

Paradise Gardens

MODERN CITY HOMES

PAFOS



UNPARALLELED  
LUXURY LIVING











# Paradise Gardens

MODERN CITY HOMES

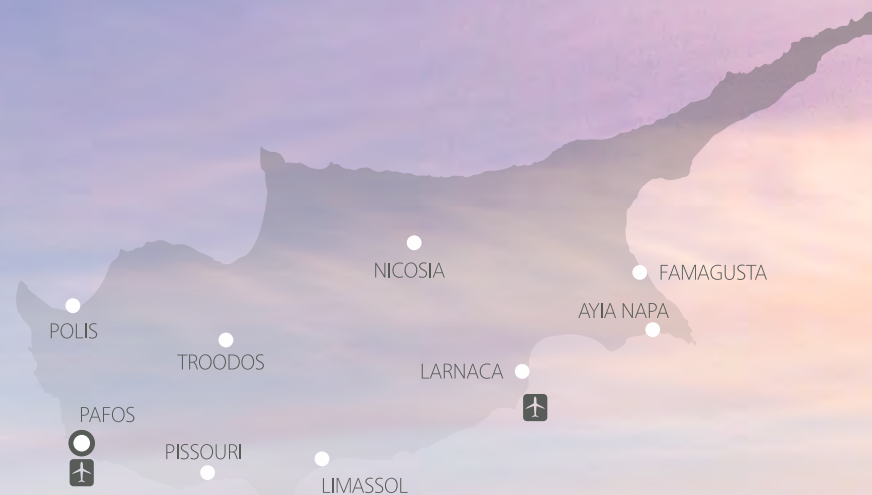
PARADISE GARDENS are designed to set a new precedent for luxury living in Cyprus. These state-of-the-art apartments and villas, centrally located in the heart of Pafos, offering sweeping views of the city and the alluring waters of the Mediterranean and beyond.



# THE ISLAND OF CYPRUS

THE JEWEL OF THE MEDITERRANEAN

CAPITAL	NICOSIA
GOVERNMENT	PRESIDENTIAL REPUBLIC
AREA	9,251 kmÇ
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



# LOCATION



SOUTH VIEW

Sandy Beach

Kings Avenue Mall

Tombs of the Kings



  
**Paradise Gardens**  
MODERN CITY HOMES

SOUTHWEST VIEW





GOOGLE EARTH LOCATION:  
LATITUDE: 34°46'6.53"N  
LONGITUDE: 32°25'45.36"E



DRIVING TIME IN MINUTES

FROM PARADISE GARDENS

PARADISE GARDENS	0
PAFOS TOWN CENTRE	2
PAFOS OLD TOWN	2
TOMBS OF THE KINGS	15
KINGS AVENUE MALL	7
PAFOS HARBOUR	8
MUNICIPAL BEACH	9
PAFOS GENERAL HOSPITAL	8
INTERNATIONAL SCHOOL OF PAPHOS	10
HIGHWAY (STARTING POINT)	8
PAFOS INTERNATIONAL AIRPORT	15
VENUS ROCK GOLF RESORT	20



1. PARADISE GARDENS



2. PAFOS TOWN CENTRE



3. PAFOS OLD TOWN



4. TOMBS OF THE KINGS



5. KINGS AVENUE MALL



6. PAFOS HARBOUR



7. MUNICIPAL BEACH



8. PAFOS GENERAL HOSPITAL



9. INTERNATIONAL SCHOOL OF PAPHOS



10. HIGHWAY STARTING POINT



11. PAFOS INT. AIRPORT



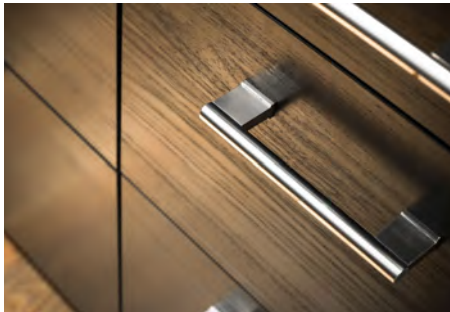
12. VENUS ROCK GOLF RESORT



# LIVING SPACES







THE FINISHES AND FIXTURES OF PARADISE GARDENS HAVE BEEN CAREFULLY SELECTED BY A TEAM OF PROFESSIONAL INTERIOR DESIGNERS, REFLECTING ON THE HIGH CALIBRE AND QUALITY OF THE ARCHITECTURAL DESIGN.

- Up-to-date, high standard finishes and specifications
- Double glazing energy efficient windows and patio floor-to-ceiling sliding doors of latest technology aluminium sections
- High category thermal insulation
- Imported marble floor finishes in communal areas
- Highest quality floor ceramics / optional pre-varnished parquet floors
- Imported Italian sliding wardrobe doors
- Top quality Italian internal doors
- Bespoke Italian kitchens
- Granite or high quality kitchen work tops and vanity unit tops
- Superb range of kitchen appliances
- Finest bathroom fittings
- Quality sanitary ware
- Decor tiling in all bathroom areas



# SITE PLAN

PARADISE GARDENS is a state-of-the-art, residential development which will afford its residents with luxury living, spacious interiors and highly-specified finishes. PARADISE GARDENS exudes a remarkable calm and peacefulness: a gentle and beautifully-designed transition between the outside world and the privacy of one's home.



Paradise Gardens  
MODERN CITY HOMES







# SUMMARY

## APARTMENTS



### BLOCK A

NO. OF APARTMENTS	9
BEDROOMS	2 / 3 / 4
COVERED AREAS	114 m <sup>2</sup> - 256 m <sup>2</sup>

### BLOCK B

NO. OF APARTMENTS	12
BEDROOMS	2 / 3
COVERED AREAS	116 m <sup>2</sup> - 236 m <sup>2</sup>

### BLOCK C

NO. OF APARTMENTS	16
BEDROOMS	2 / 3
COVERED AREAS	110 m <sup>2</sup> - 152 m <sup>2</sup>

PROPERTIES SUITABLE FOR THE  
CYPRUS INVESTMENT PROGRAMME  
FOR CITIZENSHIP  
AND PERMANENT RESIDENCY

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.





Clean lines, welcoming design and generous space all come together to create the perfect luxury residences. PARADISE GARDENS has been carefully styled to celebrate the diverse lifestyle of its owners. These superior apartments and villas are spacious, but not intimidating, complemented with second-to-none interior design, landscaped communal gardens, and designed within a sought-after location in the heart of Pafos.





# BLOCK A





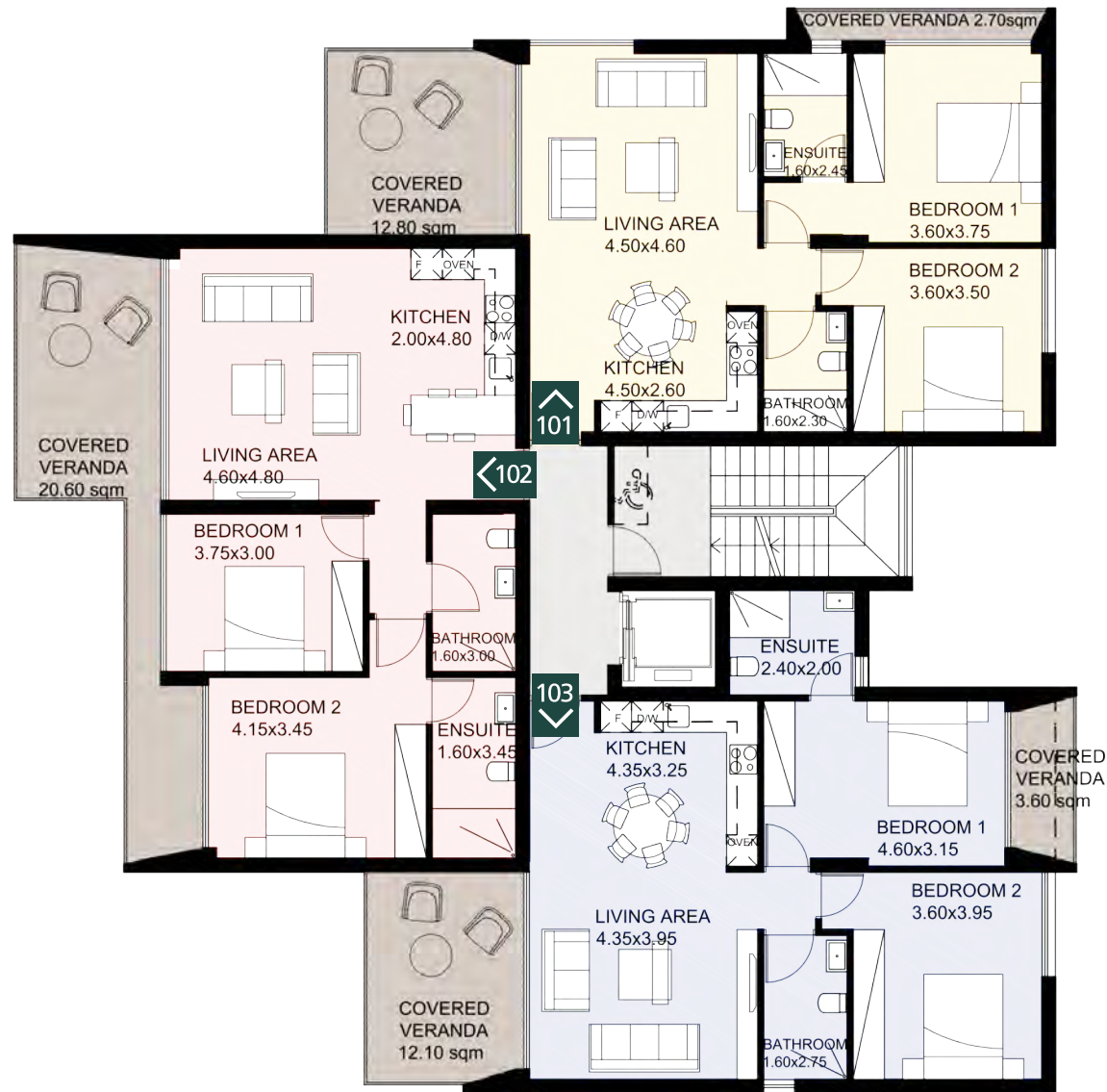


# BLOCK A

## GROUND FLOOR

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.

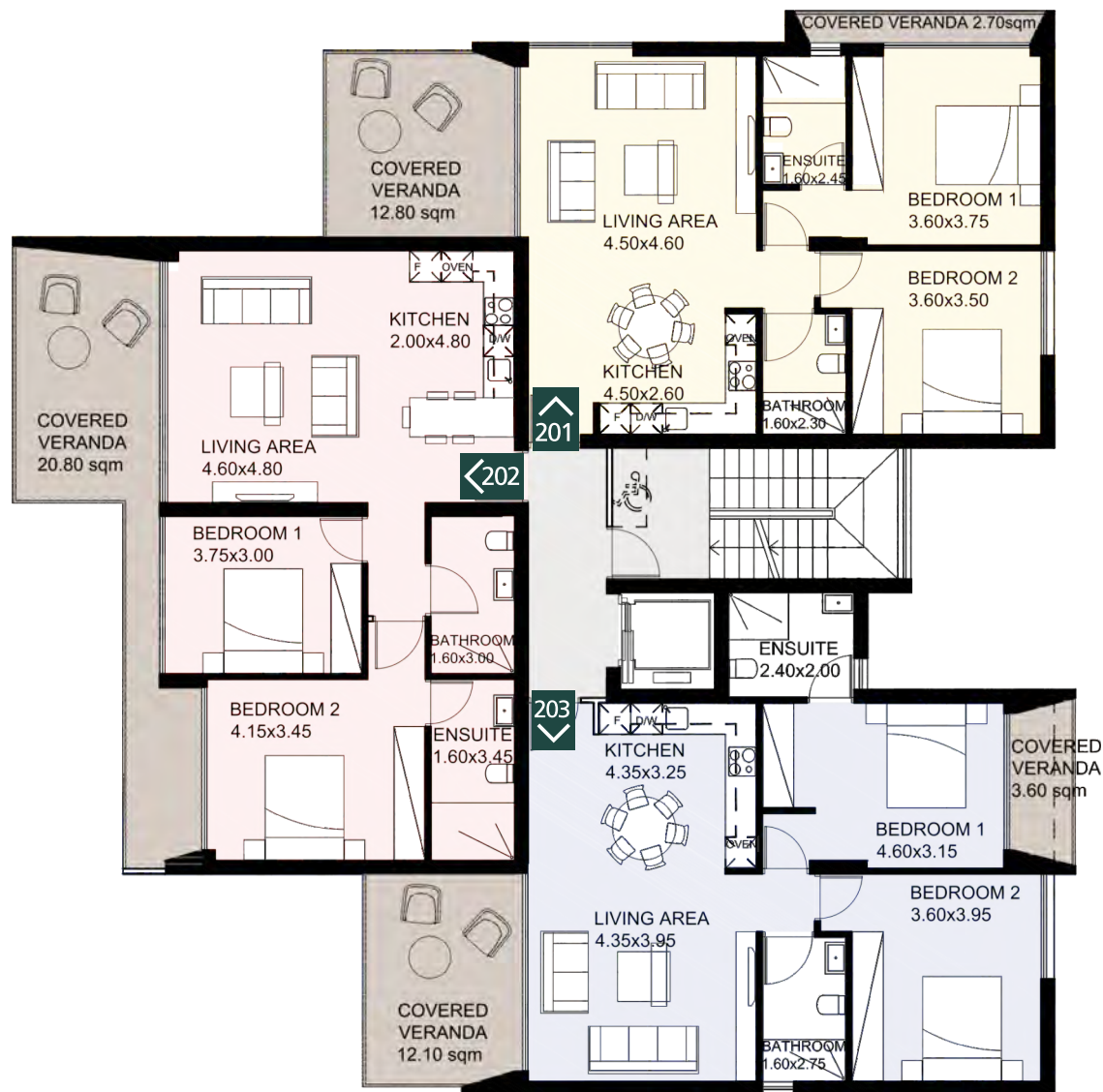




## BLOCK A FIRST FLOOR

APARTMENT	BEDROOMS	COVERED AREA (m <sup>2</sup> )	COV. VERANDA (m <sup>2</sup> )	COV. PARKING (m <sup>2</sup> )	TOTAL COVERED AREA (m <sup>2</sup> )	UNCOV. PARKING (m <sup>2</sup> )
101	2	79.00	16.00	19.00	114.00	-
102	2	81.00	22.00	19.00	122.00	-
103	2	80.00	17.00	17.00	114.00	-

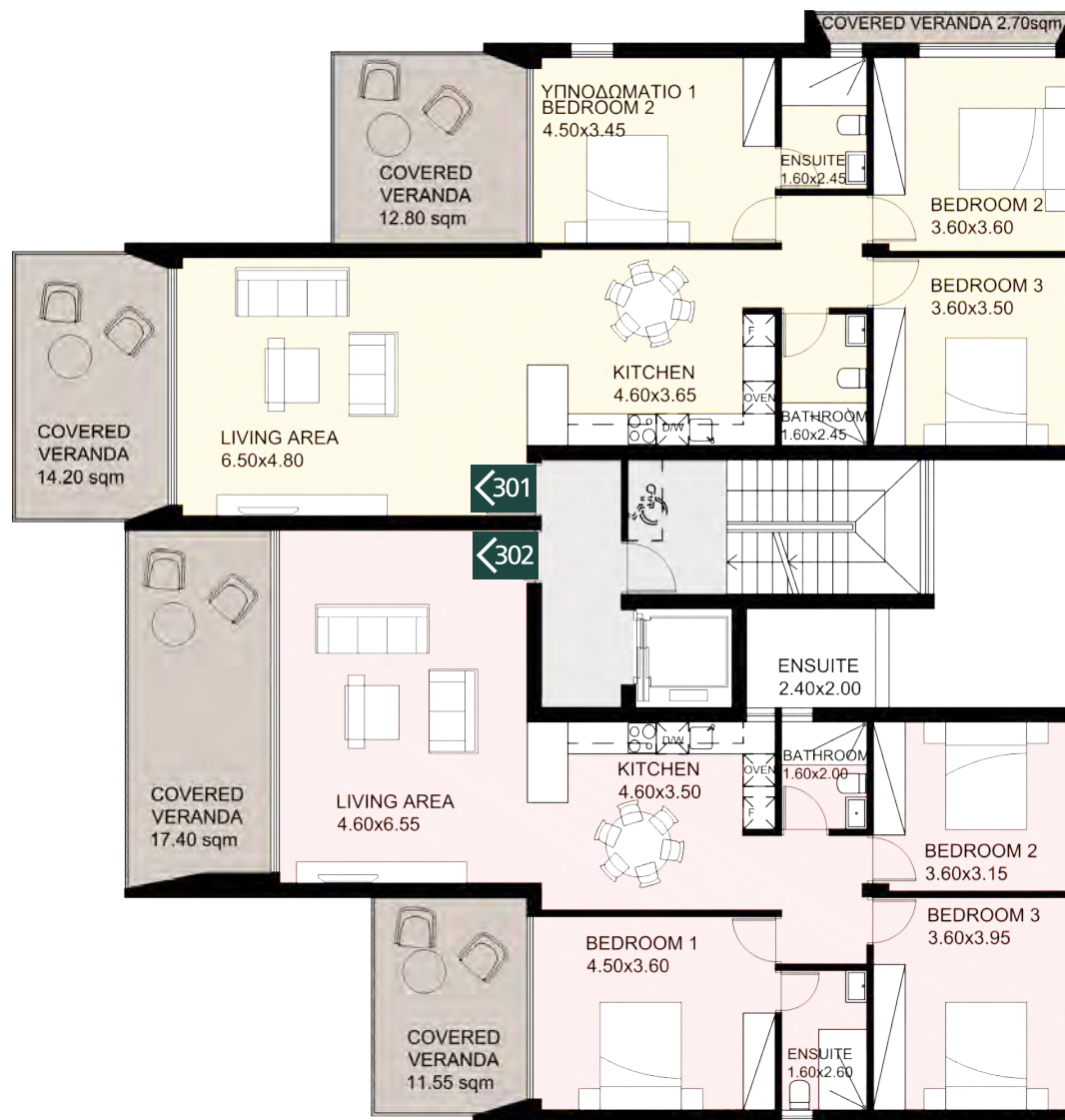




## BLOCK A SECOND FLOOR

APARTMENT	BEDROOMS	COVERED AREA (m <sup>2</sup> )	COV. VERANDA (m <sup>2</sup> )	COV. PARKING (m <sup>2</sup> )	TOTAL COVERED AREA (m <sup>2</sup> )	UNCOV. PARKING (m <sup>2</sup> )
201	2	79.00	16.00	21.00	116.00	-
202	2	81.00	22.00	19.00	122.00	-
203	2	80.00	17.00	19.00	116.00	-

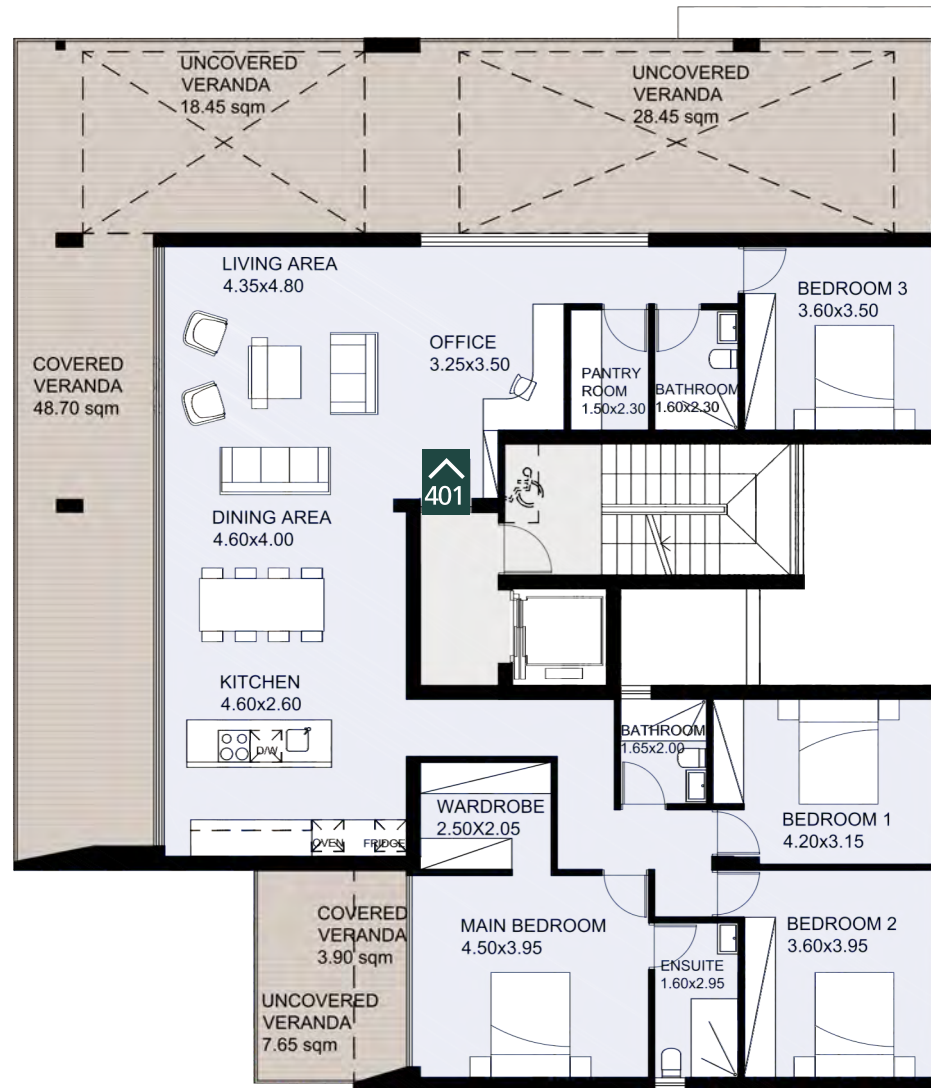




## BLOCK A THIRD FLOOR

APARTMENT	BEDROOMS	COVERED AREA (m <sup>2</sup> )	COV. VERANDA (m <sup>2</sup> )	COV. PARKING (m <sup>2</sup> )	TOTAL COVERED AREA (m <sup>2</sup> )	UNCOV. PARKING (m <sup>2</sup> )
301	3	114.00	31.00	8.00	153.00	7.00
302	3	112.00	30.00	14.00	156.00	0.00





# BLOCK A FOURTH FLOOR

APARTMENT	BEDROOMS	COVERED AREA (m <sup>2</sup> )	COV. VERANDA (m <sup>2</sup> )	COV. PARKING (m <sup>2</sup> )	TOTAL COVERED AREA (m <sup>2</sup> )	UNCOV. PARKING (m <sup>2</sup> )	UNCOV. VERANDA (m <sup>2</sup> )
401	4	182.00	51.00	23.00	256.00	11.00	47.00



# BLOCK B





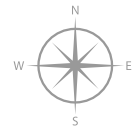


# BLOCK B

## GROUND FLOOR

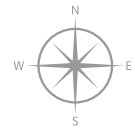
The information presented herein is to be used for reference purposes only and is non-contractually binding.  
The Vendor reserves the right for any changes at the Vendor's sole discretion.  
Architectural plans valid on a purchase are those issued for inclusion in the sales agreement.





## BLOCK B FIRST FLOOR

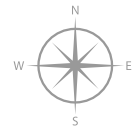
APARTMENT	BEDROOMS	COVERED AREA (m <sup>2</sup> )	COV. VERANDA (m <sup>2</sup> )	COV. PARKING (m <sup>2</sup> )	TOTAL COVERED AREA (m <sup>2</sup> )	UNCOV. PARKING (m <sup>2</sup> )
101	2	87.00	19.00	18.00	124.00	-
102	3	105.00	20.00	23.00	148.00	-
103	3	110.00	36.00	16.00	162.00	-



## BLOCK B SECOND FLOOR

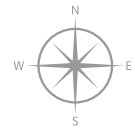
APARTMENT	BEDROOMS	COVERED AREA (m <sup>2</sup> )	COV. VERANDA (m <sup>2</sup> )	COV. PARKING (m <sup>2</sup> )	TOTAL COVERED AREA (m <sup>2</sup> )	UNCOV. PARKING (m <sup>2</sup> )
201	2	87.00	19.00	17.00	123.00	-
202	3	105.00	20.00	20.00	145.00	-
203	3	110.00	36.00	11.00	157.00	4.00





## BLOCK B THIRD FLOOR

APARTMENT	BEDROOMS	COVERED AREA (m <sup>2</sup> )	COV. VERANDA (m <sup>2</sup> )	COV. PARKING (m <sup>2</sup> )	TOTAL COVERED AREA (m <sup>2</sup> )	UNCOV. PARKING (m <sup>2</sup> )
301	2	87.00	19.00	10.00	116.00	6.00
302	3	105.00	20.00	20.00	145.00	-
303	3	110.00	36.00	23.00	169.00	-



## BLOCK B FOURTH FLOOR

APARTMENT	BEDROOMS	COVERED AREA (m <sup>2</sup> )	COV. VERANDA (m <sup>2</sup> )	COV. PARKING (m <sup>2</sup> )	TOTAL COVERED AREA (m <sup>2</sup> )	UNCOV. PARKING (m <sup>2</sup> )
401	2	87.00	19.00	16.00	122.00	-
402	3	105.00	20.00	16.00	141.00	-
403	3	182.00	36.00	18.00	236.00	-



# BLOCK C



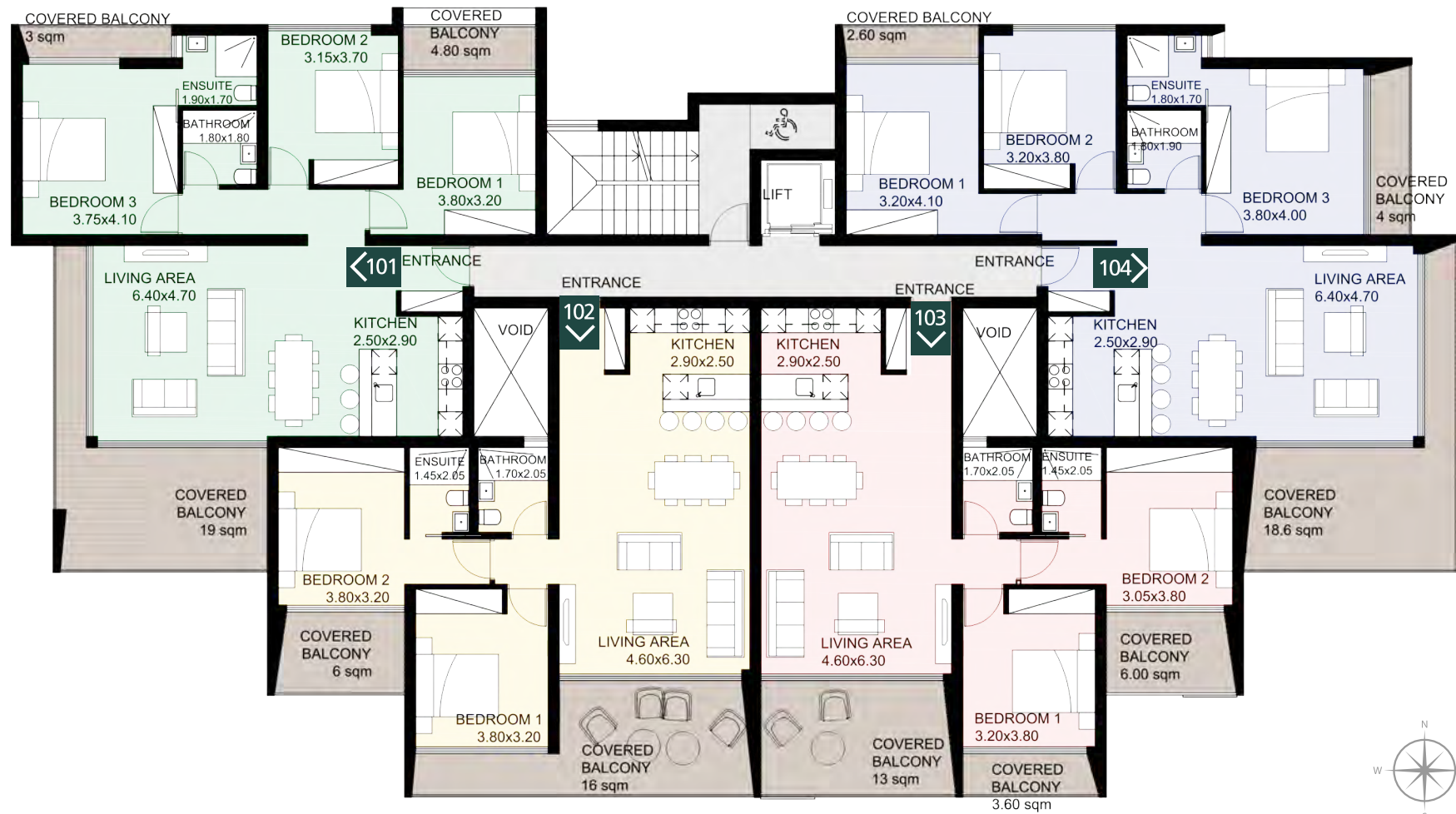


## BLOCK C

### GROUND FLOOR

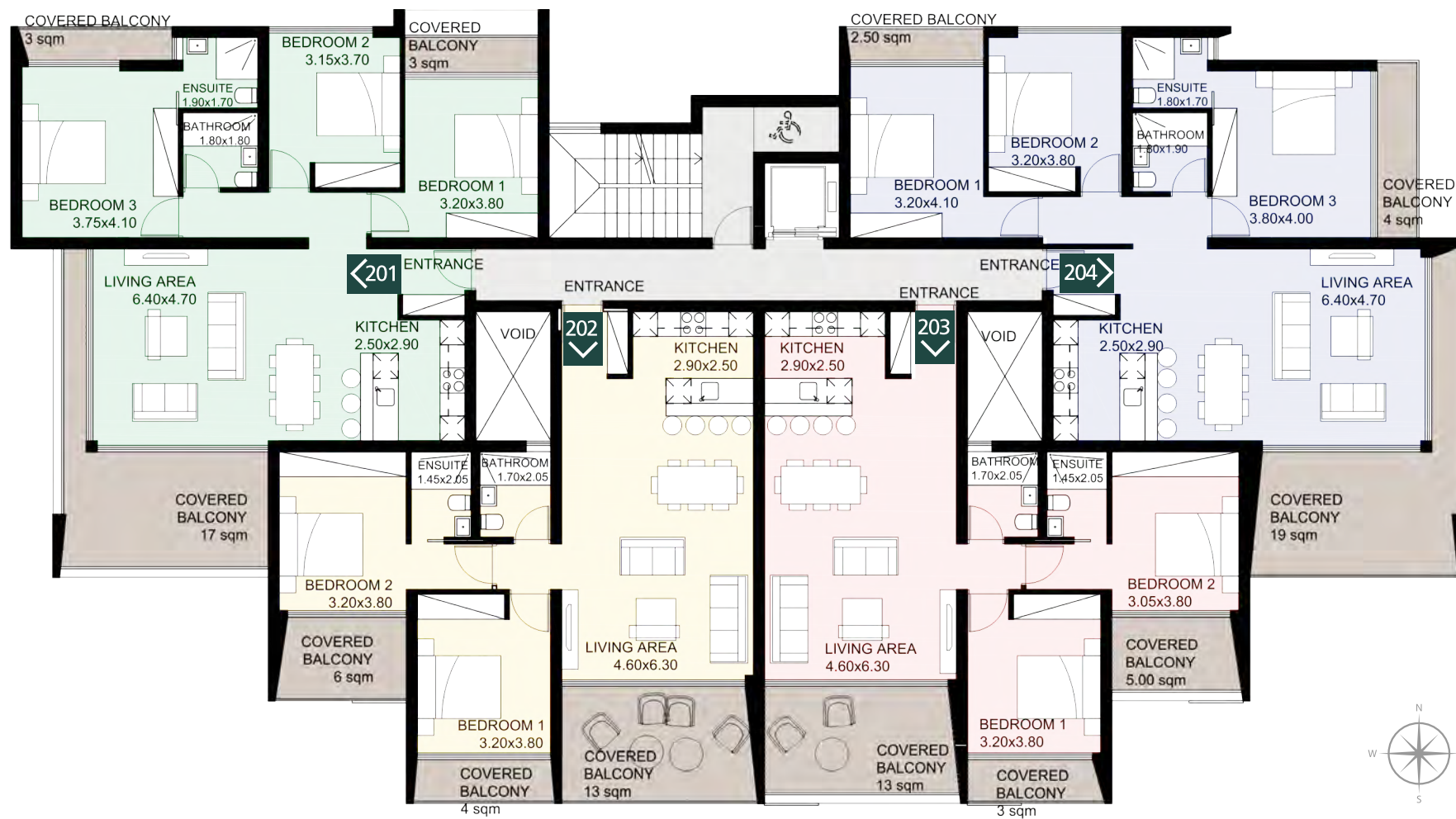
The information presented herein is to be used for reference purposes only and is non-contractually binding.  
The Vendor reserves the right for any changes at the Vendor's sole discretion.  
Architectural plans valid on a purchase are those issued for inclusion in the sales agreement.





## BLOCK C FIRST FLOOR

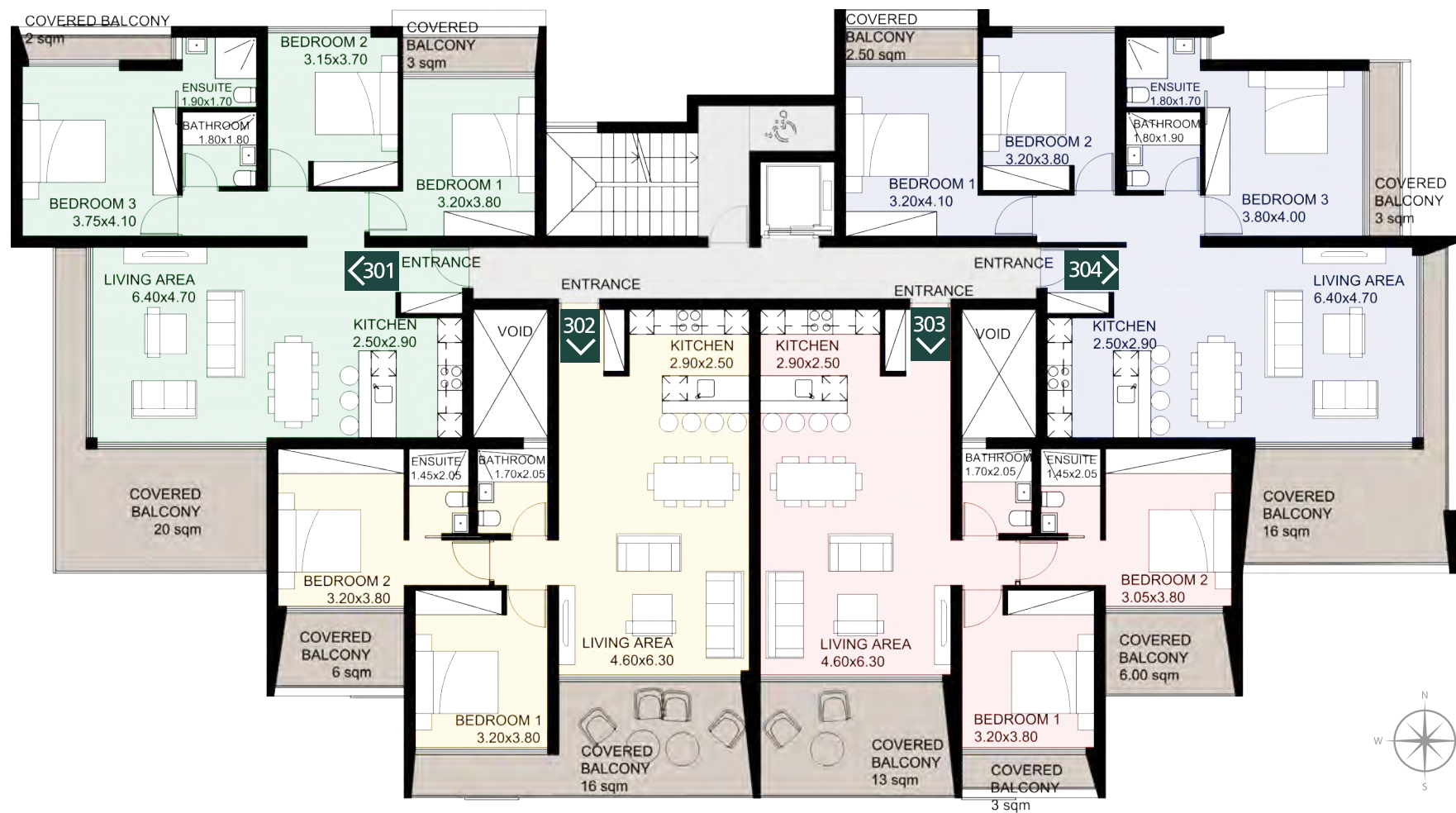
APARTMENT	BEDROOMS	COVERED AREA (m <sup>2</sup> )	COV. VERANDA (m <sup>2</sup> )	COV. PARKING (m <sup>2</sup> )	TOTAL COVERED AREA (m <sup>2</sup> )	UNCOV. PARKING (m <sup>2</sup> )
101	3	105.00	26.00	-	131.00	12.00
102	2	86.00	24.00	-	110.00	12.00
103	2	86.00	24.00	8.00	118.00	6.00
104	3	106.00	26.00	12.00	144.00	-



## BLOCK C SECOND FLOOR

APARTMENT	BEDROOMS	COVERED AREA (m <sup>2</sup> )	COV. VERANDA (m <sup>2</sup> )	COV. PARKING (m <sup>2</sup> )	TOTAL COVERED AREA (m <sup>2</sup> )	UNCOV. PARKING (m <sup>2</sup> )
201	3	105.00	25.00	15.00	145.00	-
202	2	86.00	24.00	12.00	122.00	-
203	2	86.00	24.00	20.00	130.00	-
204	3	106.00	26.00	20.00	152.00	-

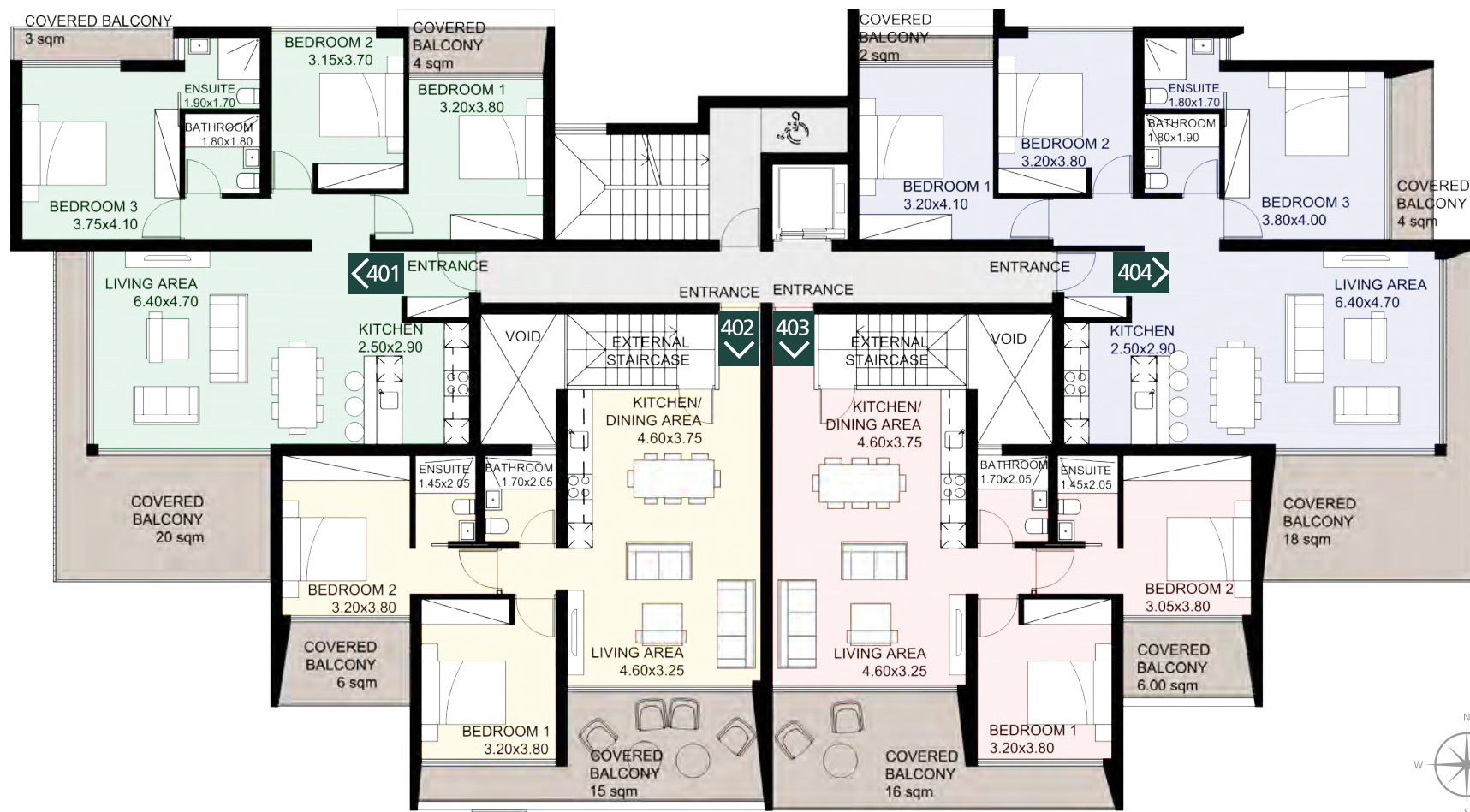




## BLOCK C

### THIRD FLOOR

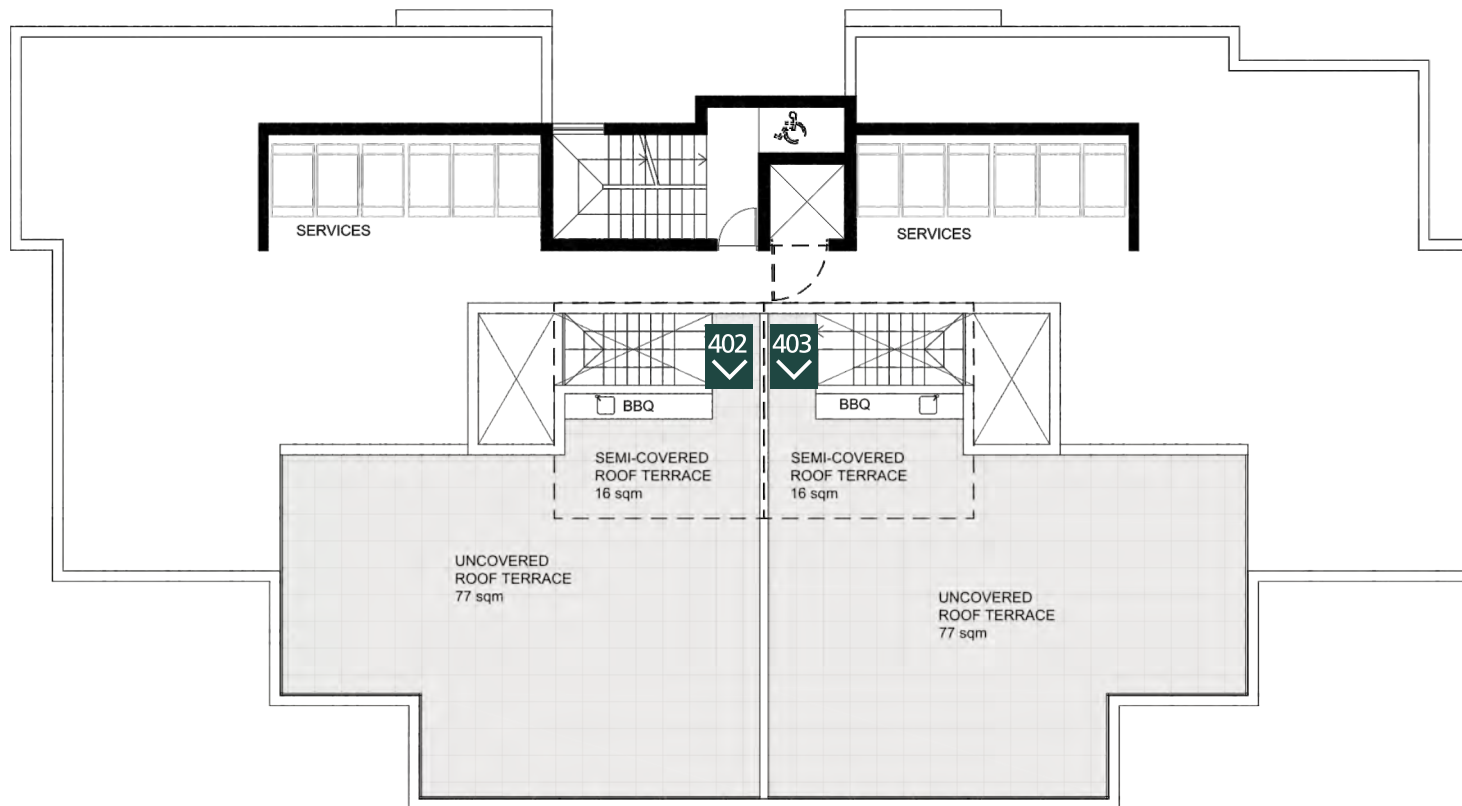
APARTMENT	BEDROOMS	COVERED AREA (m <sup>2</sup> )	COV. VERANDA (m <sup>2</sup> )	COV. PARKING (m <sup>2</sup> )	TOTAL COVERED AREA (m <sup>2</sup> )	UNCOV. PARKING (m <sup>2</sup> )
301	3	105.00	24.00	17.00	146.00	-
302	2	86.00	24.00	17.00	127.00	-
303	2	86.00	24.00	13.00	123.00	-
304	3	106.00	25.00	4.00	135.00	8.00



## BLOCK C FOURTH FLOOR

APARTMENT	BEDROOMS	COVERED AREA (m <sup>2</sup> )	COV. VERANDA (m <sup>2</sup> )	COV. PARKING (m <sup>2</sup> )	TOTAL COVERED AREA (m <sup>2</sup> )	SEMI-COV. VERANDA (m <sup>2</sup> )	UNCOV. VERANDA (m <sup>2</sup> )	UNCOV. PARKING (m <sup>2</sup> )
401	3	105.00	26.00	18.00	149.00	-	-	-
402	2	86.00	24.00	24.00	134.00	16.00	77.00	-
403	2	86.00	24.00	13.00	123.00	16.00	77.00	-
404	3	106.00	25.00	3.00	134.00	-	-	12.00





# BLOCK C ROOF TERRACE

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.

# SUMMARY

## VILLAS

PROPERTIES SUITABLE FOR THE  
CYPRUS INVESTMENT PROGRAMME  
FOR CITIZENSHIP  
AND PERMANENT RESIDENCY



Paradise Gardens  
MODERN CITY HOMES

NUMBER OF VILLAS	13
NUMBER OF TYPES	4
BEDROOMS	3 AND 4
TOTAL COVERED AREAS	181 m <sup>2</sup> - 226 m <sup>2</sup>
PLOT AREAS	321 m <sup>2</sup> - 408 m <sup>2</sup>

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.

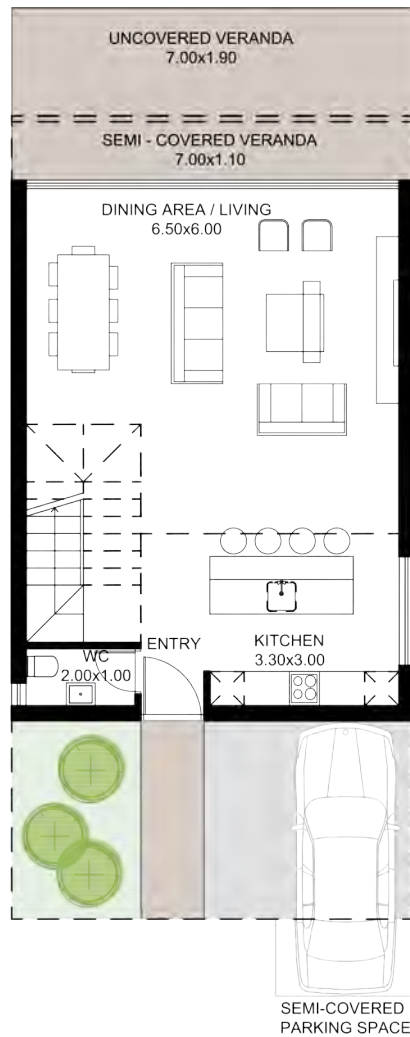


# VILLA TYPE 1

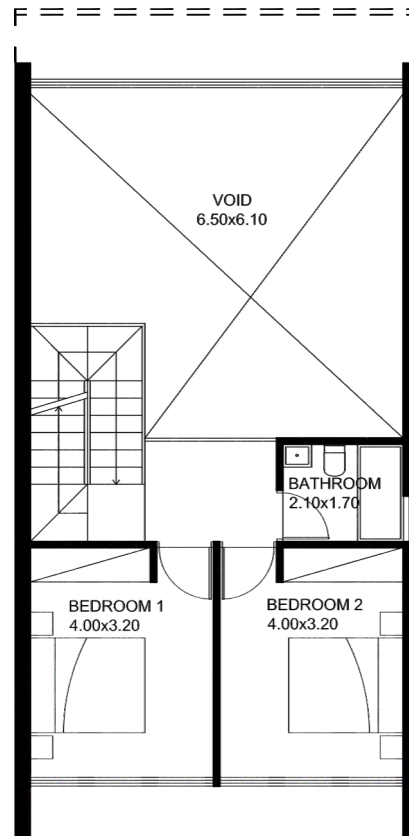
V4 / V5 / V6 / V7



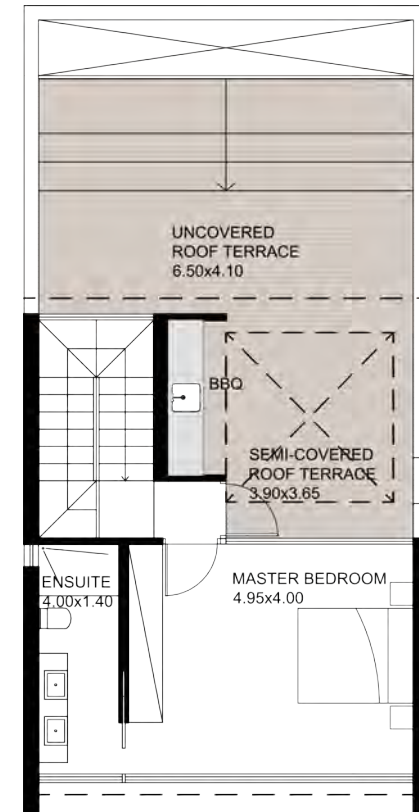
GROUND FLOOR



FIRST FLOOR



ROOF TERRACE



## TYPE 1

V4 / V5 / V6 / V7

VILLA	BEDROOMS	PLOT AREA (m <sup>2</sup> )	COVERED AREA (m <sup>2</sup> )	COV. VERANDA (m <sup>2</sup> )	TOTAL COVERED AREA (m <sup>2</sup> )	SEMI-COV. VERANDA (m <sup>2</sup> )	UNCOV. VERANDA (m <sup>2</sup> )
V4	3	408.00	156.00	27.00	183.00	25.00	39.00
V5	3	350.00	156.00	27.00	183.00	25.00	39.00
V6	3	348.00	156.00	27.00	183.00	25.00	39.00
V7	3	404.00	156.00	27.00	183.00	25.00	39.00

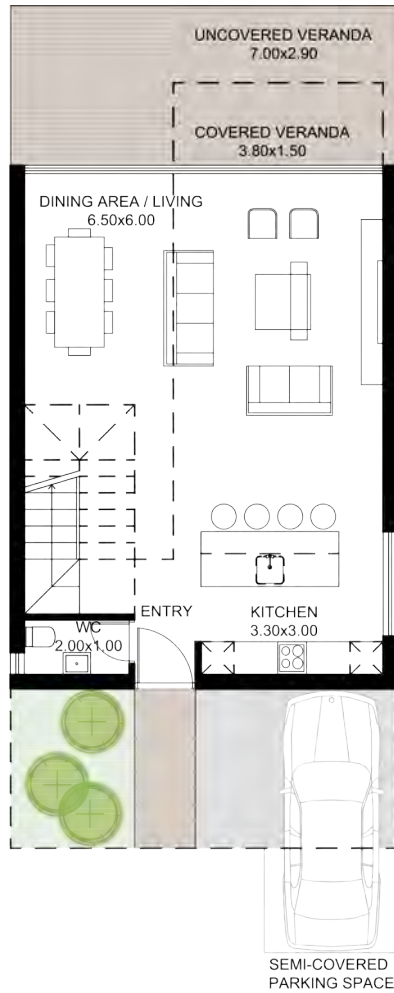


# VILLA TYPE 2

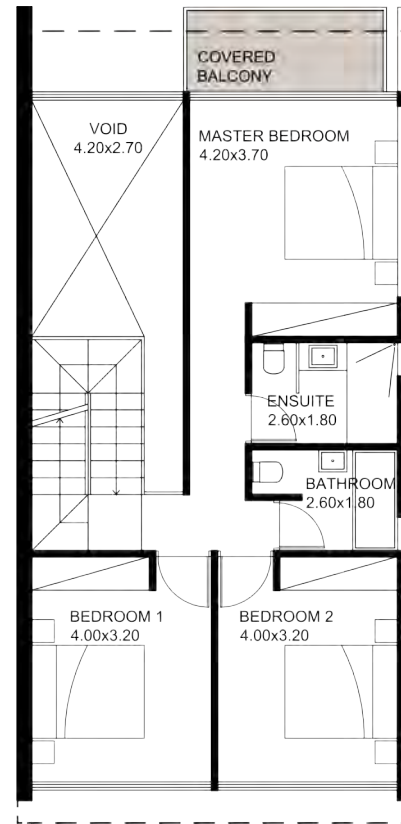
V8 / V9 / V10 / V11 / V12 / V13



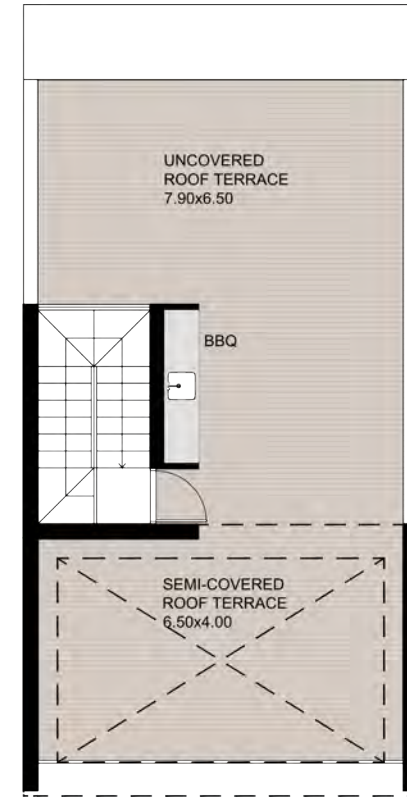
GROUND FLOOR



FIRST FLOOR



ROOF TERRACE



## TYPE 2

V8 / V9 / V10 / V11 /  
V12 / V13

VILLA	BEDROOMS	PLOT AREA (m <sup>2</sup> )	COVERED AREA (m <sup>2</sup> )	COV. VERANDA (m <sup>2</sup> )	TOTAL COVERED AREA (m <sup>2</sup> )	SEMI-COV. VERANDA (m <sup>2</sup> )	UNCOV. VERANDA (m <sup>2</sup> )
V8	3	359.00	151.00	30.00	181.00	29.00	60.00
V9	3	355.00	151.00	30.00	181.00	29.00	60.00
V10	3	360.00	151.00	30.00	181.00	29.00	60.00
V11	3	364.00	151.00	30.00	181.00	29.00	60.00
V12	3	364.00	151.00	30.00	181.00	29.00	60.00
V13	3	348.00	151.00	30.00	181.00	29.00	60.00

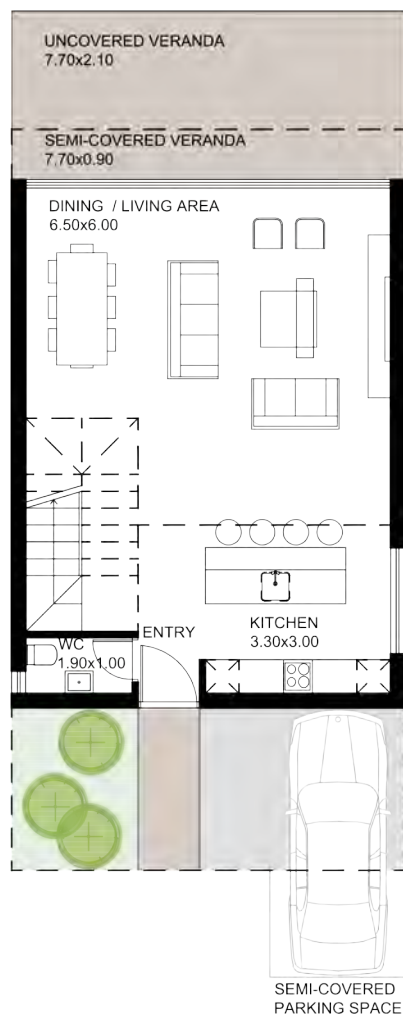


# VILLA TYPE 4

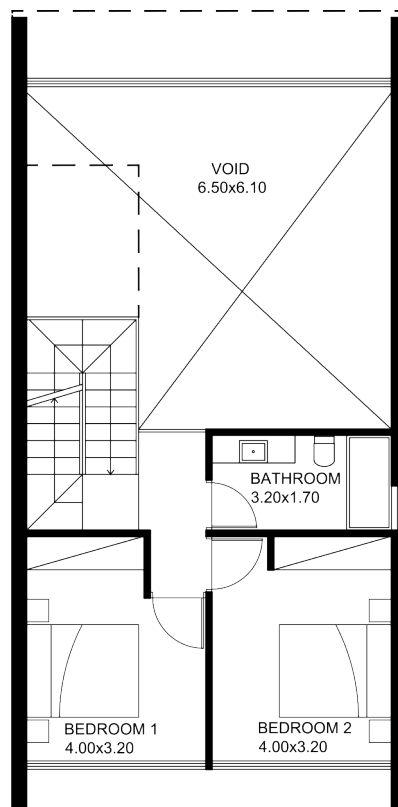
V1 / V2



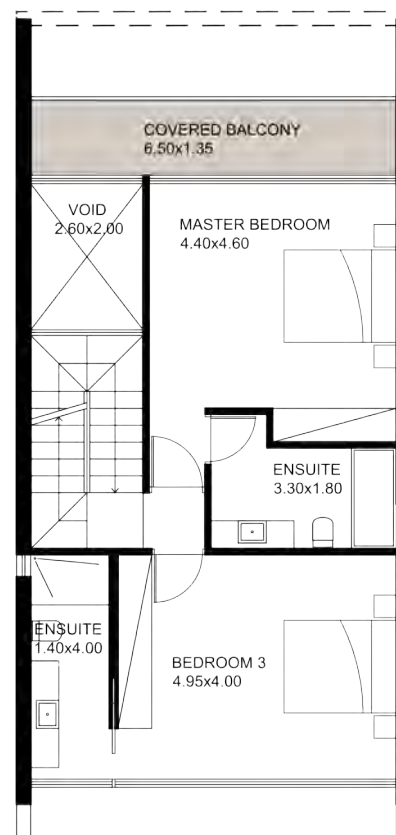
GROUND FLOOR



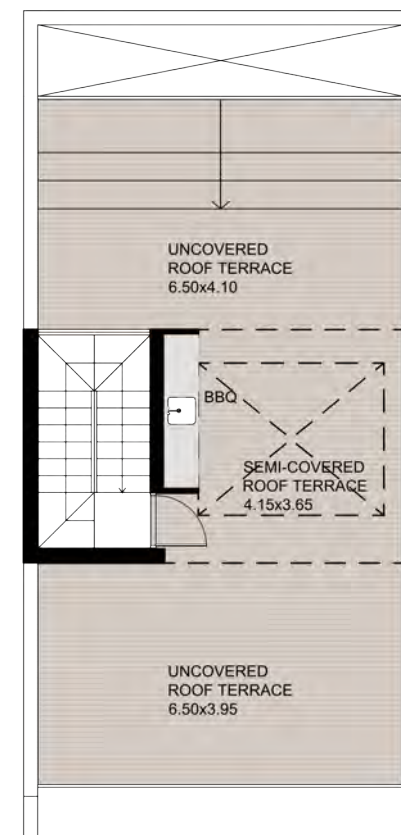
FIRST FLOOR



SECOND FLOOR



ROOF TERRACE



## TYPE 4

V1 / V2

VILLA	BEDROOMS	PLOT AREA (m <sup>2</sup> )	COVERED AREA (m <sup>2</sup> )	COV. VERANDA (m <sup>2</sup> )	TOTAL COVERED AREA (m <sup>2</sup> )	SEMI-COV. VERANDA (m <sup>2</sup> )	UNCOV. VERANDA (m <sup>2</sup> )
V1	4	371.00	197.00	29.00	226.00	24.00	68.00
V2	4	347.00	197.00	29.00	226.00	24.00	68.00

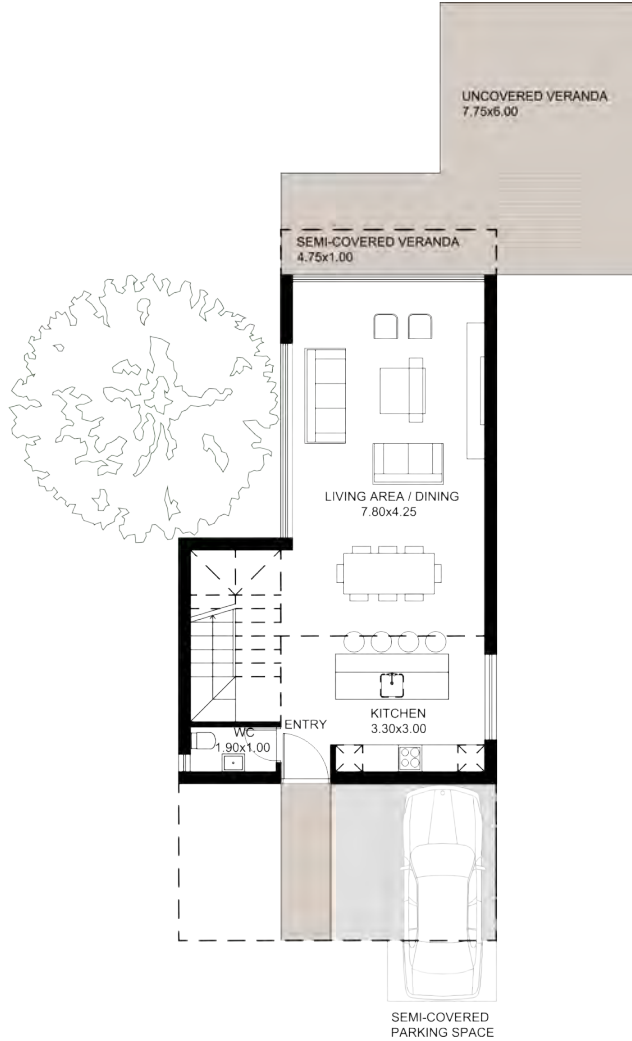


# VILLA TYPE 5

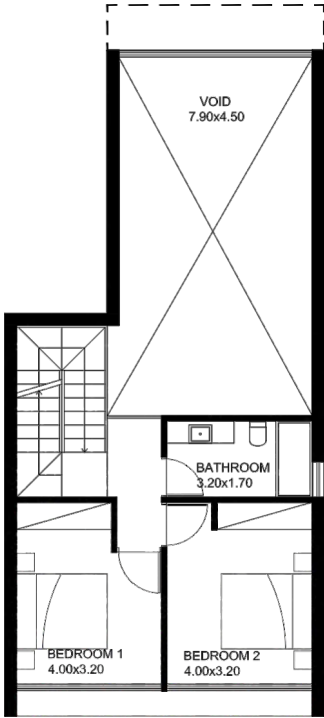
V3



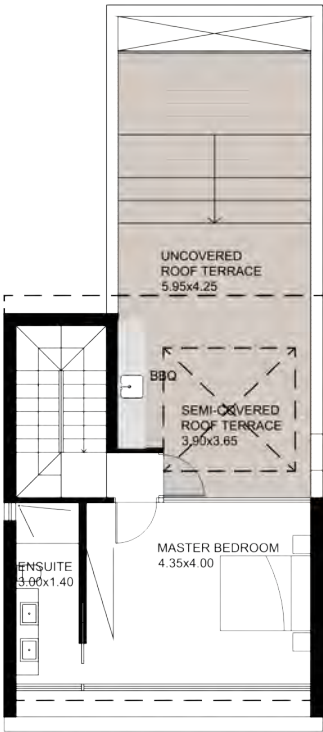
GROUND FLOOR



FIRST FLOOR



ROOF TERRACE



TYPE 5  
V3

VILLA	BEDROOMS	PLOT AREA (m <sup>2</sup> )	COVERED AREA (m <sup>2</sup> )	COV. VERANDA (m <sup>2</sup> )	TOTAL COVERED AREA (m <sup>2</sup> )	SEMI-COV. VERANDA (m <sup>2</sup> )	UNCOV. VERANDA (m <sup>2</sup> )
V3	3	321.00	158.00	24.00	182.00	21.00	54.00





BROUGHT TO YOU BY



*Leading the Cyprus Property Market for 40 years*

[www.aristodevelopers.com](http://www.aristodevelopers.com)