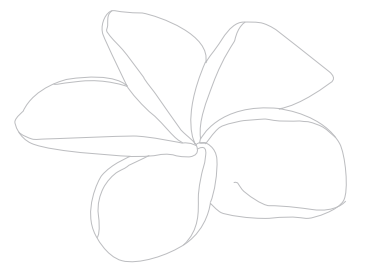


PRODROMI GARDENS
contemporary townhouses



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Prodrömi Gardens

Prodrömi Gardens offers a fantastic investment and lifestyle opportunity, located in not only the most beautiful area of Cyprus but also the most up and coming as well.



AREA



Located in North-Western Cyprus, undoubtedly the prettiest area of the island, Prodromi Gardens is a rural retreat offering contemporary properties with magnificent views. It is ideal for those seeking a quieter, traditional taste of Cypriot life in an idyllic environment, yet wish to be within easy reach of the impressive coastline, with its vast array of beautiful beaches and coves.



Rural Cyprus

Rural Cyprus, just moments away from the impressive Polis coastline. A tranquil and unspoilt area of Cyprus, Prodromi is ideally positioned between the traditional town of Polis and the picturesque fishing port of Latsi.



Polis

Polis is a small town situated on the North-Western coast of the island, at the centre of Chrysochous Bay and is just a short walk away from Prodromi Gardens. The town centre offers a great selection of cafes, tavernas and restaurants, in addition to all the essential modern day amenities.

Latsi is the picturesque harbour of Polis, reputed for its superb fish tavernas that overlook the newly extended marina.

La Pasa



Blessed by nature

The scenery is truly spectacular; mountains and forests meet the Mediterranean Sea, rugged cliffs, shingle coves, lagoons, gorges, little islands and wild terrain are abundant. The beautiful wilderness of the protected Akamas Peninsula nature reserve, on the westerly tip of Cyprus, covers six per cent of the island and is a true haven for wildlife and rare flora. It is also known for its deserted beaches, where green and loggerhead turtles return each year to lay their eggs. The Baths of Aphrodite, where Cyprus's most famous goddess met her lover, Adonis, is on the peninsula and according to legend, those who bathe in the waters will be blessed with eternal beauty. The area offers a plethora of secluded beaches with crystal-clear waters, indisputably some of the best on the island. It is also renowned for its spectacular sunsets.

North-Western Cyprus

The area's coastline is receiving considerable attention from millionaires, in search of the perfect Mediterranean property. It is home to the island's most exclusive hotel and has also become a holiday destination of choice for the rich and famous, including several Royals! Two eighteen-hole championship golf courses are currently being developed and there are also plans to extend the existing Latsi marina, under demand from cruise liners wishing to add the stunning destination to their route.





A rewarding lifestyle

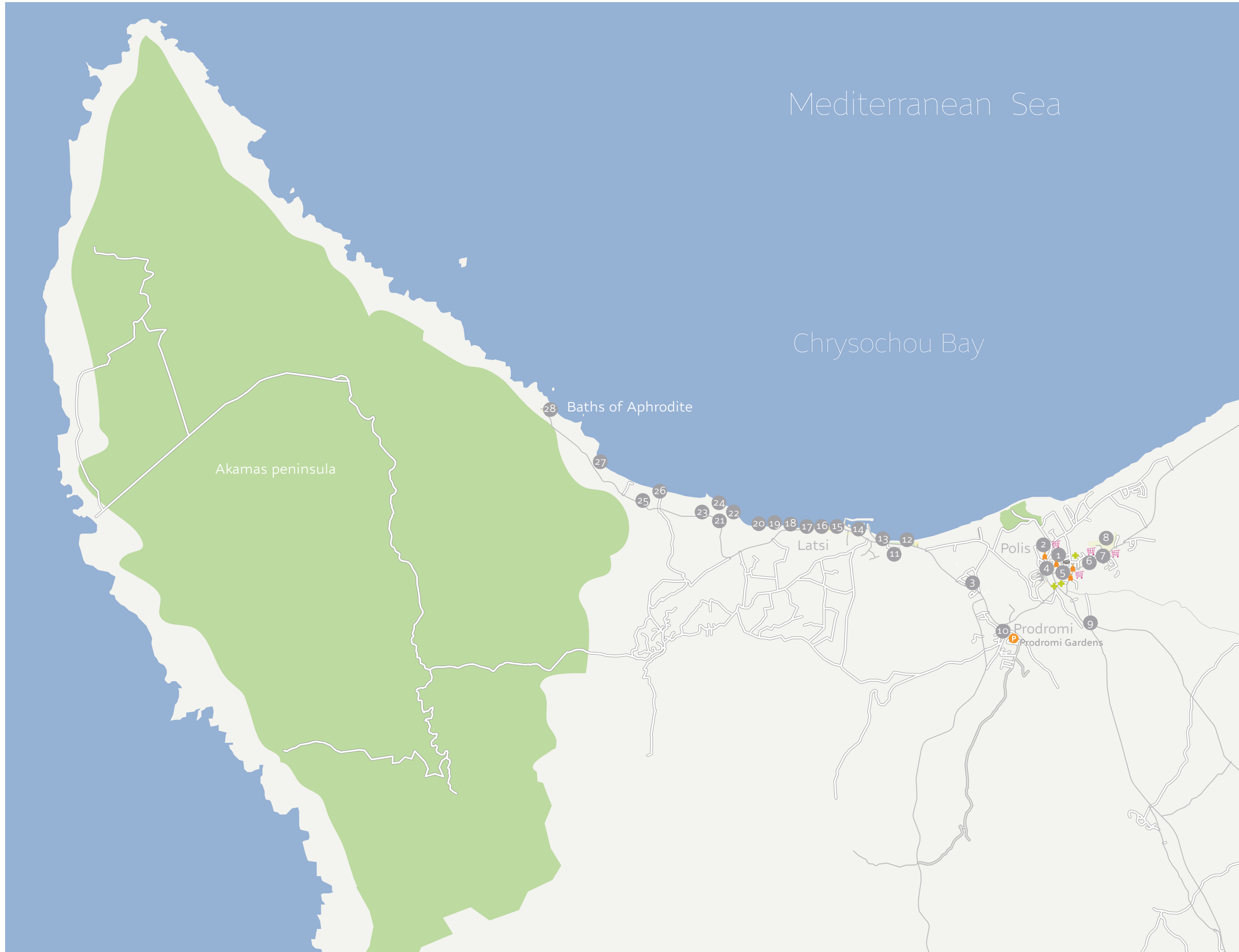
With the amazing array of beaches nearby, residents will experience the true meaning of rest and relaxation. An abundance of more energetic leisure pursuits can also be enjoyed in the area, most notably, all varieties of water sports, including sailing, jet skiing, water skiing, scuba diving...there are also many nature trails for hiking and mountain biking as well as beach volley, sports courts and much more.



- 1 Old town square
- 2 Hospital
- 3 Municipality
- 4 Royal Café
- 5 Museum
- 6 F Café
- 7 Gossip Café
- 8 Schools
- 9 Fire and Police station
- 10 Prodromi
- 11 Elias Latsi village
- 12 La Plage playground
- 13 Psaropoulos Fish tavern
- 14 Latsi Marina
- 15 Zook Café & Bar
- 16 Sea fare restaurant
- 17 Sea crest reastaurant
- 18 Old harbour
- 19 Yiangos fish tavern
- 20 Coast guard
- 21 Waves Café & Bar
- 22 Porto Latsi restaurant
- 23 Elias inn bar
- 24 Ilios beach bar
- 25 Periyiali fish tavern
- 26 Souli hotel
- 27 Anassa Hotel
- 28 Baths of Aphrodite
- Supermarket
- Pharmacy
- Post Office
- Bank
- Prodromi Gardens

Polis area

- 1km to amenities
- 2km to the beach
- 2km to the marina
- 5km to a golf course



Mediterranean Sea

Chrysochou Bay

Akamas peninsula

Latsi

Polis

Prodromi
Prodromi Gardens

Baths of Aphrodite



CYPRUS



Basking in over 340 days of sunshine a year, Cyprus is an ancient land famous for its archaeological sites and beautiful beaches. Lying at the crossroads of three continents, it is a beguiling mix of east and west boasting mountain peaks and deserted beaches and blending untamed beauty with cosmopolitan city life.

With a total area of 9250km², Cyprus is the third largest island in the Mediterranean. Cyprus enjoys a prime location, benefiting from a wide network of air-routes from both scheduled and low-cost airlines that connect it with Europe, Africa and Asia. This combined with its ideal climate and excellent tax and financial benefits, make it a location of choice for many affluent business-minded individuals and companies.

Numerous studies have also cited Cyprus as the number one place for retirement and relocation. Its popularity is due to its first-class infrastructure, relaxed lifestyle, beautiful landscape, safe environment and of course, the personal taxation advantages it offers.



A sound investment

An EU member state since 2004, Cyprus is one of the most progressive and efficient business locations in Europe due to its strategic location, state-of-the-art telecommunications infrastructure, highly skilled human capital and favourable tax system. Some of the key attributes which continue to play a role in Cyprus' development into an international shipping and financial centre are:

- Lowest personal & company taxation in Europe
- Corporation tax regime 10%
- No inheritance tax
- Lowest crime rate in EU
- Stable economy, well-regulated country
- Strategic geographical position
- Financial & ship management centre
- Solid infrastructure & advanced telecommunication network
- Efficient legal, banking & accounting service
- Sustainable growth
- Excellent historical ROI
- One of the highest GDP growth rates in EU
- Well-educated population
- Great climate

Fact file

Official Name: Republic of Cyprus
Area: 9,250 km²
Population: 800,000
Highest Point: 1,951 m
Capital: Nicosia / Lefkosia
Languages: Greek & English
Member Of: EU, UN, British Commonwealth
Dialing Code: 00357
Web Domain: .com.cy



PROJECT



Prodromi Gardens site plan

- Townhouses
- GreenArea
- Verandas
- PavedArea
- Road
- Pools
- Parking place





Prodrumi Gardens is an oasis of tranquillity, located in an area of outstanding natural beauty. Surrounded by orchards, groves and rolling fields, it offers a real sense of seclusion, yet is just minutes away from the town of Polis and the fishing port of Latsi, with their comprehensive selection of amenities. Prodrumi Gardens elevated position and careful orientation ensures privacy, as well as offering magnificent views of the surrounding countryside, mountains and glistening Mediterranean Sea.



Traditional meets contemporary

Comprising a total of forty, two and three bedroom houses, positioned around two large residents' infinity swimming pools, Prodromi Gardens has a welcoming small community feel.



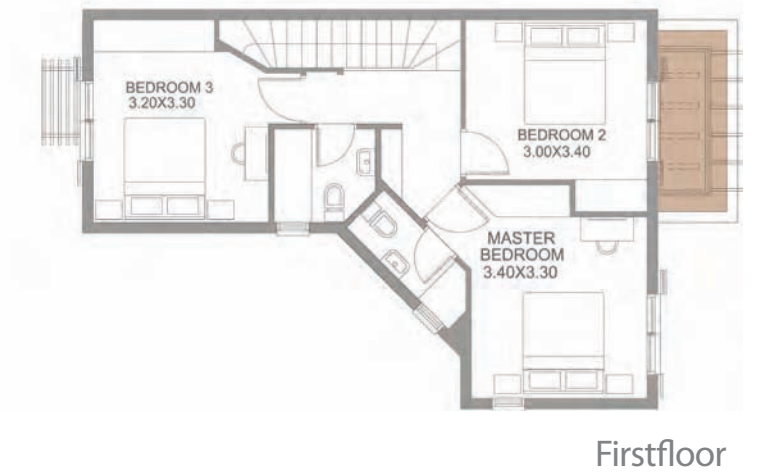
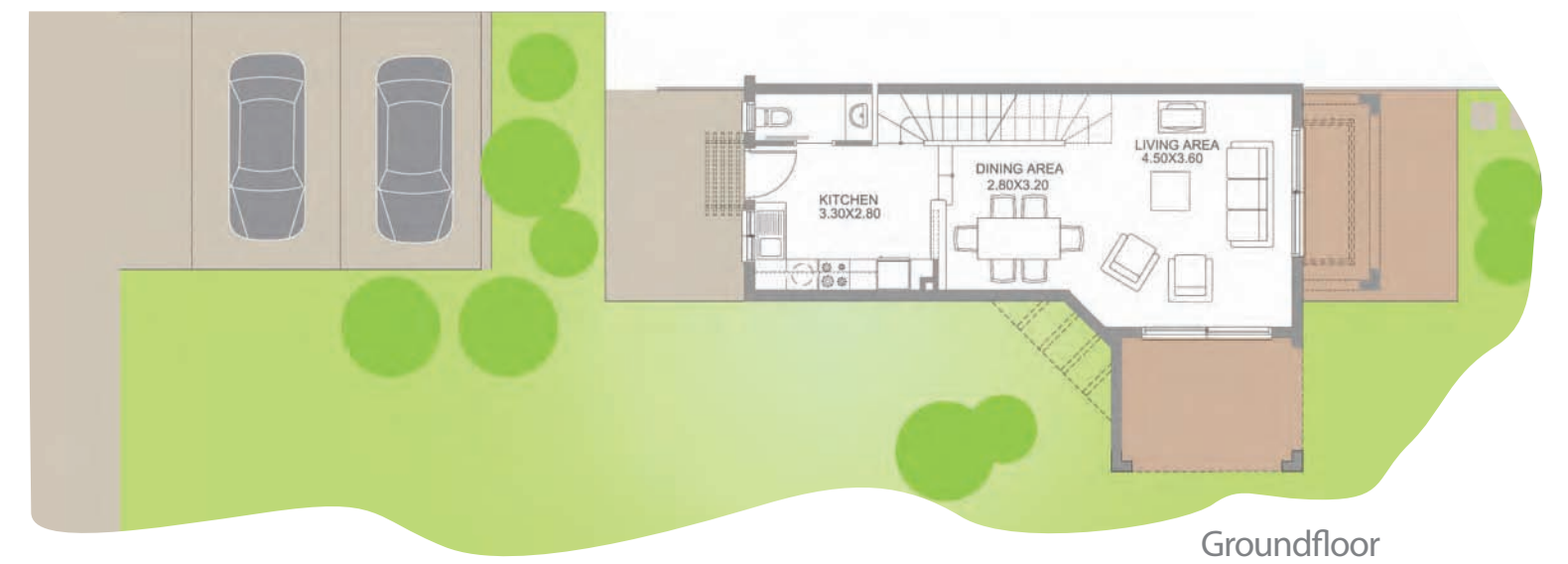
The properties

Set amidst landscaped gardens, the properties feature open-plan living, dining and kitchen areas that open out to private verandas and gardens, ideal for dining al fresco!

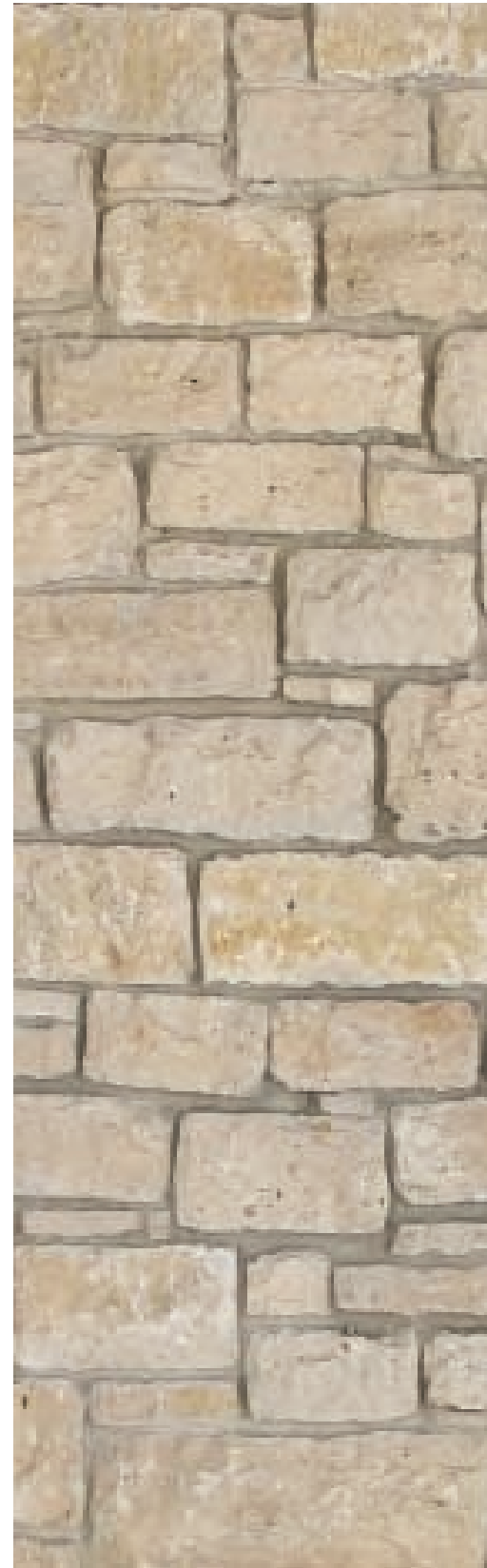
Sample 2 bedroom townhouse



Sample 3 bedroom townhouse



- GreenArea
- Verandas
- PavedArea
- Road
- Parking place



The finish

Terracotta roofs, arches and stone detailing, add traditional elegance to the properties. The architects have struck a perfect balance between traditional architecture and contemporary design, ensuring the development effectively blends with its natural surroundings, while providing modern living spaces and leisure facilities for its residents.



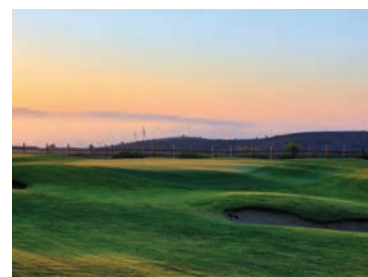
Pafilia a vision for the future

Owner-managed by Mr. Elias Eliades and family, the Pafilia brand is synonymous with quality and has gained a reputation for excellence. Pafilia's dynamic team, family values and customer centric approach are key attributes to the company's success.

Integrity, commitment to excellence, market knowledge and wealth of experience earned Pafilia its place at the forefront of the property industry and gained it over 10,000 satisfied homeowners. The Pafilia promise is to provide value to its clients in terms of quality, design, service, support and investment returns. A full spectrum of services is on offer, including a property rentals division that enables homeowners to make their property work for them whilst away. In fact, Pafilia has taken customer service within the Cyprus property sector to new heights, through the creation of Pafilia Services, a subsidiary company wholly dedicated to catering to clients' property and lifestyle requirements. With Pafilia, clients do not just purchase a hard asset, but an investment property that includes an exceptional lifestyle experience.

Corporate social responsibility is integral to Pafilia's culture. Through a unified and focused strategy we continually engage in initiatives that enrich and strengthen the community. Significant consideration is given to the environment and long-term sustainability when developing a site, ensuring Pafilia residents enjoy the richest surroundings.

Pafilia has embraced the right culture, people, values and skills to perfect the customer experience in a way that is extraordinary, relevant and lasting. Pafilia's high standards, progressive nature, dedication and vision will enable the company to realise its long-term goals, which are to become the largest revenue generating developer in the Eastern Mediterranean, the most sought after employer in Cyprus and the most advanced product and service provider in the industry.



Pafilia has an extensive portfolio of freehold properties for sale in both Greece and Cyprus, for which it has received twenty six international awards.

2009 – Minthis Hills
Winner of the Best Golf Development Cyprus, 5 star
European Residential Property Awards (in association with CNBC)

2009 – Minthis Hills
Winner of the Best Architecture Cyprus, 5 star
European Residential Property Awards (in association with CNBC)

2009 – Minthis Hills
Winner of The Architecture Award Europe
European Residential Property Awards (in association with CNBC)

2009 – Pafilia Property Developers
Winner of the Best Property Agents & Developers
Bellevue Magazine

2008 – Pafilia Property Developers
Awarded as Best Property Agents & Developers
Bellevue Magazine

2008 – Pafilia Gardens
Winner of the Gold Award for Best Development Cyprus
Homes Overseas Magazine

2008 – Minthis Hills
Winner of the Off-Plan Top 20
Homes Overseas Magazine

2008 – Minthis Hills
Winner of the Grand Prize Award (Russian)
World Residence Awards

2008 – Panorama Villas
Winner of the Silver Award for Best City Villa (Russian)
World Residence Awards

2007 – Desire Gardens
Winner of the Silver Award for Best Apartment Cyprus
Homes Overseas Magazine

2007 – Nerina Sunset
Winner of the Silver Award for Best House Cyprus
Homes Overseas Magazine

2006 – Pafilia Property Developers
Awarded Memberships as Leading Cypriot Development
International Homes Magazine

2006 – Tala Gardens
Winner of the Bronze Award for Best Cypriot Apartment
Homes Overseas Magazines

2006 – Thalia Villa
Winner of the Gold Award for Best Cypriot House / Villa
Homes Overseas Magazine

2005 – Thalia Villa
International Property Award for Best Cypriot Development
International Homes Magazine (sponsored by Bentley)

2005 – Kissonerga Sea View
Winner of the Silver Award for Best Cypriot Apartment
Homes Overseas Magazines

2004/5 – Pafilia Property Developers
Awarded Memberships as Leading Cypriot Development
International Homes Magazine

2004 – Despina Villa
Winner of the Bronze Award for Best Cypriot Property
International Homes Magazine

2004 – Kissonerga Sea View
International Property Award for Best Cypriot Development
International Homes Magazine (sponsored by Bentley)

2004 – Pafilia Website
International Property Award for Best Developer Website
International Homes Magazine (sponsored by Bentley)

2003/4 – Pafilia Property Developers
Awarded Memberships as Leading Cypriot Development
International Homes Magazine

2002 – Aphrodite Villa
International Property Award for Best Cypriot Property
International Homes Magazine (sponsored by Mercedes-Benz)

2001 – Vastades Villas
International Property Award for Best Cypriot Property
International Homes (sponsored by Mercedes-Benz)

2001 – Nerina Sunset
International Property Award for Best Cypriot Property
International Homes Magazine (sponsored by Mercedes-Benz)

2000 – Epea Villas Peyia
International Property Gold Award for Best Cypriot Development
International Homes Magazine (sponsored by Jaguar)

1996 – Konia Villas
International Property Award Best Cypriot Residential Development
International Property Magazine

Part of the **Pafilia** family

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The background of the entire page is a close-up, top-down view of water ripples. The water is a vibrant blue, and the ripples create a complex, organic pattern of light and dark blue tones, with some small yellowish-green highlights where the light reflects off the water's surface.

Pafilia

www.pafilia.com