



DAHLIA
VILLAS

LUXURY CITY HOMES



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PROJECT SUMMARY

Located in the heart of Pafos Town, DAHLIA VILLAS are set in a desirable central location, and moments away from a variety of “blue-flag” beaches, resorts, places of interest, amenities and services, and the “Kings Avenue Mall” – the most contemporary shopping mall in Cyprus.

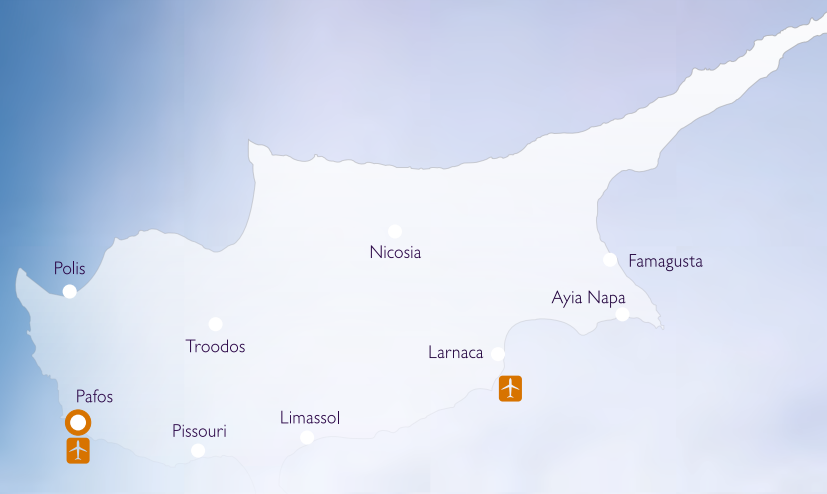
Centrally located, DAHLIA VILLAS is an impressive residential community that boasts a unique sense of luxury and an unparalleled location with charming views of Pafos Town and the Mediterranean.

The two villas that comprise the project feature distinctive and contemporary design, and enjoy a beautiful sense of seclusion and privacy, by the exclusive central setting that allows for direct access to a plethora of amenities and services. DAHLIA VILLAS offers potential buyers three bedroom villas, crafted to the highest specifications, and using only the finest materials.

THE ISLAND CYPRUS

THE JEWEL OF THE MEDITERRANEAN

CAPITAL	NICOSIA
GOVERNMENT	PRESIDENTIAL REPUBLIC
AREA	9,251 km ²
POPULATION	838,897 (2011)
TIME ZONE	EET (UTC +2)
CURRENCY	EURO
EU MEMBER	SINCE 2004



TRAVELING DISTANCES FROM PAFOS (BY CAR)

POLIS	35 MINUTES
PISSOURI	25 MINUTES
LIMASSOL	40 MINUTES
LARNACA	1 HOUR 20 MINUTES
AYIA NAPA	1 HOUR 50 MINUTES
NICOSIA	1 HOUR 30 MINUTES
TROODOS	1 HOUR 15 MINUTES





- 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 THE CULTURAL CITY

Pafos, with its pleasant harbour and medieval fort, is a perfect blend of a cosmopolitan holiday resort surrounded by spectacular countryside and historical sites. The region itself provides a flawless environment for those seeking to enjoy both sea and mountains, while savouring a taste of the island's unique and opulent culture.





- 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
- Favourable business opportunities
- Public and private medical and educational institutions
- Business centre for large corporations



FINEST LOCATION

CENTRAL LOCATION



SODAP MUNICIPAL BEACH

PAFOS PROMENADE AND SHOPS

HARBOUR

PAFOS MEDIEVAL FORT

ARCHAEOLOGICAL PARK AND NATURE PROTECTED AREAS

FAROS (LIGHTHOUSE)

MUNICIPAL BEACH

KINGS AVENUE MALL

TOMBS OF THE KINGS

MAIN SHOPPING STREET



CENTRAL LOCATION |

TRAVEL TIMES (BY CAR) FROM DAHLIA VILLAS



1	DAHLIA VILLAS	-
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 34.770003°

LONGITUDE 32.426443°



1 DAHLIA 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

DAHLIA VILLAS

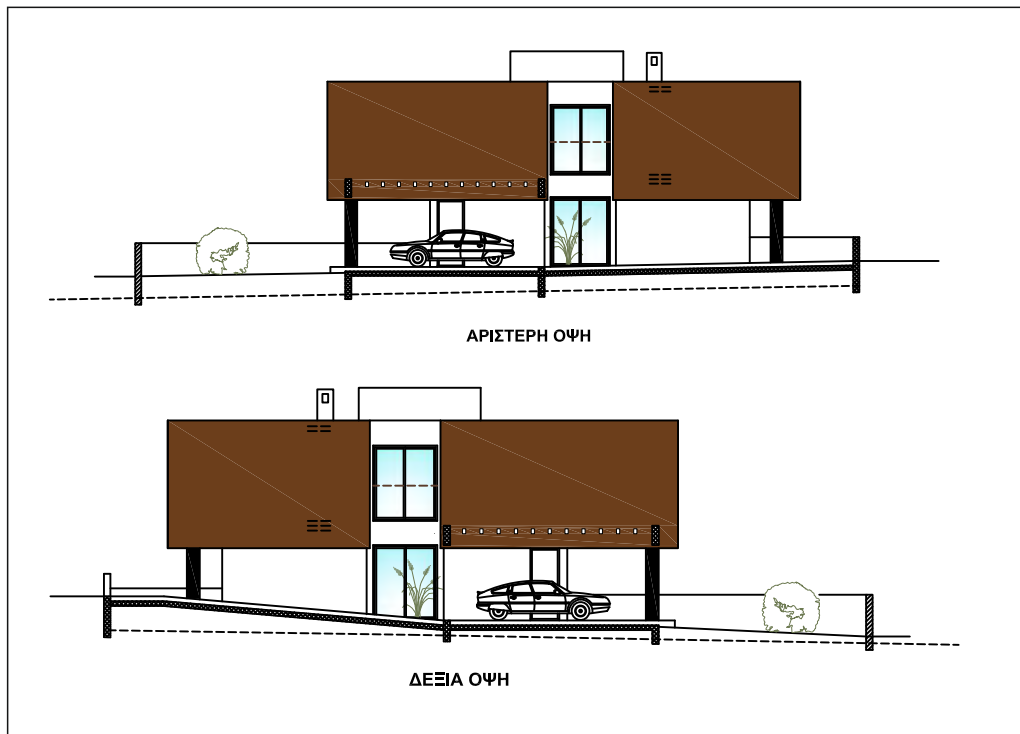
LUXURY CITY HOMES / SUMMARY

NUMBER OF RESIDENCES	2
NUMBER OF VILLA TYPES	1
BEDROOMS	3
PLOT SIZES (PER RESIDENCE)	272.96 m ² - 274.04 m ²
TOTAL COVERED AREAS	186.26 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.

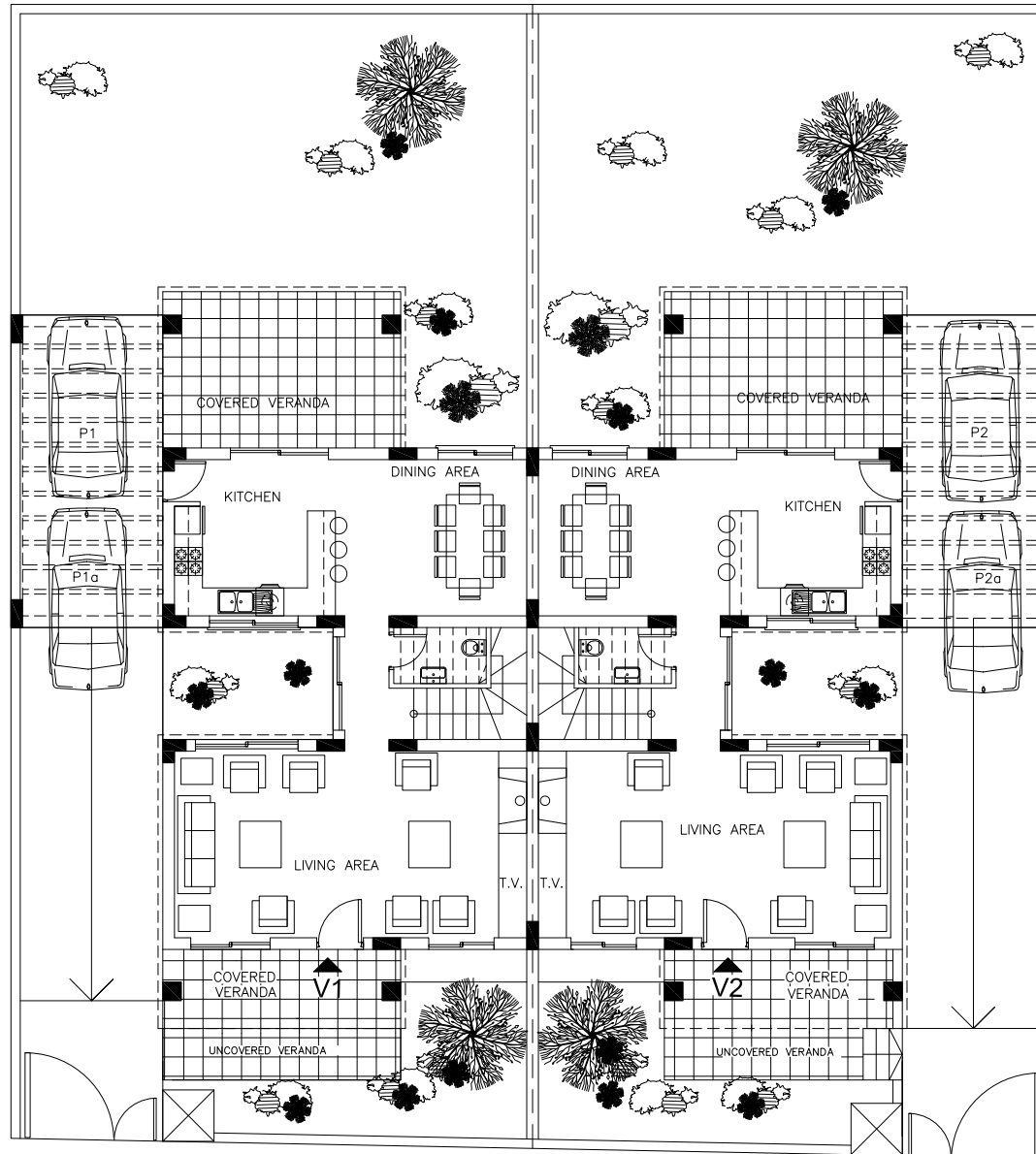
VILLA 1 and 2 | 3 BEDROOMS



VILLA No.	BEDROOMS	PLOT AREA m ²	COV. AREA m ²	COV. VER. m ²	UNCOV. VER. m ²	UNCOV. PARKING WITH PERGOLAVER. m ²	TOTAL COV. m ²
VILLA 1	3	272.96	161.02	25.24	5.63	21.80	186.26
VILLA 2	3	274.04	161.02	25.24	5.63	21.80	186.26

VILLA 1 and 2 | 3 BEDROOMS

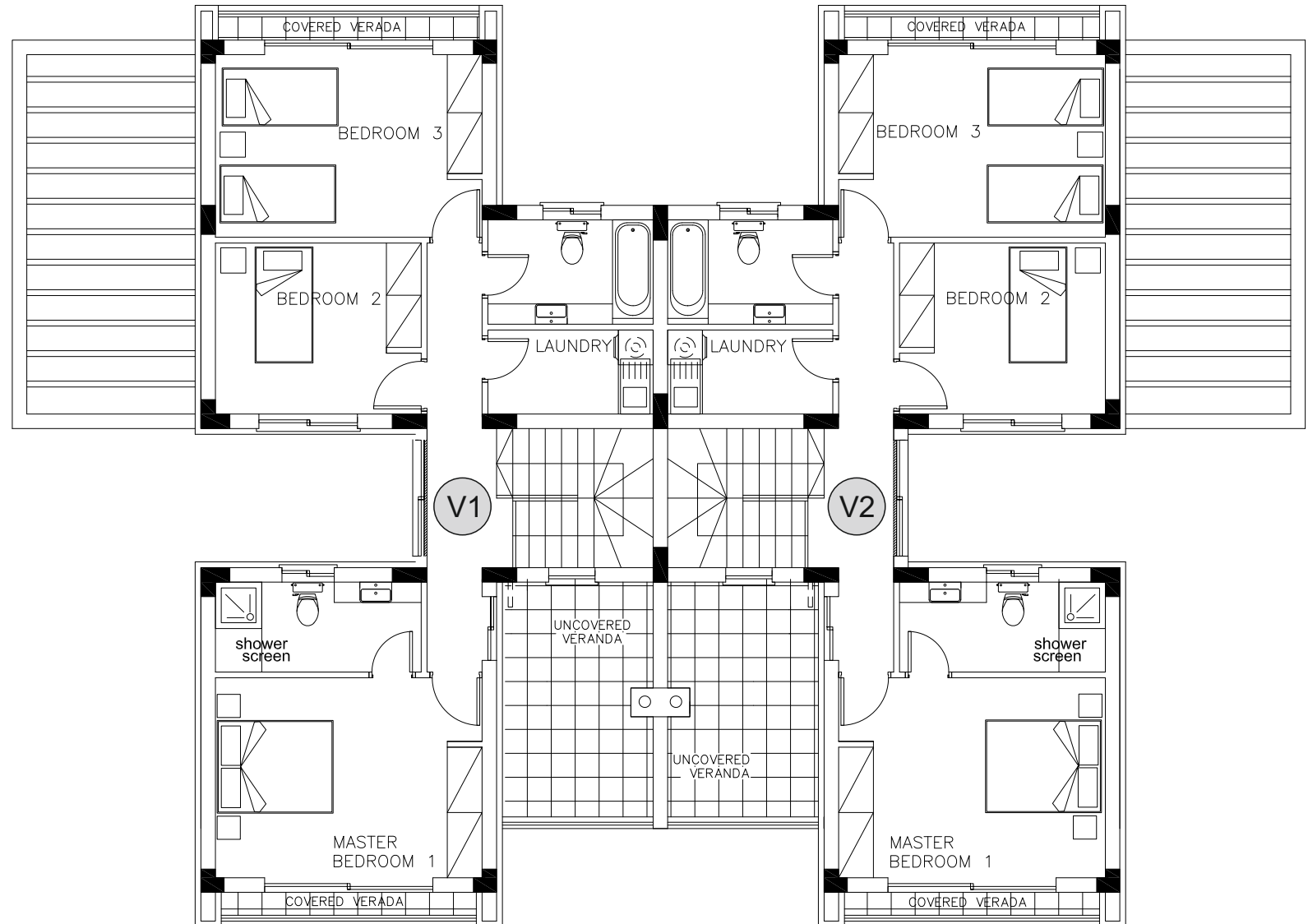
GROUND FLOOR |



VILLA 1 and 2 | 3 BEDROOMS



DAHLIA
VILLAS



FIRST FLOOR |



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