



AMOROSA VILLAS

A SANCTUARY FOR YOUR SENSES

IMAGINE
LIVING

IN A PLACE WHERE GOLDEN SUN-WARMED SANDS ARE CARESSED . . .



BY THE GENTLE LAPPING WATERS OF THE MEDITERRANEAN . . .



THIS IS CYPRUS! A GREAT ISLAND TO LIVE. AN EASY PLACE TO LOVE.



ULTIMATE
LOCATION



● AMOROSA VILLAS

LATCHI

POLIS

PAFOS

PAFOS INTERNATIONAL AIRPORT

LIMASSOL

LARNACA

NICOSIA

FAMAGUSTA

AGIA NAPA

A private yacht marina with boutique cafés and fish tavernas serves the residents of **Polis** and **Latchi** offering mooring for the many yacht owners who are attracted to this picturesque area.



A man and a woman are sitting on a rocky outcrop, looking out over a large, calm blue lake. The man is in the foreground, wearing a blue vest over a white shirt and khaki pants. The woman is sitting behind him, wearing a blue shirt and dark pants. They are both looking towards the right side of the frame. The lake is a deep blue color, and there are some trees and branches visible in the background. The sky is clear and blue.

Latchi is the perfect location for nature lovers and those keen on an active lifestyle. The **Akamas National Park** is a protected area of outstanding natural beauty and spans 230km².



The **Akamas** attracts many horse riders, cyclists, hikers and watersports enthusiasts throughout the year who take great pleasure in savouring the beautiful countryside and crystal clear waters.

The neighboring town of **Polis** is the perfect location for those seeking the true and traditional Cyprus. A town which appears untouched by time, **Polis** has a surprisingly modern underlying infrastructure.





Only 35 minutes from **Pafos** town, **Polis** is becoming one of the most desirable villa locations in Cyprus. A daily bus service and forthcoming highway between the two towns promises to make **Polis** a suitable retreat for the executive getaway.



Offering full amenities, **Polis** can match most large towns when it comes everyday facilities such as supermarkets, banks, schools and a large selection of boutique shops. A bowling alley and go-karting track are just some of the activities for family entertainment.

Polis is a town where health and well being have not been forgotten. A medical center, doctors, pharmacies and selection of exclusive spas are available 7 days a week.



Just a 15 minute drive away is
the championship golf course of
Minthis Hills.





AMOROSA

VILLAS




An exclusive secure development of 25 luxury beachfront villas with full concierge services



Each detached villa is finished to the highest standard and offers accommodation of 3 or 4 bedrooms, secure parking and private pool.



- Natural mountainous backdrop
- Stunning Mediterranean sea views
- Spacious plots

A photograph of a modern, multi-level residence with stone and stucco finishes. The house features a large arched patio area with a ceiling fan and a glass railing. A swimming pool with a blue mosaic tile interior is situated on a lower level, surrounded by a green lawn. The property overlooks a blue ocean under a clear sky. In the foreground, there are pink flowers and green foliage.

Set over 3 levels, these stone faced residences allow privacy from neighbours and beach goers due to their elevated position and clever master-planning.

A PIECE OF
PARADISE!



A hotel employee, seen from the side, wearing a light blue short-sleeved uniform shirt with white cuffs and collar. She is holding a large stack of neatly folded white towels. The background is a blurred patterned curtain.

SERVICES

- 24 hour gate keeping
- Information to walk-in guests
- Respond to enquires & requests of residents or their guests
- Provide residents with maps & directions
- Help residents to use our small business centre

SERVICES

- Booking of taxi services, gastronomic events, excursions
- Provide residents with details of local monthly events
- Handling tennis court bookings
- Call emergency services



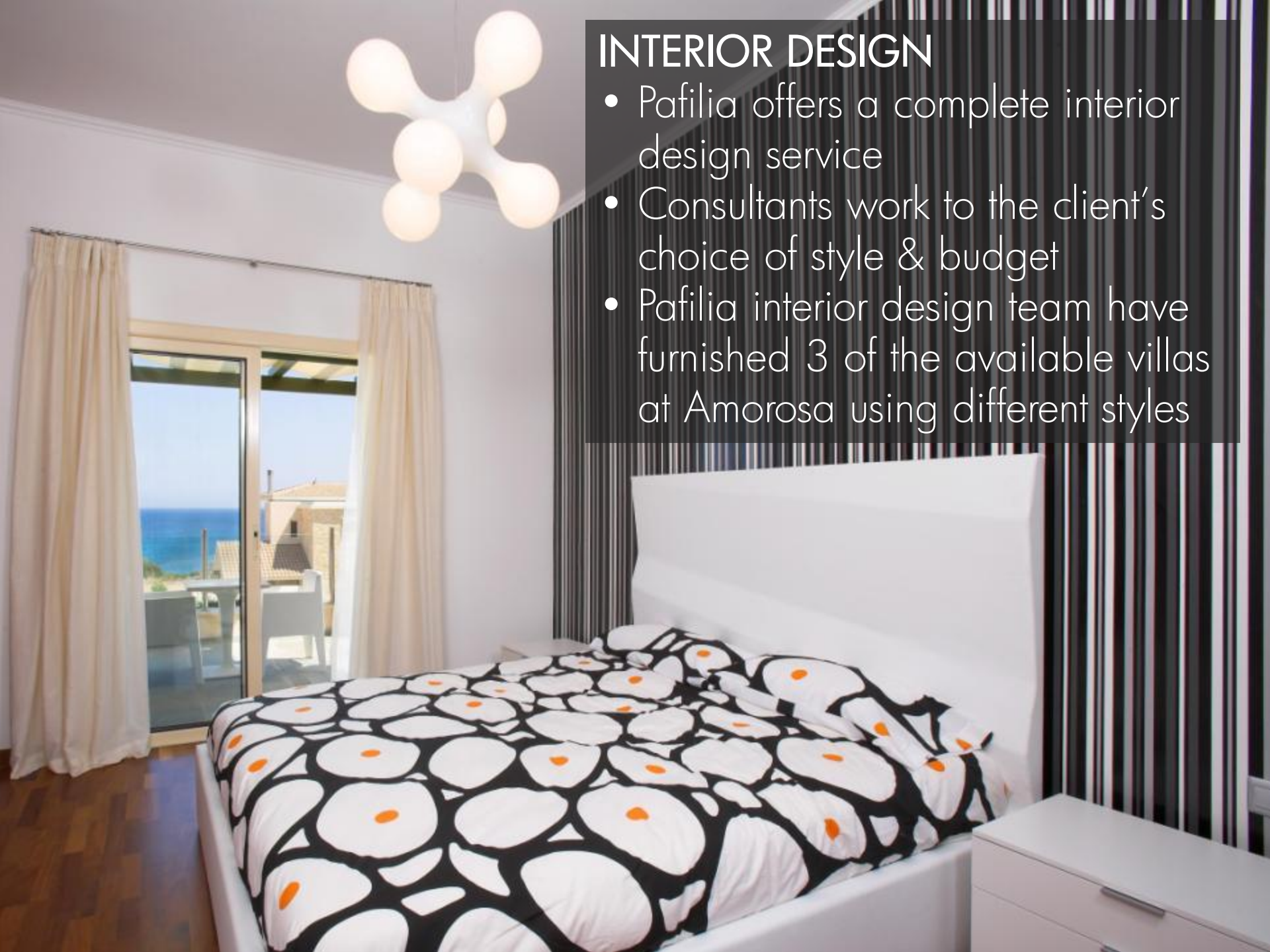
SECURITY SERVICES

- Controlling access into communal areas
- Patrolling of the internal & external areas
- Ensuring that the pools are used by the owners
- Informing the authorities of any unusual activities
- Security officers are also trained in:
 - First aid
 - Use of fire extinguishers
 - Building evacuation
 - Health and safety



A DESIGNER'S TOUCH





INTERIOR DESIGN

- Pafilia offers a complete interior design service
- Consultants work to the client's choice of style & budget
- Pafilia interior design team have furnished 3 of the available villas at Amorosa using different styles

Amorosa villas are available
fully furnished if desired



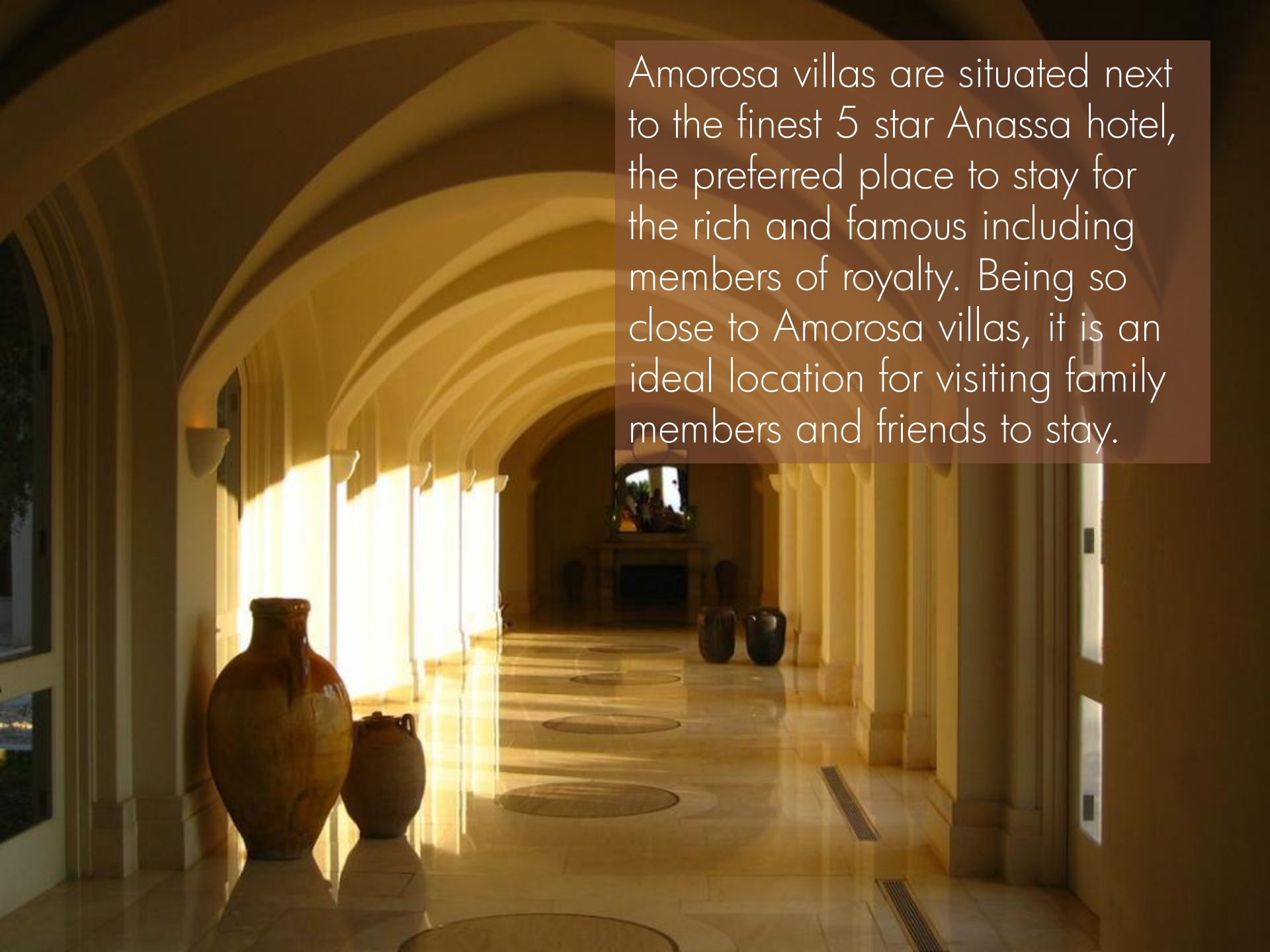
LANDSCAPE DESIGN

- Pafilia offers a complete landscaping service by experienced professionals
- Garden advice & maintenance plans are available through Pafilia Services
- Communal areas & government green areas are planted & maintained by Pafilia Services





Landscaping of all private gardens
has been completed by **Pafilia Services**

A photograph of a long, arched hallway with a polished floor. The hallway is illuminated by warm, golden light, possibly from large windows or skylights on the left. In the foreground, two large, dark, rounded vases are placed on the floor. The arches of the ceiling and the columns on the sides create a sense of depth and perspective. In the distance, a small table with a mirror and some decorative items is visible.

Amorosa villas are situated next to the finest 5 star Anassa hotel, the preferred place to stay for the rich and famous including members of royalty. Being so close to Amorosa villas, it is an ideal location for visiting family members and friends to stay.

Walk along the beach to the
poolside restaurant and treat
yourself to lunch . . . whilst
brushing shoulders with your
favourite celebrity !



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thank you

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