

PEGEIA  
GOLDENVIEW  
VILLAS



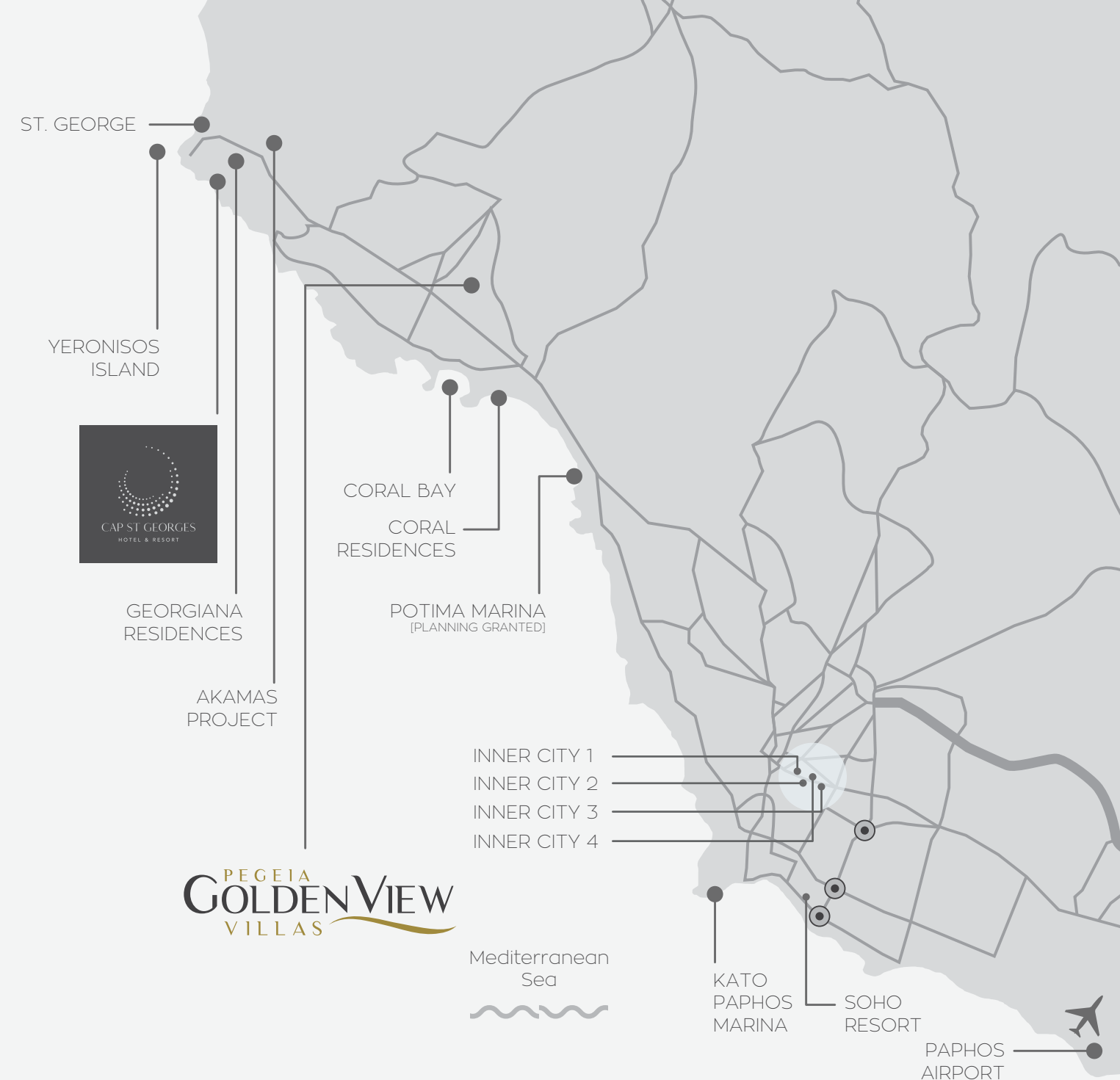


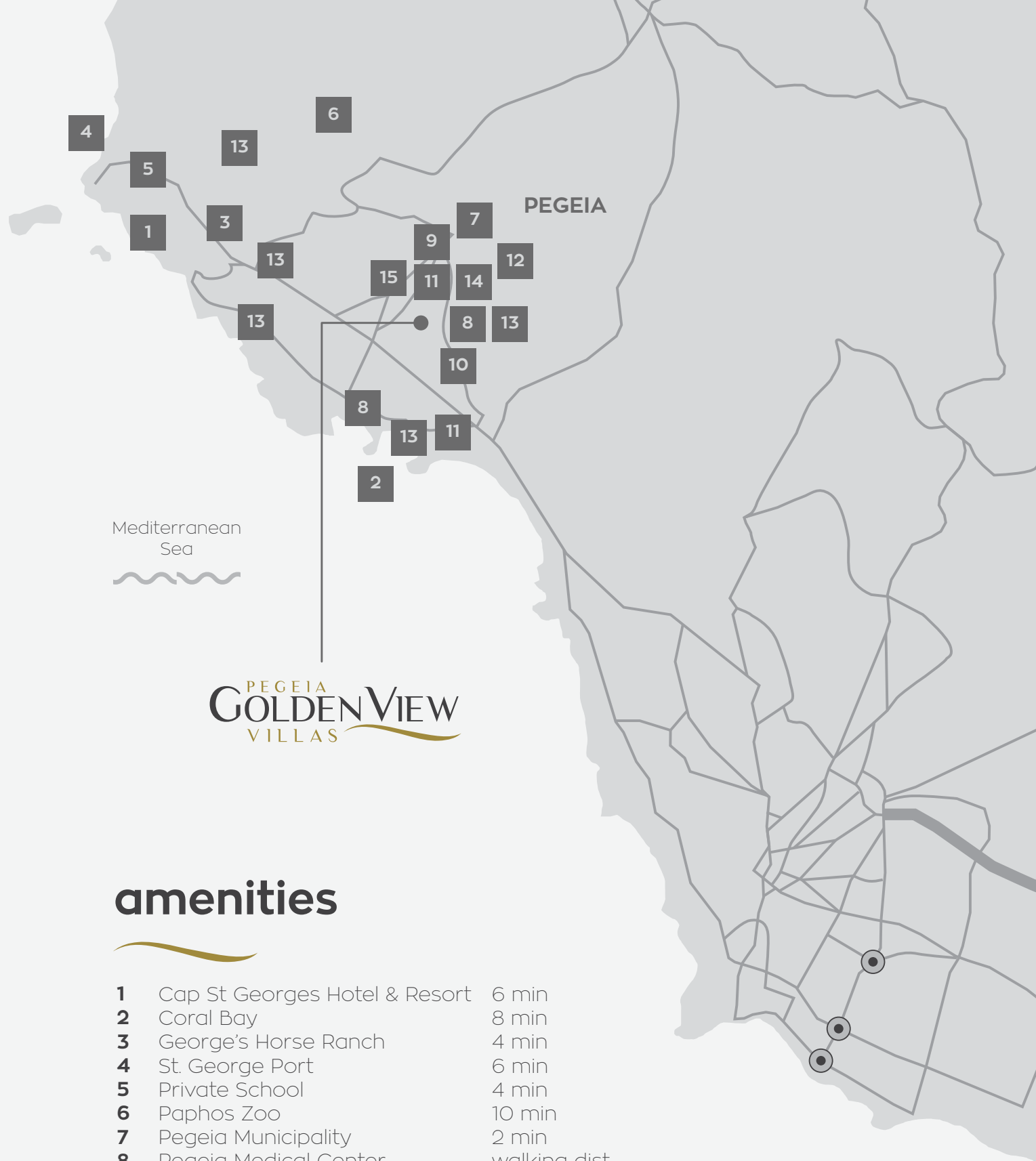
## the villas

A beautiful residential development comprising 57 villas, situated in a beautiful setting in the central area of Pegeia-Paphos. The 3-bedroom villas are spacious with private swimming pools and built with high specifications. They enjoy beautiful views of the bay and the city.

The fantastic location is next to all amenities including, a medical centre, pharmacy, schools, supermarket, restaurants and bars, gym and more just minutes away. It is a short drive to the famous serviced beach of Coral Bay and the future Paphos Marina, which will be constructed in the near future.

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## PEGEIA GOLDEN VIEW VILLAS

### amenities

- |    |                               |               |
|----|-------------------------------|---------------|
| 1  | Cap St Georges Hotel & Resort | 6 min         |
| 2  | Coral Bay                     | 8 min         |
| 3  | George's Horse Ranch          | 4 min         |
| 4  | St. George Port               | 6 min         |
| 5  | Private School                | 4 min         |
| 6  | Paphos Zoo                    | 10 min        |
| 7  | Pegeia Municipality           | 2 min         |
| 8  | Pegeia Medical Center         | walking dist. |
| 9  | Bakery                        | walking dist. |
| 10 | Supermarket                   | walking dist. |
| 11 | Pharmacy                      | walking dist. |
| 12 | Pegeia Post Office            | walking dist. |
| 13 | Restaurants & Bars            | walking dist. |
|    | Chinese Restaurant            | walking dist. |
|    | Italian Restaurant            | walking dist. |
| 14 | Football Academies            | walking dist. |
| 15 | Bus Service                   | walking dist. |

### exterior



interior



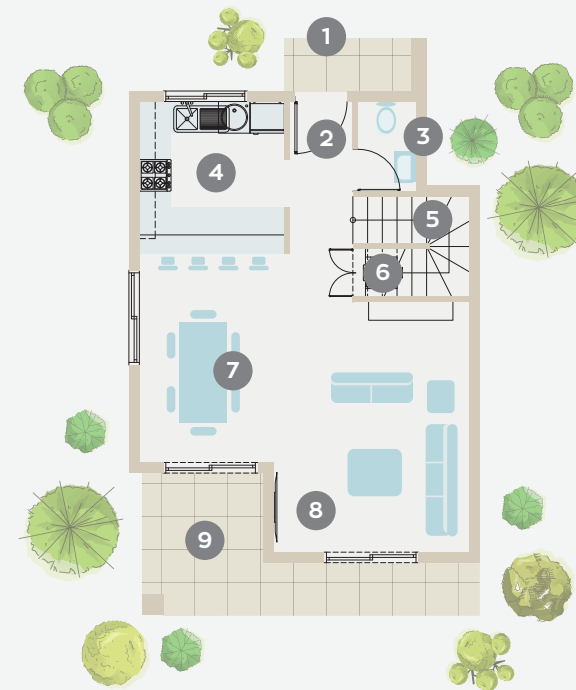
the masterplan



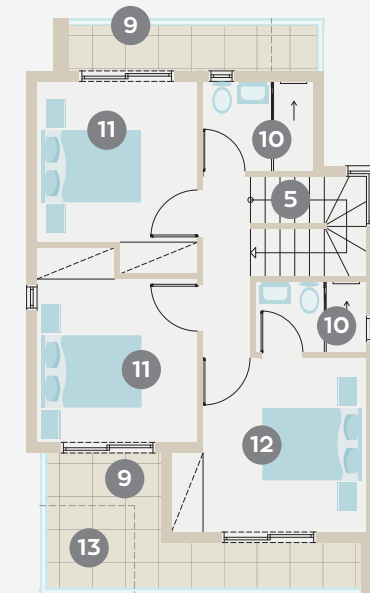
# architectural plans

## villa **type a**

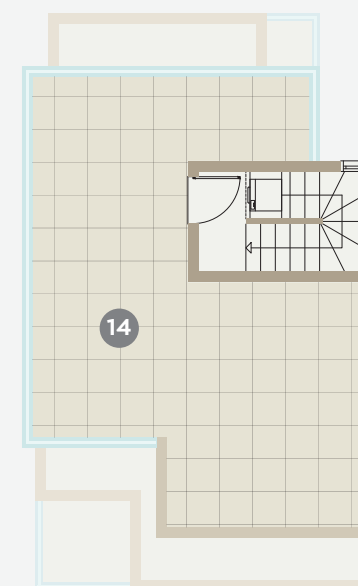
ground floor



first floor



roof plan

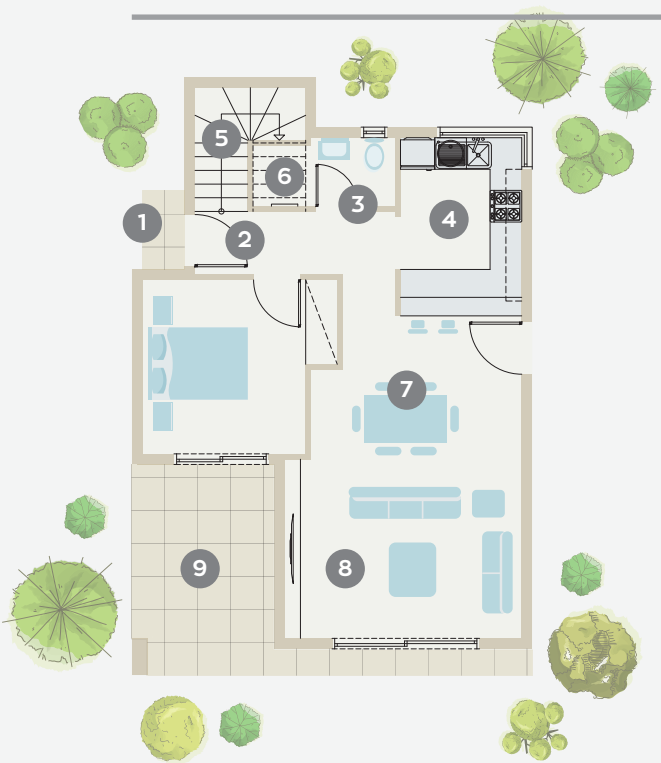


main points

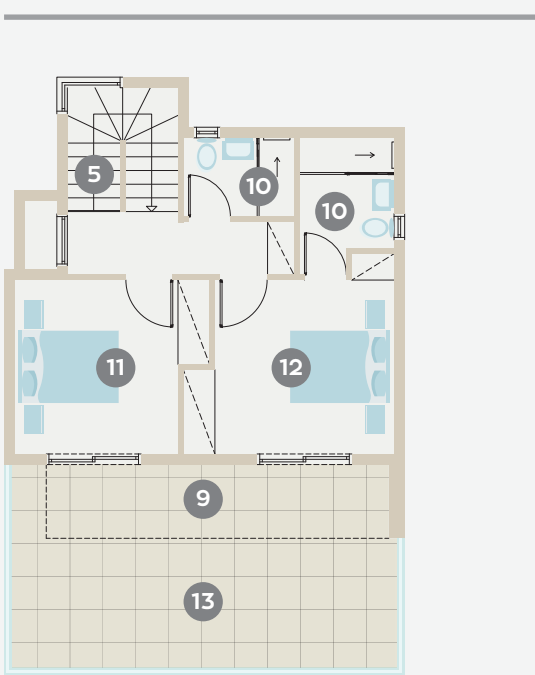
- 1 covered entrance
- 2 entrance hall
- 3 guest bathroom
- 4 kitchen
- 5 stairs
- 6 storage room
- 7 dinning area
- 8 living area
- 9 covered veranda
- 10 bathroom
- 11 bedroom
- 12 ensuite master bedroom
- 13 uncovered veranda
- 14 uncovered roof

# villa type b

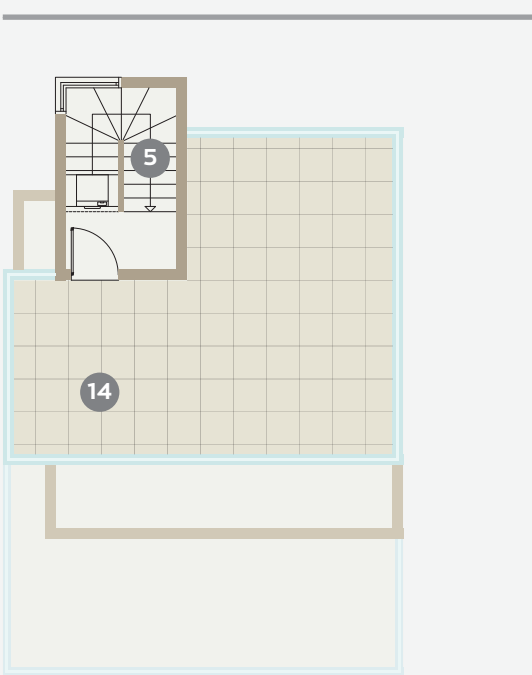
ground floor



first floor



roof plan

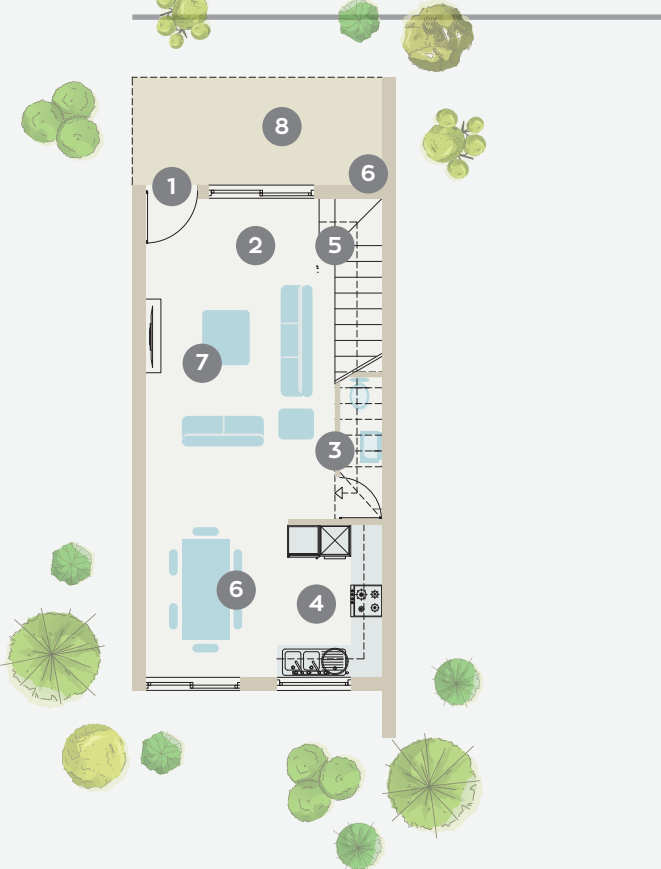


main points

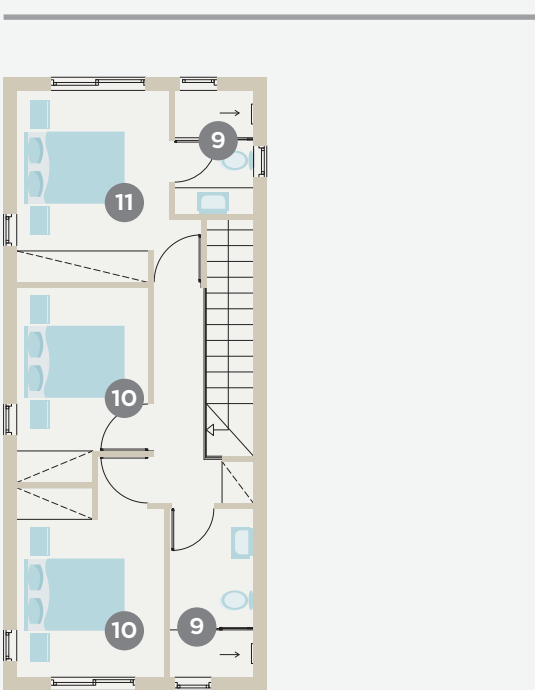
- 1 covered entrance
- 2 entrance hall
- 3 guest bathroom
- 4 kitchen
- 5 stairs
- 6 storage room
- 7 dinning area
- 8 living area
- 9 covered veranda
- 10 bathroom
- 11 bedroom
- 12 ensuite master bedroom
- 13 uncovered veranda
- 14 uncovered roof

# semidetached villa

ground floor



first floor



main points

- 1 covered entrance
- 2 entrance hall
- 3 guest bathroom
- 4 kitchen
- 5 stairs
- 6 dinning area
- 7 living area
- 8 covered veranda
- 9 bathroom
- 10 bedroom
- 11 ensuite master bedroom

# why Cyprus



## QUALITY OF LIFE

- One of the best climates worldwide
- Top 5 safest country in the world
- Top 4 best retirement destination globally
- Most blue flag beaches per capita in the EU (Eurostat)
- Pollution-free environment
- English widely spoken
- Excellent education system
- First Class health care services
- Hospitable and friendly people

## POSITIVE ECONOMIC OUTLOOK

- Robust GDP growth
- One of the fastest growing EU Economies
- Positive macroeconomic forecasts
- Great investment opportunities

## ATTRACTIVE TAX REGIME

- One of the lowest corporate tax rates in the EU at 12.5%
- An attractive Double Tax Treaty Network covering more than 60 countries
- Access to all EU Tax Directives
- Dividend income exemption based on relaxed conditions
- An attractive personal tax regime for international professionals and non-domiciled individuals
- No succession or inheritance taxes
- No immovable property taxes
- One of the most favorable tax systems in the world

## ACCESS TO MARKETS

- Full access to European Markets
- Access to 40+ EU trade agreements
- A member of the Eurozone since 2008
- Geostrategic position
- Proximity and easy access to major markets

## FRIENDLY BUSINESS & LEGAL ENVIRONMENT

- Strong business support services
- The legal system is closely aligned to the English common law legal system
- Frequently updated to meet investors' changing needs
- Strong protection for investment and intellectual property (IP)
- Establishing a business is simple and fast
- Properties are freehold
- Immigration benefits through Cyprus properties



#### Cyprus fact file

- Location: Southern Europe
- Capital City: Nicosia
- EU Member: Since 2004
- Time Zone: GMT +2
- Language: Greek, English (widely spoken)
- Climate: Mediterranean, mean temperature 23 C°
- Population: 1,251,488
- Currency: Euro (EUR)



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