



ROYAL BAY

- BY KORANTINA HOMES -

beyond luxury



EXPLORING CYPRUS

Cyprus is famous for its pristine beaches, crystal-clear waters, and picturesque towns and villages. The island's interior is equally stunning, with rugged mountains, rolling hills, and lush forests. The Troodos mountains in particular are a popular destination for nature lovers, offering breathtaking views, scenic walks, and opportunities for adventure sports like hiking, skiing, and mountain biking. Cyprus is also rich in history, with ancient ruins and monuments scattered throughout the island.

In recent years, Cyprus has become a popular destination for tourists and expatriates, and it is known for its welcoming people, warm climate, and excellent cuisine. With its beautiful beaches, rich history, and vibrant culture, Cyprus is a destination that truly has something for everyone.



EXPLORING PAPHOS

Paphos, a coastal city located on the southwestern coast of Cyprus, is a destination that offers something for everyone. With its rich history, stunning beaches, vibrant culture, and breathtaking natural beauty, it's no wonder that Paphos has become one of the most sought-after destinations in the Mediterranean. Visitors to Paphos can explore the city's rich history by visiting its ancient ruins, including the mosaics of the House of Dionysos, the Odeon theater, and the Tombs of the Kings. These UNESCO World Heritage Sites provide a glimpse into the city's rich past and showcase the architectural and cultural achievements of its former inhabitants.

The beaches of Paphos are a major draw, offering crystal clear waters and pristine golden sand. Whether you're looking for a quiet spot to relax or an adventurous water sport, you're sure to find it here. The city is also home to several world-class golf courses, making it a popular destination for golf enthusiasts. So if you're looking for a destination that offers a blend of history, culture, and natural beauty, adventure or relaxation, Paphos is the perfect choice for you.



THE PERFECT LOCATION

Located in an area that is surrounded by all amenities and services, including supermarkets, restaurants, hotels, shopping malls, school etc, the location is ideal for residential and hospitality developments. Within 5-7 minutes, you can reach the harbour, Medieval Castle, and numerous archaeological sites.

Pafos Harbour	2.5km
Beach	On Site
Pafos Intern. Airport	16km
Nearest School	100m
Nearest Supermarket	500m
Nearest Hospital	1km
Paphos Old Town	1.5km



MEDITERRANEAN
SEA
~~~~~

CAP ST GEORGES  
HOTEL & RESORT

CORAL  
RESIDENCES

ROYAL BAY  
- BY KORANTINA HOMES -

SOHO  
RESORT

AKAMAS PENINSULA

ST. GEORGE

GERONIOS ISLAND

CORAL BAY

POTIMA MARINA  
(planning granted)

KISSONERGA

CHLORAKA

ASPIRE SCHOOL

PAPHOS CENTER

KATO PAPHOS HARBOUR

GEROSKIPOU

PAPHOS AIRPORT



---

## THE PROJECT

---

Royal Bay, a unique residential seafront resort, is located in a privileged location of Paphos. The project comprises of luxurious seafront villas, seaview hill side view villas, and luxurious seafront apartments. Situated in a tranquil location with an incredible sandy beach, Royal Bay boasts heavenly landscaped gardens, a clubhouse with a 24hr reception, concierge services, property management services, restaurant and bar, private spa and fitness centre, 24hr security, communal swimming pool, and a kids playground.

Located in an area that is surrounded by all amenities and services, including supermarkets, restaurants, hotels, shopping mall, and an international school, the location is ideal for both permanent living and a holiday destination.

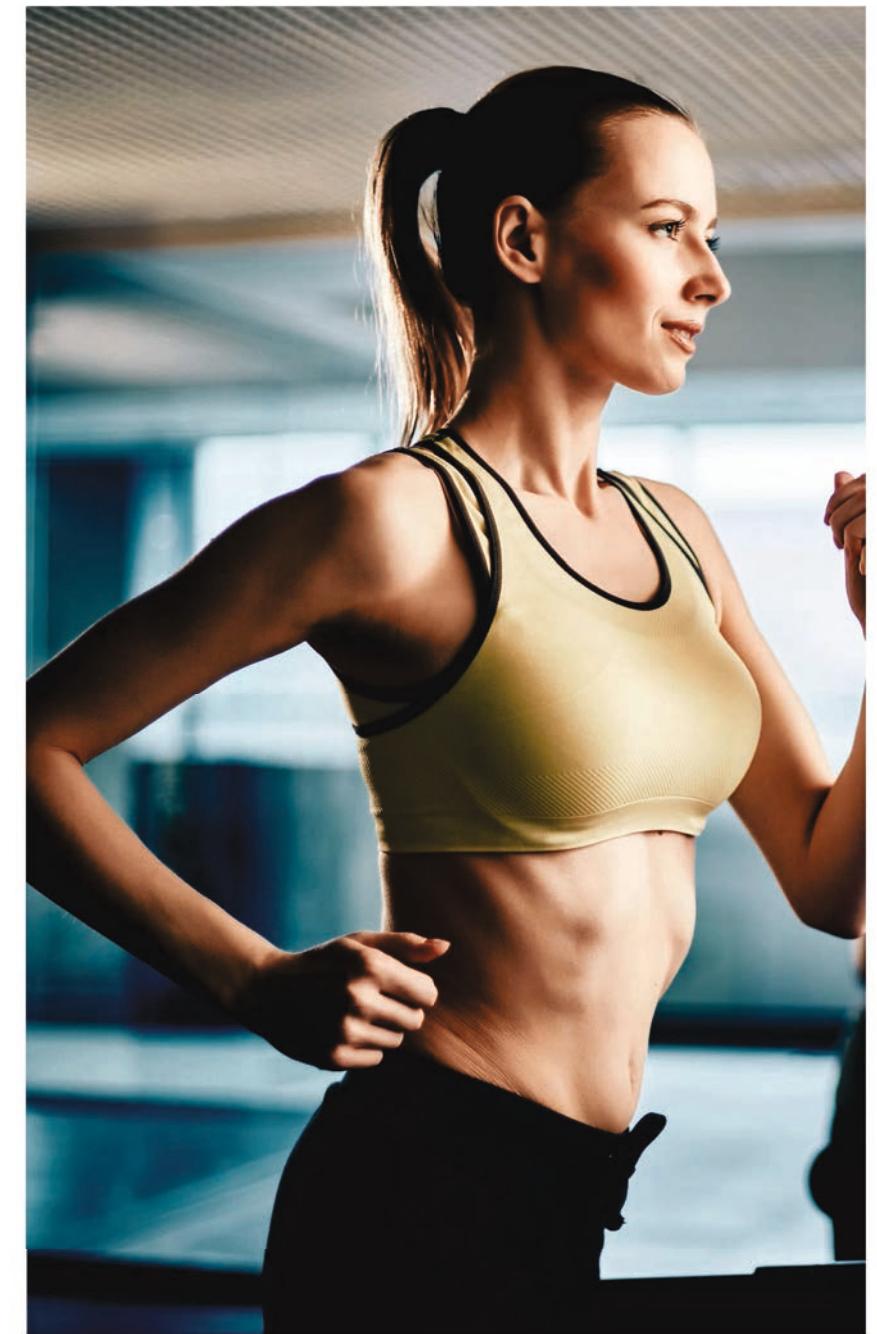
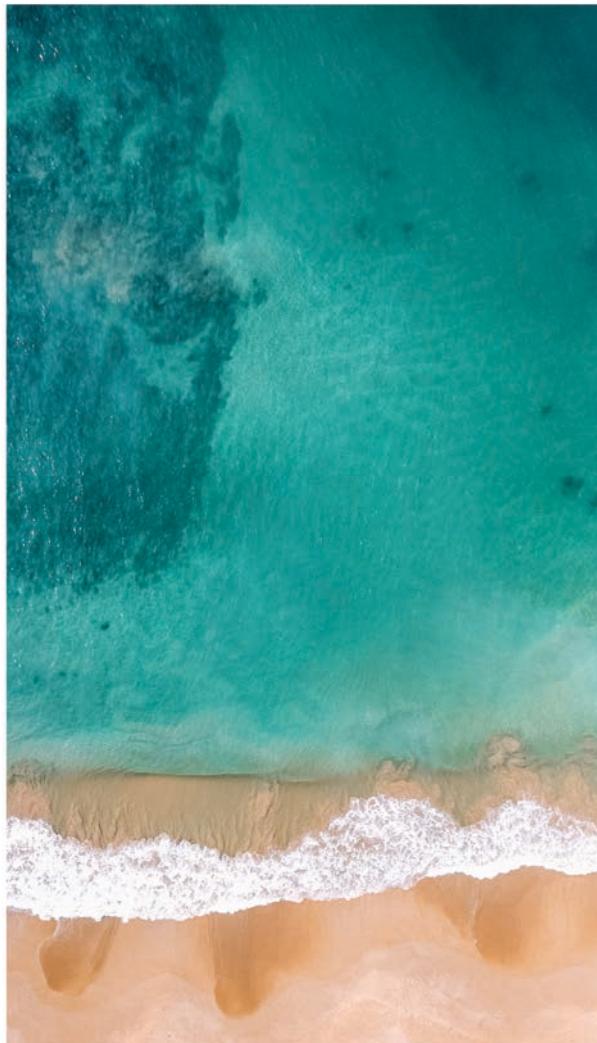
The residences offer panoramic sea view and mesmerising sunset views, and combined with the bespoke Korantina Homes' design and services, create a unique choice of properties in Cyprus.

---

## LIVING IN ROYAL BAY

---

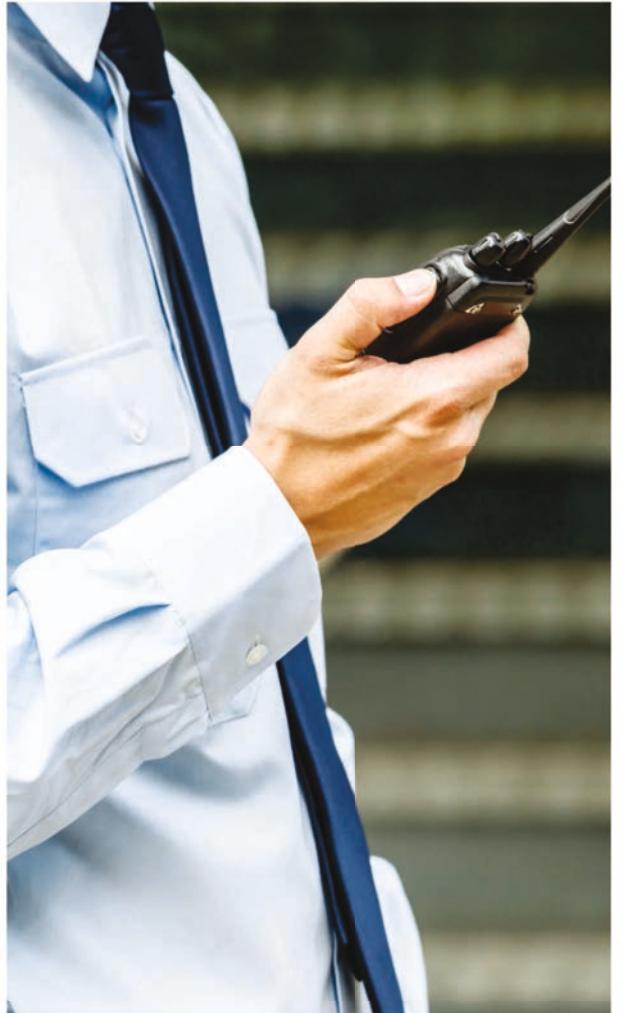
Royal Bay Resort offers five-star services and facilities for its residents. Clubhouse with first-class 24hr concierge services, property management services, bar and restaurant, spa and fitness center, communal pool, kids playground, 24hr security, sandy beach, are all designed to offer a superior level of comfort. An ideal resort for the whole family to enjoy.



---

## LIVING IN ROYAL BAY

---

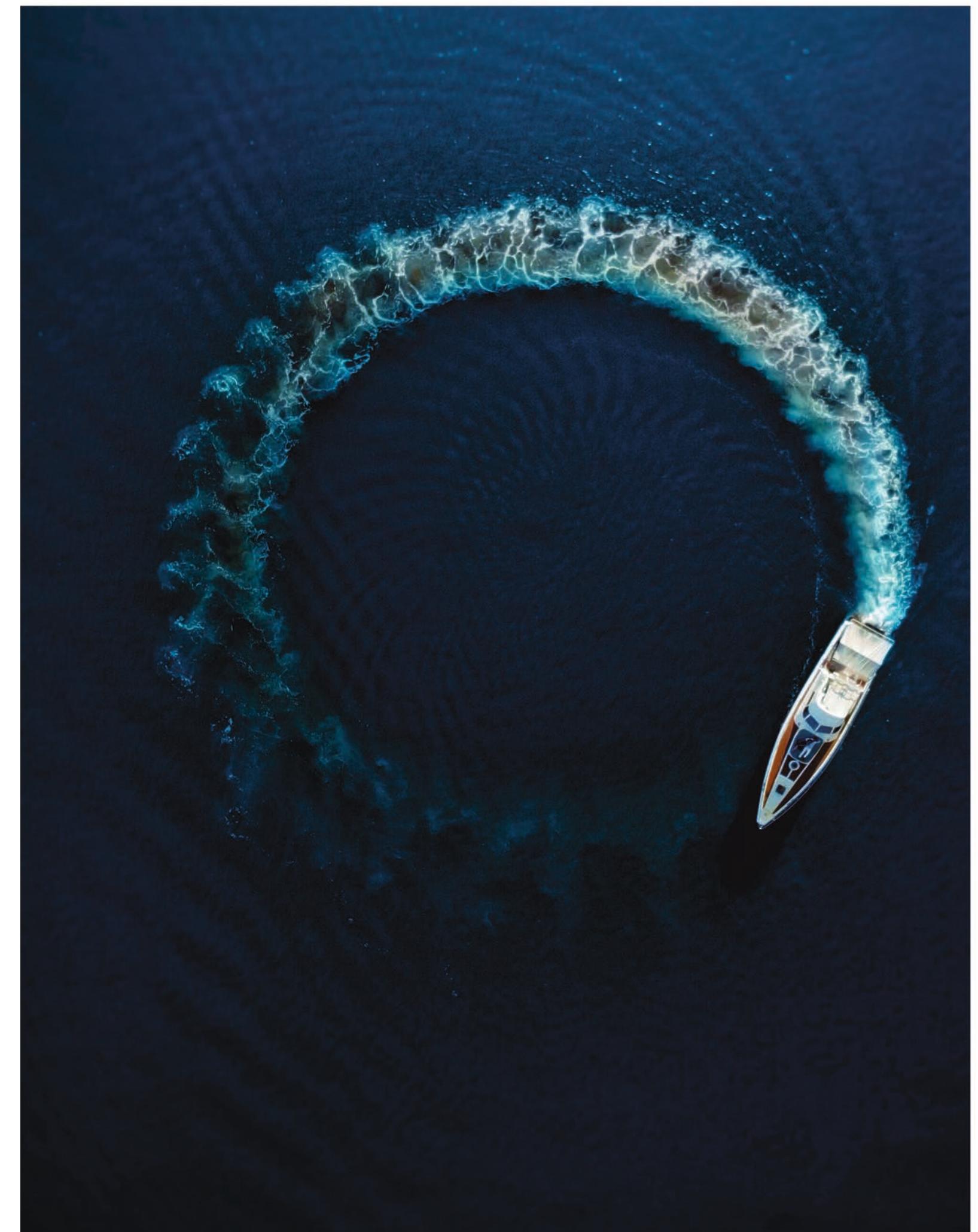
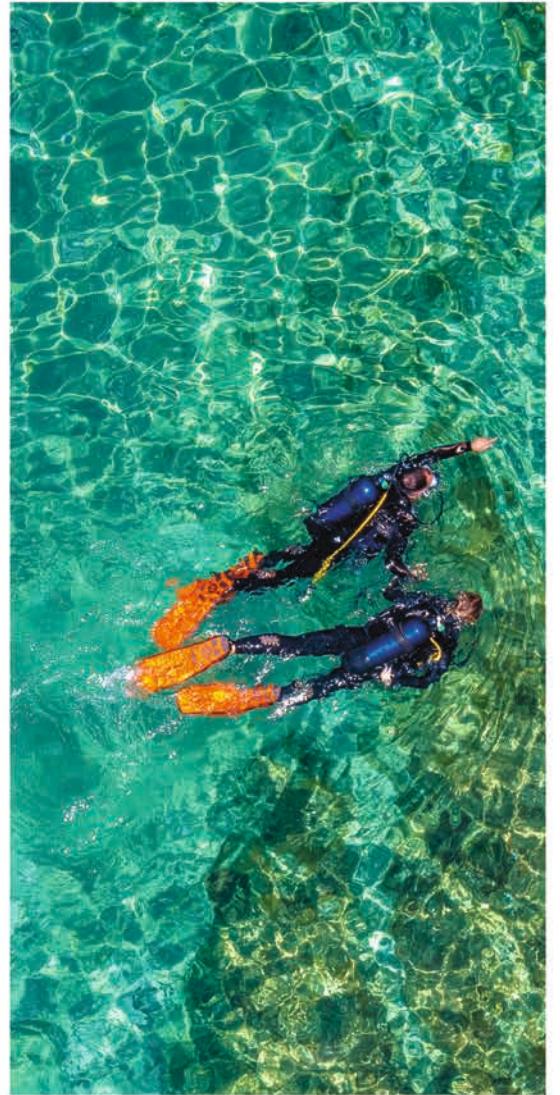


---

## WATERFRONT LIVING

---

Waterfront living at Royal Bay Resort is truly a one-of-a-kind experience. With stunning views of the Mediterranean sea, the residents can wake up to the sight of the crystal clear waters and breathe the fresh sea air. The golden beach in front of the resort is the ideal place for watersports , playing in the sand and enjoying sunbathing.



## THE MASTERPLAN

At Royal Bay there is space to live, breathe and unwind.





View of the rear garden and swimming pool.



Seafront villa with sea view

---

## THE VILLAS

---

The project comprises of 35 villas, each featuring an innovative design that creates an incredibly luxurious atmosphere with a unique character expressed in the overall aesthetic of the resort.

A choice of spacious 3 to 6 bedroom villas is available in different locations within the resort; seafront, sea view and panoramic locations.

## VILLA TYPE A

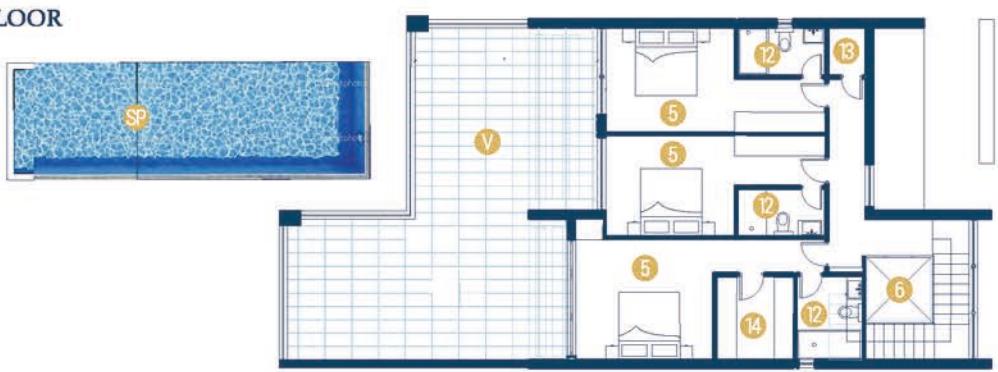
## BASEMENT



## GROUND FLOOR



## FIRST FLOOR



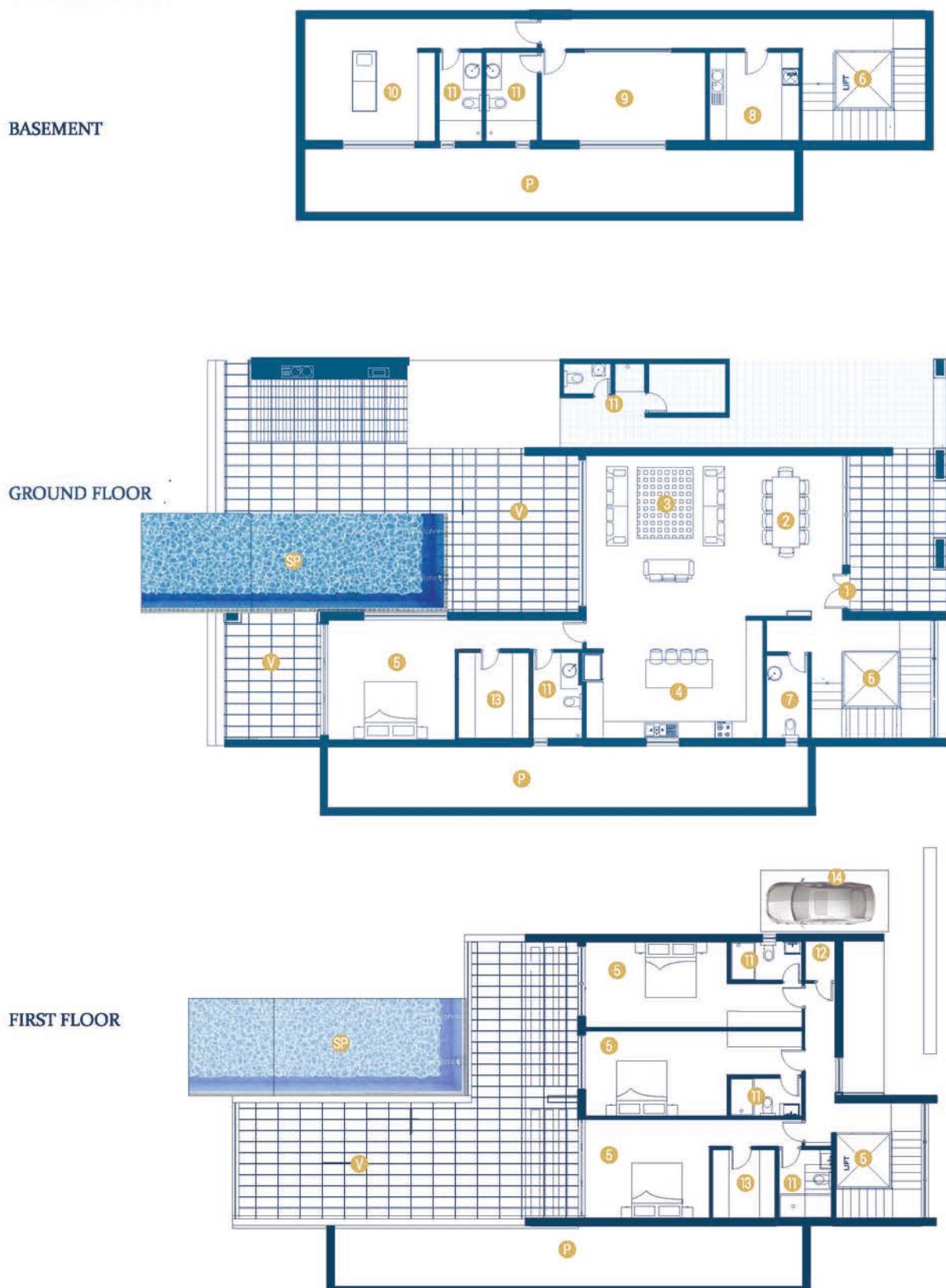
Total Covered Area: 436 sq.m

## BASEMENT, GROUND &amp; FIRST FLOOR

|   |              |    |                   |    |        |
|---|--------------|----|-------------------|----|--------|
| 1 | Entrance     | 8  | Furniture Storage | 15 | Garage |
| 2 | Dining Area  | 9  | Utility Room      |    |        |
| 3 | Living Area  | 10 | Gym               |    |        |
| 4 | Kitchen      | 11 | Massage Room      |    |        |
| 5 | Bedroom      | 12 | Shower            |    |        |
| 6 | Lift         | 13 | Storage           |    |        |
| 7 | Guest Toilet | 14 | Dressing Room     |    |        |
|   |              | SP | Swimming Pool     |    |        |
|   |              | V  | Veranda           |    |        |
|   |              | P  | Void              |    |        |

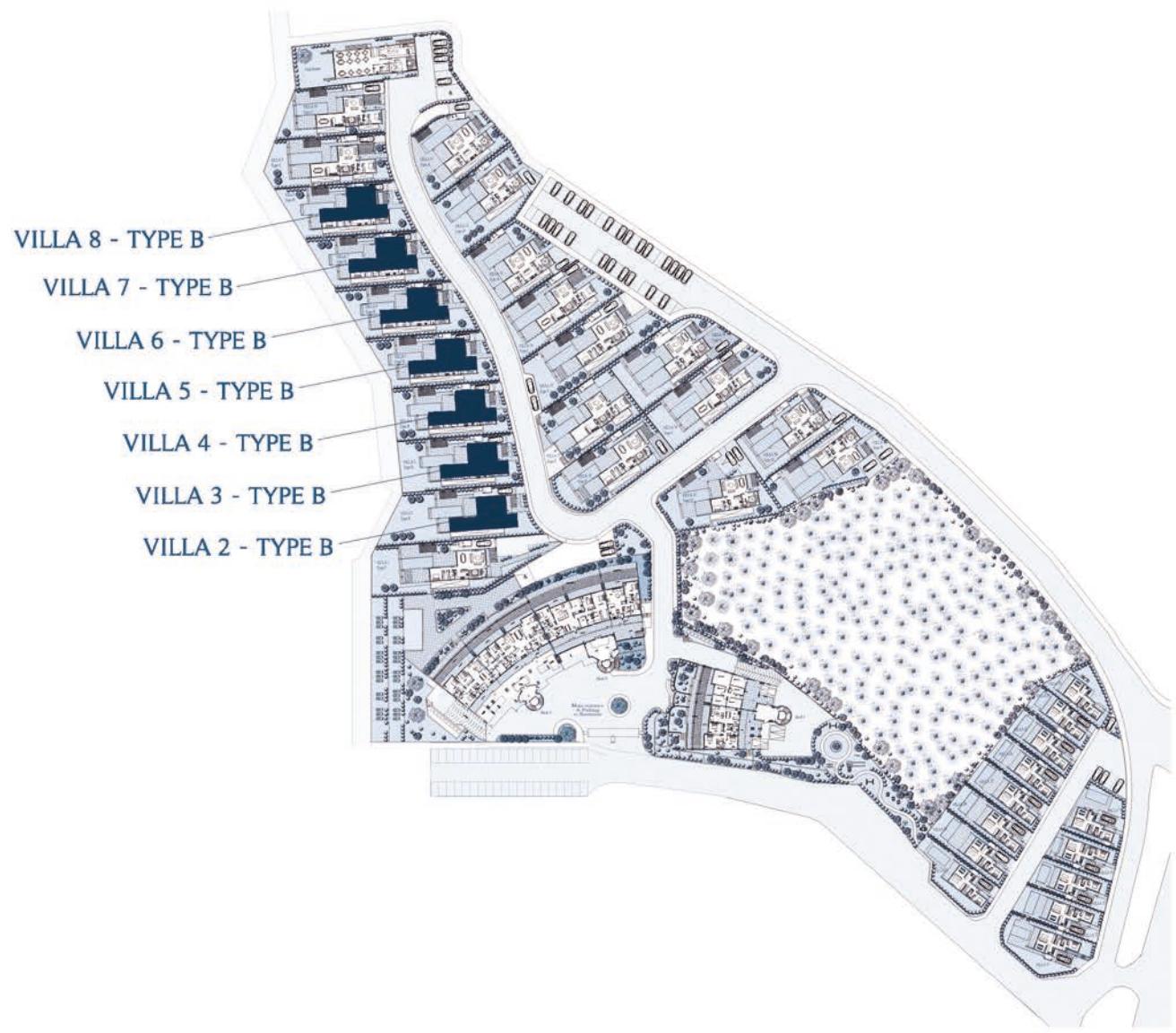


## VILLA TYPE B



## BASEMENT, GROUND &amp; FIRST FLOOR

|   |             |    |              |    |               |
|---|-------------|----|--------------|----|---------------|
| 1 | Entrance    | 7  | Guest Toilet | 13 | Dressing Room |
| 2 | Dining Area | 8  | Utility Room | 14 | Garage        |
| 3 | Living Area | 9  | Gym          |    |               |
| 4 | Kitchen     | 10 | Massage Room | SP | Swimming Pool |
| 5 | Bedroom     | 11 | Shower       | V  | Veranda       |
| 6 | Lift        | 12 | Storage      | P  | Void          |

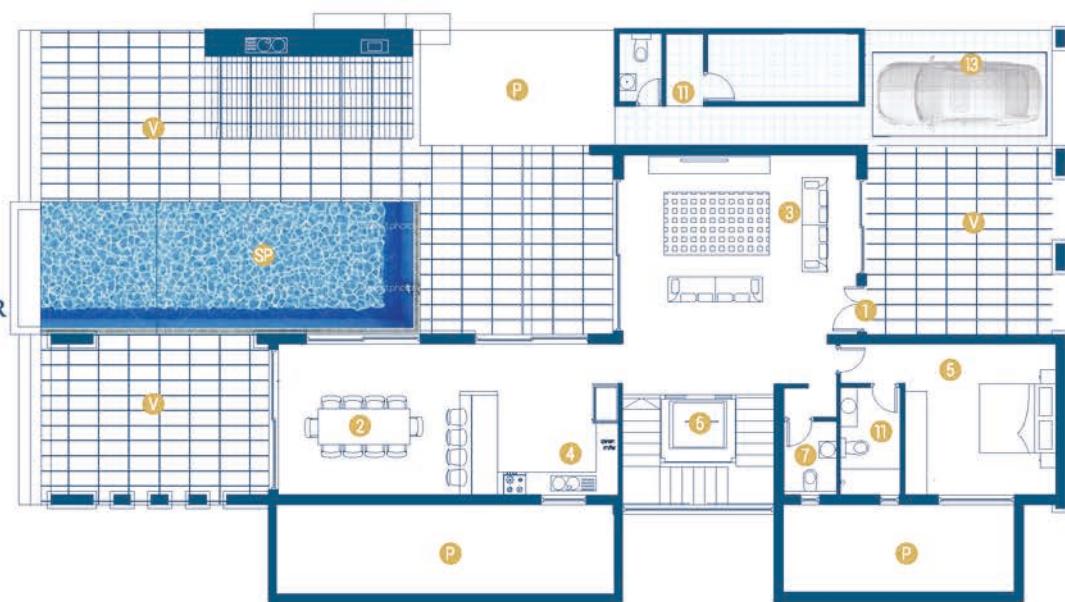


## VILLA TYPE C

## BASEMENT



## GROUND FLOOR



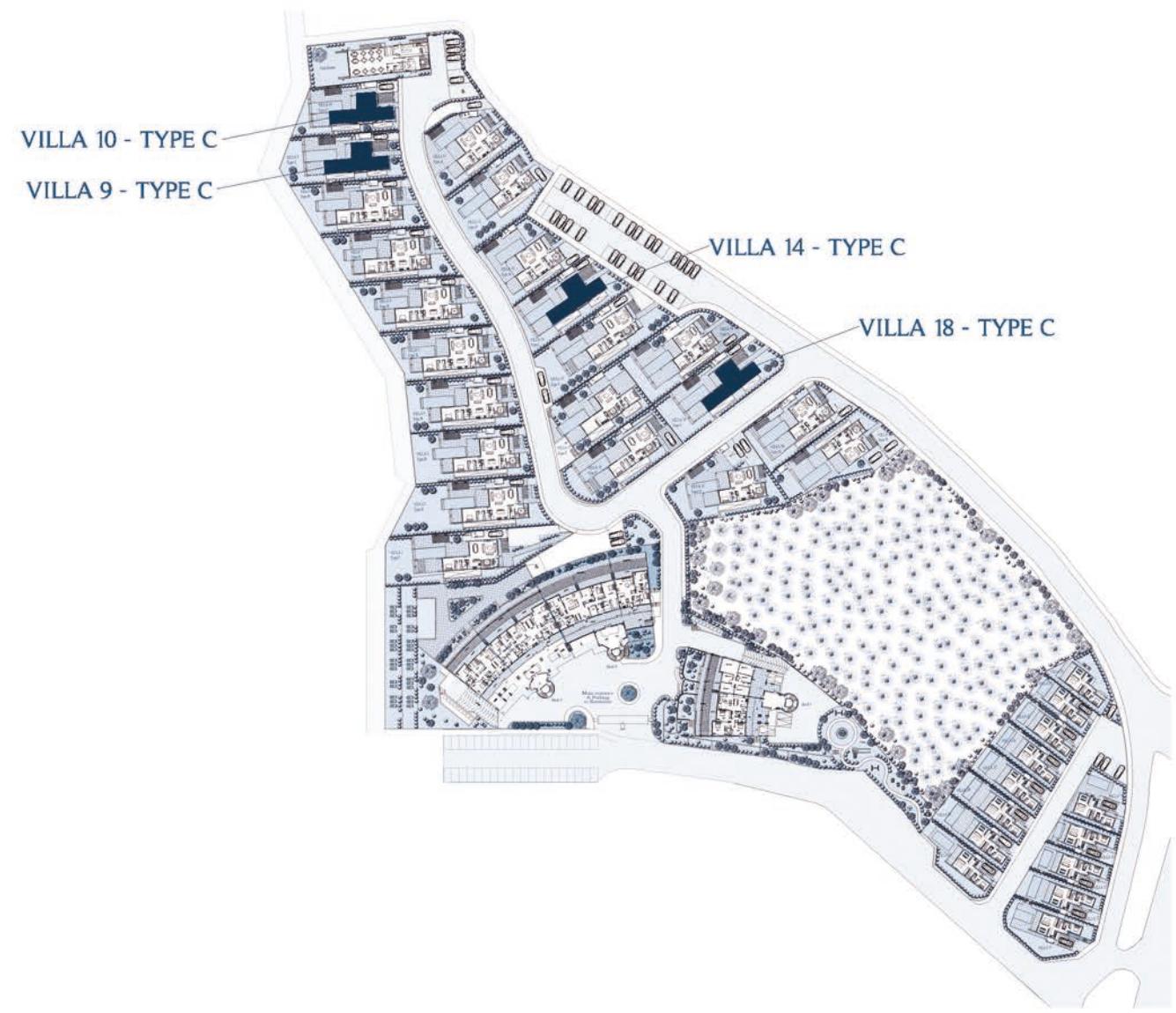
## FIRST FLOOR



Total Covered Area: 406 sq.m

## BASEMENT, GROUND &amp; FIRST FLOOR

|   |              |    |               |    |               |
|---|--------------|----|---------------|----|---------------|
| 1 | Entrance     | 8  | Utility Room  | SP | Swimming Pool |
| 2 | Dining Area  | 9  | Gym           | V  | Veranda       |
| 3 | Living Area  | 10 | Massage Room  | P  | Void          |
| 4 | Kitchen      | 11 | Shower        |    |               |
| 5 | Bedroom      | 12 | Dressing Room |    |               |
| 6 | Lift         | 13 | Garage        |    |               |
| 7 | Guest Toilet |    |               |    |               |



## VILLA TYPE D

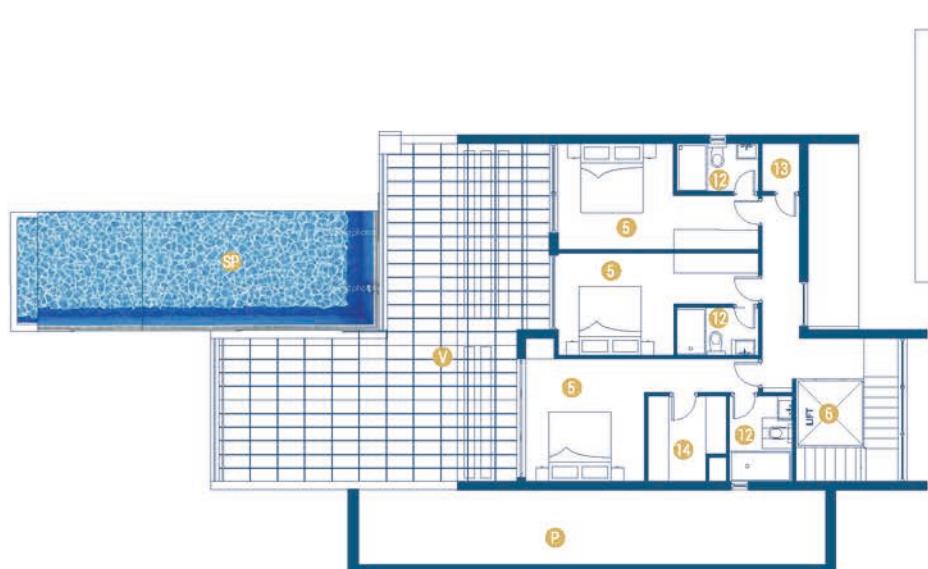
## BASEMENT



## GROUND FLOOR



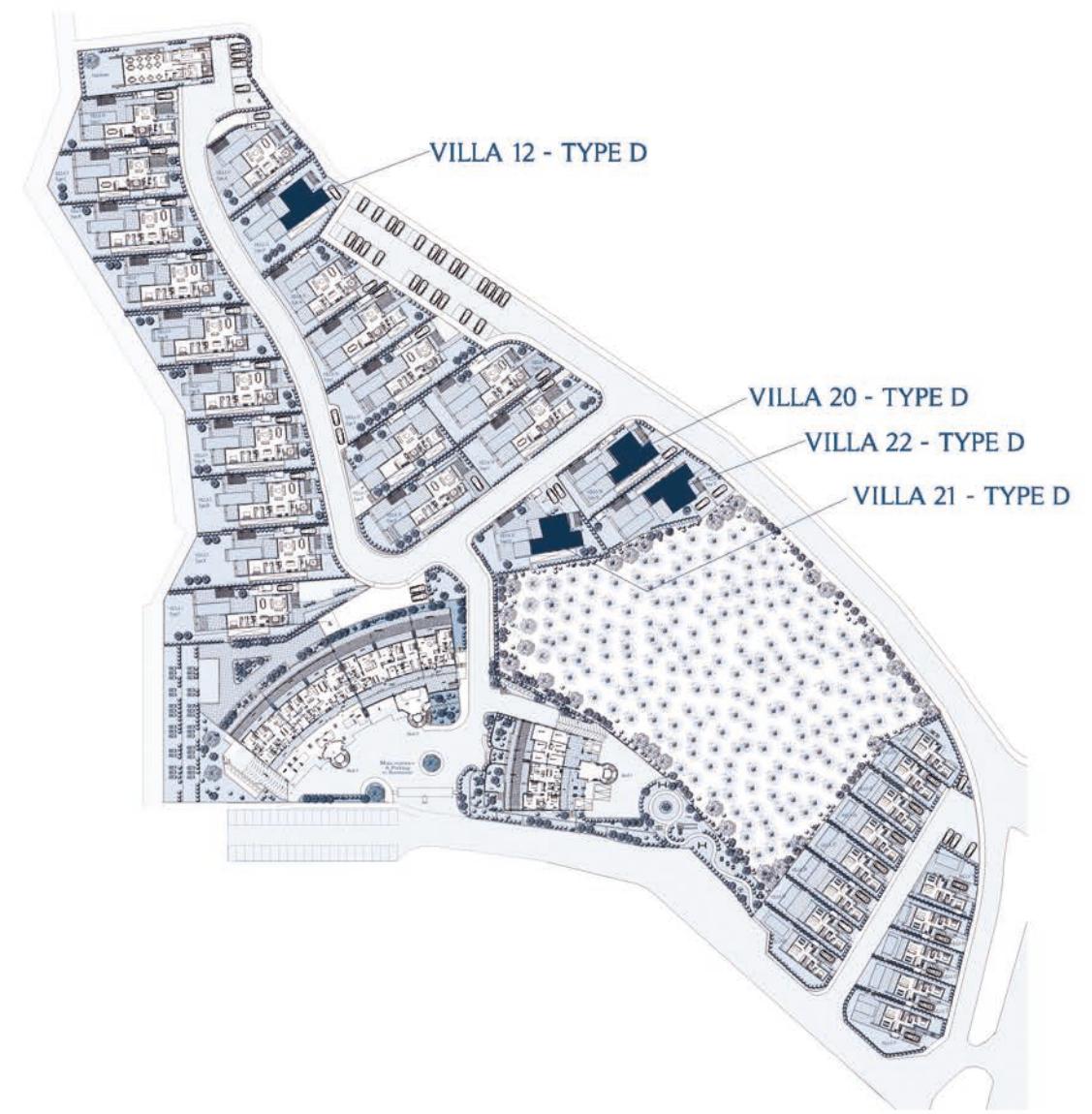
## FIRST FLOOR



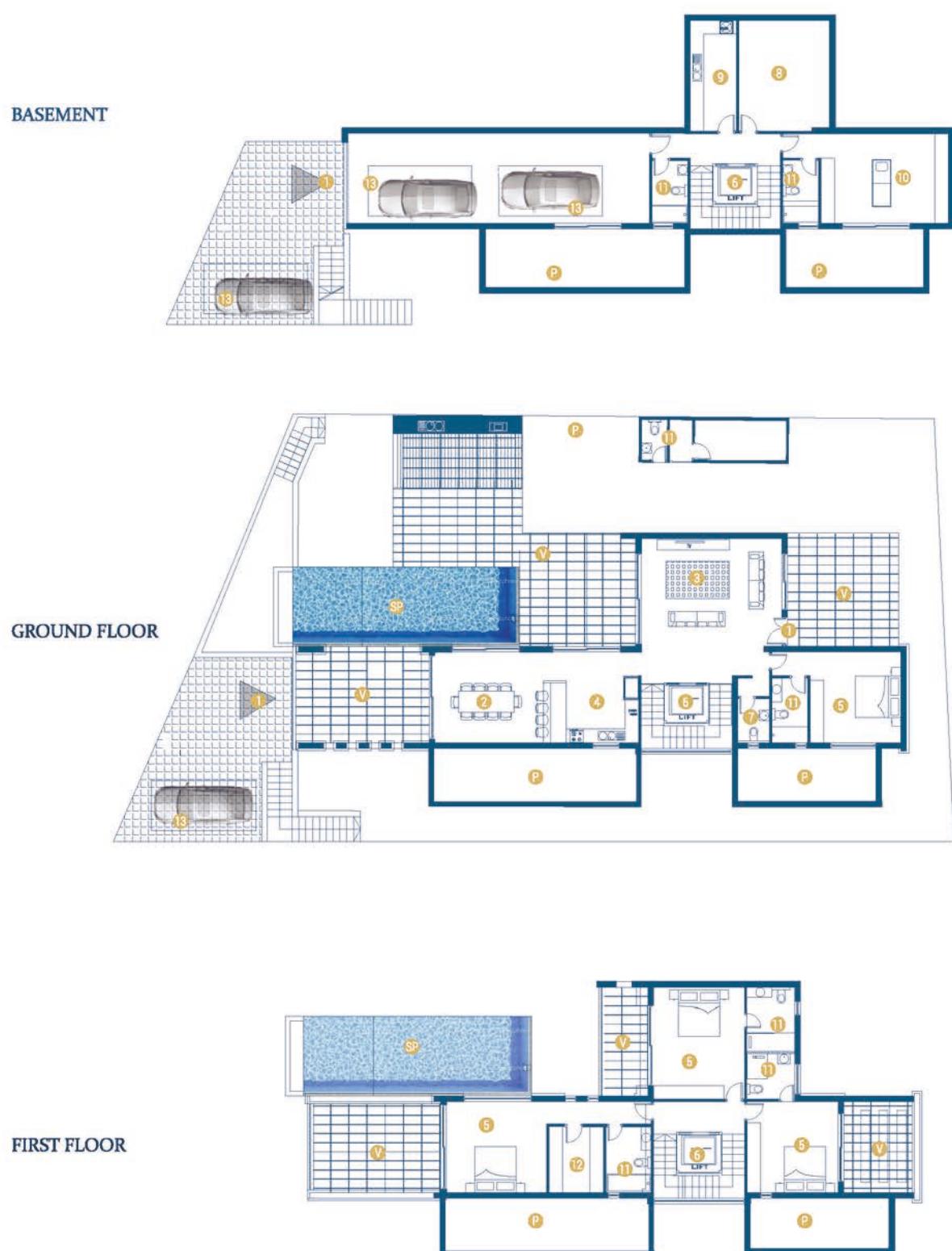
Total Covered Area: 403 sq.m

## BASEMENT, GROUND &amp; FIRST FLOOR

|    |              |    |                   |
|----|--------------|----|-------------------|
| 1  | Entrance     | 8  | Furniture Storage |
| 2  | Dining Area  | 9  | Utility Room      |
| 3  | Living Area  | 10 | Gym               |
| 4  | Kitchen      | 11 | Massage Room      |
| 5  | Bedroom      | 12 | Shower            |
| 6  | Lift         | 13 | Storage           |
| 7  | Guest Toilet | 14 | Dressing Room     |
| 15 |              |    | Garage            |
| SP |              |    | Swimming Pool     |
| V  |              |    | Veranda           |
| P  |              |    | Void              |



## VILLA TYPE E



Total Covered Area: 456 sq.m

## BASEMENT, GROUND &amp; FIRST FLOOR

|   |              |    |                   |    |               |
|---|--------------|----|-------------------|----|---------------|
| 1 | Entrance     | 8  | Furniture Storage | SP | Swimming Pool |
| 2 | Dining Area  | 9  | Utility Room      | V  | Veranda       |
| 3 | Living Area  | 10 | Massage Room      | P  | Void          |
| 4 | Kitchen      | 11 | Shower            |    |               |
| 5 | Bedroom      | 12 | Dressing Room     |    |               |
| 6 | Lift         | 13 | Garage            |    |               |
| 7 | Guest Toilet |    |                   |    |               |



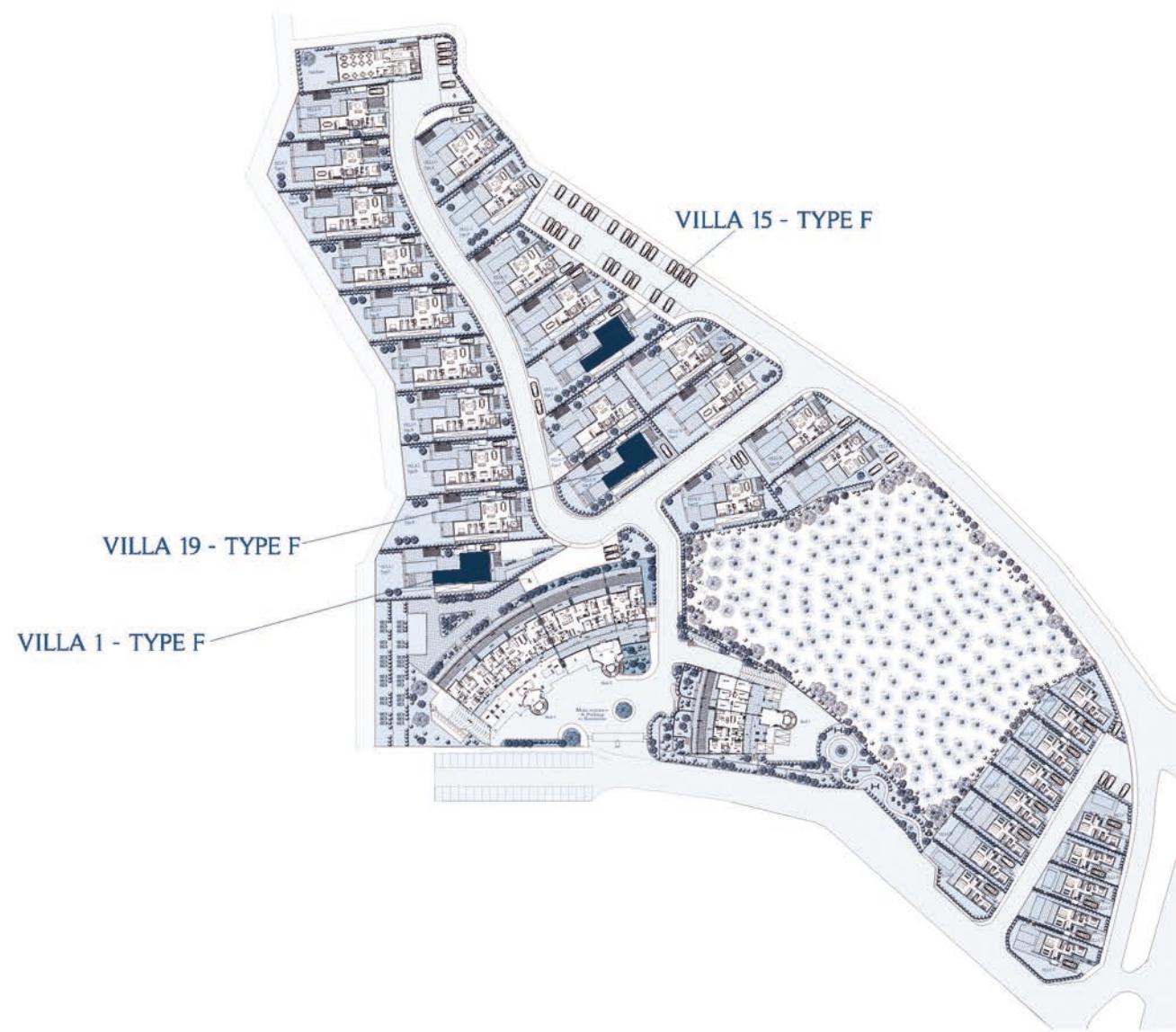
## VILLA TYPE F



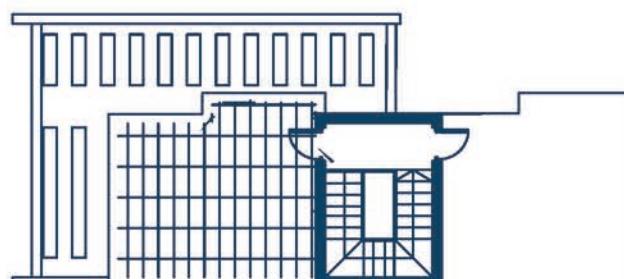
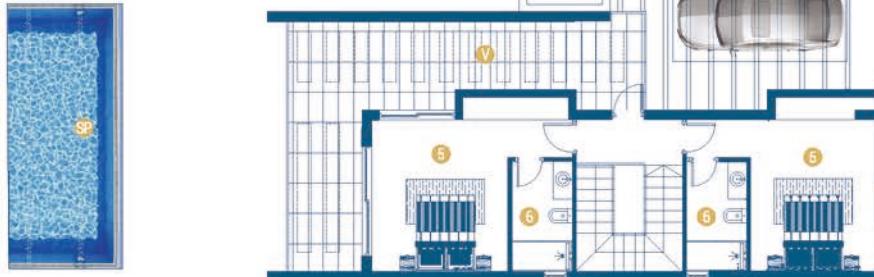
Total Covered Area: 407 sq.m

## BASEMENT, GROUND & FIRST FLOOR

|   |              |    |               |    |               |
|---|--------------|----|---------------|----|---------------|
| 1 | Entrance     | 8  | Utility Room  | SP | Swimming Pool |
| 2 | Dining Area  | 9  | Gym           | V  | Veranda       |
| 3 | Living Area  | 10 | Massage Room  | P  | Void          |
| 4 | Kitchen      | 11 | Shower        |    |               |
| 5 | Bedroom      | 12 | Dressing Room |    |               |
| 6 | Lift         | 13 | Garage        |    |               |
| 7 | Guest Toilet |    |               |    |               |



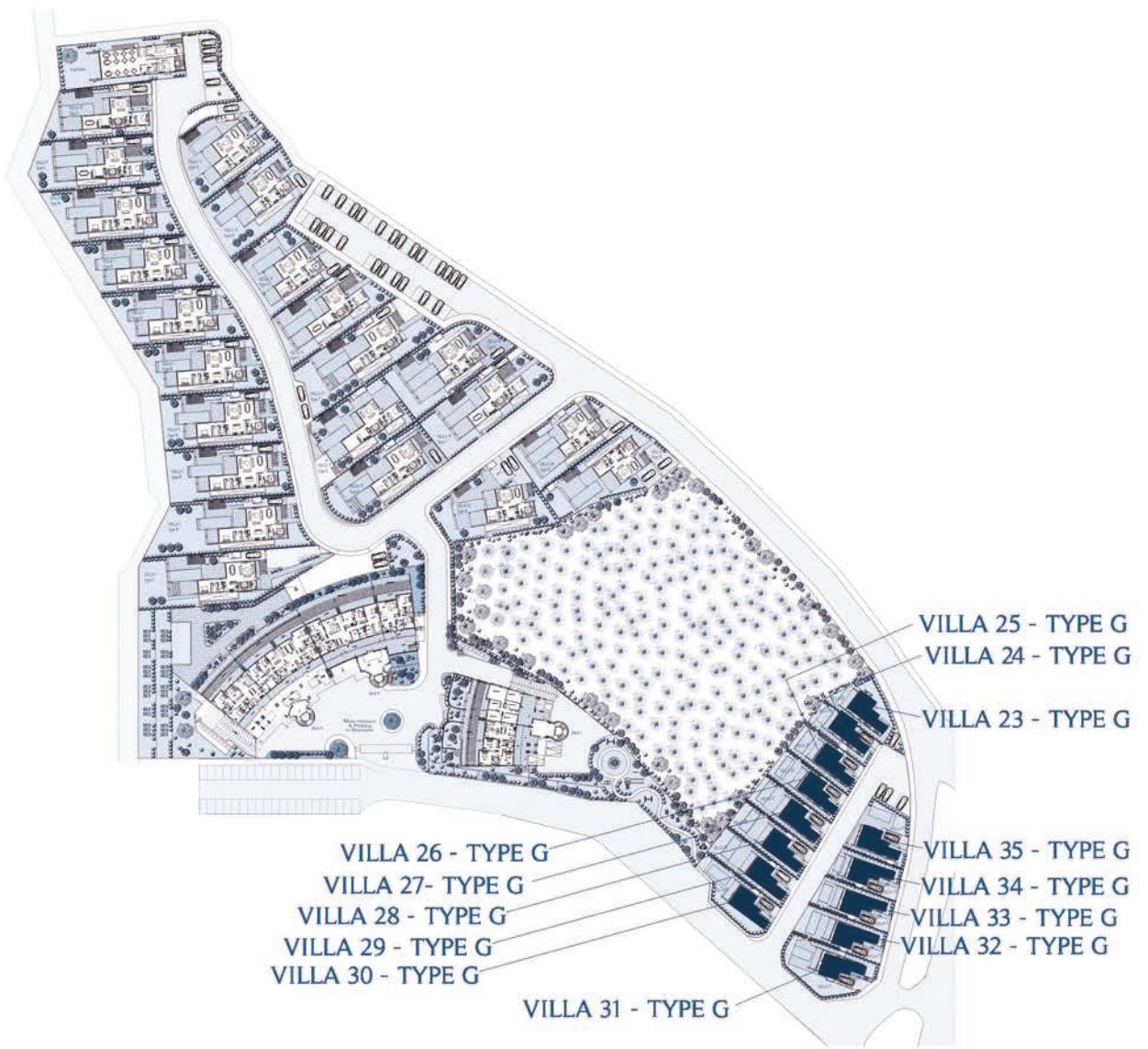
## VILLA TYPE G

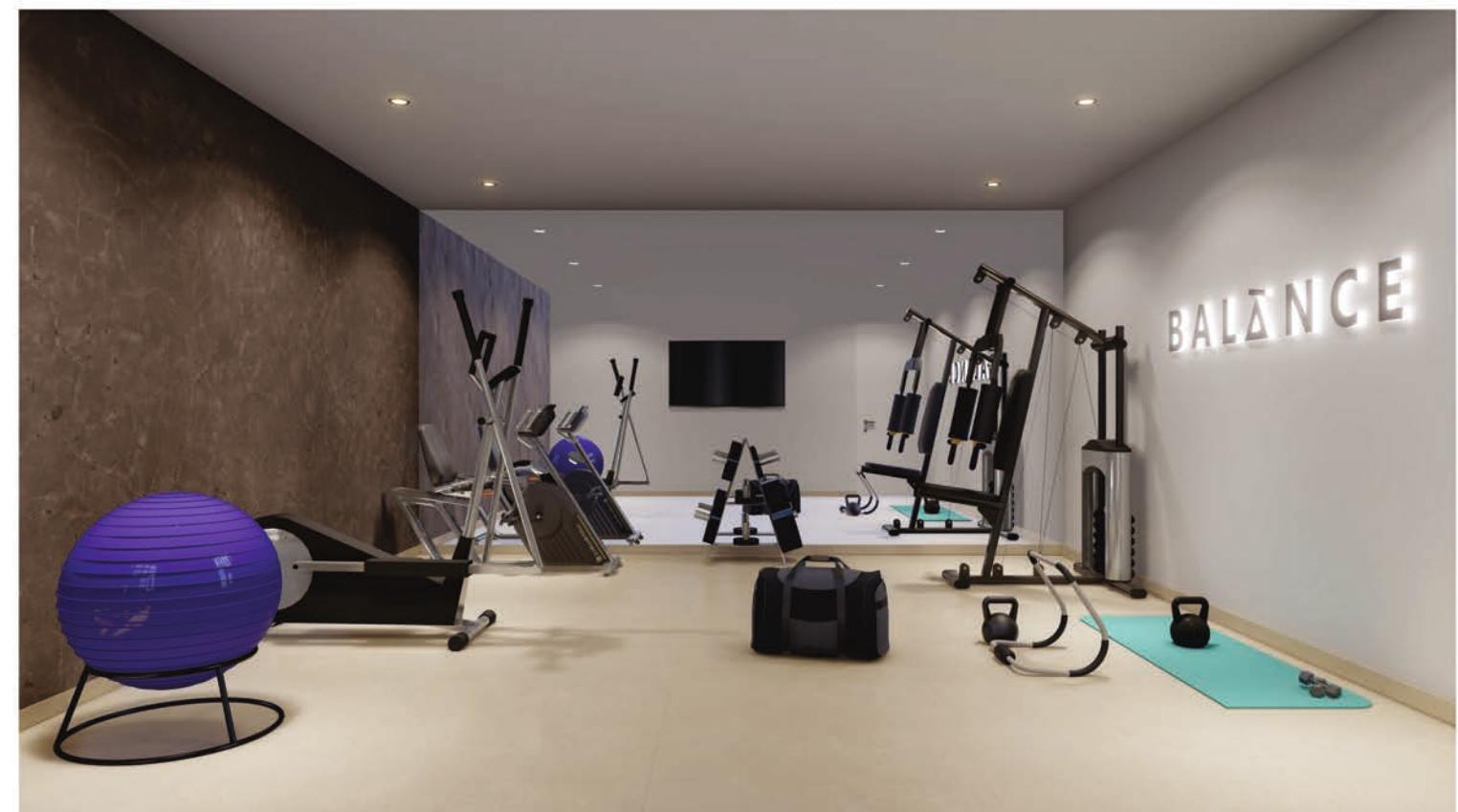


Total Covered Area: 164 sq.m

## GROUND &amp; FIRST FLOOR

|   |             |   |                 |    |               |
|---|-------------|---|-----------------|----|---------------|
| 1 | Entrance    | 6 | Shower          | SP | Swimming Pool |
| 2 | Dining Area | 7 | Garage          | V  | Veranda       |
| 3 | Living Area | 8 | Mechanical Room | P  | Void          |
| 4 | Kitchen     |   |                 |    |               |
| 5 | Bedroom     |   |                 |    |               |





---

## THE APARTMENTS

---

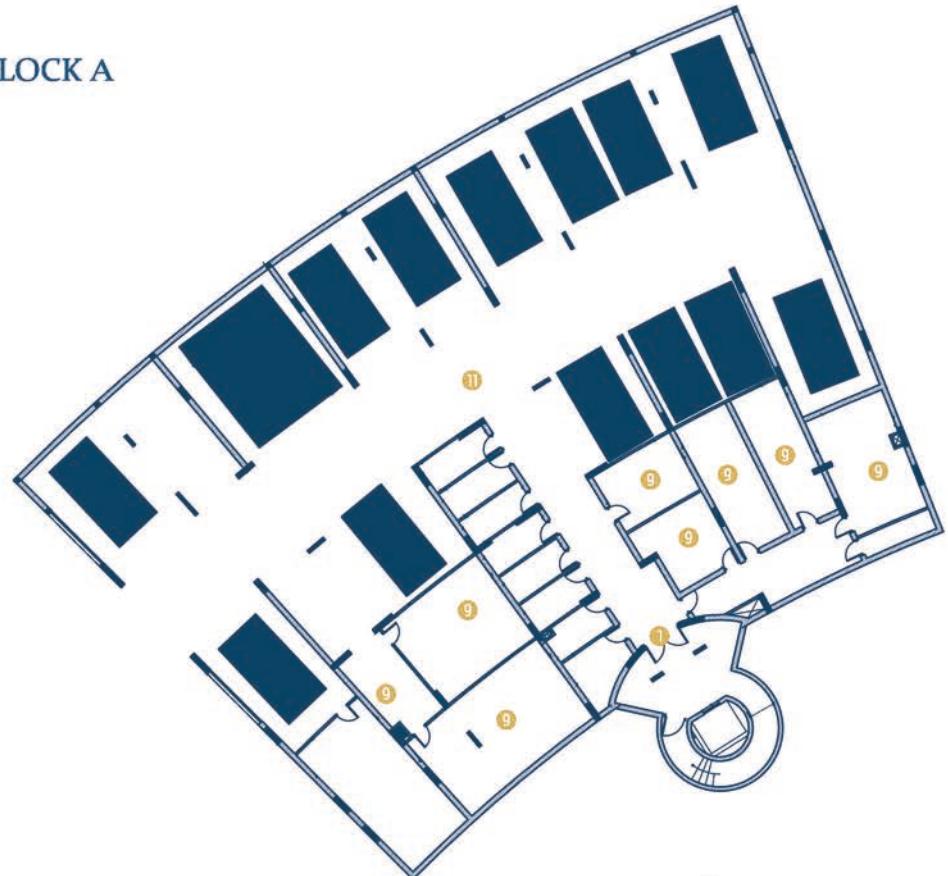
Two and three-bedroom apartments have been designed to offer the highest specifications, mesmerizing sea and sunset views. The top floors consist of superior 3 - bedroom penthouses with roof gardens that feature private swimming pools and bbq areas.





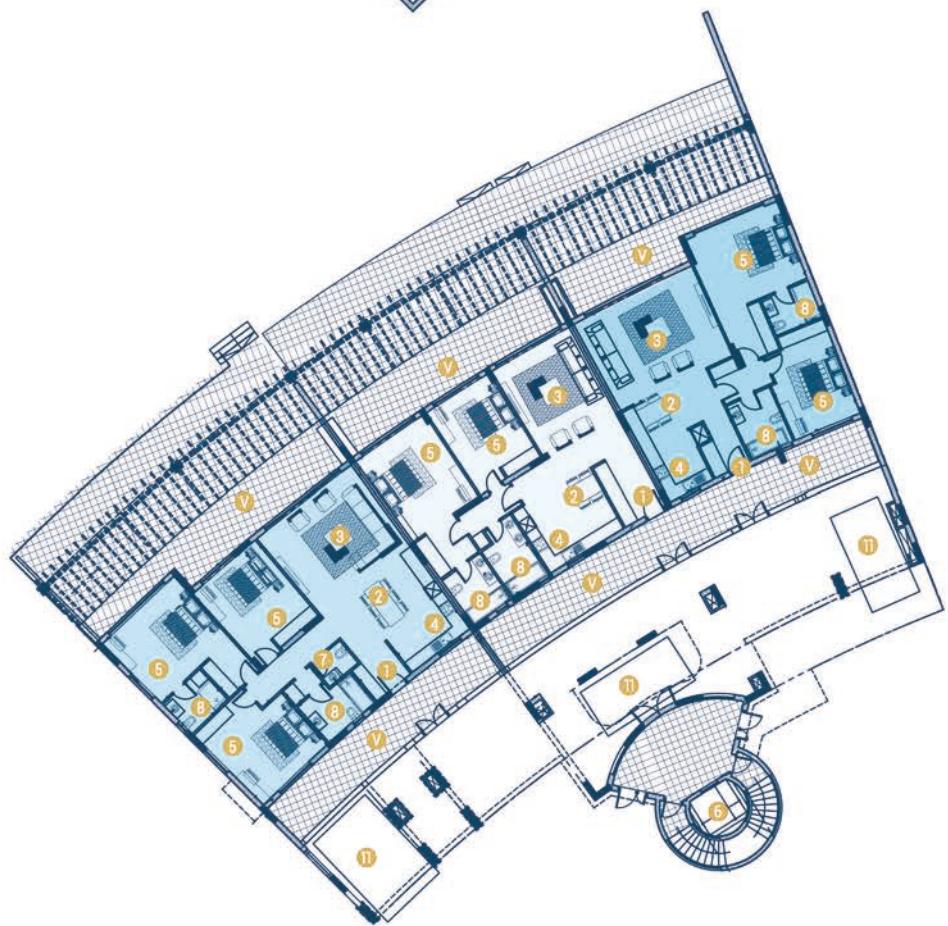
## APARTMENTS | BLOCK A

## BASEMENT



## GROUND FLOOR

- A1
- A2
- A3



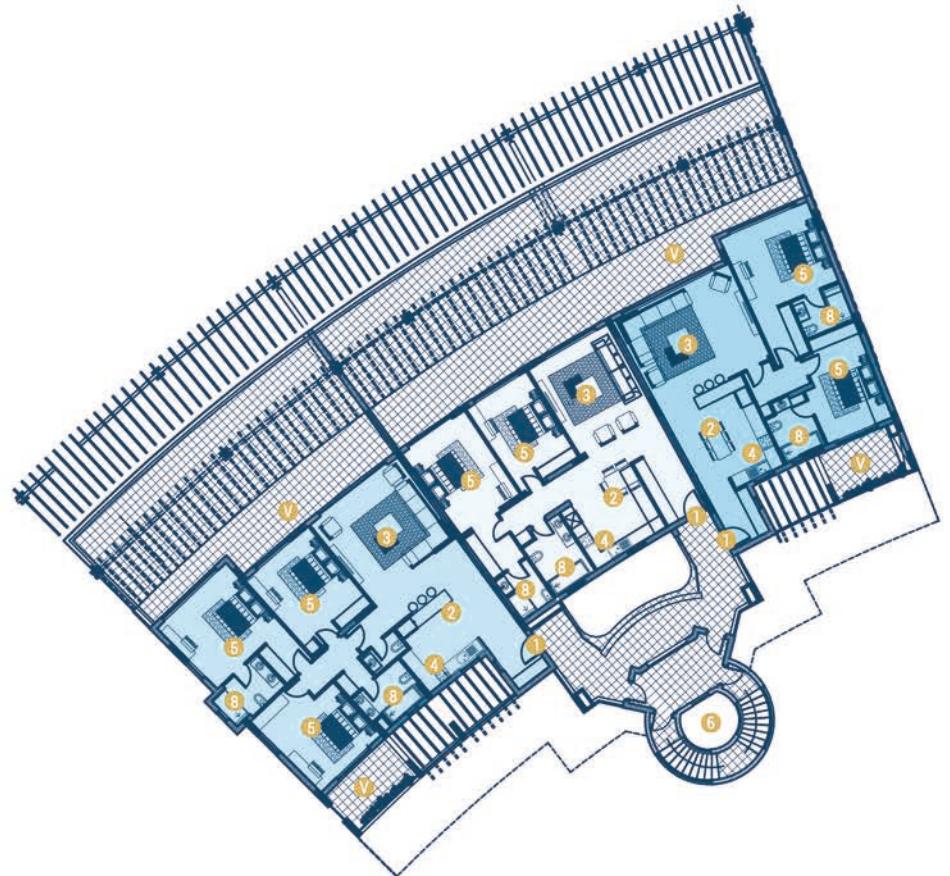
Apartment: Block A  
Floors: 3 Floors & Roof

## BASEMENT, GROUND, FIRST, SECOND FLOOR &amp; ROOF

|   |             |    |               |    |               |
|---|-------------|----|---------------|----|---------------|
| 1 | Entrance    | 7  | Guest Toilet  | SP | Swimming Pool |
| 2 | Dining Area | 8  | Shower        | V  | Veranda       |
| 3 | Living Area | 9  | Storage       |    |               |
| 4 | Kitchen     | 10 | Dressing Room |    |               |
| 5 | Bedroom     | 11 | Parking       |    |               |
| 6 | Lift        | 12 | Laundry       |    |               |

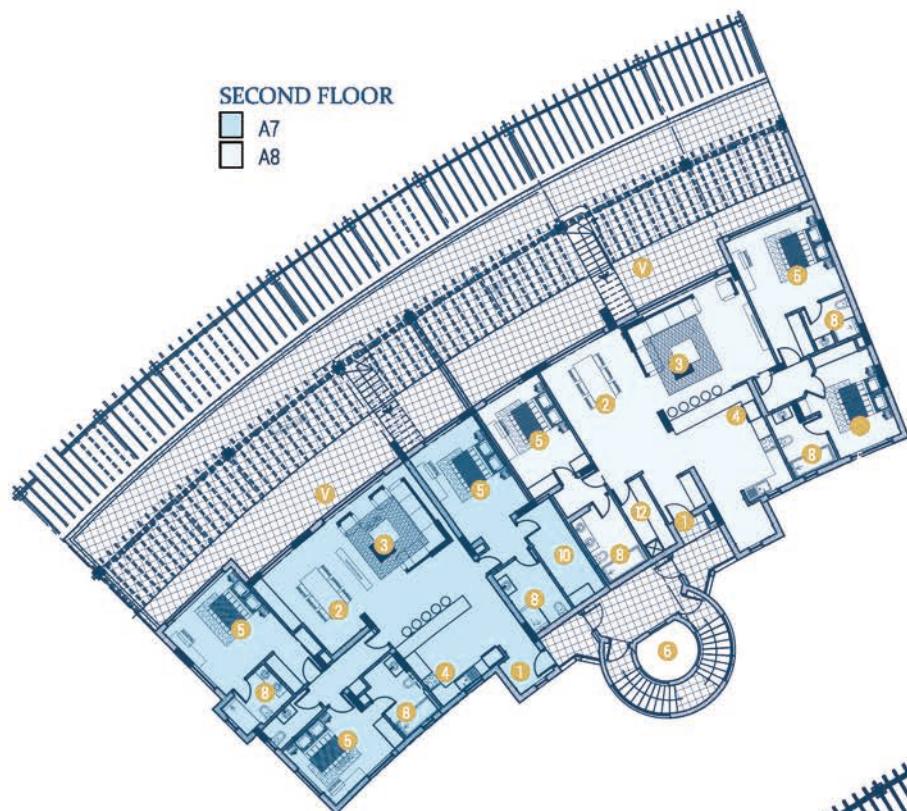
## FIRST FLOOR

- A4
- A5
- A6

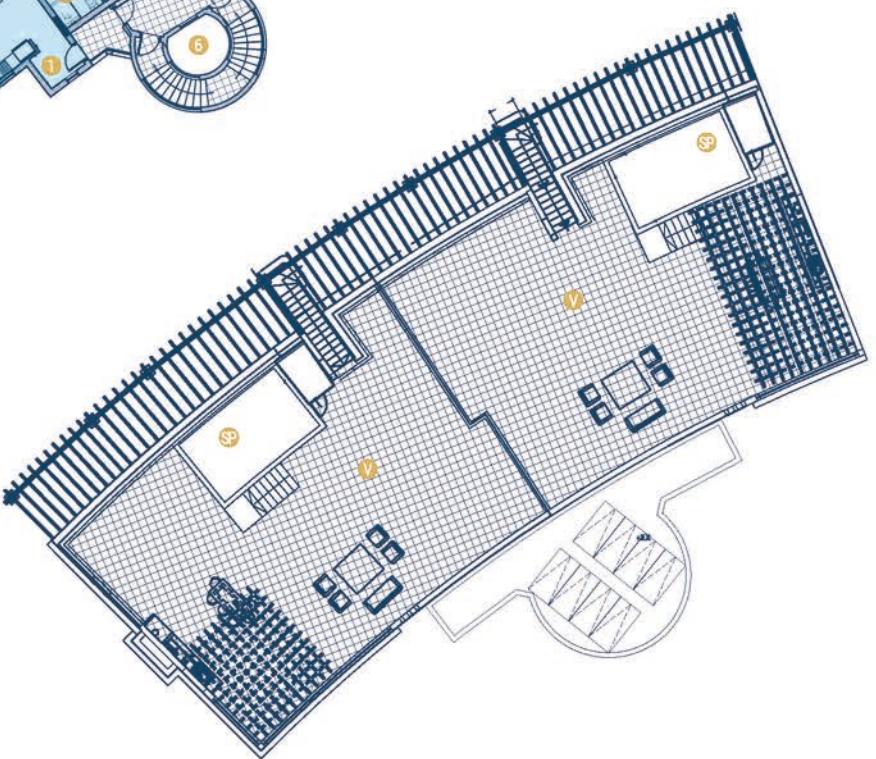


## SECOND FLOOR

- A7
- A8



## ROOF

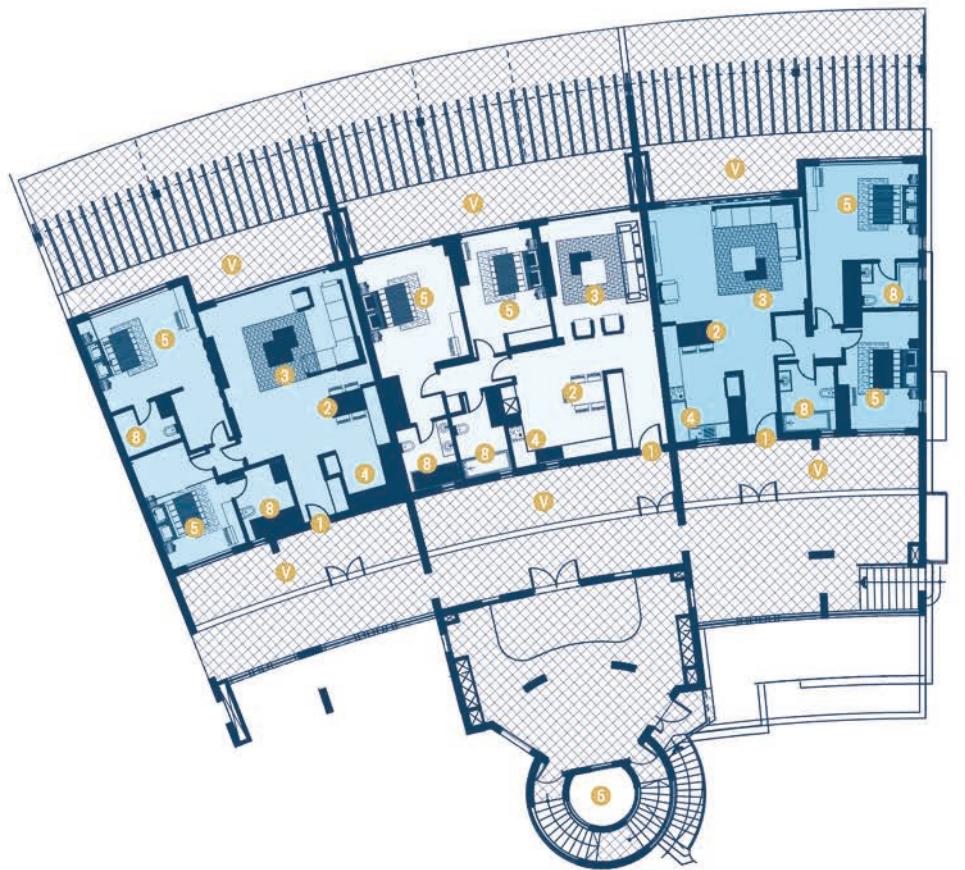


## APARTMENTS | BLOCK B

## BASEMENT



## GROUND FLOOR



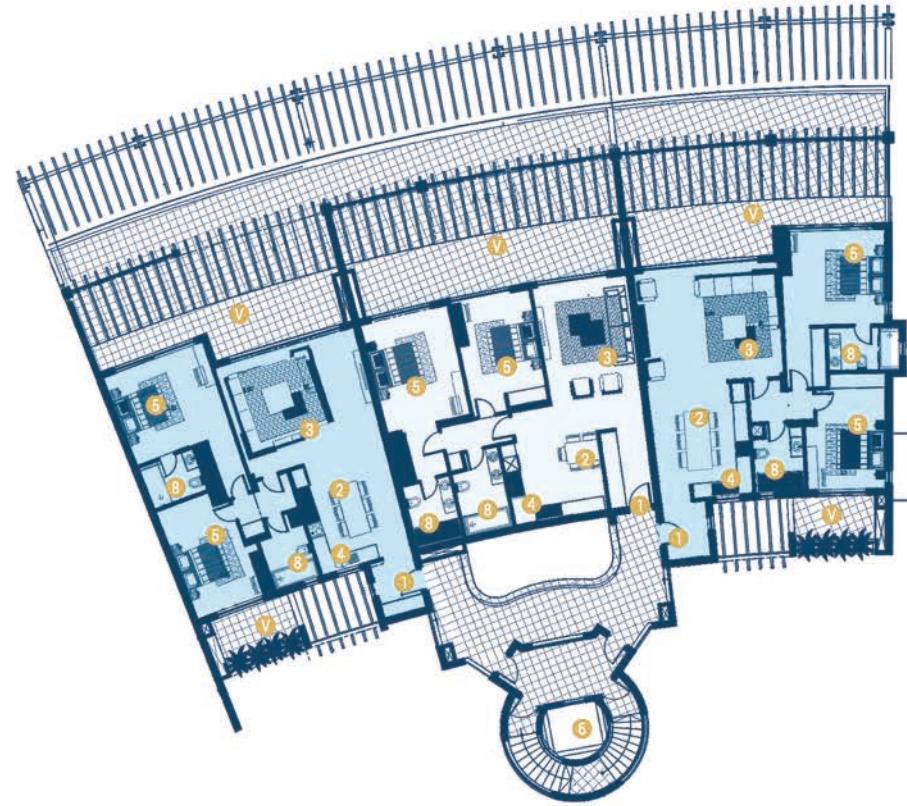
Apartment: Block B  
Floors: 3 Floors & Roof

## BASEMENT, GROUND, FIRST, SECOND FLOOR &amp; ROOF

|   |             |    |               |    |               |
|---|-------------|----|---------------|----|---------------|
| 1 | Entrance    | 7  | Guest Toilet  | SP | Swimming Pool |
| 2 | Dining Area | 8  | Shower        | V  | Veranda       |
| 3 | Living Area | 9  | Storage       |    |               |
| 4 | Kitchen     | 10 | Dressing Room |    |               |
| 5 | Bedroom     | 11 | Parking       |    |               |
| 6 | Lift        | 12 | Laundry       |    |               |

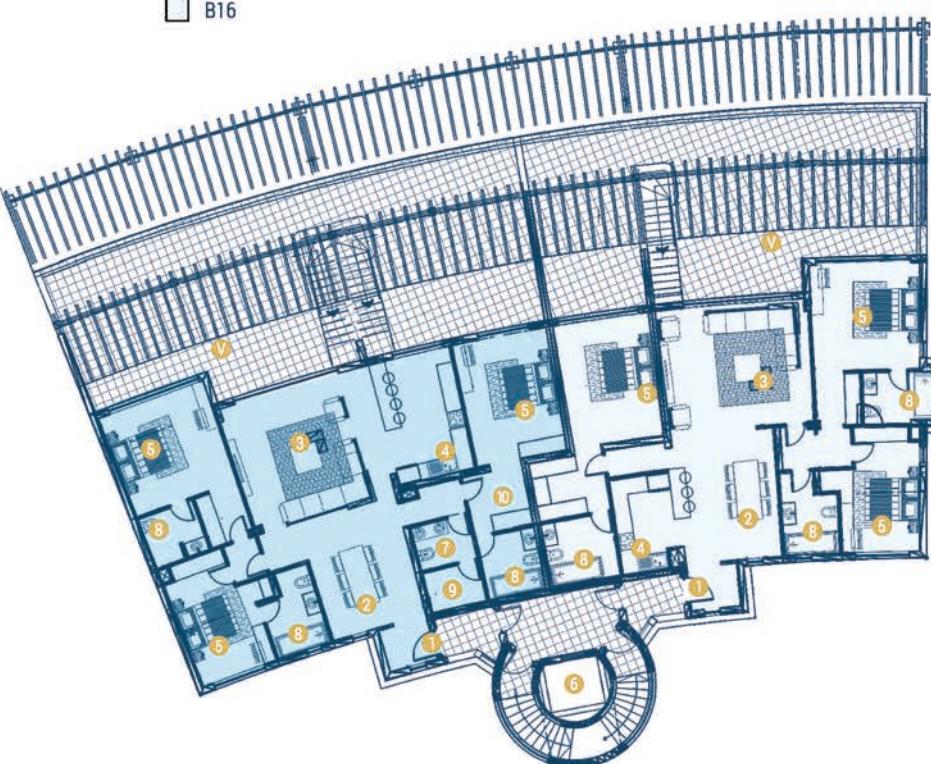
## FIRST FLOOR

- B12
- B13
- B14

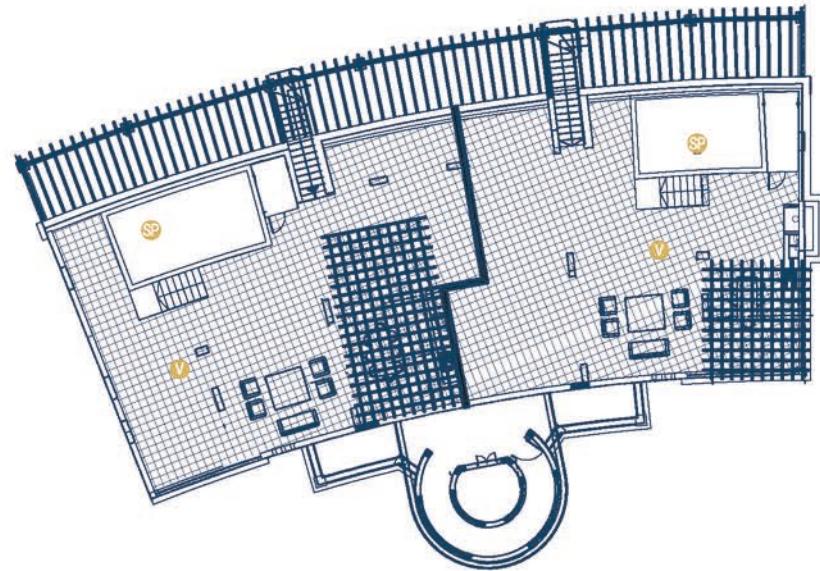


## SECOND FLOOR

- B15
- B16



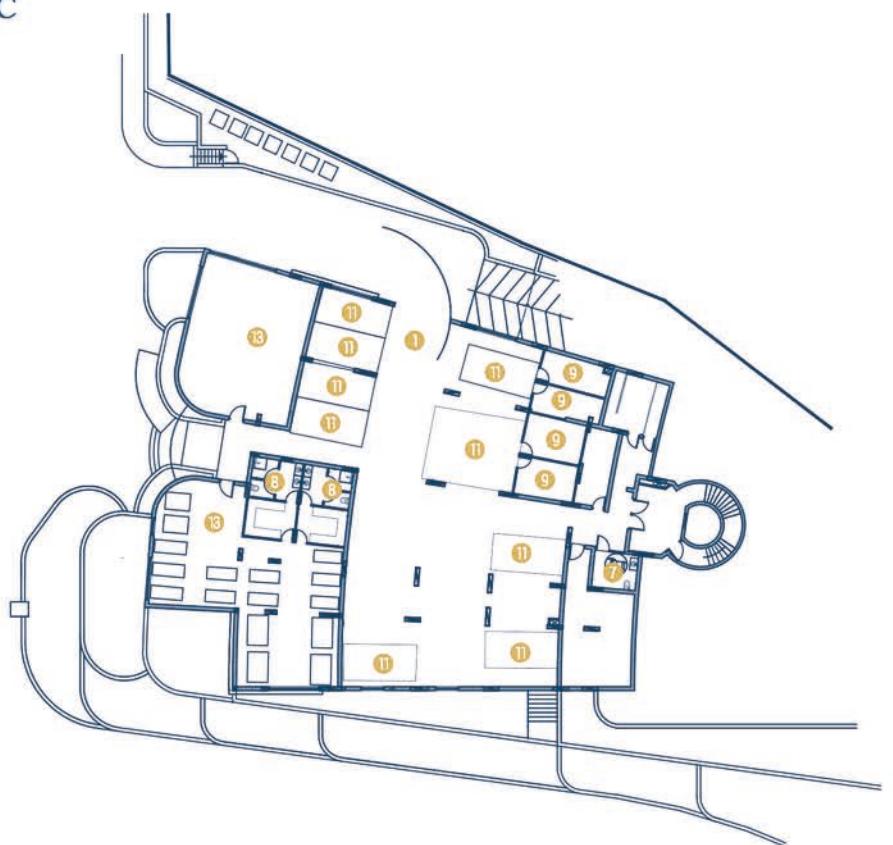
## ROOF





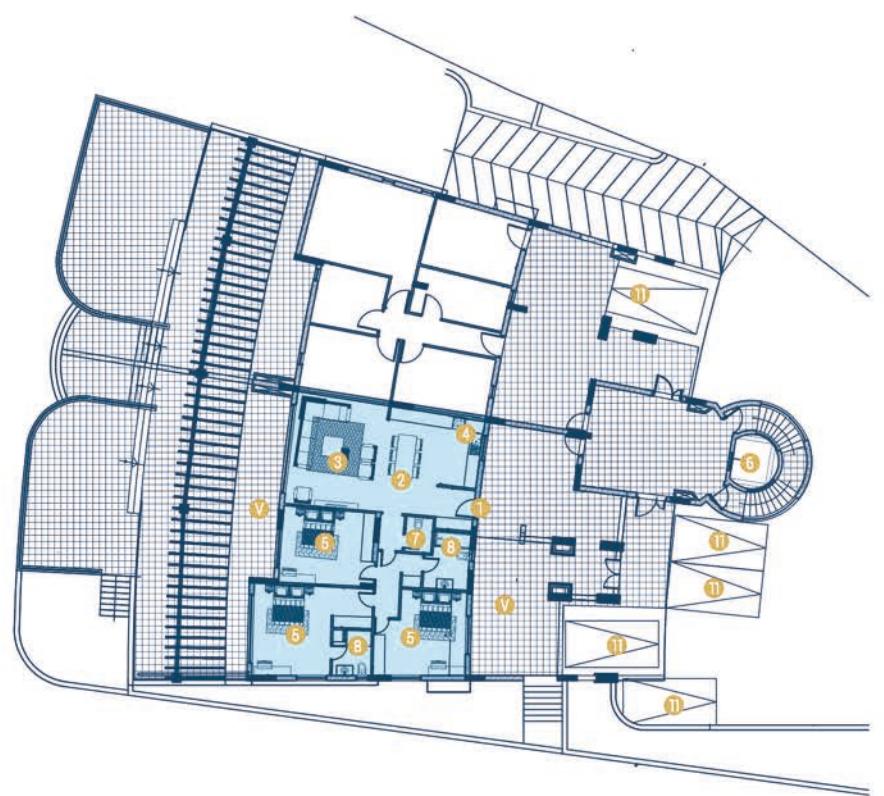
## APARTMENTS | BLOCK C

## BASEMENT



## GROUND FLOOR

C20



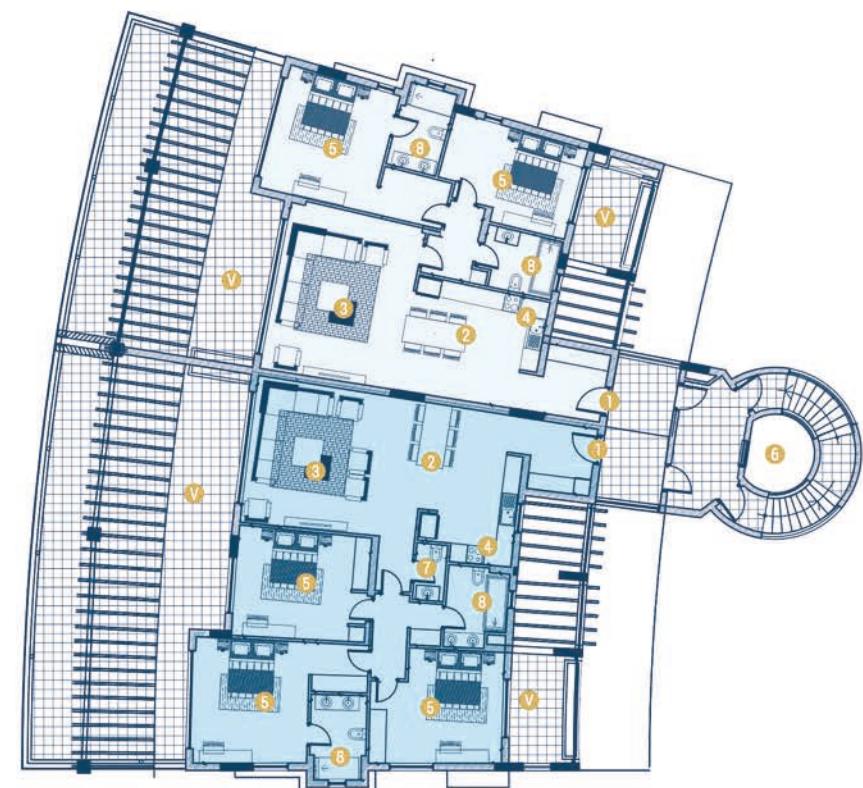
Apartment: Block C  
 Floors: 4 Floors & Roof

## BASEMENT, GROUND, FIRST, SECOND, THIRD FLOOR &amp; ROOF

|   |             |    |               |    |               |
|---|-------------|----|---------------|----|---------------|
| 1 | Entrance    | 7  | Guest Toilet  | 13 | Gym           |
| 2 | Dining Area | 8  | Shower        |    |               |
| 3 | Living Area | 9  | Storage       | SP | Swimming Pool |
| 4 | Kitchen     | 10 | Dressing Room | V  | Veranda       |
| 5 | Bedroom     | 11 | Parking       |    |               |
| 6 | Lift        | 12 | Laundry       |    |               |

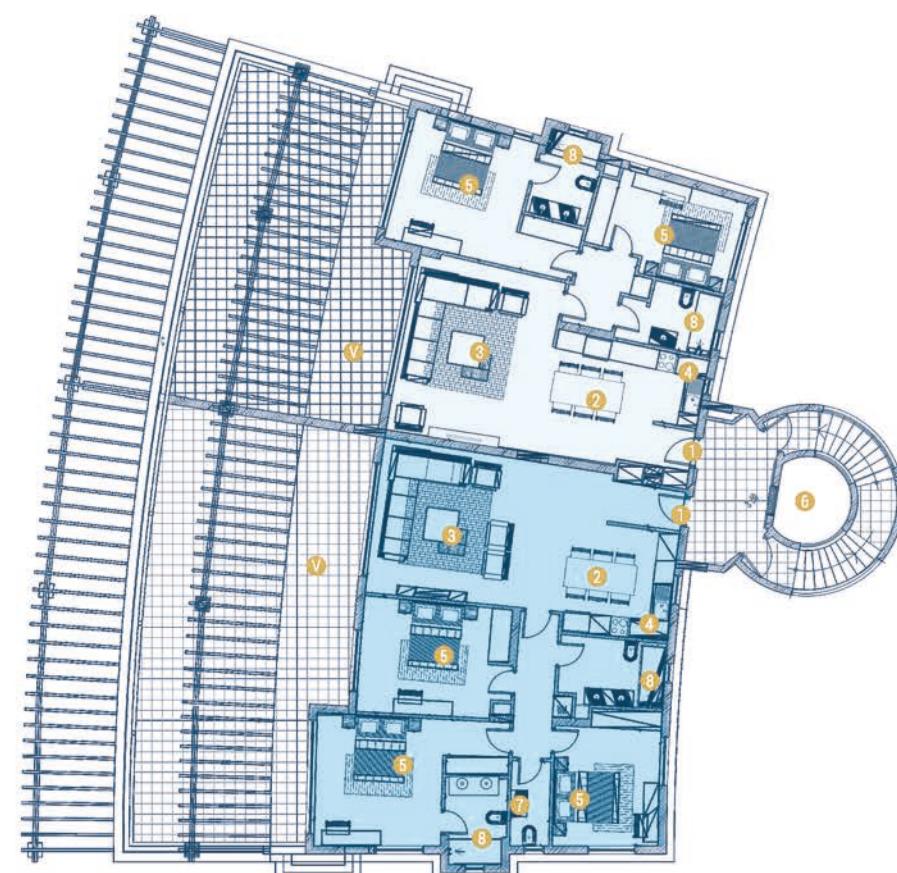
## FIRST FLOOR

C21  
 C22

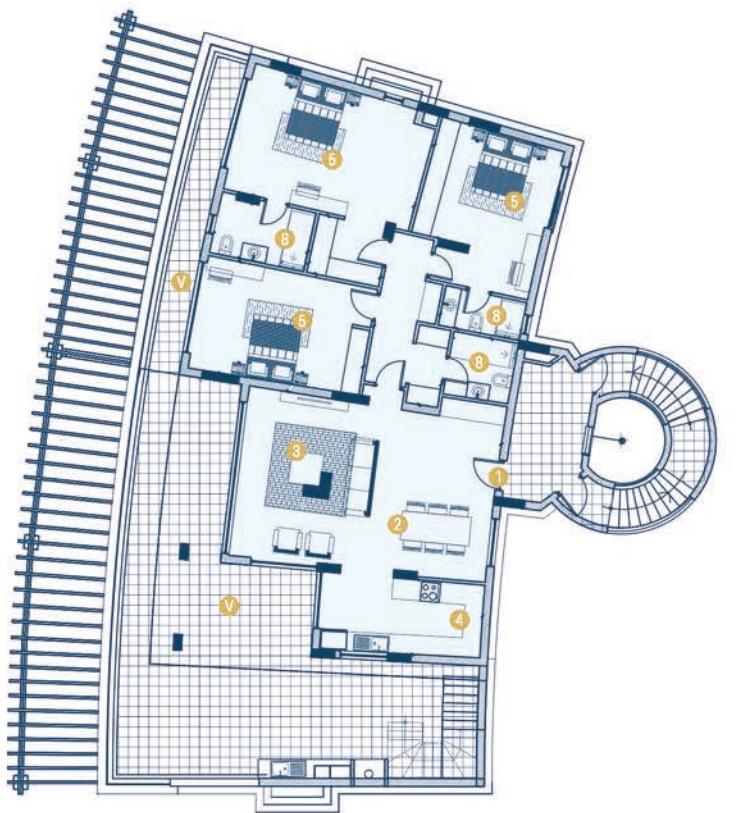


## SECOND FLOOR

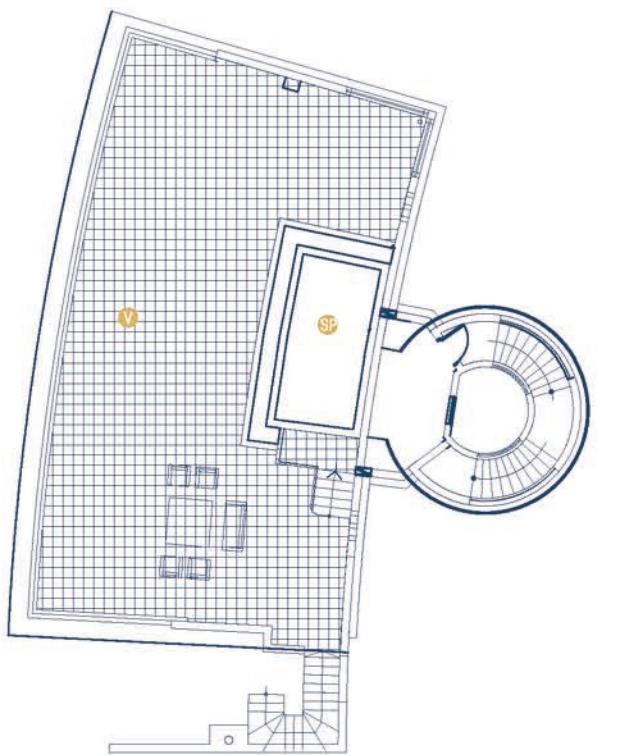
B23  
 B24



THIRD FLOOR  
□ C25



ROOF



BASEMENT, GROUND, FIRST, SECOND, THIRD FLOOR & ROOF

SP Swimming Pool  
V Veranda





## WHY CYPRUS

### Easy access from Asia, Europe and Africa

Cyprus is within reach of Europe, Russia, the Middle East and North Africa. Around 40 airlines fly to the island's two international airports: The new terminal at Paphos airport was completed in Autumn 2008 while Larnaca's impressive expansion was completed in 2013. Both airports are well equipped to accommodate private jets and helicopters, while a new 1,100-berth marina close to Cap St Georges will provide ample space for super - yachts.



#### QUALITY OF LIFE

- One of the best climates worldwide
- Top 5 safest country in the world
- Top 4 best retirement destination globally
- Most blue flag beaches per capita in the EU (Eurostat)
- Pollution free environment
- English widely spoken
- Excellent education system
- First class health care services
- Hospitable and friendly people

#### POSITIVE ECONOMIC OUTLOOK

- Robust GDP growth
- One of the fastest growing EU economies
- Positive macroeconomic forecasts.
- Great investment opportunities

#### ATTRACTIVE TAX REGIME

- One of the lowest corporate tax rates in the EU at 12,5%
- An attractive Double Tax Treaty network covering more than 60 countries
- Access to all EU Tax Directives
- Dividend income exemption based on relaxed conditions
- An attractive personal tax regime for international professionals and non-domiciled individuals
- No succession or inheritance taxes
- No immovable property taxes
- One of the most favorable tax systems in the world

#### ACCESS TO MARKETS

- Full access to European Markets
- Access to 40+ EU trade agreements
- A member of the Eurozone since 2008
- Geostrategic position
- Proximity and easy access to major markets.

#### FRIENDLY BUSINESS AND LEGAL ENVIRONMENT

- Strong business support services
- The legal system is closely aligned to the English common law legal system
- Frequently updated to meet investors' changing needs
- Strong protection for investment & intellectual property (IP)
- Establishing a business is simple and fast.
- Properties are freehold
- Immigration benefits through Cyprus properties



## OTHER DEVELOPMENTS



With a strong regional presence and local knowledge, built over 30 years, our company has established a solid reputation in the world of real estate development, emerging as one of the most dynamic and fastest-growing real estate developers.



**CAP ST GEORGES HOTEL & RESORT**  
The largest seafront resort in Cyprus, with more than 220 luxury villas.



**SOHO RESORT**  
Contemporary design, high-quality specifications and luxurious finishes that give you a sense of opulence.



**SEA CAVES VILLAS**  
The villas are of high specifications and finishes, built in a large plot, offering privacy to the residents.



**SEAFRONT VILLA**  
This spectacular seafront villa is located in one of the most naturally beautiful areas of Cyprus.



**CORAL RESIDENCE - VILLAS**  
Contemporary design elements with classic elegance and exhibits unique interior features.



**GEORGIANA RESIDENCES**  
Georgiana Residences are of high specifications and finishes and are next to all the facilities



**MELETIS PROJECT**  
The Meletis Project, located in majestic countryside, combines breathtaking sea views with complete seclusion.



**AVAKAS**  
Each villa is individually styled, with its private pool, offering the optimum stylish living.



**PEGEIA - GOLDEN VIEW VILLAS**  
A beautiful residential development of 57 villas located in the heart of Pegeia, a coastal suburb of Paphos.



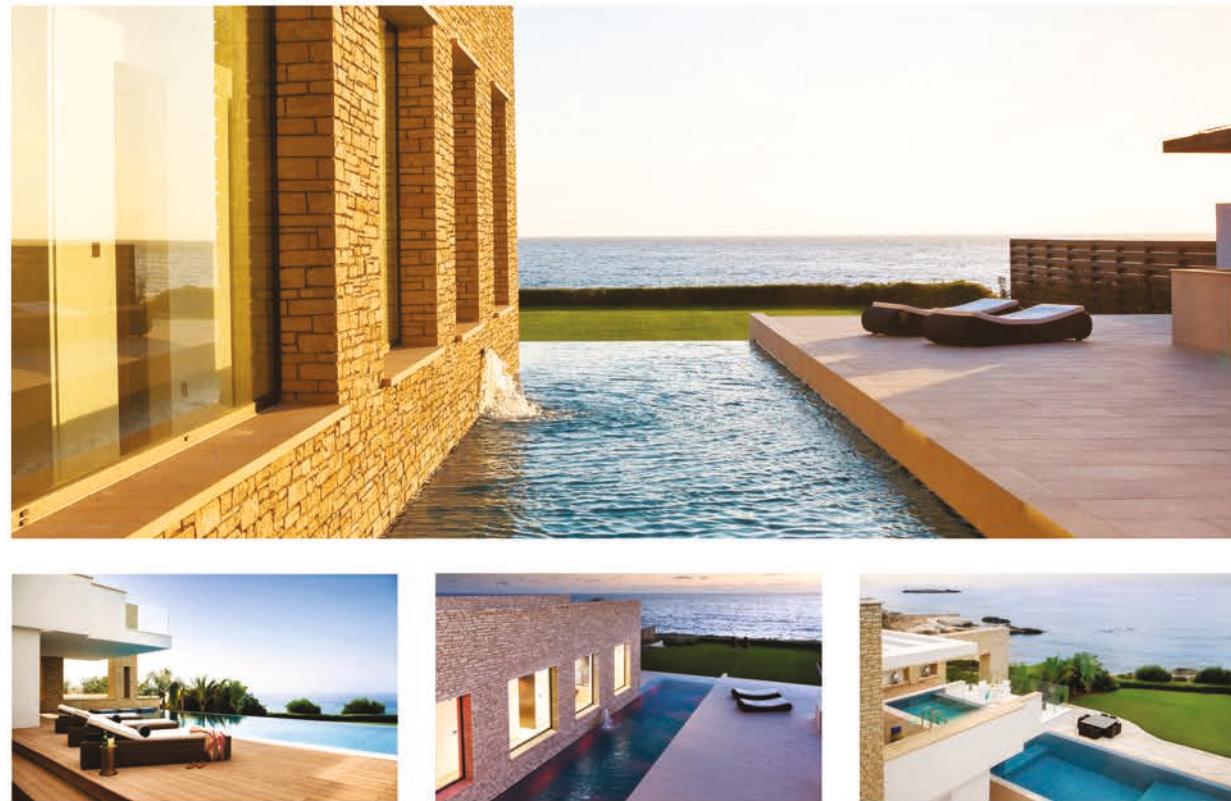
**INNER CITY**  
Our serviced apartments are designed so they can be offered to long-stay residents



**CITY PARK**  
City Park combines cutting-edge sophistication with modern design.



**CITY 9**  
An exemplar of contemporary design, blending natural materials and bold lines, this residential project is ideal for luxury living in the city.



**KORANTINA  
HOMES**



With over 30 years of experience in developing some of the most luxurious, high aesthetic, projects in Cyprus, Korantina Homes has become the most reputable name in the development of luxury and exclusive properties.

Our company emphasizes establishing long-lasting relationships with our clients by offering personalized services.

Our award-winning flagship resorts, Cap St Georges, Coral Residences and Soho Resort has attracted exclusive clientele from every corner of the globe including several celebrities and internationally renowned jet setters.

Our group has also expanded into the tourism & hospitality sector by developing the deluxe 5 star Cap St Georges Hotel located at the Cap St Georges Resort, and the 5-star hotel located at Soho Resort.