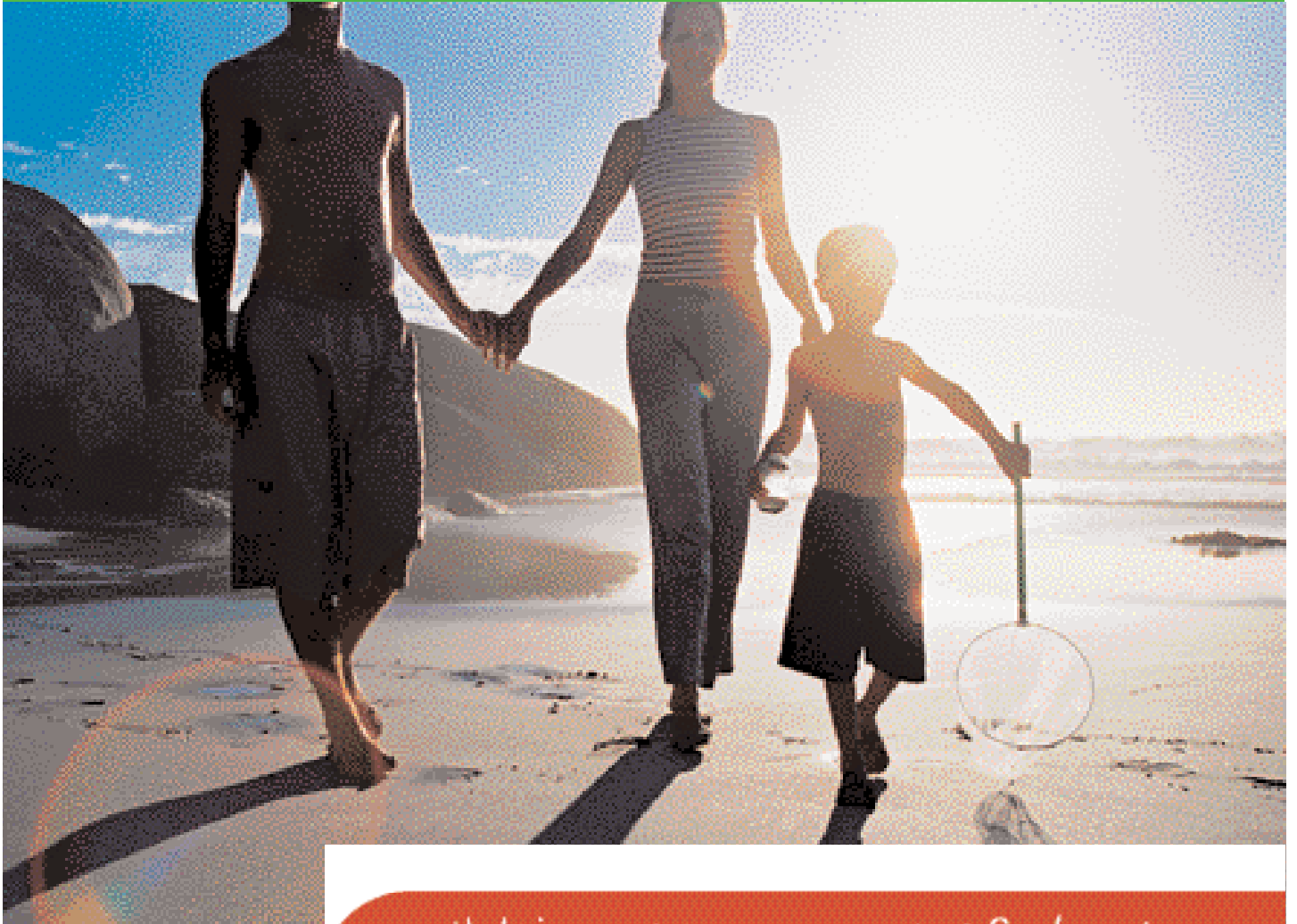


# Property Portfolio Guide Cyprus



*Helping you every step of the way*

# Cyprus

Enjoy a relaxed, traditional lifestyle

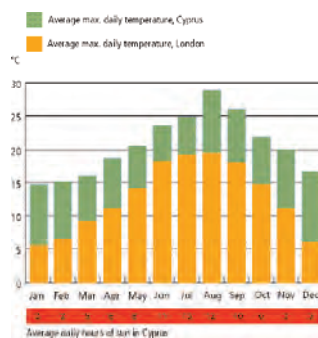
With its warm Mediterranean climate and high standard of living, Cyprus is certainly becoming the place to buy property for holidays, retirement or investment. Cyprus will feel comfortably familiar to Britons and Americans as English is widely spoken. Cars drive on the left-hand side of the road and the Cypriot legal system is based on the UK law. The cost of living is low, the crime rate is low, and medical facilities are generally excellent.

Situated at the eastern end of the Mediterranean, Cyprus the legendary birthplace of Aphrodite, is the third largest of the Mediterranean islands, having a population of 750,000 and covering an area of 9,251 square kilometres.



## Getting there

Cyprus has two international airports handling numerous chartered and scheduled flights from London and most international cities. The airports are situated at Larnaca, to the south east of the island and Paphos, to the south west.



## Climate

Cyprus is the hottest and driest island in the Mediterranean. It enjoys more sunshine than any other Mediterranean resort - typically 340 days of sunshine a year. The spring season is mild. During April the spring flowers are at their best. During July and August the temperature can be well above 30°C.

## 10 good reasons...

### ...to buy property in Cyprus

- 1 Buying a property in Cyprus allows the purchaser to become a resident.
- 2 Cost of living is low - approximately 30% cheaper than in the UK.
- 3 There's no language barrier - 90% of people living in Cyprus speak English.
- 4 It's familiar: cars drive on the left-hand side of the road and road-signs are in English as well as Greek.
- 5 It's warm nearly all year round. Cyprus enjoys 340 days of sunshine a year.
- 6 It's affordable: Cyprus has some of the lowest house prices in the Mediterranean.
- 7 It offers excellent medical facilities.
- 8 Cyprus has a low crime rate (6% that of the UK).
- 9 It's a very good investment opportunity.
- 10 There is a wide choice of new and resale property available.

# Pafos

## Anarita Valley

Modern homes in  
a tranquil village  
setting

**Anarita Valley is an innovative development on the outskirts of the traditional Cypriot village of Anarita.** Set in a gently sloping valley, the project is surrounded by lush green fields. Anarita Valley comprises houses and apartments, all with contemporary, functional designs. Many homes enjoy en-suites, and a number benefit from two or more bathrooms. Several houses and ground floor apartments boast private gardens and driveways.

The grounds encompass outstanding leisure facilities, including two large outdoor pools featuring impressive central waterfalls. Two large leisure areas with paved walkways and beautifully landscaped gardens create an open feeling within the development.



### On-site facilities

2 large resident's pools of 20x12m<sup>2</sup> & 14x12m<sup>2</sup> with vanishing edge

Relaxation areas

Landscaped grounds

Leisure room - reception and hobby area

Allocated parking

63km to Pafos Town

5 minutes to 18-hole golf course

1.5km to Timi Village

56km to Limassol 6km to Pafos International Airport

# Pafos

## Tremithousa Chorio

Charming  
Mediterranean  
homes with  
breathtaking sea  
views

The exclusive Tremithousa Chorio development is located in the hillside village of Tremithousa, and comprises villas and apartments. Villas are set in a private cul-de-sac, accessed only by residents, and stylish apartments are positioned within two low-rise buildings.

Villas feature charming Mediterranean design details with gently pitched tiled roofs, and enjoy first floor balconies boasting breathtaking sea views.

Apartments enjoy en-suite master bedrooms and large open-plan living/dining/kitchen areas that open out onto spacious verandas. Here, select apartments boast private rooftop swimming pools, and optional jacuzzis, creating the ideal place to relax and savour the breathtaking sea views.



### On-site facilities

Villas enjoy private pools of approx. 4x8m<sup>2</sup>

Apartments enjoy resident's pools of approx. 30x10m<sup>2</sup>

Poolside relaxation area

10km to sandy beaches

10km to Pafos fishing harbour

7km to Pafos Town

2km to 18-hole golf course

10km to Kato Pafos

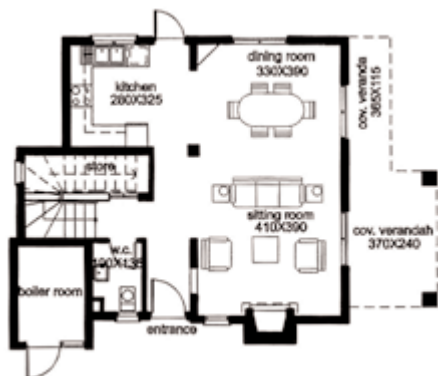
30km to Pafos

International Airport

# Pafos Tremithousa Chorio

Ref number 296 Villas and apartments  
3 bedrooms

Prices from: **Cyp£150,000**  
(£178,571) Exchange rate at 0.84



**Ground**  
Floor plan



**First**  
Floor plan

## Property details

- Communal pool
- Landscaped gardens
- selected apartments boast private rooftop pools
- Private parking
- Breathtaking sea views
- Fitted kitchen
- Attractive staircases

# Polis Polis Gardens

In the midst  
of the Cypriot  
countryside,  
perfect for a  
gentler pace  
of life

**Polis Gardens is superbly situated on the edge of the Akamas peninsula national park, only a short walk or drive to the Mediterranean sea.** Some properties feature fireplaces and/or pergolas, whilst other houses enjoy the traditionally inspired architectural features of Cypriot arches that provide welcome shade in the long summer months. The ground floor of these houses comprise an open-plan living/dining area with partially open-plan kitchens, and includes a guest WC near the entrance hall. Polis Gardens comprises 1, 2 and 3 bedroom apartments and houses. The latest release, Phase 3 enjoys two large resident's swimming pools as well as a children's pool.

Many beautiful sandy beaches are located nearby, including those at Latsi and Argaka. The area has great potential due to its proximity to the vast surrounding areas of untouched natural beauty.



## On-site facilities

Large resident's  
swimming pools

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Poolside showers and  
changing rooms

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Allocated resident's parking

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3km to Latsi Beach

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3km to fishing harbour

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35km to Pafos Town

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34km to 18-hole golf course

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6km to Baths of Aphrodite

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50km to Pafos

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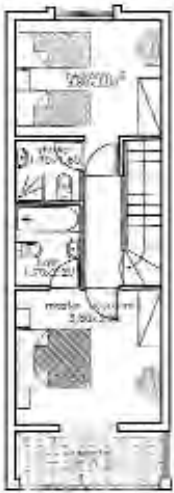
International Airport

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# Polis Polis Gardens

Ref number Apartments  
298 1,2 or 3 bedrooms

Prices from: **Cyp£74,000**  
(£88,095) Exchange rate at 0.84



**First**  
Floor plan



**Ground**  
Floor plan



## Property details

x 2 Communal pools

Landscaped gardens

3km to Latsi beach

Private parking

Fitted kitchen

Attractive staircases

# Polis Argaka Bay Villas

Elegantly designed  
villas in stunning  
surroundings

**Argaka Bay Villas are superbly situated in an area of natural beauty.**

These prestigious detached properties boast breathtaking Mediterranean sea views.

Argaka Bay Villas enjoy generous outdoor leisure areas that provide the perfect place to relax in these beautiful surroundings. Many sandy beaches are also located nearby, including those at Polis and Argaka.

Set against a backdrop of rugged green hills, Argaka Bay Villas will inspire you to enjoy Mediterranean living.



## On-site facilities

Store rooms

Generous verandas with  
wooden pergolas

Roof gardens

Private swimming pools 4x8m<sup>2</sup>

Private parking

1km to Akamas coast

40km to 18-hole golf  
course 6km to Pafos Town

54km to Pafos

International Airport



# Central Pafos Hesperides Gardens

Ref number Houses and Apartments  
772 1 to 3 bedrooms

Prices from: **Cyp£79,999**  
(£95,238) Exchange rate at 0.84



## Property details

Communal pools

Parking

Close to beach

Landscaped gardens

Fitted kitchen

Attractive staircases

# Polis Suburbs Peyia Springs

Ref number Houses and Apartments  
1226 1 to 3 bedrooms

Prices from: **Cyp£69,000**  
(£82,143) Exchange rate at 0.84



## Property details

Communal swimming pool

Roof gardens

Private parking

Sea views

Close to amenities

Beautiful countryside

Fitted kitchen

# Polis Suburbs Kastalia Park

Ref number 1204 Villas, Bungalow's and Houses  
2 or 3 bedrooms

Prices from: **Cyp£149,999**  
(£178,571) Exchange rate at 0.84



## Property details

Communal pool

Landscaped gardens

Sea views

Private parking

Fitted kitchen

Attractive staircases

# Pafos Suburbs Konia Park

Ref number 1198 Villas and houses  
3 bedrooms

Prices from: **Cyp£224,999**  
(£267,857) Exchange rate at 0.84



## Property details

Roof gardens

Beautiful countryside

Fitted kitchen

Swimming pool

Private parking

Attractive staircase

# Pafos Suburbs Oak Gardens

Ref number Villas and houses  
1203 3 bedroom

Prices from: **Cyp£135,604**

(£161,434) Exchange rate at 0.84



## Property details

Private parking

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Communal pool

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Beautiful countryside

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Attractive staircase

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Close to amenities

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Fitted kitchens

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# Pafos Suburbs Anthea Gardens

Ref number Houses and apartments  
1200 1,2 or 3 bedrooms

Prices from: **Cyp£67,999**  
(£80,952) Exchange rate at 0.84



## Property details

Communal pool

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Close to amenities

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Fitted kitchen

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Attractive staircases

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Traditional charm

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Quiet area

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# Polis & Latsi Amorosa Villas

Ref number **Luxury Villas**  
**1228** Custom Build

Prices from: **Cyp£149,940**  
(£178,500) Exchange rate at 0.84



## Property details

Beach-front location

Private pool

Private parking

Security

Tennis courts

Landscaped gardens