



MPM LUXURY LIVING

The definition of *luxury* in every *detail*

PAPHOS, CYPRUS
BOREAS RESIDENCE

Boreas *Residence*



I am delighted to introduce *Boreas Residence*, modern residential spot in the city of *Paphos*.

Discover Boreas Residence, a premier residential project designed to cater to the aspirations of young professionals, university students, and modern couples seeking their first home. With a total of 28 carefully designed apartments, this development is a prime choice for those looking to invest in a property with the potential for both personal use and rental income.

Located conveniently close to workplaces and educational institutions, Boreas Residence offers the BUY & RENT concept, enabling investors to purchase and then rent out their properties, maximizing returns in a city with a high demand for quality rentals. Whether you are a professional needing a quiet retreat, a student looking for a practical living solution, or a couple desiring a contemporary space to grow together, Boreas Residence meets all these needs within a vibrant community setting.

Step into Boreas Residence, where investment meets lifestyle. Here, every apartment is a gateway to a life of ease and opportunity, designed with the future in mind. Secure your place in Boreas Residence—where smart investment and modern living converge.

Pavol Miller, MBA
managing partner Boreas Garden Residence



www.mpmluxuryliving.com


Boreas *Residence*




Boreas Residence




Overview

 **4 Floors** (7 apartments each floor)

 **28 fully furnished Apartments**

 **35 m²**


12 apartments

 **45 m²**

8 apartments

 **50 m²**

4 apartments

 **76 m²**

4 apartments

Amenities

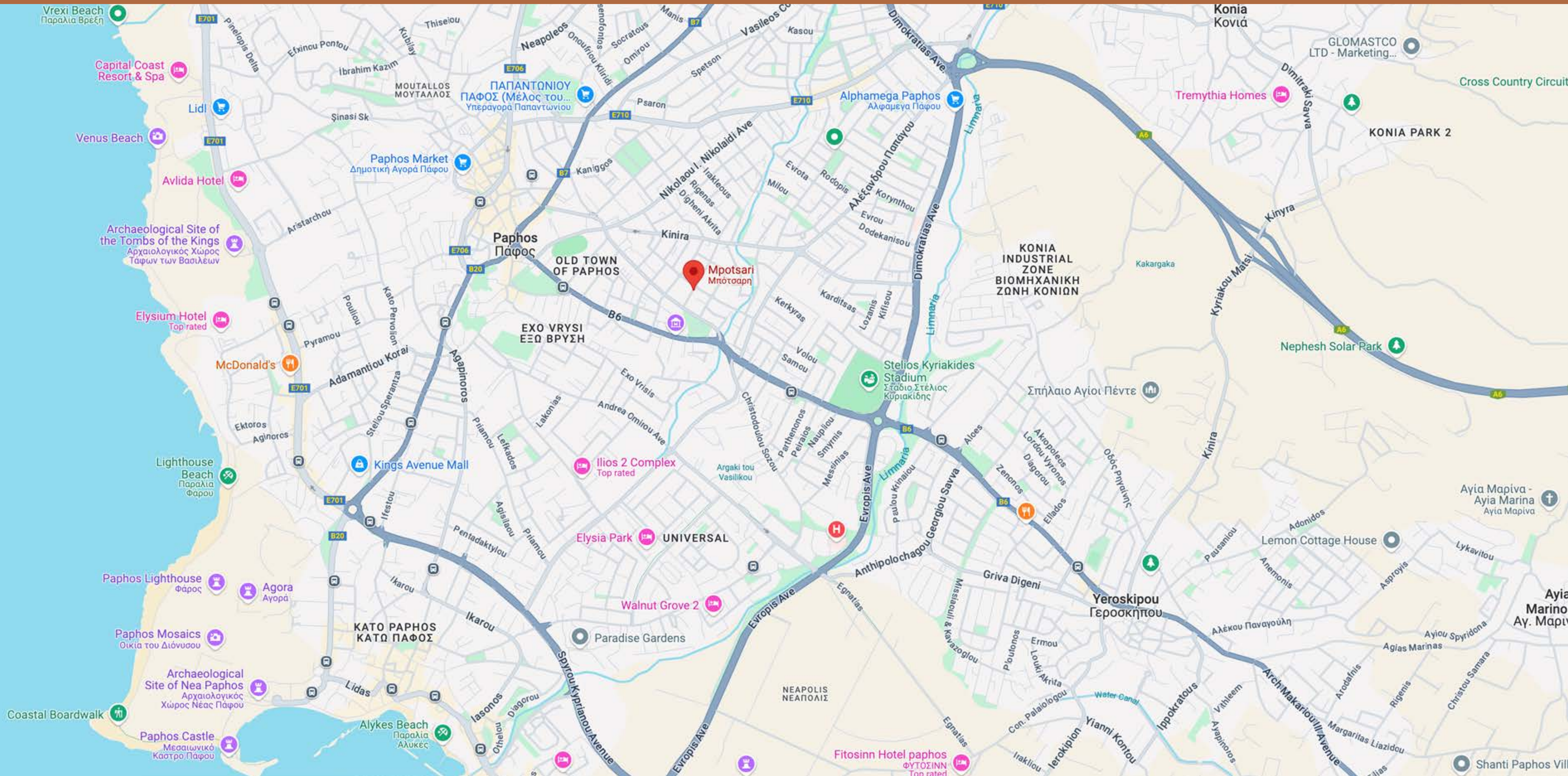
 VRV system

 parking

 storage room

 fully furnished in basic standard

Premium *Locality*





Additional *information*

Owner of the project will create a fund with 30.000
Euro as the first year community credit



Personal Consulting

Studio 1 aparment	30 m ²
Studio 2 apartment	34 m ²
Studio 3 apartment	35 m ²

1 bedroom 1 apartment	41 m ²
1 bedroom 2 apartment	51 m ²
1 bedroom 3 apartment	53 m ²

2 bedroom 1 apartment	65 m ²
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Number of bathrooms

Every studio and apartment has 1
bathroom



Covered verandas sizes

Studio 1	10 m ²
Studio 2	7 m ²
Studio 3	8 m ²
1 bedroom 1	7 m ²
1 bedroom 2	10 m ²
1 bedroom 3	10 m ²
2 bedroom 1	11 m ²





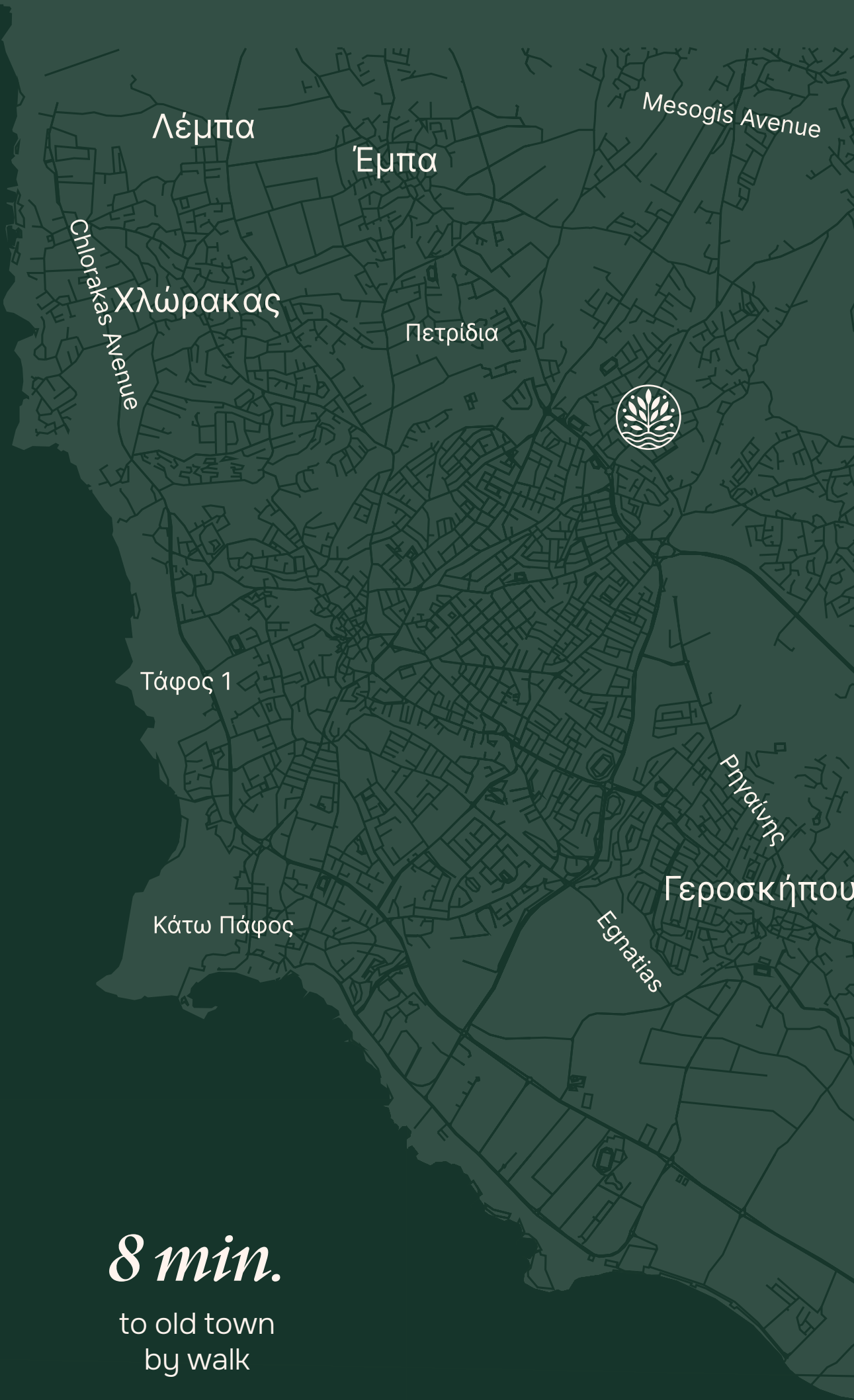
Boreas Residence

Boreas *Residence*

Your Dream *Home* in the Heart of *Paphos*

- Paphos is becoming the safe place where everybody wants to be.
- New universities opening their doors to international students.
- Institutions like American University of Beirut, TEPAK, Medical Faculty and Faculty of Tourism will bring more than 4000 students into town within next 4 years.
- Digital nomads, young professionals and active couples will be living in Paphos.
- Residency number of Paphos will grow by 25 000 by 2030.

<i>Npotsari street</i>	<i>2,7 km</i> from Aphrodite Beach Bath	<i>8 min.</i> to old town by walk
<i>12 min.</i> to the beach by bicycle	<i>7 min.</i> to schools by car	<i>15 min.</i> to doctor by car



Buy and rent property market

- According to Danos International Property Consultants and Valuers' data, renting a one-bedroom flat in Limassol costs a minimum of €850 a month, while a two-bedroom flat would set back the family budget by at least €1,300.
- Renting a three-bedroom flat in the district is next to impossible on a Cypriot wage, as rents are around €1,700 monthly.
- According to recent CyStat data Cypriots' average gross monthly earnings rose to €2,693 for the fourth quarter of 2024, from €2,535 in the preceding year, reflecting a noteworthy 6.2 per cent increase.
- Seasonally adjusted figures for the same period reveal that the average gross monthly earnings stood at €2,402, a 1.6 per cent increase compared to the third quarter of 2024.
- CyStat data also points out that more than half of the island's employees take home an average of €1,500. The minimum monthly wage in Cyprus is set at €1000.
- In Nicosia, the rent price for a one-bedroom flat is between €550 and €650, while a two-bedroom flat would set a family back a minimum of €750.
- Renting in an 85 square metre flat in an uptown area of the capital, like Engomi, costs €900 monthly.
- The rent for a three-bedroom flat in the capital is between €950 and €1500.
- Nicosia residents looking for cheaper alternatives must move to the suburbs, such as Lakatamia, where rents are lower.
- Rents in Larnaca and Paphos are lower, but likely only for the moment, as the interest of foreign investors and high-tech companies on the lookout for a Cyprus base in the coastal towns is on the rise.
- The rent for a one-bedroom is between €450 and €550.
- Two-bedroom flats are €550 to €650, while the rent of a three-bedroom is €750 to €850. Prices mentioned are indicative, and subject to the property's location, age and other characteristics.
- The imbalance between demand and supply.
- Lack of new apartments

Investment *opportunity*



Your Ideal *Investment* Opportunity!

Investing in an apartment in Boreas Residence offers an exclusive opportunity to own property in Paphos, a city celebrated for its stunning natural beauty, rich historical tapestry, and vibrant economic growth. As key developments in Paphos, both projects cater to a diverse range of needs and preferences, making them ideal for families, young professionals, and investors alike.

Benefits of Investing in *Boreas* Residence



Tailored Living Solutions

The dynamically designed Boreas Gardens, investors and residents benefit from property that match their lifestyle needs—be it for family life, professional convenience, or academic pursuits.



Investment Potential

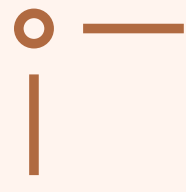
The projects offer lucrative BUY & RENT option, providing immediate potential for rental income in a high-demand market.



Community and Lifestyle

Located near essential amenities and lifestyle attractions, the developments ensure a vibrant living experience with minimal commuting.

Investing in Boreas Residence isn't just about buying property; it's about securing a part of Paphos—a city that offers growth, stability, and a vibrant community. Embrace the opportunity to invest wisely and live beautifully in one of Cyprus's most cherished cities.



Paphos *schools*



Public Schools

Public schools in Cyprus are free and available to absolutely every child over 6 years old. It is known that the Cypriot government invests well in education, approximately 8% of GDP. Thus, highly qualified teachers work in schools.

Upon graduation, children enter local and foreign universities. Some families first choose Greek primary schools, and then private English high schools.

English schools

English schools have kindergartens, where children are taught not only the basics of the language, but also reading, arithmetic, and even a bit of science. The annual cost of education in a private English school varies from 3.5 thousand euros in kindergarten to 8 thousand euros in high school. As a rule, payment is made in several stages, and discounts of 5-10% are sometimes promised for paying the full amount within one transfer.

TLC Private School

Some families living in Peyia, far from the center, prefer TLC Private School. The school is small, but the construction of a new additional building has already begun. It is expected to be completed in 2 years.

The school is only 13 years old, but it is developing rapidly and thanks to this it is very popular both among locals and among foreigners. Children from 3 to 18 years old study here, from kindergarten to Sixth Form classes. For the convenience of parents, a transfer from home to school is organized.

The Sixth Form High School is the flagship of the TLC school community. It is made up of students who have obtained at least B grades in the IGCSE exams or who have come from other schools to complete an A level qualification before continuing their studies at universities in the UK, Europe and around the world. Along with A levels, students can also earn additional IGCSE qualifications or expand their education by studying in an Apolytirion course or completing BTEC practical qualifications.

The International School of Paphos Private (ISOP)

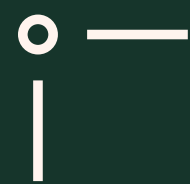
The largest and most popular private school in Paphos, ISOP, was founded in 1987. It is located on Aristoteli Savva street, close to Makariou Avenue. The nearest areas are Mesa Chorio, Tala, Chloraka and Kannaviou.

The International School operates at the British Embassy. After the successful completion of the program, students are issued a state-recognized certificate. To enter, the child takes an entrance test in English and mathematics.

ISOP is also a boarding school. It offers a modern international environment for the child. The professional team is here to help children prepare for the challenges they face both in and out of the classroom. The community today has up to 70 girls and boys aged 11 to 18, some of whom live in the school 7 days a week, while others go home on weekends.

Aspire Private British School

In Kato Paphos, not far from the famous Tombs of the Kings, there is another well-known state-accredited school - the Aspire British Academy, where the training program is built on the classic British model. Graduates receive a certificate of secondary education in the English program, and even a local Apolytirion certificate.



Paphos – the *University* small city of *Cyprus*



American University of Paphos

The agreement between the municipality of Paphos and Lebanon's AUB for the establishment of the American University of Beirut-Mediterraneo in Cyprus was signed on April 8, 2022. Architectural plans for the university show that it will operate out of the complex of the old Carob Mills on Apostols Pavlos Avenue and cover 10,000 square metres. A government owned plot of land of around 7,000 square metres has been donated. The American University of Beirut-Mediterraneo will operate according to American standards. In the first phase, three fields of study will be covered: computer science, economics and business and civil engineering, with the aim of accommodating over 2,000 students in the coming years.

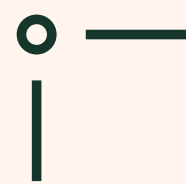
TEPAK

The students of the Cyprus University of Technology (TEPAK) at the school of the academic institution that began operating this year in Paphos are set to increase and surpass 600 in the new academic year. the Department of Hospitality and Tourism Management, the Department of Management, Entrepreneurship and Digital Business, as well as the Academy of Hospitality and Tourism opened their doors. The Faculty's students in the academic year 2023-2024 include the first-year students admitted to the Faculty's undergraduate programmes of study (Degree in Hotel Management and Tourism and Degree in Management) and all the students enrolled in the three-year programmes of study of the Academy of Hospitality and Tourism (Culinary Arts and Hotel and Tourism Management). The TEPAK currently hosts a total of 300 students and this number is expected to gradually increase to 1,000.

American University of Beirut, TEPAK, Medical Faculty and Faculty of Tourism will bring more than 4000 students into town within next 4 years.

Paphos *City*





Cyprus

Cyprus, a true jewel of the Mediterranean Sea, has been ranked as the 5th best relocation destination world-wide. The island is known for its compelling diverse culture and history, and its natural landscapes, steeped in myth and riddled with ancient riches. With all year-round sunshine, crystal clear blue waters and picturesque mountains with pine-scented forests, Cyprus offers a wealth of captivating lifestyle choices for every desire and taste.

Cyprus is the most *eastern EU* country with *Euro* currency.

First Class healthcare is provided through the National Healthcare System, while a well-established education sector ensures high-quality academic learning through multilingual internationally-recognized and accredited programs from pre-primary all the way to secondary education.



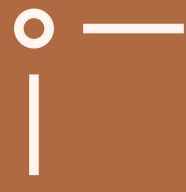
Paphos

Paphos is known as a hub of Cyprus culture and history. Once Europe's Capital of Culture, the city offers a mix of settings, from modern resorts to ancient ruins, and a wide array of activities to please both travelers who enjoy adrenaline-packed adventures and those who prefer a slower pace of life.

Paphos is known for its rich history and has been inhabited since ancient times. The city is home to numerous archaeological sites, including the UNESCO World Heritage site of Paphos Archaeological Park, where visitors can explore ancient ruins, including Roman villas with well-preserved mosaics.

Paphos has been named *the most liveable small city* in the world by Compare the Market AU.

The report assessed seven factors: the number of restaurants, entertainment options, unemployment rate, number of rainy days, health index score, safety score and overall cost of goods. Paphos ranked first with a score of 5.495 out of 7. The top three best small cities were rounded out by Arrecife in Spain and Trapani in Italy. Two Greek cities, Ioannina and Xanthi, also made the global ranking, securing 22nd and 44th spots respectively. European cities dominated the list, with Grande Prairie in Canada being the only non-European city to break into the top ten with a score of 4.295.



Why *Choose* Paphos?

Economic Resilience

With a strong economy focused on tourism, real estate, and services, Paphos provides a stable investment environment. The continuous development in these sectors fuels demand for high-quality residential spaces.

Strategic Location

Situated on the beautiful Mediterranean coast, Paphos enjoys easy access to other parts of Cyprus and Europe, thanks to its international airport. This positions both Aphrodite Heights and Boreas Gardens perfectly for those seeking convenience and connectivity.

High Quality of Life

Known for its laid-back lifestyle, warm climate, and picturesque landscapes, Paphos is an ideal place for those who value a balance between relaxation and modern living. The city's safety and high living standards are attractive to a broad demographic.

Cultural Richness

As a UNESCO World Heritage site, Paphos is steeped in history and culture, offering residents a chance to live amidst ancient ruins and vibrant cultural events, enhancing its residential appeal.

Attractive Incentives

Cyprus offers enticing tax benefits and residency options through property investment, appealing particularly to international buyers.



Paphos Beaches

- Blue Lagoon
 - Lara Beach
 - Argaka Beach
 - Coral Bay Beach
 - Baths of Aphrodite Beach
 - Laourou Beach
 - Paphos Municipal Beach
 - Petra Tou Romiou Beach
- and many more

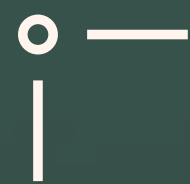
Location





Blue Lagoon *Paphos*





Paphos



International
active city

12 month a year



International
airport

20 minutes by taxi to city centre



Direct flights from Lon-
don, Manchester, Bir-
mingham and others

average flight duration 4h 45min



Regular public
transportation
buses



Regular taxi
services and Bolt



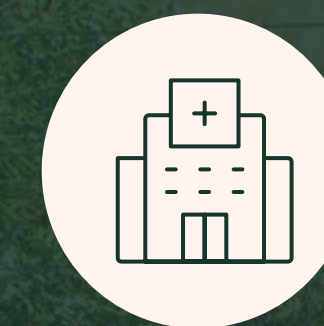
Shopping centres

Neon Mall, Kings Avenue Mall



Electro scooters and
electro bicycles

available in Paphos



Public and private
hospitals



Paphos *history*

Foundation myth

In the founding myth, the town's name is linked to the goddess Aphrodite, as the eponymous Paphos was the son (or, in Ovid, daughter) of Pygmalion whose ivory cult image of Aphrodite was brought to life by the goddess as "milk-white" Galatea. The author of Bibliotheca gives the genealogy.

Mosaics

The Paphos Mosaics are considered some of the best ancient mosaics in the world, depicting Greek and Roman culture in a way that's proven invaluable to scholars. The mosaics would have been decorative floor coverings of houses that were constructed in the area in both Hellenistic and Byzantine eras.

Paphos *Tomb of the Kings*





Local *Architects*

Vardastudio Architects
+ designers

Owner of the project

Level True 21 Ltd, Cyprus

Contact us

MPM Luxury Living
Pavol Miller, MBA
pavol.miller@luxuryliving.com
Tel: +357 99 847351

www.mpmluxuryliving.com

