



*maniki*  
BEACH VILLAS

VILLA 12

PROPERTY INVESTMENT PROPOSAL



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BEACH VILLAS

## PROJECT OVERVIEW

PROJECT TYPE	Luxury beachfront villas with high-end fixtures and finishes
LOCATION	<p><b>Pegeia, Paphos</b></p> <ul style="list-style-type: none"><li>• Located on a prime, beachfront slope with panoramic Mediterranean views</li><li>• On the outskirts of Paphos Town</li><li>• Easy access to all amenities, facilities and services</li><li>• Close to Coral Beach Resort and Spa, archaeological sites, places of interest and blue flag-awarded beaches</li></ul>
FACILITIES / EXTRAS	<ul style="list-style-type: none"><li>• Landscaped Gardens</li><li>• Private swimming pools</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 turquoise bay in Cyprus. Several white yachts of various sizes are scattered across the water, some with people on board. The bay is surrounded by lush green hills and a prominent, rugged mountain peak in the background. The sky is a clear, vibrant blue with a few wispy white clouds. The water's color transitions from a deep blue in the distance to a brilliant turquoise near the shore.

## 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



## EDUCATION

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With a mix of public and private institutions, Paphos offers a range of educational opportunities from preschool to higher education.

Neapolis University Pafos, a prominent private university in Cyprus and part of the Leptos Group, is committed to providing a transformative academic journey that empowers individuals to navigate their path to success.

The city's reputation for delivering quality education is upheld by its modern facilities, dedicated educators, and a strong focus on academic excellence.

## HEALTHCARE

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The healthcare system in Paphos is renowned for its high standards and accessibility to both residents and visitors.

The city boasts a comprehensive healthcare infrastructure comprising public hospitals, private clinics, and pharmacies.

Key healthcare providers such as the Iasis Hospital, affiliated with the Leptos Group, along with the General Hospital, play pivotal roles in delivering essential medical services to the local community.

## CULTURE

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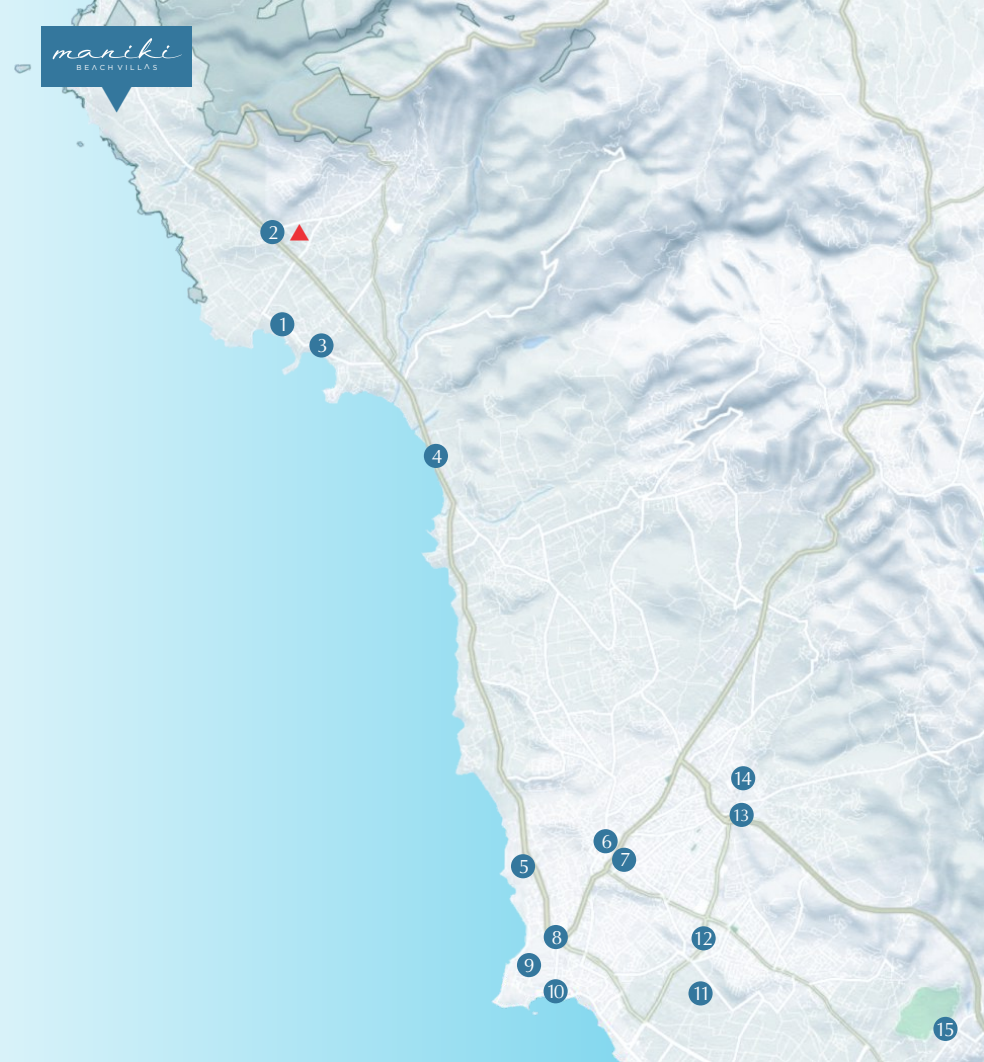
Paphos is rich in diverse cultural heritage, with iconic landmarks like the Harbour and Castle imbuing historical significance into its landscape.

The city's UNESCO World Heritage archaeological sites, including the Tombs of the Kings and intricate mosaics, vividly showcase its ancient past.

Preserving traditional architecture and customs, the Old Town offers a captivating glimpse into the region's historical legacy.

# LOCATION MAP

- |    |                              |            |
|----|------------------------------|------------|
| 1  | Coral Beach Resort and Spa   | 9 minutes  |
| 2  | Akamas Nature Reserve        | 60 minutes |
| 3  | Coral Bay Blue Flag Beach    | 8 minutes  |
| 4  | Future Paphos Marina         | 12 minutes |
| 5  | Tombs of the Kings           | 20 minutes |
| 6  | Paphos Old Town              | 27 minutes |
| 7  | Paphos Town Centre           | 25 minutes |
| 8  | Main Shopping Mall           | 24 minutes |
| 9  | Archaeological Park          | 20 minutes |
| 10 | Paphos Harbour and Promenade | 25 minutes |
| 11 | Neapolis Smart EcoCity       | 30 minutes |
| 12 | Iasis Private Hospital       | 30 minutes |
| 13 | Highway to/from other cities | 25 minutes |
| 14 | Paphos General Hospital      | 25 minutes |
| 15 | Paphos International Airport | 40 minutes |



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PRELIMINARY  
MASTER  
PLAN



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MEDITERRANEAN SEA

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LEVELS	4: Lower Ground Floor / Ground Floor / First Floor / Roof Level
FEATURES	Living Room    Gym/Play Room Dining Room    Sauna Kitchen    Private Swimming Pool Storage
BEDROOMS	5 Bedrooms
BATHROOMS	6 Bathrooms
PRICE	<b>€ 3,000,000</b> (+VAT)



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Images shown represent a similar villa type and are merely for guidance.  
Actual villas may vary in terms of layout, design, and furnishing.

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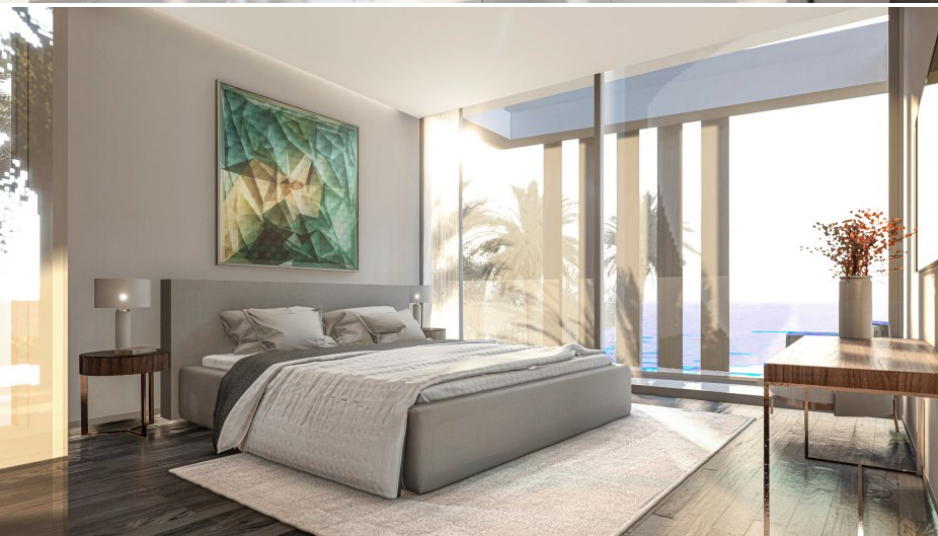




## FIXTURES AND FINISHES

Maniki Beach Villas have been designed with meticulous attention to detail, creating homes with style, sophistication and warmth.

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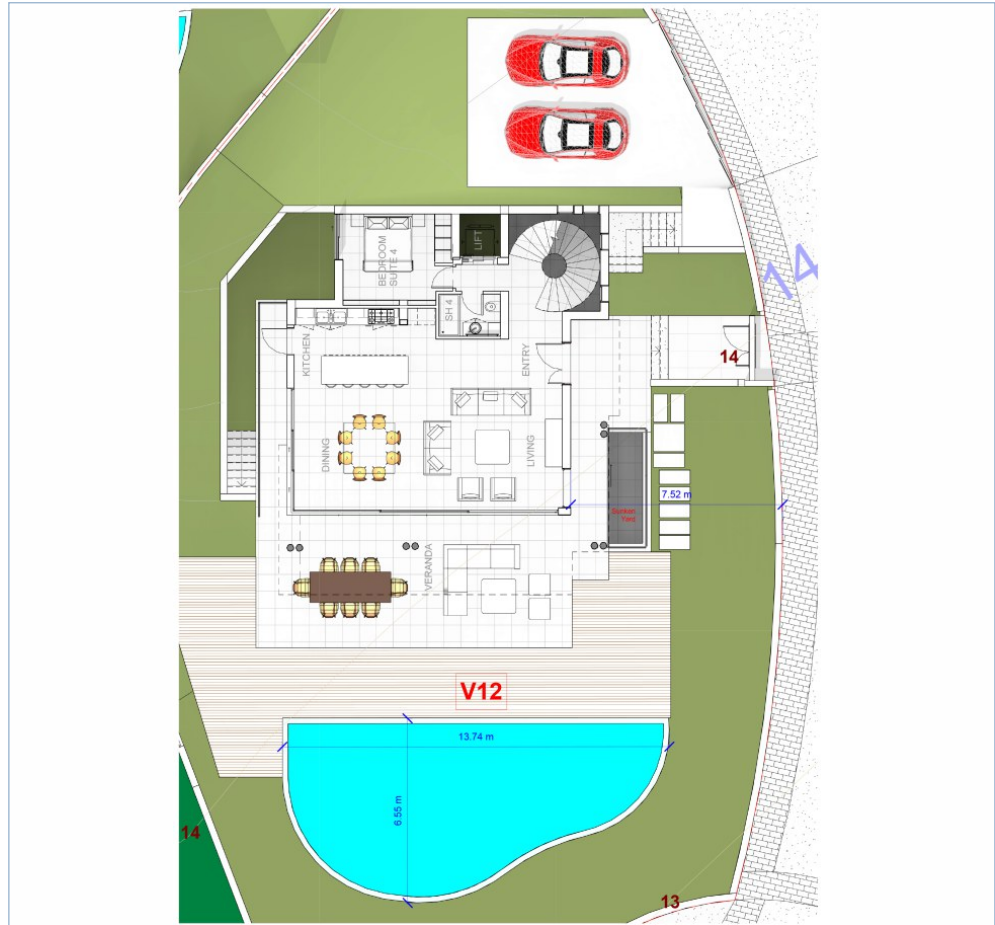


PRELIMINARY GROUND FLOOR PLAN

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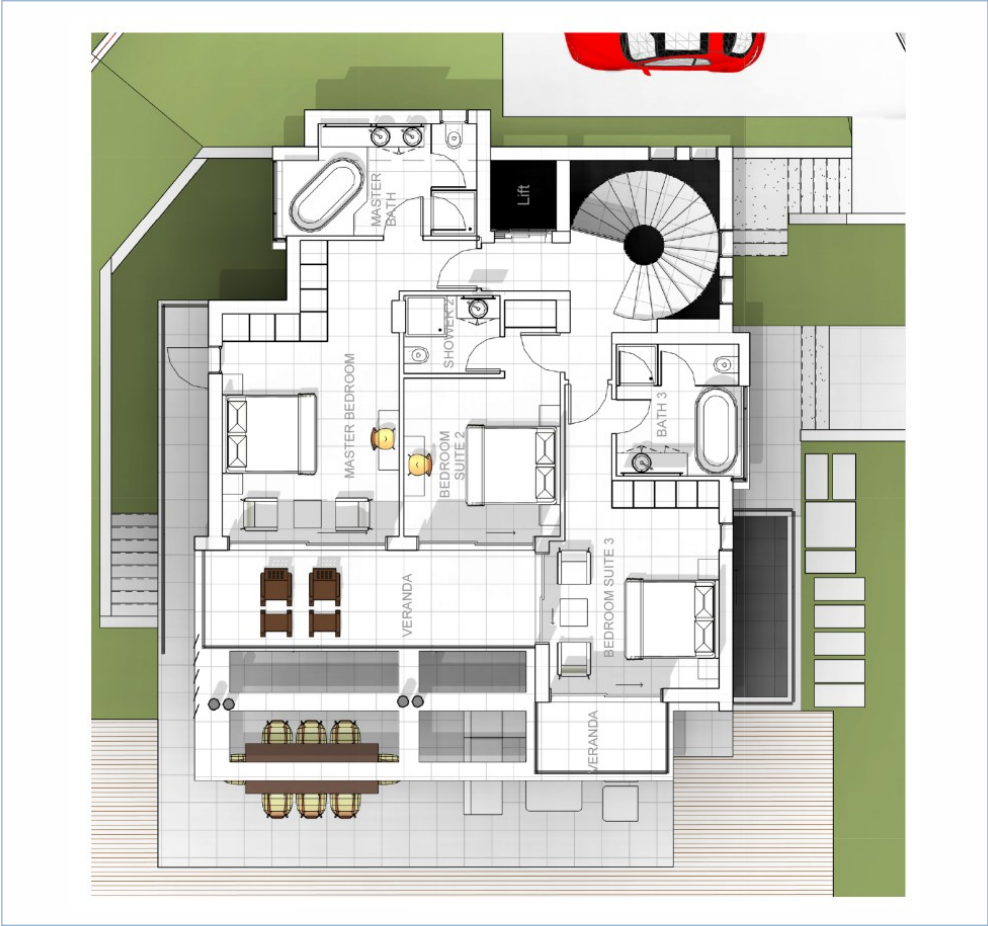
COVERED AREA	225.47m <sup>2</sup>
LOWER GROUND COV. AREA	135.01m <sup>2</sup>
COVERED VERANDA	20.16m <sup>2</sup>
PLOT AREA	770.40m <sup>2</sup>
<b>TOTAL COV. AREA</b>	<b>380.64m<sup>2</sup></b>



PRELIMINARY FIRST FLOOR PLAN

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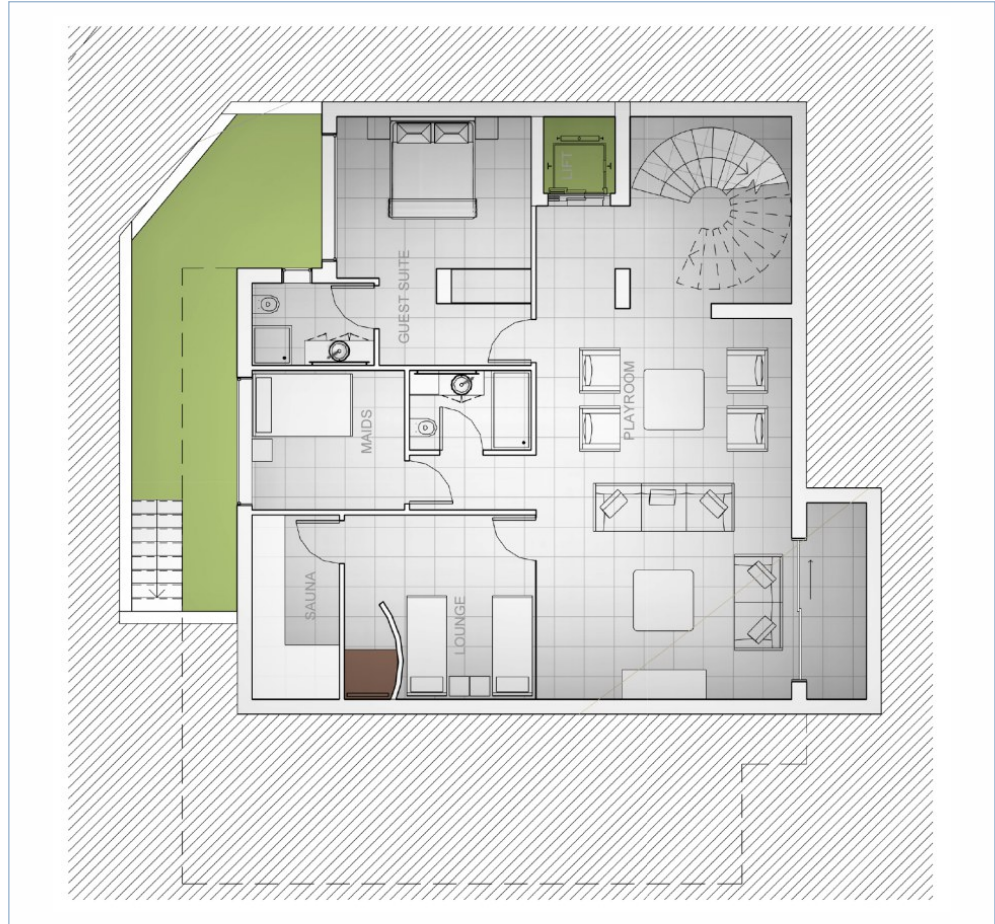
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PRELIMINARY LOWER GROUND FLOOR PLAN

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PRELIMINARY SITE PLAN



# VIEW

These contemporary villas have been designed to maximise views of the Mediterranean.





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