

Paphos, Cyprus



#### ELITE RESIDENCES

- o1 Elite Residences, a luxury villa project, offers a rare opportunity for discerning investors and those seeking an investment in an exclusive community. Nestled near the tranquil coastline, this exclusive, gated community comprises 40 magnificent villas designed to perfection.
- O2 Each villa is equipped with advanced features like VRF and underfloor heating, ensuring a comfortable living environment throughout the year. The commitment to high-quality construction is evident in every detail, promising enduring elegance.
- Security is a priority with 24/7 surveillance, providing residents with peace of mind. Beyond your doorstep, the sea and promenade are within walking distance, allowing you to savour the coastal ambiance and embrace the mediterranean lifestyle.





o4 Exclusive Clubhouse offers dining, relaxation options for our Elite Home owners and their Guests. With large plots and multiple villa configurations, you can customize your dream home to suit your unique lifestyle.

34°44' 32°26

os Come experience a life of serenity and style in a world-class environment where luxury knows no bounds. Elite Residences is not just a place to reside; it's a place to thrive.

Elite Residences represents more than just a residence; it's an exclusive investment opportunity and a gateway to a life of luxury and tranquility. Your coastal dream home is here.

#### 48.9"N '01.0"E



All visualizations of the projects are 3D-artistic renders. The final product may vary slightly.





The city of Paphos has a remarkable history which can be traced back 2300 years. Throughout the centuries, the city has built a spectacular cultural heritage and has played a significant part in the development and history of Cyprus.

The town of Paphos, located at the western end of the island, is considered the jewel of Cyprus. The mild climate, vibrant atmosphere, the variety seen in the landscape, and the historic sites that define the region, form an irresistible attraction.

In ancient times, Paphos was the capital of Cyprus for 600 years and its archaeological legacy is such that UNESCO has the whole town on its World Cultural Heritage list and, in recognition of this, Paphos was awarded the European Capital of Culture in 2017.

In 2023 Paphos was awarded Capital of Smart Tourism by the EU Commision and is known as the top tourist destination on the island.



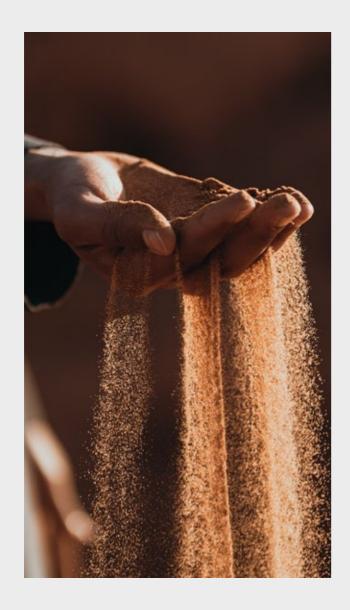
Geroskipou, a captivating area within the vibrant city of Paphos, Cyprus, beckons you to embrace a remarkable lifestyle surrounded by natural splendor.

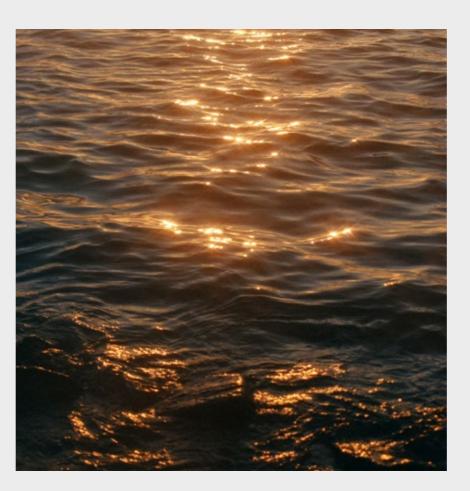
This picturesque location seamlessly blends tradition with modern convenience, ensuring a truly enriching living experience. Geroskipou offers a wide range of essential amenities, esteemed educational institutions, and an array of delectable dining options to satisfy every palate.

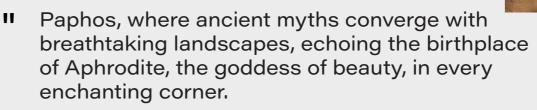
Discover a mesmerising panorama of the Mediterranean Sea from this idyllic retreat, where breathtaking views unfold before your eyes. Immerse yourself in the captivating history, embrace the welcoming community, and surrender to the irresistible allure of Geroskipou.

CENTER

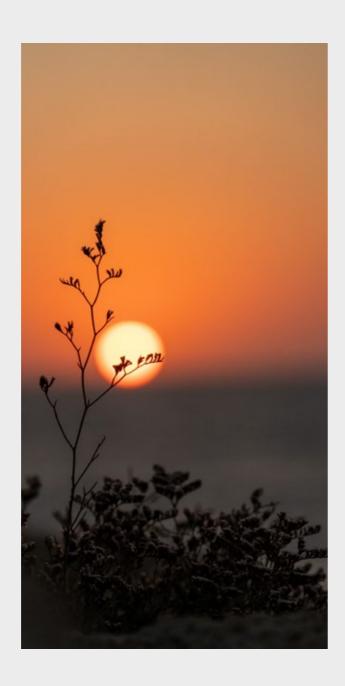
PAPHOS CASTLE











#### DISTANCES

| Beach | 1 min | 550 m

Private Clinic 1 min | 650 m

Paphos mall 5 min | 2.6 km

Harbour 2 min | 2.6 km

General Hospital
10 min | 5 km

Grocery Store 3 min | 2 km

International Airport
17 min | 13 km

International School
10 min | 5 km

Golf Course 8 min | 5.5 km



# ENTERING LUXURY

## SPECIAL FEATURES

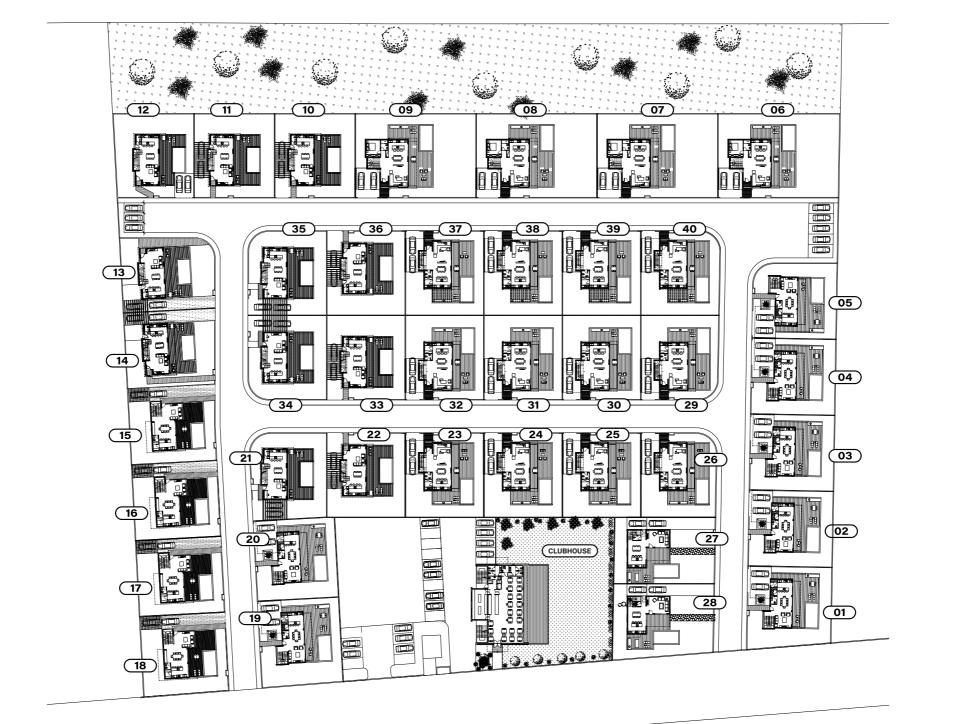




O1 VRF TECHNOLOGY	O2 UNDERFLOOR HEATING
O3 THERMAL ALUMINIUM WINDOWS	O4 SOLAR-POWERED WATER BOILER
O5 PHOTOVOLTAIC PROVISIONS	O6 PRIVATE PARKING
O7 CUSTOMIZABLE INTERIORS	OB CUSTOM WARDROBES
O9 CUSTOM CABINETS (LOCALLY PRODUCED)	10 TILED FLOORS IN LIVING AREA
11 LAMINATED FLOORS IN ALL BEDROOMS	ENERGY EFFICIENCY CLASS A, ENERGY EFFICIENT DESIGN
13 CLOSE PROXIMITY TO FACILITIES	14 AMENITIES
15 QUIET AREA	16 WALKING DISTANCE TO THE SEA
17 ROOF TERRACE	18 CLUBHOUSE
19 PLAYGROUND	GATED COMMUNITY WITH CCTV SECURITY FEATURE
21 LARGE GREEN AREAS	22 CLOSE TO PROMENADE



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## INFORMATION

	TYPE	BEDROOMS	BATHROOMS	PLOT SIZE	COVERED INTERNAL AREA	COVERED VERANDA AREA	COVERED GARAGE	TOTAL COVERED AREA	SWIMMING POOL	ROOF TERRACE
Villa 01	<b>A</b> *	3	3	398	169.6	40	39	248.6	3×6	18
Villa 02	<b>A</b> *	3	3	378	169.6	40	39	248.6	3×6	18
Villa 03	<b>A</b> *	3	3	378	169.6	40	39	248.6	3×6	18
Villa 04	<b>A</b> *	3	3	378	169.6	40	39	248.6	3×6	18
Villa 05	A*(M)	3	3	371	169.6	40	39	248.6	3×6	18
Villa 06	F	5	3	604	225.7	42.6	30	298.3	3×6	46.8
Villa 07	E	4	3	600	207.2	43.8	30	281	3×6	46.8
Villa 08	E	4	3	600	207.2	43.8	30	281	3×6	46.8
Villa 09	F	5	3	600	225.7	42.6	30	298.3	3×6	46.8
Villa 10	н	3	3	400	176.8	39.76	-	216.56	3×6	20
Villa 11	н	3	3	400	176.8	39.76	-	216.56	3×6	20
Villa 12	н	3	3	394	176.8	39.76	-	216.56	3×6	20
Villa 13	H*	3	3	397	176.8	39.76	-	216.56	3×6	20
Villa 14	н	3	3	402	176.8	39.76	-	216.56	3×6	20
Villa 15	D	3	3	386	189.3	39.5	-	228.8	3×6	39
Villa 16	D	3	3	383	189.3	39.5	-	228.8	3×6	39
Villa 17	D	3	3	383	189.3	39.5	-	228.8	3×6	39
Villa 18	D	3	3	403	189.3	39.5	-	228.8	3×6	39
Villa 19	A	3	3	412	177	40.1	39	256.1	3×6	18.5
Villa 20	A	3	3	383	177	40.1	39	256.1	3x6	18.5

	TYPE	BEDROOMS	BATHROOMS	PLOT SIZE	COVERED INTERNAL AREA	COVERED VERANDA AREA	COVERED GARAGE	TOTAL COVERED AREA	SWIMMING POOL	ROOF TERRACE
Villa 21	G	3	3	381	178.5	41.29	-	219.79	3x6	20
Villa 22	Н*	3	3	390	176.8	39.76	-	216.56	3x6	20
Villa 23	В	3	3	390	184.55	38	31	253.55	3x6	40
Villa 24	В	3	3	390	184.55	38	31	253.55	3x6	40
Villa 25	В	3	3	390	184.55	38	31	253.55	3x6	40
Villa 26	В	3	3	370	184.55	38	31	253.55	3x6	40
Villa 27	c	3	3	393	157	33.2	14.4	204.6	3x6	-
Villa 28	c	3	3	433	157	33.2	14.4	204.6	3x6	-
Villa 29	<b>B</b> *	3	3	381	190.45	38	31	259.45	3x6	43
Villa 30	<b>B</b> *	3	3	390	190.45	38	31	259.45	3x6	43
Villa 31	<b>B</b> *	3	3	390	190.45	38	31	259.45	3x6	43
Villa 32	<b>B</b> *	3	3	390	190.45	38	31	259.45	3x6	43
Villa 33	н	3	3	390	176.8	39.76	-	216.56	3x6	20
Villa 34	G*	3	3	386	178.5	41.29	-	219.79	3x6	20
Villa 35	G	3	3	386	178.5	41.29	-	219.79	3x6	20
Villa 36	Н*	3	3	390	176.8	39.76	-	216.56	3x6	20
Villa 37	В	3	3	390	184.55	38	31	253.55	3x6	46
Villa 38	B**	3	3	390	196.4	38	31	265.4	3x6	46
Villa 39	B**	3	3	390	196.4	38	31	265.4	3x6	46
Villa 40	В	3	3	388	184.55	38	31	253.55	3×6	46





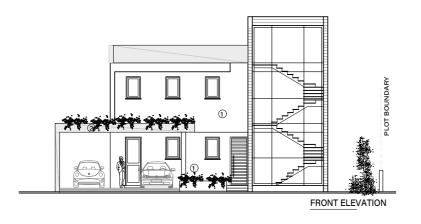


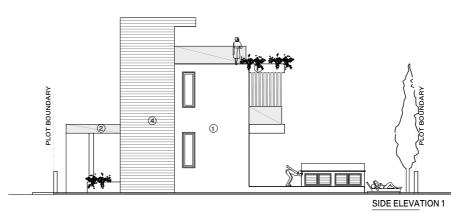


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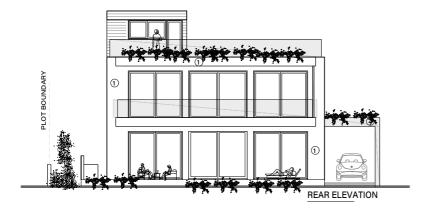
#### VILLATYPEA

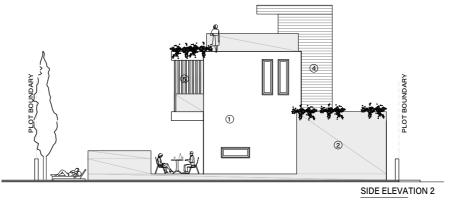
3 bedroom Villa





**OVERVIEW** 





<b>O</b> 1	White render	05	Louvers 5x20 cm	08A	Glass balustrate (with sandblasting)
02	Grey render	06	Aluminium cladding	09	Green wall
03	Fair-face concrete	07	Aluminium windows	10	Deck
04	Board formed concrete	08	Glass balustrate	11	HPL
				12	Timber cladding

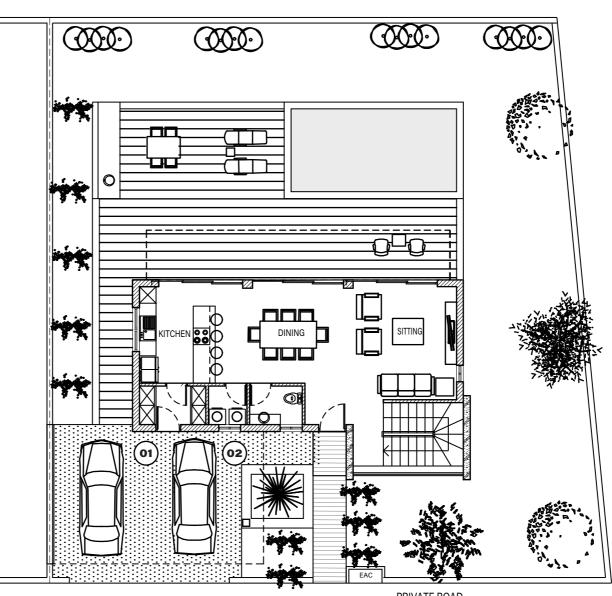




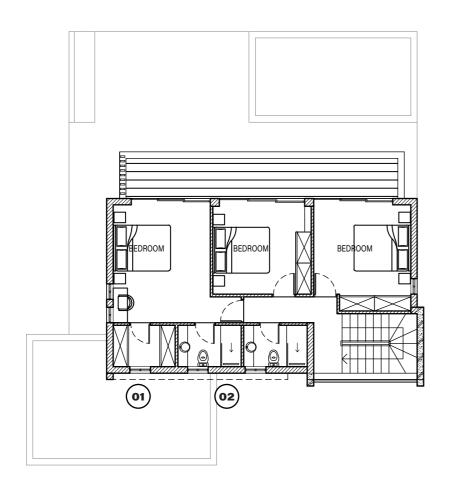
3 bedroom Villa

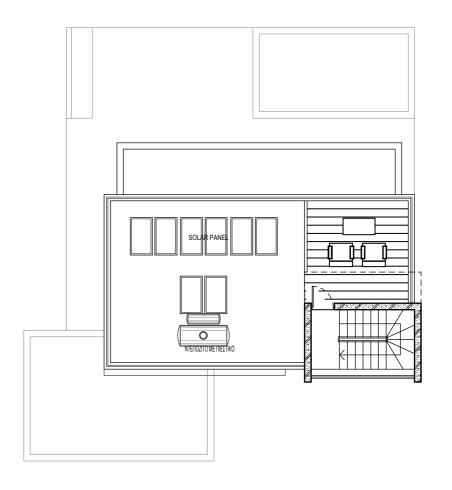
01 FOYER 02 LAUNDRY

**GROUND FLOOR** 



PRIVATE ROAD





01 WALK-IN CLOSET 02 EN-SUITE **1ST FLOOR PLAN** 

**ROOF PLAN** 

#### VILLA TYPE B OVERVIEW

3 bedroom Villa



<b>O</b> 1	White render	05	Louvers 5x20 cm	08A	Glass balustrate (with sandblasting)
02	Grey render	06	Aluminium cladding	09	Green wall
03	Fair-face concrete	07	Aluminium windows	10	Deck
04	Board formed concrete	80	Glass balustrate	11	HPL
				12	Timber cladding

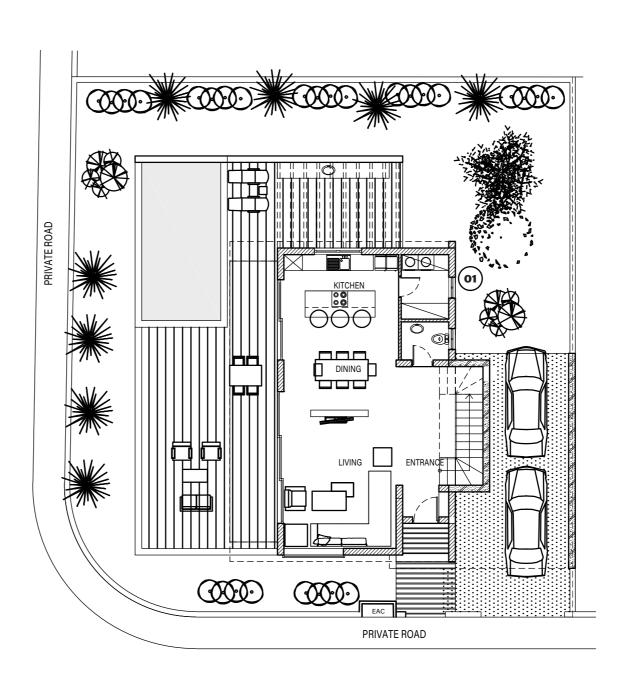


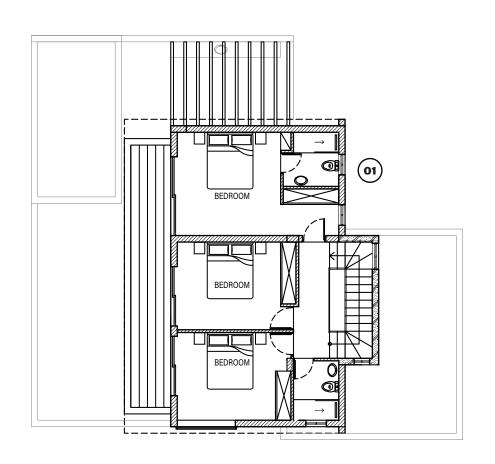
## VILLA TYPE B OVERVIEW

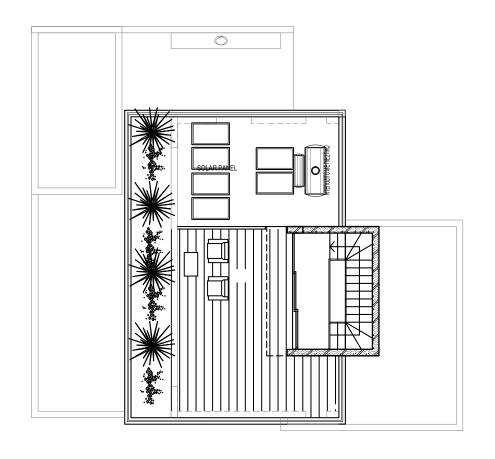
3 bedroom Villa

01 LAUNDRY

**GROUND FLOOR** 



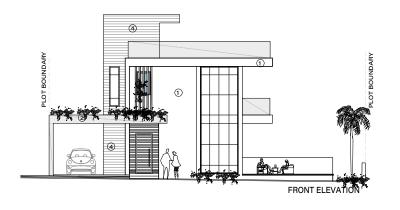


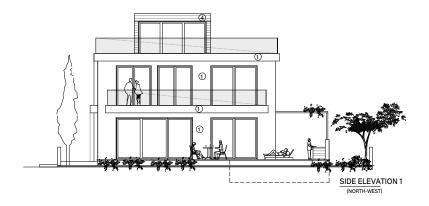


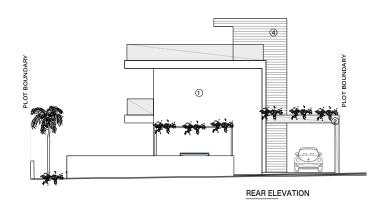
01 EN-SUITE 1ST FLOOR PLAN ROOF PLAN

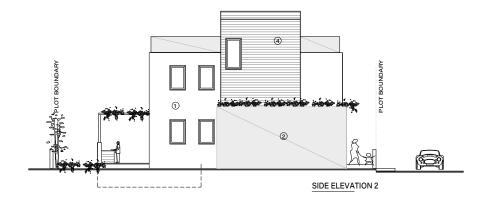
#### VILLA TYPE B\* OVERVIEW

3 bedroom Villa







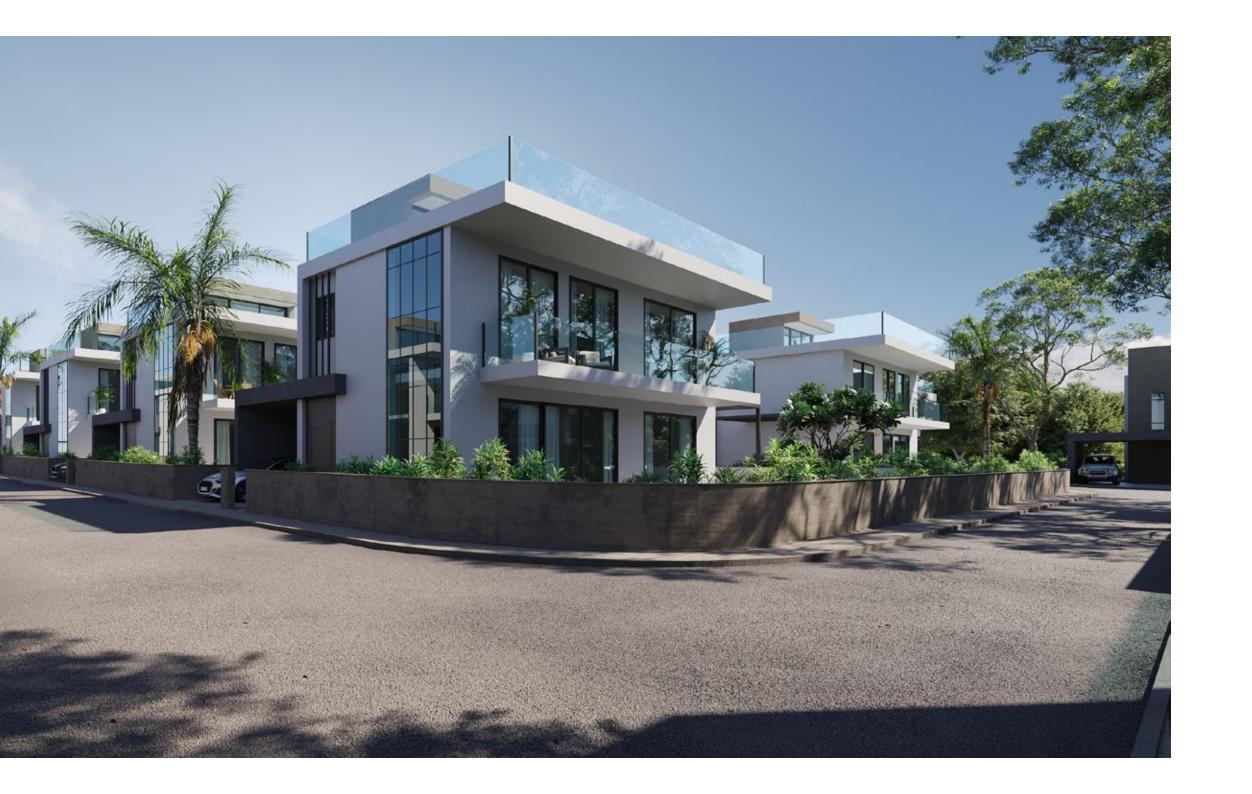


<b>D1</b>	White render
02	Grey render
23	Fair-face concrete
04	Board formed concrete

O5 Louvers 5x20 cm
O6 Aluminium cladding
O7 Aluminium windows
O8 Glass balustrate

OBA Glass balustrate (with sandblasting)
O9 Green wall
10 Deck
11 HPL

12 Timber cladding

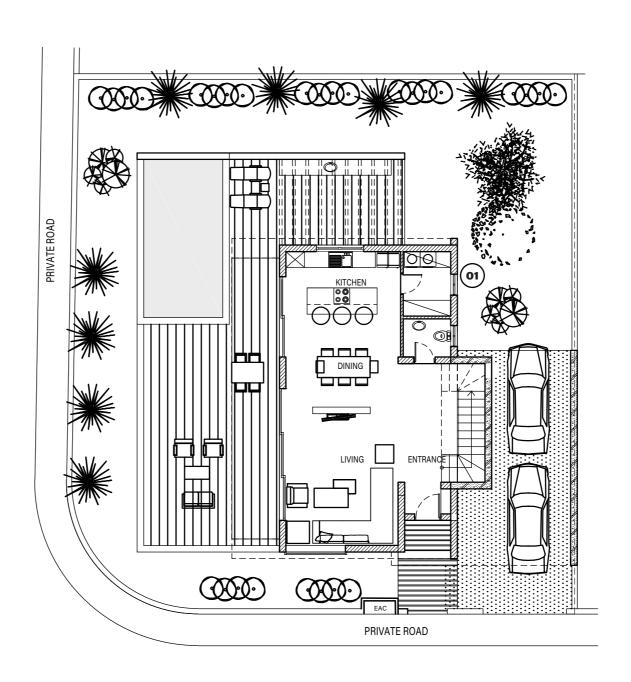


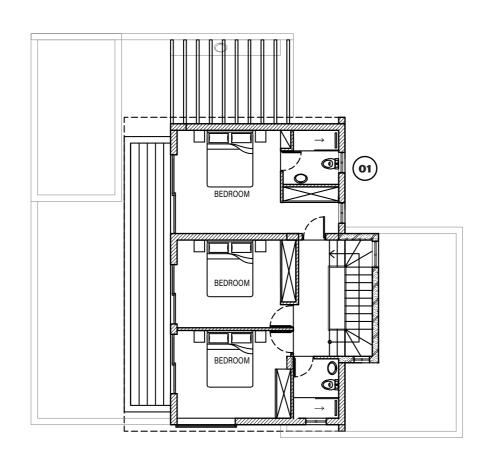


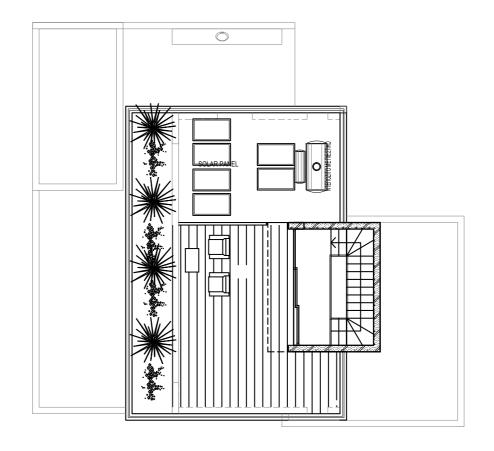
3 bedroom Villa

01 LAUNDRY

**GROUND FLOOR** 



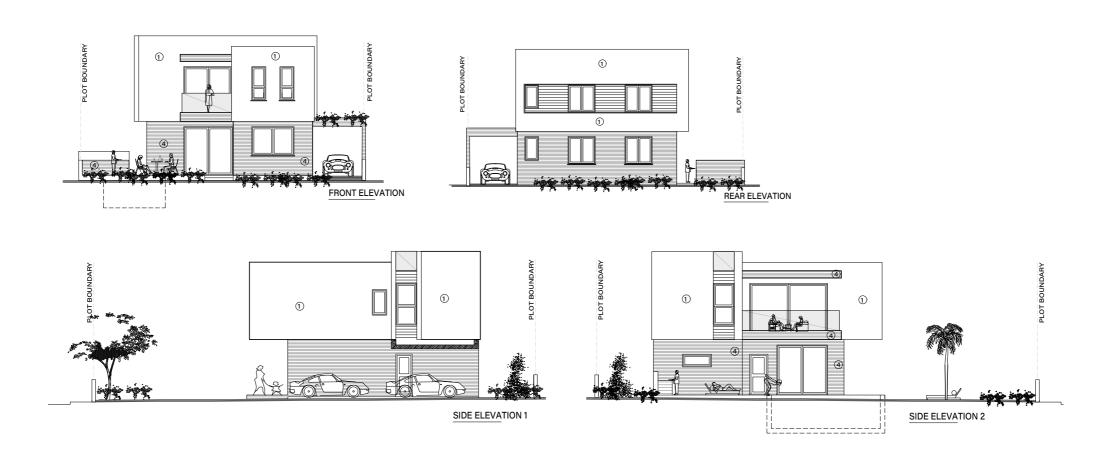




01 EN-SUITE 1ST FLOOR PLAN ROOF PLAN

## VILLA TYPE C OVERVIEW

3 bedroom Villa

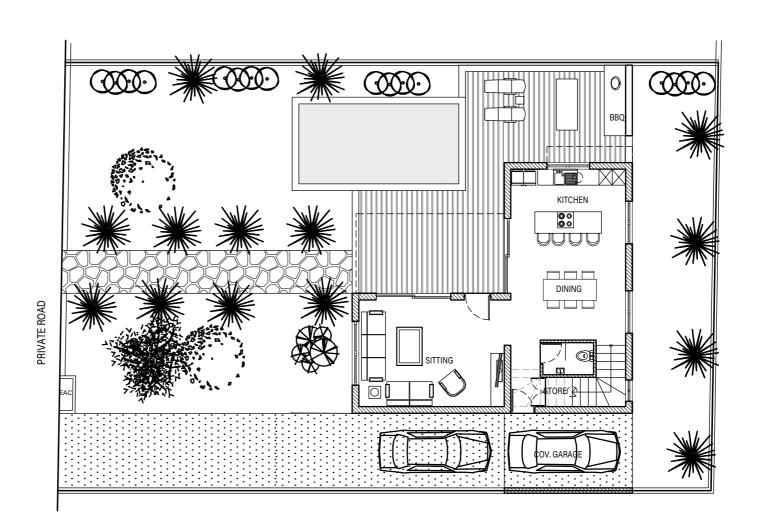


<b>O</b> 1	White render	05	Louvers 5x20 cm	08A	Glass balustrate (with sandblasting)
02	Grey render	06	Aluminium cladding	09	Green wall
03	Fair-face concrete	07	Aluminium windows	10	Deck
04	Board formed concrete	08	Glass balustrate	11	HPL
				12	Timber cladding

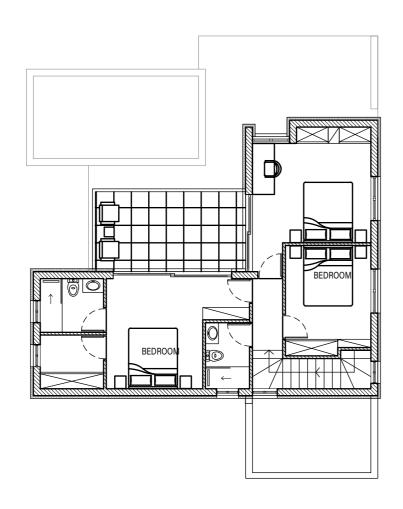


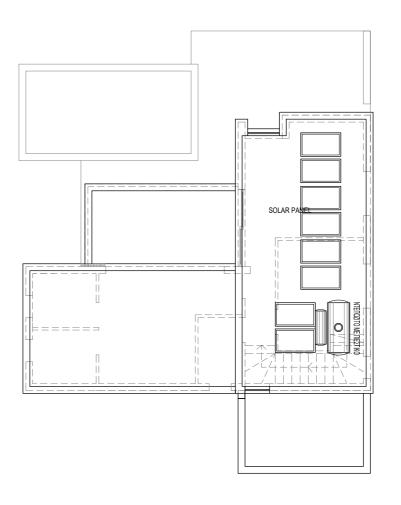


3 bedroom Villa



**GROUND FLOOR** 

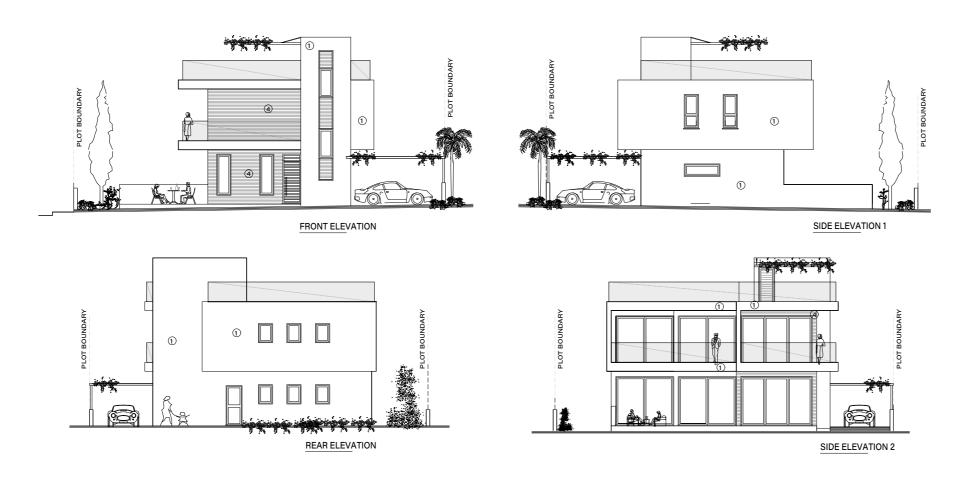




1ST FLOOR PLAN ROOF PLAN

## VILLA TYPE D OVERVIEW

3 bedroom Villa



<b>O</b> 1	White render	05	Louvers 5x20 cm	A80	Glass balustrate (with sandblasting)
02	Grey render	06	Aluminium cladding	09	Green wall
03	Fair-face concrete	07	Aluminium windows	10	Deck
04	Board formed concrete	80	Glass balustrate	11	HPL
				12	Timber cladding

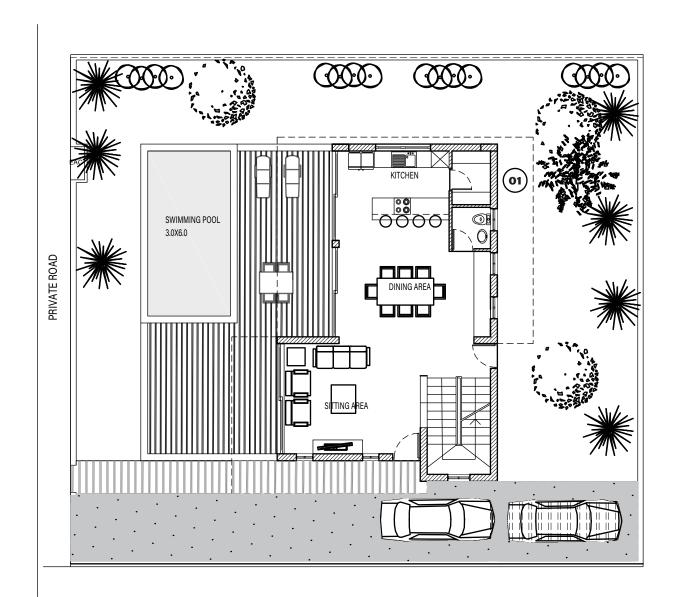


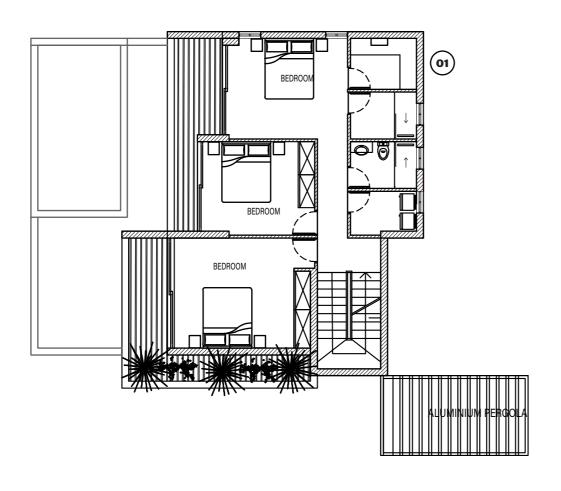


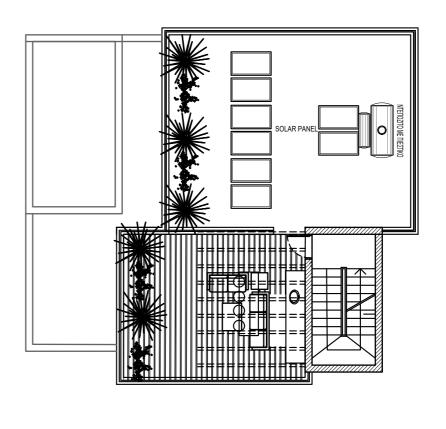


01 LAUNDRY

3 bedroom Villa







01 WALK-IN CLOSET 1ST FLOOR PLAN ROOF PLAN

## VILLA TYPE E OVERVIEW

4 bedroom Villa



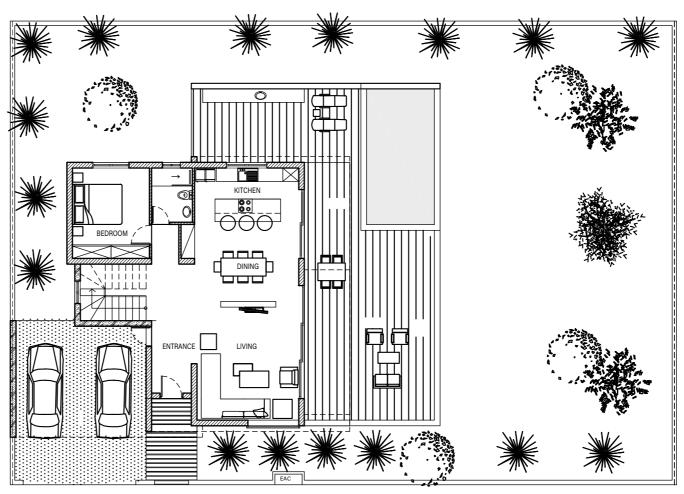
<b>O</b> 1	White render	05	Louvers 5x20 cm	08A	Glass balustrate (with sandblasting)
02	Grey render	06	Aluminium cladding	09	Green wall
03	Fair-face concrete	07	Aluminium windows	10	Deck
04	Board formed concrete	08	Glass balustrate	11	HPL
				12	Timber cladding



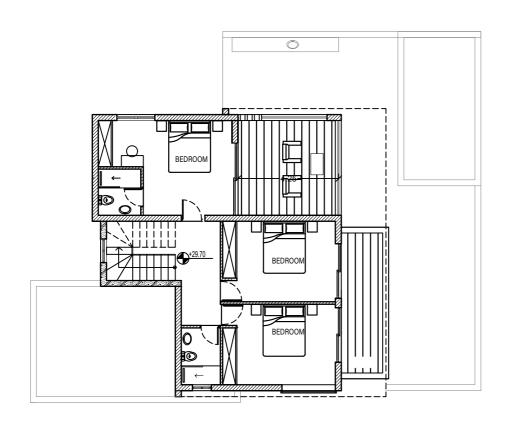




4 bedroom Villa



PRIVATE ROAD





# VILLA TYPE F2 OVERVIEW

5 bedroom Villa

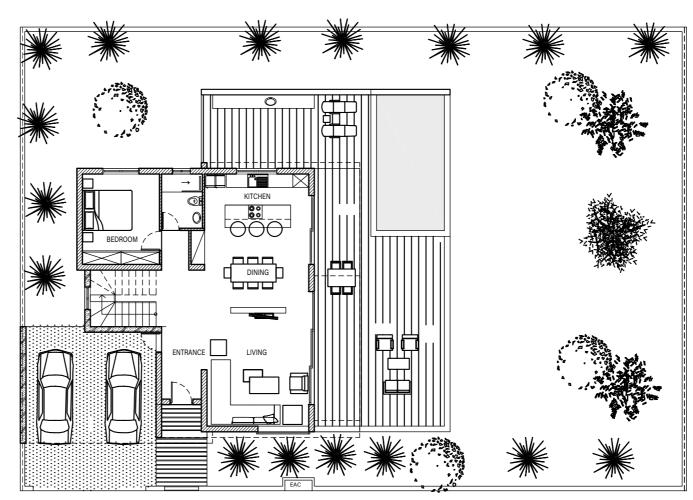


<b>O</b> 1	White render	05	Louvers 5x20 cm	08A	Glass balustrate (with sandblasting)
02	Grey render	06	Aluminium cladding	09	Green wall
03	Fair-face concrete	07	Aluminium windows	10	Deck
04	Board formed concrete	08	Glass balustrate	11	HPL
				12	Timber cladding



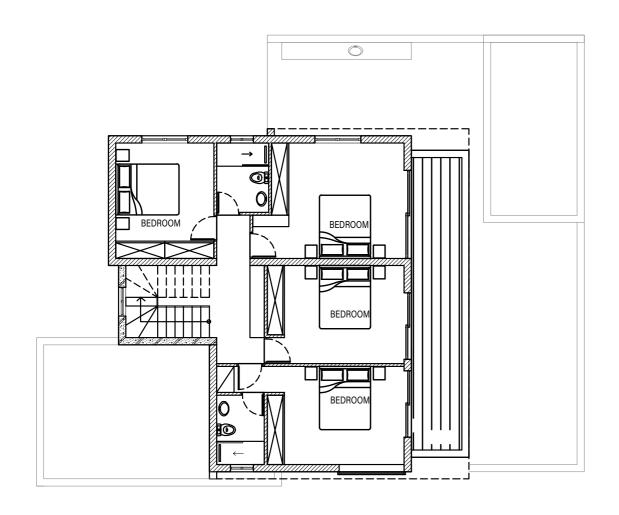
### VILLA TYPE F2 OVERVIEW

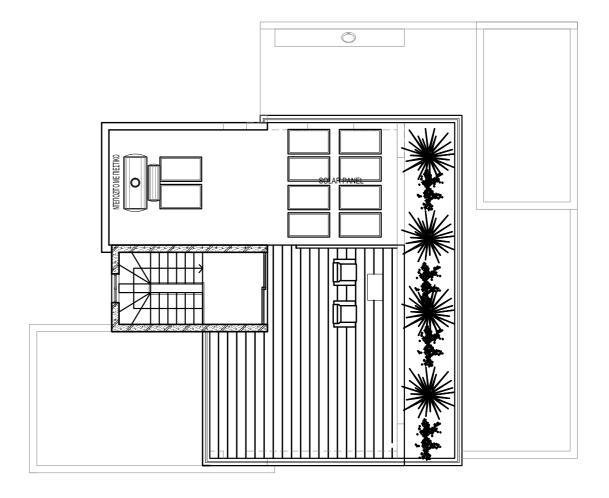
5 bedroom Villa



**GROUND FLOOR** 

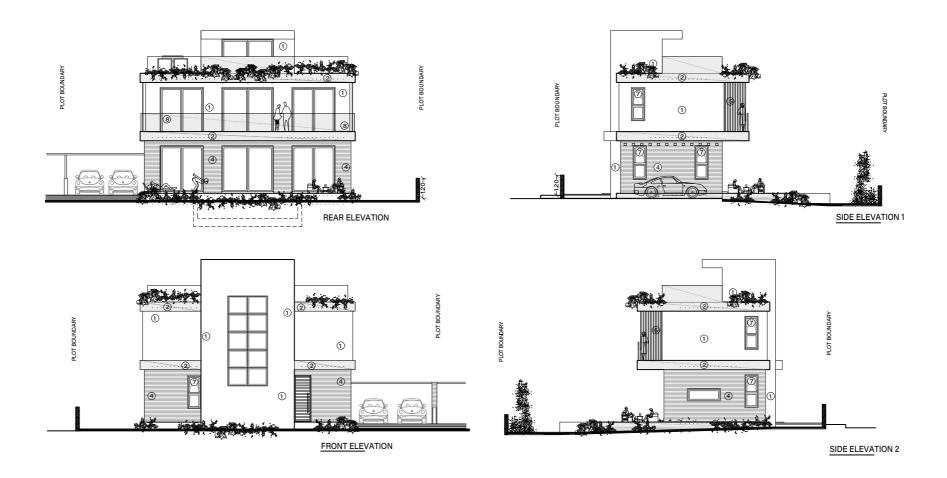
PRIVATE ROAD



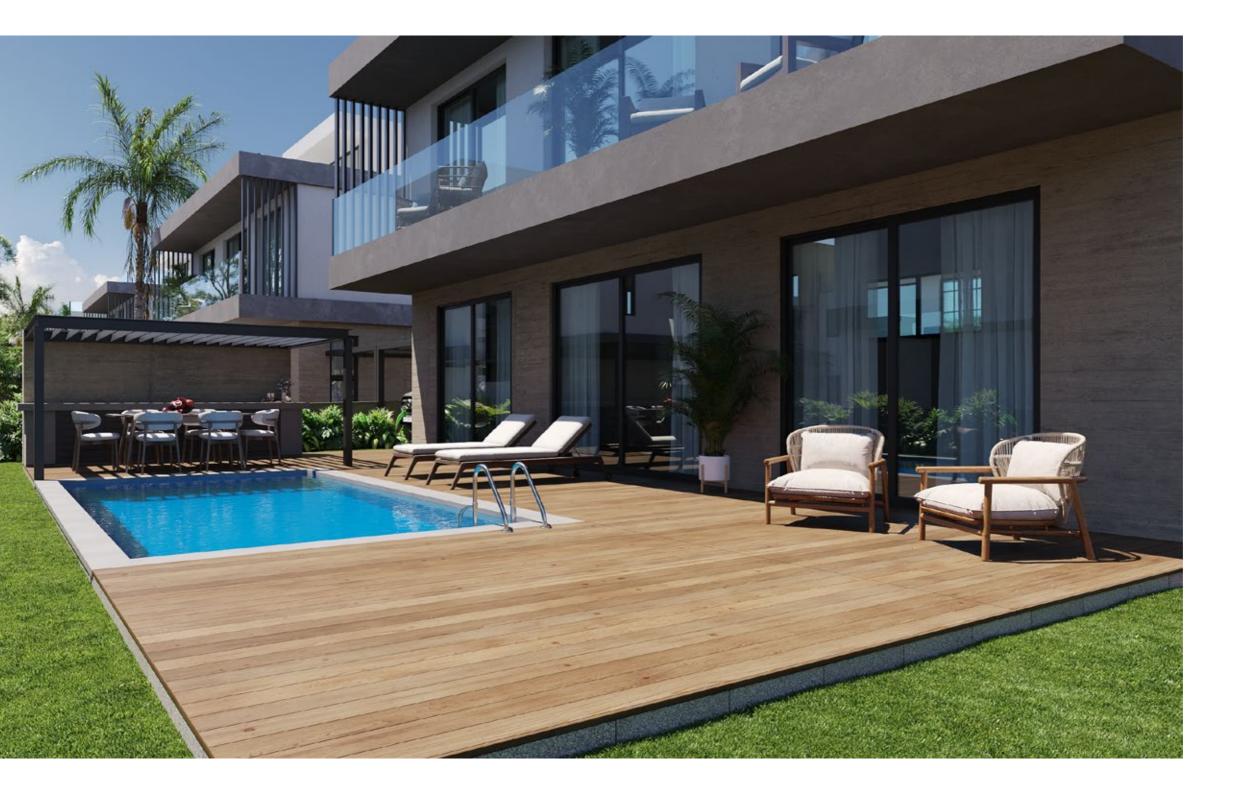


## VILLA TYPE G1 OVERVIEW

3 bedroom Villa

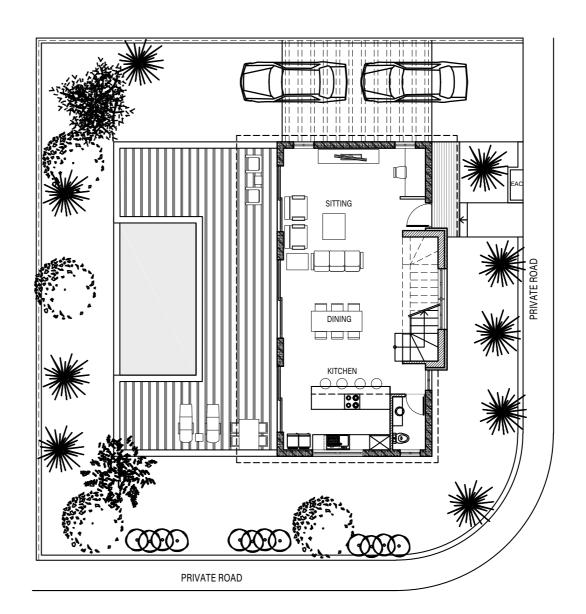


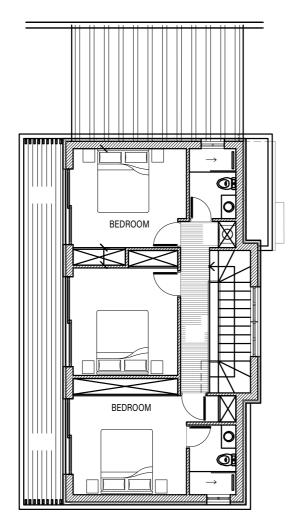
<b>O</b> 1	White render	05	Louvers 5x20 cm	08A	Glass balustrate (with sandblasting)
02	Grey render	06	Aluminium cladding	09	Green wall
03	Fair-face concrete	07	Aluminium windows	10	Deck
04	Board formed concrete	08	Glass balustrate	11	HPL
				12	Timber cladding

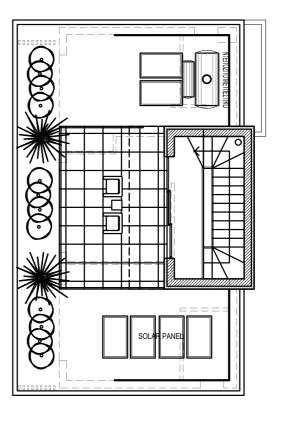




3 bedroom Villa





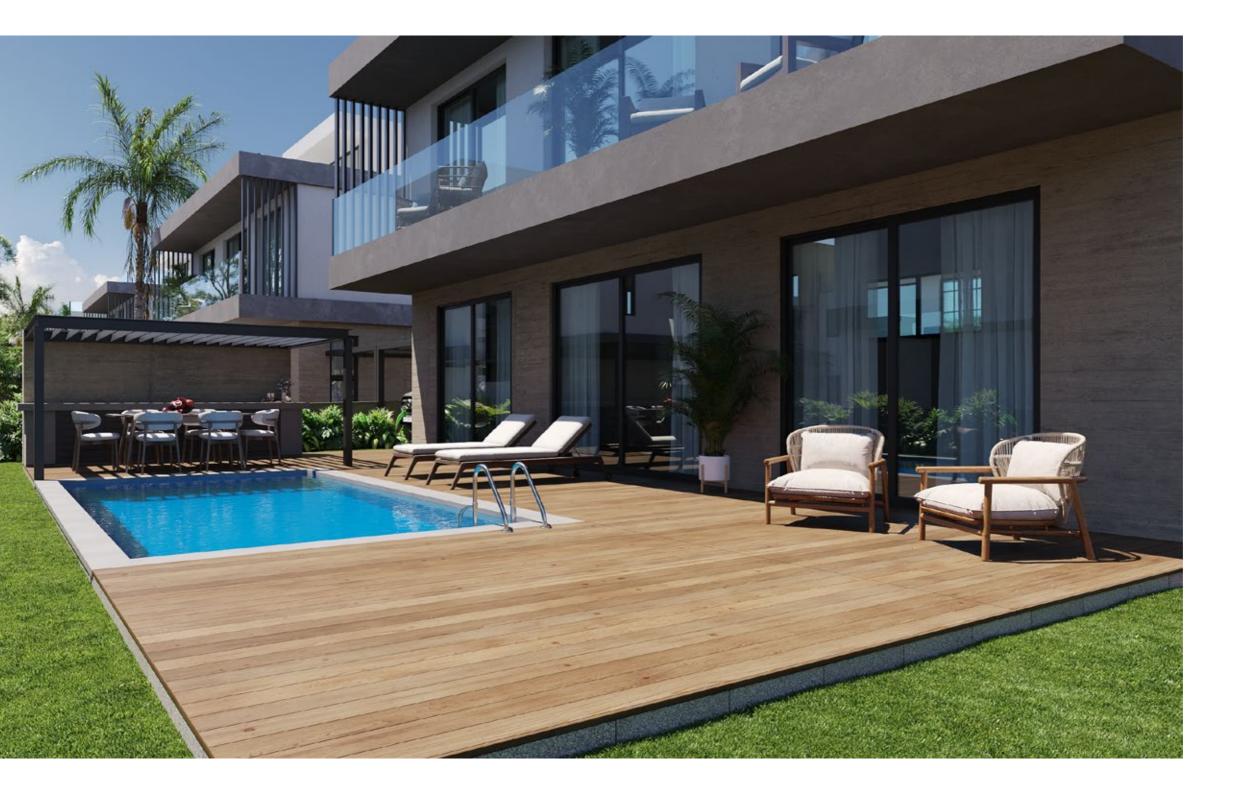


## VILLA TYPE G2 OVERVIEW

3 bedroom Villa

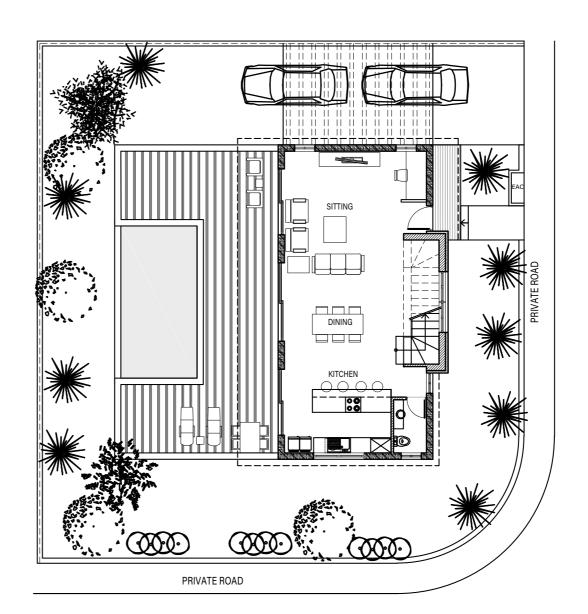


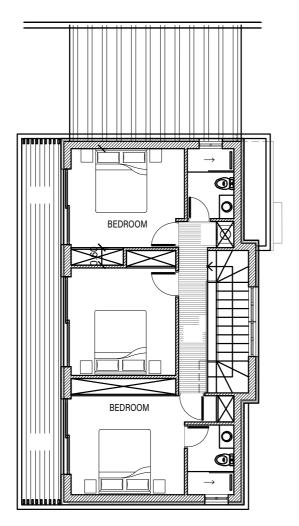
<b>O</b> 1	White render	05	Louvers 5x20 cm	A80	Glass balustrate (with sandblasting)
02	Grey render	06	Aluminium cladding	09	Green wall
03	Fair-face concrete	07	Aluminium windows	10	Deck
04	Board formed concrete	08	Glass balustrate	11	HPL
				12	Timber cladding

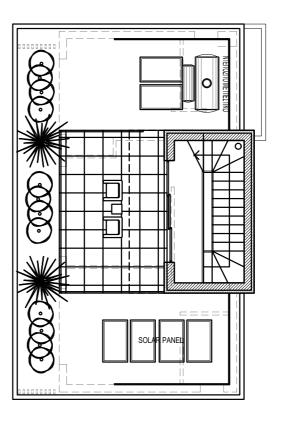


## VILLA TYPE G2 OVERVIEW

3 bedroom Villa

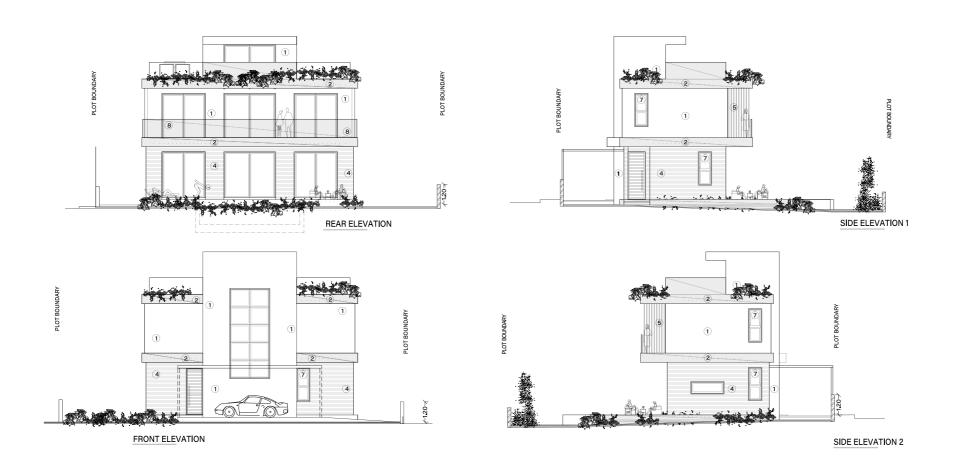






## VILLA TYPE H1

3 bedroom Villa



<b>O</b> 1	White render	05	Louvers 5x20 cm	A80	Glass balustrate (with sandblasting)
02	Grey render	06	Aluminium cladding	09	Green wall
03	Fair-face concrete	07	Aluminium windows	10	Deck
04	Board formed concrete	80	Glass balustrate	11	HPL
				12	Timber cladding

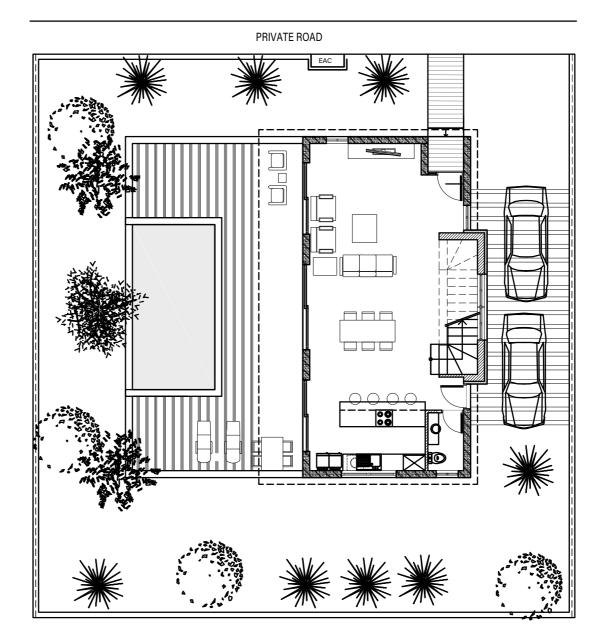
OVERVIEW

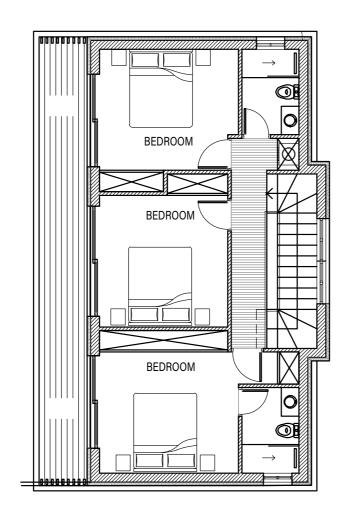


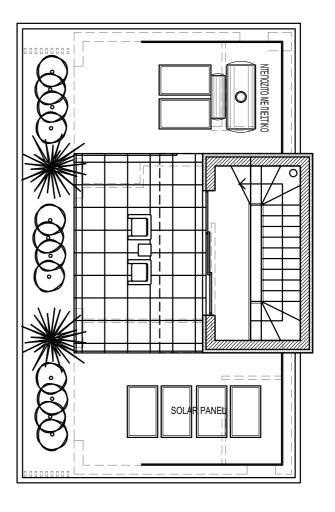


OVERVIEW

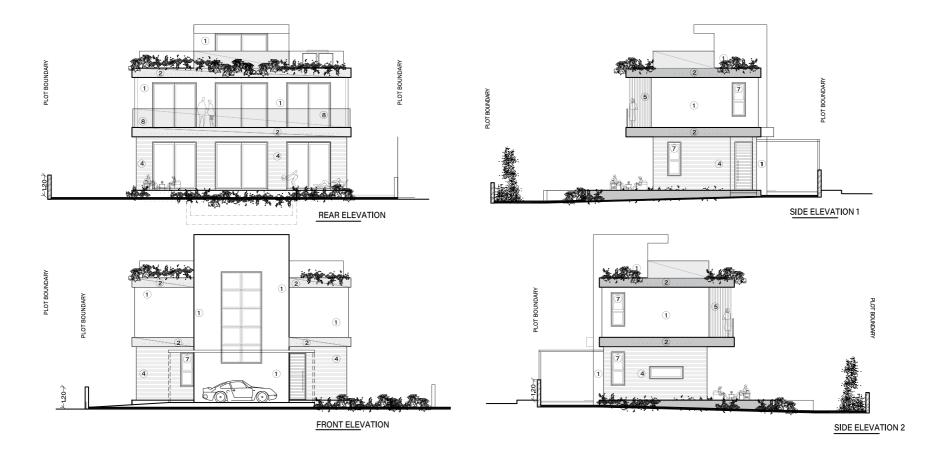
3 bedroom Villa







# VILLA TYPE H2 OVERVIEW

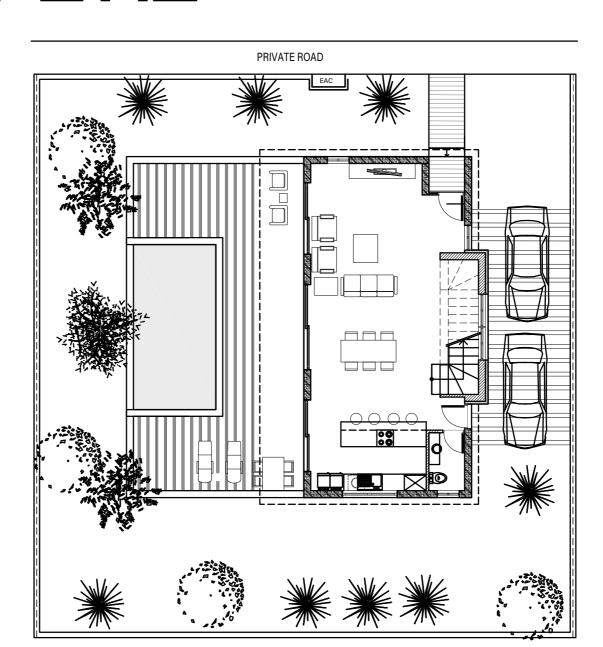


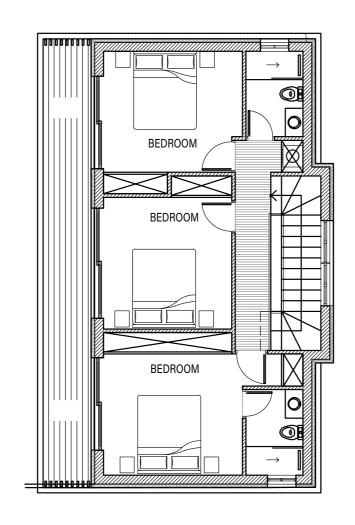
<b>O</b> 1	White render	05	Louvers 5x20 cm	<b>08A</b>	
02	Grey render	06	Aluminium cladding	09	Green wall
03	Fair-face concrete	07	Aluminium windows	10	Deck
04	Board formed concrete	08	Glass balustrate	11	HPL
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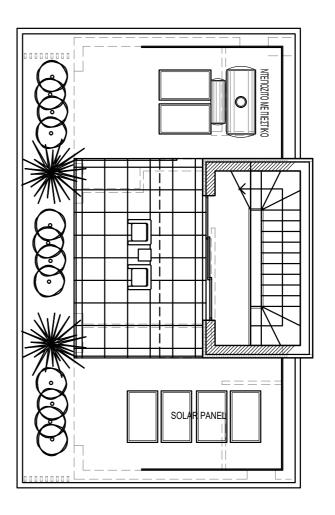




## VILLA TYPE H2 OVERVIEW











O1 The Clubhouse at Elite Residences is a refined blend of social and culinary sophistication. Boasting an elegant restaurant, bar, gym and sauna, its panoramic views and chic decor makes it a central hub where residents can unwind, fostering a sense of community and luxury within the heart of Elite Residences.



# THE CLUB













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As the sun sets, the Clubhouse transforms into a vibrant social center, where residents come together to enjoy delectable dishes, artisanal cocktails and relaxation. Its seamless fusion of architectural elegance and gastronomic innovation and spa facilities is the epitome of elite living. Whether for an intimate dinner or lively gathering, the Clubhouse adapts to every occasion, exemplifying opulence and community at the core of the Elite Residences.



### THANK YOU