

# BEAU RIVAGE

— *Beach Front Hotel* —

A NEW ICONIC LANDMARK

By



QUALITY GROUP

DEVELOPMENTS & INVESTMENTS





## Project Features

A dynamic project that seamlessly blends residential and hospitality elements, creating a vibrant and inclusive touristic destination.

The site is slated for enhancement through the construction of a Condo Hotel, featuring a total of 111 hotel rooms and 66 apartments. The buildings are designed to extend over 12 floors, ensuring that all units, whether residential or hotel rooms, offer captivating views of the sea and the city of Larnaca.

The project is expected to feature a range of amenities/facilities offered to guests such as a 24 Hour concierge, fitness centre, spa, swimming pools, lobby and cafeteria, beach bar, a variety of food and beverage outlets.

Owners of the apartments will have the option to leverage the marketing and management done by the hotel to rent and manage the condo unit (apartment) as the hotel would for any other hotel room.

**13364**  
M<sup>2</sup> Plot

**111**  
Hotel Rooms

**66**  
Apartments

**Premium  
Amenities  
and Services**

**Beach Bar  
and  
Restaurants**

**Fitness  
Centre and  
Spa**

**Swimming  
Pools**

**24 Hour  
concierge**



To Limassol 50`

To Nicosia 30`

Location, location, location !

15` MINUTES DRIVE FROM  
CYPRUS INTERNATIONAL AIRPORT

MAIN ISLAND HIGHWAY NETWORK

LARNAKA  
CITY CENTRE

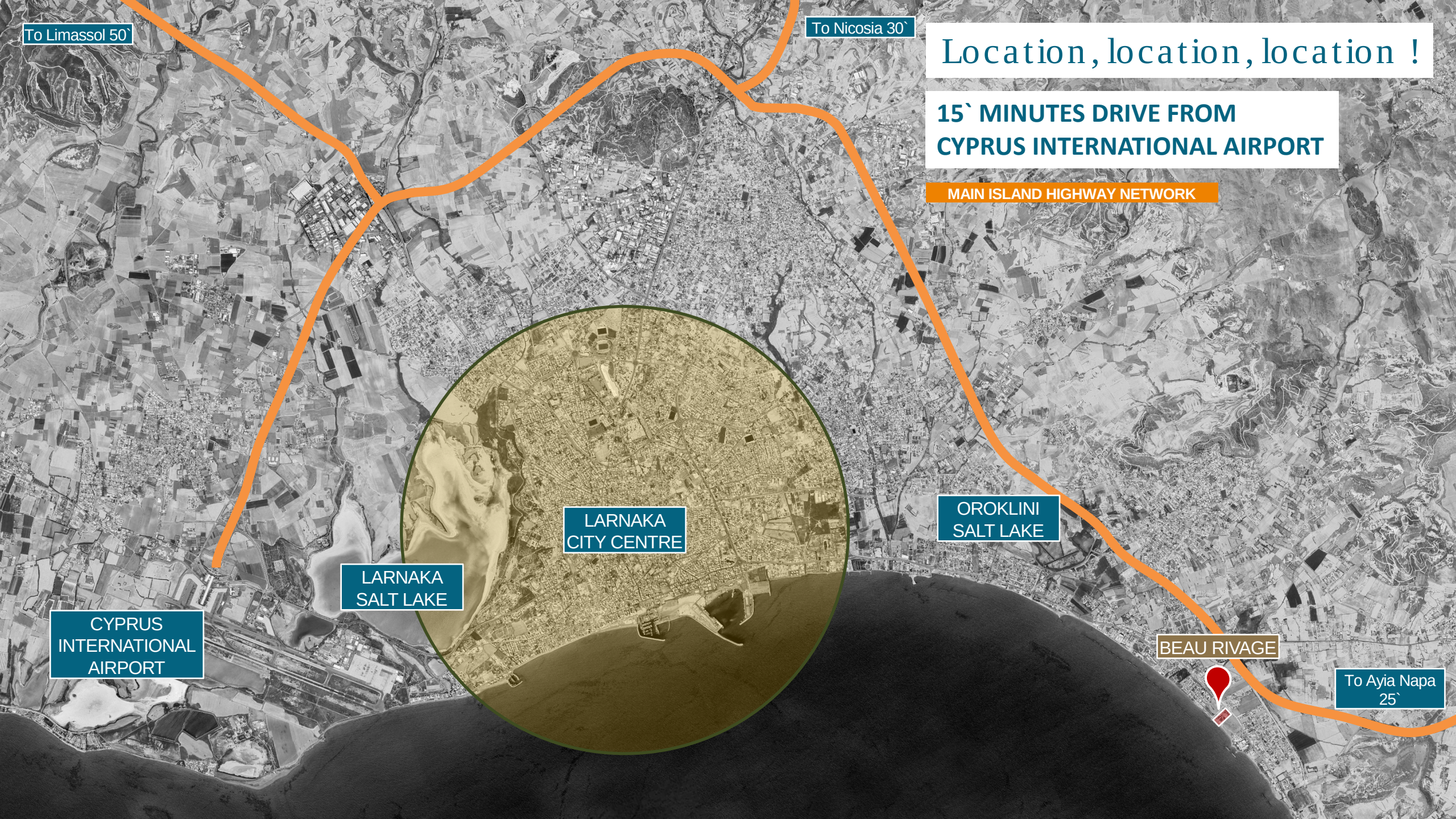
LARNAKA  
SALT LAKE

CYPRUS  
INTERNATIONAL  
AIRPORT

OROKLINI  
SALT LAKE

BEAU RIVAGE

To Ayia Napa  
25`



# Location, location, location !

MAIN ISLAND HIGHWAY NETWORK



BLUE FLAG BEACH

BEAU  
RIVAGE



Lordos  
Beach Hotels



Palm  
Beach Resort

Mercury  
Beach Resort

Radisson  
Beach Resort



Lebay  
Beach Resort

Land Of Tomorrow

Marina & Port  
Redevelopment



## BEAU RIVAGE

- Direct access to the beautiful coastline.
- Located in one of the most attractive touristic areas of Larnaca
- Adjacent to a beach front on its south boundary and a public green area on its west boundary
- Within 5 minutes drive distance to all local amenities and Larnaka City Centre (7km) and 15 minutes' drive to Larnaka International Airport
- Area comprises of touristic developments such as hotels, resorts, commercial shops, restaurants and recreation areas (water sports, sailing)



BEAU  
RIVAGE



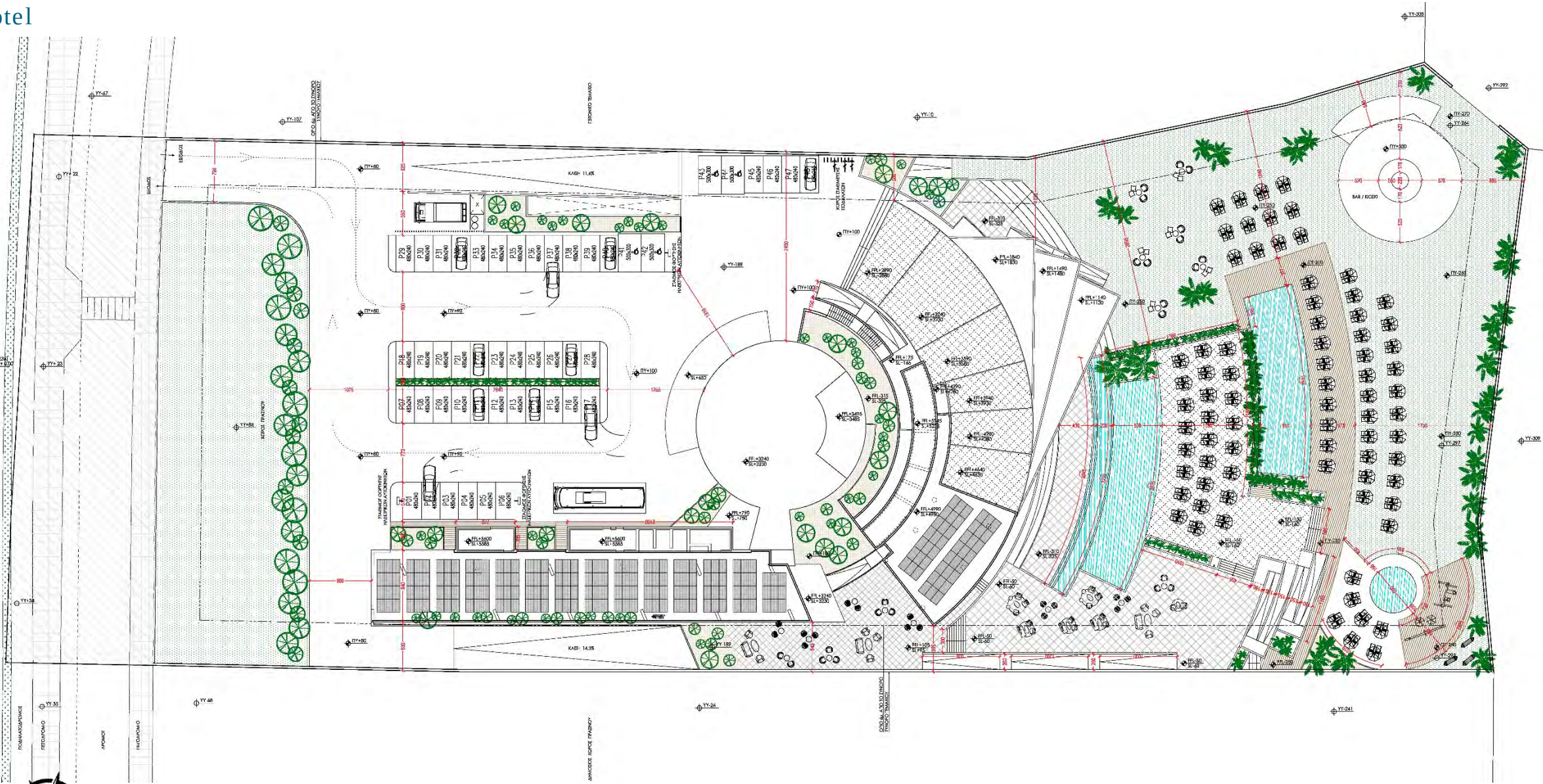
BEAU  
RIVAGE





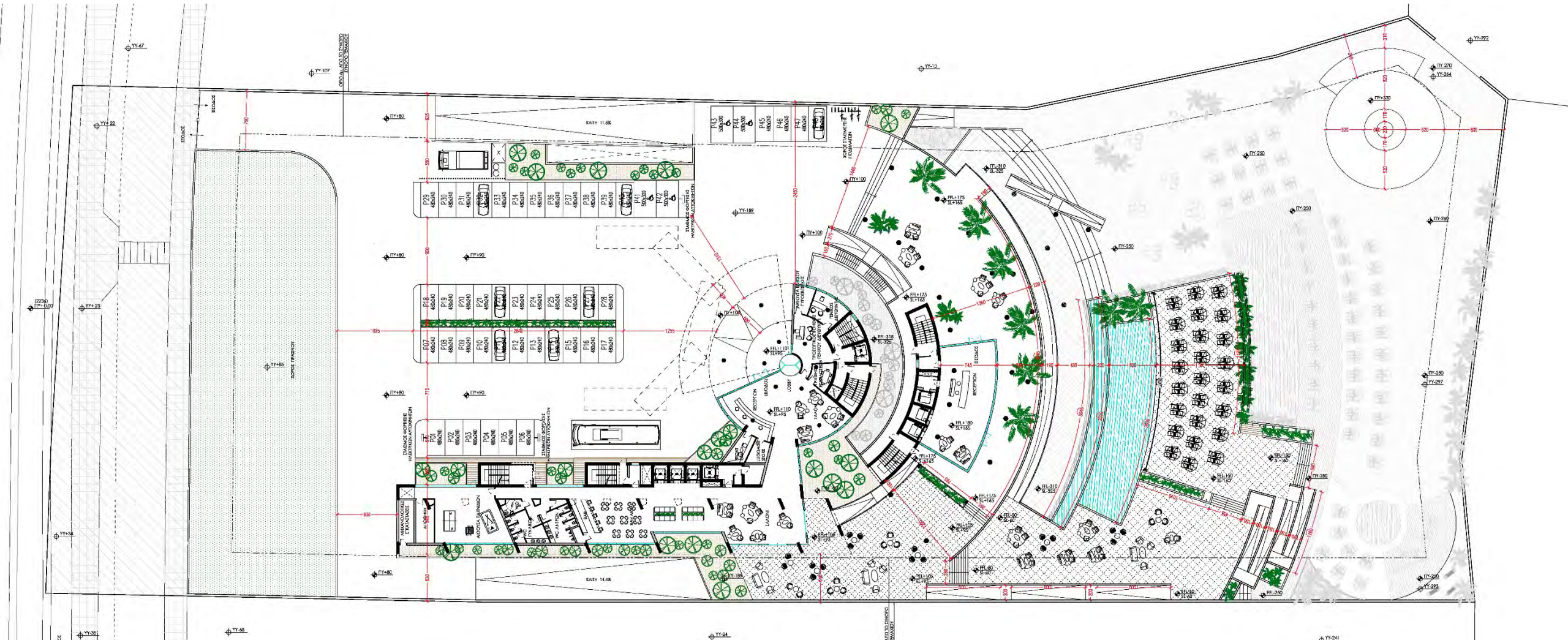
# Site Plan

## Hotel



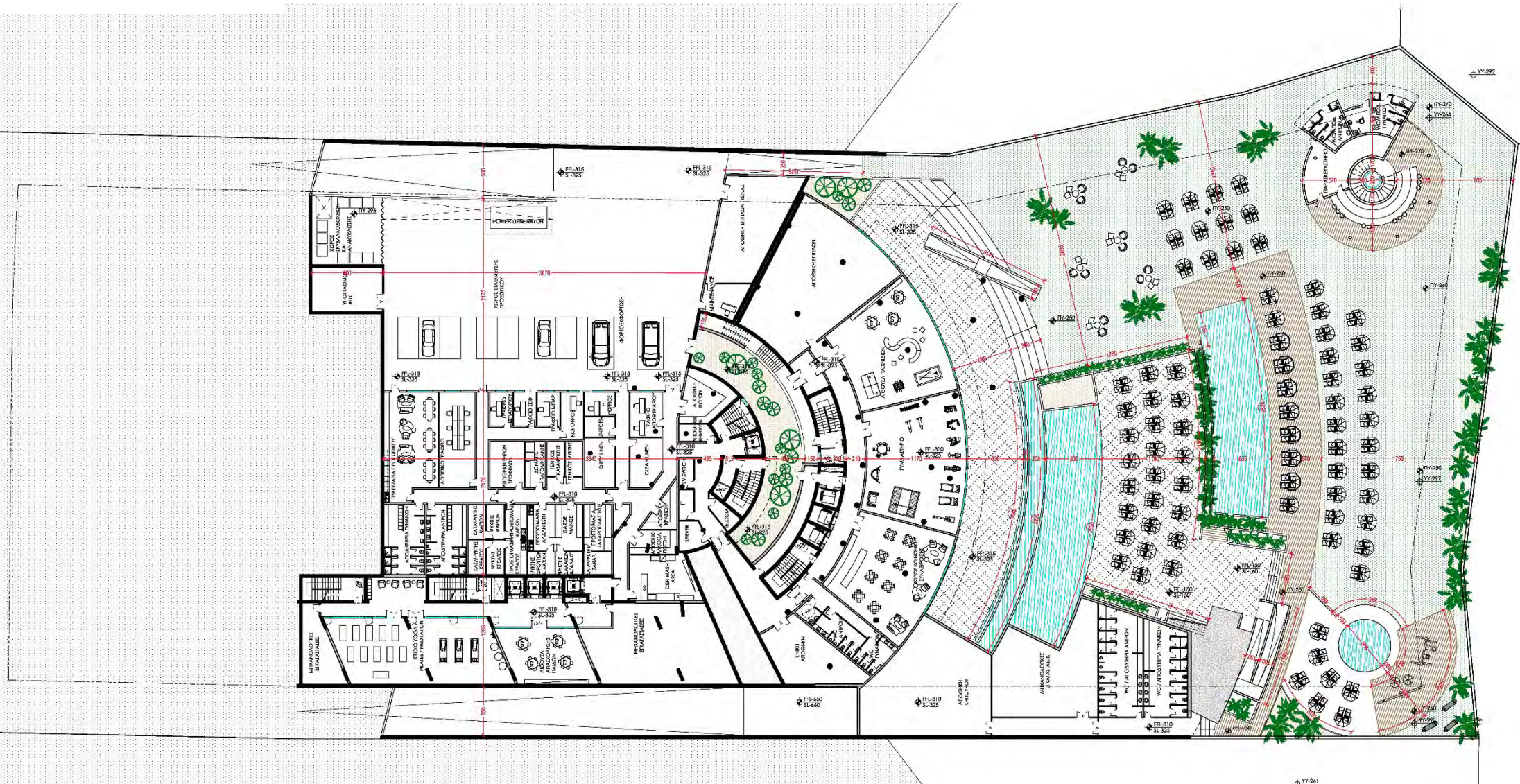
# Ground Floor Plan

## Hotel

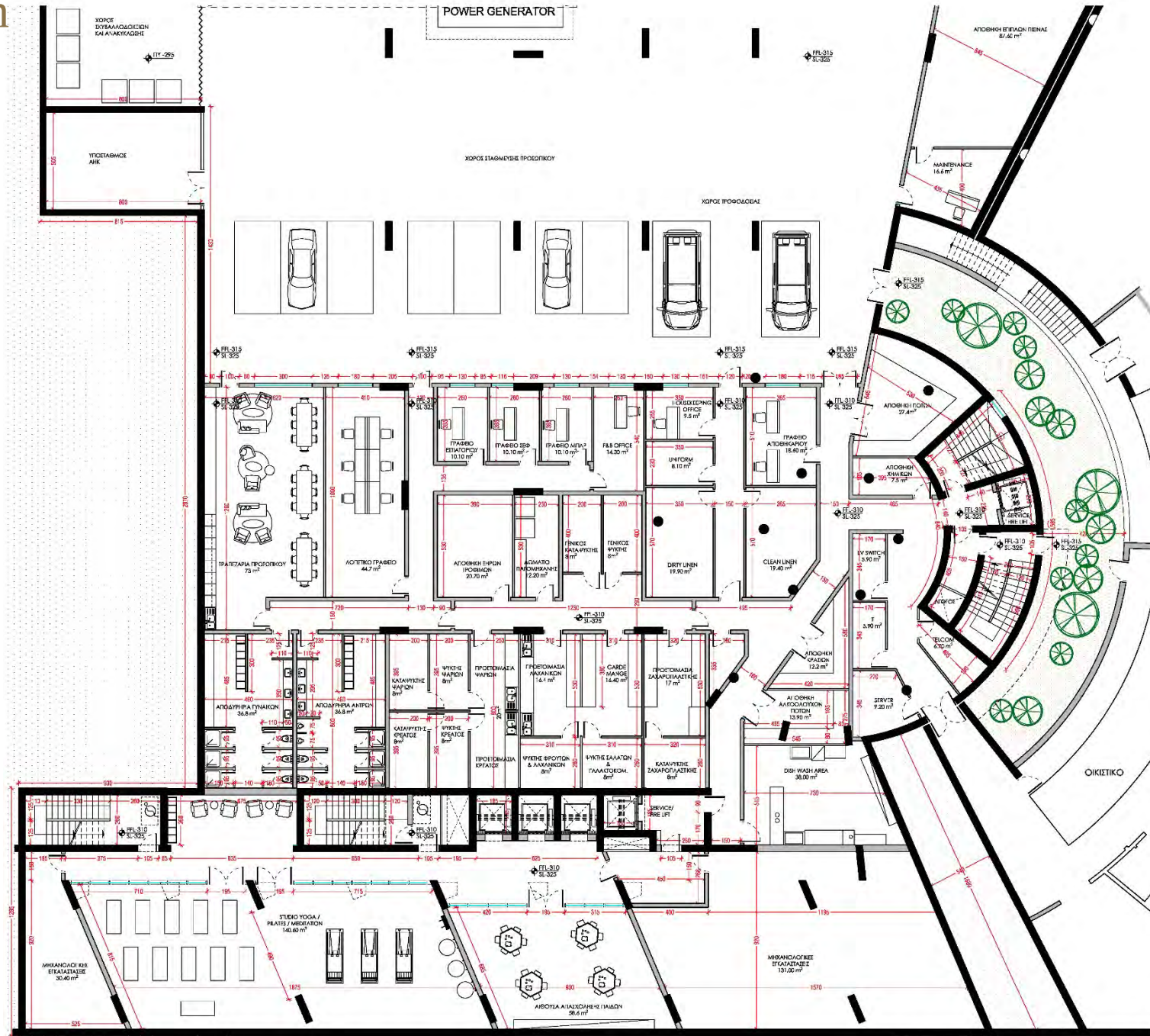


## Hotel

## Hotel

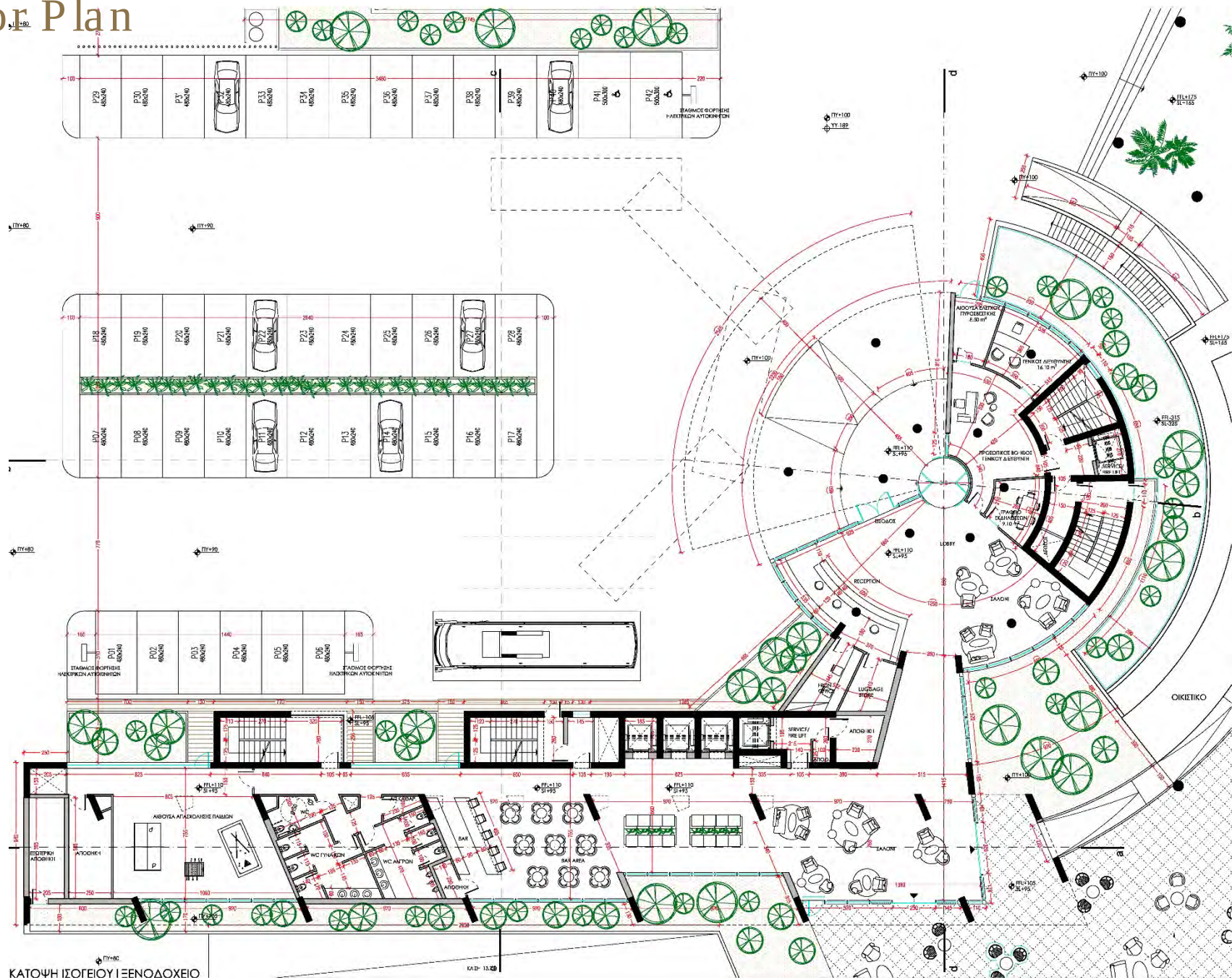


## Hotel



# Ground Floor Plan

## Hotel

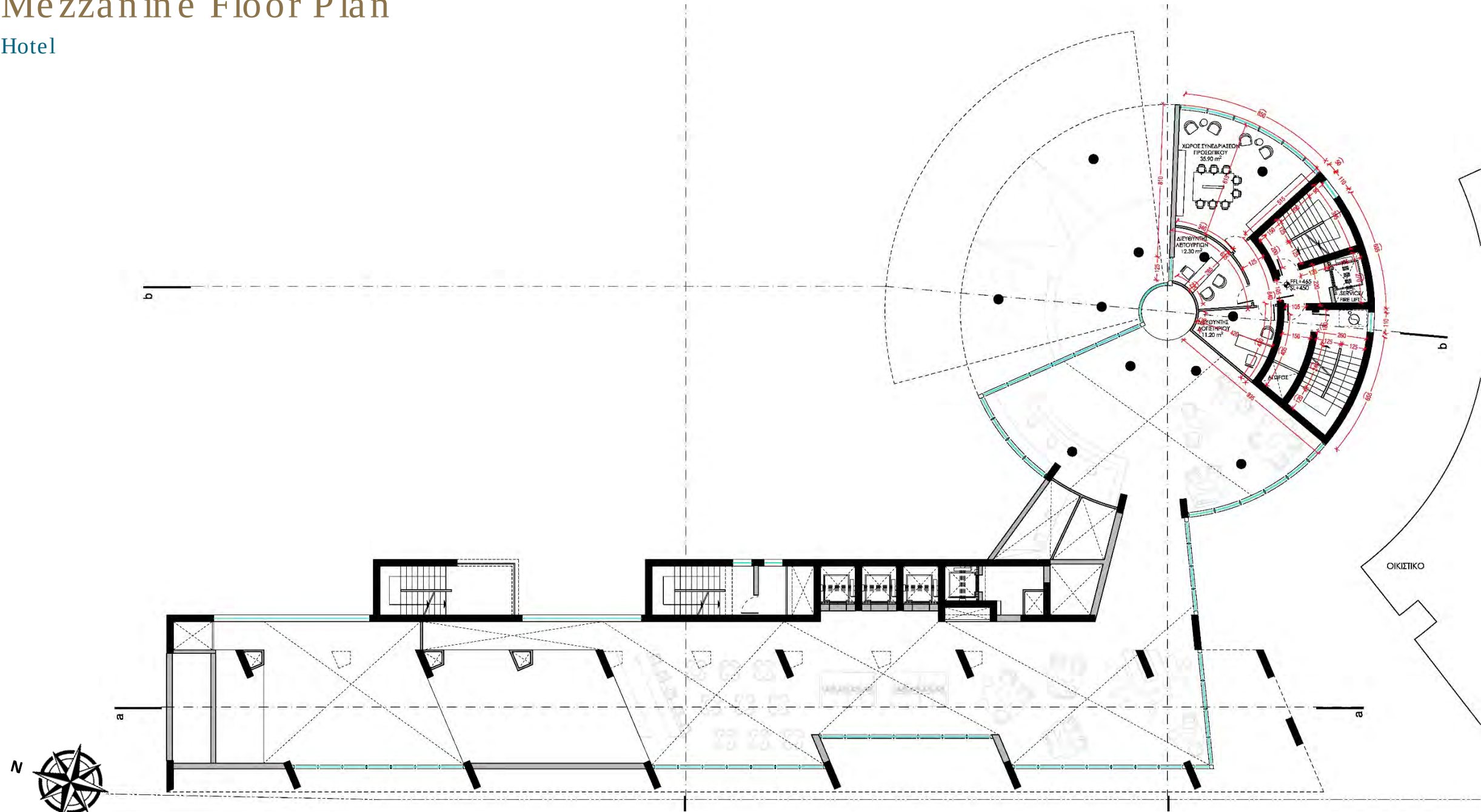


ΚΑΤΩΦΙ ΙΣΟΓΕΙΟΥ ΞΕΝΟΔΟΧΕΙΟΥ

ΚΑΤΩ 13.00

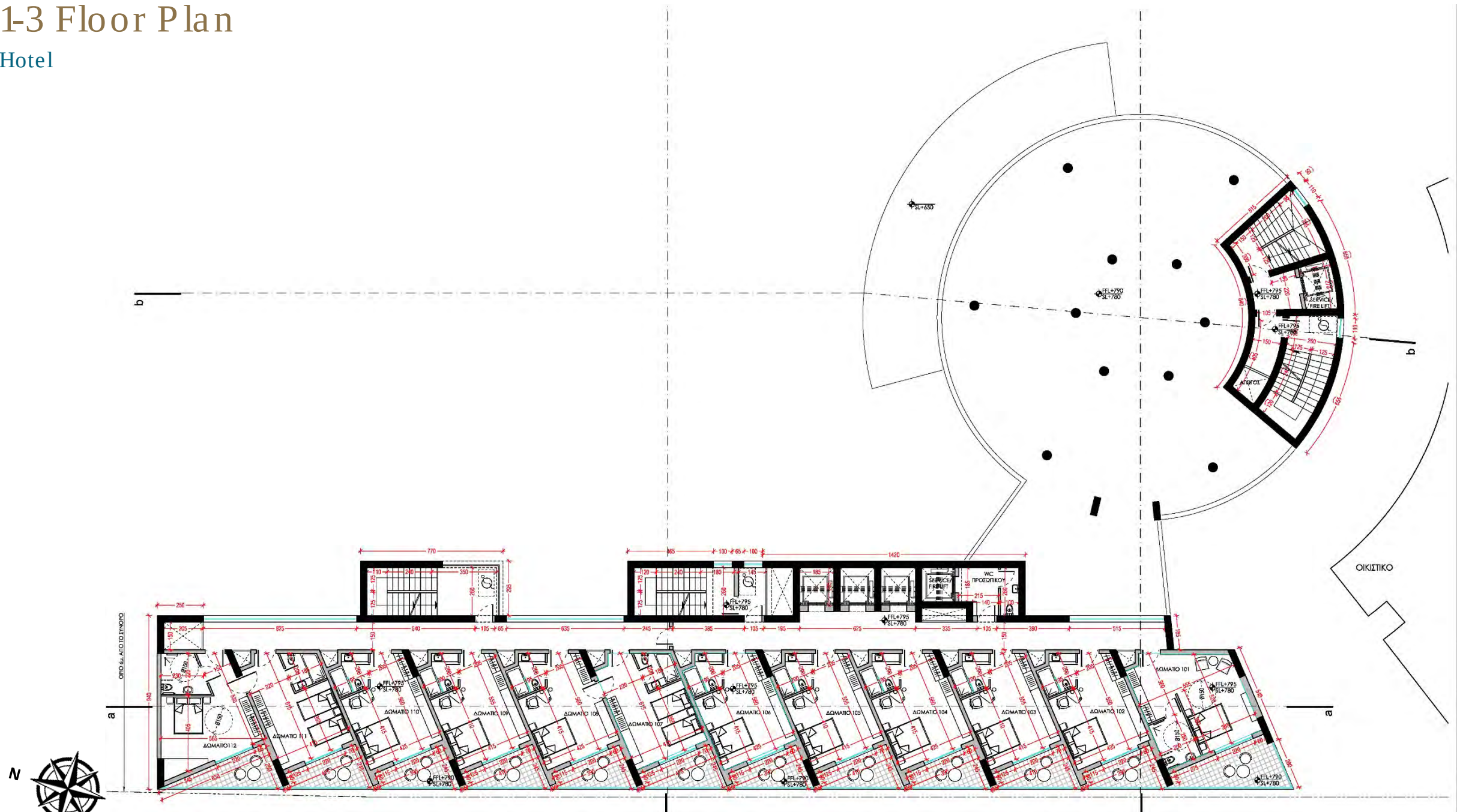
# Mezzanine Floor Plan

Hotel

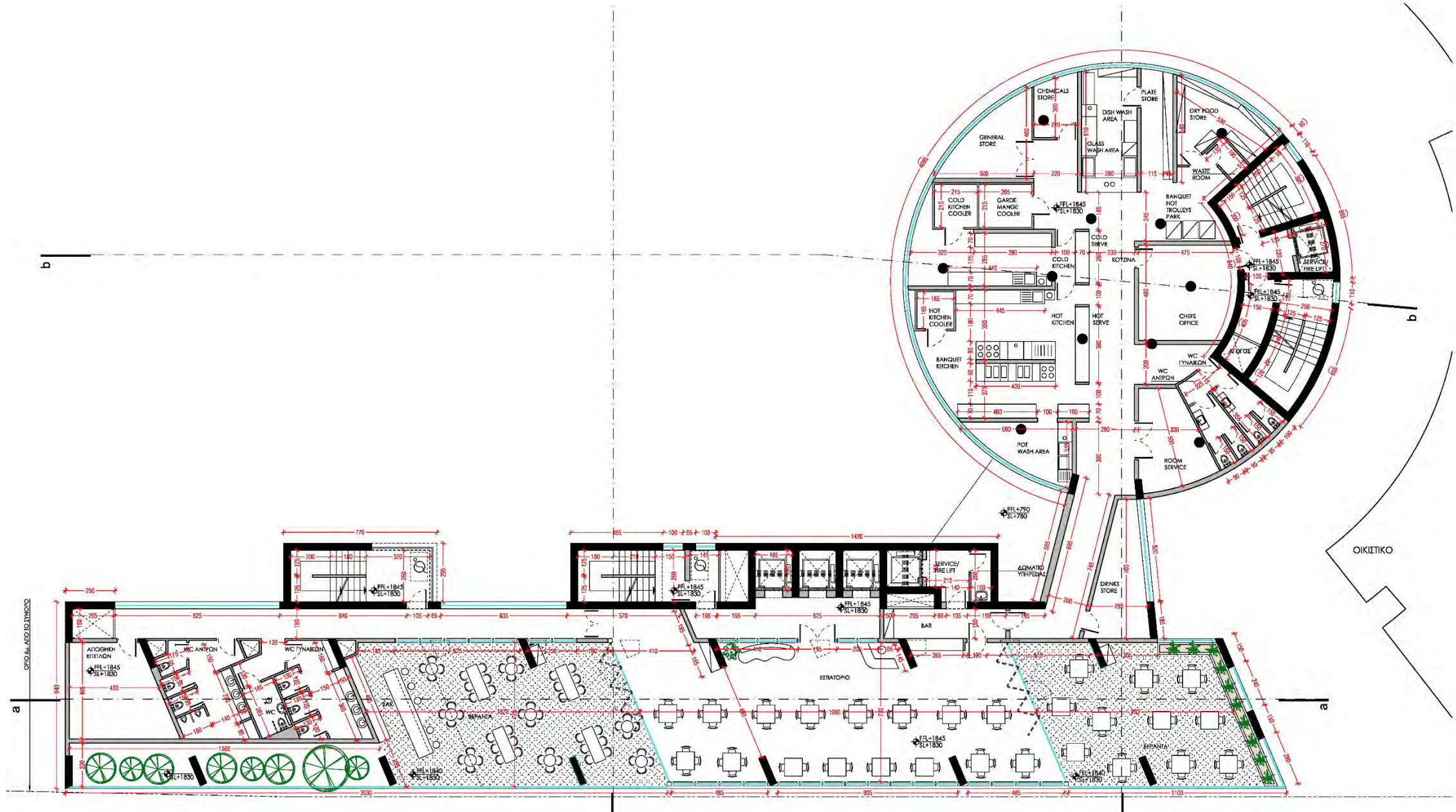


# 1-3 Floor Plan

Hotel

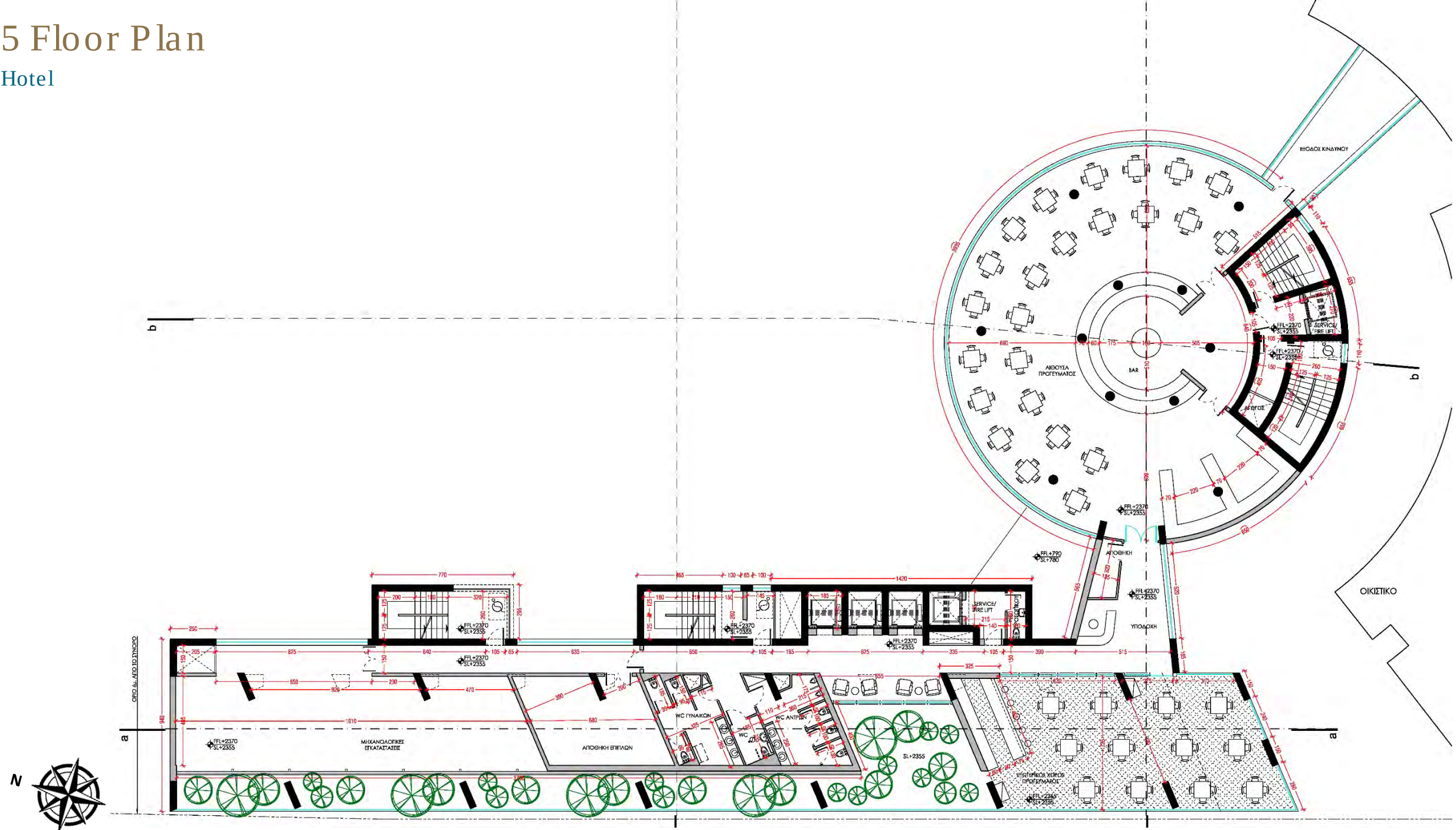


## Hotel

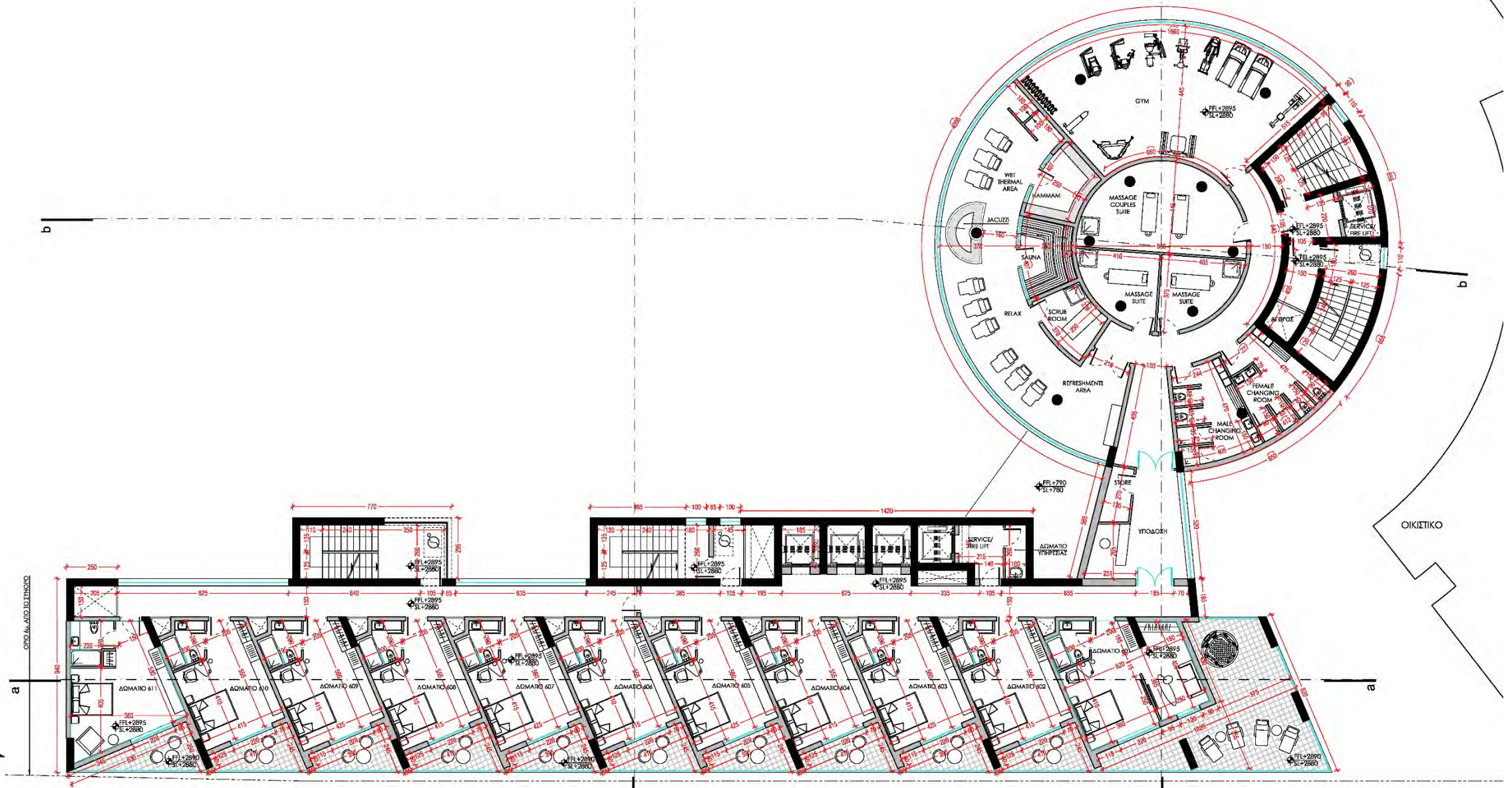


# 5 Floor Plan

Hotel

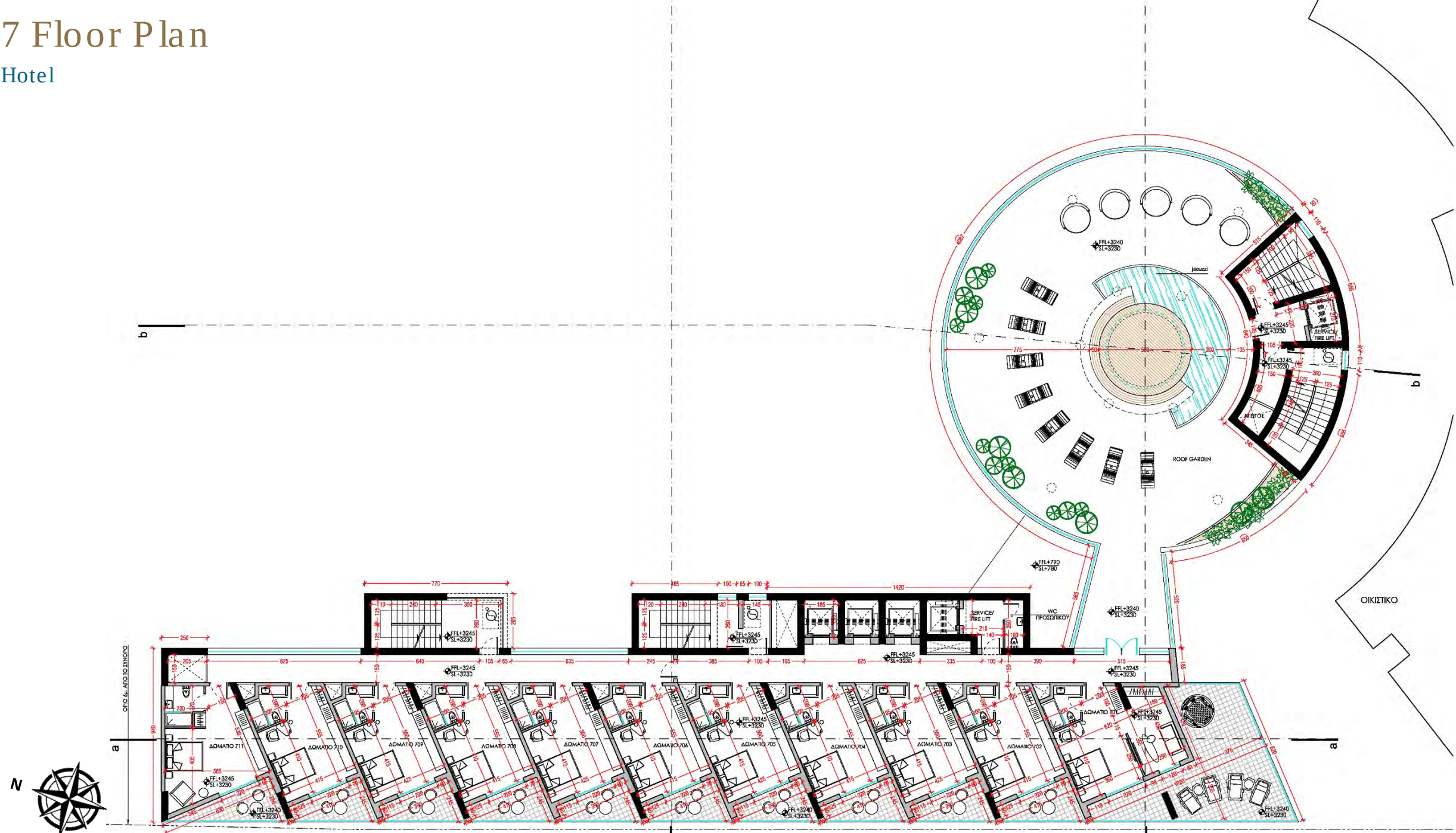


## Hotel

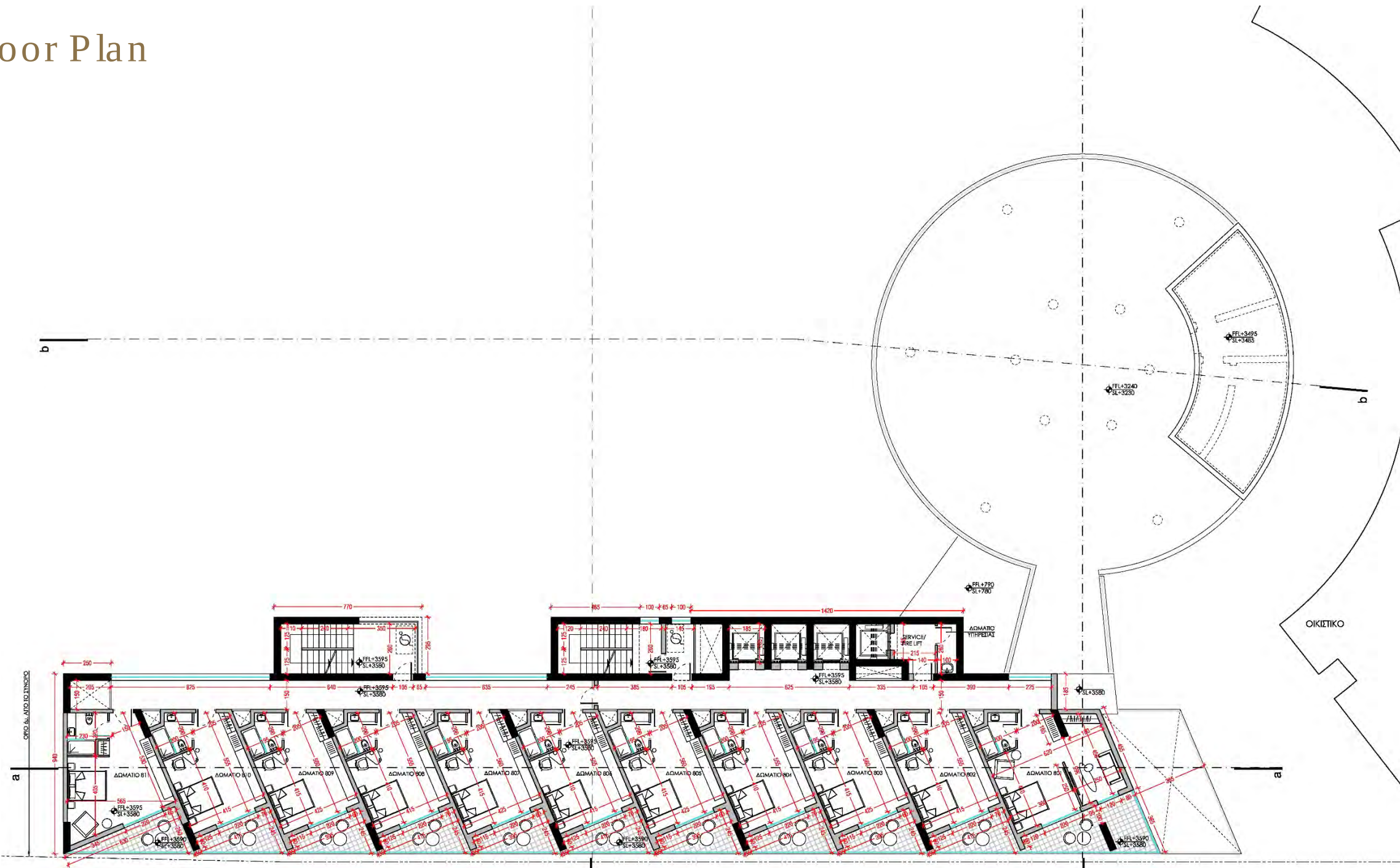


# 7 Floor Plan

Hotel

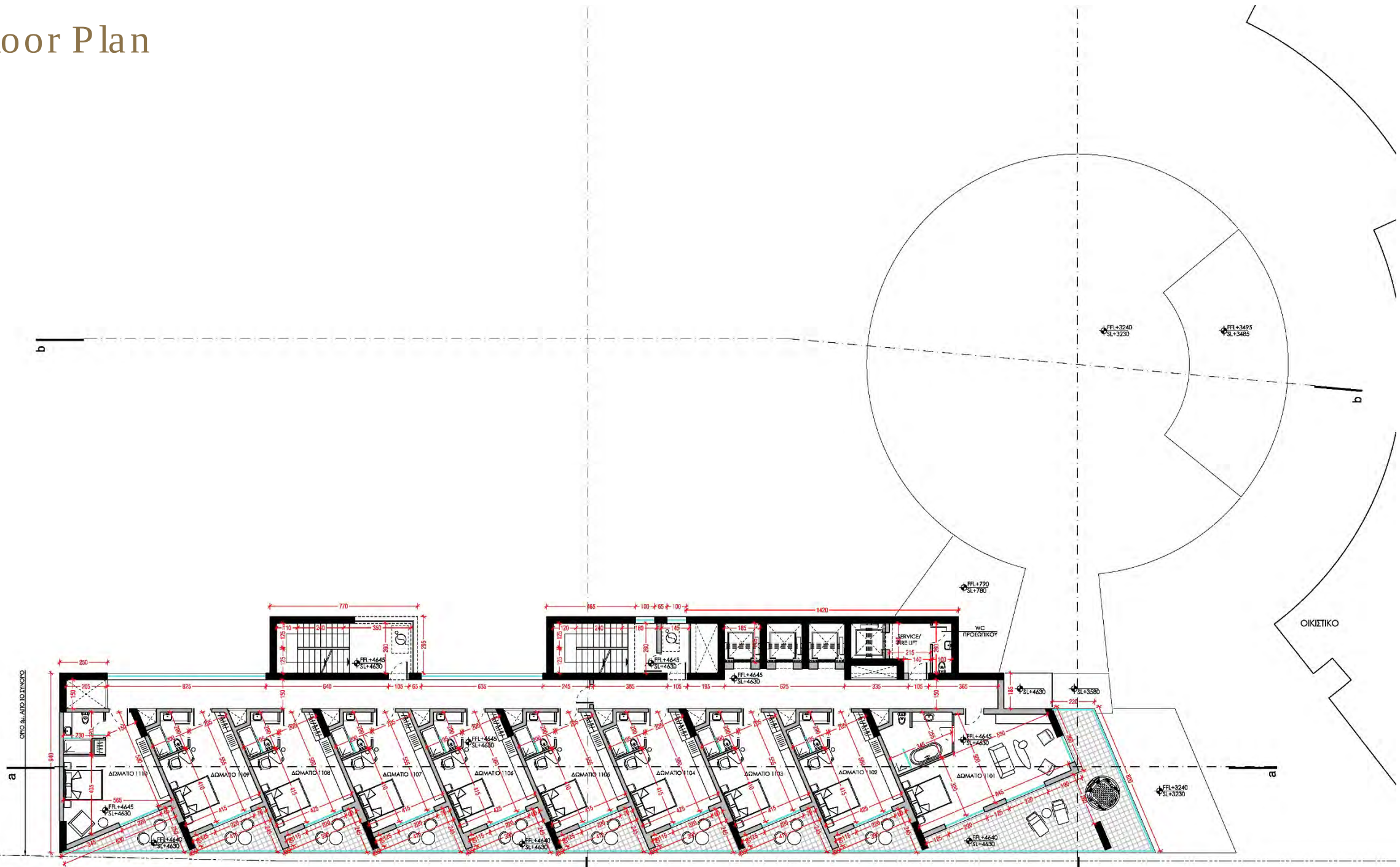


## Hotel

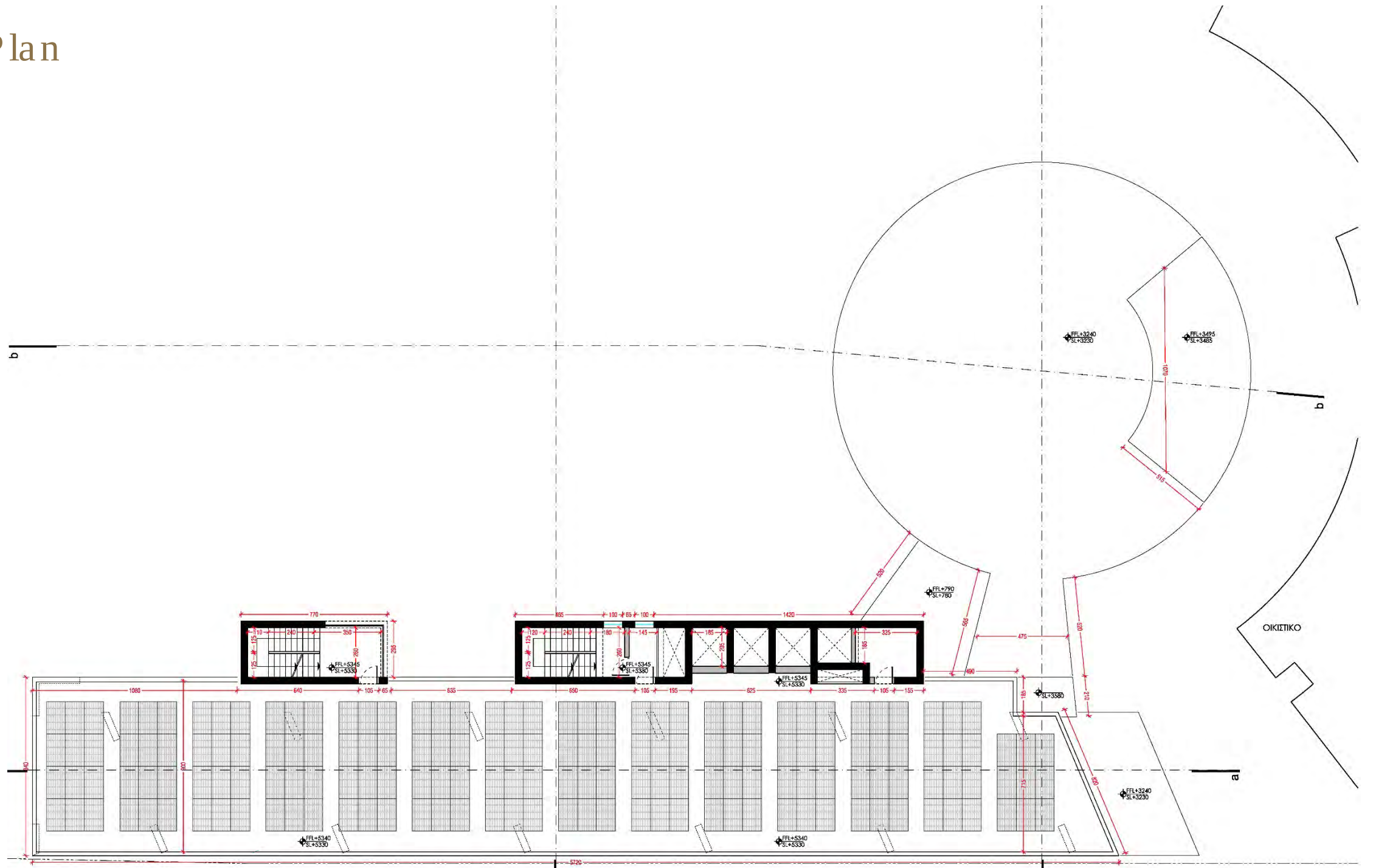


## 11-12 Floor Plan

## Hotel

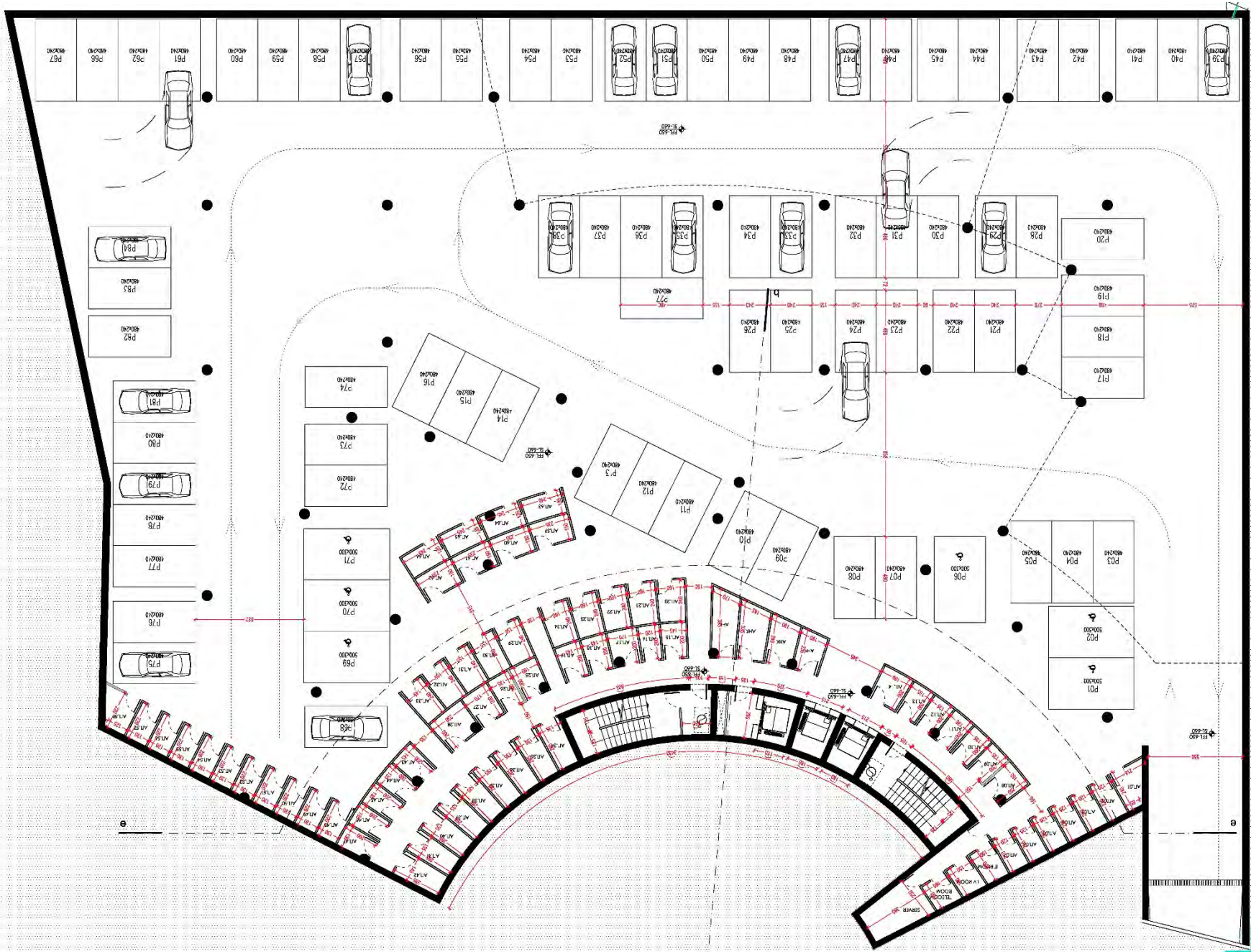


## Hotel



# Basement -2 Plan

## Residential



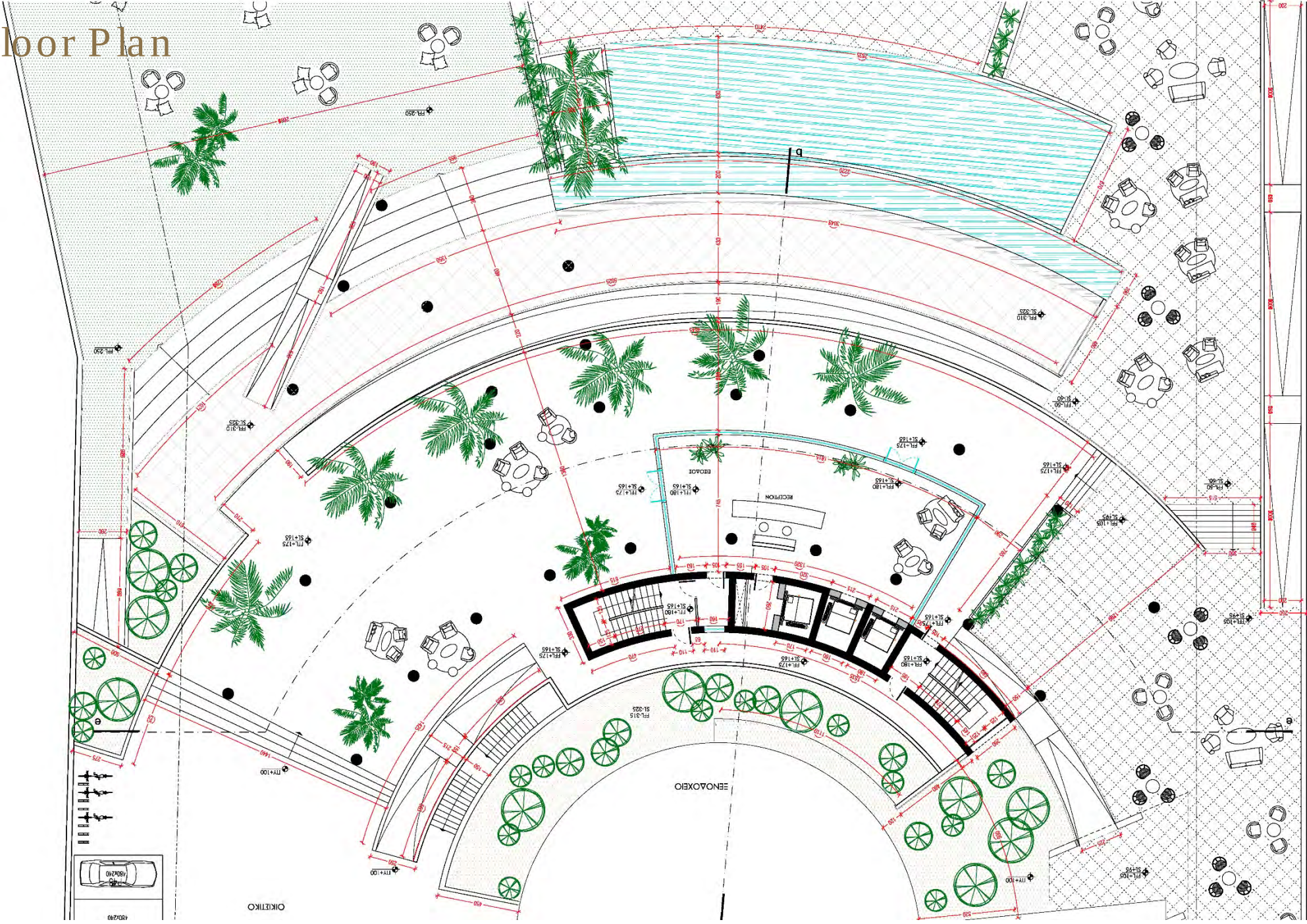
# Basement -1 Plan

Residential



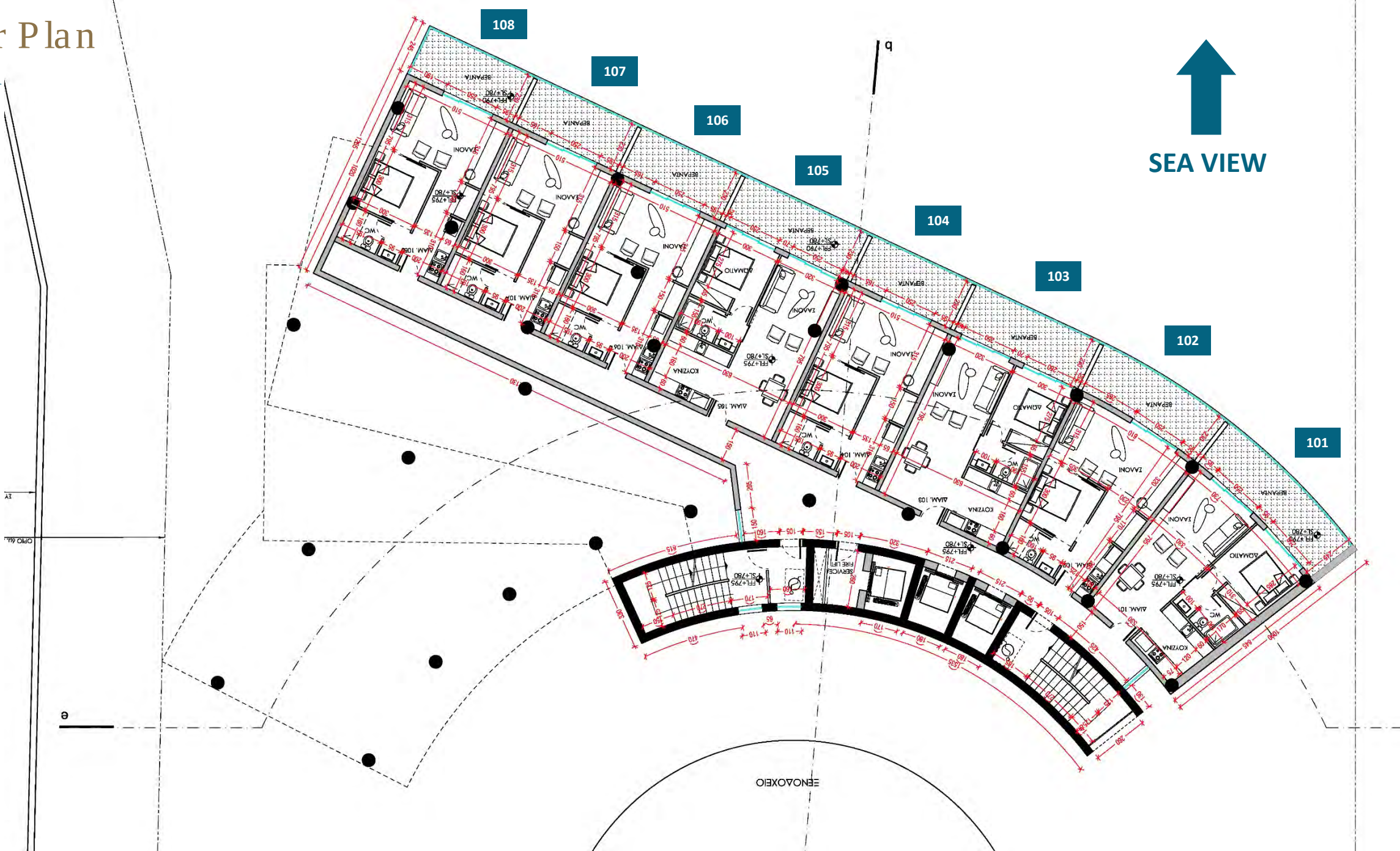
# Ground Floor Plan

## Residential



# 1Floor Plan

Residential



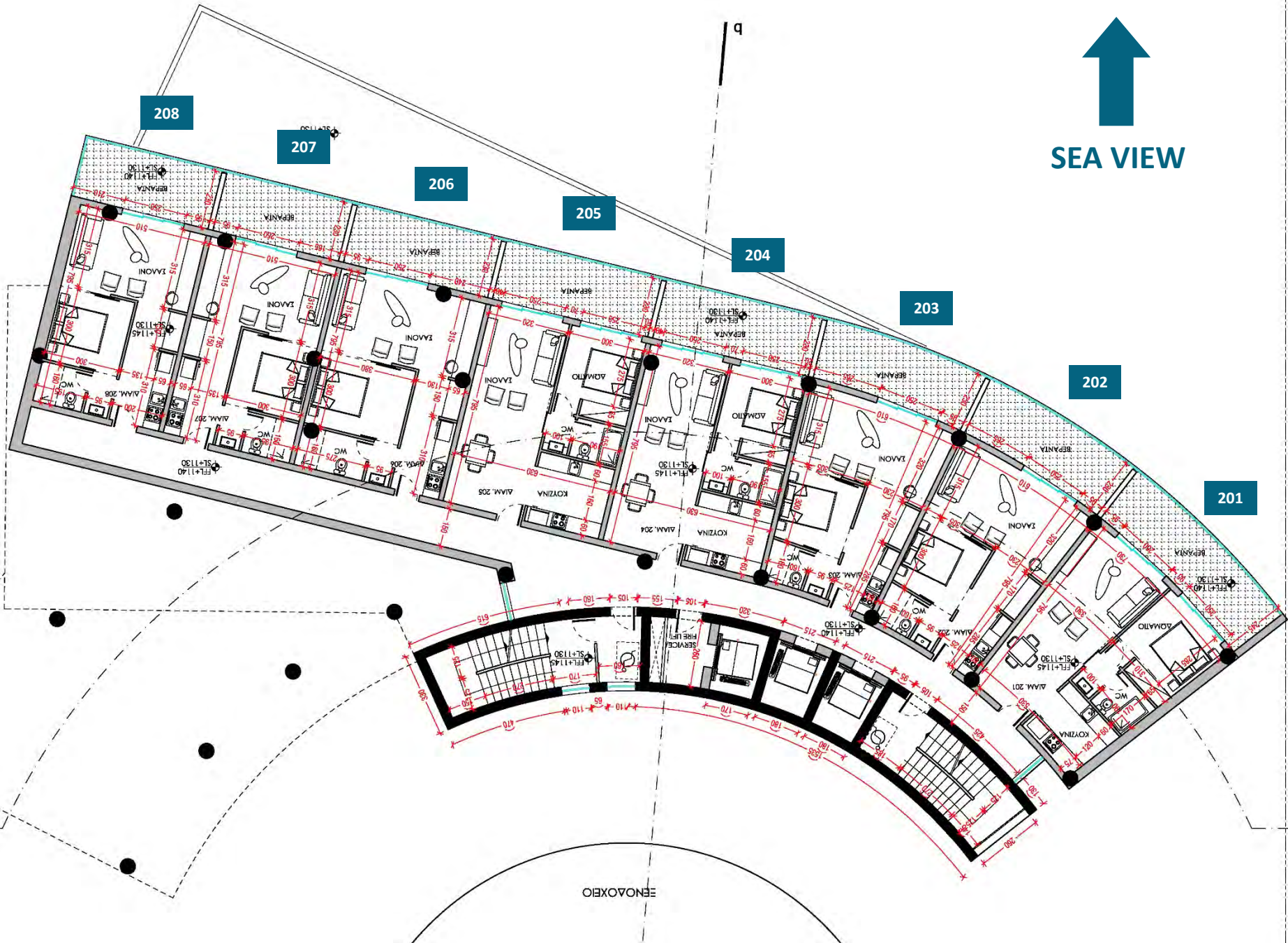
# 2 Floor Plan

Residential



SYNOPO  
OPRO 44 ANOTI

e



# 3 Floor Plan

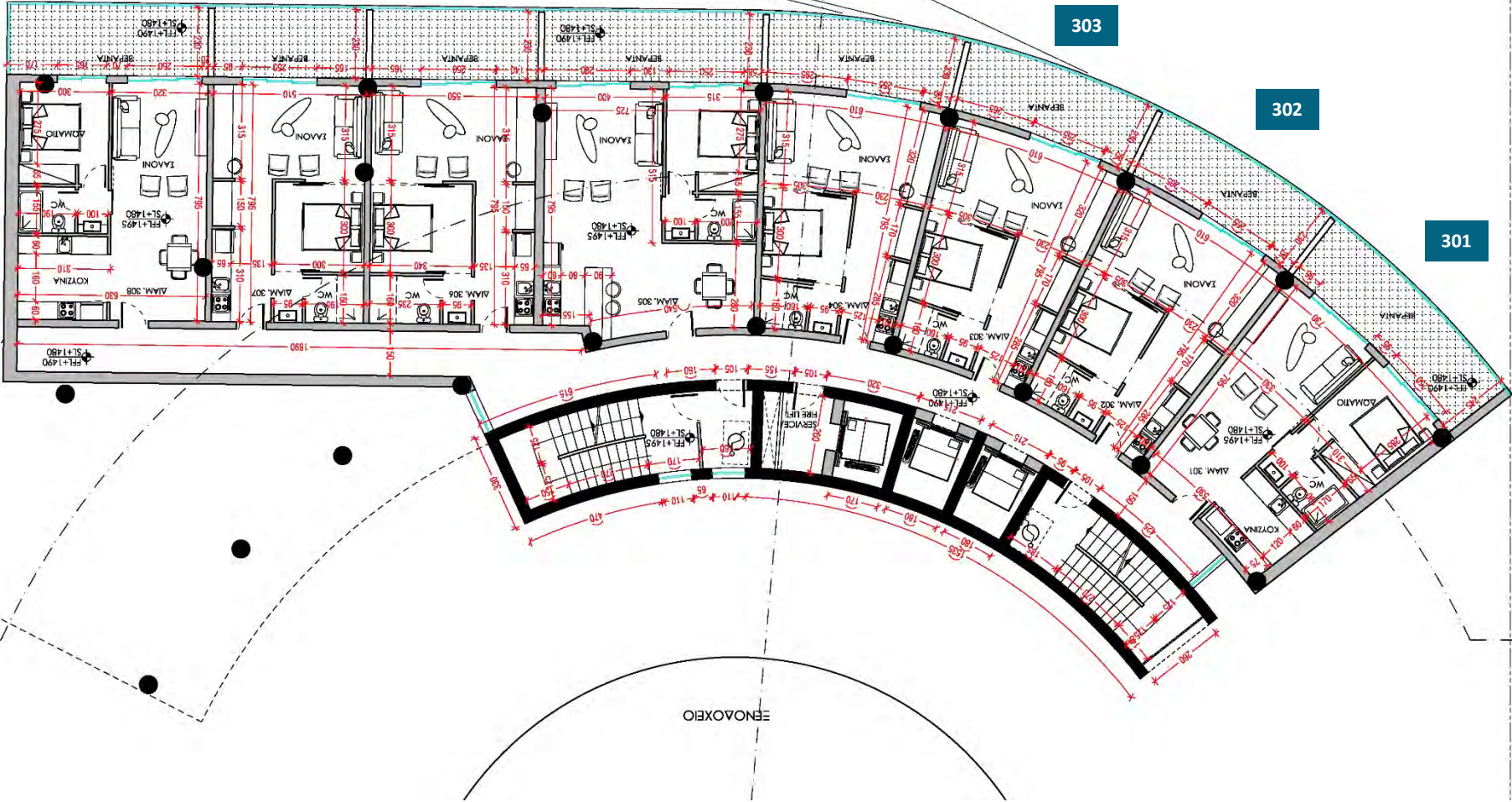
Residential



ΕΛΛΗΝΙΚΗ ΔΗΜΟΚΡΑΤΙΑ  
ΥΠΟΥΡΓΕΙΟ ΠΕΡΙΧΕΙΡΙΣΜΟΣ ΚΑΙ ΚΑΤΑΣΤΡΟΦΩΝ

α

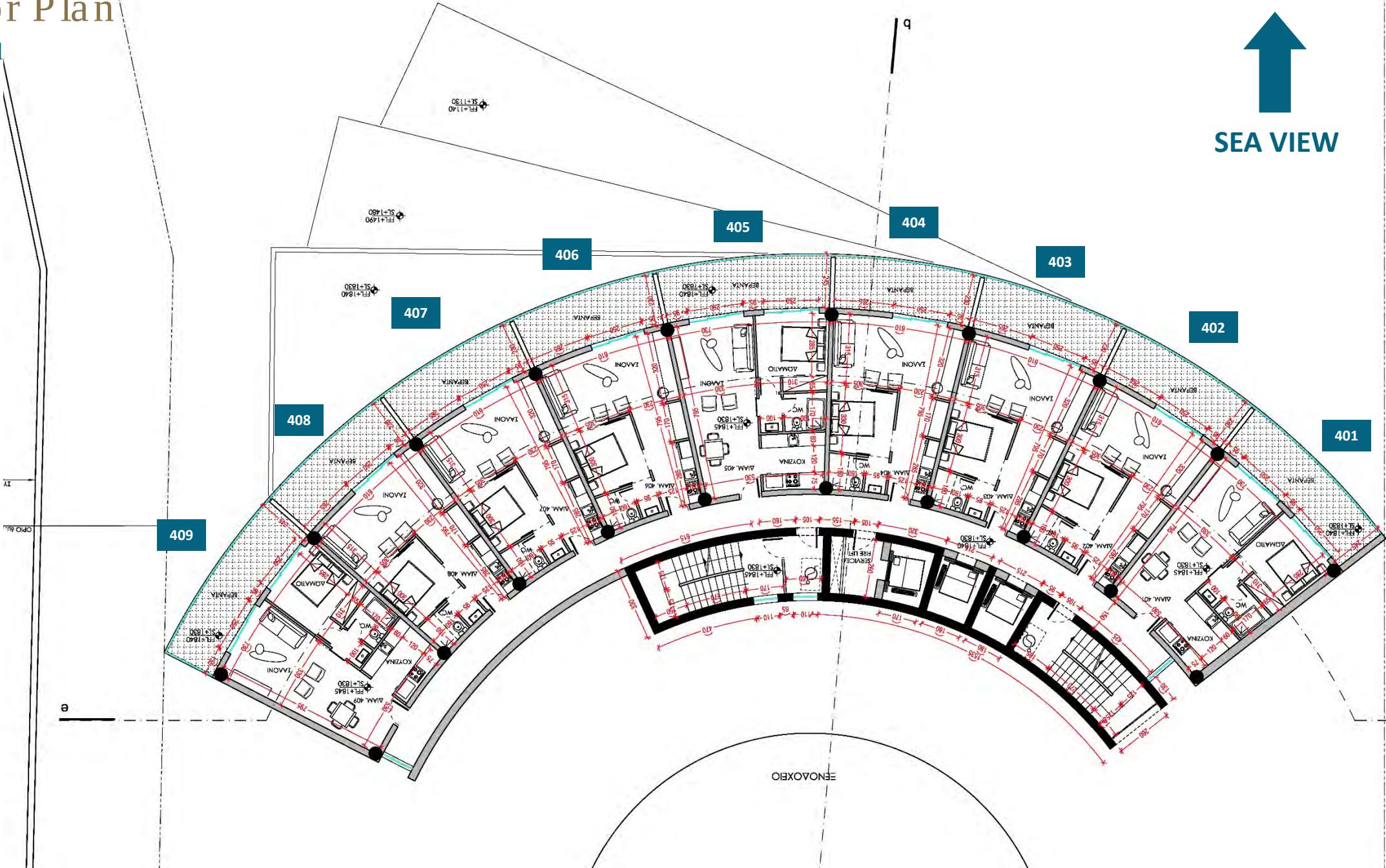
β



ΕΛΛΗΝΙΚΗ ΔΗΜΟΚΡΑΤΙΑ  
ΥΠΟΥΡΓΕΙΟ ΠΕΡΙΧΕΙΡΙΣΜΟΣ ΚΑΙ ΚΑΤΑΣΤΡΟΦΩΝ

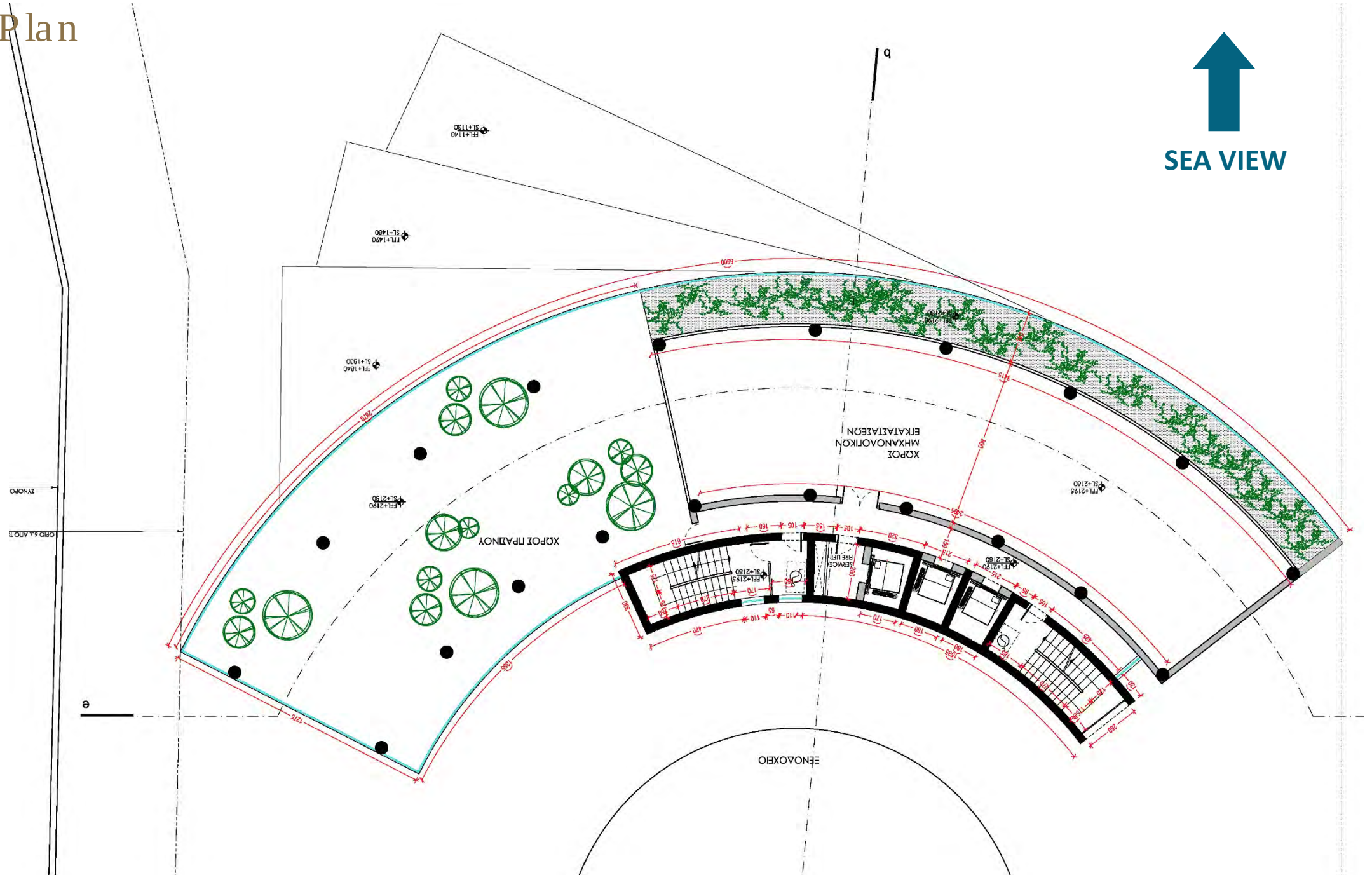
# 4 Floor Plan

Residential



# 5 Floor Plan

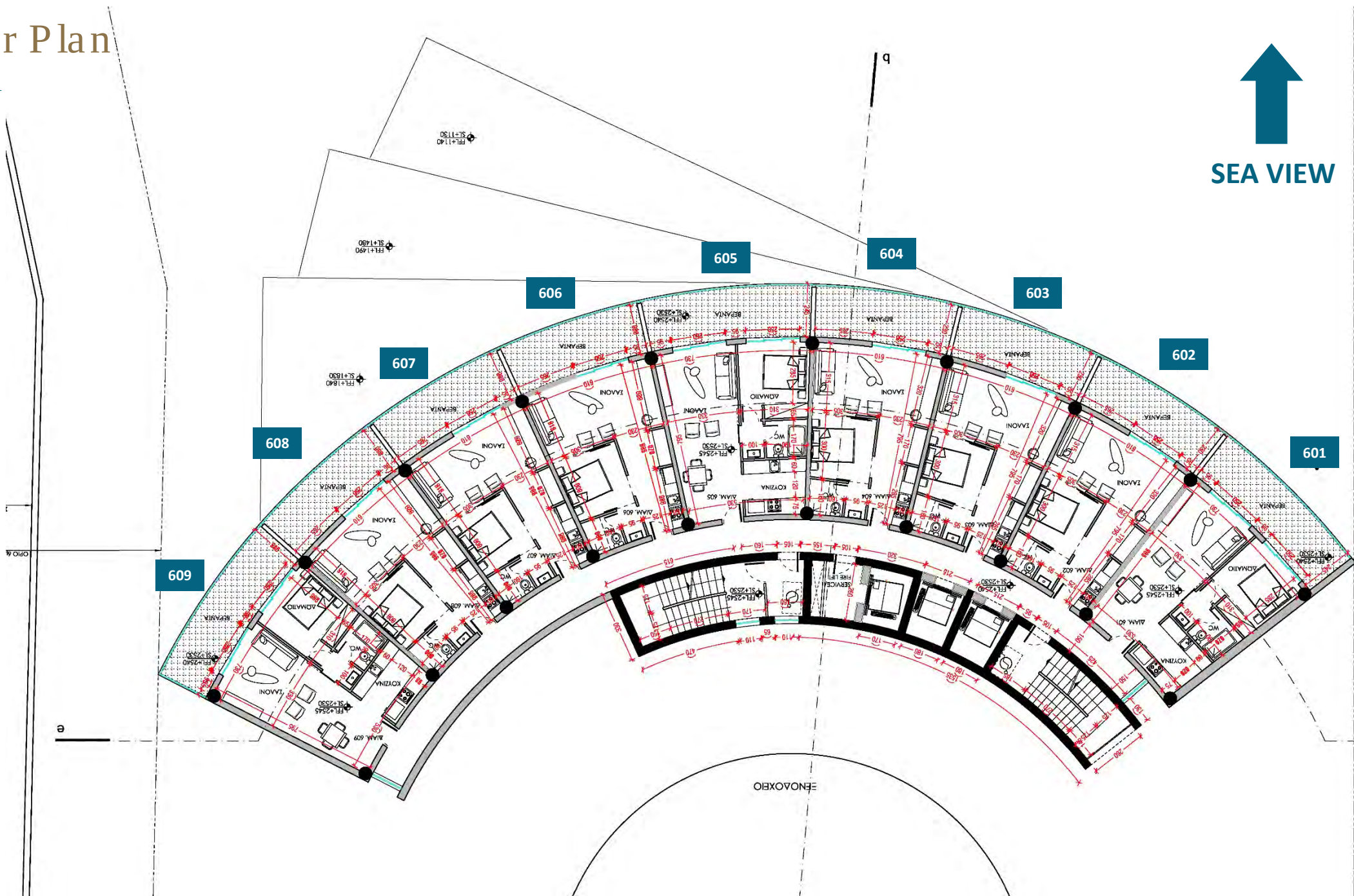
## Residential



**SEA VIEW**

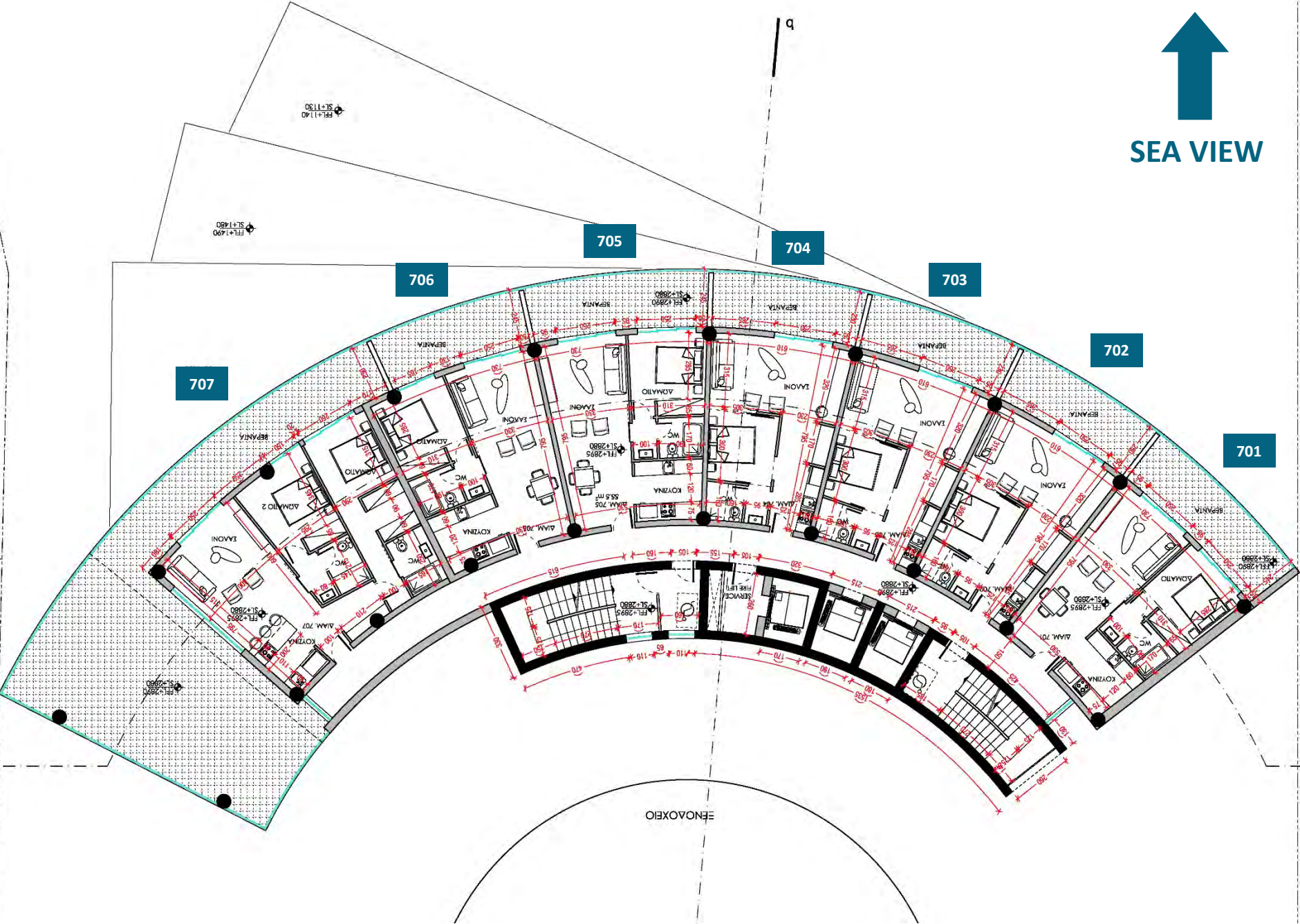
# 6 Floor Plan

Residential



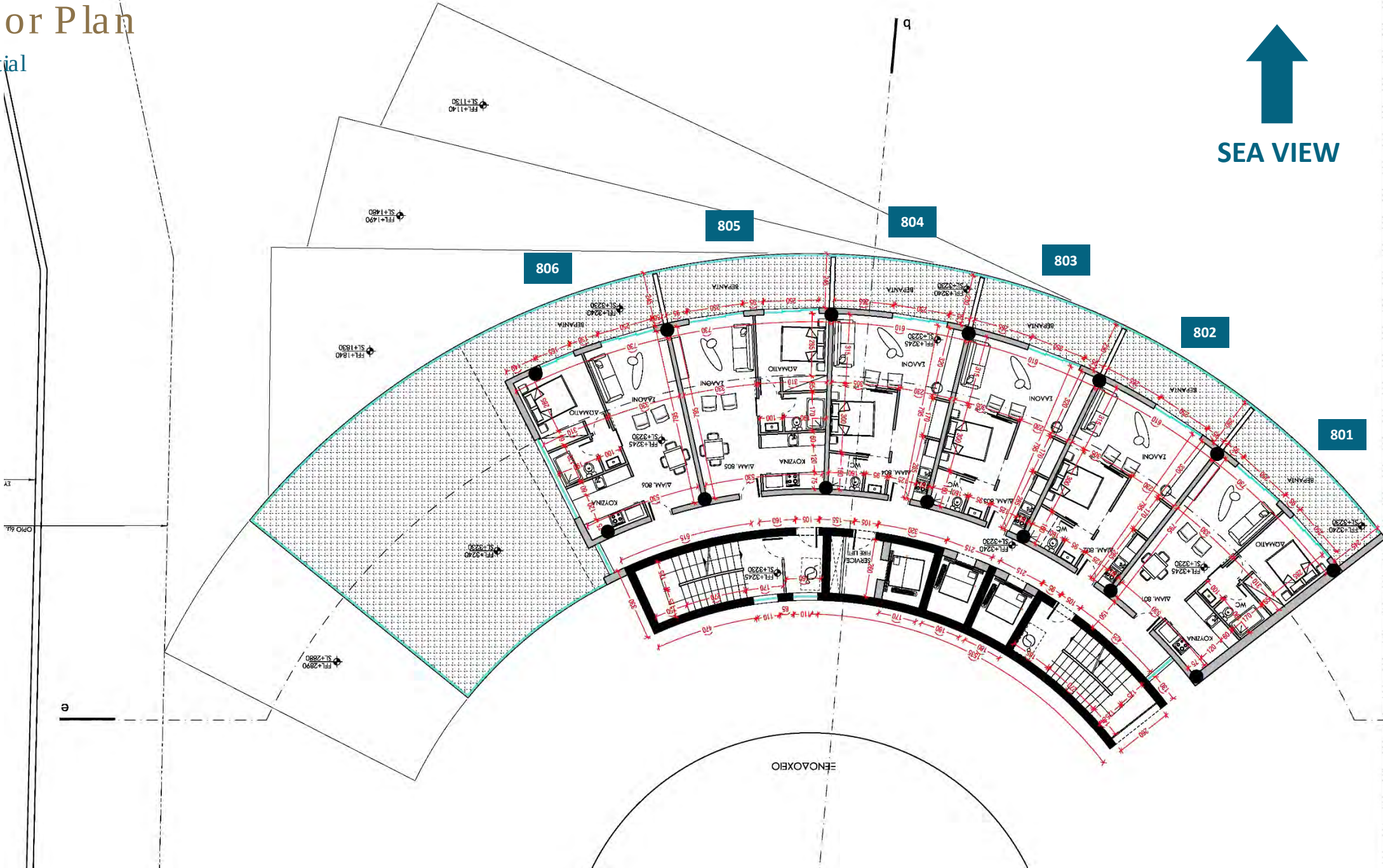
# 7 Floor Plan

Residential



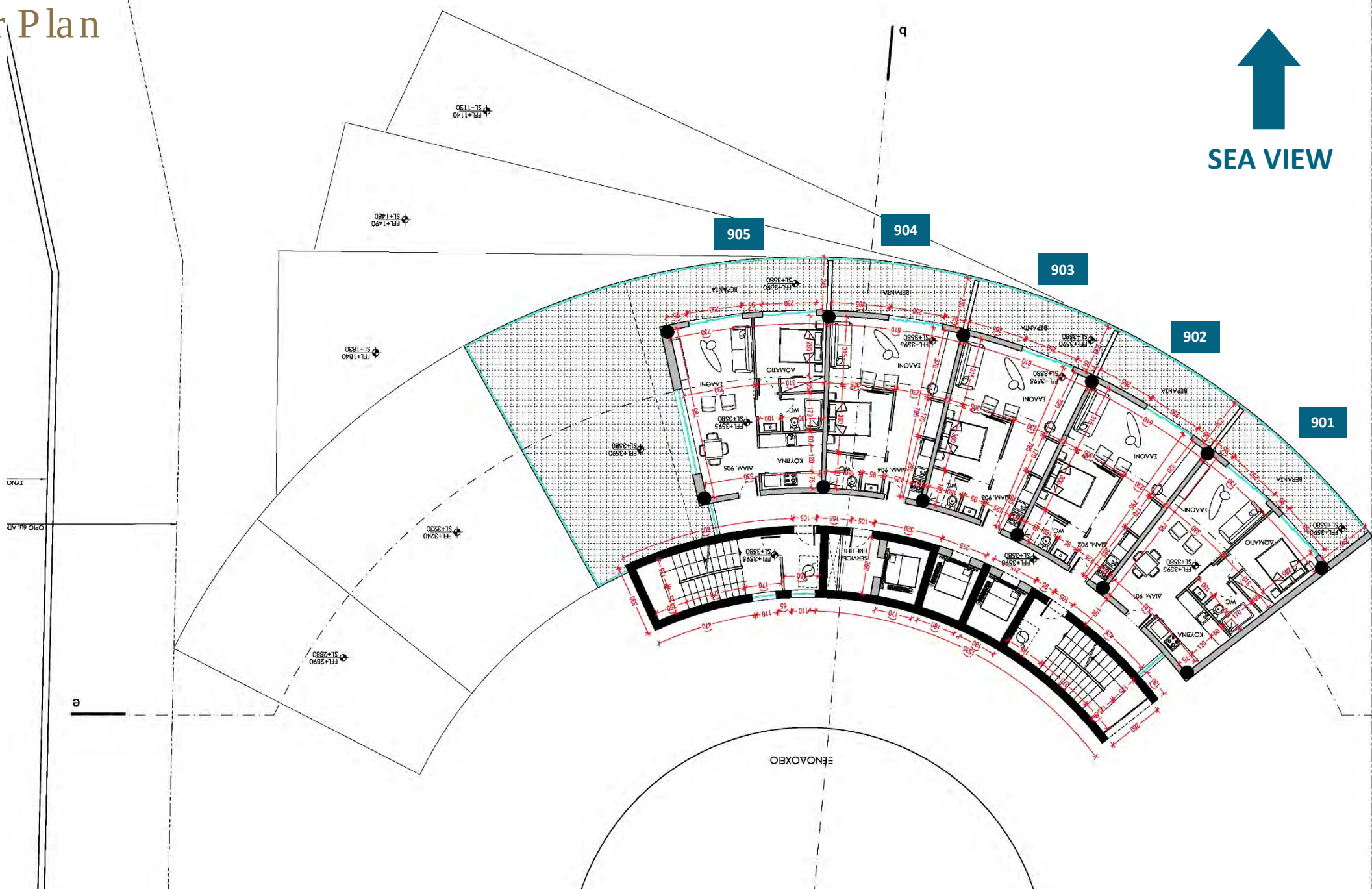
# 8 Floor Plan

Residential



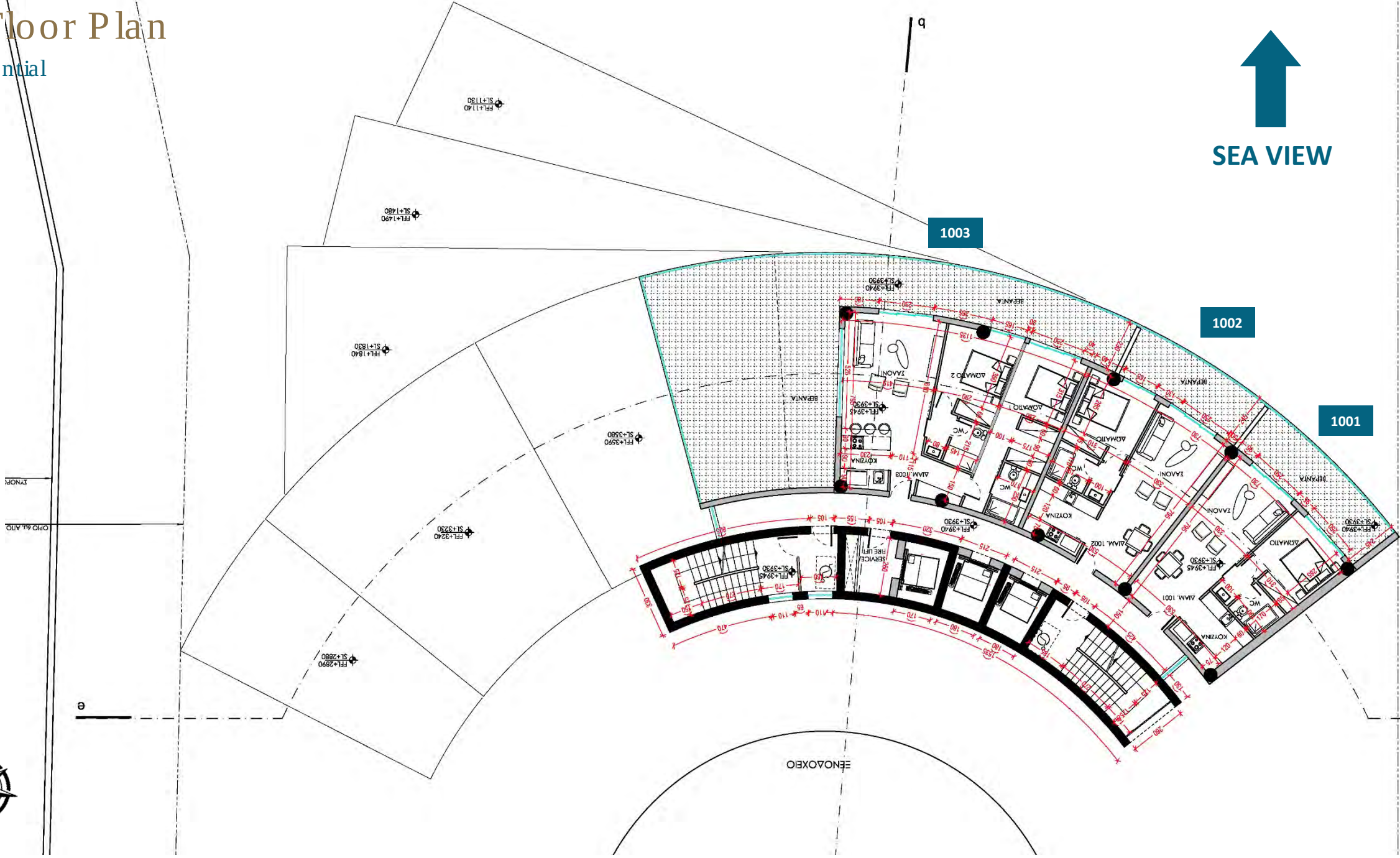
# 9 Floor Plan

Residential



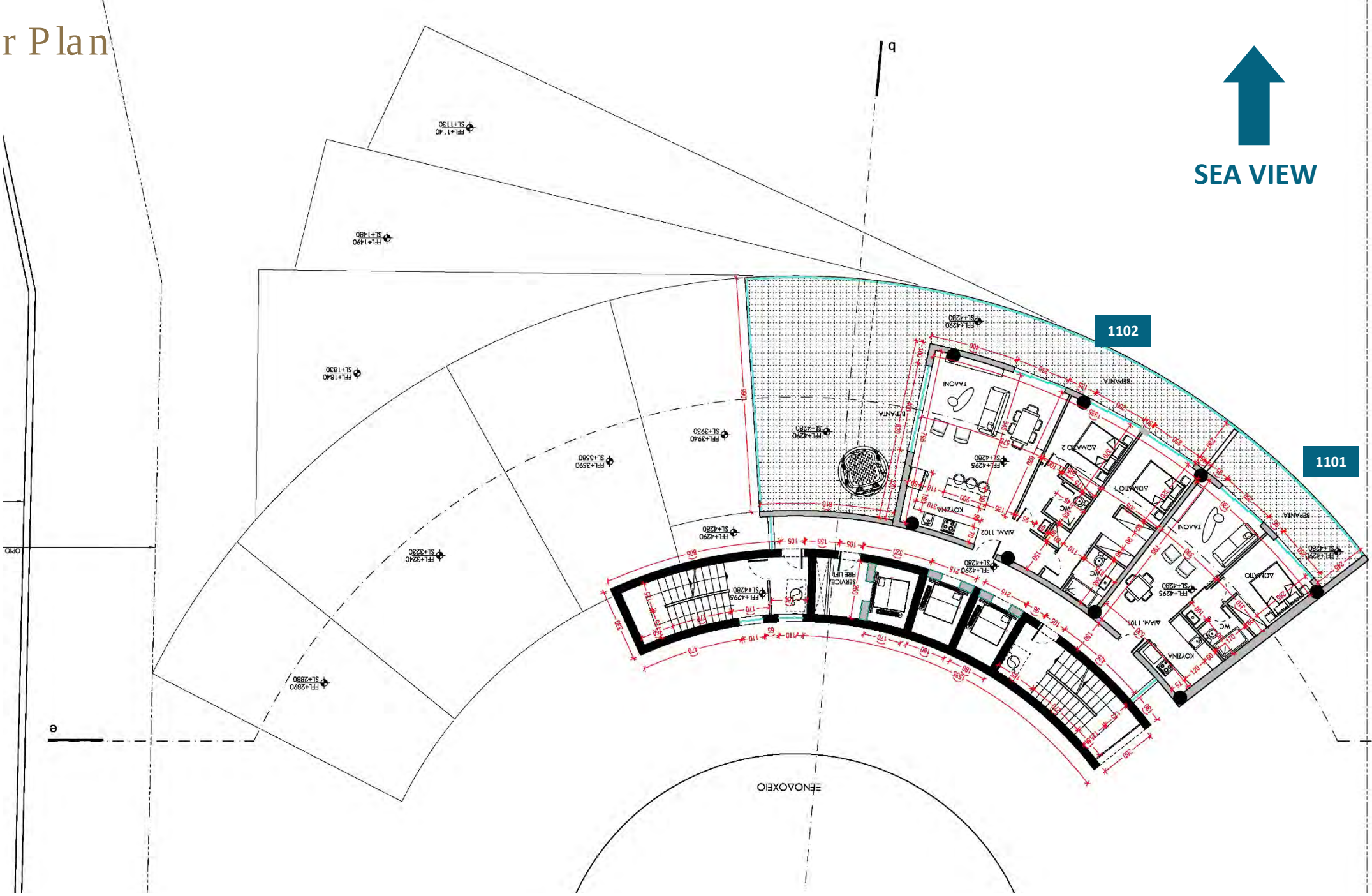
# 10 Floor Plan

Residential



# 11 Floor Plan

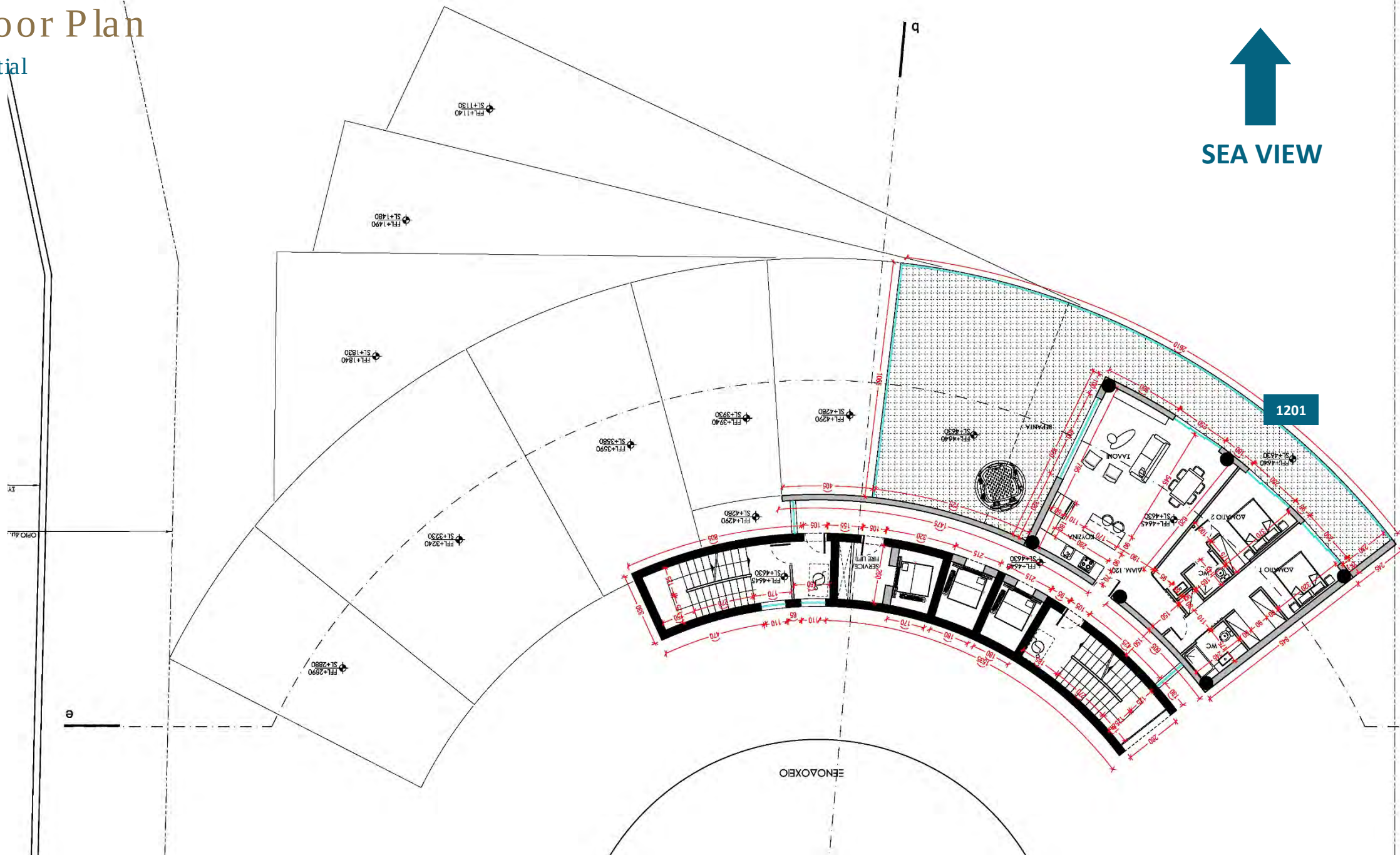
Residential



## Residential



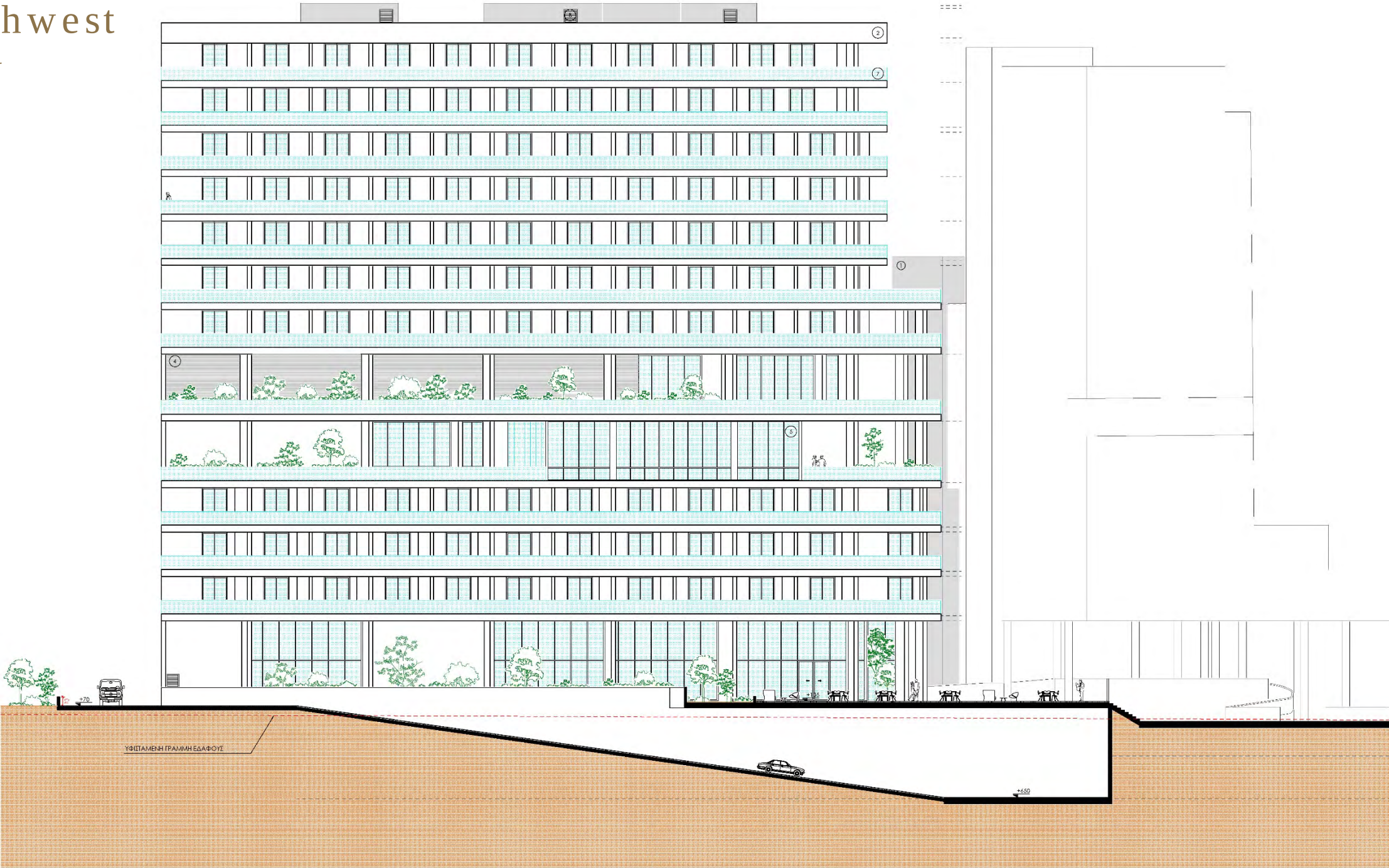
## SEA VIEW



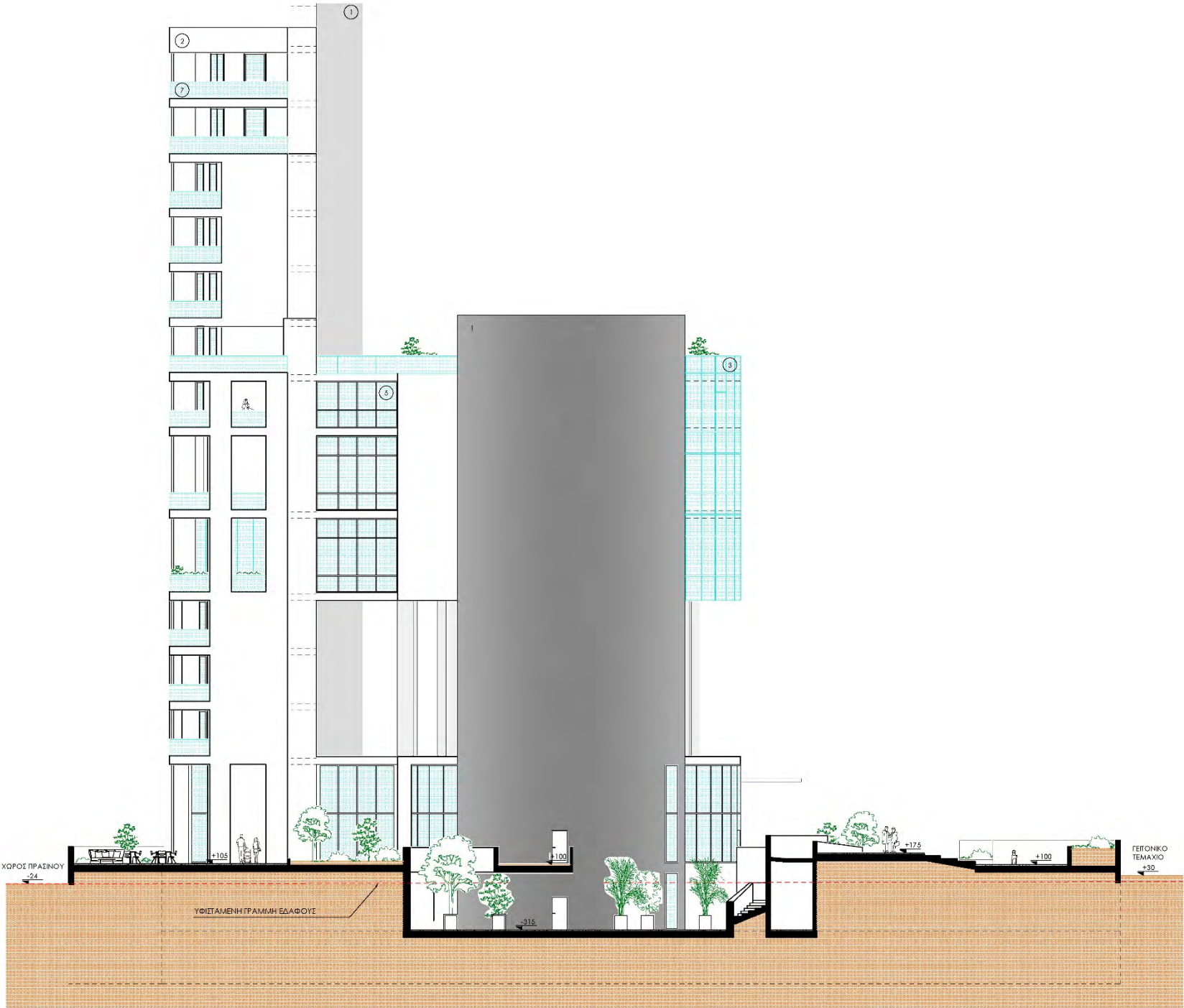


ΕΠΙΧΕΙΡΗΣΙΑΚΟ ΠΡΟΓΡΑΜΜΑ

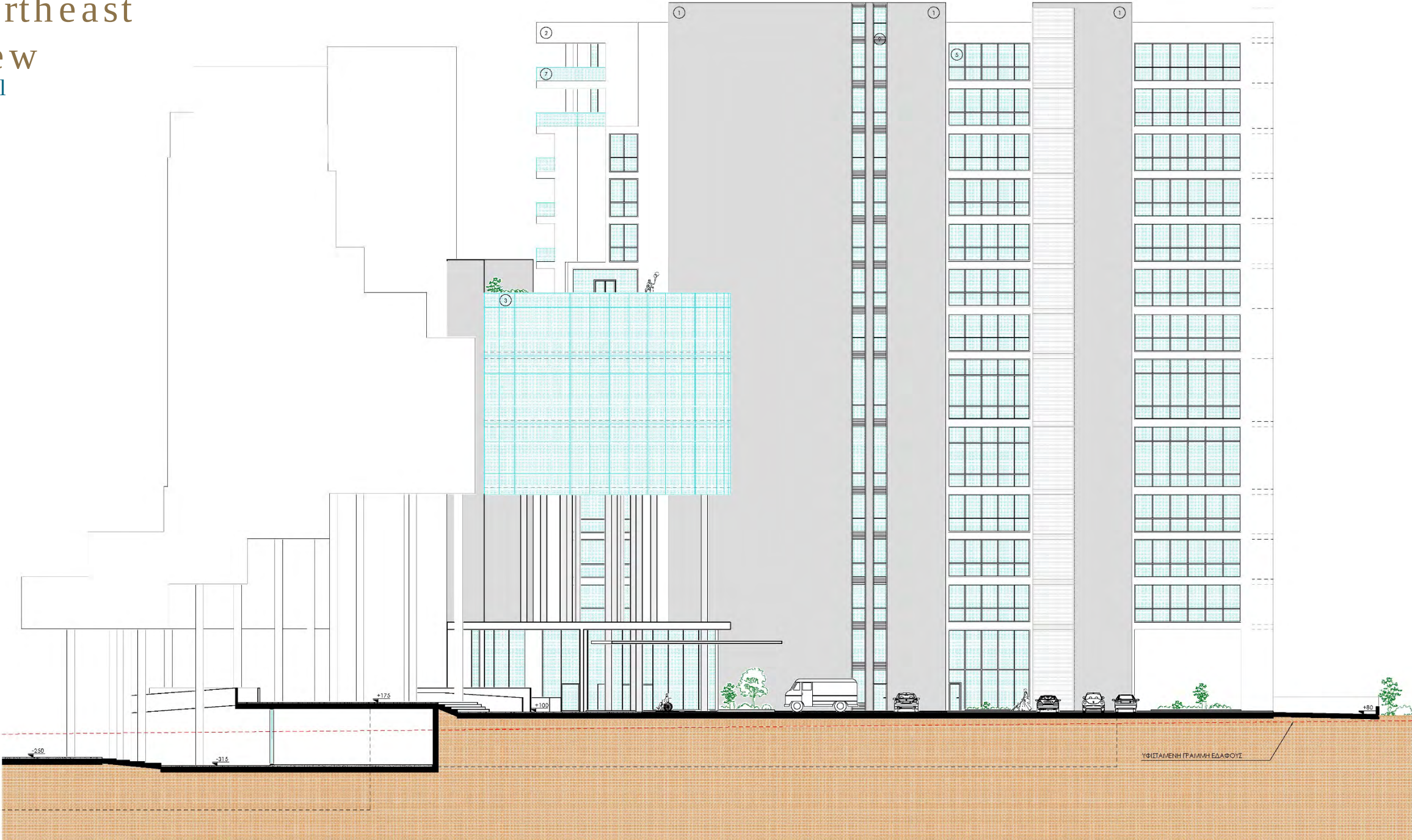
Southwest  
View  
Hotel



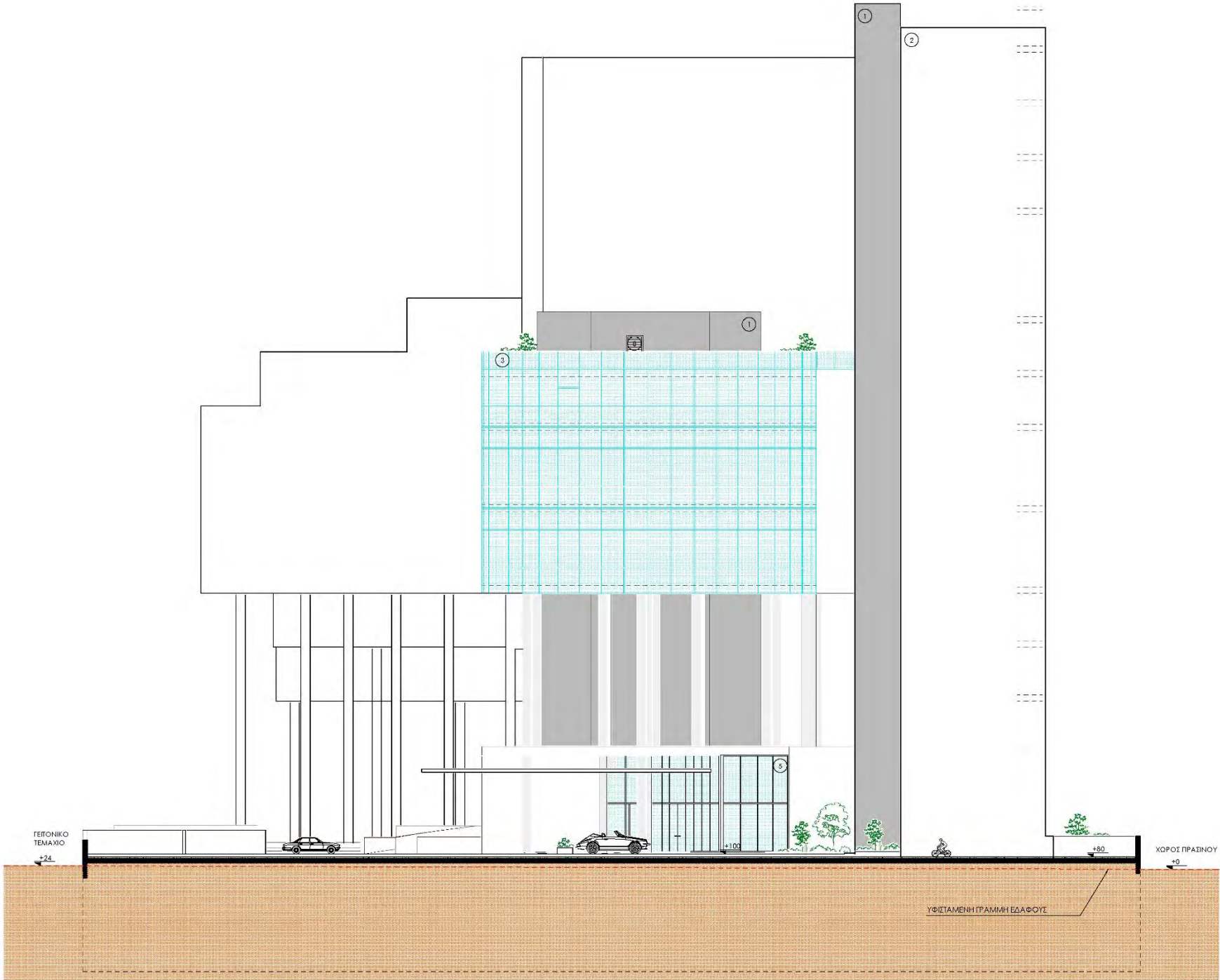
Southeast  
View  
Hotel



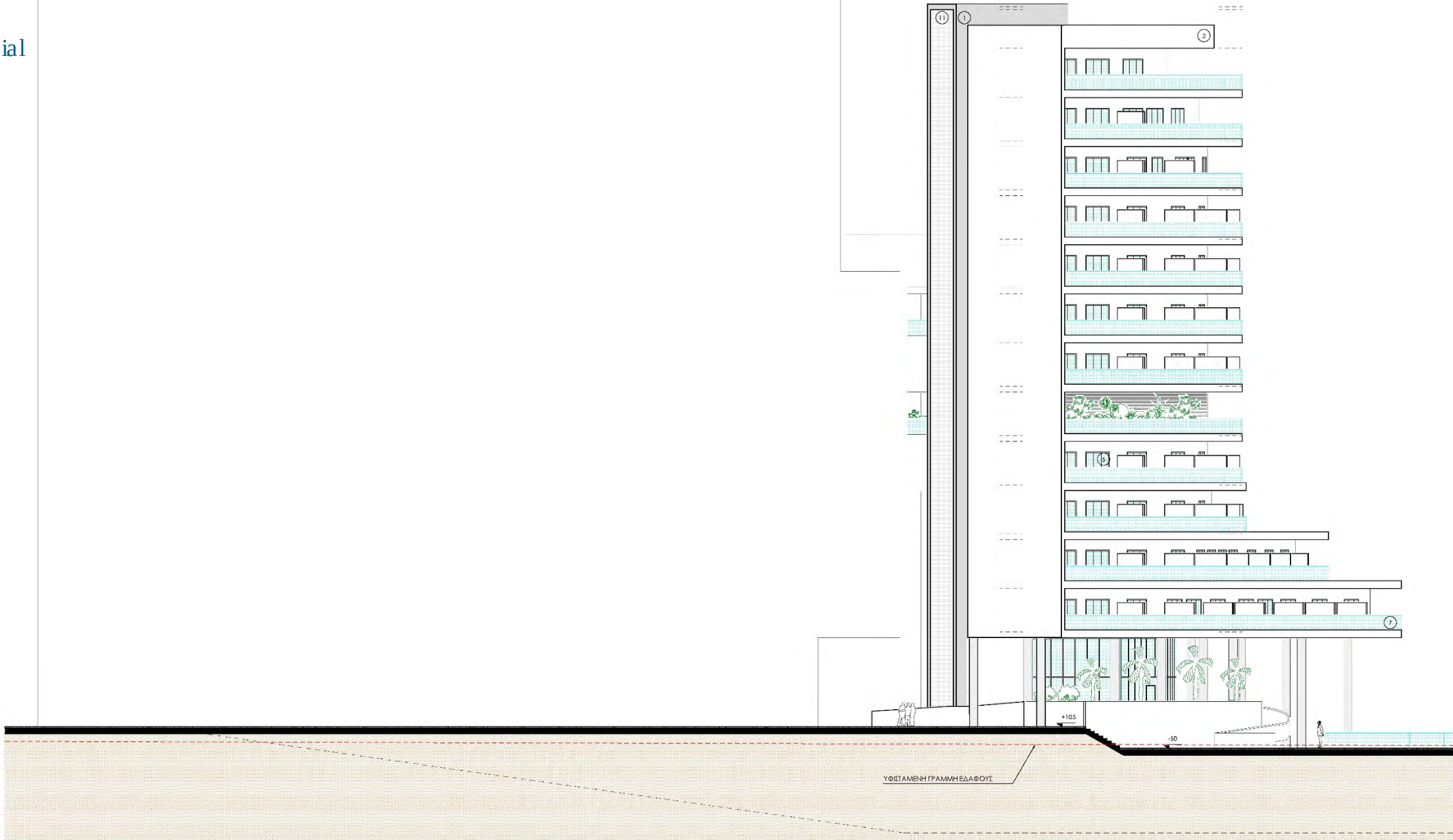
Northeast  
View  
Hotel



North west  
View  
Hotel



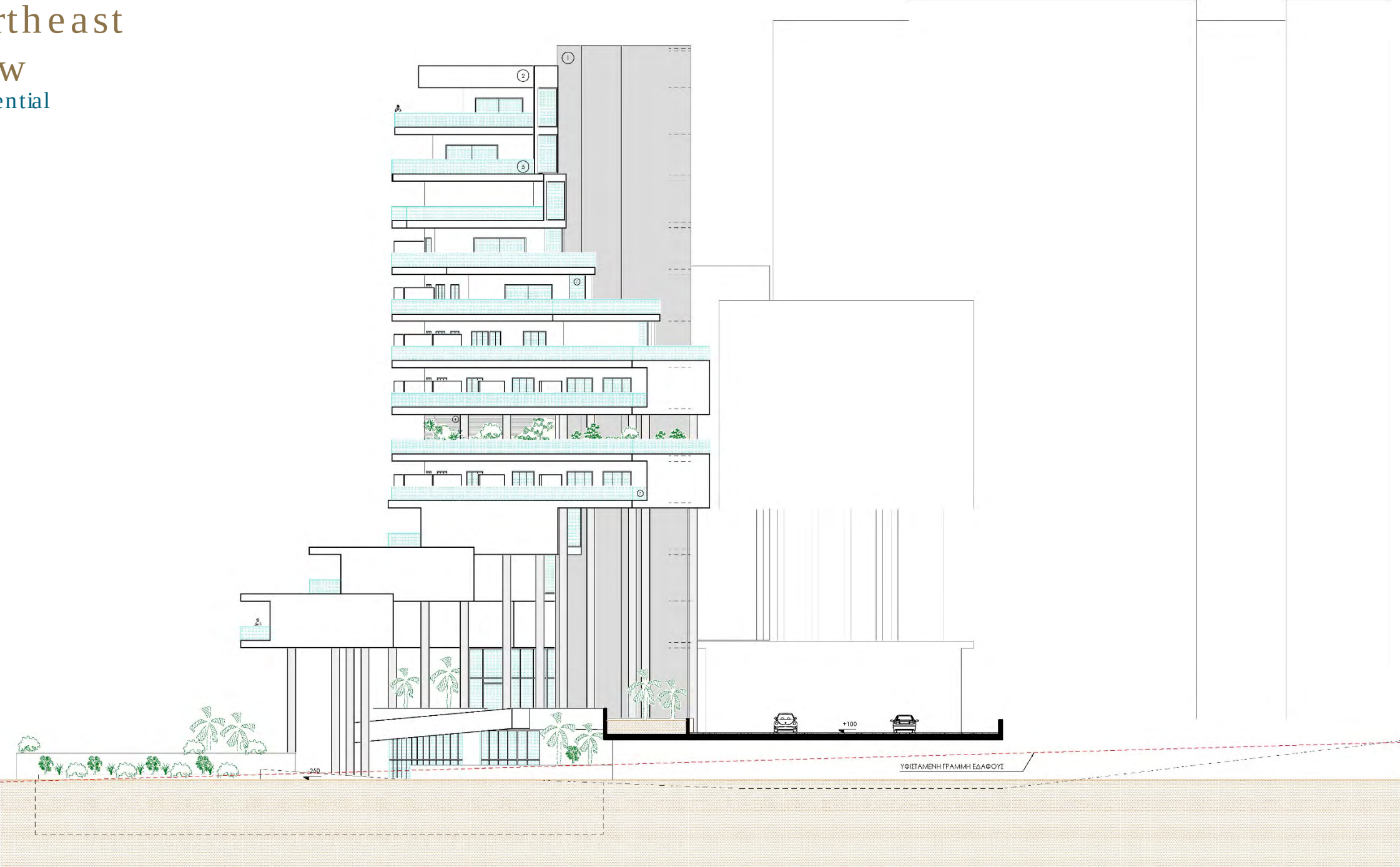
South west  
View  
Residential



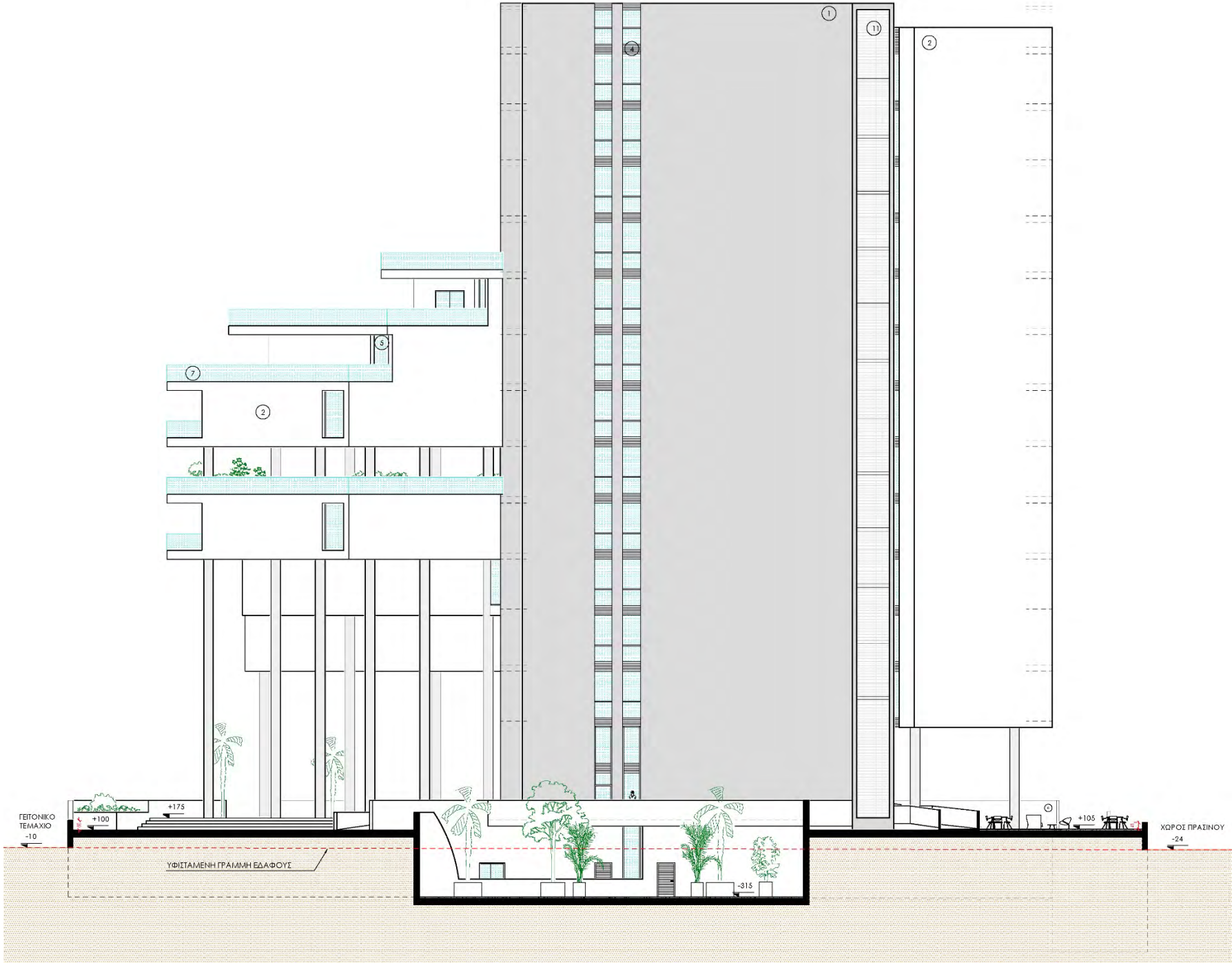
Southeast  
View  
Residential



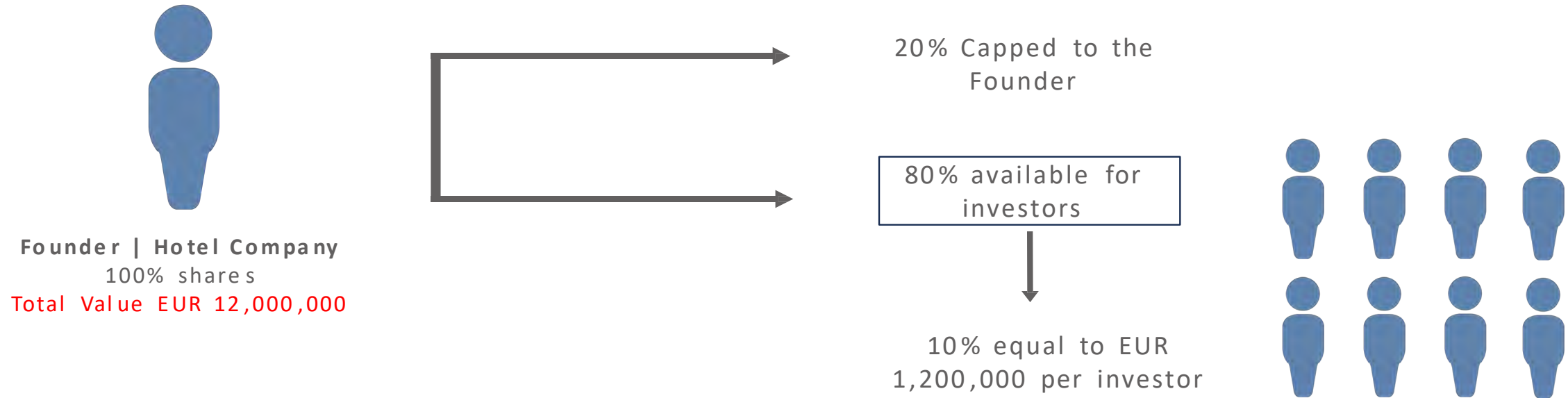
Northeast  
View  
Residential



North west  
View  
Residential



# INVESTMENT OPTION



## Investment Notes:

- Maximum of 8 investors will be allotted with each 10% from the shares of the Company, for a subscription price of EUR 1,200,000 per investor
- Out of the Total investment amount of EUR 12,000,000, the Hotel Company will use the EUR 2,000,000 for the commencement of the construction of the whole development, whereas the remaining EUR 10,000,000 amount is to be allotted to the land value
- Construction will be financed from the sales of the project



# QUALITY GROUP

DEVELOPMENTS & INVESTMENTS

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PROPERTY  
DEVELOPMENT



QUALITY  
HOSPITALITY



QUALITY  
EDUCATION



QUALITY  
MEDICAL



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