



MARINA

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AYIA NAPA  
MARINA

SEA INSPIRING LIVING



SEA  
INSPIRING  
LIVING

# WORLD-CLASS MARINA

Raising the benchmark for marina services, Ayia Napa Marina is the new premier yachting destination in the Mediterranean.

Ayia Napa Marina offers world-class yachting facilities in a superb Mediterranean island location.



# LUXURY RESIDENTIAL APARTMENTS

Ayia Napa Marina captures the true essence of modern seafront living in the Eastern Mediterranean.

The marina offers a selection of luxury residences thoughtfully designed to provide comfortable spacious modern living with uninterrupted panoramic views of the Mediterranean Sea.

Rising high above the marina are two iconic towers, visible from both land and sea. Over 100 meters tall, the East Tower and West Tower stand out in splendour like beacons welcoming seafarers, residents and visitors alike.



# BEACHFRONT LIVING

35 luxury villas are located along privately maintained and secured roads on the marina island and the peninsula.

The villa architecture is a contemporary expression of new and old, combining locally quarried stone around the base with sleek plaster volumes cantilevered above. All villas are designed with a modern, open-plan concept, with primary spaces oriented towards the sea.



**LUXURY  
BEACHFRONT  
LIVING**



**BERTH**  
YOUR BOAT AT  
YOUR VILLA



**UNIQUE  
TWISTING  
TOWERS**



# SAFE AND SECURE

Residents and boaters are ensured peace of mind thanks to Facility Management Services and round the clock security.



# MASTERPLAN



**VILLAS**

**BEACH VILLAS** 1  
– 11 villas with infinity edge pools

**PENINSULA MARINA VILLAS** 2  
– 12 villas with private berths and infinity edge pools

**ISLAND VILLAS** 3  
– 12 villas with private berths and infinity edge pools

**WEST TOWER**

– 125 luxurious apartments 4

**EAST TOWER**

– 95 luxurious apartments 5

**COMMERCIAL VILLAGE**

**COMMERCIAL VILLAGE** 6  
– 4,000m<sup>2</sup> + of commercial space  
– Restaurants & coffee shops  
– Retail stores  
– Recreational activities  
– Convenience store & pharmacy  
– Chandlery  
– SPA & fitness facilities

**EVENT CENTRE & PLAZA** 7  
– The ideal setting for indoor & outdoor events

**FESTIVAL PIER** 8  
– Extension of the event centre

**BEACH CLUB** 9  
– Bar & lounge area

**CAR PARKING SPACES** 10  
– 550+ public parking spaces

**MARINA**

**SUPER YACHT MARINA** 11  
– 600 yachts (max berth size: 85m)  
– 360 state of the art wet slips  
– 80 spaces on the Dry Dock  
– Finger pier berthing  
– Refueling station  
– Power & water supply  
– Sewage pump-out facilities  
– Fiber optics & Wi-Fi facilities

**DRY STACK & BOAT YARD** 12  
– 160 spaces on the Dry Stack storage (max size: 10m)  
– Boat yard  
– Boat hauling & rigging  
– 150-ton travel hoist  
– Maintenance building  
– Chandlery & crew members lounge

**YACHT CLUB** 13  
– Amenities, including showers, changing rooms & WC

**COMFORT STATION** 14  
– Amenities, including showers, changing rooms & WC

**SOUTH BREAKWATER AND CROWN WALL** 15

**GOVERNMENT BUILDING** 16  
– The marina is an official port of entry for Cyprus  
– Government Services: Police, Customs, Immigration, Medical Services, Veterinary Services

**HARBOUR MASTER BUILDING** 17

**NATURE**

**BEACHES** 18  
– Two beautiful, serviced beaches, with crystal clear water and golden sand

**OLIVE GROVE** 19

**NATURA** 20  
– Existing protected native landscape & animal area

**AMENITIES**

- 24h reception and concierge services
- Property management
- Rentals
- Swimming pools
- Gardens
- Child care
- 24/7 security
- Gated resort
- Valet services
- Serviced beaches
- First aid



## A superb LOCATION

Strategically located in the eastern Mediterranean at the crossroads of three continents – Europe, Asia and Africa – Cyprus is a safe haven blessed by beautiful nature, all year-round sunshine, modern infrastructure, a high standard of living and a genuine culture of warmth and hospitality.

Fully compliant with EU laws and regulations, Cyprus' simple and

transparent tax system is one of the most attractive in Europe. Its modern legal system, based on English Common Law, is widely recognized as being effective and business friendly.

The modern, competitive and simple business environment coupled with a high quality of life make Cyprus an ideal place for both visitors and investors.

### CONVENIENT CONNECTIVITY

*Easily accessible from the island's major highways and approximately 30 minutes' drive from Larnaca International airport, Ayia Napa Marina benefits from a convenient location, and excellent connections to key cities around the world.*







*The ultimate*  
**MEDITERRANEAN  
YACHTING DESTINATION**

*Raising the benchmark for marina services, Ayia Napa Marina is the new premier yachting destination in the Mediterranean.*

Ayia Napa Marina offers world-class yachting facilities in a superb Mediterranean island location.

Providing the latest in amenities, dock design and infrastructure within a secure environment, the marina can accommodate yachts

of up to 85m in length, while a Dry Stack storage facility is available for boats up to 10m in length. It features 360 fully-equipped wet slips enhanced with state-of-the-art berthing facilities, 160 spaces in the Dry Stack storage area and 80 spaces on the dry dock.

A man and a woman are walking away from the camera on a sandy beach. The man is on the left, wearing a light-colored short-sleeved shirt and shorts. The woman is on the right, wearing a light-colored long-sleeved shirt, dark leggings, and a large white sun hat. A large, fluffy white dog is walking between them. The background shows the ocean and a clear sky.

## Explore the MAGIC OF CYPRUS

*Phenomenal weather, gorgeous golden sandy beaches and crystal-clear waters have transformed Ayia Napa, located on the south-east coast of Cyprus, from a fishing village into one of the top holiday destinations in the Mediterranean.*

The town's most prominent building is a 16th century monastery, part of UNESCO heritage, which stands in the central square. A few minutes further along the coast, the stunning architecture of luxury lifestyle destination Ayia Napa Marina creates a brand-new landmark.

Sustainability sits at the core of this resort, with a range of initiatives and activities ensuring that its development proceeds in the most environmentally aware way.

Thanks to its geographic location and topography, the Ayia Napa

region is home to several EU Natura sites. Foremost among these is the breathtaking Cape Greco National Forest Park, which is home to a wealth of fauna and flora, such as juniper trees, wild orchids, foxes, hares, hedgehogs and over 80 species of birds.

Famous for its stunning coastline, rocky protrusions, secluded coves, sea caves and amazing cliff peak views, Famagusta District is one of the most favored destinations. It is home to 26 Blue Flag beaches, which is a lot more than any other district in Cyprus.



Truly World-class yachting facilities.



## Superb YACHTING FACILITIES

Wet slips can accommodate 360 yachts up to 85 metres in length. The Dry Stack storage facility is available for 160 boats up to 10m in length and the Dry Dock area is available for 80 boats.

When using the Dry Stack facility, a premium valet service is provided with complete provisioning and pre-launching of boats offering a hassle-free experience.

The unique aspect of the marina is the finger style berthing for yachts up to 30m, while floating docks assure comfortable access in all conditions. The marina

basin has depths of up to 7m to accommodate the deep drafts of sailing boats and superyachts. The specially engineered wave-absorbing breakwater minimizes harbor chop and storm wave agitation assuring safe and comfortable berthing at all times.

Amenities offered include conveniently located comfort stations with laundry services, showers and WC, internet access, a dedicated crew lounge and a yacht club. A chandlery, convenience store, shopping and dining experiences are located just steps away in the Commercial Area of the marina.

### Main services to boaters

600 berth superyacht marina	360 state-of- the-art wet slips	160 spaces in Dry Stack for boats up to 10m	80 spaces on the Dry Dock area
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Wet slip yachts up to  
**85m**



Boat hauling and  
rigging



Smart  
Marina



**Official port of entry**  
(naval police, customs,  
immigration, health services,  
veterinary services)



Detailing,  
maintenance and  
repair facilities



Fuel  
station



Mooring  
assistance



Crew lounge  
facility



Finger pier  
berthing



Yacht  
chandlers

### Additional boating services

- Engine, electronics and hull repair
- Boat hoist operated by service personnel
- Power and water supply
- Sewage pump out
- Surface with waste containment and drainage
- Waste oil and battery disposal
- Secured fenced boatyard with controlled access and camera surveillance
- Maintenance building/workshop
- Comfort services/facilities – laundry services
- Continuous supply of electricity and water
- Wi-Fi/Fiber for all super yachts [LOA≥24m]
- Helipad
- Fire safety
- 24/7 security



*Important*  
**INFORMATION FOR  
BOATERS**

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**1**

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Geographical position 34° 58' 43" N 33° 56' 56" E

**2**

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We communicate on VHF channel 10 at a distance  
of two nautical miles from the marina

**3**

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You inform about your ETA via email approximately  
48 hours prior to your arrival

**4**

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You need to provide the Certificate of Registry,  
the Insurance Certificate and the Crew list at least  
48 hours prior to your entry

# Fully equipped BOAT YARD

*The boat yard offers an extensive range of high-level professional marine services such as hauling, launching, and boat maintenance operations.*

## Hauling and Launching

The marina's technologically advanced systems and facilities can lift yachts of LOA up to 36 meters and 150 tons.

Hauling and launching are done in two ways; (1) using a negative forklift for boats stored in the dry stack facility and (2) using the 150-ton travel hoist with a dedicated lift well for the larger yachts.

## Boat Maintenance Building and Services

The boat yard features state-of-the-art technology, such as a remote-controlled travel hoist, cleaning, dyeing and repairing systems, which constitute it unique in the eastern Mediterranean region.

A heavy load pad and a warehouse load-rated storage mezzanine can be isolated to permit climate-controlled application of hull coating and other sensitive systems.

Ayia Napa Marina is committed to taking measures that will protect the environment and in doing so has installed a hull-wash wastewater management system thus preventing any toxic particles and dissolved materials that could have an adverse impact on the environment from entering the sea.

## Chandlery

Yacht owners are able to find a wide selection of essential marine supplies, equipment and accessories at the chandlery.

## Crew Lounge

Crew members have their own special lounge which offers food, refreshments and free internet access.



# Seasonal DRY STACK

*Daily and seasonal covered storage for 160 boats up to 10m is provided in the Dry Stack storage facility.*

Owners with boats of up to 10 meters can forget the hassle of towing, hoisting, lifting and storing in an area that will possibly cause damages to the boat. Ayia Napa Marina can provide annual storage, lifting, launching and maintenance of a boat by utilizing the Dry Stack facility.

Dry Stack storage is only available through a valet system and includes advance scheduling and preparation of each boat with fuel and provisions as per the instructions of the owner.

A negative forklift is available for the launching of the boats in the Dry Stack.

The Dry Stack is modifiable in configuration to allow up to 4 levels of storage.

## Dry Stack advantages

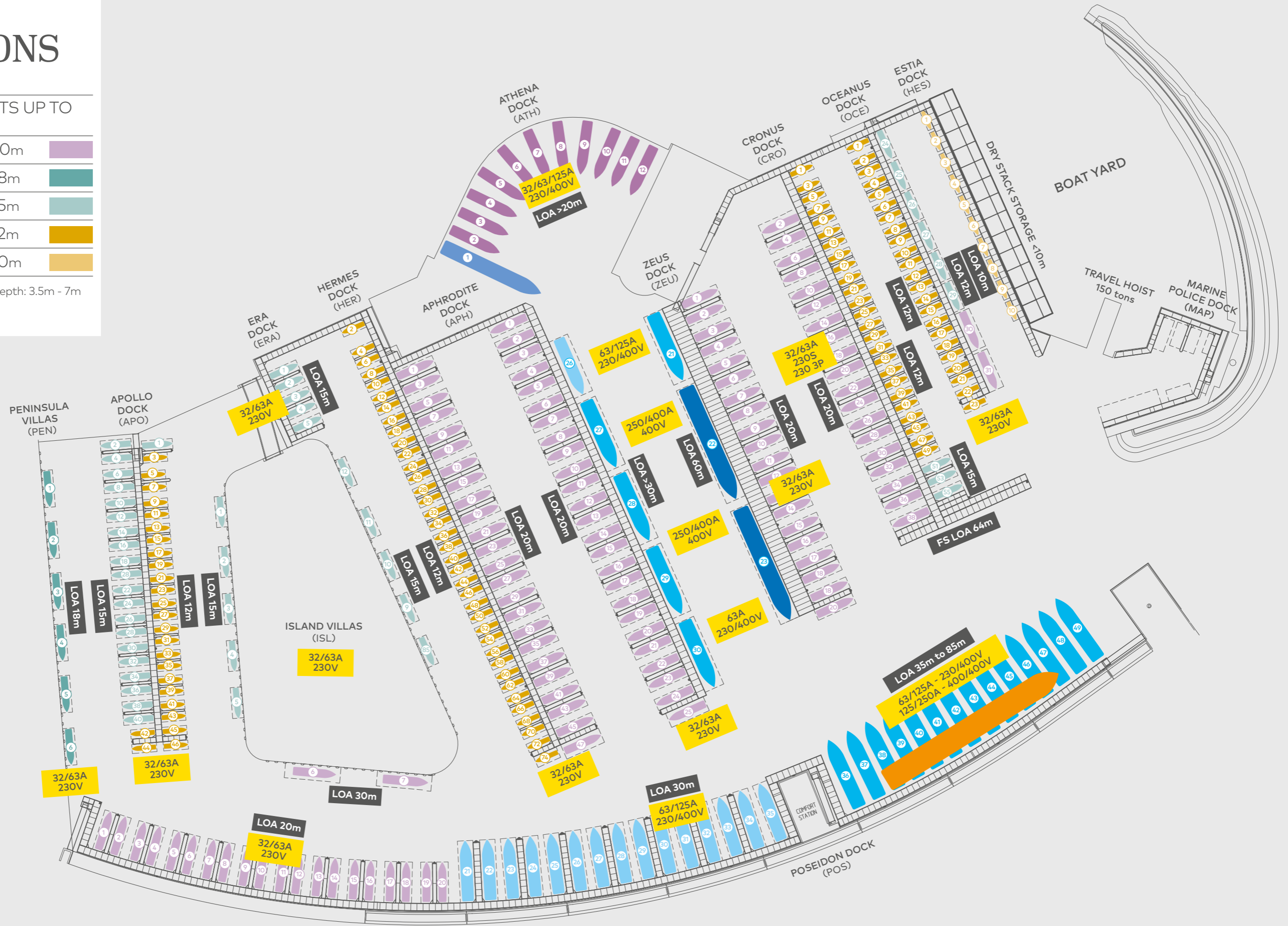
- **Protection** – Boats stored inside the dry storage structure are protected from all weather conditions including sun, salt, rain, ice and wind.
- **Less maintenance** – And chance of deterioration or damage. Reduced hull wear and tear, cleaning, detailing and antifouling which result in significantly lower maintenance and repair costs and maximize the life span the boat.
- **Convenience** – Hassle-free boating with launch and recovery on demand using a high capacity negative forklift. No tidal restrictions and no trailering or slipway hassles.
- **Significant reduction** – In overall costs of boat ownership.
- **Security guarantee** – Round-the-clock surveillance gives owners peace of mind that their boat is always safe from theft or vandalism.
- **Environmental impact** – Storing boats out of the water means less oil, fuel, foul water and toxins from anti-fouling paints into the sea.



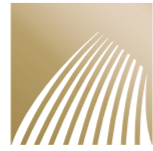
# BERTH POSITIONS

WET SLIP YACHTS UP TO

85m		20m	
60m		18m	
50m		15m	
36m		12m	
30m		10m	
26m		Depth: 3.5m - 7m	







COMMERCIAL VILLAGE

*The exhilarating*  
**ENTERTAINMENT HUB**

*The Commercial Village is at the heart of the marina. Set in a semi-circular basin reminiscent of an island harbour, it has a scenic waterfront with a pedestrian promenade.*

A variety of shops, cafés, restaurants and recreational activities create a bustling harbour-side atmosphere and make it the beating heart of entertainment for shopping, dining and leisure.

Created using a rich mix of regional stone with modern lines of plaster

and glass that reflect the overall elegance and style of the marina, Commercial Village is covered by an overhead parasol structure which unifies the area and provides shade for the promenade. Its curved and repetitious framework appropriately gives the impression of a ship's hull.



*A lifestyle*  
**DESTINATION**

*Ayia Napa Marina will be the lifestyle destination of choice in Cyprus, a welcoming and relaxing beachfront community that offers world-class dining, leisure, events and retail experiences.*



Retail boutiques



Waterfront dining options



Nightlife experiences



Yacht club



Fitness and wellness centres



Spa



Beach club



Event centre



Pharmacy



Supermarket



Banking services



Two beautiful beaches

*This unique development is*  
**BROUGHT TO LIFE BY ORA**

**VISIONARY AND AMBITIOUS**

We create world-class experiences, where special comes as standard – carefully conceiving, planning, designing, building and launching lifestyle destinations of great beauty and natural harmony in select locations around the world.

**DELIBERATELY DIFFERENT**

We look to create lasting legacies as well as luxury lifestyle destinations – taking great care to create living, breathing environments with real life and soul that sit comfortably in the natural landscape and have sustainability and community spirit at their core.

**DRIVEN TO EXCEL AND TO DELIGHT**

Our attention to detail sets us apart as we design and construct the highest quality residential, commercial, leisure and amenity properties – delivering landmark lifestyle destinations that are rewarding, relaxing and rich in opportunity.



MORE THAN  
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Ayia Napa Marina is a development by M.M. Makronisos Marina Limited. M.M. Makronisos Marina Limited has signed a concession agreement with the Cyprus Ministry of Energy, Commerce, Industry and Tourism on the 27th of April 2012 for Design, Finance, Build and Operation of the Ayia Napa Marina.

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