

A GREAT PLACE TO LIVE

AMBELIA VILLAS V1-6A/V2-6B

PROPERTY INVESTMENT PROPOSAL



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PROJECT TYPE	Custom built villas in landscaped gardens with panoramic views of the mountains and the Mediterranean
LOCATION	Kamares, Paphos • Located within the award-winning Kamares Village development • On the outskirts of Paphos Town • Quiet and peaceful location • Easy access to all amenities, facilities and services • Close to an international championship golf courses and St. Neophytos Monastery
FACILITIES / EXTRAS	• Kamares Village Clubhouse • Restaurant • Lagoon-style outdoor swimming pool • Tennis Courts • 24/7 Emergency Medical Centre • Venue for private functions • Leptos Gold Card Membership

OUTDOOR MEDITERRANEAN LIVING

kamares Ampelia Villas are designed to make the most of the outdoor Mediterranean coastal living of Paphos.



An aerial photograph of a stunning coastal scene in Cyprus. The water is a vibrant turquoise, transitioning to a deeper blue further out. Several white yachts are anchored in the bay, with people visible on their decks. 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.

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

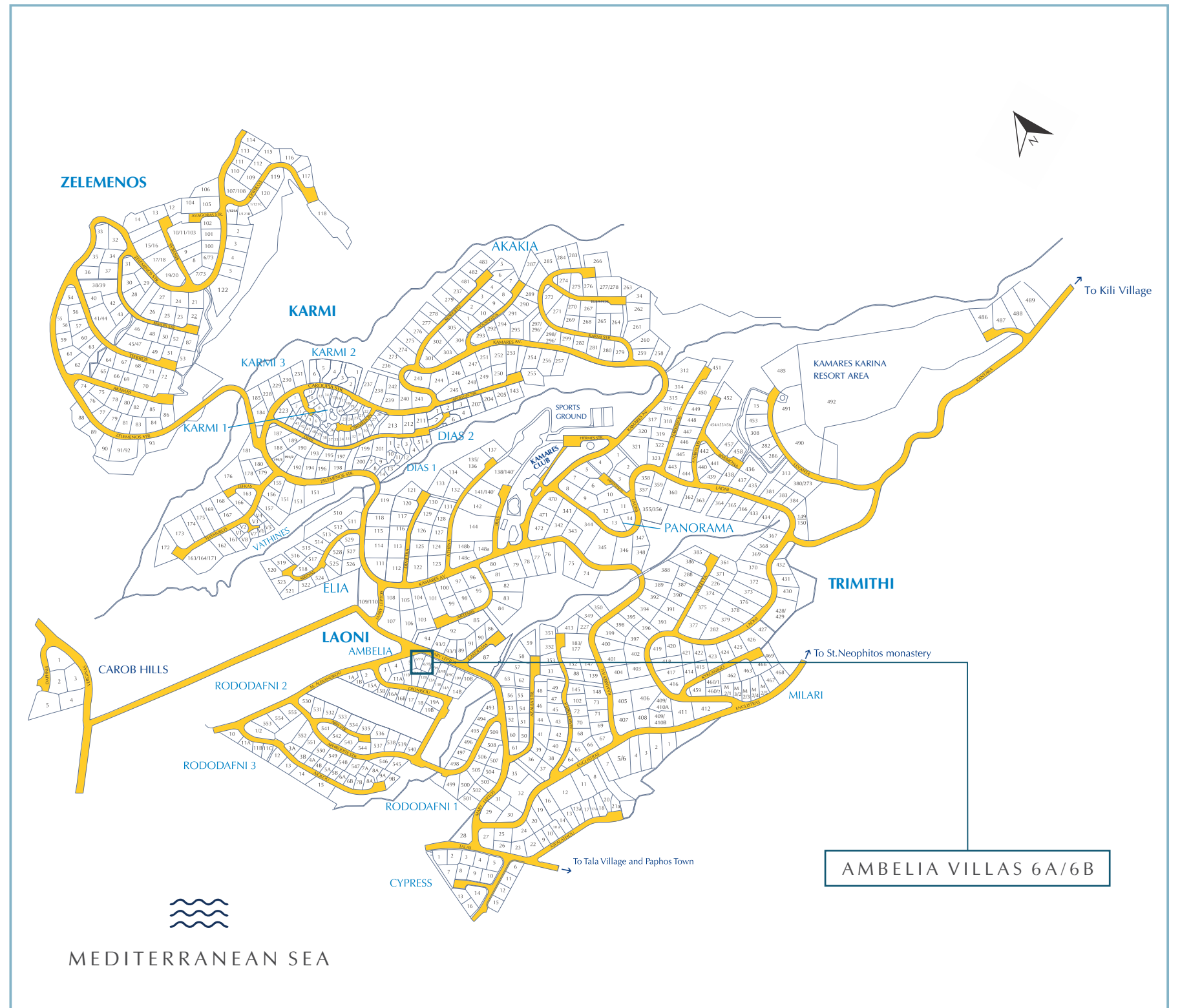
(FROM THE DEVELOPMENT)

1	Kamares Club	2 minutes
2	Tsada Golf	5 minutes
3	Future Paphos Marina	15 minutes
4	Coral Bay	20 minutes
5	Paphos Town Centre	12 minutes
6	Paphos Harbour and Promenade	18 minutes
7	Neapolis Smart EcoCity	20 minutes
8	Iasis Private Hospital	15 minutes
9	Highway to/from other cities	10 minutes
10	Paphos International Airport	22 minutes



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MASTER PLAN





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AMBELIA VILLAS V1-6A, V2-6B

PRICE

€ 1,795,000 + VAT



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AMBELIA VILLA V1 / 6A

LEVELS	2: Lower Level / Ground Level
FEATURES	Living Room Dining Room Kitchen Swimming Pool
BEDROOMS	3 Bedrooms
BATHROOMS	2 Bathrooms / 1 Guest Bath
VERANDAS	2

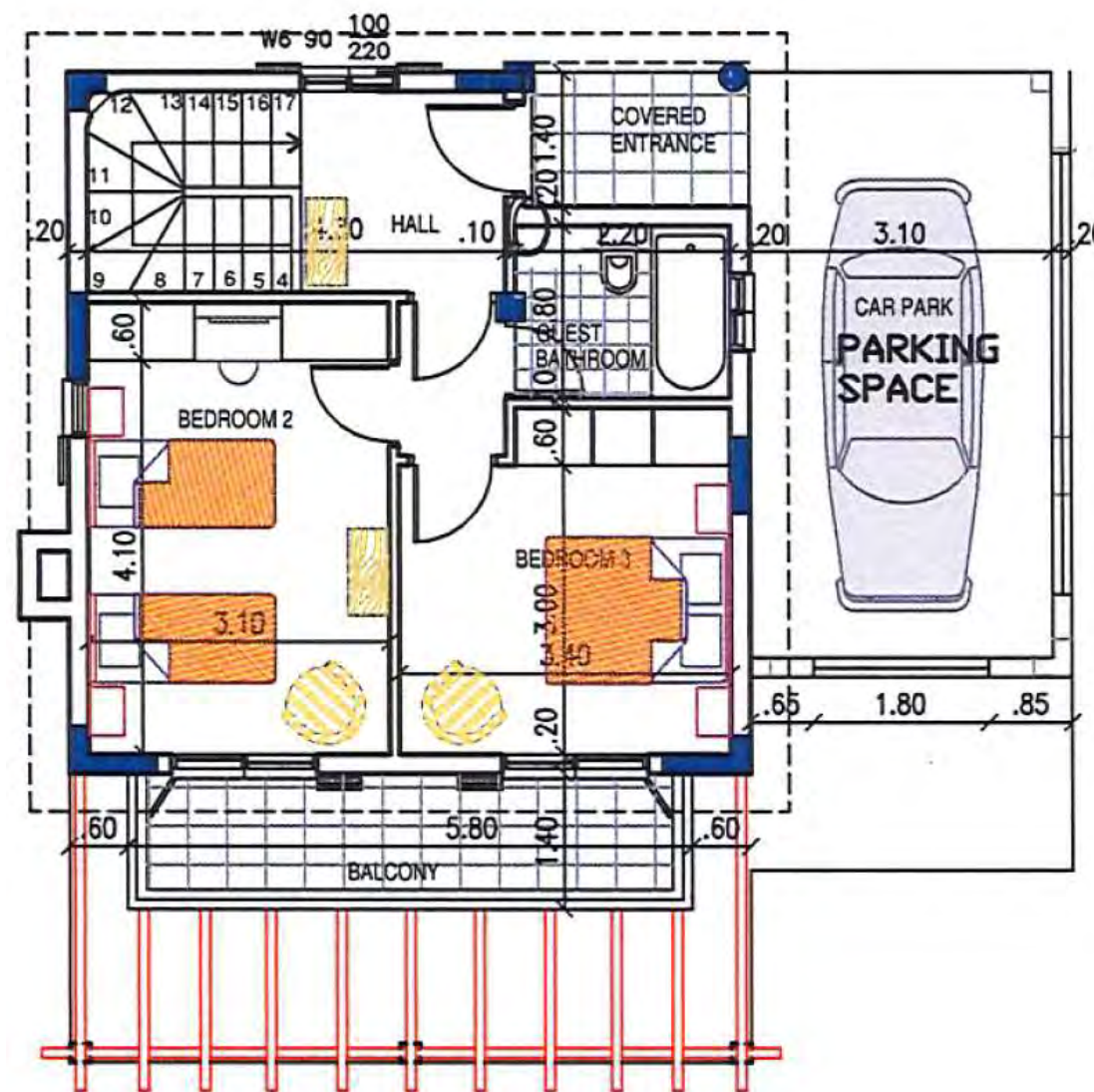


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AMBELIA VILLA V1 / 6A

COVERED AREA	127.70m ²
COVERED VERANDA	8.10m ²
UNCOVERED VERANDA	8.10m ²
PLOT AREA	362.67m ²
TOTAL COVERED AREA	143.90m²

PRELIMINARY ROAD LEVEL PLAN

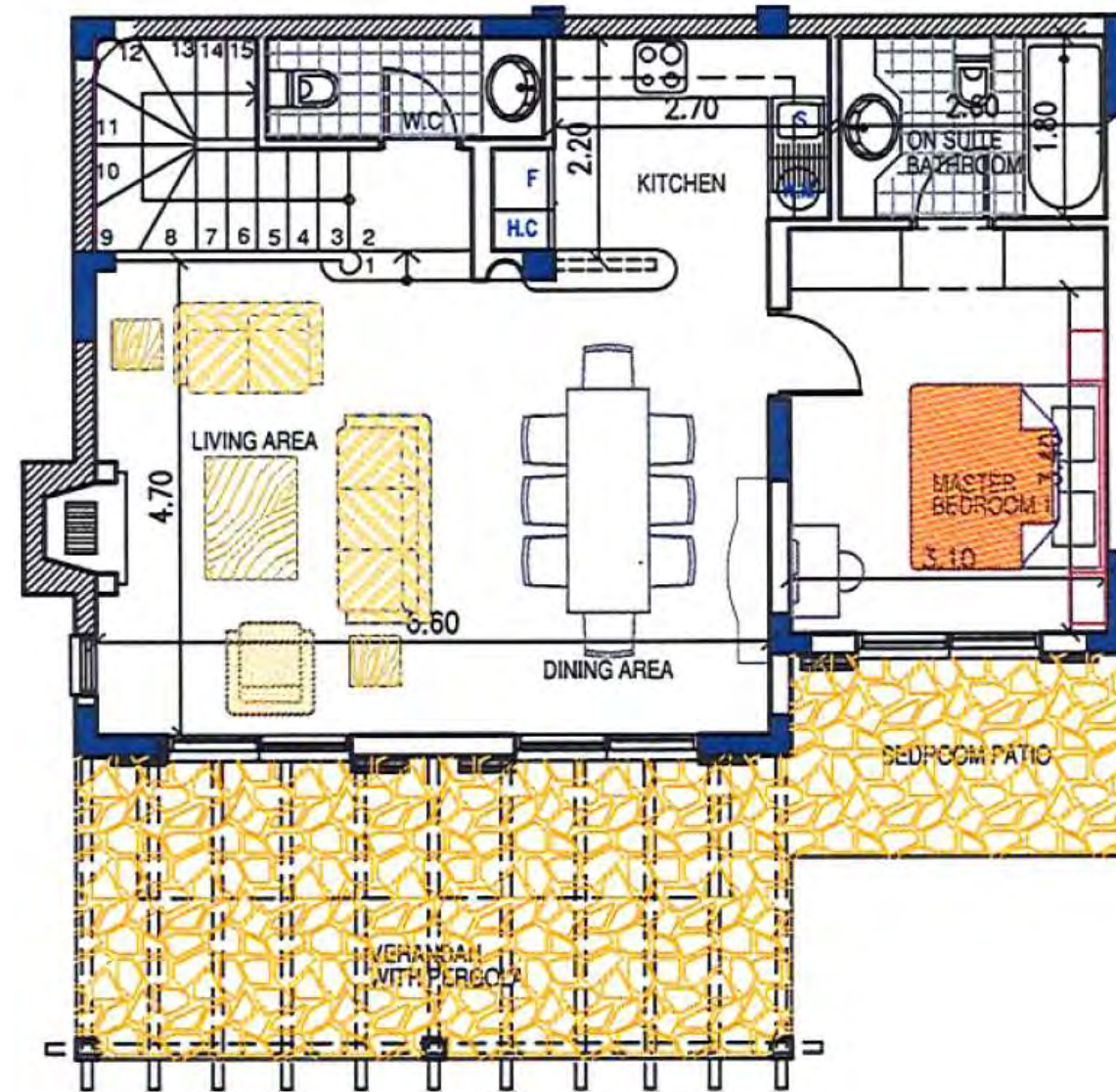




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AMBELIA VILLA V1 / 6A

PRELIMINARY LOWER LEVEL PLAN





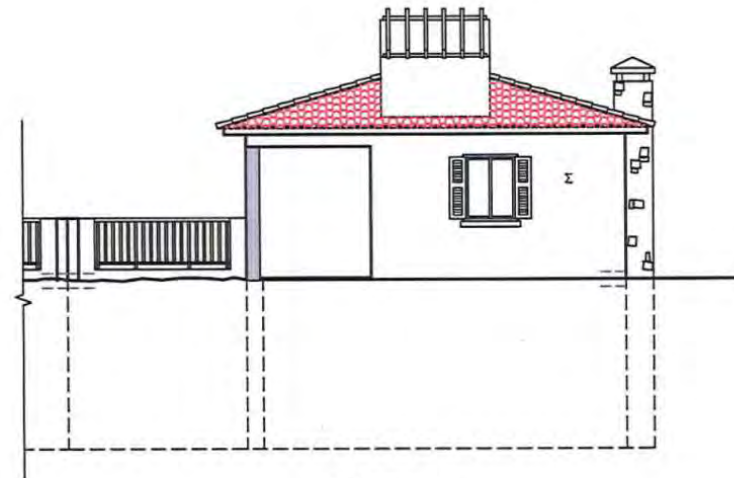
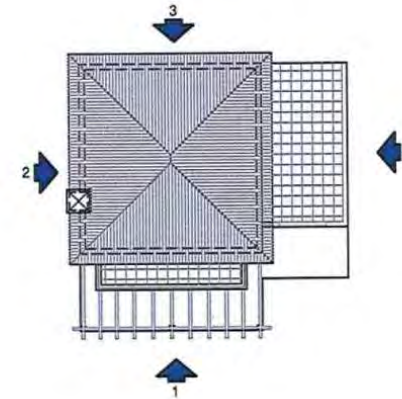
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AMBELIA VILLA V1 / 6A

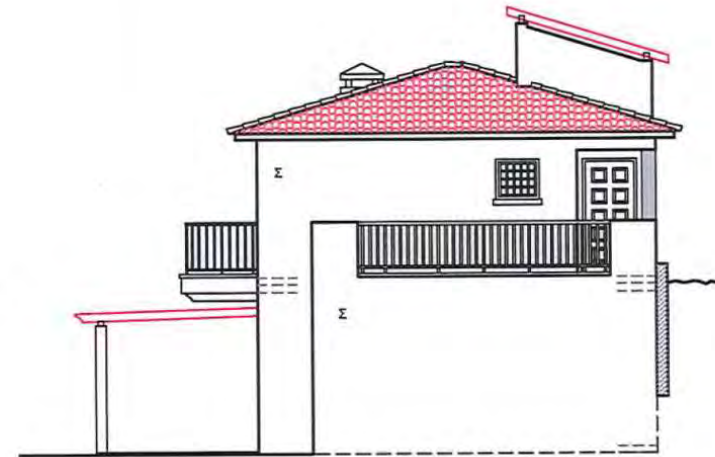
ELEVATIONS



ELEVATION 1



ELEVATION 3



ELEVATION 4



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AMBELIA VILLA V2 / 6B

LEVELS	3: Lower Level / Ground Level
FEATURES	Living Room Dining Room Kitchen Swimming Pool
BEDROOMS	3 Bedrooms
BATHROOMS	2 Bathrooms / 1 Guest Bath
VERANDAS	2

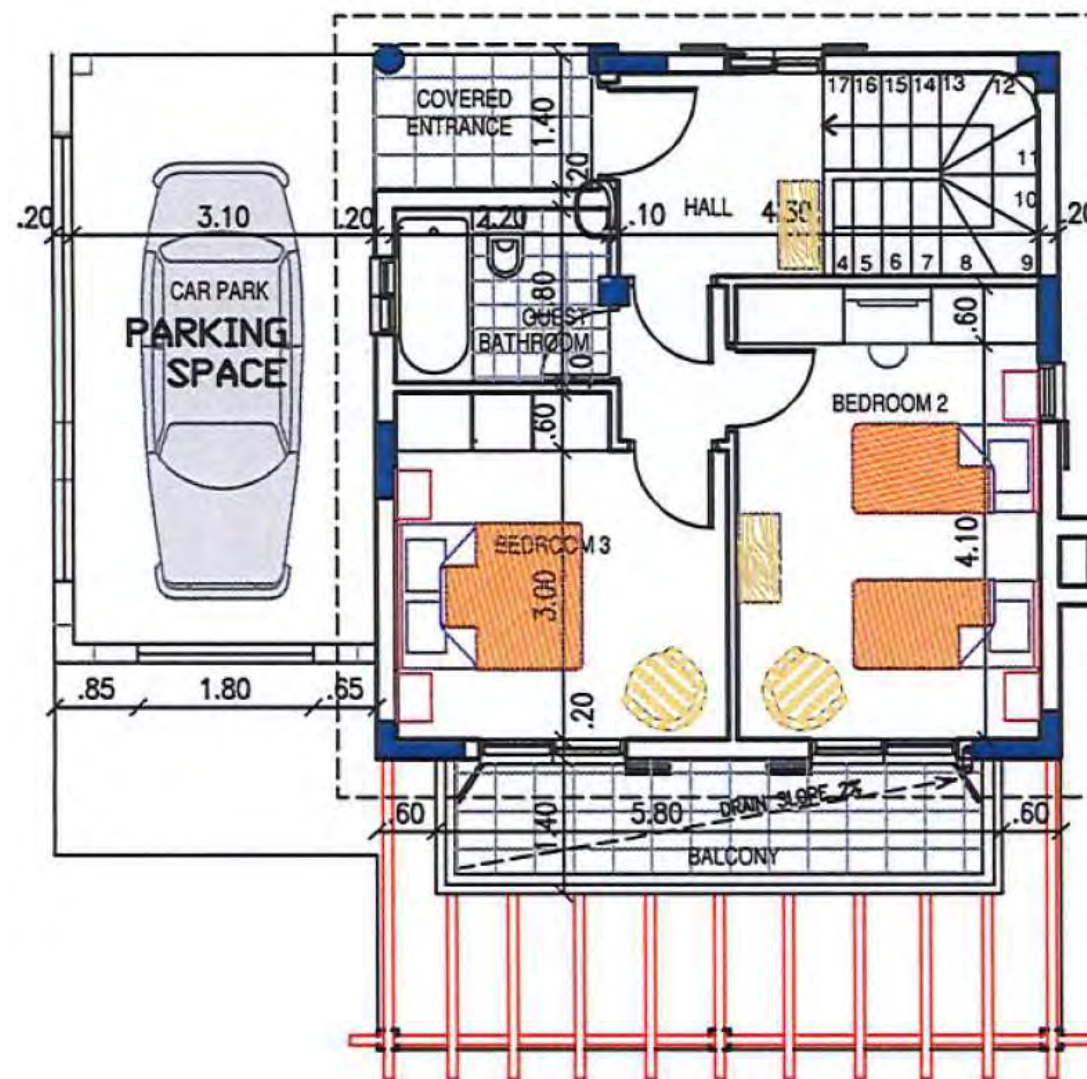


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AMBELIA VILLA V2 / 6B

COVERED AREA	127.70m ²
COVERED VERANDA	8.10m ²
UNCOVERED VERANDA	8.10m ²
PLOT AREA	355.14m ²
TOTAL COVERED AREA	143.90m²

PRELIMINARY ROAD LEVEL PLAN

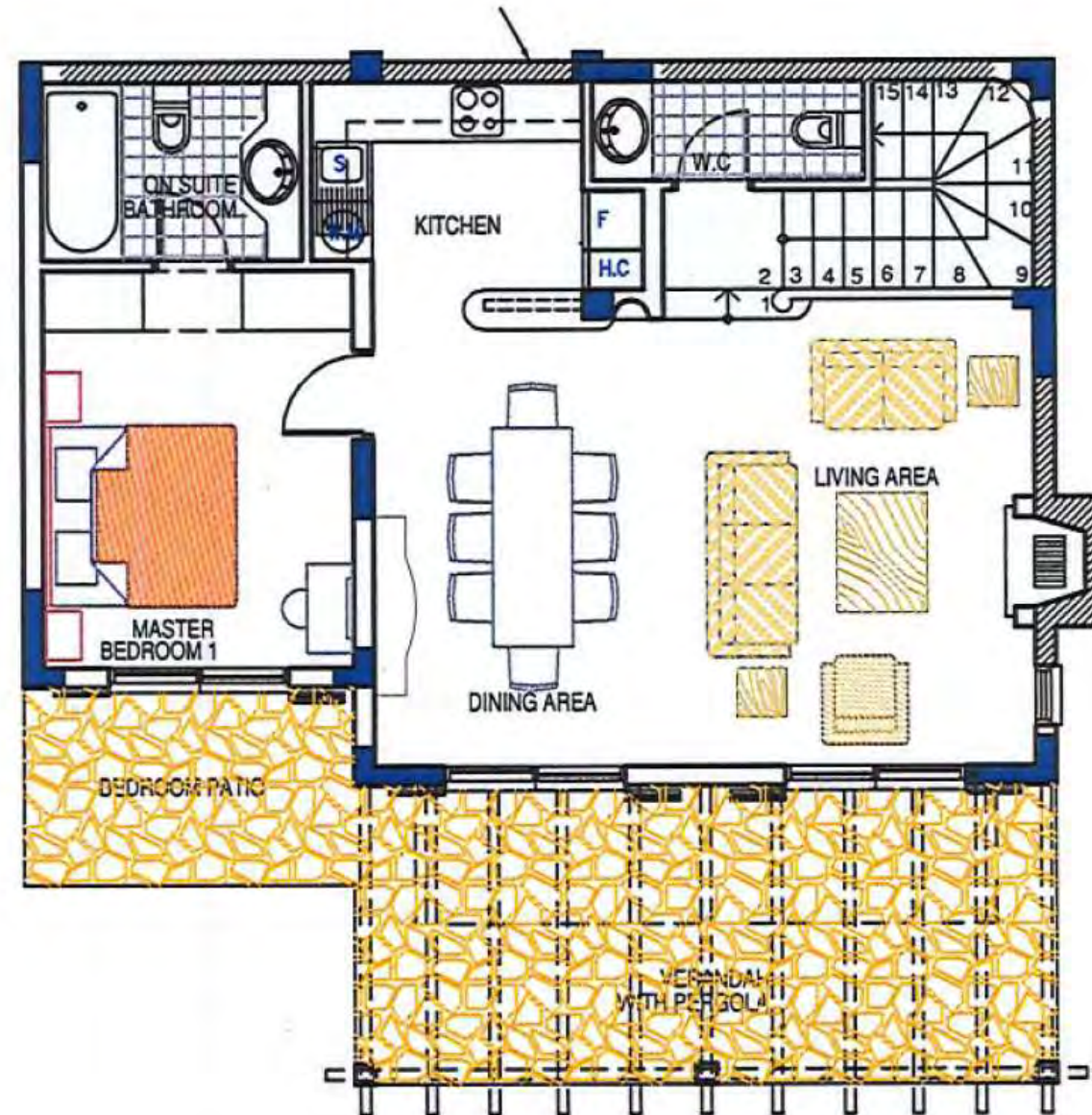


PRELIMINARY LOWER LEVEL PLAN



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AMBELIA VILLA V2 / 6B

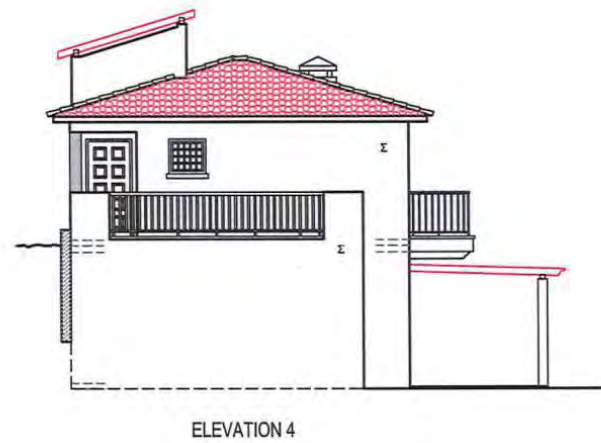
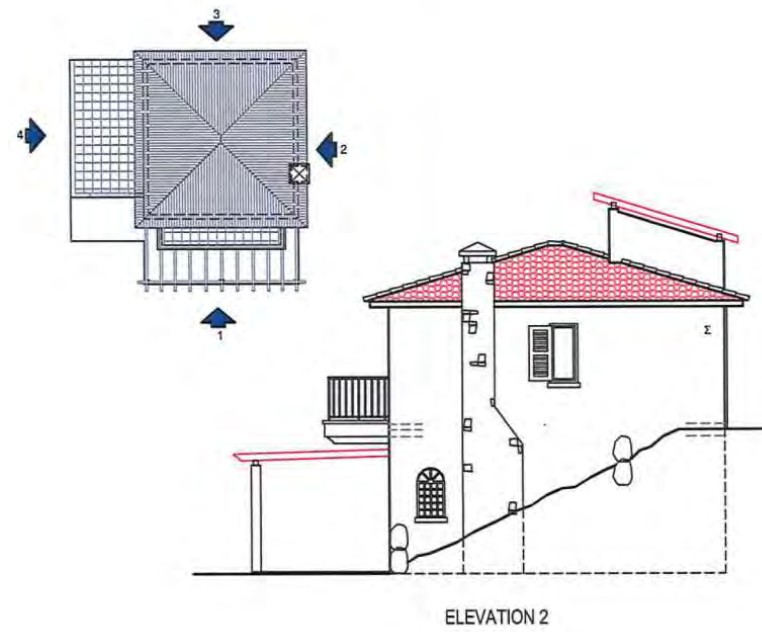




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AMBELIA VILLA V2 / 6B

ELEVATIONS



VIEWS

This contemporary villa has been designed
to maximise views of the surrounding area and the Mediterranean.



EAST VIEW



WEST VIEW





NORTH VIEW



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