

A GREAT PLACE TO LIVE

KAMARES VILLA 302

PROPERTY INVESTMENT PROPOSAL

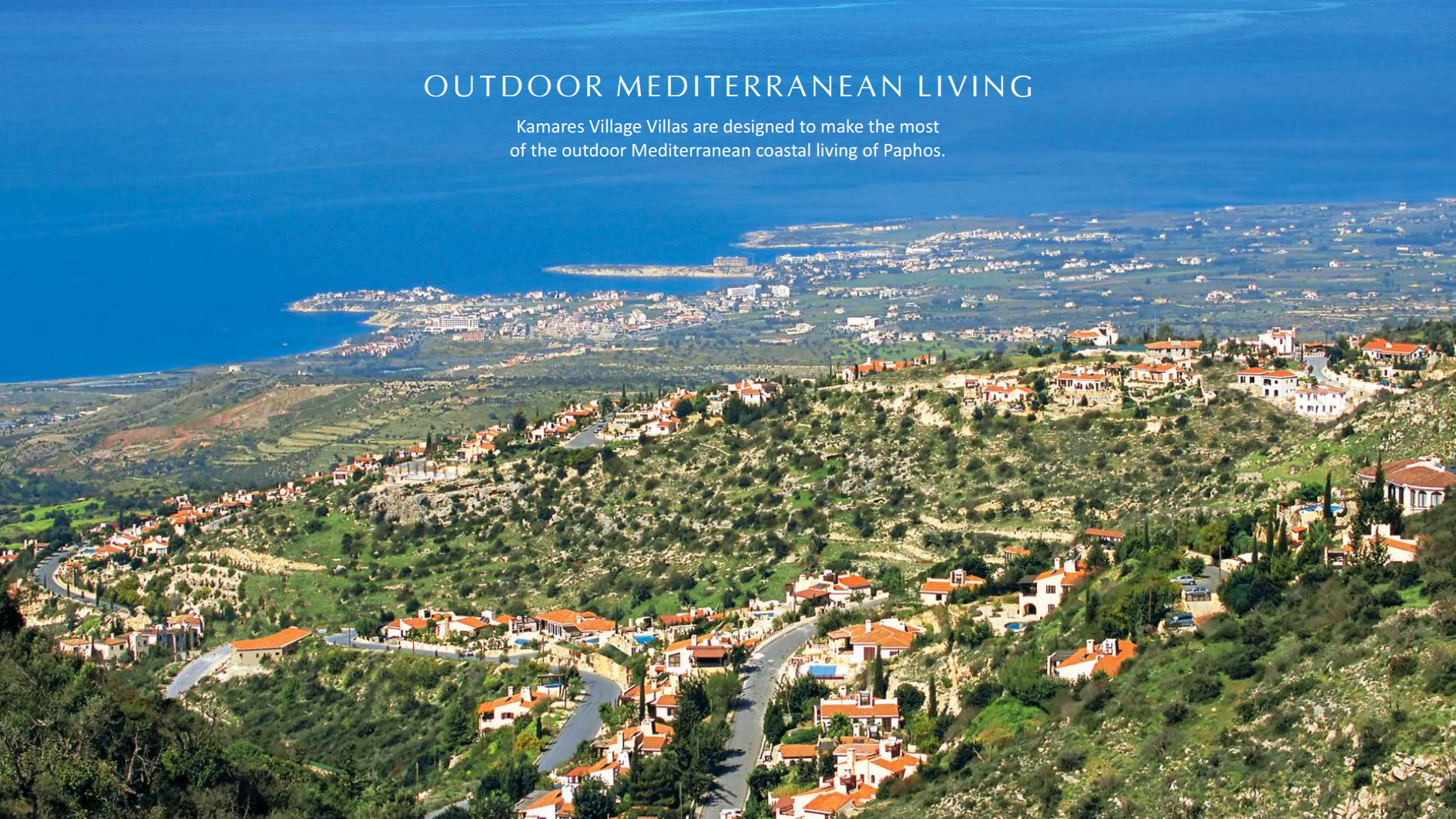


A GREAT PLACE TO LIVE

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

Kamare 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, transitioning to deeper blues further out. Several white yachts of various sizes are scattered across the bay, some with people on board. In the background, a large, rugged mountain with a flat top rises from the coastline, its slopes covered in green vegetation. The sky is a clear, bright blue with a few wispy white clouds. The overall atmosphere is one of a peaceful, luxurious getaway.

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.

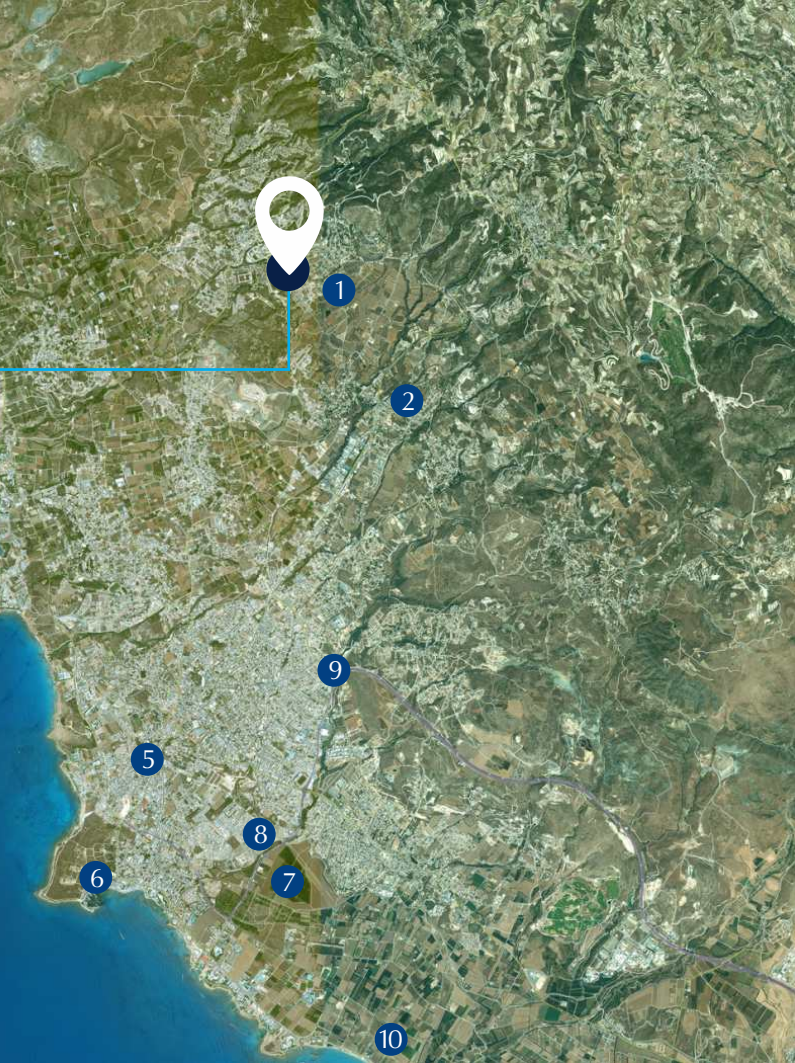
Preserving traditional architecture and customs, the Old Town offers a captivating glimpse into the region's historical legacy.



DRIVING DISTANCES

(FROM THE DEVELOPMENT)

1	Kamarea 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





A GREAT PLACE TO LIVE

KAMARES VILLA 302

LEVELS	2: Ground Floor / First Floor
FEATURES	Swimming Pool BBQ with Hood Patio Italian Style kitchen Lock up Garage Furniture
BEDROOMS	4 Bedrooms
BATHROOMS	4 Bathrooms / 1 Guest Bath
PRICE	€ 1,995,000 + VAT



A GREAT PLACE TO LIVE

KAMARES VILLA 302





A GREAT PLACE TO LIVE

KAMARES VILLA 302





A GREAT PLACE TO LIVE

KAMAREA VILLA 302





A GREAT PLACE TO LIVE

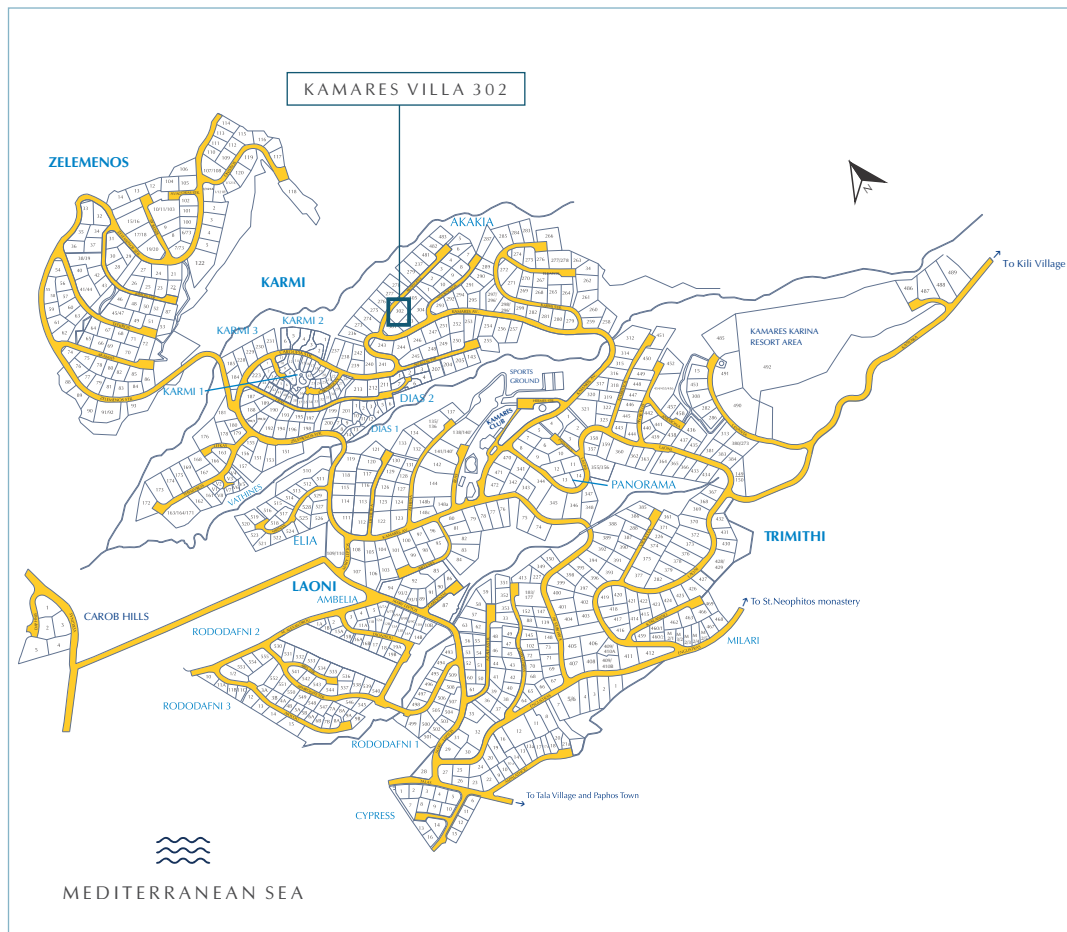
KAMARES VILLA 302





A GREAT PLACE TO LIVE

PRELIMINARY MASTER PLAN



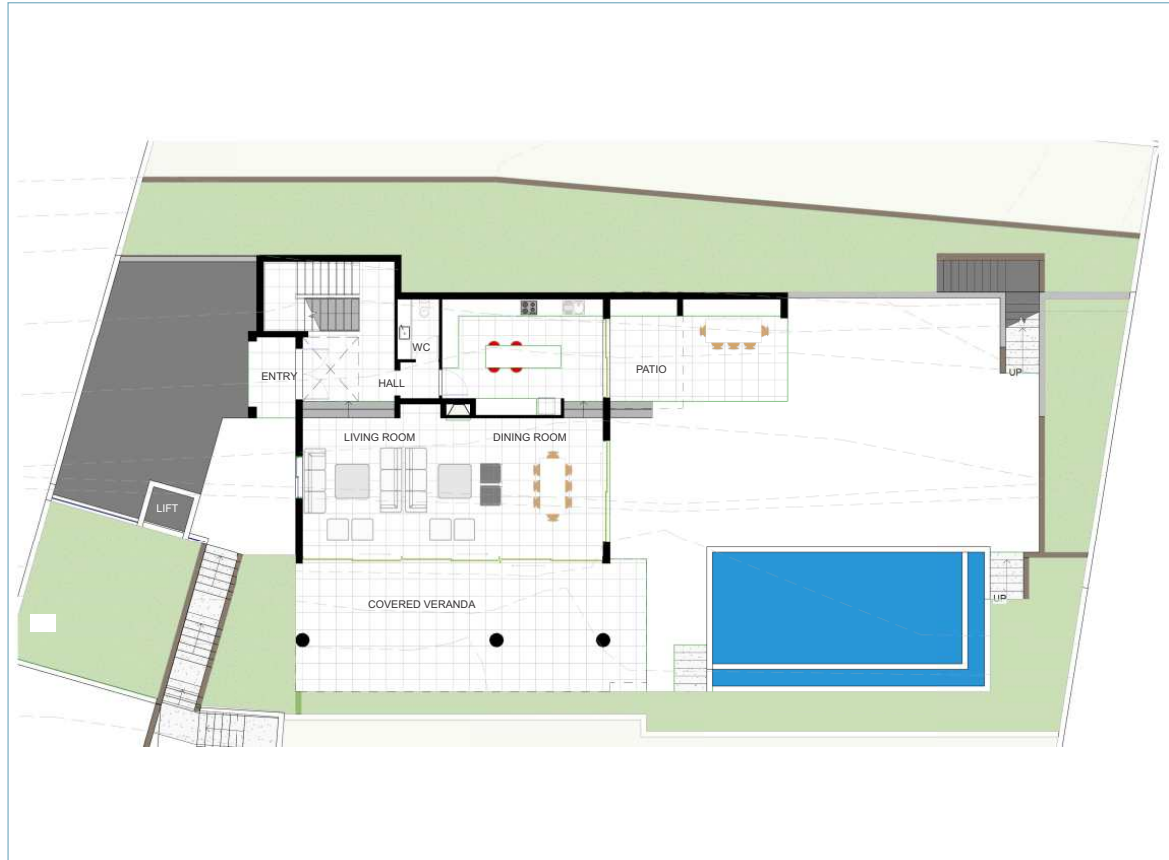
PRELIMINARY GROUND FLOOR PLAN



A GREAT PLACE TO LIVE

KAMARES VILLA 302

COVERED AREA	273.00m ²
PLOT AREA	960.00m ²
TOTAL.COV.AREA	273,00m ²



PRELIMINARY FIRST FLOOR PLAN



A GREAT PLACE TO LIVE

KAMARES VILLA 302

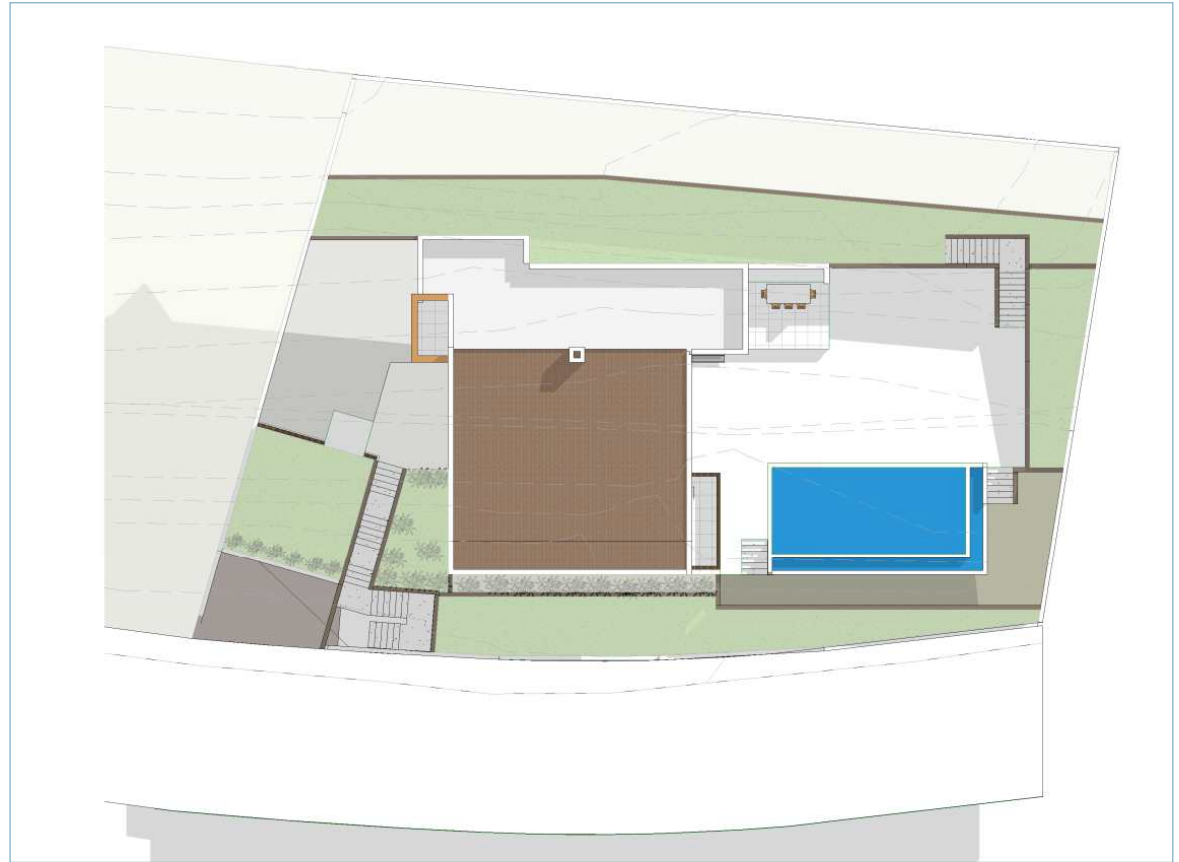


PRELIMINARY SITE PLAN



A GREAT PLACE TO LIVE

KAMARES VILLA 302



VIEWS

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





A GREAT PLACE TO LIVE

The information, plans, photos and artists' impressions contained in this presentation are for guidance purposes only and do not constitute a representation or an offer to treat. The Developer reserves the right to effect changes as he may deem appropriate prior to Contract.