



# CORAL SEAS VILLAS

VILLA 22

PROPERTY INVESTMENT PROPOSAL



## PROJECT OVERVIEW

PROJECT TYPE	Contemporary Seafront Villas
LOCATION	<b>Coral Bay, Paphos</b> <ul style="list-style-type: none"><li>• On the outskirts of Paphos Town</li><li>• A few metres from the sea</li><li>• Easy access to all amenities, facilities and services</li><li>• Close to Coral Beach Resort and Spa, archaeological sites, places of interest and blue flag-awarded beaches</li></ul>
FACILITIES / EXTRAS	<ul style="list-style-type: none"><li>• Private swimming pools</li><li>• State-of-the-art gym and sauna facilities</li><li>• Gated development</li><li>• Communal landscaped gardens</li><li>• Leptos Gold Card Membership</li></ul>



# CONTEMPORARY 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 anchored in the bay. In the background, a large, rugged mountain with a flat top rises from the shoreline, covered in green vegetation. The sky is a clear, bright blue with a few scattered white clouds. The overall atmosphere is one of a peaceful, idyllic vacation spot.

# 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







CORAL SEAS  
VILLAS

## DRIVING DISTANCES

(FROM THE DEVELOPMENT)

1	Coral Beach Resort and Spa	2 minutes
2	Akamas Nature Reserve	15 minutes
3	Coral Bay Blue Flag Beach	4 minutes
4	Future Paphos Marina	8 minutes
5	Tombs of the Kings	12 minutes
6	Paphos Old Town	15 minutes
7	Paphos Town Centre	15 minutes
8	Main Shopping Mall	13 minutes
9	Archaeological Park	13 minutes
10	Paphos Harbour and Promenade	14 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





## VILLA 22

LEVELS	2: Ground / First Floor
FEATURES	Living Room Dining Room Kitchen Storeroom Allocated Parking Shared Swimming Pool
BEDROOMS	3 Bedrooms
BATHROOMS	2 Bathrooms 1 W/C
COVERED VERANDAS	1
UNCOV. VERANDAS	N/A
PRICE	<b>€ 730,000 (Plus VAT)</b>





## CORAL SEAS VILLAS

VILLA 22







CORAL SEAS  
VILLAS

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## FIXTURES AND FINISHES

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





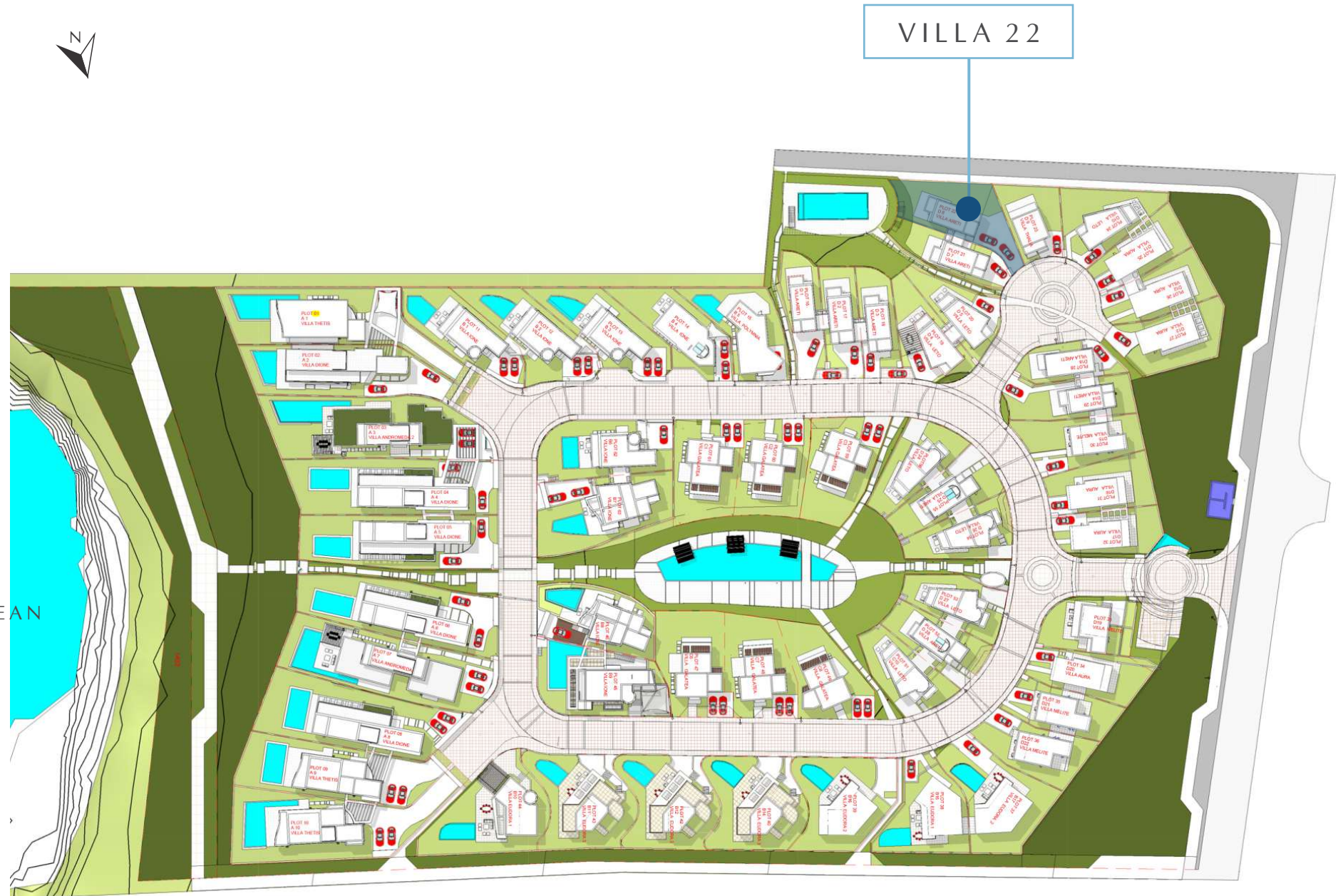


# CORAL SEAS VILLAS

MASTER PLAN



MEDITERRANEAN  
SEA







## CORAL SEAS VILLAS

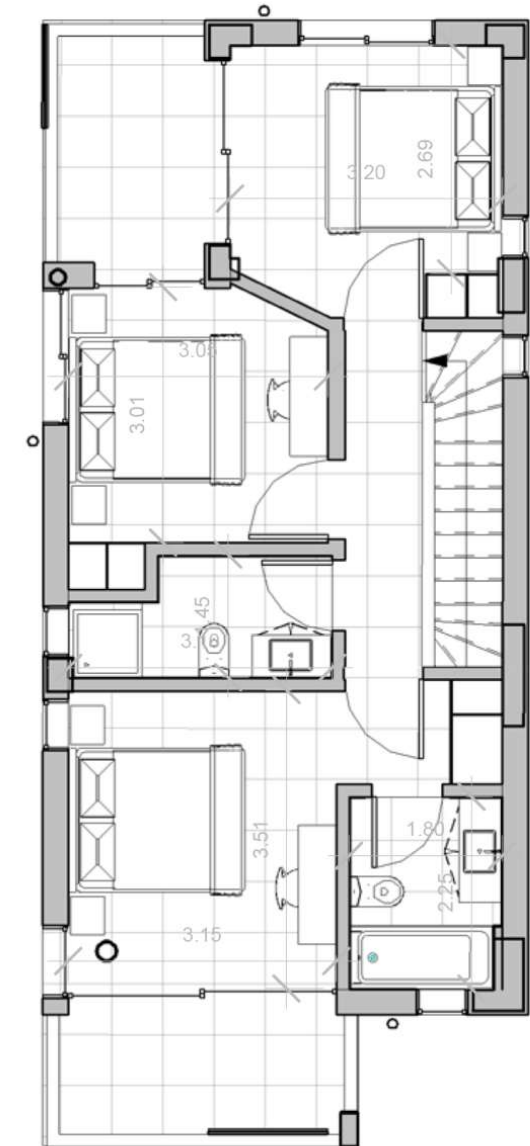
### VILLA 22

PLOT AREA	337.10 m <sup>2</sup>
COV. VERANDAS	20.30 m <sup>2</sup>
STOREROOM	3.64 m <sup>2</sup>
<b>TOTAL COV. AREA</b>	<b>137.58 m<sup>2</sup></b>

GROUND FLOOR



FIRST FLOOR





## VIEWS

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











# CORAL SEAS VILLAS

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