



APHRODITE
GARDENS

VILLA 39

PROPERTY INVESTMENT PROPOSAL



PROJECT OVERVIEW

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



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 further out. Several white yachts of various sizes are anchored in the bay. In the background, a large, rugged mountain with a flat top rises from the shoreline, covered in green vegetation. The sky is a clear, bright blue with a few scattered white clouds. The overall atmosphere is one of a peaceful, idyllic vacation spot.

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

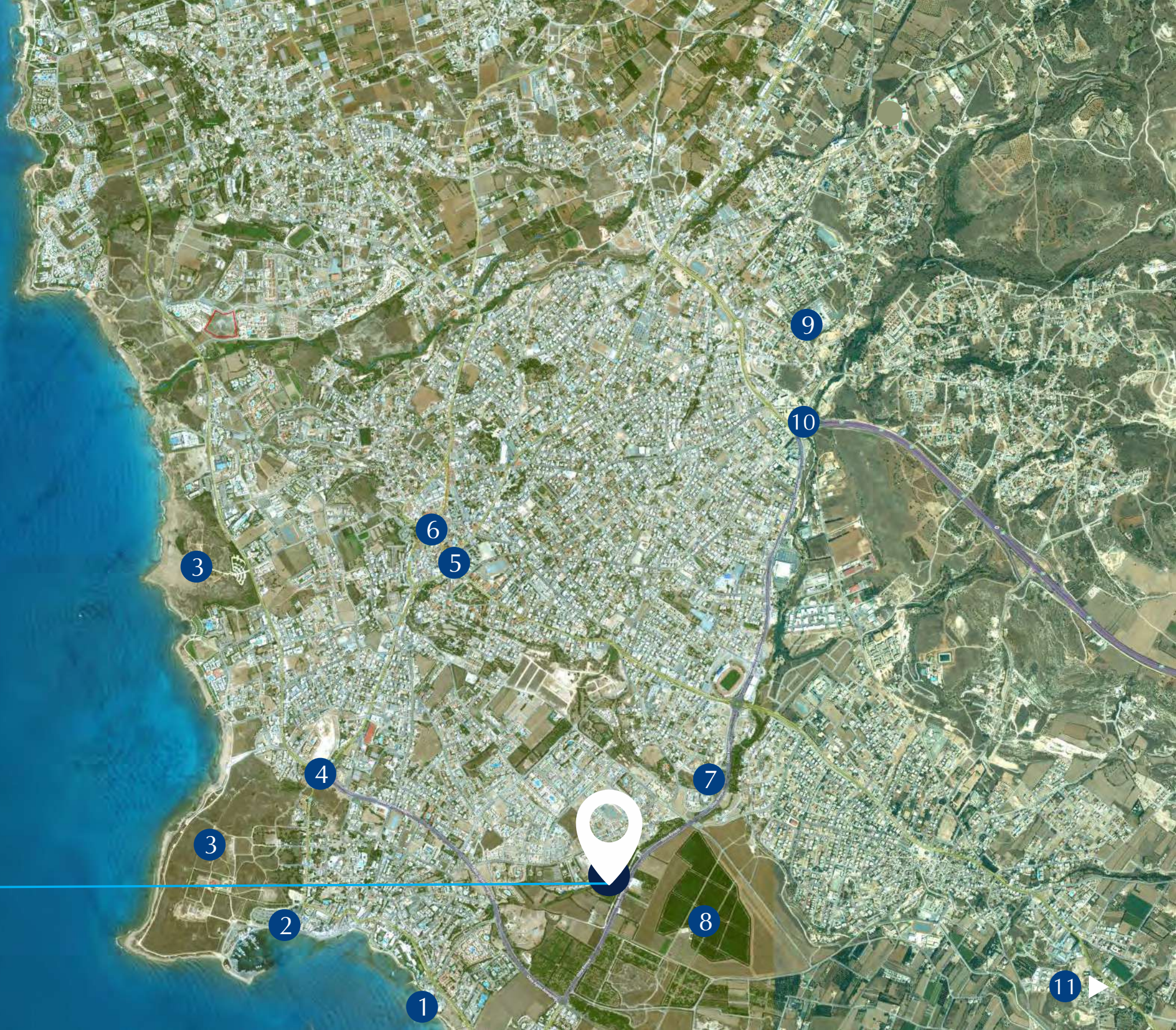
A TOP-RATED DESTINATION





DRIVING DISTANCES (FROM THE DEVELOPMENT)

1	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 39

LEVELS	Ground floor/ First Floor
FEATURES	Living Room Dining Room Kitchen Allocated Parking
BEDROOMS	3 Bedrooms
BATHROOMS	2 Bathrooms
COVERED VERANDAS	1
UNCOV. VERANDAS	1
PRICE	€ 670,000 (PLUS VAT)



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MASTER PLAN



MEDITERRANEAN SEA

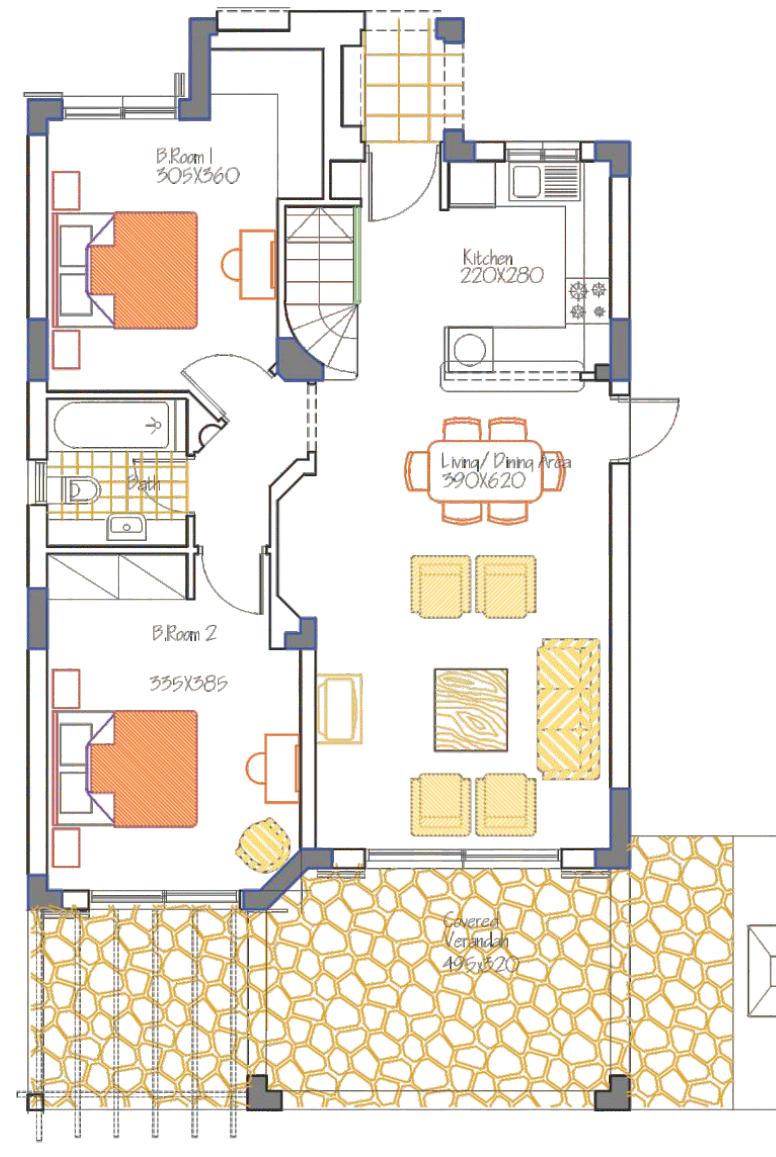


APHRODITE GARDENS

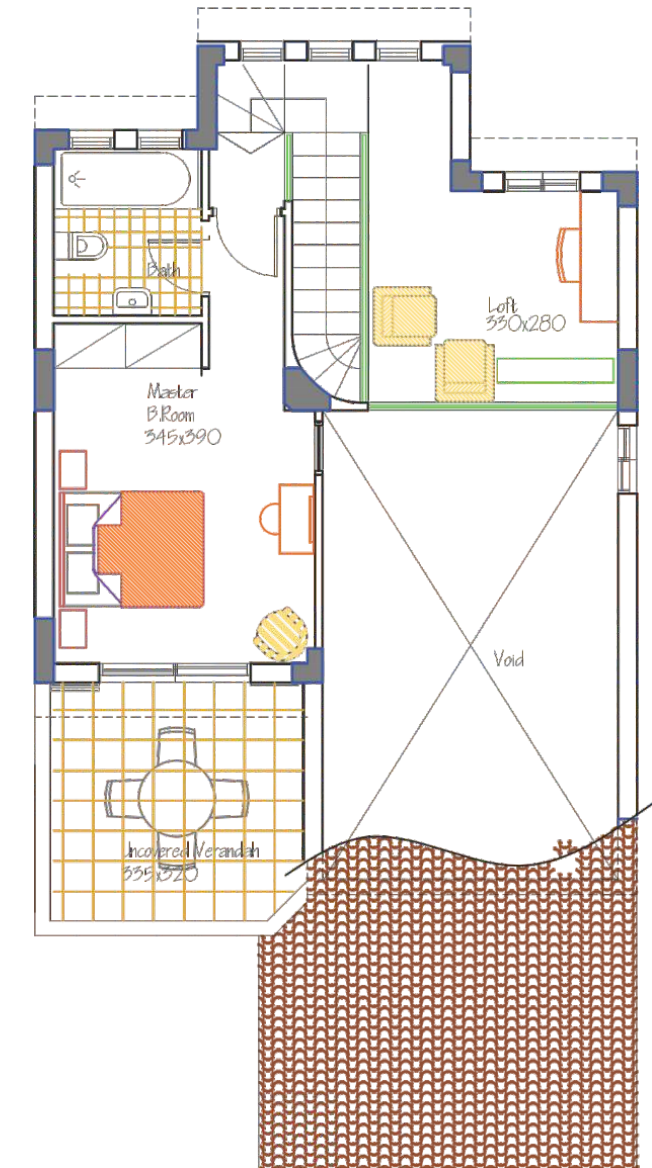
VILLA 39

COVERED AREA	109.99m ²
COVERED VERANDA	18.25m ²
UNCOVERED VERANDA	19.57m ²
LOFT ROOF	13.43m ²
TOTAL COV. AREA	141.67m²

GROUND FLOOR PLAN



FIRST FLOOR PLAN



VIEW

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







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