



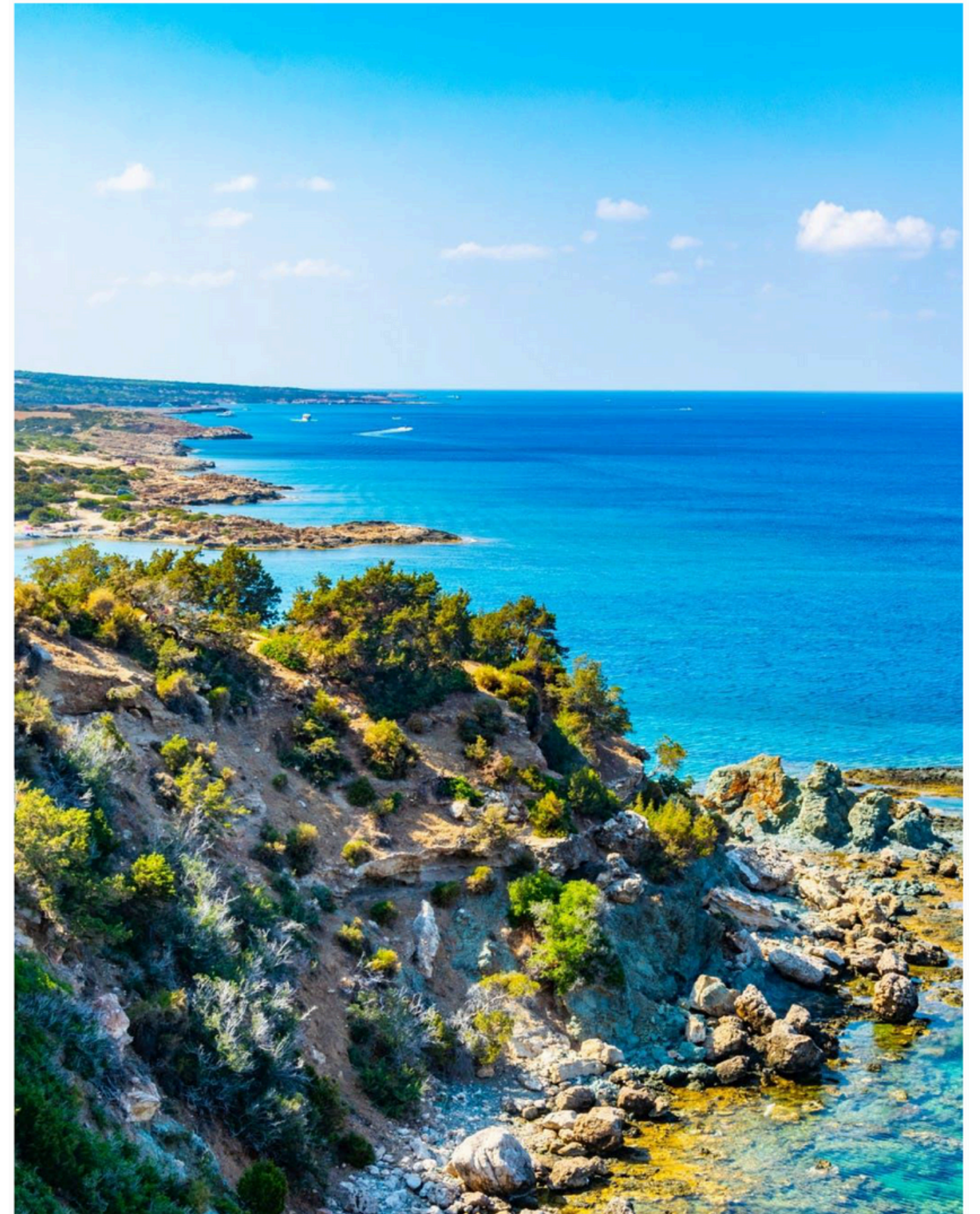
**THE
PARAGON**



LUXURY SERVICED APARTMENTS

ENJOY MEDITERRANEAN LIFESTYLE

Cyprus is the benchmark of the Mediterranean climate. The island is ideally suited for whole-year living. Ambient temperature here is consistently comfortable and the sun shines 340 days a year. Paphos is surrounded by nature reserves and parks. Plenty of green areas and lack of dense traffic, Cypriots' attitude to the environment and historical sites make the region attractive for city dwellers.



A NEW STANDARD OF LIVING IN PAPHOS - WHERE LIFESTYLE MEETS INVESTMENT





THE PARAGON

A lifestyle-centric residential development where modern architecture meets the effortless rhythm of Mediterranean living. The project consists of 24 apartments, including studios, 1-bedroom, 2-bedroom and penthouse. With a unique, self-contained serviced apartment model in Paphos and across Cyprus, The Paragon offers comprehensive amenities such as: hotel-style reception, cleaning services (laundry, bed linen changes), and premium facilities (swimming pool, gym, sauna). Not offer catering service.

THE PARAGON



Each apartment is thoughtfully designed with a modern, design-forward approach—where clean lines, abundant natural light, and premium materials come together to create comfortable, refined, and inspiring living spaces.

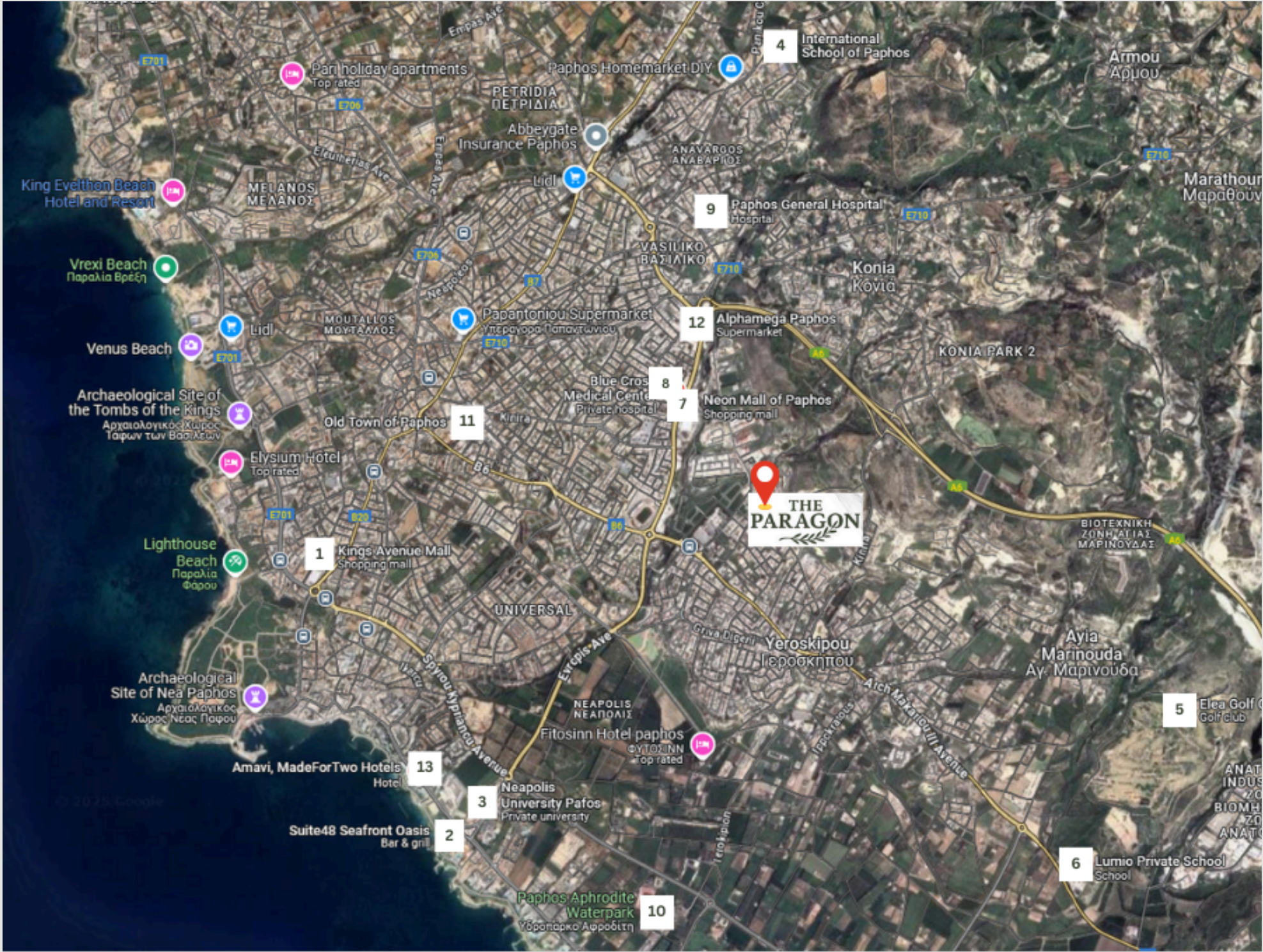
Situated in one of the most convenient and sought-after areas of Paphos, The Paragon places you at the center of it all. Just a 6-minute drive from the beach and within walking distance of key city amenities, the location is surrounded by culture, commerce, and nature. Here, vibrant urban living seamlessly blends with a sense of calm and retreat.

PRIME LOCATION – PERFECTLY CONNECTED

Prime Location – Convenient Access

All key amenities are just minutes away by car:

1. Kings Avenue Mall – 9 minutes
2. Suite 48 Seafront Beach – 7 minutes
3. Neapolis University Paphos – 7 minutes
4. The International School of Paphos – 10 minutes
5. Elea Golf Resort – 9 minutes
6. Lumio Private School – 7 minutes
7. Neon Mall (incl. Lidl Supermarket) – 5 minutes
8. Blue Cross International Hospital – 6 minutes
9. Paphos General Hospital – 8 minutes
10. Paphos Aphrodite Waterpark – 7 minutes
11. Paphos Old Town – 6 minutes
12. Alphamega Supermarket – 6 minutes
13. Amavi 5-Star Beachfront Hotel – 7 minutes



**A FULLY SERVICED LUXURY
APARTMENT**



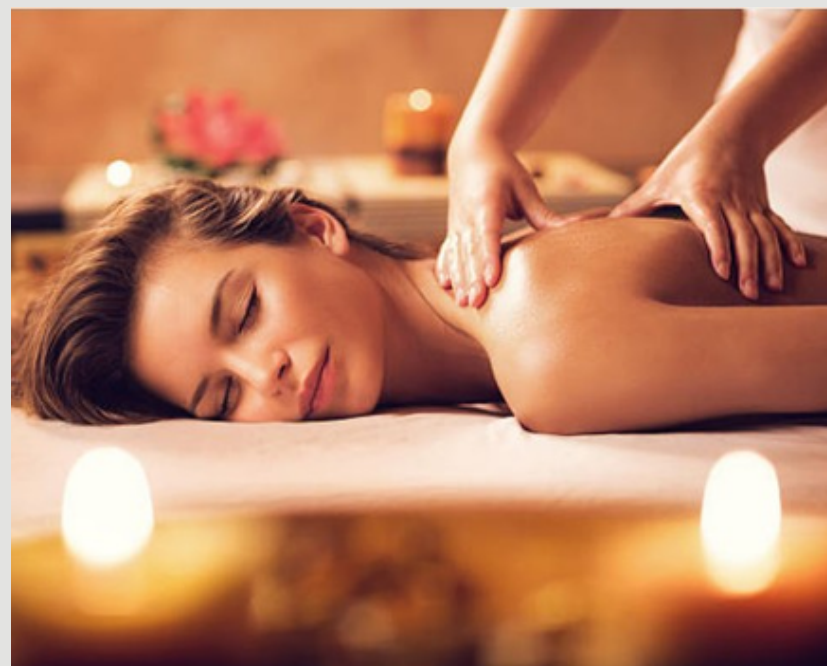
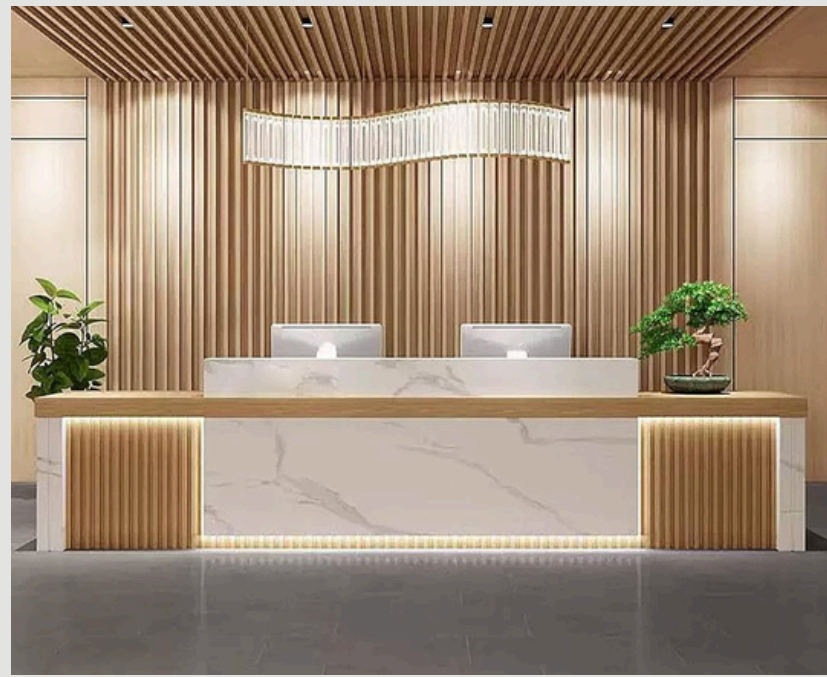


MOVE-IN READY LIVING SPACES

Each apartment is thoughtfully designed to offer modern comfort and convenience:

- Fully furnished: including sofa, bed, kitchen appliances, air conditioning, washing machine
- Naturally bright, well-insulated, with private balconies
- Smart layouts suitable for individuals, couples, or small families





UNIQUE SERVICES – RESORT-STYLE LIVING

Redefining luxury living with thoughtfully curated facilities that elevate everyday life.

Luxury Living & Top-Notch Amenities

Experience a luxurious lifestyle with resort-style facilities, including a swimming pool, fully-equipped gym, and sauna for ultimate relaxation.

Social & Family-Friendly Spaces

Enjoy a stylish lobby lounge, a dedicated BBQ terrace, and a children's adventure zone for family fun and social gatherings.

24/7 Reception & Services

The reception operates 24/7, offering hotel-like services such as tour bookings, taxi arrangements, and apartment management. Cleaning services, including laundry and professional room cleaning, are also available, with costs covered by residents through the future management company.



THE OUTDOOR OASIS

The thoughtfully designed social and recreational areas have been designed to foster connection.



- Expansive resort pools, shimmering under the Mediterranean sun
- A professional-grade padel court, inviting friendly competition
- An outdoor fitness pavilion, where nature and performance unite
- A thoughtfully designed children's play area, where curiosity thrives

A SMART INVESTMENT OPPORTUNITY





PAPHOS UNESCO WORLD HERITAGE CENTRE

Paphos is a beautiful coastal city located on the southwestern edge of Cyprus. Known for its rich history and stunning archaeological sites, Paphos is a UNESCO World Heritage site that offers a blend of ancient ruins, medieval castles, and vibrant beaches.

Paphos attracts tourists with its rich cultural heritage, featuring historical sites like the Archaeological Park and the Tombs of the Kings. The city boasts beautiful beaches, a pleasant Mediterranean climate, and stunning natural landscapes such as the Troodos Mountains and Aphrodite's Rock. In addition, Paphos offers local cuisine, cultural festivals, and various recreational activities like water sports and golf. With modern infrastructure and convenient transportation links, Paphos is an ideal destination for tourism and relaxation.

A SMART INVESTMENT OPPORTUNITY

A closed-service apartment with 24/7 reception and rare cleaning facilities, unique in Paphos and throughout Cyprus, competing with hotels/resorts (such as Aphrodite Hills) and offering an opportunity to combine luxury living with long-term financial returns.

- **Short-term rentals:** High occupancy due to proximity to the beach and city center. Rentals on platforms like Airbnb and Booking.com range from 200 to 300 euros/night for a 2-bedroom apartment.
- **Long-term leases:** Attractive to international professionals, families with children attending nearby schools, and high-income office workers.
- **Professional management:** No need for owner involvement.





THE PARAGON



LUXURY SERVICED APARTMENT SUMMARY

TYPES OF APARTMENT	4
NUMBER	20
BEDROOM	Studio & 2-3
TOTAL AREAS	54 m ² - 308 m ²

MASTER PLAN



First Floor Plan

- 101: 2 Bedrooms Apartment, 113m²
- 102: 2 Bedrooms Apartment, 112m²
- 103: Studio, 54m²
- 104: 2 Bedrooms Apartment, 107m²
- 105: 2 Bedrooms Apartment, 114m²
- 106: 2 Bedrooms Apartment, 114m²
- 107: 2 Bedrooms Apartment, 120m²



*Parking lot for each apartment is not included.

Second Floor Plan

- 201: 2 - Bedroom Apartment, 124m²
- 202: 2 - Bedroom Apartment, 123m²
- 203: Studio, 66m²
- 204: 2 - Bedroom Apartment, 119m²
- 205: 2 - Bedroom Apartment, 126m²
- 206: 2 - Bedroom Apartment, 126m²
- 207: 2 - Bedroom Apartment, 120m²



*Parking lot for each apartment is not included.

Penthouse Floor Plan

- 301: 2 - Bedroom Apartment, 124m²
- 302: 3 - Bedroom Apartment, 308m²
- 303: 2 - Bedroom Apartment, 163m²
- 304: 2 - Bedroom Apartment, 173m²
- 305: 2 - Bedroom Apartment, 125m²
- 306: 2 - Bedroom Apartment, 119m²



*Parking lot for each apartment is not included.

Roof Garden



Type 1 - Studio Apartment

No. 103, 203

- Modern, cozy design
- Spacious balcony
- Living room, kitchen area, bathroom
- Open space



*The image is for illustrative purposes only.

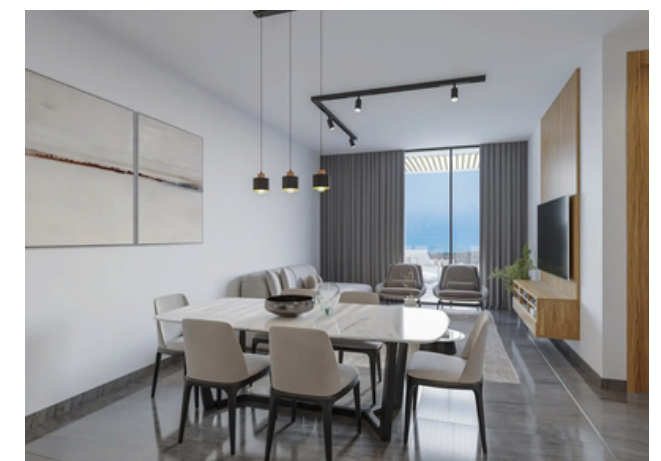
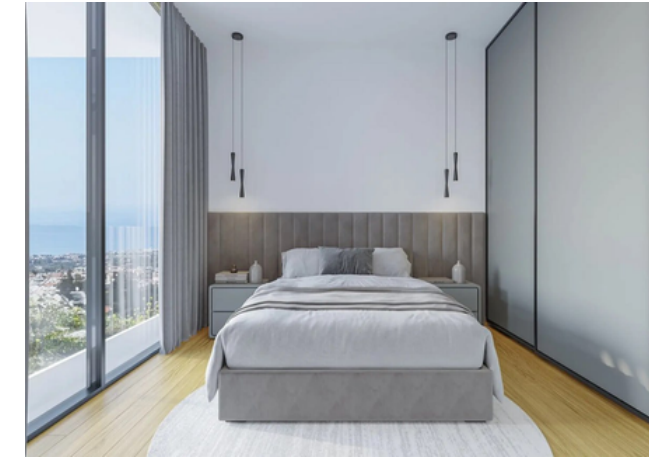
Type 2 – 2 Bedrooms Apartment

No. 101, 102, 104 – 107, 201, 202, 204-207, 301,
305, 306

- Modern, cozy design
- Spacious balcony
- Living room, kitchen area, bathroom
- Open space

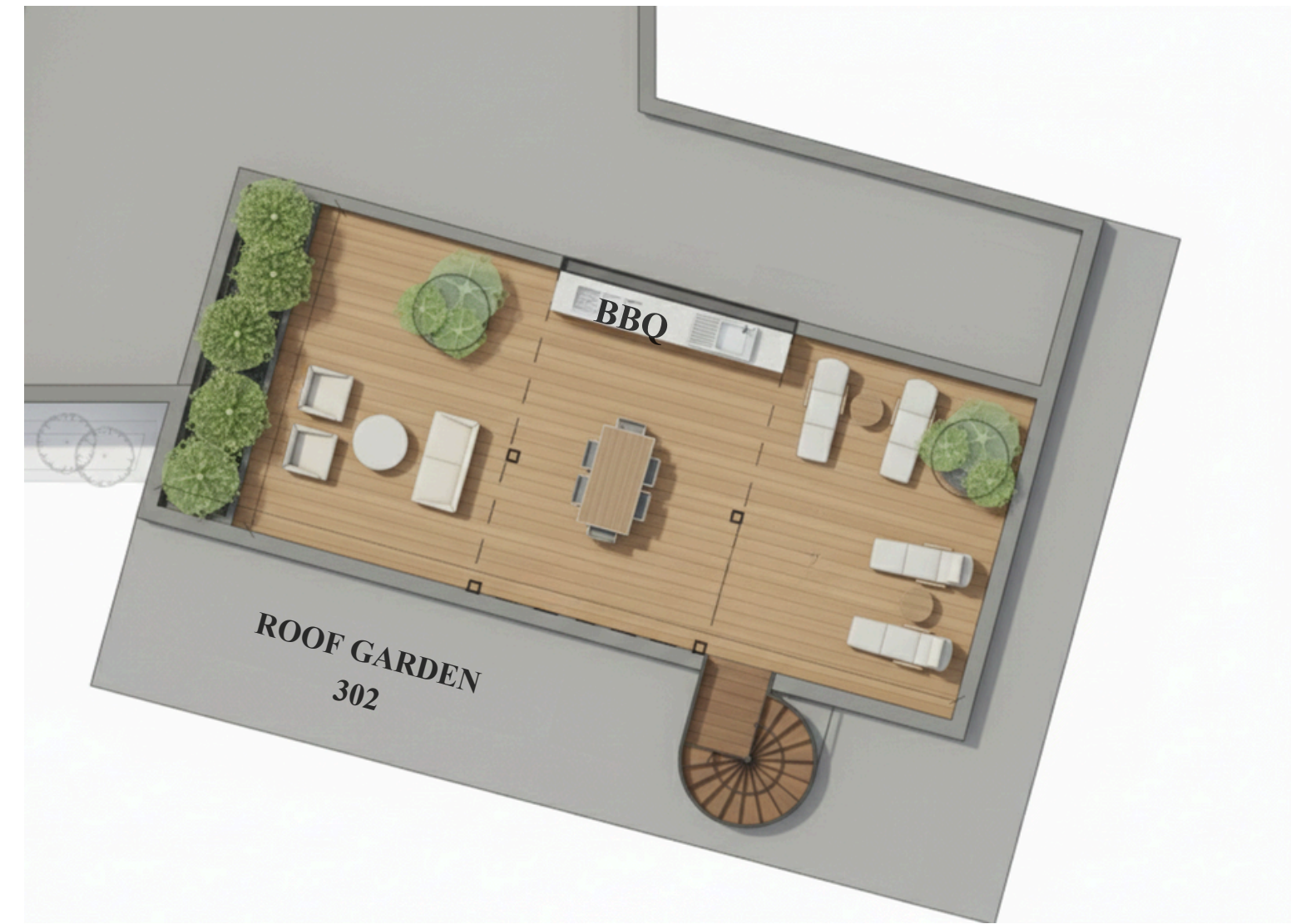


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Type 3 – 3 Bedrooms Apartment – Penthouse Floor

No. 302

- Modern, cozy design
- Roof Garden
- Spacious balcony
- Living room, kitchen area, bathroom
- Open space

Type 4 – 2 Bedrooms Apartment – Penthouse Floor

No. 303, 304

- Modern, cozy design
- Roof Garden
- Spacious balcony
- Living room, kitchen area, bathroom
- Open space

*The image is for illustrative purposes only.



“WHERE FIVE-STAR LIVING MEETS THE COMFORT OF HOME.”



THE PARAGON



LUXURY SERVICED APARTMENTS

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