



A BRIEF HISTORY

Our story begins in 1986 when Giovani Homes was founded initially as a construction company. Over the years, the Group has imposed itself in the field of land development managing to grow as the biggest developer on the South Eastern coast of Cyprus, by cooperating with renowned architects and professionals in the sector and maintaining a network of more than 400 partners worldwide. The Group has managed a promising future with its commitment to quality, excellent customer services 'building' therefore its own successful story. The Group's projects include luxurious properties in the coastline of Ayia Napa, Protaras and Larnaca. Whether it is a beachfront villa or a comfortable apartment, they all stand out for their quality, elegance and design.

ADDING VALUE

Here at Giovani Homes we're proud of our roots and continued commitment to delivering excellence to every client. For more than three decades, we've been operating in the competitive property market across Cyprus, standing out among rivals thanks to our dedication to quality and a forward thinking approach that fosters innovation. Since 1986, we've been passionate about building and while the processes, technology and projects have evolved we're just as committed to delivering superior services as when we first started.

THE VISION

Our vision is to offer quality in every project and every home through our high level of service before, but also after the purchase. Our philosophy is to continue at the same pace and find ways to contribute also to the local society. The aim of our people is to continue attracting foreign investors and to remain at the forefront of the real estate market, listening to the client's needs, raising the level of service and satisfying the increasing demand for first class real estate.

THE ACHIEVEMENTS

Thanks to our many years of experience we are fully aware of the demands of the real estate market. Our values lie in the high-quality homes we deliver and the outstanding services we provide. Both the number of completed projects and our excellent services have been recognized by international quality assurance associations and committees. Since 1996, we hold the internationally recognized certificates such as: ISO 9001 (Quality) ISO 14001 (Environment), OHSAS 18001 (Health and Safety). In 2016, in the framework of its 30th anniversary celebrations, the Group announced the creation of Giovani Foundation, a non-profit organization supporting the community.

THE CYPRUS REAL ESTATE MARKET

Going through a radical transformation the real estate market continues to be one of the key drivers of economic growth in Cyprus, despite the global issue of rising inflation. This is due to the countries multiple benefits which foreign investors find attractive.

COMING UP NEXT

Giovani Homes is opening up to new sectors, especially in the field of hospitality with new projects of hotels and accommodation taking place as we speak.

THE UNIQUE SELLING POINTS

Our people's passion to deliver excellence contribute to the uniqueness of our organization. In addition to that, the organizational culture encourages our people to express their talents and thrive in a family-like environment, paying close attention to our talents and their interaction with customers. Having grasped the new state of play in the real estate sector, we operate with the utmost respect for the customer's needs. Our long-standing presence in the field of building quality construction with experienced partners and the most competitive market prices have acclaimed the company as one of the most reliable in the field. Also very important is our after-sales department, as our clients are our friends for life.



#Weekend_Viewings

WITH THE **BEST** TEAM

A unique experience is waiting for you! Learn everything about our villas and apartments in Protaras and Ayia Napa any day of the week.

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📍 Protaras

ALL WHITE

Lifestyle Apartments

Ever wondered what ALL WHITE looks like? Not anymore. Giovani Home's latest project embodies uniqueness, style, privacy and modern designs. Consisting of 40 apartments in total, this luxurious modern development is in a sought-after location halving the distance between the town of Paralimni and the golden sandy beaches of the area, and also in a central location, in close proximity to many of the area's amenities and services such as restaurants, bars, banks, hypermarkets and bakeries, while the nearest anchorage is just 5,6 km away. Location, design, and comfort make this project an ideal choice for those who favor a modern way of living. All White is closer than expected!



-  6KM
-  6KM
-  56KM
-  500M
-  500M

📍 Protaras






ANGELICO

Lifestyle Apartments

The Angelico Lifestyle Apartments are located in Protaras, in close proximity to the city of Paralimni, but also very close to the Kapparis area. One of the most popular regions of Protaras that is active throughout the year, providing dozens of amenities and entertainment options. The project is on a hill offering unobstructed sea views of Famagusta and Kapparis.

The Angelico Lifestyle Apartments consist of six blocks of apartments which provide a sense of privacy, comprising of 64 apartments with sea views or views of the communal swimming pool. They also include penthouses with a private pool and apartments with a private garden.



-  5,7KM
-  1,8KM
-  62KM
-  500M
-  500M

SAINT NICHOLAS

Villas






Saint Nicholas Villas comprises 21 luxurious residences, ranging from 3 to 4 bedrooms, each boasting a unique design and aesthetic appeal. Each villa is thoughtfully constructed to offer maximum privacy and comfort, featuring a private swimming pool, garden, parking space, and a stunning roof garden that overlooks the magical sunsets of Protaras. The interiors of the villas are seamlessly connected with the exterior, creating an integrated whole that allows residents to enjoy all the spaces throughout the year. Every aspect of the interior space has been designed with meticulous attention to detail, incorporating the latest design trends with minimalist interiors, natural materials, and earthy tones.

-  800M
-  800M
-  62KM
-  300M
-  300M

BLUE VIEW

Lifestyle Apartments

BLUE VIEW LIFESTYLE APARTMENTS in Kapparis is the right neighborhood for you and your family, with highlighted customized apartments some of which are loft-type condos. The project's main characteristic, however, is its round shape swimming pool with a great pairing of a wide selection of swim-up apartments. A feature which makes this estate unique in many ways. Designed by a nostalgic design theory, a novel spot inside these well-developed landscaped areas is inviting for residents and visitors. Last, but not least, the project offers magnificent sea views of the Famagusta coast and conveys a special encounter to every one of the its unique residents.

-  5,3KM
-  1,2KM
-  62KM
-  500M
-  500M



1 Protaras

SEMELI

Villas

The cosmopolitan beach resort of Protaras is hosting this latest exclusive project SEMELI VILLAS. Located in the highly sought-after area of Pernera, SEMELI satisfies the requirements of both investors and homebuyers. Location and rental potential have made Pernera one of the most popular places on the East Coast and due to this high demand, there is very limited availability for both land and property. But here at Giovani Homes we have yet again acquired an exclusive piece of this stunning coastline to construct SEMELI VILLAS, which promises to be an impressive collection of unique holiday homes.



1KM



1KM



66KM



700KM



500M



1 Protaras

ALMA

Villas

Alma Villas is located in Kapparis, one of the most secluded areas of the greater Protaras area. It is conveniently located just a short distance from the centre and the tourist resort. In this secluded yet panoramic location, the development offers direct access to the Blue Flag beaches. It is also just a few minutes away from the centre of Paralimni, where the shopping centre and all the public facilities of the Famagusta district are located.

Alma Villas consists of 15 two- and three-bedroom holiday villas with a minimalist design. Each residence is designed to offer privacy and has a private swimming pool, garden, parking space and a roof terrace overlooking the magical sunsets of Protaras.



4KM



350M



61KM



500M



500M



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HOMES

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