

Aphrodite Sands, Living a dream in luxury and comfort



Philosophy

At Waterside Homes, we are passionate about delivering excellence at every stage of our resort planning, creation and execution.

From the initial design concept and architectural planning stage, to the selection of professional contractors and craftsmen who will complete the overall construction, Waterside Homes is meticulous in its choice of partners and business associates. Our promise of excellence ensures we deliver exceptional quality to our valued clients, and extends well beyond the final delivery of the resort, with our exemplary after-sales service.

We are confident that with a Waterside Homes property, you can expect excellence because we insist upon it.

Fully Managed - Letting Service

For all potential investors in Aphrodite Sands resort, a key benefit is the additional significant advantage of being able to let your property all year round, generating a considerable business opportunity with exceptional return investment.

The outstanding quality and luxury facilities available both on site and within easy access of the resort ensure an attractive and viable year round destination for sustainable repeat business. The management company offer a comprehensive support service, including a bespoke website with full information on all the properties on site, linked to an international and island wide network of estate and letting agents, to ensure maximum coverage on the rental market.

Fully Managed - Luxury Resort

Aphrodite Sands is a fully managed luxury resort. It is important to us that the aesthetic appeal of the development reflects this, therefore our permanent maintenance teams are on hand to tend and maintain all public areas, including the gardens, pools, paths and to provide cleaning and general assistance to all owners and residents.

After all, in keeping with Waterside Homes company philosophy, 'you can expect excellence because we insist upon it'.





Location

Cyprus, the 'Island of Love' bridges three continents, Europe, Asia and Africa, nestling in the far eastern point of the tranquil Mediterranean Sea. Its tumultuous 10,000 year history of rampaging conquerors, classical civilisations, kingdoms, castles and crusades, has left an indelible legacy on the island and its people. The consequence is that the 'jewel of the Mediterranean' as Cyprus is endearingly called, is a mesmerising cocktail of eastern and western philosophy, architecture and tradition.

This fusion of cultural and religious ideology blends effortlessly with the romance of ancient legends that permeate the island, the most captivating being that Aphrodite, the goddess of love and beauty, was born on the southern shores of the island, bursting into life from the foamy Paphos Sea, at Petra tou Romiou.

Today, modern day Cyprus is a living breathing treasure trove crammed full of historical riches, presented in a sophisticated and cosmopolitan European state. Blessed with an almost year round climate of warm sunshine and shimmering turquoise blue sea, it is easy to understand why 'the island of love' is the perfect Mediterranean location for an investment, holiday home or as a permanent relocation destination.

Paphos - Formerly the island's capital city during times of Antiquity, Paphos is now the 3rd largest town on the island. As the legendary birthplace of Aphrodite, the goddess's lingering presence permeates the town and its surrounding regions even today; with beautiful landmarks and ancient temples scattered throughout the area. Visitors to Paphos will be amazed how the contemporary fascination and honour that is still bestowed on this adored deity, continues to enthrall and delight in these modern times.

Indeed, Paphos is such a historically significant site of cultural and archaeological interest, that the entire region of Kato Paphos was listed as a UNESCO world heritage site in 1980.

Quite simply, visitors here are offered a rare opportunity to see history in the making. Yet if you venture just a few minutes beyond the town itself, up into the foothills of the Troodos Mountains, the surrounding rustic villages and verdant agricultural plains, abundant with olives, grapes, banana, carob and citrus fruit plantations, reveal a dramatic richness of breathtaking contrast to the harsh mountainous regions that intrude so effortlessly.

Less than 10km east of Paphos town centre, the Aphrodite Sands resort is located in the delightful rural village of Mandria, where as one would expect, the charm of the traditional Cypriot culture thrives among the locals and their rustic way of life. Surrounded by lush green fields and agricultural plains, the site offers residents the perfect environment for peaceful relaxation, whilst being easily accessible to Paphos and all the amenities and resources offered by the town.

For international travellers, access to the resort could not be easier with Paphos International Airport less than 10 minutes away. The location is perfect for golf lovers, with the exclusive Aphrodite Hills Championship Golf course resort and Secret Valley Golf course both less than 5km away from Aphrodite Sands. Minthis Hills Golf course is also on the doorstep at nearby Tsada village, whilst world famous championship golfer, Nick Faldo, has just designed a new course, Elea, which will open in early 2010, again barely 5km from the resort. However, for those visitors and residents who prefer less strenuous means of relaxation, a short walk of 700m will enable you to enjoy the golden shingle sands and warm turquoise waters of the Aphrodite Sands local beach.





The Resort

Architecturally, the resort is unique. Set on an elevated position overlooking beautiful sea views and verdant green fields, the design is cleverly conceived to maximise the views of each individual property on the resort. The exceptional use of levels and building orientation blends cutting-edge design with aesthetic styling, offering a distinctive and innovative finish, both contemporary and traditionally authentic simultaneously. The resort is wholly original in both concept and execution, and will be seen as an iconic development on the island for its unique design and superior luxury accommodation and facilities that it offers.



Aphrodite Sands is modern, functional and environmentally sensitive; only the finest materials have been used. Carefully fashioned by artisans and professional craftsmen, the outstanding attention to detail is clearly visible in the finishing touches shown throughout all exterior and interior areas of the resort.

The resort is a clever fusion of both old and new, with attractive imposing arches and traditional stonework alongside a more innovative, contemporary, architectural style. The subtle tones of the muted sandstones and granite used throughout the resort give a sense of warmth and depth to the properties that is unusual and inviting. The landscaped gardens and pool terraces offer a striking contrast to these neutral tones, with their shocking bursts of vibrant colour as pink and purple bouganvillea and rich, leafy green palms and ferns are in abundance throughout the resort.

All areas are connected by well lit walking paths, and whilst visibility throughout the entire site is excellent, careful provision has been made to offer the utmost privacy and discretion for each individual residence.



Luxury

Opulence

Exclusive



Accommodation

The spacious apartments offer generous living accommodation.

The tastefully furnished lounge/dining room provides comfortable and flexible living space with wide screen LCD TV, satellite and DVD player, complete with Wi-Fi internet connection, for your personal entertainment or if you prefer, to simply relax and enjoy the stunning views from the private veranda or terrace.

Self-catering provision is a joy with the fully equipped luxury kitchen; modern appliances and extensive cupboard and storage space, offer everything you may need to enjoy an effortless dining experience whether you opt for indoor or al-fresco meals.




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Accessed from the lounge, the master bedroom is a truly impressive luxurious retreat, with fine attention to detail and every possible comfort provided for the utmost indulgence...

A king size bed, extensive fitted wardrobes, en-suite shower room and doors leading to a balcony or terrace.

Adjacent to the modern family bathroom which is equipped with separate bath and shower, the second bedroom offers twin beds with fitted wardrobes, with the same fine attention to detail throughout.

The bedrooms are fully air conditioned and there is covered parking available for all apartments.



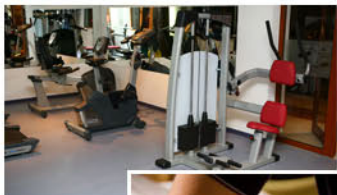
On Site Facilities

An exceptional benefit to residents of the Aphrodite Sands resort is the superb Health and Fitness Spa available to both owners and visitors.

The Spa offers exceptional health and beauty treatments, including fitness room / gym with state of the art equipment, sauna and steam room, Jacuzzi, showers, air-conditioned studio space for classes and a selection of beauty treatments for both men and women, including a variety of massage styles, facials, body wraps and scrubs, Reiki hot stones and reflexology.



The Spa will be managed by health, beauty and fitness professionals, offering excellent care to residents of all ages. Quite simply, residents may not want to leave the resort once they arrive!





Sports & Leisure

Guaranteed sunshine almost every day of the year is just one of the reasons why you would choose Cyprus to indulge in your favourite sport.

Whether you just want to play for fun while relaxing in beautiful surroundings, or are professional athletes looking for winter training, there are facilities for everyone, from football and golf to water sports and hiking.

Golf

Cyprus is an emerging golfer's paradise, a place where you can enjoy the game all the year round in an ideal Mediterranean climate.

Choose between four international standard 18 hole golf courses all within a short drive from Aphrodite Sands, which are situated in peaceful surroundings amidst landscaped hills and with breathtaking views across the Mediterranean below.

Sailing

Feel like a millionaire for a day from the comfort of your yacht, sailing along the beautiful Cyprus coastline and anchoring in a secluded cove inaccessible by land. Your wish will be the crew's command as they serve you with a champagne lunch and make you feel like royalty while you just relax in the sun.

Steady westerly winds, calm waters and beautiful scenery are good reasons to go sailing in Cyprus. Chartering a boat is a great way to celebrate that special anniversary, or to impress your clients or staff. Spend a day out deep sea fishing, go on a sunset cruise, or just take it easy pottering about.



Diving

Clear seas and warm waters make Cyprus ideal for diving. Sea temperatures around the island range from 27 to 16 °C, resulting in one of the longest diving seasons in the Mediterranean, while the absence of plankton makes for great visibility.

The underwater coastal reefs teem with a wide variety of colourful fish, sponges, coral, sea anemones, octopus, mussels and the ubiquitous sea urchin providing a spectacular picture.

Sea turtles can be spotted regularly, thanks to a turtle conservation project that has increased their numbers around the island considerably.

Spectacular underwater caves and tunnels and a number of interesting paths are just waiting to be explored, while the remains of ancient amphora and stone anchors make it a veritable adventure.





Golfing



Elea

Holes: 18 hole Championship Golf Course - Opening 2010
Par: 71

Location: under 5 mins from Aphrodite Sands Resort

Facilities: Included are full teaching and practice facilities and a modern up to date club house which incorporates a bar and restaurant, with extensive terraces offering spectacular views, locker rooms with bag storage and valet service, and golf shop.

Description: Elea championship golf course is located within just 5 minutes from Aphrodite Sands Resort. The course is a Nick Faldo design and is a par 71. It measures 6240 meters and has four tee positions for beginners up to professional standard golfers. The terrain is a gentle sloping hillside with three distinctive areas of the course.

It opens with the beginning holes meandering through Carob plantation with several of the holes (4, 5 and 9) featuring water in play. The mid section of the course lends itself to a distinctly 'desert style' character that has unique Cypriot planting scheme of native flora. The closing holes feature a number of rock out crops that come into play, making it strategically important for the player to place the ball on their approach shot to the green.



Minthis Hills

Holes: 18 (designed in 2 loops of 9) Championship standard
Yardage: 6060-5091

Location: 20 mins from Aphrodite Sands Resort

Facilities: Putting green, pitching and chipping area, PGA qualified resident golf instructor. The equipment for hire cannot be pre booked or prepaid, Tennis court, saunas, recently opened spa and swimming pool...

Description: Minthis Hills Tsada GC is set in the grounds of a 12th century monastery which lies in a gentle picturesque valley, 550m above sea level, which ensures cool breezes during the summer months. The course offers a superb variety as no two holes are the same and is suitable for players of all abilities...

The fairways are lined with thousands of trees and scattered with sand bunkers... Undulating greens have perfect putting surfaces.





Golfing



Aphrodite Hills

Holes: 18-hole Championship course
Yardage: 6299-5755-5369-4919-4528

Location: 6 mins from Aphrodite Sands Resort

Facilities: The clubhouse incorporates a bar and restaurant, with extensive terraces offering spectacular views, locker rooms with bag storage and valet service, and a well stocked golf shop. Caters for private parties and dinners, corporate events and wedding celebrations...

Also on offer is a three hole academy, 350m double ended driving range and short game practice facilities, 4 target greens with bunkers, 3 academy holes. 2 resident professional golf instructors. Lessons and group clinics available. Shoe and club hire is available; golf buggies are mandatory.

Description: Carved out of groves of carob and olive trees on two high plateaux divided by a ravine, the course overlooks the Mediterranean with all but a few holes enjoying superb sea views. Designed by world-renowned Cabell Robinson, the course harmonises beautifully with the natural landscape and environment of the surrounding area. Fairways are generously wide off the tee with large 'sculpted' bunkers and contoured or sloped greens.

The spectacular par three 7th hole is destined to be much talked about! It plays steeply downhill with a 30m drop across the canyon, requiring careful club selection, to a large undulating green nestling within a grove of olive trees. A long winding cart path takes one down to the green and up out of the canyon for added thrills!



Secret Valley

Holes: 18-hole Championship course
Yardage: 6120m

Location: 5 mins from Aphrodite Sands Resort

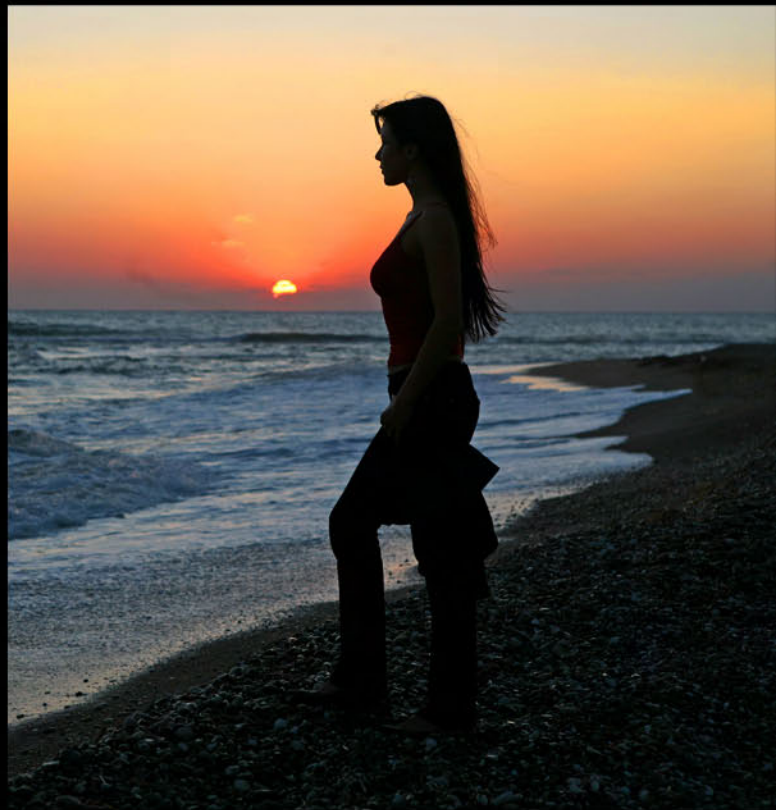
Facilities: Bar and Restaurant overlooking the artificial lakes and the golf course, Locker rooms, Fully stocked pro shop: Equipment hire (carts, trolleys, electric trolleys, clubs) PGA qualified resident golf instructor, Video coaching, Putting greens, pitching and chipping areas, fairway bunkers and a large driving range.

Description: This prestigious course lies in a scenic valley with beautiful natural rock formations all around and large trees adding maturity to a relatively new course.



Sport is big in Cyprus, none more so than golf.

Golfers already flock here to take advantage of the outstanding courses and weather that enable them to play all year round.




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