ROYAL BAY

- By Korantina Homes -

beyond luxury

THE PROJECT

Royal Bay, a unique residential seafront resort, is located in a prime location in Paphos. The project consists of luxurious seafront villas, seaview hillside villas, and high-end seafront apartments. Situated in a tranquil setting with an incredible sandy beach, Royal Bay features beautifully landscaped gardens, a clubhouse with a 24-hour reception, concierge services, property management services, a restaurant and bar, a private spa and fitness center, 24-hour security, a communal swimming pool, and a children's playground.

Located in an area surrounded by all essential amenities and services—including supermarkets, restaurants, hotels, a shopping mall, and an international school—the location is ideal for both permanent living and holiday getaways. The residences offer panoramic sea views and mesmerizing sunset views. Combined with the bespoke design and services of Korantina Homes, Royal Bay presents a unique selection of properties in Cyprus.

THE PERFECT LOCATION

Located in an area surrounded by all essential amenities and services—including supermarkets, restaurants, hotels, shopping malls, and schools—this location is ideal for residential and hospitality developments.Within 5–7 minutes, you can reach the harbor, the Medieval Castle, and numerous archaeological sites.

Distances:

Paphos Harbour	2.5km
Beach	On-site
Paphos International Airport	16km
Nearest School	100m
Nearest Supermarket	500m
Nearest Hospital	1km
Paphos Old Town	1.5km

LIVING IN ROYAL BAY

Royal Bay Resort offers five-star services and facilities for its residents. The clubhouse features first-class 24-hour concierge services, property management services, a bar and restaurant, a spa and fitness center, a communal pool, a children's playground, 24-hour security, and a sandy beach. All are designed to provide a superior level of comfort, making it an ideal resort for the whole family to enjoy.

WATERFRONT LIVING

Waterfront living at Royal Bay Resort is truly a one-of-a-kind experience. With stunning views of the Mediterranean Sea, residents can wake up to crystal-clear waters and refreshing sea air. The golden beach in front of the resort is the ideal place for watersports, relaxation, and sunbathing.

THE MASTERPLAN

At Royal Bay there is space to live, breathe and unwind.

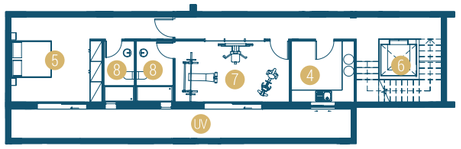
Seafront villa with sea view

THE VILLAS

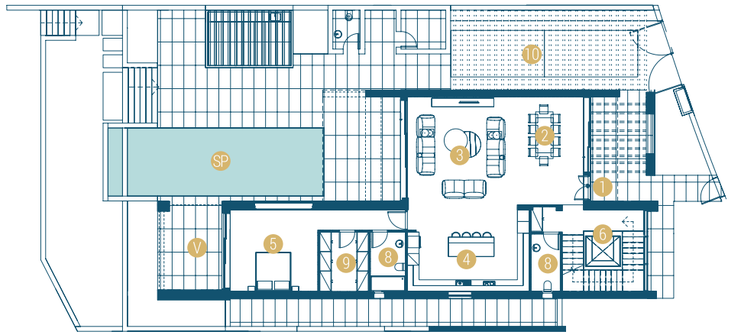
The project comprises 43 villas, each featuring an innovative design that creates an atmosphere of luxury and unique character, reflected in the overall aesthetic of the resort. A selection of spacious 3- to 6-bedroom villas is available in various locations within the resort, including seafront, sea-view, and panoramic settings.

TYPE B
VILLA 2, 3, 4, 5, 6, 7, 8

BASEMENT



GROUND FLOOR



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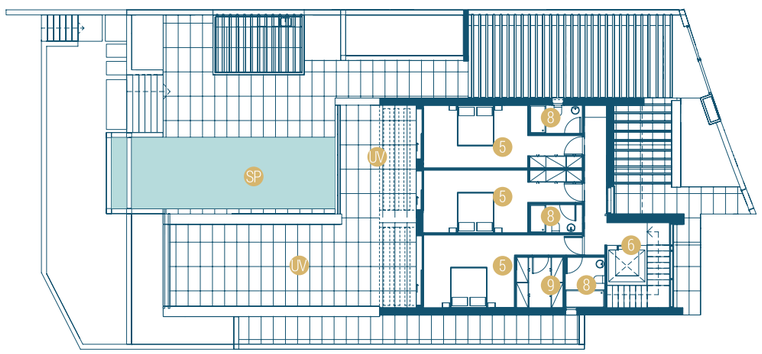
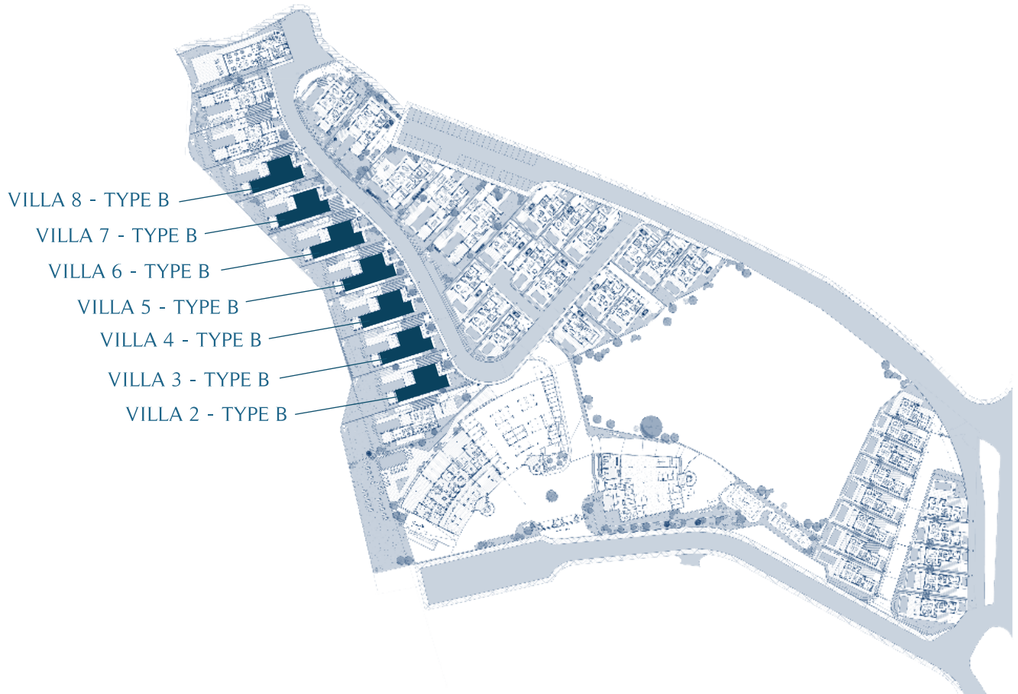


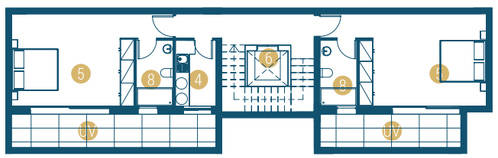


BASEMENT, GROUND & FIRST FLOOR

1	Entrance	7	Gym	SP	Swimming Pool
2	Dining Area	8	Shower	V	Veranda
3	Living Area	9	Dressing Room	P	Void
4	Kitchen	10	Parking		
5	Bedroom				
6	Lift				

TYPE C
VILLA 9, 10, 14

BASEMENT



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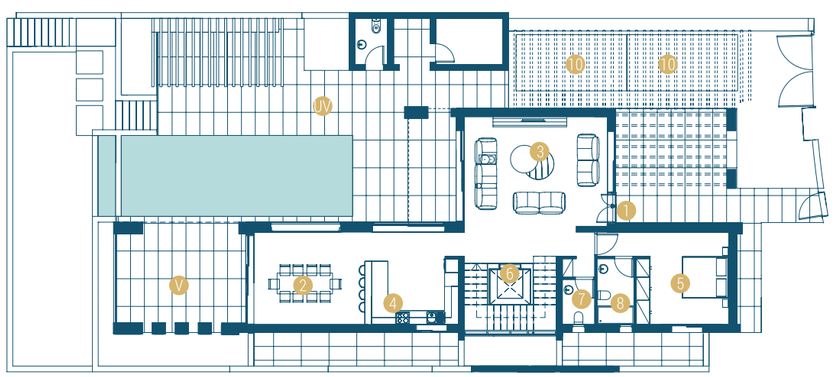

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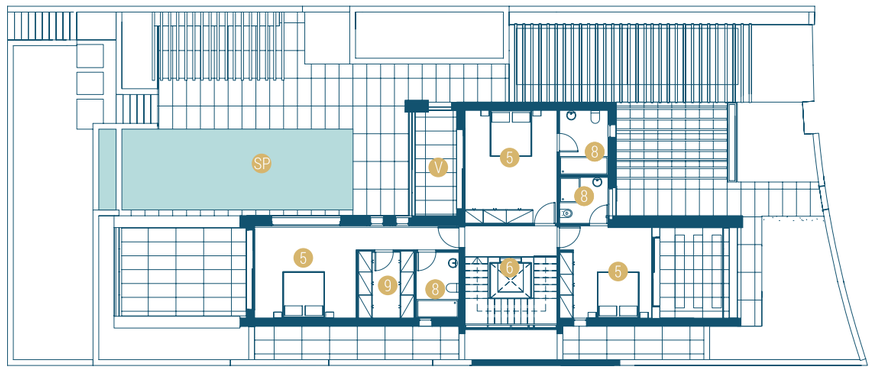
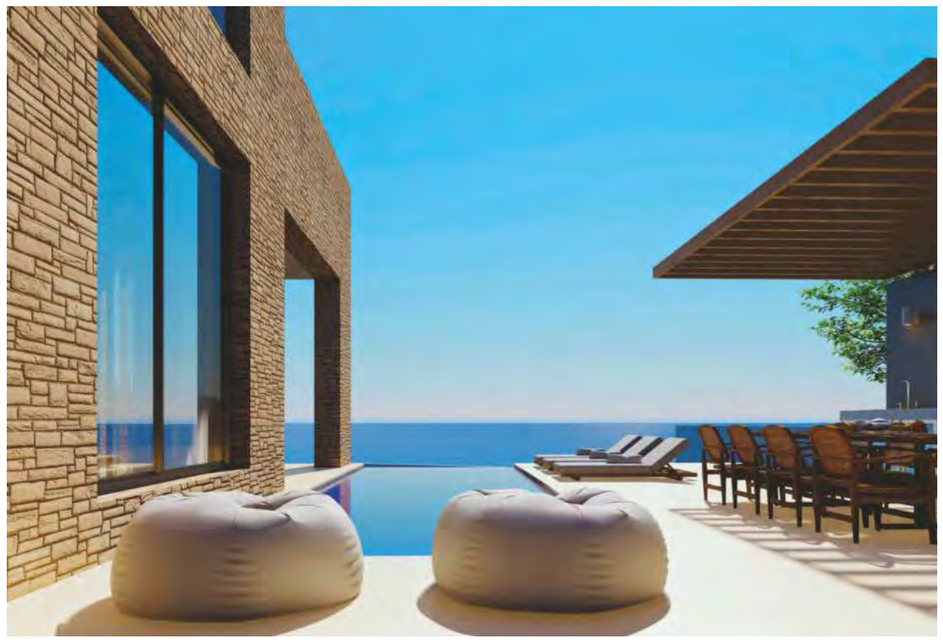
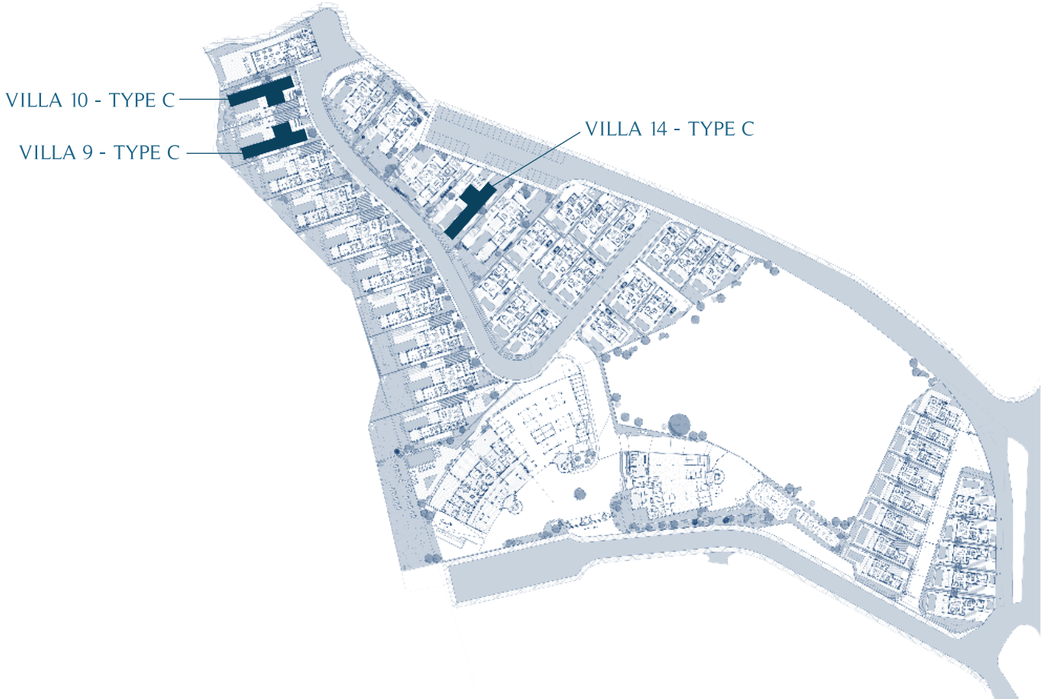




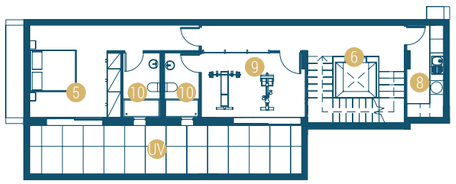


BASEMENT, GROUND & FIRST FLOOR

1	Entrance	8	Shower	SP	Swimming Pool
2	Dining Area	9	Dressing Room	V	Veranda
3	Living Area	10	Parking	P	Void
4	Kitchen				
5	Bedroom				
6	Lift				
7	Guest Toilet				

TYPE F
VILLA 1,15

BASEMENT



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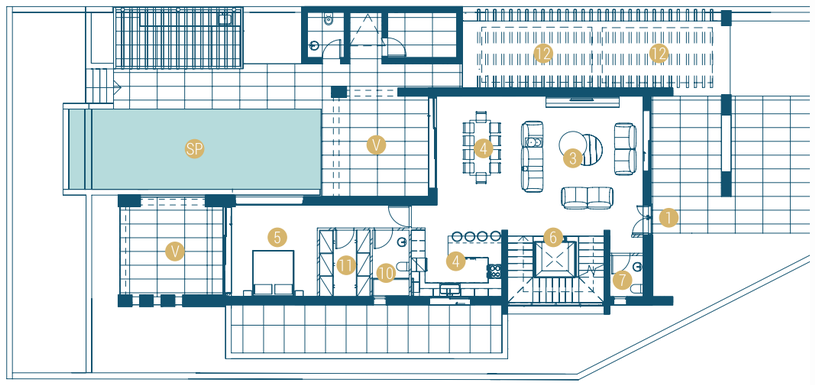

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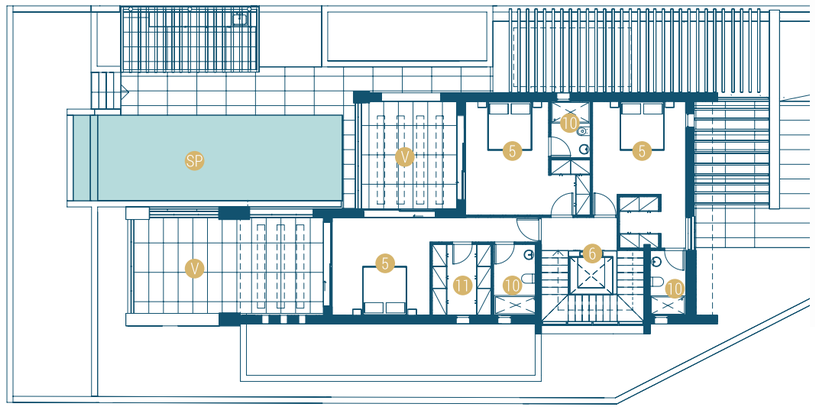
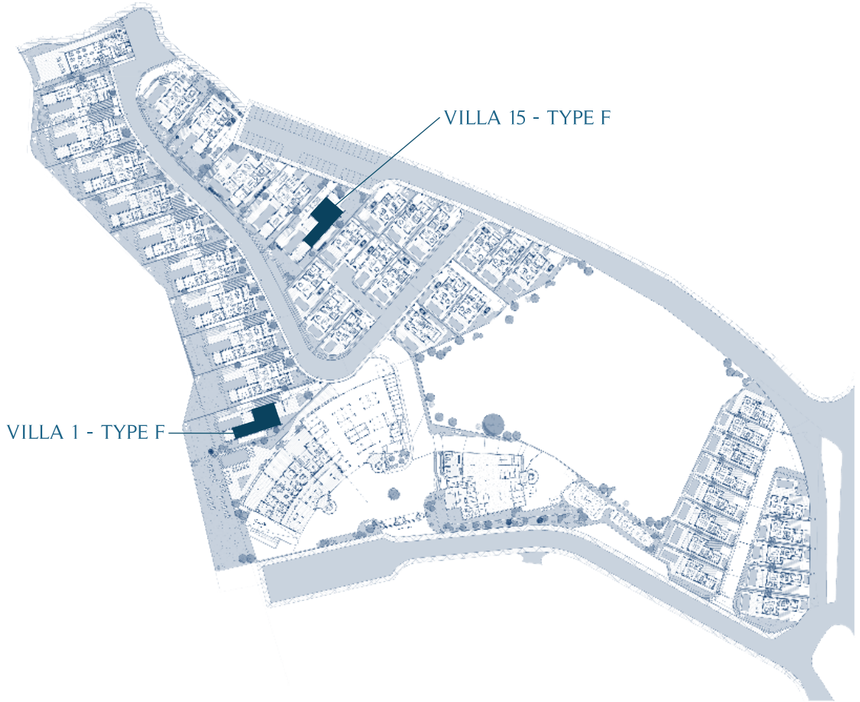




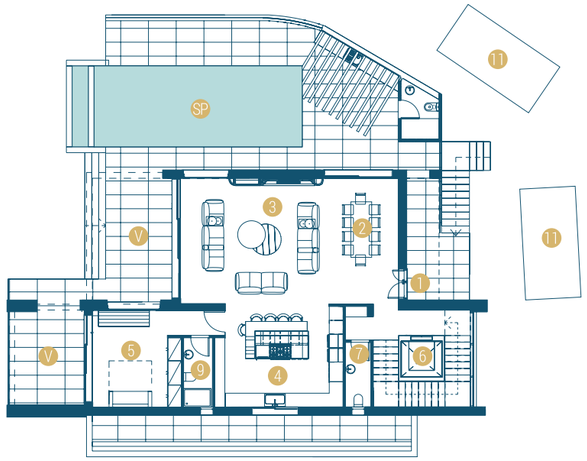
BASEMENT, GROUND & FIRST FLOOR

1	Entrance	8	Utility Room	SP	Swimming Pool
2	Dining Area	9	Gym	V	Veranda
3	Living Area	10	Shower	UV	Uncovered Veranda
4	Kitchen	11	Dressing Room	P	Void
5	Bedroom	12	Parking		
6	Lift				
7	Guest Toilet				

TYPE A - VILLA 11

BASEMENT

GROUND FLOOR



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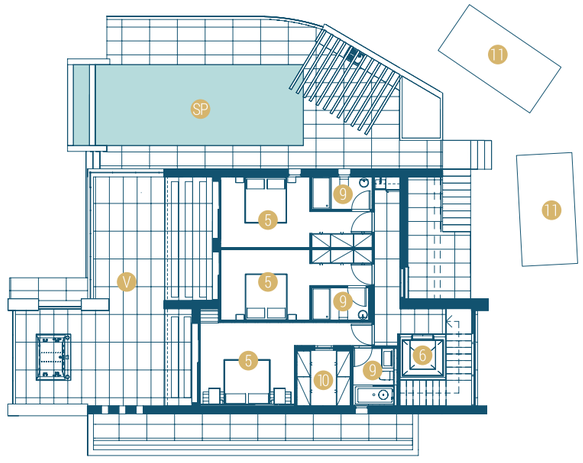
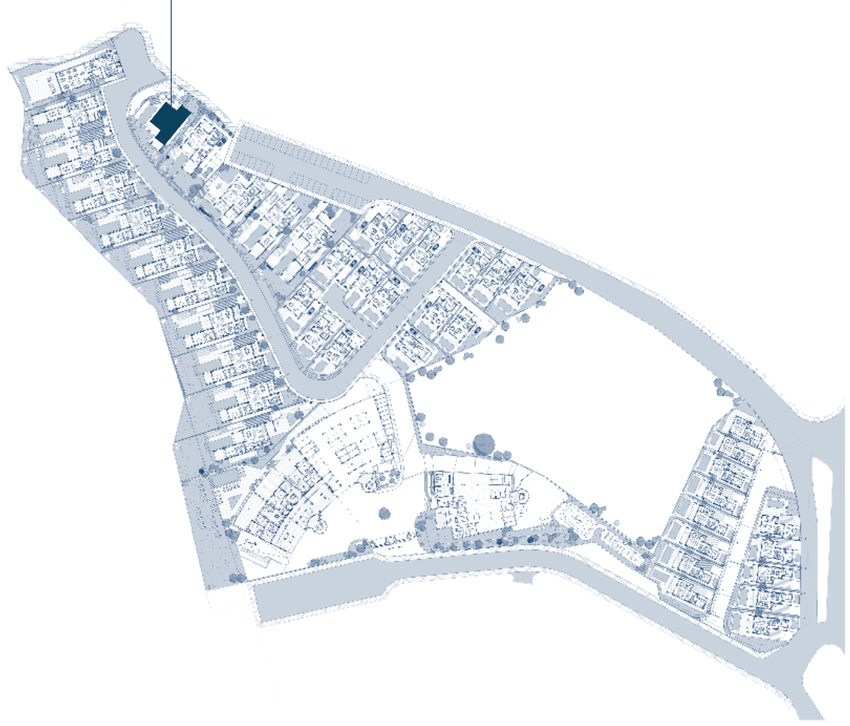


VILLA 11 - TYPE A

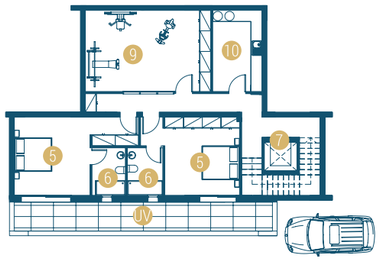


BASEMENT, GROUND & FIRST FLOOR

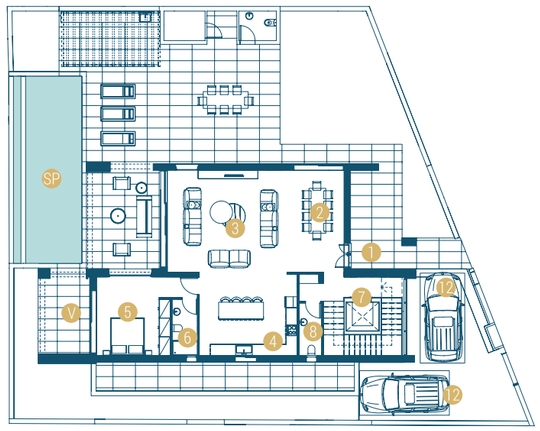
1	Entrance	8	Utility Room	SP	Swimming Pool
2	Dining Area	9	Shower	V	Veranda
3	Living Area	10	Dressing Room	UV	Uncovered Veranda
4	Kitchen	11	Parking	P	Void
5	Bedroom				
6	Lift				
7	Guest Toilet				

TYPE K - VILLA 13

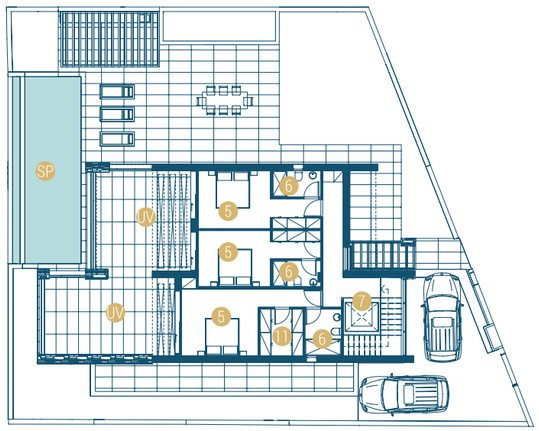
BASEMENT



GROUND FLOOR



FIRST FLOOR

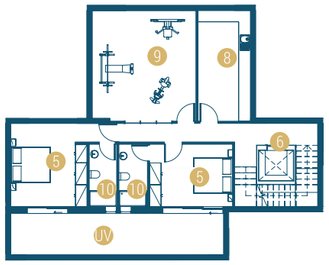


BASEMENT, GROUND & FIRST FLOOR

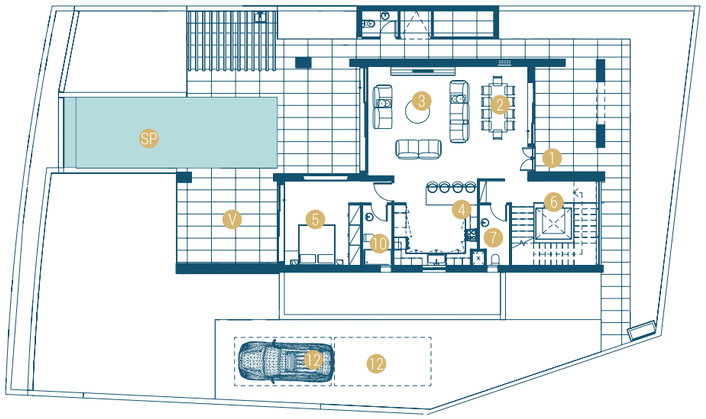
1	Entrance	7	Lift	SP	Swimming Pool
2	Dining Area	8	Guest Toilet	V	Veranda
3	Living Area	9	Gym	P	Void
4	Kitchen	10	Utility Room		
5	Bedroom	11	Dressing Room		
6	Shower	12	Parking		

TYPE D
VILLA 12

BASEMENT



GROUND FLOOR



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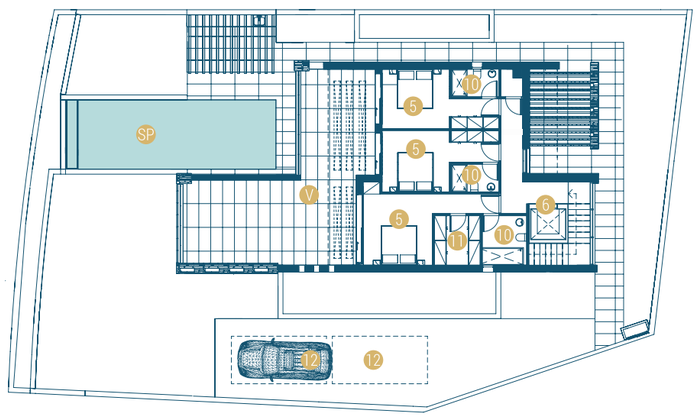
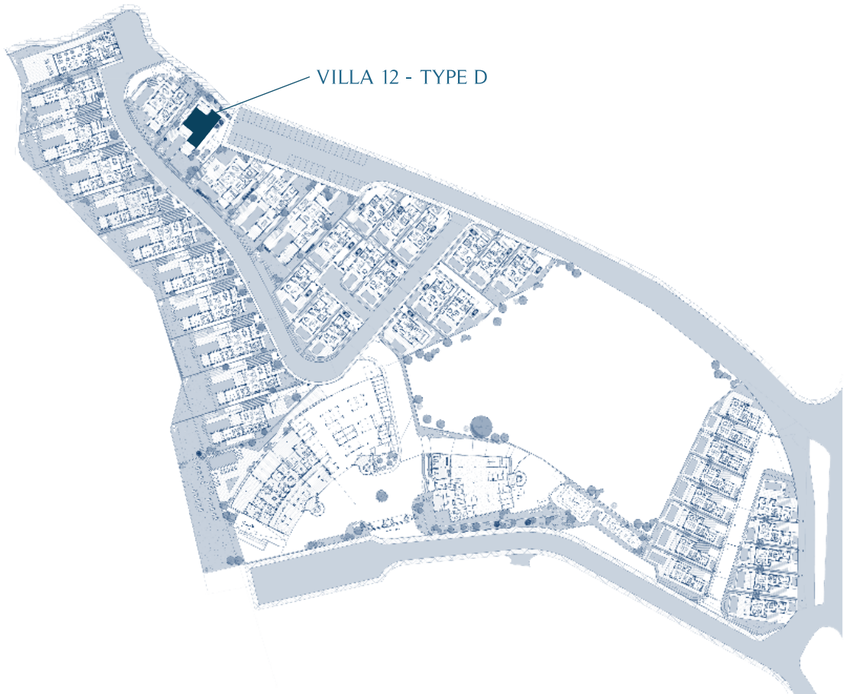


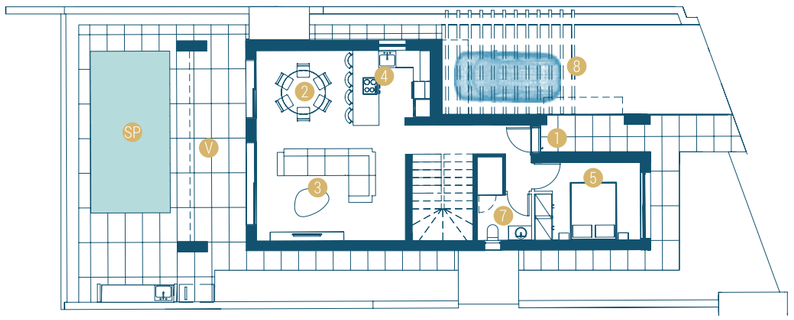


BASEMENT, GROUND & FIRST FLOOR

1	Entrance	8	Utility Room	SP	Swimming Pool
2	Dining Area	9	Gym	V	Veranda
3	Living Area	10	Shower	P	Void
4	Kitchen	11	Dressing Room		
5	Bedroom	12	Parking		
6	Lift				
7	Guest Toilet				

TYPE H
VILLA 43, 44

GROUND FLOOR



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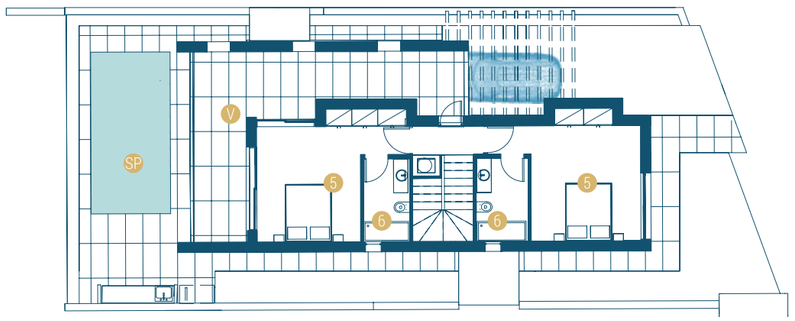
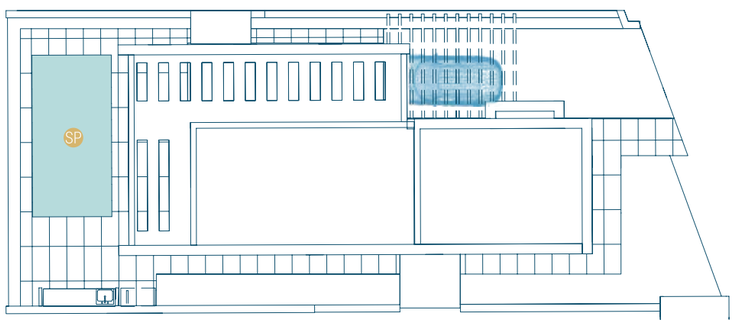
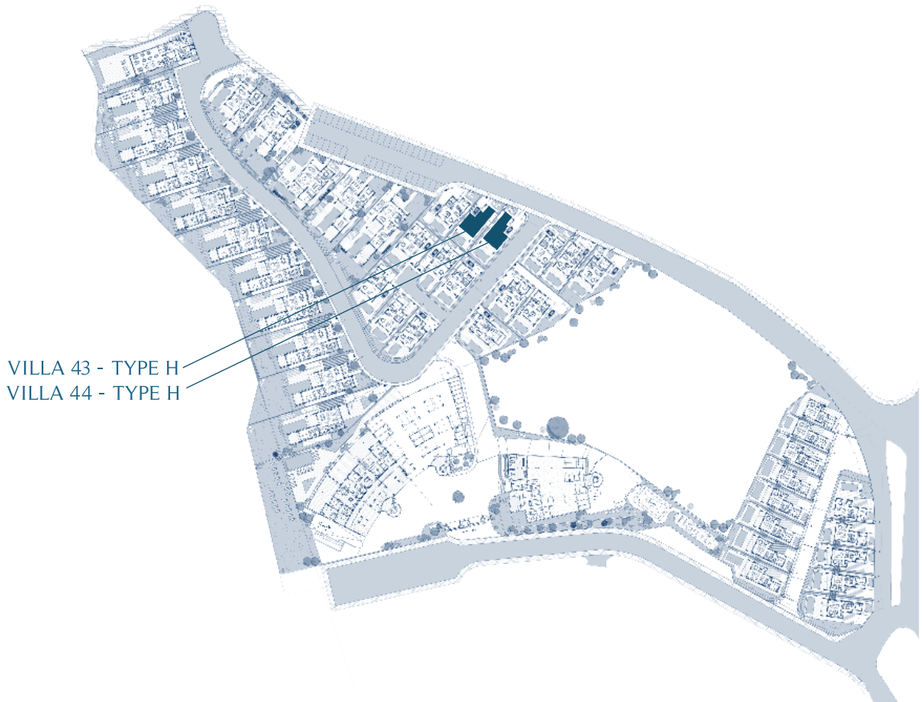


ROOF GARDEN





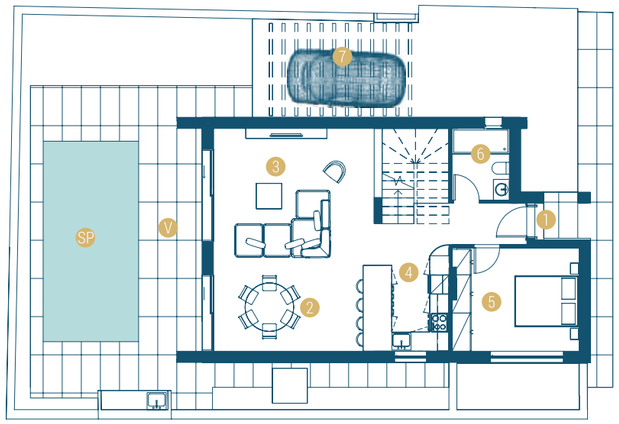
GROUND & FIRST FLOOR

1	Entrance	6	Shower	SP	Swimming Pool
2	Dining Area	7	Guest Toilet	V	Veranda
3	Living Area	8	Parking	P	Void
4	Kitchen				
5	Bedroom				

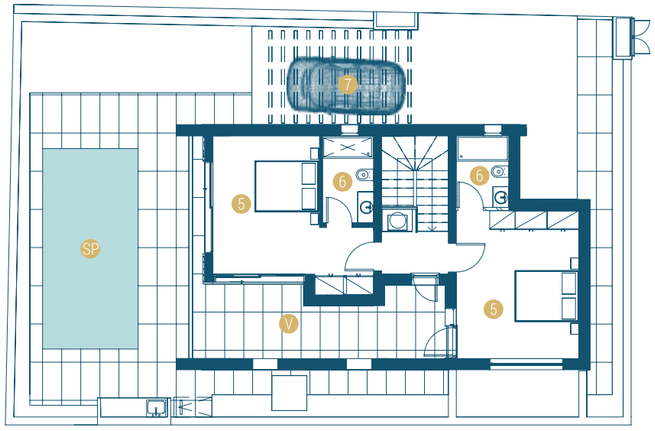
TYPE i
VILLA 37, 38, 39, 40, 42*, 47, 50

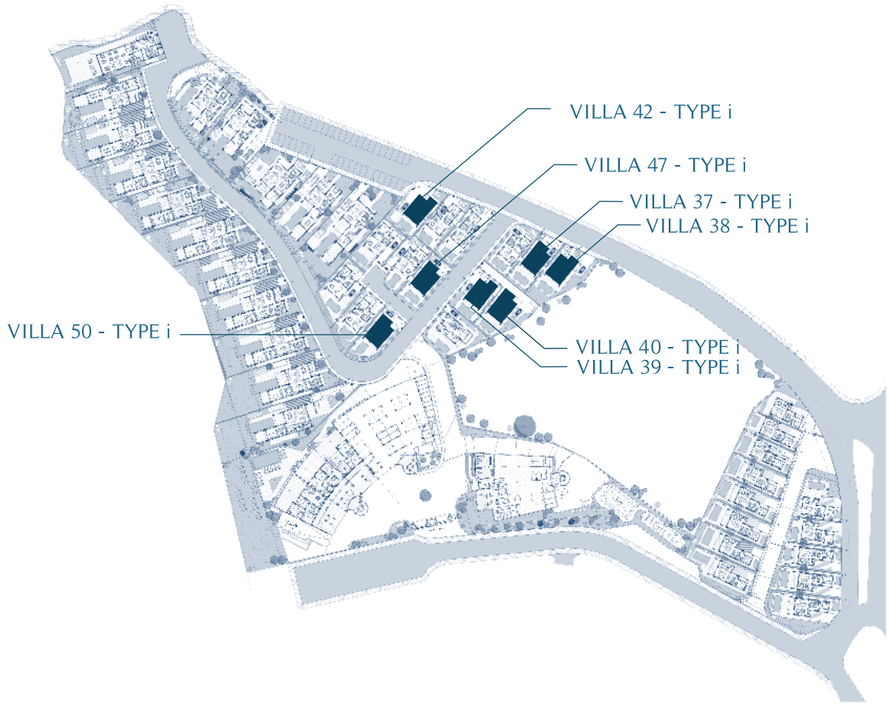
BASEMENT

GROUND FLOOR



FIRST FLOOR





BASEMENT, GROUND & FIRST FLOOR

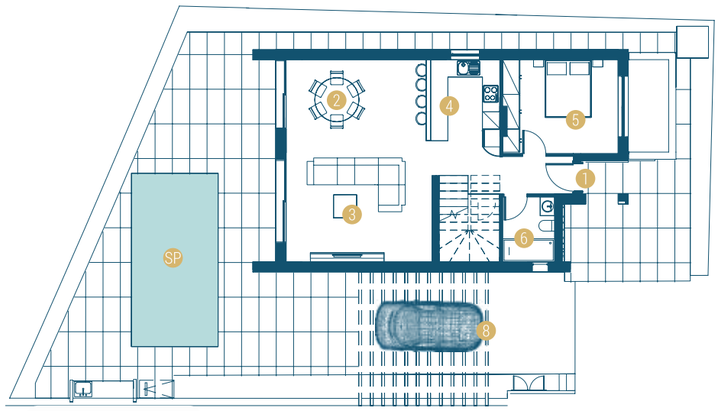
1	Entrance	6	Shower	SP	Swimming Pool
2	Dining Area	7	Parking	V	Veranda
3	Living Area			P	Void
4	Kitchen				
5	Bedroom				

*NO BASEMENT

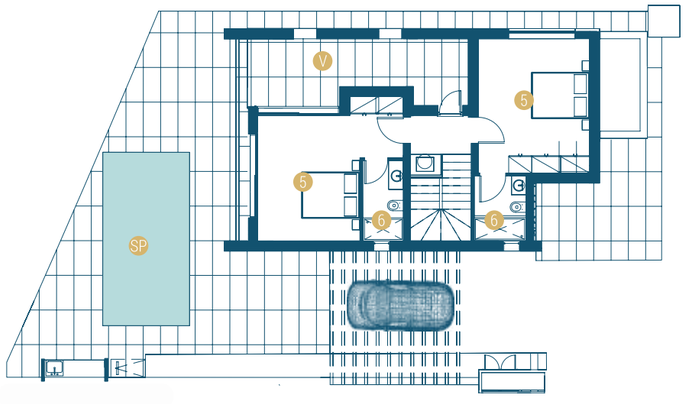
TYPE i-b
VILLA 36, 45, 46, 48, 49

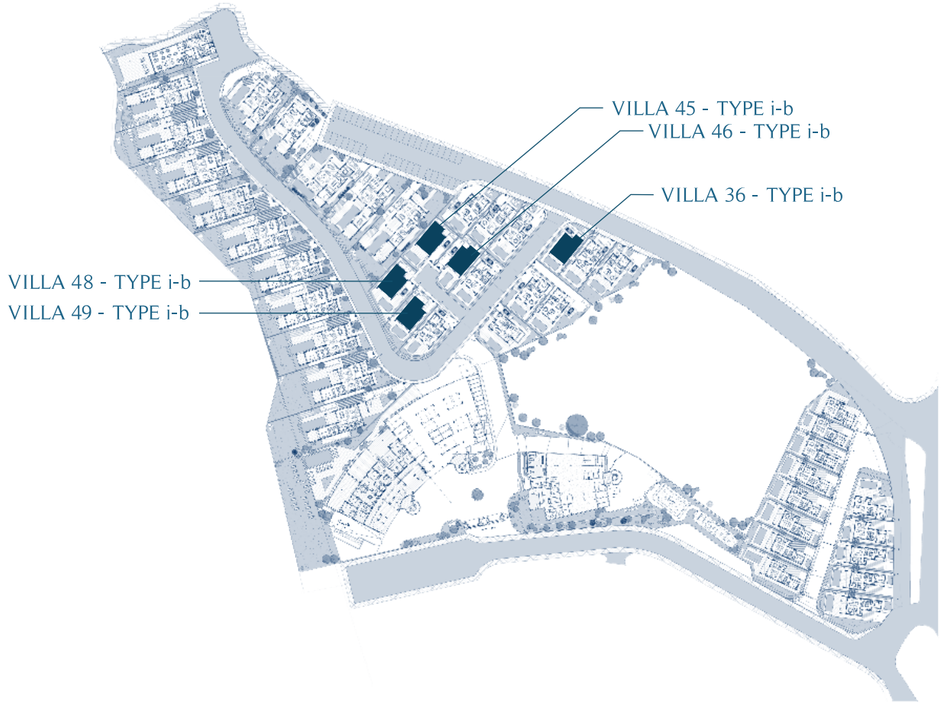
BASEMENT

GROUND FLOOR



FIRST FLOOR



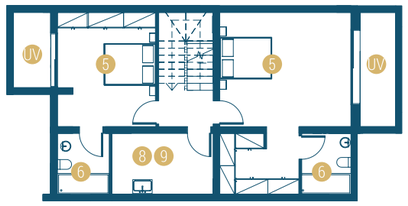


BASEMENT, GROUND & FIRST FLOOR

1	Entrance	6	Shower	SP	Swimming Pool
2	Dining Area	7	Storage	V	Veranda
3	Living Area	8	Parking	P	Void
4	Kitchen				
5	Bedroom				

TYPE J
VILLA 41

BASEMENT



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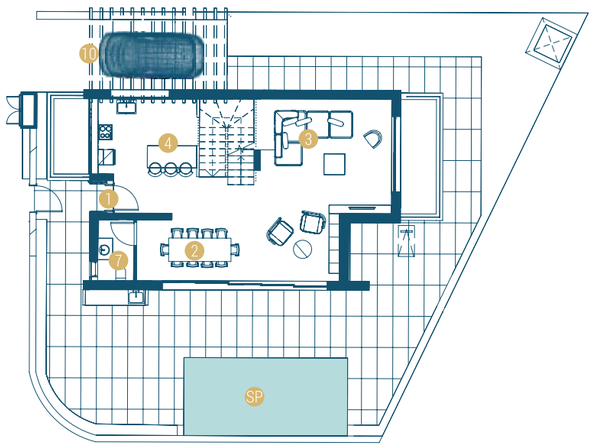

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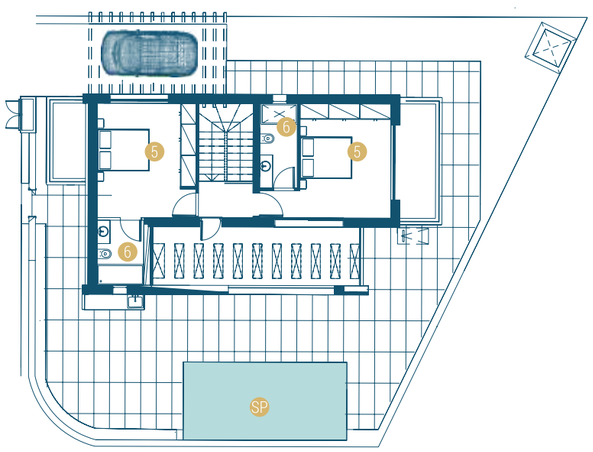
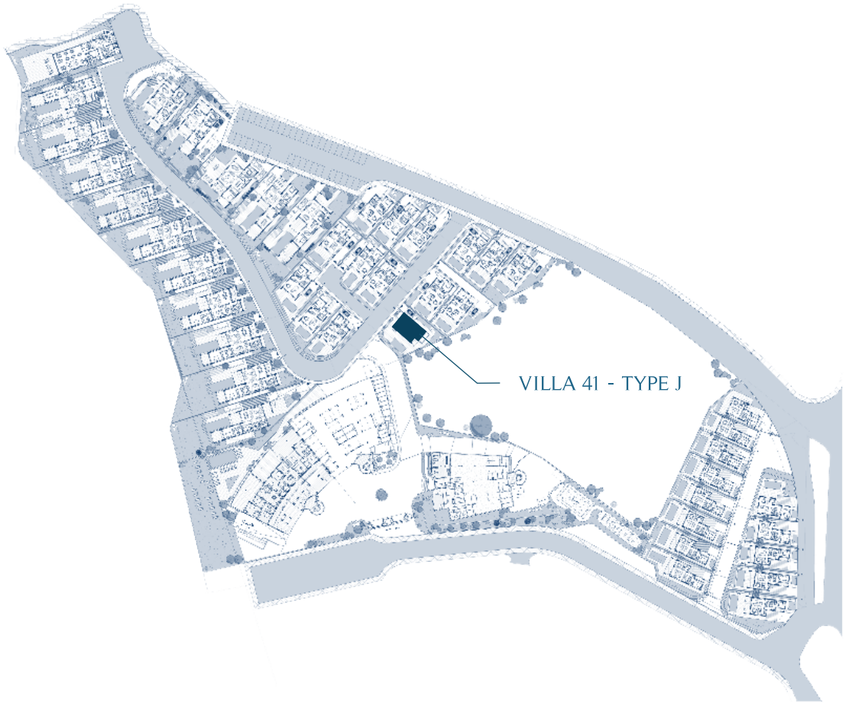


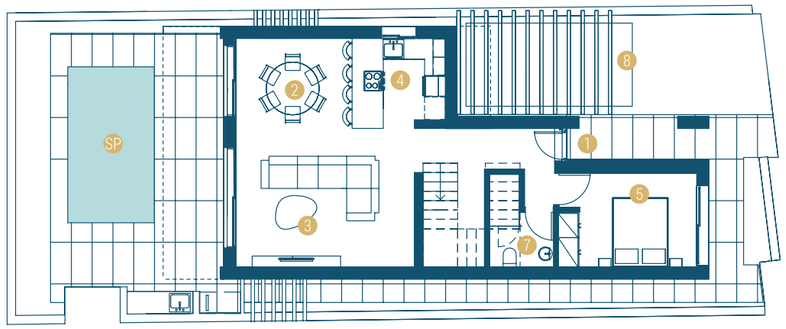


BASEMENT, GROUND & FIRST FLOOR

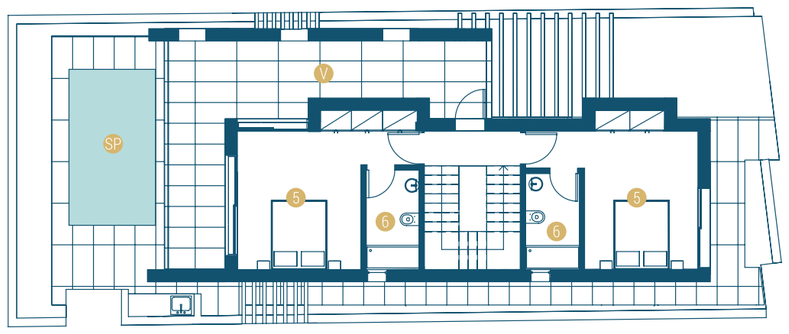
1	Entrance	6	Shower	SP	Swimming Pool
2	Dining Area	7	Guest Toilet	V	Veranda
3	Living Area	8	Utility Room	P	Void
4	Kitchen	9	Storage		
5	Bedroom	10	Parking		

TYPE G
VILLA 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35

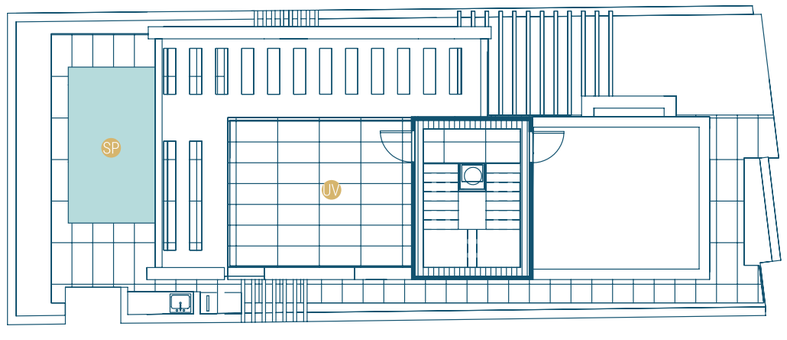
GROUND FLOOR

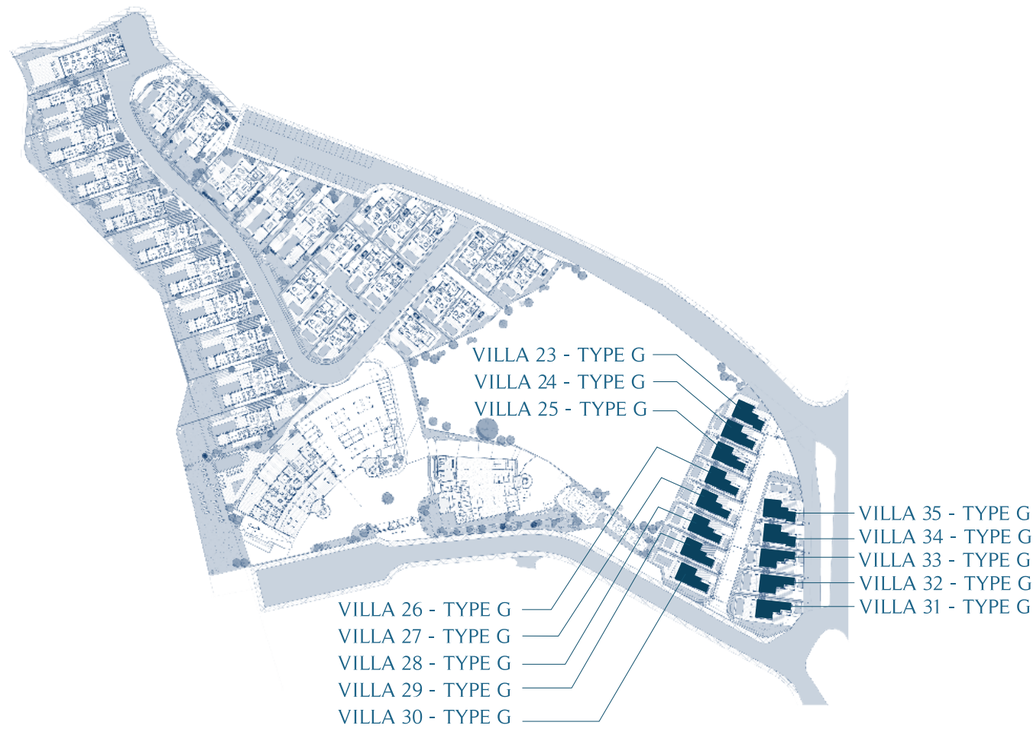


FIRST FLOOR



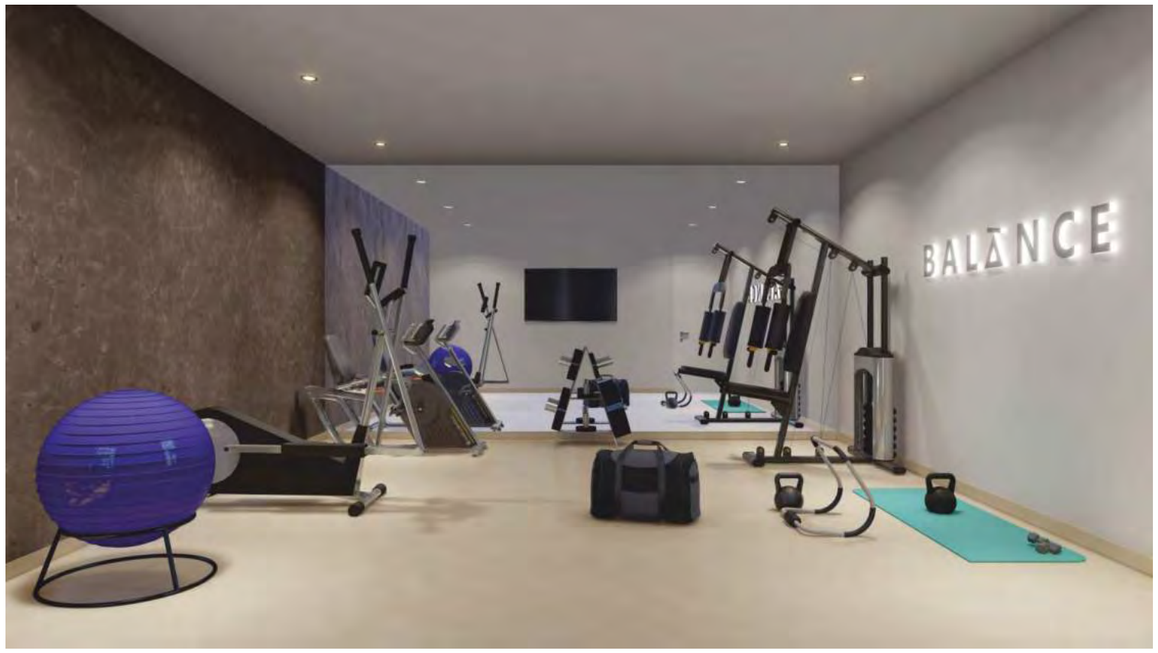
ROOF GARDEN





GROUND & FIRST FLOOR

1	Entrance	6	Shower	SP	Swimming Pool
2	Dining Area	7	Guest Toilet	V	Veranda
3	Living Area	8	Parking	UV	Uncovered Veranda
4	Kitchen			P	Void
5	Bedroom				


BALANCE

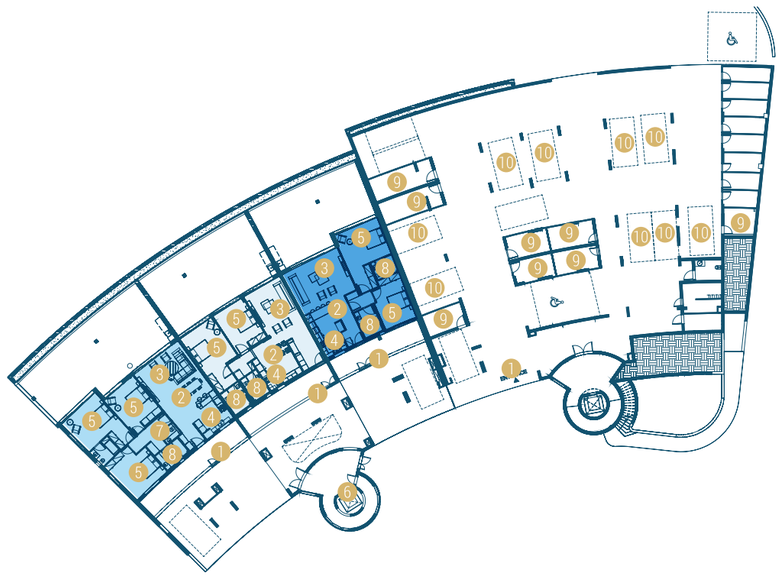
THE APARTMENTS

Two- and three-bedroom apartments have been designed to offer the highest specifications, with mesmerizing sea and sunset views. The top floors feature superior three-bedroom penthouses with roof gardens, private swimming pools, and barbecue areas.

APARTMENTS | BLOCK A - B

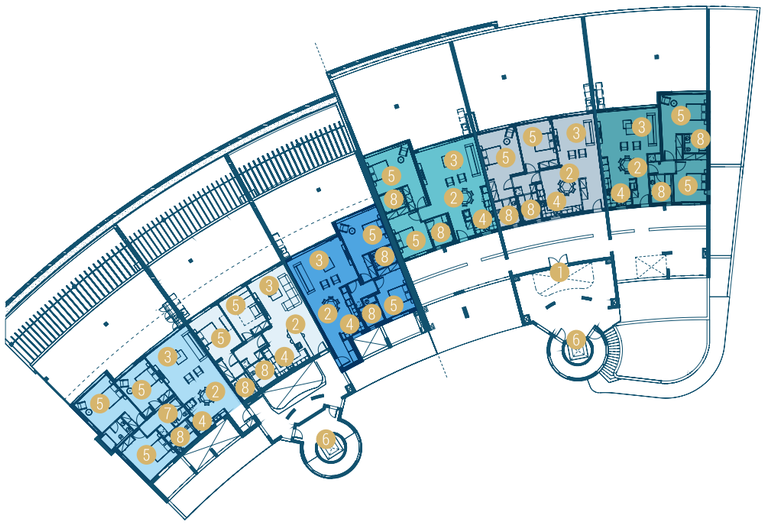
GROUND FLOOR

- A1
- A2
- A3



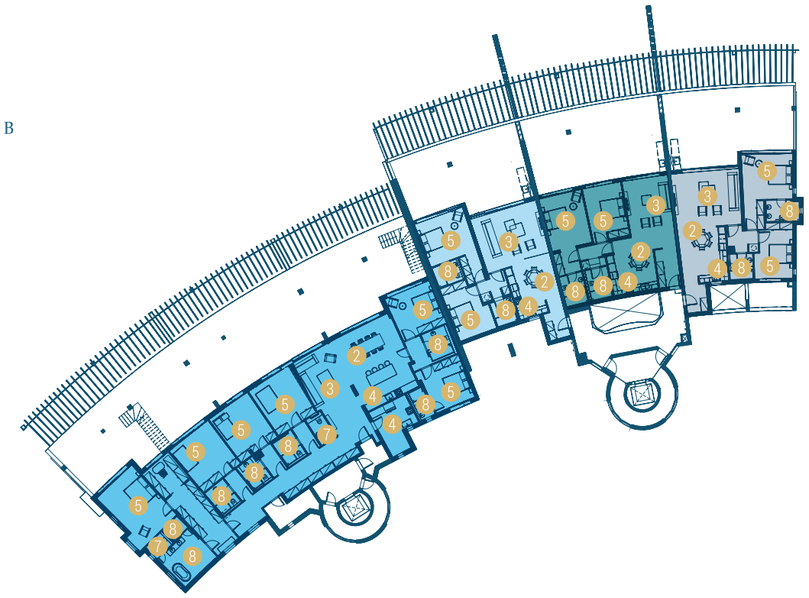
FIRST FLOOR A + B

- A4
- A5
- A6
- B9
- B10
- B11



SECOND FLOOR A + B

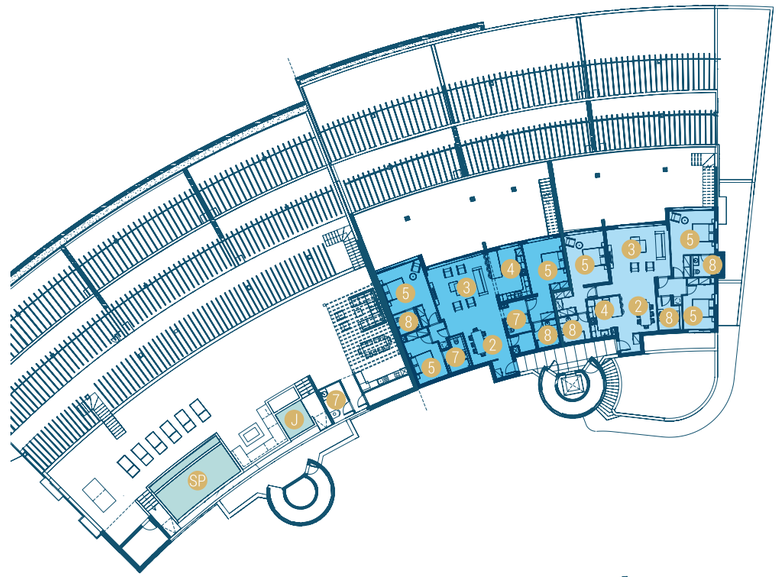
- A7
- B12
- B13
- B14



ROOF TERRACE BLOCK A

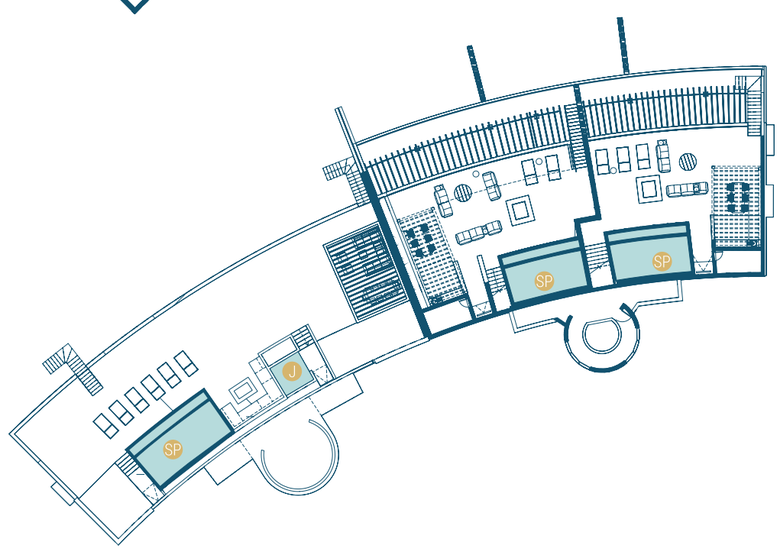
THIRD FLOOR BLOCK B 15 BLOCK B16

- B15
- B16



ROOF PLAN BLOCK A

ROOF TERRACE BLOCK B



Apartment: Block A - B
Floors: 3 Floors & Roof

BASEMENT, GROUND, FIRST, SECOND FLOOR & ROOF

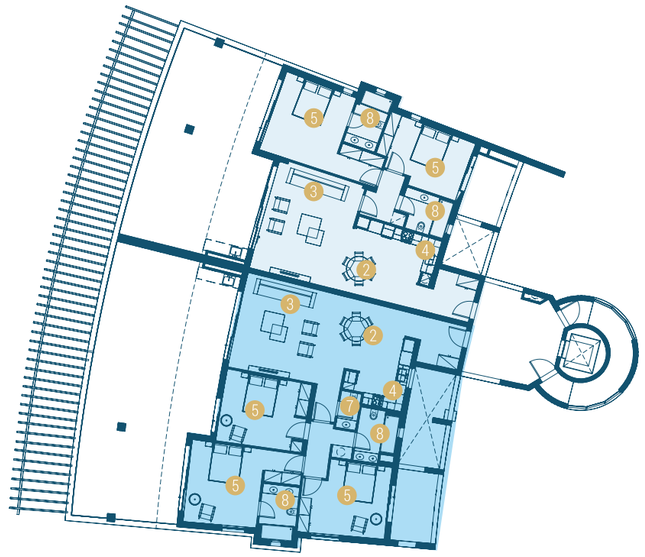
1	Entrance	7	Guest Toilet	SP	Swimming Pool
2	Dining Area	8	Shower	J	Jacuzzi
3	Living Area	9	Storage		
4	Kitchen	10	Parking		
5	Bedroom				
6	Lift				

APARTMENTS | BLOCK C

BASEMENT

FIRST FLOOR

C21
C22

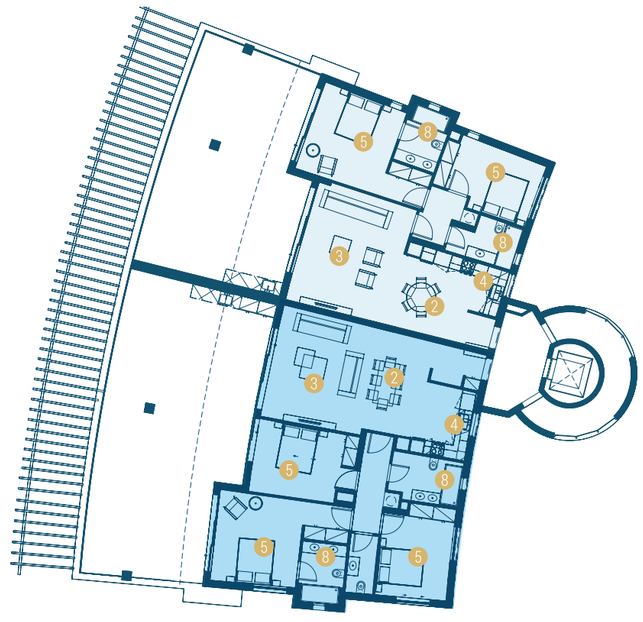


GROUND FLOOR

C20
–

SECOND FLOOR

C23
C24



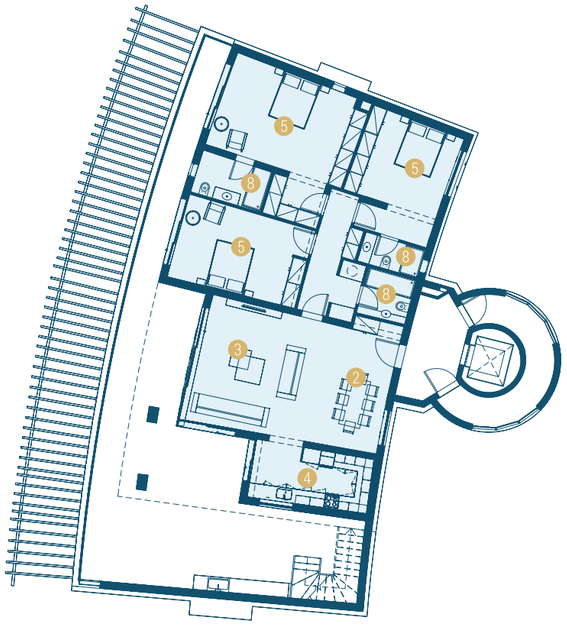
Apartment: Block C
Floors: 4 Floors & Roof

BASEMENT, GROUND, FIRST, SECOND, THIRD FLOOR & ROOF

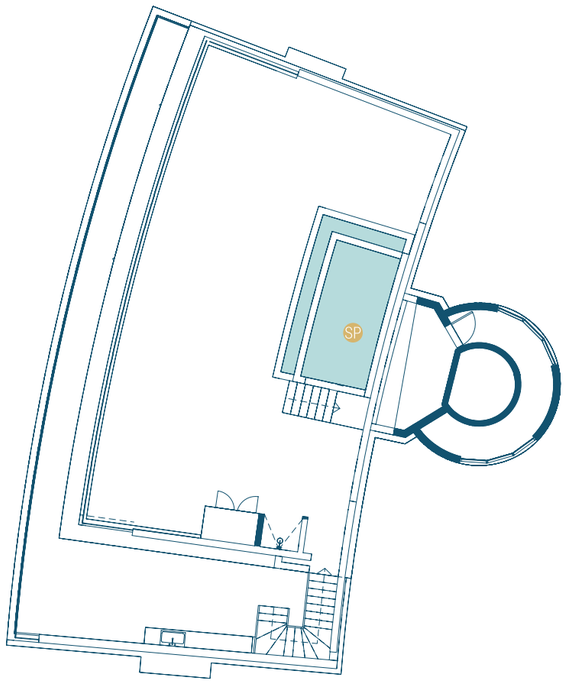
1	Entrance	7	Guest Toilet	13	Changing Room
2	Dining Area	8	Shower		
3	Living Area	9	Storage	SP	Swimming Pool
4	Kitchen	10	Gym	J	Jacuzzi
5	Bedroom	11	Parking	S	Sauna
6	Lift	12	Treatment Room	ST	Steam Room

THIRD FLOOR

C25



ROOF



WHY CYPRUS

CYPRUS FACT FILE

Location: Southern Europe

Capital City: Nicosia

EU Member: Since 2004

Time Zone: GMT +2

Language: Greek, English (widely spoken)

Climate: Mediterranean, mean temperature 23 C

Population: 1,251,488

Currency: Euro (EUR)

QUALITY OF LIFE

- One of the best climates worldwide
- Top 5 safest countries in the world
- Top 4 best retirement destinations globally
- Most Blue Flag beaches per capita in the EU
- Clean environment with low pollution levels
- English is widely spoken
- Excellent education system
- First-class healthcare services
- Hospitable and friendly people

POSITIVE ECONOMIC OUTLOOK

- Robust GDP growth
- One of the fastest-growing EU economies
- Positive macroeconomic forecasts
- Great investment opportunities

ATTRACTIVE TAX REGIME

- One of the lowest corporate tax rates in the EU at 12.5%
- An attractive Double Tax Treaty Network covering more than 60 countries
- Access to all EU Tax Directives
- Dividend income exemption under relaxed conditions
- Attractive personal tax regime for international professionals and non-domiciled individuals
- No succession or inheritance taxes
- No immovable property taxes
- One of the most favourable tax systems in the world

ACCESS TO MARKETS

- Full access to European markets
- Access to 40+ EU trade agreements
- Member of the Eurozone since 2008
- Strategic geographic position
- Proximity and easy access to major markets

FRIENDLY BUSINESS & LEGAL ENVIRONMENT

- Strong business support services
- Legal system closely aligned with the English common law
- Frequently updated to meet investors' changing needs
- Strong protection for investment and intellectual property (IP)
- Simple and fast process for establishing a business
- Freehold property ownership
- Immigration benefits through property investment

EXPLORING CYPRUS

Cyprus is famous for its pristine beaches, crystal-clear waters, and picturesque towns and villages. The island's interior is equally stunning, with rugged mountains, rolling hills, and lush forests.

The Troodos Mountains are a popular destination for nature lovers, offering breathtaking views, scenic walks, and opportunities for adventure sports like hiking, skiing, and mountain biking. Cyprus is also rich in history, with ancient ruins and UNESCO World Heritage Sites scattered across the island.

In recent years, Cyprus has become a popular destination for tourists and expatriates. Known for its welcoming people, warm climate, and excellent cuisine, the island has also grown into a key centre for entrepreneurship, supported by its modern infrastructure, strategic location, and attractive tax incentives.

With its beautiful beaches, rich history, vibrant culture, and growing opportunities, Cyprus is a destination that truly has something for everyone.

EXPLORING PAPHOS

Paphos, located on the southwestern coast of Cyprus, is one of the most sought-after locations in the Mediterranean. The city offers many historical treasures, including the mosaics of the House of Dionysos, the Odeon Theatre, and the Tombs of the Kings.

Paphos is also emerging as a thriving economic hub in Cyprus, attracting local and international investments. The city is quickly becoming a hotspot for remote workers and entrepreneurs, establishing itself as a centre for innovation and growth.

For adventure seekers, Paphos offers a variety of outdoor activities—from scenic hiking trails and diving spots to world-class golf courses.

If you're looking for a destination that offers a perfect blend of history, business opportunities, global connectivity, culture, and natural beauty, Paphos is the ideal choice.

OTHER DEVELOPMENTS

With a strong regional presence and deep local knowledge built over 30 years, our company has established a solid reputation in real estate development, emerging as one of the most dynamic and fastest-growing developers in the industry.

CAP ST GEORGES HOTEL & RESORT

The largest seafront resort in Cyprus, featuring over 220 luxurious villas in a stunning location.

SOHO RESORT

A contemporary masterpiece offering high-quality design, refined specifications, and a lifestyle of opulence.

SEA CAVES VILLAS

Exquisite homes with premium finishes, set on expansive plots to ensure privacy and exclusivity.

SEAFRONT VILLA

This spectacular villa combines elegance with breathtaking sea views in one of Cyprus's most scenic areas.

CORAL RESIDENCE - VILLAS

A perfect blend of classic sophistication and modern design, complemented by unique interior elements.

GEORGIANA RESIDENCES

Crafted with precision and superior materials, o ering luxury and functionality in every detail.

MELETIS PROJECT

Nestled in the majestic tranquil countryside, this project boasts panoramic sea views and unparalleled privacy.

AVAKAS

Individually styled residences featuring private pools and modern design for ultimate comfort.

PEGEIA - GOLDEN VIEW VILLAS

A beautiful residential development of 57 villas located in the heart of Pegeia, a coastal suburb of Paphos.

INNER CITY

Long-stay serviced apartments designed to provide convenience and a sophisticated urban lifestyle.

CITY LANDMARK

A collection of 42 exclusive apartments in a prime Paphos location, designed to provide the perfect blend of comfort, convenience, and elegance.

CITY 9

An urban retreat blending natural materials with bold lines, tailored for an elegant city lifestyle.

KORANTINA HOMES

With over 30 years of experience crafting some of Cyprus's most luxurious, high-aesthetic projects, Korantina Homes has earned its reputation as a leading name in exclusive property and resort development. We cultivate long-lasting relationships with our clients by offering personalised services tailored to their needs.

Our award-winning resorts—Cap St Georges, Coral Residences, Soho Resort, and Royal Bay—have attracted a prestigious clientele from around the world, including celebrities and internationally renowned jet-setters. Our group has also expanded into the tourism and hospitality sector, establishing a deluxe five-star hotel at Cap St Georges.

We remain committed to inspiring you and delivering exceptional quality in every project, setting new standards in exclusive property and resort creation. Thank you for placing your trust in Korantina Homes.

KORANTINA HOMES

+357 8000 7030
+357 2662 3536
info@korantinahomes.com
www.korantinahomes.com