



PEYIA
COASTAL

VILLAS

PARADISE BY THE SEA

PEYIA COASTAL VILLAS |

PROJECT SUMMARY

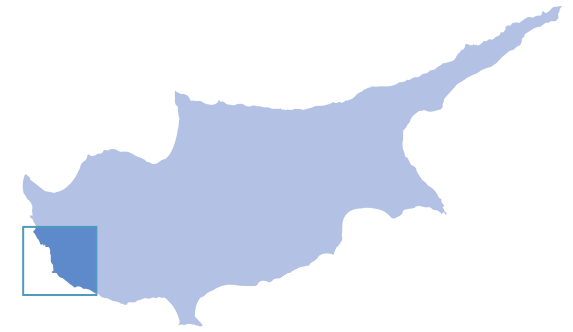
Lavish and luxurious living beckons one to this outstanding development off the west coast of Pafos. Everything about this project makes a statement of taste, quality and style. Set against a backdrop of splendid terrain and the coastal ambiance of the Mediterranean, PEYIA COASTAL VILLAS are adjacent to the remarkable sea cave formations near Coral Bay.

Inspired by Mediterranean living and traditional Cypriot architecture, PEYIA COASTAL VILLAS comprise six private and tranquil homes that reflect luxury and beauty. Spacious designs provide versatile living space, while the large balconies, shady pergolas, open terraces, gardens and private swimming pools make most of the island's unique climate.

The area itself is a prime location with award-winning villas and exclusive homes. Quiet and peaceful, PEYIA COASTAL VILLAS are a stone's throw away from a plethora of retail outlets, fish taverns, cafes and coffee bars, and a future marina; the renowned "Blue-flag" sandy beaches of Coral Bay are all nearby. These luxurious residences are also located near the Akamas Peninsula, an area preserving the untamed natural beauty of Cyprus.

CENTRAL LOCATION |

TRAVEL TIMES (BY CAR) FROM PEYIA COASTAL VILLAS



1	PEYIA COASTAL VILLAS	-
2	KINGS AVENUE MALL	15 minutes
3	PAFOS HARBOUR	13 minutes
4	TOMBS OF THE KINGS	10 minutes
5	PAFOS GENERAL HOSPITAL	18 minutes
6	INTERNATIONAL SCHOOL OF PAPHOS	20 minutes
7	HIGHWAY (STARTING POINT)	22 minutes
8	PAFOS MUNICIPAL BEACH	13 minutes
9	PAFOS INTERNATIONAL AIRPORT	25 minutes
10	VENUS ROCK GOLF RESORT	30 minutes

GOOGLE EARTH LOCATION

LATITUDE 34.882836°

LONGITUDE 32.334649°



1 PEYIA COASTAL VILLAS



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

POLIS
28.2 km / 30 min

PEYEIA
3.7 km / 7 min

PAFOS
18 km / 27 min
PAFOS INT.AIRPORT
28.4 km / 40 min

CORAL BAY
4.9 km / 7 min

PEYIA
COASTAL
VILLAS

SEA CAVES
220m / 1 min



QUALITY RESIDENCES

SPACIOUS AND
COMFORTABLE



LUXURY FINISHES

QUALITY
SPECIFICATIONS

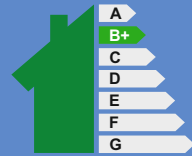




- PEYIA COASTAL VILLAS is located in the area of PEYIA near the sandy beaches of Coral Bay
- The development is in close proximity to amenities and services
- Close to the St. George fishing harbour and taverns which lie west of the area
- The project comprises 6 detached villas featuring 3 and 4 bedrooms
- Spacious living areas, balconies with sea views
- Large residential plots
- The location is quite and peaceful and is ideal for holiday, permanent living and investment
- Secluded, yet access to Pafos Town, Pafos International Airport, hotels, resorts and golf courses are a short drive away

PEYIA COASTAL VILLAS

MODERN COASTAL VILLAS / SUMMARY



Energy Efficiency
(B+)

NUMBER OF RESIDENCES	6
NUMBER OF VILLA TYPES	6
BEDROOMS	3 and 4
PLOT SIZES	722.55 m ² - 1,067.95 m ²
TOTAL COVERED AREAS	164.10 m ² - 201.17 m ²

PEYIA
COASTAL
VILLAS

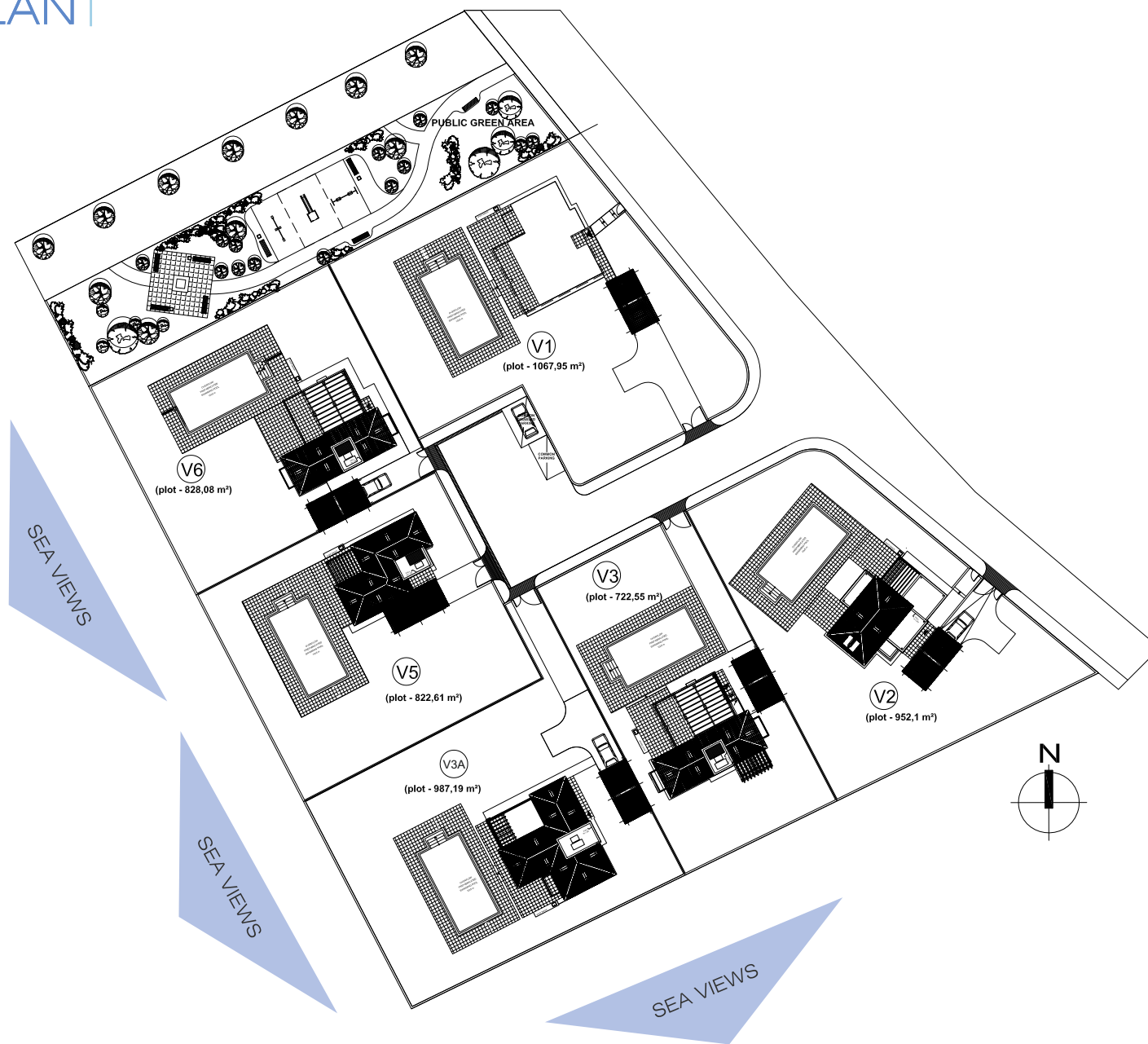
The information presented herein is to be used for reference purposes only and is non-contractually binding. The Vendor reserves the right for any changes at the Vendor's sole discretion. Architectural plans valid on a purchase are those issued for inclusion in the sales agreement.



TOPOGRAPHICAL
LOCATION



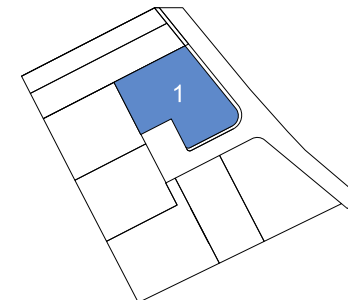
MASTER PLAN I



VILLA No 1 | 4 BEDROOM VILLA



VILLA NO.	BEDROOMS	COVERED AREA m ²			COVERED VERANDAH m ²		UNCOVERED VERANDAH m ²		TOTAL COVERED m ²	PLOT m ²
		CARPORT	GROUND FLOOR	FIRST FLOOR	GROUND FLOOR	FIRST FLOOR	GROUND FLOOR	FIRST FLOOR		
1	4	18.60	86.61	79.87	19.66	—	38.14	26.40	204.74	1067.95





GROUND FLOOR PLAN

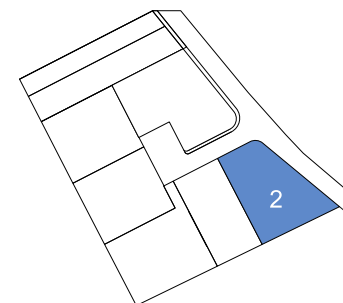


FIRST FLOOR PLAN

VILLA No 2 | 4 BEDROOM VILLA



VILLA NO.	BEDROOMS	COVERED AREA m ²			COVERED VERANDAH m ²		UNCOVERED VERANDAH m ²		TOTAL COVERED m ²	PLOT m ²
		CARPORT	GROUND FLOOR	FIRST FLOOR	GROUND FLOOR	FIRST FLOOR	GROUND FLOOR	FIRST FLOOR		
2	4	18.60	84.50	77.35	12.60	9.00	42.45	7.60	202.05	952.10





GROUND FLOOR PLAN

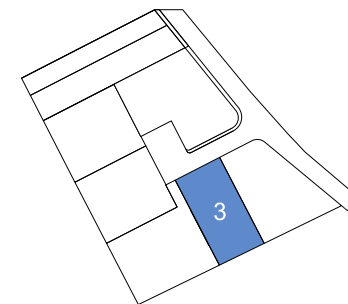


FIRST FLOOR PLAN

VILLA No 3 | 3 BEDROOM VILLA



VILLA NO.	BEDROOMS	COVERED AREA m ²			COVERED VERANDAH m ²		UNCOVERED VERANDAH m ²		TOTAL COVERED m ²	PLOT m ²
		CARPORT	GROUND FLOOR	FIRST FLOOR	GROUND FLOOR	FIRST FLOOR	GROUND FLOOR	FIRST FLOOR		
3	3	18.60	84.44	49.46	15.01	—	35.59	51.43	167.51	722.55





GROUND FLOOR PLAN

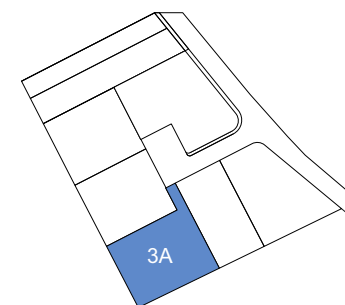


FIRST FLOOR PLAN

VILLA No 3A | 4 BEDROOM VILLA



VILLA NO.	BEDROOMS	COVERED AREA m ²			COVERED VERANDAH m ²		UNCOVERED VERANDAH m ²		TOTAL COVERED m ²	PLOT m ²
		CARPORT	GROUND FLOOR	FIRST FLOOR	GROUND FLOOR	FIRST FLOOR	GROUND FLOOR	FIRST FLOOR		
3A	4	18.60	86.61	79.87	19.66	—	36.35	26.40	204.74	987.19





GROUND FLOOR PLAN

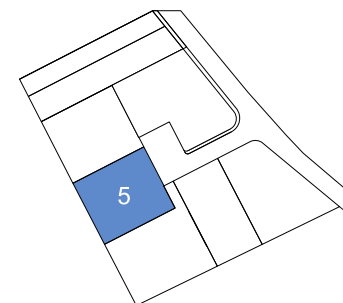


FIRST FLOOR PLAN

VILLA No 5 | 3 BEDROOM VILLA



VILLA NO.	BEDROOMS	COVERED AREA m ²			COVERED VERANDAH m ²		UNCOVERED VERANDAH m ²		TOTAL COVERED m ²	PLOT m ²
		CARPORT	GROUND FLOOR	FIRST FLOOR	GROUND FLOOR	FIRST FLOOR	GROUND FLOOR	FIRST FLOOR		
5	3	18.60	66.55	69.91	14.92	—	20.05	11.56	169.98	822.61





GROUND FLOOR PLAN

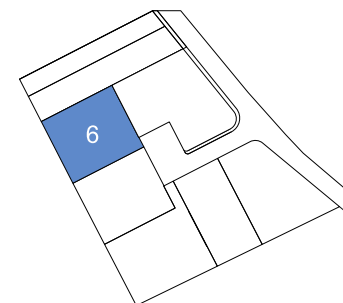


FIRST FLOOR PLAN

VILLA No 6 | 3 BEDROOM VILLA



VILLA NO.	BEDROOMS	COVERED AREA m ²			COVERED VERANDAH m ²		UNCOVERED VERANDAH m ²		TOTAL COVERED m ²	PLOT m ²
		CARPORT	GROUND FLOOR	FIRST FLOOR	GROUND FLOOR	FIRST FLOOR	GROUND FLOOR	FIRST FLOOR		
6	3	18.60	81.80	49.46	16.56	—	22.42	51.43	166.42	828.08





GROUND FLOOR PLAN



FIRST FLOOR PLAN