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F-LIFELUX™

DESIGNING YOUR PERFECT LIFE

DESIGNING YOUR PERFECT LIFE



WE PROVIDE A COMPREHENSIVE RANGE OF ADVISORY SERVICES BASED ON OUR CLIENTS' SPECIFIC NEEDS USING OUR EXTENSIVE KNOWLEDGE OF REAL ESTATE INVESTING.

WE ALSO SPECIALISE IN LUXURY LIFESTYLE MANAGEMENT AND CONCIERGE SERVICES WORLDWIDE.

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ABOUT US

At F-LIFELUX we believe that no task is accomplished unless it exceeds your expectations.

Exclusive and private, our services are endowed with the ultimate luxury experience.

Every moment of your life matters and we are privileged to assist you.

All you need to do is to ask and enjoy!

The F-LIFELUX experience

The F-LIFELUX lifestyle provides the following unique experiences:-

Selective Real Estate Services, Luxury Villas, Yachts, Private Jet Charters and to purchase, Helicopters, Events and Sports, Fine Art, Bespoke Jewellery, Luxury Watches, Luxury Goods, Diamonds, Celebrities, Fine Wine, Celebrations, Collectables, Delicacies, Fashion, Gifts, Humanitarian, Investments for customers extending across five continents.

Live a **F-LIFELUX** experience today.





MHV

ABOUT THE MHV GROUP

MHV Mediterranean Hospitality Venture Limited acquires, repositions and manages prime real estate assets in exclusive locations across the hospitality, residential and commercial sectors in Cyprus and abroad.

Capitalizing on a strong network of relationships with high-end hospitality, Food & Beverage and fashion brands, MHV utilizes its own capital to develop luxury lifestyle destinations, in order to maximize the value of its assets and contribute to the development of the communities where it operates.

The Group's current portfolio consists of prominent luxury hotels and resorts, residential and office developments such as Parklane, a Luxury Collection Resort & Spa, Limassol member of Marriott International, Nammos Limassol, LPM Restaurants & Bars, Park Tower Residences adjacent to Parklane, The Landmark Nicosia Hotel, Residences and Offices – where a major redevelopment and repositioning is currently taking place – Aphrodite Hills PGA Golf Resort Villas and Residences in Paphos, Nikki Beach Resort in Porto Heli and Porto Paros in Paros.

MHV Group is looking to expand its portfolio by taking on several new projects across the wider eastern Mediterranean region.

We are proud to be associated with the MHV Group.



mhvgroup.com

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F-LIFELUX is proud to partner with LIFEPROP REAL ESTATE INTERNATIONAL a Premium Real Estate company with International affiliations.

We recognise the Importance Of Delivering Outstanding Results And A 'First Class' Service.

Our property practitioners are highly skilled experts and specialists in the marketing and sale of premium homes both locally and internationally.

We believe outstanding results are achieved by an acute focus on **3 key areas:**

PRESENTATION & STAGING

In order to attract all prospective purchasers, a property needs to look it's best. This includes superior production quality with photography, videography & all marketing materials, as well as ensuring the property is staged like a show-home.

MAXIMUM EXPOSURE

Executing a proven marketing strategy designed to generate exposure to the widest possible audience of buyers by leveraging PR, organic & paid social media channels, as well as targeting the ideal buyer demographic with direct mail & press coverage.

COMPETITIVE ENVIRONMENT

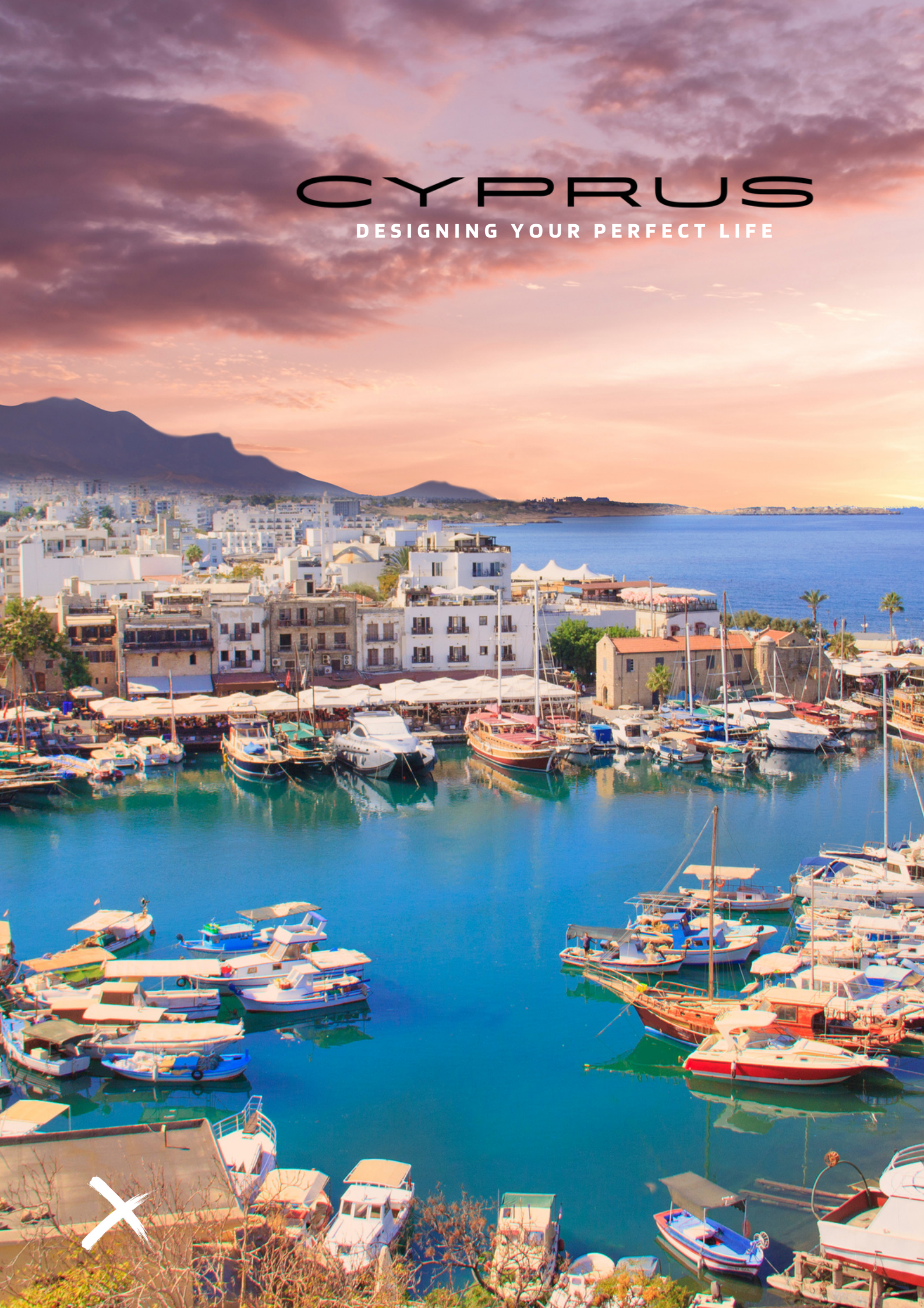
Creating competition between buyers to produce higher offers and achieve the maximum sale price.

LIFEPROP
REAL ESTATE

**CYPRUS | DUBAI | GREECE
NYC | CAPE TOWN**

CYPRUS

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CYPRUS **PERMANENT** **RESIDENCY**

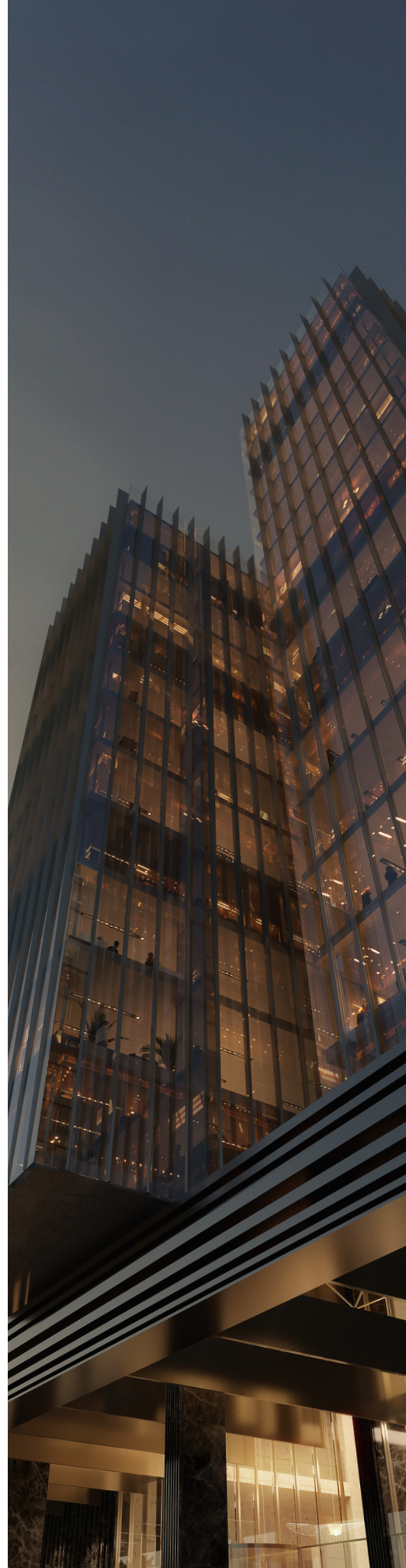
Cyprus has always been considered as an ideal destination for Permanent Residence by Non-EU Nationals. An Immigration Permit under Regulation 6(2) gives Non-EU nationals the right to permanently reside in Cyprus.

The permit is valid for the entire family including dependent children over 18 years of age, subject to certain conditions being fulfilled.

Furthermore, the process is extremely straightforward and can even be arranged through your representative, without your physical presence in Cyprus.

*MAKE CYPRUS
YOUR NEW HOME.*

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INVESTMENT OPTIONS

TAILORED TO YOUR NEEDS

INVESTMENT IN A HOUSE / APARTMENT:

Purchase of a house or apartment by a Land Development company, which should relate to a first sale of at least €300,000 (plus VAT).

INVESTMENT IN REAL ESTATE (EXCLUDING HOUSES/APARTMENTS):

Purchase of other types of real estate, such as offices, shops, hotels or similar developments, or a combination thereof with a total value of €300,000. Resales are acceptable.

INVESTMENT IN THE SHARE CAPITAL OF A CYPRUS COMPANY WITH ACTIVITIES AND STAFF IN CYPRUS:

An investment worth €300,000 in the share capital of a company registered in the Republic of Cyprus, which is based and operates in the Republic of Cyprus and has a proven physical presence in Cyprus and employs at least five (5) people.

INVESTMENT IN UNITS OF A CYPRUS COLLECTIVE INVESTMENT ORGANIZATION (TYPE AIF, AIFLNP, RAIF):

An investment worth €300,000 in units of a Cyprus Collective Investment Organization.



BEAUTIFUL CYPRUS

WORLD-CLASS REAL ESTATE ICONS FOR PRIVILEGED INVESTORS

While each of the iconic developments is a meticulously crafted architectural ground-breaker in its own right, the true essence of these investments is much more holistic. Here, exclusive luxury lifestyles have been carefully crafted, capturing the best in experiences, services and amenities, for affluent communities of discerning types. Characterized by unparalleled quality and peerless locations, Our portfolio of real estate assets delivers superior risk-adjusted, value-appreciating investment opportunities. And the collection is growing, with further expansion on the horizon as our partners continue to explore additional high-end projects across the region.

Refining The Art Of Contemporary Luxury Living.

OUR TEAM IS QUICKLY ABLE TO UNDERSTAND THE NEEDS OF OUR CLIENTS AND
FIND THE PERFECT PROPERTY TO SUIT THE VERY SPECIFIC NEEDS OF OUR
CLIENTS DOWN TO THE IMMACULATE LAST DETAIL



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INVESTMENT OPTIONS

ADVANTAGES OF A CYPRUS PROPERTY HOLDER

1, FAST ACCESS TO EUROPE

- 2 months procedure
- 1-year Schengen visa in any European Embassy in Nicosia
- Traveling Benefits
- A person who has Permanent Residence Permit can travel to Cyprus without visa
- The visa to the Schengen zone's countries can be easily obtained by Cyprus
- 1-year Schengen visa in the any EU Embassy in Nicosia

2. PERSONAL BENEFITS

- A permanent Residence Permit is not renewable, it is permanent. It is for life.
- Possibility to enjoy education of British Universities based in Cyprus
- The best medical facilities and high-quality healthcare
- No inheritance tax
- Rental income
- High quality of life



3. BUSINESS BENEFITS

- With its strategic location, great accessibility, excellent infrastructure combined with the numerous Government incentives.

CYPRUS IS AN IDEAL FINANCIAL AND BUSINESS HUB.

- Besides the low corporate tax rates, the numerous double tax treaties that Cyprus has concluded with other countries, offer tremendous possibilities for international tax planning through Cyprus in view of the fact that any tax paid in a country with which Cyprus has a treaty is deducted from the Cyprus tax payable on the same in-come and Cyprus does not impose any withholding tax and dividends, interest and royalties paid by business companies

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LIVE. STAY. RELAX. DIVE IN.

IMMERSE YOURSELF IN A COMPLETE LIFESTYLE
EXPERIENCE CURATED BY OUR DEVELOPMENT
PARTNERS.

Delivering World Class Real Estate Icons.

/01

PARK TOWER

/02

APHRODITE HILLS RESORT

/03

THE LANDMARK NICOSIA

OVERS

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THE PARK TOWER- LIMASSOL



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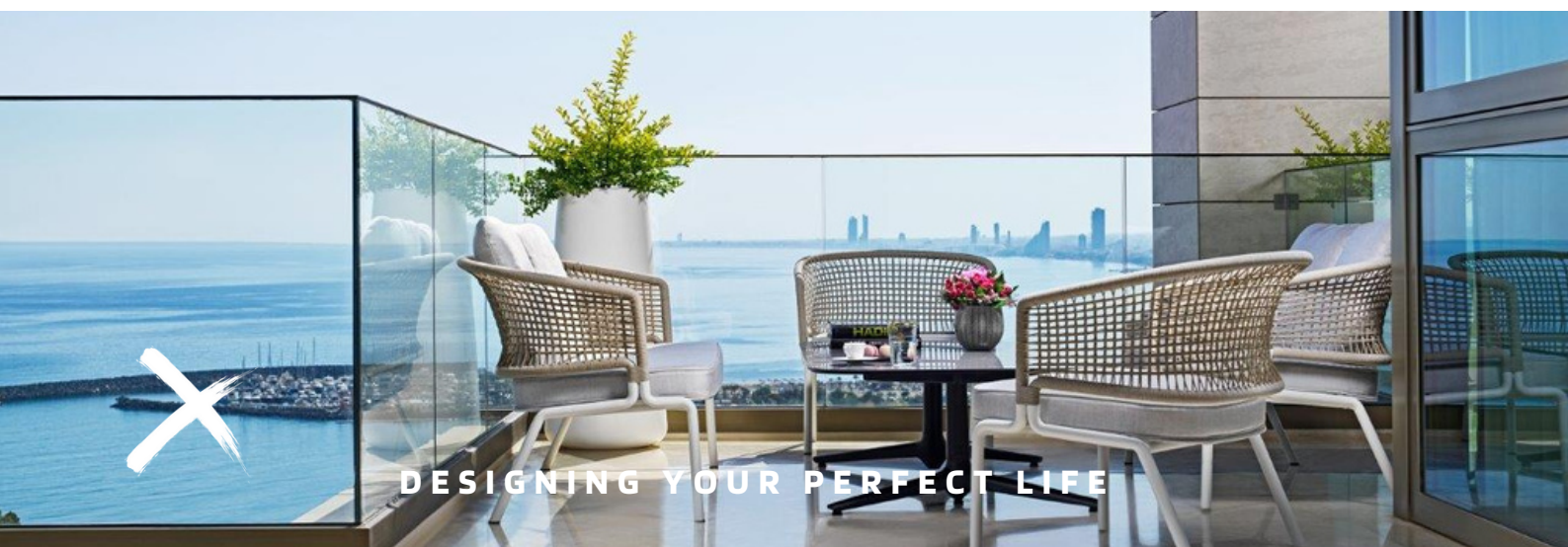
The Park Tower

Delivering a limited collection of stunning superior seafront residences for the select few, The Park Tower is a symbol of refined contemporary luxury living at Limassol's most coveted new address. This stand-out architectural marvel rises up from the coastline, perfectly positioned right on one of the city's most secluded and pristine Blue-Flag beaches, adjacent to The Park Tower at Parklane a Luxury Collection Resort and Spa. Here, residents belong to an exclusive built-in community of like-minded leaders, pacesetters and affluent innovators, where the residences are specifically designed to ensure privacy, space, comfort and usability.

Distinguished by expansive layouts, elegant grandeur and high-end touchpoints, each serviced residence is styled according to the same exceptional standards as the neighbouring resort. Along with opulent world-class design elements, owners are greeted by spacious interiors, dressed in the finest materials.

REFINING THE ART OF CONTEMPORARY LUXURY LIVING AT LIMASSOL'S MOST COVETED NEW ADDRESS, PARK TOWER IS A STATE-OF-THE-ART COLLECTION OF ELEGANT AND EXPANSIVE RESIDENCES, AT A SECLUDED SEAFRONT LOCATION.

JOIN A PRIVILEGED COMMUNITY AND ENJOY THE VERY BEST IN EXCLUSIVELY CURATED LIFESTYLE EXPERIENCES.



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OUR PARK TOWER RESIDENCE

MEASURING A TOTAL OF 360 SQM.

Developed by MHV Group and Nestled within 85,000 sqm of thoughtfully crafted landscape @ the Parklane Luxury Collection Resort & Spa, Park Tower Residences offer an unparalleled lifestyle.

Exclusive: Only 2 grand residences per floor on levels 1-9, a whole floor residence on floor 10 and a duplex penthouse on floors 11-12

Private & Secure: Park Tower is separate from the hotel with a private reception entrance and parking, 24/7 security at the reception, concierge and property management

Sea Views : Can be enjoyed from all residences

Spaciousness: Residences are grand, 360 sqm of covered indoor and veranda areas, with ultra-high doors and ceilings

Lifetime Membership for use of the Parklane Luxury Collection Resort & Spa facilities

- **300-meter blue flag sandy beach**
 - **3 outdoor swimming pools including 1 for adults only**
 - **Indoor pool with gym and fitness room**
 - **5 restaurants, including Nammos and LPM**
 - **3,000 sqm of spa area**
 - **3,000 sqm of kids playground**
- **Catalogue Starting Price for 2023: €4,887,500+VAT**

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APHRODITE HILLS - PAPHOS



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Aphrodite Hills Resort

Nestled within the integrated hilltop community of Aphrodite Hills Resort, and crowning a verdant plateau above Paphos' spectacular coastline, this luxury real estate development immerses residents in a premium Mediterranean lifestyle experience like no other.

Exquisite 4-bedroom Grand Villas, as well as 2- and 3-bedroom Junior Villas and apartments are distinguished by state-of-the-art features and finishes, complemented by access to five-star facilities and services. MHV's upcoming developments within this curated collection of captivating properties includes Dionysus Greens, Poseidon Grand Villas and Hermes Sea View Villas.



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APHRODITE HILLS RESORT- PAPHOS

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APHRODITE HILLS RESORT BY MHV GROUP IS A FULLY DEVELOPED INTEGRATED RESORT 20 MINUTES DRIVE FROM THE CITY OF PAPHOS.

The beautifully set master plan, stretches over 2.5 square kilometres and incorporates over 80% of green open spaces, creating one of the most idyllic settings overlooking the Mediterranean sea.

Dionysus Greens Apartments & Villas about to be delivered (Q2 2023) is located just a few hundred meters from the club house, the tennis courts, the spa and the commercial plaza. Prices start from:

2 Bedroom apartments @ €489,500+VAT

3 Bedroom apartments @ €520,500+VAT

Junior Villa @ €1,028,000+VAT

Grand Villas @ €1,748,000+VAT

Poseidon Grand Villas are key-ready and offer uninterrupted sea views.

Prices start from € 2,198,000+VAT

The full resort infrastructure includes:

A 5 star hotel

An 18 hole PGA Golf course and club house

A commercial plaza with restaurants, shops, medical centre

Tennis & Paddle courts

Spa

Horse Riding

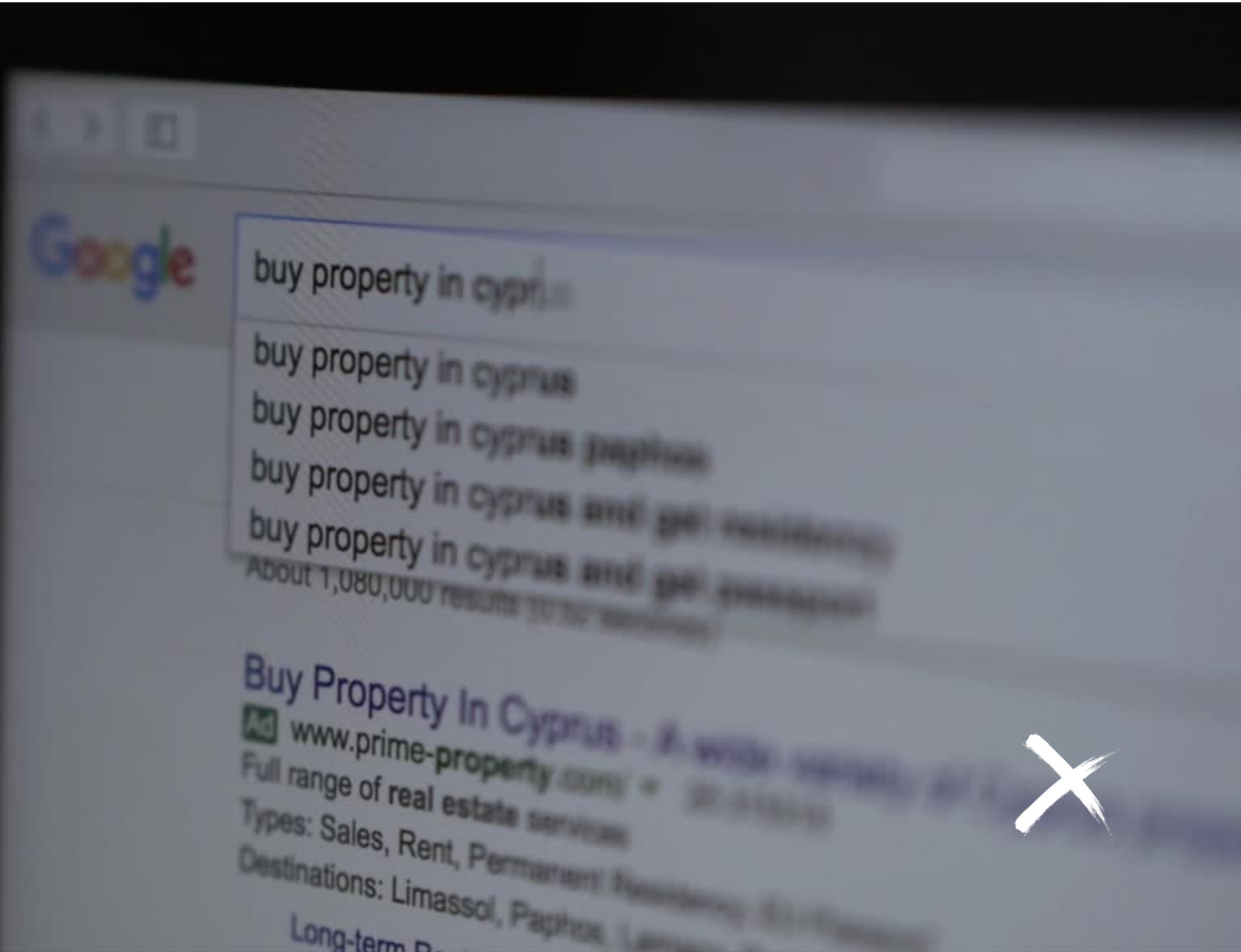
Kids playgrounds

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Aphrodite Hills Resort

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THE LANDMARK - NICOSIA



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A solid investment in a trophy asset.

CYPRUS



Industry Leaders in High-End Hospitality and Real Estate Acquisitions
Creating an expertly curated selection of holistic luxury lifestyle destinations and lucrative investment opportunities, through an ever-expanding portfolio of high-end hotels, resorts, and value-appreciating assets.

GENERAL BENEFITS OF CYPRUS

- Geographical location (at the crossroads of three continents-Europe, Asia and Africa)
- A stable economy in a western-type democracy
Legal system based on English Law
- Excellent telecommunications and air connections
- Excellent banking facilities with worldwide networks
- High level of professional services
- Readily available and highly trained local staff
- Relatively low cost of living
- Low crime level
- Excellent education system up to university level
- Excellent climate
- Stunning coastlines and water sport facilities
- Reputable lifestyle
- Fascinating history
- Food variety

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THE LANDMARK - NICOSIA

Rising up alongside beautifully landscaped gardens, The Landmark Nicosia is a vibrant, mixed-use destination, that delivers a new way of living and working in the heart of Cyprus' dynamic capital. Comprising high-end residences and LEED Gold Certified offices across two striking towers, this lifestyle destination provides welcoming and inspiring spaces to live, work and enjoy.

From this aspirational address, 53 privileged residences offer elevated living in a new residential icon. Here, elegantly crafted interiors are complemented by immaculate design and precision finishes.

Live inspired.

CYPRUS

With quality and service paramount to the offering, we create destinations that inspire. Being a part of the portfolio means belonging to something special, with a complete opulence lifestyle package at your doorstep. Capturing what it means to truly live well, we have the perfect legacy product to inspire; whatever you choose.



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The Landmark Nicosia

The Landmark Nicosia Residences is part of a multimillion redevelopment undertaken by MHV Group* within the grounds of The Landmark Nicosia, to recreate the business, political and entertainment scene that the iconic hotel enjoyed for many decades. The residential tower will be complemented by:

The Hotel's renovation and repositioning through an international 5-star hotel brand, 2 signature restaurants, a signature pool bar, a cigar lounge, gym, thermal and spa areas and luxury shopping

16,500 sqm of office space for rent in the Monumental Landmark Office Tower in LEED Gold Certification process

The restoration and upkeep of the 10,000 sqm park adjacent to the development, to make it an integral part of the destination and add value to office tenants, residence owners and hotel guests

Owners of the Privileged Residences will benefit from:

Timeless Hospitality through lifetime membership at the internationally branded 5-star hotel

MHV's ability to develop the Ultimate Destination by sourcing the crème de la crème of world-renowned brands in hospitality, F&B, fashion and business

- An attentive welcome home through the residential lobby with onsite concierge and property management
- Privacy & Security with onsite round the clock security and underground parking
- Perfectly crafted interiors with unrivalled specifications, floor-to-ceiling windows and light-filled layouts
- Elevated views of the surrounding parks and the city

• Starting Prices:

- 1 Bedroom residence Type E, €618,600+VAT (11th floor)
- 2 Bedroom residence Type A, €799,300+VAT (1st floor)
- 2 Bedroom residence Type B, €723,900+VAT (1st floor)
- 2 Bedroom residence Type C, €740,000+VAT (1st floor)
- 3 Bedroom residence Type D, €1,344,700+VAT (11th floor)

Whole floor residences & duplex penthouses with sky pools & gardens on floors 13,15,16-17 on request

THE BENEFITS OF CYPRUS PERMANENT RESIDENCY

- One of the lowest personal and corporate tax rates in the EU
- Residency granted to the investor, spouse, dependents up to age 25, as well as parents and parents-in-law
- PR holders may reside freely in Cyprus and travel in and out of Cyprus without any restrictions
- Cyprus PR holders are exempt from time-consuming immigration procedures
- Living in a European Country with flexible access to the whole of the EU
- Cyprus PR holders can apply and obtain Cyprus Citizenship
- Strategic location of Cyprus allows easy access to Europe, Middle East, and Africa
- High quality of National Health systems
- High quality of international schools and universities
- Mediterranean climate with an average of 320 days of sunshine
- Abundance of national forests, parks, and green areas
- Fantastic beaches and swimming with 60 internationally accredited Blue Flag beaches



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OVERVIEW

- Simple criteria, compared to other destinations
- Process can be conducted from abroad
- 100% approval rate if all criteria are fulfilled
- Quick approval within 3 to 8 weeks maximum
- Lifetime residency for the whole family
- No language proficiency, academic qualifications or physical examination required
- Requirement for a short visit once every two years
- Schengen visa can be arranged in Cyprus within 7 days and is valid for 2 years
- Freehold property ensures permanent property rights and the opportunity to generate rental income



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DO YOU WANT TO LIVE THE F-LIFE LUX LIFE?

WE INVITE YOU TO CONTACT US NOW TO FIND OUT
HOW WE CAN HELP YOU DESIGN YOUR PERFECT LIFE.

WE WILL SET UP A PERSONAL AND PRIVATE
APPOINTMENT AT YOUR CONVENIENCE WITH ONE OF
OUR 10 X F-LIFE LUX LIFESTYLE DESIGNERS.



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CAPE TOWN

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FOR MORE INFORMATION



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