



CORPORATE CENTER¹

Neapolis Corporate Center 1





Your ideal space

Neapolis Corporate Center 1 presents a modern, unique key-ready office space that will form part of Neapolis Smart EcoCity - a large, innovative, mixed-use development a short distance from the tourist area of Pafos. This unique investment opportunity is designed so as to offer the first purpose-designed building in Pafos and provide a desirable working environment. Neapolis Corporate Center 1 comprises of five spacious floors, a mezzanine, as well as a wonderful roof garden offering excellent views of Pafos, and will allow for improved employee engagement and productivity.



Ground Floor

Double Height Entrance
Double Height Entrance Lobby
Reception Area
Lifts
Area for Exhibitions and Events
Double Height Gym
Changing Room Facilities
Conference Rooms

Bathroom Facilities
Lifts
Store Rooms
Kitchen
Café
External Café
Shop
Fire Exit

Mezzanine

Mechanical Space
Storage Space
Lifts

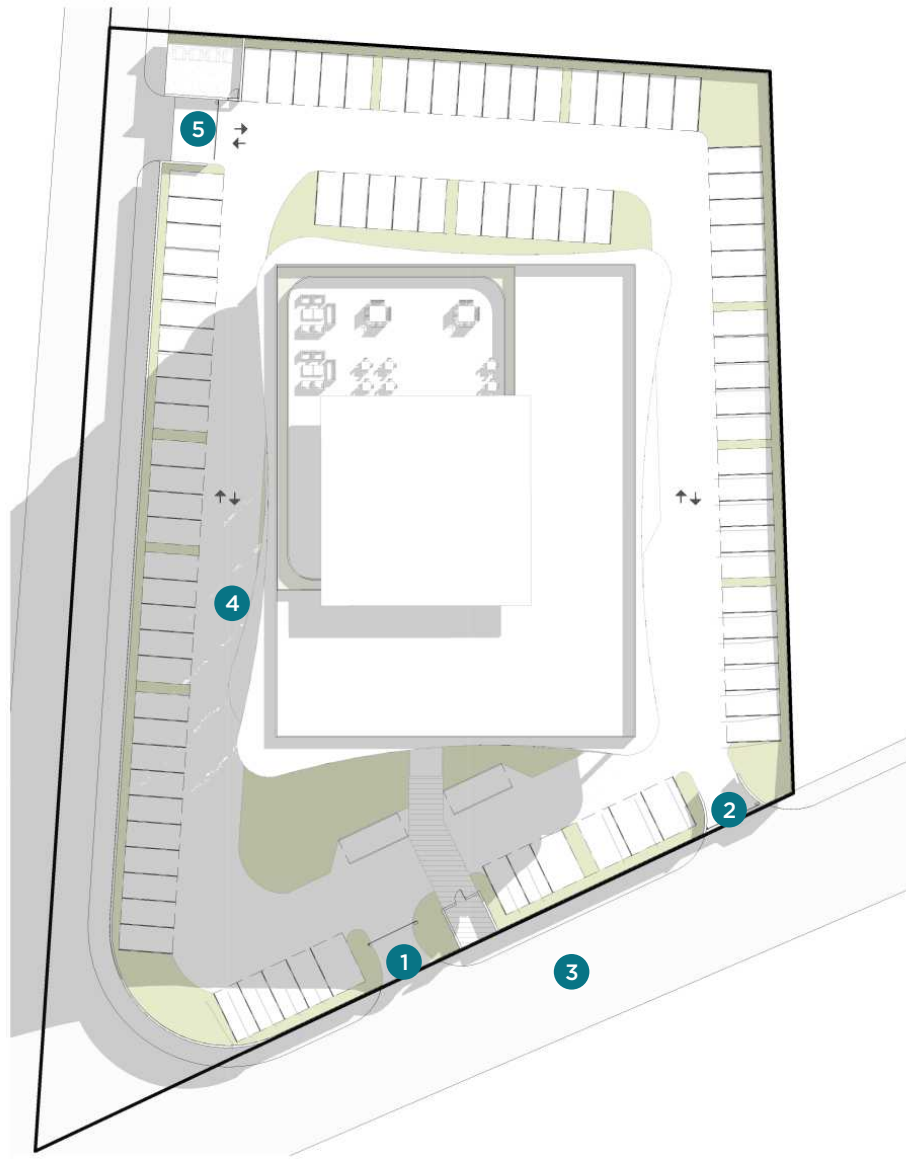
1st Floor 2nd Floor 3rd Floor 4th Floor

Office Space
Meeting Room
Store Room
Phone Booths
Kitchenette
Bathroom Facilities
Lifts

5th Floor

Roof Garden
Service Kitchen
Store Room
Lifts
Bathroom Facilities
Mechanical Terrace

PRELIMINARY
Site Plan

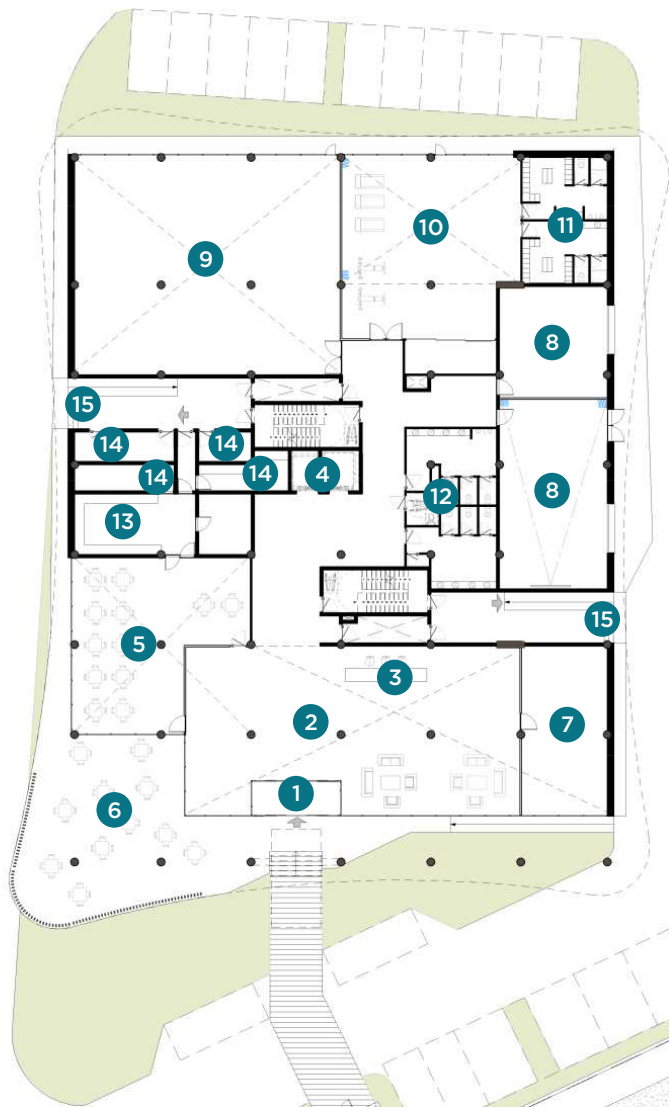


- 1 Entrance (IN)
- 2 Exit (OUT)
- 3 Public Road
- 4 Private Road
- 5 Service Entrance/Exit (IN/OUT)

PRELIMINARY

Ground Floor Plan

Plot Size	5,610 m ²
Covered Areas	1,201 m ²
Covered Verandas	451 m ²
Total Covered Area	1,652 m ²



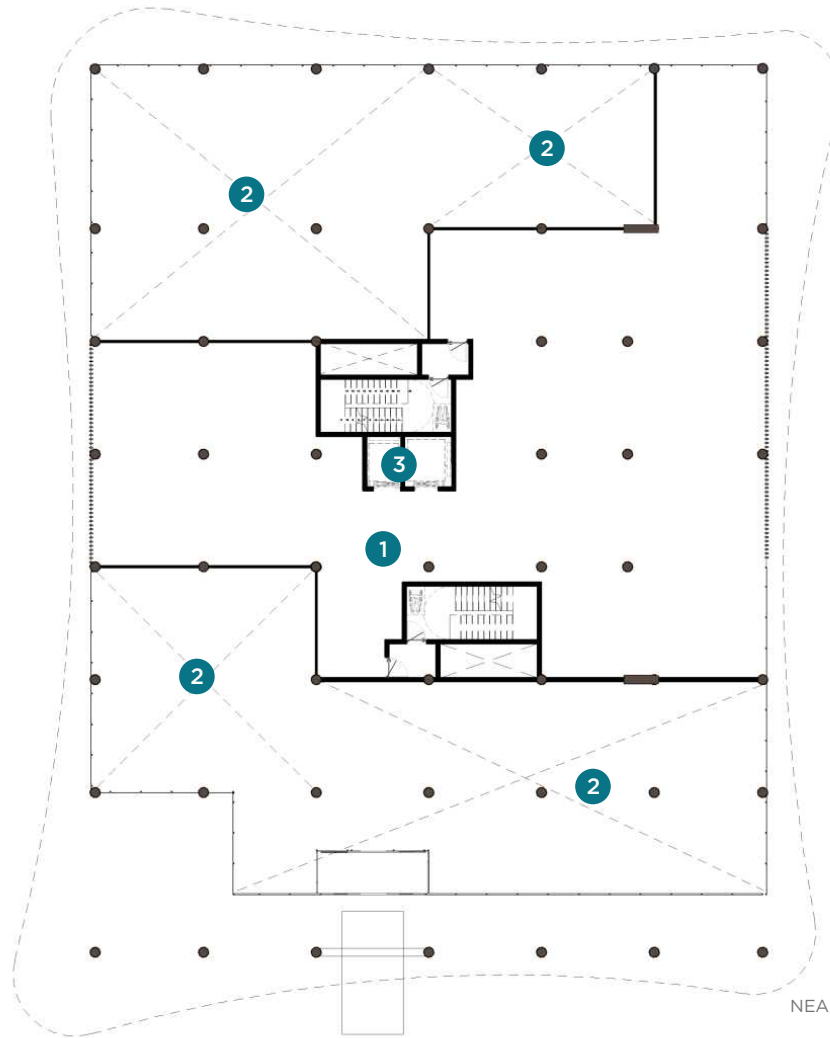
- 1 Double Height Entrance
- 2 Double Height Entrance Lobby
- 3 Reception Area
- 4 Lifts
- 5 Café
- 6 External Café
- 7 Shop
- 8 Conference Rooms with Movable Walls
- 9 Area for Exhibitions and Events
- 10 Double Height Gym
- 11 Changing Room Facilities
- 12 Bathroom Facilities
- 13 Kitchen
- 14 Store Rooms
- 15 Fire Exit



PRELIMINARY

Mezzanine Plan

Total Covered Area 581 m²

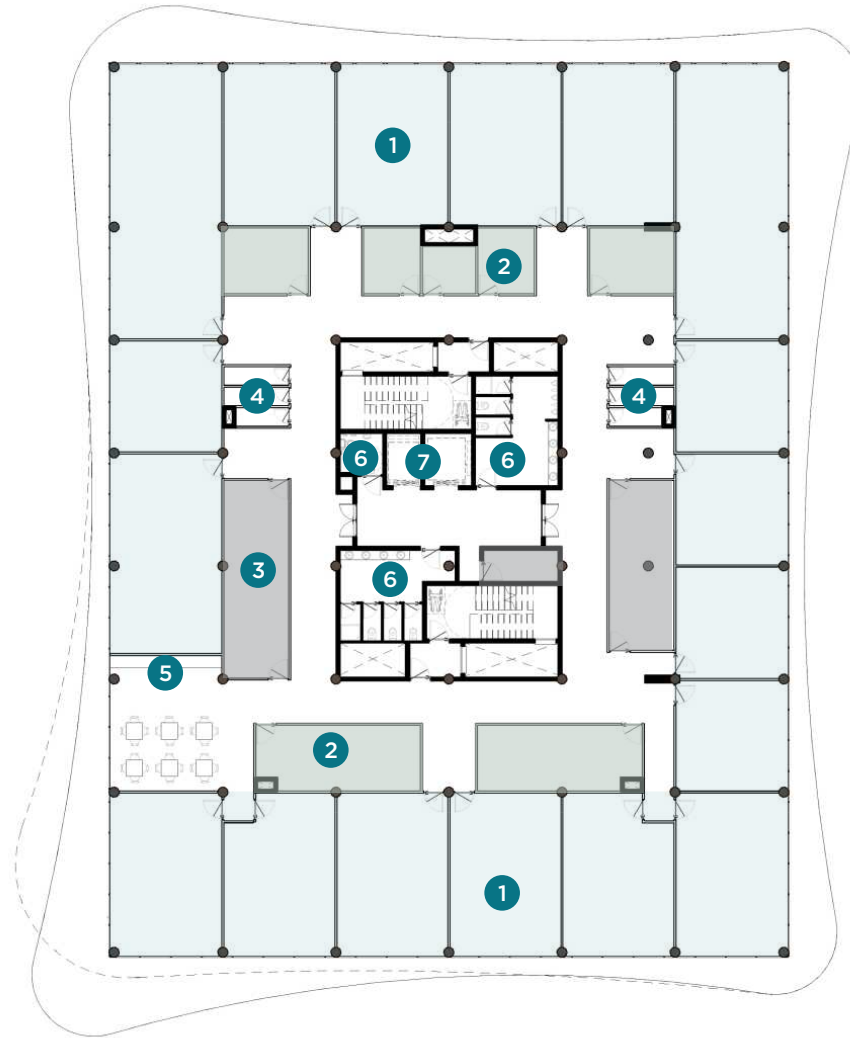


- 1 Mezzanine Space
(Mechanical Floor and Storage)
- 2 Void
- 3 Lifts

PRELIMINARY

1-4 Floor Plan

Floor	Covered Areas	Covered Verandas	Total Cov. Area
1st	1,370 m ²	229 m ²	1,599 m ²
2nd	1,370 m ²	252 m ²	1,622 m ²
3rd	1,370 m ²	229 m ²	1,599 m ²
4th	1,370 m ²	262 m ²	1,632 m ²

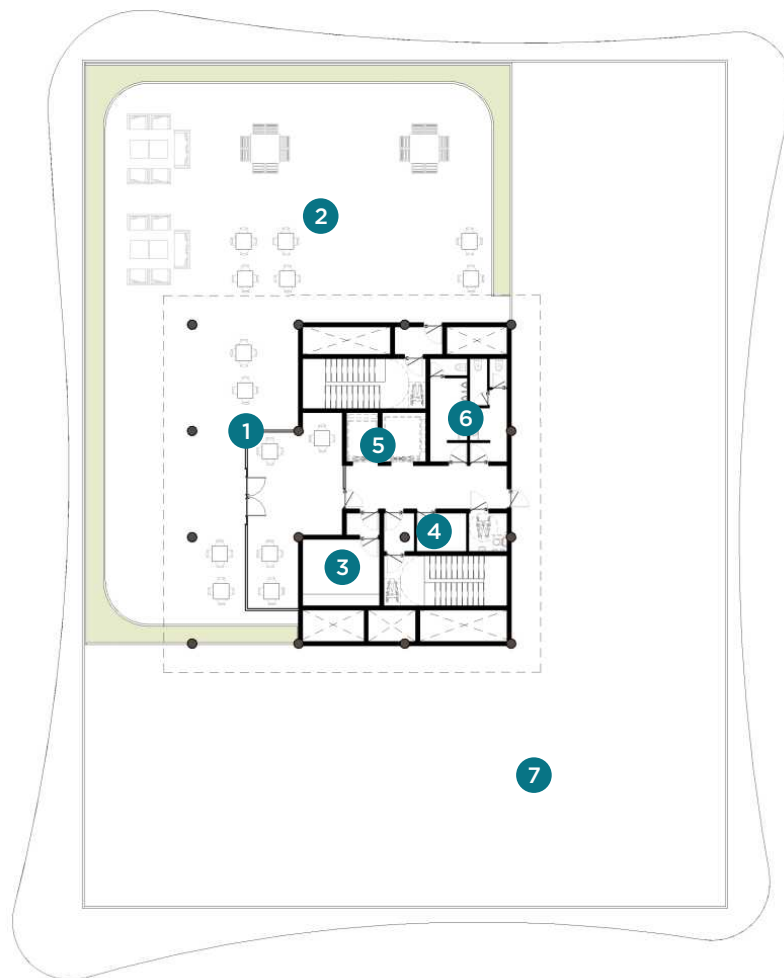


- 1 Office Space
- 2 Meeting Room
- 3 Store Room
- 4 Phone Booths
- 5 Kitchenette
- 6 Bathroom Facilities
- 7 Lifts

PRELIMINARY

Roof Terrace Plan

Covered Areas	132 m ²
Covered Verandas	171 m ²
Total Covered Area	303 m ²
Uncovered Roof Terrace	340 m ²



- 1 Covered Roof Garden
- 2 Uncovered Roof Garden
- 3 Kitchen
- 4 Store Room
- 5 Lifts
- 6 Bathroom Facilities
- 7 Mechanical Space




NEAPOLIS

Smart EcoCity

CORPORATE CENTER 1

Freehold Plot Size	5,610 m ²
Covered Areas	7,394 m ²
Covered Verandas	1,594 m ²
Total Covered Area	8,988 m ²
Uncovered Roof Terrace	340 m ²

Price: € 32,800,000 +vat

Floors	Covered Areas	Covered Verandas	Uncovered Areas	Total Covered Area
Ground Floor	1,201 m ²	451 m ²	—	1,652 m ²
Mezzanine	—	—	—	581 m ²
1st Floor	1,370 m ²	229 m ²	—	1,599 m ²
2nd Floor	1,370 m ²	252 m ²	—	1,622 m ²
3rd Floor	1,370 m ²	229 m ²	—	1,599 m ²
4th Floor	1,370 m ²	262 m ²	—	1,632 m ²
Roof Terrace	132 m ²	171 m ²	340 m ²	303 m ²



A **professional**
and **modern** space
in **Pafos**, Cyprus

8% Possible ROI:
with **€25/m²** Monthly Rent

Neapolis Commercial Center 1 holds the potential to generate a monthly rental income of up to €25/m²* resulting in a ROI of 8%.

*The projected return on investment (ROI) mentioned in this presentation is an estimate and subject to various factors. The information provided is for illustrative purposes only and does not constitute a recommendation or endorsement.



Leptos Estates

Your one-stop-shop solution for **Headquartering** in **Cyprus**.

Through our in-house services and specialised associates, Leptos will assist you throughout the procedures for getting all the necessary permits for the establishment and operation of your business, opening of bank accounts, and work permits for you and your employees.

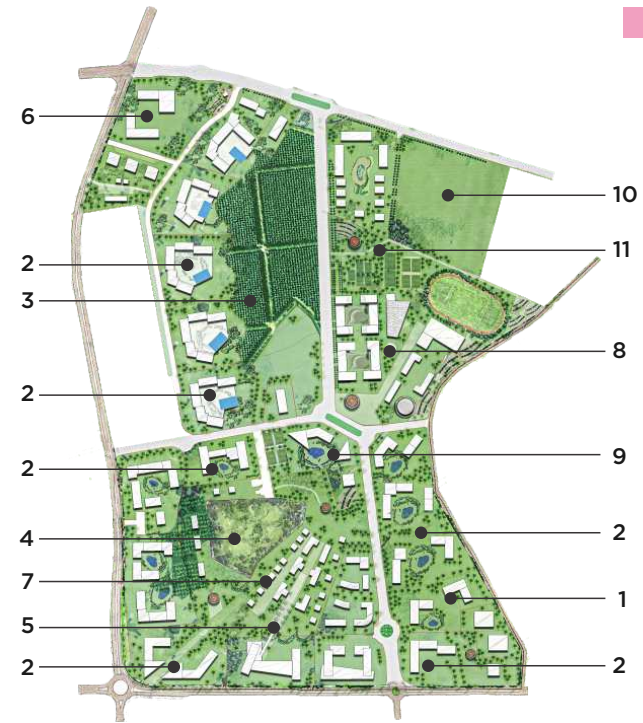
- As a Leptos valued Business Associate, you will enjoy special privileges and services, and have access to:
 - Leptos Travel Services (an IATA member)
 - Leptos Hotels for accommodation of your guests at preferential prices
 - Access to the Leptos Medical Services at special rates
- We have our own university (Neapolis Univeristy of Pafos) for accessing graduate degrees and for a la carte continuing educational programmes
- We have our own hospital (Iasis Private Hospital) which will provide you and your employees health benefits at good prices
- We have our own hotels to assist you with overseas visitors when they visit again, offering you substantial benefits and savings
- We have our own long-term rentals (Paphos Rentals) offering long-term accommodation for you and your employees

NEAPOLIS

Smart EcoCity

Neapolis Smart EcoCity (“Neapolis”) is a large, innovative, mixed-use development on land of 888,730sqm within 800m from the tourist area seafront at the city of Pafos in Cyprus, and in the legendary area of the gardens of the ancient Goddess Aphrodite, the goddess of love and beauty. It is owned and developed by the Leptos Group, the leading real estate developer in the region.

Neapolis is the largest real estate development project of its kind in Cyprus and has the support of the Cyprus Government and public authorities. Cyprus’ status as a member of the European Union and the Eurozone, its strategic location between three continents, international business services capabilities, dependable legal system and land registry, low level of corporate and income tax rates, safety, Mediterranean climate and cosmopolitan resort amenities that attract c.4mm tourists p.a. are key ingredients for the success of the Project.



PRELIMINARY Master Plan

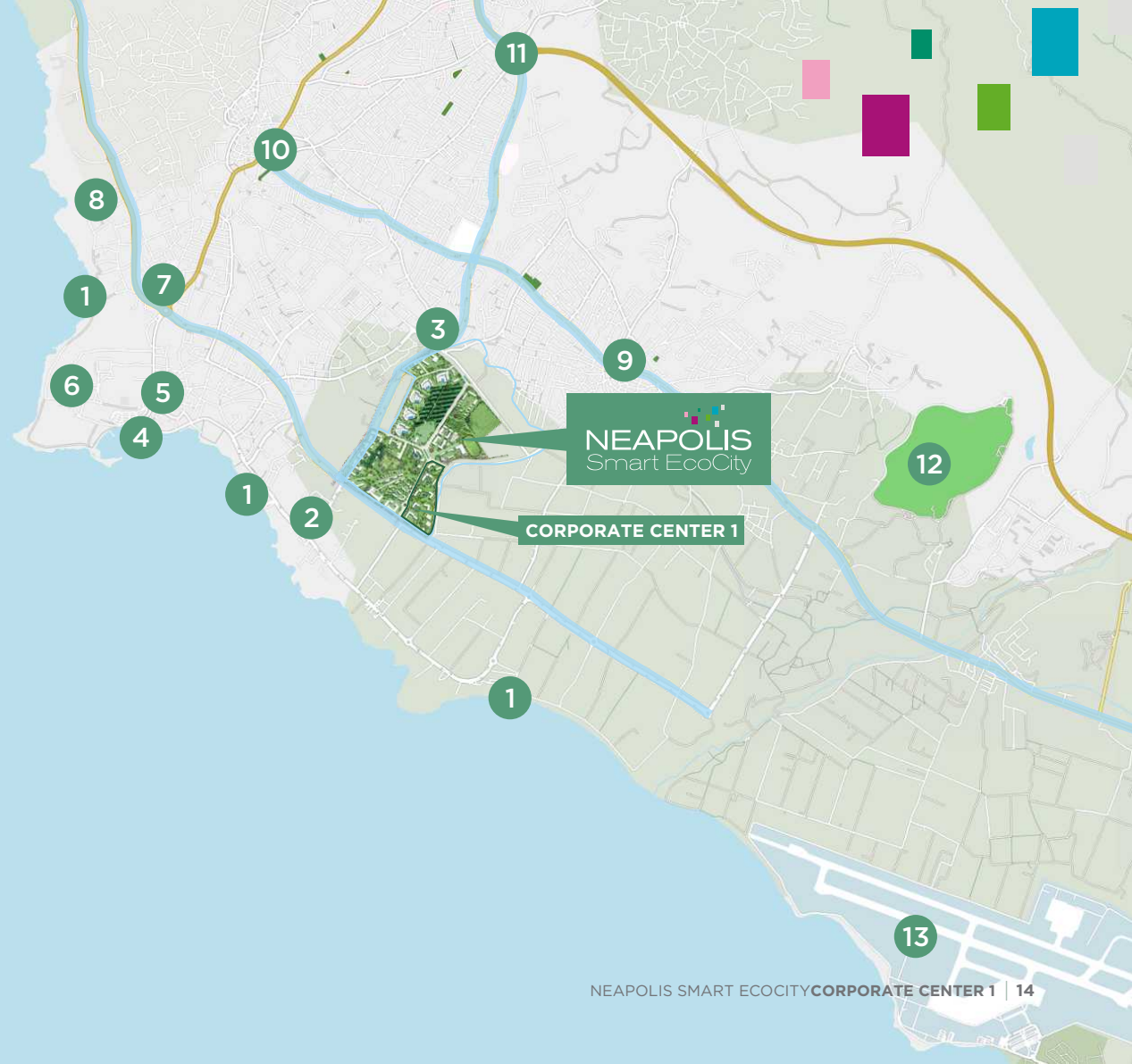
- | | |
|--------------------------------------------------------|------------------------------------|
| 1 Office park | 6 Neapolis Hospital |
| 2 Residential Area | 7 Cultural Centre |
| 3 Central Park | 8 Neapolis University |
| 4 Antiquities Area | 9 Hotel |
| 5 Commercial, Retail, Showrooms,
Entertainment Area | 10 Public School Area ¹ |
| | 11 Health Club and Spa |

1. Private schools also allowed in the project

Unparalleled Location

'The City within a City'

1	Municipal Beaches	1 minute
2	Neapolis University Pafos	1 minute
3	Iasis Private Hospital	1 minute
4	Pafos Harbour and Promenade	3 minutes
5	Leptos Headquarters	3 minutes
6	Archaeological Park	4 minutes
7	Shopping Mall	5 minutes
8	Tombs of the Kings	6 minutes
9	Geroskipou Town Centre	5 minutes
10	Pafos Town Centre	6 minutes
11	National Motorway	8 minutes
12	Championship Golf Course	6 minutes
13	Pafos International Airport	10 minutes





Municipal Beach
1 minute



Pafos Promenade
3 minutes



Archaeological Park
4 minutes



Geroskipou Town Centre
5 minutes



Pafos Old Town & Center
6 minutes



Coral Bay
15 minutes



Neapolis University Pafos
1 minute

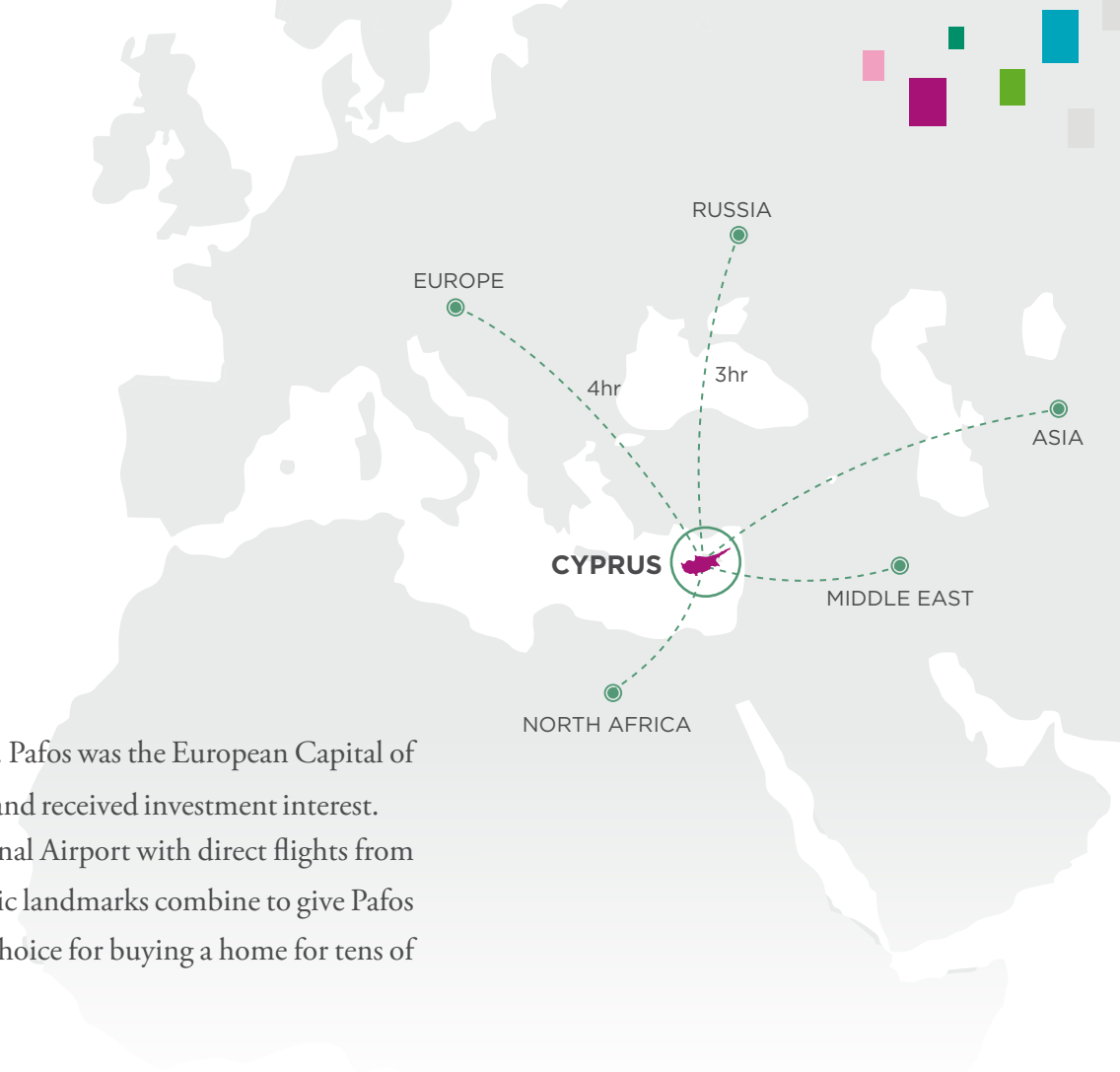


Pafos International Airport
10 minutes



Strategic Location

Neapolis is adjacent to the town of Pafos on the west coast of Cyprus. Pafos was the European Capital of Culture for 2017 and has enjoyed substantial international exposure and received investment interest. Beautiful beaches, mild climate, 30+ 4 & 5 star hotels, an International Airport with direct flights from various destinations, a rich history and numerous cultural and historic landmarks combine to give Pafos the title of Cyprus' favourite tourist destination and the location of choice for buying a home for tens of thousands of international buyers.



Pafos Key Facts

- No. 1 Tourist destination in Cyprus (1/3 of arrivals)
- No. 1 Destination for internationals acquiring residential property
- Offers a cosmopolitan lifestyle as well as an exciting resort experience
- Year-round destination with more than 30, 4 and 5 star hotels, four golf courses, cultural events, shopping centres and multiple leisure and sporting options
- Public and private healthcare services
- English speaking private schools and University
- 15km of seafront, with numerous blue flag-awarded beaches and the Akamas Nature Reserve
- Significant cultural and historical landmarks:
 - Birthplace of the goddess of love and beauty, Aphrodite, with various monuments in her honour
 - Picturesque ancient harbour
 - Ancient mosaics
 - Tombs of the Kings
 - Monasteries

Pafos International Airport that welcomes >3m passengers a year

- European Capital of Culture 2017

Cyprus Key Facts

- Strategic Location at the crossroad between 3 continents (Europe, Asia, Africa)
- Member of the European Union and Eurozone
- Mild climate with 310 days of sunshine throughout the year
- Beautiful scenery and pristine beaches
- Caters to c.4 million tourists per year
- English language widely spoken
- High level of services, including financial, legal, medical, education, telecommunications etc.
- Safe and secure
- Low corporate tax rate of 12,5%
- Zero tax rate on non-Cyprus investment income
- Zero property tax
- Zero inheritance tax
- Stable political system
- Recent natural gas discovery is potential game-changer for the domestic economy
- Ability to obtain permanent residency through purchase of real estate

SINCE 1960



REAL ESTATE & PROPERTY DEVELOPMENT



HOSPITALITY



TRAVEL & TOURISM



EDUCATION



HEALTHCARE



SPORTS & CONFERENCES



INSURANCE



AWARDS



BEST DEVELOPMENT CYPRUS
"OLYMPUS VILLAGE"



BEST CYPRUS PROPERTY
"PANORAMA VILLA, KAMARES"



BEST CYPRUS PROPERTY
"KAMARES VILLA"



BEST GREECE DEVELOPMENT
"GOLDEN COAST BEACH VILLAS"



BEST DEVELOPMENT CYPRUS
"LEPTOS VIKLA VILLAGE"



BEST DEVELOPMENT CYPRUS
"PARADISE GARDENS IV"



BEST DEVELOPMENT GREECE
"APHRODITE"



BEST DEVELOPMENT CYPRUS
"LIMNARIA GARDENS"



FIABCI Prix d'Excellence Awards 2011
CYPRUS CONGRESS AWARD
KAMARES VILLAGE



FIABCI Prix d'Excellence Awards 2011
RESIDENTIAL LOW RISE CATEGORY
KAMARES VILLAGE



CYPRUS EXPORT AWARD
2012
LEPTOS ESTATES



CYPRUS EXPORT AWARD
2016
LEPTOS ESTATES



CYPRUS EXPORT AWARD
2018
LEPTOS ESTATES



BEST RESIDENTIAL HIGH RISE DEVELOPMENT CYPRUS
"LIMASSOL DEL MAR"



BEST INTERIOR DESIGN SHOW HOME CYPRUS
"CORAL SEAS"



BEST RESIDENTIAL DEVELOPMENT CYPRUS
"ADONIS BEACH VILLAS"



BEST RESIDENTIAL INTERIOR PRIVATE RESIDENCE CYPRUS
"ADONIS BEACH VILLAS"



BEST RESIDENTIAL HIGH-RISE ARCHITECTURE CYPRUS
"LIMASSOL BLU MARINE"





NEAPOLIS

Smart EcoCity

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