

PANORAMA HILLS RESORT

RESIDENTIAL PROJECT



CHRYSOSTOMOU & THEOCHAROUS
D E V E L O P E R S L T D





- This is a project proposal with secured building permission for the construction of a superior mid range properties on a parcel of land situated at Meladia in Polis Chrysochous Region, Pafos.
- The project is built on a 22325 m² land. Set on the slope of the Meladia Hills it enjoys magnificent, panoramic, unobstructed, sea views as well as views to the nearby forest.



- Meladia is 30 mins from the International School of Pafos and 35 mins from the American Academy private school.
- It is also 40 mins from Paphos international Airport.



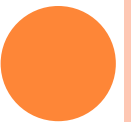
- Meladia is also located 12 minutes drive from Polis Chrysochous and medical centre



- 15 minutes from Latchi Beaches and Marina







- ▶ 15 MINUTES FROM POLIS CAMPING SITE, THE MOST POPULAR AND WELL KNOWN CAMPING SITE IN CYPRUS



Location of Panorama Hills





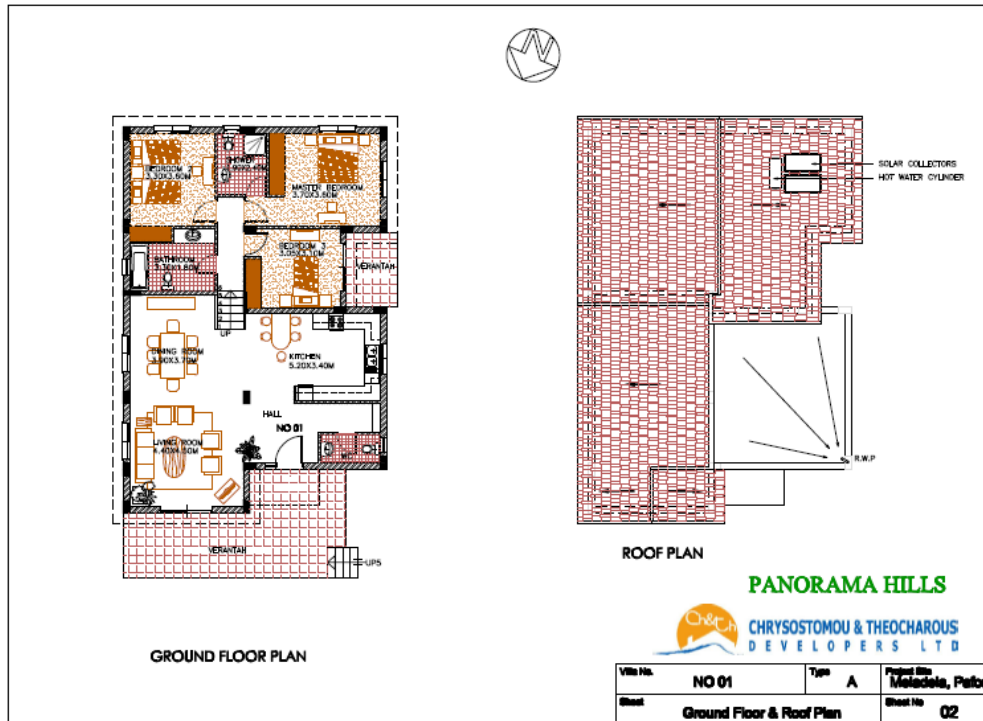
- **“PANORAMA HILLS”** is a well designed quality project offering well built properties at affordable prices. It is a private complex in a peaceful setting, ideal for either retirement or holiday retreat.



- This well-planned development incorporates 43 villas, town houses and maisonettes and the unique Sporting, Health and Fitness Center in the region:
- 26 detached villas with private swimming pool
- 6 semi-detached houses with private swimming pool
- 4 semi-detached houses without swimming pool
- 1 villa without swimming pool
- 6 maisonettes without swimming pool



VILLA NO.1



- Detached 3 Bedroom Villa
 - Type A
- Two floors (Split level).
- The ground floor includes:
 - Living room
 - Dining room
 - Kitchen
 - Guest's WC
 - Covered parking place
 - Covered and uncovered verandas.

VILLA NO.1



LAYOUT PLAN

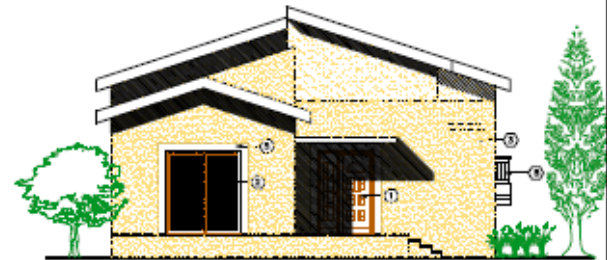
- The first floor includes:
 - En-suite master bedroom
 - Family bathroom
 - Two bedrooms, one of them with uncovered balcony
 - Security/Burglar system
 - Entrance door with video intercom facility
 - Private swimming pool
 - Provisions for central heating
 - Air-conditioning and satellite reception



VILLA No.1



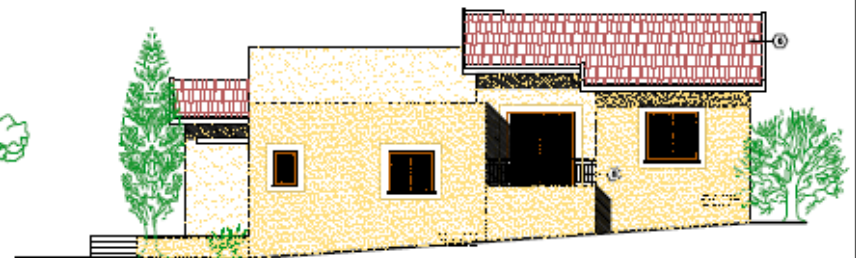
SIDE ELEVATION



FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION

DESCRIPTION OF FINISHES

- ① MAIN ENTRANCE DOOR— ALUMINIUM PANEL, COLORED DARK BROWN
- ② EXTERNAL DOORS & WINDOWS— ALUMINIUM FRAME, COLORED DARK BROWN
- ③ EXTERNAL WALL COVERINGS— PLASTER & GRAPATO
- ④ WALL FACING— NATURAL STONES OF THE REGION
- ⑤ CORNICE— 200MM WIDE Limestone
- ⑥ ROOFING— TILED REINFORCED CONCRETE SLAB WITH FRENCH TYPE ROOF TILES
- ⑦ TIMBER FRAME STRUCTURE WITH FRENCH TYPE ROOF TILES
- ⑧ METAL BALUSTRADE
- ⑨ DRESSED STONES 200X200MM AND 400X200MM

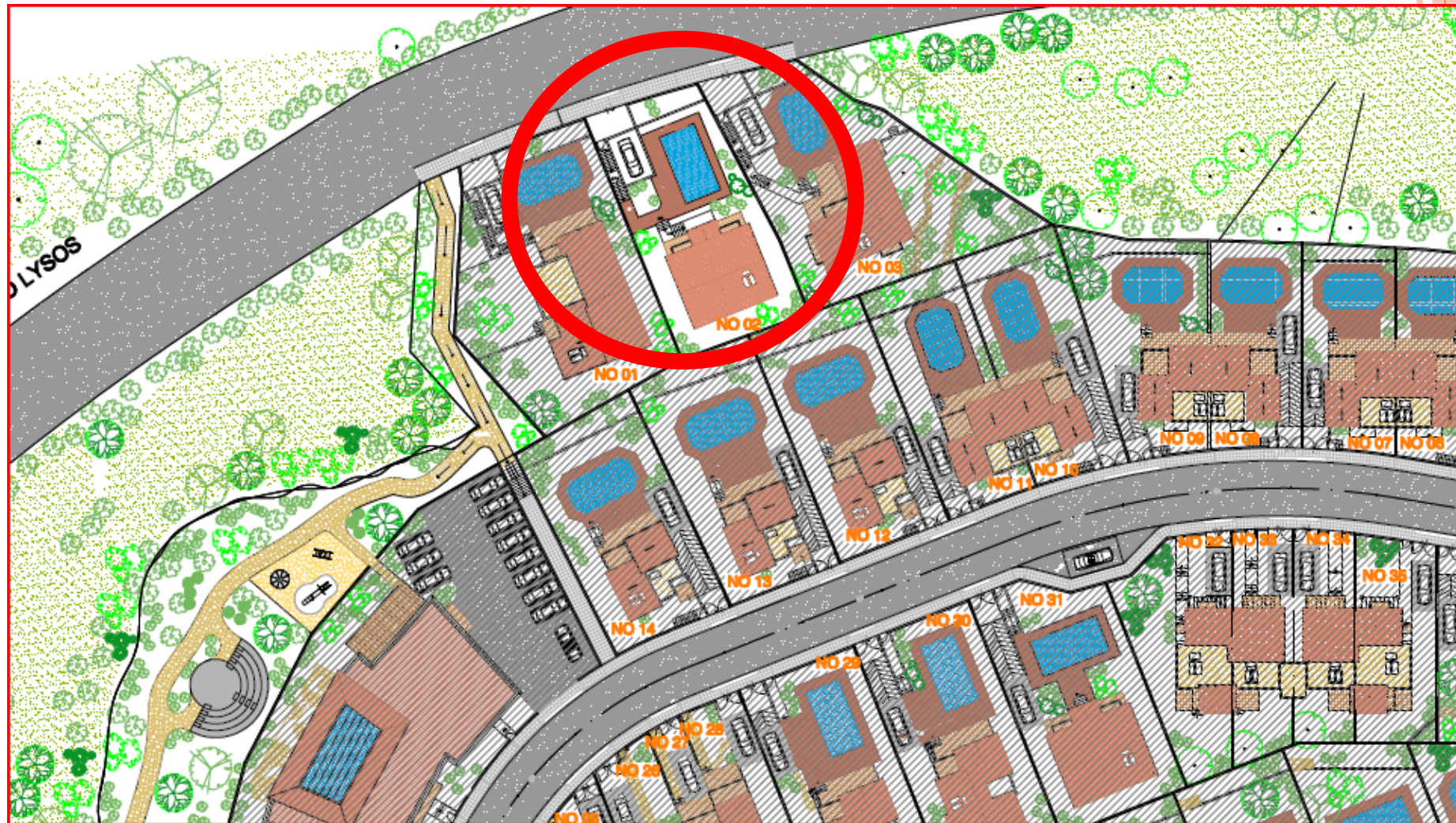
PANORAMA HILLS



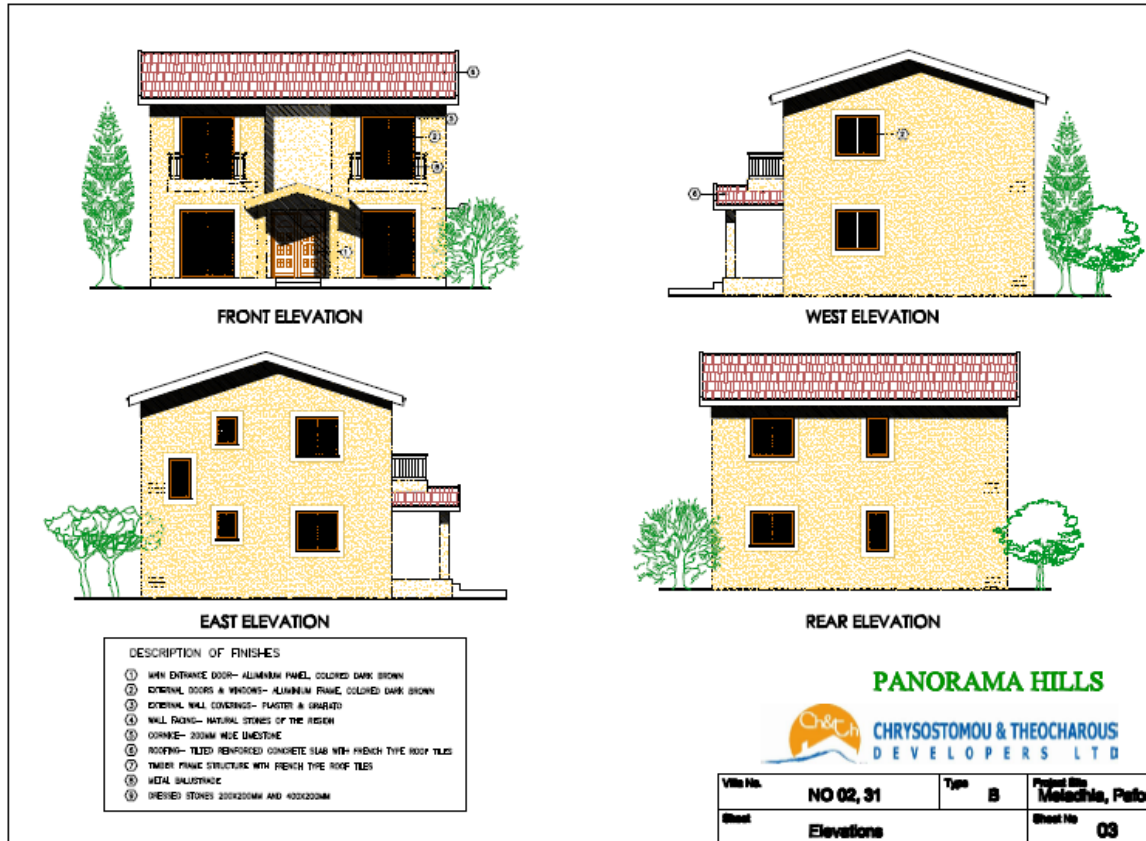
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DEVELOPERS LTD

Villa No.	NO 01	Type	A	Project Site	Meladeia, Patrae
Sheet	Elevations			Sheet No	03

VILLA No.2

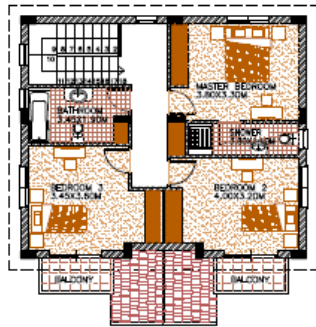


VILLA NO.2

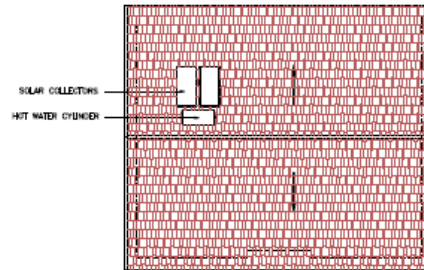


- Detached 3 Bedroom Villa
- Type B
- Two floors
- The ground floor includes:
 - Living room
 - Dining room
 - Kitchen
 - Guest's WC
- Covered parking place
- Covered and uncovered verandas

VILLA NO.2



FIRST FLOOR PLAN



ROOF PLAN

PANORAMA HILLS



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Villa No.	NO 02, 31	Type	B	Project Site	Metaxia, Pathe
Sheet	First Floor & Roof Plan			Sheet No	02

- The first floor includes:
 - En-suite master bedroom
 - Family bathroom
 - Two bedrooms, with uncovered balconies
 - Security/Burglar system

VILLA NO.2



- Entrance door with video intercom facility
- Private swimming pool
- Provisions for central heating
- Air-conditioning and satellite reception



• Specifications

HOUSE No.	PLOT AREA	BED ROOMS	GROUND FLOOR AREA (M2)	FIRST FLOOR AREA (M2)	UNCOVERED GROUND VERANDAS (M2)	COVERED GROUND FLOOR VERANDAS (M2)	UNCOVERED FIRST FLOOR VERANDAS (M2)	GARAGE - COVERED (M2)	PARKING - UNCOVERED (M2)	TOTAL COVERED AREA (M2)
1	650,89	3	139,50	0,00	30,51	3,78	0,00	24		167,28
2	459,02	3	80,68	80,68	8,23	12,03	6,24	25		198,39
3	605,80	3	83,40	83,40	20,80	5,92	13,41	25		197,72
4	368,07	3	82,08	80,04	27,28	3,96	6,00		18	166,08
5	397,55	3	82,08	80,04	27,28	3,96	6,00		18	166,08
6	275,94	2	60,78	53,39	20,00	3,60	12,60		18	117,77
7	267,15	2	60,78	53,39	20,00	3,60	12,60		18	117,77
8	267,83	2	60,78	53,39	20,00	3,60	12,60		18	117,77
9	354,67	2	60,78	53,39	20,00	3,60	12,60		18	117,77
10	341,04	2	60,78	53,39	20,00	3,60	12,60		23	117,77



Package for obtaining Cypriot citizenship

This outstanding development opportunity suggests the purchase of the whole plot (23000 m² of land). The land has already a secured planning permit for the project already described. Furthermore, it can be used for various developing options.



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Package for obtaining Cypriot citizenship

Price for the whole plot (including the
architectural plans and the planning permit):

€2,800,000



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