



EAGLE PINE
GOLF RESORT

DIVERSITY IN LUXURY

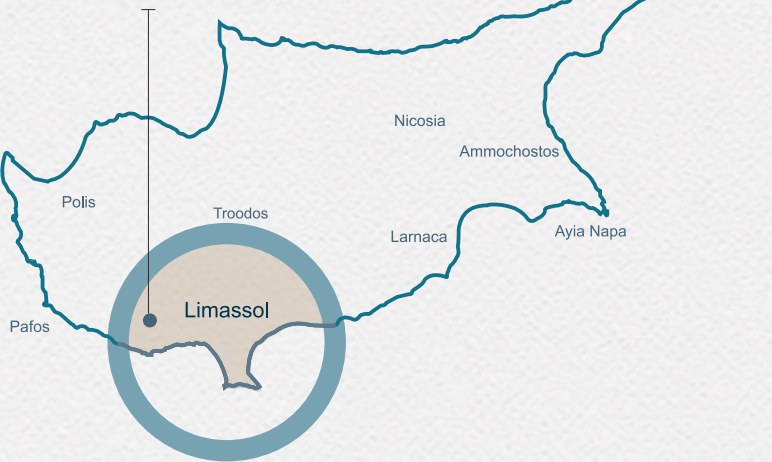
THE ISLAND



EXPERIENCE THE ORIGINAL MEDITERRANEAN LIVING



Eagle Pine Golf Resort



Europe

EUROPEAN MEMBER STATE

Destination Ranking

**5TH BEST RELOCATION DESTINATION
GLOBALLY (KNIGHT FRANK)**

Safety Rate

**SAFEST EUROPEAN COUNTRY
(VALUEPENGUIN)**

Infrastructure

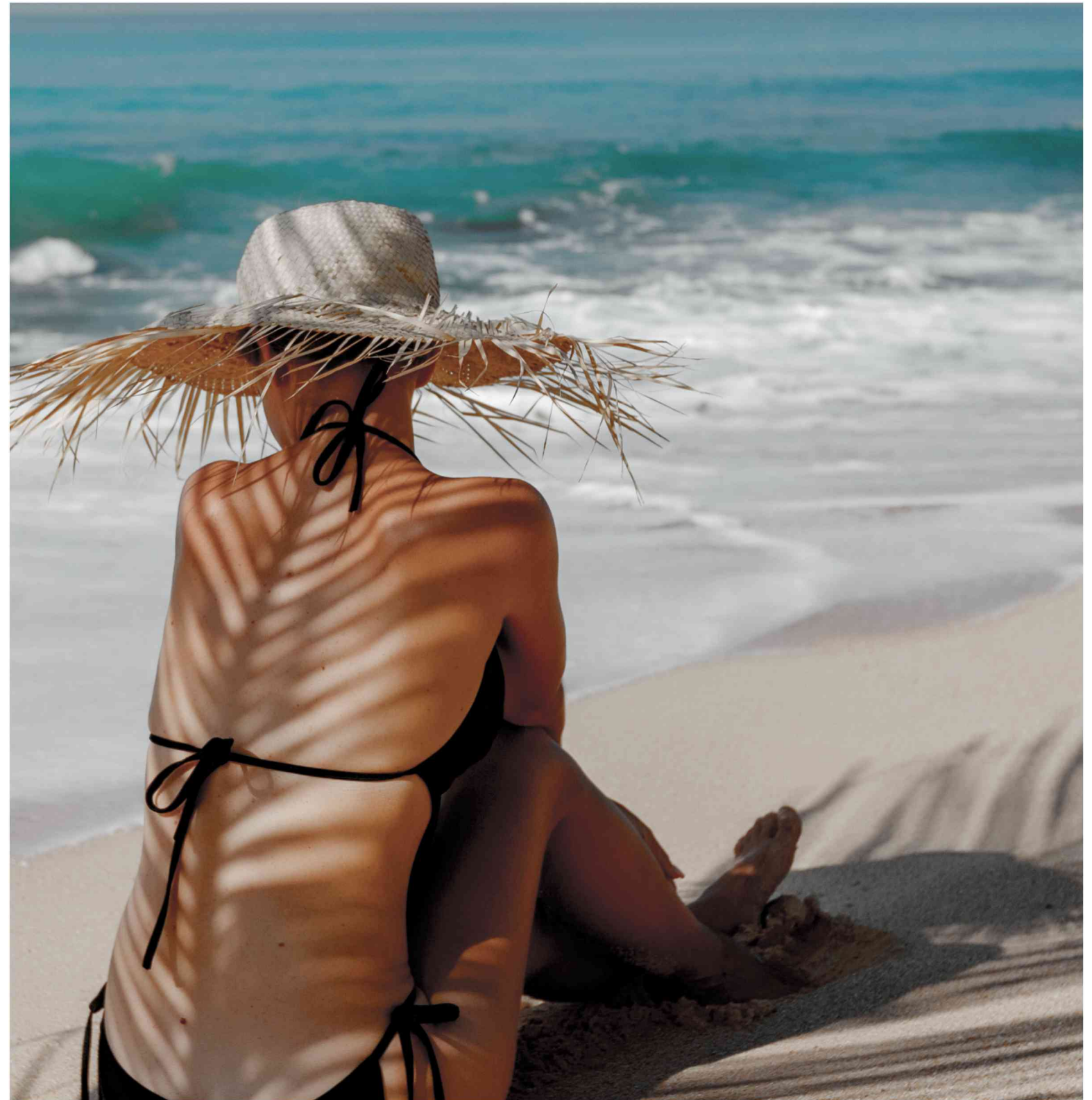
**ADVANCED AND MODERN
INFRASTRUCTURE**

Beaches

**MOST BLUE FLAG BEACHES
PER COASTLINE IN THE EU**



Where east meets west and a new experience awaits; where championship golf courses, inviting beaches and breath-taking mountain trails lie around **luxurious resorts**; an island of amazing cultural diversity, famous for its legends and history, timeless trade.





*“Known as the commercial, shipping and business heartland of **Cyprus**, **Limassol** is one of the most important tourism, trade, and service-providing centres in the eastern Mediterranean*

The booming rise of modern office parks and new residential developments overlooking its promenade, are a true testament to Limassol's business and residential appeal which have singled this unique part of Cyprus as an area that caters for all interests.

Renowned for its cosmopolitan and vivacious, year-round climate, Limassol offers its visitors and inhabitants a wide spectrum of activities and amenities in a safe and family-oriented environment.



THE RESORT



GOLF INTEGRATED RESIDENTIAL LUXURY RESORT WITH
HOTEL, SPA, RETAIL CENTRE, CHAMPIONSHIP GOLF COURSE,
CLUBHOUSE AND RESIDENCES. THE EAGLE PINE GOLF RESORT
EMBODIES A FLAWLESS FUSION OF LEISURE AND WORLD-CLASS
GOLFING. DESIGNED BY A DYNAMIC TEAM.



EAGLE PINE GOLF RESORT OVERVIEW

TOTAL LAND AREA OF THE RESORT

1,717,521 m²

LAND AREA OF INDIVIDUAL RESIDENTIAL PLOTS

436,697 m²

LAND AREA OF UNIFIED DEVELOPMENTS

88,774 m²

AVERAGE ALTITUDE

300 meters above sea level

CLIMATE

**Excellent climate with 4-5 celcius difference
compared to nearby cities**

SURROUNDINGS

**Protected area of 3,000,000 m²
natural surrounding with pine trees,
olive trees , wild shrubs and water streams**

VIEWS

Mediterranean Sea

Mountains

Breathtaking Ravines

EAGLE PINE GOLF RESORT
MASTERPLAN

Total Land Area of the Resort
1,717,521 m2

FACILITIES

- 1

Retail Centre
 - Food Take-Away Shops
 - Pharmacy
 - Jewellery Store
 - Hairdressing Salon
 - 3 Retail Stores
 - Supermarket / Bakery
 - Car Rentals
 - Coffee Shop/ Ice-cream Parlor
 - Roof Bar
- 2

Five-star Boutique Hotel
 - 80 Rooms
 - SPA
 - Wine Cellar
 - Themed Restaurant
 - Conference & Events Facilities
- 3

Club House
 - Pro Shop
 - Restaurant
 - Bar/cigar Lounge
 - Changing Rooms
- 4

Sports Facilities
 - 4 Tennis Courts
 - 1 Football Field
 - 2 Mini Football Courts
 - 1 Volley/Basket Court
- 5

Golf Course
 - 18-holes
 - Driving range
 - Chipping & Putting area
- 6

Public Green Areas

RESIDENCES

- 7

Villas

700 Villas
in 676 individual residential plots
- 8

Unified Developments

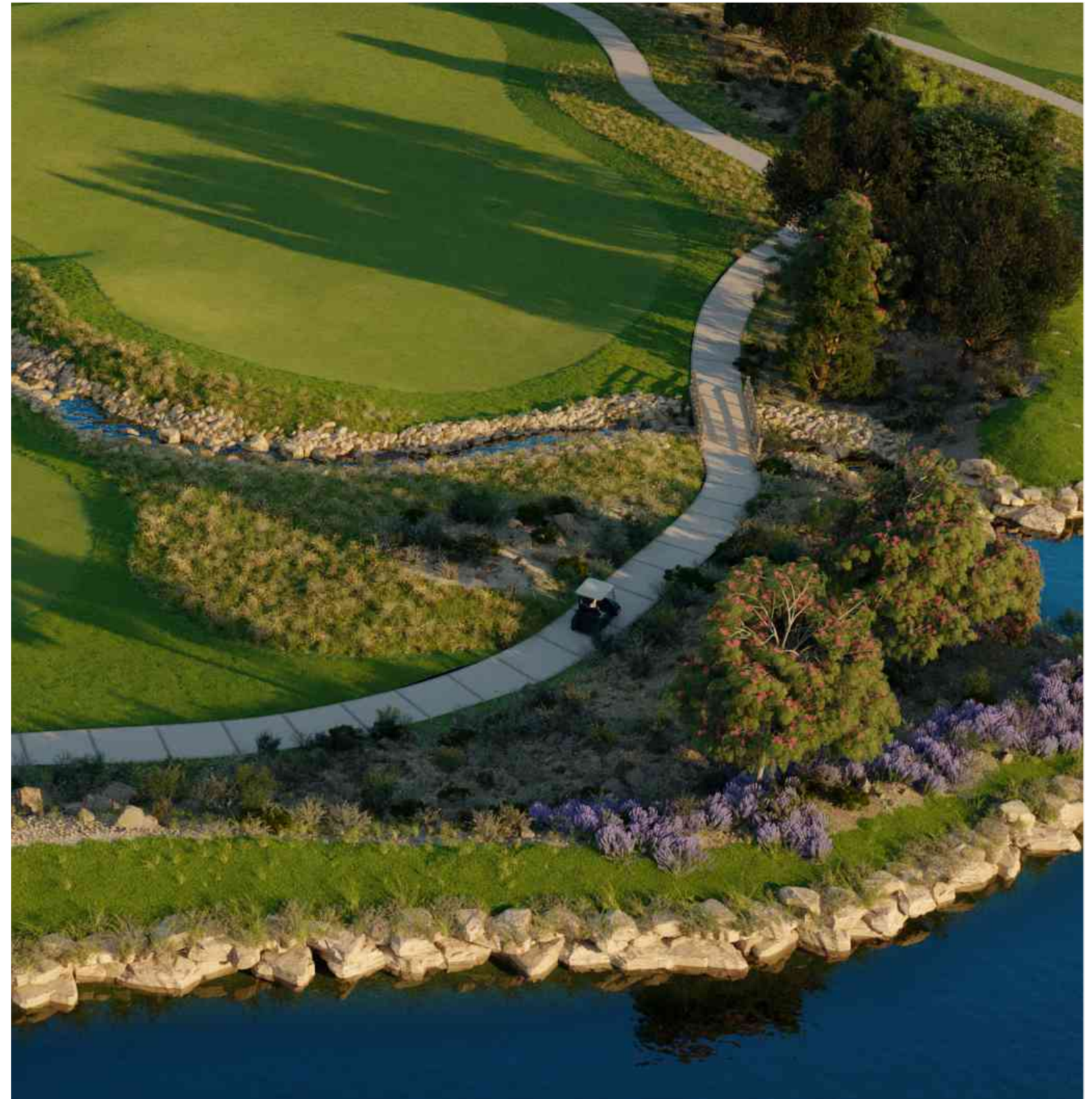
300 Villas / Townhouses / Apartments
in 5 united developments



AERIAL VIEW OF EAGLE PINE GOLF RESORT



The Eagle Pine Golf Resort epitomises the seclusion and graceful hospitality for which the island of Cyprus is famed. A private golf refuge, this magnificent resort unites dramatic landscapes and plateaus with unparalleled levels of luxury and privacy.





*“ in **collaboration** with an
esteemed group of renowned
consultants and designers ”*

The Eagle Pine Golf Resort is designed to become a centrepiece for golfing excellence. Our vision is to create an architecturally striking resort, incorporating golf, boutique hotel and spa, retail and opulent residences – to build a diverse and vibrant community in one of Limassol’s sought-after locations in collaboration with an esteemed group of renowned consultants and designers.

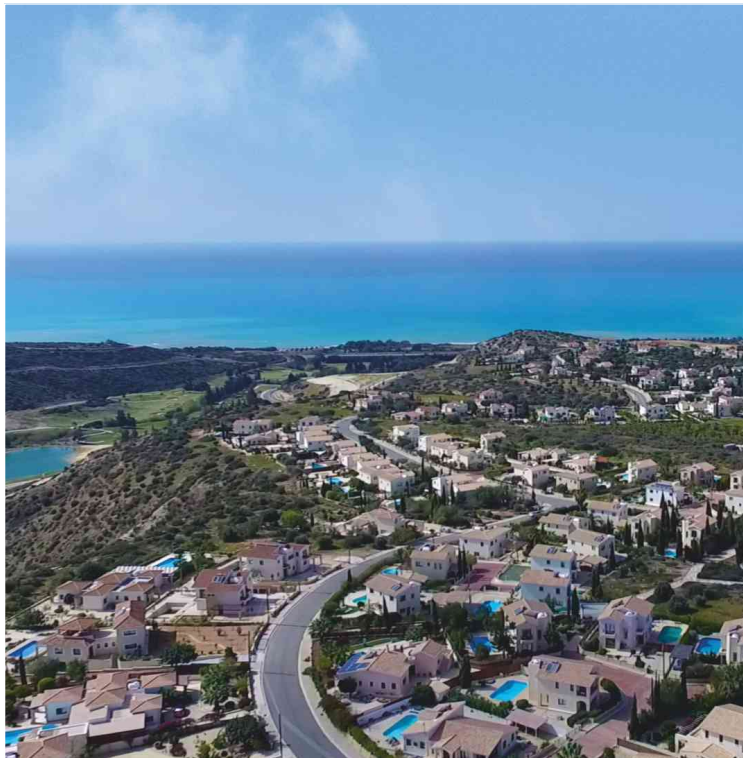
ARISTO
DEVELOPERS

edsa

STAMATARIS
ARCHITECTS + DESIGNERS

Graham Marsh
GRAHAM MARSH
Golf Design

GOLF & LAND
DESIGN



“Aristo Developers is undoubtedly Cyprus’ pioneer golf developer.”

As a reputable property developer, Aristo Developers has been recognised for its high-level, quality product by a plethora of local and international organisations. Being the first company to establish two, internationally-renowned golf courses on the island, Aristo Developers continues to design signature golf resorts, boasting unparalleled luxury, destined to become timeless classics.

AWARDED
DEVELOPER

40+
SUCCESSFUL YEARS

265+
DEVELOPMENTS

12,000+
SATISFIED CLIENTS

LOCATION

CYPRUS



EAGLE PINE GOLF RESORT LOCATION

-  WINERIES
-  BEACHES
-  ATTRACTIONS
-  FUTURE ROAD

Distances from Eagle Pine Resort

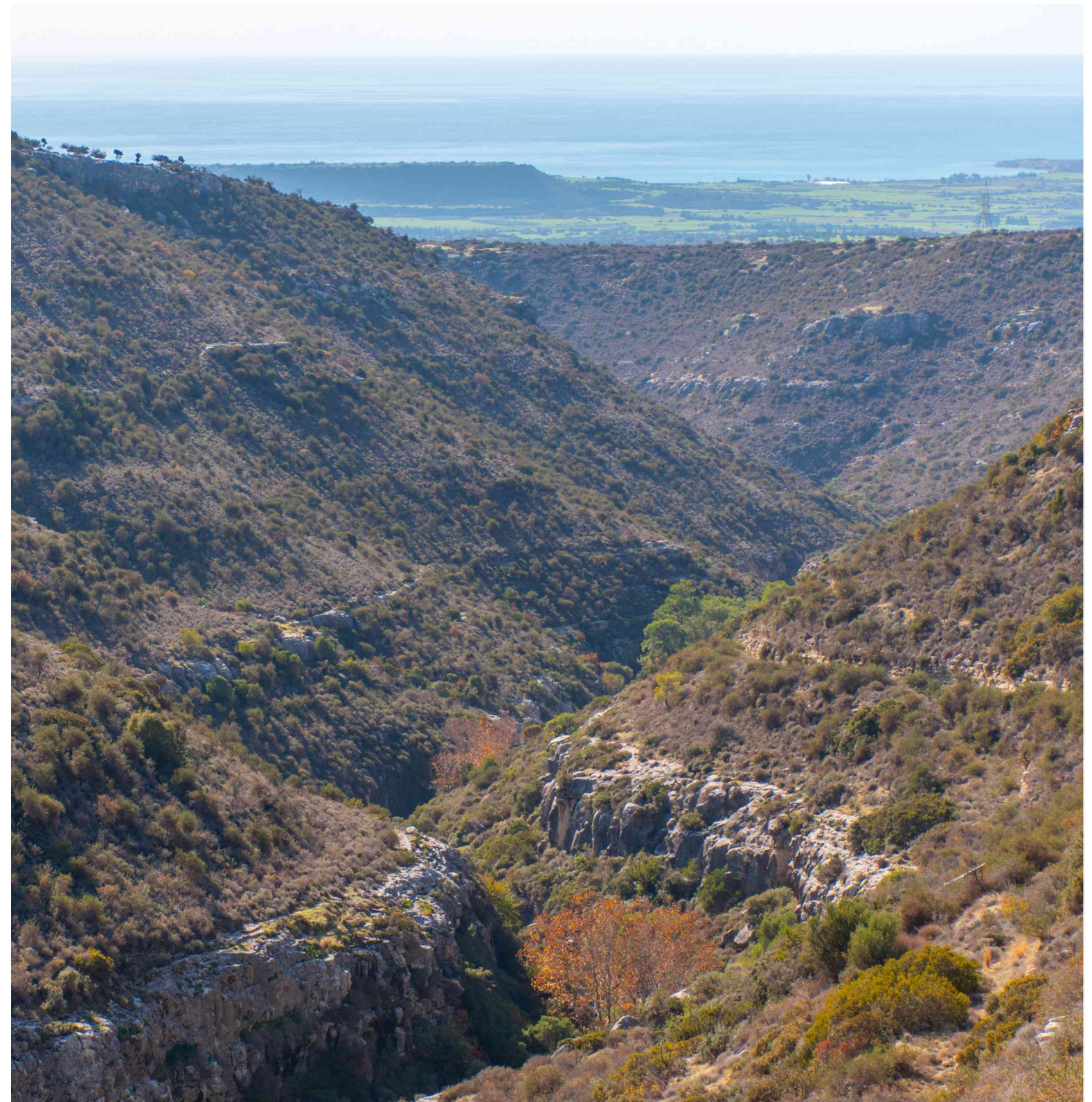
-  To Limassol City Centre
26 km (25 minutes)
-  To Closest Sandy Beach
5 km (6 minutes)
-  To Limassol Casino & Marina
16km (18 minutes)
-  To Paphos
48.9km (42 minutes)
-  To Paphos International Airport
42km (33 minutes)
-  To Nicosia
115km (1hr)
-  To Omodos Village
30 km (25 minutes)
-  To Platres
41.7km (37 minutes)
-  To Souni Village
25km (20 minutes)
-  To Troodos Mountains
46 km (45 minutes)

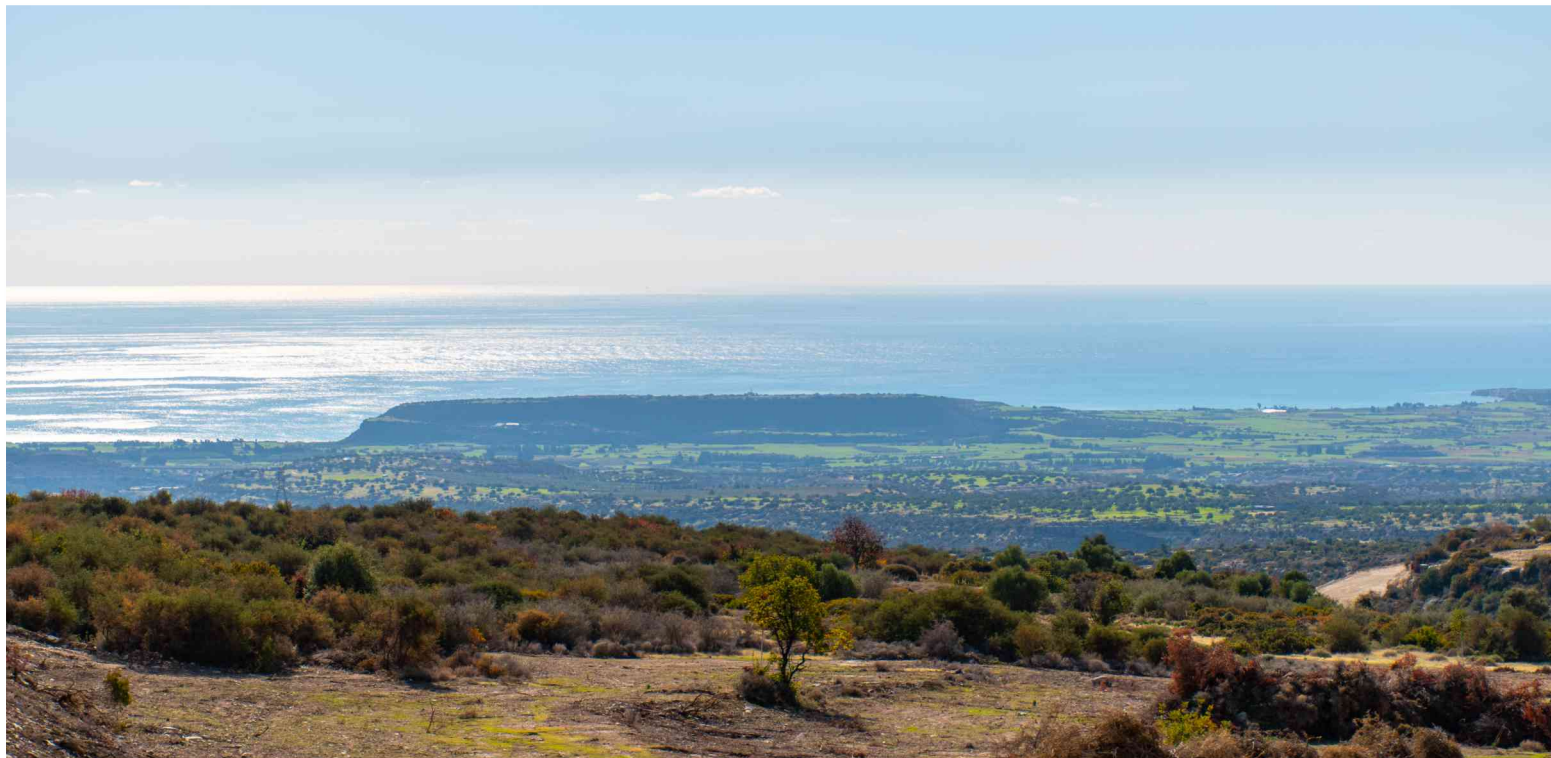
AERIAL VIEW OF EAGLE PINE GOLF RESORT LOCATION



The Eagle Pine Golf Resort is located north-west of the thriving, cosmopolitan city of Limassol, among the villages of Ayios Amvrosios, Paramali and Sotira in an exceptional location of 1,717,521 million square meters.

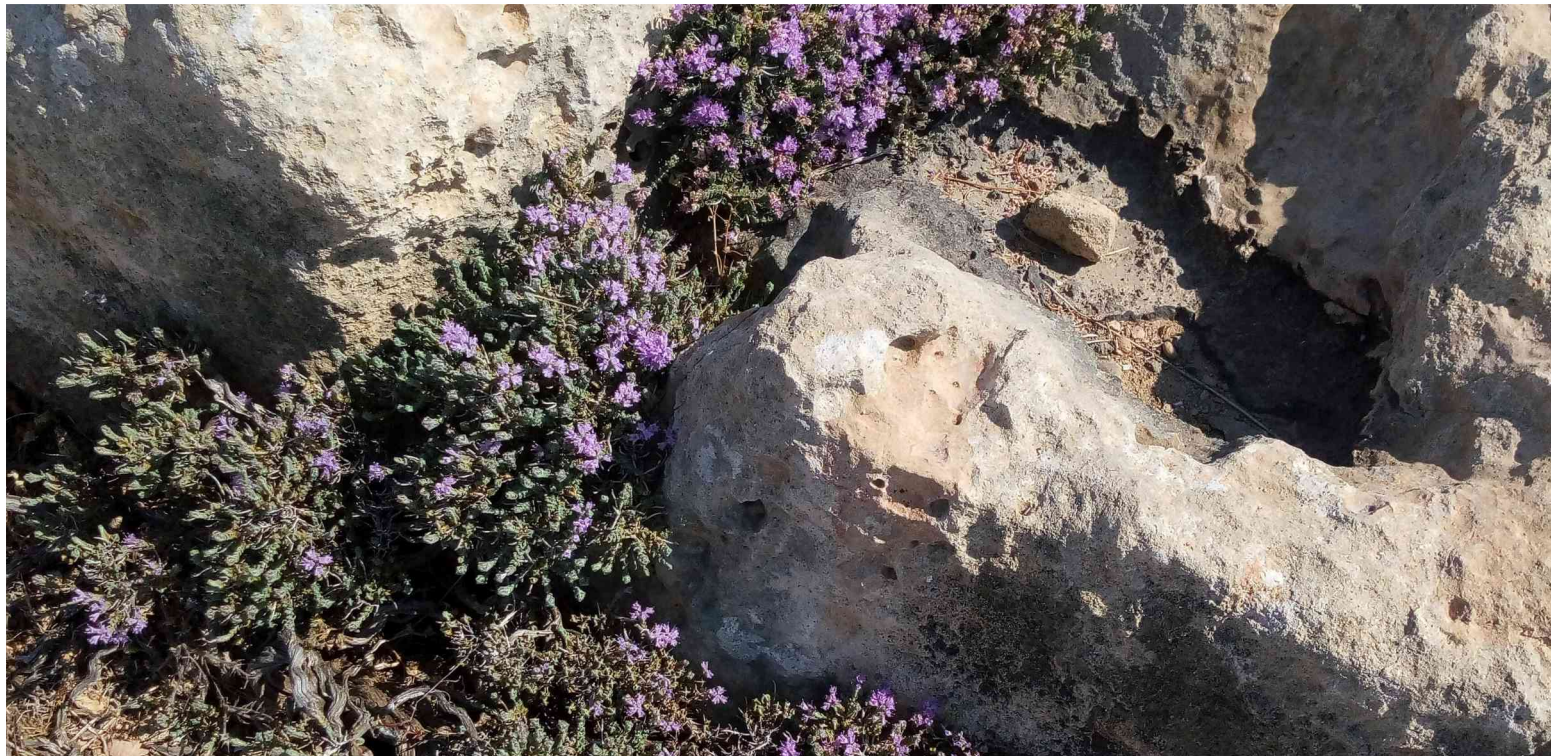
The resort boasts direct access to the Limassol-Pafos highway, making the drive time to the Limassol Casino and Marina shorter than twenty minutes.





*“blessed with panoramic sea views and
surrounding mountains”*

An area steeped in tradition, where grape production and wine making are an indispensable part of life, the Eagle Pine Golf Resort is located on an altitude of 330m above sea level and is blessed with panoramic views of the surrounding mountains, Mediterranean sea and an oasis of indigenous trees and bushes. Surrounded by two stupendous steep ravines and 3,000,000 million of squared meters of protected zones around the resort, the sense of exclusivity is extremely prominent. There are several green areas filled with beautiful pine trees, which was the inspiration for the resort's name.



*“The picturesque route to
the resort - beauty at it’s finest ”*

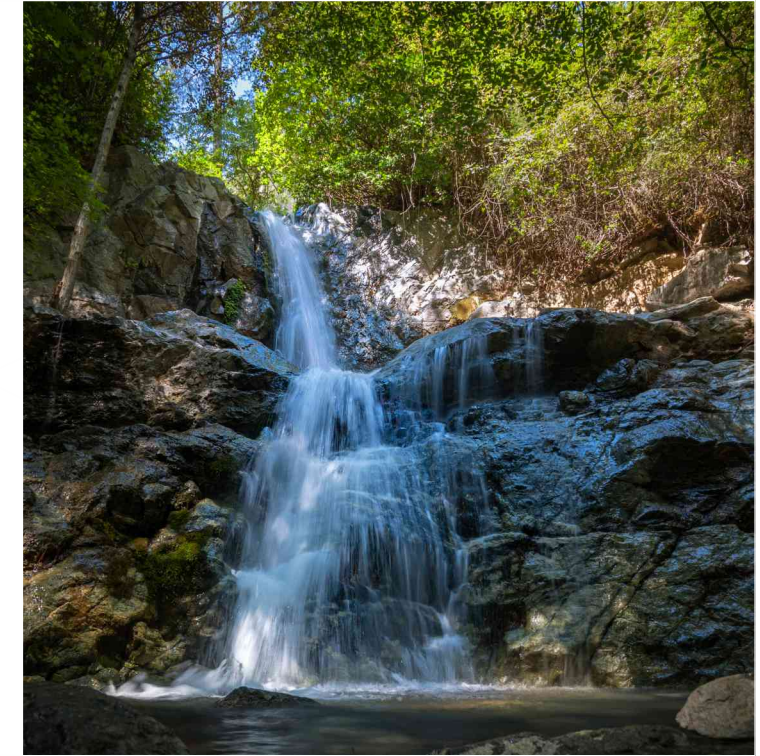
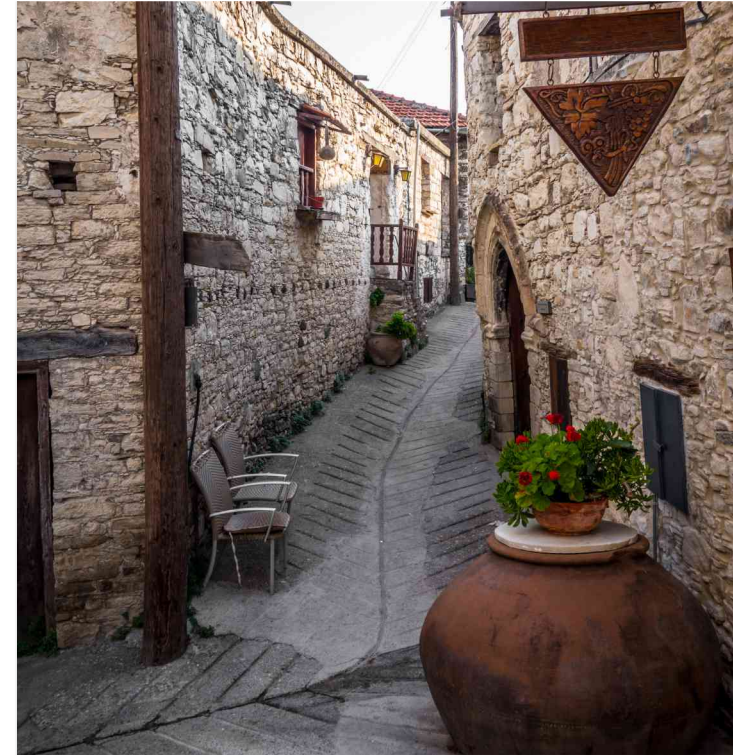
Along the 6km road that was constructed and connects the village of Paramali to the resort one can see beautiful spectacles of Cyprus’ history and natural beauty. The road passes by ancient Olive Trees which had to be transplanted a few meters away to preserve their existence. The picturesque and abandoned old village of Paramali can also be seen on the way to the resort. Definitely a memorable drive towards a unique resort.



*“Connecting villages
and beaches **nearby**”*

A number of nearby local wineries and other leisure amenities can be found in a very close proximity. The relaxing sandy beaches of the villages of Avdimou and Paramali are also within a very short driving distance away

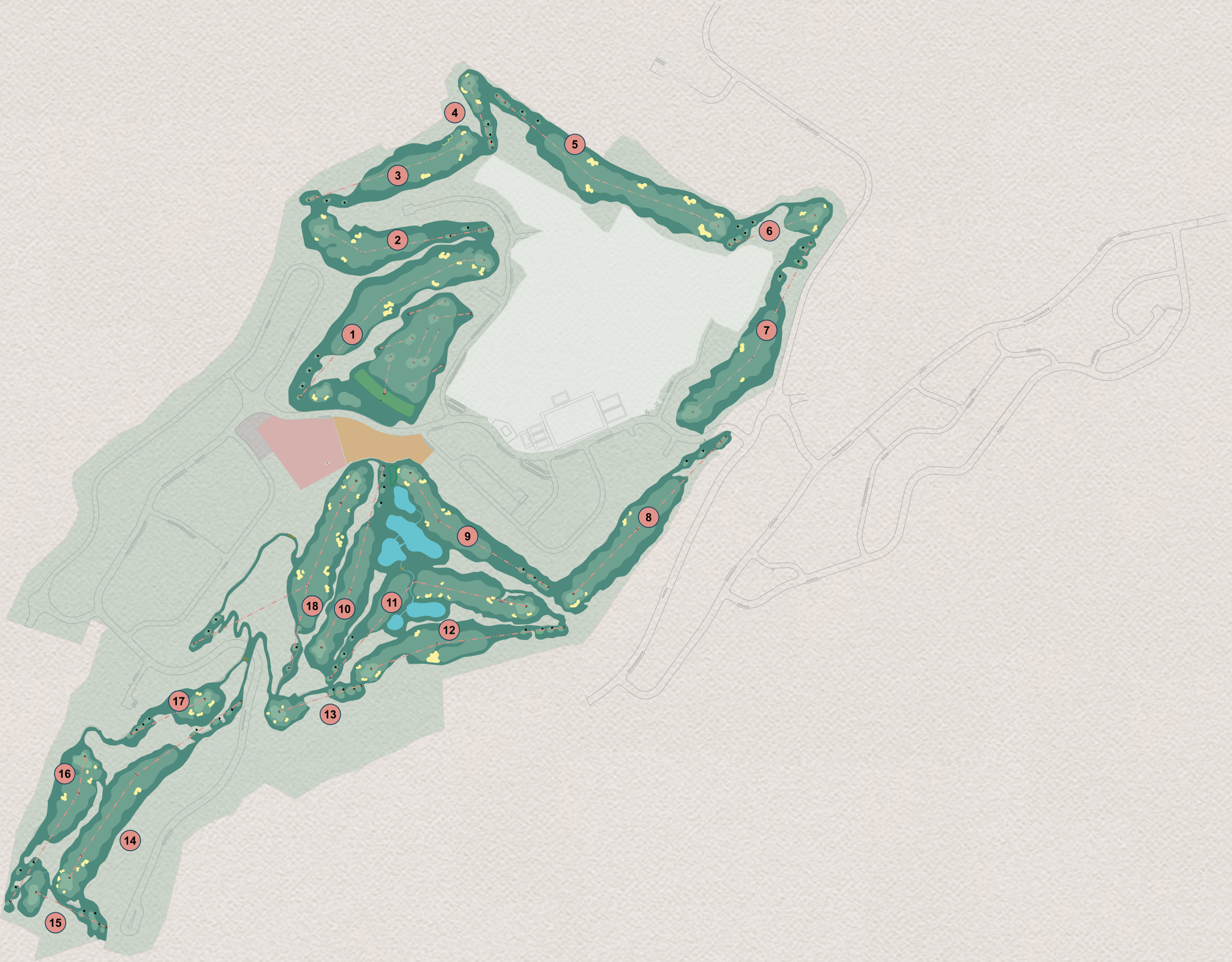
The connection to nearby villages and natural landmarks is eminent. A direct road access from the north side of Eagle Pine to the village of Pano Kivides will be created to enable accessibility to the famous villages of Omodos, Platres and Souni which will be a mere 15-25 minutes away. Towards the south, one can reach the village of Kantou in 10-15 minutes' and Limassol in 20-25 minutes'. The convenient location of Eagle Pine allows you to experience each weekend differently.



GOLF

18 - HOLE CHAMPIONSHIP GOLF COURSE / PRACTICE FACILITIES

EAGLE PINE GOLF RESORT
GOLF COURSE

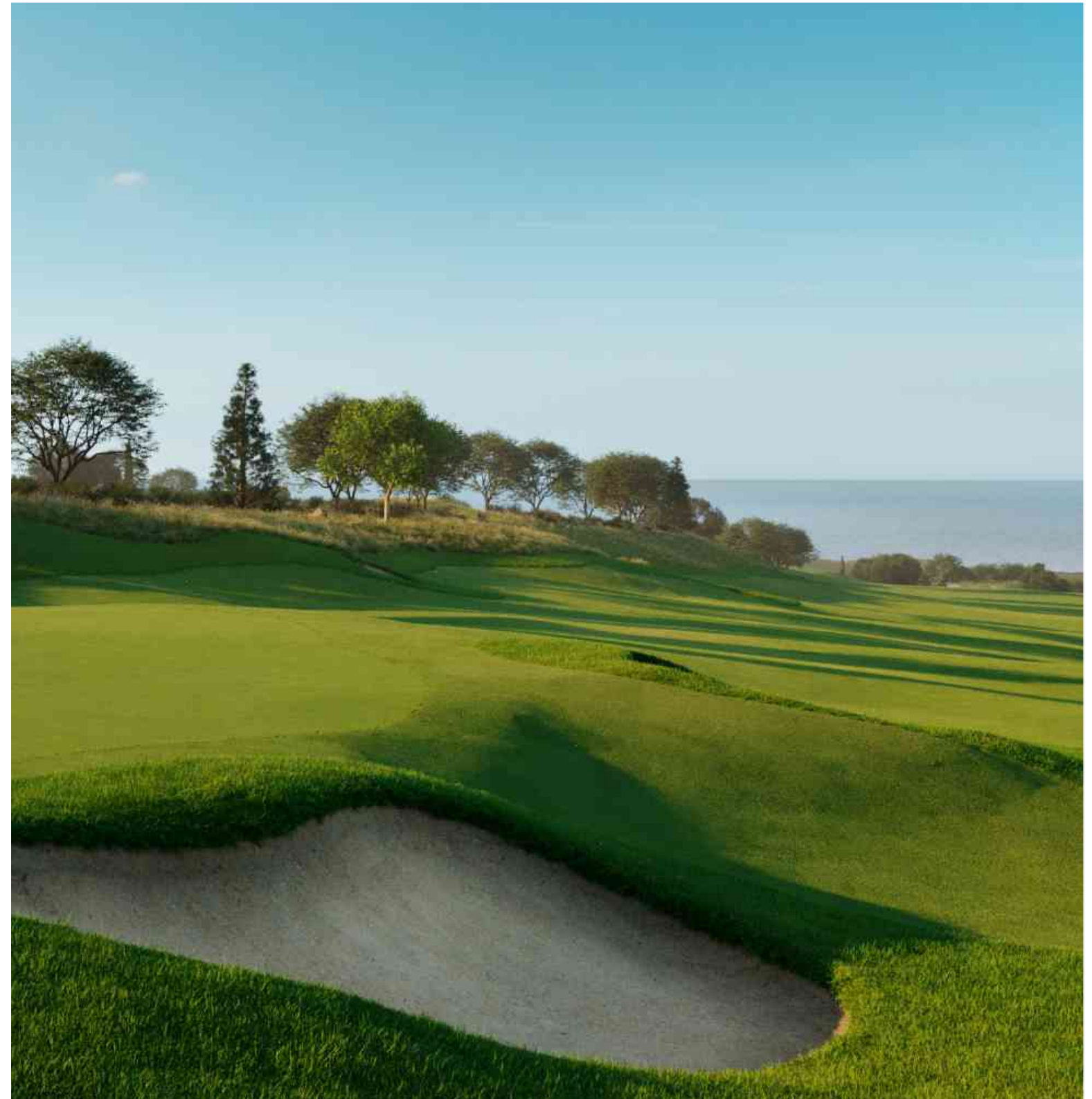


Golf Course
18-HOLE CHAMPIONSHIP
PAR-72

Hole	PAR	Yellow	Blue	Black	Red
1	5	486	466	434	401
2	4	353	340	313	275
3	4	341	328	308	276
4	3	139	128	113	92
5	5	532	511	472	436
6	3	183	170	146	127
7	4	427	412	382	340
8	4	445	432	394	356
9	4	373	360	340	312
Out	36	3279	3147	2902	2615
10	4	392	374	352	319
11	5	493	470	439	403
12	4	403	380	360	326
13	3	174	158	138	119
14	5	511	487	455	404
15	3	158	143	127	105
16	4	336	306	272	244
17	3	165	152	135	119
18	5	496	458	436	408
In	36	3128	2928	2714	2447
Total	72	6407	6075	5616	5062



Graham Marsh and Golf & Land Design were called to design the Eagle Pine championship golf course, a stunning 18-hole layout back-dropped by breath-taking mountains, natural terrain, and the alluring waters of the Mediterranean and beyond. The course's layout has been thoughtfully integrated into the environment, with minimal impact on the area's indigenous fauna and flora. Due to the relatively high altitude of the site and the open space surrounding it, humidity will be much less compared to the coastal city centres allowing golfers and guest to enjoy the golf course and its sports facilities, year-round.





*“ The Eagle Pine Golf Resort
will house **practice facilities** of the
highest standard for those
who want to perfect their technique”*

These facilities will include a chipping and bunker practice area and a driving range with both open air and undercover practice bays. Golfing enthusiasts and aspiring professionals will be welcome to attend the onsite Golf Academy and gain access to expert advice and tuition.

CLUBHOUSE

PRO SHOP/RESTAURANT/BAR/LUXURY CHANGE ROOMS



EAGLE PINE GOLF RESORT
CLUBHOUSE

Clubhouse
9,500 m²

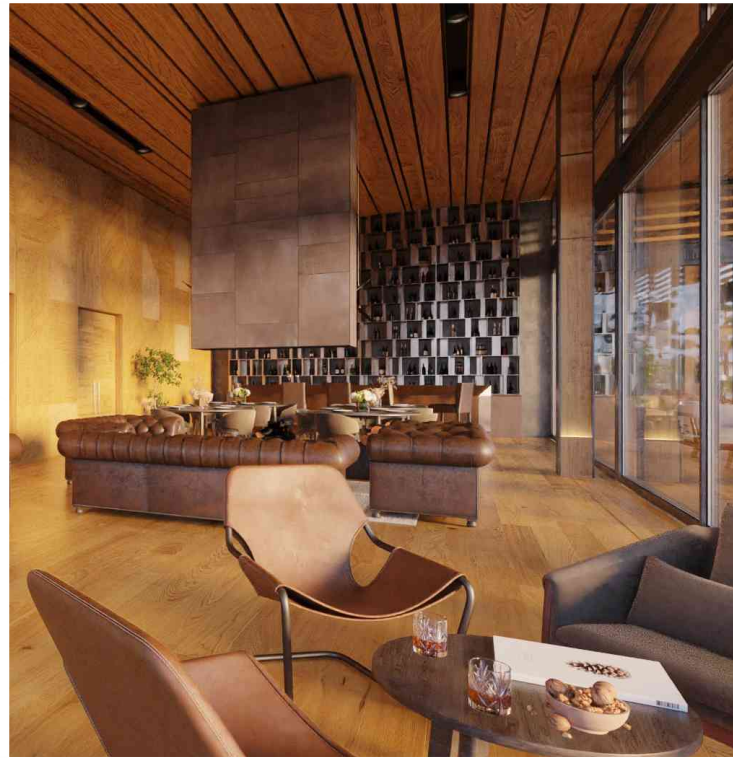
Pro Shop
**FULLY-EQUIPPED
WITH BRANDED APPAREL**

Facilities
**RESTAURANT
BAR/CIGAR LOUNGE
LUXURY CHANGING ROOMS**



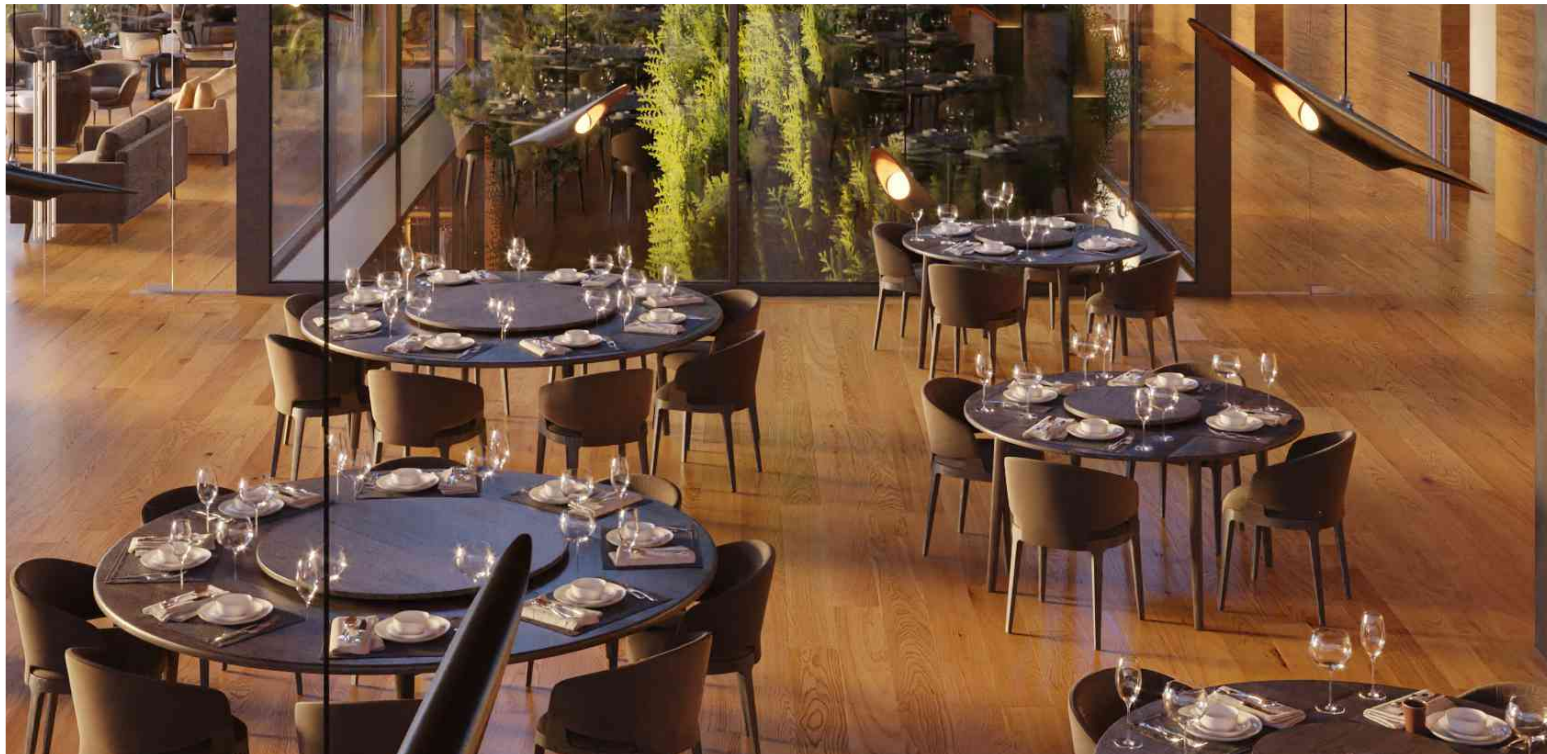
Set among a beautiful surrounding, the Clubhouse at Eagle Pine Golf Resort will boast a proud legacy of leisure **experience**. Every effort has been made to ensure that our standards are upheld, making your golf experience with us memorable.





*“ The Clubhouse will offer
unprecedented levels of leisure
to all its visitors.”*

The Clubhouse will be home to an elegant, restaurant, bar, cigar lounge, luxury changing rooms and facilities, and a fully-equipped Pro Shop featuring high-end branded golfing apparel, clubs and accessories. The Clubhouse will offer golfers everything they need to maximise their sporting experience.



THEMED
RESTAURANT

BAR
CIGAR LOUNGE

CHANGE ROOMS
AND FACILITIES

FULLY-EQUIPPED
PRO SHOP

HOTEL

80 ROOMS / SPA / DINING



EAGLE PINE GOLF RESORT
BOUTIQUE HOTEL AND SPA

Distinctive Five-star Boutique Hotel
80 DELUXE ROOMS

Spectacular World-class Spa
REJUVENATION CENTRE

Large Wine Cellar with Themed Restaurant
LUXURY MEETS GASTRONOMY

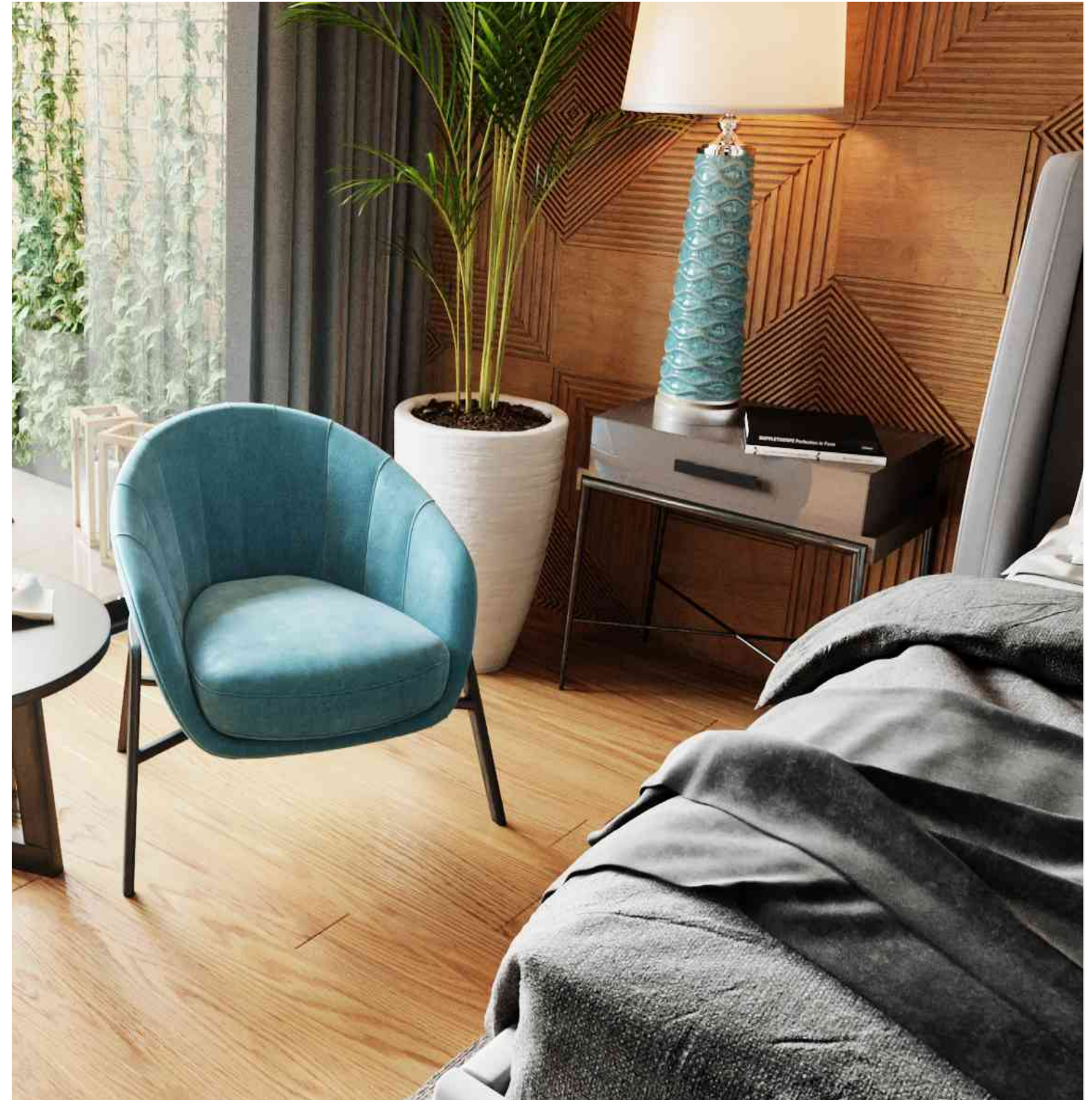
Conference & Events Facilities
A CENTRE OF EXCELENCE



VIEW OF EAGLE PINE GOLF RESORT HOTEL



Ideal for both couples and families alike, the hotel will become the perfect getaway . Contemporary, elegant and set in an area steeped with Cypriot culture, the hotel and spa resort will become a lifestyle haven for devotees of luxury and comfort.

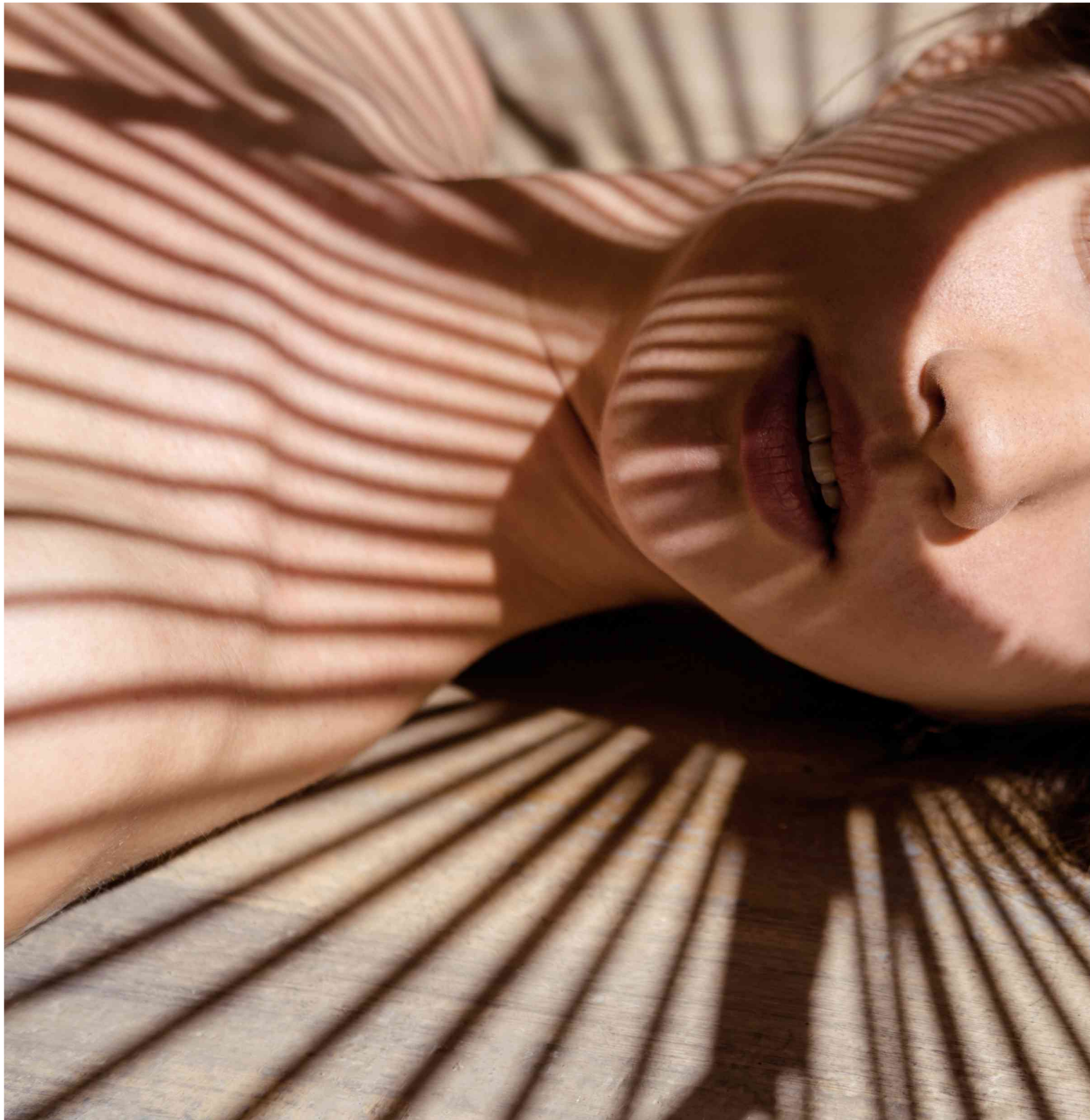




*“a fusion of
old-world with new-world style”*

While encompassing the distinctive air of a world-class, 21st century destination, the hotel is a fusion of old-world with new-world style, combining modern sophistication with authentic finishes. Decorated with local stone ,sensual wooden and metallic finishes, the Boutique Hotel offers accommodation of uncompromising quality.





*“A lavishly-appointed **SPA** will awaken
ones senses and soothe ones soul.”*

Fully-equipped and on-site, the SPA is a tranquil oasis designed to uplift, revive and refresh.

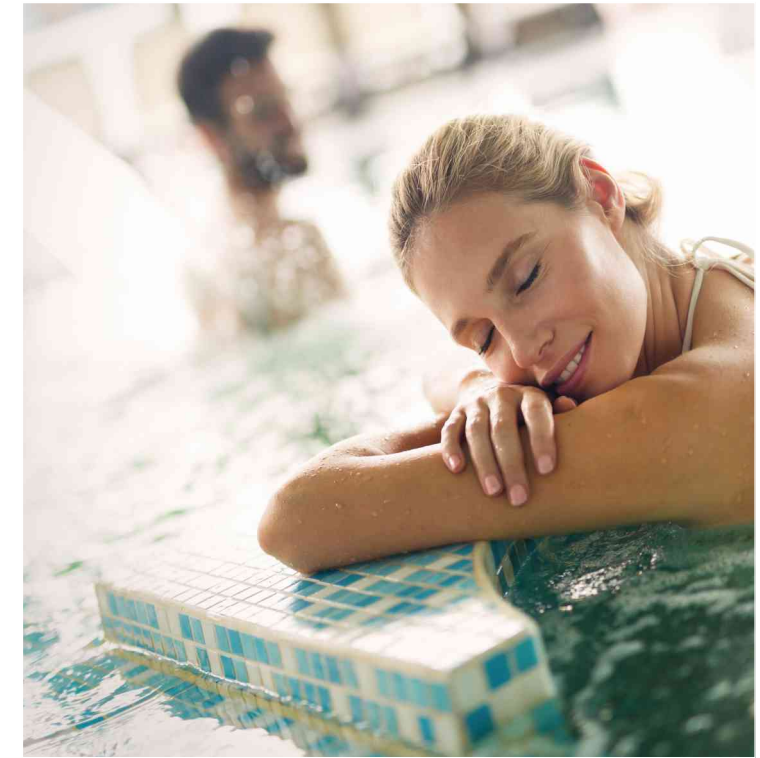
A haven of therapeutic massage, revitalising skincare treatments, hydrotherapy and vitality, the SPA is complemented by its gym and sauna which welcome one into a world of well-being.

INDOOR
SWIMMING POOL

FULLY-EQUIPPED
GYM

JACUZZI
AND SAUNA

WORLD-CLASS
REJUVENATION CENTRE

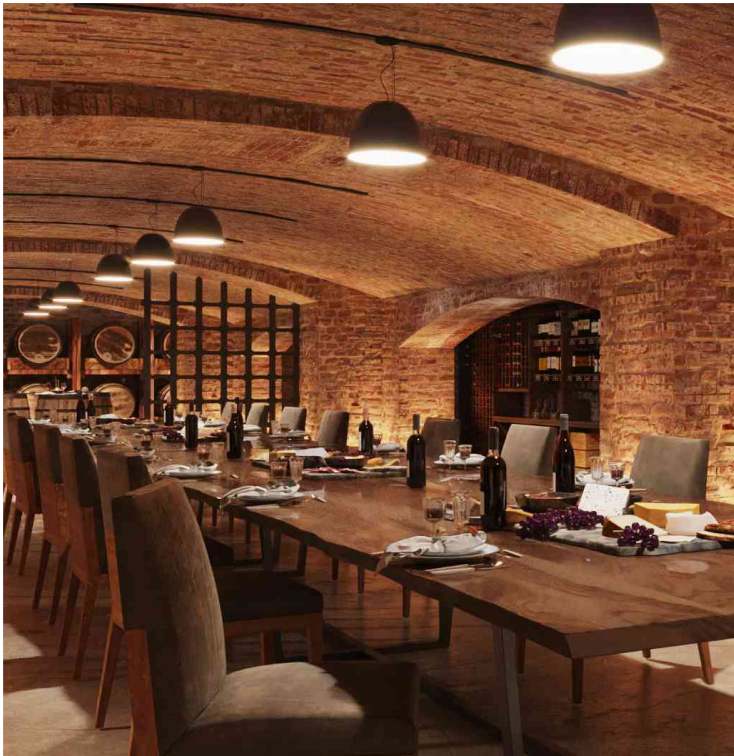
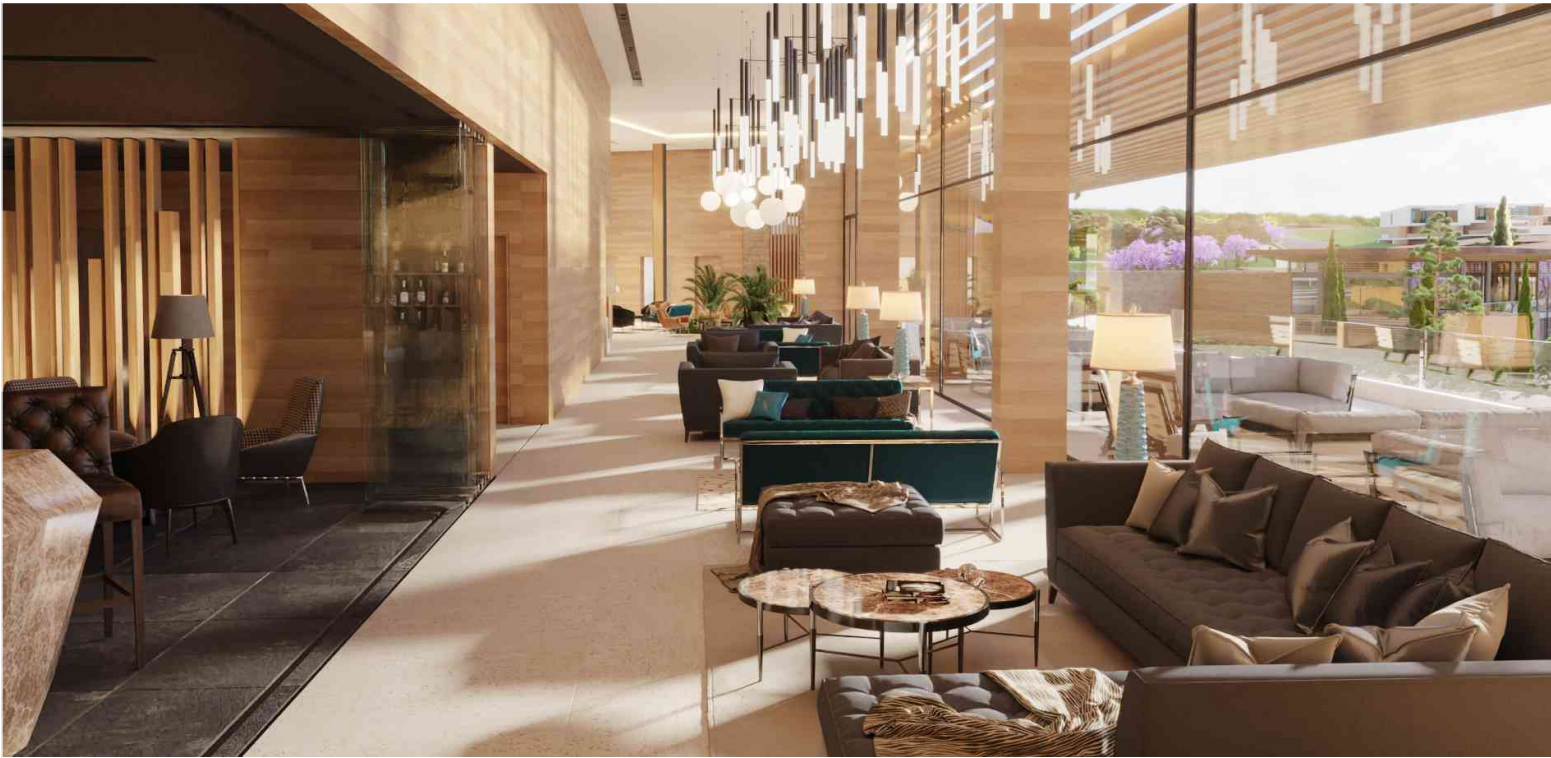




*“The resort will offer
the ultimate **dining experience**”*

Its luxury amenities include the stately restaurant, roof garden, cava, swimming pool, bar, conference and events facilities, including the Hotel Lounge which provides an elegant setting for afternoon teas.

All restaurants are located in the expansive, centrally located boutique hotel and clubhouse overlooking the manicured grounds. With a diverse selection of food on hand, the resort's unique restaurants will have something for even the most discerning of tastes; stylishly-presented, Cypriot-fusion cuisine.



- RESTAURANT
- ROOF GARDEN
- CAVA
- SWIMMING POOL
- BAR
- CONFERENCE
EVENTS FACILITIES

RETAIL

SUPERMARKET / SHOPS / ROOF BAR / CAFÉ / FOOD / PHARMACY

EAGLE PINE GOLF RESORT
OPEN SPACE RETAIL CENTRE



- | | | | |
|---|-------------------------------|----|----------------------|
| 1 | Hairdressing Salon | 7 | Food Take-Away |
| 2 | Pharmacy | 8 | Supermarket / Bakery |
| 3 | Sales Office | 9 | Car Rentals |
| 4 | Resort Management Office | 10 | Retail Stores |
| 5 | Roof Bar | 11 | Jewellery Store |
| 6 | Coffee Shop/ Ice-cream Parlor | 12 | Kids Play Area |



EAGLE PINE GOLF RESORT
OPEN SPACE RETAIL CENTRE

Concept
**OPEN SPACE
RETAIL CENTRE**

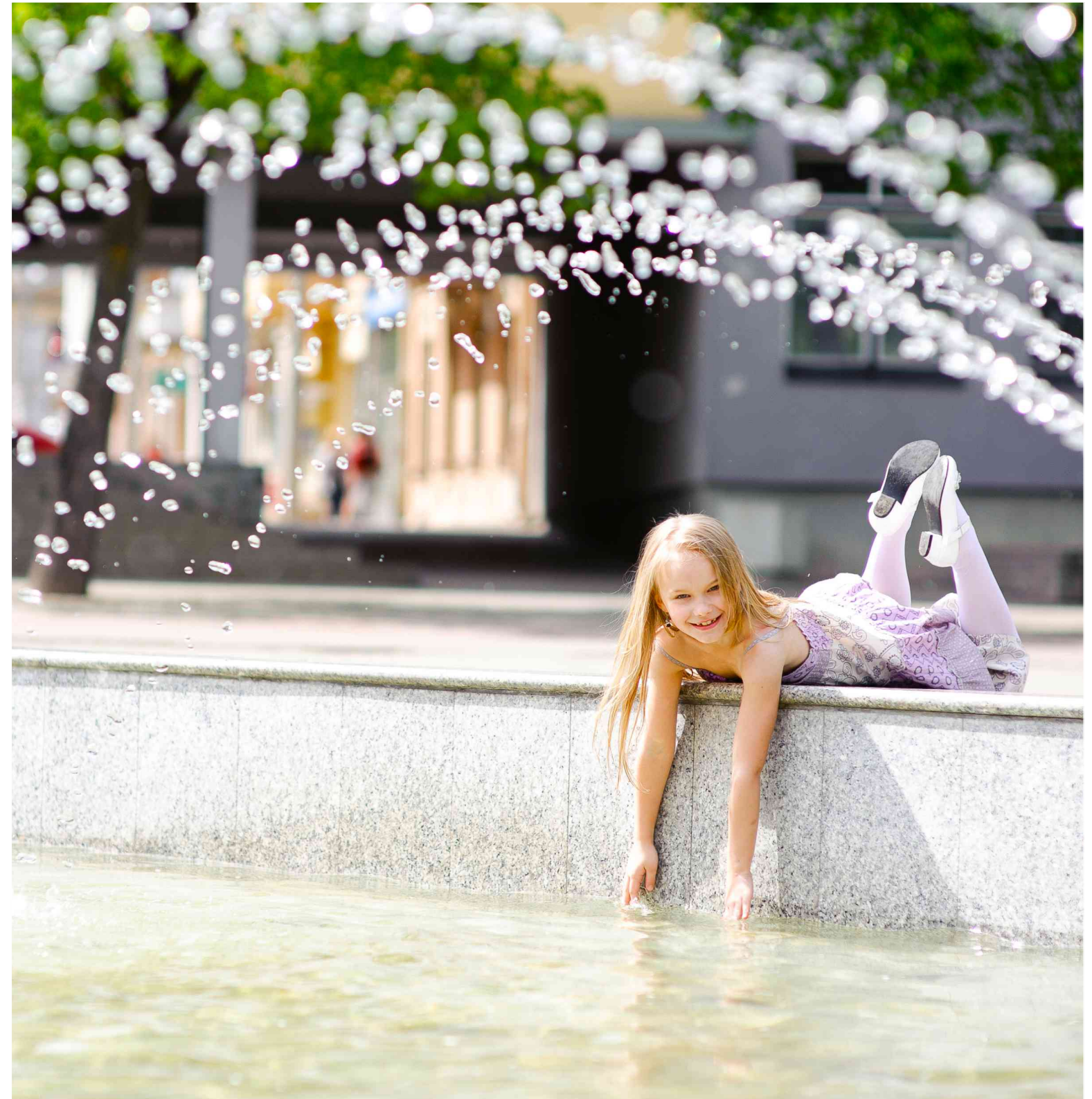
Location
**CENTRAL LOCATION
NEXT TO HOTEL AND CLUBHOUSE**

Architectural Design
**CONTEMPORARY
LIFESTYLE HUB**

EAGLE PINE GOLF RESORT OPEN SPACE COMMERCIAL CENTRE



At Eagle Pine Golf Resort we understand the importance of our resort's spirit of locale. We have designed a retail vision around the unique geographic and cultural characteristics of the location, crafting a commercial centre that will provide each guest with one-of-a-kind offerings.





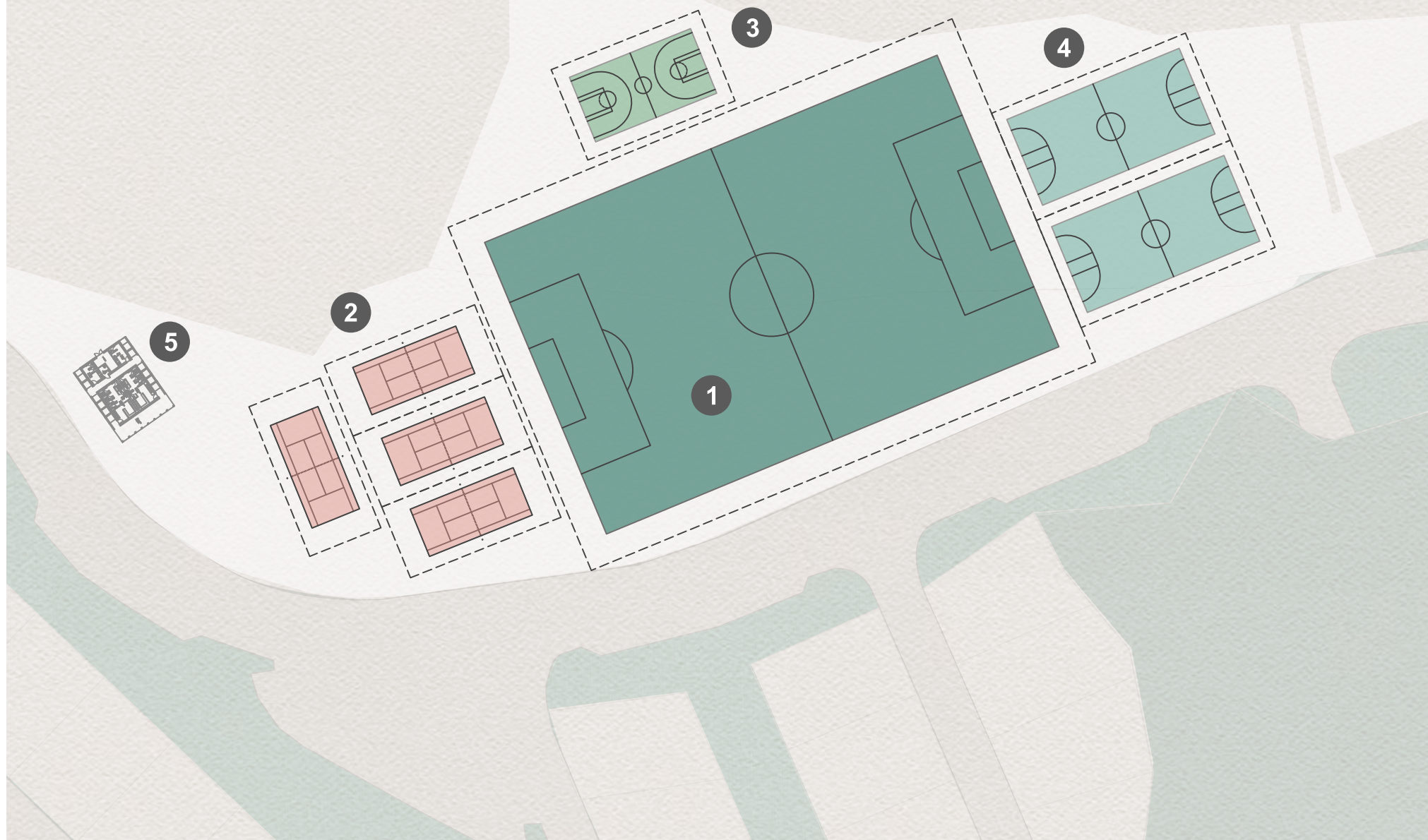
“ a commercial centre that will provide each guest with one-of-a-kind offerings ”

A stylish, contemporary, shopping and lifestyle hub, the retail centre at Eagle Pine Golf Resort will cater for everyday necessities including an intimate selection of establishments such as a few shops, a jewellery store, a hairdresser, a roof bar, a cafe, a supermarket, a pharmacy and a few food options for those that happen to get hungry.

S P O R T S

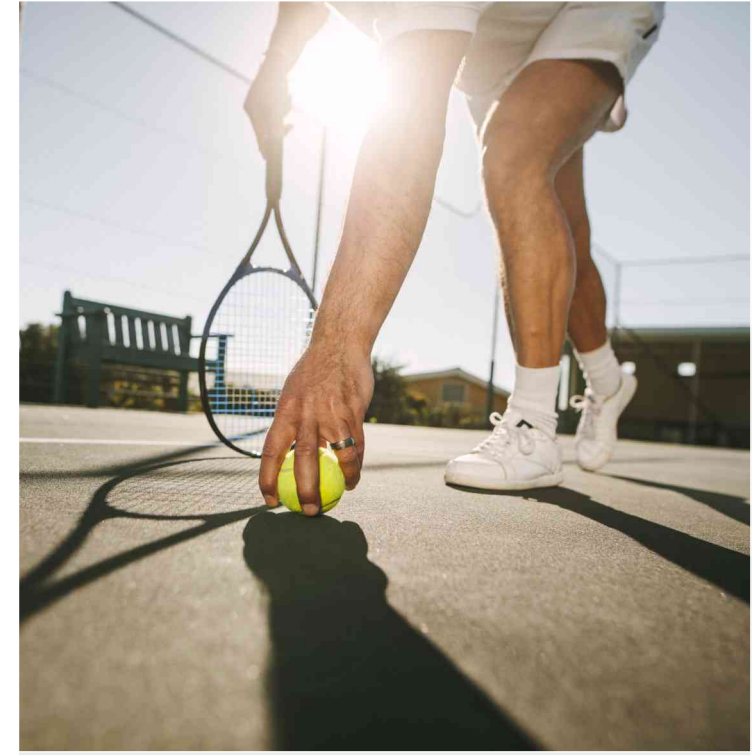
TENNIS COURTS/FOOTBALL FIELDS/BASKETBALL COURT/VOLLEYBALL COURT

EAGLE PINE GOLF RESORT SPORT FACILITIES



- 1 Football Field
- 2 Tennis Courts
- 3 Volley / Basketball Court
- 4 Mini Football Fields
- 5 Changing Rooms

We believe in a healthy living by keeping the mind and the body healthy and this is what we strive to accomplish for our residents and guests at Eagle Pine. In addition to the excellent golf facilities, one can also enjoy a number of other sports activities at the sports centre located in the heart of the resort. The guests and property buyers of the resort will enjoy state-of-the-art sports facilities, with a full-size football field, 2 mini-football fields, 4 tennis courts a volleyball and basketball court.



R E S I D E N C E S

VILLAS / UNIFIED DEVELOPMENTS



EAGLE PINE GOLF RESORT
RESIDENCES

Luxury Villas
700 VILLAS IN INDIVIDUAL PLOTS

Buildable Covered Area
147,000 m²

Buildable Land Area
437,000 m²

Architectural Design
**CONTEMPORARY
MEDITERRANEAN STYLE**

Unified Developments
300 VILLAS / TOWNHOUSES / APARTMENTS

Buildable Covered Area
29,000 m²

Buildable Land Area
89,000 m²

Architectural Design
**CONTEMPORARY
MEDITERRANEAN STYLE**

EAGLE PINE GOLF RESORT RESIDENCES



EAGLE PINE GOLF RESORT RESIDENCES



Eagle Pine Golf Resort is home to prime residential property that caters to a range of lifestyle needs and preferences. Residents will own a piece of this sought-after location and have access to a plethora of five-star amenities and services.





*“The Villas in individual plots
at Eagle Pine Golf Resort
are inspired by Mediterranean living
and modern architectural design ”*

Set in a prestigious location, these opulent homes are complimented with private swimming pools, spacious and functional interiors, enhanced by their sensational views. An effortless lifestyle is assured with high-end, luxury finishes and fixtures, making these private residences a suitable choice for incomparable elegant living.







*“The Residences of the Unified Developments
at the Eagle Pine Golf Resort radiate
contemporary charm in an authentic setting;”*

Every element of these residences has been considered and crafted to exceed the highest expectations. The unified developments at the Eagle Pine Golf Resort radiate contemporary charm in an authentic setting; stately homes with high-end features and exquisitely proportioned interiors.









BROUGHT TO YOU BY ARISTO DEVELOPERS

8 Apriliou 1st Street, **Pafos, Cyprus**

E-mail. info@eaglepineresort.com **Tel.** +357 26 841 841