



AKAMANTIS
GARDENS

VILLA 07

PROPERTY INVESTMENT PROPOSAL



AKAMANTIS

GARDENS

PROJECT TYPE	Apartments, Penthouses and Villas
LOCATION	Polis Chrysochous, Paphos District <ul style="list-style-type: none">• On the outskirts of Polis Town• Quiet and peaceful location• Easy access to all amenities, facilities and services• Close to blue flag-awarded beaches, Akamas Nature Reserve and Latchi Marina
FACILITIES / EXTRAS	<ul style="list-style-type: none">• Lagoon-style communal swimming pool• Clubhouse (future)• Leptos Gold Card Membership

OUTDOOR COASTAL LIVING

Akamantis Gardens are designed to make the most of the outdoor Mediterranean coastal living of Polis Chrysochous.



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 dotted with 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





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DRIVING DISTANCES
(FROM THE DEVELOPMENT)

- | | | |
|---|-----------------------|------------|
| 1 | Latchi Marina | 8 minutes |
| 2 | Polis Town | 6 minutes |
| 3 | Upcoming Golf Resort | 2 minutes |
| 4 | Akamas Nature Reserve | 15 minutes |
| 5 | Paphos Town Centre | 35 minutes |





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LEVELS	Ground Floor
FEATURES	Open plan Living/Dining Room Kitchen Private allocated parking Private swimming pool
BEDROOMS	3 Bedrooms
BATHROOMS	2 Bathrooms
UNCOV. VERANDAS	2
COV. VERANDAS	1

PRICE	€ 486.000
FURNITURE	Furniture package included



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(Images shown represent a similar villa)





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FIXTURES AND FINISHES

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

(Images shown represent a typical furnished apartment)





AKAMANTIS
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PRELIMINARY
MASTER PLAN



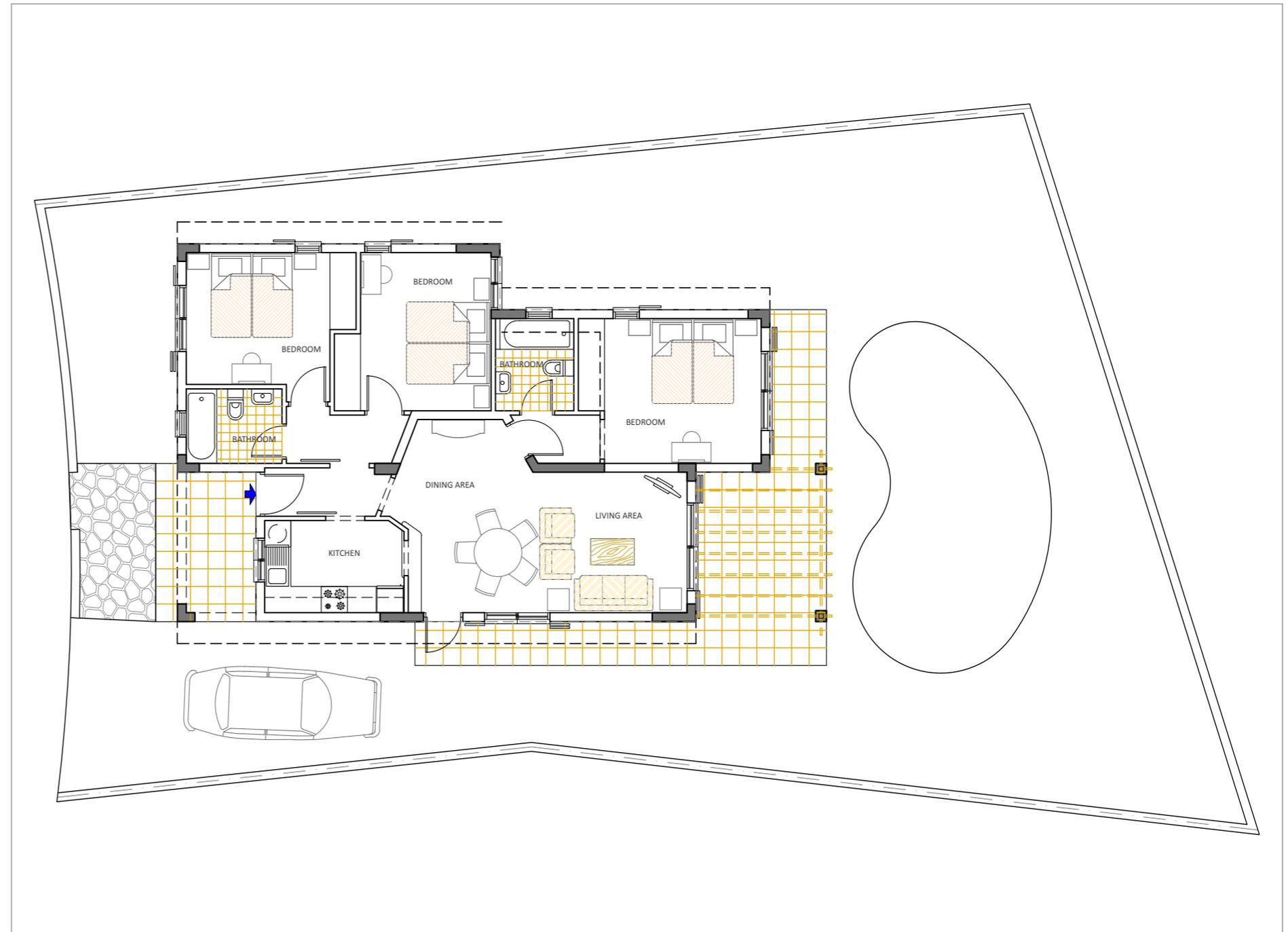
PRELIMINARY GROUND LEVEL



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PLOT AREA	344m ²
COVERED AREA	95.76m ²
UNCOV. VERANDA	24.46m ²
COV. VERANDA	6.12m ²
TOTAL COV. AREA	119.04m²



VIEWS

These contemporary Villas have been designed to maximise views of the surrounding area adjacent to the crystal clear waters of the Mediterranean.





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