



IMPERIAL 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



IMPERIAL RESIDENCES



The IMPERIAL 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.

IMPERIAL 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.

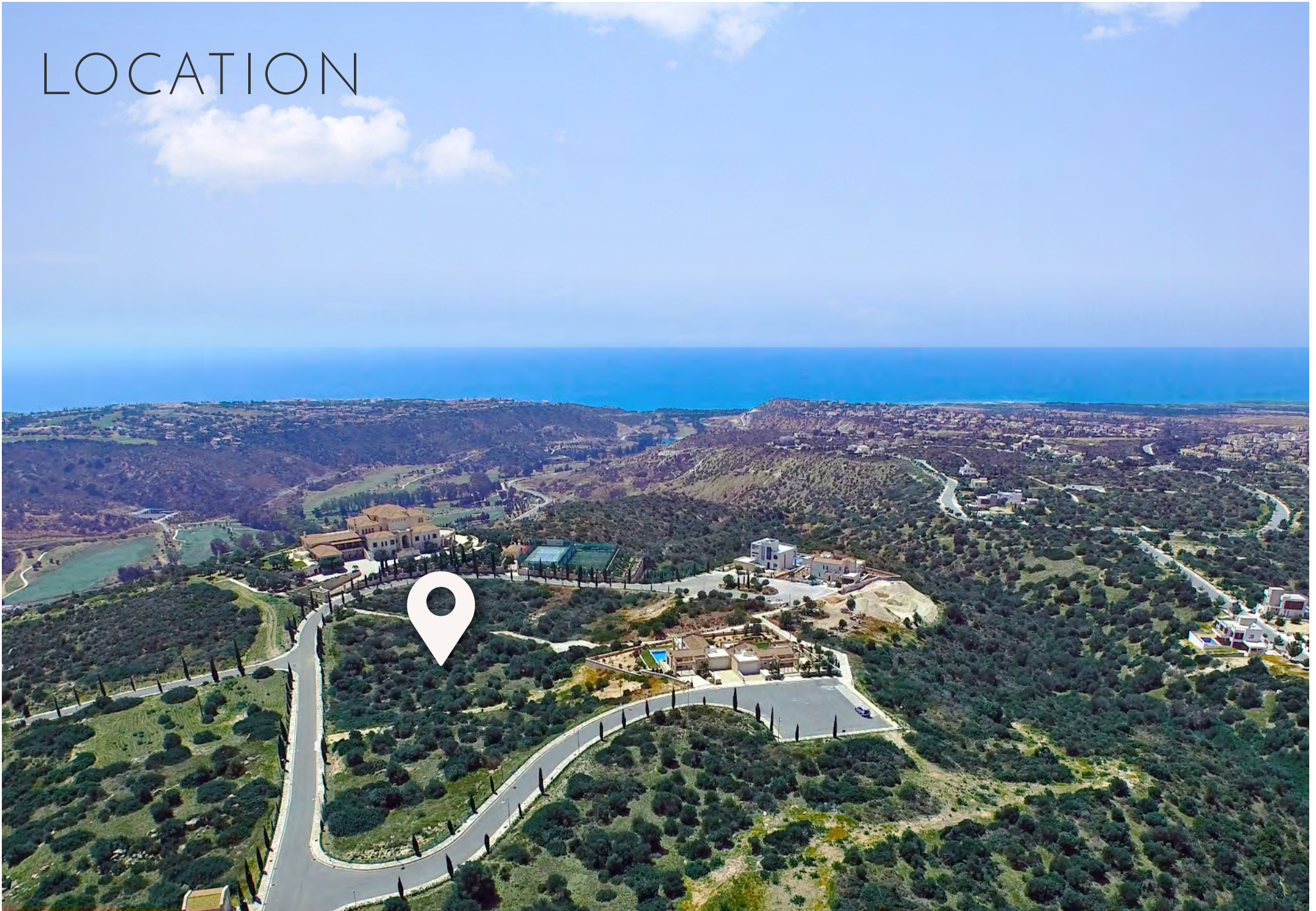




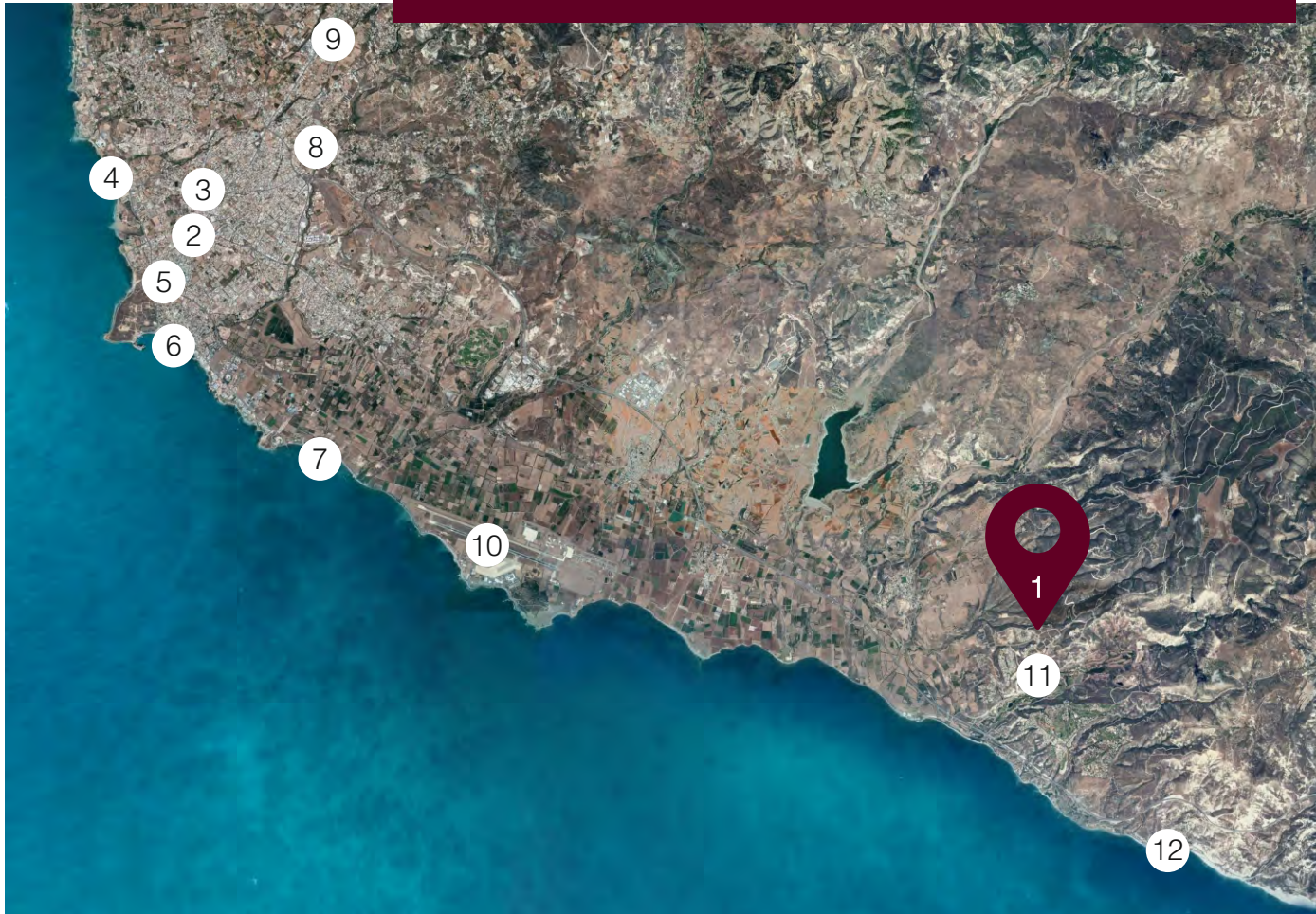
PAFOS2017
EUROPEAN CAPITAL OF CULTURE

- 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

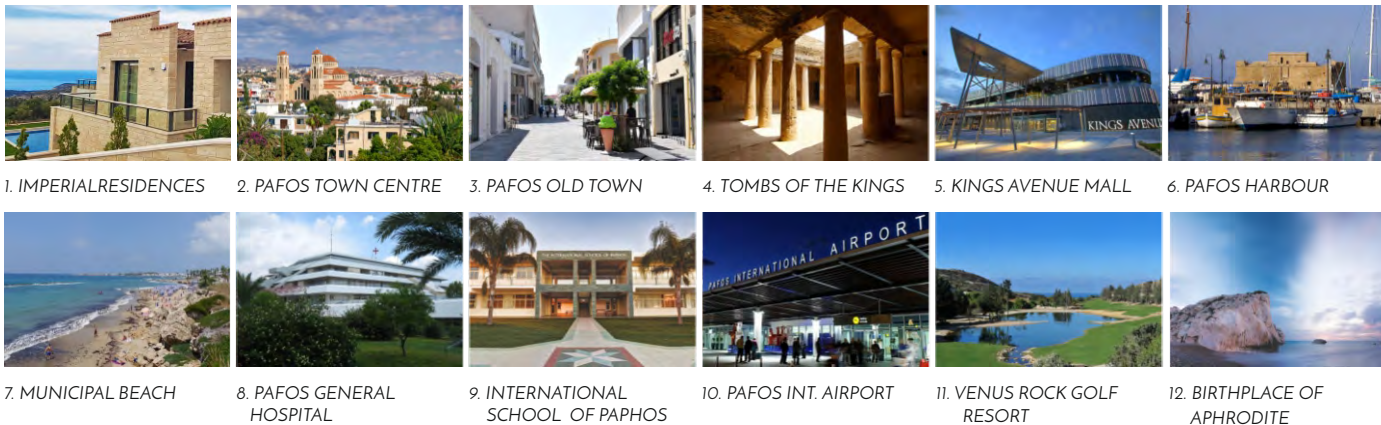


GOOGLE EARTH LOCATION: LATITUDE: 34°42'11.03"N LONGITUDE: 32°36'10.53"E



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

IMPERIAL 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. IMPERIAL 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 HOSPITAL 11. VENUS ROCK GOLF RESORT 12. BIRTHPLACE OF APHRODITE

IMPERIAL RESIDENCES

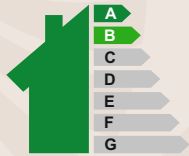
VENUS ROCK MASTER PLAN



SUMMARY



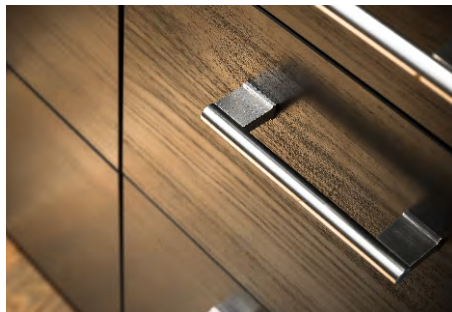
IMPERIAL RESIDENCES



Energy Efficiency
(B) and (A)

VILLA TYPES	7
TOTAL NUMBER OF VILLAS	16
BEDROOMS	3
COVERED AREAS	301 m ² - 355.40 m ²
PLOT AREAS	1,043 m ² - 1,430 m ²

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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.

Floors

- The ground floor internal areas will be fitted with marble or high quality 1st choice tiles of size and design according to the architect's choice/design
- The bedrooms will have semi solid parquet, according to the architect's choice/design
- The basement store areas will be tiled in high quality ceramic tiles of the Architect's choice/design

Kitchen finishes

- Worktop of kitchen base units and splash back in granite as pre chosen by the Architect
- High quality custom made units according to the Architect's design and details
- Kitchen electric appliances of a recognized brand will be supplied by the Vendor

Bathroom finishes

- Marble of high quality 1st choice tiles from a range of pre-selected

Wardrobes

- All wardrobes will be high quality custom made with sliding or hinged doors according to the Architect's design and details

Entrance door

- The main entrance door will be of first grade solid hardwood and finished according to the architect's details.

Ceilings

- Certain interior areas will have plasterboard false ceilings where indicated on the drawings, according to the Architect's design and details

Electrical Mechanical Services

- Complete installation of underfloor heating to the ground floor and the first floor internal areas with pipe to pipe system. The system will be supported by an external VRV which will pass hot water through the floor heating pipe.
- Complete installation of cooling system with VRV outdoor unit and indoor ceiling concealed units with grills.
- Complete installation of intruder's alarm system with integrated smoke detectors to specific fire sensitive areas (i.e. kitchen, mechanical room, etc)
- Central home automation system for lighting and motorised blinds in living area/dining area.

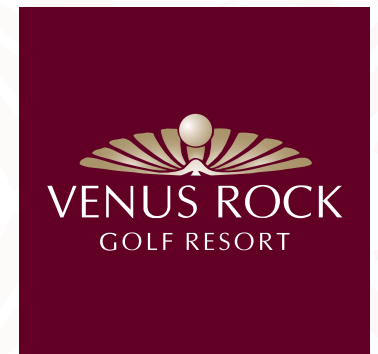
Swimming pool

- The surrounding patio will be paved in rough anti slip marble or natural stone or synthetic wooden deck

MASTER PLAN



- TYPE A2
- TYPE A3
- TYPE A4
- TYPE C2A
- TYPE D2A
- TYPE D3
- TYPE E3



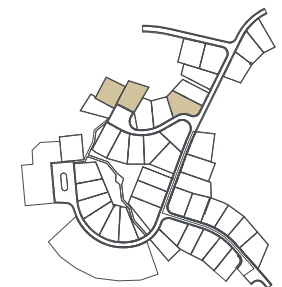


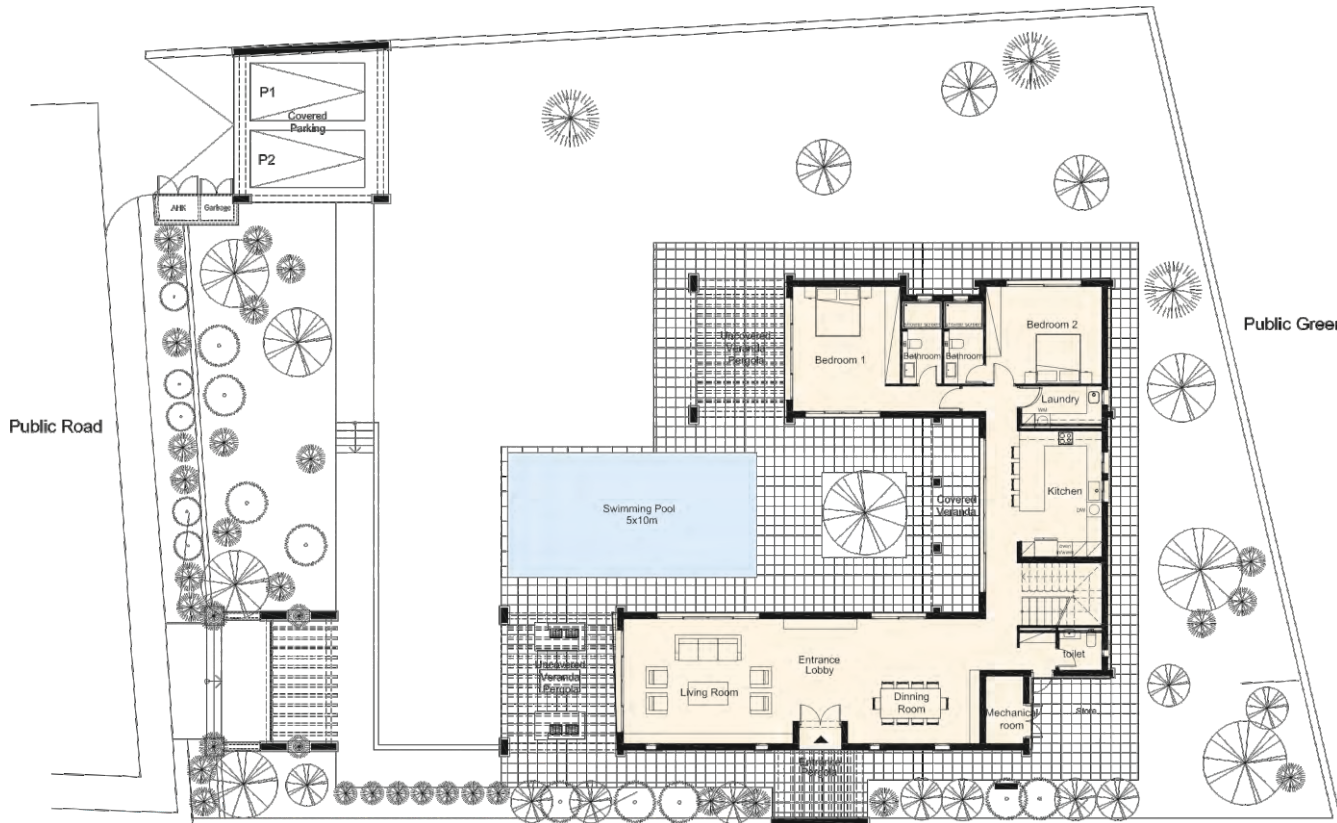
UNITS - 8, 9 AND 12

VILLA TYPE A2

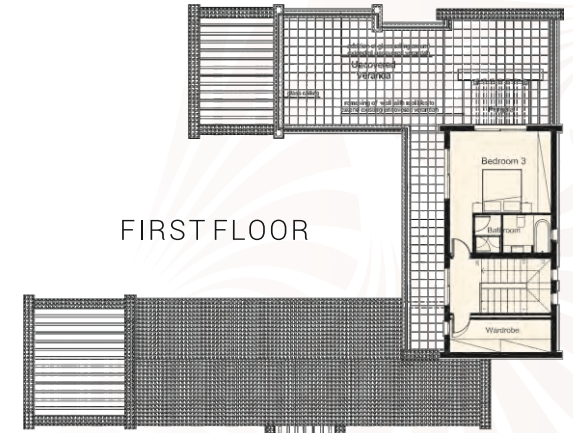


UNIT	BLOCK	BEDROOMS	PLOT AREA	TTL. INTERNAL COVERED AREA	COVERED VERANDAS	COVERED PARKING	STORE AREA	TOTAL COVERED AREA	UNCOVERED VERANDAS
8	207/48	3	1,300m ²	261.98 m ²	16.05 m ²	34.44 m ²	-	312.47 m ²	297.99 m ²
9	208/48	3	1,391m ²	261.98 m ²	16.05 m ²	37.73 m ²	-	315.76 m ²	262.83 m ²
12	211/48	3	1,368m ²	261.98 m ²	16.05 m ²	35.95 m ²	-	313.98 m ²	329.73 m ²

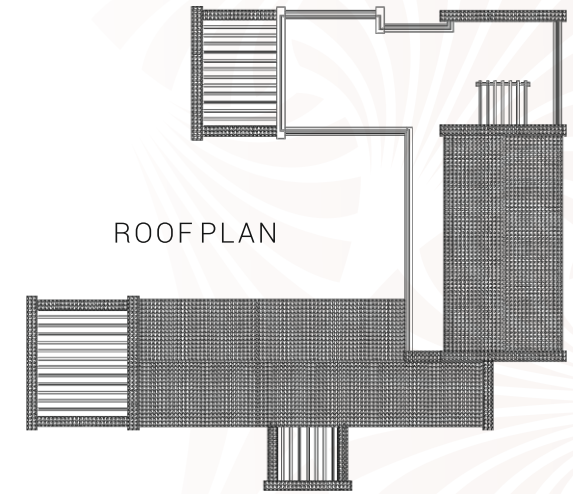




GROUND FLOOR



FIRST FLOOR



ROOF PLAN

Rev. Date (Architectural Department): 29 /06/20 - Rev. No (Architectural Department): 2.0

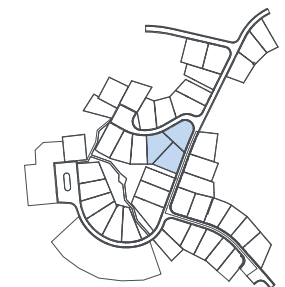
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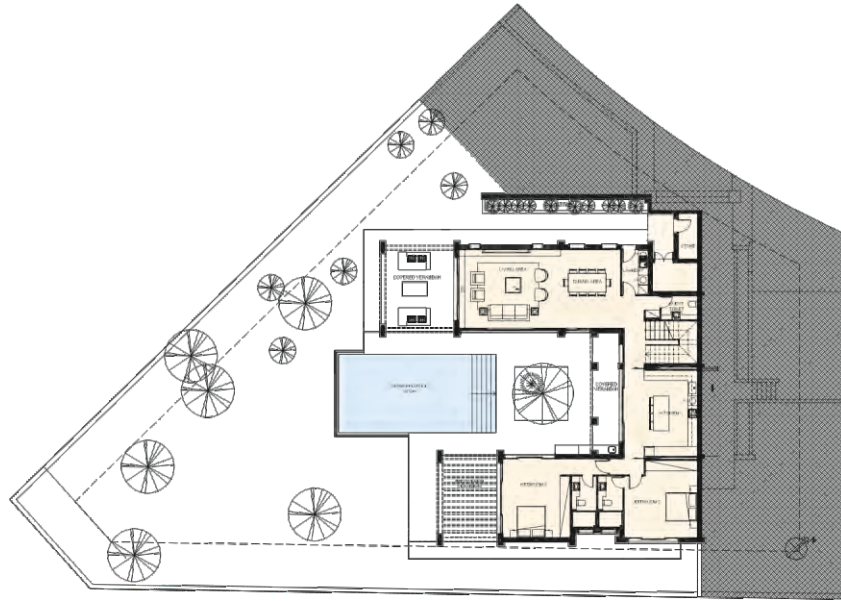
UNITS - 4, 5 AND 6

VILLA TYPE A3

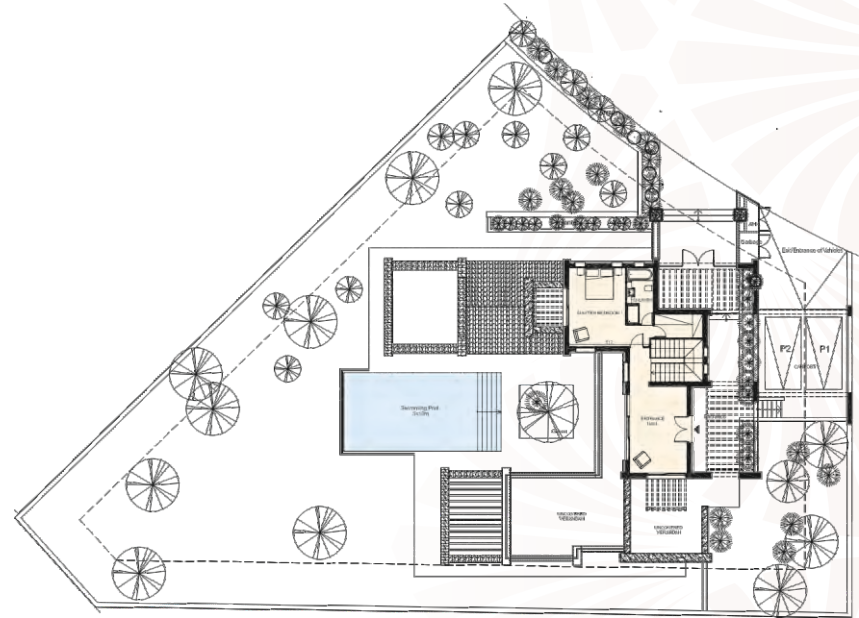


UNIT	BLOCK	BEDROOMS	PLOT AREA	TTL. INTERNAL COVERED AREA	COVERED VERANDAS	COVERED PARKING	STORE AREA	TOTAL COVERED AREA	UNCOVERED VERANDAS
4	194/49	3	1,305m ²	262.60 m ²	46.15 m ²	34.44 m ²	5.48 m ²	348.67 m ²	273.77 m ²
5	195/49	3	1,302m ²	262.60 m ²	49.64 m ²	36.20 m ²	6.96 m ²	355.40 m ²	278.80 m ²
6	196/49	3	1,316m ²	262.60 m ²	46.15 m ²	35.85 m ²	6.83 m ²	351.43 m ²	285.88 m ²

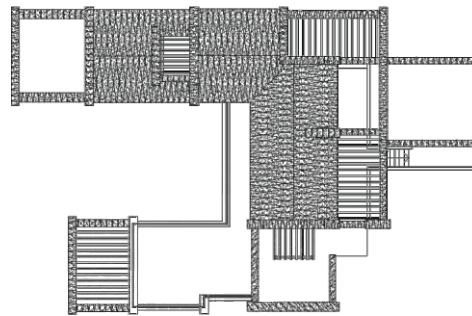




GROUND FLOOR



FIRST FLOOR



ROOF PLAN

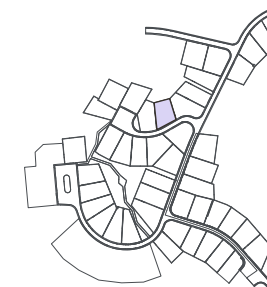
Rev. Date (Architectural Department): 03/04/2019 - Rev. No (Architectural Department): 2.0

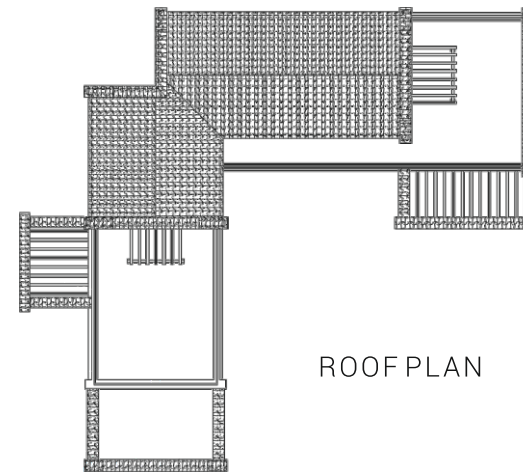
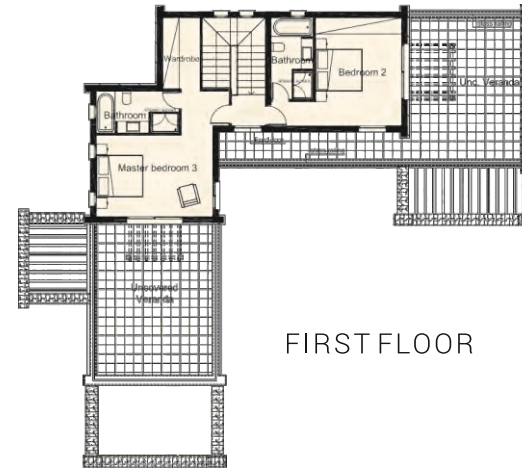
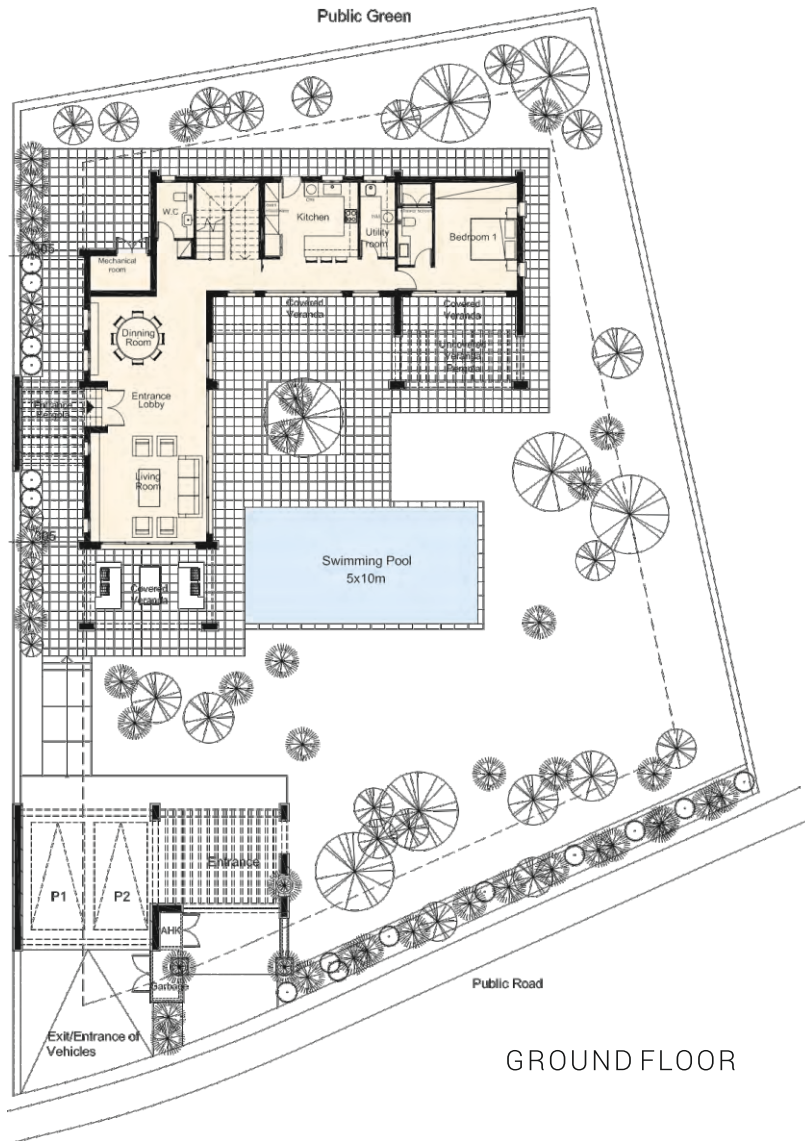
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UNIT	BLOCK	BEDROOMS	PLOT AREA	TTL. INTERNAL COVERED AREA	COVERED VERANDAS	COVERED PARKING	STORE AREA	TOTAL COVERED AREA	UNCOVERED VERANDAS
11	210/48	3	1,134 m ²	228.73 m ²	39.87 m ²	35.67 m ²	*4.98 m ²	304.27 m ²	255.89 m ²

* STORE ROOM INCLUDED IN GROUND FLOOR AREA





Rev. Date (Architectural Department): 01/08/19 - Rev. No (Architectural Department): 2.1

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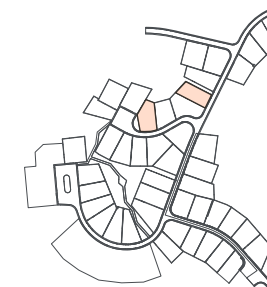
UNITS - 10 AND 13

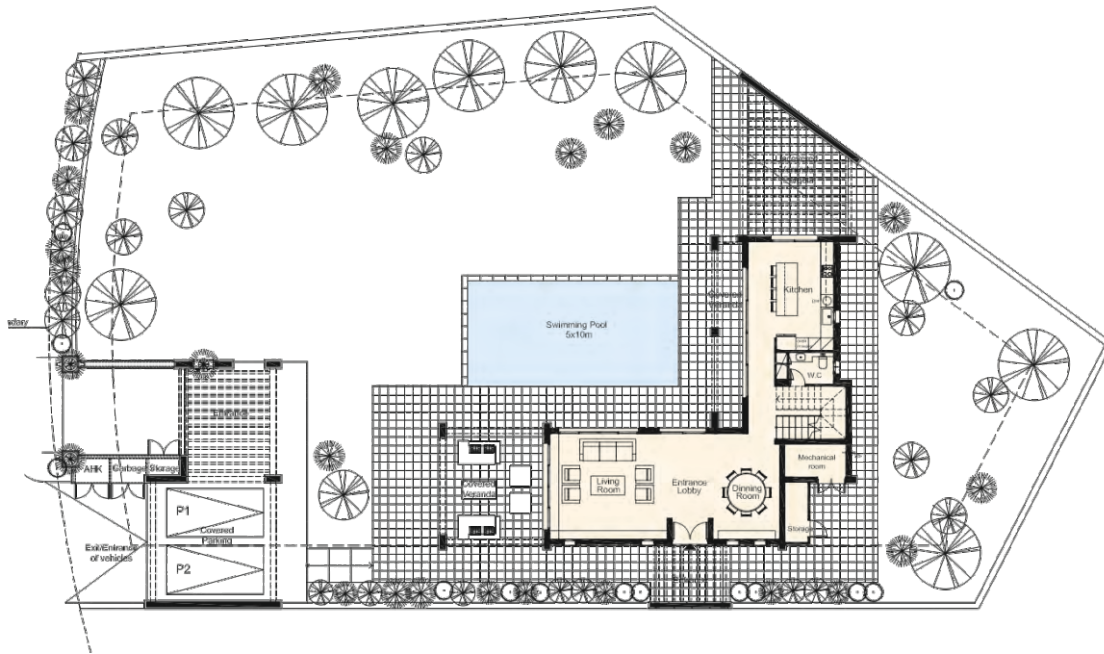
VILLA TYPE D2A



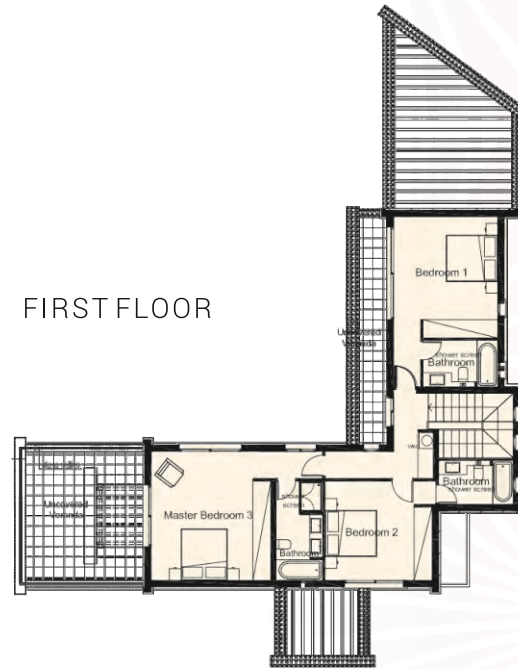
UNIT	BLOCK	BEDROOMS	PLOT AREA	TTL. INTERNAL COVERED AREA	COVERED VERANDAS	COVERED PARKING	STORE AREA	TOTAL COVERED AREA	UNCOVERED VERANDAS
10	209/48	3	1,181m ²	230.49 m ²	40.41 m ²	36.83 m ²	*3.53 m ²	307.73 m ²	223.78 m ²
13	212/48	3	1,142m ²	230.49 m ²	40.41 m ²	37.39 m ²	*3.53 m ²	308.29 m ²	213.03 m ²

* STORE ROOM INCLUDED IN GROUND FLOOR AREA

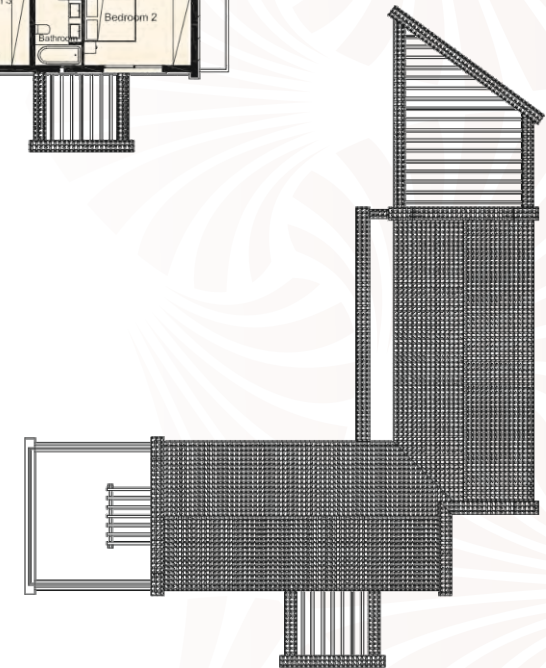




GROUND FLOOR



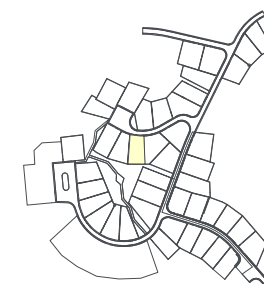
FIRST FLOOR



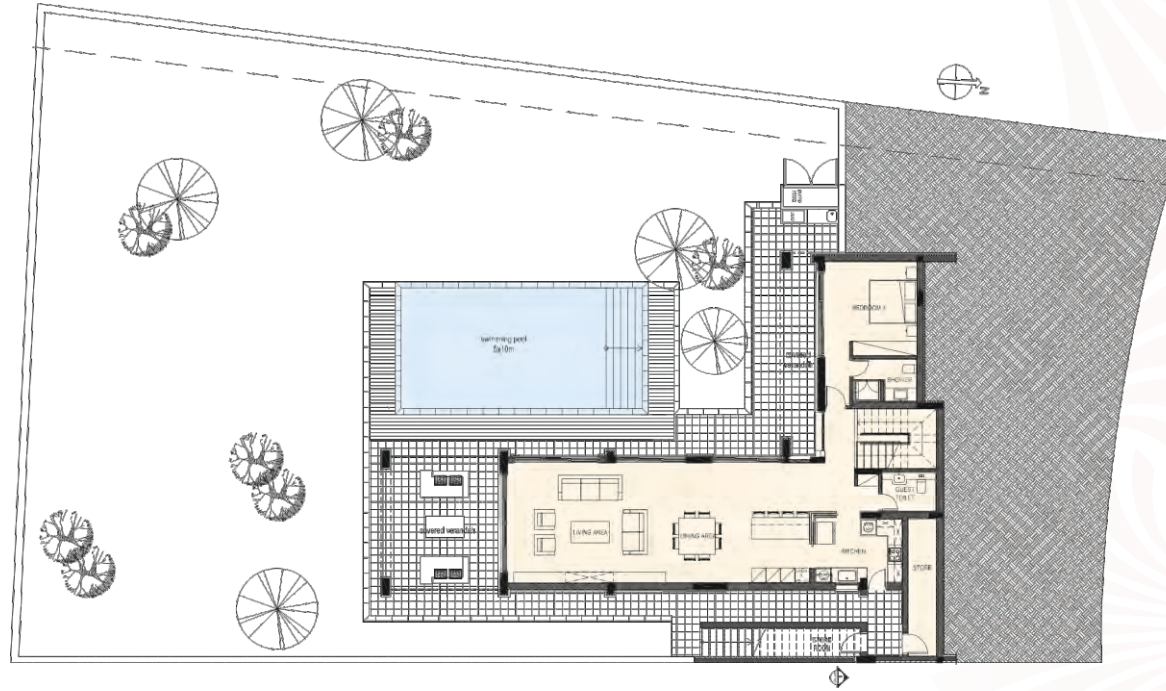
ROOF PLAN



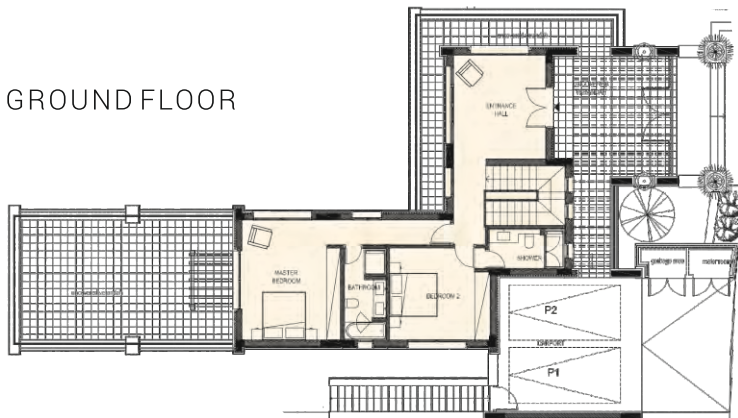
UNIT	BLOCK	BEDROOMS	PLOT AREA	TTL. INTERNAL COVERED AREA	COVERED VERANDAS	COVERED PARKING	STORE AREA	TOTAL COVERED AREA	UNCOVERED VERANDAS
3	193/49	3	1,128 m ²	233.65 m ²	42.89 m ²	36.93 m ²	9.37 m ²	322.84 m ²	214.57 m ²



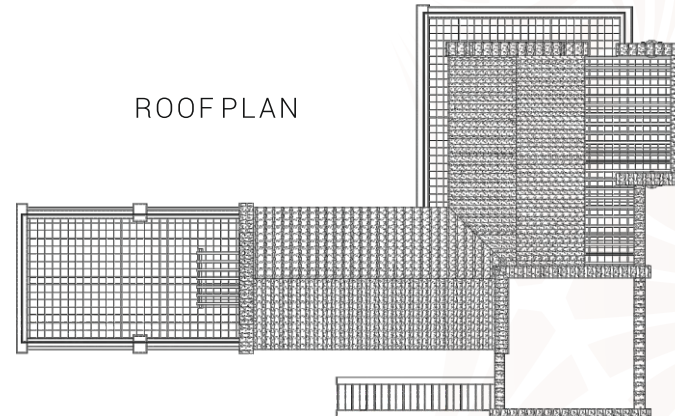
FIRST FLOOR



GROUND FLOOR



ROOF PLAN

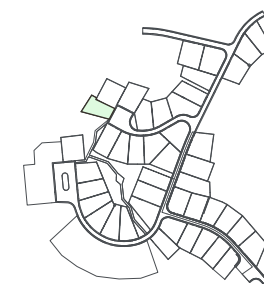


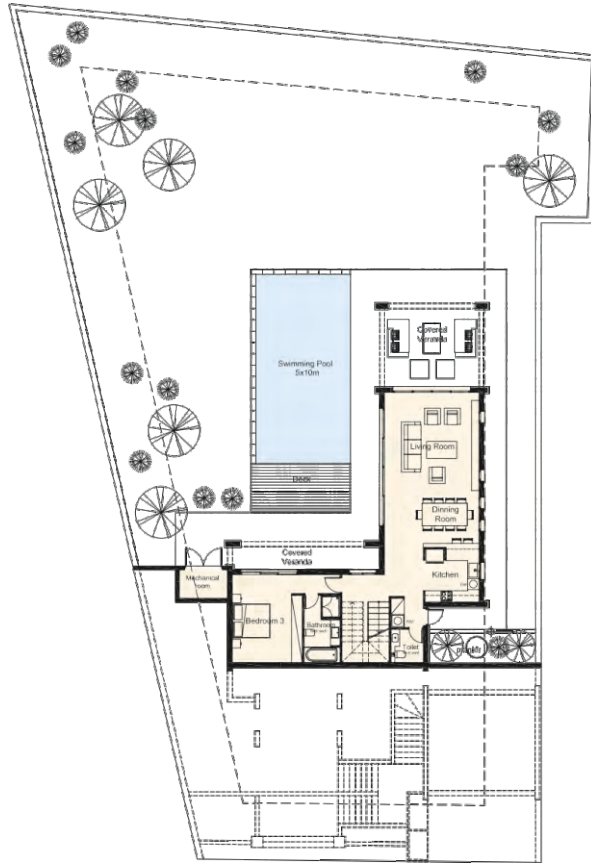
Rev. Date (Architectural Department): 23/05/19 - Rev. No (Architectural Department): 2.1

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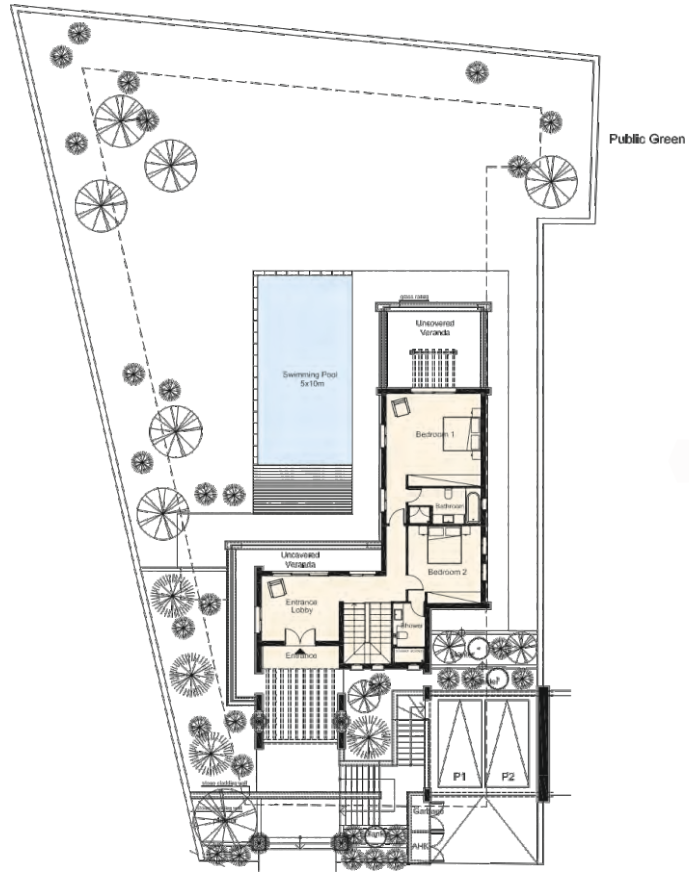


UNIT	BLOCK	BEDROOMS	PLOT AREA	TTL. INTERNAL COVERED AREA	COVERED VERANDAS	COVERED PARKING	STORE AREA	TOTAL COVERED AREA	UNCOVERED VERANDAS
7	206/48	3	1.043 m ²	214.20 m ²	41.76 m ²	35.00 m ²	-	290.96 m ²	166.71 m ²

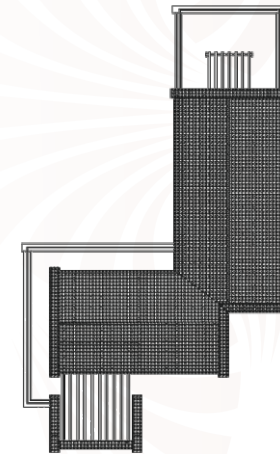




GROUND FLOOR



FIRST FLOOR



ROOF PLAN

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