

Property Investment Proposal.

Pafilia

PROPERTY INVESTMENT CORAL VISTA

Development	Property	Type	Beds	Baths	Total Covered Area m ²	Price	VAT
Coral Vista	V10	Villa	3	2	164.00	€638,000	Plus VAT

Delivery Date: 20 months from signing of the contract

SITE PLAN



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

- VILLA TYPE A - PLOTS 9, 12-18
- VILLA TYPE B - PLOTS 1-3, 5-8
- VILLA TYPE B1 - PLOT 4
- VILLA TYPE C - PLOTS 10, 11, 19

CORAL VISTA

VILLA 10 (Type C)

Bedrooms 3

Covered areas (m²)

Covered area 142.00

Covered veranda 22.00

Total covered area 164.00

Uncovered veranda 19.00

Plot area 320.00

Orientation South-East

Bathrooms

2

En-suite 1

Family bathroom 1

Garden Yes

Swimming pool Optional

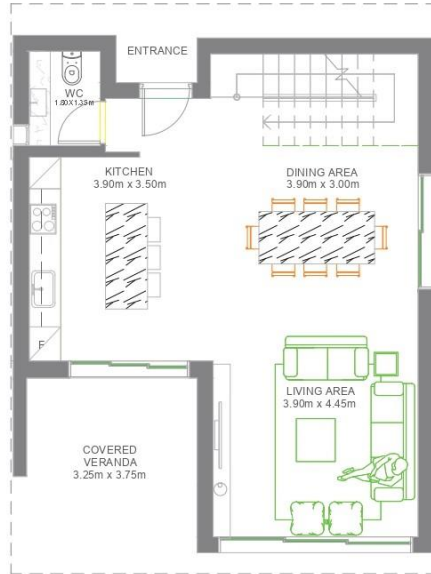
Price: €638,000 plus VAT



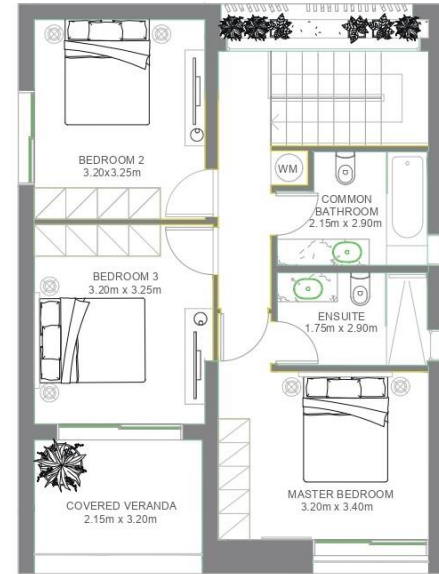
The combination of traditional materials with an ultra-modern edge has resulted in enduring designs that fully exploit their spectacular setting.

VILLA TYPE C

FLOOR PLAN TYPE C



GROUND FLOOR PLAN



FIRST FLOOR PLAN



VILLA TYPE C



VILLA TYPE C





FINISHES

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 features such as floating staircases, marble shelves and kitchen islands 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.



INCREDIBLE LOCATION

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



THE AREA

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.

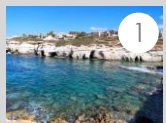
There is a wealth of local amenities on the door step, including banks, public and private schools, supermarkets, cafes and restaurants.

Coral Bay, with its blue flag sandy beaches and excellent array of cafes and restaurants is just a five minute drive and the quaint fishing port and sea caves of Agios Georgios, which sit on the edge of the Akamas National Park, is also just a five minutes away.

The area offers an abundance of sporting temptations, including horse riding, cycling, hiking on the nature trails and every type of water activity you could imagine.

Additionally, Coral Vista Private villas are conveniently located just moments away from TLC, one of Pafos' leading English language international schools.

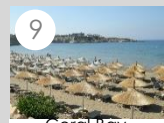




1 Sea Caves 3 minutes



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



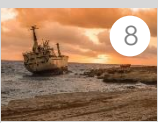
7 Oniro by the Sea 5 minutes



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 – 21minutes



Paphos Airport 31 km – 38minutes

Property Investment Proposal.

The logo for Pafilia, featuring the word "Pafilia" in a bold, orange, sans-serif font. The letter 'P' is significantly larger than the other letters, and the 'i' has a dot. The 'f' is also large and has a thick stroke.

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