

MINTHIS

*“Happiness is a good flow of life”.*

Zeno of Citium



Immerse yourself in the *beauty of life*  
at Minthis.

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# DESIGN PRINCIPLES

▪  
OPENNESS, LIGHT AND AIR

*“The architecture has the power from a humanistic point of view to regenerate you visually and sensorially”.*

Nik Karalis, CEO Woods Bagot

Sophisticated living comes from simplicity as homes bond the traditions of local vernacular design with modernist values and elegance. Internationally celebrated architects Woods Bagot have let their philosophy be guided by the mosaic of the surrounding landscape.





The designers travelled extensively through local mountain villages to understand the philosophies of traditional Cypriot architecture. The homes at Minthis merge these time-honoured aesthetic principles with the best of contemporary design, creating refined cultural evolutions that evoke village life.



## LIMITLESS PANORAMAS

■

From snow-capped mountains, coastal horizons and wild hillside to manicured golf greens, quaint villages and star-filled skies, the vistas at Minthis are panoramic and transformative, forever changing with the seasons.





## SUPER NATURE

















■

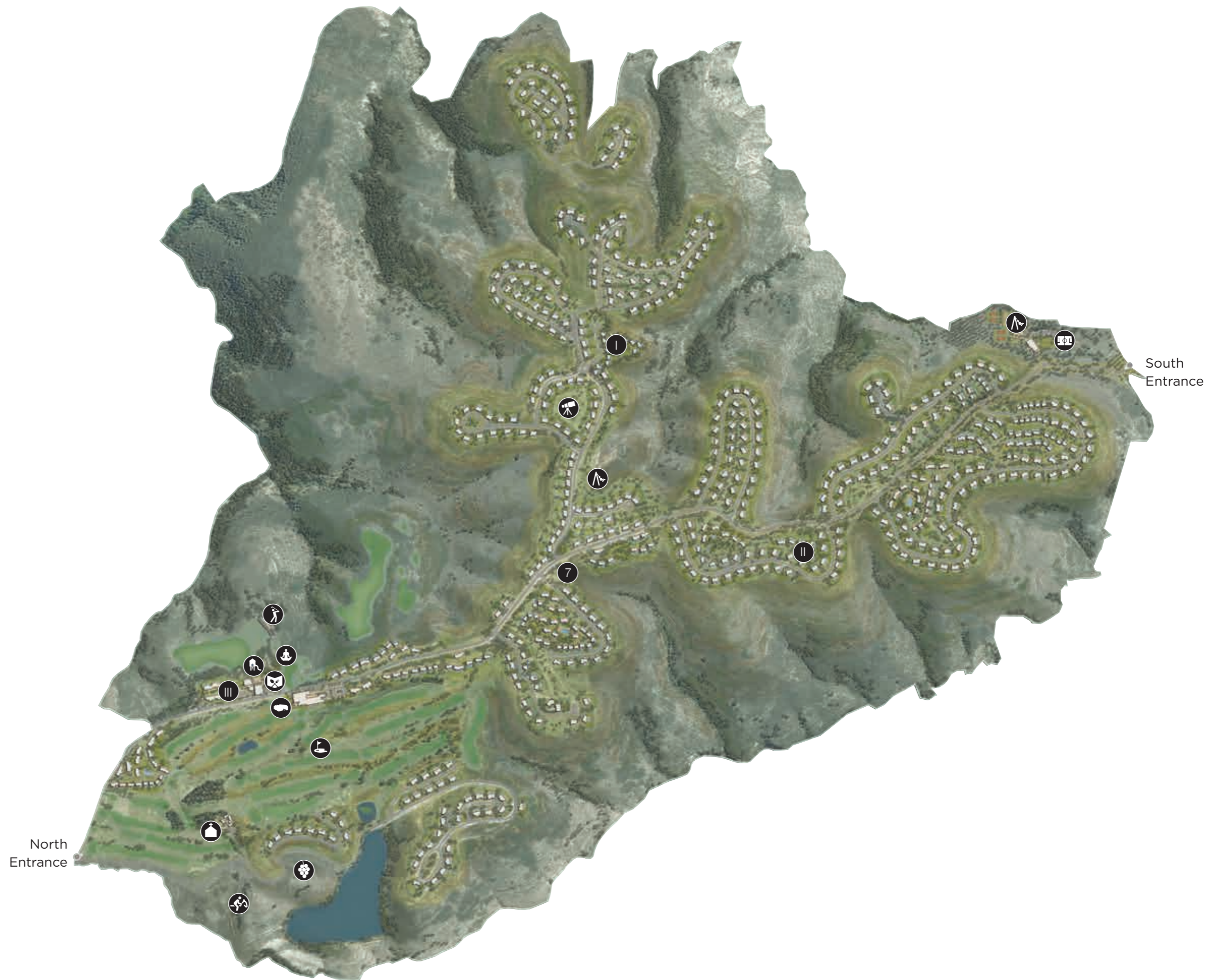
A life lived in harmony with nature requires balance; in order for Minthis to add a richness to the landscape, it must give back more than it takes. Situated on a protect Natura 2000 site, only 3% of the five million square metres of the surrounding ecological habitat will be developed. Over 70,000 indigenous trees and shrubs have been planted. Sustainable design harnesses the natural power of the elements.





# MASTERPLAN

- 1. Clubhouse 
- 2. Wellness Spa 
- 3. The Plateia 
- 4. Golf Course 
- 5. Driving Range 
- 6. Kids Club 
- 7. Outdoor Gym 
- 8. Sports Ground 
- 9. Equestrian Centre 
- 10. Monastery 
- 11. Vineyards 
- 12. Playground 
- 13. Star gazing 
- The Plateau 
- The Ridge 
- The Suites 





*“Minthis offers a true escape, where you can embrace a new way of living that centres on wellness, tranquility and quality”.*

Elias Eliades, CEO Pafilia





# PROPERTY COLLECTION

▪  
**FIRST IMPRESSIONS ARE EVERYTHING**

*One-of-a-kind, contemporary homes embracing luxury living.*

At Minthis, pioneering design weaves together natural and architectural drama with an effortless elegance. Charming brick walls of Cypriot limestone and panels of Iroko wood warmly connect with the settings, while walls of glass and striking entryways make a modern impact. The spirit of traditional mountain villages—their simplicity, their community and their oneness with their surroundings—echoes within the modern sophistication of each structure and space.





## NATURAL MATERIALS

■

Ochre-hued limestone from the Troodos Mountains, warm Iroko wood, luxurious Italian marbles; every home at Minthis draws upon natural materials, that have been carved and borne out of the earth, channeling their implicit integrity.





## COURTYARD LIVING

A traditional element of Cypriot architecture, courtyards are connecting and cooling features of each home. With the sky as a ceiling, water features and a balance of light and leafy shade, courtyards encourage air flow, are social hubs in the home and offer protection from the heat.





## FRAMED VIEWS

Many windows are dual-aspect as well as full-height, dramatically framing vistas that lead the eye across inspiring horizons and beyond. Inside warm neutral tones and fixtures and finishes subtly embellish and enhance life, conveying understated luxury that lets the free-flowing spaces speak for themselves.



# LUXURIOUS INTERIORS

■  
YOUR HOME, YOUR SANCTUARY

*“There is a unique balance of personal intimacy and openness  
in the homes that comes from the light”.*

Demetris Ashiotis, Executive Director Pafilia

Using warm, neutral tones, clean, contemporary fittings, and beautiful earth-borne materials, interiors are sophisticated in their simplicity. Walk across marble floors into the open-air courtyard or onto shaded terraces, as everyday life moves seamlessly between inside and outside. Inside each property—Residences, Villas and Suites—spaces are open, and natural light and panoramic views are fundamental architectural elements. This suffusion of daylight enhances well-being and ensures that homes are as regenerative as the landscape.





## FIXTURES AND FINISHES

■

A beautiful rhythm of floor-to-ceiling windows lets the outside into spaces that are impeccably finished, using the finest fixtures, clean and timeless in design.





*At Minthis architectural forms are intuitive,  
letting nature be the luxury.*







# CUSTOMISABLE RESIDENCES

▪  
**MEDITERRANEAN LIVING**

*Influenced by the graceful architecture of  
traditional Cypriot dwellings.*

The Residences at Minthis are a collection of unique, customisable homes, designed to be an emotional response to the extraordinary surroundings. Towering windows frame the views that unfurl before you, natural materials are tactile and authentic, and terraces and central courtyards invite peaceful reflection. Customise the designs to suit your lifestyle by adding gyms, saunas, guest houses or wine cellars, and select from stylish fixtures and finishes to create a truly personal, sophisticated home.



## PETRA

Petra is spacious and light. The main level kitchen/living space flows out to the pool and BBQ area, and a glass gallery bridge leads to the wonderfully private master suite. Downstairs, guest bedrooms open onto sunny terraces.

4 BEDROOMS  
From 308sqm





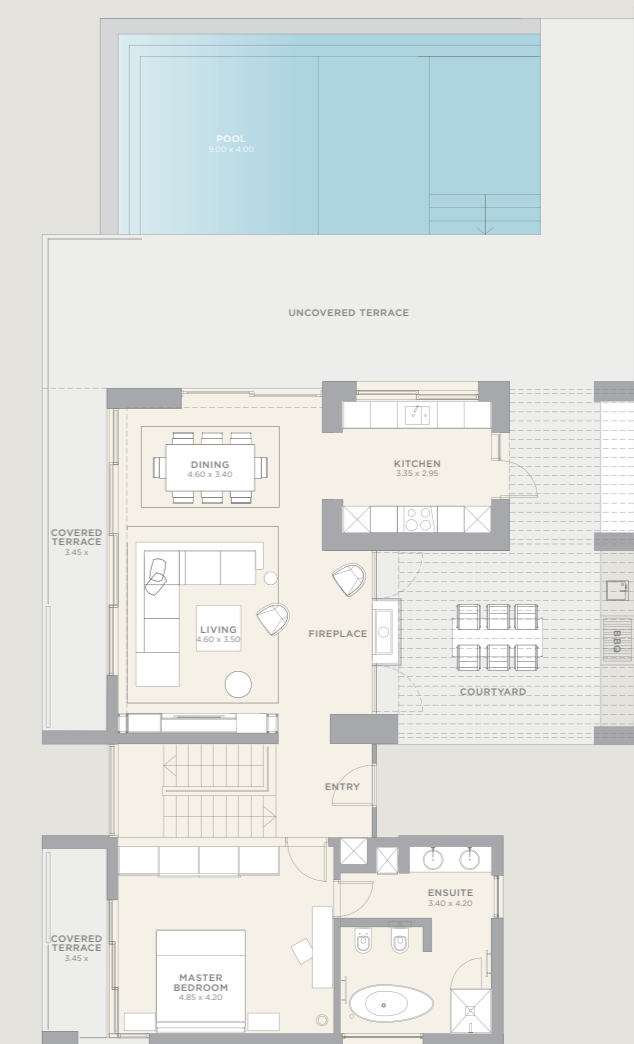
## ELECTRA

A villa designed to nestle against the hillside, Electra's master bedroom, infinity pool and dual-aspect living spaces are on the main floor, while guest bedrooms are on the floor below. The kitchen opens onto a large patio and external entertaining area.

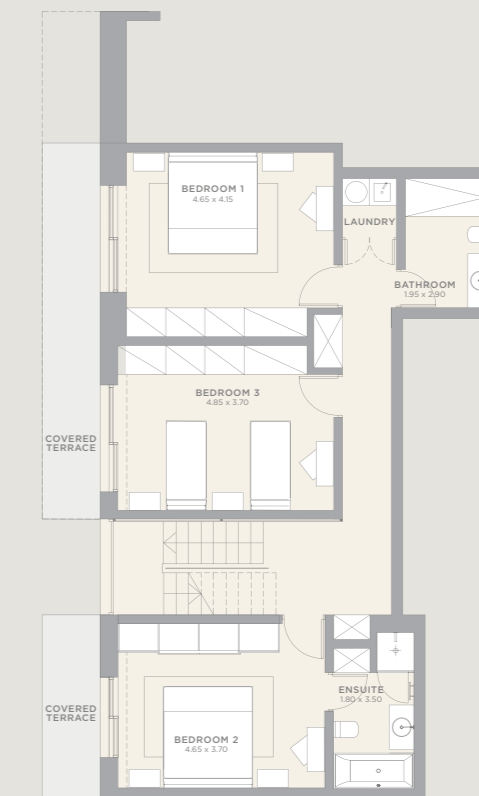
4 BEDROOMS  
From 270sqm



Ground Floor



Lower Floor



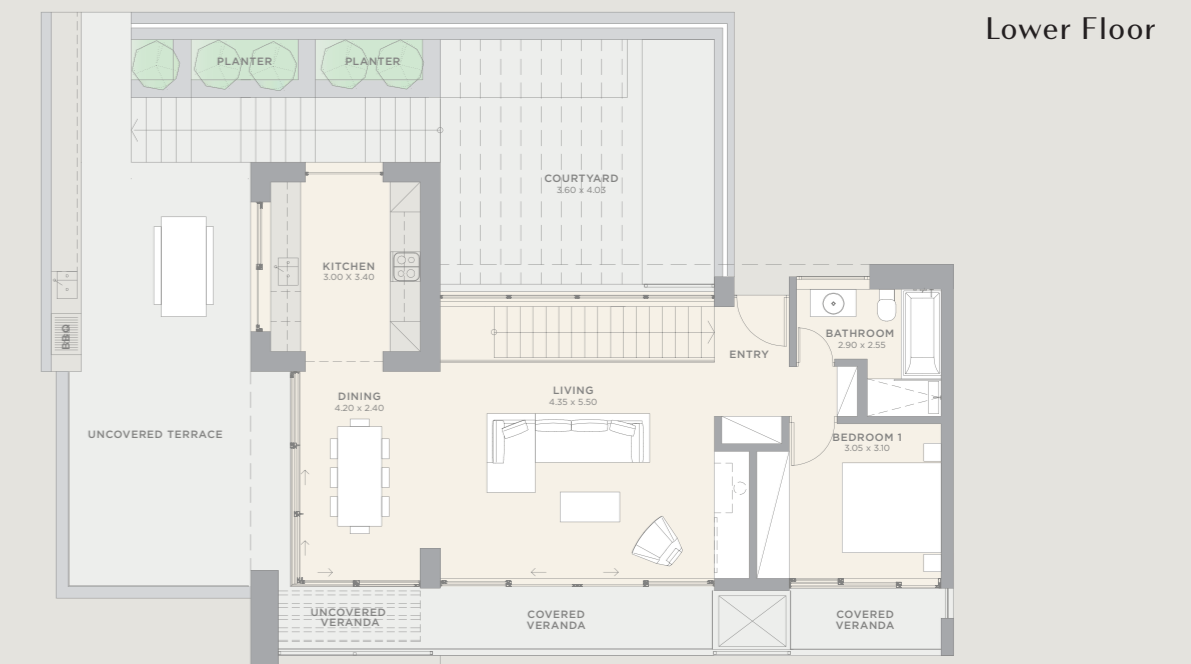
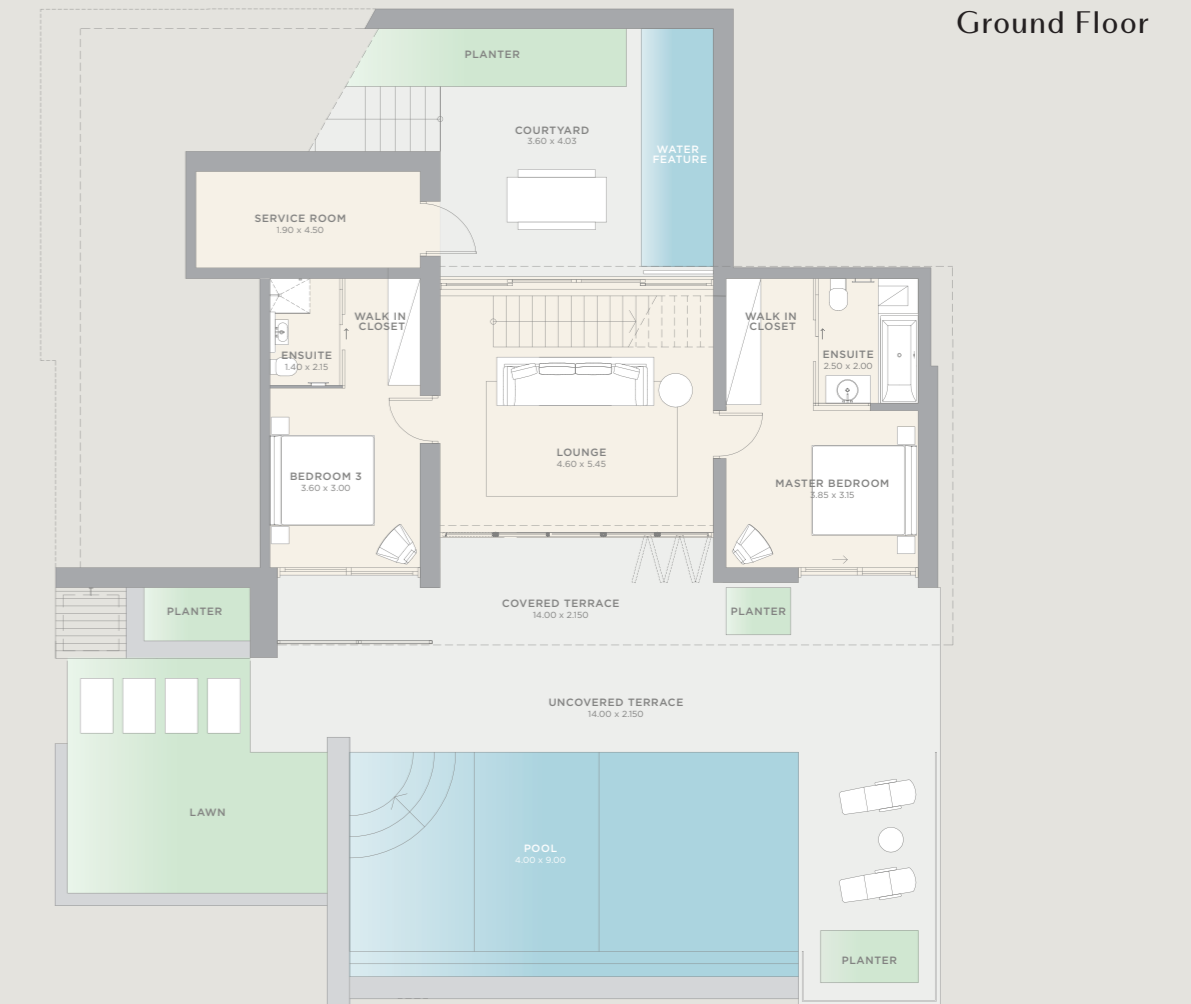


# CALLISTO

Callisto is a modern, open-plan ode to light. The large flexible layout leads to a pretty courtyard, while each bedroom occupies its own private space a part.



3 BEDROOMS  
From 260sqm





# AMALTHIA

Cross a striking glass bridge to the entrance at Amalthia, a beautifully bright villa with full-height windows throughout. The ground floor master suite features a stylish walkthrough closet, and the alfresco courtyard opens onto the poolside terrace.

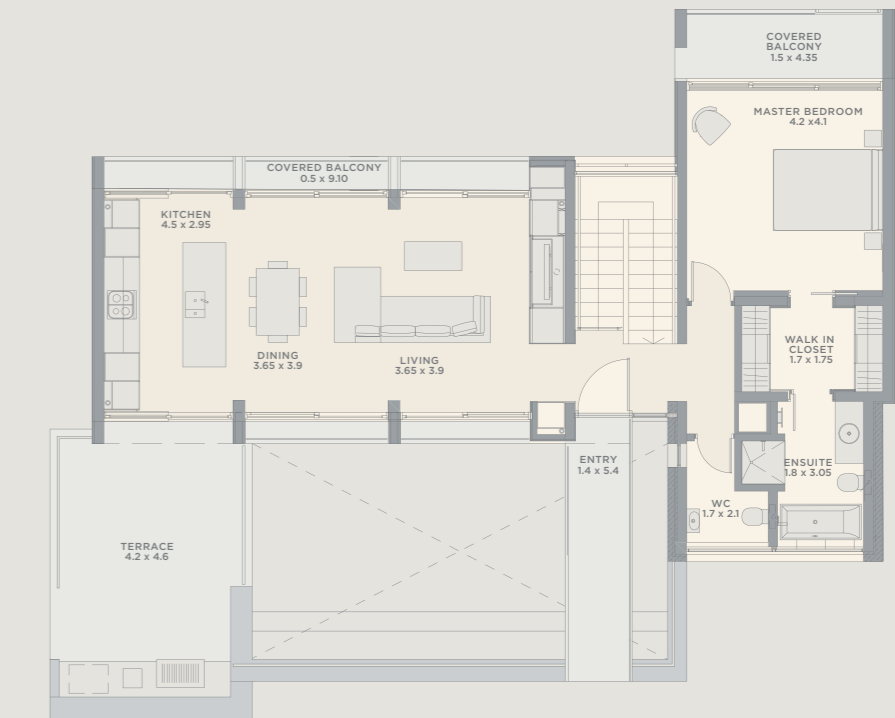


3 BEDROOMS  
From 243sqm

Ground Floor



Lower Floor





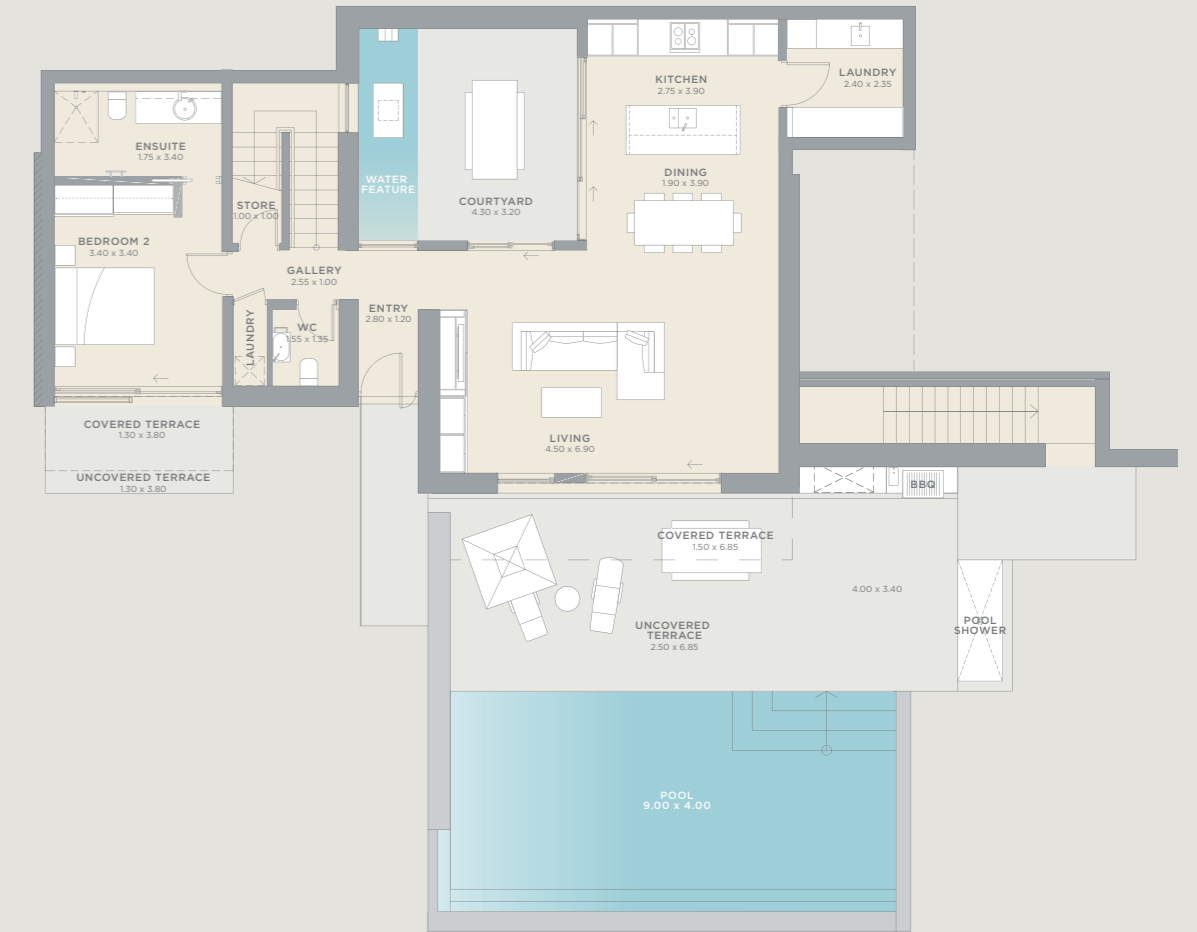
# CLEONE

Accessed from the garden, Cleone feels larger due to the striking abundance of floor-to-ceiling glass. The central courtyard off the kitchen is a place of complete seclusion and the master suite boasts a luxurious dressing room.

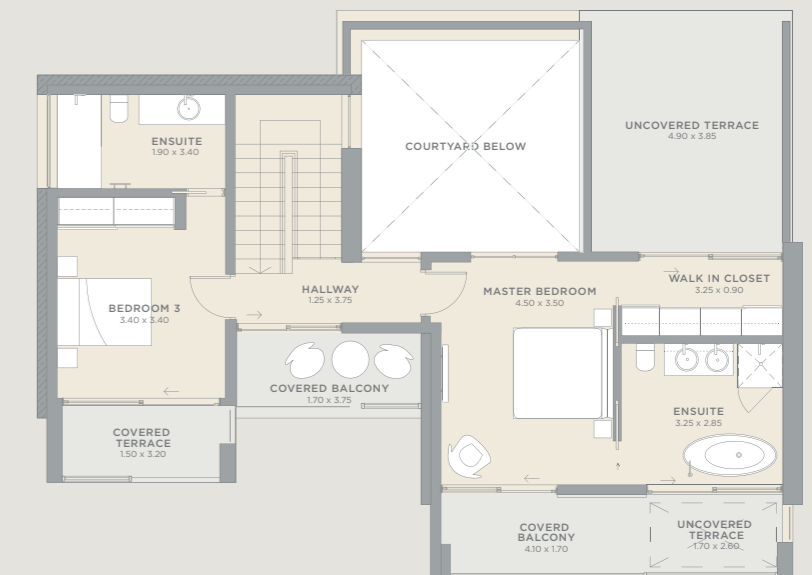
3 BEDROOMS  
From 243sqm



## Ground Floor



## First Floor





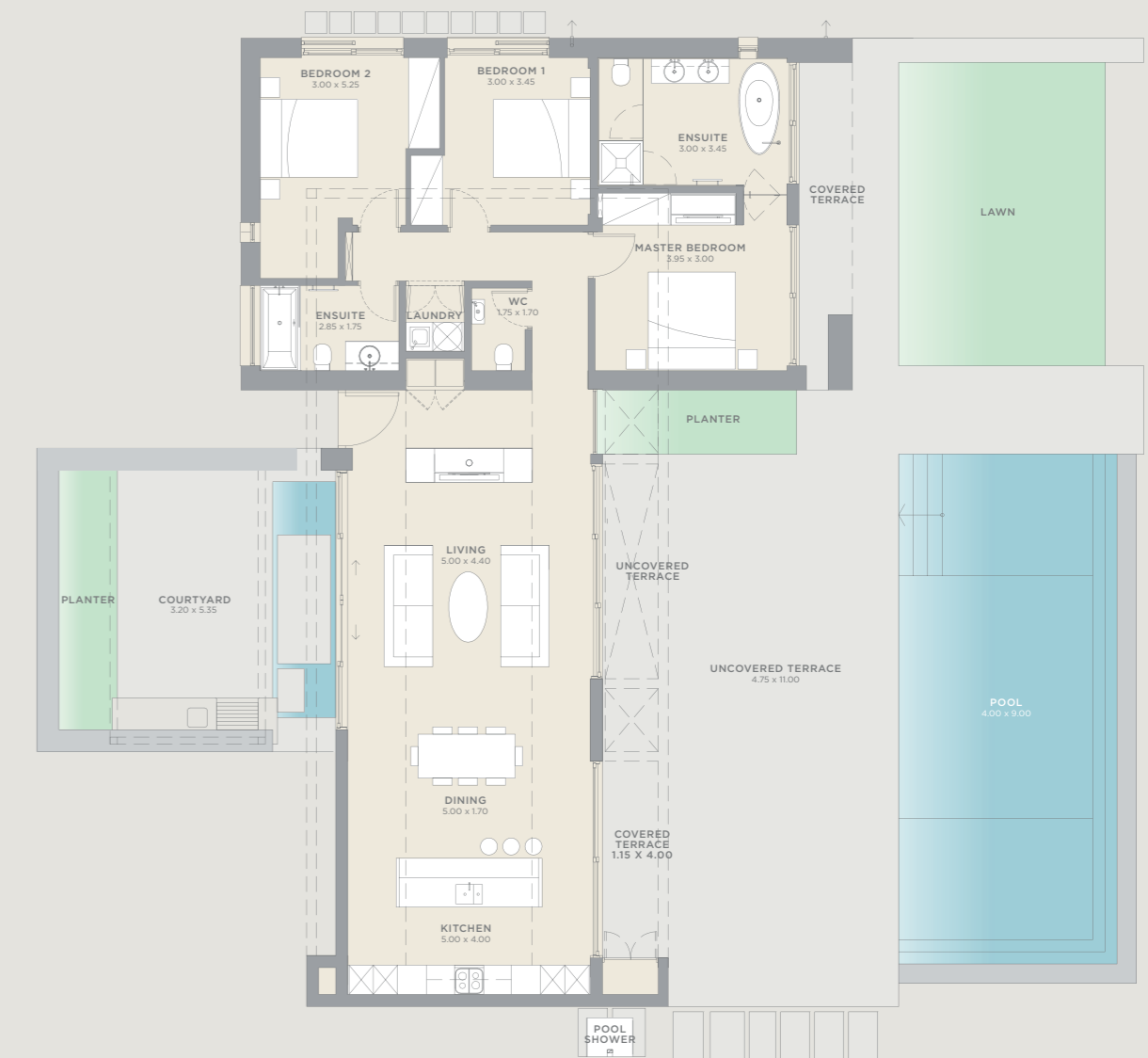
## ARTEMIS

Like the goddess it is named after, Artemis is beautifully connected to nature. Its open-plan living and dining area spills seamlessly onto a large outdoor pool terrace on one side and a courtyard on the other.

3 BEDROOMS  
From 235sqm



## Ground Floor

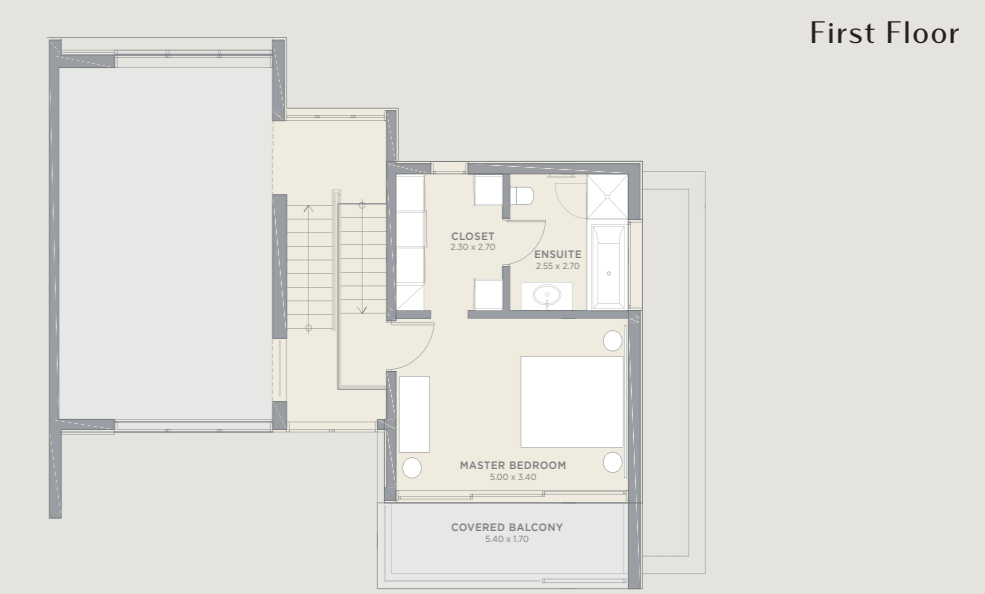
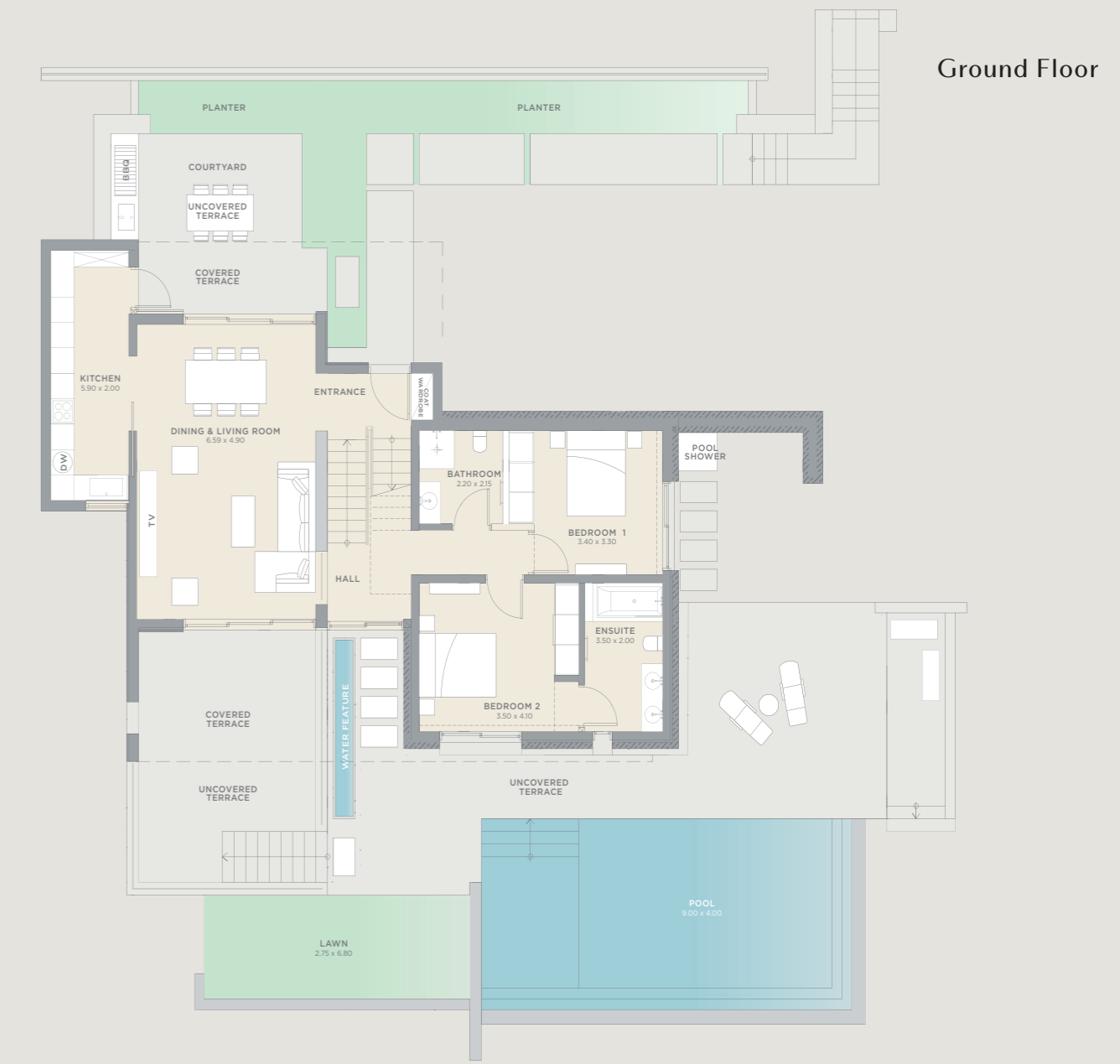




# ASTERIA

The mezzanine levels create an impressive exterior profile and high-ceilinged distinct spaces. With the master suite on its own separate level, Asteria is perfect for those seeking a balance between openness and intimacy.

3 BEDROOMS  
From 220sqm





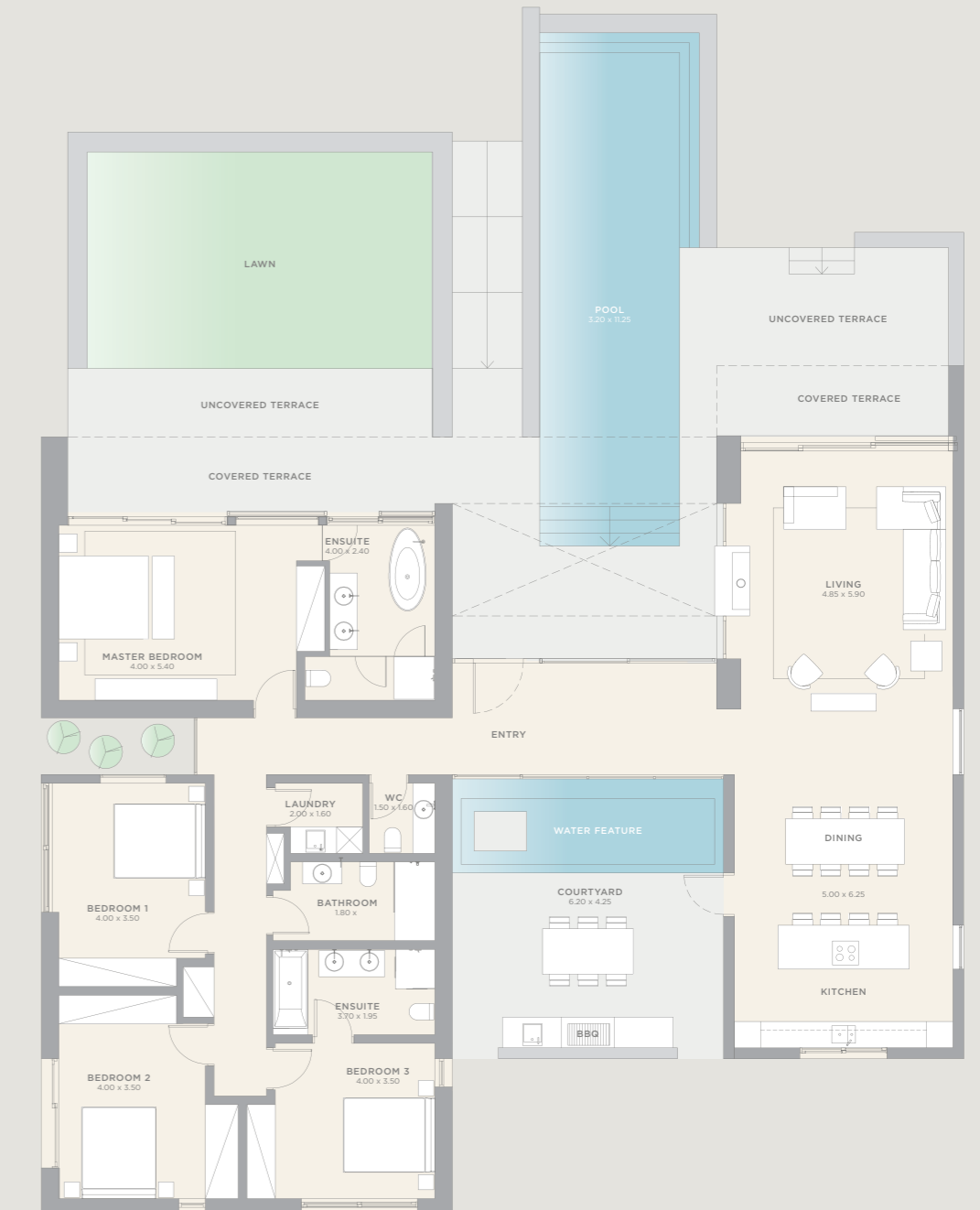
## HARMONIA

A dramatic all-glass entrance welcomes you to Harmonia, a home arranged around its striking feature pool. The elegant master suite opens out onto the pool terrace with spectacular views, and a fireplace separates the kitchen and living area.

3 BEDROOMS  
From 220sqm



## Ground Floor







# VILLAS



## EXCLUSIVE RESIDENTIAL NEIGHBOURHOOD

*Architects Woods Bagot have designed the lines around nature, the commanding views and a vision of refined, Cypriot living.*

The Villas at Minthis take full advantage of their incredible surroundings. Along with the incomparable panoramas, the layouts were designed for the modern lifestyle. Open floor plans accommodate both entertaining and family life, with the perfect amount of privacy; living/dining space, peaceful verandas, and an elegant private plunge pool.

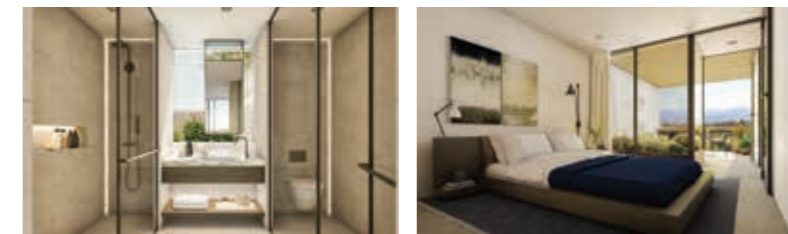




## THE RIDGE



Named after its unique location, The Ridge is the newest neighbourhood at Minthis, made up of 26 two-and three-bedroom Villas spread across two verdantly scenic spots. From their elevated seat, the views are something special. To the south, there are rolling fields, dramatic ravines and distant sea views; to the east, city lights and the ever-changing colours of the sea.

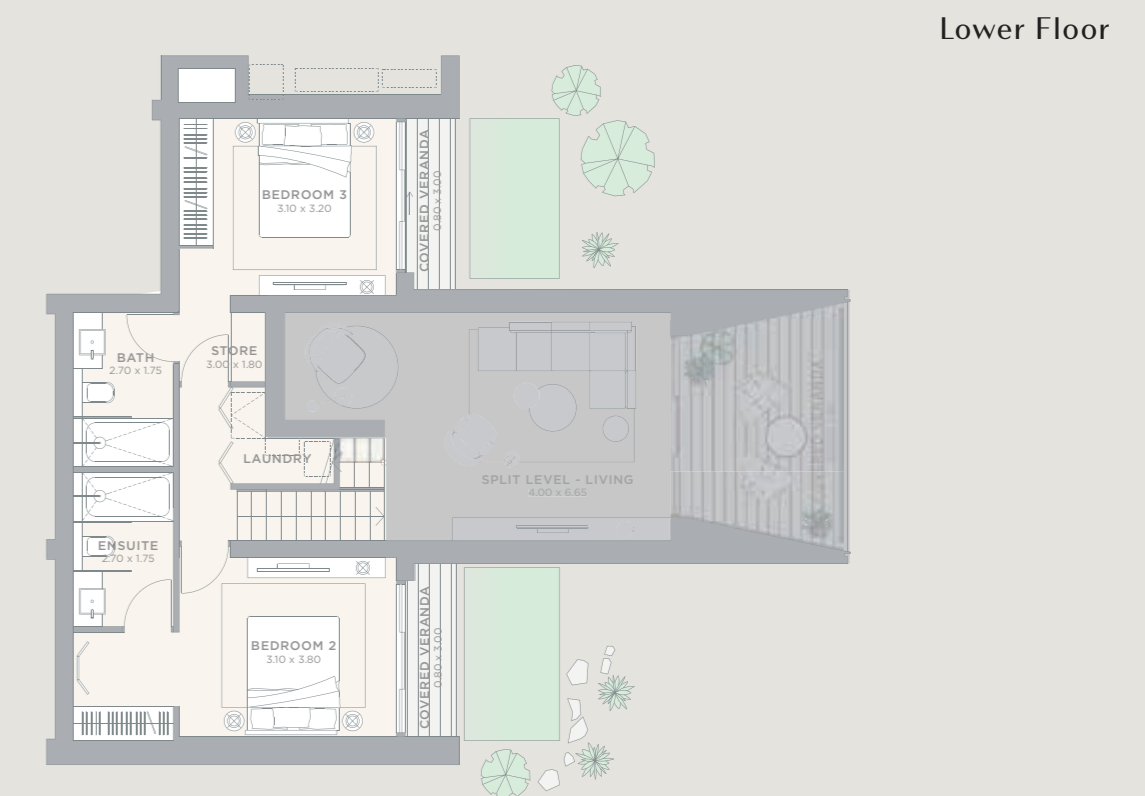




## HESPERIDES

Accessed via a shaded private courtyard, Hesperides, named after the goddess of sunsets, maximises the scenery. With sky-high glass walls filling the open spaces with sunlight, the sunken dining room's 4.5m-high ceilings serve to enhance light and volume. Indoor/outdoor living is prioritised; the kitchen seamlessly extending onto a large terrace surrounding a private plunge pool, perfect for lounging, entertaining and dining alfresco.

2 OR 3 BEDROOMS  
From 162sqm





## AURA

With a flowing open-plan layout, floor-to-ceiling windows and thoughtfully appointed courtyards, terraces and gardens - Villa Aura provides the best of boundless living. The striking single pitched roof is typical of Cypriot architecture, and the outdoor kitchen, stylish L-shaped seating area and plunge pool are designed for life alfresco.

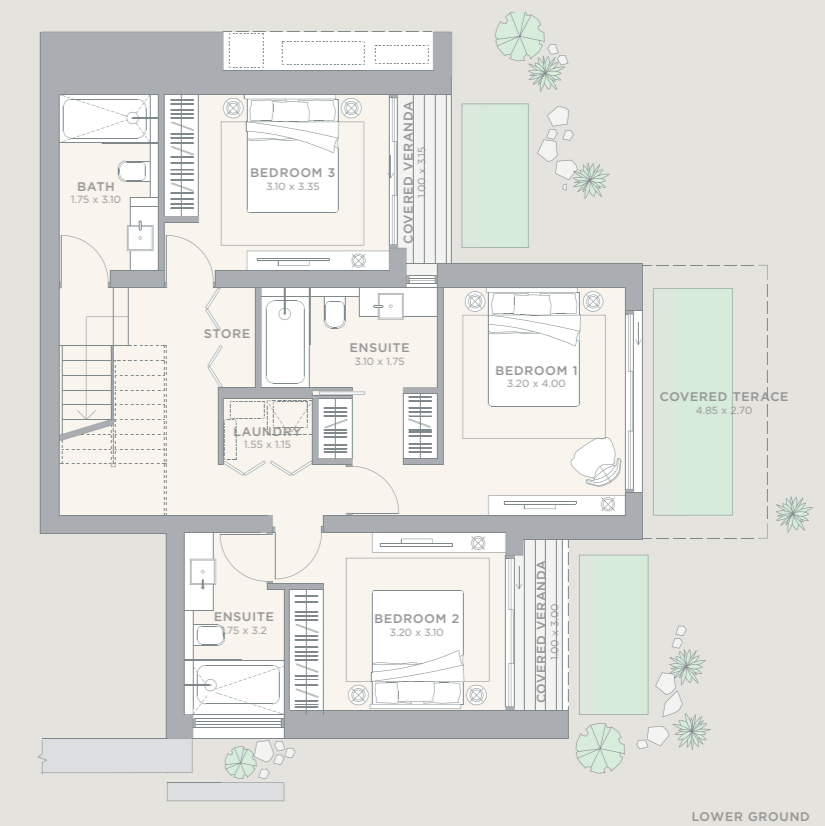
2 OR 3 BEDROOMS  
From 136sqm



Ground Floor



Lower Floor







# THE SUITES

▪

**STYLISH, LIMITED EDITION APARTMENTS**

*Capturing the life and soul of Minthis, The Suites are just steps away from the Plateia, Wellness Spa, Golf Course and Clubhouse.*

A limited collection of two-bedroom ground-and first-floor apartments, The Suites are the pinnacle of low maintenance, high luxury living. Ergonomic spaces flow instinctively, with high ceilings and full-height windows on both sides unifying the inside and outside. Embodying the architectural spirit of Minthis, the 44 Suites balance light and shade, blurring the line between indoor and outdoor and framing stunning views.





## CONTEMPORARY LIVING



Located steps away from the Plateia, the Wellness Spa and Clubhouse, The Suites are perfect for those who want to be at the heart of life at Minthis. Encircled by thoughtfully landscaped grounds, The Suites are positioned around a communal lap pool, looking out across the Golf Course, the Monastery or the distant mountains.





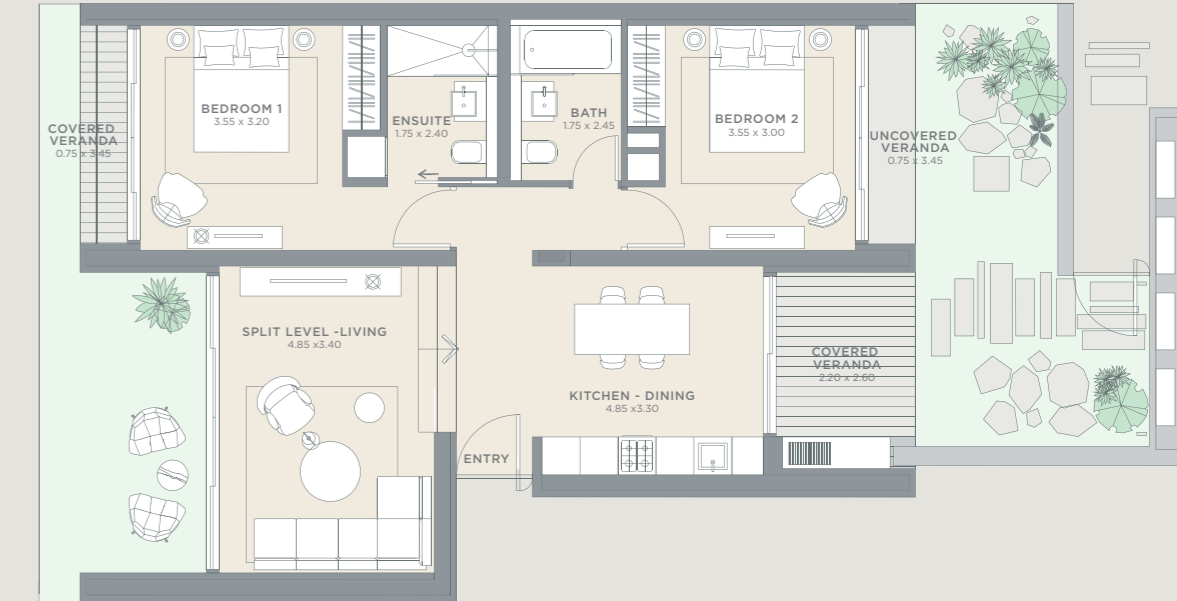
MINTHE AND MENTHA

These ground floor designs are perpetually bathed in a sunny glow thanks to full-height windows throughout. These two contemporary designs open onto private gardens and shaded verandas, while unique sunken living rooms create a distinct sense of space and intimacy without detracting from the natural flow.

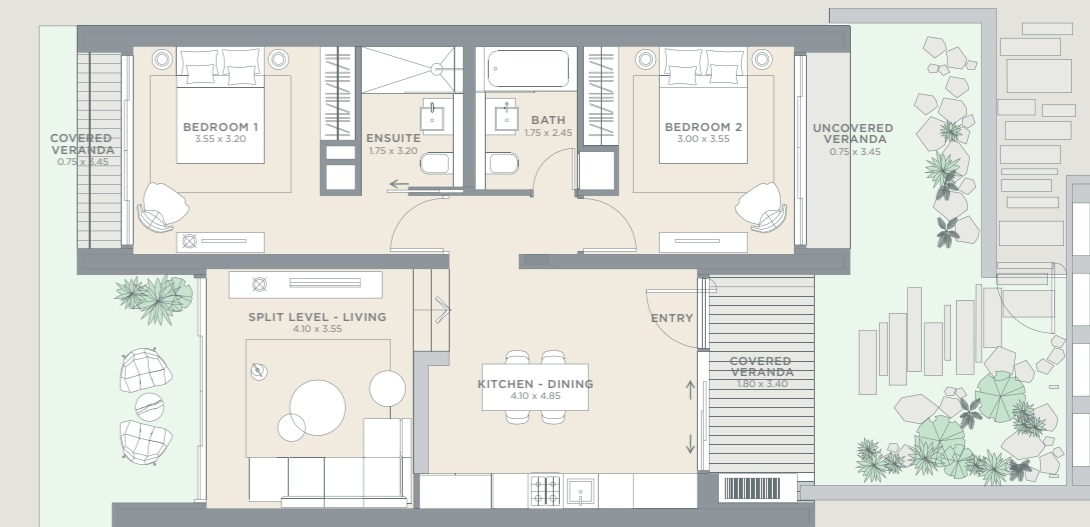
2 BEDROOMS  
From 105 sqm



MINTHE



MENTHA





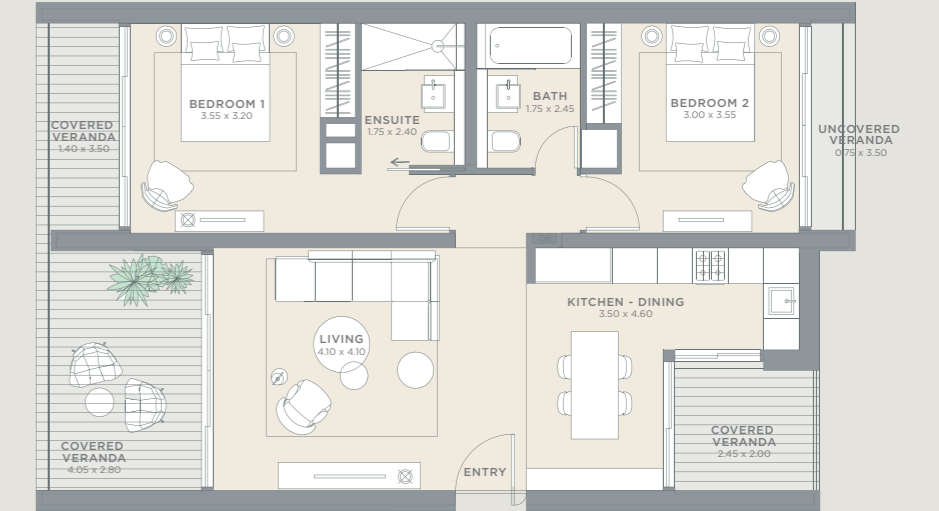
MELIAE AND MELIADES

Floor-to-ceiling windows ensure that these first floor Suites are light-filled and airy. A spacious open plan living room flows into the kitchen/dining area with characteristically large windows here and in the bedrooms that slide open onto shaded verandas with dramatic views.

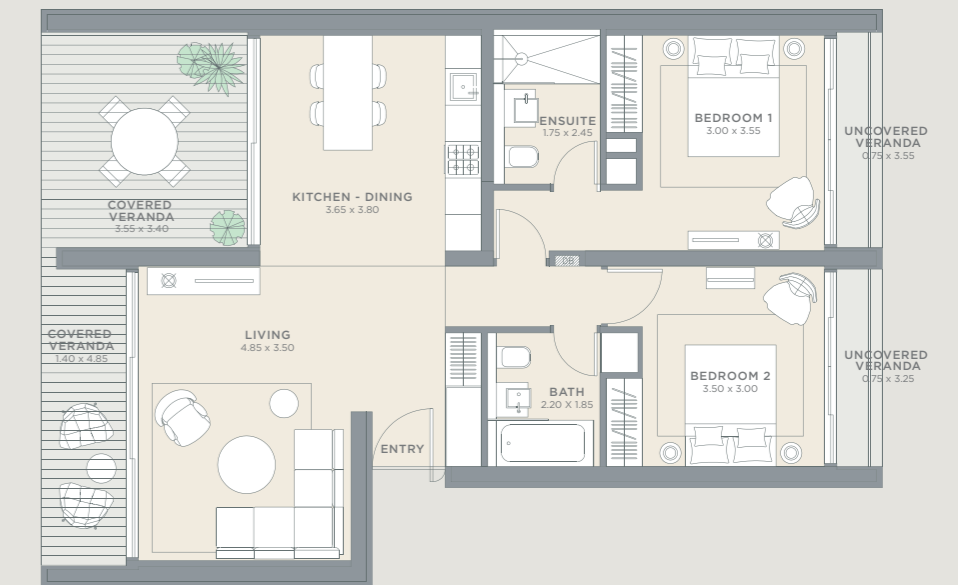
2 BEDROOMS  
From 104sqm



MELIAE



MELIADES





*Enjoy beautiful moments at Minthis.*







# PERSONALISED CONCIERGE



**A WORLD OF PRIVILEGE AND SUPPORT**

*Life lived to the full should be life led effortlessly,  
spending time exactly as you choose.*

Residents at Minthis benefit from an experienced concierge service, on-hand to assist and manage a host of practical and lifestyle requests. From dinner reservations and nannies to yacht charters, events or travel arrangements, our expert concierge team offer professional, discreet assistance, enabling you to focus on enjoying life. Our first-class property management service makes sure that your home, and the community it is in, will always be maintained to the highest standards, providing everything from landscaping and pool maintenance to housekeeping and security. And, our dedicated rental division can make maximising the rental potential of your property completely effortless.





# GLOBAL APPEAL

▪  
A TIMELESS ASSET

*Real Estate at Minthis is an asset that bridges the gap  
between pragmatic and personal.*

Property options are diverse and the strategy is low density, guaranteeing exclusivity and long-term property and rental values. The resort is established enough to be a secure investment but new enough to ensure appreciation. Minthis offers a unique opportunity: a chance to become part of an ever-evolving high-end community that is pioneering in its holistic approach to living. This makes it a multifold investment; its stunning location, its attention to detail and thoughtful approach to sophisticated, restorative living makes it a savvy lifestyle investment with significant potential for long-term appreciation.



*“Dwell on the beauty of life. Watch the stars,  
and see yourself running with them”.*

Marcus Aurelius





# AWARD WINNING RESORT

▪

RECOGNISED AS A WORLD-CLASS LIFESTYLE DESTINATION

2017 - 2018 - European Property Awards  
Winner of Best Leisure Development Cyprus, 5 star

2017 - 2018 - European Property Awards  
Winner of Best Property Single Unit Petra Villa, 5 star

2015 - 2016 - European Property Awards  
Highly Commended Award for Best Leisure Development Cyprus

2013 - European Property Awards  
Highly Commended Award for Architecture Callisto Villa

2009 - European Residential Property Awards  
Winner of Best Golf Development Cyprus, 5 star

2009 - European Residential Property Awards  
Winner of Best Architecture Cyprus, 5 star

2009 - European Residential Property Awards  
Winner of The Architecture Award

2008 - Homes Overseas Magazine Winner of the Off-Plan Top 20

2008 - World Residence Awards Winner of the Grand Prize

**Pafilia**

MINTHISRESORT.COM

HEAD OFFICE- CYPRUS

Pafilia Property Developers Ltd  
Pafilia House  
33 Nicodemou Mylona Street  
Marina Court  
PO Box 60159  
8101 Pafos - Cyprus  
Tel: +357 26 848 800  
Email: info@minthisresort.com

MINTHIS - CYPRUS

Property Sales Suite  
Tsada  
P.O. Box 62085  
8060 Paphos  
Cyprus  
Tel: +357 26 842 244  
Email: sales@minthisresort.com

CHINA - BEIJING

Pafilia Property Developers Ltd  
3305, No.6 Building,  
Jianwai Soho, No.39 East  
3rd Ring Middle Road,  
Chaoyang District, Beijing  
Tel: (+86) 186 1115 0291  
Email: info@minthisresort.cn.com

CHINA - SHENZHEN

Pafilia Property Developers Ltd  
Room 8546, 85/F  
Ping An Finance Centre, No. 5033  
Yitian Rd, Futian District  
Shenzhen, China 51803  
Tel: (+86) 138 0252 9290  
Email: southchina@minthisresort.cn.com

RUSSIA - MOSCOW

Pafilia Property Developers Ltd  
Krasnopresnenskaia  
Naberezhnaia 12  
Pod'ezd 6, Office 1032  
123610 Moscow, Russia  
Tel: +7 (495) 258 1970  
Email: info@minthisresort.ru

SOUTH EAST ASIA

Pafilia Property Developers Ltd  
Level 46, Bitexco Financial Tower  
2 Hai Trieu Street  
District 1, Ho Chi Minh  
Vietnam  
Tel: (+84) 8 6287 5911  
Email: seasia@minthisresort.com

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