



WEST TOWER



AYIA NAPA
MARINA

by OGA

SEA INSPIRING LIVING



LUXURY RESIDENTIAL APARTMENTS

Ayia Napa Marina captures the true essence of modern seafront living in the Eastern Mediterranean.

The marina offers a selection of luxury residences thoughtfully designed to provide comfortable spacious modern living with uninterrupted panoramic views of the Mediterranean Sea.

Rising high above the marina are two iconic towers, visible from both land and sea. Over 100 meters tall, the East Tower and West Tower stand out in splendour like beacons welcoming seafarers, residents and visitors alike.



WORLD-CLASS MARINA

Raising the benchmark for marina services, Ayia Napa Marina is the new premier yachting destination in the Mediterranean.

Ayia Napa Marina offers world-class yachting facilities in a superb Mediterranean island location.



BEACHFRONT LIVING

35 luxury villas are located along privately maintained and secured roads on the marina island and the peninsula.

The villa architecture is a contemporary expression of new and old, combining locally quarried stone around the base with sleek plaster volumes cantilevered above. All villas are designed with a modern, open-plan concept, with primary spaces oriented towards the sea.



**LUXURY
BEACHFRONT
LIVING**



BERTH
YOUR BOAT AT
YOUR VILLA



**UNIQUE
TWISTING
TOWERS**



MASTERPLAN



VILLAS

BEACH VILLAS 1
– 11 villas with infinity edge pools

PENINSULA MARINA VILLAS 2
– 12 villas with private berths and infinity edge pools

ISLAND VILLAS 3
– 12 villas with private berths and infinity edge pools

WEST TOWER

– 125 luxurious apartments 4

EAST TOWER

– 95 luxurious apartments 5

COMMERCIAL VILLAGE

COMMERCIAL VILLAGE 6
– 4,000m² + 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: 85m)
– 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

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.

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.

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

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.





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; 35 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.

A man and a woman are walking away from the camera on a sandy beach. The man is on the left, wearing a light-colored short-sleeved shirt and shorts. The woman is on the right, wearing a light-colored long-sleeved shirt, dark leggings, and a large wide-brimmed hat. A large, fluffy white dog is walking between them. The background shows the ocean and a clear sky.

Explore the MAGIC OF CYPRUS

Phenomenal weather, gorgeous golden sandy beaches and crystal-clear waters have transformed Ayia Napa, located on the south-east coast of Cyprus, from a fishing village into one of the top holiday destinations in the Mediterranean.

The town's most prominent building is a 16th century monastery, part of UNESCO heritage, which stands in the central square. A few minutes further along the coast, the stunning architecture of luxury lifestyle destination Ayia Napa Marina creates a brand-new landmark.

Sustainability sits at the core of this resort, with a range of initiatives and activities ensuring that its development proceeds in the most environmentally aware way.

Thanks to its geographic location and topography, the Ayia Napa

region is home to several EU Natura sites. Foremost among these is the breathtaking Cape Greco National Forest Park, which is home to a wealth of fauna and flora, such as juniper trees, wild orchids, foxes, hares, hedgehogs and over 80 species of birds.

Famous for its stunning coastline, rocky protrusions, secluded coves, sea caves and amazing cliff peak views, Famagusta District is one of the most favored destinations. It is home to 26 Blue Flag beaches, which is a lot more than any other district in Cyprus.



A lifestyle
DESTINATION

Ayia Napa Marina is the lifestyle destination of choice in Cyprus, a welcoming and relaxing beachfront community that offers world-class dining, leisure, events and retail experiences.



220 apartments



35 beach, island & peninsula marina villas



600 berths



Shops & restaurants



Serviced beaches



Biggest beachfront development in Cyprus



Cyprus 1st twisting towers



Secured and gated community



Yacht club & beach club



Fitness facilities & Spa



Panoramic views of the Mediterranean sea and the marina



Top tourist destination



Property management & rental program



Fully financed



High returns



Elegant modern living with
UNIQUE BENEFITS



Full member of EU and Eurozone



Strategic geographical location
At the crossroads of 3 continents – Europe, Asia, Africa



Modern banking and legal system based on the British common law



Pro-business environment



Stable political environment



Excellent infrastructure



Favourable EU approved tax regime



12.5% corporate tax



Non-domicile principle



Largest number of blue flag beaches per coast line in the world



65+ double taxation treaties



0% Tax on dividends to non-residents
0% Immovable property tax
0% Inheritance tax



High quality of life



Mediterranean climate
24°C average annual temperature.
300+ sunny days.



Multicultural



High level of education



Safety
Cyprus is officially one of the safest countries in the world!



69 blue flag beaches



Top tourist destination



13 Universities
30+ International Schools



WEST TOWER

Simply a
CLASS ABOVE

Rising above the marina on the west side, one of two iconic twisting towers, visible from land and sea.

The West Tower is tucked away in a tranquil, more residential area of the development.

The lobby has an all-glass façade and sculptural ceiling, in a dramatic double height space with views out to an expansive amenity deck elevated over the marina.

Taking full advantage of one of the most beautiful stretches of coastline in the whole Mediterranean, the 125 apartments are uniquely shaped to ensure that all living spaces, including bedrooms, are all oriented toward

the water and beaches; while the concept of modern, open plan designs maximize daylight and glorious views.

The apartments range from a mix of 1, 2, 3, 6-bedroom residences to a full-floor 7-bedroom penthouse at the top floor, that features 360 degree panoramic views.

The private amenities deck includes landscaped gardens and lawn, cabanas, a protected child play area and day-care facilities and two separate pools, one of them specifically tailored to families.

TENURE

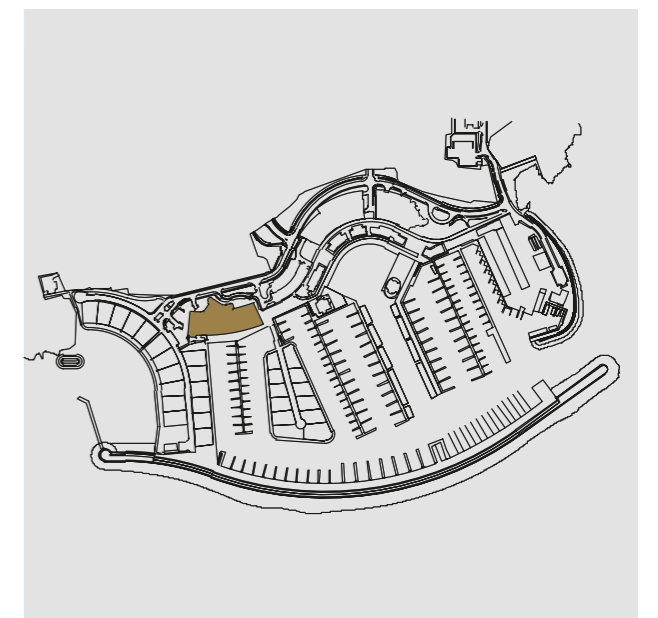
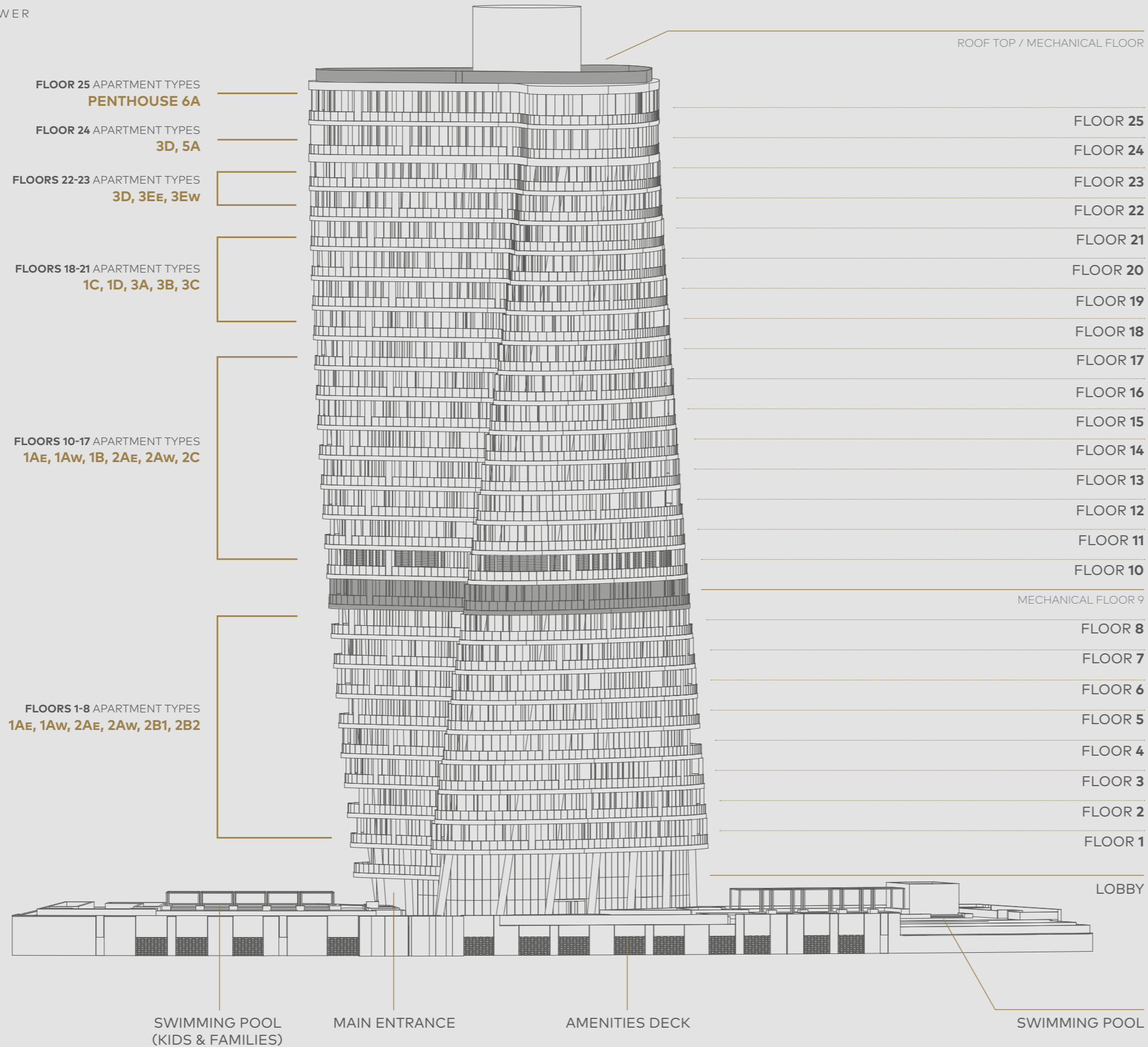
*The properties are offered as leasehold, the term for which ends on 27/04/2139.
On expiry, the client will have first right of refusal to renew.*



Luxurious modern, open plan interiors maximize daylight and glorious views.



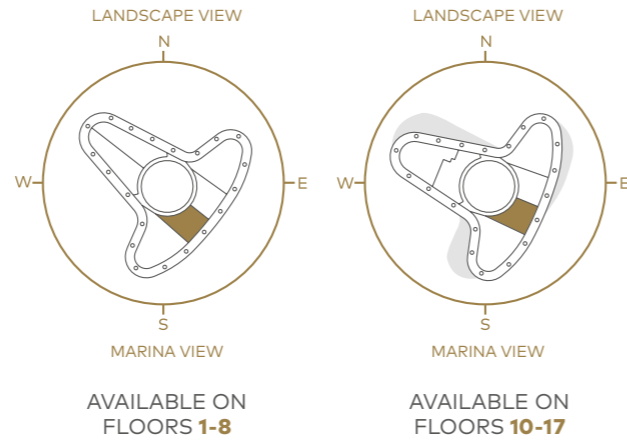
WEST TOWER



The West Tower is tucked away in a tranquil, more residential area of the development.

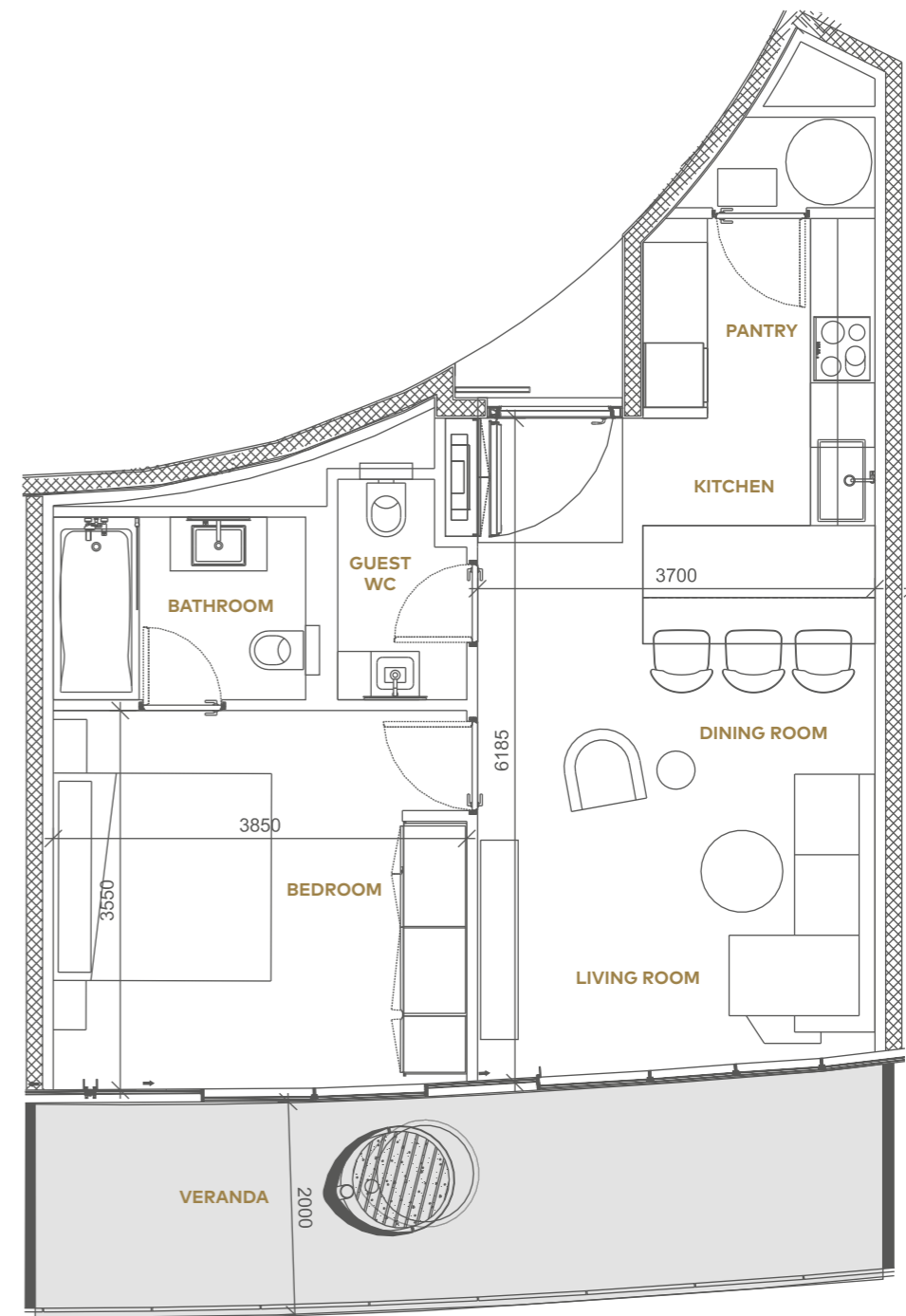
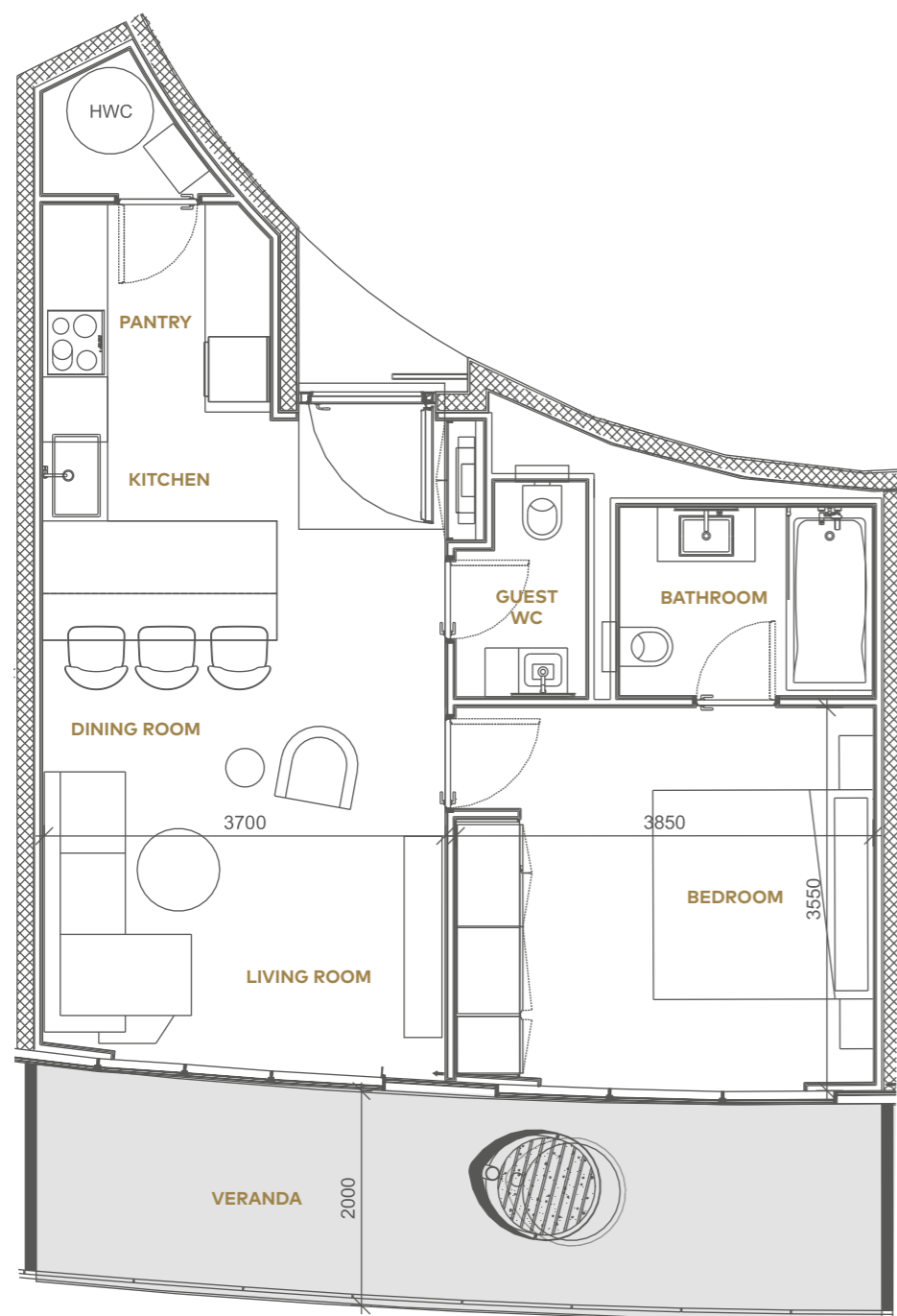
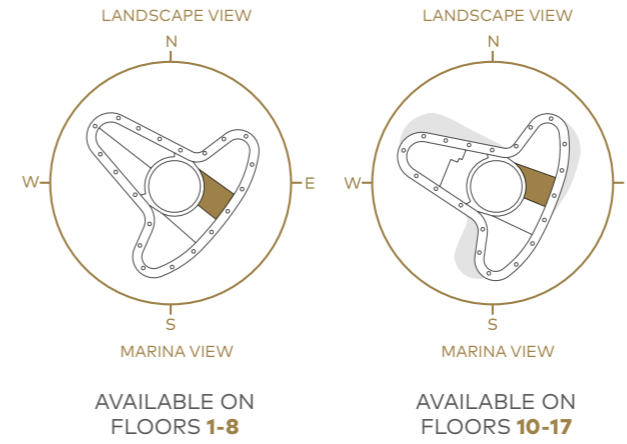
1Aw

BEDROOMS	1
BATHROOMS	1
Internal area	56m ² / 603ft ²
Covered verandas	16m ² / 172ft ²
Total covered area	72m ² / 775ft ²
Guest WC	1
Parking space	1



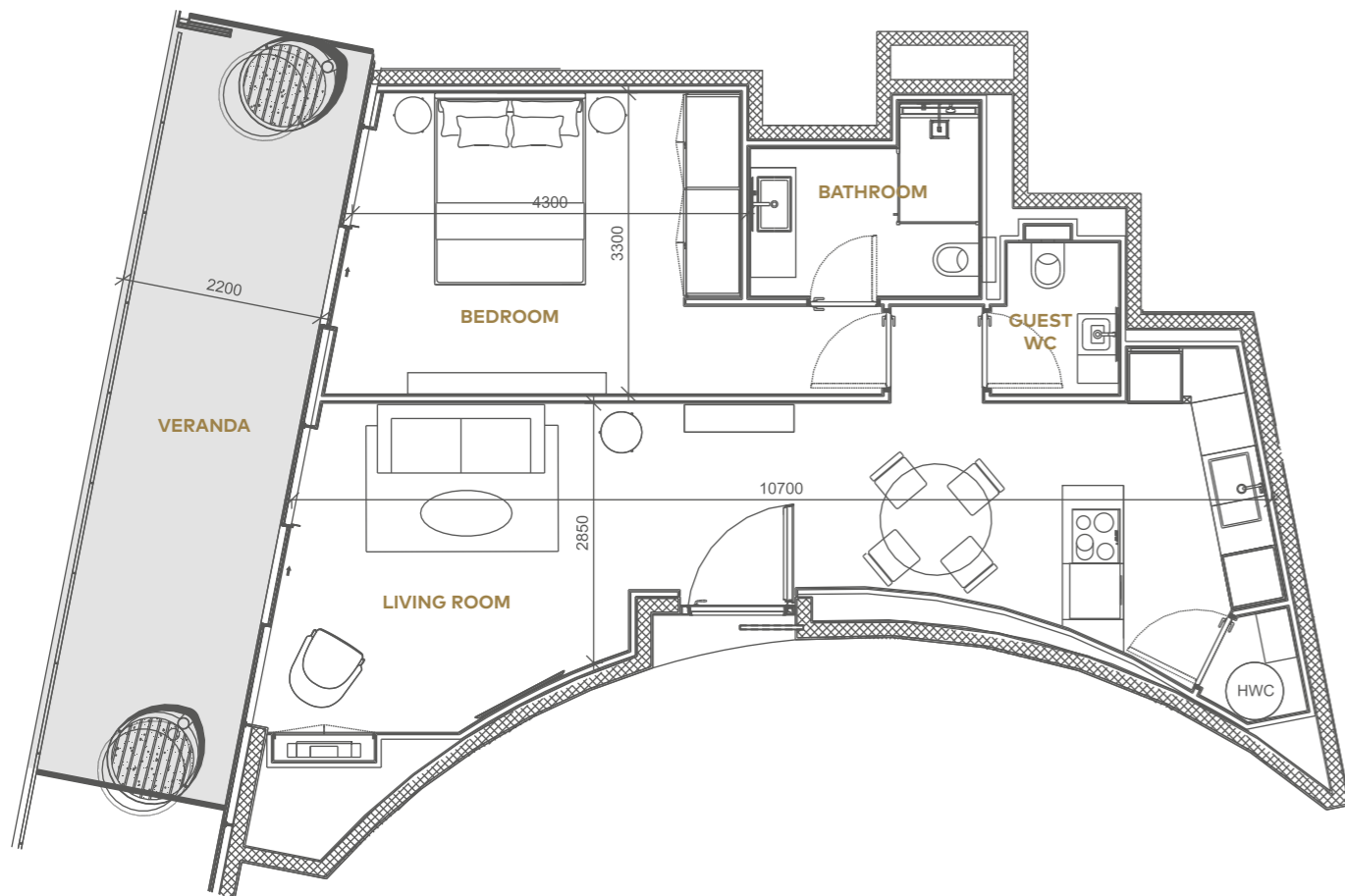
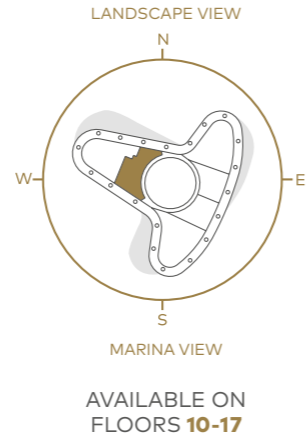
1Ae

BEDROOMS	1
BATHROOMS	1
Internal area	56m ² / 603ft ²
Covered verandas	16m ² / 172ft ²
Total covered area	72m ² / 775ft ²
Guest WC	1
Parking space	1



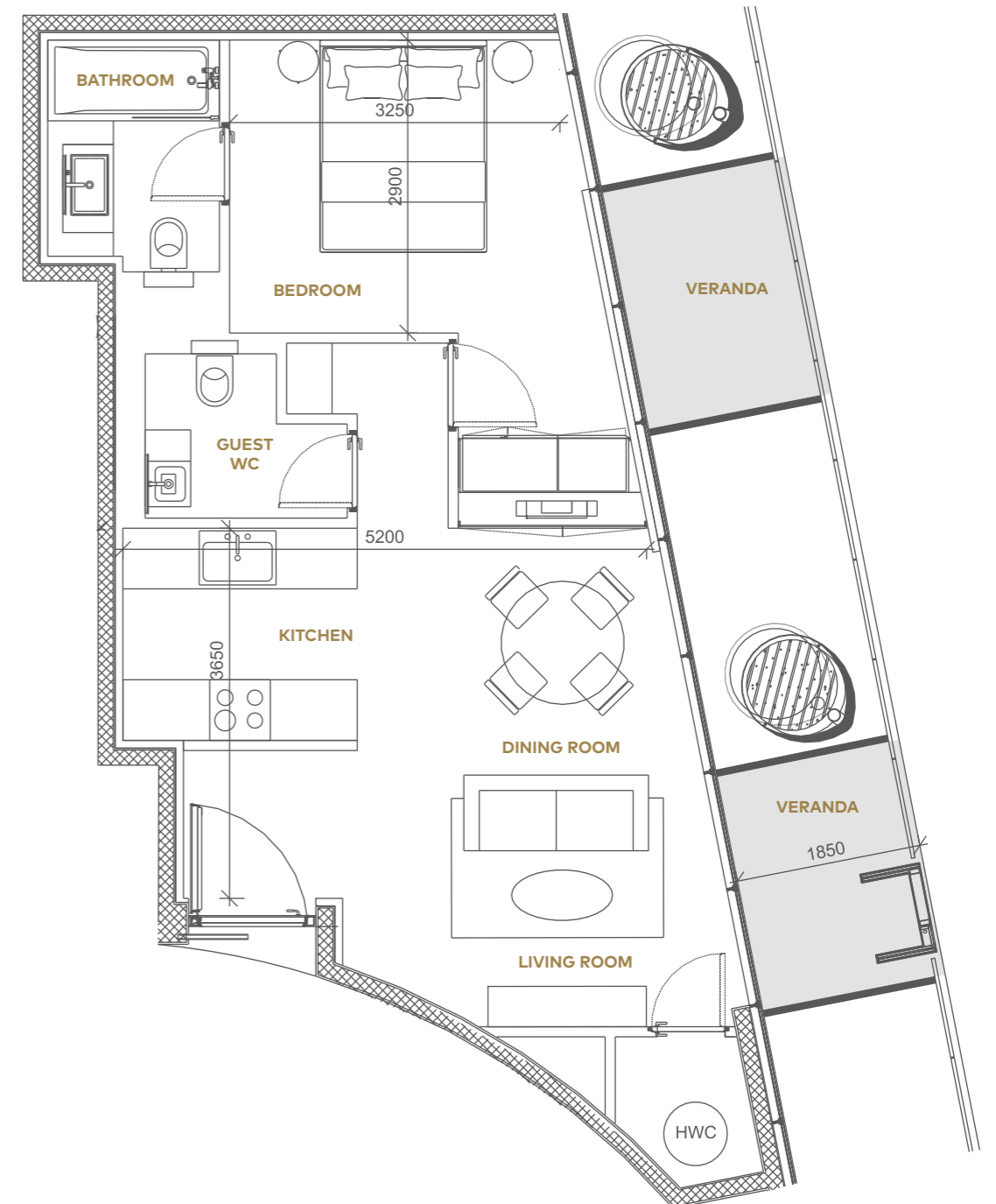
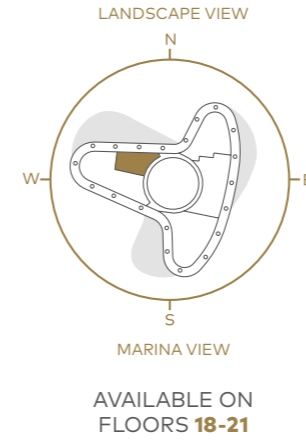
1B

BEDROOMS	1
BATHROOMS	1
Internal area	66m ² / 710ft ²
Covered verandas	19m ² / 205ft ²
Total covered area	85m ² / 915ft ²
Guest WC	1
Parking space	1



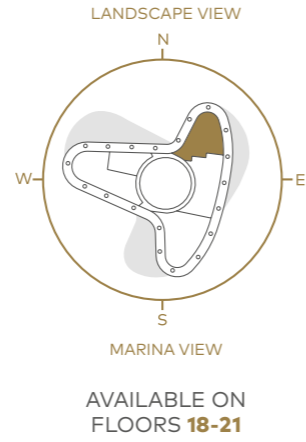
1C

BEDROOMS	1
BATHROOMS	1
Internal area	57m ² / 613ft ²
Covered verandas	11m ² / 118ft ²
Total covered area	68m ² / 732ft ²
Guest WC	1
Parking space	1



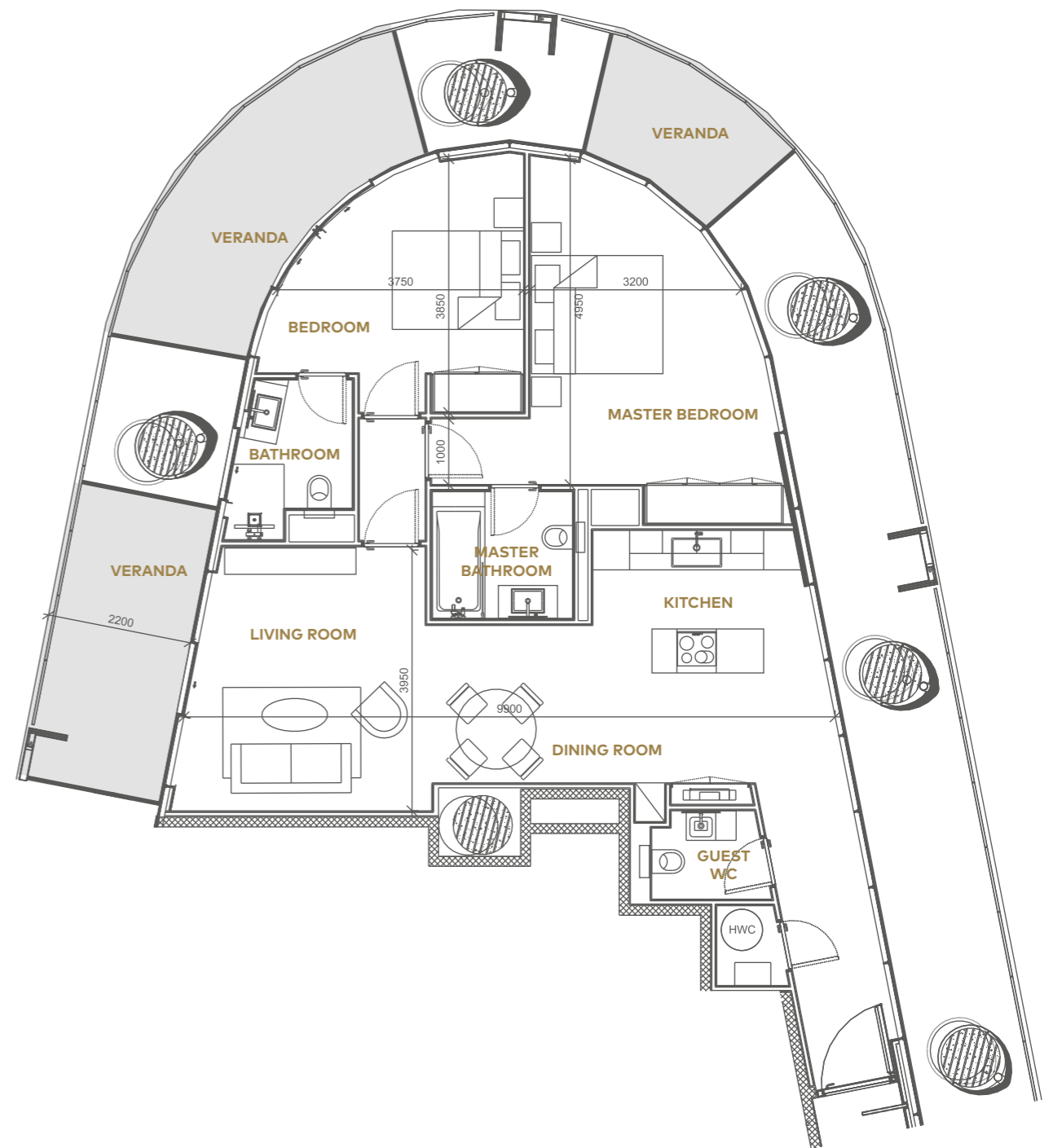
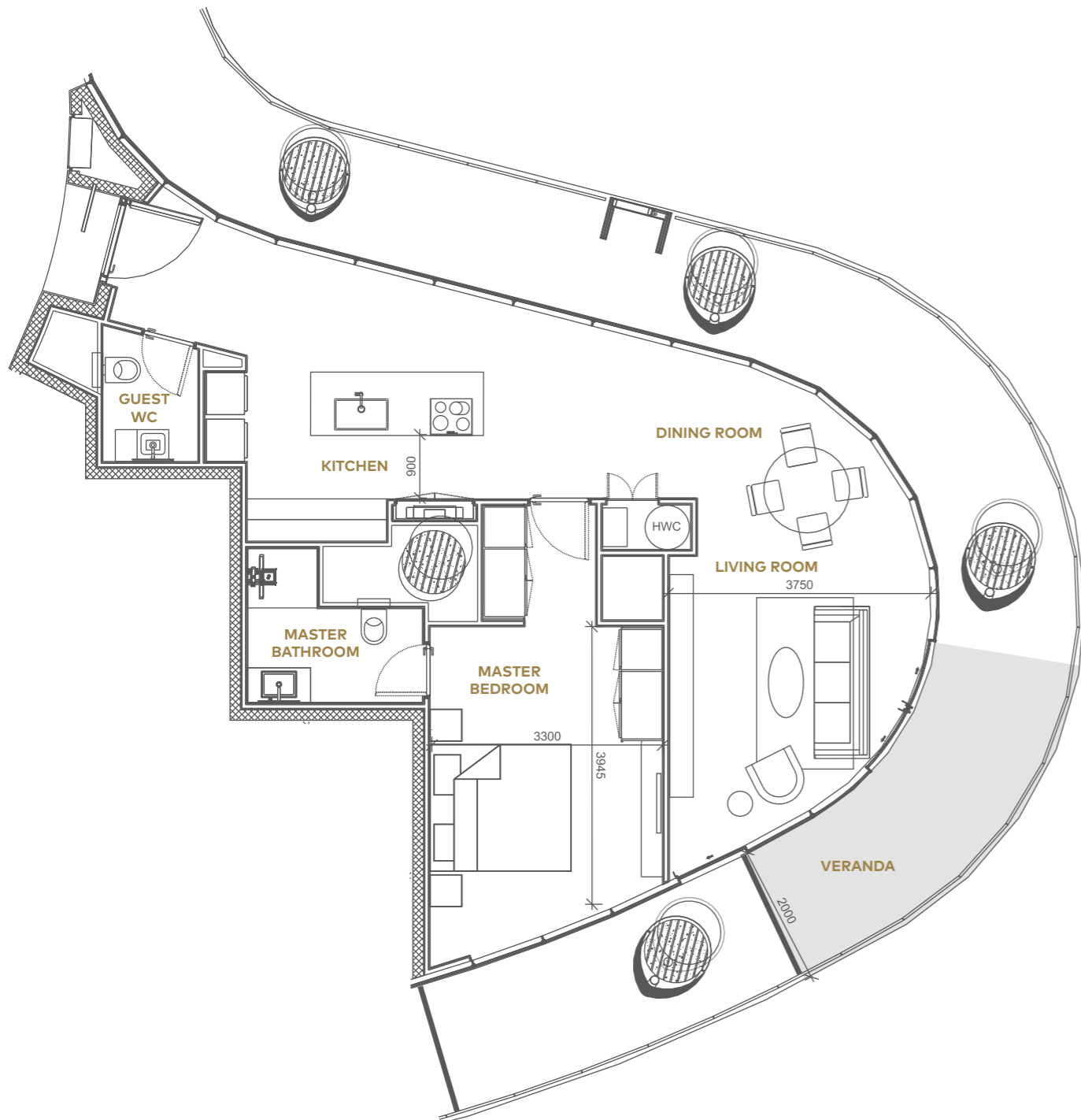
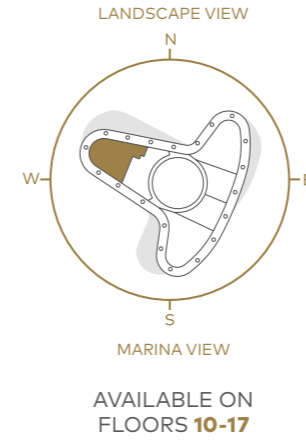
1D

BEDROOMS	1
BATHROOMS	1
Internal area	80m ² / 861ft ²
Covered verandas	11m ² / 118ft ²
Total covered area	91m ² / 979ft ²
Guest WC	1
Parking space	1



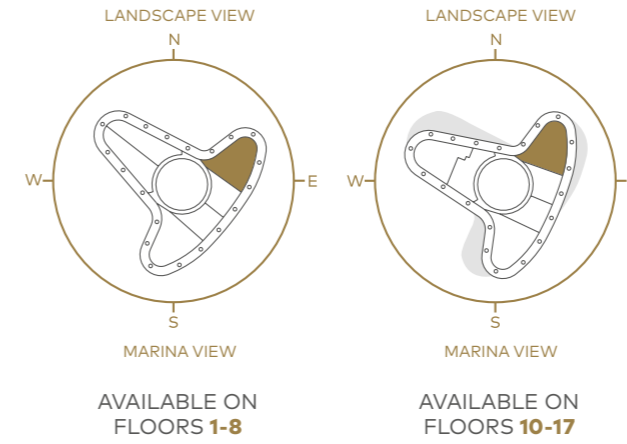
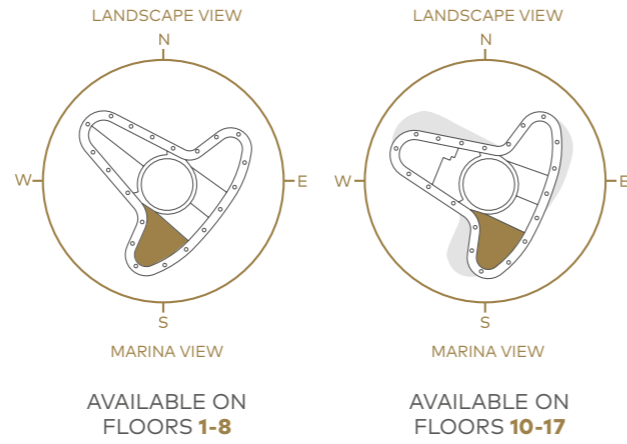
2C

BEDROOMS	2
BATHROOMS	2
Internal area	98m ² / 1,054ft ²
Covered verandas	27m ² / 291ft ²
Total covered area	125m ² / 1,345ft ²
Guest WC	1
Parking space	1



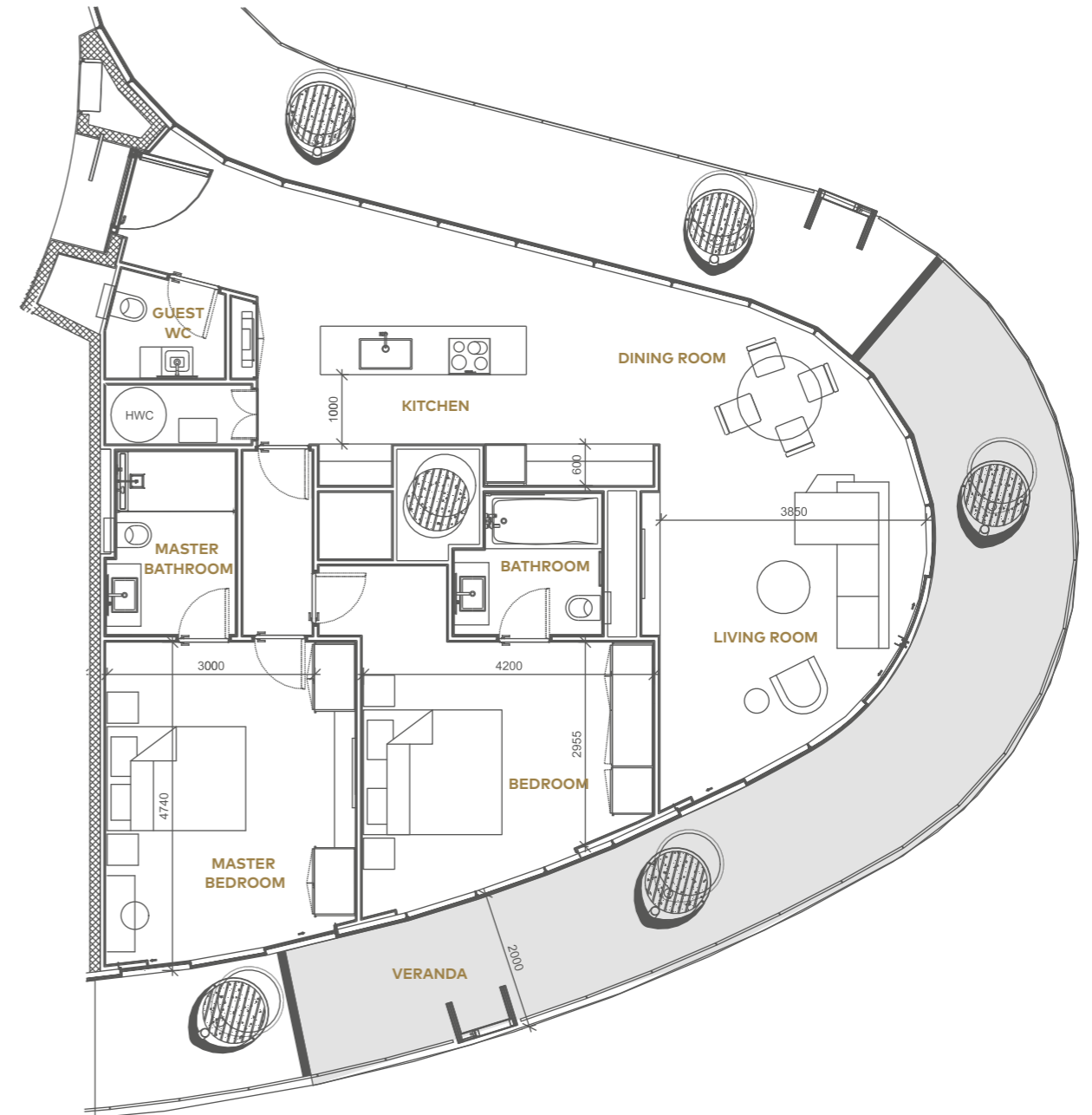
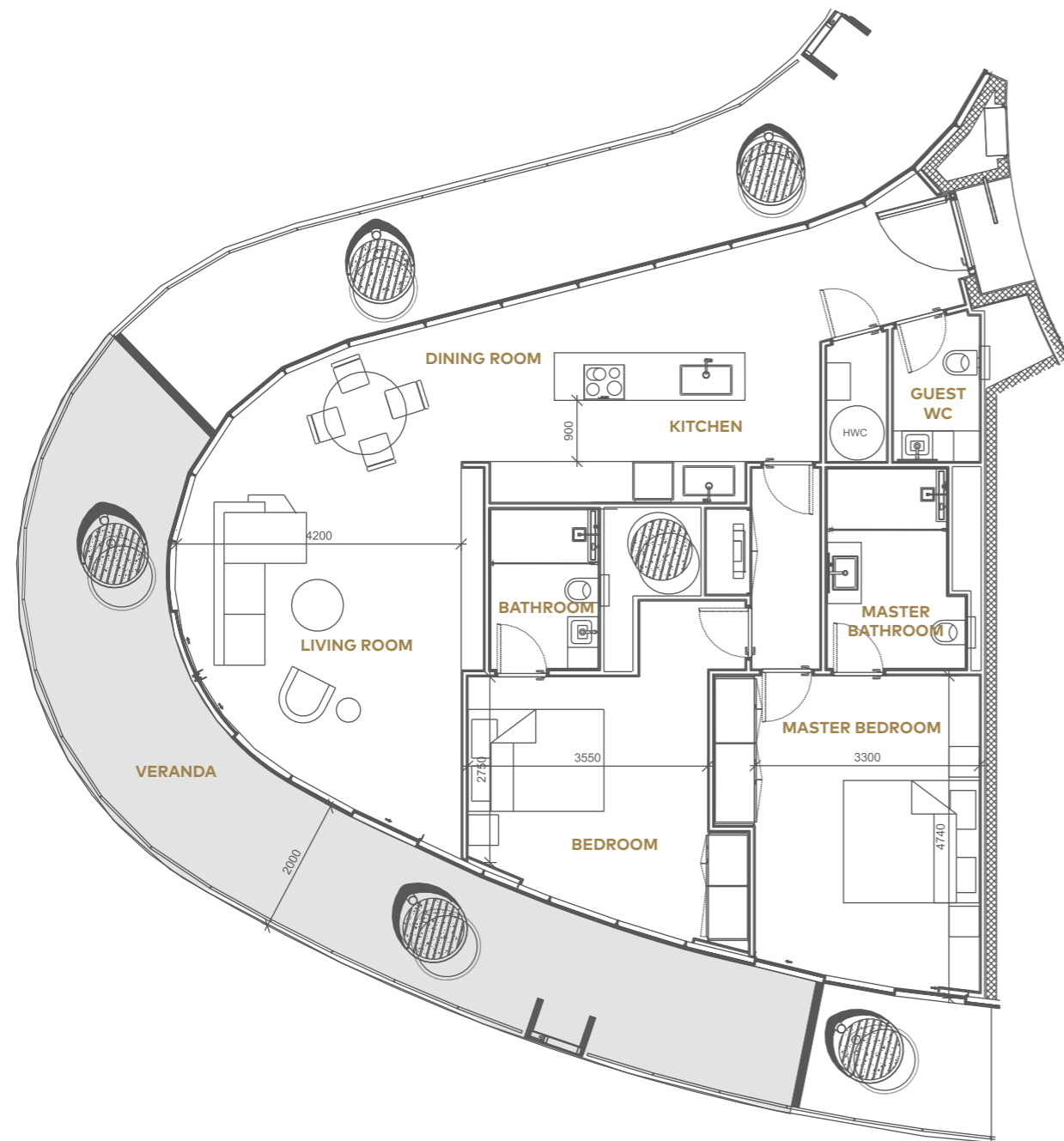
2Aw

BEDROOMS	2
BATHROOMS	2
Internal area	108m ² / 1,162ft ²
Covered verandas	35m ² / 377ft ²
Total covered area	143m ² / 1,539ft ²
Guest WC	1
Parking space	1



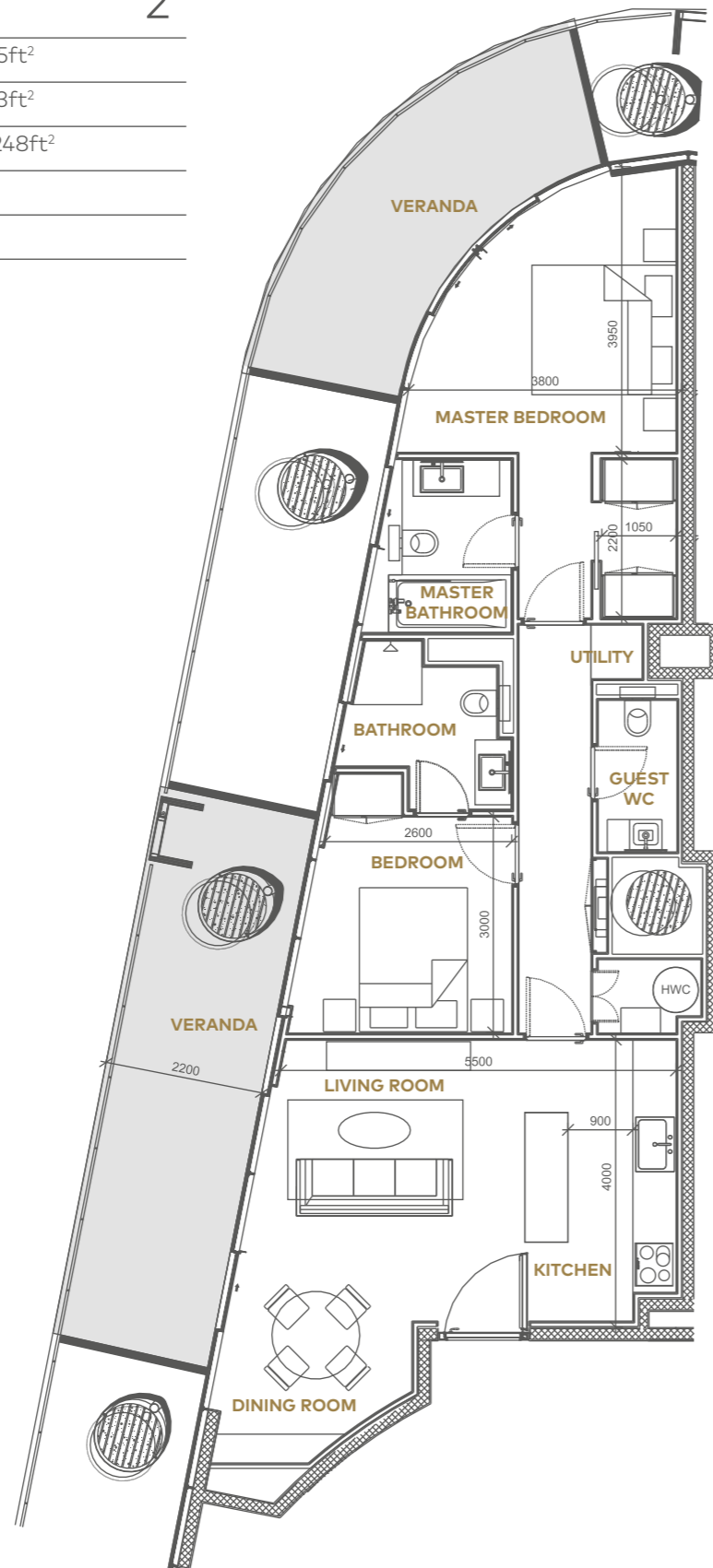
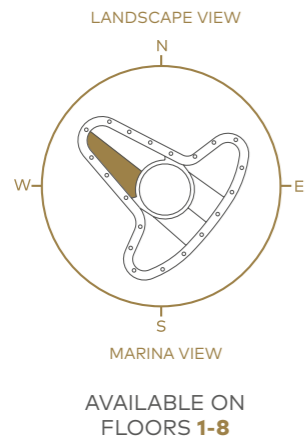
2AE

BEDROOMS	2
BATHROOMS	2
Internal area	108m ² / 1,162ft ²
Covered verandas	35m ² / 377ft ²
Total covered area	143m ² / 1,539ft ²
Guest WC	1
Parking space	1



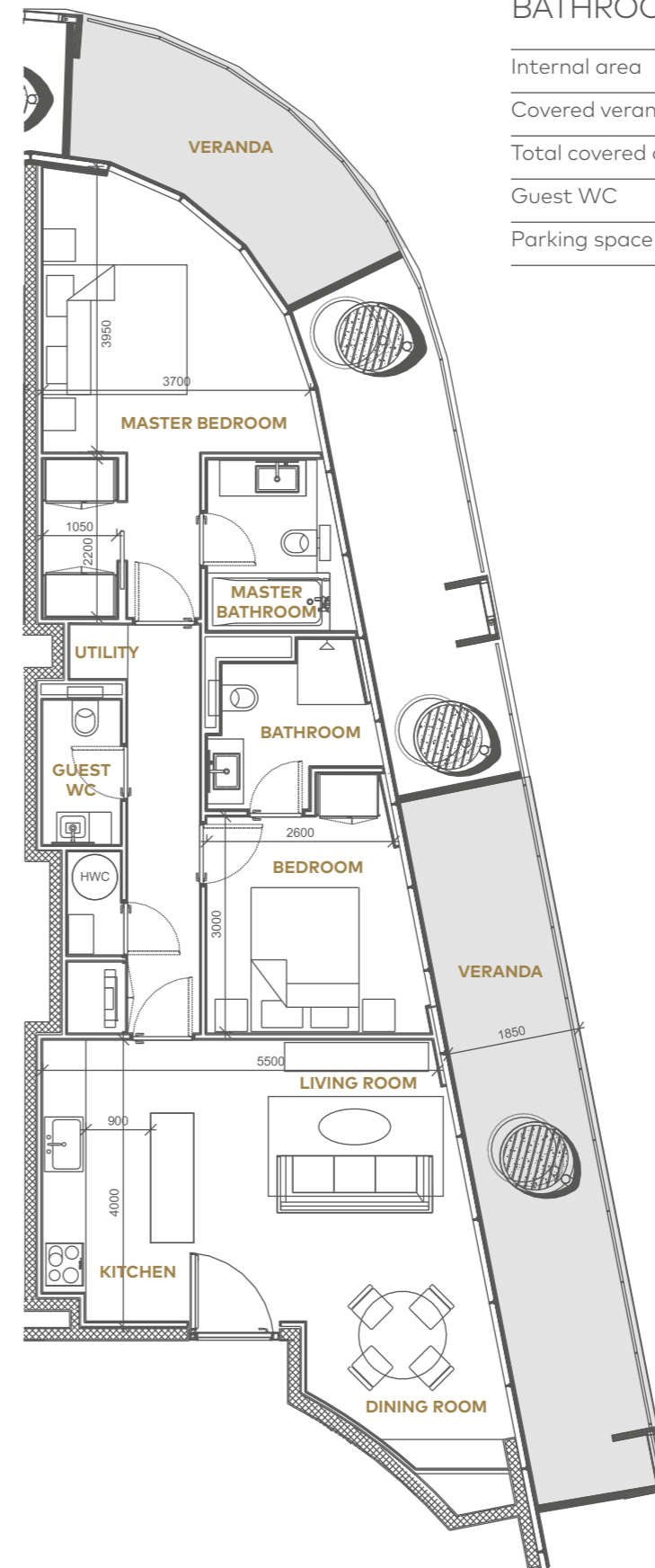
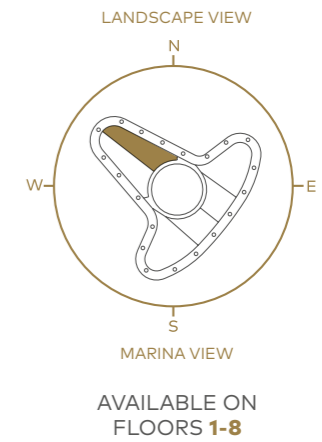
2B1

BEDROOMS	2
BATHROOMS	2
Internal area	86m ² / 925ft ²
Covered verandas	30m ² / 323ft ²
Total covered area	116m ² / 1,248ft ²
Guest WC	1
Parking space	1



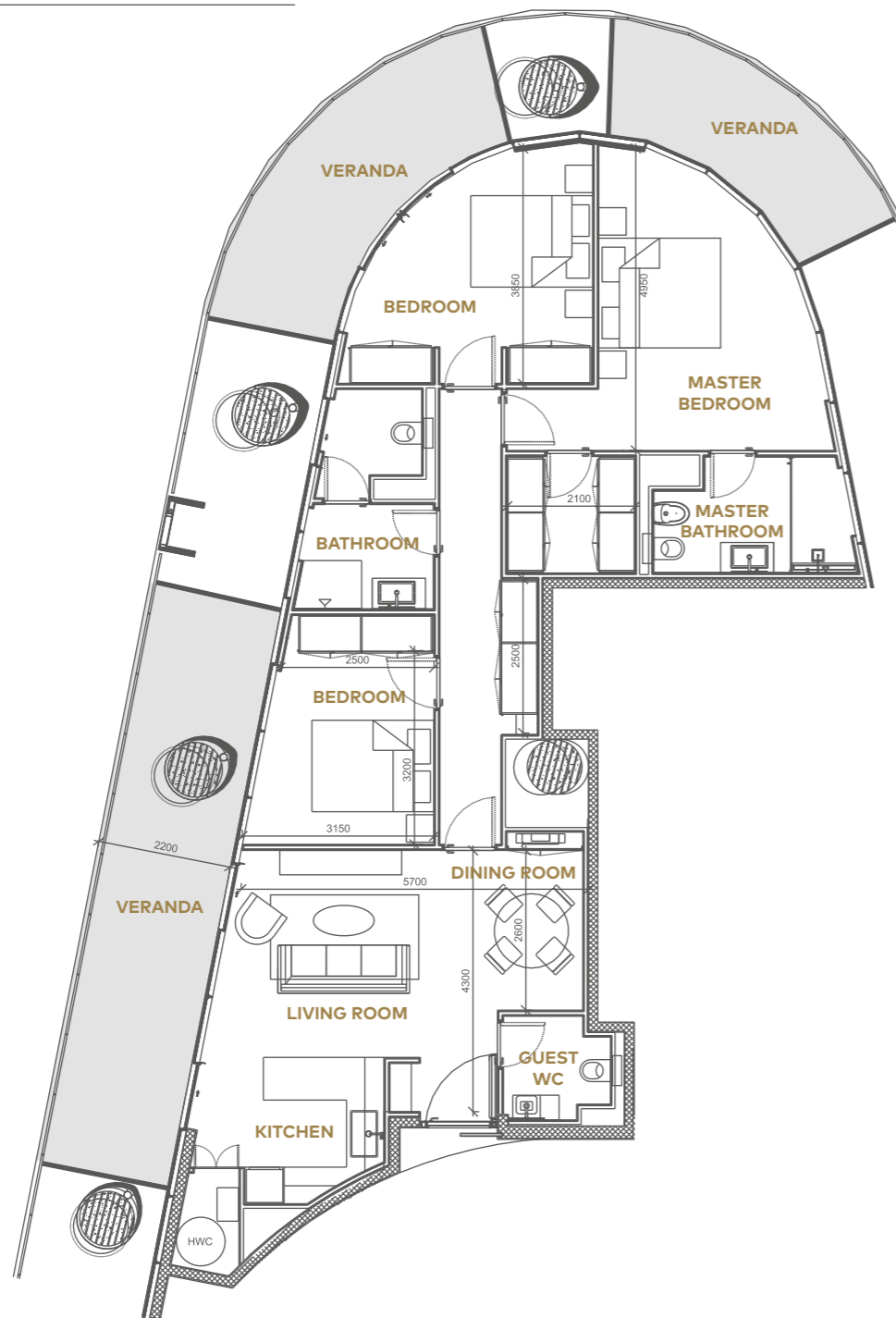
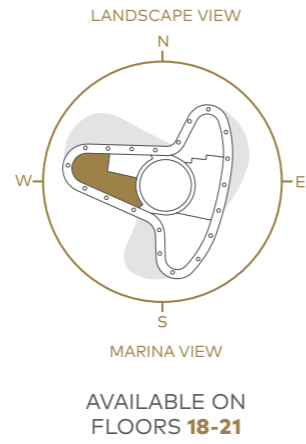
2B2

BEDROOMS	2
BATHROOMS	2
Internal area	84m ² / 904ft ²
Covered verandas	29m ² / 312ft ²
Total covered area	113m ² / 1,216ft ²
Guest WC	1
Parking space	1



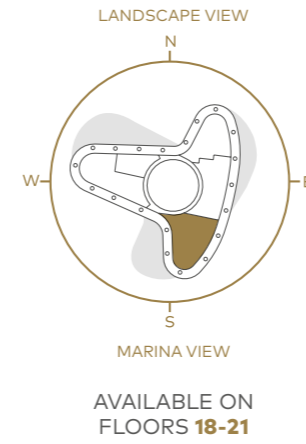
3A

BEDROOMS	3
BATHROOMS	2
Internal area	114m ² / 1,227ft ²
Covered verandas	43m ² / 463ft ²
Total covered area	157m ² / 1,690ft ²
Guest WC	1
Parking space	1



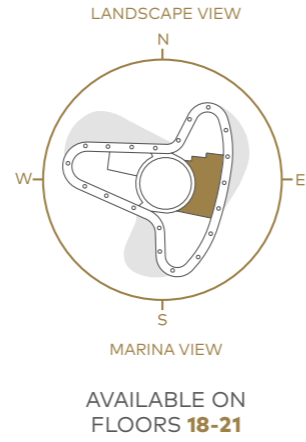
3B

BEDROOMS	3
BATHROOMS	3
Internal area	143m ² / 1,539ft ²
Covered verandas	47m ² / 506ft ²
Total covered area	190m ² / 2,045ft ²
Guest WC	1
Parking space	1



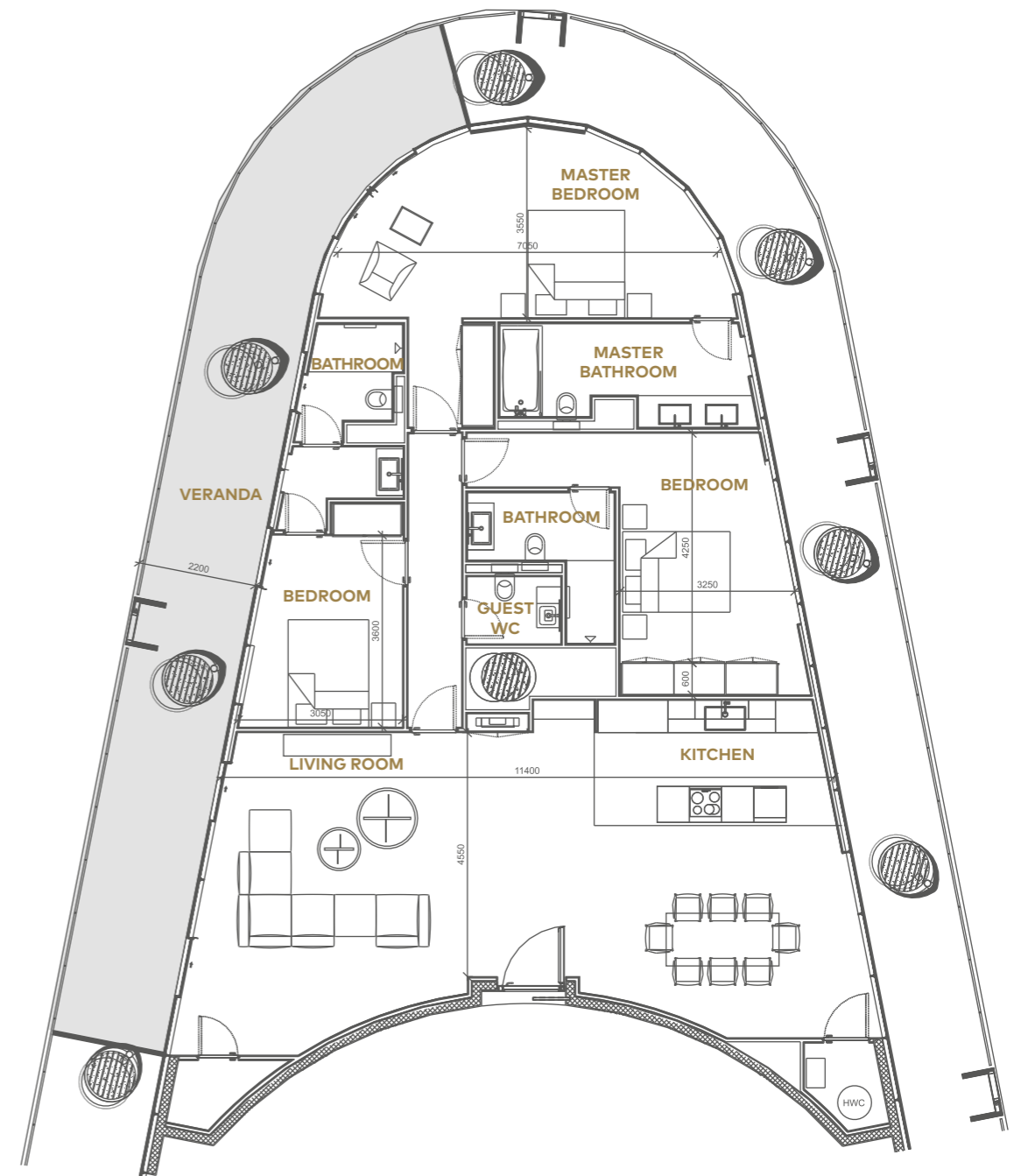
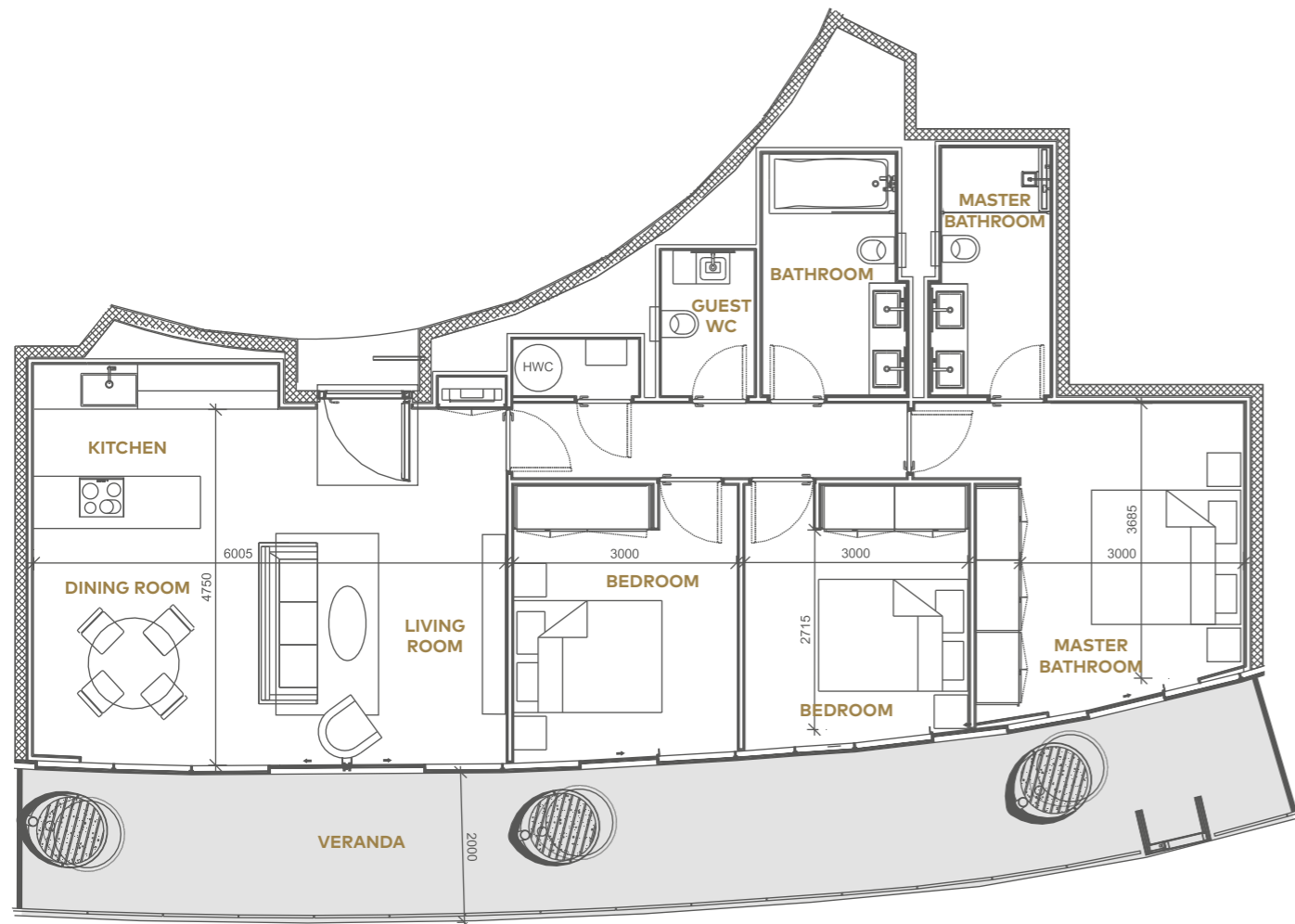
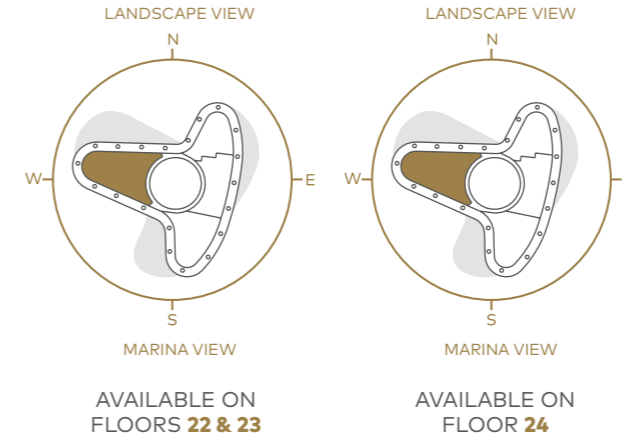
3C

BEDROOMS	3
BATHROOMS	2
Internal area	107m ² / 1,151ft ²
Covered verandas	34m ² / 366ft ²
Total covered area	141m ² / 1,517ft ²
Guest WC	1
Parking space	1



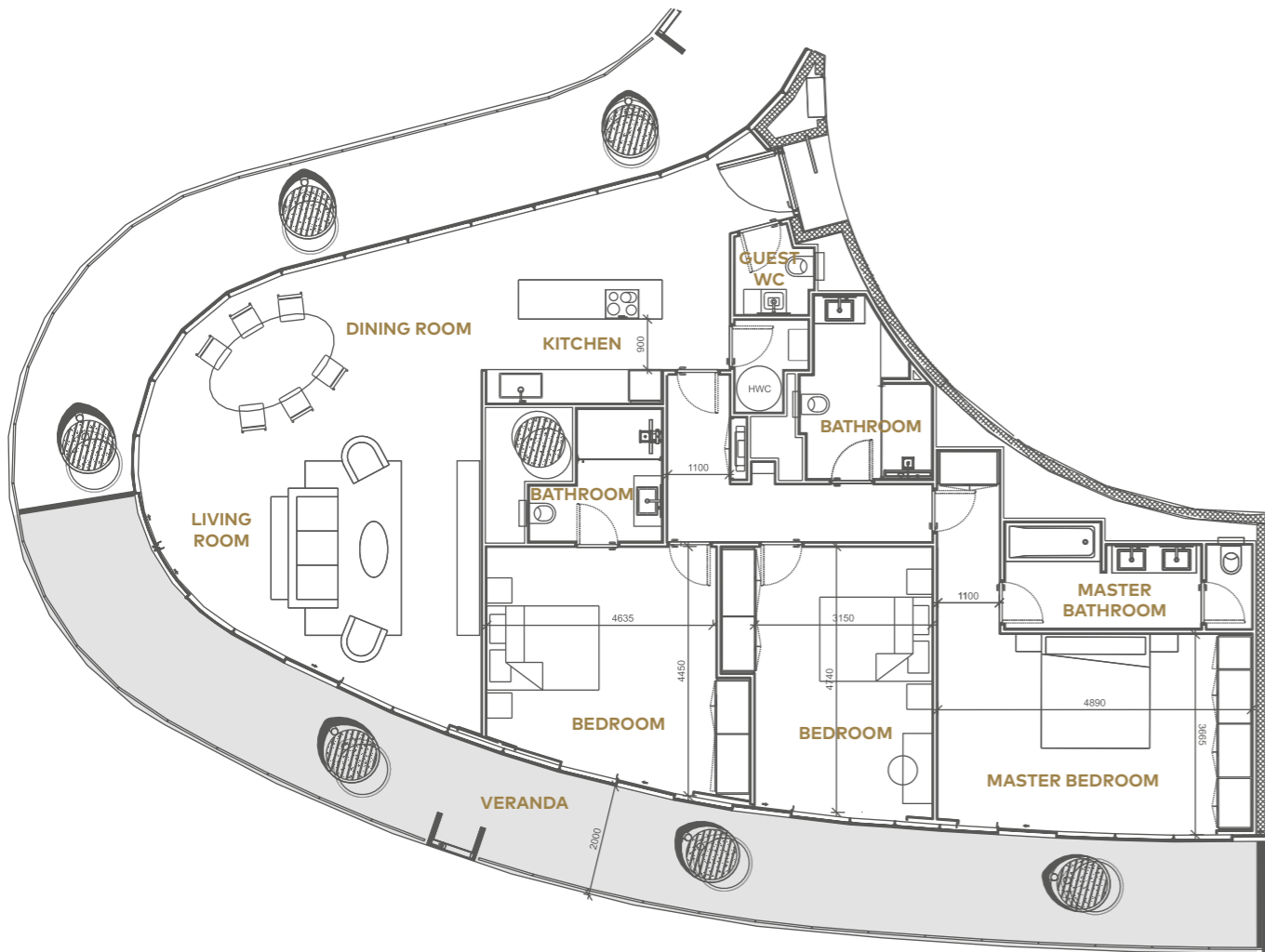
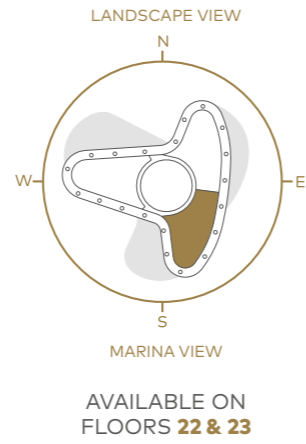
3D

BEDROOMS	3
BATHROOMS	3
Internal area	172m ² / 1,851ft ²
Covered verandas	44m ² / 473ft ²
Total covered area	216m ² / 2,324ft ²
Guest WC	1
Parking space	2



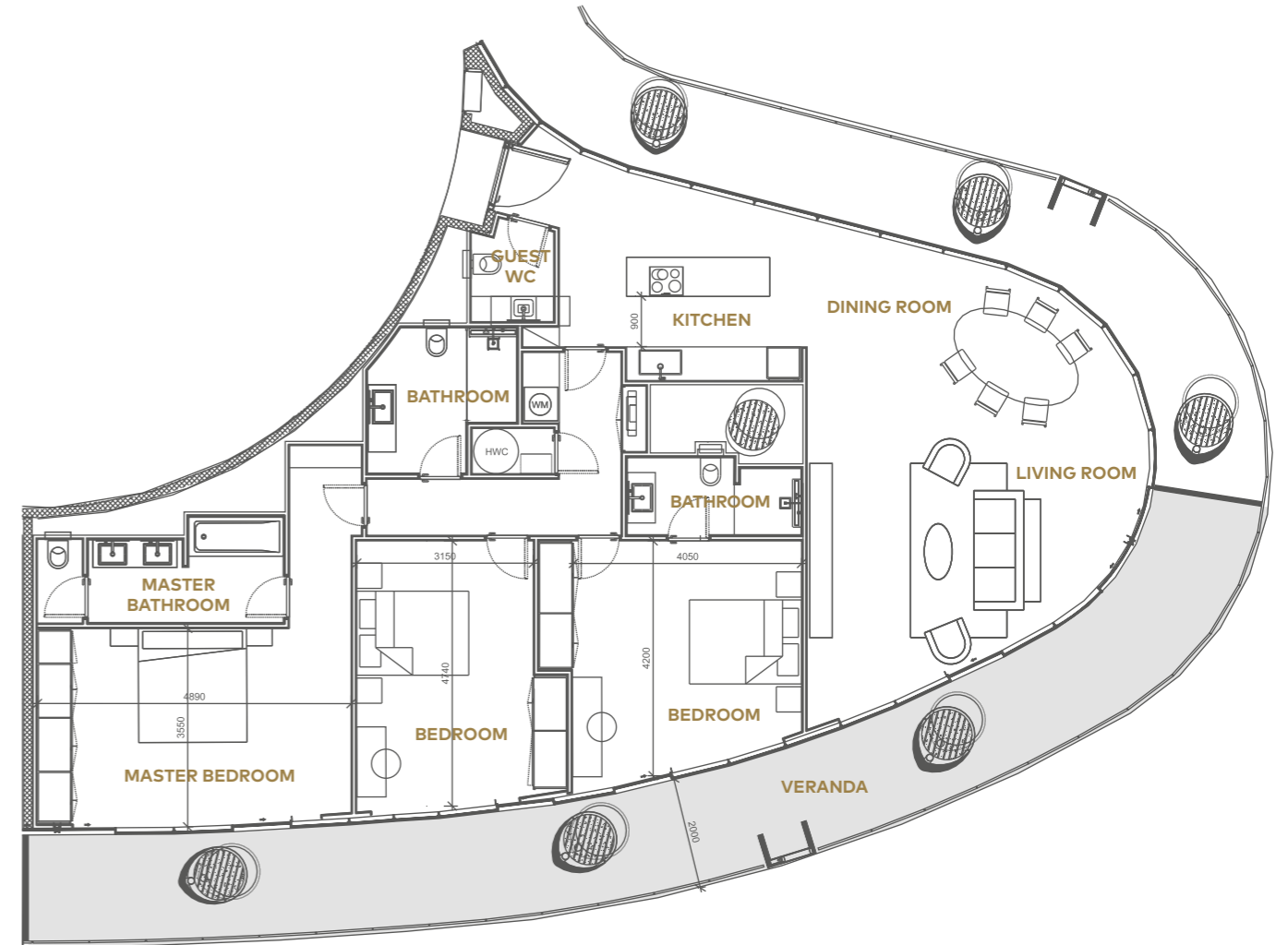
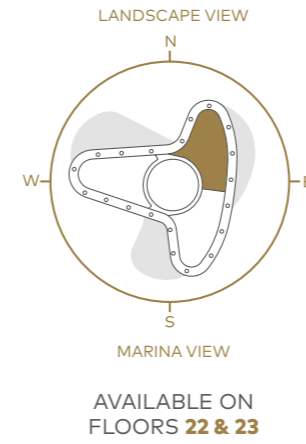
3EW

BEDROOMS	3
BATHROOMS	3
Internal area	166m ² / 1,786ft ²
Covered verandas	48m ² / 516ft ²
Total covered area	214m ² / 2,302ft ²
Guest WC	1
Parking space	2



3EE

BEDROOMS	3
BATHROOMS	3
Internal area	166m ² / 1,786ft ²
Covered verandas	47m ² / 506ft ²
Total covered area	213m ² / 2,292ft ²
Guest WC	1
Parking space	2

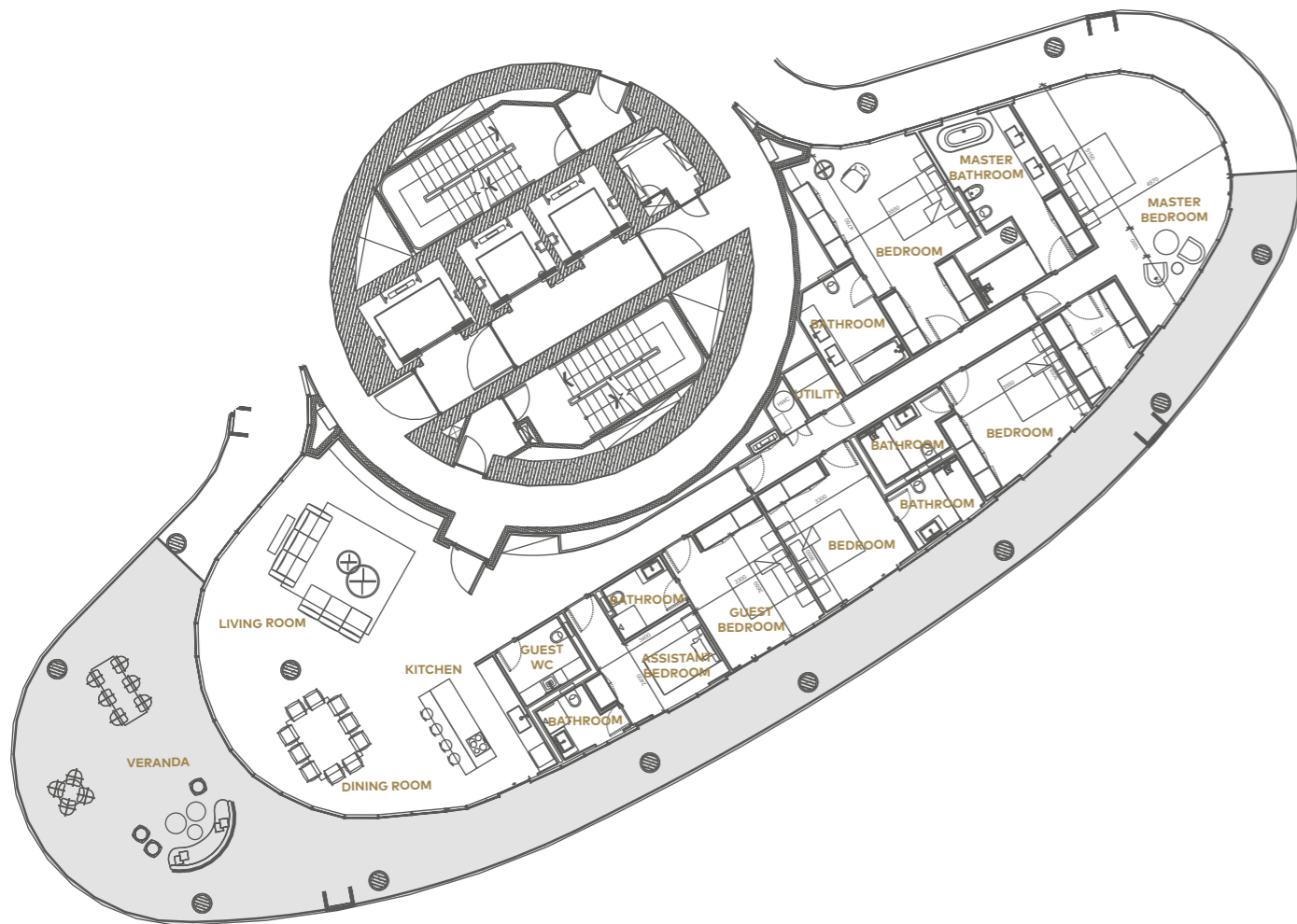
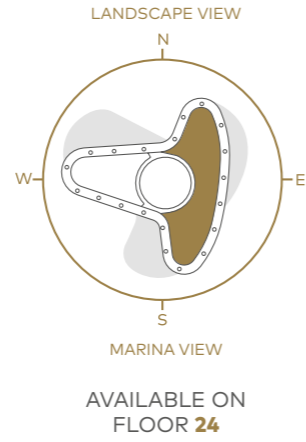


5A

BEDROOMS 6

BATHROOMS 6

Internal area	300m ² / 3,228ft ²
Covered verandas	146m ² / 1,571ft ²
Total covered area	446m ² / 4,799ft ²
Guest WC	1
Parking space	2

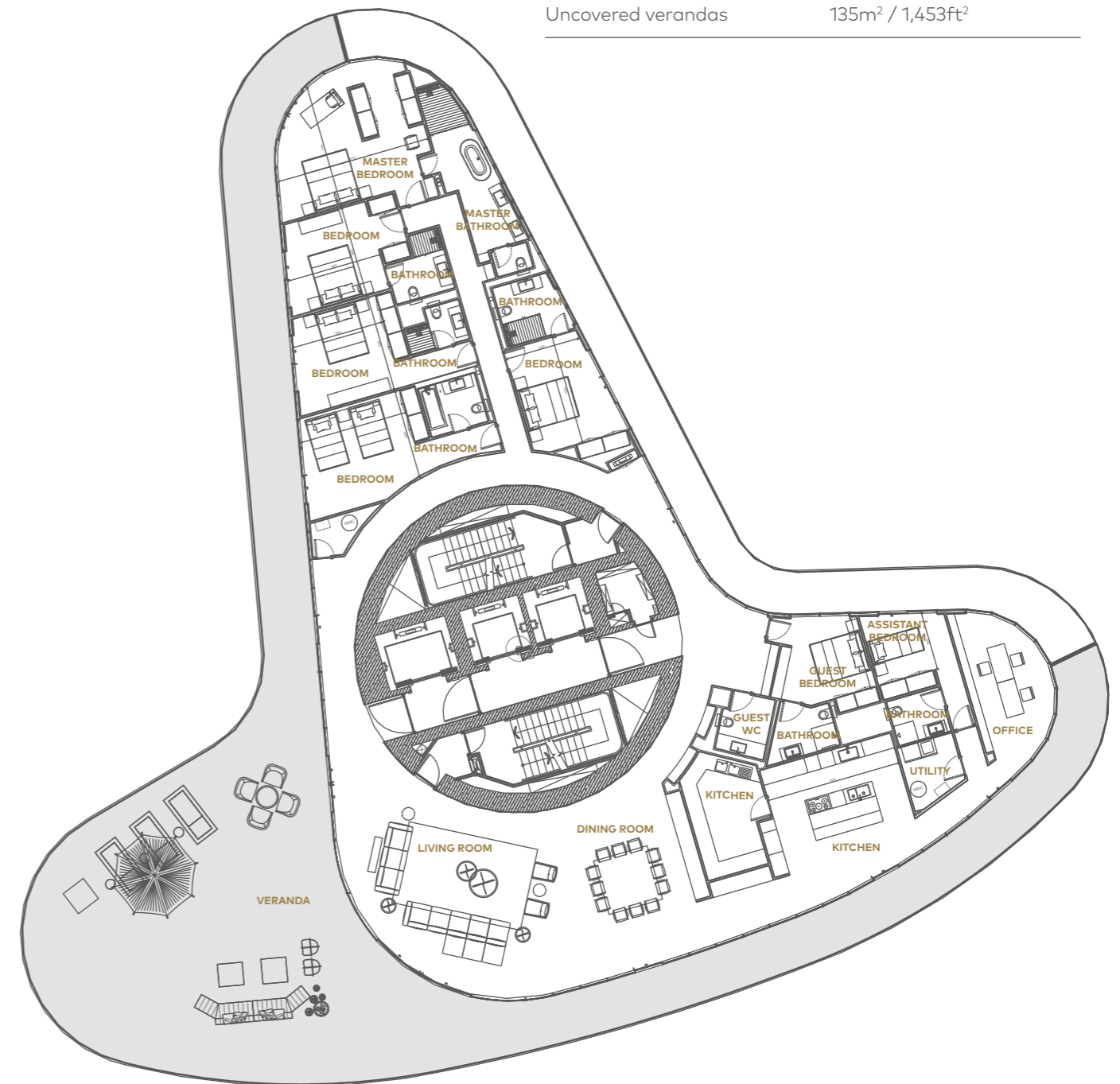
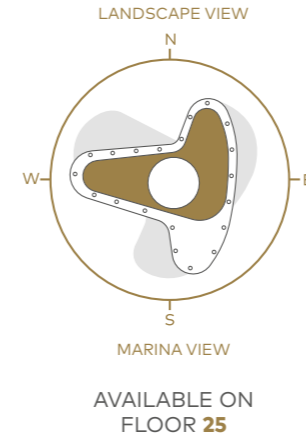


PENTHOUSE 6A

BEDROOMS 7

BATHROOMS 7

Internal area	472m ² / 5,079ft ²
Covered verandas	158m ² / 1,700ft ²
Total covered area	630m ² / 6,779ft ²
Guest WC	1
Parking space	2
Uncovered verandas	135m ² / 1,453ft ²



LUXURIOUS FINISHES



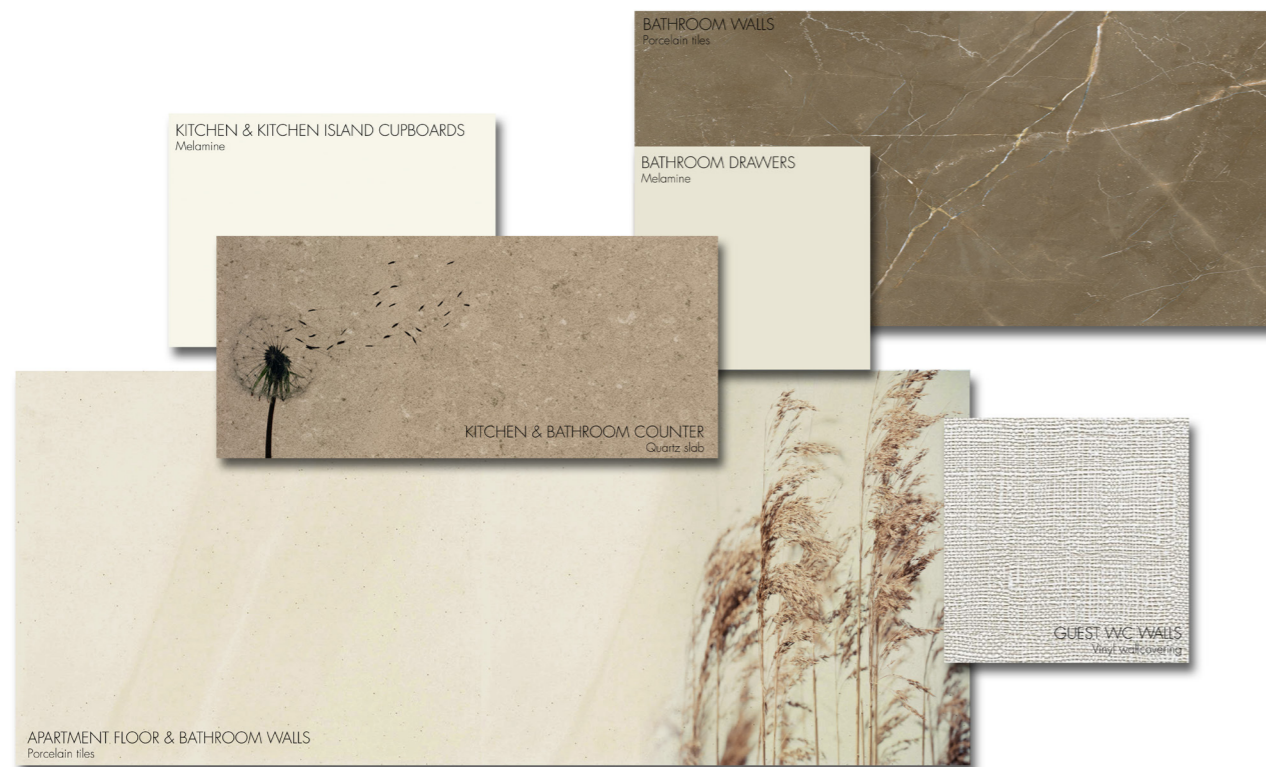
SAND

Light colours and soft tones, this tranquil style balances modern elegance with warmth and comfort creating a minimal yet sumptuous atmosphere.



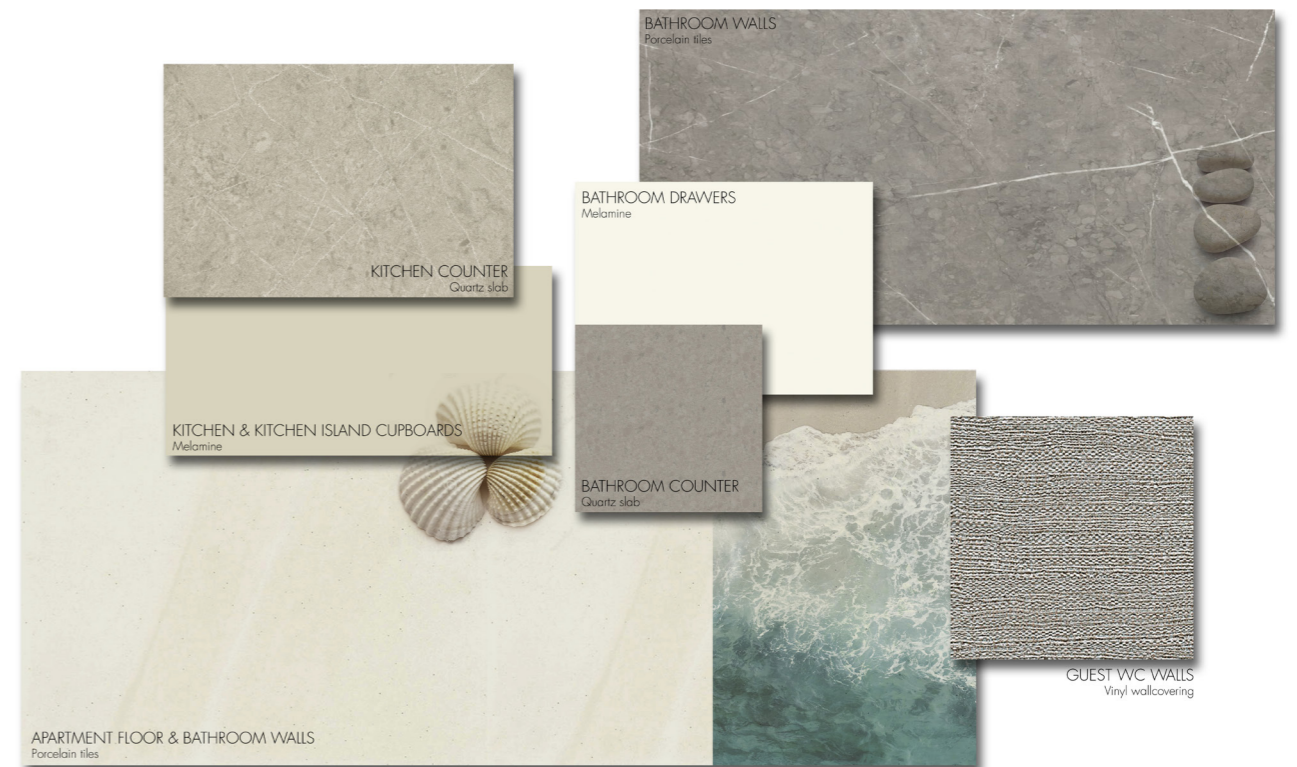
WIND

Warm tones and calming colours. A comfortable chic aesthetic that marries simplistic elegance with sophisticated modern detailing.



WATER

Natural textures and shades of grey create a relaxing environment where clean lines and materials appear to be in constant motion.



HIGHEST QUALITY



Durable and luxurious materials, fixtures and fittings

- Premium porcelain tile floors
- Solid-core doors with top-quality locks, door handles and hinges
- Central pressure system installation for hot and cold water



Bedrooms and bathrooms of the highest standard

- Imported high quality wardrobes
- En-suite bathrooms
- Premium porcelain tiles
- Top-quality imported sanitary fixtures with high quality vanity

ENERGY PERFORMANCE

All buildings comply with the local regulations of Energy Performance. The West Tower has a Category A high energy performance certificate.



Fully-equipped and functional kitchens

- European luxury kitchens with clean lines
- Sleek, durable quartz work surfaces with backsplashes for easy cleaning
- Premium quality custom-made quartz sinks
- Electrical appliances:
 - Electrical hob & oven
 - Dishwasher
 - Washer & dryer
 - Extractor hood
 - Built-in fridge-freezer



Brightness and comfort throughout your home

- High ceilings with large windows
- Premium-grade double-glazed windows
- VRF system (heating and cooling) - central air conditioning system, adjustable in every apartment in multiple zones
- Home automation system

This unique development is
BROUGHT TO LIFE BY ORA

VISIONARY AND AMBITIOUS

We create world-class experiences, where special comes as standard – carefully conceiving, planning, designing, building and launching lifestyle destinations of great beauty and natural harmony in select locations around the world.

DELIBERATELY DIFFERENT

We look to create lasting legacies as well as luxury lifestyle destinations – taking great care to create living, breathing environments with real life and soul that sit comfortably in the natural landscape and have sustainability and community spirit at their core.

DRIVEN TO EXCEL AND TO DELIGHT

Our attention to detail sets us apart as we design and construct the highest quality residential, commercial, leisure and amenity properties – delivering landmark lifestyle destinations that are rewarding, relaxing and rich in opportunity.



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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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