



APHRODITE  
GARDENS

VILLA 27

PROPERTY INVESTMENT PROPOSAL



## PROJECT OVERVIEW

PROJECT TYPE	Apartments, penthouses, maisonettes and villas in a community with landscaped gardens and lagoon-style swimming pools
LOCATION	<b>Kato Paphos</b> <ul style="list-style-type: none"><li>• Located in the sought-after tourist area of Kato Paphos</li><li>• Close to blue flag-awarded beaches and facilities</li><li>• Easy access to all amenities and services</li><li>• Close to a wide range of resorts, shopping centres, places of interest and archaeological sites</li></ul>
FACILITIES / EXTRAS	<ul style="list-style-type: none"><li>• Two large, lagoon-style swimming pools</li><li>• Footpaths and sundecks</li><li>• Club house with restaurant and bar</li><li>• Health spa and fully-equipped gym</li><li>• Ample Parking</li><li>• Leptos Gold Card Membership</li></ul>



# CONTEMPORARY MEDITERRANEAN 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 horizon. 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



**1<sup>st</sup>**  
Safest country in the world among small countries and 5th worldwide (2016)

**4<sup>th</sup>**  
4th out of 144 countries on higher education and training (2016)

**5<sup>th</sup>**  
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

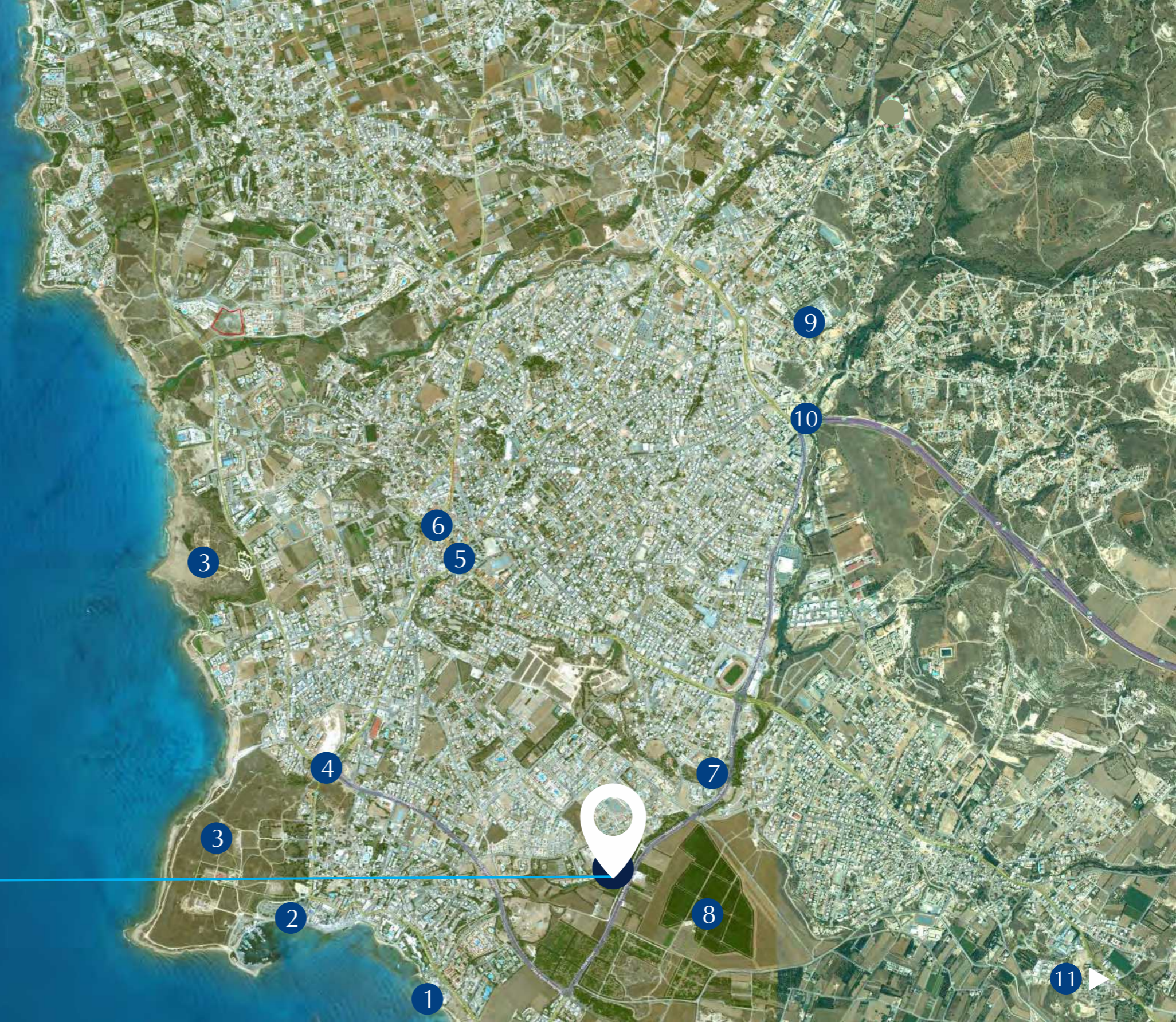




APHRODITE  
GARDENS

## DRIVING DISTANCES (FROM THE DEVELOPMENT)

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





← TO PAPHOS

TO CORAL BAY →



PAPHOS HARBOUR

PAPHOS TOURIST AREA

PAPHOS PROMENADE

ARCHAEOLOGICAL PARK

KATO PAPHOS

MUNICIPAL BEACH

MAIN MALL

TOMBS OF THE KINGS

MUNICIPAL BEACH





## VILLA 27

LEVELS	Ground floor/ First Floor
FEATURES	Living Room      Study Room Dining Room Kitchen Allocated Parking
BEDROOMS	3 Bedrooms
BATHROOMS	2 Bathrooms 1 W/C
COVERED VERANDAS	3
UNCOV. VERANDAS	2
PRICE	<b>€ 549,000 (PLUS VAT)</b>



APHRODITE  
GARDENS

VILLA 27



# APHRODITE GARDENS

MASTER PLAN



MEDITERRANEAN SEA

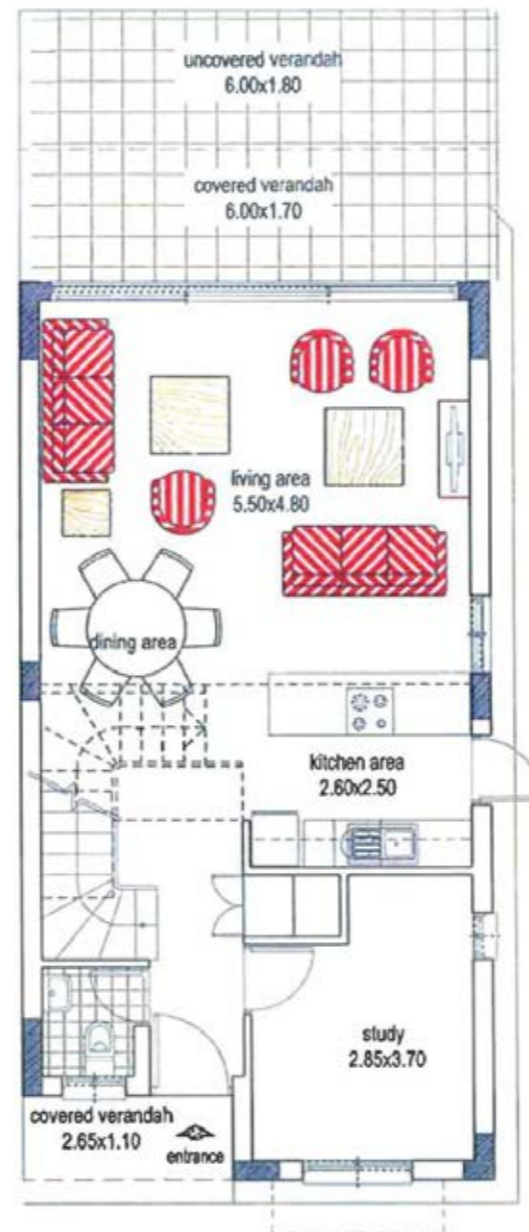


# APHRODITE GARDENS

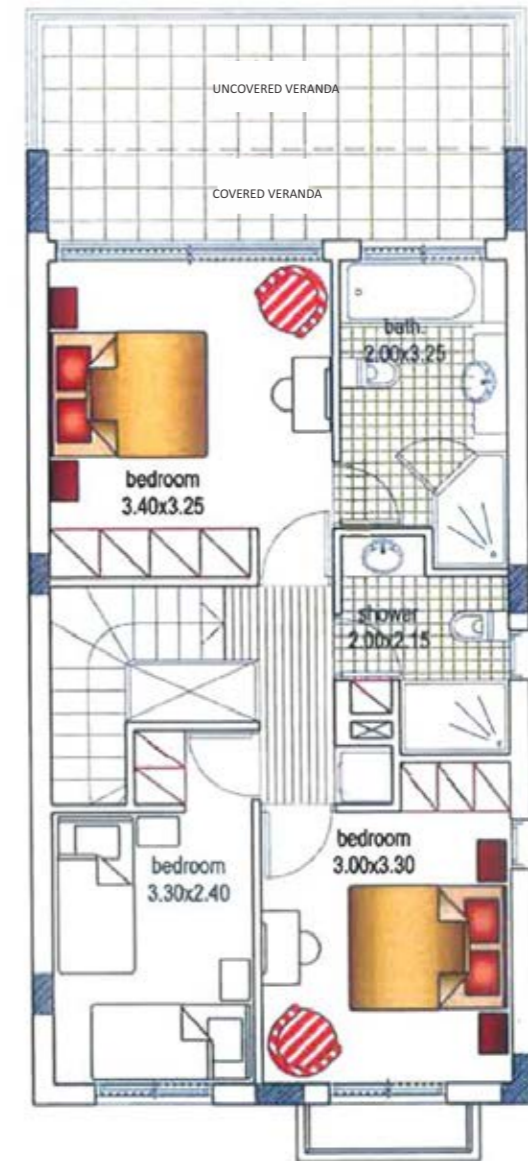
## VILLA 27

COVERED AREA	129.60m <sup>2</sup>
COVERED VERANDA	19.77m <sup>2</sup>
UNCOVERED VERANDA	21.00m <sup>2</sup>
<b>TOTAL COV. AREA</b>	<b>149.00m<sup>2</sup></b>

### GROUND FLOOR PLAN



### FIRST FLOOR PLAN



# VIEW

These contemporary apartments have been designed to maximise views of the surrounding area





APHRODITE  
GARDENS

The information, plans, photos and artists' impressions contained in this presentation are for guidance purposes only and do not constitute a representation or an offer to treat. The Developer reserves the right to effect changes as he may deem appropriate prior to Contract.