



eden bay, Paphos



## ● ● eden bay - location

Paphos is the fourth most populous and one of the most beautiful resort cities in Cyprus, located on the western coast of the island.

The city of Paphos serves as the capital of the Paphos district, covering the northwestern and a significant part of the southwestern coast of Cyprus. The Paphos district includes well-known places such as Peyia, Mandria, Kuklia, Polis, and the Akamas Peninsula nature reserve

eden bay

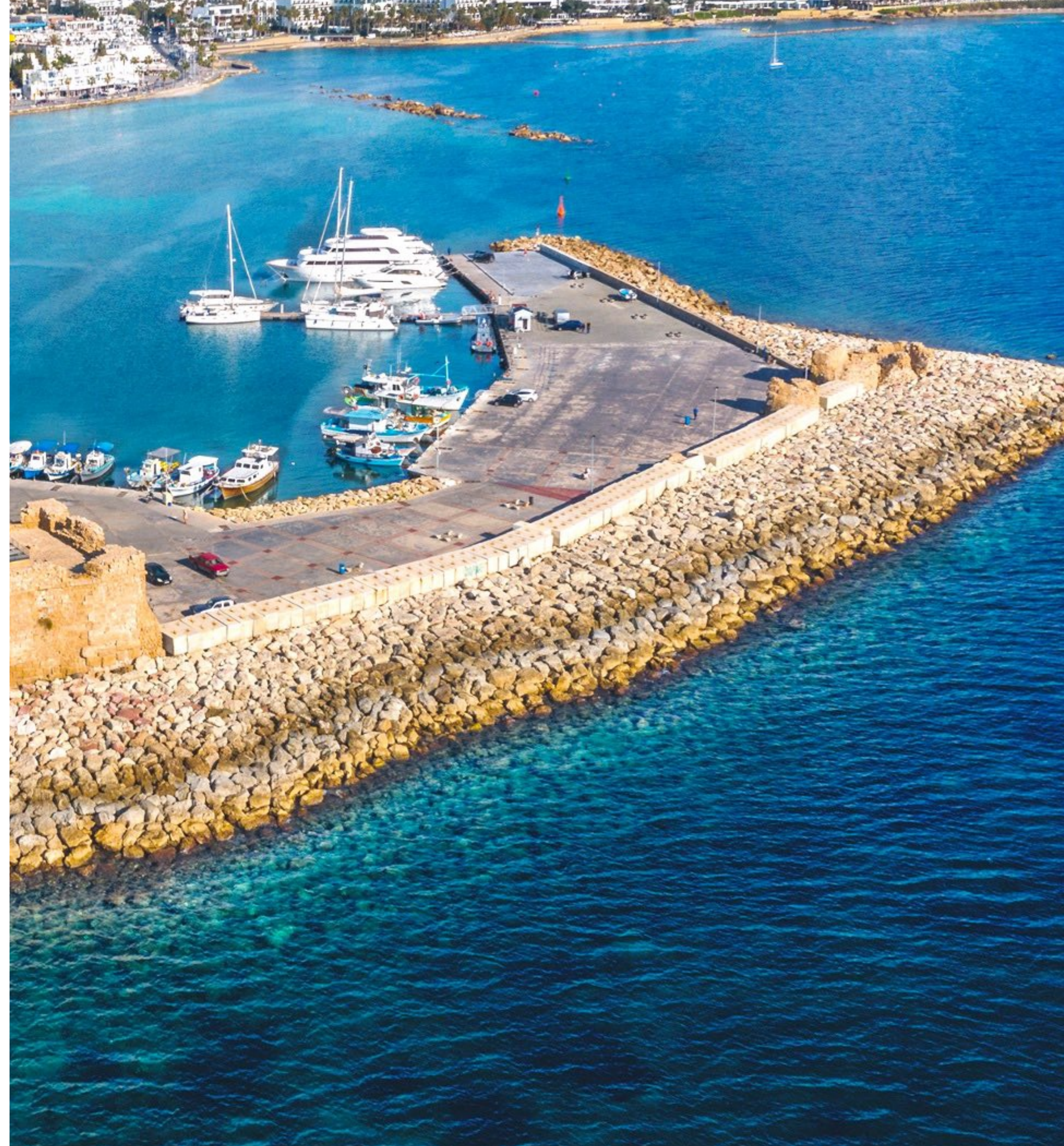


# ● ● eden bay

Paphos ranks second in real estate sales volume after Limassol. In 2023, there is an impressive growth in sales to foreign investors, up by 80% compared to 2022, marking the best performance in the Cyprus market.

The region has its own airport, catering to flights from various countries, including Israel. Investors from Israel hold the third position in significance after the UK and the CIS.

The shortage of business-class projects in the tourist zone of Paphos creates unique opportunities for investors seeking properties with high construction standards and potential.



City center  
20 min 🚶

King's mall  
10 min 🚶

Restaurants and bars  
5 min 🚶

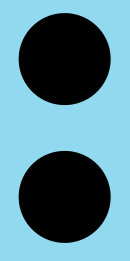
Old port with tavernas  
25 min 🚶

Beaches and waterfront  
5 min 🚶

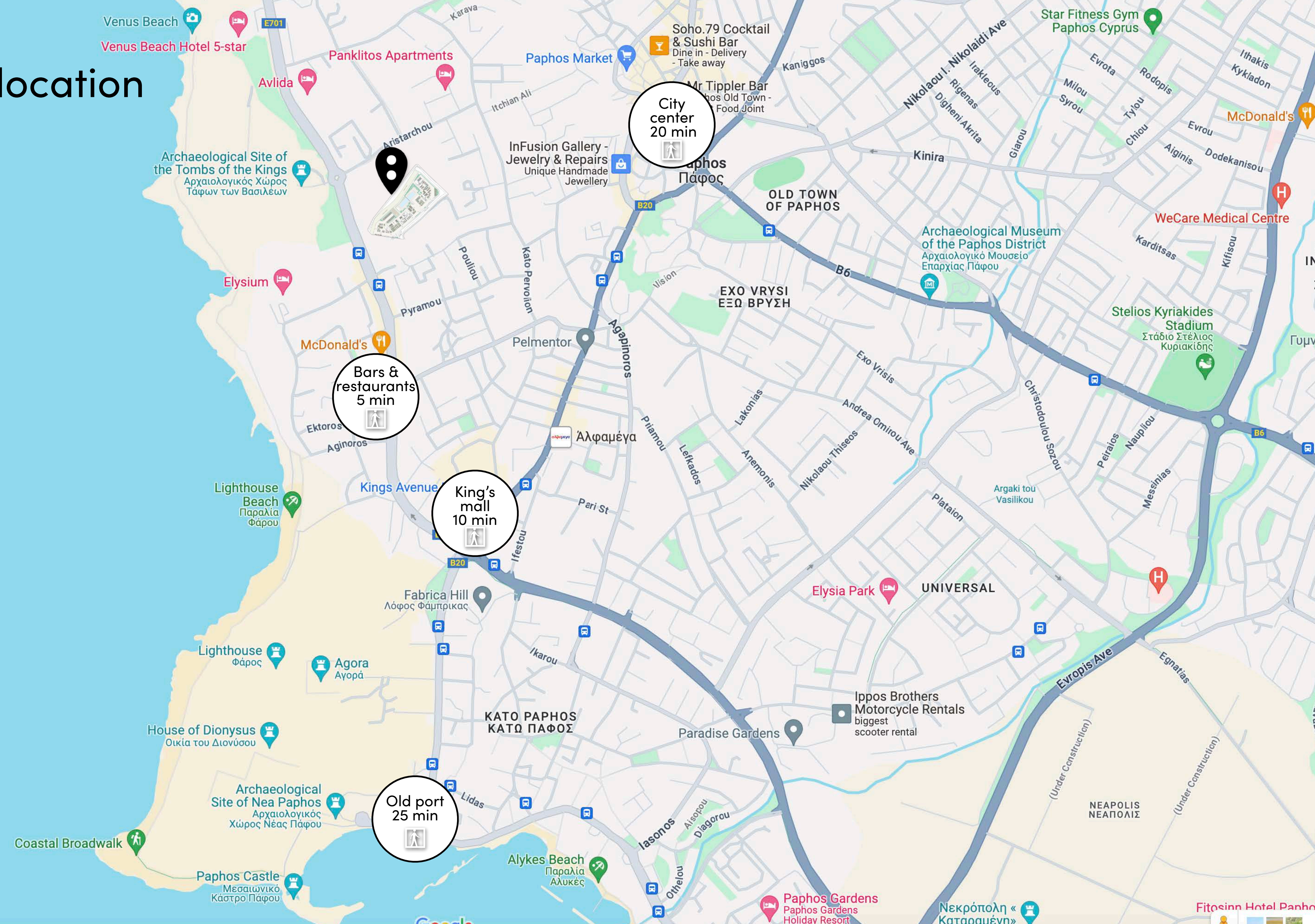
Archeological park

Archeological park





# eden bay - location



# ● ● eden bay - Kato Paphos

The project is located in the area of Kato Paphos—a vibrant resort area on the bay's shore.

Within walking distance to several popular beaches (Venera, Light House) and the Old Town center. A popular location for short-term/long-term rentals in Paphos. Within a few minutes' walk from hair salons, shops, supermarkets, taverns, and Paphos attractions. Proximity to the Aspire English School (7 minutes on foot, 1 minute by car). Equipped bike paths near the residential complex. Panoramic sea views will remain forever, as there is a construction ban in the area across.



● ● eden bay



● ● eden bay



A unique project that combines luxury, comfort, and safety for active families, and business people alike, who wish to be part of a dynamic city and live near historical heritage.

# eden bay

plot area 12 975 m<sup>2</sup>

sellable area 8 787 m<sup>2</sup>

private indoor 6 901 m<sup>2</sup>

covered verandas 1 886 m<sup>2</sup>

## Amenities & facilities

Two common swimming pools, photovoltaic panels, sauna, gym, coworking, high-end finishes, penthouses with swimming pools

## Unit mix

studio 19

one bdrm 27

two bdrm 24

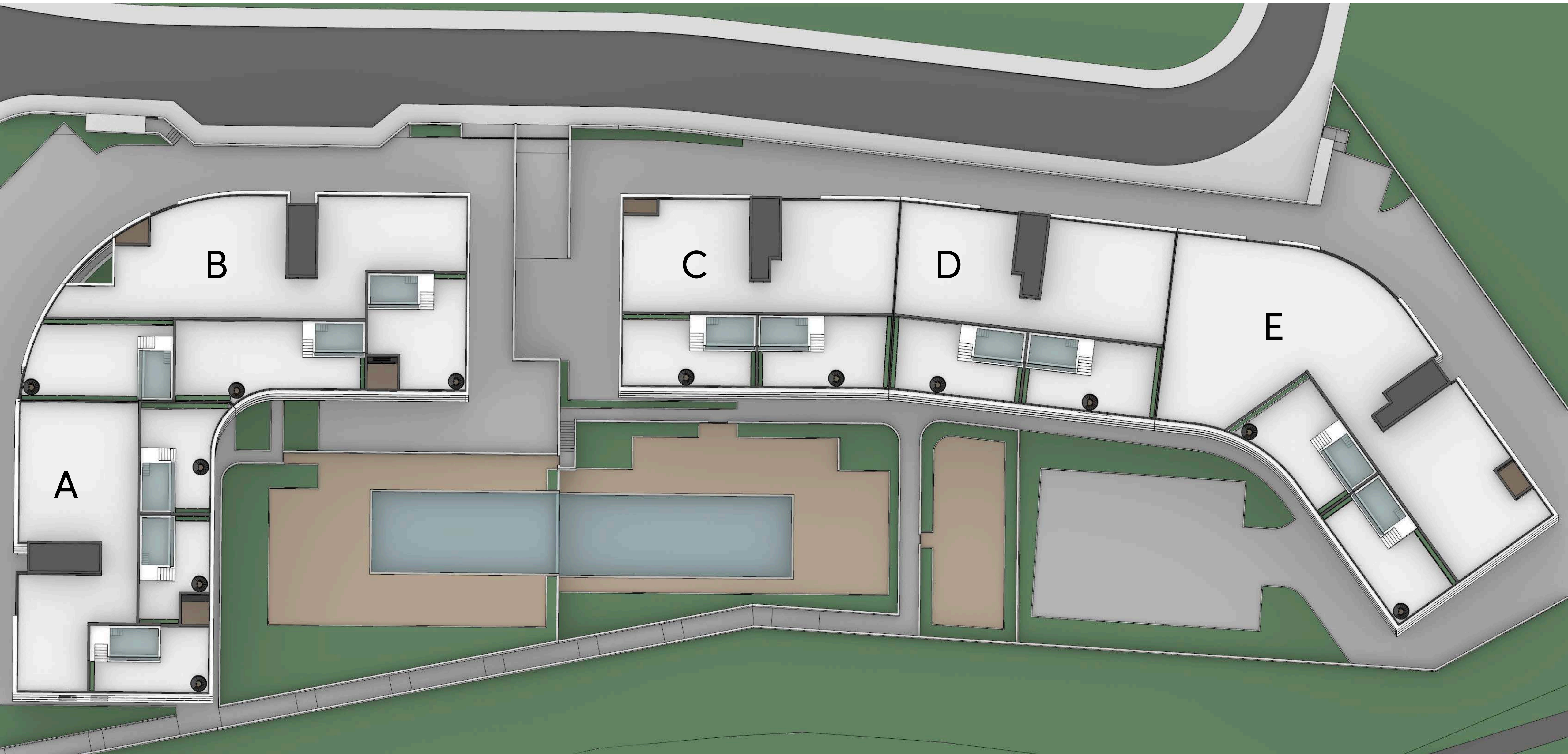
three bdrm 17

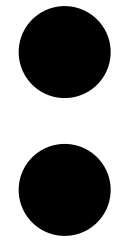
four bdrm 1

**total 88**



● ● eden bay - masterplan





# eden bay - area list - blocks A, B

FL	UNIT NO	PROPERTY TYPE or USE	NO OF BED-ROOMS	NO OF BATH- ROOMS	PRIV S.P.	NO OF PARK SPACES	AREA (m2)												
							1	2	3		4	5	6	7	8	9	10	11	12
							Private Interior (Gross area)	Covered Veranda	Floor	Area	Sellable Area	Garage area	Uncovered Veranda	Uncovered Private Outdoor	Planter Area	Roof Terrace	Storage	Common area per unit	TOTAL AREA
BLOCK A							Unit Mix:	0 ONE bdrm		0 TWO bdrm		0 THREE bdrm							
1st	A101	Apartment	3	3		2	131.90	28.40			160.30						33.84	194.14	
	A102	Apartment	2	2		1	80.60	21.70			102.30		9.50				21.59	133.39	
	A103	Apartment	1	1		1	52.50	12.50			65.00		10.40				13.72	89.12	
	A104	Apartment	2	2		1	91.40	32.60			124.00						26.17	150.17	
	A105	Apartment	1	1		1	53.50	9.20			62.70						13.23	75.93	
2nd	A201	Apartment	3	3		2	131.90	28.40			160.30						33.84	194.14	
	A202	Apartment	2	2		1	80.60	21.70			102.30						21.59	123.89	
	A203	Apartment	1	1		1	52.50	12.50			65.00						13.72	78.72	
	A204	Apartment	2	2		1	91.30	32.30			123.60						26.09	149.69	
	A205	Apartment	1	1		1	53.50	9.20			62.70						13.23	75.93	
3rd	A301	Apartment	3	3	YES	2	131.90	26.10			158.00				86.90		33.35	278.25	
	A302	Apartment	3	3	YES	1	109.20	32.00			141.20				67.80		29.80	238.80	
	A303	Apartment	3	3	YES	1	115.20	40.60			155.80				82.50		32.89	271.19	
	A304	Apartment	1	1		1	53.50	9.20			62.70						13.23	75.93	
TOTAL BLOCK A								17	1,229.50	316.40		1,545.90		19.90			326m2	2,129m2	
BLOCK B							Unit Mix:	ONE bdrm		TWO bdrm		THREE bdrm		FOUR bdrm					
1st	B101	Apartment	3	3		1	125.50	41.10			166.60						23.66	190.26	
	B102	Apartment	1	1		1	73.50	21.40			94.90						13.48	108.38	
	B103	Apartment	1	1		1	56.30	13.00			69.30						9.84	79.14	
	B104	Apartment	3	3		1	130.30	30.60			160.90						22.85	183.75	
	B105	Apartment	2	2		1	80.60	23.30			103.90		11.20				14.76	129.86	
	B106	Apartment	2	2		1	99.90	25.80			125.70						17.85	143.55	
2nd	B201	Apartment	3	3		1	125.50	41.10			166.60						23.66	190.26	
	B202	Apartment	1	1		1	73.50	21.40			94.90						13.48	108.38	
	B203	Apartment	1	1		1	56.30	13.00			69.30						9.84	79.14	
	B204	Apartment	3	3		2	130.30	30.60			160.90						22.85	183.75	
	B205	Apartment	2	2		1	80.60	23.30			103.90						14.76	118.66	
	B206	Apartment	2	2		1	99.90	25.80			125.70						17.85	143.55	
3rd	B301	Apartment	3	3	YES	2	125.50	41.60			167.10				119.30		23.73	310.13	
	B302	Apartment	1	1		1	73.50	21.30			94.80						13.46	108.26	
	B303	Apartment	1	1		1	56.30	13.50			69.80						9.91	79.71	
	B304	Apartment	3	3	YES	2	130.30	28.30			158.60				125.80		22.52	306.92	
	B305	Apartment	4	4	YES	4	180.50	49.50			230.00				142.20		32.67	404.87	
TOTAL BLOCK B								23	1,698.30	464.60		2,162.90		11.20			307.18m2	2,869m2	

● eden bay - floor plan - blocks A, B



GROUND FLOOR PLAN  
BLOCK A&B



● eden bay - floor plan - blocks A, B

1<sup>st</sup> FLOOR PLAN  
BLOCK A&B



● eden bay - floor plan - blocks A, B

2<sup>nd</sup> FLOOR PLAN  
BLOCK A&B



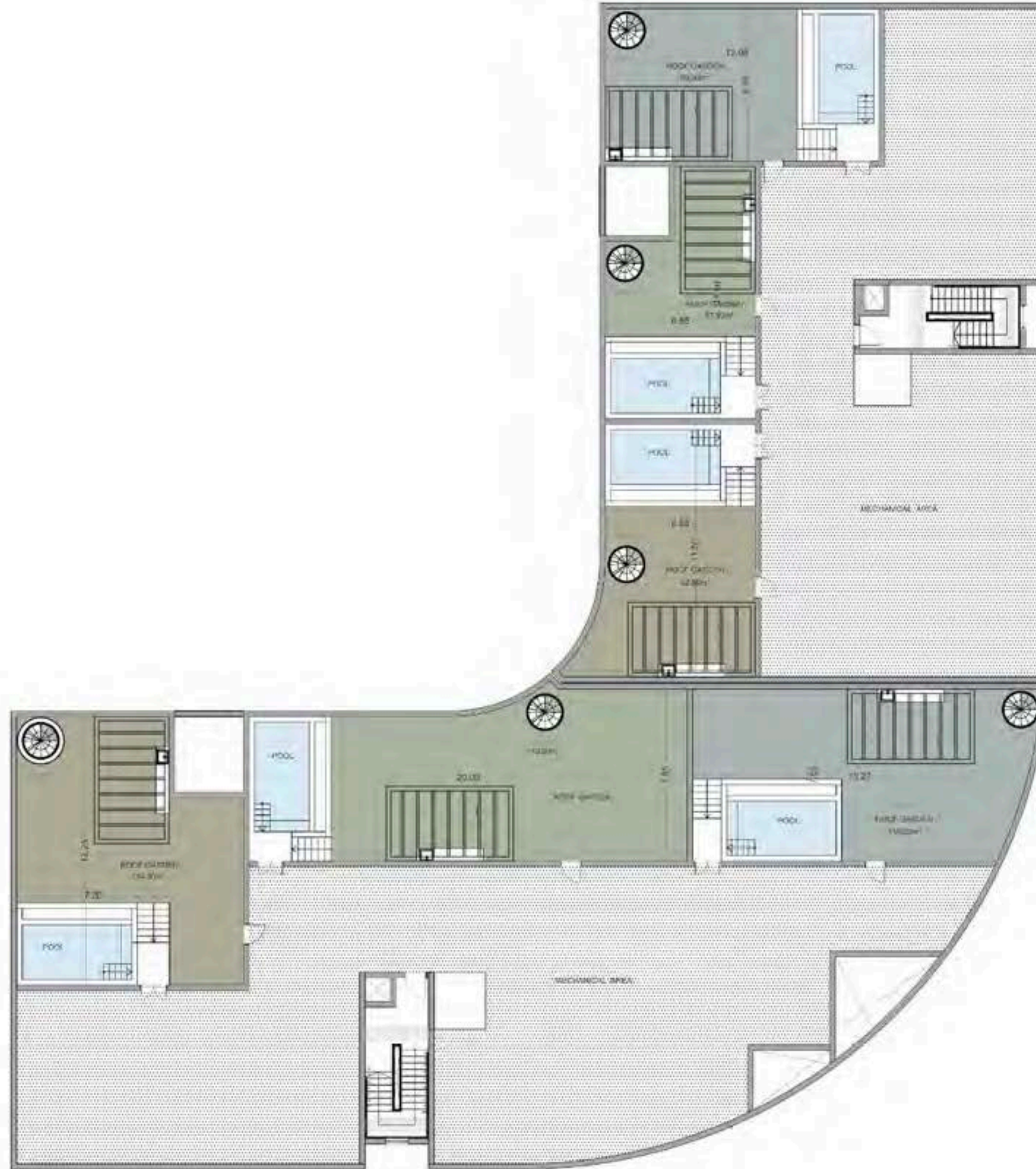
● eden bay - floor plan - blocks A, B

3<sup>rd</sup> FLOOR PLAN  
BLOCK A&B



● eden bay - floor plan - blocks A, B

ROOF PLAN  
BLOCK A&B





● ● eden bay - view - block A



● ● eden bay - view - block B



## ● ● eden bay - finishes

- fully completed finishes
- parquet floors in living areas and bedrooms
- marble in the toilets and bathrooms
- hanging, concealed WC & built-in showers
- underfloor central heating
- concealed A/C units in all areas
- high-standard sanitary ware from European brands
- thermal aluminum window frames with double glazing
- high-standard kitchen cabinets & wardrobes from European brands



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