

EPISKOPI VALLEY RETREAT



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Luxury villas in a natural escape minutes from the city!

Perfect blend of tradition and modernity
in the Ezosa valley



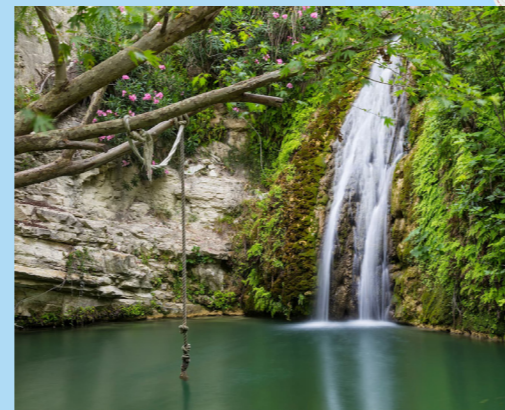
Paphos Medieval Castle



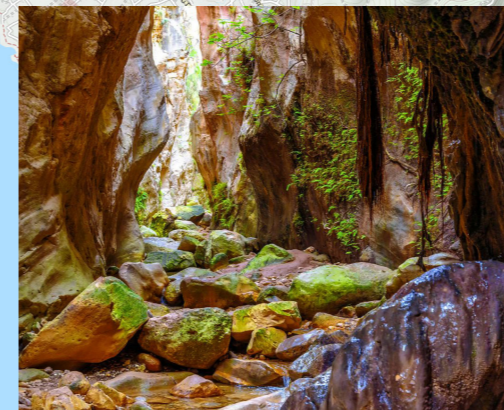
The Edro III - Shipwreck



Aphrodite's Rock



Adonis Baths



Avakas Gorge

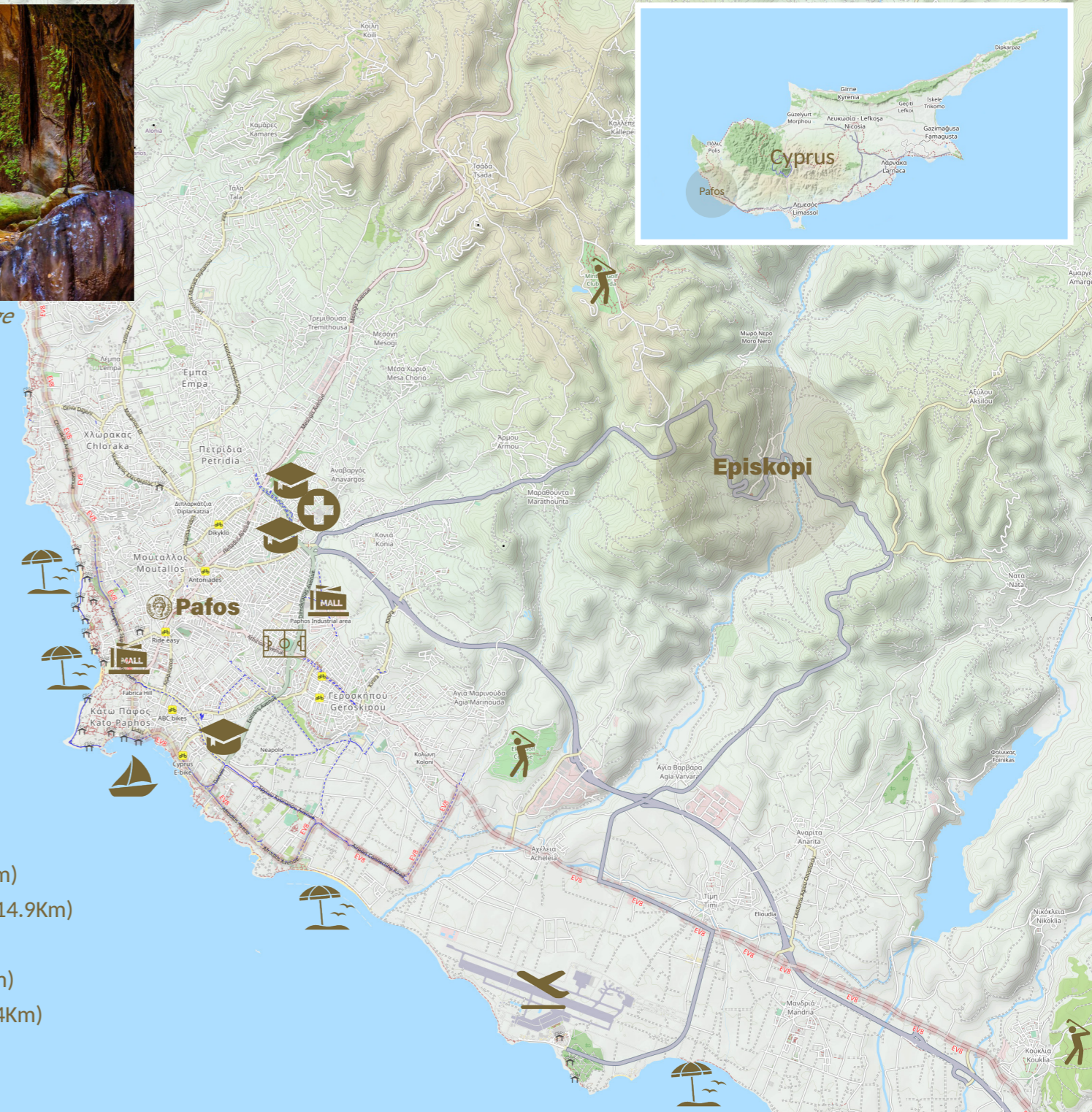


“Cyprus, the sun-drenched island of the Mediterranean, offers an unbeatable combination of natural beauty, rich history, and modern convenience.”

Known for its pristine beaches, lush mountains, and a blend of ancient and contemporary cultures, it has become a prime destination for those seeking a balanced, high-quality lifestyle. With over 300 days of sunshine each year, Cyprus offers the perfect climate for outdoor activities and leisurely living. The island’s strategic location, excellent infrastructure, and friendly atmosphere make it an ideal place to settle, whether for business, retirement, or simply to enjoy a peaceful, idyllic life.

“Paphos is an ideal place for those seeking a high standard of living in a scenic, welcoming environment.”

Paphos, the legendary birthplace of Aphrodite, is a town where history meets the present in a seamless blend of culture and modernity. From its ancient archaeological sites and the charming Old Town to the vibrant waterfront filled with restaurants, cafes, and boutiques, Paphos has something to offer everyone. The region is known for its laid-back Mediterranean lifestyle, stunning sunsets, and year-round mild weather. It’s a paradise for nature lovers, with its proximity to the Akamas Peninsula and many pristine beaches. Paphos is not only a top tourist destination but also an ideal place for those seeking a high standard of living in a scenic, welcoming environment.



- Airport: 23min (16.6Km)
- Hospital: 16min (11.9Km)
- University: 15min (11.6Km)
- Shopping Mall: 18min (12.6Km)
- Paphos City Center: 24min (14.9Km)
- Zoo: 42min (29.6Km)
- Sport Center: 17min (13.2Km)
- Blue Flag Beach: 22min (17.4Km)
- Golf: 10min (7.0Km)



EPISKOPI'S VALLEY RETREAT

Episkopi, Paphos

Episkopi village, located in the Paphos region, is a hidden gem known for its tranquil atmosphere and breathtaking natural surroundings. Set in the lush Ezousa River valley, the village offers stunning views of rolling hills, vineyards, and the majestic Troodos mountains. The serene environment, with its abundant flora and fauna, is perfect for those who appreciate the beauty of nature and want a peaceful retreat away from the bustling city life. Episkopi retains its traditional Cypriot charm while being just a *short drive away from the amenities of Paphos. Its scenic walking trails, friendly locals, and untouched landscapes make it a perfect location to call home. Here, you'll experience the best of both worlds—traditional village life with easy access to modern conveniences.*





EPISKOPI VALLEY RETREAT

Episkopi, Paphos

Discover a New Standard of Living in Episkopi Village, Paphos

Nestled in the peaceful Ezousas Valley of Episkopi Village, this new residential development offers an exceptional opportunity to live in harmony with nature while enjoying modern comforts.

This carefully designed development features a collection of homes that blend traditional Cypriot architecture with contemporary living. With spacious layouts, large windows, and outdoor terraces framing panoramic valley views, each home offers a perfect balance of comfort and style. Designed to integrate seamlessly with the natural surroundings, the properties provide a peaceful retreat while boasting modern, high-end finishes.

UNIT 1





UNIT 1



Unit 1: One-Story Villa with Three Bedrooms and Jacuzzi

This single-story villa is designed for those who appreciate both luxury and comfort in a traditional setting. Featuring three generously sized bedrooms and two modern bathrooms, this villa is perfect for families or individuals seeking space and privacy. The villa includes a private optional jacuzzi, offering a spa-like retreat within your own home.

The villa's design combines traditional Cypriot architecture with modern touches. The façades reflect the local heritage, while the interior boasts open-plan living spaces with contemporary finishes. The large windows and sliding doors lead out to a spacious terrace, providing views of the surrounding valley and mountains. This villa is ideal for those who want to enjoy the tranquility of the countryside while living in a modern, stylish home.

Features and Details:

- 1 level
- 3 Bedroom
- 2 Bathrooms
- Open plan
- Large garden
- BBQ area
- Large Covered Veranda

- Wide openings
- Energy Class A
- Security System (provision)
- Roller Shutter (provision)
- Jacuzzi (optional)
- Fireplace (optional)
- Concealed AC split units (optional)

UNIT 1



UNIT 1

UNIT 2





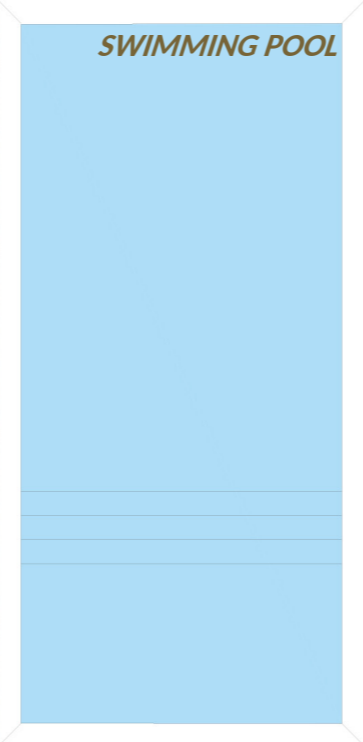
GROUND LEVEL



LOWER LEVEL

- Areas:**
 Plot size: 537m²
 Enclosed space: 180m²
 Bedrooms: 3
 Covered verandas: 40m²
 Covered entrance: 2m²
 Uncovered verandas: 28m²
 Parking Spaces: 2 Cars
 Extras: Swimming pool (optional)

UNIT 2





Unit 2: Two-Story Villa with Private Swimming Pool

A stunning two-story villa designed for luxury living. This villa offers three spacious bedrooms, including a master suite with an en-suite bathroom, and two additional bathrooms, ensuring convenience for families or guests. On the ground floor, a bright and open-plan living area leads out to a large private terrace with a swimming pool. This outdoor space is perfect for relaxing or entertaining, with breathtaking views of the natural landscape. Inside, the modern design contrasts with the villa's traditional

exterior, featuring high-quality finishes, large windows, and a seamless flow between the indoor and outdoor living areas. The villa's private swimming pool adds a touch of luxury, providing a personal oasis where you can unwind while enjoying the picturesque surroundings. The combination of traditional and contemporary elements creates a unique living experience, blending Cypriot heritage with modern comfort.

Features and Details:

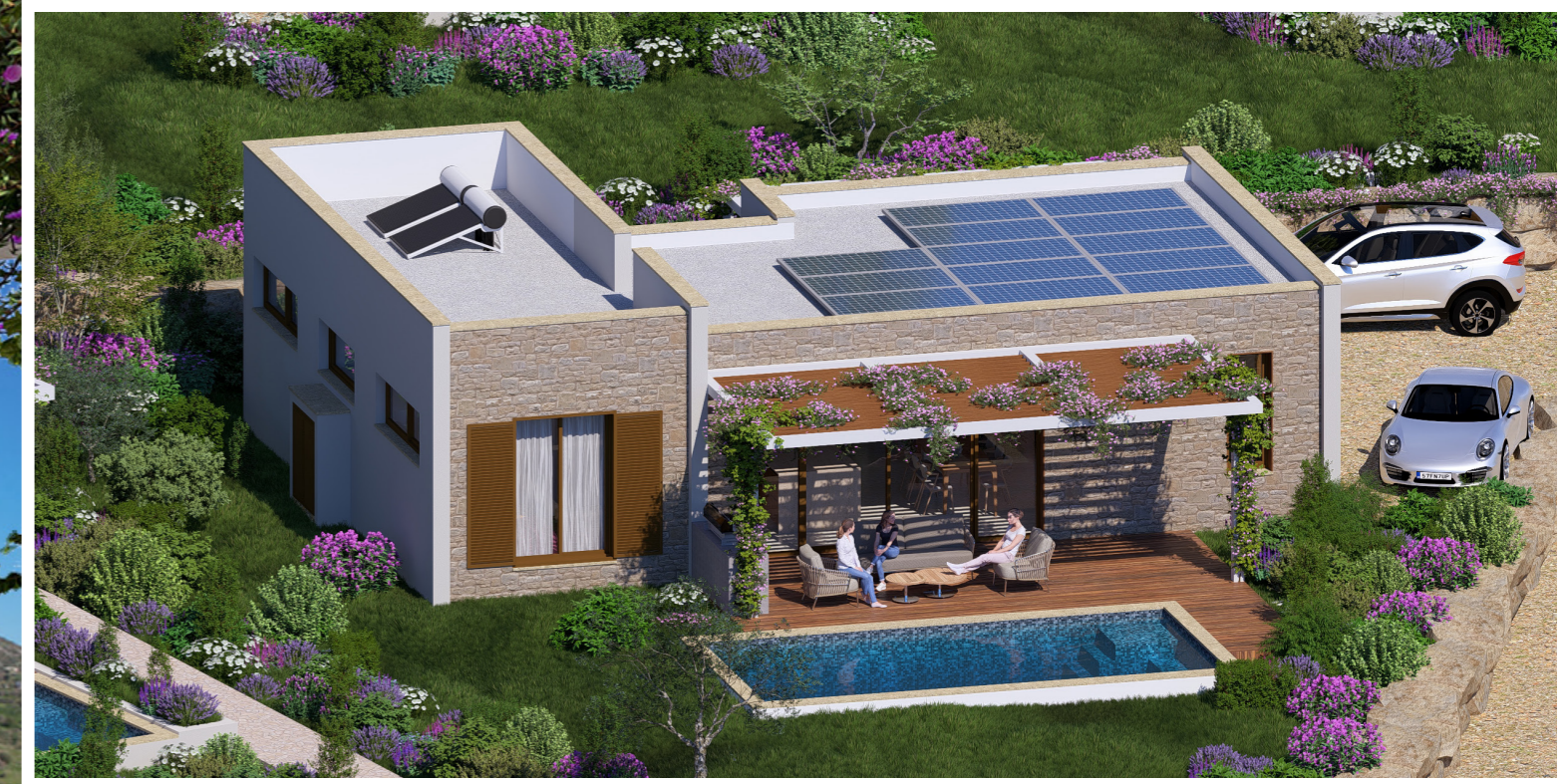
2 level house
3 Bedroom
2 Bathrooms & 1 WC
Storage room
Open plan

Large garden
BBQ area
Large Covered Veranda
Wide openings
Energy Class A

Security System (provision)
Roller Shutter (provision)
Swimming pool (optional)
Fireplace (optional)
Concealed AC split units (optional)



UNIT 3





UNIT 3



Unit 3: One-Story Villa with Two Bedrooms and Swimming Pool

This one-story villa is perfect for couples or small families, offering two comfortable bedrooms and stylish, modern bathroom. The villa features access to a private jacuzzi, where you can relax and enjoy the peaceful ambiance of the villa's surroundings.

The villa's interior is designed to maximize space and light, with an open-plan living and dining area that opens onto a beautiful outdoor terrace. Large windows throughout the villa frame the stunning landscape, bringing the beauty of the outdoors inside. The villa's traditional exterior, with its stonework and rustic charm, blends harmoniously with the modern, elegant interiors. Whether you're hosting guests or simply enjoying a quiet evening, this villa provides the perfect balance of luxury, comfort, and nature.

Features and Details:

1 level house
2 Bedrooms
1 Bathroom & 1 WC
Storage room
Open plan

Large garden
BBQ area
Large Covered Veranda
Wide openings
Energy Class A
Security System (provision)

Roller Shutter (provision)
Jacuzzi (optional)
Fireplace (optional)
Concealed AC split units (optional)



UNIT 4





GROUND LEVEL

- Areas:**
 Plot size: 850m²
 Enclosed space: 160m²
 Bedrooms: 3
 Covered verandas: 28m²
 Covered entrance: 4m²
 Uncovered verandas: 27m²
 Parking Spaces: 2 Cars
 Extras: Swimming pool (optional)



FIRST FLOOR



UNIT 4



Unit 4: Two-Story Villa with Private Swimming Pool and Panoramic Views

This spacious two-story villa is designed for those who want it all—luxury, space, and breathtaking views. With three spacious bedrooms, including a master suite with an en-suite bathroom, and two additional bathrooms, this villa offers both privacy and comfort for families or larger groups.

The open-plan living area on the ground floor is ideal for entertaining or relaxing, with floor-to-ceiling windows that flood the space with natural light and offer unobstructed views of the surrounding valley and mountains. Step outside to your private pool and terrace, where you can enjoy the stunning scenery while cooling off in the crystal-clear water. The traditional stone exterior is complemented by sleek, modern interiors that include high-end finishes, an equipped kitchen, and ample storage space. This villa offers a luxurious lifestyle in a serene, natural setting.

Features and Details:

- | | |
|-----------------------|------------------------------|
| 2 level house | Wide openings |
| 3 Bedrooms | Energy Class A |
| 2 Bathrooms & 1 WC | Security System (provision) |
| Open plan | Roller Shutter (provision) |
| Large garden | Swimming pool (optional) |
| BBQ area | Fireplace (optional) |
| Large Covered Veranda | Built-in AC units (optional) |





Cyprus permanent residency by investment



Cyprus permanent residency is a legal status that entitles non-EU citizens and qualifying dependents to enter and stay as permanent residents in Cyprus with no limitations. It does not expire; therefore, the holder does not need to renew it. It is also known as a Cyprus immigration permit or unlimited residency.

To become a permanent resident in Cyprus, you must invest a minimum of €300,000 in the country. This residency can cover the whole family and does not expire.

A holder of such a permit can apply for citizenship in Cyprus after eight years of residing there.

The legal basis of the permanent residence scheme is Regulations 5 and 6(2) of the Aliens and Immigration Regulations.



UNIT No	PLOT	ENCLOSE SPACE	BEDROOMS	COVERED VERANDAS	COVERED ENTRANCE	UNCOVERED VERANDAS	PARKING SPACES	EXTRAS (OPTIONAL)
1	777m ²	136m ²	3	34m ²	10m ²	6m ²	2	JACUZZI
2	537m ²	180m ²	3	40m ²	2m ²	28m ²	2	S/M POOL
3	492m ²	108m ²	2	30m ²	-	-	2	S/M POOL
4	850m ²	160m ²	3	28m ²	4m ²	27m ²	2	S/M POOL

KEY FEATURES of the permanent residency programme

- The applicant must have made a real estate investment of at least €300,000 in the country
- Straightforward process with permanent residency granted within 2-3 months
- Covers the whole family of the applicant
- Does not expire

Full details are available upon request.

This brochure does not constitute part of an offer and is not legally binding document. It merely aims to provide an overall picture and preliminary information on the project it describes. Any details mentioned serve as guidelines only

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