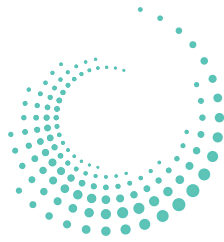


CAP ST GEORGES

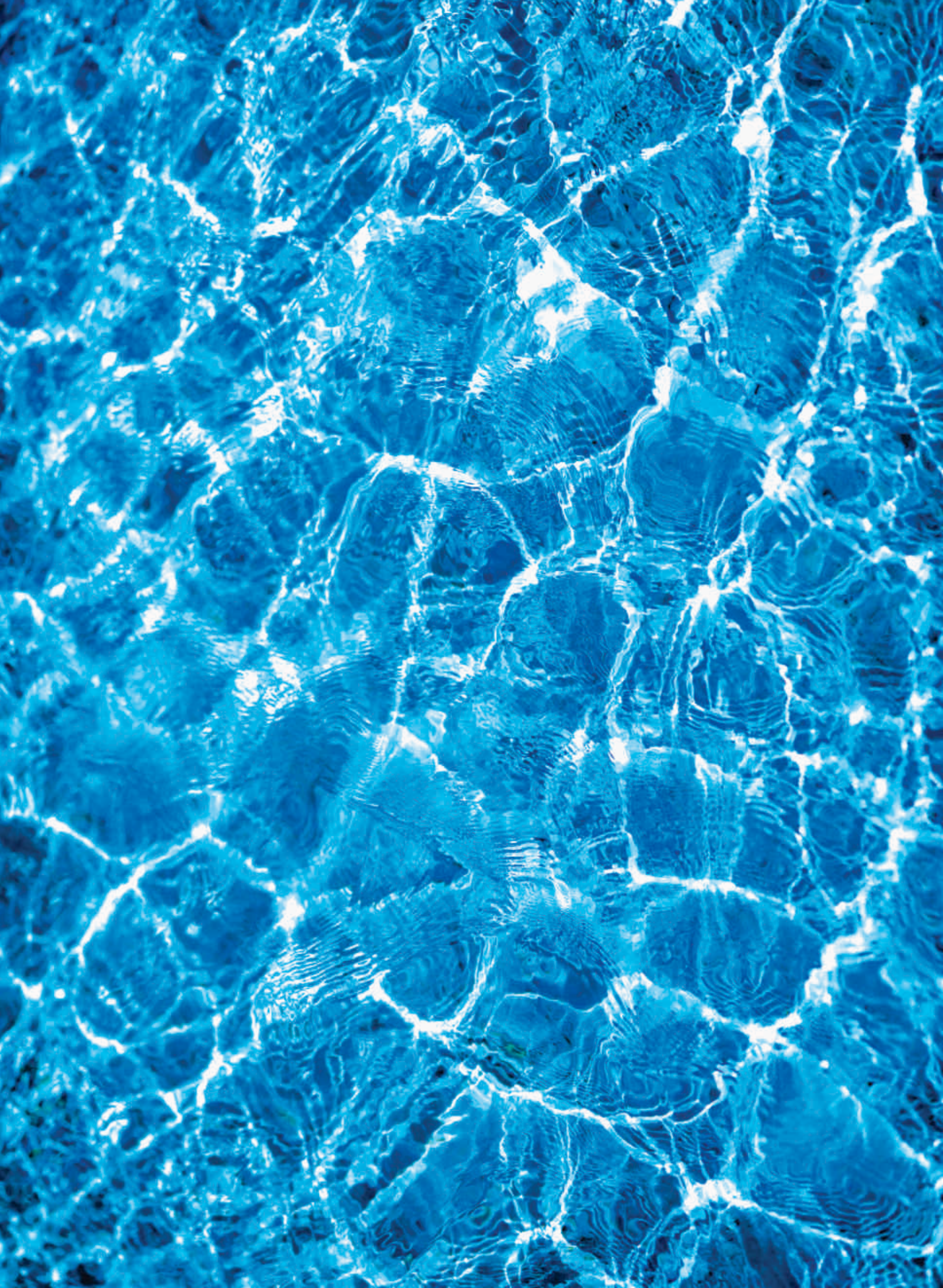
Western Cyprus



CAP ST GEORGES

Western Cyprus

*A private enclave of sea-facing
villas created by some of the
world's best designers for the
world's highest achievers*



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Cyprus

Cradled amid continents

An island republic in the Eastern Mediterranean, Cyprus stands at the crossroads of Europe, Asia and Africa. Some 340 days of sunshine a year make for long, languid summers and mild winters. Landscapes are breathtaking, with mountains, vine-clad foothills, cedar forests and calm, azure seas. Meanwhile, the World Health Organisation rates Cyprus as one of the healthiest countries in the Mediterranean. A Mediterranean diet, modern healthcare and international schools ensure an excellent quality of life. Economic conditions are highly favourable too: a low tax regime, zero inheritance tax and exemptions for overseas interests and dividends make it the perfect choice for second home owners and tax exiles.





Easy access from Asia, Europe and Africa

Cyprus is within reach of Europe, Russia, the Middle East and North Africa. Around 40 airlines fly to the island's two international airports: The new terminal at Paphos airport was completed in Autumn 2008 while Larnaca's impressive expansion was completed in 2013. Both airports are well equipped to accommodate private jets and helicopters, while a new 1,100-berth marina close to Cap St Georges will provide ample space for super-yachts.

International airports to Cyprus

Almaty	4 hrs 35 mins	Moscow	3 hrs 30 mins
Amsterdam	4 hours	Oslo	5 hrs 50 mins
Dublin	4 hrs 30 mins	Paris	4 hrs 30 mins
Kiev	2 hrs 55 mins	Tbilisi	5 hrs 15 mins*
London	4 hrs 30 mins	Yerevan	4 hrs 35 mins*
Milan	3 hours	Zurich	3 hours

Local airports to Cap St Georges

Paphos	25 km	20 mins
Larnaca	155 km	1 hr 30 mins



* Not direct flights. Time shown is flying time only.

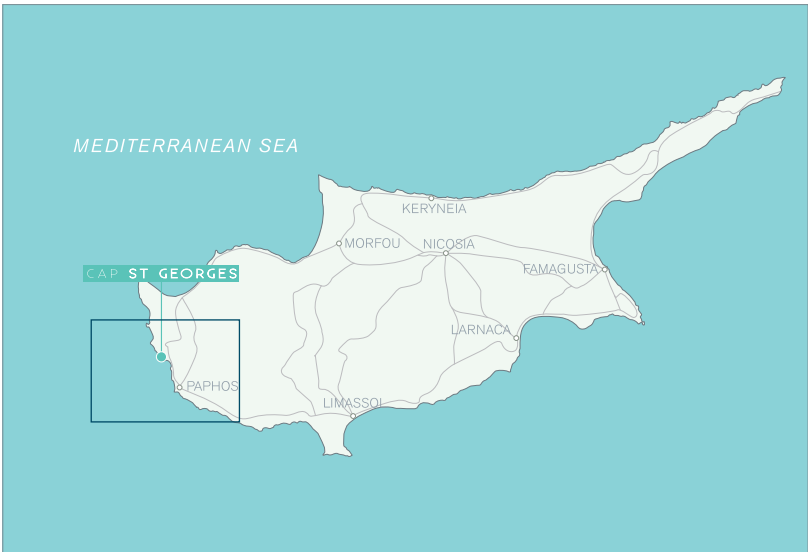
A scenic view of a rocky coastline. The water is a vibrant turquoise color, with visible ripples and some white foam from small waves crashing against the rocks on the right. The rocks are light-colored and jagged. In the foreground, there is a sandy beach and some out-of-focus green foliage. The text "Western Cyprus" and "The perfect setting" is overlaid in a white, elegant script font in the upper left quadrant.

Western Cyprus
The perfect setting



Thanks to its west-facing position, Cap St Georges enjoys spectacular sunsets and panoramas — views maximised by the villas’ design. The area’s sea caves and pure waters make it one of the most idyllic stretches of the Mediterranean coast, perfect for swimming and diving.

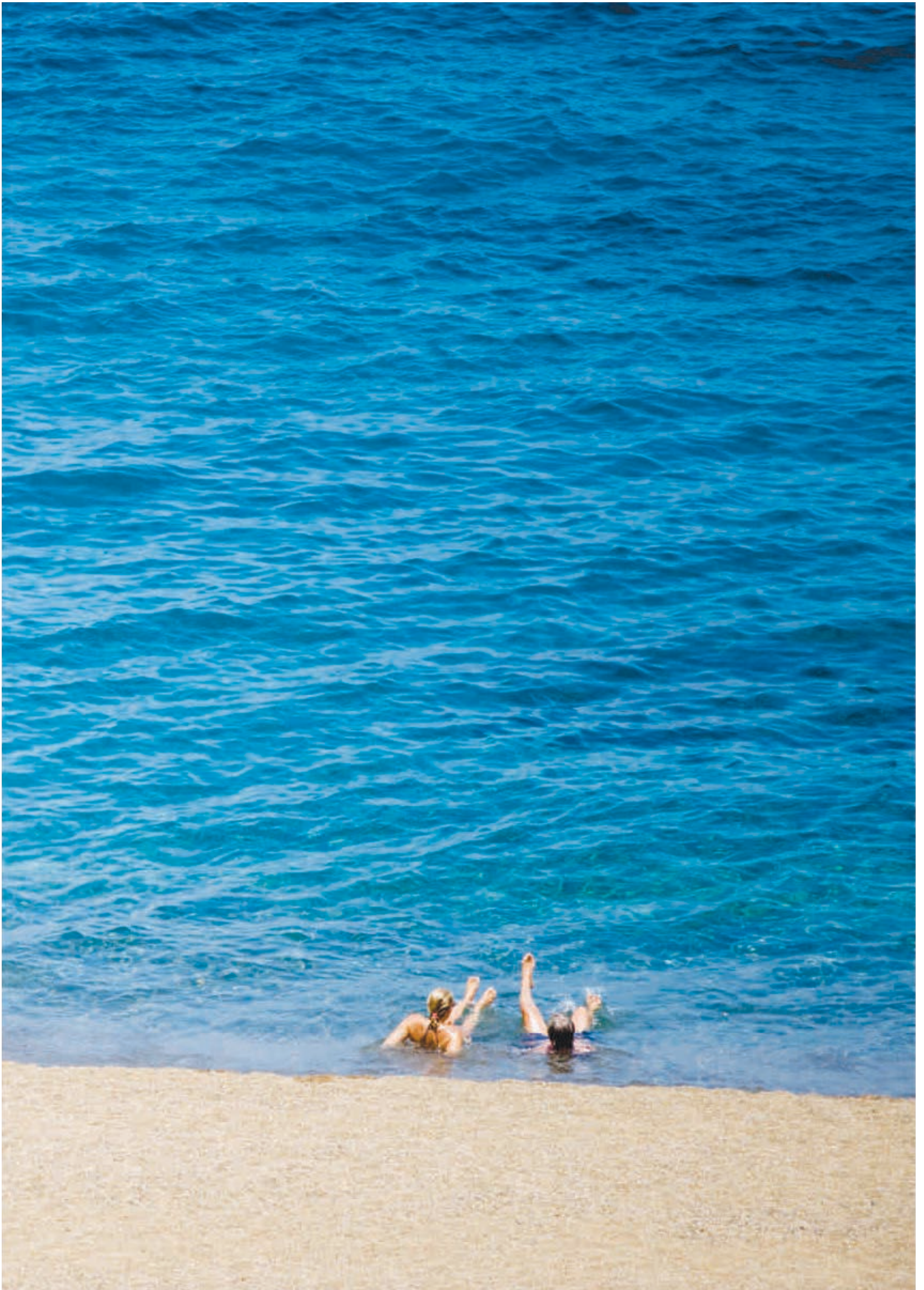
The nearby islet of St George, the only island off Western Cyprus, is within easy swimming distance and attracts historians as well as romantics: Cleopatra is said to have prayed here.





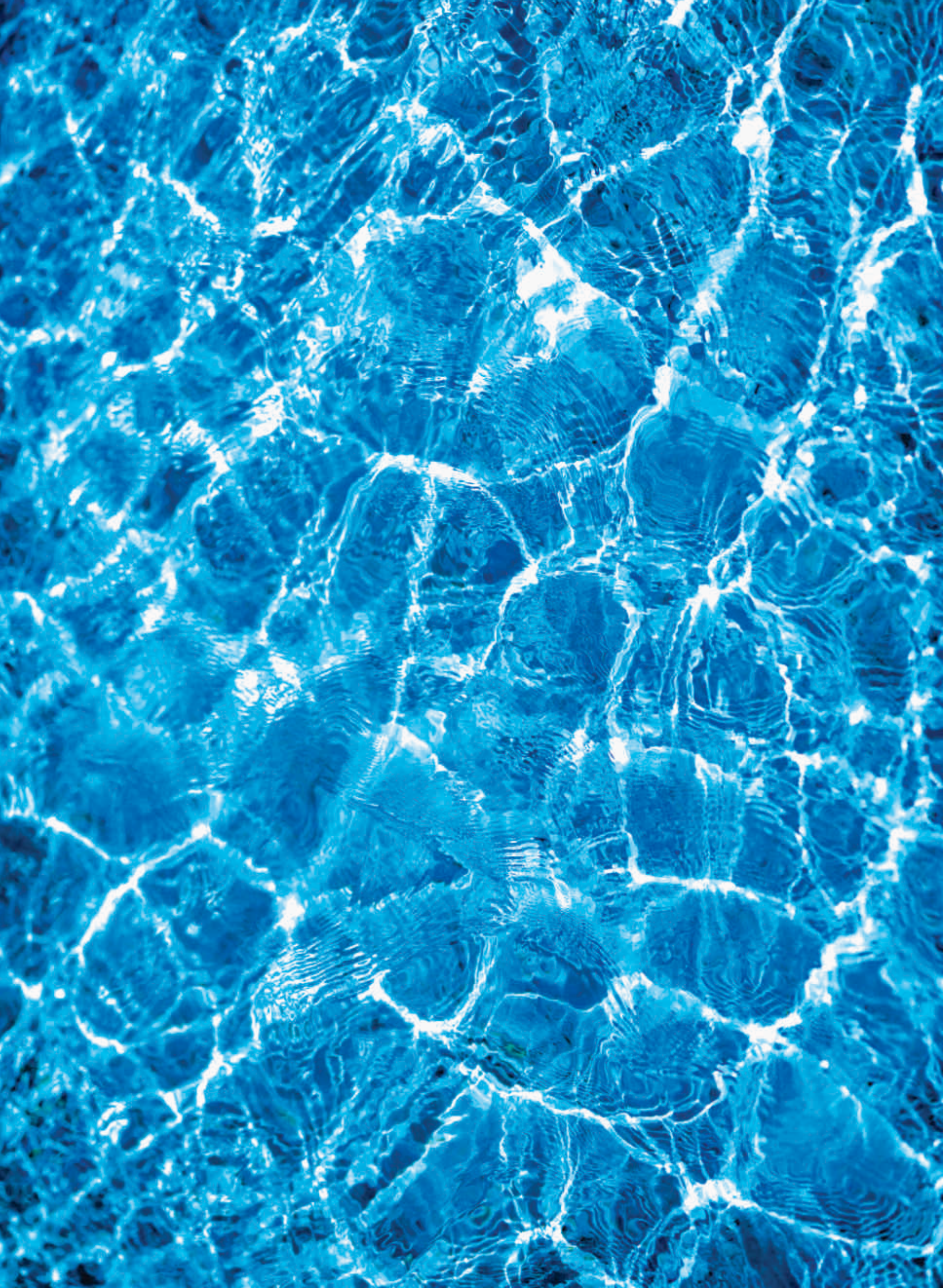








Cap St Georges is the perfect place to lie back, switch off and relax. But those with a desire for more activity are equally well served: swimming and water sports such as windsurfing, scuba diving and kitesurfing are a sheer indulgence in the tranquil blue sea while the more adventurous can head to the mountains for terrain that will delight mountain bikers, hikers, bird watchers, paragliders and botanists alike. From here, the deep blue sea can be glimpsed through the lace-like canopy of pine trees.



Sensual elegance

“I’ve tried to create an atmosphere of ‘sensual elegance’, underpinned by world-class technology and service. And with private pools, gyms, cinemas, wine cellars, yoga terraces and jacuzzis, the inspiration revolves around unadulterated pleasure.”

Georges Andraos Architect

A PRIVATE WORLD

Cap St Georges was born of a dream to create a community: a place of refuge for high achievers who sought an idyllic, private space for relaxing and entertaining. The concept is simple: an enclave of bespoke designer villas within paces of an unspoilt shore and a shimmering blue sea, with first-class security and concierge services on hand at all times. Here, the clamouring world is shut out at the gate, everyday stresses dissolve and families are free to spend time together; it’s a place for Zen serenity or lavish parties, whatever suits the mood.

The Villas

The villas are contemporary in style and designed with timeless elegance. A gentle slope towards the sea affords every house a spectacular view.

Owners can 'live' the local culture and its history through rich and luxurious materials. From the lower-ground floors to the balconies, local colours and flavours have been incorporated: stone, wood, plants and mosaics.

The villas also play with light and shade, blurring the edges between inside and outside space and making opulent living areas feel as if they're part of the spectacular landscape. All villas are serviced by a reputable operator who will also run the rental of your villa on request.

























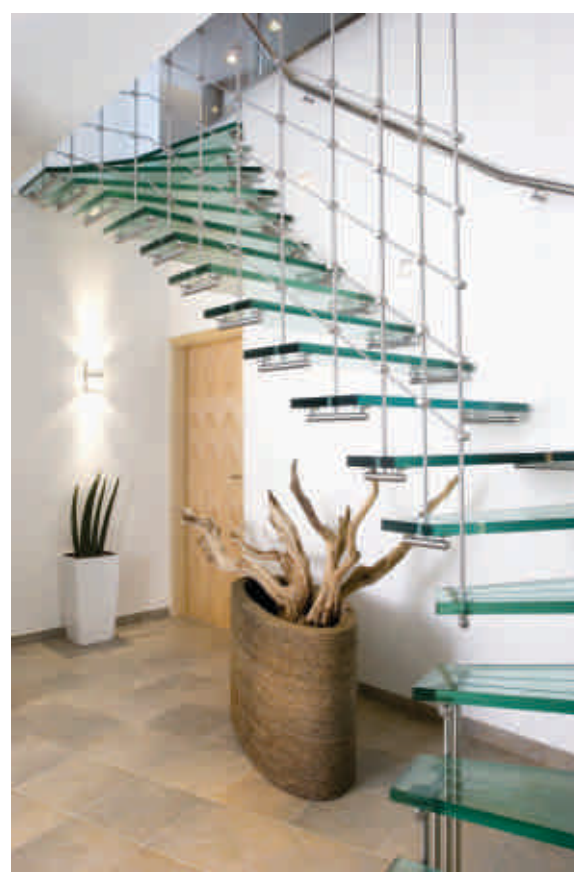
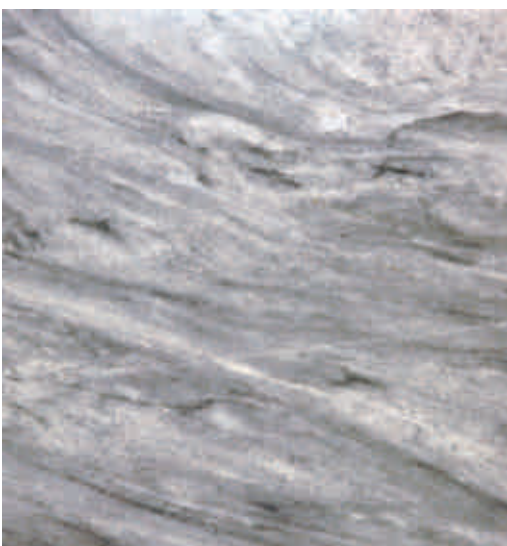
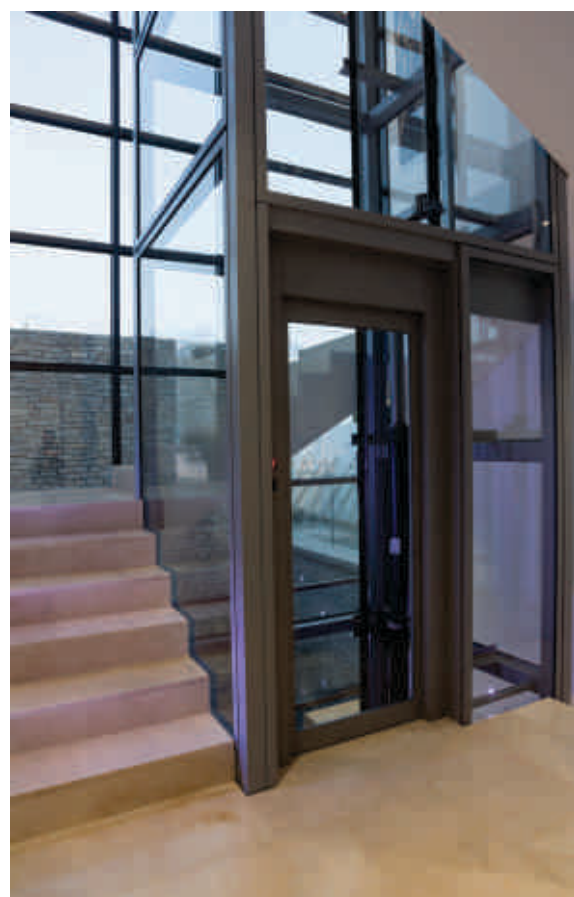






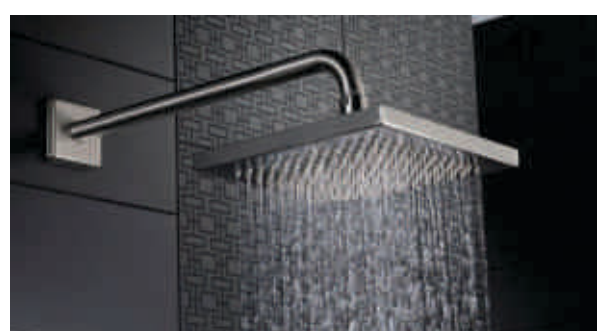


Sumptuous features and finishes



The villas are exemplars of luxury living. Residents can while away hours in their private pool or jacuzzi, unwind in their sauna or enjoy the latest films in their state-of-the-art home cinema. Wine cellars, sculpture courts and well-equipped gyms are also key features.

All materials are extremely high quality, from natural stone floors and glass mosaic tiles to hardwood screens and marine grade aluminium windows. Products and appliances have to earn their place too: only the best brands are being used with the likes of Villeroy & Boch, Grohe, Poggenpohl, Duravit, Daikin and Crestron exuding quality and style.





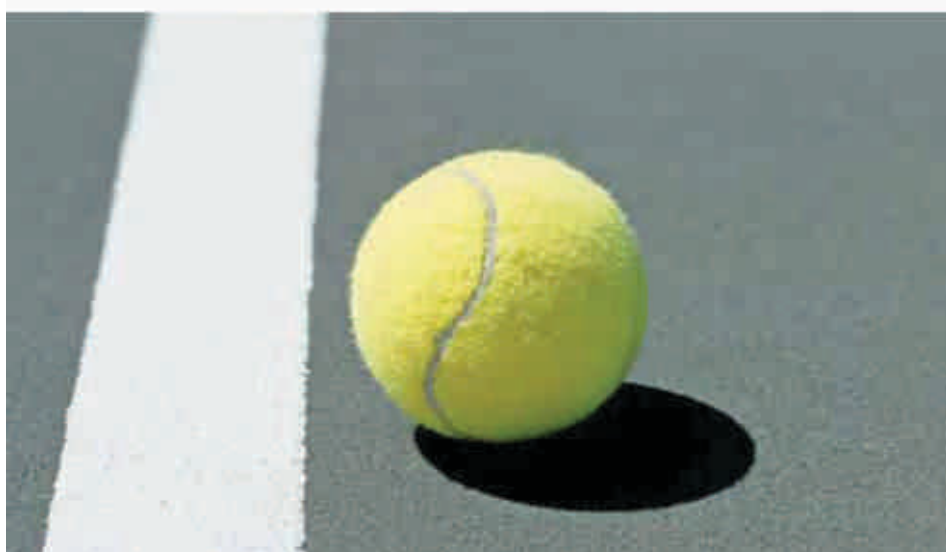
The Cap St. Georges Villa Club
At your service

Club services meet your every need

Cap St Georges operates just like a private members' club: residents and their guests enjoy exclusive facilities.

- Seashore Clubhouse
- Bar
- Restaurants
- Spa
- Treatment Rooms
- Gym
- Tennis Court
- Cinema Room
- Conference Room
- Sandy Beach

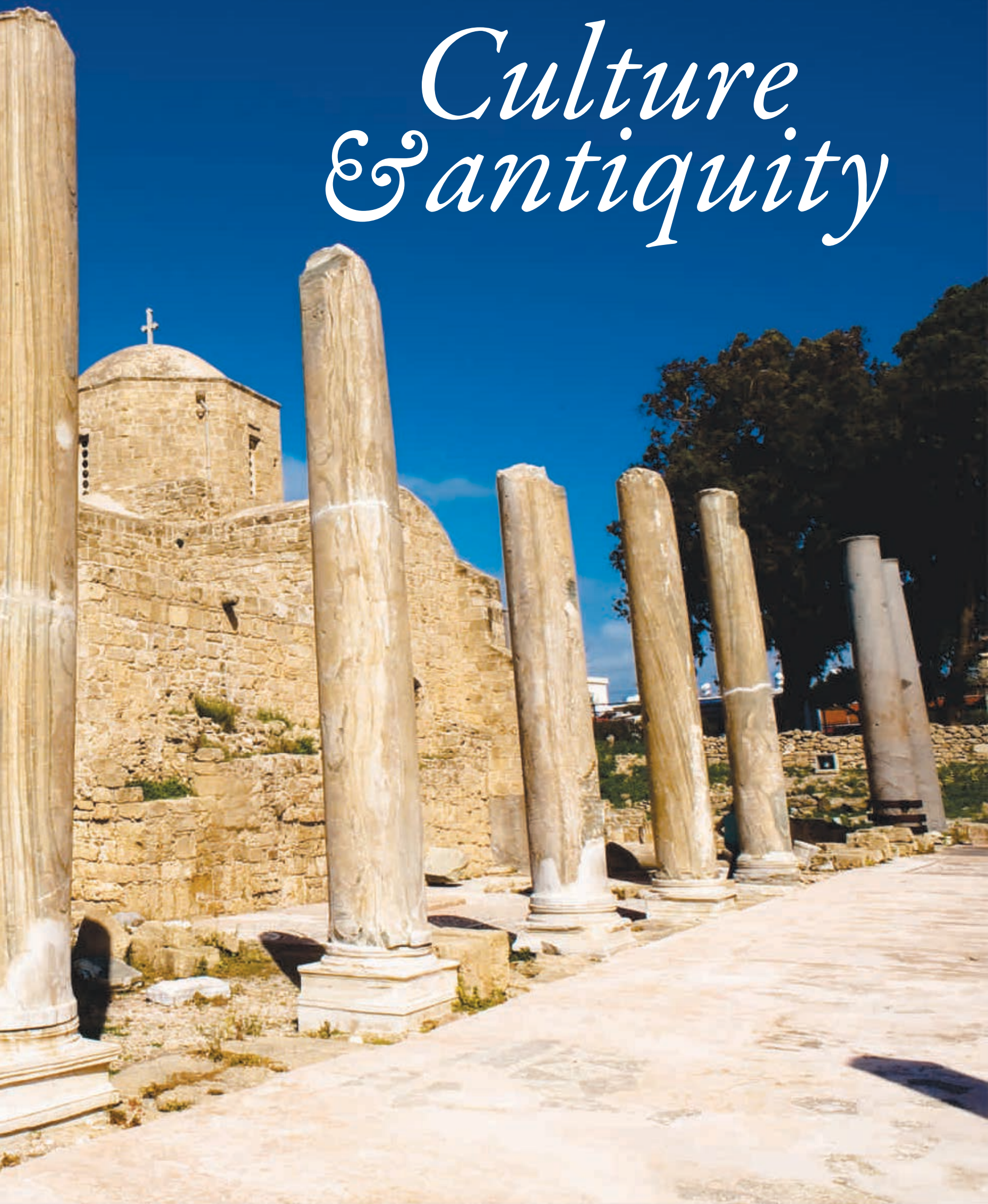
All Villas are fully serviced and chauffeurs, concierges, babysitters, gardeners, maintenance staff and housekeepers are on hand at all times.







Culture & antiquity



Steeped in antiquity

Travellers and traders have been drawn to Cyprus for centuries, attracted by its position at the crossroads of Europe, Asia and Africa. Their legacy endures: the UNESCO city of Paphos offers an ancient harbour and countless mosaics, while classical Greek and Roman monuments, Byzantine

and Latin churches, Venetian fortresses, castles and mosques and Neolithic ruins are scattered throughout the island. The goddess Aphrodite was born in Paphos; her famous bath lies in the nearby Akamas mountains.



Europe's finest fairways & marinas

Golfers and yachtsmen are in their element at Cap St Georges. Nearby Coral Bay is set to host one of the Mediterranean's best marinas from 2016, easily rivalling elite moorings on France's Côte d'Azur or Italy's Amalfi coast. There are three championship golf courses close by with more planned.



Major Marinas of the Mediterranean ●







CAP ST GEORGES

Western Cyprus

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