



VILLA ESCLUSIVO  
HA-POTAMI PLOTS 623 - 624



# CYPRUS

AT THE CROSSROADS OF THREE CONTINENTS



EUROPE

ASIA

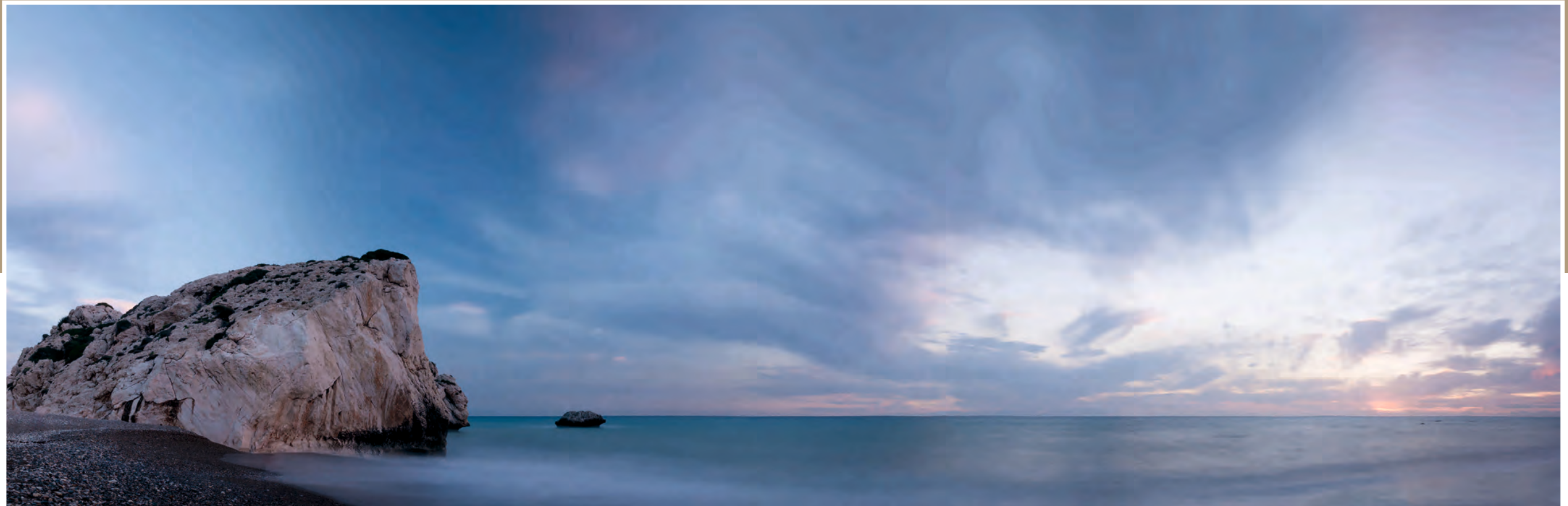
CYPRUS

AFRICA



# CYPRUS

## EUROPE'S BEST KEPT SECRET



- Strategic location: at the crossroads of three continents (Africa, Asia and Europe)
- Foreign direct investment for both EU and non-EU nationals
- Lowest corporate tax regime in the EU (12,5%)
- Attractive tax system (Double taxation agreements with 52 countries)
- Direct flights to and from all major international destinations
- International subsidiary banks operating in Cyprus
- Rich cultural history with ancient archaeological sites
- Significant Natural Gas reserves in Cyprus' exclusive economic zone
- Professional and quality services
- High standard educational institutions
- Most blue-flag beaches per coastline in the world with the cleanest bathing waters in Europe
- Lowest crime rate in Europe - 5th safest country in the world (Value Penguin 2015)



# CYPRUS

## OVERVIEW

- Capital Nicosia
- Government Presidential Republic
- Area 9,251 km<sup>2</sup>
- Population 900,000 (2015)
- Time zone EET (UTC +2)
- Currency EURO
- EU Member Since 2004



### TRAVELLING DISTANCES FROM PAFOS (BY CAR)

- Polis 35 minutes
- Pissouri 25 minutes
- Limassol 40 minutes
- Larnaca 1 hour and 20 minutes
- Ayia Napa 1 hour and 50 minutes
- Nicosia 1 hour and 30 minutes
- Troodos 1 hour and 15 minutes



- Full member of the European Union
- Cosmopolitan lifestyle
- Cultural diversity
- Excellent infrastructure
- Modern healthcare facilities and centres
- Pleasant Mediterranean climate
- Rich in culture and history
- English widely spoken
- Wide range of entertainment and outdoor excursions
- “Blue-flag” awarded beaches
- Picturesque villages and mountains with pine forests
- Winter ski resorts
- Great nightlife
- Short distances to amenities and services
- Contemporary shopping malls with international brands
- International 18-hole championship signature golf courses
- Luxury spa resorts and five star hotels
- Public and private educational institutions
- Business centre for large corporations
- Second largest ship management centre in the world

# CYPRUS

AN ISLAND  
FOR ALL SEASONS AND REASONS







**ARISTO**  
DEVELOPERS

## LEADING THE CYPRUS PROPERTY MARKET FOR 40 YEARS

As a reputable property developer for over four decades in Cyprus, Aristo Developers has been recognised for its high-level product by a plethora of local and international organizations. The Company is also the first "CLASS A" property and construction developer in Cyprus to be endorsed by the International Standards Organisation (ISO 9001) for quality. Aristo Developers assures its services are built on the cornerstones of quality, service and commitment. Our successful performance is supported by an extensive client base of 14,000 satisfied home owners, and our proven track record for guaranteed delivery dates and title deeds.

With over 300 island wide developments, and 35 new projects currently in the market – the widest selection of freehold properties in the most exclusive locations offered by any developer on the island of Cyprus, Aristo Developers is also the pioneering force behind large-scale investments, such as the Venus Rock Golf Resort, theme parks such as the Aphrodite Waterpark, accredited educational institutions such as The International School of Paphos and Kings Avenue Mall – the most contemporary shopping mall on the island of Cyprus.





# ARISTO DEVELOPERS

BUILDING ON TRUST FOR OVER 40 YEARS

CONSTRUCTION & PROPERTY  
DEVELOPMENT

GOLF RESORTS

COMMERCIAL  
DEVELOPMENTS  
KINGS AVENUE MALL

EDUCATIONAL  
INSTITUTIONS  
INTERNATIONAL SCHOOL OF PAPHOS

RENTALS AND RE-SALES

PROPERTY MANAGEMENT

PERMANENT RESIDENCY  
THROUGH ARISTO INVESTMENT

CYPRUS CITIZENSHIP  
THROUGH ARISTO INVESTMENT

40

YEARS  
SUCCESSFUL  
EXPERIENCE

265

PROJECTS  
IN EXCLUSIVE  
LOCATIONS

1,500

PARTNERS  
AROUND THE  
GLOBE

14,000

SATISFIED  
HOMEOWNERS

ARISTO  
DEVELOPERS





# VENUS ROCK

## GOLF RESORT

- Private homes master-planned for exclusive views and each in large and secluded plots
- Breathtaking views to the Mediterranean coast
- 18-hole signature golf course designed by Tony Jacklin\*
- Luxury Golf Clubhouse with state-of-the-art facilities
- Located 15 minutes' drive to Pafos Town centre
- Short drive to Limassol
- Close to the Pafos International Airport
- Award - winning development with luxury villas

\* Tony Jacklin is a four-time Ryder Cup Captain and winner of the British and US Open







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# LOCATION

## VILLA EXCLUSIVO

HA-POTAMI PLOTS 623 - 624



### TRAVELLING DISTANCES (BY CAR)

FROM THE VENUS ROCK GOLF RESORT  
TO KEY LOCATIONS (IN MINUTES)

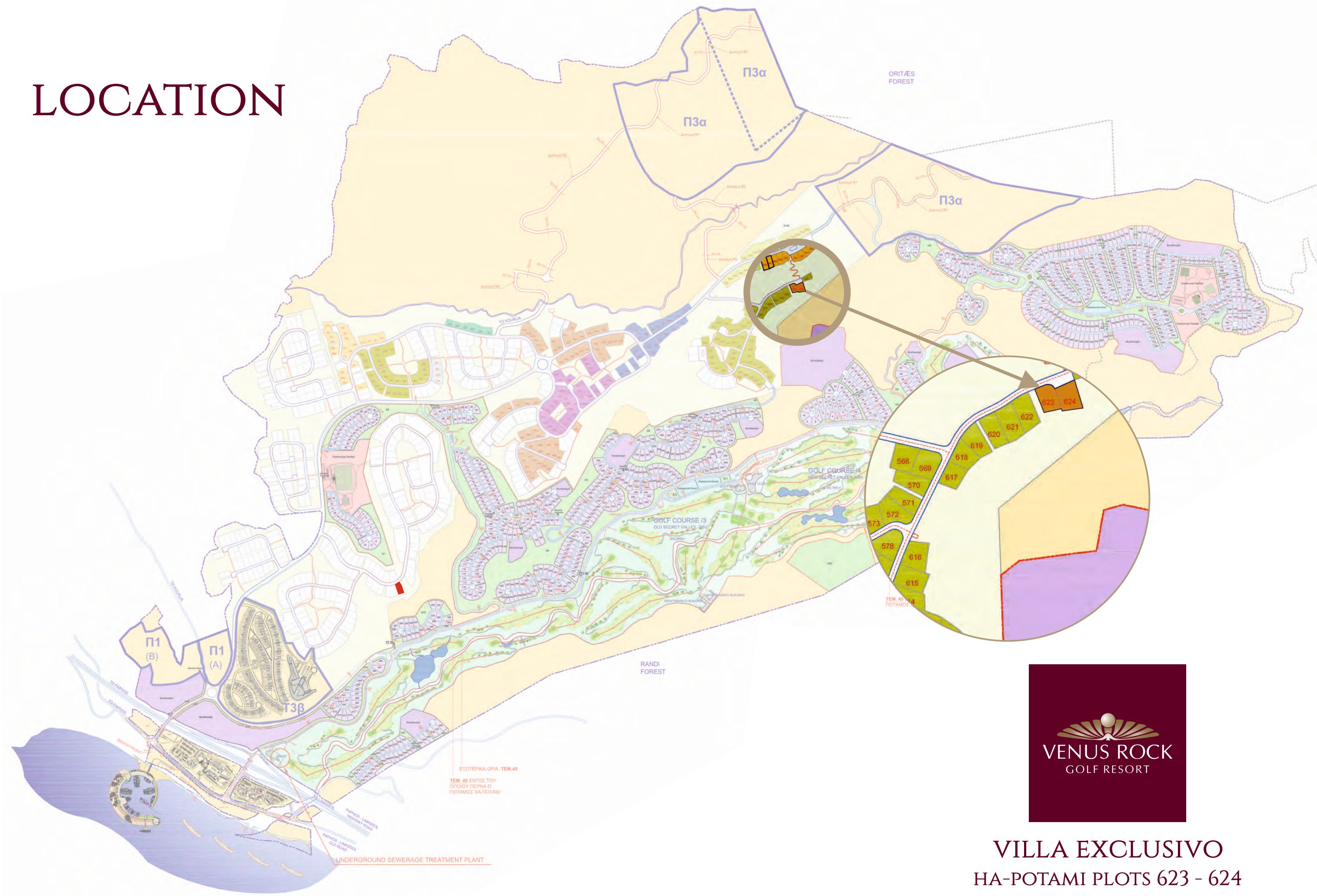
1	VENUS ROCK GOLF RESORT	
2	KOUKLIA VILLAGE	2 MINUTES
3	MANDRIA VILLAGE	5 MINUTES
4	PAFOS INTERNATIONAL AIRPORT	7 MINUTES
5	GEROSKIPOU SANDY BEACH	10 MINUTES
6	APHRODITE WATER PARK	12 MINUTES
7	GEROSKIPOU TOWN CENTRE	12 MINUTES
8	PAFOS MUNICIPAL BEACH	15 MINUTES
9	PAFOS HARBOUR AND PROMENADE	15 MINUTES
10	KINGS AVENUE MALL	16 MINUTES
11	TOMBS OF THE KINGS	18 MINUTES
12	PAFOS TOWN CENTRE	20 MINUTES

#### GOOGLE LOCATION

LATITUDE 34.705003°  
LONGITUDE 32.615523°



# LOCATION



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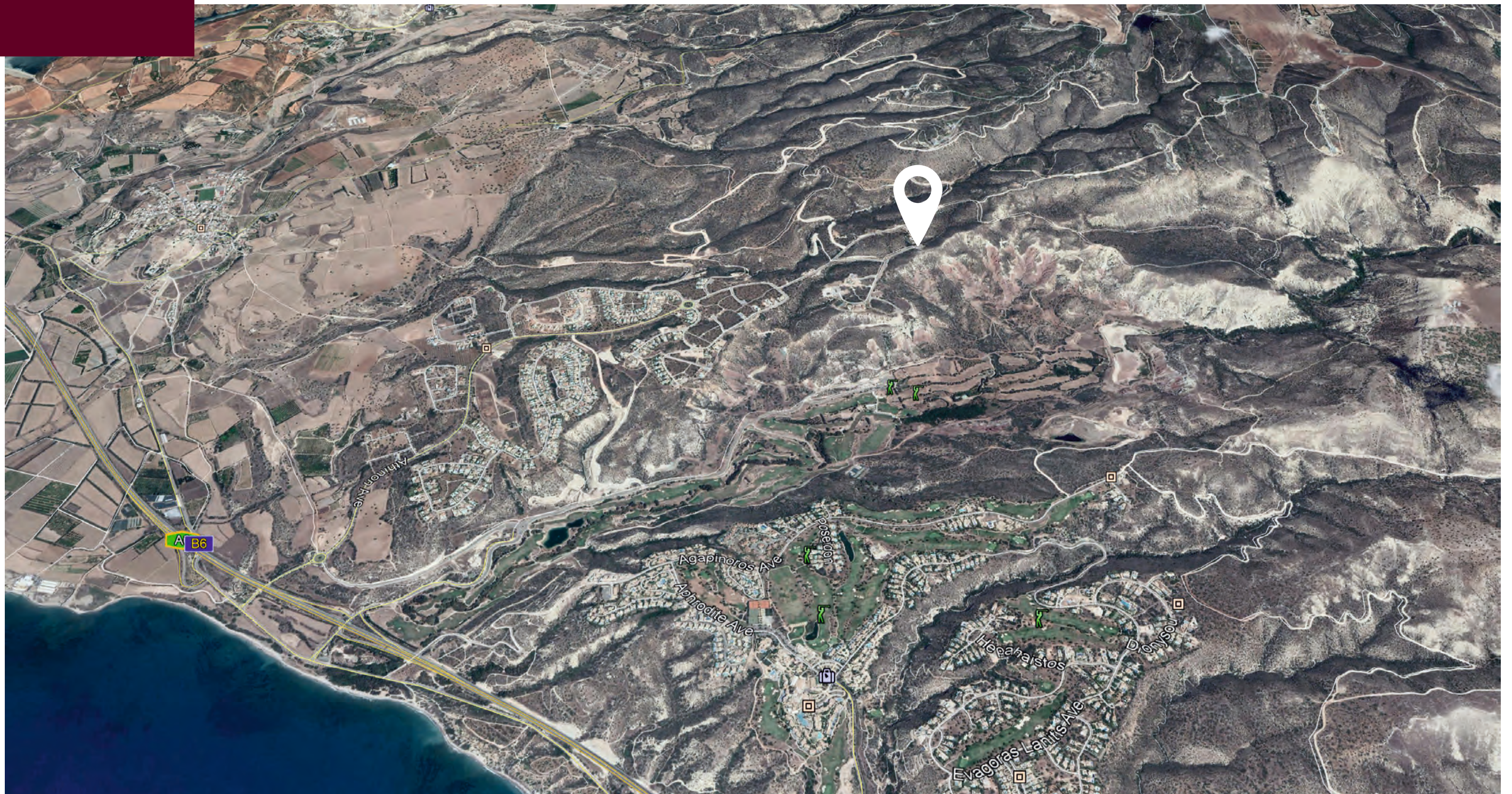




# VILLA EXCLUSIVO

IN PLOTS 623 - 624

## AERIAL VIEW







VILLA EXCLUSIVO  
IN PLOTS 623 - 624  
AERIAL VIEW







## VILLA EXCLUSIVO IN PLOTS 623 - 624







## VILLA EXCLUSIVO IN PLOTS 623 - 624







# VILLA EXCLUSIVO

IN PLOTS 623 - 624







## VILLA EXCLUSIVO IN PLOTS 623 - 624





## VILLA EXCLUSIVO IN PLOTS 623 - 624



### PROJECT DESCRIPTION

Clean lines, welcoming design and generous space all come together to create the perfect luxury home. VILLA EXCLUSIVO has been carefully styled to reflect the cultural, historical and environmental conditions of Cyprus, and to celebrate the diverse lifestyles of its residents. This home is spacious but not intimidating, set on impressive plots and complemented with classic or contemporary interior design, landscaped gardens and private swimming pool.





VILLA EXCLUSIVO  
IN PLOTS 623 - 624

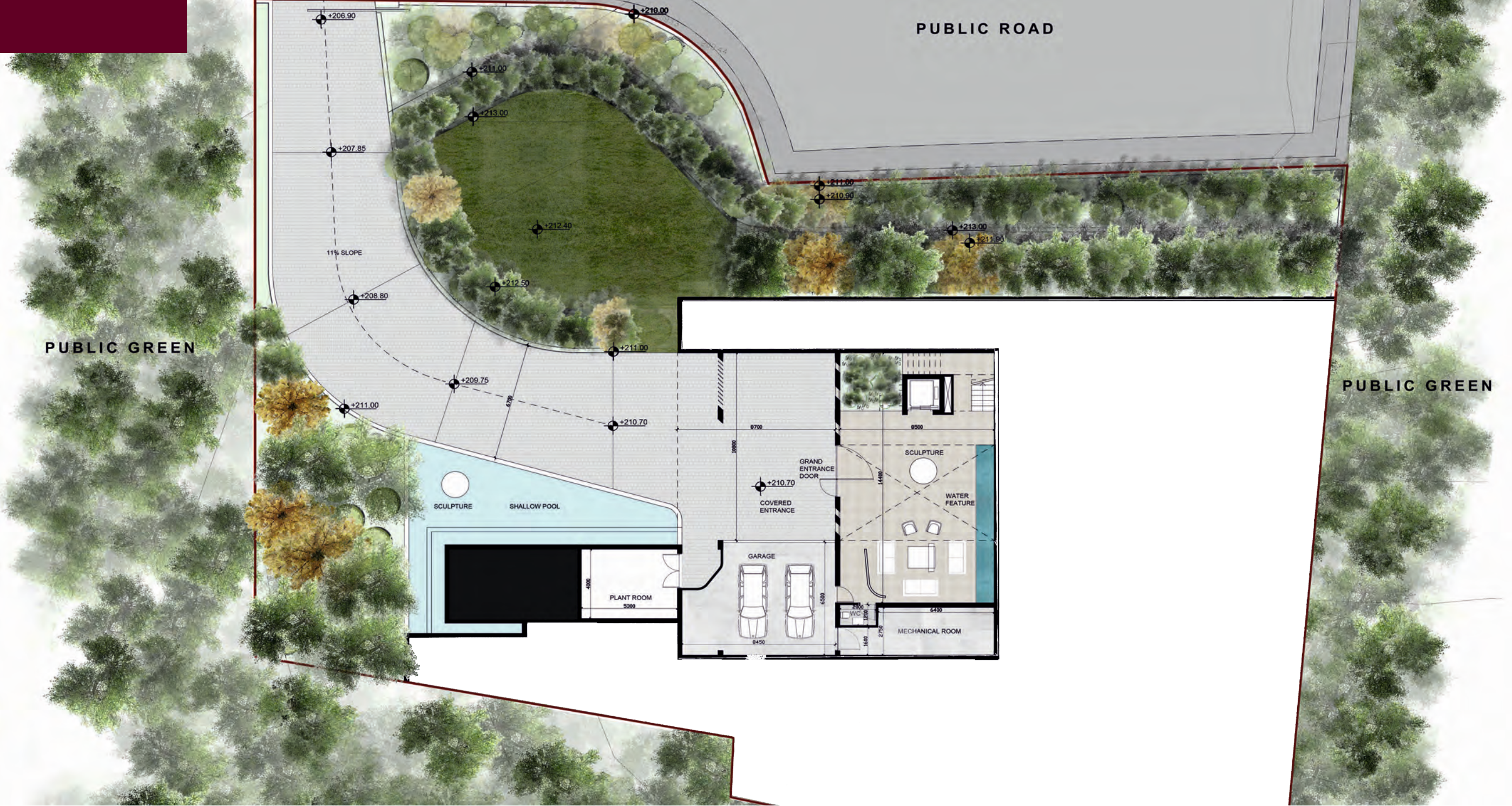


VILLA	BEDROOMS	BUILT AREA (m²)	COV. VERANDA (m²)	COV. PARKING (m²)	MECHANICAL ROOM (m²)	TOTAL COV. AREAS (m²)	SEMI-COVERED VERANDA (m²)	UNCOVERED VERANDA (m²)	POOL (m²)	PLOT AREA (m²)
EXCLUSIVO	7	965	268	54	52	1339	132	181	152	2,305





VILLA EXCLUSIVO  
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BASEMENT FLOOR PLAN





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LOWER GROUND FLOOR PLAN





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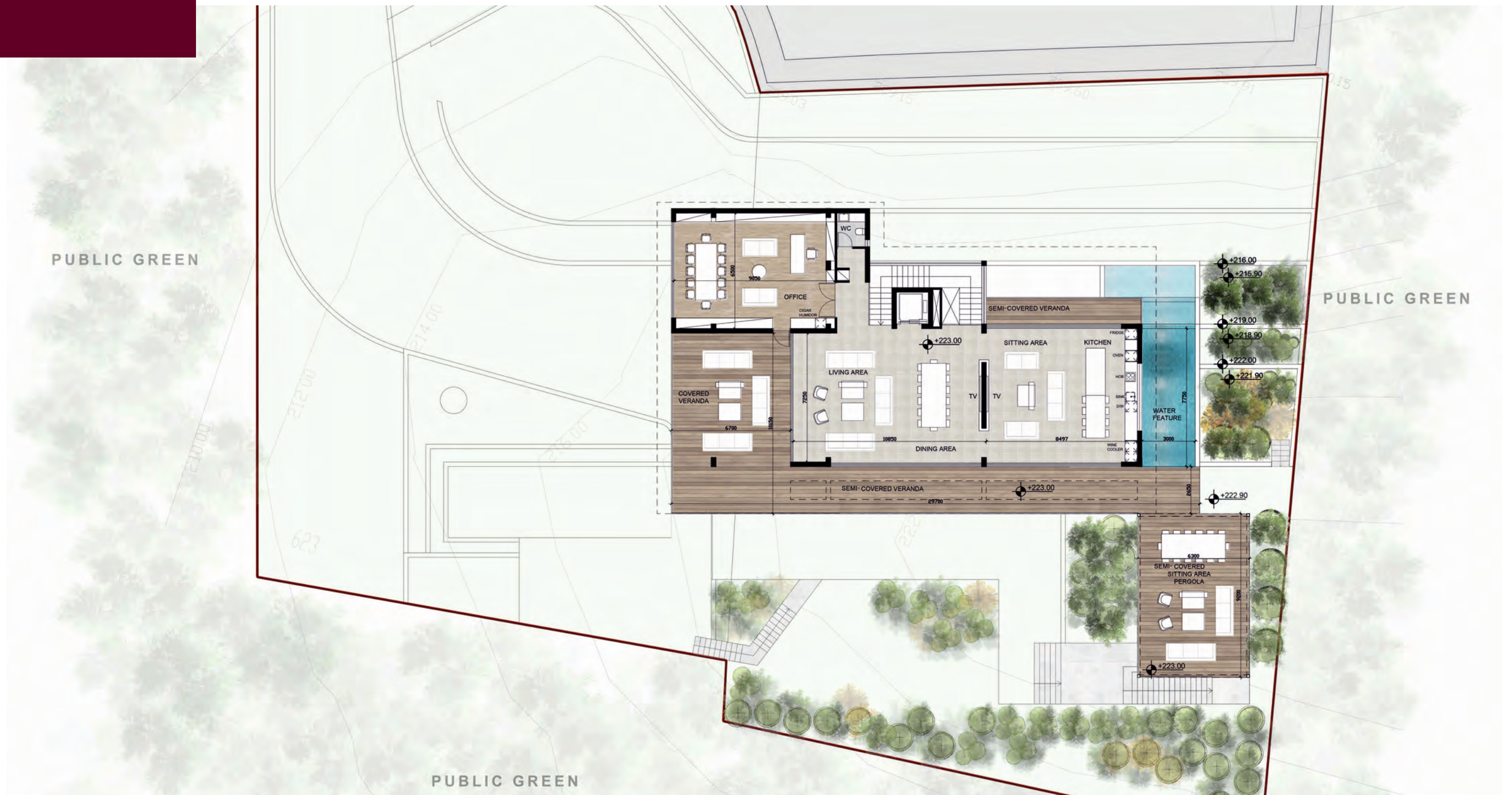
GROUND FLOOR PLAN





# VILLA EXCLUSIVO

IN PLOTS 623 - 624



FIRST FLOOR PLAN



BROUGHT TO YOU BY



*Leading the Cyprus Property Market for 40 years*

[www.aristodevelopers.com](http://www.aristodevelopers.com)