



# Villa Eos

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Aphrodite Hills, Cyprus.

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# The Life.

An aerial photograph of a vast, clear turquoise sea. In the upper right corner, a rocky coastline with green vegetation is visible. In the center of the water, two white motorboats are moving, leaving dark wakes behind them. A person is swimming in the water between the two boats. The overall scene is peaceful and scenic.

Life at Villa Eos moves to the easy rhythm of the Mediterranean. Days unfold at their own pace, time stretches and work feels distant. Everything slows to something simpler, richer and more peaceful. Whether you come for the sunshine, the golf, the cuisine or the sheer beauty of the Cypriot lifestyle, this is a place to reconnect with nature, with family, and with yourself.



# The Location.

Cyprus is an island that lives in colour — deep blue seas, golden sunsets, and a warmth that runs far beyond the weather. Perched on the eastern plateau of Aphrodite Hills, Villa Eos looks out across rolling fairways and open coastline, surrounded by peace, privacy and panoramic views. From here, everything the island is loved for — beaches, history, culture and cuisine, is just a short drive away.

01.



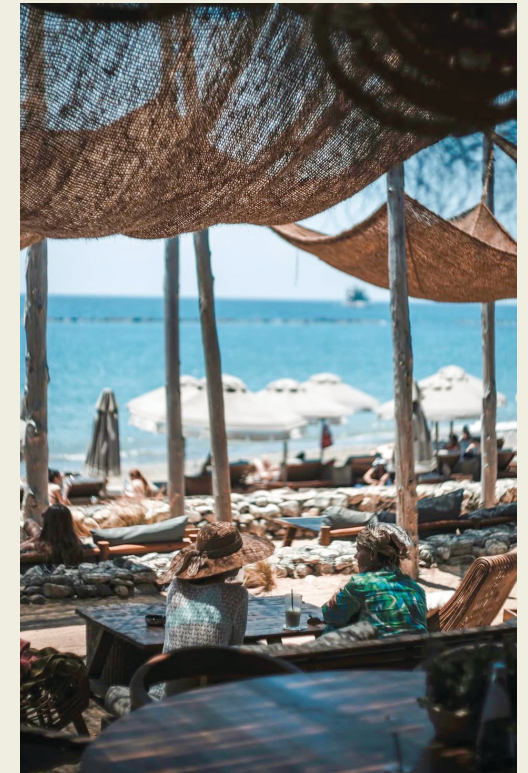
02.



03.



04.





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01. **Aphrodite's Rock** - scenic and close to the resort

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02. **Blue Lagoon** - Crystal blue waters, perfect for snorkelling

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03. **Columbia Sun Limassol** - sunbeds, umbrellas and more

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04. **Cabana Beach Club** - stylish, relaxed beachfront

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340 days  
of sunshine.



Beyond the shoreline, Cyprus offers a lifestyle that's safe, welcoming and effortlessly easy. Paphos Airport is just 15 minutes away, and nearby towns like Limassol and Paphos provide shopping, dining and cultural highlights year-round.

With 340 days of sunshine per year, excellent healthcare, leading international schools and favourable tax conditions, it's as practical as it is beautiful. Life here is relaxed yet refined — the kind that makes you wonder why you'd live anywhere else.

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Paphos – 25 mins

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Paphos Airport – 15 mins

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Limassol – 40 mins

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Nicosia – 1h 20m

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Larnaca – 1h 15m

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Ayia Napa – 1h 30m

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Protaras – 1h 40m

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Never far from anything.

# The Perks.

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0% inheritance tax

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*60-day rule* for tax residency.

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15% corporate tax

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No dividend tax

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Non-domicile status

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No wealth or gift tax

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## Schools.

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The International School of Paphos (ISOP)

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Lumio Private School

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## Health.

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Very high-standard healthcare system

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Public and private options available

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# The Hills.







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### Village Square

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Several gourmet restaurants & bars serving various cuisines

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On-site Costa, Häagen-Dazs & bakery

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### Supermarket & mini-market

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Diverse range of retail shops

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On-site medical centre & pharmacy

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At the heart of Aphrodite Hills lies The Village Square, a vibrant hub alive with, live music and seasonal events.

Wander between elegant restaurants, casual cafés and cocktail bars; pick up fresh bread from the bakery or an ice cream from Häagen-Dazs and browse boutiques and galleries at your leisure.

Everyday needs are thoughtfully covered too, with a supermarket, medical centre and pharmacy all within the resort. Whether you're stocking up for a barbecue or meeting friends for dinner, everything you need sits moments from your door.





Aphrodite Hills is built around the joy of movement. Tee off on the PGA National Cyprus Golf Course, play a friendly match at the tennis and padel academy, or head out on horseback along the hillside trails.

For total relaxation, The Retreat Spa offers award-winning treatments and thermal experiences inspired by the island's natural elements.

There's also a fully equipped fitness centre, football academy, and nature walks that wind through olive groves and cypress trees. Whether it's an active morning or a slow afternoon, the Hills give you space to live well — every single day.



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18-hole PGA National Cyprus Golf Course with academy & clubhouse

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Tennis academy - clay & hard courts available + padel courts

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The Retreat Spa - multiple treatment rooms & high-end facilities

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Gym & fitness centre on site

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Football academy & several pitches

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Kids Club, nature trails & horse riding

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# The Villa.

Created by acclaimed architect Andreas Vardas, Villa Eos captures the spirit of contemporary Mediterranean design — clean lines, open spaces and light that flows through every room. Set across two prime plots overlooking Hole 6 of the golf course, it pairs striking architecture with a deep sense of calm.

A private lift links all levels; solar panels and underfloor heating blend luxury with sustainability and year round living comfort. Each material has been chosen for its beauty and honesty — stone, glass, wood and soft neutral tones that mirror the surrounding landscape.

This is a home that feels alive to its environment — elegant and effortless.



# Outdoor.

Outside, life moves from one sunlit scene to the next. At its centre lies a 15 metre infinity-style pool, mirrored by a shallow lounge pool and surrounded by generous terraces.

Two sunken seating areas invite long evenings by the firepit, while the bar and built-in BBQ make entertaining easy and relaxed. Landscaped gardens frame the villa with Mediterranean planting and soft lighting that transforms the space after dusk.

Whether you're hosting friends or unwinding with a book, the outdoors here feels both private and infinite – your own sanctuary under the Cyprus sky.





# Ground Floor.

The ground floor brings together everything that makes Villa Eos feel like home. A bright open-plan kitchen, dining and living space flows naturally to the pool terrace through wide glass doors, blurring the line between indoors and out.

The kitchen is crafted for both style and practicality. With bespoke cabinetry, double-island layout, and premium integrated appliances, it's designed for effortless entertaining.





A guest suite with its own terrace completes the floor, offering comfort and independence for visiting family or friends.



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Open-plan kitchen, dining and living space

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Floor to ceiling patio doors leading to pool terrace

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Guest suite with terrace

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# First Floor.

Upstairs is all about retreat and restoration. The master suite commands sweeping golf-course views, complete with walk-in wardrobe, luxury ensuite and private balcony that captures every sunset.

Two additional ensuite bedrooms, each with their own balcony, provide a perfect balance between privacy and togetherness. Above it all, the roof garden offers a quiet escape — ideal for stargazing, yoga at dawn, or a glass of something cold as the evening breeze drifts in.

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Master suite with walk-in wardrobe

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Luxury en-suite bathroom

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Roof garden

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# Basement.

The lower level is your hidden gem — a multi-purpose space designed for wellness, play and relaxation.

An en-suite bedroom opens onto a private garden, while a home gym keeps fitness close at hand.

A spacious entertainment room can transform into a cinema, games area or creative studio, and a dedicated laundry room with generous storage adds practicality to the luxury.

Natural materials and warm lighting keep the space inviting year-round, making the basement every bit as considered as the floors above.

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Two en-suite bedrooms

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Private garden for relaxation

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Home gym + entertainment room

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# The Floorplans.

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Plot Area: 2659 sqm

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Basement: 223 sqm

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Ground Floor: 159 sqm + 32sqm of covered veranda

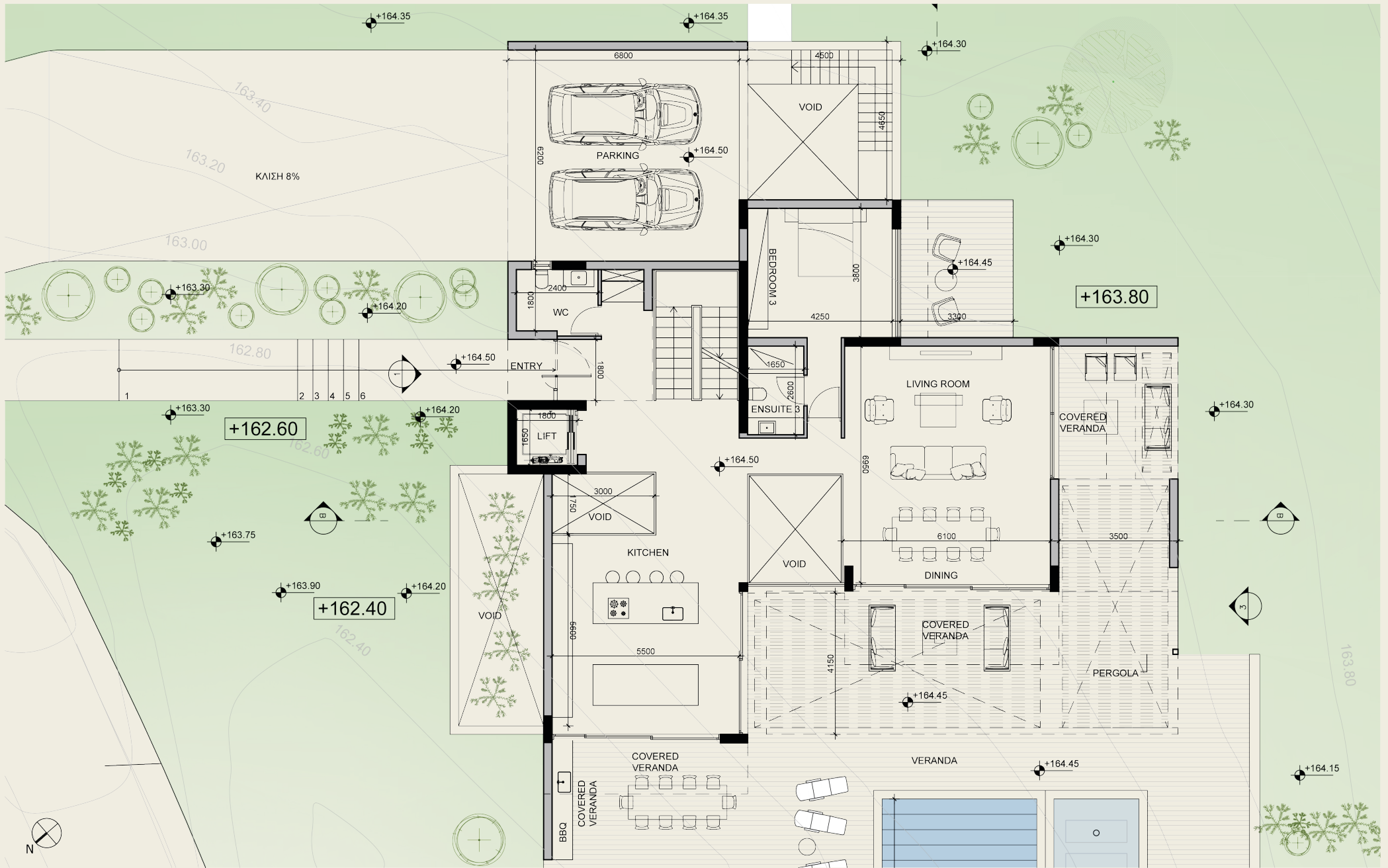
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First Floor: 119 sqm + 22 sqm of covered veranda

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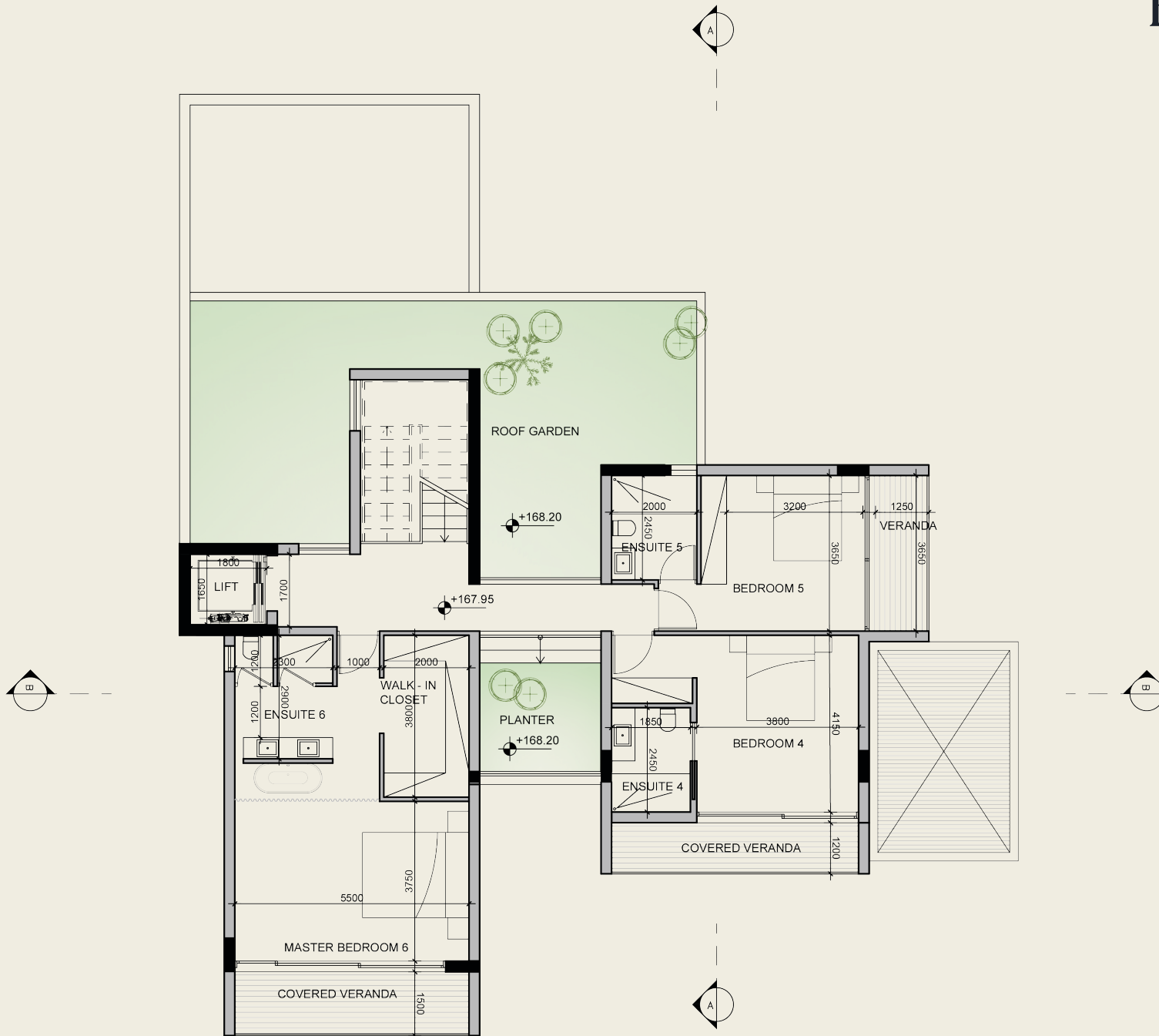
Master Plan.

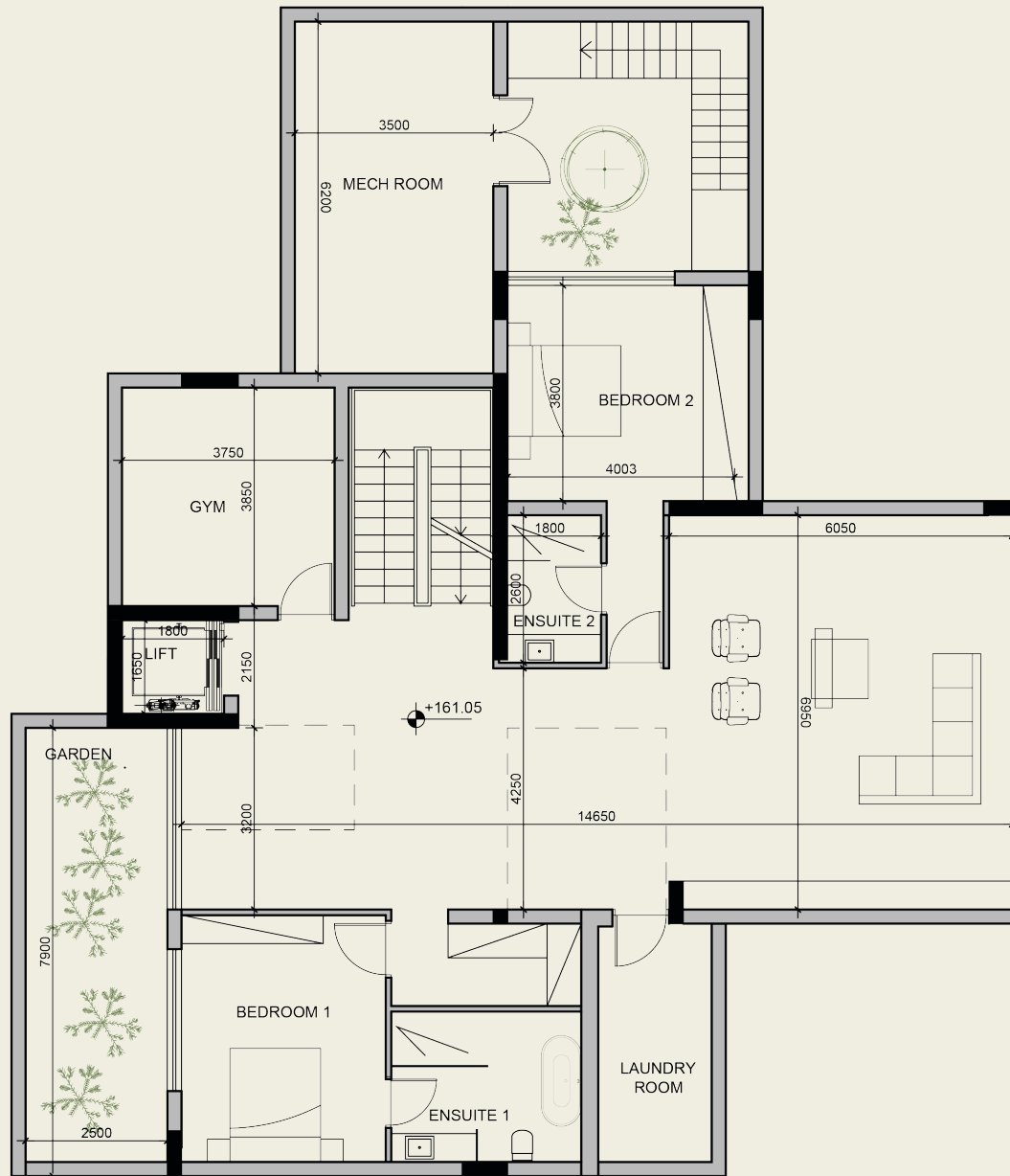




Ground floor.

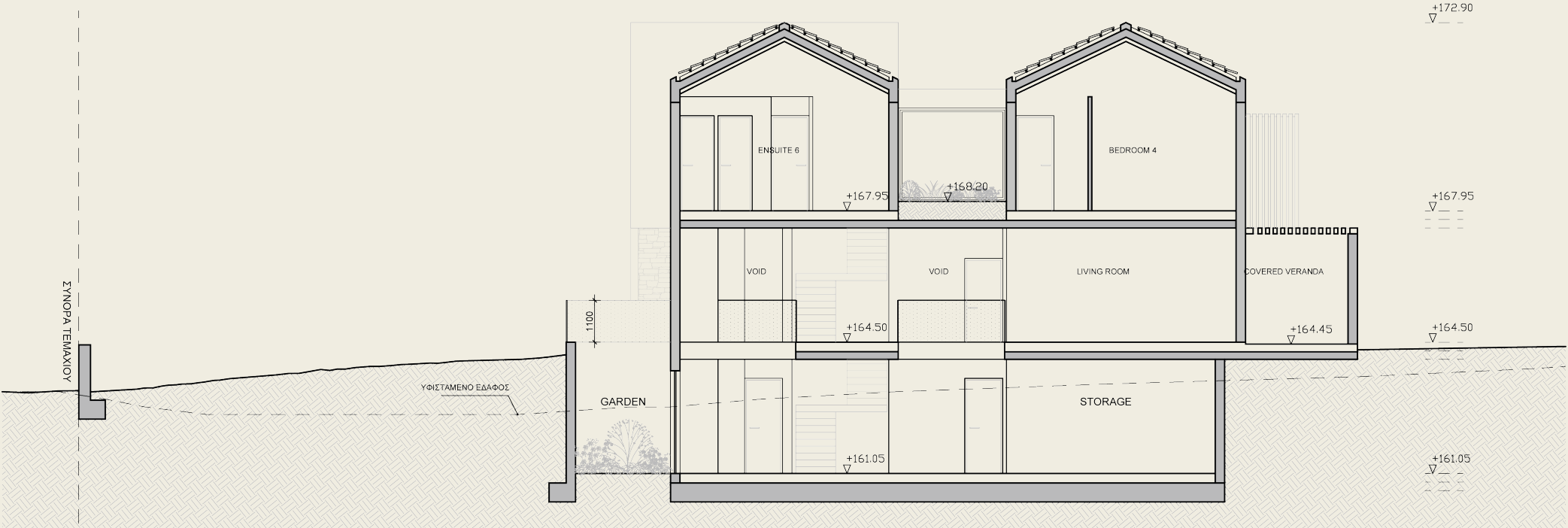
# First floor.

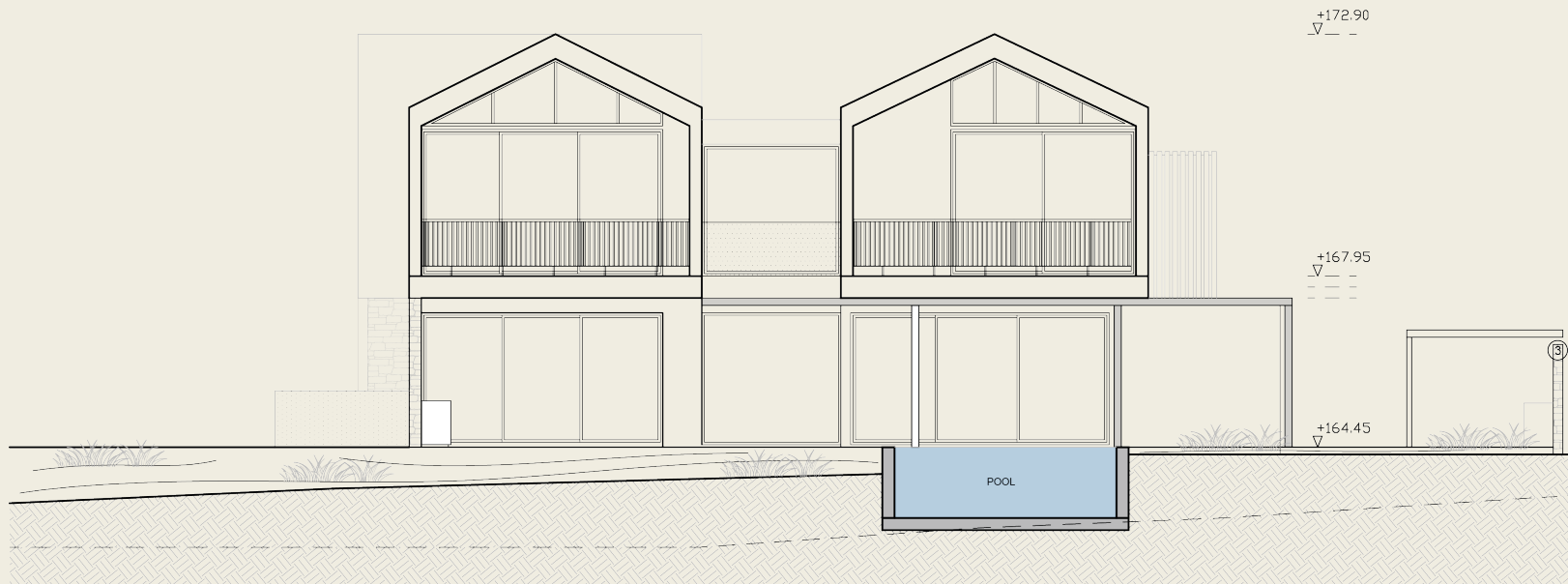




Basement.

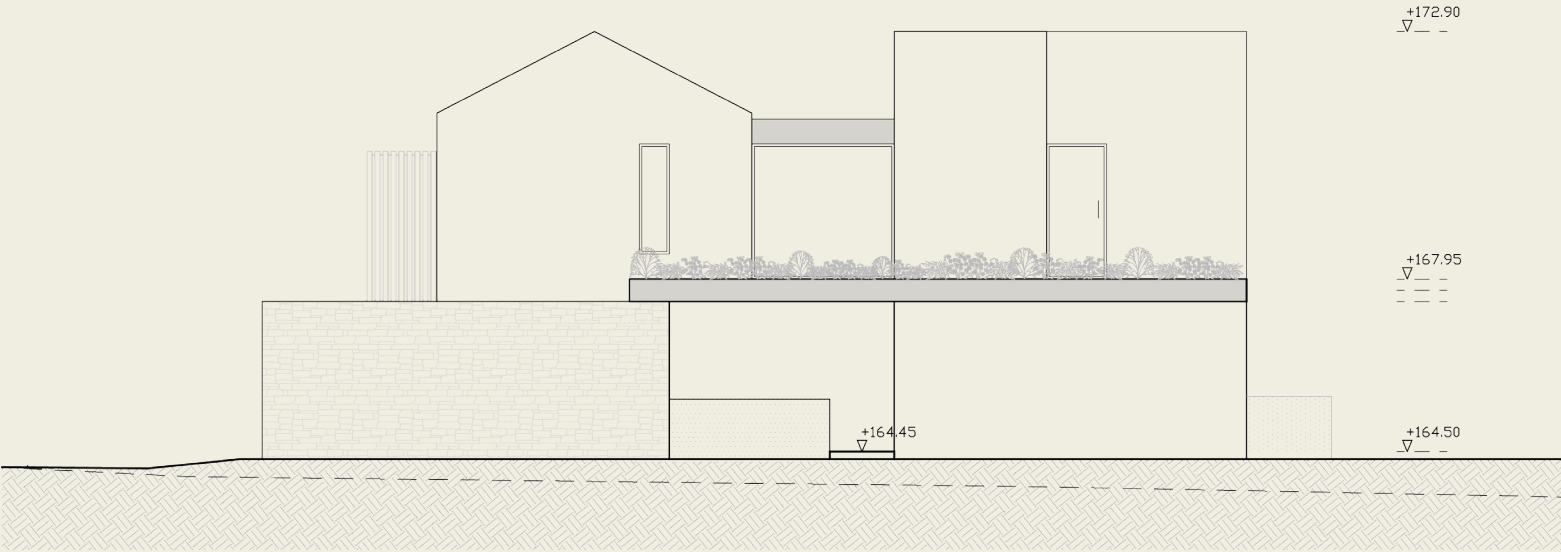
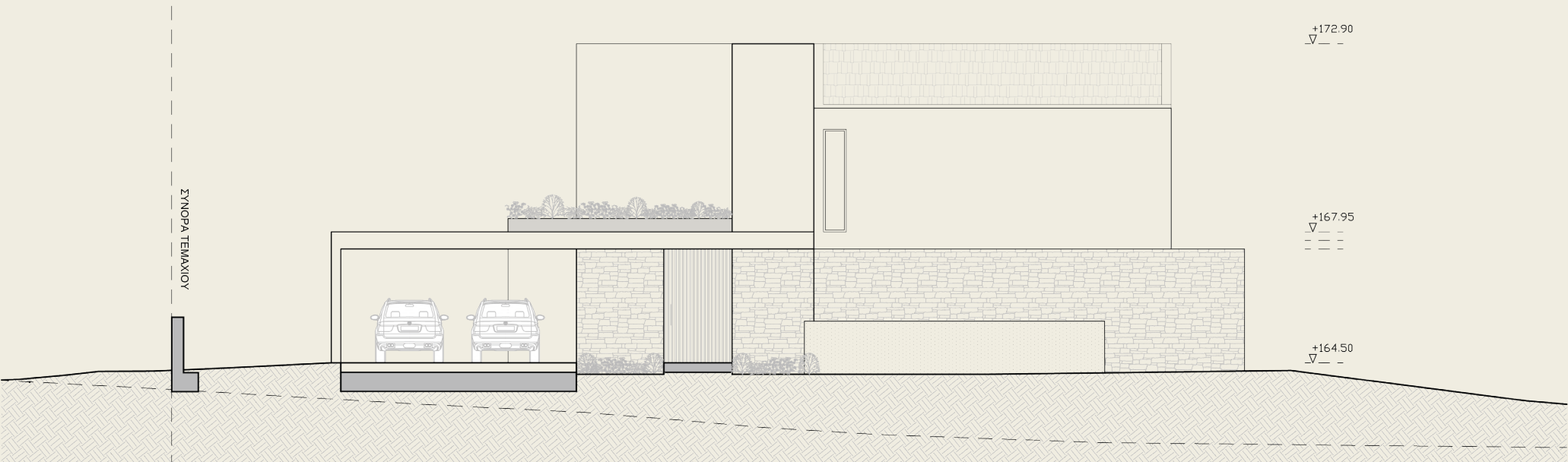
# East side.

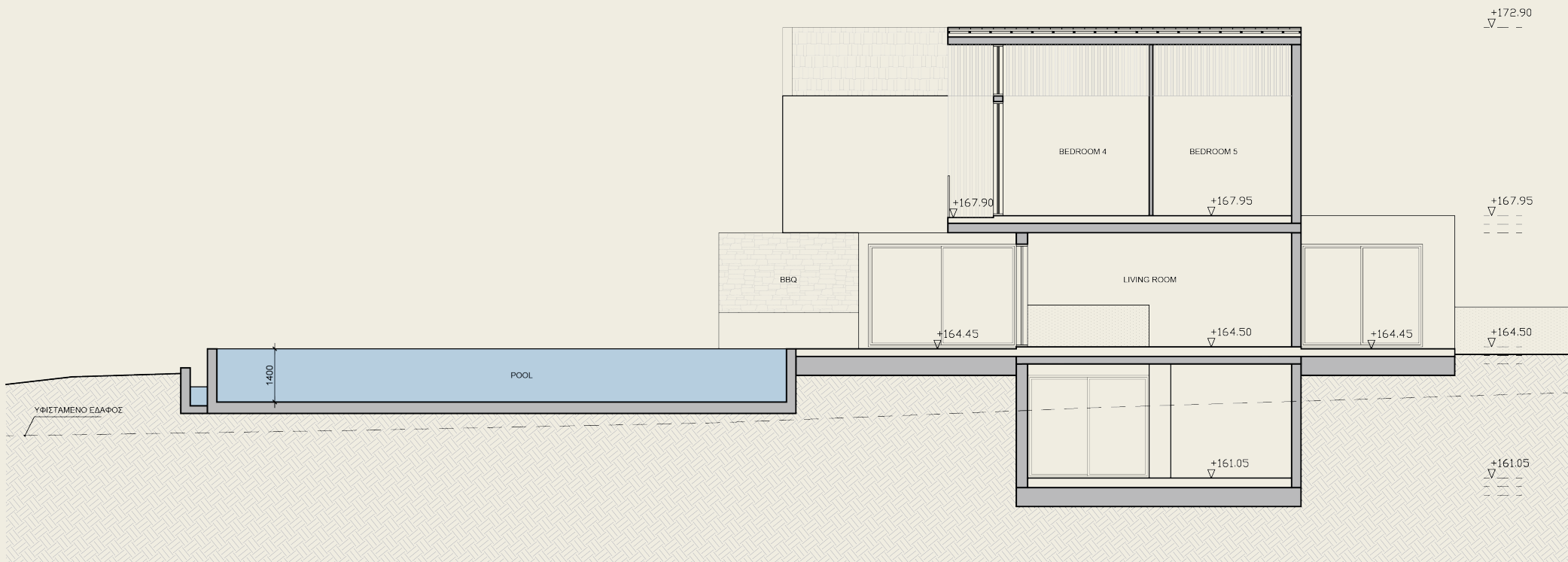


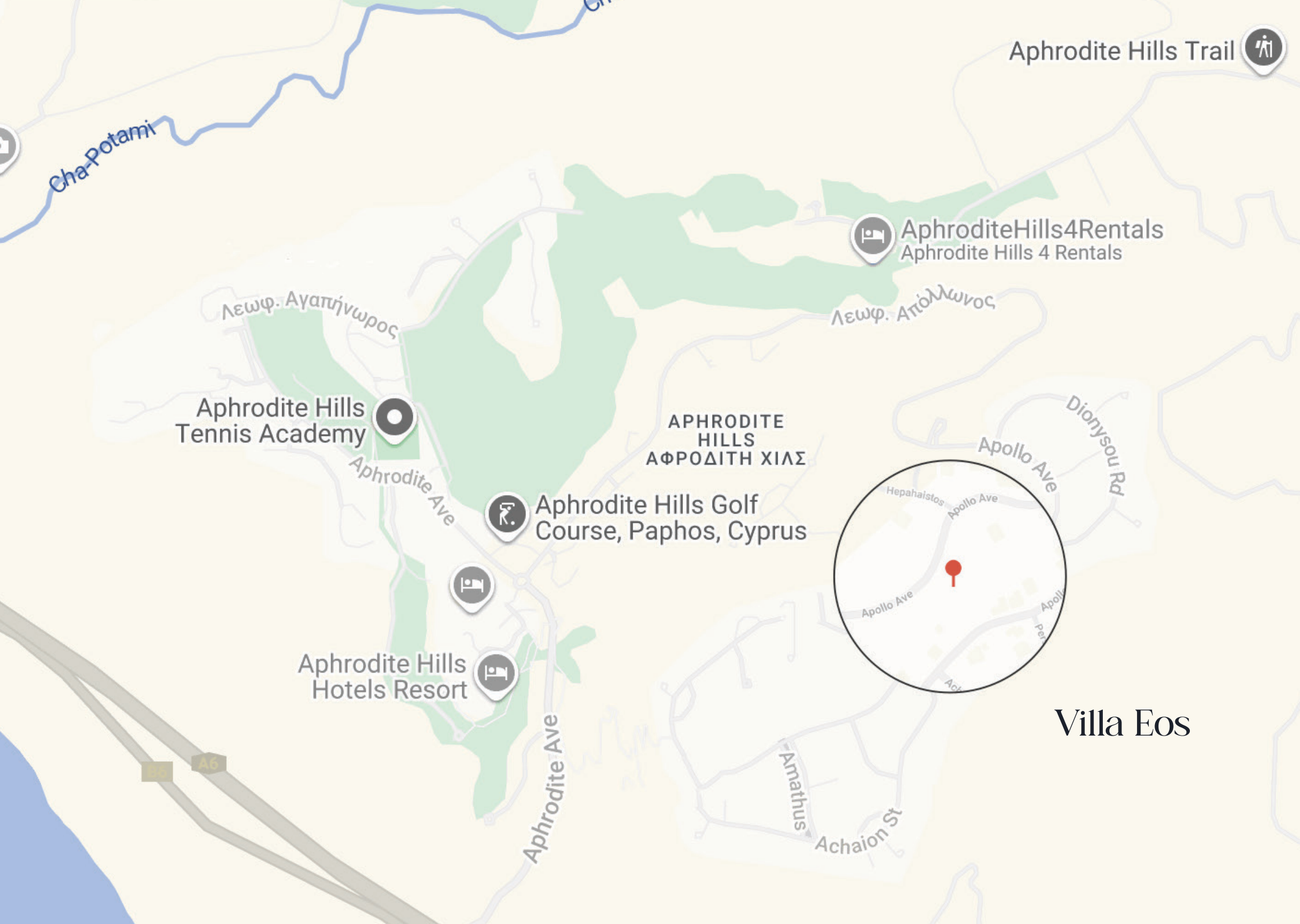


South side.

# West & North side.







Aphrodite Hills Trail



Cha Potami

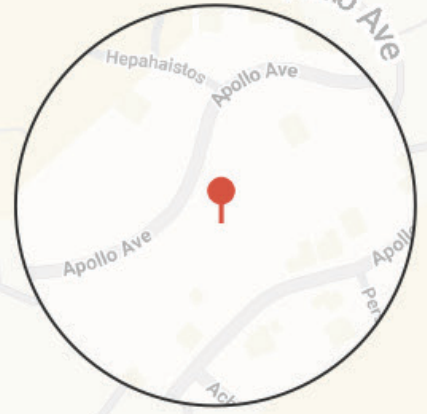
AphroditeHills4Rentals  
Aphrodite Hills 4 Rentals

Aphrodite Hills  
Tennis Academy

APHRODITE  
HILLS  
ΑΦΡΟΔΙΤΗ ΧΙΛΣ

Aphrodite Hills Golf  
Course, Paphos, Cyprus

Aphrodite Hills  
Hotels Resort



Villa Eos

A6

Aphrodite Ave

Λεωφ. Απόλλωνος

Λεωφ. Αγαπηνωρος

Apollo Ave  
Dionysou Rd

Hepahaistos  
Apollo Ave

Apollo Ave

Amathus

Achaion St

# Contact.

We'd love to show you more. Arrange your private viewing and discover what life at Villa Eos could be.

Purchase or rental price upon request.

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Grant & Max Connon.

[info@mcpinternational.co](mailto:info@mcpinternational.co)

For more information including purchase or rental price, please scan the QR code.







See you soon...