



**CITY GATE**

# CYPRUS

## The Mediterranean Gem

Cyprus is an island country located in the eastern Mediterranean, known for its warm climate, beautiful beaches, and relaxed lifestyle. Despite its modest size, Cyprus holds a strategic position between Europe, the Middle East, and Africa, offering strong connectivity and cultural diversity. As a member of the European Union, it provides political stability, a high standard of living, and a safe, welcoming environment, making it increasingly attractive to international residents, businesses, and investors alike.



# PAPHOS

The City of Culture

Paphos is a charming coastal city on the southwest of Cyprus, where history, nature, and modern Mediterranean living come together. Renowned for its UNESCO-listed archaeological sites, scenic coastline, and relaxed lifestyle, Paphos offers a unique blend of cultural depth and everyday comfort. With a calm atmosphere, strong appeal to international residents, and growing demand for quality homes, Paphos stands out as an attractive destination for both lifestyle buyers and long-term property investors.



# EMBA

Serenity Above Paphos

Emba is a peaceful hillside village just minutes from Paphos, offering a refined balance between traditional Cypriot charm and modern residential living. Known for its elevated position, Emba enjoys cooler breezes, open sea views, and a quiet, community-focused atmosphere. With convenient access to schools, amenities, and the city center, Emba is increasingly favored by international families and buyers seeking privacy, quality of life, and long-term property value in Cyprus.



## CITY GATE

“A new gateway to lifestyle and opportunity in Paphos. Thoughtfully designed for living, business, and investment in one seamless destination.”

# A NEW LIVE – WORK CONCEPT

A sophisticated hybrid shophouse development in Emba, Paphos, designed to seamlessly blend hospitality, commerce, and residential comfort. Situated on a **prime corner** plot, the project benefits from enhanced visibility and accessibility, while **separate entrance** for residential and commercial spaces ensure privacy and operational efficiency. Each unit allows owners to live on the upper floors while operating or leasing the ground floor for food & beverage or retail services, creating a dynamic live–work–invest lifestyle. Strategically located near key attractions and amenities, the development offers an elevated urban experience defined by convenience, flexibility, and long-term investment value.



## STRATEGIC LOCATION & CONNECTIVITY

### AMENITIES

- Paphos Town Centre | *10 – 13 minutes*
- Kings Avenue Mall | *7 – 10 minutes*
- Paphos International Airport | *18 – 20 minutes*
- Paphos Beaches & Seafront | *10 – 12 minutes*
- Coral Bay Beach | *15 – 20 minutes*
- Old Town, Harbour & Tombs of the Kings | *10 – 15 minutes*

### SCHOOLS & EDUCATION

- The International School of Paphos | *10 – 12 minutes*
- Aspire Private British School | *10 minutes*
- 5th Primary School | *8 – 10 minutes*
- Music Academy Aspa Vasiliou | *10 minutes*
- Georgios Charalambous Private Institute | *10 minutes*

*\*Distances and driving times are approximate.*



INVESTMENT VALUE

Estimated annual rental yield

5% – 7%

Driven by the project’s flexible live-work concept, allowing owners to live above and generate income below, in a high-visibility corner location in Emba, Paphos.

PROJECT SPECIFICATIONS

|                      |           |
|----------------------|-----------|
| TOTAL PLOT AREA      | 498 m²    |
| TOTAL COV. AREA      | 194.10 m² |
| COVERED VERANDAS     | 56.50 m²  |
| UNCOVERED VERANDAS   | 23 m²     |
| PARKING              | 51 m²     |
| ROOF TERRACE         | 103.15 m² |
| TOTAL BATHROOMS/ W.C | 5         |
| BEDROOMS (APARTMENT) | 2         |
| YARD                 | 201.55 m² |

CONSTRUCTION SCHEDULE

Construction to commence soon

Estimated completion and handover within 26 months



## GROUND FLOOR PLAN

The ground floor is conceived as an open and fluid environment, where interior spaces flow naturally into outdoor seating and surrounding greenery. Social areas are thoughtfully composed to feel warm, welcoming, and effortlessly connected to everyday life. Supporting functions are discreetly integrated, allowing the space to remain calm, refined, and uncluttered.

A separate staircase provides private access to the upper residences, maintaining a clear distinction between the lively public realm below and the serene residential spaces above.

## LOCAL AREA AMENITIES



## FLOOR PLAN

The upper floor plan is carefully arranged to enhance privacy and everyday comfort within the residential areas. Private rooms are organized around a central circulation core, creating a clear and efficient layout while maintaining a calm sense of separation from shared spaces. Large openings and balconies allow natural light to flow throughout, offering open views and a relaxed living environment designed for long-term quality of life.



## ROOF TERRACE

The roof and terrace levels are envisioned as a premium living asset, where architecture, light, and open views come together to create an elevated experience. Flexible open spaces support a refined lifestyle—from private relaxation to social gatherings—while enhancing the overall sense of luxury. With strong potential for diverse use, these areas add both lifestyle appeal and long-term investment value to the project.



## LAYERED ARCHITECTURE, ELEVATED LIVING

The architecture unfolds through layered volumes and generous terraces, where indoor life naturally extends outdoors. Social spaces are embraced by greenery, while elevated levels offer privacy, light, and open views. Together, they create a balanced environment that feels inviting, contemporary, and quietly sophisticated.









# CITY GATE

*Your home.*

*Your opportunity.*





Address: Agia Zoni, Limassol 3027, Cyprus

Hotline: +357 7007 17 17

Mobile phone: +357 9981 1002 (Whatsapp/Zalo/Wechat/Telegram/Viber)

Email: [officead.atex@gmail.com](mailto:officead.atex@gmail.com)

Website: [www.atexdevelopers.com](http://www.atexdevelopers.com)