INEX GROUP®

LETO'S

FAMILY PARK

IN
EX

Imagine

The place where family values, unique business opportunities and your usual high level of comfort have been perfectly synchronized.



Conception

The club-type residential compound Leto's Family Park consists of 15 villas.
The project concept was formed on the basis humanity's main values - family, love and future. The founders named the project after the goddess Leto, who according to ancient Greek mythology represents these values.

The goddess Leto is the mother of the twins Apollo and Artemis. She symbolizes prosperity, fertility and motherhood.



15
premium class villas

265-455 m²
Total villas area

503-1116 m²
Plot area

24-72 m²
Covered verandas

Closed area

Private swimming pools

Indoor patio

Panoramic view

Barbecue area

Air conditioning system

Heated floors

Utility room

INEX*Comfort*
Maintenance service

INEX*Concierge*
Concierge service

INEX*Lounge*
Private beach lounge

INEX*Shuttle*
Private transfer service



Infrastructure

Leto's Family Park - made for people who opt for the best. Its location lets you to enjoy nature, privacy while at the same time be near the necessary infrastructure facilities. The resort includes a mountain park and a restaurant, which has a children's playground and a fountain. While walking along the pathways of the park, you can go up to an observation deck and visit a cozy chapel. The access to a private lounge on Coral Bay, the best beach in Paphos and a concierge service are some of the special privileges that owners of the villas can enjoy. All of these will enable you to enjoy an atmosphere of tranquility and comfort.

Leto's Family Park



- Mountain Park
- Restaurant
- Kid's Playground
- Little Chapel
- Villas
- Garden

Distance from the residential compound:
Coral Bay — 2 kms
TLC Private School — 2 kms
Aspire Private British School — 10 kms
Pafos Zoo — 4 kms
Kings Avenue Mall — 14 kms
Golf Course — 23 kms
Paphos International Airport — 30 kms

Coral Bay



INEX Lounge – private lounge on the best beach in Cyprus.

location

Paphos — 14 kms
Polis — 28 kms
Limassol — 80 kms
Troodos — 91 kms
Ayia Napa — 190 kms
Larnaca — 145 kms
Nicosia — 160 kms

SCHOOLS
- Aspire Private British School
- TLC Private School

BEACH LOUNGE
- INEX Lounge

BEACHES
- 4 Coral Bay Beach

HOTELS
- 5 SENTIDO Thalassa Coral Bay

RESTAURANTS
- 6 Samisen Japanese Teppanyaki Restaurant
- 7 Trattoria La Vigna
- 8 Ocean Basket
- 9 Family Restaurant
- Oniro By The Sea

FITNESS CENTERS
- 11 Coral Bay Karting Center
- 12 Motion Dance & Fitness Studio
- 13 Tower Fitness Centre
- 14 Pegeia Municipal Stadium

SUPERMARKET
- 15 Philippos Supermarket

HOSPITAL
- 16 Evangelismos Peyia Medical Centre

ENTERTAINMENT
- 17 Georges Ranch Riding Stables
- 18 Pafos Zoo



Architecture



The designer's signatory concept of the project has been thought out to the minutest detail: it was created for those who appreciate a perfect product and do not wish to relinquish their habitual quality of life. Each villa comes with cozy courtyard chambers, terraces with swimming pools and barbecue areas, roof-top gardens with panoramic views of the sea and picturesque surroundings.

Wonderful view

Private terrace with incredible views of the Mediterranean sea.

The interiors of the villas embody the philosophy of barefoot luxury. The feeling of serenity is supported by soft and inconspicuous lighting: spotlights, backlights from furniture and curtain holders.

The texture of the matte stone floor, velvety surfaces resembling white sand, rough upholstery linen and weightless curtain fabrics emphasize the vivid Mediterranean style

Interiors





Created by nature

Mainly natural materials and textures that follow natural contours are used in the finishing decoration. Sand, turquoise and mint prevail mostly among the interior shades. Elements of greenish glass in the decor reminds the sea surface during a calm weather. Large panoramic windows blur out the edges of space and provide a sense of harmony with nature.

Master bedroom

The bedroom decoration uses high quality woodwork from precious woods with warm gold and amber tones. The silky texture of the walls is made of light colors: sand, beige, ecru. The use of gray, blue and mint tones in the interior creates a sense of refreshing coolness in the hot Cypriot summer.



The interiors of the bathrooms are made of natural stone in gray-beige tones or porcelain stoneware with patterns of marble, travertine and sandstone. Wooden furniture of golden hue adds warm notes to this range.

Bathrooms

Child room

The sea view from the childrens' rooms gives a feeling of comfort, care and coziness. Designers tried to match the furniture with soft facades of neutral colors. Bright decor elements complement the interior of the nursery and emphasize the personality of the individual.



Master Plan



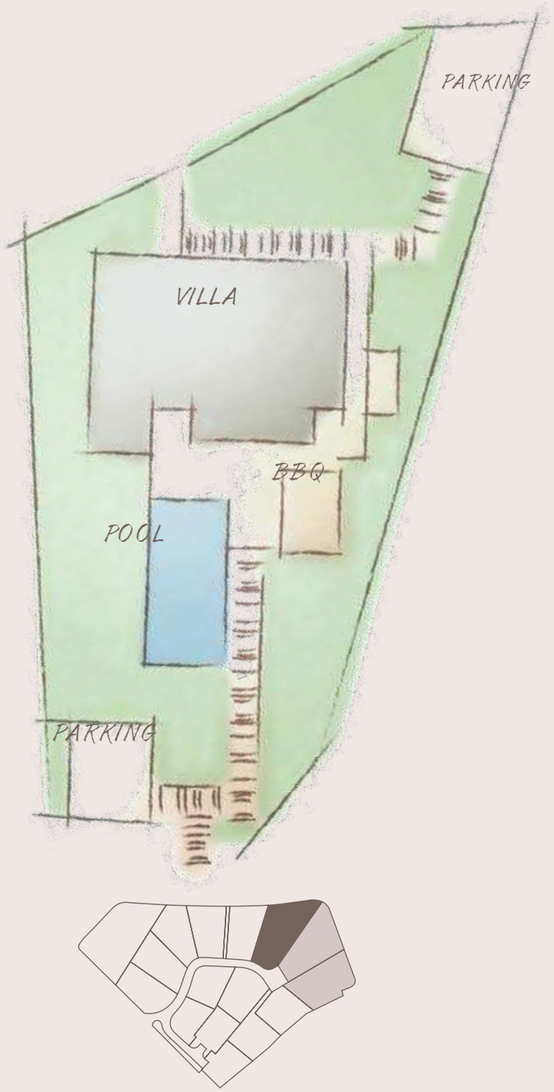
Leto's Family Park is
a premium-class family
compound with a large park
area, designer architecture, modern
engineering solutions, well-thought-out
layouts and high-quality interior decoration.
The concept of love and maternal care is also
reflected here – the shape of the residenstial
compound resembles a heart.

The villas are built with zoning in mind and are divided into
levels (basement, ground floor, first floor and roof-top garden),
which help to separate the sleeping area from the multi-functional
and shared common spaces.

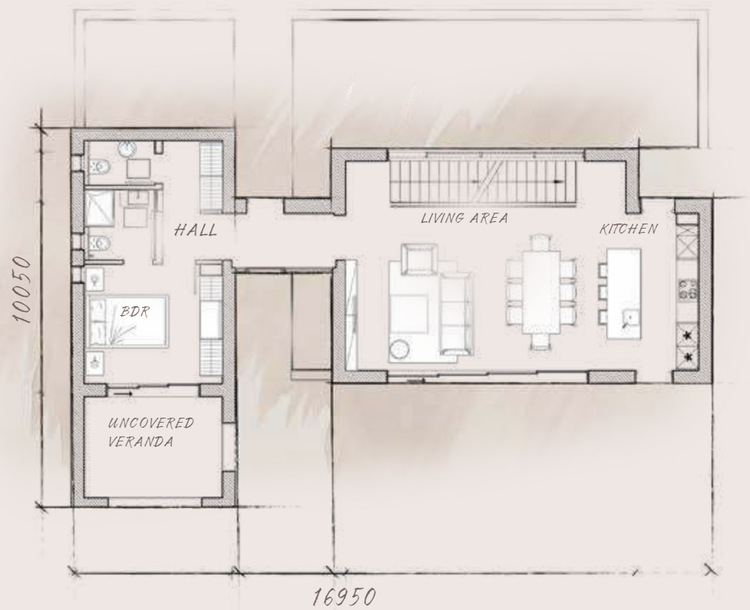
Villa *Artemis* by INEX Group

Villa *Artemis* by INEX Group

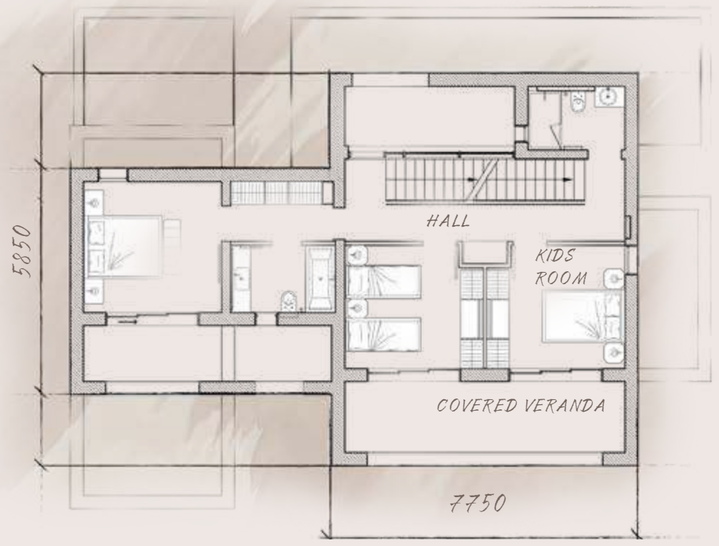
3 Artemis Villas are located at the highest point of Leto's Family Park.



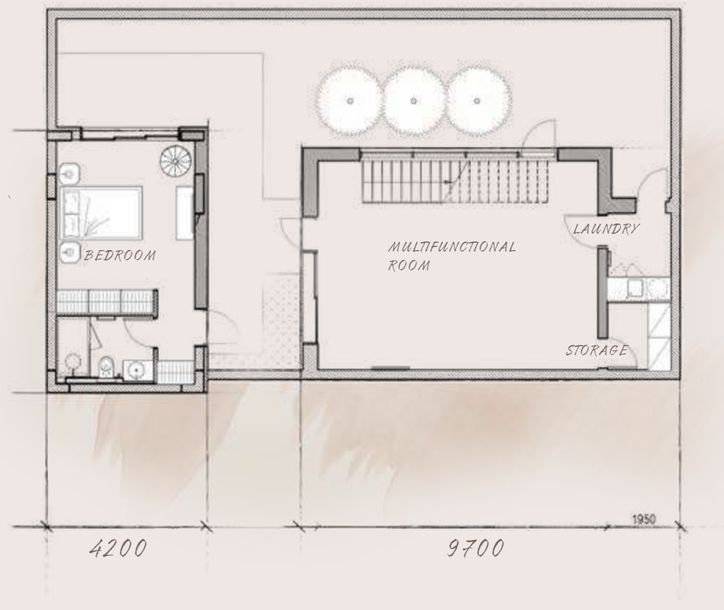
GROUND FLOOR



FIRST FLOOR



BASEMENT FLOOR



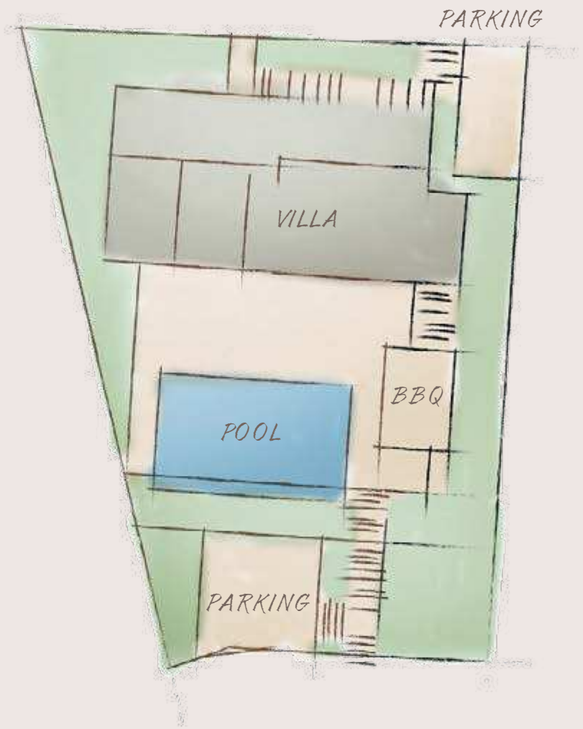
Project Assumptions

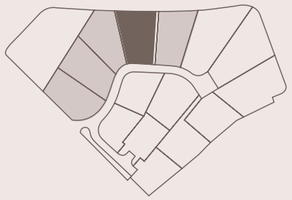
Number of bedrooms	5
Bedroom size	12 -19 m²
Multifunctional room	42 m²
Ceiling height	3,15 m
Plot area	1056-1116 m²
Villa built area	274 m²
Covered area	71 m²
Internal patio	58 m²
Roof garden	49 m²
Total area	455 m²

Villa *Apollo* by INEX Group

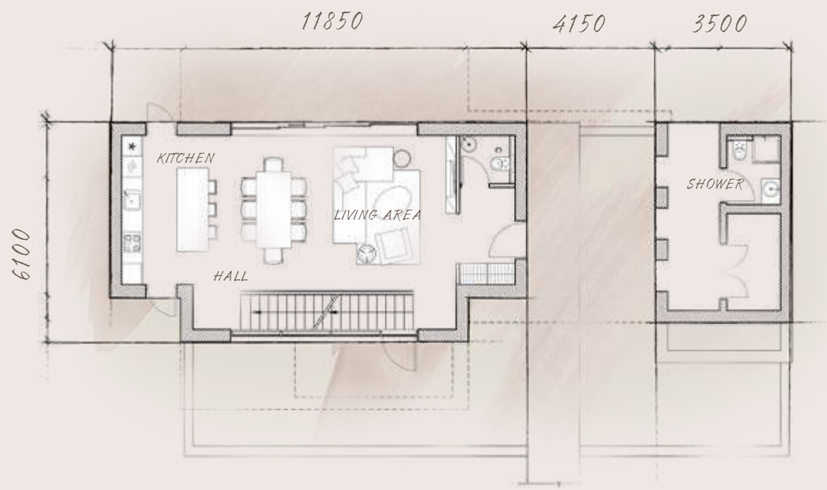
Villa Apollo by INEX Group

5 Apollo villas are located closest to the Park.

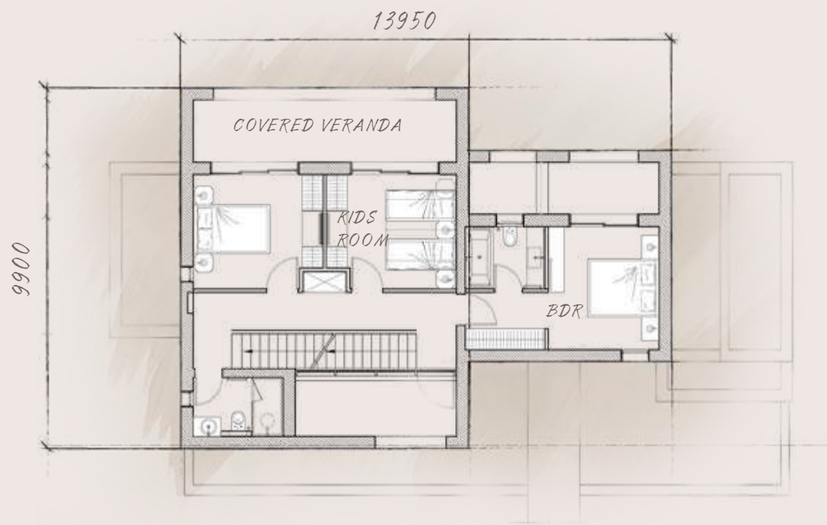




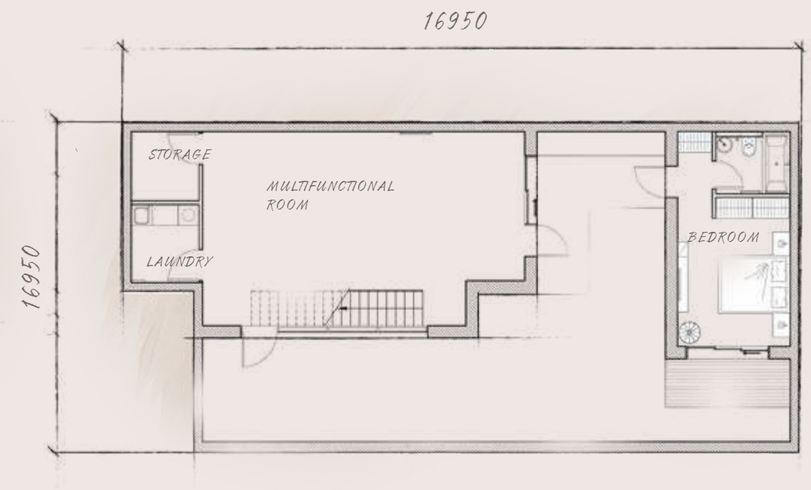
GROUND FLOOR



FIRST FLOOR



BASEMENT FLOOR



Project Assumptions

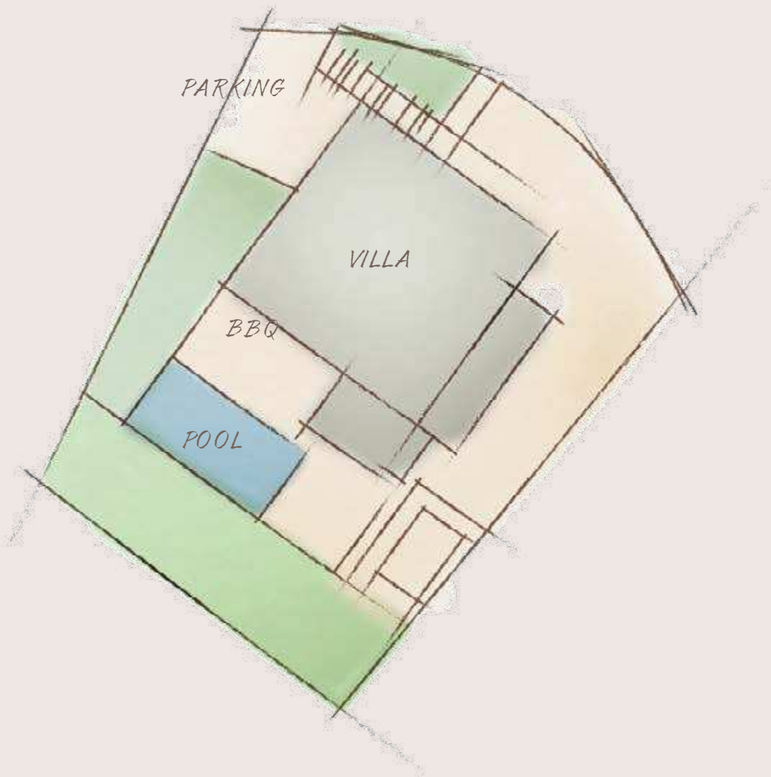
Number of bedrooms	4
Bedroom size	12-16 m²
Multifunctional room	50 m²
Ceiling height	3,15 m
Plot area	718-811 m²
Villa built area	253 m²
Covered area	72 m²
Internal patio	62 m²
Roof garden	50 m²
Total area	420 m²

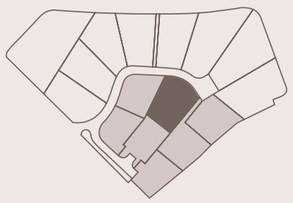
Villa *titanide* by INEX Group

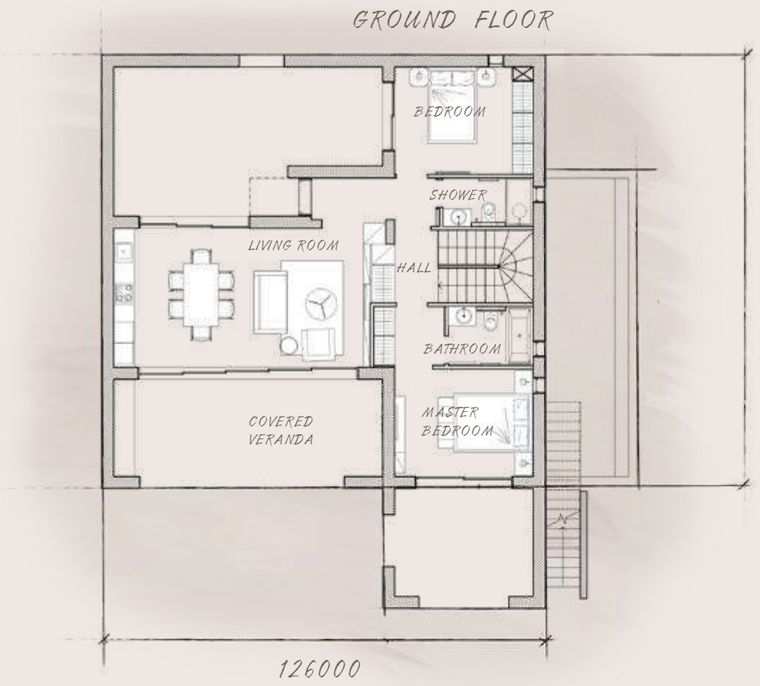


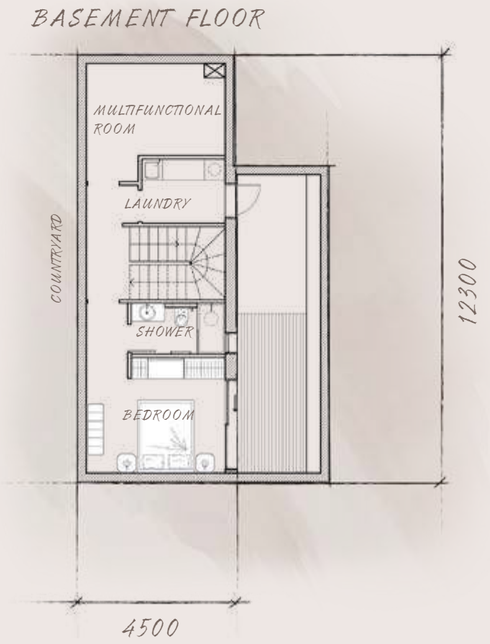
Villa *Titanide* by INEX Group

7 Titanide villas are located in the center of the compound.









Project Assumptions

Number of bedrooms	3
Bedroom size	12-16 m²
Multifunctional room	12 m²
Ceiling height	3,15 m
Plot area	500-720 m²
Villa built area	150 m²
Covered area	24 m²
Internal patio	51 m²
Roof garden	22 m²
Total area	265 m²





INEX *comfort service*

Uninterrupted operation of all life support systems of the residential complex is carried out by its own maintenance service. Its advantage is an innovative customer-oriented approach. You can use the mobile app to place orders for the necessary services: cleaning, maintenance, installation of additional equipment, as well as track the status of their implementation. Video surveillance is carried out around the clock.



“

A villa at Leto’s Family Park is the best investment asset. You are buying a liquid property where you can spend weekends, summers, or live all year round. Another possibility is to rent out the property, and make a profit. INEX, which provides private property management services, will help you with this.

Olga Kudryavtseva

Sales Director

Landscape design

The landscape design, which took into account the terrain and elevation differences, lets you to enjoy the views of the Mediterranean Sea, a picturesque valley and a mountain park from the windows of each villa.



Cyprus Investment Programme

By purchasing property in Leto's Family Park residential compound, you can become a member of the Cyprus passport program - the fastest in Europe to obtain citizenship. By investing 2 million euros in real estate, you can become an EU citizen within 6-9 months.

The program opens visa-free "doors" to 173 countries, including Canada and Australia. A family with a Cyprus passport can live, work, do business, study and travel anywhere in the EU, Switzerland, Liechtenstein, Norway and Iceland.



Family Investments



Regardless of the purpose of acquiring real estate in Leto's Family Park, not only do you get a conceptual project, but also get to invest in your future, your family. Your children can choose to live and study in any of the EU countries.



Future

A thoughtful investment and a cozy home
for your family.

INEX GROUP®
LETO'S
FAMILY PARK
Welcome home