

|| I am delighted to introduce Paralimni Marina, an exciting new marina and waterfront development located on the east coast of Cyprus in the beautiful region of Ammochostos (Famagusta). Great care and attention has been given to the architectural design and landscaping in order to create a development of character that will provide enjoyable living and become a destination of choice. I think you will agree that Paralimni Marina will set a new benchmark for waterfront living and marina services. ||

Anthoulis Kountouris, CEO Paralimni Marina







CYPRUS

Cyprus is located in the northeast corner of the Mediterranean, at the historical crossroads of Europe, Asia and Africa. The island lies 71 km south of Turkey, 105 km west of Syria, and some 800 km east of Greece. Measuring 240 km by 100 km, Cyprus is the third largest island in the Mediterranean Sea (after Sicily and Sardinia).

The island has an incredibly varied terrain, with the snow-capped Olympos mountain, natural forests, a central plain and a combination of cliffs, caves and sandy beaches along its coastline. Boasting 648 km of coast, and an enviable year-round climate. Cyprus is considered a world class holiday and property destination.

PARALIMNI

The tourist resort of Protaras in the popular holiday town of Paralimni boasts sparkling crystal waters, while powdery, golden sands are one of the defining features of the Ammochostos (Famagusta) region. The scenic landscape is dotted by quaint windmills and from its mineral-rich earth some of the island's finest and tastiest fresh produce is grown including juicy watermelons, strawberries and the delicious and versatile Cyprus potato, all bursting with flavour!

One of the main attractions of the area is the Natural Forest Park of Cape Greco with its cliffs, caves and coves. Aside from its breath-taking views, the park is ideal for swimming, diving, boat trips, walking and cycling, all in beautiful natural surroundings.

The district hosts some of the main holiday resorts and the once-tiny villages have seen their popularity and boundaries expand into bustling resorts that continue to attract visitors in their droves. The stunning coast of the region are further enhanced by its famous, vibrant nightlife, variety of tourist accommodation, idyllic fishing harbours, medieval churches, and picturesque, traditional villages. Together, they offer the perfect recipe for a fantastic holiday home or holiday destination.

PARALIMNI MARINA

Lifestyle habitat

The Paralimni Marina will have a character of its own focused around a new state of the art 300 berth marina that is set against natural surroundings and the backdrop of the open sea beyond. Carefully considered architecture and landscaping will deliver an appealing and relaxing waterfront environment that is connected to its surroundings by the beautiful coastal path. The main feature of the waterfront will be the promenade and a blend of carefully selected retail shops, cafés, bars and restaurants.

The architectural form and function will create an intimate relationship with the waterfront whilst respecting the beauty of the natural environment and a landscape scheme that provides a sense of space and identity. This will be achieved through the careful selection of materials and adoption of an architectural style befitting this exceptional and prominent location.

The residential quarter of the development will be a mix of waterfront apartments and a number of exclusive villas. Attention to detail will set Paralimni Marina apart and all the properties will enjoy open vistas and the benefits of a waterfront lifestyle and marina living.



- 1. Marina
- 2. Promenade
- 3. Entrance
- 4. Marina Apartments
- 5. Villa
- 6. Coastal Park
- 7. Breakwater
- 8. Marina Operations & Yacht Club
- 9. Podium
- 10. Existing Pemera Harbour





LIVE

The luxury waterfront apartments and residences have been carefully designed to take advantage of the open views and sea vistas, using quality materials and finishes reflecting the identity of a world class marina destination.

PODIUM

Raised above the public promenade the landscaped podium offers residents an exclusive area in which to relax and socialise. From the podium residents have direct access to private members lounges, bars and restaurants together with gym, health club and a stunning swimming pool offering panoramic views of the surrounding coastline.

MARINA

Seamlessly integrated with its surroundings the 300 berth marina will offer boat owners and visiting yachtsmen safe and secure berthing with access to power, water, WiFi, fuel, waste disposal, together with modern marina facilities and services.

YACHT CLUB

The marina Yacht Club offers an added dimension for boat owners, families and crew. Well-appointed facilities, function space and accommodation suites exclusive to customers are accompanied by a friendly professional service resulting in a luxurious overnight stay.









OVERVIEW

SEA VIEW ACCOMMODATION

- 106 Apartments
- 7 Penthouses
- 10 Duplex Penthouses
- 4 Garden Villas

NAUTICAL

- 300 Berths
- Electricity, water, waste disposal & WiFi
- Fuel Berth
- Modern Welfare Facilities
- Concierge Service
- Boat Owner & Crew Lounge
- Dedicated Marina & Yacht Club Building
- Slipway
- Marine Retail
- Police, Customs & Immigration Services

COMMERCIAL COMPLEX

- Landscaped Public Space & Promenade
- Waterfront Bars, Cafes & Restaurants
- Boutique Food & Retail
- Health Club, Spa & Gym
- Residents Lounges & Podium Gardens
- Function Rooms & Lounges
- Beach & Kids Clubs
- Coastal Park
- Walking access to Protaras sandy beaches

Paralimni Marina will be a port of entry to the Republic of Cyprus.



|| Water is a defining force that fundamentally shapes the character of each place...
It is a feature to be honoured and celebrated
- not to be treated merely as cosmetic
or as just a commodity. ||

The Urban Waterfront Manifesto

Masterplan Architecture and Design
HARPER DOWNIE CREATIVE ARCHITECTURE

Local Architects
KYTHREOTIS ARCHITECTS

Marina Designers
MARINA PROJECTS LTD

Landscape Architects
CAMLINS

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