

Eléa Estate Golf Resort Teaser

Investment Opportunity



Investment Opportunity: Residential & Commercial Golf Development

- › This teaser is an invitation to investors to explore a potential acquisition opportunity of Eléa Estate Golf Resort in Paphos, Cyprus.
- › Eléa Estate positions itself as a premier luxury golf resort, leveraging its association with Sir Nick Faldo and its premium location to attract golfers and visitors worldwide, while delivering an unforgettable golfing experience.
- › Golf operations and F&B services are managed by an internationally acclaimed management company overseeing nearly 250 prestigious clubs worldwide, ensuring high operational standards and global marketing exposure.

Figure 1: The Project's Location



Figure 2: The Village square as per the Masterplan



General overview

Property Description

- › Eléa Estate Golf Resort ("Eléa Estate" or "the Project") represents a premier real estate and hospitality investment opportunity in Cyprus. Positioned as one of the island's flagship golf destinations, the resort combines a signature Sir Nick Faldo-designed 18-hole golf course with significant development potential for residential, hotel, leisure, and commercial uses.
- › The total area of the project is 1,190,644 sq.m, comprising of:
 - Golf Course (18-hole, par 71 golf course with full practice facilities) - In operation
 - Golf academy – In operation
 - Golf shop – In operation
 - Clubhouse - In operation
 - Boutique hotel - Not yet developed
 - Village square - Not yet developed
 - Residential development - Not yet developed – Partly Designed

Location

- › Eléa Estate is located at a premium location with panoramic sea views and near:
 - Paphos International Airport (9km)
 - Access to Paphos – Limassol motorway (0,5km)
 - Paphos City Centre (6km)
- The Estate is situated close to blue-flag sandy beachfronts with extensive development and Venus Rock.

Investment Type

Golf Resort with
Commercial &
Residential
Development

Sector

- Hospitality
- Property / Real Estate
- Sports Tourism
- Leisure / Recreation

Lease Type

- Freehold (c. 535,121 m²)
- Leasehold land (c. 655,523 m²), 94 years (option to extend to 99)

Location

- Geroskipou & Marathounta
- Close proximity to Paphos Airport (9 km) & Paphos City Centre (6 km)

Property Overview and Masterplan

- › The current permitted Masterplan allows the development of approximately 100,000 m² of golf, residential, leisure, and commercial space across a gross land area of 1,190,644 m², of which 86,608 m² is buildable and the 551,200 m² is the Golf Course in operation.
- › The Masterplan includes:

Use	Description	Freehold Land (sqm)	Leasehold Land (sqm)	Buildable Area (sqm)
Residential Development	Villas, apartments, and plots for sale	49,745	16,954	66,699
Hotel Development	Planned resort hotel	8,472	-	8,472
Commercial Development	Retail and dining area	7,015	-	7,015
Recreational Development	Swimming-pool and sports amenities	496	-	496
Ancillary Buildings	Support and maintenance facilities	578	398	976
Golf Club House	Includes restaurant, bars, golf shop, academy, and conference room	-	2,950	2,950
Total				86.608

- › The Masterplan covers both freehold (c. 535,121 m²) and leasehold land (c. 655,523 m²). The leasehold land, housing the golf course, has been leased from the Holy Monastery of Ayios Neophytos for 94 years (expiring 2088) with a remaining lease period of 64 years and the possibility to extend the remaining period to 99 years.



Figure 3: The Project's Masterplan

Existing Facilities

› Eléa Estate commenced operations in 2010, and currently comprises of:

- A Sir Nick Faldo-designed 18-hole, par 71 golf course with full practice facilities;
- A modern Clubhouse with restaurant, terraces, bars, golf shop, golf academy, and conference room;
- Associated greens maintenance and infrastructure buildings; and
- A Residential unit used as a show villa.

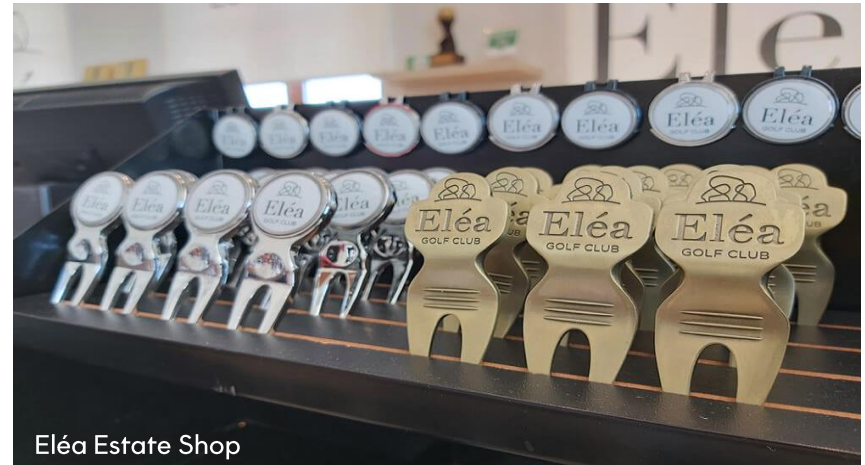
Golf operations and F&B services are managed by an internationally acclaimed management company overseeing nearly 250 prestigious clubs worldwide, ensuring high operational standards and global marketing exposure.



Eléa Estate Restaurant



Eléa Estate Course



Eléa Estate Shop

Future Growth & Investment Advantages

Development Potential & Investment Highlights

- › Expansion of residential development and sales (villas, apartments, plots) supported by operating golf course.
- › Construction of a boutique hotel.
- › Development of a village square with retail and leisure amenities.
- › One of only four operating golf resorts in Cyprus with approved hotel and residential plans.
- › Existing Faldo-signature golf course and operational clubhouse infrastructure.
- › The Resort will be hosting EGA (European Golf Association) Senior Championship in 2026.



Future Growth & Investment Advantages

- › The Project has secured a valid planning permit (Masterplan) until 2029, renewable thereafter subject to construction commencement. Subsequent phases will proceed following renewal or issuance of specific Building Permits and completion of defined infrastructure prerequisites.
- › Further value can be unlocked through participation in the Government Scheme for Strategic Projects, which may grant increased building coefficients and expedited permitting processes.

Enquiries:

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The Receiver & Manager acts as agent of the Company with no personal liability



Eléa Estate Golf Resort presents a unique opportunity to acquire and further develop a landmark asset in one of Europe's most promising leisure-tourism markets. The Resort has an established brand recognition and international management.

With its combination of an operational championship golf course, fully permitted masterplan, strong support, and substantial remaining land for residential and touristic development, Eléa Estate is ideally positioned to attract global investors seeking both stable income and long-term capital appreciation.

Use of our teaser

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