



Photos
Photiades
Homes

Value for Life



Photos Photiades Homes is a member of Photos Photiades Group.

Headquartered in the center of Nicosia Cyprus, Photos Photiades Homes is primarily focused on residential projects including apartments, homes and aspirational homes with world class amenities.

We always strive for high quality, customer centric approach, robust engineering, in-house research, uncompromising business ethics, timeless values and transparency in all spheres of our business conduct.

This has and will always help us in realizing our promise to our customers, and that is to deliver to them through our projects Value for Life

Carolina Park
Residences



Carolina Park Residences





Photos
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Homes

Value for Life

Carolina Park
Residences

‘Welcome to the park’

Carolina Park is an oasis of serenity and greenery situated just 5km from the main entrance of Nicosia. Built on a purely residential area with specifications of the highest quality, it offers luxury housing in a beautiful, safe and family oriented environment.

Over 30,000m² of public green areas which have been landscaped with walkways and parks and have been planted with ornamental trees, bushes and grass



The Dahlia Villa



The Rosemary Residence



The Wisteria Residence

Carolina Park Residences



The Lavender



The Oak



The Pine Villa

Carolina Park Residences



The Sunflower Villas



The Willow



The Tulip



Carolina Park Locations



1. The Dahlia Villa
2. The Rosemary Residence
3. The Wisteria Residence
4. The Lavender
5. The Oak
6. The Pine Villa
7. The Sunflower Villas
8. The Willow
9. The Tulip





The Dahlia Villa





The Dahlia Villa

The Dahlia villa comprises four bedrooms, four bathrooms, a spacious living room with open plan kitchen to the dining room and covered verandas.

This house also offers a large outdoor pool and a big garden. Furthermore, this project includes large covered garage for two cars, Air conditioning units, underfloor heating with a heat pump, Energy Performance class A, photovoltaic system, quality materials and the option to tailor make it to your needs and preferences puts this project at the top of anyone's wish list.

The project is situated in the serenity and greenery of the beautiful Carolina Park just 5km from Nicosia.



FEREOS ARCHITECTS

Designed by: Fereos Architects

Project Features



- Four-bedrooms
- Modern Design
- Private swimming pool
- Open Plan living and dining spaces

- Energy performance category A
- Underfloor heating with heating pump
- Air Conditioning units
- Build in the oasis of serenity and greenery of the Carolina Park



The Dahlia Villa

PLOT NUMBER	197-198
PLOT AREA M ²	1098
GROUND FLOOR AREA M ²	173
1 ST FLOOR AREA M ²	148
COVERED TERRACES AREA M ²	90
PARKING M ²	40
BASEMENT / AUXILLIARY CONSTRUCTION	0
TOTAL COVERED AREA M ²	451

THE AREAS M² STATED MAY SLIGHTLY DIFFER UPON ISSUANCE OF RELEVANT AUTHORITY PERMITS



The Dahlia Villa





The Dahlia Villa

1st FLOOR



The Rosemary Residence





Option A



Option B



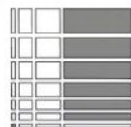
Option C

The Rosemary Residence

Situated in the serene Carolina Park just 5km from Nicosia, The Rosemary Residence is an affluent blend of glass, steel, wood and concrete. Even with so many windows, the broad overhangs allow the use of an abundance of glazing without succumbing to extreme heat gain from the Cyprus sun. Moreover, their strategic placement provides views of the garden and of the green area of Carolina Park.

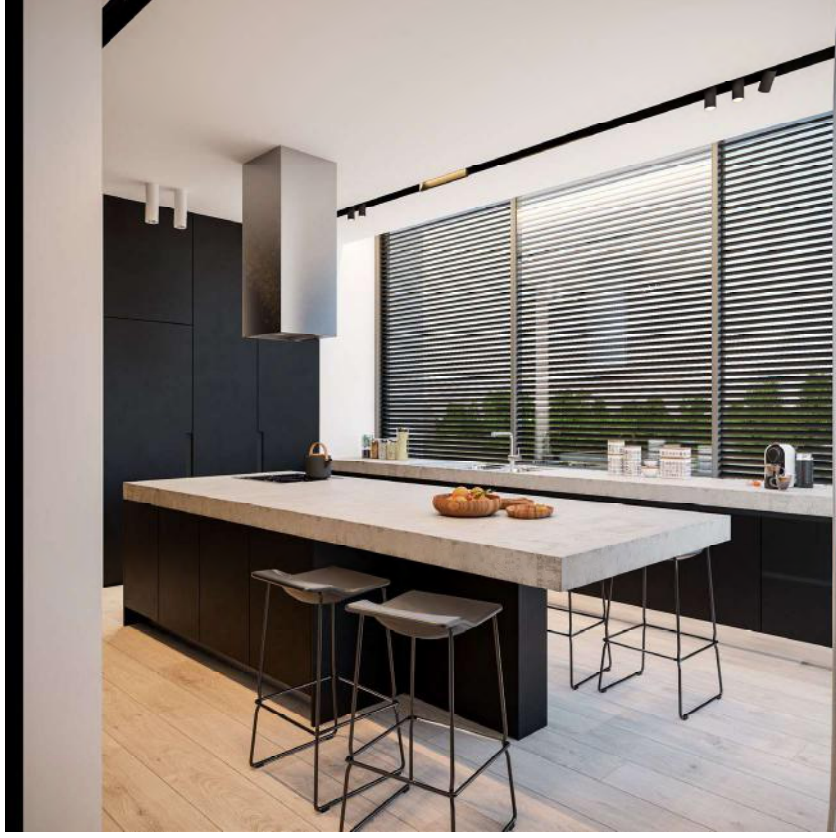
We present to you three different options and we remind you that each one of our projects can be tailored made to your needs.

Designed by: Fereos Architects



FEREOS ARCHITECTS

The Rosemary Residence



The Rosemary Residence // Option A



Project Features

- ✔ Three Bedrooms
- ✔ Modern Design
- ✔ Open Plan living and dining spaces
- ✔ Energy performance category A
- ✔ Underfloor heating with heating pump
- ✔ Air Conditioning units
- ✔ Build in the oasis of serenity and greenery of the Carolina Park



PLOT NUMBER	217
PLOT AREA M ²	540
GROUND FLOOR AREA M ²	230
1 ST FLOOR AREA M ²	0
COVERED TERRACES AREA M ²	65
PARKING M ²	25
BASEMENT / AUXILLIARY CONSTRUCTION	10
TOTAL COVERED AREA M ²	330

THE AREAS M² STATED MAY SLIGHTLY DIFFER UPON ISSUANCE OF RELEVANT AUTHORITY PERMITS

The Rosemary Residence // Option B



Project Features

- Three Bedrooms
- Modern Design
- Open Plan living and dining spaces
- Energy performance category A
- Underfloor heating with heating pump
- Air Conditioning units
- Build in the oasis of serenity and greenery of the Carolina Park



PLOT NUMBER	217
PLOT AREA M ²	540
GROUND FLOOR AREA M ²	195
1 ST FLOOR AREA M ²	0
COVERED TERRACES AREA M ²	70
PARKING M ²	25
BASEMENT / AUXILLIARY CONSTRUCTION	10
TOTAL COVERED AREA M ²	300

THE AREAS M² STATED MAY SLIGHTLY DIFFER UPON ISSUANCE OF RELEVANT AUTHORITY PERMITS

The Rosemary Residence // Option C



Project Features

- ✔ Four Bedrooms
- ✔ Modern Design
- ✔ Open Plan living and dining spaces
- ✔ Energy performance category A
- ✔ Underfloor heating with heating pump
- ✔ Air Conditioning units
- ✔ Build in the oasis of serenity and greenery of the Carolina Park



PLOT NUMBER	217
PLOT AREA M ²	540
GROUND FLOOR AREA M ²	220
1 ST FLOOR AREA M ²	0
COVERED TERRACES AREA M ²	80
PARKING M ²	25
BASEMENT / AUXILLIARY CONSTRUCTION	10
TOTAL COVERED AREA M ²	335

THE AREAS M² STATED MAY SLIGHTLY DIFFER UPON ISSUANCE OF RELEVANT AUTHORITY PERMITS

The Rosemary Residence

Parking

Accommodation room

SAME FOR ALL 3 OPTIONS





The Wisteria Residence





In the area of Carolina Park on the outskirts of Nicosia, a luxury villa with a unique design and of the highest quality materials to ensure energy efficiency and absolute pleasure for its residents. Wisteria Residence is a Value for Life home.

Wisteria Residence boasts open plan spaces , 2 living rooms, 4 bedrooms, personnel bedroom and a spacious parking for 2 cars.

From all rooms you can enjoy unobstructed views to the garden and swimming pool through the floor to ceiling glass doors which when opened extend the house to the beautiful covered terrace, surrounded by water and greenery.

Designed by Takis Sophocleous Architects

SOPHOCLEOUS

Project Features



- Four Bedrooms
- En suite housekeepers room
- Modern Design
- Private swimming pool
- Open Plan living and dining spaces

- Energy performance category A
- Underfloor heating with heating pump
- Air Conditioning units
- Build in the oasis of serenity and greenery of the Carolina Park



The Wisteria Residence

PLOT NUMBER	175
PLOT AREA M ²	596
GROUND FLOOR AREA M ²	120
1 ST FLOOR AREA M ²	105
COVERED TERRACES AREA M ²	30
PARKING M ²	36
BASEMENT / AUXILLIARY CONSTRUCTION	0
TOTAL COVERED AREA M ²	291

THE AREAS M² STATED MAY SLIGHTLY DIFFER UPON ISSUANCE OF RELEVANT AUTHORITY PERMITS



The Wisteria Residence





The Wisteria Residence

1st FLOOR



The Lavender





A luxury villa with a unique design made from the highest quality materials to ensure energy efficiency and absolute pleasure for its residents.

Set in the surrounded by green, tranquil Carolina Park area on the outskirts of Nicosia this deluxe 3 bedroom villa has its own private pool, outdoor barbecue & kitchen area.

The Lavender villa boasts open plan spaces , 2 living rooms a laundry room and a detached from the house personnel living apartment

From all rooms you can enjoy unobstructed views to the garden and swimming poll through the floor to ceiling glass doors which when opened extend the house to the beautiful covered terrace, surrounded by water and greenery.

Designed by MARATHEFTI ARCHITECTS STUDIO



Project Features



- Modern Design
- Private swimming pool
- Open Plan living and dining spaces
- Energy performance category A
- Underfloor heating with heating pump
- Air Conditioning units
- Build in the oasis of serenity and greenery of the Carolina Park



 The Lavender

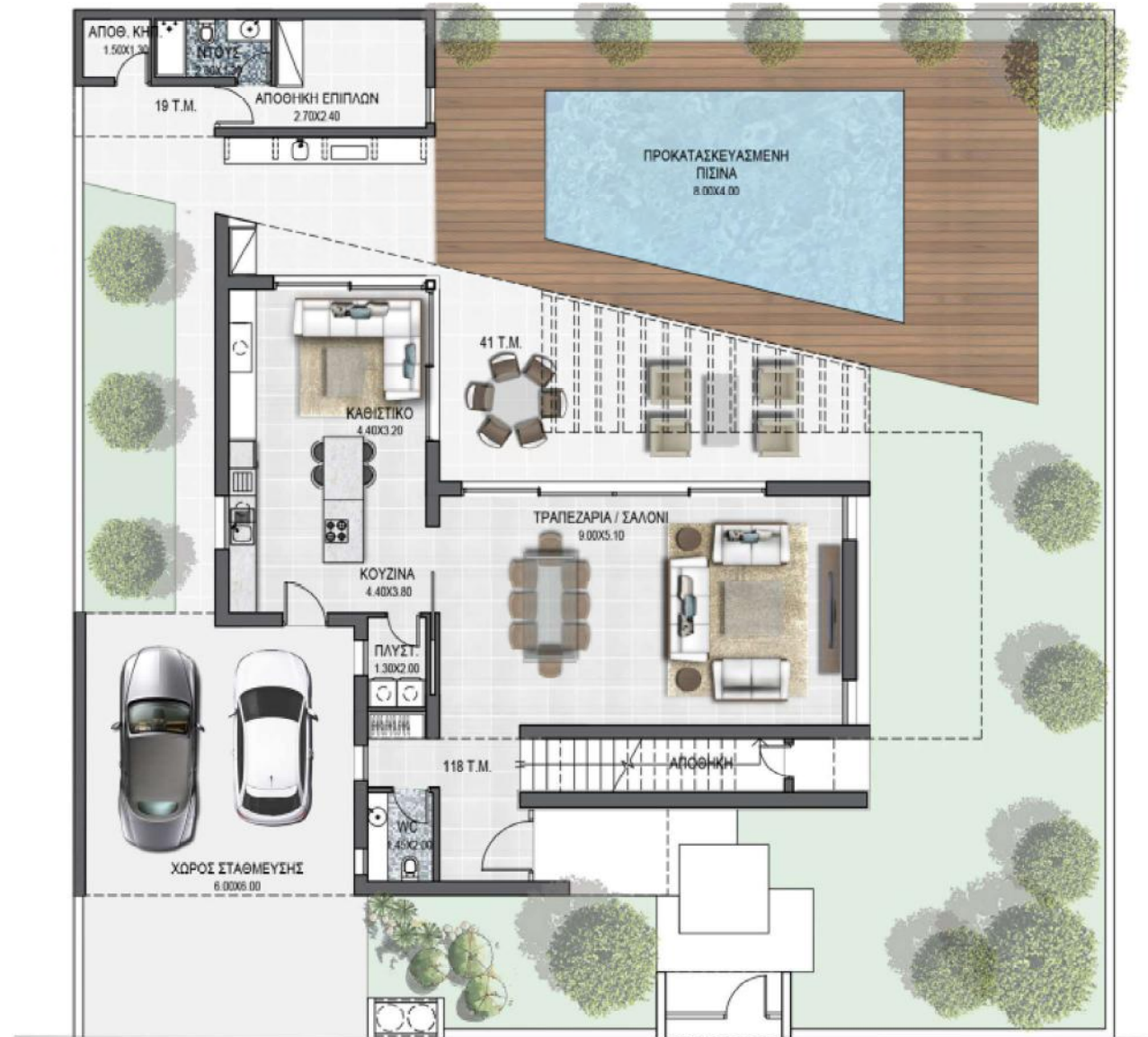
PLOT NUMBER	241
PLOT AREA M ²	533
GROUND FLOOR AREA M ²	118
1 ST FLOOR AREA M ²	80
COVERED TERRACES AREA M ²	59
PARKING M ²	36
BASEMENT / AUXILLIARY CONSTRUCTION	19
TOTAL COVERED AREA M ²	312

THE AREAS M² STATED MAY SLIGHTLY DIFFER
UPON ISSUANCE OF RELEVANT AUTHORITY PERMITS



FLOOR PLANS

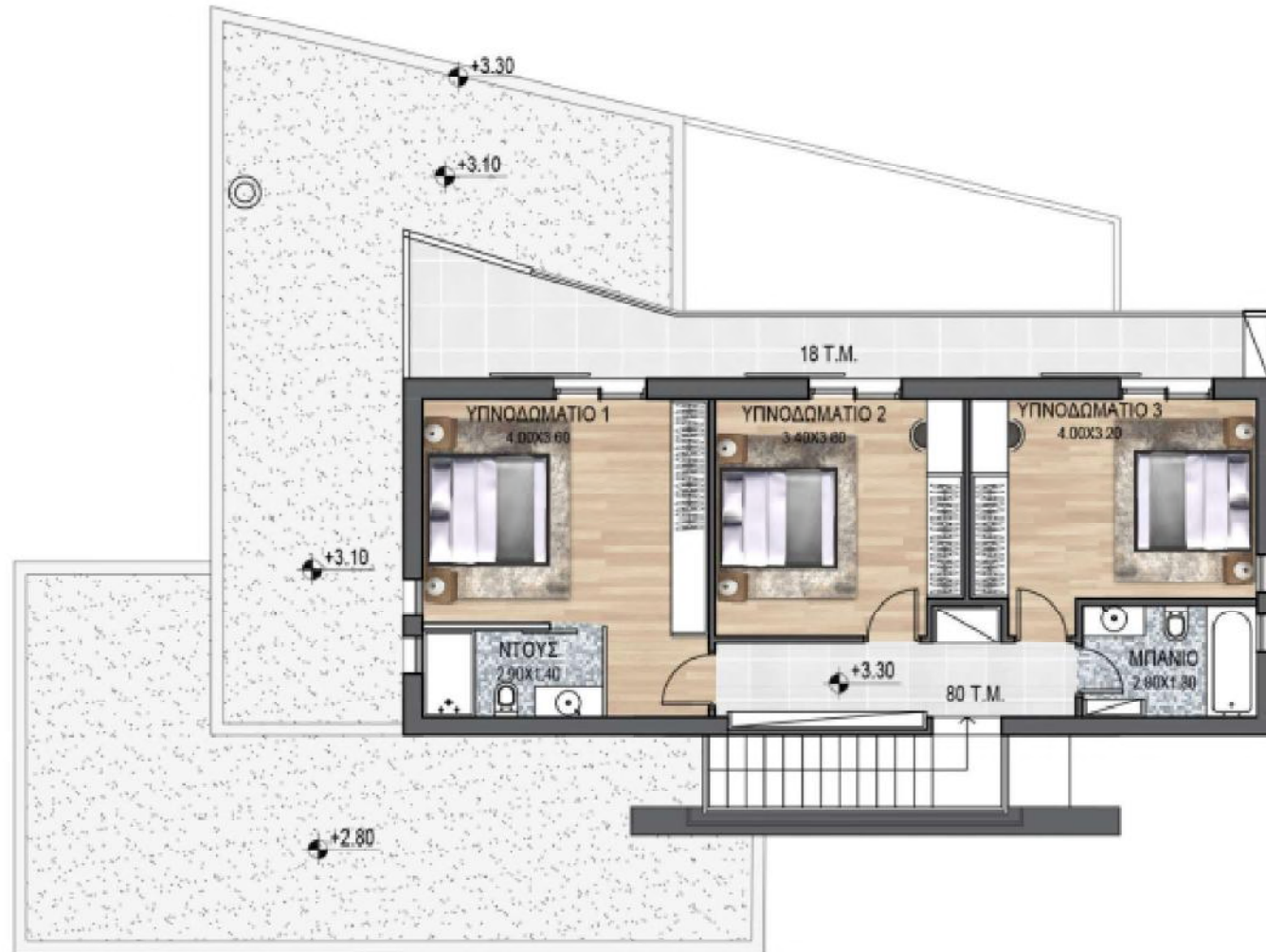
The Lavender





The Lavender

1st FLOOR





The Oak





The Oak is a contemporary luxury project that offers about 590 m² of living space and is magnificently situated in the Carolina Park, away from any disturbances and yet less than five minutes from the city centre. Its exceptional location guarantees a panoramic view of the green Carolina Park as well as a very private atmosphere. Living areas and bedrooms have access to beautiful terraces. From these vantage points, you can admire the unique swimming pool and indulge in total relaxation. The project comprises of four en suite bedrooms a double garage and a housekeepers en suite room

The Oak



Designed by Eraclis Papachristou Architects

**ERACLIS
PAPACHRISTOU
ARCHITECTS**

Project Features



- Contemporary Design
- Open Plan living and dining spaces
- 4 spacious, en suite bedrooms
- Large garden
- Unique swimming pool design

- Energy performance category A
- Underfloor heating with heating pump
- Air Conditioning units
- Build in the oasis of serenity and greenery of the Carolina Park



 The Oak

PLOT NUMBER	176-178
PLOT AREA M ²	1855
GROUND FLOOR AREA M ²	216
1 ST FLOOR AREA M ²	182
COVERED TERRACES AREA M ²	106
PARKING M ²	53
BASEMENT / AUXILLIARY CONSTRUCTION	33
TOTAL COVERED AREA M ²	590

THE AREAS M² STATED MAY SLIGHTLY DIFFER
UPON ISSUANCE OF RELEVANT AUTHORITY PERMITS



The Oak





The Oak

1st FLOOR





The Pine Villa





The Pine Villa

Located in the beautiful Carolina Park just 5 km from Nicosia's city centre, we offer you a property with a Hollywood look. The Pine villa's sleek and stylish design is absolutely unique. Built on 2 levels with large bay windows, it benefits from a zenithal light all day long. The villa is functionally designed and nothing is left to chance. Natural colours and high-quality materials accentuate transparency and modernity.

Designed by: Fereos Architects



FEREOS ARCHITECTS



Project Features



- Contemporary Design
- Open Plan living and dining spaces
- 3 spacious bedrooms
- Large garden
- Energy performance category A
- Underfloor heating with heating pump
- Air Conditioning units
- Build in the oasis of serenity and greenery of the Carolina Park



The Pine Villa

PLOT NUMBER	170
PLOT AREA M ²	528
GROUND FLOOR AREA M ²	127
1 ST FLOOR AREA M ²	93
COVERED TERRACES AREA M ²	90
PARKING M ²	35
BASEMENT / AUXILLIARY CONSTRUCTION	0
TOTAL COVERED AREA M ²	345

THE AREAS M² STATED MAY SLIGHTLY DIFFER UPON ISSUANCE OF RELEVANT AUTHORITY PERMITS



The Pine Villa





The Pine Villa

1st FLOOR



The Sunflower Villas





The Sunflower Villas

Three modern, spacious luxury residences in Carolina Park.

A fresh, modern style is carried through to the exterior gardens and private pools of each residence.

The highest quality materials have been used throughout and energy efficiency has been prioritized.

Each Sunflower villa is spread over two floors, they include opening onto a beautiful terrace and then the tranquillity of the swimming pool and garden completes the ground floor of each Sunflower Villa.

Designed by MARATHEFTI ARCHITECTS STUDIO



Project Features



- Underfloor heating with heating pump
- Air conditioning units
- Energy performance category A
- Marble flooring or semi – solid parquet in living and dining areas
- Semi – solid parquet in bedrooms
- Each villa has its own swimming pool
- Spacious private garden for each villa
- Garage for 2 cars
- Within the green and serene Carolina Park
- Each villa can be custom made to meet customer needs



The Sunflower Villas

	Villa A	Villa B	Villa C
PLOT NUMBER	243-244	243-244	243-244
PLOT AREA M ²	419	382	387
GROUND FLOOR AREA M ²	96	90	96
1 ST FLOOR AREA M ²	110	90	104
COVERED TERRACES AREA M ²	11	21	21
PARKING M ²	35	35	35
BASEMENT / AUXILLIARY CONSTRUCTION	4	4	4
TOTAL COVERED AREA M ²	256	240	260

THE AREAS M² STATED MAY SLIGHTLY DIFFER UPON ISSUANCE OF RELEVANT AUTHORITY PERMITS



Villa A

Villa B

Villa C





Villa A

Villa B

Villa C





The Willow





The Willow presents a unique concept of functionalist architecture. This property boasts great views to the garden, viewable all through the interior from panoramic windows. The large covered veranda and the ground floor living space are a few steps away from a cooling dip in the swimming pool and a bit further down the barbeque area with its own dining space comes to complete the perfect outdoor living for the whole family.

Inside the house has 4 spacious bedrooms, 3 bathrooms and a guest toilet. All 3 living rooms and the dining area enjoy beautiful views to the garden.



Designed by SOPHOCLEOUS architects

Project Features

- Modern contemporary design
- 4 large bedrooms
- 3 bathrooms
- Guest toilet room
- Open plan living spaces

- Large kitchen
- Underfloor heating and Cooling system included
- Barbeque area
- Large swimming pool



 The Willow

PLOT NUMBER	175
PLOT AREA M ²	596
GROUND FLOOR AREA M ²	120
1 ST FLOOR AREA M ²	105
COVERED TERRACES AREA M ²	30
PARKING M ²	36
BASEMENT / AUXILLIARY CONSTRUCTION	---
TOTAL COVERED AREA M ²	291

THE AREAS M² STATED MAY SLIGHTLY DIFFER
UPON ISSUANCE OF RELEVANT AUTHORITY PERMITS



The Willow





FLOOR PLANS

The Willow

1st FLOOR



The Tulip





Exuding comfort and luxury this all time classic house features, 4 spacious bedrooms, 4 bathrooms an extra detached room with its own en suite bathroom. Large covered verandas with a barbeque station and a beautiful garden with a large swimming pool.

The living rooms and main kitchen enjoy wonderful views of the large garden while the kitchenet has easy access to the kitchen and outdoors.

The tulip was designed to satisfy a family's every desire and to without lacking beautiful design and a timeless style.



Designed by MARATHEFTI ARCHITECTS STUDIO

The Tulip



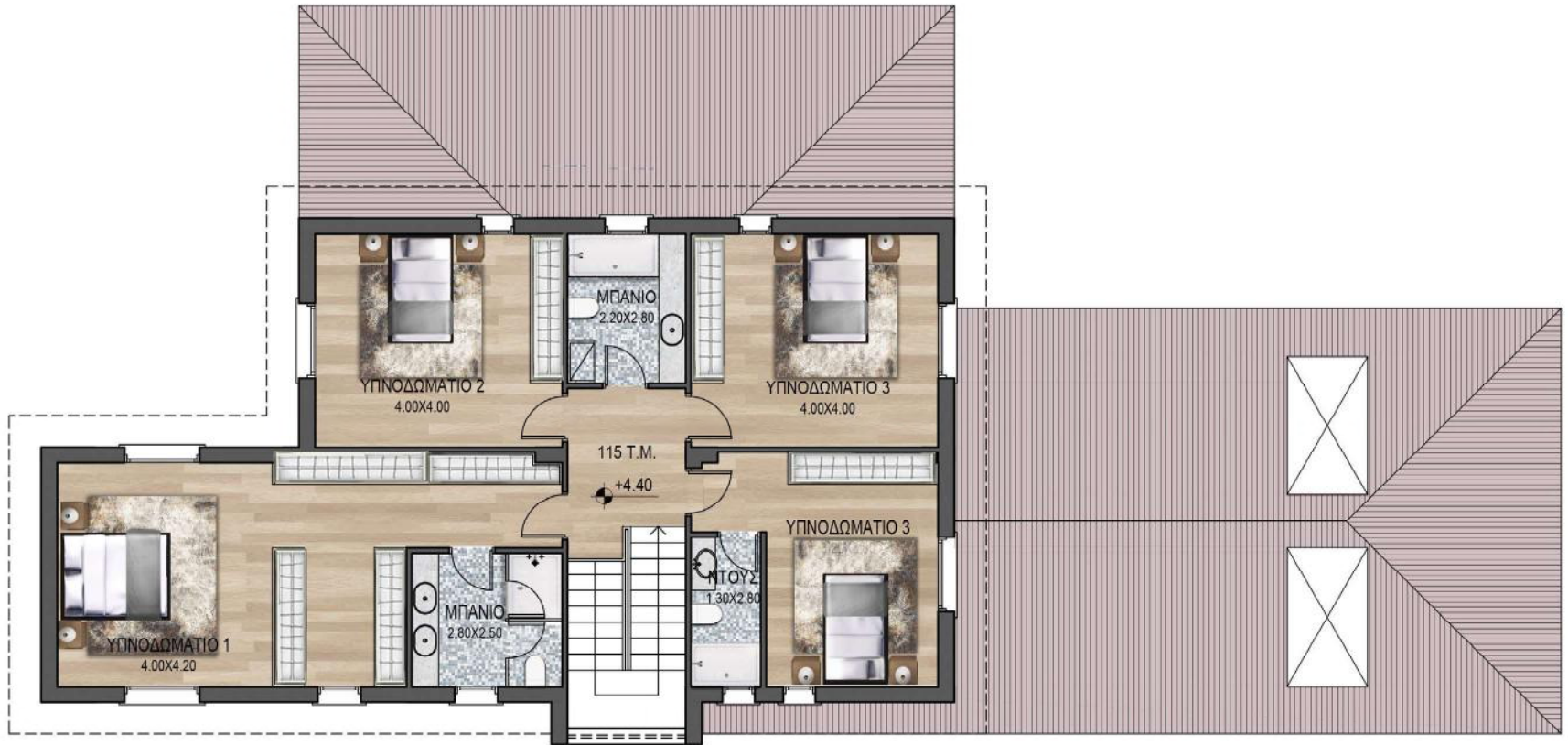
Project Features

- Classic Design
- 4 large bedrooms
- 3 bathrooms
- Guest toilet room
- En suite detached guest room

- Open plan living spaces
- Large kitchen
- Kitchenet
- Underfloor heating and Cooling system included
- Large barbeque area
- Large swimming pool



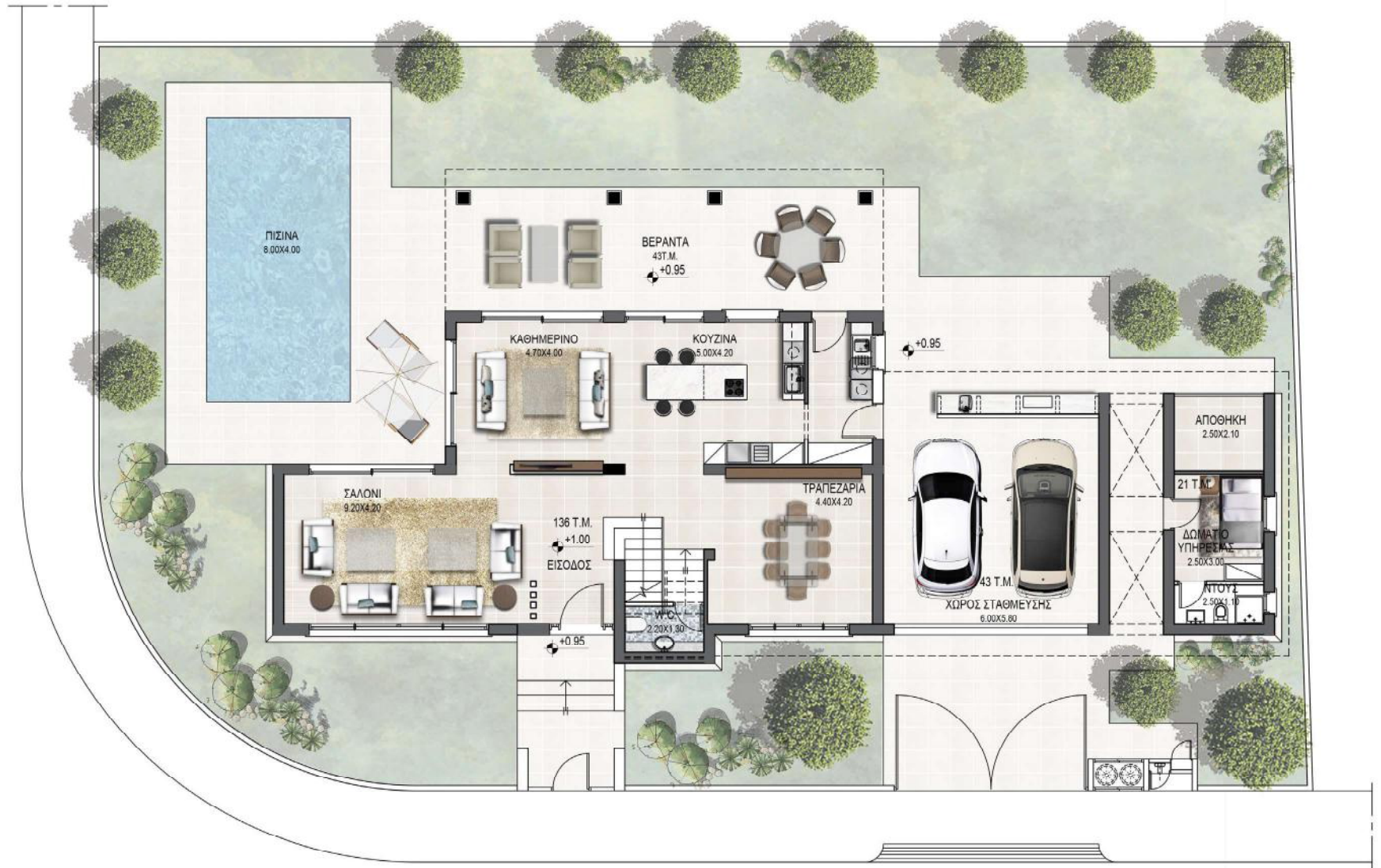
PLOT NUMBER	154
PLOT AREA M ²	684
GROUND FLOOR AREA M ²	136
1 ST FLOOR AREA M ²	115
COVERED TERRACES AREA M ²	43
PARKING M ²	43
BASEMENT / AUXILLIARY CONSTRUCTION	21
TOTAL COVERED AREA M ²	358





The Tulip

1st FLOOR





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photiadeshomes.com

Photos Photiades Group was founded in 1942 and has grown into one of the largest and most successful, reliable, responsible and fastest evolving private groups of companies in Cyprus and throughout the Balkans.












More than 1100 people work for the group, which is a leader in the field of beverages production, beverages and other goods distribution, as well as real estate projects and financial services. The group has significant presence in Cyprus, Greece, Romania, Croatia and Slovenia

Enjoying together every moment

The group's motto is to enjoy together with its customers every moment of life.

Whether this is in regards to quality entertainment, healthy lifestyle, luxury housing or the protection provided by a valuable life insurance product, the group's goal is to provide for every consumer, every single moment, the most enjoyable, qualitative and responsible choice.

Based on its three Fundamental Value Pillars, Credibility, Responsibility and Growth, the Photos Photiades Group managed through time to develop exceptional manufacturing, commerce, financial and marketing skills.

PRODUCTION	DISTRIBUTION	REAL ESTATE	FINANCIAL SERVICES
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It merely aims to provide information on the projects it describes.

Any details mentioned serve as guidelines only.

