

A GREAT PLACE TO LIVE

KAMARS VILLA 239 A & B

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 course, St. Neophytos Monastery
FACILITIES / EXTRAS	• Kamares Village Clubhouse • Restaurant • Lagoon-style outdoor swimming pool • Tennis Courts • 24/7 Emergency Centre • Venue for private functions • Leptos Gold Card Membership

OUTDOOR MEDITERRANEAN LIVING

Kamares Village 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, with several white yachts and smaller boats scattered across 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, deep blue with a few wispy 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





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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LEVELS	2: Ground Floor / First Floor
FEATURES	Living Room Dining Room Kitchen
BEDROOMS	239 A : 3 Bedrooms 239 B : 3 Bedrooms
BATHROOMS	239 A: 3 Bathrooms 239 B: 3 Bathrooms

VILLA A PRICE

€ 769,000 (PLUS VAT) Delivery 24 months
POOL IS OPTIONAL

VILLA B PRICE

€ 769,000 (PLUS VAT) Delivery 24 months
POOL IS OPTIONAL





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KAMARES VILLA 239 A&B

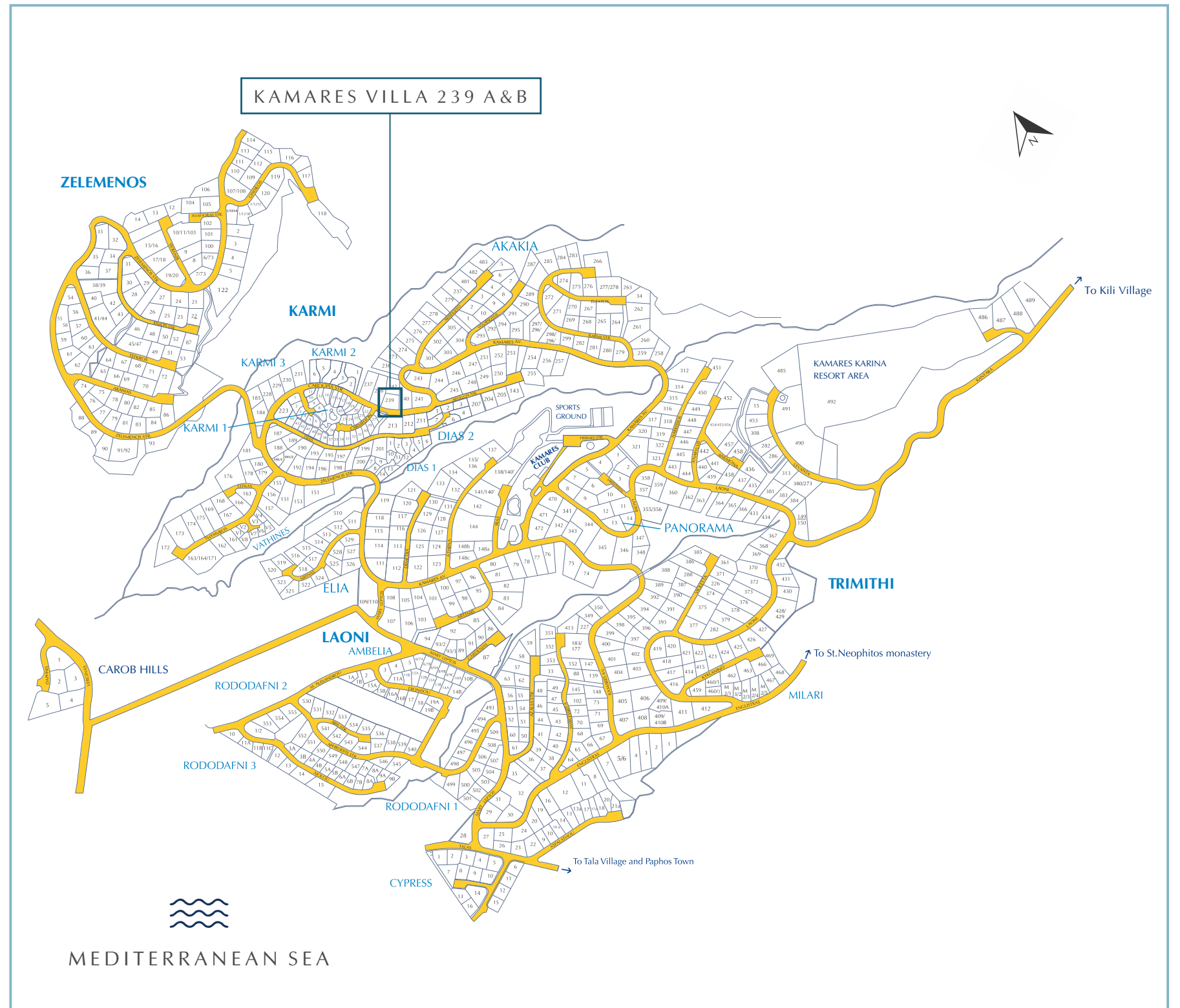


Owner:
KAMARES
VILLAGE CO.



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MASTER PLAN





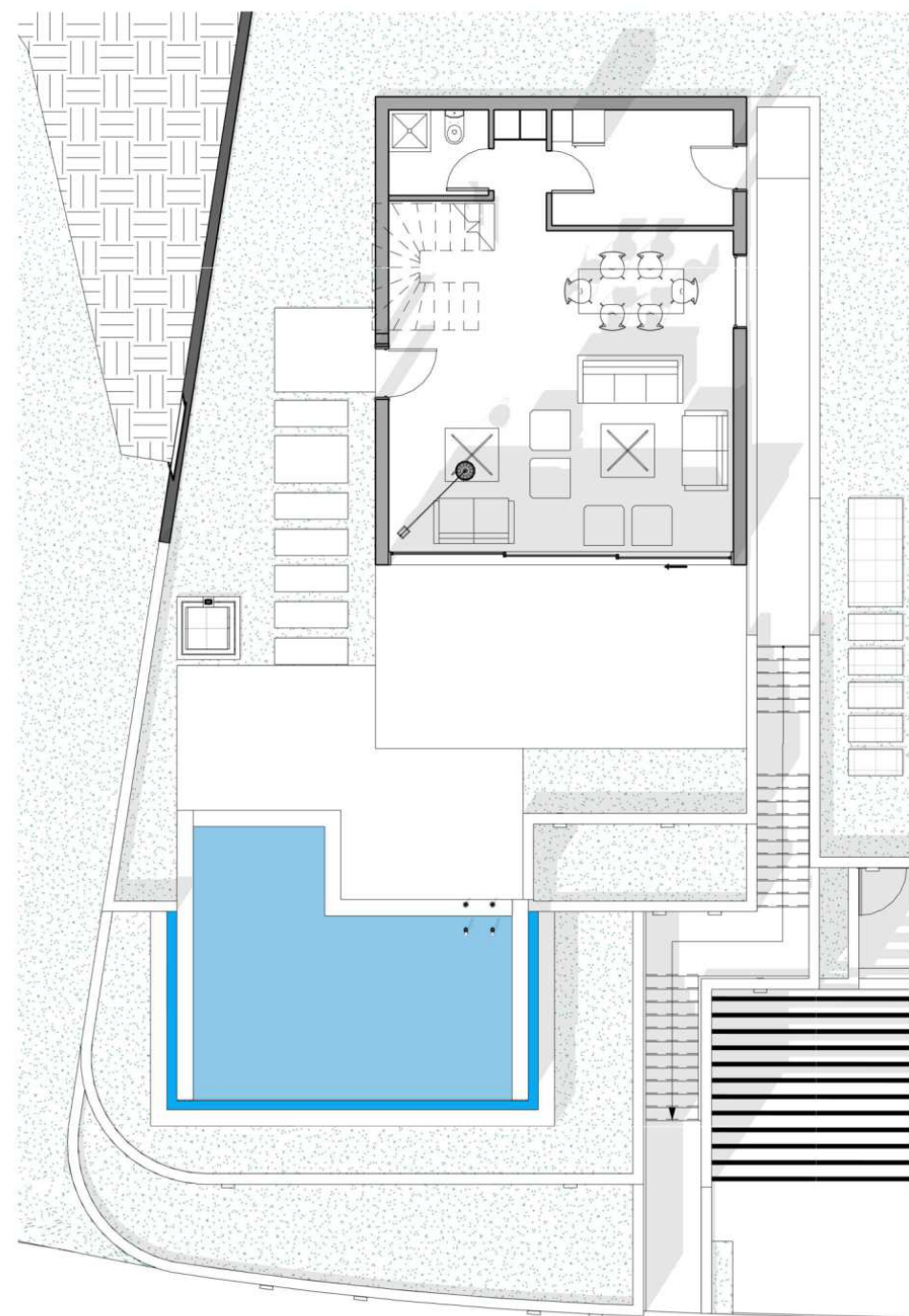
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KAMARES VILLA 239 A

TOTAL COVERED AREA 124.00m²

PLOT AREA 445.00m²

GROUND FLOOR PLAN

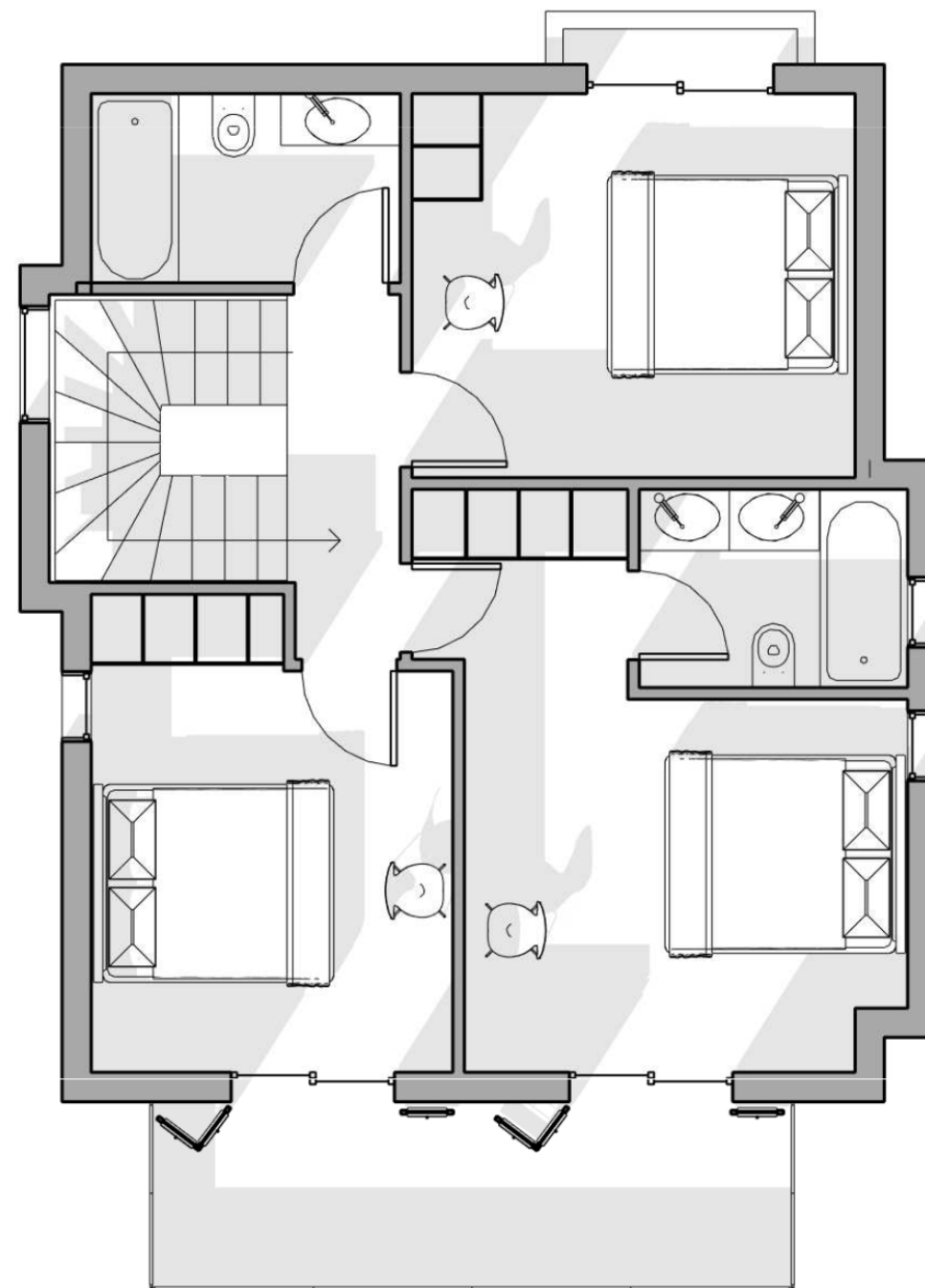




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KAMARES VILLA 239 A

FIRST FLOOR PLAN





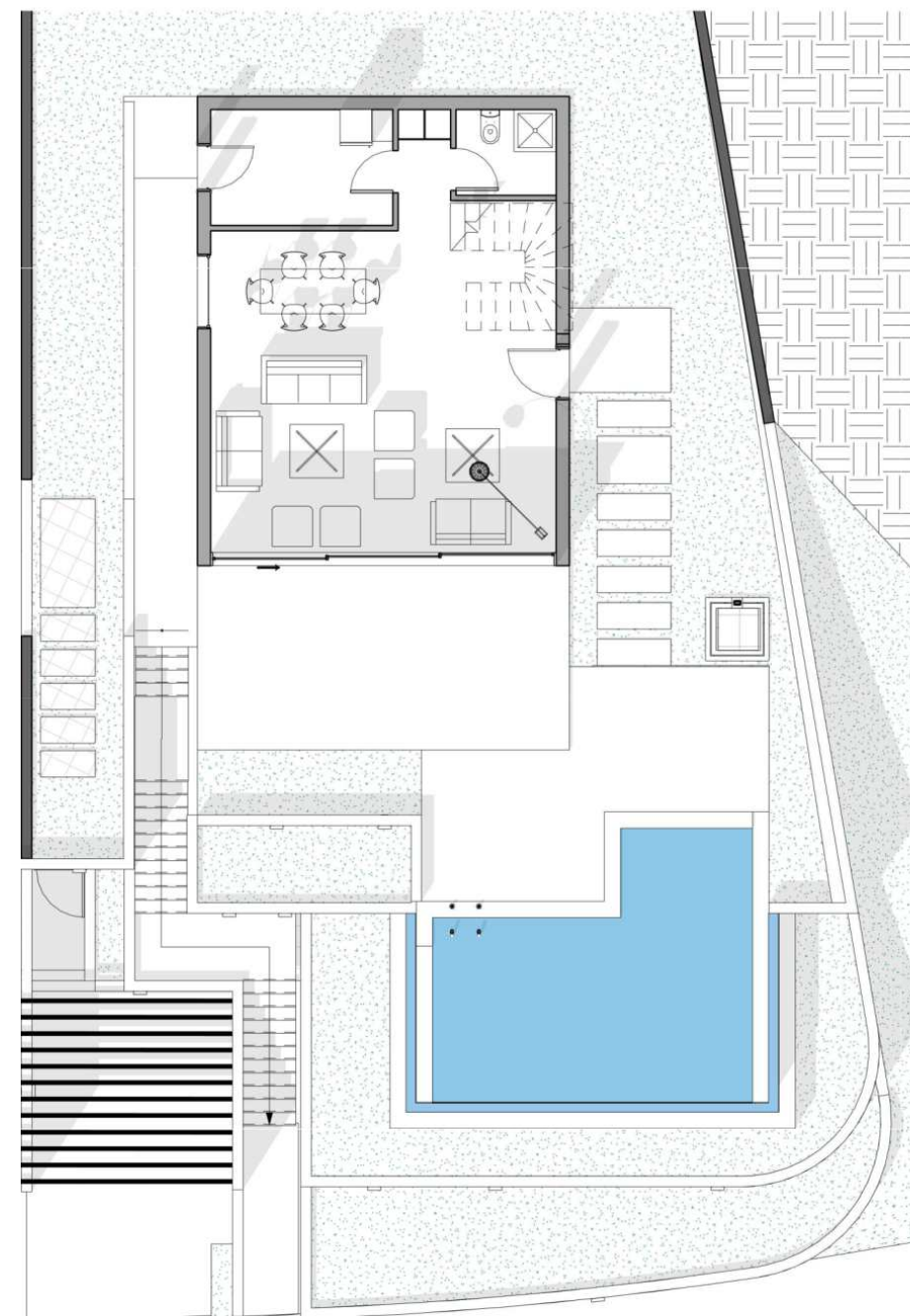
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KAMARES VILLA 239 B

TOTAL COVERED AREA 124.00m²

PLOT AREA 445.00m²

GROUND FLOOR PLAN

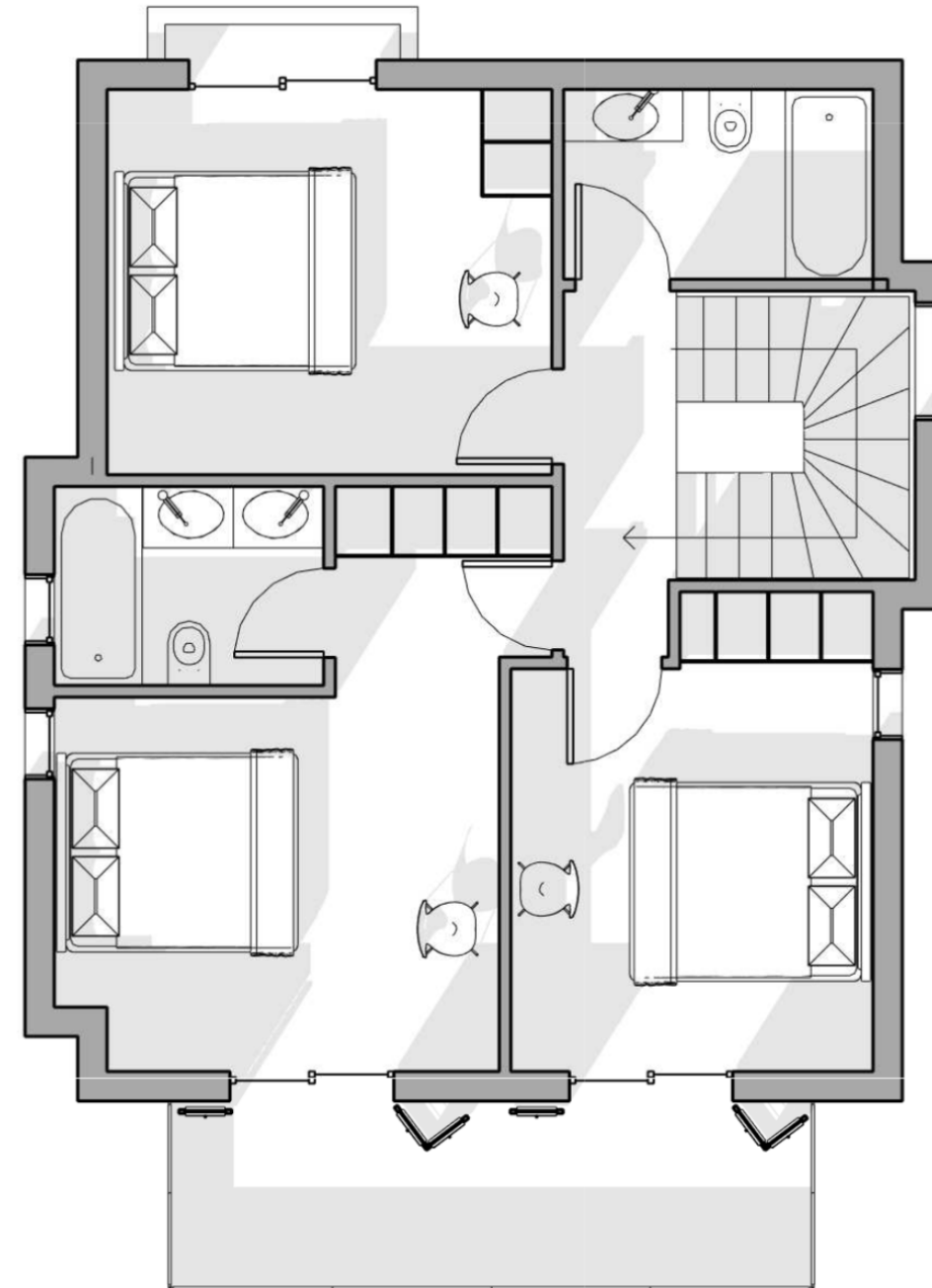




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KAMARES VILLA 239 B

FIRST FLOOR PLAN

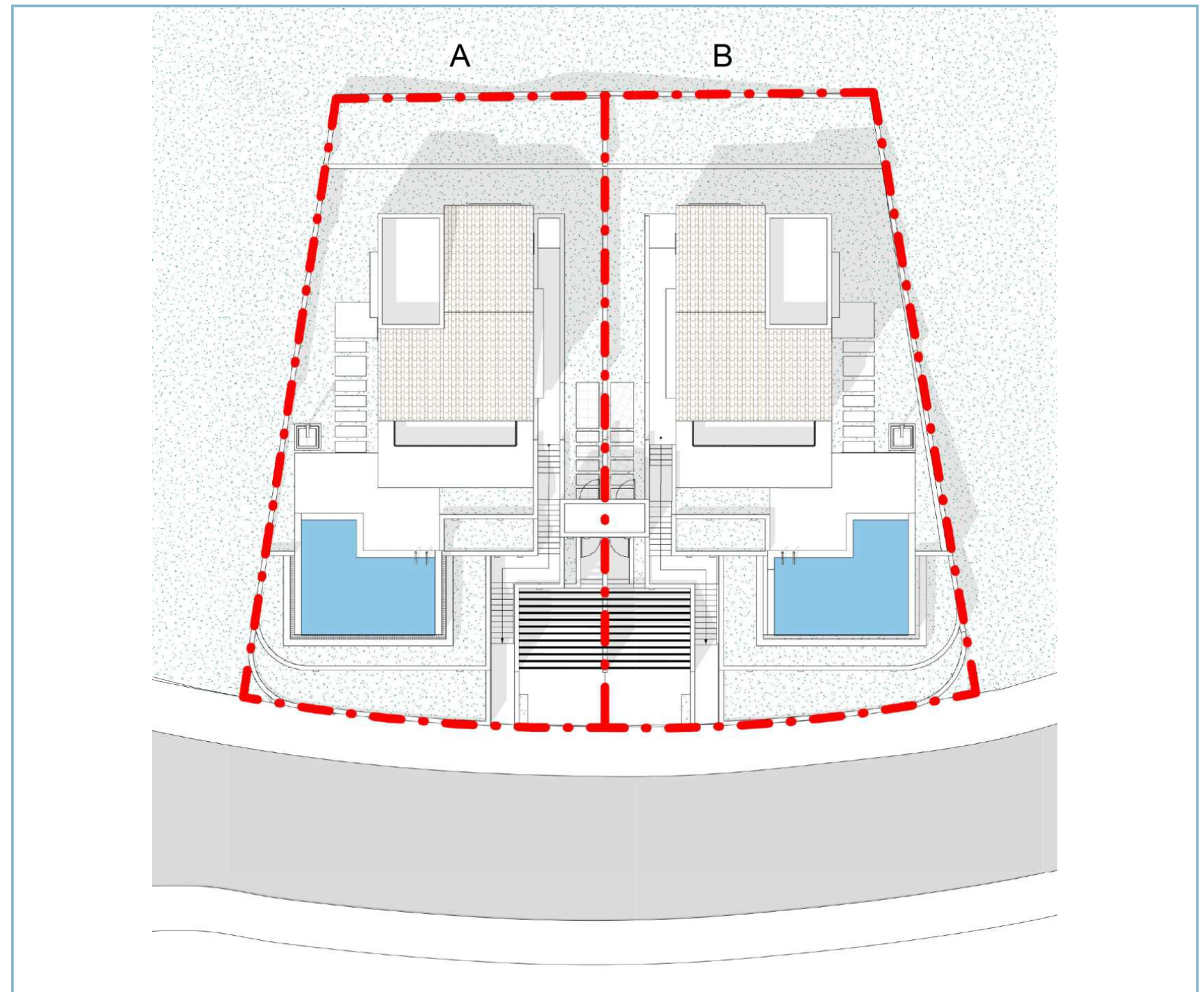




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SITE PLAN



VIEWS

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





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