



uno | Urban Natural Oasis

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01 PAPHOS · CYPRUS · BY REIWA DEVELOPMENT

A new chapter for residential living in Cyprus.

UNO sits on the western terraces of Paphos, Cyprus. Elevated above the coast, with the Mediterranean to the south and the Troodos foothills defining the horizon inland.

32 homes across 8 one-bedroom and 24 two-bedroom residences, each designed around the quality of the light and the life you want to live inside it.

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01 PAPHOS · CYPRUS · BY REIWA DEVELOPMENT

Designed for *living* better

- One & two-bedroom homes above the Mediterranean
- Priced from €310,000
- Projected net annual income of 6%
- Pool · Spa · Fitness Centre · Hammam · Rooftop Garden · 24/7 concierge
- Sales launch - 15 July 2026

DISCOVER HERE



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Designed for the way *you* want to feel.

Whether you're seeking a full-time residence or a sun-drenched second home, apartments at UNO have been crafted to feel effortlessly liveable, modern, refined, and quietly serene. The first phase release includes thirty-two residences, offering a rare opportunity to secure a home in this landmark project.

Soft, earthy tones and richly textured finishes create a calm atmosphere; modern finishes, concealed storage, and underfloor heating are standard. VRF climate control with full heat recovery is integrated as default.

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2 Bedroom Collection

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3 2 · 2 B E D R O O M · 3 2 B O U T I Q U E H O M E S

2 Bedroom

Priced from €440,000

Designed for couples, small families, and those seeking versatile living. Two-bedroom apartments at UNO are crafted for space and elegance, featuring minimalist interiors, Italian marble finishes, and concealed storage.

The master bedroom includes an en-suite bathroom, and each home benefits from VRV climate control and underfloor heating throughout. Includes a dedicated parking bay and storage unit.

EXPLORE THE COLLECTION





AI

Unit Type

2 Bedroom

Block A

*Fittings & furniture subject
to change from artistic render

- 113m² Livable
- 95.5m² Internal
- 17.5m² Veranda
- 2 Bedrooms
- 2 Bathroom
- 1 Parking
- 1 Storage Room

EXPLORE AVAILABILITY



A2

Unit Type

2 Bedroom

Block A

*Fittings & furniture subject
to change from artistic render

-  120m² Livable
-  94.5m² Internal
-  25.5m² Veranda
-  2 Bedrooms
-  2 Bathroom
-  1 Parking
-  1 Storage Room

[EXPLORE AVAILABILITY](#)



A3

Unit Type

2 Bedroom

Block A

*Fittings & furniture subject
to change from artistic render

📏 118.5m² Livable

📐 88m² Internal

☀️ 30.5m² Veranda

🛏️ 2 Bedrooms

🚿 2 Bathroom

🚗 1 Parking

🏠 1 Storage Room



[EXPLORE AVAILABILITY](#)

A4

Unit Type

2 Bedroom

Block A

*Fittings & furniture subject
to change from artistic render

-  100m² Livable
-  88m² Internal
-  30.5m² Veranda
-  2 Bedrooms
-  2 Bathroom
-  1 Parking
-  1 Storage Room

[EXPLORE AVAILABILITY](#)



BI

Unit Type

2 Bedroom

Block B

*Fittings & furniture subject
to change from artistic render

📏 106.5m² Livable

📐 85.5m² Internal

☀️ 21m² Veranda

🛏️ 2 Bedrooms

🚿 2 Bathroom

🚗 1 Parking

🏠 1 Storage Room

[EXPLORE AVAILABILITY](#)



B₂

Unit Type

2 Bedroom

Block B

*Fittings & furniture subject
to change from artistic render

-  93m² Livable
-  80m² Internal
-  13m² Veranda
-  2 Bedrooms
-  2 Bathroom
-  1 Parking
-  1 Storage Room

[EXPLORE AVAILABILITY](#)



B3

Unit Type

2 Bedroom

Block B

*Fittings & furniture subject
to change from artistic render

📏 95.5m² Livable

📐 84m² Internal

☀️ 11.5m² Veranda

🛏️ 2 Bedrooms

🚿 2 Bathroom

🚗 1 Parking

🏠 1 Storage Room

EXPLORE AVAILABILITY



B4

Unit Type

2 Bedroom

Block B

*Fittings & furniture subject
to change from artistic render

-  123m² Livable
-  101.5m² Internal
-  21.5m² Veranda
-  2 Bedrooms
-  2 Bathroom
-  1 Parking
-  1 Storage Room

[EXPLORE AVAILABILITY](#)



B5

Unit Type

2 Bedroom

Block B

*Fittings & furniture subject
to change from artistic render

-  104m² Livable
-  87.5m² Internal
-  16.5m² Veranda
-  2 Bedrooms
-  2 Bathroom
-  1 Parking
-  1 Storage Room

EXPLORE AVAILABILITY



B6

Unit Type

2 Bedroom

Block B

*Fittings & furniture subject
to change from artistic render

-  111m² Livable
-  96.5m² Internal
-  14.5m² Veranda
-  2 Bedrooms
-  2 Bathroom
-  1 Parking
-  1 Storage Room

[EXPLORE AVAILABILITY](#)



1 Bedroom Collection



· 1 BEDROOM · 32 BOUTIQUE UNITS

1 Bedroom

Priced from €310,000

Ideal for professionals or pied-à-terre owners seeking generous layouts and a classic sense of comfort. Minimalist interiors with refined accents create a clean, open feel; concealed storage leads into a seamless kitchen-living space, finished in premium materials.

Each apartment includes one dedicated parking bay, storage unit, VRF climate control, and underfloor heating throughout.

EXPLORE THE COLLECTION



SI

Unit Type

1 Bedroom

Block A

*Fitting & furniture subject
to change from artistic render

📐 58.5m² Livable

📐 50m² Internal

☀️ 8.5m² Veranda

🛏️ 1 Bedrooms

🚿 1 Bathroom

🚗 1 Parking

🏠 1 Storage Room

[EXPLORE AVAILABILITY](#)



S2

Unit Type

1 Bedroom

Block A

*Fitting & furniture subject
to change from artistic render

📏 62.5m² Livable

📐 54m² Internal

☀️ 8.5m² Veranda

🛏️ 1 Bedrooms

🚿 1 Bathroom

🚗 1 Parking

🏠 1 Storage Room

[EXPLORE AVAILABILITY](#)



S3

Unit Type

1 Bedroom

Block B

*Fitting & furniture subject
to change from artistic render

-  57m² Livable
-  46m² Internal
-  11m² Veranda
-  1 Bedrooms
-  1 Bathroom
-  1 Parking
-  1 Storage Room

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Luxury amenities, to *elevate* daily life.

. Residents enjoy a curated selection of exclusive use amenities designed for enhancing daily life and wellness. Considered, specific, and designed around how people actually want to spend their time.

- Luxury Spa & hammam
- Fitness Centre
- Freshwater Pool
- Rooftop Garden
- Laundry facilities
- 24/7 security
- Covered parking
- Storage rooms
- Dedicated concierge
- Stylish lobby and reception

Spa

The Spa features a sauna overlooking olive trees, a hammam for two and a massage room.

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Gym

The residence's gym, is equipped with cardio and strength training equipment, stretching gear, and hammocks for floor yoga, all offering panoramic views of the olive tree alley.

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Pool

21.5 x 9-meterswimming pool featuring Britain's Nº1 ultraviolet water purification system. This world-class technology ensures the highest water quality, providing a safe, chlorine-free experience.

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Rooftop Garden

Panoramic terrace spanning 456 sqm with a lounge area and garden. A space for relaxation, gatherings with friends or business partners while overlooking the Mediterranean.

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Concierge

Enjoy a dedicated concierge team, a stylish lobby with reception, regular maintenance, emergency repairs, optional housekeeping, and on-site technical support.

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Discover the best of *Paphos*

Flanked by sprawling vineyards, long stretches of coastline, and ancient archaeological sites, Paphos offers an exquisite Mediterranean lifestyle within twenty minutes of the international airport and a gentler rhythm of living without compromise.





LEISURE & RECREATION

Sandy beach	5 min · 1 km
Aphrodite Hills Golf	8 min · 3 km
Paphos Harbour	10 min · 3.5 km
Tombs of the Kings	7 min · 2.8 km

SHOPPING & SERVICES

King's Avenue Mall	7 min · 2.5 km
Local Supermarket	3 min · 800 m
City Centre	6 min · 2 km
St George Hospital	7 min · 2.6 km

EDUCATION

Private British School	4 min · 750m
American Academy	9 min · 3.4 km
International Nursery	5 min · 1.4 km

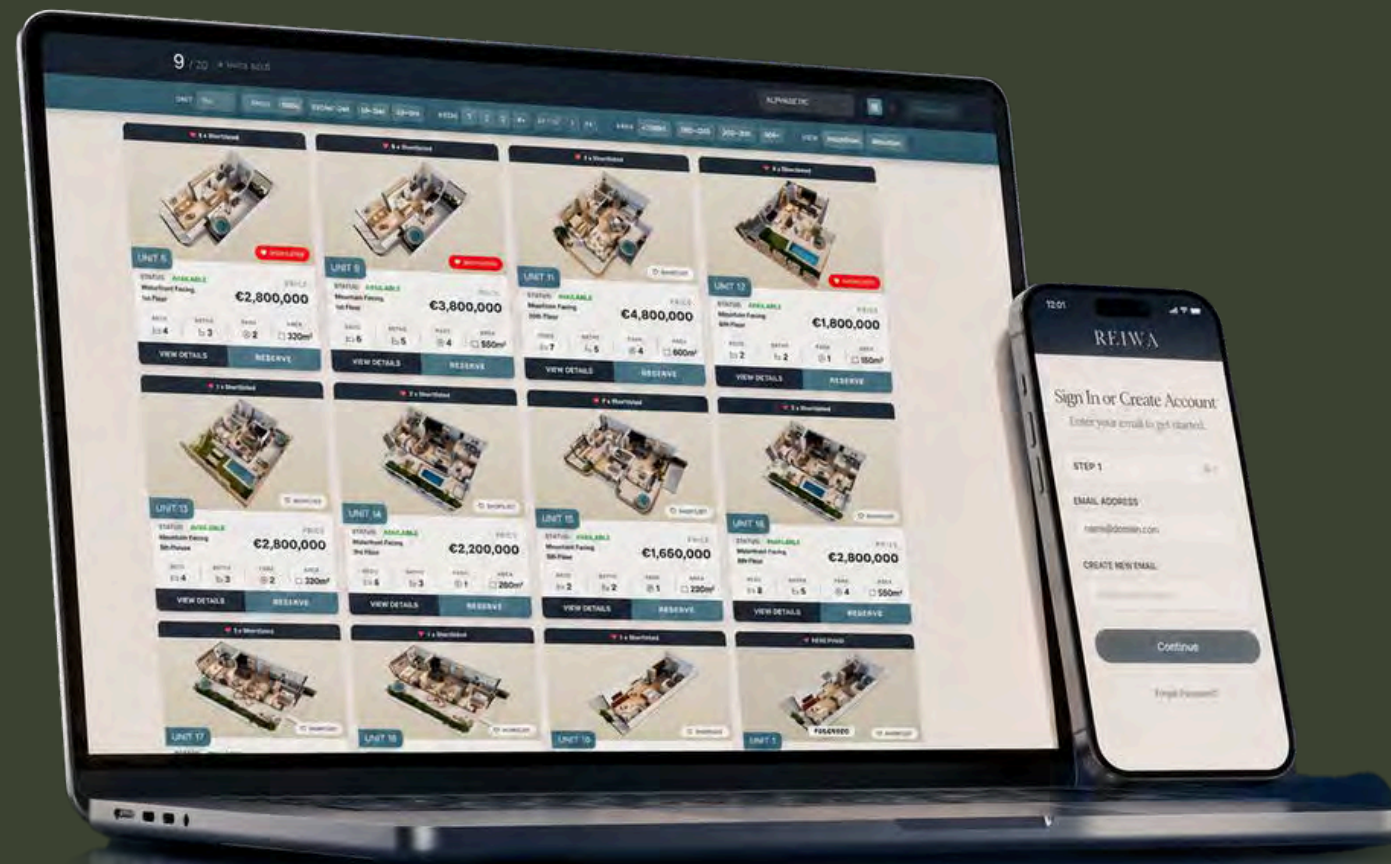
REGIONAL

Paphos Int'l Airport	22 min · 20 km
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Reserve before it's too late

A Cyprus first: an off-plan launch run online. Pre-select your unit, lock pricing, and act on launch day. 32 residences. With limited stock, units are expected to go fast.

15 July 2026 - 1pm CET

EXPLORE AVAILABILITY >

The Reservation Platform

UNO releases entirely online , full transparency on availability, pricing, and floor plans.
No queues, no agents, no guesswork. Pre-select your unit before launch and act decisively
when the doors open.

01

Create your buyer profile

Register on the secure sales platform to unlock your launch discount and full access to browse the available residences.

02

Shortlist preferred apartments

Browse floor plans, layouts, and live availability. Add your favourites to your profile ahead of launch day.

03

Reserve on launch day

From 13:00 EET on 15 July 2026 onwards, residences can be secured directly through the platform with a €2,000 reservation fee.

Built for the *long term.*

PROJECTED NET ANNUAL YIELD	CAPITAL APPRECIATION ON COMPLETION	VAT INCLUSIVE. NO TRANSFER DUTY	REDUCED VAT SCHEME	CYPRUS PERMANENT RESIDENCY ELIGIBLE
6%	+9%	Yes	5%	Yes

With residential demand accelerating across Cyprus and the broader Mediterranean, UNO stands as a rare investment opportunity in the heart of Paphos.
Designed to respond to the island's growing long-term rental market and the continued wave of European semigration.

* MARKET ESTIMATES 2021–2024. PAST PERFORMANCE IS NOT A GUARANTEE OF FUTURE RETURNS.



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Meet the *development* team



Reiwa Development is a boutique developer specialising in premium residential and mixed-use real estate in Paphos. With over 25 years of experience in real estate, sales, and investment in Cyprus, Reiwa creates projects that respond to real market demand and generate long-term value.

Reiwa's development philosophy is long-term, not cyclical. Prioritising architectural quality, thoughtful planning, and sustainable value over short-term market thinking. Every project is delivered in collaboration with established architects, engineers, and consultants, and supported by an end-to-end client team from selection through to ownership.

YEARS OF EXPERIENCE

25+

PROJECTS UNDER
CONSTRUCTION

4

m² OF DEVELOPMENT

15,300

CLIENT RELATIONSHIP

1:1

End-to-end support

From selection through to ownership, a single client team handles contracts, payment milestones, and aftercare.

An individual approach

Flexible payment structures and tailored investment or lifestyle solutions, shaped to each buyer rather than off the shelf.

Established collaborators

Architects, engineers, and consultants we have worked with for years, brought together for every project we sign.

CONTACT US - THE TEAM

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Urban Natural Oasis.
Lived in every day.

DEVELOPER

Reiwa Development

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