

Azure Living

CYPRUS

Cyprus is politically stable and has a strong economy, a high standard of living, modern infrastructure and is a member of the EU. Highly regulated banking, legal and accountancy professions contribute to the country's growing and international reputation as a business centre, perfect for anyone intending to set up a business in Cyprus.

The small yet important island of Cyprus, famed for its Mediterranean lifestyle and the warmth and hospitality of its people is an attractive location in which to live, work and invest. The island's sophisticated lifestyle coupled with its exceptional infrastructure which supports business in Cyprus is a winning combination.



Member of the EU and Eurozone



Unparalleled quality of life



Widespread use of English Language



Ideal geographical location
(Easy access to Europe, Asia and Africa)



Excellent climate
(340 days a year sunshine)



Promising economic prospect
(Discovery of offshore gas deposits)



Rich cultural heritage



Beautiful scenery & pristine beaches



Well-developed infrastructure





PAPHOS

A HIGHLY RATED DESTINATION



Exquisite cosmopolitan city



European Capital of Culture 2017



Crystal clear seas



A wealth of historical and archaeological sites



Blue flag sandy beaches



World-class healthcare



Vibrant nightlife



A UNESCO World Heritage Site



Protected Natural Parks such as the Akamas (Home to many rare, endemic species of flora and fauna)



Excellent schools and universities

Beautiful countryside, a cosmopolitan resort, historic sites as well as sporting activities – the Paphos region has something for everyone at all times of the year. Whether you are a sunseeker or looking for a relaxing holiday with great scenery, there are so many reasons to visit this beautiful part of Cyprus.

The town of Paphos, located at the western end of the island, is considered the jewel of Cyprus. The mild climate, vibrant atmosphere, the variety seen in the landscape, and the historic sites that define the region, form the irresistible attraction of Paphos.

The city of Paphos has a remarkable history which can be traced back 2300 years. Throughout the centuries, the city has built a spectacular cultural heritage and has played a significant part in the development and history of Cyprus. In ancient times it was the capital of Cyprus for 600 years and its archaeological legacy is such that UNESCO has the whole town on its World Cultural Heritage list and, in recognition of this, Paphos was awarded the European Capital of Culture 2017.

PAPHOS



Gorgeous harbors attracting visitors all year round



Tourist hotspot
(Hosts some of the most luxurious hotels and resorts)



Extensive forests with scenic nature trails



Safe and secure environment



Excellent facilities and diverse culinary experiences



International standard 18-hole championship golf courses



A thriving commercial center



Internationally focused business community



LIFESTYLE BENEFITS

- > Crystal clear seas
- > Blue Flag sandy beaches
- > One of the safest countries in the world
- > Cosmopolitan beach and mountain resorts
- > A wealth of facilities and recreational activities

- > Two international airports
- > Excellent healthcare
- > High quality of education
- > Low crime rate
- > Low cost of living

ECONOMIC ADVANTAGES



15% Corporate tax (Lowest corporate tax in the EU)



20% Capital gains



0% Tax on Company Dividends



5% VAT for Primary Residence (conditions apply)



No inheritance tax



Non-domicile status



Stable financial system



Multicultural, skilled workforce



Low personal income tax



Pension income tax is 5%



LOCATION



Chloraka

Located on Cyprus's southwest coast, combines ancient heritage, scenic coastline, and modern amenities, making it a prime destination for tourism, relaxed living, and real estate investment opportunities.

Chloraka is a charming coastal village just minutes from Paphos city center, offering a perfect blend of tranquility and convenience. Known for its beautiful sea views, historic churches, and welcoming community, Chloraka is ideal for both permanent living and holiday retreats. With easy access to schools, shops, and the beach, it's a sought-after location for real estate investment in Cyprus.

KEY DISTANCES



Blue Flag Beach
3 min | 900m



Private Hospital
10 min | 4.8km



Town Centre
10 min | 4.6km



Highway
12 min | 5.9km



Pafos Harbour & Promenade
13 min | 6.5km



General Hospital
13 min | 5.8km



Grocery Store
2 min | 550m



International Airport
26 min | 22.6km



Aspire Private School
5 min | 2.8km



Kings Avenue Mall
11 min | 6km



OVERVIEW

Located in the well-established area of Chloraka, Cyprus, Azure Living is a modern residential project designed for comfortable and high-quality Mediterranean living. The development consists of 18 apartments, including 6 three-bedroom units and 12 two-bedroom units, making it suitable for families, couples, and investors.

Each apartment is thoughtfully designed to offer bright and spacious interiors. Large windows allow plenty of natural light while providing beautiful panoramic sea views. The layouts are practical and modern, creating a comfortable and relaxing living environment.

All apartments are built using high-quality materials and include underfloor heating, a VRF air conditioning system, and Class A energy efficiency. These features ensure year-round comfort while helping to reduce energy consumption.

Residents can enjoy a selection of facilities, including a gym, sauna, and a large infinity swimming pool. The project also includes provisions for electric car charging, supporting a more sustainable and future-oriented lifestyle.



SPECIAL FEATURES

- Sea View
- Communal gym and Changing rooms
- Sauna
- Infinity swimming pool
- Tiled flooring in living areas and laminate parquet in bedrooms
- Gated Community
- Underfloor heating
- Energy-Efficient VRF Heating & Cooling system
- Covered Parking
- Water pressure system
- High-quality and upgraded technology features
- Open plan layout
- Alarm system
- Spacious rooms
- Allocated storage rooms
- Thermal Aluminium Windows
- Class A Energy Efficiency



MASTER PLAN



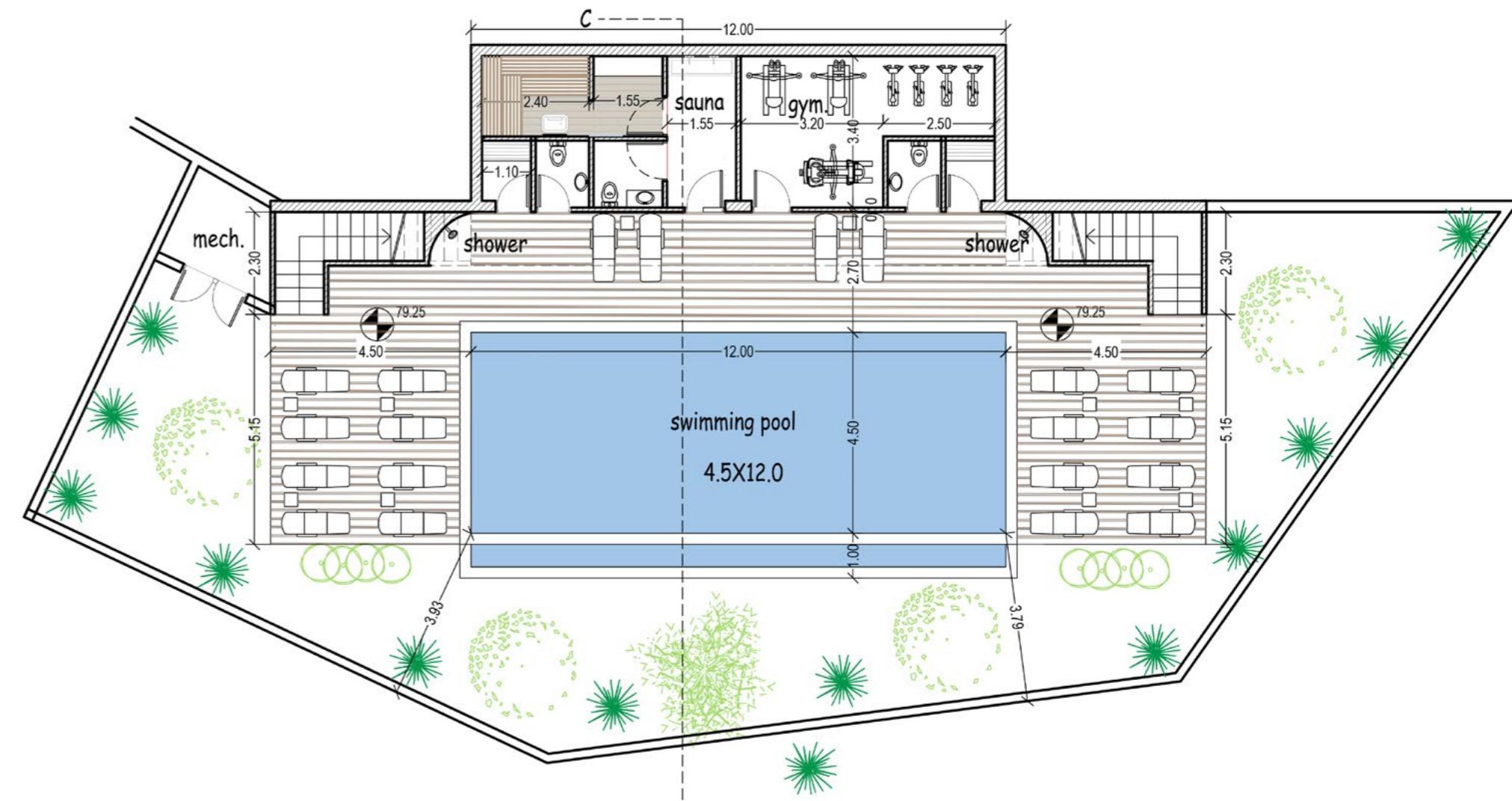
BLOCK
C

BLOCK
B

BLOCK
A



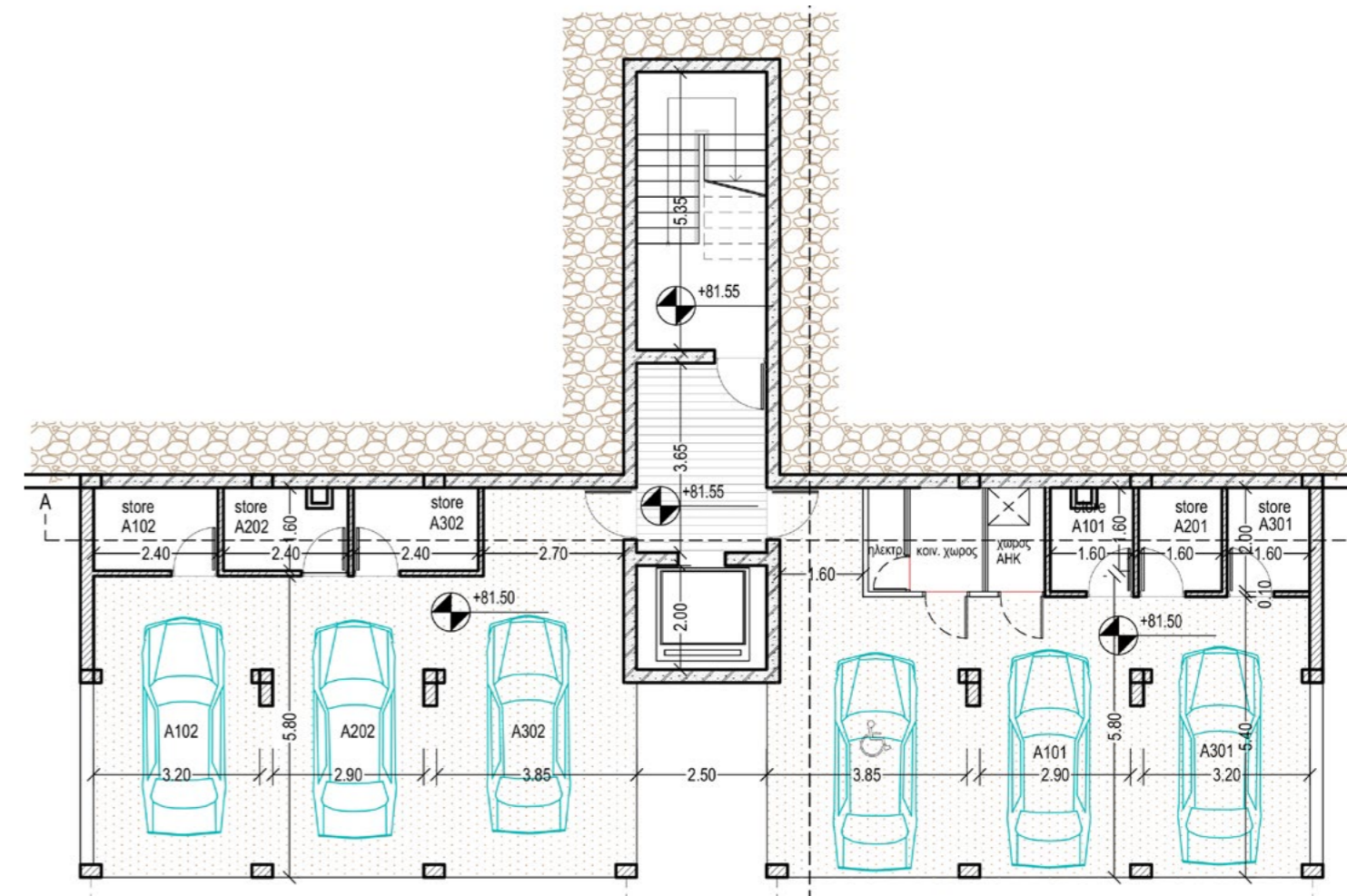
POOL & COMMUNAL LEISURE AREA

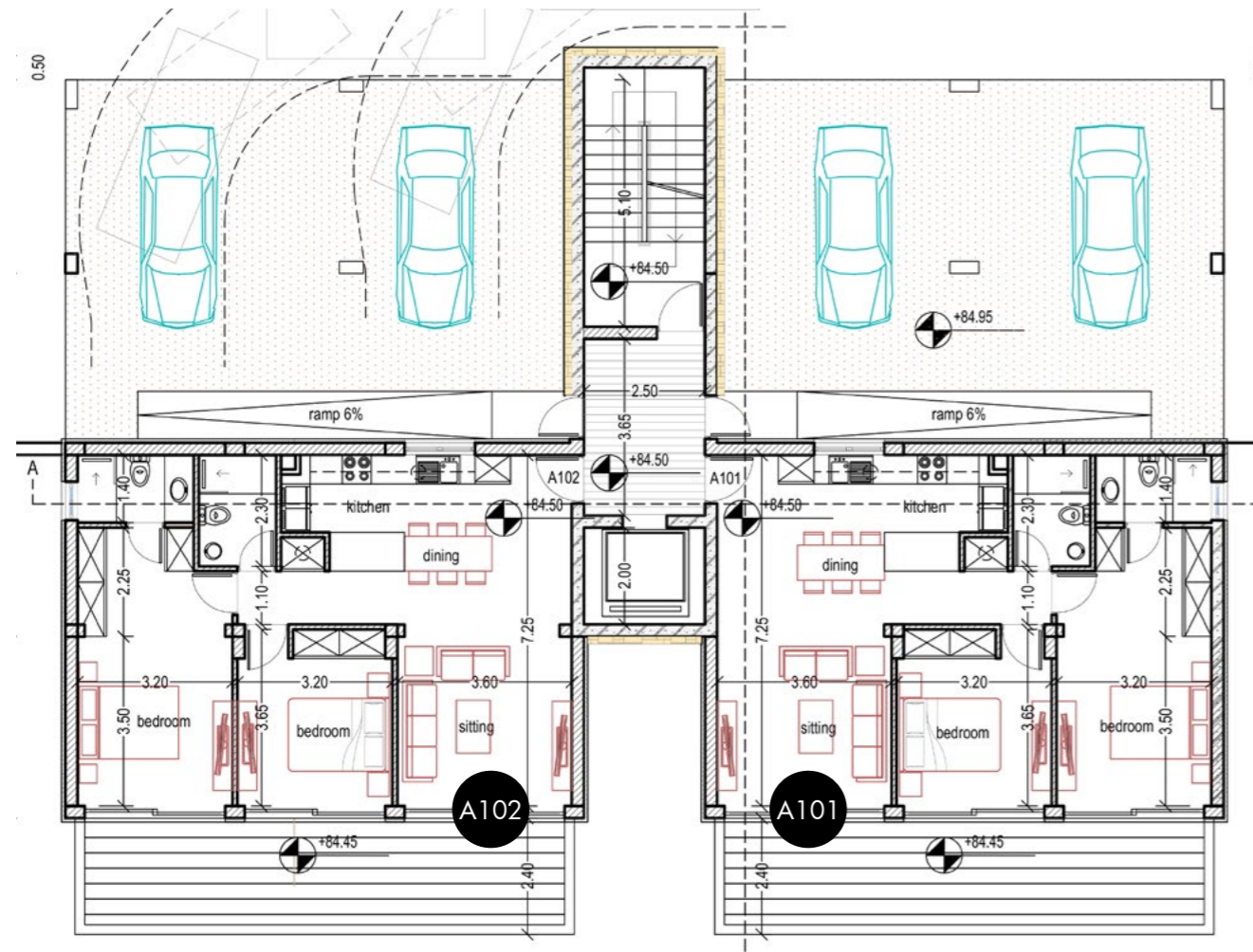




BLOCK A

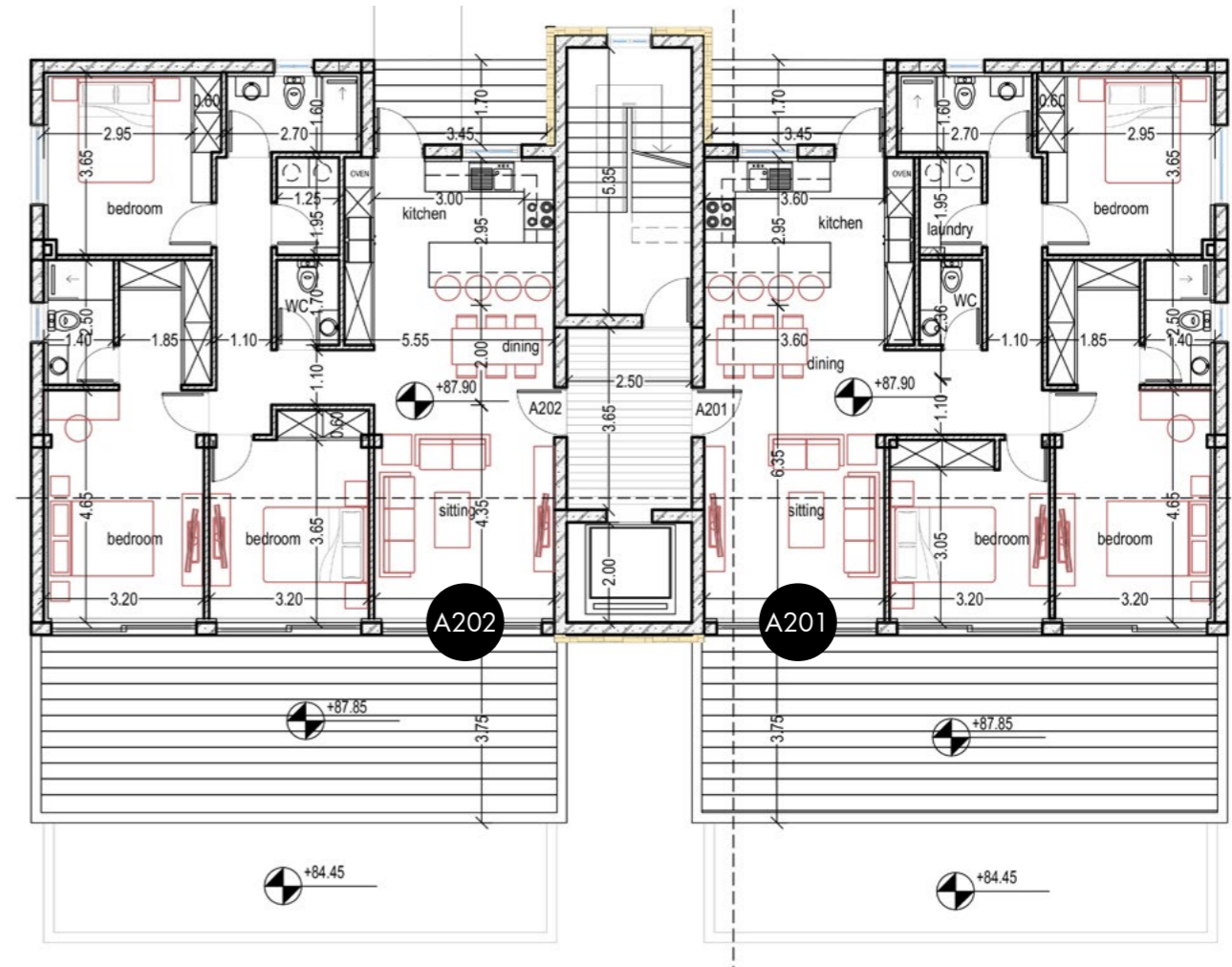
GROUND FLOOR





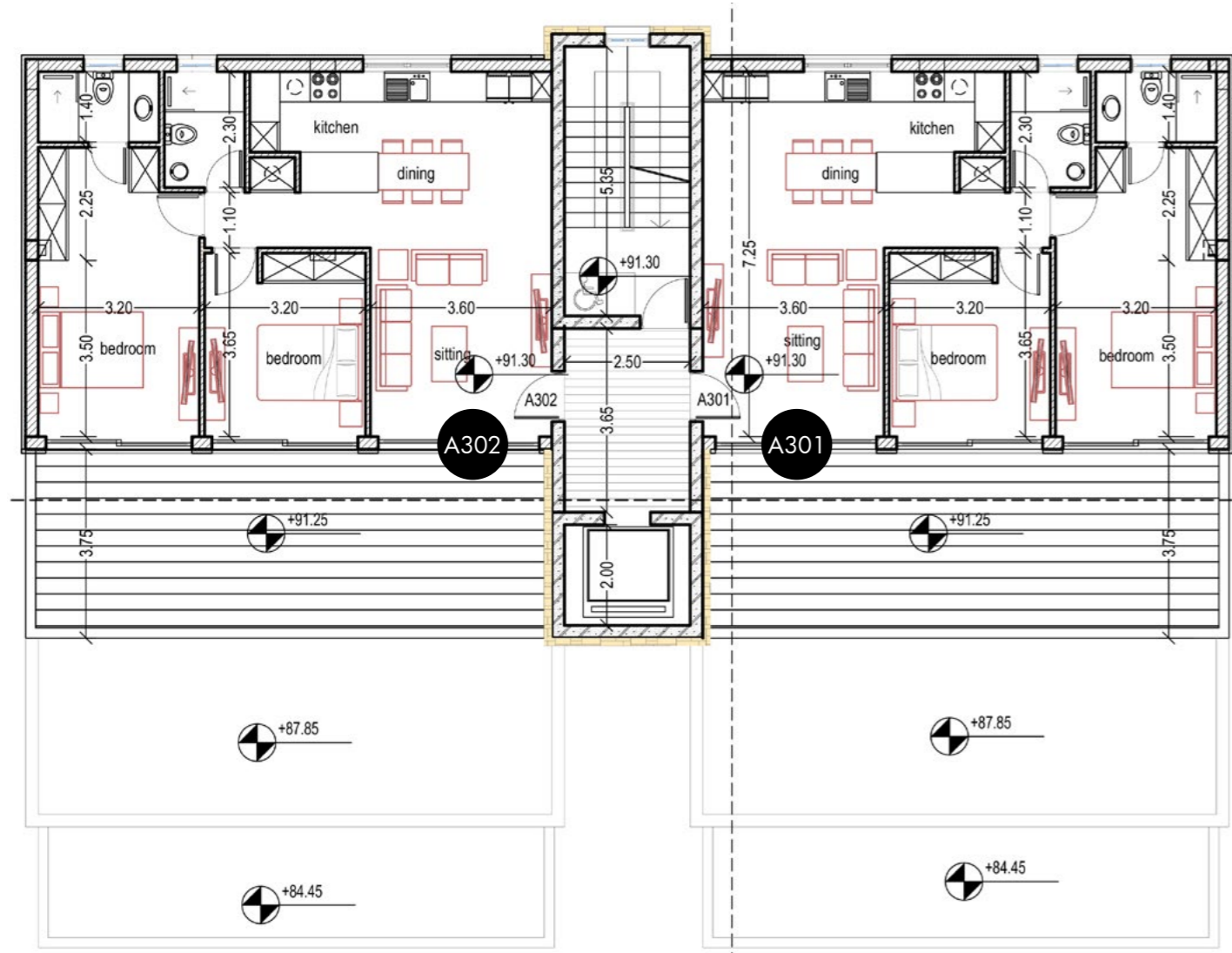
BLOCK A | FIRST FLOOR

UNIT NO.	BEDROOMS	BATHROOMS	PARKING	INTERNAL AREA m ²	VERANDA m ²	TOTAL AREA m ²	SWIMMING POOL
A101	2	2	COVERED	82.5	24.7	107.2	COMMUNAL
A102	2	2	COVERED	82.5	24.7	107.2	COMMUNAL



BLOCK A | SECOND FLOOR

UNIT NO.	BEDROOMS	BATHROOMS	PARKING	INTERNAL AREA m ²	COVERED VERANDA m ²	UNCOVERED VERANDA m ²	TOTAL AREA m ²	SWIMMING POOL
A201	3	2	COVERED	115	5.85	40	160.85	COMMUNAL
A202	3	2	COVERED	115	5.85	40	160.85	COMMUNAL



BLOCK A | THIRD FLOOR

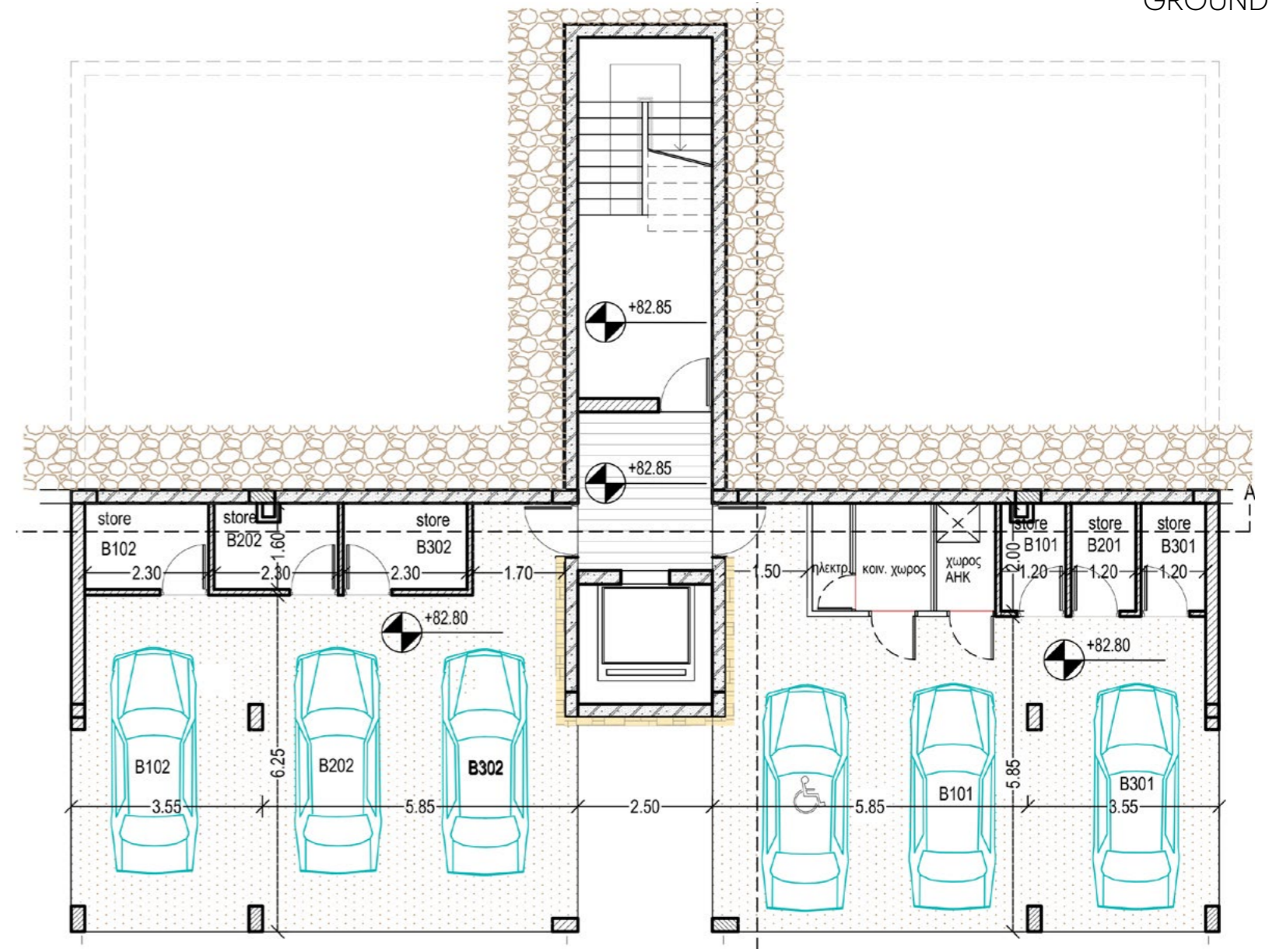
UNIT NO.	BEDROOMS	BATHROOMS	PARKING	INTERNAL AREA m ²	VERANDA m ²	TOTAL AREA m ²	SWIMMING POOL
A301	2	2	COVERED	82	38	120	COMMUNAL
A302	2	2	COVERED	82	38	120	COMMUNAL

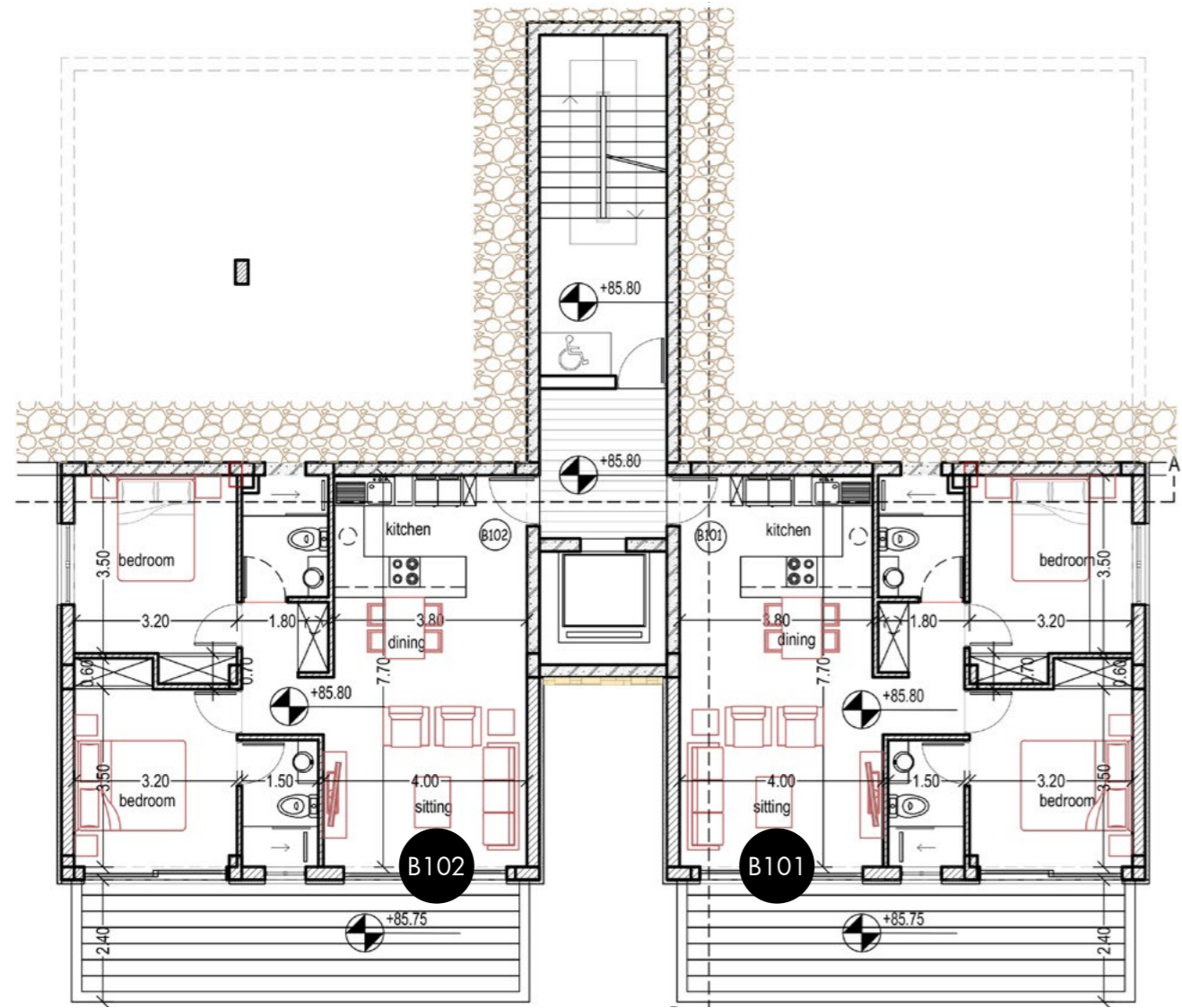




BLOCK B

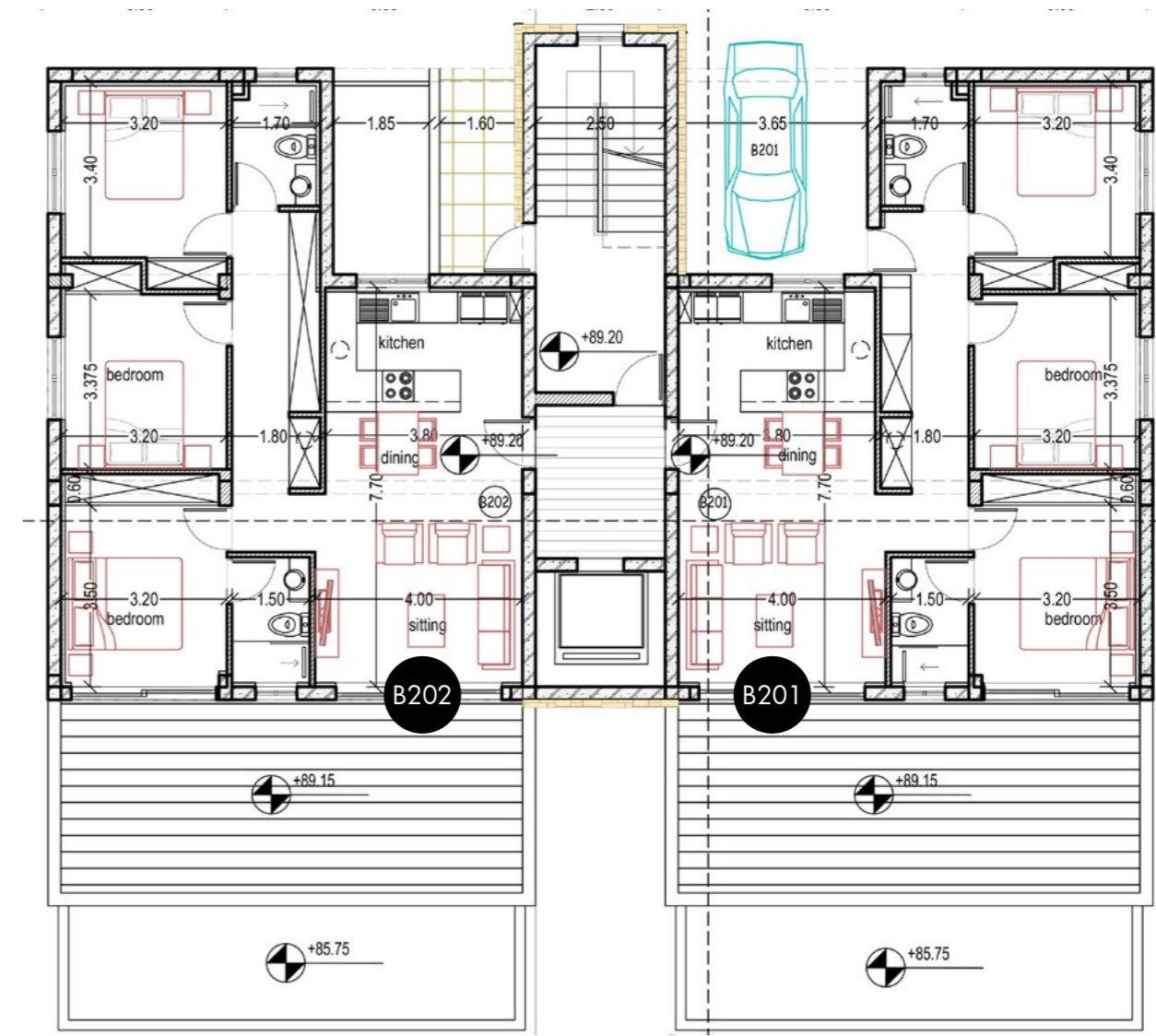
GROUND FLOOR





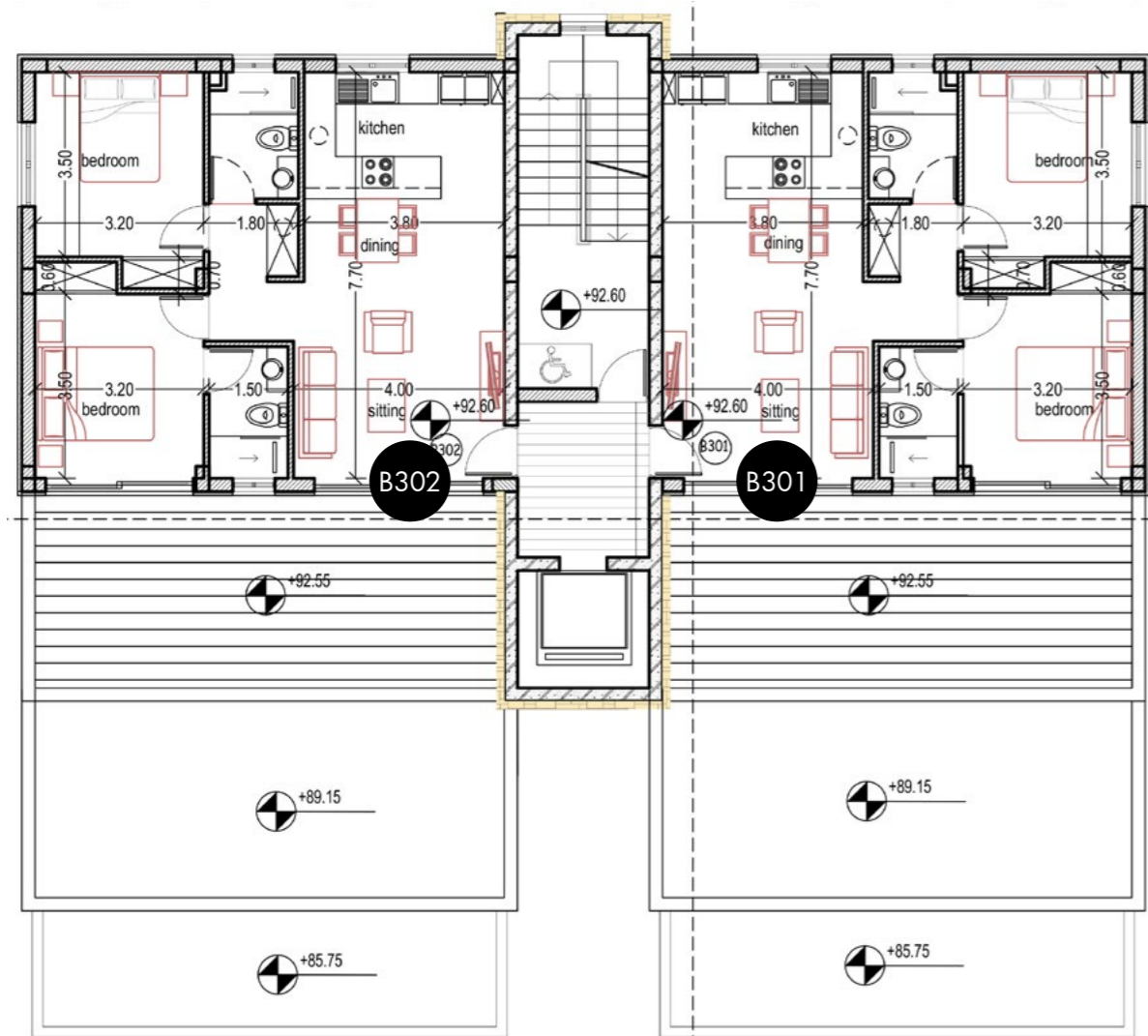
BLOCK B | FIRST FLOOR

UNIT NO.	BEDROOMS	BATHROOMS	PARKING	INTERNAL AREA m ²	VERANDA m ²	TOTAL AREA m ²	SWIMMING POOL
B101	2	2	COVERED	76.5	21.6	98.1	COMMUNAL
B102	2	2	COVERED	76.5	21.6	98.1	COMMUNAL



BLOCK B | SECOND FLOOR

UNIT NO.	BEDROOMS	BATHROOMS	PARKING	INTERNAL AREA m ²	VERANDA m ²	TOTAL AREA m ²	SWIMMING POOL
B201	3	2	COVERED	98	37.2	135.2	COMMUNAL
B202	3	2	COVERED	98	37.2	135.2	COMMUNAL



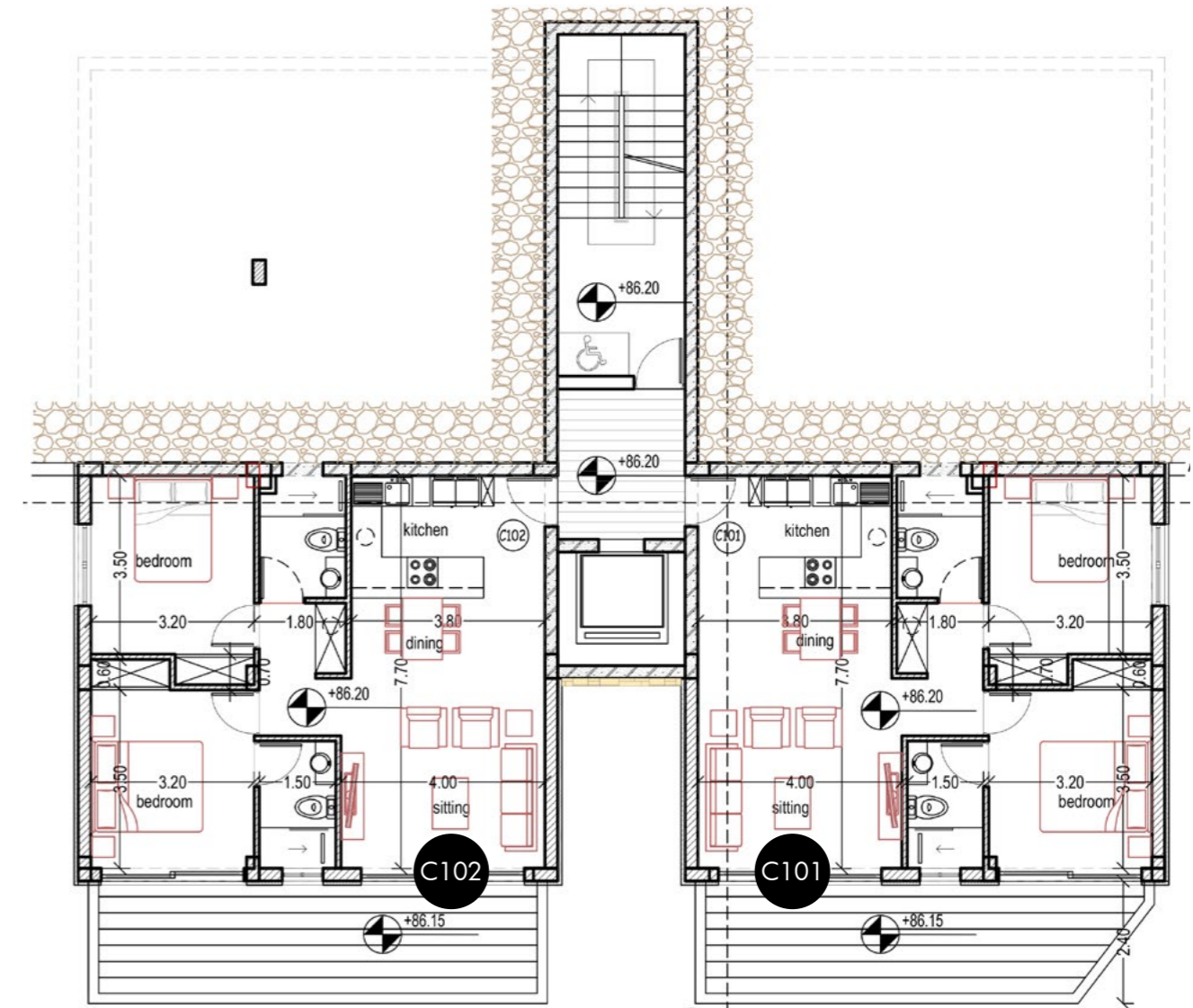
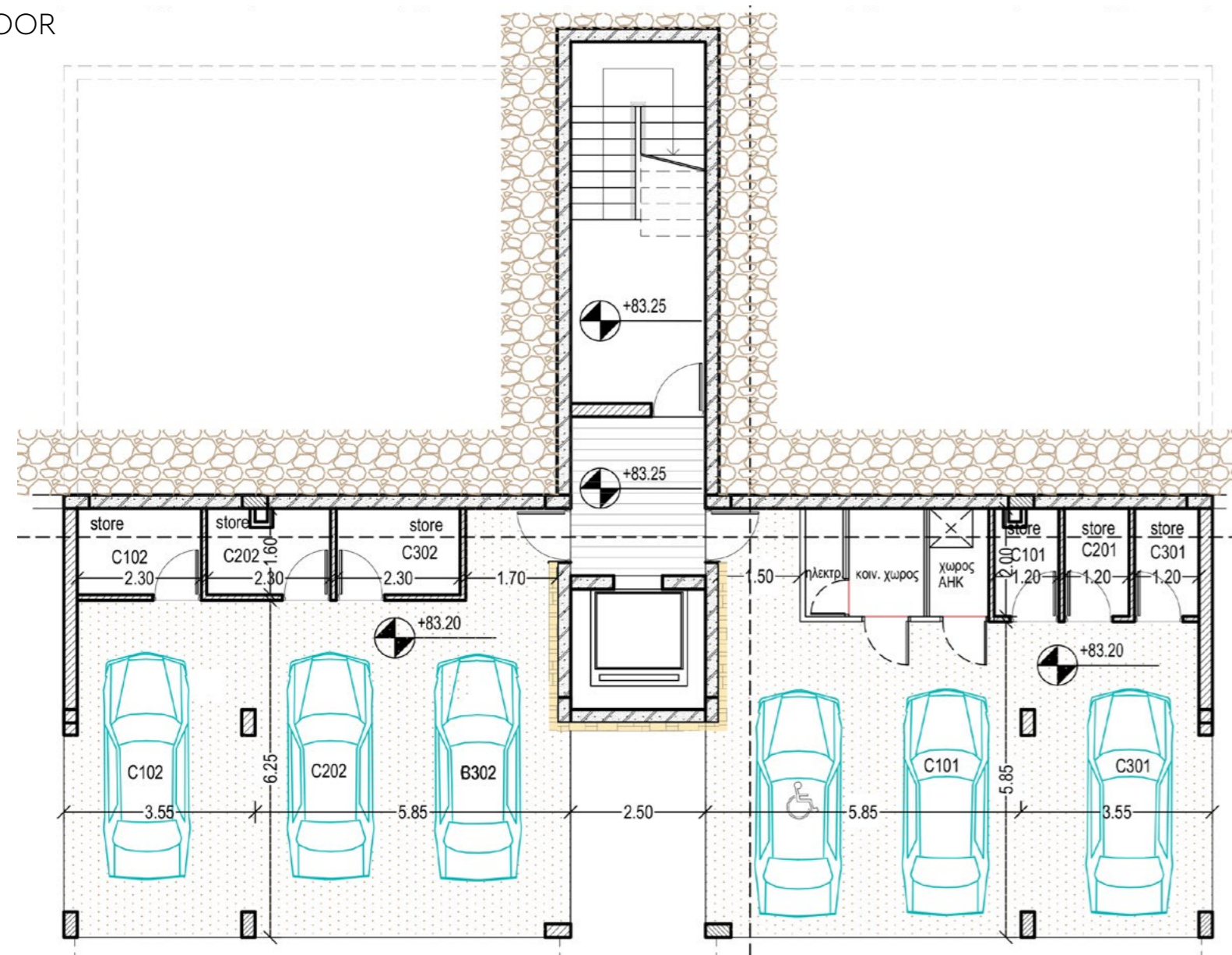
BLOCK B | THIRD FLOOR

UNIT NO.	BEDROOMS	BATHROOMS	PARKING	INTERNAL AREA m ²	VERANDA m ²	TOTAL AREA m ²	SWIMMING POOL
B301	2	2	COVERED	76.5	36.5	113	COMMUNAL
B302	2	2	COVERED	76.5	36.5	113	COMMUNAL



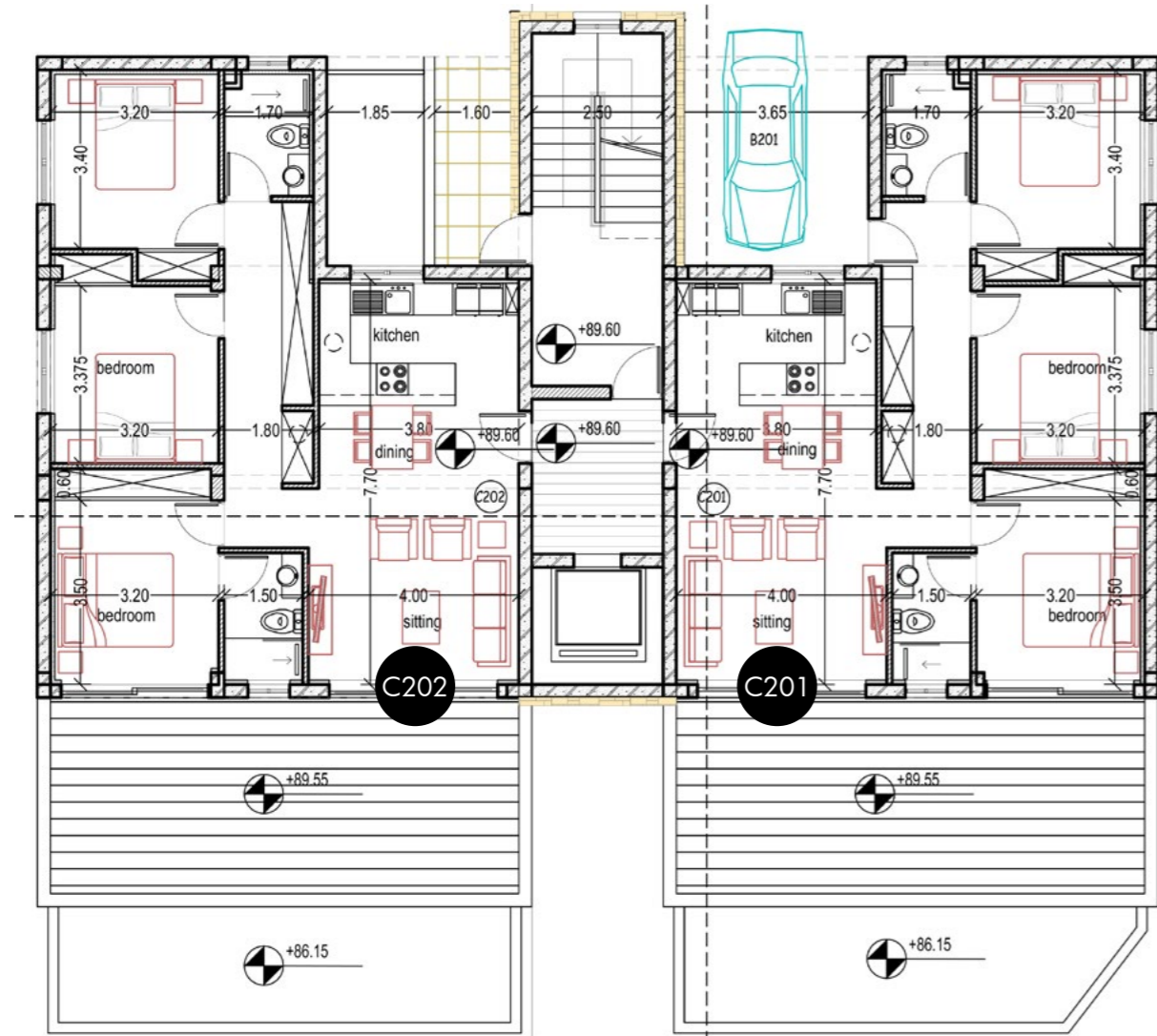
BLOCK C

GROUND FLOOR



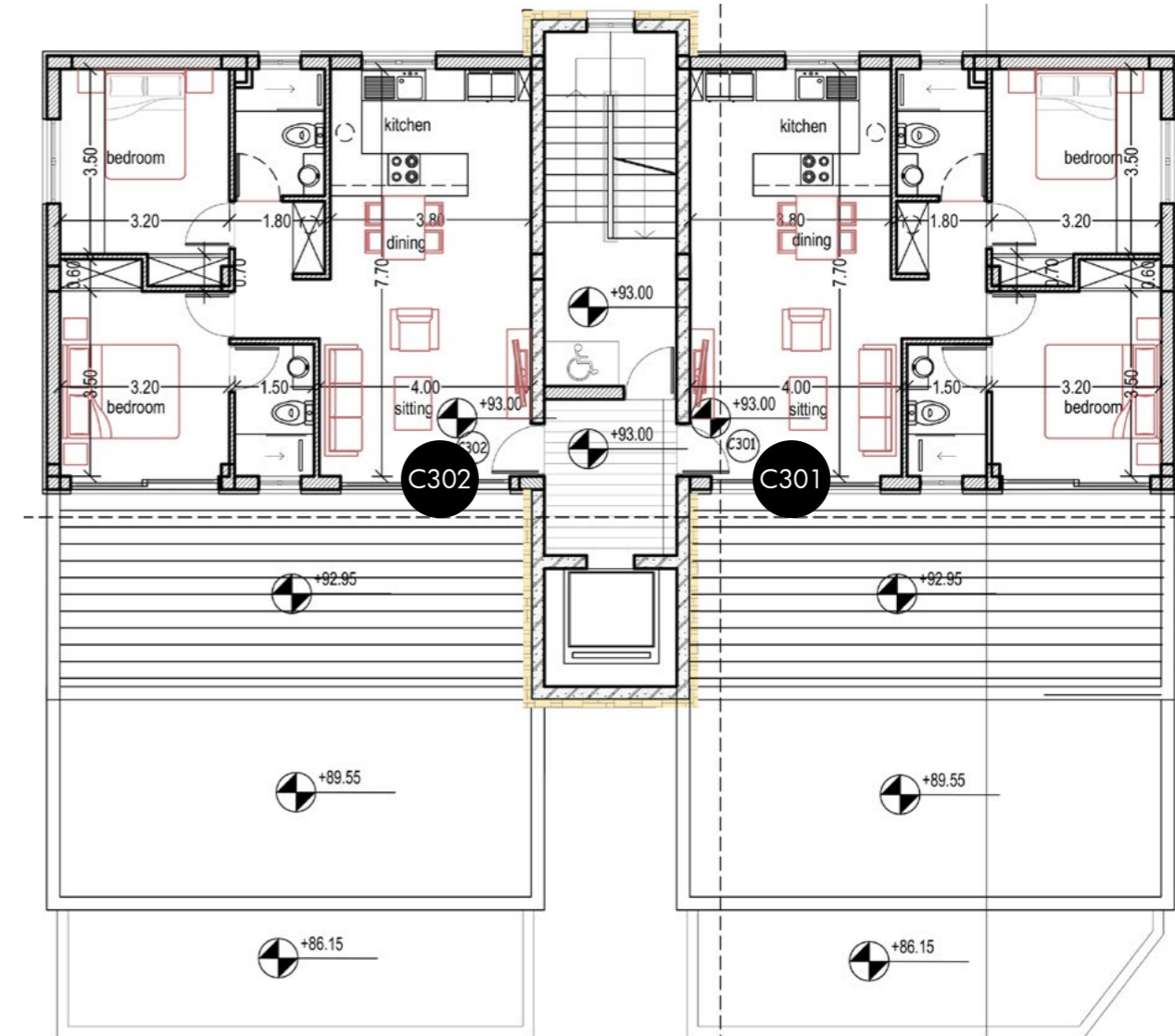
BLOCK C | FIRST FLOOR

UNIT NO.	BEDROOMS	BATHROOMS	PARKING	INTERNAL AREA m ²	VERANDA m ²	TOTAL AREA m ²	SWIMMING POOL
C101	2	2	COVERED	76.5	20.15	96.65	COMMUNAL
C102	2	2	COVERED	76.5	21.6	98.1	COMMUNAL



BLOCK C | SECOND FLOOR

UNIT NO.	BEDROOMS	BATHROOMS	PARKING	INTERNAL AREA m ²	VERANDA m ²	TOTAL AREA m ²	SWIMMING POOL
C201	3	2	COVERED	98	37.2	135.2	COMMUNAL
C202	3	2	COVERED	98	37.2	135.2	COMMUNAL



BLOCK C | THIRD FLOOR

UNIT NO.	BEDROOMS	BATHROOMS	PARKING	INTERNAL AREA m ²	VERANDA m ²	TOTAL AREA m ²	SWIMMING POOL
C301	2	2	COVERED	76.50	36.5	113.00	COMMUNAL
C302	2	2	COVERED	76.50	36.5	113.00	COMMUNAL



