



Elysia Park, Cyprus

Luxury Resort in Prime Location. Invest €40,000 only and receive €128,000 in savings and income. Offer exclusive to The Lemon Tree Company network. Completion April 2010

Typical Purchase Price (2 bedroom unit)
€400,000 (gross)



Elysia Park enjoys a superb location in the heart of Kato Pafos, within short walking distance to sandy beaches and all amenities of Pafos town.

This deluxe Mediterranean project will comprise 267 spacious 1, 2 and 3 bedroom apartments, penthouses and 48 private 2 bedroom terraced houses, set around 2 of the largest residential swimming pools in Cyprus. Elysia Park will encompass over 7,000m² of lush landscaped grounds with vast poolside leisure areas, children playgrounds, basket ball ground, leisure centre with reception area, business centre, indoor heated swimming pool, 250 m² gymnasium offering wonderful panoramic views to the gardens and cascading swimming pools, spa, health centre with massage and treatment rooms, Jacuzzi and sauna.

To complete this luxury development, there will be an array of on-site facilities including a bank, bakery, hair salon, kiosk, launderette, restaurant, pharmacy, coffee shop and a Pafilia office.



Financials

- Prime residential location
- Prime rental location
- Unique development with unsurpassed facilities and services
- Fully equipped properties at no additional cost
- 2 years net guaranteed rental income at 5% per year
- Low cost mortgage at 80% LTV – bank fees and mortgage fees included at no additional cost
- 6 weeks personal use at no additional cost – 2 weeks each in low season, mid season and high season
- All closing costs included and paid for
- Legal fees included at no additional cost
- Ongoing cost of ownership – communal charges, property insurance, water, electricity, sewage, municipal charges for the duration of the offer included at no additional cost

- 10% developer discount
- 10% deposit only

Why Invest?

Full property equipment for rental including:

- | | |
|--------------------------|----------------|
| o Furniture | Free of charge |
| o Kitchen appliances | Free of charge |
| o Crockery | Free of charge |
| o Linens and towels | Free of charge |
| o Decoration items | Free of charge |
| o Curtains | Free of charge |
| o Air conditioning units | Free of charge |

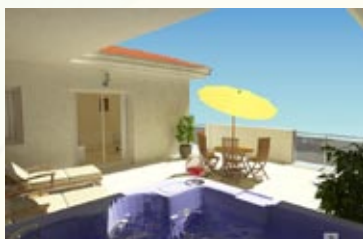
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"This is relatively new concept to Cyprus, offering a 'boutique hotel' style flair. Unlike many similar developments in other parts of the world. Elysia Park offers all the facilities of a self contained luxury oasis but is close enough to the town's amenities to enjoy the local ambience. I have 'walked the site' and the buildings and layout are sufficiently advanced to see the scale of the development, the beautiful mountain views in the background and breathtaking sunsets."

Chrissie Ballantyne, The Lemon Tree Company



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- Curtains - Free of charge
- Air conditioning units - Free of charge

What Next?

Further details are available from The Lemon Tree Company who will arrange for interested parties are invited to visit Cyprus for an inclusive cost of £99 covering flights and accommodation, normally 2 – 3 nights.

Obtain a full leaflet on this Polis Investment from our website library - www.thelemontreecompany.com

