

AYIA NAPA  
MARINA

by ΟΓΔ

# SEA INSPIRING LIVING



**LUXURY  
BEACHFRONT  
LIVING**



**BERTH  
YOUR BOAT AT  
YOUR VILLA**



**UNIQUE  
TWISTING  
TOWERS**

## The ultimate MEDITERRANEAN LIFESTYLE

Ayia Napa Marina is ideally situated on the south-eastern coast of Cyprus. This exclusive integrated resort offers luxurious residences, world-class yachting facilities, a variety of retail boutiques, waterfront fine dining options, recreational and nightlife experiences.

Its unique location, crystal clear seas, stunning beaches and incredible views combine to entice boaters, visitors and residents who appreciate a lifestyle of class and elegance.

With complete privacy and round-the-clock security for homes and yachts, Ayia Napa Marina is the ideal yachting, social and residential destination, offering everything one needs to relax and enjoy the exciting lifestyle of the Mediterranean.

Ayia Napa Marina is the ultimate lifestyle resort – an international

destination of choice that combines outstanding property investment opportunities with superb views and exceptional yachting facilities.

Designed by US-based architecture, engineering and planning firm, SmithGroupJJR, Ayia Napa Marina boasts 220 luxurious apartments in two iconic, twisting towers; 23 luxury villas; a 600-berth, full service marina and boatyard; a collection of elegant retail, waterfront dining and premium lifestyle amenities for residents and visitors.



220 apartments



23 beach & island villas



600 berths



Shops & restaurants



Serviced beaches



Biggest beachfront development in Cyprus



Yacht club & beach club



Secured and gated community



Property management & rental program



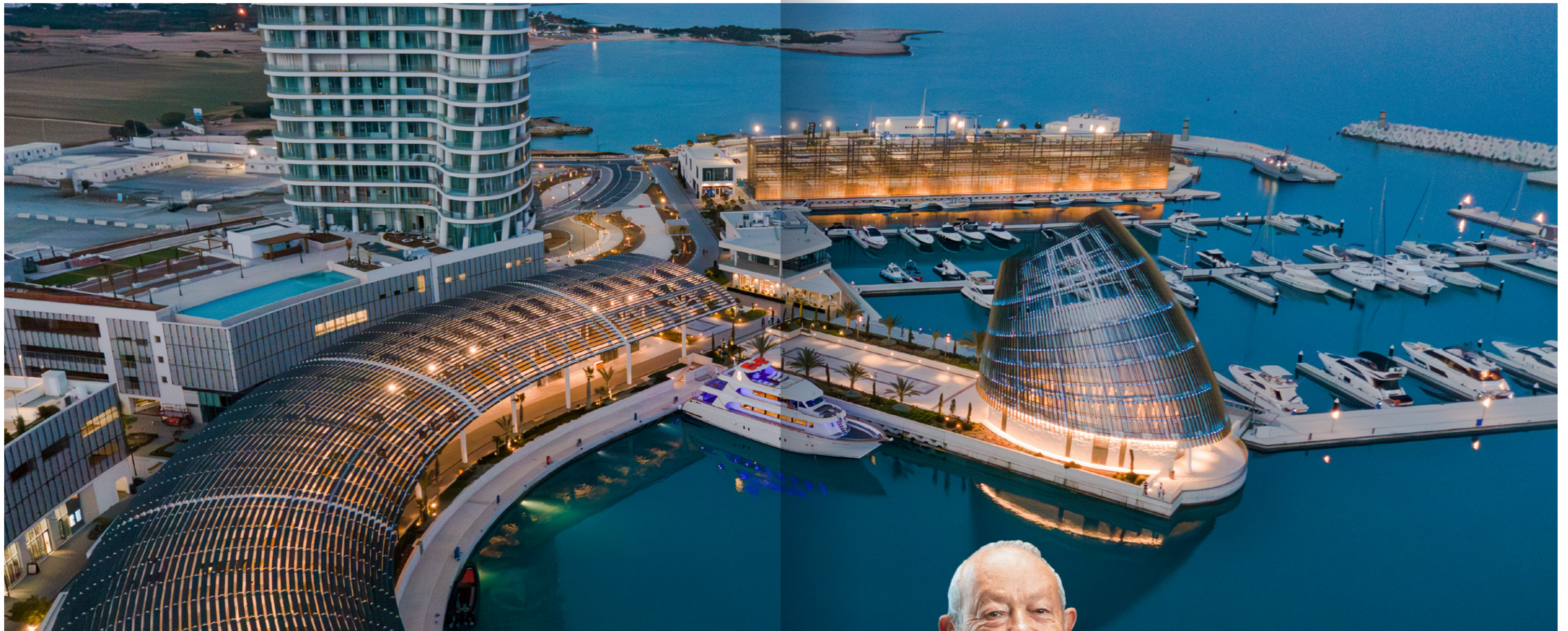
High returns



Top tourist destination



Fully financed



*This unique development is*  
**BROUGHT TO LIFE BY ORA**

*ORA is a leading name in the field of designing and developing luxury lifestyle destinations in unique locations. We bring world-class expertise, exceptional attention to detail and visionary ideas to every landmark project we work on.*



ORA was established in 2016 by Engineer Naguib Sawiris with the vision to seek out new opportunities in untapped locations and to create unique lifestyle destinations.

Eng. Naguib has been described as one of the most influential business people of his generation.

Widely respected for his work in the telecommunication sector, his vision and insight has helped create a number of world-class businesses.

His leading roles range from establishing Orascom Telecom Holding (OTH), which was acquired by VEON to create the world's sixth largest telecommunication firm, to heading up, chairing and advising market-changing companies in the financial services, energy, agro-industries, logistics and real estate sectors.

**NAGUIB SAWIRIS**  
Chairman & CEO



Ayia Napa Marina



Eighteen



Silversands



Solana



Yi



ZED



*ORA operates in multiple locations around the world between Egypt, Cyprus, Greece, Grenada, and Pakistan and is expanding to the United Arab Emirates.*

*ORA Properties offers mixed-use developments such as ZED, Solana, Ayia Napa Marina and Eighteen, while ORA Hospitality develops and manages Silversands and Yi Hotels in Grenada and Mykonos with an expansion that will reach UAE and different parts of Africa.*

*Our expanding portfolio of projects spans a rich variety of stunning developments in select locations around the world.*



SILVERSANDS



Reimagining Time

oradevelopers.com



EAST TOWER



WEST TOWER

*Simply a*  
**CLASS ABOVE**

*Rising above the marina are two iconic twisting towers,  
visible from the land and sea.*

Over 100m tall, the East Tower and West Tower act as beacons welcoming seafarers, residents and visitors alike. Their twisting forms are inspired by the female figure and draped robes of sculptures found at many archaeological sites throughout Cyprus.

Both towers have unique T-shaped footprints that twist 1.6 degrees per floor, rotating west to east as they ascend to take full advantage of the breathtaking panoramic

views of the Mediterranean, the marina and coastlines stretching in either direction.

The apartments are uniquely shaped to ensure that all living spaces, including bedrooms, are oriented toward the water and beaches; while the concept of modern, open plan designs maximize daylight and views. The living rooms have full-height glass doors that open wide to extend the living area out onto the covered veranda.



**The East Tower** offers a vibrant living environment close to all the action. Just steps away from their front door, residents can enjoy the tower's wide array of services and facilities. These include an expansive amenity deck overlooking the marina and the sea with an infinity edge pool and cabanas, as well as fitness facilities and SPA for recreation and relaxation. The East Tower is 26 floors high and consists of 95 spacious apartments.



**The West Tower** is tucked away in a tranquil, more residential area of the development. The private amenities deck includes beautiful landscaped gardens and lawn, cabanas, a secure and protected child play area and day-care facilities and two separate pools, one of them specifically tailored to families. The West Tower is 25 floors high and consists of 125 spacious apartments.



DISCOVER THE FEATURED  
TOWER RESIDENCE



VILLAS

*Luxury*

# BEACHFRONT LIVING

*23 luxury villas are located along privately maintained and secured roads on the marina island.*



## BEACH VILLAS

11 beach villas fan out around a beautiful crescent-shaped man made beach of fine-grained sand.



## ISLAND VILLAS

12 villas are built on a man-made private island inside the marina area.



DISCOVER THE  
FEATURED VILLA

# MASTERPLAN



**VILLAS**

**BEACH VILLAS** 1  
– 11 villas with infinity edge pools

**ISLAND VILLAS** 2  
– 12 villas with private berths and infinity edge pools

**MARINA SUITES** 3  
– Luxury marina suites

**WEST TOWER**

– 125 luxurious apartments 4

**EAST TOWER**

– 95 luxurious apartments 5

**COMMERCIAL VILLAGE**

**COMMERCIAL VILLAGE** 6  
– 4,000m<sup>2</sup> + of commercial space  
– Restaurants & coffee shops  
– Retail stores  
– Recreational activities  
– Convenience store & pharmacy  
– Chandlery  
– SPA & fitness facilities

**EVENT CENTRE & PLAZA** 7  
– The ideal setting for indoor & outdoor events

**FESTIVAL PIER** 8  
– Extension of the event centre

**BEACH CLUB** 9  
– Bar & lounge area

**CAR PARKING SPACES** 10  
– 550+ public parking spaces

**MARINA**

**SUPER YACHT MARINA** 11  
– 600 yachts (max berth size: 110m)  
– 360 state of the art wet slips  
– 80 spaces on the Dry Dock  
– Finger pier berthing  
– Refueling station  
– Power & water supply  
– Sewage pump-out facilities  
– Fiber optics & Wi-Fi facilities

**DRY STACK & BOAT YARD** 12  
– 160 spaces on the Dry Stack storage (max size: 10m)  
– Boat yard  
– Boat hauling & rigging  
– 150-ton travel hoist  
– Maintenance building  
– Chandlery & crew members lounge

**YACHT CLUB** 13  
– Amenities, including showers, changing rooms & WC

**COMFORT STATION** 14  
– Amenities, including showers, changing rooms & WC

**SOUTH BREAKWATER AND CROWN WALL** 15

**GOVERNMENT BUILDING** 16  
– The marina is an official port of entry for Cyprus  
– Government Services: Police, Customs, Immigration, Medical Services, Veterinary Services

**HARBOUR MASTER BUILDING** 17

**NATURE**

**BEACHES** 18  
– Two beautiful, serviced beaches, with crystal clear water and golden sand

**OLIVE GROVE** 19

**NATURA** 20  
– Existing protected native landscape & animal area

**AMENITIES**

- 24h reception and concierge services
- Property management
- Rentals
- Swimming pools
- Gardens
- Child care
- 24/7 security
- Gated resort
- Valet services
- Serviced beaches
- First aid



COMMERCIAL VILLAGE

*The exhilarating*  
**ENTERTAINMENT HUB**

*The Commercial Village is at the heart of the marina. Set in a semi-circular basin reminiscent of an island harbour, it has a scenic waterfront with a pedestrian promenade.*

A variety of shops, cafés, restaurants and recreational activities create a bustling harbour-side atmosphere and make it the beating heart of entertainment for shopping, dining and leisure.



MARINA

*Superb*  
**YACHTING FACILITIES**

*The marina hosts 600 yachts in wet and dry storage. Wet slips can accommodate yachts up to 110 metres in length, while a dry stack storage facility is available for boats up to 10m in length.*

The unique aspect of the marina is the finger style berthing for yachts of up to 30 metres, while floating docks guarantee comfortable access in all conditions.



**FLIGHT TIME FROM KEY CITIES**

Cairo	1h 15m
Moscow	3h 40m
Athens	1h 45m
London	4h 45m
Paris	4h 45m
Rome	3h 15m
Brussels	4h 05m
Vienna	3h 30m
Dubai	3h 40m
Riyadh	5h 15m
Beijing, China	13h 15m
Hong Kong	13h
Hanoi, Vietnam	12h
Mumbai, India	8h 50m
Johannesburg	12h 25m



*A superb*  
**LOCATION**

Strategically located in the eastern Mediterranean at the crossroads of three continents – Europe, Asia and Africa – Cyprus is a safe haven blessed by beautiful nature, all year-round sunshine, modern infrastructure, a high standard of living and a genuine culture of warmth and hospitality.

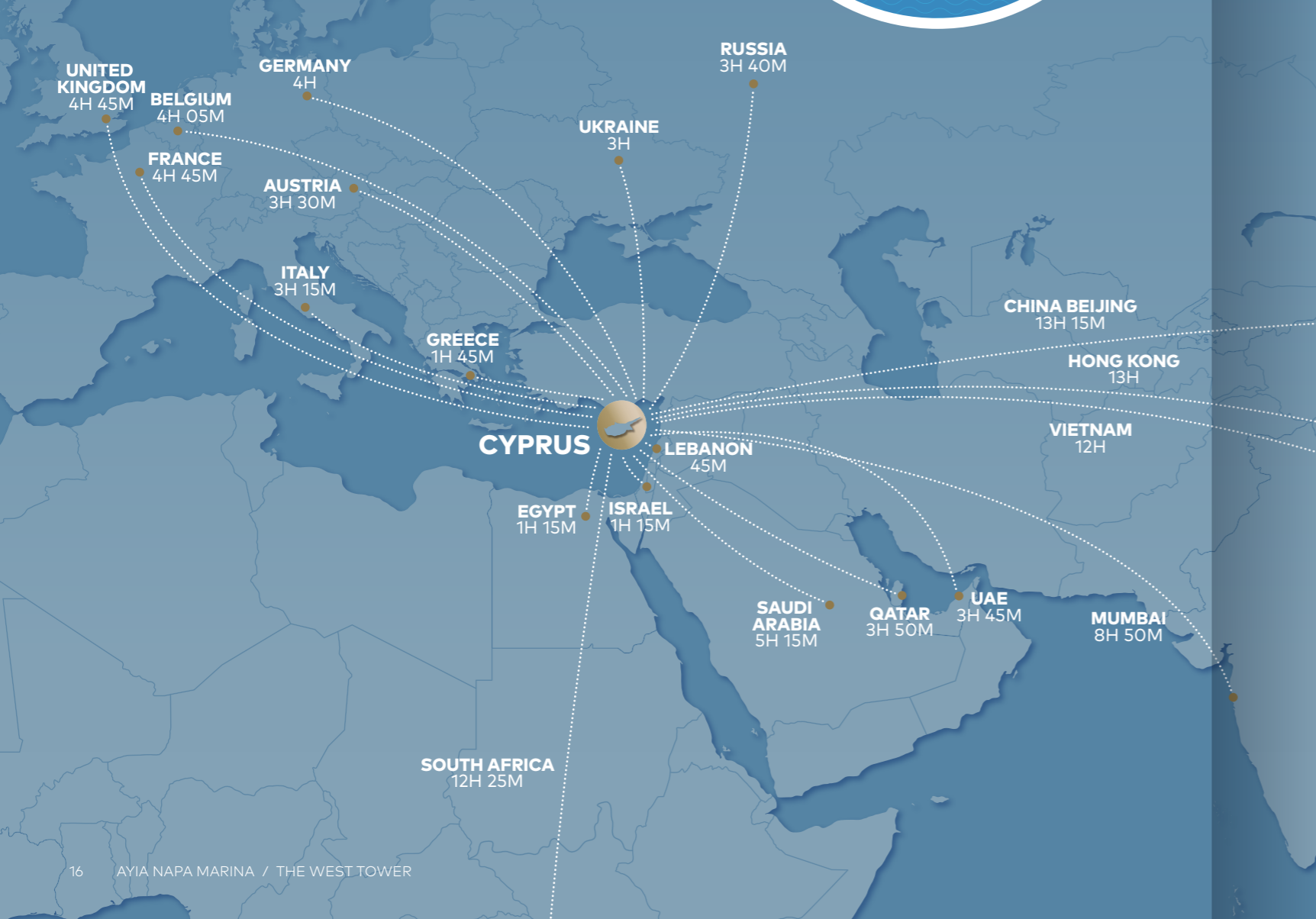
Fully compliant with EU laws and regulations, Cyprus' simple and

transparent tax system is one of the most attractive in Europe. Its modern legal system, based on English Common Law, is widely recognized as being effective and business friendly.

The modern, competitive and simple business environment coupled with a high quality of life make Cyprus an ideal place for both visitors and investors.

**CONVENIENT CONNECTIVITY**

*Easily accessible from the island's major highways and approximately 30 minutes' drive from Larnaca International airport, Ayia Napa Marina benefits from a convenient location, and excellent connections to key cities around the world.*



How to  
**GET IN TOUCH**

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**Masterplanners, Lead Architects and Marine Engineers**  
SmithGroupJJR

**Local Architects**  
J+A Philippou, architects & engineers

**Electrical & Mechanical Engineers**  
Caramondani Bros

**Structural Engineers**  
Thornton Tomasetti

Benefit from a great investment  
opportunity in the best and biggest  
beachfront development in Cyprus.

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For more information and to arrange a meeting, please contact:

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**AYIA NAPA  
MARINA**

by **ΟΓΑ**

Ayia Napa Marina is a development by M.M. Makronisos Marina Limited. M.M. Makronisos Marina Limited has signed a concession agreement with the Cyprus Ministry of Energy, Commerce, Industry and Tourism on the 27th of April 2012 for Design, Finance, Build and Operation of the Ayia Napa Marina.

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**Ayia Napa Marina Legal Disclaimer**

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**Other Terms And Conditions:**

M.M. Makronisos Marina Limited reserves the right to make minor alternations

All renderings and other visual material, designs, facades are for demonstration purposes only

All movable furniture, furnishings, drapery, decorative accessories/items and non-embedded lighting depicted in the visuals, are for illustrative purposes only and are not included in the property

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