



ROSE GARDENS

LUXURY CITY APARTMENTS AND VILLAS

CYPRUS

AT THE CROSSROADS OF THREE CONTINENTS



CYPRUS

EUROPE'S BEST KEPT SECRET

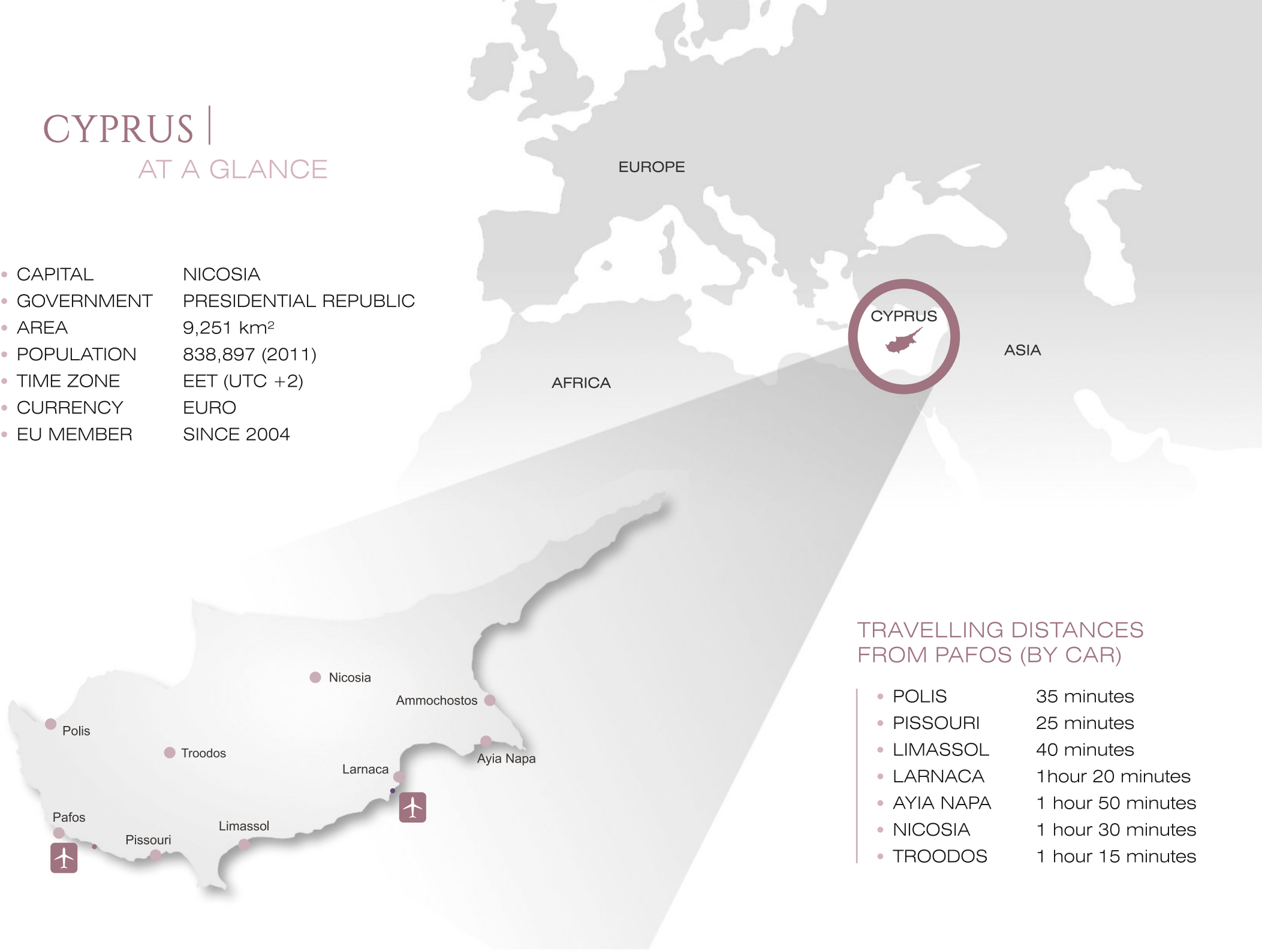
Cyprus is far more than a lazy beach-time resort; the island is multilayered, like its history, with a compelling culture, lifestyle and landscape, overseen by warm, hospitable people. Cyprus is a magnet for international travellers and discerning buyers seeking a home in the sun on a friendly island. Moreover, its strategic location and favourable tax and business incentives have made Cyprus a popular choice for those seeking to establish ties within the European Union.



CYPRUS |

AT A GLANCE

- CAPITAL NICOSIA
- GOVERNMENT PRESIDENTIAL REPUBLIC
- AREA 9,251 km²
- POPULATION 838,897 (2011)
- TIME ZONE EET (UTC +2)
- CURRENCY EURO
- EU MEMBER SINCE 2004



TRAVELLING 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

CYPRUS

AN ISLAND
FOR ALL SEASONS
AND REASONS

- 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 centre for large corporations
- Natural gas: substantial impact on all aspects of the Cyprus economy and real estate industry

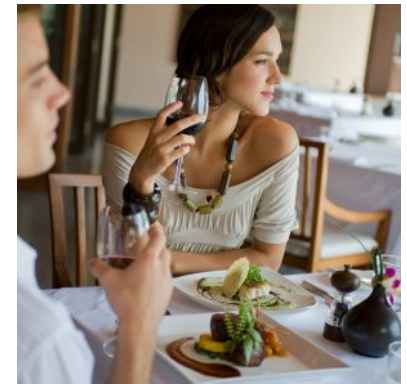


PAFOS

EVERYTHING IN ONE PLACE

For those who enjoy the good things in life, then this inspirational environment is everything one could hope for.

The island of Cyprus, and Pafos in particular, has an established reputation for diversity. Pafos boasts bustling streets with couture stores and cafes just minutes from historic ruins and the hypnotizing waters of the Mediterranean washing gently on the golden shores. More importantly, all this is within effortless reach from ROSE GARDENS.



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



PAFOS2017
EUROPEAN CAPITAL OF CULTURE





ROSE GARDENS

LUXURY CITY APARTMENTS AND VILLAS

ROSE GARDENS

PROJECT SUMMARY

Situated on the west coast of Pafos, ROSE GARDENS is an impressive, gated residential community that boasts a unique sense of luxury and an unparalleled location with charming views of Pafos Town and the Mediterranean.

The thirteen villas and twenty-seven apartments 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. ROSE GARDENS offers potential buyers three bedroom villas and 2 and 3 bedroom apartments with a large communal swimming pool and children's paddling pool, crafted to the highest specifications, and using only the finest materials.

Located in the heart of Pafos Town, ROSE GARDENS are set in a desirable secluded location, and yet just 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.

CENTRAL LOCATION |

TRAVEL TIMES (BY CAR) FROM ROSE GARDENS



1	ROSE GARDENS	-
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	34.768749°
LONGITUDE	32.428318°



1 ROSE GARDENS



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

CENTRAL LOCATION

SODAP MUNICIPAL BEACH

PAFOS PROMENADE AND SHOPS

HARBOUR

PAFOS MEDIEVAL FORT

ARCHAEOLOGICAL PARK AND NATURE PROTECTED AREAS

FAROS (LIGHTHOUSE)

KINGS AVENUE MALL

MUNICIPAL BEACH

TOMBS OF THE KINGS

MAIN SHOPPING STREET

ROSE GARDENS







QUALITY FINISHES

The finishes and fixtures of the villas at ROSE GARDENS have been hand-picked by a professional team of interior designers, reflecting on the calibre and quality of the architectural design. This superior selection will provide residents with the ultimate in convenience, comfort and luxury.



- Communal swimming pools
- Private car parking port
- High quality veneered or MDF high gloss kitchen and bedroom wardrobes with a big variety of colours to choose from
- Natural OR synthetic granite kitchen and vanity unit tops
- High Quality Sanitary Ware, Mixers and shower screens
- High quality ceramic Flooring (High Quality laminate parquet is optional)
- Imported marble to the internal staircase
- Water pressurized system
- Thermal insulation
- High standard aluminium sections with double glazing windows
- Provision for AC Units in all areas
- Provision for TV, telephone and internet access to all rooms
- Provision for a satellite system and a wireless security system



ROSE GARDENS

SUMMARY



VILLAS

NUMBER OF VILLAS	13
BEDROOMS (VILLAS)	3
PLOT SIZES (VILLAS)	170.40 m ² - 266.00 m ²
TOTAL COVERED AREAS (VILLAS)	156.00 m ²

APARTMENTS

NUMBER OF APARTMENTS	27
BEDROOMS (APARTMENTS)	2 AND 3
TOTAL COVERED AREAS (APARTMENTS)	111.00 m ² - 156.00 m ²



MASTER PLAN





THE APARTMENTS

2 AND 3 BEDROOMS

BLOCK A

2 AND 3 BEDROOMS



GROUND FLOOR



FIRST FLOOR / SECOND FLOOR



UNIT	FLOOR	BEDROOMS	GARDEN (m ²)	COVERED AREA (m ²)	COVERED VERANDAH (m ²)	UNCOVERED VERANDAH (m ²)	PARKING AREA (m ²)	COMMON AREA (m ²)	TOTAL COVERED AREA (m ²)
14	GROUND	3	62.9	123.20	18.20	1.90	P43 / 11.50	15.30	156.70
15	GROUND	2	47.2	90.40	14.30	2.30	P47 / 11.50	11.40	116.10
16	GROUND	3	95.2	106.50	12.40	1.30	P48 / 11.50	12.90	131.80
114	FIRST	3	-	125.50	18.20	-	P40 / 11.50	15.60	159.30
115	FIRST	2	-	90.10	14.30	-	P41 / 11.50	11.30	115.70
116	FIRST	3	-	122.00	18.20	-	P42 / 11.50	15.20	155.40
214	SECOND	3	-	125.50	8.90	9.30	P37 / 11.50	14.60	149.00
215	SECOND	2	-	90.10	10.20	4.00	P38 / 11.50	10.90	111.20
216	SECOND	3	-	122.00	8.90	9.30	P39 / 11.50	14.20	145.10

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

2 AND 3 BEDROOMS



GROUND FLOOR



FIRST FLOOR / SECOND FLOOR



UNIT	FLOOR	BEDROOMS	GARDEN (m ²)	COVERED AREA (m ²)	COVERED VERANDAH (m ²)	UNCOVERED VERANDAH (m ²)	PARKING AREA (m ²)	COMMON AREA (m ²)	TOTAL COVERED AREA (m ²)
17	GROUND	3	181.10	123.20	18.20	1.90	P30 / 11.50	15.30	156.70
18	GROUND	2	41.20	90.40	14.30	2.30	P29 / 11.50	11.40	116.10
19	GROUND	3	88.70	106.50	12.40	1.30	P28 / 11.50	12.90	131.80
117	FIRST	3	-	125.50	18.20	-	P34 / 11.50	15.60	159.30
118	FIRST	2	-	90.10	14.30	-	P35 / 11.50	11.30	115.70
119	FIRST	3	-	122.00	18.20	-	P36 / 11.50	15.20	155.40
217	SECOND	3	-	125.50	8.90	9.30	P31 / 11.50	14.60	149.00
218	SECOND	2	-	90.10	10.20	4.00	P32 / 11.50	10.90	111.20
219	SECOND	3	-	122.00	8.90	9.30	P33 / 11.50	14.20	145.10

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BLOCK C

2 AND 3 BEDROOMS



GROUND FLOOR



FIRST FLOOR / SECOND FLOOR



UNIT	FLOOR	BEDROOMS	GARDEN (m ²)	COVERED AREA (m ²)	COVERED VERANDAH (m ²)	UNCOVERED VERANDAH (m ²)	PARKING AREA (m ²)	COMMON AREA (m ²)	TOTAL COVERED AREA (m ²)
20	GROUND	3	131.50	123.20	18.20	1.90	P19 / 11.50	15.30	156.70
21	GROUND	2	43.40	90.40	14.30	2.30	P18 / 11.50	11.40	116.10
22	GROUND	3	96.00	106.50	12.40	1.30	P17 / 11.50	12.90	131.80
120	FIRST	3	-	125.50	18.20	-	P23 / 11.50	15.60	159.30
121	FIRST	2	-	90.10	14.30	-	P22 / 11.50	11.30	115.70
122	FIRST	3	-	122.00	18.20	-	P21 / 11.50	15.20	155.40
220	SECOND	3	-	125.50	8.90	9.30	P27 / 11.50	14.60	149.00
221	SECOND	2	-	90.10	10.20	4.00	P26 / 11.50	10.90	111.20
222	SECOND	3	-	122.00	8.90	9.30	P24 / 11.50	14.20	145.10

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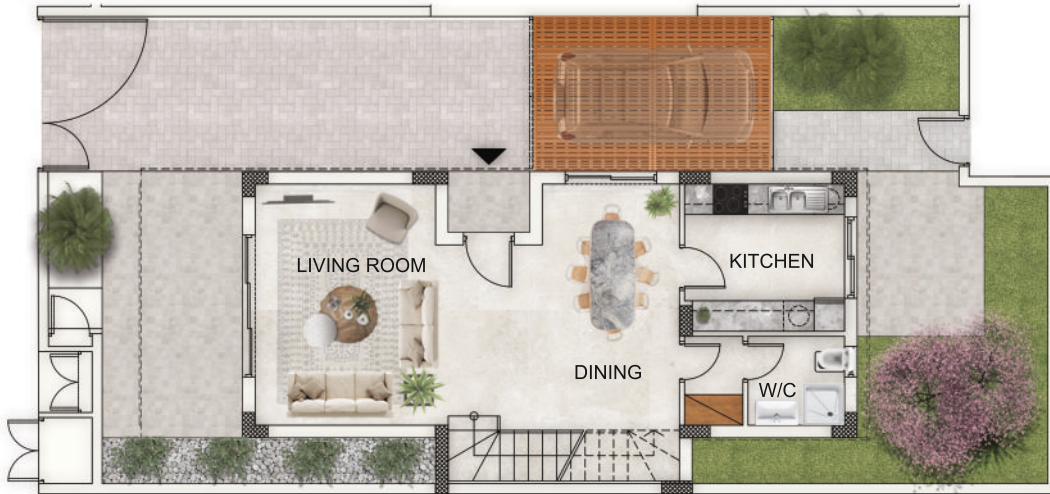


THE VILLAS

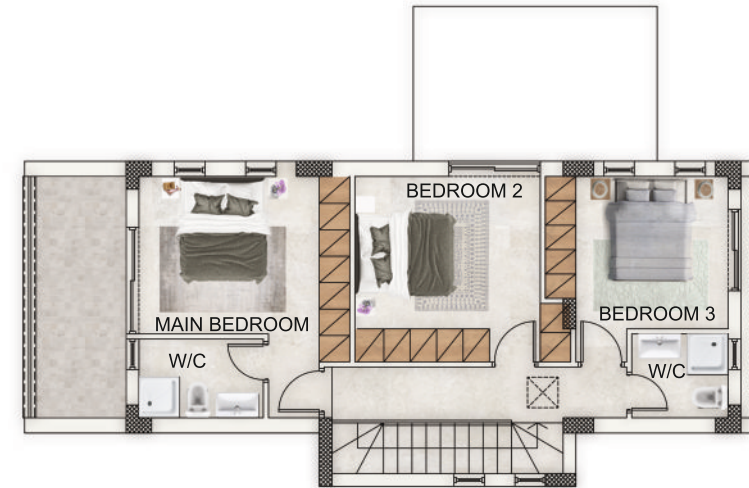
3 BEDROOMS

VILLAS 1 / 2 / 3 / 3A

3 BEDROOMS



GROUND FLOOR



FIRST FLOOR

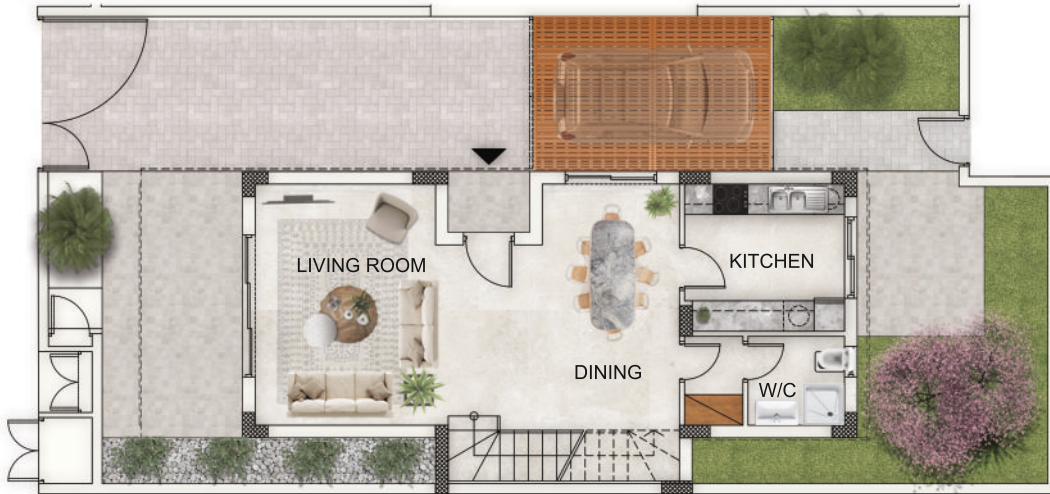
VILLA	BEDROOMS	PLOT AREA (m ²)	COVERED AREA (m ²)	COVERED VERANDAH (m ²)	UNCOVERED VERANDAH (m ²)	PARKING PLACE	TOTAL COVERED AREA (m ²)
1	3	177.10	132.00	24.00	11.00	P1 / COV	156.00
2	3	181.40	132.00	24.00	11.40	P2 / COV	156.00
3	3	183.20	132.00	24.00	11.30	P3 / COV	156.00
3A	3	253.50	132.00	24.00	5.30	P4 / COV	156.00

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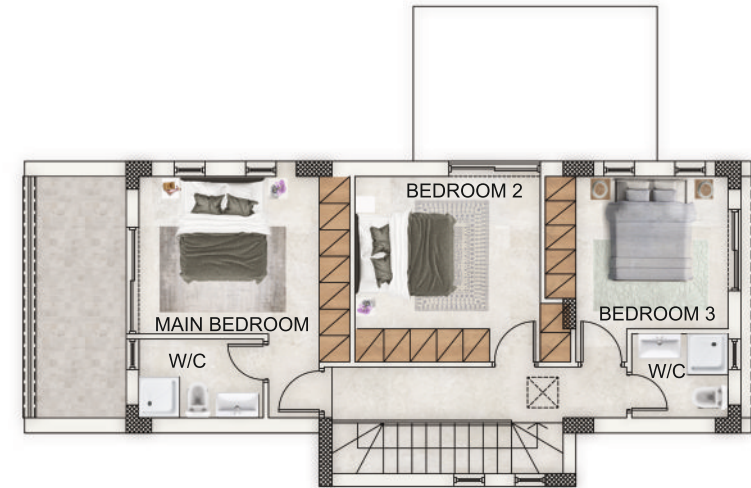


VILLAS 5 / 6 / 7 / 8

3 BEDROOMS



GROUND FLOOR



FIRST FLOOR

VILLA	BEDROOMS	PLOT AREA (m ²)	COVERED AREA (m ²)	COVERED VERANDAH (m ²)	UNCOVERED VERANDAH (m ²)	PARKING PLACE	TOTAL COVERED AREA (m ²)
5	3	170.40	132.00	24.00	11.00	P5 / COV	156.00
6	3	172.40	132.00	24.00	10.60	P6 / COV	156.00
7	3	182.40	132.00	24.00	12.00	P7 / COV	156.00
8	3	266.00	132.00	24.00	5.30	P8 / COV	156.00

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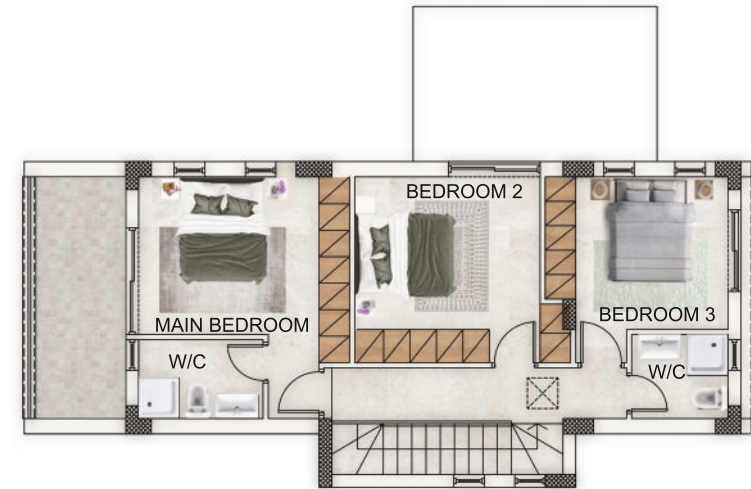


VILLAS 9 / 10 / 11 / 12 / 13

3 BEDROOMS



GROUND FLOOR



FIRST FLOOR

VILLA	BEDROOMS	PLOT AREA (m ²)	COVERED AREA (m ²)	COVERED VERANDAH (m ²)	UNCOVERED VERANDAH (m ²)	PARKING PLACE	TOTAL COVERED AREA (m ²)
9	3	189.80	132.00	24.00	10.60	P14 / UNCOV	156.00
10	3	189.60	132.00	24.00	12.80	P15 / UNCOV	156.00
11	3	190.80	132.00	24.00	13.10	P16 / UNCOV	156.00
12	3	193.50	132.00	24.00	11.90	P20 / UNCOV	156.00
13	3	206.30	132.00	24.00	13.30	P25 / UNCOV	156.00

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