



VILLA 1

PROPERTY INVESTMENT PROPOSAL



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

# OUTDOOR COASTAL LIVING

Polis Beach Villas 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 shore. 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 clear, bright 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

**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



## 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.

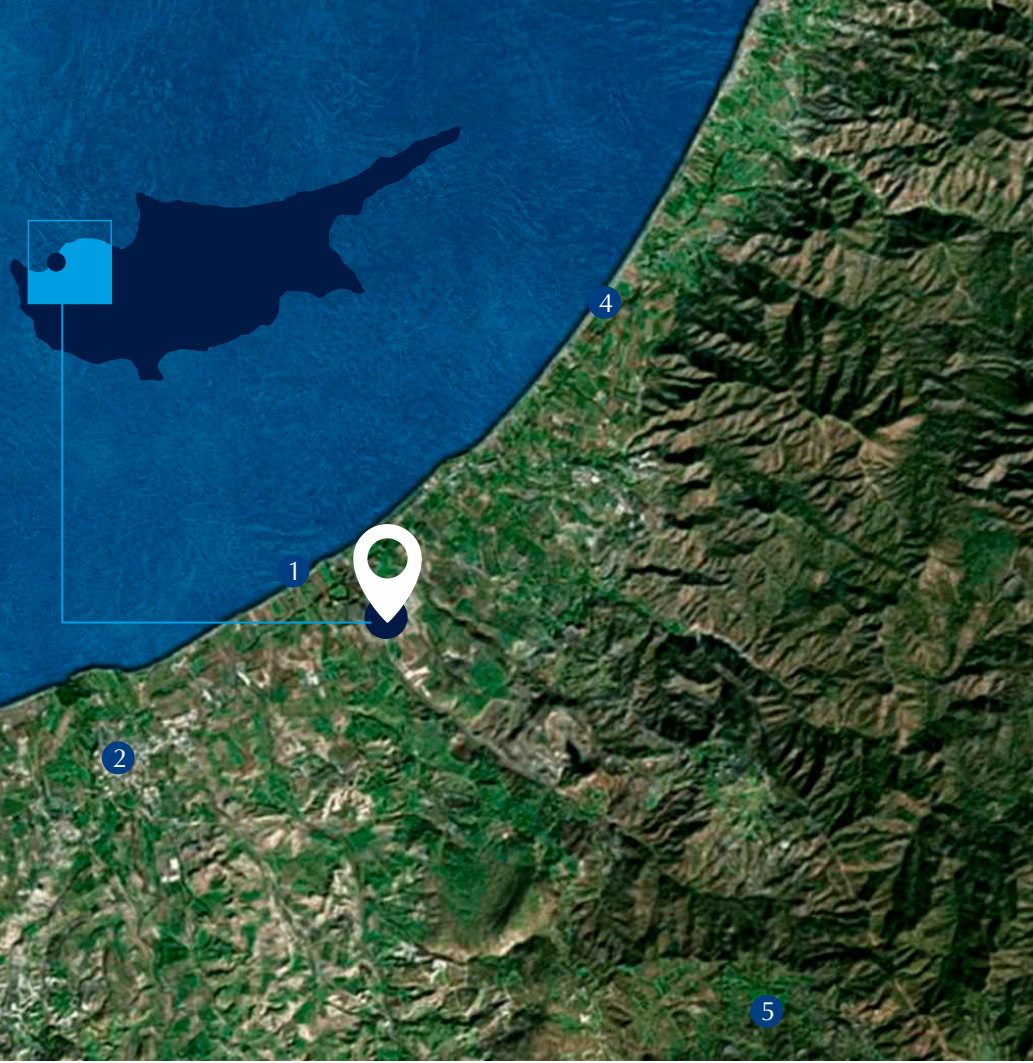
The city's UNESCO World Heritage archaeological sites, including the Tombs of the Kings and intricate mosaics, vividly showcase its ancient past.

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



## DRIVING DISTANCES (FROM THE DEVELOPMENT)

1	Sea	1 minute
2	Polis Chrysochous	10 minutes
3	Latchi Marina	5 minutes
4	Future Golf	5 minutes
5	Paphos Town Centre	35 minutes





## VILLA 1

VILLA	2 STOREY DETACHED VILLA
FEATURES	Living Room Dining Room Kitchen Storeroom Fire Place
BEDROOMS	3 Bedrooms
BATHROOMS	2 Bathrooms 1 W/C
COVERED VERANDAS	1
UNCOV. VERANDAS	1

PRICE	<b>€ 398.000 (NO VAT)</b>
OTHER	Furniture Package



VILLA 1

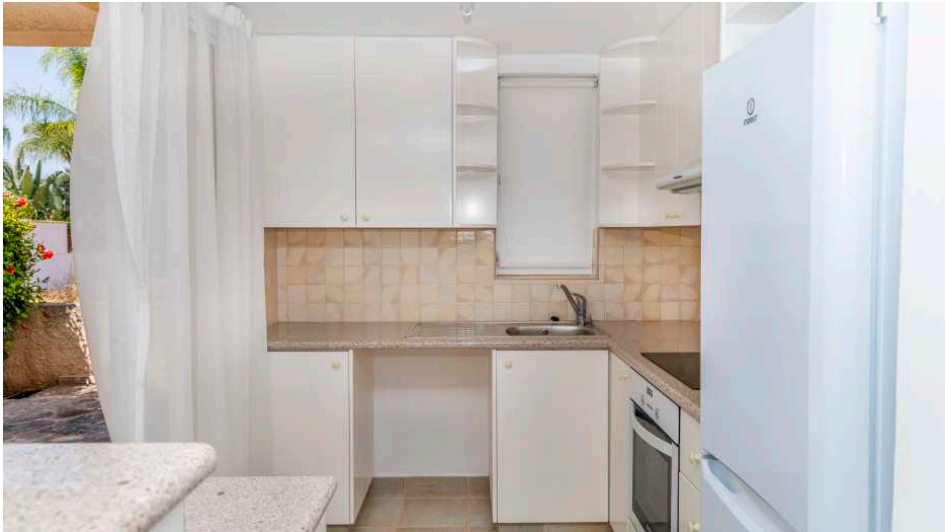


**POLIS**  
· BEACH VILLAS ·

VILLA 1



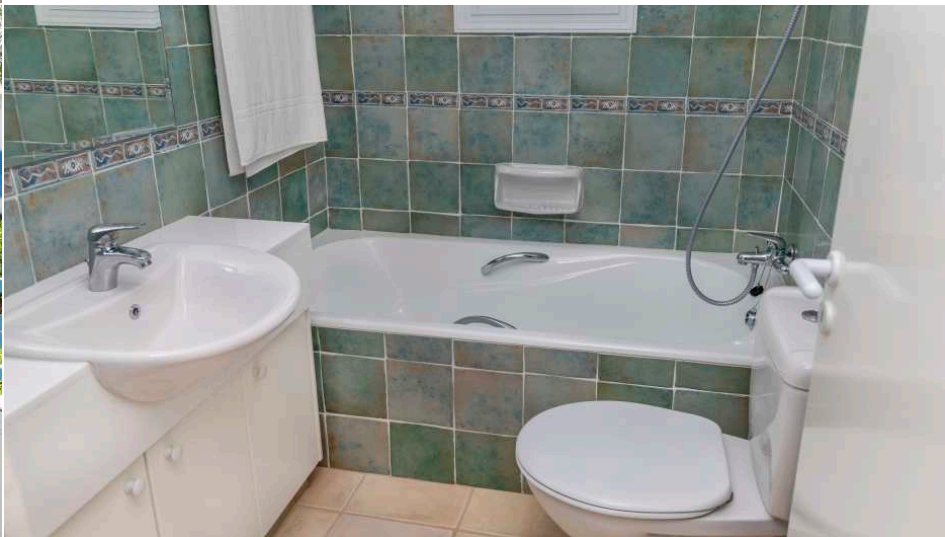
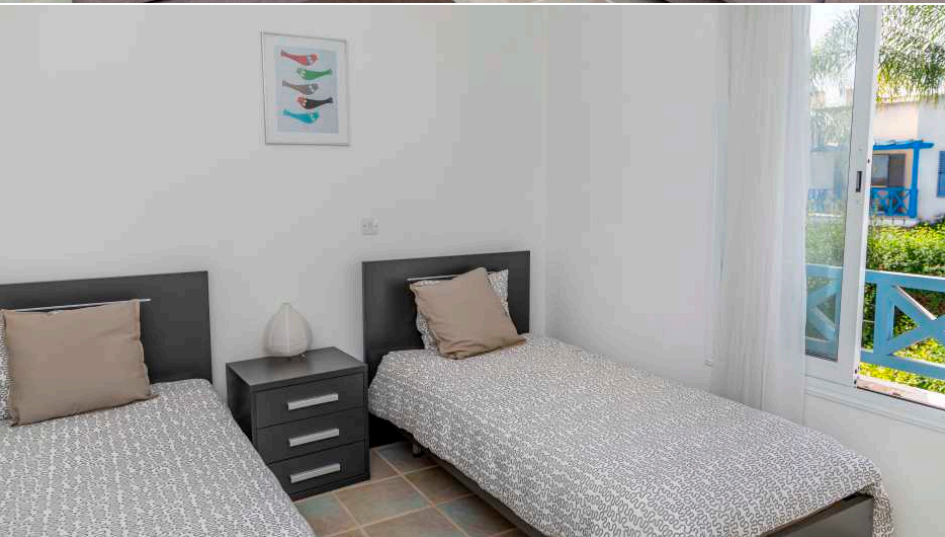
VILLA 1





## FIXTURES AND FINISHES

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





**POLIS**  
• BEACH VILLAS •

PRELIMINARY  
MASTER PLAN



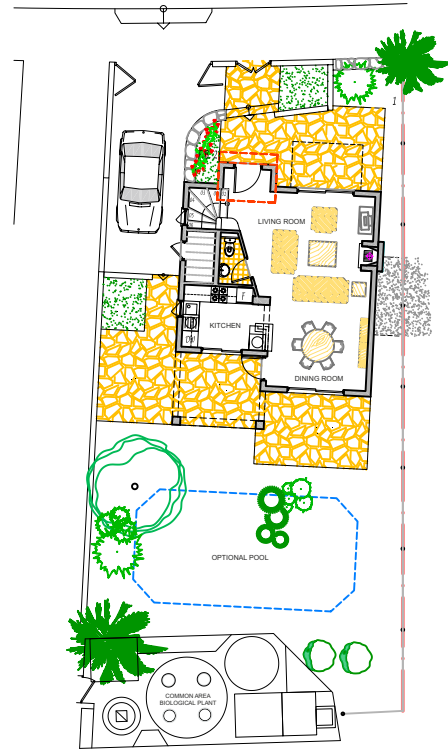
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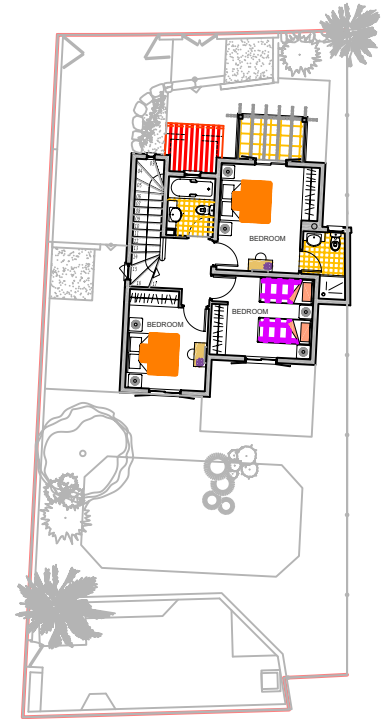
## VILLA 1

PLOT AREA	219.00m <sup>2</sup>
COV. AREA	117.00m <sup>2</sup>
COV. VERANDAS	14.00m <sup>2</sup>
UNCOV. VERANDAS	15.00m <sup>2</sup>
<b>TOTAL COV. AREA</b>	<b>131.000m<sup>2</sup></b>

### PRELIMINARY GROUND FLOOR PLAN



### PRELIMINARY FIRST FLOOR PLAN



# VIEWS

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





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