



VILLA ARIANA  
IN PLOT 82 (179)

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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



VILLA ARIANA



Villa Ariana is an exceptional 5-bedroom villa designed in an exceptionally large plot of 1334 m<sup>2</sup>, located in the famous Venus Rock Golf Resort. The villa is designed on four levels (basement, ground floor, first floor and roof garden). Two bedrooms can be found in the ground floor for an easy access to the kitchen and living room area, one bedroom is in the basement with easy access to the garden and swimming pool and the final two bedrooms are located in the first floor. The villa enjoys its own private swimming pool surrounded by an outdoor barbecue area, spacious indoor and outdoor areas and a roof garden. Attention to detail has been given and excellent quality finishes and specifications have been selected. Villa Ariana enjoys amazing views of the Mediterranean, the Secret Valley Golf Course and the beautiful surrounding landscapes.

VILLA ARIANA

# THE ISLAND CYPRUS

THE JEWEL OF THE MEDITERRANEAN

CAPITAL	NICOSIA
GOVERNMENT	PRESIDENTIAL REPUBLIC
AREA	9,251 km <sup>2</sup>
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

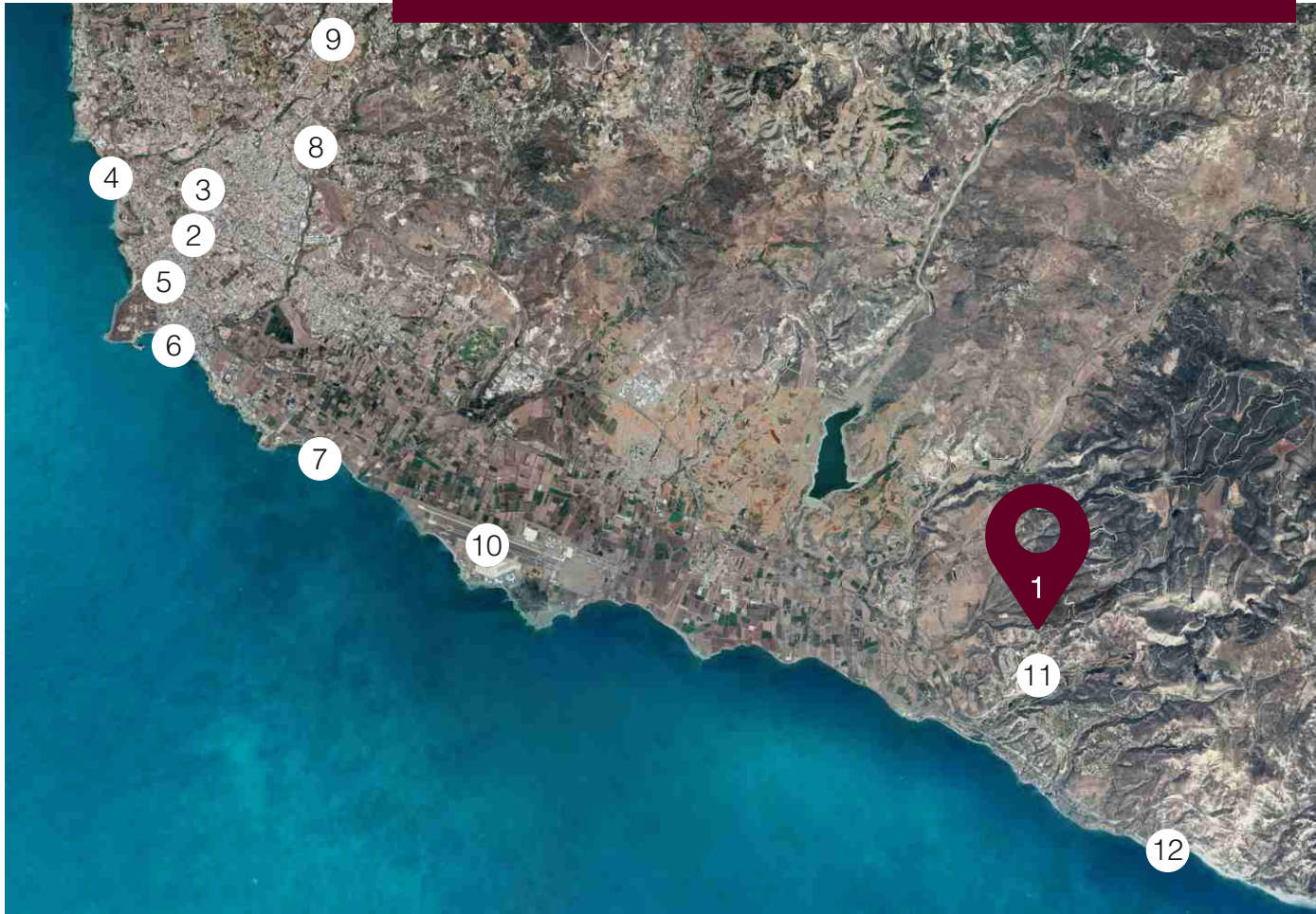


- Cultural Capital of Europe 2017
- Cosmopolitan lifestyle
- 340 days of sunshine
- Rich in culture and history
- English widely spoken
- Blue flag awarded beaches
- Safe and friendly environment
- Great nightlife
- Wide range of entertainment and outdoor excursions
- Short distances to amenities and 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: 34.702359° LONGITUDE: 32.602750°



DRIVING TIME IN MINUTES FROM VILLA ARIANA  
AT THE VENUS ROCK GOLF RESORT

VILLA ARIANA	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. VILLA ARIANA



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



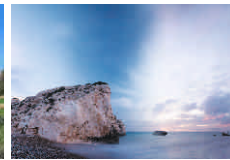
9. INTERNATIONAL SCHOOL OF PAPHOS



10. PAFOS INT. AIRPORT



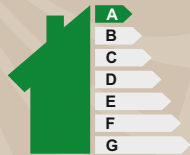
11. VENUS ROCK GOLF RESORT



12. BIRTHPLACE OF APHRODITE

VILLA ARIANA

# SUMMARY



Energy Efficiency  
(A)

VILLA TYPES	1
TOTAL NUMBER OF VILLAS	1
BEDROOMS	5 + STORE
COVERED AREAS	475.95 m <sup>2</sup>
PLOT AREAS	1,334.00 m <sup>2</sup>

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.

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TYPE	PLOT AREA (m <sup>2</sup> )	BEDROOMS	INT. COV. AREA (m <sup>2</sup> )	COV. ROOF GARDEN (m <sup>2</sup> )	COV. VERANDAS (m <sup>2</sup> )	CARPORT (m <sup>2</sup> )	UNCOVERED VERANDAS (m <sup>2</sup> )	TOTAL COVERED AREA (m <sup>2</sup> )
VILLA	1,334.00	5 + STORE	362.29	26.90	69.04	44.62	68.79	475.95



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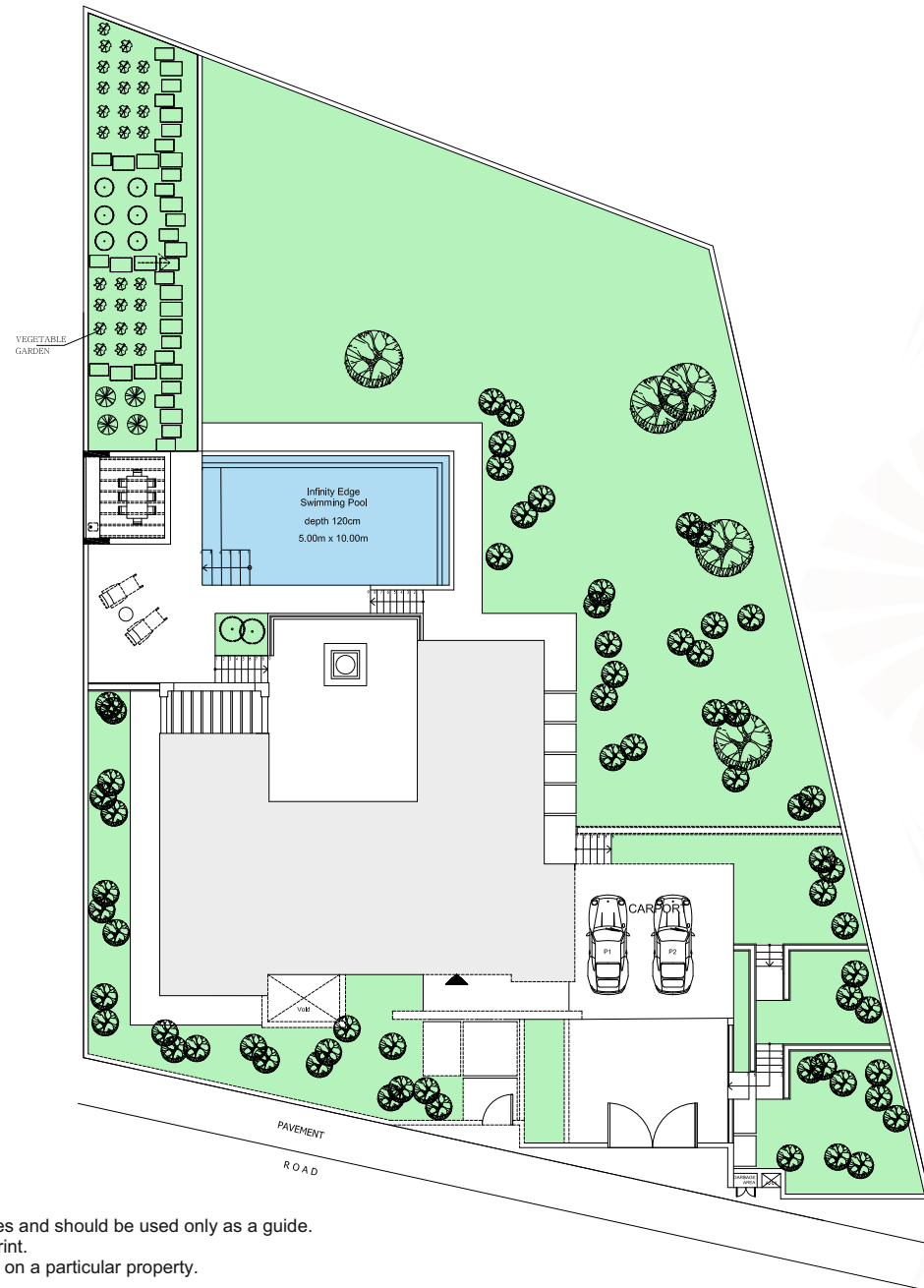
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# VILLA ARIANA IN PLOT 82 (179)

## SITE PLAN



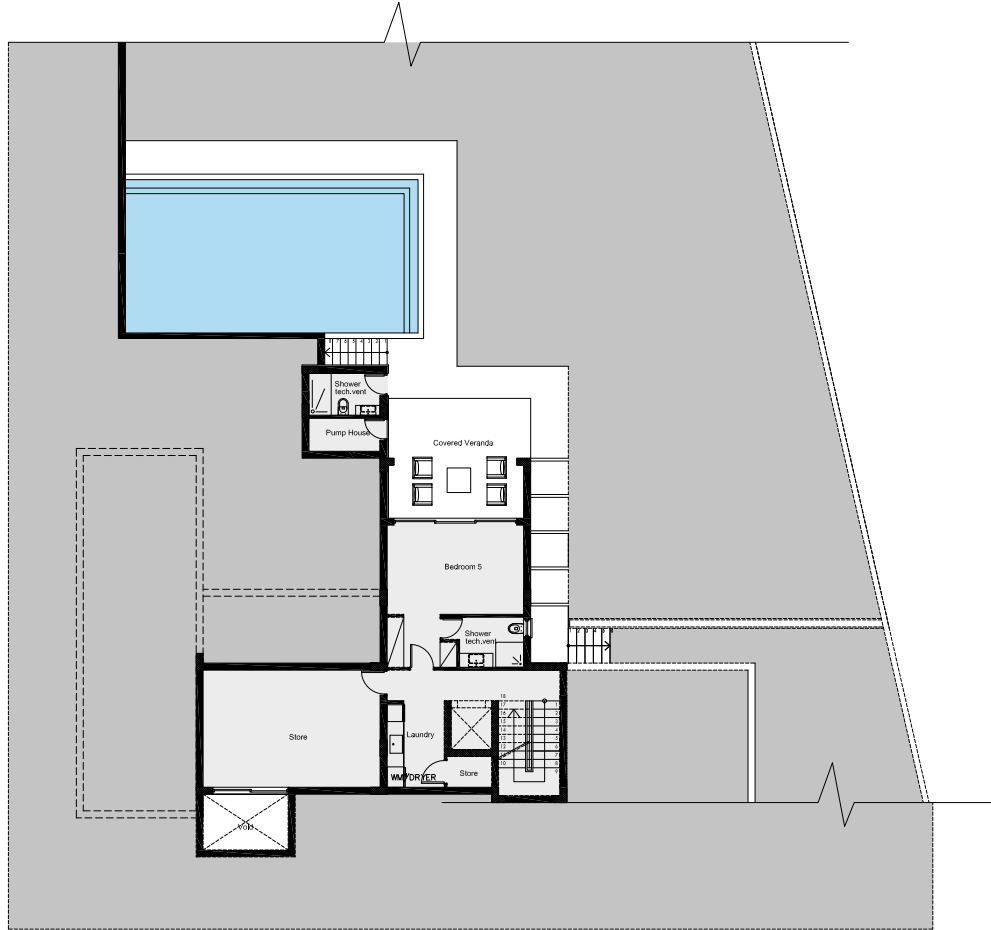
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Rev. Date (Architectural Department): 16 / 03 / 23 - Rev. No (Architectural Department): 3.1

VILLA ARIANA

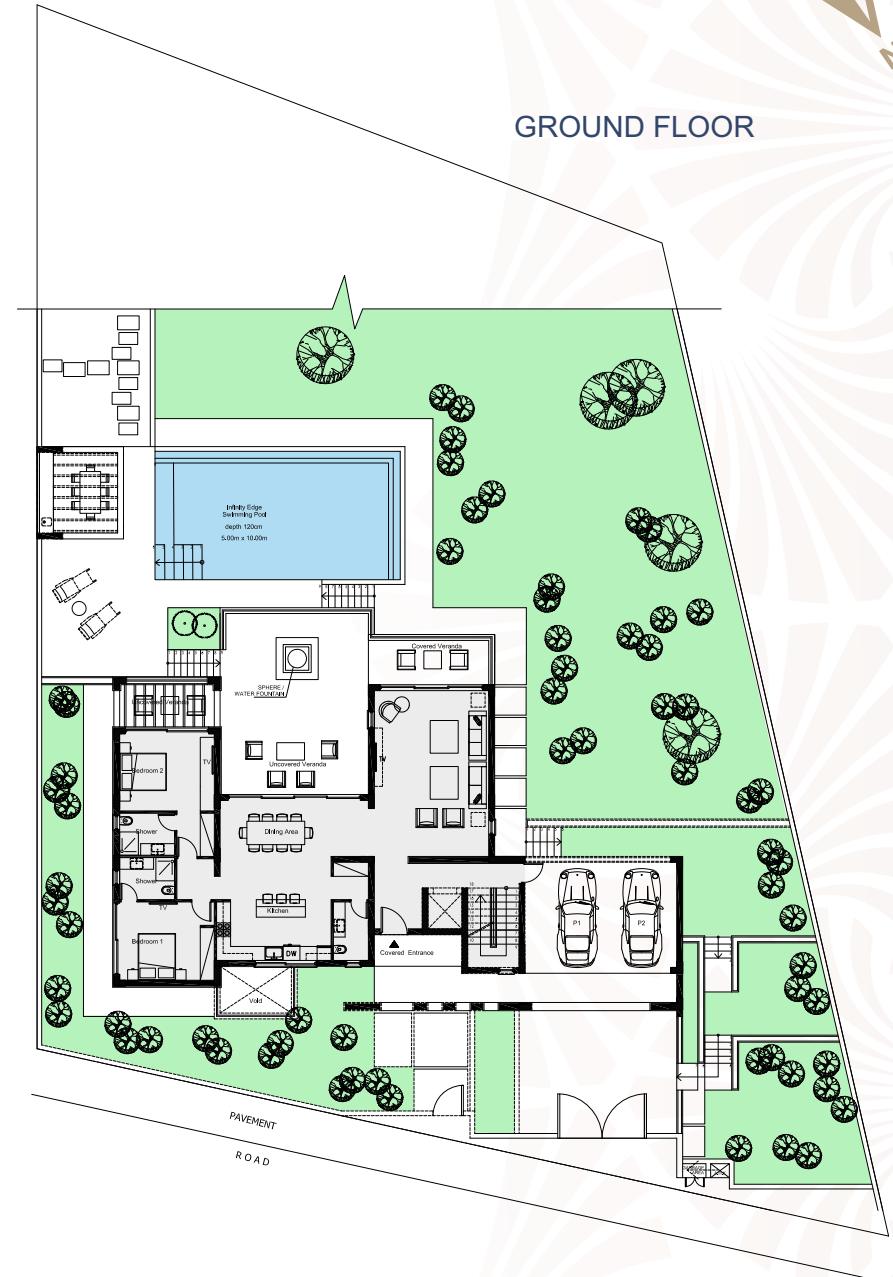
# VILLA ARIANA IN PLOT 82 (179)

## BASEMENT FLOOR



Rev. Date (Architectural Department): 23 / 03 / 23 - Rev. No (Architectural Department): 3.2

## GROUND FLOOR



Rev. Date (Architectural Department): 16 / 03 / 23 - Rev. No (Architectural Department): 3.1

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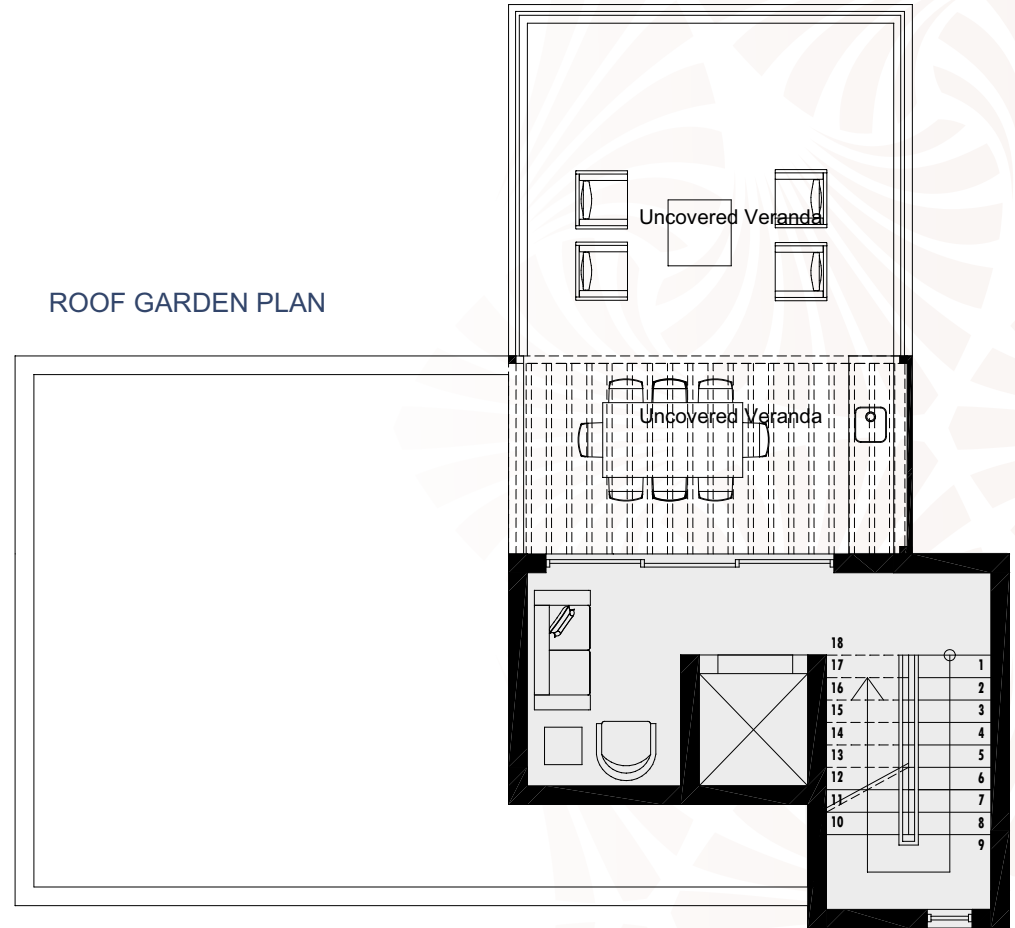


FIRST FLOOR



Rev. Date (Architectural Department): 23 / 03 / 23 - Rev. No (Architectural Department): 3.1

ROOF GARDEN PLAN



Rev. Date (Architectural Department): 07 / 06 / 23 - Rev. No (Architectural Department): 3.2

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