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SAPPHIRE HOLIDAY RESORT

Feasibility Study Presentation
Kato Paphos, Cyprus
Prepared for Investors
Owner: FA Island Blue (Cyprus) Ltd



Executive Summary



52-UNIT LUXURY
STUDIO HOLIDAY
RESORT



LOCATED IN
PRIME KATO
PAPHOS NEAR
THE NEW CASINO



TARGETED AT
SHORT-TERM
RENTALS IN A
HIGH-TOURISM
AREA



"The data presented herein are projections, estimates, and samples based on available market information. These figures are not legally binding and are subject to change."

Location Overview

- Corner of Poseidonos & Michalakis Kyprianou Avenues
- Walking distance to beach & luxury hotels
- Surrounded by major tourist amenities
- Easy access to Paphos Harbour, Airport & Historical Sites
- ± 30Km of beachfront pedestrian walk way
- Adjacent to the Paphos Casino



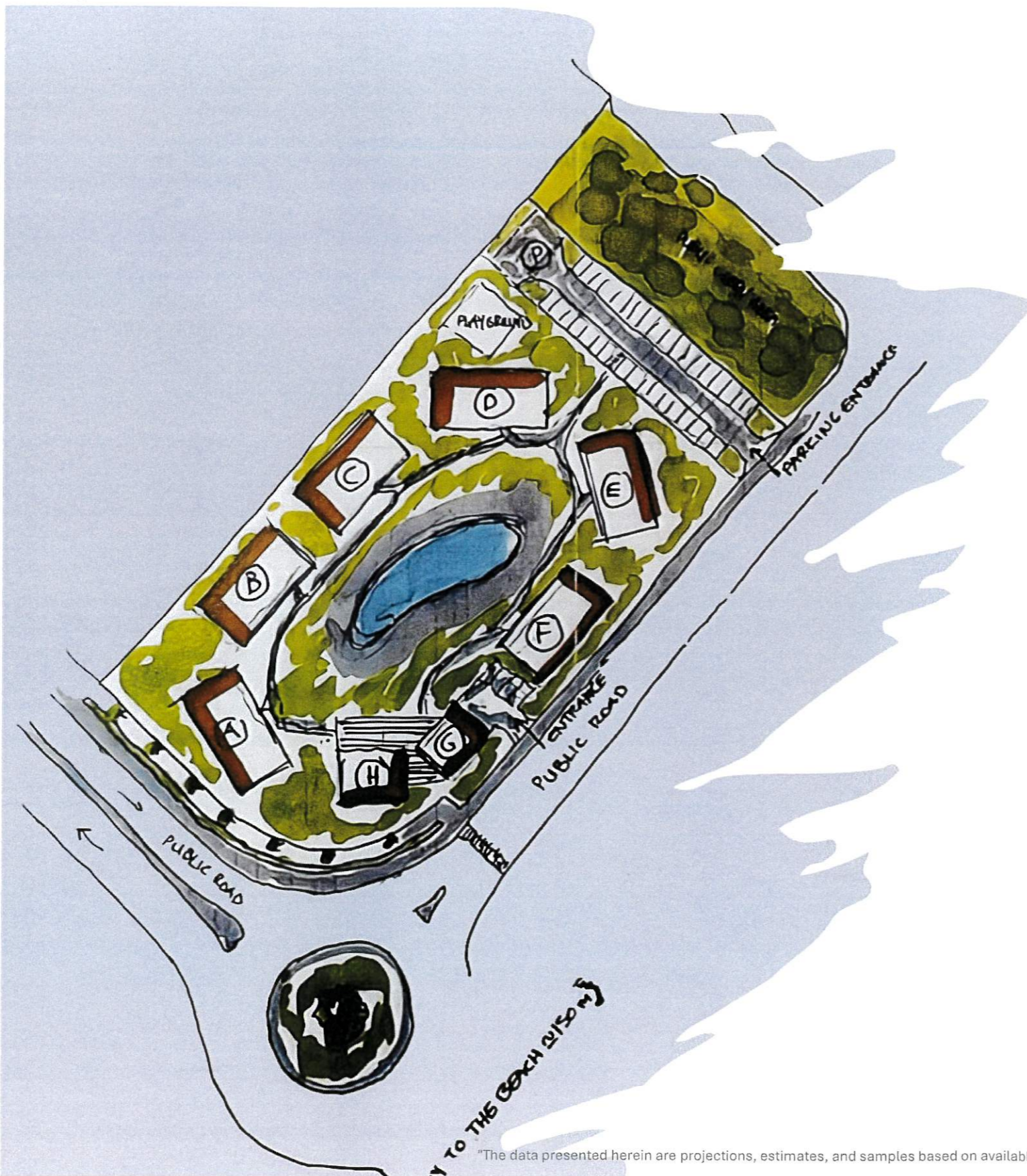
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Development Layout

- Final Plot Area: 8,525m²
- Buildable Area: 2,600m²

Development Includes:

- 6 residential blocks (52 studios)
- Reception, Spa/Gym, Cafeteria
- Covered parking & landscaped grounds



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Unit Breakdown

Block A: 250m² – 8 Studios

Block B: 300m² – 10 Studios

Block C: 300m² – 10 Studios

Block D: 250m² – 8 Studios

Block E: 250m² – 8 Studios

Block F: 250m² – 8 Studios

Reception: 50m² | Restaurant/Café: 100m²

Spa/Gym: 150m² | Covered Parking: 600m²

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Local Amenities

Dining & Cafés

- Tea for Two, Alea, Mbania, Costa, Caffè Nero

Shopping

- Papantoniou Supermarket, kiosks, local stores

Transport

- Public buses, car rentals (Sixt, Europcar), EV charging

Attractions

- Paphos Waterpark, Archaeological Park, 4 Golf Courses, Equestrian Centre

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Potential sources of extra Revenue

1. Wellness & Services

- Yoga or Meditation Classes
- Holistic Treatments or Wellness Retreats
- Beauty Salon or Hairdresser
- Private Massage Services in-room or outdoor cabanas

2. Retail Shops

- Souvenir/Gift Shop: Sell local crafts, branded merchandise, and essentials.
- Convenience Store: Stock basics—snacks, drinks, toiletries, etc.
- Boutique Clothing Store: Swimwear, beachwear, resort wear.

3. Events & Workshops

- Cooking Classes (local cuisine)
- Craft Workshops (pottery, painting, etc.)
- Wine or Cocktail Tasting Nights
- Local Music or Cultural Performance Nights

4. Transportation Services

- Shuttle Service to/from airport or nearby attractions.
- Private Car Rentals or Transfers

5. Weddings & Private Events

- Destination Wedding Packages
- Outdoor or Beachfront Ceremony Space
- On-site Event Planning Services
- Catering, Florist, and Decor Partnerships

6. Memberships & Packages

- Spa or Gym Memberships for locals
- Seasonal Passes for frequent guests
- All-Inclusive or VIP Packages with bundled services

7. Activity Rentals & Tours

- Bike/Scooter Rentals
- Kayak/Paddleboard/Jet Ski Rentals
- Guided Tours: Nature hikes, cultural excursions, boat tours, etc.
- Adventure Activities: Diving, ATV rides, climbing walls.

8. Child & Family Amenities

- Kids' Club/Daycare Service
- Mini Golf or Arcade Room

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