

maniki
BEACH VILLAS

VILLA 11

PROPERTY INVESTMENT PROPOSAL

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BEACH VILLAS

PROJECT OVERVIEW

PROJECT TYPE	Luxury beachfront villas with high-end fixtures and finishes
LOCATION	Pegeia, Paphos • Located on a prime, beachfront slope with panoramic Mediterranean views • On the outskirts of Paphos Town • Easy access to all amenities, facilities and services • Close to Coral Beach Resort and Spa, archaeological sites, places of interest and blue flag-awarded beaches
FACILITIES / EXTRAS	• Landscaped Gardens • 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 coastline, surrounded by lush green vegetation. The sky is a clear, bright blue with a few scattered white clouds. The overall atmosphere is one of luxury and natural beauty.

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



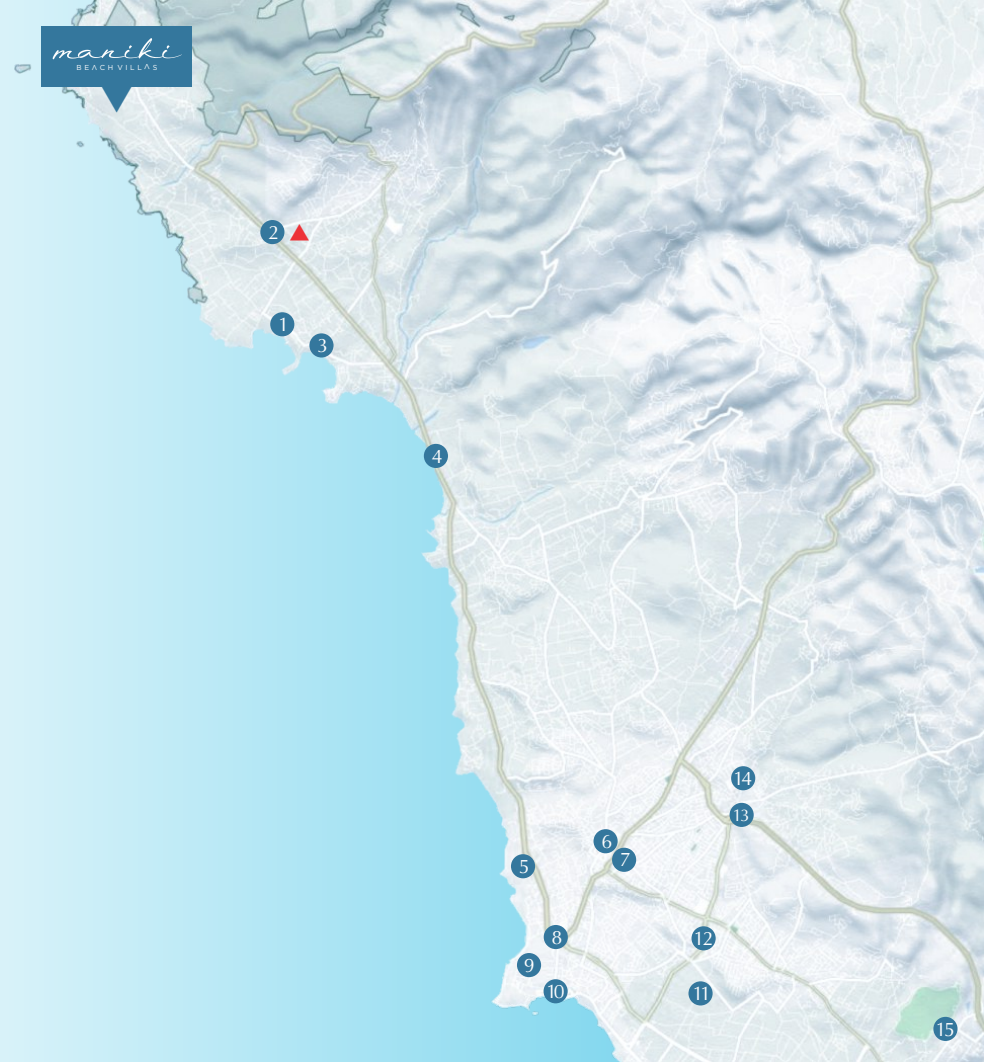
Paphos is rich in diverse cultural heritage, with iconic landmarks like the Harbour and Castle imbuing historical significance into its landscape.

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.

LOCATION MAP

1	Coral Beach Resort and Spa	9 minutes
2	Akamas Nature Reserve	60 minutes
3	Coral Bay Blue Flag Beach	8 minutes
4	Future Paphos Marina	12 minutes
5	Tombs of the Kings	20 minutes
6	Paphos Old Town	27 minutes
7	Paphos Town Centre	25 minutes
8	Main Shopping Mall	24 minutes
9	Archaeological Park	20 minutes
10	Paphos Harbour and Promenade	25 minutes
11	Neapolis Smart EcoCity	30 minutes
12	Iasis Private Hospital	30 minutes
13	Highway to/from other cities	25 minutes
14	Paphos General Hospital	25 minutes
15	Paphos International Airport	40 minutes



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PRELIMINARY
MASTER
PLAN





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LEVELS	4: Lower Ground Floor / Ground Floor / First Floor / Roof Level
FEATURES	Living Room Store Room Dining Room Lift Kitchen Private Swimming Pool
BEDROOMS	5 Bedrooms
BATHROOMS	6 Bathrooms
PRICE	€ 2,200,000 (+VAT)

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Images shown represent a similar villa type and are merely for guidance.
Actual villas may vary in terms of layout, design, and furnishing.

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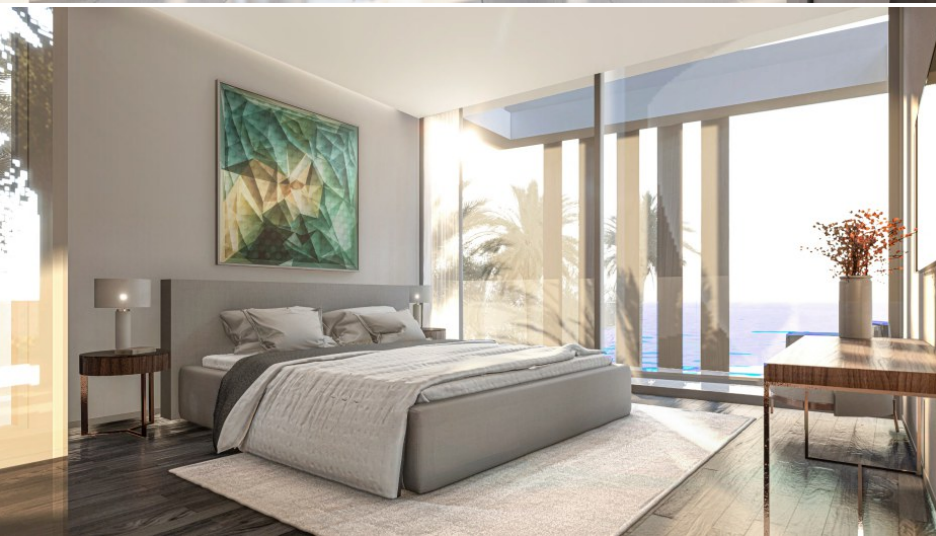




FIXTURES AND FINISHES

Maniki Beach Villas have been designed with meticulous attention to detail, creating homes with style, sophistication and warmth.

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PRELIMINARY GROUND FLOOR PLAN

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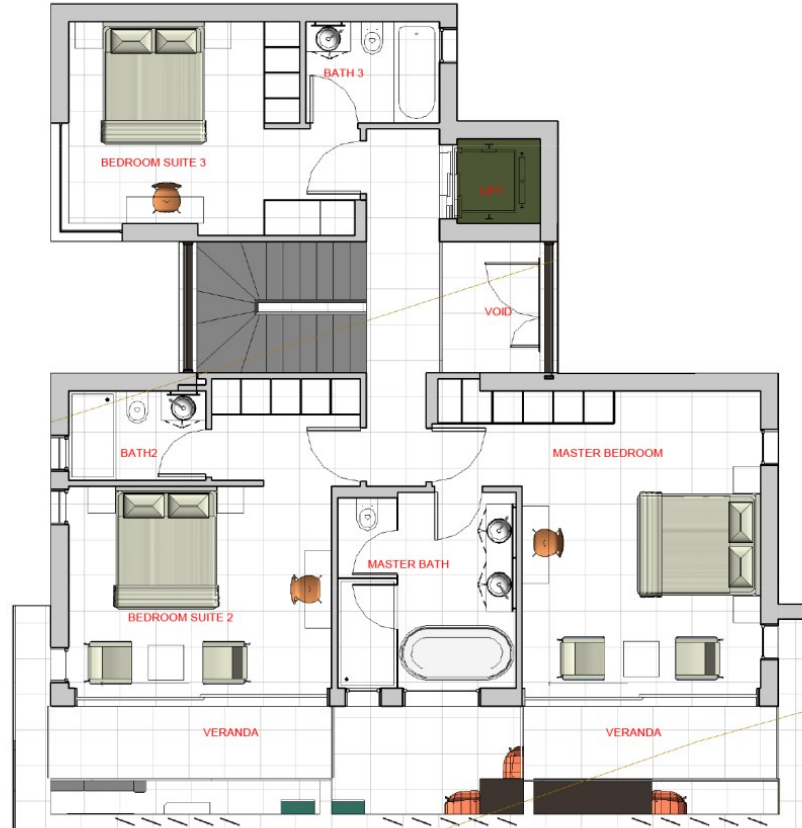
COVERED AREA	204.54m ²
LOWER GROUND COV. AREA	113.17m ²
COVERED VERANDA	31.58m ²
PLOT AREA	673.38m ²
TOTAL COV. AREA	349.29m ²



PRELIMINARY FIRST FLOOR PLAN

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PRELIMINARY LOWER GROUND FLOOR PLAN

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PRELIMINARY SITE PLAN

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VIEW

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



A decorative graphic on the left side of the page, consisting of a blue watercolor splash or paint effect that fades into the light blue background.

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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.