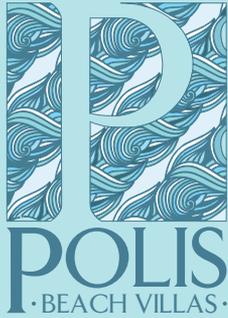


VILLA 1

PROPERTY INVESTMENT PROPOSAL



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

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 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.



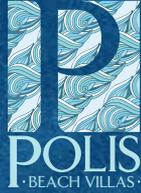


PAPHOS

- 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





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



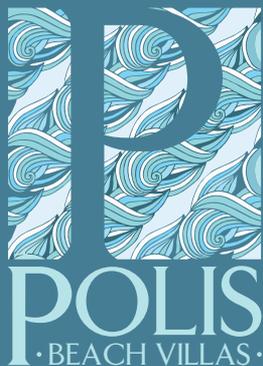
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2

1

4

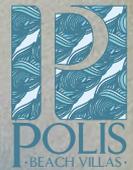
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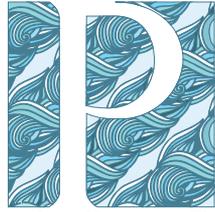
VILLA 1

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	€ 468.000 (NO VAT)
OTHER	Furniture Package



v01



POLIS
· BEACH VILLAS ·

VILLA 1





FIXTURES AND FINISHES

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

(Images shown represent a typical furnished villa)



POLIS

• BEACH VILLAS •

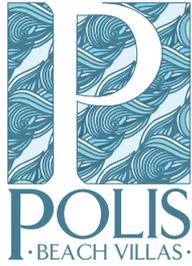
PRELIMINARY
MASTER PLAN



VILLA 1



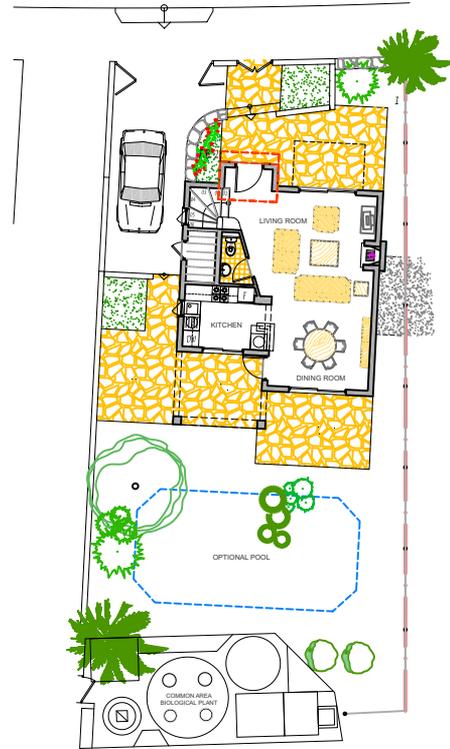
MEDITERRANEAN SEA



VILLA 1

PLOT AREA	219.00m ²
COV. AREA	117.00m ²
COV. VERANDAS	14.00m ²
UNCOV. VERANDAS	15.00m ²
TOTAL COV. AREA	131.000m²

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.







The information, plans, photos and artists' impressions contained in this presentation are for guidance purposes only and do not constitute a representation or an offer to treat. The Developer reserves the right to effect changes as he may deem appropriate prior to Contract.