



ELYSIA PARK

LUXURY RESIDENTIAL
DEVELOPMENT

it's all
here

- 01 Overview: it's all here
- 14 Amenities: wellbeing made easy
- 38 Location: growth
- 48 Properties: your home
- 60 Pafilia: a vision for the future

The benefits of a luxury hotel integrated into a private residential resort, Elysia Park offers more than a home; it promises a lifestyle. First-class service and facilities that make life richer and less complicated. A supremely convenient location places a wealth of amenities, attractions and experiences on your doorstep. A neighbourhood spirit with a holiday ambiance, where children can 'be children' with safety and freedom. A Mediterranean retreat where you can unwind, enjoy and relax with ease, while we take care of the rest.





the
difference is
in the details

25² metre
heated indoor pool

1500² metre
commercial plaza

2
expansive outdoor pools

400² metre
spa

7074² metre
gardens

2
children's pools

554² metre
fitness centre

290 metre
boulevard

4
property styles

647² metre
indoor pool & relaxation area

07:00 —
23:00
residential concierge

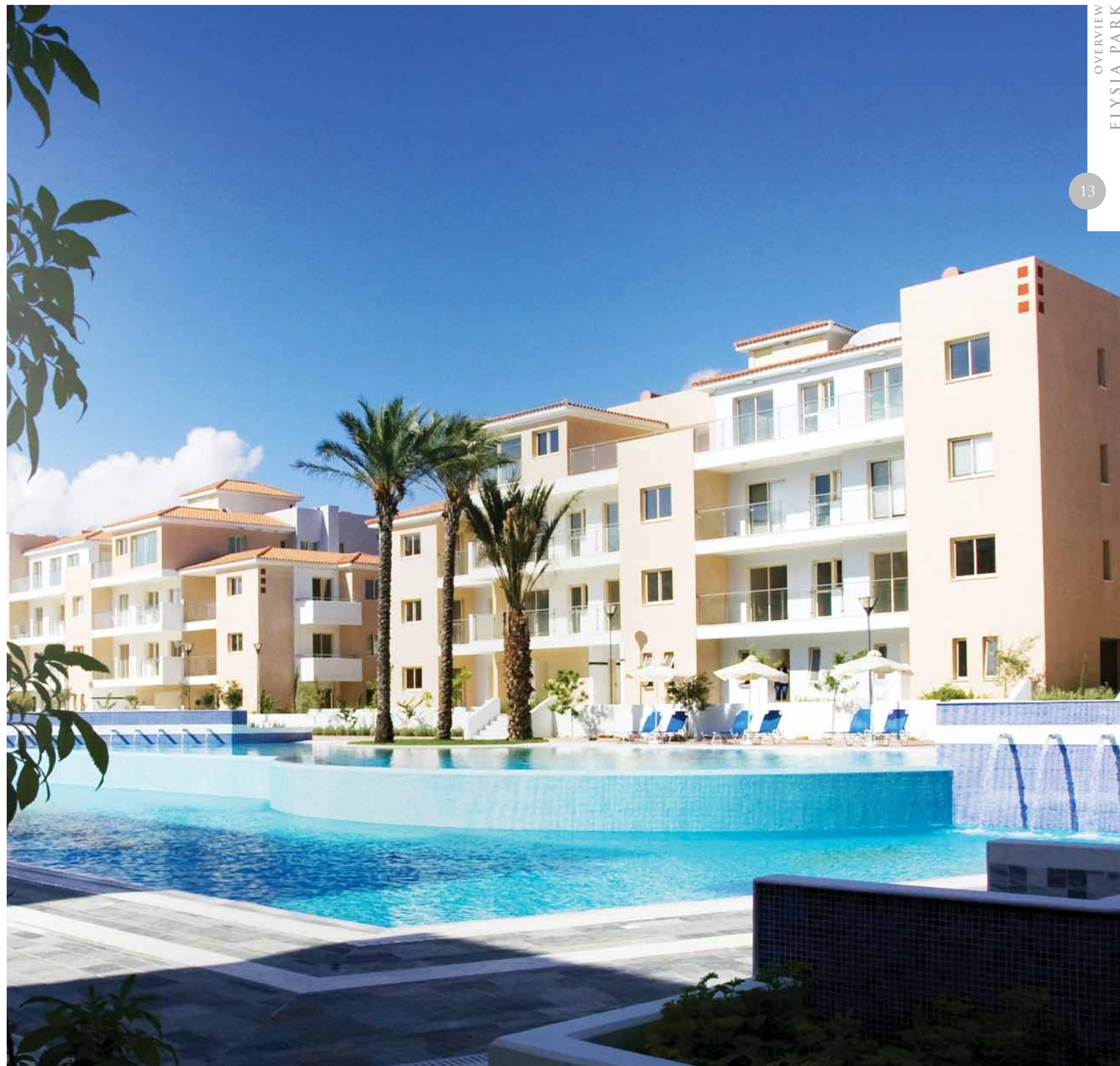




a hub of living, leisure & relaxation

A contemporary retreat offering well-appointed apartments, penthouses and garden residences in beautiful surroundings, Elysia Park will be your own private refuge within effortless access to everything. Outstanding facilities and wide-ranging services, that rival the Mediterranean's finest hotels, ensure Elysia Park residents experience the best in recreational enjoyment and contemporary living.

At Elysia Park, every aspect of home ownership can be hassle free, from interior design and year-round maintenance, to the simple convenience of grocery provisioning pre-arrival. Elysia Park residents may enjoy a service-rich lifestyle as their standard of everyday living.



wellbeing made easy

As an Elysia Park homeowner, you automatically receive unlimited access to the resort's premium leisure facilities. Expansive lagoon pools, a fitness centre for yoga and workouts and a luxurious spa are a sample of the facilities that are literally on your doorstep.

For your complete comfort and convenience, the on-site reception and concierge is on hand for information, practical advice and assistance. Whether you require housekeeping, a babysitter, in-home dining, or simply need assistance planning a day trip, the knowledgeable staff will provide prompt, professional and reliable service that will give you the luxury of time.

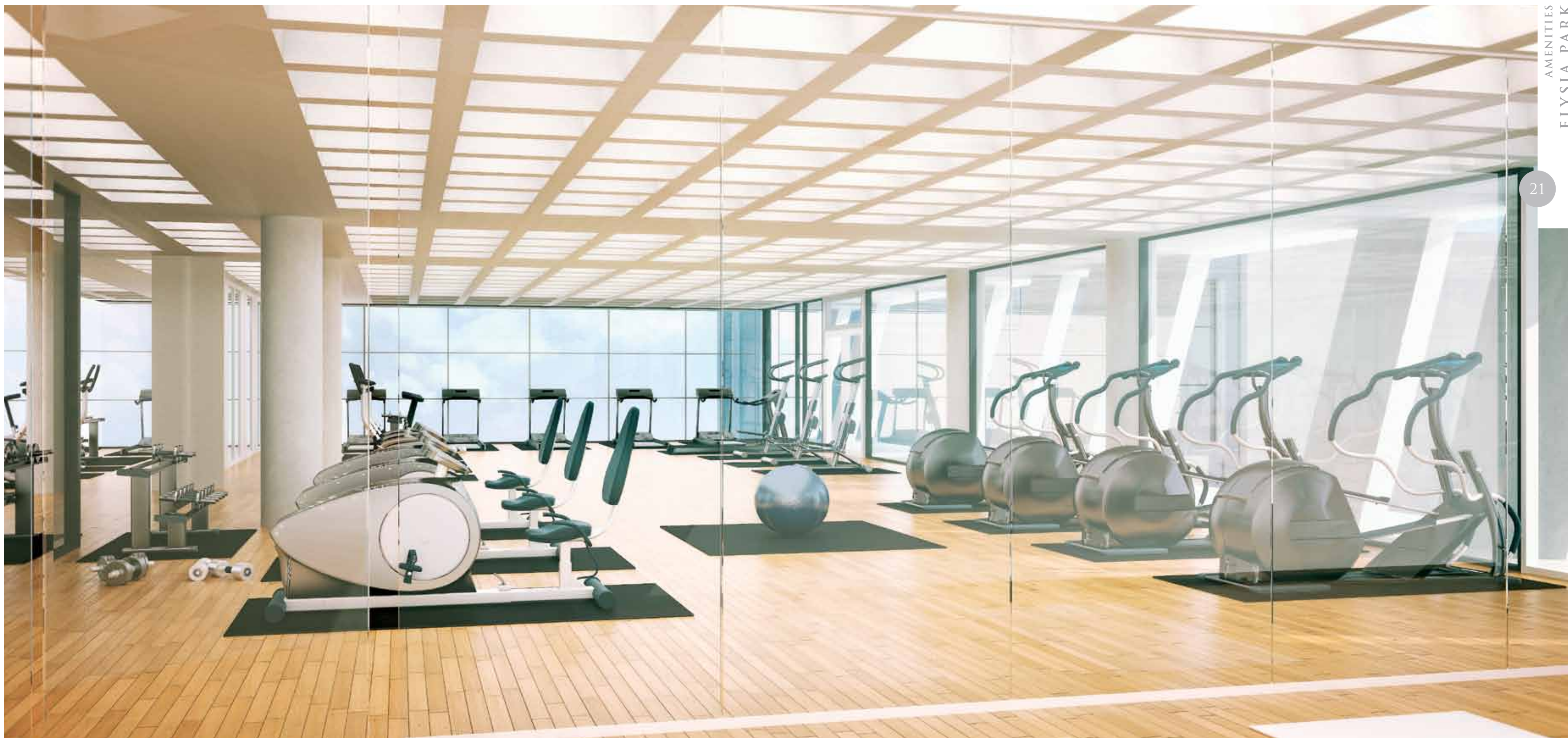
a few
lengths?

Twin two-tier lagoon-style swimming pools form the centrepiece of the resort. Surrounded by aromatic Mediterranean planting, they offer the perfect place to lounge poolside and soak up the sun whilst relaxing to the sound of cascading water.



all year-round dip

The twenty-five metre heated indoor pool, complete with fully equipped changing facilities, offers year-round convenience enabling you to swim anytime and during any season. Whether you wish to swim laps as part of your fitness regime, take a refreshing dip, or experience the benefit of hydrotherapy in the pool's integrated spa, the facilities guarantee to impress.



re-energise with style

Maintaining your fitness routine at Elysia Park is easy, with unlimited access to the resort's outstanding fitness and relaxation facilities. For those seeking exercise, there is a fully equipped gym with free weights, as well as a cardio area outfitted with state-of-the-art elliptical trainers, bicycles, treadmills and rowing machines.

Residents can also choose to burn off calories in the fitness studio with its variety of group classes, from relaxing Pilates and yoga to the more energetic body-combat and body-pump.

The studio offers routines to suit all preferences and capabilities. Professional trainers are available for fitness evaluation and personal training by appointment.

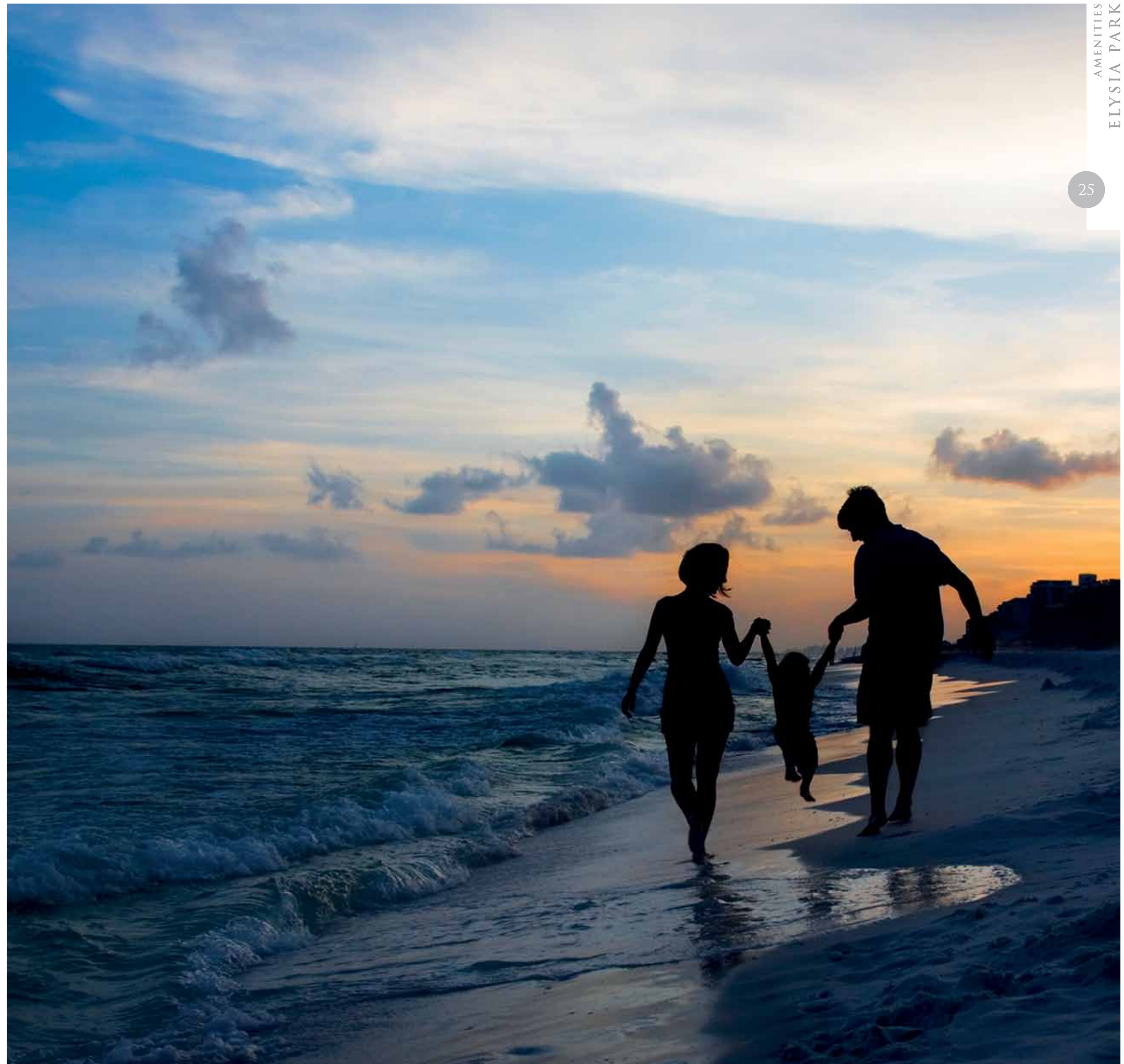


relax & recharge

Relax and recharge at the Elysia Park spa, where you can indulge in wonder-working treatments that rejuvenate your body, mind and soul. The Elysia Park spa is all about wellbeing. Whether you wish to pamper, detox, or simply relax, the talented team, opulent surroundings and serene atmosphere assure your complete fulfillment. Shower, steam, sauna and relaxation facilities will complete your journey of absolute refreshment.

peace of mind

Cyprus has the lowest crime rate in Europe. Nevertheless, to provide complete peace of mind Elysia Park has an on-site security team, providing round-the-clock vigilance.



their own sense of adventure...

Whether they're all grown up, in their early years or somewhere in-between, Elysia Park offers a wonderful base for your family, surrounded by an abundance of activities, attractions and amenities that promise memorable family moments.

The resort itself is a children's paradise with expansive gardens, an adventure playground and impressive pools, complete with waterslide, that guarantee to keep your little ones entertained. With more than 7000m² of landscaped grounds to roam, children will experience a real sense of adventure! The secure environment allows them freedom whilst ensuring your peace of mind and the scale of the resort ensures they will easily meet new friends.

Elysia Park has a dedicated children's club offering fun, creative, educational and exciting activities for your little ones to enjoy. The action packed programme includes arts and crafts, storytelling, organised games, dress up and creative play. A professionally trained team of staff are on hand to ensure the utmost safety and security of your children, so you can relax and enjoy some personal time. Parents can also take advantage of the in-home babysitting service that enables them to take a well-deserved night off!



service for your home & lifestyle

"Pafilia Concierge" is a comprehensive array of services designed to make home ownership effortless, allowing you more time for enjoyment. Our dedicated team is on hand from 07:00-23:00 to ensure that your in-residence living is incredibly comfortable, your arrival and departure smooth and that your time spent here is always extraordinary. As well as providing you with complete comfort and convenience whilst in Cyprus, Pafilia Concierge also ensures you complete peace of mind whilst away, through our comprehensive collection of signature services, designed to care for your home in your absence.

In addition to the home and lifestyle services mentioned above, we also look after the care of your neighbourhood. Walkways and roads are always immaculate and well lit. Electricity, telephone and cable are reliably maintained.



service, it's our pleasure

At Elysia Park, all residents experience service from Pafilia to help put your mind at ease, including on-site security, communal maintenance, pool lifeguard and emergency assistance. The residential concierge, reception and business centre are all on hand to make life even simpler.

In addition to these residents can enjoy a variety of 'a la carte' services such as:

- Housekeeping, at a frequency that meets your needs
- In-home dining, from the resort's own restaurant or local eateries
- Transfers, airport collection and drop-off
- Residence maintenance & gardening, while here or in your absence
- Childcare, babysitting and nanny sourcing
- Personal grocery stocking, pre-arrival or throughout your stay
- Messenger service, local and international postage and shipping
- Car service, a rental car on arrival or at the airport
- Flower service
- Technological assistance
- Catering service
- Interior design & personal shopping
- Laundry & dry cleaning





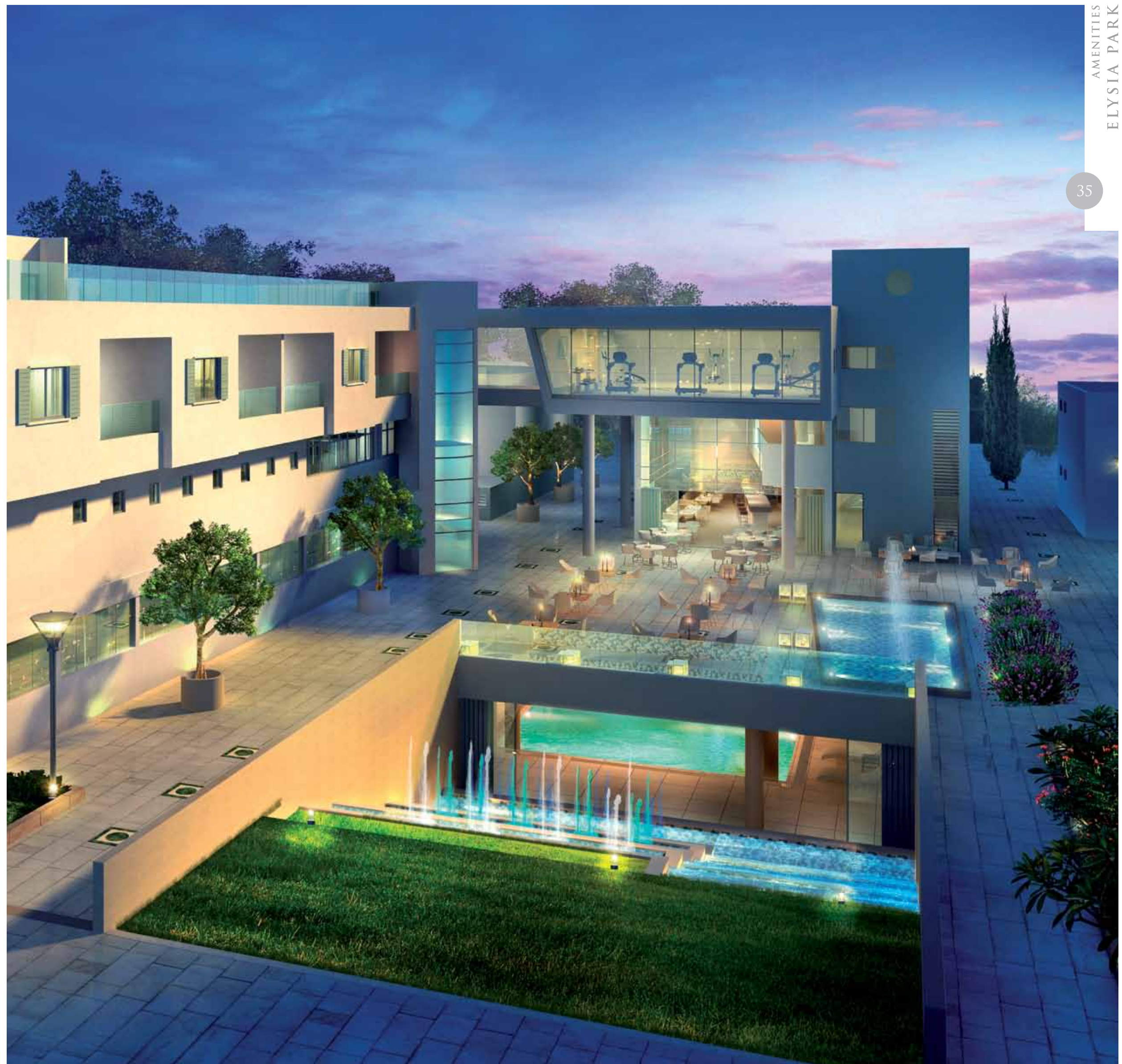
martini...

...or macchiato?

Whether you require an easy breakfast, a relaxed lunch, or evening cocktails with friends, Elysia Plaza provides the ideal venue, offering a contemporary setting, vibrant ambiance, excellent quality, good value and best of all it's just a few steps away from home.

business... or relaxation?

The fully equipped on-site business centre is ideal for those that need to stay up-to-date with work issues. Just steps away from your home, it provides high-speed internet access, computers, printers, copier and audiovisual equipment, essentially enabling you to work from home.



the convenience of resort living

The Elysia Plaza is the social hub of the resort, providing a good selection of amenities including restaurant, bakery, pharmacy and mini market.



an exceptional choice

With a total area of 9251km², 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.

the perfect 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 centre & ship management centre
- Solid infrastructure & advanced telecommunication network
- Efficient legal, banking and accounting service
- Sustainable growth
- Excellent historical ROI
- One of the highest GDP growth rates in EU
- Well educated population
- Great climate





take me back

Pafos, the mythical birthplace of Aphrodite, the Greek goddess of love and beauty, is situated on the South-Western coast of Cyprus. It is home to a great extent of the island's rich cultural heritage including a medieval fortress, frescoed tombs and remarkable mosaics. Almost an open-air museum in itself, UNESCO added the entire town to its world heritage list.

In addition to its rich culture, the Pafos area offers a wealth of amenities and facilities that cater to every need. It offers a large selection of restaurants serving both

traditional and international cuisine, stylish cafes, entertainment complexes and international stores. The locality has numerous international schools, reputed for their high standards of education, as well as first-class medical centres providing excellent healthcare.

Although contemporary in its offering, Pafos is a city that is in touch with its heritage, offering an authentic, relaxed Mediterranean lifestyle.

effortless access to everything

Elysia Park has possibly the most convenient location in Pafos, situated in a quiet residential neighborhood with a relaxing air of tranquility. Yet, it is within effortless access to everything! It is just far enough to separate yourself from the bustle of Kato Pafos, yet close enough to dive right back in as you please.

- Pafos castle
- Schools
- Post Office
- Promenade
- Archaeological Park Boundary

Restaurants / Bars

- 1 Almond Tree
- 2 Tex
- 3 Apomero Tavern
- 4 Happy Island
- 5 Porto Bello
- 6 La Spaghetteria
- 7 Gina's Place
- 8 Tyrimos
- 9 Pizza Hut
- 10 Almyra Hotel Restaurant
- 11 Annabelle
- 12 Fettas Corner
- 13 Ribshack
- 13 Bombay Brasserie
- 13 Don Luigis
- 13 Koi
- 14 Pizza Express
- 15 Taste of India
- 15 Poco Loco
- 16 KFC
- 17 McDonalds
- 18 Bar Street – Night life centre
- 19 Ocean Basket
- 19 Fiesta Bar & Grill
- 20 Asia Chi
- 21 Imperial Chinese

Cafés

- 22 Deck
- 23 Segafreddo
- 24 Metaximas
- 25 Epafes
- 26 Starbucks
- 27 Muse
- 28 Casa
- 29 Politea
- 29 Omnia 1912
- 30 Mare Mare
- 31 Haagen Dazs

Leisure

- 32 Pafos aquarium
- 33 Planned mall & cinema
- 34 Municipal baths
- 35 Bowling alley
- 36 Soft play childrens area
- 36 Cineorassis cinema
- 37 Cydive scuba diving centre

Churches

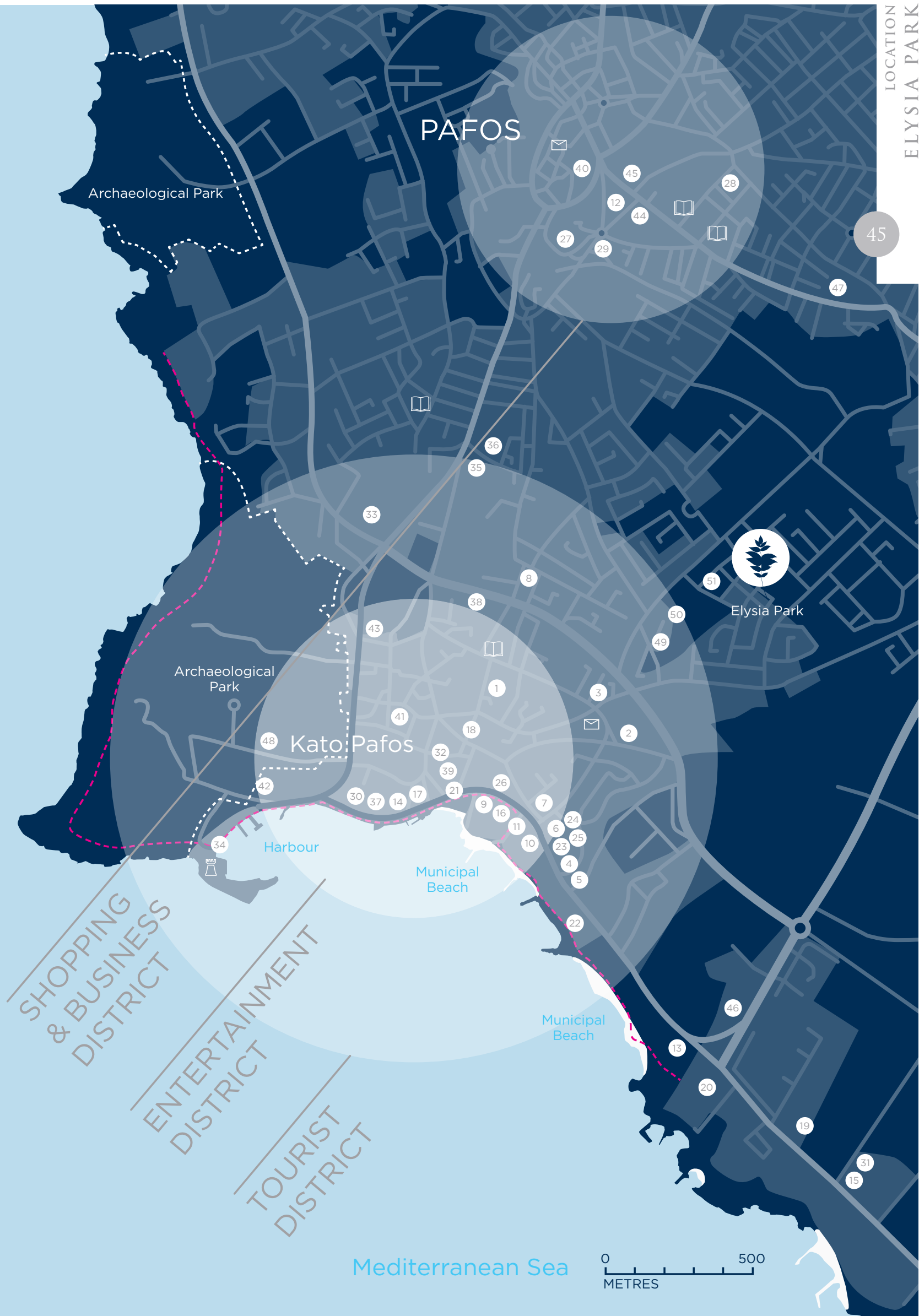
- 38 Ayion Anargyron church
- 39 Theoskepasti church
- 40 Agios Kendeas church

Archaeological sites

- 41 Chrysopolitissa
- 41 St Paul's Pillar
- 42 Mosaics
- 42 Pafos Odeon
- 43 St Soloman's Catacombs

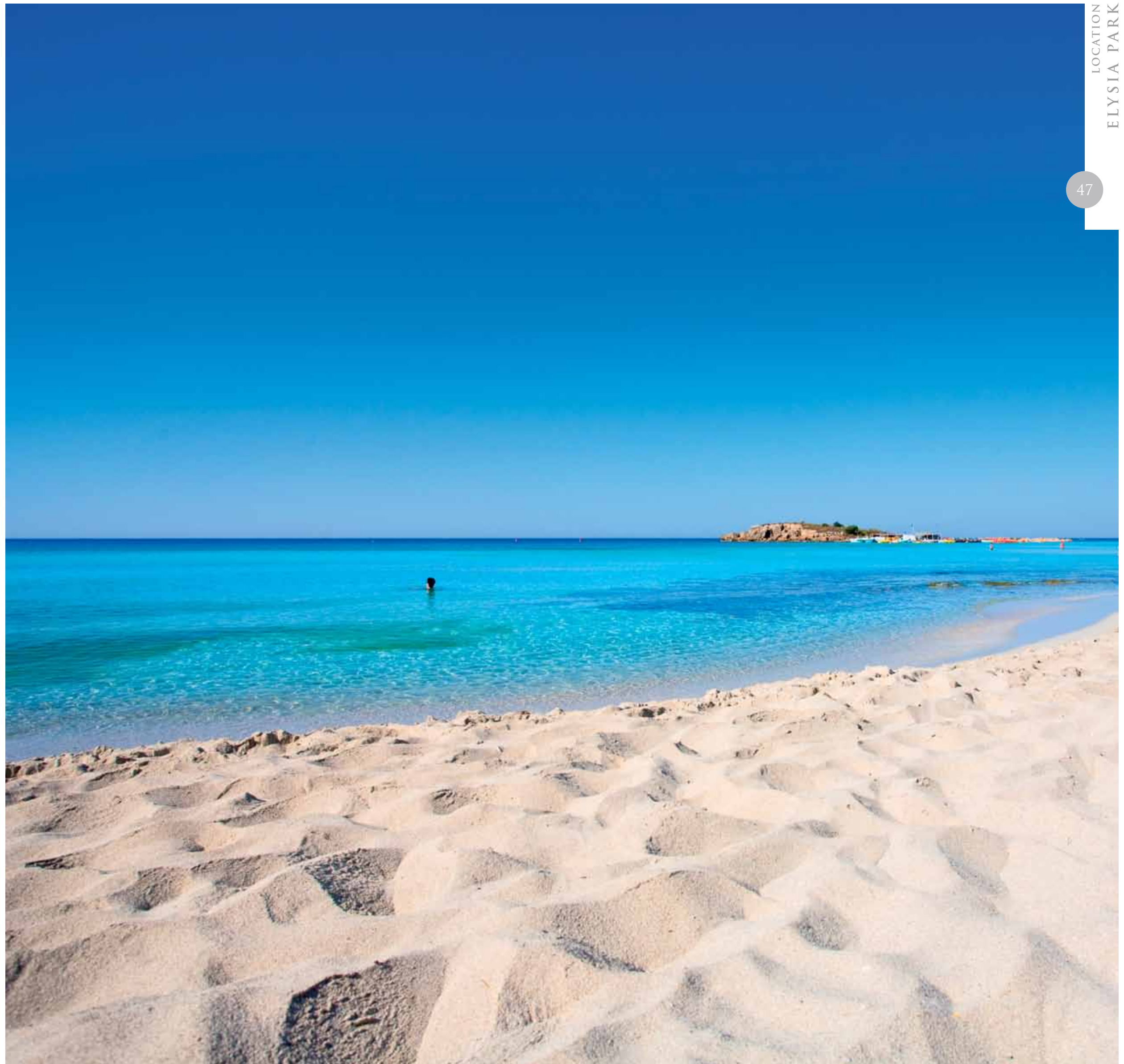
Other

- 44 Town hall
- 45 Municipal library
- 46 University
- 47 Pafos District Archaeological museum
- 48 Saranta Kolones castle
- 49 Universal kiosk
- 50 Amazon kiosk
- 51 DVD sales & rentals



a life of leisure

Boasting mountain peaks and beautiful beaches, Cyprus is a sport enthusiast's delight offering alpine sports during the winter months and aquatic sports all year-round. In fact, the area offers sporting temptations for practically every interest, from golf, deep-sea fishing and horse riding to hiking and even quad biking.



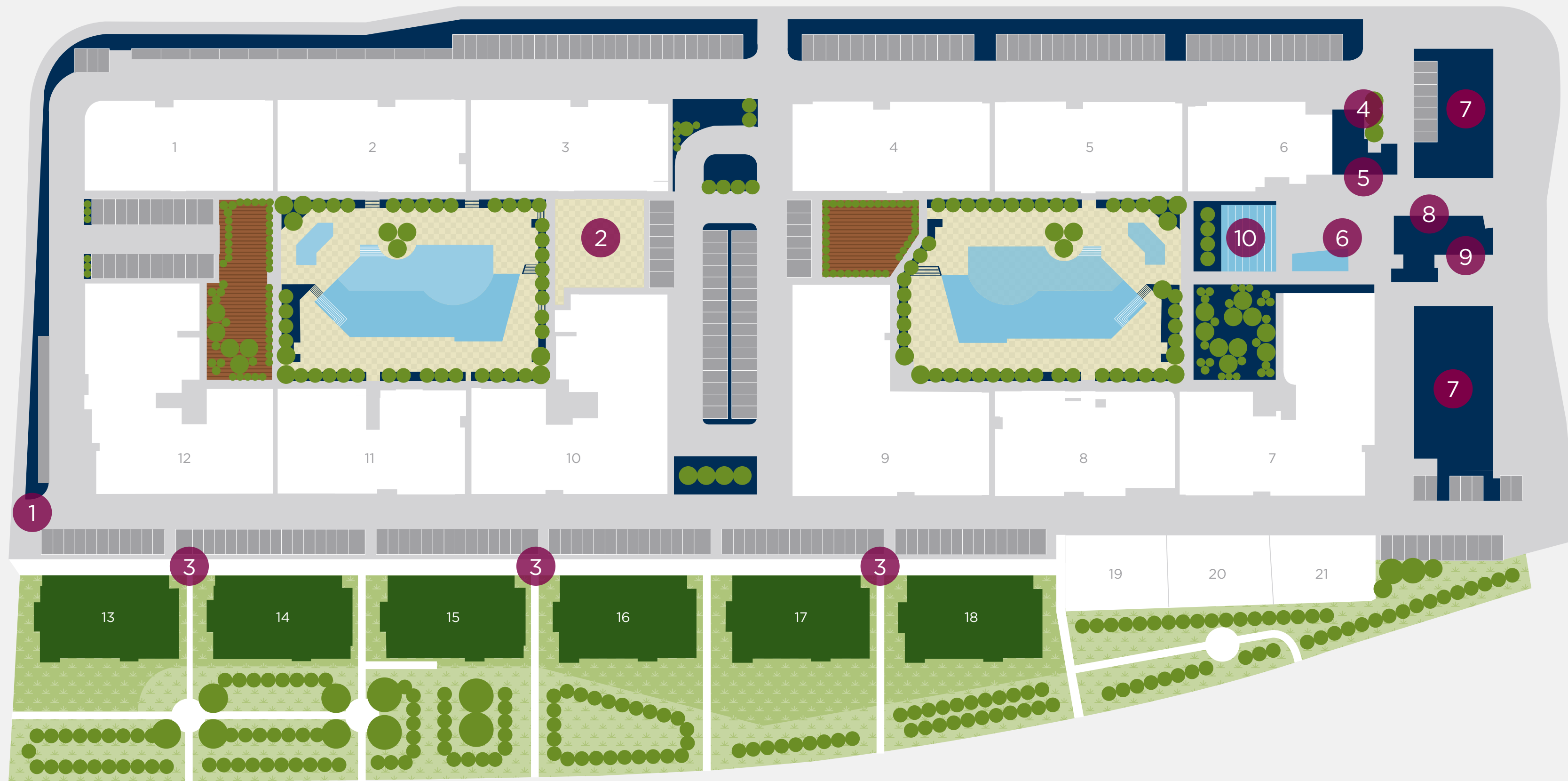
your home

Elysia Park has struck a perfect balance between covered area and open space by utilising multiple blocks with fewer properties that blend with the natural surroundings. This design style enables each property to enjoy optimal views and natural lighting at the same time as successfully integrating the buildings with the landscape, through the use of pathways and gardens that act as green buffers. Distinctly Mediterranean in style, Elysia Park features terracotta roofs, white marble floors and large outdoor terraces designed for al fresco living.

The resort offers a variety of property types including apartments, penthouses and garden residences with a vast array of floorplans to suit various lifestyle needs.

All properties enjoy:

- Owner designated parking
- Solar heated water
- Water pressure system
- Air conditioning provisions
- High quality finish
- Granite countertops
- Satellite services
- Private balcony or terrace

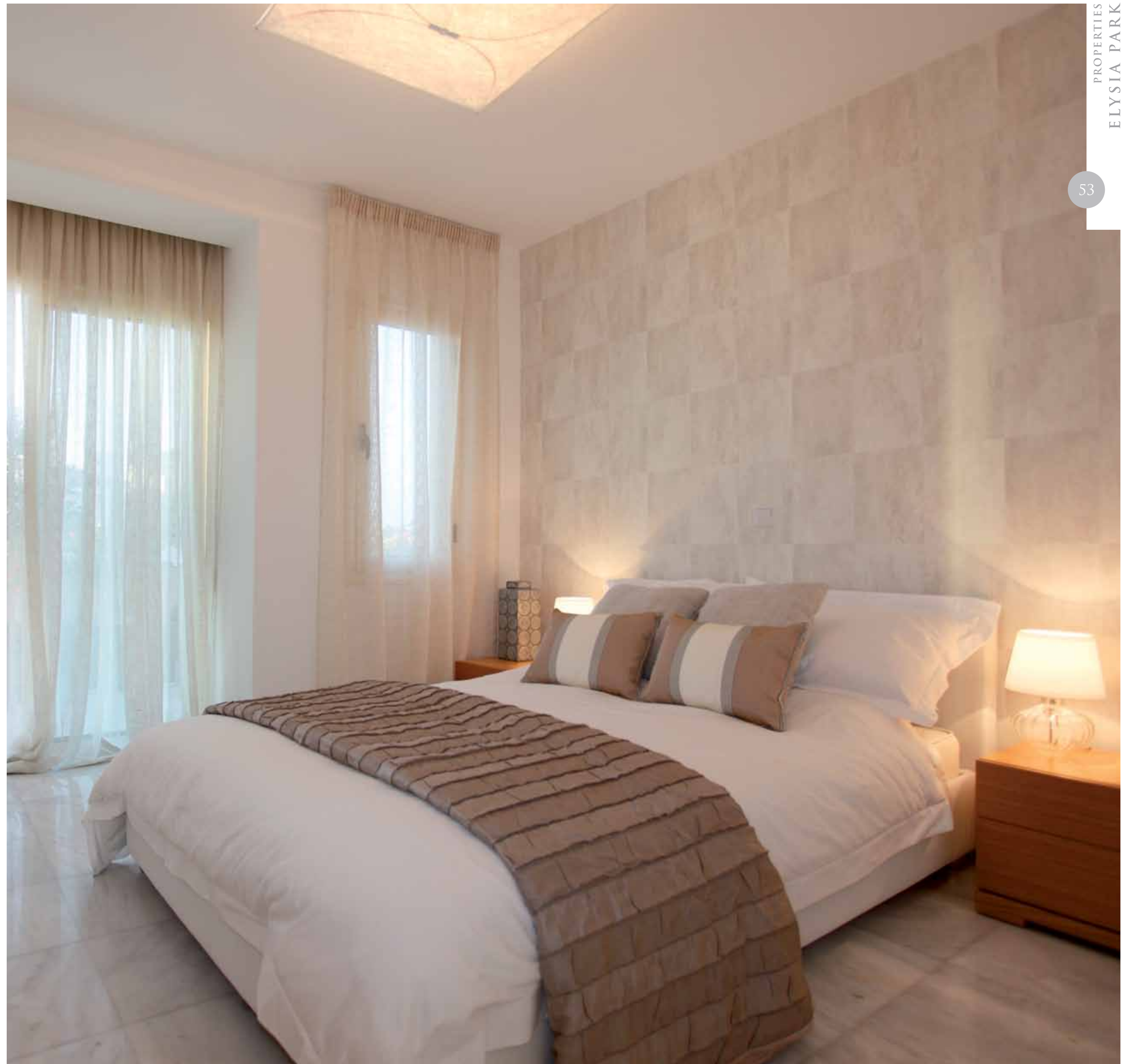


Elysia Park site plan

- | | |
|-------------------------|--|
| Apartments & Penthouses | Main entrance |
| Garden Residences | Playground |
| Outdoor pools | Boulevard |
| Paved area | Reception |
| Decking | Children's club & business centre |
| Communal gardens | Café courtyard |
| Trees | Elysia Plaza |
| Roads | Gym |
| Parking | Cafe/bar |
| Structure | Water feature, indoor pool & spa below |

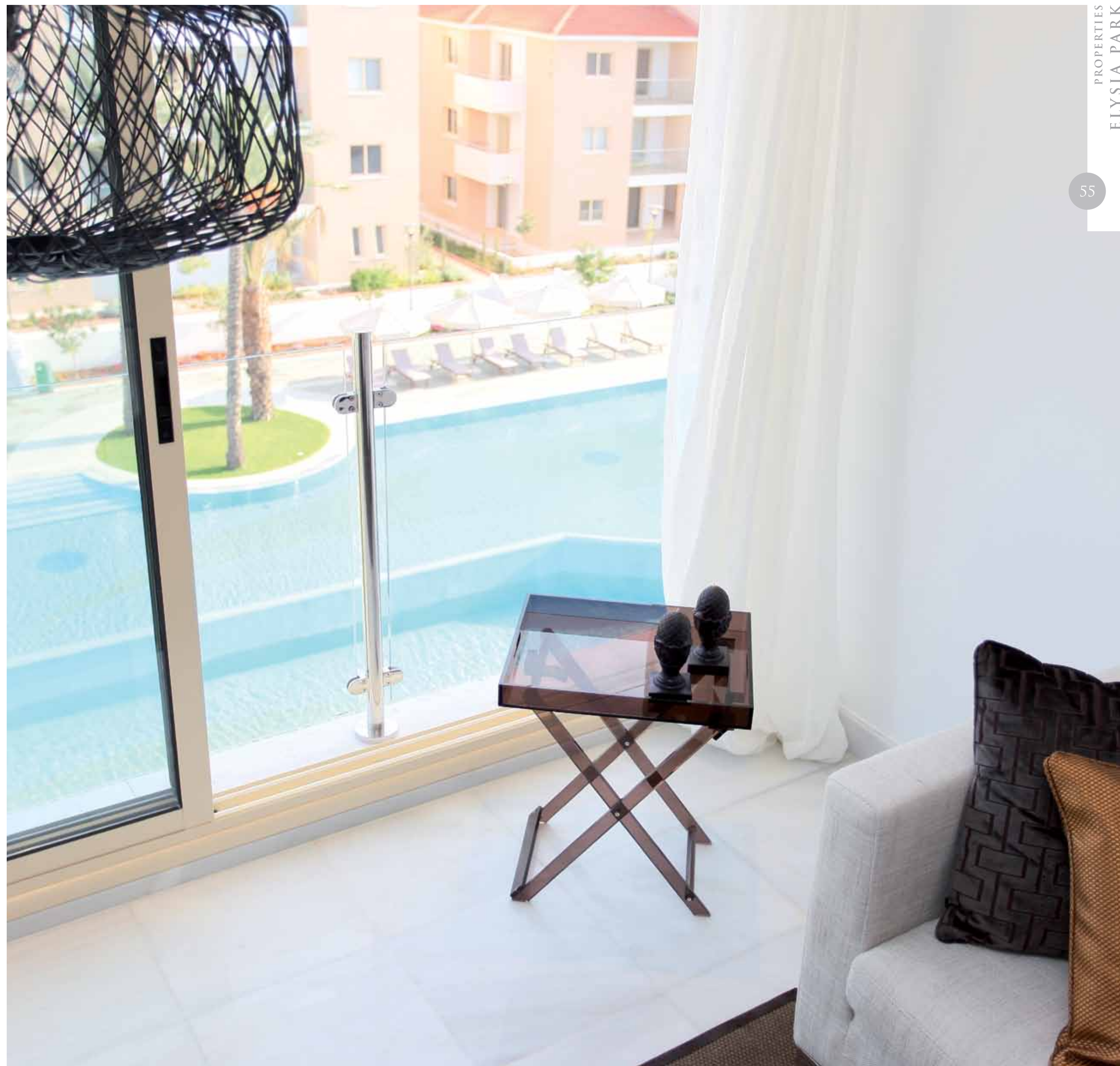
stylish abode

The 1, 2 and 3 bedroom apartments all enjoy abundant levels of natural light, contemporary design, elegant layout and a natural palette of materials. Each property features at least one private terrace, offering the perfect space to relax and take in the views.



the view from the top

The Elysia Park penthouses not only command the best views of the resort, but also enjoy generous living areas and airy designs. Ideal for those that enjoy indoor/outdoor living, the open plan living/dining area opens onto a sizeable terrace, providing the perfect space for entertaining. All penthouses enjoy upgraded fittings and finishes, including a VRV system (integrated climate control), marble floors and smart home provisioning, to name but a few.



garden residences

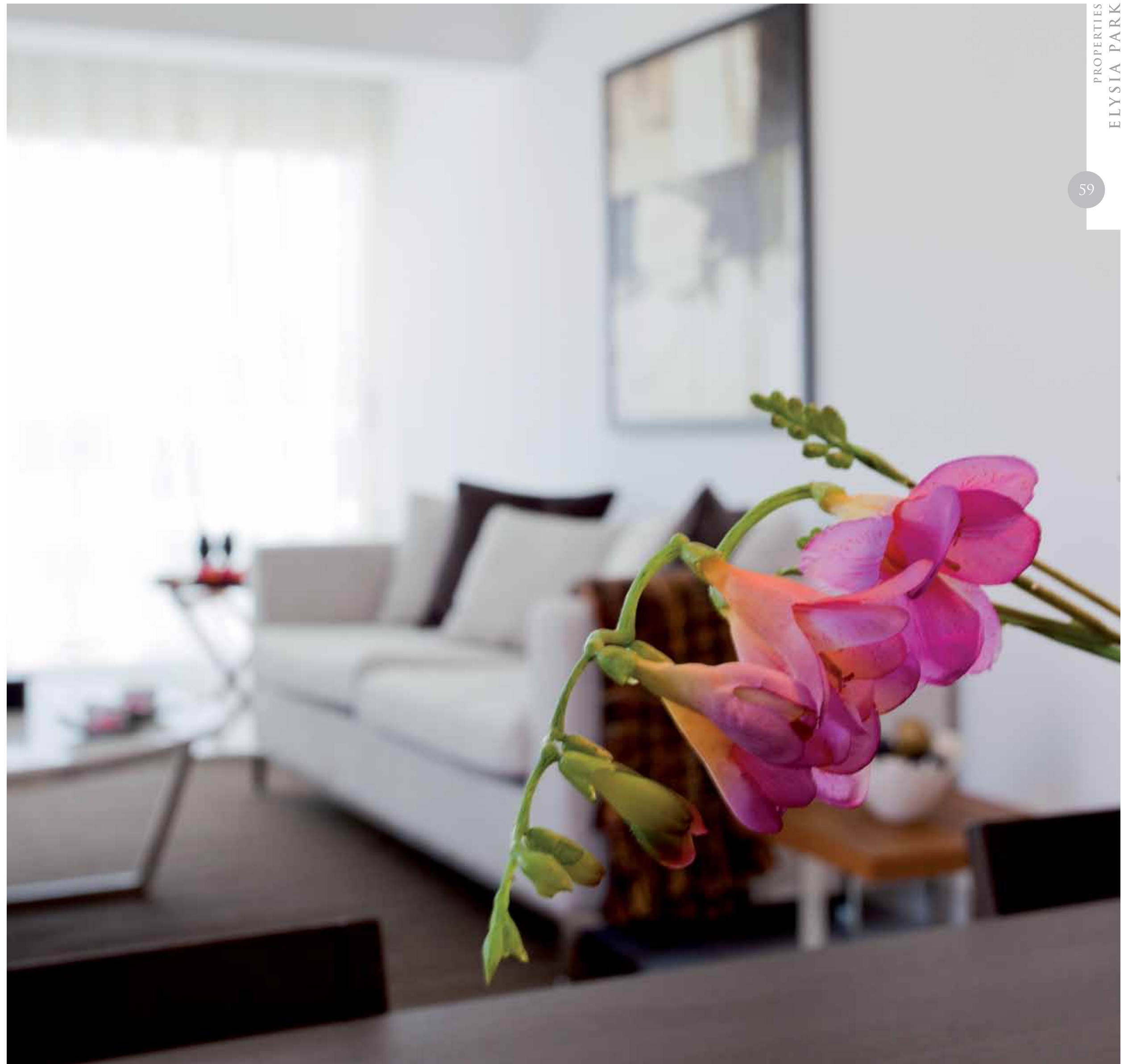
Lining the southwest border of the resort, the garden residences enjoy a peaceful setting. Ideal for those that prefer conventional two-storey living, the lower level comprises of an open plan living, dining and kitchen area, while the upper floor consists of a master bedroom with ensuite, garden view balcony, family bathroom and a second bedroom, also with private balcony. The garden residences not only feature a spacious terrace and private garden, suited for barbecues and social gatherings, but also abut a large communal landscaped green.



reflect your style

A variety of move-in packages are available, designed to make Elysia Park life even easier. You can choose to work with our experienced interior designers to create beautiful, comfortable and enjoyable living spaces that reflect your personal style. From indoor and outdoor furniture, to tableware bedding and art, the skilled team can source, deliver and install everything, so it is ready for you to call home. Alternatively, you can select one of our turnkey interior packages, available in many design styles, from classic and contemporary to ultra-modern. Each collection has been tastefully chosen to compliment the property design. Technological packages are also available, customisable to your individual needs. Whether you would like a complete smart home or just need the essentials, our expert technicians will present you with the best solution.

The interior design team works with many stores, both on the island and internationally. Local stores include Armani Casa, Fendi Casa, Vitra, BNB Italia, Roche Bobois as well as the usual good value brands found in most places.





Pafilia a vision for the future

Through visionary leadership and organic growth the company has developed an international network of over twenty offices, employing over five hundred staff.

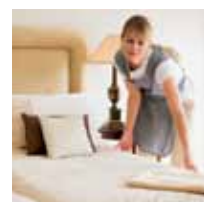
Owner-managed by Mr. Elias Eliades and family, the Pafilia brand is synonymous with quality and has gained a reputation for excellence. Pafilia's dynamic team, family values and customer centric approach are key attributes to the company's success.

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

For more information
www.pafilia.com
www.pafilia.ru

Head Office

Pafilia House
33 Nicodemou Mylona Street
Marina Court
PO Box 60159
8101 Pafos – Cyprus
Tel: +357 26 848 800
Fax: +357 26 934 910
Email: info@minthishills.com

UK & Ireland

Pafilia UK Ltd
1st Floor
10 – 12 Blandford Street
London W1U 4AZ
Tel: +44 (0) 207 486 1179
Fax: +44 (0) 207 935 7415
Freephone: 08000 850870
Email: info.UK@pafilia.com

Scandinavia

Tel: +357 26848717
Fax: +357 26934910
Email: scandinavianinfo@minthishills.com

Moscow

Pafilia Property Developers Ltd
Krasnopresnenskaia
Naberezhnaia 12
Pod'ezd 6, Office 1032
123610 Moscow, Russia
Tel/Fax: +7 (495) 258 1970/71
Email: info.russia@pafilia.com

St. Petersburg

Aptekarskaya Embankment
20a, Office 225
197022 St. Petersburg, Russia
Tel: +7 (812) 680 2888
Fax: +7 (812) 680 2889
Email: s.zelenyak@pafilia.com

Ukraine

56 Bohdana Khmelnitskogo Street
01030 Kiev, Ukraine
Tel: +38 (050) 333 72 40
Tel: +38 (050) 385 55 58
Email: info@pafilia.com.ua

The information in this brochure is for guidance only and does not constitute a contract and/or offer or any part thereof, or warranty. Images and descriptive representations may not necessarily be accurate in every respect. Dimensions are indicative and not intended for use for appliance sizes or items of furniture.

© Copyright Pafilia Property Developers Ltd. March 2010

Designed and produced by BEAR: www.beardesign.co.uk

