

## INVESTMENT OPPORTUNITY IN CYPRUS

### **HEALTH AND MEDICAL CARE CENTRE WITH REHABILITATION ANNEX POSSIBILITY TO BE COMBINED WITH ADVANCED AGE HOMES/HOLIDAY VILLAGE**

#### **GEROSKIPOS HEIGHTS, ENTRANCE OF PAFOS TOWN**

**A plot of great potentials for different number of development possibilities.  
Prime location with spectacular view of the sea tourist coast and the Pafos Town**

#### **Location / Position of the Exquisite Site (Plot 181)**

The area of the Site (Plot 181) is 3 hectares and 1,439sqm (31,439m<sup>2</sup>). It is situated within the extended built-up area of Geroskipos, a superb location, that tends to unite the Town of Pafos, even though it has its own municipality.

The new four-lane highway connecting Limassol and Pafos is at a fair distance from the site providing easy accessibility, but causes no disturbance, as the Site starts from the hilltop down on the reverse side of the highway. Two important bypasses connecting Pafos with the highway to Limassol and the airport (about 4 km away) will pass at a fair distance lower from the proposed to be developed Site.

The road accesses are continually improving, leading to Pafos and the Eastern Coast, with its many 4-5 star hotels. Pafos growth in tourism will continue to be of the highest level in Cyprus, mainly because it houses most of the 4-5 star deluxe hotels of the island, has natural and archaeological attractions, restaurants / taverns, amusement / entertainment places, and many more.

#### **Viability Considerations of this Selective Site (Plot 181)**

The prime location/position of the Site, nearby the cross-roads at the entrance of Pafos Town from the Limassol/Pafos highway, on a higher-sloping elevation, provides excellent views of the Pafos Town and Eastern Coast, as well as mountain views and rocky skyline of the Site itself, adding to the unique characteristics of the place. The weather is even better than that of Pafos due to the higher elevation of the Site avoiding the rather heavy humidity of coastal Pafos, especially in the summer months.

The above as well as its quite large area itself **provide excellent prospects for quite a number of viable projects.** It is widely considered that a **Health Care and Rehabilitation/Prevention Centre–Surgery Clinic** and with a number of double bed suites (40m<sup>2</sup>) and terrace (25m<sup>2</sup>) with private spa each, at the higher part (Part A), on top of above, and **Residences** for doctors and others on the lower part (Part B), designed for local and foreign persons interested in their health and wellbeing, as well as their good care after their operation or prevention of it, could be a very viable scheme. This kind of business will be more successful, if a reputable international enterprise as proposed hereto, is involved and possibly then the complete site may be used for wider Health and Medical Care and sports services.

The Site is very suitable for this combined project for a Health and Medical Centre and Advanced Age Homes for seniors (over 55 years); both such projects may be encouraged, funded and partly subsidised by the EU.

The openness of the place in comparison to the small fitness services offered in a closed-in environment, as is the case of many hotels in Cyprus, is a superb plus that adds up to the potential possibilities of this selective development.

Geroskipos public beach faces the Site on the eastern coast of Paphos (2km away) and in between a huge University, Health and Residential Complexes (NEAPOLIS) are soon expected to start to develop. Actually, a university is already in operation. Very recently there was a newspaper press release from Geroskipos Municipality with the topic "Geroskipos becomes HAWAII – 3km Coastal Development" that is sure to attract a lot of local and tourist interest. These together with the starting of "Elea Estate", including a nice golf course about 4 km Eastwards, will surely add to further development prospects of the proposed hereto project.

With careful planning this exquisite Site can be developed, in one way or another, **to become an ideal proper development at the proper place in a country very well known for its tourist attractions and good climate all year round.**



**Land Owners/Developers have their property free of any mortgage and are open for discussion with Investors/Developers for a joint-venture or straight forward sale.**



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**NEWSPAPER PRESS RELEASE (22/01/2011) FROM GEROSKIPOS  
MUNICIPALITY**

**“Geroskipos becomes HAWAII - 3 km Coastal Development”**

The development starts from the Eastern part of exiting Geroskipos Public Sandy Beach, under the auspices of Cyprus Tourist Organisation, which is enlarged and better developed. The master plan consist of Public Sandy Beaches, walking and cycling pathways, all through the 3 km coast, sports and playgrounds, many tennis courts, ice skating, typical bars, small cafe restaurants with major ATLANTIS RESTAURANT ENTERTAINMENT CENTRE. Also other leisure places, a lot of controlled parking spaces, water and green parks, green places with scattered typical benches, country clubs and plenty of trees, keeping most of the existing ones.

Inside the sea all along these three mileage coast, there will be twelve breakwaters, creating wonderful sandy and current/ wind protected beaches. The whole place will be attractively lighted and will always be green and clean. The whole development is planned to be completed by the end of 2013.