

SEAVIEW RESIDENCES



curves of luxury

seaview residences

This stunning and masterfully designed project welcomes you to experience life in perfect balance, promising an ideal living destination within the vibrant city of Kato Paphos

Seaview residences stand out with its unique, curvy contemporary architecture, inspired by the Mediterranean character of the surrounding natural topography—the sea and the formed coastlines. It's a true masterpiece with a carefully curated master plan to meet the highest interior and outdoor living design standards. Every aspect focuses on premium quality and efficiency, from the best finishes to carefully thought-out floor plans, promising an exciting lifestyle at the crossroads of the Mediterranean seashore.



Situated in a prime location — within easy walking distance to a long coastal stretch of the finest sandy beaches, the bustling city and its rich, inviting heritage

This unique project merges five luxurious apartment buildings amidst vibrant urban living and endless scenic sea views to offer the best of both worlds. Seaview residences is masterfully designed to feature eighty-eight luxurious apartments, ranging from compact studio apartments to efficient and spacious floorplans of one—to four-bedroom apartments to exclusive penthouses with private rooftops and swimming pools. Residents indulge in modern comfort with the highest design specifications—high-quality kitchens, solid wood floors, marble bathrooms, and floor-to-ceiling windows.



major benefits

- Sea views;
- 600 meters from the best sandy beach of Paphos tourist area
- Gated projects with resident facilities: swimming pool, SPA, business lounge, gym and covered parking;
- City amenities around the corner;
- 2 minutes walk from the 5-star Elysium Hotel;

- 5 minutes walk to the Kings Avenue Mall;
- Spacious layouts;
- Top standard finishes with parquet floors and marble in bathrooms;
- Under floor heating and central air conditioning.



Paphos

Ancient sites, pristine beaches, a charming harbor, unspoiled countryside, breathtaking sunsets, and gastronomic experiences

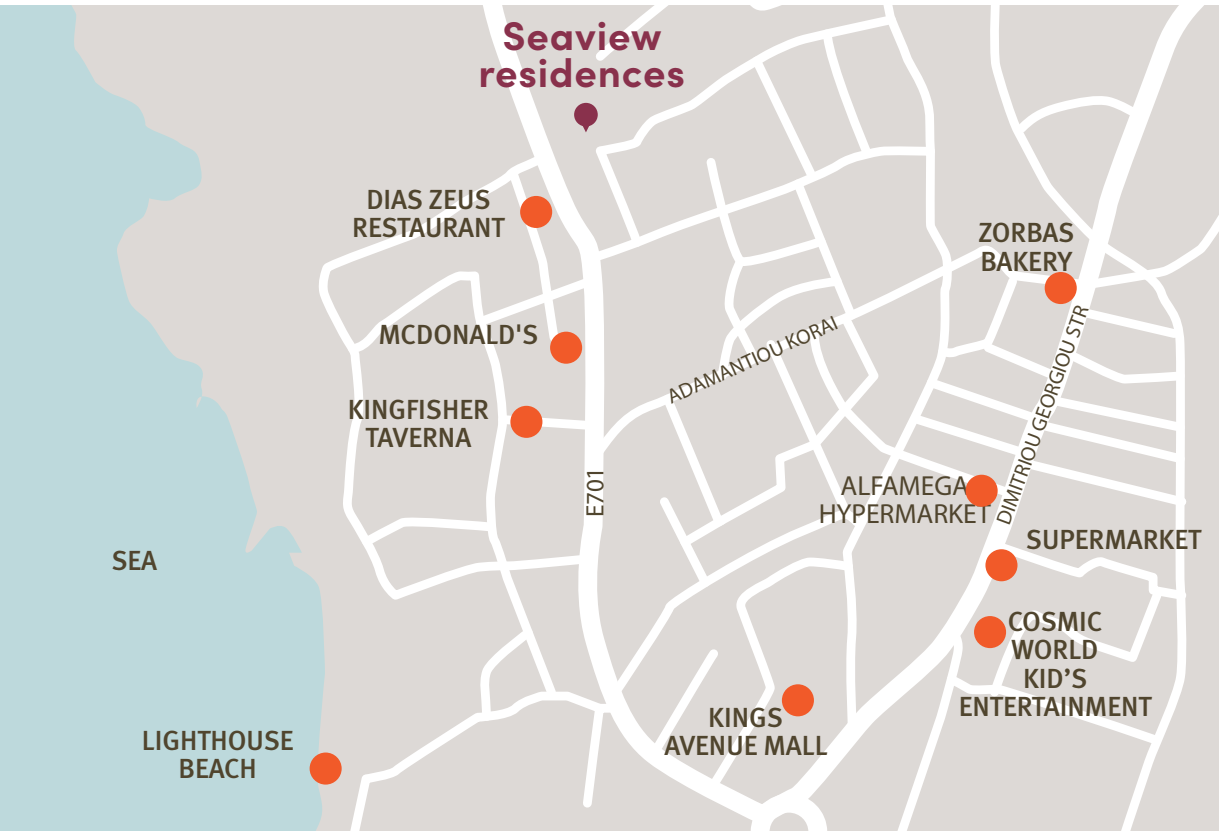
Paphos is a picturesque coastal and vibrant resort city in Cyprus, situated on the west coast of the Mediterranean island and is a treasure trove of unique experiences. The city is a harmonious blend of the ancient, the old, and the new, boasting multiple sites on UNESCO's World Heritage List and offering world-class restaurants and accommodation. Ancient sites, pristine beaches, a charming harbor, unspoiled countryside, breathtaking sunsets, and gastronomic experiences are just a glimpse of the myriad pleasures and attractions that city dwellers and visitors can enjoy.



location

**A haven
of relaxation
by the sea
and an elevated
horizon, creating
a timeless vista
where the sky
meets the sea**

Seaview residences are situated in Kato Paphos, surrounded by picturesque nature, cityscapes, and rich historical heritage. Located close to the sea, it offers a haven of relaxation by the sea and an elevated horizon, creating a timeless vista where the sky meets the sea. Easy access to the city amenities and necessities merged with a gateway to the glorious past – all conveniently located within walking distance—redefining luxurious urban living.



location



exterior



exterior



exterior



A secure gated community that rigorously adheres to EU safety and fire department regulations

Seaview residences are more than just a place to live — it is a vibrant ecosystem that creates a secure, comfortable, and environmentally responsible environment for families and businesspeople who want to thrive in the dynamic setting of a city without compromising their closeness to nature and love for historical heritage. The complex is earthquake-resistant, with structural integrity designed to withstand seismic activity, and uses fire-resistant materials to enhance its high-standard safety measures and provide peace of mind for its residents.



*All 3D images and photographs consist of indicative information and the project can differ insignificantly from the displayed images. Furniture and interior items are extras.

resident facilities

The lavish curves of the five blocks embrace two swimming pools, where residents can luxuriate in the island's balmy weather

Modern comfort harmonizes with refined luxury in facilities that elevate everyday life and foster a sense of community. Digital nomads and remote workers will discover elegantly designed co-working spaces where work-life balance is perfectly harmonized within the development's common facilities.

two outdoor swimming pools, sauna, gym, co-working spaces



choice of properties

block A

FLOOR	UNIT NO	PROPERTY TYPE	BEDROOMS	BATHROOMS	PRIVATE SWIMMING POOL	PARK SPACES	% OF COMMON AREA PER FLOOR	PRIVATE INTERIOR	COVERED VERANDA	SELLABLE AREA	UNCOVERED VERANDA	ROOF TERRACE	STORAGE	COMMON AREA PER UNIT	TOTAL AREA M ²	
1st	A101	Apartment	3	3		2	10%	130.70	27.15	157.85			5.70	34.24	197.79	
	A102	Apartment	2	2		1	7%	80.70	21.70	102.40	9.50		2.50	21.87	136.27	
	A103	Apartment	1	1		1	4%	52.60	12.70	65.30	10.75		3.20	13.91	93.16	
	A104	Apartment	2	2		1	8%	91.40	32.30	123.70			3.00	26.42	153.12	
	A105	Apartment	1	1		1	4%	53.50	9.20	62.70			3.20	13.39	79.29	
2nd	A201	Apartment	3	3		2	10%	131.90	28.40	160.30			4.30	34.24	198.84	
	A202	Apartment	2	2		1	7%	80.70	21.70	102.40			3.40	21.87	127.67	
	A203	Apartment	1	1		1	4%	52.60	12.70	65.30			3.00	13.91	82.21	
	A204	Apartment	2	2		1	8%	91.40	32.70	124.10			2.50	26.51	153.11	
	A205	Apartment	1	1		1	4%	53.50	9.20	62.70			2.50	13.39	78.59	
3rd	A301	Apartment	3	3	YES	2	10%	131.90	26.20	158.10		97.00	4.20	33.77	293.07	
	A302	Apartment	3	3	YES	2	9%	109.00	32.00	141.00		80.00	3.60	30.12	254.72	
	A303	Apartment	3	3	YES	2	10%	115.10	40.60	155.70		97.00	6.10	33.26	292.06	
	A304	Apartment	1	1		1	4%	53.50	9.20	62.70			5.30	13.39	81.39	

block B

FLOOR	UNIT NO	PROPERTY TYPE	BEDROOMS	BATHROOMS	PRIVATE SWIMMING POOL	PARK SPACES	% OF COMMON AREA PER FLOOR	PRIVATE INTERIOR	COVERED VERANDA	SELLABLE AREA	UNCOVERED VERANDA	ROOF TERRACE	STORAGE	COMMON AREA PER UNIT	TOTAL AREA M ²	
1st	B101	Apartment	3	3		1	8%	125.30	41.50	166.80			2.40	23.57	192.77	
	B102	Apartment	1	1		1	4%	73.00	21.40	94.40			2.30	13.34	110.04	
	B103	Apartment	1	1		1	3%	56.30	13.50	69.80			2.40	9.86	82.06	
	B104	Apartment	3	3		1	7%	130.30	30.20	160.50			8.20	22.68	191.38	
	B105	Apartment	2	2		1	5%	80.70	23.30	104.00	11.60		2.30	14.69	132.59	
	B106	Apartment	2	2		1	6%	99.60	28.35	127.95			2.50	18.13	148.58	
2nd	B201	Apartment	3	3		1	8%	125.30	41.50	166.80			4.00	23.57	194.37	
	B202	Apartment	1	1		1	4%	73.00	21.40	94.40			4.00	13.34	111.74	
	B203	Apartment	1	1		1	3%	56.30	13.50	69.80			4.00	9.86	83.66	
	B204	Apartment	3	3		2	7%	130.30	30.60	160.90			4.00	22.73	187.63	
	B205	Apartment	2	2		1	5%	80.70	23.30	104.00			3.40	14.69	122.09	
	B206	Apartment	2.5	2		1	6%	99.60	28.35	127.95			3.50	18.13	149.58	
3rd	B301	Apartment	3	3	YES	2	8%	125.30	43.00	168.30	7.00	122.00	4.40	23.78	325.48	
	B302	Apartment	1	1		1	4%	73.00	21.50	94.50			3.40	13.35	111.25	
	B303	Apartment	1	1		1	3%	56.30	13.50	69.80			3.40	9.86	83.06	
	B304	Apartment	3	3	YES	2	7%	130.40	28.40	158.80		115.00	7.80	22.44	304.04	
	B305	Apartment	4	4	YES	4	11%	179.50	49.60	229.10		141.00	8.70	32.37	411.17	

choice of properties

block C

FLOOR	UNIT NO	PROPERTY TYPE	BEDROOMS	BATHROOMS	PRIVATE SWIMMING POOL	PARK SPACES	% OF COMMON AREA PER FLOOR	PRIVATE INTERIOR	COVERED VERANDA	SELLABLE AREA	UNCOVERED VERANDA	ROOF TERRACE	STORAGE	COMMON AREA PER UNIT	TOTAL AREA M ²	
1st	C101	Apartment	2.5	2		1	8%	95.00	22.80	117.80			3.00	29.96	150.76	
	C102	Apartment	1	1		1	5%	52.90	13.60	66.50	9.20		2.80	16.91	95.41	
	C103	Studio	Studio	1		1	4%	39.40	15.70	55.10			2.80	14.01	71.91	
	C104	Studio	Studio	1		1	4%	40.20	17.20	57.40			2.80	14.60	74.80	
	C105	Studio	Studio	1		1	4%	40.00	17.20	57.20			2.80	14.55	74.55	
	C106	Apartment	2.5	2		1	8%	103.00	17.30	120.30			2.85	30.59	153.74	
2nd	C201	Apartment	2.5	2		1	8%	95.00	23.00	118.00			2.75	30.01	150.76	
	C202	Apartment	1	1		1	5%	52.90	13.60	66.50			2.75	16.91	86.16	
	C203	Studio	Studio	1		1	4%	39.40	15.70	55.10			2.85	13.01	71.96	
	C204	Studio	Studio	1		1	4%	40.20	17.20	57.40			2.80	14.60	74.80	
	C205	Studio	Studio	1		1	4%	40.00	17.20	57.20			2.80	14.55	74.55	
	C206	Apartment	2.5	2		1	8%	103.00	17.30	120.30			2.80	30.59	153.69	
3rd	C301	Apartment	3.5	3	YES	2	11%	121.40	30.00	151.40		105.00	2.80	38.50	297.70	
	C302	Studio	Studio	1		1	4%	39.50	15.30	54.80			2.80	13.94	71.54	
	C303	Apartment	1	1		1	7%	63.20	34.60	97.80			6.40	24.87	129.07	
	C304	Apartment	3.5	3	YES	2	12%	143.90	34.80	178.70		104.00	6.20	45.45	334.35	

block D

FLOOR	UNIT NO	PROPERTY TYPE	BEDROOMS	BATHROOMS	PRIVATE SWIMMING POOL	PARK SPACES	% OF COMMON AREA PER FLOOR	PRIVATE INTERIOR	COVERED VERANDA	SELLABLE AREA	UNCOVERED VERANDA	ROOF TERRACE	STORAGE	COMMON AREA PER UNIT	TOTAL AREA M ²	
1st	D101	Apartment	2.5	2		1	8%	94.80	23.00	117.80			2.80	21.55	142.15	
	D102	Apartment	1	1		1	5%	53.00	13.70	66.70	9.40		2.90	12.20	91.20	
	D103	Studio	Studio	1		1	4%	39.40	15.60	55.00			2.90	10.06	67.96	
	D104	Studio	Studio	1		1	4%	40.20	17.30	57.50			2.80	10.52	70.82	
	D105	Studio	Studio	1		1	4%	40.00	17.20	57.20			2.80	10.47	70.47	
	D106	Apartment	2.5	2		1	8%	103.00	17.30	120.40			2.90	22.03	145.33	
2nd	D201	Apartment	2.5	2		2	8%	94.80	23.30	118.10			3.30	21.61	143.01	
	D202	Apartment	1	1		1	5%	53.00	13.70	66.70			3.30	12.20	82.20	
	D203	Studio	Studio	1		1	4%	39.40	15.40	54.80			3.20	10.03	68.03	
	D204	Studio	Studio	1		1	4%	40.20	17.30	57.50			4.30	10.52	72.32	
	D205	Studio	Studio	1		1	4%	40.00	17.30	57.30			2.90	10.48	70.68	
	D206	Apartment	2	2		2	8%	103.10	17.30	120.40			2.80	22.03	145.23	
3rd	D301	Apartment	3.5	3	YES	2	11%	120.90	30.10	151.00		106.00	4.50	27.63	289.13	
	D302	Studio	Studio	1		1	4%	39.40	15.40	54.80			3.50	10.03	68.33	
	D303	Apartment	1	1		1	7%	66.60	31.10	97.70			3.30	17.88	118.88	
	D304	Apartment	3.5	3	YES	2	12%	144.20	34.60	178.80		104.00	4.50	32.71	320.01	

choice of properties

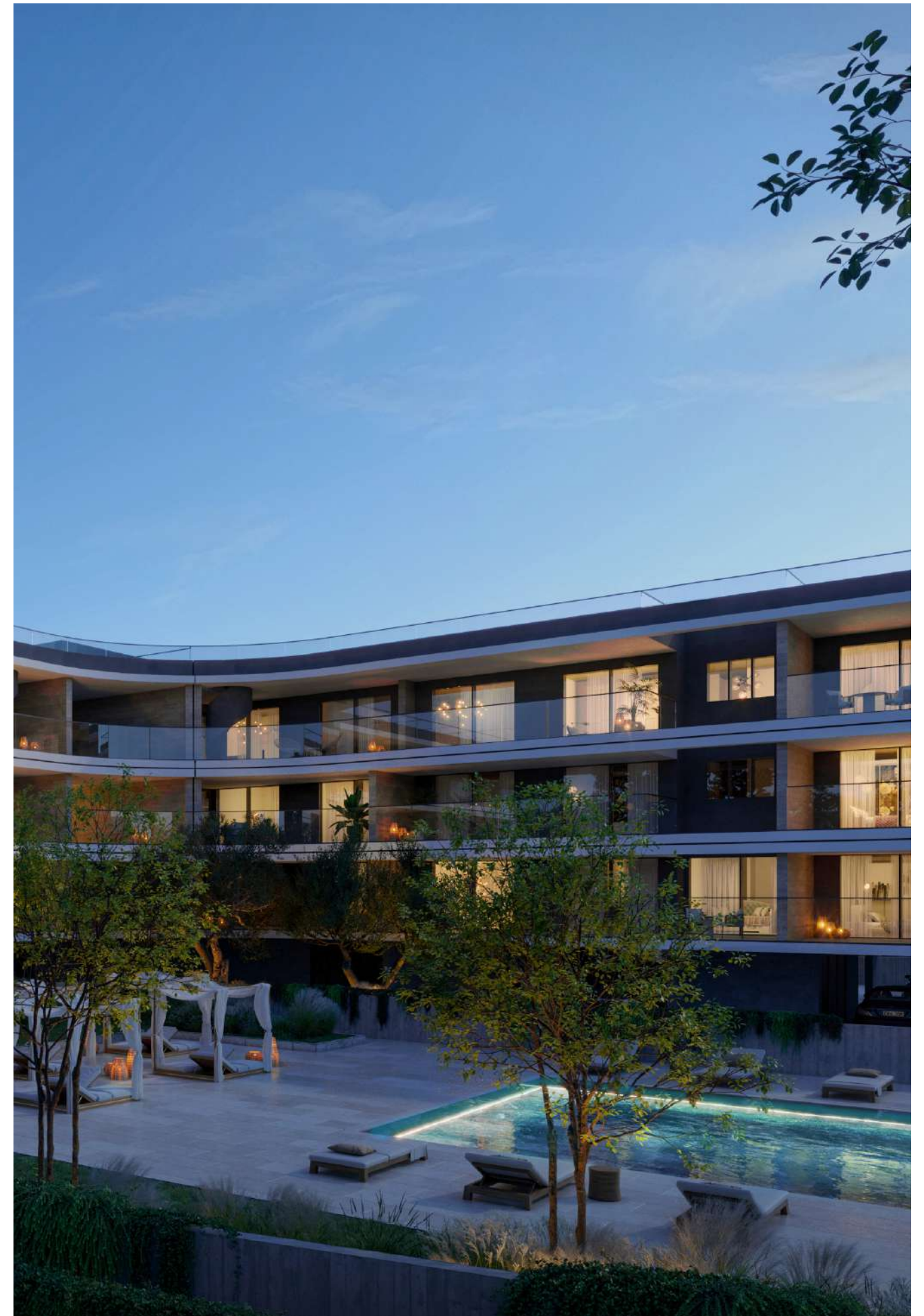
block E

FLOOR	UNIT NO	PROPERTY TYPE	BEDROOMS	BATHROOMS	PRIVATE SWIMMING POOL	PARK SPACES	% OF COMMON AREA PER FLOOR	PRIVATE INTERIOR	COVERED VERANDA	SELLABLE AREA	UNCOVERED VERANDA	ROOF TERRACE	STORAGE	COMMON AREA PER UNIT	TOTAL AREA M²	
1st	E101	Apartment	1	1		1	4%	68.30	16.40	84.70			3.20	12.26	100.16	
	E102	Apartment	2	2		2	4%	81.00	16.00	97.00	8.90		2.90	14.04	122.84	
	E103	Apartment	1	1		1	3%	54.50	20.30	74.80			2.90	10.82	88.52	
	E104	Apartment	1	1		1	3%	53.00	18.10	71.10			2.90	10.29	84.29	
	E105	Studio	Studio	1		1	2%	37.40	9.40	46.80			3.00	6.77	56.57	
	E106	Studio	Studio	1		1	3%	40.20	17.30	57.50			2.90	8.32	68.72	
	E107	Apartment	2.5	2		2	6%	102.10	28.30	130.40	8.80		3.00	18.87	161.07	
	E108	Apartment	1	1		1	3%	55.90	11.10	67.00			2.80	9.69	79.49	
	E109	Apartment	2.5	2		2	5%	94.10	25.00	119.10			2.70	17.23	139.03	
2nd	E201	Apartment	1	1		1	4%	68.30	16.70	85.00			5.00	12.30	102.30	
	E202	Apartment	2	2		2	4%	81.00	16.30	97.30			4.30	14.08	115.68	
	E203	Apartment	1	1		1	3%	54.50	20.30	74.80			2.90	10.82	88.52	
	E204	Apartment	1	1		1	3%	53.00	18.10	71.10			2.80	10.29	84.19	
	E205	Studio	Studio	1		1	2%	37.40	9.40	46.80			2.80	6.77	56.37	
	E206	Studio	Studio	1		1	3%	40.20	17.30	57.50			2.75	8.32	68.57	
	E207	Apartment	2.5	2		2	6%	102.10	28.10	130.20			2.90	19.84	151.94	
	E208	Apartment	1	1		1	3%	55.90	11.10	67.00			3.50	9.69	80.19	
	E209	Apartment	2.5	2		2	5%	94.10	25.20	119.30			4.30	17.26	140.86	
3rd	E301	Apartment	3	3	YES	2	7%	124.30	28.50	152.80		107.00	7.40	22.11	289.31	
	E302	Apartment	1	1		1	3%	57.40	16.00	73.40			3.00	10.62	87.02	
	E303	Apartment	2	2		1	5%	83.90	28.00	111.90			2.90	16.19	130.99	
	E304	Apartment	3	3	YES	2	8%	138.75	35.20	173.95		107.00	6.50	25.17	312.62	
	E305	Studio	Studio	1		1	3%	40.40	17.00	57.40			4.00	8.31	69.71	
	E306	Apartment	1	1		1	3%	55.90	11.40	67.30			3.50	9.74	80.54	
	E307	Apartment	2.5	2		2	5%	94.10	25.10	119.20			3.50	17.25	139.95	

ground floor site plan



Ground floor Block A and B



floor plans



1st floor
Block A and B



2nd floor
Block A and B



floor plans



3rd floor
Block A and B



roof plan
Block A and B



A diagram showing a circle with a shaded segment. A line labeled z passes through the circle, and the segment of the circle between the line and the boundary is shaded.

The site plan illustrates a residential development layout. At the top, a hatched area represents the 'PUBLIC GREEN'. Below this, a row of parking spaces is shown, followed by a 'KIDS PLAYGROUND' and a 'SWIMMING POOL'. The main residential area consists of several building footprints, some of which are labeled with room names like 'BEDROOM', 'BATHROOM', 'KITCHEN', and 'LIVING ROOM'. The buildings are arranged in a cluster, with parking spaces interspersed throughout. At the bottom, a hatched area represents the 'PUBLIC ROAD'. The plan also shows various landscaping elements like trees and shrubs, and a 'PUBLIC GREEN' area at the bottom right.

floor plans



1st floor
Block C & D



floor plans



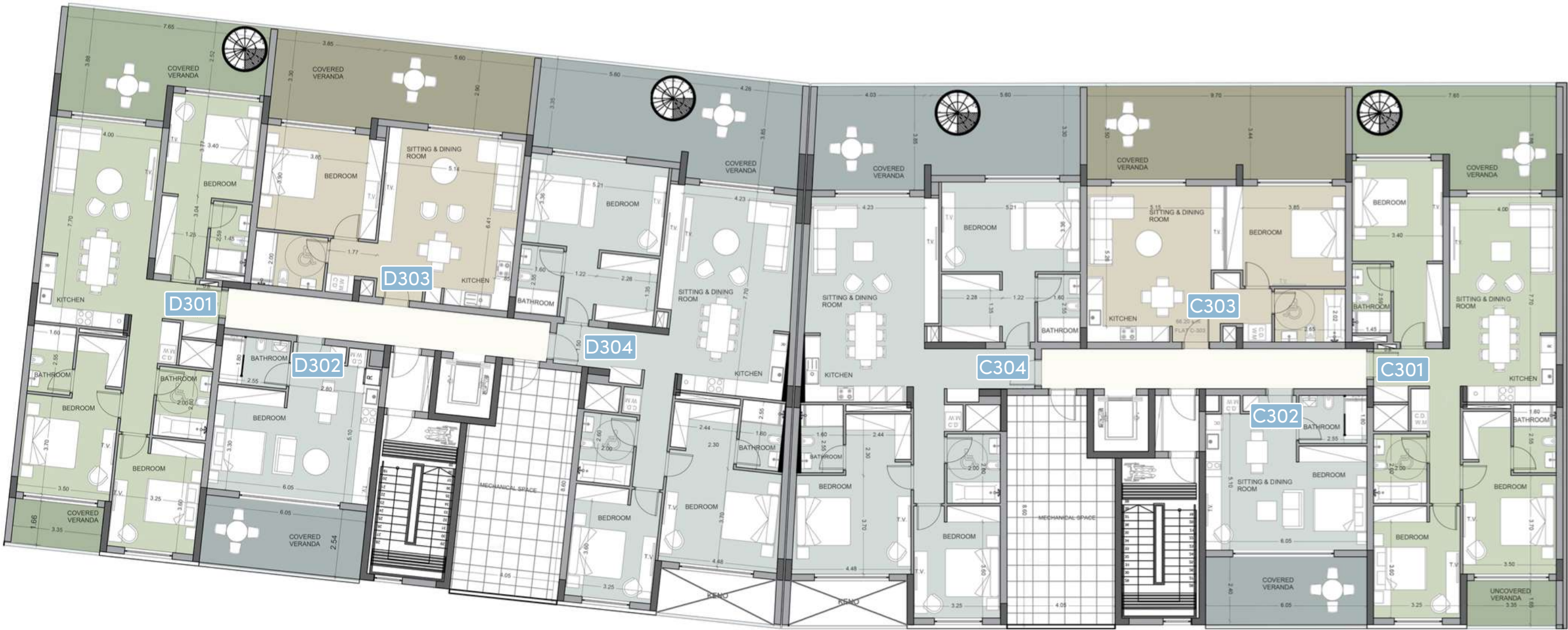
2nd floor
Block C & D



floor plans



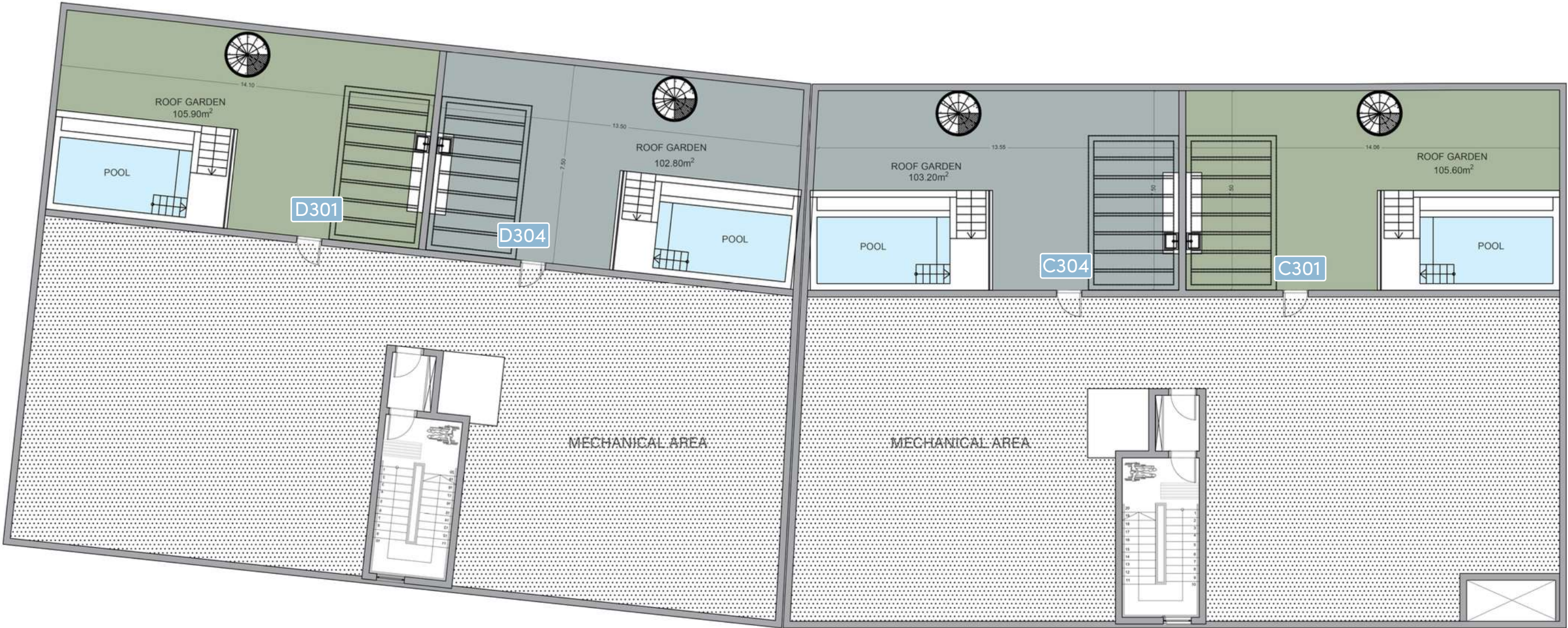
3rd floor
Block C & D



floor plans



Roof plan
Block C & D



floor plans

1st floor
Block E



2nd floor
Block E



floor plans

3rd floor
Block E



Roof plan
Block E



sustainability



We are committed to crafting projects that resonate with our high sustainability standards and are a testament to our efforts for a greener future:

- Landscaped gardens with a careful selection of local herbs and citrus trees create green habitats within the urban setting, creating a pleasant environment and naturally enhancing air quality;
- The design prioritizes natural elements- utilizing orientation and large floor-to-ceiling windows to enhance natural indoor light and air circulation;
- Photovoltaic panels that convert solar energy into electricity and reduce energy consumption—supporting energy self-sufficiency;
- Use of energy-efficient construction materials, high-performance insulation, energy-efficient lighting, and double-glazed windows;
- Class A building rating for energy efficiency.

note: movable furniture, home appliances & interior items are extras



deluxe interior finishes

prime

Premium-class apartments adorned with the finest finishes and modern amenities exude luxury and timeless elegance, making them ideal for comfortable upscale living in the Mediterranean.

- Signature top-standard finishes package - bbf: prime;
- Parquet floors in living areas and bedrooms;
- Marble floors and walls in toilets and bathrooms;
- High ceilings;
- Hanging, concealed WC & built-in showers;
- Underfloor central heating;
- Concealed A/C units in all areas;
- High-standard sanitary ware from European brands;
- Thermal aluminum window frames with double-glazed windows;
- High-standard kitchen cabinets & wardrobes from European brands;
- Security and fireproof entrance doors;
- Soft closers;
- Door stoppers.

note: movable furniture, home appliances & interior items are extras



penthouse

Penthouses will adorn the top of the Eden bay complex, ideal for the exclusive lifestyle enthusiast with a keen eye for supreme aesthetics, seeking to revel in vibrant Mediterranean Sea vistas, comfort, and privacy.

- Sizable roof space;
- Stone floors;
- Marble tiled swimming pool;
- Barbecue;
- Pergolas for shading.

note: movable furniture, home appliances & interior items are extras



