



BUY-TO-LET

UP TO  
8%  
YIELD



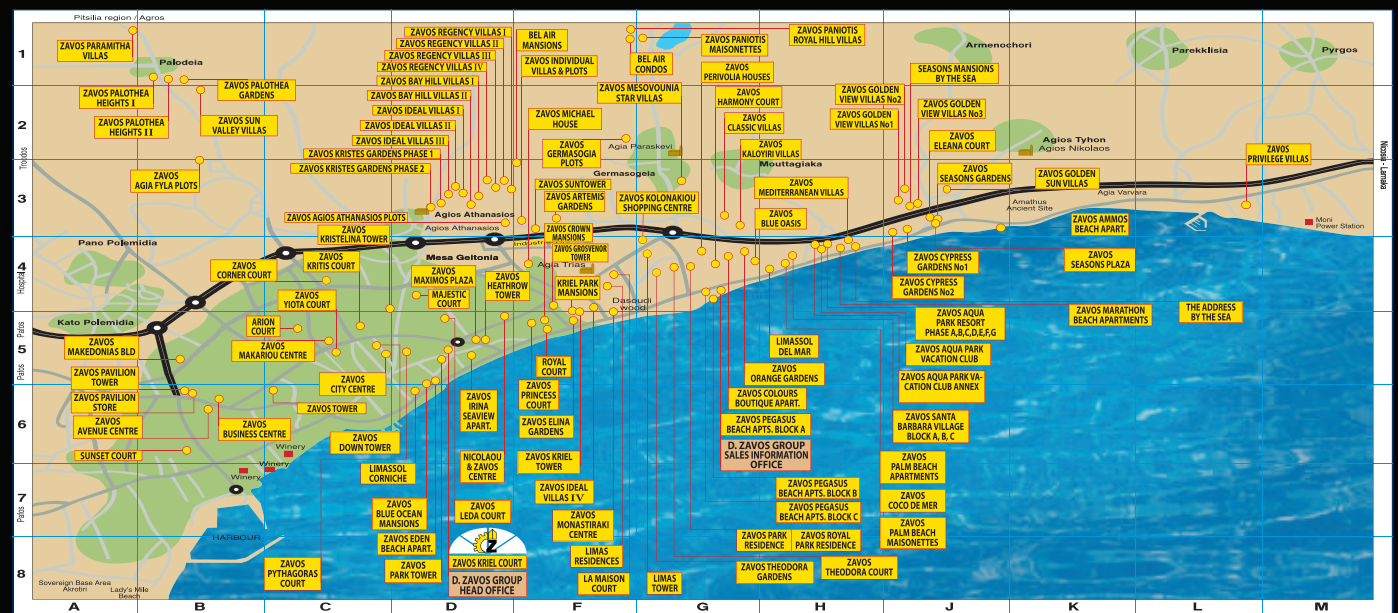
Established in 1980, D. Zavos Group has created a revolutionary concept in the Cyprus property and development industry, with a holistic offering of exceptional value and solid investment opportunities, as well as comfort and services synonymous with a 5-star hotel.

Based in Limassol, D. Zavos Group offers clients a variety of cutting-edge properties in prime locations all across Cyprus. These include luxury villas, apartments, and residences, available to rent or buy. The Group also possesses a large portfolio of commercial properties that can be rented out to companies for investment purposes. Currently, D. Zavos Group boasts more than 150 Commercial and Residential projects in Cyprus, of which 120 have been issued with separate title deeds.

**42+** Years of Experience      **150+** Unique Residential & Commercial Projects      **120+** Projects Issued with Separate Title Deeds      **9500+** Individual Properties Sold

<b>14</b>	<b>10+</b>	<b>3</b>	<b>4000</b>
Shopping & Office Centers Owned	Customer Services	Hotels Owned	Apartments Under Management

## D. ZAVOS GROUP LIMASSOL PROJECTS



# BUY-TO-LET

The BUY-TO-LET properties are exclusively for investment. Investors who purchase any of our select BUY-TO-LET properties will enjoy a multitude of benefits, an income, and flexible terms of payment.

D. Zavos Group offers investors the opportunity to build their property portfolio in prime locations across Limassol.

## What is a buy-to-let property?

- A buy-to-let property is one which is purchased with the sole purpose of producing a rental return and steady income for investors.
- Such properties can steadily grow in value as well, producing significant capital gains to investors when sold at a later date.

**Build your property portfolio by choosing from our collection of BUY-TO-LET projects, all in prime locations across the coastal city of Limassol.**

**Each of our exclusive buy-to-let properties are designed to deliver up to 8% yield to investors**

## How does it work?

When purchasing property with the intention of renting, property owners become landlords whose property is rented out to tenants that pay a monthly rent. This rent should cover the property owner's mortgage (where applicable), with a substantial profit remaining.

## What are the benefits of a buy-to-let investment?

Owning a rental property is a great way to generate income and build long term wealth. Whether you continue to rent or decide to sell further down the line, properties provide a solid return on investment. Here are some reasons why:

- 01 Property has always been a relatively safe long-term investment.**

Though property prices may rise and fall over the years, the long-term value of your property will have an upward trend. This makes it a great way to receive a profit when you decide to sell it.
- 02 You can generate high recurring income.**

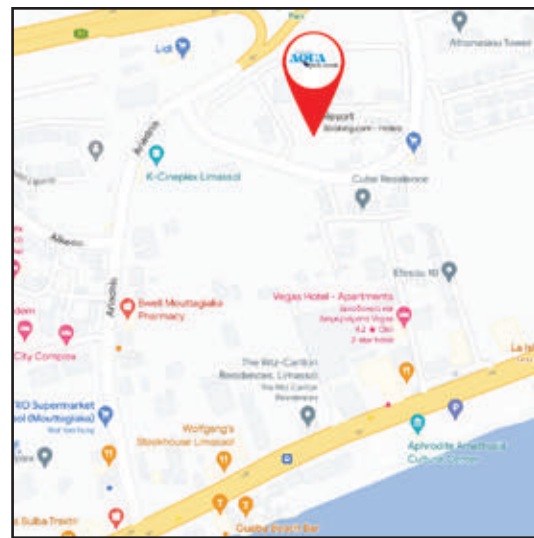
Whether or not you decide to sell your property, the rent paid by your tenants will not only cover your mortgage and costs but will also provide you with extra income each month.
- 03 Demand for rental properties is extremely high.**

For many young professionals and new families seeking to relocate to Limassol, renting is a popular option. As such, the rental market in Limassol is currently very strong, so you should be able to rent out your property relatively quickly and at a high return.

**The BUY-TO-LET payment terms are the following**

30% upon signing of the contract.  
70% in 4 instalments in accordance with the progress of the development.

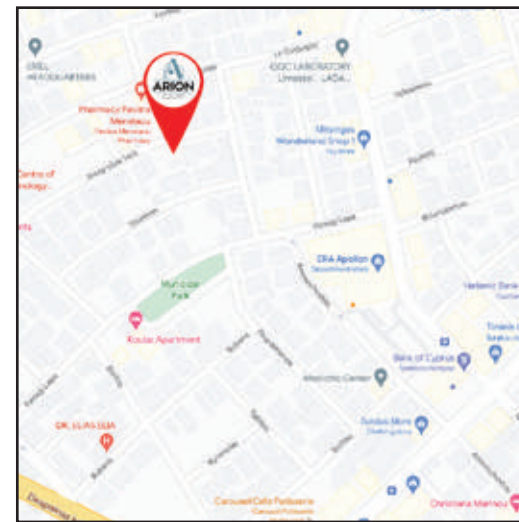




## Aqua Park Vacation Club Annex - Germasogeia, Limassol

Aqua Park Resort has the privilege of being just a few steps away from the beach. Residents enjoy a gated resort with its own private roads, four communal outdoor swimming pools, gym, spa, café/restaurant, a playground area and beautiful lush green gardens. The Aqua Park Vacation Club has expanded with an additional Annex offering the warmth of home and the comforts of a world-class hotel. This is what makes the Aqua Park Vacation Club Annex apartments truly unique. The owners of the Studio and the One or Two bedroom apartments, enjoy the facilities of the Aqua Park Vacation Club, such as the lobby area, concierge service, restaurant and gym facilities. Embracing a peaceful atmosphere and focusing on health and wellness, residents may also heal and relax, at the one and only, ONEWELL Wellness & Floating Center, by being treated with the highest quality of body and facial spa services while exercising all year-round at the indoor pool area. Each fully-furnished apartment has been designed and decorated following the same chic style of the Aqua Park Vacation Club apartments. The Aqua Park Vacation Club Annex is the ideal investment opportunity for a high rental income, as Zavos Group Property Management Services Ltd will undertake the day-to-day running of short or long-term rentals on behalf of the owners. Managing more than 600 residential units and 200 commercial units, the Group's Property Management Team oversees such daily tasks as the collection of rent, the payment of bills, and other issues that may arise during the rental process. This guarantees that clients will have peace of mind about the management of their property, wherever they may be located.

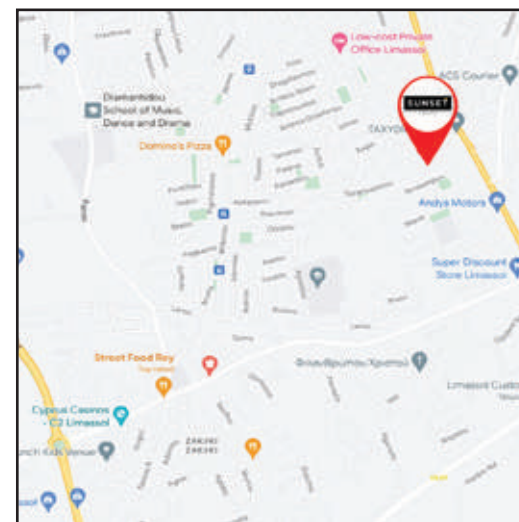
STUDIO, 1-BEDROOM AND 2-BEDROOM APTS



## Arion Court - Petrou & Pavlou, Limassol

Located in a uniquely idyllic location in the heart of Limassol, Arion Court lies within rapid reach to all the city's amenities, including schools, supermarkets, banks, cafes, restaurants and walking distance to ERA Apollon.

2-BEDROOM AND 3-BEDROOM APTS



## Sunset Court - Agios Spyridonas, Limassol

Located in a serene neighborhood, within the city's fastest-developing area, close to MyMall Limassol, Casino and the New Port and in close distance to the beach.

2-BEDROOM APTS

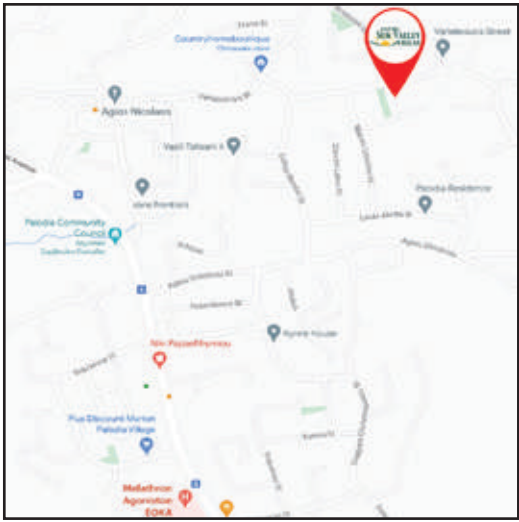




**LA MAISON COURT** *La Maison Court - Germasogeia, Limassol*

Very close to Limassol's famous beaches and away from the hustle and bustle of the city center, La Maison Court is perfectly situated within walking distance from schools, parks, shopping center and supermarkets.

2-BEDROOM AND 3-BEDROOM APTS



**SUN VALLEY VILLAS Phase II** *Sun Valley Villas Phase II - Palodeia Village, Limassol*

Located just few km from Limassol's center, close to Palodeia village, the Sun Valley Villas II is the ideal contemporary development for those who want to enjoy both the city's facilities and the charm of the quiet countryside in just a short drive distance and still well away from traffic and noise. Sun Valley Villas II, is fully harmonized with the every-day rhythms while sharing the luxury feeling of a panoramic stunning view. This new project consists of 4 detached and 2 semi-detached, two-storey three bedroom villas, all generously set in comfortable plots that give space for private parking and green areas with optional swimming pool, ensuring privacy and safety.

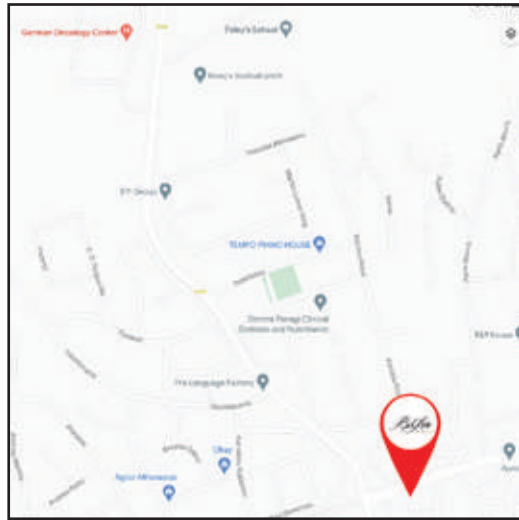
3-BEDROOM VILLAS



**Bel Air MANSIONS** *Bel Air Mansions - Germasogeia, Limassol*

Bel Air Mansions situated in Germasogeia will provide the tranquillity of a truly easy living, regarding its direct access to the highway leading to the main cities of Cyprus. This prestigious building comprises a superior residence arranged over four floors with additionally parking space and store rooms on the ground floor. Each floor consists of three apartments of which two are two-bedroom and one is three-bedroom. Roof garden is a great advantage for the three apartments on the last floor. The development's carefully modern designed apartments will offer comfort and cover all the living tastes and buyers have the opportunity to choose their apartments according to their needs.

2-BEDROOM AND 3-BEDROOM APTS



**SEA BREEZE RESIDENCES** *Sea Breeze Residences - Protaras, Famagusta*

Zavos Sea Breeze Residences are located in the popular resort town of Protaras, just minutes from some of Europe's most popular beaches. This wide selection of 10 villas, named thus for the delicious salty breeze of the nearby coastline, are the epitome of luxury island living. Each of these three-bedroom residences are boasting generous living areas and a private swimming pool. Thoroughly modern, and built to the highest of specifications, the Sea Breeze Residences are located in a town that is buzzing with activity, a mere stone's throw from golden sand beaches, and within close range of the Protaras' many amenities. Additionally, residents of selected villas will be enjoying their peaceful moments at their private roof gardens while pampering their evenings watching the unobstructed breathtaking sea view of Protaras.

3-BEDROOM VILLAS





1 Grivas Dighenis Avenue, Zavos Kriel Court, 3035 Limassol, Cyprus  
Tel: 00357 25 818555, Fax: 00357 25 818550, [sales@zavos.com](mailto:sales@zavos.com)

[www.zavos.com](http://www.zavos.com)