



CHLOE

Downtown  
Villas



**GIOVANI**  
HOMES



Live a life of luxury by the sea, where every day is a holiday. Our construction project offers beautiful homes with stunning sea views, ensuring the highest quality of living. As Winston Churchill once said, **'We shape our buildings; thereafter they shape us.'** Let our homes shape your best moments, and experience a new level of indulgence and tranquility.

Invest in your dream home by the sea today.

THE PROJECT



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Villas

## WHY CHLOE

Indulge in the ultimate seaside living experience with Chloe Villas - a brand-new development by Giovanni Homes located in the heart of Protaras, Cyprus. With its world-renowned sandy beaches and crystal-clear waters, this picturesque coastal town is the perfect destination for those seeking a peaceful retreat in the midst of natural beauty.

Experience the beauty of Cyprus with ease, as the island's small distances between cities allow you to explore the area in a short amount of time. And with Chloe Villas situated just a few meters from the heart of Protaras center, you'll have access to a plethora of sandy beaches with their own unique scenery and shade. From the famous Yianna Marie beach to the renowned Fig Tree Bay, there's something for everyone. And for the adventurous, you'll find hidden private bays waiting to be explored.

## CHARACTERISTICS

Designed to the highest standards, Chloe Villas boasts three exclusive residential 3-bedroom villas with private pools, gated entrances, private gardens, BBQ areas, and verandas with outdoor living areas. With island-chic architectural designs and the latest technology, the villas offer spacious parking spaces and high-quality finishes, ensuring that you'll have everything you need for a comfortable and luxurious stay.

So, come and experience the allure of Chloe Villas and discover the beauty of Protaras for yourself. It's the perfect place to relax, unwind, and create memories that will last a lifetime.

HOMES

CHLOE  
Downtown  
Villas



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Villas



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# CHARACTERISTICS

/ CHARACTERISTICS - CHLOE DOWNTOWN VILLAS, GIOVANI HOMES

## THE INVESTMENT

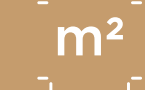


3



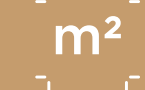
2

COVERED  
AREAS



162 - 182

PLOT  
AREA



262 - 307



PRIVATE

COMPLETION

DECEMBER 2024







ELEMENTS



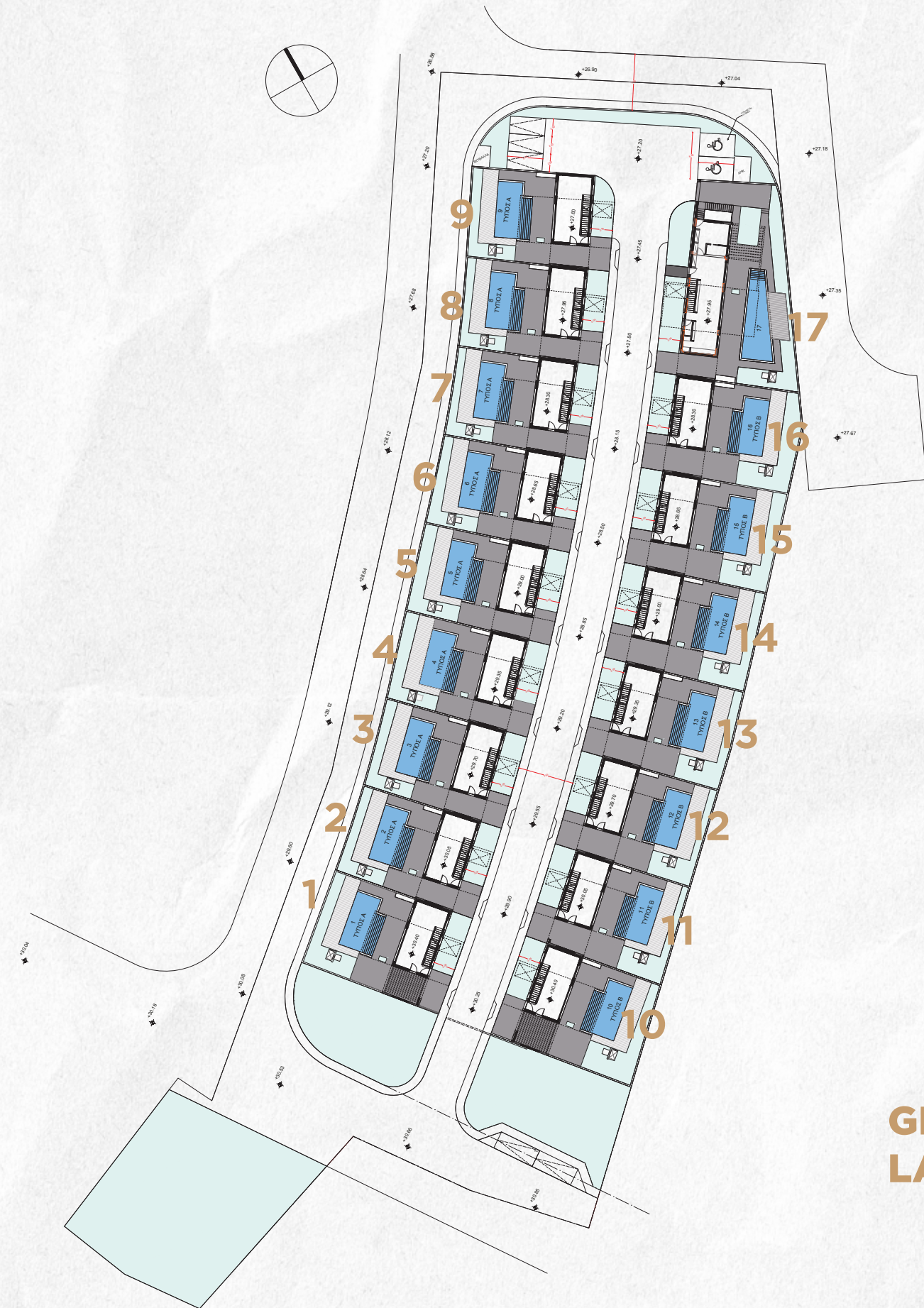
CHLOE  
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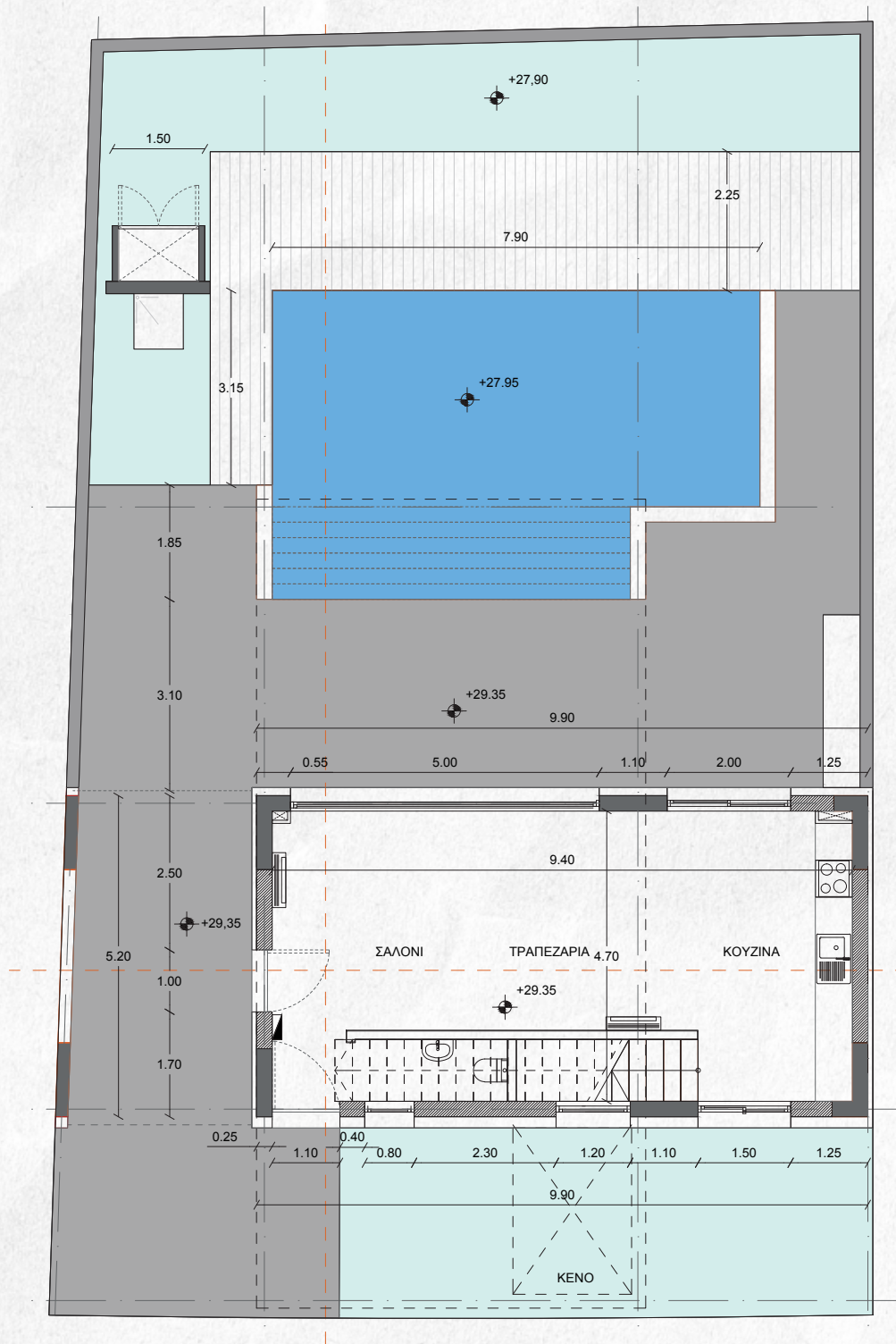
ARCHITECTURE PLANS



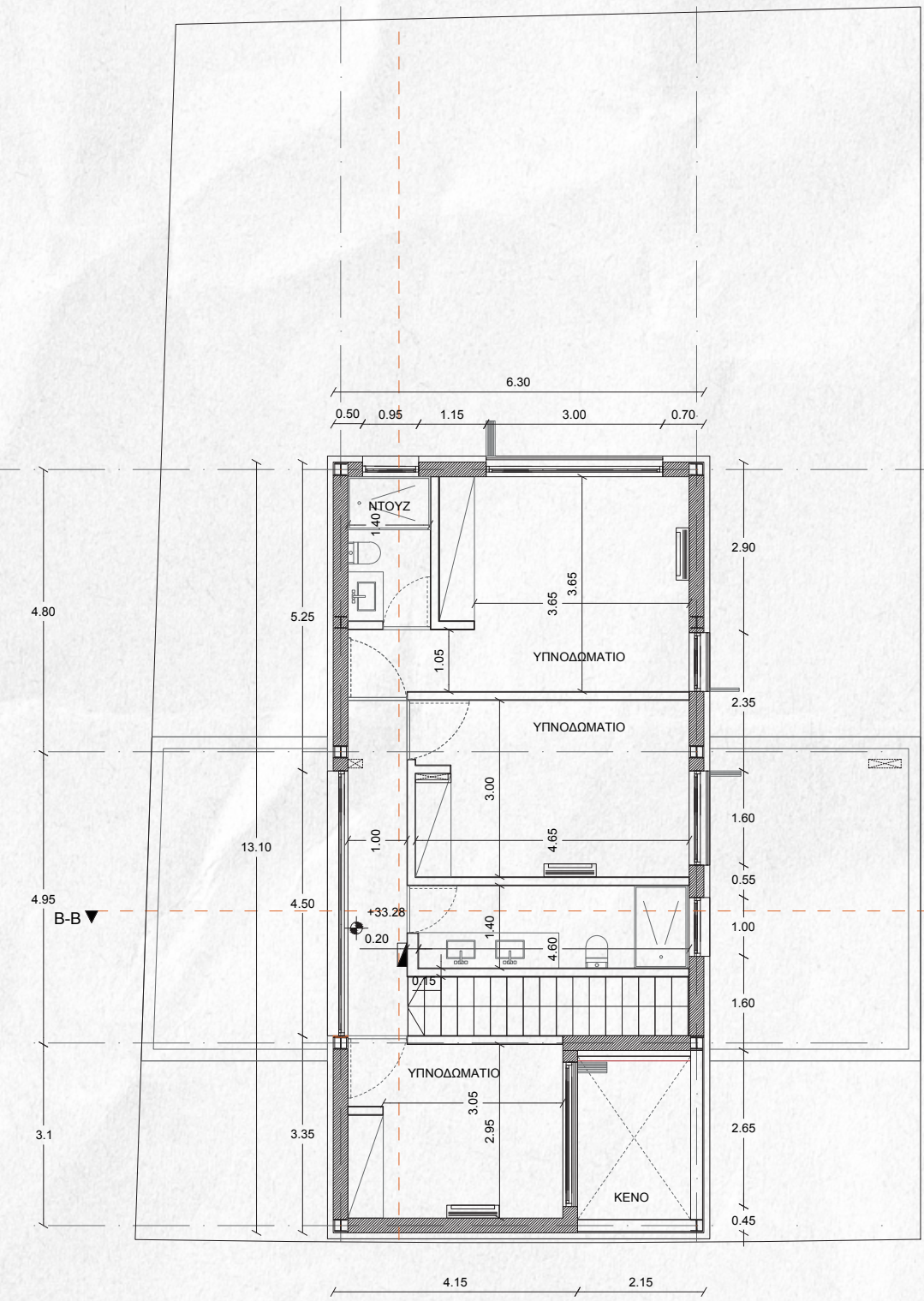
GENERAL  
LAYOUT



TYPE  
A

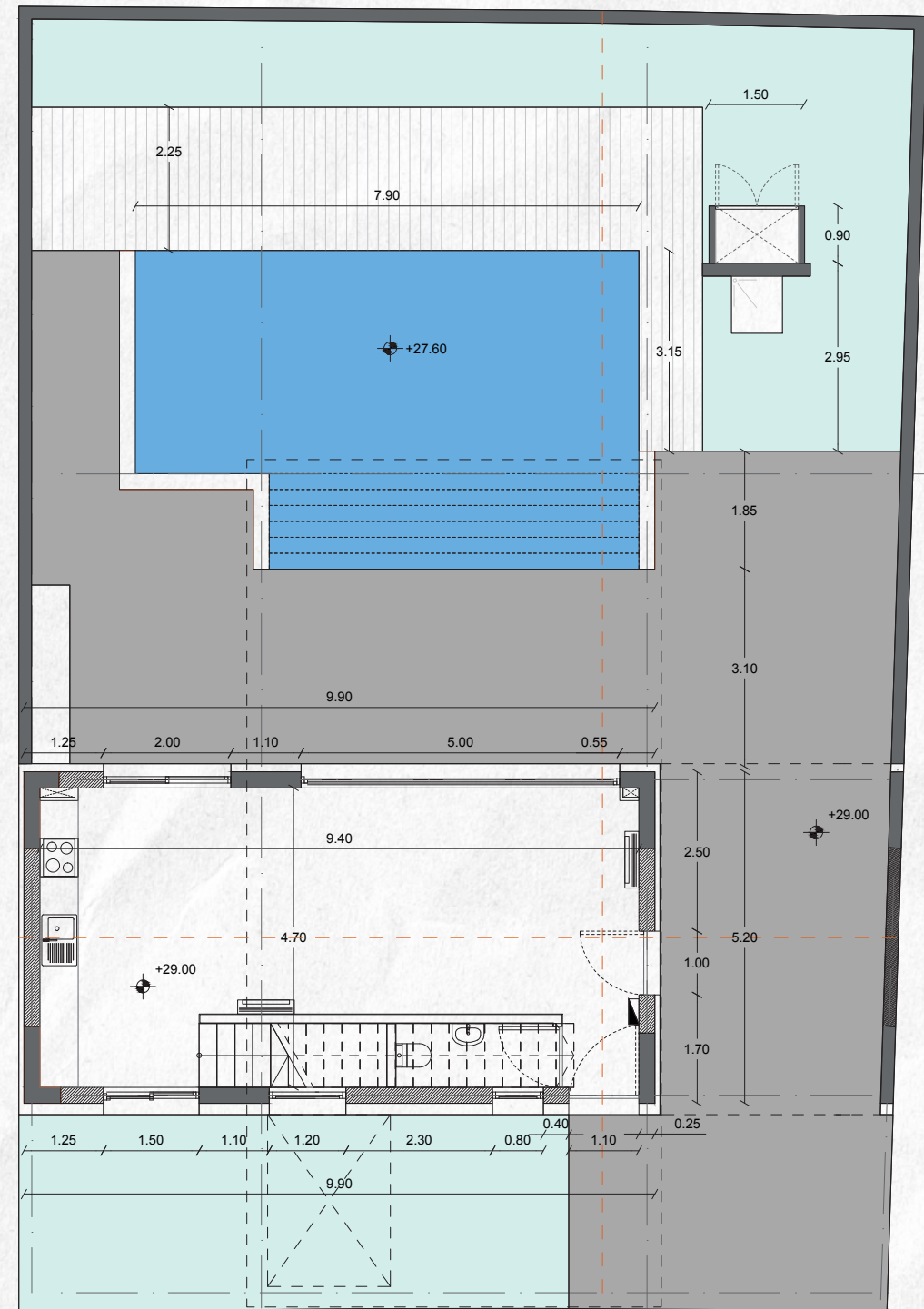


**GROUND  
FLOOR**

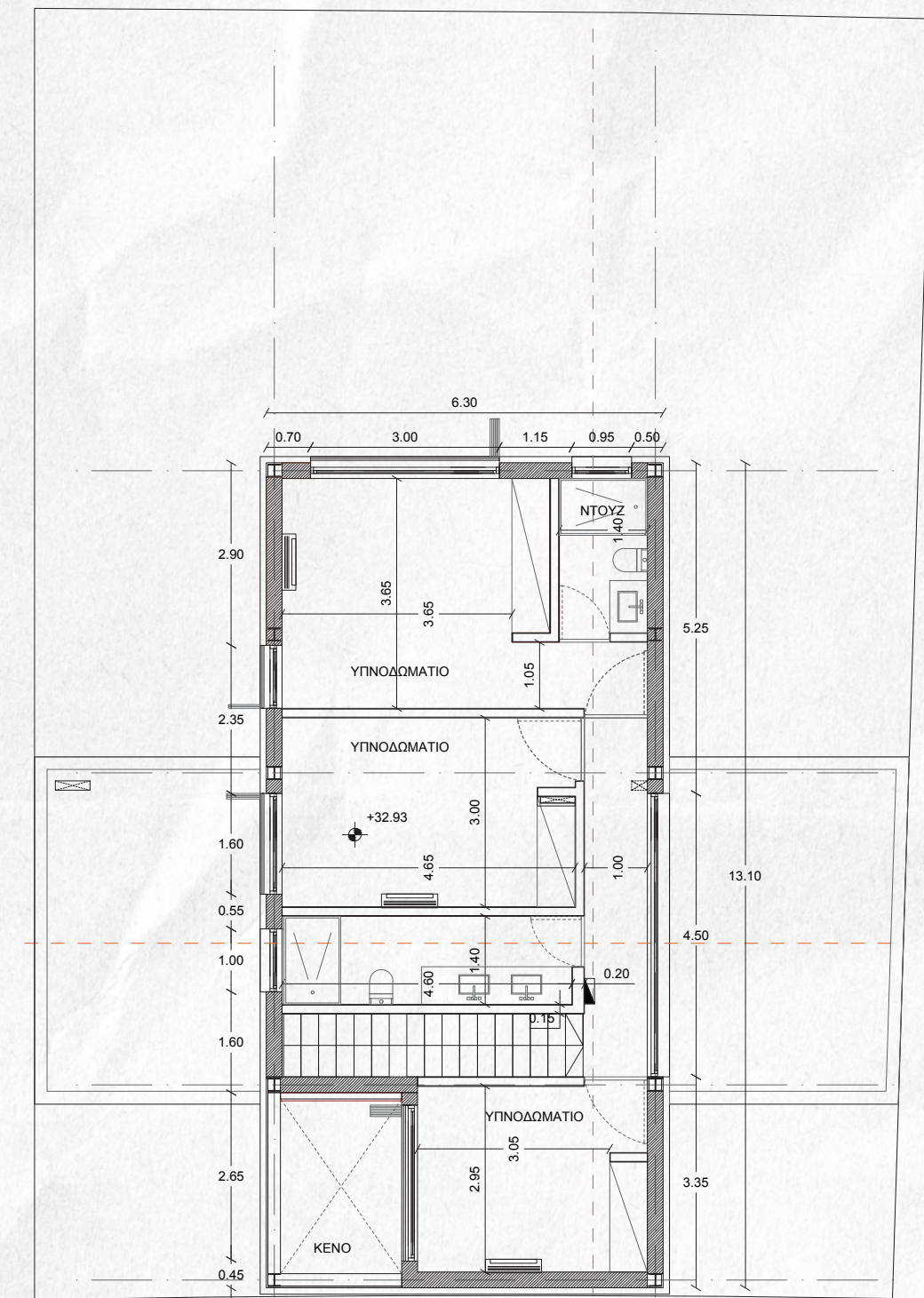


**FIRST  
FLOOR**

TYPE  
B




**GROUND  
FLOOR**



**FIRST  
FLOOR**



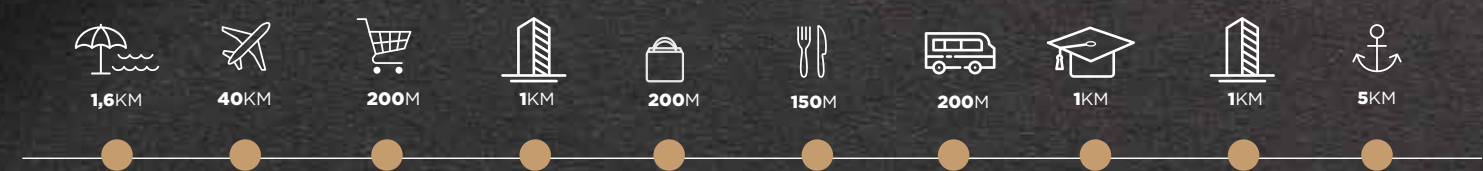


Welcome to our stunning coastal development, where you can experience luxurious living at its finest. Our beautiful houses offer breathtaking views of the sea, inviting you to indulge in a life of serenity and tranquility. As Oscar Wilde once said, **"To live is the rarest thing in the world. Most people exist, that is all."**

Come and live the life you deserve in our beautiful homes by the sea.

THE LOCATION





# PROTARAS

## GEOGRAPHY

Indulge in the ultimate seaside living experience with Chloe Villas - a brand-new development by Giovani Homes located in the heart of Protaras, Cyprus. With its world-renowned sandy beaches and crystal-clear waters, this picturesque coastal town is the perfect destination for those seeking a peaceful retreat in the midst of natural beauty.

## LOCATION BENEFITS

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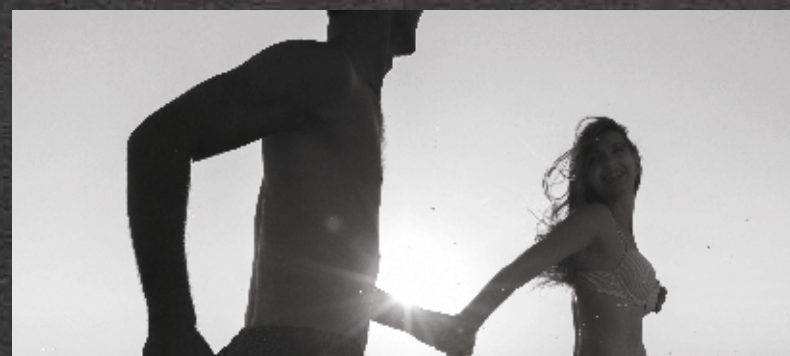




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LOCATION







Building your dreams with excellence and precision, our construction company is the foundation for your vision. With a commitment to quality materials and exceptional design, we bring your ideal location to life, set against stunning sea views. As Frank Lloyd Wright once said, **'The mother art is architecture. Without an architecture of our own we have no soul of our own civilization.'**

Let us be the soul of your next project.

THE COMPANY



WHO WE ARE



## WHO WE ARE

Welcome to the world of GIOVANI HOMES - a construction company that has been making dreams come true since 1986. Our company has grown to become the biggest employer on the South East Coast of Cyprus, and we take pride in every project we have developed and delivered.

Our team has successfully delivered more than 100 projects, and we are currently working on 20 more. With over 5000 homes delivered successfully, we have become a trusted name in the construction industry in Cyprus. We believe that every family deserves to have a home they love, and we strive to make this a reality for each and every one of our clients.

At GIOVANI HOMES, we are committed to supporting the local community. We believe that we have a responsibility to give back to the community that has given us so much. That's why we have been supporting the local community for over 33 years. We are proud to be part of this vibrant and diverse community.

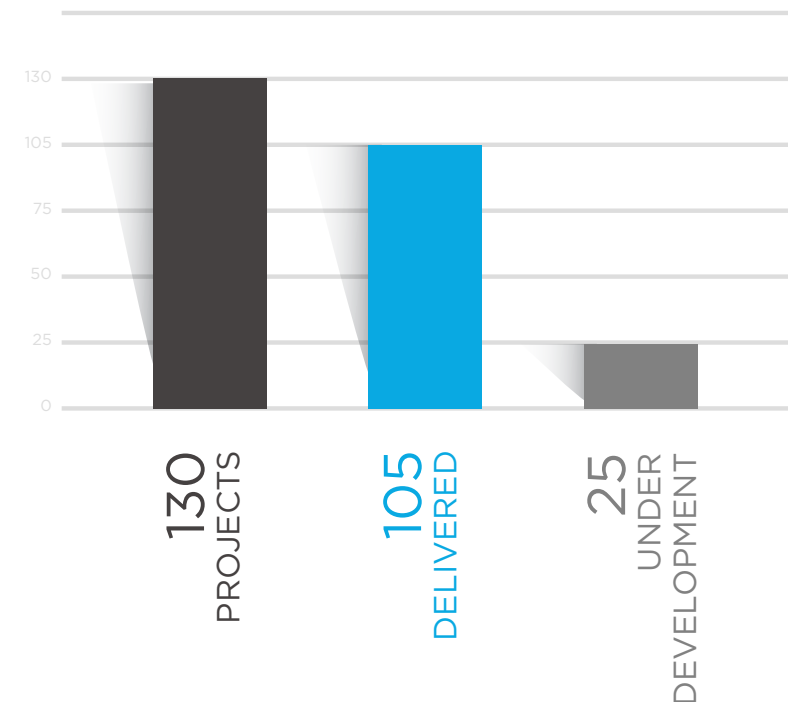
We are also committed to operating under ISO STANDARDS for Quality, Environment, Health & Safety. This means that we take every precaution to ensure that our



construction sites are safe for our workers and our clients. We believe that quality and safety should never be compromised, and we hold ourselves to the highest standards.

At GIOVANI HOMES, we understand that building a home is not just about bricks and mortar. It's about creating a space where families can grow and create memories. We take pride in every home we build, and we are committed to ensuring that every client is satisfied with the work we do.

So if you're looking for a construction company that is committed to quality, safety, and the local community, look no further than GIOVANI HOMES. We are here to make your dreams a reality.





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## HIGH RENTAL YIELDS

**With the leading vacation rental suppliers of the South East Cyprus.**

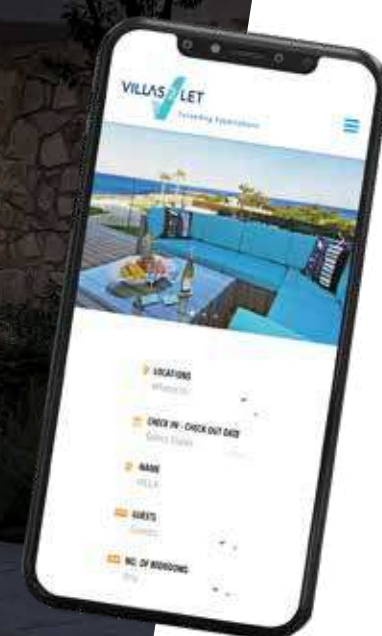
Real estate industry experts are in no doubt that the property market in Cyprus is experiencing a welcome upturn. Despite the difficulties of the past, the market is beginning to experience new buoyancy and this is clearly reflected in the confidence of leading developers such as Giovani Group.

With so many projects already under construction and numerous completed builds, it is abundantly clear that the industry is on the verge of a new growth spurt. While no one can argue that prices did fall in previous years, this has only served to create some great opportunities for any astute investors who are prepared to grasp them.

Investing in buy-to-let property in Cyprus, whether as a means to finance a personal holiday home purchase or as an intentional investment strategy, now makes extremely sound sense. Apart from the obvious and hectic expansion in the Island's tourism industry.

EU membership can only be good news for property buyers and investors in Cyprus and the country's expedient recovery from its financial difficulties speak for themselves. Through creating a more stable financial environment and ushering in positive reforms within the real estate industry, EU membership is certain to be a major contributing factor in this continuously improving sector.

Concerning holiday locations, Cyprus has a huge advantage over the competition, where EU visitors are concerned both in terms of freedom of access and European standards. The warm climate, friendly people and low crime, all contribute towards making our country one of the most attractive holiday destinations.



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|--|---|---|--|--|
| <br><b>TOP</b><br>BUY-TO-LET<br>DESTINATION | <br><b>4 MILLION</b><br>VISITORS IN 2022 | <br><b>20,231</b><br>NUMBER OF TOURIST<br>ACCOMMODATION KEYS<br>INCLUDING LISTED<br>& NON LISTED | <br><b>LEADING</b><br>RENTAL COMPANY<br>IN SOUTH EAST | <br><b>MANAGING</b><br>MORE THAN<br>200 PROPERTIES<br>GUARANTEED<br>RENTAL YIELDS |
|--|---|---|--|--|

[villas2let.com.cy](https://villas2let.com.cy)





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