



PISSOURI
VILLAS

VILLA 20

PROPERTY INVESTMENT PROPOSAL



PROJECT OVERVIEW

PROJECT TYPE	Luxury detached villas and bungalows
LOCATION	<p>Pissouri Village, Limassol District</p> <ul style="list-style-type: none">• Centrally located between Paphos and Limassol• Close to blue flag-awarded beaches• Sought-after rural and coastal location• Close to all amenities and services <p>Close to international 18-hole golf courses and resorts Short drive to Paphos International Airport, schools, places of interest and archaeological sites</p>
FACILITIES / EXTRAS	<ul style="list-style-type: none">• Private swimming pools• Fireplaces• Pergolas• Landscaped gardens• Leptos Gold Card Membership

COMBINING RURAL AND COASTAL 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 a deeper blue as it meets the open sea. 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 flat top rises against a clear blue sky with a few wispy clouds. The coastline is rocky and covered in lush green vegetation.

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





DRIVING DISTANCES (FROM THE DEVELOPMENT)

- | | | |
|----|-----------------------------------|------------|
| 1 | Pissouri Village centre | 3 minutes |
| 2 | Pissouri Beach | 5 minutes |
| 3 | 18-hole championship golf courses | 10 minutes |
| 4 | Birthplace of Aphrodite | 10 minutes |
| 5 | Paphos International Airport | 15 minutes |
| 6 | Paphos Harbour and promenade | 25 minutes |
| 7 | Paphos Town Centre | 30 minutes |
| 8 | Episkopi Bay | 15 minutes |
| 9 | Salt Lake | 25 minutes |
| 10 | Lady's Mile Beach | 25 minutes |
| 11 | Limassol Casino and Golf Resort | 25 minutes |
| 12 | Limassol City and Promenade | 30 minutes |



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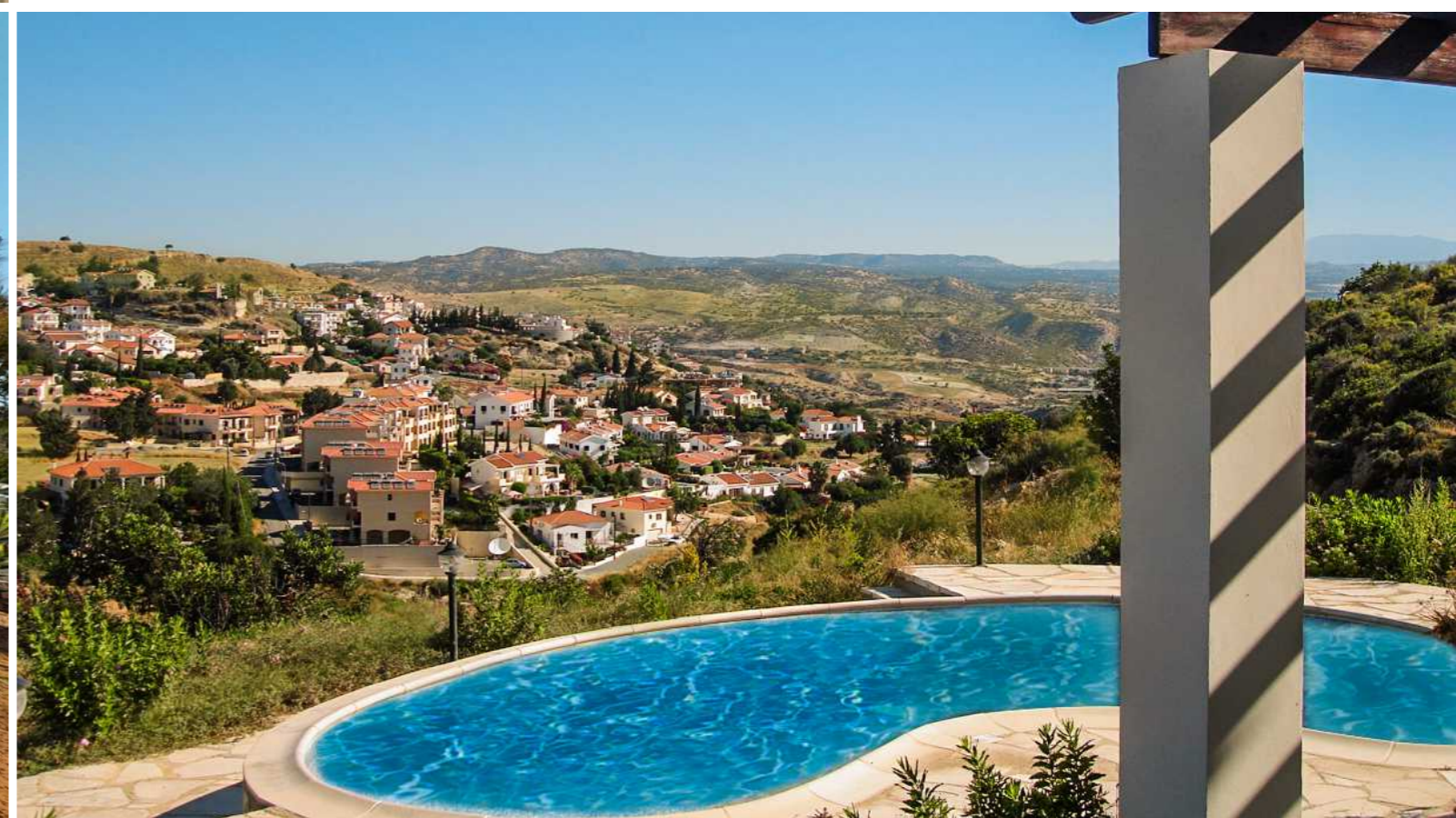
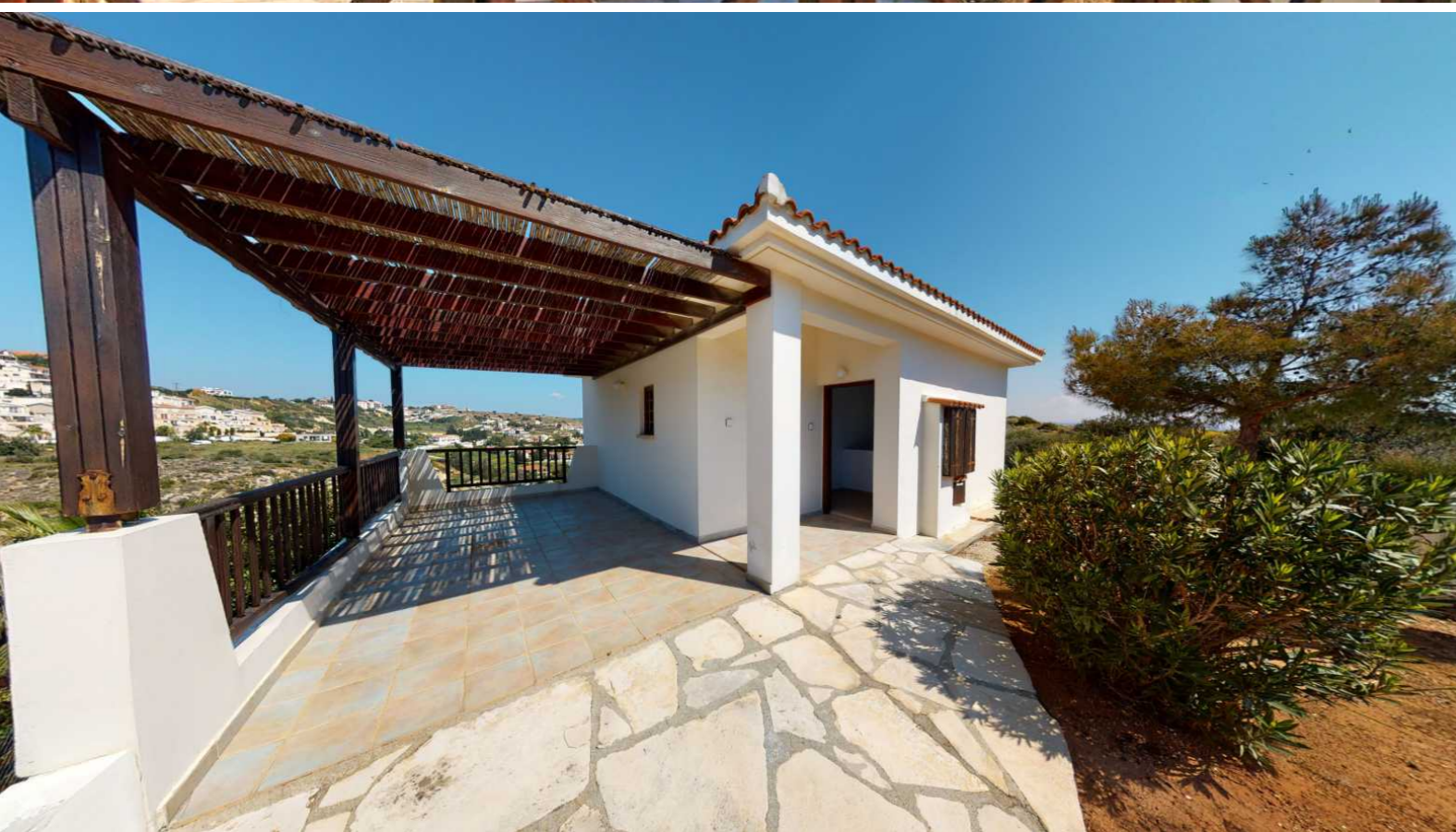
VILLA 20

LEVELS	2: Ground Floor / First Floor
FEATURES	Living Room with fireplace Dining Room Kitchen Covered Parking with Pergola Private Swimming Pool
BEDROOMS	3 Bedrooms (Master Bedroom is en-suite)
BATHROOMS	2 Bathrooms 1 W/C
COVERED VERANDAS	2
UNCOV. VERANDAS	1
PRICE	€ 508,000 (NO VAT)



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FIXTURES AND FINISHES

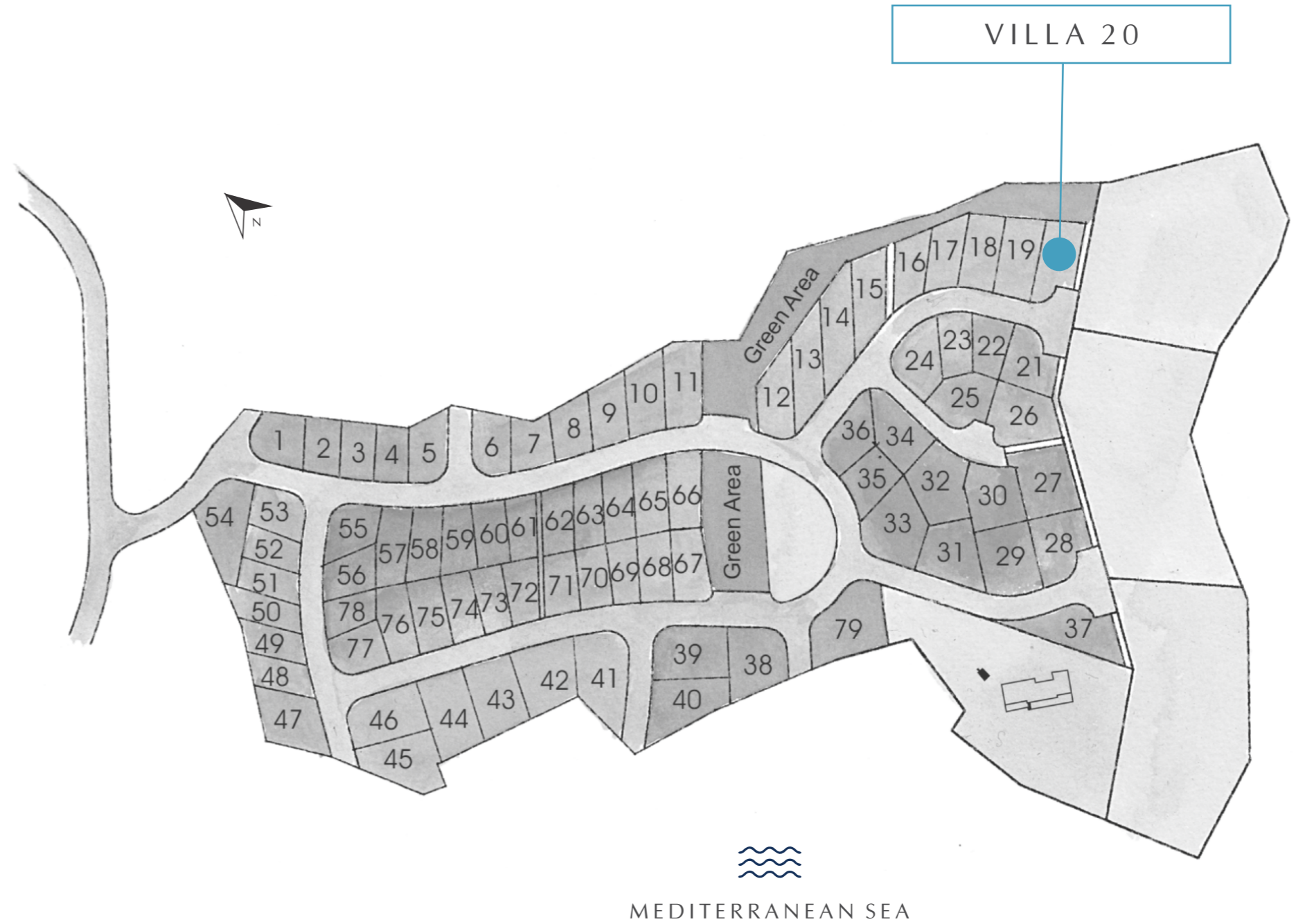
Pissouri Villas have been designed with meticulous attention to detail, creating homes with style, sophistication and warmth.





PISSOURI
VILLAS

MASTER PLAN



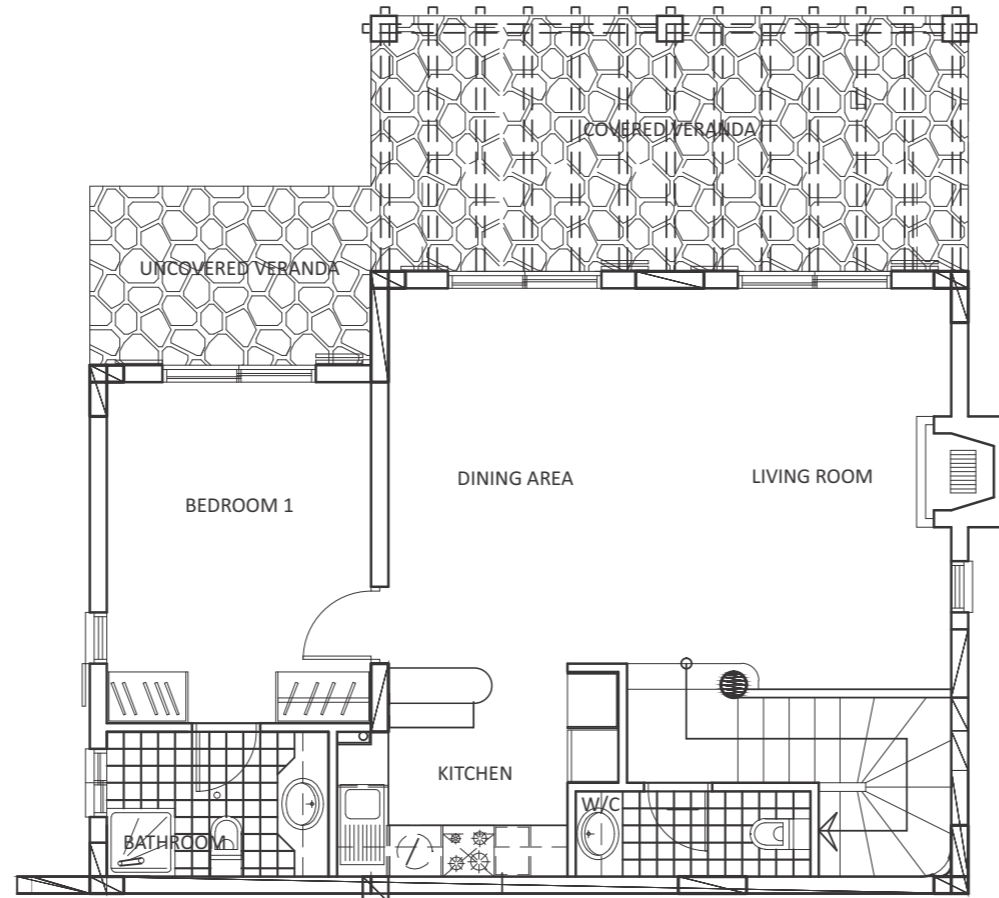


PISSOURI VILLAS

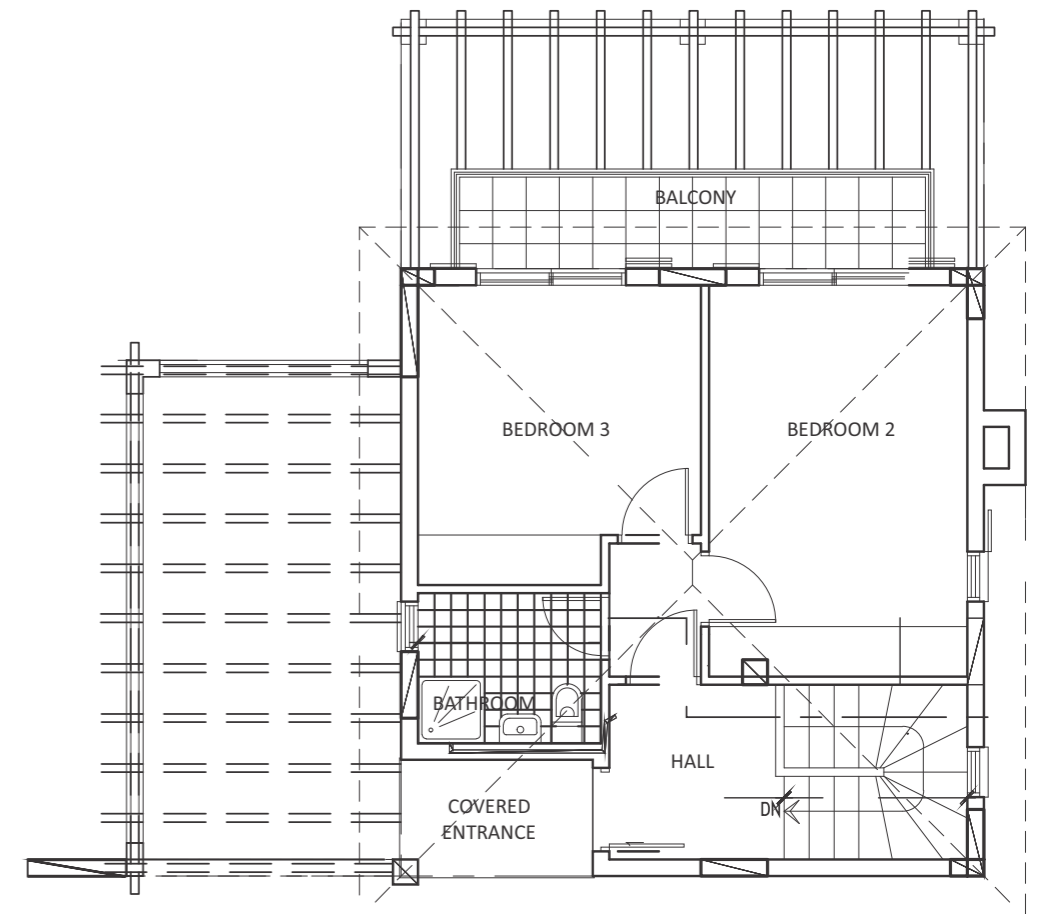
VILLA 20

PLOT AREA	671.00m ²
COVERED AREA	130.00m ²
TOTAL COV. AREA	130.00m²

GROUND FLOOR



FIRST FLOOR



VIEW FROM VILLA 20

These elegant villas have been designed
to maximise views of the surrounding areas and the Mediterranean.





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