



Bluebell
RESIDENCES





CYPRUS

THE JEWEL
OF THE MEDITERRANEAN



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

PAFOS

THERE ARE MANY REASONS
WHY PAFOS IS
A FAVOURABLE DESTINATION

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





PROJECT SUMMARY |

BlueBell Residences are modern comfortable houses located in the municipality of Geroskipou in the district of Pafos. The development is in close proximity to a wide range of shops, restaurants, cafes and bars while only a short driving distance away from the Kings Avenue Mall, nearby sandy beaches, golf resorts such as the Venus Rock Golf Resort and various educational institutions such as the International School of Paphos.

All residences comprise of 3 bedrooms and range between 136m² - 145m² of total covered areas. They all enjoy their own covered verandas and private yards so that the owners get a full taste of the traditional Mediterranean outdoor lifestyle with their friends and family.





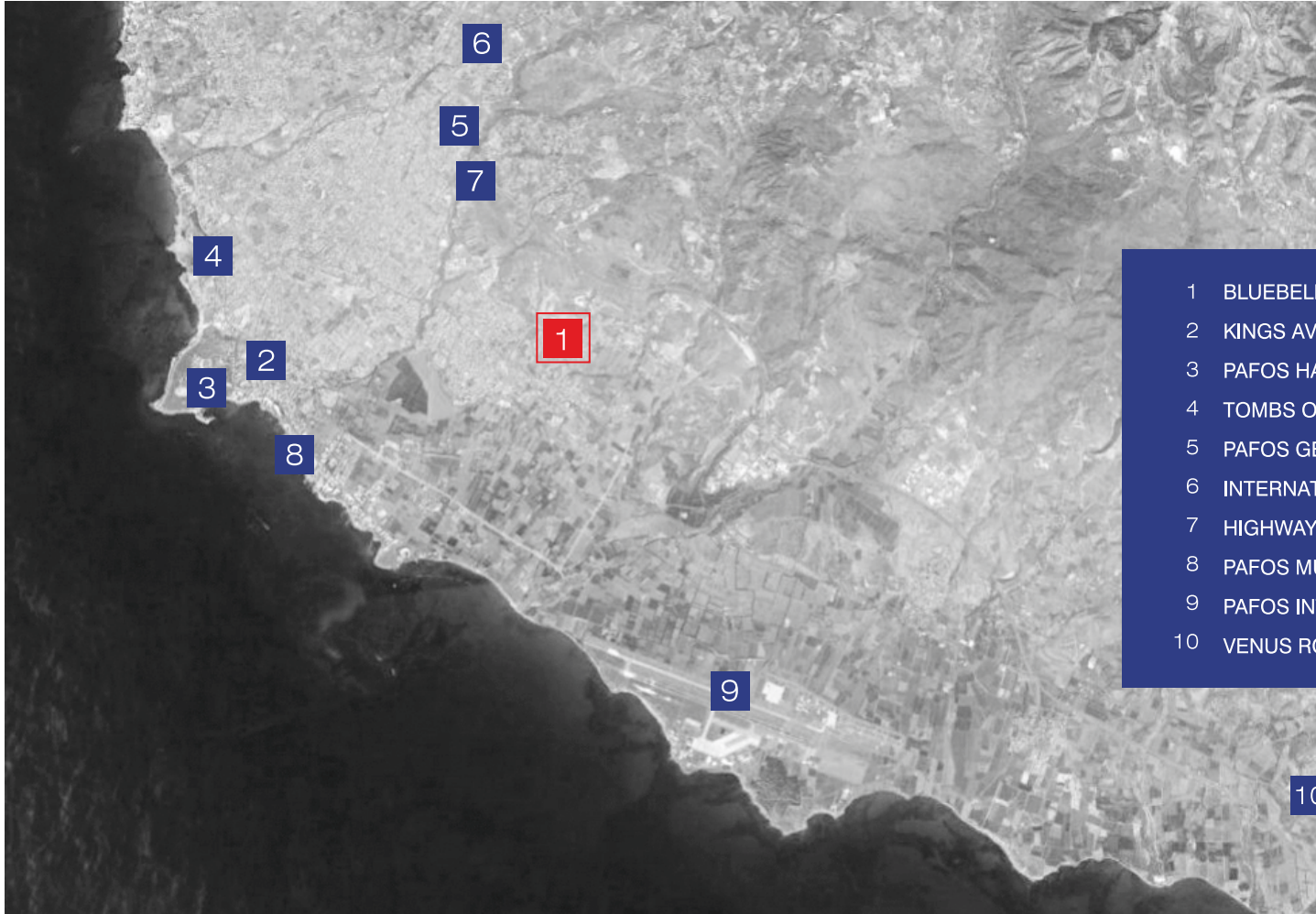
SUMMARY

NUMBER OF RESIDENCES	9
BEDROOMS	3
TOTAL COVERED AREAS	136.79 m ² - 144.6 m ²
PLOT AREAS	163.5 m ² - 246.6 m ²

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

CENTRAL LOCATION |

TRAVEL TIMES (BY CAR) FROM BLUEBELL RESIDENCES



1	BLUEBELL RESIDENCES	-
2	KINGS AVENUE MALL	12 minutes
3	PAFOS HARBOUR	14 minutes
4	TOMBS OF THE KINGS	14 minutes
5	PAFOS GENERAL HOSPITAL	6 minutes
6	INTERNATIONAL SCHOOL OF PAPHOS	8 minutes
7	HIGHWAY (STARTING POINT)	3 minutes
8	PAFOS MUNICIPAL BEACH	7 minutes
9	PAFOS INTERNATIONAL AIRPORT	12 minutes
10	VENUS ROCK GOLF RESORT	15 minutes

GOOGLE EARTH LOCATION	
LATITUDE	34.762861°
LONGITUDE	32.461722°



1 BLUEBELL RESIDENCES 2 KINGS AVENUE MALL 3 PAFOS HARBOUR 4 TOMBS OF THE KINGS 5 PAFOS GENERAL HOSPITAL 6 INTERNATIONAL SCHOOL OF PAPHOS 7 PAFOS/LIMASSOL HIGHWAY 8 PAFOS MUNICIPAL BEACH 9 PAFOS INTERNATIONAL AIRPORT 10 VENUS ROCK GOLF RESORT

SITE PLAN |



Google Earth

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Image © 2020 Maxar Technologies

MASTER PLAN



VILLA TYPES

- VILLA TYPE A
- VILLA TYPE B
- VILLA TYPE C



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MASTER PLAN |



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Rev. Date (Architectural Department): 29/12/20 - Rev. No (Architectural Department): 2.1

TYPE A | RESIDENCES 1, 2, 3 AND 3A

3 BEDROOM VILLAS



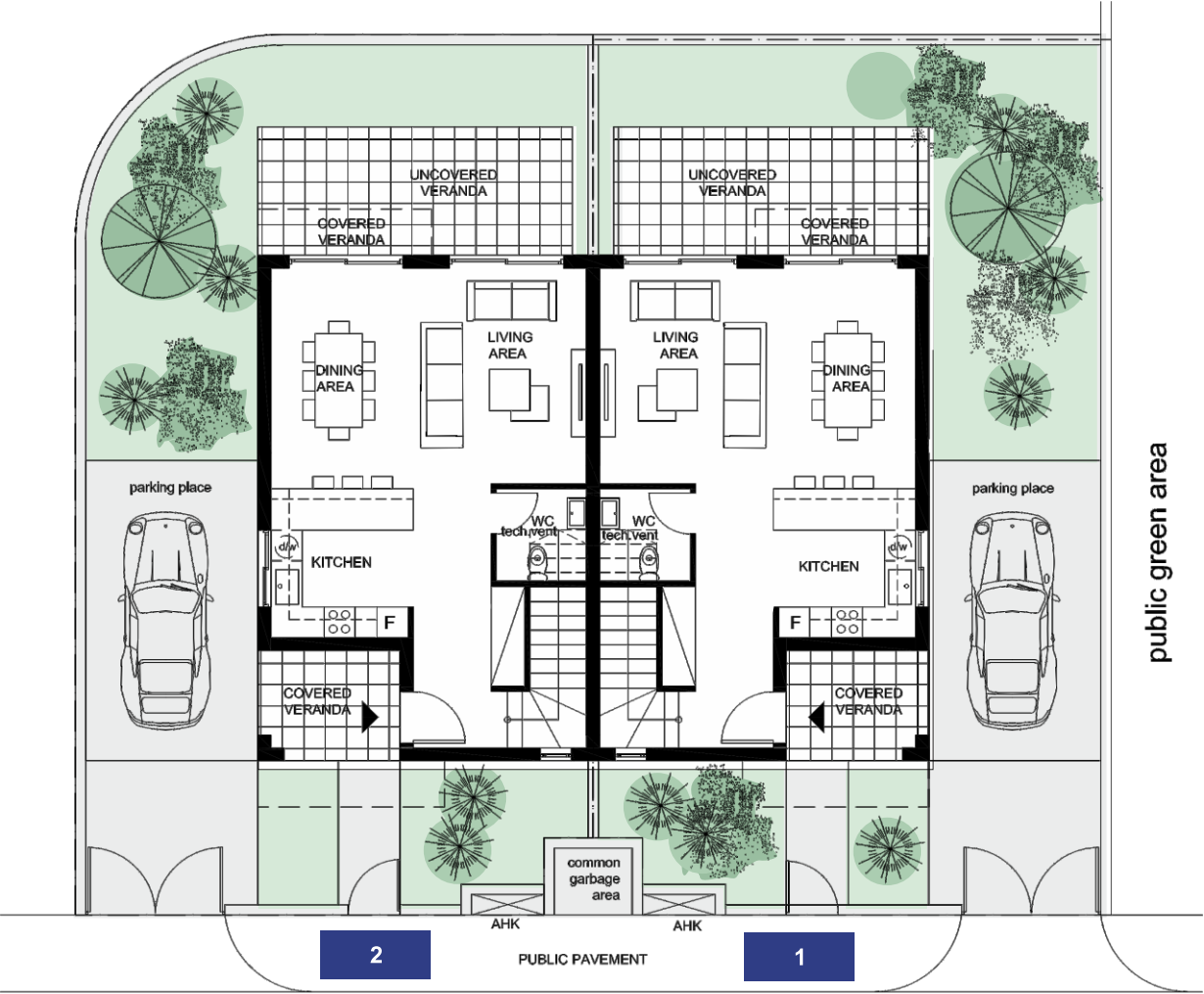
UNIT NO.	TYPE	BEDROOMS	PLOT SIZE	COVERED AREA	COVERED VERANDA	UNCOV. PARKING	UNCOVERED VERANDA	TOTAL COVERED AREA
1	A	3	169.0 m ²	121.61 m ²	15.18 m ²	19.50 m ²	12.20 m ²	136.79 m ²
2	A	3	166.6 m ²	121.61 m ²	15.18 m ²	19.50 m ²	12.20 m ²	136.79 m ²
3	A	3	163.5 m ²	121.61 m ²	15.18 m ²	17.90 m ²	12.20 m ²	136.79 m ²
3A	A	3	174.2 m ²	121.61 m ²	15.18 m ²	19.30 m ²	12.20 m ²	136.79 m ²

RESIDENCES 1 & 2 | TYPE A

3 BEDROOM VILLAS

GROUND FLOOR

FIRST FLOOR



public green area

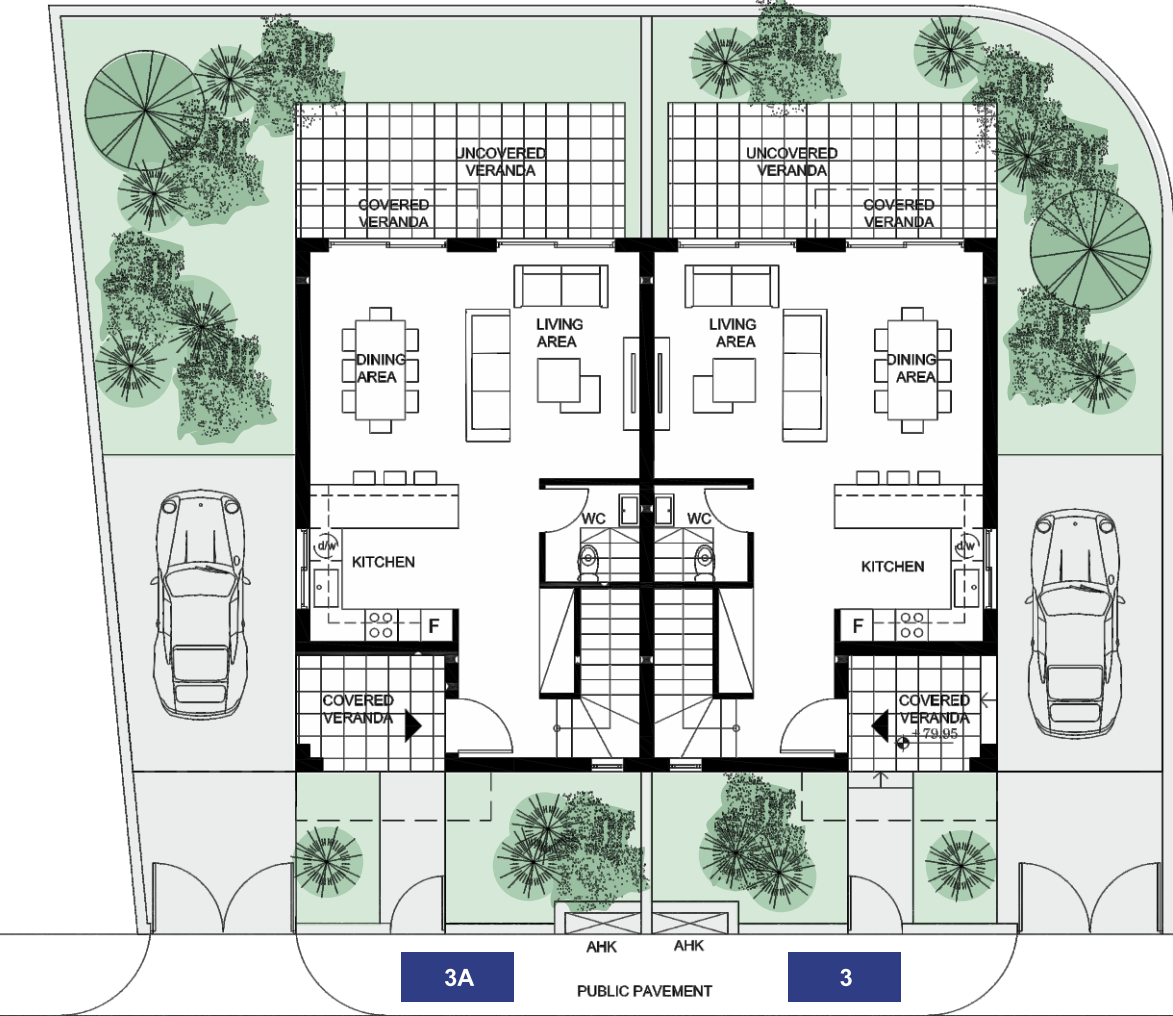
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Rev. Date (Architectural Department): 24/11/20 - Rev. No (Architectural Department): 2.0

RESIDENCES 3 & 3A | TYPE A

3 BEDROOM VILLAS

GROUND FLOOR



FIRST FLOOR



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Rev. Date (Architectural Department): 02/12/20 - Rev. No (Architectural Department): 2.0

TYPE B | RESIDENCES 5, 6, 8 AND 9

3 BEDROOM VILLAS



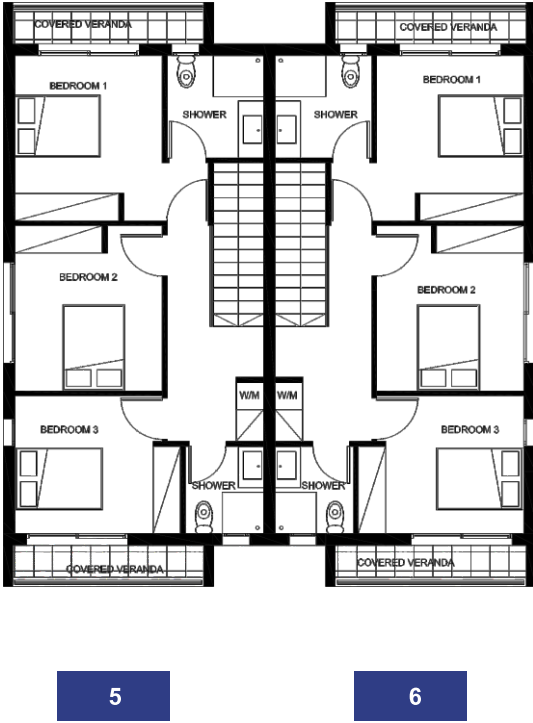
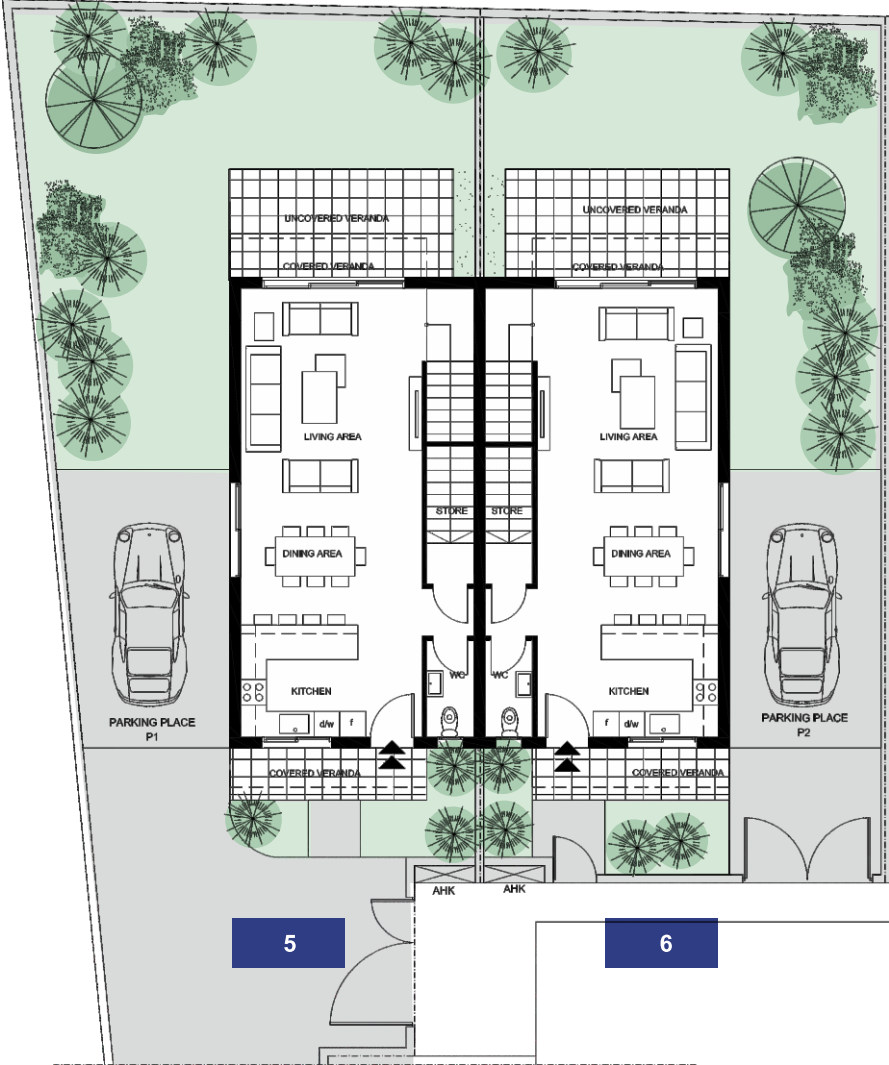
UNIT NO.	TYPE	BEDROOMS	PLOT SIZE	COVERED AREA	COVERED VERANDA	UNCOV. PARKING	SEMI COV. PARKING	UNCOVERED VERANDA	TOTAL COVERED AREA
5	B	3	246.6 m ²	125.9 m ²	16.00 m ²	23.90 m ²	-	10.20 m ²	141.90 m ²
6	B	3	188.6 m ²	125.9 m ²	16.00 m ²	22.60 m ²	-	10.20 m ²	141.90 m ²
8	B	3	187.0 m ²	125.9 m ²	16.00 m ²	-	23.90 m ²	10.20 m ²	141.90 m ²
9	B	3	231.17 m ²	125.9 m ²	16.00 m ²	22.60 m ²	-	10.20 m ²	141.90 m ²

RESIDENCES 5 & 6 | TYPE B

3 BEDROOM VILLAS

GROUND FLOOR

FIRST FLOOR



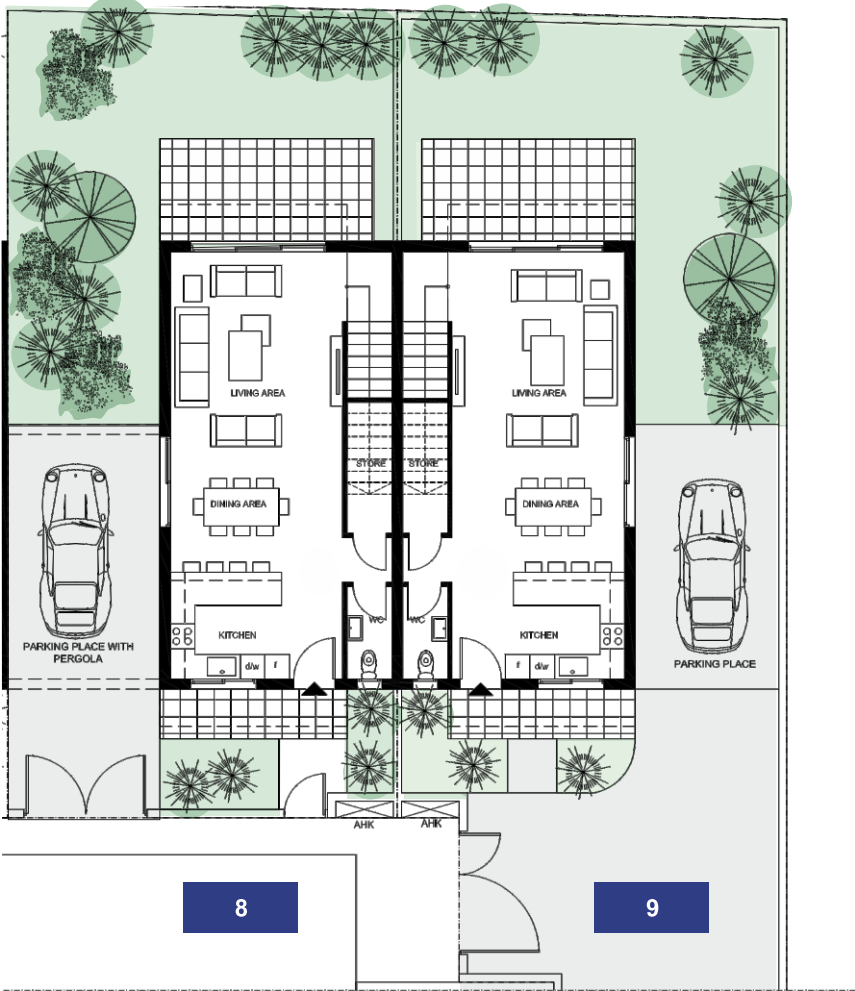
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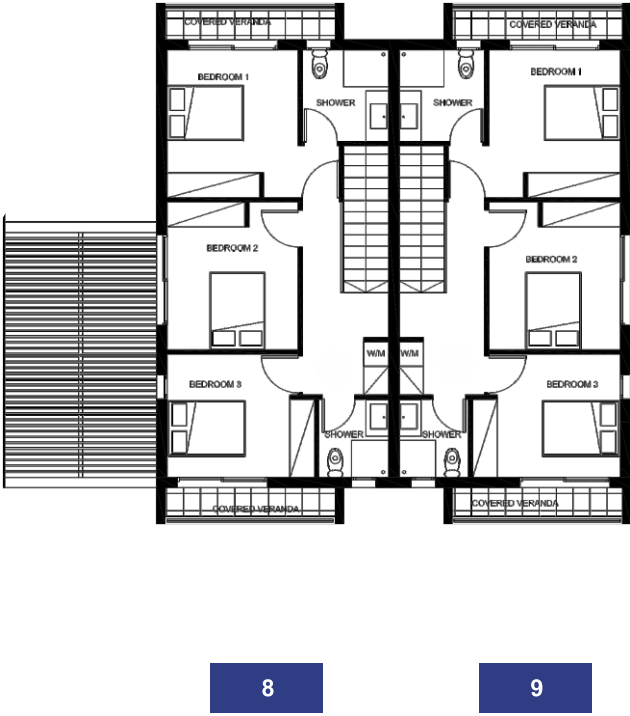
RESIDENCES 8 & 9 | TYPE B

3 BEDROOM VILLAS

GROUND FLOOR



FIRST FLOOR



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TYPE C | VILLA 7

3 BEDROOM VILLAS

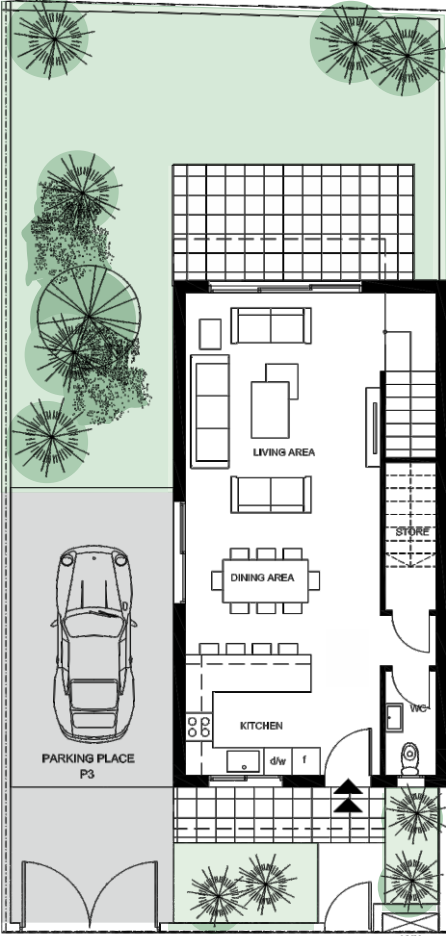


UNIT NO.	TYPE	BEDROOMS	PLOT SIZE	COVERED AREA	COVERED VERANDA	UNCOV. PARKING	SEMI COV. PARKING	UNCOVERED VERANDA	TOTAL COVERED AREA
7	C	3	189.6 m ²	128.6 m ²	16.00 m ²	22.60 m ²	-	10.20 m ²	144.60 m ²

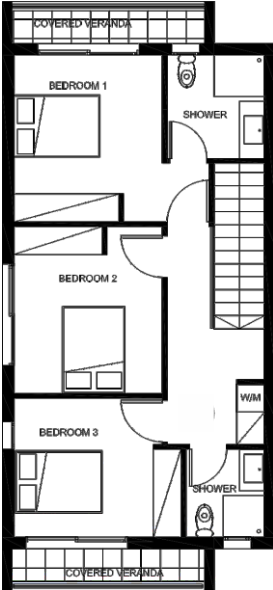
VILLA 7 | TYPE C

3 BEDROOM VILLAS

GROUND FLOOR



FIRST FLOOR



7



7

PRIVATE ROAD

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