



VILLA 15 / 16 / 17

PROPERTY INVESTMENT PROPOSAL

SINCE 1960



Leptos Estates

the Leading property developers



PROJECT OVERVIEW

PROJECT TYPE	Luxury beachfront villas with high-end fixtures and finishes
LOCATION	Kissonerga, Paphos <ul style="list-style-type: none">• Located on a prime, beachfront with panoramic Mediterranean views• On the Coral Bay road• Short drive to Paphos Harbour and promenade• Easy access to all amenities, facilities and services• Close to international private schools
FACILITIES / EXTRAS	<ul style="list-style-type: none">• Landscaped Gardens• BBQ areas• Private swimming pools• 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 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



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



EDUCATION



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



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.

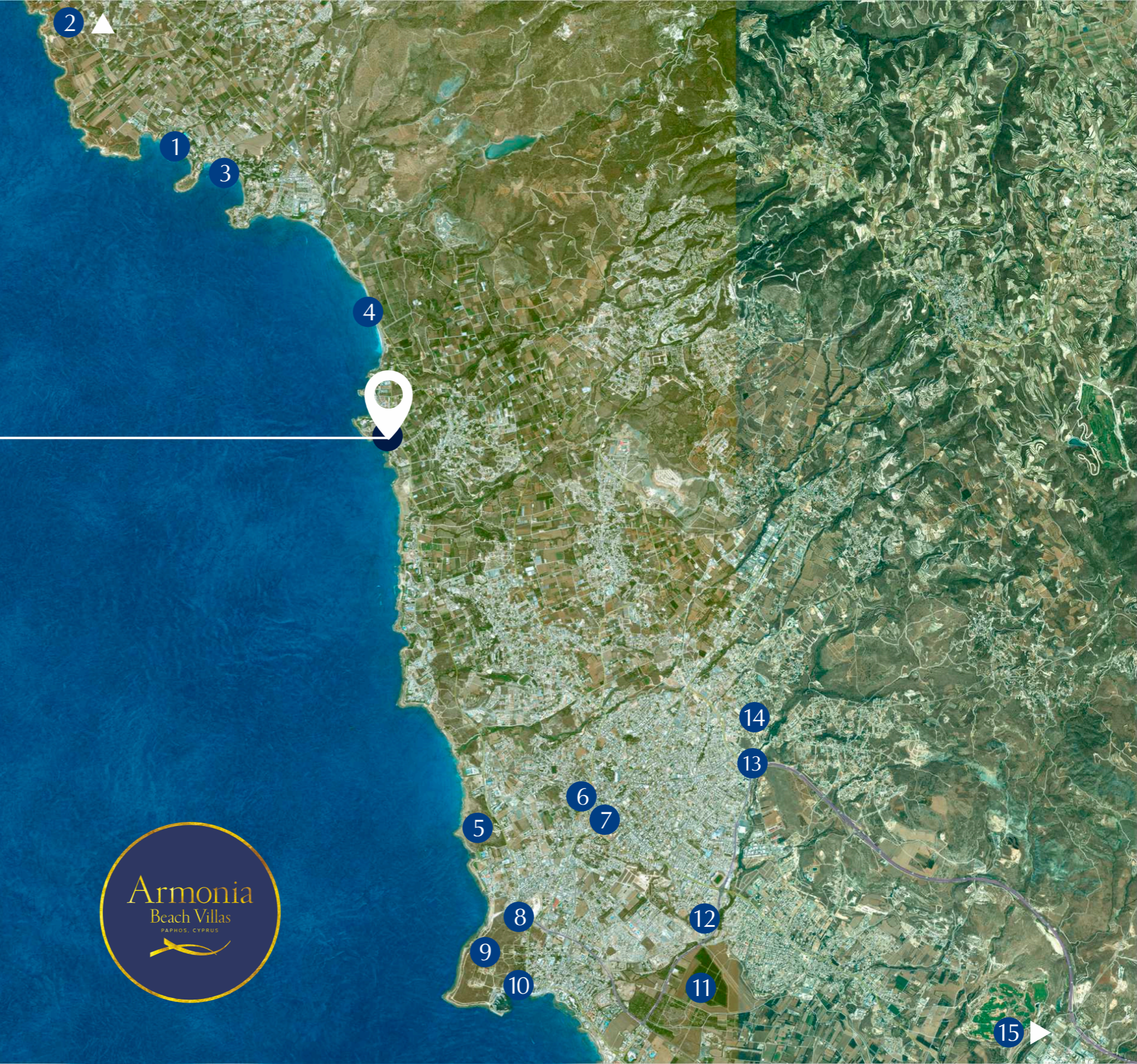
CULTURE



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	Coral Beach Resort and Spa	8 minutes
2	Akamas Nature Reserve	15 minutes
3	Coral Bay Blue Flag Beach	6 minutes
4	Future Paphos Marina	4 minutes
5	Tombs of the Kings	10 minutes
6	Paphos Old Town	14 minutes
7	Paphos Town Centre	14 minutes
8	Main Shopping Mall	12 minutes
9	Archaeological Park	12 minutes
10	Paphos Harbour and Promenade	13 minutes
11	Neapolis Smart EcoCity	15 minutes
12	Iasis Private Hospital	18 minutes
13	Highway to/from other cities	20 minutes
14	Paphos General Hospital	20 minutes
15	Paphos International Airport	30 minutes





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LEVELS	4: Lower Ground Floor / Ground Floor / First Floor Second Floor
FEATURES	Living Room Storage Dining Room Sauna Kitchen Laundry room Gym Infinity swimming pool Playroom Lift
BEDROOMS	10 Bedrooms
BATHROOMS	11 Bathrooms 1 W/C
PRICE	€ 13,200,000 +VAT



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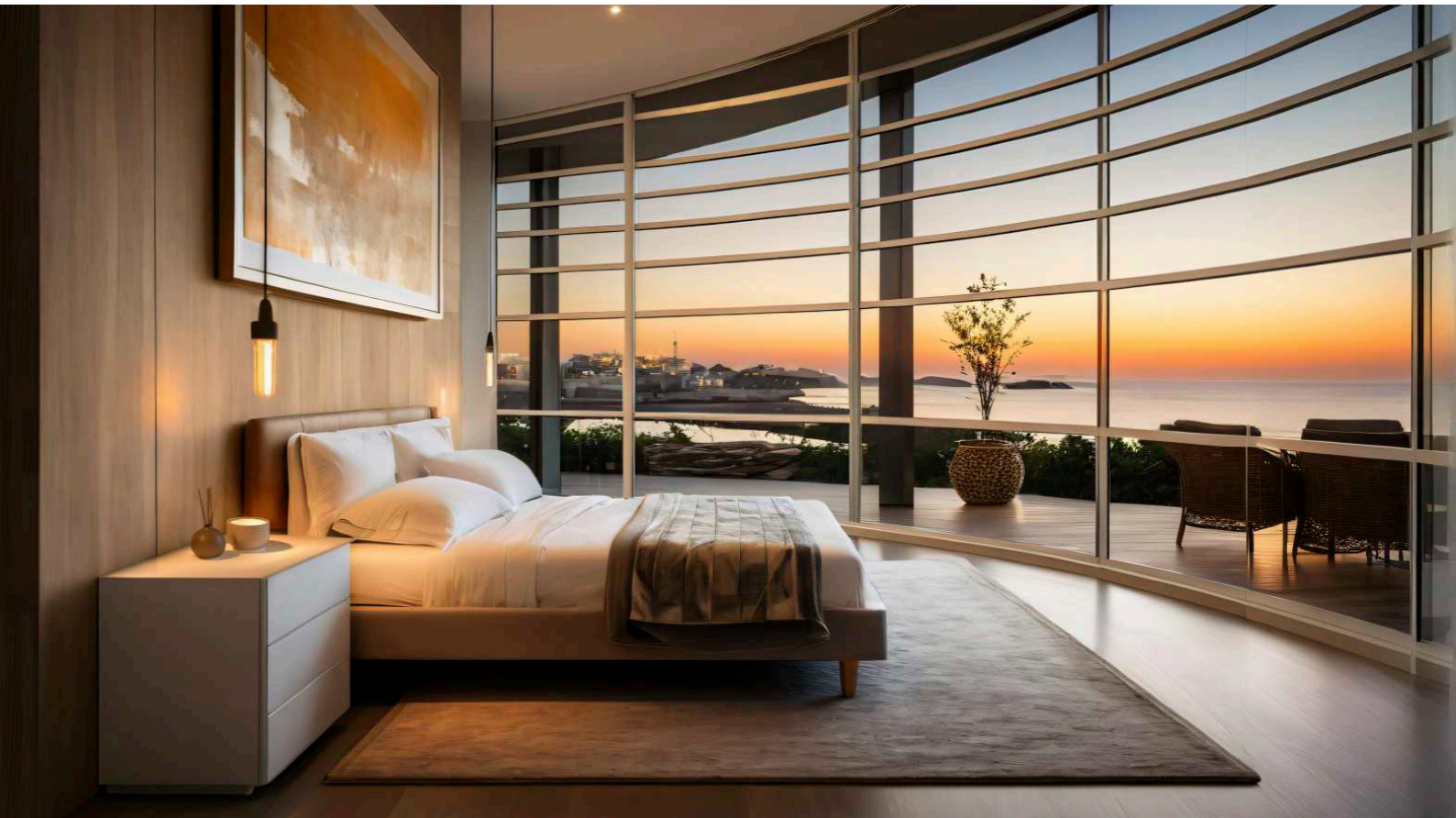
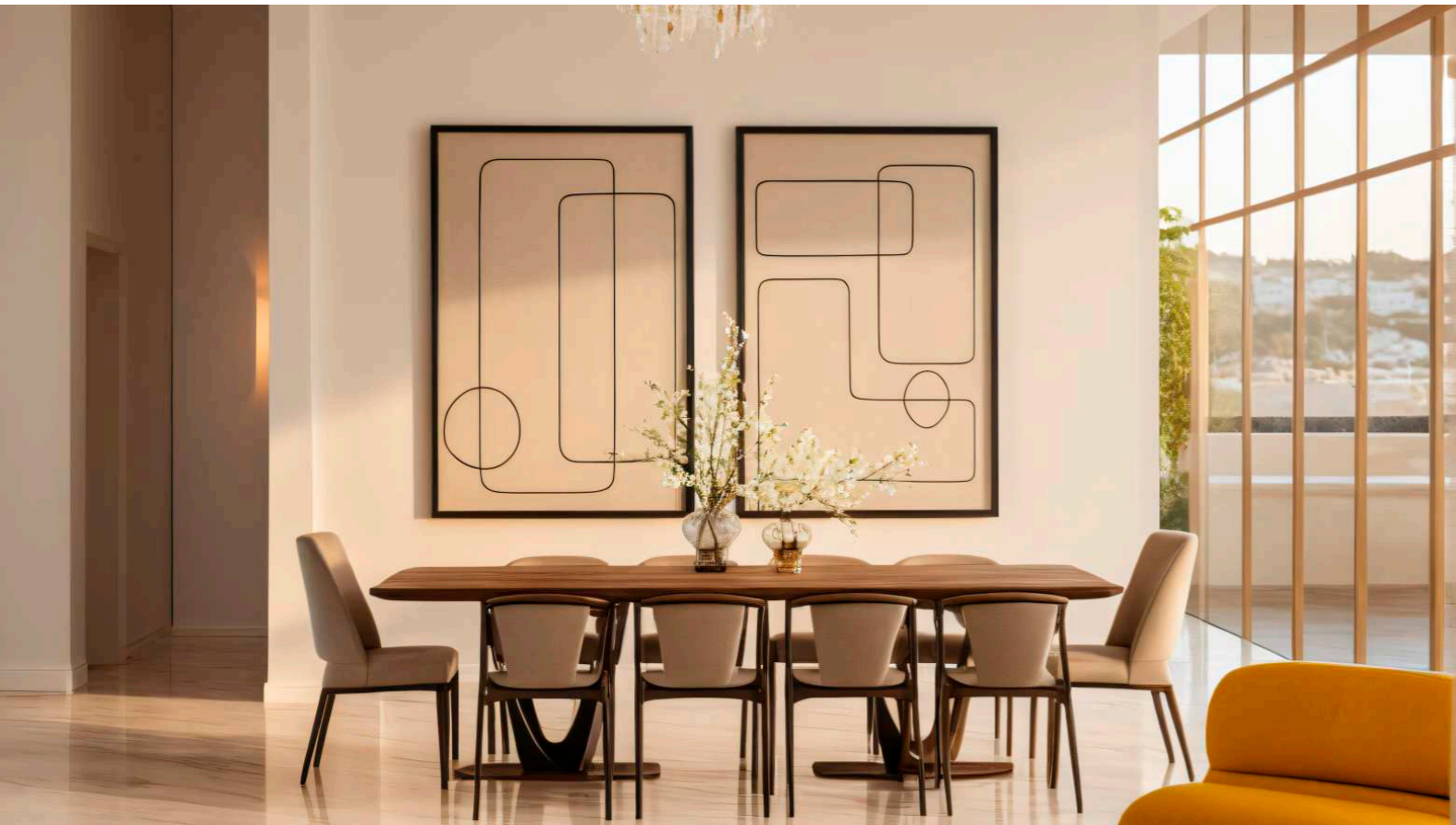


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FIXTURES AND FINISHES

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





MASTER PLAN

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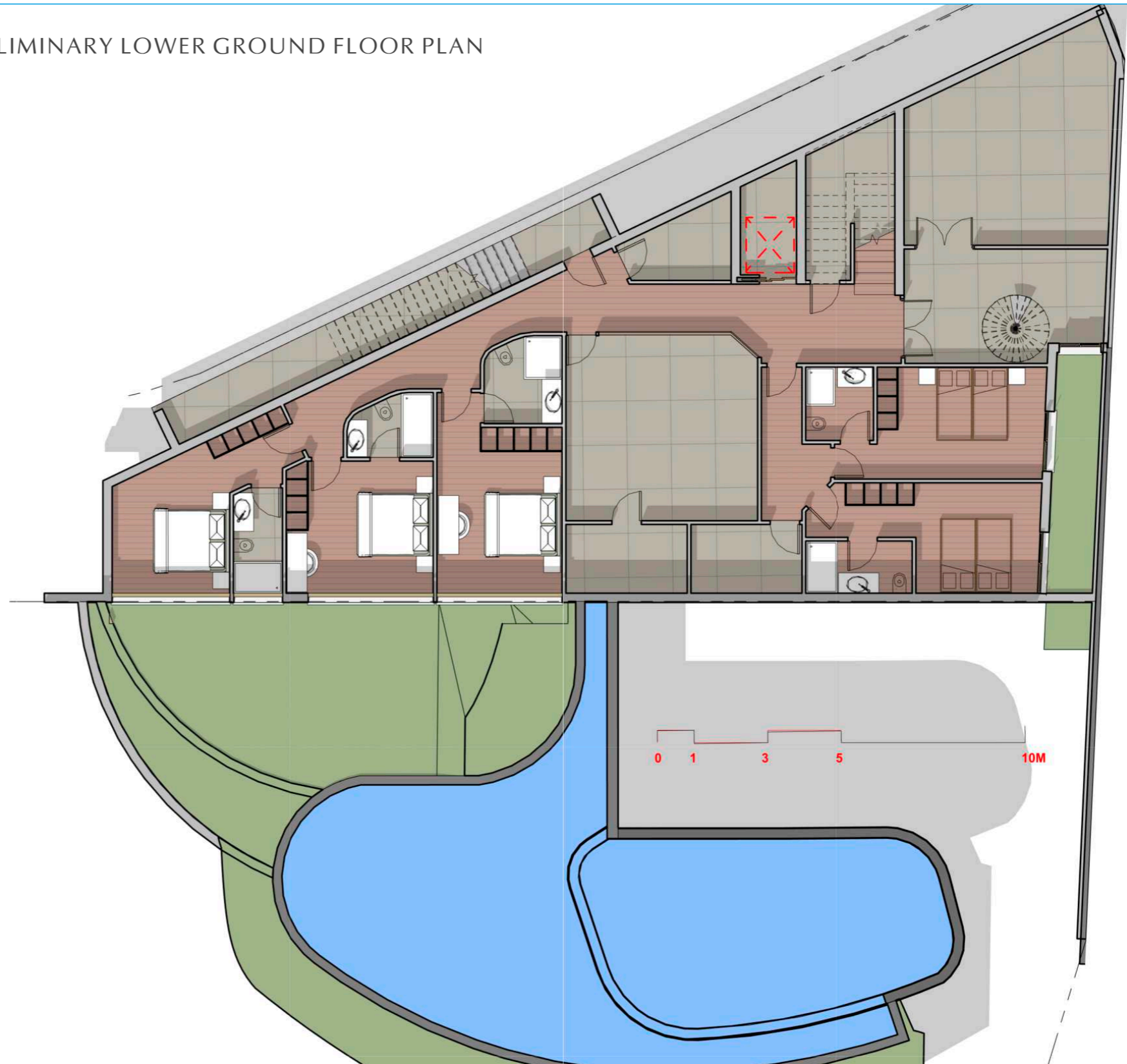


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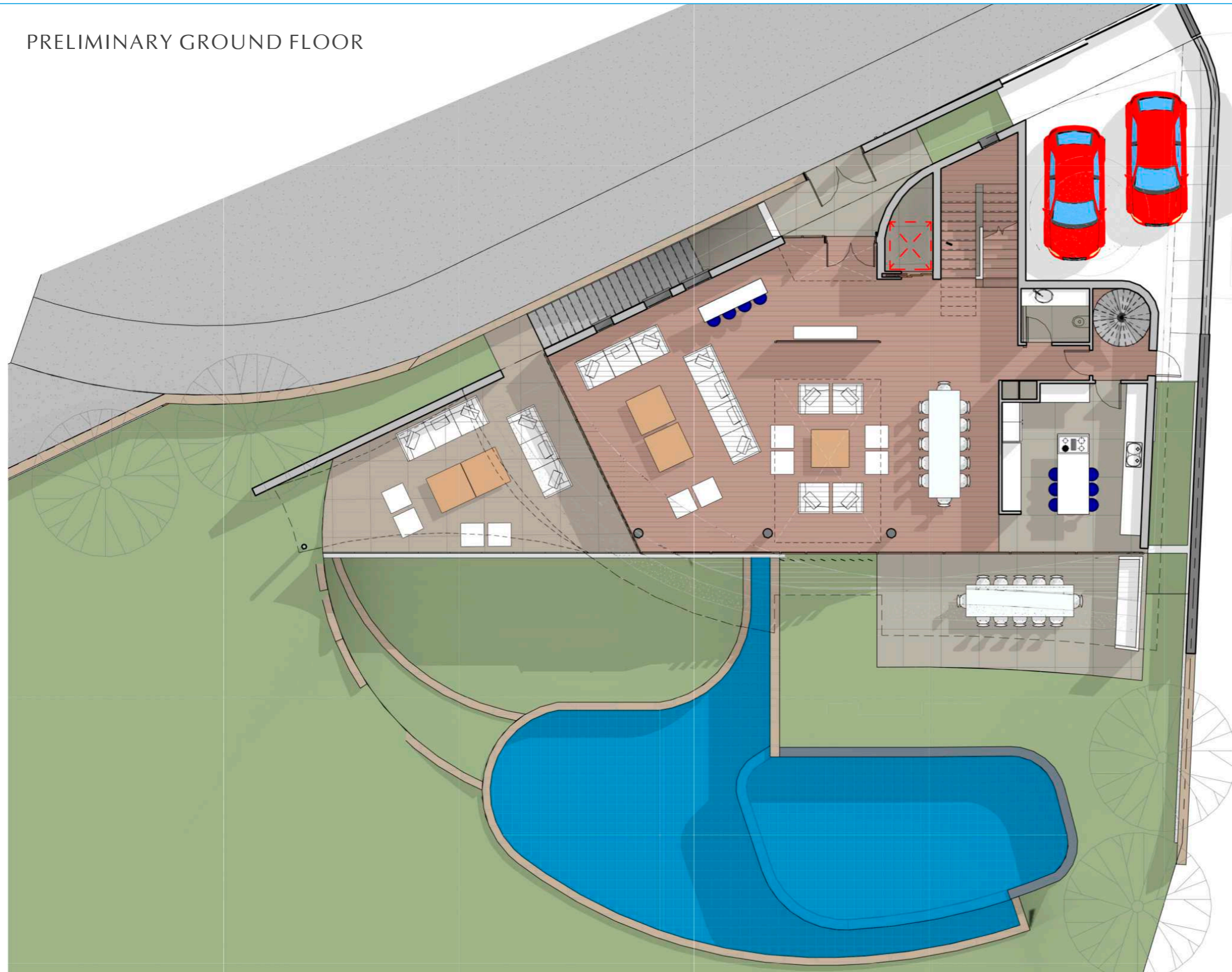
COVERED AREA	353.37m ²
LOWER GROUND FLOOR	263.63m ²
COVERED VERANDA	118m ²
COVERED CAR PARK	43m ²
PLOT AREA	2,441.00m ²
TOTAL COV. AREA	893.71m²



PRELIMINARY LOWER GROUND FLOOR PLAN



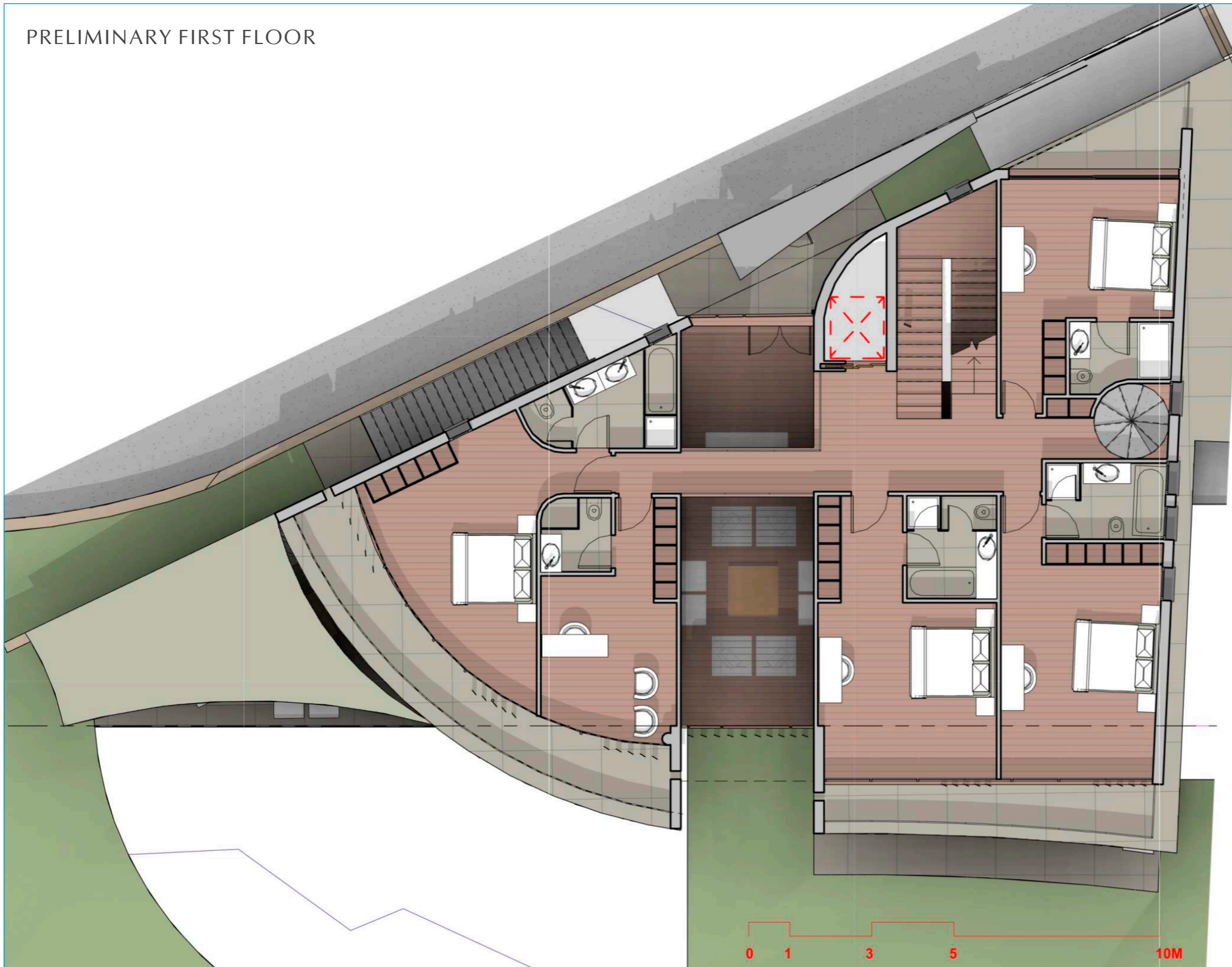
PRELIMINARY GROUND FLOOR



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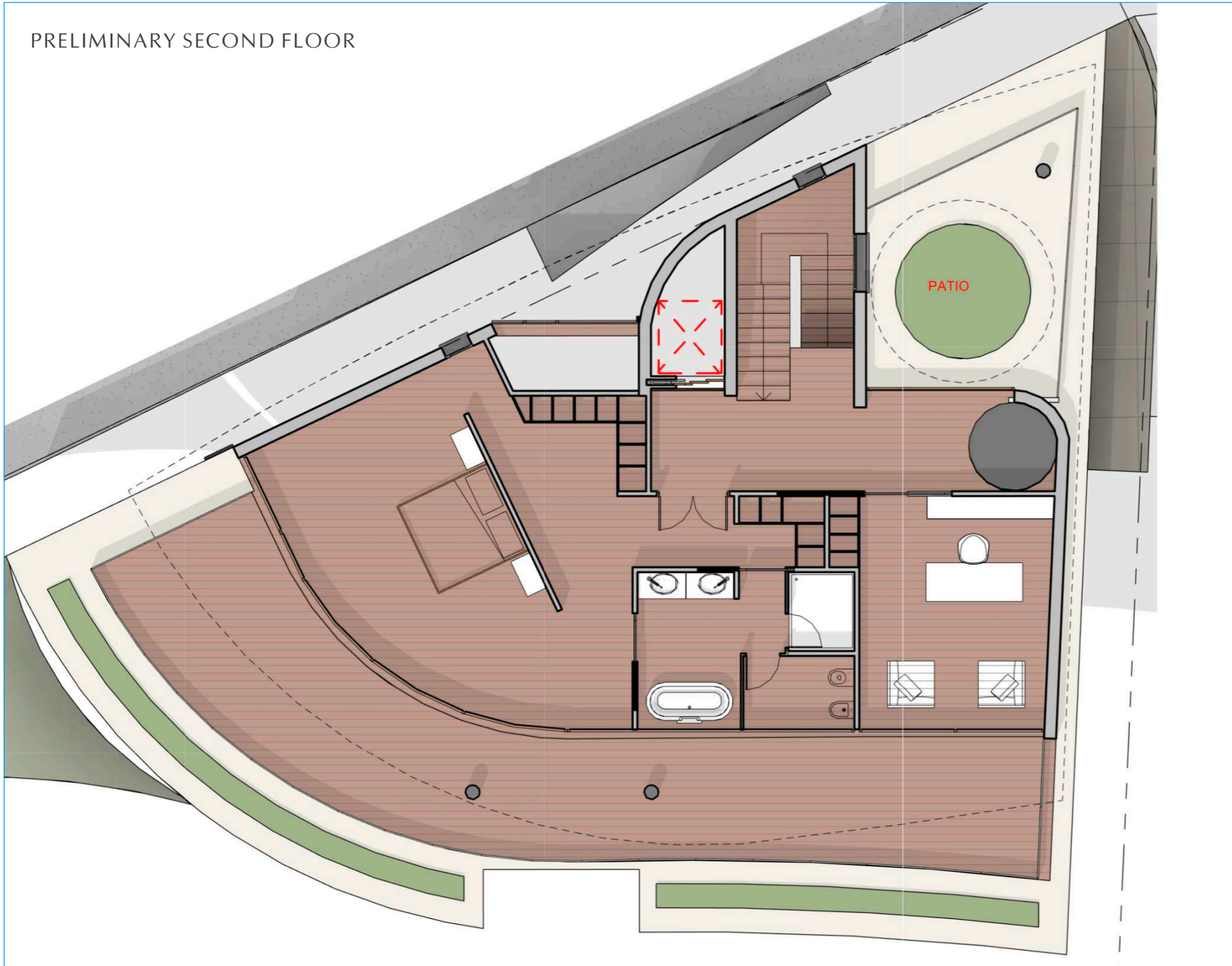
PRELIMINARY FIRST FLOOR



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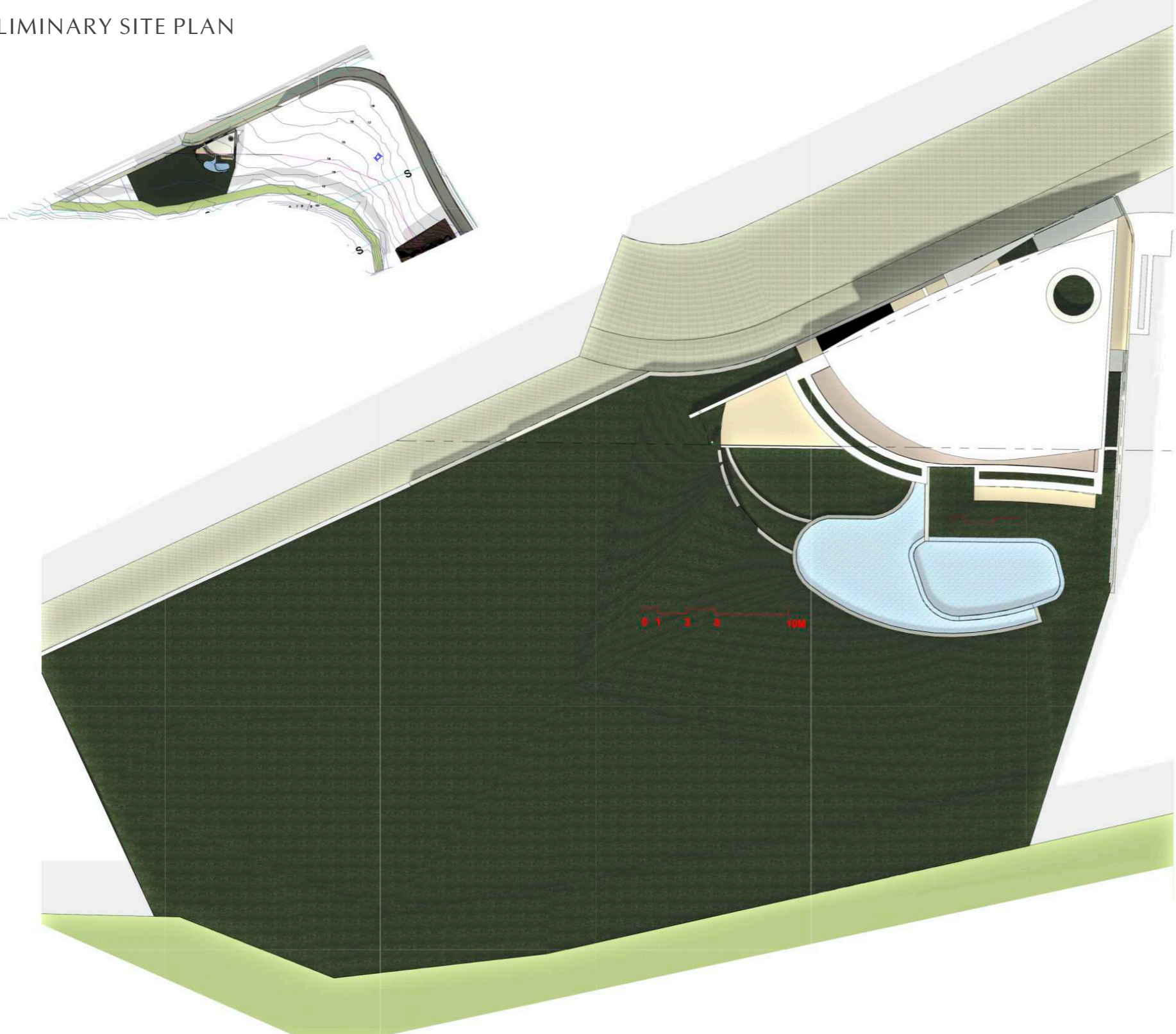
PRELIMINARY SECOND FLOOR



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PRELIMINARY SITE PLAN



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THE BEACH INFRONT OF ARMONIA BEACH VILLAS

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



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Leptos Estates
the Leading property developers

1st

Cyprus Export
Award
2012, 2016 & 2018

65

Years of
Experience

350+

Completed
Projects in
Cyprus & Greece

25

New projects currently
under construction

75+

Countries with Offices
and Sales Network

1,500+

Employees within
the Leptos Group

7,5k+

Properties
and Hotel Rooms
under management

25k

Happy and Satisfied
Home Owners

5mil.

SQ.M of
Land Bank in
Cyprus & Greece





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