





COMMITMENT TO BUILDING EXCELLENCE

GROUP OVERVIEW

PANIKKOS LIVADIOTIS GROUP of Companies is a dominant privately owned property developer in the island of Cyprus and the leading developer in the city of Larnaca. Today Livadiotis Group owns a multi-million asset base comprising Residential, Retail and Commercial properties and is one of the largest land owners in the city.

Established since 1972, our Group is the oldest established group in Larnaca in the sector of property/real estate continuously active since 1972 and still in operation. The wealth of experience and professionalism, the customer service and satisfaction our group offers, guarantee the quality, value for money properties developed. In the Cyprus property market the name "Livadiotis" is an established brand name synonymous with exceptional quality at the right price, security and reliability. Indeed Livadiotis Group has a "Commitment to Excellence" and was registered under the ISO 9000 in 2006.

If it's a holiday home you are seeking under the sun, near the sea and local amenities, Livadiotis Group offers perhaps the finest selection of properties within the city of Larnaca and suburbs. Here at Livadiotis it is furthermore realized that purchasing a property is an important decision for all, whether the intention is for personal use or even for investment purposes, such as buy-to-let. We can assure you that our properties are always developed in privileged locations, with outstanding architectural styles and high quality components, resulting in rewarding investments for any investor and life pleasures for any person who desires to live in the sun.

The Larnaca real estate market offers some of the world's best investment opportunities thanks to strong domestic housing demand, an expanding and attractive private and public project pipeline. With a rapidly growing demand for residential and commercial properties, and the Larnaca ambitious programs for a new marina with space for 1000 yachts, the new international airport expansion, the first English University which opened in 2012, the regeneration of the old airport area into a commercial business hub and other large infrastructure projects planned within the next 5 years, Larnaca offers now one of the best investment opportunities. With four decades of real estate developments expertise in Cyprus, Livadiotis Group now offers you some of the Cyprus finest selection of residential and commercial properties to help you take advantage of the sound investment climate in the region.

BODYLINE

ΑΔΥΝΑΤΙΣΜΑ

PANIKKOS LIVADIOTIS GROUP

PROPERTY DEVELOPERS

PANIKKOS
LIVADIOTIS
DEVELOPERS

最可靠最值得信赖的开发商
公司的承诺，确保中国投资者
和购房者获得永久居留权，
以最合理的价格，
出售最有投资价值的房产。
保证最合理的房产，最短的时间内获得永久居留卡，
第一时间拿到房产证，提供最好售后服务。
豪华别墅，花园只有两分钟车程，市中心的家半个人
公园，绿城优美海景超豪华私人泳池。

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CHRYSLER
Lexus
Mercedes

E-Class saloon
από €
242.000





MISSION

LIVADIOTIS GROUP MISSION is to identify the most exclusive land locations in Cyprus and develop the land to its full potential for residential or commercial purposes by utilizing the group's creativity, experience and technical expertise. In this respect our mission is to serve our customer diligently by meeting their requirement and delivering superior value properties and exquisite service.



OBJECTIVE

Fundamental objective of the Group is the steady development over time, the continuous creation of innovative ideas, offering quality projects, the continuation of reliable and long-standing relationships with clients and to maintain the confidence and consistency which Livadiotis Group has developed within the Cyprus market.



QUALITY POLICY

We are dedicated to deliver quality products for our customers and strive for continuous improvements. We are focused on the implementation of high quality standards and have established a Quality Policy as part of the Quality Management System in accordance to ISO 9000 requirements. This Quality Policy is followed throughout the group. Our quality policy is on progressive improvement to comply with client, statutory, regulatory and any other applicable requirements.



INTEGRITY

In all our interactions and operations Livadiotis Group commits to be fair, honest, ethical, responsible and accountable.



Excellence

LIVADIOTIS GROUP will continuously strive to achieve high standards through the use of advanced technology and the latest know-how to benefit customers. It will innovate and thrive on challenges and accomplishments. Livadiotis Group does not stop at constructing real estate projects, handing them over and moving on. The company's 'customer orientated' approach helps it establish a strong and sustained relationship with its customers. Livadiotis Group recognizes that some homeowners may not be immediate end users and will assist them in renting or re-selling their properties or even manage and maintain their properties. In this way, Livadiotis Group ensures that its customers enjoy maximum value in all dealings.

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VISION

Livadiotis Group prides itself on its proven track record, passion and commitment to deliver superior quality in the properties. Our vision is to be the top on the list as the highest recognized, preferred and respectable property developer in Cyprus. In summary our long term vision is to create communities both residential and commercial where customers can Experience the joy of living, the serenity of space and a place for their children to grow in any of our residential communities. Carry out business more efficiently in high tech buildings in any of our commercial or retail buildings.

Leading the way

It is not an easy task to commit to excellence and it does not acquire real meaning unless the individuals leading the way set an example for all the others in the company's hierarchy.

Livadiotis Group is guided by the vision and insight of a group of professionals who have years of experience in handling real estate projects.

They bring to the table a priceless track record of excellence that gives the customer peace of mind for value added properties.

**A NETWORK OF ASSOCIATES
AND BUSINESS PARTNERS IN
MORE THAN 20 COUNTRIES
ALL OVER THE WORLD.**

**GLOBAL REACH AND
LOCAL SUPPORT**



WHERE WE OPERATE-LARNACA DISTRICT

The island of Cyprus



- Monastery
- Main Churches
- Airport
- Place of Interest
- Marina



WHY Cyprus?



Cyprus.....the island of Venus. An island of unique beauty, with sandy beaches enclosed by rugged cliffs, cool cedar forests, scented orange groves and gentle meadows blanketed in wildflowers. Cyprus is the third largest island in the Mediterranean, and occupies the north eastern part of the Mediterranean basin, close to Europe, Asia and Africa. It has an area of 3572 square miles (9250 square kilometres). The climate of Cyprus is one of the healthiest and sunniest in the Mediterranean with an average temperature of 25-30 degrees centigrade in the spring and autumn, 12-17 in winter and 28-38 in the summer. The sun shines on average 320-340 days a year. Because of its lovely mild climate and sunny atmosphere, its' superb 430 kilometres of coastline, which offers a wonderful variety of beaches and the warm clear sea for swimming from April to November, it is ideal for a holiday.

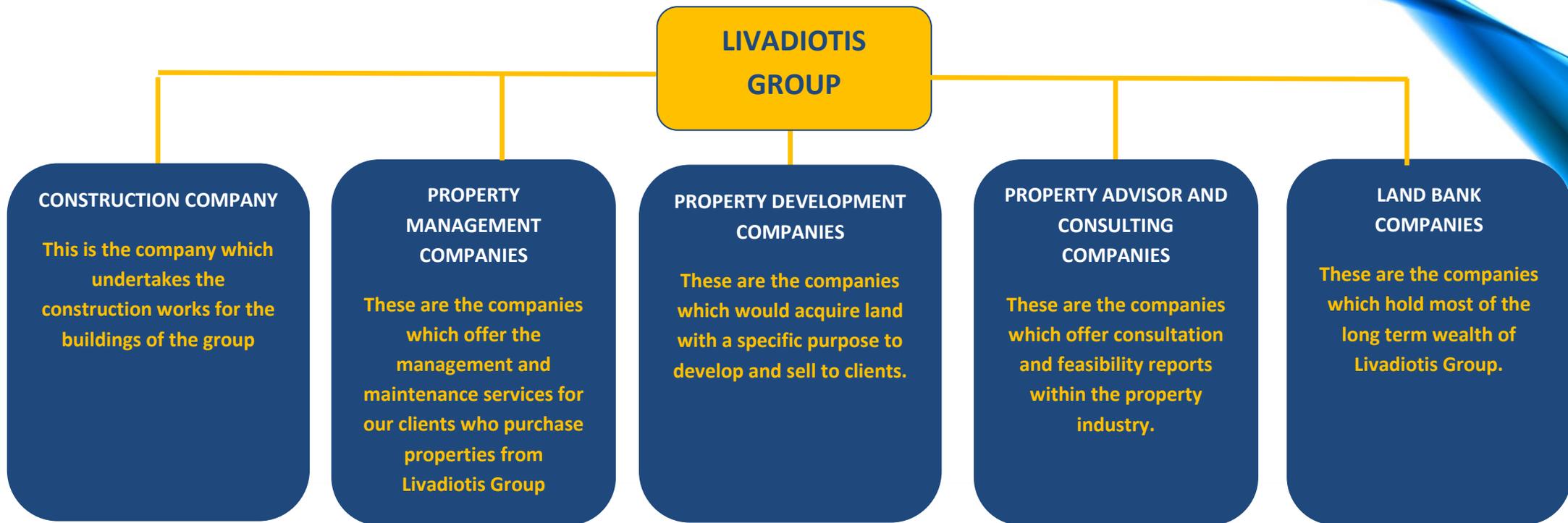
Apart from the crystal clear blue sea, Cyprus offers a place where history and everyday life is mixed together. The whims of history have endowed Cyprus with an incomparably rich heritage, making it a world-renowned destination for anyone interested in art, history and culture. Most importantly Cyprus has a reputation for its open hearted inhabitants, warmth and hospitality.

WHY Larnaca?

Larnaca is the third largest city in Cyprus. Larnaca is situated at the South-East of Cyprus and is ideally located only 20-30 minutes from Nicosia and Limassol and only 15-20 minutes from the cosmopolitan area of Ayia Napa. It has sandy beaches, stretching 5 miles from Larnaca to Dhekelia with clear limpid blue waters that have been awarded the blue flag sign by the European Union that justifies the high quality that the beaches offer. The international airport as well as the commercial port is situated in Larnaca. It is here that yachts and sailing vessels from around the globe bob and glint. The city has developed fast in the last decade on a commercial and business level emerging as one of the islands main resorts. In addition to the advantageous location of Larnaca, and apart of the extensive sandy beaches to the east and west of the town and the strength of sea front lined with palm trees known as Phinicoudes (Small Palm Trees), other places of interest in the town of Zeno are the Castle, which is now a museum, the private and archaeological Pierides museum and the cathedral of Ayios (Saint) Lazarus, ancient forts, monasteries, churches, forests etc which add to the charm of this magic city. One of most beautiful sites on the island is located in Larnaca and is the beautiful famous salt lake which accommodates the Pink Flamingos and other mitigating birds in winter.

Larnaca has a lot of leisure facilities that tourists can enjoy. There are facilities for diving, fishing, sea cruises and a wide variety of water sports as well as Safari excursions. There are plenty of pubs, cafes and restaurants, taverns which stay open until 5 o'clock in the morning and sometimes even later. Larnaca has developed into a very popular holiday and residential area for overseas visitors, but still manages to retain much of its traditional character. Proof of this is reflected in the increasing numbers of foreigners who buy property in Larnaca. Just sit in a tavern or join the local market in the town and you will immediately feel the atmosphere of a way of life that has remained in its elementary form during the past centuries.

GROUPS STRUCTURE



Livadiotis Group is separated in a number of different legal entities which are privately owned by different members of Panikkos Livadiotis family. There are more than 20 limited liability separate private companies specializing in property development, Property management, and property consulting as well as specific companies for the acquisition of Land.

GROUP OPERATING



LIVADIOTIS GROUP OUTSOURCE TO ASSOCIATED OFFICES SPECIFIC DEPARTMENT OPERATIONS

STRUCTURE





RELAX AND LET US TAKE CARE OF EVERYTHING

With the Livadiotis Group, buying and furnishing your property is just the start of your relationship with us. You will receive a level of personal service that you won't find elsewhere.

Our aim is to make your purchase and moving into your new home, a pleasant and hassle-free experience. For those of you who are not familiar with the language, procedures and customs in Cyprus, getting a home ready to move into could be a complicated and even costly undertaking. For this reason the support we give in ensuring that everything is carried out to your satisfaction is extremely important to us.

Our Customer Service representatives are able to assist you throughout the whole process; our aim is to listen to our client's needs and to help create the lifestyle they want.

In addition to our reliable after sales support service, we have pleasure in introducing a unique Livadiotis Members Card, which entitles all our clients to benefit from purchasing goods and receiving various services, at a special discounted price.

We are able to provide you with the necessary information and assistance, for the following:

- Electrical Appliances, Kitchen ware and beyond ...
- Furniture – A large selection of furniture, modern or classic & for the garden
- Curtains, upholstery and linen of all types and styles
- Interior Designing and Decor
- Landscaping, Garden Design and planting services
- Car hire services
- Hotel and Travel Reservations
- Assistance in Buying a car, computer etc

The above list covers just some of the services you may require. Please let us know of any additional requirements and we will be delighted to assist you.

The main benefits of the Members Card:

- We will save you valuable time by allowing us to take you to the selected retailers, who are aware of our clients' needs
- We can save you money as the card allows for generous discounts from the retailers
- We will also save you from any risky purchases by taking you direct to the well-established companies that we are happy to recommend



LIVADIOTIS MANAGEMENT AND MAINTENANCE SERVICES

The Group's dedication in providing the finest homes continues well after the completion of properties. After the clients take possession of their property we offer property management and maintenance of all communal areas through our subsidiary company P LIVADIOTIS MANAGEMENT SERVICES LTD.

Our objective is to provide quality maintenance services at the best value for money for all of our clients. These services include:

Pool cleaning

Gardening

Cleaning services

Payment of all communal bills

Accounts

Lift services

And much more.



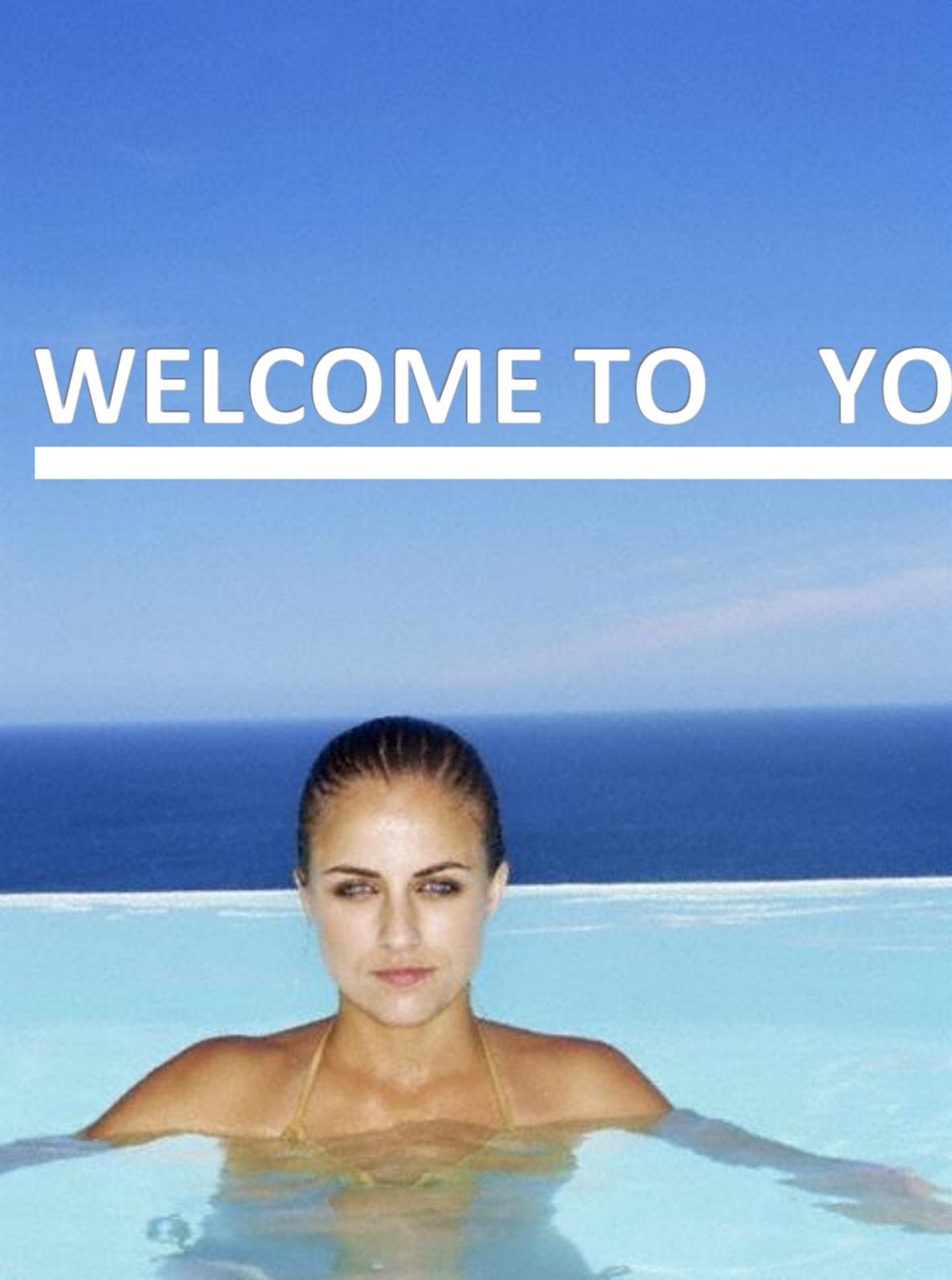
FROM VISION



TO



REALITY



WELCOME TO YOUR NEW HOME

OUR WORK

Livadiotis Group's property development companies specialize in the following fields:

- Deluxe Apartment Buildings with swimming pools
- Deluxe Villas with swimming pools
- Office space
- Land and plots separation

EXPERIENCE – QUALITY – RELIABILITY – TRUST

The Group declares that policy and duty is to offer quality services as well as properties of quality to all and every customer, based on the wealth of experience within the property market, and through its quality processes.

Direct and continuous objectives of the company are the satisfaction of customer's needs the implementation of all the legal obligations, the adaptation in technical standards and regulations, the offer of new knowledge to the employees and the assurance of the safety at the work place and the places the customers visit.

Fundamental objectives of the company are the diachronic development, the continuous creation of innovative ideas, the offer of qualitative projects, the continuation of the reliable and long-lasting collaborations with subcontractors (contractors, architects, etc) and the maintenance of climate of confidence and consequence that has been developed between the customers.

The quality assurance systems and the administration and management staff constitute the tool for the concretization of above principles and objectives that has been placed by the company.

Through this system, the company places, measures and analyzes critical objectives reviewed and revised in regular periods in order to be ensured the effectiveness and the continuous improvement of the company.

The directors and personnel of the company are committed to implement, maintain and continuous improve the policy, principals, objectives, processes, services and provisions of the quality management systems and properties offered to our clients. P. LIVADIOTIS GROUP and/or its directors/staff is also a proud member of:

Cyprus Land and Building
Developers Association:

OEB Cyprus Employers and
industrialist Federation
(<http://www.oeb.org.cy/>)

ETEK Cyprus Scientific
and Technical Chamber
(<http://www.etek.org.cy/>)

FIABCI International Real
Estate Federation
(<http://www.fiabci.com/>)

Cyprus Chamber of commerce
and Industry
(<http://www.ccci.org.cy/>)





DISCOVER A BETTER WAY OF LIFE



Panikkos Livadiotis Group has developed the largest
portfolio of properties in Larnaca

Completed Developments

Our past determines the Future

Our past determines the Future



Green Valley Complex



Ria Court 1



Ria Court 6



Ria Court 11



Ria Court 17



Royal Gardens Complex



Ria Court 2



Ria Court 7



Ria Court 13



Ria Court 18



Blue Serenity



Ria Court 3



Ria Court 8



Ria Court 14



Ria Court 20



Mediterranean Sunrise



Ria Court 4



Ria Court 9



Ria Court 15



Ria Court 21&22



Mediterranean Sea View



Ria Court 5



Ria Court 10



Ria Court 16



Ria Court 23



Ria Court 24



Ria Court 29



Ria Court 35



Ria Court 40



Ria Court 46 (Larnaca - Town Centre)



Ria Court 25



Ria Court 30&31



Ria Court 36



Ria Court 41



Ria Court 47



Ria Court 26



Ria Court 32



Ria Court 37



Ria Court 43



Ria Court 48



Ria Court 27



Ria Court 33



Ria Court 38



Ria Court 44



Ria Court 49



Ria Court 28



Ria Court 34



Ria Court 39



Ria Court 45



Livadiotis Grand Villas



Livadiotis Makaria Center



Ria Court 9



Voroklini Star Villas



ELPA and Livadiotis 5



Livadiotis No 5



Poseidon Court



Sun Villas No. 2



Megaron Livadiotis



Livadiotis Pantelis Court



Mediterranean Dream



Oroklini Villas



Strovolos Villas



Livadiotis Sea View Villas



Nautical Club Villas



Livadiotis Beach Gardens



Limni Paradise Gardens



Livadiotis Shopping Center



Monica Ann Complex



Golden Sun Villas



Developed more than 2000 property units until now



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