

LINEA

OPEN YOUR SOUL



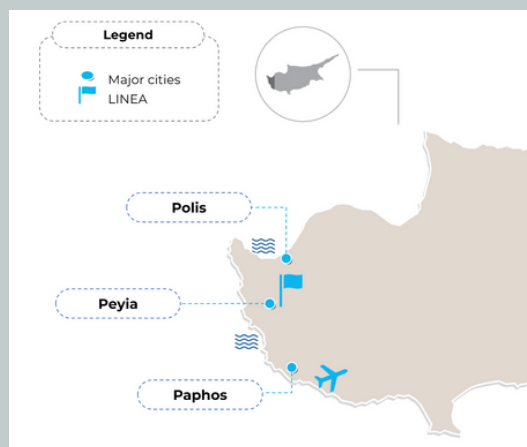
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Peyia Village - A Hidden Cypriot Treasure

Perched high above the sparkling Mediterranean, Peyia Village is a world unto itself. Just 15 minutes from Paphos, this enchanting locale offers you:

- Breathtaking panoramic views that stretch from azure sea to majestic Troodos Mountains
- A perfect balance of traditional Cypriot charm and contemporary comfort
- An exclusive lifestyle that connects you to centuries of Mediterranean culture



LOCATION

 Blue Flag Beach 6 min 3.3 km	 Private Clinic 8 min 5.3 km
 Paphos Town Center 20 min 15 km	 Highway 23 min 15 km
 Paphos Harbor 23 min 16 km	 General Hospital 25 min 16 km
 Grocery Store 7 min 4 km	 International Airport 37 min 32 km
 International Private School 24 min 15.5 km	 Kings Avenue Mall 22 min 16 km

Project plan

LINEA was designed to blend classical and modern elements, offering stunning vistas of the Paphos region.

Part A of the project features 10 pre-finished villas customizable to suit clients' preferences and desired level of finishing.

- Completed within 3–6 months with premium finish options.
- All villas are VAT-exempt,
- Owners will be eligible for the Cypriot Permanent Residency scheme.

Parts B and C include an additional 14 plots with off-plan villas designed uniquely to maximize views while ensuring privacy.



Pre-Finished Villas

LINEA offers something truly unique: 10 classic villas that are as individual as you are. Each residence is a masterpiece of design, crafted to:

- Maximize stunning sea and mountain vistas
- Provide ultimate privacy and exclusivity
- Adapt to your personal vision with customizable interiors

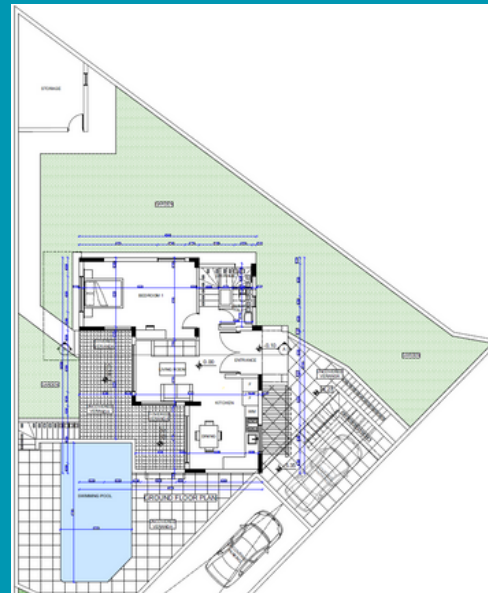
Villa Highlights:

- 3-4 bedrooms of pure sophistication
- Private swimming pools that merge indoor luxury with outdoor beauty
- State-of-the-art features

Offering

- External thermal insulation (CE standard)
- Water pressure system
- High-end countertops and finishes
- Private parking spaces
- Private swimming pool
- Picturesque Sea and mountain views
- Close proximity to facilities & amenities
- Private elevator in selected villas
- Optional:
 - Property management service
 - Furniture packages
 - Alarm system
 - Laminated floors in bedrooms
 - Photovoltaic system
 - Underfloor heating system

Ground Floor

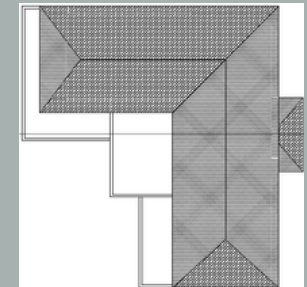


Architectural Drawing

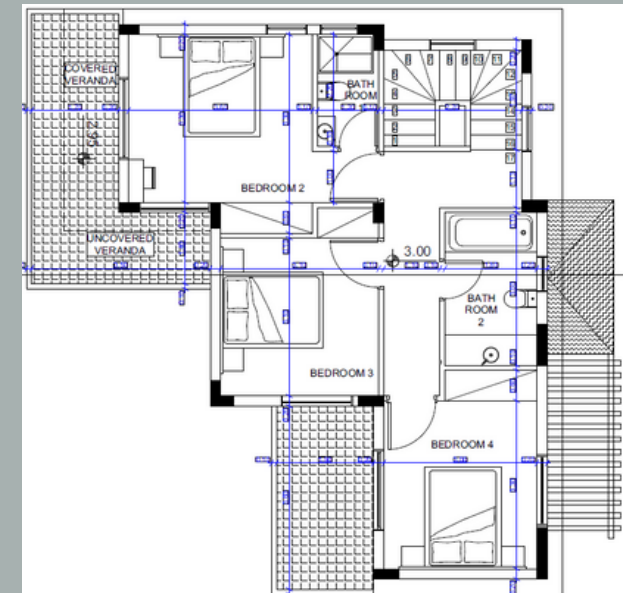
EXTERNAL PLAN



Roof Plan



First Floor





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M.
Paraskevaidi
Architect L.L.C.

Pre & Finished Villas

	Plot Area (sqm)	Internal (sqm)	Cov. Verandas (sqm)	Unc. Verandas (sqm)	Bedrooms	Construction
Villa 10	445	134	25	26	4	Ongoing
Villa 13	500	150	25	27	3	Completed
Villa 23	450	137	23	35	3	Ongoing
Villa 24	450	137	23	35	3	Completed





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M.
Paraskevaidi
Architect L.L.C.



Introducing Part B of the LINEA project—a unique collection of nine detached villas situated atop a cliff with breathtaking views of the Mediterranean Sea and the charming village of Peya.

These exclusive residences are designed to offer a luxurious lifestyle, featuring private swimming pools and expansive terraces perfect for enjoying the scenic surroundings.

Inside, spacious living areas and well-appointed kitchens complement three private bedrooms. Experience not just luxurious living, but also utmost privacy in each of these exceptional villas.

Your Journey Begins Here

Whether you're seeking a permanent Mediterranean retreat, a luxurious holiday home, or a strategic property investment, LINEA offers a rare opportunity to own a piece of Cypriot paradise.

UNTLTD.

by Maria Touloupou

Off-Plan Villas

Part B

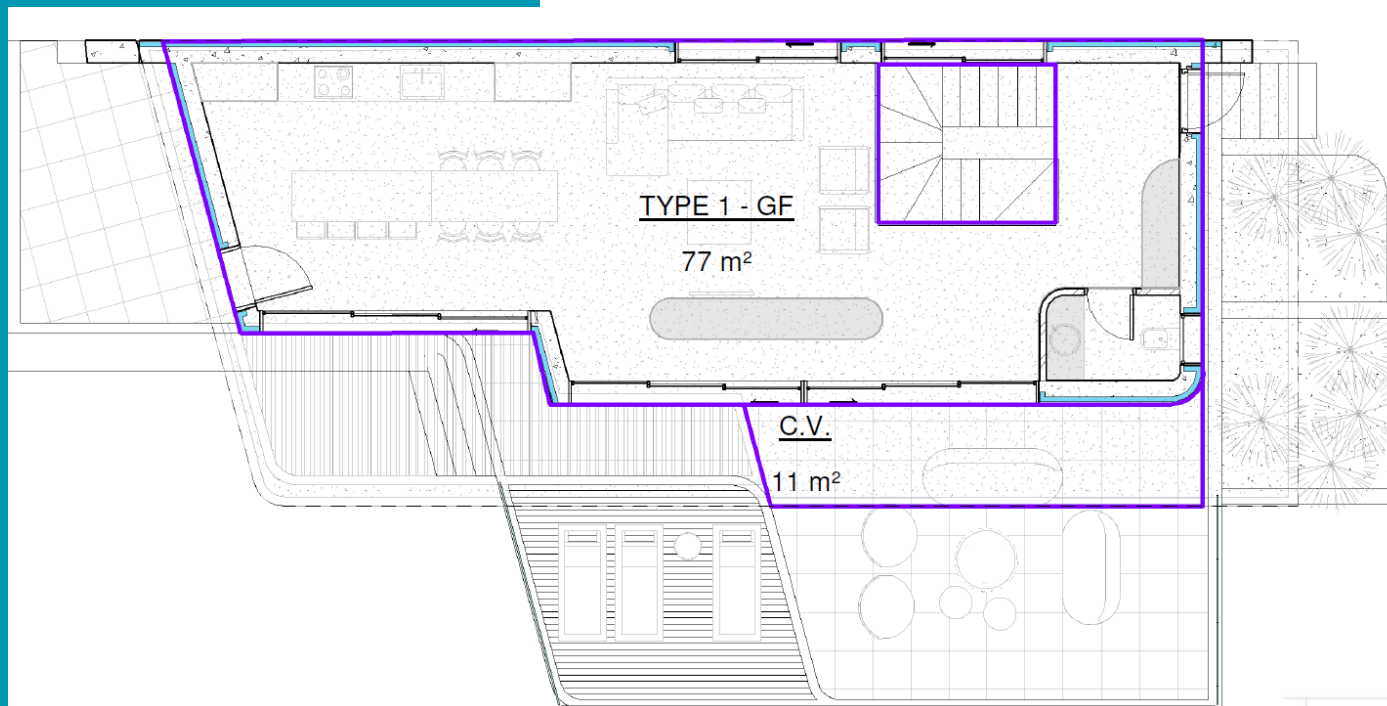


VILLA TYPE	NO. OF VILLAS	COVERED (sqm)	COVERED VERANDAS (sqm)	TOTAL COVERED (sqm)	NO. OF BED	SWIMMING POOL	PRIVATE PARKING	STAGE	SUBJECT TO VAT
Type 1	4	155	20	175	3	Y	Y	Off-plan	Y
Type 2	2	145	32	177	3	Y	Y	Off-plan	Y
Type 3	2	155	22	177	3	Y	Y	Off-plan	Y
Type 4	1	148	36	184	3	Y	Y	Off-plan	Y

Off-Plan Villas

Villa TYPE I

Ground Level



GROSS AREAS

GROUND LEVEL = 77 m²
LOWER LEVEL = 78 m²

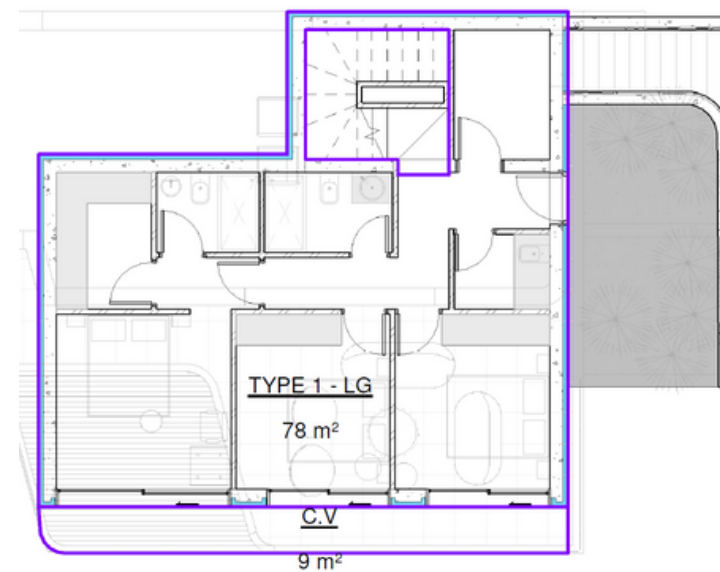
TOTAL = 155 m²

COVERED VERANDAS

GROUND LEVEL = 11 m²
LOWER LEVEL = 9 m²

TOTAL = 20 m²

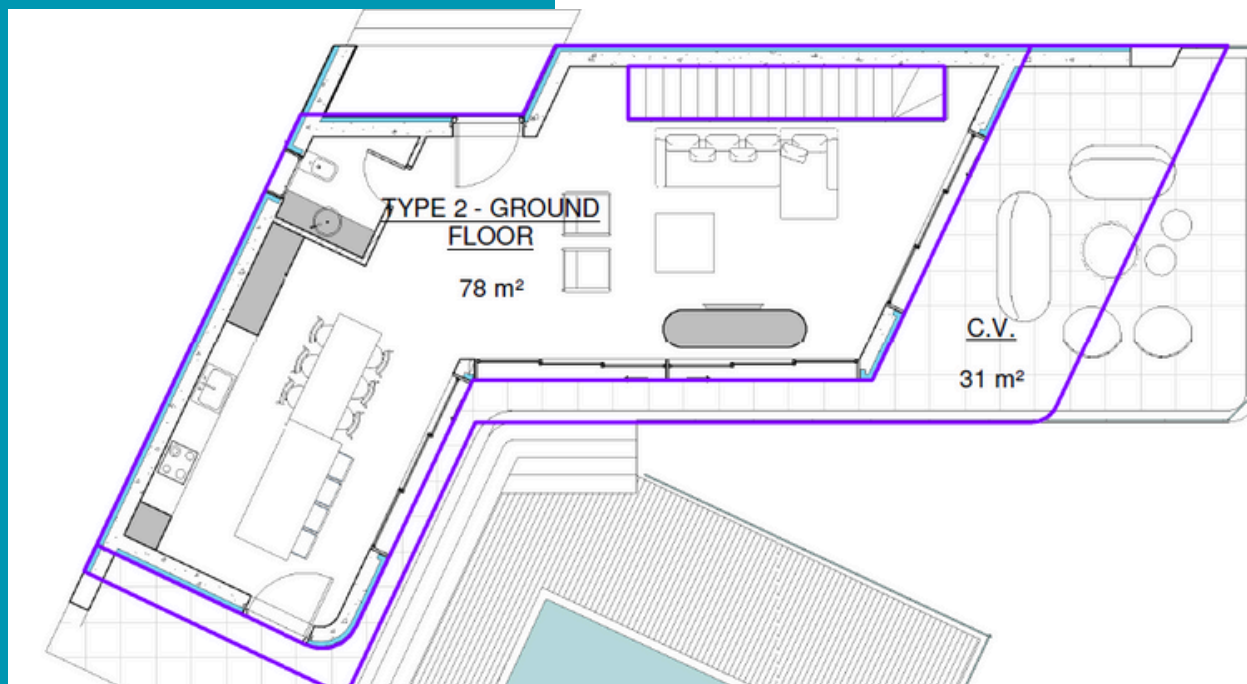
Lower Level



Off-Plan Villas

Villa TYPE II

Ground Level



GROSS AREAS

GROUND LEVEL = 78 m²
LOWER LEVEL = 67 m²

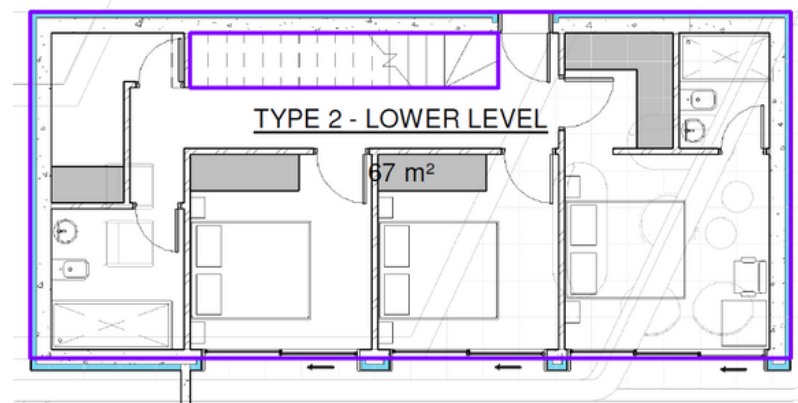
TOTAL = 145 m²

COVERED VERANDAS

GROUND LEVEL = 31 m²
LOWER LEVEL = 0 m²

TOTAL = 31 m²

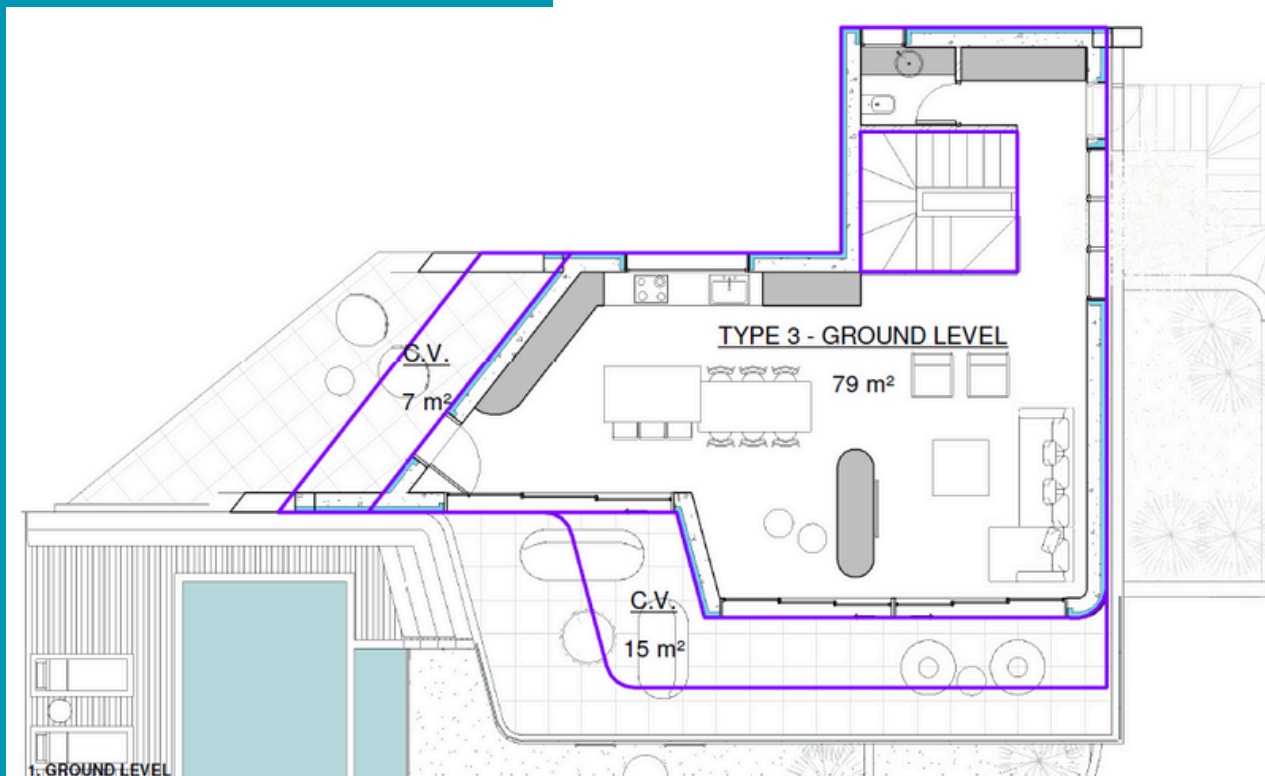
Lower Level



Off-Plan Villas

Villa TYPE III

Ground Level



GROSS AREAS

GROUND LEVEL = 79 m²
LOWER LEVEL = 76 m²

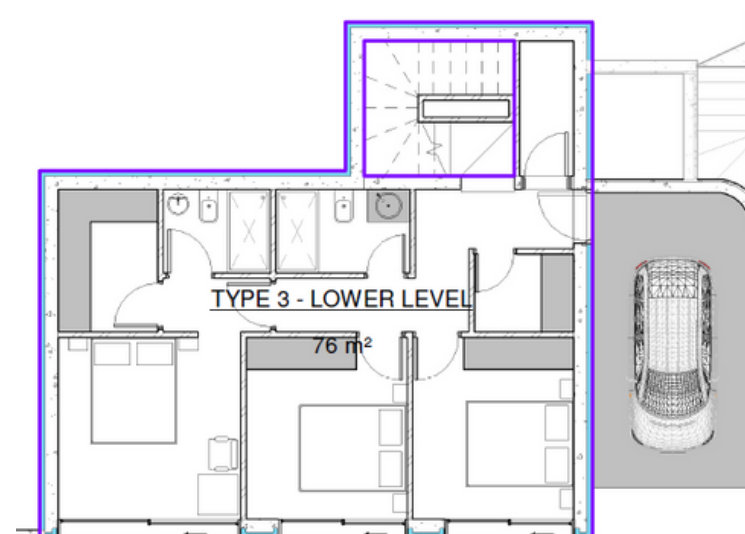
TOTAL = 155 m²

COVERED VERANDAS

GROUND LEVEL = 22 m²
LOWER LEVEL = 0 m²

TOTAL = 22 m²

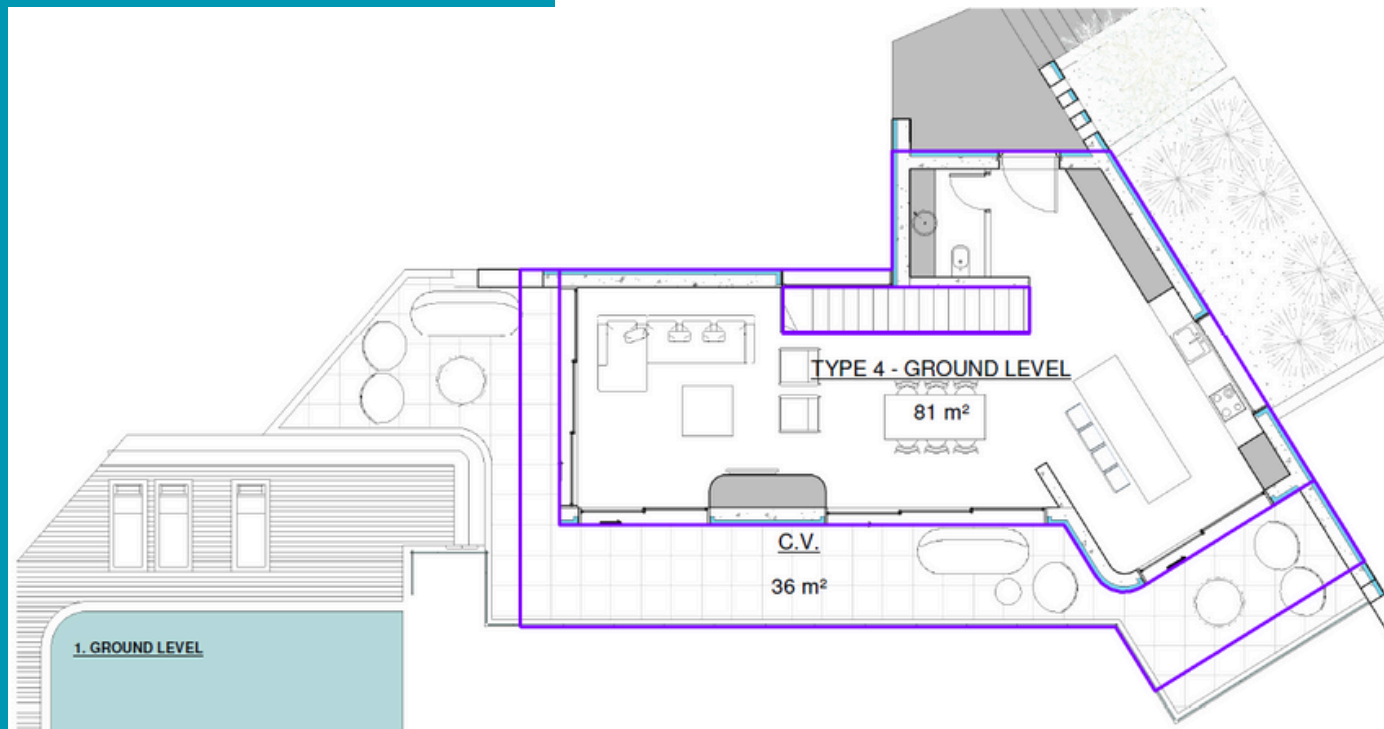
Lower Level



Off-Plan Villas

Villa TYPE IV

Ground Level



GROSS AREAS

GROUND LEVEL = 81 m²

LOWER LEVEL = 67 m²

TOTAL = 148 m²

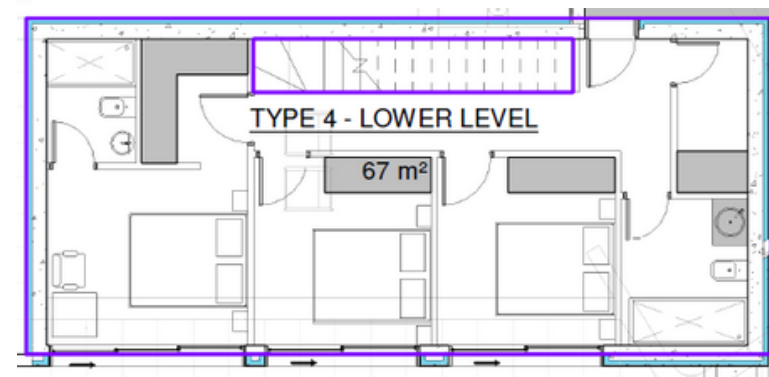
COVERED VERANDAS

GROUND LEVEL = 36 m²

LOWER LEVEL = 0 m²

TOTAL = 36 m²

Lower Level



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by Maria Touloupou



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by Maria Touloupou