

I N E X G R O U P ®

LETO'S

F A M I L Y P A R K



Imagine

The place where family values, unique business opportunities
and your usual high level of comfort have been perfectly
synchronized.





Conception

The club-type residential compound Leto's Family Park consists of 15 villas.

The project concept was formed on the basis humanity's main values - family, love and future. The founders named the project after the goddess Leto, who according to ancient Greek mythology represents these values.

The goddess Leto is the mother of the twins Apollo and Artemis. She symbolizes prosperity, fertility and motherhood.



15
premium class villas

 Closed area

 Barbecue area

INEX*Comfort*
Maintenance service

265-455_{m²}
Total villas area

 Private swimming pools

 Air conditioning system

INEX*Concierge*
Concierge service

503-1116_{m²}
Plot area

 Indoor patio

 Heated floors

INEX*Lounge*
Private beach lounge

24-72_{m²}
Covered verandas

 Panoramic view

 Utility room

INEX*Shuttle*
Private transfer service



Infrastructure

Leto's Family Park - made for people who opt for the best. Its location lets you to enjoy nature, privacy while at the same time be near the necessary infrastructure facilities. The resort includes a mountain park and a restaurant, which has a children's playground and a fountain. While walking along the pathways of the park, you can go up to an observation deck and visit a cozy chapel. The access to a private lounge on Coral Bay, the best beach in Paphos and a concierge service are some of the special privileges that owners of the villas can enjoy. All of these will enable you to enjoy an atmosphere of tranquility and comfort.



Leto's Family Park



- Mountain Park
- Restaurant
- Kid's Playground
- Little Chapel
- Villas
- Garden

Distance from the residential compound:

Coral Bay — 2 kms

TLC Private School — 2 kms

Aspire Private British School — 10 kms

Pafos Zoo — 4 kms

Kings Avenue Mall — 14 kms

Golf Course — 23 kms

Paphos International Airport — 30 kms

SCHOOLS

-  Aspire Private British School
-  TLC Private School

BEACH LOUNGE

-  INEX Lounge

BEACHES

-  4 Coral Bay Beach

HOTELS

-  5 SENTIDO Thalassa Coral Bay

RESTAURANTS

-  6 Samisen Japanese Teppanyaki Restaurant
-  7 Trattoria La Vigna
-  8 Ocean Basket
-  9 Family Restaurant
-  Oniro By The Sea

FITNESS CENTERS

-  11 Coral Bay Karting Center
-  12 Motion Dance & Fitness Studio
-  13 Tower Fitness Centre
-  14 Pegeia Municipal Stadium

SUPERMARKET

-  15 Philippos Supermarket

HOSPITAL

-  16 Evangelismos Peyia Medical Centre

ENTERTAINMENT

-  17 Georges Ranch Riding Stables
-  18 Pafos Zoo

Location

- Paphos — 14 kms
- Polis — 28 kms
- Limassol — 80 kms
- Troodos — 91 kms
- Ayia Napa — 190 kms
- Larnaca — 145 kms
- Nicosia — 160 kms



Architecture



The designer's signatory concept of the project has been thought out to the minutest detail: it was created for those who appreciate a perfect product and do not wish to relinquish their habitual quality of life. Each villa comes with cozy courtyard chambers, terraces with swimming pools and barbecue areas, roof-top gardens with panoramic views of the sea and picturesque surroundings.

Wonderful view

Private terrace with incredible views of the Mediterranean sea.



The interiors of the villas embody the philosophy of barefoot luxury. The feeling of serenity is supported by soft and inconspicuous lighting: spotlights, backlights from furniture and curtain holders.

The texture of the matte stone floor, velvety surfaces resembling white sand, rough upholstery linen and weightless curtain fabrics emphasize the vivid Mediterranean style

Interiors






*Created
by nature*

Mainly natural materials and textures that follow natural contours are used in the finishing decoration. Sand, turquoise and mint prevail mostly among the interior shades. Elements of greenish glass in the decor reminds the sea surface during a calm weather. Large panoramic windows blur out the edges of space and provide a sense of harmony with nature.



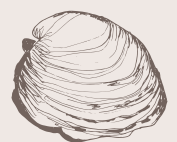
Master bedroom

The bedroom decoration uses high quality woodwork from precious woods with warm gold and amber tones. The silky texture of the walls is made of light colors: sand, beige, ecru. The use of gray, blue and mint tones in the interior creates a sense of refreshing coolness in the hot Cypriot summer.



The interiors of the bathrooms are made of natural stone in gray-beige tones or porcelain stoneware with patterns of marble, travertine and sandstone. Wooden furniture of golden hue adds warm notes to this range.

Bathrooms



The sea view from the childrens' rooms gives a feeling of comfort, care and coziness. Designers tried to match the furniture with soft facades of neutral colors. Bright decor elements complement the interior of the nursery and emphasize the personality of the individual.

Child room



Master Plan

Leto's Family Park is a premium-class family compound with a large park area, designer architecture, modern engineering solutions, well-thought-out layouts and high-quality interior decoration. The concept of love and maternal care is also reflected here – the shape of the residential compound resembles a heart.

The villas are built with zoning in mind and are divided into levels (basement, ground floor, first floor and roof-top garden), which help to separate the sleeping area from the multi-functional and shared common spaces.

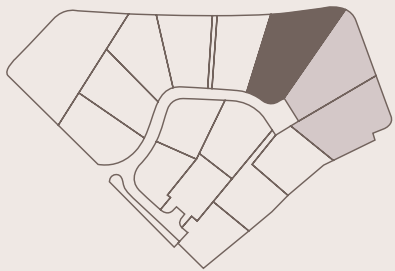
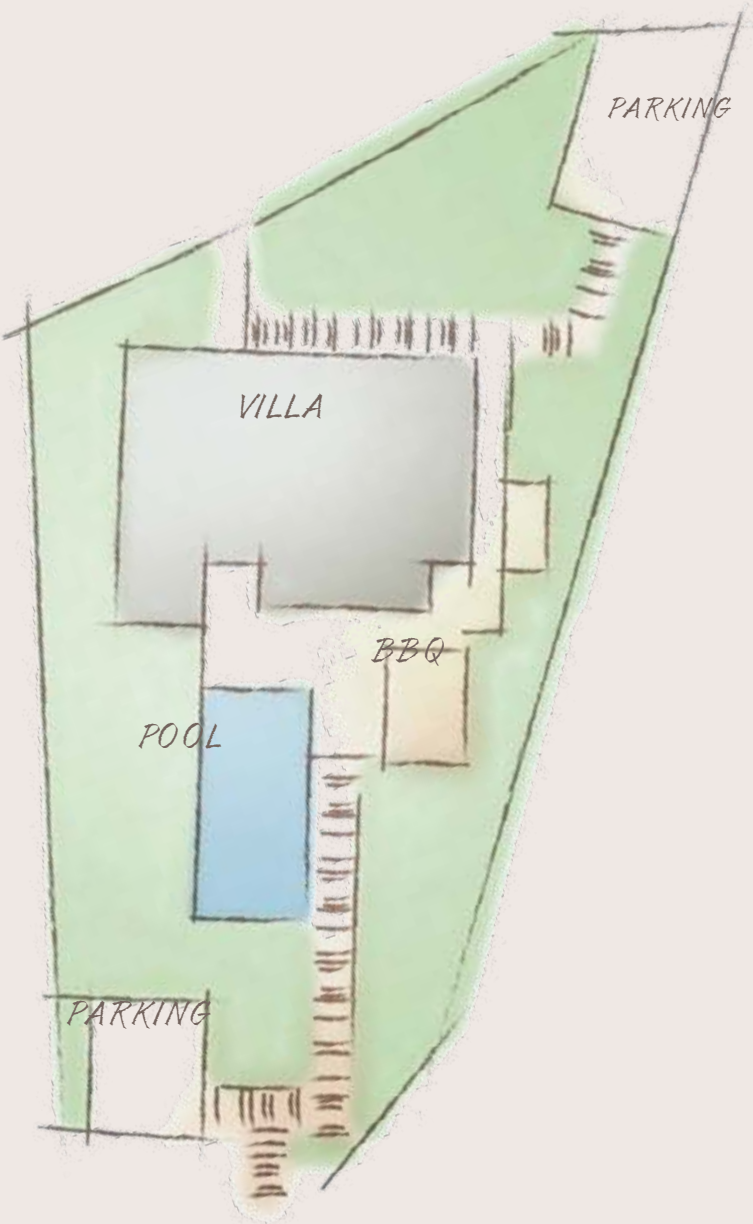


Villa *Artemis* by INEX Group

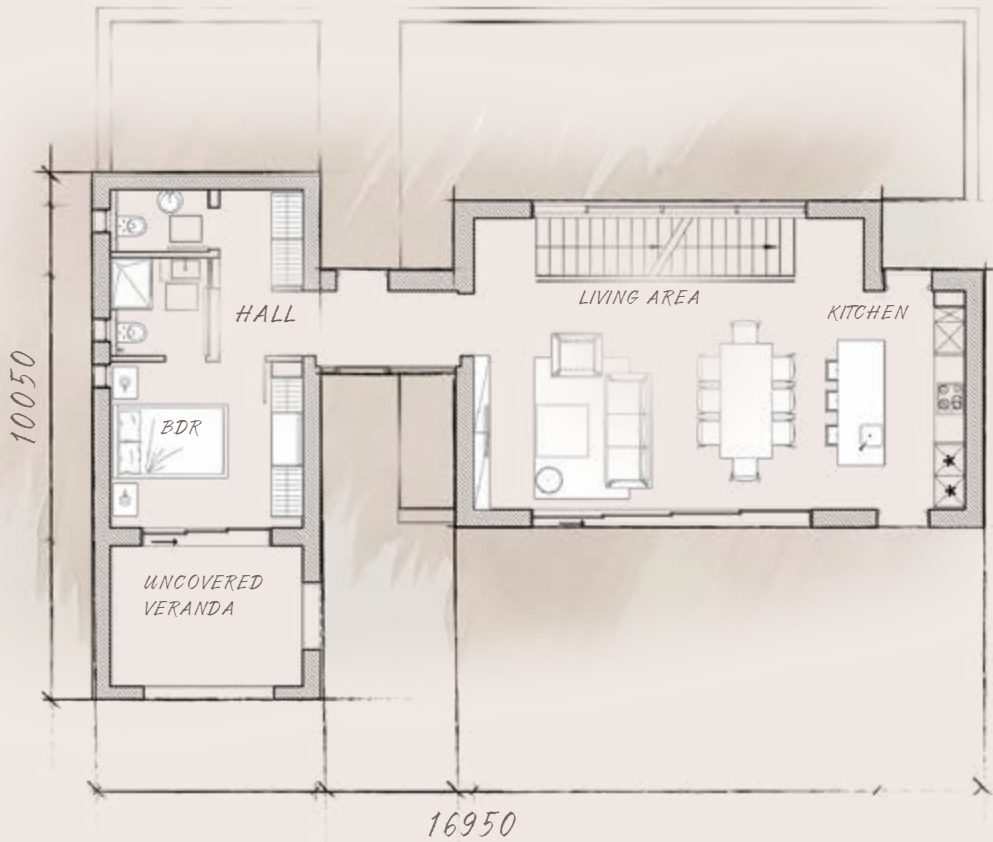


Villa *Artemis* by INEX Group

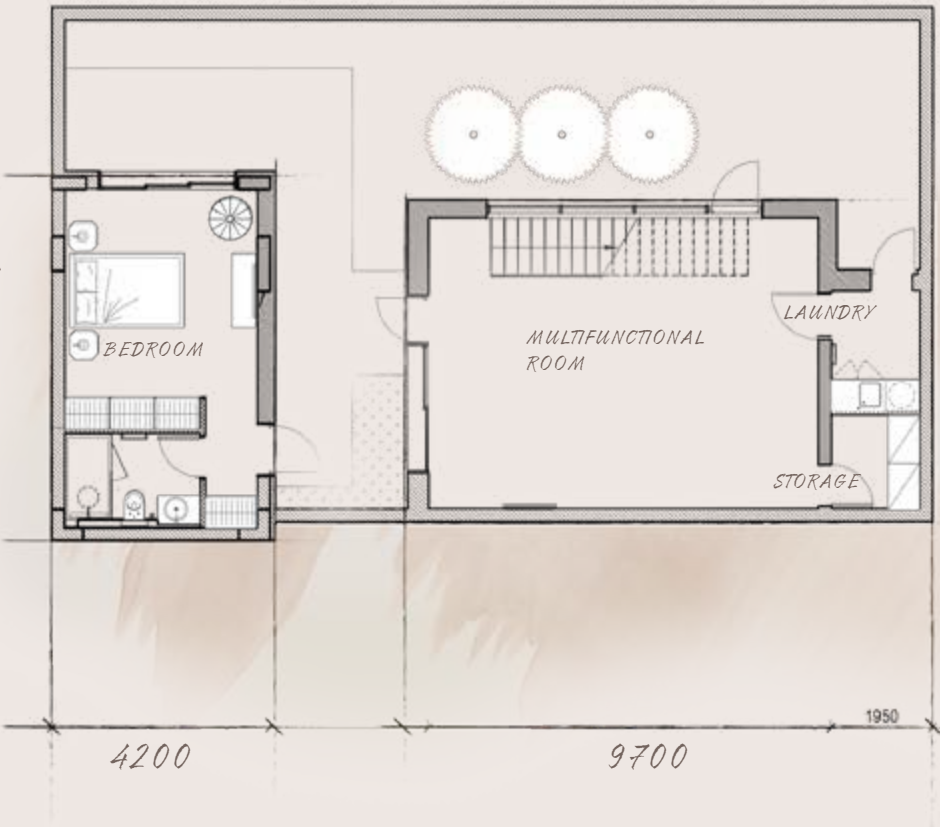
3 Artemis Villas are located at the highest point of Leto's Family Park.



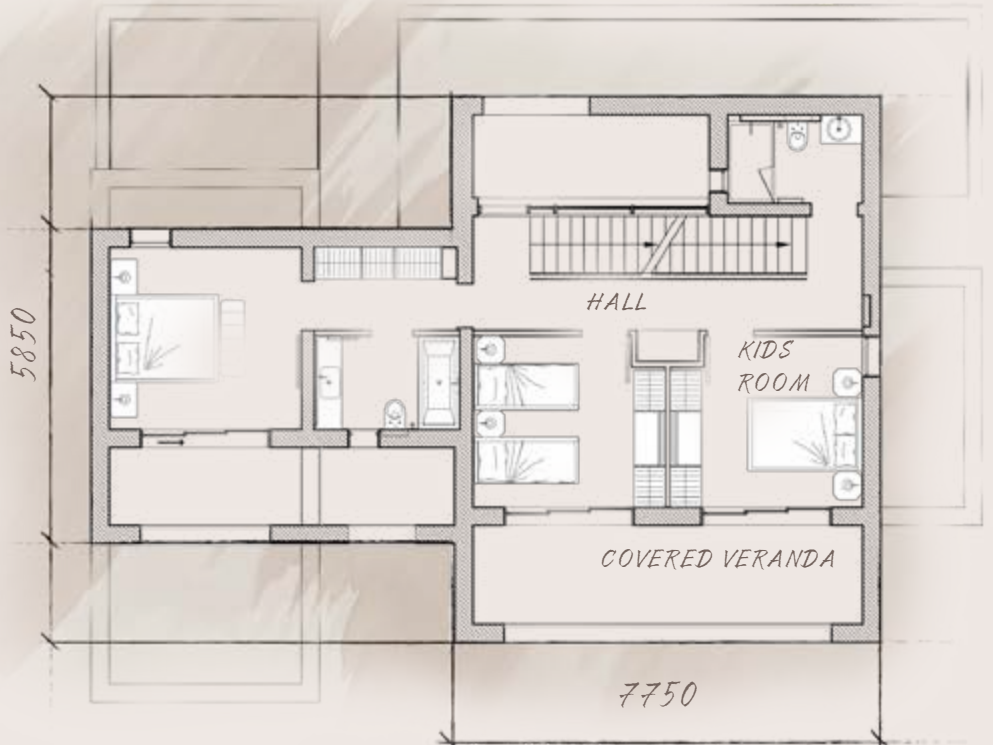
GROUND FLOOR



BASEMENT FLOOR



FIRST FLOOR



Project Assumptions

Number of bedrooms	5
Bedroom size	12 -19 m ²
Multifunctional room	42 m ²
Ceiling height	3,15 m
Plot area	1056-1116 m ²
Villa built area	274 m ²
Covered area	71 m ²
Internal patio	58 m ²
Roof garden	49 m ²
Total area	455 m ²

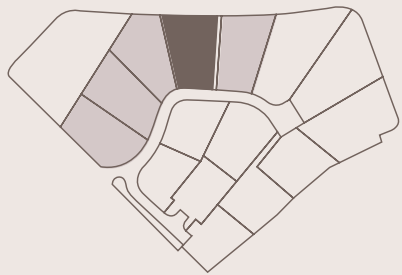
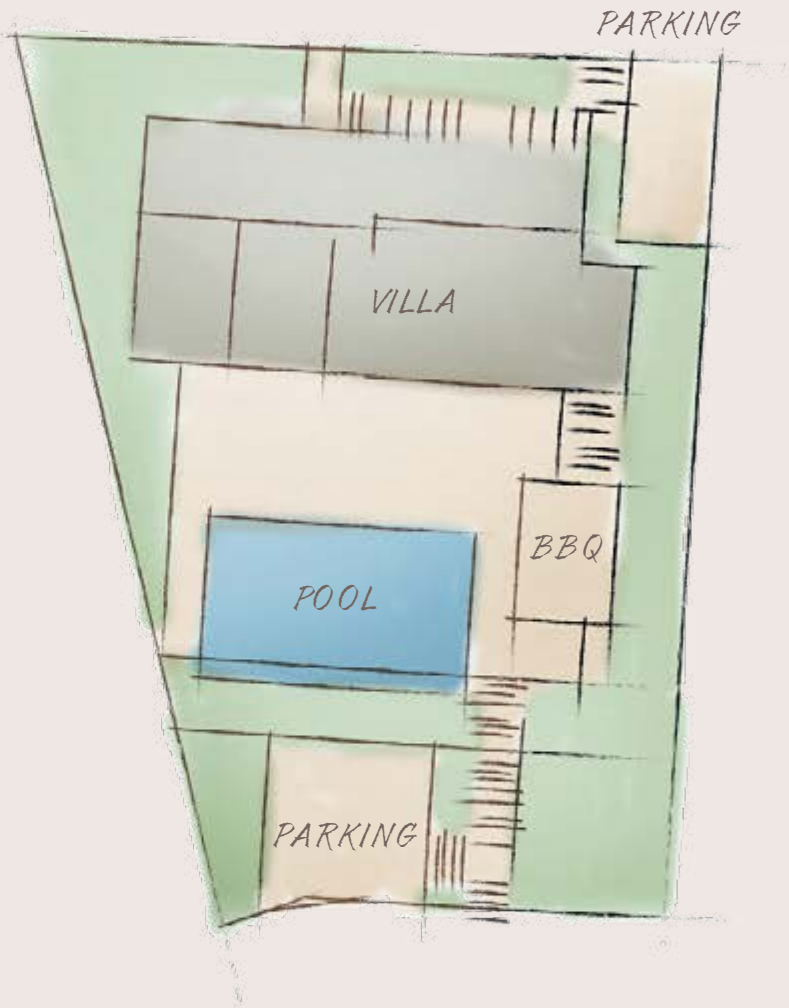
Villa Apollo

by INEX Group

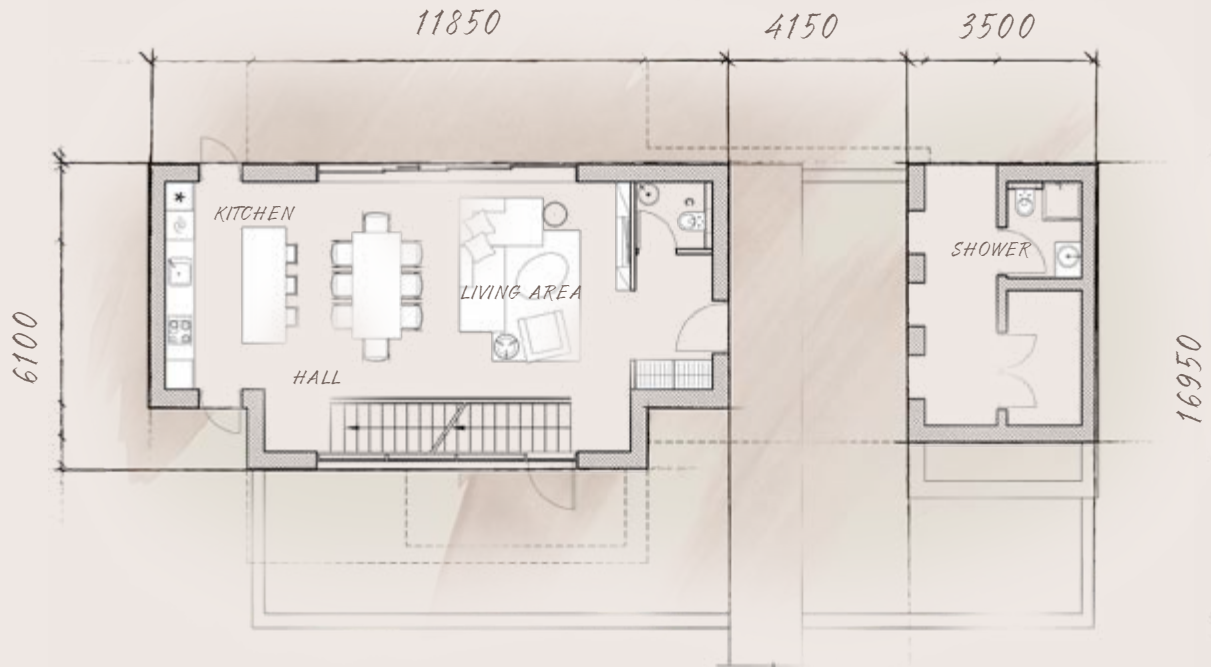


Villa *Apollo* by INEX Group

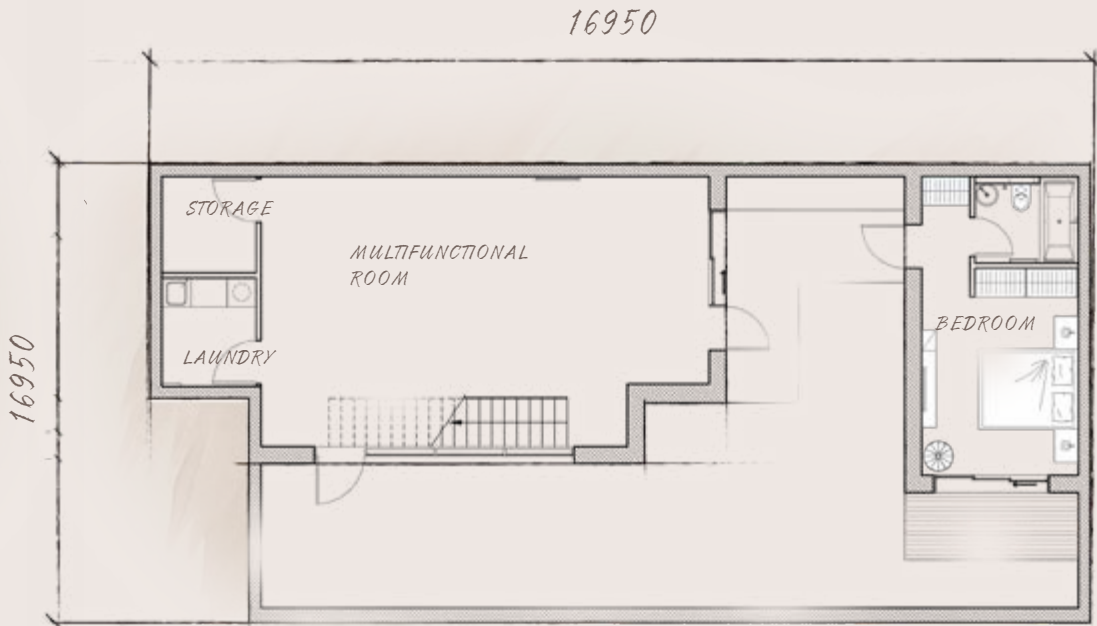
5 Apollo villas are located closest to the Park.



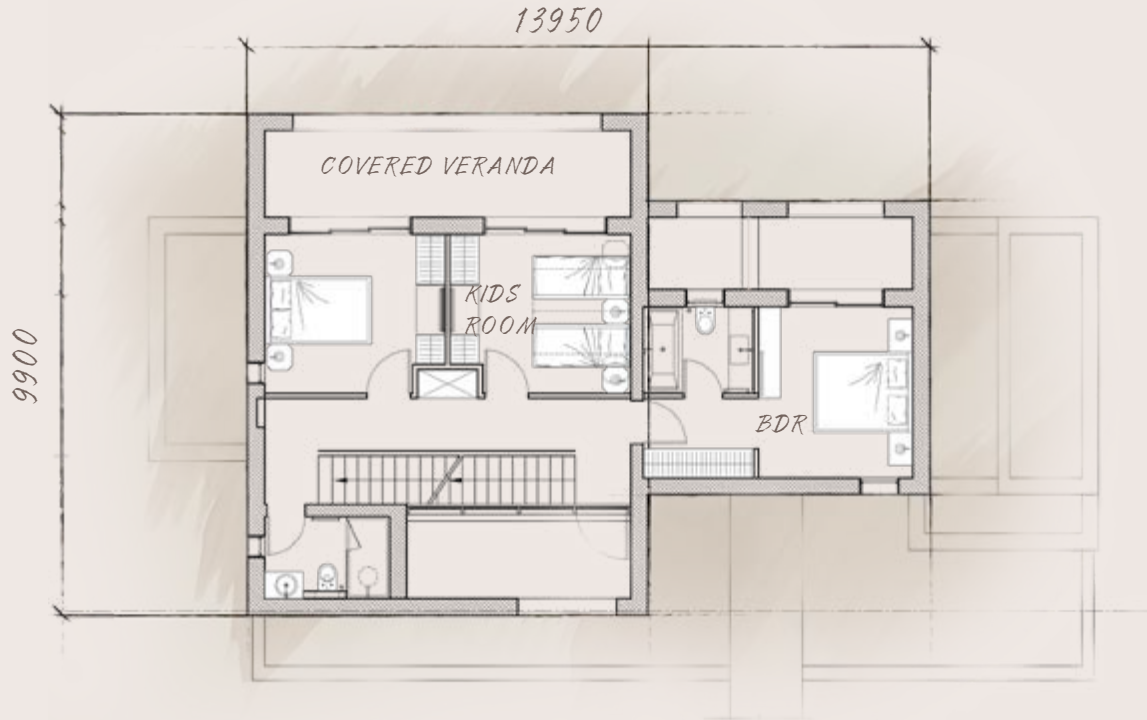
GROUND FLOOR



BASEMENT FLOOR



FIRST FLOOR



Project Assumptions

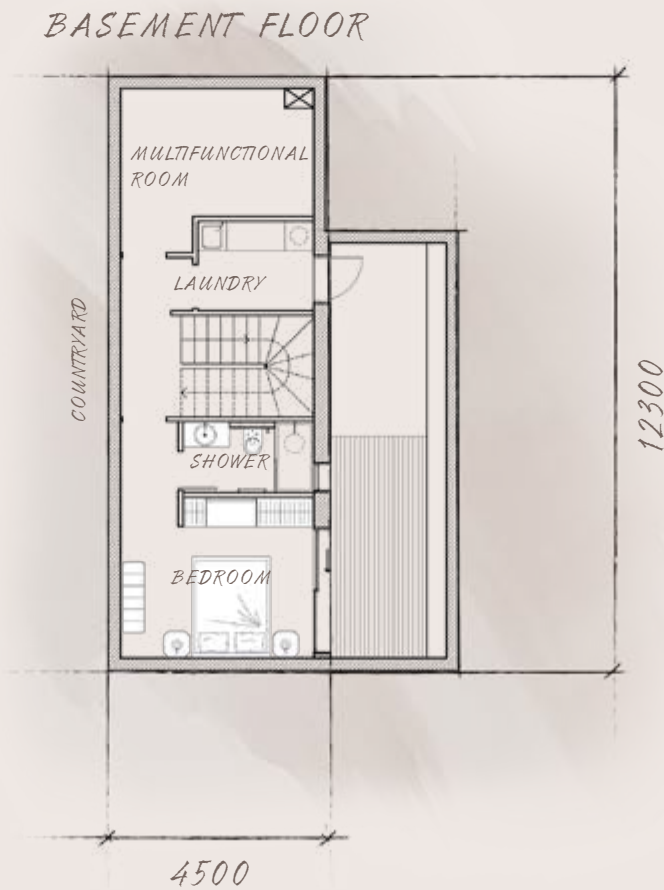
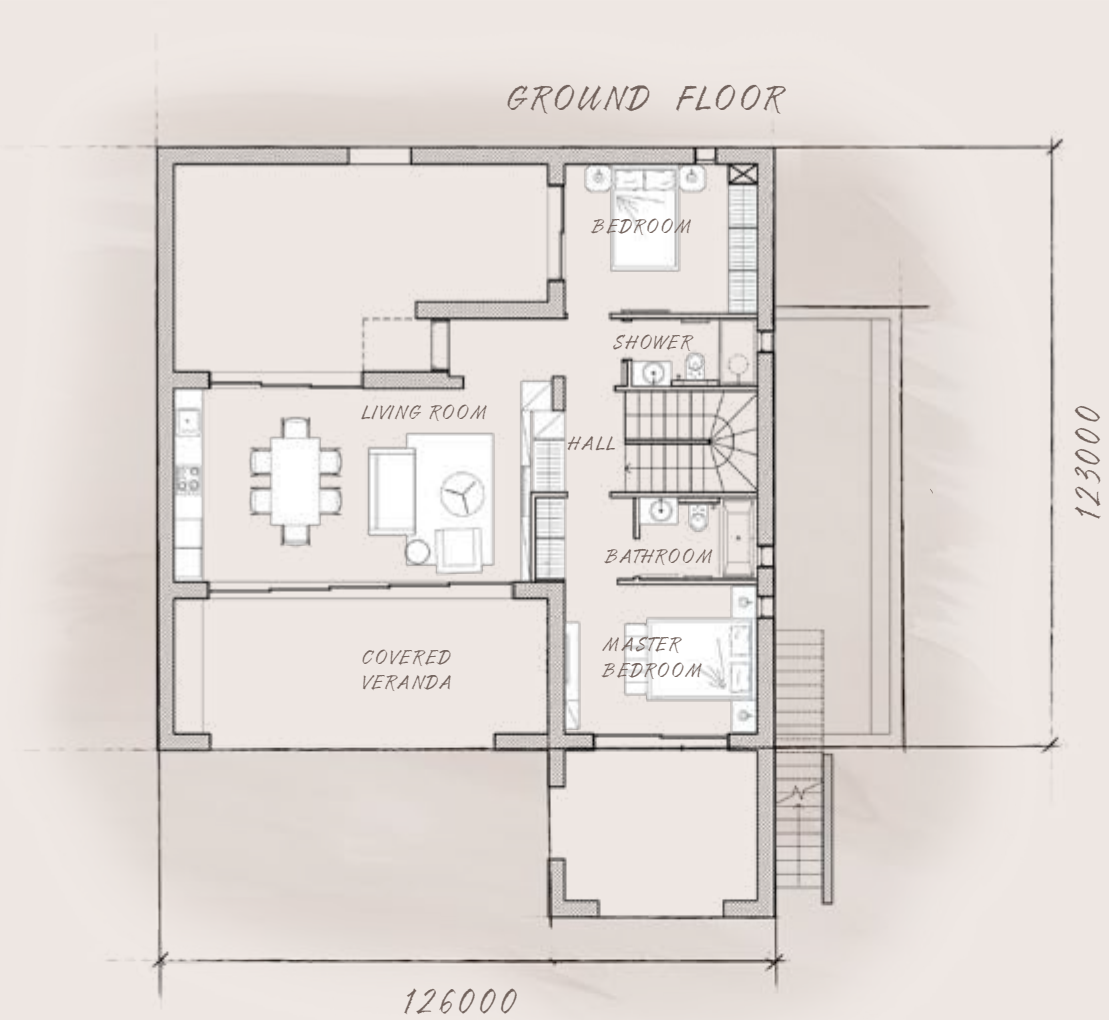
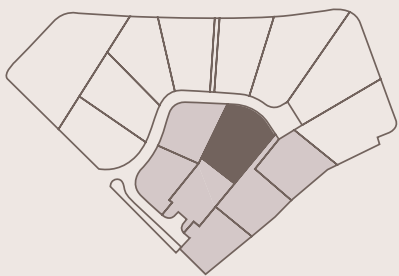
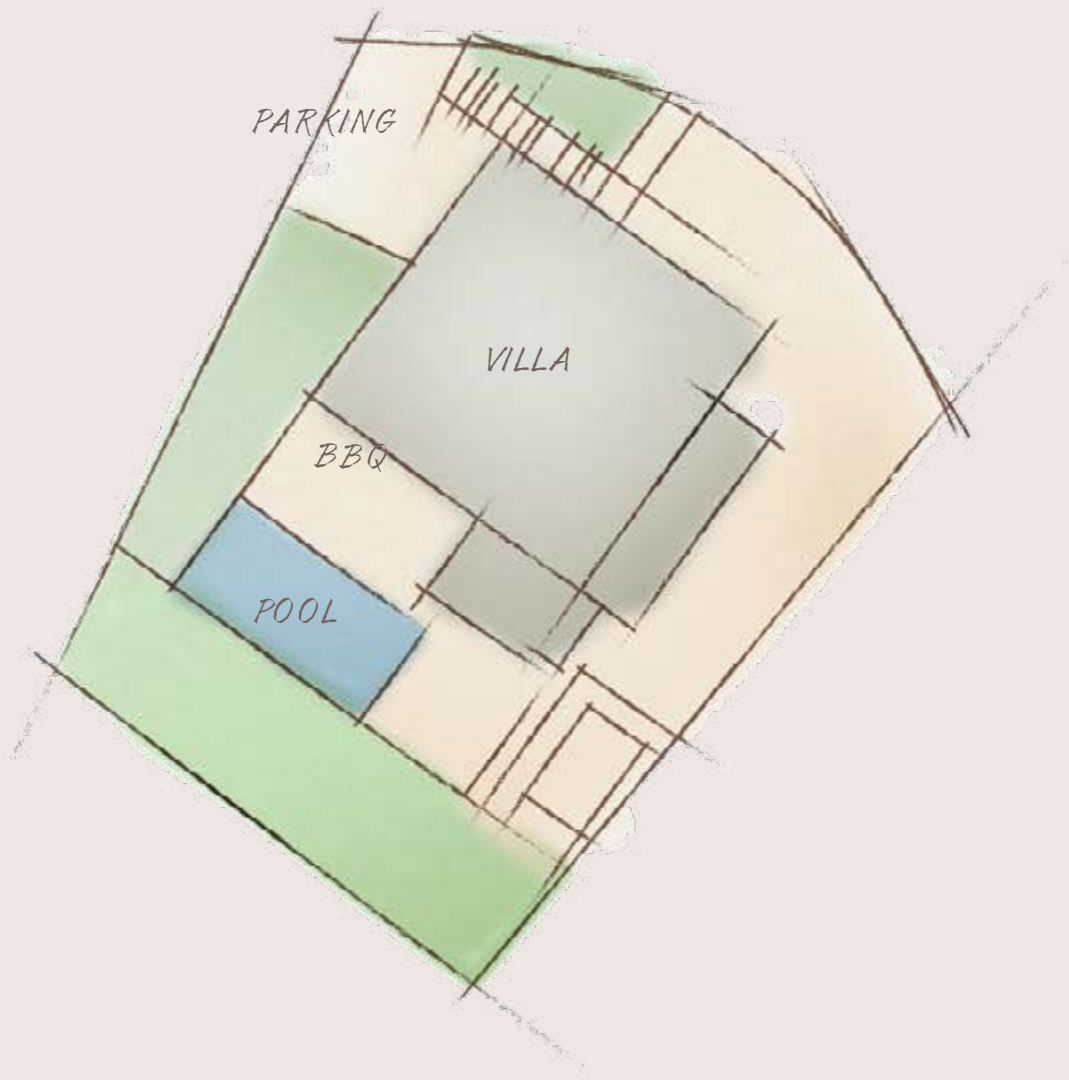
Number of bedrooms	4
Bedroom size	12-16 m ²
Multifunctional room	50 m ²
Ceiling height	3,15 m
Plot area	718-811 m ²
Villa built area	253 m ²
Covered area	72 m ²
Internal patio	62 m ²
Roof garden	50 m ²
Total area	420 m ²

Villa *Titanide* by INEX Group



Villa Titanide by INEX Group

7 Titanide villas are located in the center of the compound.



Project Assumptions

Number of bedrooms	3
Bedroom size	12-16 m ²
Multifunctional room	12 m ²
Ceiling height	3,15 m
Plot area	500-720 m ²
Villa built area	150 m ²
Covered area	24 m ²
Internal patio	51 m ²
Roof garden	22 m ²
Total area	265 m ²



INEX *Comfort service*

Uninterrupted operation of all life support systems of the residential complex is carried out by its own maintenance service. Its advantage is an innovative customer-oriented approach. You can use the mobile app to place orders for the necessary services: cleaning, maintenance, installation of additional equipment, as well as track the status of their implementation. Video surveillance is carried out around the clock.

INEX *Club*

Leto's Family Park combines the superior service of a deluxe hotel with the exclusive business privileges, which are offered to residents of the village.

At your service:

INEX Lounge – club territory on one of the best sandy beaches in Cyprus — Coral Bay.

INEX Shuttle – private transfer between neighboring residential compounds and the beach area.

INEX Concierge – own premium English-Russian speaking concierge service.



Sandy Coral Bay - Blue Flag Certified

Coral Bay



“

A villa at Leto's Family Park is the best investment asset. You are buying a liquid property where you can spend weekends, summers, or live all year round. Another possibility is to rent out the property, and make a profit. INEX, which provides private property management services, will help you with this.

Olga Kudryavtseva

Sales Director



Landscape design

The landscape design, which took into account the terrain and elevation differences, lets you to enjoy the views of the Mediterranean Sea, a picturesque valley and a mountain park from the windows of each villa.





By purchasing property in Leto's Family Park residential compound, you can become a member of the Cyprus passport program - the fastest in Europe to obtain citizenship. By investing 2 million euros in real estate, you can become an EU citizen within 6-9 months.

The program opens visa-free "doors" to 173 countries, including Canada and Australia. A family with a Cyprus passport can live, work, do business, study and travel anywhere in the EU, Switzerland, Liechtenstein, Norway and Iceland.

Cyprus Investment Programme





Tax Residency

The owner of the property at Leto's Family Park may become a Cyprus tax resident. Tax residency allows you to easily open Bank accounts in European banks, work and earn income in EU countries.

- ✓ Full tax exemption from the sale of securities, shares, and bonds.
- ✓ Tax-free minimum salary of € 19,500 per year for employment in Cyprus.
- ✓ No inheritance tax, property tax, luxury tax, gift tax between close relatives.
- ✓ There is no real estate tax.
- ✓ Tax exemption on global dividend and passive interest income.
- ✓ One of the lowest corporate taxes in Europe - 12.5%.

Family Investments



Regardless of the purpose of acquiring real estate in Leto's Family Park, not only do you get a conceptual project, but also get to invest in your future, your family. Your children can choose to live and study in any of the EU countries.



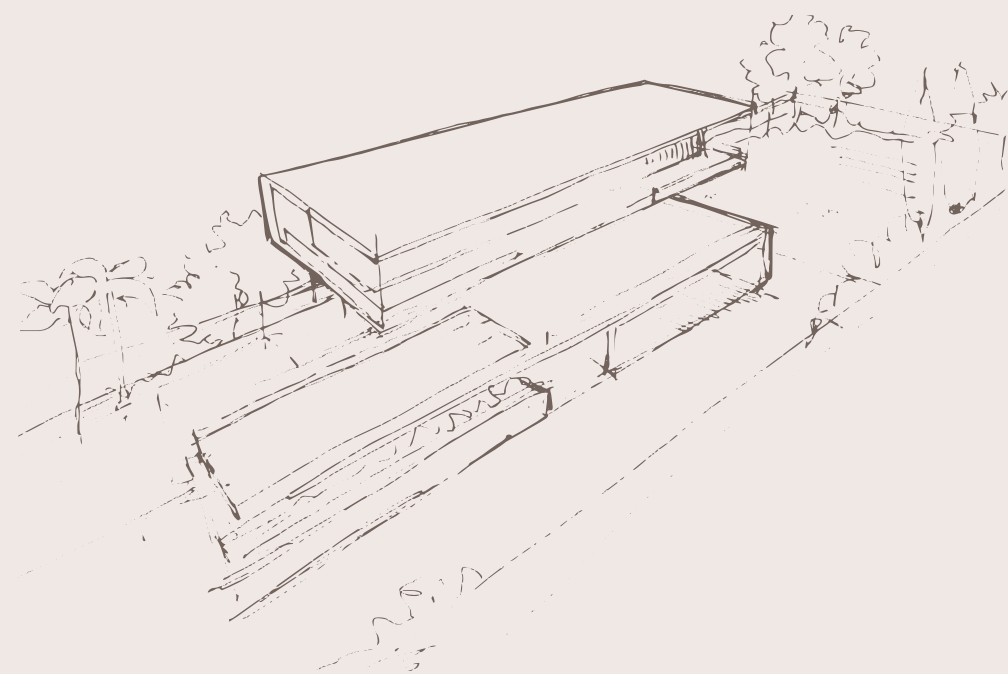
Future

A thoughtful investment and a cozy home
for your family.



Developer

INEX GROUP creates projects that are not subject to changes in fashion and the passage of time. These are always the best locations, modern design from recognized architects, precise layouts, high-quality materials and modern energy-efficient engineering systems. Each new project is a work of art that incorporates the best international practices in development and innovative solutions that organically blends with the specific features of the local environment.





INEX GROUP®
LETO'S
FAMILY PARK

We care home

