



ELITE RESIDENCES





DEFINED BY THEIR
UNIQUENESS
AND
SUPERIORITY

THE BIRTHPLACE OF A NEW LUXURY

The VENUS ROCK GOLF RESORT is set to become one of Europe's largest luxury beachfront residential developments. Home eventually to some 3,000 properties, the resort will create a vibrant, exclusive community that provides its residents with facilities and services second-to-none. The size of the breathtaking valley site ensures every property enjoys 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 will allow one to make the most of Cyprus' enviable climate.





CURRENT DEVELOPMENT

- Fully operational 18-hole championship golf course
- 300 metre driving range with grass tees, covered bays, practice greens, full size bunkers, golf simulator
- Clubhouse with restaurant, conference facilities, washing and change room facilities
- Fully stocked pro shop with staff
- Visitor's locker rooms / Cobra rental clubs / Trolleys and buggies for hire
- Full time PGA teaching professional
- Junior Golf Academy

FUTURE FACILITIES

- Boutique Hotel
- Beach Club
- Retail Concept
- Yacht Shelter with 120 berths
- Recreational Facilities:
 - Community Sports Centres
 - Tennis Courts
 - Basketball and Volleyball Courts
 - Football Field
 - Cycle Paths and Nature Trails
 - Club for children with playground



ELITE RESIDENCES





The ELITE RESIDENCES at the VENUS ROCK GOLF RESORT are designed to set a new precedent for luxury living in Cyprus. These state-of-the-art villas are defined by their unique and superior quality, offering sweeping views of the Secret Valley Golf Course and the alluring waters of the Mediterranean.

ELITE RESIDENCES

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
- 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
- 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.



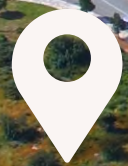


PAFOS2017
EUROPEAN CAPITAL OF CULTURE

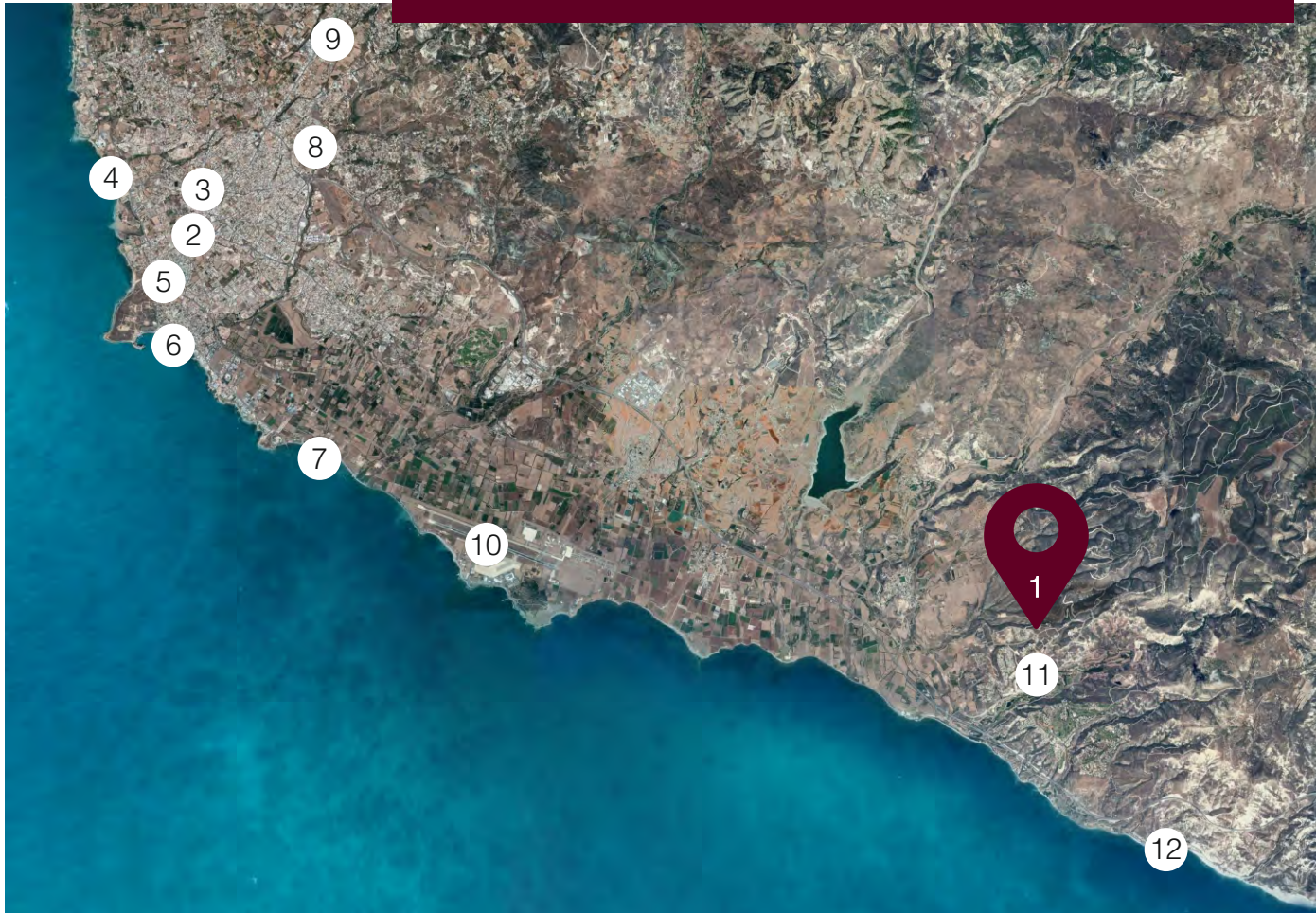


- Cultural Capital of Europe 2017
- Cosmopolitan lifestyle
- 340 days of sunshine
- Rich in culture and history
- English widely spoken
- Blue flag awarded beaches
- Safe and friendly environment
- Great nightlife
- Wide range of entertainment and outdoor excursions
- Short distances to amenities and 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

LOCATION



GOOGLE EARTH LOCATION: LATITUDE: 34°42'11.03"N LONGITUDE: 32°36'10.53"E



DRIVING TIME IN MINUTES FROM ELITE RESIDENCES
AT THE VENUS ROCK GOLF RESORT

ELITE RESIDENCES	0
PAFOS TOWN CENTRE	20
PAFOS OLD TOWN	20
TOMBS OF THE KINGS	27
KINGS AVENUE MALL	25
PAFOS HARBOUR	26
MUNICIPAL BEACH	26
PAFOS GENERAL HOSPITAL	18
INTERNATIONAL SCHOOL OF PAPHOS	20
PAFOS INTERNATIONAL AIRPORT	10
VENUS ROCK GOLF RESORT	0
BIRTHPLACE OF APHRODITE	5



1. ELITE RESIDENCES 2. PAFOS TOWN CENTRE 3. PAFOS OLD TOWN 4. TOMBS OF THE KINGS 5. KINGS AVENUE MALL 6. PAFOS HARBOUR

7. MUNICIPAL BEACH 8. PAFOS GENERAL HOSPITAL 9. INTERNATIONAL SCHOOL OF PAPHOS 10. PAFOS INT. AIRPORT 11. VENUS ROCK GOLF RESORT 12. BIRTHPLACE OF APHRODITE

ELITE RESIDENCES

MASTER PLAN



SOUTH VIEW

ELITE RESIDENCES reflects the creative vision of award-winning architects. A state-of-the-art, residential development which will afford its residents private swimming pools surrounded by wooden decking, large terraces, spacious interiors and highly-specified finishes. The ELITE RESIDENCES at the VENUS ROCK GOLF RESORT exudes a remarkable calm and peacefulness: a gentle and beautifully-designed transition between the 18-hole international championship golf course and the privacy of one's home.



VILLA
PLOT 307

VILLA
PLOT 308

VILLA
PLOT 309

VILLA
PLOT 310

VILLA
PLOT 311

VILLA
PLOT 312

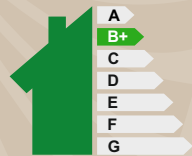


MEDITERRANEAN VIEWS



ELITE RESIDENCES

SUMMARY



Energy Efficiency
(B+)

VILLA TYPES	4
TOTAL NUMBER OF VILLAS	6
BEDROOMS	4
COVERED AREAS	265 m ² - 542 m ²
PLOT AREAS	1,077 m ² - 1,869 m ²

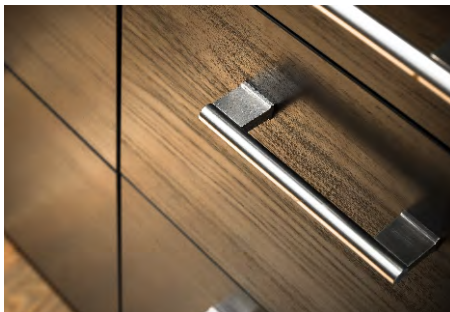
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NORTH EAST VIEW



WEST VIEW



THE FINISHES AND FIXTURES OF ELITE RESIDENCES HAVE BEEN CAREFULLY SELECTED BY A TEAM OF PROFESSIONAL INTERIOR DESIGNERS, REFLECTING ON THE HIGH CALIBRE AND QUALITY OF THE ARCHITECTURAL DESIGN.

- Up-to-date, high standard finishes and specifications
- Double glazing energy efficient windows and patio floor-to-ceiling sliding doors of latest technology aluminium sections
- Thermal insulation (Category A)
- Imported marble floor finishes in communal areas
- Highest quality floor ceramics / optional pre-varnished parquet floors
- Imported Italian sliding wardrobe doors
- Top quality Italian internal doors
- Bespoke Italian kitchens
- Granite or high quality kitchen worktops and vanity unit tops
- Superb range of kitchen appliances
- Finest bathroom fittings
- Quality sanitary ware
- Decor tiling in all bathroom areas
- Central VRV systems in all areas
- Under floor heating in all areas
- Intruder and fire alarm systems in all areas
- Front door videophones with colour monitors
- State-of-the-art central home automations systems

VILLA IN PLOT 307 (413)

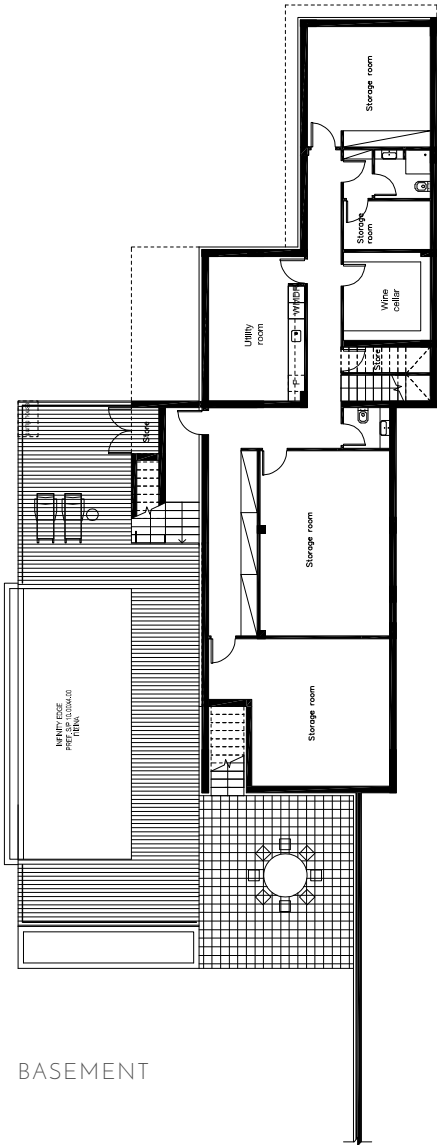
VILLA TYPE A



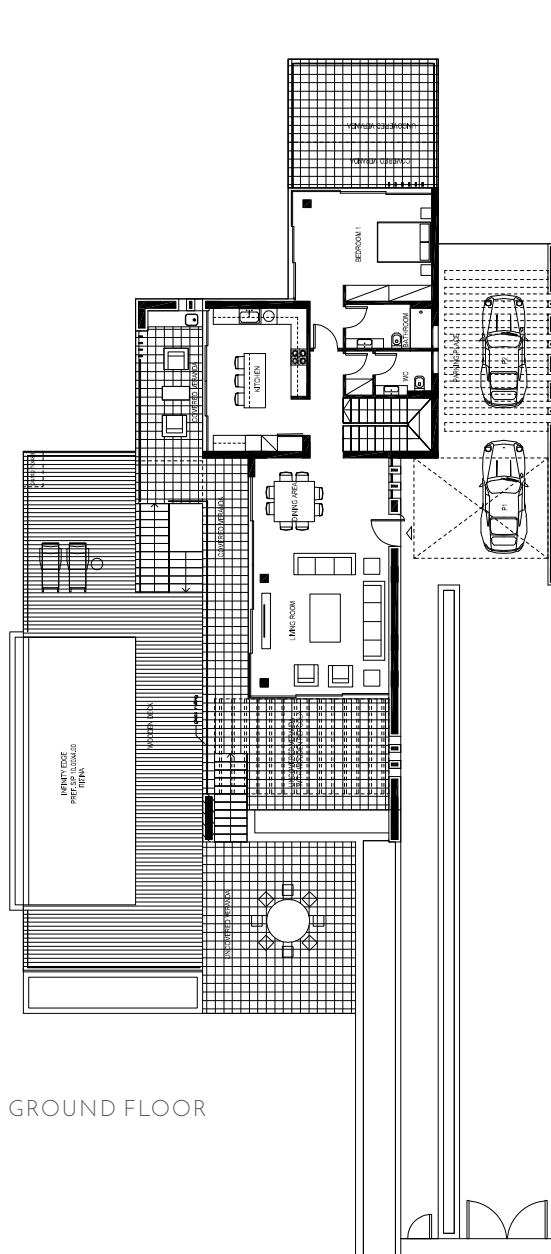
BEDROOMS	GROUND FLOOR (m ²)	FIRST FLOOR (m ²)	BASEMENT (m ²)	COVERED VERANDAS (m ²)	ROOF TERRACE BUILT AREA (m ²)	ROOF TERRACE COV. VERANDA (m ²)	TOTAL COVERED AREA (m ²)	UNCOVERED VERANDAS (m ²)	UNCOVERED ROOF TERRACE (m ²)	UNCOVERED PARKING (m ²)	PLOT / GARDEN (m ²)
4	126.90	104.67	207.54	64.13	30.00	9.50	542.74	208.58	66.00	55.30	1,869.73

VILLA IN PLOT 307 (413)

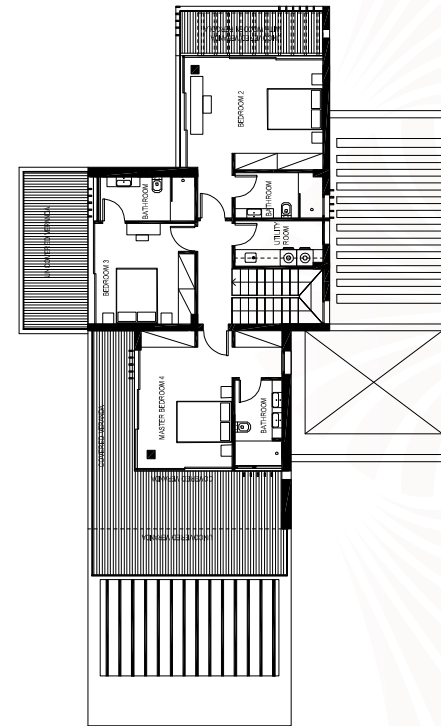
VILLA TYPE A



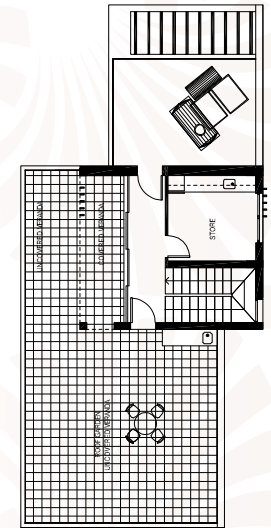
BASEMENT



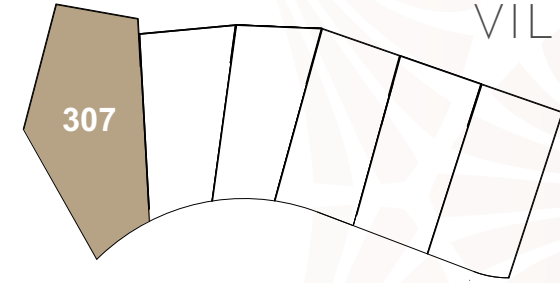
GROUND FLOOR



FIRST FLOOR



ROOF PLAN



VILLA IN PLOT 308 (414)

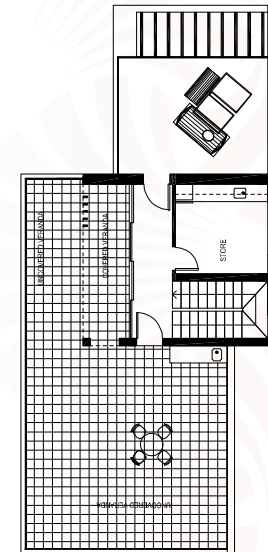
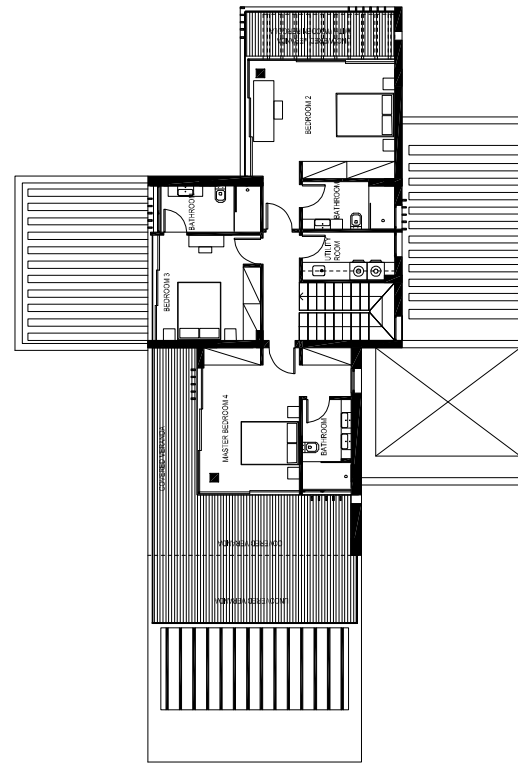
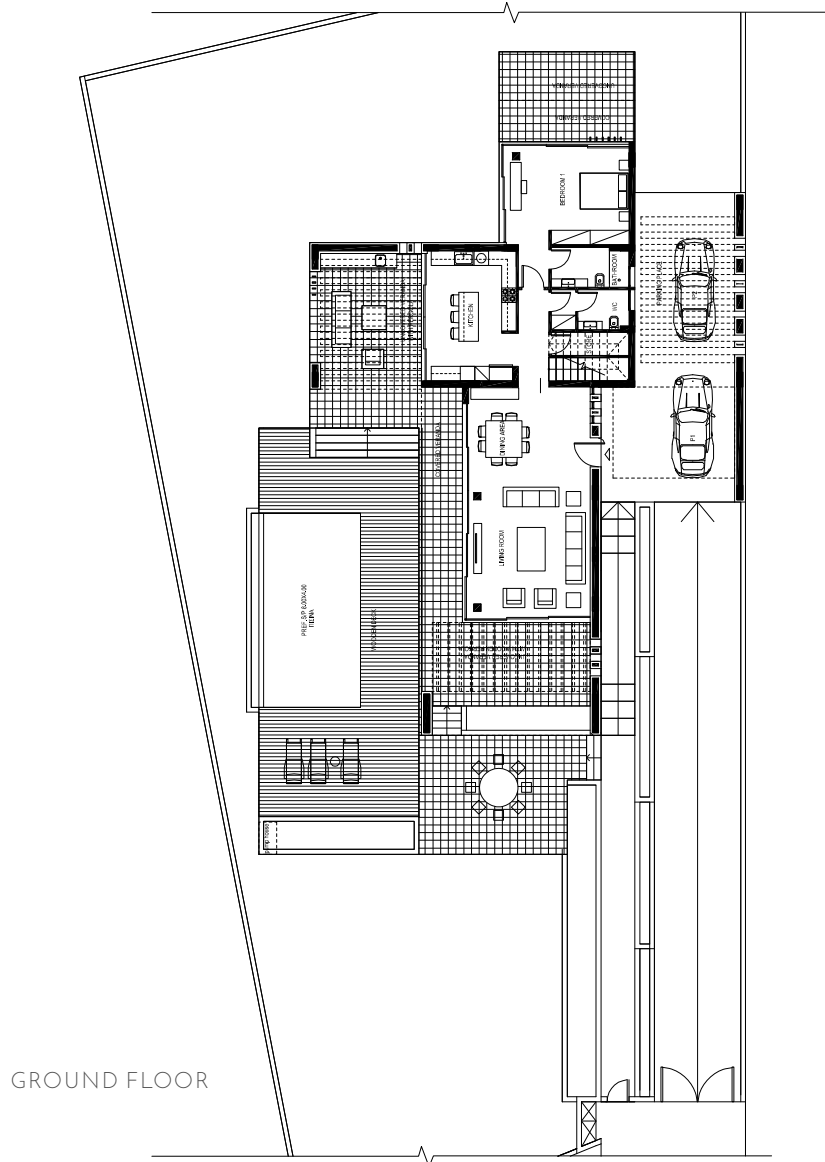
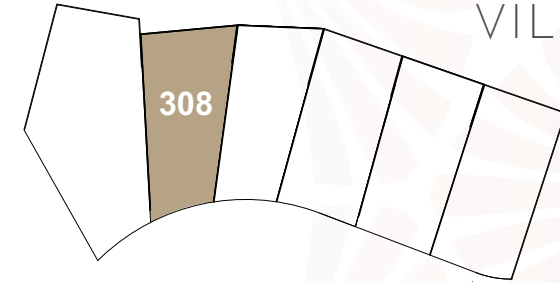
VILLA TYPE B



BEDROOMS	GROUND FLOOR (m ²)	FIRST FLOOR (m ²)	COVERED VERANDAS (m ²)	ROOF TERRACE BUILT AREA (m ²)	ROOF TERRACE COV. VERANDA (m ²)	TOTAL COVERED AREA (m ²)	UNCOVERED VERANDAS (m ²)	UNCOVERED ROOF TERRACE (m ²)	UNCOVERED PARKING (m ²)	PLOT / GARDEN (m ²)
4	130.88	104.67	50.25	30.00	9.50	325.30	229.68	66.00	58.00	1,195.00

VILLA IN PLOT 308 (414)

VILLA TYPE B



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VILLA IN PLOT 309 (415)

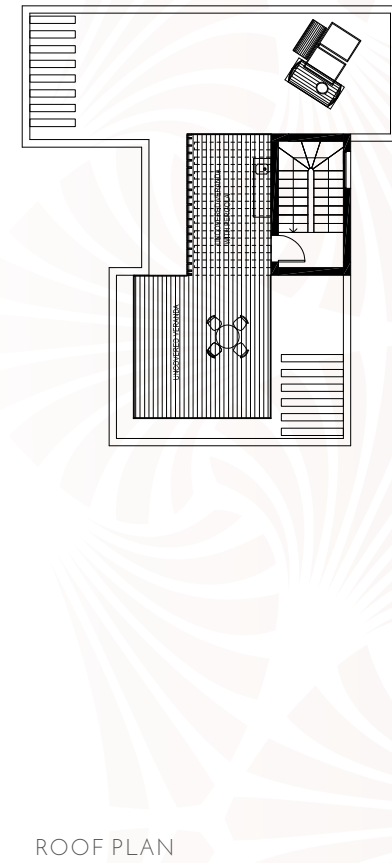
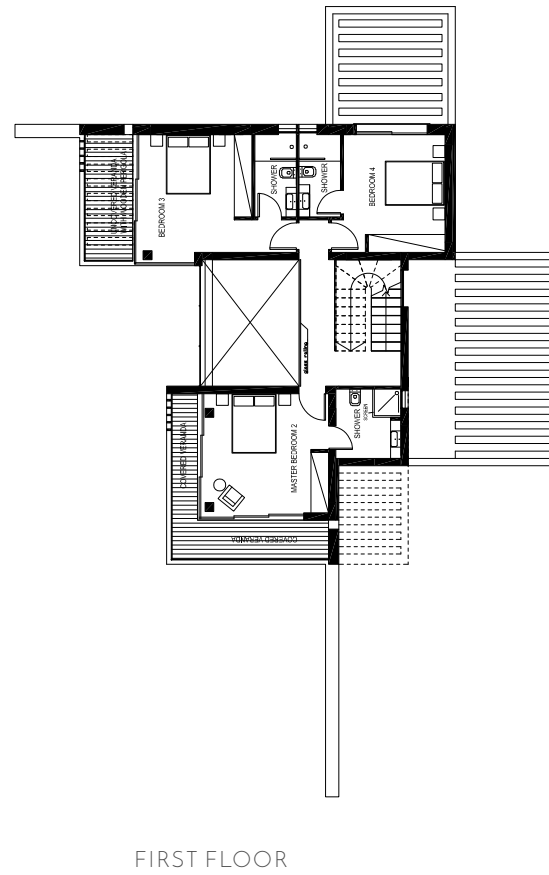
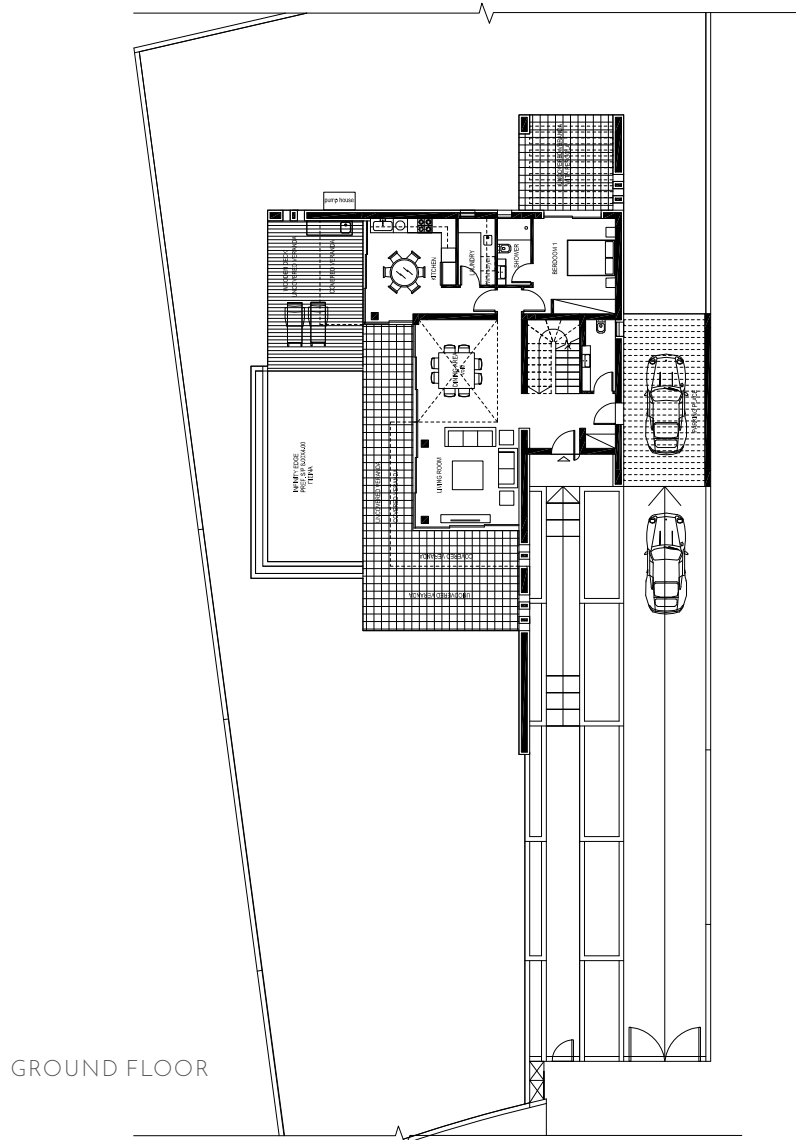
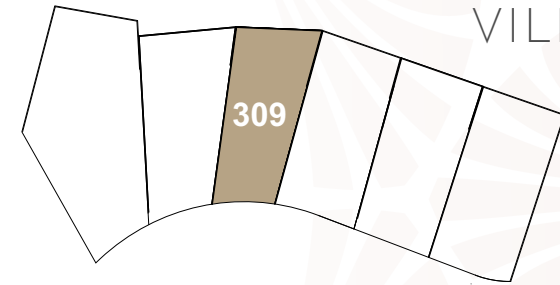
VILLA TYPE C



BEDROOMS	GROUND FLOOR (m ²)	FIRST FLOOR (m ²)	COVERED VERANDAS (m ²)	ROOF TERRACE BUILT AREA (m ²)	TOTAL COVERED AREA (m ²)	UNCOVERED VERANDAS (m ²)	UNCOVERED ROOF TERRACE (m ²)	UNCOVERED PARKING (m ²)	PLOT / GARDEN (m ²)
4	116.47	95.54	40.63	12.96	265.60	78.27	36.38	26.46	1,077.90

VILLA IN PLOT 309 (415)

VILLA TYPE C



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VILLA IN PLOT 310 (416)

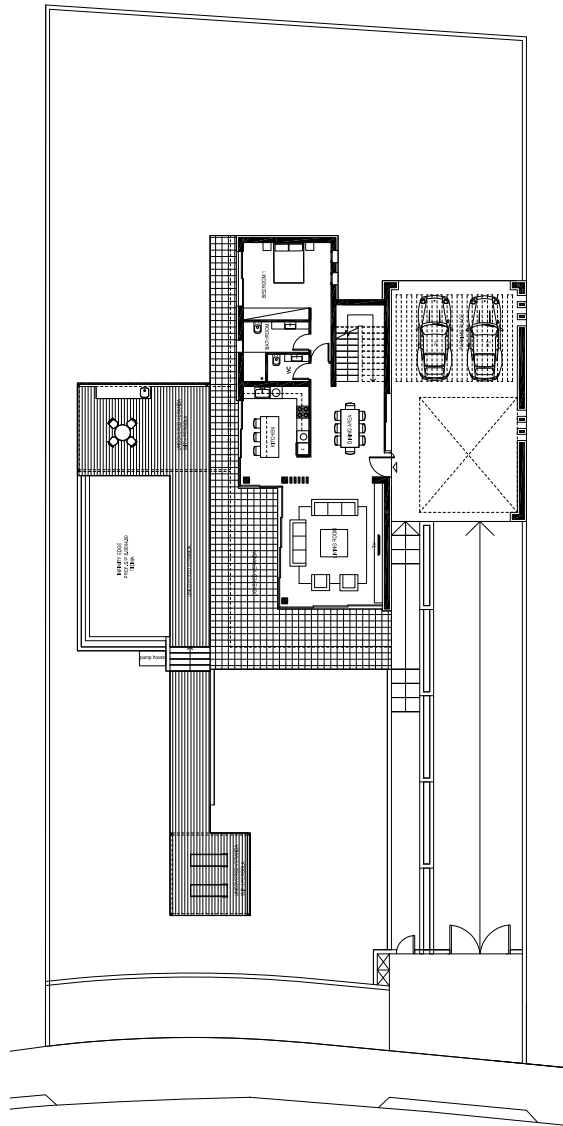
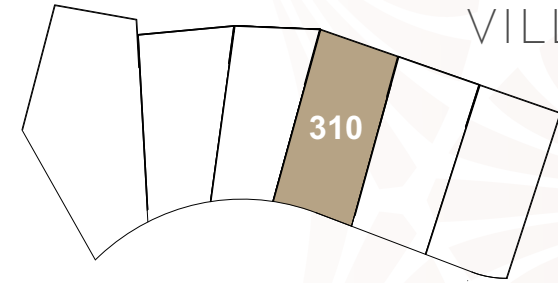
VILLA TYPE D



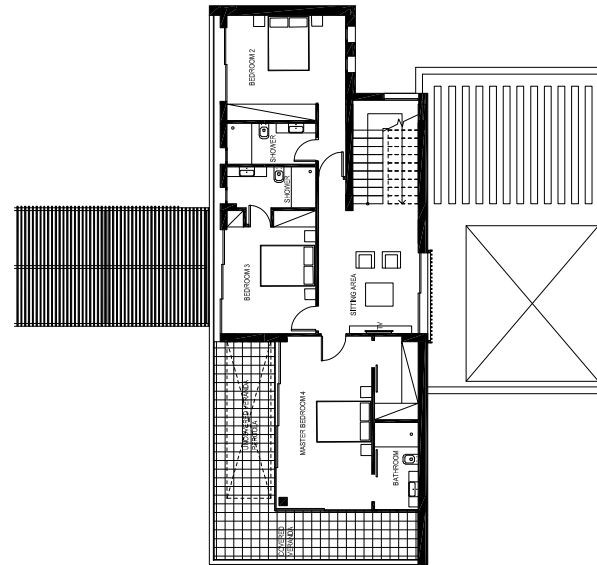
BEDROOMS	GROUND FLOOR (m ²)	FIRST FLOOR (m ²)	COVERED VERANDAS (m ²)	ROOF TERRACE BUILT AREA (m ²)	TOTAL COVERED AREA (m ²)	UNCOVERED VERANDAS (m ²)	UNCOVERED ROOF TERRACE (m ²)	UNCOVERED PARKING (m ²)	PLOT / GARDEN (m ²)
4	121.50	119.72	50.78	28.46	320.46	125.53	77.25	38.85	1,215.00

VILLA IN PLOT 310 (416)

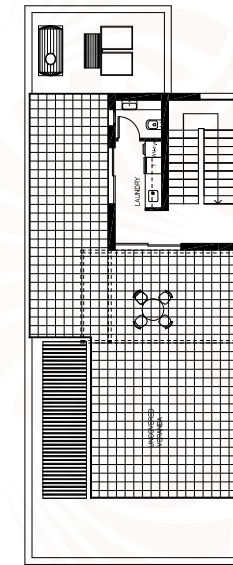
VILLA TYPE D



GROUND FLOOR



FIRST FLOOR



ROOF PLAN

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VILLA IN PLOT 311 (417)

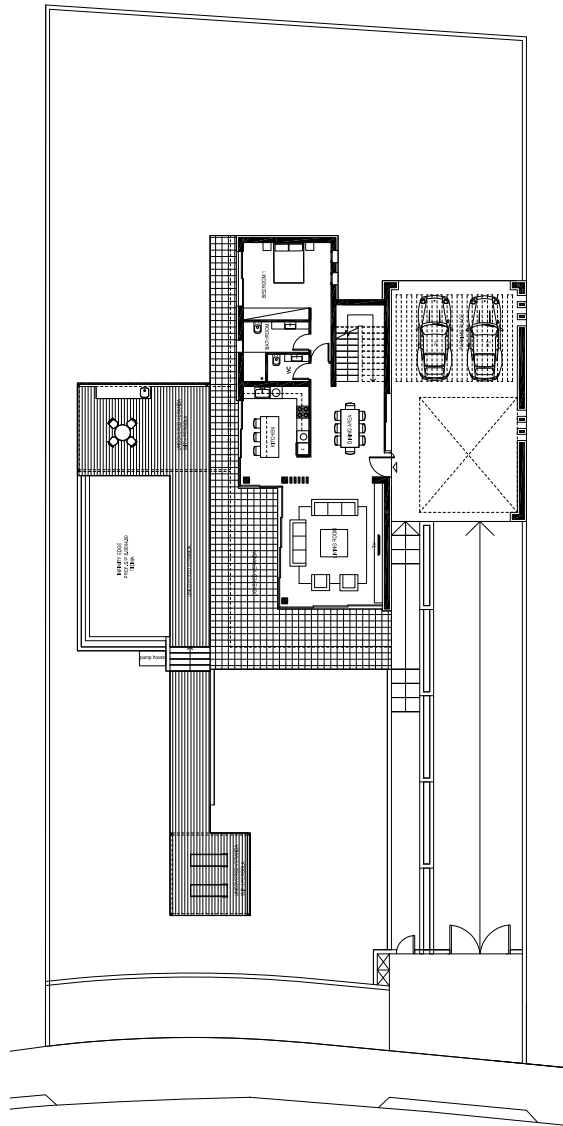
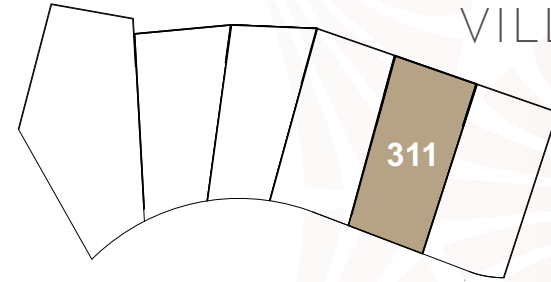
VILLA TYPE D



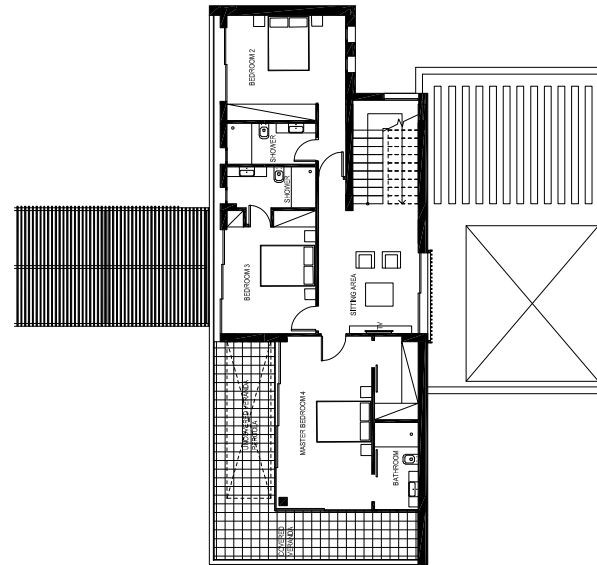
BEDROOMS	GROUND FLOOR (m ²)	FIRST FLOOR (m ²)	COVERED VERANDAS (m ²)	ROOF TERRACE BUILT AREA (m ²)	TOTAL COVERED AREA (m ²)	UNCOVERED VERANDAS (m ²)	UNCOVERED ROOF TERRACE (m ²)	UNCOVERED PARKING (m ²)	PLOT / GARDEN (m ²)
4	121.50	119.72	50.78	28.46	320.46	125.53	77.25	38.85	1,222.50

VILLA IN PLOT 311 (417)

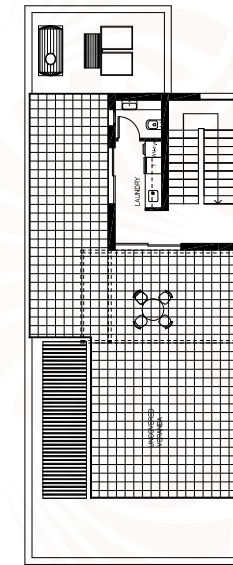
VILLA TYPE D



GROUND FLOOR



FIRST FLOOR



ROOF PLAN

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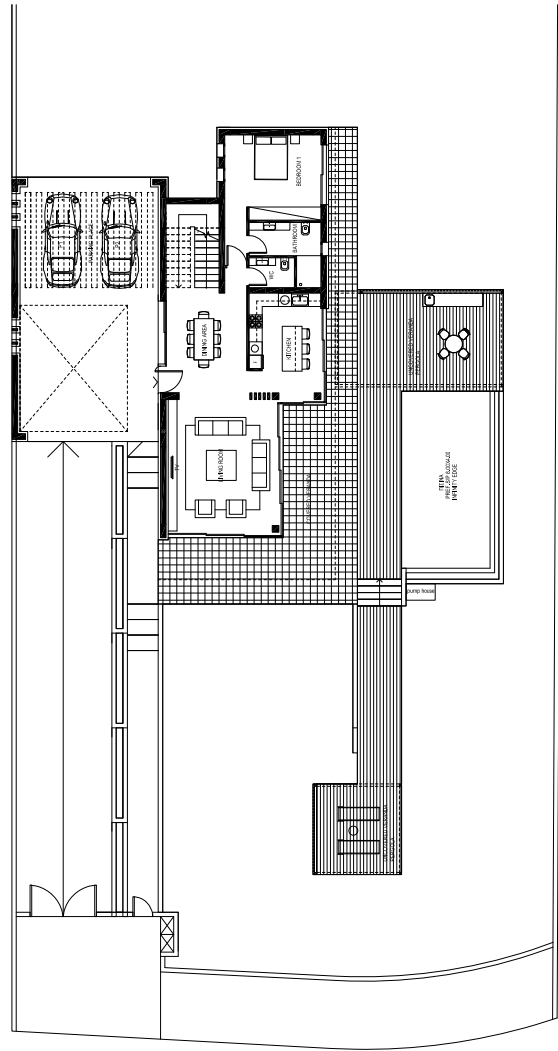
VILLA IN PLOT 312 (418)

VILLA TYPE D

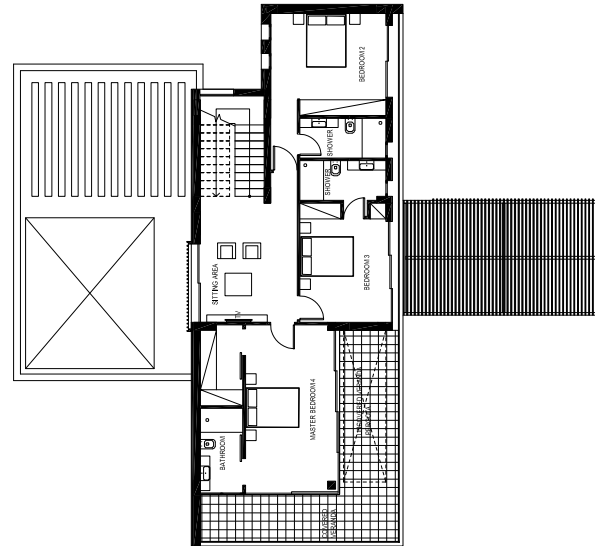


BEDROOMS	GROUND FLOOR (m ²)	FIRST FLOOR (m ²)	COVERED VERANDAS (m ²)	ROOF TERRACE BUILT AREA (m ²)	TOTAL COVERED AREA (m ²)	UNCOVERED VERANDAS (m ²)	UNCOVERED ROOF TERRACE (m ²)	UNCOVERED PARKING (m ²)	PLOT / GARDEN (m ²)
4	121.50	119.72	50.78	28.46	320.46	125.53	77.25	38.40	1,279.00

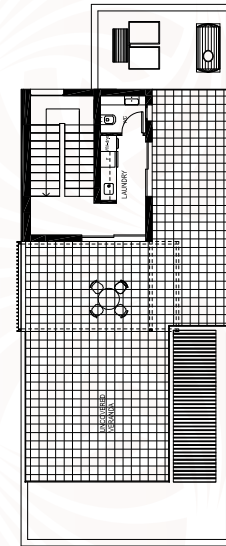
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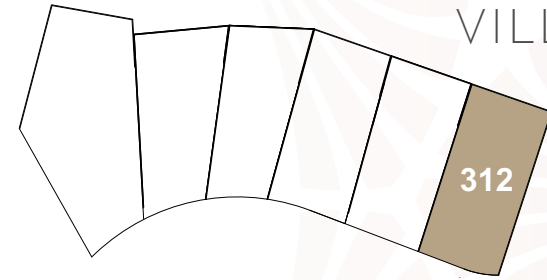
GROUND FLOOR



FIRST FLOOR



ROOF PLAN



VILLA TYPE D