

# LAZARIS MILL RETIREMENT VILLAGE



**CYPREVICO  
LIMITED**



Dearest friends hello,

I am pleased to present **LAZARIS MILL RETIREMENT VILLAGE**, the first project of its kind made in Cyprus.

With their retirement, people should have the opportunity to enjoy everything that they have struggled in life for, without worries and without problems, with security and a socially creative life.

Having inherited this land from my ancestors as well as the preserved buildings of the House and the Mill, I have decided to implement this project for the special reason that the climate in this village is ideal - cool climate even in the heart of summer, is considered perfect for this purpose.

With a Hotel for your guests, medical center and pharmacy for every emergency, with restaurant of Cypriot and international cuisine, Cafeteria and Bar, Event Halls and Mini Market, hair salon, spa, indoor and outdoor Swimming Pool, Reception and Security Services, we want to meet to your every need.

I owe the implementation of this project, to the highest degree of standards, both to my pioneer ancestors and to my late wife who was a model of kindness.

I invite you to a personal meeting to solve your every question and every need. Because we want your quality of life to be our personal affair.

Sincerely,  
Lazaros Papadopoulos



# Make the most of your retirement

Here's to having the freedom to live a lifestyle that gives you more choices and fewer obligations, so you can spend more time doing the things that make you truly happy.

Lazaris Mill Village really can lead to a new lease of life with improvements in people's health, confidence and independence.





*The place to call home !*

*Lazaris Mill Village*

# Life in Cyprus

Cyprus has been and still is one of the most popular retirement destinations in the Mediterranean and has an existing ex-pat population of around 150,000. Many of these residents have made Cyprus their home for many years and are very reluctant to re-patriate.



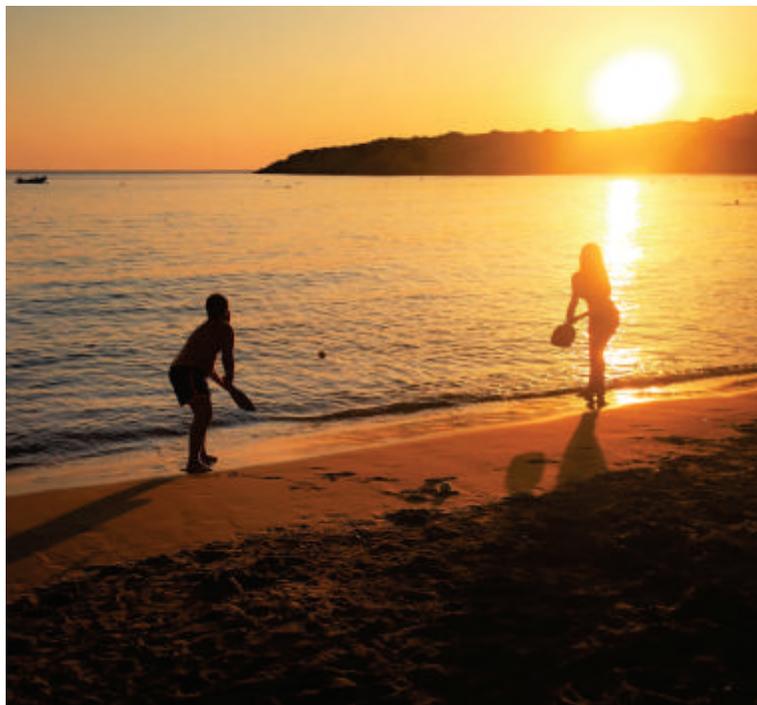
Many of these residents are very aware of the great advantages of purpose-built retirement villages later in life but are disappointed to find out that there are not any existing options available to them until now. This also follows that many new retired prospective clients coming from all over Europe, the Far East, the Middle East and South Africa are looking for this kind of retirement living.

# Paphos

Add to this the low cost of property and easy residency. It is clear, Cyprus is a strong contender when it comes to finding the perfect country to retire to.

But perhaps the biggest advantage to retiring in Cyprus are the tax benefits for retirees where pensions can be zero rated for tax at source and taxed in Cyprus at the very low rate of 5%.

The country also does not have inheritance tax, which makes it appealing to those wishing to leave a legacy for their children.



With golden beaches, green forests and other natural wonders, it boasts one of the healthiest environments in the world. Crime rates are incredibly low, and education is of high quality. In Cyprus, east meets west; traditions play an important role in society, but life is never stuck in the past. It offers a relaxed, gentle pace without ever being dull. There are many reasons why people from across the globe choose to retire in Cyprus. It's been named the 4th Best Retirement Destination Globally, due to its promise of safety, warm climate, and accessibility.

# The Project

The project will be built in Tsada village, perfectly situated on a hill overlooking the town of Paphos from the West and the Latchi area to the North.

Tsada's Village perfect weather (mild in the winter and cool in the summer) combined with the tranquility of the surrounding area with views of Paphos area, as well as the amenities situated in close proximity, makes the location ideal for developing a luxury Retirement Village.

Comprehensive Community, located in the Village of Tsada, which is just outside Paphos, at a height of 600 meters above sea-level.

The Village has a fantastic climate, especially during the hot summer months.

## **CONSISTS of:**

24 Rooms Inn and Club House

64 apartments (studios, 1,2 and 3 bedrooms)

Concierge Facilities

Restaurant and Coffee Shop

Indoor and outdoor, Pool Spa, Gym

Medical Center

24 hours on site security

Amphitheater Open area for events

Shops

Movie & Large Function Room





# Distance



Paphos town center	8 Km
Tsada Village Square	300 m
Paphos General Hospital	16 Km
Paphos Airport	13.5 Km
Sea side	10 Km
Latchi Area	23 Km
Paphos national forest	15 km
Golf resort	3 Km
Kings Avenue Mall	9 Km
Coral Bay	15 Km

# Characteristics



- Fully licensed Medical Center with on site nurse station and on call Doctor and ambulance 24 hours a day. Each unit will have an emergency call system directly linked to the Medical Center.
- All properties will be built with high quality specifications and materials, thus ensuring proper insulation against heat, cold and noise.
- Wheelchair friendly options.
- Restaurant and Cafe
- Movie and large function rooms
- Meaningful and fruitful activities within the Project
- Resort like, comfort and amenities
- Village Community



## Just imagine the reassurance .....

You might never notice or need it, but behind the stylish surroundings at Lazaris Mill is the invisible reassurance of our assistive care and support technology. Apartments can be customized to incorporate the latest systems that provide real-time, 24-hour monitoring and visual communication.

# Hotel - Club House

## Café Bar

A great place to pop in and pass a little time with the papers or a good book. The Lazaris Café Bar is a stylish place, but at the same time it is a regular daily meeting place. The philosophy of the bar is simplicity. It offers you a quiet and relaxing place where you can enjoy every moment of your day.

## Pools & Gym

The Project features a Gym, Swimming Pools (outdoor and Indoor), all specially designed for accessibility and ease of use.



## Restaurant

We believe in great food and great friends and this is a place that feels special every time you join us. We've a passion for providing the finest and freshest food, and we source all our ingredients as locally as possible using quality butchers, fishmongers and grocers.

By offering exceptional local and fresh food, unbeaten service and a variety of dining options, our aim is to provide the perfect setting and ambience to match your mood and appetite! Residents and owners will benefit from special members prices.





## **Enjoy retirement to the full – in a low maintenance home where friendships thrive**

Everyone's home is different, especially if your children have grown up and you're busy enjoying your well-earned retirement. But there are some things we all want. We want a home that's safe, warm and well-maintained. A home that's in a great location, close to all the facilities we enjoy and need. A home that's peaceful and private, but one that will be carefully watched over if we head off on holiday. And a home where new neighbours quickly become your friends.

It's a home, in fact, like the stunning apartments we will build and manage. These apartments will be the hidden gems of the housing market full of happy residents who will be the first to benefit from the first project of its kind in Cyprus.



**“There is so much life to be lived. Go out into your community, join local groups or start a new hobby.”**

# Services

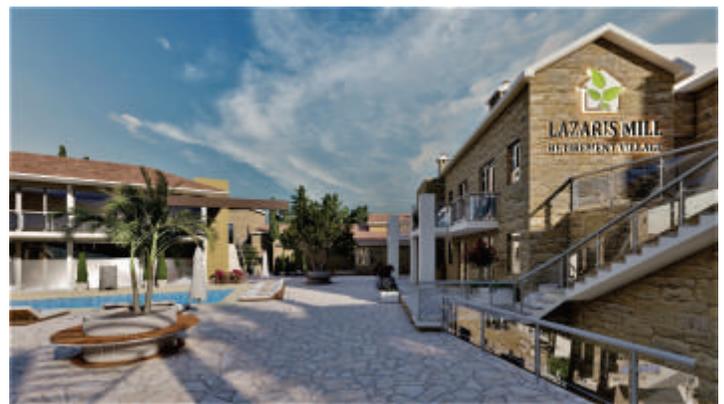
Our In-house Property Management support and care services are a key part of how we seek to enrich the quality of life for our residents. The main central Building/Hotel will be the heart of the Project. The reception will answer all questions you may have. For the residents the main Central Building is a natural meeting place to enjoy a chat, have lunch or have a drink. The restaurant has an international cuisine and is open to the public where friends and family as well as visitors from outside the project are more than welcome. With a mixed group of residents and visitors there is always plenty of things going on.

## Standard Communal Services

- Building Insurance
- External upkeep of your Property
- Professional Gardening and Ground Communal area maintenance
- Servicing of Lift
- 24 / 7, night porter, on site security service and CCTV cameras
- Emergency response button connected to Medical Center
- Rubbish removal
- Preferential Rates for food and beverages in the restaurant, bar, Café
- Health Club membership
- Outdoor and Heated Indoor Pool
- Free inter-property telephone calls and wi-fi
- On site Village Manager and supporting team
- Mini-bus service
- Window cleaning

## Bespoke Services

- House cleaning
- Laundry and Ironing
- Shopping
- Meals
- Hotel services for visiting Guests
- Restaurant and coffee shop facilities
- Assisted Living
- Care Living (light)



# Benefits



Why move to a retirement village?

Right-sizing to a more suitable property is empowering and allows you to actively choose the property and lifestyle you want to enjoy now and in the future

With all buildings and grounds maintained by an on-site team, you'll spend less time cleaning and fixing, and more time doing the things you want to do.

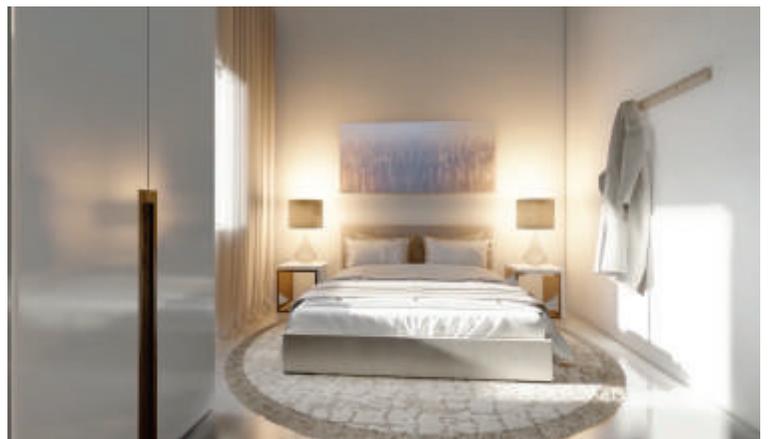
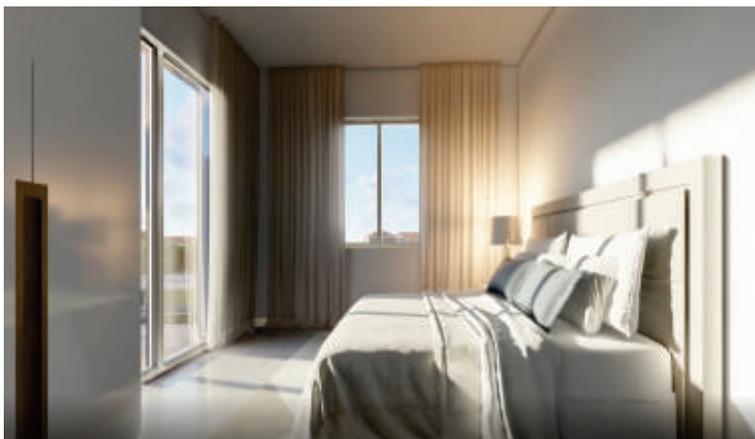
Lazaris Mill offers a wide range of facilities and amenities as well as daily activities that you can join in as and when suits you

Getting out and about is just as easy as it is now and with someone to keep an eye on things while you're away, you can simply "lock up and leave" without any worries

Plus, with 24-hour emergency call systems and tailor-made care packages available should your needs ever change, both you and your family can enjoy long-term peace of mind.

You can be as involved with the community as you please, however it's good to know that support, advice, new friends and good neighbors are always there if you need them.

# Apartment Interiors



# General Specifications

<b>STRUCTURE</b>	<i>Anti-earthquake structure, reinforced concrete. In compliance with Cyprus and E.U. anti-earthquake codes.</i>
<b>STRUCTURE / INSULATION</b>	<i>All Structure elements (retaining walls slabs, columns and beams) are protected from damp and extreme weather conditions.</i>
<b>EXTERNAL WALLS</b>	<i>Double, 10 cm width each side, built with bricks, thermal insulation between the internal and external side of 8 cm polysterine. Plastered and painted with three coats of emulsion paint. Damp-course applied.</i>
<b>INTERNAL WALLS</b>	<i>All internal walls are 10 cm each side, built with bricks, and sound insulated. Plastered and painted with three coats of emulsion paint. The walls in the bathrooms will be lined with ceramic tiles to the height of 2.3 metres. Kitchen walls between wall units and base units of washing machine, dishwasher and cooker surroundings will be lined with ceramic tiles.</i>
<b>EXTERNAL DOORS</b>	<i>External Door is made from "Iroko" wood, 110 cm width.</i>
<b>WINDOWS</b>	<i>Aluminium with "Thermal Protection" and "Thermal" Glass have been used to respond to highest standards of energy saving.</i>
<b>ROOF INSULATION</b>	<i>Insulation for slabs and roofs with special polyester bitumen membrane 4 mm.</i>
<b>AIR-CONDITIONING &amp; HEATING</b>	<i>All apartments will have underfloor-heating and cooling system.</i>
<b>HOT WATER SUPPLY</b>	<i>Dual System of electrical immersion heater / solar panels.</i>
<b>PHOTOVOLTAIC</b>	<i>Photovoltaic System for net-metering</i>
<b>CARPENTRY &amp; JOINERY</b>	<i>Internal doors will be of flush type made with in laminated wood</i>
	<i>Built in wardrobes will be finished internally and externally in laminated wood.</i>
	<i>High Quality, Laminated, Italian Design Kitchen. Stainless steel sink unit will be installed.</i>
<b>FLOORING</b>	<i>Living area and Kitchen will be finished in natural colour ceramic tile 40x80cm. Bedroom will be with laminated parque floor.</i>
<b>SANITARY FITTINGS</b>	<i>First quality fittings, shower, w.c, washbasins and baths.</i>
	<i>Taps &amp; shower fittings will be of the finest make in terms of quality &amp; productivity.</i>
<b>ELECTRICAL WIRING INSTALLATION</b>	<i>Lighting points, socket outlets, door bell, consumer control unit and T.V. points. All according to E.A.C Regulations. (more details on electrical drawings).</i>
<b>PRESURISE SYSTEM</b>	<i>Included.</i>
<b>BALCONIES &amp; PATIOS</b>	<i>Tempered laminated safety glass or metal railing according to Plans.</i>
<b>PARKING &amp; STORAGE</b>	<i>Covered Parking and individual storages with power supply</i>

# LAZARIS MILL RETIREMENT VILLAGE



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