

PEGEIA  
GOLDEN VIEW  
VILLAS



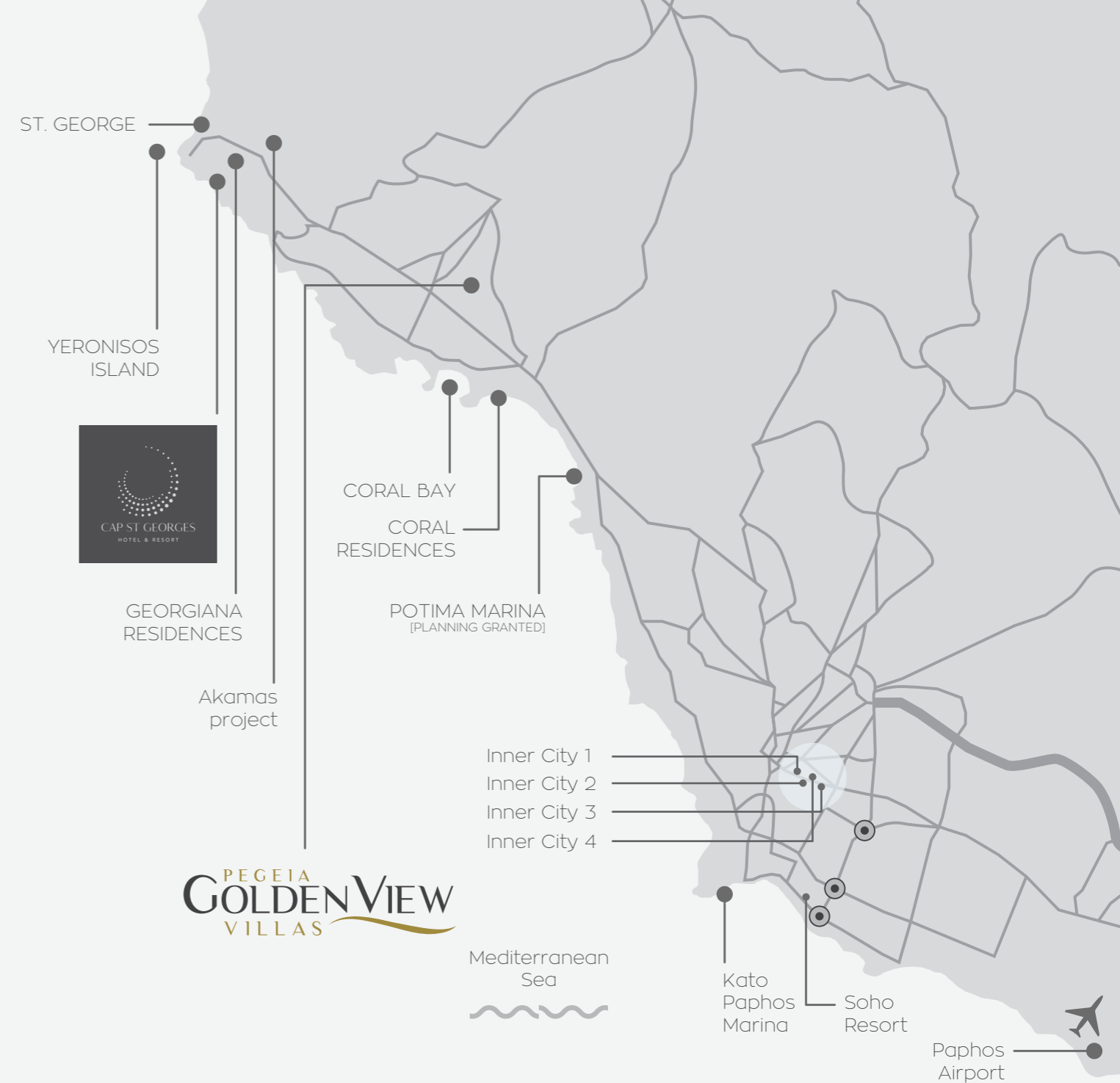


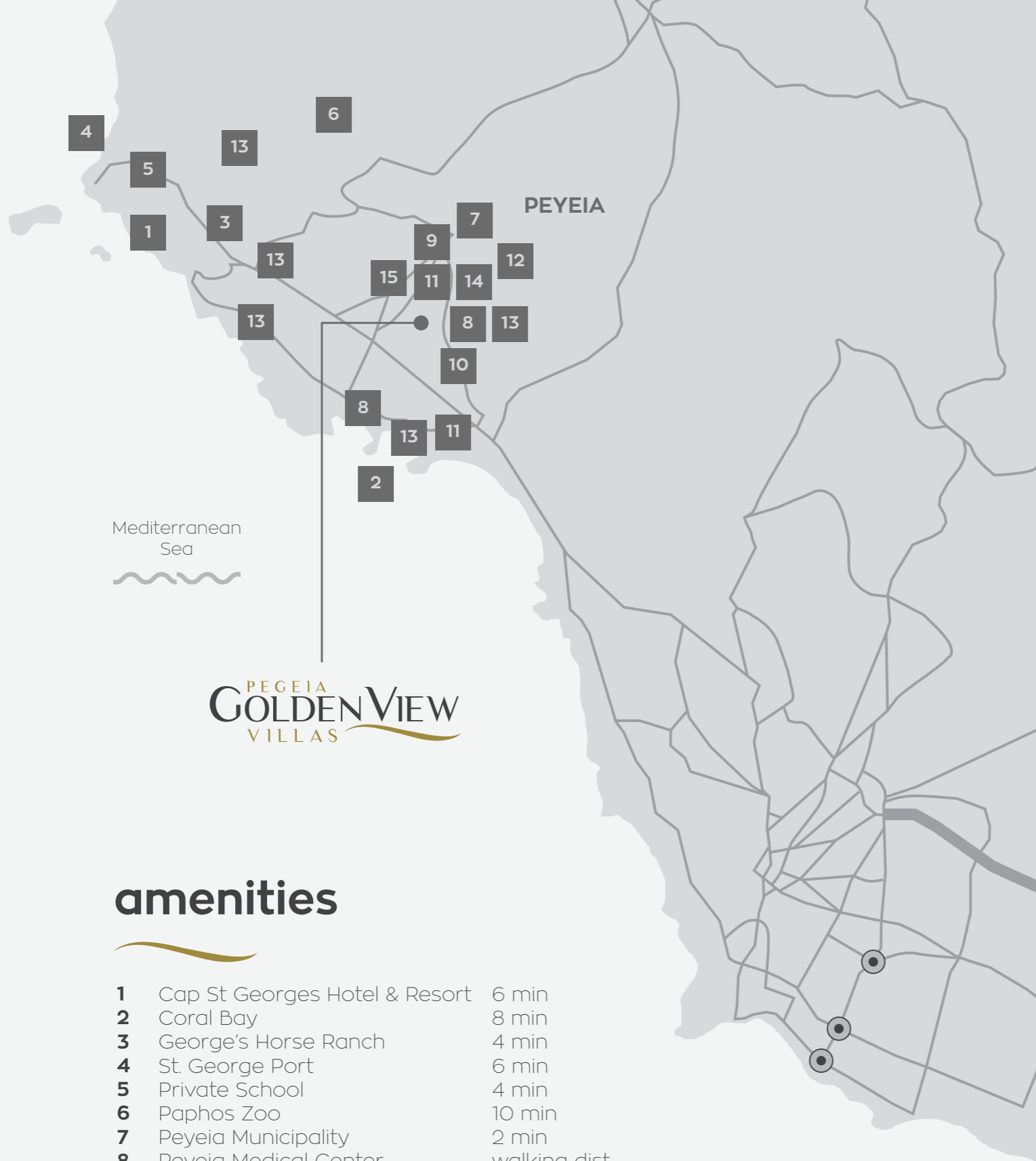
## the villas

A beautiful residential development comprising 28 villas, situated in a beautiful setting in the central area of Pegeia-Paphos. The 3-bedroom villas are spacious with private swimming pools and built with high specifications. They enjoy beautiful views of the bay and the city.

The fantastic location is next to all amenities including, a medical centre, pharmacy, schools, supermarket, restaurants and bars, gym and more just minutes away. It is a short drive to the famous serviced beach of Coral Bay and the future Paphos Marina, which will be constructed in the near future.

PEGEIA  
**GOLDEN VIEW**  
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**PEGEIA GOLDEN VIEW VILLAS**

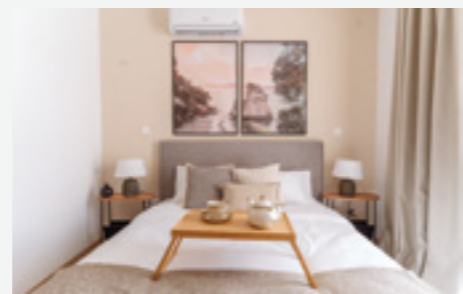
**amenities**

- |           |                               |               |
|-----------|-------------------------------|---------------|
| <b>1</b>  | Cap St Georges Hotel & Resort | 6 min         |
| <b>2</b>  | Coral Bay                     | 8 min         |
| <b>3</b>  | George's Horse Ranch          | 4 min         |
| <b>4</b>  | St. George Port               | 6 min         |
| <b>5</b>  | Private School                | 4 min         |
| <b>6</b>  | Paphos Zoo                    | 10 min        |
| <b>7</b>  | Peyeia Municipality           | 2 min         |
| <b>8</b>  | Peyeia Medical Center         | walking dist. |
| <b>9</b>  | Bakery                        | walking dist. |
| <b>10</b> | Supermarket                   | walking dist. |
| <b>11</b> | Pharmacy                      | walking dist. |
| <b>12</b> | Peyeia Post Office            | walking dist. |
| <b>13</b> | Restaurants & Bars            | walking dist. |
|           | Chinese Restaurant            | walking dist. |
|           | Italian Restaurant            | walking dist. |
| <b>14</b> | Football Academies            | walking dist. |
| <b>15</b> | Bus Service                   | walking dist. |

**Exterior**



# Interior



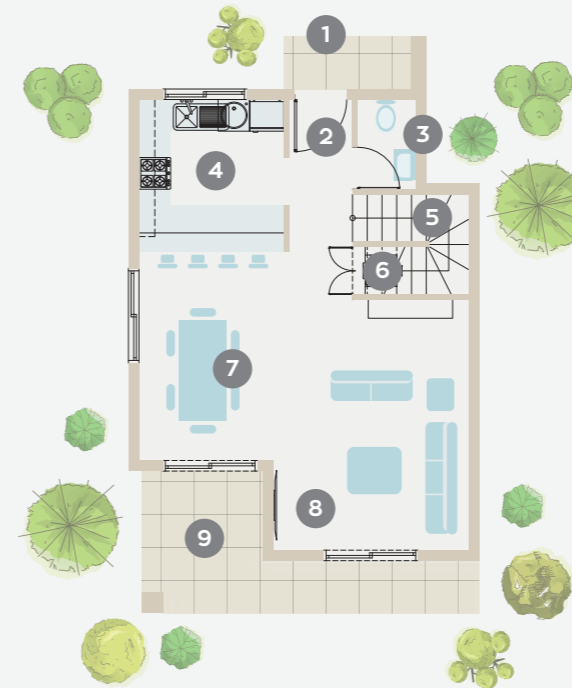
# the masterplan



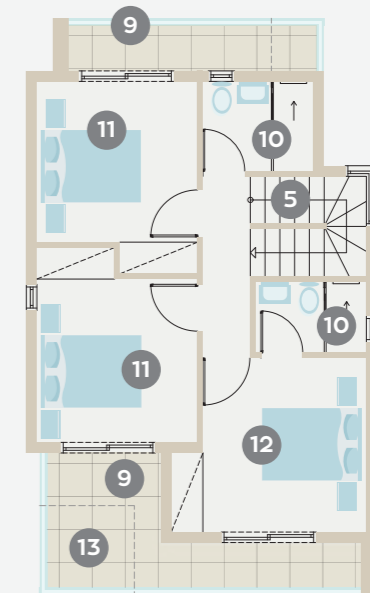
# architectural plans

## villa type a

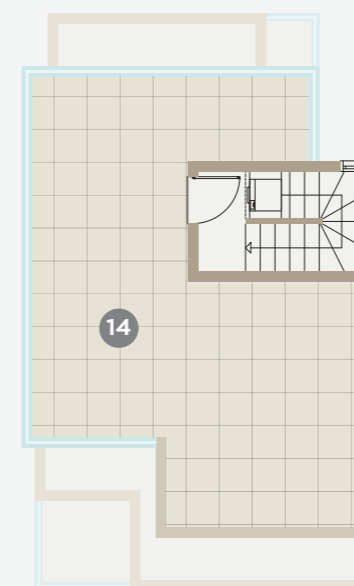
ground floor



first floor



roof plan



points of interest

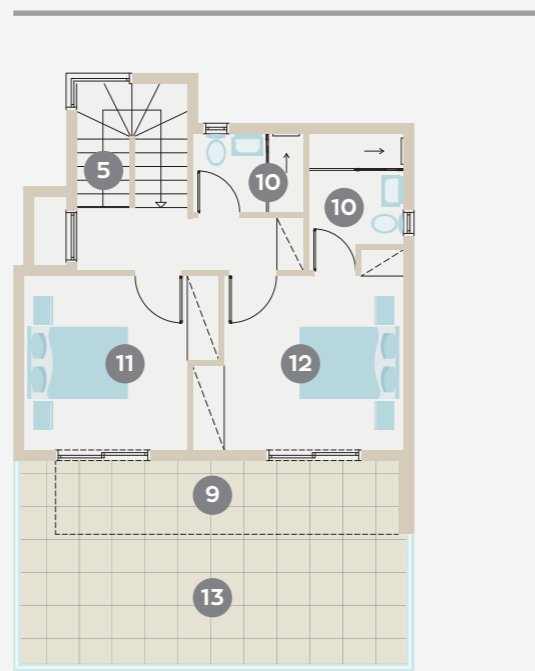
- 1 covered entrance
- 2 entrance hall
- 3 guest bathroom
- 4 kitchen
- 5 stairs
- 6 storage room
- 7 dining area
- 8 living area
- 9 covered veranda
- 10 bathroom
- 11 bedroom
- 12 ensuite master bedroom
- 13 uncovered veranda
- 14 uncovered roof

# villa type b

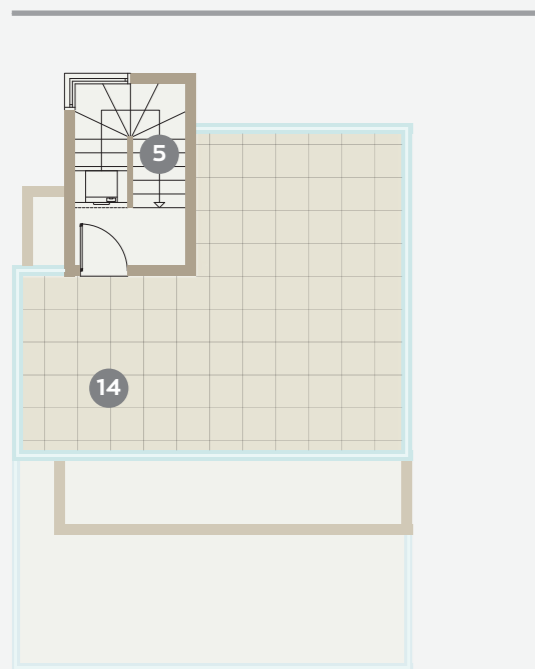
ground floor



first floor



roof plan

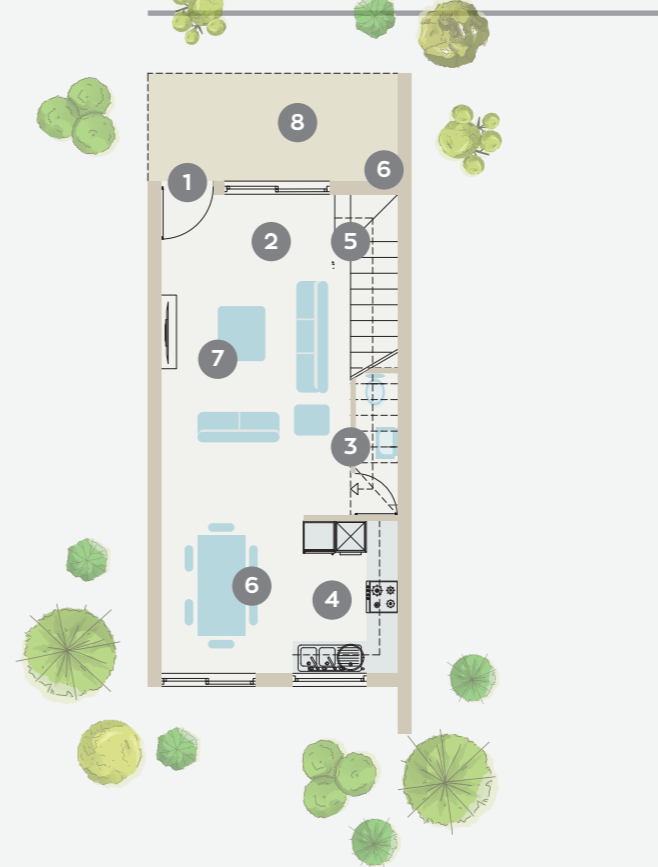


points of interest

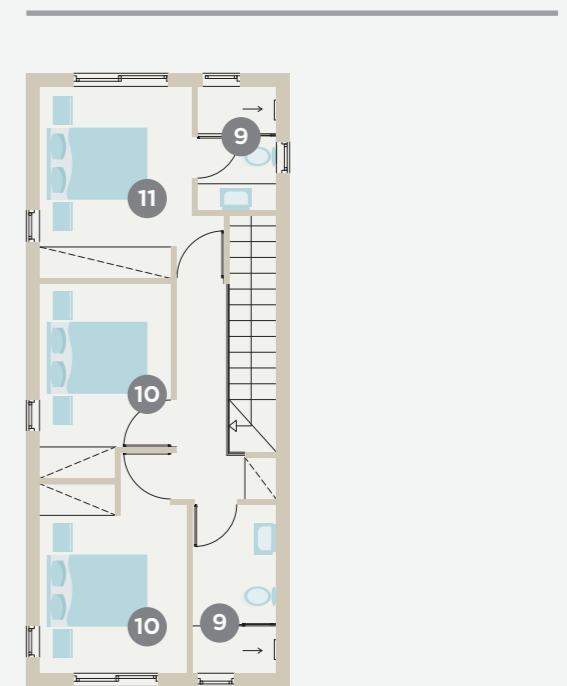
- 1 covered entrance
- 2 entrance hall
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- 4 kitchen
- 5 stairs
- 6 storage room
- 7 dining area
- 8 living area
- 9 covered veranda
- 10 bathroom
- 11 bedroom
- 12 ensuite master bedroom
- 13 uncovered veranda
- 14 uncovered roof

# semidetached villa

ground floor



first floor



points of interest

- 1 covered entrance
- 2 entrance hall
- 3 guest bathroom
- 4 kitchen
- 5 stairs
- 6 dining area
- 7 living area
- 8 covered veranda
- 9 bathroom
- 10 bedroom
- 11 ensuite master bedroom

# why Cyprus



## QUALITY OF LIFE

- One of the best climates worldwide
- Top 5 safest country in the world (value Penguin 2015)
- Top 4 best retirement destination globally (KnightFrank2016)
- 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
- Capital gains tax exemption
- 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)

