

An aerial photograph of a valley. A river flows through the center of the valley, surrounded by lush green forest. The hills on either side are also covered in dense vegetation. The overall scene is a natural, scenic landscape.

# Avalon Valley

New benchmark for modern living



Avalon Valley introduces a fresh chapter of contemporary residential design in Emba, combining bold architecture with urban style. Situated along a central road in Emba yet set slightly back from the traffic, the project combines city convenience with a peaceful setting.

Defined by board formed concrete and sculpted brick screens, Avalon Valley presents a distinctive visual identity. The development consists of 36 modern homes and two identical apartment buildings housing 32 residences including two-bedroom and one-bedroom apartments as well as studios. Seven homes feature the added luxury of a private pool.

At its heart, the project offers a large swimming pool and a kids pool. The arrival experience is supported through a reception area, lobby, and sitting area, while the gym on the basement supports a balanced, active lifestyle.

The project also enjoys a strategic proximity to the upcoming Metropolitan Private Hospital, a state-of-the-art medical facility planned for Paphos, ensuring residents have access to world-class healthcare right on their doorstep.

Avalon Valley stands out as a thoughtfully crafted community in one of Paphos' most convenient and desirable locations, bringing together modern architecture, quality living, and everyday ease.





Avalon Residences

Avalon 2

Avalon 3

Avalon Park

Avalon Gardens

Avalon Gardens 2

Metropolitan Hospital



**Beach**  
4.5 km



**Restaurant**  
3 km



**Education**  
500 m



**College**  
1.9 km



**Medical Care**  
2.6 km



**Pharmacy**  
1.3 km



**Supermarket**  
450 m



**Kiosk**  
700 m



**Hotels**  
4 km



**Airport**  
17.5 km



*Click the pin for directions*



# MASTERPLAN



**32 APARTMENTS**  
One Bedroom - 8  
Two Bedroom - 12  
Studio - 12

**36 VILLAS**  
Detached with - 7 private pool  
Detached - 11  
Semi-detached - 18

PLOT	TYPE	PLOT SIZE	PLOT	TYPE	PLOT SIZE	PLOT	TYPE	PLOT SIZE	PLOT	TYPE	PLOT SIZE
1	A1	294 m <sup>2</sup>	10	B1	170 m <sup>2</sup>	19	B1	163 m <sup>2</sup>	28	B1	171 m <sup>2</sup>
2	A1	287 m <sup>2</sup>	11	B2	170 m <sup>2</sup>	20	C1	164 m <sup>2</sup>	29	C2	176 m <sup>2</sup>
3	A1	287 m <sup>2</sup>	12	C2	176 m <sup>2</sup>	21	B2	158 m <sup>2</sup>	30	B1	168 m <sup>2</sup>
4	A2	290 m <sup>2</sup>	13	B1	170 m <sup>2</sup>	22	B1	158 m <sup>2</sup>	31	B2	165 m <sup>2</sup>
5	A2	290 m <sup>2</sup>	14	B2	170 m <sup>2</sup>	23	C2	164 m <sup>2</sup>	32	C1	171 m <sup>2</sup>
6	A2	290 m <sup>2</sup>	15	C1	179 m <sup>2</sup>	24	C2	164 m <sup>2</sup>	33	C1	170 m <sup>2</sup>
7	A2	370 m <sup>2</sup>	16	B2	173 m <sup>2</sup>	25	B2	163 m <sup>2</sup>	34	C1	170 m <sup>2</sup>
8	C2	176 m <sup>2</sup>	17	B1	170 m <sup>2</sup>	26	B1	165 m <sup>2</sup>	35	B1	164 m <sup>2</sup>
9	C2	176 m <sup>2</sup>	18	B2	166 m <sup>2</sup>	27	B2	168 m <sup>2</sup>	36	B2	164 m <sup>2</sup>

**TYPE A** | Detached with private pool

**TYPE B** | Semi-detached

**TYPE C** | Detached



Discover a new way of living





## This Is Where Your Life Opens Up

A place designed to welcome you into a softer rhythm, where every arrival feels like the beginning of something quietly extraordinary.

*The 3D images provided are samples and do not represent the final result of the project.*

## LIGHT WATER LIFE

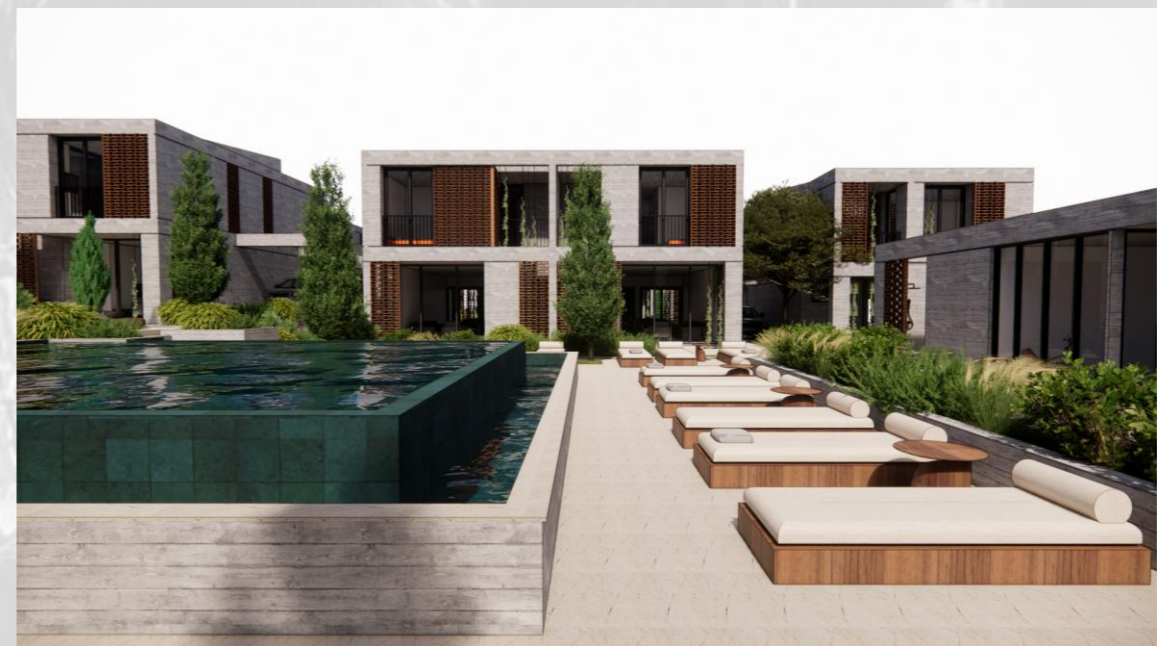
Pools and open areas designed to bring energy and tranquility in perfect harmony under the year-round Mediterranean sun.





## A PLACE TO REFRESH

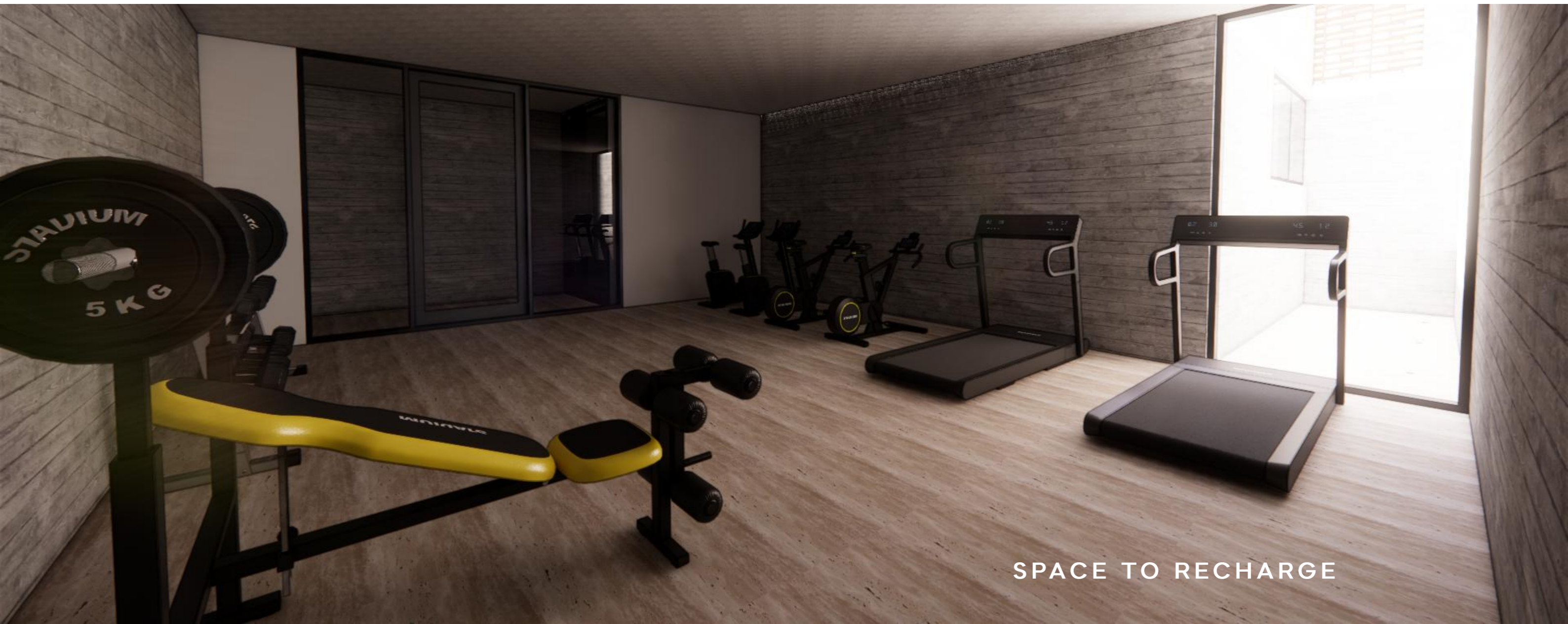
Swimming, sun, and serene surroundings come together to support wellbeing and balance.



*The 3D images provided are samples and do not represent the final result of the project.*

## MOVEMENT WITH INTENTION

A calm, light-filled fitness space in the basement, designed to support everyday movement and wellbeing. Mindful exercises strengthen both body and clarity, while changing rooms are conveniently integrated, making daily training effortless and inviting.



SPACE TO RECHARGE

## ARCHITECTURAL HARMONY

### Meet the Blocks

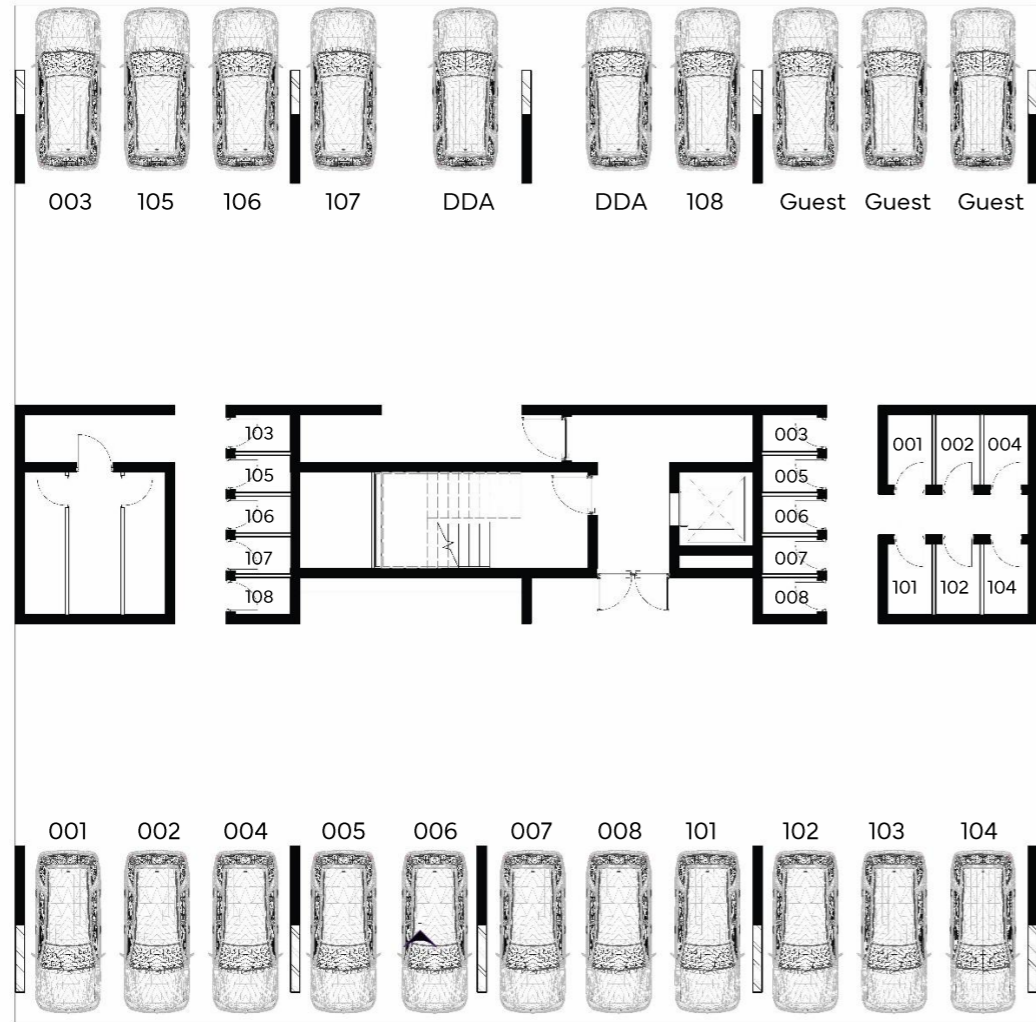
The two apartment buildings are identical, mirrored reflections of each other. Rising above the villas, the second floor offers southwest apartments views of the horizon and the sea, while northeast apartments enjoy serene mountain views. Each unit comes with its own covered parking space and storage unit, providing convenience and privacy for residents.



## SPECIFICATIONS OF BLOCK A

Level	Unit No.	Type	Bed	Total Built	Covered Internal	Covered Veranda	Planter	Storage	Parking Space	Bath	Bath En-Suite
Ground		Piloti						16x PVT	PVT, Disabled & Guest		
First	001	Apartment	2	109 m <sup>2</sup>	88 m <sup>2</sup>	21 m <sup>2</sup>	3 m <sup>2</sup>	Yes	1	1	1
	002	Apartment	1	70 m <sup>2</sup>	55 m <sup>2</sup>	15 m <sup>2</sup>	2 m <sup>2</sup>	Yes	1	1	/
	003	Studio	1	47 m <sup>2</sup>	41 m <sup>2</sup>	6 m <sup>2</sup>	2 m <sup>2</sup>	Yes	1	1	/
	004	Apartment	2	109 m <sup>2</sup>	88 m <sup>2</sup>	21 m <sup>2</sup>	3 m <sup>2</sup>	Yes	1	1	1
	005	Apartment	1	70 m <sup>2</sup>	58 m <sup>2</sup>	12 m <sup>2</sup>	1 m <sup>2</sup>	Yes	1	1	/
	006	Studio	1	53 m <sup>2</sup>	41 m <sup>2</sup>	12 m <sup>2</sup>	3 m <sup>2</sup>	Yes	1	1	/
	007	Studio	1	53 m <sup>2</sup>	41 m <sup>2</sup>	12 m <sup>2</sup>	3 m <sup>2</sup>	Yes	1	1	/
	008	Apartment	1	70 m <sup>2</sup>	58 m <sup>2</sup>	12 m <sup>2</sup>	1 m <sup>2</sup>	Yes	1	1	/
Second	101	Apartment	2	110 m <sup>2</sup>	88 m <sup>2</sup>	22 m <sup>2</sup>	3 m <sup>2</sup>	Yes	1	1	1
	102	Apartment	1	70 m <sup>2</sup>	55 m <sup>2</sup>	15 m <sup>2</sup>	2 m <sup>2</sup>	Yes	1	1	/
	103	Studio	1	47 m <sup>2</sup>	41 m <sup>2</sup>	6 m <sup>2</sup>	2 m <sup>2</sup>	Yes	1	1	/
	104	Apartment	2	110 m <sup>2</sup>	88 m <sup>2</sup>	22 m <sup>2</sup>	3 m <sup>2</sup>	Yes	1	1	1
	105	Apartment	1	70 m <sup>2</sup>	58 m <sup>2</sup>	12 m <sup>2</sup>	1 m <sup>2</sup>	Yes	1	1	/
	106	Studio	1	53 m <sup>2</sup>	41 m <sup>2</sup>	12 m <sup>2</sup>	3 m <sup>2</sup>	Yes	1	1	/
	107	Studio	1	53 m <sup>2</sup>	41 m <sup>2</sup>	12 m <sup>2</sup>	3 m <sup>2</sup>	Yes	1	1	/
	108	Apartment	1	70 m <sup>2</sup>	58 m <sup>2</sup>	12 m <sup>2</sup>	1 m <sup>2</sup>	Yes	1	1	/

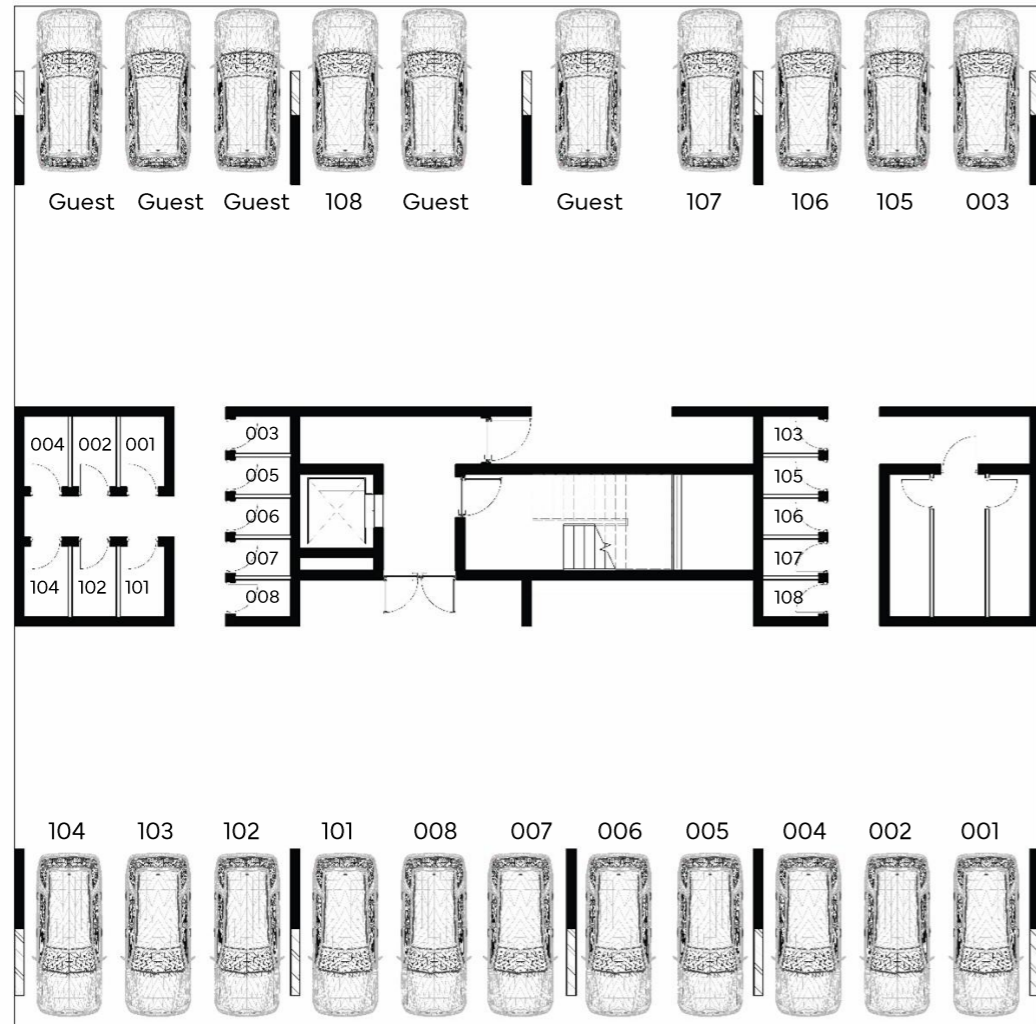
# Block A

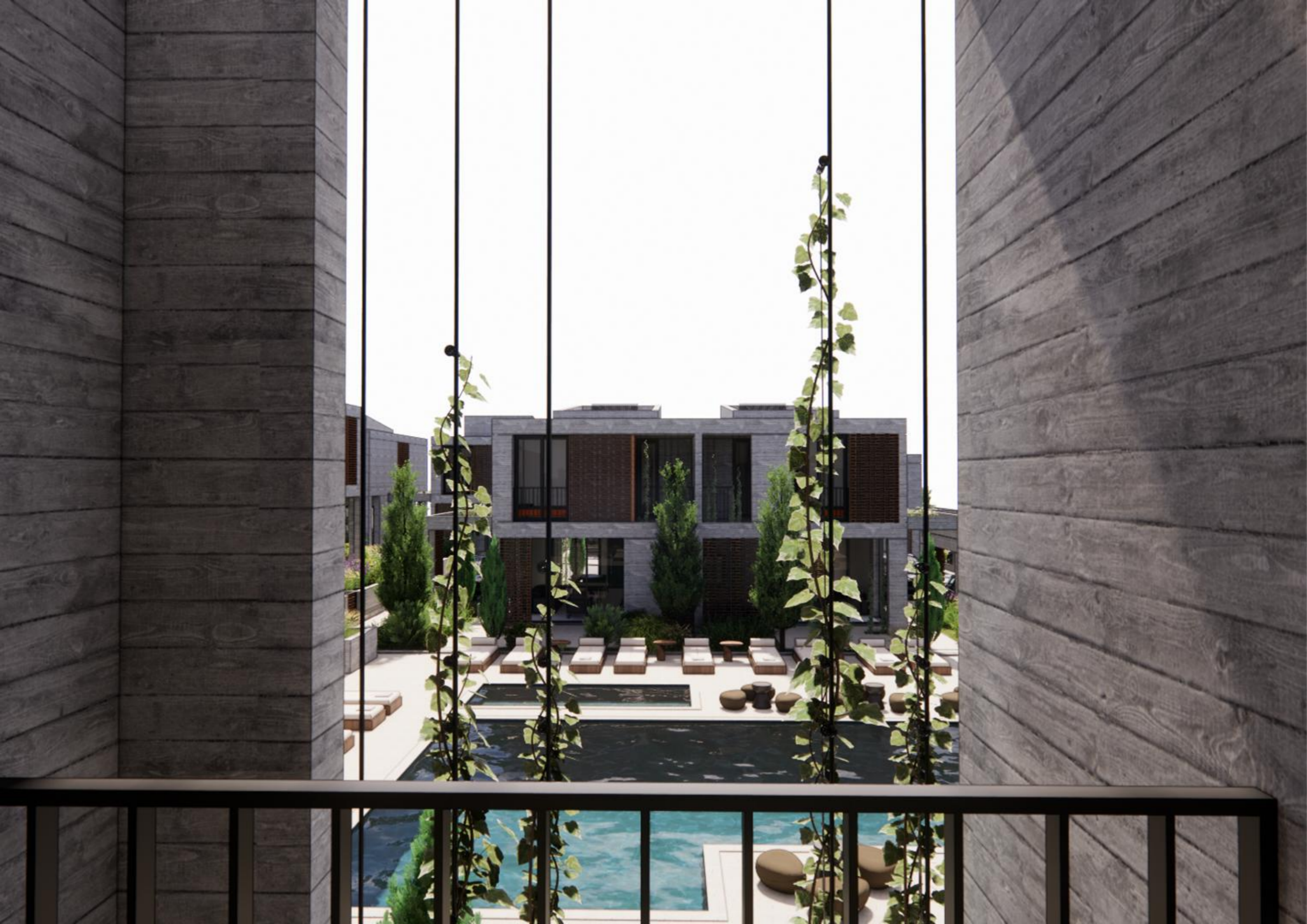


## SPECIFICATIONS OF BLOCK B

Level	Unit No.	Type	Bed	Total Built	Covered Internal	Covered Veranda	Planter	Storage	Parking Space	Bath	Bath En-Suite
Ground		Piloti						16x PVT	PVT, Disabled & Guest		
First	001	Apartment	2	109 m <sup>2</sup>	88 m <sup>2</sup>	21 m <sup>2</sup>	3 m <sup>2</sup>	Yes	1	1	1
	002	Studio	1	47 m <sup>2</sup>	41 m <sup>2</sup>	6 m <sup>2</sup>	2 m <sup>2</sup>	Yes	1	1	/
	003	Apartment	1	70 m <sup>2</sup>	55 m <sup>2</sup>	15 m <sup>2</sup>	2 m <sup>2</sup>	Yes	1	1	/
	004	Apartment	2	109 m <sup>2</sup>	88 m <sup>2</sup>	21 m <sup>2</sup>	3 m <sup>2</sup>	Yes	1	1	1
	005	Apartment	1	70 m <sup>2</sup>	58 m <sup>2</sup>	12 m <sup>2</sup>	1 m <sup>2</sup>	Yes	1	1	/
	006	Studio	1	53 m <sup>2</sup>	41 m <sup>2</sup>	12 m <sup>2</sup>	3 m <sup>2</sup>	Yes	1	1	/
	007	Studio	1	53 m <sup>2</sup>	41 m <sup>2</sup>	12 m <sup>2</sup>	3 m <sup>2</sup>	Yes	1	1	/
	008	Apartment	1	70 m <sup>2</sup>	58 m <sup>2</sup>	12 m <sup>2</sup>	1 m <sup>2</sup>	Yes	1	1	/
Second	101	Apartment	2	110 m <sup>2</sup>	88 m <sup>2</sup>	22 m <sup>2</sup>	3 m <sup>2</sup>	Yes	1	1	1
	102	Studio	1	47 m <sup>2</sup>	41 m <sup>2</sup>	6 m <sup>2</sup>	2 m <sup>2</sup>	Yes	1	1	/
	103	Apartment	1	70 m <sup>2</sup>	55 m <sup>2</sup>	15 m <sup>2</sup>	2 m <sup>2</sup>	Yes	1	1	/
	104	Apartment	2	110 m <sup>2</sup>	88 m <sup>2</sup>	22 m <sup>2</sup>	3 m <sup>2</sup>	Yes	1	1	1
	105	Apartment	1	70 m <sup>2</sup>	58 m <sup>2</sup>	12 m <sup>2</sup>	1 m <sup>2</sup>	Yes	1	1	/
	106	Studio	1	53 m <sup>2</sup>	41 m <sup>2</sup>	12 m <sup>2</sup>	3 m <sup>2</sup>	Yes	1	1	/
	107	Studio	1	53 m <sup>2</sup>	41 m <sup>2</sup>	12 m <sup>2</sup>	3 m <sup>2</sup>	Yes	1	1	/
	108	Apartment	1	70 m <sup>2</sup>	58 m <sup>2</sup>	12 m <sup>2</sup>	1 m <sup>2</sup>	Yes	1	1	/

# Block B





# RESIDENTIAL HARMONY

## Meet the Villas

Each residence offers three bedrooms and an open, light-filled living space crafted with modern natural materials. Generous terraces flow into private gardens, while upper-floor balconies expand daily living outdoors. Select homes feature their own private pool, while others are positioned near the communal pool without compromising privacy, as landscaped gardens create a natural boundary and sense of seclusion.

*The 3D images provided are samples and do not represent the final result of the project.*

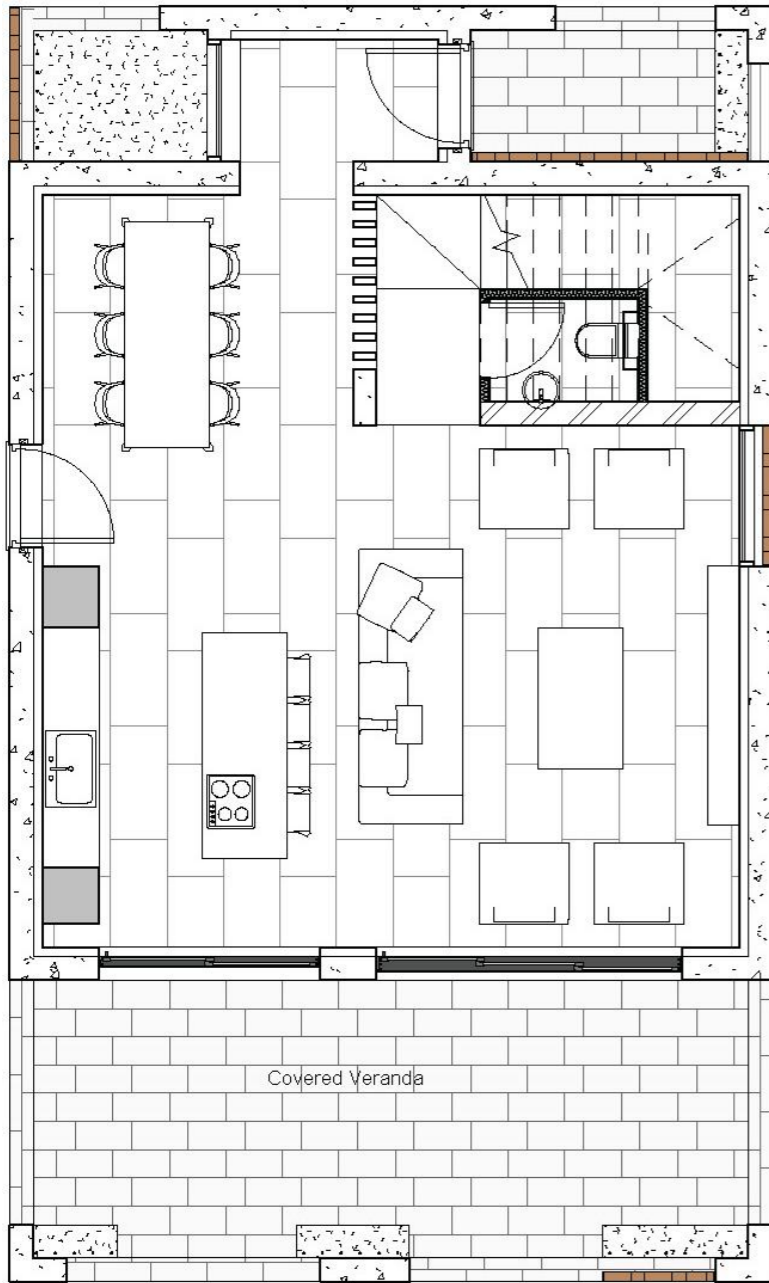


## SPECIFICATIONS OF VILLAS TYPE A

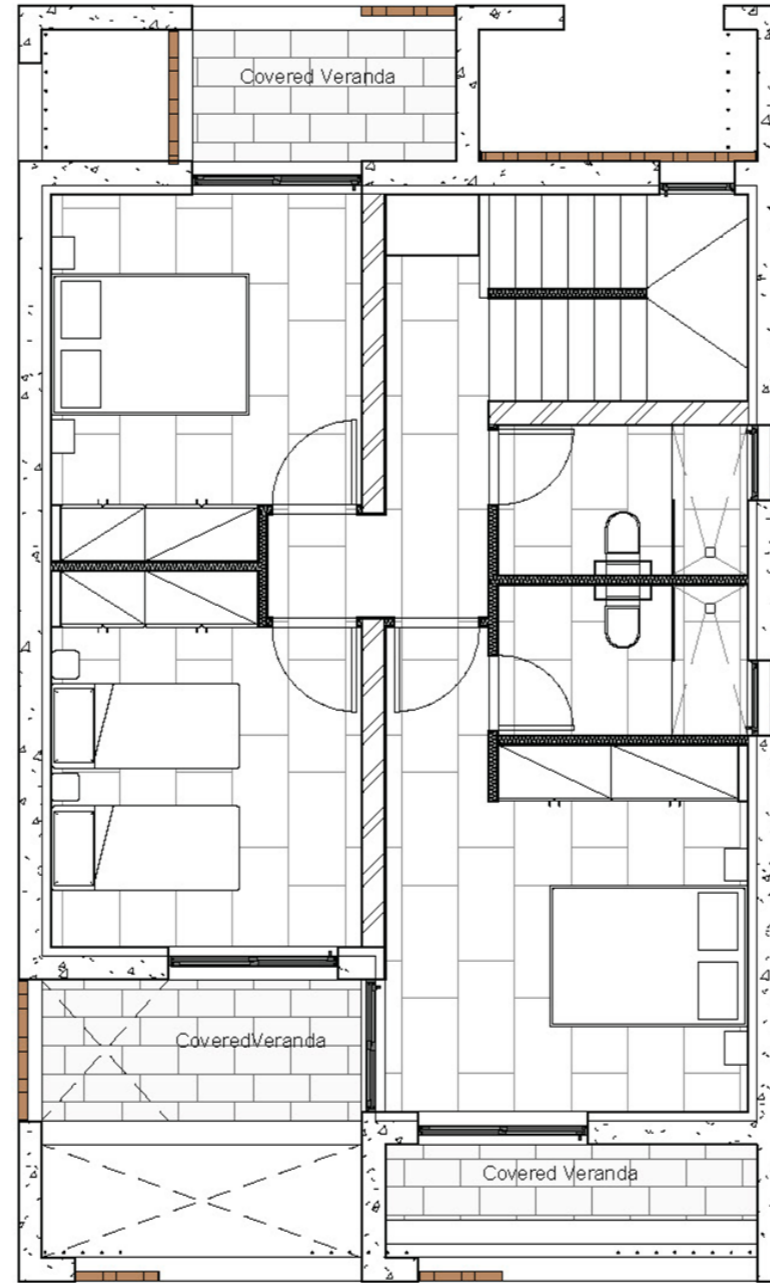


Unit No.	Type	Floor Levels	Plot Size	Total Built	Covered Internal	Covered Veranda	Uncovered Veranda	Bed	Bath	Bath En-Suite	Guest W/C	Parking Space	Swimming Pool	BBQ
1	A1	GF + FF	294 m <sup>2</sup>	206.38 m <sup>2</sup>	148.95 m <sup>2</sup>	3343 m <sup>2</sup>	24 m <sup>2</sup>	3	1	1	1	Yes	Private 3.5x7.6m	Yes
2	A1	GF + FF	287 m <sup>2</sup>	210.38 m <sup>2</sup>	148.95 m <sup>2</sup>	33.43 m <sup>2</sup>	28 m <sup>2</sup>	3	1	1	1	Yes	Private 3.5x7.6m	Yes
3	A1	GF + FF	287 m <sup>2</sup>	210.38 m <sup>2</sup>	148.95 m <sup>2</sup>	33.43 m <sup>2</sup>	28 m <sup>2</sup>	3	1	1	1	Yes	Private 3.5x7.6m	Yes
4	A2	GF + FF	290 m <sup>2</sup>	209.38 m <sup>2</sup>	148.95 m <sup>2</sup>	33.43 m <sup>2</sup>	27 m <sup>2</sup>	3	1	1	1	Yes	Private 3.5x7.6m	Yes
5	A2	GF + FF	290 m <sup>2</sup>	209.38 m <sup>2</sup>	148.95 m <sup>2</sup>	33.43 m <sup>2</sup>	27 m <sup>2</sup>	3	1	1	1	Yes	Private 3.5x7.6m	Yes
6	A2	GF + FF	290 m <sup>2</sup>	210.38 m <sup>2</sup>	148.95 m <sup>2</sup>	33.43 m <sup>2</sup>	28 m <sup>2</sup>	3	1	1	1	Yes	Private 3.5x7.6m	Yes
7	A2	GF + FF	370 m <sup>2</sup>	207.38 m <sup>2</sup>	148.95 m <sup>2</sup>	33.43 m <sup>2</sup>	25 m <sup>2</sup>	3	1	1	1	Yes	Private 3.5x7.6m	Yes

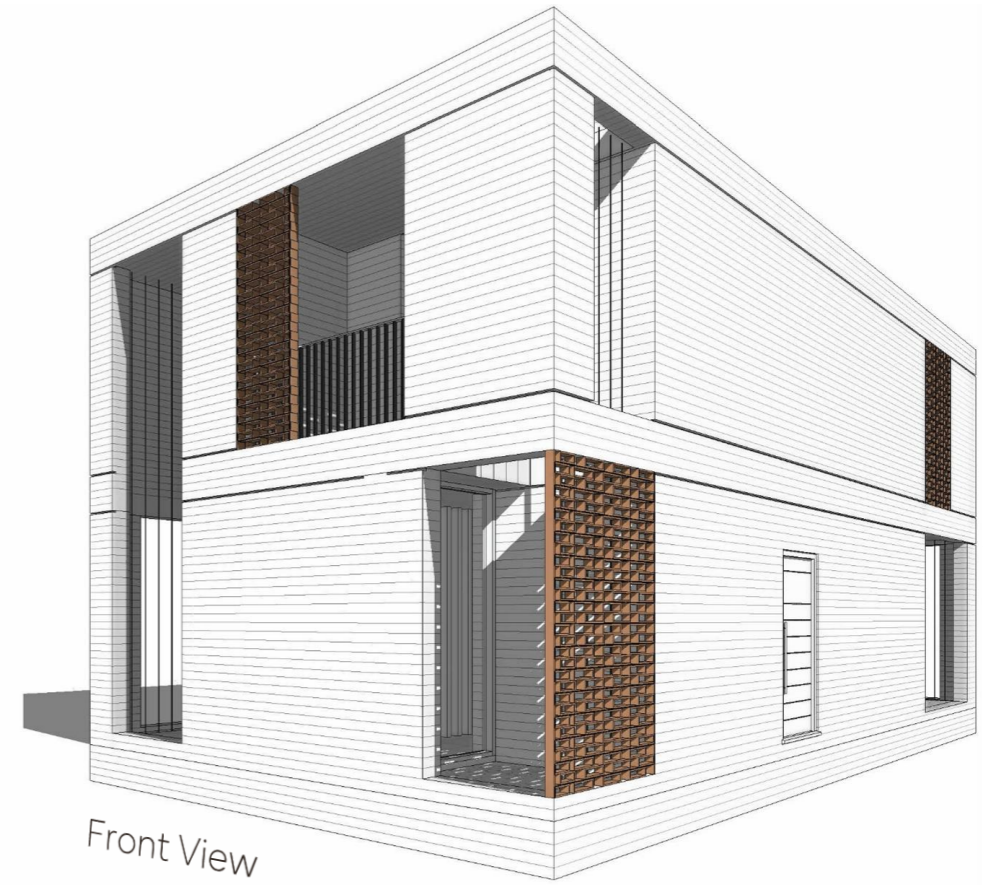
TYPE A1



Ground Floor



First Floor

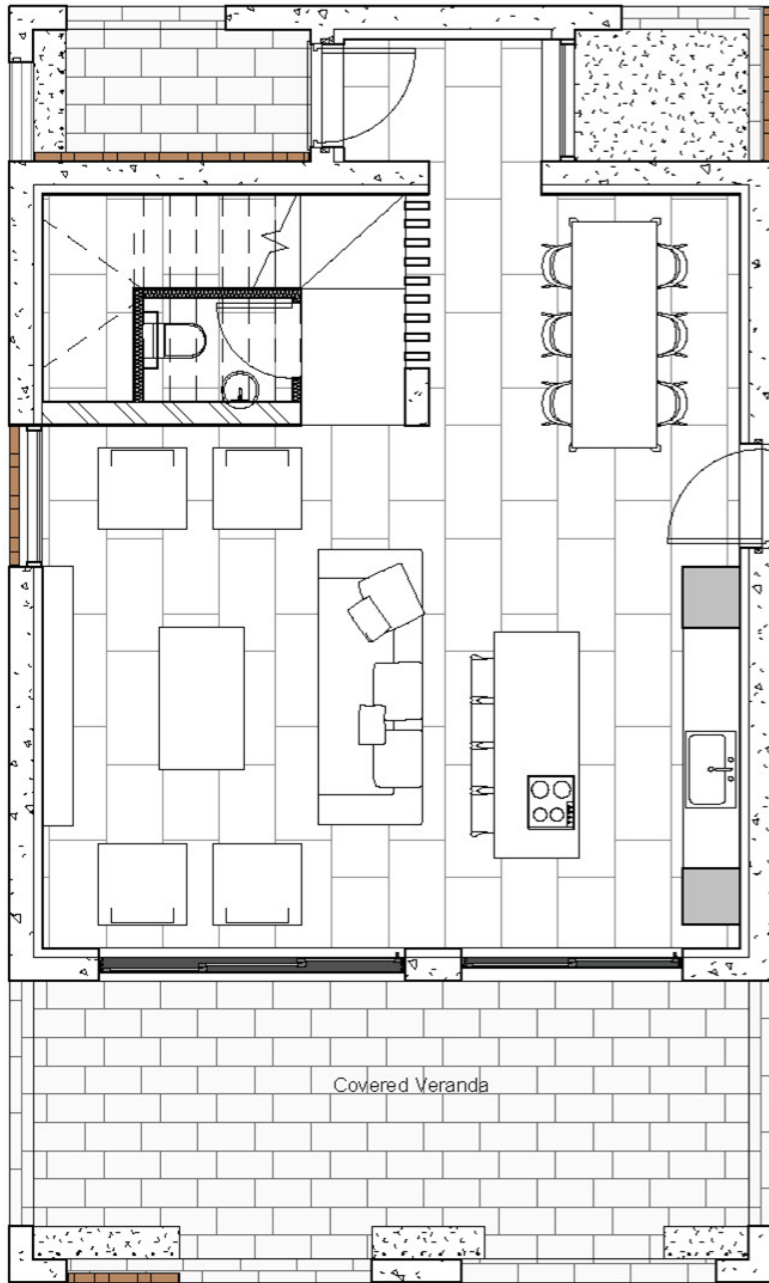


Front View

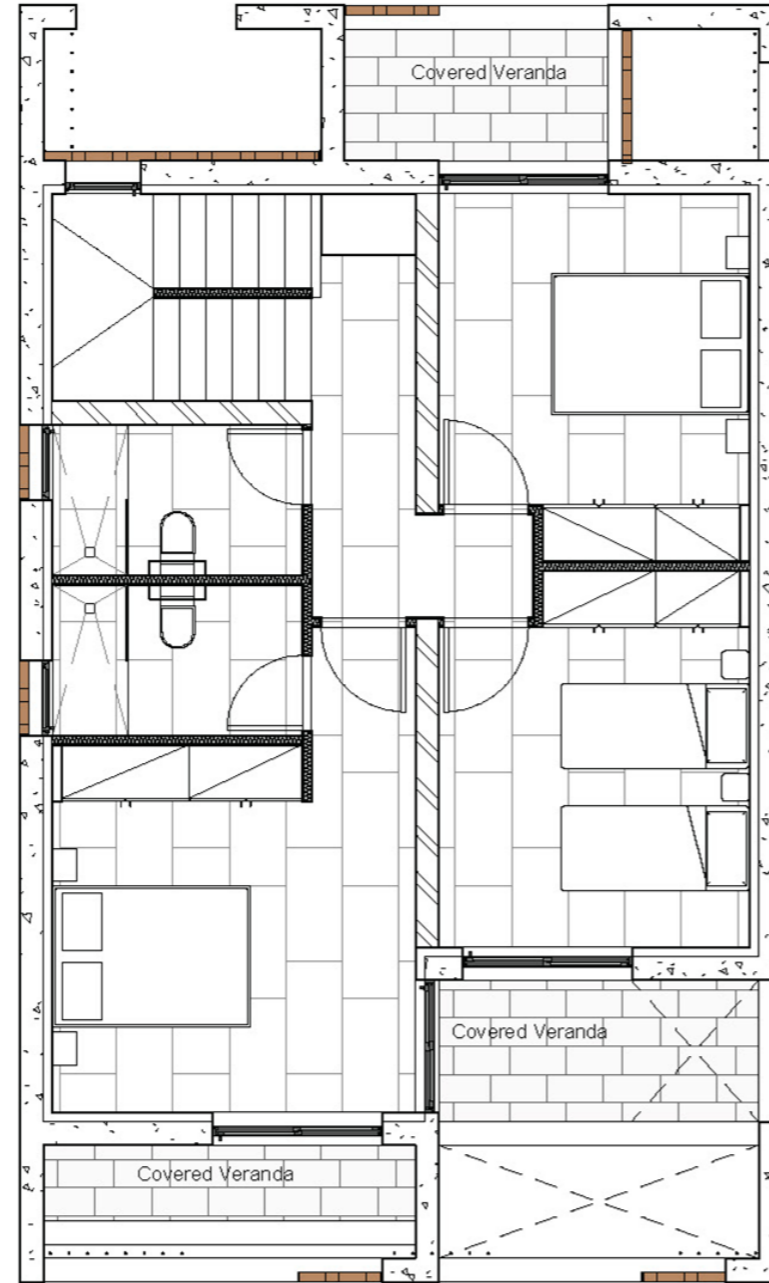


Rear View

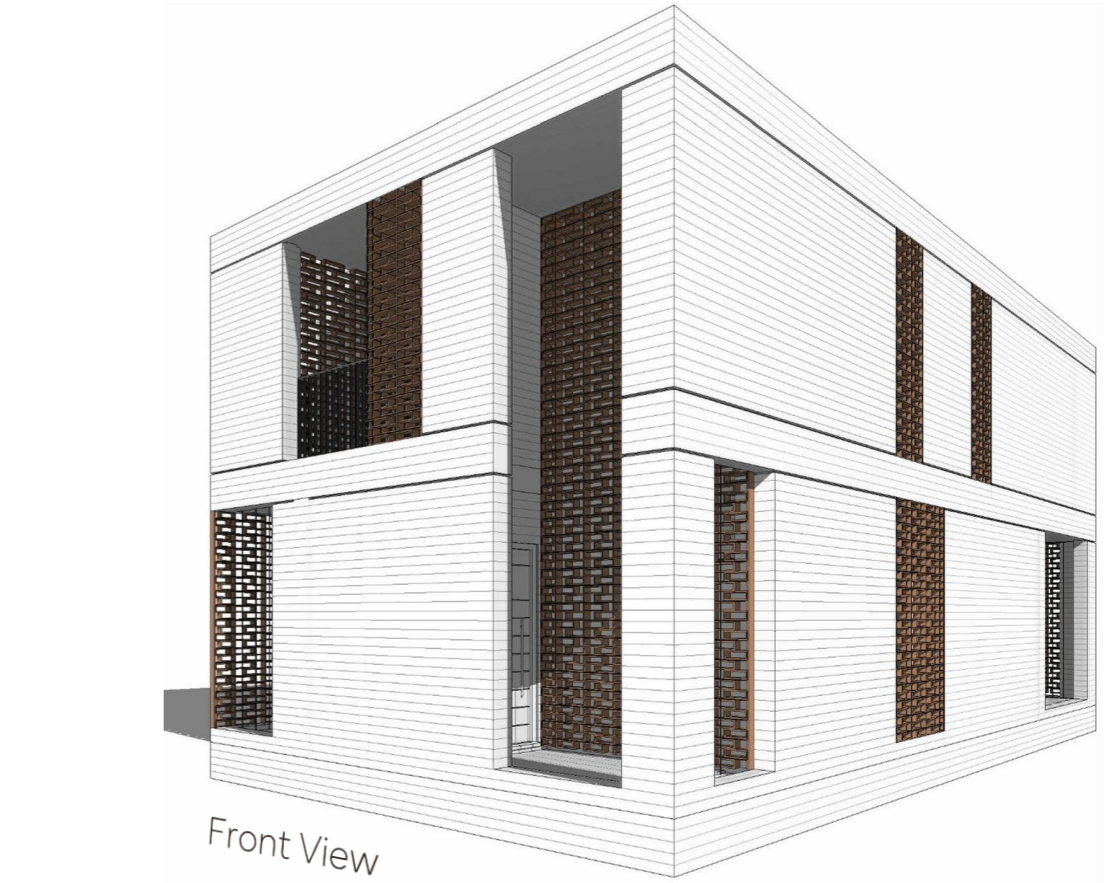
TYPE A2



Ground Floor



First Floor



Front View



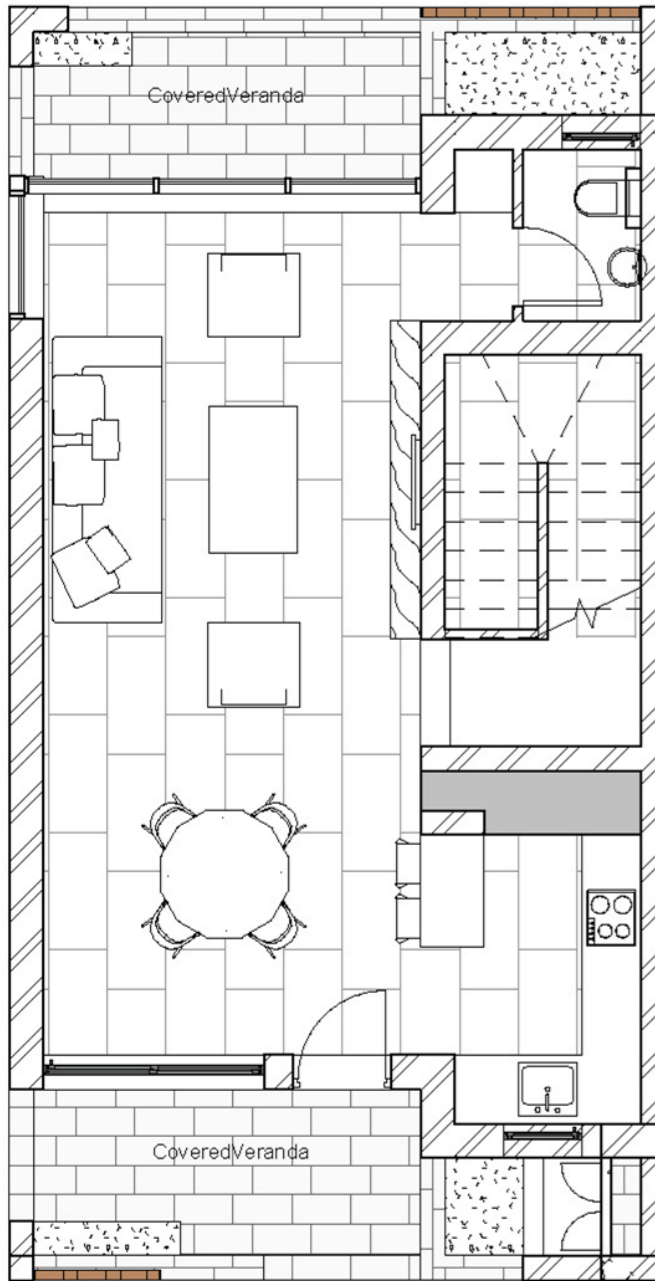
Rear View

## SPECIFICATIONS OF VILLAS TYPE B

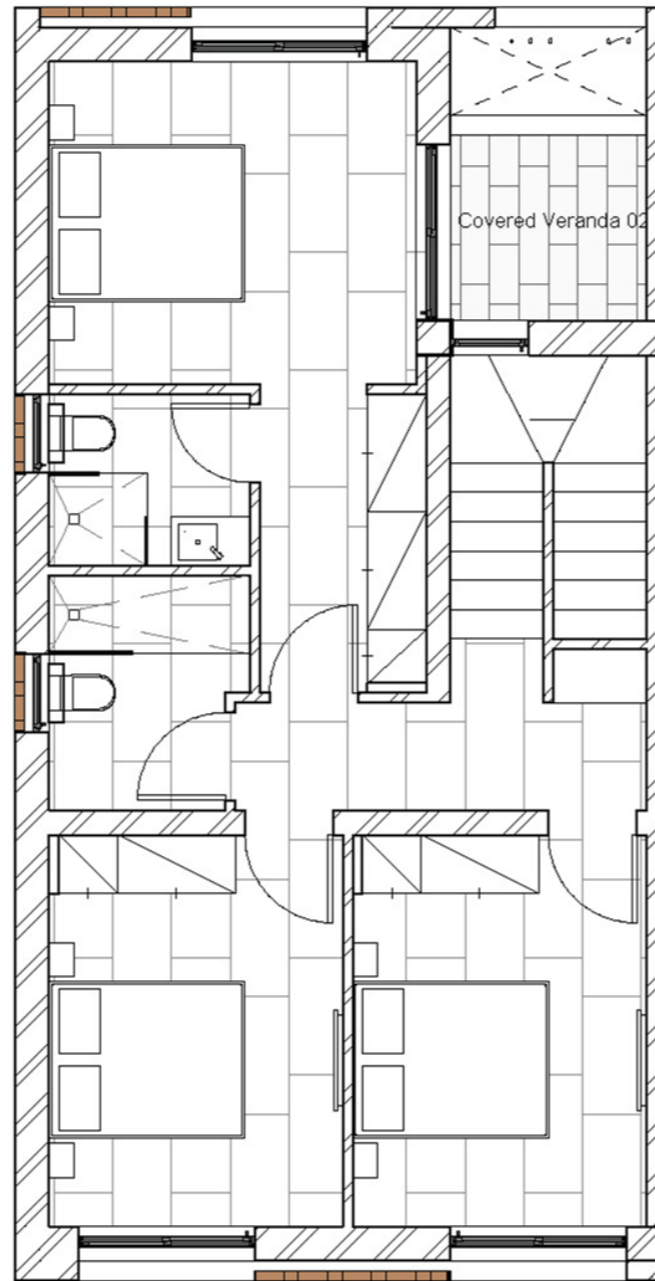
Unit No.	Type	Floor Levels	Plot Size	Total Built	Covered Internal	Covered Veranda	Uncovered Veranda	Bed	Bath	Bath En-Suite	Guest W/C	Parking Space	Swimming Pool
10	B1	GF + FF	170 m <sup>2</sup>	168.57 m <sup>2</sup>	135.13 m <sup>2</sup>	17.44 m <sup>2</sup>	16 m <sup>2</sup>	3	1	1	1	Yes	Communal & Kids
11	B2	GF + FF	170 m <sup>2</sup>	168.49 m <sup>2</sup>	135.05 m <sup>2</sup>	17.44 m <sup>2</sup>	16 m <sup>2</sup>	3	1	1	1	Yes	
13	B1	GF + FF	170 m <sup>2</sup>	168.57 m <sup>2</sup>	135.13 m <sup>2</sup>	17.44 m <sup>2</sup>	16 m <sup>2</sup>	3	1	1	1	Yes	
14	B2	GF + FF	170 m <sup>2</sup>	168.49 m <sup>2</sup>	135.05 m <sup>2</sup>	17.44 m <sup>2</sup>	16 m <sup>2</sup>	3	1	1	1	Yes	
16	B2	GF + FF	173 m <sup>2</sup>	172.49 m <sup>2</sup>	135.05 m <sup>2</sup>	17.44 m <sup>2</sup>	20 m <sup>2</sup>	3	1	1	1	Yes	
17	B1	GF + FF	170 m <sup>2</sup>	172.57 m <sup>2</sup>	135.13 m <sup>2</sup>	17.44 m <sup>2</sup>	20 m <sup>2</sup>	3	1	1	1	Yes	
18	B2	GF + FF	166 m <sup>2</sup>	169.49 m <sup>2</sup>	135.05 m <sup>2</sup>	17.44 m <sup>2</sup>	17 m <sup>2</sup>	3	1	1	1	Yes	
19	B1	GF + FF	163 m <sup>2</sup>	168.57 m <sup>2</sup>	135.13 m <sup>2</sup>	17.44 m <sup>2</sup>	16 m <sup>2</sup>	3	1	1	1	Yes	
21	B2	GF + FF	158 m <sup>2</sup>	166.49 m <sup>2</sup>	135.05 m <sup>2</sup>	17.44 m <sup>2</sup>	14 m <sup>2</sup>	3	1	1	1	Yes	
22	B1	GF + FF	158 m <sup>2</sup>	166.57 m <sup>2</sup>	135.13 m <sup>2</sup>	17.44 m <sup>2</sup>	14 m <sup>2</sup>	3	1	1	1	Yes	
25	B2	GF + FF	163 m <sup>2</sup>	168.49 m <sup>2</sup>	135.05 m <sup>2</sup>	17.44 m <sup>2</sup>	16 m <sup>2</sup>	3	1	1	1	Yes	
26	B1	GF + FF	165 m <sup>2</sup>	169.57 m <sup>2</sup>	135.13 m <sup>2</sup>	17.44 m <sup>2</sup>	17 m <sup>2</sup>	3	1	1	1	Yes	
27	B2	GF + FF	168 m <sup>2</sup>	171.49 m <sup>2</sup>	135.05 m <sup>2</sup>	17.44 m <sup>2</sup>	19 m <sup>2</sup>	3	1	1	1	Yes	
28	B1	GF + FF	171 m <sup>2</sup>	172.57 m <sup>2</sup>	135.13 m <sup>2</sup>	17.44 m <sup>2</sup>	20 m <sup>2</sup>	3	1	1	1	Yes	
30	B1	GF + FF	168 m <sup>2</sup>	168.57 m <sup>2</sup>	135.13 m <sup>2</sup>	17.44 m <sup>2</sup>	16 m <sup>2</sup>	3	1	1	1	Yes	
31	B2	GF + FF	165 m <sup>2</sup>	168.49 m <sup>2</sup>	135.05 m <sup>2</sup>	17.44 m <sup>2</sup>	16 m <sup>2</sup>	3	1	1	1	Yes	
35	B1	GF + FF	164 m <sup>2</sup>	168.57 m <sup>2</sup>	135.13 m <sup>2</sup>	17.44 m <sup>2</sup>	16 m <sup>2</sup>	3	1	1	1	Yes	
36	B2	GF + FF	164 m <sup>2</sup>	168.49 m <sup>2</sup>	135.05 m <sup>2</sup>	17.44 m <sup>2</sup>	16 m <sup>2</sup>	3	1	1	1	Yes	



# TYPE B1



Ground Floor



First Floor

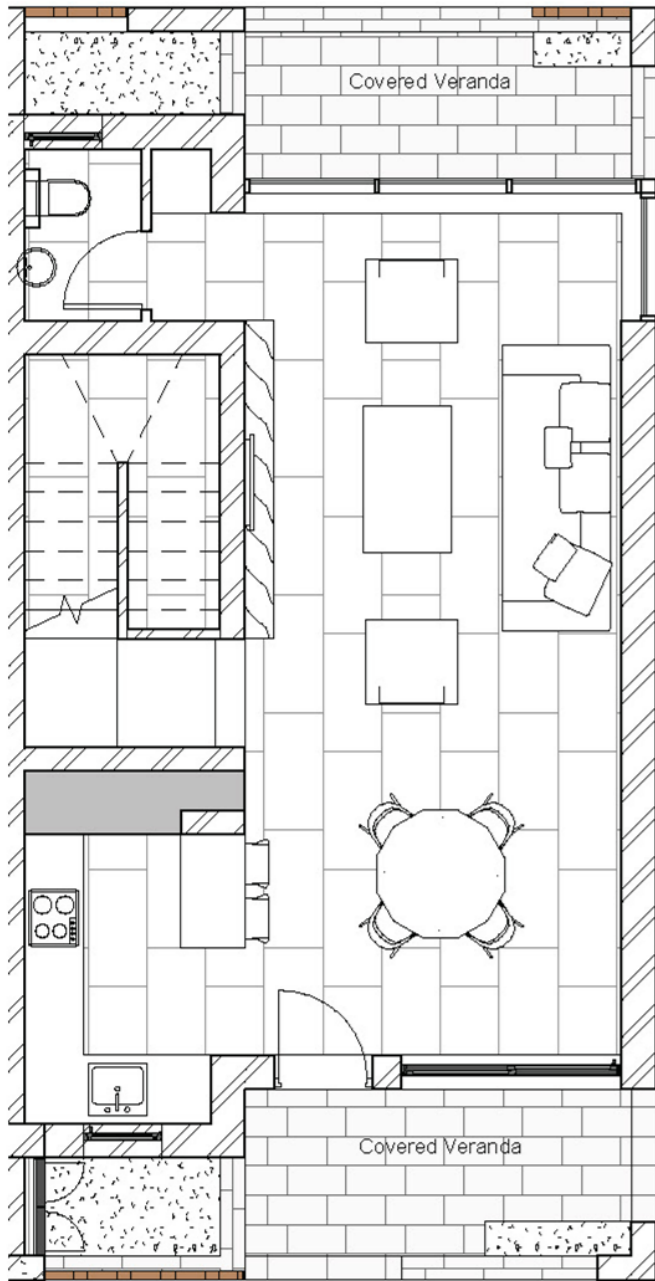


Front View

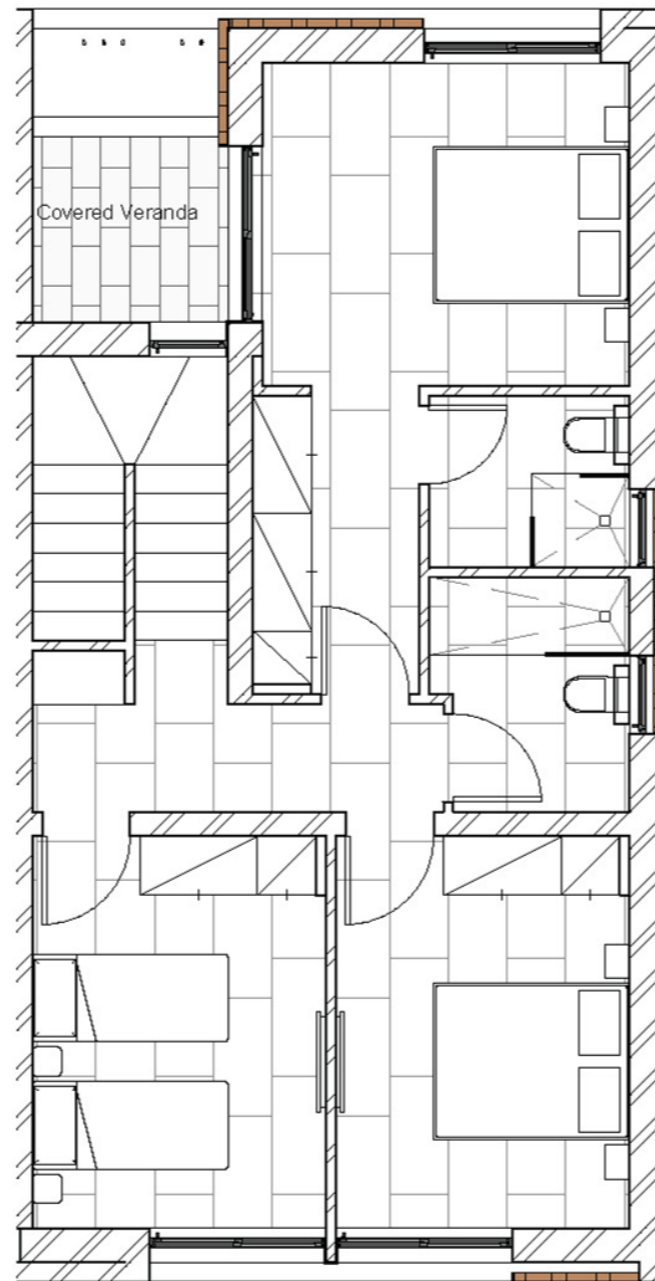


Rear View

TYPE B2



Ground Floor



First Floor



Front View



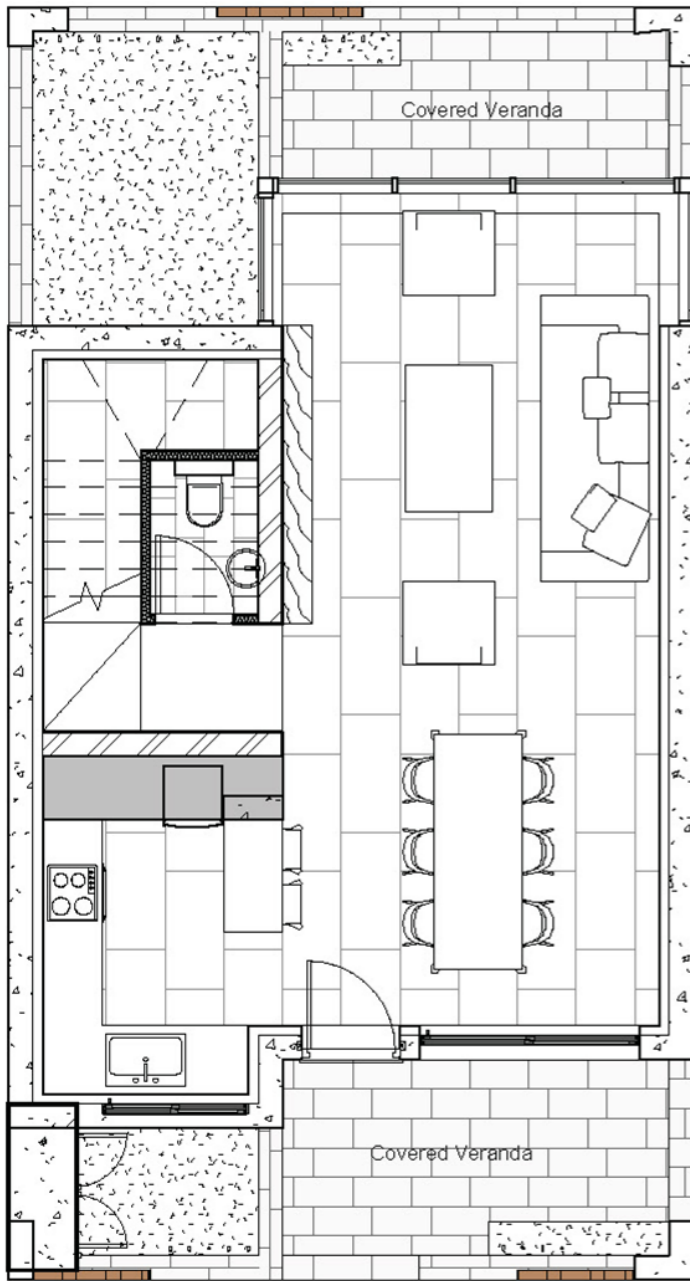
Rear View

## SPECIFICATIONS OF VILLAS TYPE C

Unit No.	Type	Floor Levels	Plot Size	Total Built	Covered Internal	Covered Veranda	Uncovered Veranda	Bed	Bath	Bath En-Suite	Guest W/C	Parking Space	Swimming Pool
8	C2	GF + FF	176 m <sup>2</sup>	168.43 m <sup>2</sup>	134.8 m <sup>2</sup>	17.63 m <sup>2</sup>	16 m <sup>2</sup>	3	1	1	1	Yes	Communal & Kids
9	C2	GF + FF	176 m <sup>2</sup>	168.43 m <sup>2</sup>	134.8 m <sup>2</sup>	17.63 m <sup>2</sup>	16 m <sup>2</sup>	3	1	1	1	Yes	
12	C2	GF + FF	176 m <sup>2</sup>	168.43 m <sup>2</sup>	134.8 m <sup>2</sup>	17.63 m <sup>2</sup>	16 m <sup>2</sup>	3	1	1	1	Yes	
15	C1	GF + FF	179 m <sup>2</sup>	175.43 m <sup>2</sup>	134.8 m <sup>2</sup>	17.63 m <sup>2</sup>	23 m <sup>2</sup>	3	1	1	1	Yes	
20	C1	GF + FF	164 m <sup>2</sup>	166.43 m <sup>2</sup>	134.8 m <sup>2</sup>	17.63 m <sup>2</sup>	14 m <sup>2</sup>	3	1	1	1	Yes	
23	C2	GF + FF	164 m <sup>2</sup>	166.43 m <sup>2</sup>	134.8 m <sup>2</sup>	17.63 m <sup>2</sup>	14 m <sup>2</sup>	3	1	1	1	Yes	
24	C2	GF + FF	164 m <sup>2</sup>	166.43 m <sup>2</sup>	134.8 m <sup>2</sup>	17.63 m <sup>2</sup>	14 m <sup>2</sup>	3	1	1	1	Yes	
29	C2	GF + FF	176 m <sup>2</sup>	174.43 m <sup>2</sup>	134.8 m <sup>2</sup>	17.63 m <sup>2</sup>	22 m <sup>2</sup>	3	1	1	1	Yes	
32	C1	GF + FF	171 m <sup>2</sup>	168.43 m <sup>2</sup>	134.8 m <sup>2</sup>	17.63 m <sup>2</sup>	16 m <sup>2</sup>	3	1	1	1	Yes	
33	C1	GF + FF	170 m <sup>2</sup>	168.43 m <sup>2</sup>	134.8 m <sup>2</sup>	17.63 m <sup>2</sup>	16 m <sup>2</sup>	3	1	1	1	Yes	
34	C1	GF + FF	170 m <sup>2</sup>	168.43 m <sup>2</sup>	134.8 m <sup>2</sup>	17.63 m <sup>2</sup>	16 m <sup>2</sup>	3	1	1	1	Yes	



TYPE C1



Ground Floor



First Floor

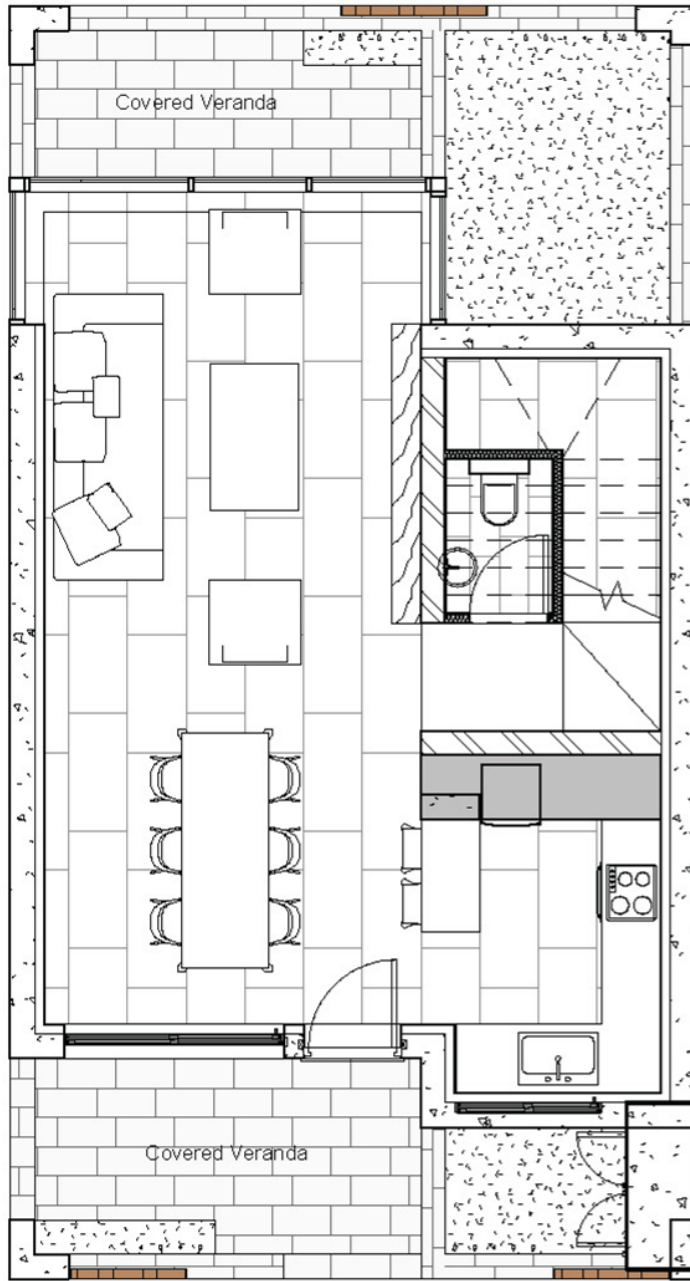


Front View



Rear View

TYPE C2



Ground Floor



First Floor



Front View



Rear View

 island blue...we do art

[islandbluecyprus.com](http://islandbluecyprus.com)