

LUXURY 3, 4 AND 5 BEDROOM VILLAS SPACIOUS 2, 3 AND 5 BEDROOM APARTMENTS

PAFOS, CYPRUS

CYPRUS



CYPRUS STRATEGIC LOCATION EUROPE MIDDLE EAST AFRICA



THE PROJECT

ROSEMARINE BEACHFRONT RESIDENCES ARE SETTING THE STANDARDS IN EXCLUSIVITY AND LUXURY. INSPIRED BY THE TIMELESS APPEAL OF THE ENVIRONMENT, THIS LUXURIOUS BEACHFRONT DEVELOPMENT WILL PROVIDE A RESIDENTIAL HAVEN OF UNPARALLELED SOPHISTICATION AND SUPERIOR QUALITY.

KEYFEATURES:

- Unique beachfront development comprising 3,4 and 5 bedroom detached villas,
 2,3 AND 5 bedroom apartments, 4 shops with modern architectural design
- Located in a prime, sought-after area of Pafos
- Close to a wide range of services and amenities
- Less than 10 minutes' drive to public and private schools, archaeological parks, world heritage sites, Pafos harbour and promenade, and the Kings Avenue Mall the largest and most contemporary shopping mall in Cyprus

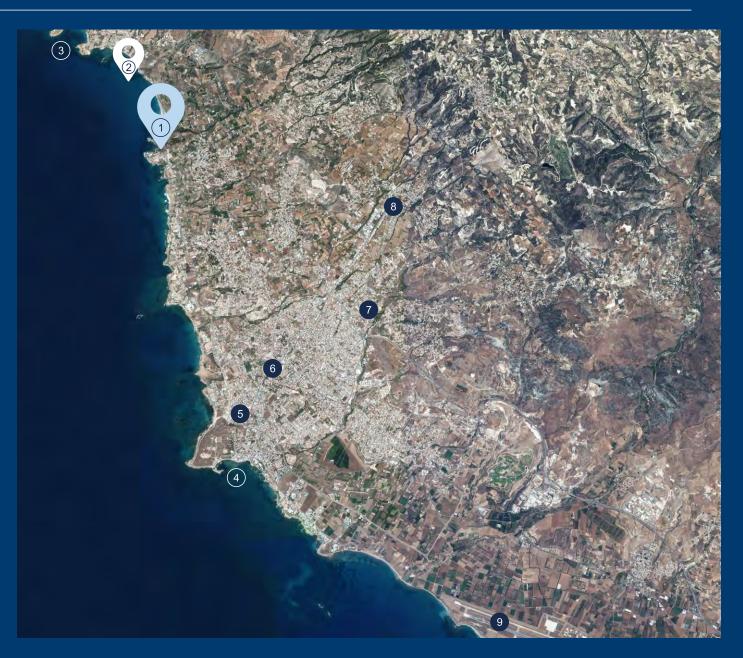
Each villa includes:

- Private, infinity-edge swimming pools
- BBQ areas and landscaped gardens with complete irrigation system
- External shower room and storage area
- Basement area with utility room, storage room, gym area, shower area, sauna and wine cellar
- Roof gardens
- Superior finishes and specifications
- Domestic lift to access all floors
- Furniture package included

LOCATION



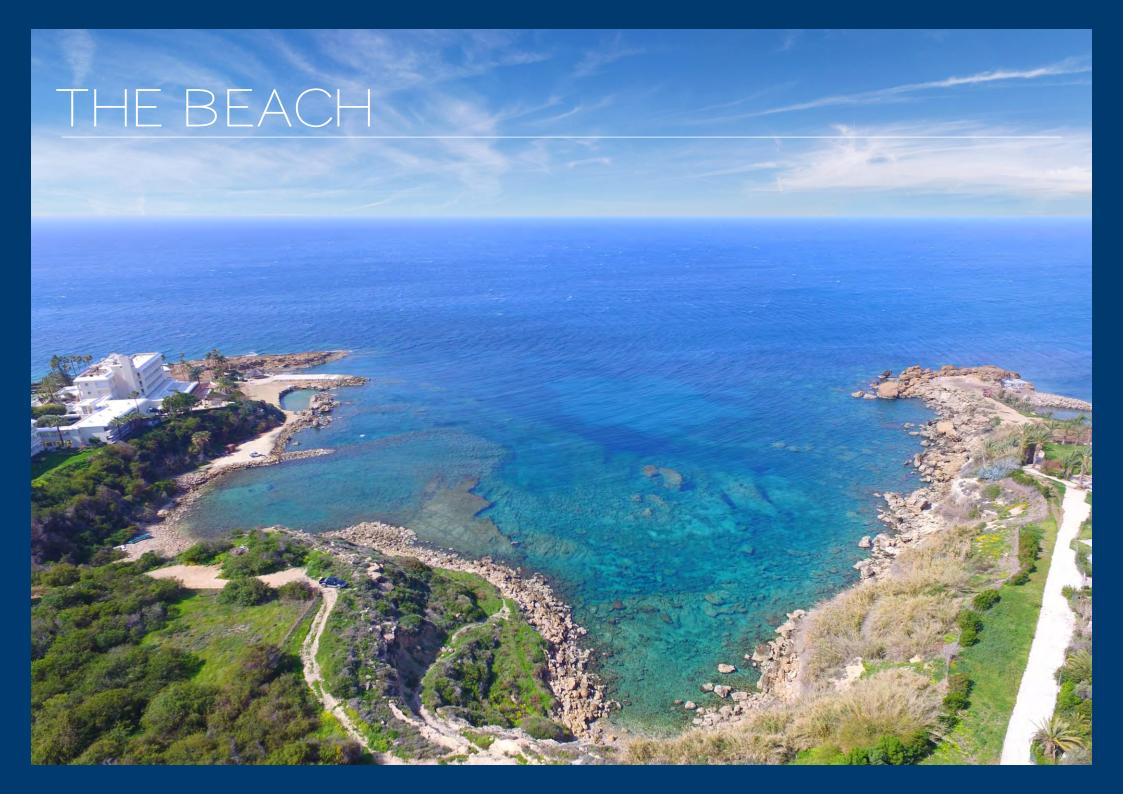
4	Rosemarine Villas	
1	Rosemarine villas	
2	Future Pafos Marina	2 minutes
3	Coral Bay	8 minutes
4	Pafos Harbour	15 minutes
5	Kings Avenue Mall	14 minutes
6	Pafos Town Centre	18 minutes
7	Pafos General Hospital	20 minutes
8	International School of Paphos	22 minutes
9	Pafos International Airport	25 minutes





PROJECT LOCATION



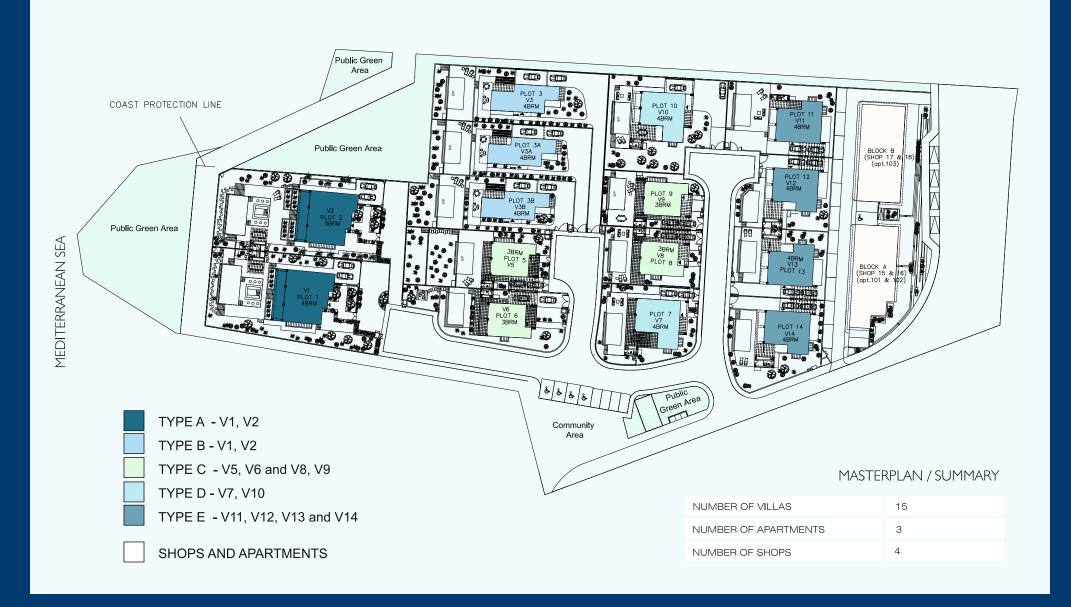


THE VILLAS

Ideally positioned, with the alluring waters of the Mediterranean on one side and the majestic backdrop of one of Pafos' sought-after suburbs, Rosemarine Beachfront Villas present an unforgettable living experience and status. The unique development encompasses fourteen stylish residences, all with coastal views, ranging from 3, 4 and 5 bedrooms with private swimming pools. The exteriors and interiors of Rosemarine Beachfront Villas are conceptualised by an esteemed group of architects, and the design of the development is inspired by its exotic locale and native culture, reinterpreting the traditional Cypriot concept for a more modern and cosmopolitan clientele.

For the owners of Rosemarine Beachfront Villas, the location – close to a plethora of renowned, quality hotels, is simply outstanding; the future marina, blue-flag sandy beaches, Pafos harbour and promenade, public and private schools, shopping malls and places of interest are found right on one's doorstep.

MASTER PLAN



VILLA TYPE A



VILLA	PLOT AREA (m²)	BASEMENT (m²)	COVERED AREA (m²)	COVERED ROOF TERRACE (m²)	EXTERNAL W/C (m²)	COVERED VERANDAS (m²)	CARPORT (m²)	TOTAL COVERED AREA (m²)	UNCOVERED VERANDAS (m²)	UNCOVERED ROOF TERRACE (m²)
1	990.46	97.00	291.00	35.00	10.00	68.00	46.00	547.00	133.00	100.00
2	1,038.26	97.00	291.00	35.00	10.00	68.00	46.50	547.50	133.00	100.00

VILLA TYPE A

VILLA NO. 1 & 2





GROUND FLOOR V2 - 5BDR







ROOF TERRACE

4 BEDROOM VILLAS

VILLA TYPE B

VILLA NO. 3 / 3A / 3B



VILLA	PLOT AREA (m²)	BASEMENT (m²)	COVERED AREA (m²)	COVERED ROOF TERRACE (m²)	COVERED ROOF GARDEN (m²)	COVERED VERANDAS (m²)	CARPORT (m²)	TOTAL COVERED AREA (m²)	UNCOVERED VERANDAS (m²)	UNCOVERED ROOF TERRACE (m²)
3	720.55	68.59	194.20	17.33	11.49	39.55	33.40	364.56	103.51	39.70
3A	611	68.59	194.20	17.33	11.49	39.55	29.22	360.38	101.87	39.70
3B	562.12	68.59	194.20	17.33	11.49	39.55	29.22	360.38	102.14	39.70



VILLA TYPE C



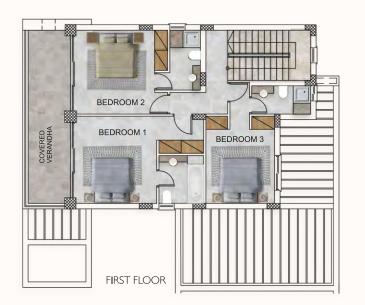
VILLA	PLOT AREA (m²)	BASEMENT (m²)	COVERED AREA (m²)	COVERED ROOF TERRACE (m²)	EXTERNAL W/C (m²)	COVERED VERANDAS (m²)	CARPORT (m²)	TOTAL COVERED AREA (m²)	UNCOVERED VERANDAS (m²)	UNCOVERED ROOF TERRACE (m²)
5	543.62	87.85	174.03	23.05	9.57	39.73	N/A	334.23	99.56	66.08
6	507.36	87 . 85	174.03	23.05	7.00	39.73	N/A	331.67	62.71	66.08
8	361.20	87.85	174.03	23.05	7.07	39.73	N/A	331.73	68.59	65.24
9	356.48	87 . 85	174.03	23.05	7.01	39.73	N/A	331.67	64.31	65.24

VILLA TYPE C

VILLA NO. 5 / 6 / 8 / 9











ROOF TERRACE

VILLA TYPE D



VILLA	PLOT AREA (m²)	BASEMENT (m²)	COVERED AREA (m²)	COVERED ROOF TERRACE (m²)	EXTERNAL W/C (m²)	COVERED VERANDAS (m²)	CARPORT (m²)	TOTAL COVERED AREA (m²)	UNCOVERED VERANDAS (m²)	UNCOVERED ROOF TERRACE (m²)
7	482.24	85.57	231.98	25.44	7.84	62.52	25.87	439.22	76.72	71.73
10	670.25	85.57	231.98	25.44	7.84	62.52	28.08	441.43	63.55	71.73

VILLA TYPE D

VILLA NO. 7 / 10



DINNING AREA

PRIVATE ROAD

CARPORT

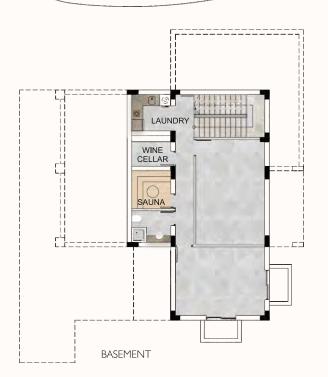
KITCHEN

PAVEMENT

PRIVATE ROAD

BEDROOM 1









ROOF TERRACE

VILLA TYPE E



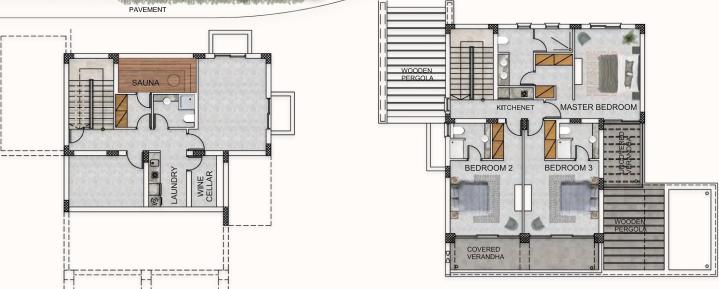
VILLA	PLOT AREA (m²)	BASEMENT (m²)	COVERED AREA (m²)	COVERED ROOF TERRACE (m²)	EXTERNAL W/C (m²)	COVERED VERANDAS (m²)	CARPORT (m²)	TOTAL COVERED AREA (m²)	UNCOVERED VERANDAS (m²)	UNCOVERED ROOF TERRACE (m²)
11	492.32	80.41	216.82	24.64	9.19	40.73	N/A	371.79	109.17	65.73
12	406.96	80.41	216.82	24.64	12.70	40.73	N/A	375.30	73.82	65.73
13	420.56	80.41	216.82	24.64	12.70	40.73	N/A	375.30	79.81	65.73
14	499 <u>.</u> 27	80.41	216.82	24.64	12.70	40.73	N/A	375.30	81.20	65.73

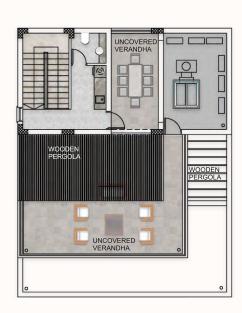
VILLA TYPE E VILLA NO. 11 / 12 /13 /14





BASEMENT





ROOF TERRACE

FIRST FLOOR

RETAIL AND APARTMENTS

Situated at the entrance to the ROSEMARINE BEACHFRONT RESIDENCES, a few metres from the beach, the commercial centre and apartments is conveniently located on a main road linking the areas of Peyia, Coral Bay and the Tombs of the Kings, in a region of Pafos historically associated with retailing and markets.

The commercial centre is designed on the ground floor of a spacious plot, comprising of two buildings, and stands out with its distinctive and modern Mediterranean architectural style. Comprising an intimate selection of establishments, the retail side is a suitable addition to this magnificent coastal development, making it convenient for all residents and holidaymakers to enjoy.

Directly above the commercial centre on the first floor, four luxurious apartments ranging from 2 and 3 bedrooms, form part of the ROSEMARINE BEACHFRONT RESIDENCES, boasting panoramic views of the Mediterranean and beyond. The luxurious apartments benefit from spacious and functional living areas, providing comfort and versatility, and are designed with all the attention to detail and style that has become synonymous with luxury and versatility.

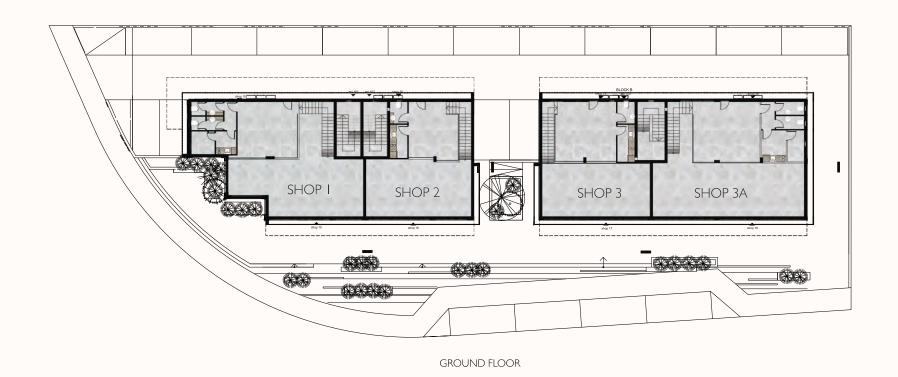
RETAIL



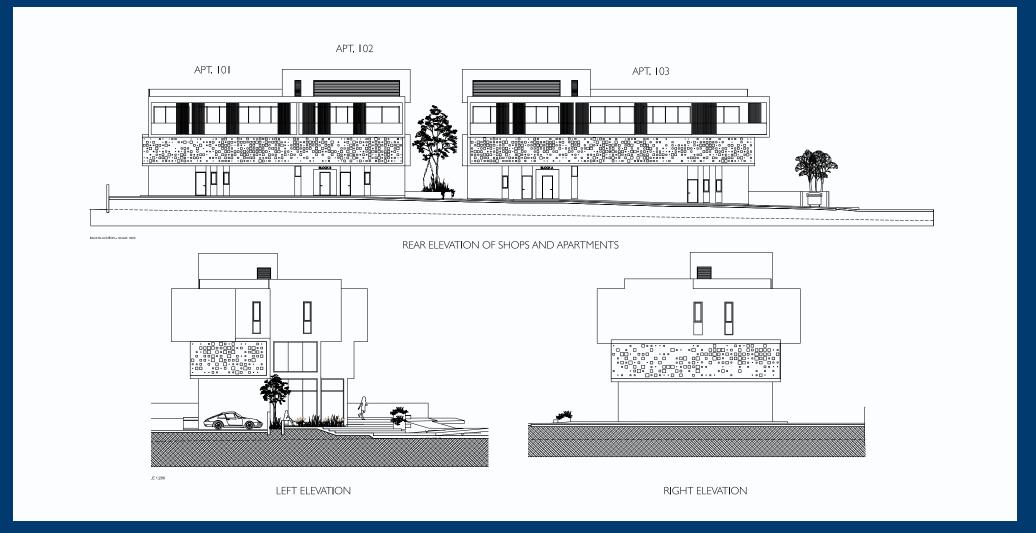
SHOP	BLOCK	COVERED AREA (m²)	MEZZANINE (m²)	COVERED VERANDAS (m²)	TOTAL COVERED AREA (m²)	UNCOVERED VERANDAS (m²)	PARKING
1	А	138.97	58.52	13.80	211.29	64.53	P23
2	Α	98.42	34.58	14 . 85	147.85	43.11	P27
3	В	91.23	43.26	15 . 40	150.23	37 . 60	P28
3A	В	149.00	61.42	21.42	231.84	28.60	P31



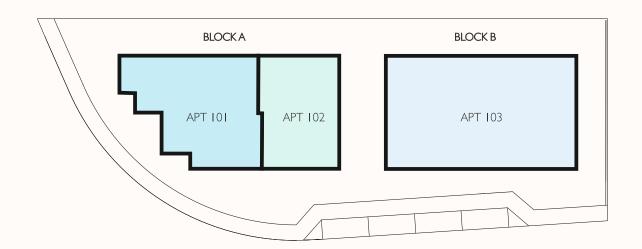
FRONT ELEVATION



APARTMENTS



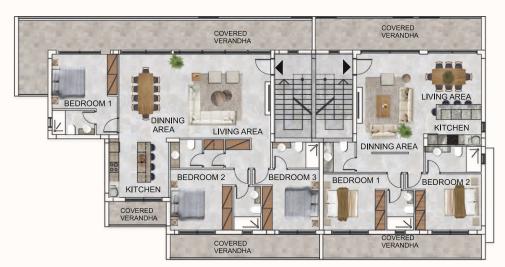
SHOP	BLOCK	BEDROOMS	COVERED AREA (m²)	COVERED VERANDAS (m²)	TOTAL COVERED AREA (m²)	ROOF TERRACE (m²)	COMMON AREAS (m²)	PARKING
101	А	3	193.72	61.54	255.26			P24, P25
102	А	2	151.00	35.28	186.28	-	-	P26
103	В	5	283.50	49.39	332.89	85.92	32.30	P29 , P30



APARTMENTS

APARTMENT NO. 101 / 102 / 103

APT 101 APT 102



APT 103



FIRST FLOOR PLAN **BLOCK A**

FIRST FLOOR PLAN BLOCK B



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