



SECTION 8: INFRASTRUCTURE, TRANSPORT, ENERGY & NATIONAL DEVELOPMENT PROJECTS

A Strategic Overview of Cyprus' Primary
Value Accelerators.

Human-led intelligence supported by AI precision.



8.1 Purpose of This Section

Why Infrastructure Matters More Than Price



Infrastructure delivery is the primary value accelerator.

- Price growth is not driven by scale, but by:
 - Accessibility
 - Connectivity
 - Urban regeneration
 - Energy and utility resilience

Directory Principle: In Cyprus, infrastructure creates demand first, prices follow later.

8.2 Transport Infrastructure: National Overview (Airports)



Larnaca International Airport (LCA)

- Primary international gateway serving the majority of passenger traffic.
- **Drives demand in:** Larnaca, Limassol, Nicosia (via highway).
- **Real Estate Impact:** Higher liquidity for residential units within 30–45 minutes' drive.

Paphos International Airport (PFO)

- **Secondary** airport with strong seasonal and regional connectivity.
- Supports tourism-heavy demand.
- **Real Estate Impact:** Supports short-term rentals and retirement living in Paphos district.

8.3 Road & Highway Network



The Network

Cyprus possesses a well-developed highway network connecting all major cities:

- Nicosia ↔ Limassol
- Limassol ↔ Larnaca
- Larnaca ↔ Paphos
- Nicosia ↔ Larnaca

Key Characteristics

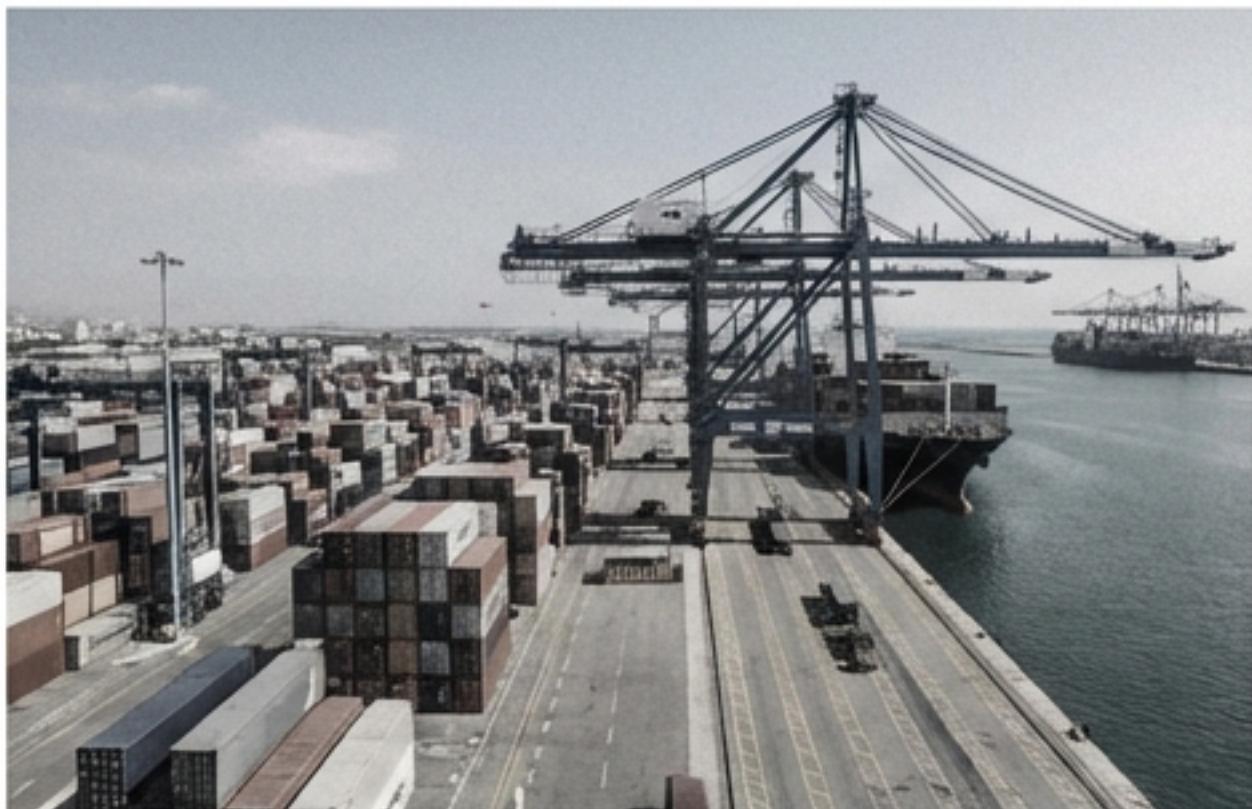
- No toll roads.
- Efficient intercity travel (countrywide transit under ~2 hours).
- Supports commuter living and decentralized housing.

Real Estate Impact

- Highway proximity increases rental desirability.
- Increases commuter feasibility.
- Increases suburban absorption.

8.4 Ports & Marinas: Commercial & Lifestyle Drivers

Commercial Ports



- **Limassol Port**: Main commercial port.
- **Larnaca Port**: Under redevelopment.
- **Vasilikos**: Energy and industrial port.

Marinas (Lifestyle + Value Drivers)



Limassol Marina

- Mixed-use development (Luxury residential + yacht facilities).
- Anchor for high-end pricing.
- Impact: Established premium zone with strong international appeal.

Ayia Napa Marina

- New-generation marina boosting Famagusta district positioning.
- Creates luxury micro-market in a tourism zone.
- Impact: Raises short-term rental and holiday-home values.

8.4 Special Focus: Larnaca Port & Marina Redevelopment



Current Status Update: The previous concession was terminated (May 2024).

Investor Guidance: The regeneration thesis remains valid, but investors should treat uplift as “policy + re-tender execution dependent,” not “in delivery.”

Project Profile: Strategic long-term project focusing on urban regeneration, mixed-use spaces, hospitality, and public areas.

Impact: Still seen as the largest future uplift catalyst for Larnaca real estate.

8.5 Urban Regeneration & City Transformation



Limassol

Drivers: Seafront regeneration, High-rise planning zones, Business district consolidation.

Impact: Strengthens position as Cyprus' global-facing city.



Larnaca

Drivers: Port & marina redevelopment, Seafront revitalisation, City-centre densification.

Impact: Transforms from gateway city to live-work coastal hub.



Nicosia

Drivers: Old town restoration, University-driven regeneration, Administrative core modernisation.

Impact: Supports long-term rental demand and institutional stability.

8.6 Energy Infrastructure & Sustainability



The Transition

Moving from reliance on imported fuels toward:

- Renewable energy
- Energy storage
- Grid modernisation

Strategic Developments

- Natural gas infrastructure projects.
- Solar energy expansion.
- Energy efficiency regulations for buildings.

Real Estate Impact: Energy-efficient buildings gain valuation advantage.
Older stock faces retrofit pressure over time.

8.7 Water Infrastructure & Environmental Constraints



Context:

Cyprus is a water-scarce country.

Key Solutions:

- Desalination plants
- Water recycling
- Demand management

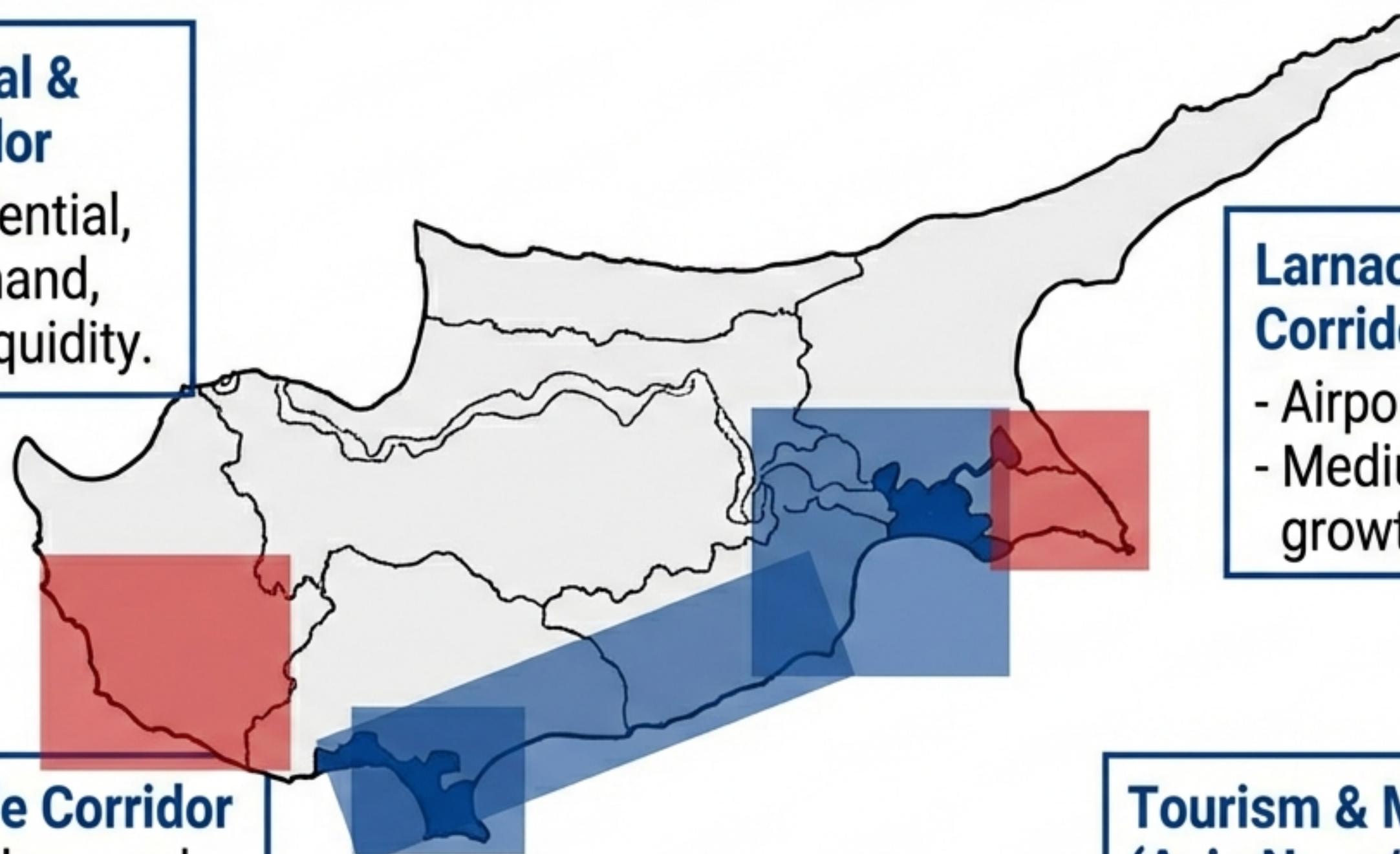
Real Estate Impact:

- Large-scale developments require infrastructure approval.
- Sustainable planning influences zoning and approvals.

8.8 National Development Corridors (Directory Framework)

Limassol Coastal & Business Corridor

- Premium residential,
- Corporate demand,
- International liquidity.



Paphos Lifestyle Corridor

- Retirement and second-home demand.
- Low-density planning.

Larnaca Regeneration Corridor

- Airport + Port + Centre.
- Medium-term capital growth focus.

Tourism & Marina Nodes (Ayia Napa/Protaras)

- Seasonal, yield-focused investments.

8.9 Infrastructure Risk Factors (Reality Check)

Risk	Explanation
Project delays	Common in large redevelopments
Phased delivery	Value uplift may be gradual
Planning constraints	Limits oversupply
Utility capacity	Impacts large developments

Directory Warning: Infrastructure value is realised over time, not at announcement.

8.10 Strategic Guidance: Section Summary

1. Infrastructure is Cyprus' main growth lever.
2. Airports and highways define livability.
3. Marinas create premium micro-markets.
4. Regeneration zones outperform isolated projects.
5. Sustainability is becoming a valuation factor, not a trend.





Thank You.

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