



ALMOND HILL 2

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.



PAPHOS

THE CITY OF CULTURE

Paphos is the jewel of Cyprus, with a mild climate, and natural beauty - mountains dipping into crystal clear waters and gentle hills sloping into deserted bays. The relaxed tempo of life offers visitors and residents a tranquility and peace few places in the world can offer.

Paphos is a diverse region offering a cosmopolitan holiday resort, spectacular countryside and historical sites. Its archaeological legacy is such that UNESCO put the whole town on its World Cultural Heritage list. The city of Paphos was selected as the European Capital of culture of 2017.

Enjoy its unique picturesque harbor and admire the 13th century medieval fort which dominates the harbour wall and the intricate floor mosaics in villas dating back to the Roman period depicting scenes from Greek mythology, considered amongst the finest in the Eastern Mediterranean. The district includes many Blue Flag beaches with the two most famous being the golden sands of Coral Beach and the rugged shores at Petra Tou Romiou where legend has it that the mythological Goddess Aphrodite was born out of the waves.

All in all Paphos has something for everyone – lifestyle, sandy beaches, nature, culture, bustling nightlife, fine dining and a friendly atmosphere which makes people return year after year. Its International Airport handles flights from all major destinations and is just minutes away from town.



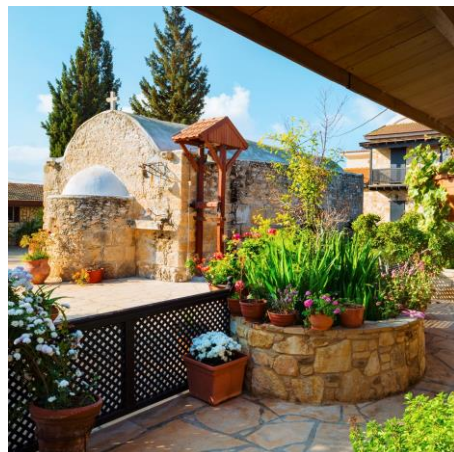


“Invest in Cyprus
Invest in your Future”



TALA HILL

Tala Hill is located approximately 8km north of Paphos, set on a west facing hillside overlooking the calm blue waters of the Mediterranean Sea. The panoramic view, the favourable climate and the simplicity of the landscape are the main characteristics that led to the development of tourism. The area is well known for its cooling summer breezes and as it is situated on higher ground benefits from the less humid air in the hot summer months.



Approximately 10 minutes from the beach, 10 minutes from Paphos town, 3 minutes from the schools, 10 minutes to shopping mall and 30 minutes from the airport, make it the ideal location. Its multiple advantages together with its truly unique location, set in an area where care has been taken to enhance rather than destroy the natural landscape, put Tala Hill at the top of rich people's list.

Tala has a fabulous variety of local amenities including shops & local businesses. A recently renovated traditional village square with bars and restaurants and an amphitheatre which holds a range of musical and theatrical events throughout the year is nearby. Tala is within a 20-minute drive from Coral Bay, the well-known beach resort for the Paphos district. This family-oriented area has become a lively resort with plenty to offer in terms of amenities, beaches and activities.



ALMOND HILL 2



ALMOND HILL 2 is located on a hilltop boasting breathtaking views of the Paphos coastline. The project is with an elegant design that can take absolute advantage of all functions of the living space of the villas. Each villa is individual in character and designed to blend in with the area and natural environment; stylish kitchens, hi-tech designs, private pools, outside dining areas, covered veranda and Mediterranean gardens, whatever your taste ambience and style are foremost.

The villas give discerning buyers the opportunity to invest in exceptional homes with originality, traditional and modern features which blend together to make a truly special home.

It is not surprising that so many people from many countries want to live here.



NEARBY ALL CITY AMENITIES



BEACH: 10 MINS



CENTRE: 10 MINS



SCHOOLS: 3 MINS



CAFÉ/ RESTAURANTS
1 MIN



PHARMACY/ PUBLIC
HOSPITAL: 10 MINS



PAPHOS
INTERNATIONAL
AIRPORT: 25 MINS

ALMOND HILL 2

SEAVIEW VILLAS/ SUMMARY



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

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.



ALMOND HILL 2

FLOOR PLAN



ALMOND HILL 2

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 ²	35.00 m ²	13.70 m ²	18.00 m ²	203.00 m ²	514.00m ²	Yes	Available
K2	Villa	3	1	3	150.00 m ²	35.00 m ²	13.70 m ²	18.00 m ²	203.90 m ²	514.00m ²	Yes	Available

ALMOND HILL 2

ATEX
DEVELOPERS

Nikokleous, 2, Agia Zoni 35, 3027, Limassol, Cyprus

www.atexdevelopers.com

Hotline: +357 7007 17 17