



Photos
Photiades
Homes

Value for Life

Carolina Park Residences Quality Living with 5% VAT*



The Cedars A B C



The Cypress



The Willow



The Lavender

Carolina Park Residences * Quality Living with 5% VAT



The Olive Villas A B C



Wisteria Residence

Carolina Park Locations



- 1. THE CEDAR VILLAS
- 2. THE CYPRESS
- 3. THE LAVENDER
- 4. WISTERIA
- 5. THE WILLOW
- 6. THE OLIVE VILLAS



[Click to see each location on Google maps](#)

Own Your Dream Home with 5% VAT*

Within the Carolina Park area, Photos Photiades Homes is developing a collection of distinctive villas, each blending refined architectural design, superior build quality, and thoughtful detailing. Buyers can choose from a range of sizes, layouts, and price levels, finding the home that best reflects their lifestyle and aspirations.

Adding to their appeal, these villas are eligible for the reduced 5% VAT rate for permanent residence on the first 200 sq.m of covered area – a significant financial advantage and a limited-time opportunity (valid until June 2026) for those seeking lasting value in a prime location close to Nicosia, yet surrounded by nature.

*5% VAT subject to eligibility according to the conditions set by the law and/or regulations

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 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 MARATHEFTI ARCHITECTS STUDIO



The Lavender

Project Features

- 3 Bedrooms
- Photovoltaic System
- Underfloor Heating with heat pump
- Air Condition in all bedrooms and living spaces
- Thermal Efficiency Rating 'A' Electric
- Videophone access control
- Provision to install electric car charger
- *5% VAT



 The Lavender

PLOT NUMBER	241
PLOT AREA M ²	533
GROUND FLOOR AREA M ²	116
1 ST FLOOR AREA M ²	80
COVERED TERRACES AREA M ²	42
PARKING M ²	40
BASEMENT / AUXILLIARY CONSTRUCTION	-
TOTAL COVERED AREA M ²	278

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



 The Lavender

Ground Floor





This brochure does not constitute part of an offer and is not a legally binding document. It merely aims to provide information on the projects it describes.
Any details mentioned serve as guidelines only.



Photos Photiades Homes is a member of the Photos Photiades Group. With a steadfast commitment to crafting exceptional residential spaces, our focus remains unwavering on creating apartments, houses, and aspirational homes adorned with world-class amenities.

At the core of our ethos lies a dedication to delivering unparalleled quality, anchored by a customer-centric approach, robust engineering, based on our meticulous in-house research and experience. Upholding uncompromising business ethics and timeless values, we operate with transparency across every facet of our endeavors.

This steadfast dedication has been, and will continue to be, instrumental in fulfilling our solemn pledge to our esteemed clientele: delivering tangible value through our projects, thereby enriching their lives with enduring significance

Our Family

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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