



PREMIER RESIDENCES



CYPRUS

THE MEDITERRANEAN ISLAND AT THE CROSSROADS OF THREE CONTINENTS,
WHERE THERE'S ALWAYS A NEW WORLD TO DISCOVER.

Cyprus is far more than a lazy beach-time resort. The island is multi-layered, like its history, with a compelling lifestyle and landscape, overseen by warm and hospitable people. Cyprus is a magnet for international travellers and discerning buyers seeking a home in the sun on a friendly island. The island's strategic location and favourable tax and business incentives have made Cyprus a popular choice for those seeking to establish ties within the European Union.

Where east meets west and a new experience awaits; where championship golf courses, inviting beaches, and breathtaking mountain trails lie around luxurious hotels; an island of amazing cultural diversity, famous for its legends and history, its timeless traditions, delightful cuisine and stunning scenery.

Cyprus has a pleasant Mediterranean climate, mild wet winters and hot summers, an island with endless blue skies and the most "Blue Flag" beaches per coastline in the world.



AN ANCIENT IMPERIAL SITE

LEGEND HAS IT THE GODDESS OF LOVE AND BEAUTY APHRODITE -
WHOSE ROMAN EQUIVALENT VENUS GIVES HER NAME TO THE RESORT -
WAS BORN OF THE SEA ROUND THE BAY AT PETRA TOU ROMIOU - VENUS ROCK.

Sitting alongside Venus Rock lies the beautiful village of Kouklia, one of the most important places of pilgrimage in the ancient world, where visitors can find the magnificent ruins of the Temple of Aphrodite that date back to the 12th Century BC, as well as the remains of the fortification of Palaipafos - the seat of the Kingdom of Pafos, one of the most important ancient kingdoms of Cyprus.

Pafos, a city rich in history and culture, is a gem of western Cyprus. Believed to be the birthplace of the goddess of love and beauty Aphrodite, Pafos proudly boasts the remains of villas, palaces, theatres, fortresses and tombs that belong to Classical, Hellenistic and Roman periods. A site with such remarkable architectural and historic value is an ornament to the city and thus has been included in UNESCO's list of world heritage sites as a natural and cultural treasure. Pafos is also famous for its sun-soaked, Blue-flag beaches. The city was valued as a major port and the capital of Cyprus during Roman times.

Today, Pafos is a thriving cosmopolitan town boasting five star hotels and resorts, 18-hole international signature golf courses, contemporary shopping malls with international brands, public and private schools and universities; a town where 'east meets west' and 'traditional meets modernity'.



VENUS ROCK GOLF RESORT

SPANNING TEN MILLION SQUARE METRES OF NATURE AND 850 METRES OF BEACHFRONT, THE VENUS ROCK RESORT IS STRATEGICALLY LOCATED AT THE EPICENTRE BETWEEN LIMASSOL AND PAFOS, AND OFFERS BREATHTAKING VIEWS OF THE MEDITERRANEAN.

Venus Rock Golf Resort is set to become one of Europe's largest luxury beachfront residential developments. Home eventually to some 3000 properties, the resort will be a vibrant, exclusive community that provides residents with facilities and service second-to-none. The size of this breathtaking valley site ensures every property will enjoy privacy and unparalleled amounts of outdoor space, essential for a truly Mediterranean lifestyle.

With property footprints taking up only 20% of the individual plots, swimming pools, large terraces and landscaped gardens, these unique homes will allow one to make the most of the climate.



Google Map Location
Latitude: 34.686854°
Longitude: 32.589001°

LOCATION

- 14 km east of Pafos - 15 minutes drive
- 10 km - 8 minute drive from Pafos Airport
- 35 minutes drive to Limassol
- 110 km from Larnaca airport - 1 hour and ten minutes drive
- 20 minutes drive to the International School of Paphos
- 4 hours (approx.) flying time from the UK
- 3 ½ hours (approx.) flying time from Moscow



VENUS ROCK
GOLF RESORT



SECRET VALLEY GOLF

Home to the Cyprus Open, the Secret Valley Golf Course at the Venus Rock Golf Resort - an area blessed with an abundance of greenery, flowers, mature trees and wildlife, is the preferred choice for an excellent round of golf, in terms of sheer playability and enjoyment.

Nestled in an idyllic valley, and embraced by the most unique rock formations on the island, the 18-hole signature golf course, designed by internationally acclaimed golf champion Tony Jacklin, has lifted the sporting standards around the country, and has placed Cyprus on the global stage. Secret Valley also lives up to its name by offering even the seasoned golfer a great test of ability and shot-making while staying playable for golfers of all skill levels.



"As a former professional competitor, the prospect of collaborating with Golf Land and Design and Aristo Developers to deliver a spectacular bespoke golf course at Venus Rock and for Cyprus was one we simply could not pass up. The new courses will be designed to complement the natural characteristics of the area to make the most of the secluded valley setting and incredible views across the Mediterranean."

Tony Jacklin
President and CEO, Jacklin Design Group

Four times Ryder Cup Captain
Winner of the British and US Open

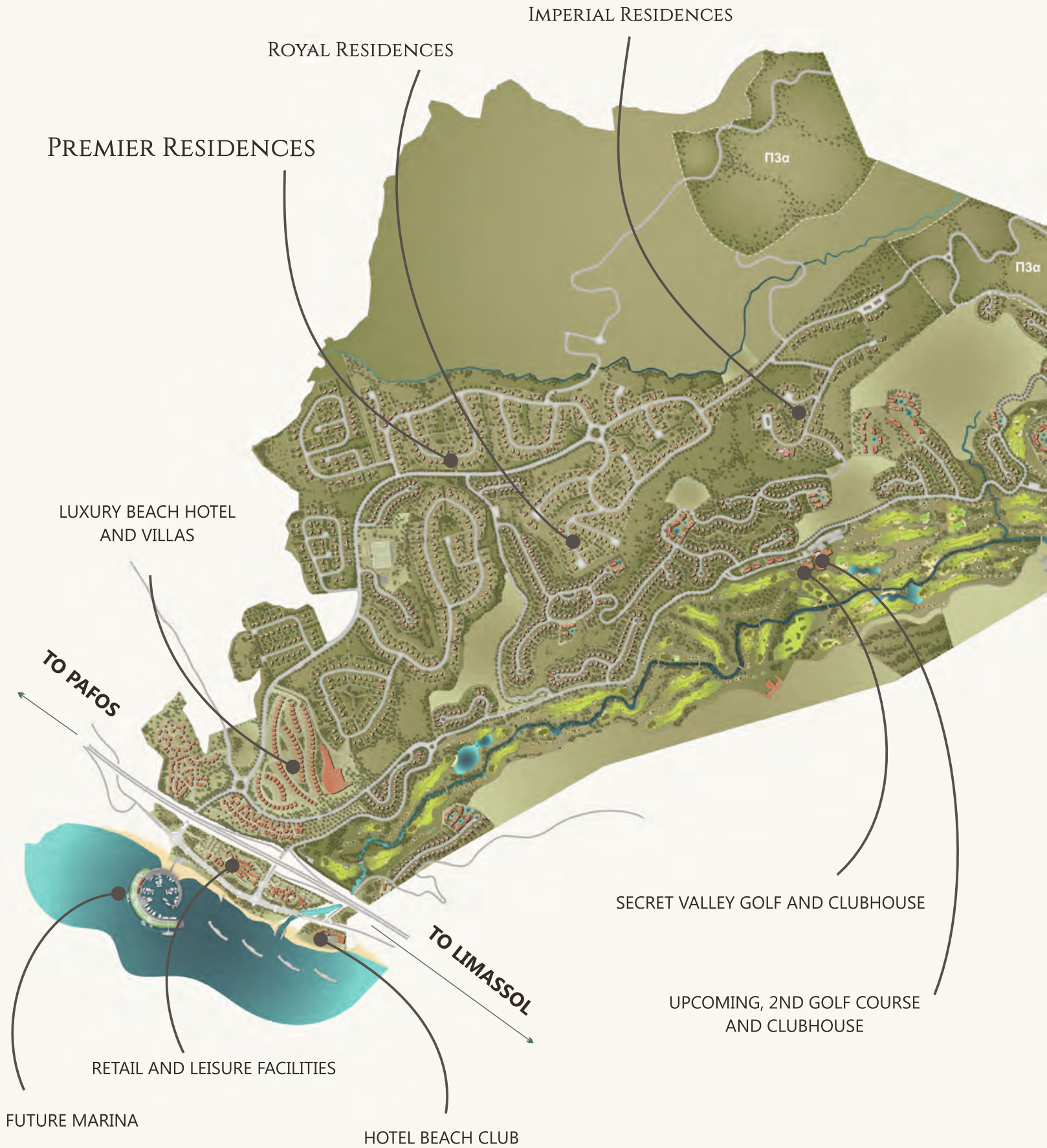
SECRET VALLEY CLUBHOUSE

As with all golf courses and clubs, one will find a well-stocked pro-shop, change-room facilities with private lockers, driving range with grass tees, covered bays, practice greens, full-size bunkers, in-house PGA teaching professional, junior golf academy, trolleys and buggies for hire.





For those seeking to unwind after a challenging round of golf, the immaculate state-of-the-art clubhouse and conference facilities, provides the perfect backdrop for the ultimate gastronomic experience. The family-friendly restaurant at the Secret Valley clubhouse offers an eclectic Mediterranean menu in a warm, welcoming casual setting. Enjoy delicious clubhouse and “local style” fare while taking in spectacular views of the tree-lined golf course. The bar and restaurant is perfect for pre- or post-golf activities.





THE NEAR FUTURE

- One of the largest beachfront developments in Europe
- Approx. 10 million square metres
- 850m of beachfront
- Private homes master-planned for exclusive views and each in large and secluded plots sprinkled throughout the property
- 2 x 18 hole competition golf courses designed by Tony Jacklin
- 5 Star Luxury Beach Hotel, Beach Club and Hotel Signature Villas.
- Commercial and leisure component - with over 18,000 square meters of seafront commercial space with more than 50 different shops
- Future marina with space for more than 120 yachts – pre-approved and subject to planning permission

THE VENUS ROCK GOLF RESORT WILL INCLUDE A PLETHORA OF FACILITIES THAT ARE SECOND-TO-NONE: TWO INTERNATIONAL 18-HOLE SIGNATURE GOLF COURSES, STATE-OF-THE-ART CLUBHOUSE, PROPOSED YACHTING MARINA, LUXURY RETAIL AND COMMERCIAL DEVELOPMENT, WORLD-RENOWNED HOTEL RESORT, 850M OF BEACHFRONT, AND THE CRYSTAL BLUE MEDITERRANEAN ON ITS DOORSTEP.





THE HOTEL AND BEACHCLUB

The Venus Rock Golf Resort will feature a sensational boutique hotel with exclusive rooms and suites – some with their own private swimming pool, as well as a range of Hotel Signature Villas. Creating a new benchmark, and setting previously undreamt of levels of refinement, the hotel at Venus Rock encompasses a world of bespoke luxury. The hotel's spectacular location will make it the ultimate destination for the wealthy, the discerning and the select. It will become the place to spend the night after a magical day on the beach or a memorable round of golf on one of the two championship courses.

Adjacent to the resort, a premier luxury beach club, synonymous with jet set travel, leisure and entertainment, will establish a new standard for unique and exciting beach club experience.



RETAIL

Located close by the beachfront, this stunning retail environment will offer a consumer experience to match any high-end shopping centre anywhere in the world, a sensory delight bringing to Venus Rock the very latest runway fashions from around the globe.

In addition to the wide range of fashion outlets, visitors to Venus Rock will be able to take advantage of outlets catering to one's daily essentials such as the large well-stocked supermarket, bank, car rental, 24-hour medical facilities, pharmacy, bakery... Once at Venus Rock there is no need to leave - everything one could need will be a short walk away.

Meanwhile the beachfront will ensure instant relaxation in cooling, shaded, signature bars and restaurants, overlooking the glittering waters of the Mediterranean.





MARINA

The Yachting Shelter at the Venus Rock Golf Resort will become an exciting new destination for the region and will offer a lifestyle that is synonymous with the standards of luxury of the resort. Located close to the commercial component, beachfront and hotel beach club, the proposed Yachting Shelter will offer more than 120 berths for yachts and will provide the perfect base for one to explore the beauty of the island and its endless opportunities for water sports.

LEISURE

However one chooses to relax - cooling in the shade next to a sparkling pool or hustling a mountain bike through the beautiful countryside – Venus Rock has it all. The sensational setting means that even a stroll before supper will help conjure the magic that is Venus Rock.

For sports lovers every conceivable activity, whether yachting and wind-surfing, kite-surfing or jet-skiing and skiing in the Troodos Mountains, will be instantly to hand.

Two separate sports facilities will ensure the widest possible range of activities, from tennis courts to soccer fields. At Venus Rock one will be able to indulge in the sports one enjoys, whatever they might be.





The
PREMIER RESIDENCES
THE RESIDENCES
Residences

Conjuring a sense of Mediterranean elegance, the PREMIER RESIDENCES - a hamlet of elegant homes, offers a sense of luxury, complimented by the Venus Rock Golf Resorts' unparalleled beauty.

The villas at the PREMIER RESIDENCES are inspired by Mediterranean living and traditional Cypriot architecture, and boast a unique sense of taste, quality and style – representing everything that is unique of the golf resort's breathtaking location.

PREMIER RESIDENCES MASTERPLAN (PLOT AREAS)

CLUSTER 33

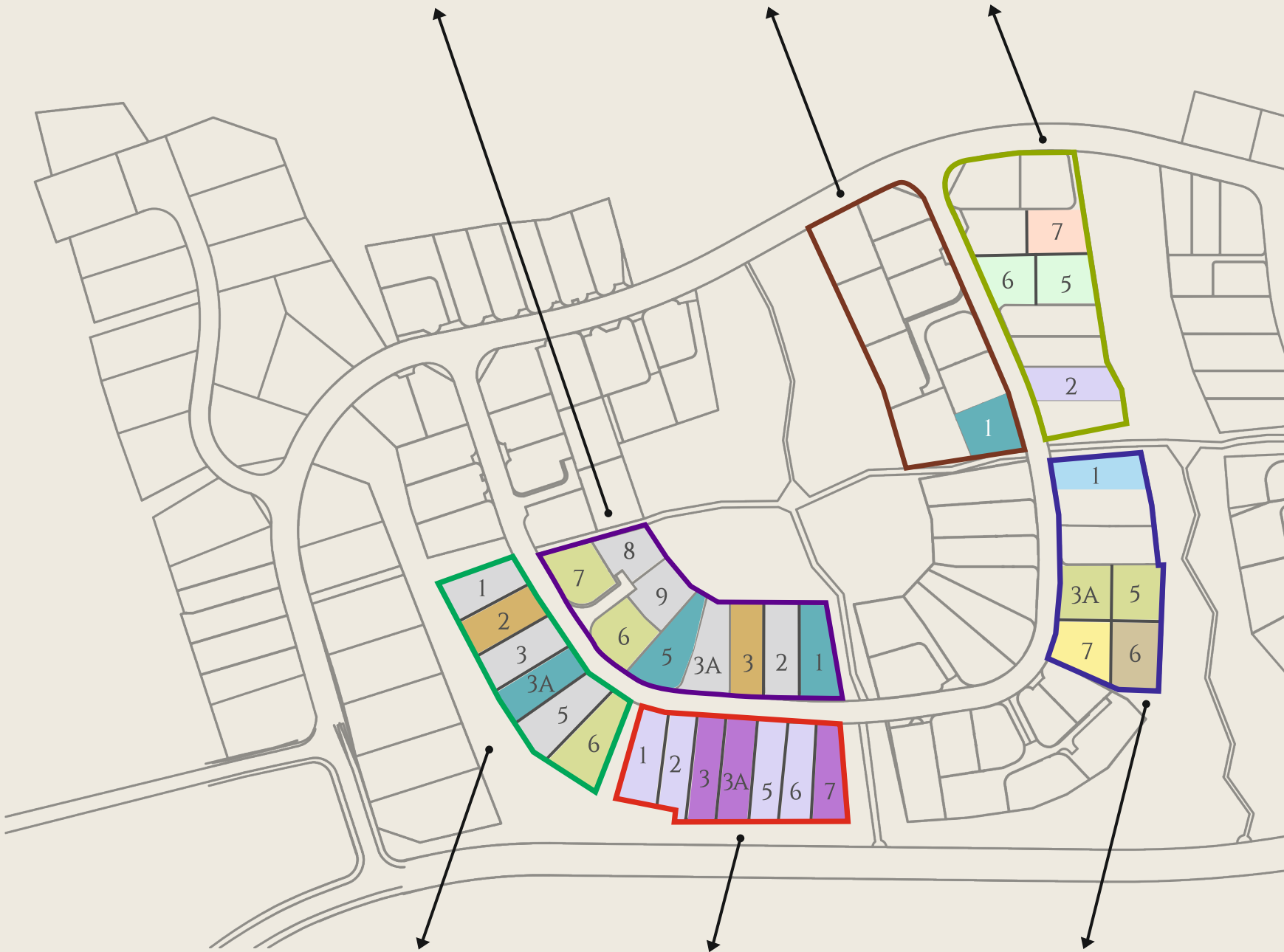
Villa No.1	743.46 m ²
Villa No.2	732.70 m ²
Villa No.3	712.32 m ²
Villa No.3A	743.41 m ²
Villa No.5	810.62 m ²
Villa No.6	666.73 m ²
Villa No.7	673.54 m ²
Villa No.8	548.50 m ²
Villa No.9	608.02 m ²

CLUSTER 35

Villa No.1	581.40 m ²
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CLUSTER 26

Villa No.2	664.75 m ²
Villa No.5	711.71 m ²
Villa No.6	559.81 m ²
Villa No.7	625.76 m ²



CLUSTER 30

Villa No.1	663.12 m ²
Villa No.2	672.91 m ²
Villa No.3	609.22 m ²
Villa No.3A	714.75 m ²
Villa No.5	820.32 m ²
Villa No.6	821.17 m ²

CLUSTER 29

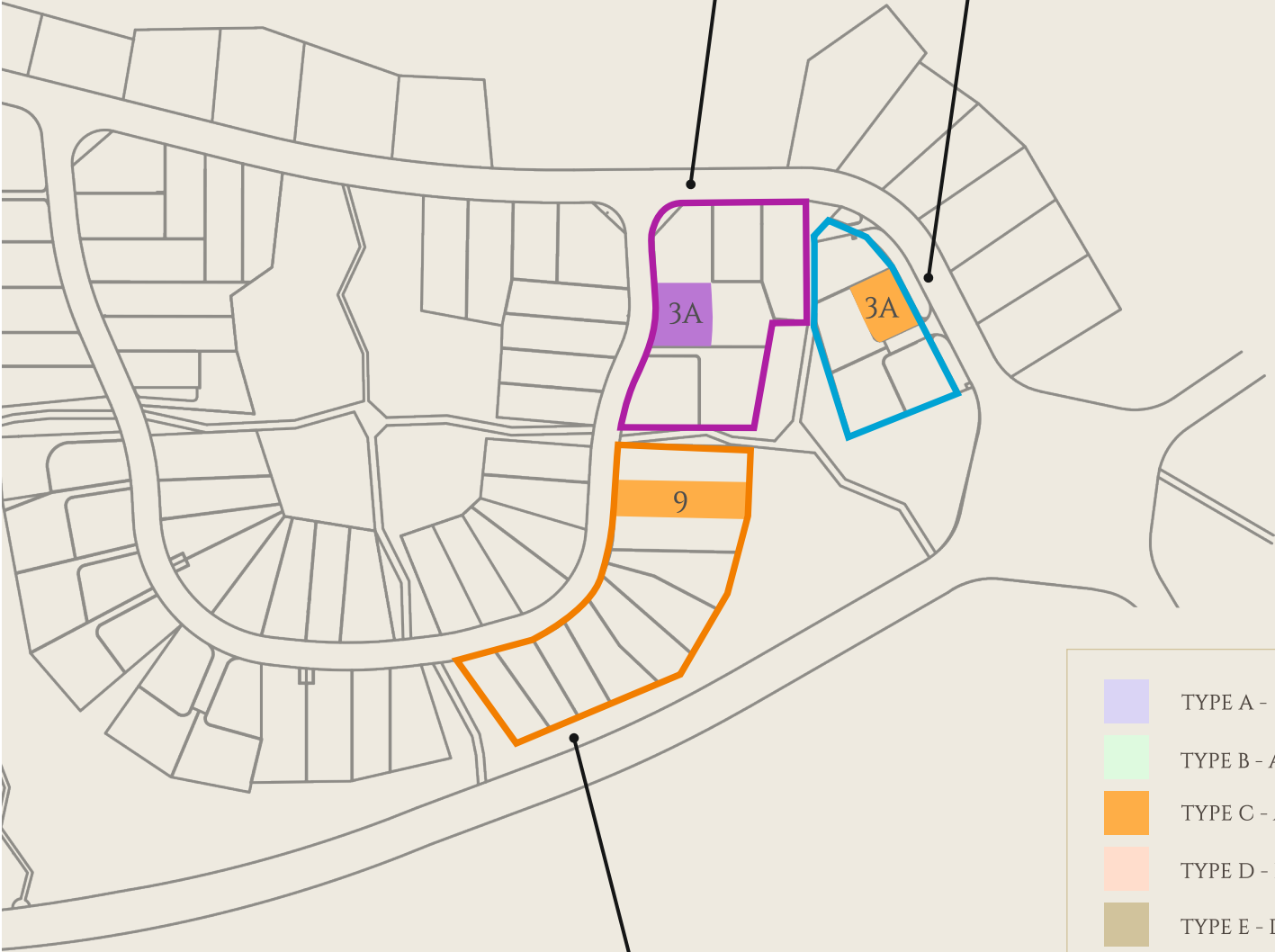
Villa No.1	727.07 m ²
Villa No.2	628.59 m ²
Villa No.3	671.31 m ²
Villa No.3A	642.59 m ²
Villa No.5	663.70 m ²
Villa No.6	665.03 m ²
Villa No.7	683.75 m ²

CLUSTER 27

Villa No.1	740.27 m ²
Villa No.3A	540.44 m ²
Villa No.5	652.48 m ²
Villa No.6	853.87 m ²
Villa No.7	580.27 m ²

CLUSTER 23
Villa No.3A 461.49 m²

CLUSTER 24
Villa No.3A 452.91 m²



CLUSTER 22
Villa No.9 731.62 m²

- TYPE A - ANDRIANA
- TYPE B - APOLLO
- TYPE C - ARETOUSA
- TYPE D - DANAE
- TYPE E - DAFNI
- TYPE F - EFTYCHIA
- TYPE G - EUTERPE
- TYPE H - MARISA
- TYPE I - MEDIA
- TYPE J - OKEANOS
- TYPE K - SOFIA
- TYPE L - VANESSA



VILLA TYPE
ANDRIANA

Understated and discreet, these magnificent three bedroom residences were conceived under the testament of complete privacy and luxury. VILLA ANDRIANA sits tranquilly on a breathtaking panoramic site, designed to accentuate the indoor and outdoor lifestyle of Cyprus.

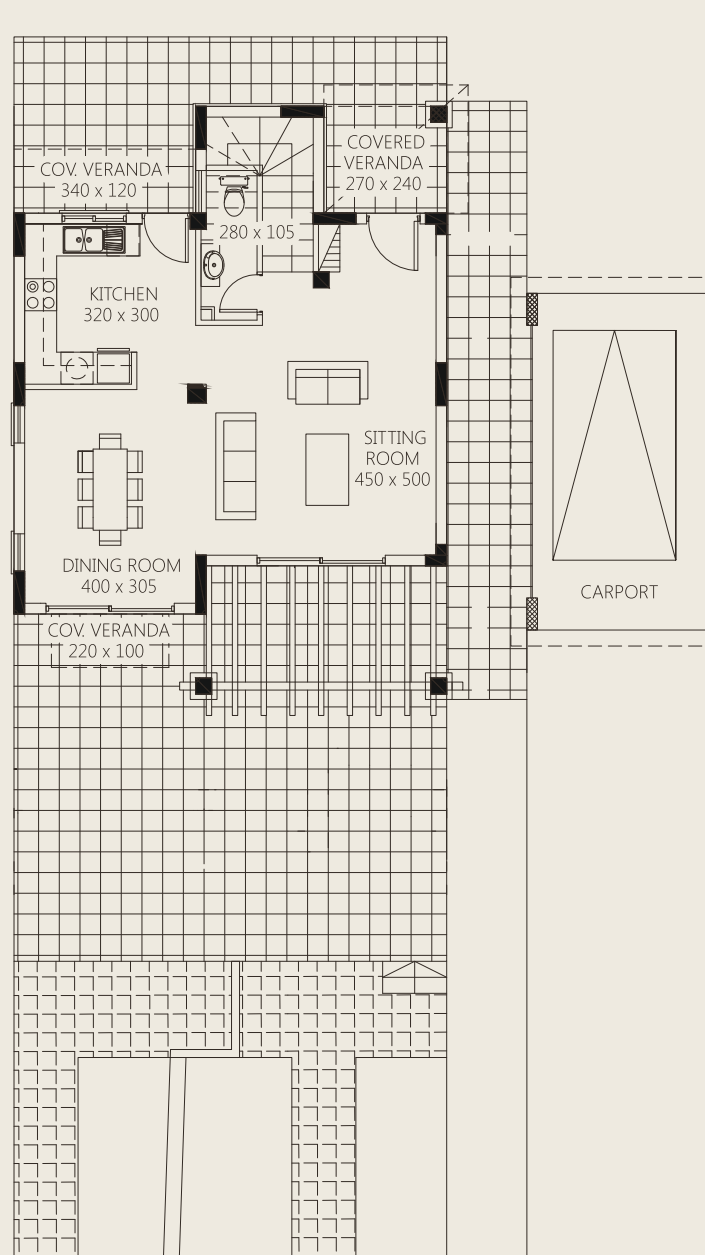
A thoughtful interplay of materials creates a beautiful, yet secluded world in total harmony with the grand setting of landscaped golf courses and the warm, crystal clear waters of the Mediterranean.



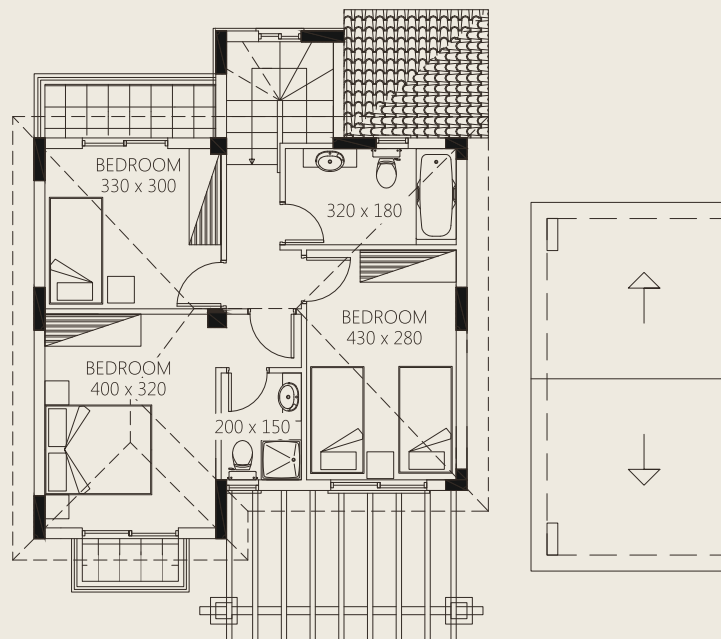
These properties benefit from a beautiful private garden, swimming pool with tantalising panoramic views, designed on their own individual plots.

FLOOR PLANS
VILLA ANDRIANA

GROUND FLOOR



FIRST FLOOR



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VILLA TYPE ANDRIANA

3 BEDROOM VILLAS

CLUSTER NO.	VILLA NO.	BEDROOMS	COVERED AREA	COVERED VERANDAS	COVERED PARKING	TOTAL COV. AREA	PLOT AREA
26	2	3	123.00 m ²	10.88 m ²	21.00 m ²	154.88 m ²	664.75 m ²
29	1	3	139.40 m ²	6.77 m ²	19.80 m ²	178.52 m ²	727.07 m ²
29	2	3	139.40 m ²	6.77 m ²	19.80 m ²	178.52 m ²	628.59 m ²
29	5	3	139.40 m ²	6.77 m ²	19.80 m ²	178.52 m ²	663.70 m ²
29	6	3	139.40 m ²	6.77 m ²	19.80 m ²	178.52 m ²	665.03 m ²



VILLA TYPE
APOLLO

VILLA APOLLO has been carefully styled to celebrate the diverse lifestyles of its residents. Boasting spacious and elegant living space, these three bedroom villas are located close to the renowned “Petra tou Romiou” – the mythical birthplace of the goddess Aphrodite.

Charming architectural accents include shady pergolas, large terraces, covered parking, private gardens and swimming pools. These elegant villas are as individual as the person who invests in this exceptional golf paradise.



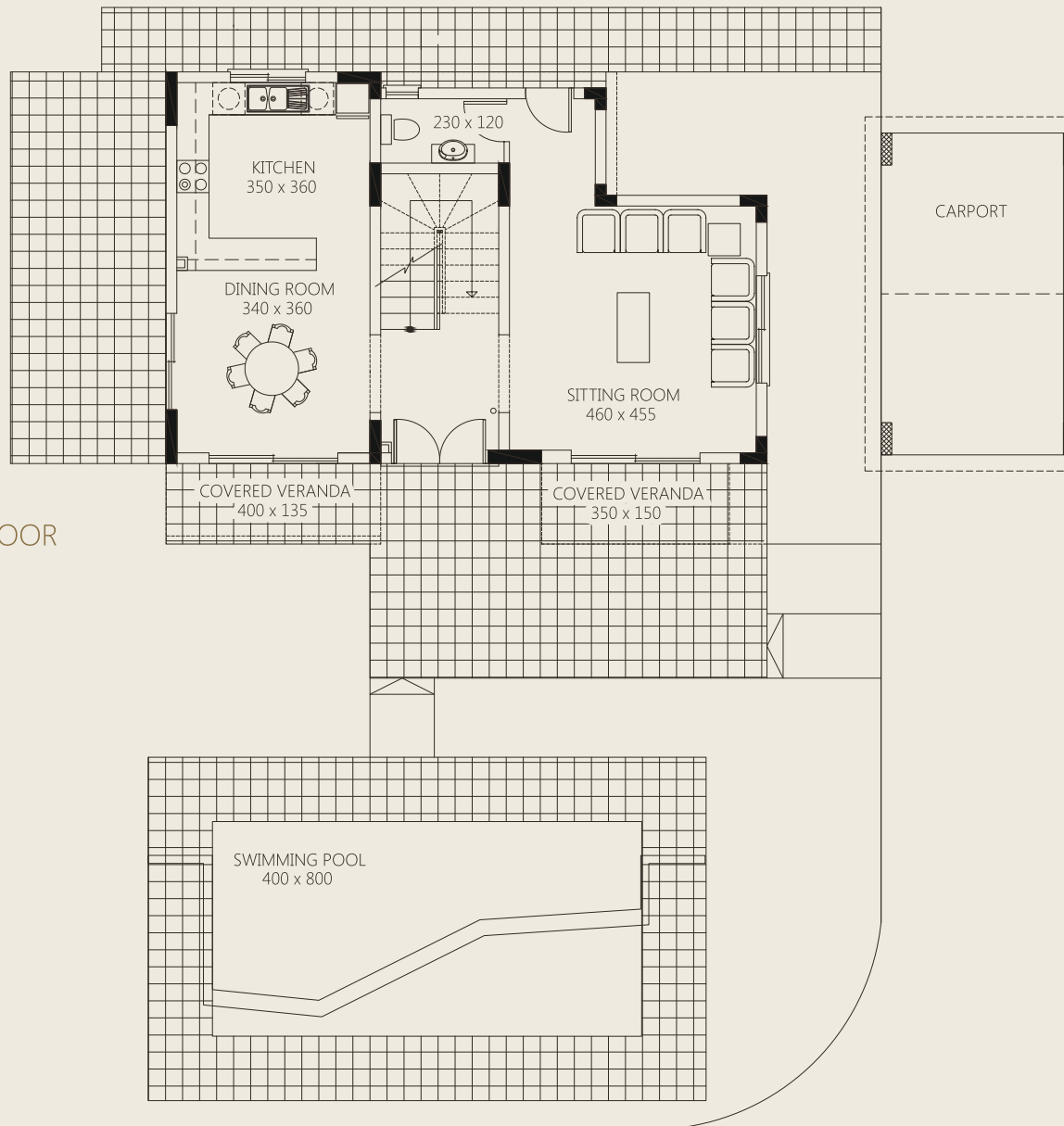
Clean lines and welcoming design all come together to create the perfect luxury homes at Europe's largest, golf-integrated beachfront resort.

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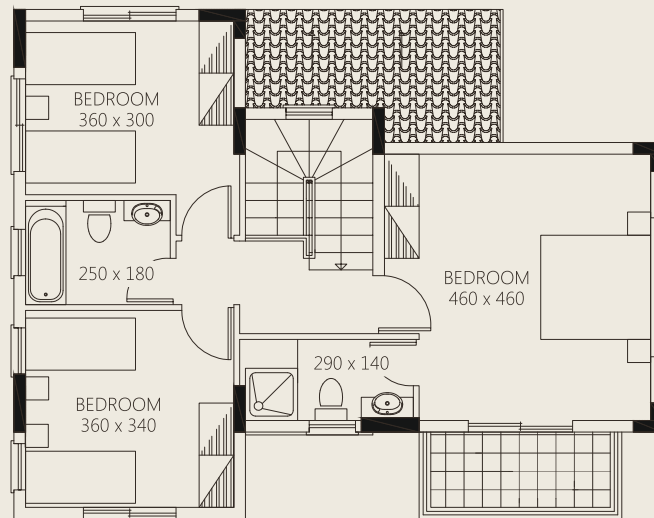
FLOOR PLANS

VILLA APOLLO

GROUND FLOOR



FIRST FLOOR



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VILLA TYPE APOLLO

3 BEDROOM VILLAS

CLUSTER NO.	VILLA NO.	BEDROOMS	COVERED AREA	COVERED VERANDAS	COVERED PARKING	TOTAL COV. AREA	PLOT AREA
26	5	3	146.24m ²	12.30 m ²	21.00 m ²	179.54 m ²	711.71 m ²
26	6	3	146.24 m ²	12.30m ²	21.00 m ²	179.54 m ²	559.81m ²



VILLA TYPE
ARETOUSA

Designed for Mediterranean-style living, these three bedroom villas offer uncompromising attention to detail. VILLA ARETOUSA is an immaculate villa of the PREMIER RESIDENCES collection at the VENUS ROCK GOLF RESORT, enhanced by its unique aesthetic charm and breathtaking views of the Mediterranean.

Complimented with generous, oversized plots private gardens, swimming pools, comfortable terraces, this villa provides the perfect platform where one can enjoy Cyprus' year-round sunshine in style.



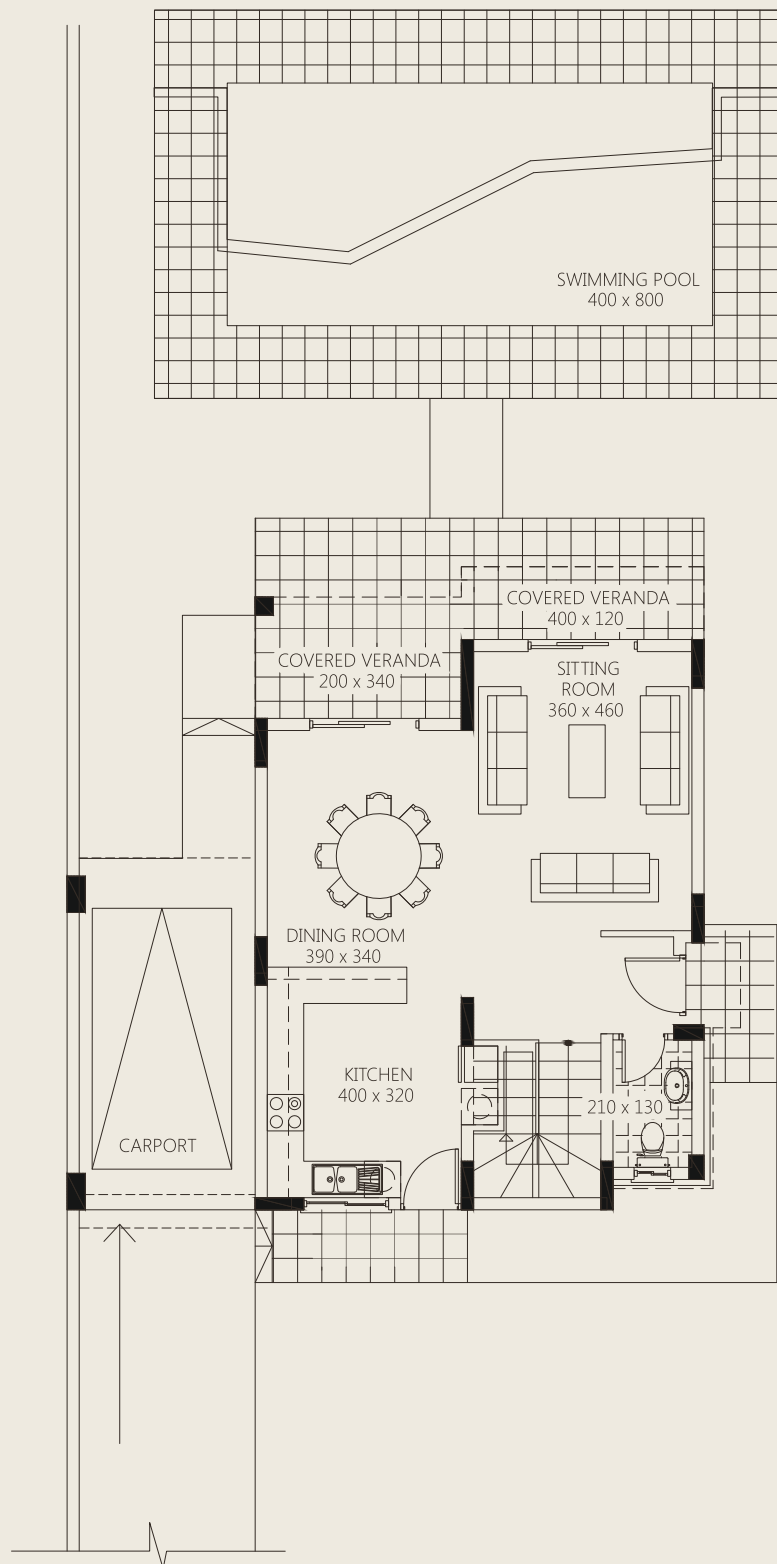
Superior finishes and attention to detail have been considered to make VILLA ARETOUSA a perfect golf residence and an enviable property investment.

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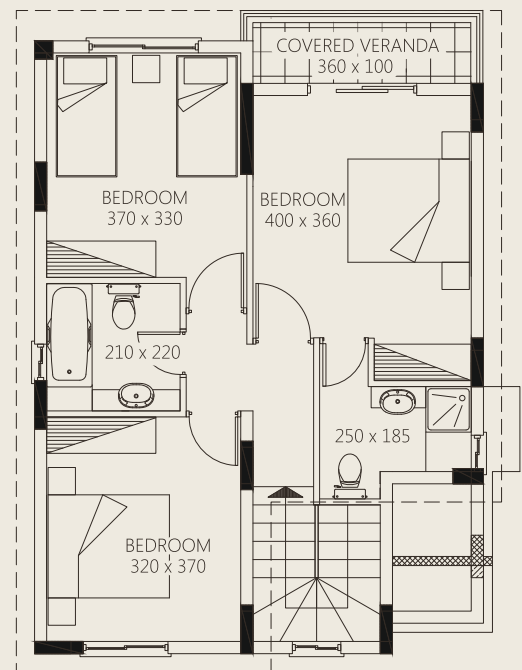
FLOOR PLANS

VILLA ARETOUSA

GROUND FLOOR



FIRST FLOOR



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VILLA TYPE ARETOUSA

3 BEDROOM VILLAS

CLUSTER NO.	VILLA NO.	BEDROOMS	COVERED AREA	COVERED VERANDAS	COVERED PARKING	TOTAL COV. AREA	PLOT AREA
22	9	3	132.27 m ²	16.26 m ²	16.50 m ²	165.03 m ²	731.62 m ²
24	3A	3	132.27m ²	16.26 m ²	-	148.53 m ²	452.91 m ²



VILLA TYPE
DANAE

The spacious three bedroom villas of the PREMIER RESIDENCES are beautifully located adjacent to the manicured "Secret Valley" golf course at the VENUS ROCK GOLF RESORT.

VILLA DANAE benefits from a large and spacious plot, private gardens and swimming pool, affording wonderful views of the sparkling waters of the Mediterranean.

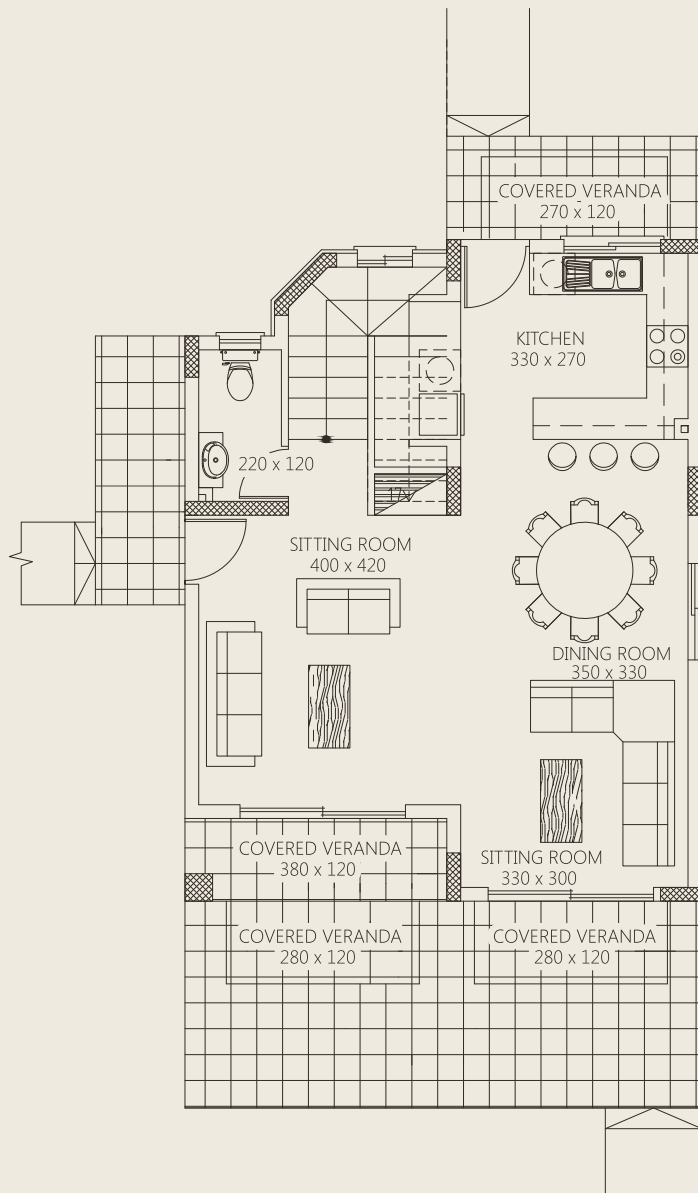


Full-length windows in the living areas bring the natural daylight and views inside, while the generous balconies on the first floor and roof terraces are perfect for alfresco relaxation and dining.

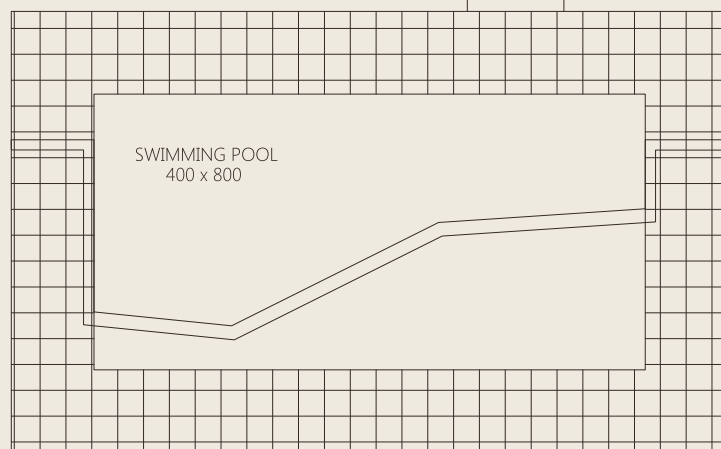
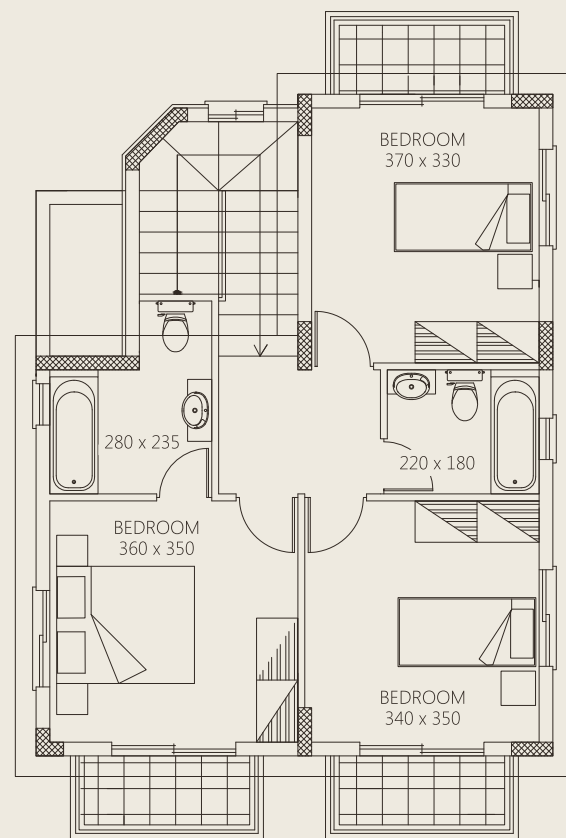
FLOOR PLANS

VILLA DANAE

GROUND FLOOR



FIRST FLOOR



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VILLA TYPE DANAE

3 BEDROOM VILLAS

CLUSTER NO.	VILLA NO.	BEDROOMS	COVERED AREA	COVERED VERANDAS	COVERED PARKING	TOTAL COV. AREA	PLOT AREA
26	7	3	131.21 m ²	14.04 m ²	21.00 m ²	166.25 m ²	625.76 m ²



VILLA TYPE DAPHNE

VILLA DAPHNE, at the VENUS ROCK GOLF RESORT, assures carefree living in a unique and comfortable setting. Located close to a plethora of amenities and services, this three bedroom villa is a prerequisite for those in search of a peaceful and private location, in one of the most sought-after golf resorts in the south eastern Mediterranean.

Complimented by its charming Cypriot architectural design and attractive, spacious garden and swimming pool, VILLA DAPHNE is as individual as the person who invests in this exceptional property paradise.

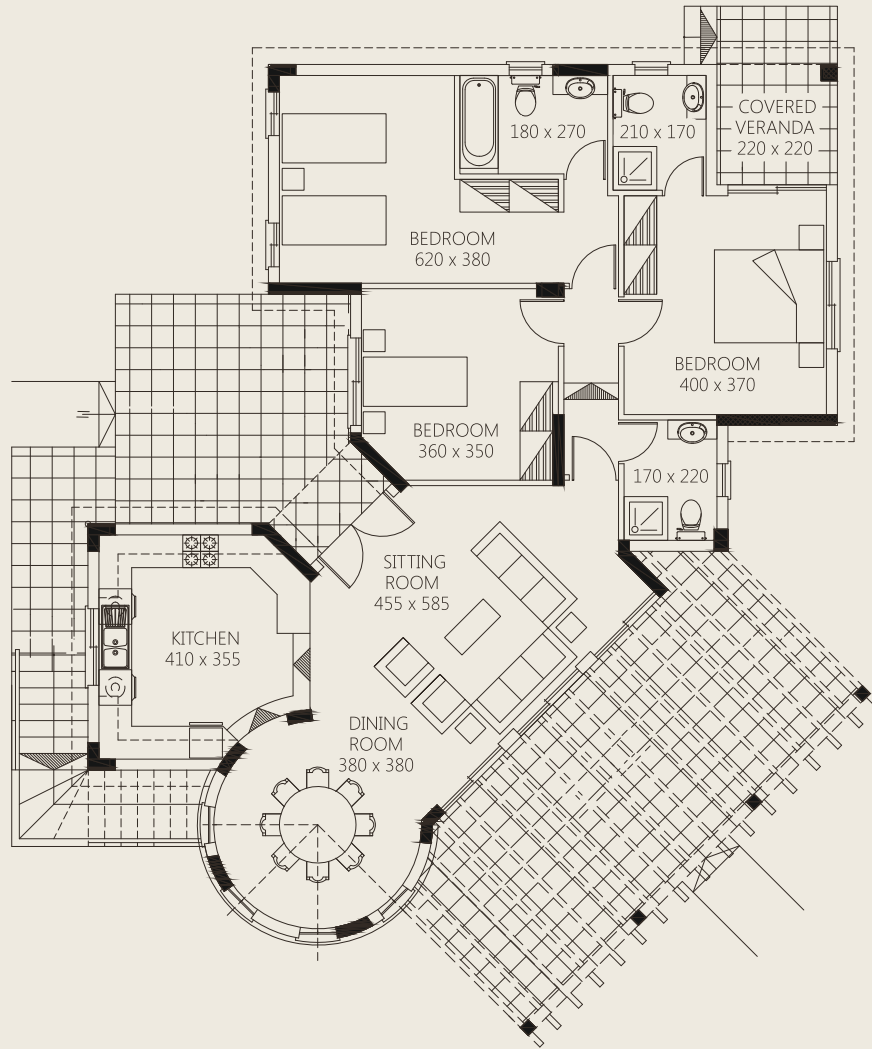


The privileged owners of the PREMIER RESIDENCES at the VENUS ROCK GOLF RESORT will reap the rewards of world class facilities, unparalleled by any other development in Cyprus.

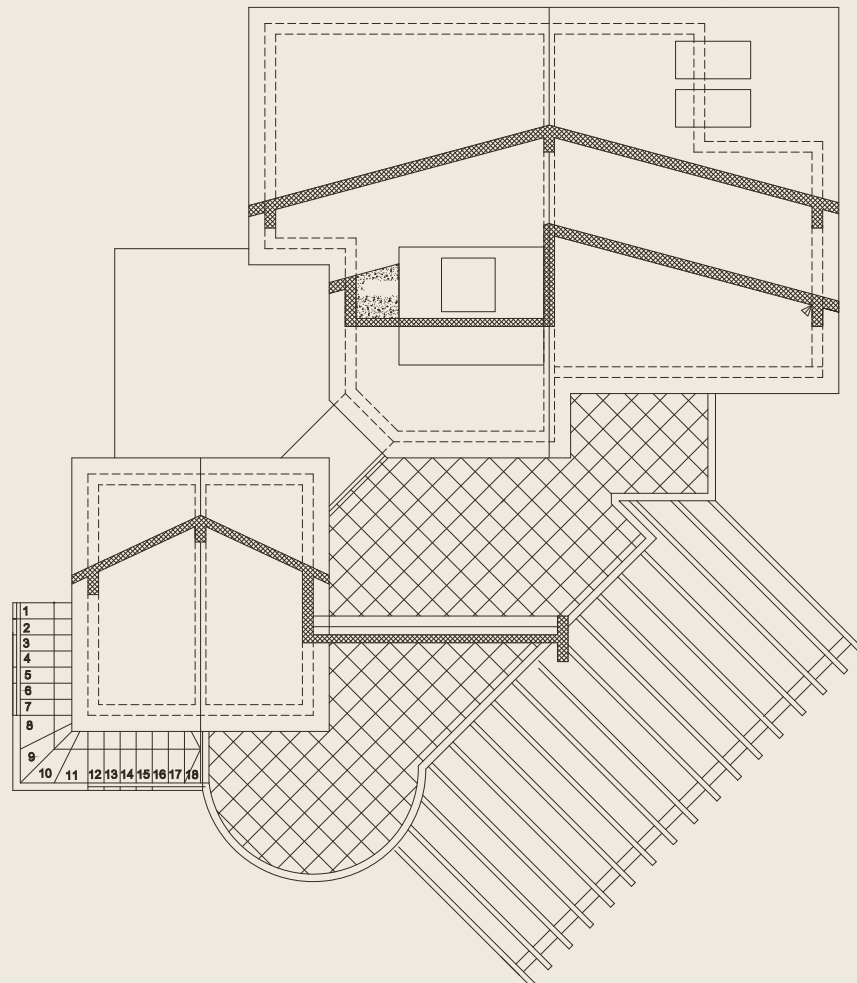
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FLOOR PLANS
VILLA DAPHNE

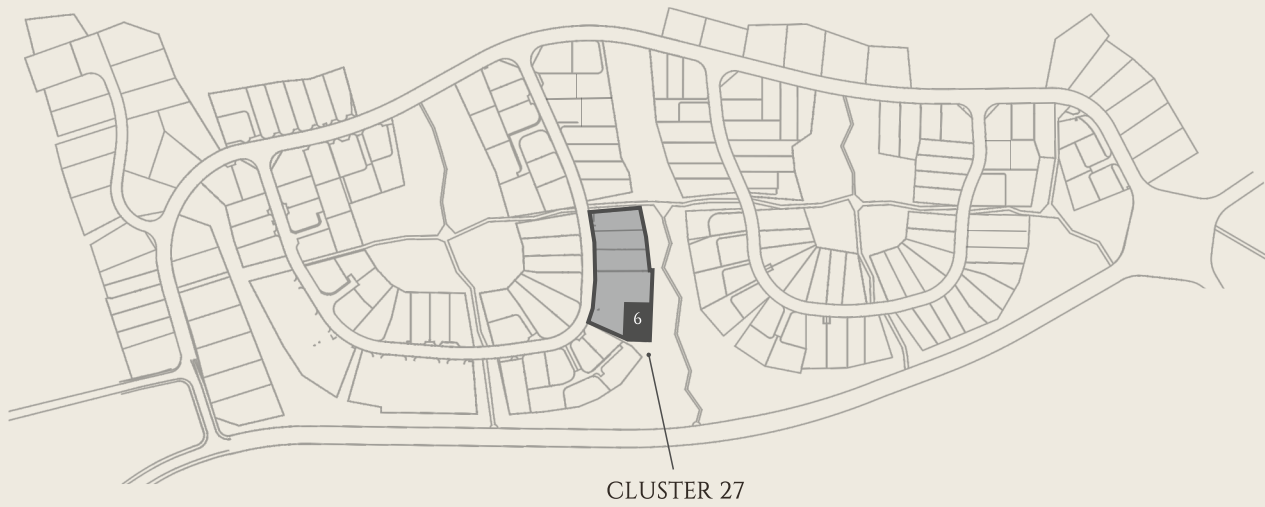
GROUND FLOOR



ROOF PLAN



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VILLA TYPE DAPHNE

3 BEDROOM VILLAS

CLUSTER NO.	VILLA NO.	BEDROOMS	COVERED AREA	COVERED VERANDAS	COVERED PARKING	TOTAL COV. AREA	PLOT AREA
27	6	3	125.57 m ²	12.12 m ²	-	137.69 m ²	853.87 m ²



VILLA TYPE
EUTERPE

The PREMIER RESIDENCES at the VENUS ROCK GOLF RESORT offer an enviable sense of family living with their air-distinguished elegance.

VILLA EUTERPE is a generously sized three bedroom home, providing first class accommodation for the whole family. Built with modern functional living in mind, this distinctive residence offers large living areas and sizeable bedrooms – designed on a spacious plot.

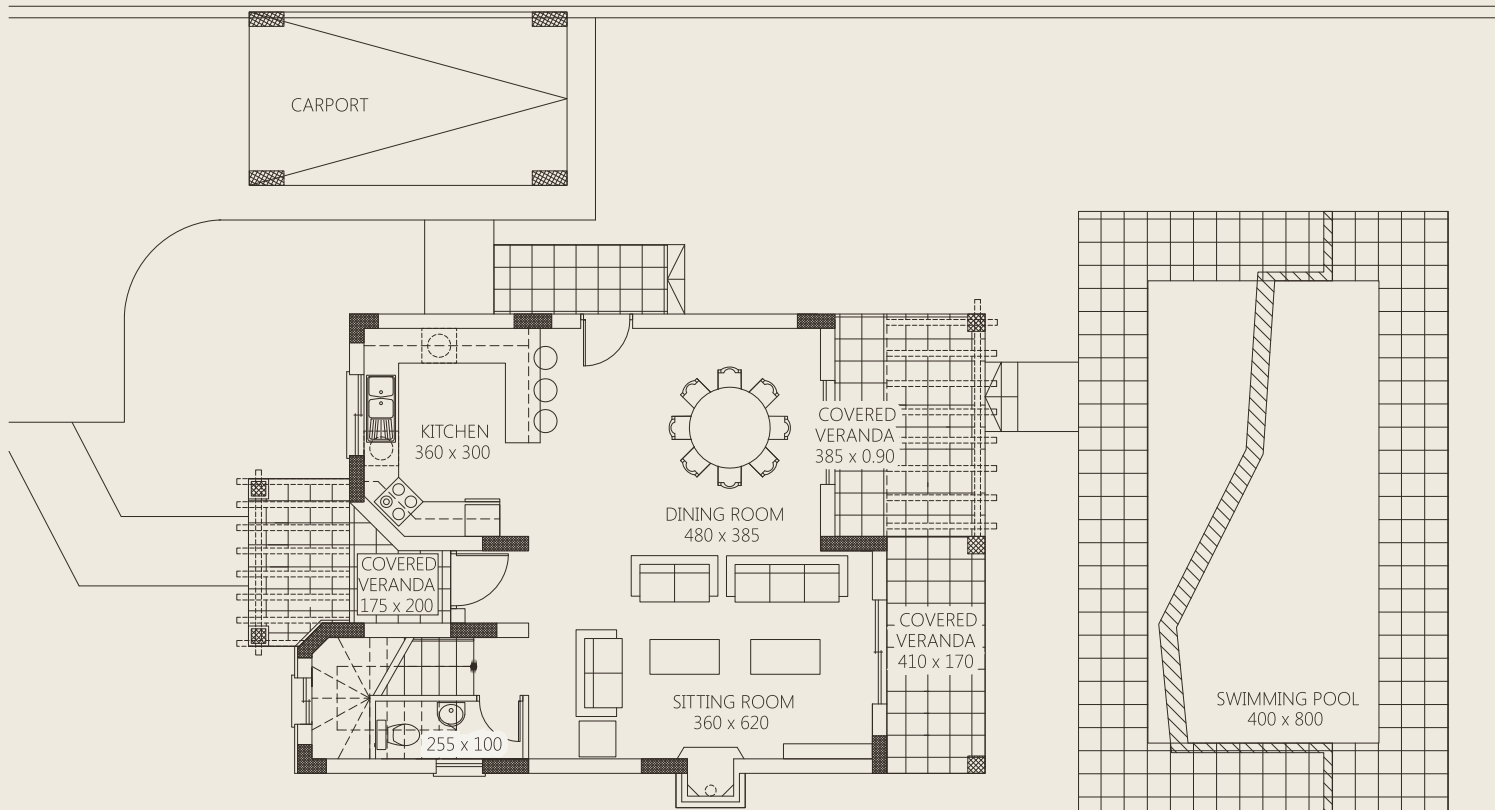


VILLA EUTERPE also offers the ideal setting for an outdoor lifestyle: a private swimming pool complimented with a large garden, shady pergola and comfortable roof terrace with panoramic views of the golf course and Mediterranean – the ultimate setting for relaxation.

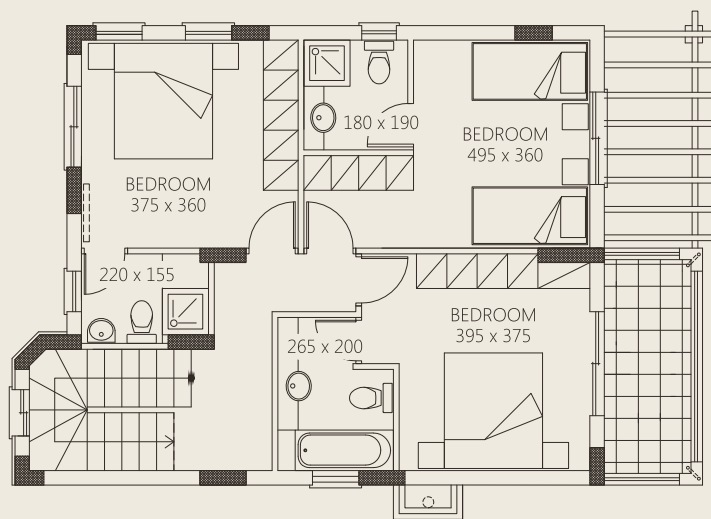
FLOOR PLANS

VILLA EUTERPE

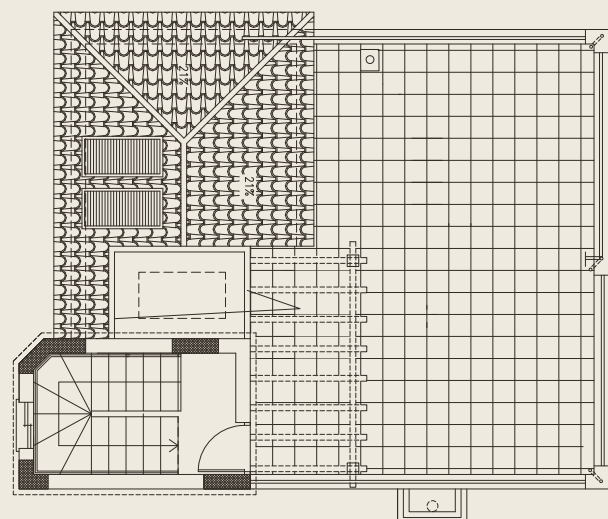
GROUND FLOOR



FIRST FLOOR



ROOF PLAN



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VILLA TYPE EUTERPE

3 BEDROOM VILLAS

CLUSTER NO.	VILLA NO.	BEDROOMS	COVERED AREA	COVERED VERANDAS	COVERED PARKING	TOTAL COV. AREA	PLOT AREA
30	1	3	146.35 m ²	12.97 m ²	16.50 m ²	186.12 m ²	663.12 m ²
30	3	3	146.35 m ²	12.97 m ²	16.50 m ²	186.12 m ²	609.22 m ²
30	5	3	146.35 m ²	12.97 m ²	16.50 m ²	186.12 m ²	820.32 m ²
33	2	3	140.66 m ²	6.97 m ²	16.50 m ²	174.43 m ²	732.70 m ²
33	3A	3	140.66 m ²	6.97 m ²	16.50 m ²	174.43 m ²	743.41 m ²
33	8	3	140.66 m ²	6.97 m ²	16.50 m ²	174.43 m ²	548.50 m ²
33	9	3	140.66 m ²	6.97 m ²	16.50 m ²	174.43 m ²	608.02 m ²



VILLA TYPE
EFTYCHIA

Set on impressive plots and complemented with their unique Cypriot architectural style, large terraces and private swimming pools, the PREMIER RESIDENCES at the VENUS ROCK GOLF RESORT create a perfect sense of luxury.

Distinguished by breathtaking golf course and coastal views, the airiness and open space of VILLA EFTYCHIA is evident from its full-length windows in the living areas, which bring the natural daylight and views inside.

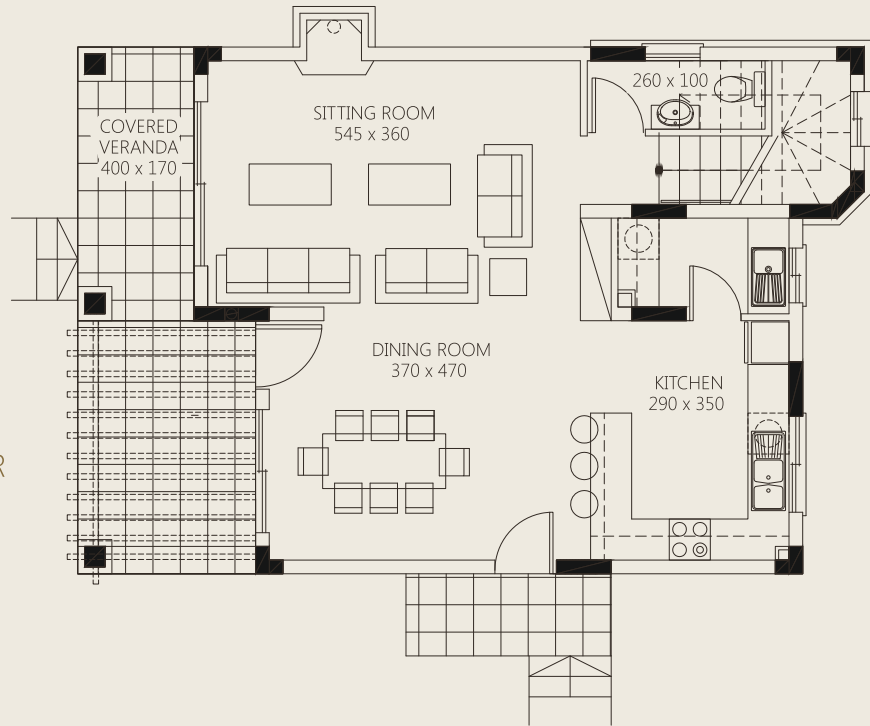


VILLA EFTYCHIA is a fashionable three bedroom villa, linked by quiet streets and charming surroundings, garnished with a superior selection of fixtures and finishes.

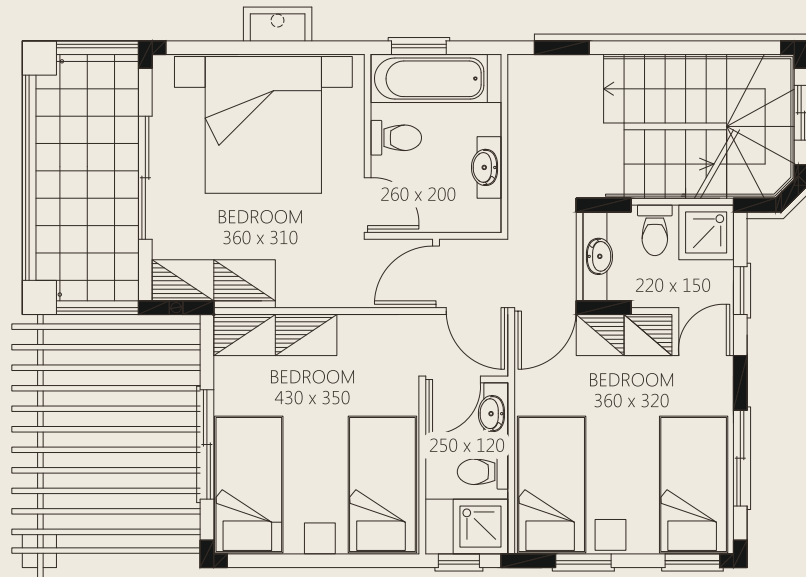
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FLOOR PLANS
VILLA EFTYCHIA

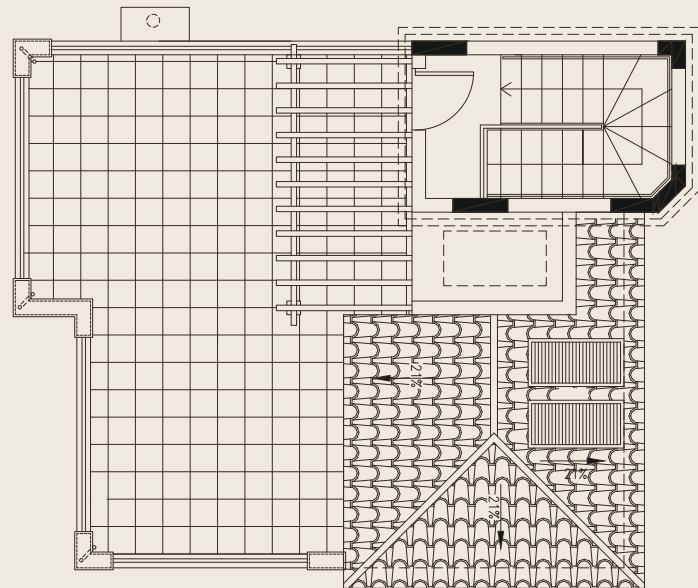
GROUND FLOOR



ROOF PLAN



FIRST FLOOR



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VILLA TYPE EFTYCHIA

3 BEDROOM VILLAS

CLUSTER NO.	VILLA NO.	BEDROOMS	COVERED AREA	COVERED VERANDAS	COVERED PARKING	TOTAL COV. AREA	PLOT AREA
27	1	3	134.76 m ²	6.80 m ²	16.50 m ²	158.06 m ²	740.27 m ²



VILLA TYPE
MARISA

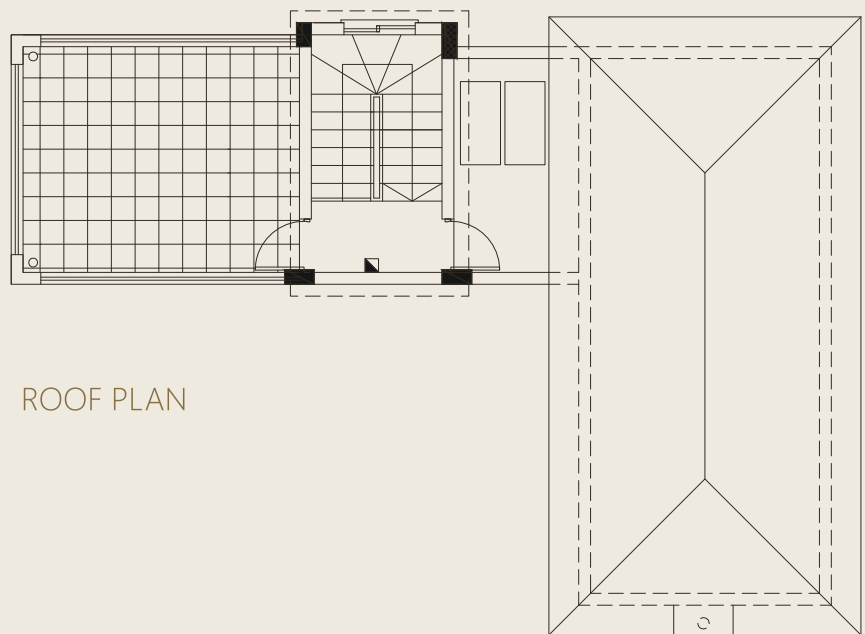
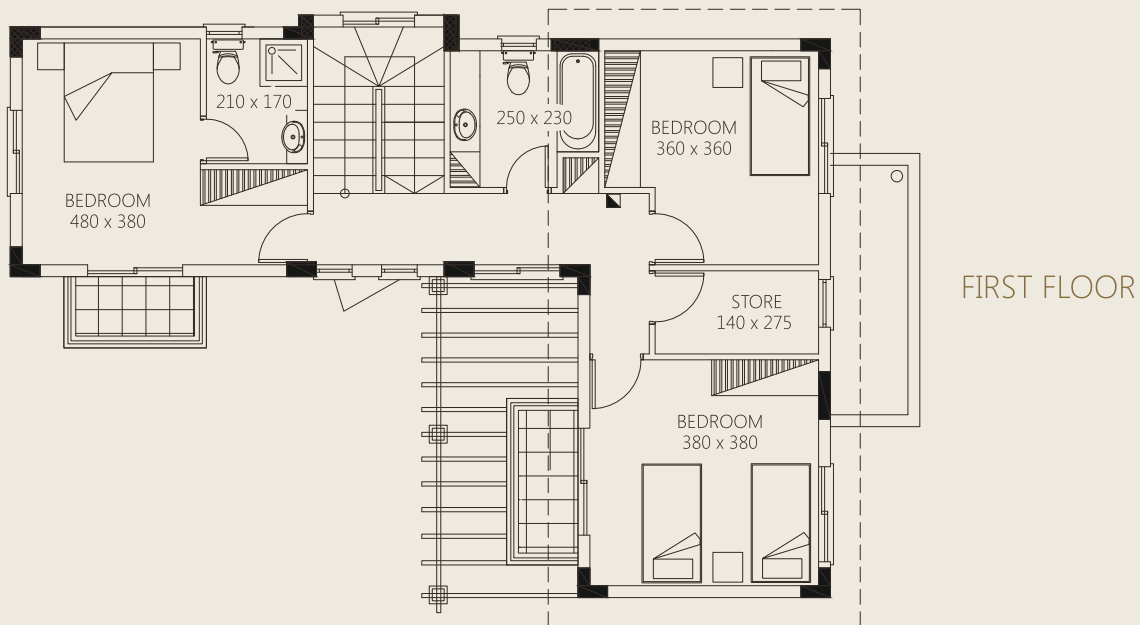
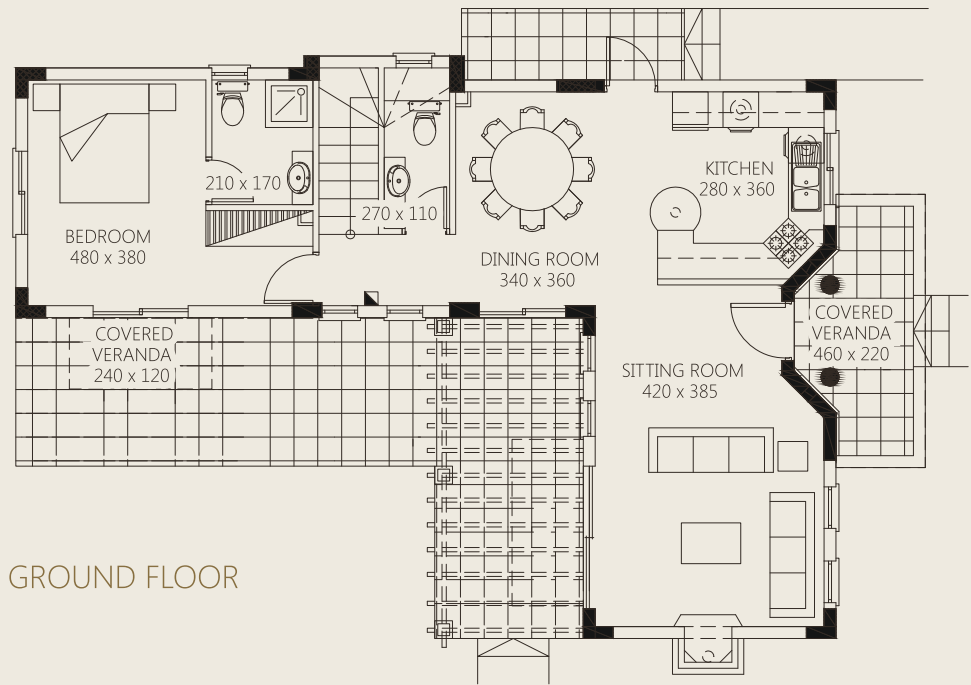
The PREMIER RESIDENCES at the VENUS ROCK GOLF RESORT present a wonderful choice of elegant and comfortable villas designed with all the attention to detail and Mediterranean architectural style that has become synonymous with luxury and versatility.

VILLA MARISA is a fashionable four bedroom villa, complete with its own private garden and swimming pool, and complemented with a superior selection of fixtures and finishes.



Every detail has been considered to make the perfect residence, and the fronts of the homes have been styled to encourage a genuine neighbourhood community.

FLOOR PLANS
VILLA MARISA



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VILLA TYPE MARISA

4 BEDROOM VILLAS

CLUSTER NO.	VILLA NO.	BEDROOMS	COVERED AREA	COVERED VERANDAS	COVERED PARKING	TOTAL COV. AREA	PLOT AREA
27	3A	4	158.63 m ²	14.59 m ²	16.50 m ²	189.72 m ²	540.44 m ²
27	5	4	158.63 m ²	14.59 m ²	16.50 m ²	189.72 m ²	652.48 m ²
30	6	4	163.66 m ²	13.12 m ²	16.50 m ²	205.43 m ²	821.17 m ²
33	6	4	182.77 m ²	22.66 m ²	16.50 m ²	234.20 m ²	666.73 m ²
33	7	4	182.77 m ²	22.66 m ²	16.50 m ²	234.20 m ²	673.54 m ²



VILLA TYPE MEDIA

A sophistication of harmonious architecture, that is fresh and clean, and very much a part of the stunning, beautiful landscape backdrop, VILLA MEDIA is an elegant three bedroom golf residence located at one of Europe's largest golf-integrated resorts.

Set in one of Cyprus' most sought-after and desirable locations, and moments away from the beach, these luxury villas are inspired from the traditional village architecture of Cyprus and reinterpreted for contemporary living.

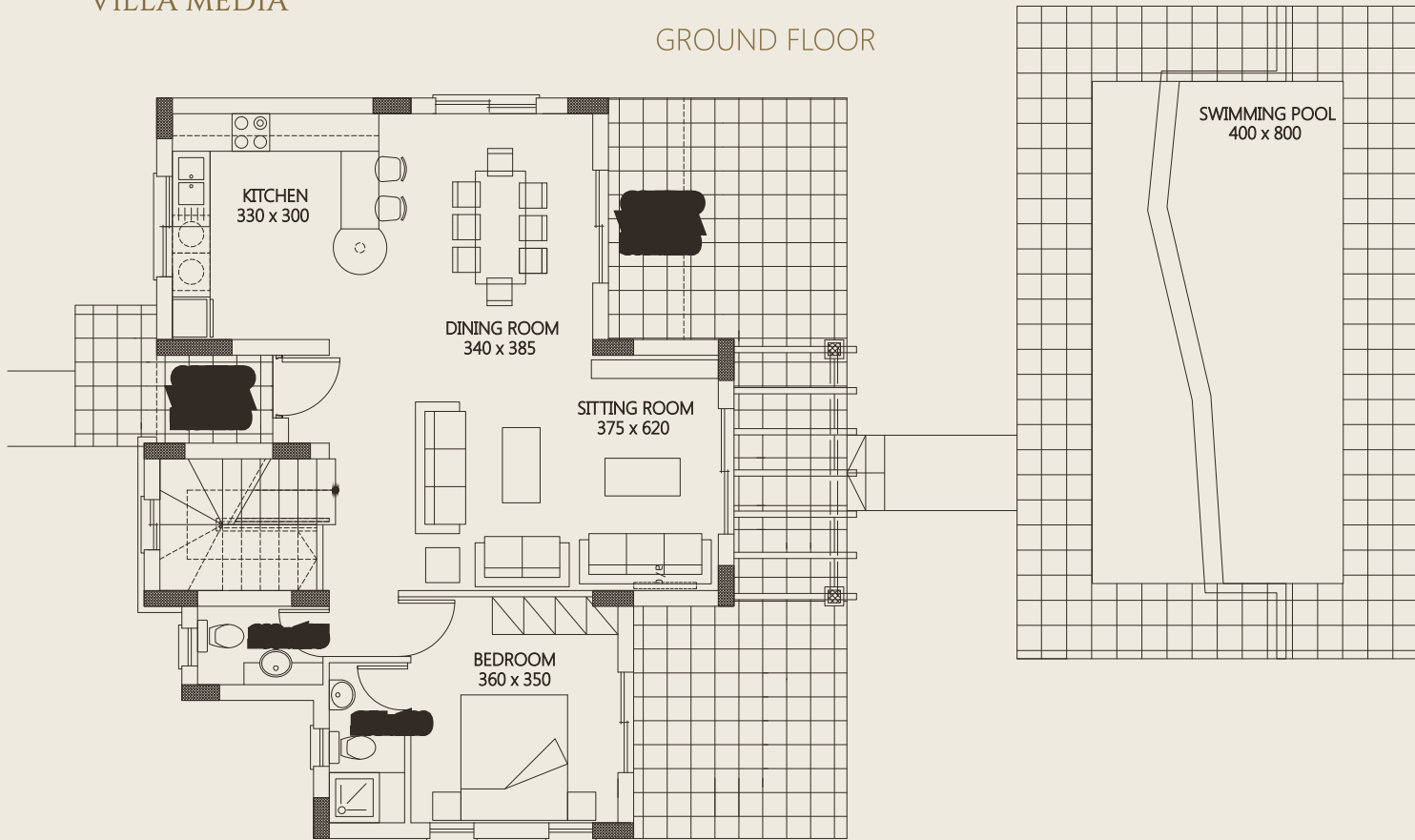


Complemented with private gardens, private swimming pools, large balconies and open terraces, the impeccable attention to detail is evident everywhere with the highest quality finishes, breathtaking views and effortless style.

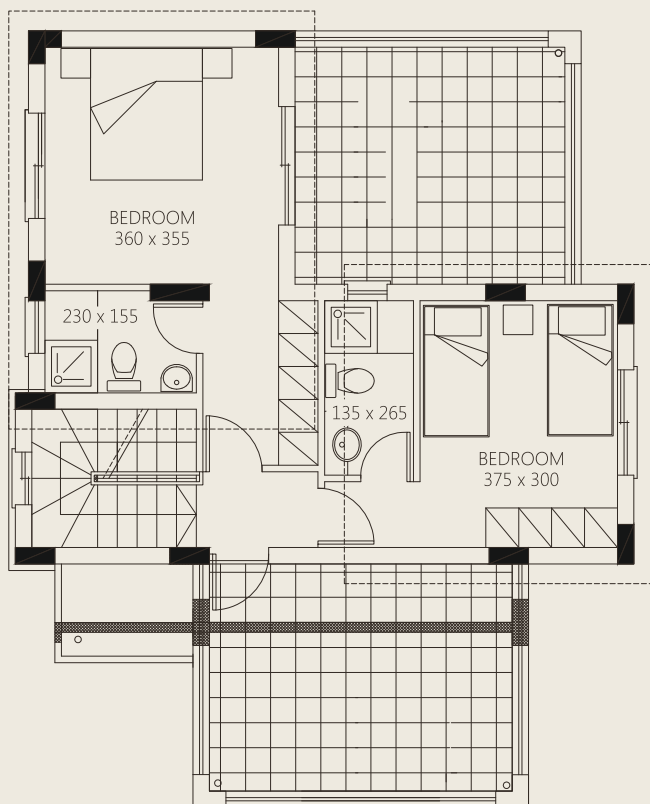
FLOOR PLANS

VILLA MEDIA

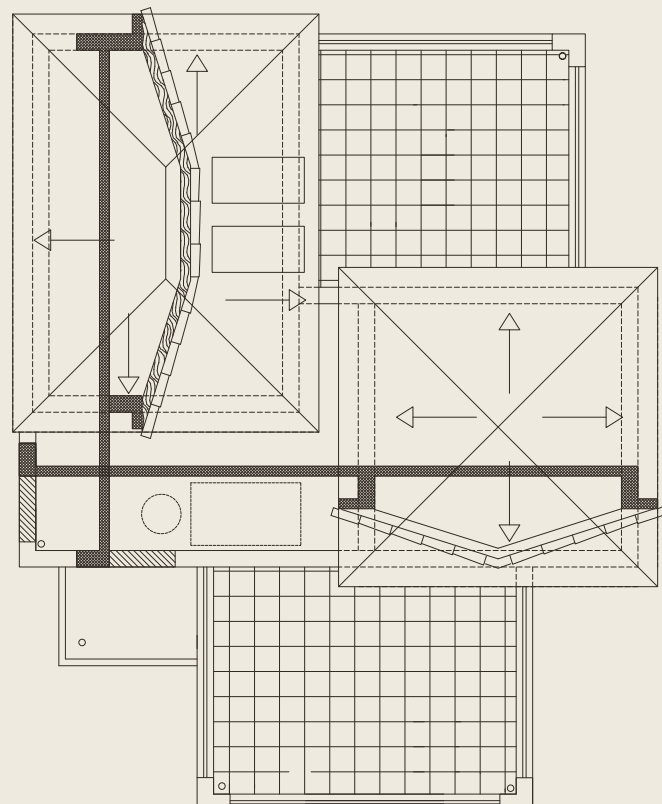
GROUND FLOOR



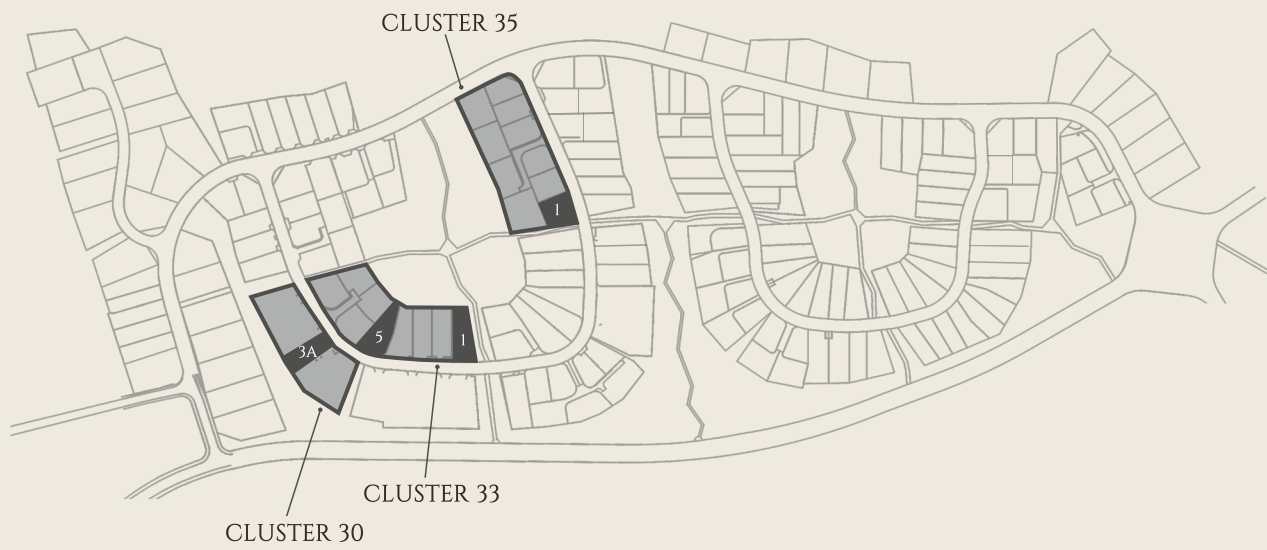
FIRST FLOOR



ROOF PLAN



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VILLA TYPE MEDIA

3 BEDROOM VILLAS

CLUSTER NO.	VILLA NO.	BEDROOMS	COVERED AREA	COVERED VERANDAS	COVERED PARKING	TOTAL COV. AREA	PLOT AREA
30	3A	3	141.98 m ²	7.21 m ²	16.50 m ²	165.69 m ²	714.75 m ²
33	1	3	141.98 m ²	7.21 m ²	16.50 m ²	165.69 m ²	743.46 m ²
33	5	3	141.98 m ²	7.21 m ²	16.50 m ²	165.69 m ²	810.62 m ²
35	1	3	141.98 m ²	2.59 m ²	-	144.57 m ²	581.40 m ²



VILLA TYPE
OKEANOS

There's a true sense of community at the PREMIER RESIDENCES of the VENUS ROCK GOLF RESORT, a stylish coastal development located adjacent to the renowned birthplace of the goddess Aphrodite.

Within short driving distance to a plethora of amenities and services, VILLA OKEANOS is a perfect three bedroom golf residence which offers space, comfort and elegance in an exclusive setting.

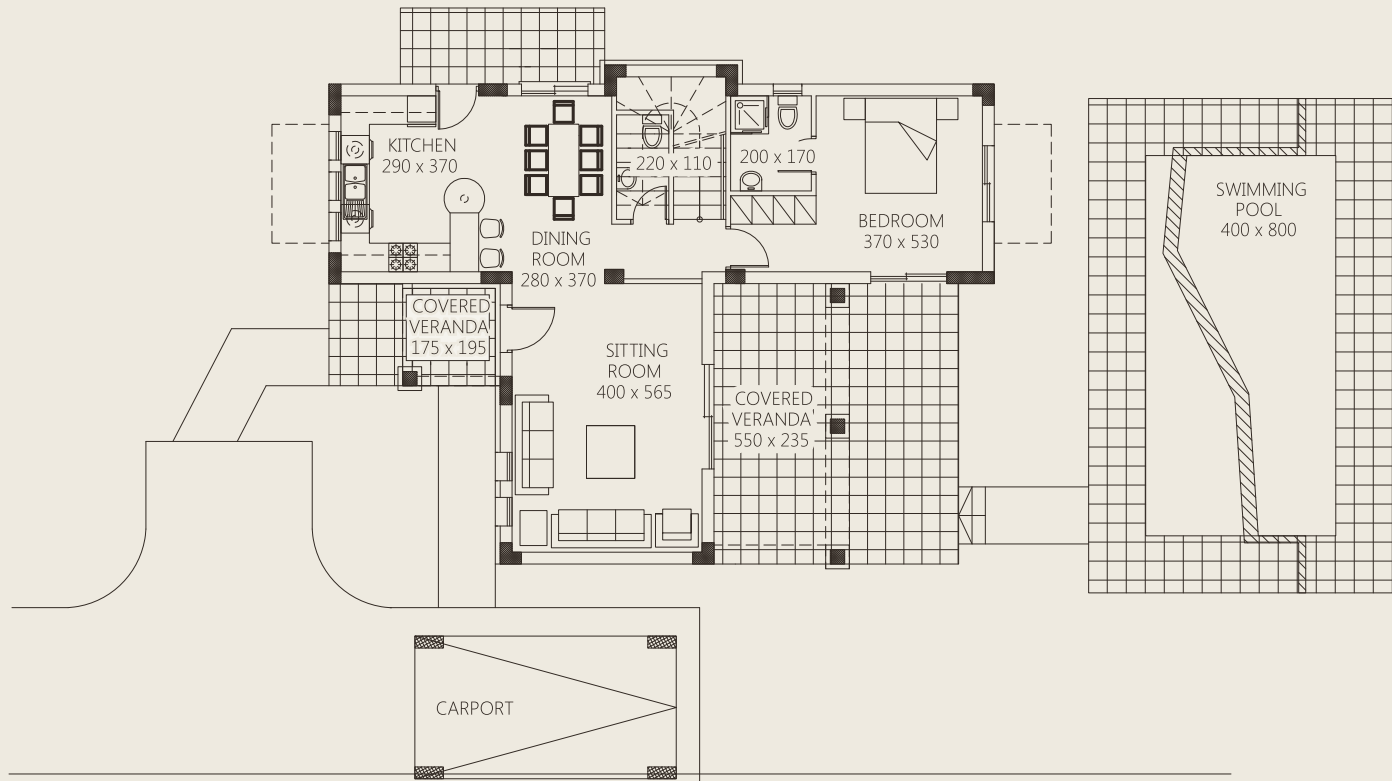


Designed with all the attention to detail and Mediterranean architectural style, the villa is complemented with a private swimming pools, large garden, large balconies and shady pergolas, bringing the inspirational views of the Mediterranean and golf course inside.

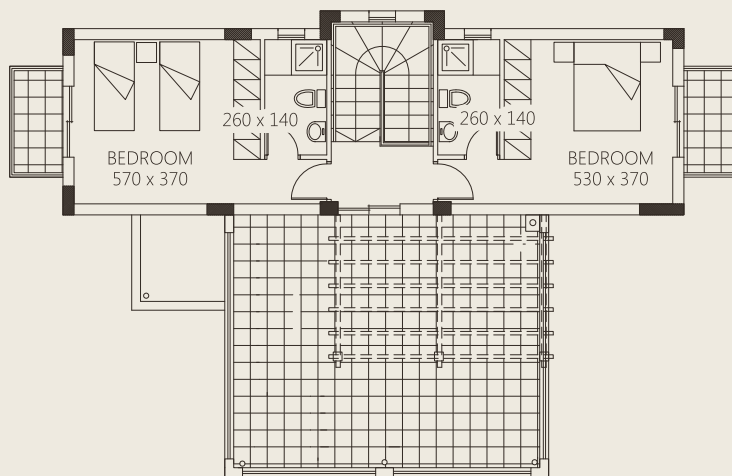
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FLOOR PLANS
VILLA OKEANOS

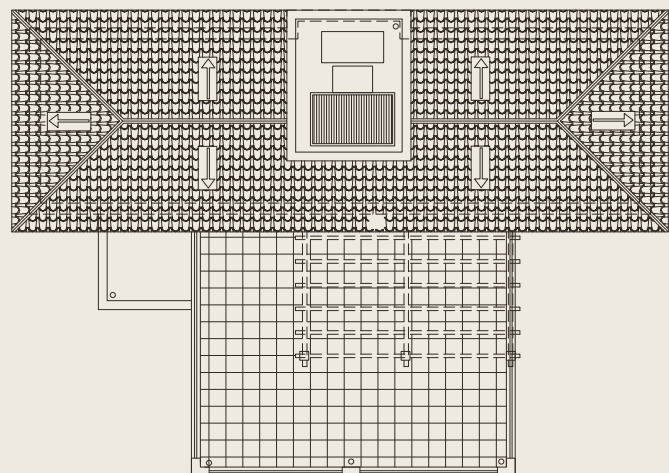
GROUND FLOOR



FIRST FLOOR



ROOF PLAN



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VILLA TYPE OKEANOS

3 BEDROOM VILLAS

CLUSTER NO.	VILLA NO.	BEDROOMS	COVERED AREA	COVERED VERANDAS	COVERED PARKING	TOTAL COV. AREA	PLOT AREA
30	2	3	146.38 m ²	27.21 m ²	16.50 m ²	190.09 m ²	672.91 m ²
33	3	3	149.33 m ²	19.86 m ²	16.50 m ²	185.69 m ²	712.32 m ²



VILLA TYPE SOFIA

Lavish and luxurious living beckons one to the PREMIER RESIDENCES at the VENUS ROCK GOLF RESORT, a community of luxury properties set in a privileged, sought-after location.

Close to a plethora of amenities and services, five star resorts and tourist attractions, VILLA SOFIA is an enchanting three bedroom villa, inspired from Cypriot tradition with a perfect blend of terracotta, ceramic, wood and natural stone, creating a Mediterranean masterpiece that complements the elegant lifestyle of the golf and the coast.

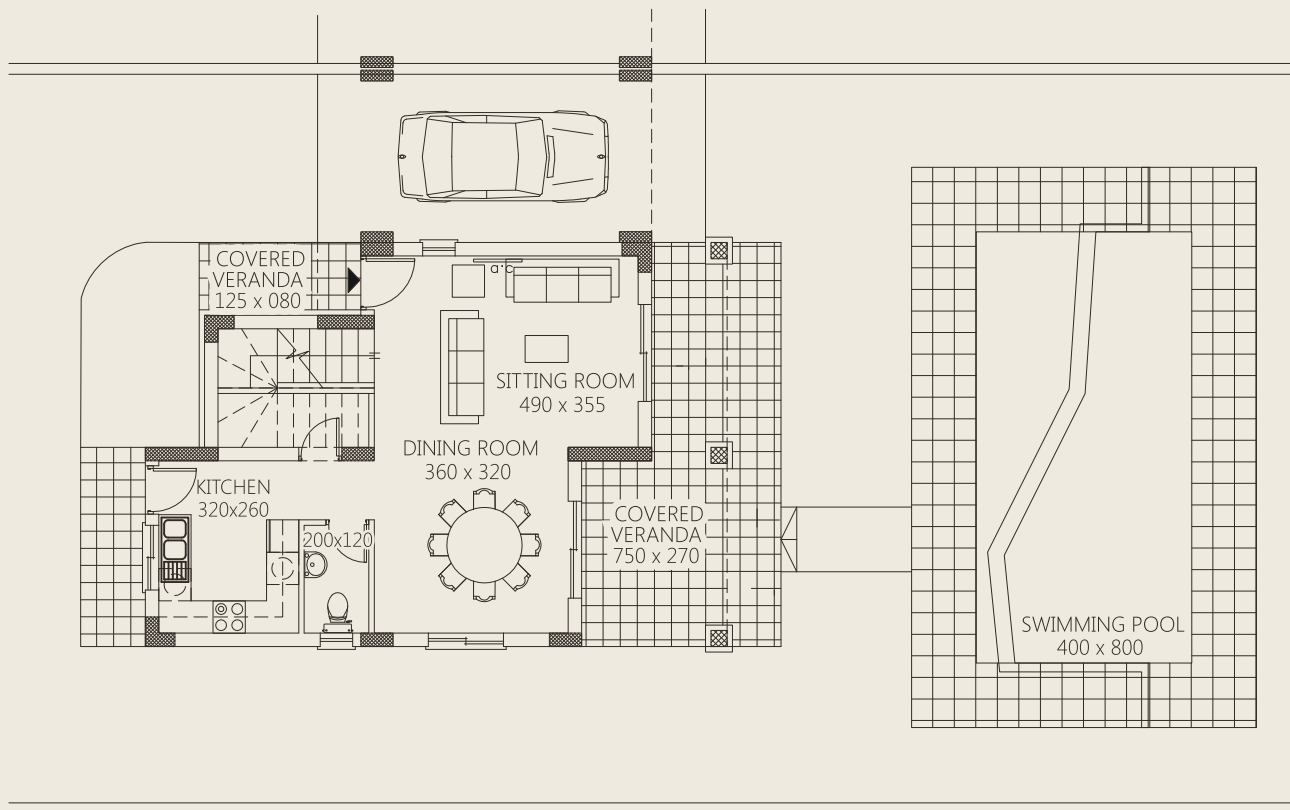


Designed with all the attention to detail and Mediterranean architectural style, the villa is complemented with a private swimming pools, large garden, large balconies and shady pergolas, bringing the inspirational views of the Mediterranean and golf course inside.

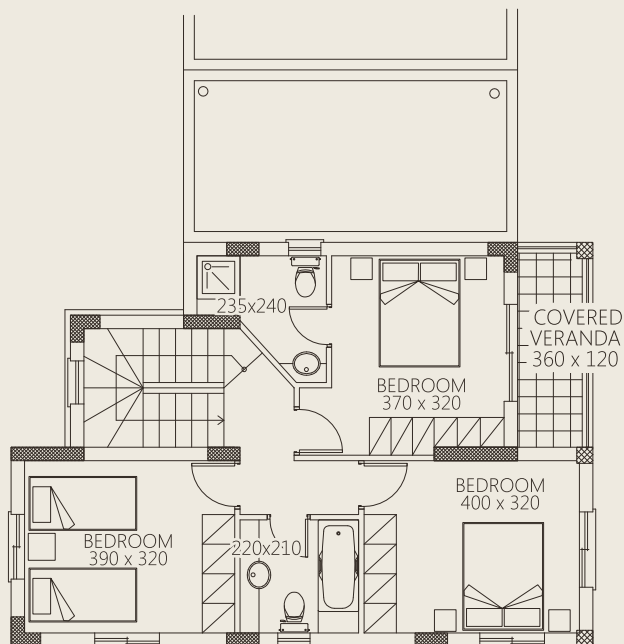
FLOOR PLANS

VILLA SOFIA

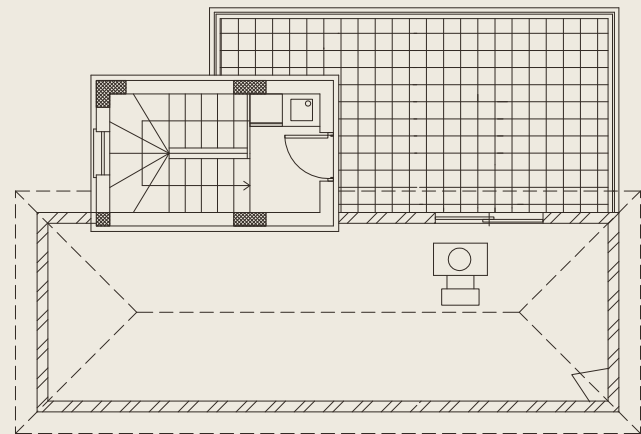
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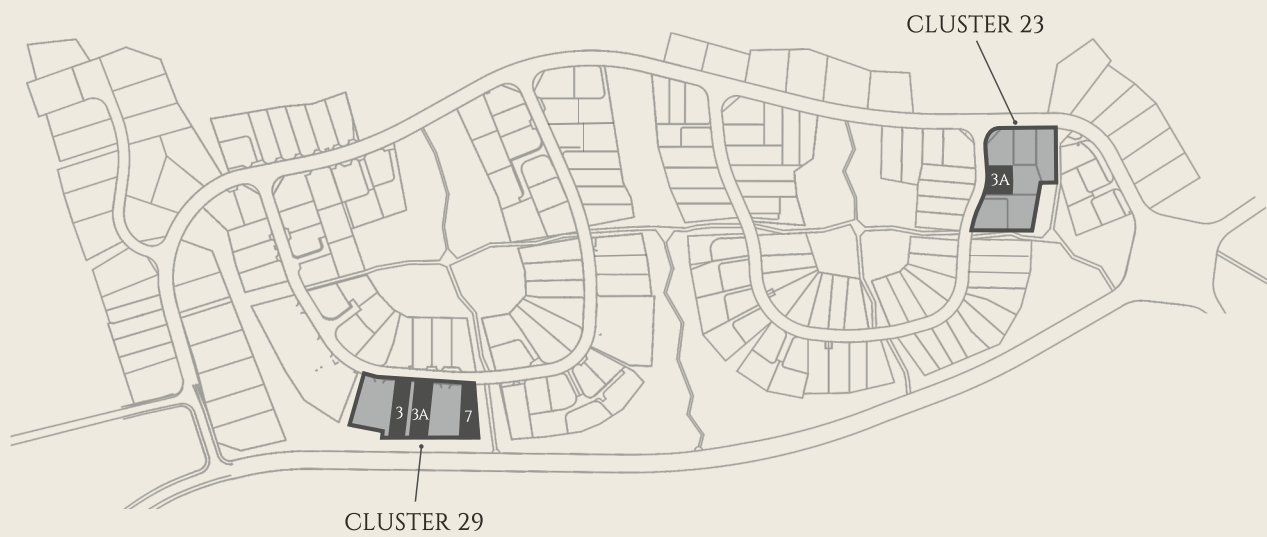
FIRST FLOOR



ROOF PLAN



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VILLA TYPE SOFIA

3 BEDROOM VILLAS

CLUSTER NO.	VILLA NO.	BEDROOMS	COVERED AREA	COVERED VERANDAS	COVERED PARKING	TOTAL COV. AREA	PLOT AREA
23	3A	3	124.54 m ²	24.31 m ²	-	148.85 m ²	461.49 m ²
29	3	3	126.60 m ²	21.55 m ²	19.80 m ²	181.29 m ²	671.31 m ²
29	3A	3	126.60 m ²	21.55 m ²	19.80 m ²	181.29 m ²	642.59 m ²
29	7	3	126.60 m ²	21.55 m ²	19.80 m ²	181.29 m ²	683.75 m ²



VILLA TYPE
VANESSA

Designed for Mediterranean-style living, VILLA VANESSA, at the VENUS ROCK GOLF RESORT, offers uncompromising attention to detail.

This immaculate three bedroom villa, which is part of the PREMIER RESIDENCES collection, is enhanced by its unique aesthetic charm and breathtaking views of the Mediterranean.

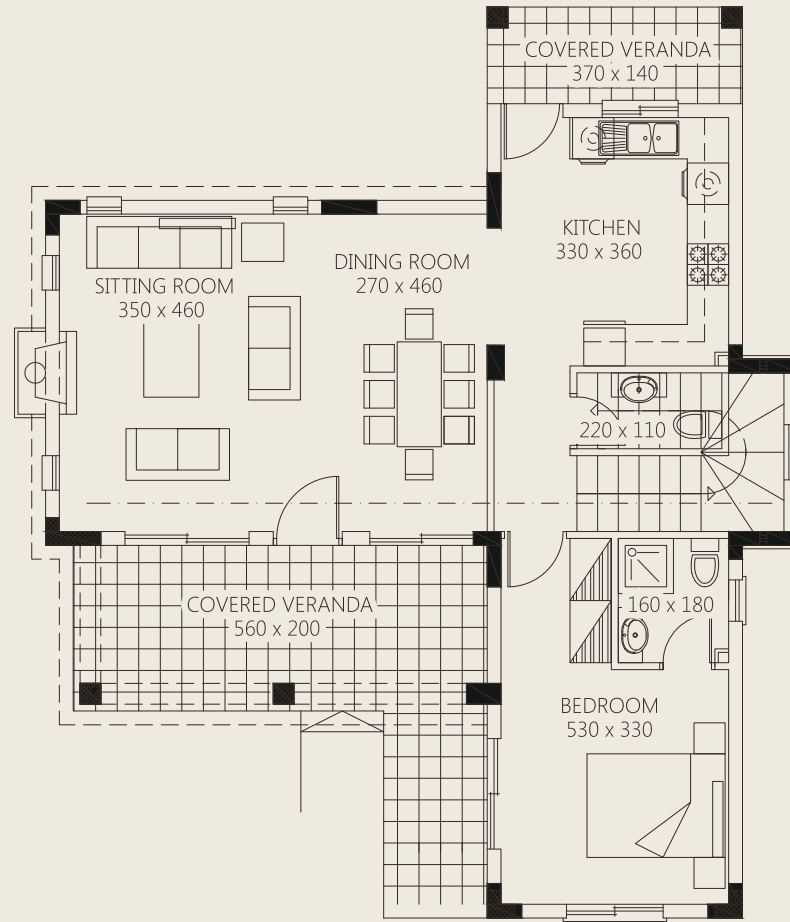


Complemented with private gardens, swimming pools, large balconies and open terraces, VILLA VANESSA is the perfect platform where one can enjoy Cyprus' year-round sunshine in style.

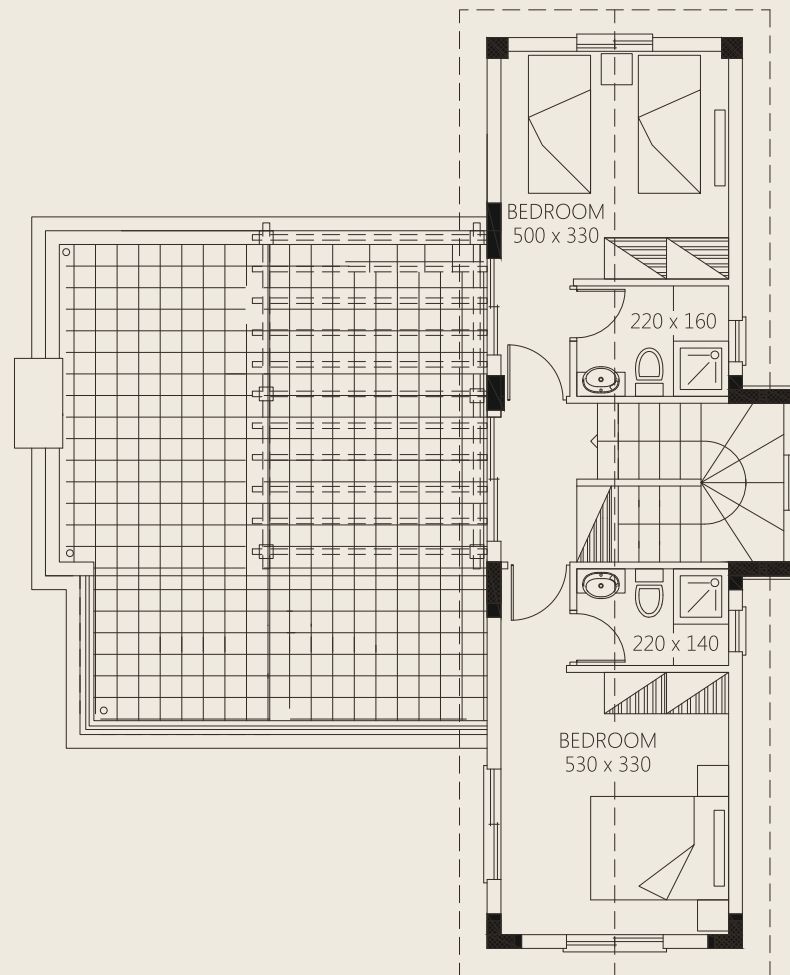
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FLOOR PLANS
VILLA VANESSA

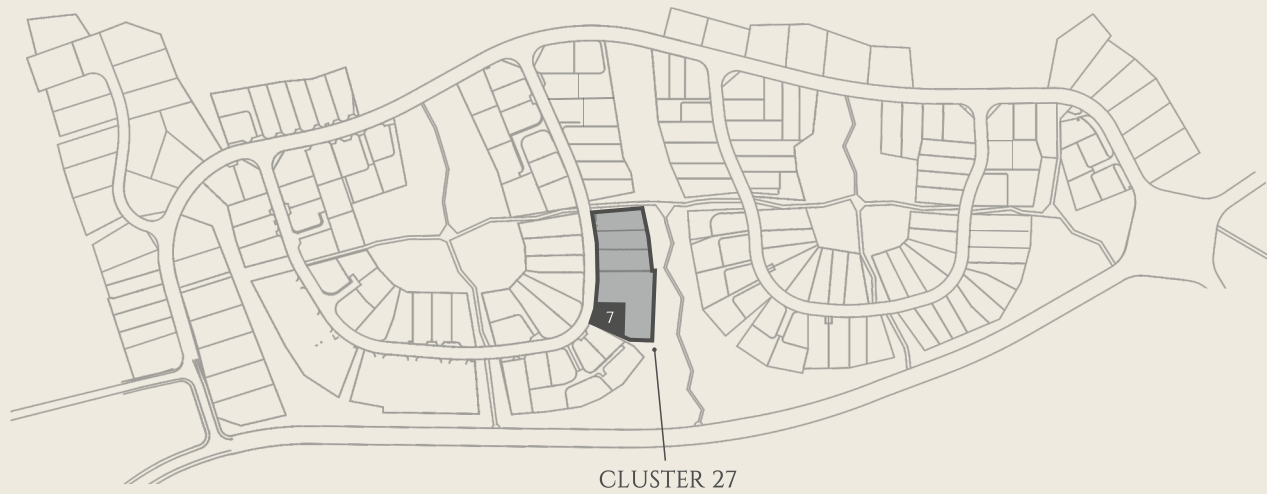
GROUND FLOOR



FIRST FLOOR



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VILLA TYPE VANESSA

3 BEDROOM VILLAS

CLUSTER NO.	VILLA NO.	BEDROOMS	COVERED AREA	COVERED VERANDAS	COVERED PARKING	TOTAL COV. AREA	PLOT AREA
27	7	3	128.82 m ²	19.58 m ²	16.50 m ²	148.40 m ²	580.27 m ²



SPECIFICATIONS AND FINISHES

The finishes and fixtures of the PREMIER RESIDENCES at the VENUS ROCK GOLF RESORT have been hand-picked by a professional team of interior designers, reflecting on the calibre and quality of the architectural design. This superior selection will provide residents with the ultimate in convenience, comfort and luxury.

(Note: Specifications may vary according to the Villa Type. Specifications valid are those issued for inclusion in the Sales Agreement.)

Structure

- Reinforced concrete, according to the drawings, concrete code design and anti-earthquake design rules and regulations
- Lowest concrete strength C25

Floors

- Internal areas of villas and verandas paved with quality imported ceramic tiles, from a pre-selected price range, offered by the Vendor
- Laminated parquet optional in bedrooms
- Internal staircase in selected imported marble of purchase value €43/m²

Walls (Internal and External)

- All the walls will be constructed with high quality hollow clay blocks
- External walls will be 20cm thick and the internal 10cm thick
- Special crack-control plastic lath will be installed at all concrete/brick connections and all wall repairs (e.g. cuts for electrical/mechanical piping)

Kitchen Walls

- Quality ceramic wall tiles, between the cupboards and kitchen counter, from a pre-selected price range, offered by the Vendor
- Smooth plaster finish and three coats of emulsion paint in all other areas

Bathroom Walls

- Quality ceramic wall tiles, up to the height of the door, from a pre-selected price range, offered by the Vendor
- Smooth plaster finish and three coats of emulsion paint above the door

Plastering / Painting

- Internal surface will be plastered with three coats of smooth plaster and three coats of emulsion paint
- Externally, all surfaces will be plastered and will be painted with three coats of acrylic paint, or with textured paint, according to the Vendor's choice and to the requirements of the town planning authorities

Ceilings

- The ceiling will be of good quality, fair-faced concrete
- Finished with spatula and three coats of quality emulsion paint

Entrance Door

- The main entrance door will be of first grade solid hardwood, protected with two coats of wood preservative and three coats of external use varnish
- Quality security lock will be fitted
- Spy hole is also included



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Windows / Doors (External)

- All external windows and sliding doors will be in aluminum and have double glazing for improved thermal insulation and soundproofing
- Safety barrel bolts will be fitted to the centre of all sliding patio doors and sliding windows
- The aluminum frame sections will have provisions for future installation of fly screens
- The colour of the aluminum will be decided by the Vendor, and will be according to the requirements of the town planning authority

Internal Doors

- All internal doors will be in veneered varnished wood, complete with frame of same finish

Wardrobes

- All wardrobes will be made of melamine skeleton
- All cupboard doors will be made of veneered wood
- Internally there will be hanging rails, shelves and drawers

Kitchen Fittings

- Fitted, high and low level cupboards made of melamine framework
- All cupboard doors and side exposed panels will be made of veneered varnished wood
- Worktops of elegant granite finish and quality acrylic sink with 3-way mixer tap
- Electric and/or plumbing provisions for fridge, washing machine, dish washer, built-in hob, hood and oven are included, as indicated on the drawings
- Appliances are not included

Sanitary Fittings

- Quality sanitary fittings will be fitted and installed, according to European standards, including single lever mixer taps and shower attachments
- Elegant shower screen with aluminum will be fitted to all shower trays
- Soap and toilet paper holders, as well as towel rails and mirrors, will be fitted
- Vanity units with marble worktops will be constructed in bathrooms, as indicated on drawings

Plumbing / Drainage

- PVC pipes will be used for the drainage system and will be connected to the sewage system of the house
- Hot and cold water supply will be done with the leading pipe-in-pipe system and manifold connections which provide better insulation, easier installation and the unique advantage to repair by pulling out the pipe from its conduit pipe, preventing the need to break floors and walls
- Heavy duty water tank with solar heating and immersion heater are included
- Pressurised system, for both hot and cold water with pressure pump, is also included
- Separate pipes will be installed for drinking water
- Water taps will be installed in the gardens, as indicated on the drawings

Insulation

- All flat, sloping roofs and verandas will be insulated in bituminous reinforced polyester membrane
- The sloping roofs will be covered with quality, clay roof tiles

Electrical Mechanical Services

- All electrical works will be carried out according to the floor plans, and will be approved by the Electricity Authority of Cyprus
- 13 amp socket outlets on 30 amp ring main circuits
- TV and telephone points will be provided to the living room and to all bedrooms
- Cover plates for the switches, sockets, and television and

- telephone points will be in white plastic
- Provision for air-conditioning split units in bedrooms and in living/dining areas, including wiring, drainage and piping, according to the EU standards
- Provision for future installation of satellite
- Provision for structure cabling system
- Sensor light to the carport area
- Provision for electric supply to the metal entrance double gate
- Waterproof sockets will be installed to external verandas, as indicated on the drawings
- Provision for wireless alarm system

Metal Works

- Metal railings to all verandas, internal and external staircases, as indicated on the drawings
- Metal gates will be installed for pedestrian and vehicular entry to the property, as indicated on the drawings
- All metal will be protected with one layer of undercoat and three coats of high quality, weather-resistant oil paint

EXTERNAL WORKS

Sewage

- Septic tank and absorption pit, complete with all associated manholes, as indicated on the drainage layout, and according to the indications of the local authorities

Boundaries

- The property boundaries will be constructed / installed, as clearly marked on the drawings

Carport

- Construction of a reinforced concrete carport, as indicated on the drawings

Driveway

- The driveway will be constructed in reinforced pattern concrete

Swimming Pool

- Construction of a prefabricated, rectangular swimming pool (4m x 8m) with reinforced membrane (1.5mm thick), complete with all associated electromechanical works
- Surrounding patios and pump house, as indicated on the drawings

External wall cladding

- Part of the external walls of the villa will be cladded in natural stone, as indicated on the drawings

Fireplace

- Construction of a fireplace with standard finish, as indicated on the drawings

Roof Garden

- There will be a roof garden, as indicated on the drawings

NOTE

All installation or fitting of air conditioning units, central heating, satellite dish or other machinery that can alter the building's original elevation, must have the Vendor's approval.

Furthermore, the Purchaser will be responsible for any additional costs that may arise due to any problems to the building or malfunctions to any machinery that may be caused in the event that the above paragraph does not apply.



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