

ASTONS

Residency & Citizenship
by investment

CYPRUS

Real Estate Market Trends
2025



Introduction

The first half of 2025 confirmed strong interest in the Cypriot property market, continuing the momentum of the previous year. Transaction volumes remained close to record highs — with 8,729 property sales registered between January and June 2025, this figure is just slightly below the 2007 peak (10,258 sales over the same period).

The market continues to demonstrate resilience despite growing global uncertainty: property prices are rising at a moderate pace, supported by steady demand from both local buyers and international investors.

**Record-high
number since
2008**

**8,729
sales**

January–June 2025

In this report, we review the performance of the Cypriot real estate sector in H1 2025, analysing key indicators, regional trends, buyer profiles, and market structure. We also highlight updates on infrastructure developments, legislative and tax changes, and present our insights on future market direction.

Key News Highlights (January–June 2025)

The first half of 2025 was marked by events that significantly impacted the Cypriot property market and the country's investment climate.



Record-Breaking Deal — Secret Valley Sold for €130 Million

In June 2025, Cyprus recorded the largest real estate transaction in its history: the Bank of Cyprus, through its REMU division, sold the Secret Valley project (Venus Rock) to Columbia Group for €130 million.

This large-scale project spans approximately 5 million m² in a prime location between Paphos and Limassol. It includes an 18-hole golf course and plans for the development of around 3,000 residential units, a marina, and other key infrastructure elements.

This deal sends a strong message to the market: investor confidence in large-scale development is returning, and local players have proven their ability to manage significant assets. For the bank, it marked a successful exit from a problematic asset. For the market, it demonstrated the growing appeal of Cypriot real estate to institutional capital.

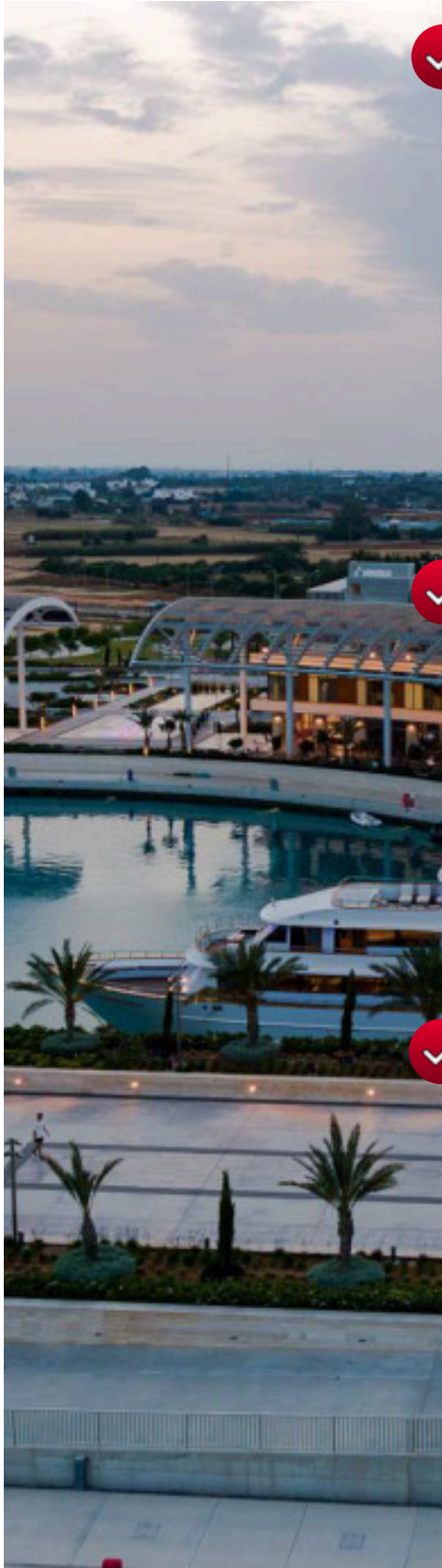
Cyprus on the Verge of Joining the Schengen Zone

In early 2025, President Nikos Christodoulides confirmed that all technical requirements for Cyprus's accession to the Schengen Area would be fulfilled this year. The political agreement has already been reached, and final procedural formalities are expected to be completed in the near future.

This is an important signal for the market: **Schengen membership will enhance Cyprus's investment appeal**, streamline cross-border travel, and increase the value of residence-by-investment programmes such as the Permanent Residency scheme (PR or "Golden Visa"), which remains in high demand.

There is also active discussion of potential **changes to immigration requirements**. Overall, the prospect of Schengen membership reinforces Cyprus's image as a gateway between Europe and regions with growing interest in property acquisition.

Key News Highlights (January–June 2025)



Stricter Controls on Abuse of the 5% VAT Incentive

From 2025, Cypriot authorities have tightened enforcement surrounding the reduced 5% VAT rate on property purchases. As a reminder, since 2023 the 5% rate only applies to the first 130m² of properties up to 200m² in total and valued at up to €350,000, excluding luxury properties. Spring 2025 saw widespread violations, where buyers declared primary residence purchases under the scheme but used them as secondary homes or investment rentals. This led to increased scrutiny and sanctions for non-compliance. The aim of the new measures is to curb speculative activity and make the scheme more targeted—focusing on genuine buyers rather than investors.

End of the "Construction Amnesty"

As of **July 2025**, Cyprus has officially ended its programme for the legalisation of **unauthorised construction**. Properties without proper permits can no longer be regularised. This is a major step toward greater market transparency: many 'grey area' transactions will now be removed from the system. For investors—especially international ones—this enhances Cyprus's profile as a mature, rule-of-law market with **greater legal clarity and lower risk exposure**.

Tourism Season Wrap-Up: Record-Breaking Numbers

In **2024**, Cyprus welcomed over **4 million tourists** for the first time. In the **first half of 2025 alone**, the country recorded a **6% increase** compared to the same period last year. The rising number of tourist arrivals has had a direct impact on short-term rental demand and property investment interest. Beachfront apartments, villas and centrally located units remain especially attractive. Authorities are placing renewed emphasis on **high-quality tourism infrastructure**, which further boosts investor confidence. In this context, the demand for buy-to-let apartments continues to grow, making **short-term rental properties a key investment strategy** in 2025.

Market Summary: Figures and Trends

Total Transactions
in 2024

15,797

Properties sold across both primary and secondary markets, including residential and commercial real estate.

Sales Growth
(January–April 2025)



+12%

Compared to the same period in 2024

April 2025

1,404

(April 2024 — 1,366)

January–June 2025

8,729

(January–June 2024 — 4,963)
June 2025

June 2025

1,544

(+17% compared to June 2024)



H1 2025

Highest number of transactions since 2008

Annual Housing Price Growth: Price Trends

Figures refer to year-on-year changes compared to the same period last year

+4,8%

— Q1 2025 year-on-year

+4,5%

— End of 2024 year-on-year

+5,6%

— Annual house price growth in 2025

+3,5%

— Annual apartment price growth in 2025



Regional Overview

Limassol continues to lead as the most expensive and investment-attractive region. The concentration of high-end property transactions contributes to the high average price per square metre. **Paphos** ranks second in activity, known as the go-to destination for expats thanks to its coastal appeal. **Nicosia** (the capital) remains a predominantly local-driven market. **Larnaca** showed the highest growth in property prices among all cities.

Paphos

At the start of 2025, apartment prices in Paphos saw a slight decline (**-0.5% for Q1**), whereas the **detached house** and **office segments** continued to grow. Paphos remains the second-largest market by transaction volume. In Q1 2025, prices rose by approximately **4%** (compared to the previous quarter), placing the city just behind Limassol in terms of total investment value.

€287,000

Average apartment price

€693,000

Average price of a new detached house

65%

Share of foreign buyers (2024)

€426 000

Средняя цена новой квартиры

€557 000

Средняя цена нового дома

2x

New build prices in Limassol are nearly double those in other cities

Limassol

In Q1 2025, apartment prices in Limassol increased by around **0.9%**, with annual growth across all property types estimated at **5–6%**. Limassol continues to lead the island in total investment volumes, offering high-quality infrastructure, consistent demand from affluent foreign buyers, and an active premium rental market.

Regional Overview

Nicosia

Nicosia recorded the slowest quarterly growth among all cities. On an annual basis, residential property prices in the capital increased by just **0.7%** in early 2025, with quarterly growth at **1.2%**. The city continues to invest in urban upgrades — from renovating office hubs to creating modern retail areas — gradually boosting the appeal of the capital's real estate and attracting interest in its commercial segment.

+0,5% in Q1 2025

€190 000

Average new apartment price

+0,5% in Q1 2025

€314 000

Average price for a new home

+15%

Growth in transaction volume (Jan–Apr 2025)



+5,61% in Q1 2025

€196 000

Average new apartment price

+4,78% in Q1 2025

€340 000

Average new home price

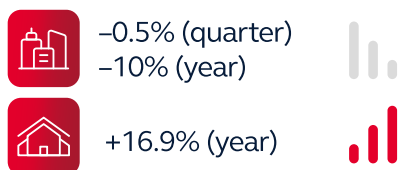
Larnaca

In Q1 2025, **Larnaca recorded the highest price growth** among all cities. This is largely due to the city's relatively affordable entry point and the active phase of major infrastructure development. Its appeal is growing among both domestic and international buyers, particularly those seeking budget-friendly properties.

Comparative Regional Data (2024 – Q1 2025)

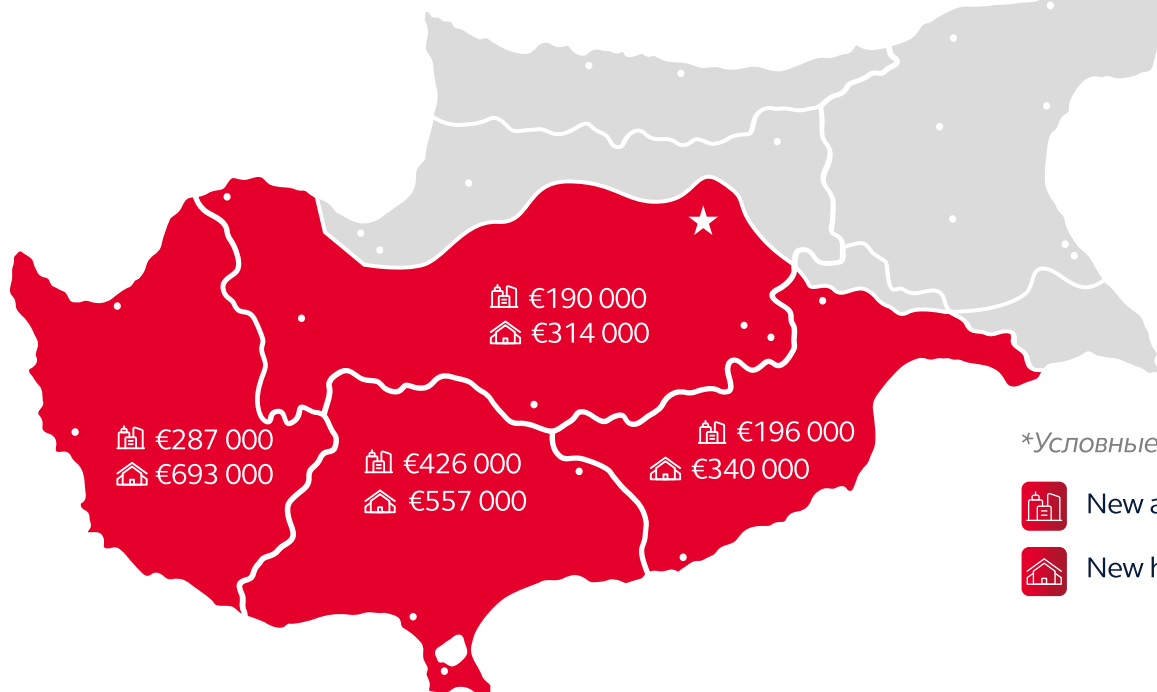
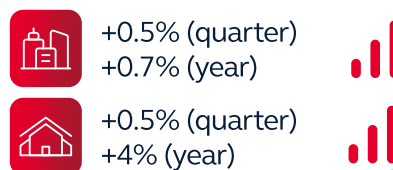
Paphos

Record-high share of foreign buyers – 65%. Strongest interest remains in villas and detached homes.



Nicosia

Locally driven market with the highest stability in the country.

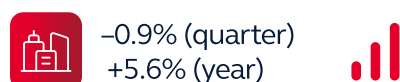


*Условные обозначения:

- New apartments:
- New houses:

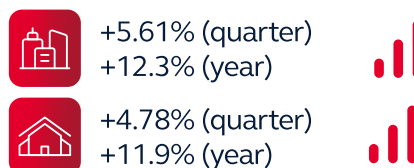
Limassol

Price leader and Cyprus' key premium segment.



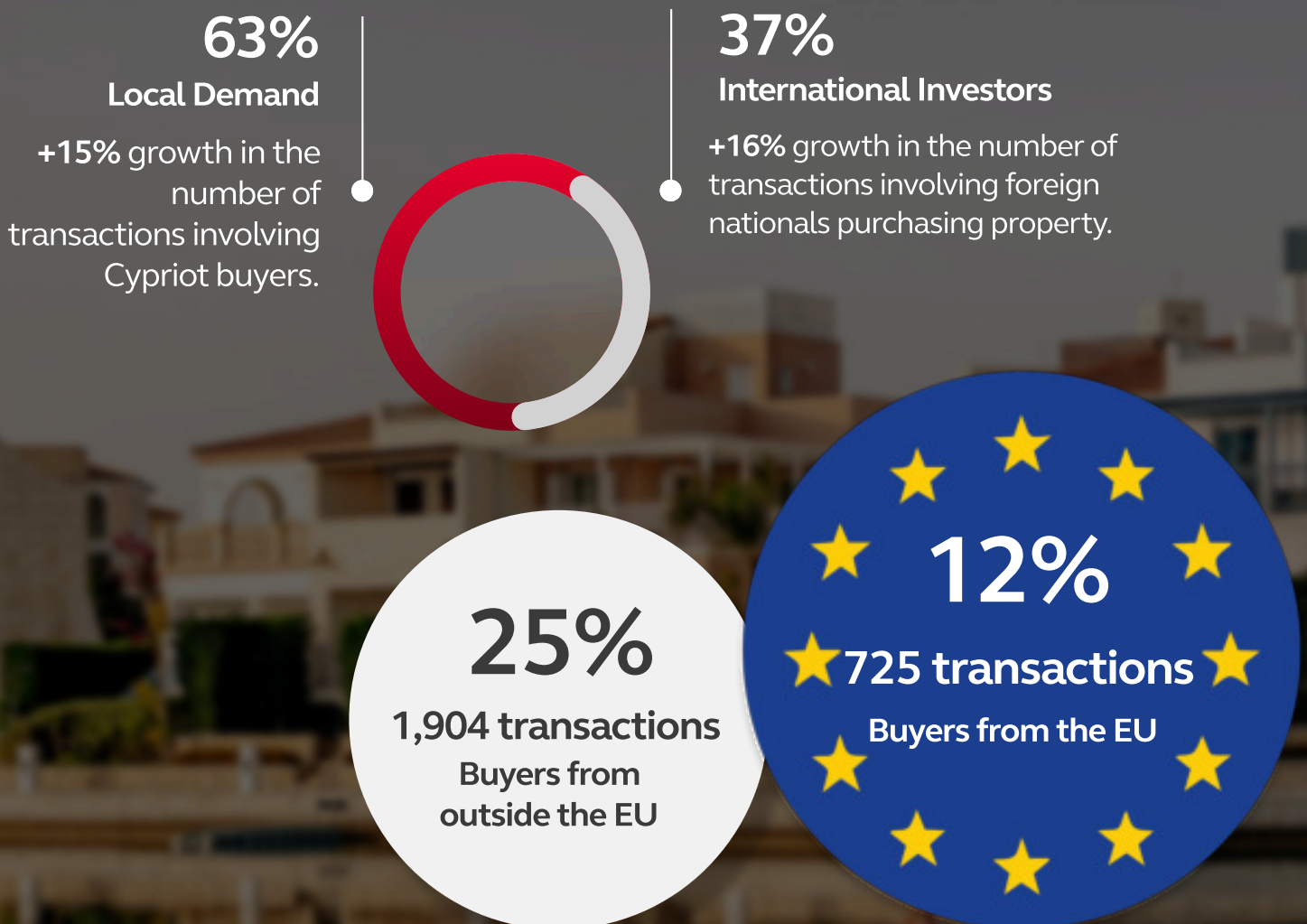
Larnaca

The fastest-growing real estate market in Cyprus.



Demand Trends: Buyers and Preferences

Cypriots continue to view real estate as a reliable tool for preserving capital and generating returns, reinforcing a fundamentally stable demand base. In 2025, a notable increase was observed in local buyers and those purchasing for family use in cities undergoing active infrastructure upgrades (such as Nicosia and Larnaca), as well as in response to government support programmes, including subsidies and housing assistance for young families. At the same time, international demand has diversified further, reaching across more regions of the country.



Key Trends:

Resort areas and premium residential districts remain in the lead. Among cities, Limassol shows the strongest international demand (+38% in H1 2025), followed by Paphos (+41%).

Sales data covers the first 6 months of 2025.

Who's Buying and Where in Cyprus: Key Market Trends

Paphos

In the first half of 2025, the number of transactions by foreign buyers in Paphos surpassed those by locals. The main international buyer groups included citizens of the UK, Germany, Scandinavian countries, and China.

Limassol

Limassol continues to attract strong demand from buyers across Europe, Russia, the Middle East, and Asia. A significant share of high-end residential developments and most luxury apartment complexes remain popular among expats and international businesspeople.

Nicosia

The capital's market is driven primarily by local demand, although the share of foreign buyers has been gradually increasing.


Larnaca

Larnaca's market remains largely local, but in 2025 there was a noticeable uptick in demand from international investors, especially from Israel.



Regional Demand Differences

Category Buyers	Property Types / Segments:	Key Drivers:
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Local Buyers 	Primary residences for owner-occupation	Government support and subsidies
	Investment apartments for rental income	Buyers from non-EU countries tend to choose Limassol, Paphos and premium seafront areas
	Affordable housing	Young buyers (under the age of 41) are eligible for housing grants of €20,000–€60,000 when purchasing homes up to 100 m ² .

Category Buyers	Property Types / Segments:	Price Ranges:	Key Drivers:
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Foreign Buyers 	Seafront villas and luxury apartments	€300,000–€500,000	Permanent residency through investment (Golden Visa)
	Land plots and exclusive properties	€5–10 million	Buyers from non-EU countries tend to choose Limassol, Paphos and premium seafront areas
	Villas and apartments for PR/GV (Golden Visa) programmes	€300,000+ (for PR eligibility)	European and Israeli investors are increasingly active in the PR/GV segment

Foreign buyers prefer luxury villas and high-end seafront apartments, many of which qualify for Cyprus's permanent residency programme. Following the programme's tightening in early 2024, demand shifted further towards premium segments. Ultra-high-net-worth investors from outside the EU are increasingly targeting landmark assets: in 2025, several transactions were registered involving individual villas and plots valued between €5–10 million, particularly in Limassol.

Rental Yields:

Long-Term vs Short-Term

In 2025, Cyprus's rental market continues to be a reliable source of income for investors. The highest yields are traditionally observed in **Nicosia**, where demand is driven by a stable professional tenant base. In **Limassol**, premium prices are largely influenced by demand from expatriates. Notably, percentage yields tend to be higher in **peripheral regions**, where lower property prices offer more accessible entry points for investors.

Rental Rate Growth



+4,39%

Offices



+2,87%

Apartments



+2,51%

Houses and townhouses



+1,56%

Holiday apartments



+2,26%

Holiday homes



-0,9% (stagnation)

Commercial and retail spaces

Impact of Infrastructure Projects on the Market

The large-scale infrastructure developments launched between 2023 and 2025 have significantly stimulated key segments of the Cyprus real estate market. Modern highways, redeveloped ports, and newly introduced tourism and educational facilities have all contributed to the rising investment appeal of various locations and are helping to sustain price growth.



Tourism & Leisure

The launch of landmark projects such as the City of Dreams Mediterranean resort (€600 million) and the Limassol Greens golf club with its 18-hole course is actively driving demand for residential property in surrounding areas. Developers are leveraging proximity to these new attractions as a compelling argument to set premium pricing.

Ports & Marinas

Major infrastructure works — including the reconstruction of the Larnaca port and the launch of a new marina on the eastern coastline — are already influencing the property market. In Famagusta, average apartment prices grew by 15% year-on-year. These upgrades are enhancing the investment attractiveness of port cities and unlocking new growth points across the island.



Transport

Cyprus has embarked on an ambitious €1.3 billion road network modernisation programme. This includes the construction of the Paphos–Polis motorway (€330 million) and the completion of new ring roads in Nicosia. Improved connectivity is increasing accessibility to both resort and urban locations, reinforcing buyer interest and supporting further price growth.



Public & Educational Projects

In Nicosia, major construction is underway on a new university campus and business infrastructure. Meanwhile, in Limassol's Ariel district, a new mixed-use high-rise development has been completed, featuring luxury residences, retail spaces and offices (€45 million). These projects are strengthening the investment appeal of city centres for both students and international businesses.

Overall, large-scale government infrastructure projects in transport, tourism, and urban development are creating new growth hubs on Cyprus's real estate map. These initiatives are expanding the boundaries of active demand, attracting capital to previously secondary locations, and strengthening the country's long-term investment appeal.

Primary Market: Volumes and Trends

Construction activity in Cyprus remains high: a significant number of new units are delivered each year, although rising material costs slowed the pace in 2022–2023. In 2024, the volume of building permits issued slightly exceeded the 2023 level, indicating ongoing development activity.

The primary market targets both international buyers (luxury complexes in coastal cities) and domestic demand (affordable housing via government programmes).

A notable trend in 2024 has been the decline in average sales prices for new flats, largely due to a reduction in deals involving high-end apartments. After the termination of the citizenship-by-investment programme, this segment experienced a notable slowdown.

Cyprus's Citizenship by Investment Programme operated until November 2020 and allowed investors to obtain citizenship by investing at least €2 million in real estate or other assets.

Region	Price Growth for New Houses (%)	Average Price of New Houses	Price Growth for New Apartments (%)	Average Price of New Apartments
Nicosia	+35%*	€412 000	+1%	€191 000
Limassol	-12%**	€389 000	+12%	€372 000
Larnaca	+21%	€389 000	-2%	€187 000
Paphos	+16,9%	€693 000	-10%	€287 000

These fluctuations suggest that the primary market is undergoing a correction phase: developers are responding to reduced demand by adjusting prices, while new projects are being launched in more accessible, suburban areas — leading to a decline in average price levels.

**The sharp increase in Nicosia is primarily due to a single transaction exceeding €2.7 million.*

*** The decline in Limassol reflects price adjustments in premium projects and excludes VAT and common expenses.*

Rental Yield: Long-Term vs Short-Term

Cyprus' rental market in 2025 continues to offer stable returns: long-term apartment rentals generate around 5% gross yield annually.



5.7% gross yield

Holiday apartments



~2.8% gross yield

Holiday houses (coastal villas)

Short-term rentals in high season
(Paphos, Protaras):

8–10%

annual equivalent
at high occupancy

Average rental yield across Cyprus

4%

luxury villas/
houses

6–8%

apartments and
long-term lets



Key Takeaways:

- Highest rental rates are seen in Nicosia (business demand) and Limassol (premium expat market).
- Peripheral areas deliver stronger yields due to more accessible property prices.
- Short-term rentals perform best in coastal zones, while long-term rentals thrive in urban centres.
- High occupancy and rental rates ensure reliable cash flow with moderate investment risks.

Forecast: 2025–2026

Experts note that in 2025–2026, Cyprus’s real estate market is likely to enter a phase of more stable and balanced growth. After several years of rapid expansion, the market is expected to stabilise in terms of both pricing and transaction volumes — a sign of market maturity.

Key developments from the first half of 2025 confirm the sector's dynamic transformation: adjustments in state policy (Schengen, taxes, amnesty), major deals and projects point to continued investment inflows, while enduring growth drivers — tourism and foreign demand — are expected to sustain momentum.

Below are the key trends and forecasts.

Supply Expansion and Role of Construction

Developers are adapting to the new landscape: the increase in mid-range housing supply is helping to stabilise prices and support demand.

According to Ask Wire, the pace of construction remains high, but with notable shifts. Construction of luxury properties is slowing due to material costs, tightening regulations and evolving buyer priorities. In 2025–2026, new housing supply is expected to remain robust, partly driven by public-private partnerships. The focus is shifting towards affordable and mid-segment developments, including homes for long-term rental and owner-occupiers, which are increasingly supported by government subsidies.

Demand and Investment Activity

Domestic demand remains the market’s foundation: Cypriots continue to see real estate as a reliable way to preserve and grow capital. Rental yields and ownership remain key motives, supported by state incentives and housing schemes for local families.

Foreign investor activity is also expected to remain strong. Cyprus continues to benefit from its lifestyle appeal and strategic location. Accession to the Schengen Zone remains a powerful driver for residency-by-investment programmes and for maintaining global investor interest. Sustained foreign interest, combined with growth in tourism and infrastructure, will likely support continued investment into premium real estate and resort properties.

Slower, But Still Positive, Price Growth

The Central Bank of Cyprus forecasts that property price indices will continue rising in 2025, but at a more moderate pace, reflecting a shift from overheated growth to market consolidation.

Price growth of around 3–5% is expected overall, with up to 10% increases in some locations, depending on property type and buyer demographics. Apartments in high-demand areas and holiday homes in key coastal zones will likely remain attractive assets.

The market is not expected to stall: robust rental yields, strong tourism, and structural demand for housing will continue to stimulate interest and sustain steady growth.

+3–5%

expected property price
growth in 2025 (up to +10%
in some regions)

Forecasts: 2025–2026

Growth Engines: Cities and Projects

As the island’s financial centre, Limassol is expected to show steady growth backed by strong capital inflows. Demand continues to shift towards rental and commercial properties – a trend largely driven by foreign professionals and expats. At the same time, Limassol maintains its appeal for buyers seeking villas and seaside apartments, particularly among retirees from Europe.

**Limassol
& Paphos**

Leaders in investment appeal

Nicosia, Larnaca, and Famagusta are also gaining ground thanks to infrastructure projects, modern residential supply and more affordable price points.

Nicosia – Cyprus’ administrative centre – is strengthening its position as a commercial real estate hub.

Famagusta is benefiting from the development of university and student infrastructure.

Green Construction and Sustainability

In the near future, Cyprus is expected to tighten requirements for sustainable development. Developers are increasingly using energy-efficient materials and design principles to align with the EU’s Nearly Zero-Energy Building (NZEB) directive, mandatory for all new buildings since 2021. By 2030, the country aims to significantly reduce construction waste.

New sustainability standards will influence prices and demand:

- Buyers are increasingly drawn to energy-efficient homes.
- Institutional investors are also prioritising certified green developments.

As a result, in 2025–2026, “green” residential and commercial real estate could become one of the key drivers of demand, helping to establish Cyprus as a new **investment-grade market** in this segment.

Cyprus – a Top Destination for Retirees and Relocators

In 2025, global rankings once again placed Cyprus in the **top 7 countries for retirement**, citing its Mediterranean climate, high quality of life, accessible healthcare, and favourable tax regime with a flat 5% income tax on pensions. The country is increasingly appealing to those seeking residency by investment (via the €300,000 minimum property route), including citizens of the EU and CIS.

The country also remains attractive to relocators thanks to its flexible immigration policies (such as permanent residency through investment), high level of safety, and English-speaking environment — all of which continue to draw thousands of skilled professionals.

In 2024, Cyprus saw an influx of IT companies from Russia and Belarus, with many employees relocating to **Limassol and Nicosia**, where they tend to rent or purchase property. As a result, the demand base is becoming more diversified — driven by **tourists, retirees, and expats**, which helps mitigate the impact of potential market fluctuations.



Sources Used in This Report

[Central Bank of Cyprus](#)

[Department of Lands and Surveys \(DLS\)](#)

[CyStat](#)

[RICS Cyprus](#)

[Landbank Analytics](#)

[AskWire](#)

[KPMG Cyprus](#)

[Deloitte Cyprus](#)

[PwC Cyprus](#)

[Cyprus Property News \(Nigel Howarth\)](#)

[Cyprus Mail](#)

All figures and facts are based on data for January–June 2025.



Terms and conditions of the Permanent Residence Programme in Cyprus

From €300,000

Purchase of new property from the developer at any stage of construction

This can be one or more properties if their combined value exceeds a certain threshold. A VAT of between 5% and 19% is also required depending on the property type, the property's area and additional conditions.

Basic requirements for an investor to obtain a residence permit:

- **The investment property must be a new dwelling from the developer.**
Acquisition of secondary property is not allowed.

- It is possible to obtain a CoML by buying **multiple properties**

- **Real estate can be purchased in the name of a company, not an individual.**
The company must be registered in the name of the applicant or his/her spouse, who are the sole shareholders.

Under the programme, it is not necessary to reside permanently in Cyprus — it is sufficient to visit at least once every two years. The residence permit is indefinite and applies to the family members of the principal applicant.

Residency status gives the opportunity to obtain citizenship of Cyprus, a country of the European Union, after 8 years if all the necessary conditions are met.

Permanent Residency Acquisition: Step by Step



Consultation & Property Selection

1

Signing an agreement for **legal support with Astons** and paying **50% of the professional service fee**.

2

Selecting a property, **signing a preliminary sales agreement**, and making a **deposit payment**.

The property purchase must be completed before submitting the PR application. At this stage, the investor must also pay VAT (a tax refund can be obtained later).

3

Property Registration. The **sales contract is registered with the Land Registry**, carried out under a power of attorney by the company's legal team.

4

Payment of stamp duty, a mandatory fee calculated based on the purchase price at a rate of 0.15% on the first €170,860 and 0.2% on amounts exceeding this threshold.

5

Obtaining Council of Ministers approval is mandatory for all non-EU foreign buyers before acquiring property in Cyprus.

6

Full payment for the property and transfer of ownership rights.



Permanent Residency Application

7

Submitting the PR application to the Department of Civil Registry and Migration.

8

Receiving approval and issuance of the Immigration Certificate.

9

Payment of the remaining 50% of the professional service fee.

10

Providing biometric data and obtaining a PR card.

11

Issuance of Residency Cards.

Within one year of receiving the Immigration Certificate, the applicant and their family (if included in the application) must submit biometric data to obtain residency cards.



Why Trust Astons?

With 30+ years of expertise, Astons is a leader in the global investment migration and relocation space - offering personalized service and tailored citizenship and residency solutions in Europe, the EU, the Caribbean, Middle East, South Pacific, and the USA.



Over 35 years of experience and expertise

Founded in London in 1989, Astons is at the forefront of the investment immigration sector, and has grown into an international group of companies headquartered in Dubai.



Trusted Partner

Astons has successfully helped more than 9,000 global HNWI clients - representing more than 100 nationalities - who have entrusted us with more than \$2,600,000,000 USD in investments in citizenship & residence programs and luxury real estate.



Officially Licensed

Astons operates under official state licenses and in strict compliance with the laws and regulations of each jurisdiction in which we do business - partnering with local regulators and government officials.

Our lawyers are seasoned experts in all immigration laws and protect the interests from beginning of our clients - beginning to end.



Client-Focused. Results-Driven

100% of clients who pass the Astons' due diligence review have their applications approved. The Astons due diligence team of seasoned UK lawyers and industry experts advance our clients' interests by maintaining direct and constant contact with government officials - leveraging our experience, expertise, and methodology of the British law school to conclude the immigration process in our client's benefit.

Why Trust Astons?



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Astons ranks in the TOP 6 of the MIGRATOP rating, The TOP 25 international immigration companies from Uglobal Immigration Magazine. Winners of the Best European Citizenship Advisor 2018, and Best Full-Service Investment Immigration Firm 2019 awards



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Your dedicated Astons team is available to you when you need them, Via email, SMS, WhatsApp, or by phone. Or feel free to visit any of our global offices: Istanbul (Türkiye), London (UK), Limassol (Cyprus), Dubai (UAE), Athens (Greece), Fort Lauderdale (USA) and St. Julian's (Malta).



Only The Best Solutions

There are dozens of programs out there, but they're not all equal. Astons only provides the best citizenship and residence by investment solutions and premium real estate. Our experts will find the most suitable options to satisfy every client's wants, needs, and demands.



Internationally Recognized Experts

Astons' expertise is regularly relied upon for insights and comments on investment migration and trends in the global real estate sector by leading media: Forbes, Business Insider, CNBC, The Telegraph, The Times, The Sun, The Daily Express - and others.

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UK, LONDON

11-12 Tokenhouse Yard, London EC2R
7AS, United Kingdom

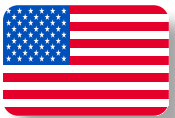
+44 207 0436026



UAE, DUBAI

13a Happiness Street, City Walk,
Al Wasl, Dubai, UAE

+971 454 01311



USA, FORT LAUDERDALE

2100 N Ocean Blvd, Fort Lauderdale FL 33305

+1 888 2033901



TÜRKİYE DESK

Center Address: Kustepe Mah. Mecidiyekoy Yolu Cad. Trump
Towers No:12 Kule:2 Kat:18 34387 Sisli, İstanbul, Türkiye

+902129008729



CYPRUS, LIMASSOL

Victory House, 205, Archbishop
Makarios Avenue, Limassol, 3030

+357 25 230233



MALTA, ST JULIAN'S

Dragonara Business Centre, Dragonara road,
Paceville, St. Julian's, STJ 3141 Malta

+356 77149119



GREECE

Dimitriou Falireos, 42 Neo Faliro, Piraeus, 18547

+302 112340656

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