



# ALMOND HILL 2

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# CYPRUS

A Mediterranean island at the crossroads of three continents, Europe, Asia and Africa; a place where East meets West.

Cyprus has a very rich and diversified culture and history; It is believed to be one of the oldest in the world, dating back 9000 years.

With around 320 days of warm sunshine a year, endless rugged coastline and stunning natural beauty, Cyprus is an earthly paradise.

A member of the European Union since 2004, with a favourable taxation system, superb infrastructure and an enviable lifestyle, these are just a few reasons that Cyprus attracts a lot of visitors and foreign investors.

With one of the lowest crime rates in Europe, excellent medical care and the genuine warmth and hospitality of the locals, it is the ideal place to reside.



EUROPE

CYPRUS





## THE PLACE

The birthplace of Aphrodite, the Greek Goddess of love and beauty and once the ancient capital of Cyprus, Paphos has been designated “European Capital of Culture” by the European Union.

Included in the UNESCO’s list of world heritage as a cultural treasure, Paphos is now a modern & vibrant city attracting people to live, work and invest from all around the globe.

Paphos, with its picturesque port, and its numerous archaeological sites, which include the Ancient Castle, the Tombs of the Kings, the Dionysos Mosaics, has become a magnet for travellers all around the world.

The superb beaches along with the breathtaking beauty of the unspoiled Akamas peninsula and the tiny stone villages in the countryside are just a few reasons for falling in love with Paphos.

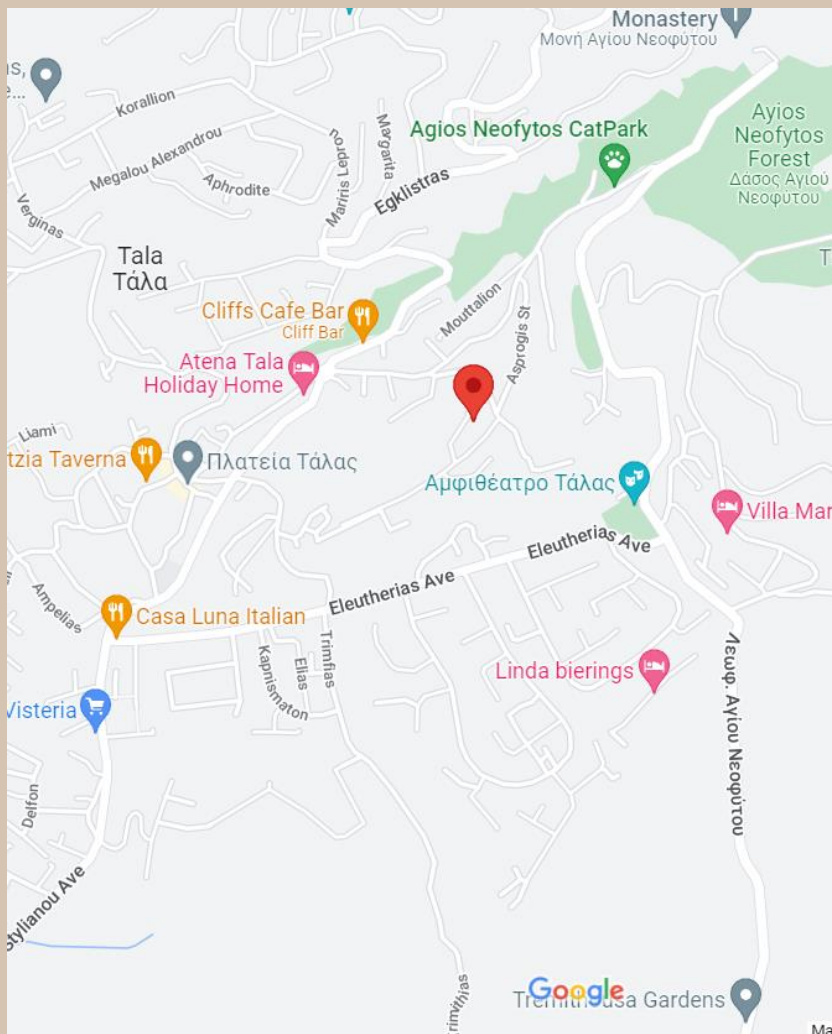


## THE PROJECT

Is with an elegant design that can take absolute advantage of all functions of the living space of the villas. Each unit comprises of 3 bedrooms and 3 bathrooms with the total covered areas up to 203 square meters. Big living room space and open kitchen is a worthy plus for the whole interior design. All units get their own covered veranda and private yards so that the owners can enjoy sea view sunrise and sunset with a full taste of traditional Mediterranean outdoor lifestyle.





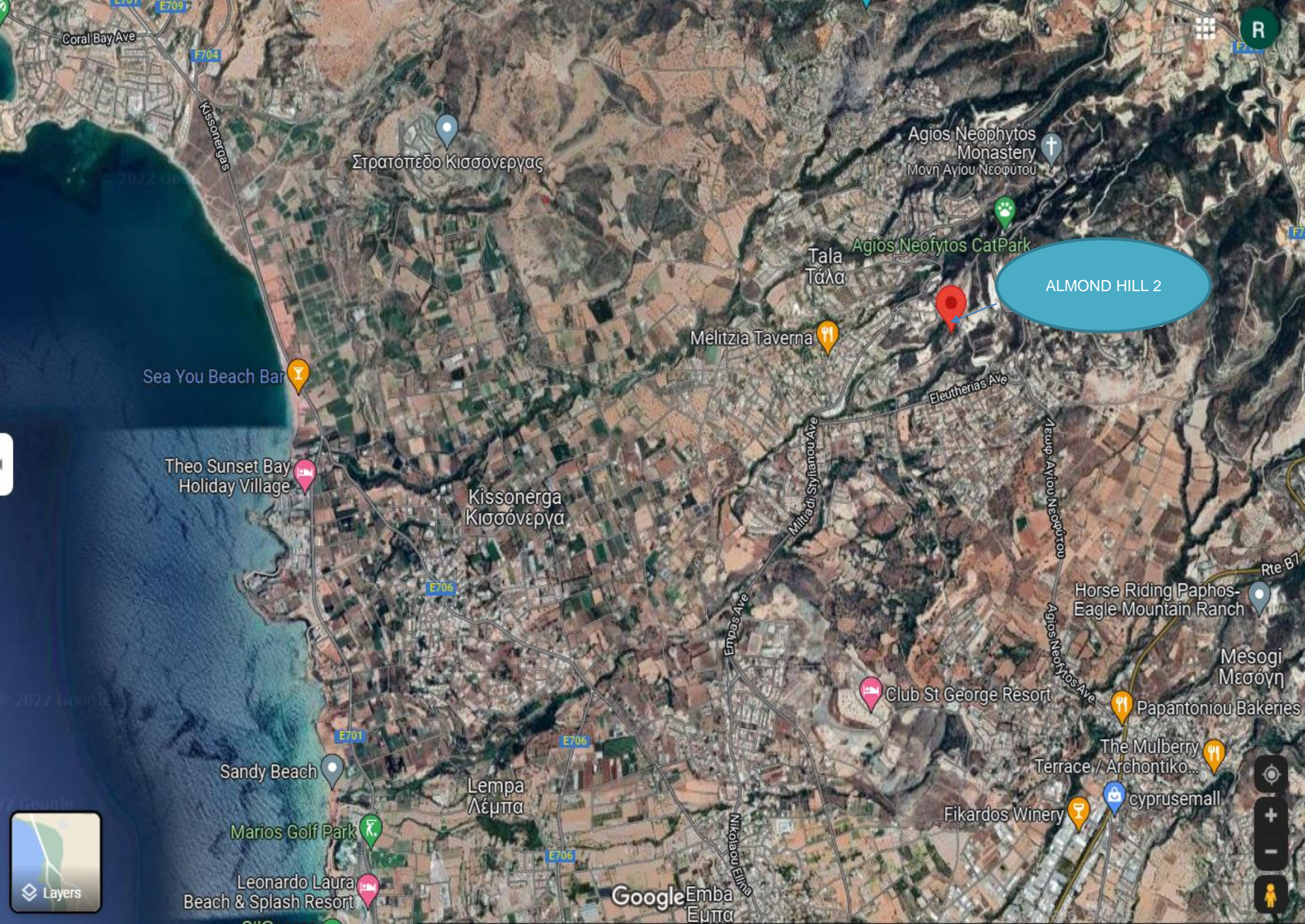


# THE LOCATION

ALMOND HILL 2 is in close proximity to a wide range of shops, restaurants, bakeries, cafes and bars. And only a short driving to sandy beaches, Shopping Mall or golf resorts as well as various educational institutions such as taking 3 minutes to drive to reach out nearby amenities such as Tala public school, international school....

For those who enjoy the good things in life, then this inspirational environment is everything one could hope for.

-   
 PAPHOS AIRPORT  
 30 minutes
-   
 PUBLIC HOSPITAL  
 10 minutes
-   
 SCHOOLS  
 3 minutes
-   
 SHOPPING MALL  
 10 minutes
-   
 CITY CENTRE  
 10 minutes
-   
 BEACH  
 10 minutes



Coral Bay Ave

E704

Kissonergas

Στρατόπεδο Κισσόνεργας

Agios Neophytos Monastery  
Μονή Αγίου Νεοφύτου

Tala  
Τάλα

Agios Neophytos CatPark

ALMOND HILL 2

Melitzia Taverna

Sea You Beach Bar

Theo Sunset Bay  
Holiday Village

Kissonerga  
Κισσόνεργα

E706

Miltiadi Stylianiou Ave

Eleutherias Ave

Λεωφ. Αγίου Νεοφύτου

Horse Riding Paphos-  
Eagle Mountain Ranch

Rte B7

Mesogi  
Μεσόγη

Club St George Resort

Papantoniou Bakeries

Sandy Beach

Lempa  
Λέμπα

E706

Empas Ave

The Mulberry  
Terrace / Archontiko...

Marios Golf Park

Fikardos Winery

cyprusmall

Leonardo Laura  
Beach & Splash Resort

E706

Nikolaou Elina

Google  
Emba  
Εμπα





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## SEAVIEW VILLAS/SUMMARY

PROPERTIES SUITABLE FOR  
PERMANENT RESIDENCY  
AND EU CITIZENSHIP



NUMBER OF VILLAS	2
BEDROOMS	3
TOTAL AREAS	> 200 sqm
PLOT AREAS	514 sqm

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The information presented herein is to be used for reference purposes only and is non-contractually binding. The Vendor reserves the right for any changes at the Vendor's sole discretion. Architectural plans valid on a purchase are those issued for inclusion in the sales agreement.











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## AVAILABLE UNITS

Property number	Type	Bed	Office	Bath	Covered Area	Covered Veranda	Uncov. Veranda	Pergola Parking	Total Cov. Area	Plot Area	Pool	Status
K1	Villa	3	1	3	150.00 m <sup>2</sup>	35.00 m <sup>2</sup>	13.70 m <sup>2</sup>	18.00 m <sup>2</sup>	203.00 m <sup>2</sup>	514.00m <sup>2</sup>	Yes	Available
K2	Villa	3	1	3	150.00 m <sup>2</sup>	35.00 m <sup>2</sup>	13.70 m <sup>2</sup>	18.00 m <sup>2</sup>	203.90 m <sup>2</sup>	514.00m <sup>2</sup>	Yes	Available

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**ATEX**  
DEVELOPERS

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