



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 (241)

Carolina Park Residences

Quality Living with 5% VAT*



The Olive Villas A B C



Wisteria Residence

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 Olive Villa A

Bedrooms: 3

Plot Size: 370m²

Internal Covered Areas: 191m²

Total Covered Areas: 249m²

SOLD

Status: Under Construction

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The Olive Villa B

Bedrooms: 3

Plot Size: 365m²

Internal Covered Areas: 177m²

Total Covered Areas: 223m²

AVAILABLE - 5% VAT (until June 2026)

Status: Under Construction

[LEARN MORE](#)

The Olive Villa C

Bedrooms: 3

Plot Size: 365m²

Internal Covered Areas: 177m²

Total Covered Areas: 223m²

SOLD

Status: Under Construction

[LEARN MORE](#)



The Cypress Residence



Designed by michael cosmas architecture llc

Bedrooms: 4

Plot Size: 522m²

Internal Covered Areas: 188m²

Total Covered Areas: 258m²

AVAILABLE - 5% VAT (until June 2026)

Status: Under Construction

LEARN MORE



The Willow Villa



Designed by SOPHOCLEOUS architects



Bedrooms: 4

Plot Size: 596m²

Internal Covered Areas: 225m²

Total Covered Areas: 287m²

AVAILABLE - 5% VAT (until June 2026)

Status: Off Plan

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



Wisteria Residence



Designed by SOPHOCLEOUS architects

Bedrooms: 4

Plot Size: 531m²

Internal Covered Areas: 230m²

Total Covered Areas: 312m²

AVAILABLE - 5% VAT (until June 2026)

Status: Off Plan

[**LEARN MORE**](#)



The Lavender Villa



Designed by MARATHEFTI ARCHITECTS STUDIO



Bedrooms: 3

Plot Size: 533m²

Internal Covered Areas: 196m²

Total Covered Areas: 278m²

AVAILABLE - 5% VAT (until June 2026)

Status: Off Plan

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The Cedar Villa A

Bedrooms: 4

Plot Size: 351m²

Internal Covered Areas: 166m²

Total Covered Areas: 227m²

SOLD

Status: Under Construction

[LEARN MORE](#)

The Cedar Villa B

Bedrooms: 4

Plot Size: 351m²

Internal Covered Areas: 166m²

Total Covered Areas: 227m²

SOLD

Status: Under Construction

[LEARN MORE](#)

The Cedar Villa C

Bedrooms: 4

Plot Size: 351m²

Internal Covered Areas: 166m²

Total Covered Areas: 227m²

SOLD

Status: Under Construction

[LEARN MORE](#)



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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