



# Zephyros Village 3

RESIDENCES

MODERN COASTAL VILLAS  
SEMI-DETACHED HOUSES  
AND APARTMENTS

# COASTAL LIFESTYLE

WHERE THE MEDITERRANEAN  
REVOLVES AROUND YOU





# CYPRUS

## EUROPE'S BEST KEPT SECRET

Cyprus is far more than a lazy beach-time resort; the island is multilayered, like its history, with a compelling culture, lifestyle and landscape, overseen by warm, hospitable people. Cyprus is a magnet for international travellers and discerning buyers seeking a home in the sun on a friendly island. Moreover, its strategic location and favourable tax and business incentives have made Cyprus a popular choice for those seeking to establish ties within the European Union.



# CYPRUS

## AT A GLANCE

- CAPITAL NICOSIA
- GOVERNMENT PRESIDENTIAL REPUBLIC
- AREA 9,251 km<sup>2</sup>
- POPULATION 838,897 (2011)
- TIME ZONE EET (UTC +2)
- CURRENCY EURO
- EU MEMBER SINCE 2004



## TRAVELLING DISTANCES FROM PAFOS (BY CAR)

- POLIS 35 minutes
- PISSOURI 25 minutes
- LIMASSOL 40 minutes
- LARNACA 1 hour 20 minutes
- AYIA NAPA 1 hour 50 minutes
- NICOSIA 1 hour 30 minutes
- TROODOS 1 hour 15 minutes



# ZEPHYROS VILLAGE 3

## PROJECT SUMMARY

Charmingly located in the lovely village of Mandria, Zephyros Village 3 is within walking distance to a nearby sandy beach and beautiful coastline. Its location is a few kilometers from the Pafos International Airport, 10 km from the City Centre of Pafos and 3km from the Venus Rock Golf Resort. The development is also very close to the Paphos to Limassol highway.

Zephyros Village 3 is a great development suitable for a variety of clients such as young couples, families and retirees seeking a peaceful and relaxed lifestyle surrounded by beautiful landscapes walking distance to the Mediterranean. Additionally many clients might choose to buy a house for investment purposes and rent it out to tourists due to its superior location."





# COASTAL LIFESTYLE

A HOME THAT'S  
CLOSE TO THE BEACH



# CENTRAL LOCATION |

## TRAVEL TIMES (BY CAR) FROM ZEPHYROS VILLAGE 3



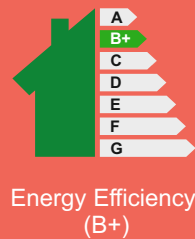
1	ZEPHYROS VILLAGE 3	-
2	KINGS AVENUE MALL	15 minutes
3	PAFOS HARBOUR	20 minutes
4	TOMBS OF THE KINGS	25 minutes
5	PAFOS GENERAL HOSPITAL	15 minutes
6	INTERNATIONAL SCHOOL OF PAPHOS	18 minutes
7	HIGHWAY	2 minutes
8	MANDRIA MUNICIPAL BEACH	2 minutes
9	PAFOS INTERNATIONAL AIRPORT	5 minutes
10	VENUS ROCK GOLF RESORT	5 minutes

  
**Zephyros Village 3**  
RESIDENCES



# ZEPHYROS VILLAGE 3 |

## PROJECT SUMMARY



TOTAL NUMBER OF RESIDENCES	47
VILLAS	19
SEMI-DETACHED HOUSES	20
APARTMENTS	8
BEDROOMS	2, 3 AND 4
TOTAL COVERED AREAS	123.17 m <sup>2</sup> - 178.76 m <sup>2</sup>



**Zephyros Village 3**  
RESIDENCES

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.



# Zephyros Village 3

RESIDENCES







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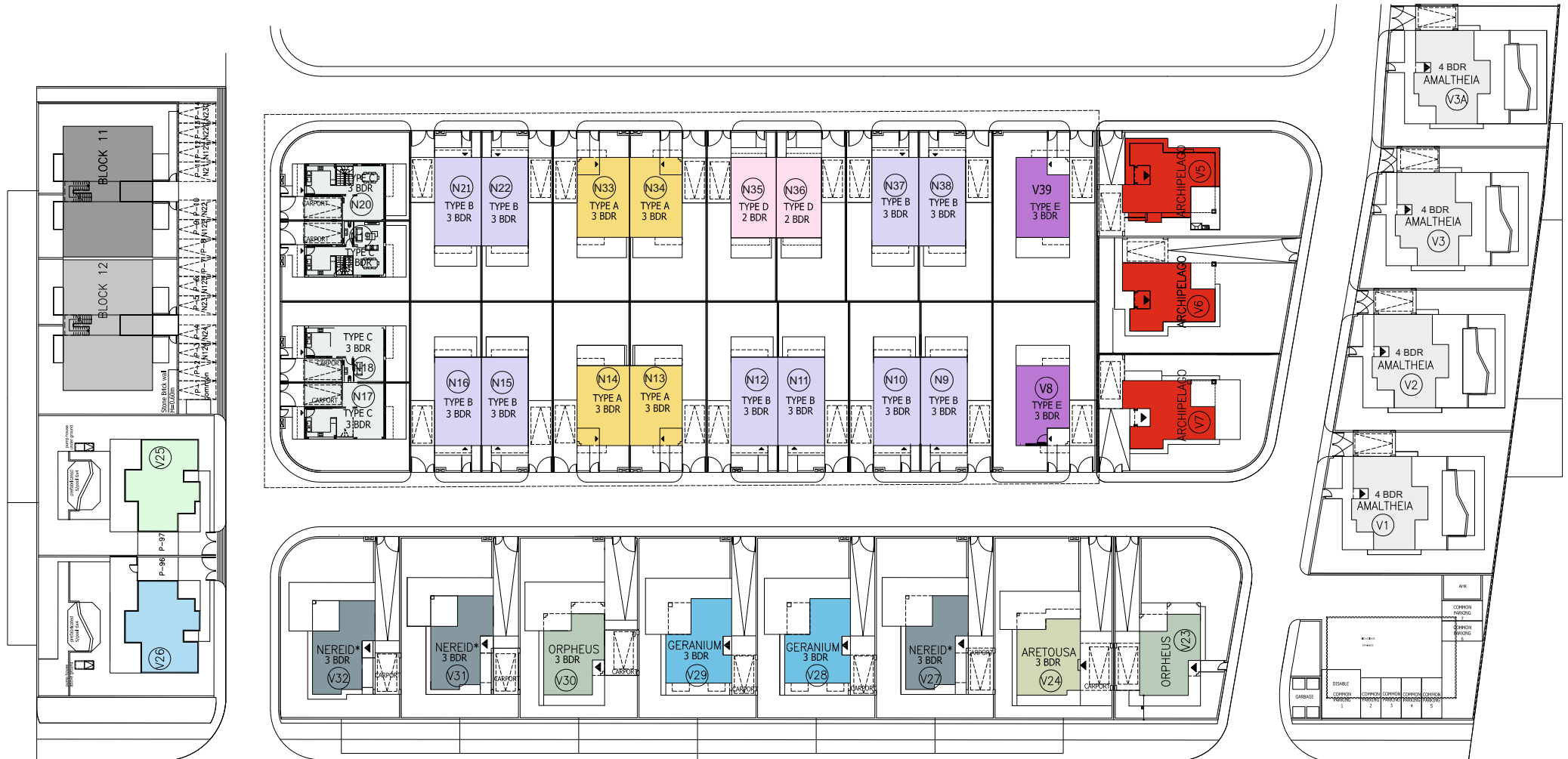


# MASTER PLAN



## Zephyros Village 3

RESIDENCES

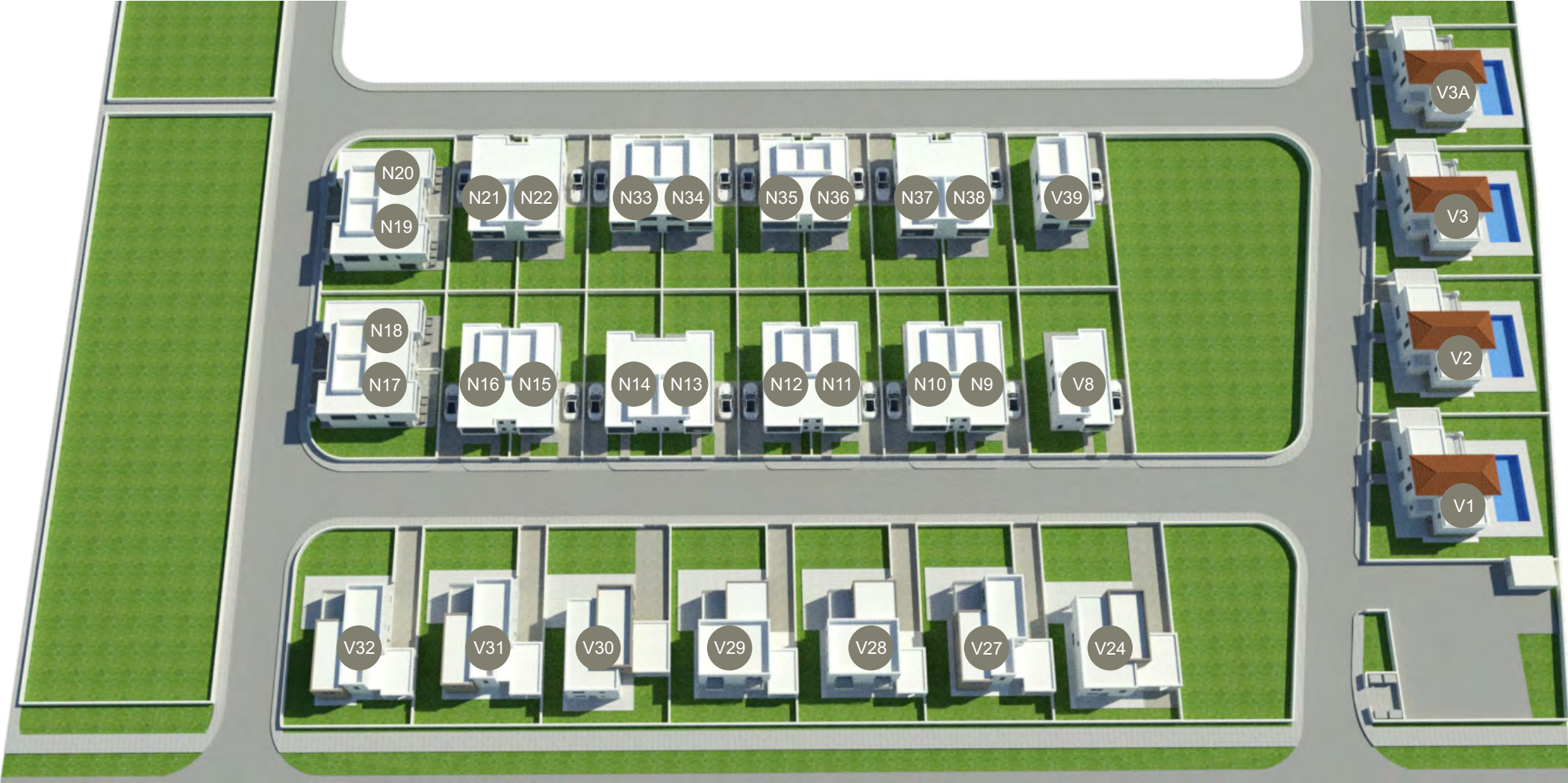


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Rev. Date (Architectural Department): 02 /12/20 - Rev. No (Architectural Department): 1.0



# MASTER PLAN



# VILLAS 1,2,3 AND 3A

TYPE: AMALTHEIA | 4 BEDROOM

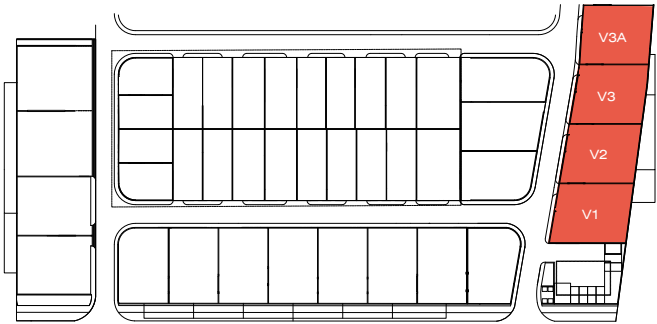


Zephyros Village 3  
RESIDENCES



## COVERED AREAS

UNIT NO.	BEDROOMS	PLOT AREA M <sup>2</sup>	INT. COV. AREA M <sup>2</sup>	COVERED VERANDA M <sup>2</sup>	COVERED PARKING M <sup>2</sup>	UNCOVERED VERANDA M <sup>2</sup>	TOTAL COVERED M <sup>2</sup>
VILLA 1	4	360.00	156.82	2.31	16.64	52.47	175.77
VILLA 2	4	368.94	156.82	2.31	16.64	52.47	175.77
VILLA 3	4	381.60	156.82	2.31	16.64	52.47	175.77
VILLA 3A	4	397.76	156.82	2.31	16.64	52.47	175.77



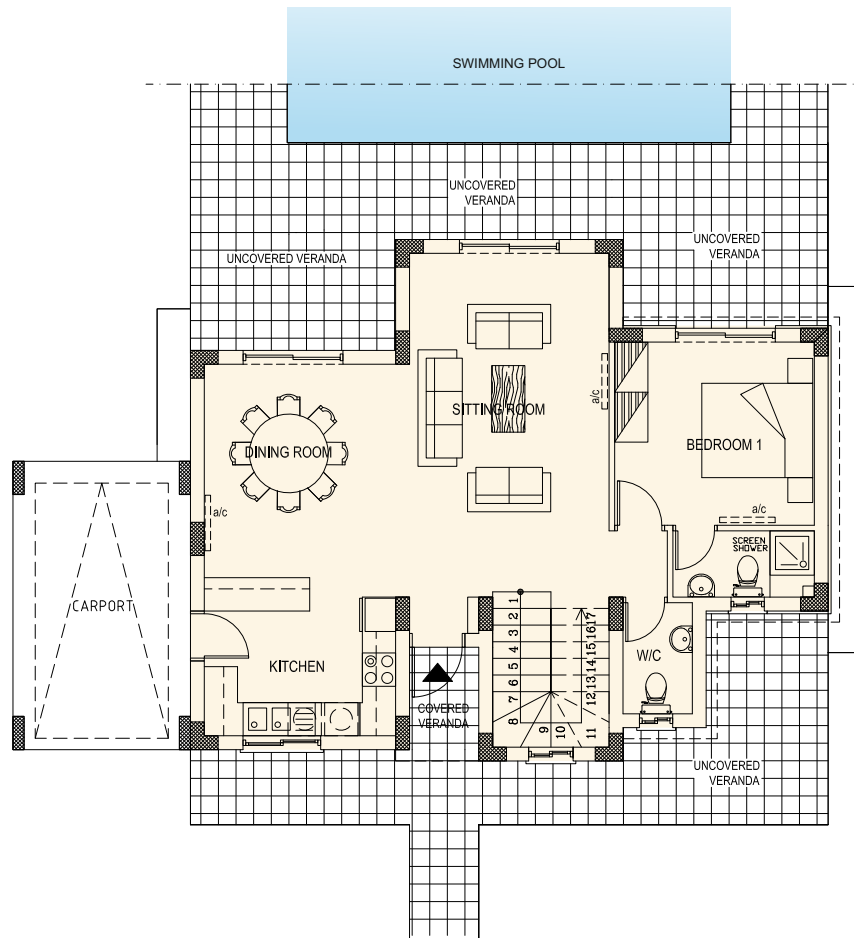


# VILLAS 1,2,3 AND 3A

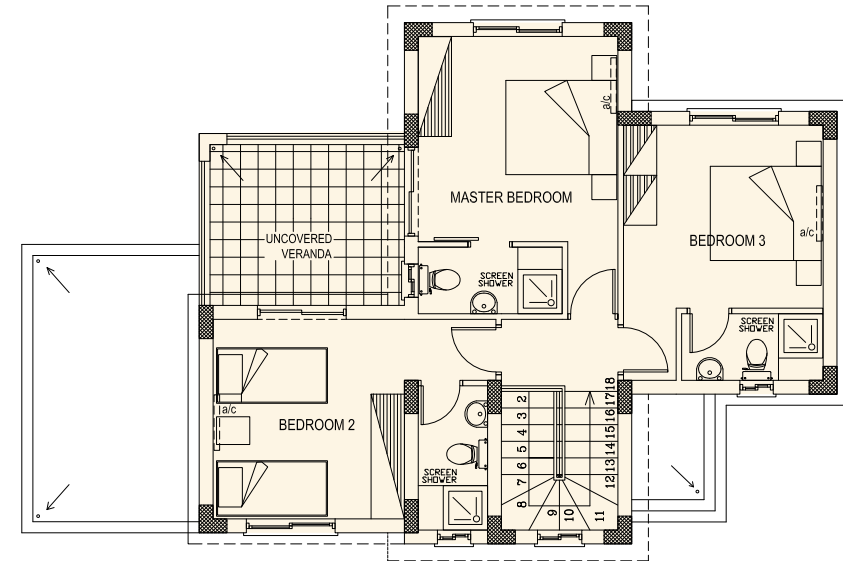
TYPE: AMALTHEIA | 4 BEDROOM



Zephyros Village 3  
RESIDENCES



GROUND FLOOR



FIRST FLOOR



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Rev. Date (Architectural Department): 17 /03/17 - Rev. No (Architectural Department): 4.2



# VILLAS 8 AND 39

TYPE: E | 3 BEDROOM

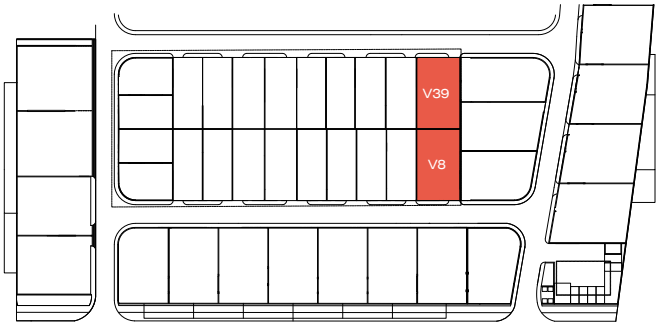


Zephyros Village 3  
RESIDENCES



## COVERED AREAS

UNIT NO.	BEDROOMS	PLOT AREA M <sup>2</sup>	INT. COV. AREA M <sup>2</sup>	COVERED VERANDA M <sup>2</sup>	UNCOVERED PARKING M <sup>2</sup>	UNCOVERED VERANDA M <sup>2</sup>	TOTAL COVERED M <sup>2</sup>
VILLA 8	3	269.80	124.00	15.00	17.40	13.50	139.00
VILLA 39	3	269.80	124.00	15.00	17.40	13.50	139.00

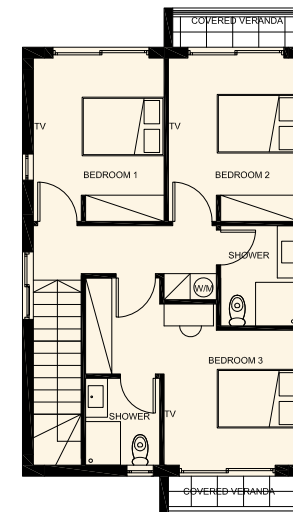
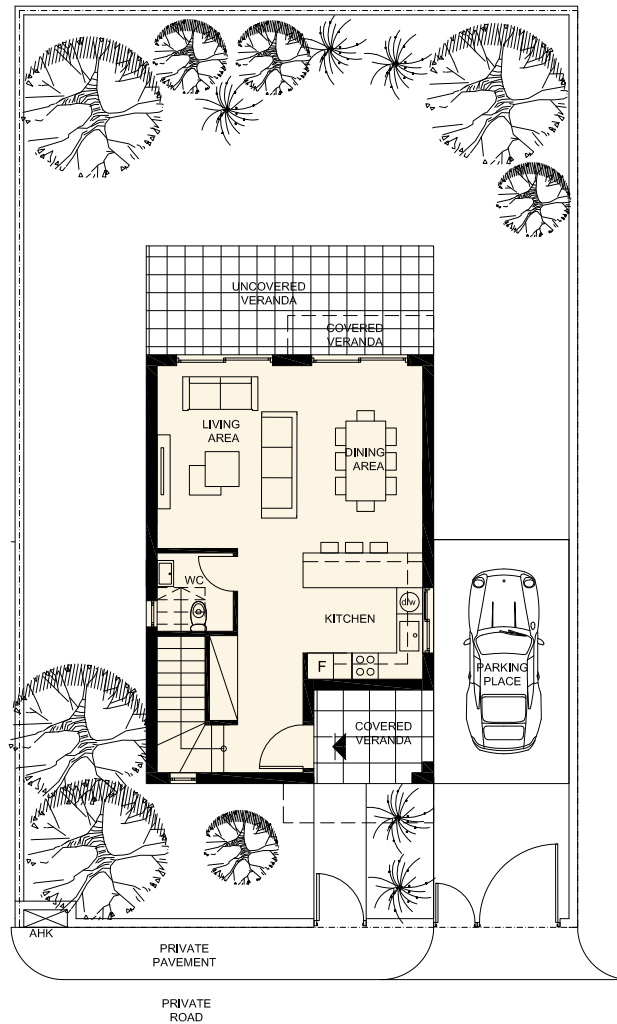


# VILLAS 8 AND 39

TYPE: E | 3 BEDROOM

(VILLA 39 IS FLIP)

GROUND FLOOR



FIRST FLOOR



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# SEMI-DETACHED HOUSES 13,14,33 AND 34

TYPE: A | 3 BEDROOM

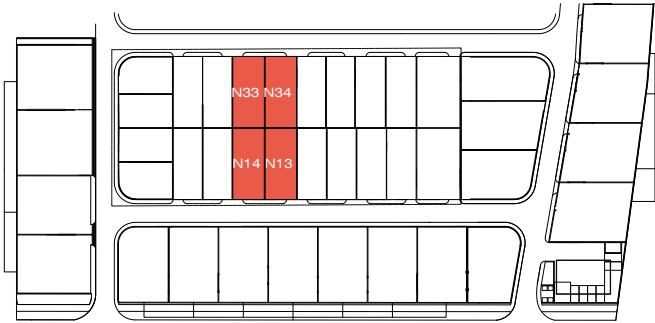


Zephyros Village 3  
RESIDENCES



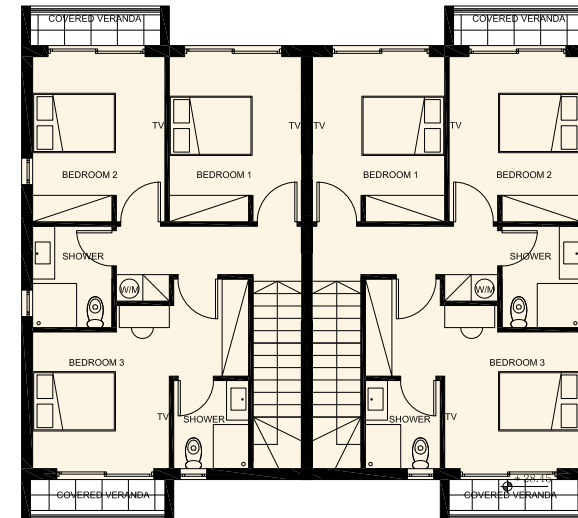
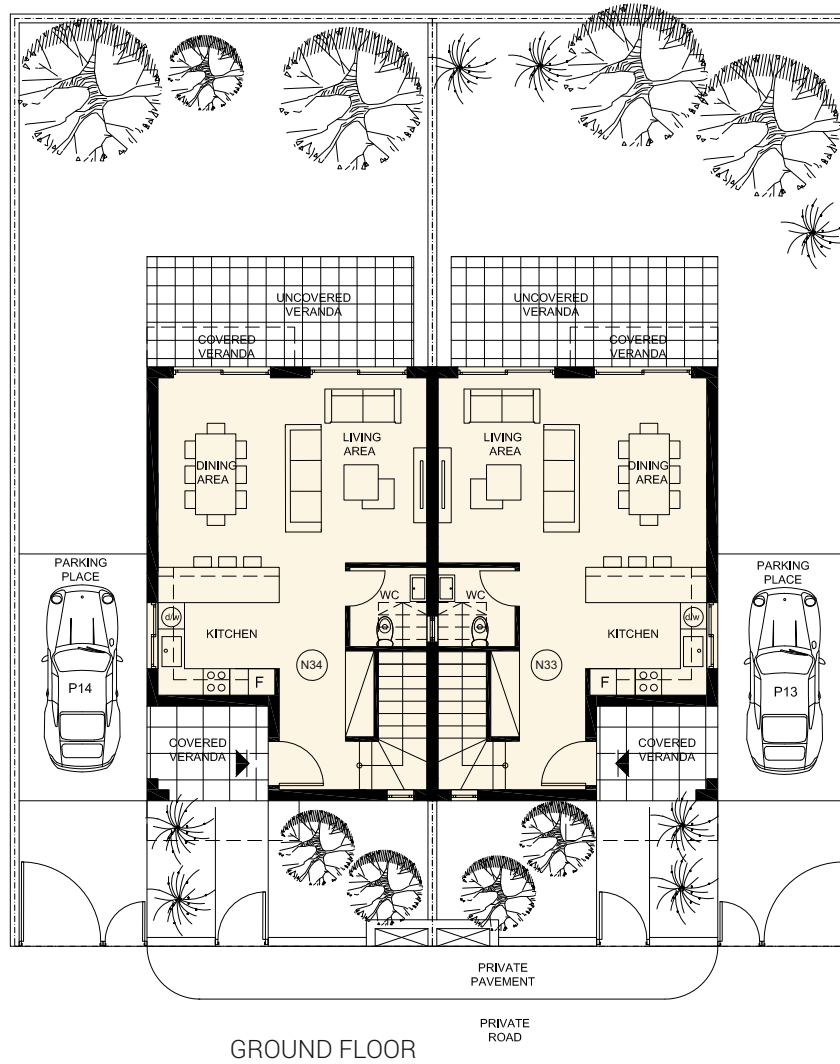
## COVERED AREAS

UNIT NO.	BEDROOMS	PLOT AREA M <sup>2</sup>	INT. COV. AREA M <sup>2</sup>	COVERED VERANDA M <sup>2</sup>	UNCOVERED PARKING M <sup>2</sup>	UNCOVERED VERANDA M <sup>2</sup>	TOTAL COVERED M <sup>2</sup>
HOUSE 13	3	199.45	121.60	15.00	16.20	12.10	136.60
HOUSE 14	3	199.45	121.60	15.00	16.20	12.10	136.60
HOUSE 33	3	199.45	121.60	15.00	16.20	12.10	136.60
HOUSE 34	3	199.45	121.60	15.00	16.20	12.10	136.60



# SEMI-DETACHED HOUSES 13,14,33 AND 34

TYPE: A | 3 BEDROOM



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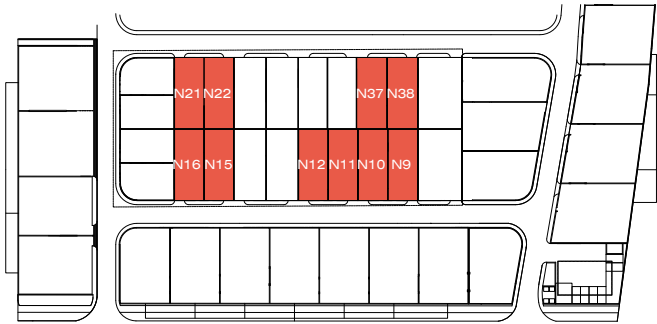
# SEMI-DETACHED HOUSES 9,10,11,12,15,16,21,22,37 AND 38

TYPE: B | 3 BEDROOM



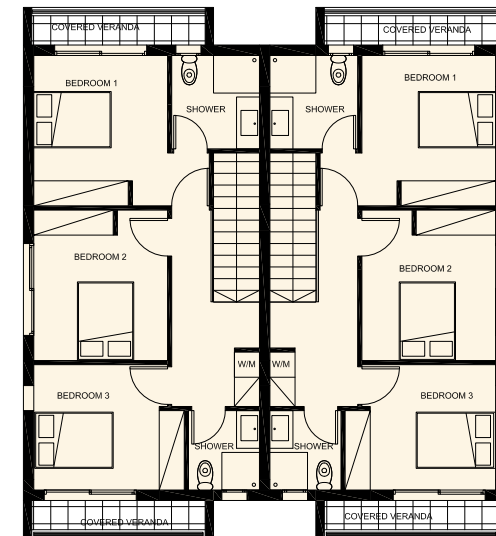
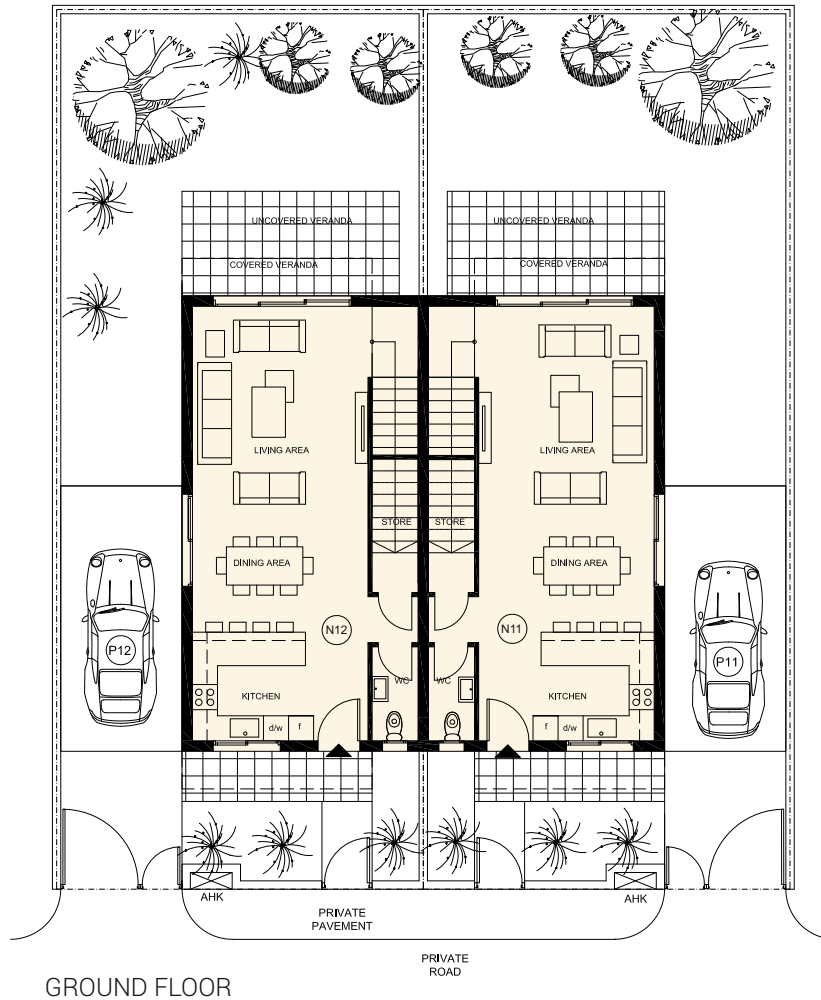
## COVERED AREAS

UNIT NO.	BEDROOMS	PLOT AREA M <sup>2</sup>	INT. COV. AREA M <sup>2</sup>	COVERED VERANDA M <sup>2</sup>	UNCOVERED PARKING M <sup>2</sup>	UNCOVERED VERANDA M <sup>2</sup>	TOTAL COVERED M <sup>2</sup>
HOUSE 9	3	184.70	125.80	16.00	18.40	8.90	141.80
HOUSE 10	3	184.70	125.80	16.00	18.40	8.90	141.80
HOUSE 11	3	184.70	125.80	16.00	18.40	8.90	141.80
HOUSE 12	3	184.70	125.80	16.00	18.40	8.90	141.80
HOUSE 15	3	184.70	125.80	16.00	18.40	8.90	141.80
HOUSE 16	3	184.70	125.80	16.00	18.40	8.90	141.80
HOUSE 21	3	184.70	125.80	16.00	18.40	8.90	141.80
HOUSE 22	3	184.70	125.80	16.00	18.40	8.90	141.80
HOUSE 37	3	188.90	125.80	16.00	19.70	8.90	141.80
HOUSE 38	3	190.80	125.80	16.00	20.25	8.90	141.80



# SEMI-DETACHED HOUSES 9,10,11,12,15,16,21,22,37 AND 38

TYPE: B | 3 BEDROOM



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# SEMI-DETACHED HOUSES 17,18,19 AND 20

TYPE: C | 3 BEDROOM

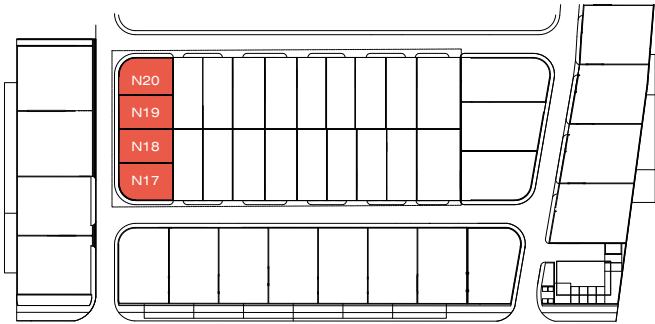


Zephyros Village 3  
RESIDENCES



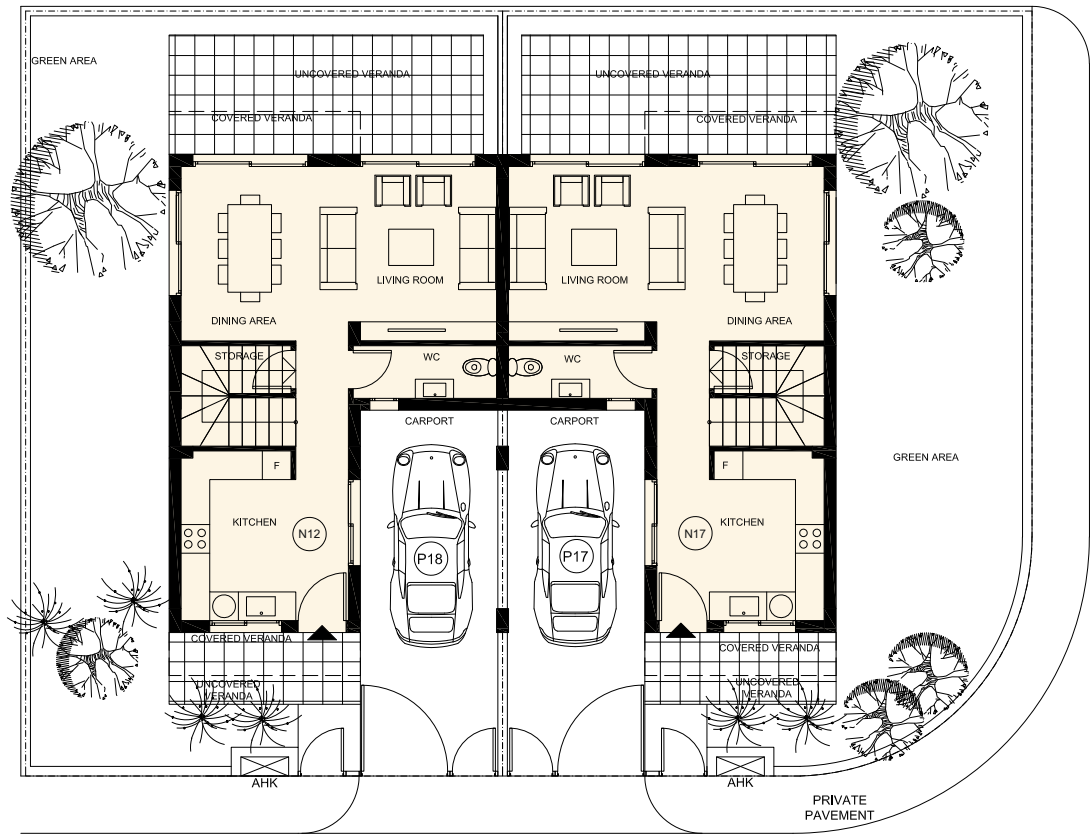
## COVERED AREAS

UNIT NO.	BEDROOMS	PLOT AREA M <sup>2</sup>	INT. COV. AREA M <sup>2</sup>	COVERED VERANDA M <sup>2</sup>	COVERED PARKING M <sup>2</sup>	UNCOVERED VERANDA M <sup>2</sup>	TOTAL COVERED M <sup>2</sup>
HOUSE 17	3	171.84	121.20	18.80	13.80	13.60	153.80
HOUSE 18	3	159.60	121.20	18.80	13.80	13.60	153.80
HOUSE 19	3	159.60	121.20	18.80	13.80	12.80	153.80
HOUSE 20	3	171.84	121.20	18.80	13.80	12.80	153.80

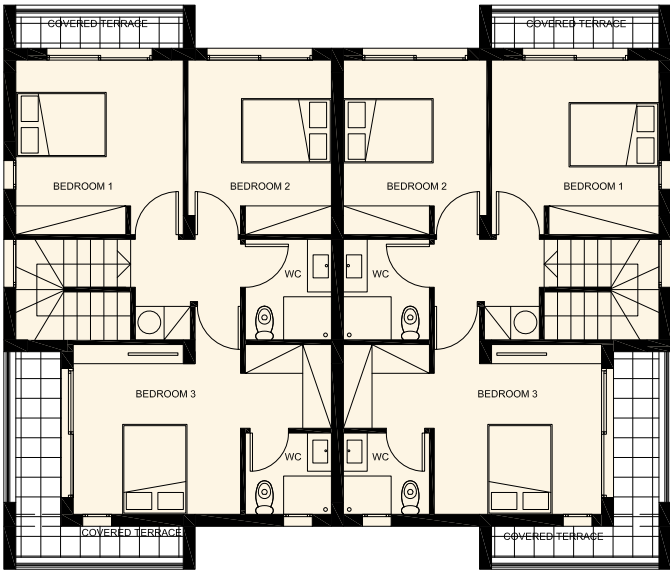


# SEMI-DETACHED HOUSES 17,18,19 AND 20

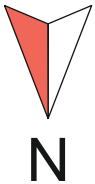
TYPE: C | 3 BEDROOM



GROUND FLOOR



FIRST FLOOR



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# VILLA 24

TYPE: ARETOUSA | 3 BEDROOM

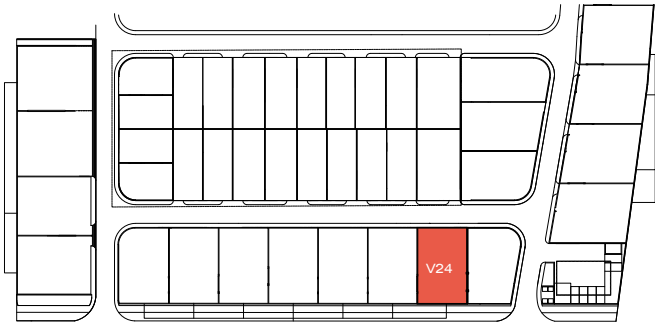


Zephyros Village 3  
RESIDENCES



## COVERED AREAS

UNIT NO.	BEDROOMS	PLOT AREA M <sup>2</sup>	INT. COV. AREA M <sup>2</sup>	COVERED VERANDA M <sup>2</sup>	COVERED PARKING M <sup>2</sup>	UNCOVERED VERANDA M <sup>2</sup>	TOTAL COVERED M <sup>2</sup>
VILLA 24	3	329.30	138.69	17.60	22.47	29.39	178.76

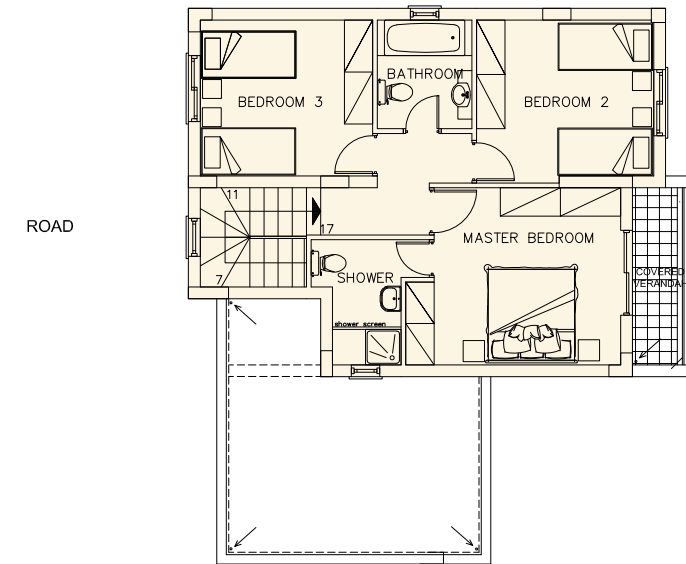
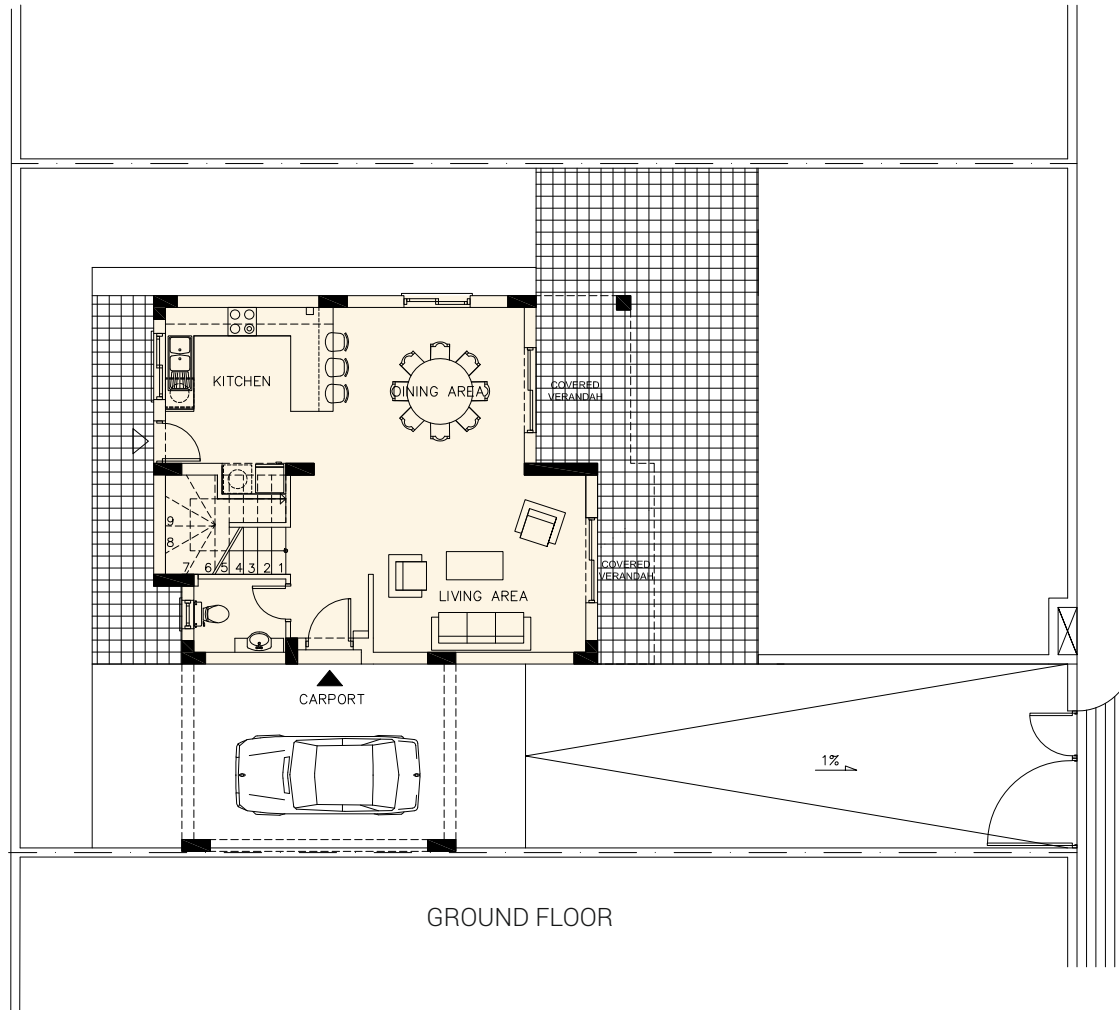


# VILLA 24

TYPE: ARETOUSA | 3 BEDROOM



Zephyros Village 3  
RESIDENCES



FIRST FLOOR



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# VILLAS 27,31 AND 32

TYPE: NEREID | 3 BEDROOM

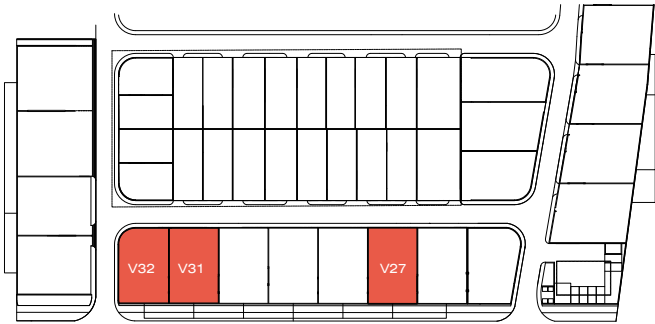


Zephyros Village 3  
RESIDENCES



## COVERED AREAS

UNIT NO.	BEDROOMS	PLOT AREA M²	INT. COV. AREA M²	COVERED VERANDA M²	COVERED PARKING M²	UNCOVERED VERANDA M²	TOTAL COVERED M²
VILLA 27	3	329.50	132.30	20.66	20.09	49.07	173.05
VILLA 31	3	329.90	132.30	20.66	20.09	49.08	173.05
VILLA 32	3	331.80	132.10	20.66	17.45	48.27	170.21



# VILLAS 27,31 AND 32

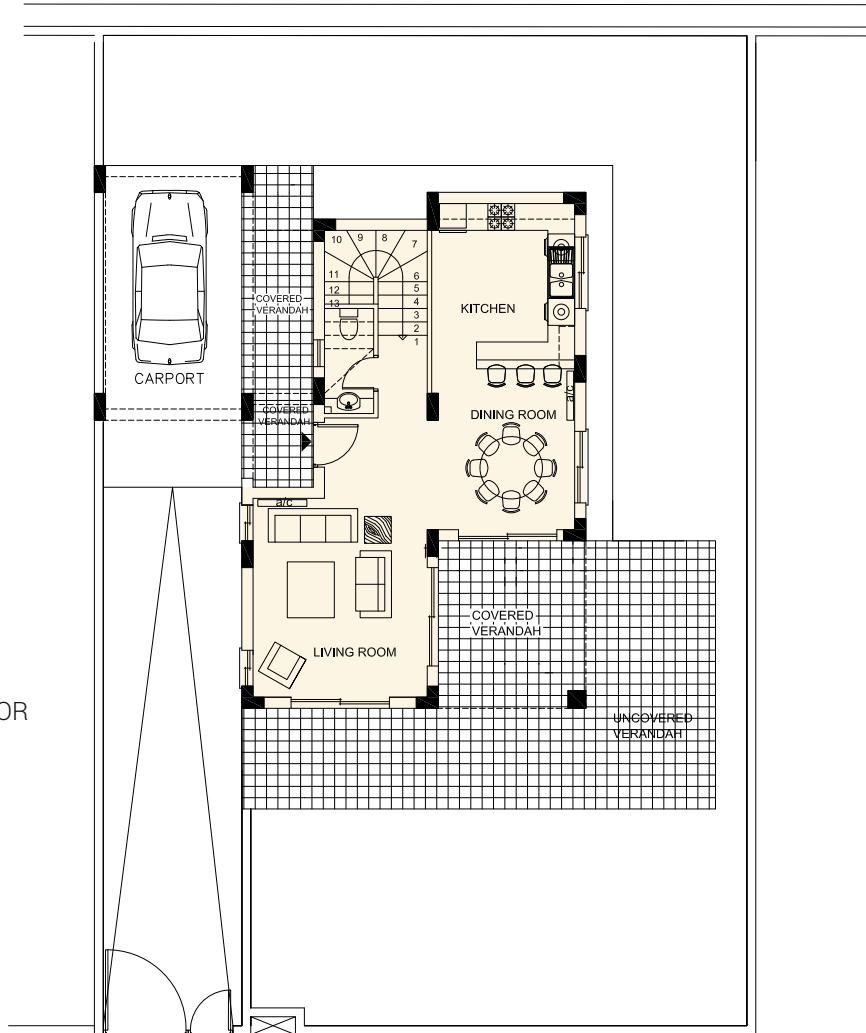
TYPE: NEREID | 3 BEDROOM



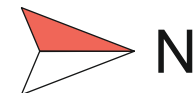
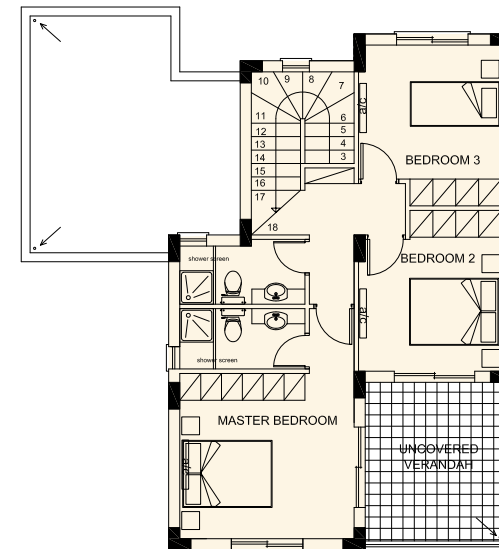
Zephyros Village 3

RESIDENCES

GROUND FLOOR



FIRST FLOOR



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Rev. Date (Architectural Department): 30 /11/20 - Rev. No (Architectural Department): 4.3



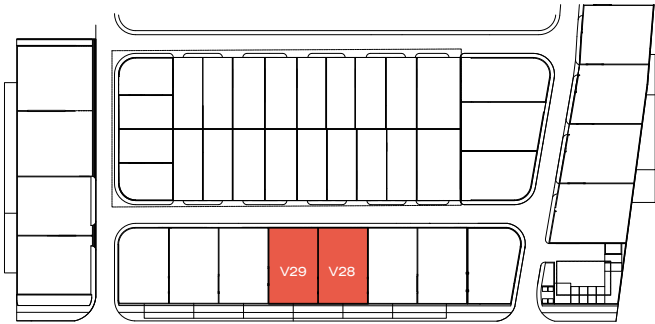
# VILLAS 28 AND 29

TYPE: GERANIUM | 3 BEDROOM



## COVERED AREAS

UNIT NO.	BEDROOMS	PLOT AREA M <sup>2</sup>	INT. COV. AREA M <sup>2</sup>	COVERED VERANDA M <sup>2</sup>	COVERED PARKING M <sup>2</sup>	UNCOVERED VERANDA M <sup>2</sup>	TOTAL COVERED M <sup>2</sup>
VILLA 28	3	330.00	138.79	21.64	16.21	58.66	176.64
VILLA 29	3	329.20	138.79	21.64	16.21	58.66	176.64



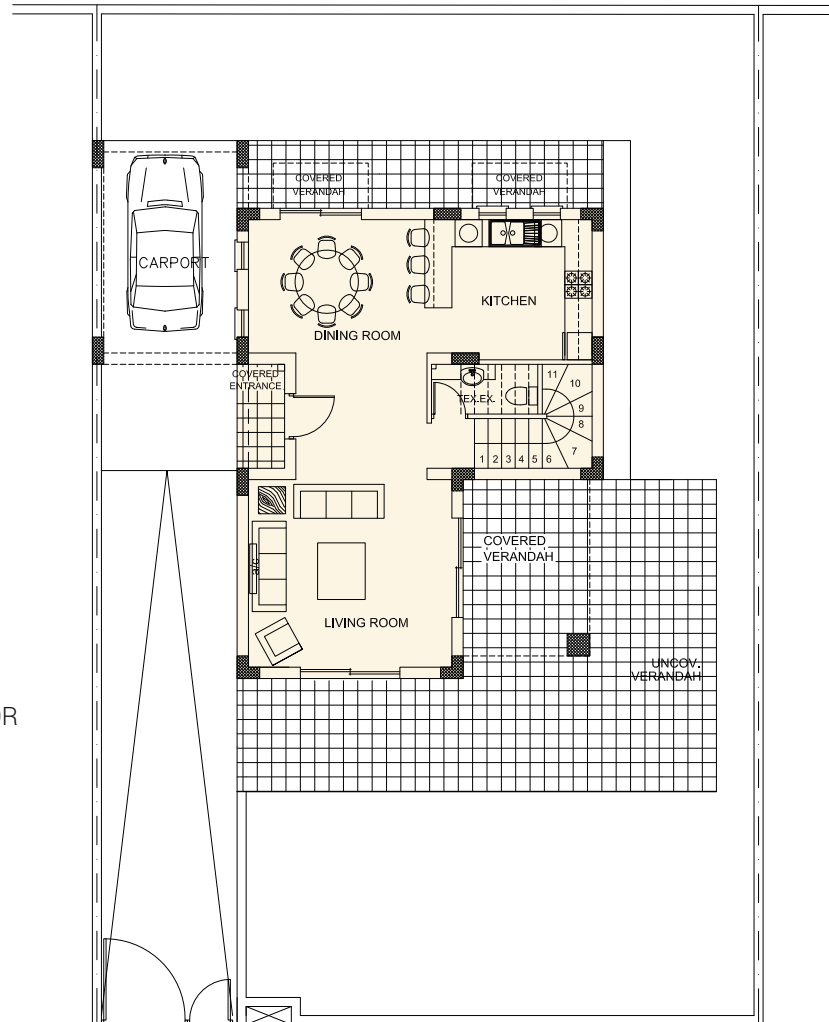
# VILLAS 28 AND 29

TYPE: GERANIUM | 3 BEDROOM

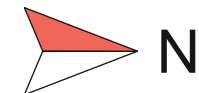
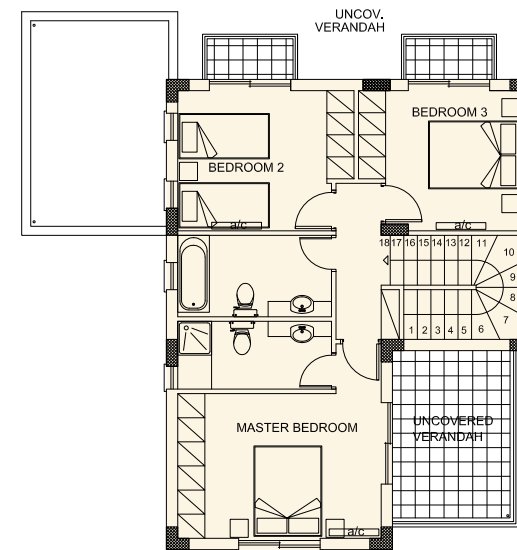


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GROUND FLOOR



FIRST FLOOR



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# VILLA 30

TYPE: ORPHEUS | 3 BEDROOM

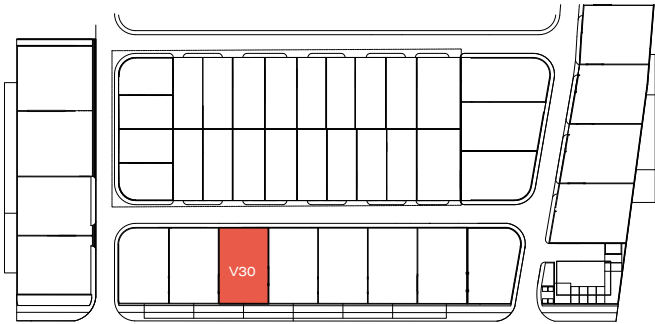


Zephyros Village 3  
RESIDENCES



## COVERED AREAS

UNIT NO.	BEDROOMS	PLOT AREA M <sup>2</sup>	INT. COV. AREA M <sup>2</sup>	COVERED VERANDA M <sup>2</sup>	COVERED PARKING M <sup>2</sup>	UNCOVERED VERANDA M <sup>2</sup>	TOTAL COVERED M <sup>2</sup>
VILLA 30	3	329.60	131.01	21.47	23.69	40.93	176.17



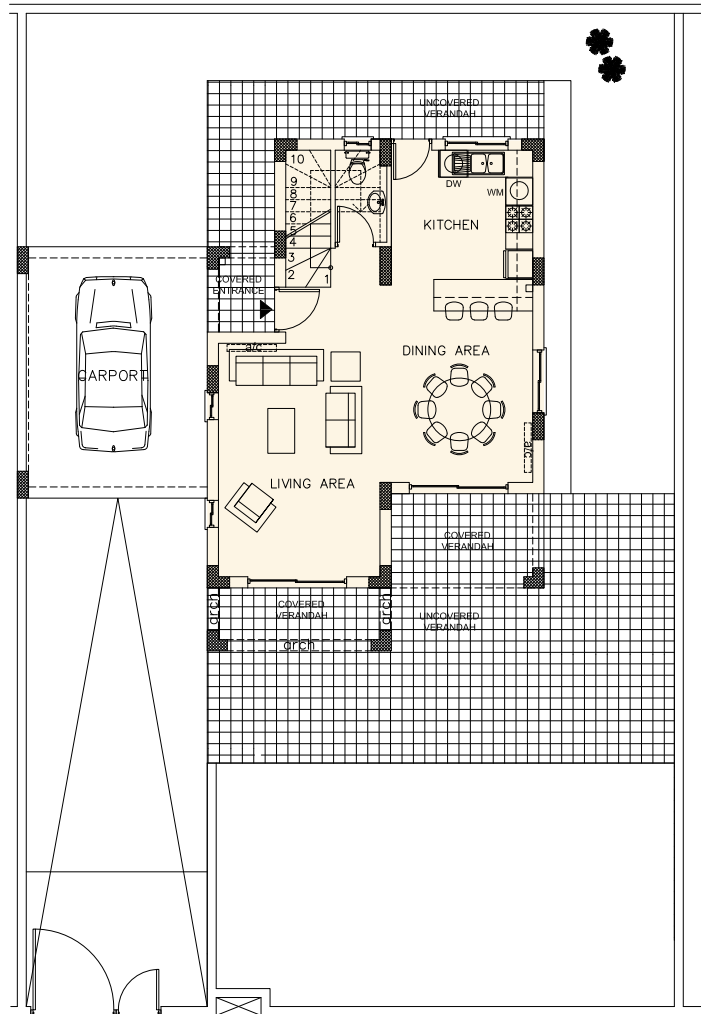
# VILLA 30

TYPE: ORPHEUS | 3 BEDROOM

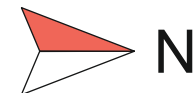
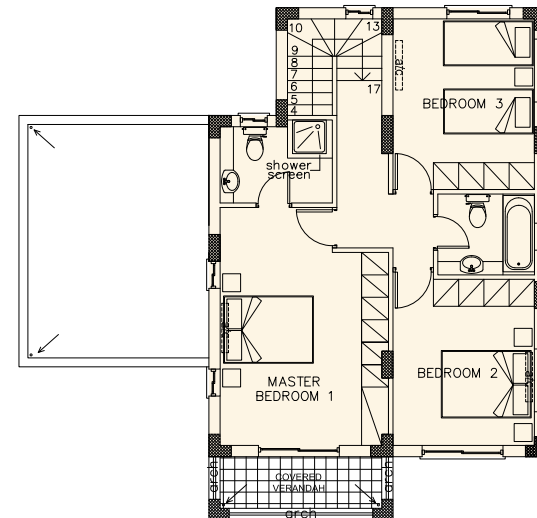


Zephyros Village 3  
RESIDENCES

GROUND FLOOR



FIRST FLOOR



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# SEMI-DETACHED HOUSES 35 AND 36

TYPE: D | 2 BEDROOM

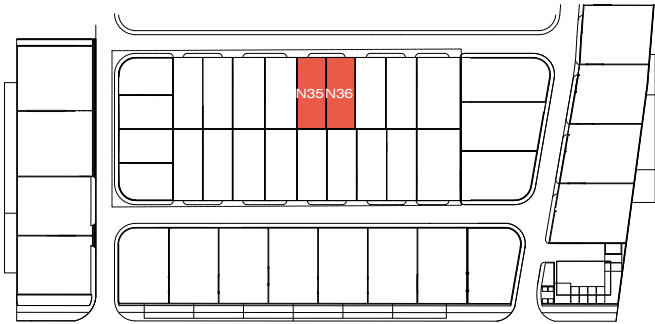


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RESIDENCES



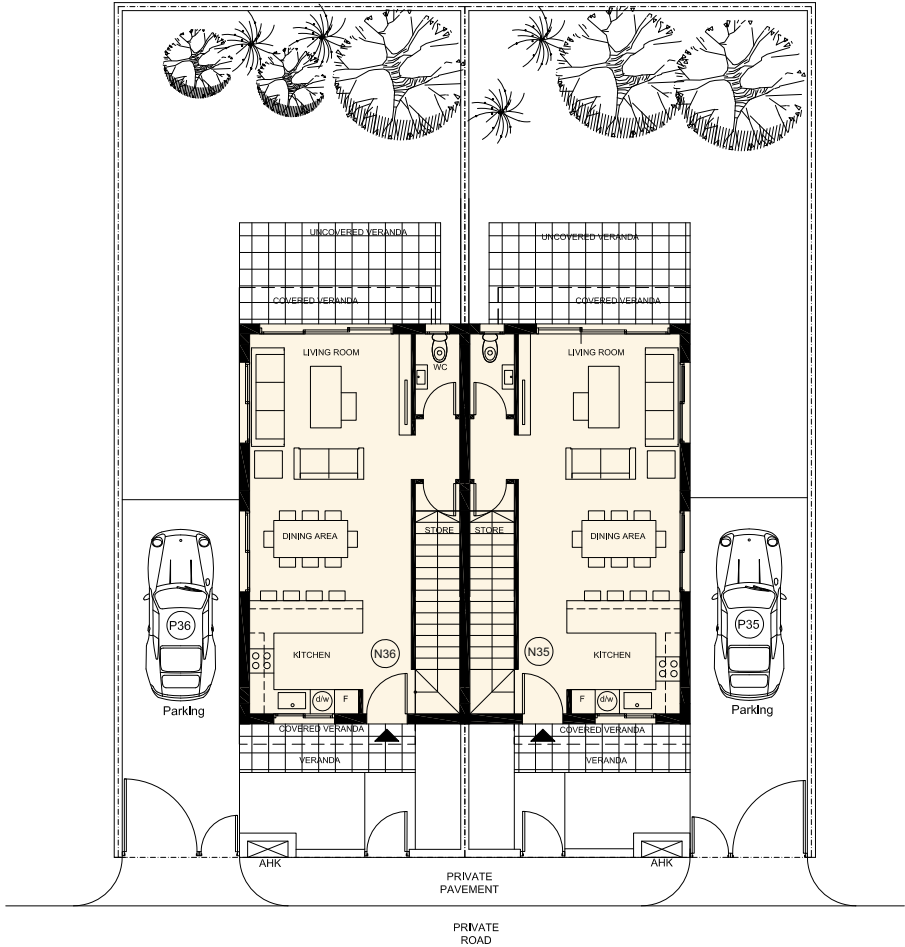
## COVERED AREAS

UNIT NO.	BEDROOMS	PLOT AREA M <sup>2</sup>	INT. COV. AREA M <sup>2</sup>	COVERED VERANDA M <sup>2</sup>	UNCOVERED PARKING M <sup>2</sup>	UNCOVERED VERANDA M <sup>2</sup>	TOTAL COVERED M <sup>2</sup>
HOUSE 35	2	180.50	106.70	16.47	16.10	8.10	123.17
HOUSE 36	2	180.50	108.72	25.85	16.10	8.10	134.57

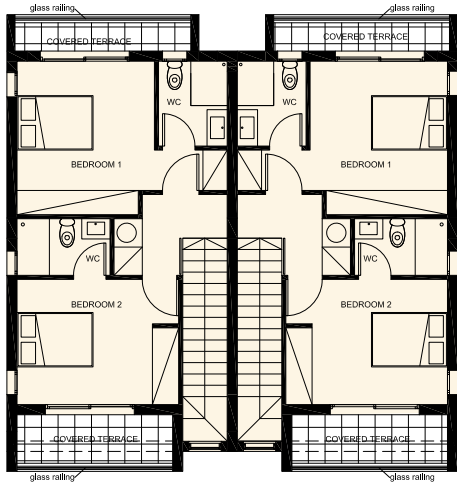


# SEMI-DETACHED HOUSES 35 AND 36

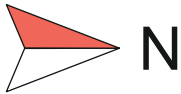
TYPE: D | 2 BEDROOM



GROUND FLOOR



FIRST FLOOR



**Disclaimer :** Please note that drawing plans illustrated are for marketing purposes and should be used only as a guide. All efforts have been made to ensure their accuracy at the date of print. Please refer to architectural drawings for more accurate information on a particular property. Contact us for more information at [info@aristodevelopers.com](mailto:info@aristodevelopers.com)

Rev. Date (Architectural Department): 24 /11/20 - Rev. No (Architectural Department): 1.0





# Zephyros Village 3

RESIDENCES



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