



Aphrodite Springs Resort

The... hole-in-one experience!



Tee off 2

The "Better Ball" Resort 6

Hole-in-One Development 10

Cyprus: The Winning Stroke 14



Tee off

[ Introduction ]

What happens when the creators of the highly award-winning and most luxurious Aphrodite Hills Resort decide to expand and create a new fully integrated residential, golf, sports and leisure resort?

## **The unbelievable happens!**

Aphrodite Hills has an outstanding reputation in providing first-class accommodation, leisure facilities, pampering and wellness services, and has decided that now is the time for the creation of another unique development in the wider area of Paphos.



# Introducing a unique investment opportunity

The Aphrodite Springs Resort is a unique premium quality and highly exclusive Resort, specifically aimed at the most discerning property buyers and demanding golfers from around the world.

Just a stone's throw away from the crystal blue Mediterranean Sea, Aphrodite Springs Resort pairs a championship 18-hole golf course with luxurious Villas and Apartments and a selection of deluxe facilities for pampering and wellness.

The Resort offers a magnificent leisure experience in an idyllic environment, where property owners and visitors can relax and enjoy majestic views of the Mediterranean Sea and the calming forest surroundings.

The renowned AECOM Master Planners and Cabell Robinson Golf Architects have thoughtfully designed Aphrodite Springs Resort, which will transform the existing land into a golden Mediterranean golfing jewel.



## Golf Clubhouse





# The "Better Ball" Resort

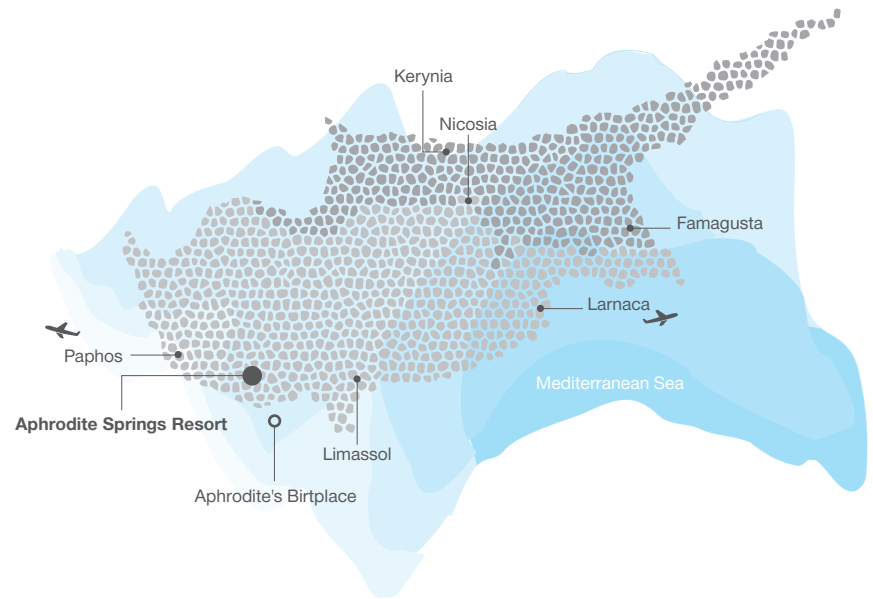
[ Overview ]



Cyprus is an international business centre with a modern and efficient infrastructure and an easily understandable legal and tax system, employing highly qualified professionals. It's a country with a strategic geographic location, a long rich history and culture, coupled with exquisite weather and predominantly all-year-round sunshine. The quality and standard of living in Cyprus compares favourably with the highest in Europe.

The Cyprus economy is now on an upward path and is experiencing one of the highest growth rates in the Eurozone. Professional services in tourism, property development, construction and real estate are contributing to this trend and creating new and intriguing investment opportunities.

The natural gas resources discovery in the Exclusive Economic Zone of Cyprus is of paramount importance and brings new impetus to the development of the country and its economy. This discovery puts Cyprus on the energy map once and for all. Furthermore, all the latest developments regarding the extraction of the gas advance Cyprus' energy prospects, during a period in which the international gas industry is experiencing several challenges, while major economic development is foreseen once the gas monetisation starts.



Aphrodite Springs Resort is nestled in the charming hills above Paphos, to the north of Aphrodite Hills Resort and is easily accessible from both Larnaca and Paphos international airports. Both airports conveniently connect Cyprus to the rest of the world, with over 50 airlines operating regular flights to more than 260 international destinations.

The Aphrodite Springs Resort, with its picturesque hilly terrain, commands east-facing views looking towards Pissouri Village and the historically famous Aphrodite's Rock. To the south it overlooks Aphrodite Hills and the sea beyond and to the west there are views towards Paphos and the scenically beautiful coastline.

The Resort's land bank extends to over 1,500,000 m<sup>2</sup> and is abundant with mature pine, carob and olive trees, as well as indigenous bushes and endemic flora. It is distinguished by three vivid hills interconnected by a passageway outlining the physical centre of the land.

## Villas

- > 3 bedroom villas **210 m<sup>2</sup>**
- > 4 bedroom villas **300 m<sup>2</sup>**
- > 5 bedroom villas **400 m<sup>2</sup>**





# Hole-in-One Development

[ Masterplan ]

# Design Team

- > **AECOM** / Master Planners
- > **J+A Phillippou** / Architects
- > **Cabell Robinson Golf** / Golf Architects
- > **Nicolaides & Associates** / Environmental

# Development Summary

Developable Land Area = **1,468,266 m<sup>2</sup>**

Public Green Space Provided = **132,062 m<sup>2</sup>**

Community Green Provided = **44,048 m<sup>2</sup>**

Golf Course Area = **674,874 m<sup>2</sup>**

Proposed number of Villas: **424 units** of various sizes, ranging from 210 m<sup>2</sup> to 400 m<sup>2</sup> covered area, all on individual plot sizes ranging from 700 m<sup>2</sup> to 1300 m<sup>2</sup> each.

Proposed number of Apartments and Junior Villas on comprehensive developments: **180 units** of various sizes ranging from 80 m<sup>2</sup> to 140 m<sup>2</sup>.



We envisage the creation of a uniquely designed 18-Hole Golf course of 525,000 m<sup>2</sup>, a Driving Range, a Golf Clubhouse and a small Commercial Centre, plus a variety of sport and leisure facilities. The main development plan consists of more than 600 luxury Villas and Apartments to be nestled within several scenic and idyllic villages, all utilising contemporary architectural characteristics and materials for their construction.

Investors in Aphrodite Springs Resort may take advantage of all the existing facilities at Aphrodite Hills Resort, including the championship golf course, the tennis facilities, the Retreat Spa, shops and restaurants, plus the football academy and more.





# Cyprus: The Winning Stroke

[ About Cyprus ]



Situated at the north-eastern end of the Mediterranean basin and with a landmass of approximately 9,300 km<sup>2</sup>, Cyprus is the third largest island in the region. It is also a full member state of the European Union and a very popular tourist, business, education and retirement destination.

## Cyprus Facts

- > **High living standards**
- > **Secure country with very low crime rate**
- > **Top quality tourist facilities**
- > **Pleasant climate with dry summers and mild winters**
- > **Clean beaches with crystal clear waters (recently voted as the best in Europe)**
- > **Wide use of English as a business language**
- > **Numerous investment opportunities**
- > **Friendly people**
- > **Multicultural population**

The island's strategic position situated between Europe, Africa and Asia, along with all of its other attributes, make it a natural hub for business and trade.

- > **Attractive Corporate Tax rate (12.5%)**
- > **Double taxation treaties with numerous countries**

## Climate

Cyprus enjoys a Mediterranean climate with the four seasons displaying their unique natural beauty through the year, experiencing mainly warm and dry summers from April to October and mild agreeable winters from December to February. Cyprus is the perfect place for relaxation whilst offering plenty of scope for outdoor activities. It is the ideal place to enjoy the sparkling blue waters of the Mediterranean, the tranquil landscapes of the Troodos Mountains, whilst enjoying 340 days of sunshine through the year.



- > **Exemption from tax of foreign dividend income and exemption from tax of profits from foreign establishments**
- > **Non-domiciled tax residents exempt from tax on dividends, interest and rental income**
- > **Option for overseas pensions to be taxed at 5%**
- > **Favourable VAT rates for private yachts and aircrafts (3.26%)**
- > **Full tax exemption for profits from sale of shares and other, listed on CSE, including capital gains tax**
- > **Cost-free reorganisation of a listed company**

## Cyprus attractive schemes for third country residents\*

The Cyprus government offers the opportunity to obtain Cyprus Citizenship or Permanent Residency. Cyprus Citizenship is available to foreign investors through an express 3 month procedure. The Citizenship is granted with a minimum investment of €2,500,000 through the collective scheme or a €5,000,000 individual investment, including the purchase of real estate of no less than €500,000. Citizenship provides the rights of EU citizen and grants Visa free travel to over 150 countries worldwide.

The Residency Scheme is available to third country nationals who wish to be able to reside in Cyprus. The applicant must purchase a property of minimum €300,000 plus VAT and have a minimum annual income of €30,000 per year from overseas sources.

In addition the Cyprus government has in place a number of financial incentives for property purchasers and investors that make the purchase of real estate very attractive, including:

- > No transfer fees / registration fees for any new properties at the time of the transfer and registration of the property in the name of the purchaser. For old properties these fees are charged at 50%.
- > Payment of 5% VAT for first time buyers or properties instead of the normal 19% VAT rate.
- > No capital gains tax on new properties whenever the property is sold in the future.

\*According to current policies.



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