

VENUS
GARDENS
RESORT

Where life meets lifestyle



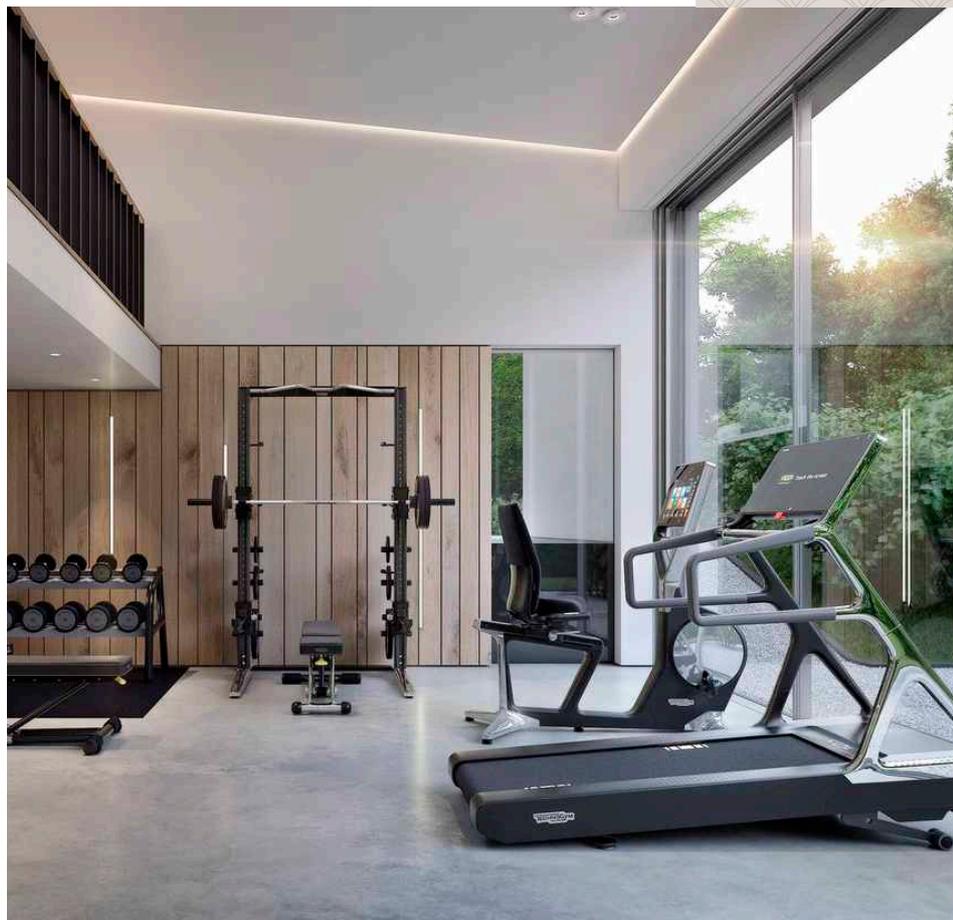


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PROJECT OVERVIEW

PROJECT TYPE	Luxury Apartments and Villas in a gated community with landscaped gardens, swimming pools and facilities
LOCATION	<p>Chloraka, Paphos Area</p> <ul style="list-style-type: none">• Exclusive hilltop gated development• Close to authentic local taverns, bars, pubs and nightclubs• Easy access to all amenities, facilities and services• Close to an international private school, places of interest and archaeological sites• Short drive to Paphos Harbour, Promenade, Tourist Area and retail outlets
FACILITIES / EXTRAS	<ul style="list-style-type: none">• Communal and private swimming pools• Clubhouse/ Tennis Court• Landscaped gardens• Leptos Gold Card Membership



ON-SITE FACILITIES

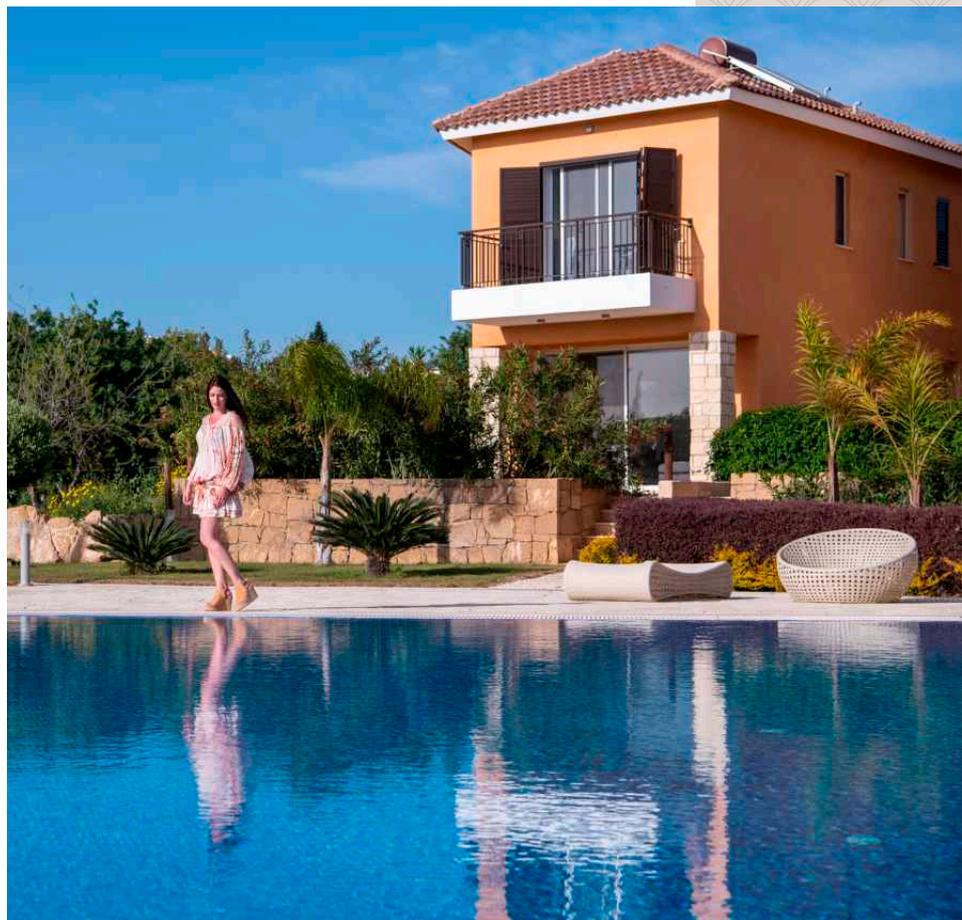
Architecturally designed to blend in seamlessly with its surroundings, Venus Gardens Resort creates a strong connection with people and place alike. Luxury on-site facilities provide ample opportunities to meet with neighbours, creating a central hub for the community, offering something for people of all ages to enjoy.

- Gated Entrance
- Restaurant
- Bar
- Health Club with Gym
- Sauna
- Steam Bath
- Massage and Beauty Salon
- Infinity swimming pool overlooking the Mediterranean
- Reception
- Tennis Court
- Children's Playground
- Natural walkways and paths

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COMPLETED PHASES





PHASES 1 - 8

The highly successful Venus Gardens Resort development has been designed with meticulous attention to detail, creating homes with style, sophistication and warmth. With a total of ten phases that make up the entire development, eight phases have already been completed and sold to satisfied home owners who enjoy the privilege of living in one of the most sought-after, landscaped, and gated communities in Pafos.

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◀ To Pafos Harbour
and Promenade

To Coral Bay Resort
and Akamas Peninsula ▶



Tombs of the Kings

Lidl Supermarket

Venus Beach

Private International School

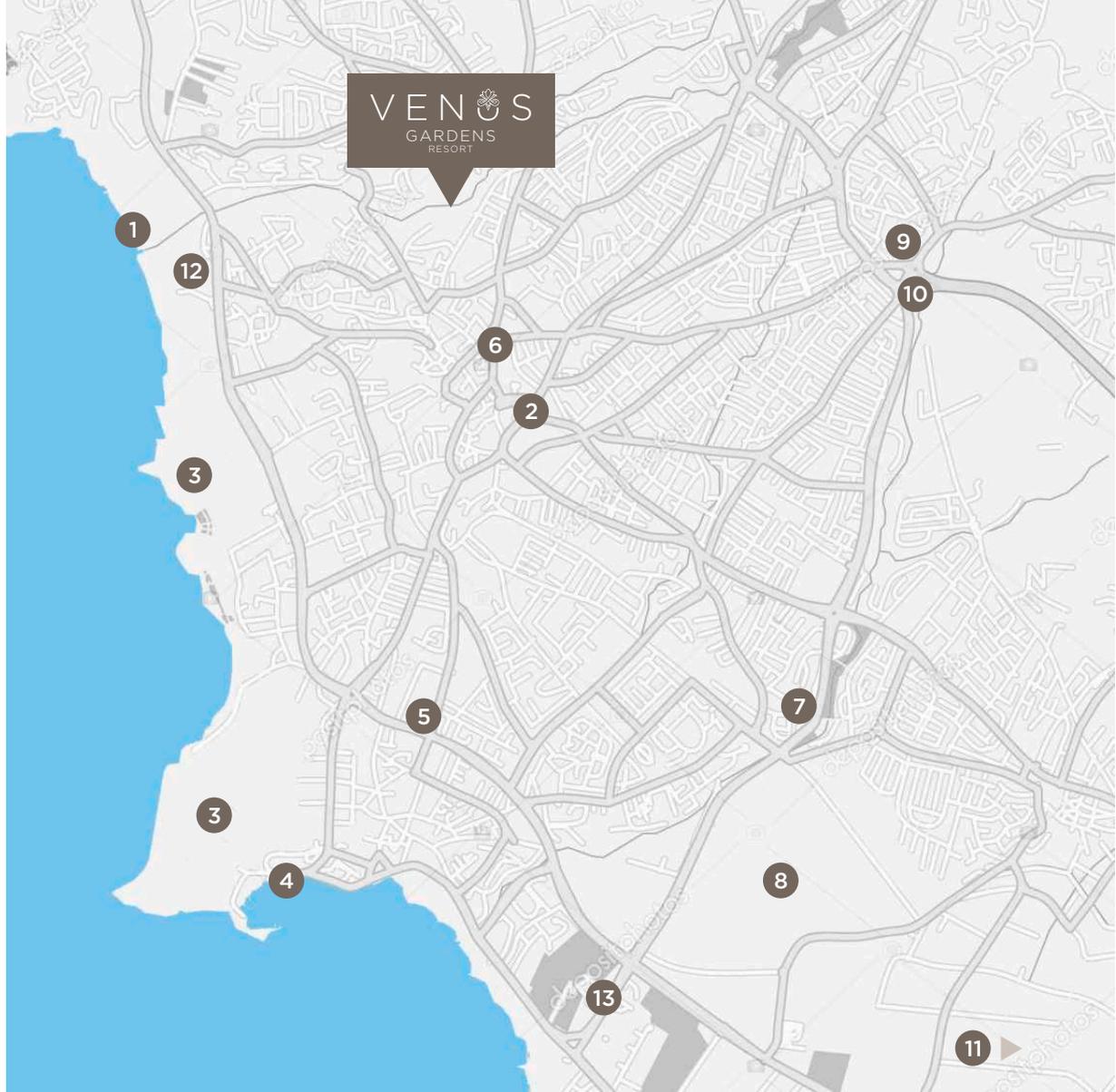
Completed Phases

New Phase



LOCATION MAP

- | | | |
|----|------------------------------|------------|
| 1 | Nearest Beach | 2 minutes |
| 2 | Pafos Town Centre | 5 minutes |
| 3 | Archaeological Sites | 3 minutes |
| 4 | Pafos Harbour and Promenade | 9 minutes |
| 5 | Main Shopping Mall | 6 minutes |
| 6 | Pafos Old Town | 5 minutes |
| 7 | Iasis Private Hospital | 10 minutes |
| 8 | Neapolis Smart EcoCity | 9 minutes |
| 9 | Pafos General Hospital | 14 minutes |
| 10 | Highway to/from other cities | 15 minutes |
| 11 | Pafos International Airport | 25 minutes |
| 12 | International School | 5 minutes |
| 13 | Neapolis University Pafos | 12 minutes |



NEW PHASE LAUNCHED

PHASE 10





FIXTURES AND FINISHES (INDOOR)

Each home at Venus Gardens Resort incorporates a customised choice of finishes, from exquisite flooring and countertop materials, to high-end fixtures, leaving you with peace of mind and more time to enjoy your own slice of paradise.

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PURE
INDULGENCE





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BLOCK 3 / APARTMENT 504

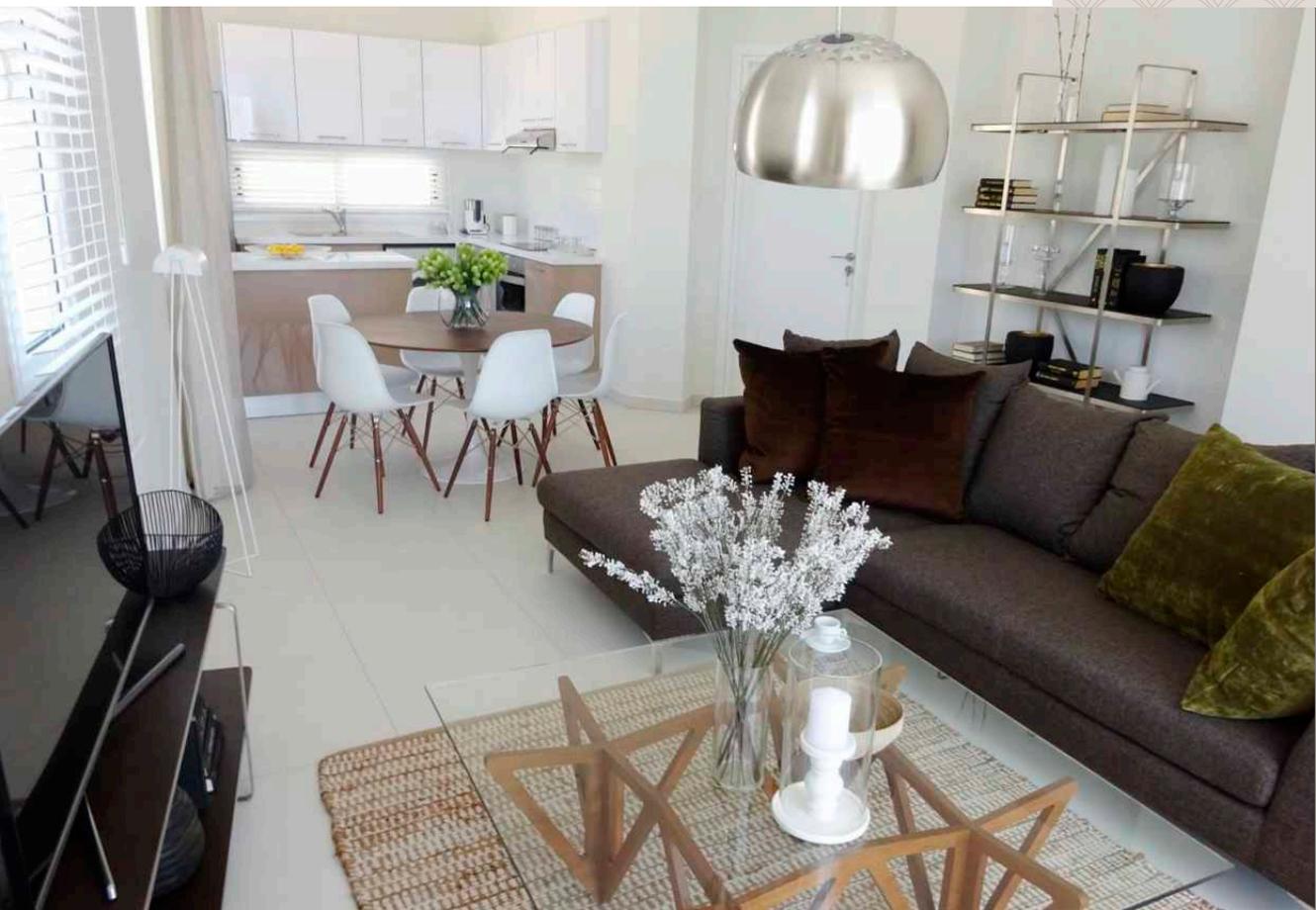
DETAILS	Apartment
FEATURES	Open plan Living/Dining Room Kitchen Private allocated parking
BEDROOMS	2 Bedrooms
BATHROOMS	2 Bathrooms
PRICE	€ 479.000 (PLUS VAT)



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PHASE 10
BLOCK 3 / APARTMENT 504

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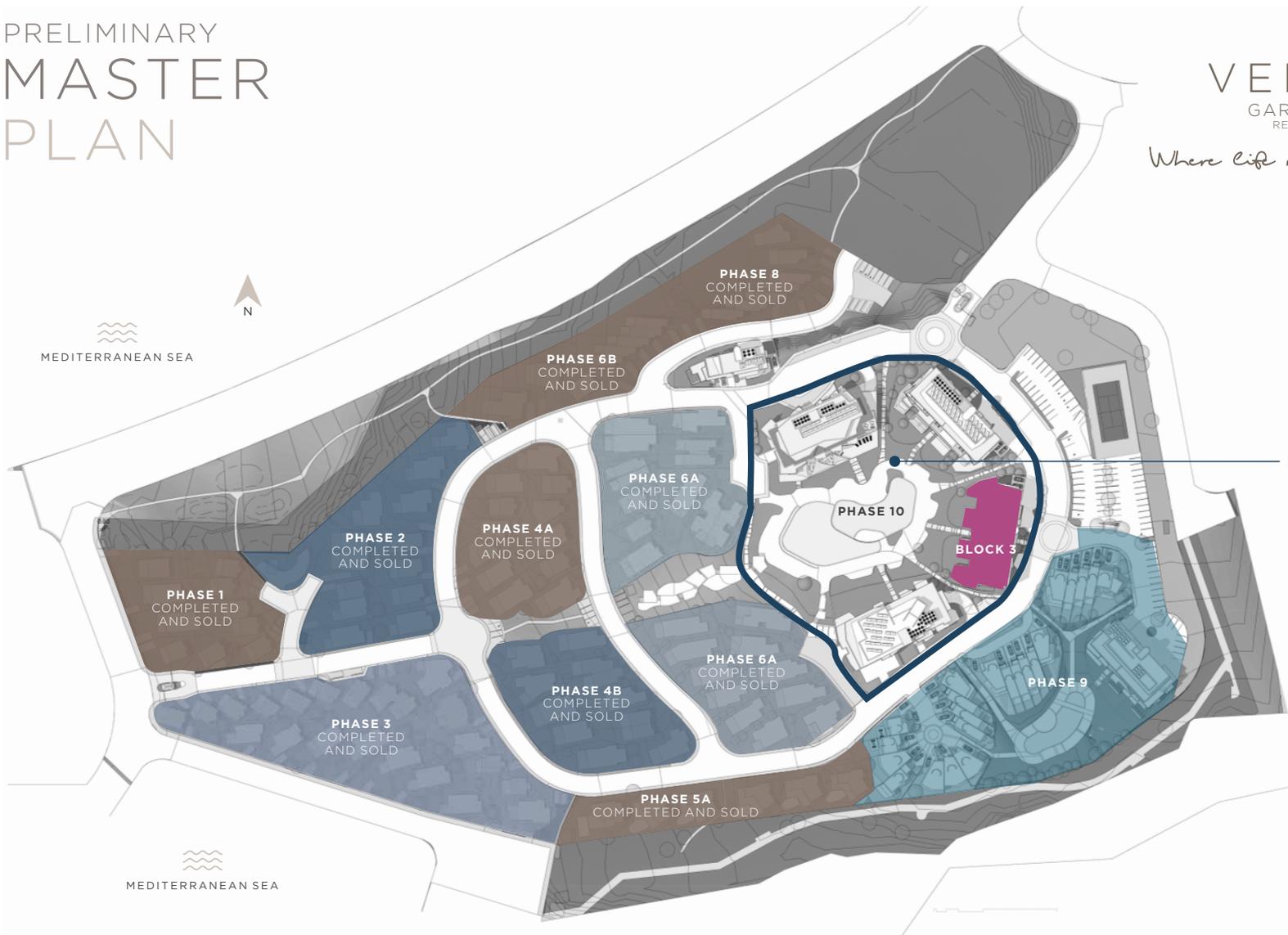
PHASE 10
BLOCK 3 / APARTMENT 504

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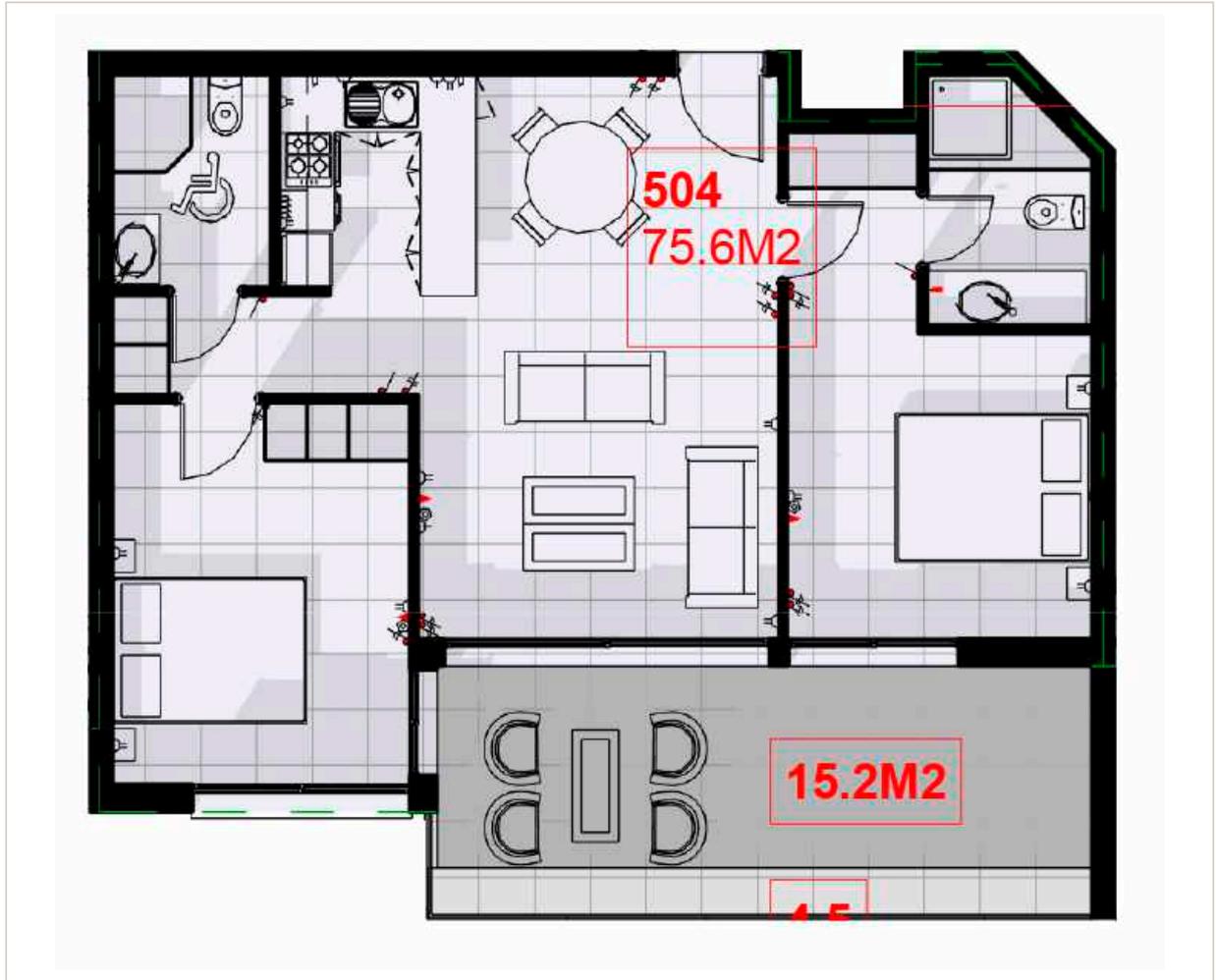
PRELIMINARY MASTER PLAN

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PRELIMINARY APARTMENT PLAN



APARTMENT 504
BLOCK 3

COVERED AREA	75.60m ²
COV. VERANDA	15.20m ²
UNCOV. VERANDA	4.50m ²
TOTAL COV. AREA	90.80m²



PRELIMINARY FIFTH FLOOR PLAN



APARTMENT 504
BLOCK 3



An aerial photograph of a stunning coastal scene in Cyprus. The water is a vibrant turquoise, dotted with several white yachts and smaller boats. In the background, a large, rugged mountain rises against a clear blue sky with a few wispy clouds. The coastline is rocky and lush with greenery.

THE EUROPEAN ISLAND OF CYPRUS

Explore a world of endless possibilities on an island that serves as your gateway to the European Union. Cyprus is a modern, cosmopolitan, transparent business centre offering opportunities for investment across a wide range of sectors. A combination of high quality of life, year-round sunshine and natural beauty, ease of doing business and investment incentives offer investors an attractive experience in terms of both living and doing business.

Acquiring property in Cyprus, either as an investment or as a second home, has always been a popular choice among foreign investors.

DISCOVER CYPRUS

- Positioned at the crossroads of three continents (Europe, Asia and Africa)
- 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

An aerial photograph of the Pafos harbor in Cyprus. The harbor is filled with numerous sailboats and yachts. In the foreground, the Venetian Castle, a large stone structure, sits on a rocky peninsula. The water is a vibrant blue, and the city of Pafos is visible in the background under a clear sky.

LOCATED IN THE COSMOPOLITAN TOWN OF PAFOS

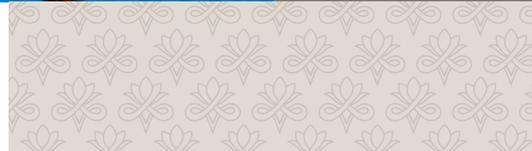
Located in the cosmopolitan town of Pafos, Venus Gardens Resort connects you to the business and tourist hub of the city, within easy distance of everything you could ever need. Home to a plethora of business, financial, commercial and leisure activities, Pafos is the perfect choice, and Venus Gardens Resort places you at the heart of it all.



LOCATED IN THE COSMOPOLITAN TOWN OF PAFOS

A thriving commercial centre with international business activities, Pafos is also home to the most luxurious hotels and resorts on the European island of Cyprus. A UNESCO World Heritage Centre, Pafos is a modern, revived and multi-cultural town offering high-end tourist facilities, culinary experiences, blue flag-awarded beaches, international 18-hole championship golf courses, casino, excellent medical centres and educational institutions, and a modern airport linking Cyprus to other international destinations.

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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.

