



A GREAT PLACE TO LIVE

ZELEMENOS VILLA 332

PROPERTY INVESTMENT PROPOSAL

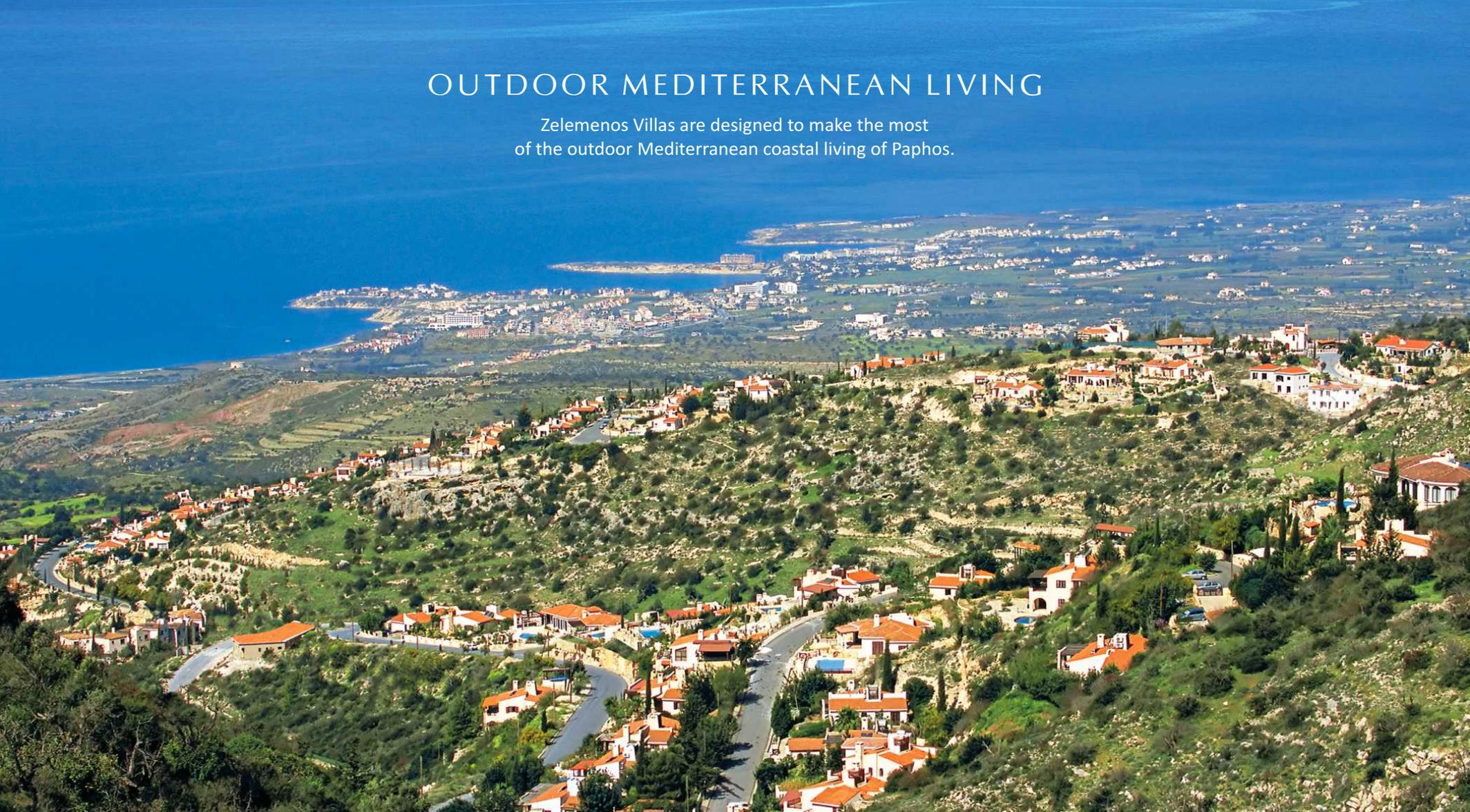


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PROJECT TYPE	Custom built villas in landscaped gardens with panoramic views of the mountains and the Mediterranean
LOCATION	Kamaries, Paphos <ul style="list-style-type: none">• Located within the award-winning Kamaries Village development• On the outskirts of Paphos Town• Quiet and peaceful location• Easy access to all amenities, facilities and services• Close to an international championship golf course, St. Neophytos Monastery
FACILITIES / EXTRAS	<ul style="list-style-type: none">• Kamaries Village Clubhouse• Restaurant• Lagoon-style outdoor swimming pool• Tennis Courts• 24/7 Emergency Centre• Venue for private functions• Leptos Gold Card Membership

OUTDOOR MEDITERRANEAN LIVING

Zelemenos Villas are designed to make the most of the outdoor Mediterranean coastal living of Paphos.



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

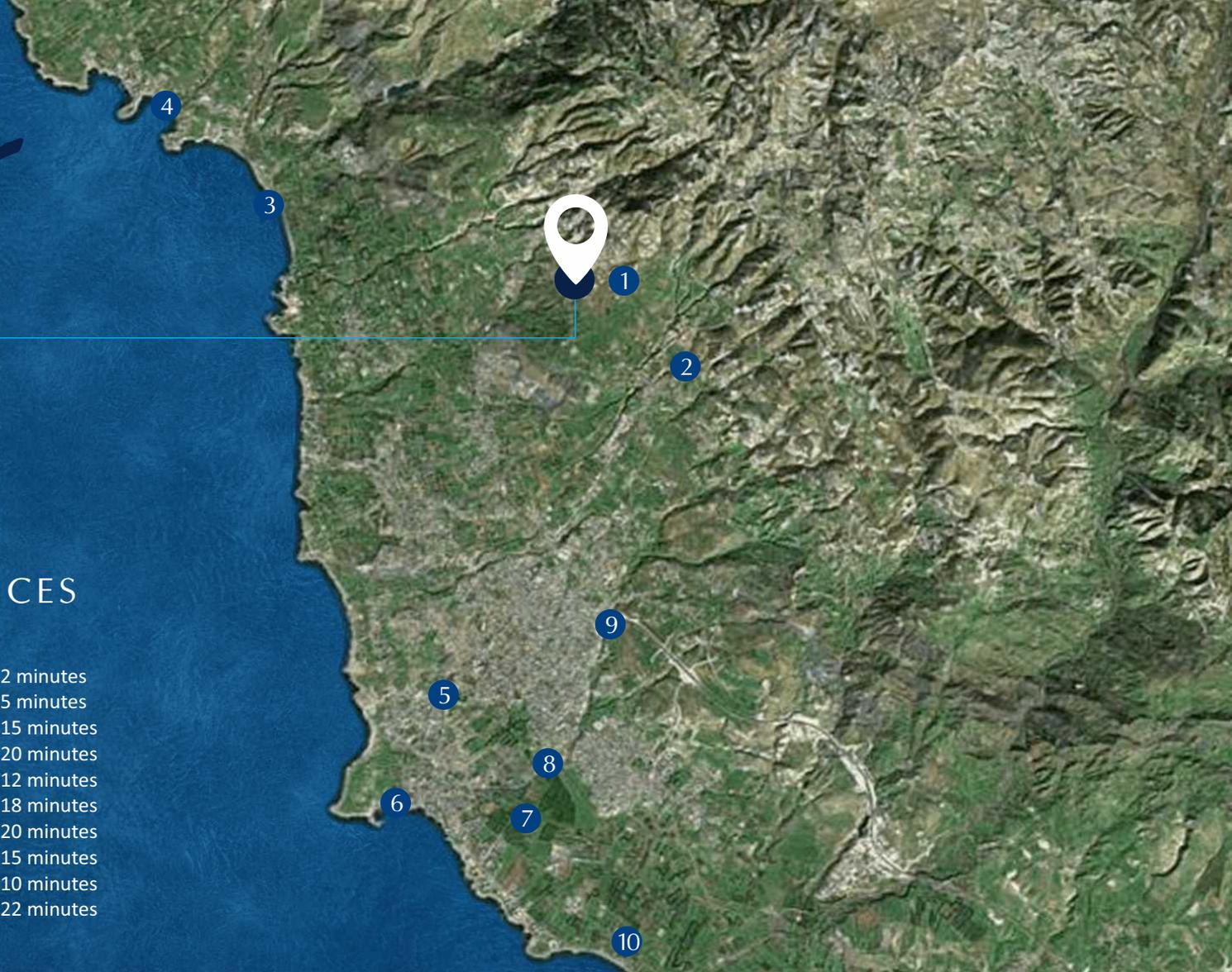
A TOP-RATED DESTINATION





DRIVING DISTANCES (FROM THE VILLA)

1	Kamaries Club	2 minutes
2	Tsada Golf	5 minutes
3	Future Paphos Marina	15 minutes
4	Coral Bay	20 minutes
5	Paphos Town Centre	12 minutes
6	Paphos Harbour and Promenade	18 minutes
7	Neapolis Smart EcoCity	20 minutes
8	Iasis Private Hospital	15 minutes
9	Highway to/from other cities	10 minutes
10	Paphos International Airport	22 minutes



Neapolis Smart EcoCity

Paphos Tourist Area

Paphos Town

Paphos Promenade

Paphos Harbour

Paphos Archeological Park

Municipal Beach

Tombs of the Kings

Sandy Beach

Future Paphos Marina



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LEVELS	3: Lower Ground Floor / Ground Floor / First Floor
FEATURES	<ul style="list-style-type: none">• Entrance Hall• Living Room• Dining Room• Kitchen• Li• Study Room• Indoor Pool• Staff Bedrooms• Cinema Room• Sauna• Gym• Change room facility• Wine Cellar• Tennis Court• BBQ Area• Play Room• Store room• Private Parking• Helicopter Pad• Infinity Swimming Pool
BEDROOMS	12 En-suite Bedrooms
BATHROOMS	12 Bathrooms / 3 WC
PRICE	€ 11,520,000 (PLUS VAT)



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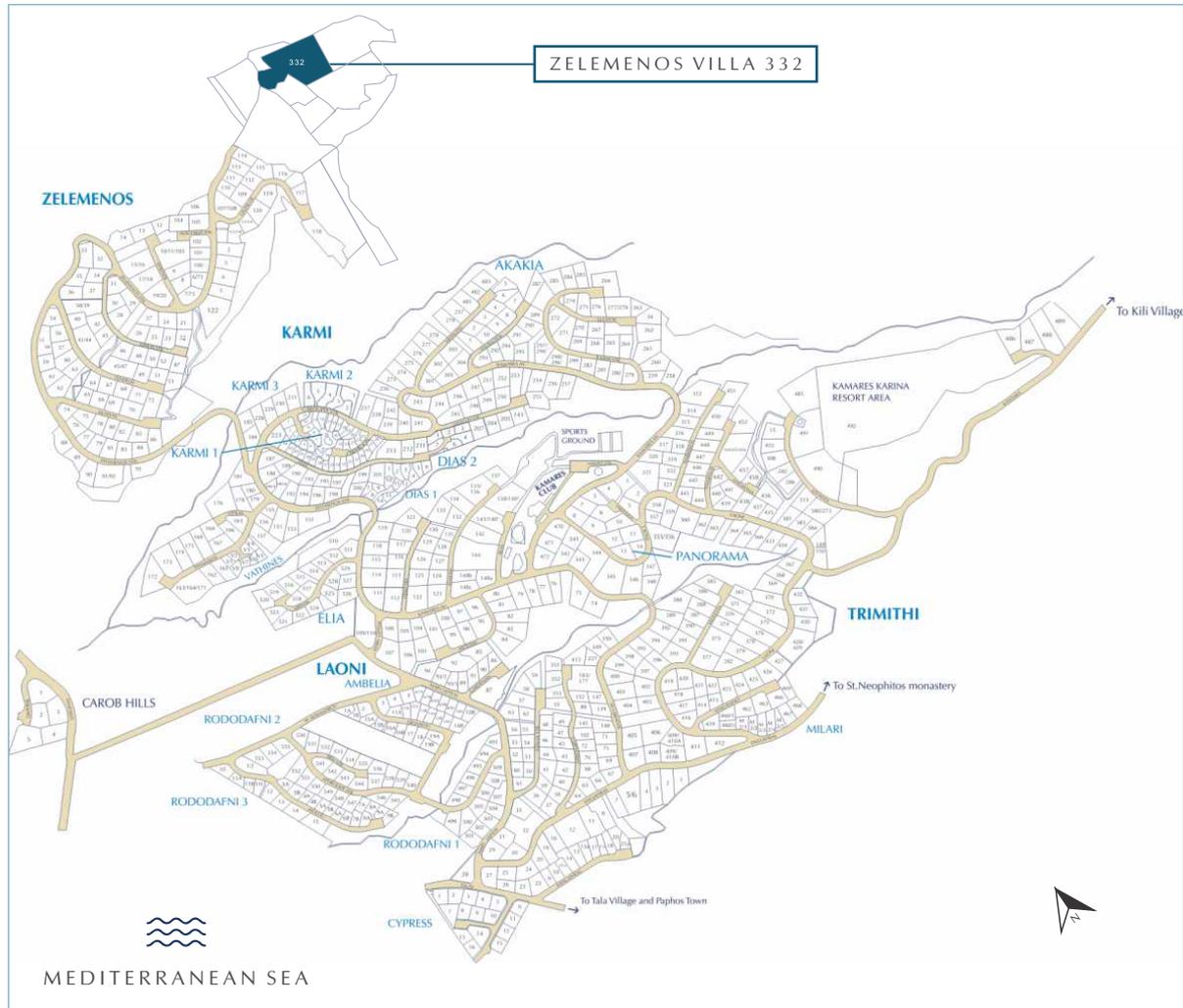






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MASTER PLAN





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PLOT AREA	7,010.00m ²
COVERED AREA	990.00m ²
COVERED VERANDA	110.00m ²
UNCOVERED VERANDA	230.00m ²
BBQ AREA	70.00m ²
BELVEDERE GARDEN KIOSK	30.00m ²
TOTAL COVERED AREA	1,660.00m²

SITE PLAN



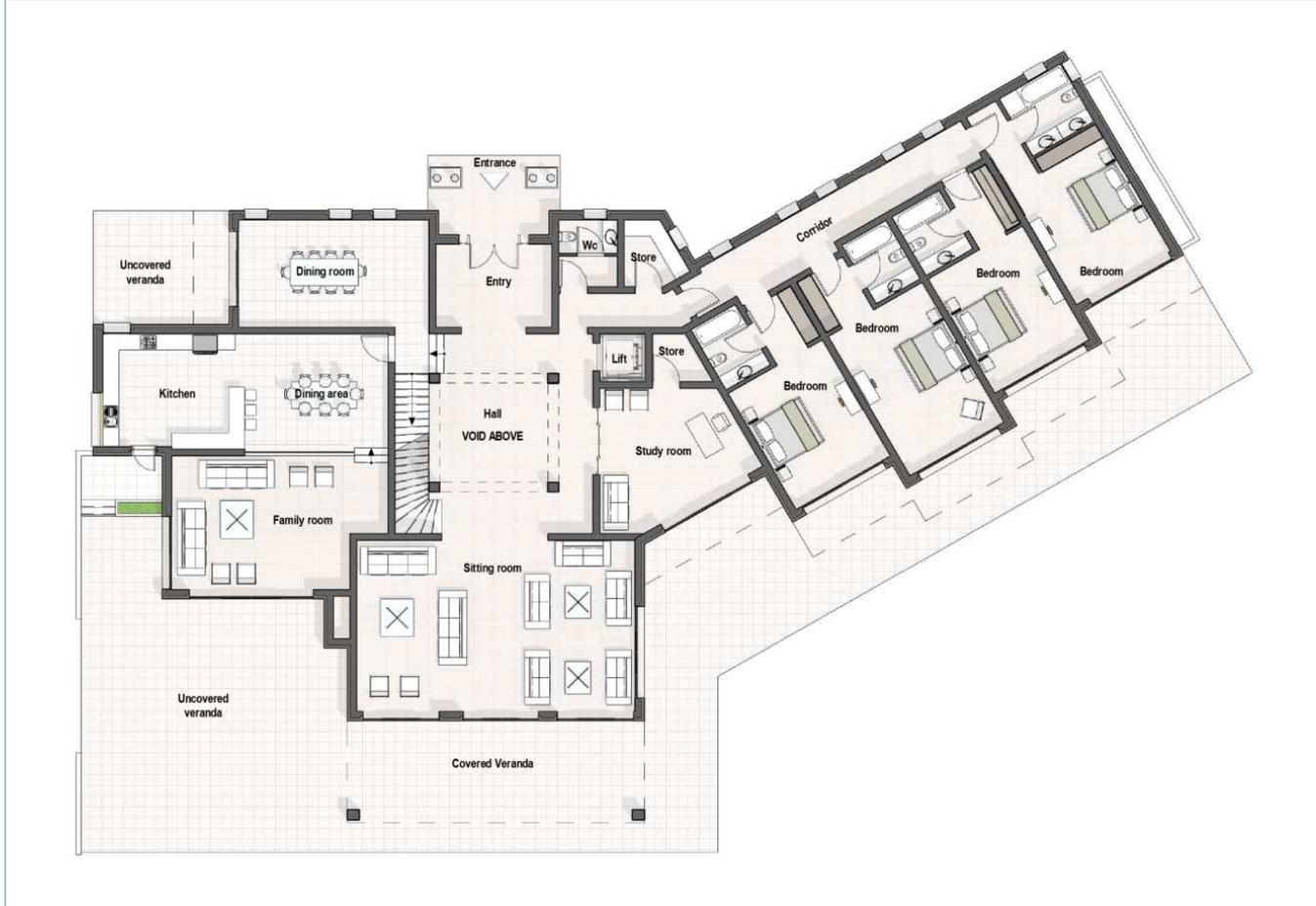
LOWER GROUND FLOOR



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GROUND FLOOR



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FIRST FLOOR



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VIEWS

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





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