

# PROPERTY INVESTMENT PROPOSAL

**Pafilia**

## PROPERTY INVESTMENT

Project	Property	Type	Total Covered Area m <sup>2</sup>	Price
Olea Residences	Villa 8E	3-bedroom villa	209.00	€990,000 + VAT

Delivery – 20 months after signing of the contract



OLEA

RESIDENCES



# PAFOS

## THE CITY OF BEAUTY

Pafos, a coastal city in the south west of Cyprus is the legendary birthplace of Aphrodite, the Goddess of love and beauty. Once the ancient capital of Cyprus, Pafos is Cyprus' most picturesque city and has been selected as the European Capital of Culture for 2017.



## The City of Beauty



Pafos, with its charming harbor and medieval fort, offers cosmopolitan living, beautiful scenery and significant historical sites. It was the capital of Cyprus for 600 years in ancient times and its archaeological legacy is such that UNESCO put the whole town on its World Cultural Heritage list.



# UNESCO World Heritage Site

The town of Pafos is of outstanding universal value and it is included in the official UNESCO list of cultural and natural treasures of the world heritage. These historical sites date back thousands of years and include ancient theatres and colorful mosaics, to impressive fortresses and underground tombs.



# Pafos

Pafos' historic city charm is complemented by a vast array of stunning beaches, perhaps the best on the island, an excellent selection of stylish cafes and restaurants, modern amenities, a buzzing nightlife and many interesting attractions. It is also home to Cyprus' national park, the Akamas.

- Harbour Castle
- Petra tou Romiou
- Archaeological Park
- Mosaics
- Tombs of the Kings
- Coral Bay
- Akamas
- Kings Avenue Mall
- Traditional Villages



## Traditional & Contemporary Dining



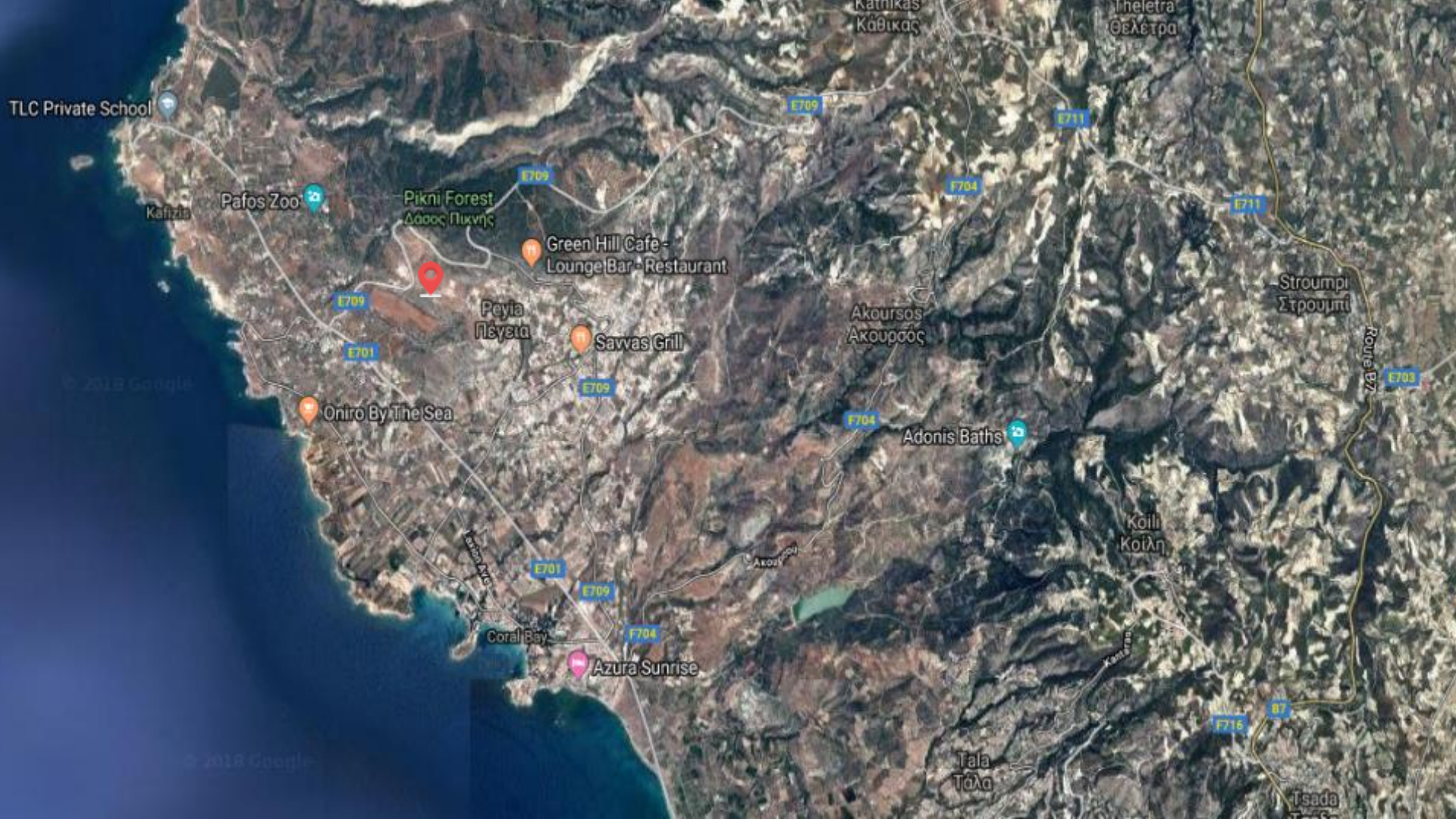
Pafos is well known for its seafood and local produce, and as such its local restaurants are known for the quality and freshness of their cuisine. Pafos offers a wide selection of traditional taverns, family-friendly restaurants, stylish cafés and some of the best seafood restaurants on the island.



# Private Schools



The private schools offer a well-balanced education based on the English National Curriculum



TLC Private School

Kafitzia

Pafos Zoo

Pikni Forest  
Δάσος Πικνής

Green Hill Cafe -  
Lounge Bar - Restaurant

Ρεγιά  
Πέγαια

Sawas Grill

Ακούρσος  
Ακούρσος

Stroumpi  
Στρούμπι

Oniro By The Sea

Adonis Baths

Κοίλι  
Κοίλη

Coral Bay

Azura Sunrise

Τάλα  
Τάλα

Τσάδα  
Τσάδα

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## PLACES OF INTEREST

1. Sea Caves
2. Pafos Zoo
3. Avakas Gorge
4. Ayios Georgios Museum
5. Nature paths

-  Private Schools
-  Medical Centres
-  Minthis Golf Resort

-  Pafos centre 16 km
-  Paphos Airport 33.6 km
-  Larnaca Airport 147 km



# Amenities

AMENITIES NEAR OLEA RESIDENCES



Bakery  
2.8 km



Supermarket  
5 km



Private English  
School 4.4 km



Medical Centre  
2.8 km



Pharmacy  
2.8 km



Petrol Station  
4.3 km



Sporting  
Centre 3.7 km



Restaurants  
1.5 km



### CAFES & BARS

Just 3.3 km away from a wide selection of chic cafes and beach bars.



### KINGS AVENUE MALL

Only 17 km away of an impressive full concept shopping mall, with entertainment venues, cafes and restaurants.

### SANDY BEACHES

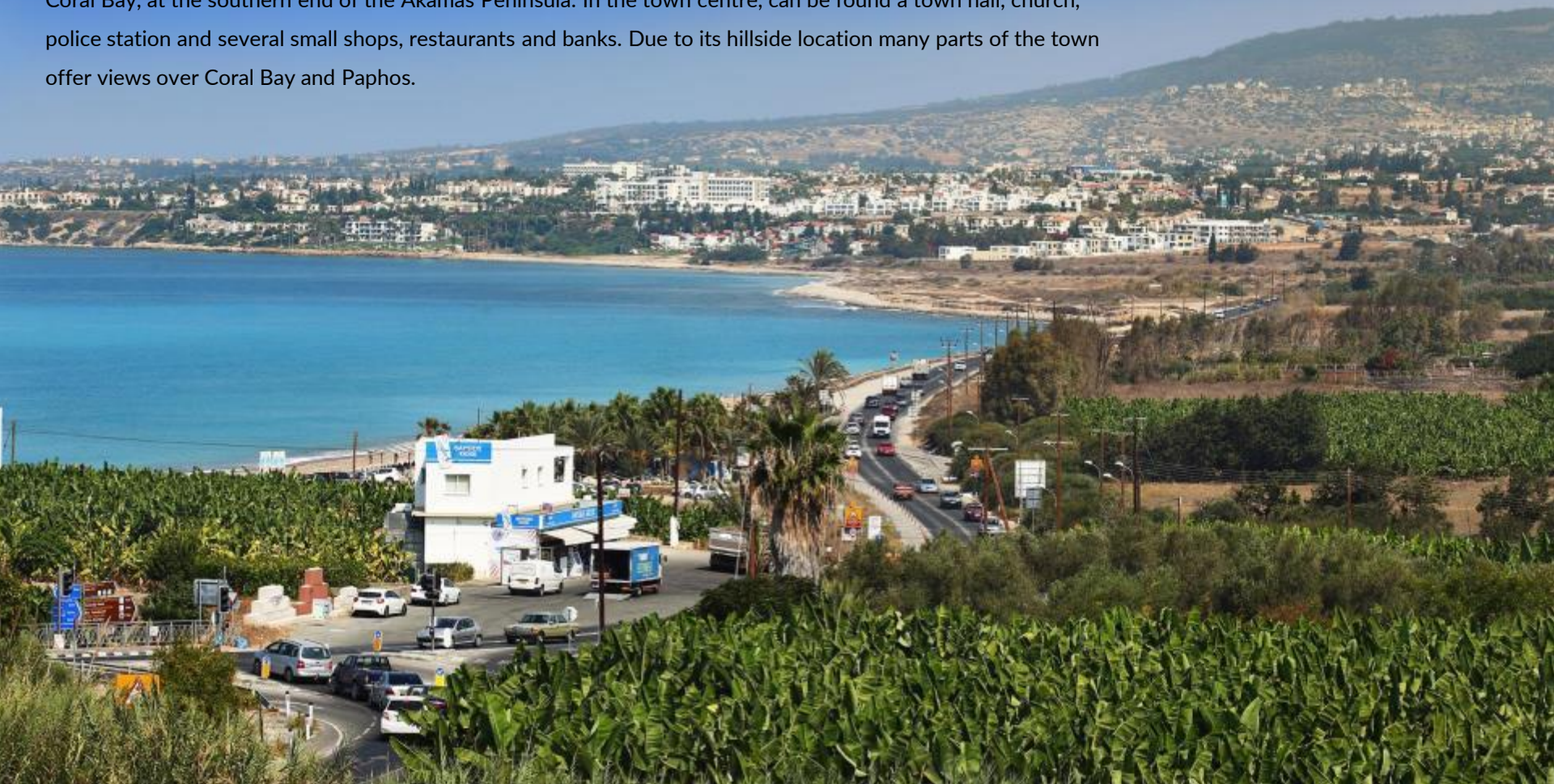
A selection of sandy beaches are within 4 km away.



Views from the site



Peyia is a town in the Paphos District of Cyprus, situated mainly on the steep slopes of the coastal hills inland from Coral Bay, at the southern end of the Akamas Peninsula. In the town centre, can be found a town hall, church, police station and several small shops, restaurants and banks. Due to its hillside location many parts of the town offer views over Coral Bay and Paphos.





ΔΗΜΑΡΧΕΙΟ ΠΕΡΕΑΣ ΠΕΥΙΑ MUNICIPALITY

Blue directional sign with an arrow pointing right.

Information sign in the arched entrance.

Small clock face on the stone building in the background.









These 3-bedroom neighborhood villas of Olea Residences, offer private swimming pools, large spacious living areas and en-suite bathrooms. Quiet and peaceful, these residences enjoy a lot of openness, functional living areas, and ensure comfort and privacy.



VILLAS 8A – 8E

# SITE PLAN





SAMPLE OF SIMILAR VILLA DESIGN

## OLEA 8E

Bedrooms 3

### Covered areas (m<sup>2</sup>)

Covered internal area 191.00

Covered veranda 18.00

**Total covered area 209.00**

Uncovered veranda 84.00

Plot area 430.00

Orientation South West

### Bathrooms

3

En suite

3

Private Pool

Yes

Garden

Yes

**Price: €990,000 plus VAT**

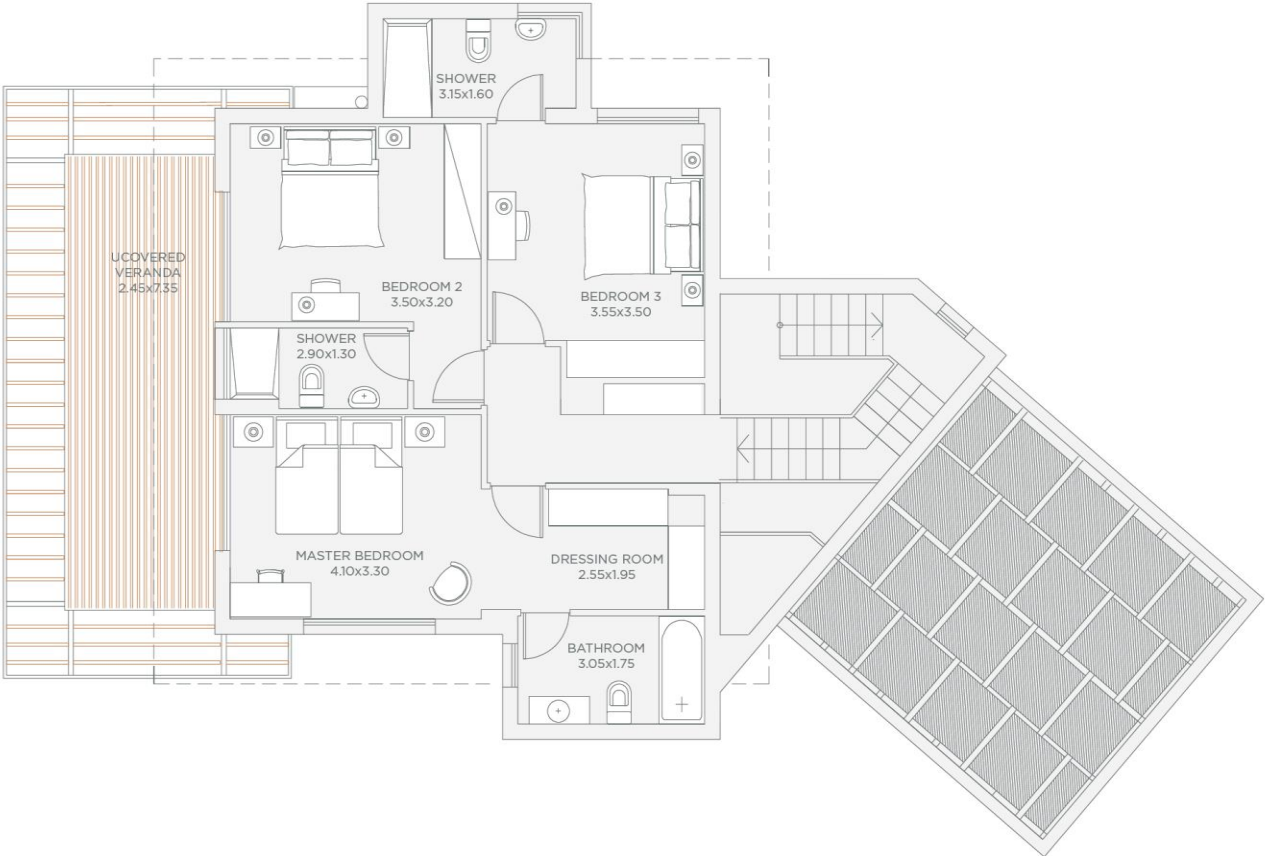
# VILLA 8E



GROUND FLOOR



VILLA 8E



FIRST FLOOR



SAMPLE OF SIMILAR VILLA DESIGN



SAMPLE OF SIMILAR VILLA DESIGN



SAMPLE OF SIMILAR VILLA DESIGN



SAMPLE OF SIMILAR VILLA DESIGN

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