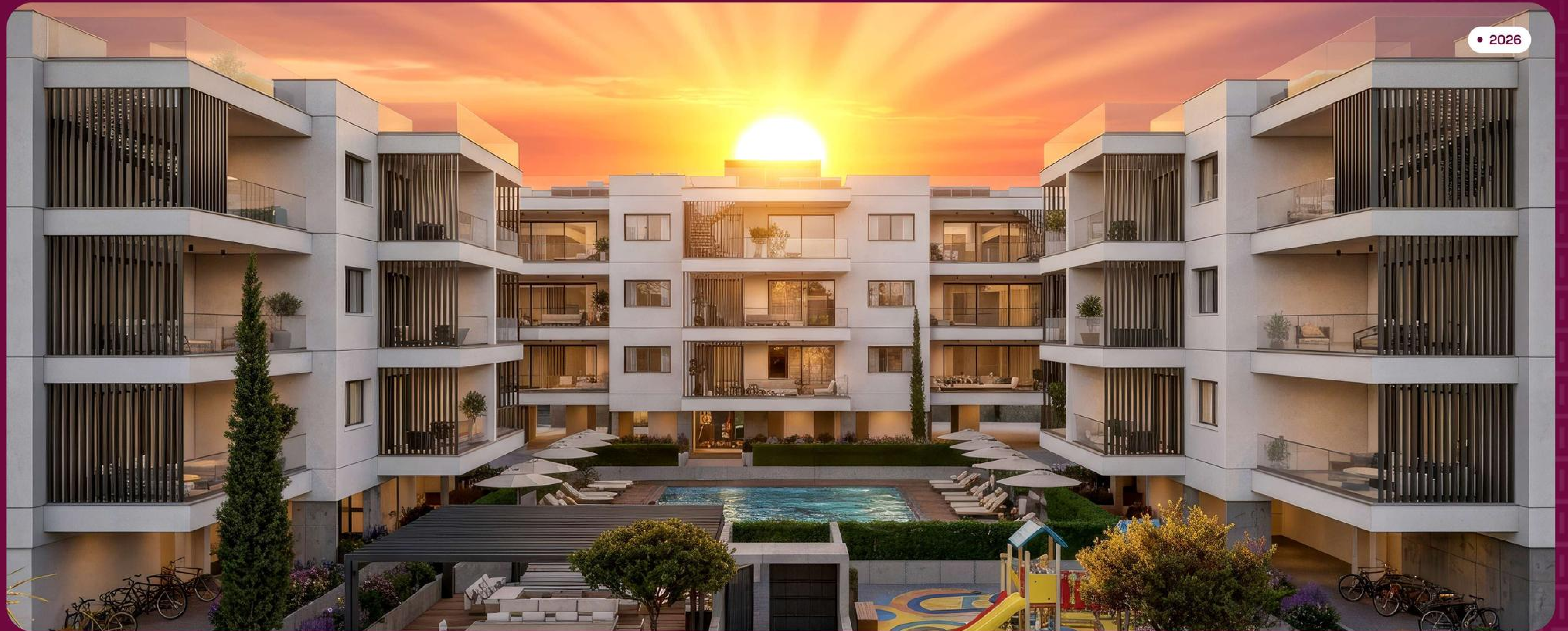


• 2026



EMBER

by Crona Group

Inspired by Paphos.
A new Expression of Living.

Look more ↓



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An international standard of premium living

EMBER embodies the soft, gentle
light of the fading day.

The sunsets of Paphos are embedded
into the brand's core identity, turning
the island's evening glow into
everyday comfort for your home.



Location & Demand

Universal Area — Paphos' primary rental hub (ideal for couples, relocation buyers, and long-stay renters).



Yield & Growth

Up to 7% ROI + projected +20% capital appreciation over the construction period.



PR & Tax Benefits

Cyprus Permanent Residency eligibility (from €300k), 5% VAT rate, and Non-Dom tax status.



Liquidity & Scarcity

Supported resale prospects in a supply-constrained central district.

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End-to-End Development Delivering Reliability and Results

✓ 20+
Market
experience

✓ 50+
Projects

✓ 300+
Team

✓ A'A'
Highest construction
license in Cyprus

✓ 175 000+
Sq meters built

✓ 80 000+
Sq meters sold in development



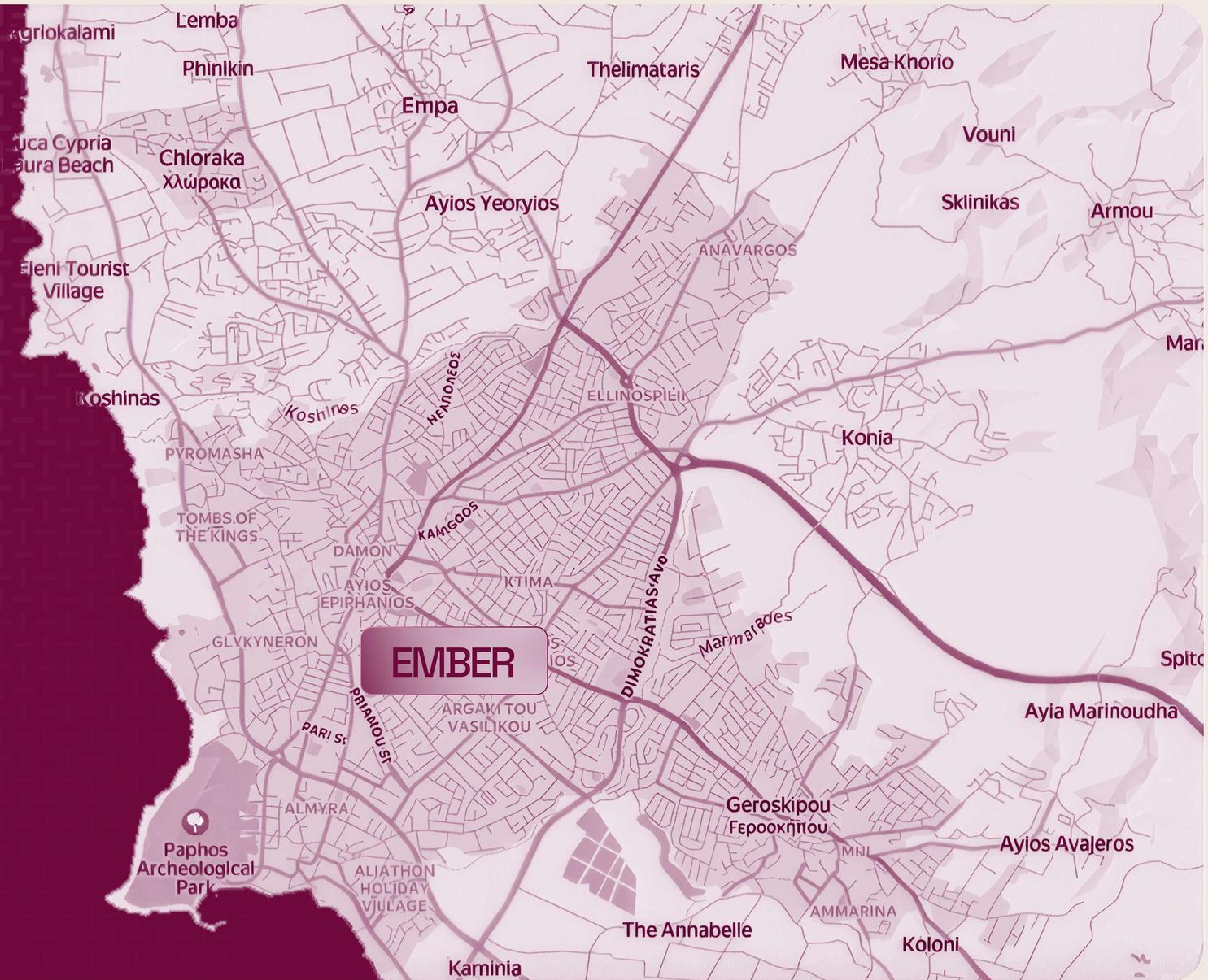
5 min
Supermarkets

5 min
Sea

6 min
Kings Avenue Mall

5 min
Old Town of Paphos

5 min
International Schools



39 apartments

U-Shaped Architecture & Private Residential Ecosystem



Protected Inner Courtyard

The U-shaped building is designed to create a private and tranquil living environment, centred around a private landscaped garden that enhances comfort, privacy, and everyday living.



Private Living Environment

Designed to provide a peaceful and private place to live, with a focus on comfort and quality of life.



Boutique Residential Ecosystem

A secure, gated community with landscaped gardens, relaxation areas, and shared spaces designed for comfort, privacy, and everyday living.

Pool & Relaxation Area



Swimming Pool

Spacious 16x10m pool in the central courtyard



Sun Deck

Equipped poolside lounge area with premium outdoor furniture and sunbeds



Microclimate

Landscaping naturally lowers courtyard temperatures during the summer

Spaces Designed for Family Living



BBQ & Outdoor Lounge

A BBQ area for outdoor dining, family gatherings, and relaxing with friends.



Children's Playground

A safe and modern playground with soft flooring, designed for children to play and enjoy every day.



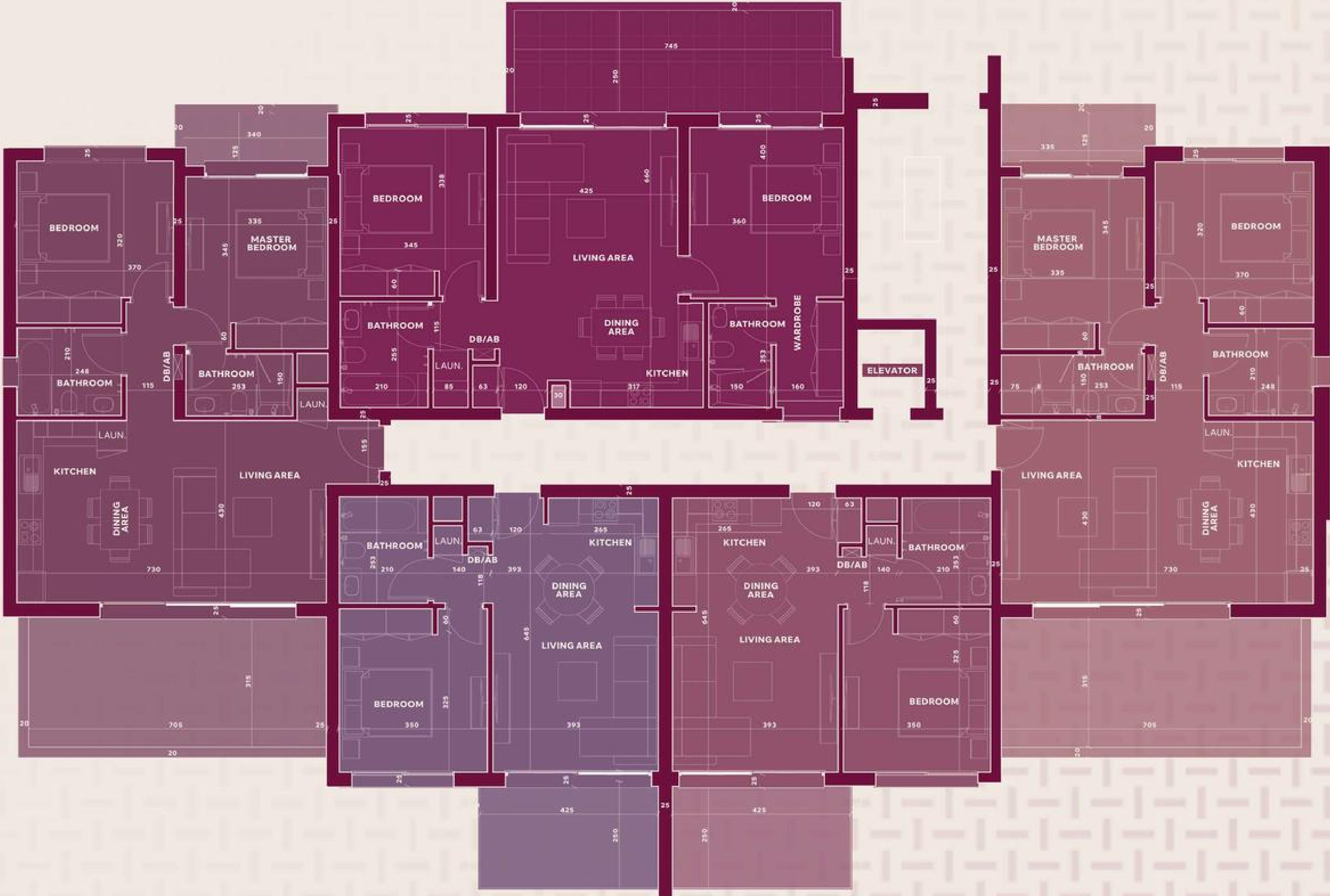
Outdoor Fitness Area

An outdoor fitness area with gym equipment, giving residents a convenient space to stay active and healthy.



Floor 1-2

Building
A&B

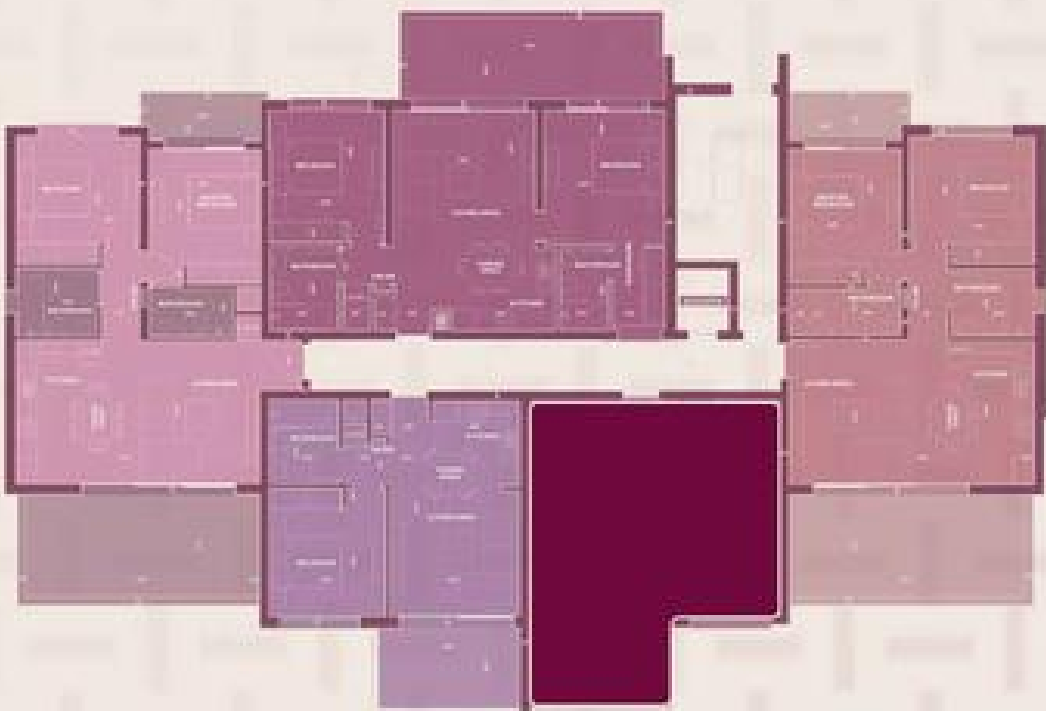
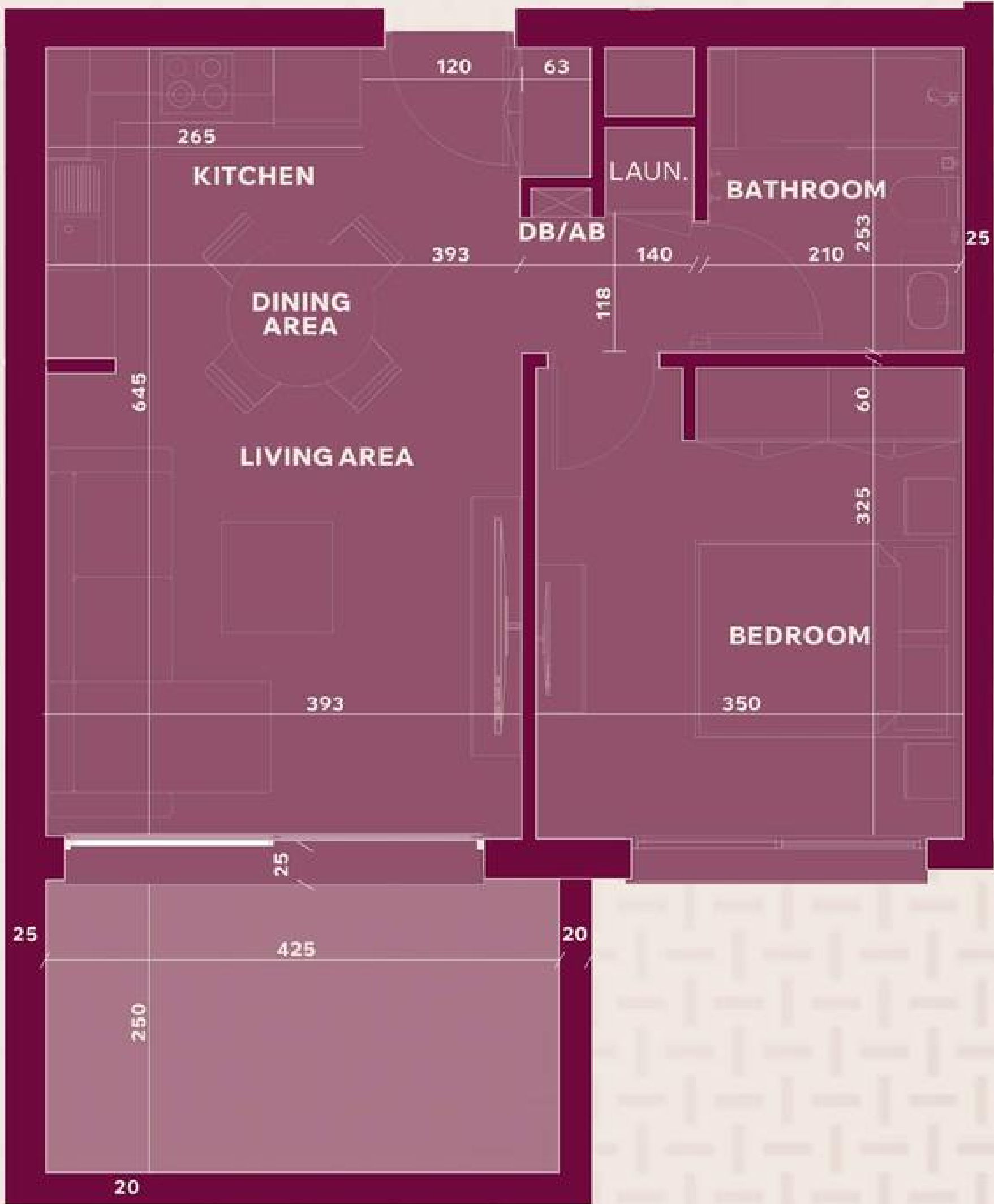


#	Indoor Covered Area	Covered Verandas	Common Area	Total
101	83.62 m²	29.48 m²	9.40 m²	113.10 m²
102	83.23 m²	21.26 m²	9.36 m²	104.49 m²
103	52.97 m²	12.02 m²	5.96 m²	64.99 m²
104	52.97 m²	12.02 m²	5.96 m²	64.99 m²
105	81.46 m²	29.37 m²	9.16 m²	110.83 m²

Typical 1-bedroom

Indoor Area (52.97 m²)
Covered Veranda (12.02 m²)

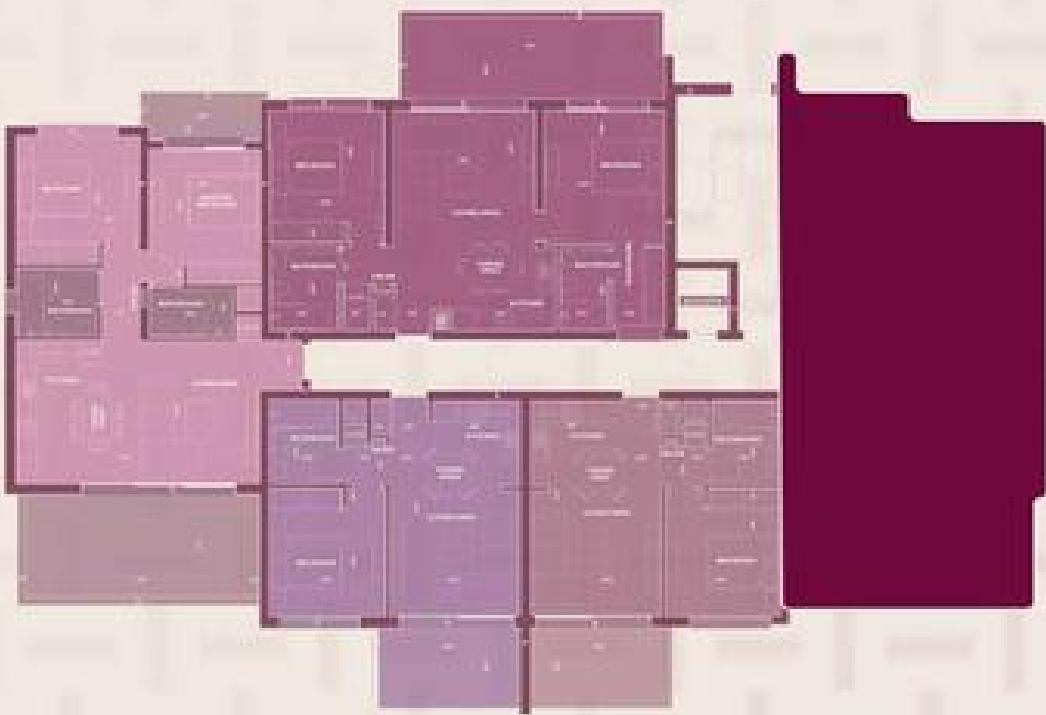
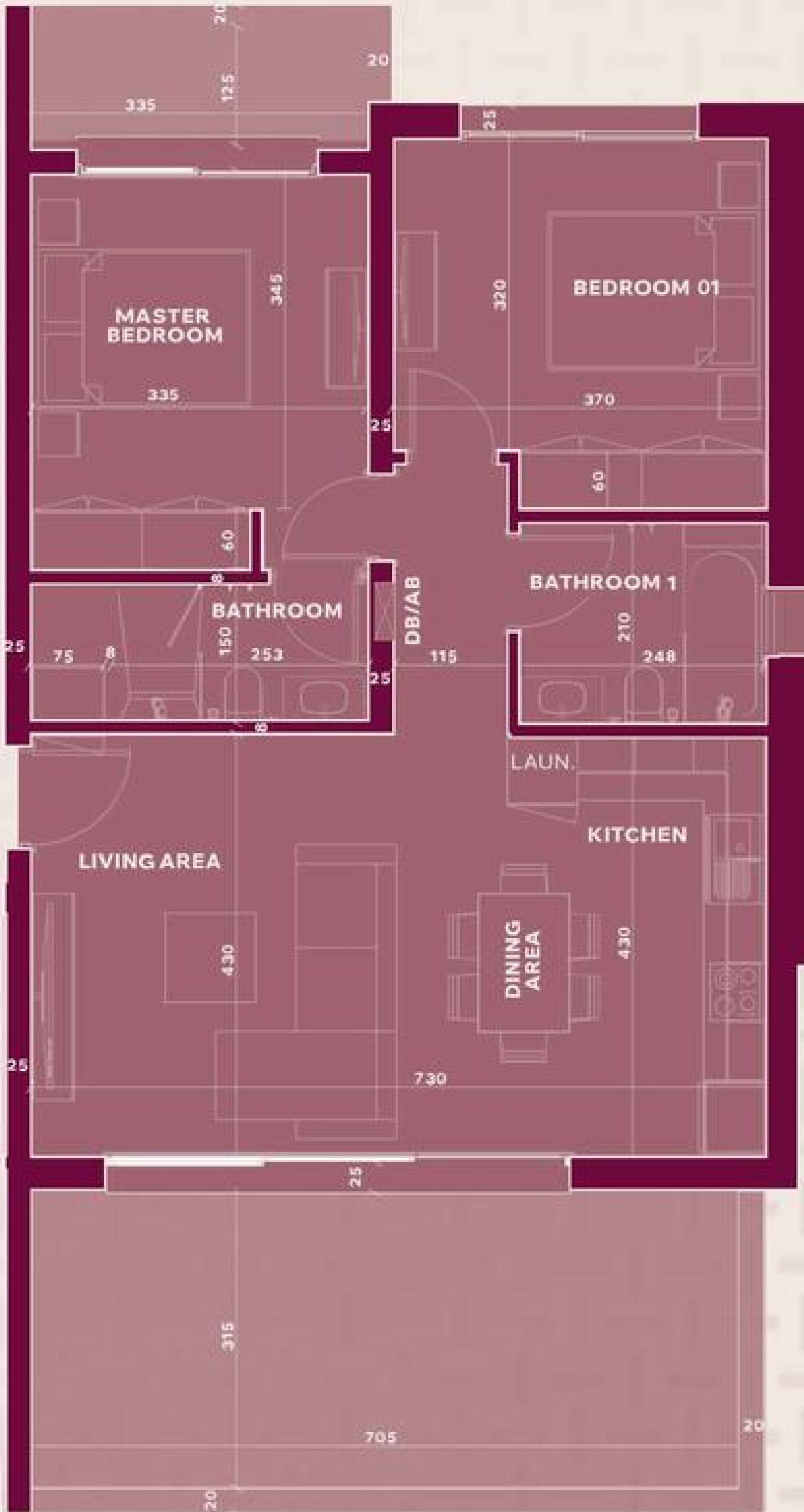
Living Room	16,66 m ²
Kitchen	14,56 m ²
Bedroom 01	15,65 m ²
Bathroom	6,10 m ²



Typical 2-bedroom

Indoor Area (83.62 m²)
Covered Veranda (29.37 m²)

Living Room	28,82 m ²
Kitchen	12,96 m ²
Bedroom 01	15,87 m ²
Master Bedroom	15,71 m ²
Bathroom	4,25 m ²
Bathroom 1	6,01 m ²



Typical 2-bedroom

Indoor Area (83.24 m²)
Covered Veranda (21.26 m²)

Living Room	19,18 m ²
Kitchen	16,84 m ²
Bedroom 01	15,92 m ²
Master Bedroom	16,40 m ²
Bathroom	4,23 m ²
Wardrobe	4,53 m ²
Bathroom 1	6,14 m ²



2-Bedroom penthouse with private roof terrace

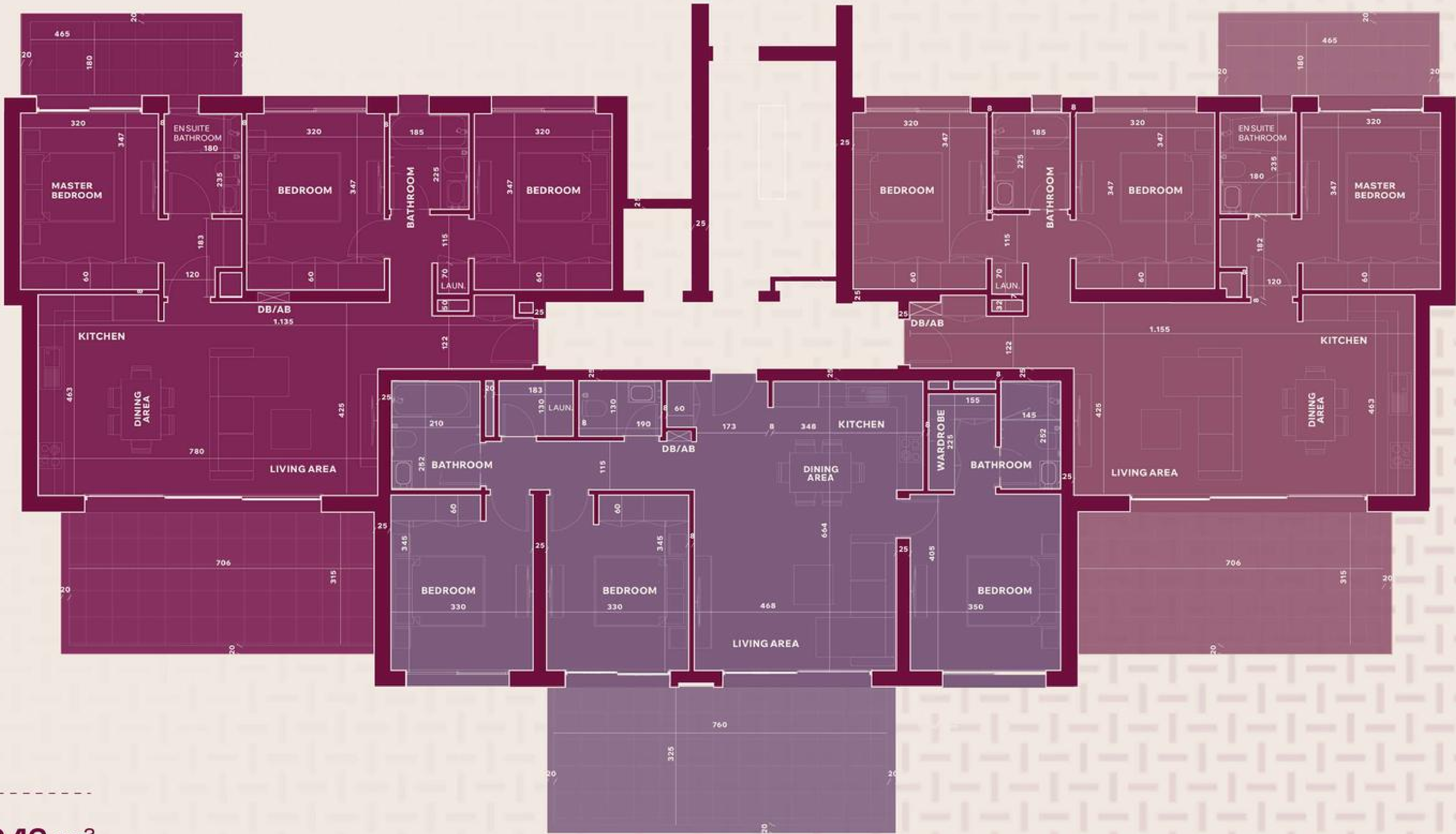
Indoor Area (83.62 m²)
Covered Veranda (20.94 m²)
Uncovered Veranda (8.54 m²)
Roof Garden (41,24 m²)

Living Room	28,82 m ²
Kitchen	12,96 m ²
Bedroom 01	15,87 m ²
Master Bedroom	15,71 m ²
Bathroom	4,25 m ²
Bathroom 1	6,01 m ²



Floor 1-2

Building C



#	Indoor Covered Area	Covered Verandas	Common Area	Total
101	107.74 m ²	34.42 m ²	9.21 m ²	142.16 m ²
102	109.50 m ²	27.62 m ²	9.40 m ²	137.12 m ²
103	107.80 m ²	34.42 m ²	9.22 m ²	142.22 m ²

Typical 3-bedroom

Indoor Area (107.74 m²)
Covered Veranda (34.42 m²)

Living Room	35,50 m ²
Kitchen	14,63 m ²
Bedroom 01	14,80 m ²
Bedroom 02	14,57 m ²
Master Bedroom	18,49 m ²
Bathroom 1	4,88 m ²
Bathroom	4,94 m ²



Typical 3-bedroom

Indoor Area (109.96 m²)
Covered Veranda (27.62 m²)

Living Room	20,97 m ²
Kitchen	21,06 m ²
Bedroom 01	15,90 m ²
Bedroom 02	15,01 m ²
Master Bedroom	16,76 m ²
Bathroom	4,33 m ²
Wardrobe	4,07 m ²
Bathroom 01	6,07 m ²
Bathroom 02	2,88 m ²
Laundy	2,91 m ²



3-bedroom penthouse with private roof terrace

Indoor Area (107.74 m²)
Covered Veranda (26.18 m²)
Uncovered Veranda (8.24 m²)
oof Garden (41,24 m²)

Living Room	35,50 m ²
Kitchen	14,63 m ²
Bedroom 01	14,80 m ²
Bedroom 02	14,57 m ²
Master Bedroom	18,49 m ²
Bathroom 1	4,88 m ²
Bathroom	4,94 m ²



3-bedroom penthouse with private roof terrace

Indoor Area (109.95 m²)
Covered Veranda (19.25 m²)
Uncovered Veranda (8.37 m²)
Roof Garden (51.24 m²)

Living Room	20,97 m ²
Kitchen	21,06 m ²
Bedroom 01	15,90 m ²
Bedroom 02	15,01 m ²
Master Bedroom	16,76 m ²
Bathroom	4,33 m ²
Wardrobe	4,07 m ²
Bathroom 01	6,07 m ²
Bathroom 02	2,88 m ²
Laundy	2,91 m ²



Internal finishes



Premium Tiles

High-quality 60x120 cm tiles in bathrooms.



Elegant Finishes

Off-white painted internal walls and ceilings.



Designer Doors

Matte off-white internal doors, 2.40 meters.



Laminate Flooring

In all areas: living rooms, dining rooms, bedrooms, and kitchens.



Built-in Wardrobes

Fully fitted wardrobes with hinges, shelves, and drawers, with a height of 2.40 meters.

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Italian kitchen



Composite stone
worktops and
backsplash



Soft-closing
system cabinetry



Fully fitted laminate
kitchen cabinetry with
a height of 2.45 meters



High-quality mixers
from leading European
manufacturer

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Bathrooms



Ceramic one-colour floor and wall tiles



White porcelain sanitary ware, mixers from European brands

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Energy efficiency



Class A energy performance



Photovoltaic system for reduced energy costs



Double-glazed sliding doors by ALUMIL



Balconies & terraces



Glazing balustrades
by ALUMIL



Tiled balconies, terraces,
and roof garden

Heating & cooling



Provision for wall mounted VRV unit air
conditioning in living and bedroom areas



Provision for underfloor heating in living
rooms, dining rooms, and bedrooms

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Parking & storage



One covered
parking space for
each apartment



Additional parking
space for 3-bedrooms
and some penthouses



Designated
storage for each
apartment

0% Interest Instalment Plan

35% down payment,
balance payable upon
project completion

Mortgage Support

Partnerships with Bank
of Cyprus, Eurobank &
Alpha Bank



Flexible Digital Payment Options



Full KYC/AML Assistance

