

City  **Gardens**
apartments

our concept

The City Gardens project is a modern and cosy complex conveniently situated in the heart of Paphos. A unique and bespoke design, the project is of high-quality architecture and material finishes that will be comprised of eight apartments, two per floor, over four floors.

The apartments consist of spacious living areas and verandas that offer views of the city located within an opulent residential area well known for its comfort and convenience.





Situated next to Paphos Municipality Public Park, City Gardens is also connected to a high-quality school network, hospitals, shops, restaurants, and bars located in the old town. For the sea-loving residents, Paphos' famous beaches are only 10 minutes away, and Paphos International Airport is just a 15-minute drive.

Overall, the area embodies a vibrant and superb location where every moment is met with social and cultural activities all year round.

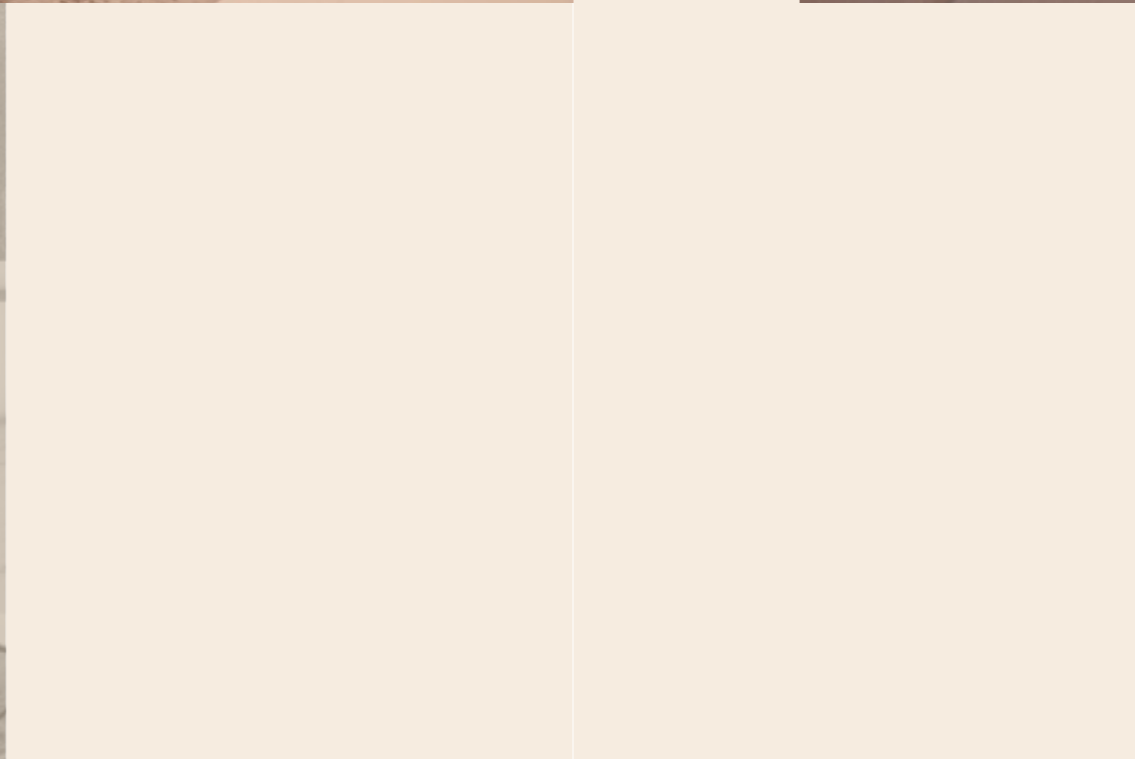
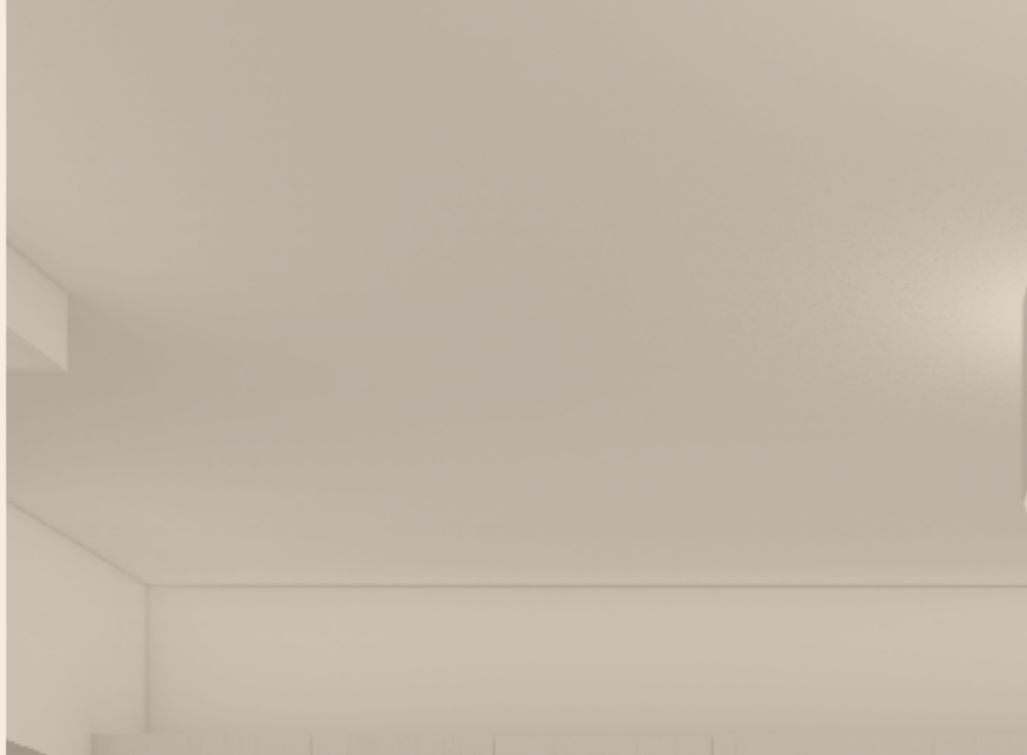
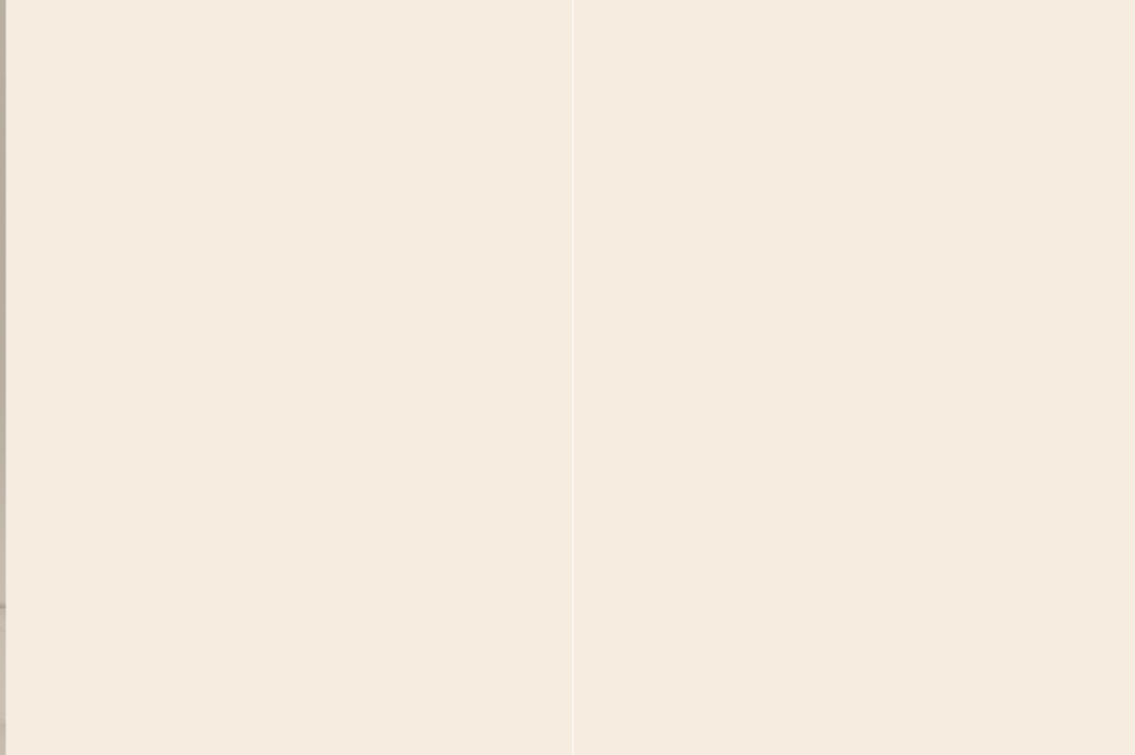


project overview

- ▶ Spacious 2 and 3-bedroom luxurious apartments with large covered terraces on each floor
- ▶ Set in a family-oriented neighbourhood
- ▶ Set in the heart of the City
- ▶ Walking distance to Old Town
- ▶ Close to all amenities

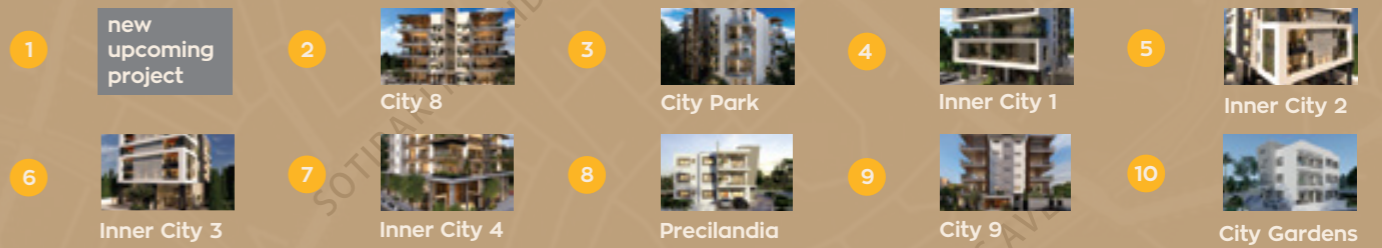
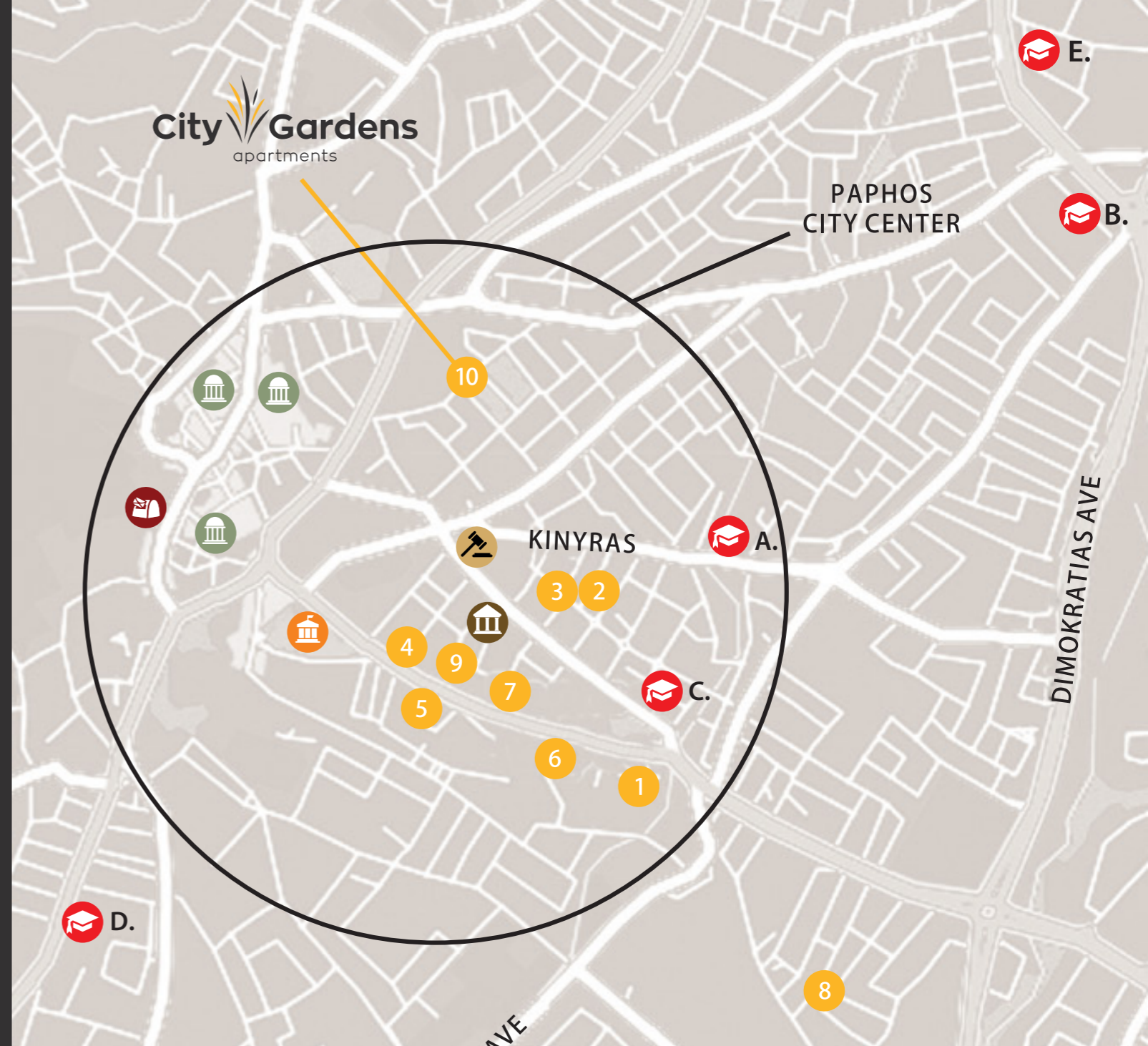
Meeting the highest expectations in construction and design, this unique development provides the ideal choice for a permanent residence, whilst securing an excellent investment.





















location



-  **A. Cyprus University of Technology**
(School of Tourism Studies)
-  **B. ECDA College**
-  **C. Paphos Innovation Institute**
-  **D. American University of Beirut**
-  **E. Alexander College**

-  **Beach**
7 min
-  **Rest. / Bars**
1 min
-  **City Centre**
0 min
-  **Harbour**
7 min
-  **Paphos Municipality**
-  **School**
2 min
-  **Supermarket**
2 min
-  **Airport**
15 min
-  **Coral Bay**
15 min
-  **Court**
-  **Hotel**
2 min
-  **Kings Av. Mall**
5 min
-  **Hospital**
3 min
-  **Shops**
1 min
-  **District Govern. Offices**
-  **Post Office**
-  **Old Town**

architectural plans

ground floor



first floor



second floor



third floor



fourth floor



availability list

	apt	cov. areas	cov. veranda	total cov.	rooms
1st floor	101	78 m ²	25 m ²	103 m ²	2
	102	104 m ²	23 m ²	127 m ²	3
2nd floor	201	78 m ²	25 m ²	103 m ²	2
	202	104 m ²	23 m ²	127 m ²	3
3rd floor	301	78 m ²	25 m ²	103 m ²	2
	302	104 m ²	23 m ²	127 m ²	3
4th floor	401	78 m ²	25 m ²	103 m ²	2
	402	104 m ²	23 m ²	127 m ²	3

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

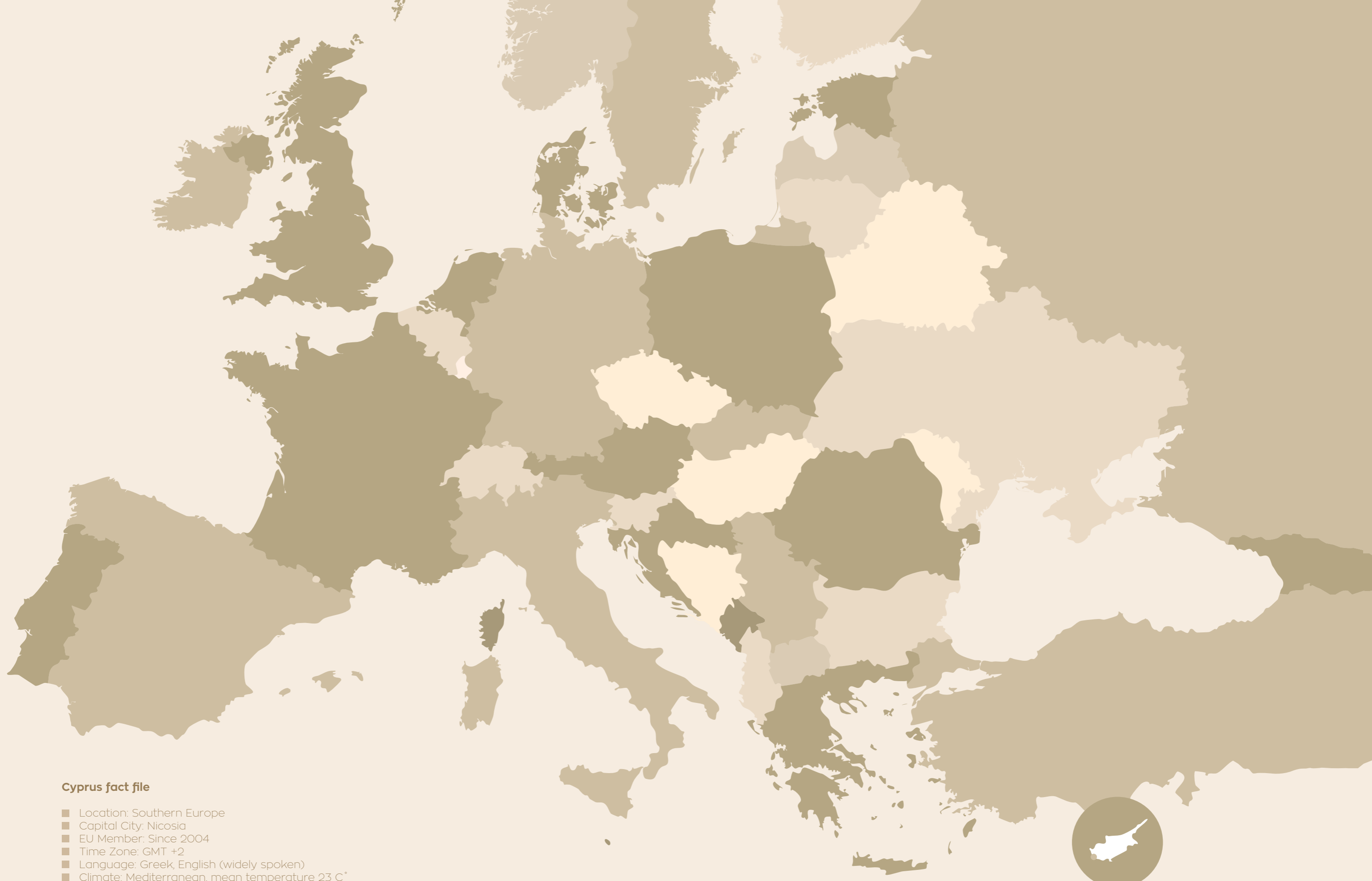
- One of the lowest corporate tax rates in the EU at 12.5%
- An attractive Double Tax Treaty Network covering more than 60 countries
- Access to all EU Tax Directives
- Dividend income exemption based on relaxed conditions
- An attractive personal tax regime for international professionals and non-domiciled 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)

