

**NOVEL**  
DEVELOPMENT

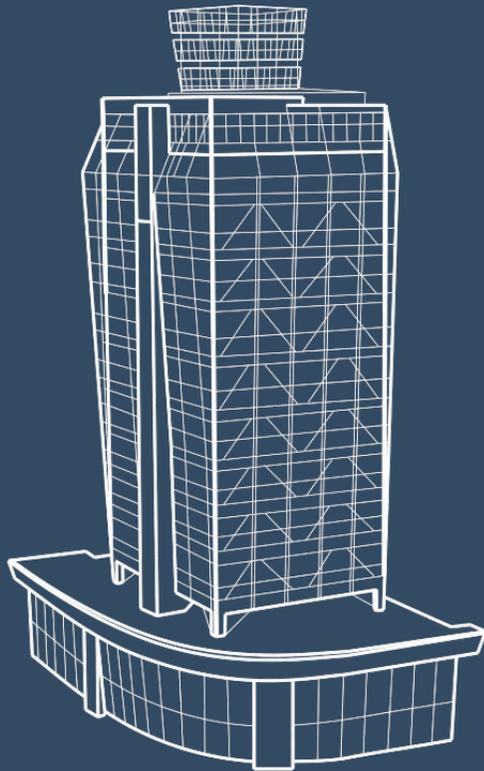
# ROI Residence

To be completed in January 2027

Peiraios 8035, Paphos, Cyprus



# About NOVEL



**Novel - Boutique developer creating homes for life.**

- We build homes as if we were building them for ourselves.
- 100% private capital — no bank financing.
- Family Office format — long-term relationship and aftercare.
- Integrated ecosystem: construction, management, and Home Care.

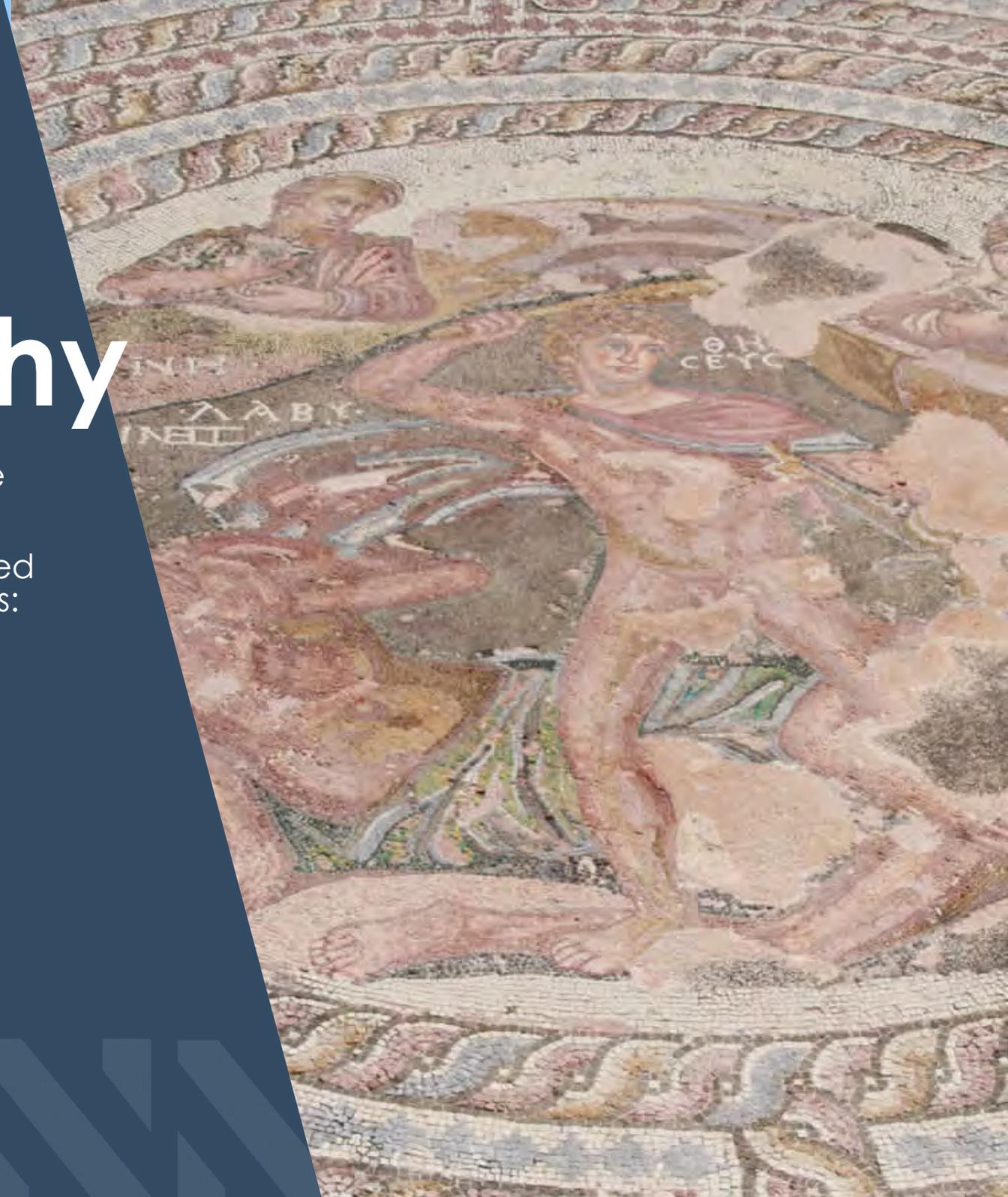
# NOVEL Philosophy

We don't sell real estate — we build life quality.

Every NOVEL project is designed for real families and real needs: comfort, health, peace, and predictable value.

## Core principles:

- Care
- Precision
- Sustainability
- Trust



# Paphos

A city for living

Paphos is not just a resort — it's a lifestyle.

300 sunny days, safety, schools, cultural legacy, and peace make Paphos one of the most desired places to live in the Mediterranean.



# ROI Residence

Your smart choice for living and investment.

- 9 boutique business-class apartments
- 1–2 bedroom apartments.
- Panoramic windows.
- Private verandas.
- Energy class A
- Wooden interiors.

Each apartment is a balance of modern aesthetics and practical functionality.



# Comfort & Well-being

**A healthy home for healthy living.**

Air filtration and humidity control

- Water purification.
- Underfloor heating.
- Acoustic comfort.
- Natural materials.
- Clean air.
- Pure water.
- Quiet mornings.
- Stable climate.

**NOVEL**  
DEVELOPMENT

# NOVEL Smart Care

Care doesn't end with the keys.

NOVEL Home Care provides:

- Property management and maintenance.
- Assistance with schools, healthcare, relocation.
- Legal & visa support.
- Rental management with guaranteed income.

NOVEL  
DEVELOPMENT

# ROI as Real Value

**Return on Integrity — not just  
Return on Investment.**

NOVEL guarantees predictable returns through transparent property management and long-term care.

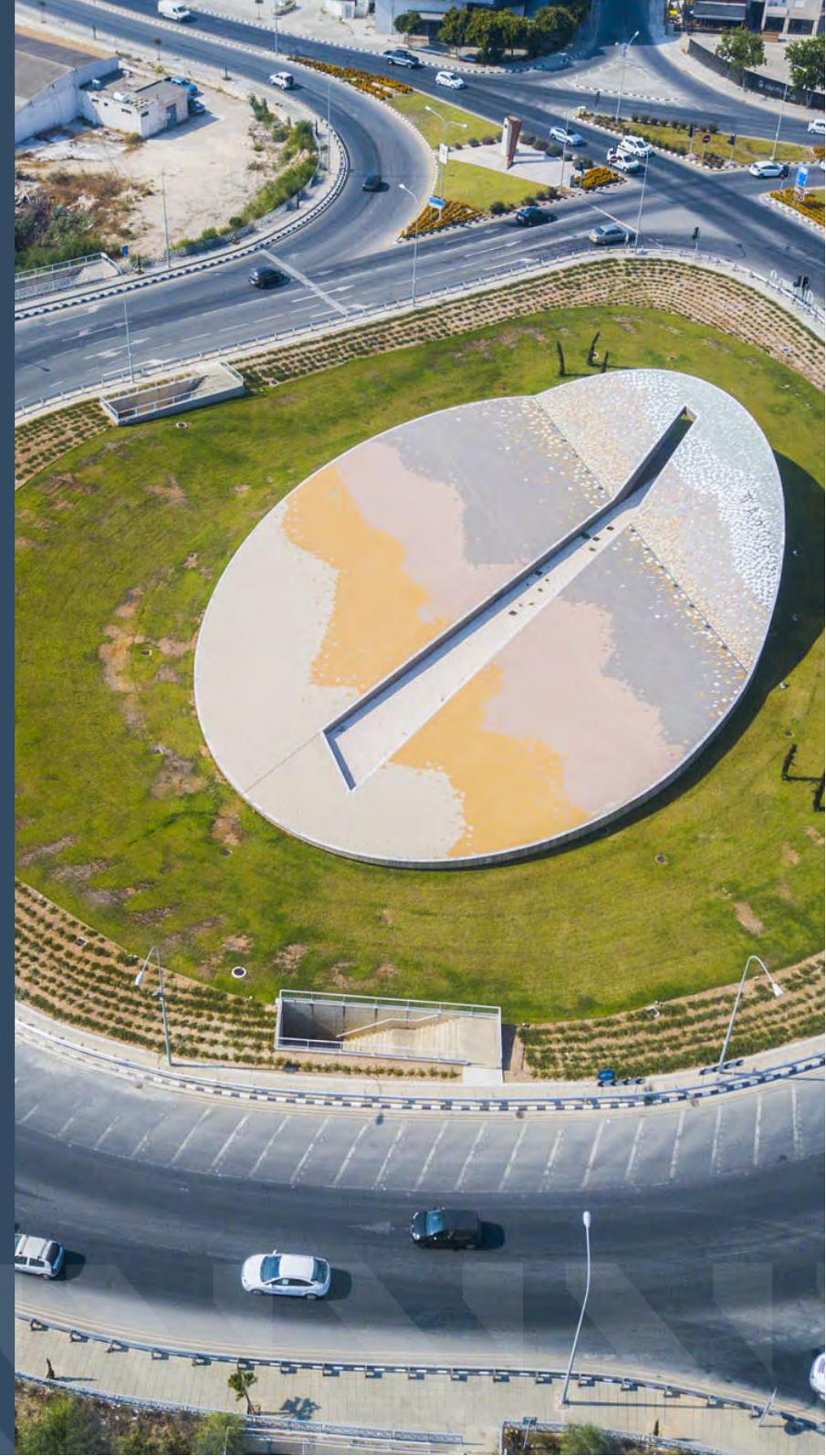
Invest in homes that grow in value — for people, not speculation.

**NOVEL**  
DEVELOPMENT

# Location

## ROI Residence

-  13.3 km to Paphos international airport
-  3.4 km to Antasia Beach Club
-  2.5 km to Paphos city center
-  5 km to Aspire private British school
-  0.6 km to Iasis private hospital



# Amenities

Designed for everyday  
comfort and community



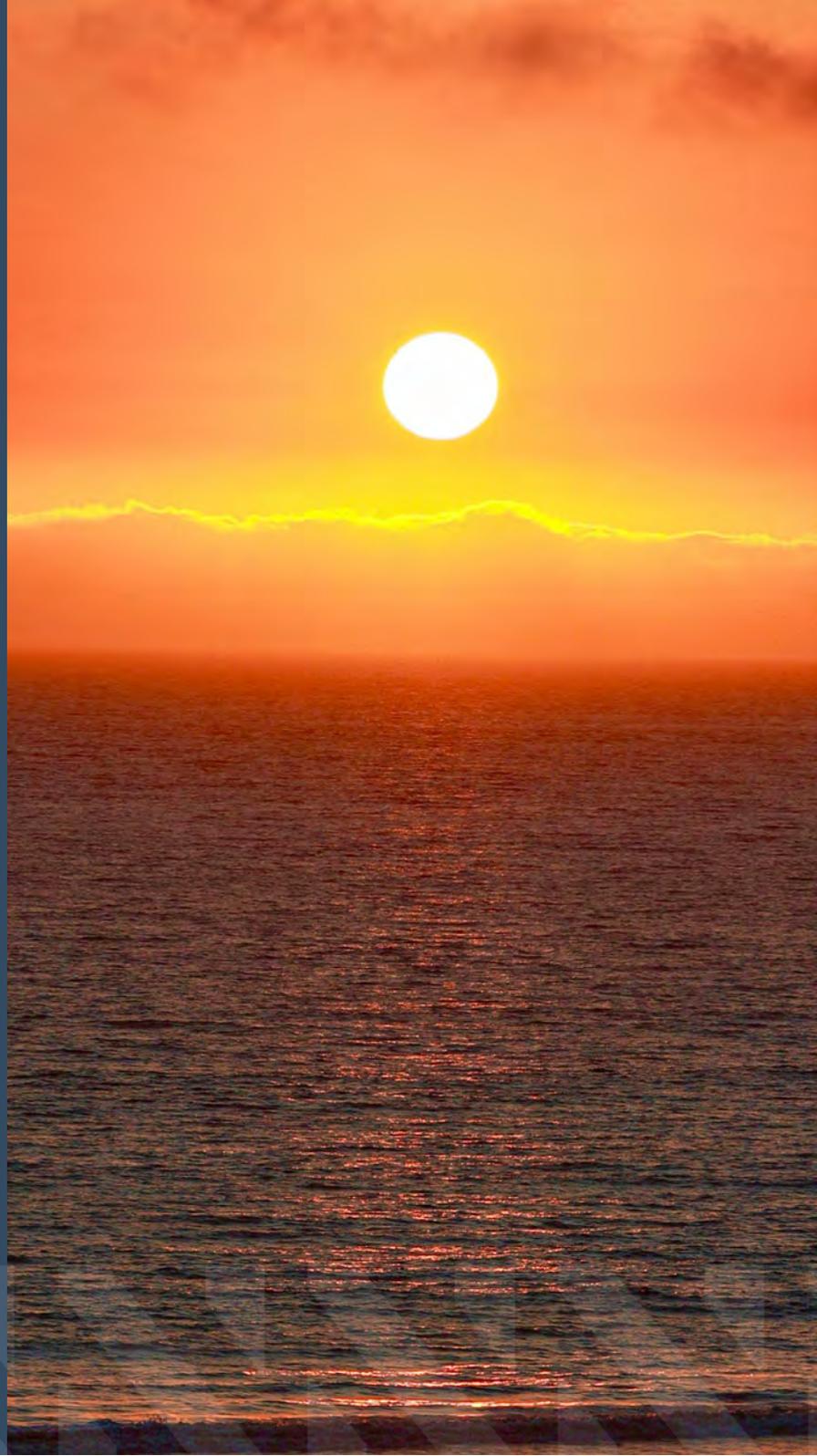
Covered parking area



Park with playground at your doorstep



Rooftop common area with the best  
sunset on the island



# Floor plans

Ground Floor



# Floor plans

First Floor



# Floor plans

Second Floor



# Floor plans

Third Floor



FLAT	Block	Floor	Bedrooms	Internal Area m2	Covered veranda m2	Uncovered veranda m2	Roof garden	Total covered area m2	Total area m2
A001	1	Ground	2	81	0	78	-	81	159
A102	1	First	2	91	23	0	-	114	114
A103	1	First	2	79	17	0	-	96	96
A101	1	First	2	81	25	0	-	106	106
A201	1	Second	2	81	25	0	-	106	106
A202	1	Second	2	91	23	0	--	114	114
A203	1	Second	2	79	17	0	-	96	96
A301	1	Third	2	87	49	67	-	136	203
A302	1	Third	1	50	10	34	-	60	94

*\* Each apartment includes a dedicated parking space and a private storage room, ensuring convenience and additional functionality for residents.*

# Vision 2027



Built with care.

Managed with integrity.

Lived with confidence.

To be completed in January 2027

**Peiraios 8035, Paphos, Cyprus**

**NOVEL**  
DEVELOPMENT

# ROI Residence

Peiraios 8035, Paphos, Cyprus



**+ 357 24 000 908**



**info@novel-development.eu**



**www.novel-development.eu**