



ROYAL RESIDENCES













# DISCOVER

An island of infinite beauty

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THE MEDITERRANEAN ISLAND  
AT THE CROSSROADS OF THREE CONTINENTS,  
WHERE THERE'S ALWAYS A NEW WORLD TO DISCOVER.







# CYPRUS

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

Where east meets west and a new experience awaits; where championship golf courses, inviting beaches, and breathtaking mountain trails lie around luxurious hotels; an island of amazing cultural diversity, famous for its legends and history, its timeless traditions, delightful cuisine and stunning scenery.

Cyprus has a pleasant Mediterranean climate, mild wet winters and hot summers, an island with endless blue skies and the most "Blue Flag" beaches per coastline in the world.









# ACQUIRE

A unique cultural heritage





# AN ANCIENT IMPERIAL SITE

LEGEND HAS IT THE GODDESS OF LOVE AND BEAUTY APHRODITE -  
WHOSE ROMAN EQUIVALENT VENUS GIVES HER NAME  
TO THE RESORT - WAS BORN OF THE SEA ROUND THE BAY  
AT PETRA TOU ROMIOU - VENUS ROCK.

Sitting alongside Venus Rock lies the beautiful village of Kouklia, one of the most important places of pilgrimage in the ancient world, where visitors can find the magnificent ruins of the Temple of Aphrodite that date back to the 12th Century BC, as well as the remains of the fortification of Palaipafos - the seat of the Kingdom of Pafos, one of the most important ancient kingdoms of Cyprus.







## TIMELESS

Pafos, a city rich in history and culture, is a gem of western Cyprus. Believed to be the birthplace of the goddess of love and beauty Aphrodite, Pafos proudly boasts the remains of villas, palaces, theatres, fortresses and tombs that belong to Classical, Hellenistic and Roman periods. A site with such remarkable architectural and historic value is an ornament to the city and thus has been included in UNESCO's list of world heritage sites as a natural and cultural treasure. Pafos is also famous for its sun-soaked, Blue-flag beaches. The city was valued as a major port and the capital of Cyprus during Roman times.

Today, Pafos is a thriving cosmopolitan town boasting five star hotels and resorts, 18-hole international signature golf courses, contemporary shopping malls with international brands, public and private schools and universities; a town where 'east meets west' and 'traditional meets modernity'.









# EXPERIENCE

A bespoke golfing resort





SPANNING TEN MILLION SQUARE METRES OF NATURE AND 850 METRES OF BEACHFRONT, THE VENUS ROCK RESORT IS STRATEGICALLY LOCATED AT THE EPICENTRE BETWEEN LIMASSOL AND PAFOS AND OFFERS BREATHTAKING VIEWS OF THE MEDITERRANEAN.







# VENUS ROCK GOLF RESORT

Venus Rock Golf Resort is set to become one of Europe's largest luxury beachfront residential developments. Home eventually to some 3000 properties, the resort will be a vibrant, exclusive community that provides residents with facilities and service second-to-none. The size of this breathtaking valley site ensures every property will enjoy privacy and unparalleled amounts of outdoor space, essential for a truly Mediterranean lifestyle.

With property footprints taking up only 20% of the individual plots, swimming pools, large terraces and landscaped gardens, these unique homes will allow one to make the most of the climate.





## VENUS ROCK GOLF RESORT

Google Map Location

Latitude: 34.686854°

Longitude: 32.589001°





# CYPRUS

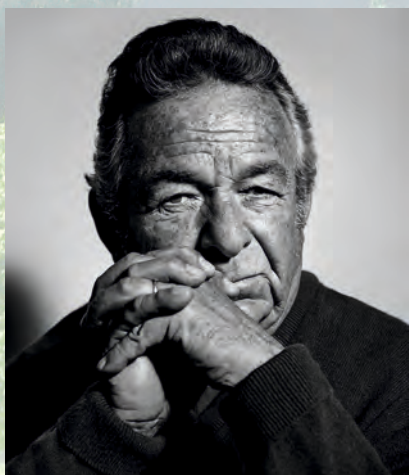


VENUS ROCK  
GOLF RESORT

# LOCATION

- 14 km east of Pafos - 15 minutes drive
- 10 km - 8 minute drive from Pafos Airport
- 35 minutes drive to Limassol
- 110 km from Larnaca airport - 1 hour and ten minutes drive
- 20 minutes drive to the International School of Paphos
- 4 hours (approx.) flying time from the UK
- 3 ½ hours (approx.) flying time from Moscow





"As a former professional competitor, the prospect of collaborating with Golf Land and Design and Aristo Developers to deliver a spectacular bespoke golf course at Venus Rock and for Cyprus was one we simply could not pass up. The new courses will be designed to complement the natural characteristics of the area to make the most of the secluded valley setting and incredible views across the Mediterranean."

**Tony Jacklin**  
**President and CEO, Jacklin Design Group**  
Four times Ryder Cup Captain  
Winner of the British and US Open







## SECRET VALLEY GOLF

Home to the Cyprus Open, the Secret Valley Golf Course at the Venus Rock Golf Resort - an area blessed with an abundance of greenery, flowers, mature trees and wildlife, is the preferred choice for an excellent round of golf, in terms of sheer playability and enjoyment.

Nestled in an idyllic valley, and embraced by the most unique rock formations on the island, the 18-hole signature golf course, designed by internationally acclaimed golf champion Tony Jacklin, has lifted the sporting standards around the country, and has placed Cyprus on the global stage. Secret Valley also lives up to its name by offering even the seasoned golfer a great test of ability and shot-making while staying playable for golfers of all skill levels.



# SECRET VALLEY CLUBHOUSE

As with all golf courses and clubs, one will find a well-stocked pro-shop, change-room facilities with private lockers, driving range with grass tees, covered bays, practice greens, full-size bunkers, in-house PGA teaching professional, junior golf academy, trolleys and buggies for hire.

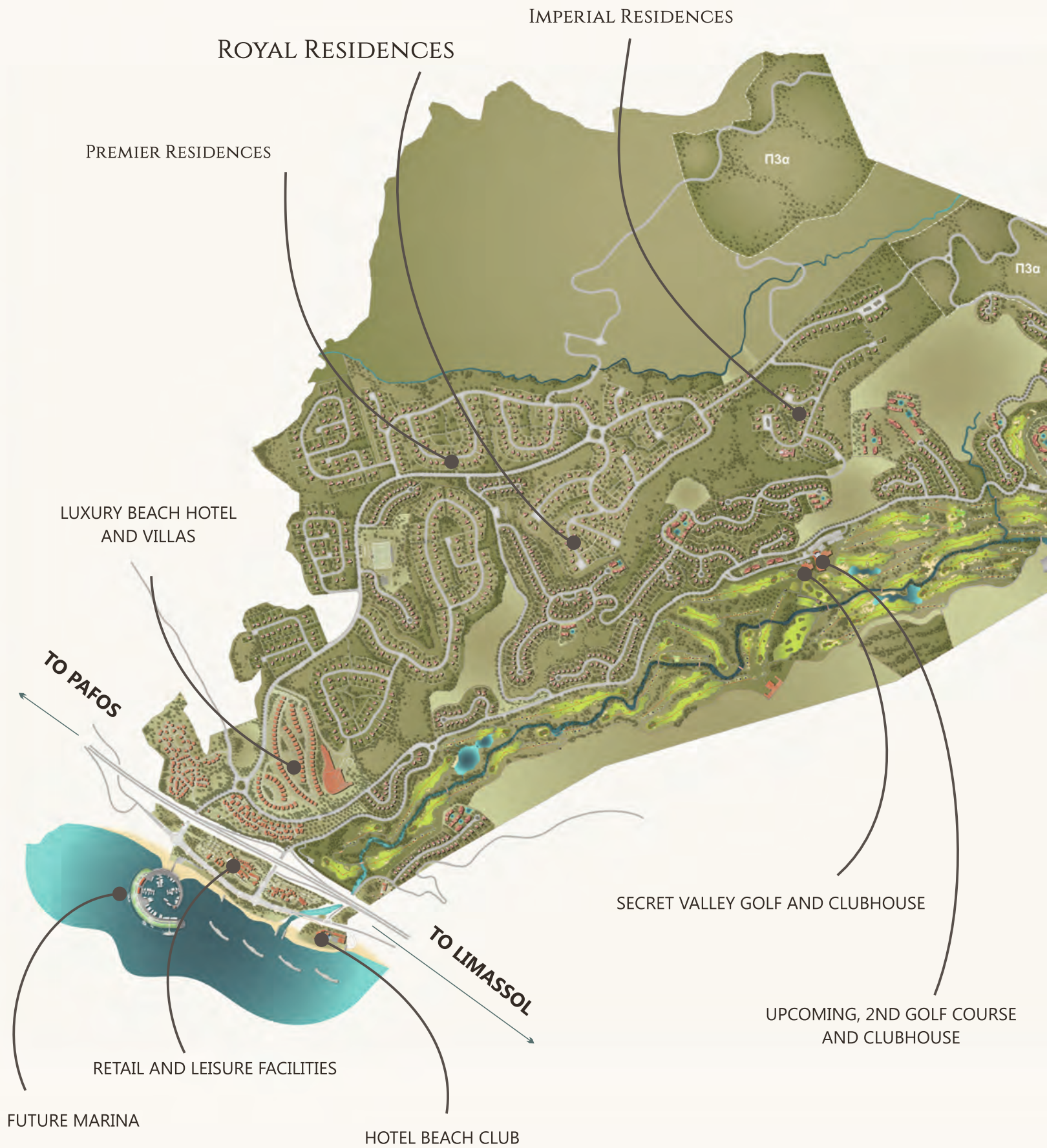






For those seeking to unwind after a challenging round of golf, the immaculate state-of-the-art clubhouse and conference facilities, provides the perfect backdrop for the ultimate gastronomic experience. The family-friendly restaurant at the Secret Valley clubhouse offers an eclectic Mediterranean menu in a warm, welcoming casual setting. Enjoy delicious clubhouse and “local style” fare while taking in spectacular views of the tree-lined golf course. The bar and restaurant is perfect for pre- or post-golf activities.









## THE NEAR FUTURE

- One of the largest beachfront developments in Europe
- Approx. 10 million square metres
- 850m of beachfront
- Private homes master-planned for exclusive views and each in large and secluded plots sprinkled throughout the property
- 2 x 18 hole competition golf courses designed by Tony Jacklin
- 5 Star Luxury Beach Hotel, Beach Club and Hotel Signature Villas.
- Commercial and leisure component - with over 18,000 square meters of seafront commercial space with more than 50 different shops
- Future marina with space for more than 120 yachts – pre-approved and subject to planning permission



THE VENUS ROCK GOLF RESORT WILL INCLUDE A PLETHORA OF FACILITIES THAT ARE SECOND-TO-NONE: TWO INTERNATIONAL 18-HOLE SIGNATURE GOLF COURSES, STATE-OF-THE-ART CLUBHOUSE, PROPOSED YACHTING MARINA, LUXURY RETAIL AND COMMERCIAL DEVELOPMENT, WORLD-RENOWNED HOTEL RESORT, 850M OF BEACHFRONT, AND THE CRYSTAL BLUE MEDITERRANEAN ON ITS DOORSTEP.







## THE HOTEL AND BEACHCLUB

The Venus Rock Golf Resort will feature a sensational boutique hotel with exclusive rooms and suites – some with their own private swimming pool, as well as a range of Hotel Signature Villas. Creating a new benchmark, and setting previously undreamt of levels of refinement, the hotel at Venus Rock encompasses a world of bespoke luxury. The hotel's spectacular location will make it the ultimate destination for the wealthy, the discerning and the select. It will become the place to spend the night after a magical day on the beach or a memorable round of golf on one of the two championship courses.

Adjacent to the resort, a premier luxury beach club, synonymous with jet set travel, leisure and entertainment, will establish a new standard for unique and exciting beach club experience.





## RETAIL

Located close by the beachfront, this stunning retail environment will offer a consumer experience to match any high-end shopping centre anywhere in the world, a sensory delight bringing to Venus Rock the very latest runway fashions from around the globe.

In addition to the wide range of fashion outlets, visitors to Venus Rock will be able to take advantage of outlets catering to one's daily essentials such as the large well-stocked supermarket, bank, car rental, 24-hour medical facilities, pharmacy, bakery... Once at Venus Rock there is no need to leave - everything one could need will be a short walk away.

Meanwhile the beachfront will ensure instant relaxation in cooling, shaded, signature bars and restaurants, overlooking the glittering waters of the Mediterranean.







## MARINA

The Yachting Shelter at the Venus Rock Golf Resort will become an exciting new destination for the region and will offer a lifestyle that is synonymous with the standards of luxury of the resort. Located close to the commercial component, beachfront and hotel beach club, the proposed Yachting Shelter will offer more than 120 berths for yachts and will provide the perfect base for one to explore the beauty of the island and its endless opportunities for water sports.

## LEISURE

However one chooses to relax - cooling in the shade next to a sparkling pool or hustling a mountain bike through the beautiful countryside – Venus Rock has it all. The sensational setting means that even a stroll before supper will help conjure the magic that is Venus Rock. For sports lovers every conceivable activity, whether yachting and wind-surfing, kite-surfing or jet-skiing and skiing in the Troodos Mountains, will be instantly to hand.

Two separate sports facilities will ensure the widest possible range of activities, from tennis courts to soccer fields. At Venus Rock one will be able to indulge in the sports one enjoys, whatever they might be.











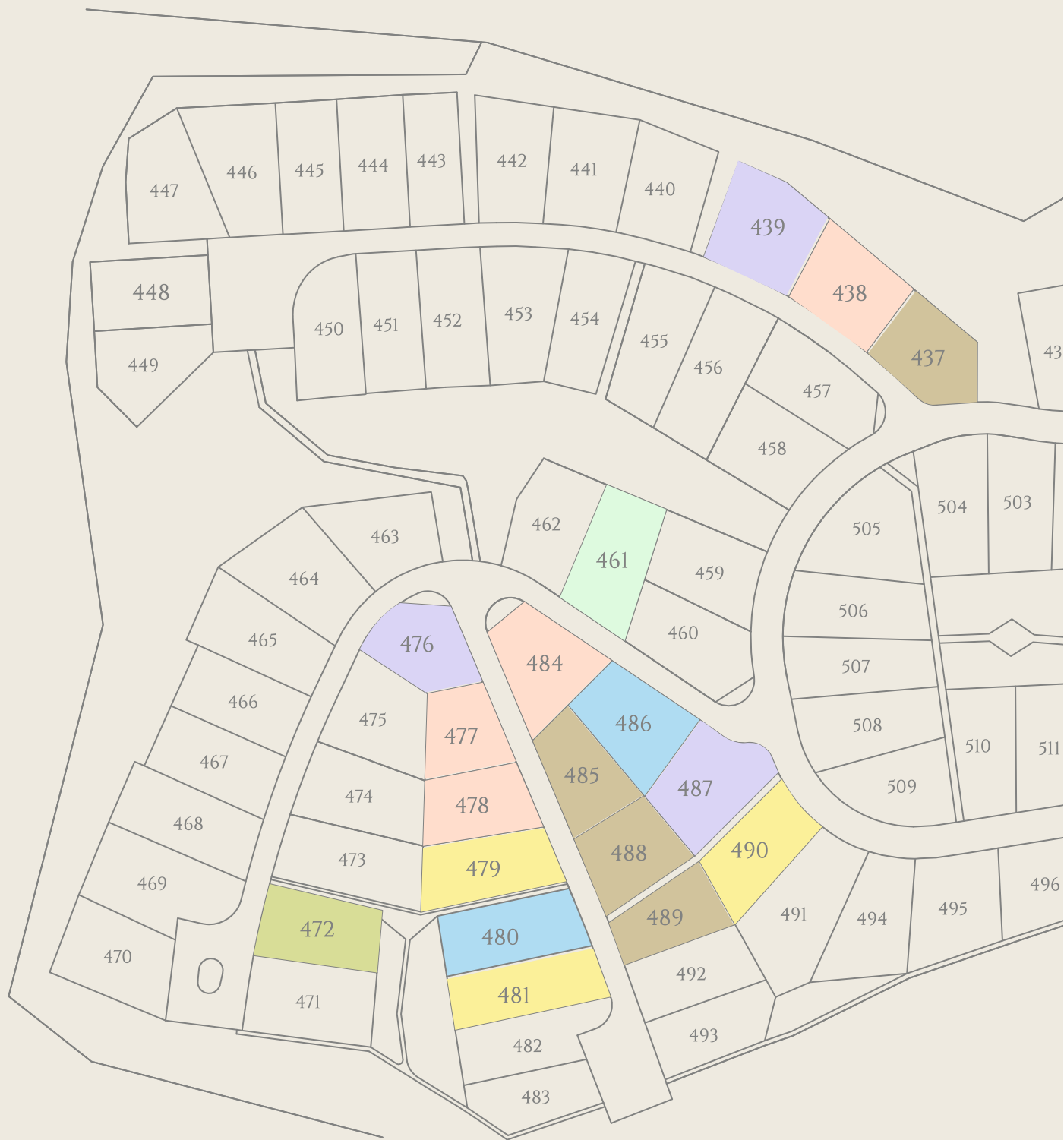
# *The* ROYAL RESIDENCES THE RESIDENCES *Residences*

Conjuring a sense of Mediterranean elegance, the ROYAL RESIDENCES - a hamlet of elegant homes, offers a sense of luxury, complimented by the Venus Rock Golf Resorts' unparalleled beauty.

The villas at the ROYAL RESIDENCES are inspired by Mediterranean living and traditional Cypriot architecture, and boast a unique sense of taste, quality and style – representing everything that is unique of the golf resort's breathtaking location.



ROYAL RESIDENCES  
MASTERPLAN







- TYPE A - ANEMONE
- TYPE B - ARSINOE
- TYPE C - DALIA
- TYPE D - ERATO
- TYPE E - JASMINE
- TYPE F - THALIA
- TYPE G - TULIP





VILLA TYPE  
**ANEMONE**

The ROYAL RESIDENCES at the VENUS ROCK GOLF RESORT present a wonderful choice of elegant and comfortable villas designed with all the attention to detail and Mediterranean architectural style that has become synonymous with luxury and versatility.

VILLA ANEMONE are fashionable four bedroom villas, linked by quiet streets and charming surroundings complete with their own private gardens and swimming pools, and garnished with a superior selection of fixtures and finishes.





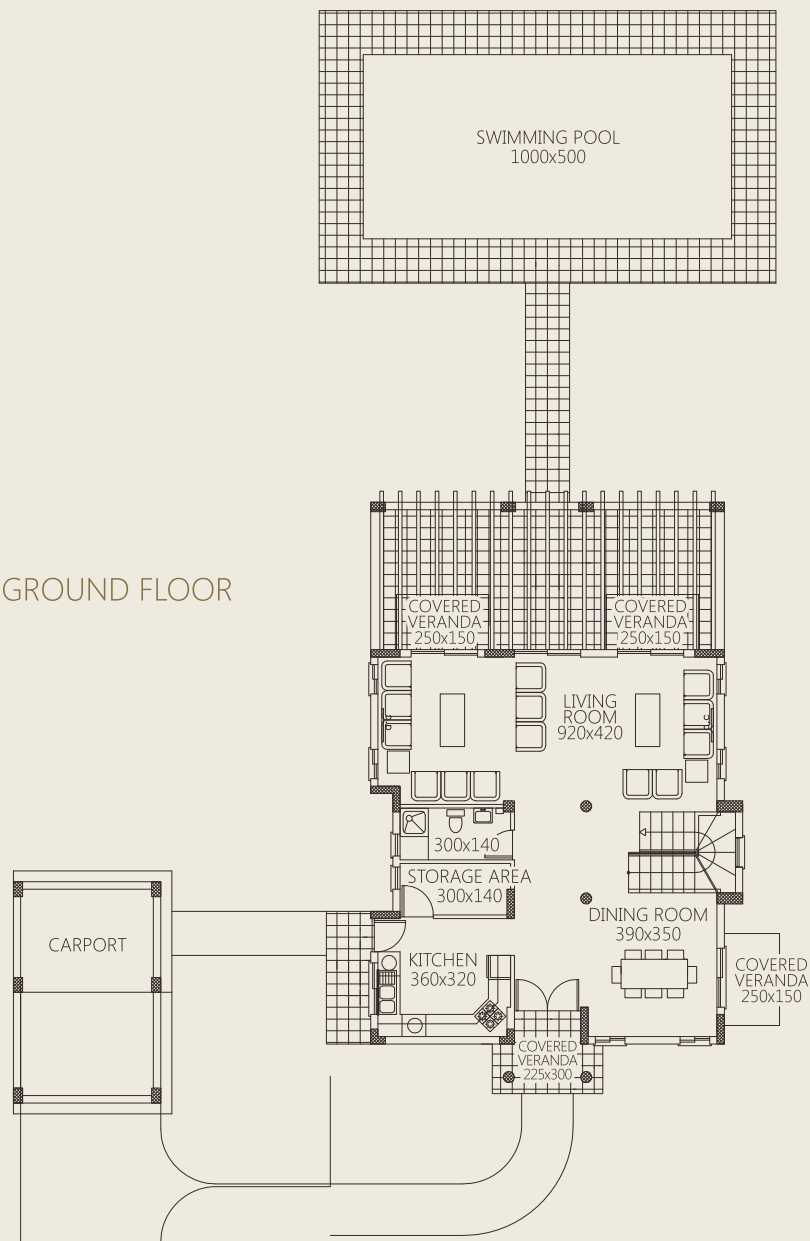
Every detail has been considered to make the perfect residence, and the fronts of the homes have been styled to encourage a genuine neighbourhood community.

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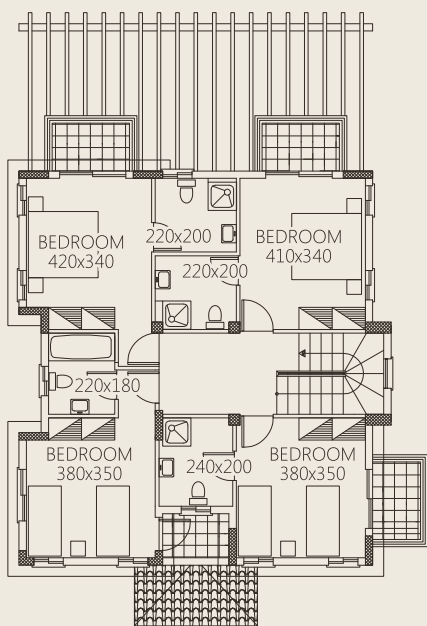


FLOOR PLANS  
VILLA ANEMONE

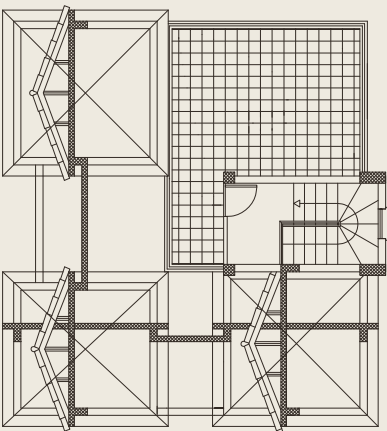
GROUND FLOOR



FIRST FLOOR



ROOF TERRACE



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VILLA TYPE ANEMONE

VILLA NO.: 480 / 486

VILLA NO.	BEDROOMS	COV. VERANDAS	COV. PARKING	COV. AREA	TOTAL COV. AREA	PLOT AREA
480	4	15.69 m <sup>2</sup>	22.80 m <sup>2</sup>	211.50 m <sup>2</sup>	249.99 m <sup>2</sup>	1378 m <sup>2</sup>
486	4	15.69 m <sup>2</sup>	24.00 m <sup>2</sup>	211.50 m <sup>2</sup>	251.19 m <sup>2</sup>	1362 m <sup>2</sup>





VILLA TYPE  
**ARSINOE**

The spacious three bedroom villas of the ROYAL RESIDENCES are beautifully located adjacent to the manicured "Secret Valley" golf course at the VENUS ROCK GOLF RESORT. VILLA ARSINOE benefits from a large and spacious plot, private gardens and swimming pool, affording wonderful views of the sparkling waters of the Mediterranean.

Full-length windows in the living areas bring the natural daylight and views inside, while the generous balconies on the first floor and terraces at ground level are perfect for al fresco relaxation and dining.





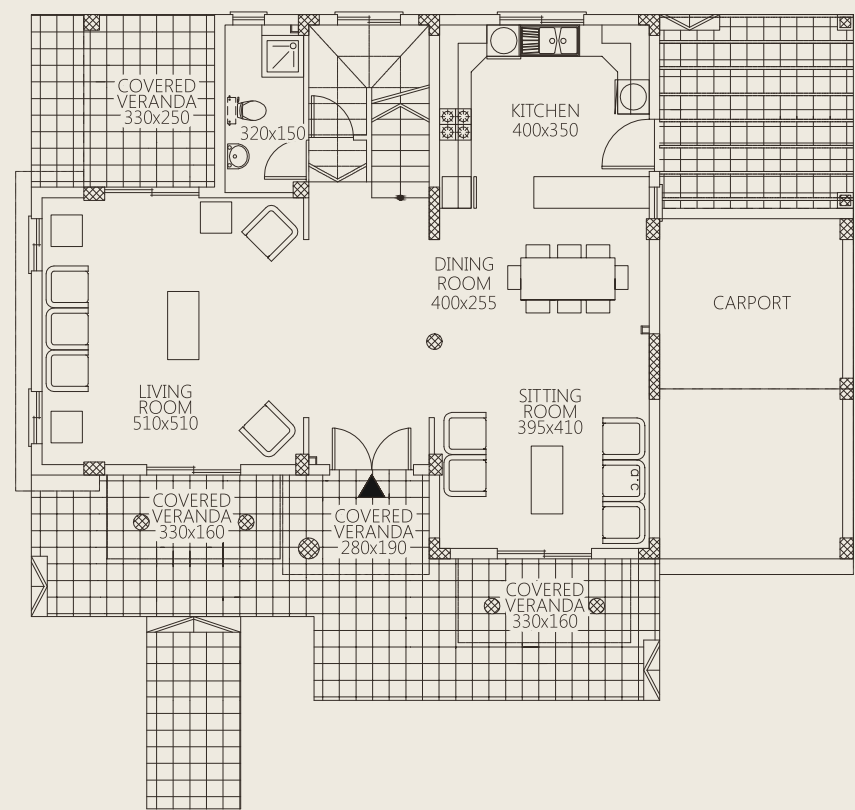
A sophistication of harmonious architecture, that is fresh and clean, and very much a part of the stunning, beautiful landscape backdrop.

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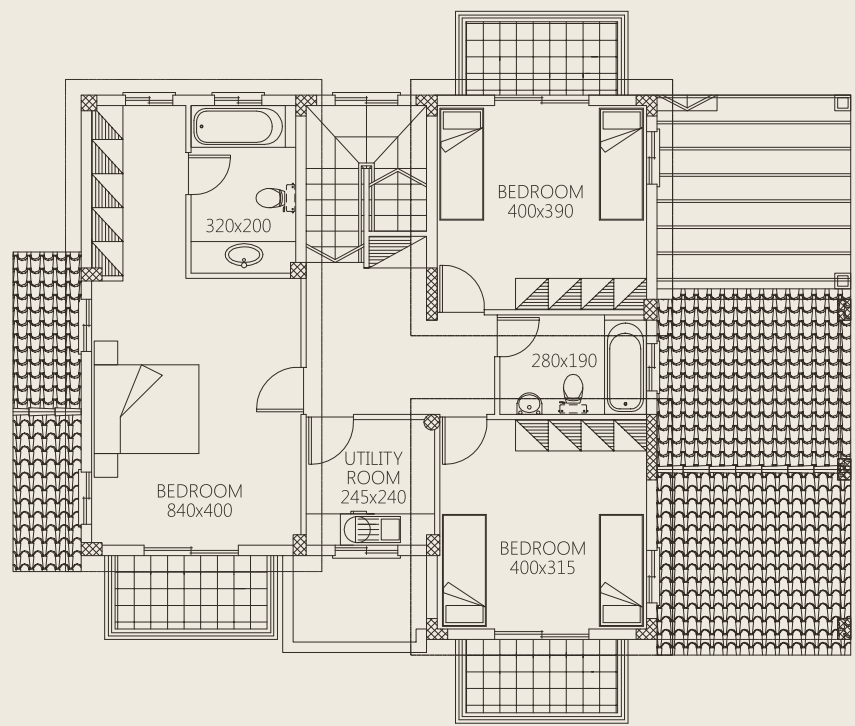


FLOOR PLANS  
VILLA ARSINOE

GROUND FLOOR



FIRST FLOOR



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VILLA TYPE ARSINOE

VILLA NO.: 472

VILLA NO.	BEDROOMS	COV. VERANDAS	COV. PARKING	COV. AREA	TOTAL COV. AREA	PLOT AREA
472	3	24.13 m <sup>2</sup>	25.90 m <sup>2</sup>	204.93 m <sup>2</sup>	254.96 m <sup>2</sup>	1297 m <sup>2</sup>





## VILLA TYPE DALIA

VILLA DALIA has been carefully styled to celebrate the diverse lifestyles of its residents. Boasting spacious and elegant living space, these three bedroom villas are located close to the renowned “Petra tou Romiou” – the mythical birthplace of the goddess Aphrodite.

Charming architectural accents include shady pergolas, large terraces, covered parking, private gardens and swimming pools. These elegant villas are as individual as the person who invests in this exceptional golf paradise.





Clean lines and welcoming design all come together to create the perfect luxury homes at Europe's largest, golf-integrated beachfront resort.

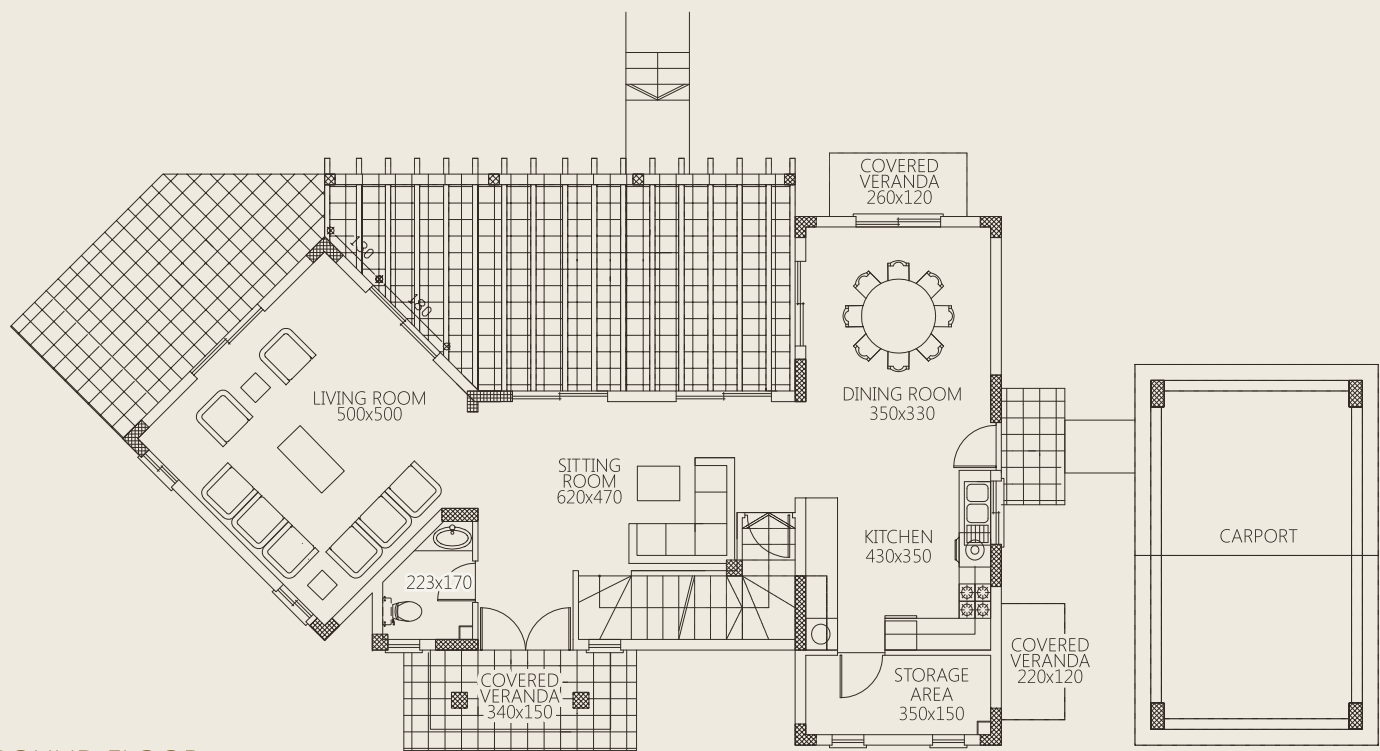
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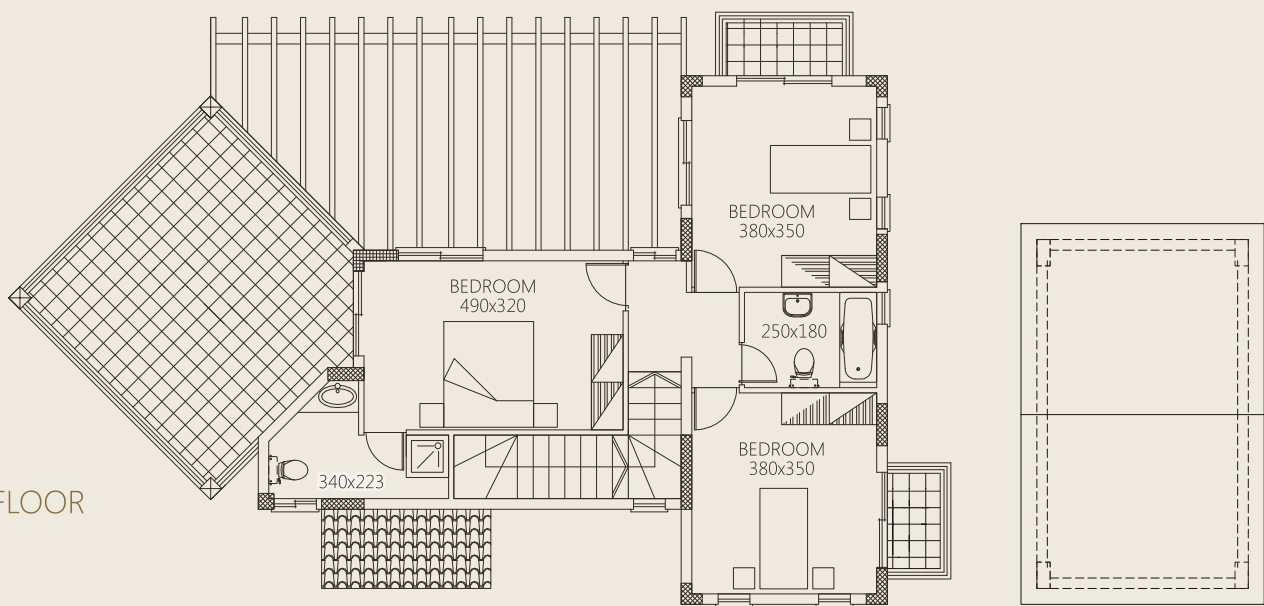
FLOOR PLANS

VILLA DALIA

GROUND FLOOR



FIRST FLOOR



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## VILLA TYPE DALIA

VILLA NO. : 437 / 485 / 488 / 489

VILLA NO.	BEDROOMS	COV. VERANDAS	COV. PARKING	COV. AREA	TOTAL COV. AREA	PLOT AREA
437	3	5.11 m <sup>2</sup>	26.40 m <sup>2</sup>	174.18 m <sup>2</sup>	205.69 m <sup>2</sup>	1270 m <sup>2</sup>
485	3	-	27.06 m <sup>2</sup>	174.18 m <sup>2</sup>	201.24 m <sup>2</sup>	1170 m <sup>2</sup>
488	3	-	26.40 m <sup>2</sup>	174.18 m <sup>2</sup>	200.58 m <sup>2</sup>	1206 m <sup>2</sup>
489	3	-	23.73 m <sup>2</sup>	174.18 m <sup>2</sup>	197.91 m <sup>2</sup>	1048 m <sup>2</sup>





## VILLA TYPE ERATO

Understated and discreet, these magnificent three bedroom residences were conceived under the testament of complete privacy and luxury. VILLA ERATO sits tranquilly on a breathtaking panoramic site, designed to accentuate the indoor and outdoor lifestyle of Cyprus.

A thoughtful interplay of materials creates a beautiful, yet secluded world in total harmony with the grand setting of landscaped golf courses and the warm, crystal clear waters of the Mediterranean.





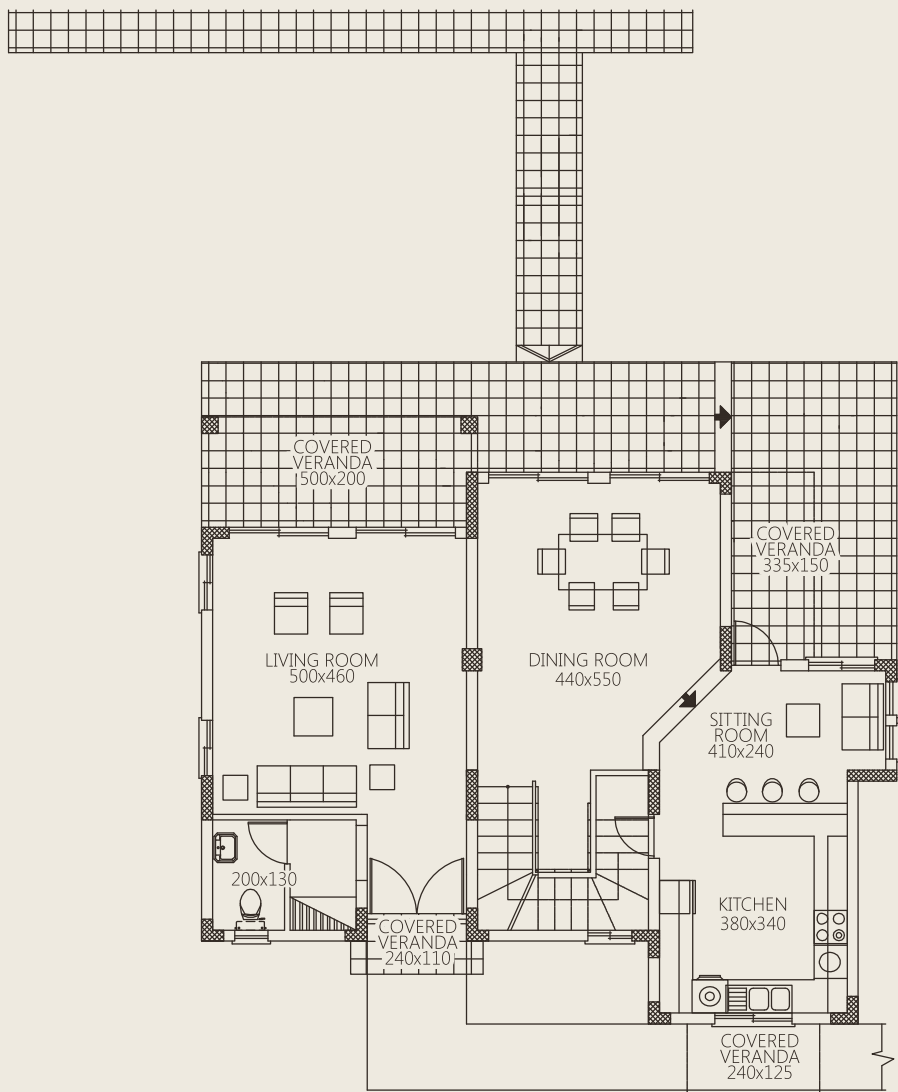
These properties benefit from a beautiful private garden, swimming pool with tantalising panoramic views, designed on their own individual plots.

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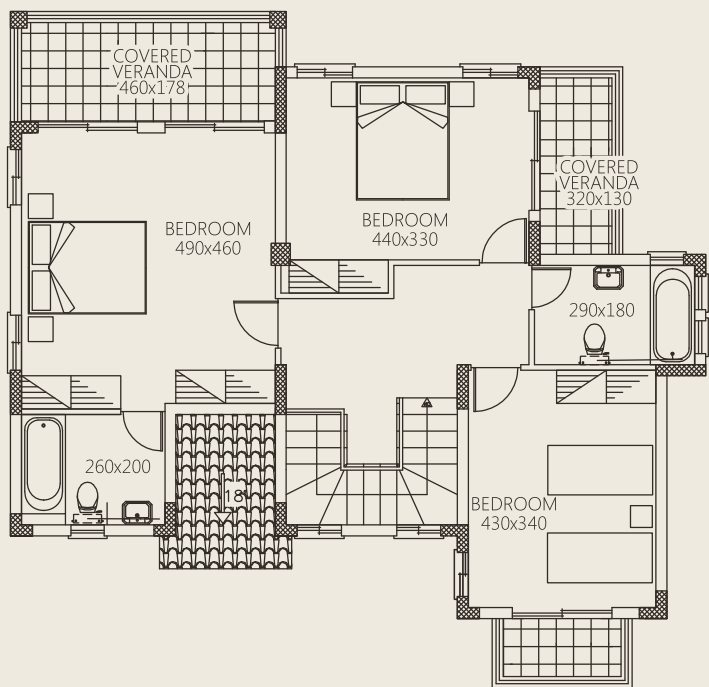


FLOOR PLANS  
VILLA ERATO

GROUND FLOOR



FIRST FLOOR



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## VILLA TYPE ERATO

VILLA NO. : 479 / 481 / 490

VILLA NO.	BEDROOMS	COV. VERANDAS	COV. PARKING	COV. AREA	TOTAL COV. AREA	PLOT AREA
479	3	32.14 m <sup>2</sup>	22.80 m <sup>2</sup>	186.68 m <sup>2</sup>	241.62 m <sup>2</sup>	1314 m <sup>2</sup>
481	3	32.14 m <sup>2</sup>	22.80 m <sup>2</sup>	186.68 m <sup>2</sup>	241.62 m <sup>2</sup>	1318 m <sup>2</sup>
490	3	32.14 m <sup>2</sup>	19.38 m <sup>2</sup>	186.68 m <sup>2</sup>	238.20 m <sup>2</sup>	1265 m <sup>2</sup>





VILLA TYPE  
**JASMINE**

Designed for Mediterranean-style living, these three bedroom villas offer uncompromising attention to detail. VILLA JASMINE is an immaculate villa of the ROYAL RESIDENCES at the VENUS ROCK GOLF RESORT, enhanced by its unique aesthetic charm and breathtaking views of the Mediterranean.

Complemented with generous, oversized plots with private gardens, swimming pools, large open roof terraces, this villa provides the perfect platform where one can enjoy Cyprus' year-round sunshine in style.



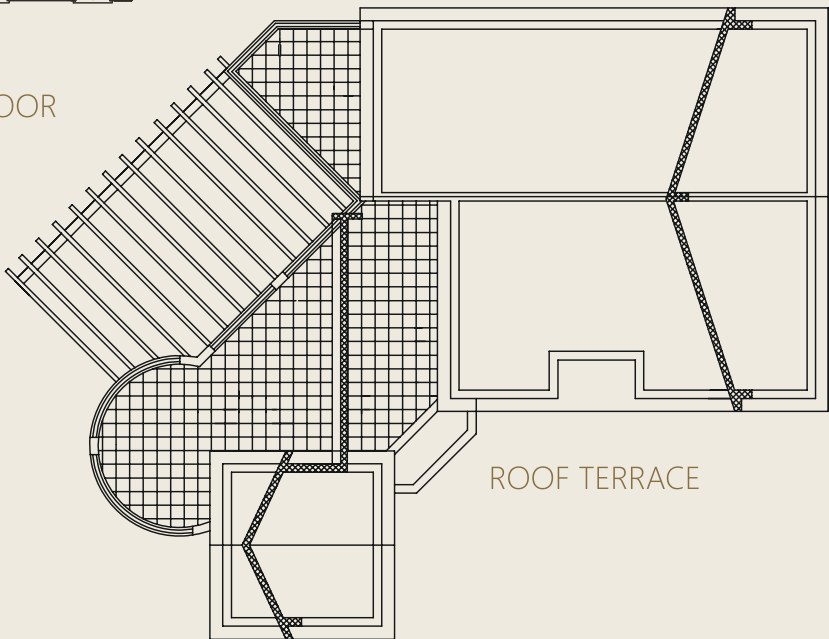
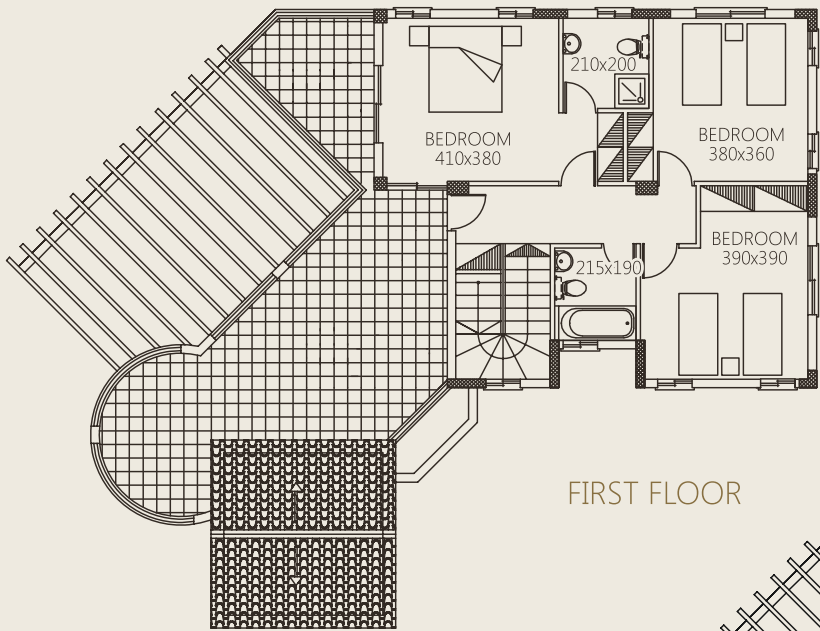
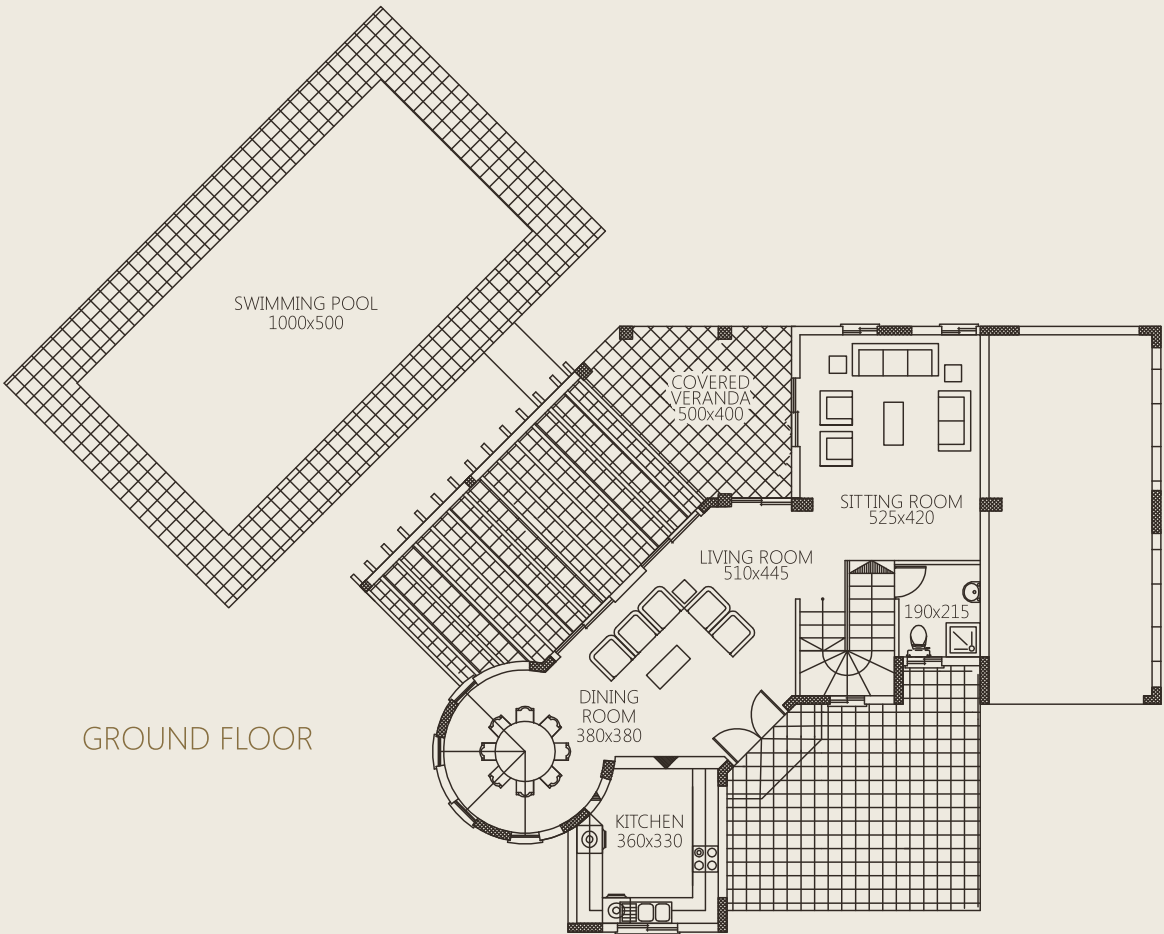


Superior finishes and attention to detail have been considered to make VILLA JASMINE a perfect golf residence and an enviable property investment.

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# FLOOR PLANS

## VILLA JASMINE



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VILLA TYPE JASMINE

VILLA NO. : 439 / 476 / 487

VILLA NO.	BEDROOMS	COV. VERANDAS	COV. PARKING	COV. AREA	TOTAL COV. AREA	PLOT AREA
439	3	18.25 m <sup>2</sup>	35.20 m <sup>2</sup>	171.48 m <sup>2</sup>	224.93 m <sup>2</sup>	1560 m <sup>2</sup>
476	3	18.25 m <sup>2</sup>	35.20 m <sup>2</sup>	171.48 m <sup>2</sup>	224.93 m <sup>2</sup>	1143 m <sup>2</sup>
487	3	18.25 m <sup>2</sup>	35.20 m <sup>2</sup>	171.48 m <sup>2</sup>	224.93 m <sup>2</sup>	1497 m <sup>2</sup>



## VILLA TYPE THALIA

VILLA THALIA, at the VENUS ROCK GOLF RESORT, assures carefree living in a unique and comfortable setting. Located close to a plethora of amenities and services, this three bedroom villa is a prerequisite for those in search of a peaceful and private location, in one of the most sought-after golf resorts in the south eastern Mediterranean.

Complemented by its charming Cypriot architectural design and attractive, spacious garden and swimming pool, VILLA THALIA is as individual as the person who invests in this exceptional property paradise.



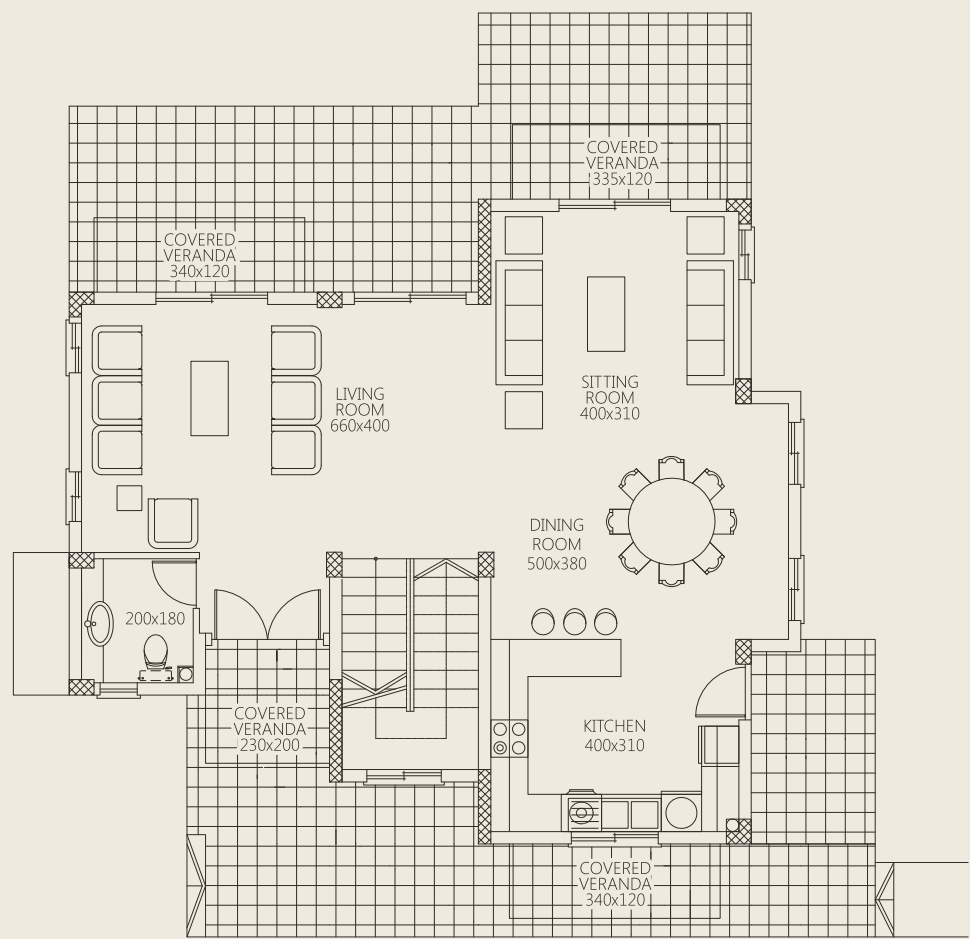


The privileged owners of the ROYAL RESIDENCES at the VENUS ROCK GOLF RESORT will reap the rewards of world class facilities, unparalleled by any other development in Cyprus.

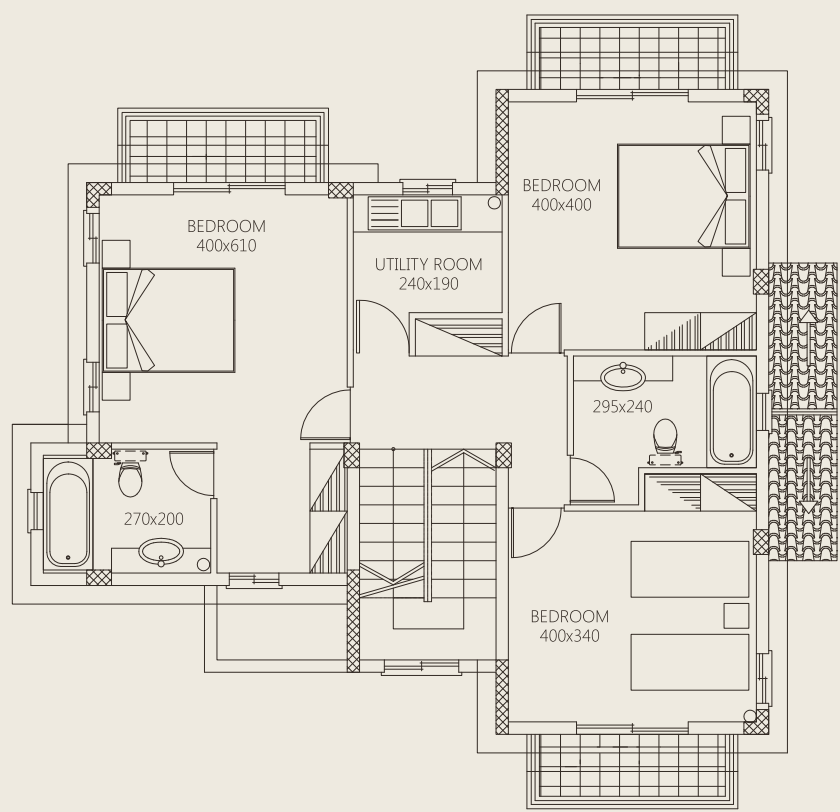
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FLOOR PLANS  
VILLA THALIA

GROUND FLOOR



FIRST FLOOR



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VILLA TYPE THALIA

VILLA NO.: 461

VILLA NO.	BEDROOMS	COV. VERANDAS	COV. PARKING	COV. AREA	TOTAL COV. AREA	PLOT AREA
461	3	15.98 m <sup>2</sup>	22.80 m <sup>2</sup>	187.87 m <sup>2</sup>	226.65 m <sup>2</sup>	1445 m <sup>2</sup>



## VILLA TYPE TULIP

Set on impressive plots and complemented with their unique architectural style, large terraces and private swimming pools, the ROYAL RESIDENCES at the VENUS ROCK GOLF RESORT create a perfect sense of luxury. Distinguished by breathtaking golf course and coastal views, the airiness and open space of VILLA TULIP is evident from its full-length windows in the living areas, which bring the natural daylight and views inside.





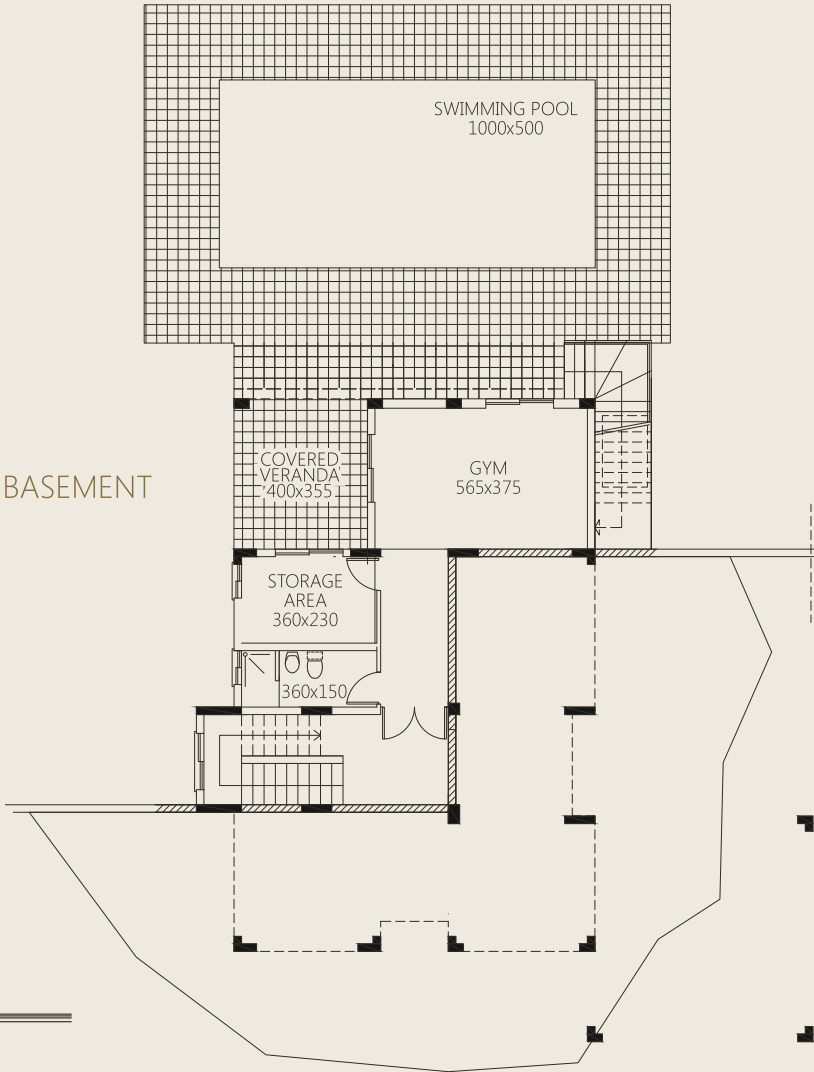
VILLA TULIP is a fashionable three bedroom villa, linked by quiet streets and charming surroundings, garnished with a superior selection of fixtures and finishes.

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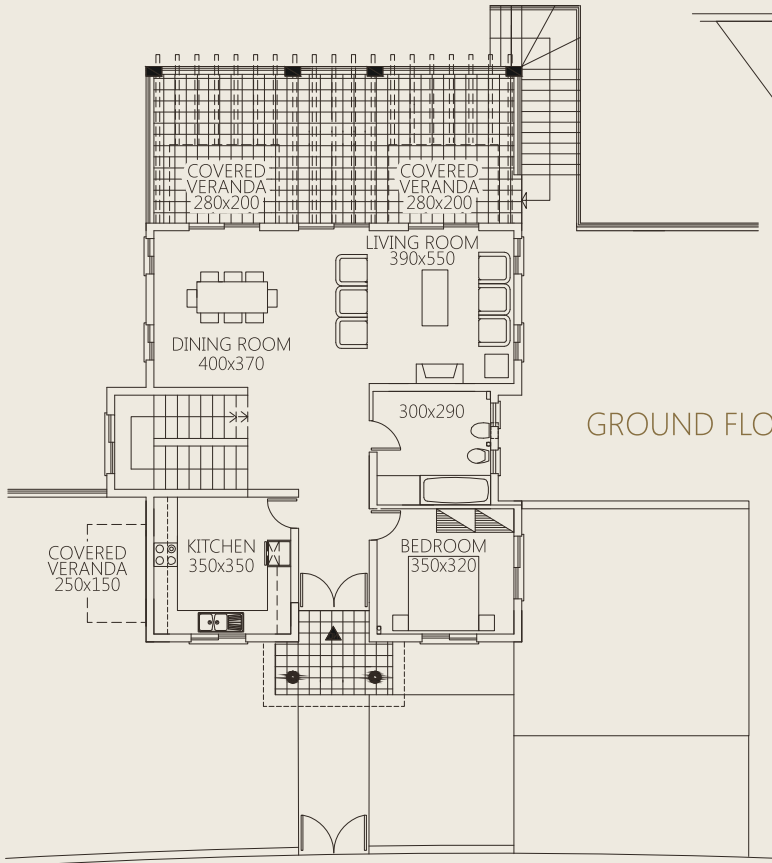
FLOOR PLANS

VILLA TULIP

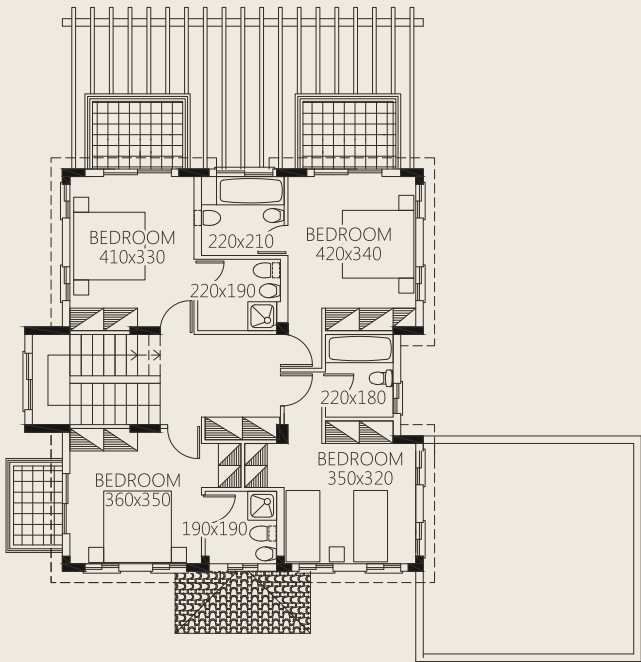
BASEMENT



GROUND FLOOR



FIRST FLOOR



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### VILLA TYPE TULIP

VILLA NO. : 438 / 477 / 478 / 484

VILLA NO.	BEDROOMS	COV. VERANDAS	COV. PARKING	COV. AREA	TOTAL COV. AREA	PLOT AREA
438	3	14.46 m <sup>2</sup>	22.40 m <sup>2</sup>	175.53 m <sup>2</sup>	212.39 m <sup>2</sup>	1319 m <sup>2</sup>
477	3	14.46 m <sup>2</sup>	22.80 m <sup>2</sup>	175.53 m <sup>2</sup>	212.79 m <sup>2</sup>	1011 m <sup>2</sup>
478	3	14.46 m <sup>2</sup>	22.80 m <sup>2</sup>	175.53 m <sup>2</sup>	212.79 m <sup>2</sup>	1126 m <sup>2</sup>
484	3	14.46 m <sup>2</sup>	22.80 m <sup>2</sup>	175.53 m <sup>2</sup>	212.79 m <sup>2</sup>	1365 m <sup>2</sup>

# SPECIFICATIONS AND FINISHES

The finishes and fixtures of the ROYAL RESIDENCES at the VENUS ROCK GOLF RESORT 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.



## Structure

- Reinforced concrete, according to the drawings, concrete code design and anti-earthquake design rules and regulations
- Lowest concrete strength C25

## Floors

- Internal areas of villas and verandas paved with quality imported ceramic tiles, from a pre-selected price range, offered by the Vendor
- Laminated parquet optional in bedrooms
- Internal staircase in selected imported marble of purchase value €43/m<sup>2</sup>

## Walls (Internal and External)

- All the walls will be constructed with high quality hollow clay blocks
- External walls will be 20cm thick and the internal 10cm thick
- Special crack-control plastic lath will be installed at all concrete/brick connections and all wall repairs (e.g. cuts for electrical/mechanical piping)

## Kitchen Walls

- Quality ceramic wall tiles, between the cupboards and kitchen counter, from a pre-selected price range, offered by the Vendor
- Smooth plaster finish and three coats of emulsion paint in all other areas

## Bathroom Walls

- Quality ceramic wall tiles, up to the height of the door, from a pre-selected price range, offered by the Vendor
- Smooth plaster finish and three coats of emulsion paint above the door

## Plastering / Painting

- Internal surface will be plastered with three coats of smooth plaster and three coats of emulsion paint
- Externally, all surfaces will be plastered and will be painted with three coats of acrylic paint, or with textured paint, according to the Vendor's choice and to the requirements of the town planning authorities

## Ceilings

- The ceiling will be of good quality, fair-faced concrete
- Finished with spatula and three coats of quality emulsion paint

## Entrance Door

- The main entrance door will be of first grade solid hardwood, protected with two coats of wood preservative and three coats of external use varnish
- Quality security lock will be fitted
- Spy hole is also included

## Windows / Doors (External)

- All external windows and sliding doors will be in aluminum and have double glazing for improved thermal insulation and soundproofing
- Safety barrel bolts will be fitted to the centre of all sliding patio doors and sliding windows
- The aluminum frame sections will have provisions for future installation of fly screens
- The colour of the aluminum will be decided by the Vendor, and will be according to the requirements of the town planning authority

## Internal Doors

- All internal doors will be in veneered varnished wood, complete with frame of same finish





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#### Internal Doors

- All internal doors will be in veneered varnished wood, complete with frame of same finish

#### Wardrobes

- All wardrobes will be made of melamine skeleton
- All cupboard doors will be made of veneered wood
- Internally there will be hanging rails, shelves and drawers

#### Kitchen Fittings

- Fitted, high and low level cupboards made of melamine framework
- All cupboard doors and side exposed panels will be made of veneered varnished wood
- Worktops of elegant granite finish and quality acrylic sink with 3-way mixer tap
- Electric and/or plumbing provisions for fridge, washing machine, dish washer, built-in hob, hood and oven are included, as indicated on the drawings
- Appliances are not included

#### Sanitary Fittings

- Quality sanitary fittings will be fitted and installed, according to European standards, including single lever mixer taps and shower attachments
- Elegant shower screen with aluminum will be fitted to all shower trays
- Soap and toilet paper holders, as well as towel rails and mirrors, will be fitted
- Vanity units with marble worktops will be constructed in bathrooms, as indicated on drawings

#### Plumbing / Drainage

- PVC pipes will be used for the drainage system and will be connected to the sewage system of the house
- Hot and cold water supply will be done with the leading pipe-in-pipe system and manifold connections which provide better insulation, easier installation and the unique advantage to repair by pulling out the pipe from its conduit pipe, preventing the need to break floors and walls
- Heavy duty water tank with solar heating and immersion heater are included
- Pressurised system, for both hot and cold water with pressure pump, is also included
- Separate pipes will be installed for drinking water
- Water taps will be installed in the gardens, as indicated on the drawings

#### Insulation

- All flat, sloping roofs and verandas will be insulated in bituminous reinforced polyester membrane
- The sloping roofs will be covered with quality, clay roof tiles

#### Electrical Mechanical Services

- All electrical works will be carried out according to the floor plans, and will be approved by the Electricity Authority of Cyprus
- 13 amp socket outlets on 30 amp ring main circuits
- TV and telephone points will be provided to the living room and to all bedrooms
- Cover plates for the switches, sockets, and television and telephone points will be in white plastic
- Provision for air-conditioning split units in bedrooms and in living/dining areas, including wiring, drainage and piping, according to the EU standards
- Provision for future installation of satellite
- Provision for structure cabling system
- Sensor light to the carport area

- Provision for electric supply to the metal entrance double gate
- Waterproof sockets will be installed to external verandas, as indicated on the drawings
- Provision for wireless alarm system

#### Metal Works

- Metal railings to all verandas, internal and external staircases, as indicated on the drawings
- Metal gates will be installed for pedestrian and vehicular entry to the property, as indicated on the drawings
- All metal will be protected with one layer of undercoat and three coats of high quality, weather-resistant oil paint

#### EXTERNAL WORKS

##### Sewage

- Septic tank and absorption pit, complete with all associated manholes, as indicated on the drainage layout, and according to the indications of the local authorities

##### Boundaries

- The property boundaries will be constructed / installed, as clearly marked on the drawings

##### Carport

- Construction of a reinforced concrete carport, as indicated on the drawings

##### Driveway

- The driveway will be constructed in reinforced pattern concrete

##### Swimming Pool

(Note: The following specifications vary according to the Villa Type)

- Construction of a prefabricated, rectangular swimming pool (4m x 8m) with reinforced membrane (1.5mm thick), complete with all associated electromechanical works
- Surrounding patios and pump house, as indicated on the drawings

##### External wall cladding

- Part of the external walls of the villa will be clad in natural stone, as indicated on the drawings

##### Fireplace

(Note: The following specifications vary according to the Villa Type)

- Construction of a fireplace with standard finish, as indicated on the drawings

##### Roof Garden

(Note: The following specifications vary according to the Villa Type)

- There will be a roof garden with access through the main internal staircase, as indicated on the drawings

#### NOTE

All installation or fitting of air conditioning units, central heating, satellite dish or other machinery that can alter the building's original elevation, must have the Vendor's approval.

Furthermore, the Purchaser will be responsible for any additional costs that may arise due to any problems to the building or malfunctions to any machinery that may be caused in the event that the above paragraph does not apply.





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"At ARISTO DEVELOPERS, we measure true worth by offering superior services with considered foresight and attention to detail. We also understand that true value comes from unique solutions, perfectly designed around client and business needs. We offer our clients flexibility, innovation and operation excellence – three qualities ARISTO DEVELOPERS has become known and respected for."

**Theodoros Aristodemou**  
Managing Director, Aristo Developers

Theodoros Aristodemou is the Founder, CEO and Chairman of ARISTO DEVELOPERS Ltd group of Companies for both Cyprus and abroad, and is currently a member on numerous Boards of Directors for a string of successful companies in Cyprus. He has been honoured by many clubs and organisations, and has been acknowledged by the Cypriot Government for his contribution to the economy of Cyprus. Theodoros Aristodemou has also been made an Honorary Lifetime President for the Pafos Chamber of Commerce, the only living person to be awarded this title in the history of the organisation.



## THE DEVELOPER

ARISTO DEVELOPERS prides itself on being one of Cyprus' leading construction and development companies. Established in the early 1980s by Theodoros Aristodemou, ARISTO DEVELOPERS is today the largest landowner on the island of Cyprus boasting a significant share of the holiday home market. Having delivered infrastructure throughout Cyprus and Greece for more than thirty years, ARISTO DEVELOPERS assures its services are built on the cornerstones of quality and commitment. Their successful performance in this sector is supported by an extensive client base of 12,000 satisfied homeowners who has commended ARISTO DEVELOPERS on their ability to deliver quality and service, and fulfilling their promise on guaranteed title deeds.

With over 265 island wide developments, and 50 new projects currently in the market, ARISTO DEVELOPERS seeks out the finest locations across Cyprus to develop an impressive range of unique, freehold properties ranging from apartments, villas and townhouses, to luxurious beachfront homes and golfing estates. ARISTO DEVELOPERS has also been a pioneering force behind large-scale investments, having developed two 18-hole signature championship golf courses, water parks, tour operators, founding educational institutions and constructing the "Kings Avenue Mall" - the largest and most contemporary shopping mall on the island of Cyprus.



Aristo Developers is a class "A" builder with an ISO 9001 certificate for quality

years successful experience

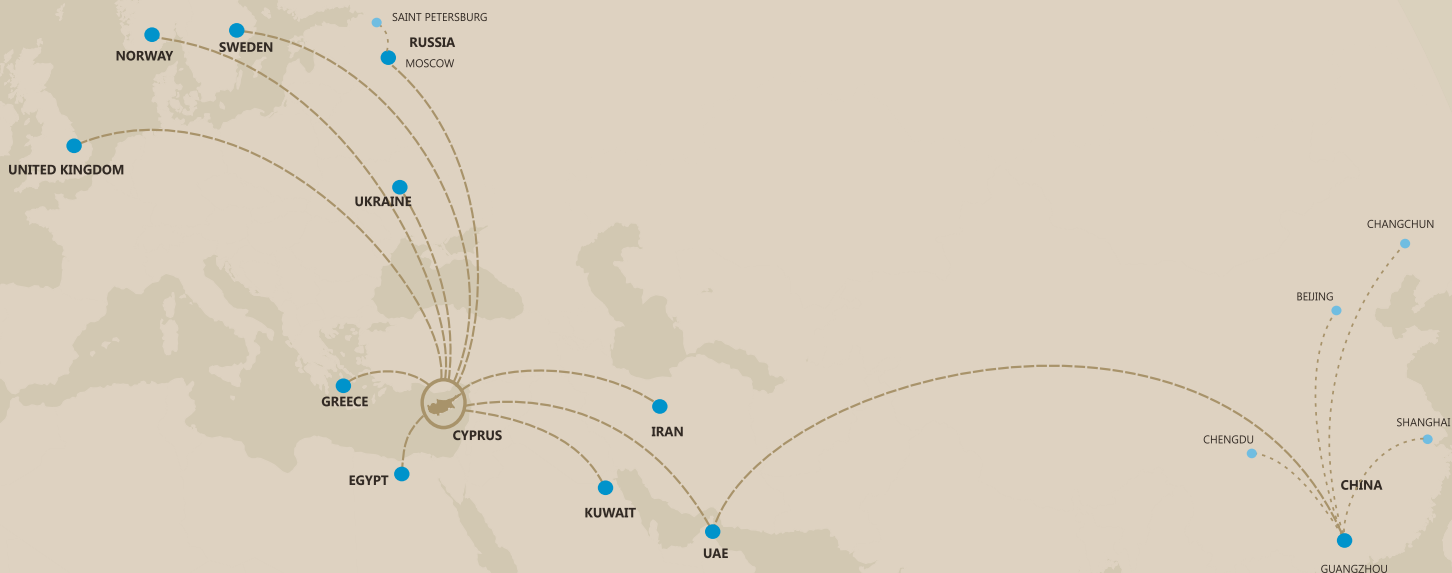
in construction and real estate development

35

island wide projects

in select locations

265



ARISTO DEVELOPERS is committed to developing environmentally-friendly projects that meet the highest standards of performance and sustainability. By using eco-friendly product options, combined with revolutionary architectural designs, ARISTO DEVELOPERS' meticulously designed projects make most of their natural surroundings and are able to provide improved indoor air quality, health and comfort.

The highly skilled and experienced team at ARISTO DEVELOPERS is renowned for being at the cutting edge of all aspects of property investment and development. Our extensive projects include benchmark setting and award winning developments, earning our international "Class 'A' Builders" reputation for excellence, and helping us achieve a string of successful awards from global organisations in the property and commercial industry.

partners

around the globe

1,500

satisfied clients

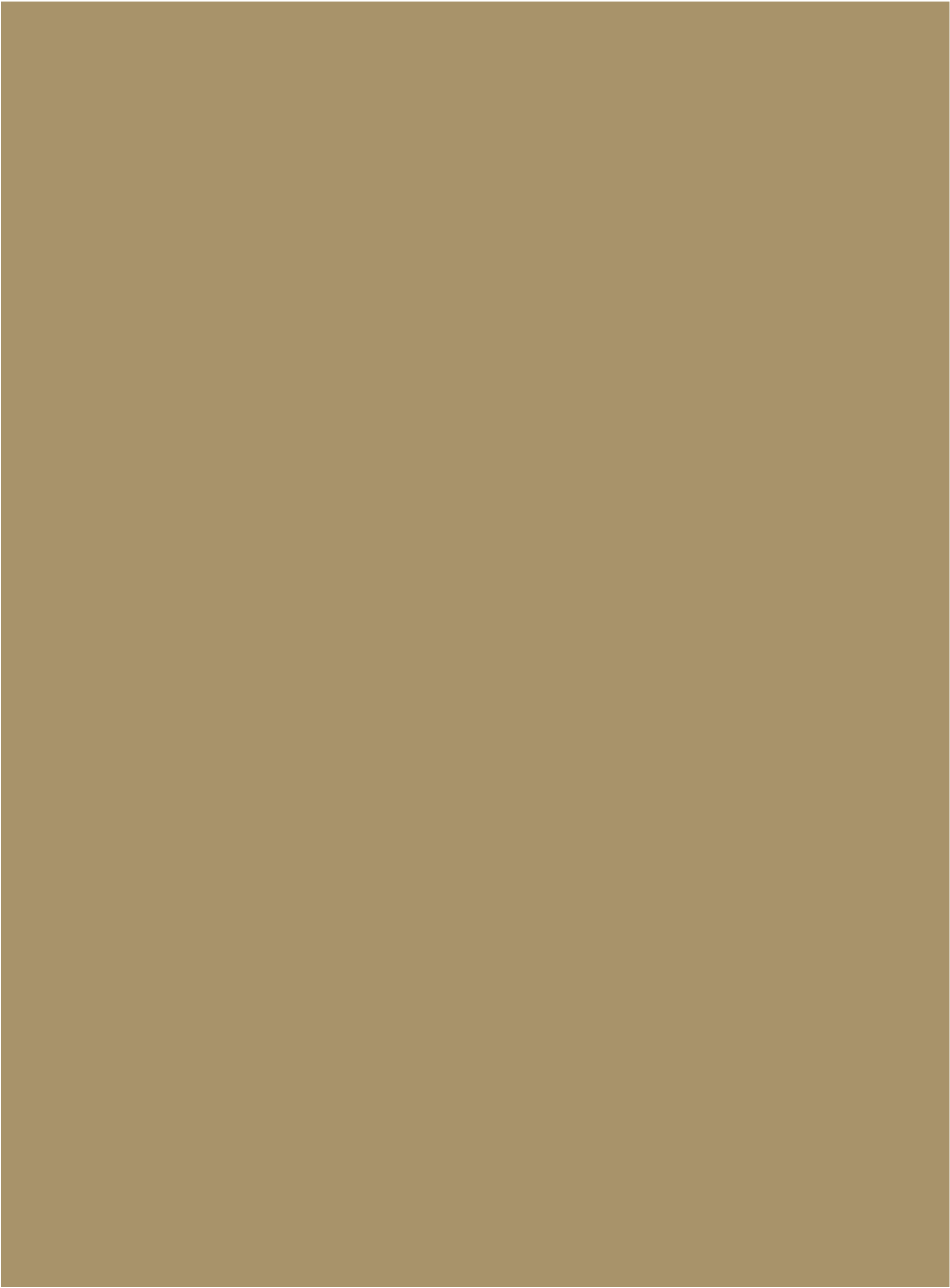
within the Aristo Developers Group of Companies

12,000



ROYAL RESIDENCES







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