

**SWEET  
HOME  
ESTATES**

# Elite Pearl

Residences | Protaras | Cyprus



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Heaven is a  
little closer  
in a home by  
the beach.











# Cyprus

Three hours from Russia, one hour from Cairo and twenty minutes from Beirut, the island of Cyprus is Europe's easternmost meeting point with Asia and Africa.

As member of the European Union since 2004, the country of Cyprus is on the one hand modern, offering the comforts of a western lifestyle and facilitated technological, banking and business services, yet its geography on the other hand keeps it in harmony with the Middle Eastern sense of culture and tradition, thus maintaining its eastern soul.

So moments away from their original homes, oncoming residents find their second home, with three thriving cities, breathtaking sceneries of countryside, the snowy Troodos Mountains and exceptional beaches rated amongst Europe's top.

## Project Map

-  FISHING HARBOUR
-  YACHT MARINA
-  WATERWORLD WATERPARK
-  ATHLETIC CENTER
-  SPORTS FIELD
-  GOLF COURSE



Europe **Cyprus Investment Programme**



Acquiring Cypriot Citizenship & Immigration Permit

On account of Cyprus' ideal geographical positioning between three continents, the Cyprus government has found it opportune to motivate high net worth third country nationals into purchasing residences and thus increase foreign investment on the Island.

In line with the above policy, it has introduced two schemes for granting foreign investors either Cyprus Citizenships or Immigration Permits.

Immigration Permit

Foreign Investors who Purchase residential real estate for a total market value of at least €300,000 (+VAT) are eligible for acquiring an Immigration Permit for Cyprus subject to certain financial criteria and other simple conditions.

Immigration Permits are also granted to the investor's spouse, children and adult dependent children.

Cyprus Citizenship

Foreign Investors can obtain the Cyprus citizenship provided they make an investment in real estate of at least €2,000,000 subject to certain other simple conditions.

Cyprus Citizenship is also granted to the investor's spouse, children and adult dependent children. Parents also can be included provided they purchase a property with value at least €500,000.

The investor acquires a Cyprus Passport with the full rights of an EU citizen

For more information visit our website [www.sweethomeestates.com](http://www.sweethomeestates.com) or call (+357) 77772027

# About us

Sweet Home Estates

Sweet Home Estates is a well-established and professionally qualified Real Estate Company based in Paralimni. Our company has an international presence through its overseas network of associates in the UK, Lebanon, Egypt, Russia & Ukraine. With over 25 years of combined experience in the industry you can be sure that all needs are met by experienced and qualified staff.

In addition to traditional Estate Agency Services (Sales and Rentals), our services include expert Valuations, Holiday Lets with Property Management, Project Management, Construction and Renovation and last but not least state of the art Real Estate Development.

Considering the increasing demand for Cyprus property by Non-European investors and the government's encouragement of such investment by facilitating the issuance of Immigration Permits & Cypriot (EU) Citizenships to such investors, Sweet Home Estates has for several years offered a specialized service by handling all aspects of property purchase and permanent residence permits / Passports, with a 100% successful track record.





Life is better at the beach.



## Real Estate Development & Project Management

During the past 15 years we have worked in collaboration with some of the industry's leading property developers, we have exclusively project managed a number of developments mostly on the south east coast, besides others in the Nicosia and Paphos districts.

Our broad range of project management skills, responsibilities and services covers consultancy on planning and development process, property and portfolio management, real estate consultancy, viability and feasibility studies, project finance and construction management.

Moreover we undertake the entire process from exclusive sales of the development, organizing and overseeing the construction stages, right through to the final phases of completion, hand over and delivering the final title deeds to purchasers.

In the last couple of years, we have taken under our Management 10 Projects in Aya Napa, Protaras, Kapparis and Aya Triada, varying from 5 to 25 houses and totaling approximately 100 units.



## Protaras: Family Holiday Resort

Elite Pearl thus offers a special combination of action and calm by being moments from the heart of Protaras without physically living there. Needless to say the Protaras tourist resort has become one of the most popular destinations in Cyprus in recent years, offering a variety of entertainment to visitors of all ages, mainly geared around families seeking a sun-filled beach holiday. Besides quality hotels, the resort boasts numerous luxury rental villas and apartments, located throughout, in proximity to the restaurants, charming local taverns, bars, cafes, amusement arcades, playgrounds, event hosting facilities, etc...

### Elite Pearl Residences

Elite Pearl has an inspired contemporary architectural design that functions in an extraordinary way, whereby the interior connects directly with outside space and nature. Open space along with functional layouts and large green plots interlacing with the surrounding landscape of the hills create a new class of absolutely "Elite" living in Protaras.

Elite Pearl's design philosophy is set to deliver luxury to its occupants without compromising their natural well-being. The residence's orientation, use of daylight, ventilation, shading, insulation and use of solar energy are all in perfect harmony with the concepts of sustainable development.

Elite Pearl consist of 13 detached villas. Elite Pearl introduce a new fresh design philosophy following a natural evolving of the design success of our recent projects. Each Villa boasts a unique contemporary design and layout offering one of the best available options for sale in the market today. A Prime location on Protaras coastline with lovely views across the Mediterranean.





# Energy Efficiency

- Tiled Vanishing Edge Swimming Pool \*
- Outside Pool Shower
- Barbecue Area by The Pool
- Covered Car Garage
- Spacious Tiled Covered and Uncovered Terraces on Ground Floor
- Roof Garden with Covered Pergolas\*
- Energy Efficiency Certificate Category A
- Double Glazed Low Energy Glass Windows In All Areas
- Thermal Insulation Sliding Aluminums on All Windows and Patio Doors
- High Quality Veneered Kitchen Cabinet Doors and Bedroom Wardrobe Doors
- Synthetic White Color Granite Kitchen Top
- Quality Sanitary Wear, Mixers
- Ceramic Flooring in All Areas
- Marble Staircase
- Pressurized Water System
- Provision For Tv Satellite, Wireless Security System and Structure Cabling
- Provision For Photovoltaic System

\*optional at an extra cost



## Luxury Finishes Quality Specifications

VILLA 02-  
TYPE A  
Plot 547m<sup>2</sup>

VILLA 03-  
TYPE A  
Plot 499m<sup>2</sup>

VILLA 04-  
TYPE F  
Plot 655m<sup>2</sup>

VILLA 05-  
TYPE F  
Plot 668m<sup>2</sup>

VILLA 06-  
TYPE B  
Plot 631m<sup>2</sup>

VILLA 07-  
TYPE B  
Plot 640m<sup>2</sup>

VILLA 08-  
TYPE A  
Plot 567m<sup>2</sup>

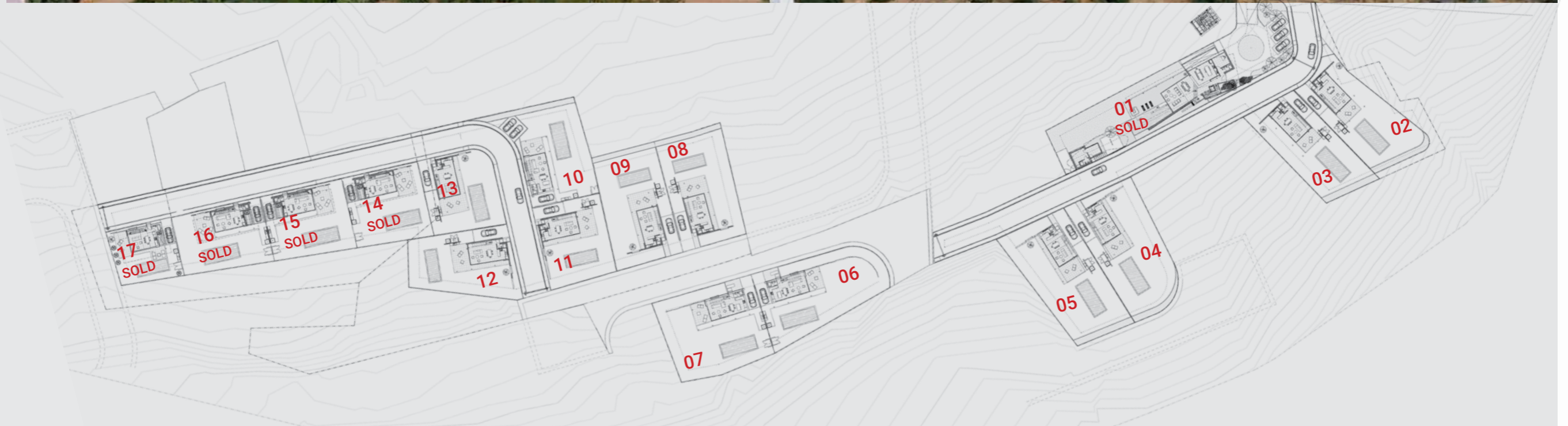
VILLA 09-  
TYPE A  
Plot 571m<sup>2</sup>

VILLA 10-  
TYPE B  
Plot 542m<sup>2</sup>

VILLA 11-  
TYPE A  
Plot 421m<sup>2</sup>

VILLA 12-  
TYPE A  
Plot 421m<sup>2</sup>

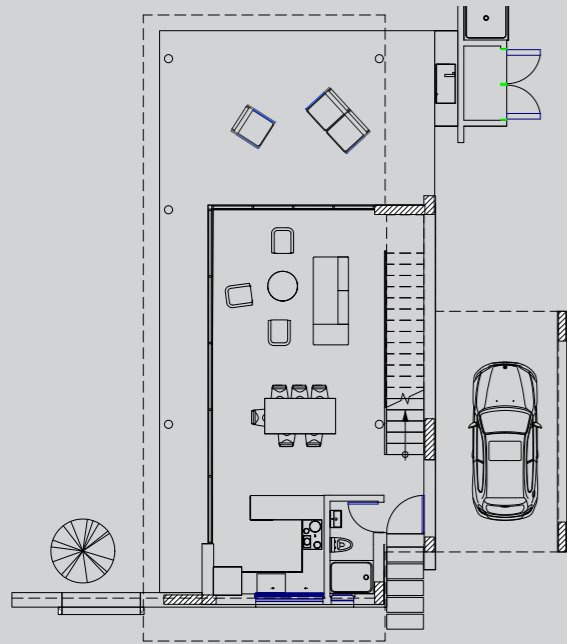
VILLA 13-  
TYPE A  
Plot 422m<sup>2</sup>



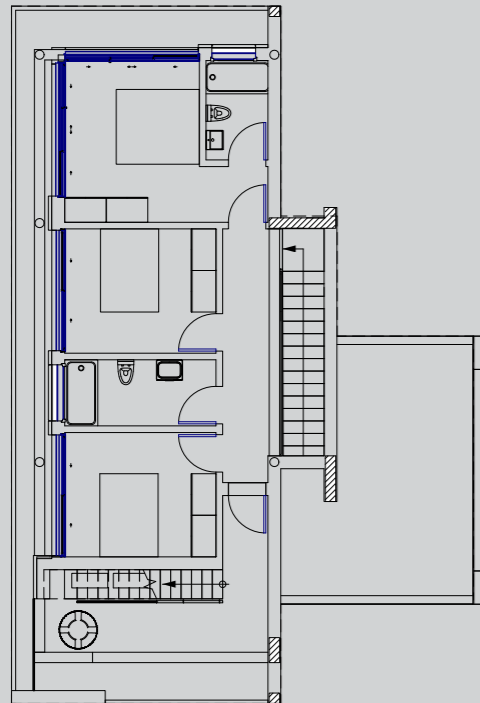
**VILLA TYPE A**  
02 | 03 | 08 | 09 | 11 | 12 | 13

Beds 3  
Baths 3  
Internal Area 127m<sup>2</sup>  
Cov'd Veranda/Parking 18m<sup>2</sup>  
Parking 23m<sup>2</sup>  
Total Covered Area 168m<sup>2</sup>  
Roof Garden 27m<sup>2</sup>

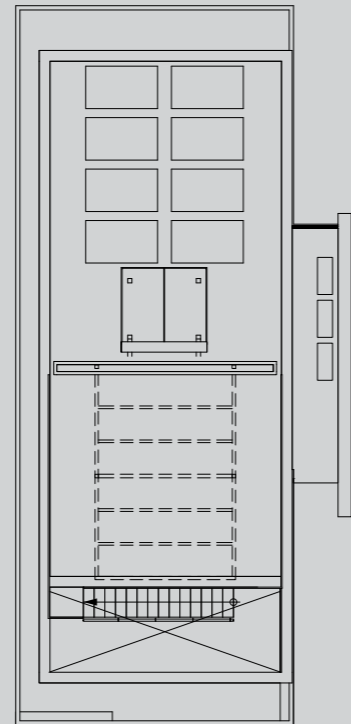
Ground Floor | Type A



First Floor | Type A



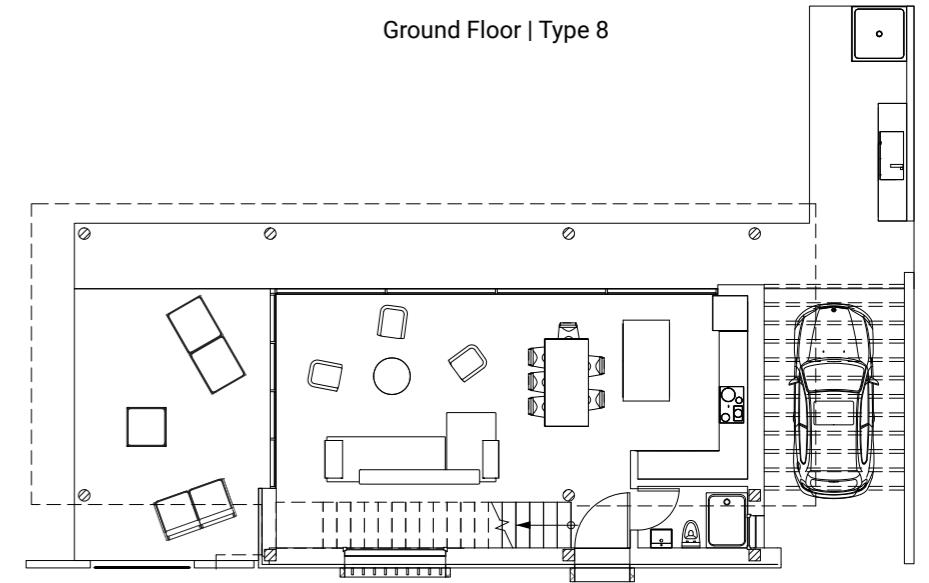
Roof Plan | Type A



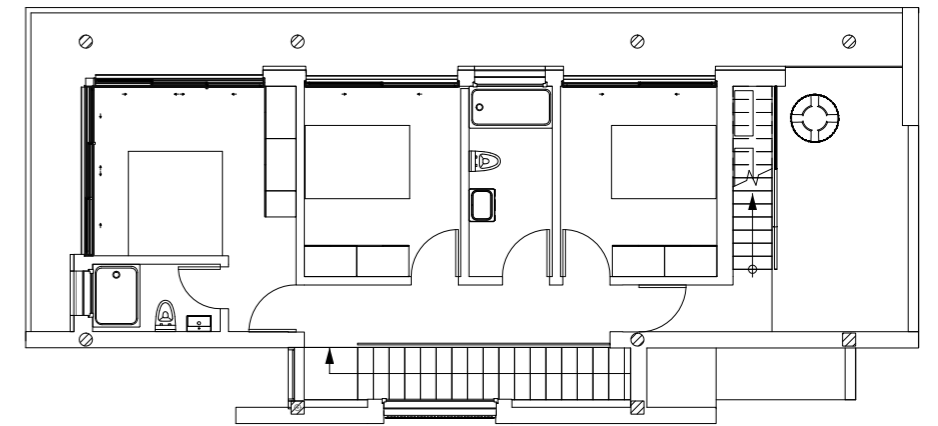
**VILLA TYPE B**  
06 | 07 | 10

Beds 3  
Baths 3  
Internal Area 127m<sup>2</sup>  
Cov'd Veranda/Parking 18m<sup>2</sup>  
Parking 23m<sup>2</sup>  
Total Covered Area 168m<sup>2</sup>  
Roof Garden 27m<sup>2</sup>

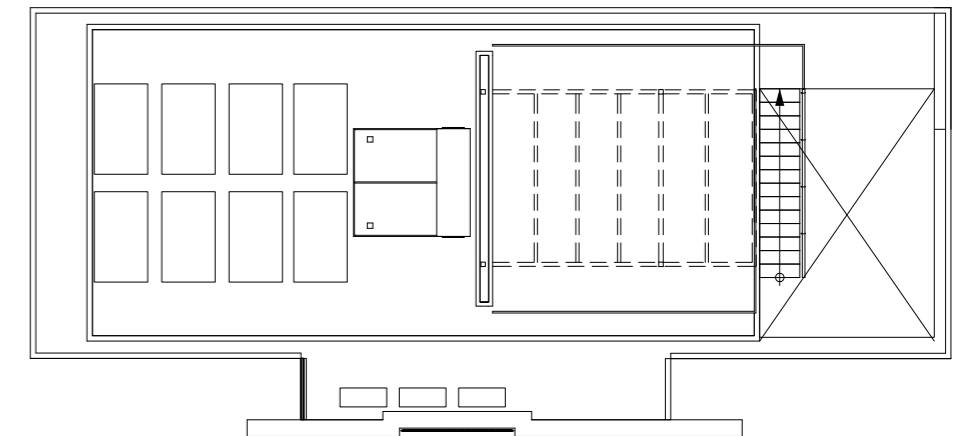
Ground Floor | Type 8



First Floor | Type B



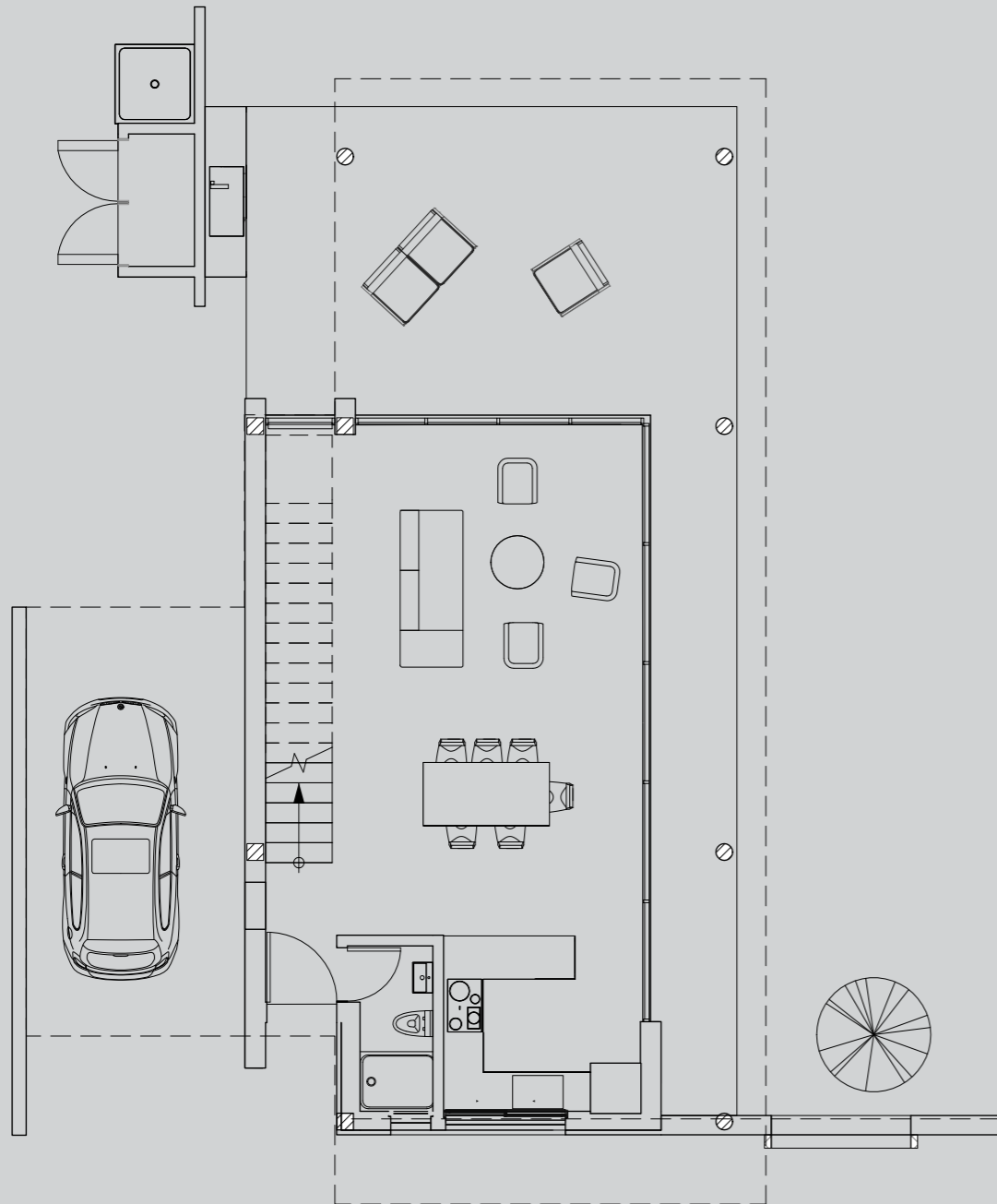
Roof Plan | Type B



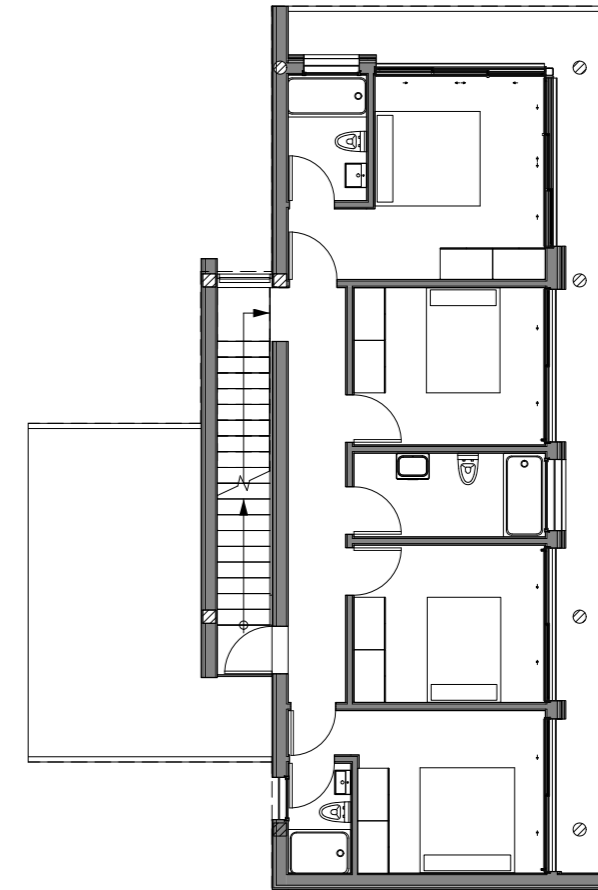
**VILLA TYPE F**  
**04 | 05**

Beds 4  
Baths 4  
Internal Area 151m<sup>2</sup>  
Cov'd Veranda/Parking 18m<sup>2</sup>  
Parking 23m<sup>2</sup>  
Total Covered Area 192m<sup>2</sup>  
Roof Garden 27m<sup>2</sup>

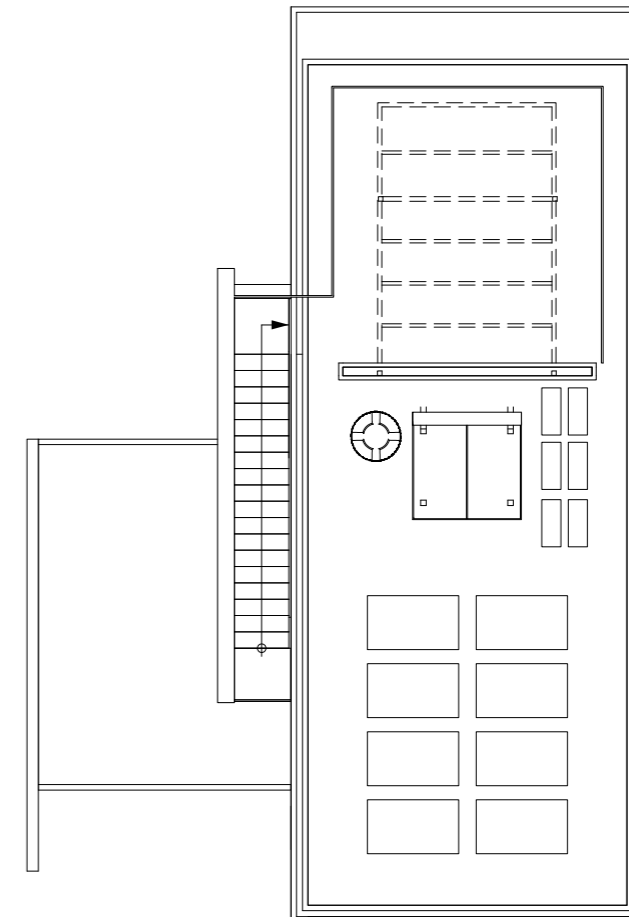
Ground Floor



First Floor



Roof Plan



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