



BNO
DEVELOPMENTS

PRIVATE VILLA OPPORTUNITY ♦ PAPHOS

Tala Hillside Villas

with the Peyia river-bank early-bird release

Two villa opportunities — a Tala hillside concept and a purchased Peyia plot planned for four villas. [Subject to written confirmation.](#)

♦ CONCEPT · TALA

♦ EARLY-BIRD · PEYIA

PROJECT SNAPSHOT

Two opportunities, one hillside story.

Tala is a concept on an elevated plot with open views. Peyia is a recently purchased river-bank plot planned for four villas, two at early-bird pricing.



CONCEPT STAGE

Tala hillside villas

Elevated plot with open panoramic views, proposed for 2–3 villas. Structured early, before purchase and permit are locked in.

PLOT	Identified · not purchased
PLANNING	No permit in place
PROGRAMME	20–22 months (est.)



EARLY-BIRD RELEASE

Peyia river-bank villas

Purchased plot on the river bank with sea view. Planned as four villas; two offered at early-bird pricing before the next price step.

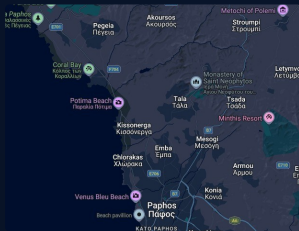
PLOT	Purchased
PLAN	4 villas · 2 early-bird
TERMS	To verify in writing

◆ **Read this as discussion, not commitment.** Commercial terms, planning status, price, delivery dates, specifications, title and access must be confirmed in writing before any reservation, offer or transaction.

LOCATION CONTEXT

Hillside, above the Paphos coastal belt.

The Tala position trades on elevation, an open panorama and a settled residential hillside. The supplied view looks out over the Paphos plain to the sea — the actual outlook from the site.



SUPPLIED MAP CONTEXT

Tala sits between Tsada and the coast near Peyia and Coral Bay. Exact boundaries, access, title and planning must be verified from project documents.



A 20–22 month path, concept to completion.

An indicative sequence only — every stage stays subject to the planning process, approvals, construction progress and written confirmation.



◇ WRITTEN CONFIRMATION REQUIRED

No move from concept to commitment should rest on verbal estimates. Permit status, ownership, delivery dates, final design, specifications, pricing and VAT position must be confirmed in writing.

CONCEPT SITE ARRANGEMENT

Three villa positions,
set around a private road.



CONCEPT SITE PLAN · INDICATIVE

PLOT 1

452 m²

Type A concept

PLOT 2

357 m²

Type A concept

PLOT 3

440 m²

Type B concept

Private road and parking shown on the concept plan. Layout indicative, subject to permit.

RESIDENCE CONCEPT

Type A villa.

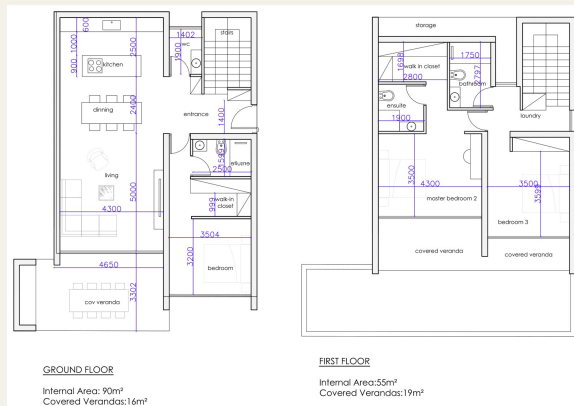
Two Type A villas are indicated on the concept plan — 145 m² internal across two floors, with 35 m² of covered verandas.

INTERNAL

145 m² total

VERANDAS

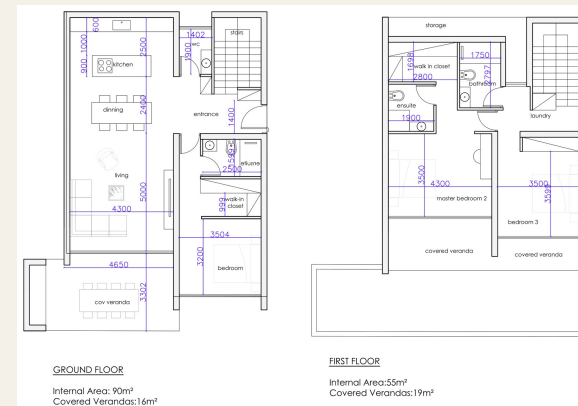
35 m² covered



GROUND FLOOR

Internal 90 m²

Covered verandas 16 m²



FIRST FLOOR

Internal 55 m²

Covered verandas 19 m²

TYPE A AREAS Ground: 90 m² internal · 16 m² veranda. First: 55 m² internal · 19 m² veranda. Plans indicative, to be confirmed against signed drawings.

FEATURED VILLA SPECIFICATION

Type B — a modern private villa, 130 m².

TYPE B · INDICATIVE PRICE

€550,000 + VAT

Price and availability must be confirmed in writing before any reservation, offer or transaction.

INTERNAL	130 m ²
COVERED VERANDAS	30 m ²
BEDROOMS	3
BATHROOMS	2 + 1
POOL	10.0 × 3.5 m overflow



◇ INDICATIVE · CONFIRM IN WRITING

Built as a modern private villa product.

A high-standard specification: reinforced concrete frame, thermal insulation, low-E glazing, VRF air-conditioning, an overflow pool and smart-home provisions.

◆ STRUCTURE

Reinforced concrete frame, thermal insulation, roof waterproofing, clean modern finishes.

◆ COMFORT

Full VRF air-conditioning with concealed ducted units and individual room control.

◆ POOL

10 × 3.5 m overflow pool, tiled finish, outdoor shower, provision for heating.

◆ ENERGY

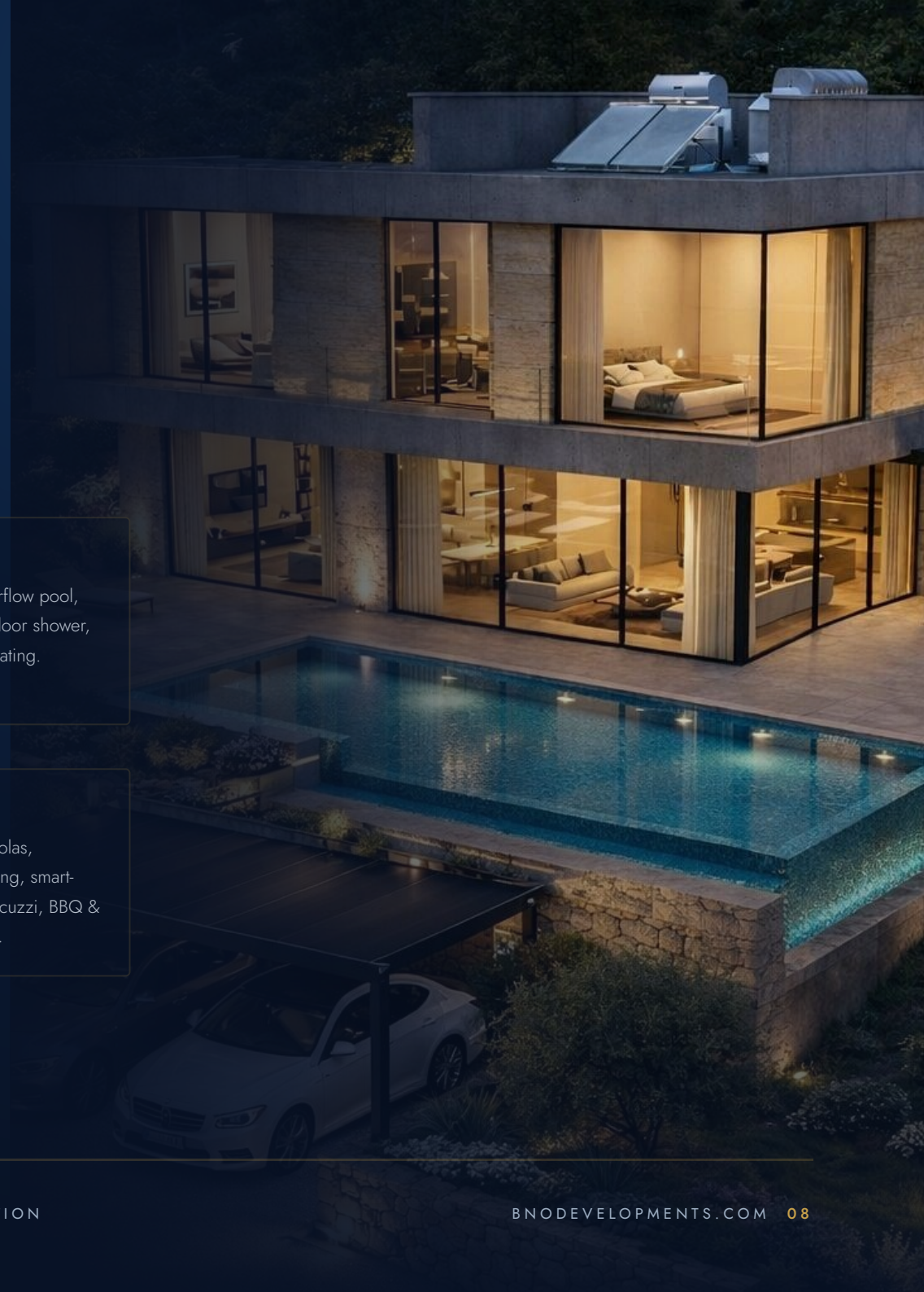
Low-E glazing, solar water heating and photovoltaic provision for high performance.

◆ INTERIOR

Porcelain or ceramic flooring, custom kitchen, built-in wardrobes, modern bathrooms.

◆ OPTIONS

Basement, pergolas, underfloor heating, smart-home, sauna, jacuzzi, BBQ & outdoor kitchen.





This brochure is a marketing presentation prepared from supplied materials. No phone numbers or third-party contact details are included. All availability, legal terms, pricing, approvals and delivery estimates require written confirmation.