



ACTIVE RETIREMENT CLUB VILLAGE

An introduction to Med Life Club Village by Dr. Hilary Jones

As a recognised TV doctor and practising GP with an enduring and passionate attraction to Cyprus, I have just the prescription for you if you are so much as even thinking about a calmer, happier and generally more relaxed life abroad.

Like so many others, tired of the relentless and exhausting rat race, in an often dismal and uninspiring climate (economic as well as otherwise) increasing numbers of people of all ages are looking to enjoy a more satisfying and shamelessly hedonistic future on a paradise island somewhere in the sun.

As a medical man aware of the health benefits of such a move, I can only encourage them.

But where on the map do the parameters for the perfect climate intersect with those other elements essential for an idyllic home abroad?

For many, it will be the Med Life Club Village currently being created in Cyprus.

For those feeling “under the weather”, who would not want to trade the cold damp winter days of the UK for 360 days a year of energising, mood-enhancing sunshine? Not only does it lift our spirits and encourage the more active outdoor life that most of us crave, but it unquestionably promotes a healthier lifestyle and reduces the likelihood of many common ailments that frustratingly tend to inconvenience our diminishing youth.

Anybody with seasonal affective disorder (the winter blues), brittle bone disease, depression and diabetes are all known to be better off in a kinder climate and since natural sunlight falling on the skin produces vitamin D it is also probable that conditions such as Multiple Sclerosis, rheumatoid arthritis and inflammations in the thyroid gland and digestive system are less likely too.

The Med Life Club with its outdoor and indoor pools, tennis courts, golf club, gym, wellness centre, dance classes, and bowling green are guaranteed to promote greater exercise levels, in themselves a vital prerequisite to a faster metabolism, decreased weight, and possibly - if you are lucky and so inclined - even a love life with a sunnier disposition as well.

If allergies, asthma and sinusitis have plagued you for years, if you have been a magnet for winter colds, viruses and chest infections, or if you are just increasingly aware of stiffness and aching in the muscles and joints of your hips, knees or back, it may be time to seriously consider a therapeutic relocation.

continued...



An introduction to Med Life Club Village by Dr. Hilary Jones continued...

Why else do you think our Olympic athletes carry out all their winter training in warmer climates – because they perform better and suffer fewer injuries, that's why.

Whilst you might not want to compete at quite that level, however, the presence of new like-minded friends with similar interests and hobbies to your own and a private 600m² clubhouse and function room should ensure you remain as busy as you like with plenty to keep the mind and body occupied with a social life second to none.

The Med Life Village will cater for everyone, and nobody who has been reliant on the NHS and has concerns about other healthcare arrangements abroad need worry about their welfare here.

With an on site medical centre including daily nursing, physiotherapy, a consulting doctor, 24 hour staffing, a careline emergency call system, pharmacy and local ambulance service, the NHS would be hard pushed to match it by comparison.

Everyone receiving a UK state pension can claim free medicines in Cyprus and a private health insurance scheme can also be made available should it be required.

Guest suites mean that families and relatives can visit wherever they wish.

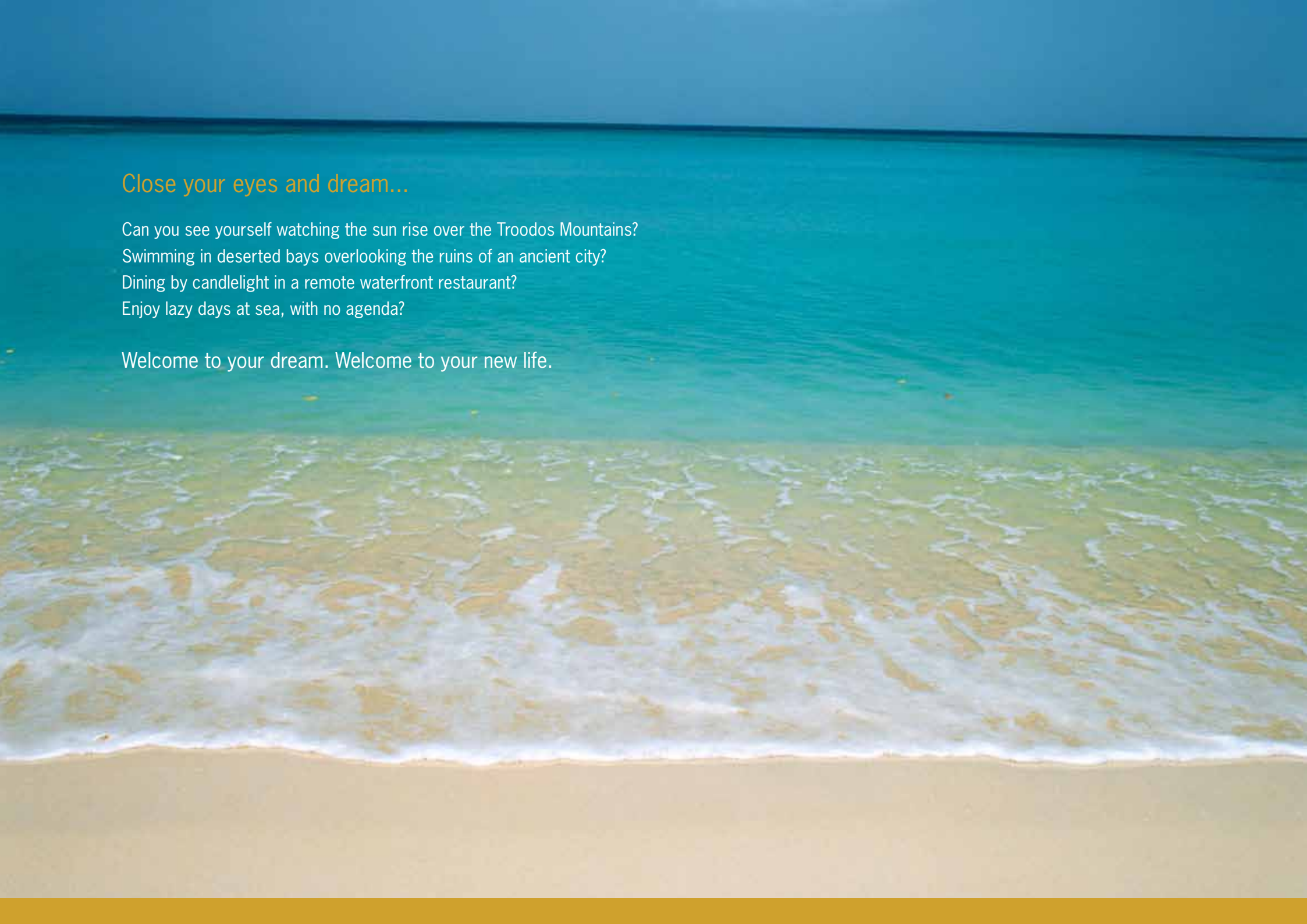
So if all this whets your appetite then good, because the Mediterranean style diet to be had here in the various restaurants and bars, or delivered to your door, will be nutritious, varied, and the perfect recipe for lower levels of cholesterol, blood pressure and stress.

Increasingly in today's hectic world, lifestyle disorders are taking a significant toll. So for many who can afford to, this is a good time to escape and begin a new life where the fruits of previous labours and a healthier and more active life can be savoured.

When security, a favourable tax system, freedom from noise and other pollution, a flexible purchasing schedule, assistance with relocation and peace of mind with on site round-the-clock medical facilities are thrown in as well, I'd say this was as near to the perfect pill for a happy, healthy, and worry-free retirement in the sun as you could reasonably hope to find.

I only wish I could prescribe it on the NHS.

Doctor Hilary Jones GP



Close your eyes and dream...

Can you see yourself watching the sun rise over the Troodos Mountains?

Swimming in deserted bays overlooking the ruins of an ancient city?

Dining by candlelight in a remote waterfront restaurant?

Enjoy lazy days at sea, with no agenda?

Welcome to your dream. Welcome to your new life.

Let your brand new start to every day be amazing...

On the beautifully inspiring island of Cyprus, the hearts and minds of many people from the UK continue to be captivated each year, and who could argue with them: paradise living, a rich culture, a slow pace of life, incredible food and some of the most hospitable people you could wish to meet. These incredible qualities will form the backdrop to your dream of a new life in Cyprus.



Your new social life will be as inspiring as your surroundings...

On-site will be your own Events Organiser, so you will always have exciting times to look forward to. From cultural days out, dance classes and activity courses, golf outings and nights out, there will always be plenty to see and do.

Located in Droushia, which is well known for its excellent climate just a 7 minute drive from Latsi Marina; and close proximity to Minthis Hills and the Limni Golf Resorts.



Welcome to Med



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|--------------------|-----------------------|------------------|------------------|
| 1 Security Gate | 6 Club House | 11 Pool Bar | 16 Mini Golf |
| 2 Ramp to Basement | 7 Central Courtyard | 12 Restaurant | 17 Second Pool |
| 3 Reception | 8 Visitors Apartments | 13 Cafe | 18 Spa |
| 4 Medical Centre | 9 Chapel | 14 Bowling Green | 19 Supermarket |
| 5 Sports Centre | 10 Main Pool | 15 Tennis Court | 20 Luxury Villas |

Mediterranean Life Club Village

An Introduction to Living the Mediterranean Club Lifestyle

Med Life Club Village brings a new dimension to those wishing to follow an active and rewarding retirement lifestyle abroad. All residents automatically become full members of The Club and are entitled to use all of the extensive facilities within the environs of the community.

The dream of moving abroad in later life can bring many advantages not least of which are the weather, taxation, lifestyle and cost of living. The difference in climate is obvious but a little known benefit of retiring to the island of Cyprus is the benign tax regime. With income tax in the UK set to rise even further in the coming years choosing a low tax regime is becoming of paramount importance to anyone wishing to conserve their capital. Retirees to Cyprus pay a flat tax of just 5% on any income earned and UK pensions are paid without being taxed at source. In addition there is of course no inheritance tax in Cyprus.

The life of the village will revolve around the multi - purpose clubhouse and 600m2 function suite designed for live entertainment, social evenings, weekly dances and other group activities. An events coordinator will be available to advise residents on forming various associations and participate in the planning and selection of activities.



Membership of Med Life Club allows use of the indoor heated pool, spa, wellness centre & jacuzzi along with the outdoor pools, tennis court, full size bowling green and mini golf.

The internet café, restaurant, bars and fully equipped beauty salon offering a wide range of treatments will be open to residents and their guests at reasonable prices. Likewise massage, pedicure, manicure and hairdressing facilities will be available. In addition a number of guest suites will be available for residents wishing to invite larger families and friends to visit them. Travel within the community will be by non polluting electric golf carts.



A licensed medical centre with a nurse and doctor in daily attendance along with 24 hour staffing and Careline Emergency Call System is available should it be required. We have also negotiated excellent medical insurance with a number of local private hospitals for Med Life Club Village residents.

Med Life Club is located in the village of Droushia, which is well known for its excellent climate and only a seven minute drive from the village of Latchi. The gated community will have allocated underground / undercover car parking provided for one vehicle per property along with additional guest parking.

The Med Life Club Village

includes 24 hour security and you will have at hand a range of services including a Concierge, underground parking for all vehicles, easy lift access and house cleaning. There is also a licenced medical centre, daily Nurse and Doctor attendance and 24 hour staffing with a Careline Emergency Call System, should you need it.



Med Life Club Amenities

Within the village you will find the spacious Clubhouse with private function room (600m²), Five Star restaurant and bar, an internet cafe, indoor heated swimming pool, Jacuzzi, a wellness centre, gym, spa and massage room. Also available is a fully equipped beauty Salon, as well as a library book exchange, pharmacy and supermarket.

With a tennis court, a full size bowling green, mini golf, outdoor swimming pool and bar you can play the day away or you may just want to sit and relax in the beautiful landscaped gardens.



Medical Services and Healthcare at Med Life Club Village

It is the aim of Med Life Club to provide residents with a selection of medical and healthcare options should they be required. Services will range from use of the gym, daily nursing, consulting doctor and both private and public hospital care. All residents will be automatically enrolled in the Med Life Health Insurance scheme*. Of course residents with existing medical insurance can choose to retain their existing plan.

The Med Life Club Village licensed medical centre will provide on site treatment using the services of a qualified nurse who will be available from 9:00am until 5:00pm and in the event of an emergency. The cost of this service is included in the Club Membership.

UK citizens who are in receipt of a state pension can claim free medicines in Cyprus.

All apartments and villas will be fitted with the 24 hour Careline** Emergency Call System in addition to 24 hour security on site. We have arranged for both normal and emergency transport to be provided by the Houston Ambulance service who are contracted to maintain a vehicle on site. The cost of these services will be included in the club membership fee.

* Med Life Health Insurance is the name of the Med Life Club Village group health insurance policy which in turn is underwritten by a national insurance group.

** Careline UK is the largest providers of emergency alarm monitoring in the United Kingdom.



In addition a private Doctor will be available for consultation by appointment and the cost of this treatment will also be covered by the Med Life Health Insurance scheme in most circumstances.

Med Life Club Village is associated with a number of well respected private hospitals in Paphos should hospitalization be required.

The EU health card is also available in Cyprus should residents opt out of the Med Life Health Insurance scheme. Treatment is of high quality with the waiting list for non urgent operations significantly shorter than that in the UK.



Studio Apartment

The spacious studio apartment has everything you need in a smart open plan space.

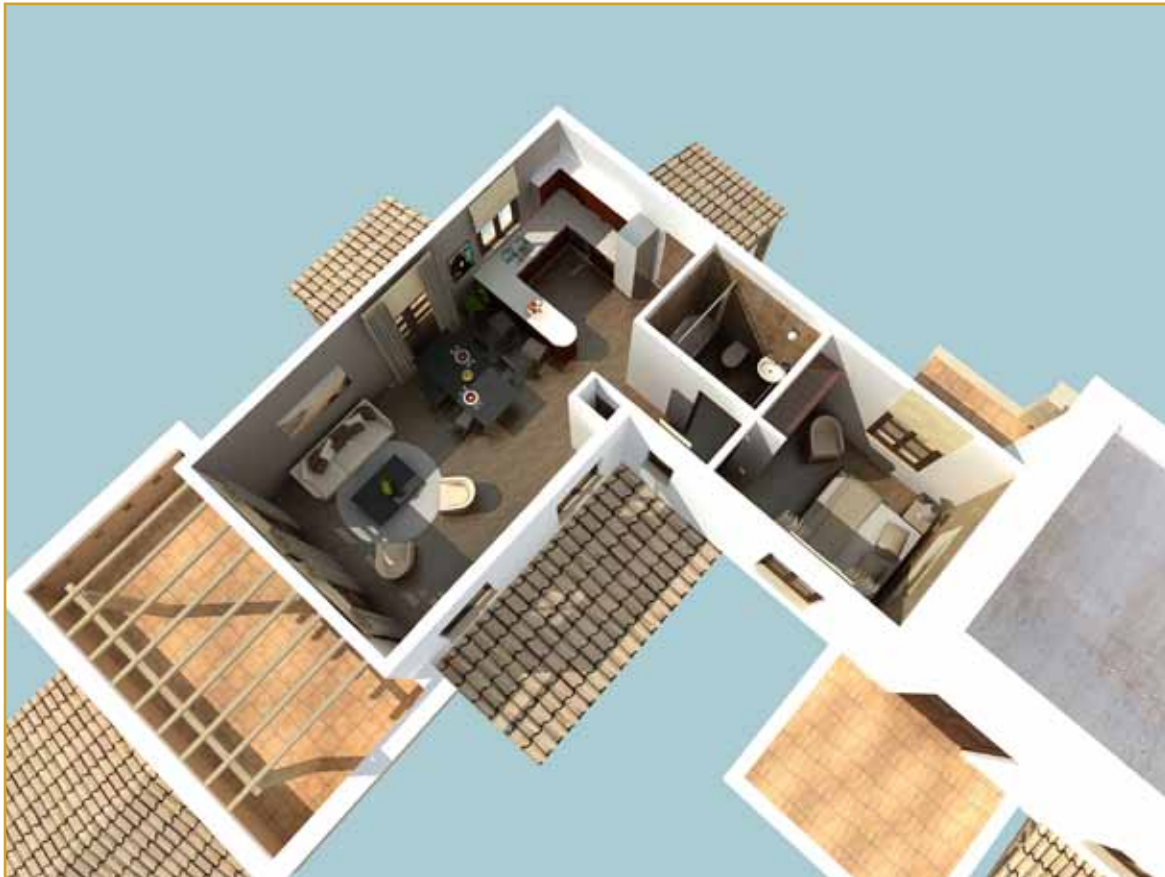
Decorated throughout in a modern contemporary style, the property includes your own private patio, individual parking space and fully equipped telecommunications package.



One Bedroom Apartment

The one bedroom apartment has an open-plan living and dining area leading onto your private terrace.

Decorated throughout in a modern contemporary style, the property includes your own private patio, individual parking space and fully equipped telecommunications package.



Two Bedroom Apartment

All two bedroom apartments have an open-plan living and dining area leading onto a terrace. The master bedroom has a walk-in wardrobe, en-suite shower room and private balcony.

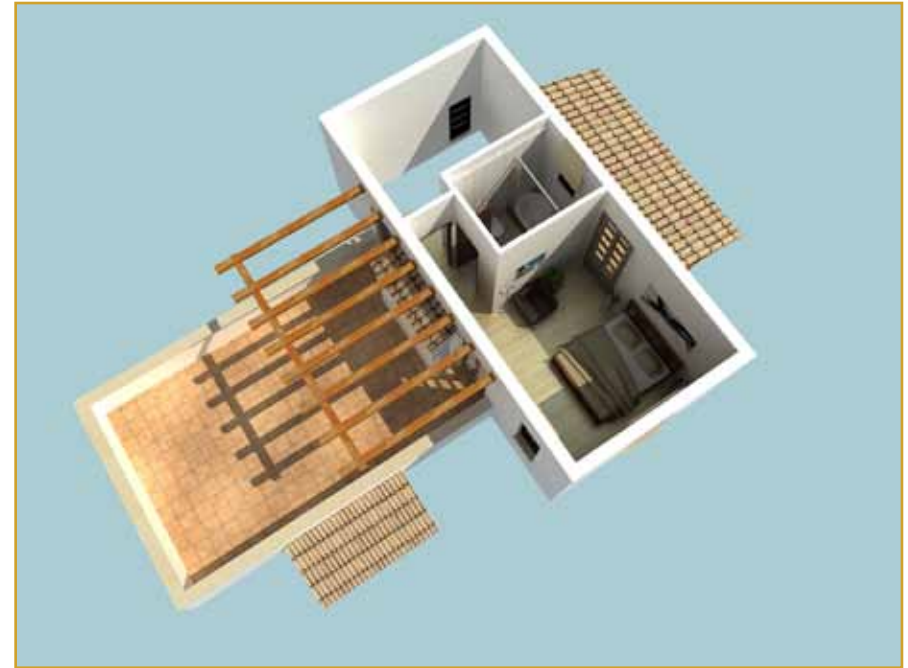
Decorated throughout in a modern contemporary style, the property includes your own private patio, individual parking space and fully equipped telecommunications package.



Two Bedroom Villa

Each Med Life top-of-the-range luxury villa comes complete with a well appointed kitchen and open-plan dining area. The large living area leads through to a generously sized garden terrace, perfect for alfresco entertaining. The upstairs bedroom has an en-suite bathroom and private roof terrace.

Decorated throughout in a modern contemporary style, the property includes your own private patio, individual parking space and fully equipped telecommunications package.



Purchasing at Med Life Club Village

There is a choice of open plan studios, one and two bedroom apartments and two bedroom villas all decorated throughout in modern contemporary style. All properties have a reserved parking space and satellite television. Air-conditioning and furnishings are included in the purchase price.

Should you sell your UK property before Med Life Club is completed we are able to offer specially discounted short and long term rentals at the Latchi Panorama complex.

Financing at Med Life Club Village

Financing is a personal matter and available through a number of local banks. Generally speaking the Banks require a 30% deposit (20% upon signing the purchase contract and a further 10% upon completion of the property). A mortgage is then available in either Euros or Sterling for the remaining 70% of the purchase price over varying repayment periods. We will be pleased to provide an introduction to local lending institutions or mortgage brokers.

Payment of the initial 20% deposit can be adjusted to personal circumstances if required.

Investing at Med Life Club Village

Med Life Club Village is designed to be the most prestigious active lifestyle community in the Mediterranean and we realize that both institutional and private investors will wish to participate.

Likewise some retirees may wish to lease their properties rather than purchase outright and with this in mind we will operate a long term rental and management program designed so that investors may lease out their properties to suitably qualified renters at market rates.

If you are thinking of investing in a property at Med Life Club Village please contact a member of our sales team for further details.

Inspection Visits

Prospective purchasers are welcome to visit us in Cyprus to meet the developers, inspect our existing developments and view the site of Med Life Club Village. We will provide hotel accommodation for up to three nights stay and refund the cost of two flights should you purchase.

Accounting and Ongoing Costs

Med Life Club Village will be fully maintained and serviced by a team of professional staff in order to ensure a quality lifestyle for residents and ensure future property values. A quarterly membership fee will be charged to cover the running of the welfare centre and nursing staff, ongoing maintenance, pool and common area cleaning, administration, security, gardening, refuse collection, etc. All charges and fees will be transparent and annual accounts presented to the residents for consultation.

Taxation for Retirees in Cyprus

Cyprus joined the EU in 2004 and since then has established itself as a special haven for retirees with a wide range of incomes. This favourable treatment of pensioners is not age related, it applies to anyone in receipt of pension income, including those taking early retirement. A double taxation treaty with Britain allows retirees to pay tax in Cyprus at a fixed rate of 5% on their pensions whether state, company or personal.

Justin Rix, international tax director at Grant Thornton, says; “an expatriate pensioner can elect to pay tax at 5% on any pension income above a threshold of €3,417. But if they wish, they can choose to be taxed under the normal tiered rules which apply to all Cyprus residents, in which case the first €19,500 is untaxed”.

The following sliding scale is applicable to residents electing to pay tax under the normal tiered rules system:

€19,501 - €28,000 at 20%
€28,001 - €36,300 at 25%
Over €36,300 at 30%

As an additional benefit the UK government will pay the annual inflation increase on state pensions to expatriates resident in Cyprus.

Pension lump sums are not taxable in Cyprus, even if taken after becoming resident in Cyprus whilst investment income is subject to fixed rates of tax (called defence contributions) of 10% (bank interest) and 15% (dividends). However there are provisions to mitigate this tax for higher earners through off-shore pension schemes and a competent tax advisor should be able to advise on these.

There is no inheritance tax payable in Cyprus whilst capital gains tax generally only arises on the profit accruing for the sale of a local Cyprus property.

Non-UK residents can sell their UK assets free of UK capital gains tax provided they dispose of them in a complete UK tax year of non-residence and do not resume UK residence within 5 complete consecutive UK tax years after departure. Non - UK residents can visit the UK for up to 90 days each UK tax year (on average - calculated over up to 4 UK tax years) although it may be advisable not to push the number of days to the limit.

We work with a number of tax and financial specialists in advising people who are considering moving from the UK to Cyprus and would be pleased to arrange for an initial consultation either in Cyprus or the UK.

Mediterranean Life Club Village

Frequently asked questions

Q. What happens if I fall ill or require emergency medical treatment?

A. During normal working hours a qualified nurse is available at the Medical Health Centre along with daily doctor attendance. In addition an emergency ambulance service is available on 24 hour stand by to transport residents to our associate hospitals.

Q. What happens if I become unable to look after my partner or myself?

A. The concept of the village is independence in retirement. In addition to the medical centre we can arrange for individual care as required which may be covered by the Med Life Health Insurance scheme.

Q. Can I claim free medicines in Cyprus?

A. Persons in receipt of a UK state pension can claim free medicines in Cyprus.

Q. How will the maintenance, upkeep of the community and facilities be funded?

A. Med Life Club Village will be fully maintained and serviced by a team of professional staff in order to ensure a quality lifestyle for residents and ensure future property values. The cost of these services, along with that of the medical centre will be paid for through the quarterly membership fee. A full list of these services follows:

Communal rates and insurance; energy bills for communal areas; external repairs and maintenance of all properties in the village as well as full maintenance of all communal buildings; refuse collection and window cleaning; payment of servicing contracts for boilers, lifts, fire alarms, alarm call system and other communal equipment; annual independent audit of accounts and any license fees payable; staff salaries and uniforms; cleaning materials; window cleaning; garden supplies; recruitment advertisements; office supplies and communication services.

Q. Are the membership fees / service charges likely to increase significantly?

A. The membership fee is a non -profit charge overseen by the Med Life Club Homeowners Association. The first year's membership payment has been conservatively assessed and should provide an accurate idea of future costs but inflation should be allowed for.

Q. What happens if I sell my UK property before my new home in Med Life Club Village is completed.

A. We are able to accommodate future residents of Med Life Club in our nearby Latchi Panorama complex at discounted long term rental rates regardless of the time frame involved.

Q. Are there any social activities?

A. Absolutely! An events coordinator will facilitate both live entertainment and social activities along with help to form interest groups and clubs. For example it is hoped to form golf, tennis and bowls association, with weekly tournaments.

Mediterranean Life Club Village

Frequently asked questions continued...

Q. Can I make alterations to my property?

A. No it is in everyone's interest to maintain the architectural integrity of the community and no structural alterations may be made. The exteriors will be maintained by the Med Life Club maintenance team to guidelines designed to maintain the harmony of the community. However interiors may be arranged and decorated to the residents taste.

Q. I am a keen gardener, is there a plot of land I can use for myself.

A. The intention is to form a gardening club which will allocate plots of land to its members.

Q. Can visitors stay in Med Life Club Village?

A. There will be a number of dedicated guest suites reserved within the visitors centre for friends and guests to stay during their visits. Larger parties can stay at the nearby Latchi Panorama community less than two kilometres away. Latchi Panorama is designed as a holiday complex and there are many guest facilities including a professional spa.

Q. Who is responsible for redecoration of my property?

A. Residents are responsible for the upkeep and maintenance of the interior of their properties. The Med Life maintenance team is responsible for the upkeep of all communal areas and the exterior of apartments and villas. The cost of this service is included in the Club membership fee.

Q. Are my pets allowed to stay with me?

A. Pets are allowed but for obvious reasons it is essential that they are well behaved and the owners held accountable for their actions. Size and type of animal restrictions may also apply.

Q. Who can reside in a Med Life Club Village property?

A. Anyone who is over 55 years of age or is the partner of someone over the age of 55 can purchase property in Med Life Club Village.

Q. Are the properties leasehold?

A. No, all properties within Med Life Club Village are freehold and the developers are committed to providing the full title deeds as soon as possible..

Q. Can I bring my own furniture and effects?

A. All Med Life Club Village properties come completely furnished upon delivery but individual items can be interchanged and storage arranged for extra furnishings if required.

Q. If I become infirm and require more assistance will I have to move again?

A. Not unless you're GP recommends it. Our aim is to ensure that you can be cared for within your home by our own team of careers for as long as you need us.

Mediterranean Life Club Village

Frequently asked questions continued...

Q. Is there a care manager on call for 24 hrs a day, 365 days a year?

A. In addition to the 24 hour Careline Emergency Call System there will be a licensed nurse on call and ambulance service available for emergency hospital care.

Q. Do I have to insure my property?

A. Insurance for the fabric of your building is included under a Med Life Club block insurance policy and the cost is included in the membership fee. The interior insurance of contents is the responsibility of the owners.

Q. Can I have a cleaner to clean my home?

A. Yes, you can employ your own cleaner or we can supply one from our own staff for the amount of time you require (at your own expense).

Q. Can I, or my executor, sell my property privately?

A. Yes, you can sell or lease your property at whatever point you like, after all it is your home. The only condition is that one of the purchasers, or if purchasing for investment, the renter(s) must be over the age of 55 years.

Q. If we want to sell our property how can this be achieved.

A. Med Life Club in association with the Fine & Country estate agency network will market your property through their international chain of agents. You may also select your own estate agent or sell privately.

Q. Are there garages available for cars?

A. There is underground parking allocated for each property plus a further number for guest vehicles. For both environmental and safety reasons only maintenance and emergency vehicles are permitted within the actual village but electrically driven buggies are available upon request. Residents may also purchase their own buggies if required.

Q. Are there any guarantees in place to ensure that if the developer does not complete the project my deposit will not be lost?

A. The initial deposit until completion is 20% and this amount is adequately covered by the cost of the land which is registered to the purchaser through the Land Registry Office. Your lawyer has thirty days in which to register the purchase contract once it is signed and will explain this in greater detail. In addition for added security there is also a bank guarantee in place.

Q. Will there be a transport / bus service to the nearest towns?

A. Med Life Club is contracting with the local bus company to supply a regular service to both Latchi and Polis for residents of the village.



ACTIVE RETIREMENT CLUB VILLAGE

A Quality development by Between Friends Limited Cyprus



For more information please contact the Fine & Country Team

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