



INTEGRATED PROPERTY INVESTMENTS GROUP

dtagroup.com



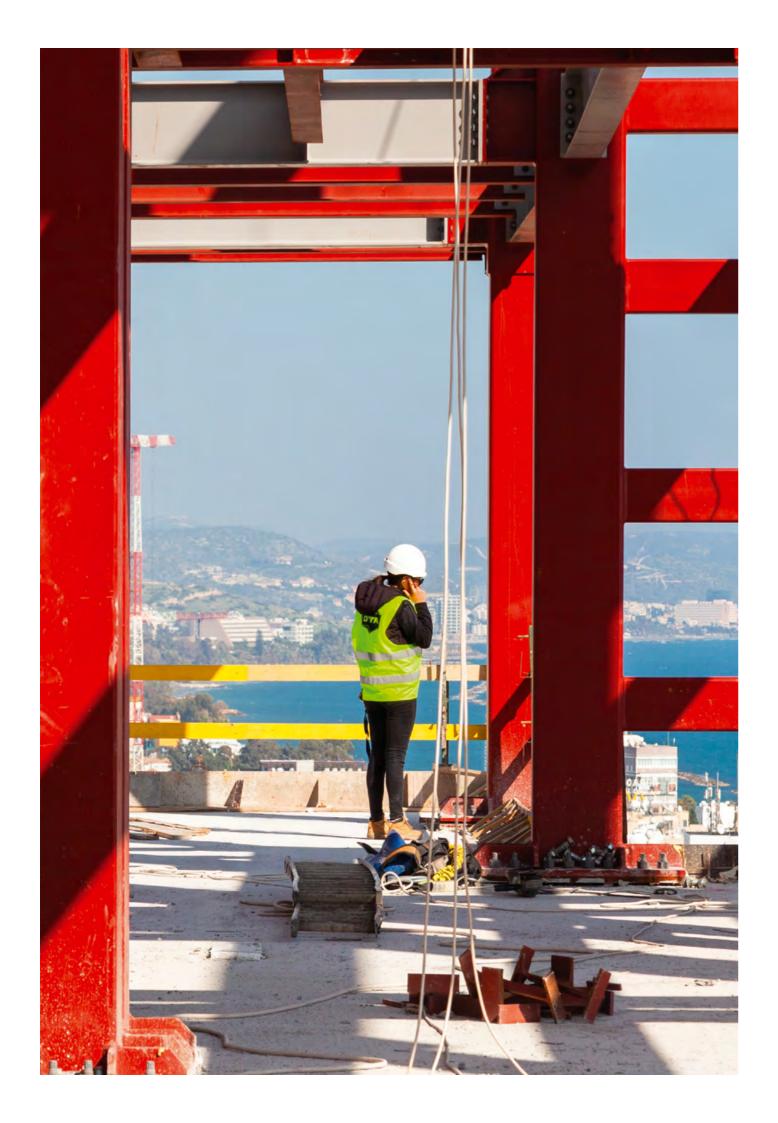
DTA GROUP HEAD OFFICES



DTA IS AN INTEGRATED PROPERTY INVESTMENT GROUP WITH A WELL-ESTABLISHED TRACK RECORD IN THE LUXURY REAL ESTATE MARKET – A TRACK RECORD EARNED BY PLACING CLIENT VALUE AND CONSTRUCTION QUALITY AT THE FOREFRONT OF ITS BUSINESS STRATEGY.

DTA is a multi award-winning, Limassol-based real estate company specialising in the development and sale of residential and mixed-use developments in strategic and beach front locations. With in-depth understanding of the market, DTA creates innovative developments which meet high expectations – leveraging on its expertise to devise prestigious high-rise buildings, apartments, villas, houses, lifestyle habitats, commercial and retail precincts, master planned urban communities and infrastructure works - all constructed by the company's contracting division. Each development has a strong emphasis on responsible design reflecting aestheticism and function. Properties are freehold and come with full title. DTA's experienced sales and support staff offer a range of value-added services that include interior design, property management, maintenance, and resales and rental packages. Widely regarded as the leading integrated property investment company, each DTA development is the result of informed research and a responsive approach that appeals to discerning buyers or investors from around the world.

- Prestigious Residential Properties
- Commercial Properties
- Delivering Only High Quality Results
- Mountain, Beach-front and Highly Desirable Locations
- Architectural and Interior Design Services
- Property Management Services
- Own 'Class A' Construction Company
- Freehold Properties
- · Guaranteed Title Deeds.



# DTA CORPORATE STRUCTURE



# **DTA DEVELOPMENTS**

- Property Development
- Sales and After-Sales
- Legal and Financial
- Bespoke Custom Designed Homes
- Exclusive Interior Design Services
- Landscaping
- Feasibility Studies



# DTA CONSTRUCTION

- Construction
- · Pre-Project Feasibility Studies
- Construction of Luxury Residences
- Large-Scale, Public-Private Construction
- Master Planning, Third-Party Construction
- Renovation
- Interior Design Contractors
- Road Works
- · Commercial and Industrial Steel Frame
- Construction Solutions



# **DUAT LIFESTYLE GROUP**

- Food and Beverage Services
- Entertainment and Lifestyle
- Do Wine & Dine
- · Hai Restaurant & Bar
- OMM Restaurant

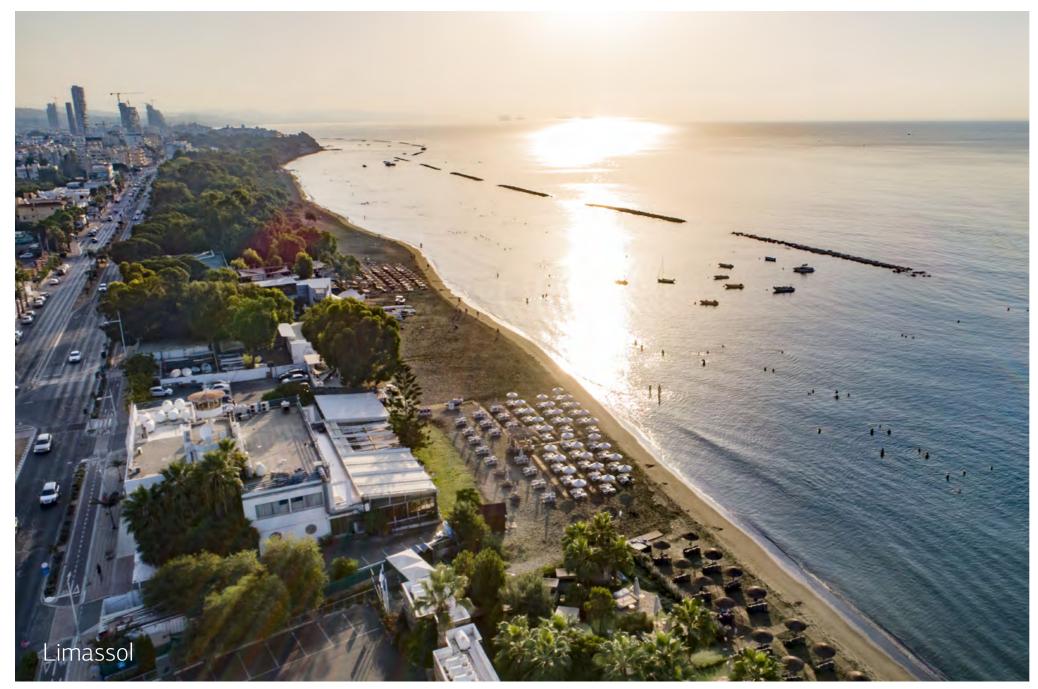


# DTA MANAGEMENT & HOSPITALITY

- Property Management
- Hospitality Management
- Maintenance Service
- Own Hospitality Projects



- Renewable Energy Construction
- Own Photovoltaic Park



# LIMASSOL

Whilst Limassol has an ancient history, it is modern day Limassol that captures the heart. The city is renowned for its year-round great weather, sparkling sea, sun-soaked beaches and vibrant nightlife, making it a magnet for those seeking the perfect Mediterranean lifestyle.

Intense investment in infrastructure and communications, combined with the significant tax advantages that Cyprus offers, means that Limassol has been able to attract global players in the international business and finance sectors – cementing its position as the prime financial centre of the Eastern Mediterranean. Strategically situated between the country's two international airports, Larnaca and Paphos, Limassol is the perfect access point for business and investments into Europe, Asia and the Middle East. Today, Limassol really is a leader in the world-wide digital economy.

Limassol offers it all: top-class housing options, excellent schools and medical facilities, gourmet food choices, luxury shopping, countless lifestyle activities and a happy, safe environment for all the family.

### No Finer Place to Live

Our roots have always been in Limassol, and for years we have sought out and invested in the very best of the city's locations for our award-winning projects. Each development is carefully matched to its surroundings and local topography, to ensure that outlooks, access, and, importantly, facilities are optimised for owners to enjoy every benefit of these truly special places.

The locations are well known for the up-market properties and diverse architectural styles in the area... the homes of elegant people who value exclusivity and prestige. Surprisingly, they are just a short drive away from all that the cosmopolitan city of Limassol has to offer – top restaurants, bars, nightclubs, coffee shops, 5-star hotels, speciality shops and boutiques, together with first class education and medical facilities and a busy business hub.



An area of luxury hotels



Limassol's first marina and yacht club



Surrounded by History



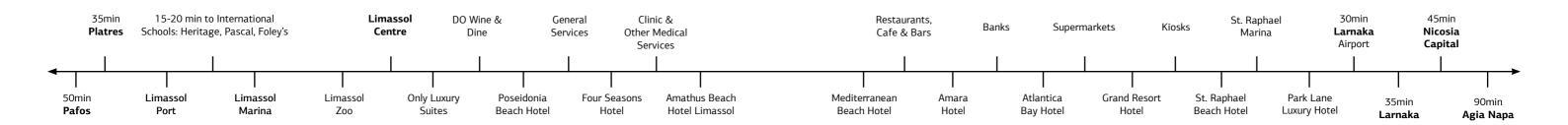
A tranquil location to escape daily life

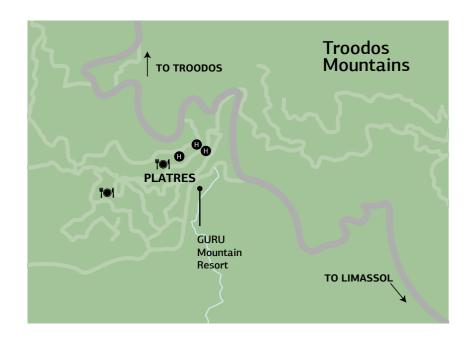


Be pampered at the spas



Shop for luxury goods and global brands













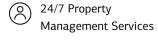


### **FOR SALE:**

Stunning Villas & Chalets with 3 & 4 Bedrooms, 1, 2 & 3 Bedroom Apartments, and Spacious Suites

STATUS: UNDER CONSTRUCTION

# A 100,000+ m<sup>2</sup> SECURE GATED MOUNTAIN RESORT IN PLATRES





35mins Driving
Distance To The Beach

DTA's latest project is Guru Mountain Resort – an exclusive and elegant secure gated complex that comprises 3 & 4 bedroom Villas and Chalets, 1, 2 & 3 bedroom Apartments, and Spacious Suites, all for freehold sale. This luxury resort is set in the cool mountains of Cyprus, in an area appreciated by royalty, heads-of-state and celebrities for over 100 years.

The complex is 1,065 meters above sea level in the picturesque tranquil village of Platres and is surrounded by gently undulating trails through lush green forest and beside delightful streams and waterfalls, making the area a paradise for lovers of nature.

Guru is all about escaping the demands of city life. It's a place were you and your family can enjoy a carefree lifestyle surrounded by an array of facilities that include a health spa centre, swimming pools, gym, bottega shop, cafe, restaurant, business centre, children's facilities, and much more.

Guru will exceed owners' expectations with its exclusive 24/7 management and services delivered by DTA Group. The professional, welcoming and dedicated in-house team of staff are always available to respond quickly, no matter what the requirement.











70min Nicosia

60min Larnaka 55min

35min Limassol 35min International Schools: Heritage, Island, Pascal, Foley's



# 24/7 Staff, Management and Services

- Staff available every day for all your needs
- 24hr receptionist
- Busboy service
- All-year-round staff & maintenance crew
- 24hr on-demand services
- Tour and excursion services
- · Grocery ordering and delivery
- · Food and beverage services
- Transportation services







Gated and Secure

Excursions in the Guru Bus



Main Entrance



Reception



Entrance Sitting area





Mini Market - Bottega





Lobby





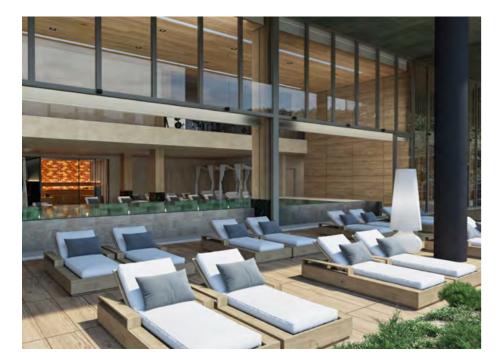








Steam Bath, Sauna Rooms







Gym

# Professional Wellness & Spa Health Centre.

Choosing such a fabulous natural environment can only mean that you respect your body as well as your surroundings. So here at Guru you'll find everything you need to keep your soul in zen and body trim and toned.



High-End Gym Equipment







In-Out Heated Swimming Pool



Recreation Area



Camping Area



Organic Farming



Electric Vehicles



Children's Facilities



Communal BBQ Area for Residents Only

### **General Resort Facilities**

- Private 3 & 4 Bedroom Residences
- 1, 2 & 3 Bedroom Apartments
- Spacious Suites
- Lobby / Reception / 24hr Concierge
- Ball Room
- Bottega Shop, Café & Restaurant
- Conferencing in the Restaurant and on the Veranda
- Private Parking & Storage Areas
- Electric Vehicles for In-resort Use
- · Children's Facilities
- All-Ages Sports Activities Nearby
- Organic Farming
- Natural Grounds & Social Areas
- Resort Camping Area
- Indoor & Outdoor Swimming Pool
- Sports & Fitness Centre with a Fully-Equipped Gym
- Professional Wellness & Spa Health Centre.





# FOR SALE LUXURIOUS **VILLAS**

- 3 Bedroom Villas with the possibility
- of upgrading to 5 bedrooms

   2 Fireplaces (1 inside & 1 outside on the veranda)
- Double-Height Veranda, Kitchen, Living & Dining Room
- 2 Interior OptionsGrade A Energy Efficiency

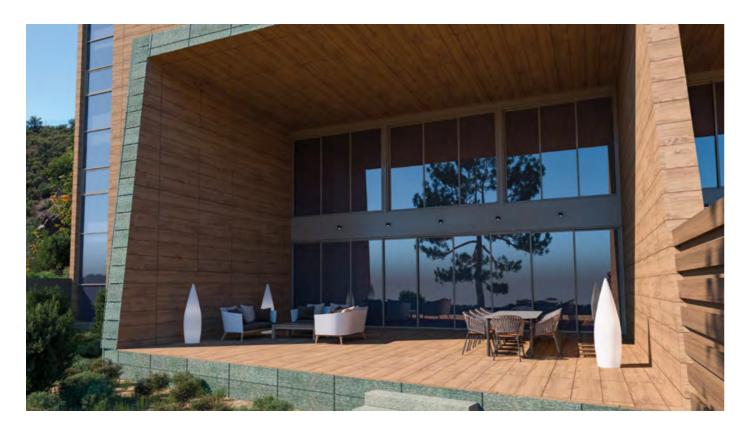














# FOR SALE LUXURIOUS **CHALETS**

- 3 Bedroom Chalets
- Fireplace
- 2 Interior Options Grade A Energy Efficiency















# FOR SALE **APARTMENTS**

- Spacious Studios

Investment Options

1 Bedroom Apartments Grade A Energy Efficiency



Buy your studio or apartment and use it as you wish.



Option 01:

Buy and rent your studio or apartment for an annual return on investment, managed by the operator upon agreement with percentage.

















This is all about waterfront living. At Sabai you can relax on your own private balcony garden or secluded sun terrace, enjoying remarkable panoramic views over the landscaped gardens that flow down to the water's edge. Sabai is the pinnacle of refined good taste: its dramatic architecture has been carefully crafted to inspire. Stroll through the exotic grounds to the crystal clear waters of the Mediterranean Sea.



**BEACHFRONT APARTMENTS** 

STATUS: READY

# **FOR SALE LUXURY APARTMENTS**

- Total Net Area: 302 m<sup>2</sup>
- Reception / 24hr Concierge
- Indoor/Outdoor Lounge Area
- Gated Entrance
- Lobby
- · Staff Room For Every Apartment
- · Visitors / Underground Parking
- Sauna
- Storage Room
- Swimming Pool
- Private Gym



24/7 Property Management Services



Steps Away From The Beach (Near the Amara Hotel)



Limassol's most in-demand suburb, Amathusia, combines city living and glittering island lifestyle - giving Chill an enviable address where vibrant urban energy meets sublime beachfront relaxation. Chill's high-end status is underlined by its inspirational architecture, skilful orientation to maximise views over a Mediterranean seascape, and facilities that are rarely offered in a residential beachfront development. Nearby, the many on-trend coffee lounges, night spots, fine-dining restaurants and water-focussed activities add endless lifestyle possibilities.

# Chill

**BEACHFRONT APARTMENTS** 

STATUS: UNDER CONSTRUCTION

## FOR SALE **LUXURY APARTMENTS**

- · Reception / 24hr Concierge
- Security Office
- Gated Entrance
- Underground Parking
- Relaxation Areas
- · Gym, Sauna
- · Open Terraces
- Swimming Pool
- · Changing Rooms
- · Lush Landscaped Gardens



24/7 Property Management Services



Steps Away From The Beach (Opposite St. Raphael Marina)



ONLY: Tower comprises residences, suites and offices in a stunning high rise tower. This premier mixed-use development has the advantage of a central location, impressive security and inspiring architecture. The 135m tower features exceptional facilities and services including a restaurant and many more high-class amenities. ONLY: Tower, set just back from the seafront road, is a short walk from sandy beaches, shops, cafes, banks, 5-star hotels and is within easy reach of schools and first-rate medical facilities.



HIGH RISE DEVELOPMENT

**STATUS: READY** 

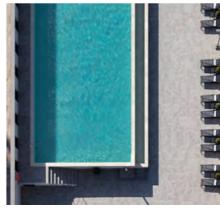
# FOR SALE HIGH RISE **MIXED USE DEVELOPMENT**

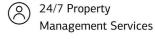
- · 24hr Concierge
- Parking
- Swimming Pool 20x9m
- · Outdoor Children's Playground
- · Administration Office For Daily Services
- · Shared Conference Room
- Small Offices for Private Use
- Do ONLY Brunch
- 24/7 Food & Beverage Services
- Daily Housekeeping Services













200m Walking Distance To The Beach (Germasogeia Area)







a refined contemporary society. A vibrant, sumptuous environment enhanced by the pure luxury of owning a home near the crystal blue waters of the Mediterranean Sea. Unique architecture defines iHome as positively futuristic, refreshingly young, unashamedly luxurious, and desired by those who seek a sophisticated lifestyle.

# iHome represents the essence of the urban lifestyle of today - meeting the every need of









HIGH RISE APARTMENTS

STATUS: READY

# **FOR SALE LUXURY APARTMENTS** WITH A ROOF GARDEN

- Reception / 24hr Concierge
- Indoor/Outdoor Lounge Area
- · Lobby with Resident's Services
- · Staff Rooms For Residents
- Secured Gated Entrance
- Entertainment Area
- Swimming Pool
- Underground Parking
- Sauna
- Private Gym
- · Children's Playground.

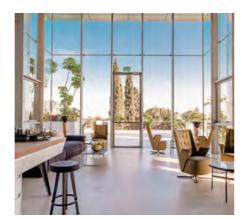


O 24/7 Property Management Services



200m Walking Distance to the Beach (Amathusia Area)







We could not have found a better position for Oyster Boutique Holiday Suites. Set amongst Amathusia's exclusive villas and apartments, this is the perfect location to relax and enjoy life. It is close enough to all that cosmopolitan Limassol has to offer

Taking inspiration from the natural world around them, these design-driven suites have been flawlessly created for comfort and care, with luxurious features and prestige inclusions. Guests will be impressed by large open living spaces, and exceptional facilities. Here is the place to savour refreshing sea breezes from the comfort of a private balcony, or bask in the warmth of the sun up on the rooftop garden with its stunning pool.









**BOUTIQUE HOLIDAY SUITES** 

STATUS: UNDER CONSTRUCTION

# FOR SALE 3 BEDROOM **APARTMENTS & 4 SUITES** FOR RENTAL INVESTMENT

- Parking Area (470m²)
- Storage
- Staff Rooms
- · Kitchen for Staff Rooms
- Lobby/Reception /Lounge Area / Lift
- Private Gym (80m²)
- · Changing Rooms for men and women
- Conference & Small Business Offices for Residents
- Playground (95m<sup>2</sup>)
- · Relaxation Area
- Landscaped Garden (983m²)
- Roof Garden Breakfast/Brunch & Beverage Area
- Roof Garden Infinity Swimming Pool (10m X 4m)
- · Roof Garden Pool Bar
- Roof Garden Jacuzzi
- Other Special Services also Provided



24/7 Property Management Services



100m Walking Distance to The Beach (Amathusia Area)









AKTIV is a contemporary residential project in the heart of the prestigious tourist area of Limassol, only 700m from the well known Dasoudi beach. It is also within walking distance of a wide range of amenities - including cafes and restaurants, shops, banks, supermarkets, etc - and just 200m from the popular Kolonakiou Avenue. Being in the Germasogeia area, there is easy access to the highway.

24/7 Property Management Services





500m Walking Distance To The Beach (Germasogeia Area)



PRIVATE EXCLUSIVE **APARTMENTS** 

STATUS: UNDER CONSTRUCTION

# FOR SALE 1 & 2 BEDROOM **APARTMENTS**

- Covered Parking & Storage For Each
- Communal Swimming Pool
- Landscaped Gardens





# **LUXURY OFFICES**

# **FOR RENT LUXURY OFFICES**

- · Prime locations in Limassol
- Office Spaces
- · Available at various locations
- · Sea Views
- Parking



24/7 Property Management Services



Close to the city and opposite the sea









REFINED FINISHES ON **EVERY PROJECT** 













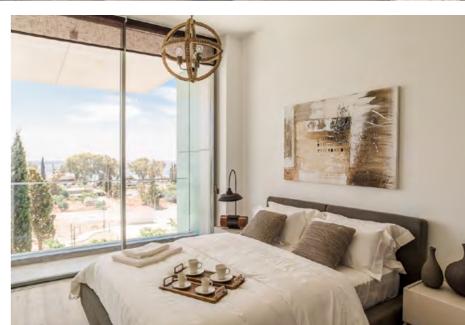




















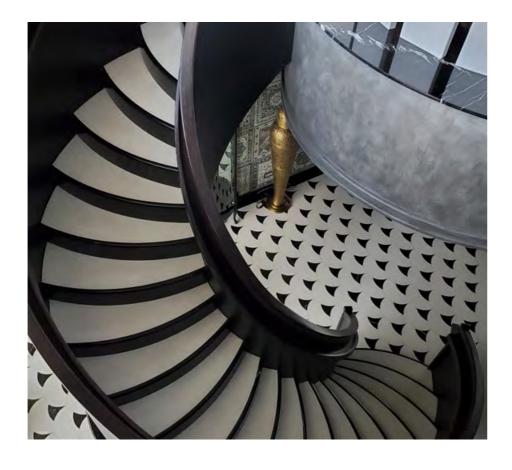
























We are one of Cyprus' leading property and hospitality management companies. Our company is founded on the knowledge and understanding that service excellence and product quality are key to achieving the highest levels of performance and success.

### MANAGEMENT

Investors in property are united by a common objective: to reduce costs and increase returns. Bringing the DTA team of property management specialists on board to help you run your commercial portfolio or an individual apartment or villa is the key to achieving this objective. For owners dealing with several different properties, who often have other priority commitments, managing property effectively can be difficult. Our services will free up valuable time, while also optimising the performance of property in the market.

Management services combine a diverse assortment of disciplines and duties. Together, they form a valuable toolkit designed to elevate a property portfolio to the next level. The services we provide include:

- Managing tenancy agreements and documentation
- Handling renovation and maintenance
- Keeping and submitting detailed accounts
- Applying analytics platforms and software to the property
- Ensuring smooth transitions and seamless handovers
- General Management
- · Financial Management
- · Personnel and Wage Control
- Inventory Control
- Workplace Health & Safety
- Sales & Marketing
- · Food & Beverage
- · Business Planning
- Own Hospitality Projects





# HOSPITALITY MANAGEMENT BY DTA BOOKING

Unique hospitality properties demand unique management solutions. We bring our extensive experience to consult on and create tailor-made solutions that will result in improved financial results for any hotel, holiday apartment complex, restaurant or resort. We provide the insights that will help transform existing business culture to meet the needs of today's discerning clientele.

Our expertise lies in implementing cultural and strategic change with a strong emphasis on customer experiences. We do this through the implementation of proven systems and procedures that deliver results to the owners of businesses in the hospitality industry. We also provide detailed sales and marketing reviews and assist with the implementation and execution of strategic plans to ensure maximum return on an investment.

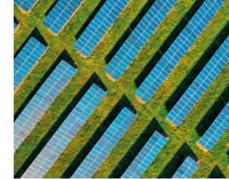
Furthermore, through our DTABooking platform we offer our customers a solution to list their properties for booking that are viewed everyday by potential customers on our website or by on-line advertising activities with positive results. visit: dtabooking.com



# RENEWABLE ENERGY **CONSTRUCTION SERVICES**

Capitalising on our expertise in industrial and commercial construction projects, DTA has the capability and competence to undertake construction and engineering works related to wind farms and solar energy facilities.

Whether we're evaluating, building, expanding, or maintaining a facility, we have the experience and resources to maximise efficiencies during the construction phases, and throughout the facility's operation. We can assist clients to determine the optimal site location, scale, materials, and construction methods to meet their needs, and we continually work to increase client return on investment.



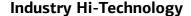
# **SERVICES**

### **Wind Farms**

We help clients engineer and construct wind farms of any scale and in any location.

### **Solar Systems**

We provide value-for-money construction services for firms entering the solar energy sector from compact sites to large-scale projects.



By maintaining a constant focus on technology and industry innovation, we are able to construct the most effective and socially responsible renewable energy solutions to help meet the challenges of the world's changing energy demands.



















DTA CONSTRUCTION IS A FULLY CERTIFIED 'CLASS A' CONSTRUCTION **COMPANY UNDERTAKING** COMMERCIAL, RESIDENTIAL & ROADWORK PROJECTS OF **ANY SCALE** 

A 'Class A' contractor, DTA is involved in major building construction, renovation, roadworks and maintenance. The company is acknowledged as one of the largest and most competent contractors in Cyprus, having been involved in countless projects in the private, corporate and government sectors. Being well-resourced, DTA is able to handle everything from small private contracts, to large commercial and government infrastructure developments.

- · Pre-project Feasibility Studies
- Construction of Grand Luxury Residences
- Deep Foundations, Construction Piling
- · Master Planning of Third-party Projects
- Renovating and Remodelling of **Existing Properties**
- Residential and Commercial Interior
- Civil, Public and Private Road Works & Infrastructure
- Commercial & Industrial Steel Frame Construction

• Specialised and Complex

- Constructions • Renewable Energy Construction
- Own Ready-Mix Concrete Plant
- Own Hi-Tech Construction Machinery.







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