
SUNSET VIEW VILLAS

BY KORANTINA HOMES



CAP ST GEORGES
HOTEL & RESORT



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Cap St Georges Hotel & Resort

An exceptional award-winning resort located in Western Cyprus, in one of the most unspoiled and breathtaking landscapes of the island. Set on a 580k sq.m. land site with 2km of beachfront, it is considered the largest and most exclusive seafront resort in Cyprus, as well as one of the largest residential seafront resorts in the Mediterranean.

This multi-awarded resort is home to more than 200 luxury villas, a 5-star deluxe hotel, and an exclusive clubhouse that boasts 24hr reception and concierge services, local and international dining options, a fitness centre and retreat rooms, an outdoor pool, and a sandy beach.



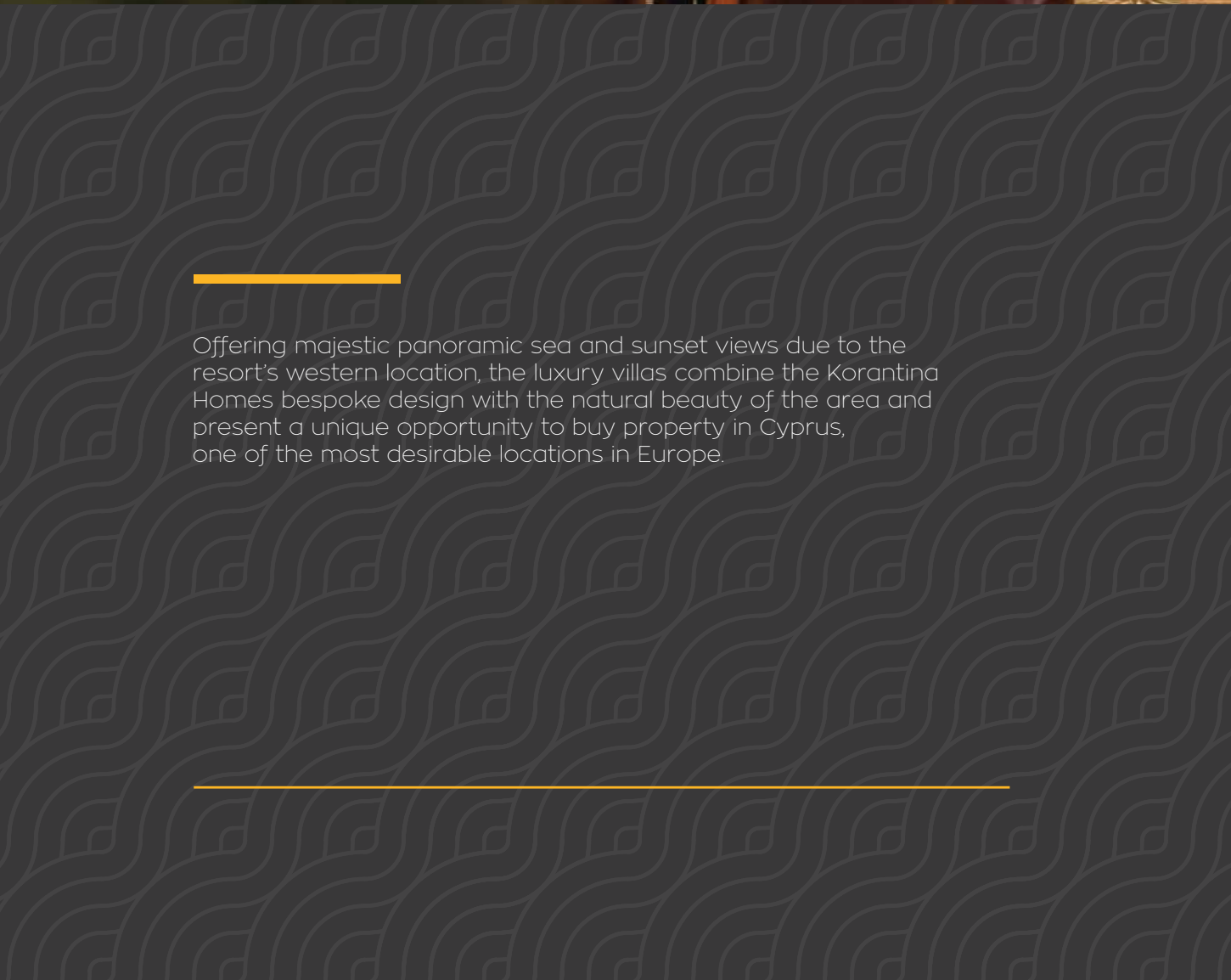
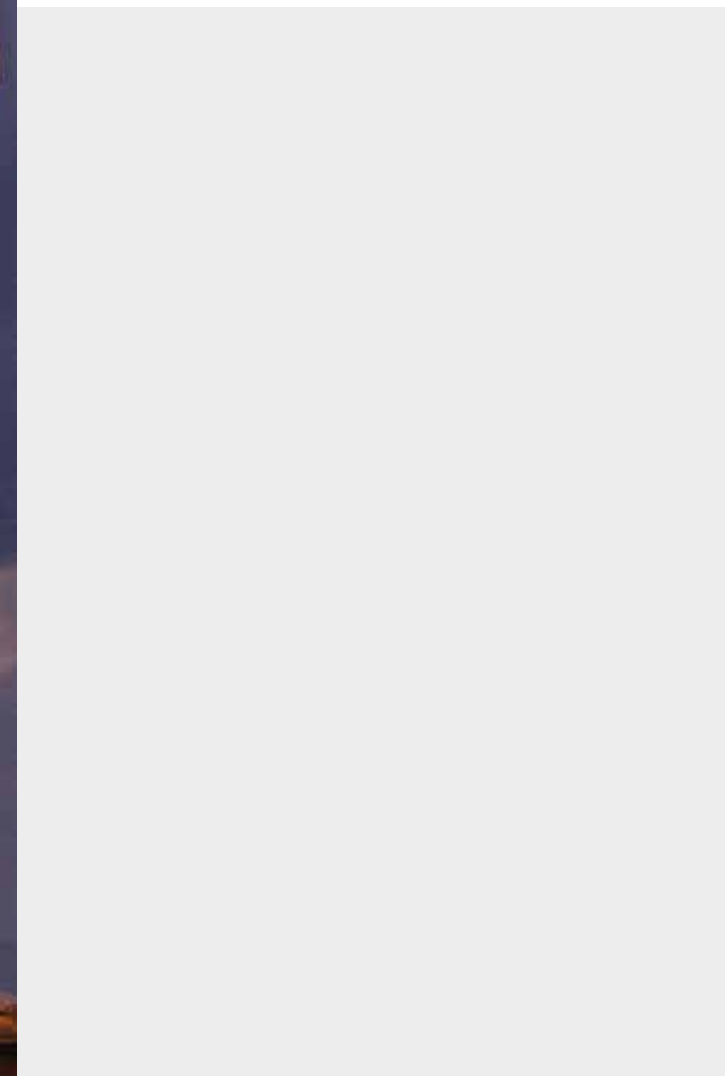




The beautifully landscaped residential and holiday retreat of Cap St Georges Hotel & Resort also features three fully-equipped conference rooms with state-of-the-art facilities and experienced staff ready to host business meetings or negotiations.

Cap St Georges Hotel & Resort offers a wide array of leisure and entertainment, for children and adults alike, including tennis and basketball courts, horse riding, a playground, cycling, various sea activities, and much more. The hotel also consists of the luxurious Cleopatra Spa, complemented by a Hair Salon and a traditional Gentleman's Barber Shop, and ten restaurants and bars that will satiate taste buds.





Offering majestic panoramic sea and sunset views due to the resort's western location, the luxury villas combine the Korantina Homes bespoke design with the natural beauty of the area and present a unique opportunity to buy property in Cyprus, one of the most desirable locations in Europe.









EXPLORING
Cyprus



Cyprus is famous for its pristine beaches, crystal-clear waters, and picturesque towns and villages. The island's interior is equally stunning, with rugged mountains, rolling hills, and lush forests. The Troodos mountains in particular are a popular destination for nature lovers, offering breathtaking views, scenic walks, and opportunities for adventure sports like hiking, skiing, and mountain biking.

Cyprus is also rich in history, with ancient ruins and monuments scattered throughout the island. The island's ancient sites offer a glimpse into its rich past from the mosaics of the House of Dionysos in Paphos to the Tombs of the Kings in the same city. The city of Nicosia, the last divided capital in Europe, is also worth visiting with its ancient walls and medieval churches.

In recent years, Cyprus has become a popular destination for tourists and expatriates, and it is known for its welcoming people, warm climate, and excellent cuisine. With its beautiful beaches, rich history, and vibrant culture, Cyprus is a destination that truly has something for everyone. Cyprus is the perfect choice whether you are looking for relaxation, adventure, or simply a taste of Mediterranean life.



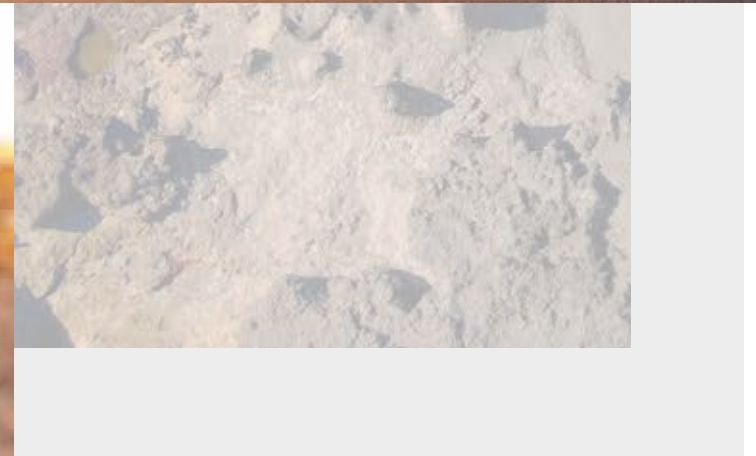


EXPLORING
Paphos

Paphos, a coastal city located on the southwestern coast of Cyprus, is a destination that offers something for everyone. With its rich history, stunning beaches, vibrant culture, and breathtaking natural beauty, it's no wonder that Paphos has become one of the most sought-after destinations in the Mediterranean. Visitors to Paphos can explore the city's rich history by visiting its ancient ruins, including the mosaics of the House of Dionysos, the Odeon theater, and the Tombs of the Kings. These UNESCO World Heritage Sites provide a glimpse into the city's rich past and showcase the architectural and cultural achievements of its former inhabitants.

The beaches of Paphos are a major draw, offering crystal clear waters and pristine white sand. Whether you're looking for a quiet spot to relax or an adventurous water sport, you're sure to find it here. The city is also home to several world-class golf courses, making it a popular destination for golf enthusiasts.

So if you're looking for a destination that offers a blend of history, culture, and natural beauty, then Paphos is the perfect choice for you. Whether you're looking for adventure or relaxation, this Mediterranean gem has something for everyone.



Lifestyle

Experience the laid-back lifestyle of Cyprus, the Mediterranean island that has something for everyone! Whatever you are looking for, whether you're a young professional or a high-profile executive, a single or a family, or a retiree, you will find it here: long sandy beaches, traditional mountain villages, a unique cultural heritage, incomparable flavors, and cosmopolitan nightlife.

A popular tourist destination and the 5th best global relocation destination, Cyprus provides ample opportunity to experience something new, compelling, and exciting every day. Taste the numerous culinary traditions and products, the fresh fruits and vegetables, and its famous wine.



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our concept

The Sunset View Villas are located in one of the most beautiful parts of the island and are part of our flagship project, Cap St Georges Hotel & Resort, offering amazing views of the Mediterranean Sea.

The concept of the floor plan design capitalizes on the astounding sea views, and its modern aesthetic honours the natural surrounding elements with the use of generous glazing that allows the natural sunlight into the home. The interior of each villa is organized into two levels.





the inspiration

Sunset View Villas consists of 12 spacious villas, each with a private pool, close to all the amenities including, shops, restaurants, and schools.

The villas blend harmoniously with the natural surrounding landscape, maintaining high specifications and finishes that provide complete privacy and tranquillity to the residents.





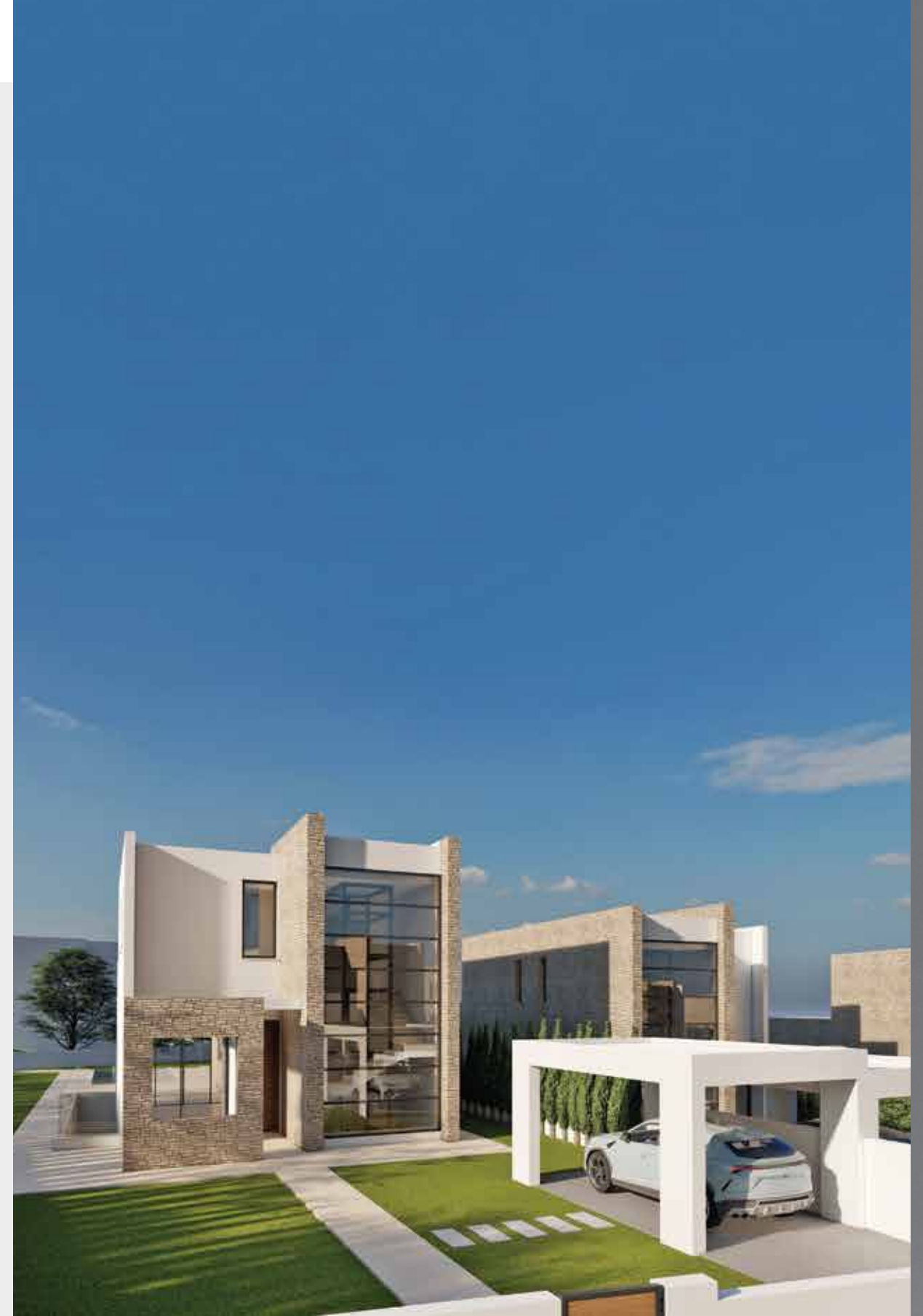
project overview

- ▶ Part of our flagship project, Cap St Georges Hotel & Resort, with sport facilities, bars, restaurants, spa etc.
- ▶ Luxury villas
- ▶ Walking distance to the beaches
- ▶ Amazing sea views
- ▶ Gated project

Adding more value to your future investment, the Sunset View project boasts a complete range of property management services provided by the Korantina Homes team

exterior

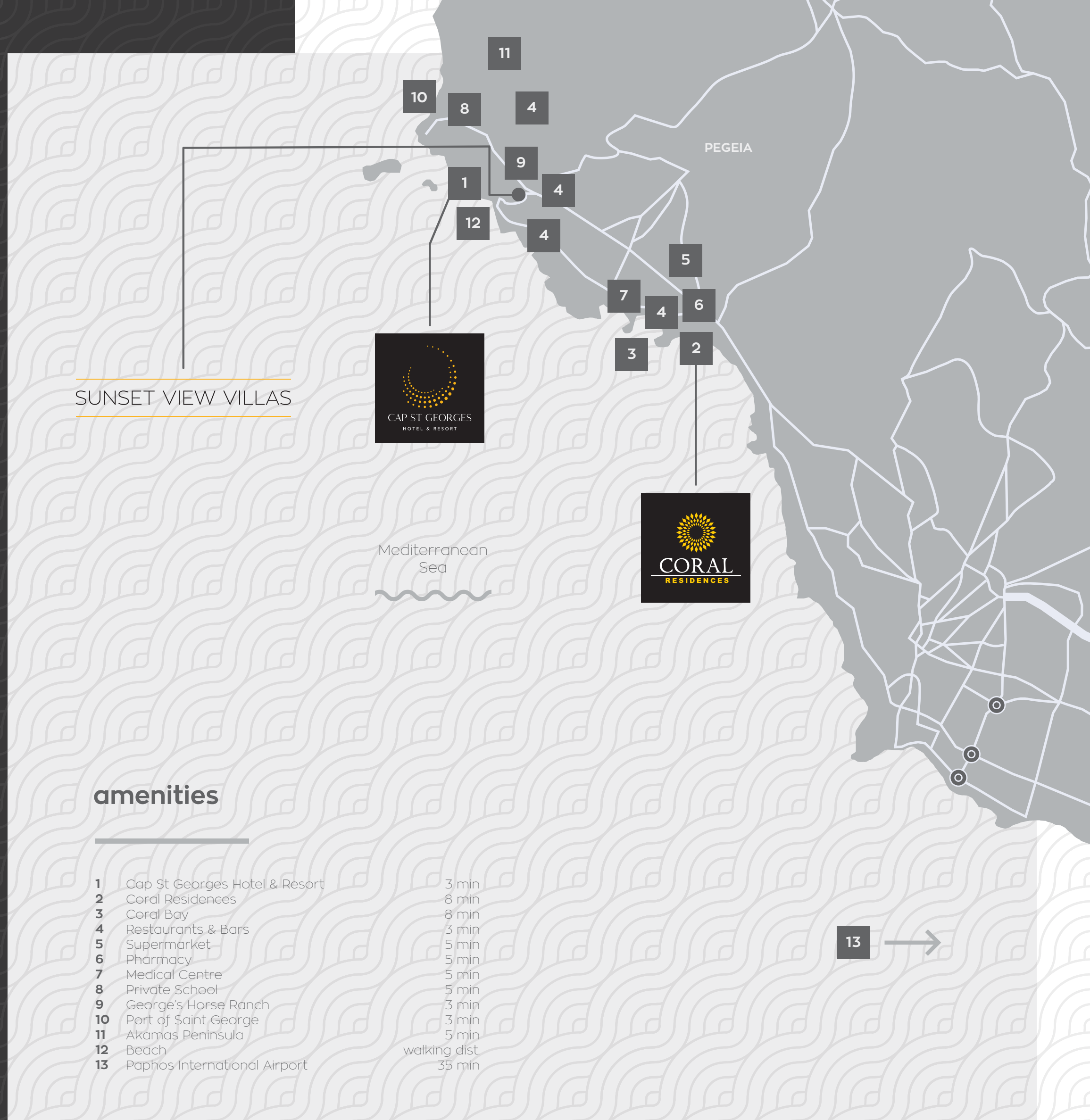




interior



location



the masterplan



villa 07

villa 06

villa 08

villa 05

villa 04

villa 09

villa 03

villa 10

villa 02

villa 11

villa 01

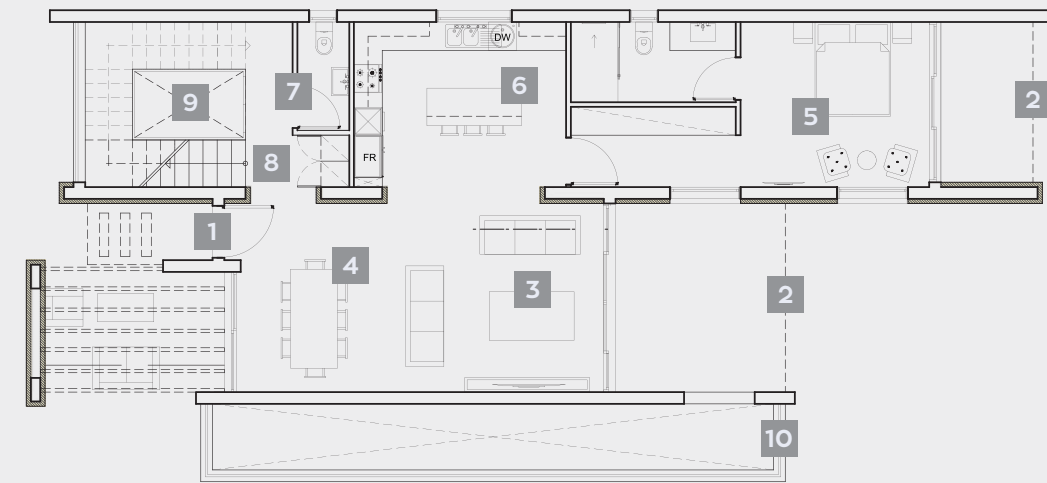
villa 12

architectural plans

Type a: villas No. 01 - 04 | 10 - 12

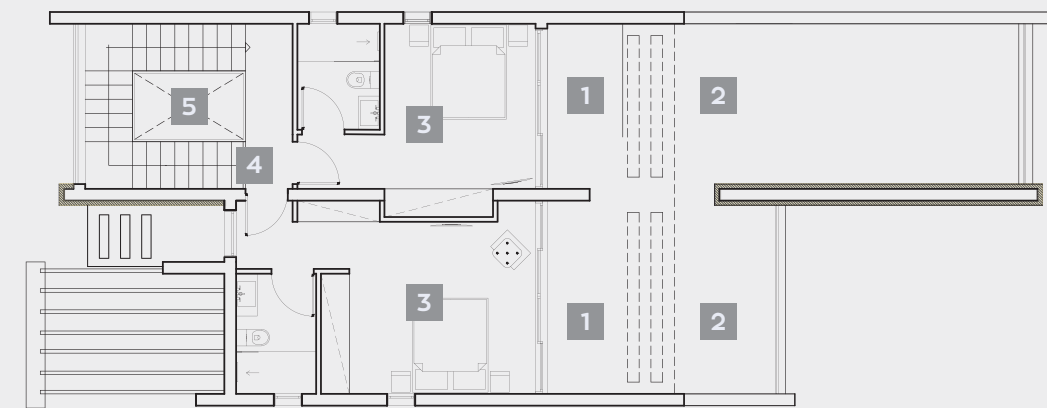
ground floor

- | 1. covered entrance | 2. covered veranda
- | 3. living room | 4. dining area | 5. master bedroom | 6. kitchen
- | 7. guest bathroom | 8. stairs | 9. lift | 10. void



first floor

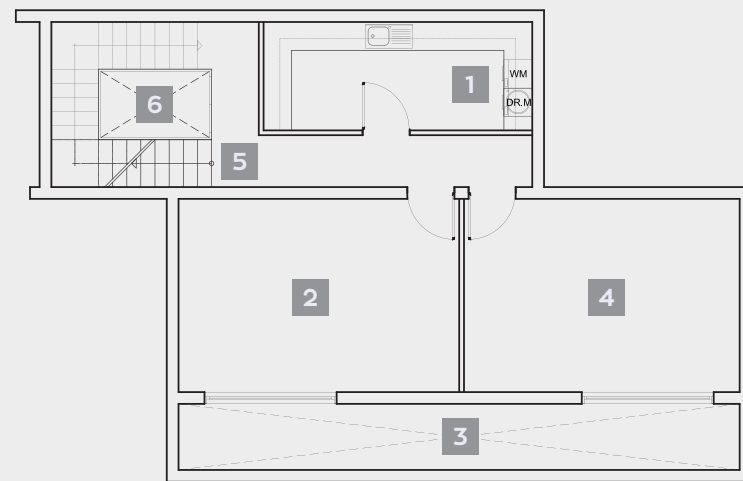
- | 1. covered veranda | 2. uncovered veranda
- | 3. ensuite bedroom | 4. stairs | 5. lift



Type a: villas No. 01 - 04 | 10 - 12

basement

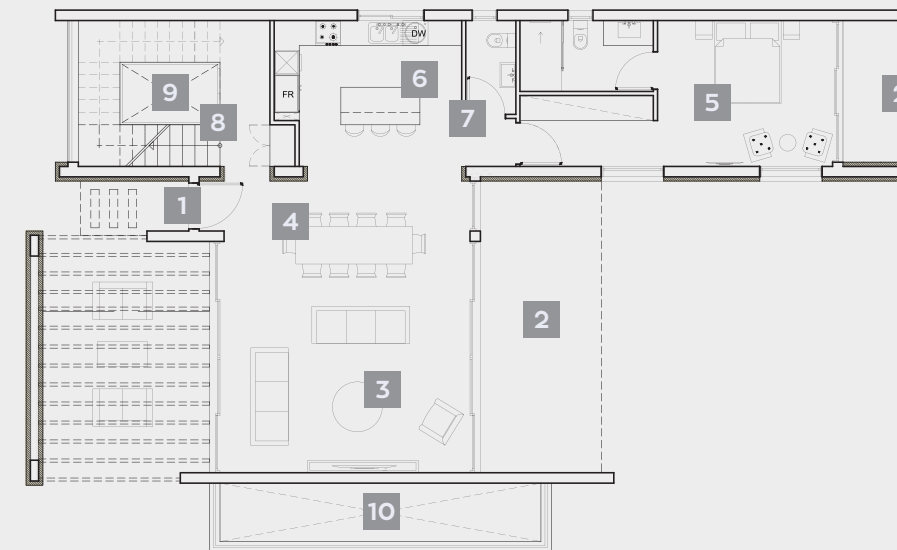
- | 1. laundry | 2. store room | 3. uncovered veranda
| 4. mechanical / electrical room | 5. stairs | 6. lift



Type b: villas No. 05 - 09

ground floor

- | 1. covered entrance | 2. covered veranda
| 3. living room | 4. dining area | 5. master bedroom | 6. kitchen
| 7. guest bathroom | 8. stairs | 9. lift | 10. void



first floor

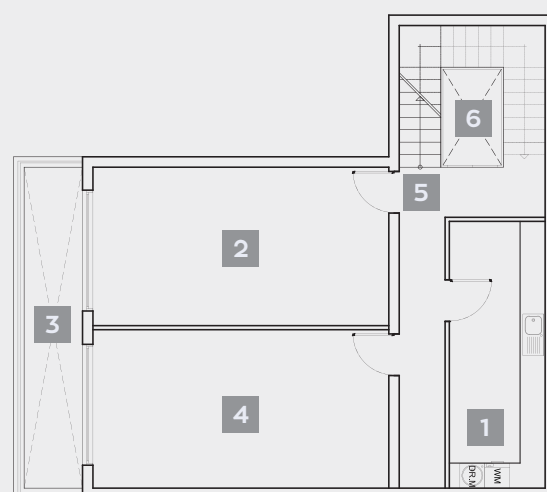
- | 1. covered veranda | 2. uncovered veranda
| 3. ensuite bedroom | 4. stairs | 5. lift



Type b: villas No. 05 - 09

basement

| 1. laundry | 2. store room | 3. uncovered veranda
| 4. mechanical / electrical room | 5. stairs | 6. lift



why Cyprus



QUALITY OF LIFE

- One of the best climates worldwide
- Top 5 safest country in the world
- Top 4 best retirement destination globally
- Most blue flag beaches per capita in the EU (Eurostat)
- Pollution-free environment
- English widely spoken
- Excellent education system
- First Class health care services
- Hospitable and friendly people

POSITIVE ECONOMIC OUTLOOK

- Robust GDP growth
- One of the fastest growing EU Economies
- Positive macroeconomic forecasts
- Great investment opportunities

ATTRACTIVE TAX REGIME

- One of the lowest corporate tax rates in the EU at 12.5%
- An attractive Double Tax Treaty Network covering more than 60 countries
- Access to all EU Tax Directives
- Dividend income exemption based on relaxed conditions
- An attractive personal tax regime for international professionals and non-domiciled individuals
- No succession or inheritance taxes
- No immovable property taxes
- One of the most favorable tax systems in the world

ACCESS TO MARKETS

- Full access to European Markets
- Access to 40+ EU trade agreements
- A member of the Eurozone since 2008
- Geostrategic position
- Proximity and easy access to major markets

FRIENDLY BUSINESS & LEGAL ENVIRONMENT

- Strong business support services
- The legal system is closely aligned to the English common law legal system
- Frequently updated to meet investors' changing needs
- Strong protection for investment and intellectual property (IP)
- Establishing a business is simple and fast
- Properties are freehold
- Immigration benefits through Cyprus properties



Cyprus fact file

- Location: Southern Europe
- Capital City: Nicosia
- EU Member: Since 2004
- Time Zone: GMT +2
- Language: Greek, English (widely spoken)
- Climate: Mediterranean, mean temperature 23 C°
- Population: 1,251,488
- Currency: Euro (EUR)

