



BUY IN  
CYPRUS  
EXCLUSIVE REAL ESTATE INVESTMENTS

An Exclusive Beach Front Lifestyle

*Luxury At Its Best.*



YOUR  
BEAUTIFUL  
VISTA  
AWAITS





# LIVE LIFE IN PARADISE



Cyprus is the idyllic confluence of Europe, Asia and Africa. Embraced by the sapphire waters of the Mediterranean Sea, this island nation is home to one of the oldest civilizations of the Mediterranean. It is a 10000- year mosaic of different cultures and periods that trickles history and tradition.

Today, this cosmopolitan paradise welcomes a diverse community of world travelers who get to enjoy a myriad of experiences. From making the most of nature's best palette and glittering blue waters to savoring the best of European cuisine and soaking in centuries of rich history, Cyprus is a world of wonderful experiences just waiting to be enjoyed.



# IN SEASON... EVERY SEASON



Cyprus is one of the very few countries in the world that can boast of splendid weather all year round. Whether you're a fan of mild winters or pleasant summers, you will most certainly enjoy fine weather right through the year. Cyprus is a year long destination that features the best of beaches, lush forests and rugged mountains alongside luxurious health and wellness facilities, thrilling adventure sports and an exciting nightlife.

Voted as the safest small country in the world, Cyprus is a full member of the European Union and the Euro zone. The country's strategic location, business-friendly government and tax exemptions makes it your ideal gateway to Europe.



STRATEGICALLY  
LOCATED





## STEP IN TO YOUR SANCTUARY



Families are moving to Cyprus for a better quality of life. They choose to live life in a cosmopolitan environment with uninterrupted access to inimitable hospitality, world-class entertainment, delectable European cuisine and much more.

Your life on the island is a whole lot less expensive when compared to other European countries. Health facilities are top-notch and very economical. Some of the world's finest educational institutions and universities are located here. Top that off with a pollution-free environment and a reputation as one of the safest places in the world, you get the best of everything in Cyprus.





# CULTURE USHERS IN THE CONTEMPORARY

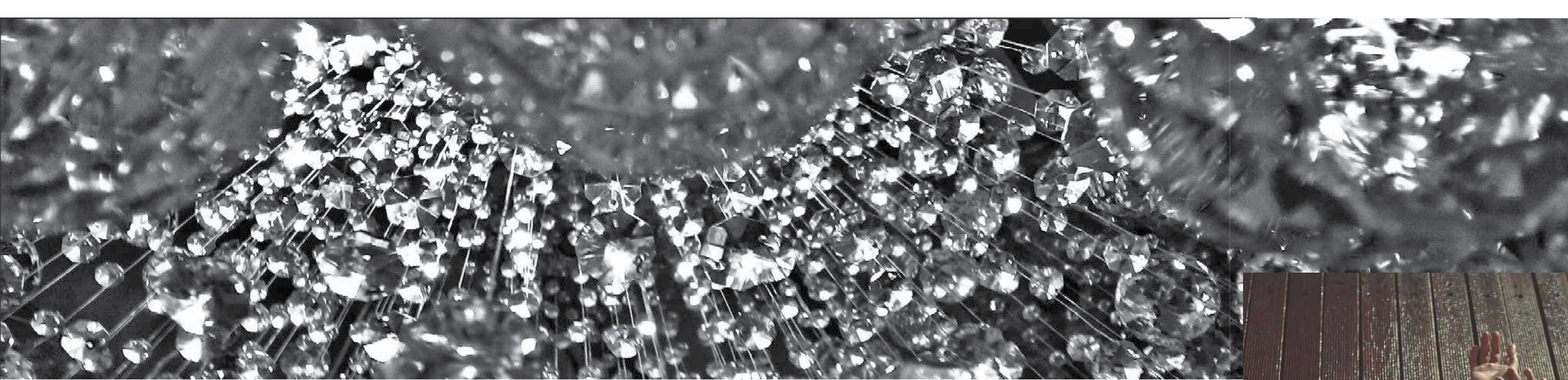


Paphos is the jewel of Cyprus and has been nominated and successfully implemented as the European Capital of Culture for 2017. This coastal town also finds its name in UNESCO's World Heritage List of culture and natural treasures. Majestic mountains sit beside the beautiful sea and contemporary life finds its place amongst historic archaeological sites.

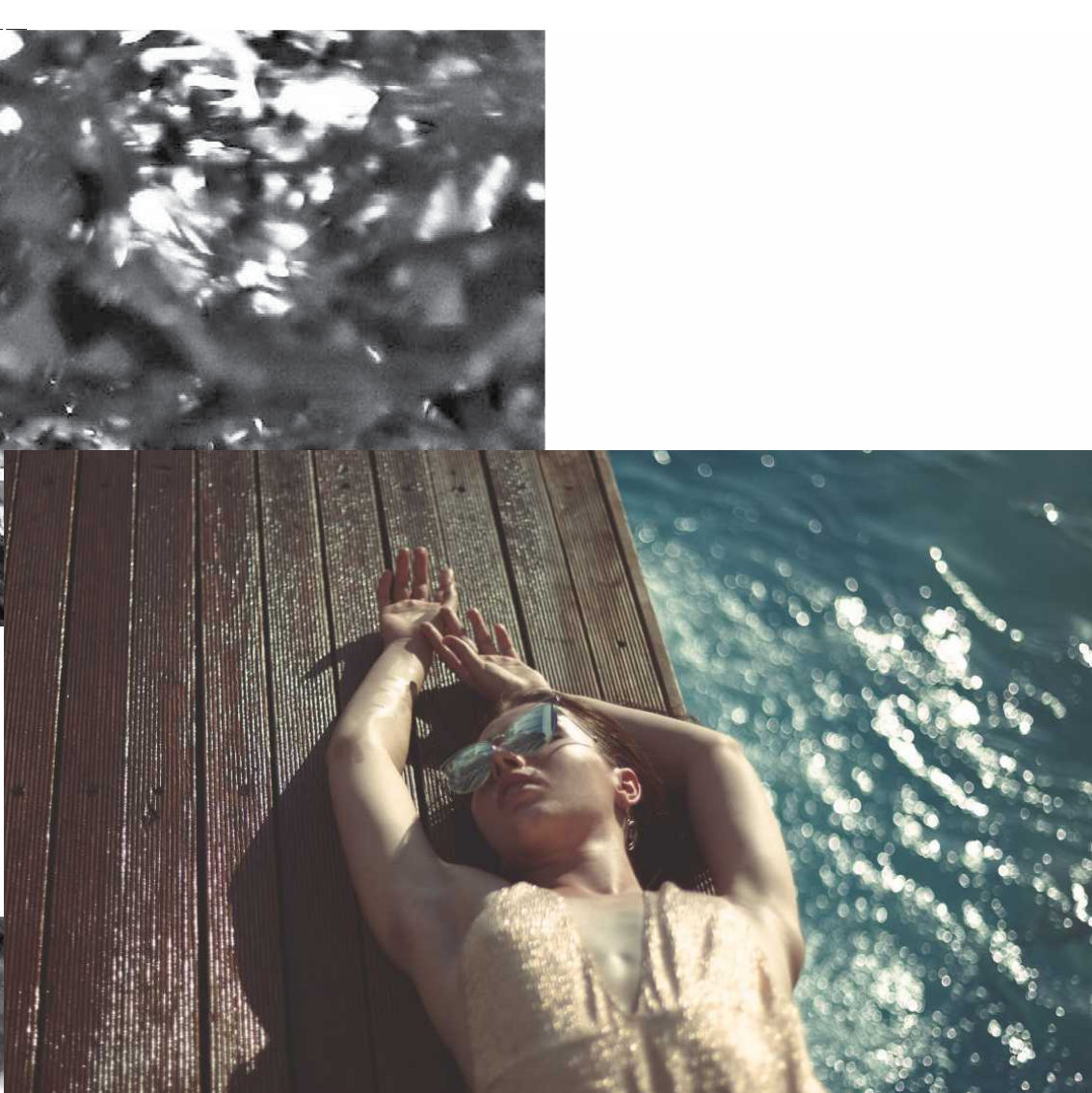
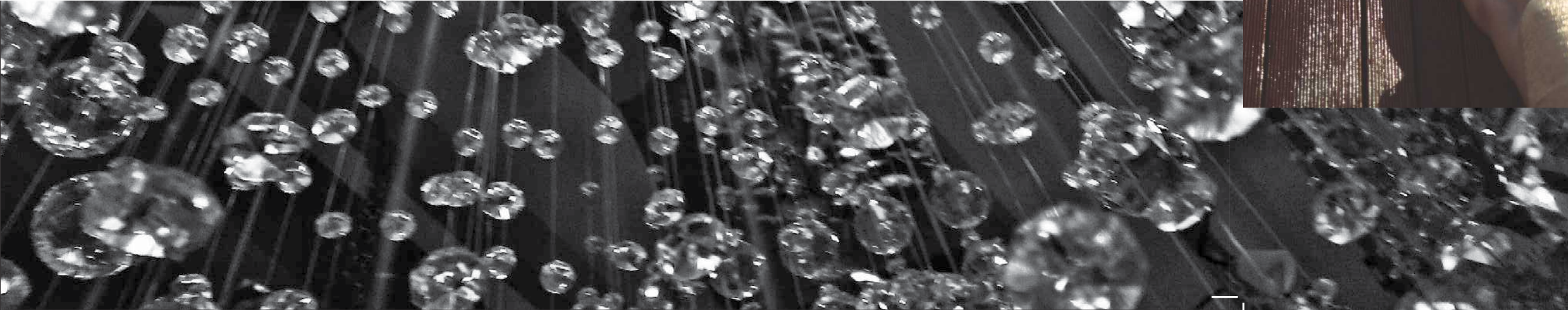
Paphos district opens your world to everything from sports facilities, deep sea adventures and golf estates to traditional architecture, countryside treks and delicious Cyprus cuisine.

Own your home in a safe family environment. Get ready to live your new life at Aphrodite's birthplace.





# EXPERIENCE WONDER AT THE WATER'S EDGE



Immerse yourself in the beauty of beachfront living.

Tread in the tranquility of stunning views. Wake up to the soothing sound of the waves and unwind with miracle sunsets.

This is life at the Armonia Beach Villas.

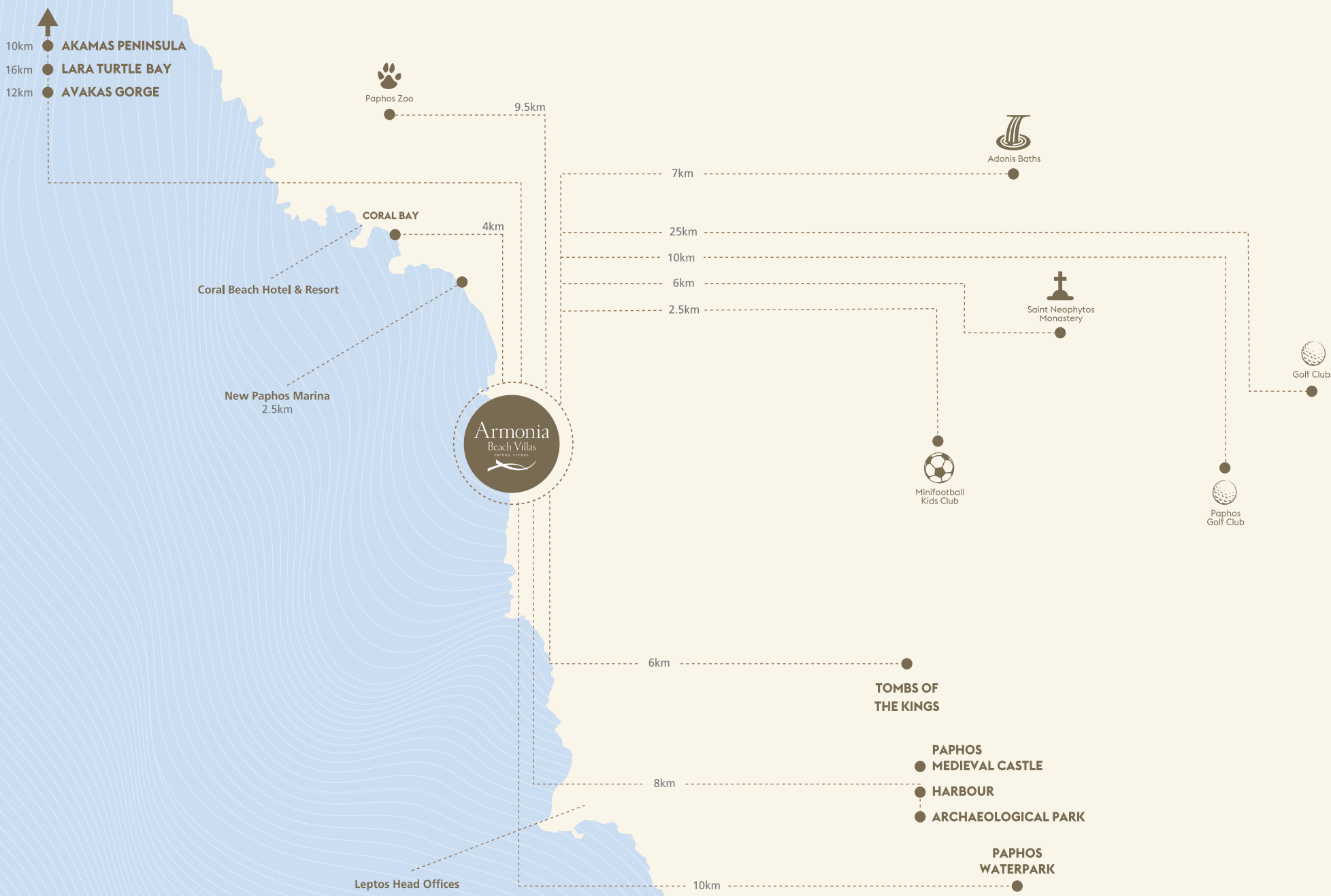
Perfectly located at the water's edge in an exclusive seafront stretch in the village resort of Kissonerga, Armonia Beach Villas

is the latest property development from Leptos Estates. It is nestled on the coastline between the historical Paphos Harbour and the picturesque Blue Flag award-winning Coral Bay Beach.

What's more, a host of amenities, facilities and services including

dining venues, shopping venues, healthcare facilities, educational and financial institutions, recreational centres and public transportation services are only a stone's throw away.





# PROXIMITY MAP





# INVEST IN

# LUXURY

Cyprus comes with a world of lifestyle and investment advantages. This beautiful island country lets you invest for the future, expand your business, open up a new venture or find the perfect place to retire. Cyprus is also an attractive investment destination because of its specialised human capital, reliable legislative and regulatory framework, favourable tax system and high safety ranking. All this with the advantages of a Citizenship in a European Union country or the benefits of a Permanent Residency.

Explore how you can meet your investment needs with us and benefit from all that Cyprus has to offer.





# HIDEAWAY, IN LUXURY.

Cosseted between banana plantation and walnut grove, harbor and bay; think of Armonia Beach Villas as your private sanctuary. Seated in the tranquil village of Kissonegra, this place of peace and calm is tucked away from prying eyes, and yet with close-enough proximity to everything that really matters – delightful tavernas, fine dining and nightlife; and just 6 km from central Paphos.



THE ARMONIA LUXURY  
COLLECTION



## LET YOURSELF GO TO INFINITY AND BEYOND

Therapy for the soul. Refresh mind and body in your private,  
temperature-controlled infinity pool and watch your cares drift away.



## • BACK TO NATURE

While away your time and indulge in the healing powers of Mother Nature, in the leafy and lush depths of your own private garden, complete with BBQ set and designated outdoor living area. A delightful oasis for rest, play and guest entertainment.



## • YOU'VE ARRIVED

Sweep up the driveway and into your own private garage.

Built to accommodate two family-sized vehicles, this roomy space offers the ideal space and protection for your motors.

# FEEL SERENE IN YOUR PERFECT SPACE



Armonia Beach Villas flaunts an exquisite living experience. The contemporary beachfront architecture features clean lines and expansive panels opening up to large verandas that reach out to outdoor living spaces. Elegant sophisticated design blends artfully with state-of-the-art technology in these 23 limited edition luxury villas.

If you fancy a dip in your private swimming pool or want to spend your evenings socializing over a BBQ, you can have it all. The serenity in the lush landscaped gardens on the outside runs on to understated luxury in the quality finishes of the interiors. Mellow textures and a refreshing palette of colours make the Armonia Beach Villas a blissful haven where you can enjoy ultra-modern living at a relaxed pace.



# SWEET PLACE OF MINE.

A true honour to its origins, from the undulating design of the rooftops to the gleaming white facades – this is contemporary Greek architecture at its finest. Three-tiers of floor-to-ceiling windows maximize views whilst bathing the open-plan interior spaces with light. Could there be place more captivating than this?





LOWER GROUND FLOOR



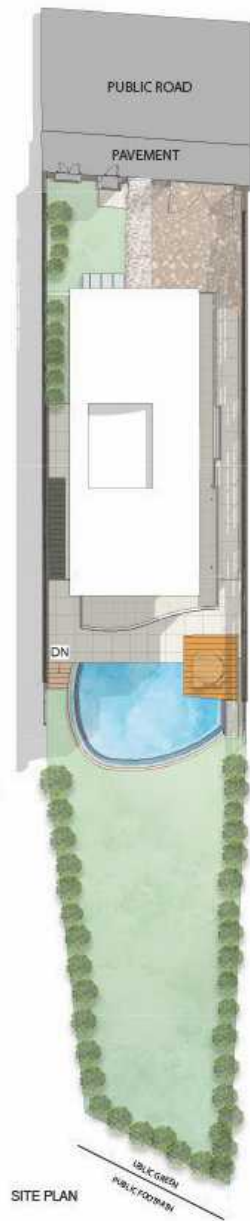
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



SITE PLAN



# ARMONIA BEACH VILLAS PLOT 2



ROADSIDE VIEW



INTERIOR VIEW



POOLSIDE VIEW



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



SITE PLAN SITE PLAN



# ARMONIA BEACH VILLAS PLOT 3



ROADSIDE VIEW



INTERIOR VIEW



POOLSIDE VIEW

ARMONIA BEACH  
VILLAS  
PLOT 3



LOWER GROUND FLOOR



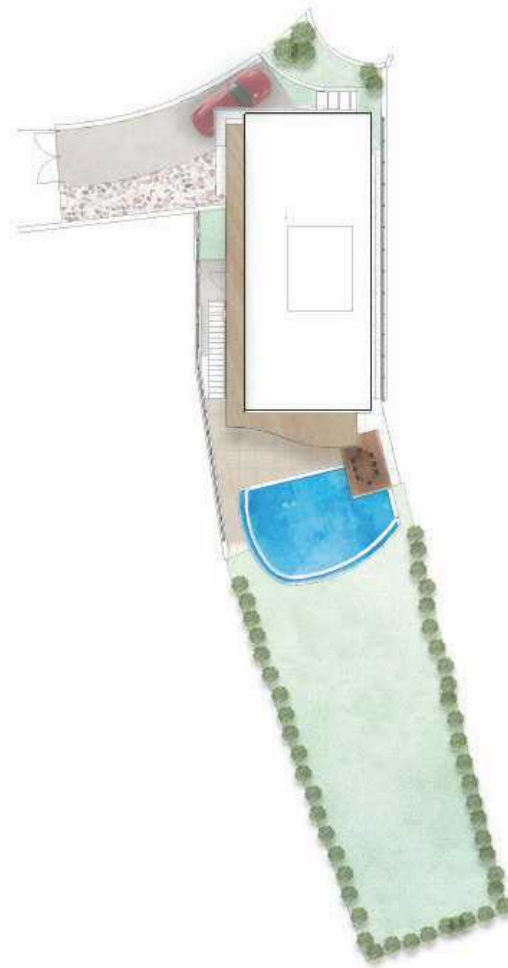
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



SITE PLAN



## ARMONIA BEACH VILLAS PLOT 7



MAIN ENTRANCE VIEW



INTERIOR VIEW



POOLSIDE VIEW

ARMONIA BEACH  
VILLAS  
PLOT 7



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SITE PLAN

# ARMONIA BEACH VILLAS PLOT 10



ROADSIDE VIEW



INTERIOR VIEW



POOLSIDE VIEW



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



SITE PLAN

# ARMONIA BEACH VILLAS PLOT 19



ROADSIDE VIEW



INTERIOR VIEW



POOLSIDE VIEW

ARMONIA BEACH  
VILLAS  
PLOT 19



LOWER GROUND FLOOR

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



SITE PLAN



VIEW FROM ROAD



INTERIOR VIEW



ARMONIA BEACH  
VILLAS  
Plot 23

## ARMONIA BEACH VILLAS PLOT 23



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