

OLIAS HOMES

BEST RESIDENTIAL DEVELOPEMENT (10-19 UNITS)

OLEA RESIDENCES





A. OVERVIEW

Olea Residences is an exclusive collection of 18 villas in Sea Caves area of Peyia, Paphos, designed as a dialogue between architecture, stone, and landscape.

Set within a low-density masterplan in Peyia, the development offers refined 3, 4, and 5-bedroom homes with striking contemporary design, panoramic sea views, and exceptional privacy, blending seamlessly into its Mediterranean surroundings.



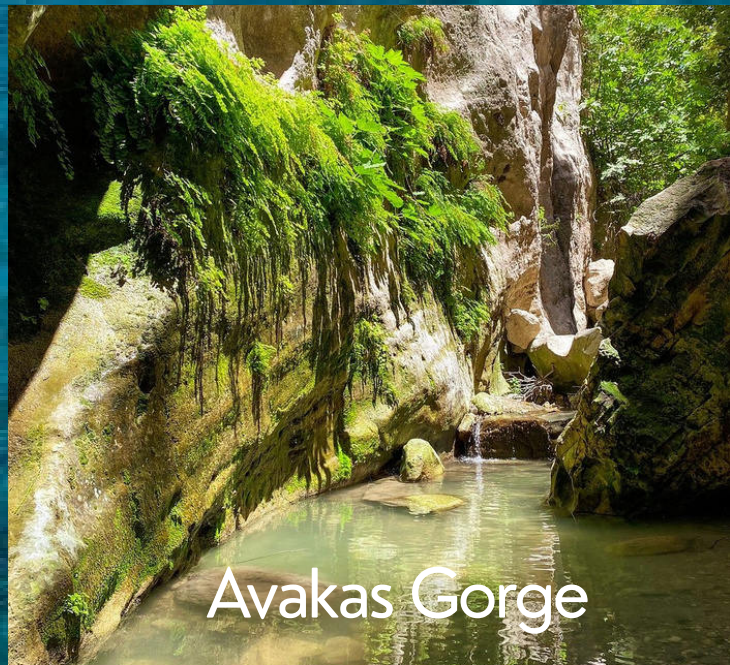
B. LOCATION

Located above the Mediterranean on the cliffs of Sea Caves, Olea Residences occupies an elevated limestone plateau with uninterrupted visual corridors toward Akamas National Park and the open sea.

The site is accessed via a discreet private road in Peyia, reinforcing security and seclusion from its surroundings. The 18-villa masterplan is strategically arranged to follow the natural topography, optimizing orientation, privacy, and panoramic sea views while integrating sensitively into the coastal landscape



Ship Wreck



Avakas Gorge



Blue Lagoon



Sea Caves



Contemporary Mediterranean architecture integrated into the coastal landscape

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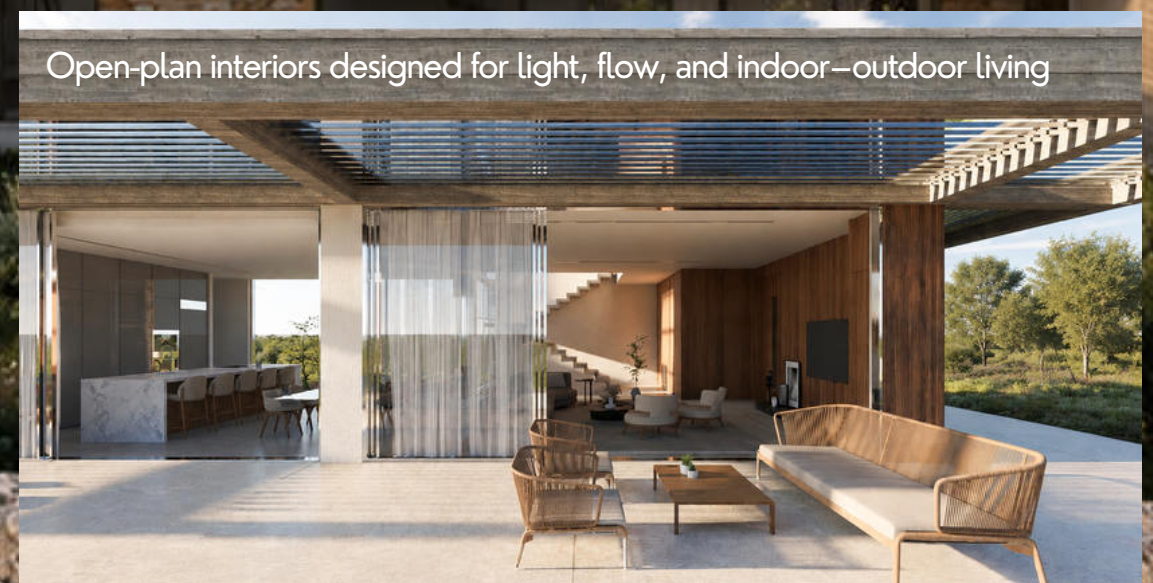
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C1. CONCEPT

Design is driven by the geological character of the coastline, the villas combine stone, exposed concrete, timber accents, and full-height glazing to create a cohesive and elegant visual identity across the development.



Natural materials and clean geometry defining a unified architectural expression



Open-plan interiors designed for light, flow, and indoor-outdoor living

Horizontal architectural lines framing uninterrupted sea views

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C2. ARCHITECTURE

The architectural concept is driven by horizontal lines, simplicity, and strong connection to sea views. Private pools, terraces, and gardens extend living spaces into a continuous coastal environment.



Cohesive masterplan expression across a boutique villa development

Elevations designed to balance privacy, light, and openness

C3A. LAYOUT / INTERIOR



Open-plan living connecting interior spaces with outdoor terraces

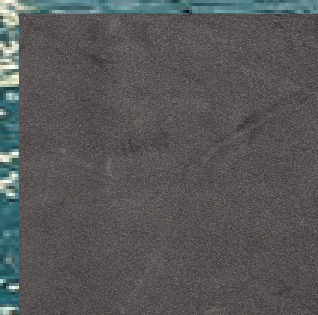


Premium materials and bespoke detailing throughout the interiors



Private outdoor living designed as an extension of the home

The selected villa within Olea Residences reflects a calm, contemporary Mediterranean style defined by natural light, clean architectural lines, and spatial openness. Open-plan living connects kitchen, dining, and lounge areas directly to generous outdoor terraces, creating a seamless indoor-outdoor lifestyle. High ceilings and full-height glazing enhance volume, light, and a quiet sense of relaxed luxury throughout the home.



C3A. MATERIALS

XXXXX
XXXXXX
XXXXX

D2.A SUSTAINABILITY / INNOVATION

Olea Residences combines reinforced concrete construction designed to Cyprus seismic and EU Eurocode standards with high-performance insulation and energy-efficient glazing, ensuring durability and efficiency.

The development features fully installed climate systems, underfloor heating, solar water heating, photovoltaic systems, smart-home and security systems, and electric vehicle charging points, delivering a fully operational modern residential environment.



Lighting

Energy-efficient LED lighting and maximised natural daylight reduce energy consumption.

Climate Control

VRV/VRF air-conditioning, underfloor heating, heat pumps, solar hot water, and thermal insulation ensure efficient year-round comfort.

Water

Pressurised water systems and solar-assisted hot water improve efficiency and reduce energy demand.

Recycling

Durable materials and high-quality finishes minimise waste and support long-term sustainability.

Conservation

Photovoltaics, EV charging, smart orientation, and natural ventilation optimise environmental performance.

D2.B ENERGY EFFICIENCY





E. MARKETING

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