



PAFOS HEIGHTS



NIDEX OCEAN PROPERTIES

*The Pinnacle of Luxury Living*

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## PAFOS HEIGHTS

An exquisite selection of villas,  
offering unrivalled vistas across the sweeping horizon  
of the Mediterranean.



# Cypriot Oasis

Nestled within the slow-paced, picturesque Pafos hills lies the pinnacle of luxury living. Representing a new take on tranquillity, Pafos Heights is home to an exclusive collection of residences, each boasting a private infinity pool, a sprawling terrace, and panoramic views of the glistening waters below. Inspirational living environments, with a Mediterranean flair.

As a boutique neighbourhood, hosting like-minded international homeowners chasing the sun-drenched Mediterranean lifestyle, this community offers a sought-after blend of hillside serenity, just a short drive from the centre of Pafos. It's an invitation to witness the action from above, whilst enjoying your own plot of tranquillity.

As a collection of seven individually designed villas, residents will step into an oasis of sophistication, calm, and modern convenience, as an introduction to Mediterranean living. Balancing breathtaking outdoor entertaining spaces with world-class internal features, with the ability to take a private elevator up to an out-of-this-world rooftop dining terrace, these villas are designed for those who don't like to compromise on their home comforts. Grand, opulent, and exclusive, yet undeniably inviting.

Across each of the sprawling floors, you will find features made to reel in effortless living. They are spaces where cutting-edge Smart Home technologies sit atop statement fireplaces, and underfloor heating warms up the most exquisite en-suite bedrooms, centred around immersive relaxation. They are the epitome of sophistication, and the peak of the Mediterranean lifestyle.





# The Area

## *An Elevated Enclave*

Nestled in the sought-after village of Tremithoussa, a slice of tranquillity in the Pafos hills, this enclave offers an unparalleled blend of exclusivity, privacy, and community. It's a combination that makes this boutique neighbourhood one of the most coveted in the region, where exceptional sea views meet effortless access to Pafos - a coastal city, at the mid-point between cosmopolitan flair and historic charm.

Swim, host, and dine alfresco above the shimmer of the Mediterranean Sea, with each villa boasting 180° panoramic views from its generous plot of land, ranging from 830 to 2,690 sqm. Head the other way, and you'll find a private road and gated entrances, placing peace of mind on the menu. Go a little further, and you will discover the best of Pafos just a short drive away, from its world-class historical sites celebrating the goddess Aphrodite to unspoiled beaches, outstanding seafood restaurants, and a picturesque harbour, rich with fishing boats and yachts alike.



# Go Inside

## *Lavish Living Spaces*

Discover our take on luxury living. Balancing towering ceilings, sleek lines, timeless interiors, and a sense of functionality painstakingly woven through every room, you will be wrapped up by an immediate sense of calm when entering. It is a blend of function and form, where airy, open - plan living meets the warmth of the fixtures, fittings, and finishes, without compromising on modern convenience.



Live, your way. Inviting you to select the amenities that slot into your lifestyle, from a spacious gym to a plush home cinema, or even a crowd-pleasing wine cellar, each villa is built upon a foundation of unwavering exclusivity. It's the reason we bring sunken in-pool fire pit, mood lighting, ambient music, and one-touch temperature controls to the decision board, for when convenience calls. Understated elegance or over-the-top extravagance - you decide.



# Head Outside

## *Laid-Back Outdoor Living*

Start your day with a morning coffee, gently massaged by the sea breeze. Spend your day waltzing between the sun-drenched sun-lounger and the statement infinity pool. And end your day with the choice between a cosy chat lit by the in-pool fire pit, a sunset rooftop barbecue, or sampling a cocktail or two in your personal sky garden. Another perfect day in Pafos.



Inviting you to indulge in an indoor-outdoor Mediterranean lifestyle, four of our villas include a private rooftop terrace, complete with a summer kitchenette, for barbecues with a backdrop of the Mediterranean Sea. Alternatively, you can select a villa with an overflow waterfall, where water cascades gently from the infinity pool into a subterranean 'secret garden'.



# Features

Luxury living,  
with a splash of Mediterranean charm.



## SPACIOUS LIVING SPACES

Spanning from 358 to 662 sqm, with 3-meter-high ceilings, the word 'grand' echoes through every villa. They are environments where slipping away and enjoying alone time is as effortless as hosting.



## ENSUITE BEDROOMS

Boasting 5/6 ensuite bedrooms, complete with marble wall tiles and contemporary vanity units - as well as custom built-in wardrobes in every bedroom - our fixtures and fittings offer an unimaginable touch of class.



## SLEEP SOUNDLY

Setting the standard for extraordinary security measures, each villa boasts a private gated entrance, with an automated car gate, and covered parking, away from the searing sunrays.



## WORLD-CLASS EXTERIORS

Revel in cosy chats around the in-pool firepit. Unwind in the sunken seating area, reconnecting with those you love under a blanket of stars. Or spend each morning watching the sun peak over the horizon, as you step out from the master bedroom onto your private balcony.



## ENERGY & WATER SAVING FEATURES

Beyond the extravagant doors lies a selection of no-expense-spared eco-friendly features, from the 10 kW Photovoltaic solar panels, Energy Certificate A+, and double-glazed windows and doors to a sustainable VRV air conditioning system.



## BREATHTAKING 180-DEGREE VIEWS

Indulge in unparalleled tranquillity, where afternoons can be spent sipping an ice-cold cocktail, as the Mediterranean Sea glistens, superyachts drift by, and the swish of the infinity pool becomes your backing track.



# A Glimpse Into Pafos

Offering an undeniable authentic charm, with splashes of opulence stitched through, Pafos is renowned as the best of both, where the tales of the old town meet a slow-paced, inviting ambience. It is a place where seafront strolls along the Pafos harbour can be followed by an oh-so-refreshing dip into Pafos' crystal-clear waters, before spending the afternoon immersing yourself in the city's fascinating history.

Rich in history, Pafos Heights residents will host, celebrate, and unwind within a short drive of Pafos Castle, an ancient fort that encapsulates this culture-rich corner of Cyprus. From there, you will be free to explore the city's Roman ruins, as well as the lingering imprint of Hellenic mythology, from Aphrodite's Rock, The Houses of Dionysus, and Orpheus, the mythical poet to Aion, the God of time and the seasons.

This charm radiates through Pafos, with a sense of authenticity woven through the city's art galleries, architecture and street art, offering an exceptional blend of modern timelessness. It's a warmth rarely found elsewhere, where ancient relics sit side-by-side with contemporary restaurants, bars, and lounges, and archaeological sites neighbour the freshest fruits and vegetables, nestled within vibrant open-air markets.

Placing a collection of adventures at your fingertips, Pafos balances world-class scenery with its impressive selection of excursions. An idyllic setting for families - as well as those planning on hosting guests - indulge in turtle-watching cruises, boat tours to the Blue Lagoon, scuba excursions, snorkelling with sea scooters, and parasailing, as well as visits to the Akama National Forest Park and the Adonis Baths Waterfalls, for when fresh air calls. Truly a place for all.

# Unforgettable Experiences

Come together, in your own idyllic haven.  
As the backdrop to your favourite memories, we have crafted spaces that bring people together,  
from vibrant family gatherings to intimate celebrations.

## UNWIND, YOUR WAY

It's more than a getaway. It's an opportunity to breathe, unwind, and reconnect with what matters, as you escape your day-to-day. Where contentment comes - and stays.

## EXCEPTIONAL SCHOOLS

Competing for the place of primary residency, Pafos boasts exceptional built-in technology to ensure you are always connected, with extraordinary international schools on your doorstep.

## PERMANENT RESIDENCY

Stay for a fortnight, or forever. Holiday year-round, with the invitation of permanent residency in Cyprus extended to all Pafos Heights residents.

## DIRECT FLIGHTS

For when getting here needs to be as effortless as living here. With direct flights to London, Tel Aviv and Dubai, Pafos Heights refuses to compromise on convenience.

## CUSTOMISED VILLAS

Villas, shaped around you. Balancing relaxed, Mediterranean living with your selection of fixtures and fittings, buying off-plan offers a tailored, bespoke experience.

## INVESTMENT OPPORTUNITY

For those who aren't ready to make the move permanently, these villas present exceptional investment opportunities, with competitive rental yields.

## PEACE OF MIND

Rest your head, in the knowledge you're in safe hands. With built-in security measures, this gated community - featuring just seven villas - offers complete contentment.

## WE CARE

We're renowned for our personal service, where seamless purchases meet a warm welcome to the neighbourhood, with our founder set to become your Pafos Heights neighbour.



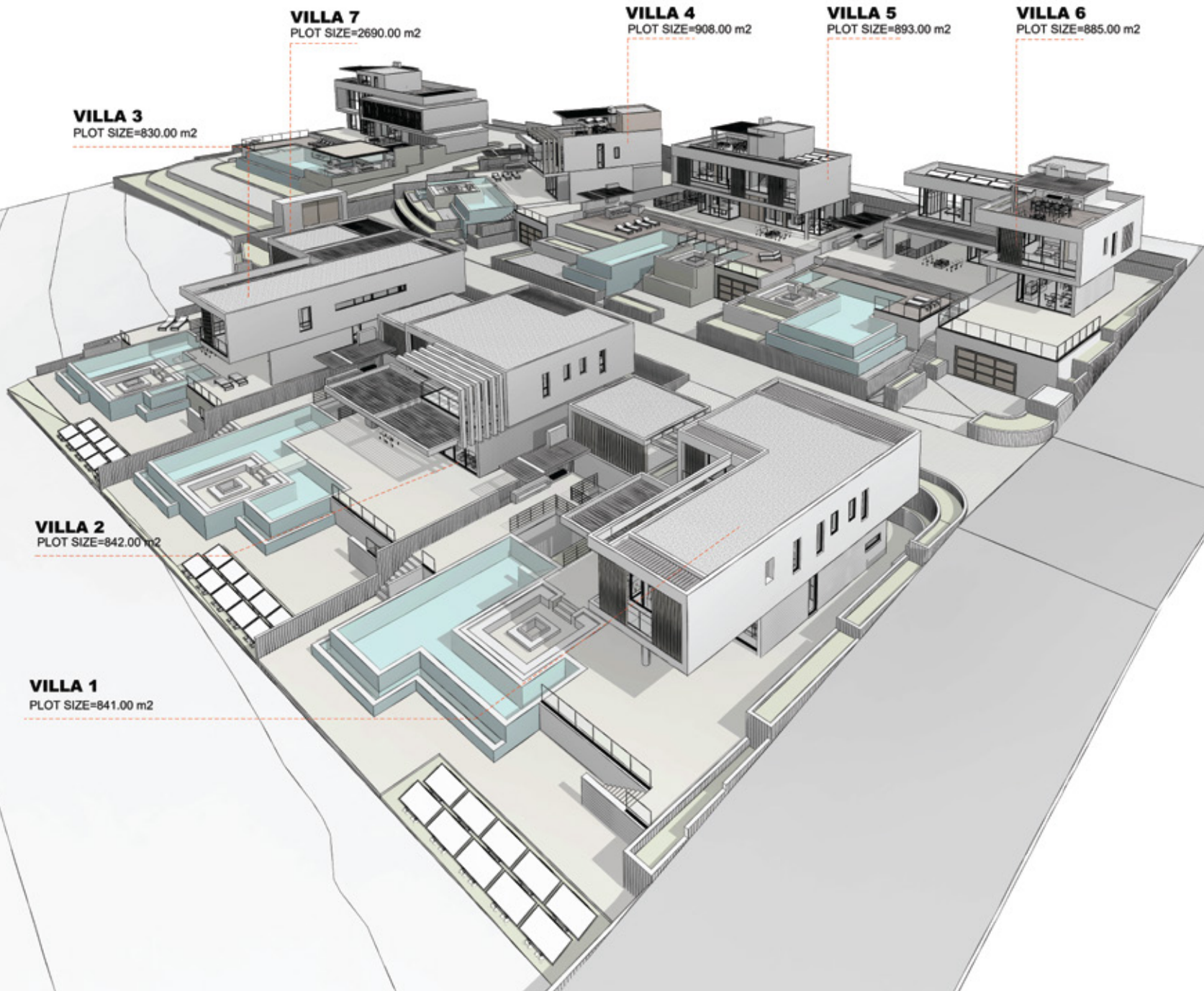
# Site Image



PAFOS HEIGHTS



# Site Plan



# Villa Sizes Overview

Discover what luxury living *really* means, with unique layouts  
- from entertainment spaces to terraces - found behind each door.

Some call it the pinnacle of exclusivity, we call it Pafos Heights.

VILLA No	PLOT m <sup>2</sup>	TOTAL COVERED AREA m <sup>2</sup>	INTERNAL AREA m <sup>2</sup>	COVERED BALCONIES m <sup>2</sup>	COVERED PARKING m <sup>2</sup>	ROOF GARDEN m <sup>2</sup>	BED ROOMS	BATH ROOMS	GUEST W.C.
VILLA 1	841	512	426	40	46	-	5	5	1
VILLA 2	842	522	427	43	52	-	5	5	1
VILLA 3	830	522	405	49	68	-	5	6	1
VILLA 4	908	554	389	50	115	44	5	6	1
VILLA 5	893	503	358	32	113	44	5	5	1
VILLA 6	885	532	386	71	75	53	5	6	1
VILLA 7	2690	823	662	66	95	63	8	9	2



# Villa 1



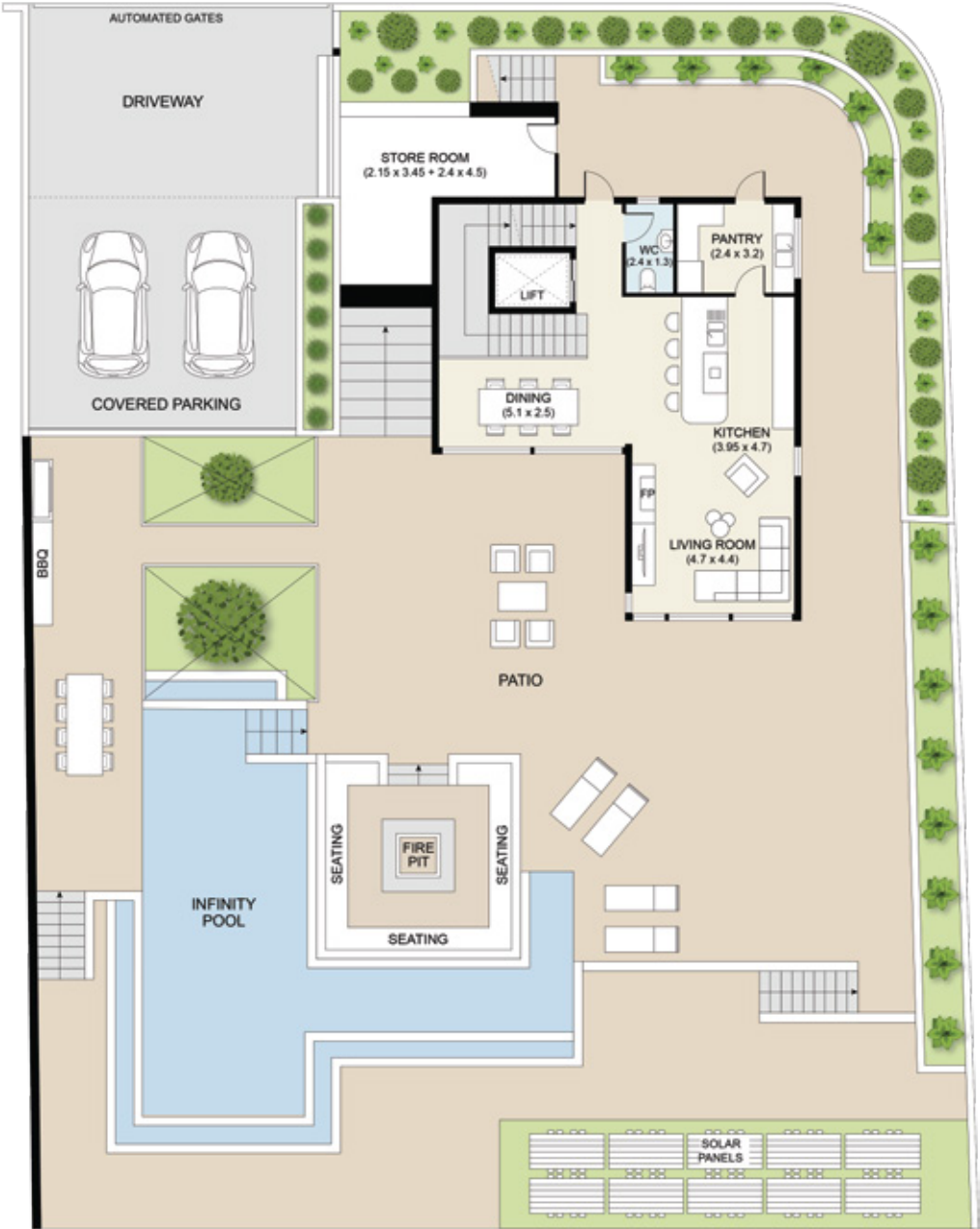
PAFOS HEIGHTS





# Ground Floor

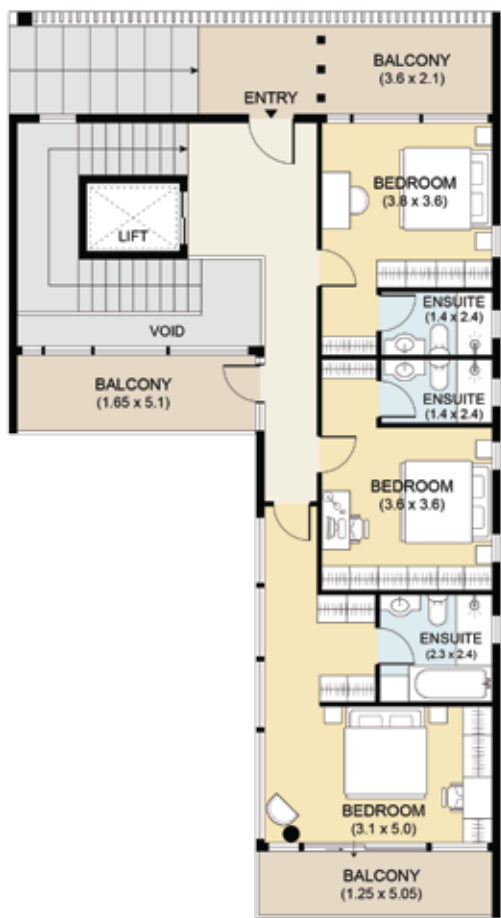
# Villa 1



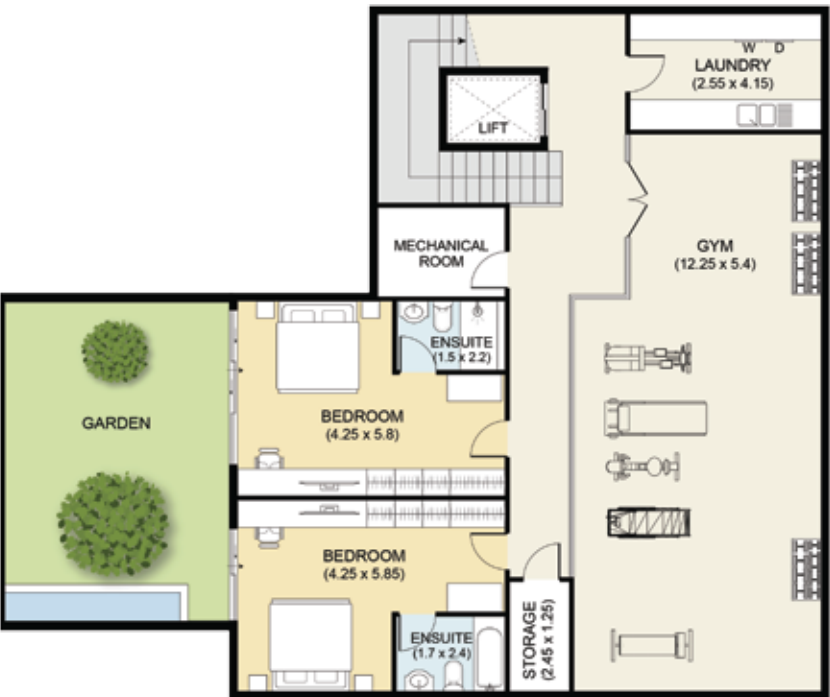
GROUND FLOOR



# First Floor & Lower Level



FIRST FLOOR



LOWER LEVEL

# Villa 2



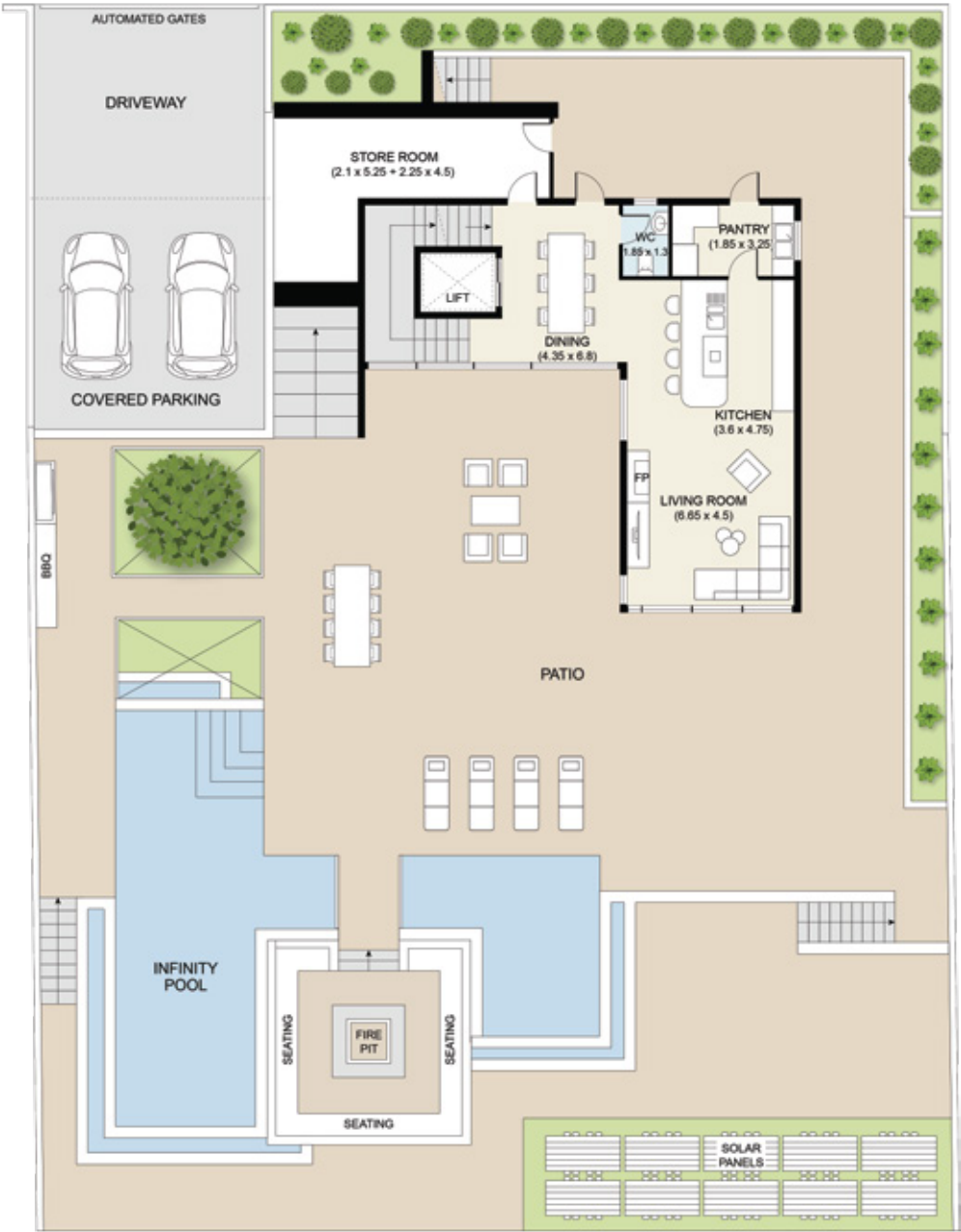
PAFOS HEIGHTS





# Ground Floor

# Villa 2

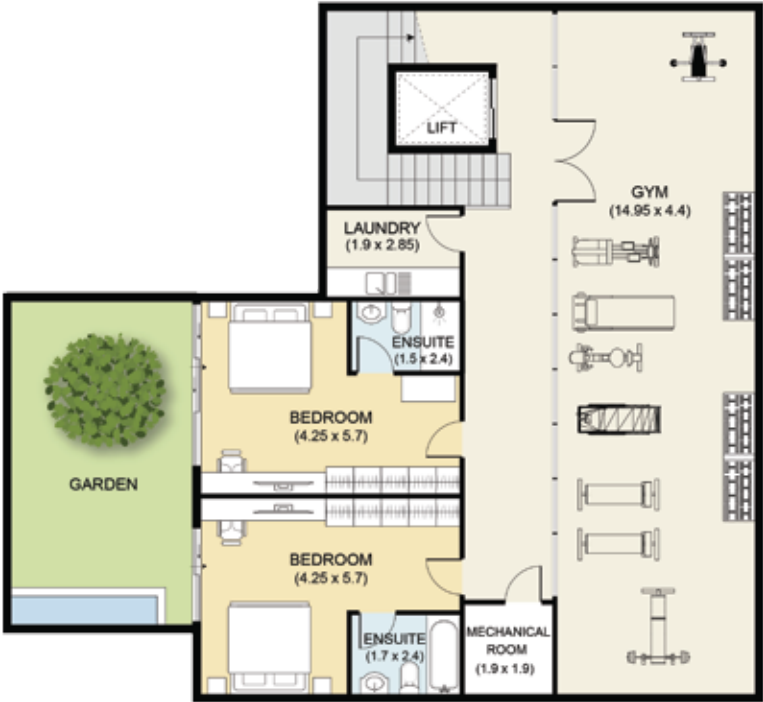


GROUND FLOOR

# First Floor & Lower Level



FIRST FLOOR



LOWER LEVEL

# Villa 3



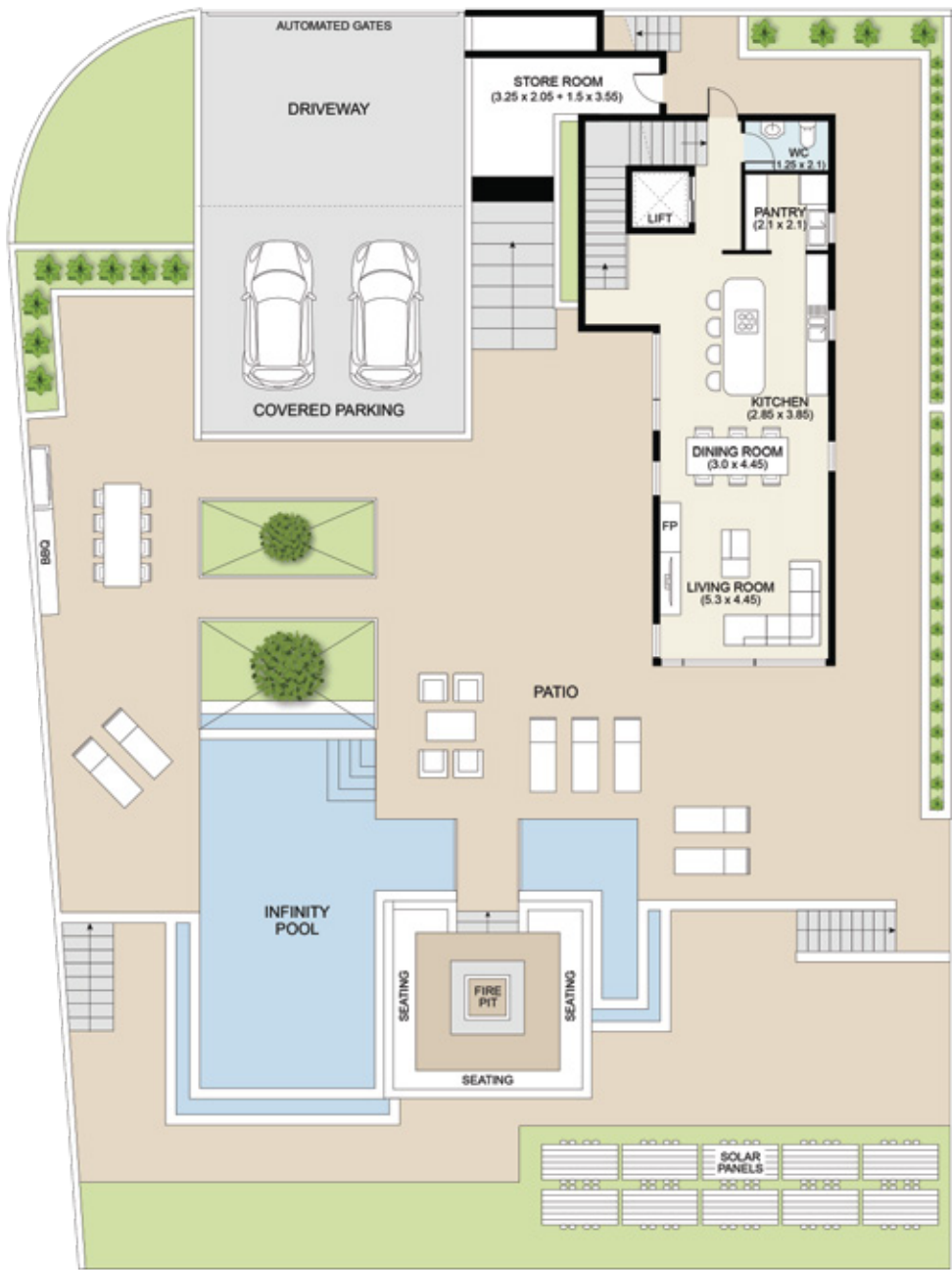
PAFOS HEIGHTS





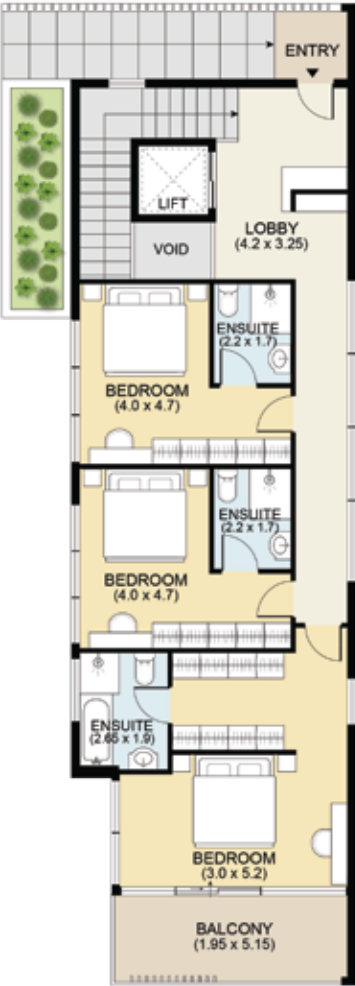
# Ground Floor

# Villa 3



GROUND FLOOR

# First Floor & Lower Level



FIRST FLOOR



LOWER LEVEL



# Villa 4



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# Ground Floor

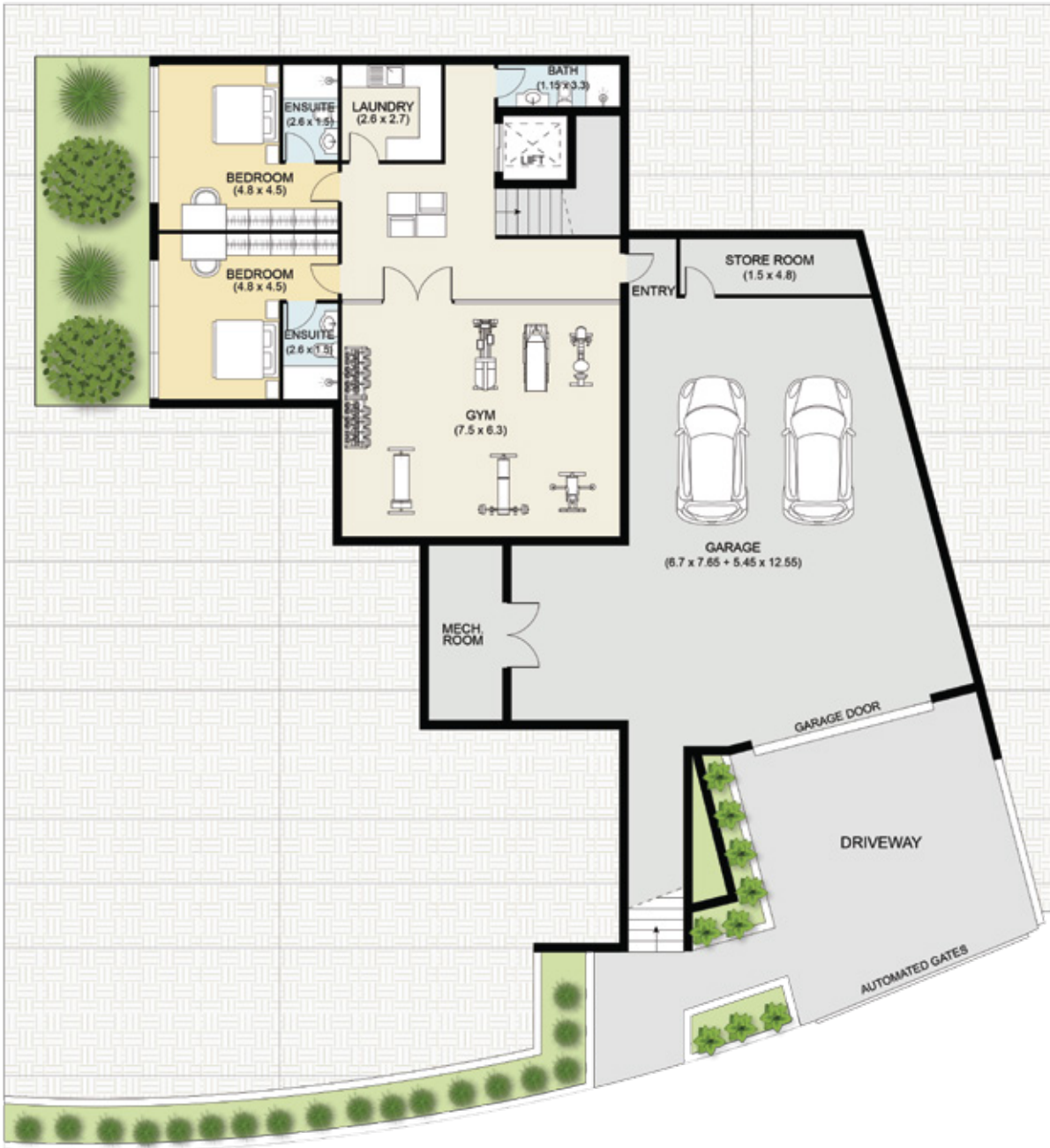
# Villa 4



GROUND FLOOR



# Lower Level

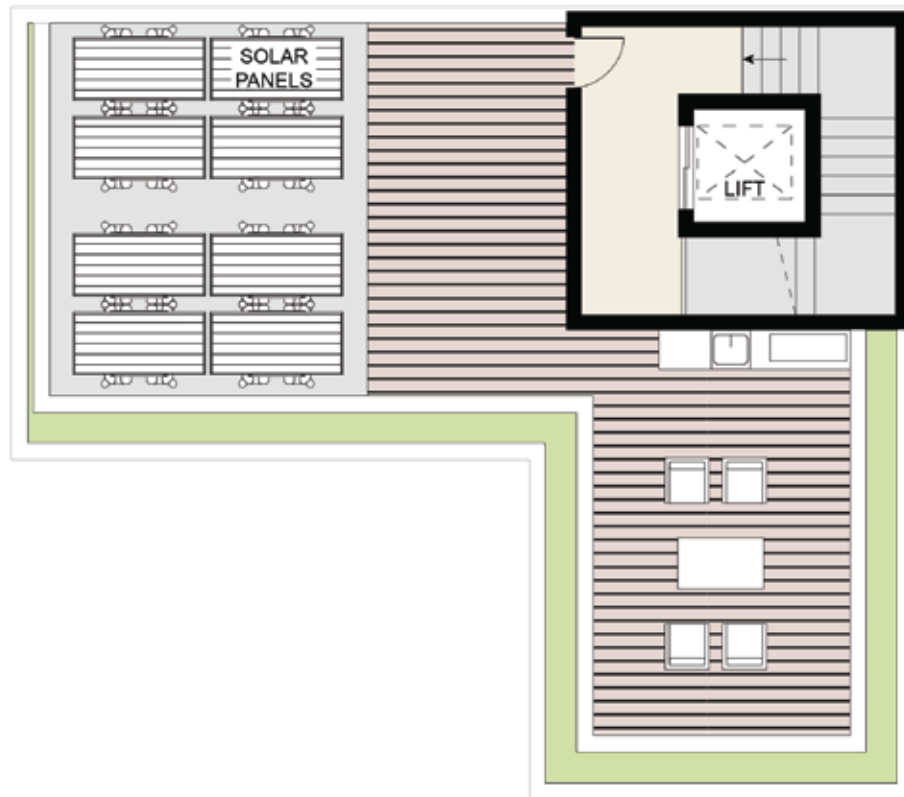


LOWER LEVEL



FIRST FLOOR

# Roof Level



ROOF LEVEL



# Villa 5



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# Ground Floor

# Villa 5



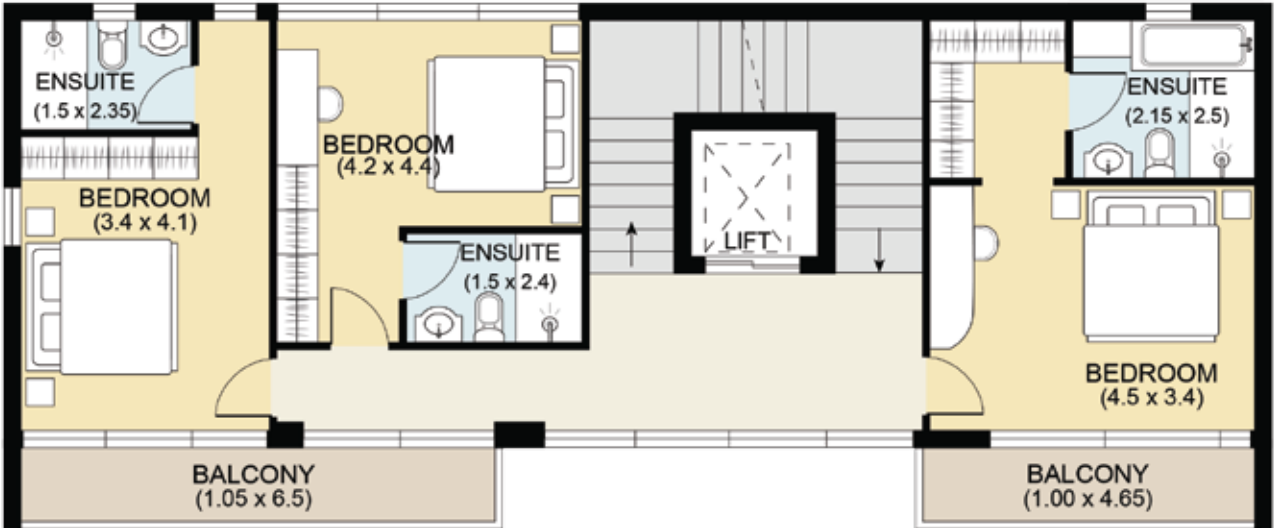
GROUND FLOOR



# Lower Level



LOWER LEVEL



FIRST FLOOR

# Roof Level



ROOF LEVEL



# Villa 6



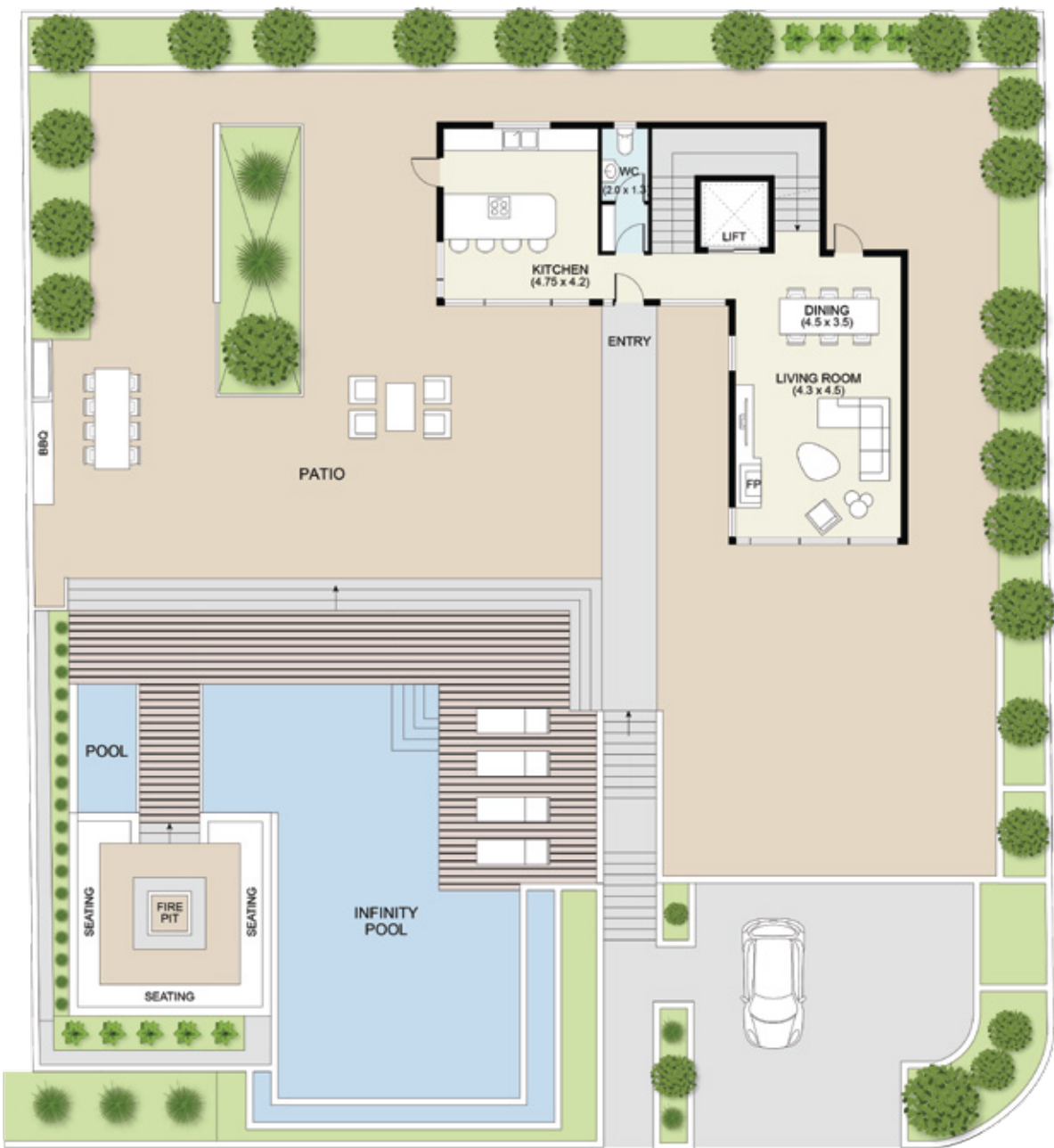
PAFOS HEIGHTS





Ground Floor

Villa 6



GROUND FLOOR



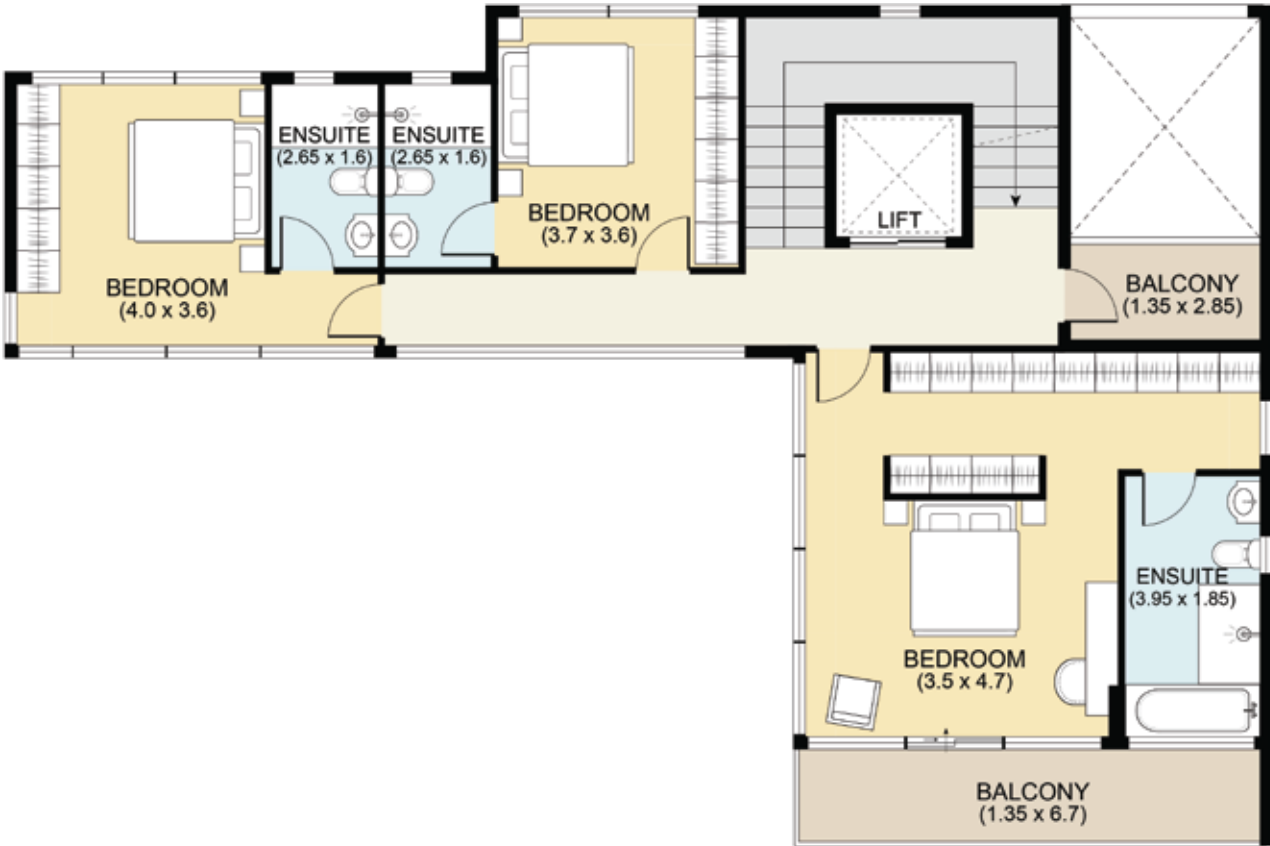
# Lower Level



LOWER LEVEL

# First Floor

# Villa 6



FIRST FLOOR

# Roof Level



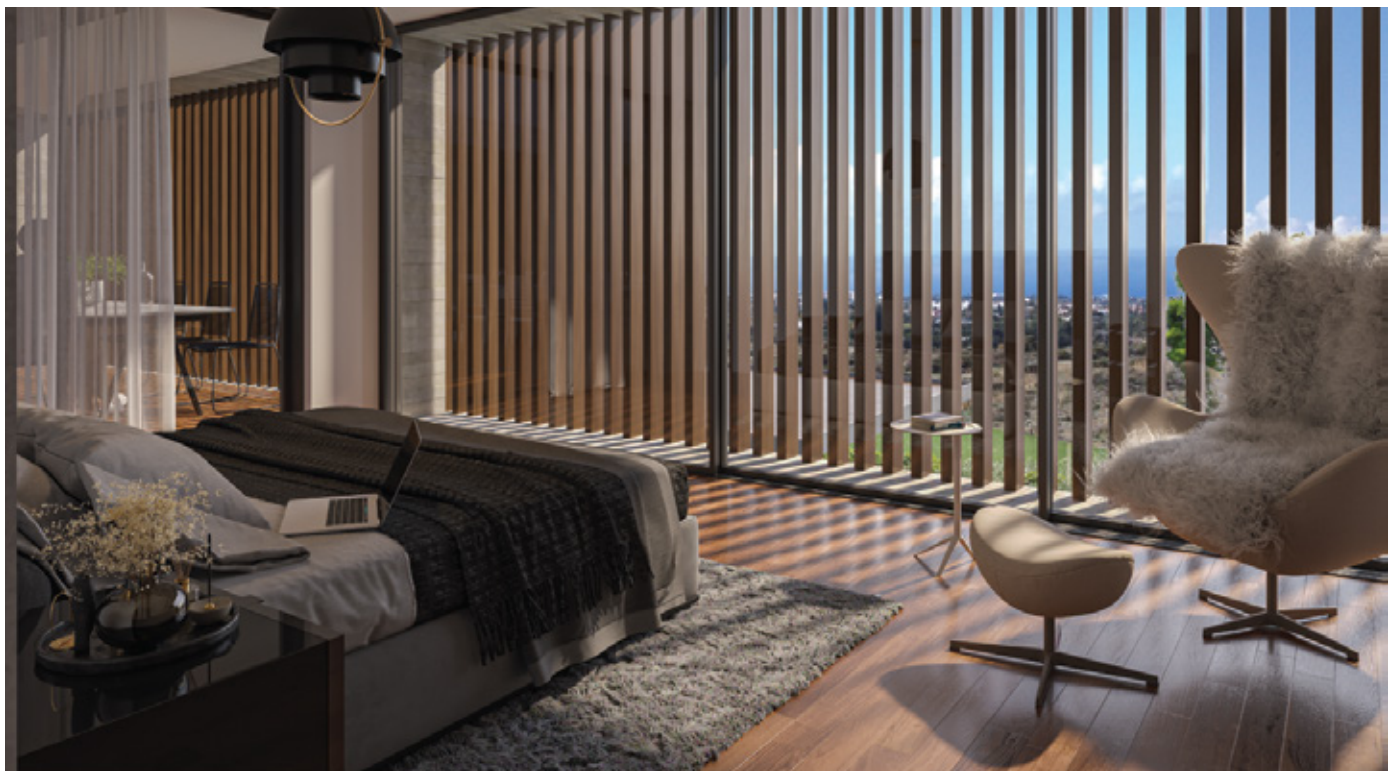
ROOF LEVEL



# Villa 7



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# Ground Floor

# Villa 7



GROUND FLOOR



# Lower Level



LOWER LEVEL



FIRST FLOOR

# Roof Level



ROOF LEVEL



# Distances

Pafos Heights is located in the village of Tremithousa, a tranquil suburb of Pafos. It is a superb location within easy reach of the following amenities/popular places.

**5.4km**  
Beach

**2.4km**  
Supermarket

**2.7km**  
Gym

**2.9km**  
Private School

**4.9km**  
Pafos  
Old Town

**7.4km**  
Pafos  
Harbour

**3.5km**  
Pafos  
General Hospital

**20.6km**  
Pafos  
International Airport



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# Location Map



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## ARCHITECTURAL & STRUCTURAL DESIGN

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- **Architectural Design:** Crafted by a professional architect in compliance with Town Planning Department laws and regulations.
- **Foundation and Structure:** Engineered by an indemnified civil engineer, tailored to land composition and adhering to earthquake-resistant specifications.
- **Load Bearing Walls & Main Structure:** Constructed with a reinforced concrete structure.

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## UTILITIES & SERVICE PROVISION

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- **General Electrical Provision:** Necessary applications will be made to the Electricity Authority of Cyprus for electricity supply.
- **Renewable Energy Sources:** Equipped with a 10 KW photovoltaic system.
- **Energy certificate category:** A
- **Kitchen, Living / Dining, Master Bedroom, Bedrooms:** Adequate sockets and electrical points will be fitted according to electromechanical design and architectural drawings.
- **Entrance / Other Doors:** 1 doorbell and light fitting at the front entrance as per architectural drawings.
- **External:** 1 waterproof socket as per architectural drawings.
- **Telephone:** Necessary applications will be made to the Cyprus Telecommunications Authority for telephone and internet connection.
- **Water Supply:** Includes a solar panel for hot water, an immersion heater system, a 1.5m<sup>3</sup> cold water tank, a water pressure pump, a pipe-in-pipe plumbing system, and a water softener.
- **Plumbing:** According to mechanical design.
- **Heating:** Provision for cooling and heating through a concealed VRF air conditioning system and underfloor heating system as per mechanical engineer's specifications.

- **Sewerage:** As per the planning authority conditions.
- **Home Automation:** Fully automated home system installed according to electrical drawings and specifications.
- **Fire Alarm:** Fire alarm system and security cameras installed as per electrical drawings and specifications.
- **Lift:** Capacity for 5 people, installed across all villa levels.
- **Entrance Gates:** The main entrance to the private road of the development will be gated. In addition, each villa will have its own gated entrance. Metal and wood gates installed as per architectural drawings. All car gates will be automatically operable (opening or sliding).

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## EXTERNAL FINISHES

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- **External Walls:** 250 mm thermal clay bricks and /or 250 mm concrete with 80 mm thermal insulation. The walls will feature wood cladding, fair face concrete, and emulsion paint as per architectural drawings.
- **Roof:** Flat roofs will be insulated with 100 mm polystyrene and waterproofed with cement base or asphalt membrane insulation.
- **Entrance Door:** Fire-rated door according to Fire Department regulations and architectural plans.
- **Damp Proof System:** Waterproofing insulation will be applied to basement walls, verandas, and all external areas according to architectural specifications.
- **Windows/Patio & Balcony Doors:** Double-glazed panels in a sliding thermal aluminium system with a finish complementary to the design.



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## INTERNAL FINISHES

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- **Net ceiling:** height of 3.00 m.
- **False ceiling:** where required as per architectural drawings.
- **Internal Doors, Wardrobe & Cupboard Fittings:** Coloured or laminated wood veneer doors as per architect's design.
- **Internal Walls:** Plastered and painted with quality emulsion paint.
- **Ceiling Finish:** Spatula and painted with quality emulsion paint.
- **Built-in Wardrobes:** Custom-built wardrobes with a coloured or laminated wood veneer finish.
- **Floors (Indoor and Outdoor):** High-quality ceramic tiles with matching skirting; bedrooms with wooden finish laminate.
- **Lighting:** Fixtures installed according to architectural design.
- **Internal Stairs:** Coloured marble as per architect's specifications.
- **Staircase Railings:** Fitted as per architectural design.

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## KITCHEN FINISHES

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- **General:** Italian laminate wood veneer kitchen, final layout determined post-contract by architect.
- **Worktop:** Quality artificial granite surface.
- **Sink & Mixer Tap:** High-quality sink and pressure mixer tap.
- **Wall Tiling:** Tiling between worktop and cupboards.

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## RESTRICTIONS & NOTES

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- Design changes are subject to approval by the Nidex Ocean Properties and/or Town Planning Department.
- The Standard Specification is subject to Planning Authority conditions.
- These specifications will be annexed to the Contract of Sale should the client purchase a property from Nidex Ocean Properties.

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## BATHROOM & SANITARY FINISHES

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- **General:** Includes Wall Hung WC(s) (Duravit), or higher quality, hand basin(s), bath(s), and/or shower fittings as per architect's design.
- **Wall Tiling:** Marble tiles up to 2.4m height in all bathrooms.
- **Lighting:** Downlighting installed on the ceiling as per architectural and electrical design.
- **Ceilings:** Waterproof and moisture-repellent paint.
- **Mixer Taps:** Chrome mixer taps for all basins and baths.
- **Vanity Units:** Fitted in all bathrooms.

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## EXTERNAL WORKS

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- **Perimeter Walls:** Reinforced concrete with board form finish and/or emulsion paint.
- **Parking Area:** Pattern stamped pebble concrete according to architect's plans.
- **Balconies / Verandas & Patios:** Anti-slip ceramic tile with suitable waterproof insulation; Clamped Glass Railing/ Balustrades as indicated on plans.
- **Swimming Pool:** Infinity pool with ceramic tiles, built-in stairs, and stainless-steel ladder as per architectural instructions.
- **BBQ:** Fully equipped BBQ station with concrete finish table as per architectural drawings.

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## GUARANTEES

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Nidex Ocean Properties gives One-year guarantee for workmanship, excluding fair wear and tear. Defects within this period will be rectified.

# Reserve Your Villa

## Your New Lifestyle Awaits

Indulge in a more exclusive buying experience,  
balancing effortless processes  
with bespoke consultations,  
exploring the limits of our customisation options.

It all starts with a site viewing.

Make sure you don't miss the opportunity to secure  
your exquisite villa at Paphos Heights.

Contact us now to arrange a site viewing.

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### **CLIENT CUSTOMIZATION OPTIONS**

\* NIDEX OCEAN PROPERTIES LTD offers a customization service for clients who purchase its residences off-plan. Customization references in this brochure may be subject to additional costs, which will be clarified once the particulars of customization requirements are notified by the client.

### **DISCLAIMER**

This brochure serves as a general marketing guide only and does not constitute specific particulars of the contract for sale. In the event of any discrepancies, the terms outlined in the contract for sale shall prevail over any representations made within this brochure.

All details and information contained in this brochure, including layouts, specifications, and features, are subject to modifications resulting from planning consent alterations. The final specifications and plans will be as set forth in the contract for sale agreement.

The plans included herein are intended as a guide only. All dimensions are approximate, and the plans are not to scale. The residences are delivered unfurnished and the furniture shown on the plans is for illustration purpose only. If required, a full set of architectural plans can be provided upon request and will form part of the contract for sale agreement.

The CGI renders presented in this brochure are for illustrative purposes only. NIDEX OCEAN PROPERTIES LTD does not guarantee that the final construction will precisely replicate these representations.

Any distances to landmarks or points of interest mentioned in this brochure are approximate and should be independently verified by the purchaser.

NIDEX OCEAN PROPERTIES LTD disclaims all liability for any discrepancies and advises interested parties to duly note that this brochure is intended solely for guidance.





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