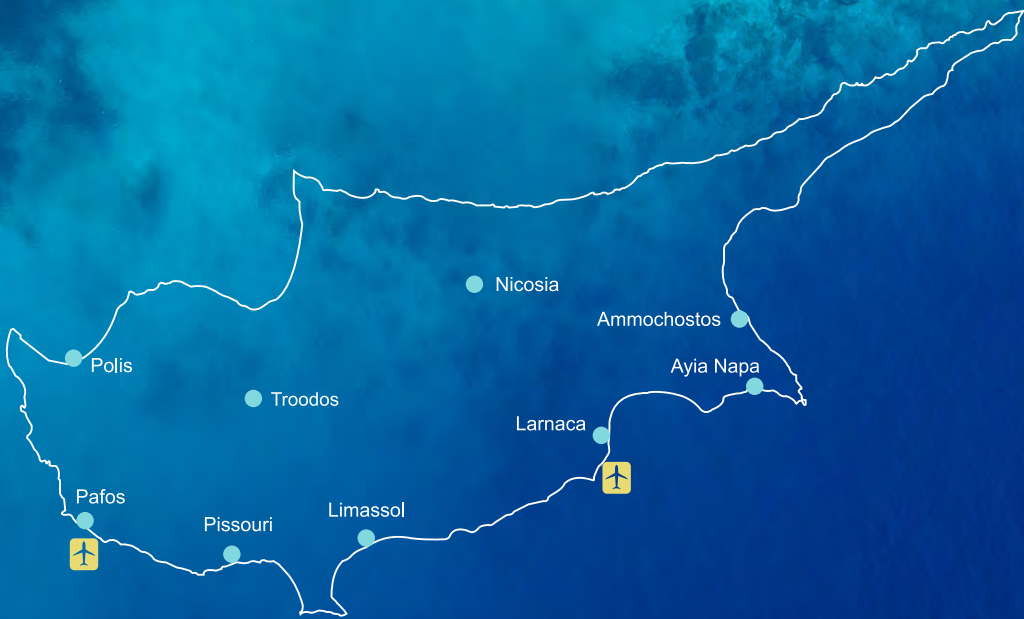




BLUE STAR
APARTMENTS





CYPRUS

THE JEWEL
OF THE MEDITERRANEAN

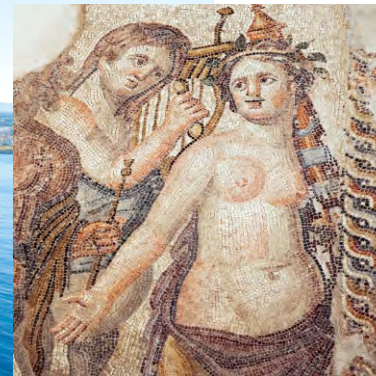


- Full member of the European Union
- Lowest corporate tax regime in the EU (12,5%)
- Strategic location: crossroads of three continents (Africa, Asia and Europe)
- Cosmopolitan lifestyle
- Cultural diversity
- Excellent infrastructure
- Modern healthcare facilities and centres
- Pleasant Mediterranean 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





BLUE STAR

APARTMENTS

PROJECT SUMMARY |

Blue Star Apartments are comfortable modern residences in the city centre of Paphos. The project comprises of studios, 1 and 2 bedroom apartments.

The development is in very close proximity to a wide range of shops, restaurants, cafes and bars while only being a short driving distance away from the Kings Avenue Mall, nearby sandy beaches, golf resorts such as the Venus Rock Golf Resort and the International School of Paphos. The upcoming American University of Beirut (AUB) and the Cyprus University of Technology will be in very close proximity to Blue Star Apartments, making these residences an ideal investment opportunity for rentals.

The contemporary finishes and internal spaces of the apartments will offer all comforts to their future homeowners.



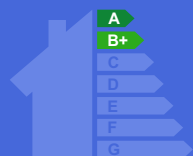


BLUE STAR

APARTMENTS

SUMMARY / BLOCK A & B

NUMBER OF BLOCKS	2
NUMBER OF APARTMENTS	20
BEDROOMS	STUDIOS, 1 AND 2
INTERNAL COVERED AREAS	35.87 m ² - 76.44 m ²
COVERED VERANDAS	7.46 m ² - 15.12 m ²
TOTAL COVERED AREAS (INCLUDING COMMON, COV. PARKING AND STORE AREA)	67.46 m ² - 157.45 m ²



Energy Efficiency
(A)

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.

CENTRAL LOCATION |

TRAVEL TIMES (BY CAR) FROM BLUE STAR APARTMENTS



1	BLUE STAR APARTMENTS	-
2	KINGS AVENUE MALL	6 minutes
3	PAFOS HARBOUR	12 minutes
4	TOMBS OF THE KINGS	14 minutes
5	PAFOS GENERAL HOSPITAL	7 minutes
6	INTERNATIONAL SCHOOL OF PAPHOS	8 minutes
7	HIGHWAY (STARTING POINT)	3 minutes
8	PAFOS MUNICIPAL BEACH	7 minutes
9	PAFOS INTERNATIONAL AIRPORT	12 minutes
10	VENUS ROCK GOLF RESORT	15 minutes

GOOGLE EARTH LOCATION

LATITUDE 34.768514°

LONGITUDE 32.432834°



1 BLUE STAR APARTMENTS



2 KINGS AVENUE MALL



3 PAFOS HARBOUR



4 TOMBS OF THE KINGS



5 PAFOS GENERAL HOSPITAL



6 INTERNATIONAL SCHOOL OF PAPHOS



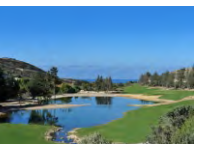
7 PAFOS/LIMASSOL HIGHWAY



8 PAFOS MUNICIPAL BEACH



9 PAFOS INTERNATIONAL AIRPORT



10 VENUS ROCK GOLF RESORT

SITE PLAN |



MASTER PLAN |



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BLUE STAR APARTMENTS | BLOCK A, B and C

STUDIO, 1 AND 2 BEDROOM APARTMENTS



INTERIORS



BLUE STAR APARTMENTS | 1 BEDROOM APARTMENTS

INTERIORS



BLUE STAR APARTMENTS | 2 BEDROOM APARTMENTS

INTERIORS





BLUE STAR
APARTMENTS

BLUE STAR APARTMENTS | BLOCK A

STUDIO, 1 AND 2 BEDROOM APARTMENTS



BLUE STAR / BLOCK A

GROUND FLOOR



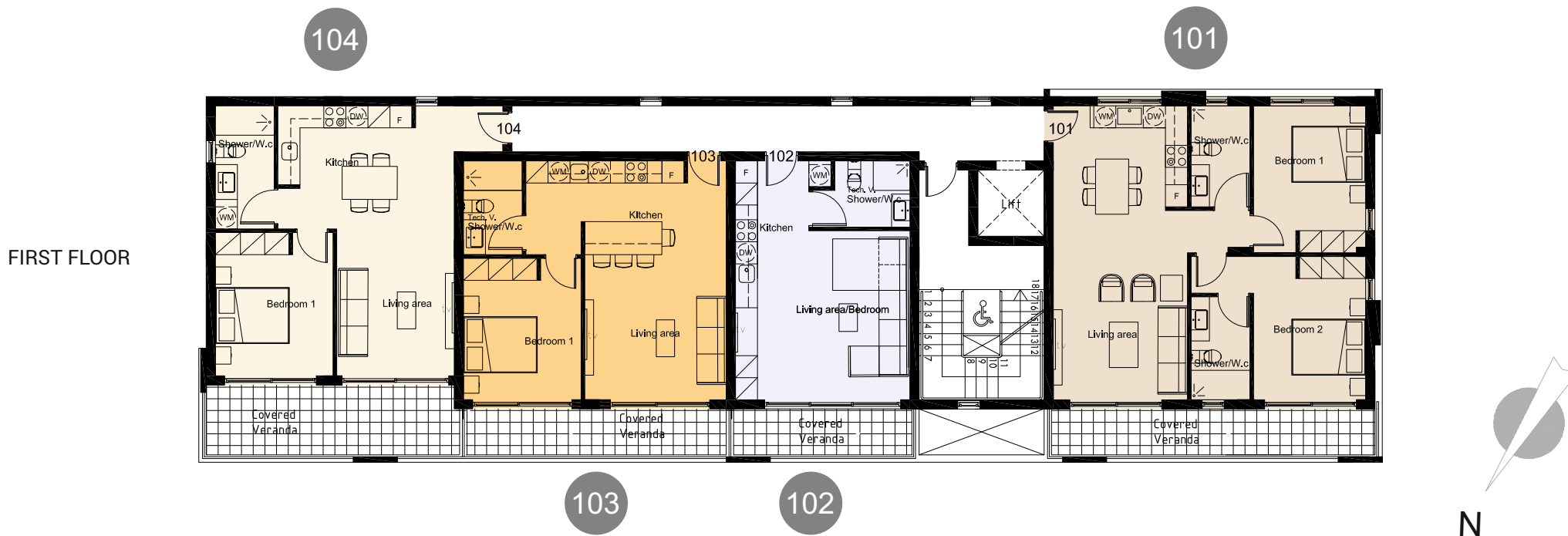
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Rev. Date (Architectural Department): 14 / 09 / 22 - Rev. No (Architectural Department): 3.2



BLUE STAR / BLOCK A / APARTMENTS 101, 102, 103, 104

STUDIO, 1 AND 2 BEDROOM APARTMENTS



FIRST FLOOR



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Rev. Date (Architectural Department): 09 / 02 / 22 - Rev. No (Architectural Department): 3.0

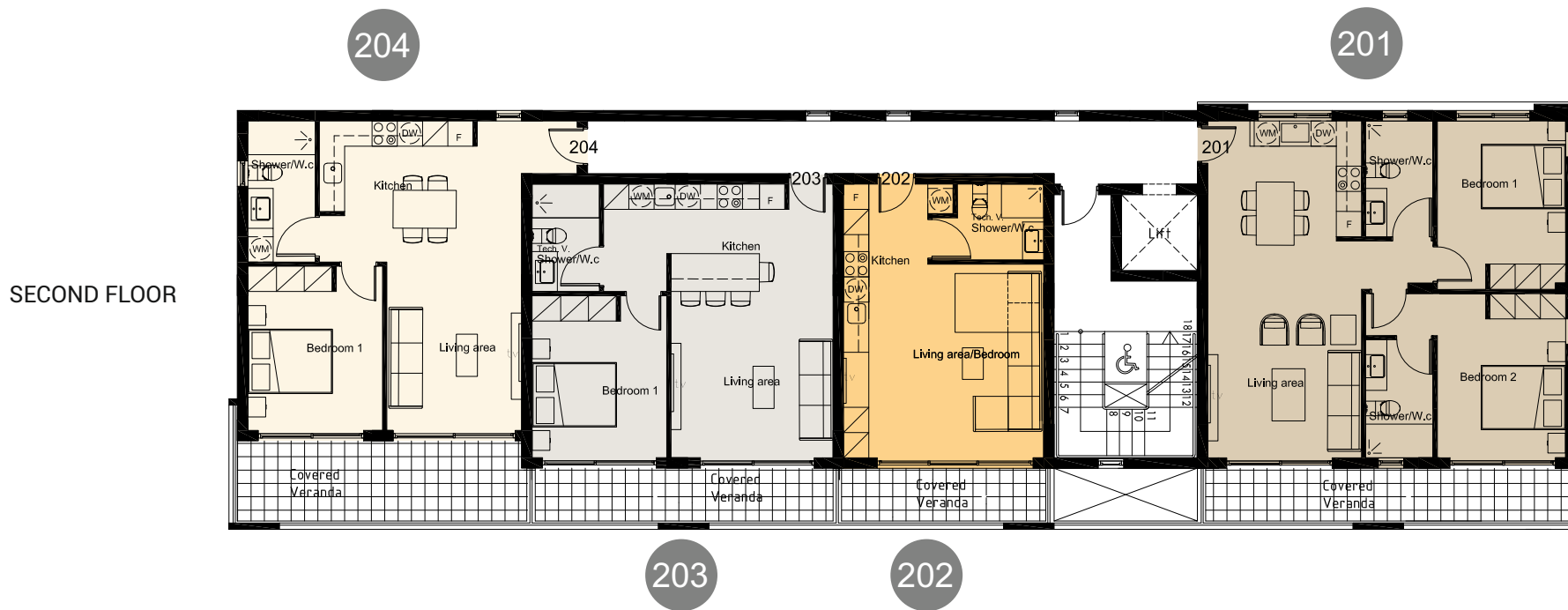
AREAS

APARTMENT NO.	BEDROOMS	INT. COVERED AREA	COVERED VERANDAS	TOTAL COVERED AREA	COMMON AREA	TOTAL COV. AREA (INCLUDING COMMON, COV. PARKING AND STORE AREA)	PARKING AREA	COVERED PARKING No.	STORE ROOM AREA	STORE ROOM NUMBER
101	2	76.44 m ²	13.31 m ²	89.75 m ²	53.00 m ²	157.45 m ²	11.50 m ²	P32	3.20 m ²	S23
102	STUDIO	35.87 m ²	7.46 m ²	43.33 m ²	25.60 m ²	83.63 m ²	11.50 m ²	P31	3.20 m ²	S24
103	1	51.85 m ²	10.56 m ²	62.41 m ²	36.80 m ²	113.91 m ²	11.50 m ²	P33	3.20 m ²	S25
104	1	56.13 m ²	15.12 m ²	71.25 m ²	42.00 m ²	127.95 m ²	11.50 m ²	P34	3.20 m ²	S27



BLUE STAR / BLOCK A / APARTMENTS 201,202, 203, 204

STUDIO, 1 AND 2 BEDROOM APARTMENTS



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Rev. Date (Architectural Department): 09 / 02 / 22 - Rev. No (Architectural Department): 3.0

AREAS

APARTMENT NO.	BEDROOMS	INT. COVERED AREA	COVERED VERANDAS	TOTAL COVERED AREA	COMMON AREA	TOTAL COV. AREA (INCLUDING COMMON, COV. PARKING AND STORE AREA)	PARKING AREA	COVERED PARKING No.	STORE ROOM AREA	STORE ROOM NUMBER
201	2	76.44 m ²	13.31 m ²	89.75 m ²	53.00 m ²	162.75 m ²	11.50 m ²	P35	8.50 m ²	S26
202	STUDIO	35.87 m ²	7.46 m ²	43.33 m ²	25.60 m ²	83.63 m ²	11.50 m ²	P37	3.20 m ²	S28
203	1	51.85 m ²	10.56 m ²	62.41 m ²	36.80 m ²	113.91 m ²	11.50 m ²	P38	3.20 m ²	S29
204	1	56.13 m ²	15.12 m ²	71.25 m ²	42.00 m ²	128.15 m ²	11.50 m ²	P39	3.40 m ²	S30



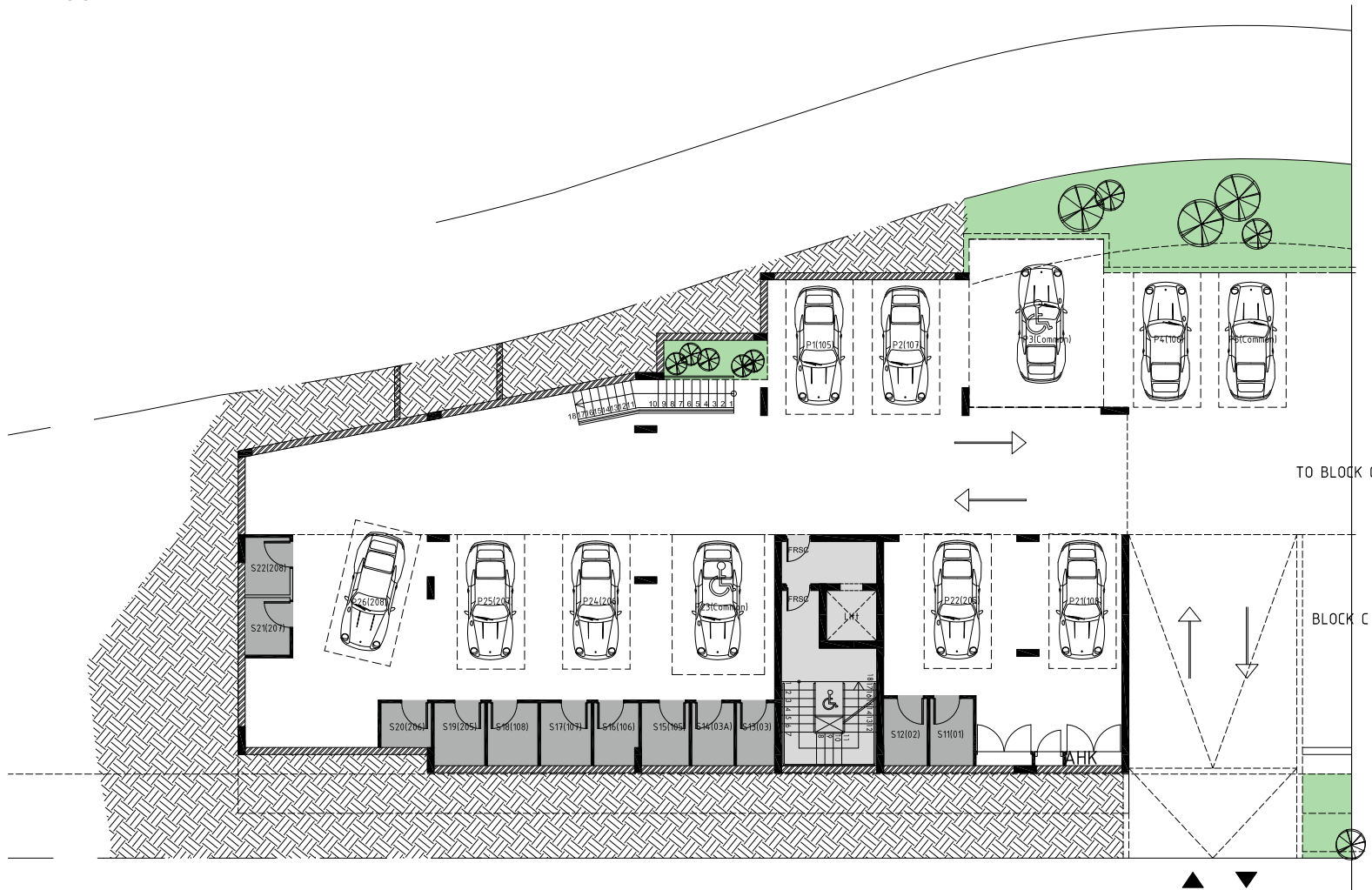
BLUE STAR APARTMENTS | BLOCK B

STUDIO, 1 AND 2 BEDROOM APARTMENTS



BLUE STAR / BLOCK B

BASEMENT FLOOR



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Rev. Date (Architectural Department): 25 / 01 / 23 - Rev. No (Architectural Department): 3.4

BLUE STAR / BLOCK B / APARTMENTS 01, 02, 03, 03A

STUDIO, 1 AND 2 BEDROOM APARTMENTS

GROUND FLOOR

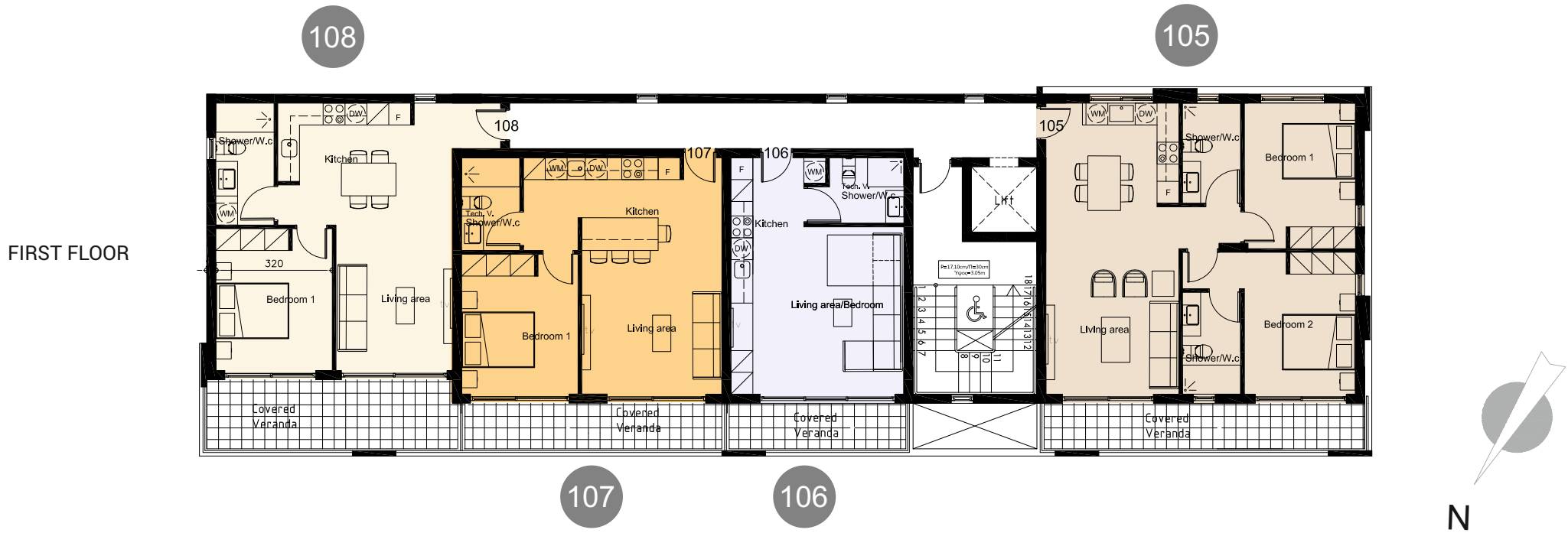


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Rev. Date (Architectural Department): 13 / 03 / 23 - Rev. No (Architectural Department): 3.4

AREAS

APARTMENT NO.	BEDROOMS	GARDEN	INT. COVERED AREA	COVERED VERANDAS	TOTAL COVERED AREA	COMMON AREA	TOTAL COV. AREA (INCLUDING COMMON, COV. PARKING AND STORE AREA)	PARKING AREA	COVERED PARKING No.	STORE ROOM AREA	STORE ROOM NUMBER
01	2	22.90 m ²	76.44 m ²	13.31 m ²	89.75 m ²	18.30 m ²	124.25 m ²	11.50 m ²	P29	4.70 m ²	S11
02	STUDIO	8.10 m ²	35.87 m ²	7.46 m ²	43.33 m ²	8.83 m ²	68.46 m ²	11.50 m ²	P28	4.80 m ²	S12
03	1	11.80 m ²	51.85 m ²	10.56 m ²	62.41 m ²	12.72 m ²	90.93 m ²	11.50 m ²	P27	4.30 m ²	S13
03A	1	74.30 m ²	56.13 m ²	15.12 m ²	71.25 m ²	14.53 m ²	109.68 m ²	19.70 m ²	P30	4.20 m ²	S14

STUDIO, 1 AND 2 BEDROOM APARTMENTS



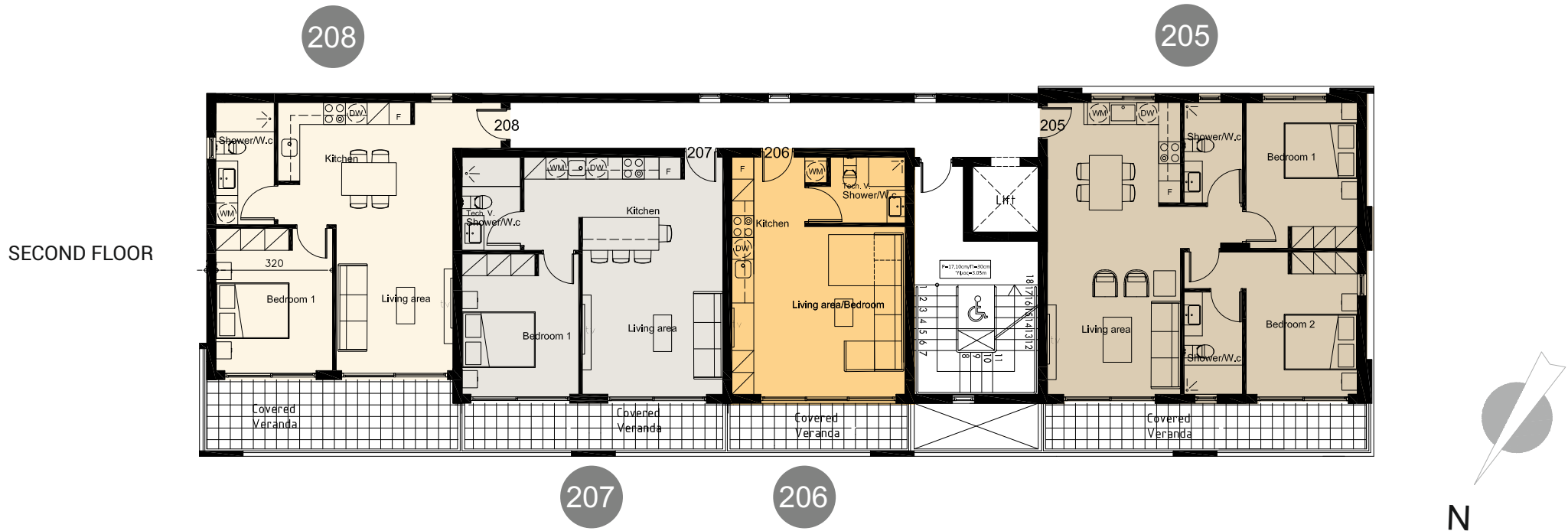
FIRST FLOOR

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Rev. Date (Architectural Department): 25 / 01 / 23 - Rev. No (Architectural Department): 3.1

AREAS

APARTMENT NO.	BEDROOMS	INT. COVERED AREA	COVERED VERANDAS	TOTAL COVERED AREA	COMMON AREA	TOTAL COV. AREA (INCLUDING COMMON, COV. PARKING AND STORE AREA)	PARKING AREA	COVERED PARKING No.	STORE ROOM AREA	STORE ROOM NUMBER
105	2	76.44 m ²	13.31 m ²	89.75 m ²	18.30 m ²	124.25 m ²	11.50 m ²	P1	4.70 m ²	S15
106	STUDIO	35.87 m ²	7.46 m ²	43.33 m ²	8.83 m ²	68.06 m ²	11.50 m ²	P4	4.40 m ²	S16
107	1	51.85 m ²	10.56 m ²	62.41 m ²	12.72 m ²	91.53 m ²	11.50 m ²	P2	4.90 m ²	S17
108	1	56.13 m ²	15.12 m ²	71.25 m ²	14.53 m ²	102.18 m ²	11.50 m ²	P21	4.90 m ²	S18

STUDIO, 1 AND 2 BEDROOM APARTMENTS



SECOND FLOOR

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Rev. Date (Architectural Department): 25 / 01 / 23 - Rev. No (Architectural Department): 3.1

AREAS

APARTMENT NO.	BEDROOMS	INT. COVERED AREA	COVERED VERANDAS	TOTAL COVERED AREA	COMMON AREA	TOTAL COV. AREA (INCLUDING COMMON, COV. PARKING AND STORE AREA)	PARKING AREA	COVERED PARKING No.	STORE ROOM AREA	STORE ROOM NUMBER
205	2	76.44 m ²	13.31 m ²	89.75 m ²	18.30 m ²	124.25 m ²	11.50 m ²	P22	4.90 m ²	S19
206	STUDIO	35.87 m ²	7.46 m ²	43.33 m ²	8.83 m ²	67.46 m ²	11.50 m ²	P24	3.80 m ²	S20
207	1	51.85 m ²	10.56 m ²	62.41 m ²	12.72 m ²	90.93 m ²	11.50 m ²	P25	4.30 m ²	S21
208	1	56.13 m ²	15.12 m ²	71.25 m ²	14.53 m ²	101.58 m ²	11.50 m ²	P26	4.30 m ²	S22

