



ADONIS

BEACH VILLAS



SINCE 1960



Leptos Estates
the Leading property developers

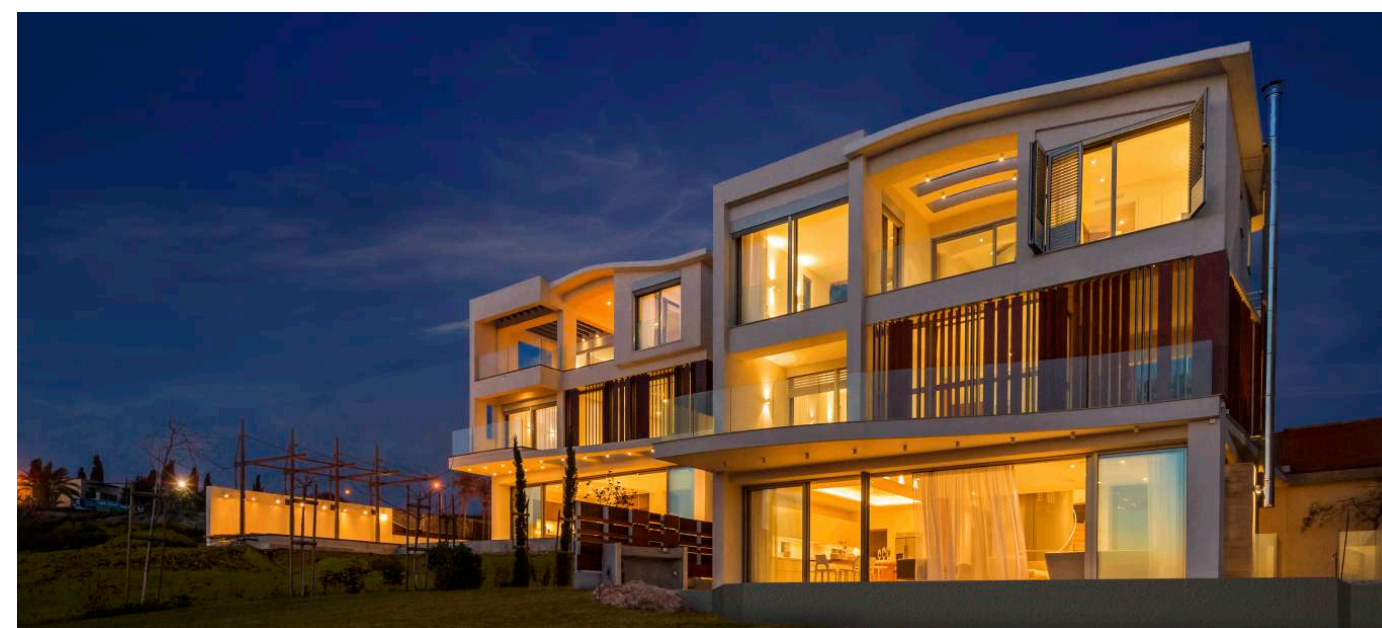


Adonis Beach Villas

Adonis Beach Villas is Leptos Estates latest luxurious Development set in the "Golden Mile" one of the most desirable locations in Paphos .

Based on the success of the Leptos Apollo Beach Villas, these homes are carefully sited so residents enjoy breathtaking views of the Mediterranean sea.

The Villas are built to the highest standards featuring private pools, large areas of landscaped gardens, BBQ areas, large verandahs with outdoor living areas, modern architectural designs with the latest technology quality finishes, spacious parking spaces and more.





Location

This magical beachfront location is within 5 minutes close to bustling medieval harbour of Paphos and the town centre.

The seafront area enjoys cool summer breezes and is the ideal location for a holiday or permanent home. The project is very close to luxury hotels and on the beach promenades, holiday attractions, schools, shopping, the town center and old historic monuments that live to tell their stories.

As Cyprus offers more than 340 sunny days a year this prime location is the perfect place to sit on your patio, watching sailing boats and yachts move slowly along the blue Mediterranean waters.



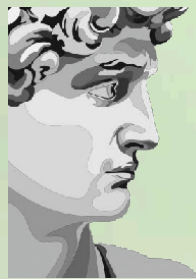


Mediterranean Lifestyle

The Mediterranean lifestyle is about enjoying life to the full – finding the perfect balance between work and relaxation and having time to experience new pleasures in life.

‘Siga siga’, slowly slowly, is all part of Cyprus living – take notice of this advice and you will enjoy Mediterranean living to the full - all you have to add is a friendly smile. Making new friends and enjoying the benefits of a new lifestyle offers many new opportunities and the diet is healthy as well, fresh produce, local herbs and spices, organic olive oil, sun ripened fresh fruit and vegetables and local wine are both healthy and irresistible.





ADONIS

BEACH VILLAS



MEDITERRANEAN SEA



Contemporary Mediterranean Architecture

In this special collection of exclusive homes you will experience the mix of design and architecture with traditional features and quality of construction.

Mediterranean references to Cypriot stone villas, volumes, openings, large covered outdoor spaces, materials, stone, plaster, wood, tiled roofs, earthy colors, Mediterranean landscaped gardens.

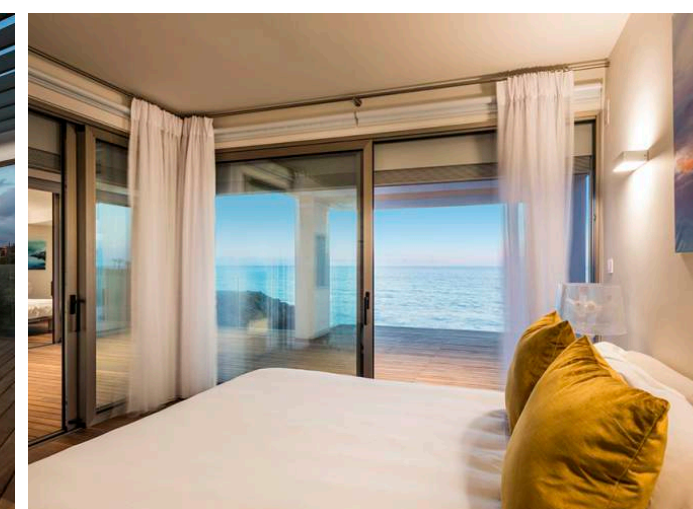
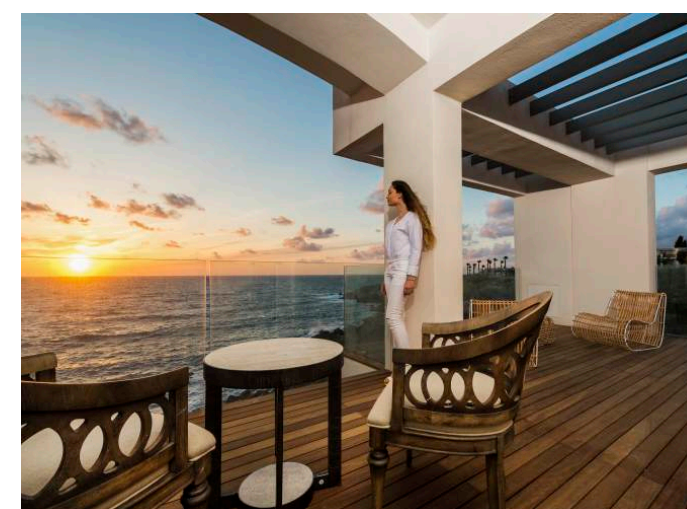
Contemporary, modern technology double glazing, thermal insulation, large openings, contemporary interior aesthetics and finishes, modern kitchen, modern design wardrobes and baths and under floor heating in the bathrooms.

Landscape Integrated, panoramic sea and country views, advantageous landscaping, exclusivity of terraces, single residence feeling.

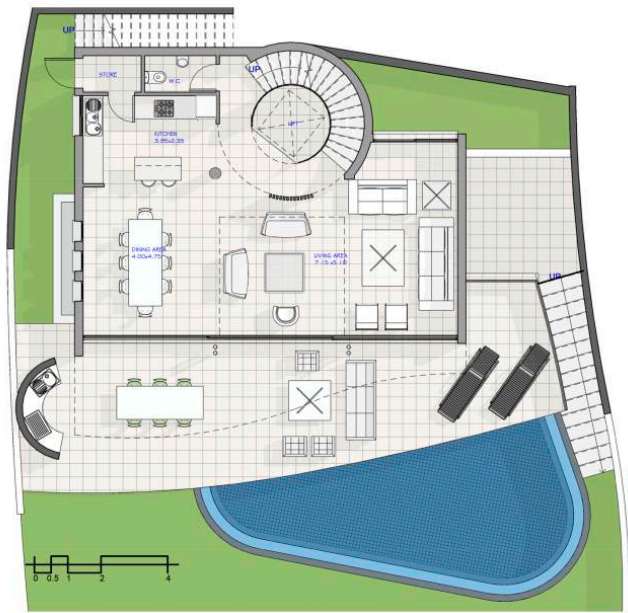
Practical, comfortable living dining area, separate kitchen area, modern bedrooms with en suite bathrooms, optional swimming pools, large protected outdoor area, garden smoothly connecting to verandas, private parking areas.

Fresh, simple modern architectural lines, natural materials, simple volumes, practicality, natural light treatment, indoor-outdoor space visual and functional connectivity.

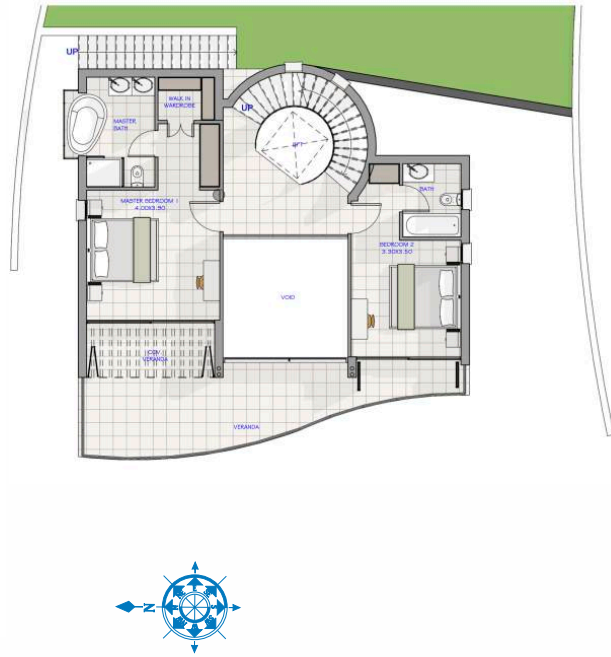
Green, cross ventilation for natural climate, insulated and double glazing for energy efficiency and solar water heating.



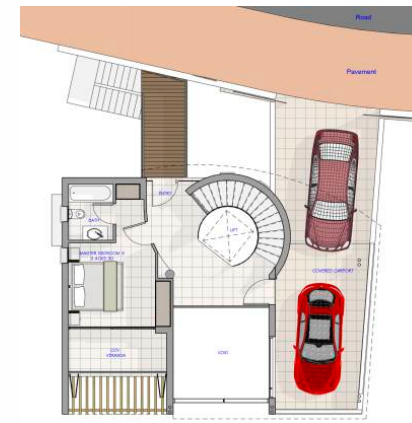
Villa 36



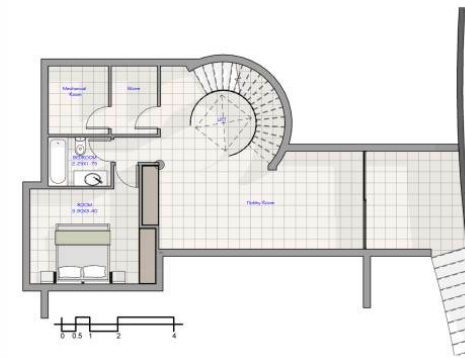
Ground Floor Plan



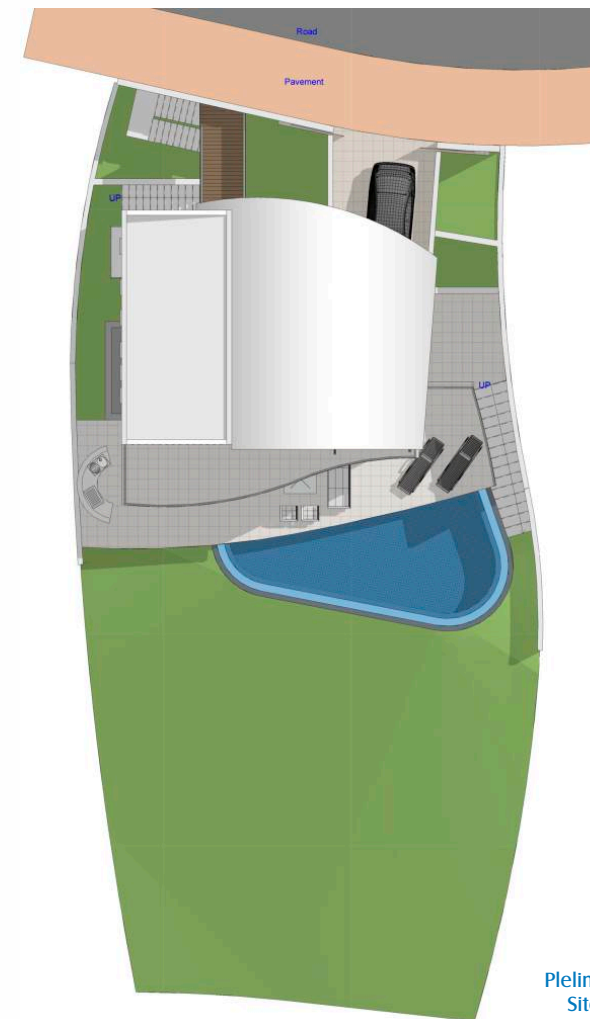
First Floor Plan



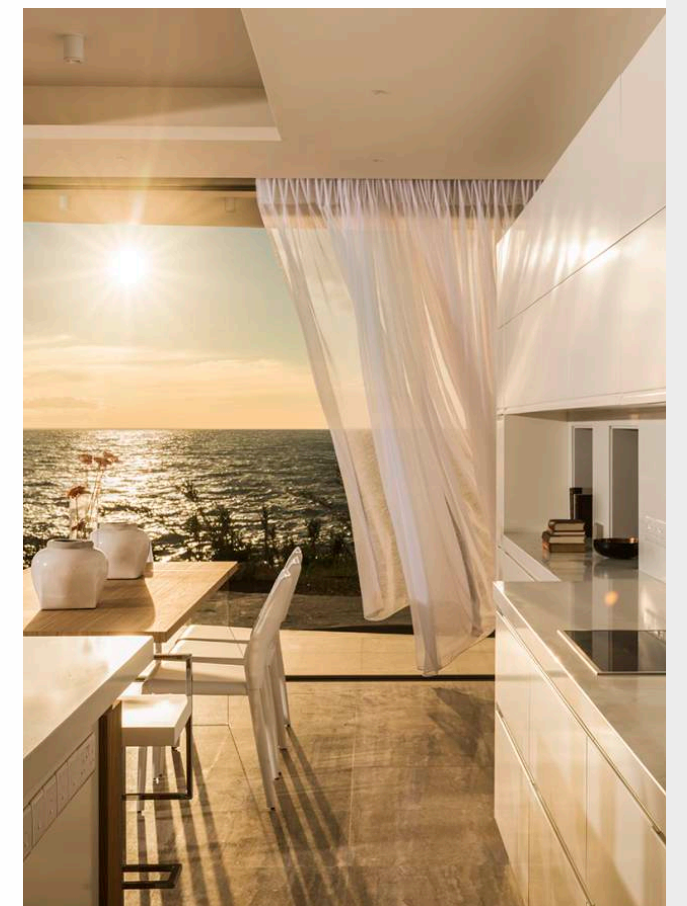
Entrance Level



Lower Ground Floor Plan



Preliminary Site Plan



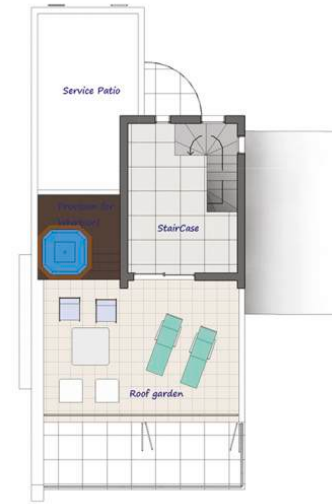
Villa 6



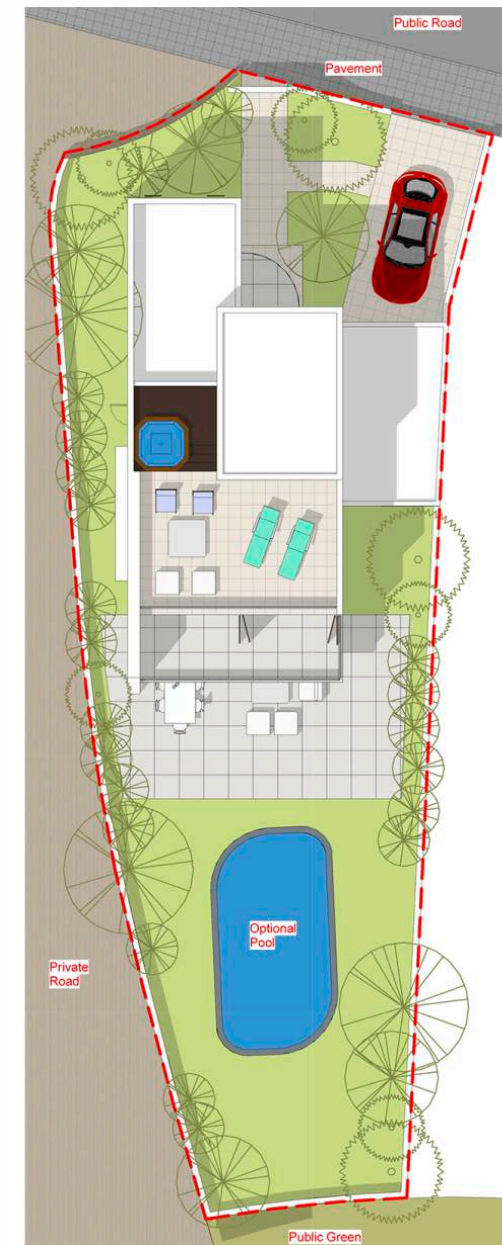
Ground Floor Plan



First Floor Plan



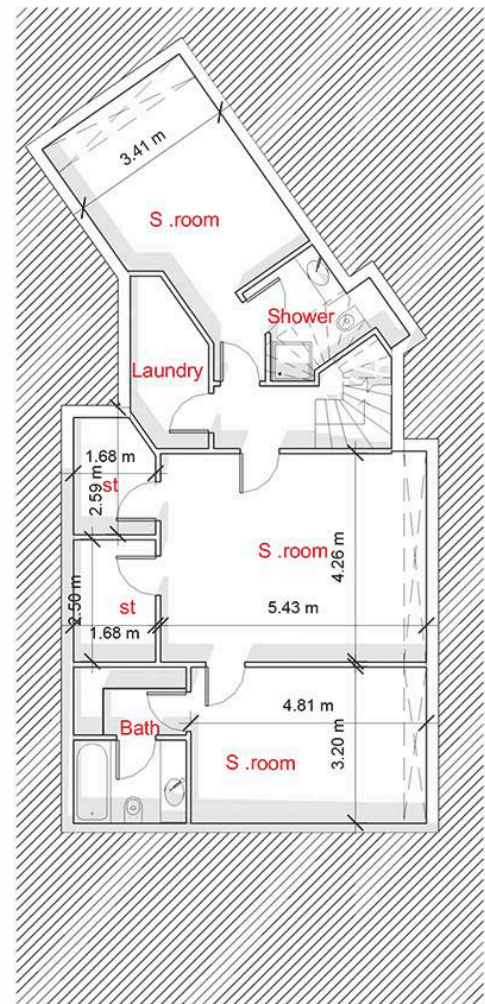
Roof Level



Preliminary Site Plan



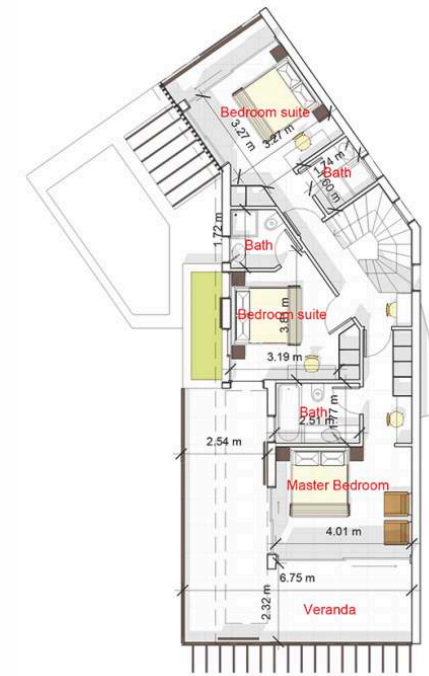
Villa Deck



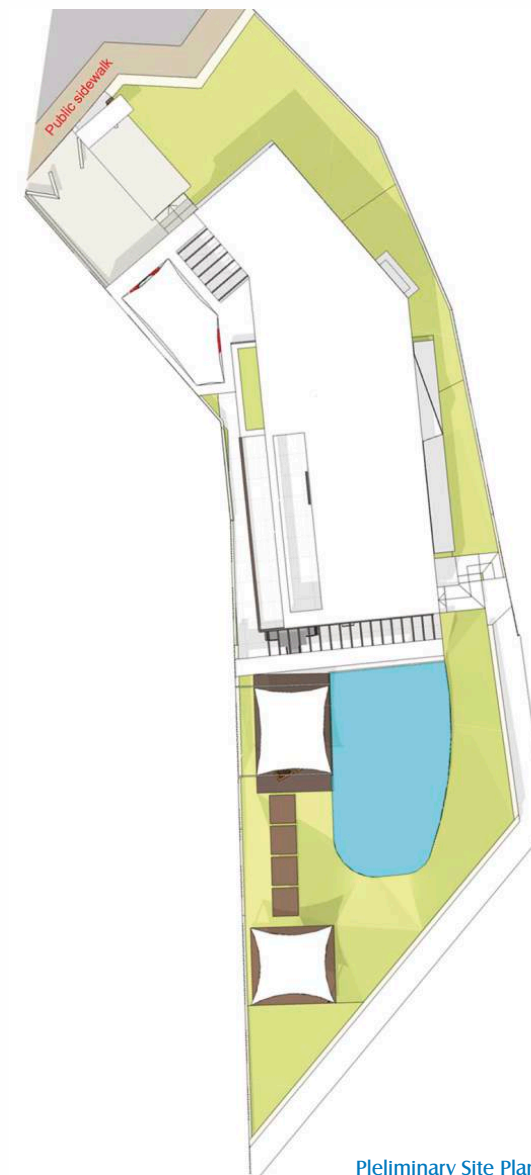
Lower Ground Floor Plan



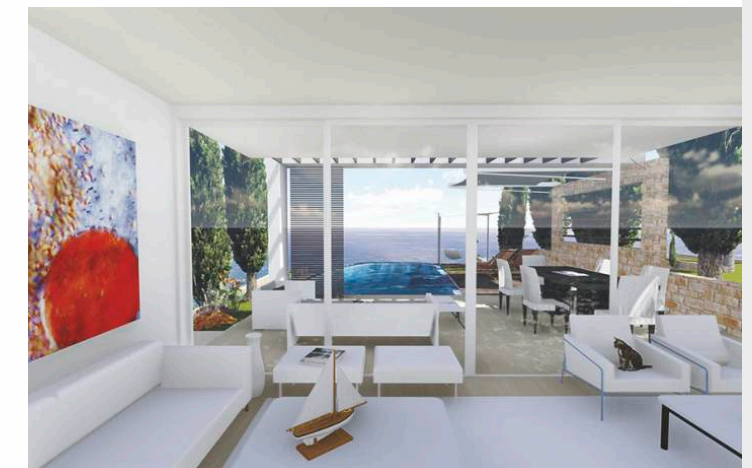
Ground Floor Plan



First Floor Plan



Preliminary Site Plan





Leptos Gold Card

Purchasers of Leptos Adonis Beach Villas have exclusive benefits, perfect rewards and discounts in all Leptos Calypso Hotels and Resorts in Cyprus and Greece.

Experience it, live it, be part of it!

Healthcare Facility

New owners and their families will enjoy high quality medical treatments offered on special rates and discounts at The IASIS HOSPITAL, owned by the Leptos Group, considered to be amongst the best equipped and staffed hospitals in Cyprus.

Best medical care in a pleasant, comfortable and caring environment.





Leptos Group

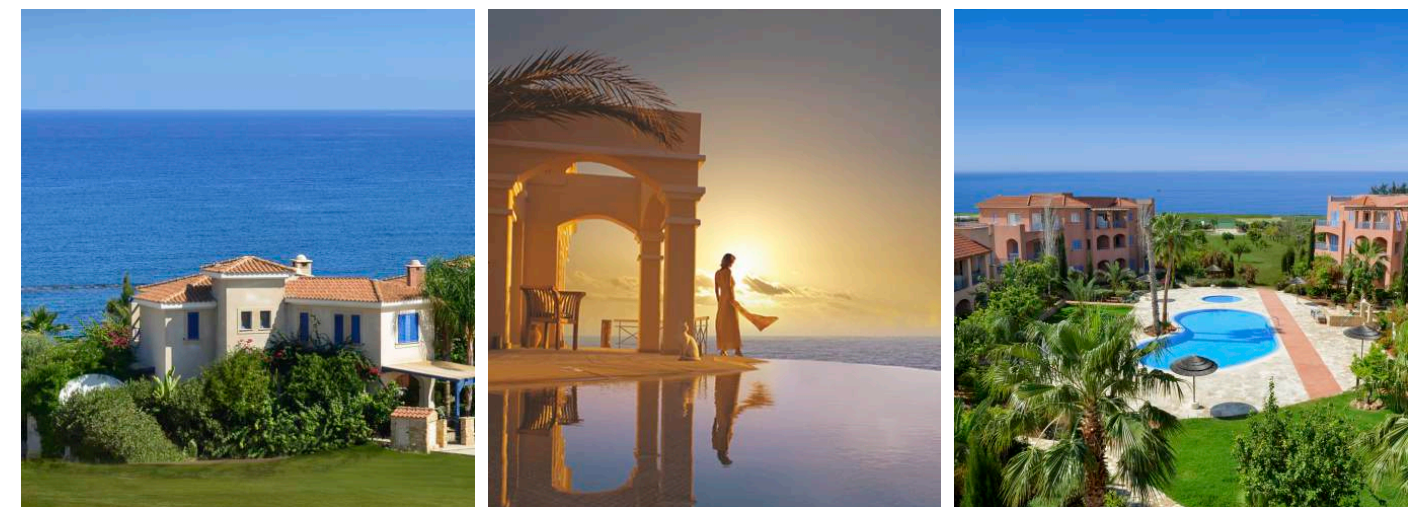
The Leptos Group is the leading organization in real estate development, tourism, healthcare and education in Southern Europe, with 65 years of experience.

The Group has pioneered the development of the holiday home industry in the eastern Mediterranean, with over 25,000 high quality properties developed and sold.

The Leptos Group areas of activities cover:

- Real Estate Development (including design, construction and sales & marketing with a worldwide network of offices and associates and agents in 75 countries)
- Real Estate Investments
- Construction – licenced to construct civil engineering and building projects of any size
- Property and Facility Management
- Hotel ownership and management (operating 3,600 beds in Cyprus and Greece)
- Education and R&D – Neapolis University and Neapolis Research and Development Centre
- Healthcare – ownership and management of the Iasis Hospital and day clinics

The Group has developed many lifestyle projects in Cyprus and Greece including exclusive luxury seafront villa developments, resort residences and villa hilltop developments.



• Market Leaders since 1960 • 25,000 happy homeowners • 325 Prime Developments



Leptos Calypso Hotels Public Ltd.

Leptos Calypso Hotels is the owner of hotels and tourist apartments with the capacity of 3,500 beds, the Coral Beach Hotel and Resort, the Coral Thalassa Boutique Hotel and Spa, Paphos Gardens and Basilica Holiday Resort in Cyprus and the Panorama Hotel in Crete.

NEAPOLIS Smart EcoCity

A new mixed-use development by the Leptos Group that is destined to put Cyprus and Paphos on the map for SmartEco Cities in the EU is under way. The very first project of its kind in the South Eastern Mediterranean and one of the largest in Europe, the development of a 1,1 million sq.m. site.

NEAPOLIS UNIVERSITY

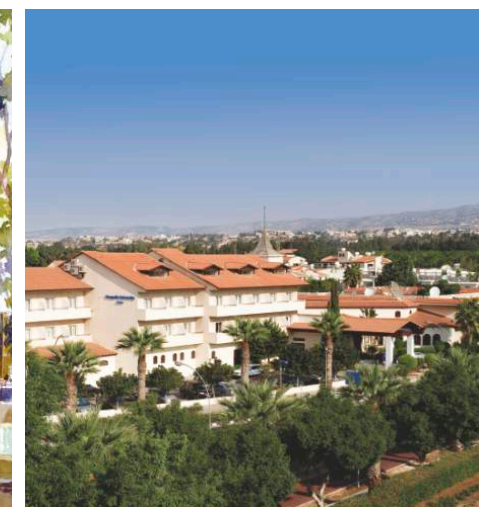
The Leptos Group are the proud founders of the Neapolis University of Paphos, an approved university in Cyprus offering comprehensive range of programs at undergraduate and post graduate level in economics, finance, management, business administration, psychology, law, architecture, real estate and construction.



Leptos Calypso Hotels



Neapolis Smart Eco City



Neapolis University