

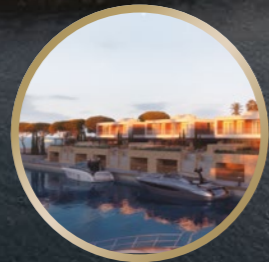
AYIA NAPA
MARINA

SEA INSPIRING LIVING

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; 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.



220 apartments



35 beach, island & peninsula marina 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



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

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



BEACH VILLAS

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



PENINSULA MARINA VILLAS

12 luxury 3 bedroom villas, located along privately maintained and secured roads on the marina peninsula, directly overlooking the marina and feature walk-out access to secure docks.



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

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

- 4,000m² + of commercial space
- Restaurants & coffee shops
- Retail stores
- Recreational activities
- Convenience store & pharmacy
- Chandlery
- SPA & fitness facilities 6

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



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 85 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.



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.



MORE THAN
DEVELOPERS

www.oradevelopers.com

How to
GET IN TOUCH



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.

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

T: +357 23 300 500

sales@MarinaAyiaNapa.com

MarinaAyiaNapa.com

52 Ayia Thekla Avenue, 5330, P.O.Box 30037, 5340, Ayia Napa, Cyprus

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.

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

