

# Property Investment Proposal.

**Pafilia**

## PROPERTY INVESTMENT CORAL VISTA

Development	Property	Type	Beds	Baths	Total Covered Area m <sup>2</sup>	Price	VAT
Coral Vista	V14	Villa	2	2	121.00	€480,000	Plus VAT

Delivery Date: 20 months from signing of the contract





## INCREDIBLE LOCATION

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Coral Vista Private Residences enjoy one of the finest locations in Peyia. Perched on a hilltop the plot commands exceptional views of the surrounding Mediterranean countryside and sea.

EXCEPTIONAL  
VIEWS

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## LOCATION - PEYIA

Coral Vista is situated in the southwest of Cyprus, on the edge of the Akamas National Park, between the villages of Peyia and Kathikas. This prestigious area is renowned for its beautiful views, wineries and fruit orchards. The location borders the Akamas National Park and the Pikni Pine forest, placing a wealth of stunning scenery on the doorstep.

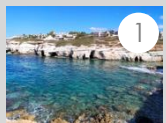




The plots rural location promises tranquility and seclusion, yet it's just a few minutes' drive from Peyia village with its wealth of amenities, including banks, public and private schools, supermarkets, cafes and restaurants. While Coral Bay, with its blue flag sandy beach and excellent array of cafes and restaurants is just a five minute drive away and the quaint fishing port & sea caves of Agios Georgios, which sit on the edge of the Akamas National Park, are also just a five minute drive away. The area offers an abundance of sporting temptations, including horse riding, cycling, nature trails and naturally every type of water activity. Additionally, Coral Vista Private villas are conveniently located just moments away from TLC, one of Pafos' leading English language international schools.



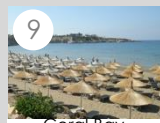




1  
Sea Caves 3 minutes



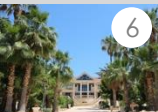
5  
Nature Paths 3 minutes



9  
Coral Bay Beach 7 minutes



2  
Pafos Zoo 5 minutes



6  
TLC Private School 6 minutes



10  
Ithaki Amusement Park 6 minutes



3  
Avakas Gorge 13 minutes



7  
Oniro by the Sea 5 minutes



11  
Karting Center 6 minutes



4  
Ayios Georgios Museum 4 minutes



8  
Edro III Shipwreck 5 minutes



— Coral Vista to coast 1.5 km – 2 minutes



Supermarket



Private Schools



Medical Centres

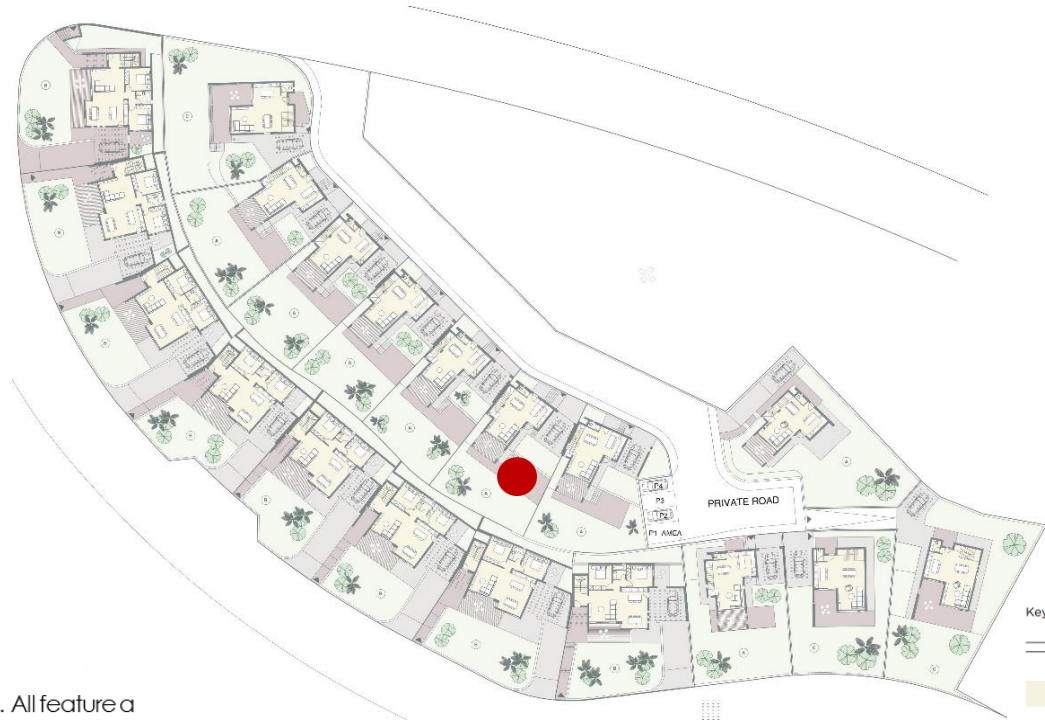


Pafos Centre 16 km – 21 minutes

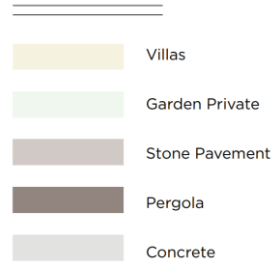


Pafos Airport 31 km – 38 minutes

# SITE PLAN



Key



Nineteen villas carefully oriented to maximise views. All feature a private garden with ample space for an optional private swimming pool.

VILLATYPEA - PLOTS 9, 12-18

VILLATYPEB - PLOTS 1-8

VILLATYPEC - PLOTS 10, 11, 19

# CORAL VISTA

## VILLA 14 (Type A)

Bedrooms 2

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

Covered area 114.00

Covered veranda 7.00

**Total covered area 121.00**

Uncovered veranda 26.00

**Plot area 295.00**

Orientation South-West

### **Bathrooms**

**2**

En-suite 1

Family bathroom 1

Garden Yes

Swimming pool Optional

**Price: €480,000 plus VAT**

OUTSTANDING  
ARCHITECTURE

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Three villa styles are available, each airy and open in design, all feature large windows that blur the boundaries between inside and outside.

**VILLA TYPE A**

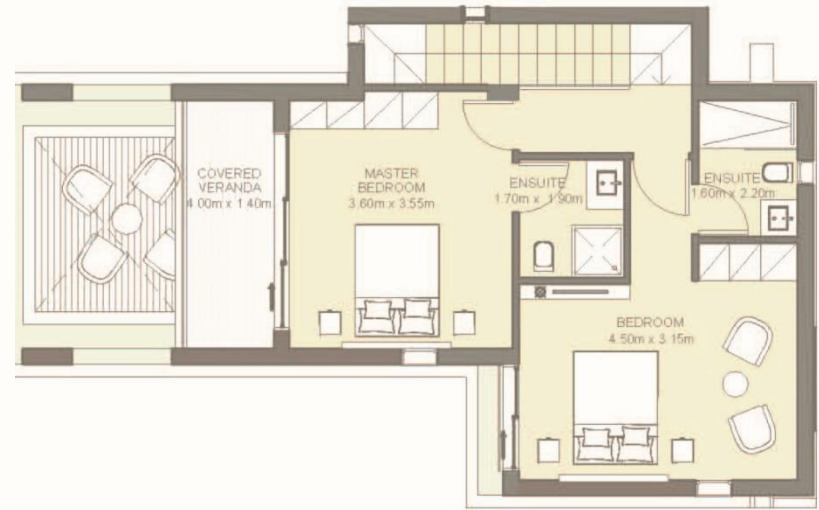
# FLOOR PLAN TYPE A

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GROUND FLOOR



FIRST FLOOR



## FINISHES

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The high quality finish has been carried through to the interior spaces, with marble, parquet and high gloss kitchens. The architect has selected a natural yet contemporary palette, to complement the architectural designs and has incorporated modern to accentuate the sense of space. Large terraces are ideal for indoor/outdoor living, enabling residents to enjoy an al fresco lifestyle, while glass balustrades ensure uninterrupted views.

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