



# ROI RESIDENCE



**NOVEL**  
DEVELOPMENT

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## Nine apartments in Paphos

ROI Residence is a nine-apartment building on a quiet residential street in Paphos, minutes from the city centre, the seafront and the island's second international airport.

Eight two-bedroom apartments from 79 to 91 m<sup>2</sup>, each with a private veranda. One one-bedroom apartment on the top floor. A rooftop communal terrace with open views across the city.

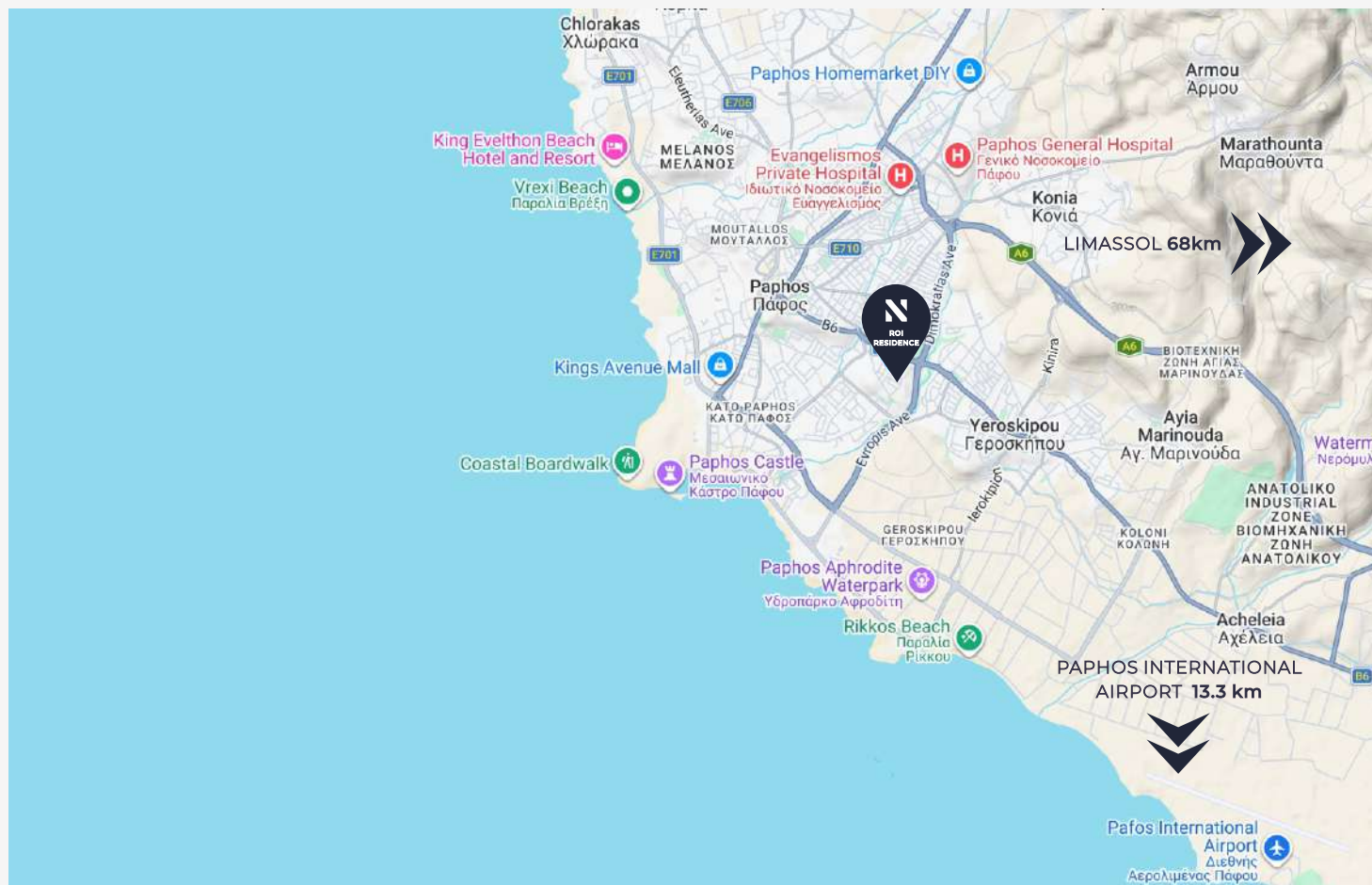
The building is compact by design. Nine units across four floors, with covered parking, lift access and a gated entrance. A rooftop common area serves as shared outdoor space for residents.

Off-plan. **Completion 2027.**

## Key facts

- Apartments 9 total
- Two-bedroom 8 apartments, 79–91 m<sup>2</sup>
- One-bedroom 1 apartment, 50 m<sup>2</sup>
- Verandas 10 to 49 m<sup>2</sup>
- Rooftop terrace Communal, open views
- Parking Covered, one space per apartment
- Access Lift and gated entry

# Location



## Paphos

ROI Residence sits on Peiraios Street, in a calm residential neighbourhood that keeps the centre, the coast and day-to-day amenities within easy reach.

Paphos is one of the most established cities on the island. Its coastline is among the finest in Cyprus. It holds UNESCO heritage status. International schools, private hospitals, a well-developed hotel and restaurant scene, and an airport with direct connections across Europe place it firmly among the most liveable cities in the Eastern Mediterranean.

The city suits a wide range of residents. Families value the school options, the pace, and the access to green space and open coastline. Professionals and remote workers find the infrastructure solid and the environment genuinely easy to live in. The rental market, both short and long-term, is among the most consistent on the island; tourism extends well beyond summer, and demand from long-stay residents gives the lettings market stability year-round.



Iasis Private Hospital, **0.6 km**

Paphos City Centre, **2.5 km**

Antasia Beach Club, **3.4 km**

Aspire British School, **5 km**

Paphos International Airport, **13.3 km**

Limassol, **68 km**

# The Building

Deliberately small. Properly managed.

ROI Residence is nine apartments on a quiet residential street. That scale is intentional. A building this size can be managed properly from day one: maintenance stays responsive, common areas stay clean, and the quality of the building does not erode over time the way it can in larger, less tightly managed developments.

The rooftop communal terrace is the shared outdoor space for residents, open views across Paphos, designed for everyday use rather than occasional events.

Covered parking is allocated per apartment. Lift access serves every residential floor. Gated entry controls access to the building. CCTV covers common areas.

A gym area is included within the building. A public park with a children's playground sits directly adjacent.





COVERED PARKING  
GYM AREA  
PUBLIC PARK



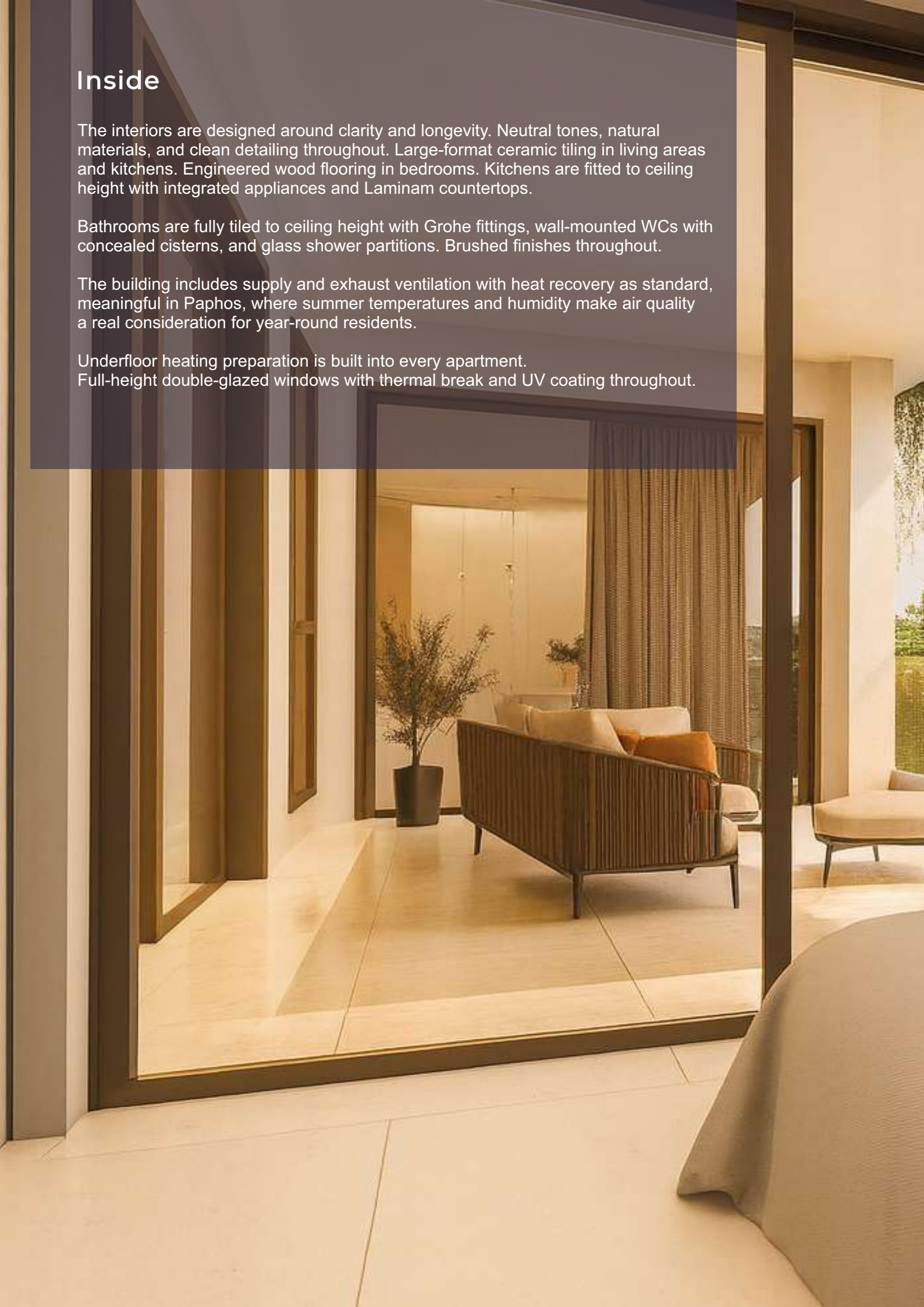
## Inside

The interiors are designed around clarity and longevity. Neutral tones, natural materials, and clean detailing throughout. Large-format ceramic tiling in living areas and kitchens. Engineered wood flooring in bedrooms. Kitchens are fitted to ceiling height with integrated appliances and Laminam countertops.

Bathrooms are fully tiled to ceiling height with Grohe fittings, wall-mounted WCs with concealed cisterns, and glass shower partitions. Brushed finishes throughout.

The building includes supply and exhaust ventilation with heat recovery as standard, meaningful in Paphos, where summer temperatures and humidity make air quality a real consideration for year-round residents.

Underfloor heating preparation is built into every apartment. Full-height double-glazed windows with thermal break and UV coating throughout.





# 1 BED APT





## ► Ground Floor Apartment

1 unit | 81 m<sup>2</sup> internal area | 78 m<sup>2</sup> private garden

The only apartment in the building with a private garden at ground level. Two bedrooms, a main bathroom and a guest WC, with open-plan living and kitchen opening onto the outdoor space.

The garden wraps around one corner of the apartment and is sized for outdoor dining and a separate lounge area, with planted borders along the perimeter.

Finish standard matches the rest of the building: large-format ceramic tiling in living areas, engineered wood flooring in bedrooms, fitted kitchen with integrated appliances, European sanitary ware, and underfloor heating preparation throughout. The dedicated parking space sits close to the apartment entrance, with no stairs or lift to reach it.

# 2 BED APT





## ➤ Two Bedroom Apartments

8 units | approximately 79-91 m<sup>2</sup> covered area | verandas from 10 to 49 m<sup>2</sup>

The principal apartment type in the building. Each has an open-plan living and kitchen area, two separate bedrooms, a main bathroom and a guest WC. Full-height glazing throughout brings strong natural light into every living space.

Layouts vary slightly by floor, with the total covered area ranging from 79 to 91 m<sup>2</sup>. Verandas are generous across the building. A301 on the third floor has a 49 m<sup>2</sup> terrace, the largest in the building and effectively a private outdoor room.

Finish standard across all units: large-format ceramic tiling in living areas and kitchens, engineered wood flooring in bedrooms, kitchen fitted to ceiling height with integrated appliances, European sanitary ware, brushed fittings, and underfloor heating preparation throughout.

# PENTHOUSE APTS





## ➤ Penthouse 1 Bed Apartment

1 unit | A302, 3rd floor | approximately 50 m<sup>2</sup> covered area | 10 m<sup>2</sup> veranda

A well-finished apartment on the top floor. One bedroom, one bathroom, open kitchen and living area with a private veranda.

The layout works well for a single occupier, a couple, or as a letting unit, smaller, well-specified apartments in Paphos hold strong occupancy year-round.

## ➤ Penthouse 2 Bed Apartment

1 unit | top floor | large terraces

A premium two-bedroom apartment on the upper floor with a large private terrace and open views across the city.

It has an open-plan living set behind a full-length glazed line that runs onto the terrace. The terrace wraps around three sides and is sized for outdoor dining, a separate lounge, and an outdoor kitchen, with a covered section over the dining area and planted borders along the perimeter. The apartment has two bathrooms.

# Specifications

## STRUCTURE

Reinforced concrete to Eurocodes. High-quality reinforcement steel throughout.

## EXTERNAL WALLS

Insulated masonry (ETICS system) with decorative graffiato finish and aluminium and glass facade elements.

## INTERNAL PARTITIONS

Lightweight blockwork

## LIVING AREAS AND KITCHENS

Ceramic tiles, 90 × 90 cm

## BEDROOMS

Laminated parquet, 8 mm

## TERRACES AND BALCONIES

Non-slip ceramic tiles, 90 × 90 cm

## LOBBY

Ceramic tiles, 90 × 90 cm

## CEILINGS

Suspended gypsum throughout. Moisture-resistant in bathrooms.  
High-quality paint finish.

## INTERNAL WALLS

Smooth plaster with acrylic emulsion. Bathrooms fully tiled to ceiling height.

## ENTRANCE DOORS

High-security, sound-insulated entrance doors.

## INTERNAL DOORS

Modern MDF doors with high-quality finishes.



## WINDOWS

Double-glazed aluminium with thermal break and UV coating.  
Glass balustrades.

## KITCHEN UNITS

Melamine with soft-close mechanisms. Laminam countertops. Stainless steel sink.

## WARDROBES

MDF fitted wardrobes.

## SANITARYWARE

Grohe fittings. Wall-mounted WCs with concealed cisterns.  
Glass shower partitions.

## WATER SYSTEM

Water tank per apartment. Solar water heating. Pressurised system.

## ELECTRICAL

European-standard sockets. Video intercom. CCTV. Fire alarm.  
TV and data provision.

## CLIMATE CONTROL

Gree split units in all rooms. Underfloor heating preparation.  
Mechanical ventilation with heat recovery.

## LIFT

KONE, 6-person capacity, disabled access.

## COMMON AREAS

Marble staircases. Covered parking. Automatic gates. Gym area.



## The Building Provides

Rooftop communal terrace with open views across Paphos. Designed for daily use: morning coffee, evening air, or simply a place to be outside without leaving the building.

Covered parking with a designated space per apartment, accessible directly within the building.

Gated entry with automatic gates, CCTV coverage of common areas, and video intercom to each apartment.

Lift access to all residential floors. KONE, six-person capacity, fully accessible.

Gym area within the building.

Public park with a children's playground directly adjacent.

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## Novel Smart Care

Novel Smart Care is an annual property management subscription available to all owners at ROI Residence. It covers scheduled maintenance, utility management, upkeep of common areas, rental coordination and a 24/7 service line.

Three service levels are available. The right level depends on how you use your apartment: whether you live here full-time, spend part of the year, or hold the property purely as an investment. In every case, the building and your apartment within it are maintained to a consistent standard without requiring your active involvement.

*Details of each service level are available on request.*

## The Investment Case

Paphos has a long record of sustained demand. The combination of an international airport, established private schools, private hospitals, UNESCO heritage status and a year-round tourism economy makes it a market that holds value consistently.

Rental demand in Paphos is strong across both short and long-term lettings: direct flight connections across Europe bring short-stay visitors, while the city's established residential community creates genuine demand for longer-term tenancies.

ROI Residence offers nine well-specified apartments in a city where managed, investment-grade residential buildings at this price point are limited in supply.

The small unit count makes proper management straightforward from day one, something that directly affects both rental performance and asset value over time. Novel Smart Care handles that management for owners at every level of involvement.

Whether the goal is a primary residence, a second home, a rental income stream, or a long-term asset, ROI Residence is structured to deliver on each of them.



## Cyprus Residency

An investment of €300,000 or more in new property in Cyprus qualifies the buyer and their immediate family for permanent residency under the current programme.

There is no requirement to reside in Cyprus permanently; a visit every two years is sufficient to maintain the status. The process typically takes two to three months from application.

Permanent residency in Cyprus provides access to the European Union, a transparent and low-tax environment, modern infrastructure and an English-speaking business and legal system. For buyers with children, it opens access to EU education. For business owners and professionals, it provides a stable European base.

*Legal counsel should be engaged to confirm current eligibility criteria and programme requirements, as terms are subject to government review.*



## ➤ Buyer Protections and Purchase Process

ROI Residence is sold off-plan with safeguards in place under Cyprus property law.

### Title and Ownership

All apartments are sold freehold with individual title deeds. The title deed is issued by the District Land Registry within three years of completion and handover of the apartment.

### Deposit Security

Upon payment of the first instalment, the Sale and Purchase Agreement is submitted and registered at the Land Registry. This registration protects the buyer's interest in the property from the date of deposit, in accordance with the Sale of Immovable Property (Specific Performance) Law.

**Construction Completion 2027**







We're shaping a better future  
through innovative construction  
and design.

## Novel Development

Novel Development is a boutique property developer based in Larnaca, Cyprus, headquartered in Novel Tower, the largest business centre in the city, which the company designed and built.

The company was founded by principals with a background in European private wealth management. That background shapes everything: the same discipline applied to managing capital, assessing risk and preserving value over decades now applies to how we select sites, specify materials and manage construction. Every development is treated as a long-term asset because that is how we were trained to think.

We fund our projects with our own capital and we build to standards we would apply to our own homes.

For owners who want it, we remain involved long after the keys are handed over: managing properties, handling legal and financial matters, supporting relocations, and staying the single point of contact.

Our team brings together over fifteen years of experience across construction, urban development and project management, drawn from international consulting firms, investment companies and European development businesses. Having worked across different countries and lived in different cities, we understand what a well-made home actually requires, from experience.

Comfort, air quality, water purity, security and silence are the baseline.



# NOVEL

DEVELOPMENT

NOVEL TOWER

## ROI Residence



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Pricing, payment plans and site visits available upon request.

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