

# Vastades Plots for Custom Build Villas

# Why a custom villa?



- Tailored to your exact needs
- Superior location & views
- Individual private property
- Unique design
- Luxury finishes
- Special features

# Why a Pafilia custom villa?

- Unique product
- Best locations available
- Truly customized service for each & every client
- Specialist experience
- Personal architectural consultations
- Blend with local environment & architecture
- Entire process overseen & conducted by Pafilia

# The custom villa journey...



Plot selection

Meet Chief Architect

Creation of plans

Plan presentation

Revision of plans

Property reservation

Initial deposit of 20%

Approval of planning

Completion of foundations

Options meeting

Approval of extras quote

Completion & delivery!



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# Easing the process...

- Inform Executive Director as soon as you have a potential custom build client
- Speak to Chief Architect well in advance of your client's visit
- Communicate the client's needs & budget to Chief Architect for preparation
- Visit the plot with Chief Architect before taking client (should be clear & marked. Optimum viewing angles to be discussed)

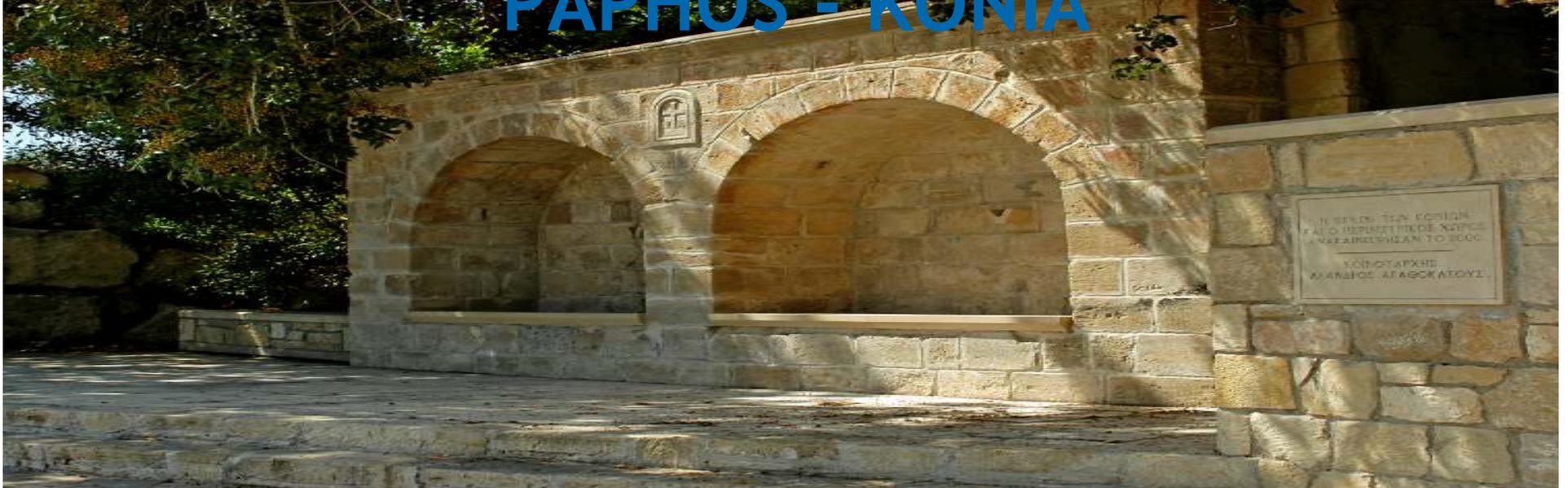
# Selling a custom villa - top tips!

- Strong knowledge of Pafilia plots!
- Basic understanding of villa types & costs
- Understanding of client & their needs
- Access to completed custom built villas
- Understanding of Pafilia luxury specs
- Familiarity with specification upgrade choices
- Sell the lifestyle not just the property!





# PAPHOS - KONIA



# Location!

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# Survey Plan

Plot 23

Despina Villa

Artemis Villa

Plot 16

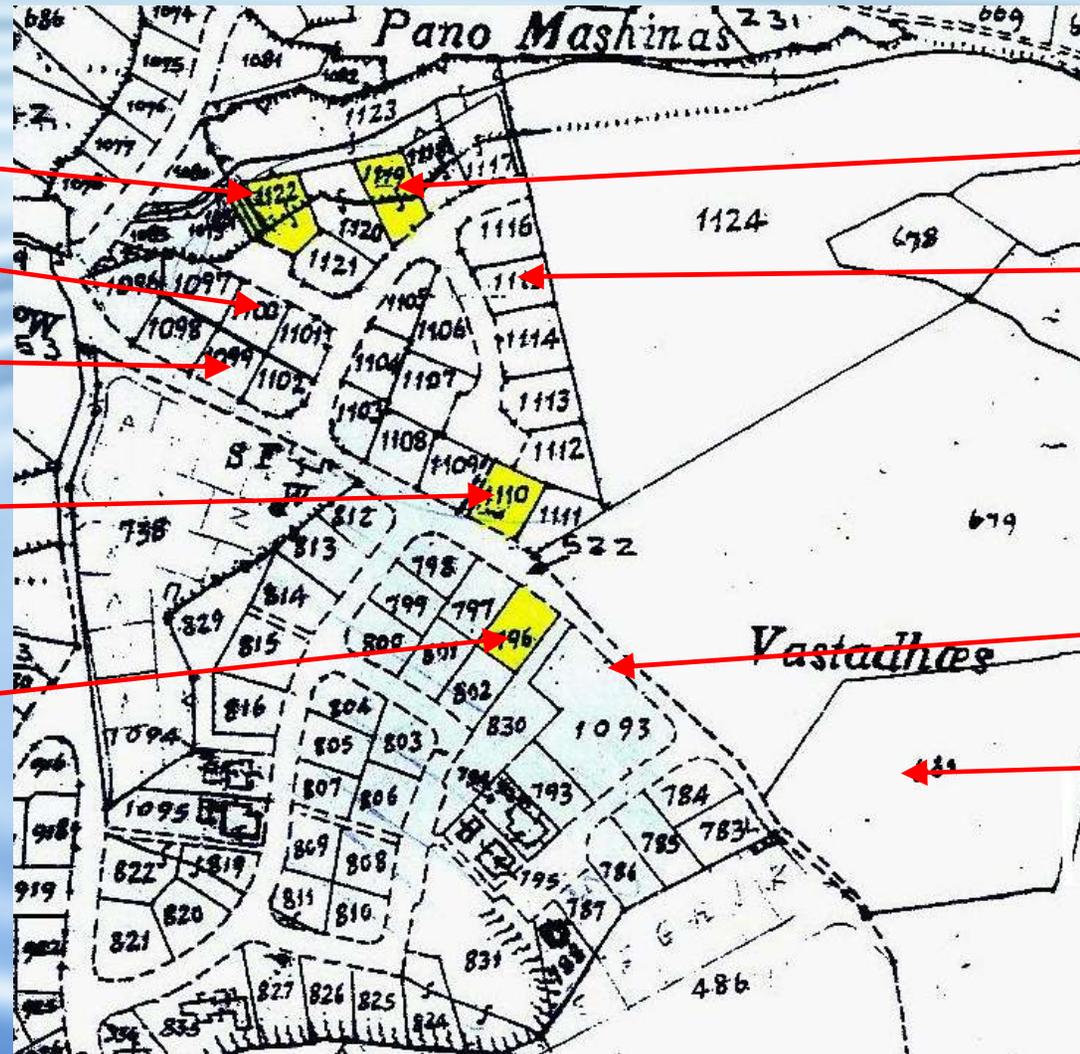
Plot 14

Plot 26

Iokaste Villa

Alkyone Villa

Konia Park



# Project concept

- Custom designed properties
- Sea and mountain views
- High spec finishes
- Elite Residential Neighbourhood
- Privacy

# Views



# Views



# Views



# Connectica Plot 14

- Building Factor 40%
- Covered Factor 25%
- Plot size 684 sq m
- Maximum Build
  - 2 storey 274 sq m
  - single storey 171 sq m

# Vastades Plot 16

- Building Factor 40%
- Covered Factor 25%
- Plot size 664 sq m
- Maximum Build
  - 2 storey 266 sq m
  - single storey 166 sq m

# Vastades Plot 23

- Building Factor 40%
- Covered Factor 25%
- Plot size 743 sq m
- Maximum Build
  - 2 storey 297 sq m
  - single storey 185 sq m

# Vastades Plot 26

- Building Factor 40%
- Covered Factor 25%
- Plot size 810 sq m
- Maximum Build
  - 2 Storey 324 sq m
  - single storey 202 sq m

# Value

It is the policy of Pafilia to ensure that this neighbourhood is kept to a consistent standard. Therefore custom build villas on Vastades plots will be constructed by Pafilia\* on a minimum budget of CYP380,000 (indicative price of the plot plus construction of a 3 bed villa with pool).\*

\* Except Connectica plot 14 which can be sold independently

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# Luxury Villa Specifications

- Grafiato External finish to walls
- Double Glazing
- Granite kitchen worksurfaces and splashbacks
- Cherry Veneer kitchen cupboards
- Acrylic double bowl sink
- Water pressure system

# Meet the Neighbours

To give an indication of the elite neighbourhood in which these plots are situated, we will introduce you to some of the many custom villas Pafilia has built in the immediate area.

# Despina Villa



# Despina Villa



# Views from Despina Villa



# Despina Villa



# Artemis Villa



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# Artemis Villa



# Villa 2



# Villa 2



# Iokaste Villa



# Iokaste Villa



# Villa Olga



# Villa Olga



# Optional extras

Some of the latest modern conveniences available include:

- Smart house
- Home cinema
- VRV cooling/heating
- 3 way floor heating
- Sauna, jacuzzi, steam room
- Wide variety of swimming pool designs

# Pool types

- **Skimmer- basic design** (10cm of water under pool base. Pool requires mechanical room, filter & pumps)
- **Overflow- channel around entire pool** (Larger mechanical room, filter pumps and balancing tank so water circulates)
- **Vanishing edge/ Infinity- No channel around pool, like a waterfall** (Pool can be at any height. Larger mechanical room, filter pumps and balancing tank so water circulates)
- Other options include different shapes, mosaics, lighting etc.

# Key contacts

Civil Engineer:

Michalis Fanis

[michalis.engineer@pafilia.com](mailto:michalis.engineer@pafilia.com)

Customer Care Administrator:

Maria Petrides

[m.petrides@pafilia.com](mailto:m.petrides@pafilia.com)

# Vastades Plots

Delivery date:  
20 months from start of construction

Thank you  
for your time & interest in  
Vastades Plots