

DIONYSUS GREENS



Aphrodite Hills
~ Cyprus ~

Aphrodite Hills Resort

THE DESTINATION OF ALL SENSES

20 Years... and still growing



Aphrodite Hills Resort is a sports, leisure, and real estate development in Cyprus. In the last 20 years more than 850 properties have been constructed and bought by purchasers from all over the world.

The Resort which is formed as a stunning town on a majestic hill, has a 5-star Hotel, Holiday Villas and Apartments, permanent residents, supermarket, shops, restaurants, medical & physiotherapy centre,

pharmacy, a chapel, golf, tennis, padel tennis, basketball, retreat spa, horse riding, soccer, gym, kids club, conference facilities, cycling shop, and walking & jogging routes.

Rental Services, 24/7 Security, as well as personalized Property Management services are maximizing the value of each home investment.









EUROPE'S SPORTS DESTINATION

For those seeking a variety in the highest quality of sports, Aphrodite Hills Resort has created one of the most attractive sports hub in Europe and often hosts global sporting events.

The Resort is considered to be the ultimate experience destination providing sport options which include the stunning PGA National Golf Course, Tennis Academy, Soccer Academy, Padel courts, Basketball court, Cycling station, Horse Riding Club, Fitness Club and gym, walking & jogging routes as well as a Physiotherapy and Rehabilitation Centre.

Furthermore, with excellent conference facilities and services the Resort can accommodate major sports conventions from around the world.

Aphrodite Hills Resort was the proud host of the 2 European Tour events, The Cyprus Open and the Cyprus Showdown with full tv and news coverage from Sky Sports Television Network.

With an average of 326 days of sunshine per year and infamous mild winters, Cyprus is an ideal cycling destination. The world known L'Etape by Tour de France has chosen Aphrodite Hills Resort to be hosting the upcoming cycling events, first time ever in Cyprus.





In the heart of the Resort

A traditional Village Square (Plateia) is located in the centre of Aphrodite Hills Resort and within walking distance of Dionysus Greens.

A microcosm of experiences with various services, chill out stations and restaurants. There is an exquisite sense of culinary flair that is ingrained in the food created at the Resort.

With highly acclaimed bars and restaurants, including Mediterranean, Indian, Italian, Mexican, Asian and International options, the gastronomic journey is destined to satisfy all needs and tastes of residents and visitors.





DIONYSUS GREENS

...Endless Serenity

General Description

Conveniently situated at the centre of all amenities, **Dionysus Greens** is one of the most privileged developments at Aphrodite Hills Resort.

Due to its prime location and state-of-the-art features and finishes, this Project offers the highest level of Mediterranean lifestyle choices.

Dionysus Greens is located adjacent to the PGA National Cyprus Golf Course and is within walking distance to the Resort's facilities; which include the Tennis and Football Academies, the PGA National Golf Course & Clubhouse, the Retreat Spa, plus numerous bars, restaurants and shops.

The perfect location for a perfect property. Alfresco living has never been better... stunning properties at the centre of attention.

Villas

Four + One Bedrooms Grand Villas
Three Bedroom Junior Villas
Two Bedroom Junior Villas

Apartments

Three Bedroom Apartments
Two Bedroom Apartments

- All new properties are developed according to the Cyprus Energy Efficiency Regulation of Buildings, with Class 'A' Certification.









Grand Villas

Set in the heart of the Resort, each Villa proudly retains a unique element of privacy. A stunning combination of contemporary and modern living with the natural beauty of the outside surroundings.

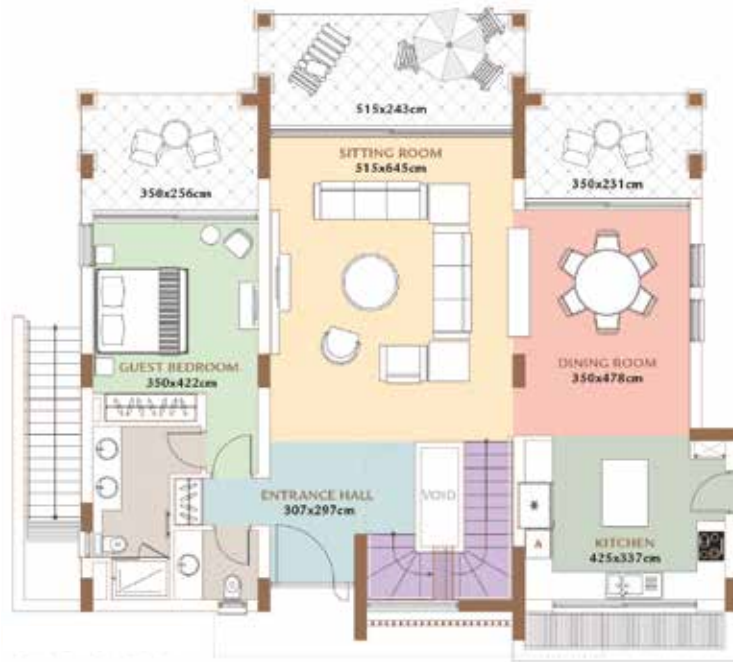
These luxurious detached Villas at Dionysus Greens are designed and built to exceed your expectations in every way and offer Mediterranean living at its zenith. Impeccable attention to detail is evident everywhere, with the highest quality Italian-style designed kitchen units, lavish marble bathrooms and marble or parquet flooring throughout.

A high quality lifestyle is assured with provisions for underfloor heating, concealed dual air conditioning/heating, a home automation system offering the option of having additional technology pre-installed to a discreet security system and a discreet security system. The Villas offer a versatile basement area which may be used as an additional bedroom, playroom, gym or TV room, and more.

Each Villa is surrounded by a private, beautifully landscaped garden with an array of flowers, shrubs and trees, a large swimming pool with infinity edges and provision for heating and a barbeque area.

GRAND VILLAS

FLOOR PLANS 4 BEDROOM GRAND VILLAS



GROUND FLOOR



1ST FLOOR

DIONYSUS GREENS



LOWER GROUND

ROOM LEGEND

Bedroom	Living Room
Bathroom/WC	Kitchen
WC	Verandas
Corridor	Utility Room
Staircase	Plant Room
Dining Room	Storage Room

SPECIFICATIONS:

No. of Bedrooms	4
Ground Floor	122.00m ²
First Floor	105.70m ²
Basement	66.00m ²
Covered Verandas	36.30m ²
Uncovered Verandas	34.30m ²
Total Covered Area	330.00m ²
Total Area	364.30m ²





Large swimming pool with overflow feature





Junior Villas

These stylish and contemporary semi-detached Junior Villas at **Dionysus Greens** offer an exceptional and private location for discerning buyers who expect first class interiors and delightful exteriors beyond compare.

Designed for luxurious Mediterranean living and elegant entertaining, they offer light and airy open-plan living areas and oversized terraces.

Impeccable attention to detail is evident everywhere with the highest quality Italian-style designed kitchen units, lavish Marble

bathrooms and marble or parquet flooring throughout.

An effortless lifestyle is assured with provisions for underfloor heating, concealed dual air conditioning/heating, a home automation system and a discreet security system.

The elegant sitting room sliding doors lead to a generous sized veranda for alfresco dining and entertaining, with an immaculate landscaped garden comprising of flowers, shrubs and trees and a private swimming pool with infinity edges and provision for heating.

JUNIOR VILLAS

FLOOR PLANS

JUNIOR VILLAS - 2&3 BEDROOM



GROUND FLOOR

ROOM LEGEND

Bedroom	Living Room
Bathroom/WC	Kitchen
WC	Verandas
Corridor	Utility Room
Staircase	Plant Room
Dining Room	Storage Room



3 BEDROOM

2 BEDROOM



1ST FLOOR

SPECIFICATIONS:

No. of Bedrooms	2	3
Ground Floor	66.00m ²	84.40m ²
First Floor	57.20m ²	79.40m ²
Covered Verandas	16.40m ²	23.80m ²
Uncovered Verandas	20.60m ²	23.70m ²
Total Covered Area	139.60m ²	187.60m ²
Total Area	160.20m ²	211.30m ²





Unique element of privacy





Apartments

Located in a prime position within walking distance to all facilities of Aphrodite Hills Resort, each Apartment boasts an uncompromising attention to detail that is synonymous to the high-end real estate choices offered at the multi-awarded Resort.

These beautiful, spacious Apartments share wonderful views over the large free-form communal swimming pool, Golf Academy and the glistening blue Mediterranean Sea.

Ground floor Apartments offer beautiful gardens, whilst Apartments on the upper levels enjoy spacious balconies. Large reception rooms and bedrooms give these Apartments generous living space, while the attention to detail is evident everywhere.

The properties boast the highest quality Italian-style kitchen units, lavish Crema Royal Marble bathrooms, marble or parquet flooring throughout and a concealed dual air conditioning/heating system. Apartment owners and their guests have exclusive access to beautifully landscaped gardens and the free-form swimming pool.

APARTMENTS

FLOOR PLANS

APARTMENTS 2&3 BEDROOM

3 BEDROOM

3 BEDROOM

3 BEDROOM

2 BEDROOM



GROUND FLOOR



1ST FLOOR



2ND FLOOR

ROOM LEGEND

- | | |
|-------------|--------------|
| Bedroom | Living Room |
| Bathroom/WC | Kitchen |
| WC | Verandas |
| Corridor | Utility Room |
| Staircase | Plant Room |
| Dining Room | Storage Room |

SPECIFICATIONS:

Apartments	Ground Floor	1st Floor		2nd Floor	
	3 Bedroom (x2)	3 Bedroom	2 Bedroom	3 Bedroom	2 Bedroom
Covered Area	104.00m ²	105.30m ²	92.00m ²	105.30m ²	92.00m ²
Covered Verandas	19.90m ²	19.90m ²	33.20m ²	-	-
Uncovered Verandas	4.90m ²	-	-	19.90m ²	33.30m ²
Total Covered Area	123.90m ²	125.20m ²	125.20m ²	105.30m ²	92.00m ²
Total Area	128.80m ²	125.20m ²	125.20m ²	125.20m ²	125.30m ²





Glistening blue Mediterranean Sea

AN INTERNATIONAL BUSINESS HUB

A powerfull business & lifestyle proposition



HIGHLY FAVOURABLE TAX REGIME

12.5%

Corporate
tax rate

2.5%

Intellectual
Property tax

0%

Tax on sale of
shares

0%

Tax on dividends
to shareholders

over 65

Over 65 double
taxation treaties



Non domicile
principle

0%

Inheritance
tax



WHERE WE ARE

Aphrodite Hills

~ Cyprus ~



THE MEDITERRANEAN VALUE - BUSINESS

The island is interestingly compelling. It comes with a multifaceted history that tells an intriguing story of the cultures that have left their mark here.

Cyprus is a diverse business centre internationally renowned for its investment opportunities across sectors, open-market economy, favourable tax and legal infrastructure, and abundantly skilled human talent. Its close vicinity to Europe, Africa and Asia makes the country a strategic location and gateway for investment into and outside the EU.

Key growth sectors have also seen the region find newfound economic strength. These include shipping, tourism, real estate, ICT, innovation, oil, gas and start-ups.

INVESTMENT SCHEME - CYPRUS RESIDENCY PROGRAMME

An Immigration Permit gives Non-EU nationals the right to permanently reside in Cyprus. Cyprus Residency program is an ideal route for obtaining Cypriot Permanent Residence Permit in few months. The investment is safe and profitable, the property can be rented and investor can gain regular rental income.

WHO WOULD LIVE IN A HOUSE AT APHRODITE HILLS?

Those that have given up the hustle and bustle of city life and yearn for a more tranquil and peaceful existence. Or, those that want a holiday home to use during school and holiday breaks.

Clients purchasing these properties could also earn a long- or short-term rental income, assisted by Aphrodite Hills Holiday Residences whilst Aphrodite Hills Property Management Team takes care of their premises.

The Resort offers all possible amenities to provide a relaxed, high quality living (supermarket, medical centre, pharmacy, chapel, sports activities, horse riding, shops, restaurants, leisure).

WHAT IS THE LOCAL AREA LIKE? PAPHOS

Paphos is a vibrant cultural hub visited annually by thousands of tourists. Though the city boasts a total of 12 beaches awarded with the Blue Flag certification, accounting for more than 20 percent of the Blue Flags in Cyprus, the town has evolved into much more than a mere beach holiday destination.

Through the implementation of its sustainable tourism strategy, it has diversified its tourist offering and substantially reduced the effects of seasonality. From its extensive list of cultural and natural treasures, recognized by the UNESCO World Heritage List, to its unique biodiversity which allows for such activities as bird watching and rock climbing, visitors to Paphos are truly spoilt for choice when it comes to exploring what this remarkable city has to offer.





PENSIONERS

- Low Rate tax election for Pensioners.
- Lump sums received as a result of compensation for death or retiring gratuities or substituting future pension payments (commutation of pension) are exempt from income tax.

SME's & EXECUTIVES

- Corporate Income Tax (12,5%)
- Ability to reduce tax rate to up to 2,5% through tax incentives.
- Wide dividend participation exemption.
- Possibility of interest being subject to tax at 12,5%.
- Favourable foreign permanent establishment taxation.
- Incentives for attracting foreign employees to Cyprus
- 50% exemption on employment income above EUR 100.000 from tax of any employment in Cyprus.
- 20% exemption
- No withholding taxes for outbound distributions of dividend, interest and royalties (save for certain exceptions).

GENERAL

- 20% deduction from income tax on rental income.
- Full exemption from gains on disposal of:
- Shares
- Bonds
- Debentures
- Founders' shares
- Other securities of companies or other legal persons, incorporated in Cyprus or abroad and options thereon.
- No gift tax
- No wealth taxes
- Low Statutory Tax Rates (first EUR 19.500 exempt) for pensioners and Executives.

ENQUIRE NOW

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