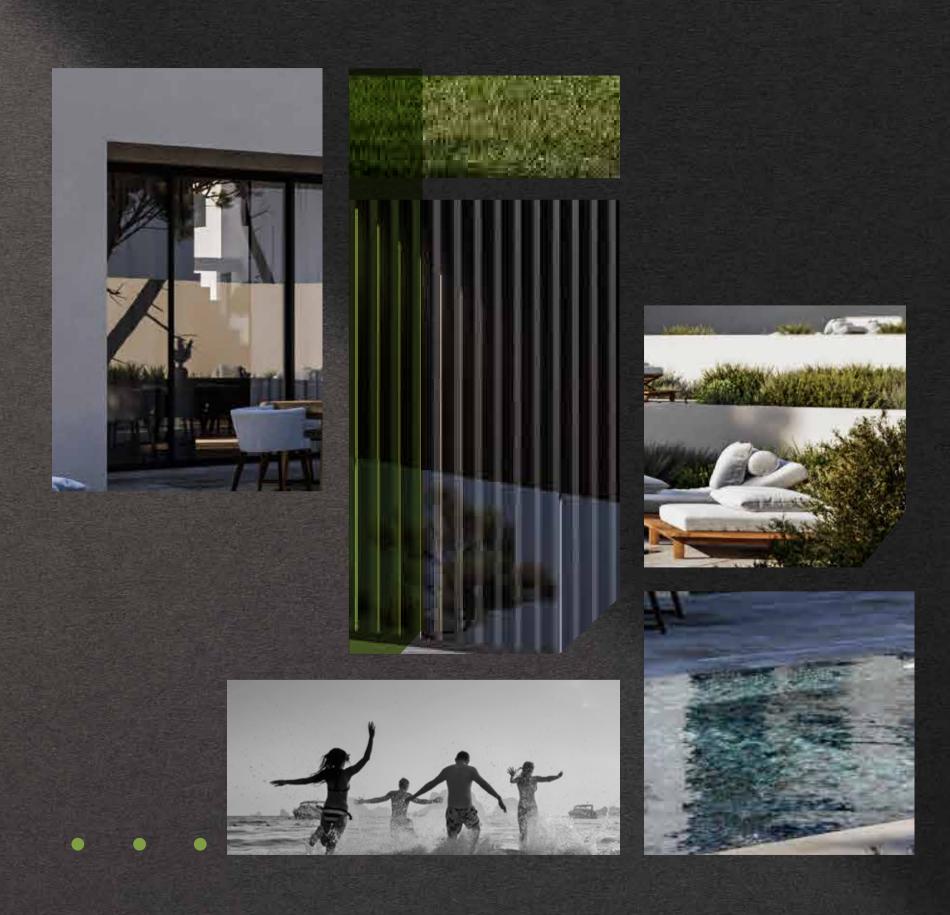


PRIVATE

COMPLETION

MAY 2025





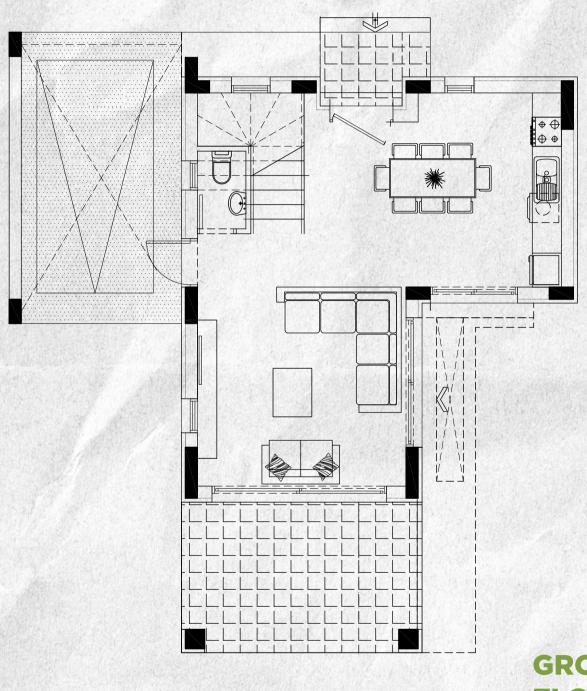




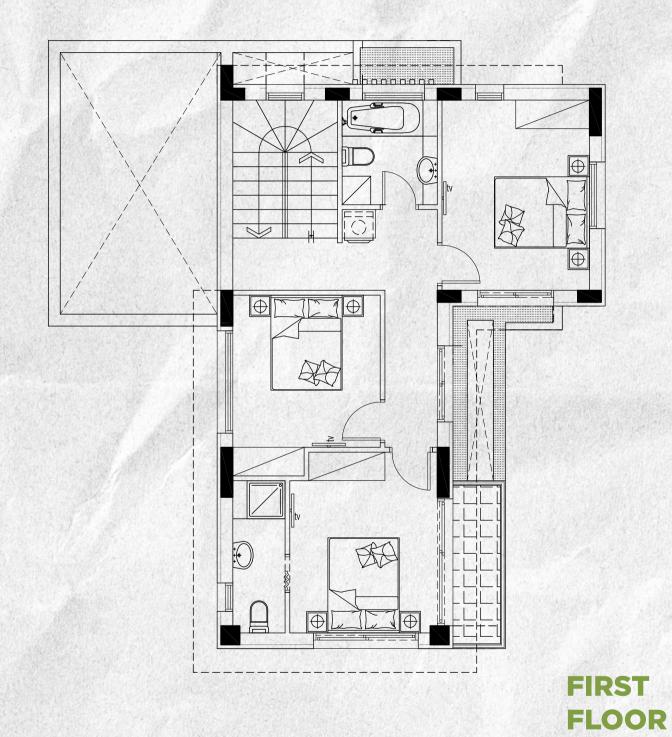


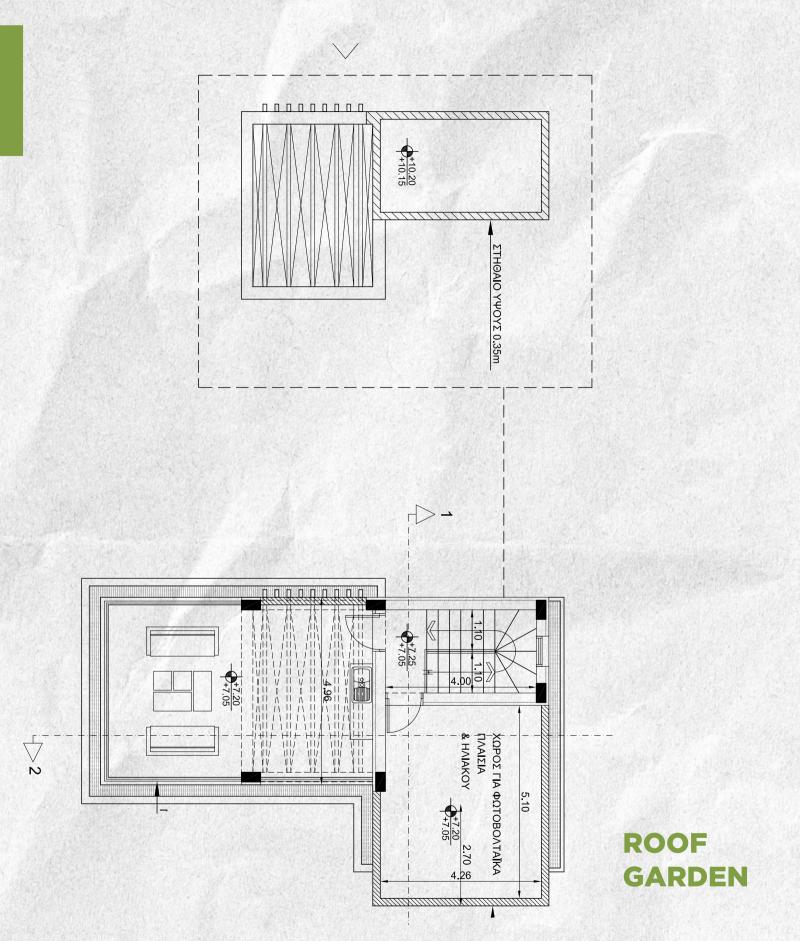




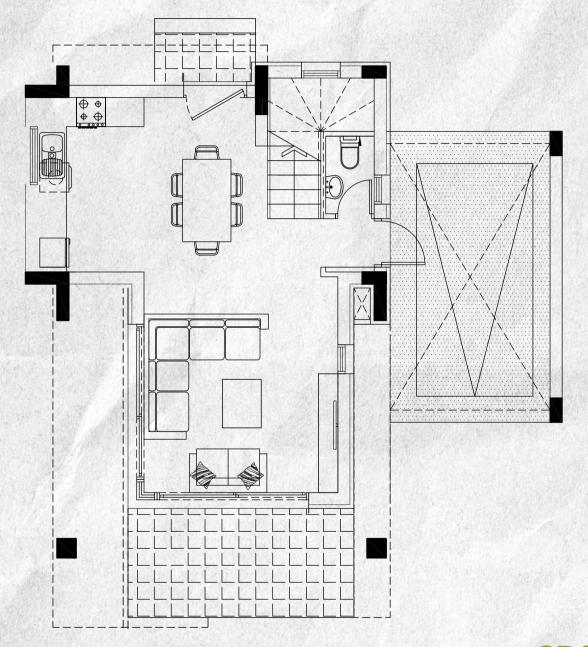


GROUND FLOOR

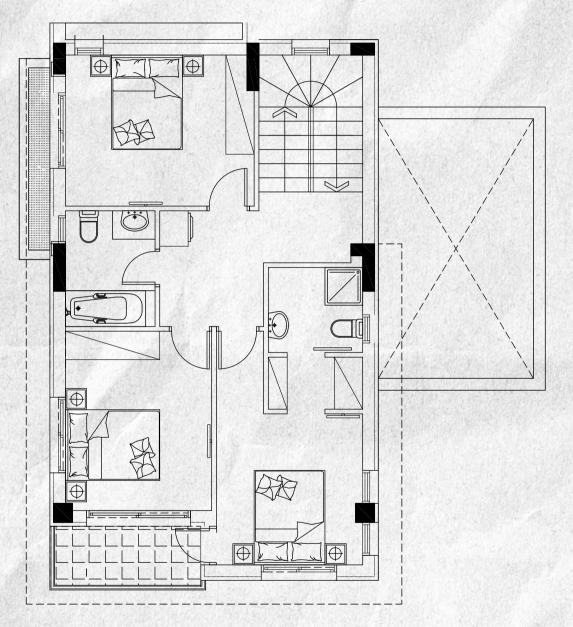




TYPE B

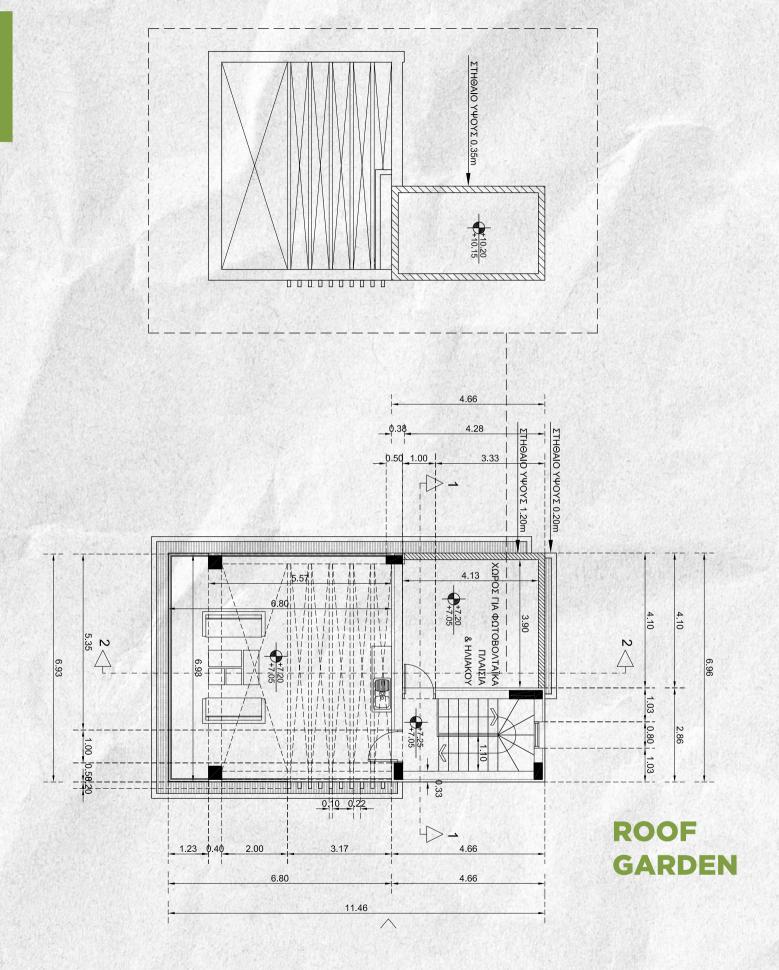


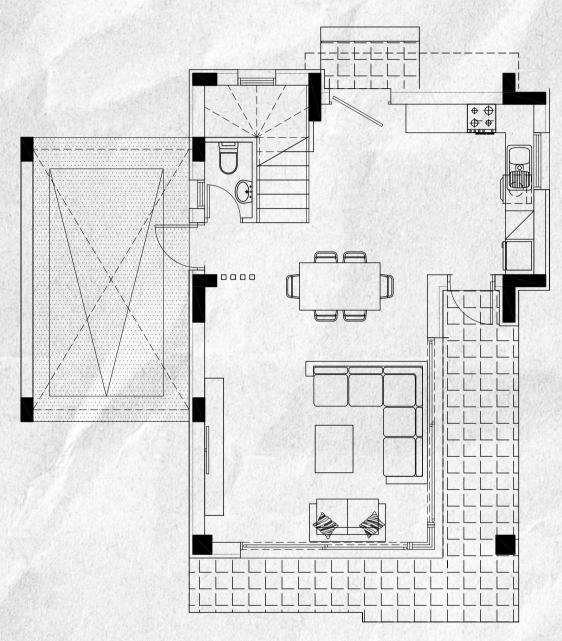
GROUND FLOOR



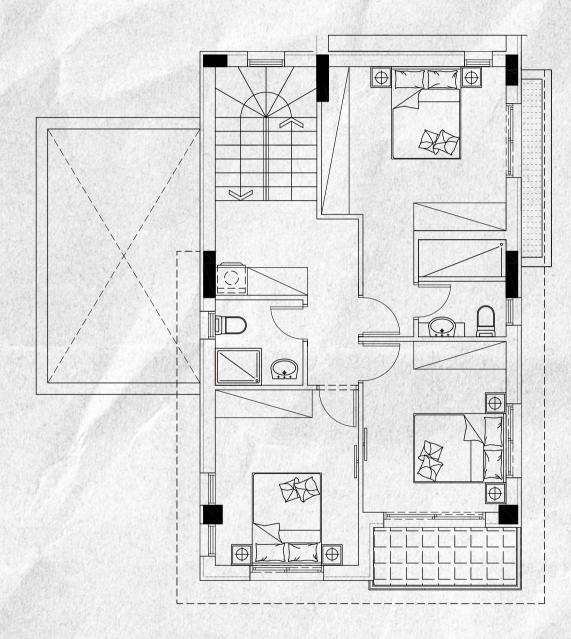
FIRST FLOOR

TYPE B



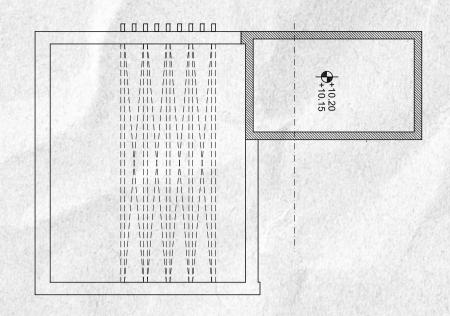


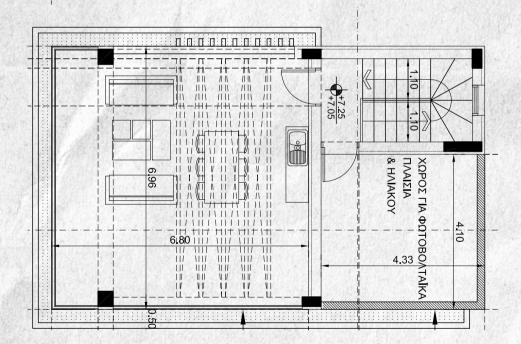
GROUND FLOOR



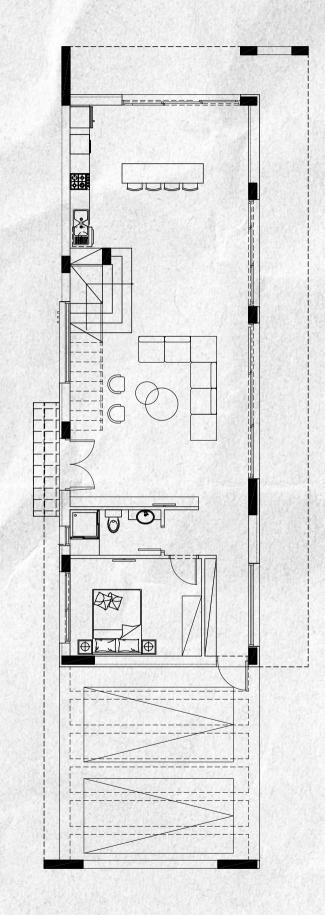
FIRST FLOOR

TYPE C

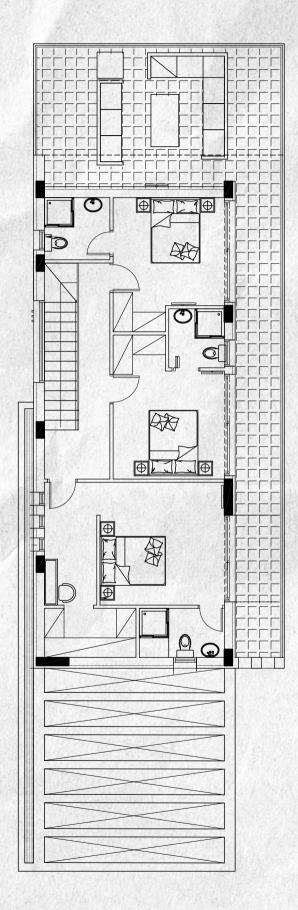




ROOF GARDEN TYPE D

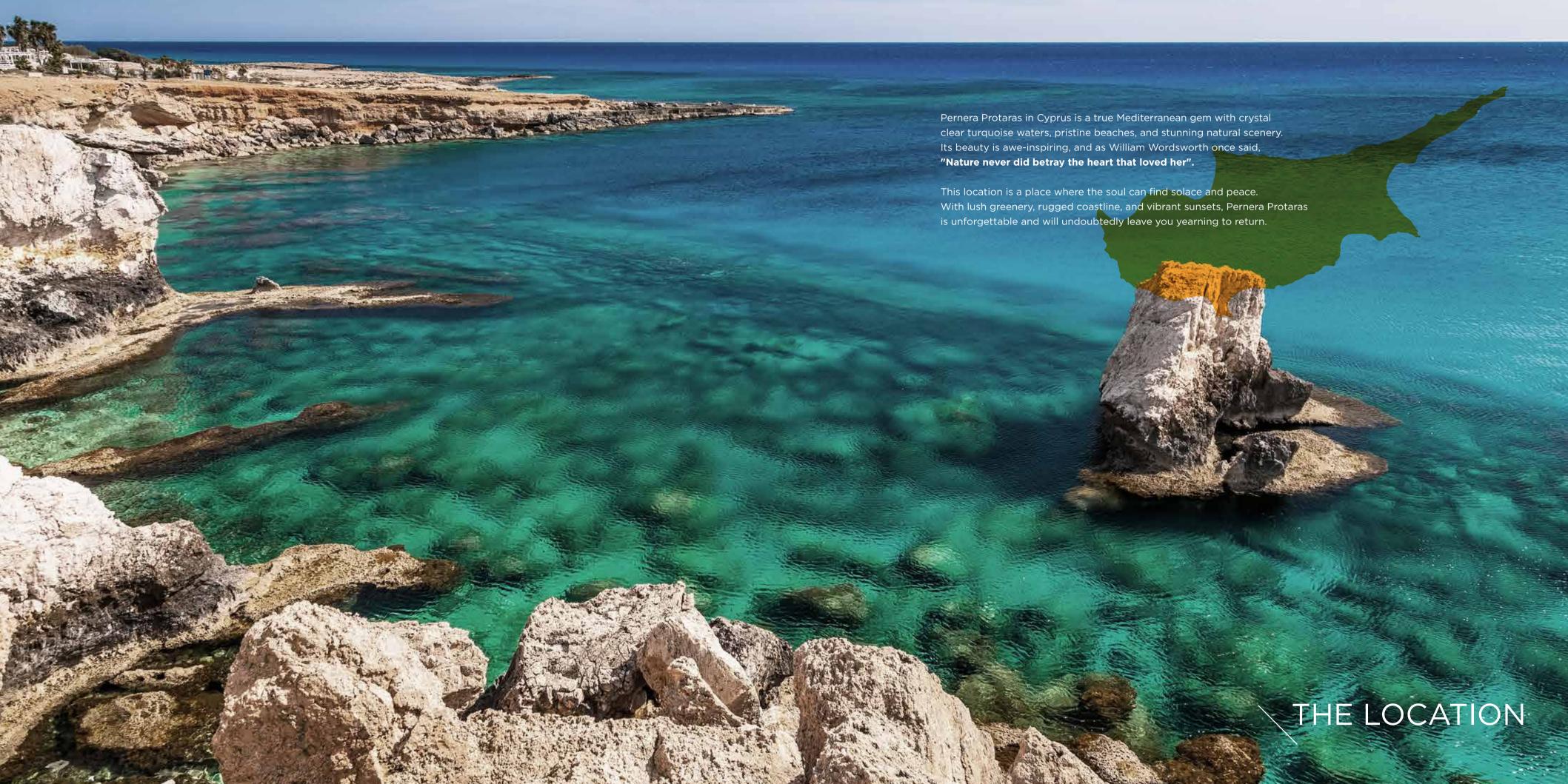


GROUND FLOOR



FIRST FLOOR







GEOGRAPHY

Located in the highly sought-after area of Pernera, between Kapparis and the vibrant tourist hub of Protaras, lies the exquisite Saint Nicholas Villas project. Boasting a central position in Pernera, this development provides direct access to all the attractions of Protaras, including its award-winning blue flag beaches. Additionally, it is just a few minutes away from the bustling town centre of Paralimni, where residents can easily access all the public services and shopping facilities of the Famagusta District.



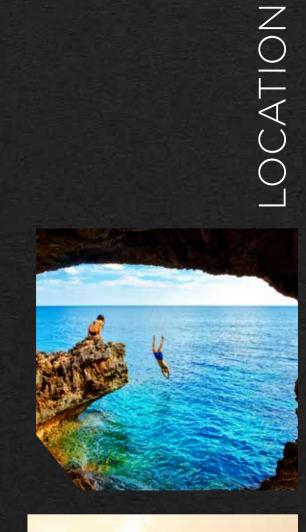






















GIOVANI TENNER TOTAL THE COMPANY

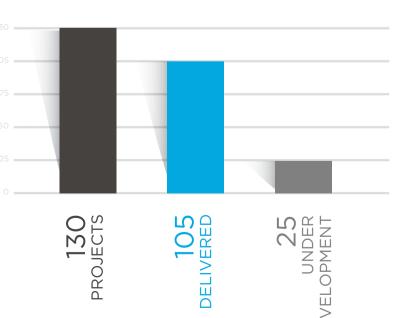
WHO WE ARE

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 STAND-ARDS for Quality, Environment, Health & Safety. This





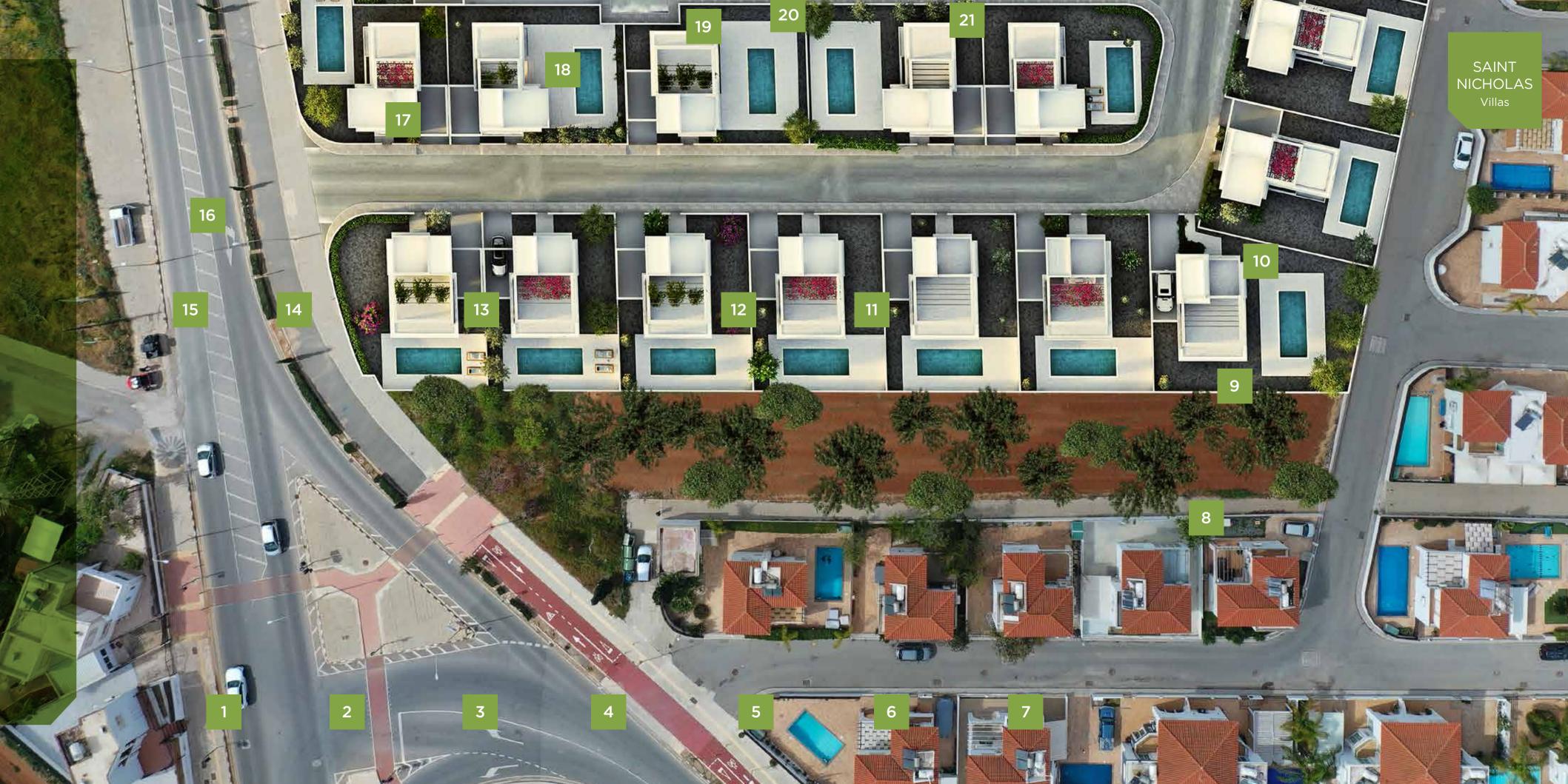
means that we take every precaution to ensure that our construction sites are safe for our workers and our clients. We believe that quality and safety should never be compromised, and we hold ourselves to the highest standards.

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 Giovani 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



TOP 4 MILLION
TO-LET VISITORS IN 2022



20,231

NUMBER OF TOURIST

ACCOMMODATION KEYS

INCLUDING LISTED

& NON LISTED



,231 LEADING
DE TOURIST RENTAL COMPANY
DATION KEYS IN SOUTH EAST



DING
COMPANY
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RENTAL YIELDS

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