



VILLA SUPERIOR



# EXCLUSIVE MEDITERRANEAN LIVING







VILLA SUPERIOR

VILLA SUPERIOR will set a new precedent for luxury living in Cyprus. A state-of-the-art, custom-designed villa, this new level of opulence is located in the sought-after suburb of Peyia in the city of Pafos offering sweeping views of the alluring waters of the Mediterranean.



# 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

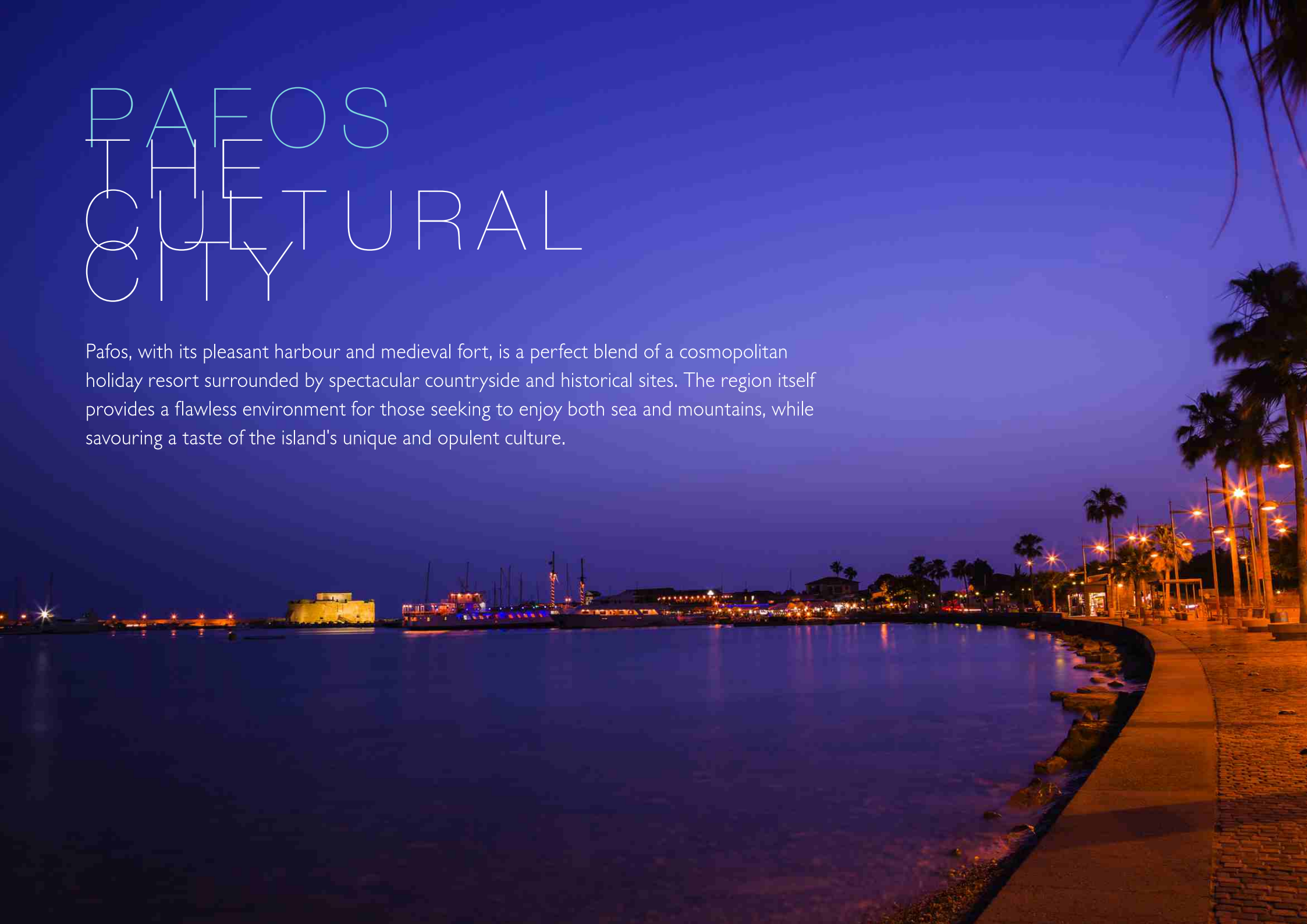




- Full member of the European Union
- Lowest corporate tax regime in the EU (12,5%)
- Strategic location: crossroads of three continents (Africa, Asia and Europe)
- Cosmopolitan lifestyle
- Cultural diversity
- Excellent infrastructure
- Modern healthcare facilities and centres
- Pleasant Mediterranean 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.







- 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

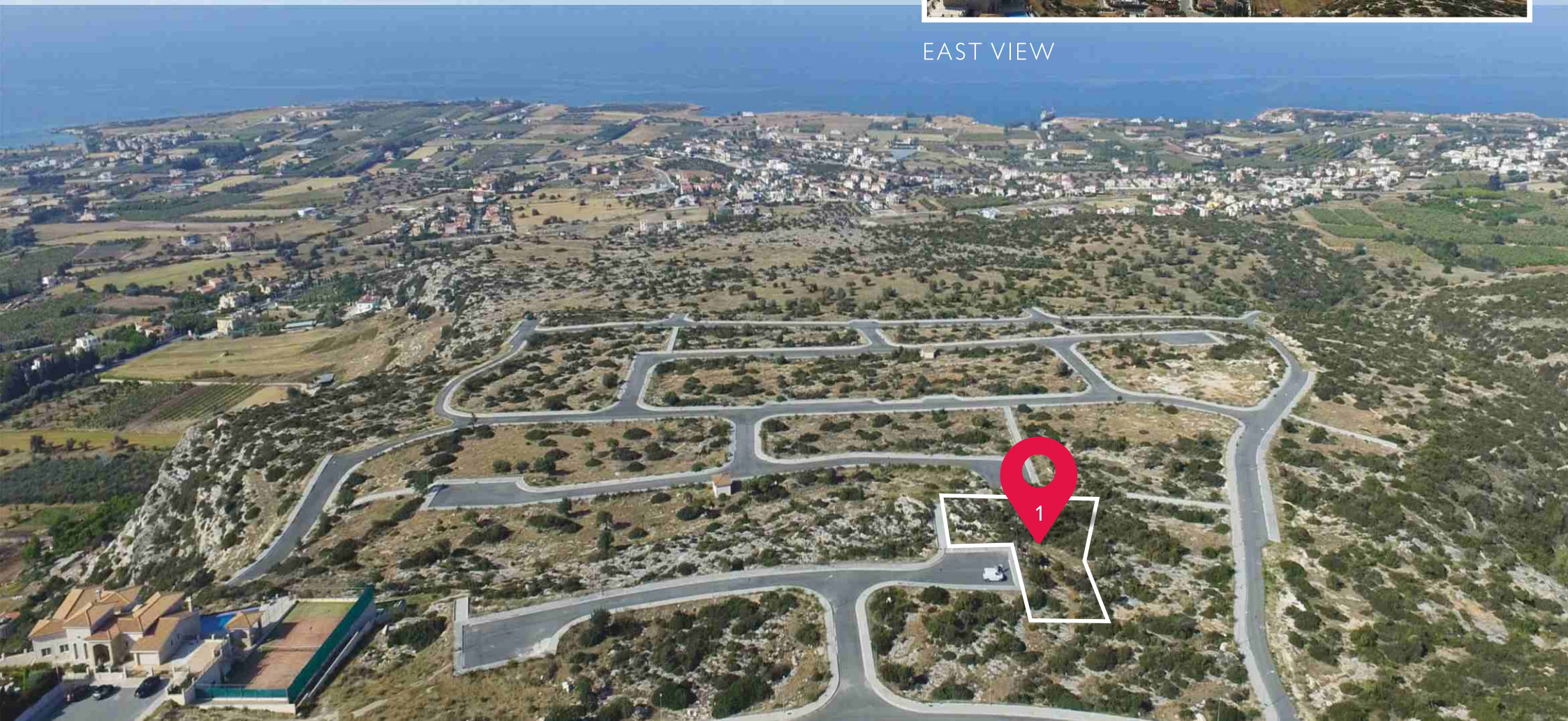


# FINEST LOCATION

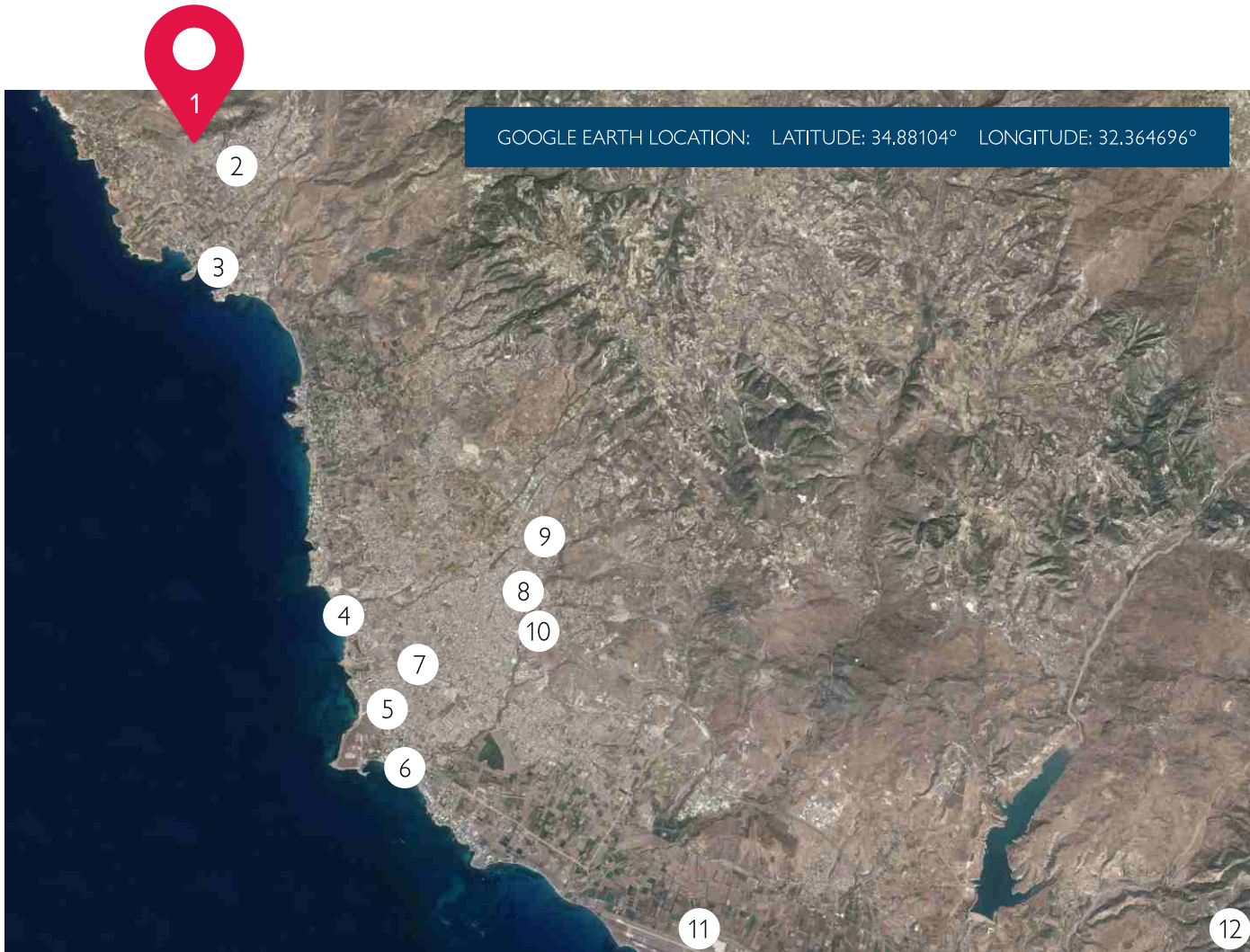
WITH BREATHTAKING VIEWS OF THE MEDITERRANEAN



EAST VIEW







DRIVING TIME IN MINUTES  
FROM VILLA SUPERIOR

VILLA SUPERIOR	0
PEYIA VILLAGE	2
CORAL BAY	5
TOMBS OF THE KINGS	10
KINGS AVENUE MALL	12
PAFOS HARBOUR	13
PAFOS TOWN CENTRE	15
PAFOS GENERAL HOSPITAL	18
INTERNATIONAL SCHOOL OF PAPHOS	20
HIGHWAY (STARTING POINT)	18
PAFOS INTERNATIONAL AIRPORT	25
VENUS ROCK GOLF RESORT	30



1. VILLA SUPERIOR    2. PEYIA VILLAGE    3. CORAL BAY    4. TOMBS OF THE KINGS    5. KINGS AVENUE MALL    6. PAFOS HARBOUR

7. PAFOS TOWN CENTRE    8. PAFOS GENERAL HOSPITAL    9. INTERNATIONAL SCHOOL OF PAPHOS    10. HIGHWAY STARTING POINT    11. PAFOS INTERNATIONAL AIRPORT    12. VENUS ROCK GOLF RESORT



# INSPIRED VISION



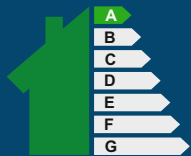
VILLA SUPERIOR reflects the creative vision of award-winning architects. A state-of-the-art, custom-designed villa will afford its residents a private, infinity-edge swimming pool, large terraces, spacious interiors, highly-specified finishes and a comprehensive array of elite lifestyle facilities. VILLA SUPERIOR exudes a remarkable calm and peacefulness: a gentle and beautifully-designed transition between the outside world and the privacy of one's home.

# AREAS



VILLA SUPERIOR

	COVERED AREA (m <sup>2</sup> )	COVERED VERANDA (m <sup>2</sup> )	COVERED VERANDA (WITH LOUVERS) (m <sup>2</sup> )	COVERED PARKING AREA (m <sup>2</sup> )	STORAGE AREA (m <sup>2</sup> )	MECHANICAL ROOM (m <sup>2</sup> )	POOL (m <sup>2</sup> )	DECORATIVE POOL (m <sup>2</sup> )	UNCOVERED VERANDA (m <sup>2</sup> )
BASEMENT	278.00	74.00			117.00	37.00	53.40		
GROUND FLOOR	354.30	86.70	13.50	60.00					150.10
FIRST FLOOR	330.70	21.00					97.60	57.00	
ROOF									
<b>TOTAL</b>	<b>963.00</b>	<b>181.70</b>	<b>13.50</b>	<b>60.00</b>	<b>117.00</b>	<b>37.00</b>	<b>151.00</b>	<b>57.00</b>	<b>150.10</b>
<b>TOTAL COVERED AREA: 1,372.20 m<sup>2</sup>      PLOT AREA: 2,319.00 m<sup>2</sup></b>									



Energy Efficiency (A)

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.

# VILLA EXTERIORS











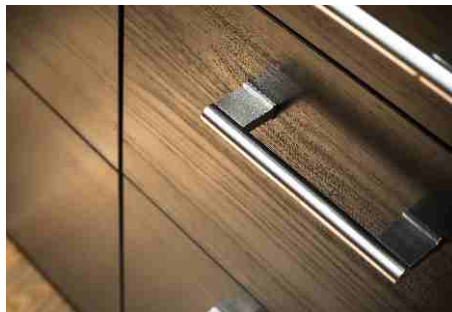


Clean lines, welcoming design and generous space all come together to create the perfect luxury home. VILLA SUPERIOR has been carefully styled to celebrate the diverse lifestyle of its residents. This superior villa is spacious, but not intimidating, set on an impressive plot and complemented with second to none interior design, landscaped gardens, optional tennis court and private , infinity-edge swimming pool.





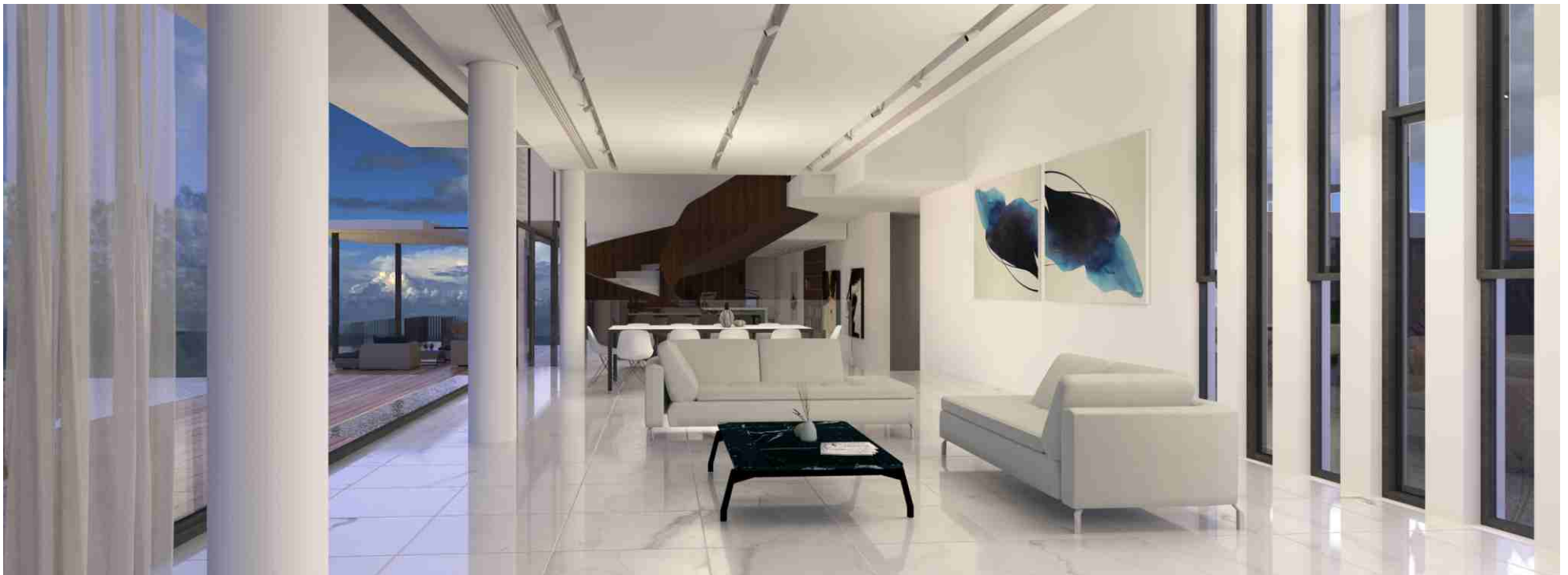
LIVING  
SPACES

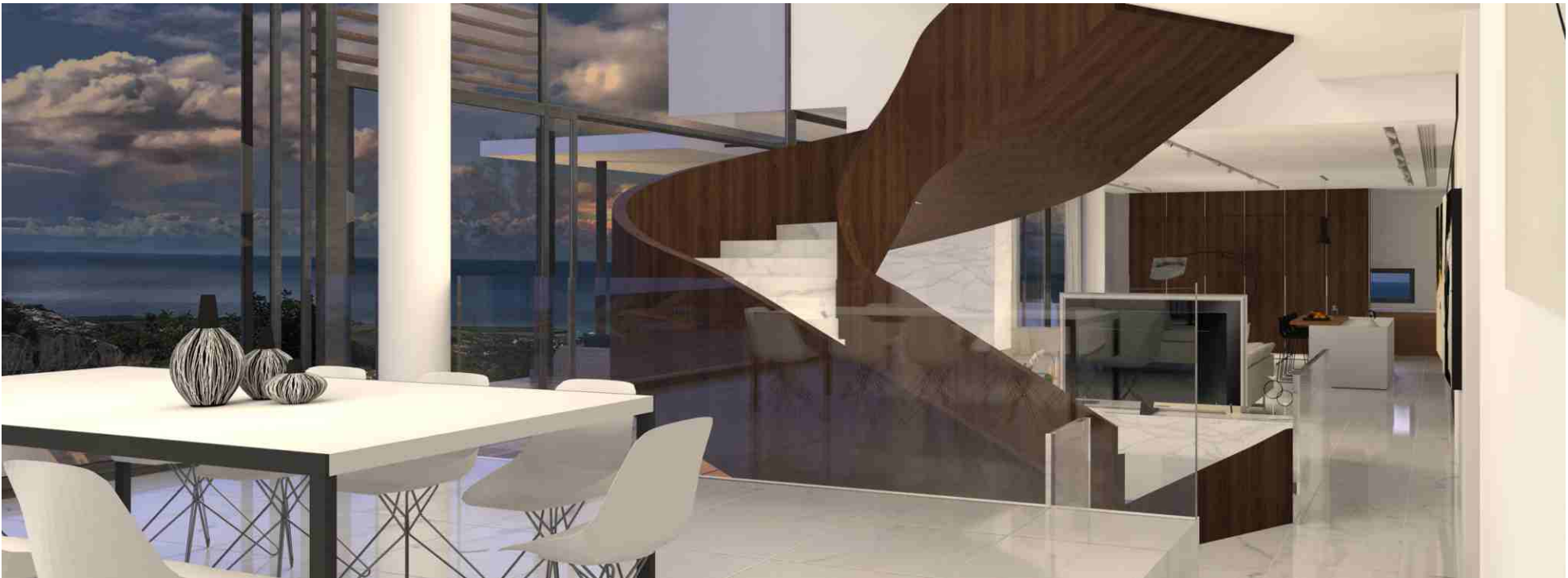


THE FINISHES AND FIXTURES OF VILLA SUPERIOR HAVE BEEN CAREFULLY SELECTED BY A TEAM OF PROFESSIONAL INTERIOR DESIGNERS, REFLECTING ON THE HIGH CALIBRE AND QUALITY OF THE ARCHITECTURAL DESIGN.

- 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











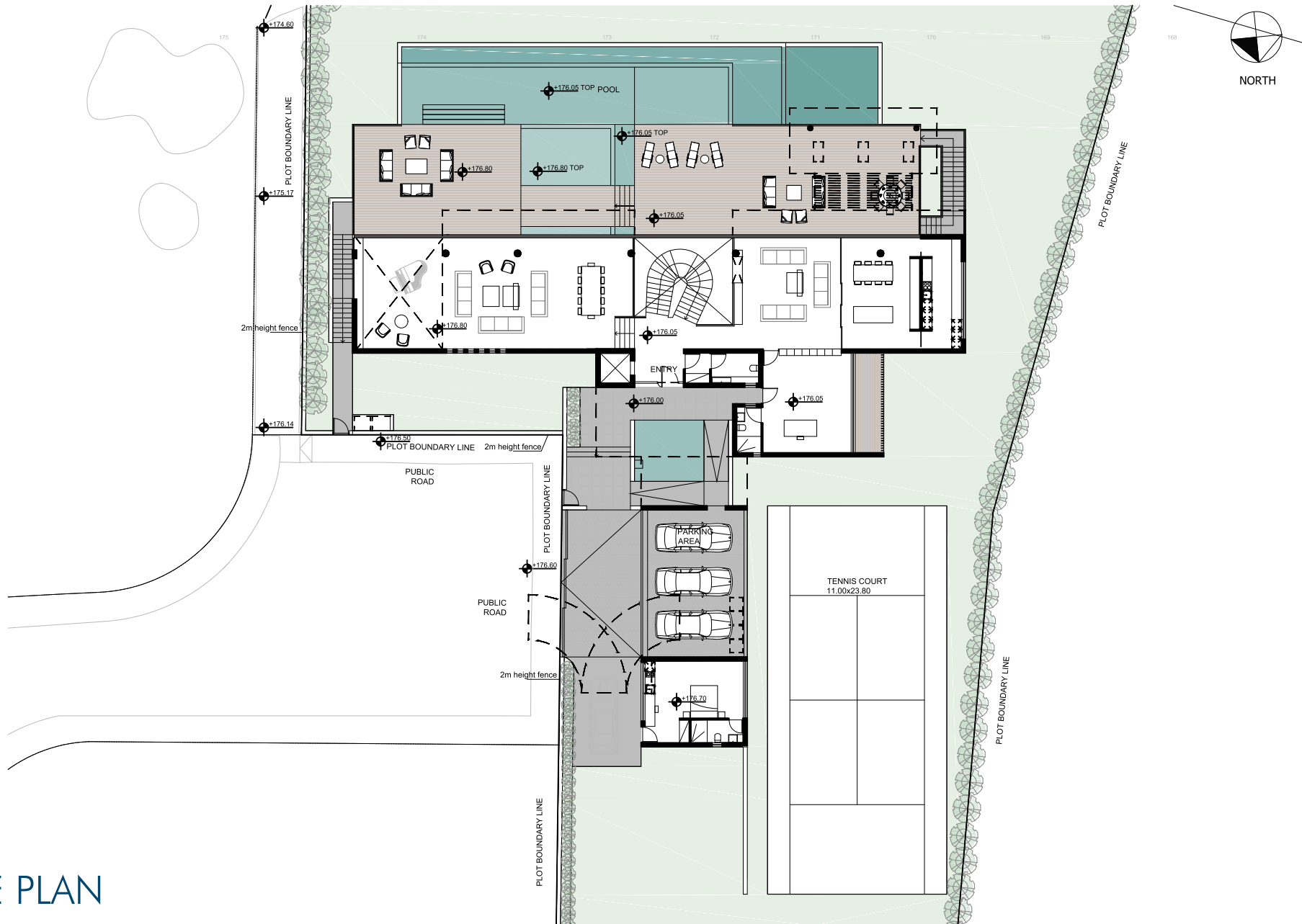
# FLOOR PLANS



VILLA SUPERIOR



# MEDITERRANEAN SEA

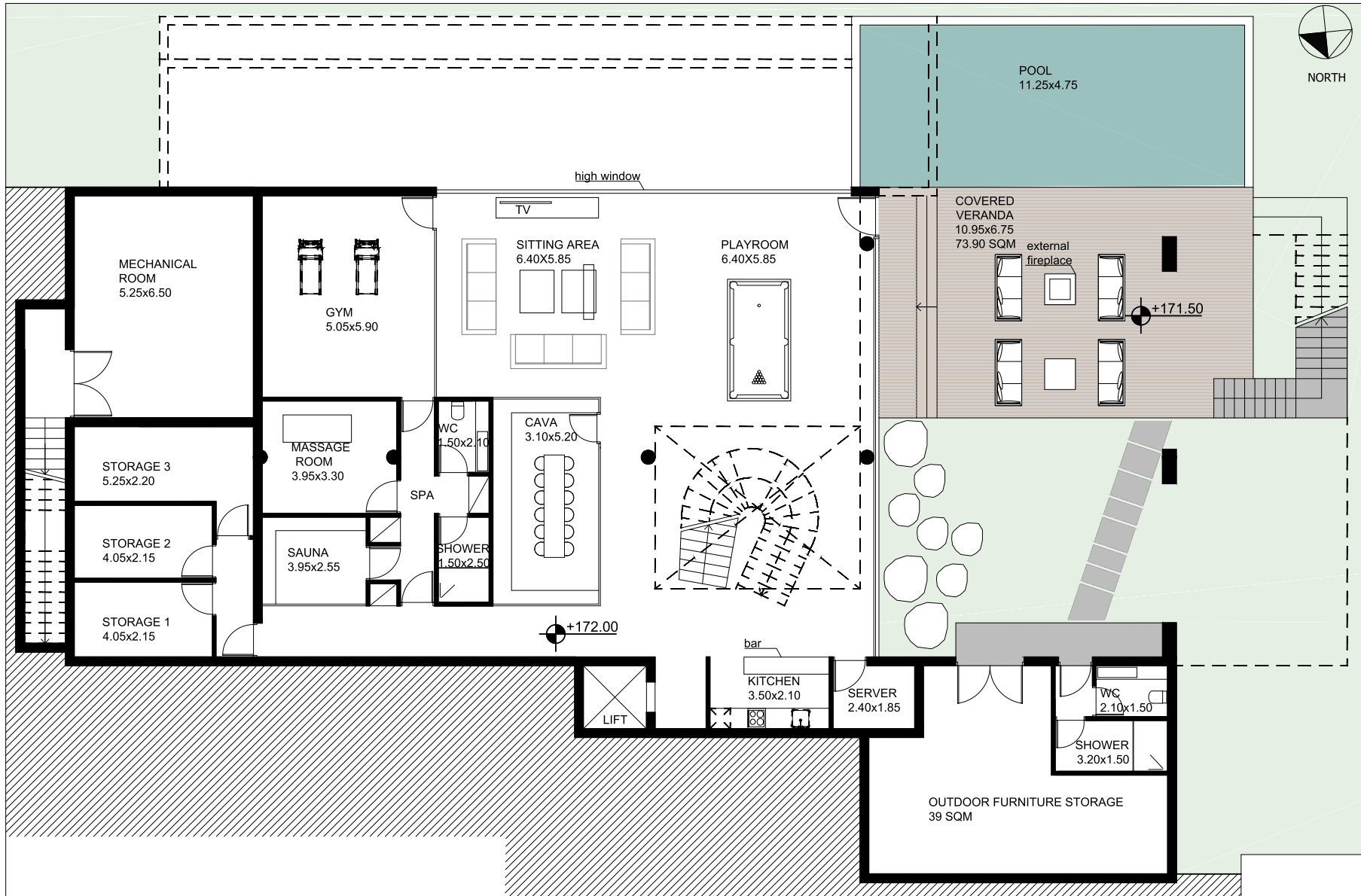


## SITE PLAN

TENNIS COURT FEATURED IS OPTIONAL.  
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.







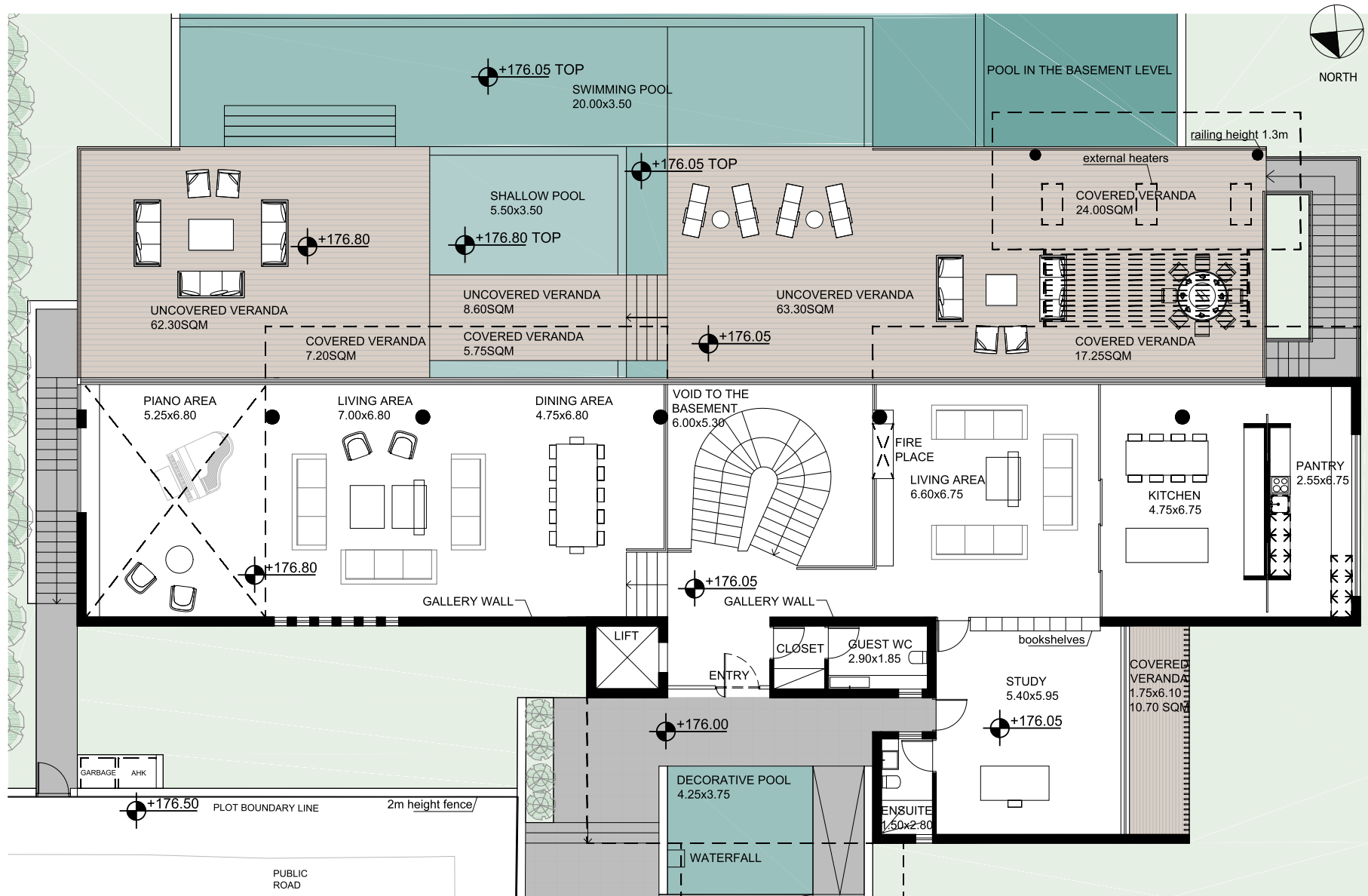
## BASEMENT PLAN

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.





# MEDITERRANEAN SEA



## 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.

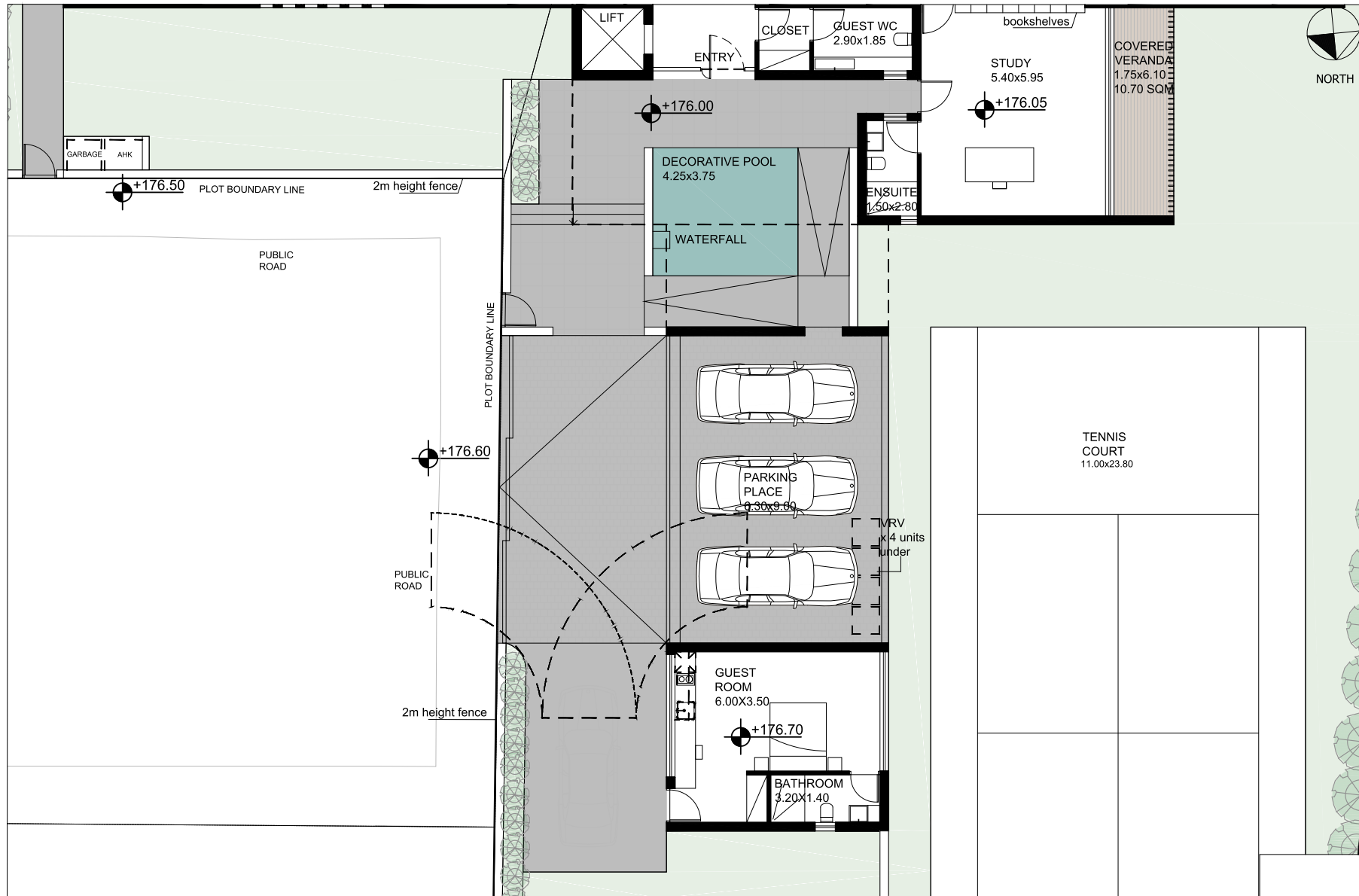
GROUND FLOOR PLAN CONTINUES  
ON PAGE 30







### MEDITERRANEAN SEA



## GROUND FLOOR PLAN OF GUEST HOUSE AND GARAGE

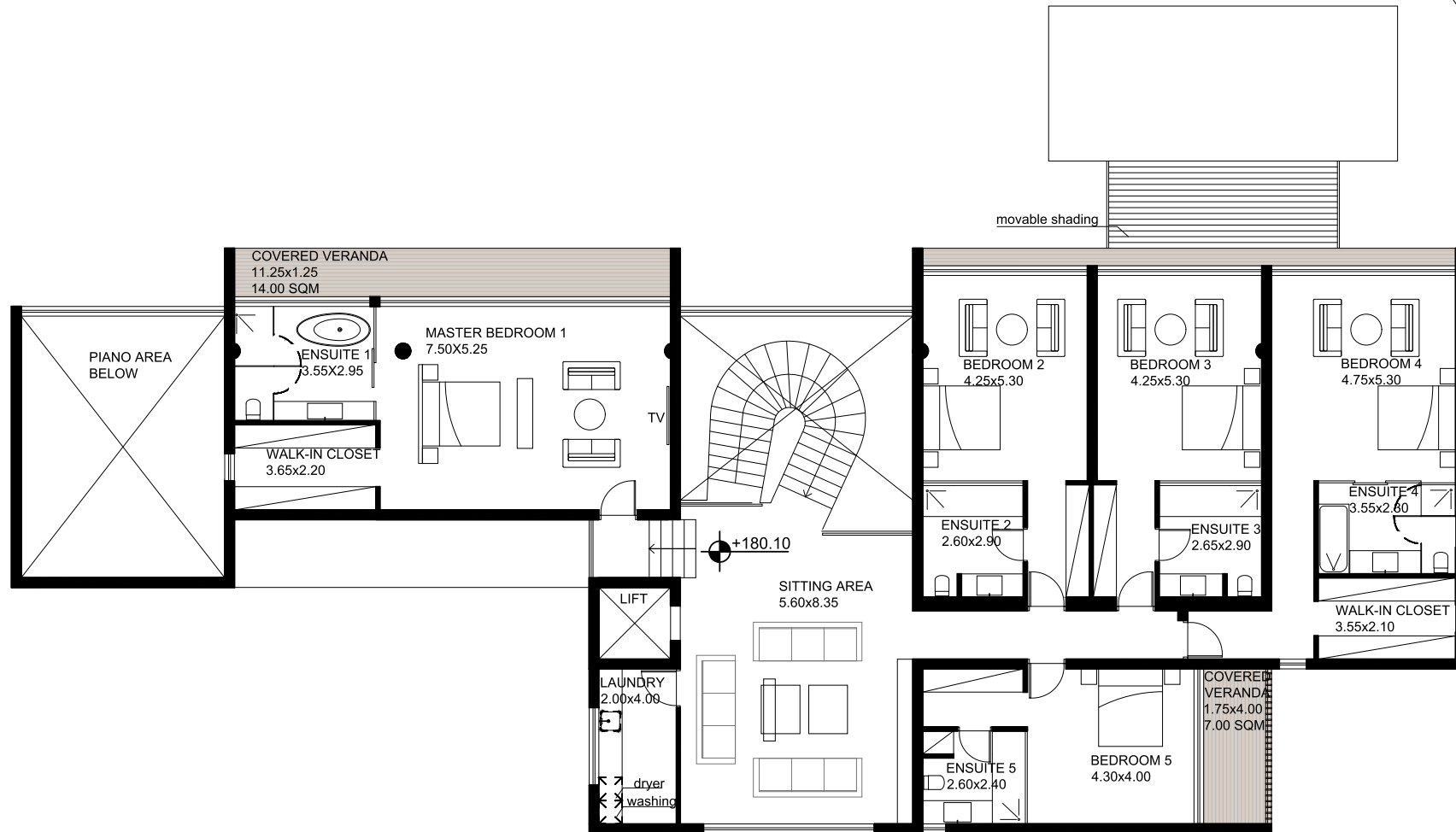
TENNIS COURT FEATURED IS OPTIONAL.  
The information presented herein is to be used for reference purposes only and is non-contractually binding.  
The Vendor reserves the right for any changes at the Vendor's sole discretion.  
Architectural plans valid on a purchase are those issued for inclusion in the sales agreement.







NORTH



## FIRST 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.



VILLA SUPERIOR

