

INVESTMENT OPPORTUNITY IN CYPRUS

TOURIST / HEALTH COMPLEX COMBINED WITH PRIVATE RESIDENCES

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 (31.439m²). It is situated within the extended built-up area of Geroskipos, a superb location that tends to unite with the Town of Pafos, although 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 improved, leading to Pafos and the Western Coast, with its many 4-5 star hotels. Pafos growth in tourism will continue to be on 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.

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 Pafos due to the higher elevation of the Site avoiding the rather heavy humidity of costal 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 holiday complex health/centre, wellness (spa)** with a number of rather smaller(1-2) bed homes at the higher part (Part A), aside the club, and luxury tourist villas on the lower part (Part B), both designed for local and foreign persons interested in their wellbeing, could be a very viable scheme. This kind of business will be more successful, if a reputable international enterprise as proposed hereto, is involved.

The Site is suitable also for a **Retirement Village.**

Such projects may be encouraged and funded 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 benefits of the selective development.

Geroskipos public beach is just facing the Site and in between huge University and Residential Complexes will soon start to develop. These together with the start of another golf course around, 4 km Eastwards, will surely add to further development prospects of the proposed hearto 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.**



**Owners are open for discussion with Investors/ Developers for a joint – venture,
or straight forward sale of the whole Site or part A or Part B**



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