



The continent resort



Premier Five Stars Gated Private Residences & Hotel Resort.

Combining residential facilities with recreational, cultural and leisure activities, the sophisticated five star resort shall afford the ultimate in relaxation, entertainment and sport.

Master Development Plan

The Continent Resort is a premier five stars gated private residences and hotel resort nestled in the Agios Georgios, Pegeia, Pafos, the north-west region of Cyprus, overlooking the Mediterranean Sea and includes about 200 luxurious private residences and a five star hotel.

Of world class stature, The Continent Resort shall offer the residents and international tourists a large range of opportunities and activities. Combining residential facilities with recreational, cultural and leisure activities, the sophisticated resort shall afford the ultimate in relaxation, entertainment and sport.

With its panoramic views towards the Mediterranean Sea, The Continent Resort invites excitement and invigorating pleasures of not only sun and sea, but:

1. A Sports Complex of tennis courts and a tennis academy
2. Olympic heated pool and fitness and aerobics Centre
3. Steamy saunas and soothing Jacuzzis
4. A cornucopia of luxurious pleasures for relaxation, recuperation, and revitalization at the exclusive Health Farm, which shall offer beauty treatments and custom-designed programs by qualified specialists.
5. Themed restaurants
6. A self contained multi-purpose functions facility

The Continent Resort shall offer the discerning, international clientele good reason to come and reside or stay in sunny Cyprus. With an average of about 340 days of sunshine per year, The Continent Resort will play host to a variety of cultural events and festivities likely to attract the "upper market" buyer from all corners of Europe and the World.

The Continent Resort will become renowned over time as a distinctive premier residential and tourist retreat in a class of its own.





Location & Regional Description

Situated at the geographical crossroads of Europe, Asia and Africa, Cyprus has been a strategic point of conquest for many great rulers. Throughout Cyprus stand proud ancient remains — the only telltale signs of conquerors who passed through centuries before. The Phoenicians, Assyrians, Egyptians, Persians, Romans, Crusaders, Lusignans, Venetians, and Turks - they have all made history here. Although they have all left the marks of their civilizations, it was the Achaens, in the late 13th Century B.C. who Hellenized Cyprus. The culture thereafter assimilated the influences of other civilizations, but retained the Island's Greek character and language.

As a result of its kaleidoscopic history, Cyprus has an abundance of fascinating historical and archaeological resources—from the Neolithic settlements to the bronze age cities, Greek and Roman Temples, tombs and theatres, Byzantine painted churches, beautiful cathedrals and crusader castles.

The town of Pafos is designated a cultural and natural treasure on UNESCO's list of World Heritage Sites. With a history that goes back thousands of years, Pafos was once the Capital of Cyprus.

Throughout the Pafos region, an infinite number of ancient sites carry the untold stories of past civilizations. Petra tou Romiou is the birthplace of the legendary Aphrodite, goddess of love and beauty. Nearby, in Kouklia, excavations are continuing at Aphrodite's Temple, the city and the necropolis.

Excavations are underway in Kato Pafos. In the house of Theseus, amazing mosaics have been discovered. Majestic, underground rock-chipped tombs dating to the 4th Century BC gave this area in Pafos the name, The Tombs of the Kings.

In Lemba and Kissonerga, two important sites of the chalcolithic period (3900-2500 BC) are being unearthed. An important Archaic settlement of the 12th Century BC, protected by a Cyclopean wall has recently been uncovered in Maa Palaekastro (Coral Bay). Excavations also continue at the site of the City Kingdom of ancient Narion and at the Ieronissos tiny island at Agios Georgios, Pegeia, nearby the proposed project. The area's natural beauty, its distinctive ethnic character and abundance of archaeological, historical and cultural attractions provides for the establishment of a unique residential and tourism destination resort.



Site Description

The Resort is located at an estate which is 350 metres north of the main tourist road of Pafos – Coral Bay – Agios Georgios, 1450 metres from the sea, 2 kilometre from the Agios Georgios fishing harbour, 2 kilometres from Coral Bay Beach, 1 kilometre from the pine forest "Pikni", 3 kilometers from the planned Pafos Marina, 13 kilometres from Pafos, and 25 kilometres from Pafos Airport. The total area of the resort is 3.024.000 ft² (280.936 m²) which might expand at later stages.

The resort stretches along a plateau with a slightly inclined surface (3-5%) overlooking the Mediterranean blue, in one of the most prestigious, scenic and naturally beautiful locations in Cyprus with breathtaking views, and is surrounded by a natural ravine, rock caves, impressive voluminous rocks and cliffs that provide natural attractiveness, security and privacy. It is located at an altitude of 150 metres above the sea, and 50 metres higher the level of main road without natural obstacles.

Close by the Resort is Agios Georgios, a small fishing harbour, and Coral Bay, a popular tourist hotspot. Within a distance of 1 – 3 km there are fresh fish taverns overlooking the sea, minimarkets, grocers, bars, coffee shops, restaurants, snack bars and other shops for casual alfresco meals, clubs, large hotels, banks and a European Blue Flag beach.

A picturesque drive north along winding roads through the Peyia forest brings you to the Akamas peninsula giving the possibility of countless memorable days out.





Master Plan, Architectural Style & Facilities

The Continent Resort functions shall be housed in individual complexes and buildings grouped together into a village-like cluster settings. Created through an emphasis on the traditional and cultural aspects of the Contemporary Mediterranean architecture, this atmosphere shall be enhanced by the diversity of pedestrian pathways, squares and gardens linking all of the buildings.

The exterior design of the villas reflects the lifestyle of the master-plan and is geared towards a luxurious and peaceful environment.

The luxurious private residences have been sited very carefully for panoramic and unobstructed views. All private residences are overlooking the Mediterranean Sea and have spectacular views. Each private residence have its own covered and uncovered verandas, garden, patios, pool, cellar and privacy, and is accessible by private, controlled roads. All residences are offered for sale with management, maintenance and security provided by the development company.

The specification and design of the private residences are of the highest standards, an important factor in helping to achieve the targeted sales velocities and sustaining residential unit values. The Continent Resort's architectural style (Contemporary Mediterranean) and operational branding are important elements in delivering a premium product in terms of value, underpinned by an underlying design concept that delivers a build finish, design, specification and supporting services of such a quality that makes the development a premium product in the market.

The Continent Resort's designs are well considered in terms of the surrounding environment and offer accommodation with space, light, practicality and within an aesthetically pleasing envelope.

The Private Residences shall include the following facilities:

- External and internal fireplace
- External barbecue with workbench, basin and space for refrigerator
- Exterior jacuzzi
- Garage
- Entrance door phone with coloured screen
- Computerised central safety system with video and control via computer
- Entry safety door
- Night automatic lighting
- Music central system
- Lighting central system (touch system)
- Electric gate with remote control
- 24 hour guarding of Project and controlled entry
- Satellite for foreign channels
- Sauna, wines cellar, billiard, bar
- All bedrooms with private bathroom and the master bedroom with Jacuzzi and steam bath
- Top quality decor in the bathrooms with new elements, glass and self cleaning doors of bathroom / shower
- Pressurized water system / water softener
- Overflow type swimming-pool / vanishing edge
- Wooden decking on verandas
- Internet of high speed Point
- Residents service
- Maintenance service
- Landscaping with big trees, grass, irrigation automatic system
- Gardening service / Pool maintenance



Development Concept Description

Life at The Continent Resort is planned to be a carefree succession of sunbathed hours of idleness, of pure relaxation in the private swimming pools or on the nearby shaded blue flag Mediterranean beach or for those more inclined to sport, the facilities at The Continent Resort and the vicinity are diverse: the choice begins with sailing, horseback riding, sea fishing, squash, tennis, golf and many other sports.

In keeping with its theme of peace in mind and body, The Continent Resort shall also offer the ultimate in health and beauty facilities: sauna, whirlpools, Swiss massage, thalassotherapy, hydrotherapy and a fitness centre are just a few of the features.

Another specialty of The Continent Resort shall be the food. There shall be restaurants and bars for every taste and every mood. Lunch can be alfresco seafood at the Fish Tavern, a selection of fresh salads from the buffet of the Health Bar. After dark, there shall be a haute cuisine by candlelight at The Grille, where the finest cuts are grilled to the specification of each guest. And, for moments of privacy, at the touch of a button provides for home delivery service twenty-four hours a day.

After the enjoyment of dining in style, the guest can repair to the charm of the piano bar, the liveliness of the pub or the Parisienne Àrasserie, or the nightclub, which shall feature an exciting program of sophisticated entertainment.

Not only golf and tennis reign supreme at Pafos. Those surfeited with sun, sea and sports can explore the world of exotic birds or snakes or take a safari tour of the nearby Akamas National Park.

The Continent Resort shall be fully equipped with a medical centre and a modern, highly sophisticated clinic and a health centre specializing in beauty treatments, rejuvenation and recuperation.

The Continent Resort will become in reality a commitment to outstanding quality and excellence.



Number & Unit Mix

The units shall also be compatible with the type of overall environment that would be created within the resort and the luxury lifestyle of The Continent Resort corresponding to a premier five stars development. At the request of the Investor the unit sizes can be modified to his requirements, keeping however intact the total areas.

An important aspect of the development is that the competition is not offering similar resorts in terms of theme, design and specification.

The Continent Resort will provide a full range of life safety services including fire protection, first aid and medical services, lost and found and a comprehensive security system. Well trained uniformed security personnel will be available throughout the site and within each attraction to guide, direct and provide any needed assistance.

The Master Plan of The Continent Resort includes Palaces (Custom Made), 5, 4 and 3 bedroom Residences.

Although the intention is to deliver properties on a turnkey basis, The Continent Resort nonetheless offers a limited choice in terms of custom made palaces. Buyers have the option to reshape the internal layout of their private residences after careful consideration of the positioning of load bearing walls and services.

The residential accommodation shall be provided predominantly in the form of luxury private residences. This allows for a lower density development which is compatible with the type of secluded environment that The Continent Resort is aiming to achieve.

1st Cluster offered for off plan sale

The 1st Cluster consists of 40 luxurious villas and is offered for off-plan sale (purchasing from plans) at a price that would be negotiated.

The 1st cluster of The Continent Resort is offered as a medium to long term investment or it can be re-sold before completion of construction.

The buyer / investor shall be offered a bank performance bond that would guarantee the completion of the construction.

Buying the 1st cluster of The Continent Resort offers considerable benefits to the buyer/investor that are likely to accrue due to:

- The lower selling price
- The increased price when the Resort is completed which is normally 30% to 50% higher than the sold price.

The private residences will be delivered to the buyer/investor within 2-3 years from the signature of the agreement.

Cyprus Citizenship

A Cyprus passport and citizenship can be arranged for natural investors and/or the representatives of the institutional investors. Cyprus is a full member of the European Union.

Site Plan

