



KINGS COURT

STUDIO FLAT S003

PROPERTY INVESTMENT PROPOSAL



## PROJECT OVERVIEW

PROJECT TYPE	Apartments, penthouses and maisonettes
LOCATION	<b>Kato Paphos - Tombs of the Kings Ave.</b> <ul style="list-style-type: none"><li>• Close to the renowned archaeological site of Tombs of the Kings</li><li>• Within walking distance to blue flag-awarded beaches, restaurants, taverns, international school and large supermarket chain.</li></ul>
FACILITIES / EXTRAS	<ul style="list-style-type: none"><li>• Communal swimming pool</li><li>• Ample Parking</li><li>• Landscape Gardens</li><li>• Leptos Gold Card Membership</li></ul>



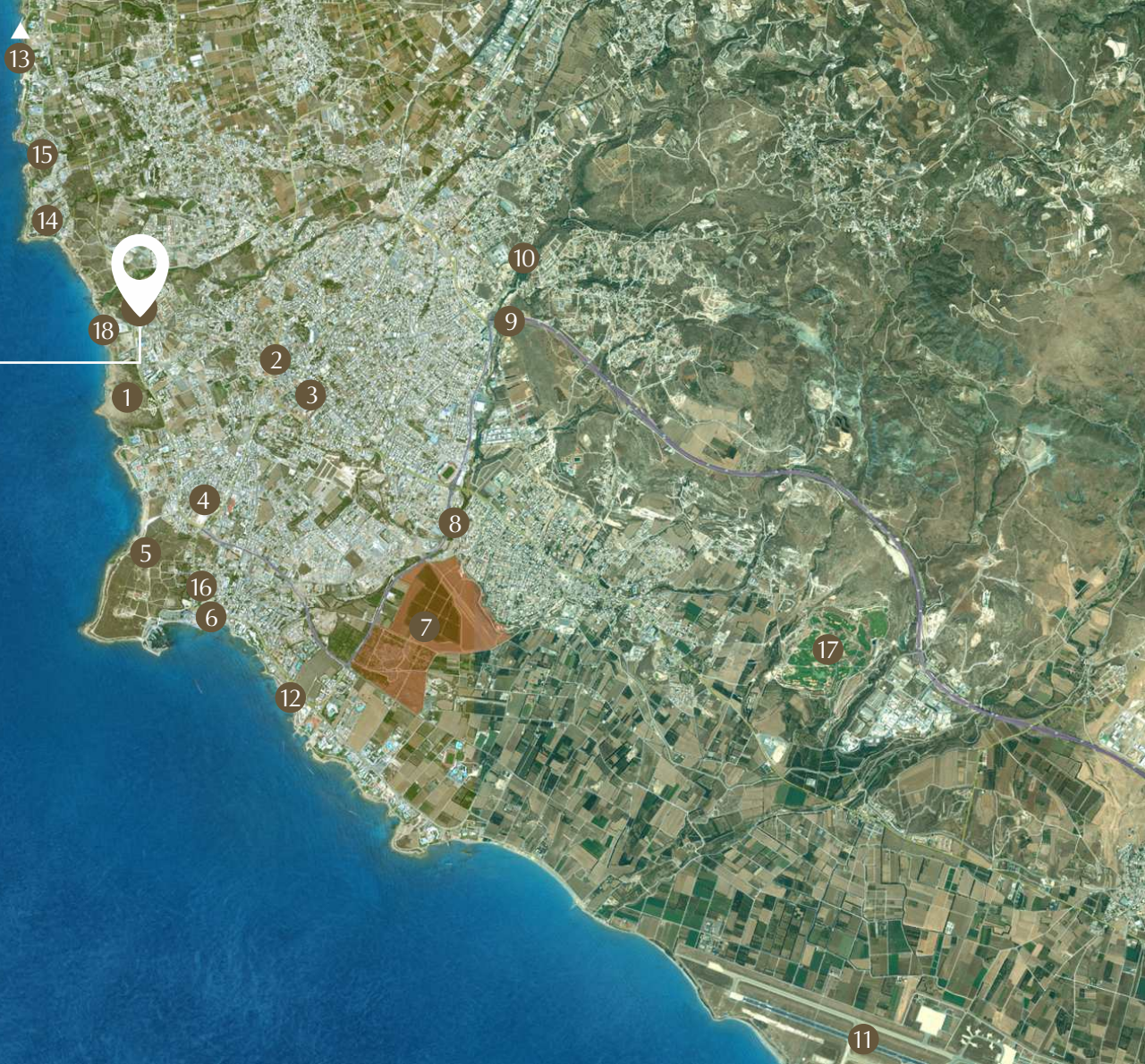
KINGS COURT





## DRIVING DISTANCES FROM KINGS COURT

1	Tombs of the Kings	1 minute
2	Pafos Old Town	4 minutes
3	Pafos Town Centre	5 minutes
4	Shopping Mall	5 minutes
5	Archaeological Park	5 minutes
6	Pafos Harbour and Promenade	5 minutes
7	Neapolis Smart EcoCity	9 minutes
8	Iasis Private Hospital	8 minutes
9	Highway to/from other cities	10 minutes
10	Pafos General Hospital	12 minutes
11	Pafos International Airport	15 minutes
12	Pafos Municipal Beach	9 minutes
13	Coral Bay Beaches	10 minutes
14	Leptos Apollo Beach Villas	1 minute
15	Leptos Adonis Beach Villas	1 minute
16	Leptos Head Office	5 minutes
17	Golf Course	18 minutes
18	Venus Beach	1 minute





# KINGS COURT

## LOCATION MAP

- 1 Kings Court
- 2 Petrol Station
- 3 Private International School
- 4 Five star resort and hotel
- 5 Blue flag-awarded beaches
- 6 Main road leading to/from places of interest
- 7 Large Supermarket Chain
- 8 Leptos Regina Gardens
- 9 Leptos Kings Palace
- 10 Leptos Venus Gardens
- 11 Leptos Queens Gardens



# SOUTH VIEW

FIVE STAR  
HOTEL RESORT

TO PAFOS



PETROL  
STATION

THE GOLDEN MILE

LEPTOS APOLLO  
BEACH VILLAS

TO CORAL BAY

FIVE STAR  
HOTEL





PAFOS  
TOWN CENTRE

NEAPOLIS  
SMART ECOCITY

SHOPPING  
DISTRICT

LEPTOS  
REGINA GARDENS

PETROL  
STATION

MAIN  
ROAD TO/FROM  
PLACES OF INTEREST

LEPTOS  
KINGS PALACE

LIDL  
SUPERMARKET

LEPTOS  
KINGS GARDENS

ARCHAEOLOGICAL  
PARK

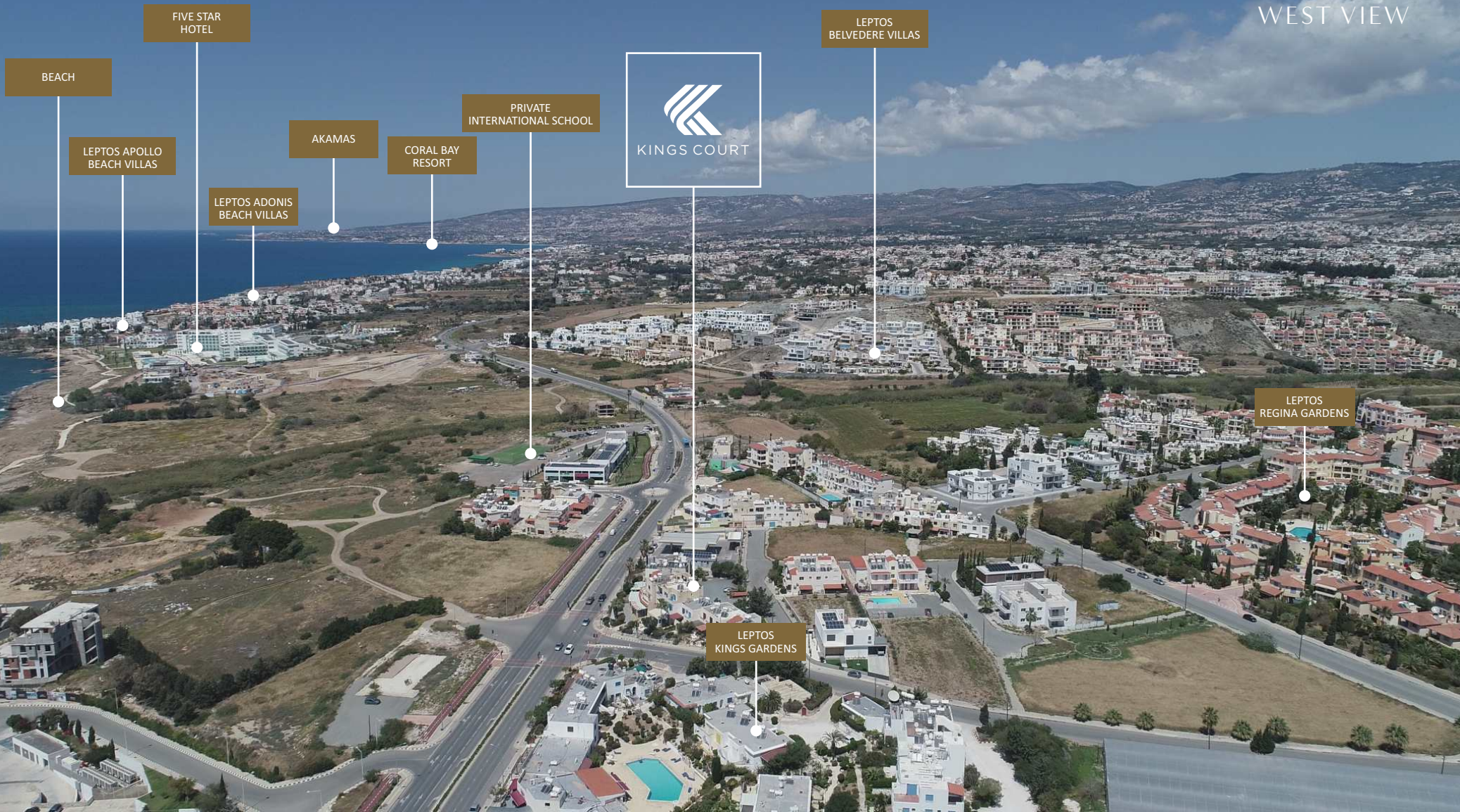
MUNICIPAL  
BEACH

TOMBS  
OF THE KINGS

FIVE STAR  
HOTEL RESORT

FIVE STAR  
HOTEL RESORT

VENUS  
BEACH



BEACH

FIVE STAR HOTEL

LEPTOS APOLLO BEACH VILLAS

AKAMAS

CORAL BAY RESORT

PRIVATE INTERNATIONAL SCHOOL

LEPTOS BELVEDERE VILLAS

LEPTOS ADONIS BEACH VILLAS

LEPTOS REGINA GARDENS

LEPTOS KINGS GARDENS

PRIVATE INTERNATIONAL SCHOOL  
(WITHIN WALKING DISTANCE FROM KINGS COURT)



VENUS SANDY BEACH  
(WITHIN WALKING DISTANCE FROM KINGS COURT)



LEPTOS KINGS PALACE  
(WITHIN WALKING DISTANCE TO KINGS COURT)



LARGE SUPERMARKET CHAIN  
(WITHIN WALKING DISTANCE FROM KINGS COURT)



TOMBS OF THE KINGS ARCHAEOLOGICAL SITE  
(3 MINUTES' DRIVE FROM KINGS COURT)



PAFOS TOWN CENTRE  
(5 MINUTES' DRIVE FROM KINGS COURT)



PAFOS HARBOUR AND PROMENADE  
(7 MINUTES' DRIVE FROM KINGS COURT)



CORAL BAY RESORT  
(8 MINUTES' DRIVE FROM KINGS COURT)





## STUDIO FLAT S003

LEVELS	Ground Floor Studio Flat
FEATURES	Dining Room Kitchen Private Yard
BATHROOMS	1 Bathroom

PRICE

**€ 240,000**



KINGS COURT

4 FLATS  
PRELIMINARY  
SITE PLAN



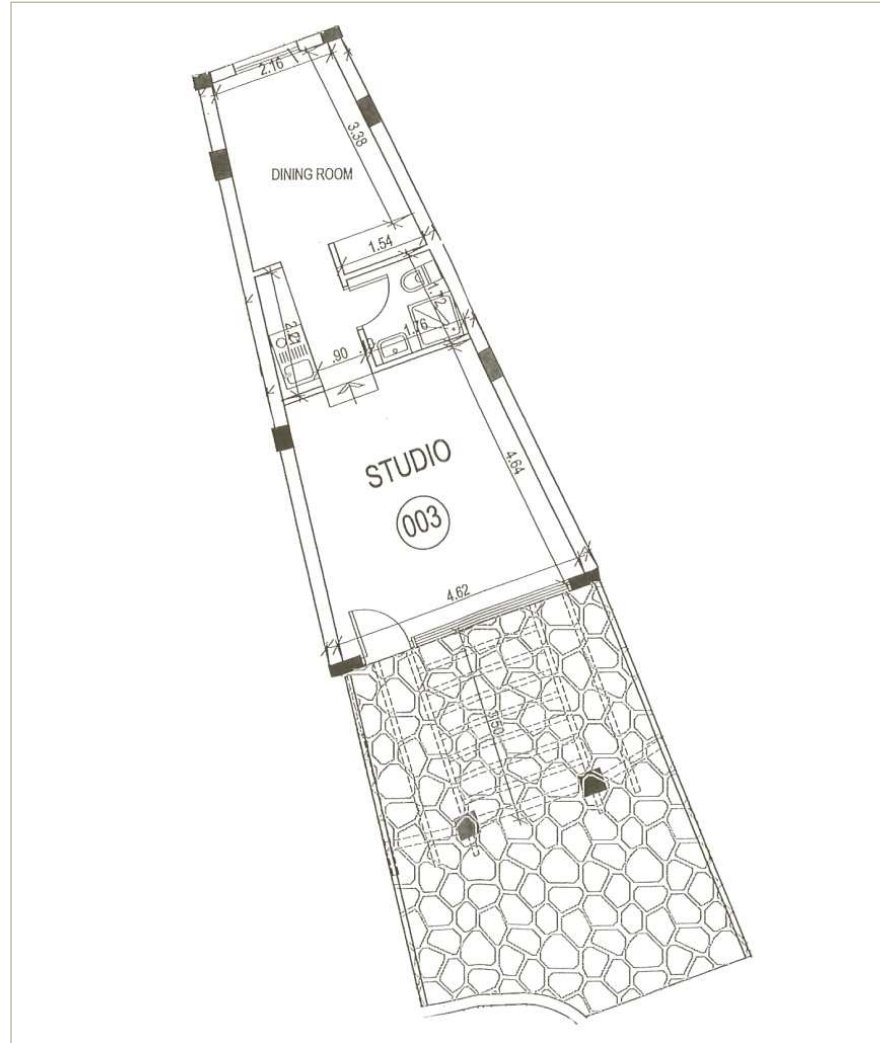


## KINGS COURT

### STUDIO FLAT S003

COVERED AREA	39.28m <sup>2</sup>
UNCOV. VERANDAS	16.80m <sup>2</sup>
PRIVATE YARD	14.50m <sup>2</sup>
<b>TOTAL COV. AREA</b>	<b>39.28m<sup>2</sup></b>

### PRELIMINARY STUDIO PLAN



An aerial photograph of a stunning turquoise bay in Cyprus. The water is crystal clear, revealing the seabed. 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 reddish-brown peak rises above a lush green coastline. The sky is a vibrant blue with a few wispy white clouds.

## 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

**15%**  
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





KINGS COURT

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