



THE ALASSA  
RESIDENCES

The seduction of eternal blue

A playground for the gods, the Mediterranean's turquoise waters hold a powerful seduction. And when their blue intensity merges with a vision for exclusive living, the result is Thealassa Residences. Located near the prized blue-flag shores of Cyprus' Protaras coast – a region of breath-taking natural beauty – Thealassa Residences combine the elegance of modern architectural design with 21<sup>st</sup> century innovation.

Each five- to six-bedroom villa's interior and exterior details are tastefully crafted to ensure the highest in luxury, comfort and security, while delivering unparalleled views of the azure seascape.

Exclusive privacy is also balanced with easy access to the island's urban centres and International Airport, facilitating a life where work and play blend effortlessly. If you are looking for a holiday home or even a permanent family residence, come and discover Thealassa Residences for yourself, and prepare to be seduced by the endless blue!



## TWO GENERATIONS, ONE MISSION

Inspired to build a values-driven family business, entrepreneurs Andreas and Maria Akathiotis, founded Akathiotis Developers Ltd in 1992. Almost three decades later, the company has maintained the highest professional standards, while delivering high-end beachfront residences and luxury homes in Larnaca, Protaras and Nicosia, while winning industry awards and enduring customer loyalty along the way. Today, with the next generation – Constantinos and Valentini Akathiotis – having joined their parents at the helm, Akathiotis Developers has entered an exciting new era, aiming to surpass its own achievements, while preserving its founders' mission to deliver exclusive residences in premium Cyprus locations, at the most attractive prices.

## STRATEGIC PARTNERSHIPS

Well-aware of how important peace of mind and financial security are to any property investor, Akathiotis Developers is proud to have entered into a strategic partnership with Arch Capital Group Ltd, global leader in specialty insurance and reinsurance solutions. This alliance, together with guaranteed title deeds, has increased our customers' trust, confidence and overall satisfaction in investing in our premium property portfolio. In turn, Arch Capital Group has also benefitted from its partnership with Akathiotis Developers, capitalising on our expertise and solid reputation in the island's residential property development market.

## CUSTOMER- CENTRIC

From a prospective client's first enquiry, to the rewarding moment when they step into their new home, we pride ourselves on the prompt, efficient service we offer at every stage of the purchasing journey. Our transparent, customer-first process assures customers of the value of their investment, while ensuring every high-end residence matches their personal preferences and unique lifestyle. We also provide efficient and reliable post-purchase support, such as pool and garden maintenance and rentals. Ultimately, by blending transparency with outstanding pre- and after-sales care, in addition to flexible payment terms, we are proud to enjoy strong and loyal relations with our client base.

## A THIRST FOR INNOVATION

Having delivered over 700 completed luxury residential properties, each located in the island's finest and most beautiful coastal and inland locations, Akathiotis Developers continues to implement its original vision of delivering modern, stylish homes that exceed the expectations of its high-flying clientele. Looking ahead, as a forward-thinking company that has always embraced innovation, Akathiotis Developers remains committed to bringing the newest technological advances and modern designs to its portfolio of premium properties. Our mission will always remain that of delivering luxury, while materialising the homes of our customers' dreams.

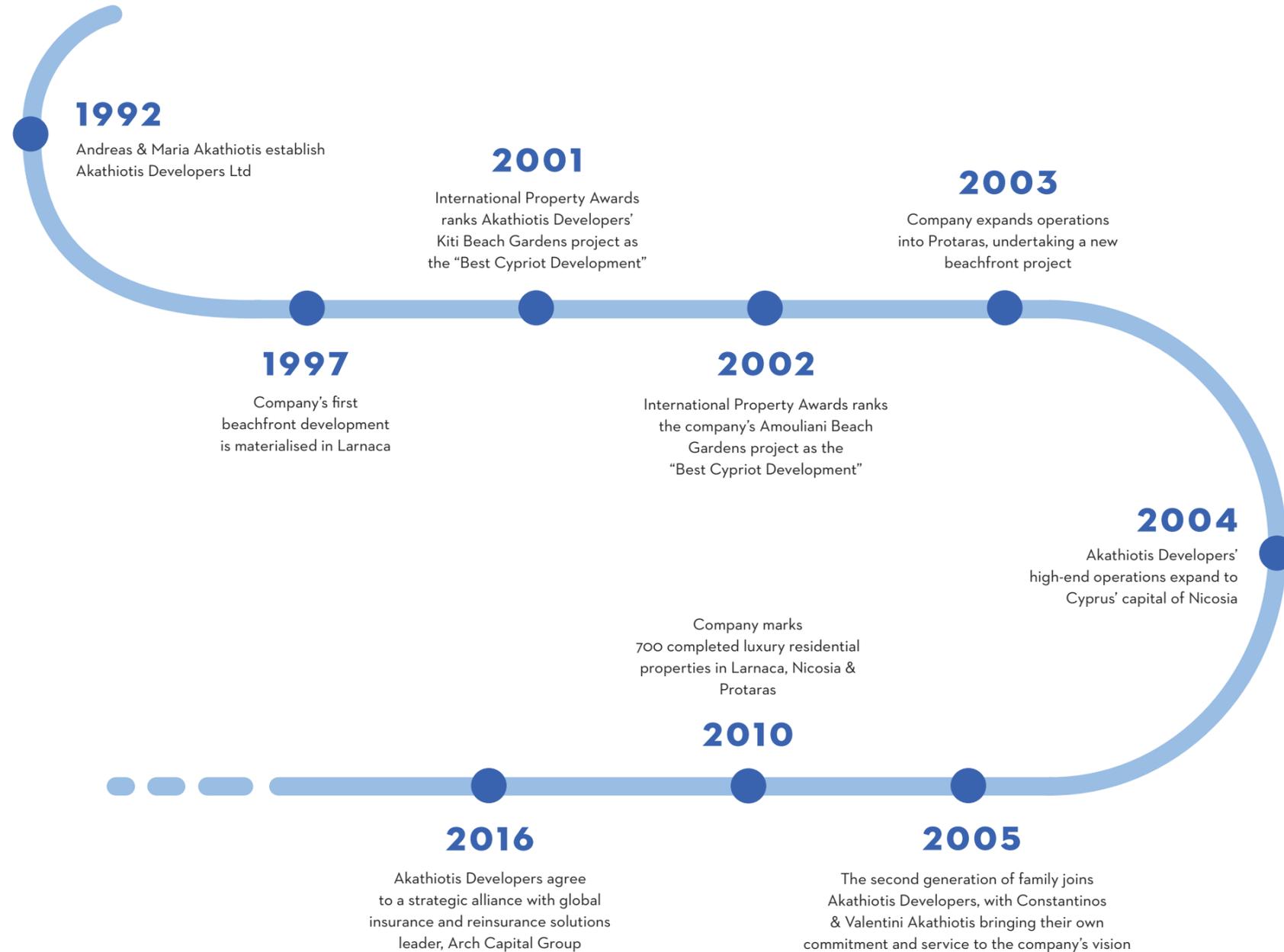
## INDUSTRY EXPERTS

The company has worked hard to generate a wide network of expertise throughout its history, allowing us to consistently deliver developments of outstanding quality, modern and elegant aesthetics and end-to-end technological refinements. With almost 30 years of experience in the construction industry, today Akathiotis Developers enjoys an excellent professional reputation amongst clients and associates alike, as well as solid working relationships with the most skilled contractors. Most importantly, our proven authority and know-how allows us to source the most exceptional, visually impressive and ideally-located properties, whose value to the end-buyer is assured.

*“To identify a prime property means understanding the value of a future development to the ultimate buyer at every level.”*

*Constantinos Akathiotis*

## COMPANY MILESTONES



## CYPRUS: EUROPE'S MEDITERRANEAN JEWEL

### A EUROPEAN GATEWAY

Ease of modern-day travel may have made the world a smaller place, but location is still paramount. Cyprus, at the eastern corner of the Mediterranean has always commanded a key position between East and West, with its history written by civilisations including the Franks, Venetians, Byzantines, Ottomans and British, each adding to the island's rich culture. Today, as an independent republic and European Union member since 2004, the island enjoys an attractive, modern Mediterranean profile, combining world-class hospitality with a high-performing services economy. English is widely spoken, and the island presents an ideal investment opportunity, thanks to its natural beauty, vibrant urban centres and multicultural, business-oriented society. Purchasing premium Cyprus property also offers visa and EU passport opportunities to international investors.

### ALL YEAR PLAY

Cyprus enjoys an average of 340 days of sunshine, and a warm climate that records average temperatures of 13°C and 35°C in winter and summer respectively. It offers high-flying inhabitants an enviable lifestyle, enhanced by world-class golf courses, spa resorts and elite infrastructural projects, such as the upcoming Larnaca and Ayia Napa marinas. "Work hard, play hard" could have easily been coined by the Cypriots, given the fast-pace of country-wide development and short distances between the island's pristine beaches, city leisure spots, inviting wine routes and mountain regions. Investors in the island's property market acquire more than simply an idyllic holiday home or enviable permanent address – they step into a way of life where beauty and leisure, in addition to career prosperity, are optimally facilitated.

### DYNAMIC LIFESTYLE

With a solid infrastructure serving its thriving hospitality and services industries, as well as a highly-skilled labour force, Cyprus presents a dynamic location in which to live, work and play. Healthcare and education standards are extremely high, and the island's transportation connections and city amenities are efficient, modern and continuously upgraded. Such advantages, together with its shared Orthodox cultural connections, are amongst the many reasons Cyprus hosts, in particular, a large and active Russian community, with the island being the third largest foreign investor in the Russian economy.

### THRIVING BUSINESS HUB

Cyprus is a growing international business centre, offering Europe's lowest corporate tax rate of 10%, as well as the commercial and monetary benefit of VAT registration. With its EU-approved, modern tax regime, it offers exemption on dividends, withholding tax and capital gains tax, while benefitting from a wide treaty network and European Union Directives. In addition to the potential for economic growth posed by its natural gas findings, Cyprus also continues to build up its innovation resources and entrepreneurial ecosystem, creating additional dimensions to its pro-business landscape.

### FAMILY-FRIENDLY

Boasting high-performing, multi-lingual private schools in every city, while also fostering a family-oriented local culture with virtually non-existent crime, the island also provides excellent resources for those considering a permanent move with their children. Cyprus, having preserved its heritage while cultivating a 21<sup>st</sup> century outlook, enjoys a yearly calendar full of religious holidays and traditional festivals that invite all who live on the island to celebrate its changing seasons, enjoy the natural beauties of its diverse landscapes, and benefit from the safe and supported lifestyle that allows families to thrive.



# THEALASSA

## RESIDENCES

### A Mediterranean haven

Alluringly located along Cyprus' stunning South Famagusta coastline, Thealassa Residences are minutes away from the external blue of Protaras' pristine, Blue-Flag beaches. Each of the 12 detached, five-bedroom luxury villas is a sanctuary for those seeking a holiday home or a permanent family residence. Here, the serenity of nature blends with exclusive privacy, so you can rise and retire to the sound of the waves, knowing that urban amenities – from excellent private schools, to sophisticated nightlife – are a short drive away. Those travelling frequently for business or pleasure equally benefit from Thealassa's convenient proximity to Larnaca's International Airport.

### Tastefully refined

From the moment you pull up in the parking bay, you will begin to savour the elegance of Thealassa Residences' modern architectural design. The details of each tastefully furnished interior – from the imported ceramic tiles and marble fittings, to the generous Italian-style kitchens and wood-veneered parquet floors – are executed with precision and style. Space, light and comfort have been prioritised, with properties enjoying grounds between 520 - 880 m<sup>2</sup> as well as a roof garden blessed with unobstructed, 180° sea-views perfect for marking special moments with friends and family or savouring the turquoise seascape by day or under the stars.



### Sophisticated security

Bringing the future into the present, Thealassa Residences come equipped with the Creston Home house automation and IT infrastructure, in keeping with buyers' demanding lifestyles. Centralised lighting exists throughout each property, controllable via iOS or Android smart devices, with the possibility of upgrading to extend control to the blinds, electric curtains, HVAC mechanical equipment and more. All entrances are monitored via the Door Audio Video Intercom System, with additional security provided via intruder and fire alarm detection systems and a state-of-the-art digital CCTV system. Each villa's sound system covers communal areas – including the pool and BBQ area – with the possibility of upgrading to include the bedroom areas.

### Energy-efficient

Each of Thealassa's villas qualifies for an A-class certification for energy efficiency, thanks to its LED lighting fittings, intelligent building controls and robust energy monitoring. Balancing foresight with convenience, all electrical and electronic systems have been designed to meet a property owner's future demands and current needs alike. Features of each property's high-quality construction include a reinforced concrete frame, with external walls of thermal conductivity brick and insulation-damp proofing. Thermal insulation is further enhanced via double-glazed windows. The environment of each Panorama Beachfront Residence villa also remains at the ideal temperature, thanks to VRF air conditioning and heating and centralised underfloor heating.

### A home for every occasion

Thealassa Residences were designed for you to enjoy Cyprus' beautiful climate to the full, in every season. Each property boasts a sculpted patio, BBQ and garden area, as well as an exquisitely-finished, vanishing-edge swimming pool, elevating all the senses. Pool depth ranges from 1.00 - 1.40 m, with built-in steps at the shallow end, and the option of adding an automated electrical cover and heating. For an additional outdoor leisure element, provision exists for the installation of a Jacuzzi. For days when it's cosier to stay indoors, provision also exists for a home theatre system, to enjoy entertainment while retaining maximum comfort.



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**Andreas Akathiotis**

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## KEY FEATURES

- Private covered parking area
- Modern stylised floor finishes
- False ceilings
- Expandable fitted wardrobes
- Italian-style kitchen with neolith worktop
- Pressurised water systems
- Roof garden
- Centralised lighting system
- Expandable centralised sound system
- IT/server room and Wi-Fi access points
- Extensive intruder & fire alarm systems
- Remote controlled private access
- A-class energy efficiency
- Reinforced concrete structure
- VRF central air-conditioning systems
- Central heating
- Underfloor heating
- Thermal insulated external walls
- Double-glazed windows
- Stainless steel solar heater
- Landscaped gardens
- Automatic irrigation system
- Infinity pool
- BBQ area
- Provision for Jacuzzi
- Provision for home theatre



**6 KM**  
from Protaras centre



**65 KM**  
from Larnaca  
International Airport



**200 M**  
from the beach



**5**  
detached villas



**5**  
bedrooms



**5**  
bathrooms



**520-880 M<sup>2</sup>**



**180°**  
sea views

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# TYPE

# A

Property No.	Plot area m <sup>2</sup>	Number of bedrooms	Number of bathrooms	Covered area m <sup>2</sup>
1	635	5	5	333
2	522	5	5	333



## GROUND FLOOR



## FIRST FLOOR



# TYPE B

Property No.	Plot area m <sup>2</sup>	Number of bedrooms	Number of bathrooms	Covered area m <sup>2</sup>
3	617	5	5	422



GROUND FLOOR



FIRST FLOOR



TYPE

C

Property No.	Plot area m <sup>2</sup>	Number of bedrooms	Number of bathrooms	Covered area m <sup>2</sup>
4	779	5	5	433
5	879	5	5	433



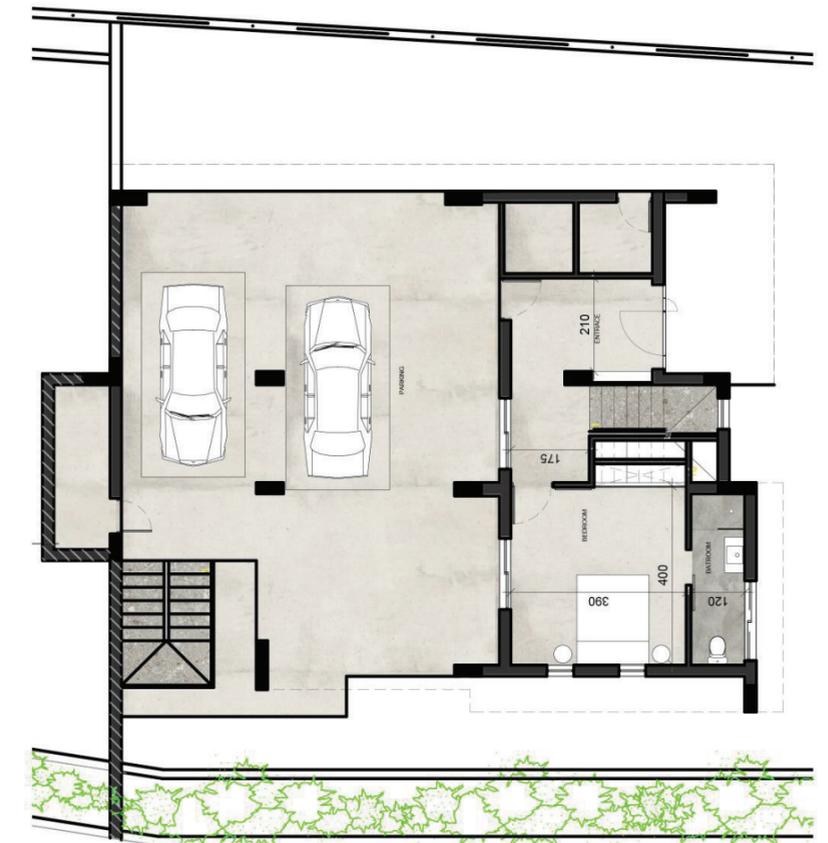
GROUND FLOOR



FIRST FLOOR



BASEMENT







*“In an age of fierce competition, we value our customers’ ongoing trust in our ability to offer premium residential properties at the high quality level of overseas markets.”*

**Valentini Akathiotou**

While the information presented in this brochure was accurate at the time of publication, it is intended as a guide to prospective purchasers and does not, in any way, form or constitute a contract. Akathiotis Developers Ltd reserves the right to vary the details presented here, should town planning requirements and/or regulations necessitate doing so. Floor-plan dimensions are substantially correct, with exact figures to be calculated according to final building authorities’ approval. All measurements are in square metres. “Covered Area” includes verandas and covered parking areas.



**AKATHIOTIS**  
DEVELOPERS

Making everyday living exceptional

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