



AZALEA
VILLAS

LUXURY CITY HOMES


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AZALEA VILLAS

PROJECT SUMMARY

Located in the heart of Pafos Town, AZALEA VILLAS are set in a desirable central location, and 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.

Centrally located, AZALEA VILLAS is an impressive residential community that boasts a unique sense of luxury and an unparalleled location with charming views of Pafos Town and the Mediterranean.

The eight villas 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. AZALEA VILLAS offers potential buyers four and five bedroom villas with private swimming pools, crafted to the highest specifications, and using only the finest materials.

THE ISLAND CYPRUS

THE JEWEL OF THE MEDITERRANEAN

CAPITAL	NICOSIA
GOVERNMENT	PRESIDENTIAL REPUBLIC
AREA	9,251 km ²
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
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- 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



FINEST LOCATION

CENTRAL LOCATION

PAFOS PROMENADE AND SHOPS
← FAROS (LIGHTHOUSE)

MUNICIPAL BEACH

KINGS AVENUE MALL

TOMBS OF THE KINGS



TOWN SQUARE OLD MARKET

CENTRAL PARK

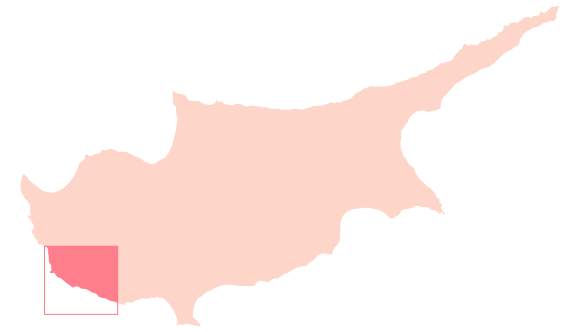
PAFOS TOWN CENTRE

MAIN SHOPPING STREET



CENTRAL LOCATION |

TRAVEL TIMES (BY CAR) FROM AZALEA VILLAS



1	AZALEA VILLAS	-
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 34.768490°

LONGITUDE 32.427630°



1 AZALEA VILLAS



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



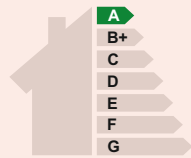
9 PAFOS INTERNATIONAL AIRPORT



10 VENUS ROCK GOLF RESORT

AZALEA VILLAS

LUXURY CITY HOMES / SUMMARY



Energy Efficiency
(A)

NUMBER OF RESIDENCES	8
NUMBER OF VILLA TYPES	3
BEDROOMS	4 and 5
PLOT SIZES (PER RESIDENCE)	532.44 m ² - 570.21 m ²
TOTAL COVERED AREAS (PER RESIDENCE)	394.50 m ² - 428.07 m ²



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.

The finishes and fixtures of the apartments at SKALI 20-27 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
- 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

MASTER PLAN |



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MASTER PLAN

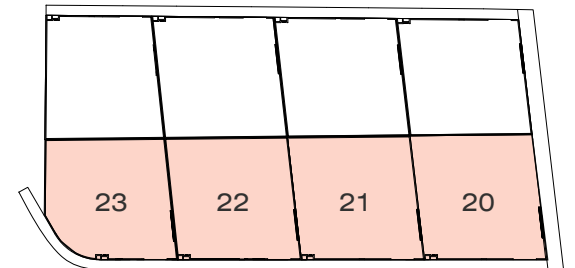


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VILLA TYPE A | 4 BEDROOMS



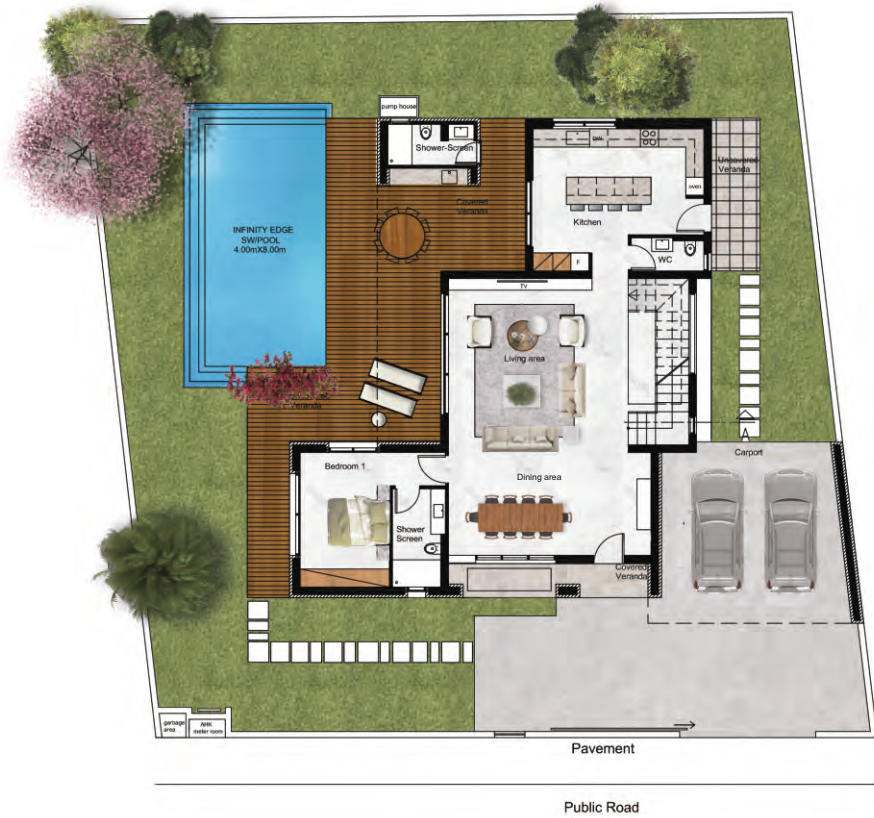
VILLA No.	BEDROOMS	PLOT AREA m ²	COV. AREA m ²	COV. VER. m ²	COV. ROOF GARDEN m ²	CARPORT	UNCOV. VER. m ²	UNCOV. ROOF GARDEN m ²	TOTAL COV. m ²
VILLA 20	4	570.21	254.07	64.61	38.62	38.54	57.17	52.90	395.84
VILLA 21	4	567.84	254.07	64.61	38.62	38.46	57.17	52.90	395.76
VILLA 22	4	564.08	254.07	64.61	38.62	38.14	57.17	52.90	395.44
VILLA 23	4	560.00	254.07	64.61	38.62	37.20	57.17	52.90	394.50



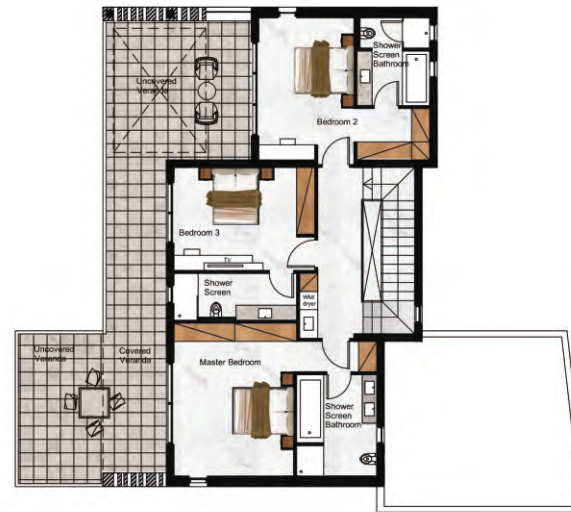
VILLA TYPE A | 4 BEDROOMS



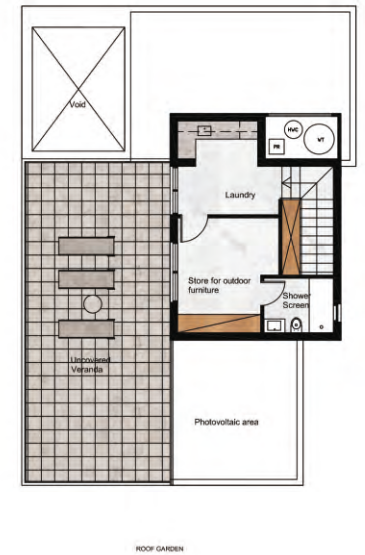
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GROUND FLOOR PLAN



FIRST FLOOR PLAN



ROOF GARDEN FLOOR PLAN

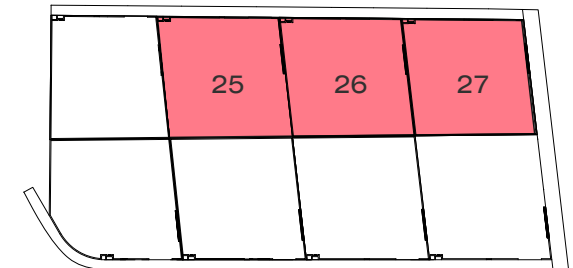
VILLA TYPE B | 5 BEDROOMS



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VILLA No.	BEDROOMS	PLOT AREA m ²	COV. AREA m ²	COV. VER. m ²	COV. ROOF GARDEN m ²	CARPORT	UNCOV. VER. m ²	UNCOV. ROOF GARDEN m ²	TOTAL COV. m ²
VILLA 25	5	555.50	288.10	64.84	36.65	38.48	55.36	81.69	428.07
VILLA 26	5	544.16	288.10	64.84	36.65	38.44	55.36	81.69	428.03
VILLA 27	5	532.44	288.10	64.84	36.65	38.44	55.36	81.69	428.03



VILLA TYPE B | 5 BEDROOMS



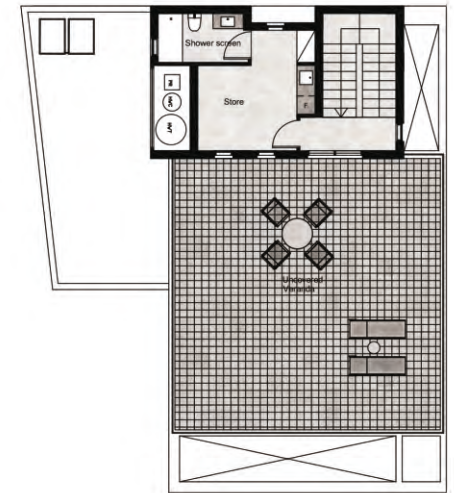
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GROUND FLOOR PLAN



FIRST FLOOR PLAN

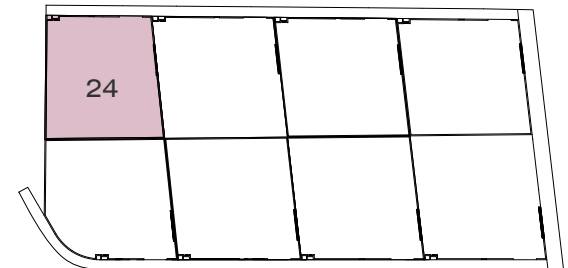


ROOF GARDEN FLOOR PLAN

VILLA TYPE C | 5 BEDROOMS



VILLA No.	BEDROOMS	PLOT AREA m ²	COV. AREA m ²	COV. VER. m ²	COV. ROOF GARDEN m ²	CARPORT	UNCOV. VER. m ²	UNCOV. ROOF GARDEN m ²	TOTAL COV. m ²
VILLA 24	5	565.00	294.17	56.12	25.75	37.38	38.12	109.30	413.42



VILLA TYPE C | 5 BEDROOMS



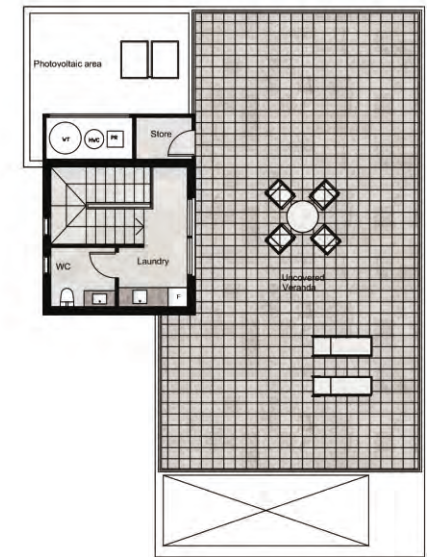
AZALEA
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GROUND FLOOR PLAN



FIRST FLOOR PLAN



ROOF GARDEN FLOOR PLAN