

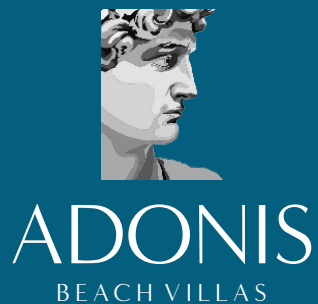


ADONIS

BEACH VILLAS

VILLA 23

PROPERTY INVESTMENT PROPOSAL



PROJECT OVERVIEW

PROJECT TYPE	Large Plots and bespoke, state-of-the-art villas
LOCATION	Chloraka, Paphos <ul style="list-style-type: none">• On the outskirts of Paphos Town• 300 metres from the sea• Easy access to all amenities, facilities and services• Close to an international private school• Short drive to Paphos Harbour and Promenade
FACILITIES / EXTRAS	<ul style="list-style-type: none">• Private swimming pools• Leptos Gold Card Membership

UNIQUE MEDITERRANEAN LIVING

Bespoke elegance designed to offer a
luxury lifestyle that is second-to-none.



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 of various sizes are scattered across the bay, some with people on deck. In the background, a large, rugged mountain with a reddish-brown peak rises above a lush green coastline. The sky is a clear, bright blue with a few wispy 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

12,5%
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

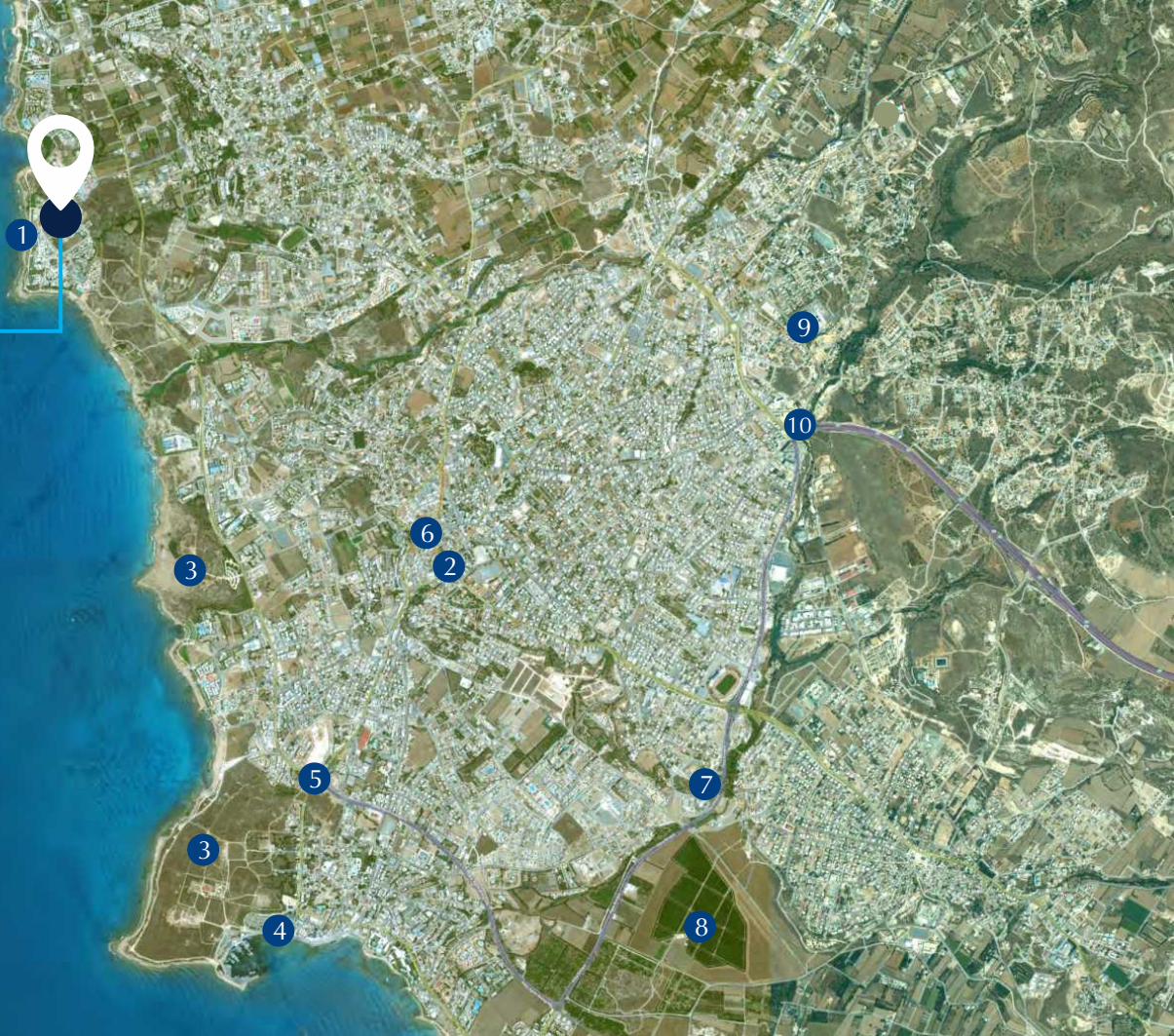




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DRIVING DISTANCES (FROM THE DEVELOPMENT)

1	Nearest beach	300 metres
2	Paphos Town Centre	6 minutes
3	Archaeological sites	5 minutes
4	Paphos harbour and promenade	8 minutes
5	Main shopping mall	7 minutes
6	Paphos Old Town	6 minutes
7	Iasis Private Hospital	12 minutes
8	Neapolis Smart EcoCity	10 minutes
9	Paphos General Hospital	14 minutes
10	Highway to/from other cities	15 minutes



AKAMAS
PENINSULA

PEYIA VILLAGE

FUTURE MARINA

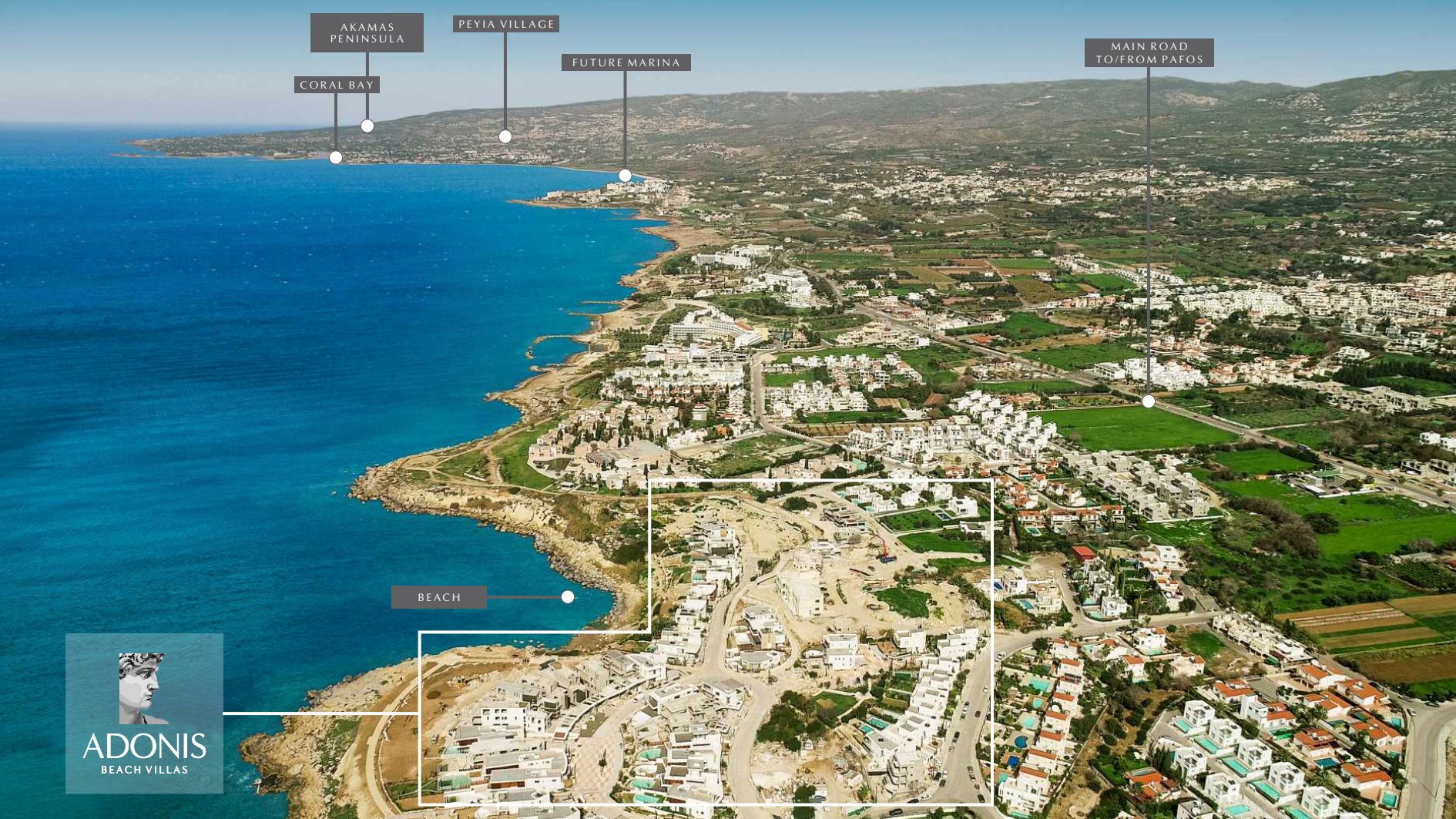
MAIN ROAD
TO/FROM PAFOS

CORAL BAY

BEACH



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BEACH VILLAS





PAFOS INTERNATIONAL AIRPORT

PAFOS CITY CENTRE

TOMBS OF THE KINGS

PAFOS HARBOUR

MUNICIPAL BEACH

PAFOS TOURIST AREA

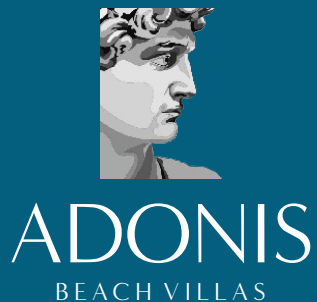
ARCHAEOLOGICAL PARK

MUNICIPAL BEACH

INTERNATIONAL SCHOOL

MUNICIPAL BEACH





VILLA 23

LEVELS	3: Lower Ground Floor / Upper Ground Floor First Floor/Roof Floor
FEATURES	Living Room Dining Room Kitchen Sauna Multimedia Room Games Room Laundry Office Lift Private Swimming Pool Private Parking
BEDROOMS	5 Bedrooms (En-suite)
BATHROOMS	5 Bathrooms 2 W/C

PRICE

€ 3.590.000 (Plus VAT)



ADONIS
BEACH VILLAS

VILLA 23





FIXTURES AND FINISHES

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





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MASTER PLAN



VILLA 23



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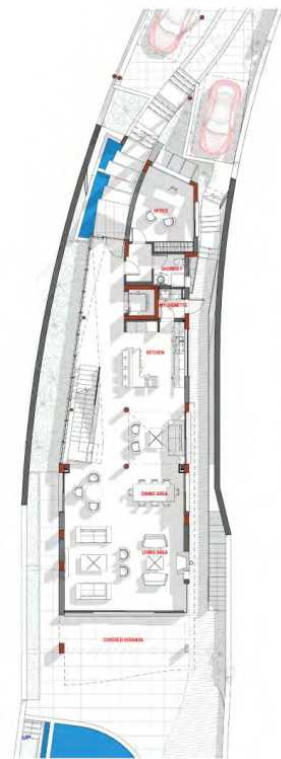
VILLA 23

PLOT AREA	853.00m ²
COV. AREA	288.00m ²
LOWER GROUND COV. AREA	197.00m ²
COV. VERANDAS	41.00m ²
UNCOV. VERANDAS	44.00m ²
COV. CAR PARK	36.00m ²
TOTAL COV. AREA	607.00m²

LOWER GROUND FLOOR



UPPER GROUND FLOOR





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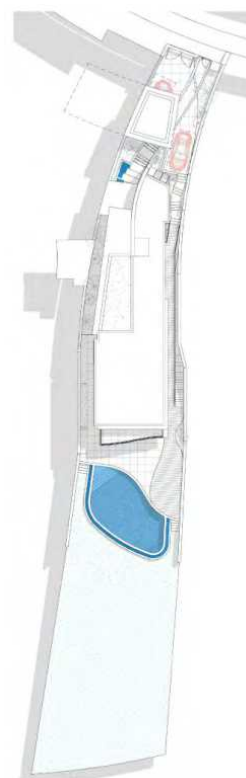
BEACH VILLAS

VILLA 23

FIRST FLOOR PLAN



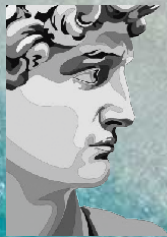
ROOF FLOOR PLAN



VIEWS

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





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BEACH VILLAS

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