



CALMA  
BEACHFRONT VILLAS

MODERN  
COASTAL  
LIVING





# THE ISLAND CYPRUS

THE JEWEL OF THE MEDITERRANEAN

CAPITAL	NICOSIA
GOVERNMENT	PRESIDENTIAL REPUBLIC
AREA	9,251 km <sup>2</sup>
POPULATION	838,897 (2011)
TIME ZONE	EET (UTC +2)
CURRENCY	EURO
EU MEMBER	SINCE 2004



## TRAVELING DISTANCES FROM POLIS (BY CAR)

PAFOS	35 MINUTES
PISSOURI	60 MINUTES
LIMASSOL	1 HOUR 15 MINUTES
LARNACA	1 HOUR 55 MINUTES
AYIA NAPA	2 HOUR 25 MINUTES
NICOSIA	2 HOUR 05 MINUTES
TROODOS	1 HOUR 45 MINUTES



- Full member of the European Union
- Lowest corporate tax regime in the EU (12,5%)
- Strategic location: crossroads of three continents (Africa, Asia and Europe)
- Cosmopolitan lifestyle
- Cultural diversity
- Excellent infrastructure
- Modern healthcare facilities and centres
- Pleasant Mediterranean climate
- Rich in culture and history
- English widely spoken
- Blue flag awarded beaches
- Picturesque villages and mountains with pine forests
- Winter ski resorts
- Safe and friendly environment
- Great nightlife
- Wide range of entertainment and outdoor excursions
- Short distances to amenities and services
- Contemporary shopping malls with international brands
- International 18-hole championship signature golf courses
- Modern, international airports with flights from major destinations
- Luxury spa resorts and five star hotels
- Business opportunities
- Public and private educational institutions
- Business opportunities
- Public and private educational institutions
- Business centre for large corporations
- Natural gas: substantial impact on all aspects of the Cyprus economy and real estate industry
- Largest casino resort in Europe to be developed in Cyprus



# POLIS

## EVERYTHING IN ONE PLACE

The Polis region, which encompasses the northwest region of Cyprus, about 30 minutes drive from the popular Pafos resort area and 45 minutes from Pafos International Airport, is one of those places which holds a quiet sort of attraction to all those who visit it. Being the closest developed area to the magnificent Akamas Peninsula, Polis offers the freshest fish meze (famous island wide), some amazing aquatic attractions and pristine beaches with sparkling waters. There are about four walking paths set in the Akamas region, where you can take in the natural beauty that leaves you breathless for more. Fancy something a little more adventurous? Simply hop on one of the jeep safaris in the Akamas and hold on while you go through some pretty tough but exhilarating wild terrain.

Naturally, being a predominantly Greek island, you are bound to encounter some kind of mythology while doing your rounds in the Polis region. Take a dip for example in Aphrodite's Baths and see if your face is preserved in its eternal youth. According to myth and legend, the goddess Aphrodite used this natural pool to bathe in, due to its youth-inducing qualities. Of course, with Polis being a coastal town, you would be correct in assuming that there are beautiful beaches in the area. The whole of the Latchi area, which is part of the Polis region, is surrounded with beaches. While most of the beaches are of fine pebbles, it is worth every single step to get into the water. It's as clear and clean as possible while the area even offers a beachside camping site. There can be fewer purer pleasures than waking up and walking two steps from your bed to take your morning swim in sparkling waters.



# IDEAL LOCATION

NORTH VIEW



PYRGOS  
VILLAGE

POMOS  
VILLAGE

ARGAKA  
VILLAGE

LIMNI  
PIER

TURTLE  
BEACH

POLIS CAMPING SITE

POLIS MUNICIPAL  
SCHOOL

HOSPITAL

POLIS  
CENTRE



# IDEAL LOCATION

SOUTH VIEW

KATHIKAS  
VILLAGE

DROUSHIA  
VILLAGE

AKAMAS PENINSULA

NEO  
CHORIO

LATCHI  
TOURIST AREA

LATCHI  
HARBOUR

ANASSA  
HOTEL

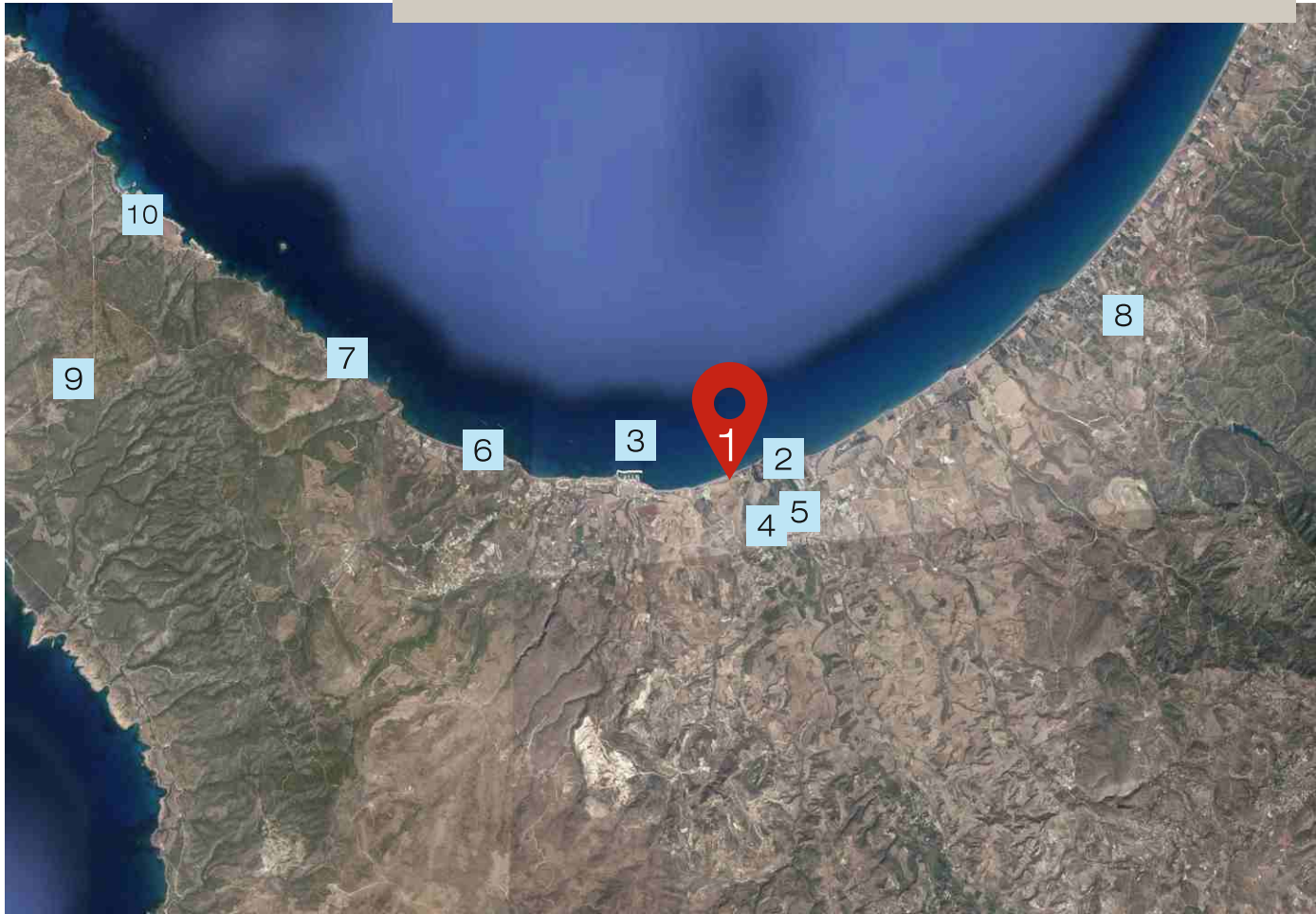
BATHS OF  
APHRODITE

BLUE  
LAGOON





GOOGLE EARTH LOCATION: LATITUDE: 35.0224° LONGITUDE: 32.2448°



### DRIVING TIME IN MINUTES FROM CALMA VILLAS

1. CALMA VILLAS	0
2. POLIS CAMPING AREA	1
3. LATCHI HARBOUR	2
4. POLIS CHRYSOCHOUS SQUARE	5
5. POLIS TOWN HALL	5
6. ANASSA HOTEL	7
7. BATH OF APHRODITE	10
8. ARGAKA VILLAGE	10
9. AKAMAS PENINSULA NATIONAL PARK	15
10. BLUE LAGOON	20



1. CALMA VILLAS



2. POLIS CAMPING AREA



3. LATCHI HARBOUR



4. POLIS CHRYSOCHOUS  
SQUARE



5. POLIS TOWN HALL



6. ANASSA HOTEL



7. BATH OF APHRODITE



8. ARGAKA VILLAGE  
CENTRE



9. AKAMAS PENINSULA  
NATIONAL PARK



10. BLUE LAGOON



CALMA  
BEACHFRONT VILLAS





CALM  
your mind



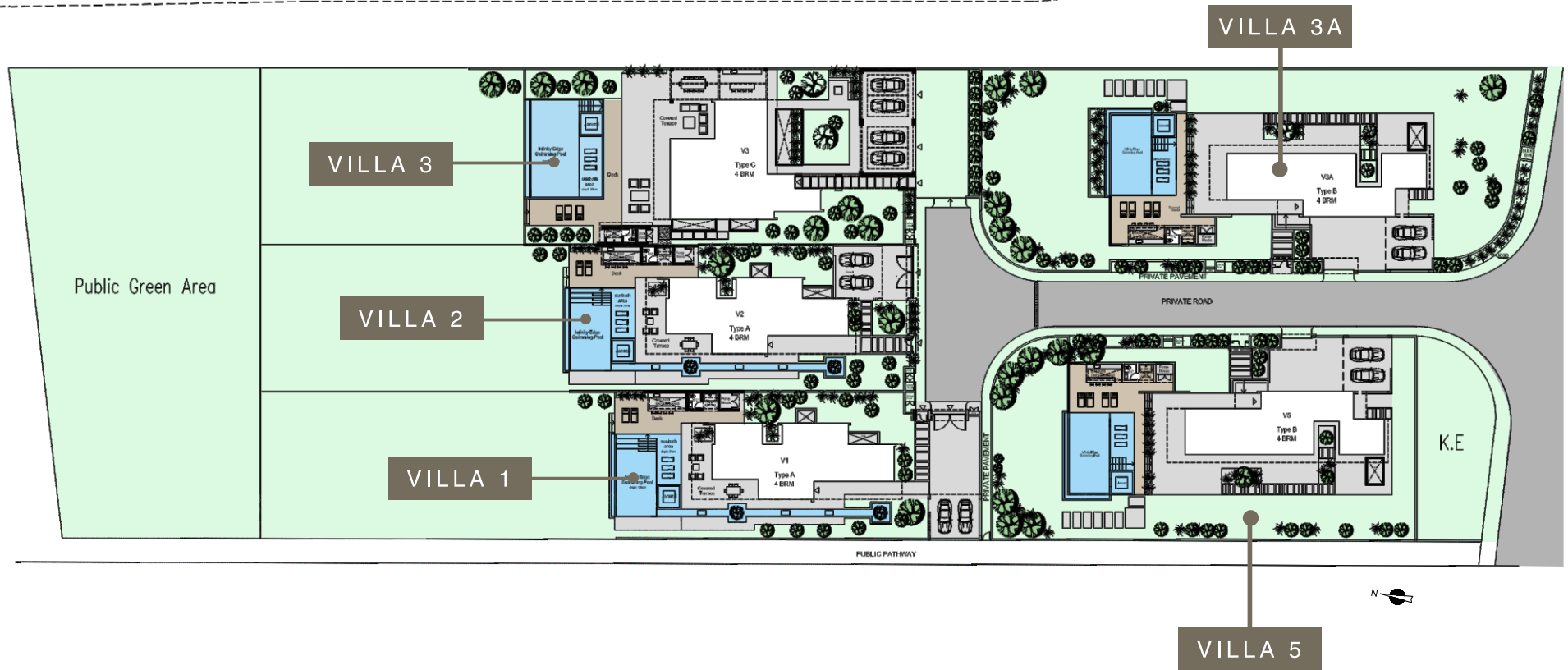


## SUMMARY

NO. OF RESIDENCES	5
NUMBER OF TYPES	3
BEDROOMS	4
PLOT AREAS	1,326.50 m <sup>2</sup> - 1,906.20 m <sup>2</sup>
COVERED AREAS	540.90 m <sup>2</sup> - 799.00 m <sup>2</sup>

The information presented herein is to be used for reference purposes only and is non-contractually binding.  
The Vendor reserves the right for any changes at the Vendor's sole discretion.  
Architectural plans valid on a purchase are those issued for inclusion in the sales agreement.

# SITE PLAN



The information presented herein is to be used for reference purposes only and is non-contractually binding. The Vendor reserves the right for any changes at the Vendor's sole discretion. Architectural plans valid on a purchase are those issued for inclusion in the sales agreement.



# SITE PLAN





# VILLA 1

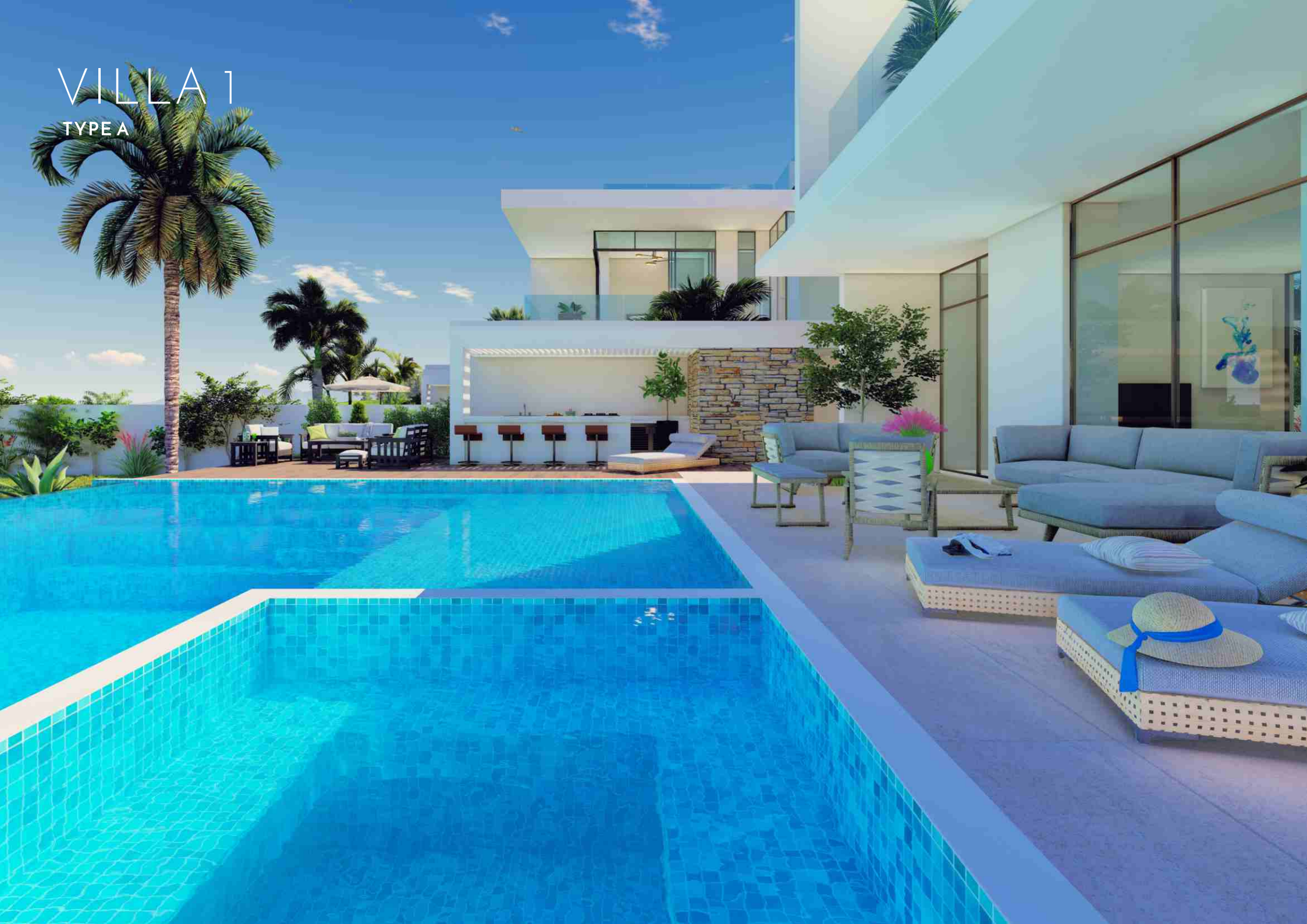
TYPE A





# VILLA 1

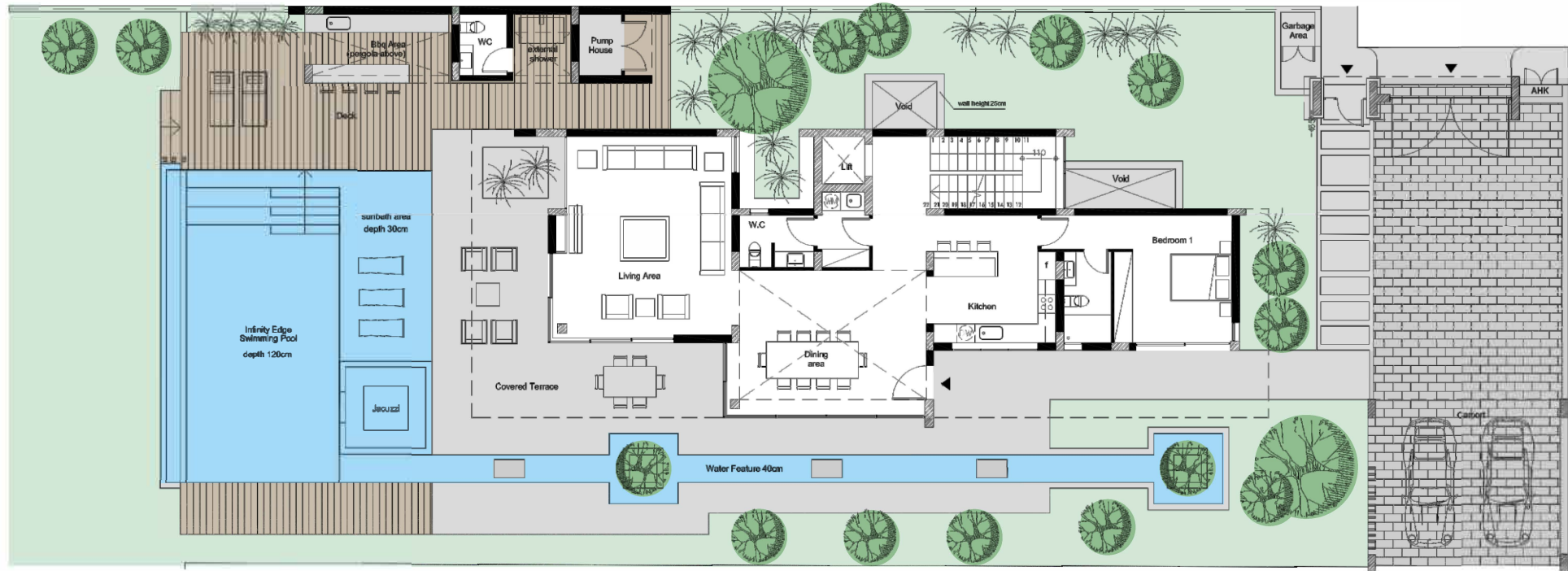
TYPE A



# VILLA 1

## TYPE A

### FLOOR PLANS



GROUND FLOOR

VILLA No.	TYPE	BEDROOMS	PLOT AREA (m <sup>2</sup> )	BASEMENT (m <sup>2</sup> )	INTERNAL COVERED AREA (m <sup>2</sup> ) INCLUDING BASEMENT & ROOF GARDEN	SEMI COVERED VERANDAS (m <sup>2</sup> )	COVERED PARKING (m <sup>2</sup> )	COVERED ROOF GARDEN (m <sup>2</sup> )	OUTDOOR WC (m <sup>2</sup> )	COVERED VERANDAS (m <sup>2</sup> )	UNCOVERED VERANDAS (m <sup>2</sup> )	TOTAL COVERED AREA (m <sup>2</sup> )
1	A	4	1614.50	93.20	430.70	17.10	37.10	38.30	5.10	68.00	191.10	540.90

Disclaimer : Please note that drawing plans illustrated are for marketing purposes and should be used only as a guide. All efforts have been made to ensure their accuracy at the date of print. Please refer to architectural drawings for more accurate information on a particular property.

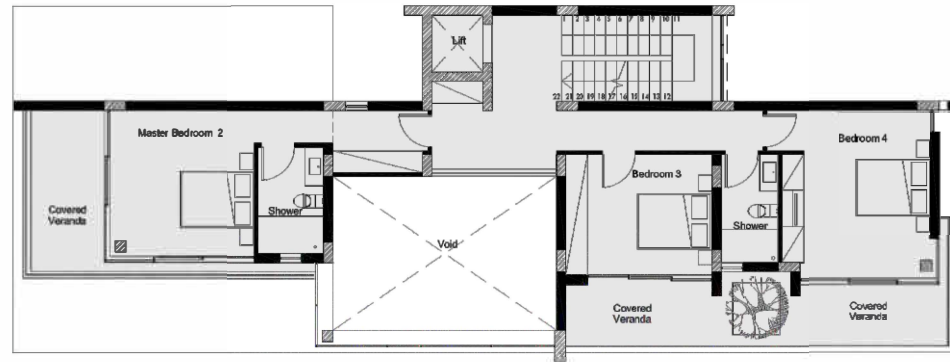
Rev. Date (Architectural Department): 23 / 11 / 21 - Rev. No (Architectural Department): 1.3



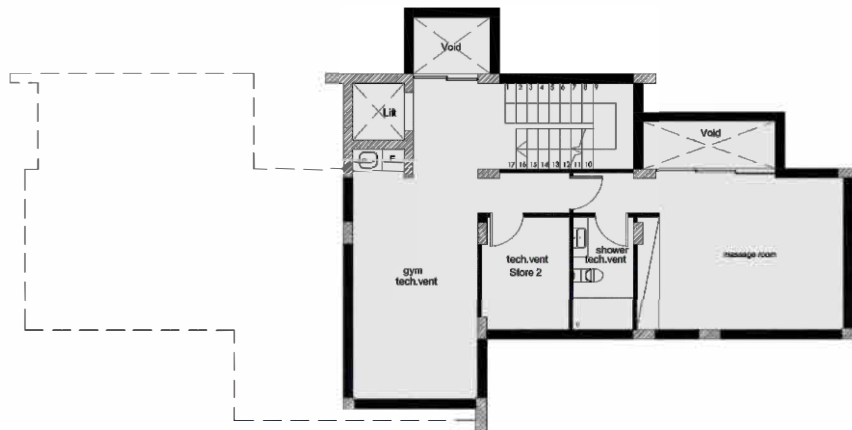
# VILLA 1

TYPE A

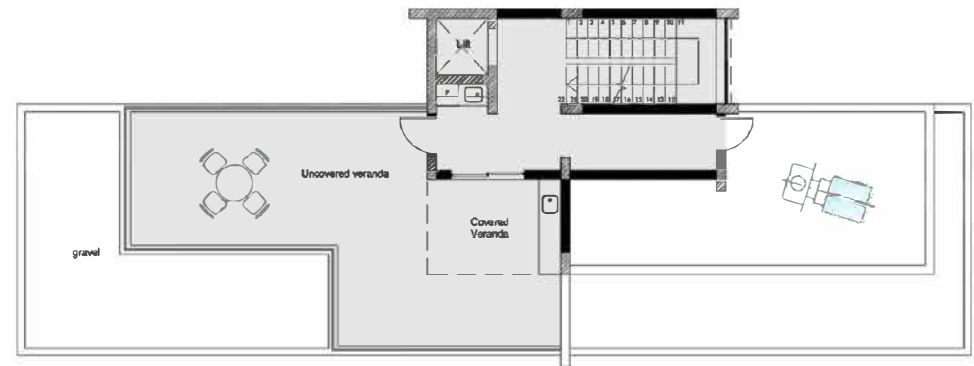
## FLOOR PLANS



FIRST FLOOR



BASEMENT



ROOF TERRACE

Disclaimer : Please note that drawing plans illustrated are for marketing purposes and should be used only as a guide. All efforts have been made to ensure their accuracy at the date of print.  
Please refer to architectural drawings for more accurate information on a particular property.

# VILLA 2

TYPE A





# VILLA 2

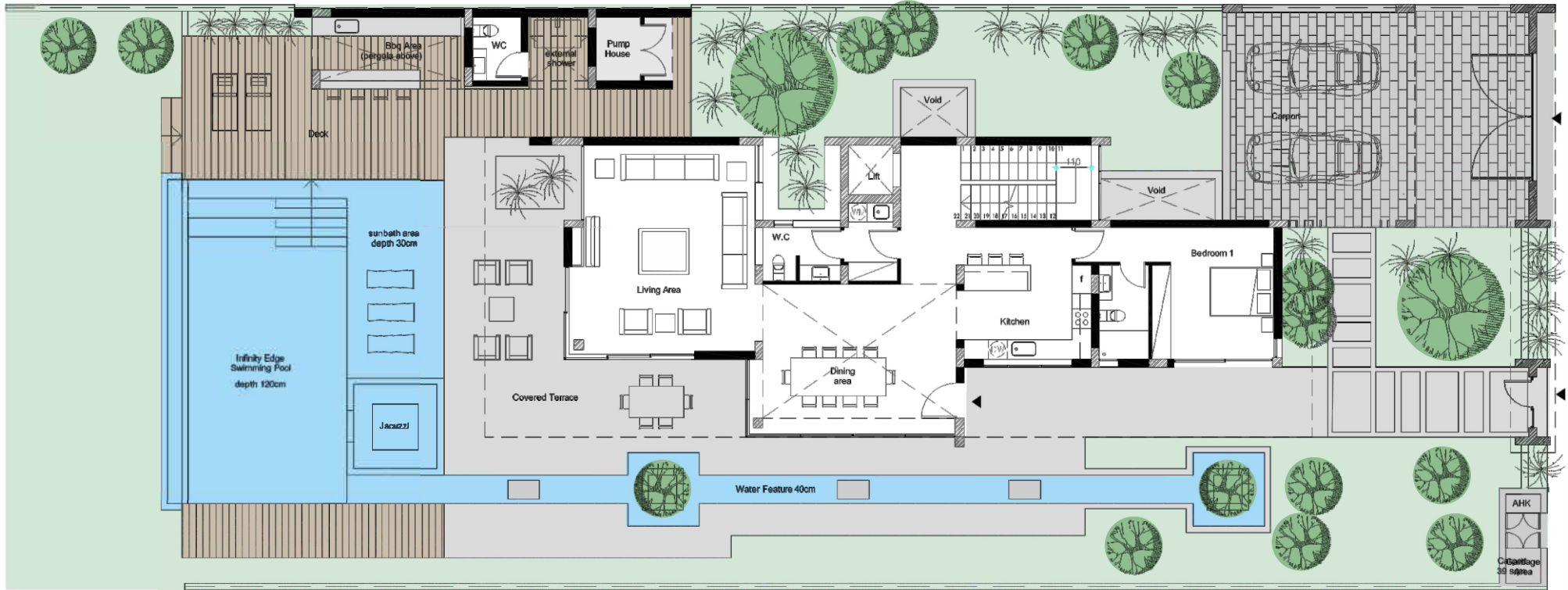
TYPE A



# VILLA 2

TYPE A

## FLOOR PLANS



GROUND FLOOR

VILLA No.	TYPE	BEDROOMS	PLOT AREA (m <sup>2</sup> )	BASEMENT (m <sup>2</sup> )	INTERNAL COVERED AREA (m <sup>2</sup> ) <small>INCLUDING BASEMENT &amp; ROOF GARDEN</small>	SEMI COVERED VERANDAS (m <sup>2</sup> )	COVERED PARKING (m <sup>2</sup> )	COVERED ROOF GARDEN (m <sup>2</sup> )	OUTDOOR WC (m <sup>2</sup> )	COVERED VERANDAS (m <sup>2</sup> )	UNCOVERED VERANDAS (m <sup>2</sup> )	TOTAL COVERED AREA (m <sup>2</sup> )
2	A	4	1477.10	93.20	430.70	17.20	41.90	38.30	5.10	68.00	191.30	545.70

Disclaimer : Please note that drawing plans illustrated are for marketing purposes and should be used only as a guide. All efforts have been made to ensure their accuracy at the date of print. Please refer to architectural drawings for more accurate information on a particular property.

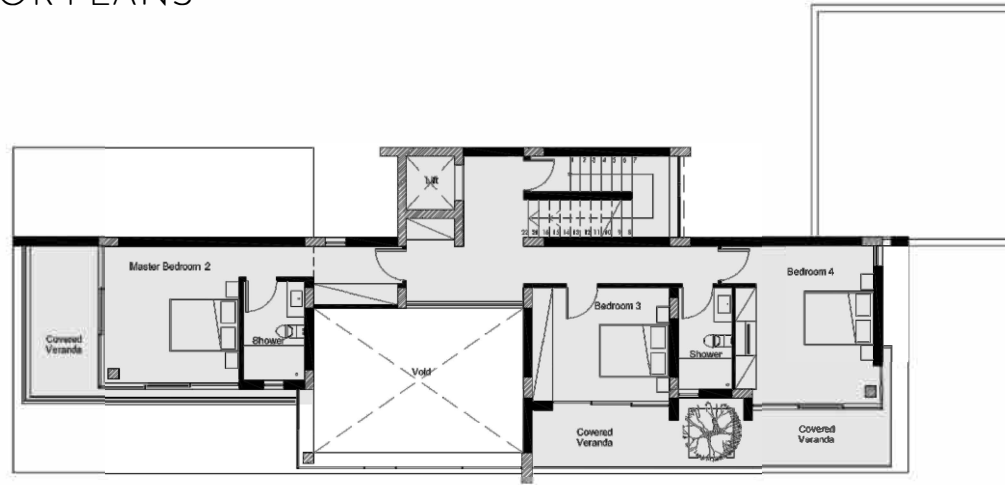
Rev. Date (Architectural Department): 23 / 11 / 21 - Rev. No (Architectural Department): 1.3



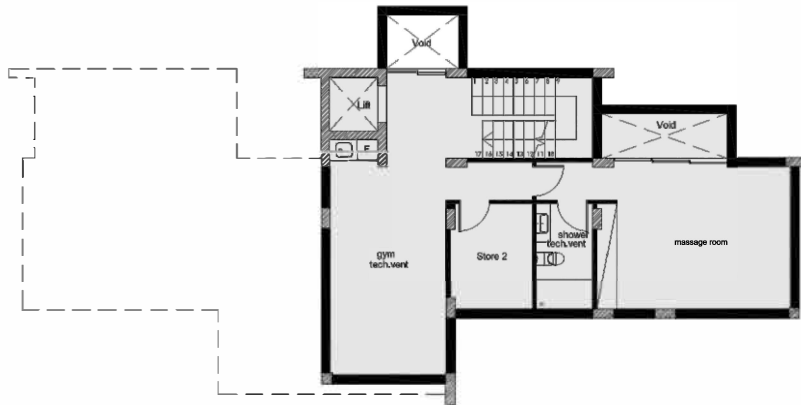
# VILLA 2

TYPE A

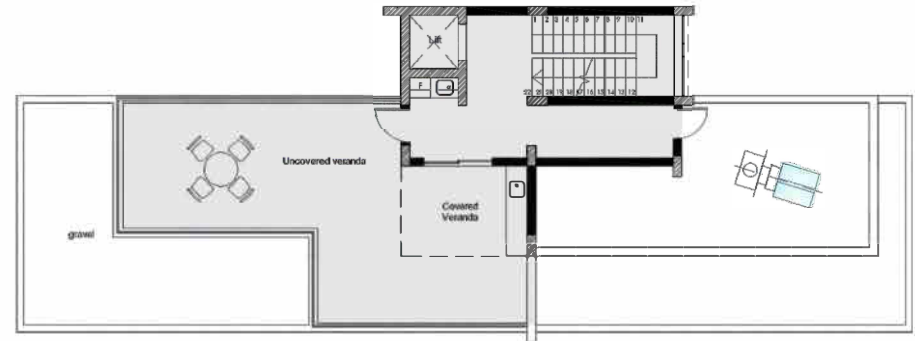
## FLOOR PLANS



FIRST FLOOR



BASEMENT



ROOF TERRACE

Disclaimer : Please note that drawing plans illustrated are for marketing purposes and should be used only as a guide. All efforts have been made to ensure their accuracy at the date of print.  
Please refer to architectural drawings for more accurate information on a particular property.

VILLA 3  
TYPE C





VILLA 3  
TYPE C

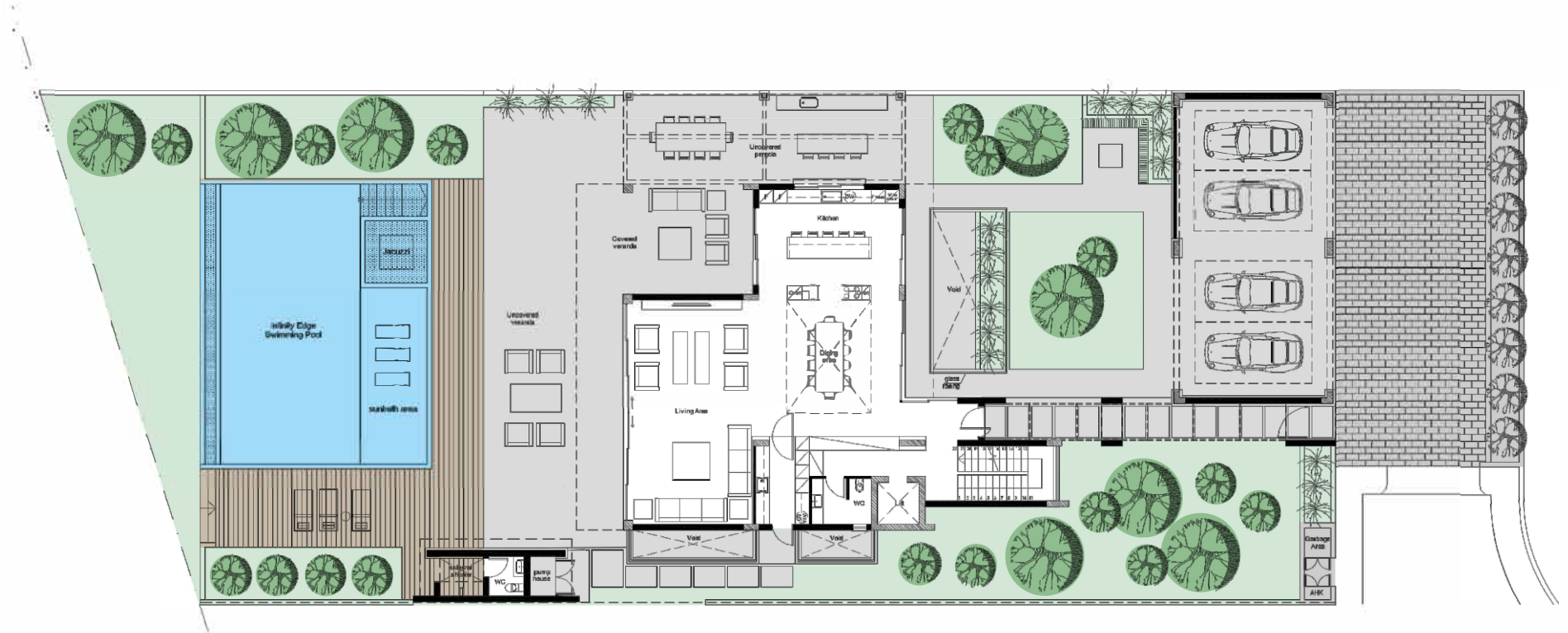




# VILLA 3

## TYPE C

### FLOOR PLANS



GROUND FLOOR

VILLA No.	TYPE	BEDROOMS	PLOT AREA (m <sup>2</sup> )	BASEMENT (m <sup>2</sup> )	INTERNAL COVERED AREA (m <sup>2</sup> ) INCLUDING BASEMENT & ROOF GARDEN	SEMI COVERED VERANDAS (m <sup>2</sup> )	COVERED PARKING (m <sup>2</sup> )	COVERED ROOF GARDEN (m <sup>2</sup> )	OUTDOOR WC (m <sup>2</sup> )	COVERED VERANDAS (m <sup>2</sup> )	UNCOVERED VERANDAS (m <sup>2</sup> )	TOTAL COVERED AREA (m <sup>2</sup> )
3	C	4	1906.20	214.30	603.00	98.30	90.50	8.40	4.40	101.10	230.60	799.00

Disclaimer : Please note that drawing plans illustrated are for marketing purposes and should be used only as a guide. All efforts have been made to ensure their accuracy at the date of print. Please refer to architectural drawings for more accurate information on a particular property.

Rev. Date (Architectural Department): 23 / 11 / 21 - Rev. No (Architectural Department): 2.1

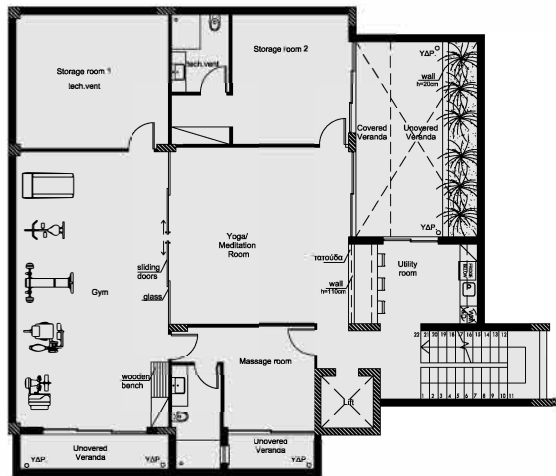
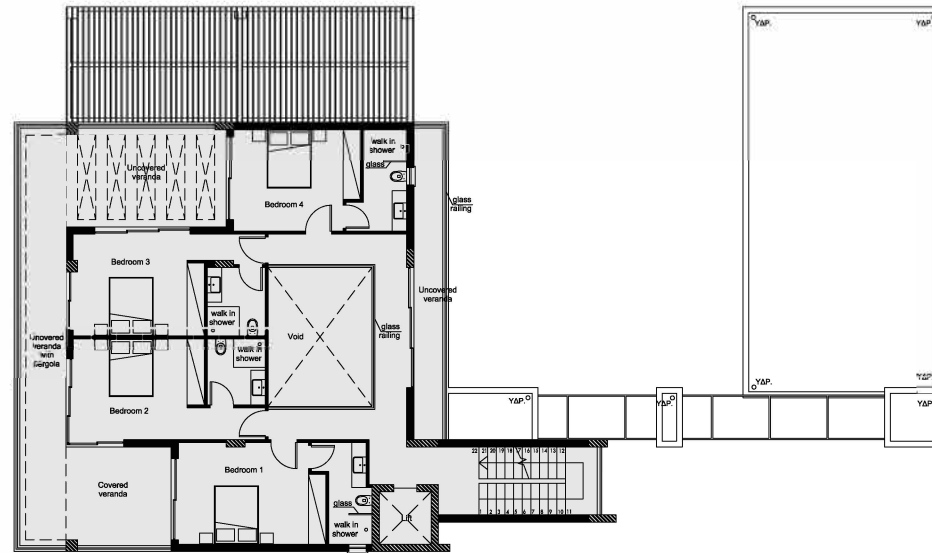


# VILLA 3

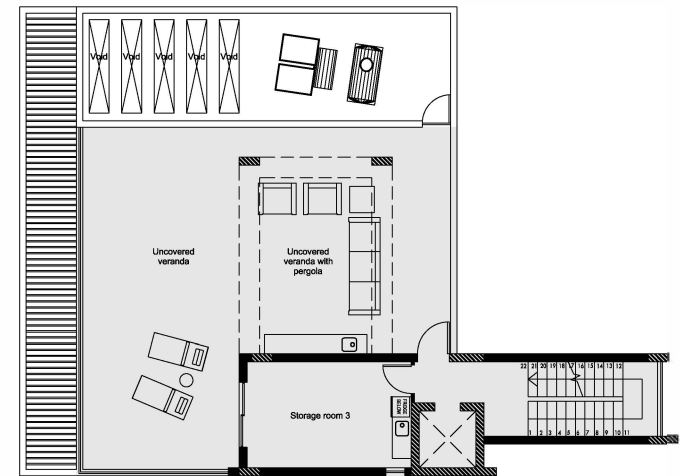
TYPE C

## FLOOR PLANS

FIRST FLOOR



BASEMENT



ROOF TERRACE

Disclaimer : Please note that drawing plans illustrated are for marketing purposes and should be used only as a guide. All efforts have been made to ensure their accuracy at the date of print. Please refer to architectural drawings for more accurate information on a particular property.

# VILLA 3A

TYPE B





# VILLA 3A

TYPE B



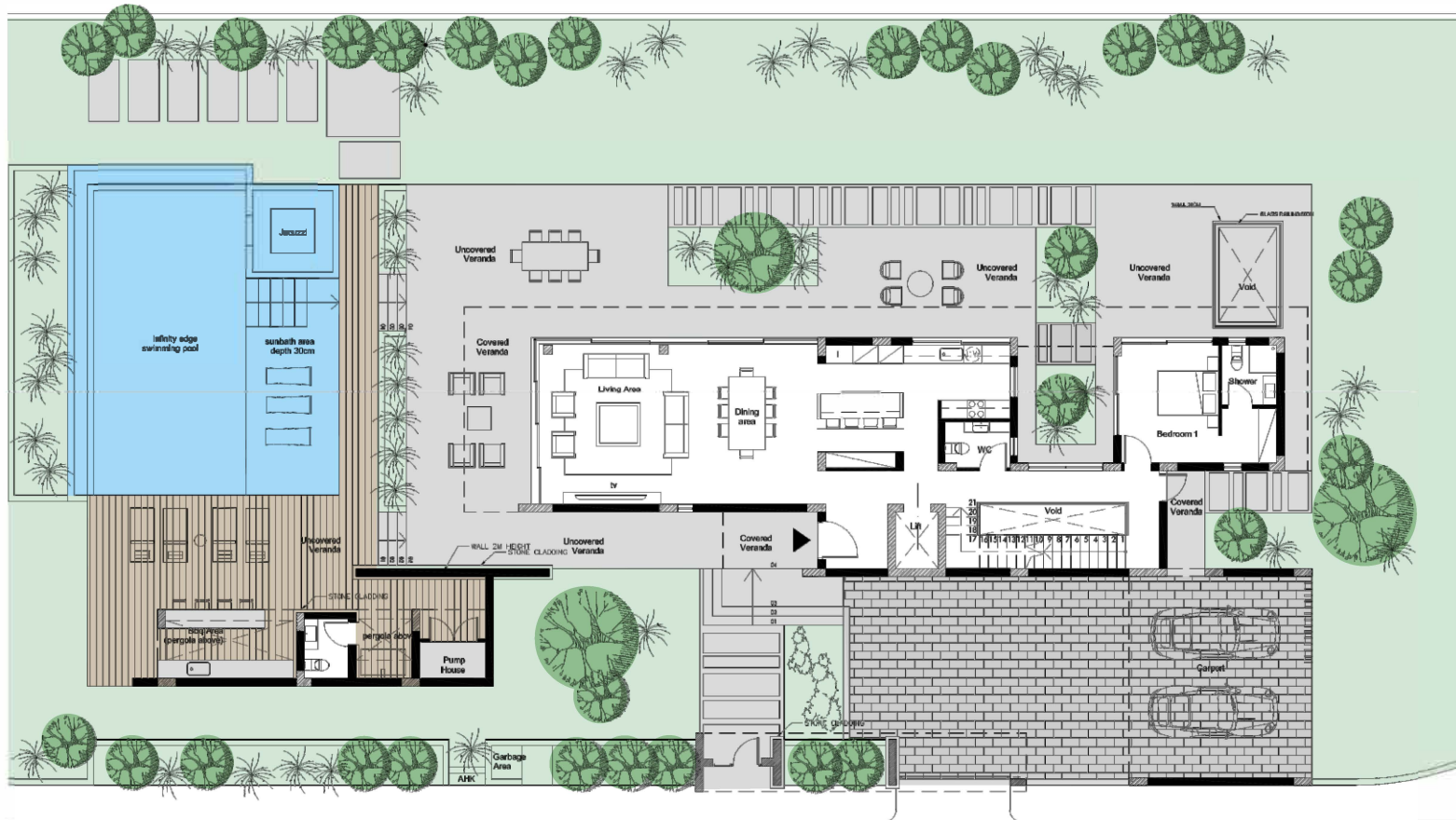


# VILLA 3A

## FLOOR PLANS

### TYPE B

GROUND FLOOR



VILLA No.	TYPE	BEDROOMS	PLOT AREA (m <sup>2</sup> )	BASEMENT (m <sup>2</sup> )	INTERNAL COVERED AREA (m <sup>2</sup> ) INCLUDING BASEMENT & ROOF GARDEN	SEMI COVERED VERANDAS (m <sup>2</sup> )	COVERED PARKING (m <sup>2</sup> )	COVERED ROOF GARDEN (m <sup>2</sup> )	OUTDOOR WC (m <sup>2</sup> )	COVERED VERANDAS (m <sup>2</sup> )	UNCOVERED VERANDAS (m <sup>2</sup> )	TOTAL COVERED AREA (m <sup>2</sup> )
3A	B	4	1650.60	100.10	422.70	16.10	42.30	42.40	5.10	82.60	239.75	552.70

Disclaimer : Please note that drawing plans illustrated are for marketing purposes and should be used only as a guide. All efforts have been made to ensure their accuracy at the date of print. Please refer to architectural drawings for more accurate information on a particular property.

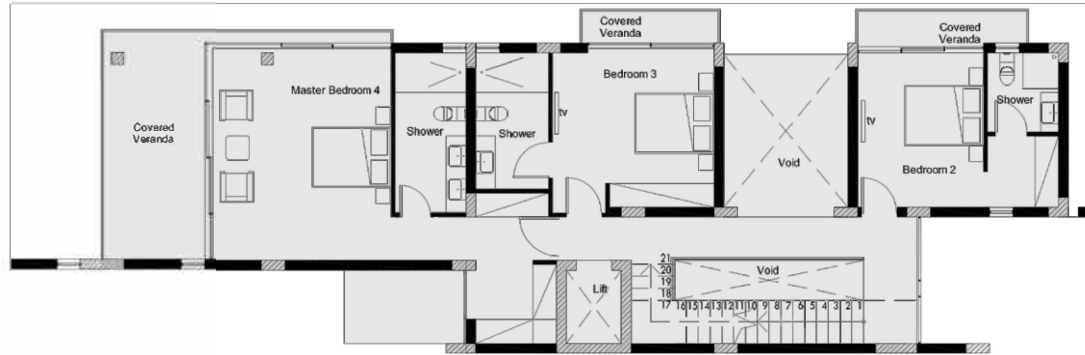
Rev. Date (Architectural Department): 23 / 11 / 21 - Rev. No (Architectural Department): 1.4



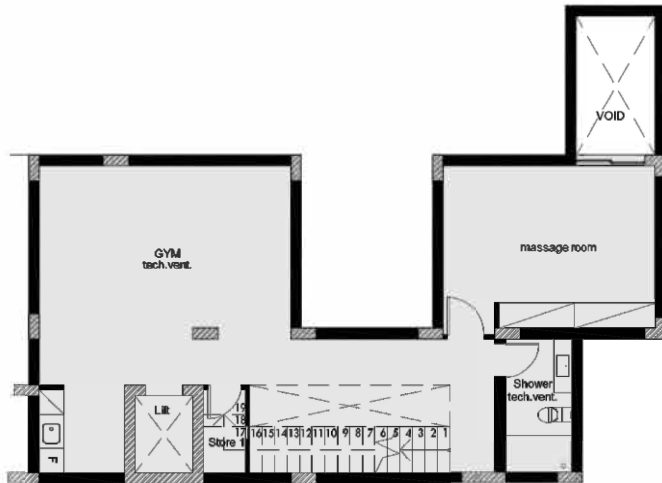
# VILLA 3A

TYPE B

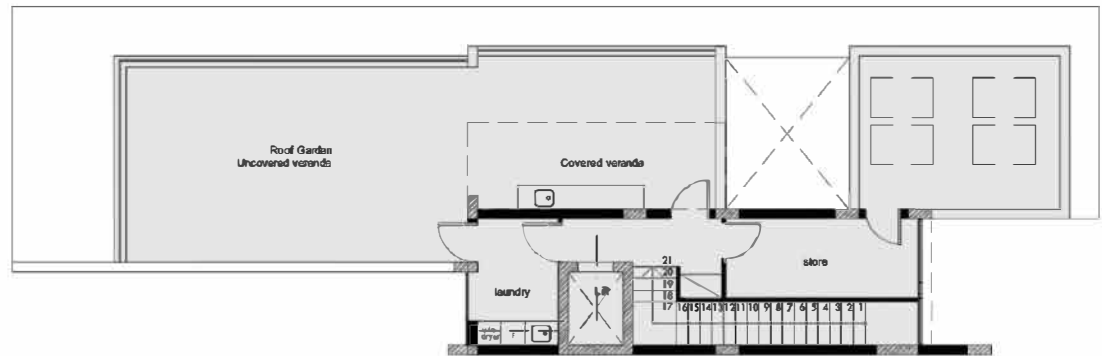
## FLOOR PLANS



FIRST FLOOR



BASEMENT



ROOF TERRACE

Disclaimer : Please note that drawing plans illustrated are for marketing purposes and should be used only as a guide. All efforts have been made to ensure their accuracy at the date of print.  
Please refer to architectural drawings for more accurate information on a particular property.

# VILLA 5

TYPE B





# VILLA 5

TYPE B



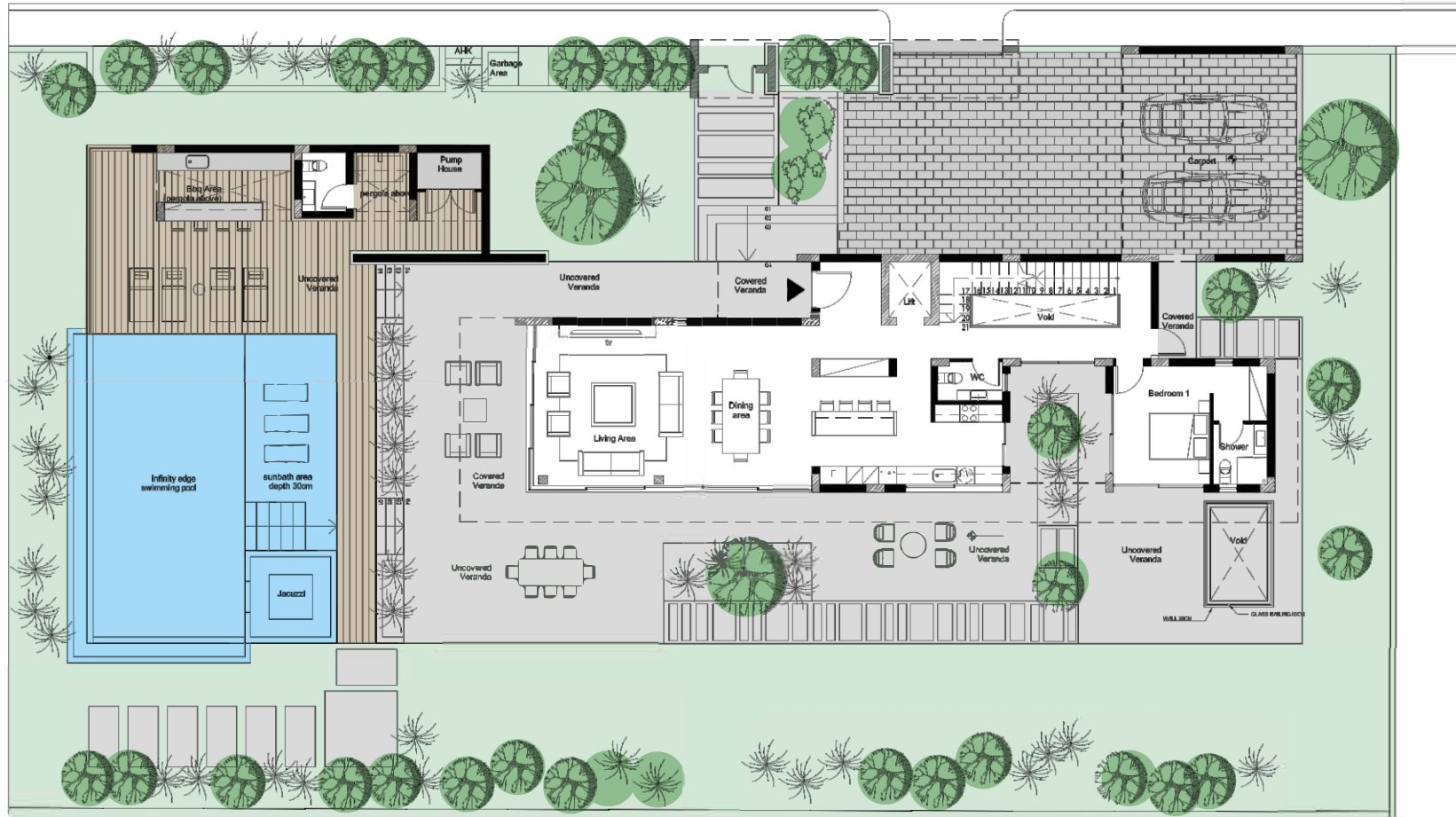


# VILLA 5

TYPE B

## FLOOR PLANS

GROUND FLOOR



VILLA No.	TYPE	BEDROOMS	PLOT AREA (m <sup>2</sup> )	BASEMENT (m <sup>2</sup> )	INTERNAL COVERED AREA (m <sup>2</sup> ) INCLUDING BASEMENT & ROOF GARDEN	SEMI COVERED VERANDAS (m <sup>2</sup> )	COVERED PARKING (m <sup>2</sup> )	COVERED ROOF GARDEN (m <sup>2</sup> )	OUTDOOR WC (m <sup>2</sup> )	COVERED VERANDAS (m <sup>2</sup> )	UNCOVERED VERANDAS (m <sup>2</sup> )	TOTAL COVERED AREA (m <sup>2</sup> )
5	B	4	1326.50	100.10	422.70	16.10	42.30	42.40	5.10	82.60	239.75	552.70

Disclaimer : Please note that drawing plans illustrated are for marketing purposes and should be used only as a guide. All efforts have been made to ensure their accuracy at the date of print. Please refer to architectural drawings for more accurate information on a particular property.

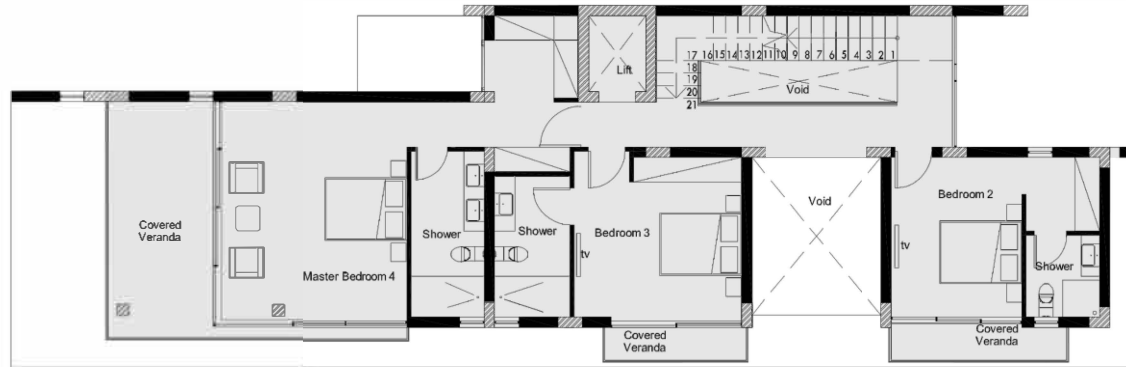
Rev. Date (Architectural Department): 09 / 12 / 21 - Rev. No (Architectural Department): 1.6



# VILLA 5

TYPE B

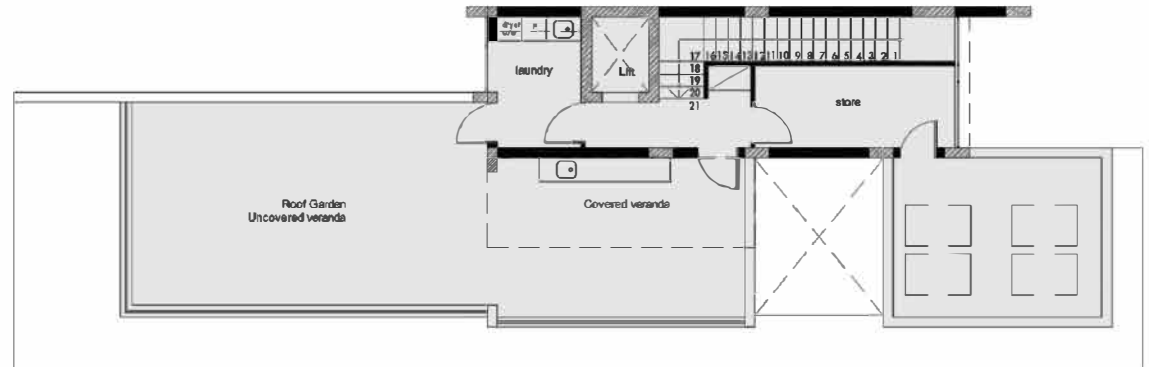
## FLOOR PLANS



FIRST FLOOR



BASEMENT



ROOF TERRACE

Disclaimer : Please note that drawing plans illustrated are for marketing purposes and should be used only as a guide. All efforts have been made to ensure their accuracy at the date of print.  
Please refer to architectural drawings for more accurate information on a particular property.

Rev. Date (Architectural Department): 21 / 01 / 21 - Rev. No (Architectural Department): 1.2

# LIVING SPACES

The finishes and fixtures of CALMA VILLAS have been carefully selected by a team of professional interior designers, reflecting on the high calibre and quality of the architectural design.



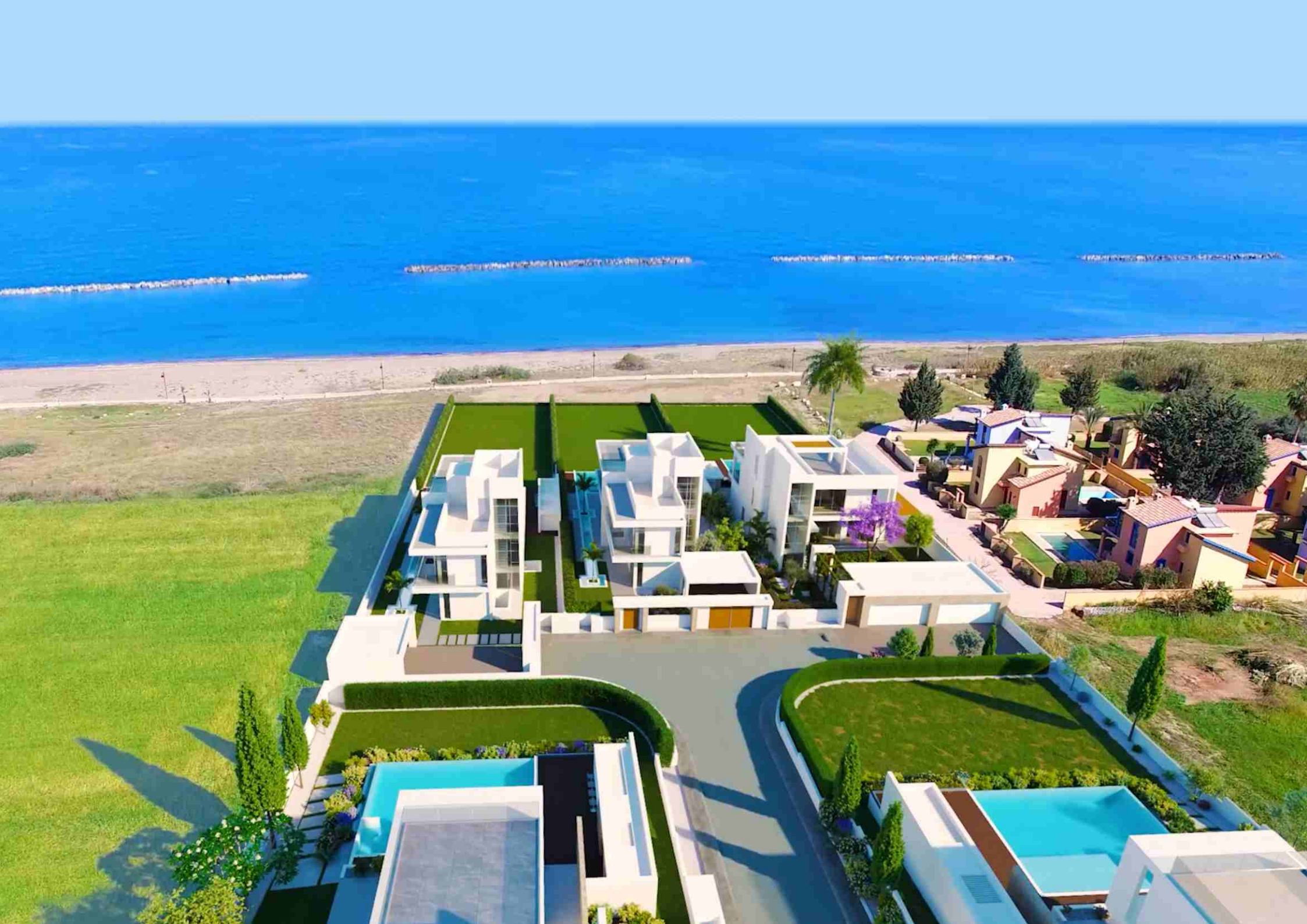




- Up-to-date, high standard finishes and specifications
- Double-glazing energy efficient windows and patio doors of latest technology aluminium sections
- Thermal insulation
- Internal areas fitted with quality imported ceramic tiles / optional laminated parquet floors
- Internal staircases with imported marble floor finishes
- High quality internal doors
- Superior quality wardrobe doors
- Bespoke kitchens
- Granite kitchen worktops / high and low level cupboards
- Finest bathroom fittings
- Quality sanitary ware
- Décor tiling in all bathroom areas
- Private swimming pools
- External shower area
- Private parking













A scenic view of a beach at sunset. The foreground shows a sandy beach with some palm trees and a small building. The middle ground features a calm sea with gentle waves lapping at the shore. In the background, there are rolling hills and mountains under a sky with soft, pinkish clouds. The overall mood is peaceful and serene.

CALM  
your heart





