







CYPRUS

THE JEWEL
OF THE MEDITERRANEAN



- Full member of the European Union
- Lowest corporate tax regime in the EU (12,5%)
- Strategic location: crossroads of three continents (Africa, Asia and Europe)
- Cosmopolitan lifestyle
- Cultural diversity
- Excellent infrastructure
- Modern healthcare facilities and centres
- Pleasant Mediterranean climate
- Rich in culture and history
- English widely spoken
- Blue flag awarded beaches
- Picturesque villages and mountains with pine forests
- Winter ski resorts
- Safe and friendly environment
- Great nightlife
- Wide range of entertainment and outdoor excursions
- Short distances to amenities and services
- Contemporary shopping malls with international brands
- International 18-hole championship signature golf courses
- Modern, international airports with flights from major destinations
- Luxury spa resorts and five star hotels
- Business opportunities
- Public and private educational institutions
- Business opportunities
- Public and private educational institutions
- Business centre for large corporations
- Natural gas: substantial impact on all aspects of the Cyprus economy and real estate industry
- Largest casino resort in Europe to be developed in Cyprus

PAFOS

THERE ARE MANY REASONS
WHY PAFOS IS
A FAVOURABLE DESTINATION

- Cultural Capital of Europe 2017
- Cosmopolitan lifestyle
- 340 days of sunshine
- Rich in culture and history
- English widely spoken
- Blue flag awarded beaches
- Safe and friendly environment
- Great nightlife
- Wide range of entertainment and outdoor excursions
- Short distances to amenities and services
- Shopping malls with international brands
- International 18-hole championship golf courses
- International Airport with more than 170 flights a week from major destinations
- The largest number of hotels and resorts on the island
- Business opportunities
- Public and private educational institutions
- Business centre for large corporations





The Development

PROJECT SUMMARY

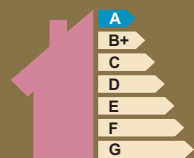
The project is a contemporary residential development ideally located in the heart of Paphos. Designed with modern living in mind, the building offers a harmonious blend of comfort, style, and convenience.

The development comprises 16 thoughtfully designed apartments across three floors, including 4 one-bedroom apartments, 4 two-bedroom apartments, 8 three-bedroom apartments.

Each apartment features its own covered veranda, perfect for relaxing and enjoying the surrounding views, while covered parking ensures convenience and protection for residents' vehicles.

Situated just minutes away from three universities, as well as a wide range of shops, supermarkets, restaurants, and other amenities, the development offers an exceptional lifestyle choice for students, professionals, and families alike.





Energy Efficiency
(A)

SUMMARY

BLOCKS	1
NUMBER OF APARTMENTS	16
ONE BEDROOMS TWO BEDROOMS THREE BEDROOMS	4 4 8
INTERNAL COVERED AREAS	45.65 m ² - 97.51 m ²
COVERED VERANDAS	8.20 m ² - 38.28 m ²
TOTAL COVERED AREAS (INCLUDING COMMON AREAS, STORE AND COV. PARKING)	72.45 m ² - 169.59 m ²

The information presented herein is to be used for reference purposes only and is non-contractually binding. The Vendor reserves the right for any changes at the Vendor's sole discretion. Architectural plans valid on a purchase are those issued for inclusion in the sales agreement.

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	APARTMENT NO.	BEDROOMS	INT. COVERED AREA	COVERED VERANDAS	COMMON AREA	TOTAL COVERED AREA (INCLUDING COMMON)	PARKING PLACE	COV. PARKING AREA	STORE No.	STORE AREA	TOTAL COV. AREA (INCLUDING COMMON, STORE AND COV. PARKING)
FIRST FLOOR	101	2	65.33 m ²	9.44 m ²	9.90 m ²	84.67 m ²	P18	11.50 m ²	/	/	96.17 m ²
	102	1	50.28 m ²	10.85 m ²	8.10 m ²	69.23 m ²	P17	11.50 m ²	/	/	80.73 m ²
	103	3	89.10 m ²	13.23 m ²	13.50 m ²	115.83 m ²	P2	11.50 m ²	/	/	127.33 m ²
	104	3	89.61 m ²	28.95 m ²	15.70 m ²	134.26 m ²	P1	11.50 m ²	/	/	145.76 m ²
	105	1	45.65 m ²	8.20 m ²	7.10 m ²	60.95 m ²	P14	11.50 m ²	/	/	72.45 m ²
	106	2	65.15 m ²	9.80 m ²	9.90 m ²	84.85 m ²	P13	11.50 m ²	/	/	96.35 m ²
SECOND FLOOR	201	3	97.51 m ²	38.28 m ²	17.90 m ²	153.69 m ²	P4	11.50 m ²	S1	3.90 m ²	169.09 m ²
	202	3	89.10 m ²	13.23 m ²	13.50 m ²	115.83 m ²	P3	11.50 m ²	/	/	127.33 m ²
	203	3	89.61 m ²	28.95 m ²	15.70 m ²	134.26 m ²	P9	11.50 m ²	/	/	145.76 m ²
	204	1	45.65 m ²	8.20 m ²	7.10 m ²	60.95 m ²	P15	11.50 m ²	/	/	72.45 m ²
	205	2	65.16 m ²	9.80 m ²	9.90 m ²	84.86 m ²	P12	11.50 m ²	/	/	96.36 m ²
THIRD FLOOR	301	3	97.51 m ²	38.28 m ²	17.90 m ²	153.69 m ²	P6	11.50 m ²	S5	4.40 m ²	169.09 m ²
	302	3	89.10 m ²	13.23 m ²	13.50 m ²	115.83 m ²	P7	11.50 m ²	S4	4.40 m ²	131.73 m ²
	303	3	89.61 m ²	28.95 m ²	15.70 m ²	134.26 m ²	P8	11.50 m ²	S2	3.70 m ²	149.46 m ²
	304	1	45.65 m ²		7.10 m ²	60.95 m ²	P16	11.50 m ²	/	/	72.45 m ²
	305	2	65.16 m ²	9.80 m ²	9.90 m ²	84.86 m ²	P5	11.50 m ²	S3	3.60 m ²	99.96 m ²



CENTRAL LOCATION

TRAVEL TIMES (BY CAR) FROM THE DEVELOPMENT



1	THE DEVELOPMENT	-
2	KINGS AVENUE MALL	5 minutes
3	PAFOS HARBOUR	6 minutes
4	TOMBS OF THE KINGS	7 minutes
5	PAFOS GENERAL HOSPITAL	5 minutes
6	INTERNATIONAL SCHOOL OF PAPHOS	8 minutes
7	HIGHWAY (STARTING POINT)	6 minutes
8	PAFOS MUNICIPAL BEACH	7 minutes
9	PAFOS INTERNATIONAL AIRPORT	15 minutes
10	VENUS ROCK GOLF RESORT	20 minutes

GOOGLE EARTH LOCATION

LATITUDE	34.773543°
LONGITUDE	32.431642°



1 THE DEVELOPMENT



2 KINGS AVENUE MALL



3 PAFOS HARBOUR



4 TOMBS OF THE KINGS



5 PAFOS GENERAL HOSPITAL



6 INTERNATIONAL SCHOOL OF PAPHOS



7 PAFOS/LIMASSOL HIGHWAY



8 PAFOS MUNICIPAL BEACH



9 PAFOS INTERNATIONAL AIRPORT



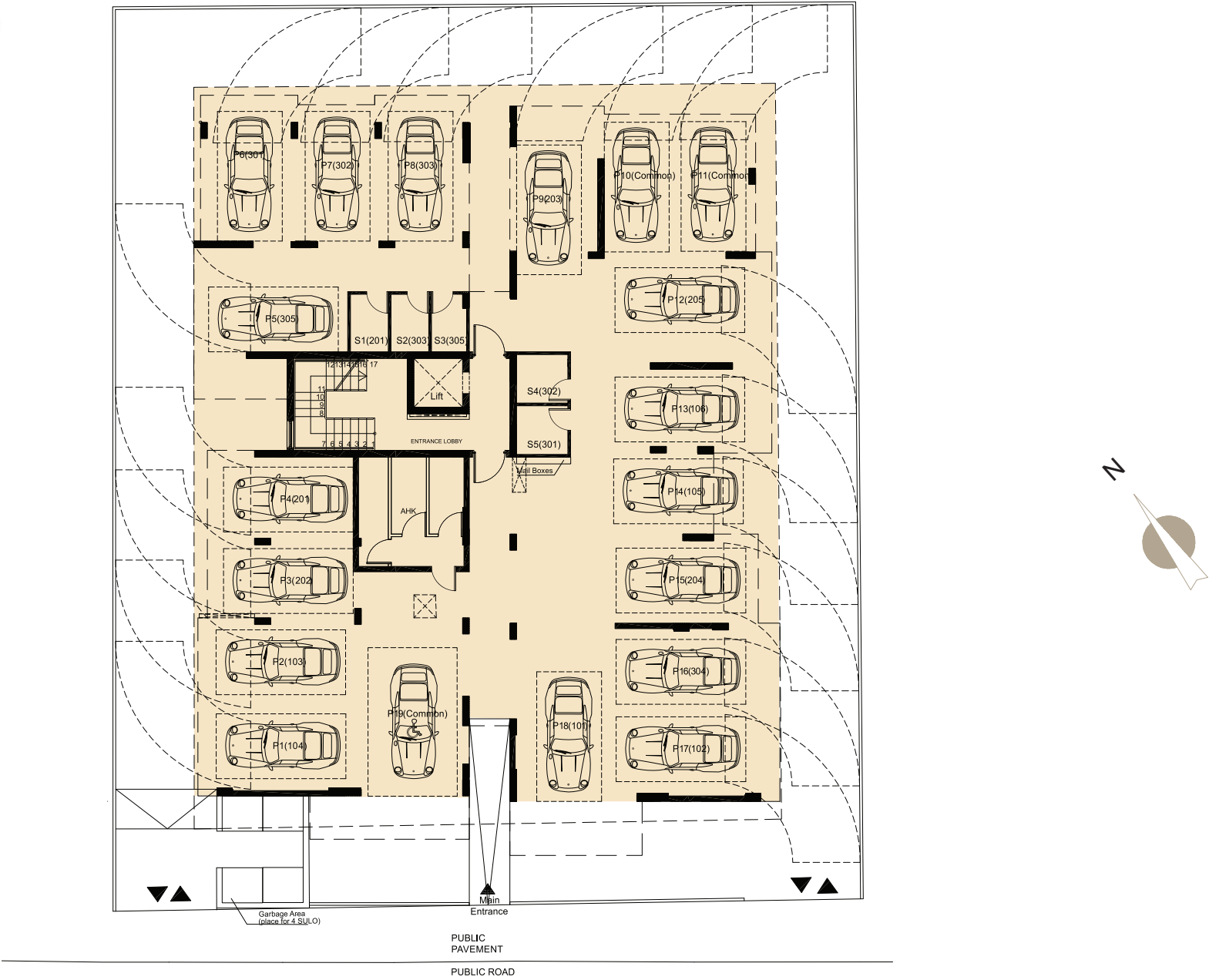
10 VENUS ROCK GOLF RESORT

The Development

1, 2 AND 3 BEDROOM APARTMENTS



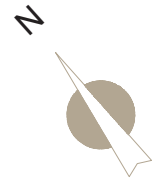
*SITE
AND GROUND
FLOOR*



Disclaimer : Please note that drawing plans illustrated are for marketing purposes and should be used only as a guide. All efforts have been made to ensure their accuracy at the date of print.
Please refer to architectural drawings for more accurate information on a particular property.

FIRST FLOOR

1, 2 AND 3 BEDROOM APARTMENTS

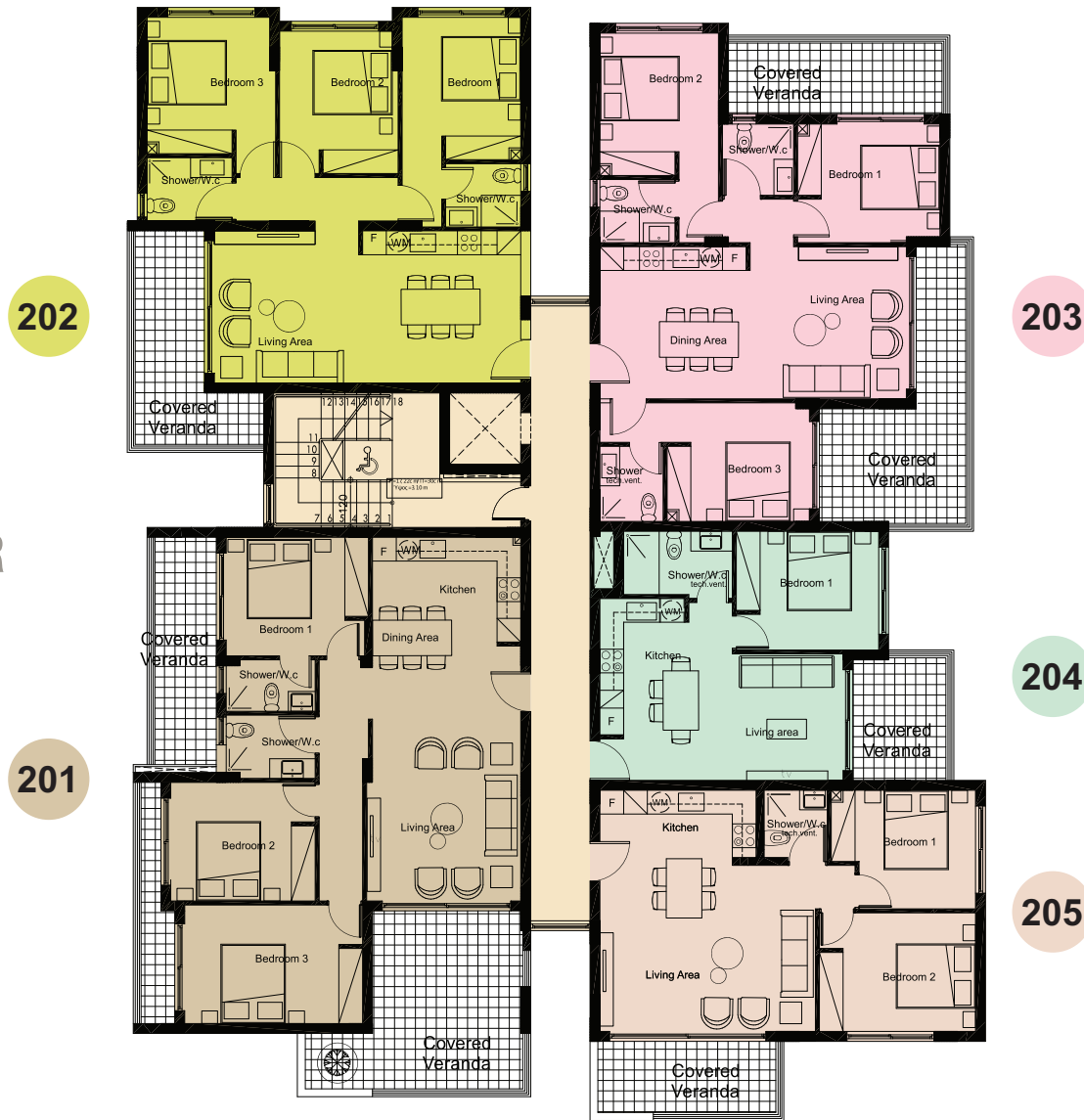


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APARTMENT 201 / 202 / 203 / 204 / 205

SECOND FLOOR

1 , 2 AND 3 BEDROOM APARTMENTS



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THIRD FLOOR
1 , 2 AND 3 BEDROOM APARTMENTS

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deem appropriate prior to Contract.*