

BEGONIA

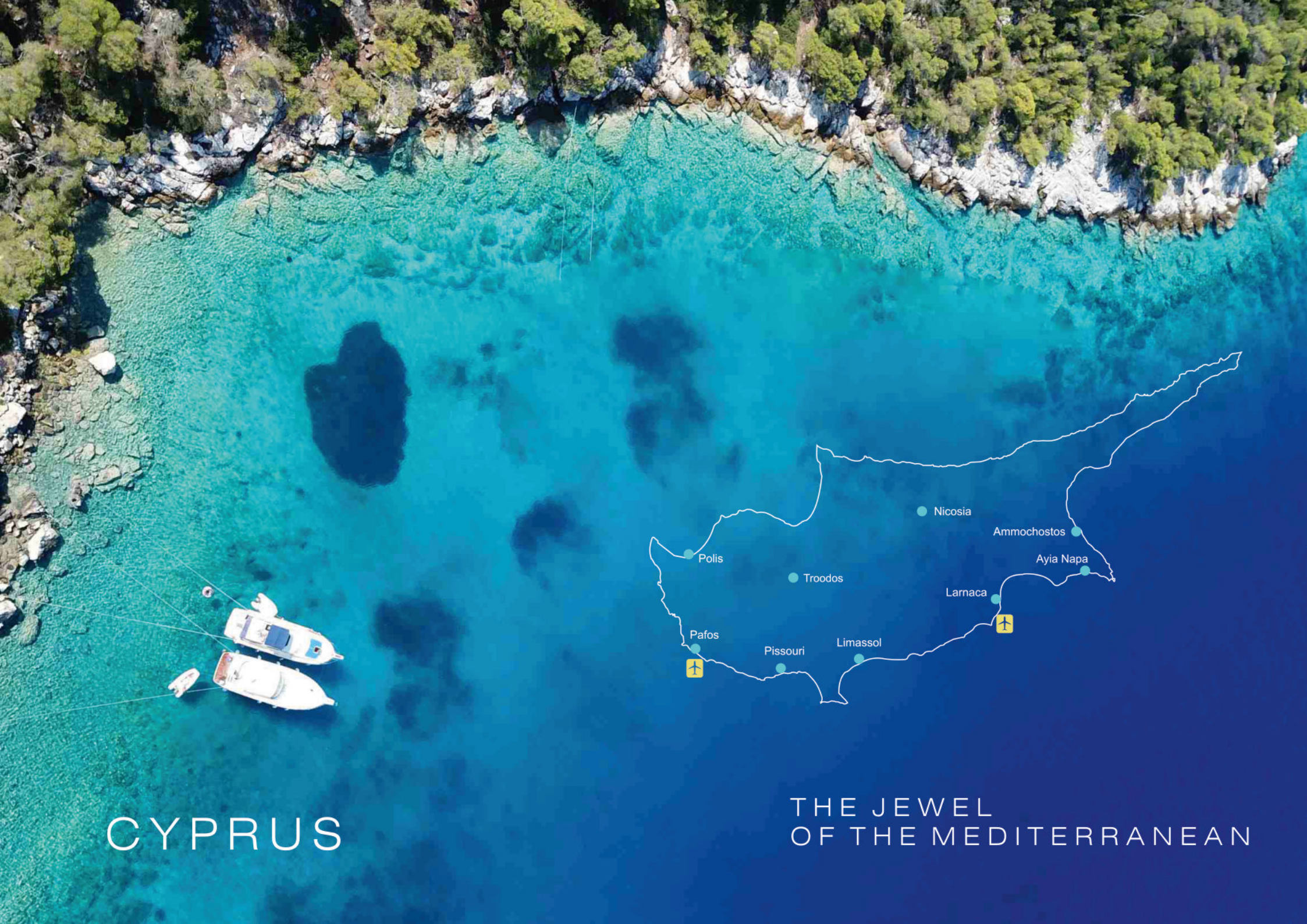


BEGONIA
RESIDENCES

MELANIA GARDENS D







CYPRUS

THE JEWEL
OF THE MEDITERRANEAN

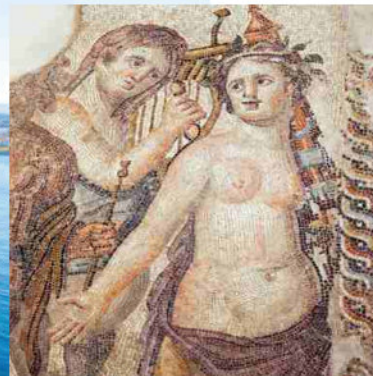


- Full member of the European Union
- Lowest corporate tax regime in the EU (12,5%)
- Strategic location: crossroads of three continents (Africa, Asia and Europe)
- Cosmopolitan lifestyle
- Cultural diversity
- Excellent infrastructure
- Modern healthcare facilities and centres
- Pleasant Mediterranean climate
- Rich in culture and history
- English widely spoken
- Blue flag awarded beaches
- Picturesque villages and mountains with pine forests
- Winter ski resorts
- Safe and friendly environment
- Great nightlife
- Wide range of entertainment and outdoor excursions
- Short distances to amenities and services
- Contemporary shopping malls with international brands
- International 18-hole championship signature golf courses
- Modern, international airports with flights from major destinations
- Luxury spa resorts and five star hotels
- Business opportunities
- Public and private educational institutions
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- Public and private educational institutions
- Business centre for large corporations
- Natural gas: substantial impact on all aspects of the Cyprus economy and real estate industry
- Largest casino resort in Europe to be developed in Cyprus

PAFOS

THERE ARE MANY REASONS
WHY PAFOS IS
A FAVOURABLE DESTINATION

- Cultural Capital of Europe 2017
- Cosmopolitan lifestyle
- 340 days of sunshine
- Rich in culture and history
- English widely spoken
- Blue flag awarded beaches
- Safe and friendly environment
- Great nightlife
- Wide range of entertainment and outdoor excursions
- Short distances to amenities and services
- Shopping malls with international brands
- International 18-hole championship golf courses
- International Airport with more than 170 flights a week from major destinations
- The largest number of hotels and resorts on the island
- Business opportunities
- Public and private educational institutions
- Business centre for large corporations





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PROJECT SUMMARY |

Discover contemporary Mediterranean living at Begonia Residences, an elegant new development nestled in the sought-after Melanos / Chloraka area of Paphos. This boutique community is comprised of two stylish buildings designed to capture the essence of coastal life.

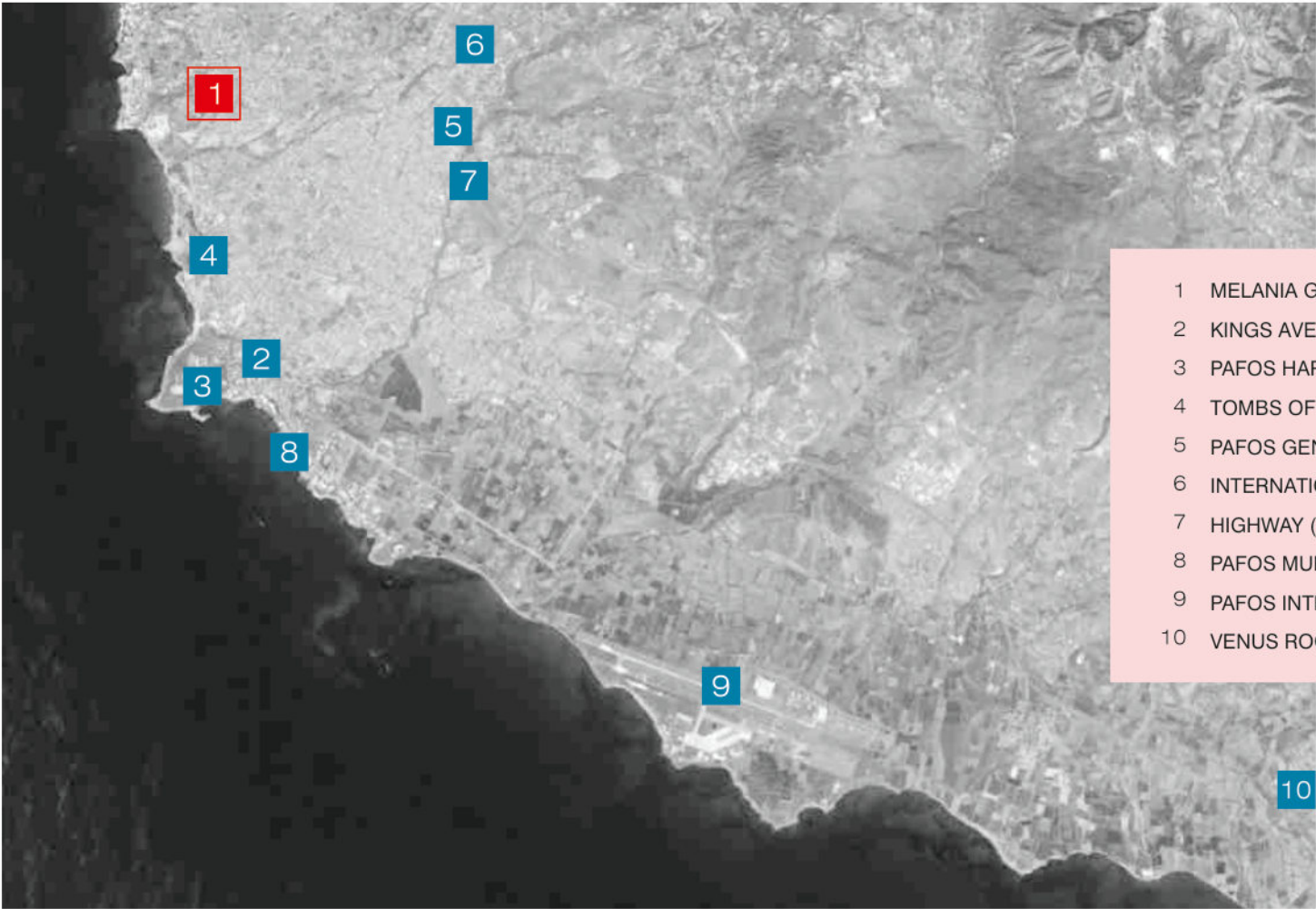
Block 1 features ten spacious apartments - six with three bedrooms and four with two bedrooms - many enjoying sweeping views of the sparkling Paphos coastline.

Block 2 offers eight charming maisonettes, a mix of four two-bedroom and four three-bedroom homes, perfect for families or those seeking extra space. With its prime location, thoughtful layouts, and captivating sea vistas, Begonia Residences combines convenience and beauty for the ultimate Paphos lifestyle.



CENTRAL LOCATION |

TRAVEL TIMES (BY CAR) FROM MELANIA GARDENS D - BEGONIA RESIDENCES



1	MELANIA GARDENS D - BEGONIA RESIDENCES	-
2	KINGS AVENUE MALL	9 minutes
3	PAFOS HARBOUR	11 minutes
4	TOMBS OF THE KINGS	5 minutes
5	PAFOS GENERAL HOSPITAL	10 minutes
6	INTERNATIONAL SCHOOL OF PAPHOS	12 minutes
7	HIGHWAY (STARTING POINT)	10 minutes
8	PAFOS MUNICIPAL BEACH	3 minutes
9	PAFOS INTERNATIONAL AIRPORT	23 minutes
10	VENUS ROCK GOLF RESORT	25 minutes

GOOGLE EARTH LOCATION

LATITUDE	34.789680°
LONGITUDE	32.412310°



1 MELANIA GARDENS D - BEGONIA RESIDENCES



2 KINGS AVENUE MALL



3 PAFOS HARBOUR



4 TOMBS OF THE KINGS



5 PAFOS GENERAL HOSPITAL



6 INTERNATIONAL SCHOOL OF PAPHOS



7 PAFOS/LIMASSOL HIGHWAY



8 PAFOS MUNICIPAL BEACH



9 PAFOS INTERNATIONAL AIRPORT



10 VENUS ROCK GOLF RESORT

MELANIA GARDENS D - BEGONIA RESIDENCES

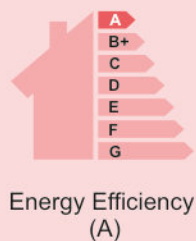
2 AND 3 BEDROOM APARTMENTS AND MAISONNETTES



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MELANIA GARDENS D





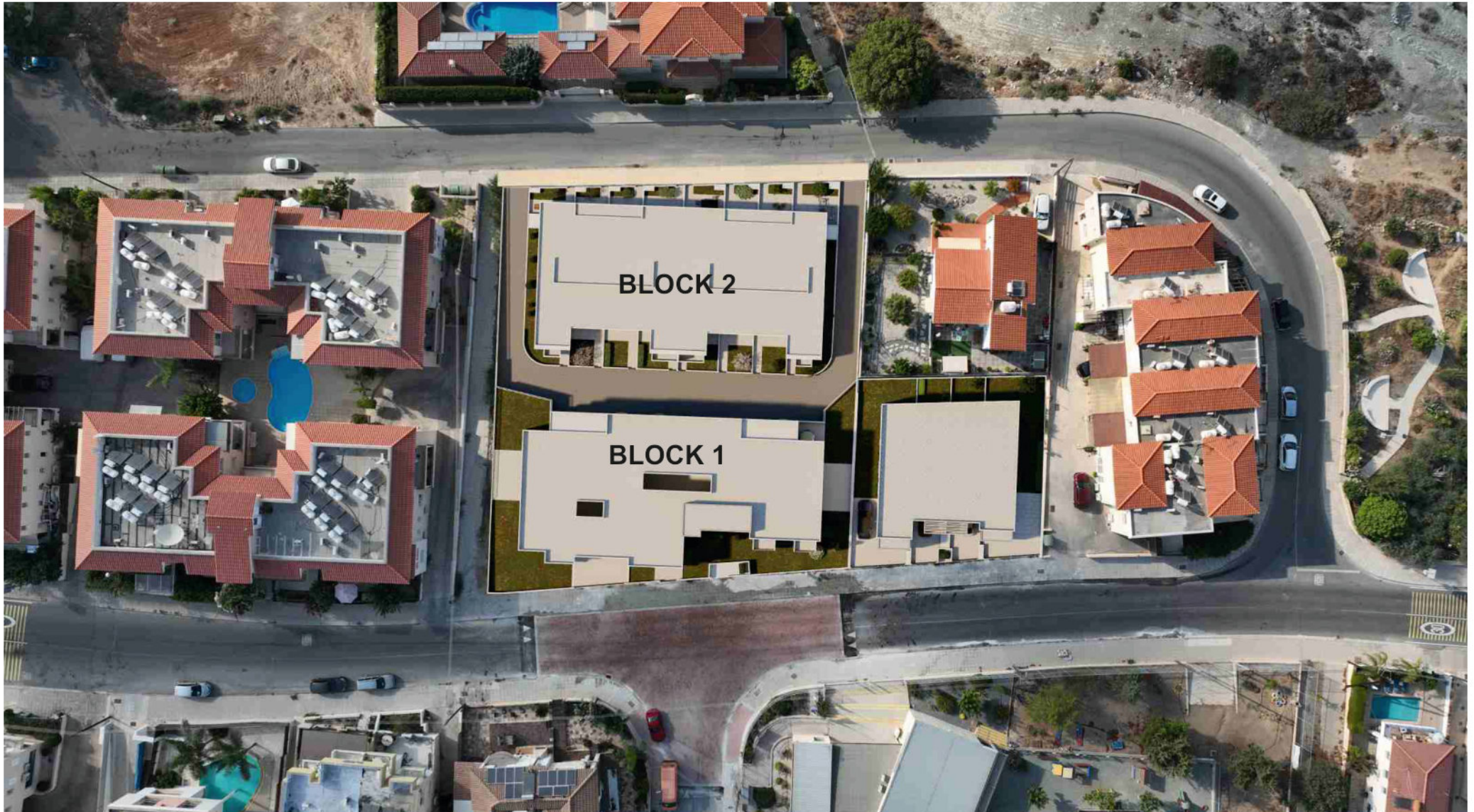
MELANIA GARDENS D - BEGONIA RESIDENCES SUMMARY

BLOCKS	2
NUMBER OF APARTMENTS	10
NUMBER OF MAISONETTES	8
BEDROOMS	2 AND 3
TOTAL COVERED AREAS (APARTMENTS) (INCLUDING COMMON AREAS, STORE AND COV. PARKING)	115.22 m ² - 161.43 m ²
TOTAL COVERED AREAS (MAISONETTES) (INCLUDING COV. PARKING)	147.67 m ² - 171.59 m ²

The information presented herein is to be used for reference purposes only and is non-contractually binding. The Vendor reserves the right for any changes at the Vendor's sole discretion. Architectural plans valid on a purchase are those issued for inclusion in the sales agreement.

BLOCK 1 AND 2

MASTER PLAN



Disclaimer : Please note that drawing plans illustrated are for marketing purposes and should be used only as a guide. All efforts have been made to ensure their accuracy at the date of print.
Please refer to architectural drawings for more accurate information on a particular property.



MELANIA GARDENS D - BEGONIA RESIDENCES - BLOCK 1

2 AND 3 BEDROOM APARTMENTS



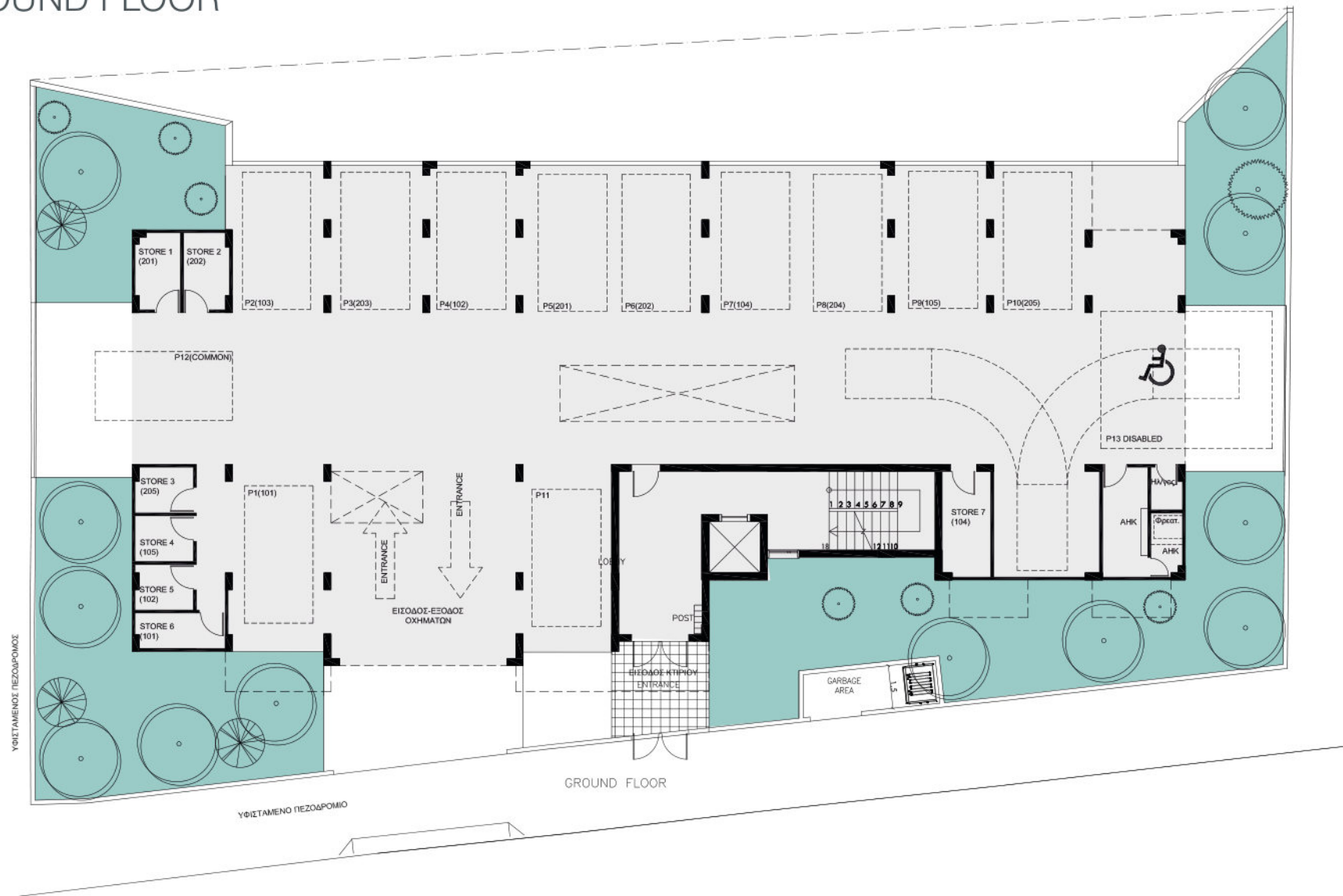
BLOCK 1

GROUND FLOOR



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FIRST FLOOR



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SECOND FLOOR



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AREAS BREAKDOWN

BLOCK 1	APARTMENT NO.	BEDROOMS	INT. COVERED AREA	COVERED VERANDAS	TOTAL COVERED AREA	COMMON AREA	UNCOVERED VERANDAS	COVERED PARKING No.	COV. PARKING AREA	STORE ROOM No.	STORE ROOM AREA	TOTAL COV. AREA (INCLUDING COMMON, STORE AND COV. PARKING)
	101	3	98.25 m²	18.01 m²	116.26 m²	18.55 m²	-	P1	21.04 m²	4	5.58 m²	161.43 m²
	102	3	104.10 m²	7.68 m²	111.78 m²	17.83 m²	-	P4	15.45 m²	5	3.82 m²	148.88 m²
	103	2	75.45 m²	17.11 m²	92.56 m²	14.77 m²	-	P2	16.48 m²	-	-	123.81 m²
	104	2	78.17 m²	7.98 m²	86.15 m²	13.74 m²	-	P7	15.45 m²	7	7.77 m²	123.11 m²
	105	3	92.85 m²	15.74 m²	108.59 m²	17.32 m²	-	P9	16.48 m²	6	4.83 m²	147.22 m²
	201	3	98.25 m²	18.01 m²	116.26 m²	18.55 m²	-	P5	16.85 m²	1	5.20 m²	156.86 m²
	202	3	104.10 m²	7.68 m²	111.78 m²	17.83 m²	-	P6	15.95 m²	2	5.10 m²	150.66 m²
	203	2	75.45 m²	17.11 m²	92.56 m²	14.77 m²	-	P3	16.48 m²	-	-	123.81 m²
	204	2	78.17 m²	7.98 m²	86.15 m²	13.74 m²	-	P8	15.33 m²	-	-	115.22 m²
	205	3	92.85 m²	8.59 m²	101.44 m²	16.18 m²	7.15 m²	P10	16.50 m²	3	3.94 m²	138.06 m²

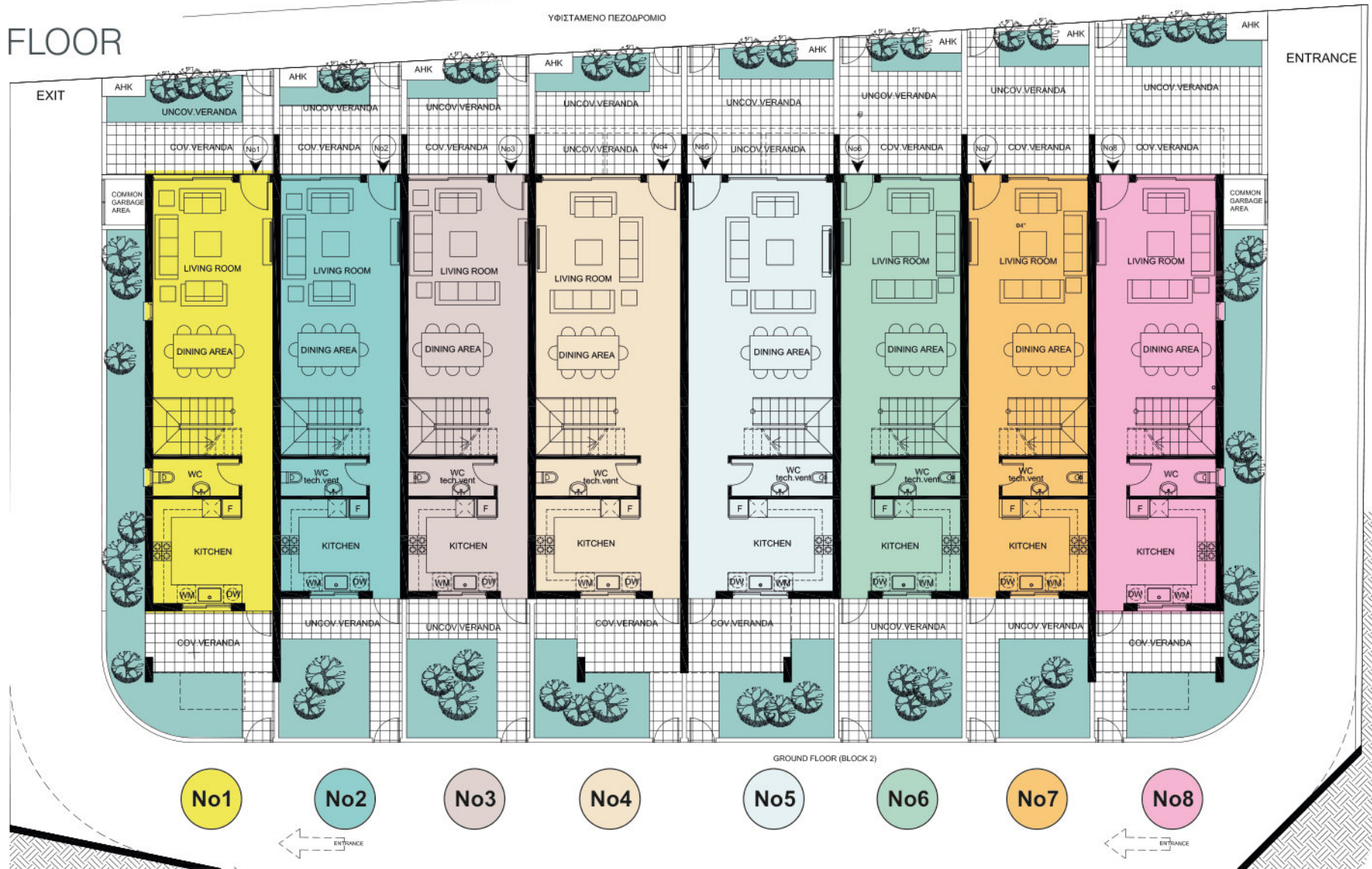
MELANIA GARDENS D - BEGONIA RESIDENCES - BLOCK 2

2 AND 3 BEDROOM MAISONNETTES



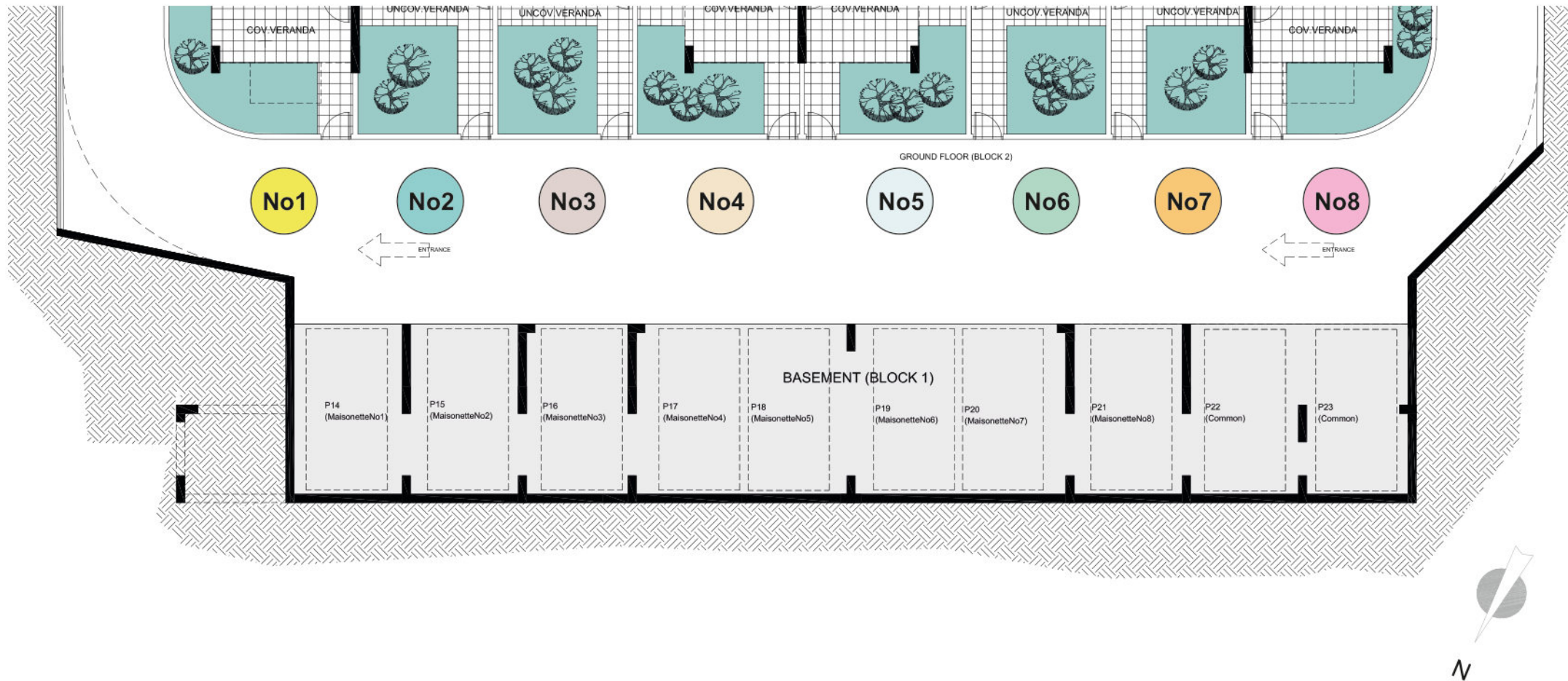


GROUND FLOOR



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BLOCK 2 | MAISONNETTES 1 / 2 / 3 / 4 / 5 / 6 / 7 / 8

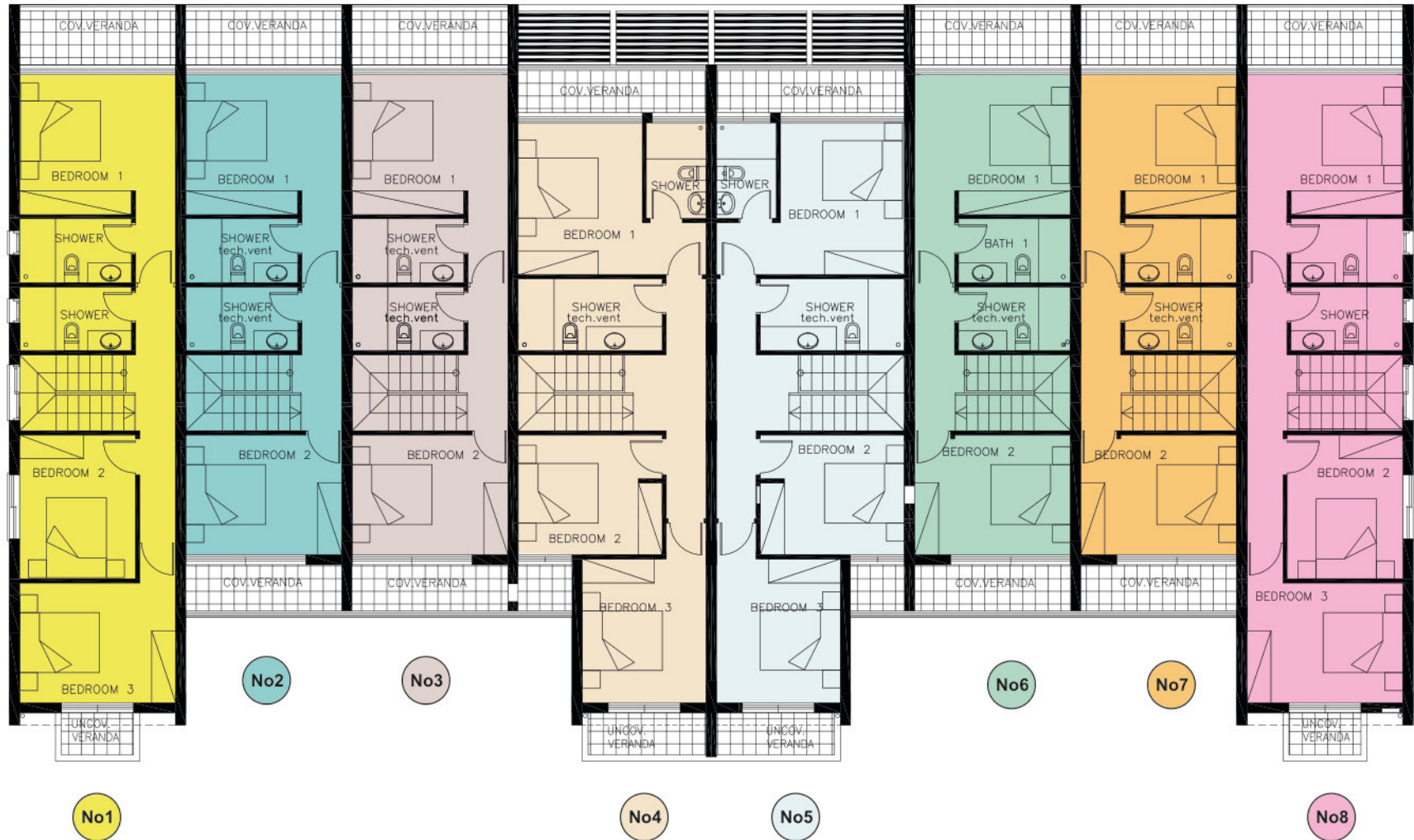
2 AND 3 BEDROOM MAISONNETTES



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FIRST FLOOR



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Rev. Date (Architectural Department): 18 / 02 / 21 - Rev. No (Architectural Department): 1.1

AREAS BREAKDOWN

BLOCK 2

MAISONETTE NO.	BEDROOMS	PLOT AREA	INT. COVERED AREA	COVERED VERANDAS	TOTAL COVERED AREA	UNCOVERED VERANDAS	COVERED PARKING No.	COV. PARKING AREA	TOTAL COV. AREA (INCLUDING COV. PARKING)
1	3	119.00 m ²	131.46 m ²	20.28 m ²	151.74 m ²	10.86 m ²	P14	16.28 m ²	168.28 m ²
2	2	91.42 m ²	110.63 m ²	21.95 m ²	132.58 m ²	6.12 m ²	P15	15.91 m ²	148.49 m ²
3	2	92.36 m ²	110.42 m ²	21.95 m ²	132.37 m ²	7.00 m ²	P16	16.89 m ²	149.26 m ²
4	3	111.40 m ²	138.49 m ²	17.19 m ²	155.68 m ²	13.25 m ²	P17	15.91 m ²	171.59 m ²
5	3	112.80 m ²	138.49 m ²	17.19 m ²	155.68 m ²	14.87 m ²	P18	15.91 m ²	171.59 m ²
6	2	95.69 m ²	110.42 m ²	21.95 m ²	132.37 m ²	10.21 m ²	P19	15.30 m ²	147.67 m ²
7	2	96.73 m ²	110.63 m ²	21.95 m ²	132.58 m ²	11.28 m ²	P20	16.52 m ²	149.10 m ²
8	3	129.00 m ²	131.46 m ²	20.28 m ²	151.74 m ²	20.52 m ²	P21	16.89 m ²	168.63 m ²



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