

Victoria Manor

Private Manor Community

An Address of Prestige. A life of Elegance .

Delivery: 31/12/2028



A European Lifestyle Anchor in the Mediterranean -CYPRUS

CYPRUS

An island of 320 days light, culture and opportunity.
EU member, EURO zone, soon enter Schengen.

PAFOS

Paphos is the most famous historical site area in Cyprus.

Cyprus gets 4-5 million tourists every year, and 31.5% of them choose to stay in Paphos.

Ayia Napa 15.9%
Larnaka 14.2%
Limassol 12.4%
Paralimni 11.4%
others 14.6%



LOW-TAX& HIGH INVESTMENT RETURN

STRONG MARKET POTENTIAL

- Corporate Income Tax: 15%
One of the countries with the lowest taxes in the world
- Annual growth in property value: 8.5%
above(PAFOS)
- Annual rental return:6.5%-7% above (PAFOS)



Not Every Villa Is a Manor

Victoria Manor sits on the quiet edge of Yeroskipou Pafos
The whole Manor has 7214 sqm with 21 de-tached modern villa.
3 bedroom, option with swimming pool or garden.



Elegant

Timeless

Serene

Refined

Luxurious

Sophisticated

Grand

Exclusive

Architecture



- Timeless Aesthetics: Minimalist white architecture blended with lush Mediterranean landscapes.
- Light & Space: Expansive open-plan layouts with floor-to-ceiling glass for maximum light.
- Private Roof Terraces: Exclusive elevated spaces designed for relaxation and panoramic views.

Location

PAFOS-YEROSKIPOU

Coastal town in Pafos

Rich history with modern living

Most beautiful beaches



Airport

15min



High way

5min



Harbour

7min



Beach

2min



School

2min



Pharmacy

2min



Shopping Mall

10min



General Hospital

10min



A Quiet Elite Community

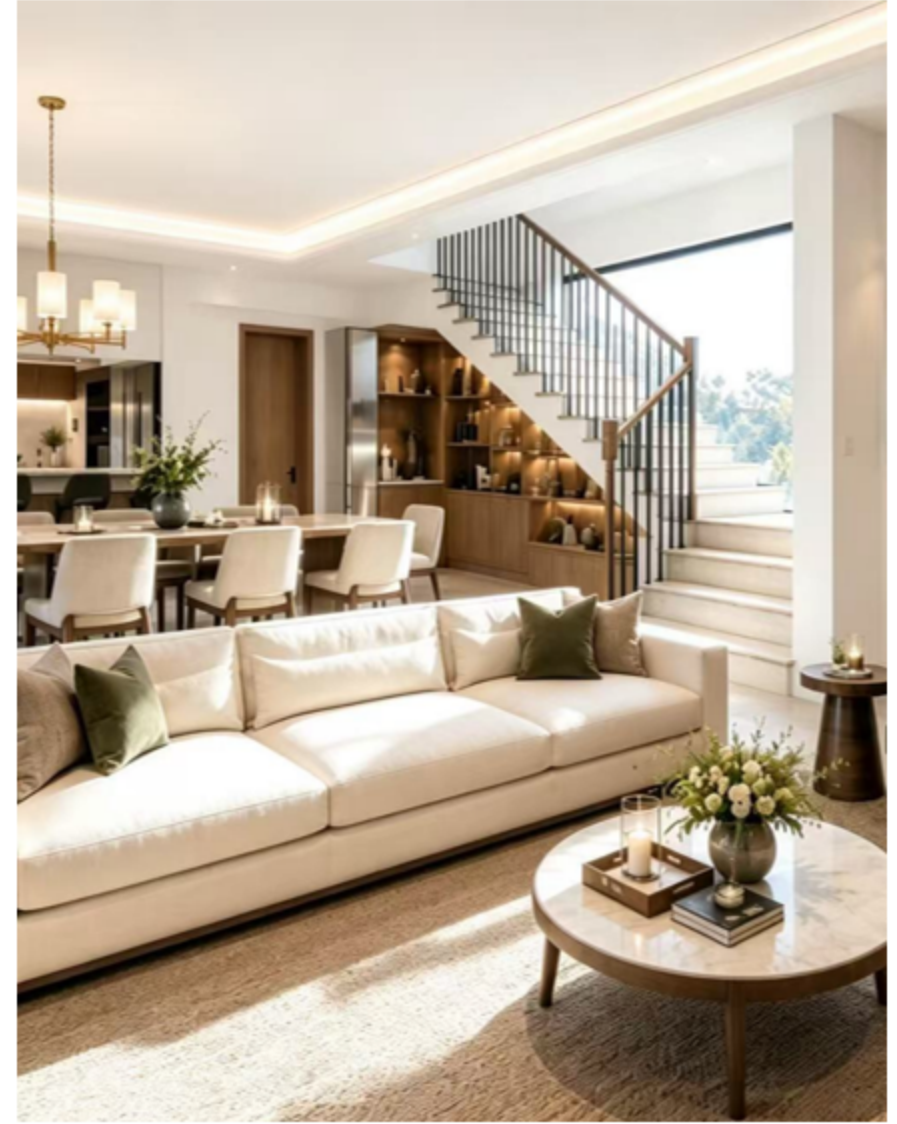


European Life Style

- Unrivalled Privacy: 24/7 gated security & peaceful environment
- One way inner lane with one entrance and one exit to be more organized and more safe.
- Private parking
- Sea view from roof garden

Living Room

- Sun-drenched open spaces seamlessly designed for sophisticated entertaining and quiet relaxation.
- An expansive sanctuary of refined comfort, featuring 3 meters ceilings and bespoke interior craftsmanship.
- Independent laundry room connected with garden coner
- Office space with windows



Kitchen & Dining



Bright open-plan layout kitchen with big windows connect with living room.



Bathroom

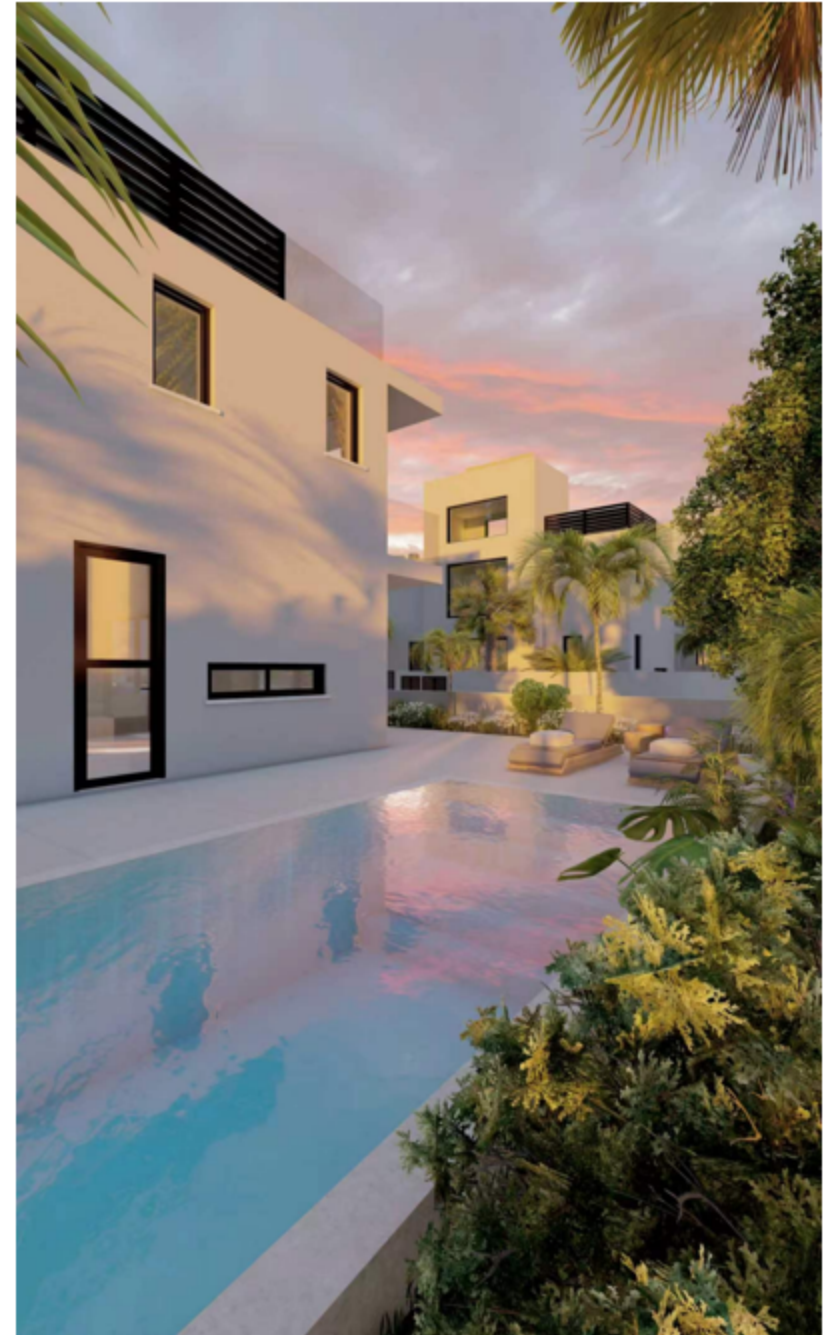


Stylish bathrooms with high quality materials, walk-in showers and premium bathroom fixtures
All bathroom with window



Specifications

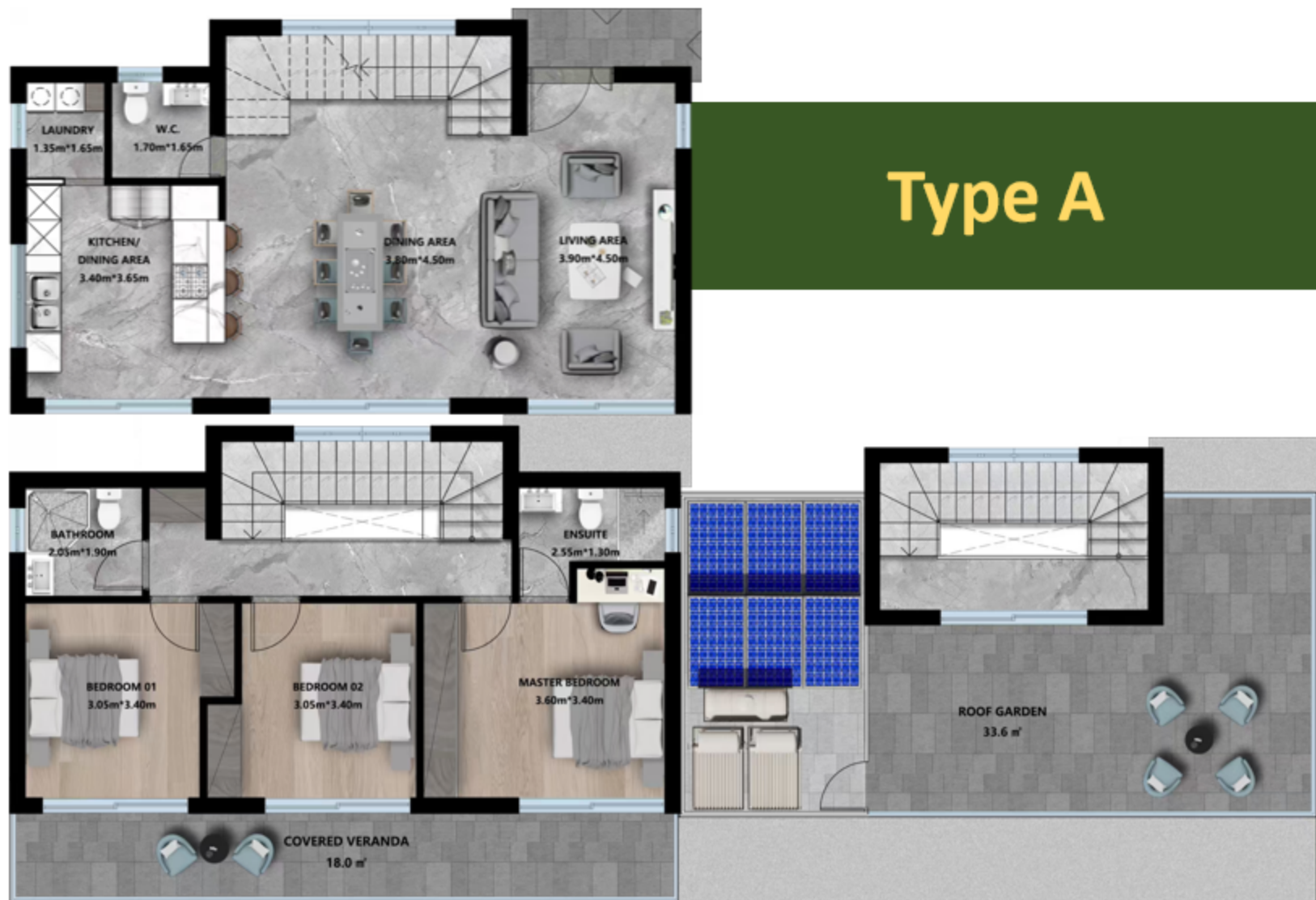
- > Private parking
- > Modern Designer Interiors
- > Smart Home Ready
- > Roof garden with seaview
- > Laminated floor in bedroom
- > Electric Shutters
- > High-quality fittings
- > Central Air Conditioning
- > Gypsum Board Ceilings
- > TV Feature Wall
- > Aluminium Doors & Windows
- > BBQ Counter
- > Smart Entry System
- > Kitchen Island



Master Plan



Floor Plan



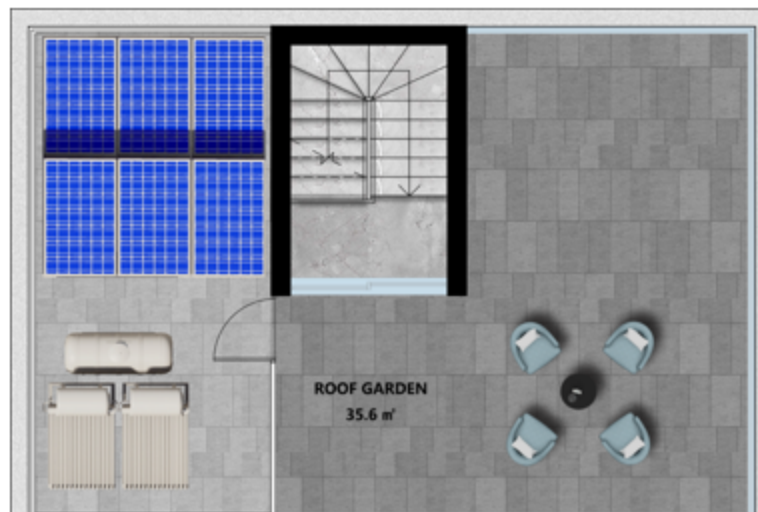
3 Bedrooms

Land area (m ²)	254.2-439.8
Usable area (m ²)	348.7-528.4
Indoor area (m ²)	143.9
Balcony (m ²)	18
Garage (m ²)	20.3-38.3
Swimming Pool (m ²)	18
Option	
Roof Garden (m ²)	33.6
Garden (m ²)	131.3-297.2

Floor Plan



Type B



3 Bedrooms

Land area (m ²)	263.4-289.3
Usable area (m ²)	357.6-382.8
Indoor area (m ²)	144
Balcony (m ²)	16.5
Garage (m ²)	18.8-27.3
Swimming Pool (m ²)	18
Option	
Roof Garden (m ²)	35.6
Garden (m ²)	138.9-159.4

Residence Schedule

Unit	Type	Land (m ²)	Usable (m ²)	Indoor (m ²)	Balcony (m ²)	Garage (m ²)	Roof Garden (m ²)	Swimming pool	Garden	Status
House 07	3 Bedroom	274.7	367.1	143.9	18.0	20.3	33.6	Option	151.3	Available
House 08	3 Bedroom	260.4	354.7	143.9	18.0	20.4	33.6	Option	138.9	Available
House 09	3 Bedroom	254.2	348.7	143.9	18.0	21.9	33.6	Option	131.3	Available
House 10	3 Bedroom	260.4	354.7	143.9	18.0	20.4	33.6	Option	138.9	Available
House 11	3 Bedroom	254.2	348.7	143.9	18.0	21.9	33.6	Option	131.3	Available
House 12	3 Bedroom	266.5	359.4	143.9	18.0	21.8	33.6	Option	142.2	Available
House 13	3 Bedroom	278.7	370.8	144.0	16.5	19.6	35.6	Option	155.2	Available
House 14	3 Bedroom	263.4	357.6	144.0	16.5	22.6	35.6	Option	138.9	Available
House 15	3 Bedroom	332.6	424.4	143.9	18.0	25.5	33.6	Option	203.4	Available
House 16	3 Bedroom	358.8	449.7	143.9	18.0	38.3	33.6	Option	216.0	Available
House 17	3 Bedroom	439.8	528.4	143.9	18.0	35.7	33.6	Option	297.2	Available
House 18	3 Bedroom	289.3	382.8	144.0	16.5	27.3	35.6	Option	159.4	Available
House 19	3 Bedroom	278.9	371.9	144.0	16.5	18.8	35.6	Option	157.1	Available

Swimming Pool 3*8 m² / PV Option to Buy

All Prices are subject to VAT. The seller reserves the right to change the prices without prior notice.



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A Seat at Victoria. A Life of Distinction.

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