

# PROPERTY GUIDE

CYPRUS & GREECE



**Pafilia**

PROPERTY DEVELOPERS

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Click to navigate





PROPERTY DEVELOPERS

## Homes for Life.

Founded in 1977, Pafilia is the largest privately owned residential developer in Cyprus, dedicated to developing world-class properties for personal living and investment.

With our uncompromising effort in delivering the best in concept, design, quality and service, we continue to transform and set the benchmark for the Cyprus real estate sector.

We hand-pick our partners from acclaimed international architects, engineers and interior designers to create prime, iconic and timeless properties. Pafilia's comprehensive developments represent a diversity in locations and styles ranging from modern houses, Mediterranean villas and apartments, to integrated leisure resorts, towers, seafront properties, private estates and rare communities.

### A SOLID TRACK RECORD

**252**  
DEVELOPMENTS COMPLETED

**1,250,000 sqm**  
OF RESIDENTIAL SPACE DELIVERED

**3 Billion Euro**  
PROPERTY PORTFOLIO  
ON THE MARKET

**93**  
INTERNATIONAL AWARDS

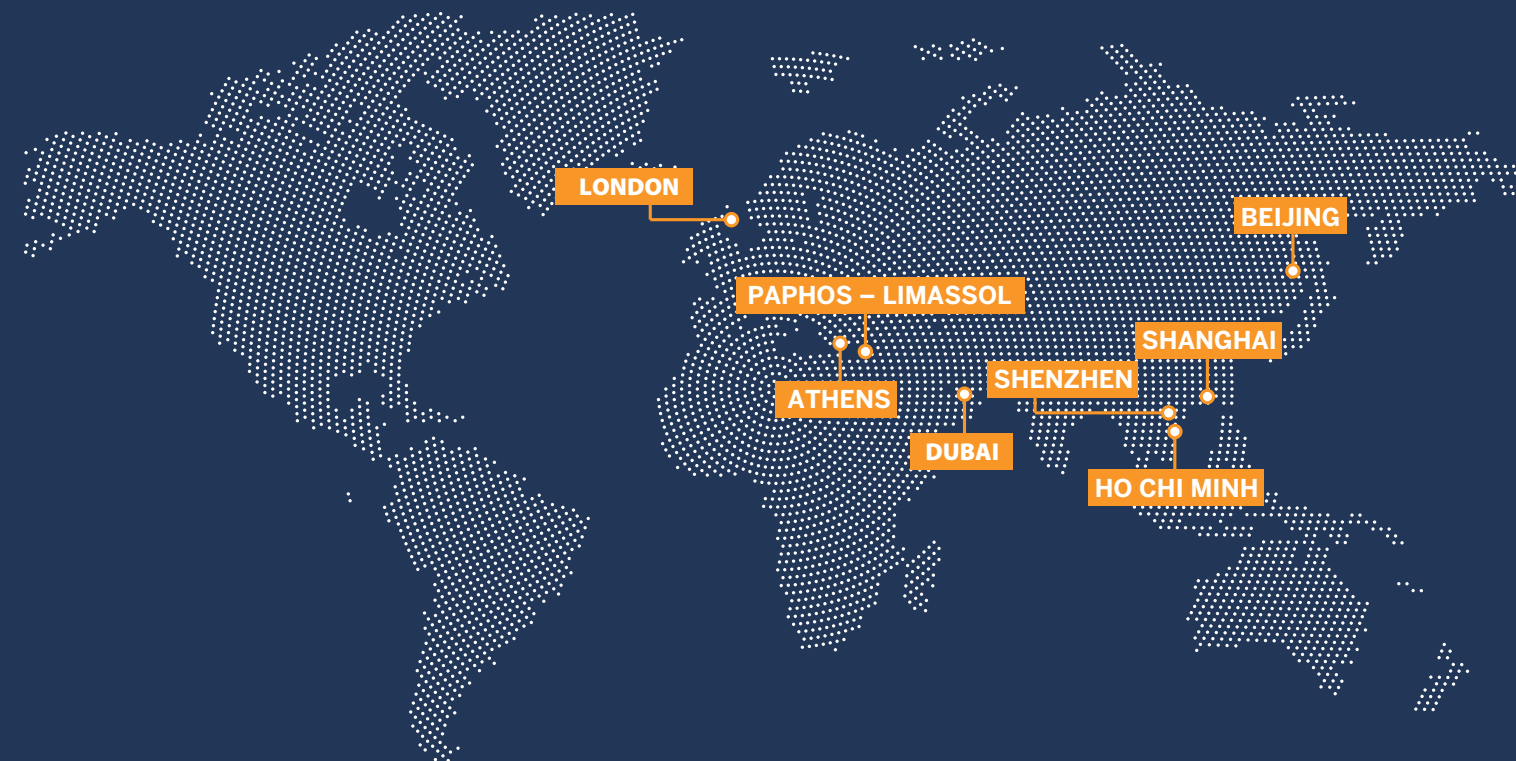
**48**  
YEAR LEGACY

**“ While our property portfolio represents diversity in types and price points, every property shares the same high quality standards that attract the savvy investor ”**

Eva Eliadou  
Executive Director

## A global presence

A company with the expertise and reach to provide excellent customer service for our international clients





Value-adding services

To enhance our core development business, Pafilia operates a collection of subsidiary companies, services and enterprises that cover all aspects of property ownership and resident lifestyle needs.



Property Management & Rentals

**Blue Orange**  
Blue Orange manage homeowners’ investments by providing a wide range of tailored after-sales services, including landscaping, gardening, pool upkeep, general maintenance and property insurance. They currently manage 50 projects for over 2,000 clients, promising attention to detail and a personal relationship.

Operating since 2003, the company also offers a number of holiday and long-term rental properties in Cyprus.

Finance

**Pafilia Wealth Management**  
Our dedicated financial arm assists clients with opening overseas bank accounts and arranging education, healthcare and tax planning through collaborations with renowned providers.

Re-sales

**Mymove**  
Focusing on the Paphos, Polis and Limassol districts, Mymove boasts an extensive portfolio of quality new and resale properties to suit all tastes and budgets. The team has over 20 years combined experience in the Cyprus property sector, enabling them to offer invaluable advice on both the purchase process and living in the country.

Leisure & Lifestyle

**Minthis Resort**  
Perched on a tranquil hilltop in a protected landscape, lies Minthis, a collection of award-winning luxury residences, villas and suites conceived by world-renowned architects. With a championship golf club, fine dining, wellness amenities and a stunning natural environment to explore, this authentic residential retreat redefines holistic living.

**Minthis Golf**  
Set within the Minthis Resort is a beautiful and demanding 18-hole championship course, designed by legendary golf architect Donald Steel in 1994 and renovated by renowned course designers Mackenzie & Ebert. With its breathtaking mountain views, a 12th-century monastery, and the only island green in Cyprus, golf at Minthis is a unique and characterful experience.

Legal

**In-House Immigration Lawyers**  
Our in-house legal team is well-versed in a wide range of property matters, including helping non-EU nationals gain Cyprus Permanent Residency through real estate investment



Creating world-class lifestyle destinations.

EXCEPTIONAL LIVING ENVIRONMENTS  
DESIGNED TO ENRICH THE EVERYDAY  
EXPERIENCE.

The Pafilia Group has a vast portfolio including seafront properties, high rise towers, modern villas, contemporary apartments and commercial developments, all located in premium locations throughout Cyprus and Greece. Flagship developments in this portfolio include projects like ONE- the tallest residential seafront tower in Europe, and Minthis - the island’s most exclusive lifestyle Resort and Residential Development in the wine producing region of Paphos.







# MINTHIS

## DESIGN PHILOSOPHY

Designed by world-renowned architects Woods Bagot, each home at Minthis is a masterpiece of openness, light and air. Sophisticated living comes from simplicity as homes bond the traditions of local vernacular design with modernist values and elegance. A beautiful rhythm of floor-to-ceiling windows lets the outside into spaces that are impeccably finished, granting residents a fresh perspective each day. Internationally celebrated architects Woods Bagot have let their philosophy be guided by the mosaic of the surrounding landscape.

## RESORT

At its heart, Minthis is about enrichment; the timeless spirit of the landscape offers true escapism, where time is a treasure to be spent recharging and reconnecting. The pioneering architecture is light-filled and energising, designed to frame soul-stirring panoramas and connect residents with the refined simplicity of authentic Cypriot life. Resting in a breathtaking hilltop location, overlooking charming villages, majestic mountains and vineyards under an endless sky, Minthis redefines holistic living. At this residential retreat, embraced by herb-scented breezes and panoramic views, every home is a masterpiece, every breath is restorative and every moment is beautiful.

## LIFESTYLE

Explore winding nature trails by foot or on horseback and tend to your own vines at the Minthis vineyard. Spend some time at the driving range or at the Sports Ground before unwinding at the ground-breaking Wellness Spa. As the sun sets, meet friends and neighbours for dinner and drinks at the Clubhouse or go to the Plateia where there is a range of dining options.

## A WORLD CLASS TEAM

**Pafilia** **ATKINS** **MACKENZIE & EBERT** **WATG** **WOODS BAGOT**



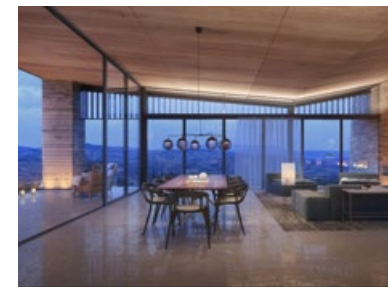




### SIGNATURE RESIDENCES

Influenced by the graceful architecture of traditional Cypriot dwellings, the Residences at Minthis are a collection of unique, customisable home designs that are built around key philosophies of light, luxury and landscape. Towering windows frame the views that unfurl before you, natural materials are tactile and authentic, and terraces and central courtyards invite peaceful reflection. Insightful layouts enhance Mediterranean living, as inside and out blend seamlessly; the full-height windows flood open-plan interiors with sunlight and warmth, sliding open to let in the sounds of birds and herb-scented breezes. Sip morning coffees on the veranda, enjoy lazy days by the private pool, and savour alfresco family BBQs on the patio. Residences are customisable – add anything from gyms and saunas to guest houses and wine cellars, and select from stylish, high end fixtures and finishes to create a truly personal, sophisticated home.

From €1,200,000 +VAT



### TOPOS RESIDENCES

The Topos designs offer a new equilibrium between outside and in, with a sensorial living experience, using position, material and architecture to embody a unique and rarefied place amongst nature. Topos celebrates this spirit in the character and style of each design: the finishes are handcrafted and natural, the soaring butterfly roof and structure appears light and effortless, and each design gives a sense of they are not just properties or homes but vantage points, from which to pause and appreciate life.

From 2,260,000 + VAT







THE RIDGE & RIDGE GREEN, MINTHIS, PAPHOS


From €850.000 +VAT


Exclusive neighbourhood villas


Minthis offers a selection of villas in exclusive neighbourhood settings located throughout the resort. The latest edition, The Ridge Green, embraces its hilltop location with the designs framing the panoramic sea and majestic Troodos mountain range views. This neighbourhood of two and three bedroom contemporary villas includes private gardens, courtyards and plunge pools.


IN BRIEF


- Type > Boutique Villas
- Beds > 2 & 3
- Units > 29
- Pool/s > Private
- Status > Completed & Under construction

  
16km

  
23km

  
3km

  
500m

  
16km



EZOUSA SUITES, MINTHIS, PAPHOS


From €780.000 +VAT


Contemporary suites


The Ezousa Suites are situated in a prime location at the heart of the resort with stunning views over the wine producing region of Ezousa, the Troodos mountain range and the new golf 10th hole. Nestled into the hillside these two bedroom Suites with communal pool combine contemporary design with modern excellence. The private neighbourhood is perfectly positioned at the heart of Resort life, next to the Wellness Spa and within walking distance to amenities including the clubhouse, golf course, driving range and our village square called The Plateia.


IN BRIEF


- Type > Suites
- Beds > 2
- Units > 50
- Pool/s > Communal
- Status > Under construction

  
16km

  
23km

  
3km

  
500m

  
16km





NEW LAUNCH

LOFOS RESIDENCES, MINTHIS, PAPHOS

From €1.145.000 & Apartments from €665.000

A new exclusive neighbourhood at Minthis

Named after and situated at the highest point of the resort, the calmness that you feel here is extraordinary. This new neighbourhood is the latest launch at Mint-his, perched at the highest point of the resort, offering 360-degree panoramic views that stretch across mountain landscapes, manicured golf greens and the Mediterranean Sea beyond. Designed to seamlessly blend nature and luxury, this elevated community includes a stunning selection of residences, spacious villas, and elegant apartments.

Each home captures the essence of modern Mediterranean living, with open-plan layouts, expansive terraces, and floor-to-ceiling windows that maximize the spectacular views. Residents enjoy access to exclusive amenities such as infinity pools, private gardens, and tailored concierge services, all set against the serene backdrop of Minthis's natural beauty. The simple and elegant designs, combined with the traditional touches, are the essence of Minthis creating a cosy feeling that is both authentic and real.

IN BRIEF

- Type > Villas & Apartments
- Beds > 2 & 3
- Units > 44
- Pool/s > Optional
- Status > Off Plan

16km
23km
3km
500m
16km





# ONE

## ICONIC ADDRESS - LIMASSOL

### ONE OF A KIND

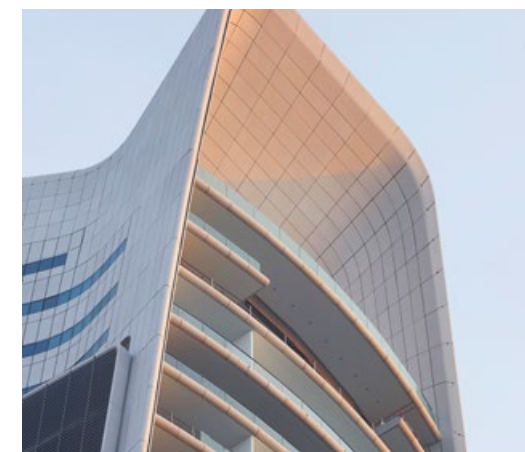
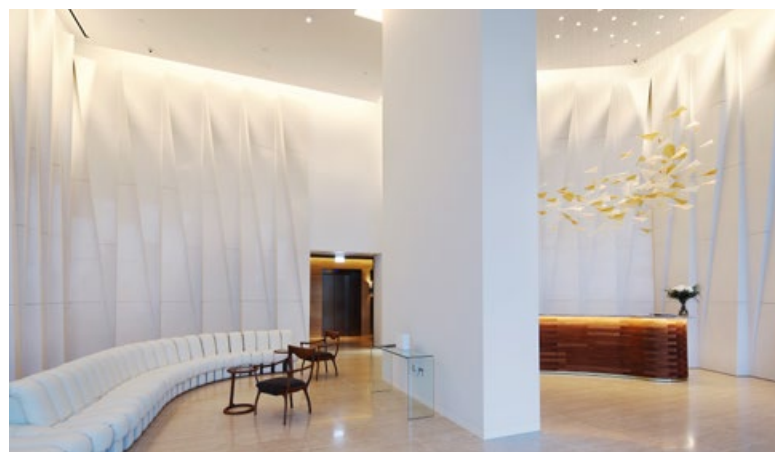
For exceptional seafront living, exclusivity, rarity and security of investment, ONE is the most sought after address in Cyprus. 37 storeys with 83 ultra-luxurious residences ensure its the tallest residential tower of its kind. ONE is a landmark of progress offering residents all the advantages of esteemed hotel service in the comfortable embrace of a secure, private home. The monumental height of ONE redefines the ultimate Limassol view - it has the greatest perspective on the city and is an altogether elevating prospect. As the effervescent Mediterranean Sea stretches out to the earth's gentle curve, you have the world in front of you. You command the horizon.

### ONE ADDRESS

ONE is situated on 28th October Avenue, Limassol's most prized address. This prime seafront boulevard traces the coastline and runs parallel to its enchanting palm-lined promenade. Accented with boutique shopping and chic café culture, the select avenue effortlessly links its residents to the central business district, the most fashionable shopping quarter, the charming old town and the modern marinas. ONE gives the Limassol skyline a striking new definition. The tallest residential tower of its kind, ONE is a landmark of progress, recognisable from anywhere in the city.

### ONE COLLABORATION

A collection of the world's most renowned architects, designers and engineers have been brought together to originate ONE. They share an affinity for the exceptional, the unique and the genuine. The many perspectives that have combined to realise a building of such unrivalled quality are evident in its striking aesthetic, its performance and its breathtaking elegance within the Limassol skyline. Apartments have been ingeniously designed with an uninterrupted flow between one side of the tower and the other. And with a maximum of just three apartments per floor, every residence at ONE offers unrivalled views. On one side, the sea provides the ultimate natural vista. On the other, the view of the city and the distant Troodos Mountains is magnetic by day and enchanting by night.





### ONE RESIDENCE

The iconic tower offers unrivalled residences, each bathed in natural light and offering breathtaking views. The inspired mastery of fine architectural minds has realised a building that functions beyond expectation and excites without apology. These are residences that directly connect with nature in the ultimate Mediterranean location. Services and facilities open up a world of luxury. Space beguiles and indulges. The building's light, height, intrigue and elegance support the purity of a shared vision to create a new category of elite living in Cyprus.

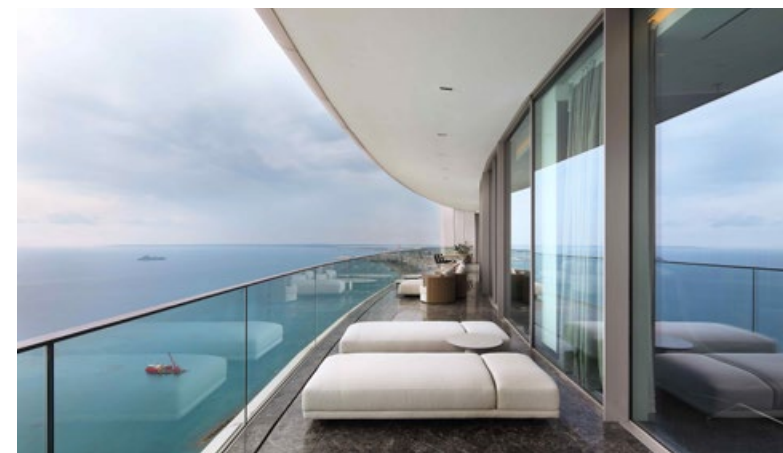
### ONE LIFESTYLE

Within the walls of ONE, residents have exclusive access to exceptional amenities, facilities and service. The spa is a sublime haven of peace, relaxation and restorative treatments. The large pool, voluminous sun decks, planted terraces, bar with panoramic views, state-of-the-art fitness centre and restaurant all contribute to the sense that ONE is a world unto itself. A world apart.

- 24-hour reception
- Concierge service
- Secure car park
- Bicycle parking
- Outdoor swimming pool with deck area
- Gym
- Spa with treatment room, sauna & steam bath
- Meeting room
- Business centre
- Children's pool area
- Outdoor sitting area/terrace

**From €1,700,000 +VAT**

Limited number of premium units available





# Paphos

## THE CITY OF BEAUTY

Paphos, with its charming harbour and medieval fort, offers cosmopolitan living, beautiful scenery and significant historical sites. It was the capital of Cyprus for 600 years in ancient times and its archaeological legacy is such that UNESCO put the whole town on its World Cultural Heritage list.





# PAFILIA PLAZA, PAPHOS

Apartments from €430,000 +VAT



## Perfectly positioned for modern living.

At the heart of Kato Paphos, in one of the most convenient locations, within walking distance to all the towns main amenities and facilities, lies our newest development, Pafilia Plaza.

This prime location development, next to the Kings Avenue Shopping Mall and the UNESCO world heritage sites, has an elegant design with large windows that open onto terraces, providing shade for the properties and making the most of the stunning views of the Mediterranean sea.

Inside the studio, 1 and 2 bedroom apartments, and 3 bedroom penthouses, are finished to exacting standards using contemporary materials that enhance the spacious open plan layouts.


The ground floor of the Plaza will be full of leisure facilities for lifestyle convenience, including a gym, coffee shops and boutique stores. There is also a beautiful private communal pool and sundeck for the residents surrounded by landscaped gardens. A project by Pafilia that offers everything on your doorstep.





## IN BRIEF


- Type > Apartments and Penthouses
- Beds > Studio, 1, 2 & 3
- Units > 82
- Pool/s > Communal
- Status > Off Plan





  
0.5km

  
Communal

  
14km

  
0.5km

  
10km

  
0.5km



# OLEA RESIDENCES, PEYIA, PAPHOS

Villas from €1.200,000 +VAT

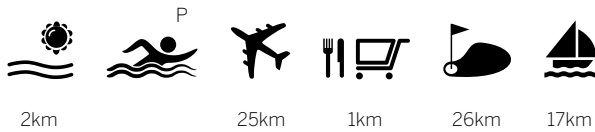


## Exclusive sea view villas

Olea Residences is rested on a hilltop in one of the most picturesque locations in Paphos. This luxurious development commands exceptional views of the Mediterranean sea and surrounding countryside. The location borders the Akamas National Park and the Pikni Pine forest, placing a wealth of beautiful scenery on the doorstep. While a wealth of amenities and restaurants are just a few minutes' drive. The design blends modern architecture with traditional Cypriot style and character, incorporating local stone, terracotta roof tiles and glass. These traditional materials have been combined with an ultra-modern edge, resulting in enduring designs that fully exploit their spectacular setting. Each villa is airy and open in design, connecting the inside and outside through floor-to-ceiling windows. Villas have been carefully oriented to maximise views and all feature a private infinity pool.

### IN BRIEF

- Type > Luxury Villas
- Beds > 3 & 4
- Units > 7
- Pool/s > Private
- Status > Off plan



# BEACHSIDE VILLAS, ARGAKA, PAPHOS

Villas from €560,000 +VAT



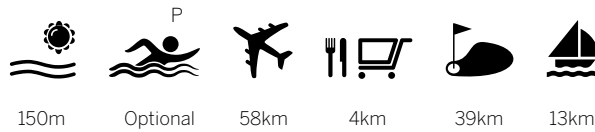
## Unique beachfront location

An extraordinary development of 28 villas designed to harmonise and enhance the lifestyle of their enviable beach-side location. The energy and natural beauty of this protected area in Cyprus is undeniable and these carefully curated homes offer the same authenticity in a private, exclusive community.

Situated 10 minutes from the town of Polis and the stunning Akamas Peninsula, beside a long stretch of sandy beach and the glistening Mediterranean Sea, these villas are unique and finished with handcrafted materials to offer a refined, yet relaxed simplicity. The endless blue sky and undisturbed views of the sparkling blue sea have been captured from all interior angles, whilst the outside living space has been given as much priority as the interior, offering a true sense of outdoor Mediterranean living.

### IN BRIEF

- Type > Villas
- Beds > 2 & 3
- Units > 28
- Pool/s > Optional
- Status > Off Plan





## CORAL VISTA, PEYIA, PAPHOS

Villas from €480,000 +VAT



## KONIA GREEN, PAPHOS

Townhouses & Villas from €368,000 +VAT



### Incredible location, outstanding architecture, exceptional views

Coral Vista Private Residences enjoy one of the finest locations in Peyia. Perched on a hilltop between Peyia and Kathikas, the plot commands exceptional views of the surrounding Mediterranean countryside and sea. The location borders the Akamas National Park and the Pikni Pine forest, placing a wealth of beautiful scenery on the doorstep. Although modern in appearance, the architectural design reflects Cypriot character and style, incorporating, traditional stone, timber and marble. These traditional materials have been combined with an ultra-modern edge, resulting in enduring designs that fully exploit their spectacular setting. Three villa styles are available, each airy and open in design, all feature large patio windows that blur the boundaries between inside and outside. Villas have been carefully oriented to maximise views, and all feature a private garden complete with private swimming pool. Peyia village with its wealth of amenities is just 3km away, while Coral Bay with its blue flag sandy beach and excellent array of cafes and restaurants is just a five minute drive.

#### IN BRIEF

Type > Luxury Villas  
Beds > 2 & 3  
Units > 19  
Pool/s > Optional  
Status > Off Plan



### Detached villas and townhouses in a luxurious neighbourhood

Konia Green comprises 34 detached villas and 26 townhouses situated around a central green park. The contemporary development is set in a prestigious hillside suburb of Paphos, Konia, which is well known for its magnificent sunsets. The village is favoured by locals and has a vibrant ex-pat community thanks to its convenient location and traditional amenities. The area is located just 3km or 5 minutes away by car to the town centre of Paphos and the largest International School in the region, making this the perfect family location.

#### IN BRIEF

Type > Townhouses & Villas  
Beds > 2 & 3  
Units > 60  
Pool/s > Optional  
Status > Off Plan





RECENTLY LAUNCHED, NYSSA PARK, PAPHOS

Apartments from €300,000 +VAT



A new landmark in the heart of Kato Paphos.

Welcome to Nyssa Park—a visionary residential development where modern architecture meets the effortless rhythm of Mediterranean living. Designed to redefine modern life, this exclusive development is more than a home—it’s a lifestyle statement. Perfectly positioned in one of Paphos’ most coveted locations, Nyssa Park, places you at the heart of it all—just a 10-minute walk from the seafront, surrounded by culture, commerce, and natural beauty.

IN BRIEF

- Type > Apartments
- Beds > 1, 2 & 3
- Units > 200
- Pool/s > Communal resort style
- Status > Off Plan



1km



16km



1km



14km



2.5km

AVA, PAPHOS

Apartments from €203.000 + VAT, Shops & Offices from €366.000 + VAT



Ideal city living

Ava is the ideal residence in the heart of Paphos centre. Modern city apartments, located right in the heart of Paphos town within walking distance of stylish cafes, bars and the shopping quarter. The beautiful historic centre of Paphos, as well as its financial and business district, are only minutes away. This elegant contemporary development consists of a residential block with 1 and 2 bedroom apartments and a commercial block with offices and shops, all with high quality finishes and specifications. A residential city haven.

IN BRIEF

- Type > Apartments, Offices and Shops
- Beds > 1 & 2
- Units > 26 apartments, 2 shops
- Pool/s > No
- Status > Under construction



4km



14km



100m



12km



4km





## DIVERSE PROPERTY PORTFOLIO

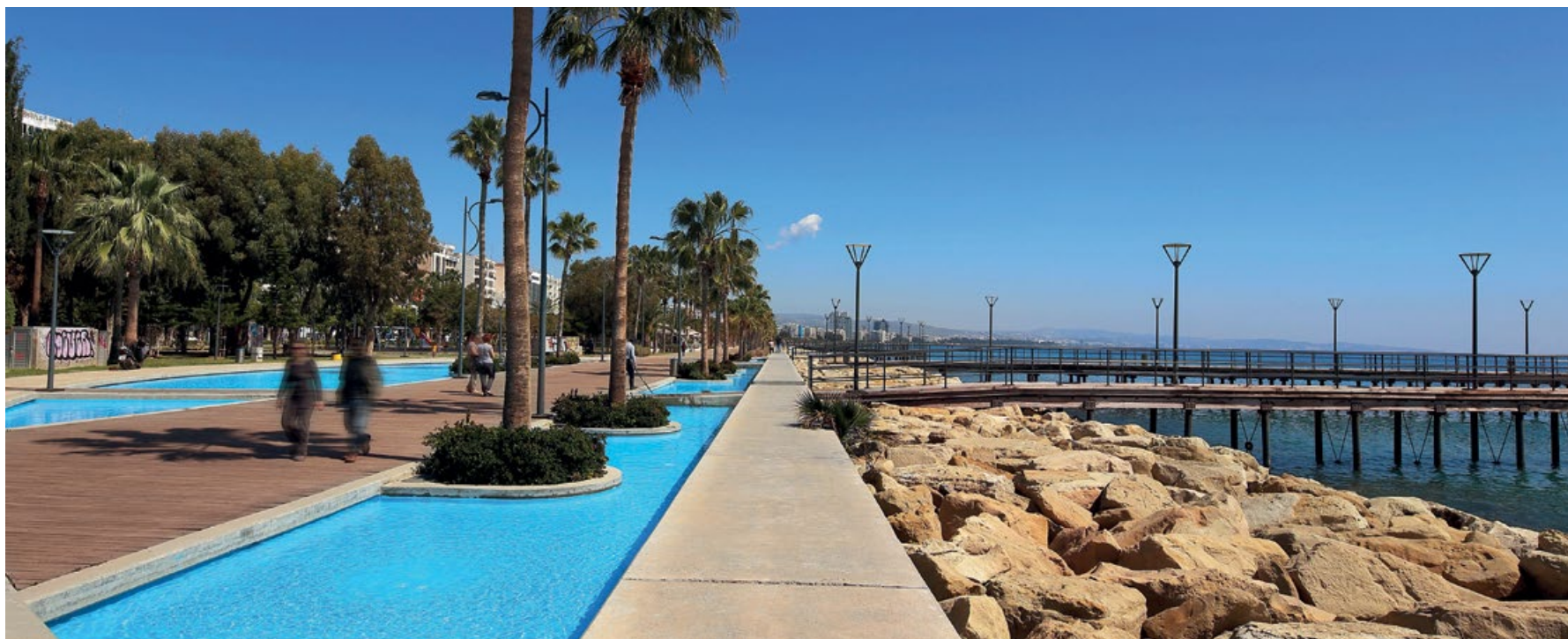
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## Limassol

### THE CITY OF CHOICE

Limassol is Cyprus' cosmopolitan capital, its most important business district and a vibrant modern playground. It is consistently ranked as one of the world's leading cities for quality of life. Nowhere in Cyprus is there a richer mix of modern culture and fascinating heritage.





ARIA RESIDENCES, LIMASSOL

Luxury Villas from €1,580.000 +VAT

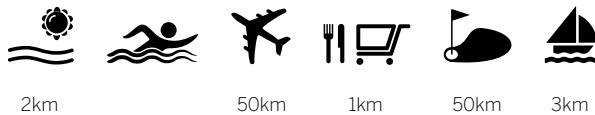


A privileged location in one of the most desirable residential suburbs of Limassol

Aria Residences enjoys a privileged location in one of the most desirable residential suburbs of Limassol, with spectacular views of the Limassol coastline and marina and just moments away from Limassol's finest five star hotels. A collection of 6 luxury villas, 9 townhouses, 12 suites and 2 residences, Aria offers contemporary living just minutes away from the city. Aria Villas are set around private pools with stunning views to the sea, city and mountains. They respond to the confident tastes of discerning clients. Stone, warm iroko hardwood, luxurious marbles; every home at Aria draws upon natural materials that have been borne out of the earth. Arias' modern architectural lines are carried through to the townhouses with striking cantilever terraces and double-height glass stairwells being key features of the facades. A perfect balance of materials, Aria townhouses feature fairface concrete, natural stone and iroko framed terraces. The clusters are separated with landscaped greens ensuring optimal circulation and maximising privacy.

IN BRIEF

Type > Luxury Villas, Townhouses, Suites & Residence  
Beds > 2 & 3  
Units > 29  
Pool/s > Private/communal  
Status > Under construction



AMATHOS RESIDENCES, LIMASSOL

Apartments from €950.000+VAT



Elegant contemporary residences

Amathos Residences is an elegant contemporary development in the cosmopolitan city of Limassol, just 500 metres from the beachfront and promenade. Consisting of 1, 2 & 3 bedroom residences, this boutique development enjoys a prime address within walking distance to a vast array of amenities. Comprising eleven luxuriously appointed properties, all with open-plan living areas that extend onto oversized terraces, Amathos Residences offers the perfect Mediterranean home. The airy properties are finished in a cool contemporary palette that complements the sleek modern exterior and they enjoy great city and sea views.

IN BRIEF

Type > Apartments, Duplex, Penthouse  
Beds > 1, 2 & 3  
Units > 11  
Pool/s > Communal  
Status > Completed





LANA VILLAS, LIMASSOL

Villas from €900.000 +VAT





Elegant contemporary residences in a tranquil area


Located in desirable hills of Limassol, Lana Villas comprises 6 luxuriously appointed 3 bedroom residences, which harmoniously blend with their natural surroundings. Lana Villas are within a short drive of award-winning sandy beaches, close to a plethora of shops, restaurants and other amenities, yet offer a serene environment and tranquillity.


IN BRIEF


- Type > Luxury Villas
- Beds > 3
- Units > 6
- Pool/s > No
- Status > Off plan

  
6km

  
62.3km

  
3.6km

  
60km

  
10km

ENSCAPE, LIMASSOL

Villas & Townhouse from €643,000 +VAT



Unparalleled design in a superb city location

Enscape is our latest launch in Limassol consisting of 10 villas and 6 townhouses. This contemporary project is unparalleled in its location, design and finishes, meeting the needs of discerning clients who want to live a harmonious lifestyle, with easy access to the city amenities. Agios Tychonas is an affluent area located 2.5km from the coast. From its elevated hillside position there are magnificent views and the area has a wealth of local amenities, as well as easy access to the vibrant city centre with its cosmopolitan lifestyle.

IN BRIEF

- Type > Villas & Townhouses
- Beds > 2 & 3
- Units > 16
- Pool/s > Private/communal
- Status > Off Plan

  
2km

  
Optional

  
50km

  
1km

  
50km

  
3km



# Athens, Greece

## HISTORIC VIBRANT CAPITAL CITY

A vibrant capital city and the largest city in Greece. Athens dominates the Attica region of Greece and is one of the oldest cities in Europe with a wealth of history to experience and explore. Each neighbourhood in Athens has its own unique attractions and character. Explore the cafes and bars in Exarchia, the history of Plaka, the buzzing nightlife in Gazi and the coolest shopping in Kolonaki.





# ILISÓ

SUITES

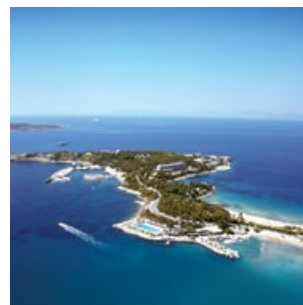
## A STYLISH HOME IN ATHENS, GREECE

A stylish and contemporary development of 56 two-bedroom apartments on the Athens Riviera, just 10 miles from the city center.

Advanced construction stage  
**DELIVERY DATE 2025**

Prices from €317.000

LOCATION | ATHENS | MOSCHATO







## Urban living for the Mediterranean lifestyle

A contemporary development of 56 two-bedroom apartments on the Athens Riviera, just 6 kilometres from the city center.

The Athens Riviera is currently undergoing a €10Bln upgrade which includes marinas, parks, hotels, casinos and much more, making the area more attractive than ever and ripe for investment. In fact, tourism figures are anticipated to double once the new projects are complete.

## Location

Moschato is situated at the start of the 70-kilometer Athens Riviera, with its clear-blue waters, romantic sunsets and sweeping views of the Saronic Gulf. The new development is just a 9 minute walk from a metro station which connects you with Syntagma, in the heart of the city, in just 17 minutes. It also connects you with the coast in just 3 minutes where you have the opportunity to swim, relax at a waterfront café, walk along the picture-perfect pedestrian streets and the marinas, enjoy your favourite water sport, visit one of the area's modern shopping centres, dine by the sea or simply enjoy the vibrant social scene.



Iliso has been designed for contemporary living, intuitive design and robust forms create a distinctive environment that awakens the senses. The architecture has an indoor/outdoor concept, with spacious terraces and beautiful courtyards extending the living areas. The sleek geometry is softened with an earthy palette of materials including wood and marble, selected to provide elegant simplicity.

Iliso Suites are VAT-FREE enabling a saving of 24%



Acquiring a property in Cyprus is a simple and straight forward procedure. Your property purchase is likely to be one of the largest investments you make and therefore you should ensure that you have sound legal advice to safeguard your interests.

**We have a team of inhouse legal experts who can assist or advise you on the process.**

1. Choose your new Pafilia home from our diverse property portfolio.
2. Assign a lawyer to assist with due diligence and contracts.
3. Sign reservation agreement and pay deposit.
4. Finalise and sign the property sales contract.
5. Lawyer arranges payment of the stamp duty fees and submits the sale agreement to the Land Registry to safeguard your rights as owner.
6. Lawyer submits reduced VAT rate application to the Authorities (if applicable).
7. If the selected property is at its early stages of development or off- plan you may be given the option to select the finishing materials and fittings, through an appointment with our customer care department.
8. Payment schedule is agreed based on construction progress or completed if a ready property is chosen.
9. Delivery/ finalization of sale and transfer of ownership is completed by your lawyer.
10. Electricity and water connection (if property is completed).
11. Title deeds transferred / issued (on completion of the project).





# Property Tax

## VAT

Since Cyprus joined the EU in 2004, a standard VAT rate of 19% is required to be paid when buying a new property. However, following a VAT Amendment Law, a reduced VAT rate, starting at 5% is applicable for the acquisition of new residential properties. For the reduced rate to be in effect, certain terms and conditions must be met:

- The property must be used as the primary and permanent residence of the applicant in Cyprus (for the next ten years).
- The applicant has not acquired any other residence in Cyprus with a reduced VAT rate.
- The applicant must be an individual, over 18 years old, thus legal entities are excluded.

The reduced VAT rate of 5% is applied on the first 200 square meters (building coefficient) of the property as per the architectural plans submitted to the Authorities. On the remaining square meters, the standard rate of 19% is imposed.

## Property Transfer Fees

The fees charged by the Department of Land and Surveys for the transfer of immovable property are:

Property Price	Rate	Fee	Accu. Fee
First €85,000	3%	€2,550	€2,550
€85,001 – €170,000	5%	€4,250	€6,800
Over €170,000	8%		

**Properties subject to VAT are exempt from the above transfer fees.**

**Properties not subject to VAT are eligible for a 50% exemption from the above transfer fees.**

## Title Deeds

Transfer of ownership from Vendor to Purchaser is a simple procedure undertaken through the Cyprus Land Registry Office, either by the buyer in person or by appointing a third party with a power of attorney. Title Deeds are issued a few years after the completion of the project / property, they are always in the name of the Developer, and then the Title Deed of each unit is transferred to the name of the purchaser. When your Contract of Sale is deposited at the Land Registry Department, you the purchaser can prevent the owner/ developer from transferring the property elsewhere or changing it. Furthermore, by virtue of a Bank Waiver Letter no burdens, charges or encumbrances can affect your right to seek specific performance after the contract has been deposited with the Land Registry, since you are the beneficial owner.

## Capital Gains Tax

Capital Gains is imposed on the profit gained from the disposal of a property. The tax rate is 20%.

## Inheritance Tax

There is zero inheritance tax in Cyprus.







## BUYING GUIDE

### Associated Property Costs

#### Running Expenses

##### Communal Expenses

A service charge is applicable for properties on a managed development. The cost depends on the area of your property (m<sup>2</sup>) and the facilities and service available at the specific development. The service charge ranges from €350-1500 every six months (for standard type developments).

##### Municipality / Community Property Tax

Approximately 0.23% or €50 - €500 per annum on the property's value at as 01.01.2013

##### Sewerage Tax

As the owner of the property, you are required to pay an annual Sewerage Tax, calculated on the market value of the property as at 01.01.2013. Rates vary from 0,1-0,4‰

##### Buildings Insurance

This is provided by our company at no cost until your property is delivered. Thereafter, the property owners need to have buildings insurance in their own name and our company can offer competitive annual premiums.

##### Immovable Property Tax

Immovable property tax has been abolished as from 1 January 2017.

##### Contents Insurance

From delivery, our company recommends owners take out contents insurance. Our company can offer competitive annual premiums.

##### Water

Depending on the municipality, there is an initial connection fee and deposit of approximately €200, the deposit is refundable assuming the final balance is paid off and disconnection is requested. Water bills are issued quarterly and show a monthly standing charge which varies according to the municipality. If the owner intends to be absent from Cyprus for long periods, it is advisable to arrange to pay water bills by standing order.

##### Electricity

When a new property is purchased a new electricity contract must be established in the owner's name. Electricity is charged on a bi-monthly basis.



# OPPORTUNITIES FOR DEVELOPMENT WITH RESIDENTIAL PLOTS

Buying a plot of land is a great investment, it is a tangible asset that doesn't depreciate in value and always in demand because it is a finite resource. Land and plots can be a very lucrative investment, once developed it can offer great returns.

Owning land requires very little effort. You do not need to maintain it, renovate it, or protect it. Simply by leaving your land in its natural state, it will have value. There are many advantages to buying plots of land for development, but you need to consider factors like the location, views, local amenities, utility services, road access and zoning designations.

There are many opportunities from building your dream family home, to a development of multiple units, as an investment or for future inheritance. Your options are literally endless and with the largest landbank in Cyprus, we have the perfect plot you are looking for.



Prime locations in Paphos and Limassol



60% coastal locations



Over 1000 plots available



Stunning views



Title deeds available



Prices start at €60,000 +VAT



Mark Twain once famously said,  
**“Buy land, they’re not making it anymore.”**



AWARDS

Award-winning services

In recognition of our commitment to excellence in planning, innovation, design, service and management, Pafilia has received over 93 international awards.

<div><div></div><div>★</div></div> <div><div>MINTHIS</div><div>Cyprus Best Resort Spa</div><div>World Spa Awards</div></div> <div>2024</div>	<div><div></div><div>★</div></div> <div><div>MINTHIS</div><div>Most Sustainable Luxury Spa Resort - Global</div><div>Sustainable Luxury Awards</div></div> <div>2024</div>
<div><div></div><div>★</div></div> <div><div>MINTHIS</div><div>Cyprus Best Golf Course</div><div>World Golf Awards</div></div> <div>2024</div>	<div><div></div><div>★</div></div> <div><div>MINTHIS</div><div>Most Sustainable Luxury Spa &amp; Stay - Global</div><div>Best Family Home for Electra</div></div> <div>2024</div>
<div><div></div><div>★</div></div> <div><div>MINTHIS</div><div>Cyprus Best Golf Hotel</div><div>World Golf Awards</div></div> <div>2024</div>	<div><div></div><div>★</div></div> <div><div>MINTHIS</div><div>Most Sustainable Luxury Golf Resort - Continent</div><div>Sustainable Luxury Awards</div></div> <div>2024</div>
<div><div></div><div>★</div></div> <div><div>MINTHIS</div><div>Star Award for Minthis as a Mixed-Use Development in Cyprus</div><div>International Property Awards</div></div> <div>2024-2025</div>	<div><div></div><div>★</div></div> <div><div>MINTHIS</div><div>Most Sustainable Championship Golf Course - Continent</div><div>Sustainable Luxury Awards</div></div> <div>2024</div>
<div><div></div><div>★</div></div> <div><div>MINTHIS</div><div>Best Residential Property in Cyprus for Minthis Topos Residence</div><div>International Property Awards</div></div> <div>2024-2025</div>	<div><div></div><div>★</div></div> <div><div>MINTHIS</div><div>Most Sustainable Luxury Wellness Spa - Continent</div><div>Sustainable Luxury Awards</div></div> <div>2024</div>
<div><div></div><div>★</div></div> <div><div>MINTHIS</div><div>Tripadvisor Travellers' Choice Awards Winner</div></div> <div>2024</div>	<div><div></div><div>★</div></div> <div><div>MINTHIS</div><div>Most Sustainable Luxury Lifestyle Resort - Region</div><div>Sustainable Luxury Awards</div></div> <div>2024</div>
<div><div></div><div>★</div></div> <div><div>MINTHIS</div><div>Most hospitable Golf Club of Cyprus</div><div>Golfers' Choice Ranking</div></div> <div>2024</div>	<div><div></div><div>★</div></div> <div><div>MINTHIS</div><div>Most Sustainable Luxury Mediterranean Restaurant for the Amaracus Restaurant - Country</div><div>Sustainable Luxury Awards</div></div> <div>2024</div>
<div><div></div><div>★</div></div> <div><div>MINTHIS</div><div>Minthis Resort ranked 29th among the top 100 golf resorts in Europe for 2024</div></div> <div>2024</div>	<div><div></div><div>★</div></div> <div><div>MINTHIS</div><div>Most Sustainable Luxury Day Spa - Country</div><div>Sustainable Luxury Awards</div></div> <div>2024</div>

<div><div></div><div>★</div></div> <div><div>MINTHIS</div><div>Best Leisure Development Cyprus</div><div>European Property Awards</div></div> <div>2021/22</div>	<div><div></div><div>★</div></div> <div><div>ONE</div><div>Best Residential High-rise Development in Europe</div><div>International Property Awards (in association with The Telegraph)</div></div> <div>2016/17</div>
<div><div></div><div>★</div></div> <div><div>MINTHIS</div><div>Cyprus Construction Awards</div><div>Best Family Home for Electra</div></div> <div>2021</div>	<div><div></div><div>★</div></div> <div><div>ONE</div><div>Best Residential High-rise Development in Cyprus</div><div>Five StarEuropean Property Awards (in association with The Telegraph)</div></div> <div>2016/17</div>
<div><div></div><div>★</div></div> <div><div>ONE</div><div>Cyprus Construction Awards</div><div>Best Apartment Building</div></div> <div>2021</div>	<div><div></div><div>★</div></div> <div><div>ONE</div><div>Gold Award for Best High Rising Project in Europe</div><div>Homes Overseas Russian Awards</div></div> <div>2015/16</div>
<div><div></div><div>★</div></div> <div><div>MINTHIS</div><div>Cyprus Construction Awards</div><div>Best Holistic Resort</div></div> <div>2021</div>	<div><div></div><div>★</div></div> <div><div>ONE</div><div>Grand Prix as the best project among all nominees</div><div>Homes Overseas Russian Awards</div></div> <div>2015/16</div>
<div><div></div><div>★</div></div> <div><div>MINTHIS</div><div>World Luxury Travel Awards</div><div>Best Lifestyle Destination Eastern Europe</div></div> <div>2021</div>	<div><div></div><div>★</div></div> <div><div>ONE</div><div>Gold Award for Best Project in Cyprus</div><div>Homes Overseas Russian Awards</div></div> <div>2015/16</div>
<div><div></div><div>★</div></div> <div><div>MINTHIS</div><div>Minthis Best Leisure Development In Europe</div><div>International Property Awards 2020</div></div> <div>2020</div>	<div><div></div><div>★</div></div> <div><div>MINTHIS</div><div>Highly Commended Award for Best Leisure Development Cyprus</div><div>European Property Awards</div></div> <div>2015 /16</div>
<div><div></div><div>★</div></div> <div><div>MINTHIS</div><div>Silver Award for Corporate Identity Reputation Management / Branding</div><div>Cyprus Tourism Awards 2019</div></div> <div>2019</div>	<div><div></div><div>★</div></div> <div><div>ONE</div><div>Highly Commended Award for Residential High Rise Development Cyprus</div><div>European Property Awards</div></div> <div>2015 / 16</div>
<div><div></div><div>★</div></div> <div><div>MINTHIS</div><div>Best Leisure Development Europe</div><div>International Property Awards</div></div> <div>2018/19</div>	<div><div></div><div>★</div></div> <div><div>MINTHIS</div><div>Highly Commended Award for Architecture (Callisto Villa)</div><div>European Property Awards (in association with Virgin Atlantic)</div></div> <div>2013</div>
<div><div></div><div>★</div></div> <div><div>ONE</div><div>Best Residential High-Rise Development Cyprus</div><div>European Property Awards</div></div> <div>2018/19</div>	<div><div></div><div>★</div></div> <div><div>MINTHIS</div><div>Best Golf Development Cyprus, 5 star</div><div>European Residential Property Awards (in association with CNBC)</div></div> <div>2009</div>
<div><div></div><div>★</div></div> <div><div>MINTHIS</div><div>Best Leisure Development Cyprus</div><div>European Property Awards</div></div> <div>2018/19</div>	<div><div></div><div>★</div></div> <div><div>MINTHIS</div><div>Best Architecture Cyprus, 5 star</div><div>European Residential Property Awards (in association with CNBC)</div></div> <div>2009</div>
<div><div></div><div>★</div></div> <div><div>MINTHIS</div><div>Best Property Single Unit Cyprus</div><div>Five Star European Property Awards</div></div> <div>2017</div>	<div><div></div><div>★</div></div> <div><div>MINTHIS</div><div>The Architecture Award Europe</div><div>European Residential Property Awards (in association with CNBC)</div></div> <div>2009</div>
<div><div></div><div>★</div></div> <div><div>MINTHIS</div><div>Best Leisure Development in Cyprus</div><div>Five Star European Property Awards</div></div> <div>2017</div>	<div><div></div><div>★</div></div> <div><div>PAFILIA PROPERTY DEVELOPERS</div><div>Best Property Agents &amp; Developers</div><div>Bellevue Magazine</div></div> <div>2009</div>



Concept, design, quality, service.

Our comprehensive developments represent a diversity in locations and styles ranging from modern houses, Mediterranean villas and apartments, to integrated leisure resorts, towers, seafront properties, private estates and rare communities.



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