



VILLA 11

PROPERTY INVESTMENT PROPOSAL



PROJECT OVERVIEW

PROJECT TYPE	Luxury beachfront villas with high-end fixtures and finishes
LOCATION	Kissonerga, Paphos • Located on a prime, beachfront with panoramic Mediterranean views • On the Coral Bay road • Short drive to Paphos Harbour and promenade • Easy access to all amenities, facilities and services • Close to international private schools
FACILITIES / EXTRAS	• Landscaped Gardens • BBQ areas • Private swimming pools • Leptos Gold Card Membership

CONTEMPORARY MEDITERRANEAN LIVING

Modern-day elegance designed to offer a
Mediterranean lifestyle that is second-to-none.







An aerial photograph of a stunning coastal scene in Cyprus. The water is a vibrant turquoise, transitioning to deeper blues further out. Several white yachts of various sizes are anchored in the bay. In the background, a large, rugged mountain with a flat top rises from the shoreline, surrounded by lush green vegetation. The sky is a clear, bright blue with a few scattered white clouds. The overall atmosphere is one of a peaceful, idyllic vacation spot.

CYPRUS

Explore a world of endless possibilities
on an island that serves as your gateway to Europe.

CYPRUS

- Positioned at the crossroads of three continents
- Member of the EU and Eurozone
- High level of services, including financial, medical, education, telecommunications etc.
- Ability to obtain permanent residency through purchase of real estate
- Cyprus' natural gas discovery will be a game changer for the domestic economy
- Mild climate and sunshine (340 days a year)
- Beautiful scenery and pristine beaches
- English language widely spoken
- Safe and secure environment
- High standard but low cost of living
- New marinas, golf courses and casinos



1st

Safest country in the world
among small countries and
5th worldwide (2016)

4th

4th out of 144 countries
on higher education and
training (2016)

5th

Best relocation destination
in the world (2016)

61

61 Blue Flag beaches -
most per capita in the world
(2020)

65

Double taxation agreements
with over 65 countries
worldwide (2020)

0%

Immovable, inheritance,
wealth and gift tax

5%

Reduced VAT (5% from 19%)
for main residence purchased

15%

Corporate tax, one of the
lowest in Europe

PAPHOS

Cyprus' cosmopolitan resort town,
and a centre for culture.





PAPHOS

- A thriving commercial centre with international business activities
- The most luxurious hotels and resorts on the island
- Freehold properties in prime locations
- Excellent medical centres and educational institutions
- A UNESCO world heritage centre
- Modern airport linking Cyprus to international destinations
- International 18-hole championship golf courses
- Excellent tourist facilities and culinary experiences
- Modern, revived and multi-cultural centre

A TOP-RATED DESTINATION



EDUCATION



With a mix of public and private institutions, Paphos offers a range of educational opportunities from preschool to higher education.

Neapolis University Pafos, a prominent private university in Cyprus and part of the Leptos Group, is committed to providing a transformative academic journey that empowers individuals to navigate their path to success.

The city's reputation for delivering quality education is upheld by its modern facilities, dedicated educators, and a strong focus on academic excellence.

HEALTHCARE



The healthcare system in Paphos is renowned for its high standards and accessibility to both residents and visitors.

The city boasts a comprehensive healthcare infrastructure comprising public hospitals, private clinics, and pharmacies.

Key healthcare providers such as the Iasis Hospital, affiliated with the Leptos Group, along with the General Hospital, play pivotal roles in delivering essential medical services to the local community.

CULTURE



Paphos is rich in diverse cultural heritage, with iconic landmarks like the Harbour and Castle imbuing historical significance into its landscape.

The city's UNESCO World Heritage archaeological sites, including the Tombs of the Kings and intricate mosaics, vividly showcase its ancient past.

Preserving traditional architecture and customs, the Old Town offers a captivating glimpse into the region's historical legacy.



DRIVING DISTANCES

(FROM THE DEVELOPMENT)

1	Coral Beach Resort and Spa	8 minutes
2	Akamas Nature Reserve	15 minutes
3	Coral Bay Blue Flag Beach	6 minutes
4	Future Paphos Marina	4 minutes
5	Tombs of the Kings	10 minutes
6	Paphos Old Town	14 minutes
7	Paphos Town Centre	14 minutes
8	Main Shopping Mall	12 minutes
9	Archaeological Park	12 minutes
10	Paphos Harbour and Promenade	13 minutes
11	Neapolis Smart EcoCity	15 minutes
12	Iasis Private Hospital	18 minutes
13	Highway to/from other cities	20 minutes
14	Paphos General Hospital	20 minutes
15	Paphos International Airport	30 minutes





VILLA 11

LEVELS	3: Lower Ground Floor / Ground Floor / First Floor / Second Floor
FEATURES	Living Room Dining Room Kitchen Private Swimming Pool Lift
BEDROOMS	5 Bedrooms (En-suite)
BATHROOMS	5 Bathrooms 2 Guest Bathrooms

PRICE

€ 3,425,000 (Plus VAT)



VILLA 11





PRELIMINARY
MASTER PLAN

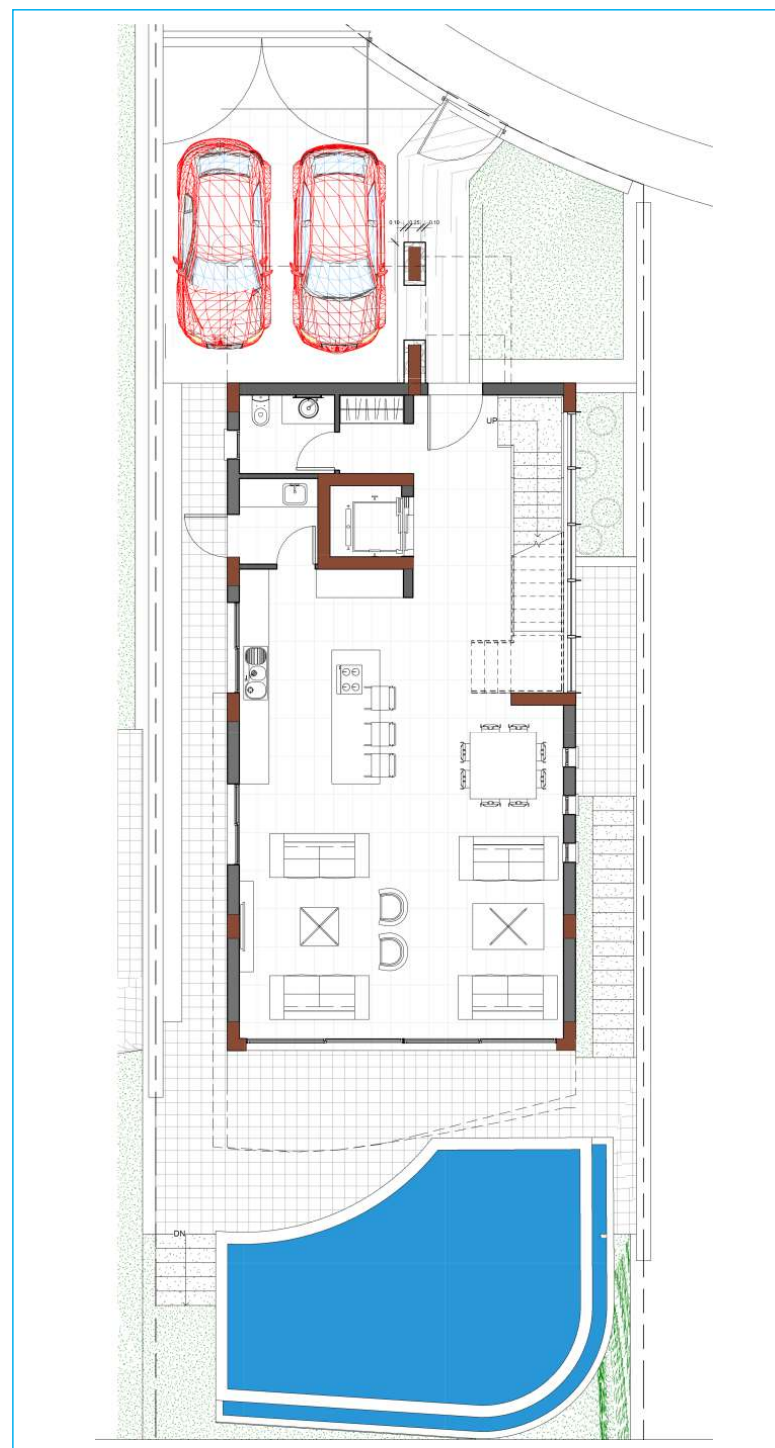




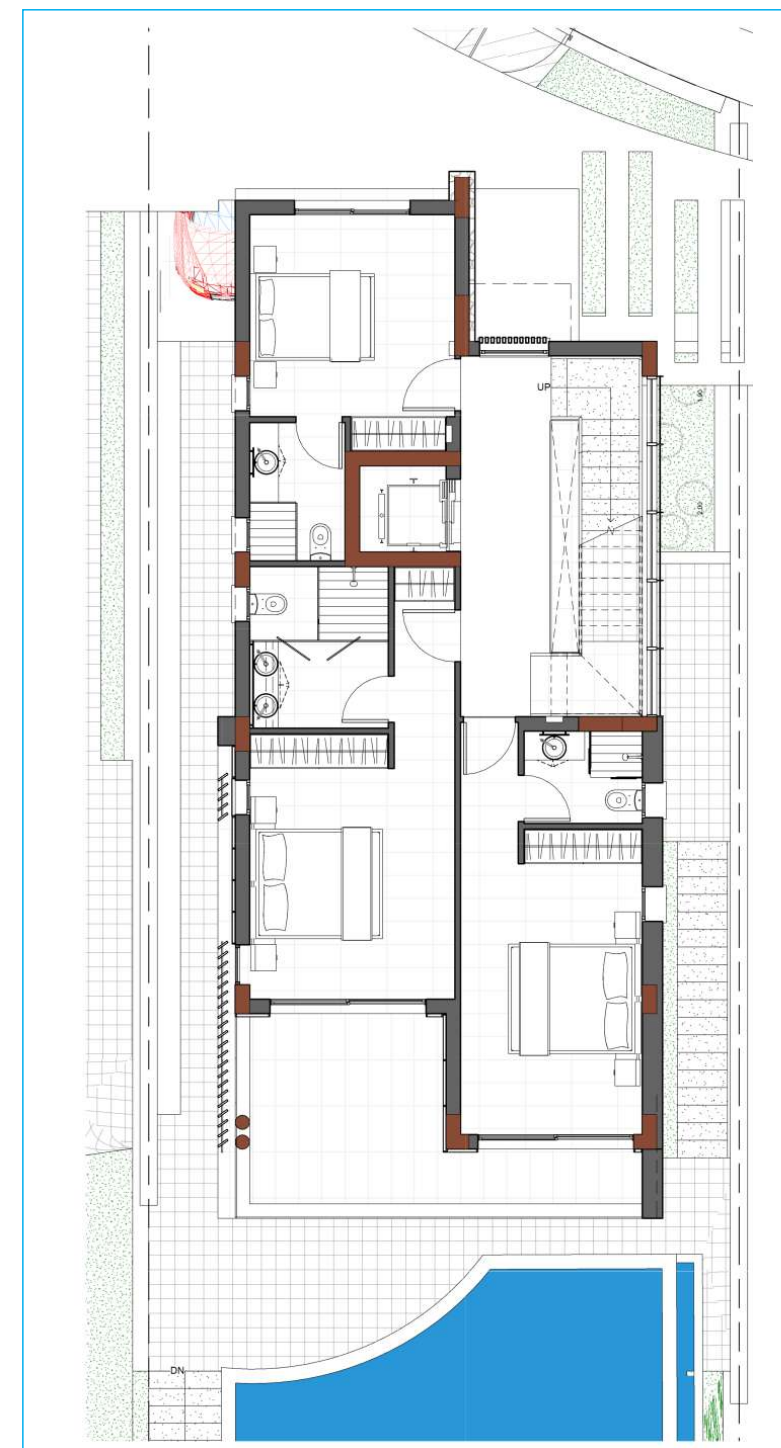
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PLOT AREA	445m ²
LOWER GROUND COV. AREA	112m ²
COVERED AREA	263m ²
COV. VERANDAS	70m ²
UNCOV. VERANDAS	39m ²
TOTAL COV. AREA	447m²

PRELIMINARY GROUND FLOOR PLAN



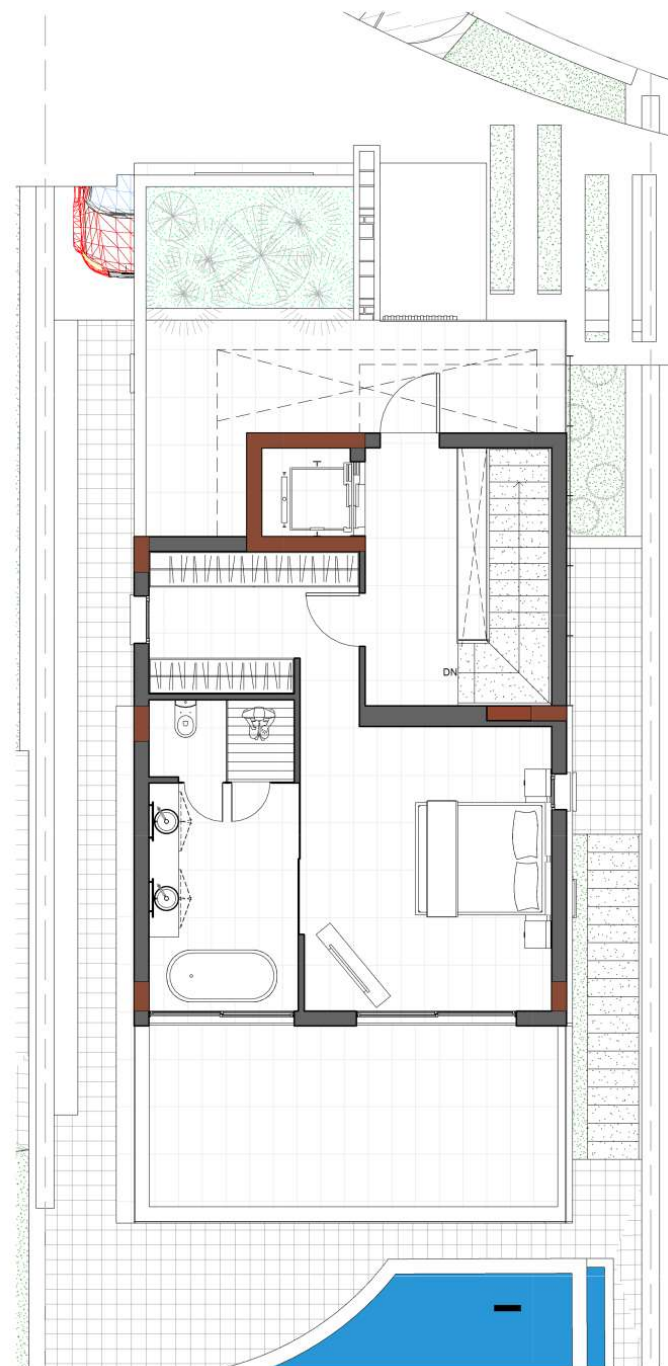
PRELIMINARY FIRST FLOOR PLAN





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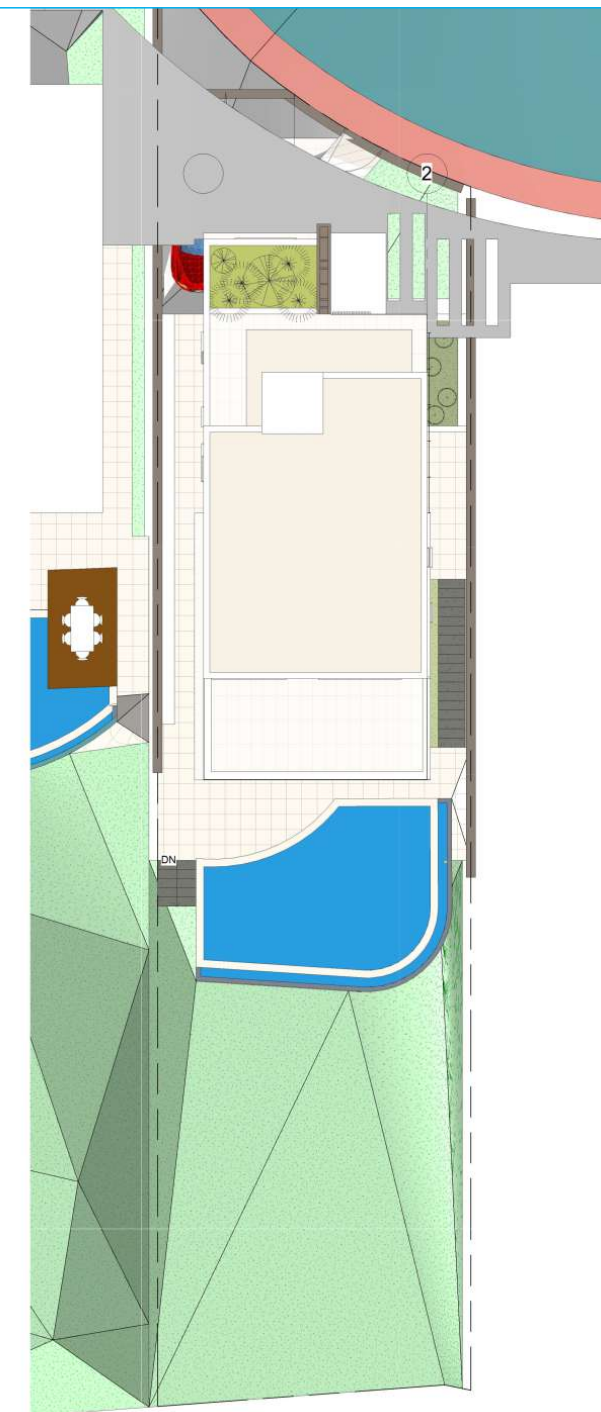
PRELIMINARY SECOND FLOOR PLAN



PRELIMINARY LOWER GROUND FLOOR



PRELIMINARY SITE PLAN



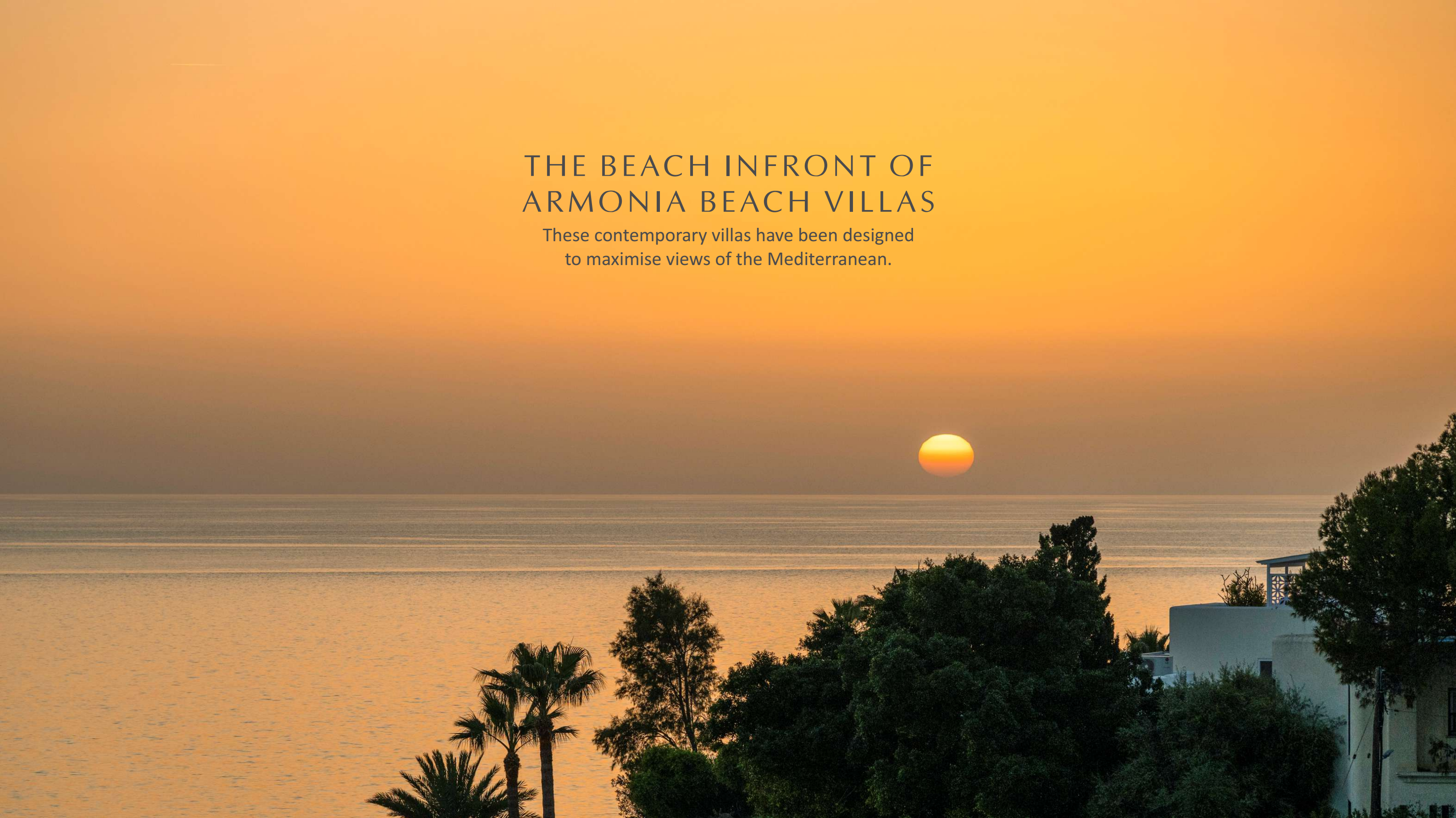


Images Shown Represent a Similar Villa



THE BEACH INFRONT OF ARMONIA BEACH VILLAS

These contemporary villas have been designed
to maximise views of the Mediterranean.





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