RIVIERA
RESIDENCES
BY CAP ST GEORGES HOTEL & RESORT

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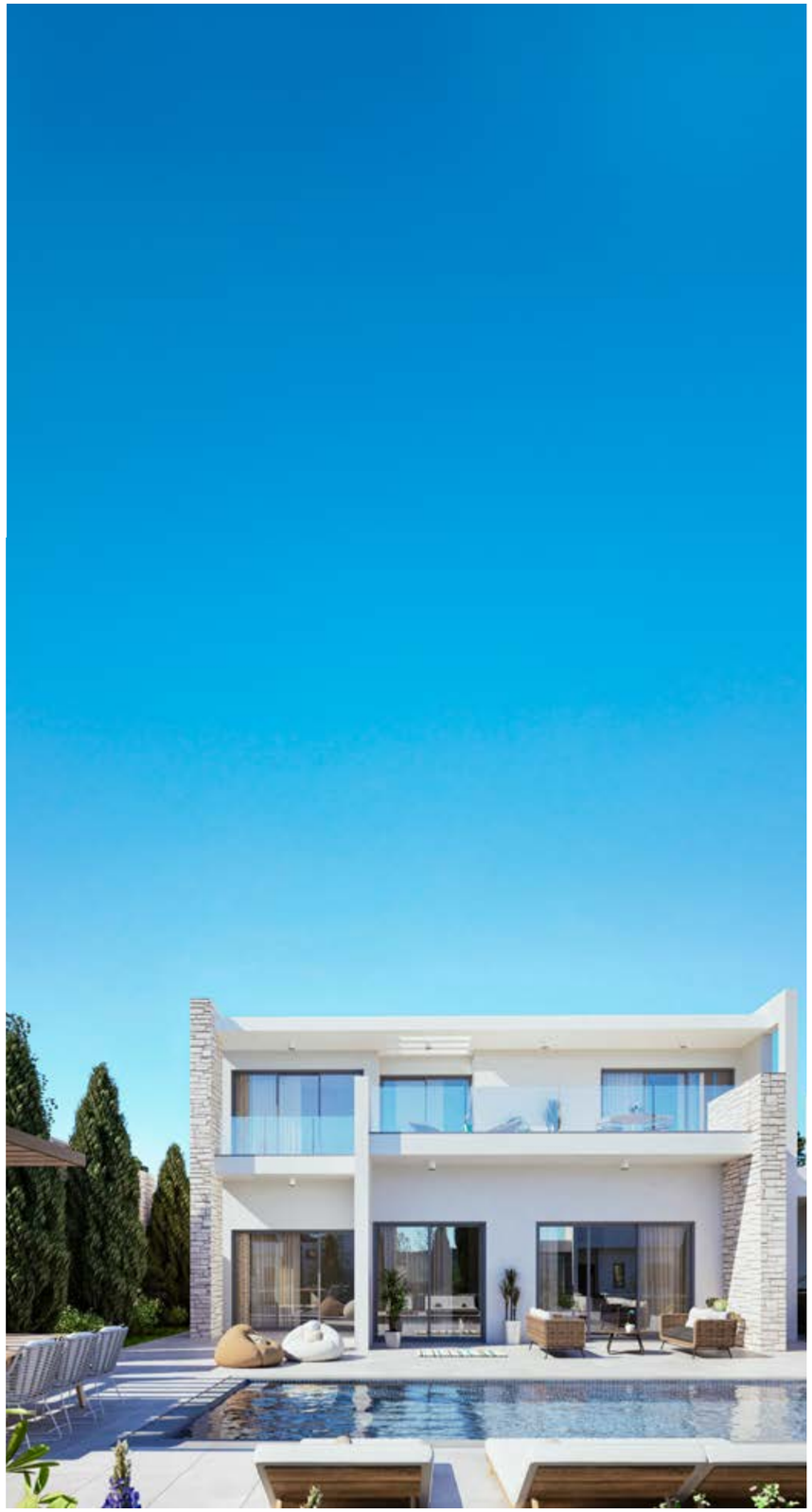
Welcome to Riviera Residences, where luxury meets nature in one of the Mediterranean's most exclusive settings.



Riviera Residences is a private collection of 16 luxury villas in one of Cyprus' most breathtaking coastal locations. Designed for those who seek refined living in a natural paradise, this exclusive gated community offers unparalleled privacy, panoramic views, a harmonious balance of tranquility and adventure, and effortless access to world-class amenities.

Each villa is a masterpiece of modern architecture and timeless elegance, featuring open-plan spaces, expansive glass doors, and seamless indoor-outdoor living. Thoughtfully designed interiors blend sophisticated materials with contemporary comfort, creating a home that is both luxurious and welcoming.

Located just moments from Cap St Georges Hotel & Resort, residents have the best of both worlds—seclusion when desired, and access to luxury when needed.

A LIFESTYLE CRAFTED FOR THOSE WHO SEEK THE EXTRAORDINARY.

A PERFECT BLEND OF MODERN DESIGN AND THE SERENITY OF NATURE.

Breathtaking Sea Views
Sweeping panoramas of the Mediterranean.

Exclusive Neighbourhood
Designed for privacy while fostering a sense of community.

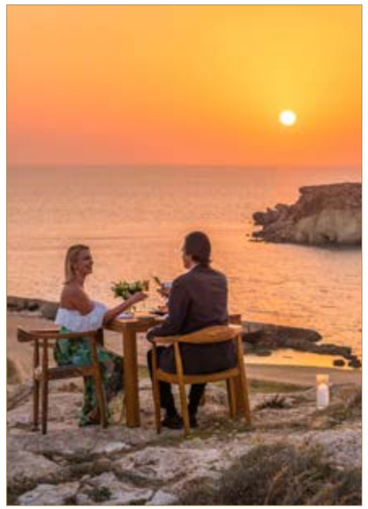
Proximity to Excellence
Just moments from the exclusive amenities at Cap St Georges Hotel & Resort.

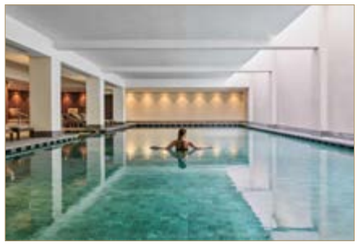
Gated Community
Secure access with 24/7 surveillance for a peace of mind.

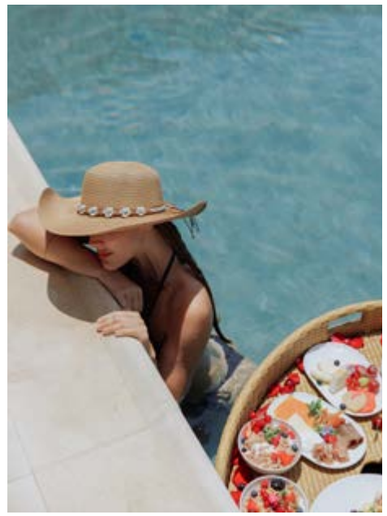
Tailored Luxury
Personalise your villa with bespoke interiors and landscaping.

THE LOCATION

Cap St Georges Hotel & Resort is the largest seafront resort in Cyprus, spanning an impressive 2 km of pristine beachfront. This prestigious development features over 200 luxury villas alongside the iconic five-star hotel, offering an unparalleled blend of exclusivity, comfort, and investment appeal in one of the island's most breathtaking landscapes.







CAP ST GEORGES

HOTEL & RESORT

KORANTINA HOMES

CITY PROJECTS

Riviera Residences is located in one of the most beautiful parts of the island, offering a rare blend of coastal serenity and refined living. Set within one of Cyprus' most unspoiled landscapes between Meletis Forest and clear waters of White River Beach, this exclusive community provides privacy, breathtaking sea views, and effortless access to the island's most sought-after destinations.

Within minutes, residents can explore variety of restaurants, stylish bars, supermarkets, pharmacies, medical centre, vibrant Coral Bay Area and top-tier services.

Families benefit from TLC Private School, while leisure activities include horseback riding at George's Ranch, wildlife encounters at Paphos Zoo, visiting the future waterpark and sports facilities at Cap St George, exploring the charming Port of Saint George, and much more. The beautiful beach is just minutes away, perfect for a relaxing day by the sea.

For those drawn to nature and adventure, Riviera Residences is surrounded by extraordinary landscapes. Stroll along the untouched sands of White River Beach, scuba dive at stunning Sea Caves, hike through Avakas Gorge, or cycle the scenic trails of Akamas National Park.

Conveniently located within a quick drive to Paphos' Old Town, cultural landmarks, and the international airport, Riviera Residences is not just a place to live—it's a gateway to the finest coastal lifestyle Cyprus has to offer.

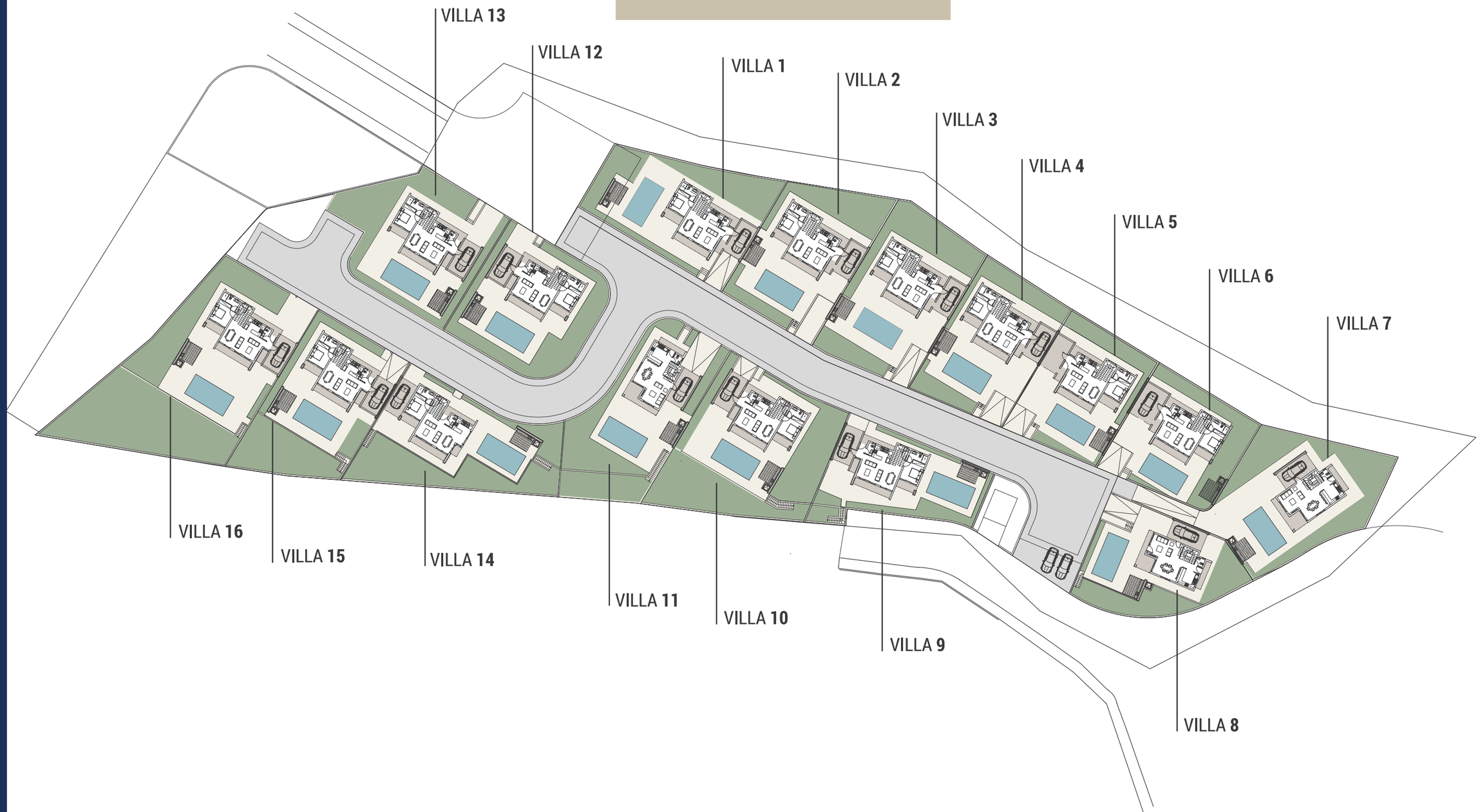
STEP INSIDE

Our villas are available in two thoughtfully designed layouts, each offering spacious, flexible living areas. Enjoy private gardens, swimming pools, expansive terraces, and dedicated parking—all designed for comfort, elegance, and functionality. With efficient layouts that maximise space while ensuring privacy, every villa is a perfect balance of sophisticated design and effortless living.

FLOOR PLANS

RIVIERA RESIDENCES

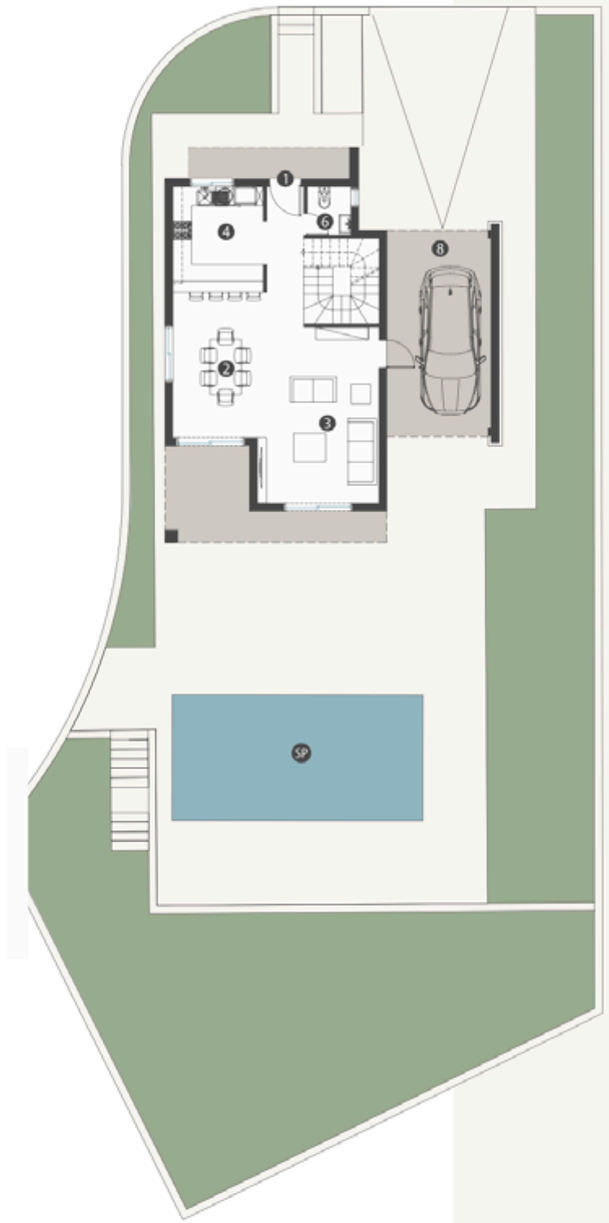
MASTERPLAN



RIVIERA RESIDENCES

VILLAS No. 7 - 8 | 11

GROUND FLOOR



FIRST FLOOR

1 Entrance
2 Dining Area
3 Living Area
4 Kitchen
5 Bedroom
6 Guest Toilet
7 Shower
8 Parking

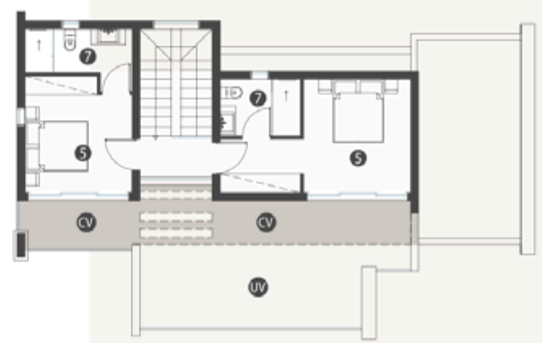
SP Swimming Pool
CV Covered Veranda
UV Uncovered Veranda

RIVIERA RESIDENCES

VILLAS No. 1 - 6 | 9 - 10 | 12 - 16

GROUND FLOOR

FIRST FLOOR



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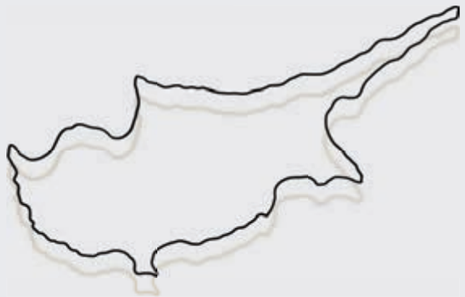
Why Cyprus



Cyprus fact file

Location: Southern Europe
Capital City: Nicosia
EU Member: Since 2004
Time Zone: GMT +2
Language: Greek, English (widely spoken)
Climate: Mediterranean, mean temperature 23 C°
Population: 1,251,488
Currency: Euro (EUR)

QUALITY OF LIFE

- One of the best climates worldwide
- Top 5 safest countries in the world
- Top 4 best retirement destinations globally
- Most Blue Flag beaches per capita in the EU
- Clean environment with low pollution levels
- English is widely spoken
- Excellent education system
- First-class healthcare services
- Hospitable and friendly people

POSITIVE ECONOMIC OUTLOOK

- Robust GDP growth
- One of the fastest-growing EU economies
- Positive macroeconomic forecasts
- Great investment opportunities

ATTRACTIVE TAX REGIME

- One of the lowest corporate tax rates in the EU at 12.5%
- An attractive Double Tax Treaty Network covering more than 60 countries
- Access to all EU Tax Directives
- Dividend income exemption under relaxed conditions
- Attractive personal tax regime for international professionals and non-domiciled individuals
- No succession or inheritance taxes
- No immovable property taxes
- One of the most favourable tax systems in the world

ACCESS TO MARKETS

- Full access to European markets
- Access to 40+ EU trade agreements
- Member of the Eurozone since 2008
- Strategic geographic position
- Proximity and easy access to major markets

FRIENDLY BUSINESS & LEGAL ENVIRONMENT

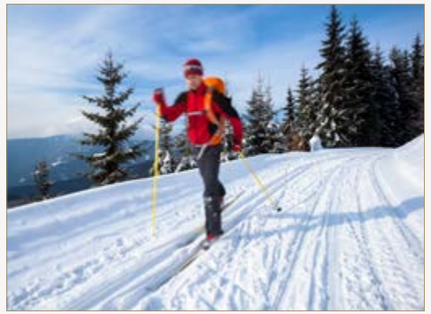
- Strong business support services
- Legal system closely aligned with the English common law
- Frequently updated to meet investors' changing needs
- Strong protection for investment and intellectual property (IP)
- Simple and fast process for establishing a business
- Freehold property ownership
- Immigration benefits through property investment

Exploring Cyprus

Cyprus is famous for its pristine beaches, crystal-clear waters, and picturesque towns and villages. The island's interior is equally stunning, with rugged mountains, rolling hills, and lush forests.

The Troodos Mountains are a popular destination for nature lovers, offering breathtaking views, scenic walks, and opportunities for adventure sports like hiking, skiing, and mountain biking. Cyprus is also rich in history, with ancient ruins and UNESCO World Heritage Sites scattered across the island.

In recent years, Cyprus has become a popular destination for tourists and expatriates. Known for its welcoming people, warm climate, and excellent cuisine, the island has also grown into a key centre for entrepreneurship, supported by its modern infrastructure, strategic location, and attractive tax incentives.



Exploring Paphos

Paphos, located on the southwestern coast of Cyprus, is one of the most sought-after locations in the Mediterranean. The city offers many historical treasures, including the mosaics of the House of Dionysos, the Odeon Theatre, and the Tombs of the Kings.

Paphos is also emerging as a thriving economic hub in Cyprus, attracting local and international investments. The city is quickly becoming a hotspot for remote workers and entrepreneurs, establishing itself as a centre for innovation and growth.

For adventure seekers, Paphos offers a variety of outdoor activities—from scenic hiking trails and diving spots to world-class golf courses.

If you're looking for a destination that offers a perfect blend of history, business opportunities, global connectivity, culture, and natural beauty, Paphos is the ideal choice.

Established in 1990, Korantina Homes has become Cyprus' premier luxury real estate developer, specialising in designing and constructing high-end residential properties and world-class resorts. With over 30 years of experience, we have built a rich portfolio and gained international recognition, with a reputation for exceptional craftsmanship, attention to detail, and bespoke services tailored to our clients' needs.

Our award-winning projects—Cap St Georges Hotel & Resort, Coral Residences, Soho, and Royal Bay—have attracted a distinguished global clientele, including celebrities and international jet-setters. We seamlessly blend high-aesthetic design, premium quality, and an exceptional lifestyle.

We remain committed to delivering exceptional standards in exclusive property and resort development. Thank you for placing your trust in Korantina Homes.

KORANTINA HOMES

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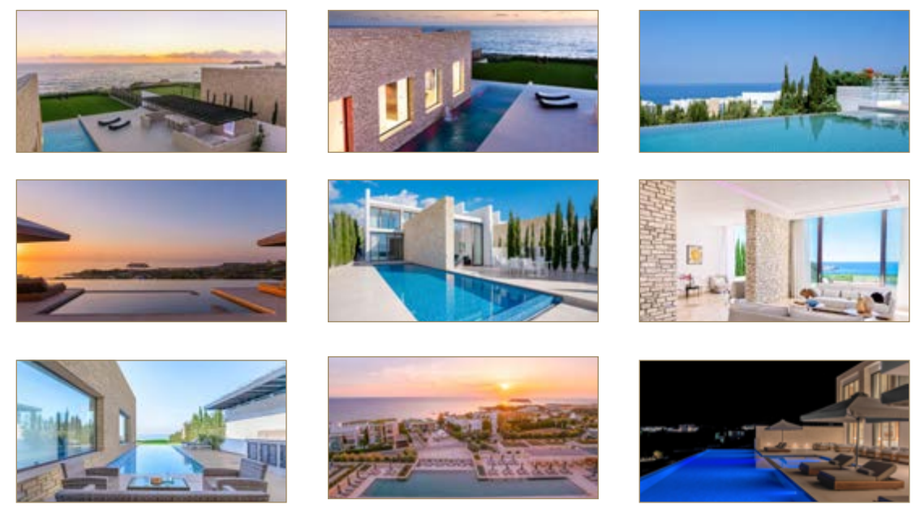

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