

VENUS
GARDENS
RESORT

Where life meets lifestyle

For those seeking an unrivalled lifestyle, Venus Gardens Resort has it all. Positioned on an elevated hillside location, offering panoramic views of the sparkling shoreline and the stunning natural beauty of Pafos, your new lifestyle awaits in an established, gated, and highly coveted real estate development with excellent facilities.

Offering a diverse range of properties, Venus Gardens Resort presents a true lifestyle destination in a cosmopolitan location, with a myriad of coastal-luxe cafes, dining establishments, private schools, blue flag-awarded beaches, archaeological sites and places of interest, all on your doorstep.

A VIVID SCENE

Venus Gardens Resort creates an all-encompassing community that re-imagines Mediterranean living on a grand scale. Designed to help you live a better, healthier, more connected life full of possibilities, Venus Gardens Resort combines a community focused masterplan with future-proof technology and health-conscious design.

Throughout each phase of Venus Gardens Resort, a promise is kept: to redefine expectations and boundaries. Phase 9 houses 39 stunning residences, emphasising a union of artistic inspiration, comfort and high levels of luxury, concealed from rushes, lines and crowds.





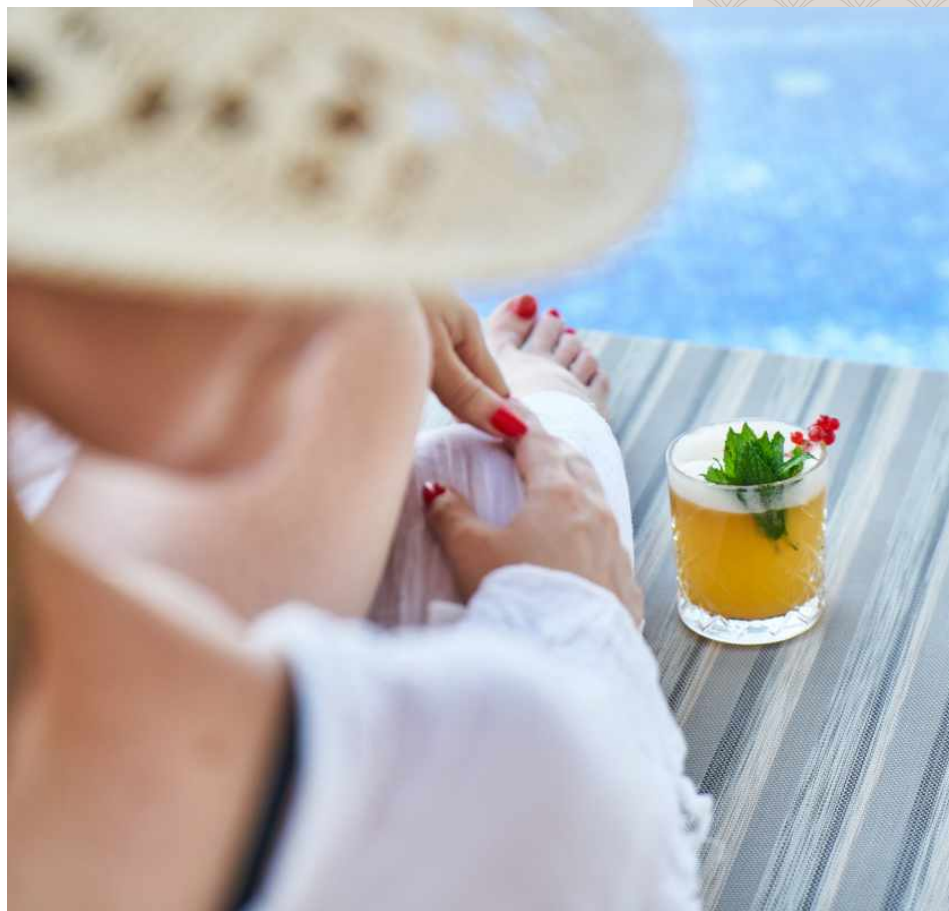
THE GREAT OUTDOORS

Life at Venus Gardens Resort allows you to enjoy the great outdoors with extensive communal areas, swimming pools, open spaces and playgrounds. With so many outdoor places and facilities, it's easy to stay active.

From heading outside your home, spending the morning at the beach, or taking time to explore the wide range of amenities just moments away, life at Venus Gardens Resort makes it easy to enjoy an outdoor lifestyle at your own pace.



INTEGRATED
RESORT
LIVING



THE PERFECT BALANCE

Experience the perfect balance of urban convenience with a close-knit vacation feel at Venus Gardens Resort, with your new community surrounded by a plethora of leisure facilities, reflecting the grace and style of the discerning few who call it home.

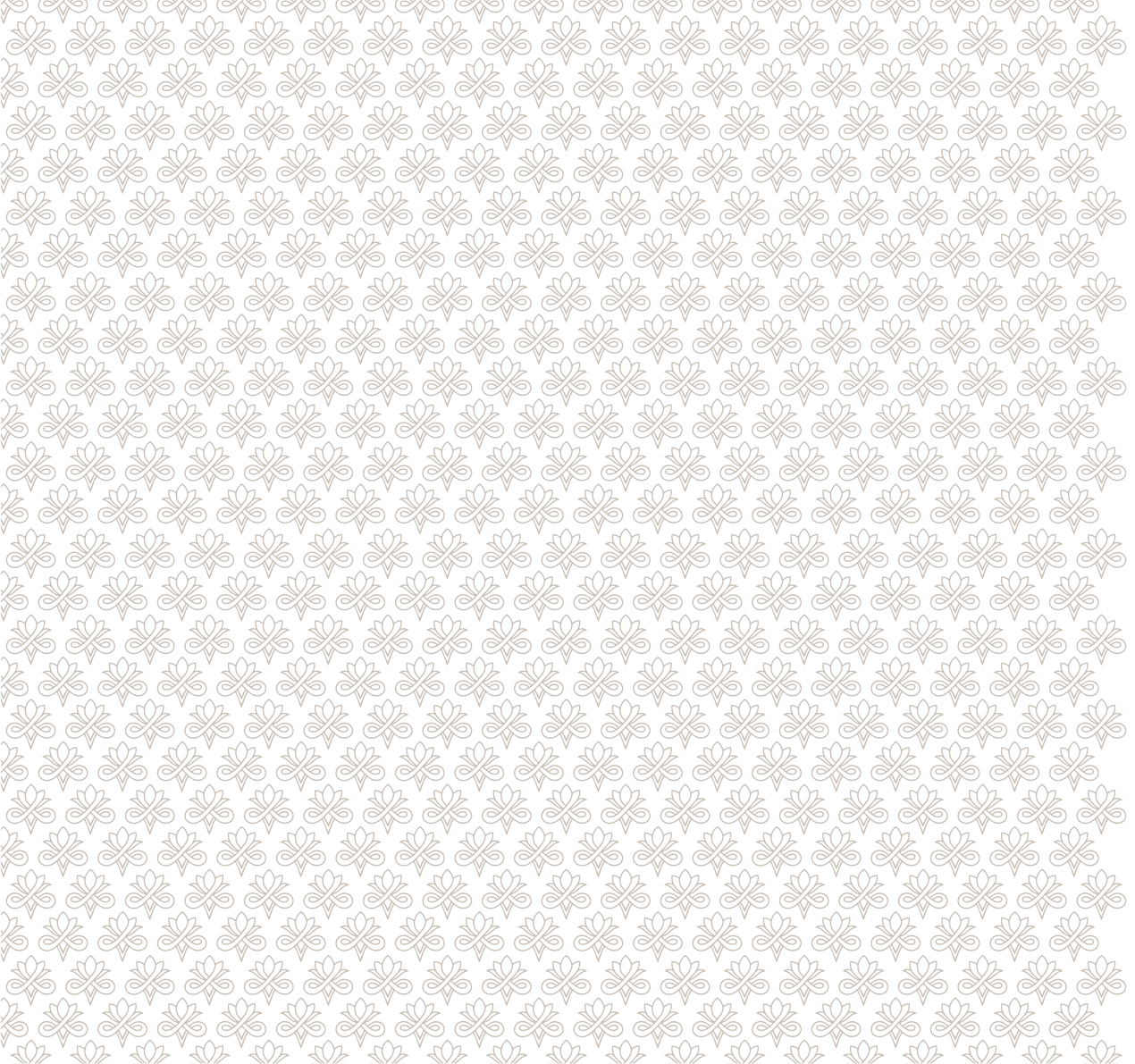
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ON-SITE FACILITIES

Architecturally designed to blend in seamlessly with its surroundings, Venus Gardens Resort creates a strong connection with people and place alike. Luxury on-site facilities provide ample opportunities to meet with neighbours, creating a central hub for the community, offering something for people of all ages to enjoy.

- Gated Entrance
- Restaurant
- Bar
- Health Club with Gym
- Sauna
- Steam Bath
- Massage and Beauty Salon
- Infinity swimming pool overlooking the Mediterranean
- Reception
- Tennis Court
- Children's Playground
- Natural walkways and paths



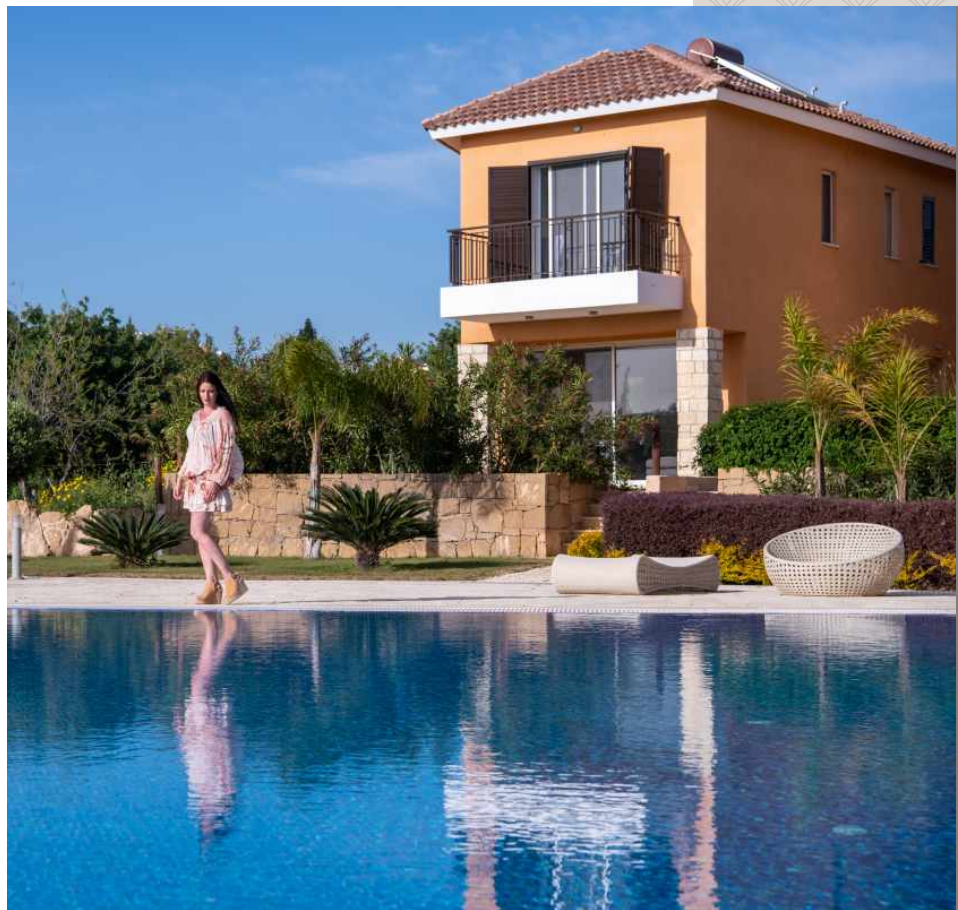
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COMPLETED PHASES

A scenic view from a stone pergola overlooking a residential community. The pergola has two thick, light-colored stone pillars and a wooden beam. In the foreground, there is a dark brown wicker outdoor sofa with cushions and a matching coffee table. On the coffee table, there is a glass candle holder with a white candle, a red cloth, and a book. The background shows a well-maintained lawn, a paved walkway, and several modern, light-colored houses with terracotta roofs. In the distance, the ocean is visible under a clear blue sky.

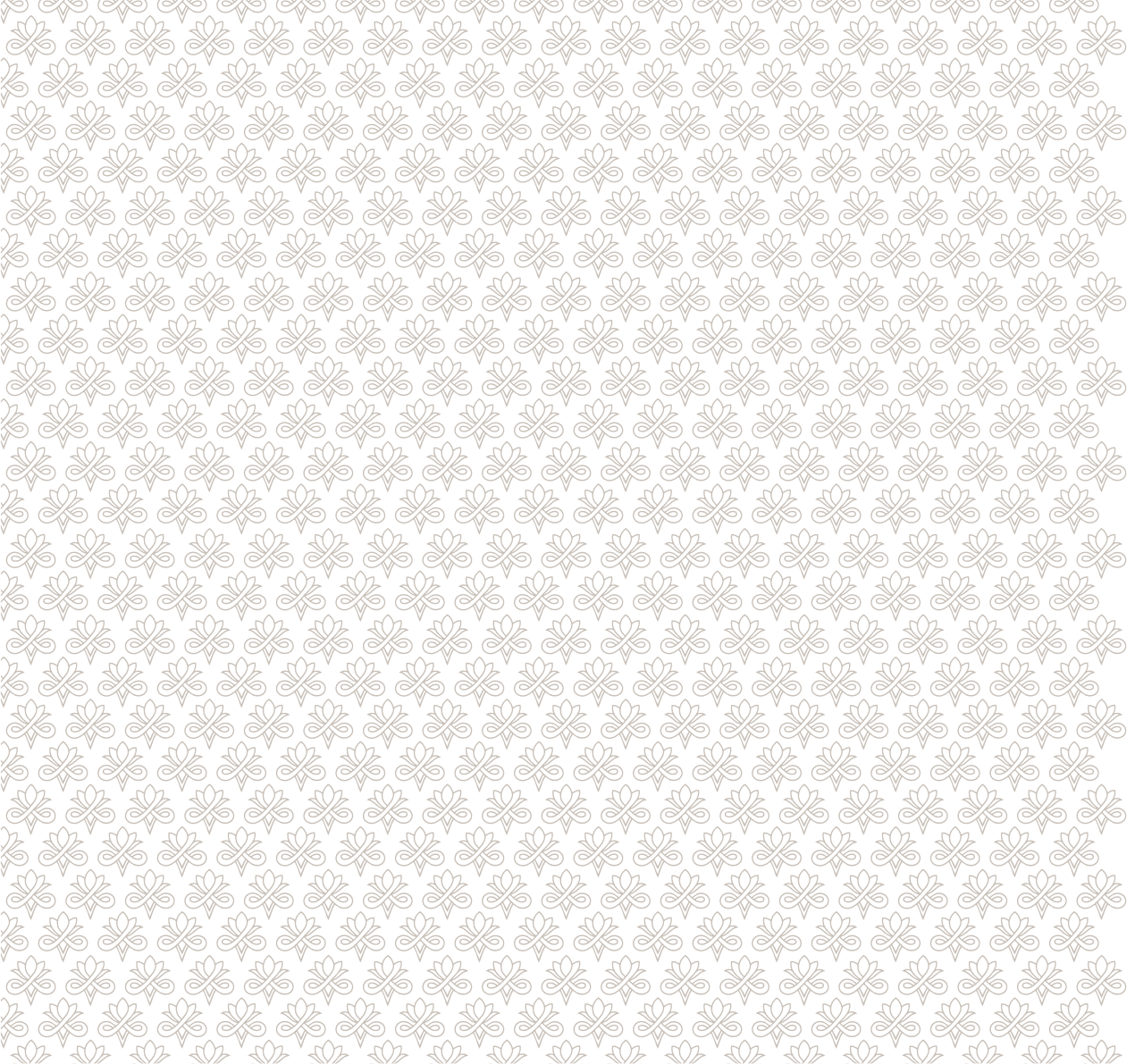
A SLICE OF
PARADISE



COMPLETED PHASES

The highly successful Venus Gardens Resort development has been designed with meticulous attention to detail, creating homes with style, sophistication and warmth. With a total of ten phases that make up the entire development, eight phases have already been completed and sold to satisfied home owners who enjoy the privilege of living in one of the most sought-after, landscaped, and gated communities in Pafos.

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PHASE 9



MODERNITY
CONTINUED



THE RESIDENCES

Venus Gardens Resort Phase 9 will be brought to life by a highly experienced project team, with a dedication to ensuring residents have everything they need to live their best lives at the heart of this exciting address.

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THE RESIDENCES

An impressive collection of apartments and maisonettes, ranging from 2 to 3 bedrooms, Venus Gardens Resort Phase 9 represents a fantastic opportunity to be part of a unique and sought-after location.

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PURE
INDULGENCE





STRIKING INTERIOR DESIGN

With a striking interior design inspired by Venus Gardens Resort's close proximity to the Mediterranean, each residence makes a true statement. A choice of premium design themes are available, reflecting the unique location, character and allure of the local community.

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ATTENTION TO DETAIL

Each spacious residence boasts stunning attention to detail, including premium finishes throughout. Venus Gardens Resort Phase 9 has been carefully designed to allow you to feel right at home from the very start, making it easy to find the perfect match for your lifestyle.

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An aerial, top-down view of a woman floating on her back in a swimming pool. She is wearing a light purple one-piece swimsuit and has her arms and legs extended. The water is clear and blue, with ripples around her. The pool's edge is visible on the left side.

WHERE
LIFE
MEETS
LIFESTYLE

THE PROJECT

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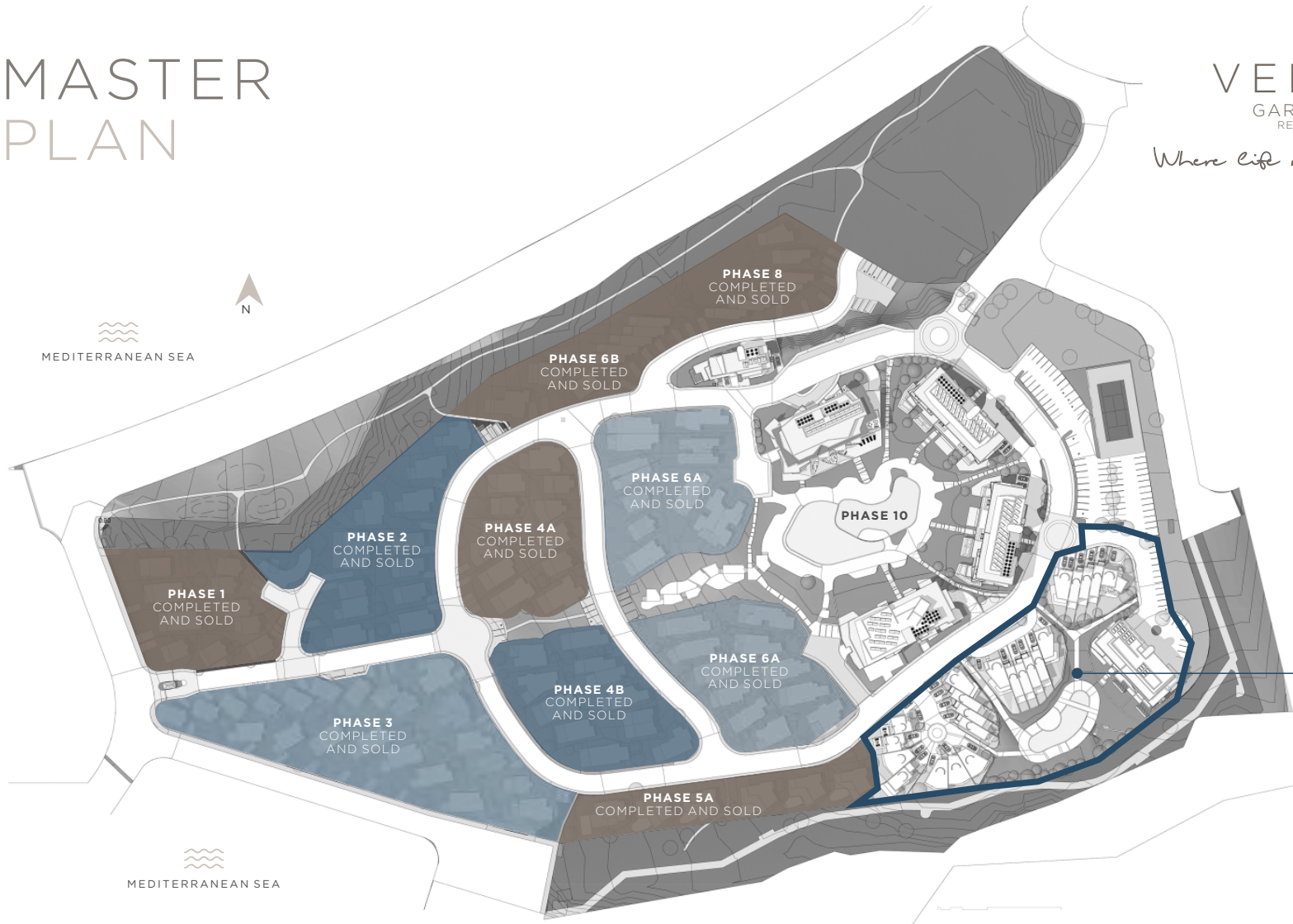
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- 1 Guardhouse / Gated Entry
- 2 Communal Swimming Pools
- 3 Reception
- 4 Clubhouse Restaurant / Bar
- 5 Health and Wellness Centre
- 6 Tennis Court
- 7 Children's Playground

MASTER PLAN

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PHASE 9



GATED SECURE LIVING

One of the biggest reasons people choose to live in a gated community is for security and safety. Only residents and invited guests can enter through the Venus Gardens Resort's security gates, providing for safety, accountability, privacy, and peace of mind.



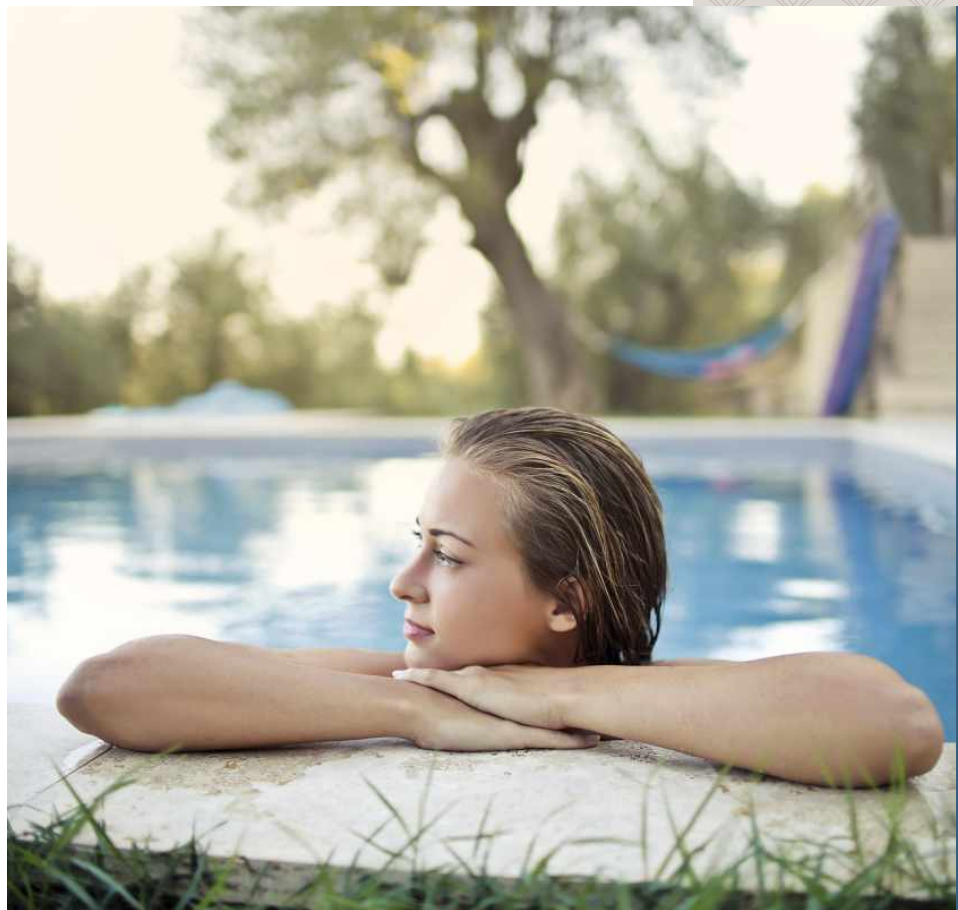
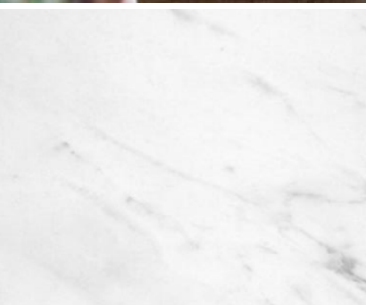
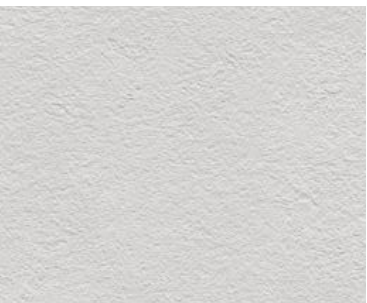
IN HARMONY WITH NATURE

Venus Gardens Resort is at the forefront for being an environmentally-integrative project built in harmony with nature. The development utilises intelligent urban planning and sustainable strategies based on new and innovative technologies regarding energy, water, waste and lighting aiming to reduce carbon emissions.



FIXTURES AND FINISHES (INDOOR)

Each home at Venus Gardens Resort incorporates a customised choice of finishes, from exquisite flooring and countertop materials, to high-end fixtures, leaving you with peace of mind and more time to enjoy your own slice of paradise.



FIXTURES AND FINISHES (OUTDOOR)

With incredible panoramic Mediterranean and suburban views, each residence is fully finished with inspired outdoor living spaces, redefining expectations and boundaries.

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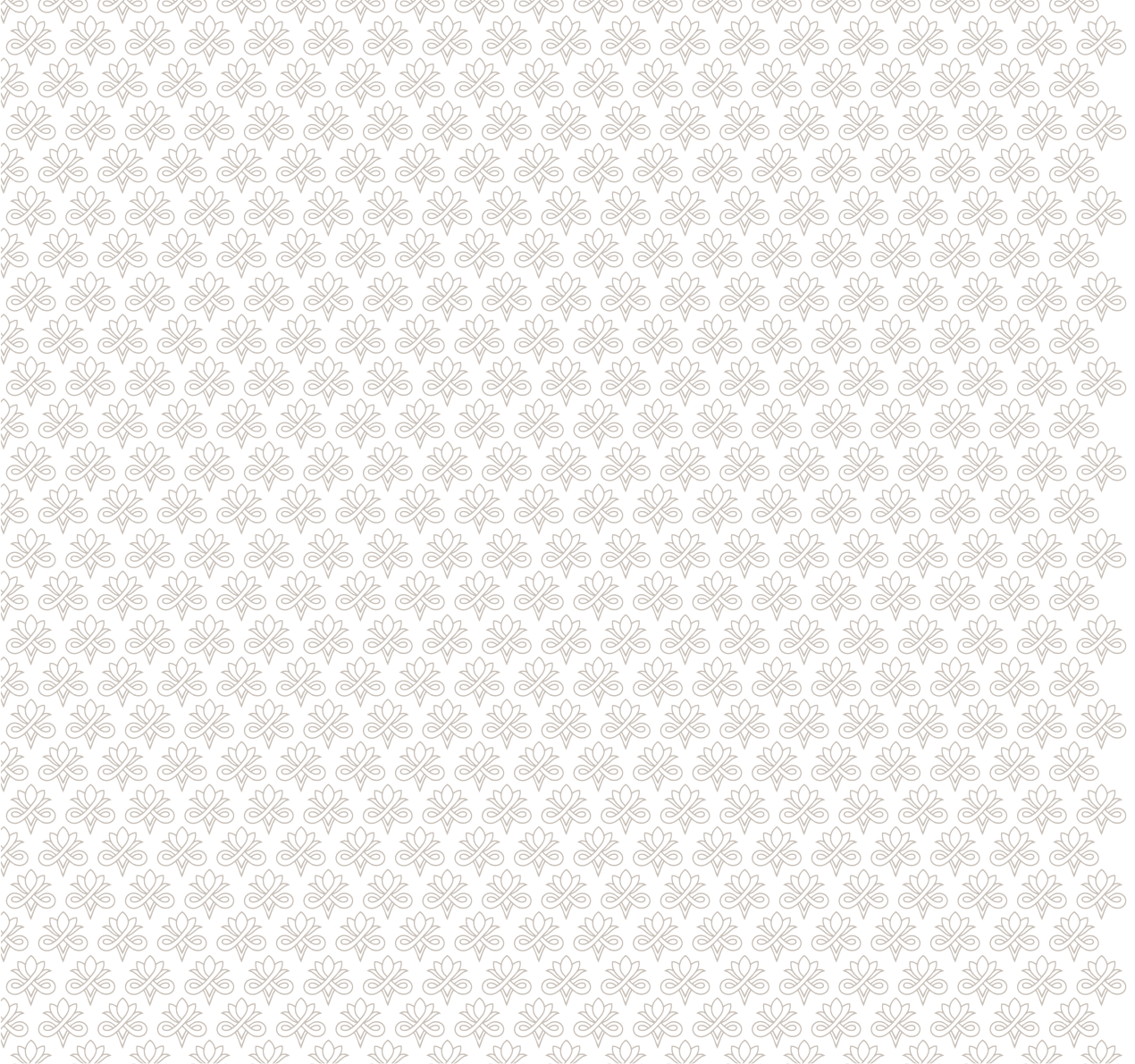




THE ARCHITECT'S VISION

Venus Gardens Resort is a coastal development designed with a gentle touch to fit luxury living into the surrounding environment. Our vision was to create a premier resort in Pafos that preserves and enhances the existing natural character within a secure, high quality, living environment.


Venus Gardens Resort offers a unique experience where one can enjoy the majestic Mediterranean shoreline whilst inside the estate, swimming in a choice of outdoor pools. A residents' club offers an exquisite restaurant and bar, while the nearby health and wellness centre will host a variety of facilities to cater for your well-being. We are committed to creating a modern and connected place that allows people to thrive.



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LOCATION

An aerial photograph of the Pafos harbor in Cyprus. The harbor is filled with numerous sailboats and yachts. In the foreground, the Venetian Castle, a large stone structure with a square tower, sits on a rocky peninsula. The water is a vibrant blue, and the city of Pafos is visible in the background under a clear sky.

LOCATED IN THE COSMOPOLITAN TOWN OF PAFOS

Located in the cosmopolitan town of Pafos, Venus Gardens Resort connects you to the business and tourist hub of the city, within easy distance of everything you could ever need. Home to a plethora of business, financial, commercial and leisure activities, Pafos is the perfect choice, and Venus Gardens Resort places you at the heart of it all.

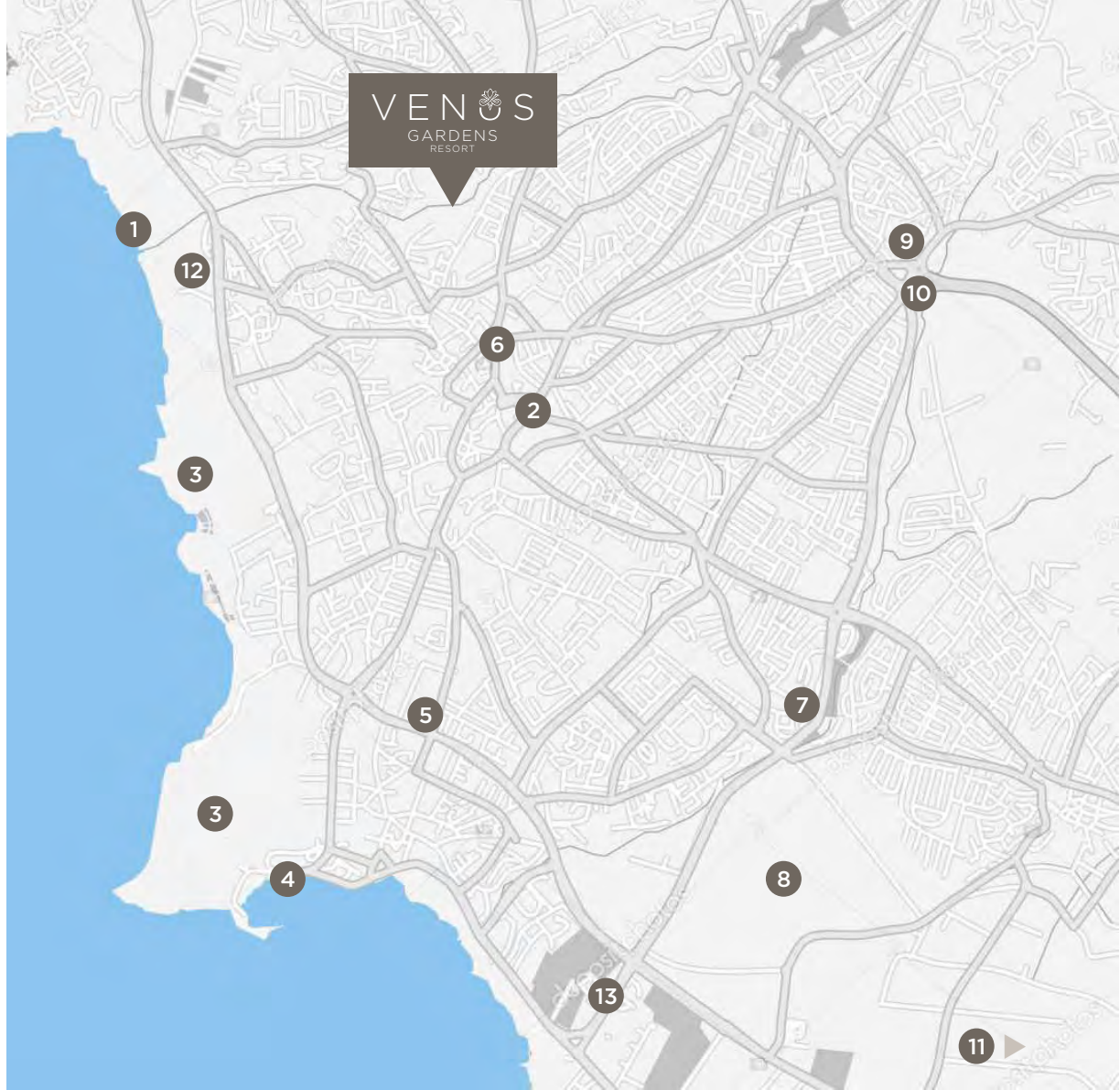


A MODERN EUROPEAN CITY

A thriving commercial centre with international business activities, Pafos is also home to the most luxurious hotels and resorts on the European island of Cyprus. A UNESCO World Heritage Centre, Pafos is a modern, revived and multi-cultural town offering high-end tourist facilities, culinary experiences, blue flag-awarded beaches, international 18-hole championship golf courses, casino, excellent medical centres and educational institutions, and a modern airport linking Cyprus to other international destinations.

LOCATION MAP

- | | | |
|----|------------------------------|------------|
| 1 | Nearest Beach | 2 minutes |
| 2 | Pafos Town Centre | 5 minutes |
| 3 | Archaeological Sites | 3 minutes |
| 4 | Pafos Harbour and Promenade | 9 minutes |
| 5 | Main Shopping Mall | 6 minutes |
| 6 | Pafos Old Town | 5 minutes |
| 7 | Iasis Private Hospital | 10 minutes |
| 8 | Neapolis Smart EcoCity | 9 minutes |
| 9 | Pafos General Hospital | 14 minutes |
| 10 | Highway to/from other cities | 15 minutes |
| 11 | Pafos International Airport | 25 minutes |
| 12 | International School | 5 minutes |
| 13 | Neapolis University Pafos | 12 minutes |



◀ To Pafos Harbour
and Promenade

To Coral Bay Resort
and Akamas Peninsula ▶

Tombs of the Kings

Lidl Supermarket

Venus Beach

Private International School



An aerial photograph of a stunning turquoise bay in Cyprus. Several white yachts of various sizes are scattered across the water, some with people on deck. The bay is surrounded by lush green hills and a prominent, large mountain with a flat top in the background. The sky is a clear, vibrant blue with a few wispy white clouds. The overall scene is one of a beautiful, idyllic coastal destination.

THE EUROPEAN ISLAND OF CYPRUS

Explore a world of endless possibilities on an island that serves as your gateway to the European Union. Cyprus is a modern, cosmopolitan, transparent business centre offering opportunities for investment across a wide range of sectors. A combination of high quality of life, year-round sunshine and natural beauty, ease of doing business and investment incentives offer investors an attractive experience in terms of both living and doing business.

Acquiring property in Cyprus, either as an investment or as a second home, has always been a popular choice among foreign investors.

DISCOVER CYPRUS

- Positioned at the crossroads of three continents (Europe, Asia and Africa)
- Member of the EU and Eurozone
- High level of services, including financial, medical, education, telecommunications etc.
- Ability to obtain permanent residency through purchase of real estate
- Cyprus' natural gas discovery will be a game changer for the domestic economy
- Mild climate and sunshine (340 days a year)
- Beautiful scenery and pristine beaches
- English language widely spoken
- Safe and secure environment
- High standard but low cost of living
- New marinas, golf courses and casinos



1st

Safest country in the world among small countries and 5th worldwide (2016)

4th

4th out of 144 countries on higher education and training (2016)

5th

Best relocation destination in the world (2016)

61

61 Blue Flag beaches - most per capita in the world (2020)

65

Double taxation agreements with over 65 countries worldwide (2020)

0%

Immovable, inheritance, wealth and gift tax

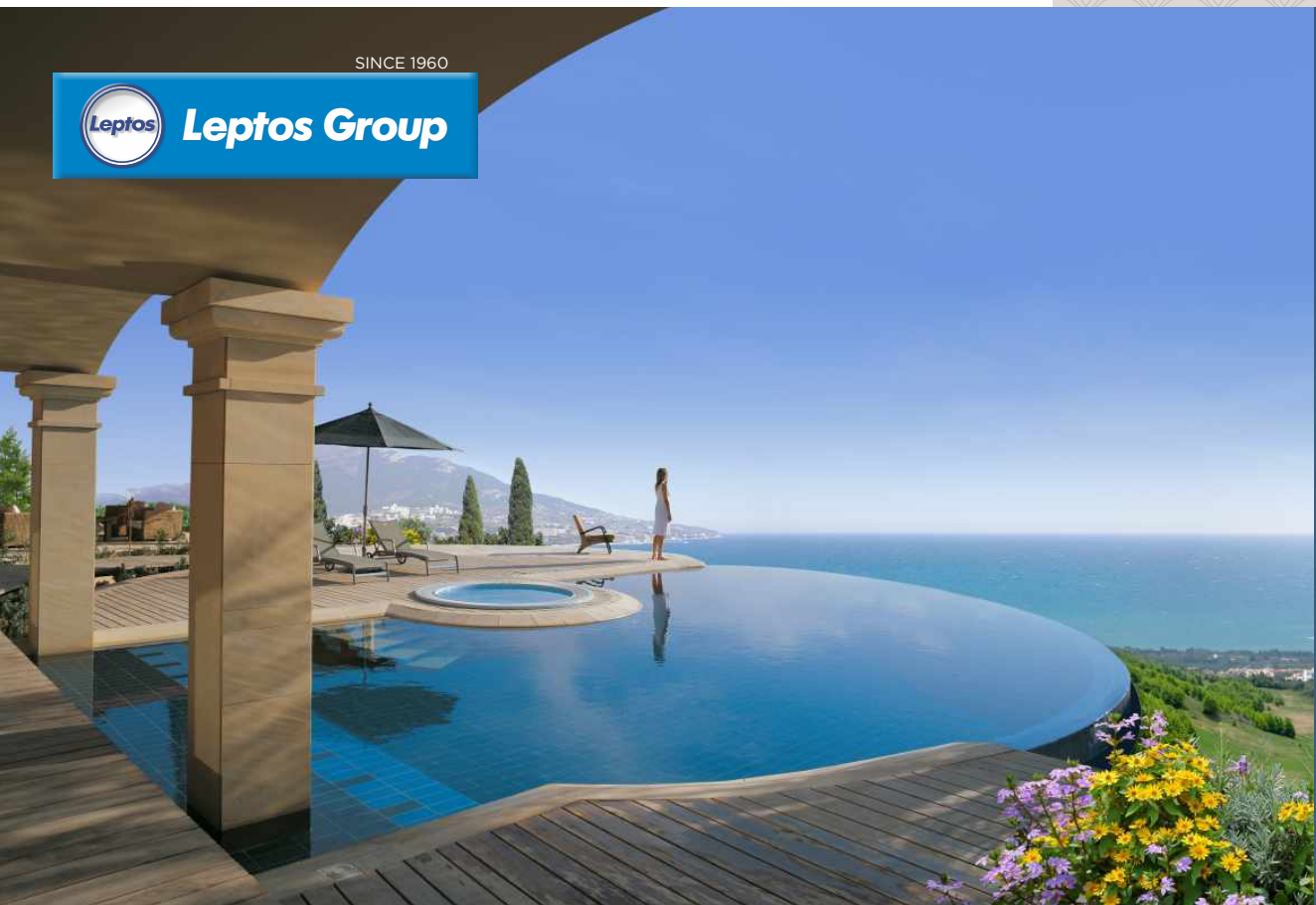
5%

Reduced VAT (5% from 19%) for main residence purchased

12,5%

Corporate tax, one of the lowest in Europe

SINCE 1960



Leptos Group

CELEBRATING 60 YEARS OF SUCCESS

Since the founding of the Leptos Group in 1960 by Michael Leptos, we have earned the name of the leading property developer in Cyprus and the Greek islands. Our enviable reputation is largely due to the exceptional service offered to our clients, as well as the quality in our properties over the last 60 years.

The Leptos Group's key objective is to deliver superior designs, and unrivalled products in the very best locations. The Group's portfolio features an extensive land bank, which includes major mixed-use developments, large-scale private residential projects, bespoke villas, hotels and resorts, accredited university, and a state-of-the-art private hospital. The Leptos Group has been at the forefront for developing environmentally sensitive projects, utilising intelligent urban planning and sustainable strategies based on new and innovative technologies. Adapting our business strategy to suit the evolving real estate market is a skill that we have perfected, and one that has proved invaluable beyond Cyprus' borders. The Leptos Group boasts an international presence of sixteen representative offices in influential global cities, and an extensive network of business associates in over 75 countries.

Awarded by world-renowned organisations for our incomparable architecture, construction and interior design standards, the Leptos Group continues to work closely with its team to ensure the result is always beyond expectation.

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George M. Leptos
(Co-President)



Pantelis M. Leptos
(Co-President)

1st
Service Exporter Award
2012, 2016 and 2018

25
New Projects currently
under construction

350
Completed Projects

75+
Countries with Offices
and Sales Network

1,500
Employees within the
Leptos Group

7,500
Properties & Hotel Rooms
under management

25k
Happy and satisfied
Home Owners

5mil.
Sq.m. of Prime Land
for Development



Aphrodite Gardens



Coral Seas Villas



Kamare Village



Limassol Blu Marine



Limassol Del Mar



Limnaria Gardens

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SINCE 1960



www.leptosestates.com

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