





Campus Park aims to offer premium, fancy, yet cost effective living spaces tailored to those looking for comfort, serenity and convenience

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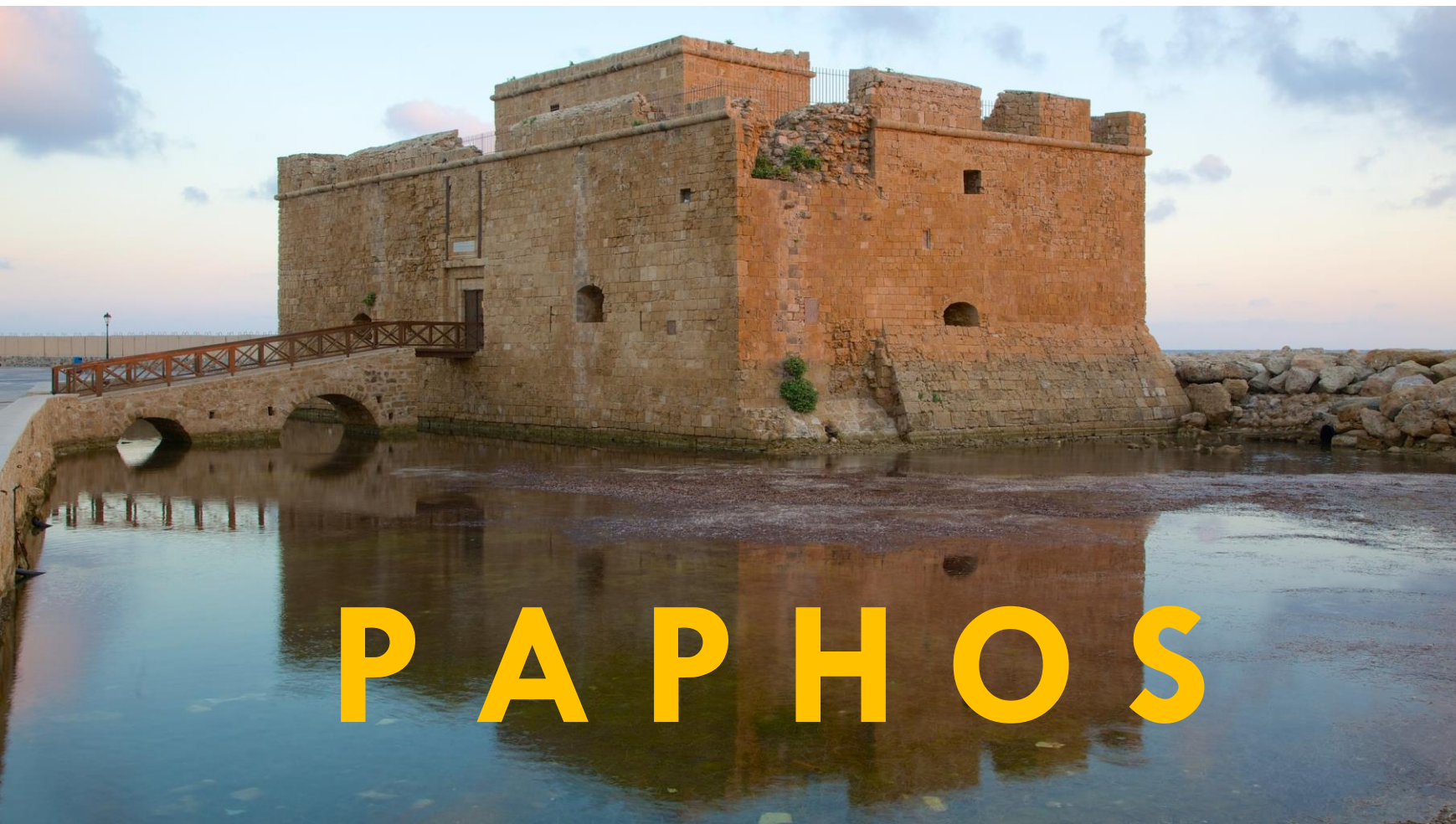
Project Location

The Residential project is located in Paphos, a thriving coastal city in Cyprus known for its rich history, stunning landscapes, and its thriving tourism industry. 16 Km (20mn) from Paphos International Airport, Campus Park is located at mid distance between the City Center of Paphos and Kato Paphos.



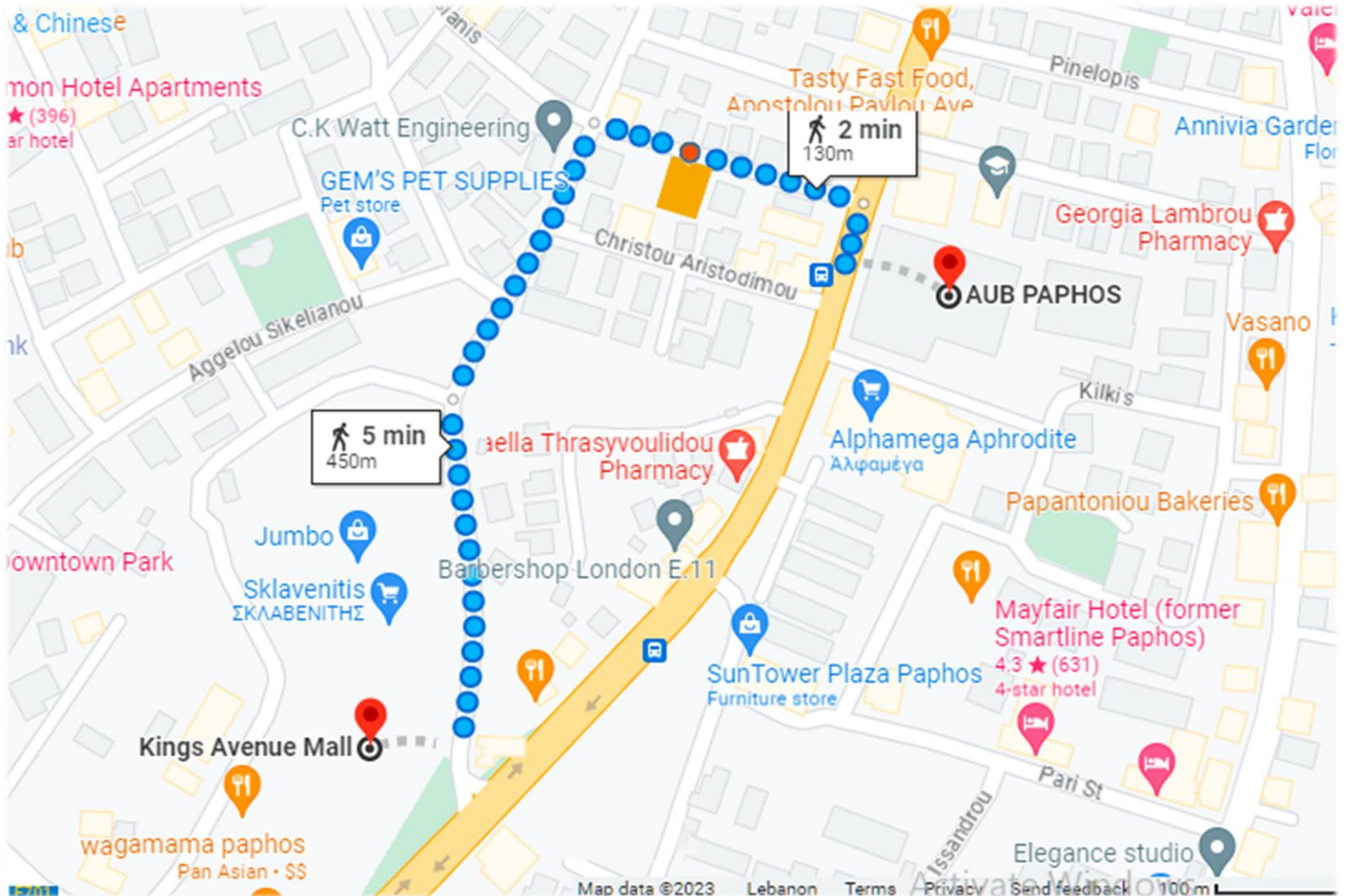
THE PLOT





Project Immediate Environments

The project is located in one of the most desirable and sought-after areas in Paphos, 2 minutes away from the AUB-Mediterraneo and just a few minutes from all amenities, including restaurants, shops, supermarket and malls. Furthermore, it is strategically located near major transportation routes and public transportation, making it easy to travel around the city.



AUB-PAPHOS



Market overview: **BUY TO RENT**

The real estate sector in Paphos experienced a double-digit increase in sales during 2022, with the volume of transactions rising by 31 per cent year-on-year, according to PwC Cyprus' latest edition of the real estate market publication, which provides insights on the property sector's performance.

Paphos is one of three districts with an annual increase in property sales in the double digits, with the other 2 being Limassol, which saw an increase of 18 per cent year-on-year, and Larnaca, whose property sales rose by 31 per cent on annual basis.

Market overview: **BUY TO RENT**

There are several reasons why someone might consider investing in real estate rental properties near the American University of Beirut (AUB) in Paphos:

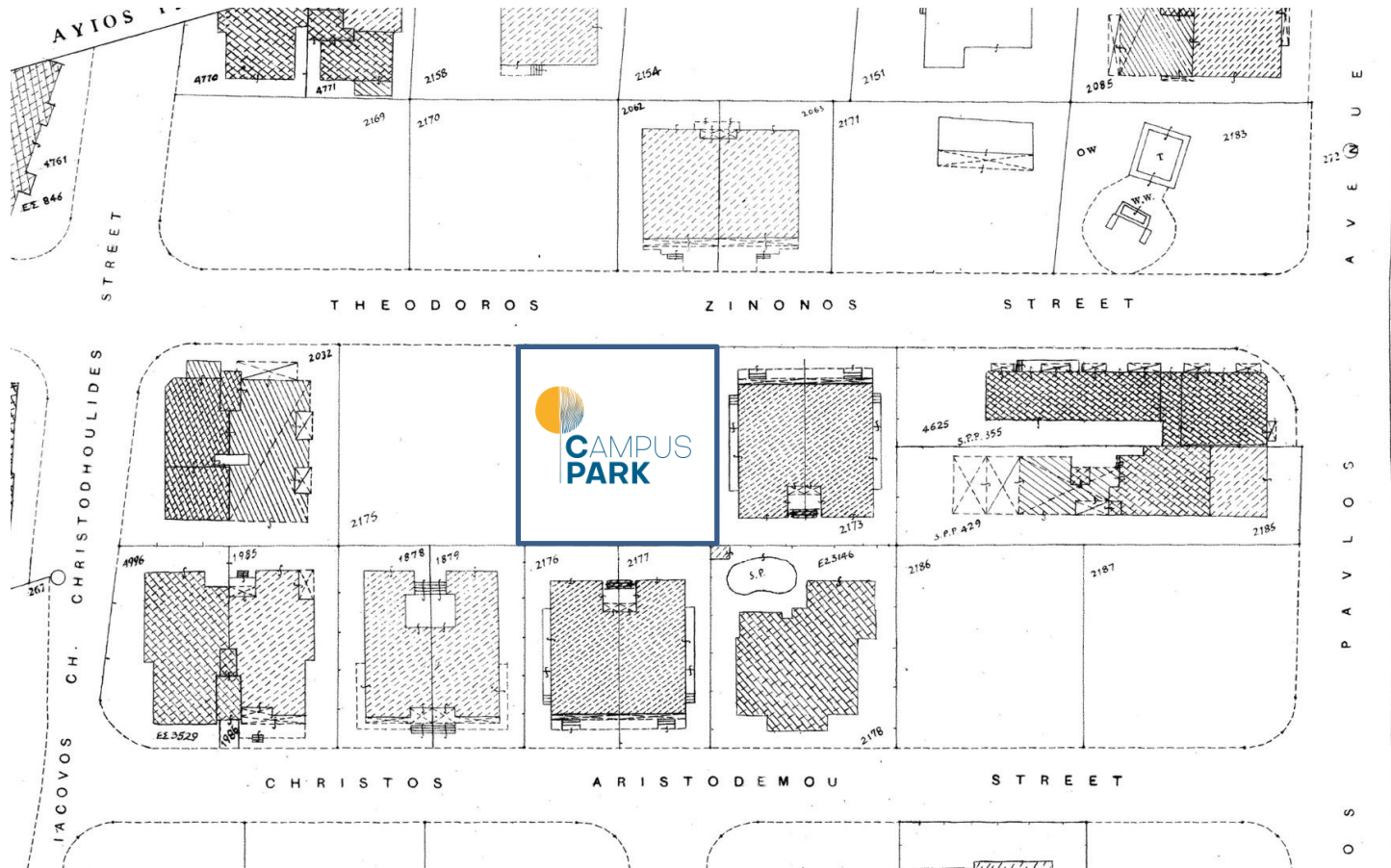
- **Potential for appreciation:** While past performance does not guarantee future results, historically, real estate in Paphos has appreciated in value over time. By investing in a property near AUB, there is potential for the property value to increase in the long run.
- **High demand:** AUB is a prestigious university in Lebanon and is considered to be one of the top universities in the region. This means that there is a high demand for housing in the area, particularly among students, faculty, and staff. As such, investing in rental properties near AUB could potentially offer a high occupancy rate and steady rental income.
- **Stable market:** Real estate has historically been a stable investment, particularly in areas like Paphos that are in high demand. Even with the country's recent economic challenges, real estate remains a relatively safe investment option, as people will always need housing.
- **Diversification:** Investing in real estate can be a good way to diversify one's investment portfolio. By investing in rental properties near AUB, an investor can spread their risk across different asset classes.
- **Tax benefits:** Real estate investors can potentially take advantage of tax benefits such as depreciation, mortgage interest deductions, and property tax deductions.

Project Overview

Located on Theodoros Zinonos Street, Campus Park will be built on plot n° 2174 - Dimos Pafou (PafoS).

The plot area is 552 m², within the Planning Zone of **Ka5**:

- Affected Percentage : 100%
- Density : 1
- Coverage : 50%
- Number of Floors : 3
- Height : 13.5 m



















Project Concept and Distribution of Areas

The Concept

The residential project offers a perfect blend of luxury and convenience. It comprises 11 residential accommodation of a total sellable area of 637 m², offering a range of **4 studios**, **5 one bedroom** apartments and **2 two bedroom** apartments. The architectural design embraces a modern aesthetic while harmonizing with the natural surroundings, providing residents with a serene and comfortable living environment.

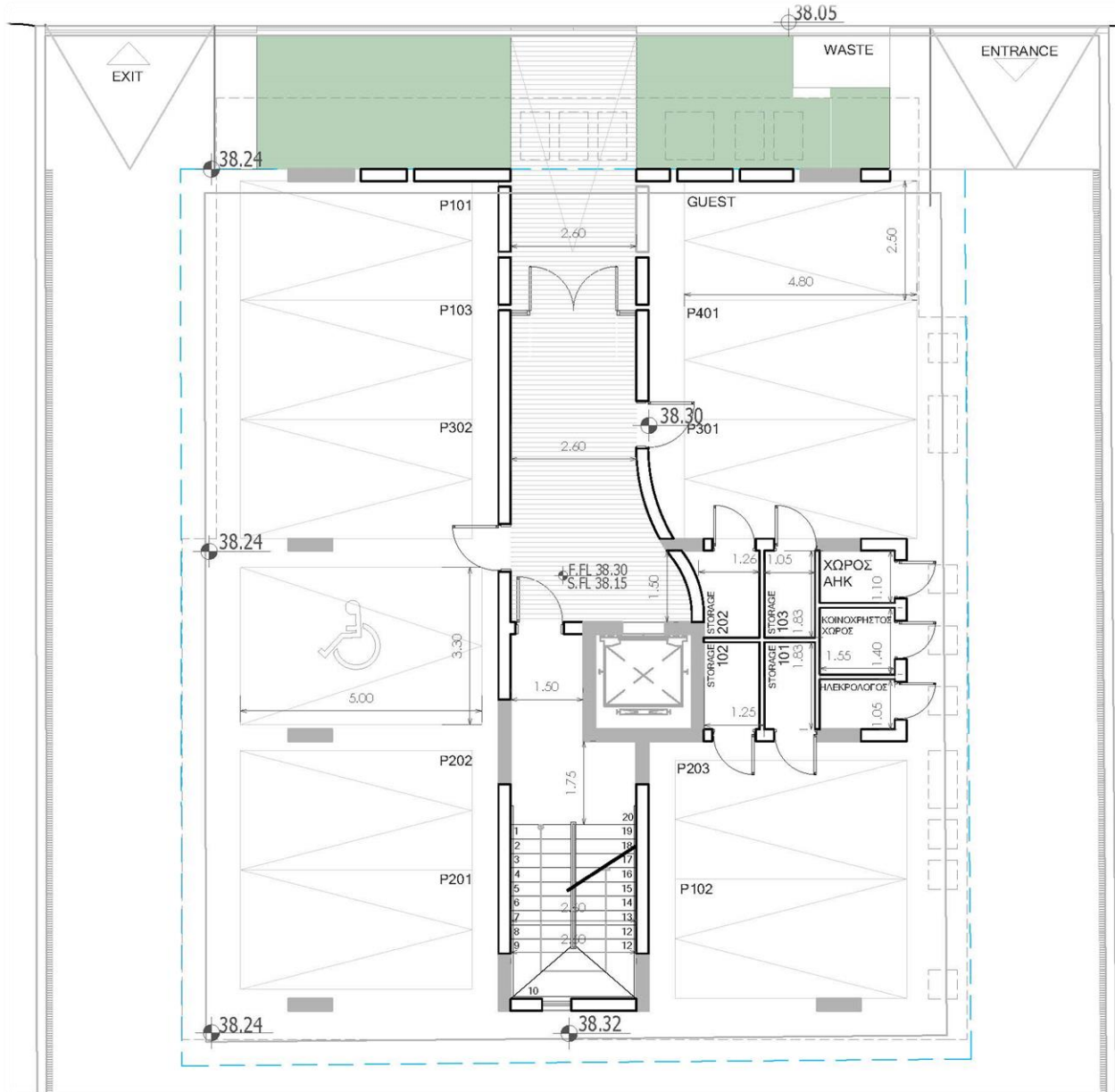
Distribution of areas

#	Floor	Level	Beds	Internal Area	Covered Balconies	TOTAL Covered Area	TOTAL Sellable AREA	Roof Garden
1	4th Floor	Penthouse	2	77	21	98	118	39
2	3rd Floor	301	2	81	25	106	106	
3	3rd Floor	302	2	82	25	107	107	
4	2nd Floor	201	1	36	20	56	56	
5	2nd Floor	202	2	77	17	94	94	
6	2nd Floor	203	1	41	9	50	50	
7	1st Floor	101	1	36	20	56	56	
8	1st Floor	102	1	52	23	74	74	
9	1st Floor	103	1	54	14	67	67	

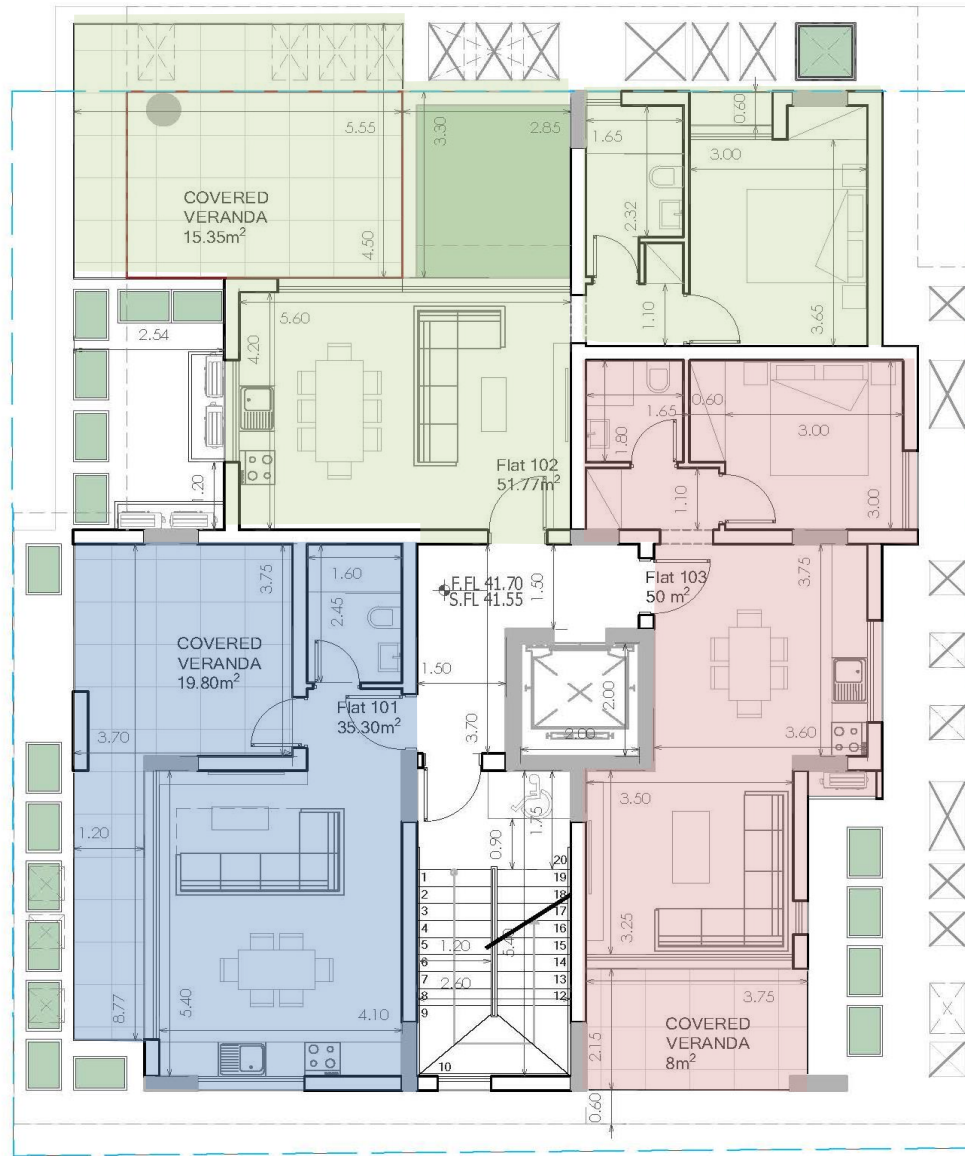
Exceptional features:

- **Prime Location:** Situated in close proximity to a variety of commercial properties (malls and supermarkets), museums, and transportations facilities.
- **High-Quality Construction:** Campus Park will be built to the highest standards, ensuring durability, energy efficiency, and long-term value for investors.
- **Security and Privacy:** We prioritize the safety and privacy of our residents, implementing state-of-the-art security measures throughout the project.

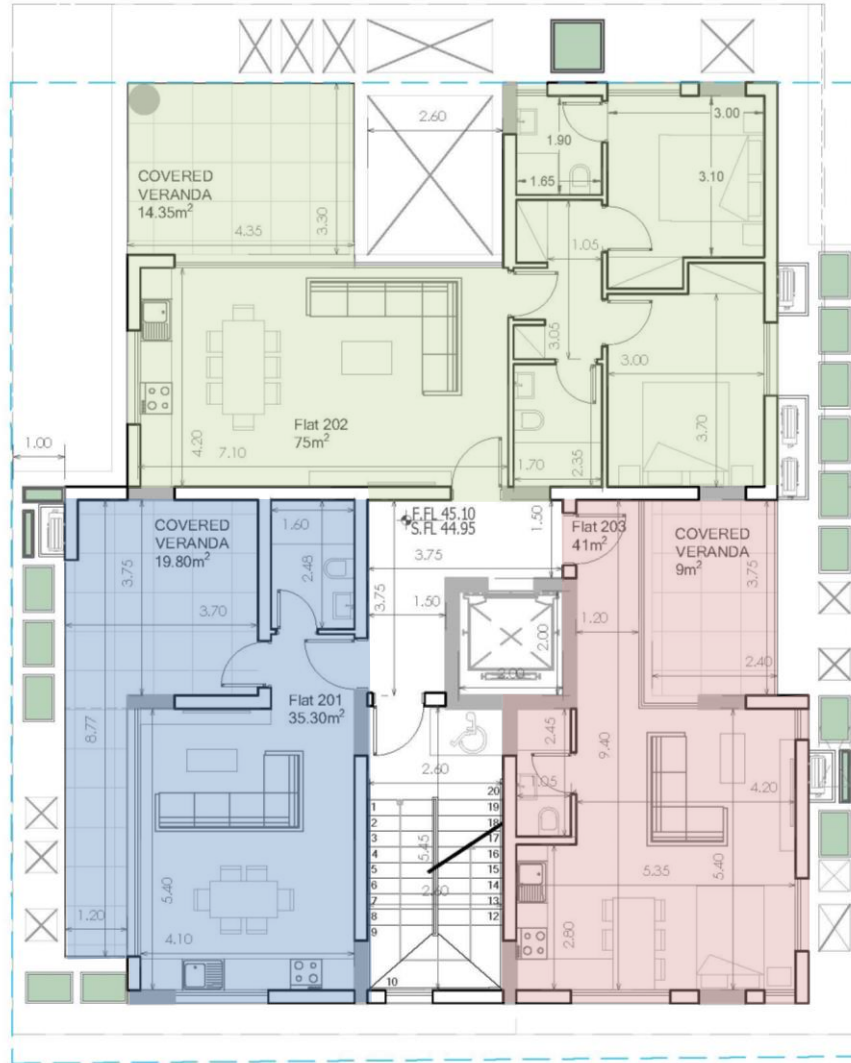
GROUND FLOOR LAYOUT



FIRST FLOOR LAYOUT



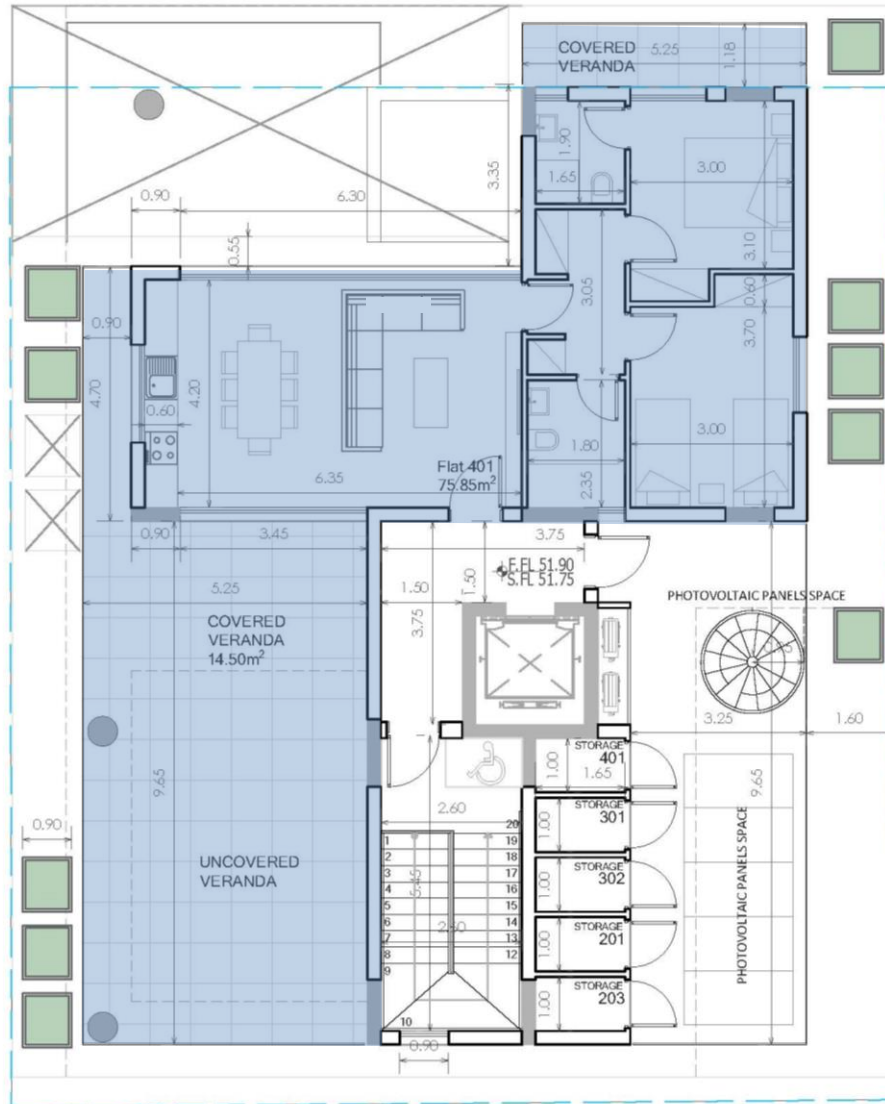
SECOND FLOOR LAYOUT

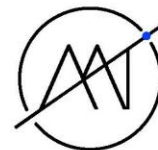
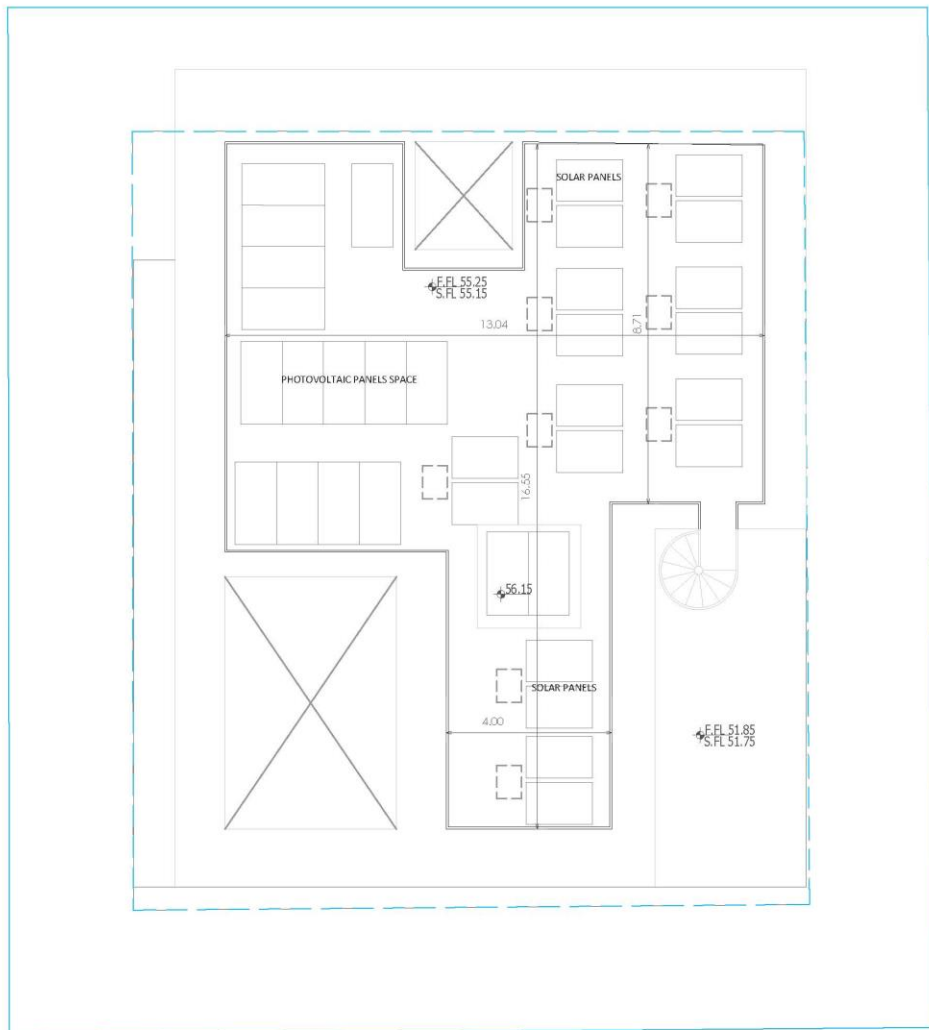


THIRD FLOOR LAYOUT



FOURTH FLOOR LAYOUT





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PROJECT:
BUILDING APARTMENTS K IN PAPHOS

CAPTION:
BOUNDARY LINE

+8.10 PROPOSED LEVEL
+8.10 EXISTING LEVEL

NOTES:

DRAWING NAME:
ROOF PLAN

SCALE: 1:100/A3 DESIGN BY: MK.

PROJECT No: 129/A03/23

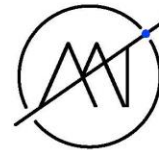
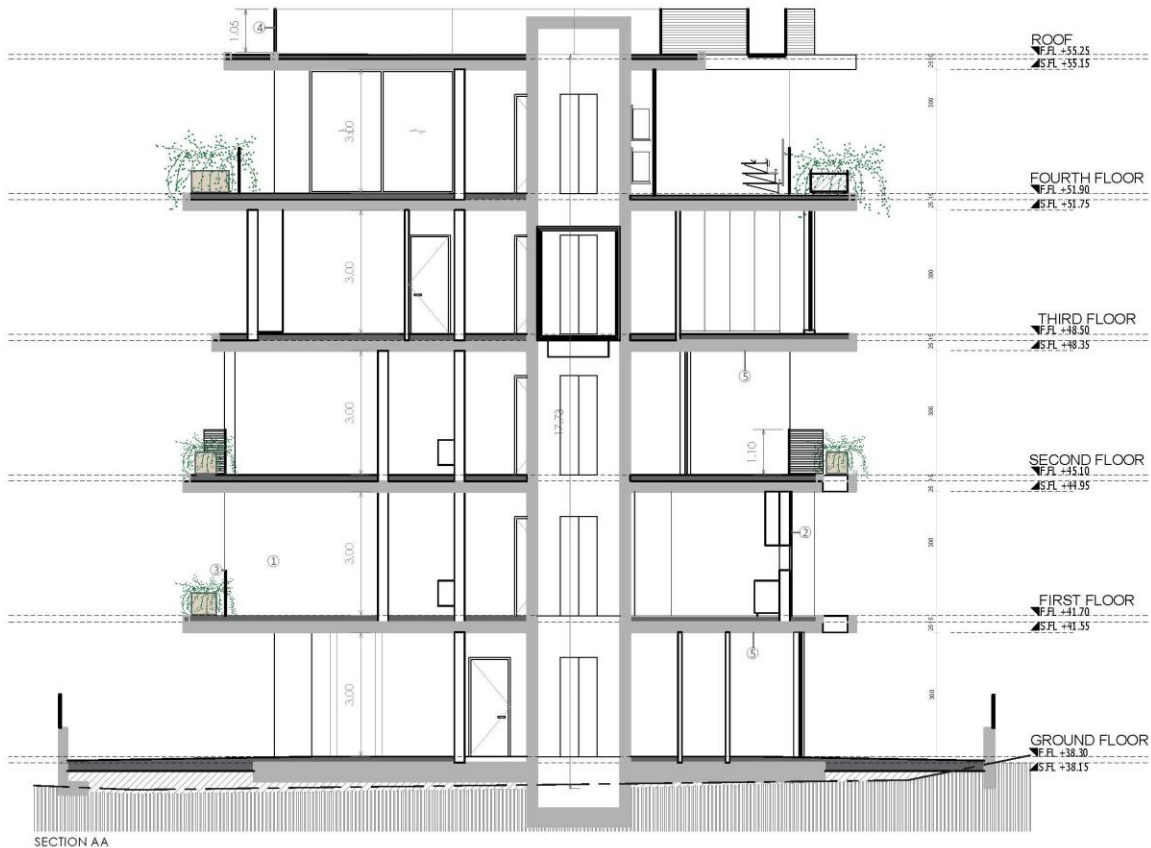
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DATE: 05/01/2024

ARCHITECT: ANASTASIOS OIKONOMOU
ETEK: A112925

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PROJECT:
BUILDING APARTMENTS K IN PAPHOS

CAPTION:

PROPOSED GROUND LEVEL

EXISTING GROUND LEVEL

NOTES:

1. WALL THICKNESS 25cm
COMPLETED WITH
THERMAL INSULATION 8cm AND
PLASTERED
2. DOUBLE GLAZING INSULATION
OPENINGS
3. GLASS BALUSTRADE
4. ALUMINIUM
5. FAIFACE CONCRETE BEIGE
COLOR

DRAWING NAME:
SECTION AA

SCALE: 1:100/A3 DESIGN BY: M.K.

PROJECT No: 129/A03/23

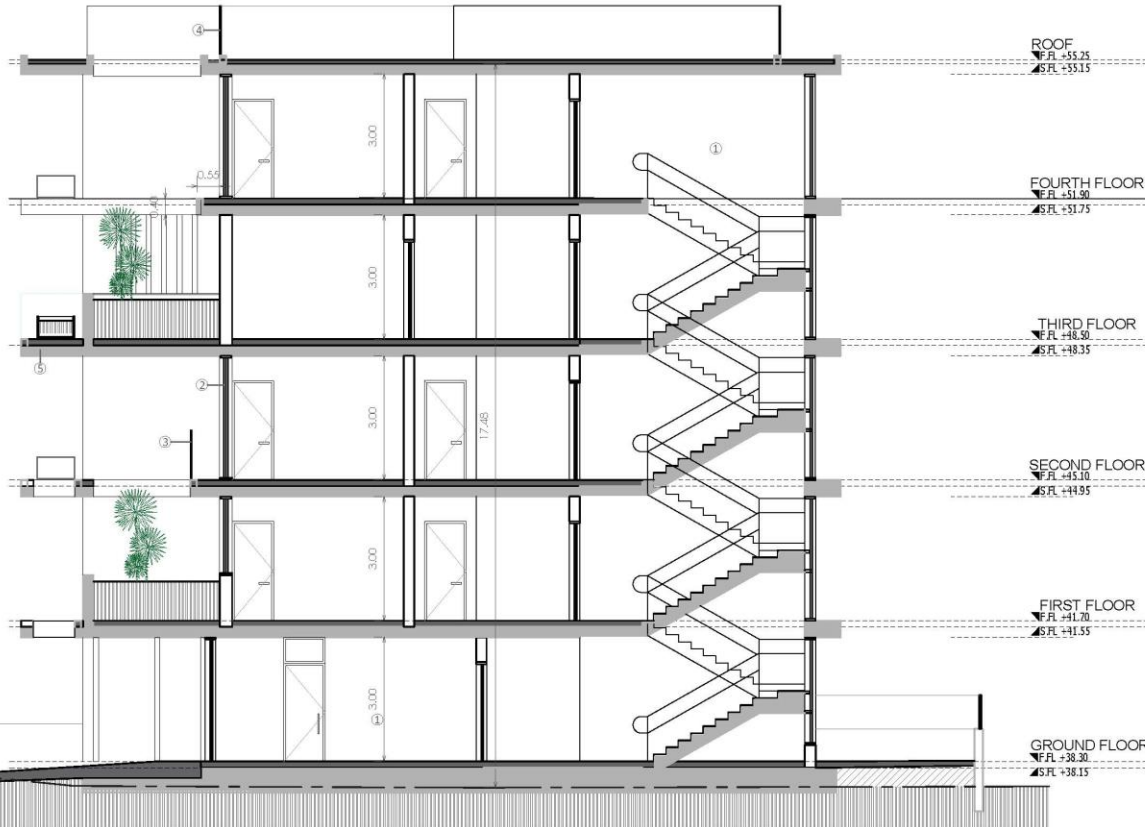
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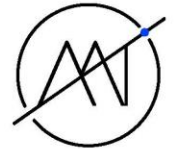
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SECTION BB



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PROJECT:
BUILDING APARTMENTS K IN PAPHOS

CAPTION:

PROPOSED GROUND LEVEL
EXISTING GROUND LEVEL

NOTES:

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4. ALUMINIUM
5. FAI FACE CONCRETE BEIGE
COLOR

DRAWING NAME:

SECTION BB

SCALE: 1:100/A3 DESIGN BY: MK.

PROJECT No: 129/A03/23

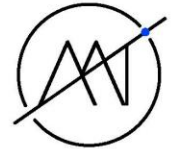
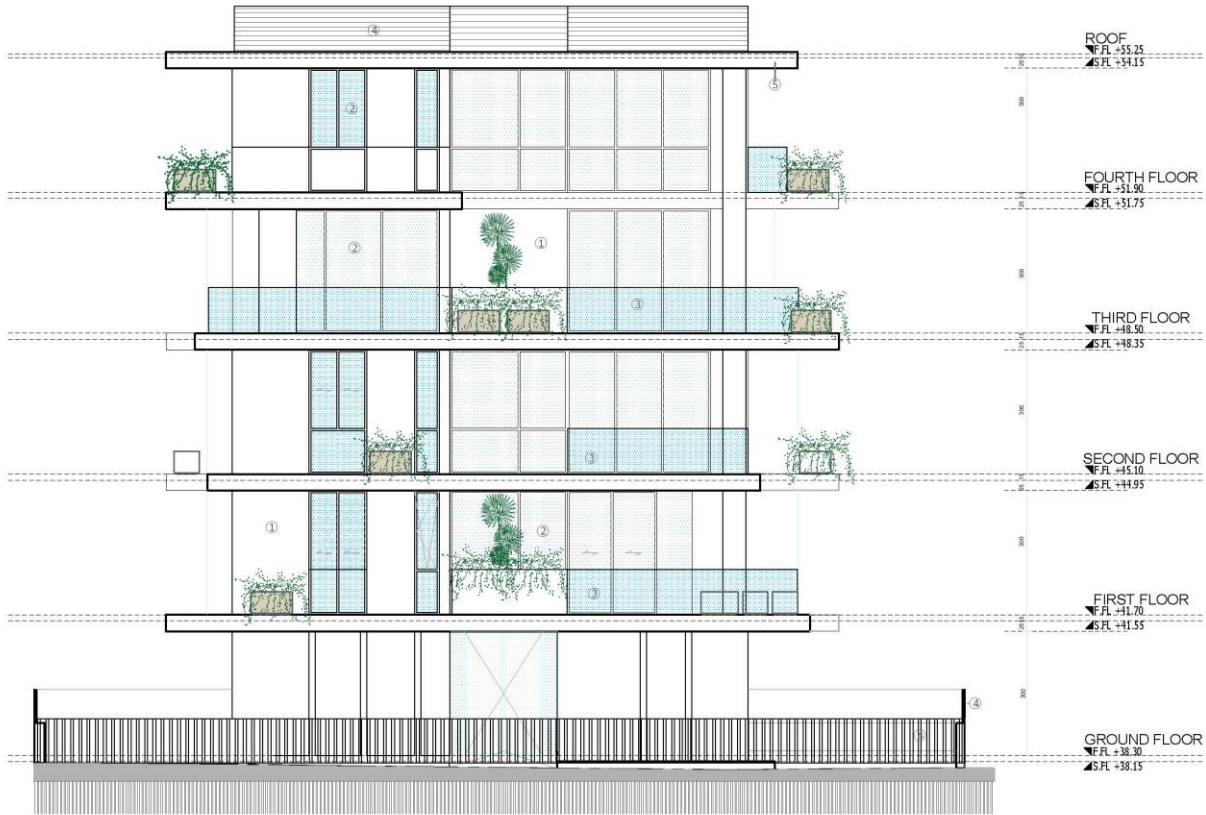
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DATE: 17/01/2024

ARCHITECT: ANASTASIOS OIKONOMOU
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PROJECT:

BUILDING APARTMENTS K IN PAPHOS

CAPTION:

PROPOSED GROUND LEVEL

EXISTING GROUND LEVEL

NOTES:

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5. FAI FACE CONCRETE BEIGE
COLOR

DRAWING NAME:

NORTH ELEVATION

SCALE: 1:100/A3 DESIGN BY: MK.

PROJECT No: 129/A03/23

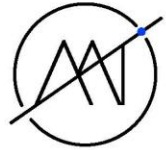
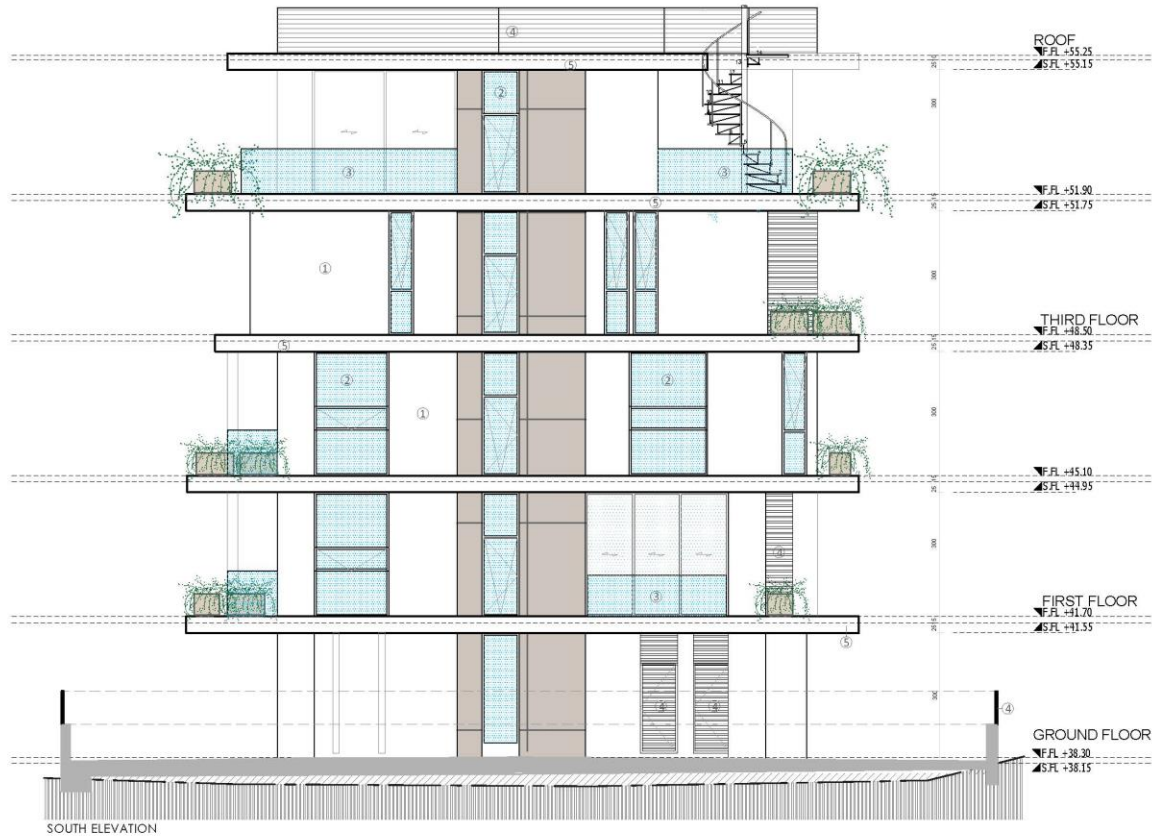
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DATE: 17/01/2024

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PROJECT:

BUILDING APARTMENTS K IN PAPHOS

CAPTION:

PROPOSED GROUND LEVEL

EXISTING GROUND LEVEL

NOTES:

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COMPLETED WITH
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COLOR

DRAWING NAME:

SOUTH ELEVATION

SCALE: 1:100/A3 DESIGN BY: M.K.

PROJECT No: 129/A03/23

DRAWING No: A10

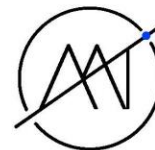
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ARCHITECT: ANASTASIOS OIKONOMOU

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CAPTION:
 PROPOSED GROUND LEVEL
 EXISTING GROUND LEVEL

NOTES:
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COLOR

DRAWING NAME:
WEST ELEVATION

SCALE: 1:100/A3 DESIGN BY: M.K.

PROJECT No: 129/A03/23

DRAWING No: A11

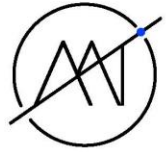
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COLOR

DRAWING NAME:
EAST ELEVATION

SCALE: 1:100/A3 DESIGN BY: M.K.

PROJECT No: 129/A03/23

DRAWING No: A12

DATE: 17/01/2024

ARCHITECT: ANASTASIOS OIKONOMOU
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SIGNATURE/ STAMP:

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EAST ELEVATION

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