



**5% p.a rental
guaranteed for 4 years**

**APHRODITE HILLS, CYPRUS
A 5-STAR AWARD-WINNING RESORT**

**Minimum 5% p.a rental guaranteed
for 4 years**

**A superb investment opportunity in one of the most luxurious
resorts in the Mediterranean.**

1. 1, 2 & 3 bedroom apartments and 2, 3 & 4 bedroom villas fully furnished and equipped to the highest standards.
2. Prices start from €448,000* for apartments and €1, 392,000* for villas.
3. Minimum 5% return guaranteed per annum on investment for 4 years.
4. Property management, utilities, maintenance, Resort and common expenses fully paid.
5. Free use of the property by the owners for 4 weeks per year.
6. Attractive financing schemes available in euros, with an initial 30% down payment and up to 40 years repayment.

Offer Valid until 31.12.2009

Only a few properties left

Show apartments and villas available for viewing daily.

**Prices correct at the time of print*



Description of the Plan

1. For each participating property, the owner is guaranteed a minimum rental return of 5% per annum on the property's purchase price (net of VAT) for four (4) years payable annually.

2. The following expenses are paid by Lanitis Development Ltd during the guarantee period:

Housekeeping, property administration, laundry, gardening (where applicable), utilities (excluding telephone), private swimming pool maintenance (where applicable), annual property taxes to the government/municipality, resort and common expenses and insurance. Purchaser has no running or maintenance costs for the four years.

Key Features of the Plan

The properties will be fully furnished, air-conditioned and fully fitted including linen, cutlery and crockery, making the apartment and villa ready for immediate use. Moreover, the properties will be serviced and maintained to a high standard.

Owners can stay in their property for 4 weeks for each of the 4 years, 2 weeks in the high season, 1 in the shoulder season and 1 in the low season. Ownership privileges concerning the resort facilities are not affected by this plan and apply as usual.

The rental guarantee payment will be paid to the owner at the end of each full participating year as an annual lump sum or Lanitis Development Ltd shall pay capital and interest of the mortgage equal to the rental guarantee payment for each year for 4 years.

Who is Who

- Aphrodite Hills Property Management Ltd will maintain and service the properties.
- Aphrodite Hills Rentals Ltd will market and rent the properties.
- Both of the above companies are wholly owned subsidiary companies of Lanitis Development Ltd, owner of Aphrodite Hills.

Financing

- Currently, the company has available a number of financing schemes for the purchasers.
One of these schemes is a mortgage in Euros whereby, the owner pays from 30% of the selling price and becomes eligible for a mortgage of up to 70% of the selling price. The owner has a maximum of 40 years to repay the mortgage at a low interest rate (fixed rate at 4.75% for the first 3 years). After 3 years the loan may be renewed at 4.75% fixed interest rate or will be based on Euribor + bank's margin.

Terms

- All properties will be sold on a first come, first served basis.
- Prospective owners must sign a reservation agreement and pay:
 - For an apartment the amount of €8,000 as a non-refundable reservation deposit.
 - For a villa the amount of €17,000 as a non-refundable reservation deposit.
- A sales agreement must be signed within one month from the date on which the reservation agreement was signed.

General

The plan is a great way of acquiring a valuable investment with an initial guaranteed yield as well as attractive holiday usage at various times of the year. The plan is valid until 31.12.2009.

Disclaimer

Lanitis Development Ltd has the right at any time and at its discretion to withdraw the above plan or change the terms and conditions.