Zephyros Village 3

RESIDENCES

MODERN COASTAL VILLAS
AND APARTMENTS

WHERE THE MEDITERRANEAN
REVOLVES AROUND YOU

COASTAL LIFESTYLE

WHERE THE MEDITERRANEAN REVOLVES AROUND YOU

AN ISLAND

STEEPED IN CULTURAL HISTORY

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, it'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.

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 1hour 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

THE BIRTHPLACE OF APHRODITE

THE GODDESS APHRODITE

Aphrodite was the Greek goddess of love, desire and beauty. According to legend, Aphrodite was born on the island of Cyprus. Captivated by the island's natural beauty, the goddess arose from the waves and the foaming sea at "Petra tou Romiou" - a strikingly beautiful spot off the west coast of Pafos. Today, the location has become a renowned tourist attraction, and lies adjacent to the Venus Rock Golf Resort - the largest, golf-integrated spa resort in the south eastern Mediterranean.

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 ZEPHYROS VILLAGE 3.

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

Zephyros Village 3

RESIDENCES

MODERN COASTAL VILLAS
AND APARTMENTS

ZEPHYROS VILLAGE 3

PROJECT SUMMARY

Zephyros Village 3 is charmingly located in the lovely village of Mandria, within walking distance to the nearby beach. The project is located a few kilometers from the Pafos International Airport, 10 km from Pafos Town and 3 km from the Venus Rock Golf Resort. A privileged development, Zephyros Village 3 offers spectacular views of the surrounding countryside and the Mediterranean coast. The project comprises detached villas of 3 and 4 bedrooms with private swimming pools, as well as 2 bedroom apartments with spacious, private gardens for the ground floor units. The development is complimented by spacious interiors and exteriors, ample parking and abundant greenery adjacent to the development.

Zephyros Village 3 is close to all major roads and highways, and is located within a short driving distance to amenities and places of interest such as “Petra tou Romiou”- the birthplace of Aphrodite, international 18-hole championship golf courses, five star resorts, public and private schools, shopping centres, and the traditional villages of Kouklia and Anarita.

The village of Mandria offers a great choice of taverns and pubs, including all amenities and services. Famous for its peanut plantations, Mandria also plays host to the annual peanut festival in the autumn.

Zephyros Village 3 is a prime development in an exclusive setting. Its superb location is a haven for those seeking a peaceful and relaxed lifestyle - a stone's throw away from the turquoise waters of the Mediterranean.

COASTAL LIFESTYLE

A HOME THAT'S CLOSE TO THE BEACH

CLOSE PROXIMITY

ZEPHYROS VILLAGE 3 IS CLOSE TO THE VENUSROCK GOLF RESORT

5 MINUTES

WALKING DISTANCES

ZEPHYROS VILLAGE 3 IS CLOSE TO SHOPS, CAFES AND RESTAURANTS

IDEAL LOCATION

ZEPHYROS VILLAGE 3 IS A SHORT DRIVE TO THE PAFOS PROMENADE AND HARBOUR

CENTRAL LOCATION |

TRAVEL TIMES (BY CAR) FROM ZEPHYROS VILLAGE 3

1	ZEPHYROS VILLAGE 3	-
2	KINGS AVENUE MALL	15 minutes
3	PAFOS HARBOUR	20 minutes
4	TOMBS OF THE KINGS	25 minutes
5	PAFOS GENERAL HOSPITAL	15 minutes
6	INTERNATIONAL SCHOOL OF PAPHOS	18 minutes
7	HIGHWAY	2 minutes
8	MANDRIA MUNICIPAL BEACH	2 minutes
9	PAFOS INTERNATIONAL AIRPORT	5 minutes
10	VENUS ROCK GOLF RESORT	5 minutes

Zephyros Village 3
RESIDENCES

QUALITY RESIDENCES

SPACIOUS AND COMFORTABLE

LUXURY FINISHES

QUALITY SPECIFICATIONS

THERMAL INSULATION

LOW ENERGY CONSUMPTION

KEEPING YOUR FAMILY
COOL IN THE SUMMER AND
WARM IN THE WINTER

The finishes and fixtures of the apartments at ZEPHYROS VILLAGE 3 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.

- Private swimming pools for the villas
- Pergolas as indicated on the drawings
- Large car parking ports
- Automatic entrance gate for controlled access to the project
- High quality veneered kitchen cabinet doors and wardrobe doors
- High quality sanitary ware, mixers and shower screens
- Natural Granite OR Synthetic Granite kitchen and vanity units tops
- High quality ceramic Flooring (laminate parquet is optional)
- Pressurized water system
- Double glazed windows
- Thermal Insulation
- Provision for a/c split units in all rooms
- Provision for TV, telephone, internet
- Provision for satellite system
- Provision for wireless security system

ZEPHYROS VILLAGE 3

MODERN COASTAL VILLAS AND APARTMENTS / SUMMARY

PROPERTIES SUITABLE FOR
PERMANENT RESIDENCY
AND **EU CITIZENSHIP**

NUMBER OF RESIDENCES (PHASE A)	40
NUMBER OF VILLAS	32
NUMBER OF APARTMENTS	8
BEDROOMS	2,3 AND 4
TOTAL AREAS (COVERED + COMMON)	84.58 m^2 - 176.04 m^2

Zephyros Village 3
RESIDENCES

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.

Zephyros Village 3

RESIDENCES

Zephyros Village 3

RESIDENCES

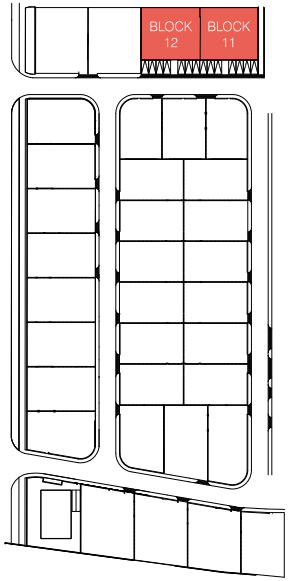
MASTER PLAN

BLOCK 11 AND 12 | 2 BEDROOM APARTMENTS

Zephyros Village 3
RESIDENCES

BLOCK 11 AND 12 | 2 BEDROOM APARTMENTS

BLOCK NO.	APT. NO.	YARD M²	UNCOVERED PARKING NO.	COVERED AREA M²	COVERED VERANDAH M²	TOTAL COVERED M²	TOTAL COVERED & COMMON M²
BLOCK 11	No 21	95.84	11	73.70	10.88	84.58	93.33
	No 22	37.22	10	73.70	10.88	84.58	93.33
	No 121	N/A	12	73.70	10.88	84.58	93.33
	No 122	N/A	9	73.70	10.88	84.58	93.33
BLOCK 12	No 23	36.75	5	73.70	10.88	84.58	93.33
	No 24	89.02	4	73.70	10.88	84.58	93.33
	No 123	N/A	6	73.70	10.88	84.58	93.33
	No 124	N/A	3	73.70	10.88	84.58	93.33



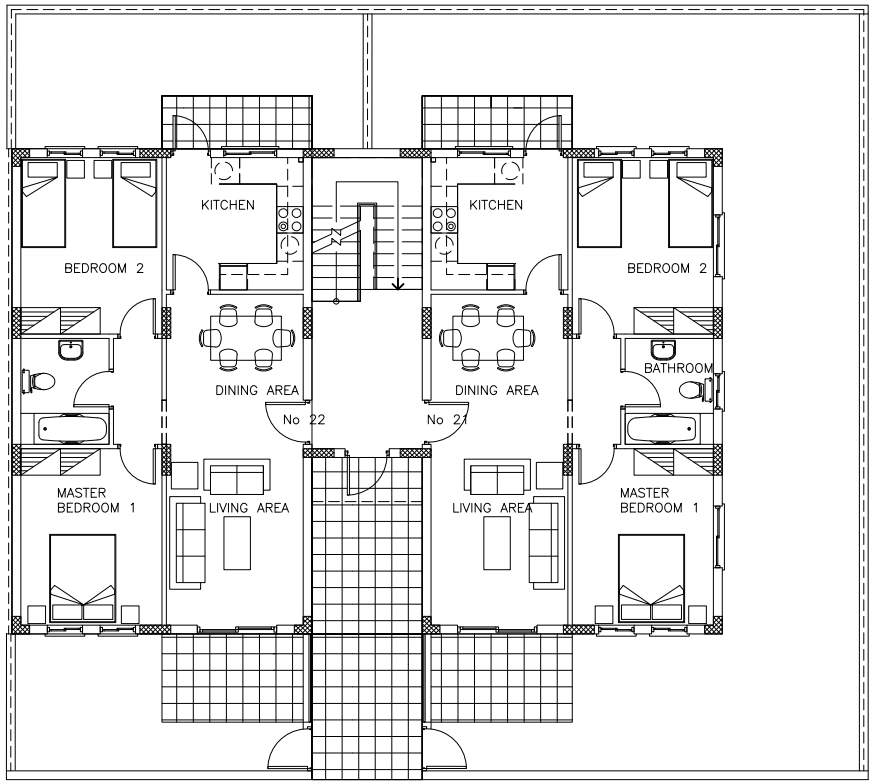
BLOCK 11 AND 12 | 2 BEDROOM APARTMENTS

Zephyros Village 3
RESIDENCES

GROUND FLOOR PLAN

Block 11 / 22
Block 12 / 24

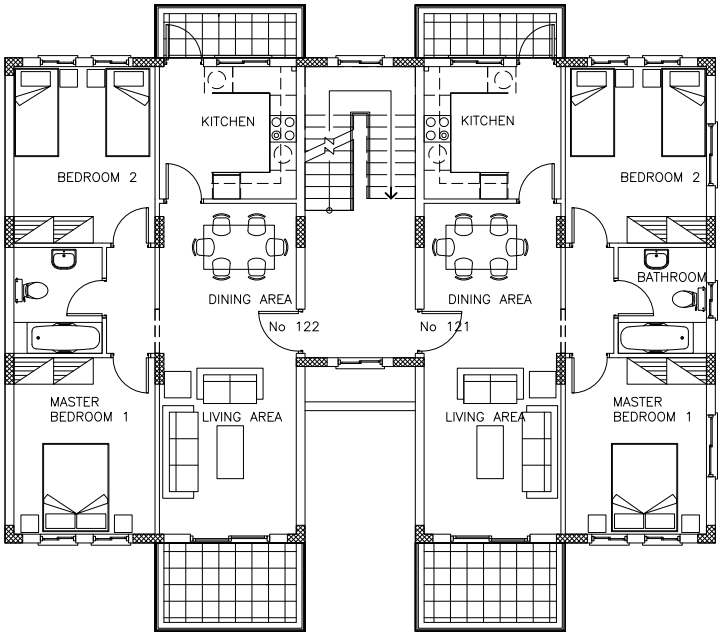
Block 11 / 21
Block 12 / 23



FIRST FLOOR PLAN

Block 11 / 122
Block 12 / 124

Block 11 / 121
Block 12 / 123

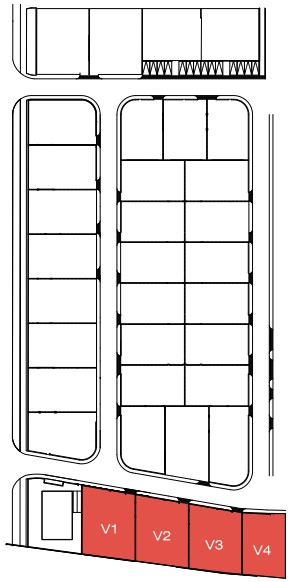


VILLAS 1,2,3 AND 4 (AMALTHEIA) | 4 BEDROOM VILLAS

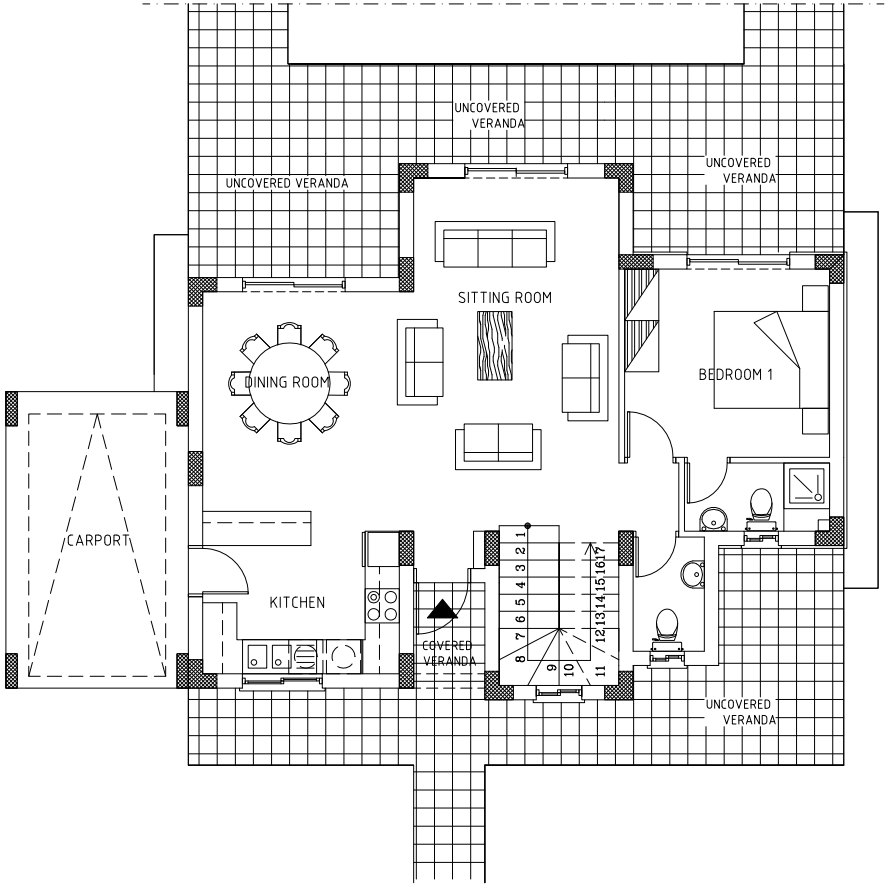
Zephyros Village 3
RESIDENCES

COVERED AREAS

VILLA NO	BEDROOMS	CARPORT AREA M²	COVERED AREA M²	COVERED VERANDA M²	UNCOVERED VERANDA M²	PLOT AREA M²	TOTAL COVERED M²
VILLA 1	4	16.64	156.96	2.22	66.01	392.14	175.82
VILLA 2	4	16.64	156.96	2.22	66.01	382.05	175.82
VILLA 3	4	16.64	156.96	2.22	66.01	369.31	175.82
VILLA 4	4	16.64	156.96	2.22	66.01	362.70	175.82



GROUND FLOOR PLAN



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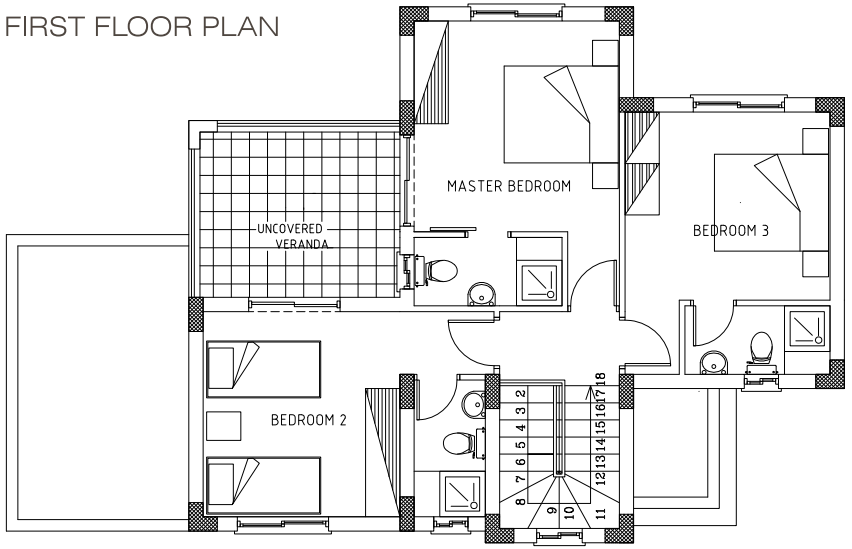
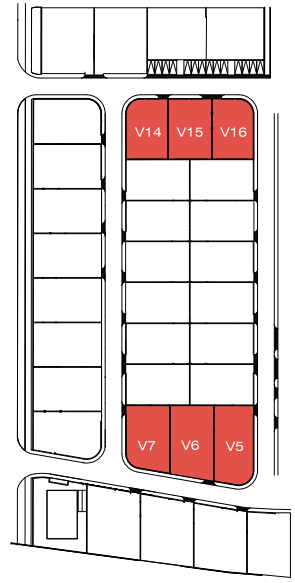


VILLAS 5,6,7,14,15, AND 16 (ARCHIPELAGO) | 3 BEDROOM VILLAS

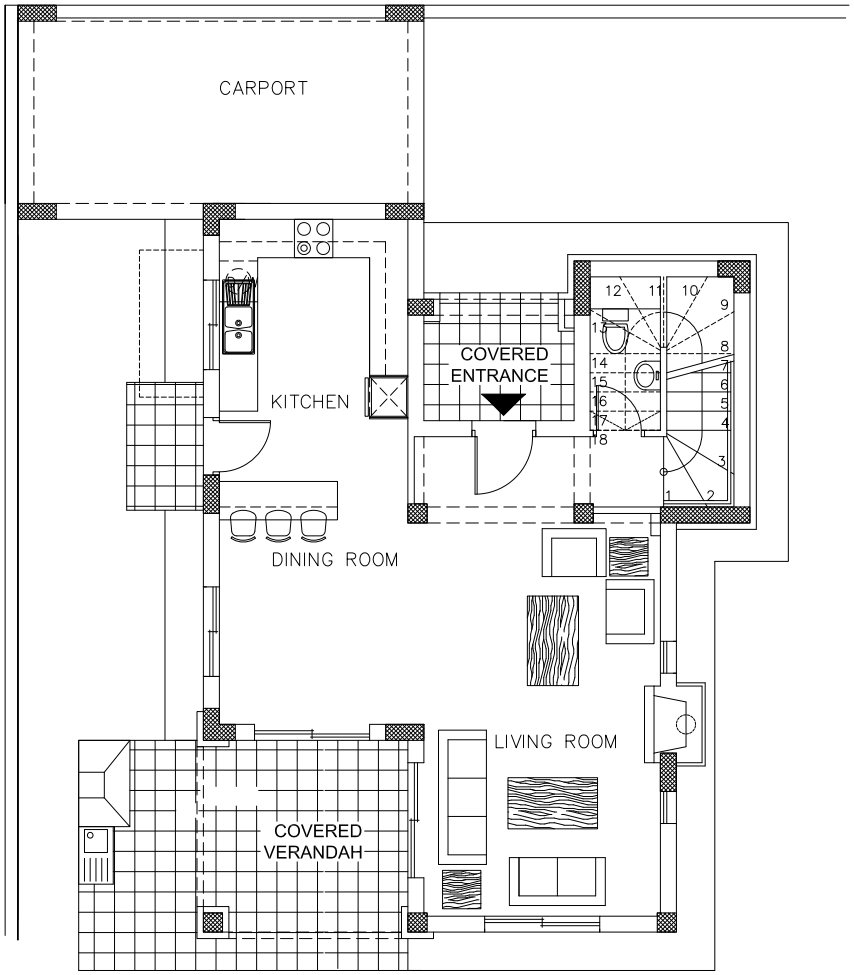
Zephyros Village 3
RESIDENCES

COVERED AREAS

VILLA NO	BEDROOMS	CARPORT AREA M²	COVERED AREA M²	COVERED VERANDA M²	UNCOVERED VERANDA M²	PLOT AREA M²	TOTAL COVERED M²
VILLA 5	3	20.91	137.72	17.41	22.51	334.59	176.04
VILLA 6	3	17.36	137.72	17.41	20.92	342.33	172.49
VILLA 7	3	20.91	137.72	17.41	23.25	307.00	176.04
VILLA 14	3	17.36	137.72	17.41	20.52	273.31	172.49
VILLA 15	3	17.36	137.72	17.41	20.57	287.91	172.49
VILLA 16	3	17.36	137.72	17.41	20.57	269.78	172.49



GROUND FLOOR PLAN



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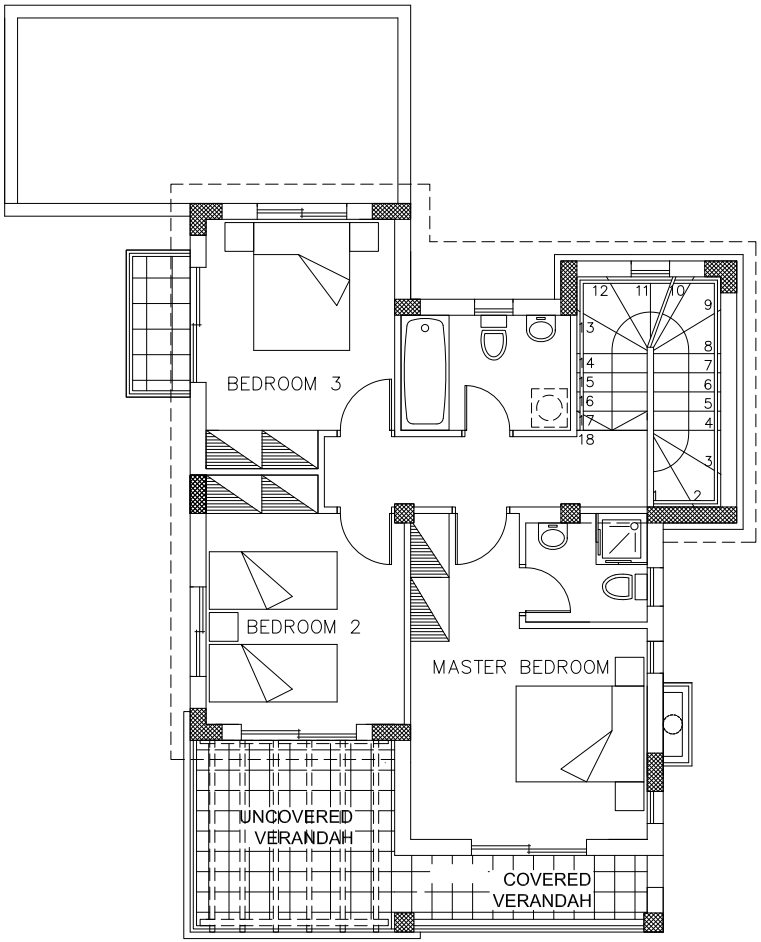
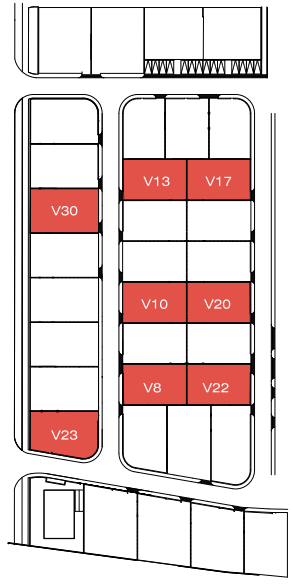


VILLAS 8,10,13,17,20,22,23 AND 30 (ORPHEUS) | 3 BEDROOM VILLAS

Zephyros Village 3
RESIDENCES

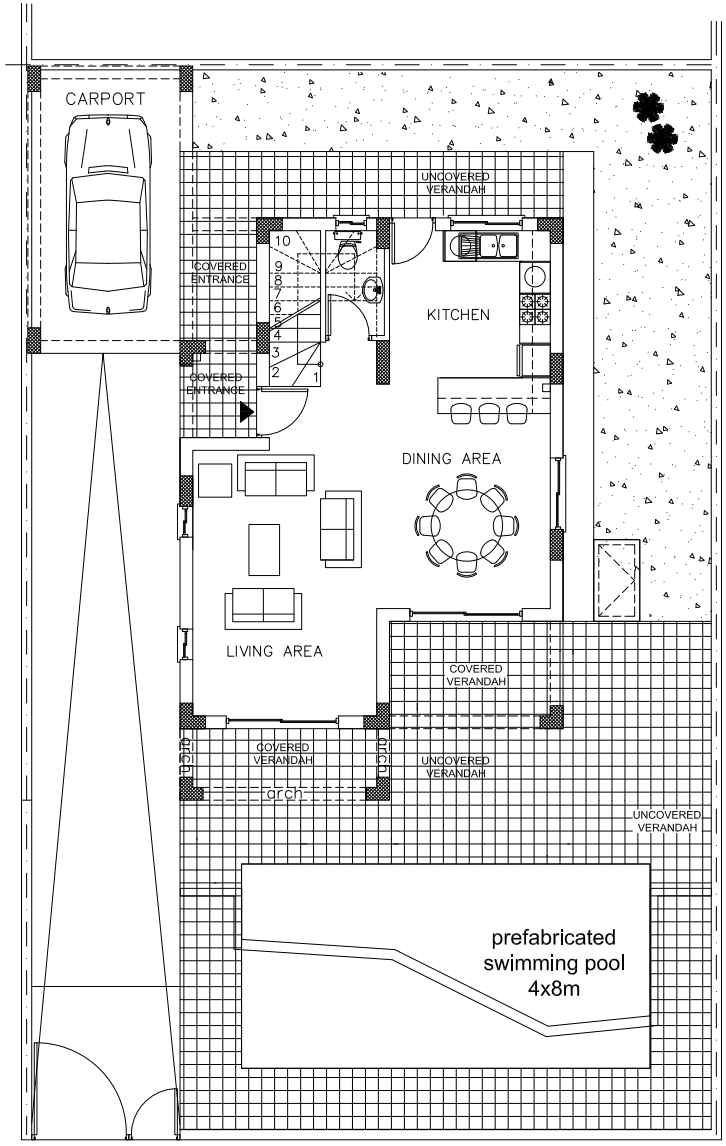
COVERED AREAS

VILLA NO	BEDROOMS	CARPORT AREA M²	COVERED AREA M²	COVERED VERANDA M²	UNCOVERED VERANDA M²	PLOT AREA M²	TOTAL COVERED M²
VILLA 8	3	17.49	131.01	25.07	23.91	284.25	173.57
VILLA 10	3	18.01	131.01	25.07	19.85	284.25	174.09
VILLA 13	3	18.01	131.01	25.07	19.85	284.25	174.09
VILLA 17	3	18.01	131.01	25.07	19.85	284.25	174.09
VILLA 20	3	18.01	131.01	25.07	19.85	284.25	174.09
VILLA 22	3	17.49	131.01	25.07	23.91	284.25	173.57
VILLA 23	3	17.83	131.01	21.47	24.18	330.85	170.31
VILLA 30	3	23.70	131.01	21.47	27.52	329.60	176.18



VILLAS 8,10,13,17,20,22,23 AND 30 (ORPHEUS) | 3 BEDROOM VILLAS

GROUND FLOOR PLAN



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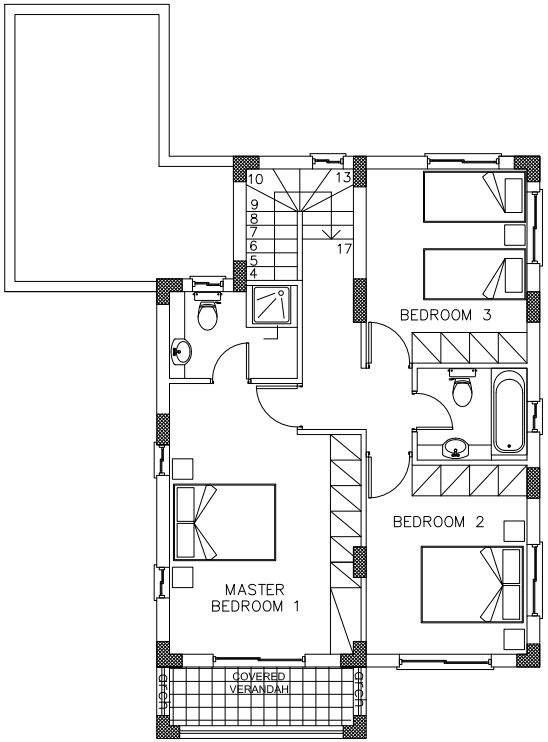
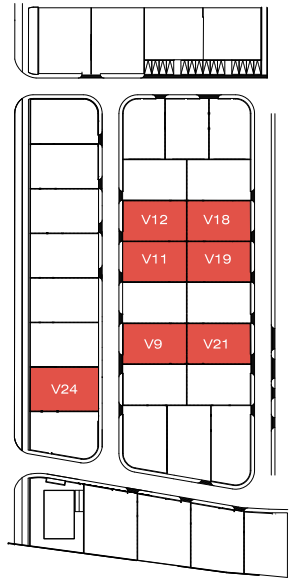


VILLAS 9,11,12,18,19,21 AND 24 (ARETOUSA) | 3 BEDROOM VILLAS

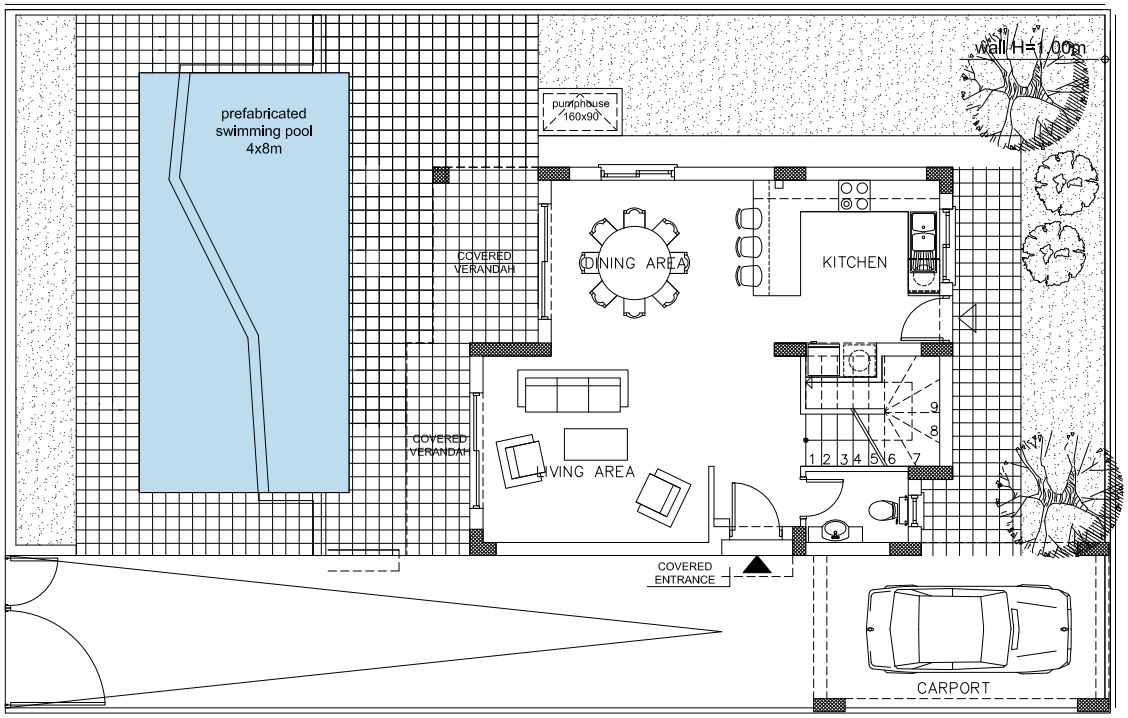
Zephyros Village 3
RESIDENCES

COVERED AREAS

VILLA NO	BEDROOMS	CARPORT AREA M²	COVERED AREA M²	COVERED VERANDA M²	UNCOVERED VERANDA M²	PLOT AREA M²	TOTAL COVERED M²
VILLA 9	3	17.63	129.01	17.20	18.95	282.07	163.84
VILLA 11	3	19.57	129.01	17.20	18.95	282.07	165.78
VILLA 12	3	19.57	129.01	17.20	18.95	282.07	165.78
VILLA 18	3	19.57	129.01	17.20	18.95	282.07	165.78
VILLA 19	3	19.57	129.01	17.20	18.95	282.07	165.78
VILLA 21	3	17.63	129.00	17.20	18.95	282.07	163.84
VILLA 24	3	22.47	138.69	17.20	22.09	329.38	178.76



GROUND FLOOR PLAN



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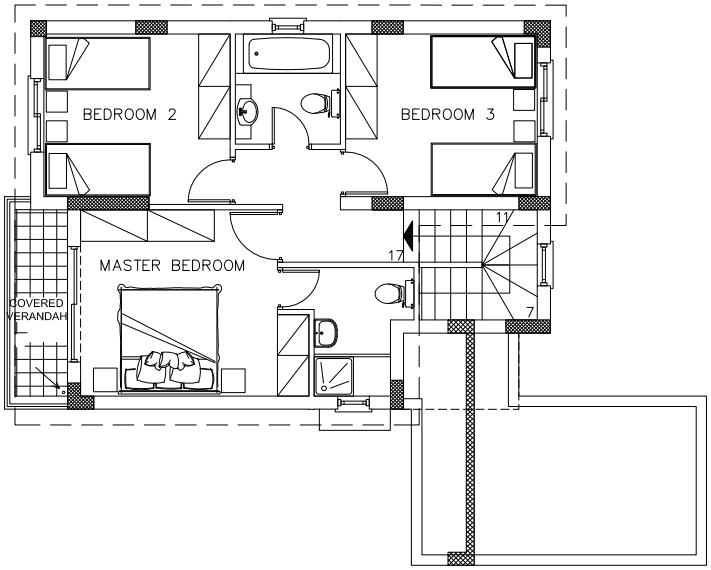
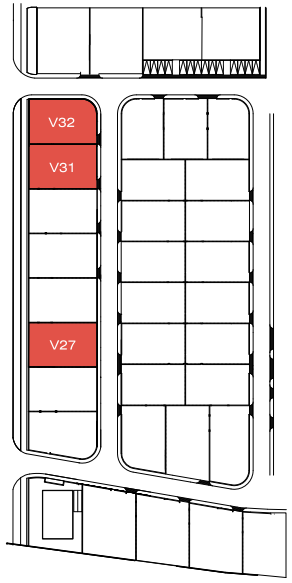


VILLAS 27,31 AND 32 (NEREID) | 3 BEDROOM VILLAS

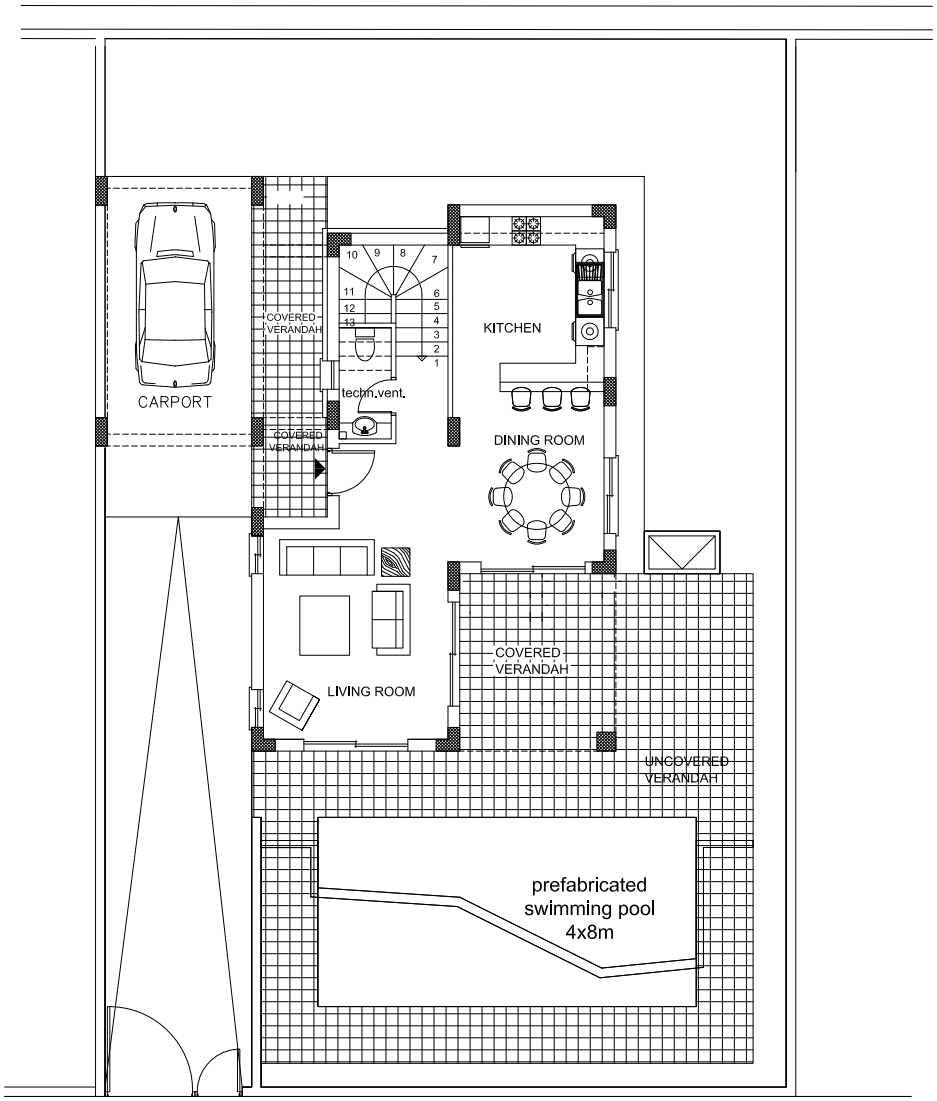
Zephyros Village 3
RESIDENCES

COVERED AREAS

VILLA NO	BEDROOMS	CARPORT AREA M²	COVERED AREA M²	COVERED VERANDA M²	UNCOVERED VERANDA M²	PLOT AREA M²	TOTAL COVERED M²
VILLA 27	3	19.90	132.30	15.73	29.33	329.44	167.93
VILLA 31	3	19.90	132.30	15.73	29.33	329.99	167.93
VILLA 32	3	17.61	132.30	15.73	29.33	331.72	165.64



GROUND FLOOR PLAN



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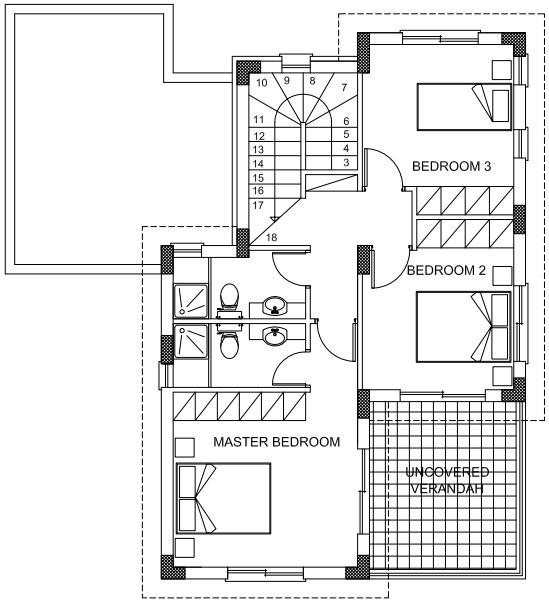
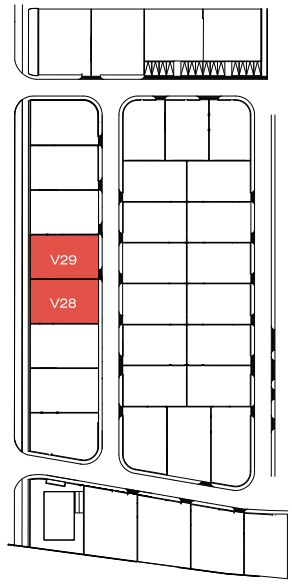


VILLAS 28 AND 29 (GERANIUM) | 3 BEDROOM VILLAS

Zephyros Village 3
RESIDENCES

COVERED AREAS

VILLA NO	BEDROOMS	CARPORT AREA M²	COVERED AREA M²	COVERED VERANDA M²	UNCOVERED VERANDA M²	PLOT AREA M²	TOTAL COVERED M²
VILLA 28	3	16.21	138.79	17.54	33.64	329.94	172.54
VILLA 29	3	16.21	138.79	18.66	33.64	329.21	172.54



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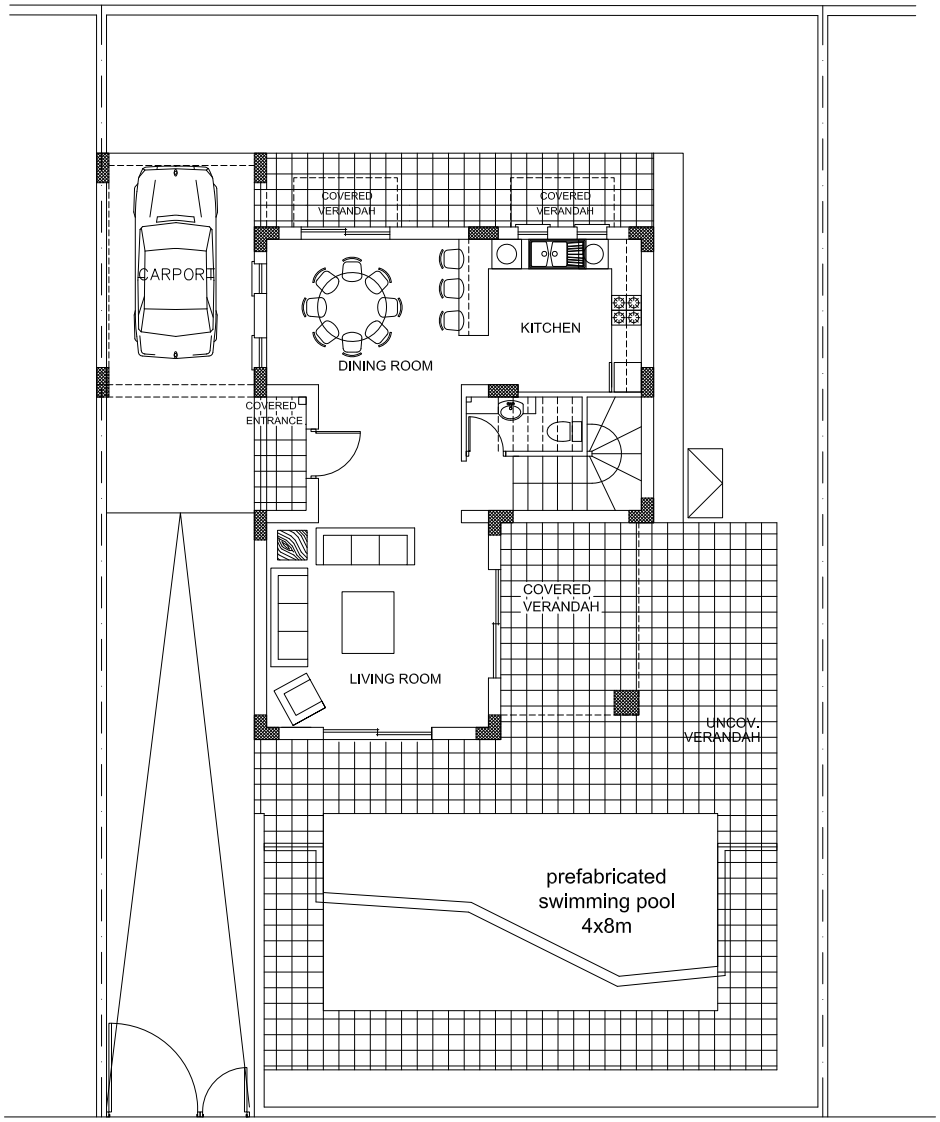

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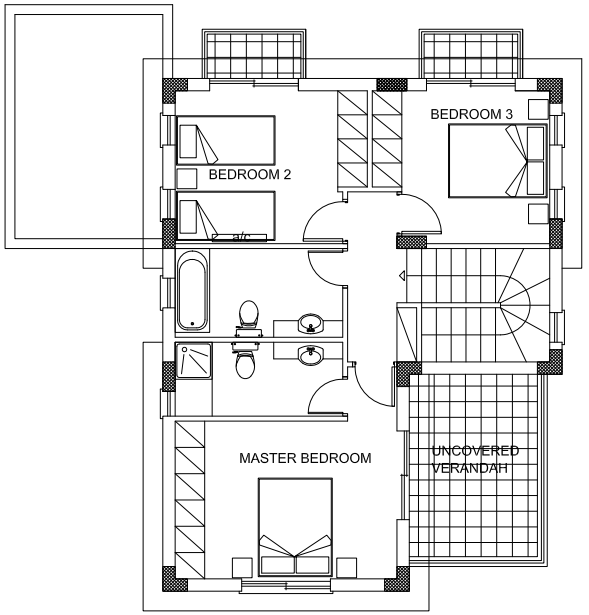

VENUS ROCK GOLF RESORT

ZEPHYROS VILLAGE 3 IS 5 MINUTES FROM THE LARGEST GOLF-INTEGRATED SPA RESORT IN SOUTH EASTERN EUROPE

THE VENUS ROCK GOLF RESORT
IS EXCLUSIVELY OWNED AND MANAGED
BY ARISTO DEVELOPERS

QUALITY EDUCATION

ZEPHYROS VILLAGE 3 IS 18 MINUTES FROM THE PRIVATE INTERNATIONAL SCHOOL OF PAPHOS

AFFILIATED WITH CAMBRIDGE UNIVERSITY, UK

FOUNDED BY ARISTO DEVELOPERS

ALL AND MORE

ZEPHYROS VILLAGE 3 IS 15 MINUTES FROM THE KINGS AVENUE MALL

THE MOST CONTEMPORARY
SHOPPING MALL IN CYPRUS

INTERNATIONAL BRANDS, RETAILERS, HIGH FASHION BOUTIQUES,
RESTAURANTS AND CAFES, CINEMAS, CHILDREN'S ENTERTAINMENT

CONSTRUCTED AND JOINTLY-OWNED BY ARISTO DEVELOPERS

BLOCK 11 AND 12 | 2 BEDROOM APARTMENTS

BLOCK 11 AND 12 | 2 BEDROOM APARTMENTS

BLOCK NO.	APT. NO.	YARD M²	UNCOVERED PARKING NO.	COVERED AREA M²	COVERED VERANDAH M²	TOTAL COVERED M²	TOTAL COVERED & COMMON M²
BLOCK 11	No 21	95.84	11	73.70	10.88	84.58	93.33
	No 22	37.22	10	73.70	10.88	84.58	93.33
	No 121	N/A	12	73.70	10.88	84.58	93.33
	No 122	N/A	9	73.70	10.88	84.58	93.33
BLOCK 12	No 23	36.75	5	73.70	10.88	84.58	93.33
	No 24	89.02	4	73.70	10.88	84.58	93.33
	No 123	N/A	6	73.70	10.88	84.58	93.33
	No 124	N/A	3	73.70	10.88	84.58	93.33

VILLAS 1,2,3 AND 4 (AMALTHEIA) | 4 BEDROOM VILLAS

COVERED AREAS

VILLA NO	BEDROOMS	CARPORT AREA M²	COVERED AREA M²	COVERED VERANDA M²	UNCOVERED VERANDA M²	PLOT AREA M²	TOTAL COVERED M²
VILLA 1	4	16.64	156.96	2.22	66.01	392.14	175.82
VILLA 2	4	16.64	156.96	2.22	66.01	382.05	175.82
VILLA 3	4	16.64	156.96	2.22	66.01	369.31	175.82
VILLA 4	4	16.64	156.96	2.22	66.01	362.70	175.82

VILLAS 5,6,7,14,15, AND 16 (ARCHIPELAGO) | 3 BEDROOM VILLAS

COVERED AREAS

VILLA NO	BEDROOMS	CARPORT AREA M²	COVERED AREA M²	COVERED VERANDA M²	UNCOVERED VERANDA M²	PLOT AREA M²	TOTAL COVERED M²
VILLA 5	3	20.91	137.72	17.41	22.51	334.59	176.04
VILLA 6	3	17.36	137.72	17.41	20.92	342.33	172.49
VILLA 7	3	20.91	137.72	17.41	23.25	307.00	176.04
VILLA 14	3	17.36	137.72	17.41	20.52	273.31	172.49
VILLA 15	3	17.36	137.72	17.41	20.57	287.91	172.49
VILLA 16	3	17.36	137.72	17.41	20.57	269.78	172.49

Zephyros Village 3
RESIDENCES

VILLAS 8,10,13,17,20,22,23 AND 30 (ORPHEUS) | 3 BEDROOM VILLAS

COVERED AREAS

VILLA NO	BEDROOMS	CARPORT AREA M²	COVERED AREA M²	COVERED VERANDA M²	UNCOVERED VERANDA M²	PLOT AREA M²	TOTAL COVERED M²
VILLA 8	3	17.49	131.01	25.07	23.91	284.25	173.57
VILLA 10	3	18.01	131.01	25.07	19.85	284.25	174.09
VILLA 13	3	18.01	131.01	25.07	19.85	284.25	174.09
VILLA 17	3	18.01	131.01	25.07	19.85	284.25	174.09
VILLA 20	3	18.01	131.01	25.07	19.85	284.25	174.09
VILLA 22	3	17.49	131.01	25.07	23.91	284.25	173.57
VILLA 23	3	17.83	131.01	21.47	24.18	330.85	170.31
VILLA 30	3	23.70	131.01	21.47	27.52	329.60	176.18

VILLAS 9,11,12,18,19,21 AND 24 (ARETOUSA) | 3 BEDROOM VILLAS

COVERED AREAS

VILLA NO	BEDROOMS	CARPORT AREA M²	COVERED AREA M²	COVERED VERANDA M²	UNCOVERED VERANDA M²	PLOT AREA M²	TOTAL COVERED M²
VILLA 9	3	17.63	129.01	17.20	18.95	282.07	163.84
VILLA 11	3	19.57	129.01	17.20	18.95	282.07	165.78
VILLA 12	3	19.57	129.01	17.20	18.95	282.07	165.78
VILLA 18	3	19.57	129.01	17.20	18.95	282.07	165.78
VILLA 19	3	19.57	129.01	17.20	18.95	282.07	165.78
VILLA 21	3	17.63	129.00	17.20	18.95	282.07	163.84
VILLA 24	3	22.47	138.69	17.20	22.09	329.38	178.76

VILLAS 27,31 AND 32 (NEREID) | 3 BEDROOM VILLAS

COVERED AREAS

VILLA NO	BEDROOMS	CARPORT AREA M²	COVERED AREA M²	COVERED VERANDA M²	UNCOVERED VERANDA M²	PLOT AREA M²	TOTAL COVERED M²
VILLA 27	3	19.90	132.30	15.73	29.33	329.44	167.93
VILLA 31	3	19.90	132.30	15.73	29.33	329.99	167.93
VILLA 32	3	17.61	132.30	15.73	29.33	331.72	165.64

VILLAS 28 AND 29 (GERANIUM) | 3 BEDROOM VILLAS

COVERED AREAS

VILLA NO	BEDROOMS	CARPORT AREA M²	COVERED AREA M²	COVERED VERANDA M²	UNCOVERED VERANDA M²	PLOT AREA M²	TOTAL COVERED M²
VILLA 28	3	16.21	138.79	17.54	33.64	329.94	172.54
VILLA 29	3	16.21	138.79	18.66	33.64	329.21	172.54

Zephyros Village 3

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