

# WESTELLE PROPERTY INVESTMENTS LTD



# WELCOMES YOU TO CYPRUS

My Name is Maria Shatalova  
I'm a Representative of  
Westelle LTD company

A collage of golden coins with the word 'INVESTMENT' and various charts and graphs, symbolizing financial growth and investment.

# About Westelle

Westelle LTD is dynamic developing and a reputable International Investment Company which is based in Cyprus. And will soon have offices in Greece and USA also.

We provide many different types of properties, plots and have a vast commercial investment portfolio ranging from hotels, business centers to top class world brand investments.

We collaborate with top quality developers, the best architects, & lawyers that each country has to offer.

**We guarantee safe investments  
offering high returns!**

The Facebook logo, consisting of the word 'facebook' in white lowercase letters on a blue rectangular background.

facebook

Westelle Westelle

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



# ESCAPE TO THE SERENITY OF CYPRUS



# LIVING IN CYPRUS

## **Welcome to Cyprus!**

In Cyprus there is all you could wish for, from the magnificent sunny coastlines to snowy mountain tops.

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330 days of sunshine, fine landscapes, original culture, excellent hospitality and all round feeling of serenity.

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Cyprus is the member of the European Union. The state currency – Euro.

**Cyprus is an ideal place for permanent residence  
or reliable capital investment!**



# WHY INVEST IN CYPRUS

- 1<sup>st</sup> reason- crisis. It seems paradoxically, BUT

current price collapse creates excellent opportunities for foreign investors. You may remember how during the period from 2004 to 2009 Cyprus properties increased by 150-200%. And now, prices have fallen again but the recovery of the market will most definitely see these kind of rises again in the near future!

- Cyprus has the lowest taxation policy in Europe having only 10% corporate tax
- Cyprus has brilliant relationship with Russians and all ex-soviet states
- Cyprus has discovered oil and gas that can supply the whole Europe with gas.
- Cyprus gives an incentive to every investor that spend more than 300,000 to apply for indefinite residency
- Cyprus teaching system is one of the best and with high standards in EU
- Cyprus has very low crime rate. Many internationals come to Cyprus as due to this very reason knowing their children and family will be very safe.
- Cyprus promotes eco-friendly living and the air is very fresh of which you will notice as soon as you step off the plane.
- Low cost of living.
- Universal English plus multi lingual including, Russian, German and Scandinavian
- High standard medical care both private and public
- Worldwide accessible and frequent flights
- Clean and picturesque coastlines this is also another main attractions for the success of the Cyprus Island
- Low property prices at present making Cyprus the best ever time to invest, these property prices will soon rise due to increased international interest.
- Excellent rental return on property in all areas & type of builds.
- No inheritance tax .This is a major plus as the government will not take a cent from your hard earned investments.
- Freehold Properties. Your investment is yours for life to do with as you please
- Strong legal system in place
- High education level
- Same religion with Russians so the same mentality

**There are many more reason to invest in Cyprus these are just a few to mention!**



# CYPRUS PROPERTY TAXATION

Cyprus in general has a very flexible system of property taxation. And in the current economic circumstances, the Government of Cyprus provides investors with a good discount for investment.

Let us consider an example.

Q: what taxes you pay when buying a property for 300,000 euros?

answer:

*VAT = 5% (instead of 18%) for 1<sup>st</sup> time buyers and no Transfer Fees*

*Or no VAT and a one-time transfer tax equal to*

*All others pay more modest. They are:*

*1) Real estate tax*

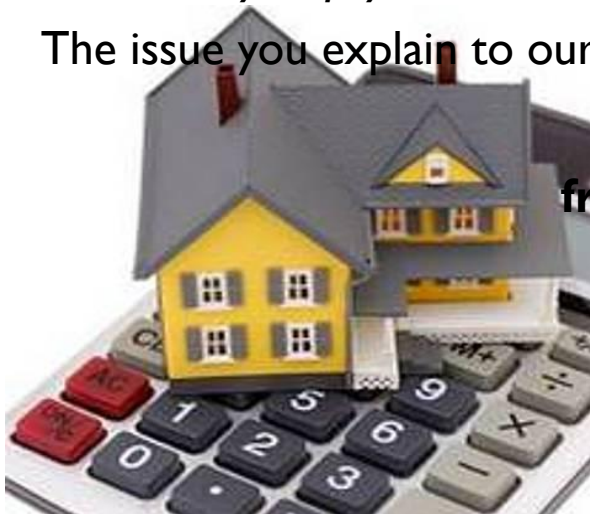
- *1.8% for each 1000 of Property price/ per year*
- *about 25 euros per year*

*2) Sewer service*

*3) Payment for garbage disposal*

Q2. What you pay taxes when selling the property?

The issue you explain to our lawyer Mr. Kouzalis



**As you can see  
from the Cypriot government  
is doing its best to offer  
you most profitable  
investment of your life!**

# PERMANENT RESIDENCY

The government has introduced new incentives for non-EU nationals to obtain permanent residency in Cyprus.

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Your first step into the EU

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Applicants must invest 300,000 Euro (+ vat if applicable) and over if so wished into Cyprus property

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5% VAT for first time buyers & No VAT  
Or no VAT and 50% transfer fees.

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The property must be of new build and not a resale!

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You can buy 2 smaller properties if you so wish, amounting to the value of 300,000 however, they must be purchased from the same developer

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Included in your application will be your spouse and any dependants under the age of 18.

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Any children over 18 or once turned 18 (even if already in Cyprus with resident family) must make their own application

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We can obtain your residency within 3 months of your application

Let our expert staff take care of the whole procedure while you start preparing for your dream home in Cyprus

# EU NATURALIZATION PROGRAM

This new incentive was announced on the 24th May 2013 by the Council of Ministers.

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You, your spouse and your children (under 18 Years of Age) may now obtain a Cyprus Passport by depositing 5.000,000 Euros directly into a Cyprus Commercial Investment and obtaining a Cyprus Private Residence to the value of 500,000 Euro + VAT.

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## **The Criteria for European Naturalization - Direct Investments of 5,000,000**

Options available

- Purchase of Immovable Property Houses – Offices - Shops – Hotels (This excludes undeveloped land)
- Acquisition of companies or firms that are based and operating in Cyprus,
- The purchase of shares of companies registered in Cyprus ,Purchase of financial assets Bonds Securities, etc. Shares or bond values must be guaranteed for a 3 year period will not drop below the specified amount.
- Participation in a company / consortium in charge of the execution of a public project.

The above investment options must be kept in the applicant's possession for a period of at least 3 years.

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This will entitle you and your family members as mentioned above the right to become a Cyprus Citizen, thus, allowing you the very same rights as each EU National receives in all EU countries

- ✓ Freedom of Movement within the EU
- ✓ Employment
- ✓ Health and Social benefits
- ✓ The list goes on!

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Having taken into consideration this new procedure and the needs of the applicant, we are very happy to offer this legal service guiding you every step of the way from your potential investment, undertaking full due diligence, through to all the legal aspects of your application for Citizenship.



# CYPRUS BEACH PROPERTIES

Beach front properties are priced considerably higher than properties inland but are still very affordable.

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Beach Front properties are very easy to rent out to the millions of tourists that travel to Cyprus everyday thus a great investment.

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We have properties at all levels boasting popular tourist beaches or private secluded beaches.

First line Beach Front can vary highly in price to those that are 2<sup>nd</sup> 3<sup>rd</sup> line. Of course also to take into consideration is the type of build and the area of each city

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We have resale properties and first time buy properties thus passing the criteria for Permanent Residency.

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We have beach properties to suit all persons needs in all areas.

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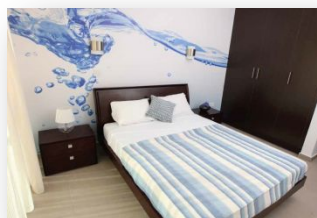
Examples follow

# BEACH FRONT APARTMENTS – PROTARAS - FAMAGUSTA



Prices start from  
**225,000 Euros**

- Beachfront location
- 500 metres from the resort centre
- Area of high rental demand
- Walking distance to all tourist amenities
- Only 40 minutes drive from Larnaca airport
- Within 3 km of planned Marina and golf course



# LARNACA



**Beach Front Villas**  
**1<sup>st</sup> line –2,904,705**  
**2<sup>nd</sup> & 3<sup>rd</sup> line- 892,500**

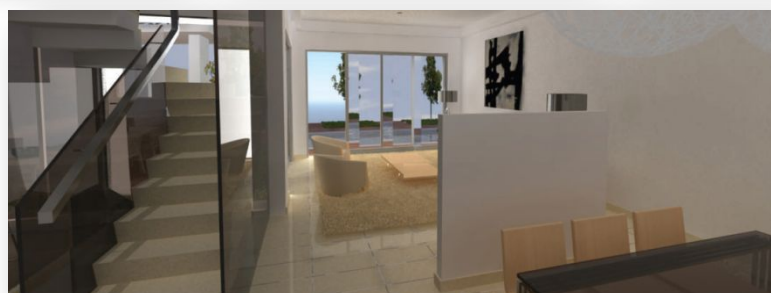


These exclusive villas consist of 4 different levels, on the first level is the basement accessible externally and internally, with guest room with its own en-suite and shower room a kitchenette/laundry room and a comfortable multifunction living area, ideal for a home cinema or games room, alternatively vast storage space.

Second level comprises open plan kitchen, breakfast bar and separate dining area, spacious living room and guest bathroom access to private garden and wooden decked veranda.

The third level comprises the sleeping areas offering 3-4 spacious bedrooms with en-suite and main bathroom.

The fourth level comprises the enchanting roof top garden with superior wooden decking captivating magnificent sea views.



# CYPRUS INLAND/CITY LIVING

Inland or City Living is very popular as each city is not too far away from the coast therefore you can have the best of both worlds.

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If you think that Nicosia is the Capital and main city in Cyprus and is the only city not to have a beach yet still only 30 minutes away from the nearest beach it is quite appealing to all ages.

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Investment opportunities in the cities are excellent. Rental revenue is guaranteed due to the high demand from local and off shore company employees and university and college students.

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The prices are quite reasonable in these areas and new builds are very common, while apartment living is vastly sought there are still great value townhouses and villas to be had.

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Prices start from .65,000 Euros upwards

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Examples follow

# PAPHOS – TOWN CENTRE



Prices start  
from 338,000  
Euros

Plots from  
189m<sup>2</sup>



- 1 km from the sea
- Hill top site of 100,000 2 m
- Nearby luxury beach hotels
- Stunning views of both the sea and the surrounding area
- Surrounded by green areas & parks
- Luxury Mediterranean homes with modern design
- 15 minutes from the Airport
- Club house
- Exclusive gated community
- Communal Swimming Pool
- Tennis court



- Luxury finishes
- Double glazing windows
- Underfloor electrical heating in bathrooms
- Solar water heaters
- Italian kitchen units with granite work top
- High quality floor and wall tiles

# NICOSIA – CAPITAL OF CYPRUS



Prices start  
from  
449,400  
Plots From  
175m<sup>2</sup>



- Spacious 3 and 4 bedroom Villas located in Lakatamia area of Nicosia
- Close to all amenities and services, with great accessibility to all educational centres
- Modern Architectural design, storage facilities with private covered parking
- 30 minutes to Larnaca International Airport/45 Minutes to Limassol



# CYPRUS VILLAGE LIVING

When we say village living this actually could mean only 15 minutes from the beach and tourist areas, but we say village living as it is quiet and more long term family orientated living offering apartments, Townhouses and villas.

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Our villages are where you will find the islands agriculture, adding charm and natural habitat to the areas.

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When you buy in our beautiful Cyprus villages you will find the prices are extremely lower than in the city and the coast and you will also find that the land surrounding the properties are also extremely bigger.

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If you are buying for investment purposes contrary to permanent living the villages are excellent for families looking for long term rental, who want to be out of the hustle and bustle but still near to the coast.

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Many families are now moving inland and to the villages to have a quiet peaceful life surround by countryside.

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Prices can range from 65,000 Euros upwards

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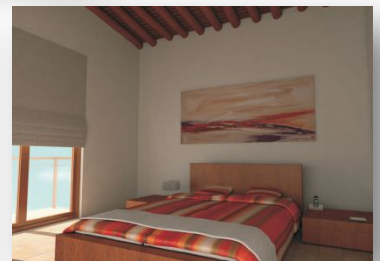
See examples coming up

# KALAVASSOS TRADITIONAL VILLAGE – LARNACA/LIMASSOL



Prices start  
from 97,000  
Euros

Plots From  
477m<sup>2</sup>  
(villa)



- Kalavassos is centrally located between Larnaca and Limassol.
- 10 minutes from the sandy beaches
- Easy access to the highway
- 25km to Limassol and 35km to Larnaca/25km to the proposed new golf course
- Villas and apartments boasting Traditional design;
- All apartments have en-suite bathrooms/2 & 3 Bed villas comprising private garden and swimming pool.
- Landscaped communal gardens including many indoor and out onsite activities, tennis court, bowling, mini football pitch, gym and running track. Also includes a traditional coffee shop and restaurant.

# COUNTRY HOUSE – FRENAROS - FAMAGUSTA



Description: 4 Bedrooms , 3  
Bathrooms  
Covered Area: 210m2, **Plot  
area: 3000m2**  
**357,000 Euro**

*This stunning 4 bedroom individual villa is located in a countryside setting with open unobstructed views of the surround area to the mountains in the distance. The property comprises of a large living room with open fireplace, good sized office, guest bedroom with en-suite shower, guest w.c and diner kitchen. The marble staircase then takes you to the first floor where you will find the 3 large bedrooms the master bedroom has en-suite facilities. The property also boasts a very large plot of land where you will be able to grow your own fruit and olive trees. The villa is ap-proximately 15 minutes drive town of Paralimni, and 10 minutes from the sandy beaches and tranquil turquoise seas of Ayia Thekla. The property is a short drive from the villages of Frenaros & Vrysoulles which has all of the amenities, including supermarkets, restaurants, Tavernas and schools. Larnaca airport is only a short 40 minute drive from the project and has easy access to the highway network which connects to the City's and Resorts of Cyprus*



# WESTELLE

## SPECIAL OFFERS

# UNIQUE BEACH FRONT VILLAS



# PAPHOS



This is a luxurious seafront project in an elite location between the tranquil Paphos Harbour and the sandy beach of Coral Bay.

- 4 bedrooms and a
  - garage.
  - utility room
  - additional living space.
  - covered area is 277sqm
  - additional 36sqm of uncovered verandas.
  - includes full air conditioning
  - electrical under floor heating.
- 
- As this is a re-sale property, terms would be cash within 3 months.
- 
- Additional information :Title deeds available, communal fees approximately 900 Euros per annum.
- 
- Absolutely breathtaking project, this project sold out very quickly and we are very fortunate to have found a resale available to offer to you.
- 
- This is a resale property and does not pass the criteria to obtain Cyprus residency!

**SALE PRICE**  
**775,000 EURO**

# SECRET VALLEY PANARAMA GOLFING PROPERTY - PAPHOS



**Prices  
Start From  
420,900  
-572,000  
Euros**

**Plots sizes  
From  
453m2-  
854m2**

**Don't  
Delay!**

It is no secret the Venus Rock Golf Resort is now home to Chinese investors with an affluent clientele portfolio. Rental revenue alone on these properties is worth its weight in gold. Adjacent to the golf course these lavish unique properties boast 3 bedroom detached villas and are built around the golf resort yet also close to all services and amenities. 1km from the coast/10 minutes drive to Paphos Airport and 15 minutes to Paphos town. These properties will be sold very swiftly and offers must be made to secure these excellent investment opportunities.



# PISSOURI –PAPHOS/LIMASSOL



These amazing properties have been reduced from **510,000 to 365,000 EURO**

2minutes walk to the beach all amenities and the luxury Columbia Hotel

Plot size 500m2 pool size 8x5m

**EXCELLENT BARGAIN FOR BREATHTAKING PROPERTY AND VIEWS.**



# LIVADHIA - LARNACA



Sunpath Complex is a 3 storey, 5 block development comprising 50 units. The project has a selection of 1 and 2 bedroom apartments with 2 bedroom penthouse apartments.

These apartments are set in a beautiful, tranquil location with stunning mountain and sea views in all directions. A gated community, with a large communal pool all set within mature landscaped gardens and only 900m from the beach.

Sunpath Complex is located in the Larnaca suburb of Livadhia and is a 10 minute drive into the centre of Larnaca.





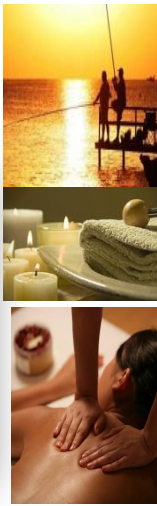
*High  
Values*



- Gated community
- Sea views
- Storage & Covered Parking
- Communal Pool
- 900m from the beach
- Easy access to major highways
- Landscaped Gardens

**SALE PRICE**  
**65,000 + VAT**

# KAPPARIS - FAMAGUSTA

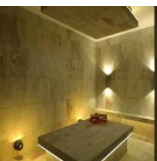


**Prices start from 115,000  
Euros**

**Consists of 320 luxury 2 & 3 bedroom  
Apartments, townhouses & the exclusive  
5 star luxury spa**

40 minute drive from Larnaca International Airport  
5 minute drive to Protaras Resort  
5 minute drive to Paralimni town centre (where you can find a bus service to all major cities of Cyprus)  
10 minute drive to Agia Napa  
500m from the beach  
Walking distance to amenities (bus stops, bakeries, restaurants, supermarkets, bars, banks etc).

**FACILITIES:**  
2 Outdoor Swimming Pools  
2 Playground Areas  
2 Multipurpose Courts  
5-a-side Football Pitch



# Contact us

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