



DREAMS  
GARDENS

VILLA 180

PROPERTY INVESTMENT PROPOSAL





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# DREAMS

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## GARDENS

### PROJECT OVERVIEW

|                     |  |
|---------------------|--|
| PROJECT TYPE        | Luxury gated community villas  |
| LOCATION            | <b>Chloraka, Paphos Area</b> <ul style="list-style-type: none"><li>• Exclusive hilltop gated development</li><li>• Close to authentic local taverns, bars, pubs and nightclubs</li><li>• Easy access to all amenities, facilities and services</li><li>• Close to an international private school, places of interest and archaeological sites</li></ul> |
| FACILITIES / EXTRAS | <ul style="list-style-type: none"><li>• Communal and private swimming pools</li><li>• Clubhouse/ Tennis Court</li><li>• Landscaped gardens</li></ul>   |

# OUTDOOR COASTAL LIVING

DREAMS Gardens 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, clear turquoise, transitioning to a deeper blue as it meets the shore. 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 flat top rises from the coastline, its slopes covered in dense green vegetation. The sky is a clear, bright blue with a few wispy white clouds. The overall atmosphere is one of a peaceful, luxurious 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

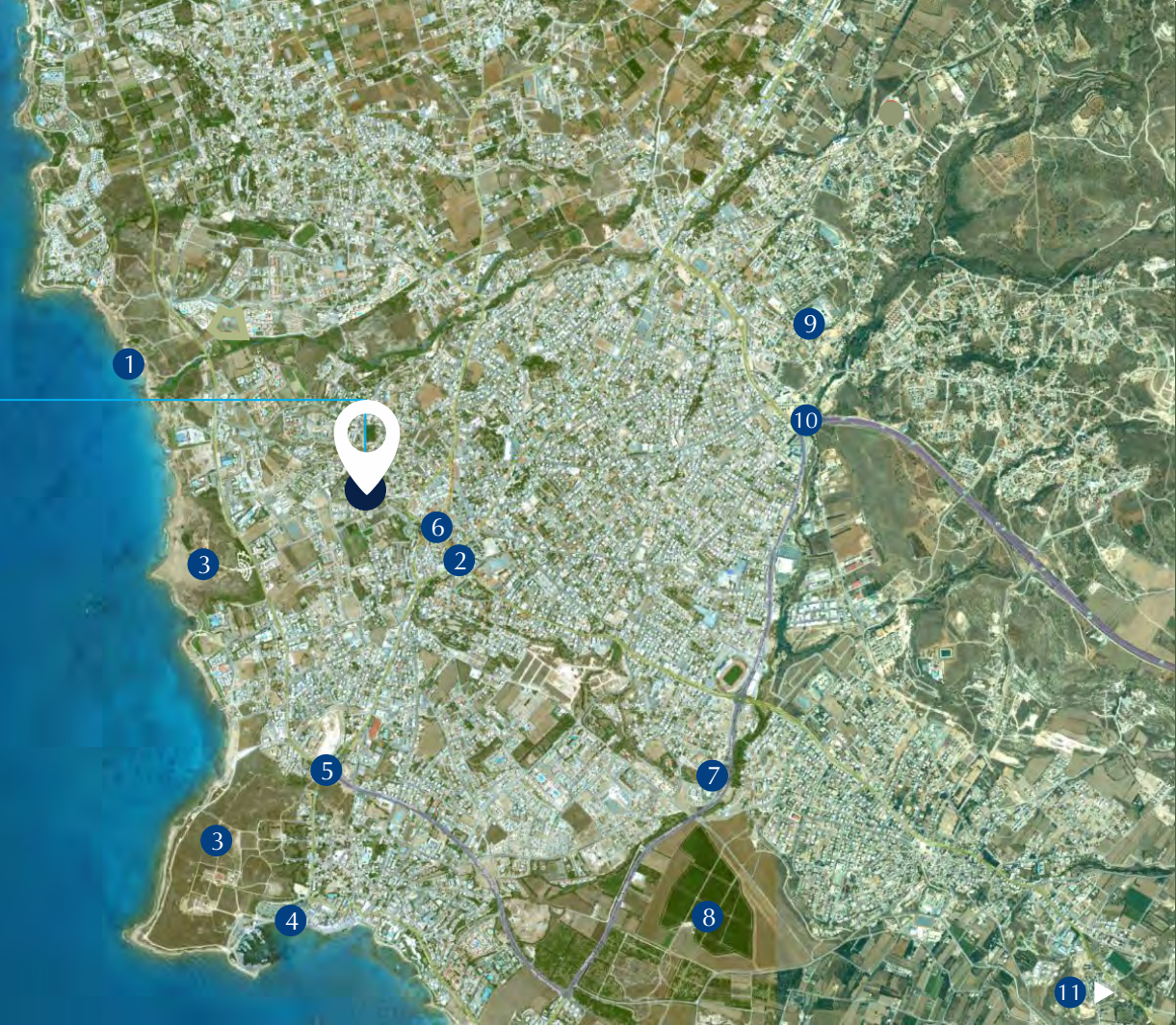




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GARDENS

## DRIVING DISTANCES (FROM THE DEVELOPMENT)

- |    |                              |            |
|----|------------------------------|------------|
| 1  | Nearest beach                | 6 minutes  |
| 2  | Paphos Town Centre           | 2 minutes  |
| 3  | Archaeological sites         | 3 minutes  |
| 4  | Paphos harbour and promenade | 9 minutes  |
| 5  | Main shopping mall           | 6 minutes  |
| 6  | Paphos Old Town              | 5 minutes  |
| 7  | Iasis Private Hospital       | 10 minutes |
| 8  | Neapolis Smart EcoCity       | 9 minutes  |
| 9  | Paphos General Hospital      | 14 minutes |
| 10 | Highway to/from other cities | 15 minutes |
| 11 | Paphos International Airport | 25 minutes |







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## VILLA 180

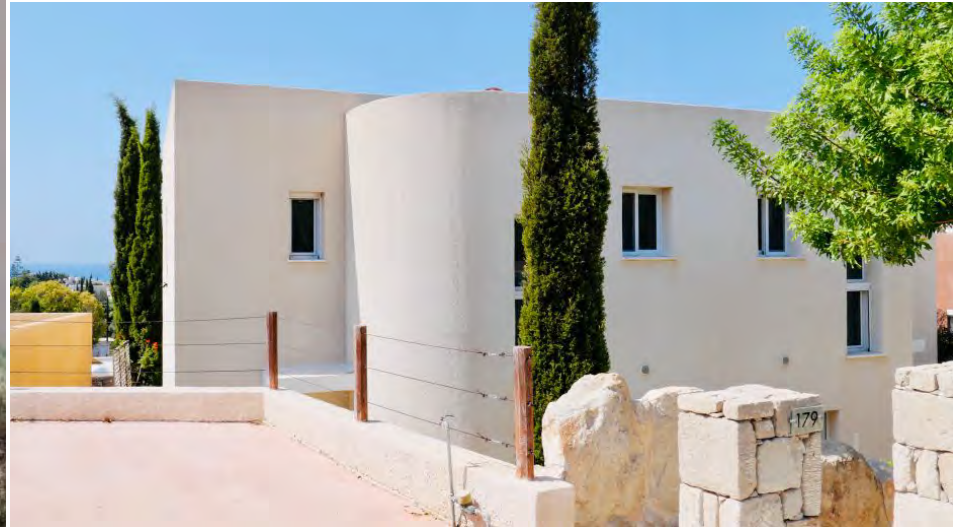
|                 |  |
|-----------------|--|
| DETAILS         | Villa 2 Storey   |
| FEATURES        | Open plan Living/Dining Room<br>Kitchen<br>Private allocated parking |
| BEDROOMS        | 3 Bedrooms   |
| BATHROOMS       | 3 Bathrooms  |
| UNCOV. VERANDAS | 1  |

|       |                |
|-------|----------------|
| PRICE | € 312.500 +vat |
|-------|----------------|



**DREAMS**  
GARDENS

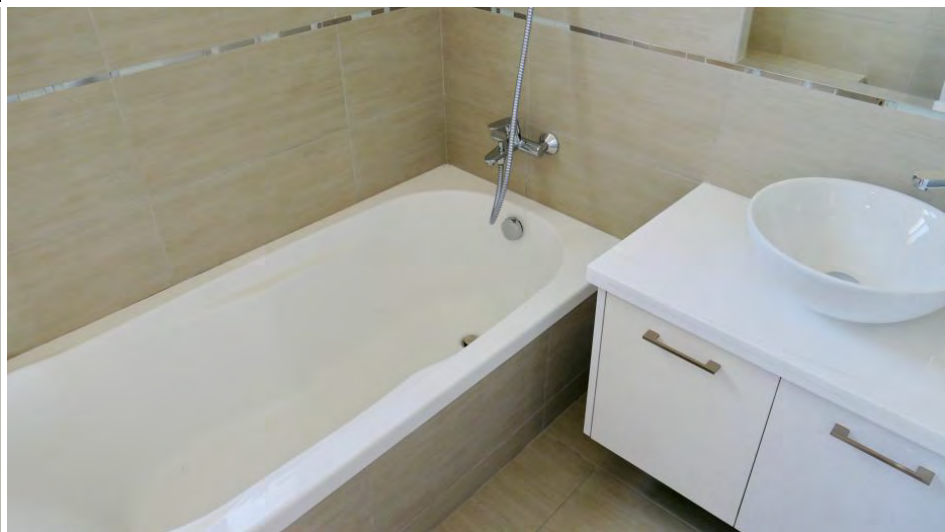
VILLA 180





## FIXTURES AND FINISHES

DREAMS Gardens have been designed with meticulous attention to detail, creating homes ti.with style, sophistication and warmth





# DREAMS GARDENS

PRELIMINARY  
MASTER PLAN



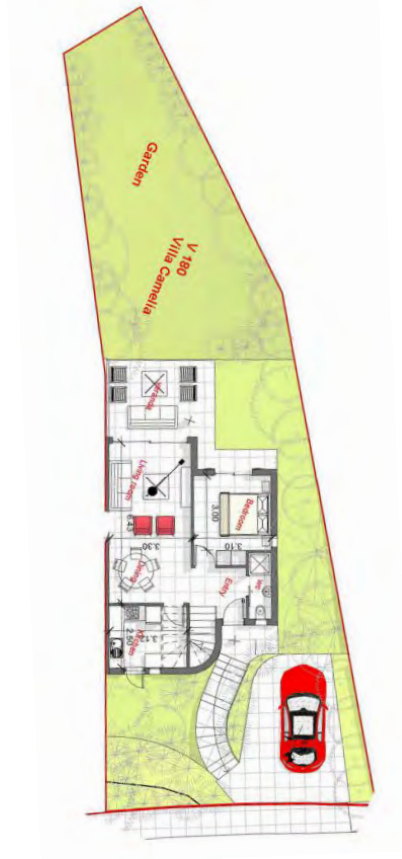


# DREAMS GARDENS

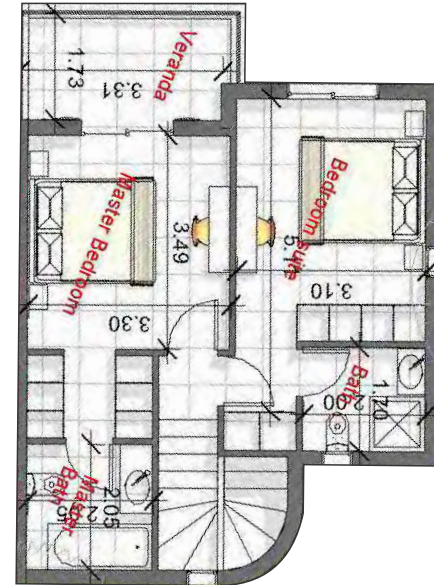
## VILLA 180

|                        |                            |
|------------------------|----------------------------|
| COVERED AREA           | 103.25m <sup>2</sup>       |
| UNCOV. VERANDA         | 24.85m <sup>2</sup>        |
| PLOT AREA              | 244.00m <sup>2</sup>       |
| <b>TOTAL COV. AREA</b> | <b>103.25m<sup>2</sup></b> |

### PRELIMINARY SITE PLAN



### PRELIMINARY FLOOR PLAN



## VIEWS

These contemporary villas have been designed to maximise views of the surrounding area adjacent to the crystal clear waters of the Mediterranean.



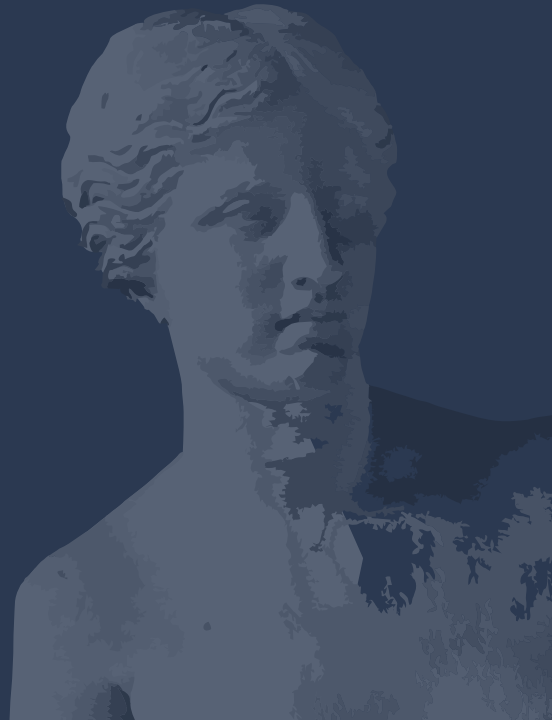


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## GARDENS



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