



# The project

An extraordinary development of 28 villas designed to harmonise and enhance the lifestyle of their enviable beachside location.



BEACHSIDE  
VILLAS





# Beachside living

The energy and natural beauty of this protected area in Cyprus is undeniable and these carefully curated homes offer the same authenticity in a private, exclusive community.

Situated 12 minutes from the town of Polis and the stunning Akamas Peninsula, beside a long stretch of sandy beach and the glistening Mediterranean Sea, these villas are unique and completed with handcrafted materials and finishes to offer a refined, yet rustic simplicity.



# *A place like No other*

Akamas is located on the western tip of Cyprus and covers 230 km<sup>2</sup>. It is an area of amazing natural beauty that is completely unspoilt.

With remote sandy beaches and the turquoise waters of the Mediterranean Sea in front of the homes and the deep valleys, gorges and spectacular wilderness of the Troodos Forest behind, everything about this location is mesmerizing.





In this protected environment there are 168 varieties of birds, 20 different reptiles, 16 species of butterfly and 12 different mammals, not to mention its very rich variety of fauna.

There are two turtle-nesting beaches which have been designated as 'Sites of Community Importance' within the Natura 2000 network.

The Polis-Gialia area is a Special Area of Conservation and the peninsula was designated a Special Protection Area for birds.

It is an area perfect for those interested in culture, biodiversity and specialist sports such as golf, cycling or hiking.

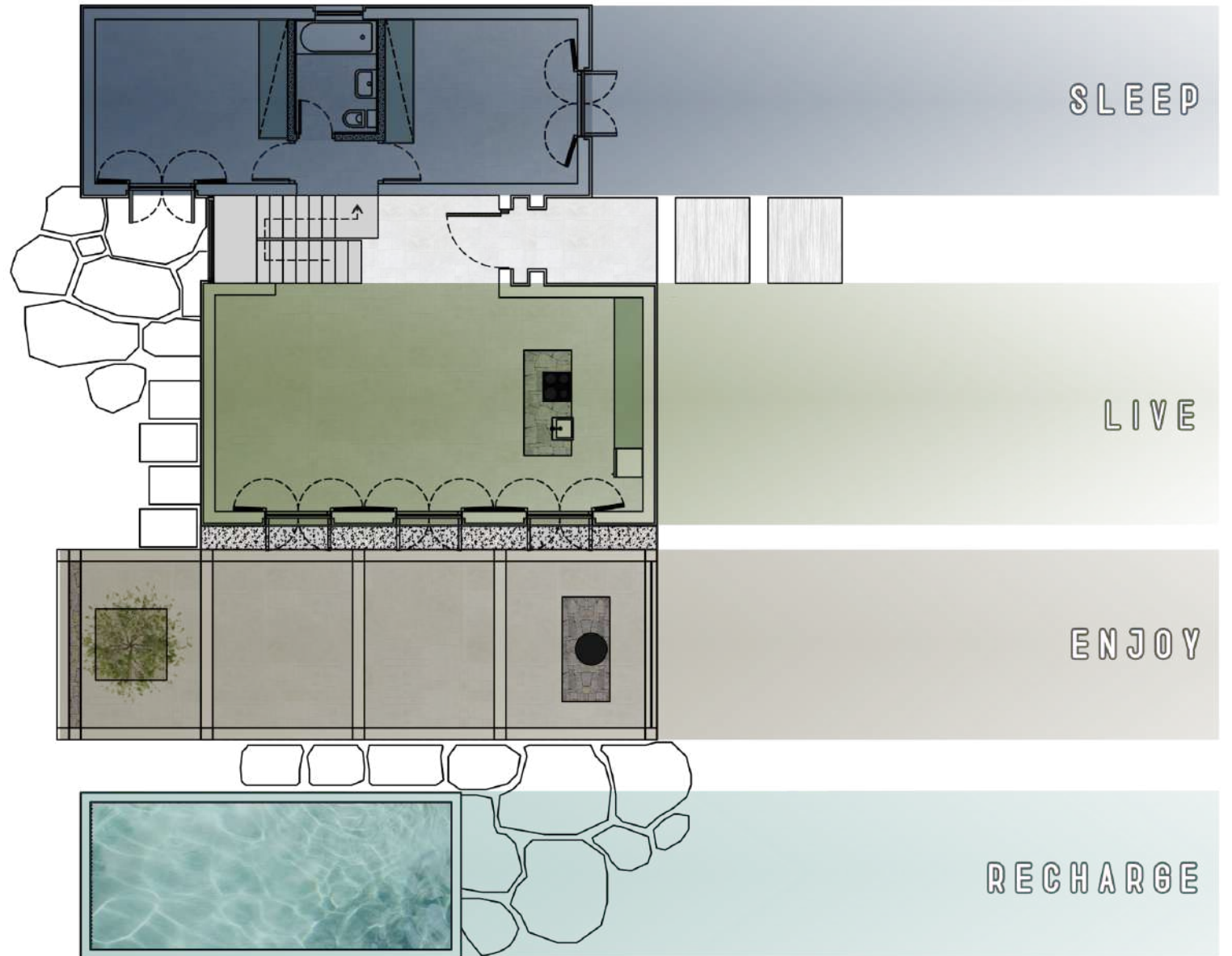
# Villa

## DESIGN

Beachside Villas have been designed to sensitively blend with their privileged environment.

All designs consists of four volumes that create a sequential and seamless living experience where there is a refined beauty in its simplicity.

The volumes flow leading you to the open plan living area and the outdoor space to relax and enjoy Mediterranean life. Thanks to the careful villa orientation, many of the homes have stunning sea views from the living areas.



*Exceptional*

## ARCHITECTURE

Indoor and outdoor space has been given equal consideration with unique features including spacious exterior living areas with fireplaces and shaded pergolas that diffuse the natural sunlight, creating soft shade and a comfortable outdoor living experience.

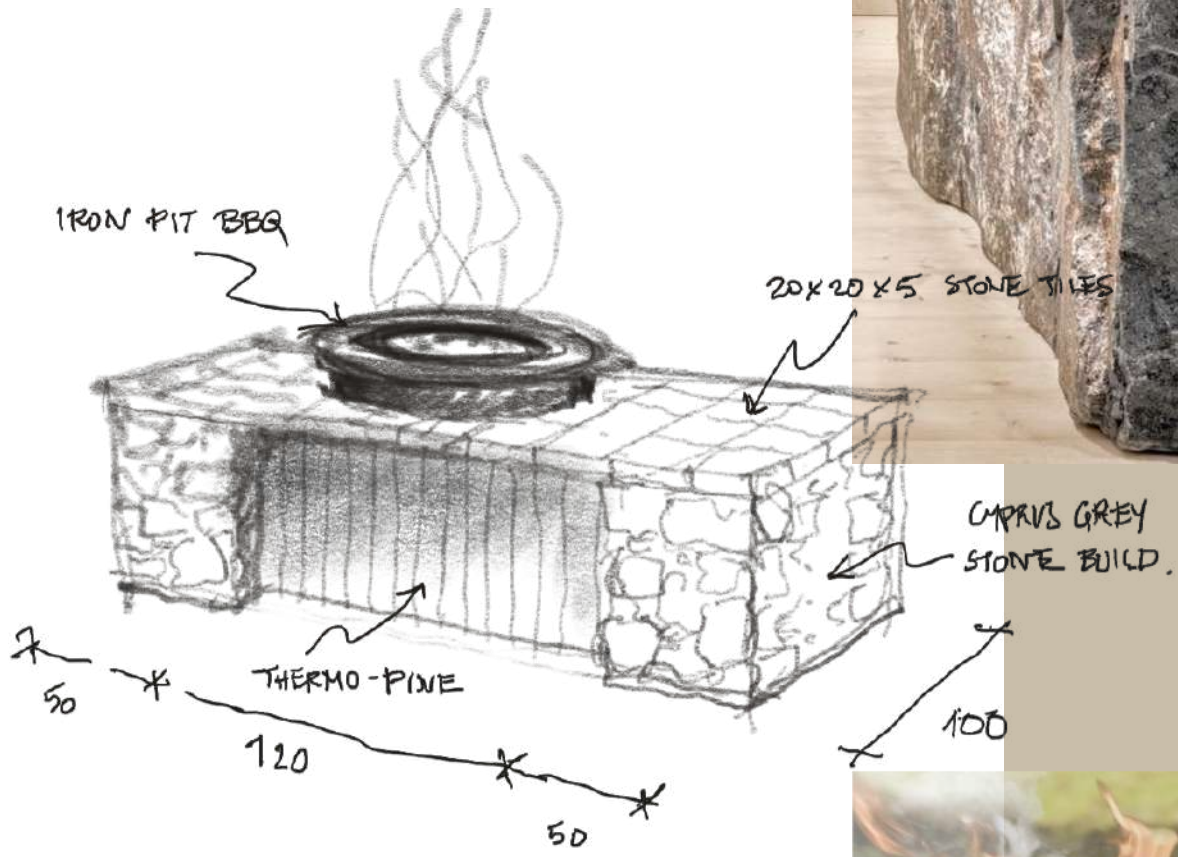




Inside the homes are balanced with features of modern architecture that are perfectly combined with rustic elegance.

Design features expose natural materials which are blended with hand crafted finishes creating an understated yet luxurious feeling.





# Unique ELEMENTS

The curated finishes and earthy contrasts characterize these villas. Each has a unique sense of style where tactile materials create a comfortable yet refined beach living experience using local materials, textures and tones to highlight the central unique features.



*Unique*  
ELEMENTS





# *Authentic* PALETTE

The materials have been carefully selected for their authentic yet modern feel, with tactile and warmth to provide a sense of comfort and homeliness.

The harmonious earthy palette uses hints of pastel colours and indigenous planting to offset the refined raw materials.

# Natural PLANTING

The classical formal planting around the terrace and loose planting in the garden enhance the Mediterranean feeling with indigenous species and the distinctive scent of orange blossom and pines in the air.



CLOSE TO VILLA



WOODEN WALLS



# Outdoor FITNESS

The residential neighbourhood features an outdoor fitness park offering equipment and a variety of ways to stay in shape and enjoy the great outdoors.





PHASE 1

PHASE 2

Site plan

# PHASE 1

No.	Type	Typology	No. of Bedrooms	Bath	Ground floor (m <sup>2</sup> )	First floor (m <sup>2</sup> )	Covered verandas (m <sup>2</sup> )	Total covered area including covered verandas (m <sup>2</sup> )	Uncovered verandas with Bamboo (m <sup>2</sup> )	Swimming Pool	Land Area (individual land) (m <sup>2</sup> )
1	Villa	Type D	3	1 common 1 ensuite 1 wc	97.00	52.00	38.00	187	12	Optional	508
2 *	Villa	Type A	2	1 common 1 ensuite	110.00	0.00	20.00	130	6	Optional	537
3	Villa	Type C	2	1 common 1 ensuite	121.00	0.00	20.00	141	6	Optional	473
4	Villa	Type B	3	1 common 1 ensuite	100.00	41.00	27.00	168	16	Optional	469
5	Villa	Type B	3	1 common 1 ensuite	100.00	41.00	27.00	168	16	Optional	487
6	Villa	Type B	3	1 common 1 ensuite	100.00	41.00	27.00	168	16	Optional	489
7	Villa	Type B	3	1 common 1 ensuite	100.00	41.00	27.00	168	16	Optional	488
8	Villa	Type A	2	1 common 1 ensuite	110.00	0.00	20.00	130	6	Optional	509
9	Villa	Type B1	3	1 common 1 ensuite	100.00	41.00	27.00	168	16	Optional	609
10	Villa	Type B	3	1 common 1 ensuite	100.00	41.00	27.00	168	16	Optional	481

# PHASE 2

No.	Type	Typology	No. of Bedrooms	Bath	Ground floor (m <sup>2</sup> )	First floor (m <sup>2</sup> )	Covered verandas (m <sup>2</sup> )	Total covered area including covered verandas (m <sup>2</sup> )	Uncovered verandas with Bamboo (m <sup>2</sup> )	Swimming Pool	Land Area (individual land) (m <sup>2</sup> )
15*	Villa	Type B1	3	1 common 1 ensuite	100.00	41.00	27.00	168	16	Optional	535
16*	Villa	Type B1	3	1 common 1 ensuite	100.00	41.00	27.00	168	16	Optional	557
17*	Villa	Type B1	3	1 common 1 ensuite	100.00	41.00	27.00	168	16	Optional	517
19*	Villa	Type B	3	1 common 1 ensuite	100.00	41.00	27.00	168	16	Optional	434
20*	Villa	Type B1	3	1 common 1 ensuite	100.00	41.00	27.00	168	16	Optional	413
21	Villa	Type D1	3	1 common 1 ensuite 1 wc	97.00	52.00	38.00	187	12	Optional	605
22	Villa	Type D1	3	1 common 1 ensuite 1 wc	97.00	52.00	38.00	187	12	Optional	579
23	Villa	Type D1	3	1 common 1 ensuite 1 wc	97.00	52.00	38.00	187	12	Optional	559
24*	Villa	Type A	2	1 common 1 ensuite	110.00	0.00	20.00	130	6	Optional	537
25	Villa	Type C	2	1 common 1 ensuite	121.00	0.00	20.00	141	6	Optional	560
27	Villa	Type B	3	1 common 1 ensuite	100.00	41.00	27.00	168	16	Optional	559

# PHASE 2 CONTINUED

No.	Type	Typology	No. of Bedrooms	Bath	Ground floor (m <sup>2</sup> )	First floor (m <sup>2</sup> )	Covered verandas (m <sup>2</sup> )	Total covered area including covered verandas (m <sup>2</sup> )	Uncovered verandas with Bamboo (m <sup>2</sup> )	Swimming Pool	Land Area (individual land) (m <sup>2</sup> )
28	Villa	Type C	2	1 common 1 ensuite	121.00	0.00	20.00	141	6	Optional	604
29	Villa	Type C	2	1 common 1 ensuite	121.00	0.00	20.00	141	6	Optional	648
30*	Villa	Type B1	3	1 common 1 ensuite	100.00	41.00	27.00	168	16	Optional	567
31	Villa	Type B1	3	1 common 1 ensuite	100.00	41.00	27.00	168	16	Optional	730
32	Villa	Type D1	3	1 common 1 ensuite 1 wc	97.00	52.00	38.00	187	12	Optional	541
33*	Villa	Type A1	2	1 common 1 ensuite	110.00	0.00	20.00	130	6	Optional	521
34*	Villa	Type A1	2	1 common 1 ensuite	110.00	0.00	20.00	130	6	Optional	526

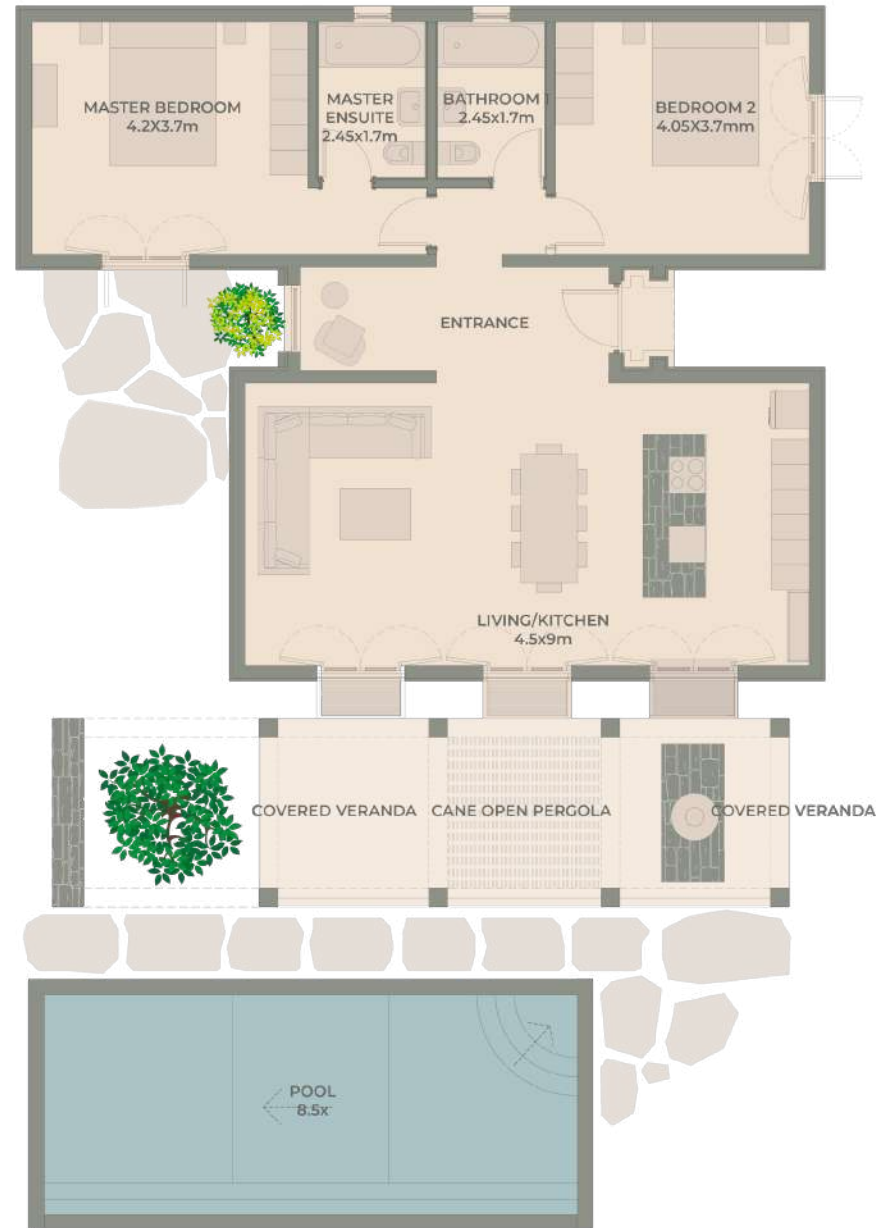
# TYPE A

- 130 SQM
- 2 Bedrooms
- Single Level
- Seamless Open-plan Living
- Mediterranean Garden
- Optional Pool



# TYPE A

This two bedroom villa is situated over one level offering a sequential open plan area where all spaces seamlessly transition from one to another. As you enter directly into the heart of the house, the sleep and living volumes are on either side, separating the areas into designated spaces.







## TYPE B

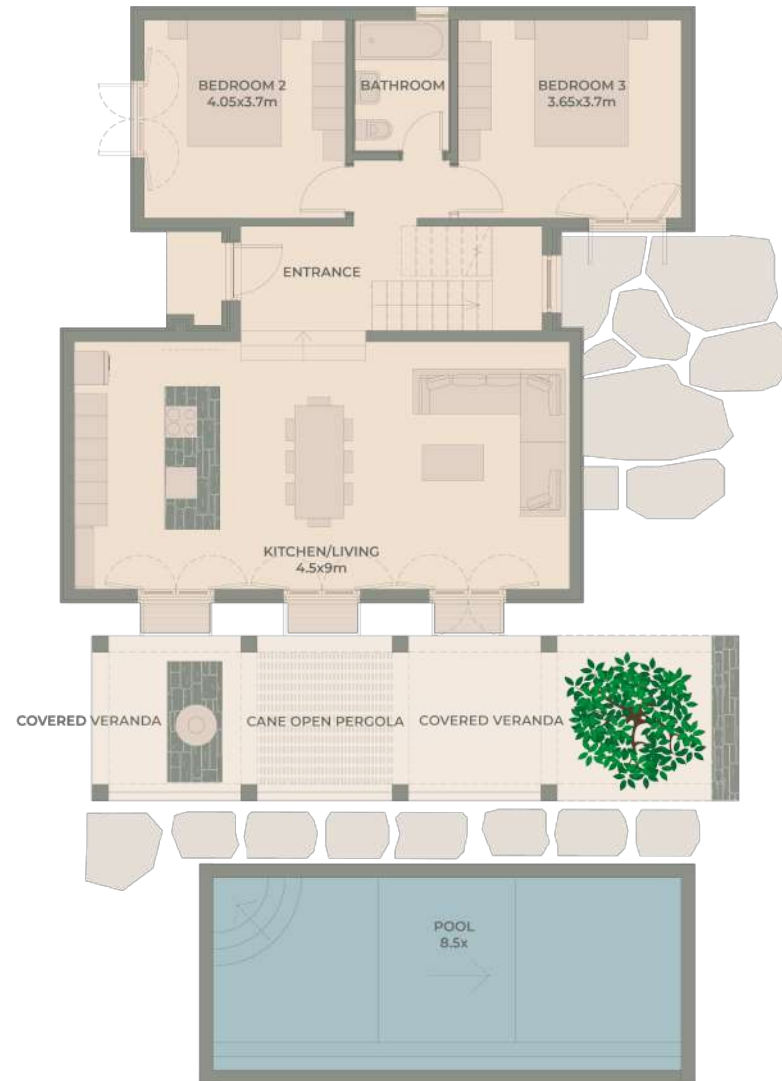
- 168 SQM
- 3 Bedrooms
- Main Bedroom on Upper Level
- Seamless Open-plan Living
- Mediterranean Garden
- Optional Pool



# TYPE B

This villa is characterized by a private and spacious master bedroom suite on an upper floor with two private verandas. On the ground floor there are two further bedrooms separated from the living volumes via a welcoming entrance.

The open plan kitchen and interior living space naturally flow to the spacious outdoor veranda which is softly shaded by natural materials and indigenous plants.





# TYPE C

- 141 SQM
- 2 Bedrooms
- Single Level
- Seamless Open-plan Living
- Mediterranean Garden
- Optional Pool



# TYPE C

From the welcoming entrance, this two bedroom villa connects all areas via a centralised feature tree. The living spaces drift naturally from one to another whilst the separate bedroom wing is a private haven for relaxation.





# TYPE D

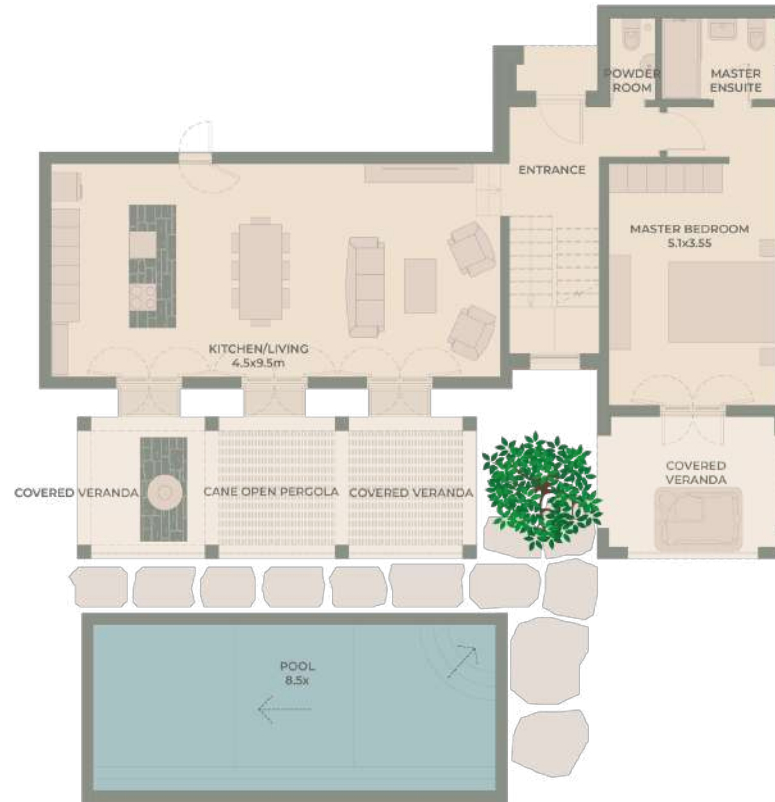
- 187 SQM
- 3 Bedrooms
- 2 Levels
- Seamless Open-plan Living
- Mediterranean Garden
- Optional Jacuzzi
- Optional Pool



# TYPE D

This two story villa embraces a more traditional Cypriot layout with the main bedroom suite on the ground floor leading to a private covered veranda, perfect for a jacuzzi. Upstairs there are two further bedrooms ideal for guests privacy.

On the ground level the open plan living and dining area opens via three large patio doors to reveal the outdoor living space and pool area.







TEXTILES  
MAKING IT  
NEW URBAN HOUSING





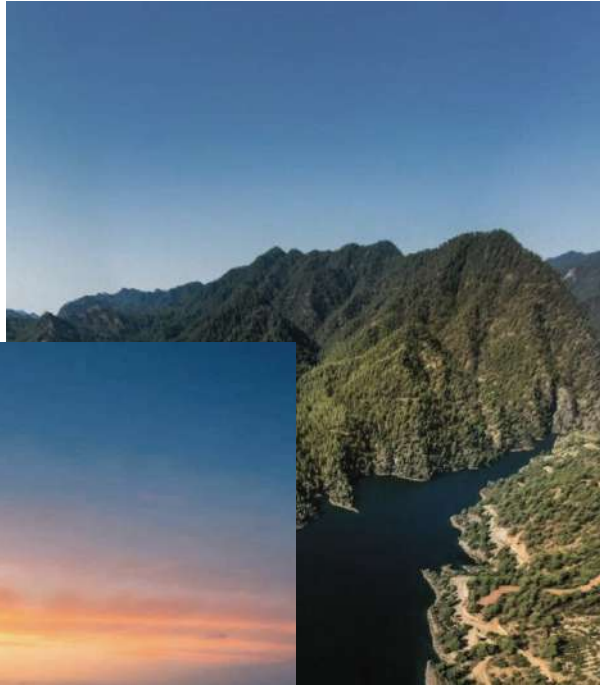
# Location

The nearest town is Polis Chrysochous, which in Greek simply means 'town of gold', thanks to the nearby copper and gold mines. It overlooks the beautiful bay, with its warm, clear and safe seas.

It is characterized by quaint sandstone buildings around a pedestrianised town centre with its restaurants, bars and souvenir shops, it is a wonderful place to watch the world go by on a summer evening.

Polis is a 45 minute drive from Pafos airport and just over two hours from the Cyprus capital city of Nicosia.





*Home*

## OF THE SUNSETS

The beautiful surroundings and marvellous sunsets and sunrises make this area truly special. The best sunset experiences are in local areas to the Beachside project such as Akamas Peninsula, Latchi Beach, Argaka Beach, Droushia and Neo Chorio village. Another favourite for a sunset view is the local coastal area of Pomos and Pachyammos villages.



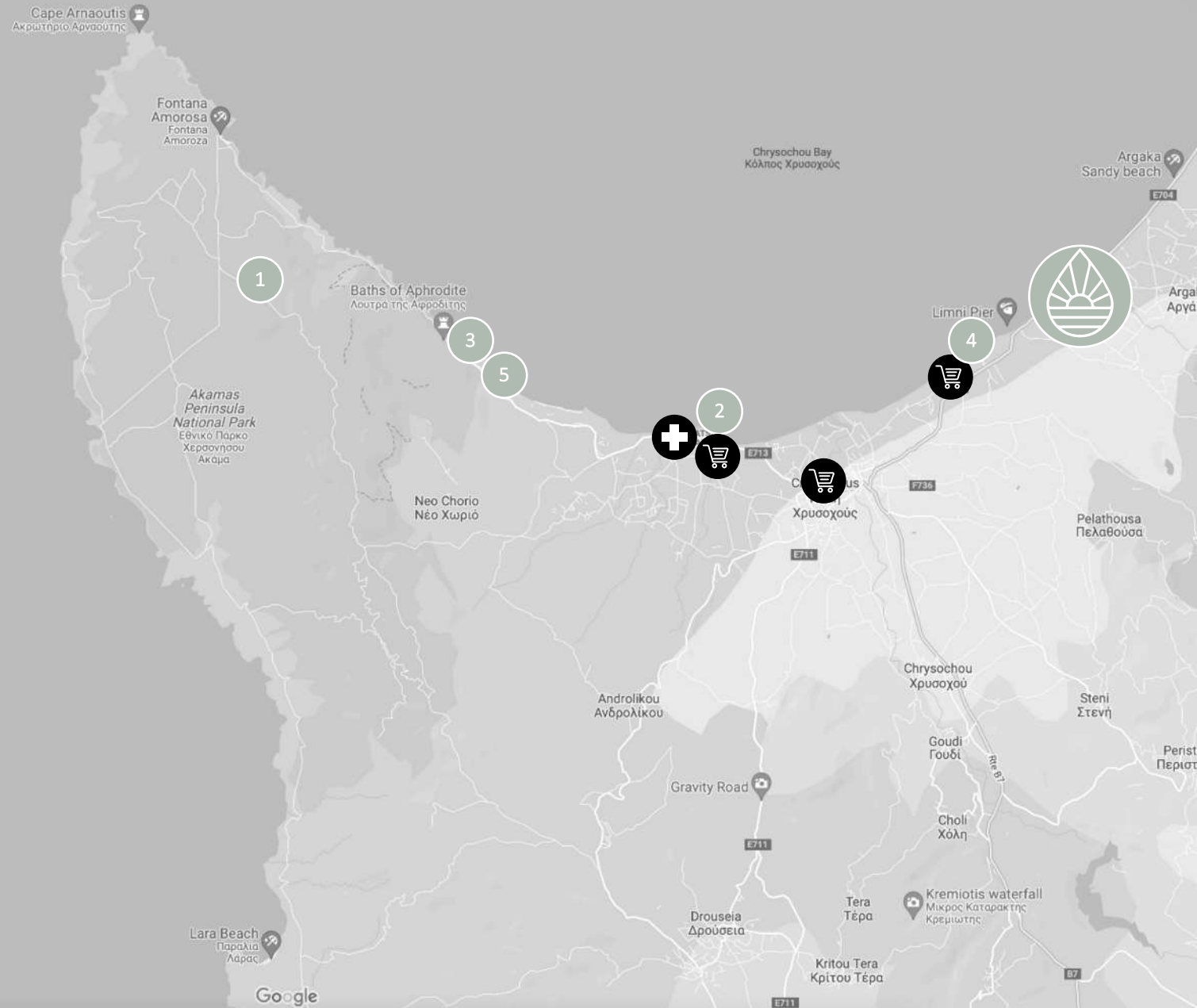
# POLIS AREA MAP

## PLACES OF INTEREST

1. Akamas Peninsula National Park
2. Latchi Harbour
3. Baths of Aphrodite
4. Limni Pier
5. Anassa Hotel

## A GREAT LOCATION

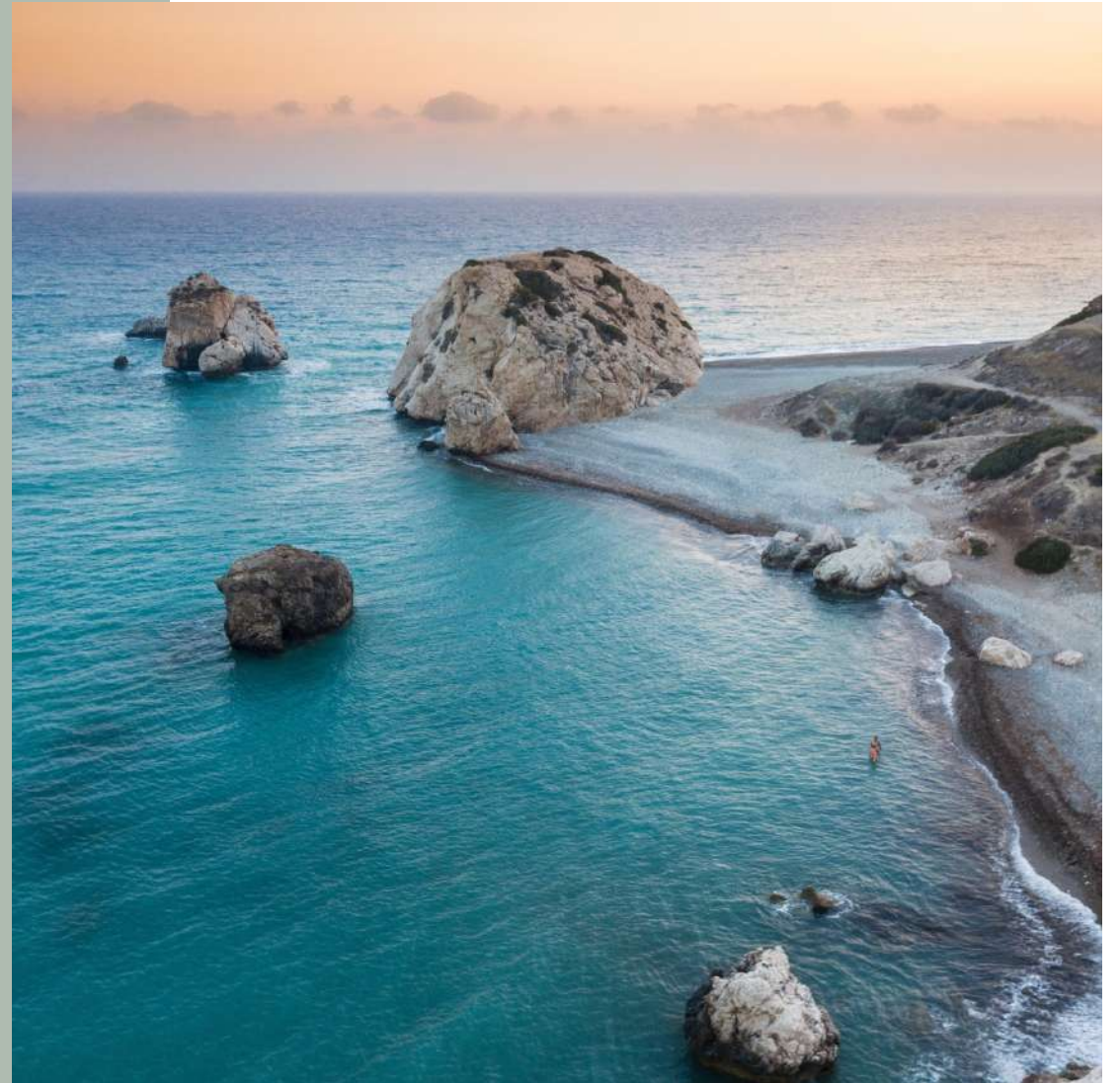
- Town Center **12mins**
- Shopping **12mins**
- Hotels **12mins**
- Beach **1mins**
- Bank **12mins**
- Port **15mins**
- Pafos Town **45mins**
- Pafos airport **60mins**
- Larnaka airport **120mins**
- Troodos **110mins**
- Limassol **90mins**
- Nicosia **150mins**



# Pafos

## “THE CITY OF BEAUTY”

Pafos with its charming harbour and medieval fort offers cosmopolitan living, beautiful scenery and significant historical sites. It was the capital of Cyprus for 600 years in ancient times and its archaeological legacy is such that UNESCO put the whole town on its World Cultural Heritage list.



# *Unesco* WORLD HERITAGE SITE

The town of Pafos is of outstanding universal value and it is included in the official UNESCO list of cultural and natural treasures of the world heritage. These historical sites date back thousands of years and include ancient theatres and colorful mosaics, to impressive fortresses and underground tombs.





## *A vibrant* CITY

There are many wonderful experiences and things to do in Pafos. The city is comprised of old and new towns combining the rich and varied history with shopping options, entertainment, bars and restaurants. It's an ideal location for both living and for holidays.



*Local*

AMENITIES

Between the local area of Polis and the city of Pafos, there are all the local amenities you could wish for from local shops and markets, to restaurants, supermarkets and banks, there is a thriving community of Cypriots and expats alike, all united with their passion for a harmonious life.



# PAFOS MAP

## PLACES OF INTEREST

1. Pafos Castle
2. Kato Pafos Archeological Park
3. Pafos Mosaics
4. Tomb of the Kings
5. Town Centre
6. Minthis - a luxury lifestyle and golf resort
7. Coral Bay with local shops and restaurants
8. Blue Flag beaches

