

PROPERTY GUIDE

CYPRUS & GREECE



Pafilia

Contents

Pafilia	04
Services	06
Diverse Property Portfolio	
- Pafos, Cyprus	08
- Limassol, Cyprus	28
- Athens, Greece	38
Buying Guide	44
Residential Land	50
Awards	52



Click to navigate



Disclaimer:
The contents and information contained in this brochure are intended for general marketing purposes only and must not be construed as advice, or being complete and accurate nor be relied upon as such. The photographs of the surrounding views and location may have been digitally enhanced or altered and do not represent actual views or surrounding views. These photographs are indicative only. Fittings and finishes are subject to availability and company's discretion. Prospective purchasers should make and must rely on their own enquiries. This brochure is a guide only and does not constitute an offer or contract. Neither the company nor any of its directors or employees give any representation or warranty as to the reliability of the information contained herein, and shall not be responsible and disclaim all loss, liability or expense of any nature whatsoever which may be attributable (directly, indirectly or consequentially) to the use of the information provided.



Creating world-class lifestyle destinations

Founded in 1977, Pafilia is the largest privately owned residential developer in Cyprus, dedicated to developing world-class properties for personal living and investment.

With our uncompromising effort in delivering the best in concept, design, quality and service, we continue to transform and set the benchmark for the Cyprus real estate sector.

We hand-pick our partners from acclaimed international architects, engineers and interior designers to create prime, iconic and timeless properties. Pafilia's comprehensive developments represent a diversity in locations and styles ranging from modern houses, Mediterranean villas and apartments, to integrated leisure resorts, towers, seafront properties, private estates and rare communities.

A SOLID TRACK RECORD

250
DEVELOPMENTS COMPLETED

1,250,000 sqm
OF RESIDENTIAL SPACE DELIVERED

3 Billion Euro
PROPERTY PORTFOLIO
ON THE MARKET

56
INTERNATIONAL AWARDS

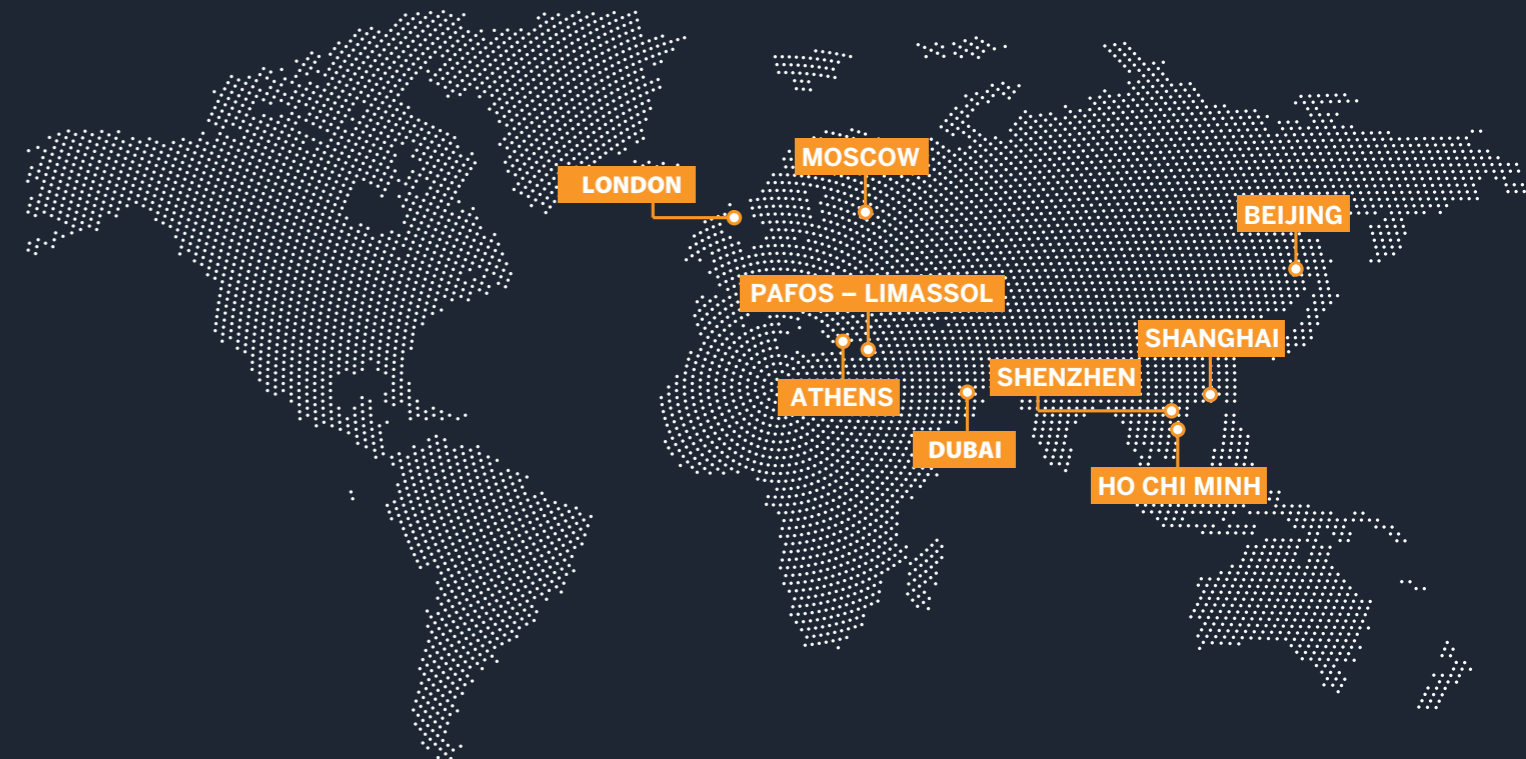
45
YEAR LEGACY

“ While our property portfolio represents diversity in types and price points, every property shares the same high quality standards that attract the savvy investor ”

Eva Eliadou
Executive Director

A global Presence

A company with the expertise and reach to provide excellent customer service for our international clients



Value-adding services

To enhance our core development business, Pafilia operates a collection of subsidiary companies, services and enterprises that cover all aspects of property ownership and resident lifestyle needs.



Property Management & Rentals

Blue Orange
Blue Orange manage homeowners’ investments by providing a wide range of tailored after-sales services, including landscaping, gardening, pool upkeep, general maintenance and property insurance. They currently manage 50 projects for over 2,000 clients, promising attention to detail and a personal relationship.

Operating since 2003, the company also offers a number of holiday and long-term rental properties in Cyprus.

Finance

Pafilia Wealth Management
Our dedicated financial arm assists clients with opening overseas bank accounts and arranging education, healthcare and tax planning through collaborations with renowned providers.

Re-sales

Mymove
Focusing on the Pafos, Polis and Limassol districts, Mymove boasts an extensive portfolio of quality new and resale properties to suit all tastes and budgets. The team has over 20 years combined experience in the Cyprus property sector, enabling them to offer invaluable advice on both the purchase process and living in the country.

Leisure & Lifestyle

Minthis Resort
Perched on a tranquil hilltop in a protected landscape, lies Minthis, a collection of award-winning luxury residences, villas and suites conceived by world-renowned architects. With a championship golf club, fine dining, wellness amenities and a stunning natural environment to explore, this authentic residential retreat redefines holistic living.

Minthis Golf
Set within the Minthis Resort is a beautiful and demanding 18-hole championship course, designed by legendary golf architect Donald Steel in 1994 and renovated by renowned course designers Mackenzie & Ebert. With its breathtaking mountain views, a 12th-century monastery, and the only island green in Cyprus, golf at Minthis is a unique and characterful experience.

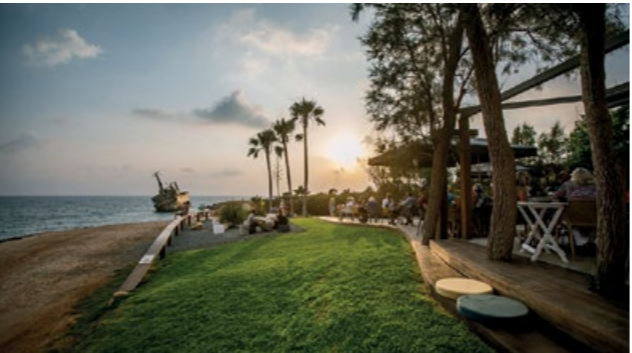
Legal

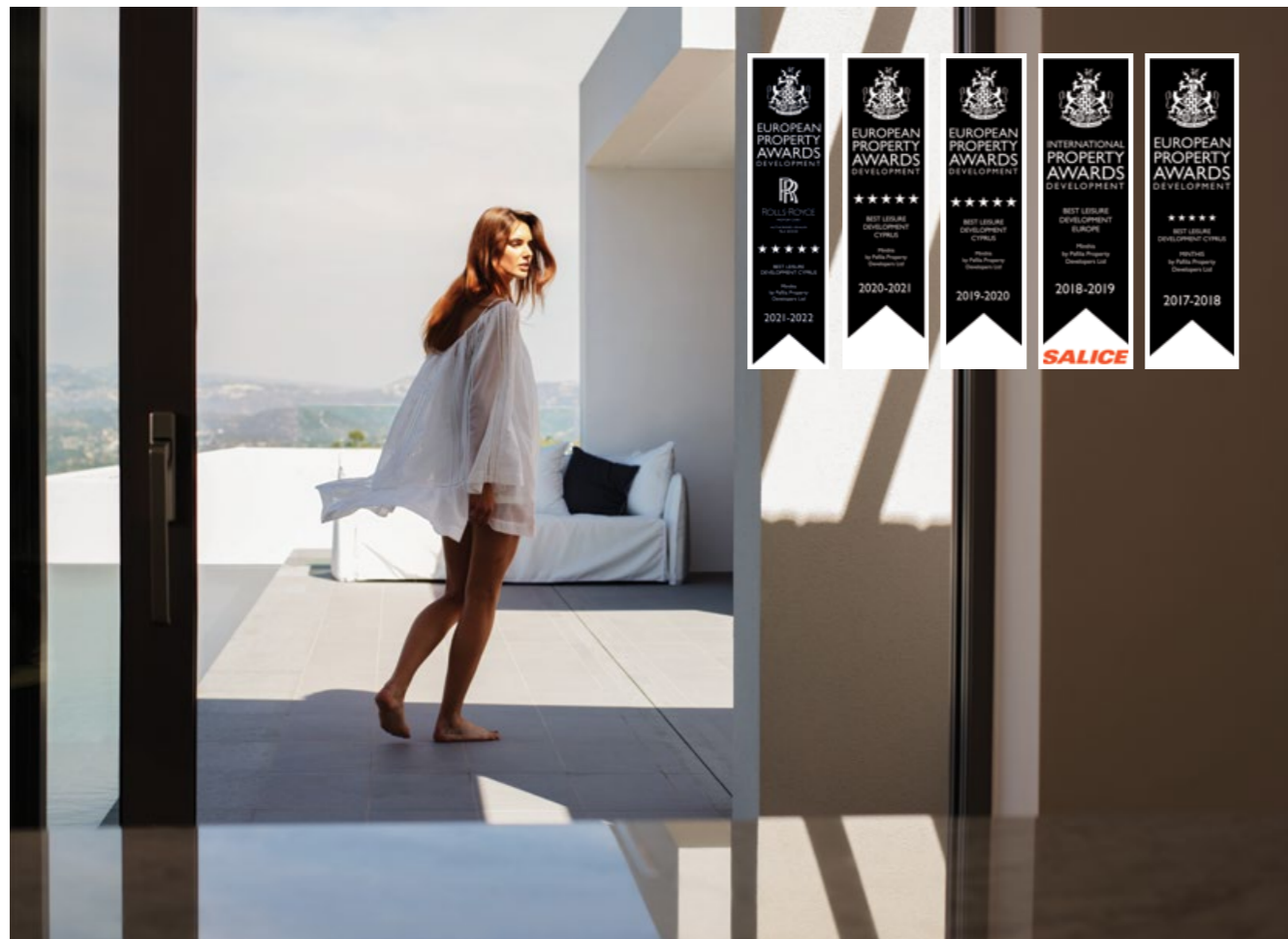
In-House Immigration Lawyers
Our in-house legal team is well-versed in a wide range of property matters, including helping non-EU nationals gain Cyprus Permanent Residency through real estate investment

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.





MINTHIS

DESIGN PHILOSOPHY

Designed by world-renowned architects Woods Bagot, each home at Minthis is a masterpiece of openness, light and air. Sophisticated living comes from simplicity as homes bond the traditions of local vernacular design with modernist values and elegance. A beautiful rhythm of floor-to-ceiling windows lets the outside into spaces that are impeccably finished, granting residents a fresh perspective each day. Internationally celebrated architects Woods Bagot have let their philosophy be guided by the mosaic of the surrounding landscape.

A WORLD CLASS TEAM

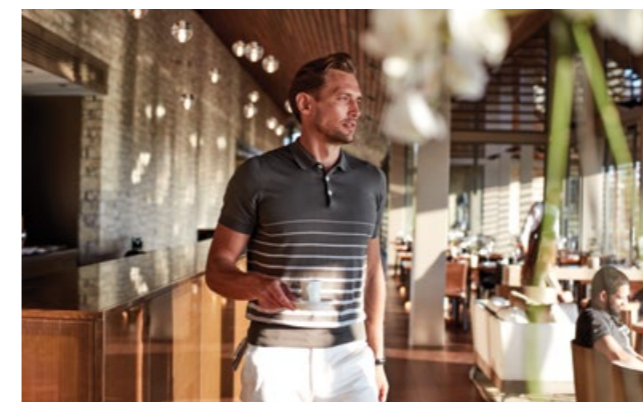
Pafilia

ATKINS

MACKENZIE
&
EBERT

WATG

WOODS
BAGOT

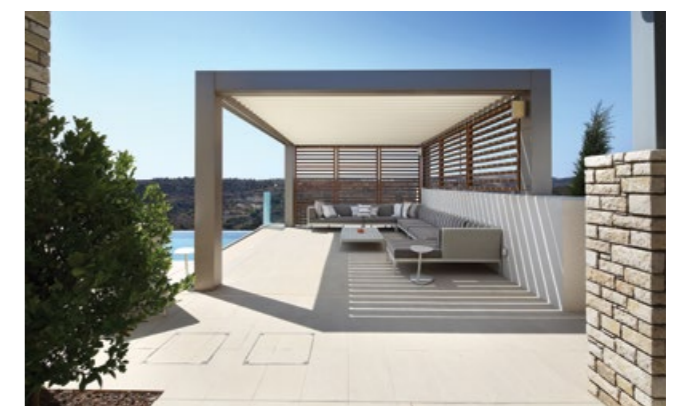


RESORT

At its heart, Minthis is about enrichment; the timeless spirit of the landscape offers true escapism, where time is a treasure to be spent recharging and reconnecting. The pioneering architecture is light-filled and energising, designed to frame soul-stirring panoramas and connect residents with the refined simplicity of authentic Cypriot life. Resting in a breathtaking hilltop location, overlooking charming villages, majestic mountains and vineyards under an endless sky, Minthis redefines holistic living. At this residential retreat, embraced by herb-scented breezes and panoramic views, every home is a masterpiece, every breath is restorative and every moment is beautiful.

LIFESTYLE

Explore winding nature trails by foot or on horseback and tend to your own vines at the Minthis vineyard. Spend some time at the driving range or at the Sports Ground before unwinding at the ground-breaking Wellness Spa. As the sun sets, meet friends and neighbours for dinner and drinks at the Clubhouse or go to the Plateia where there is a range of dining options.



RESIDENCES

Influenced by the graceful architecture of traditional Cypriot dwellings, the Residences at Minthis are a collection of unique, customisable home designs that are built around key philosophies of light, luxury and landscape. Towering windows frame the views that unfurl before you, natural materials are tactile and authentic, and terraces and central courtyards invite peaceful reflection. Insightful layouts enhance Mediterranean living, as inside and out blend seamlessly; the full-height windows flood open-plan interiors with sunlight and warmth, sliding open to let in the sounds of birds and herb-scented breezes. Sip morning coffees on the veranda, enjoy lazy days by the private pool, and savour alfresco family BBQs on the patio. Residences are customisable – add anything from gyms and saunas to guest houses and wine cellars, and select from stylish, high end fixtures and finishes to create a truly personal, sophisticated home.

Residences from €1,795,000 +VAT

THE RIDGE & RIDGE GREEN, MINTHIS, PAFOS

Villas from €1,116,000 +VAT

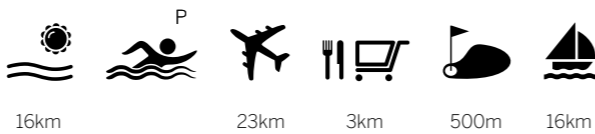


Exclusive neighbourhood villas

Minthis offers a selection of villas in exclusive neighbourhood settings located throughout the resort. The latest edition, The Ridge Green, embraces its hilltop location with the designs framing the panoramic sea and majestic Troodos mountain range views. This neighbourhood of two and three bedroom contemporary villas includes private gardens, courtyards and plunge pools.

IN BRIEF

Type > Boutique Villas
Beds > 2 & 3
Units > 29
Pool/s > Private
Status > Completed & Under construction



EZOUSA SUITES, MINTHIS, PAFOS

Suites from €783,000 +VAT

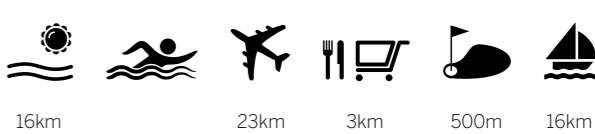


Contemporary suites

The Ezousa Suites are situated in a prime location at the heart of the resort with stunning views over the wine producing region of Ezousa, the Troodos mountain range and the new golf 10th hole. Nestled into the hillside these two bedroom Suites with communal pool combine contemporary design with modern excellence. The private neighbourhood is perfectly positioned at the heart of Resort life, next to the Wellness Spa and within walking distance to amenities including the clubhouse, golf course, driving range and our village square called The Plateia.

IN BRIEF

Type > Suites
Beds > 2
Units > 50
Pool/s > Communal
Status > Under construction



OLEA RESIDENCES, PEYIA, PAFOS

Villas from €1,230,000 +VAT

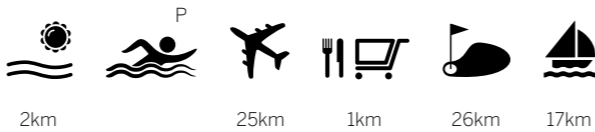


Exclusive sea view villas

Olea Residences is rested on a hilltop in one of the most picturesque locations in Pafos. This luxurious development commands exceptional views of the Mediterranean sea and surrounding countryside. The location borders the Akamas National Park and the Pikni Pine forest, placing a wealth of beautiful scenery on the doorstep. While a wealth of amenities and restaurants are just a few minutes' drive. The design blends modern architecture with traditional Cypriot style and character, incorporating local stone, terracotta roof tiles and glass. These traditional materials have been combined with an ultra-modern edge, resulting in enduring designs that fully exploit their spectacular setting. Each villa is airy and open in design, connecting the inside and outside through floor-to-ceiling windows. Villas have been carefully oriented to maximise views and all feature a private infinity pool.

IN BRIEF

Type > Luxury Villas
Beds > 3 & 4
Units > 7
Pool/s > Private
Status > Off plan



THE LIGHTHOUSE, PAFOS

Apartments from €571,000 +VAT



Contemporary seafront living

Located just 150 metres from the sea in the heart of Kato Pafos, The Lighthouse enjoys an incredible location. Just steps away from a beautiful sandy beach and bordering the Pafos archaeological park the integrity of the location is guaranteed. The elegant Mediterranean style design, which perfectly integrates with the natural surroundings, centres on a large lagoon style swimming pool, the perfect place for relaxation. Stone paving, terracotta roofs, water features and courtyards lend a distinctly Cypriot feel to the development. Leisure facilities also include a fullyequipped private gym and sauna complete with changing facilities, enabling residents to maintain their fitness regime with ease. Dedicated play areas provide onsite entertainment for the little ones, while the central position means that a wealth of amenities and entertainment are just a stroll away. The development comprises apartments and townhouses with various floor plans to suit individual lifestyle requirements. All are light and airy with a contemporary finish and some include provisions for whirlpool spas on verandas.

IN BRIEF

Type > Apartments & Townhouses
Beds > 2 & 3
Units > 40
Pool/s > Communal
Status > Completed



BEACHSIDE VILLAS, ARGAKA, PAFOS

Villas from €470,000 +VAT




Unique beachfront location


An extraordinary development of 28 villas designed to harmonise and enhance the lifestyle of their enviable beachside location. 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 10 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 finished with handcrafted materials to offer a refined, yet relaxed simplicity. The endless blue sky and undisturbed views of the sparkling blue sea have been captured from all interior angles, whilst the outside living space has been given as much priority as the interior, offering a true sense of outdoor Mediterranean living.


IN BRIEF


- Type > Villas
- Beds > 2 & 3
- Units > 28
- Pool/s > Optional
- Status > Off Plan



150m


Optional


58km


4km


39km


13km

PINE SEAVIEW VILLAS, ARGAKA, PAFOS

Villas & Bungalows from €460,000 +VAT





Set in an area of outstanding natural beauty


Pine Seaview Villas comprises 30 exclusive villas and 6 bungalows set in a privileged position 150m from the sandy beach of Yialia. These superb 3 and 4 bedroom residences offer views and scenery to suit all preferences; they are surrounded by orchards, with a verdant backdrop of evergreen pine forests and feature magnificent views to the nearby sea. Ground floors boast spacious open plan living with feature fireplaces and many villas also include a guest bedroom suite on this level. Large verandas overlook the private pools and generous gardens provide the perfect setting for a tranquil outdoor lifestyle. Set in an area of outstanding natural beauty, the elegant design details to the interior and exterior of these villas blend harmoniously with the surroundings. Just a few minutes drive will take you to Latsi fishing village with a newly completed modern marina and the tourist attraction of the Baths of Aphrodite.


IN BRIEF


- Type > Luxury Villas & Bungalows
- Beds > 3 & 4
- Units > 8
- Pool/s > Private
- Status > Off plan



150m


Optional


58km


4km


39km


13km

KONIA PARK III, PAFOS

Villas from €445,000 +VAT



CORAL VISTA, PEYIA, PAFOS

Villas from €400,000 +VAT



Contemporary villas in a family friendly neighbourhood

Konia Park 3 comprises 7 detached villas with beautiful town and sea views. Set in a prestigious hillside suburb of Paphos, Konia, is well known for its magnificent sunsets and views of the glistening Mediterranean Sea.

The village is favoured by locals and has a vibrant ex-pat community thanks to its convenient location and traditional amenities. The area is located just 3km or 5 minutes away by car to the town centre of Pafos and the largest International School in the region, making this the perfect family location.

IN BRIEF

Type > Villas
Beds > 3
Units > 7
Status > Off Plan



Incredible location, outstanding architecture, exceptional views

Coral Vista Private Residences enjoy one of the finest locations in Peyia. Perched on a hilltop between Peyia and Kathikas, the plot commands exceptional views of the surrounding Mediterranean countryside and sea. The location borders the Akamas National Park and the Pikni Pine forest, placing a wealth of beautiful scenery on the doorstep. Although modern in appearance, the architectural design reflects Cypriot character and style, incorporating traditional stone, timber and marble. These traditional materials have been combined with an ultra-modern edge, resulting in enduring designs that fully exploit their spectacular setting. Three villa styles are available, each airy and open in design, all feature large patio windows that blur the boundaries between inside and outside. Villas have been carefully oriented to maximise views, and all feature a private garden complete with private swimming pool. Peyia village with its wealth of amenities is just 3km away, while Coral Bay with its blue flag sandy beach and excellent array of cafes and restaurants is just a five minute drive.

IN BRIEF

Type > Luxury Villas
Beds > 2 & 3
Units > 19
Pool/s > Optional
Status > Off Plan



THE GROVE, KOLONI, PAFOS

Townhouses & Villas from €342,000 +VAT



An enchanting community combining modern elegance with Mediterranean design

Surrounded by orchards and ensconced within landscaped gardens, The Grove comprises of two and three-bedroom townhouses and villas. The contemporary designs are available as semi-detached, which enjoy a large communal swimming pool, and detached villas with the option of a private swimming pool. The Grove offers privacy and relaxation to residents and their families, providing the perfect setting to host friends and family. The architect has perfectly combined modern architecture with high quality finishes and a Mediterranean ambience to achieve beautiful homes in a truly unique setting. The designs harness natural light, ensuring contemporary airy living spaces. Each home opens out to an elegant terrace and private garden that overlooks the pool or communal gardens. While all villas feature a spacious balcony which provides the perfect place to relax and absorb the beautiful views.

IN BRIEF

- Type > Townhouses & Villas
- Beds > 2 & 3
- Units > 36
- Pool/s > 1 communal
- Status > Completed



DOMUS, PAFOS

Townhouses & Apartments from €247,000 +VAT

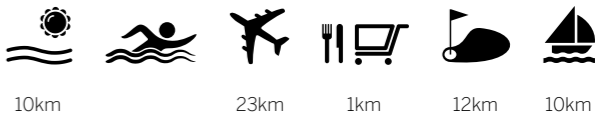


Stylish apartments in a traditional village

Domus is located in an elevated position within minutes walking distance of the picturesque hillside village of Tala. From here you can truly savour some breathtaking mountain and Mediterranean Sea views. The large residents' swimming pool and terrace overlooks landscaped gardens and offers a fabulous Mediterranean ambience, ideal for relaxation. The architectural domed roof features lend Mediterranean style and character to these contemporary homes. Tala village is a short walk away and offers a selection of cafes, restaurants, supermarkets and a bank while the wealth of facilities in Pafos city are a 10-minute drive. It's also a five minute drive to the nearby sandy beaches of Coral Bay where the shallow waters are ideal for swimming and a variety of water sport activities.

IN BRIEF

- Type > Townhouses & Apartments
- Beds > 1 & 2
- Units > 59
- Pool/s > 1 communal
- Status > Completed



AVA PLAZA, PAFOS

Apartments from €200,000 + VAT

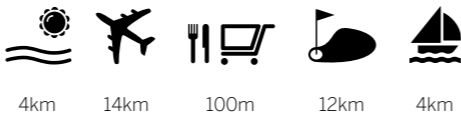


Ideal city living

Ava Plaza is the ideal residence in the heart of Pafos centre. Modern city apartments, located right in the heart of Pafos town within walking distance of stylish cafes, bars and the shopping quarter. The beautiful historic centre of Pafos, as well as its financial and business district, are only minutes away. This elegant contemporary development consists of a residential block with 1 and 2 bedroom apartments and a commercial block with offices and shops, all with high quality finishes and specifications. A residential city haven.

IN BRIEF

- Type > Apartments, Offices and Shops
- Beds > 1 & 2
- Units > 12 apartments, 4 shops, 2 offices
- Pool/s > No
- Status > Under construction



ANARITA CHORIO, ANARITA, PAFOS

Houses & Apartments from €170,000 +VAT

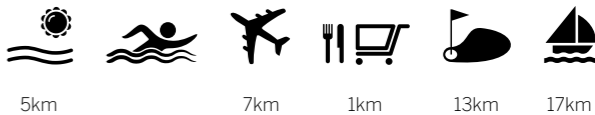


Modern traditional houses and apartments in a peaceful setting

Anarita Chorio comprises contemporary houses and apartments set around three large outdoor residents' swimming pools. The properties and pools are surrounded by beautifully landscaped gardens, planted with indigenous Mediterranean bushes and trees. Traditional Cypriot arches and gently sloping terracotta roofs lend a Mediterranean feel to the design. The properties offer airy open-plan living spaces with generous verandas and some possess a private garden. The development is situated within walking distance of the village of Anarita, which offers a good selection of amenities including several local tavernas.

IN BRIEF

- Type > Houses & Apartments
- Beds > 1, 2 & 3
- Units > 84
- Pool/s > 3 communal
- Status > Completed



PRODROMI GARDENS, PRODROMI, POLIS

Townhouses from €165,000+VAT

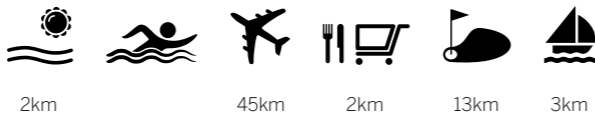


A tranquil and unspoilt area of Cyprus

A tranquil and unspoilt area of Cyprus, Prodromi is ideally positioned between the traditional town of Polis and the picturesque fishing port of Latsi. The development comprises two & three bedroom houses positioned around two large residents’ infinity swimming pools, set amidst landscaped gardens. The properties feature open-plan living, dining and kitchen areas that open out to private verandas and gardens, idea for dining al fresco! Terracotta roofs, arches and stone detailing add traditional elegance to the properties. The elevated position of Prodromi Gardens offers spectacular views of the surrounding countryside and coastline.

IN BRIEF

- Type > Townhouses
- Beds > 2 & 3
- Units > 40
- Pool/s > 2 communal
- Status > Completed



POLIS GARDENS, POLIS

Apartments & Townhouse from €160,000 +VAT

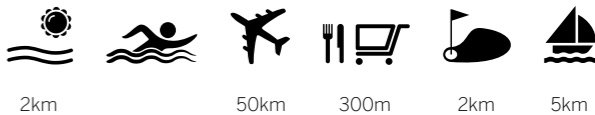


Architectural details such as natural stonework and arches, as well as fireplaces lend a traditional character to the development

Polis Gardens is set in the historical town of Polis, on the edge of the Akamas Peninsular National Park. The town, with its comprehensive array of amenities is just a few minutes walk away and an abundance of beaches and coves are within easy reach. The development is separated into clusters of low-rise apartments and houses, with each cluster encircling a large resident’s swimming pool, or two. This arrangement enables all properties to be pool facing and enjoy abundant levels of natural lighting. Great emphasis has been placed on the overall aesthetics, functionality and facilities of Polis Gardens, allowing generous space for communal areas and landscaped gardens. Residents can also take advantage of the on-site whirlpool spa, sauna and fully equipped gymnasium. The properties have a charming Mediterranean design, with natural stonework, arches and marble balustrade giving traditional character.

IN BRIEF

- Type > Townhouses & Apartments
- Beds > 1,2 & 3
- Units > 132
- Pool/s > 4 communal
- Status > Completed





DIVERSE PROPERTY PORTFOLIO

Limassol

THE CITY OF CHOICE

Limassol is Cyprus' cosmopolitan capital, its most important business district and a vibrant modern playground. It is consistently ranked as one of the world's leading cities for quality of life. Nowhere in Cyprus is there a richer mix of modern culture and fascinating heritage.



ONE

ICONIC ADDRESS - LIMASSOL

ONE OF A KIND

For exceptional seafront living, exclusivity, rarity and security of investment, ONE is the most sought after address in Cyprus. 37 storeys with 83 ultra-luxurious residences ensure it's the tallest residential tower of its kind. ONE is a landmark of progress offering residents all the advantages of esteemed hotel service in the comfortable embrace of a secure, private home. The monumental height of ONE redefines the ultimate Limassol view - it has the greatest perspective on the city and is an altogether elevating prospect. As the effervescent Mediterranean Sea stretches out to the earth's gentle curve, you have the world in front of you. You command the horizon.

ONE ADDRESS

ONE is situated on 28th October Avenue, Limassol's most prized address. This prime seafront boulevard traces the coastline and runs parallel to its enchanting palm-lined promenade. Accented with boutique shopping and chic café culture, the select avenue effortlessly links its residents to the central business district, the most fashionable shopping quarter, the charming old town and the modern marinas. ONE gives the Limassol skyline a striking new definition. The tallest residential tower of its kind, ONE is a landmark of progress, recognisable from anywhere in the city.

ONE COLLABORATION

A collection of the world's most renowned architects, designers and engineers have been brought together to originate ONE. They share an affinity for the exceptional, the unique and the genuine. The many perspectives that have combined to realise a building of such unrivalled quality are evident in its striking aesthetic, its performance and its breathtaking elegance within the Limassol skyline. Apartments have been ingeniously designed with an uninterrupted flow between one side of the tower and the other. And with a maximum of just three apartments per floor, every residence at ONE offers unrivalled views. On one side, the sea provides the ultimate natural vista. On the other, the view of the city and the distant Troodos Mountains is magnetic by day and enchanting by night.



ONE RESIDENCE

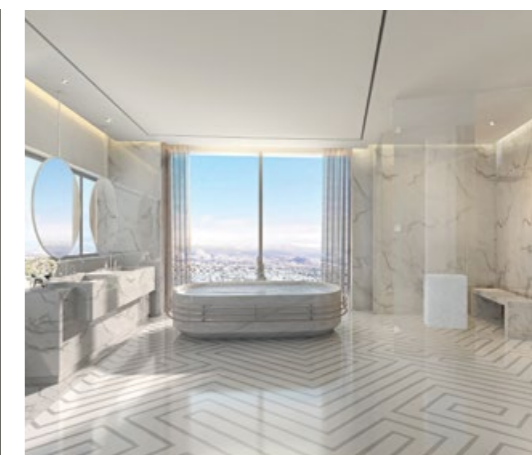
The iconic tower offers unrivalled residences, each bathed in natural light and offering breathtaking views. The inspired mastery of fine architectural minds has realised a building that functions beyond expectation and excites without apology. These are residences that directly connect with nature in the ultimate Mediterranean location. Services and facilities open up a world of luxury. Space beguiles and indulges. The building's light, height, intrigue and elegance support the purity of a shared vision to create a new category of elite living in Cyprus.

ONE LIFESTYLE

Within the walls of ONE, residents have exclusive access to exceptional amenities, facilities and service. The spa is a sublime haven of peace, relaxation and restorative treatments. The large pool, voluminous sun decks, planted terraces, bar with panoramic views, state-of-the-art fitness centre and restaurant all contribute to the sense that ONE is a world unto itself. A world apart.

- 24-hour reception
- Concierge service
- Secure car park
- Bicycle parking
- Outdoor swimming pool with deck area
- Gym
- Spa with treatment room, sauna & steam bath
- Meeting room
- Business centre - Wine cellar
- Outdoor children's playground
- Children's pool area
- Outdoor sitting area/terrace

Apartments from €1,950,000 +VAT



ARIA RESIDENCES, LIMASSOL

Luxury Villas from 2,610,000 + VAT & Luxury Suites from 427,000 + VAT



VETRO SUITES, AYIOS ATHANASIOS, LIMASSOL

Penthouses available from €1,300,000 + VAT



A privileged location in one of the most desirable residential suburbs of Limassol

Aria Residences enjoys a privileged location in one of the most desirable residential suburbs of Limassol, with spectacular views of the Limassol coastline and marina and just moments away from Limassol's finest five star hotels. A collection of 6 luxury villas, 9 townhouses, 12 suites and 2 residences, Aria offers contemporary living just minutes away from the city. Aria Villas are set around private pools with stunning views to the sea, city and mountains. They respond to the confident tastes of discerning clients. Stone, warm iroko hardwood, luxurious marbles; every home at Aria draws upon natural materials that have been borne out of the earth. Arias' modern architectural lines are carried through to the townhouses with striking cantilever terraces and double-height glass stairwells being key features of the facades. A perfect balance of materials, Aria townhouses feature fairface concrete, natural stone and iroko framed terraces. The clusters are separated with landscaped greens ensuring optimal circulation and maximising privacy.

IN BRIEF

Type > Luxury Villas, Townhouses, Suites & Residence
Beds > 2 & 3
Units > 29
Pool/s > Private/communal
Status > Under construction



10km



23km



1km



12km



10km

IN BRIEF

Type > Luxury Apartments
Beds > 2 & 3
Units > 10
Pool/s > No
Status > Under construction



1,5km



65km



150m



80km



5,4km

LANA VILLAS, LIMASSOL

Villas from €890,000 + VAT

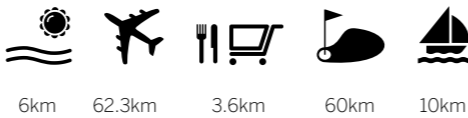


Elegant contemporary residences in a tranquil area

Located in desirable hills of Limassol, Lana Villas comprises 6 luxuriously appointed 3 bedroom residences, which harmoniously blend with their natural surroundings. Lana Villas are within a short drive of award-winning sandy beaches, close to a plethora of shops, restaurants and other amenities, yet offer a serene environment and tranquillity.

IN BRIEF

Type > Luxury Villas
Beds > 3
Units > 6
Pool/s > No
Status > Off plan



VIDA SUITES, LIMASSOL

Apartments & Penthouses from €477,000 + VAT

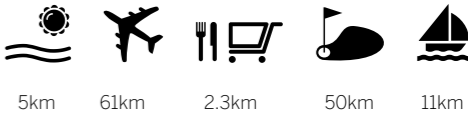


Luxury residences in the city center

Vida Suites is centrally located in an exclusive and quiet residential neighborhood in Limassol, moments away from the coastline and amenities. The project's design is modern and elegant, with expansive glass and open-plan living. Comprising 16 luxuriously appointed 2 and 3 bedroom apartments with large terraces, Vida Suites is ideal for Mediterranean living.

IN BRIEF

Type > Apartments & Penthouses
Beds > 2 & 3
Units > 29
Pool/s > No
Status > Off plan



Athens, Greece

HISTORIC VIBRANT CAPITAL CITY

A vibrant capital city and the largest city in Greece. Athens dominates the Attica region of Greece and is one of the oldest cities in Europe with a wealth of history to experience and explore. Each neighbourhood in Athens has its own unique attractions and character. Explore the cafes and bars in Exarchia, the history of Plaka, the buzzing nightlife in Gazi and the coolest shopping in Kolonaki.



ILISÓ

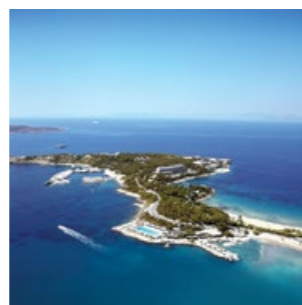
SUITES

A STYLISH HOME IN ATHENS, GREECE

A VAT-free investment with excellent appreciation potential & eligible for Permanent Residence, giving you visa-free travel access to the Schengen Zone.

From €302,000

LOCATION | ATHENS | MOSCHATO





Urban living for the Mediterranean lifestyle

A contemporary development of 56 two-bedroom apartments on the Athens Riviera, just 16 kilometres from the city center.

The Athens Riviera is currently undergoing a €10Bln upgrade which includes marinas, parks, hotels, casinos and much more, making the area more attractive than ever and ripe for investment. In fact, tourism figures are anticipated to double once the new projects are complete.

Location

Moschato is situated at the start of the 70-kilometer Athens Riviera, with its clear-blue waters, romantic sunsets and sweeping views of the Saronic Gulf. The new development is just a 9 minute walk from a metro station which connects you with Syntagma, in the heart of the city, in just 17 minutes. It also connects you with the coast in just 3 minutes where you have the opportunity to swim, relax at a water-front café, walk along the picture-perfect pedestrian streets and the marinas, enjoy your favourite water sport, visit one of the area's modern shopping centres, dine by the sea or simply enjoy the vibrant social scene.



Iliso has been designed for contemporary living, intuitive design and robust forms create a distinctive environment that awakens the senses. The architecture has an indoor/outdoor concept, with spacious terraces and beautiful courtyards extending the living areas. The sleek geometry is softened with an earthy palette of materials including wood and marble, selected to provide elegant simplicity.

Iliso Suites are VAT-FREE enabling a saving of 24%

Acquiring a property in Cyprus is a simple and straight forward procedure. Your property purchase is likely to be one of the largest investments you make and therefore you should ensure that you have sound legal advice to safeguard your interests.

We have a team of inhouse legal experts who can assist or advise you on the process.

1. Choose your new Pafilia home from our diverse property portfolio.
2. Assign a lawyer to assist with due diligence and contracts.
3. Sign reservation agreement and pay deposit.
4. Finalise and sign the property sales contract.
5. Lawyer arranges payment of the stamp duty fees and submits the sale agreement to the Land Registry to safeguard your rights as owner.
6. Lawyer submits reduced VAT rate application to the Authorities (if applicable).
7. If the selected property is at its early stages of development or off- plan you may be given the option to select the finishing materials and fittings, through an appointment with our customer care department.
8. Payment schedule is agreed based on construction progress or completed if a ready property is chosen.
9. Delivery/ finalization of sale and transfer of ownership is completed by your lawyer.
10. Electricity and water connection (if property is completed).
11. Title deeds transferred / issued (on completion of the project).



Property Tax

VAT

Since Cyprus joined the EU in 2004, a standard VAT rate of 19% is required to be paid when buying a new property. However, following a VAT Amendment Law, a reduced VAT rate, starting at 5% is applicable for the acquisition of new residential properties. For the reduced rate to be in effect, certain terms and conditions must be met:

- The property must be used as the primary and permanent residence of the applicant in Cyprus (for the next ten years).
- The applicant has not acquired any other residence in Cyprus with a reduced VAT rate.
- The applicant must be an individual, over 18 years old, thus legal entities are excluded.

The reduced VAT rate of 5% is applied on the first 200 square meters (building coefficient) of the property as per the architectural plans submitted to the Authorities. On the remaining square meters, the standard rate of 19% is imposed.

Property Transfer Fees

The fees charged by the Department of Land and Surveys for the transfer of immovable property are:

Property Price	Rate	Fee	Accu. Fee
First €85,000	3%	€2,550	€2,550
€85,001 – €170,000	5%	€4,250	€6,800
Over €170,000	8%		

Properties subject to VAT are exempt from the above transfer fees.

Properties not subject to VAT are eligible for a 50% exemption from the above transfer fees.

Title Deeds

Transfer of ownership from Vendor to Purchaser is a simple procedure undertaken through the Cyprus Land Registry Office, either by the buyer in person or by appointing a third party with a power of attorney. Title Deeds are issued a few years after the completion of the project / property, they are always in the name of the Developer, and then the Title Deed of each unit is transferred to the name of the purchaser. When your Contract of Sale is deposited at the Land Registry Department, you the purchaser can prevent the owner/ developer from transferring the property elsewhere or changing it. Furthermore, by virtue of a Bank Waiver Letter no burdens, charges or encumbrances can affect your right to seek specific performance after the contract has been deposited with the Land Registry, since you are the beneficial owner.

Capital Gains Tax

Capital Gains is imposed on the profit gained from the disposal of a property. The tax rate is 20%.

Inheritance Tax

There is zero inheritance tax in Cyprus.





BUYING GUIDE

Associated Property Costs

Running Expenses

Communal Expenses

A service charge is applicable for properties on a managed development. The cost depends on the area of your property (m²) and the facilities and service available at the specific development. The service charge ranges from €350-1500 every six months (for standard type developments).

Municipality / Community Property Tax

Approximately 0.23% or €50 - €500 per annum on the property's value at as 01.01.2013

Sewerage Tax

As the owner of the property, you are required to pay an annual Sewerage Tax, calculated on the market value of the property as at 01.01.2013. Rates vary from 0,1-0,4‰

Buildings Insurance

This is provided by our company at no cost until your property is delivered. Thereafter, the property owners need to have buildings insurance in their own name and our company can offer competitive annual premiums.

Immovable Property Tax

Immovable property tax has been abolished as from 1 January 2017.

Contents Insurance

From delivery, our company recommends owners take out contents insurance. Our company can offer competitive annual premiums.

Water

Depending on the municipality, there is an initial connection fee and deposit of approximately €200, the deposit is refundable assuming the final balance is paid off and disconnection is requested. Water bills are issued quarterly and show a monthly standing charge which varies according to the municipality. If the owner intends to be absent from Cyprus for long periods, it is advisable to arrange to pay water bills by standing order.

Electricity

When a new property is purchased a new electricity contract must be established in the owner's name. Electricity is charged on a bi-monthly basis.

OPPORTUNITIES FOR DEVELOPMENT WITH RESIDENTIAL PLOTS

Buying a plot of land is a great investment, it is a tangible asset that doesn't depreciate in value and always in demand because it is a finite resource. Land and plots can be a very lucrative investment, once developed it can offer great returns.

Owning land requires very little effort. You do not need to maintain it, renovate it, or protect it. Simply by leaving your land in its natural state, it will have value. There are many advantages to buying plots of land for development, but you need to consider factors like the location, views, local amenities, utility services, road access and zoning designations.

There are many opportunities from building your dream family home, to a development of multiple units, as an investment or for future inheritance. Your options are literally endless and with the largest landbank in Cyprus, we have the perfect plot you are looking for.



Prime locations in Pafos and Limassol



60% coastal locations Over 1000 plots



Stunning views



Title deeds available



Prices start at €60,000 +VAT



Mark Twain once famously said,
“Buy land, they’re not making it anymore.”



AWARDS

Award-winning services

In recognition of our commitment to excellence in planning, innovation, design, service and management, Pafilia has received over 56 international awards.

<div><div>★</div><div>MINTHIS Best Leisure Development Cyprus European Property Awards</div></div>	2021/22	<div><div>★</div><div>MINTHIS Best Leisure Development Europe International Property Awards</div></div>	2018/19
<div><div>★</div><div>MINTHIS Cyprus Construction Awards Best Family Home for Electra</div></div>	2021	<div><div>★</div><div>ONE Best Residential High-Rise Development Cyprus European Property Awards</div></div>	2018/19
<div><div>★</div><div>ONE Cyprus Construction Awards Best Apartment Building</div></div>	2021	<div><div>★</div><div>MINTHIS Best Leisure Development Cyprus European Property Awards</div></div>	2018/19
<div><div>★</div><div>MINTHIS Cyprus Construction Awards Best Holistic Resort</div></div>	2021	<div><div>★</div><div>MINTHIS Best Property Single Unit Cyprus Five Star European Property Awards</div></div>	2017
<div><div>★</div><div>MINTHIS World Luxury Travel Awards Best Lifestyle Destination Eastern Europe</div></div>	2021	<div><div>★</div><div>MINTHIS Best Leisure Development in Cyprus Five Star European Property Awards</div></div>	2017
<div><div>★</div><div>MINTHIS Minthis Best Leisure Development In Europe International Property Awards 2020</div></div>	2020	<div><div>★</div><div>ONE Best Residential High-rise Development in Europe International Property Awards (in association with The Telegraph)</div></div>	2016/17
<div><div>★</div><div>NEO Best Residential High Rise Development in Cyprus International Property Awards 2020</div></div>	2020	<div><div>★</div><div>ONE Best Residential High-rise Development in Cyprus Five StarEuropean Property Awards (in association with The Telegraph)</div></div>	2016/17
<div><div>★</div><div>MINTHIS Silver Award for Corporate Identity Reputation Management / Branding Cyprus Tourism Awards 2019</div></div>	2019	<div><div>★</div><div>ONE Gold Award for Best High Rising Project in Europe Homes Overseas Russian Awards</div></div>	2015/16

<div><div>★</div><div>ONE Grand Prix as the best project among all nominees Homes Overseas Russian Awards</div></div>	2015/16	<div><div>★</div><div>MINTHIS Grand Prize Award (Russian) World Residence Awards</div></div>	2008
<div><div>★</div><div>ONE Gold Award for Best Project in Cyprus Homes Overseas Russian Awards</div></div>	2015/16	<div><div>★</div><div>PANORAMA VILLAS Silver Award for Best City Villa (Russian) World Residence Awards</div></div>	2008
<div><div>★</div><div>MINTHIS Highly Commended Award for Best Leisure Development Cyprus European Property Awards</div></div>	2015 /16	<div><div>★</div><div>DESIRE GARDENS Silver Award for Best Apartment Cyprus Homes Overseas Magazine</div></div>	2007
<div><div>★</div><div>ONE Highly Commended Award for Residential High Rise Development Cyprus European Property Awards</div></div>	2015 / 16	<div><div>★</div><div>NERINA SUNSET Silver Award for Best House Cyprus Homes Overseas Magazine</div></div>	2007
<div><div>★</div><div>MINTHIS Highly Commended Award for Architecture (Callisto Villa) European Property Awards (in association with Virgin Atlantic)</div></div>	2013	<div><div>★</div><div>PAFILIA PROPERTY DEVELOPERS Leading Cypriot Development International Homes Magazine</div></div>	2006
<div><div>★</div><div>MINTHIS Best Golf Development Cyprus, 5 star European Residential Property Awards (in association with CNBC)</div></div>	2009	<div><div>★</div><div>TALA GARDENS Bronze Award for Best Cypriot Apartment Homes Overseas Magazine</div></div>	2006
<div><div>★</div><div>MINTHIS Best Architecture Cyprus, 5 star European Residential Property Awards (in association with CNBC)</div></div>	2009	<div><div>★</div><div>THALIA VILLA Gold Award for Best Cypriot House / Villa Homes Overseas Magazine</div></div>	2006
<div><div>★</div><div>MINTHIS The Architecture Award Europe European Residential Property Awards (in association with CNBC)</div></div>	2009	<div><div>★</div><div>THALIA VILLA Best Cypriot Development International Homes Magazine (sponsored by Bentley)</div></div>	2005
<div><div>★</div><div>PAFILIA PROPERTY DEVELOPERS Best Property Agents & Developers Bellevue Magazine</div></div>	2009	<div><div>★</div><div>KISSONERGA SEA VIEW Silver Award for Best Cypriot Apartment Homes Overseas Magazine</div></div>	2005
<div><div>★</div><div>PAFILIA PROPERTY DEVELOPERS Best Property Agents & Developers Bellevue Magazine</div></div>	2008	<div><div>★</div><div>PAFILIA PROPERTY DEVELOPERS Leading Cypriot Development International Homes Magazine</div></div>	2004/5
<div><div>★</div><div>PAFILIA GARDENS Gold Award for Best Development Cyprus Homes Overseas Magazine</div></div>	2008	<div><div>★</div><div>DESPINA VILLA Bronze Award for Best Cypriot Property International Homes Magazine</div></div>	2004
<div><div>★</div><div>MINTHIS Winner of the Off-Plan Top 20 Homes Overseas Magazine</div></div>	2008	<div><div>★</div><div>KISSONERGA SEA VIEW Best Cypriot Development International Homes Magazine (sponsored by Bentley)</div></div>	2004

Creating world-class lifestyle destinations.

Our comprehensive developments represent a diversity in locations and styles ranging from modern houses, Mediterranean villas and apartments, to integrated leisure resorts, towers, seafront properties, private estates and rare communities.



THE LARGEST PROPERTY COLLECTION IN CYPRUS.



Head Office- Cyprus

Pafilia Property Developers Ltd
33 Nicodemou Mylona Street
Marina Court, PO Box 60159
8101 Pafos, Cyprus
T. +357 26 848 800
F. +357 26 934 910
E. info@pafilia.com

Limassol

T. +357 25 590 880
E. info@pafilia.com

Global Offices

LONDON | MOSCOW | BEIJING | SHANGHAI | SHENZHEN | ATHENS | HO CHI MINH | DUBAI

www.pafilia.com - www.neolimassol.com - www.onelimassol.com - www.minthisresort.com

Pafilia