

Beachfront
Residences

P  LAGOS

BEACHFRONT RESIDENCES



Living

ON THE WATER'S EDGE



Welcome

Imagine living only footsteps from the crystal clear waters of the Mediterranean, where the beach is an extension of your villa's front garden. Set within the lush, green foliage of a tropical landscape, PELAGOS BEACHFRONT RESIDENCES offers one the chance to own a piece of paradise.

Located in Pafos, a uniquely beautiful town on the island of Cyprus, adjacent to the warm waters of the Mediterranean, this exclusive, high-end residential development, consisting of fifteen luxury villas, enjoys panoramic views of the sea and direct beach access.

Designed and constructed by Aristo Developers, an internationally acclaimed firm based in Cyprus, PELAGOS BEACHFRONT RESIDENCES is a stylish, contemporary development offering discerning homeowners a modern take on barefoot luxury.

A MODERN TAKE
ON BAREFOOT LUXURY



- Full member of the European Union
- Lowest corporate tax regime in the EU (12,5%)
- Strategic location: crossroads of three continents (Africa, Asian and Europe)
- Cosmopolitan lifestyle
- Cultural diversity
- Excellent infrastructure
- Modern healthcare facilities and centres
- Pleasant Mediterranean climate
- Rich in culture and history
- English widely spoken
- The most blue flag beaches per coastline in the world (Eurostat)
- Picturesque villages and mountains with pine forests
- Winter ski resorts
- The safest country in the European Union (ValuePenguin 2015)
- 5th best place to relocate globally (Knight Frank)
- 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 to major destinations
- Luxury spa resorts and five star hotels
- Excellent business centre for large corporations
- Business opportunities
- Public and private educational institutions
- Natural gas: substantial impact on all aspects of the Cyprus economy
- Largest casino resort in Europe currently being developed in Cyprus



CYPRUS

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.

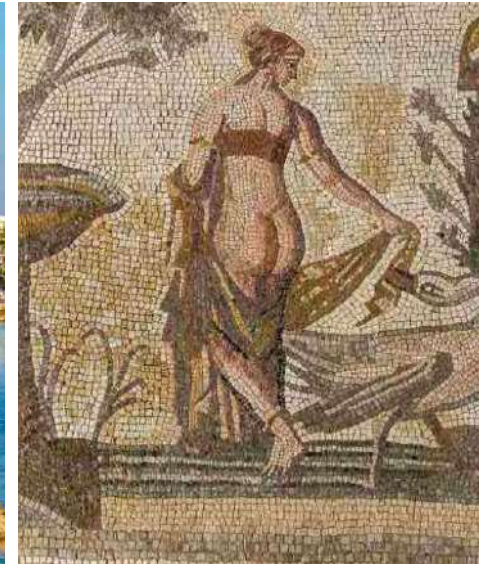
PAFOS



- 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
- Kings Avenue Mall featuring high street stores and international brands
- International 18-hole championship golf courses
- Pafos 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
- Business centre for large corporations
- Public and private medical and educational institutions

Enjoy warm, sun-lot days filled with spectacular sea views, and endless outdoor activities from basking on beaches and island hopping, to exploring gorgeous hiking trails, or playing a round of golf.

For the more cosmopolitan-minded, PELAGOS BEACHFRONT RESIDENCES is just minutes away from the shops and restaurants of the Kings Avenue Mall, while the picturesque harbour and promenade offers the perfect starting point for a cruise. From cocktails on your terrace, to lazy days by your private infinity pool, Pafos is your gateway to island life.



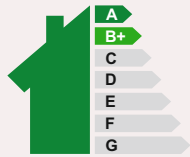
A WAY OF LIFE

A LEGACY DEVELOPMENT

Set within the lush, green foliage of a tropical landscape, Pelagos Beachfront Residences offers the chance to own a piece of paradise. Located in Pafos, a uniquely beautiful coastal town on the west coast of Cyprus, this exclusive, high-end residential development enjoys panoramic views of the Mediterranean with direct beach access.

Designed and constructed by an internationally acclaimed residential developer in Cyprus, Pelagos Beachfront Residences is, without a doubt, a stylish, contemporary development offering discerning homeowners a modern take on barefoot luxury.

PASSION FOR THE SEA



Energy Efficiency
(B+) and (A)

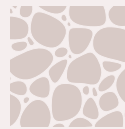
Pelagos Beachfront Residences is a story of love that epitomises one's devotion for the glorious vastness of the sea – its dreamy surface and its metronomic wave music. Anchored in the warm waters of the Mediterranean, where pristine sands are caressed by crystal clear, turquoise waters and the imagination is captured by green terrain, majestic rock formations, multi-coloured coral reefs and picturesque landscapes. Pristine and tranquil, the name "Pelagos" (meaning "sea") is renowned for its timeless beauty, and the five elements (phases of the development) which complement its uniqueness:



KYMA



AMMOS



VOTSALO

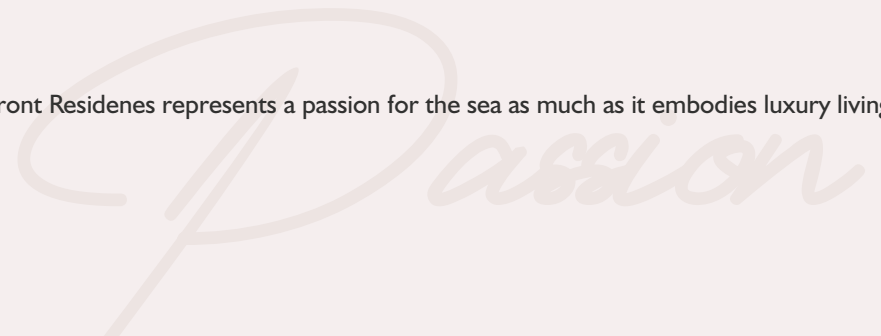


CORALLI



PETALLINA

Pelagos Beachfront Residences represents a passion for the sea as much as it embodies luxury living.



- 
- 1 PELAGOS BEACHFRONT RESIDENCES
 - 2 Tombs of the Kings 3 minutes
 - 3 Kings Avenue Mall 6 minutes
 - 4 Harbour and Promenade 9 minutes
 - 5 Pafos Municipal Beach 10 minutes
 - 6 Town Centre 8 minutes
 - 7 Old Market 6 minutes
 - 8 Pafos General Hospital 11 minutes
 - 9 International School of Paphos 12 minutes
 - 10 Highway Starting Point 11 minutes

Location

Latitude: 34°47'16.76"N Longitude: 32°24'3.20"E


TO PAFOS
INTERNATIONAL AIRPORT
19 minutes

PROJECT LOCATION

WEST VIEW

BEACHFRONT

FIVE STAR RESORT

CORAL BAY

PEYIA

FUTURE MARINA

MAIN ROAD /
ACCESS TO DEVELOPMENT

CHLORAKA VILLAGE



PROJECT LOCATION

EAST VIEW

PAFOS TOWN
CENTRE

PAFOS
AIRPORT

KINGS AVENUE
MALL

PAFOS
HARBOUR

TOMBS OF
THE KINGS

MUNICIPAL
BEACH



PROJECT LOCATION

SOUTH VIEW



PROJECT LOCATION

NORTH VIEW

FIVE STAR RESORT

CHLORAKA VILLAGE

MAIN ROAD /
ACCESS TO DEVELOPMENT

PAFOS GENERAL
HOSPITAL

PAFOS TOWN
CENTRE



PROJECT MASTERPLAN



PELAGOS BEACHFRONT RESIDENCES
AMMOS



PELAGOS BEACHFRONT RESIDENCES
VOTSALO



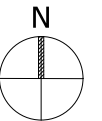
PELAGOS BEACHFRONT RESIDENCES
PETALLINA



PELAGOS BEACHFRONT RESIDENCES
KYMA



PELAGOS BEACHFRONT RESIDENCES
CORALLI



Master Plan

PROJECT MASTERPLAN

VILLA TYPES



PELAGOS BEACHFRONT RESIDENCES
PETALLINA



PELAGOS BEACHFRONT RESIDENCES
VOTSALO

VOTSALO

- TYPE A1** - 3BDR
V-V13, V-V20, V-V23
- TYPE A2** - 3BDR
V-V22
- TYPE A3** - 3BDR
V-V21, V-V24
- TYPE B** - 3BDR
V-V25
- TYPE F1** - 4BDR
V-V14, V-V15, V-V16, V-V17, V-V18
- TYPE F2** - 3BDR
V-V19

PETALLINA

- TYPE A** - 4BDR
P-V43, P-V44
- TYPE B** - 3BDR
P-V46, P-V45
- TYPE C** - 3BDR
P-V47
- TYPE D** - 3BDR
P-V49
- TYPE E** - 3BDR
P-V50, P-V51
- TYPE F** - 4BDR
P-V52
- TYPE G** - 3BDR
P-V48



PELAGOS BEACHFRONT RESIDENCES
KYMA

KYMA

- TYPE A / A*** - 5BDR
K-V2, K-V3A
- TYPE B** - 4BDR
K-V5A, K-V5B
- TYPE C** - 3BDR
K-V6A, K-V6B
- TYPE F** - 5BDR
K-V10
- TYPE D** - 5BDR
K-V7, K-V11
- TYPE G** - 4BDR
K-V12A
- TYPE H** - 4BDR
K-V12B



PELAGOS BEACHFRONT RESIDENCES
AMMOS

AMMOS

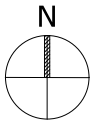
- TYPE A** - 3BDR
A-V1, A-V2, A-V3, A-V3A,
A-V9, A-V10
- TYPE A1** - 3BDR
A-V5, A-V6, A-V7, A-V8
A-V11, A-V12



PELAGOS BEACHFRONT RESIDENCES
CORALLI

CORALLI

- TYPE C1** - 3BDR
C-V38, C-V39, C-V40, C-V41
- TYPE C2** - 3BDR
C-V27, C-V28, C-V29
C-V30, C-V42
- TYPE C3** - 3BDR
C-V26, C-V31
- TYPE D** - 4BDR
C-V33, C-V34
- TYPE E** - 4BDR
C-V35, C-V36
- TYPE G** - 4BDR
C-V37
- TYPE H** - 5BDR
C-V32





PELAGOS BEACHFRONT RESIDENCES

KYMA

KYMA - MASTER PLAN

PROPERTY TYPES

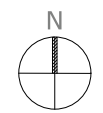


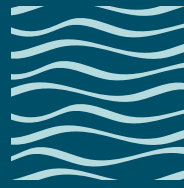
PROPERTY DETAILS

Residences	17
Bedrooms	3 / 4 / 5
Total Covered Areas	273.50 m ² - 589.80 m ²
Plot Areas	501.00 m ² - 1,024.00 m ²
Added Facilities <small>(Available with most villas)</small>	<ul style="list-style-type: none"> Private Swimming Pools • Storage • Gym • Laundry Room • Wine Cellar •

VILLA TYPES	BEDROOM
TYPE A / A* K-V2, K-V3A	5 BEDROOM
TYPE B K-V5A, K-V5B	4 BEDROOM
TYPE C K-V6A, K-V6B	3 BEDROOM
TYPE D K-V7, K-V11	5 BEDROOM
TYPE F K-V10	5 BEDROOM
TYPE G K-V12A	4 BEDROOM
TYPE H K-V12B	4 BEDROOM

Kyma





PELAGOS BEACHFRONT RESIDENCES

KYMA

The dreamy Mediterranean Sea has a rhythmic pulse to it, unmatched by any other part of nature. It forges its own sounds and kindles its own symphony. Kyma – the first phase of Pelagos Beachfront Residences, pays homage to the gentle flow of the waves as they gently drench the sand. Described as a luxury residential development, where the ultimate in style meets impeccable design, these opulent villas boast seamless indoor-outdoor design that allows for a harmonious blend of nature and luxury, where every home benefits from uninterrupted sea views, while generously sized terraces grant owners the ability to take full advantage of the enjoyable Pafos climate.

Kyma

KYMA - TYPE A / A*

5 BEDROOM VILLAS



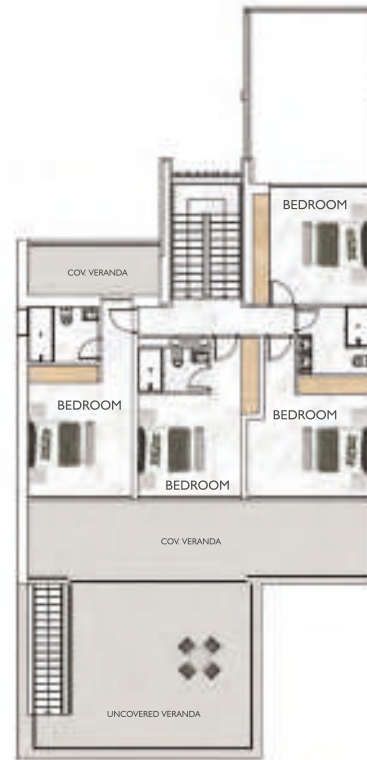
PELAGOS BEACHFRONT RESIDENCES
PLOTS: 2 / 3A
KYMA

PLOT No	BEDROOMS	PLOT AREA	BASEMENT	GROUND FLOOR	FIRST FLOOR	COV. VERANDA	COV. PARKING	TOTAL COVERED AREA	UNCOV. PARKING	UNCOV. VERANDA
2	5	840.00 m ²	82.00m ²	183.30 m ²	127.30m ²	74.50 m ²	28.40 m ²	495.50 m²	–	140.80 m ²
3A	5	884.00 m ²	111.08 m ²	192.57 m ²	151.42 m ²	51.74 m ²	9.20 m ²	516.01m²	19.00m ²	171.70 m ²

PELAGOS BEACHFRONT RESIDENCES
 VILLA TYPE A - PLOT 2
 KYMA



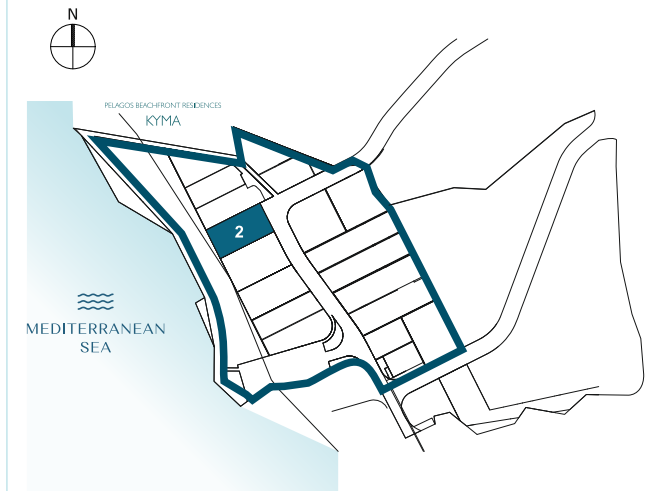
GROUND FLOOR PLAN



FIRST FLOOR PLAN



BASEMENT



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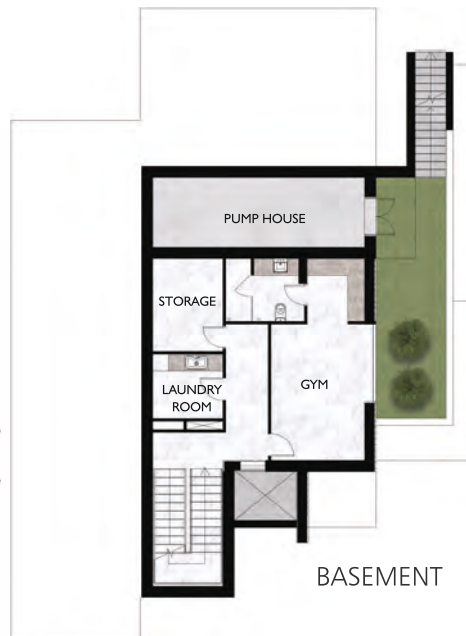
MEDITERRANEAN SEA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



BASEMENT

PELAGOS BEACHFRONT RESIDENCES
VILLA TYPE A* - PLOT 3A
KYMA



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KYMA - TYPE B

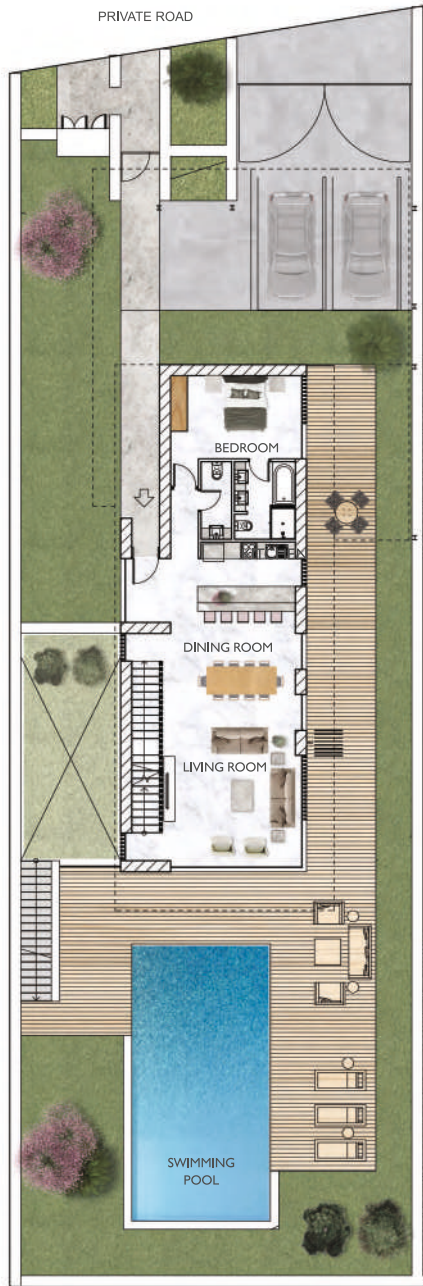
4 BEDROOM VILLA



PELAGOS BEACHFRONT RESIDENCES
PLOTS: 5A / 5B
KYMA

PLOT No	BEDROOMS	PLOT AREA	BASEMENT	GROUND FLOOR	FIRST FLOOR	COV. VERANDA	COV. PARKING	TOTAL COVERED AREA	UNCOV. VERANDA	UNCOV. PARKING
5A	4	661.00 m ²	60.30 m ²	113.40 m ²	116.00 m ²	59.00 m ²	15.90 m ²	364.60 m²	93.20 m ²	15.90 m ²
5B	4	718.00 m ²	60.30 m ²	113.10 m ²	116.00 m ²	59.00 m ²	15.80 m ²	364.20 m²	104.9 m ²	15.80 m ²

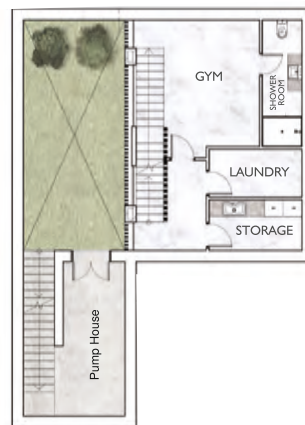
PELAGOS BEACHFRONT RESIDENCES
 VILLA TYPE B - PLOT 5A
 KYMA



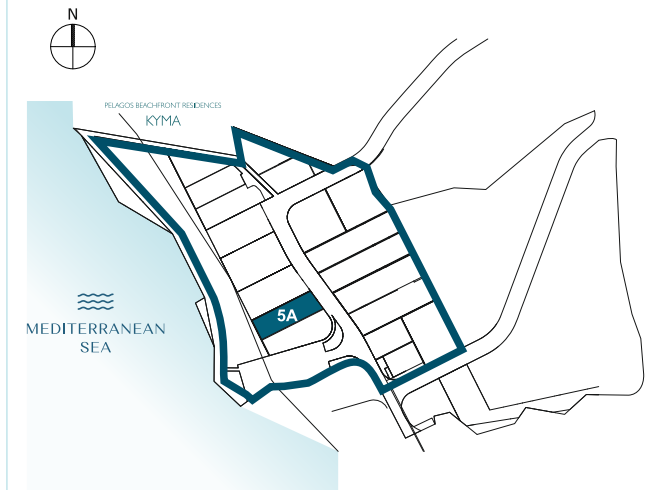
GROUND FLOOR PLAN



FIRST FLOOR PLAN



BASEMENT



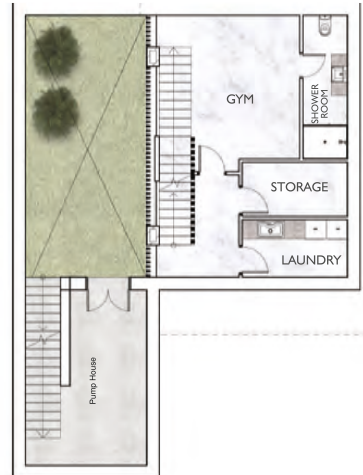
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GROUND FLOOR PLAN



FIRST FLOOR PLAN



BASEMENT

PELAGOS BEACHFRONT RESIDENCES
VILLA TYPE B - PLOT 5B
KYMA



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KYMA - TYPE C

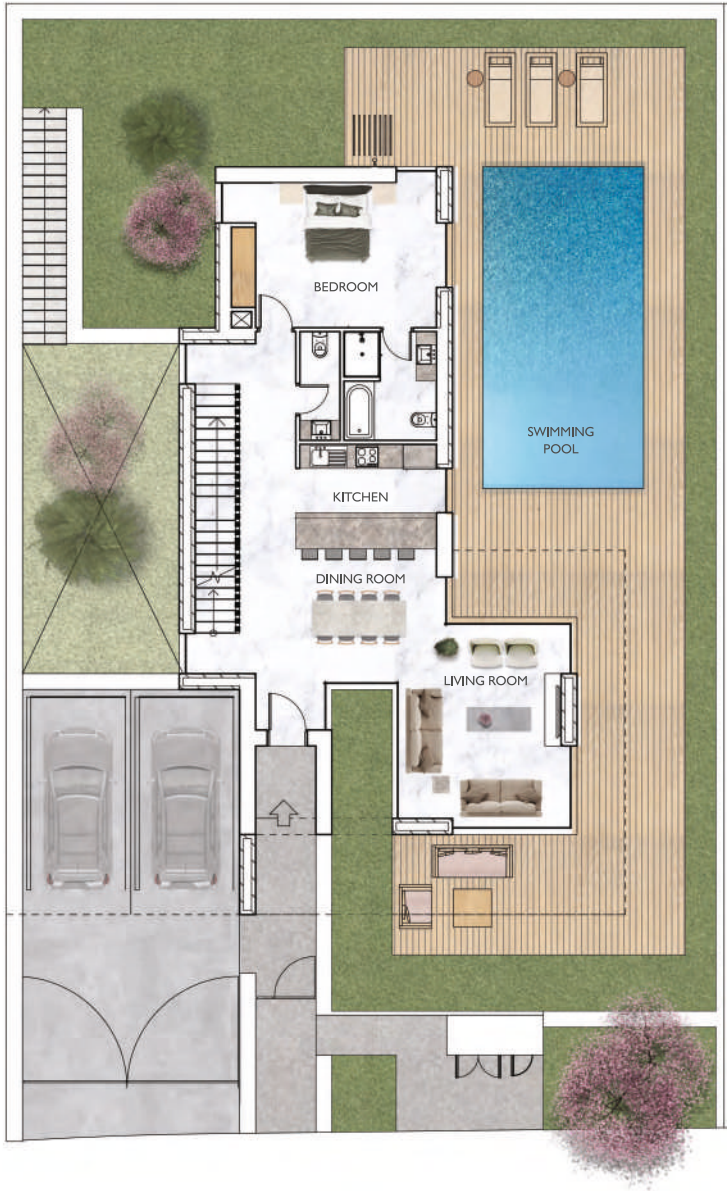
3 BEDROOM VILLAS



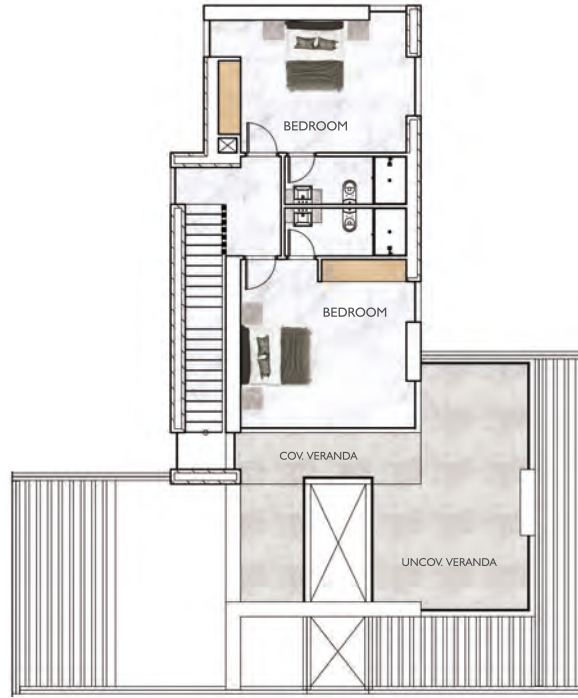
PELAGOS BEACHFRONT RESIDENCES
PLOTS: 6A / 6B
KYMA

PLOT No	BEDROOMS	PLOT AREA	BASEMENT	GROUND FLOOR	FIRST FLOOR	COV. VERANDA	COV. PARKING	TOTAL COVERED AREA	UNCOV. VERANDA	UNCOV. PARKING
6A	3	501.00 m ²	61.20 m ²	109.60 m ²	75.30 m ²	12.10 m ²	15.30 m ²	273.50 m ²	121.40 m ²	15.30 m ²
6B	3	501.00 m ²	61.20 m ²	109.90 m ²	75.30 m ²	12.10 m ²	15.40 m ²	273.90 m ²	119.60 m ²	15.40 m ²

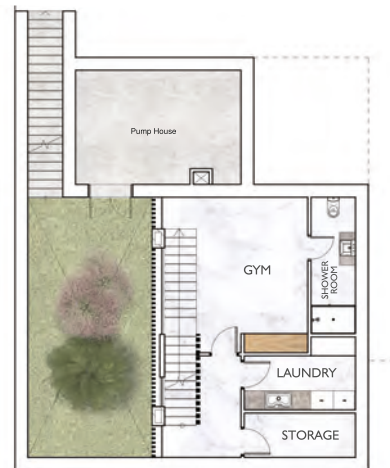
PELAGOS BEACHFRONT RESIDENCES
 VILLA TYPE C - PLOT 6A
 KYMA



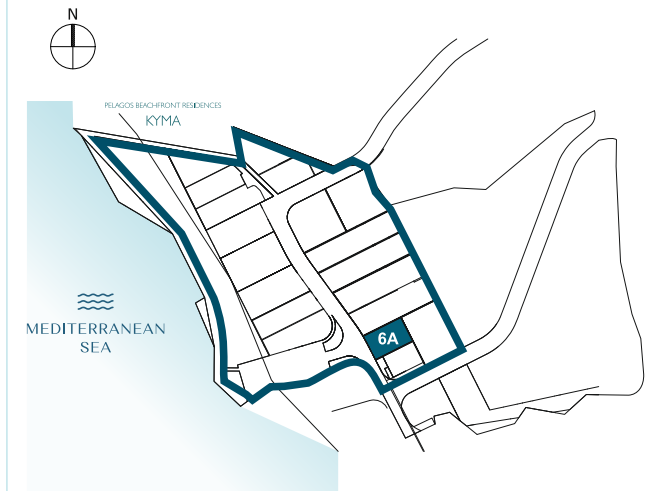
GROUND FLOOR PLAN



FIRST FLOOR PLAN

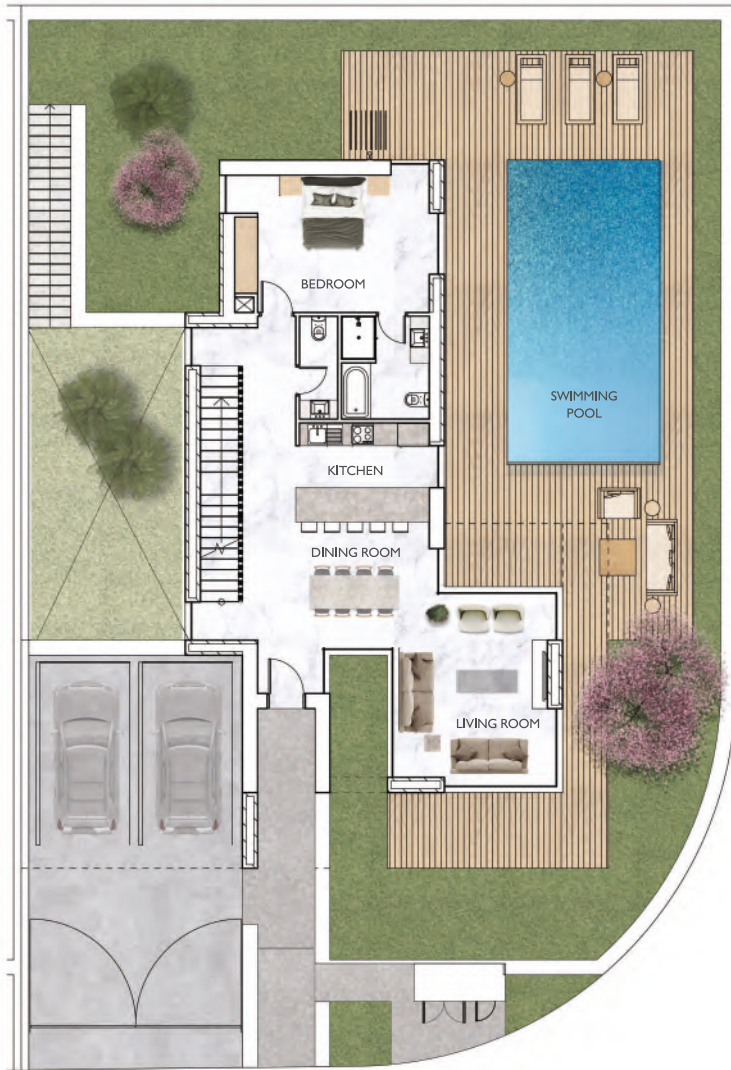


BASEMENT



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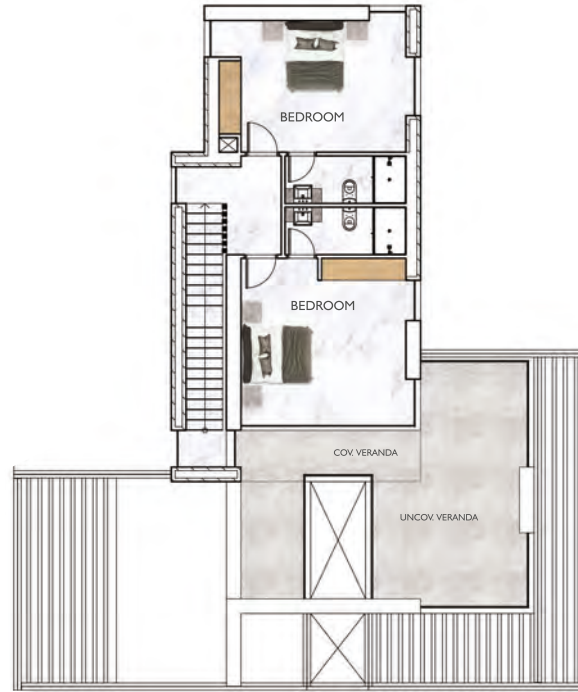
PELAGOS BEACHFRONT RESIDENCES
 VILLA TYPE C - PLOT 6B
 KYMA



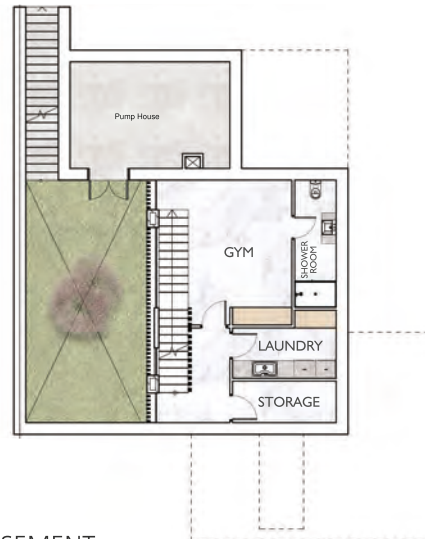
GROUND FLOOR PLAN

PRIVATE ROAD

MEDITERRANEAN SEA



FIRST FLOOR PLAN



BASEMENT



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KYMA - TYPE D

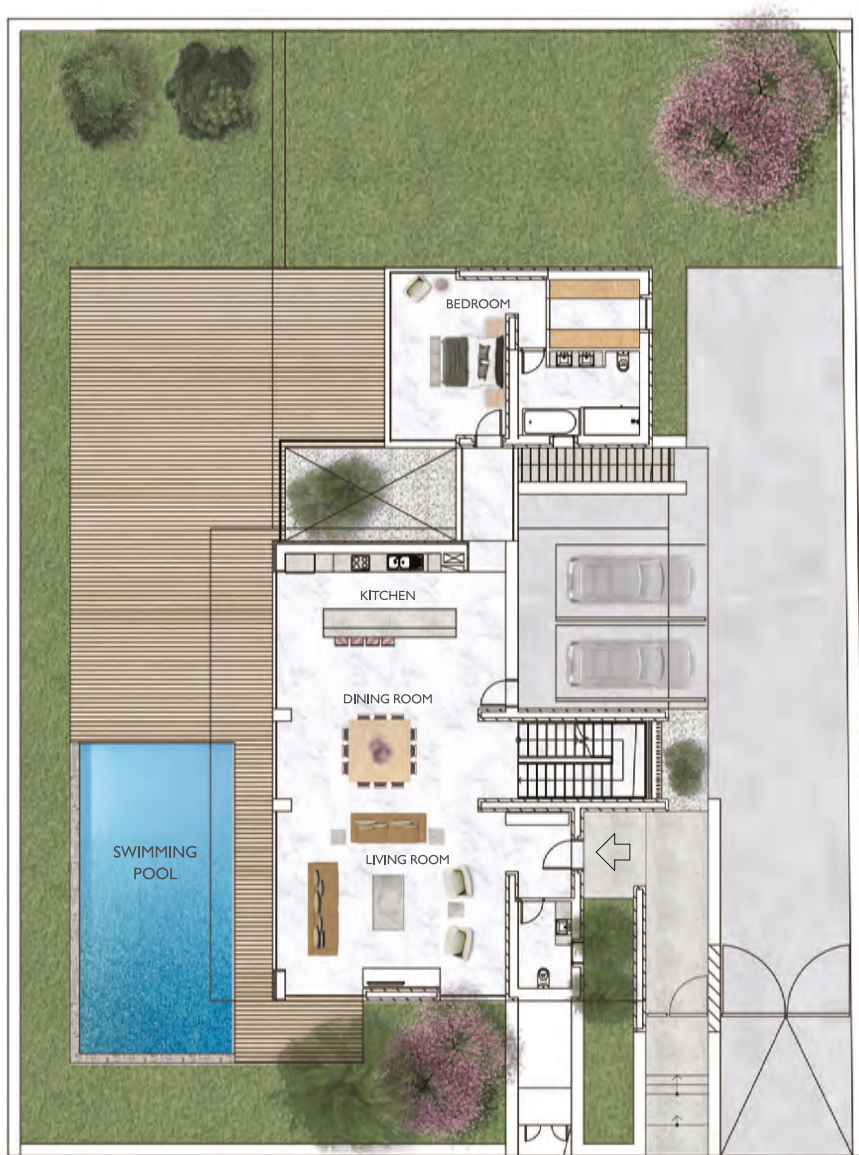
5 BEDROOM VILLA



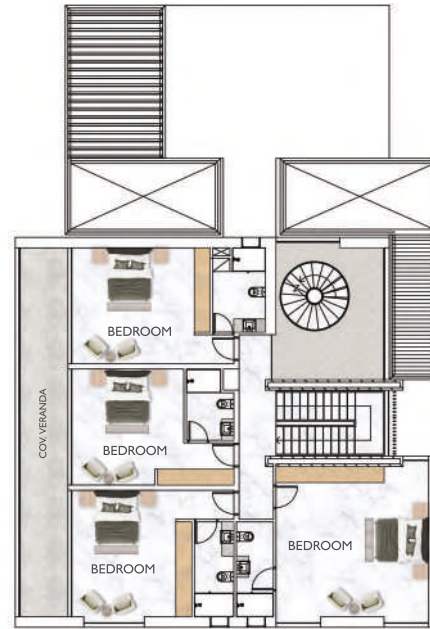
PELAGOS BEACHFRONT RESIDENCES
PLOTS: 7 / 11
KYMA

PLOT No	BEDROOMS	PLOT AREA	BASEMENT	GROUND FLOOR	FIRST FLOOR	COV. VERANDA	COV. PARKING	TOTAL COVERED AREA	UNCOV. VERANDA
7	5	1,002.00 m ²	100.50 m ²	200.80 m ²	169.70 m ²	76.80 m ²	35.40m ²	583.20 m²	115.20 m ²
11	5	1,002.00 m ²	100.50 m ²	199.24 m ²	168.50 m ²	81.30 m ²	36.60 m ²	586.14 m²	79.30 m ²

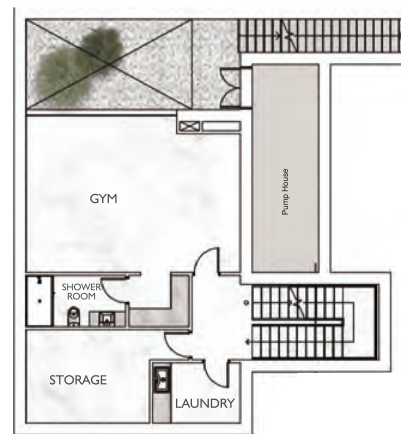
PELAGOS BEACHFRONT RESIDENCES
 VILLA TYPE D - PLOT 7
 KYMA



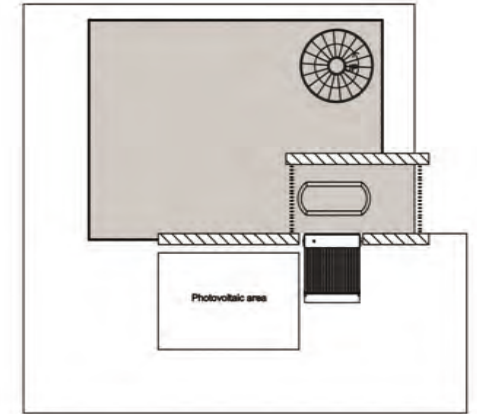
GROUND FLOOR PLAN



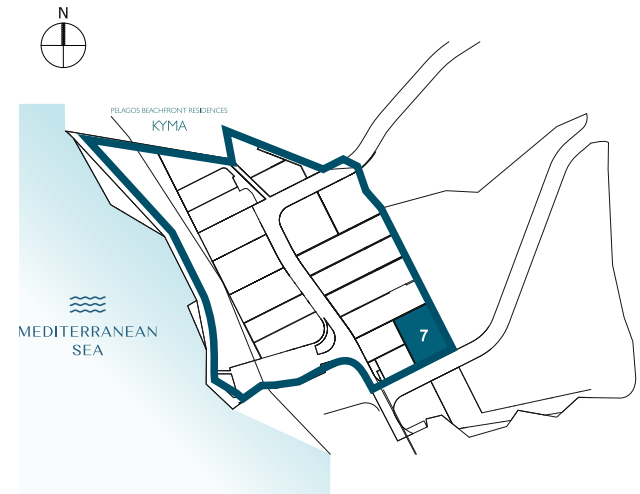
FIRST FLOOR PLAN



BASEMENT



ROOF GARDEN



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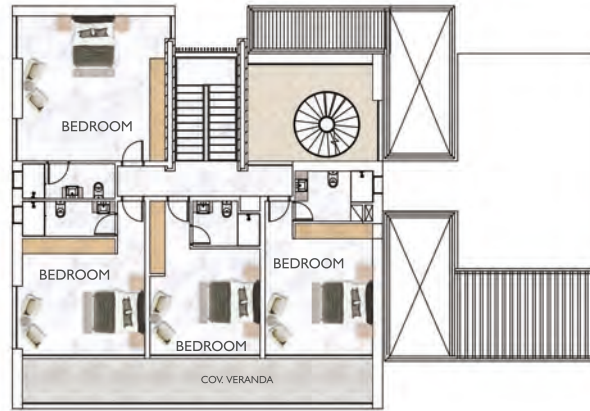
MEDITERRANEAN SEA

MEDITERRANEAN SEA

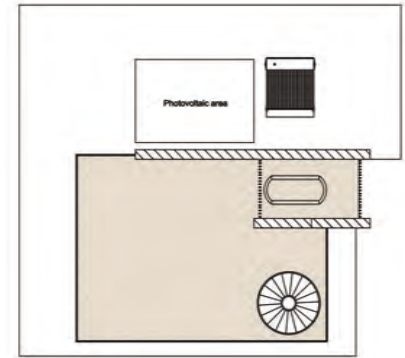
PELAGOS BEACHFRONT RESIDENCES
 VILLA TYPE D - PLOT 11
 KYMA



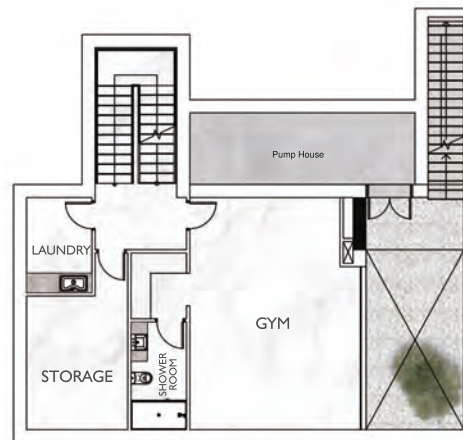
GROUND FLOOR PLAN



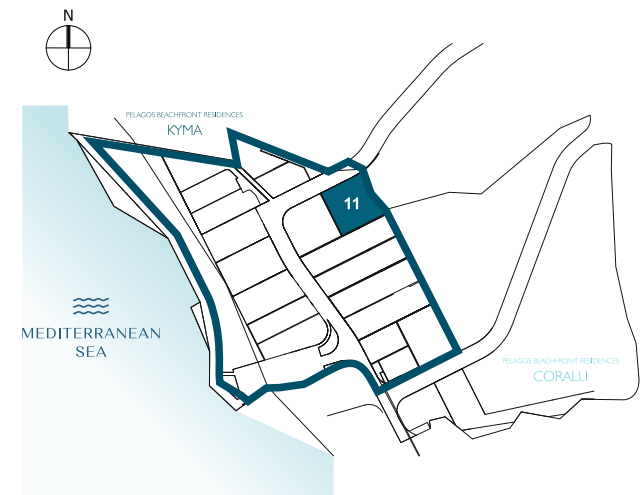
FIRST FLOOR PLAN



ROOF GARDEN



BASEMENT



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KYMA - TYPE F

5 BEDROOM VILLA



PELAGOS BEACHFRONT RESIDENCES PLOT 10
KYMA

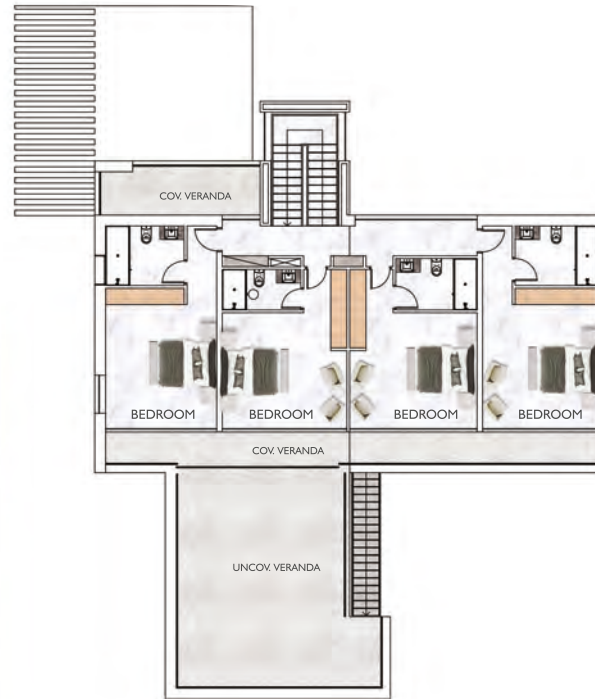
BEDROOMS	PLOT AREA	BASEMENT	GROUND FLOOR	FIRST FLOOR	COV. VERANDA	COV. PARKING	TOTAL COVERED AREA	UNCOV. VERANDA
5	1,000.00 m ²	89.00 m ²	207.20 m ²	165.90 m ²	89.70 m ²	38.00 m ²	589.80 m ²	163.50 m ²

PELAGOS BEACHFRONT RESIDENCES
 VILLA TYPE F - PLOT 10
 KYMA

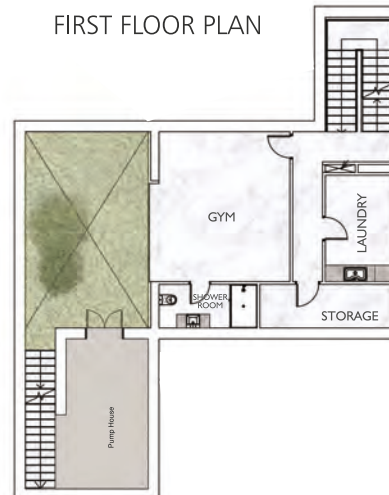


MEDITERRANEAN SEA

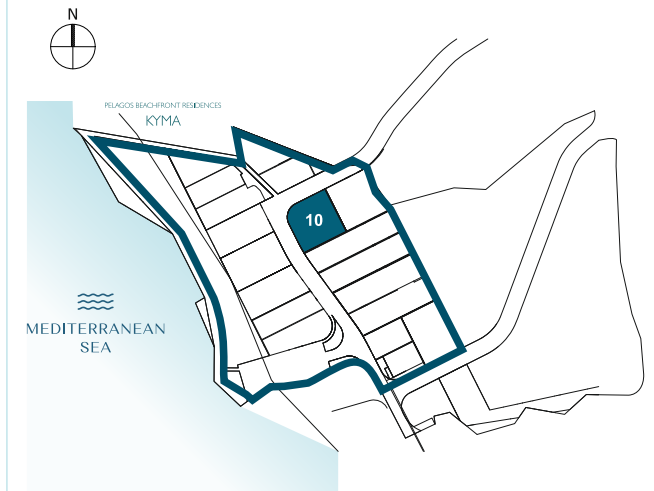
GROUND FLOOR PLAN



FIRST FLOOR PLAN



BASEMENT



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KYMA - TYPE G

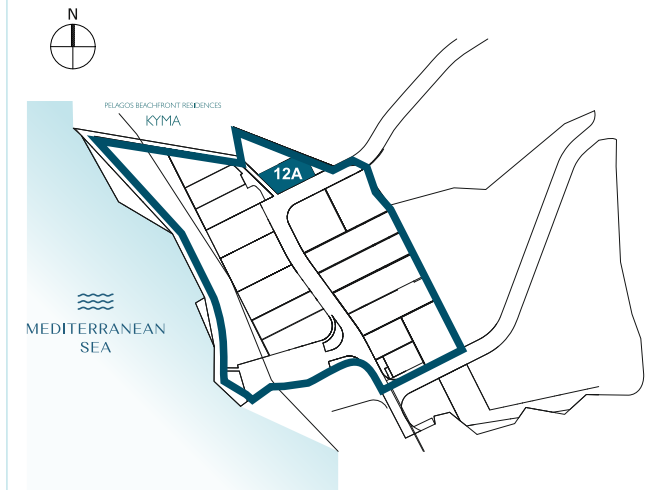
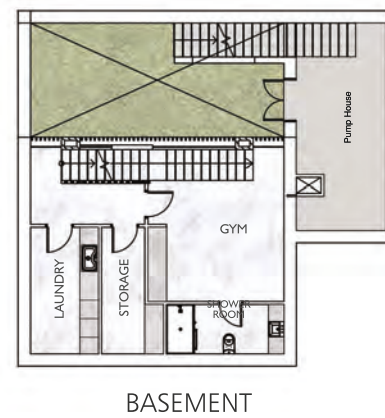
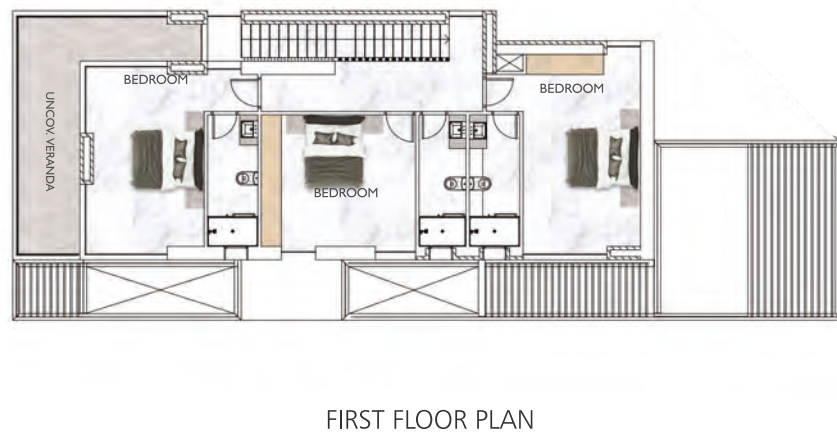
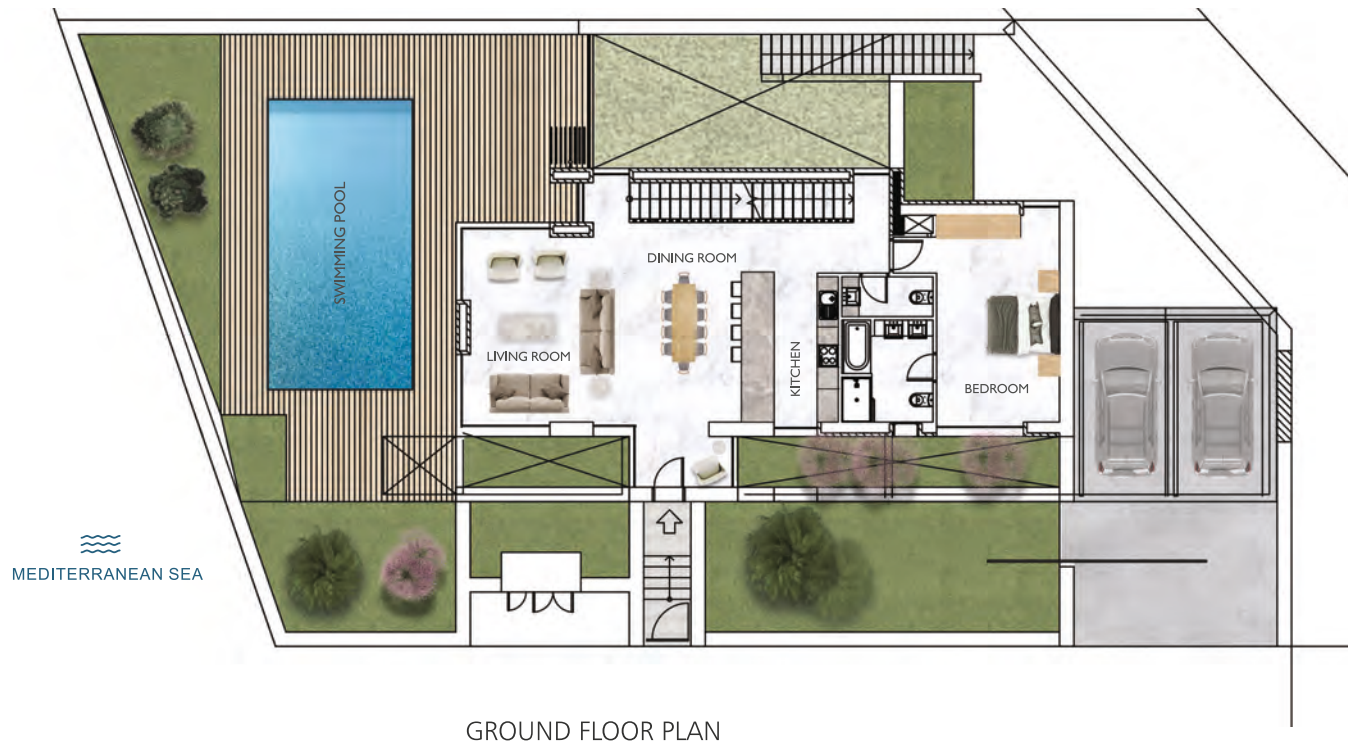
4 BEDROOM VILLA



PELAGOS BEACHFRONT RESIDENCES PLOT 12A
KYMA

BEDROOMS	PLOT AREA	BASEMENT	GROUND FLOOR	FIRST FLOOR	COV. VERANDA	COV. PARKING	TOTAL COVERED AREA	UNCOV. VERANDA	UNCOV. PARKING
4	506.00 m ²	66.60 m ²	122.70 m ²	117.21 m ²	19.84 m ²	15.00 m ²	341.35 m²	73.07 m ²	15.00 m ²

PELAGOS BEACHFRONT RESIDENCES
 VILLA TYPE G - PLOT 12A
 KYMA



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KYMA - TYPE H

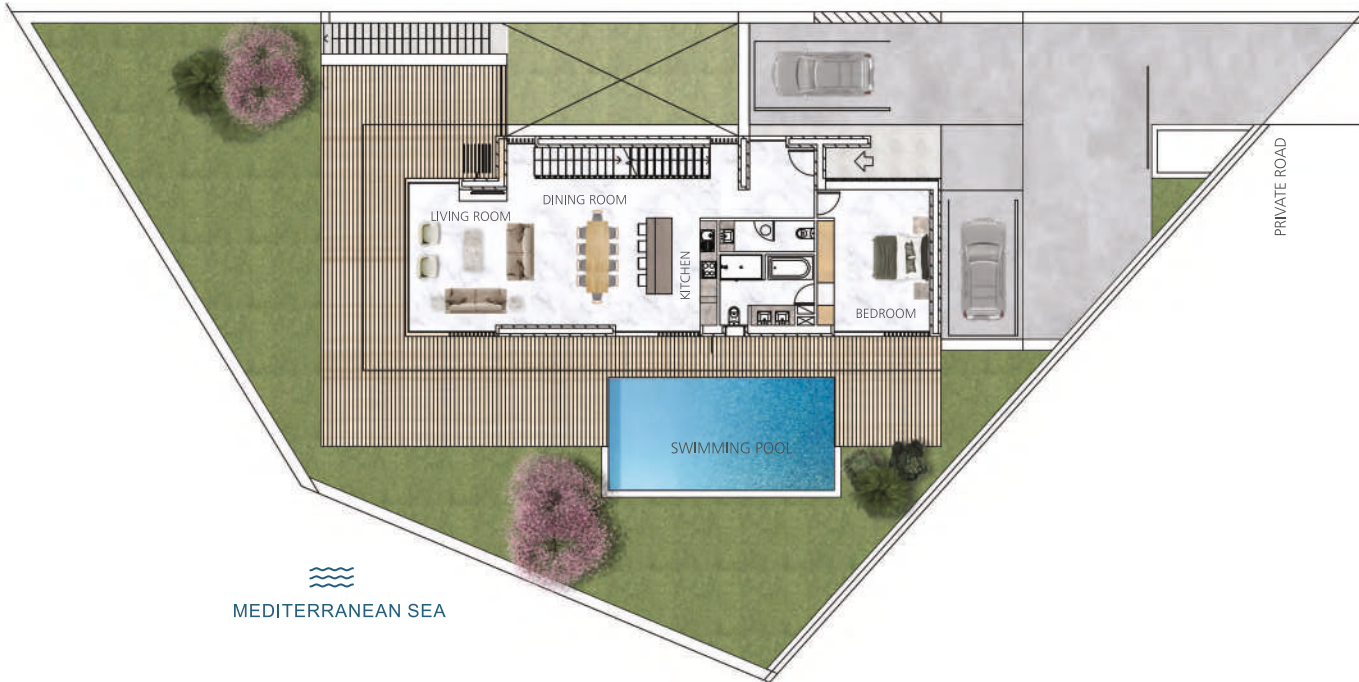
4 BEDROOM VILLA



PELAGOS BEACHFRONT RESIDENCES PLOT 12B
KYMA

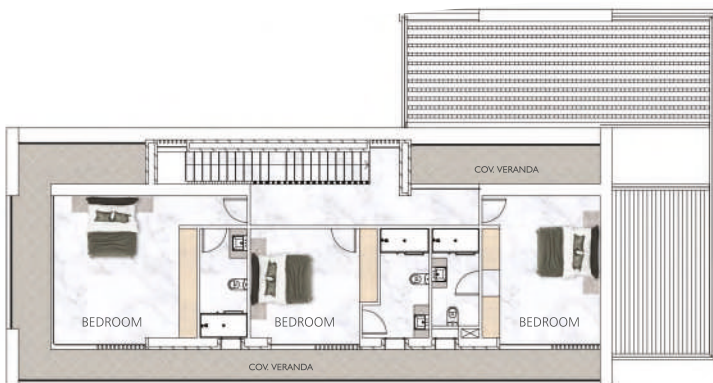
BEDROOMS	PLOT AREA	BASEMENT	GROUND FLOOR	FIRST FLOOR	COV. VERANDA	COV. PARKING	TOTAL COVERED AREA	UNCOV. VERANDA	UNCOV. PARKING
4	798.00 m ²	83.10 m ²	124.00 m ²	119.90 m ²	94.30 m ²	15.30 m ²	436.60 m²	66.70 m ²	24.50 m ²

PELAGOS BEACHFRONT RESIDENCES
 VILLA TYPE H - PLOT 12B
 KYMA

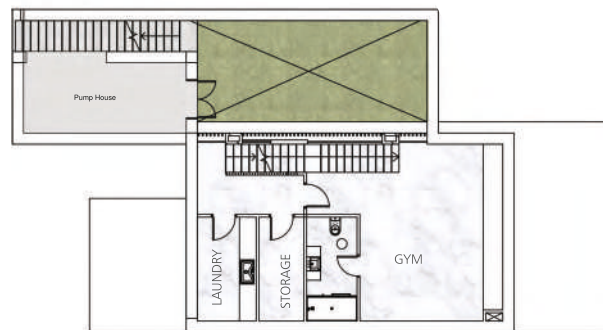


MEDITERRANEAN SEA

GROUND FLOOR PLAN



FIRST FLOOR PLAN



BASEMENT



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AMMOS - MASTER PLAN



PROPERTY TYPES

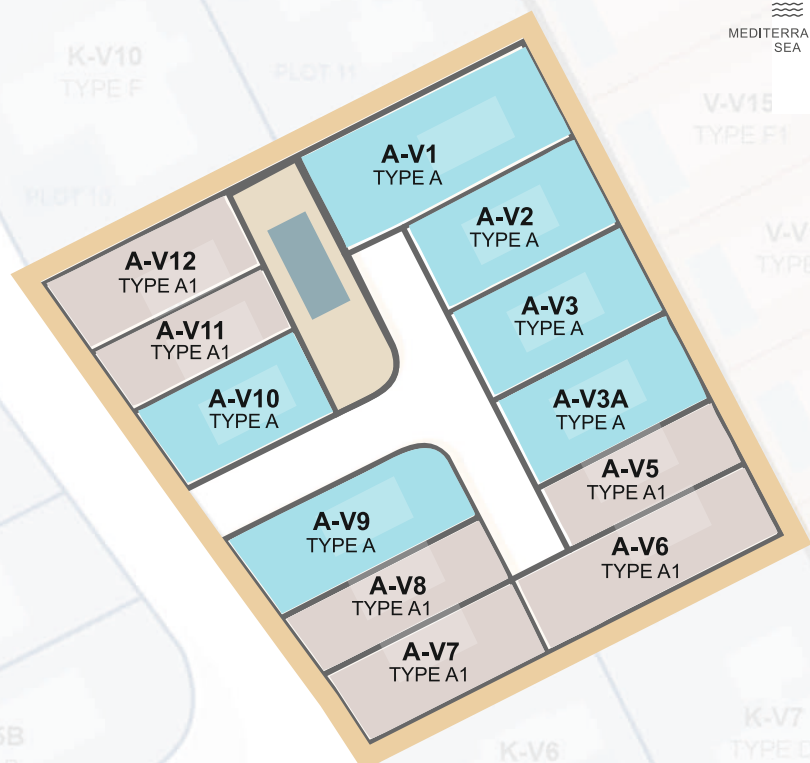
PROPERTY DETAILS

Residences	12
Bedrooms	3
Total Covered Areas	151.20 m ² - 177.22 m ²
Plot Areas	200.77 m ² - 385.62 m ²
Added Facilities	Communal Swimming Pools •

VILLA TYPES

BEDROOM

 TYPE A A-V1, A-V2, A-V3, A-V3A, A-V9, A-V10	3 BEDROOM
 TYPE A1 A-V5, A-V6 A-V7, A-V8, A-V11, A-V12	3 BEDROOM



MEDITERRANEAN SEA



Ammos

CORALLI
PUBLIC GREEN AREA

1578 SQM



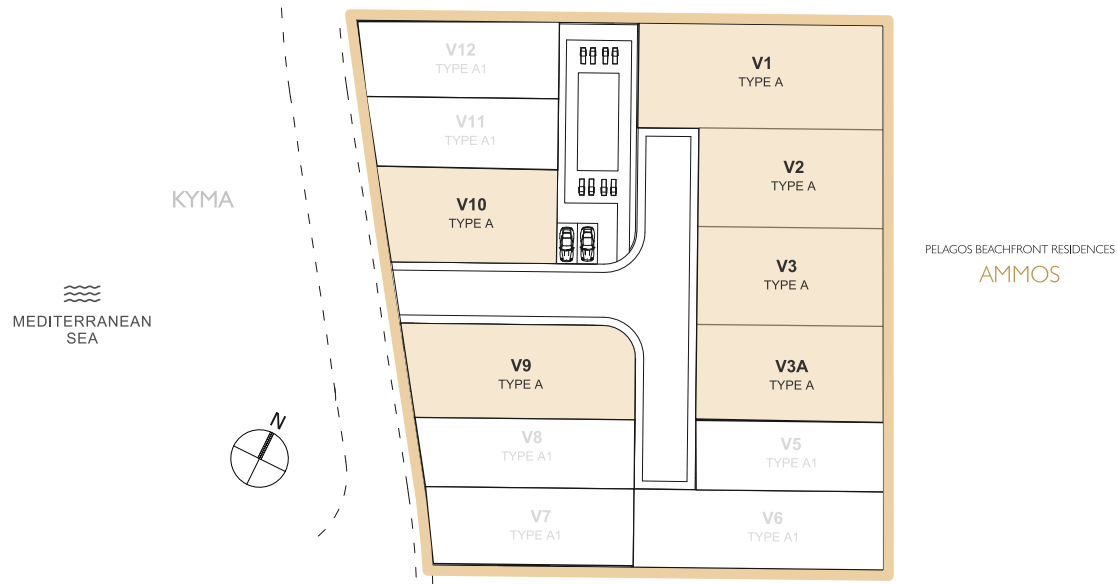
AMMOS - TYPE A

3 BEDROOM VILLA

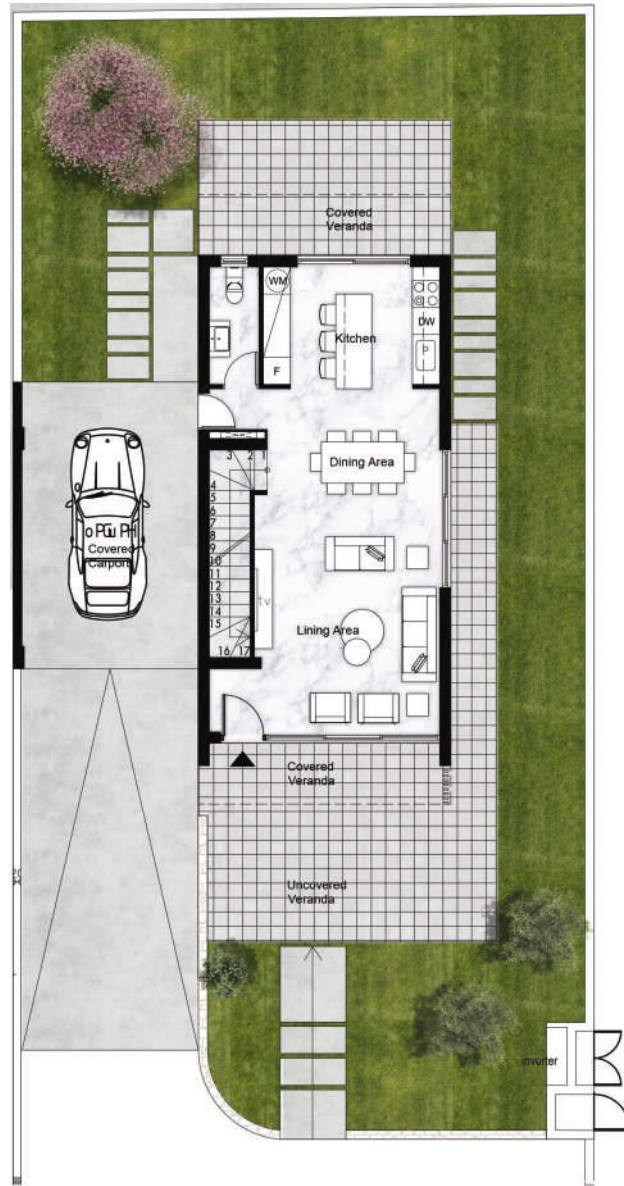


AMMOS - TYPE A

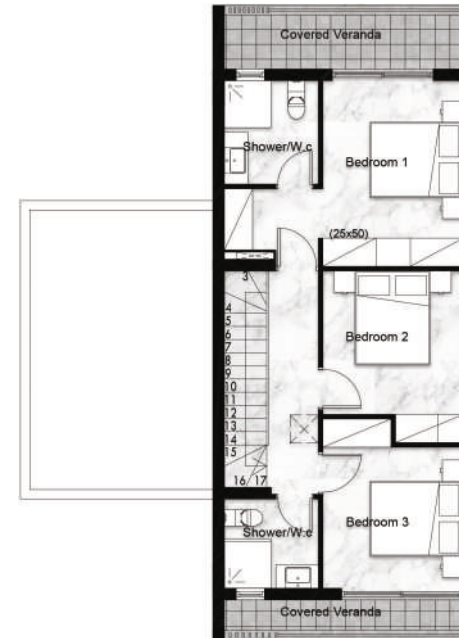
3 BEDROOM VILLA



TYPE	VILLA NO.	PLOT AREA	BEDROOMS	COVERED AREA	TTL.COV. VERANDA	COV. CARPORT	SEMI COV. CARPORT	TOTAL COVERED AREA	TTL. UNCOV. VERANDA
A	V1	385.62m ²	3	123.76m ²	27.44m ²	26.02m ²		177.22m²	37.88m ²
A	V2	269.51m ²	3	123.76m ²	27.44m ²		26.41m ²	151.20m²	37.88m ²
A	V3	274.03m ²	3	123.76m ²	27.44m ²		26.41m ²	151.20m²	37.88m ²
A	V3A	269.97m ²	3	123.76m ²	27.44m ²	26.02m ²	-	177.22m²	37.88m ²
A	V9	303.56m ²	3	123.76m ²	27.44m ²		20.02m ²	151.20m²	37.88m ²
A	V10	235.40m ²	3	123.76m ²	27.44m ²		20.02m ²	151.20m²	37.88m ²



GROUND FLOOR PLAN



FIRST FLOOR PLAN

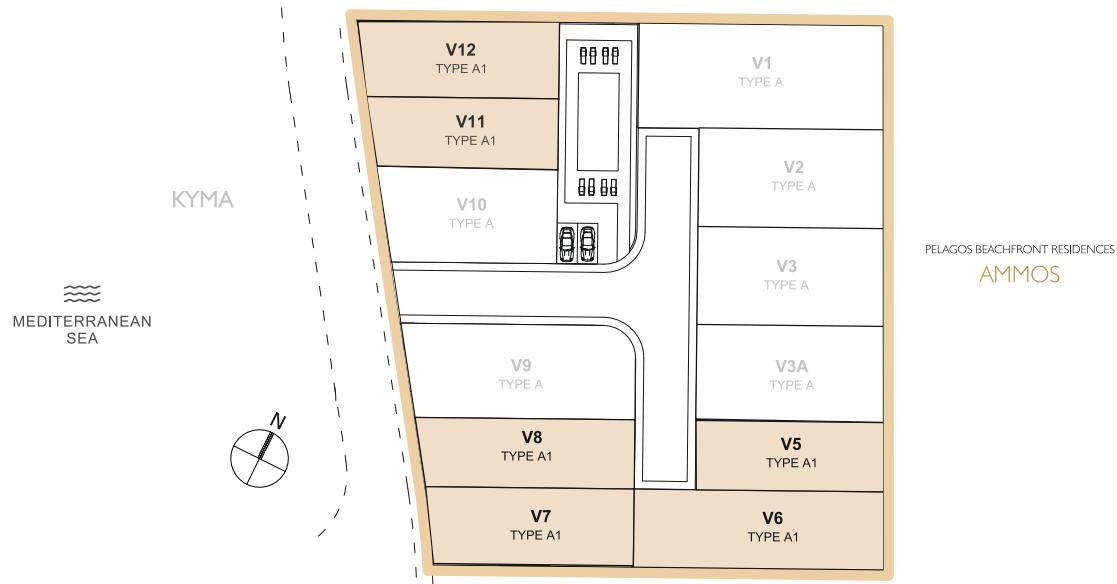
AMMOS - TYPE A1

3 BEDROOM VILLA

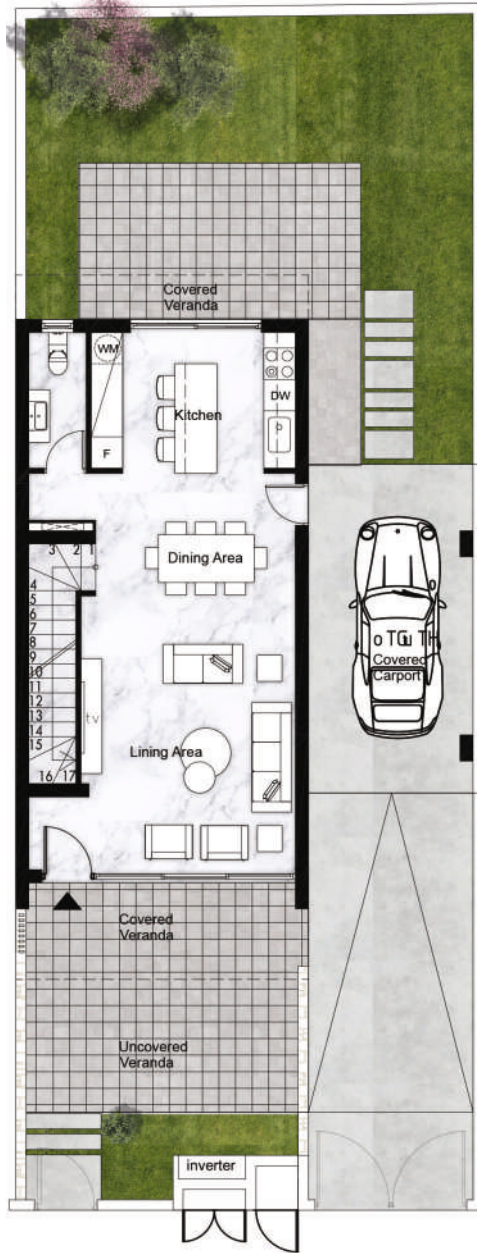


AMMOS - TYPE A1

3 BEDROOM VILLA



TYPE	VILLA NO.	PLOT AREA	BEDROOMS	COVERED AREA	TTL.COV. VERANDA	COV. CARPORT	SEMI COV. CARPORT	TOTAL COVERED AREA	TTL.UNCOV. VERANDA
A1	V5	255.67m ²	3	123.76m ²	27.44m ²	19.83m ²		171.03m²	26.73m ²
A1	V6	295.56m ²	3	123.76m ²	27.44m ²	25.82m ²		177.02m²	26.73 m ²
A1	V7	242.36m ²	3	123.76m ²	27.44m ²		25.82m ²	151.20m²	26.73 m ²
A1	V8	233.46m ²	3	123.76m ²	27.44m ²		20.18m ²	151.20m²	26.73 m ²
A1	V11	200.77m ²	3	123.76m ²	27.44m ²		19.87m ²	151.20m²	26.73 m ²
A1	V12	234.09m ²	3	123.76m ²	27.44m ²		25.81m ²	151.20m²	26.73 m ²



GROUND FLOOR PLAN



FIRST FLOOR PLAN

VOTSALO - TYPE A

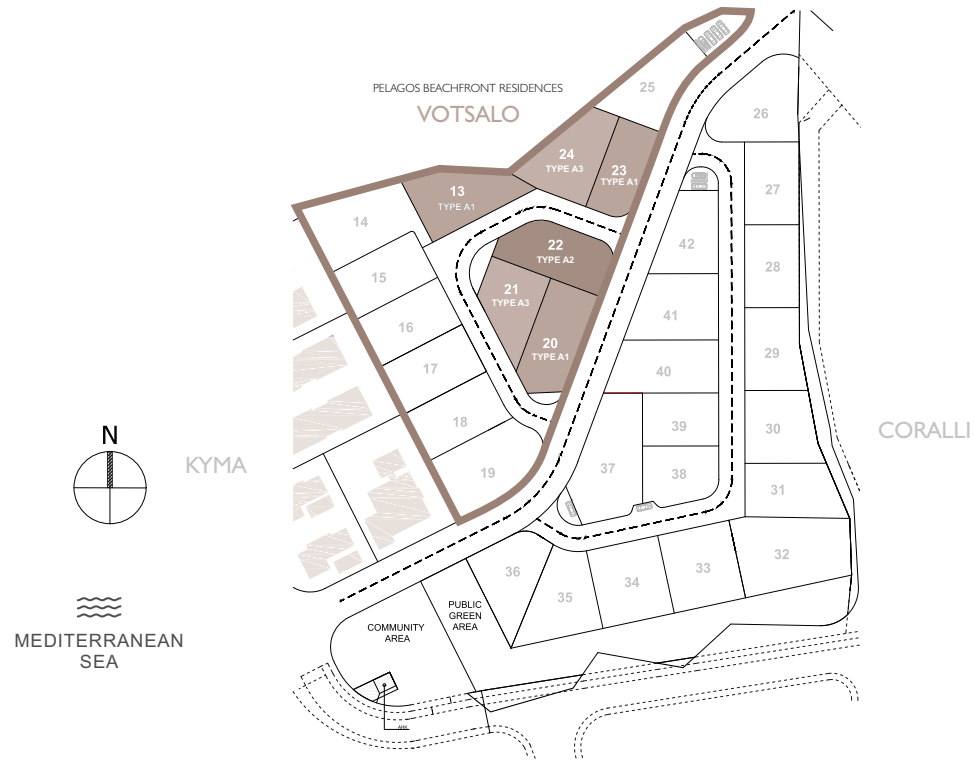
3 BEDROOM VILLA



PELAGOS BEACHFRONT RESIDENCES TYPE A-A3
VOTSALO

VOTSALO - TYPE A

3 BEDROOM VILLA



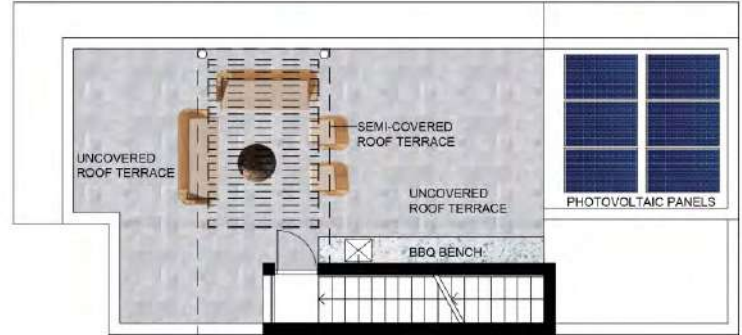
TYPE	PLOT NO.	PLOT AREA	BEDROOMS	COVERED AREA	COV. VERANDA	TOTAL COVERED AREA	SEMI-COV. VERANDA	UNCOV. VERANDA	SEMI-COV. PARKING	UNCOV. PARKING
A1	13	501.50 m ²	3	166.00 m ²	62.00m ²	228.00 m²	17.00 m ²	94.00 m ²	21.00 m ²	20.00 m ²
A1	20	523.30 m ²	3	166.00 m ²	57.00m ²	223.00 m²	17.00 m ²	111.00 m ²	22.00 m ²	17.00 m ²
A3	21	407.50 m ²	3	166.00 m ²	57.00m ²	223.00 m²	17.00 m ²	94.00 m ²	20.00 m ²	22.00 m ²
A2	22	504.10 m ²	3	166.00 m ²	57.00m ²	223.00 m²	17.00 m ²	77.00 m ²	21.00 m ²	15.00 m ²
A1	23	456.30 m ²	3	166.00 m ²	57.00m ²	223.00 m²	17.00 m ²	61.00 m ²	21.00 m ²	17.00 m ²
A3	24	436.20 m ²	3	166.00 m ²	57.00m ²	223.00 m²	17.00 m ²	103.00 m ²	21.00 m ²	29.00 m ²



GROUND FLOOR PLAN

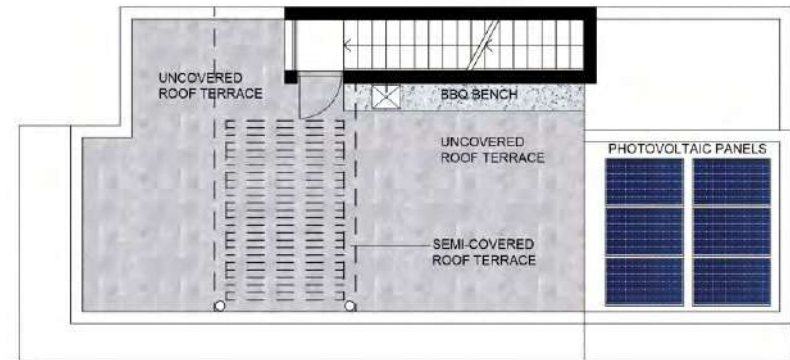


FIRST FLOOR PLAN



ROOF PLAN

PELAGOS BEACHFRONT RESIDENCES VILLA TYPE A2 PLOT 22
VOTSALO



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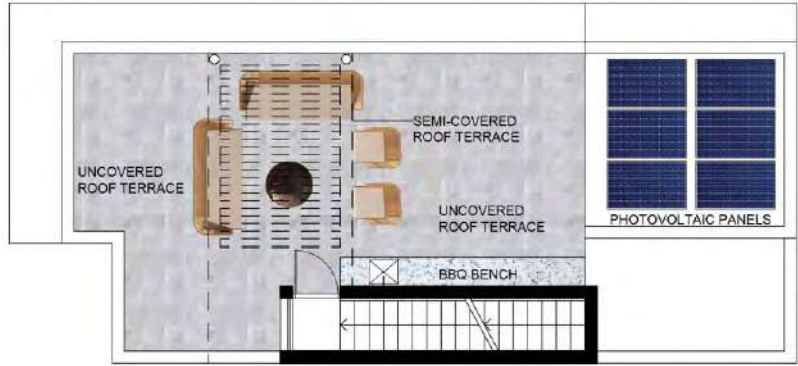
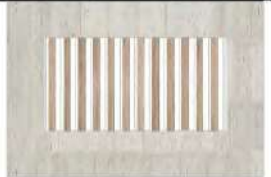
PELAGOS BEACHFRONT RESIDENCES VILLA TYPE A3 PLOTS 21 AND 24
VOTSALO



GROUND FLOOR PLAN



FIRST FLOOR PLAN



ROOF PLAN

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VOTSALO - TYPE B

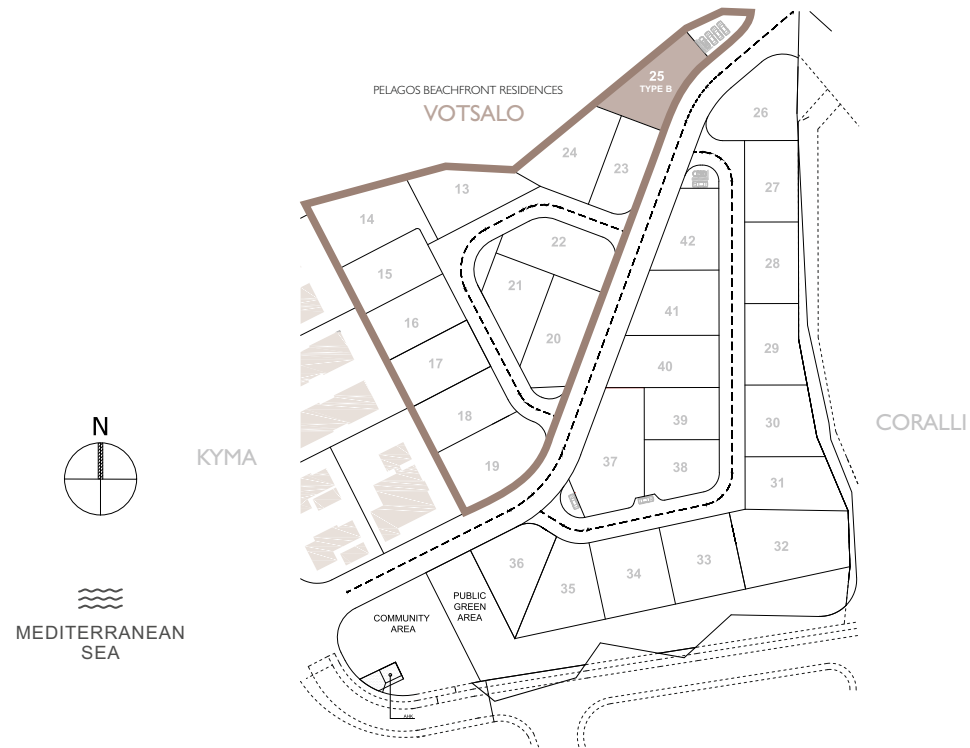
3 BEDROOM VILLA



PELAGOS BEACHFRONT RESIDENCES TYPE B
VOTSALO

VOTSALO - TYPE B

3 BEDROOM VILLA



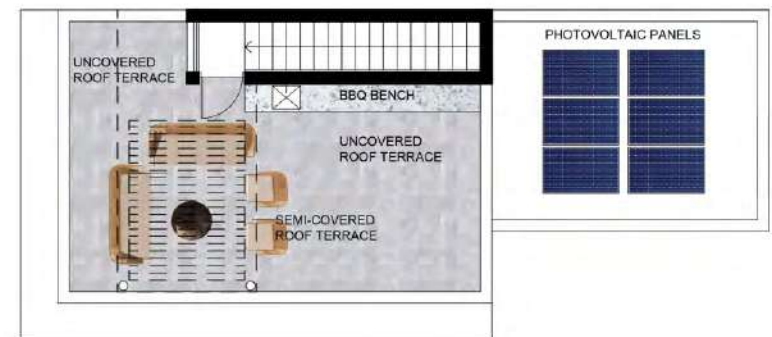
TYPE	PLOT NO.	PLOT AREA	BEDROOMS	COVERED AREA	COV. VERANDA	TOTAL COVERED AREA	SEMI-COV. VERANDA	UNCOV. VERANDA	SEMI-COV. PARKING	UNCOV. PARKING
B	25	481.80 m ²	3	176.00 m ²	42.00m ²	218.00 m²	16.00 m ²	72.00 m ²	35.00 m ²	-



GROUND FLOOR PLAN



FIRST FLOOR PLAN



ROOF PLAN

VOTSALO - TYPE F

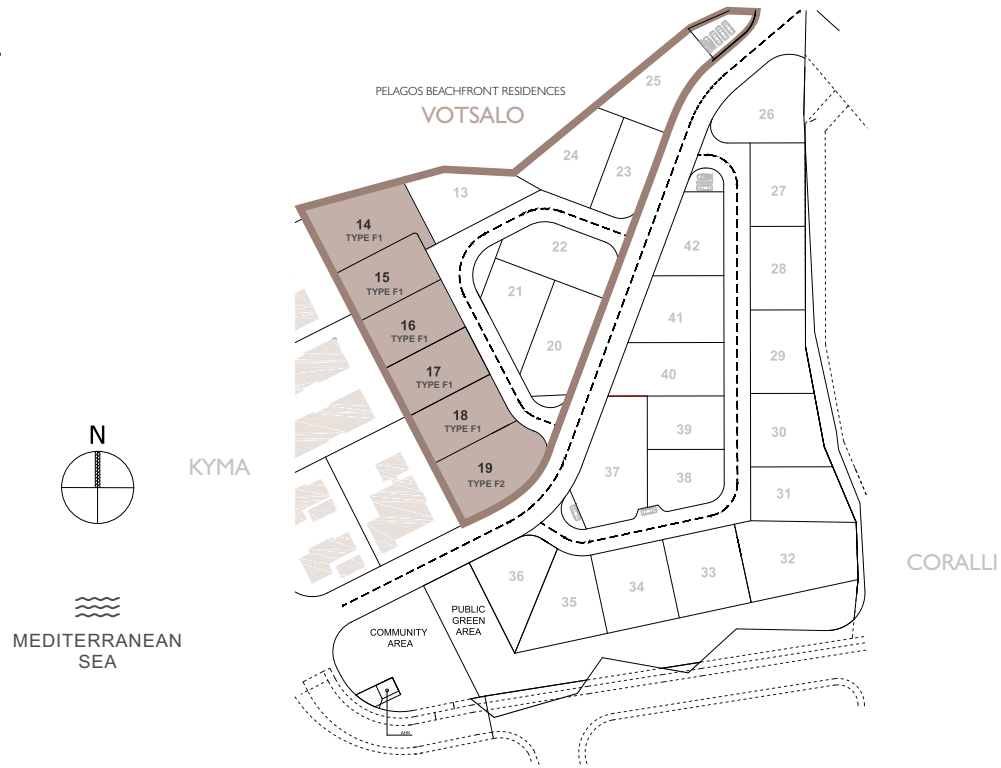
4 BEDROOM VILLA



PELAGOS BEACHFRONT RESIDENCES TYPE F
VOTSALO

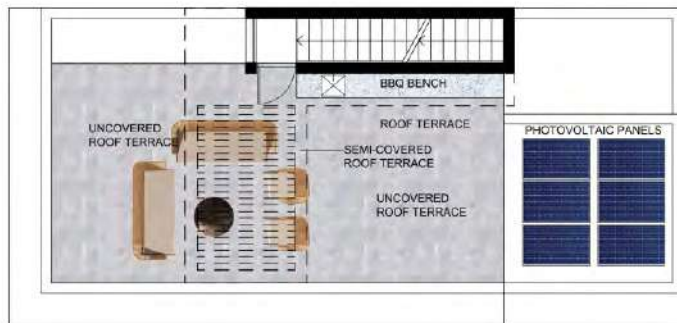
VOTSALO - TYPE F

4 BEDROOM VILLA



TYPE	PLOT NO.	PLOT AREA	BEDROOMS	COVERED AREA	COV. VERANDA	TOTAL COVERED AREA	SEMI-COV. VERANDA	UNCOV. VERANDA	SEMI-COV. PARKING	UNCOV. PARKING
F1	14	608.70 m ²	4	212.00 m ²	70.00m ²	282.00 m²	16.00 m ²	121.00 m ²	31.00 m ²	-
F1	15	448.00 m ²	4	212.00 m ²	70.00m ²	282.00 m²	16.00 m ²	92.00 m ²	31.00 m ²	-
F1	16	448.00 m ²	4	212.00 m ²	70.00m ²	282.00 m²	16.00 m ²	92.00 m ²	31.00 m ²	-
F1	17	448.00 m ²	4	212.00 m ²	70.00m ²	282.00 m²	16.00 m ²	92.00 m ²	31.00 m ²	-
F1	18	449.00 m ²	4	212.00 m ²	70.00m ²	282.00 m²	16.00 m ²	92.00 m ²	31.00 m ²	-
F2	19	604.60 m ²	4	212.00 m ²	70.00m ²	282.00 m²	16.00 m ²	118.00 m ²	24.00 m ²	25.00 m ²

GROUND FLOOR PLAN

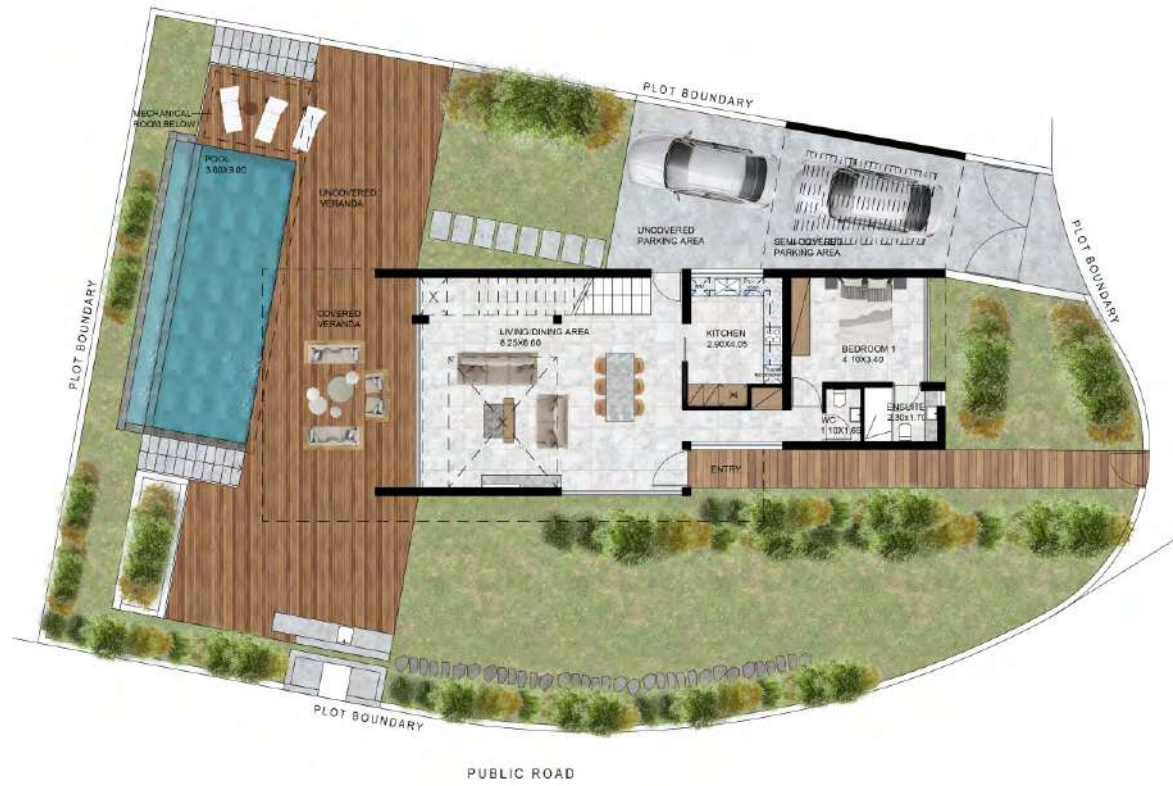


ROOF PLAN

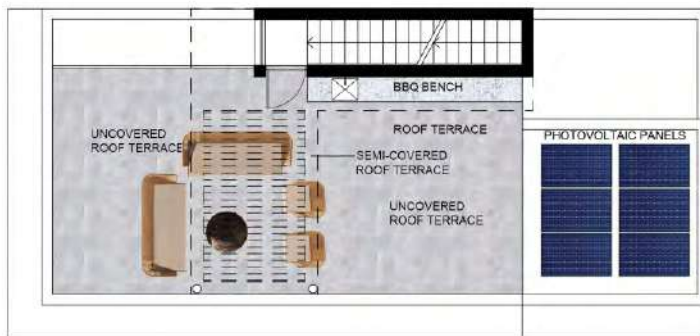


FIRST FLOOR PLAN

PELAGOS BEACHFRONT RESIDENCES VILLA TYPE F2 PLOT 19
VOTSALO



GROUND FLOOR PLAN



ROOF PLAN



FIRST FLOOR PLAN

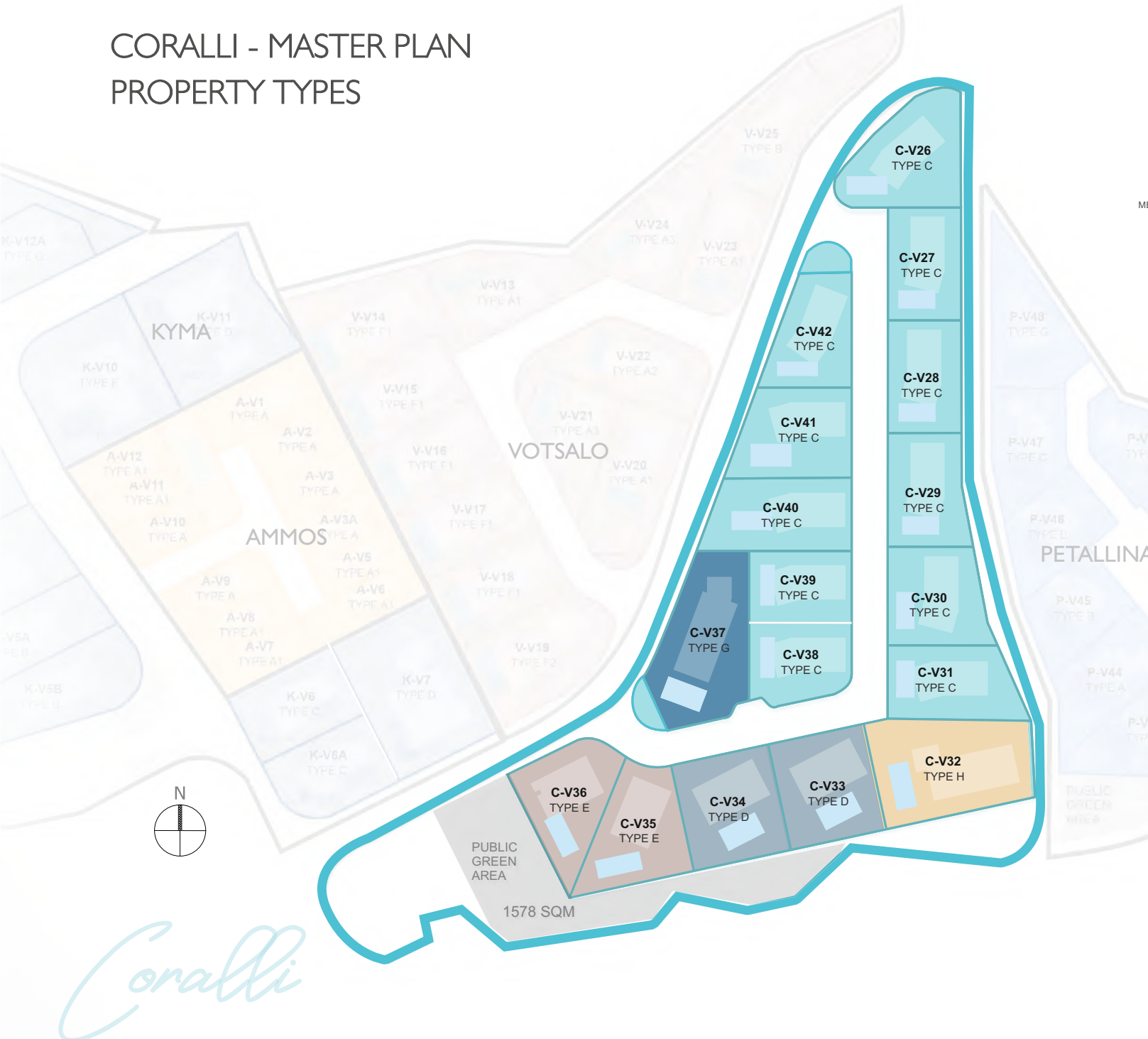


PELAGOS BEACHFRONT RESIDENCES

CORALLI

CORALLI - MASTER PLAN

PROPERTY TYPES



PROPERTY DETAILS

Residences	17
Bedrooms	3, 4 and 5
Total Covered Areas	240.00 m ² - 450.00 m ²
Plot Areas	368.00 m ² - 721.50 m ²
Added Facilities	Private Swimming Pools •

VILLA TYPES BEDROOM

VILLA TYPES	BEDROOM
TYPE C TYPE C1 - V38, V39, V40, V41 TYPE C2 - V27, V28, V29, V30, V42 TYPE C3 - V26, V31	3 BEDROOM
TYPE D V33, V34	4 BEDROOM
TYPE E V35, V36	4 BEDROOM
TYPE G V37	4 BEDROOM
TYPE H V32	5 BEDROOM

Coralli



PELAGOS BEACHFRONT RESIDENCES

CORALLI

The sea is a wondrous and magical place. It is a world of light and shadow, full of amazing creatures that stimulate the imagination. Coralli – the third phase of Pelagos Beachfront Residences identifies with the coral reef, the rainforest of the sea. Each villa offers a luxury experience with a home-style concept that makes one feel like one truly belongs. A place where one can retreat, find inner peace and rejuvenate. Located on the western coast of Cyprus, these beach villas epitomise the tranquility of a beachfront resort in a Mediterranean lavish style.

Coralli

CORALLI - TYPE C

3 BEDROOM VILLA



CORALLI - TYPE C

3 BEDROOM VILLA



TYPE	PLOT NO.	PLOT AREA	BEDROOMS	COVERED AREA	COV. VERANDA	TOTAL COVERED AREA	SEMI-COV. VERANDA	UNCOV. VERANDA	SEMI-COV. PARKING	UNCOV. PARKING
C3	26	516.00 m ²	3	177.00 m ²	63.00 m ²	240.00 m ²	15.00 m ²	119.00 m ²	21.00 m ²	16.00 m ²
C2	27	412.50 m ²	3	177.00 m ²	70.00 m ²	247.00 m ²	15.00 m ²	88.00 m ²	17.00 m ²	14.00 m ²
C2	28	412.50 m ²	3	177.00 m ²	70.00 m ²	247.00 m ²	15.00 m ²	77.00 m ²	21.00 m ²	16.00 m ²
C2	29	430.70 m ²	3	177.00 m ²	70.00 m ²	247.00 m ²	15.00 m ²	76.00 m ²	17.00 m ²	15.00 m ²
C2	30	469.10 m ²	3	177.00 m ²	68.00 m ²	245.00 m ²	15.00 m ²	99.00 m ²	17.00 m ²	20.00 m ²
C3	31	459.30 m ²	3	177.00 m ²	73.00 m ²	250.00 m ²	15.00 m ²	75.00 m ²	20.00 m ²	15.00 m ²
C1	38	396.40 m ²	3	177.00 m ²	72.00 m ²	249.00 m ²	15.00 m ²	72.00 m ²	20.00 m ²	17.00 m ²
C1	39	368.00 m ²	3	177.00 m ²	72.00 m ²	249.00 m ²	15.00 m ²	72.00 m ²	20.00 m ²	17.00 m ²
C1	40	508.50 m ²	3	177.00 m ²	76.00 m ²	253.00 m ²	15.00 m ²	101.00 m ²	20.00 m ²	19.00 m ²
C1	41	500.50 m ²	3	177.00 m ²	76.00 m ²	253.00 m ²	15.00 m ²	105.00 m ²	20.00 m ²	17.00 m ²
C2	42	440.00 m ²	3	177.00 m ²	66.00 m ²	243.00 m ²	15.00 m ²	74.00 m ²	29.00 m ²	-

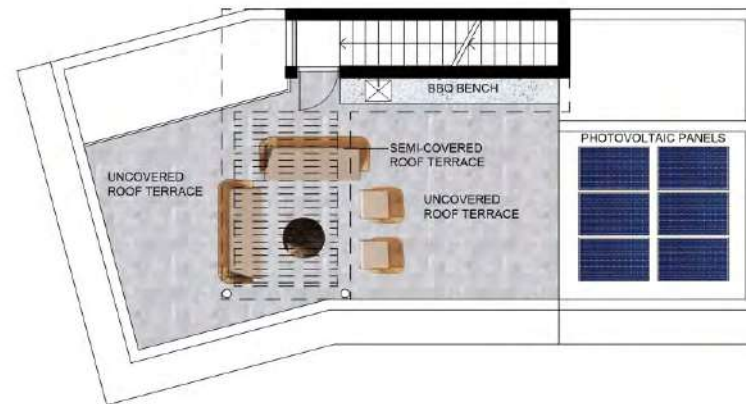
PELAGOS BEACHFRONT RESIDENCES VILLA TYPE C1 PLOTS 38 ,39 ,40 AND 41
CORALLI



GROUND FLOOR PLAN



FIRST FLOOR PLAN



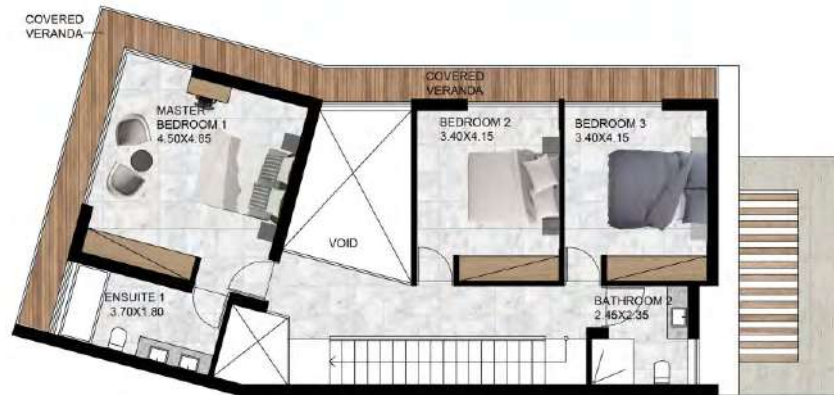
ROOF PLAN

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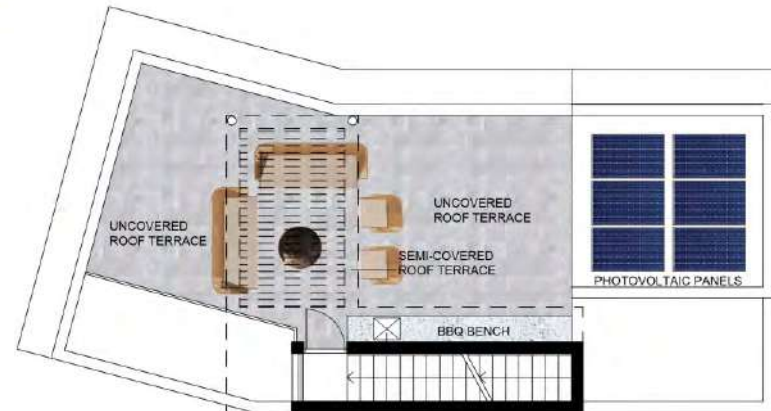
PELAGOS BEACHFRONT RESIDENCES VILLA TYPE C2 PLOTS 27 ,28 ,29 ,30 AND 42
CORALLI



GROUND FLOOR PLAN



FIRST FLOOR PLAN



ROOF PLAN

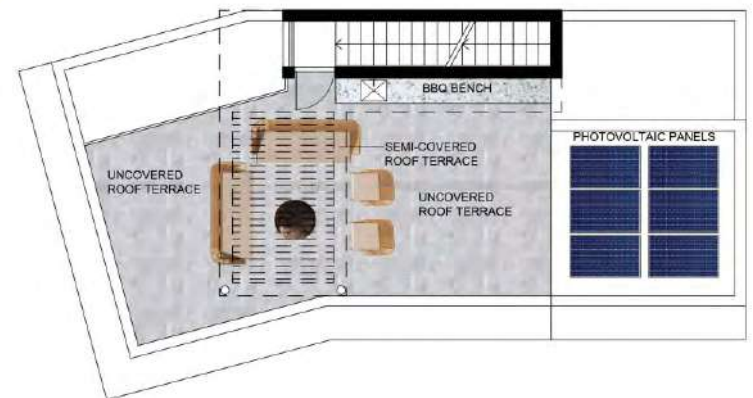
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GROUND FLOOR PLAN



FIRST FLOOR PLAN



ROOF PLAN

CORALLI - TYPE D

4 BEDROOM VILLA



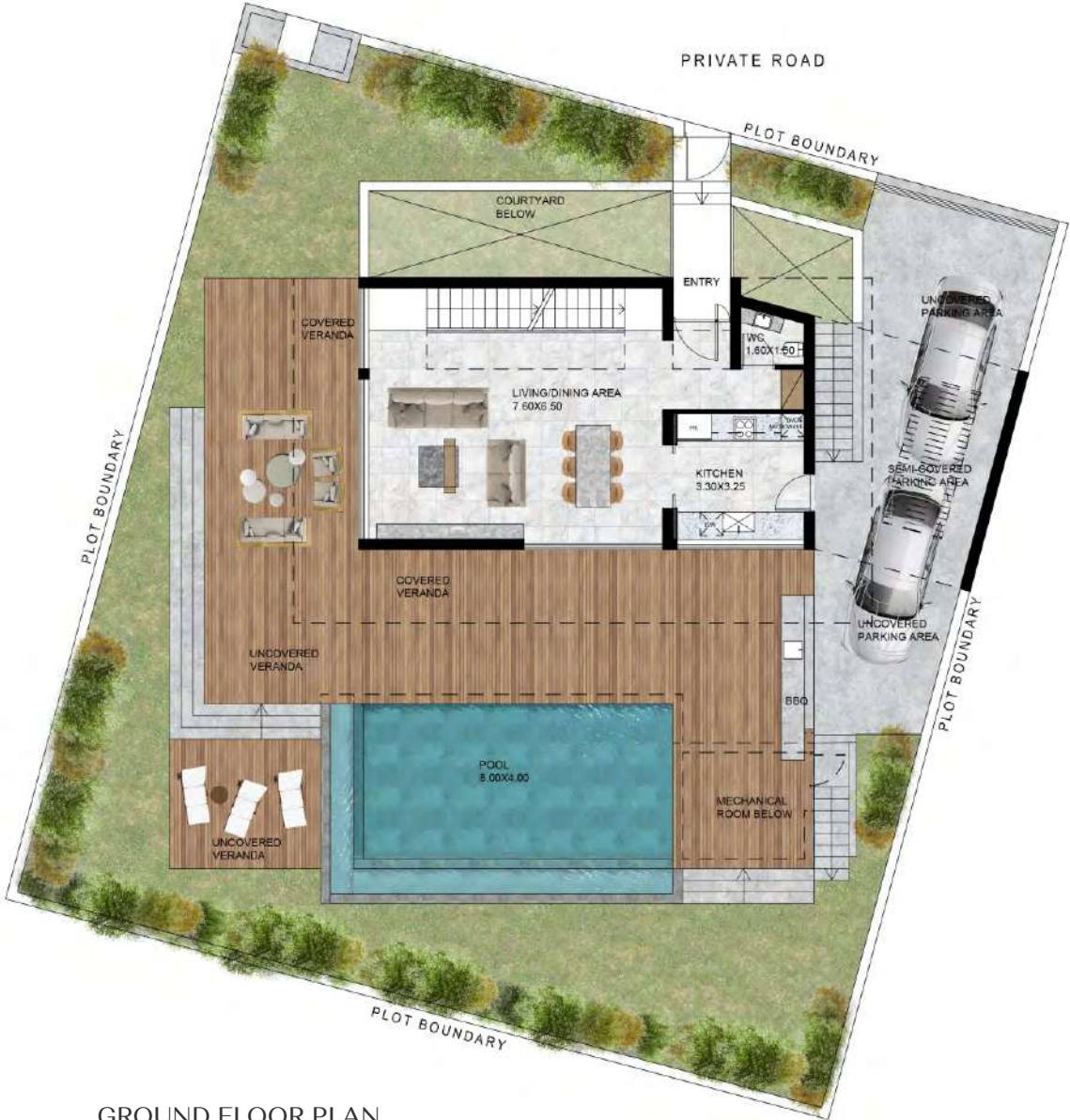
CORALLI - TYPE D

4 BEDROOM VILLA

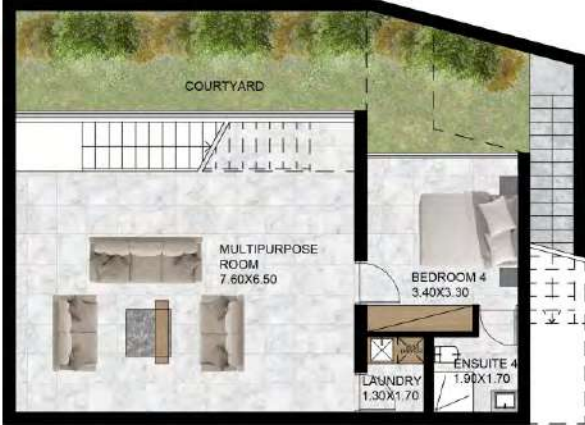


TYPE	PLOT NO.	PLOT AREA	BEDROOMS	COVERED AREA	COV. VERANDA	TOTAL COVERED AREA	SEMI-COV. VERANDA	UNCOV. VERANDA	SEMI-COV. PARKING	UNCOV. PARKING
D	33	527.00 m ²	4	251.00 m ²	63.00m ²	314.00 m²	-	104.00 m ²	23.00 m ²	20.00 m ²
D	34	527.00 m ²	4	251.00 m ²	63.00m ²	314.00 m²	-	104.00 m ²	23.00 m ²	23.00 m ²

PELAGOS BEACHFRONT RESIDENCES VILLA TYPE D PLOTS 33 AND 34
CORALLI



GROUND FLOOR PLAN



BASEMENT



FIRST FLOOR PLAN

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CORALLI - TYPE E

4 BEDROOM VILLA



CORALLI - TYPE E

4 BEDROOM VILLA

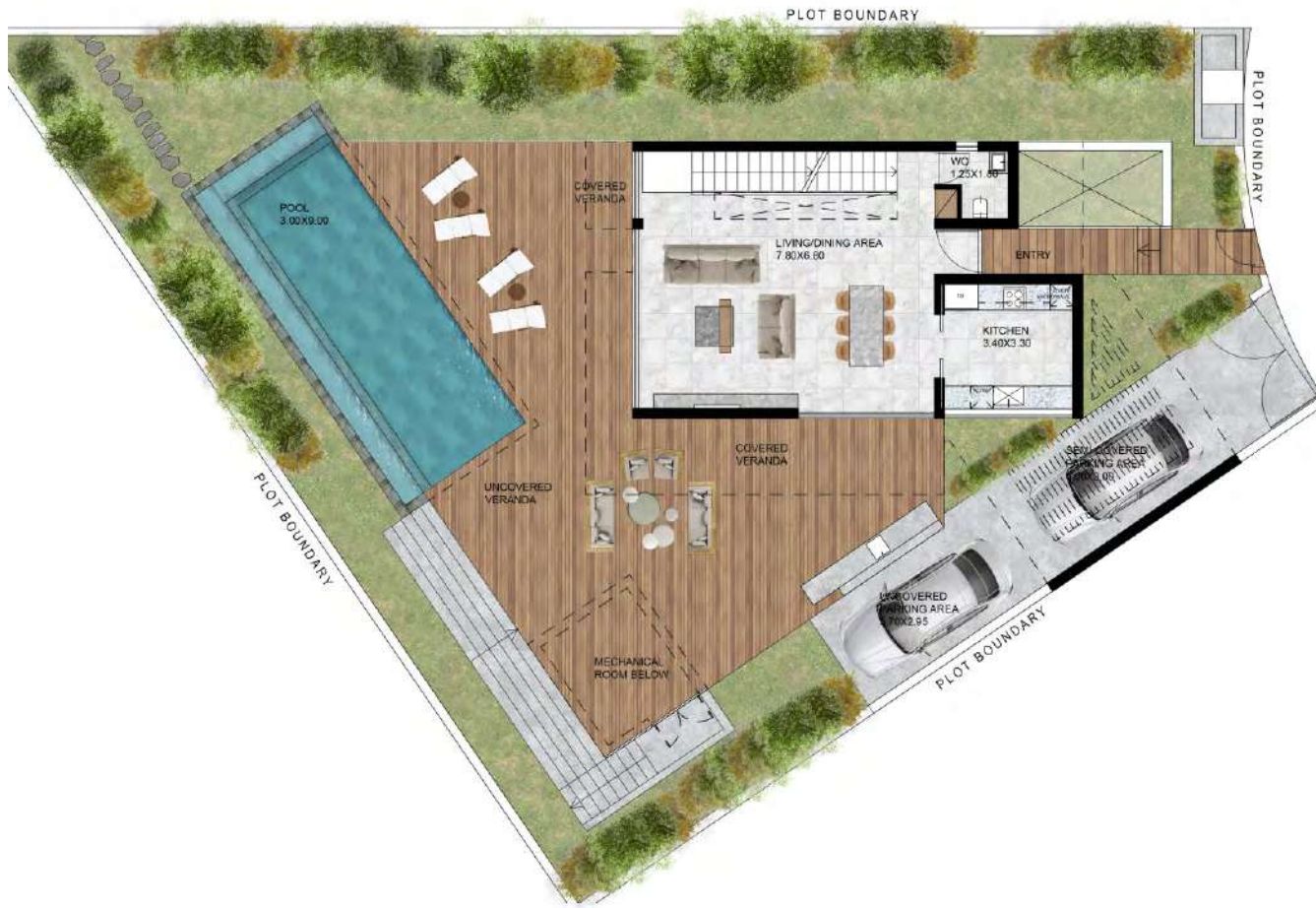


TYPE	PLOT NO.	PLOT AREA	BEDROOMS	COVERED AREA	COV. VERANDA	TOTAL COVERED AREA	SEMI-COV. VERANDA	UNCOV. VERANDA	SEMI-COV. PARKING	UNCOV. PARKING
E2	35	501.10 m ²	4	254.00 m ²	43.00m ²	297.00 m ²	13.00 m ²	102.00 m ²	28.00 m ²	18.00 m ²
E1	36	468.70 m ²	4	254.00 m ²	43.00m ²	297.00 m ²	13.00 m ²	74.00 m ²	30.00 m ²	5.00 m ²



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PELAGOS BEACHFRONT RESIDENCES VILLA TYPE E2 PLOT 35
CORALLI



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CORALLI - TYPE G

4 BEDROOM VILLA



CORALLI - TYPE G

4 BEDROOM VILLA



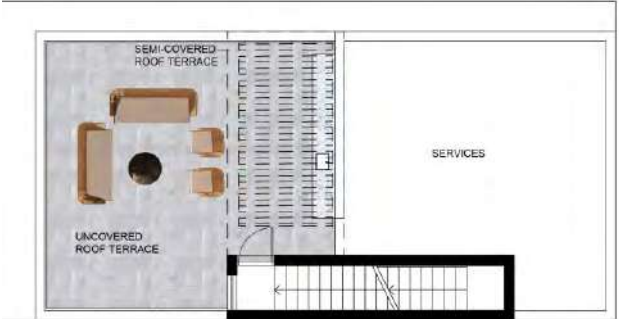
TYPE	PLOT NO.	PLOT AREA	BEDROOMS	COVERED AREA	COV. VERANDA	TOTAL COVERED AREA	SEMI-COV. VERANDA	UNCOV. VERANDA	SEMI-COV. PARKING	UNCOV. PARKING
G	37	688.10 m ²	4	243.00m ²	89.00m ²	332.00 m ²	16.00 m ²	108.00 m ²	34.00 m ²	-



GROUND FLOOR PLAN



FIRST FLOOR PLAN



BASEMENT

CORALLI - TYPE H

5 BEDROOM VILLA



CORALLI - TYPE H

5 BEDROOM VILLA



TYPE	PLOT NO.	PLOT AREA	BEDROOMS	COVERED AREA	COV. VERANDA	TOTAL COVERED AREA	SEMI-COV. VERANDA	UNCOV. VERANDA	SEMI-COV. PARKING	UNCOV. PARKING
H	32	721.50 m ²	5	376.00m ²	74.00m ²	450.00 m ²	-	114.00 m ²	42.00 m ²	-

PELAGOS BEACHFRONT RESIDENCES VILLA TYPE H PLOT 32
CORALLI



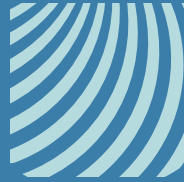
GROUND FLOOR PLAN

BASEMENT FLOOR PLAN



FIRST FLOOR PLAN



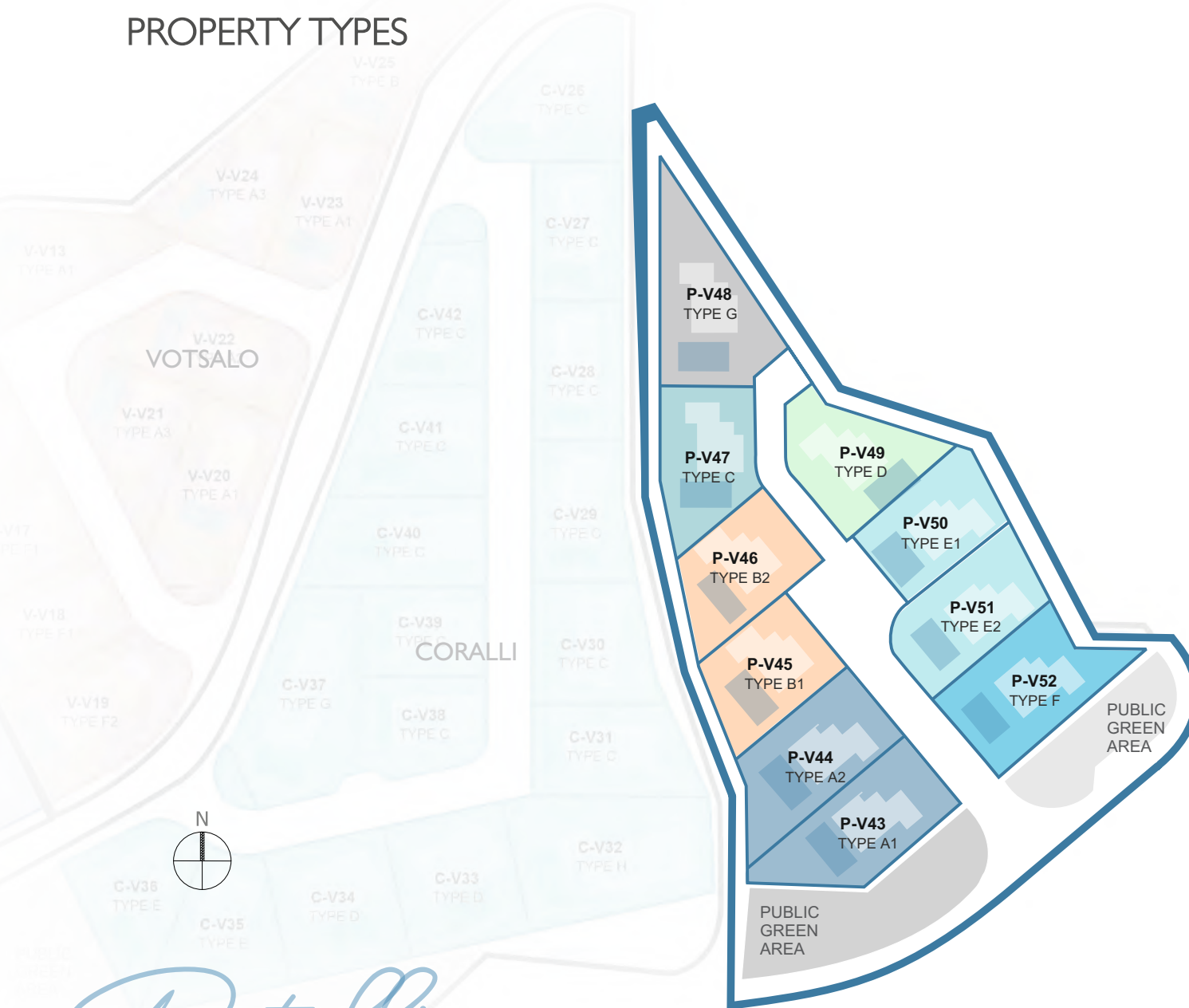


PELAGOS BEACHFRONT RESIDENCES

PETALLINA

PETALLINA - MASTER PLAN

PROPERTY TYPES

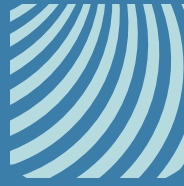


PROPERTY DETAILS

Residences	10
Bedrooms	3 and 4
Total Covered Areas	213.70 m ² - 301.63 m ²
Plot Areas	400.00 m ² - 562.00 m ²
Added Facilities	Private Swimming Pools •

VILLA TYPES	BEDROOM
TYPE A TYPE A1 - V43 TYPE A2 - V44	4 BEDROOM
TYPE B TYPE B1 - V45 TYPE B2 - V46	3 BEDROOM
TYPE C V47	3 BEDROOM
TYPE D V49	3 BEDROOM
TYPE E TYPE E1 - V50 TYPE E2 - V51	3 BEDROOM
TYPE F V52	4 BEDROOM
TYPE G V48	3 BEDROOM

Petallina



PELAGOS BEACHFRONT RESIDENCES

PETALLINA

Humble shells of the sea, nature's glorious gift, soaking in the rocks like the waves upon the coves. Petalina, the fourth phase of Pelagos Beachfront Residences characterised by its elegant charm and unique architectural design, offers prestigious villas with sweeping views located at the shores of the Mediterranean sea. These impeccable homes are as unique as the experience to the person who invests in this unparalleled property.

Petalina

PETALLINA - TYPE A

4 BEDROOM VILLA



PELAGOS BEACHFRONT RESIDENCES TYPE A
PETALLINA

PETALLINA - TYPE A

4 BEDROOM VILLA



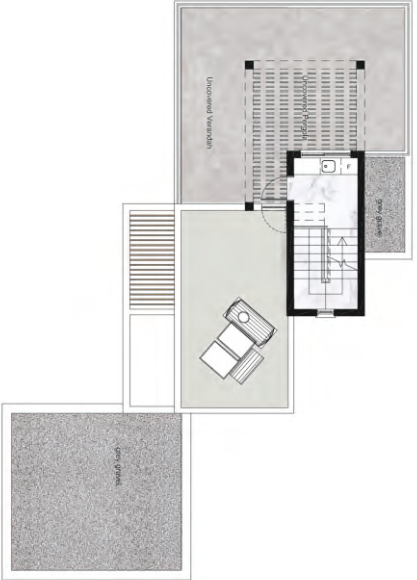
TYPE	PLOT NO.	PLOT AREA	BEDROOMS	INT. COV. AREA	TTL. COV. VERANDA	COV. CARPORT	TOTAL COVERED AREA	UNCOV. ROOF GARDEN	UNCOV. VERANDA
A1	43	516.00m ²	4	197.19m ²	57.62m ²	40.00m ²	294.81m²	53.87m ²	42.20m ²
A2	44	518.00m ²	4	197.19m ²	62.46m ²	41.98m ²	301.63m²	53.87m ²	45.97m ²



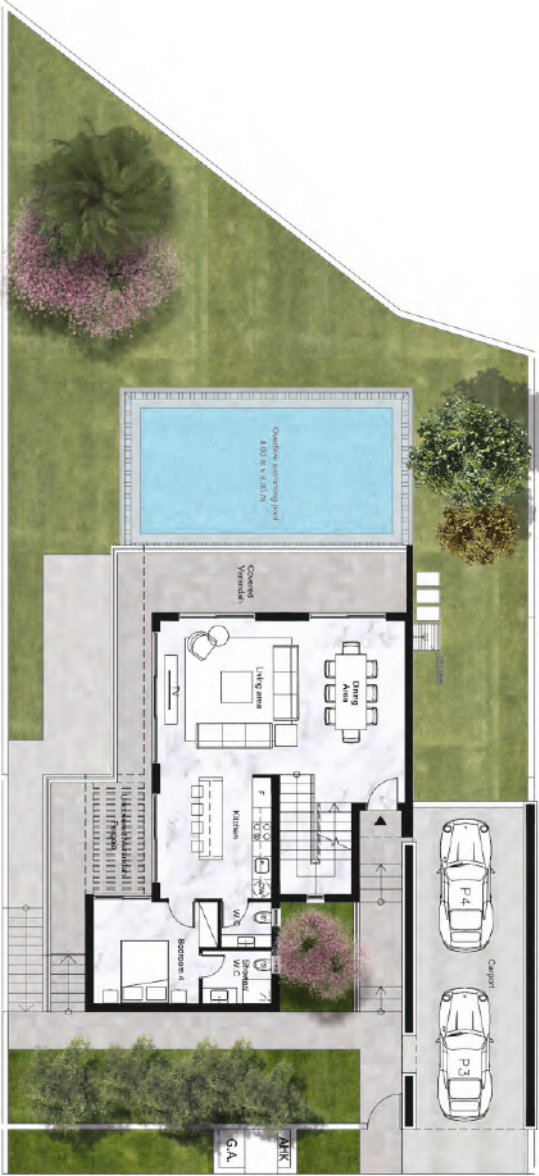
FIRST FLOOR PLAN



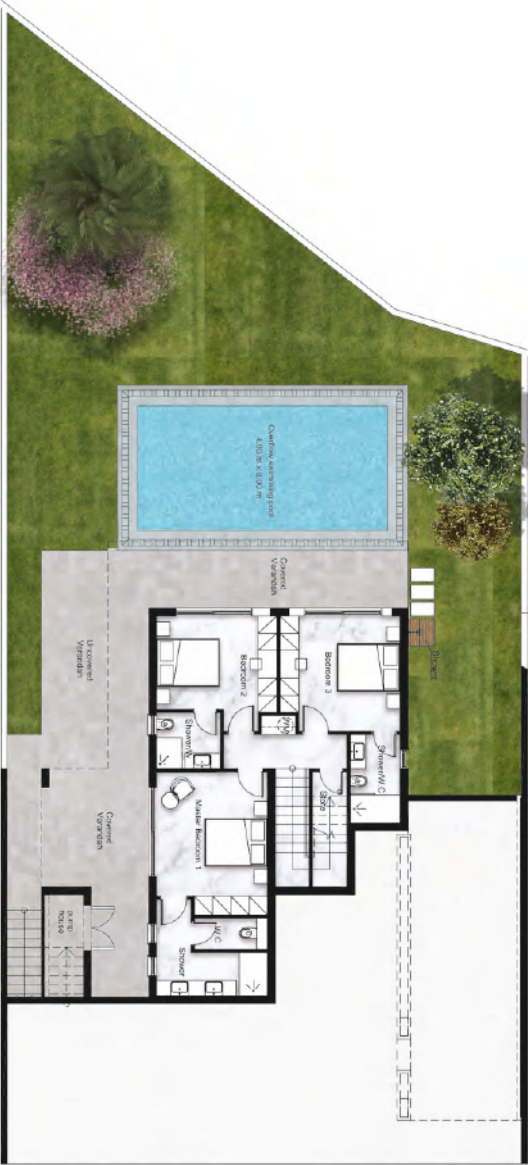
GROUND FLOOR PLAN



ROOF GARDEN PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN



ROOF GARDEN PLAN

PETALLINA - TYPE B

3 BEDROOM VILLA



PETALLINA - TYPE B

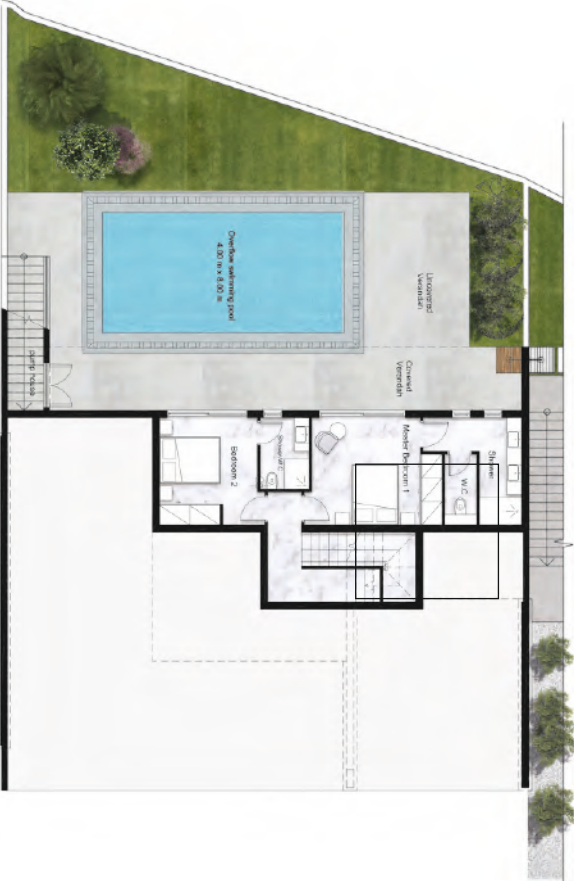
3 BEDROOM VILLA



TYPE	PLOT NO.	PLOT AREA	BEDROOMS	INT. COV. AREA	TTL. COV. VERANDA	TOTAL COVERED AREA	UNCOV. ROOF GARDEN	UNCOV. VERANDA	UNCOV. CARPORT
B1	45	401.00m ²	3	173.90m ²	48.96m ²	222.86m ²	51.70m ²	65.68m ²	36.15m ²
B2	46	431.00m ²	3	173.90m ²	39.80m ²	213.70m ²	51.70m ²	60.42m ²	36.15m ²



FIRST FLOOR PLAN



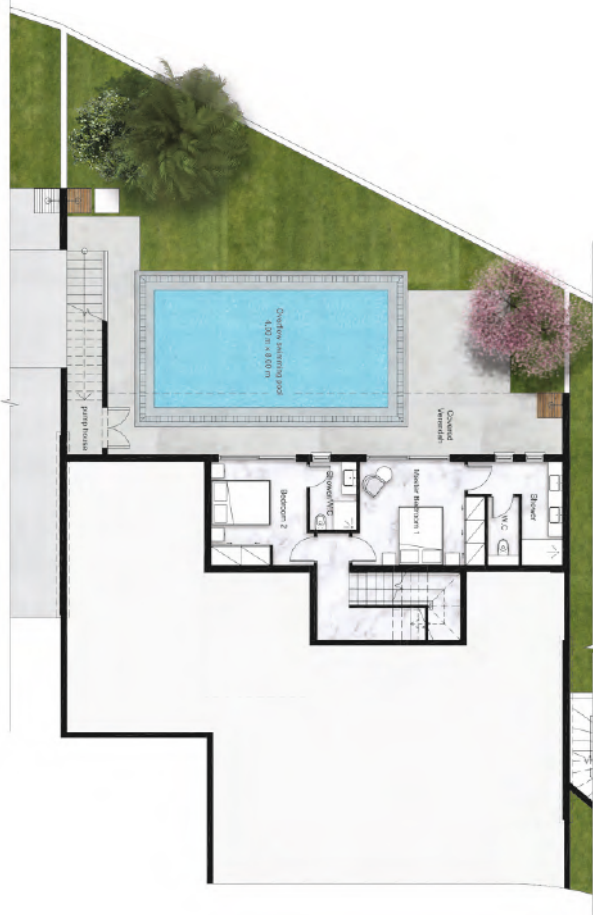
GROUND FLOOR PLAN



ROOF GARDEN PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN



ROOF GARDEN PLAN

PETALLINA - TYPE C

3 BEDROOM VILLA

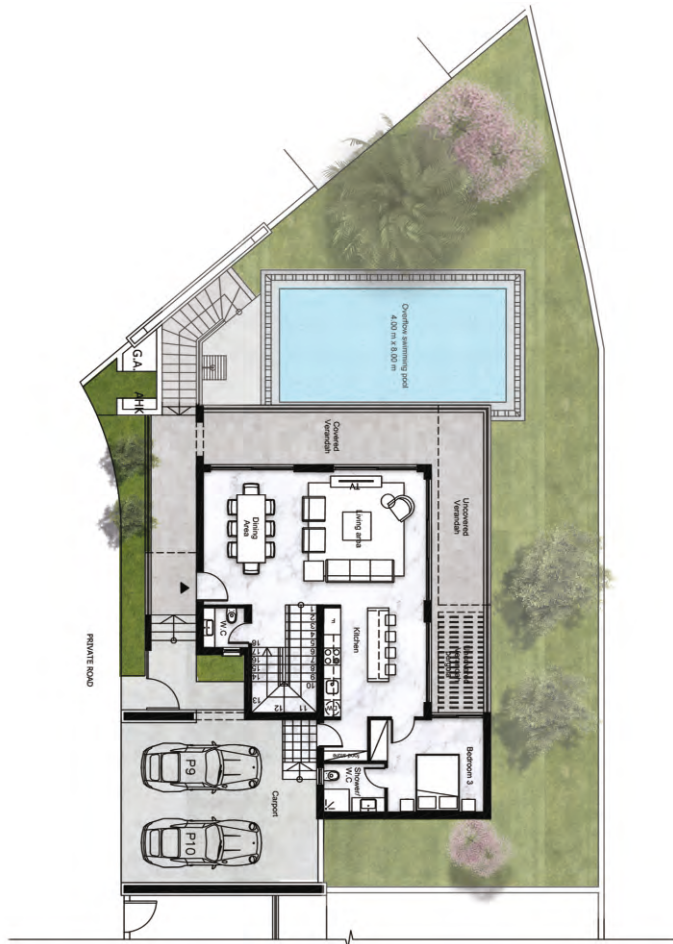


PETALLINA - TYPE C

3 BEDROOM VILLA



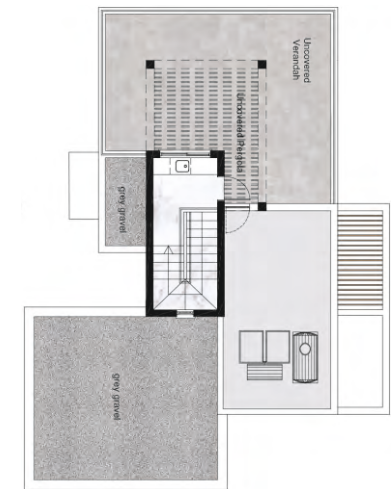
TYPE	PLOT NO.	PLOT AREA	BEDROOMS	INT. COV. AREA	COV. VERANDA	TOTAL COVERED AREA	UNCOV. ROOF GARDEN	TTL. UNCOV. VERANDAS	UNCOV. CARPORT
C	47	431.00m ²	3	173.89m ²	40.02m ²	213.91m ²	51.70m ²	35.44m ²	43.19m ²



FIRST FLOOR PLAN



GROUND FLOOR PLAN



ROOF GARDEN PLAN

PETALLINA - TYPE D

3 BEDROOM VILLA

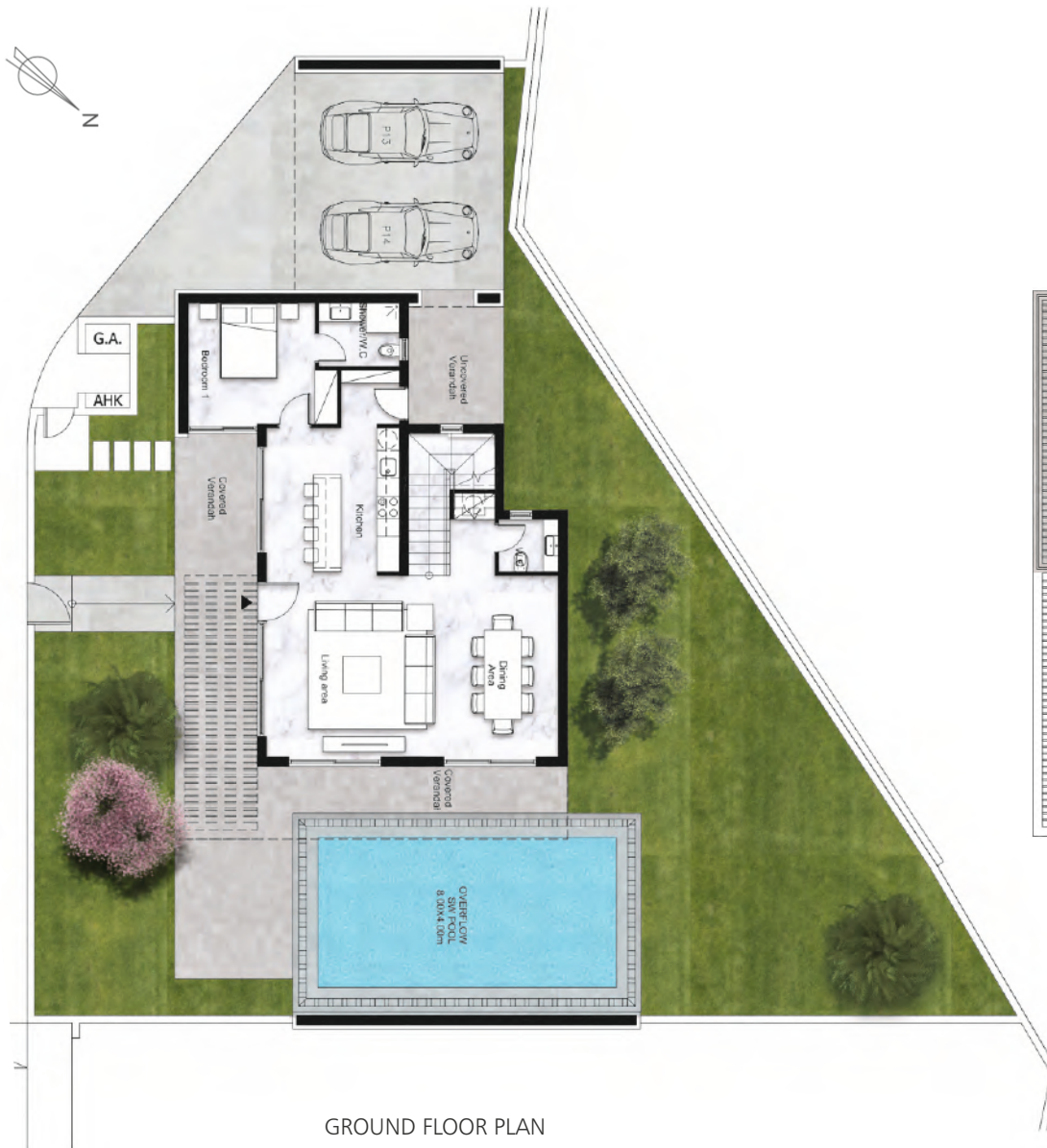


PETALLINA - TYPE D

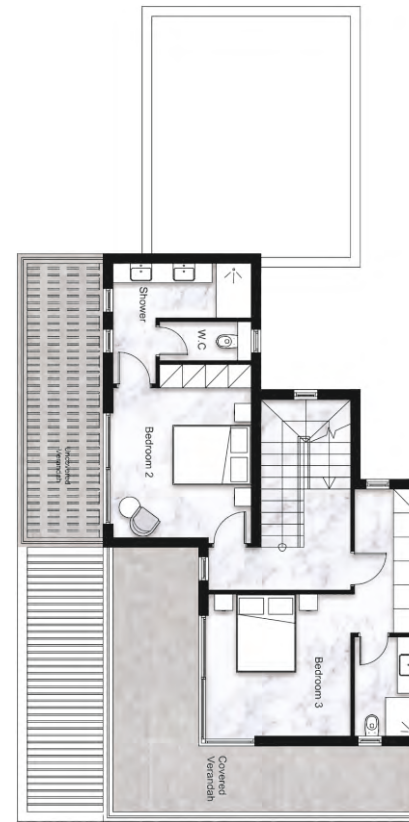
3BEDROOM VILLA



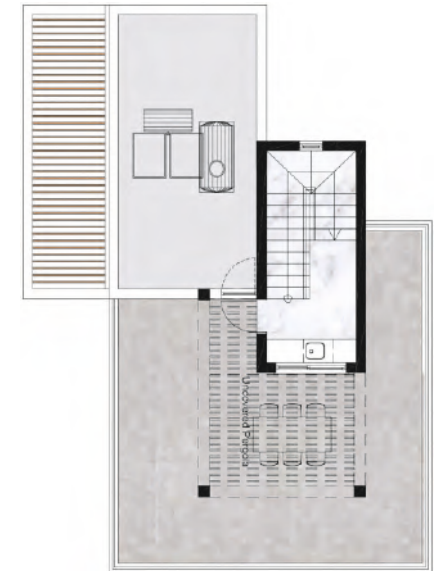
TYPE	PLOT NO.	PLOT AREA	BEDROOMS	INT. COV. AREA	TTL. COV. VERANDA	TOTAL COVERED AREA	COV. CARPORT	UNCOV. VERANDA	UNCOV. ROOF GARDEN
D	49	454.00m ²	3	184.47m ²	48.12m ²	268.23m²	35.64m ²	43.92	56.60m ²



GROUND FLOOR PLAN



FIRST FLOOR PLAN



ROOF GARDEN PLAN

PETALLINA - TYPE E

3 BEDROOM VILLA



PETALLINA - TYPE E

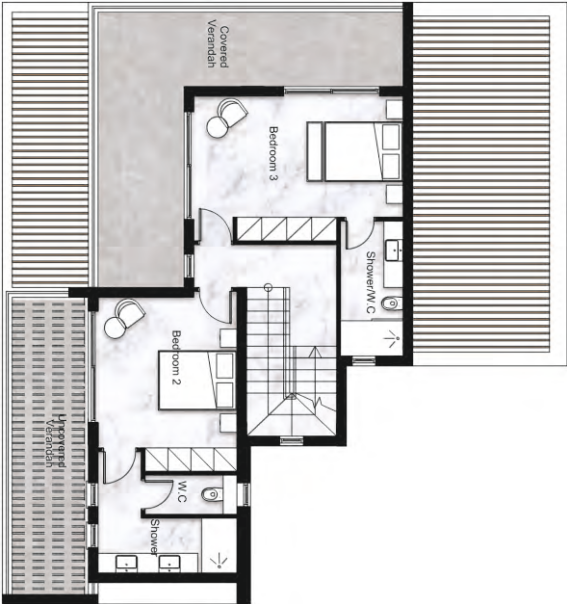
3BEDROOM VILLA



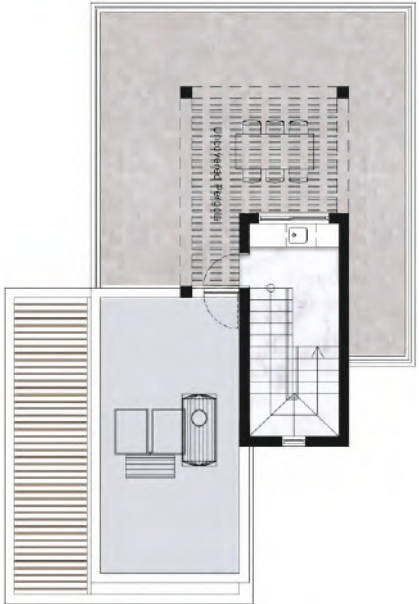
TYPE	PLOT NO.	PLOT AREA	BEDROOMS	INT. COV. AREA	COV. VERANDA	TOTAL COVERED AREA	UNCOV. ROOF GARDEN	UNCOV. VERANDAS	UNCOV. CARPORT
E1	50	400.00m ²	3	186.02m ²	44.06m ²	230.08m ²	58.67m ²	33.88m ²	35.81m ²
E2	51	462.00m ²	3	186.02m ²	44.06m ²	230.08m ²	58.67m ²	33.88m ²	35.81m ²



GROUND FLOOR PLAN



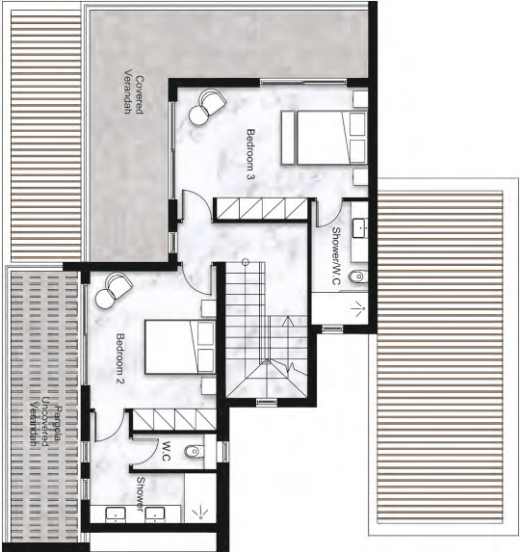
FIRST FLOOR PLAN



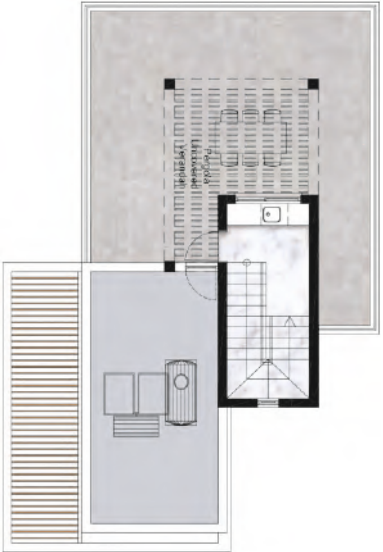
ROOF GARDEN PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



ROOF GARDEN PLAN

PETALLINA - TYPE F

4 BEDROOM VILLA

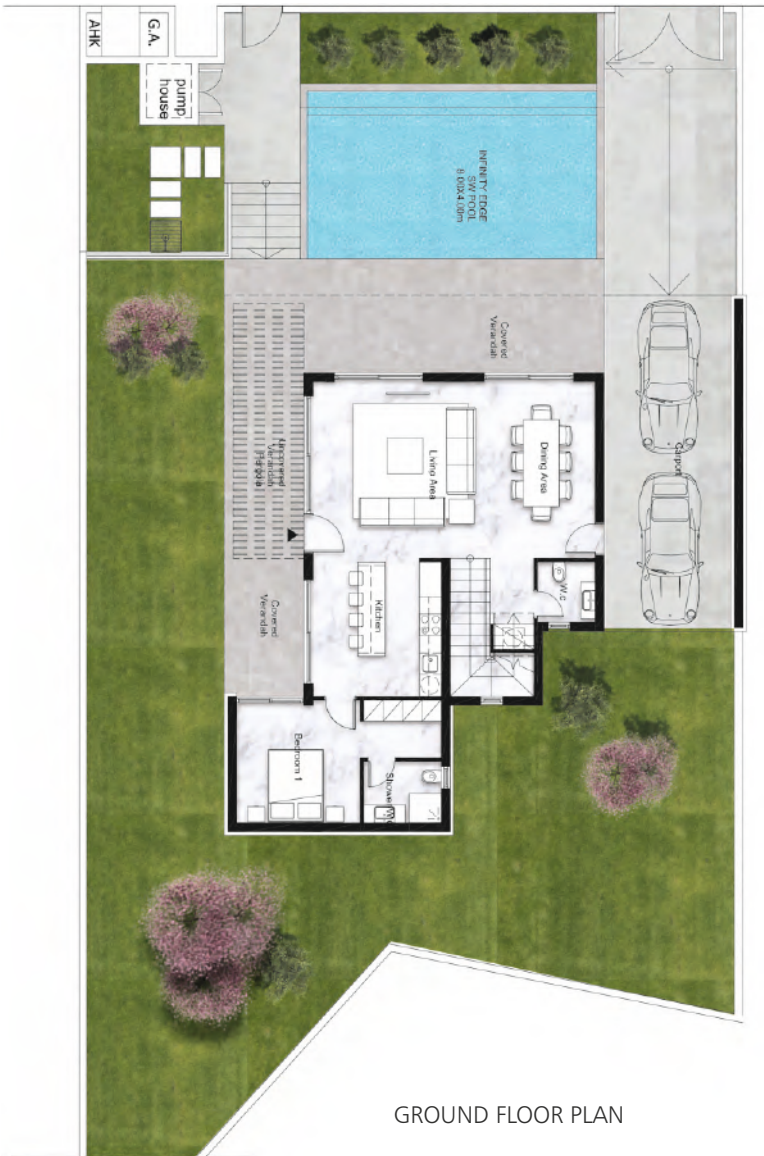


PETALLINA - TYPE F

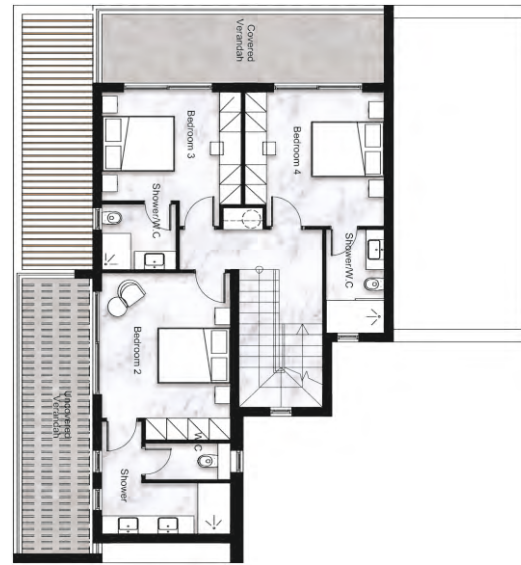
4 BEDROOM VILLA



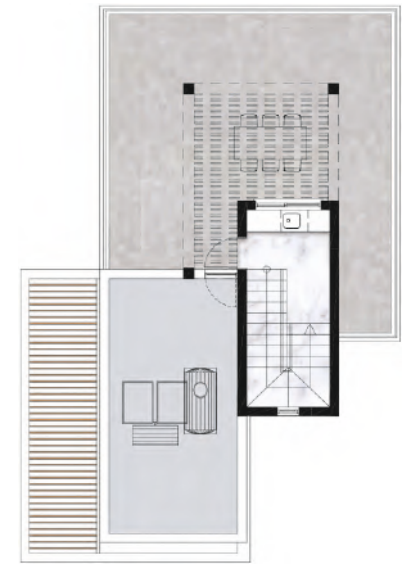
TYPE	PLOT NO.	PLOT AREA	BEDROOMS	INT. COV. AREA	TTL. COV. VERANDA	COV. CARPORT	TOTAL COVERED AREA	UNCOV. ROOF GARDEN	UNCOV. VERANDA
F	52	528.00m ²	4	198.64m ²	44.06m ²	35.81m ²	278.51m²	58.67m ²	43.83m ²



GROUND FLOOR PLAN



FIRST FLOOR PLAN



ROOF GARDEN PLAN

PETALLINA - TYPE G

3 BEDROOM VILLA



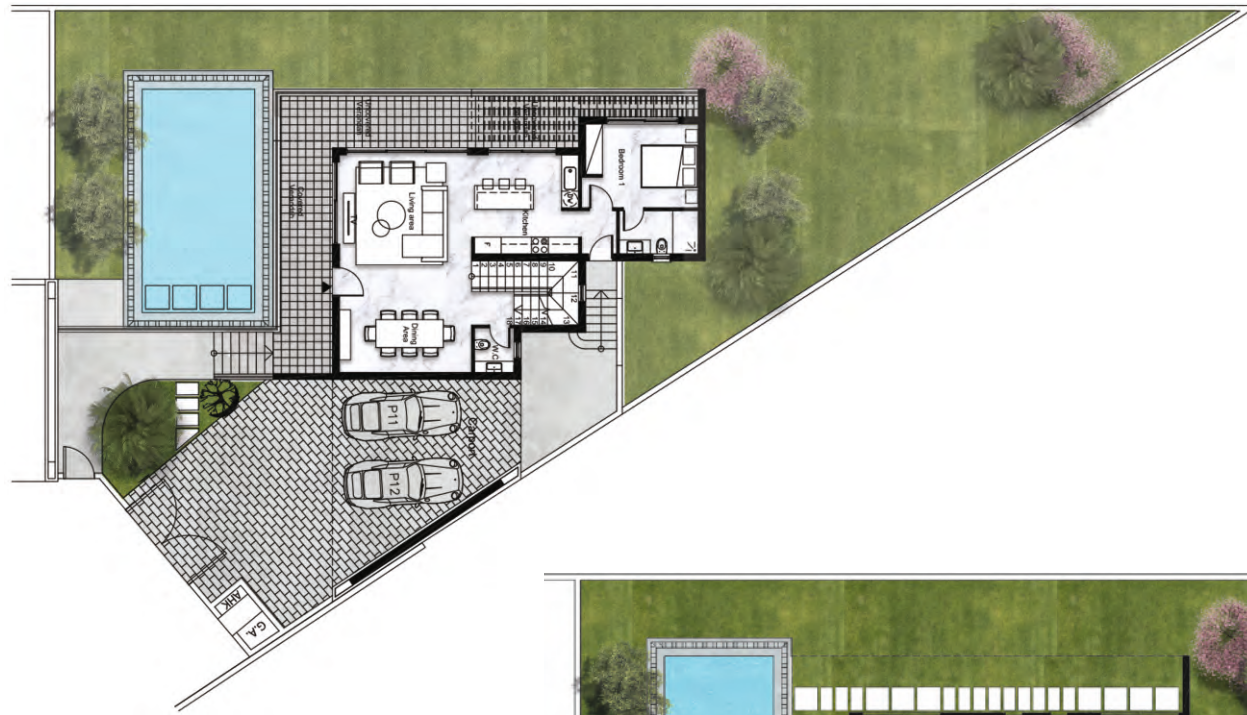
PETALLINA - TYPE G

3 BEDROOM VILLA

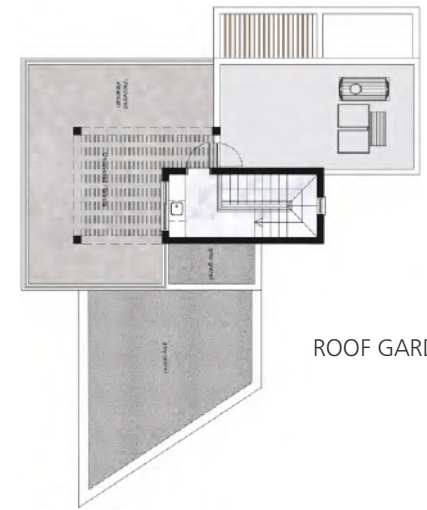


TYPE	PLOT NO.	PLOT AREA	BEDROOMS	INT. COV. AREA	TTL. COV. VERANDA	COV. CARPORT	TOTAL COVERED AREA	UNCOV. ROOF GARDEN	UNCOV. VERANDA
G	48	562.00m ²	3	177.06m ²	39.81m ²	39.81m ²	254.48m ²	51.70m ²	26.77m ²

PELAGOS BEACHFRONT RESIDENCES VILLA TYPE G
 PETALLINA PLOT 48



FIRST FLOOR PLAN



ROOF GARDEN PLAN

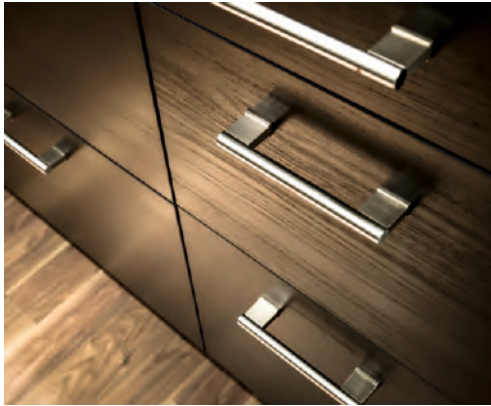


GROUND FLOOR PLAN

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.

Quality Finishes

The finishes and fixtures of PELAGOS BEACHFRONT RESIDENCES have been carefully selected by a team of professional interior designers, reflecting on the high caliber and quality of architectural design. The superior selection will provide residents with the ultimate in convenience, comfort and luxury. Beyond the attention to detail to be found in every villa, the residences also have the advantage of spacious terraces, private swimming pools and floor-to-ceiling windows, further creating a sense of openness, and providing the perfect space to entertain.



IMPECCABLE LUXURY

- Up-to-date, high standard finishes and specifications
- Double glazing, energy efficient windows and patio floor-to-ceiling sliding doors
- Thermal insulation
- Natural marble/high quality first choice ceramic tiles for ground floor internal areas
- Highest quality parquet floors for bedrooms
- High quality, custom-made wardrobes
- Top quality internal doors
- Bespoke luxury kitchens
- Techno-granite/granite kitchen worktops
- Superb range of built-in kitchen appliances
- Marble / high quality first choice ceramic tiles for ground floor internal areas
- Finest bathroom fittings
- Techno-granite/granite vanity unit surfaces
- Quality sanitary ware
- Walk-in shower areas with elegant shower screens
- Central VRV systems in all areas
- Underfloor heating in all areas
- Intruder and fire alarm systems
- Full installation of Wi-Fi system
- State-of-the-art Home Automation System
- Sensor lights to parking area and main entrance
- Front door video phones with colour monitors
- Electrically-operated entrance gates leading to carport
- Private swimming pools with overflow/vanishing edge
- Surrounding patios with wooden decking flooring
- Outdoor pool shower
- External pergolas in steel and solid wood
- Soft landscaping

P  LAGOS

BEACHFRONT RESIDENCES