



*Morea*

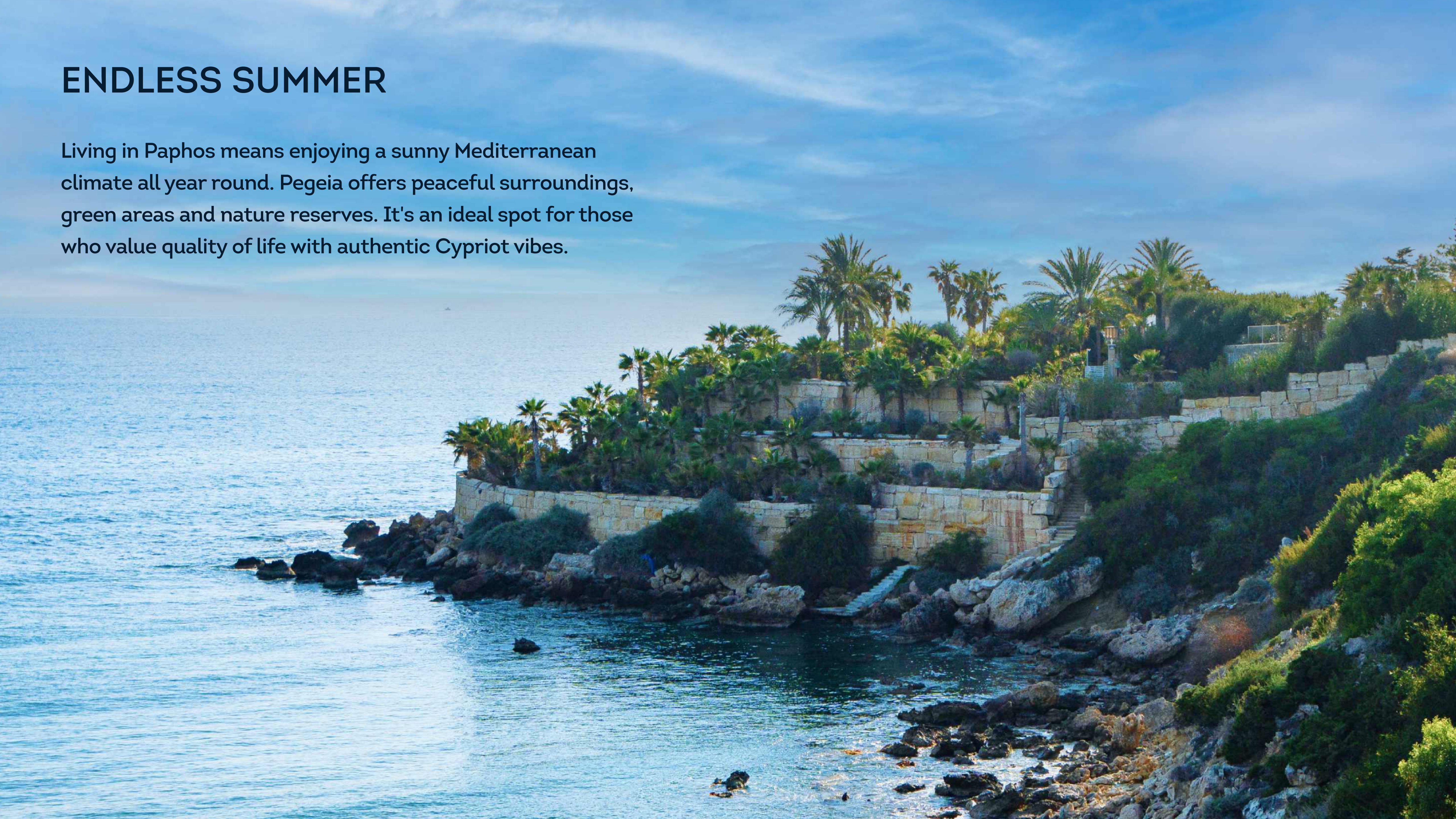
R E S I D E N C E

*Coral bay*



# ENDLESS SUMMER

Living in Paphos means enjoying a sunny Mediterranean climate all year round. Pegeia offers peaceful surroundings, green areas and nature reserves. It's an ideal spot for those who value quality of life with authentic Cypriot vibes.





# ENDLESS POSSIBILITIES

If you're looking for more to do, Coral Bay and Pegeia provide a variety of options. Explore local tavernas with Greek music, haute cuisine restaurants, popular and lively bars.





# ENDLESS COASTLINE

Enjoy outdoor activities and water sports, take a walk or a bike ride along picturesque promenade and visit the nearby sea caves - a stunning natural wonder. Go for a boat trip along the coast in Blue Lagoon.

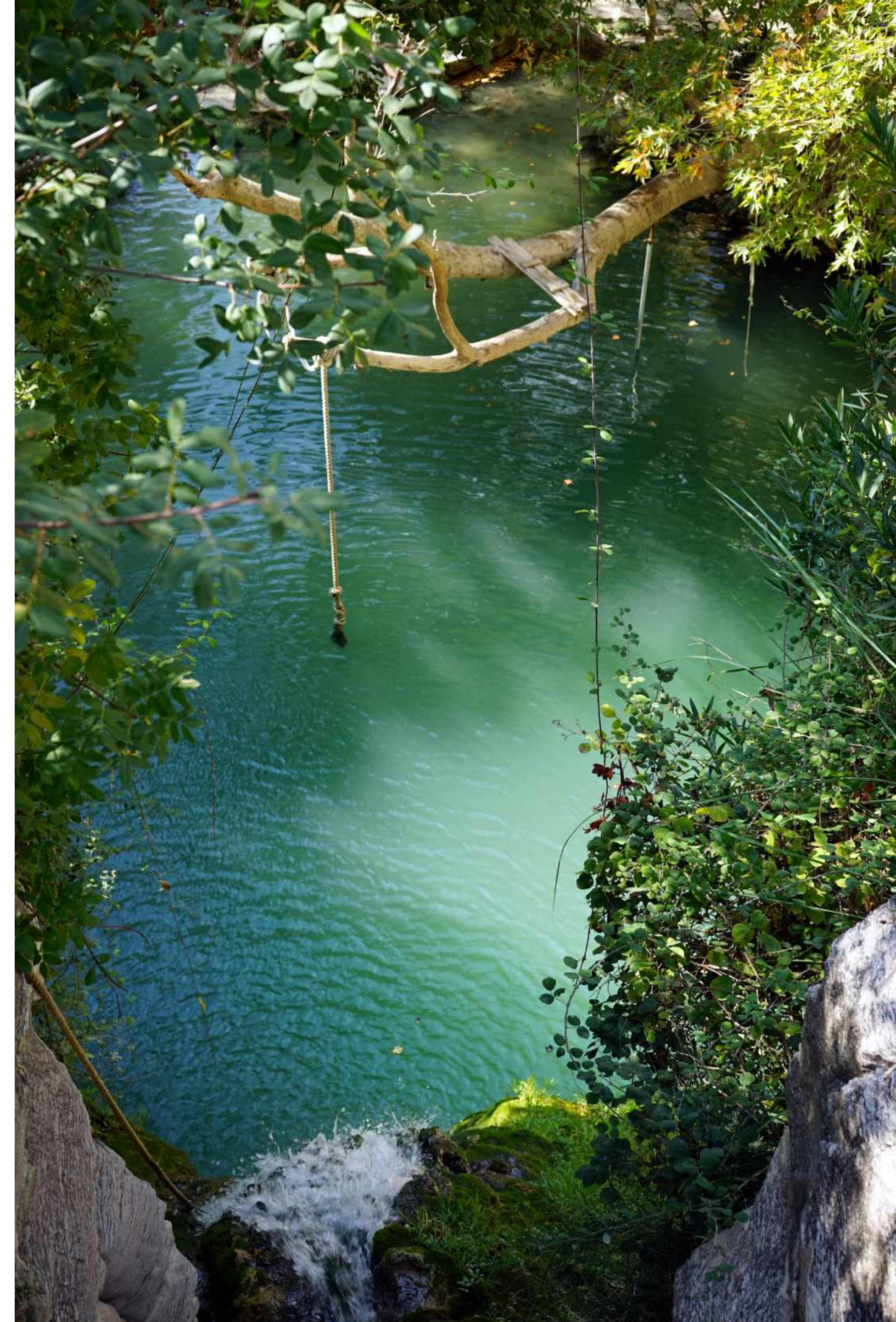








Be sure to explore Akamas National Park,  
a protected nature reserve ideal for hiking  
and off-road adventures.





  
*Morea*  
RESIDENCE  
*Coral bay*



- Blue Lagoon
- Akamas Nature Reserve Park
- Lara Beach
- Avakas Natural Trail
- Coral Bay Beach
- Paphos
- Paphos International Airport

- Polis
- Latchi
- Pegeia

Troodos Mountains

Limassol

Nicosia

Larnaca

Larnaca International Airport

Ayia Napa









# CONVENIENTLY LOCATED

Just 10 minutes away from all your daily needs.

## LIFESTYLE

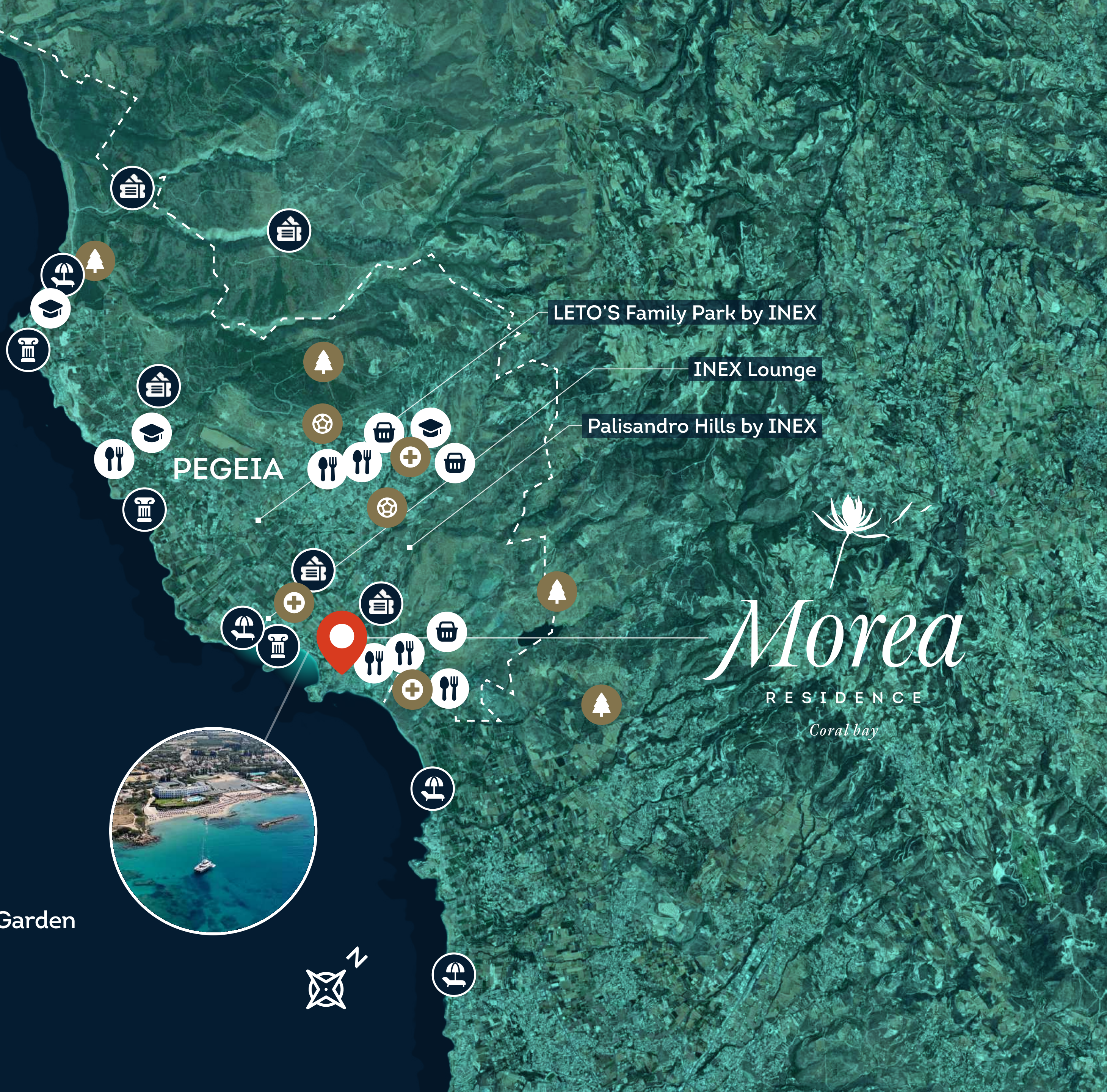
-  Food
-  Education
-  Shopping

## ACTIVITIES

-  Archeological site
-  Beaches
-  Entertainment

## WELLBEING

-  Medicine
-  Park and Garden
-  Sport



*Morea*  
RESIDENCE  
*Coral bay*



# WELCOME TO MOREA

A private residential resort with 30 coastal villas.  
For those who want to have everything, no matter where they are.





It's classical architecture paired with modern technologies and a Mediterranean lifestyle. Located in beautiful Pegeia, just a 5-minute walk from Coral Bay beach, Morea is designed to provide a unique blend of timeless design and premium service.





# LIFE, SIMPLIFIED

It's a gated community that offers privacy, security and an effortless living experience with on-site services and a reception area. Perfect for living year-round, using it as a holiday home, or renting it out when desired.









# THE BEST OF BOTH WORLDS

Classic Mediterranean villas designed for living life your way. Whether it's a short retreat or a long-term investment, Morea gives you the freedom to relax, invest and experience life by the sea.

Additional amenities include a sauna, a children's playground, a clubhouse, a lawn for kids right next to the pool, a shaded lounge area by the water, a sports area for yoga sessions with sea views or a friendly game of table tennis, and outdoor fitness equipment for an active lifestyle.









# RIVER POOL

The 40-meter river-style pool is ideal for a morning swim, while children can enjoy their own pool.









# DESIGN WITH AN ATTITUDE

Natural stone, warm wood, and clean lines define the villas at Morea. The architecture is modern with a touch of Mediterranean tradition, designed to fit into the landscape and respect the history of the area.







The facades combine natural stone with wooden details on balconies and terraces, matching the surroundings. Inside, oak parquet flooring in the bedrooms, soft pastel tones, and plenty of wood create a warm and timeless feel.

Built to last, Morea combines classic design with the latest engineering and smart home technology for modern comfort.



# PERFECT SELECTION OF VILLAS

Morea offers a carefully chosen collection of villas, each positioned to make the most of its views and the amenities of the complex.

With optimal plot sizes and generous spaces for community leisure facilities, Morea is designed for both comfort and long-term value.

From cozy two-bedroom villas to spacious six-bedroom homes, the range is designed to meet your lifestyle, both now and in the years to come.









# MASTER PLAN

40m Riverlike pool

11 private pools

Club house with BBQ area, sport activities

Kids pool with playground area

3 min to Coral Bay Beach

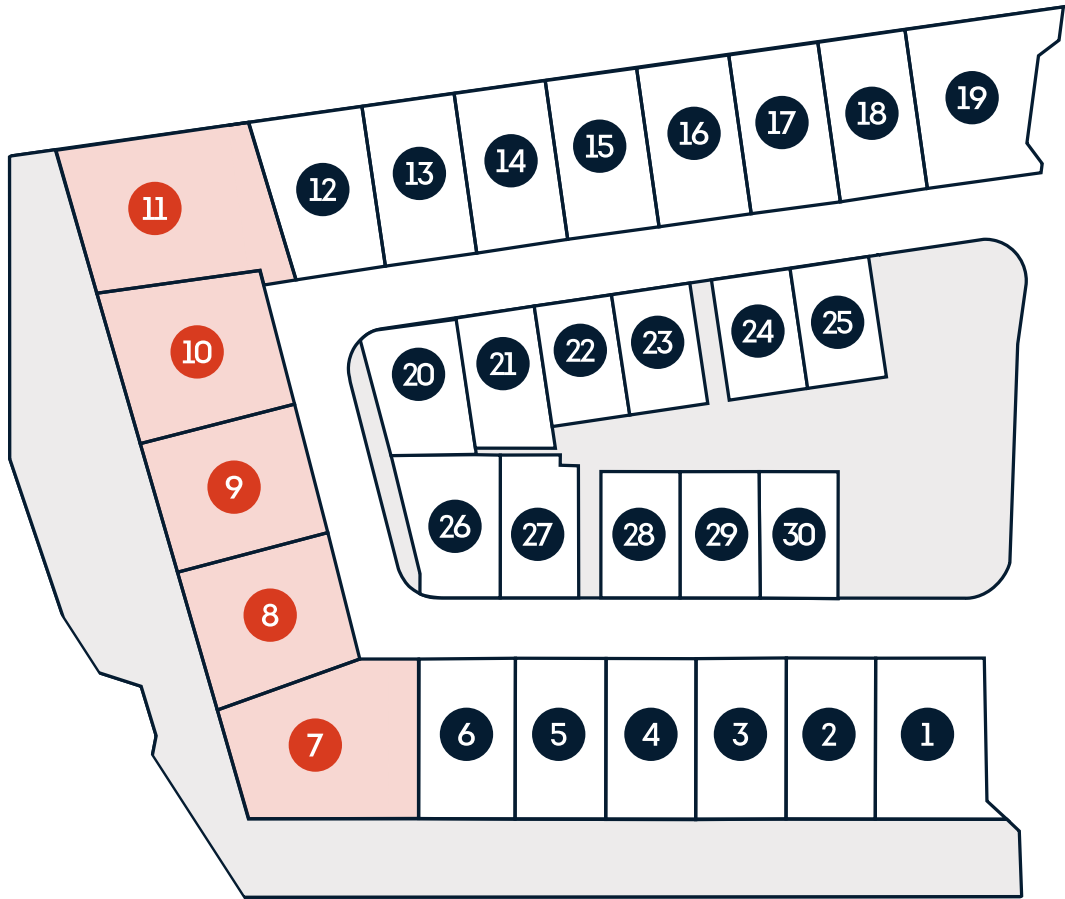
Gated area 24/7 CCTV

Lifts in master-villas



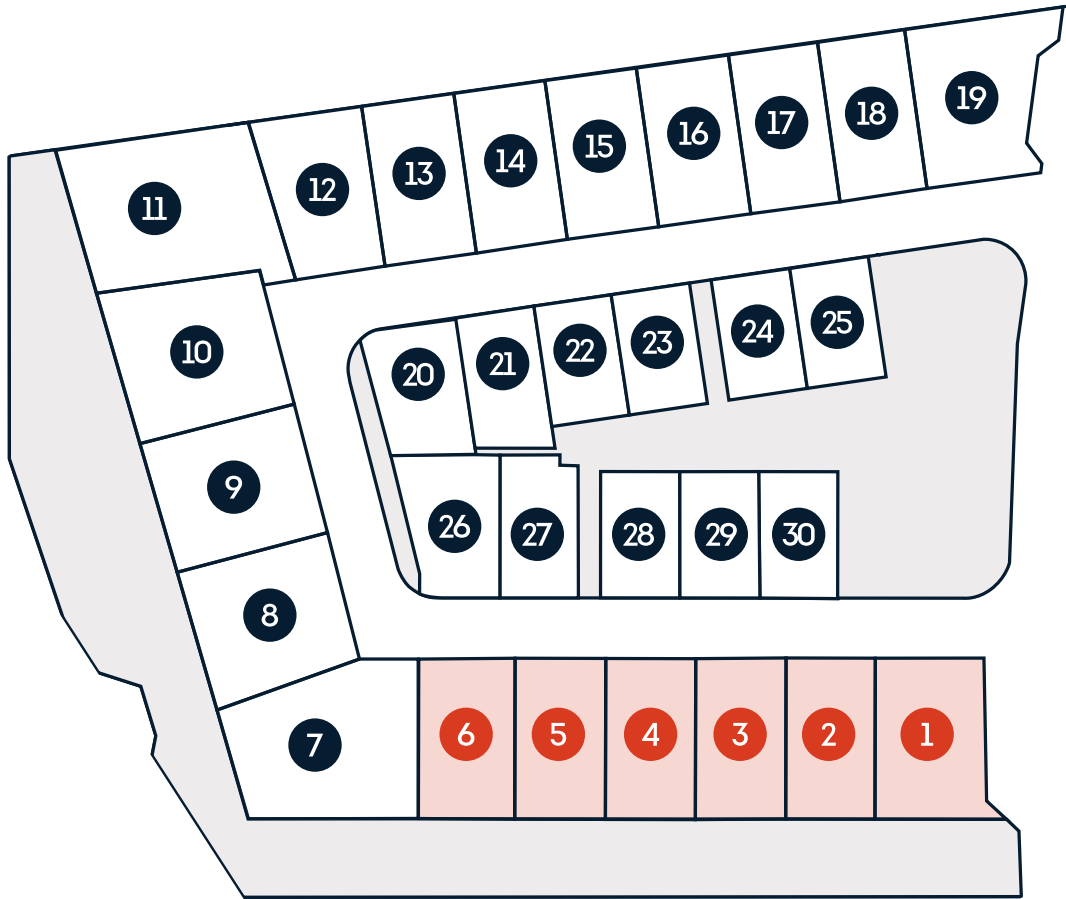


# MASTER PLAN



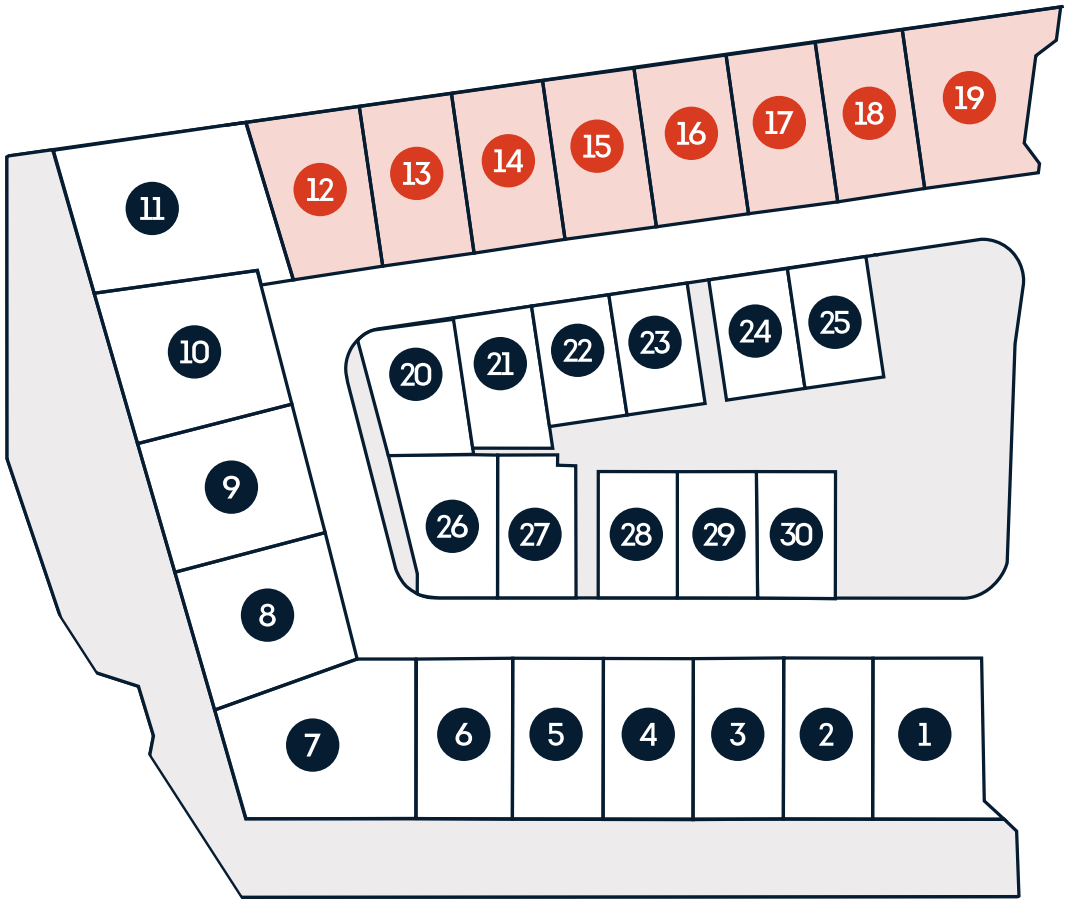
## VILLA A

Total covered area - 426 m<sup>2</sup>  
6 Bedrooms  
4 Bathrooms



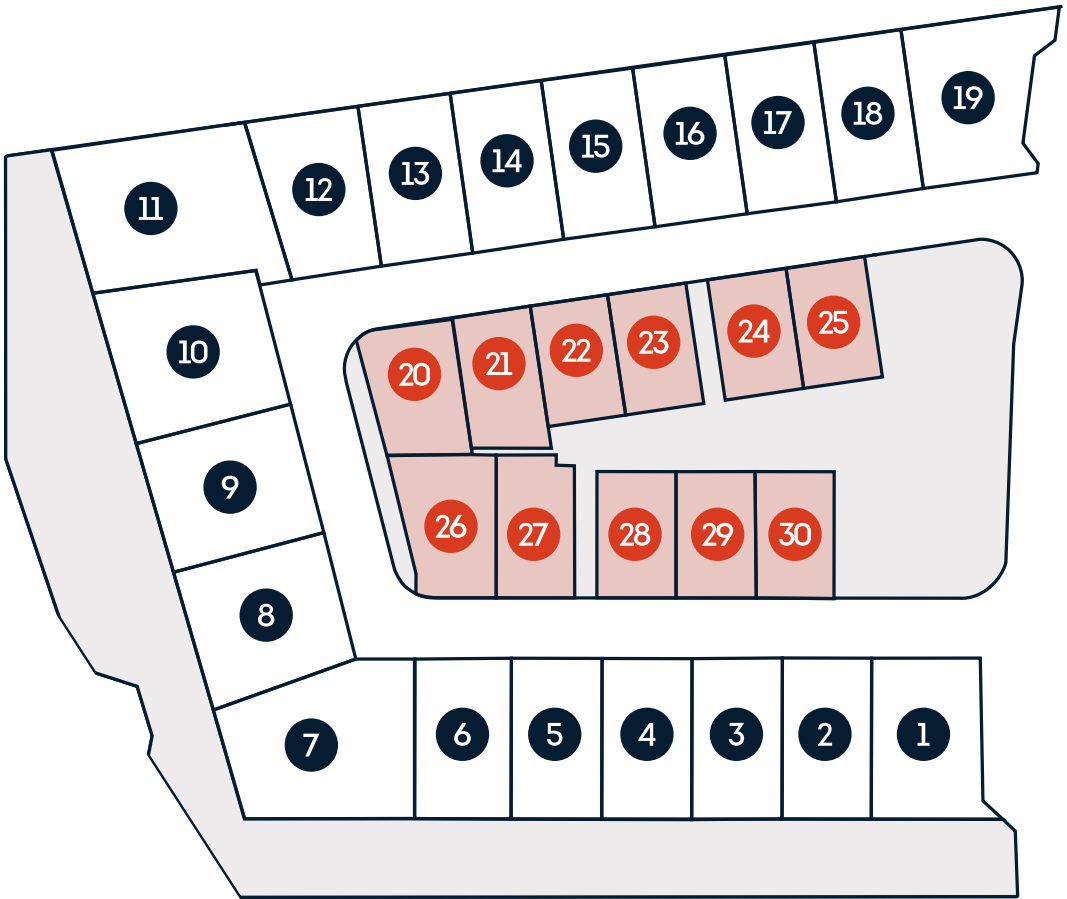
## VILLA B1

Total covered area - 201 m<sup>2</sup>  
3 Bedrooms  
3 Bathrooms



## VILLA B

Total covered area - 197 m<sup>2</sup>  
3 Bedrooms  
3 Bathrooms



## VILLA C

Total covered area - 171 m<sup>2</sup>  
2 Bedrooms  
3 Bathrooms



# GRAND RESIDENCES

For those seeking something truly special, the six-bedroom villas offer three levels of spacious living with a lift, complete with an infinity pool, landscaped garden and a large garage.

There's plenty of room for a home office or cinema, and the private poolside barbecue area makes it ideal for hosting and relaxing.

Designed for privacy and ultimate comfort, these villas are the perfect blend of premium living.



VILLA A



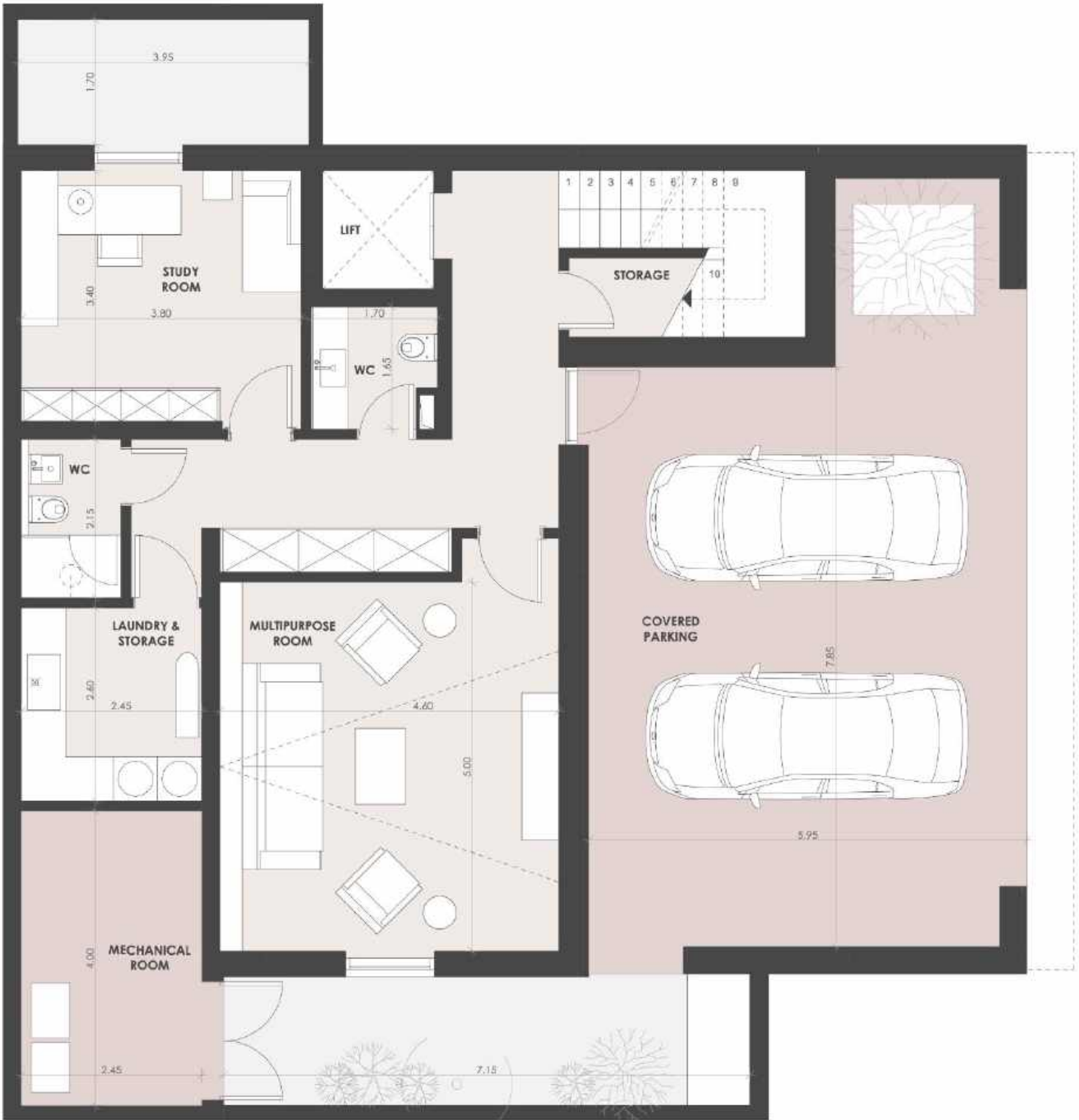


VILLA A

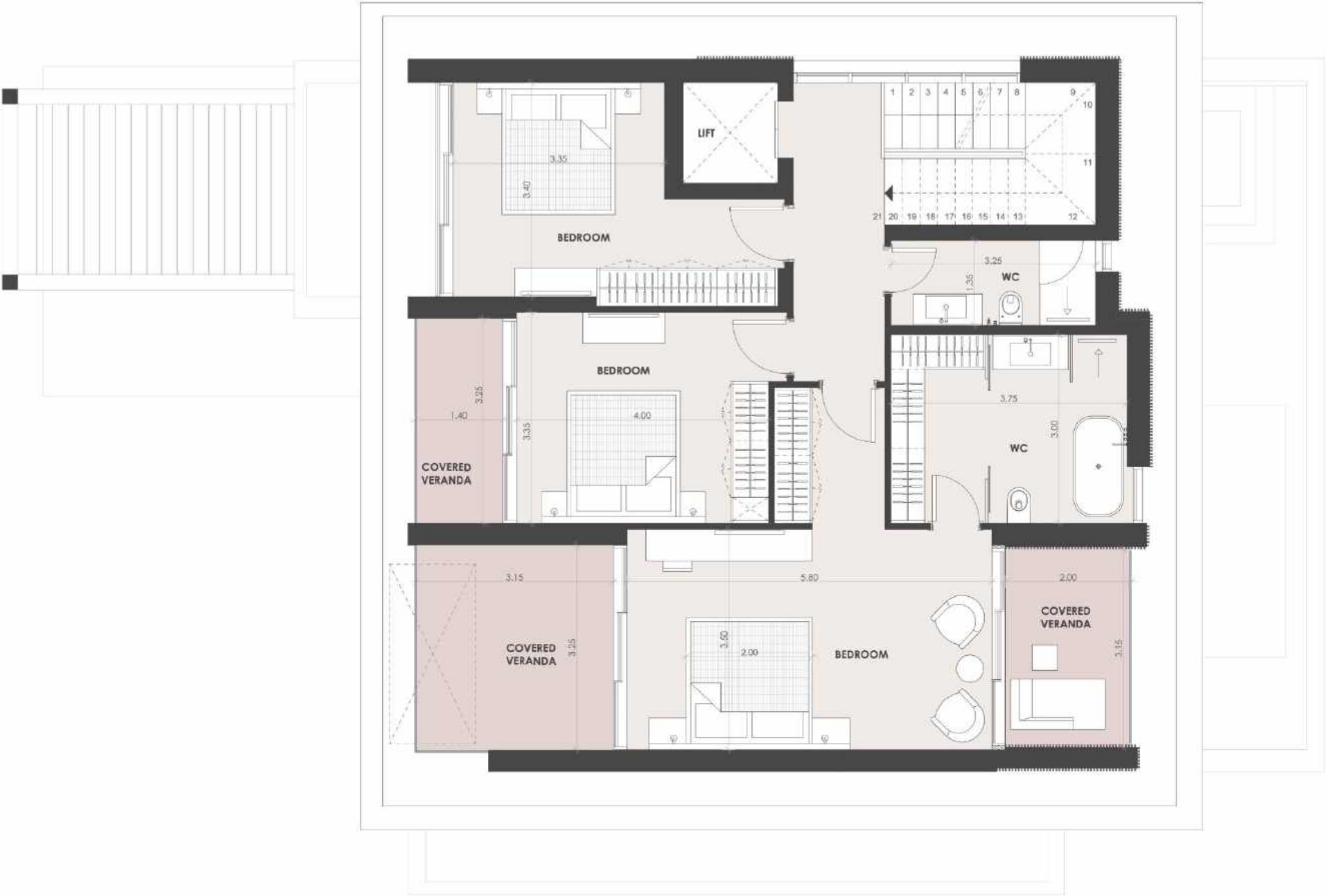
 6 bedrooms

 426 m<sup>2</sup>

|                  |                    |
|------------------|--------------------|
| Internal         | 288 m <sup>2</sup> |
| Covered verandas | 138 m <sup>2</sup> |
| <hr/>            |                    |
| Total covered    | 426 m <sup>2</sup> |



Basement floor



1st floor

VILLAS 7, 8, 9





VILLA A

 6 bedrooms

 426 m<sup>2</sup>



|                  |                    |
|------------------|--------------------|
| Internal         | 288 m <sup>2</sup> |
| Covered verandas | 138 m <sup>2</sup> |
| <hr/>            |                    |
| Total covered    | 426 m <sup>2</sup> |



Ground floor

VILLAS 7, 8, 9

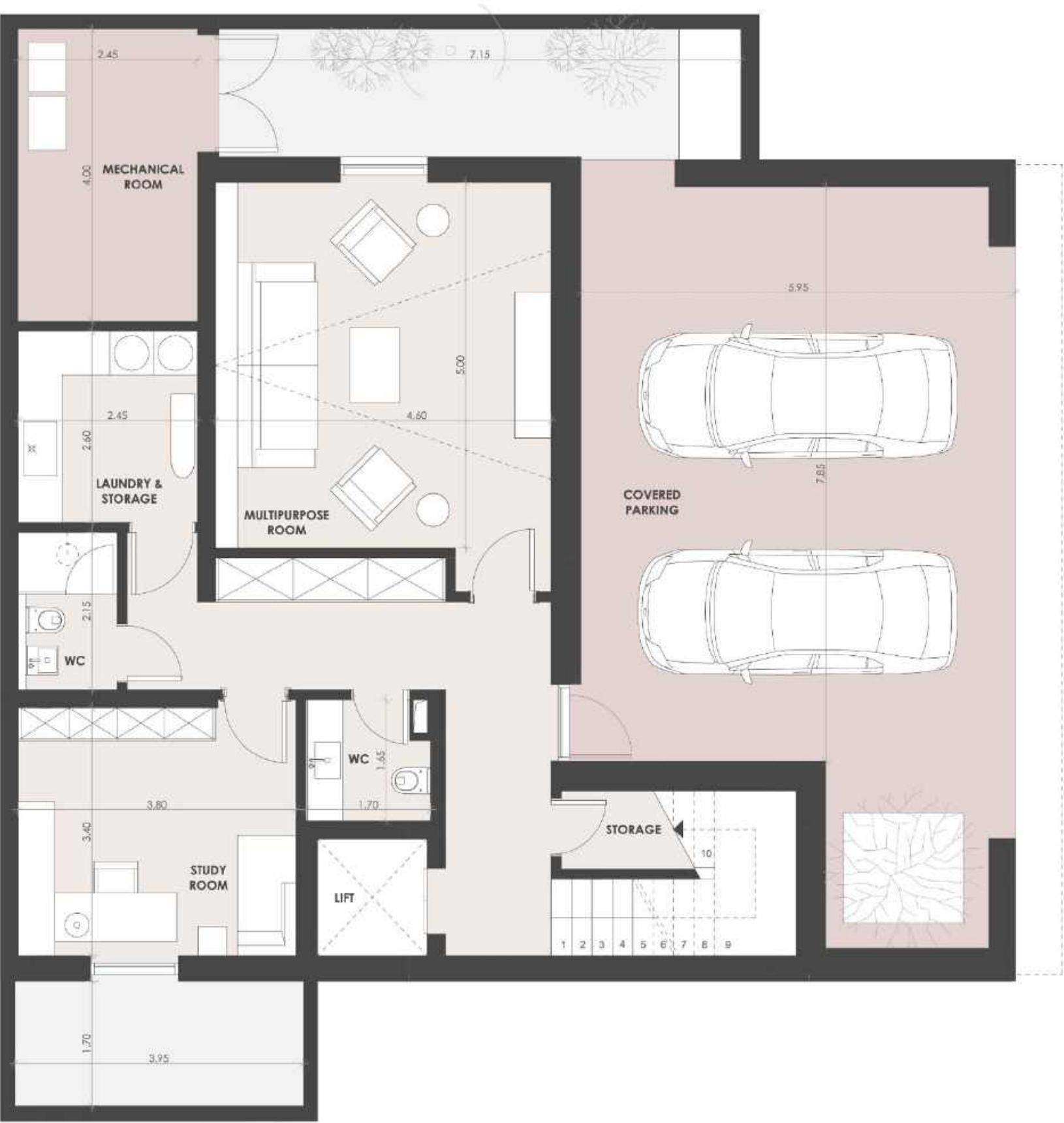


VILLA A

 6 bedrooms

 426 m<sup>2</sup>

|                  |                    |
|------------------|--------------------|
| Internal         | 288 m <sup>2</sup> |
| Covered verandas | 138 m <sup>2</sup> |
| <hr/>            |                    |
| Total covered    | 426 m <sup>2</sup> |



Basement floor

1st floor

VILLAS 10, 11



VILLA A

 6 bedrooms

 426 m<sup>2</sup>



|                  |                    |
|------------------|--------------------|
| Internal         | 288 m <sup>2</sup> |
| Covered verandas | 138 m <sup>2</sup> |
| <hr/>            |                    |
| Total covered    | 426 m <sup>2</sup> |



Ground floor

VILLAS 10, 11











# SPACIOUS LIVING

The three-bedroom villas offer a bit more space, with options for a private pool or a charming courtyard. These villas are ideal for those looking for a mix of personal comfort and rental potential.

Whether you're after a larger outdoor area, a spa space, a private pool, or a garden with trees, the three-bedroom villas provide plenty of flexibility.





# VILLA B1

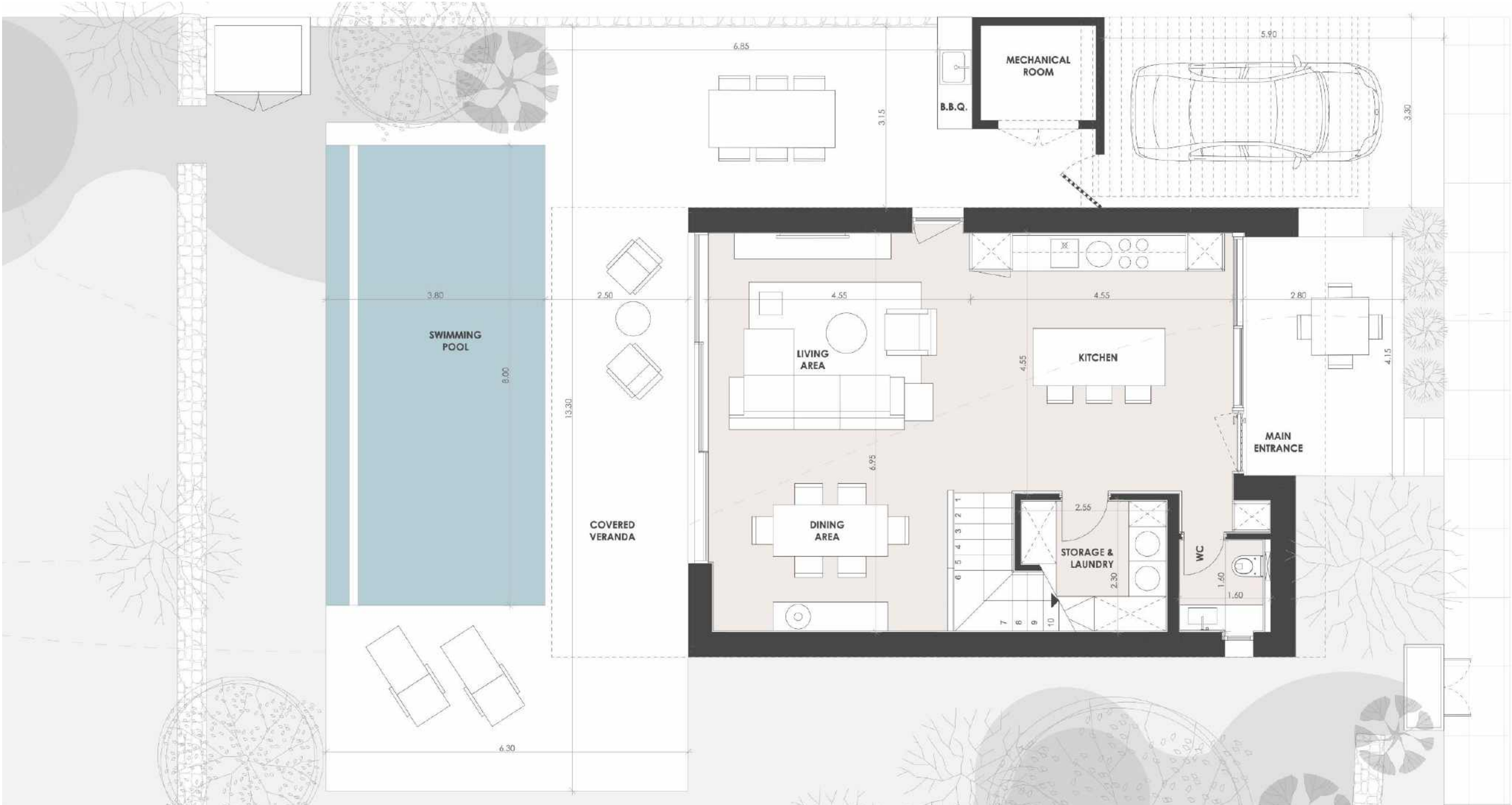




VILLA B1

 3 bedrooms

 201 m<sup>2</sup>



|                  |                    |
|------------------|--------------------|
| Internal         | 152 m <sup>2</sup> |
| Covered verandas | 49 m <sup>2</sup>  |
| <hr/>            |                    |
| Total covered    | 201 m <sup>2</sup> |

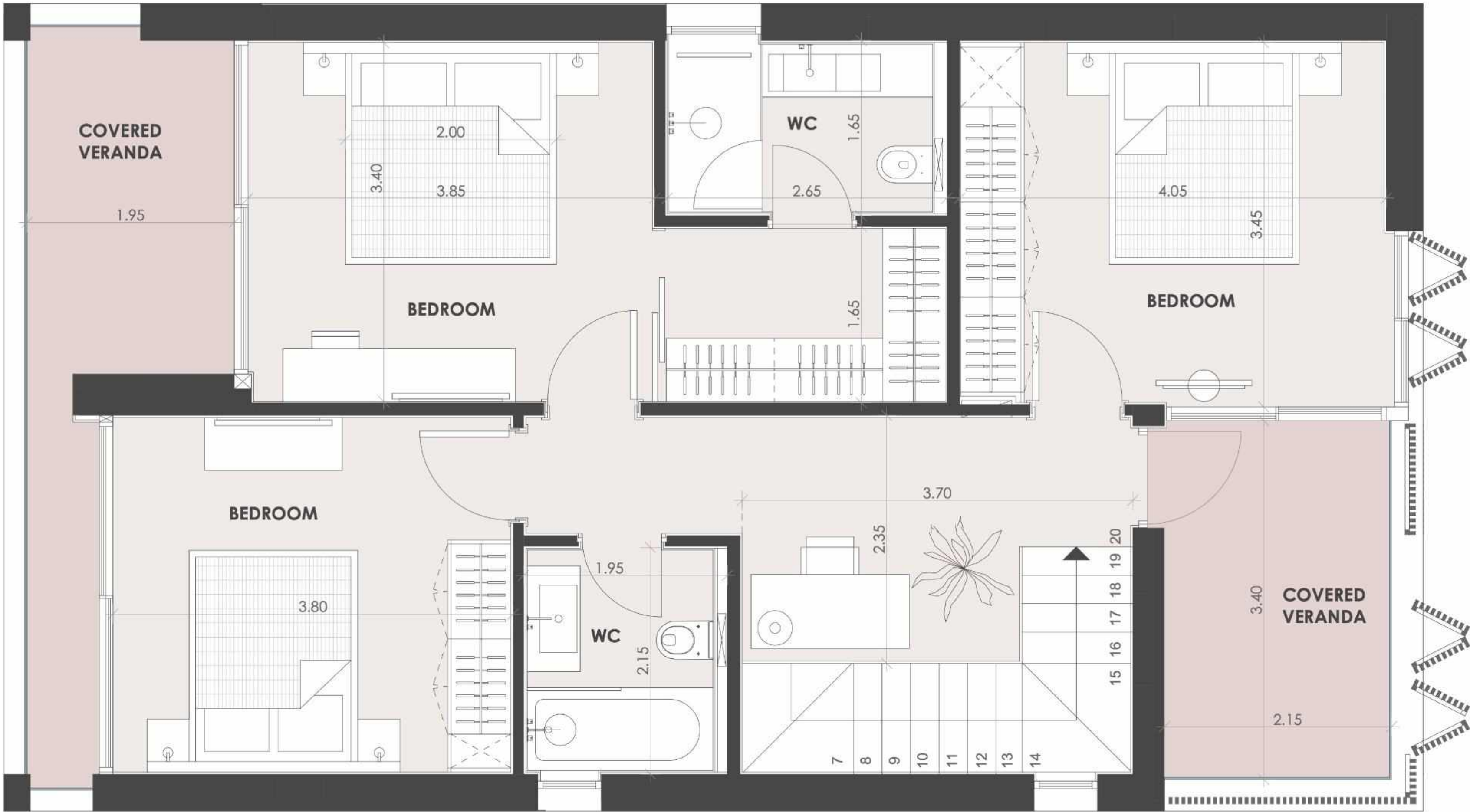




VILLA B1

 3 bedrooms

 201 m<sup>2</sup>



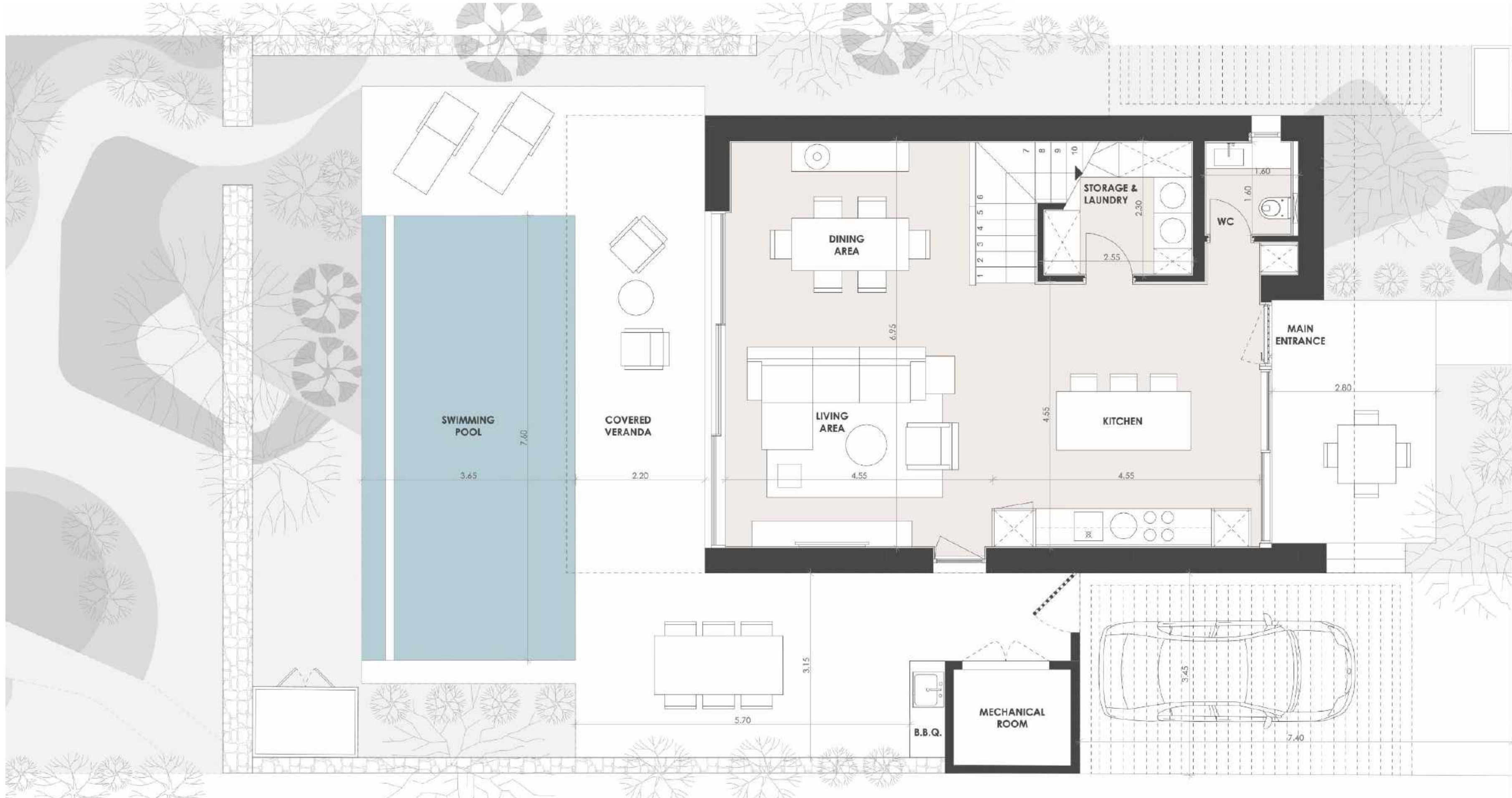
|                  |                    |
|------------------|--------------------|
| Internal         | 152 m <sup>2</sup> |
| Covered verandas | 49 m <sup>2</sup>  |
| <hr/>            |                    |
| Total covered    | 201 m <sup>2</sup> |



VILLA B1

 3 bedrooms

 201 m<sup>2</sup>



|                  |                    |
|------------------|--------------------|
| Internal         | 152 m <sup>2</sup> |
| Covered verandas | 49 m <sup>2</sup>  |
| <hr/>            |                    |
| Total covered    | 201 m <sup>2</sup> |

Ground floor

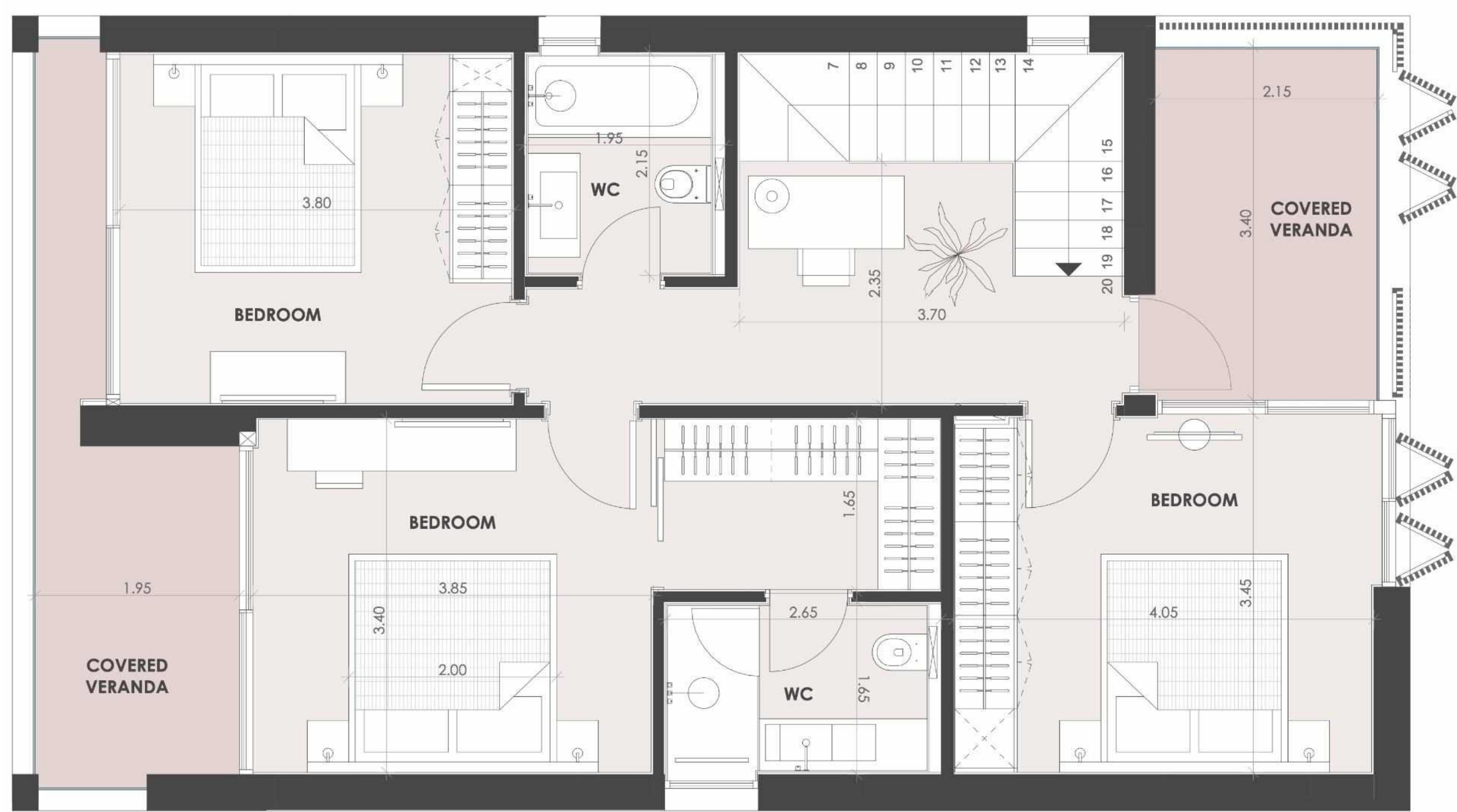
VILLAS 3, 4, 5, 6



VILLA B1

 3 bedrooms

 201 m<sup>2</sup>



|                  |                    |
|------------------|--------------------|
| Internal         | 152 m <sup>2</sup> |
| Covered verandas | 49 m <sup>2</sup>  |
| <hr/>            |                    |
| Total covered    | 201 m <sup>2</sup> |

















# VILLA B

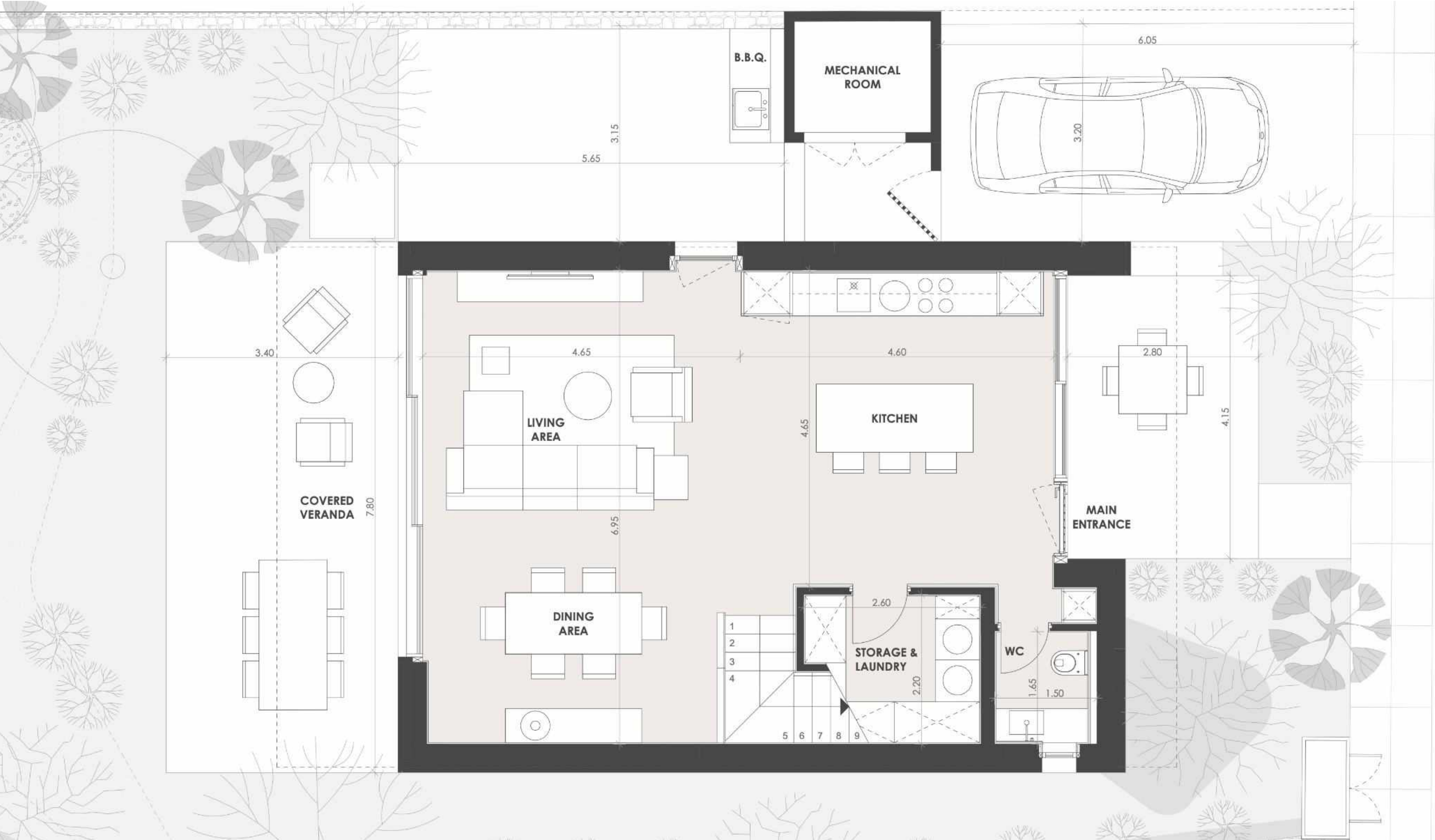




VILLA B

 3 bedrooms

 197 m<sup>2</sup>



|                  |                    |
|------------------|--------------------|
| Internal         | 152 m <sup>2</sup> |
| Covered verandas | 45 m <sup>2</sup>  |
| <hr/>            |                    |
| Total covered    | 197 m <sup>2</sup> |



Ground floor

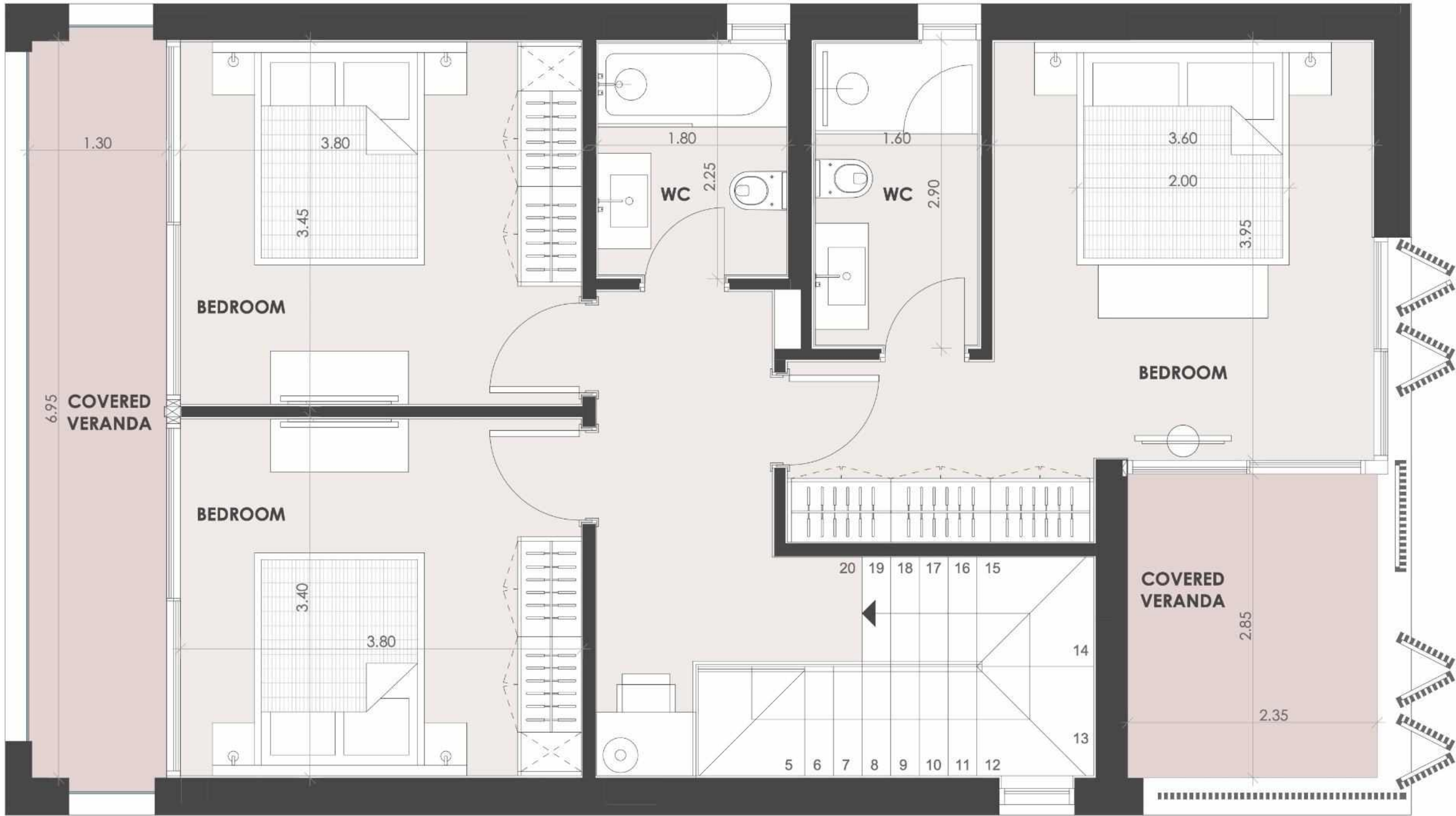
VILLAS 12, 14, 16, 18, 19



VILLA B

 3 bedrooms

 197 m<sup>2</sup>



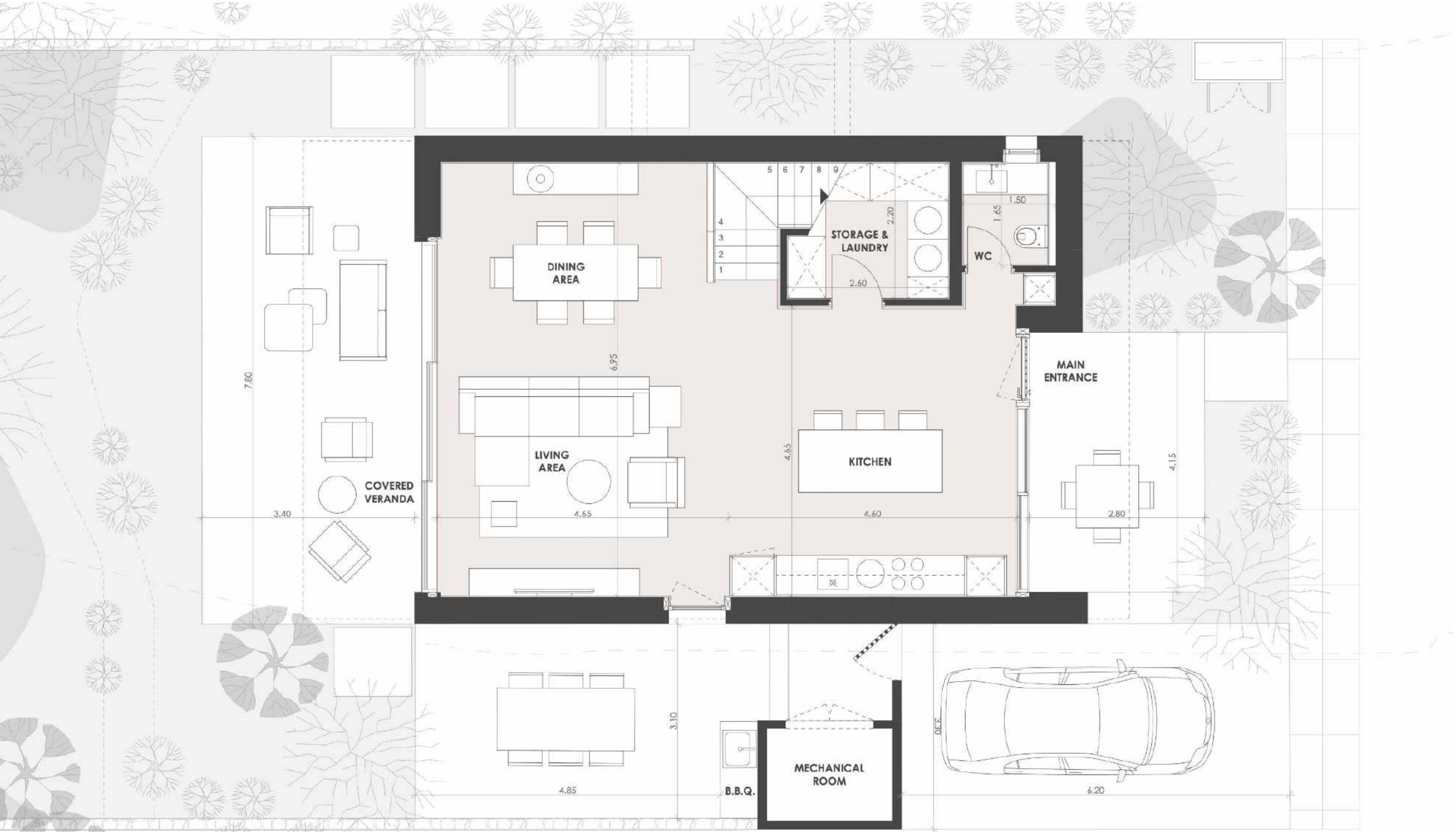
|                  |                    |
|------------------|--------------------|
| Internal         | 152 m <sup>2</sup> |
| Covered verandas | 45 m <sup>2</sup>  |
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| Total covered    | 197 m <sup>2</sup> |



VILLA B

 3 bedrooms

 197 m<sup>2</sup>



|                  |                    |
|------------------|--------------------|
| Internal         | 152 m <sup>2</sup> |
| Covered verandas | 45 m <sup>2</sup>  |
| <hr/>            |                    |
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Ground floor

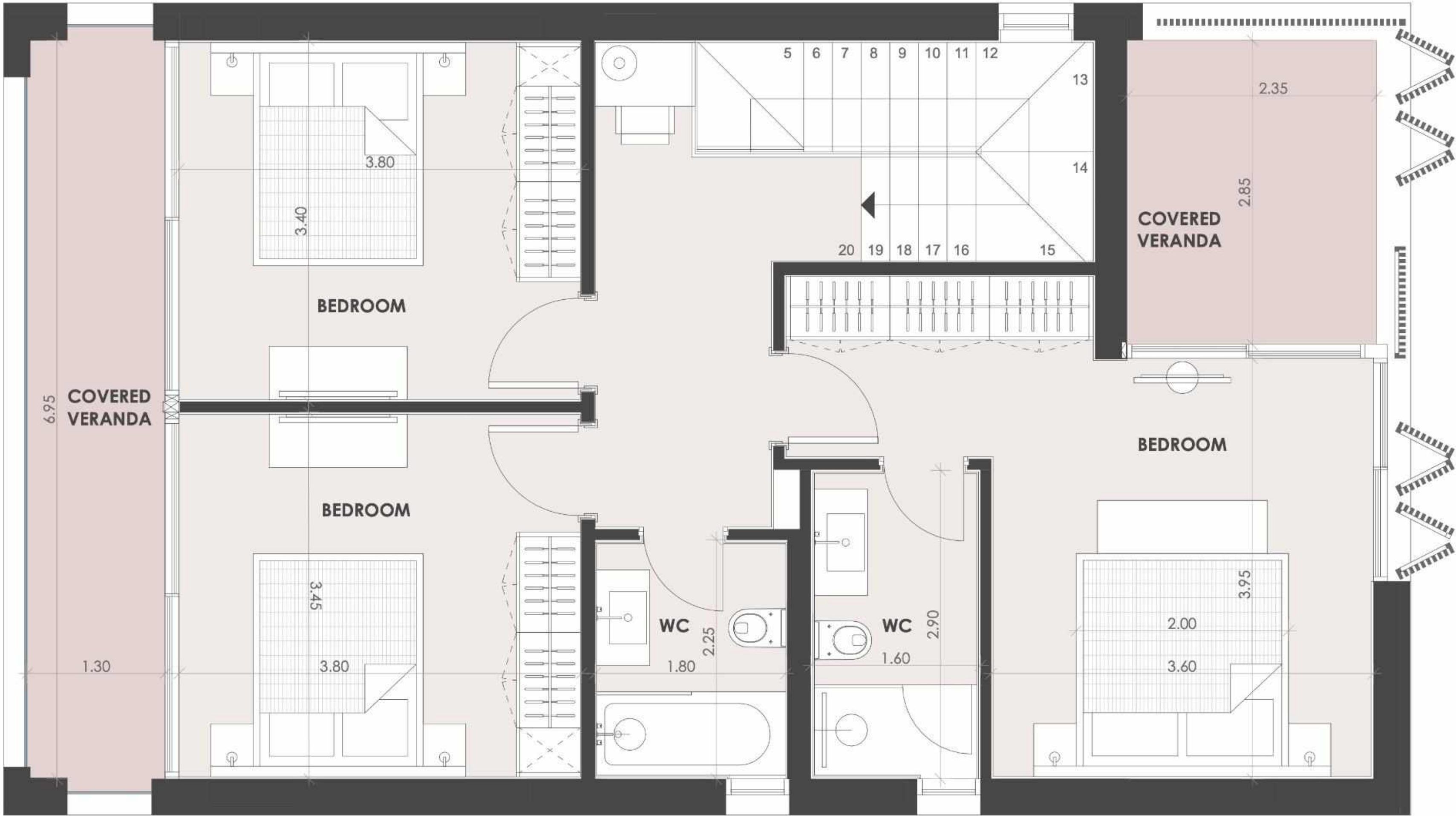
VILLAS 13, 15, 17



VILLA B

 3 bedrooms

 197 m<sup>2</sup>



|                  |                    |
|------------------|--------------------|
| Internal         | 152 m <sup>2</sup> |
| Covered verandas | 45 m <sup>2</sup>  |
| <hr/>            |                    |
| Total covered    | 197 m <sup>2</sup> |











# POOLSIDE RETREATS

The two-bedroom villas are ideally located near the pool, offering easy access to the water and plenty of outdoor space. Perfect for a holiday home or an investment property, these villas combine comfort and practicality.

The covered terrace invites outdoor living, and with the pool just steps away, you can enjoy an easy connection to the community and the perfect spot for relaxation or rental opportunities.





# VILLA C

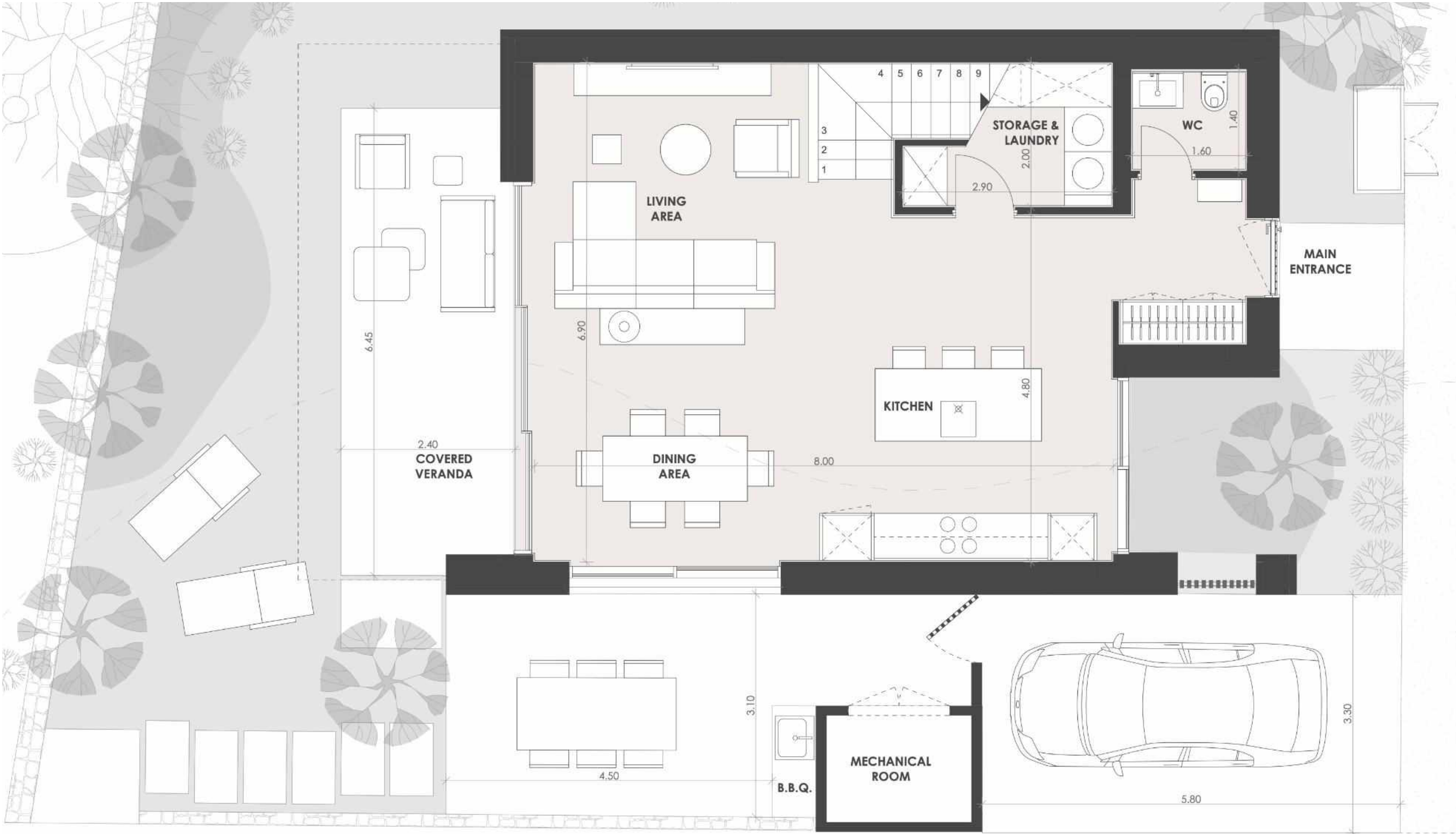




VILLA C

 2 bedrooms

 171 m<sup>2</sup>



|                  |                    |
|------------------|--------------------|
| Internal         | 133 m <sup>2</sup> |
| Covered verandas | 38 m <sup>2</sup>  |
| <hr/>            |                    |
| Total covered    | 171 m <sup>2</sup> |

Ground floor

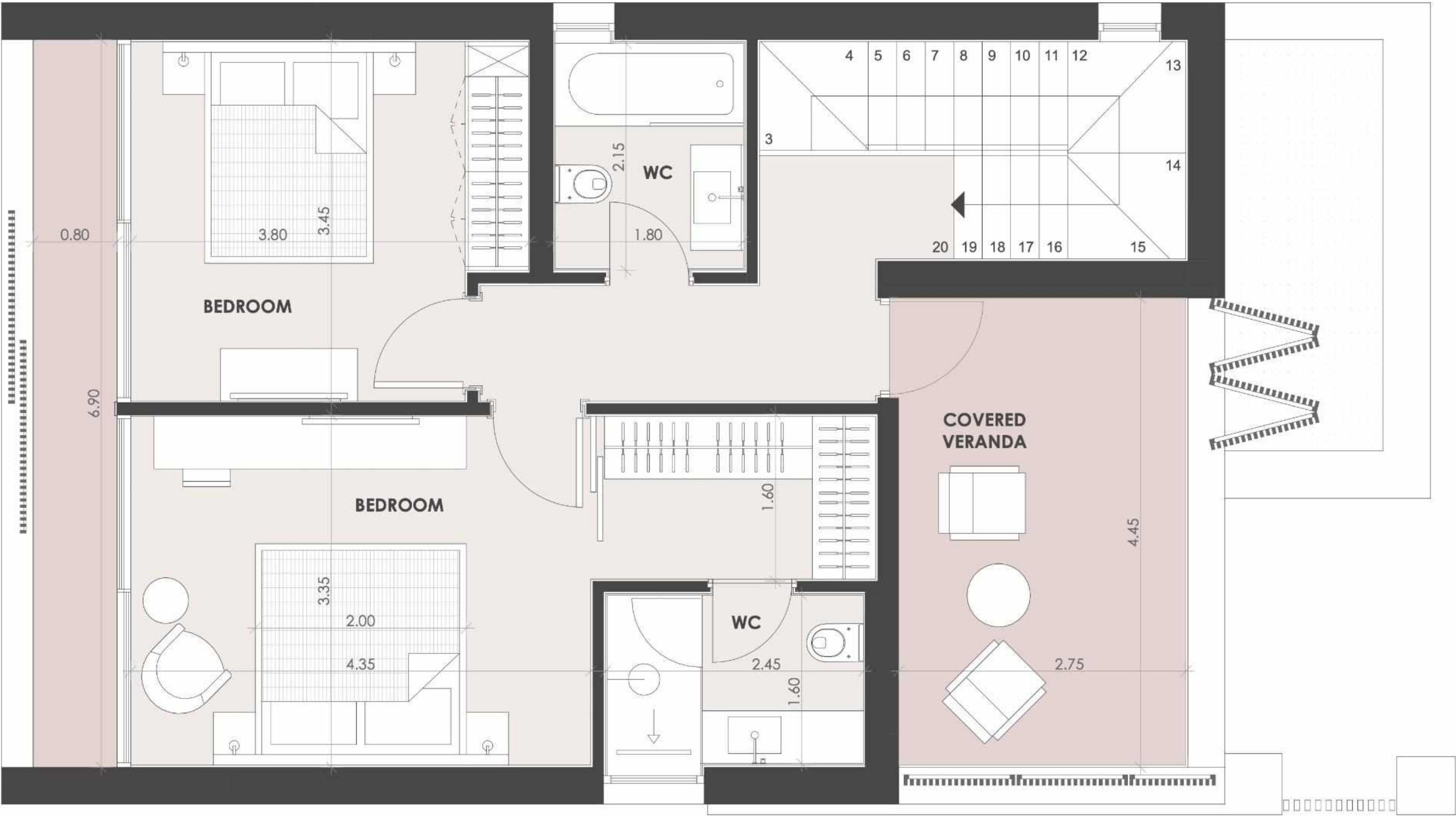
VILLAS 20, 24, 26, 27, 29, 30



VILLA C

 2 bedrooms

 171 m<sup>2</sup>



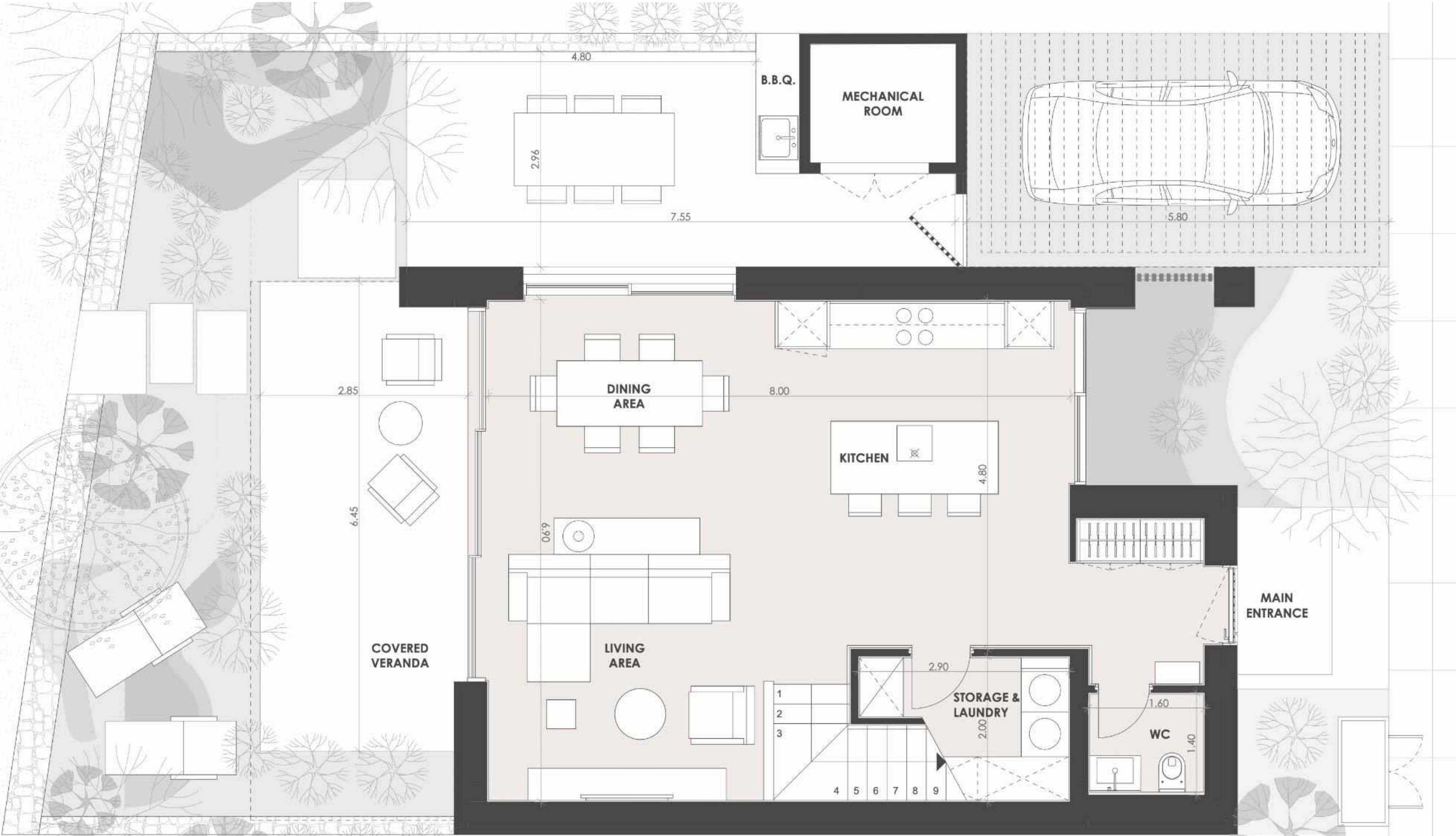
|                  |                    |
|------------------|--------------------|
| Internal         | 133 m <sup>2</sup> |
| Covered verandas | 38 m <sup>2</sup>  |
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VILLA C

 2 bedrooms

 171 m<sup>2</sup>



|                  |                    |
|------------------|--------------------|
| Internal         | 133 m <sup>2</sup> |
| Covered verandas | 38 m <sup>2</sup>  |
| <hr/>            |                    |
| Total covered    | 171 m <sup>2</sup> |



Ground floor

VILLAS 21, 22, 23, 25, 28



VILLA C

 2 bedrooms

 171 m<sup>2</sup>



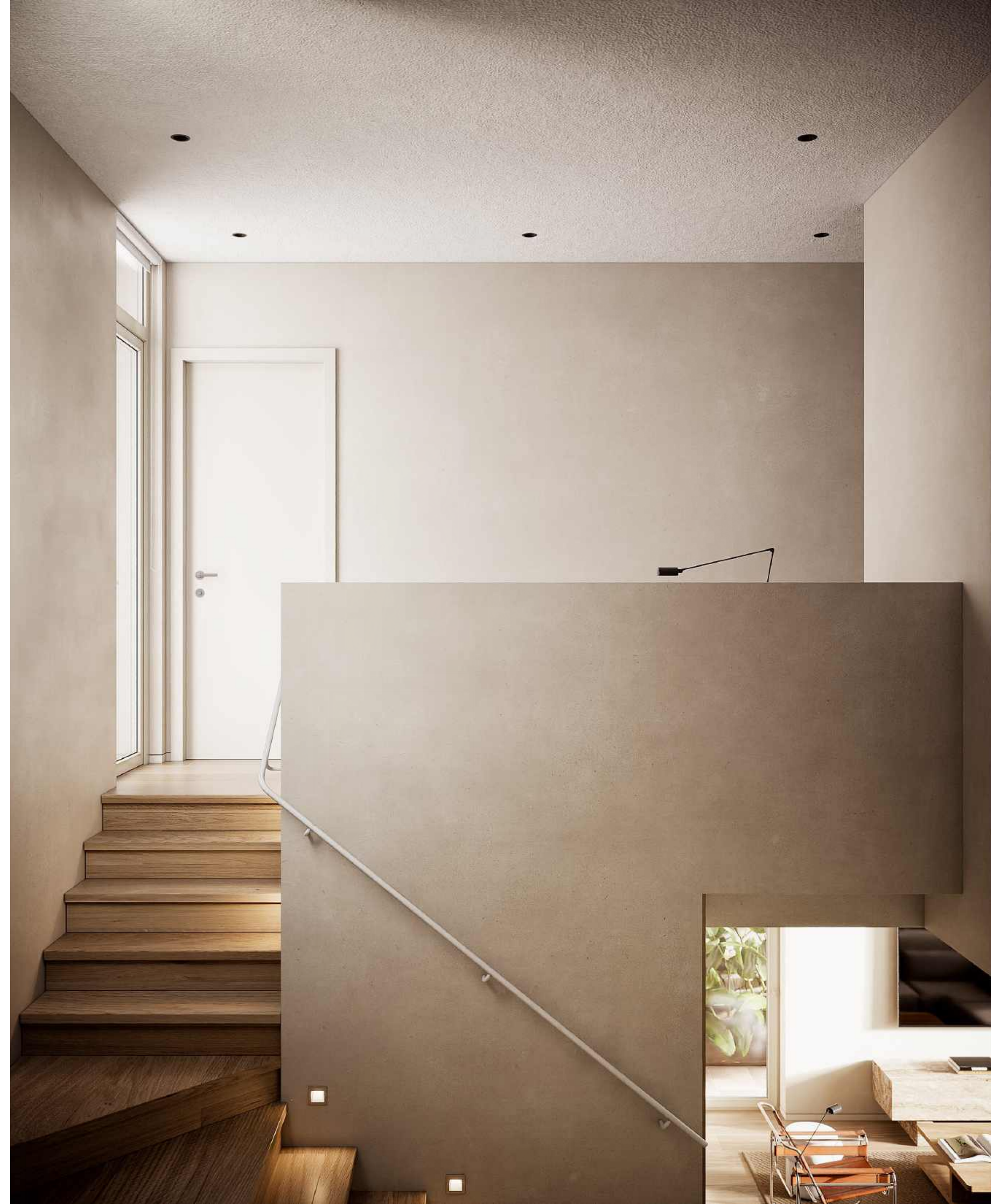
|                  |                    |
|------------------|--------------------|
| Internal         | 133 m <sup>2</sup> |
| Covered verandas | 38 m <sup>2</sup>  |
| <hr/>            |                    |
| Total covered    | 171 m <sup>2</sup> |













# A TRULY UNIQUE COMMUNITY

Morea is a private community for people with shared values and a passion for well-designed living. Life here is effortless, with concierge services and reception area.









# MAKE IT YOURS

Whether you're looking for a home, a smart investment, or a mix of both, Morea is a rare find. A home to love. A place that grows in value. And a lifestyle that's exceptional and truly yours.

Morea – where the beauty of Mediterranean design meets high-quality service.

Everyday comforts are taken care of, from on-site laundry facilities to peaceful green spaces. Full maintenance and a dedicated in-house service company provide safety and reliable support.









Morea is the dream come true for those who always wanted a home by the sea – perfected by our team to the finest detail. Even in your absence, your home is in good hands.



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Units

**30 villas**

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Total villa area

**203 – 454 m<sup>2</sup>**

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Plots

**up to 546 m<sup>2</sup>**

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Bedrooms

**2 – 6**

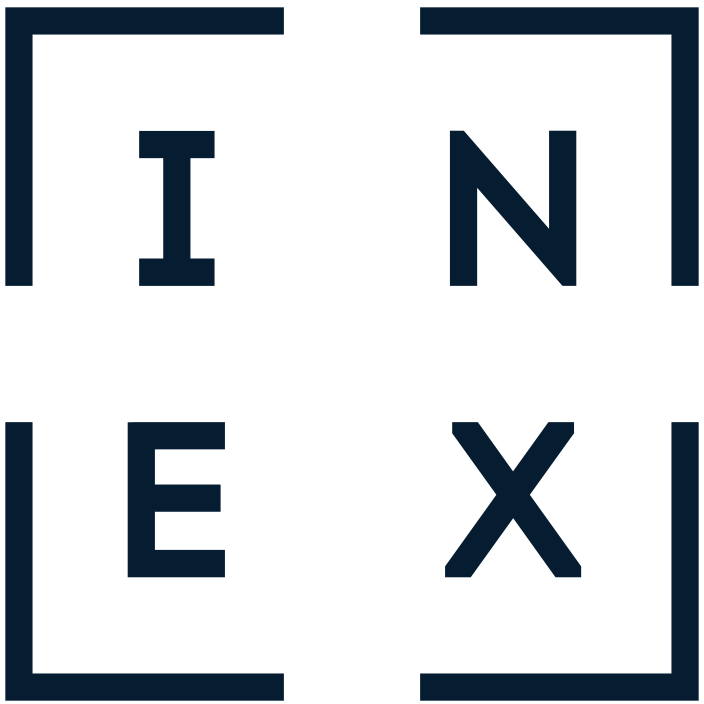


# INTELLIGENT DEVELOPMENT

INEX is a full-scale developer that handles construction, architecture, design, engineering, as well as planning for residential and commercial high-end projects.

INEX buildings are known for their sustainable and smart features, designed to make life easier and more comfortable.

The company also provides maintenance and facility management services, ensuring smooth operations and quick problem-solving during a one-year warranty period free of charge.



# WHAT WE DO

- Development
- Planning
- Architecture
- General contractor
- Digital solutions
- Project management
- PM & FM services
- Investments



# CONTACT US

Looking forward to telling you more

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