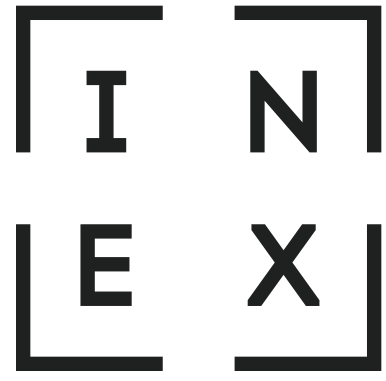


I N
E X



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

We take a product-focused approach, shaping each project from the initial concept to final delivery.

The company handles maintenance and facility management, taking care of operations and resolving any issues during a one-year warranty period at no extra cost.



KONIA CROWN
PAPHOS

WELCOME TO KONIA

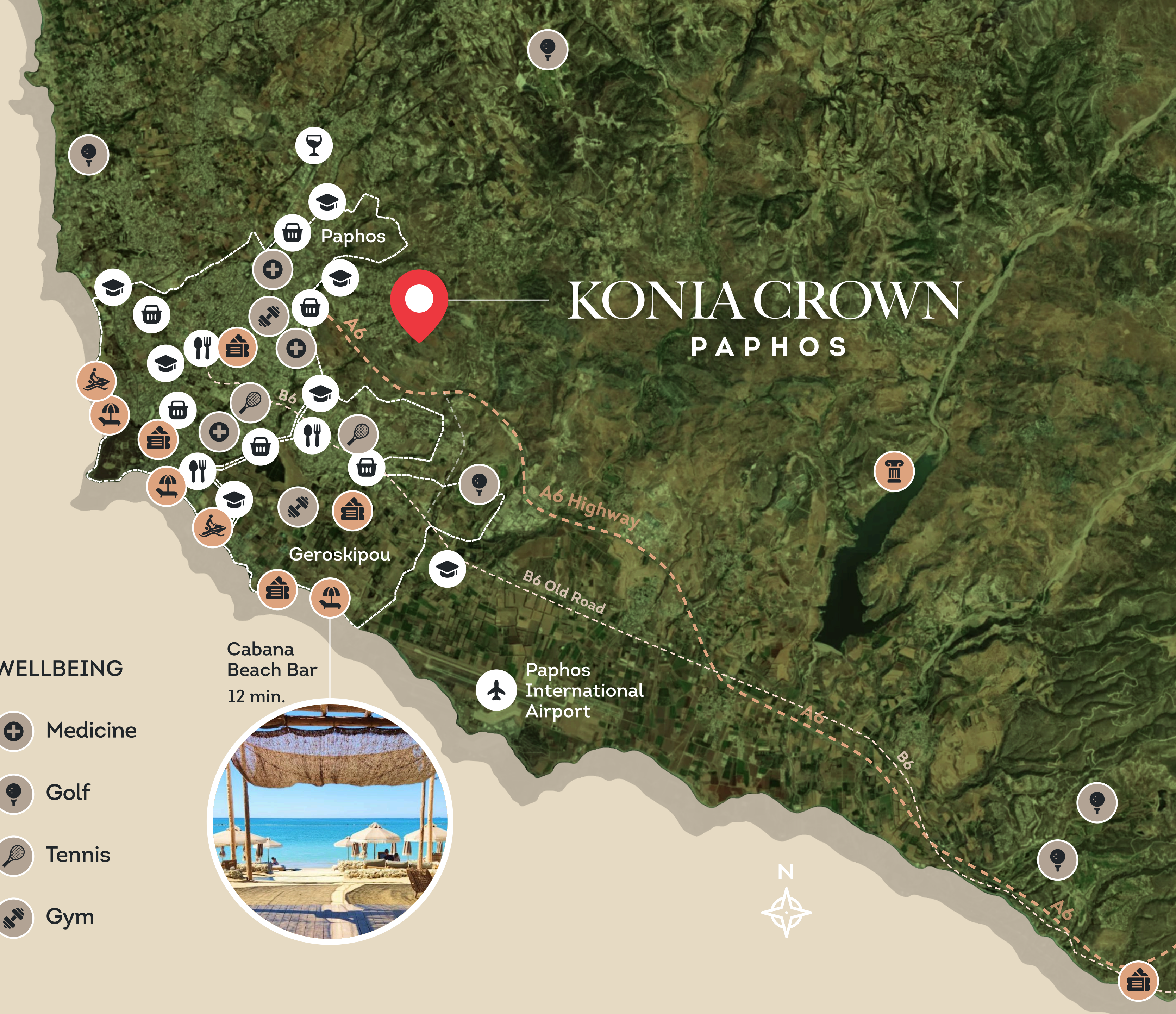
Konia is a well-known residential part of Paphos, located in the east of the city and set on higher ground at around 190 metres above sea level.

Konia is the kind of place people choose when they want a real home in Paphos, not just a point on the map. It feels quieter, greener and more residential, with the charm of a village and the comfort of having the city close by.

Schools, shops, the motorway and everyday essentials are all within easy reach, which makes daily life here simple and comfortable. It is a place where life feels more personal and connected to what really matters.







CONVENIENTLY LOCATED



KONIA CROWN PAPHOS





LIFESTYLE

-  Food
-  Education
-  Shopping
-  Winery

ACTIVITIES

-  Archeological site
-  Beaches
-  Entertainment
-  Water sports

WELLBEING

-  Medicine
-  Golf
-  Tennis
-  Gym

Cabana
Beach Bar
12 min.



 Paphos
International
Airport



For this project, INEX is collaborating with Woods Bagot - a global architecture and design practice known for creating thoughtful, future-focused spaces.

Woods Bagot creates Architecture for Worlds Ahead. Through architecture and design, the practice delivers forward-thinking, commercially grounded solutions that respond to evolving patterns of living, working, and investment. With 18 global studios, the firm combines international expertise with local insight to create places that are resilient, contextual, and aligned with client ambitions.



KONIA CROWN

PAPHOS

At the top of Konia, INEX is creating **Konia Crown** - a new residential neighbourhood planned as a mix of villas and apartment buildings, all shaped by one clear architectural vision.

The masterplan includes different home types, from cozy 3-bedroom villas to larger 4-, 5- and 6-bedroom houses, together with apartment blocks designed as part of the same community.

The project is also designed around how people actually want to live and planned as a private gated community, shared spaces are expected to include amenities such as a pool, gym, club house, children's area and flexible common spaces for supporting everyday needs.



KONIA CROWN
PAPHOS

100+ Units

73 000 m² Land plot area

Under construction

Masterplan Design DNA

Key Principles

1. LANDSCAPE-LED LIVING



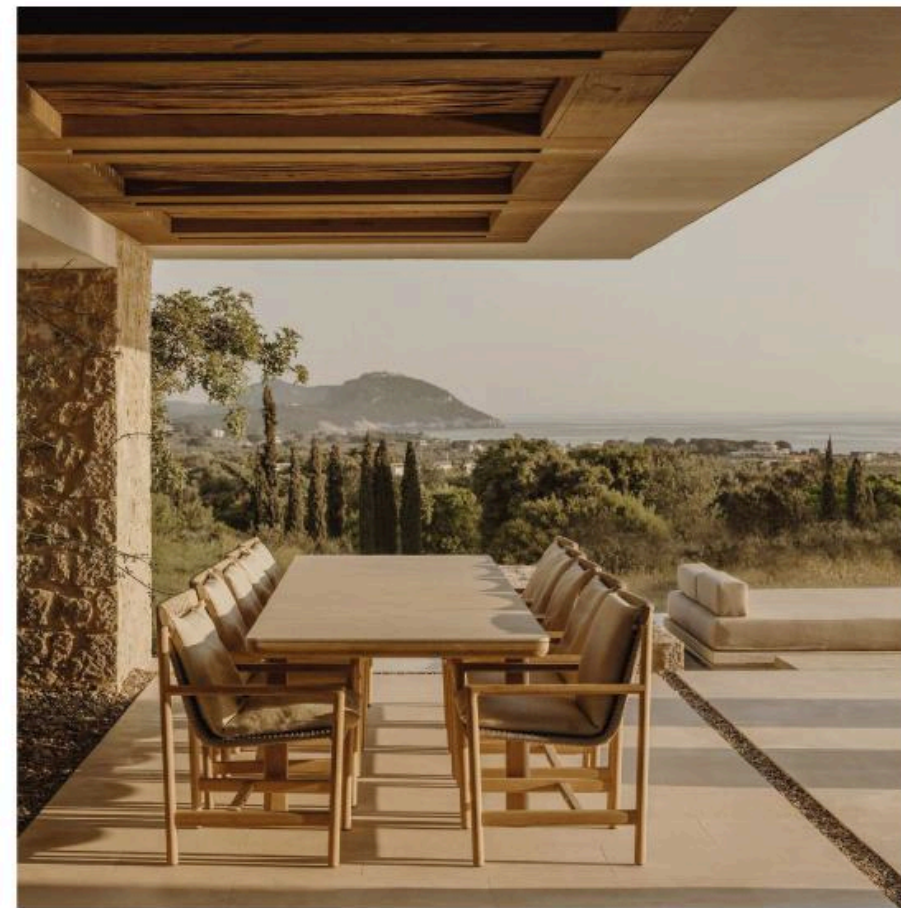
Streets and houses respond to the slope; architecture integrates subtly into the landscape.

2. COMMUNITY & CONNECTIVITY



Encourage a sense of belonging for permanent relocators.

3. AFFORDABLE PREMIUM QUALITY



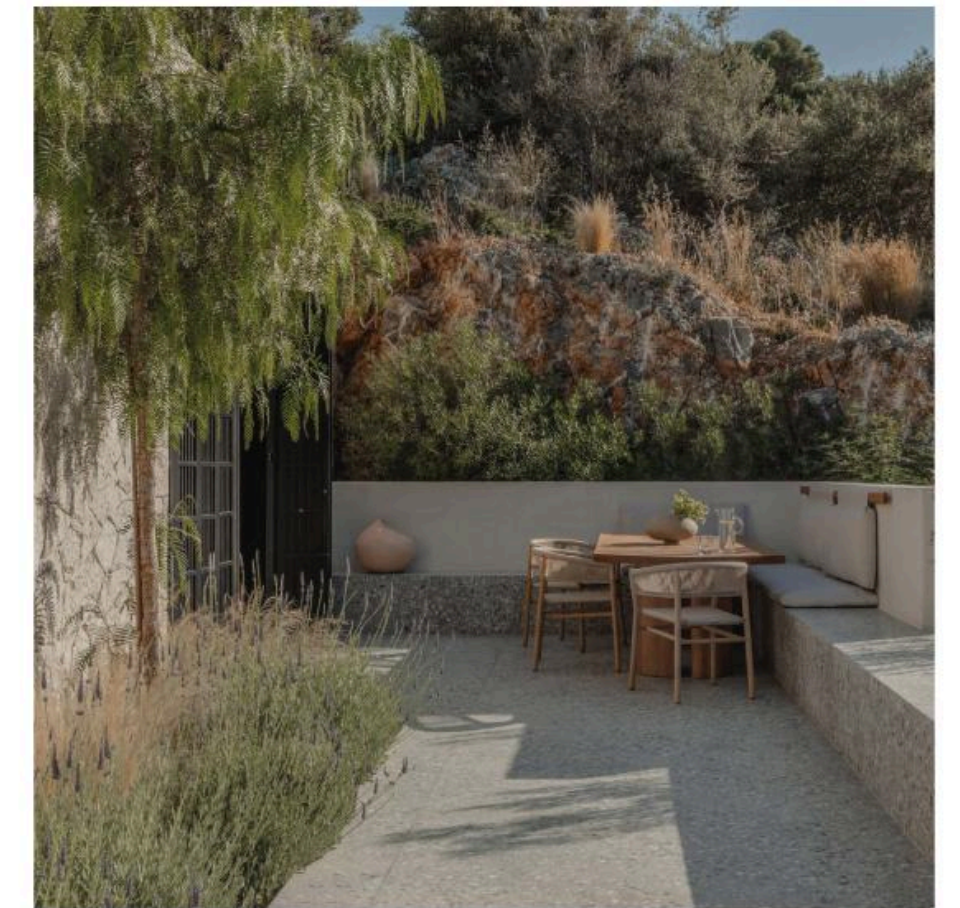
Thoughtful balance between views, amenities, and density.

4. FLEXIBLE & DIVERSE TYPOLOGIES



Variety in unit types, sizes, and orientations. Offer housing units for extended families or buyers wanting a room for parents.

5. CYPRIOT CHARACTER & SENSE OF PLACE



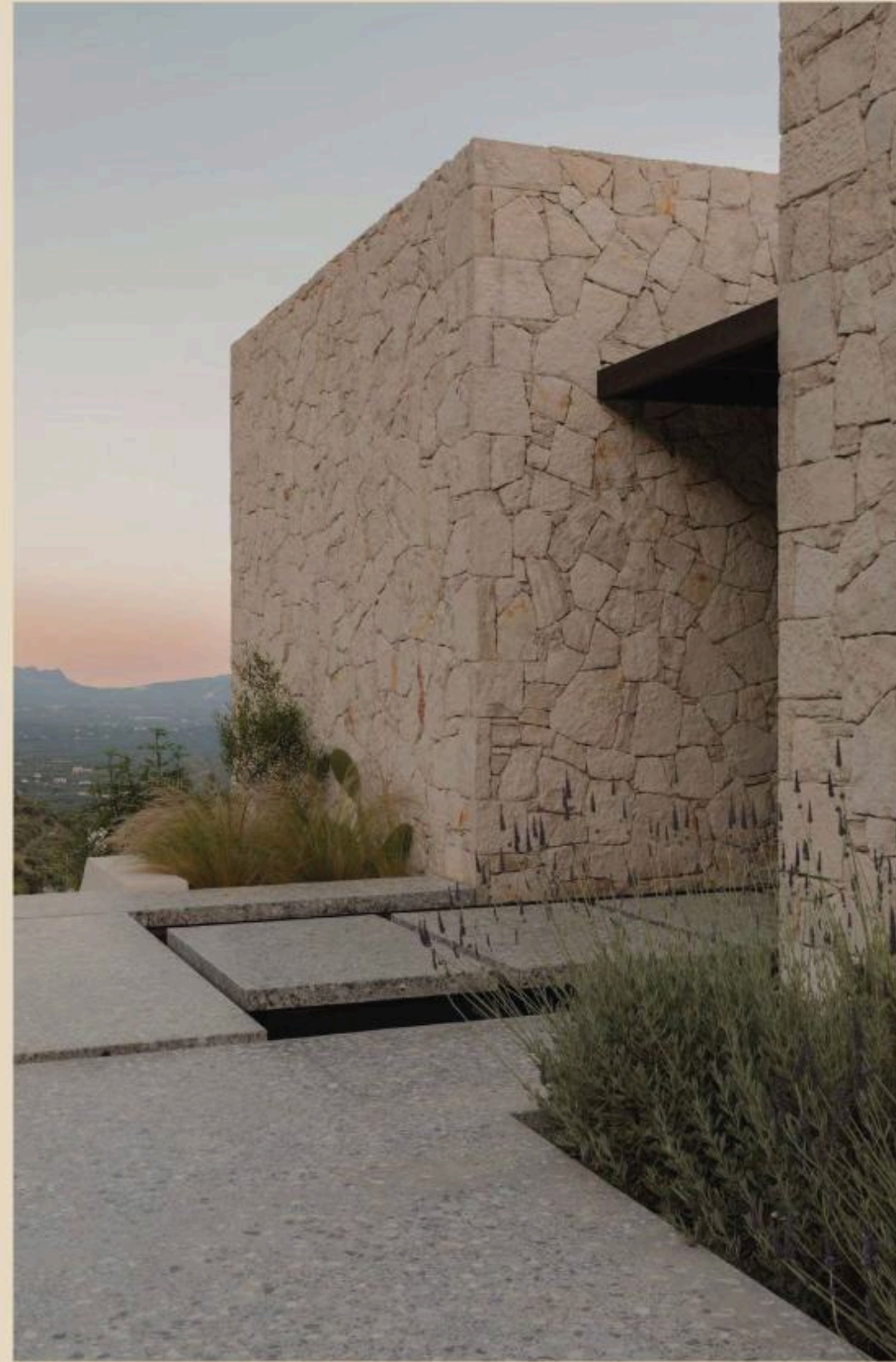
Outdoor spaces, patios, and natural pools to celebrate Mediterranean living.

Masterplan Design DNA

Architectural Design Pillars



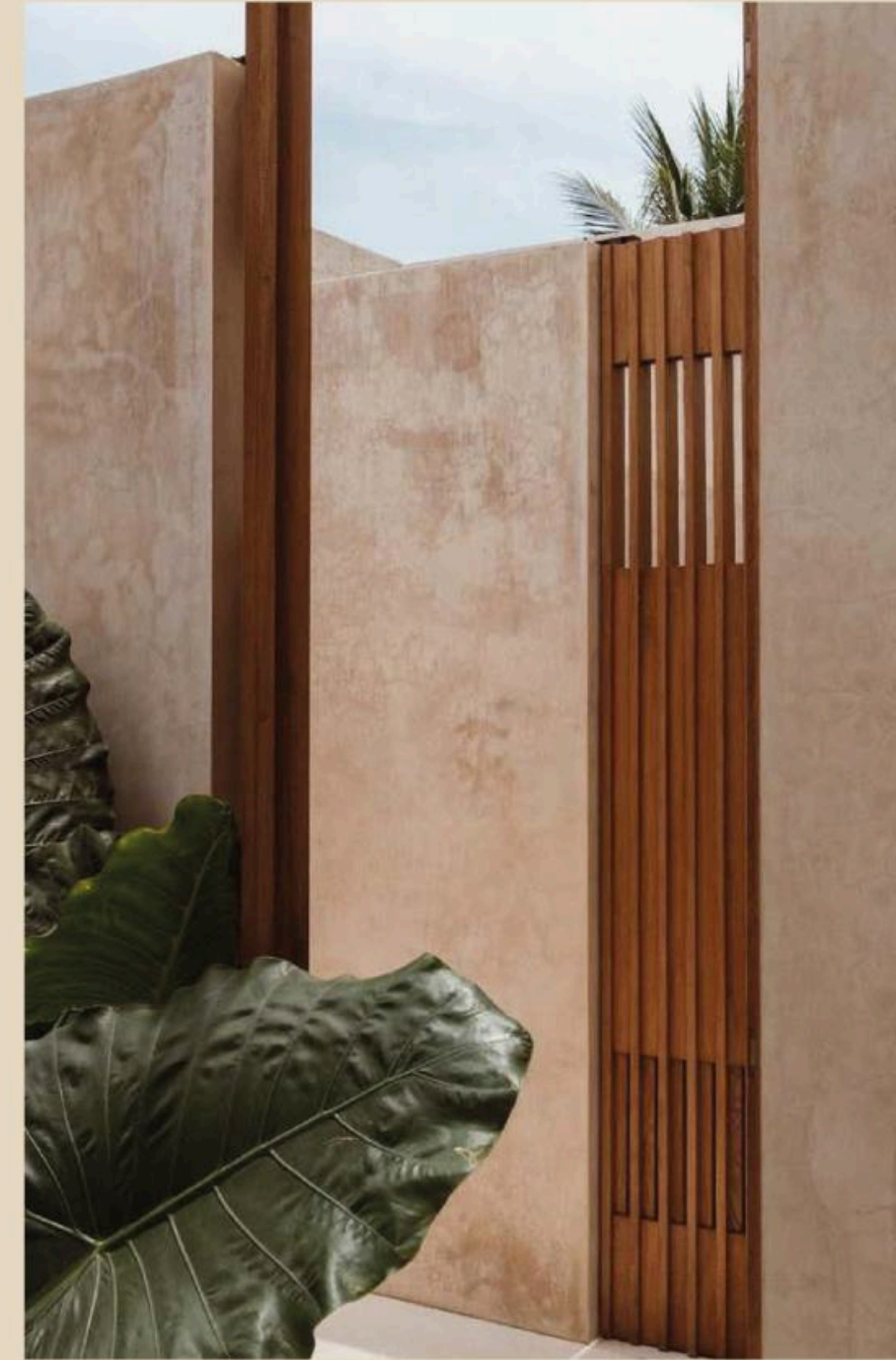
Soft and Naturalistic Forms



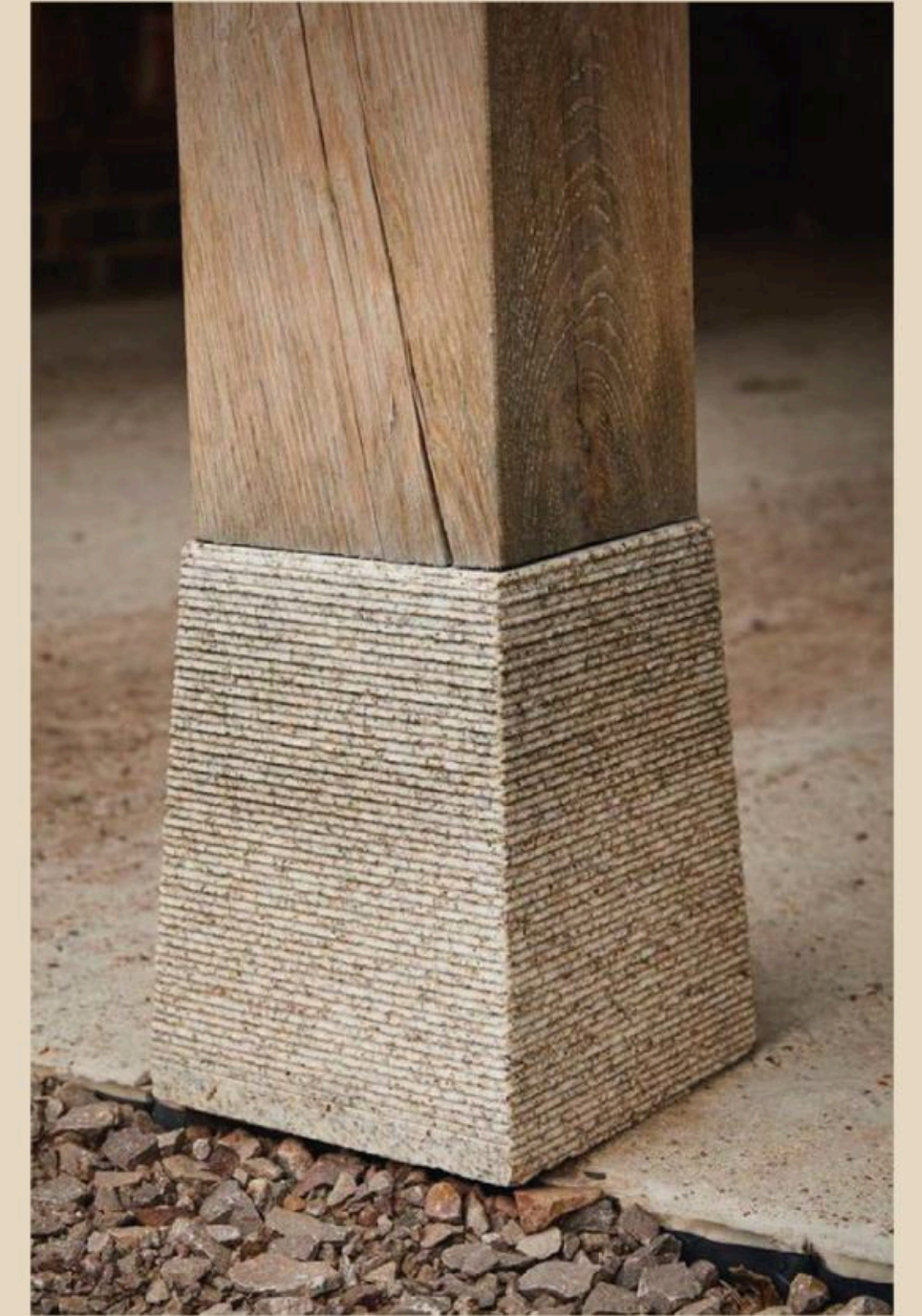
Materials Inspired by the Place



Touching the Ground Lightly, Suspended above the Land



Distinguished by Color and Pattern

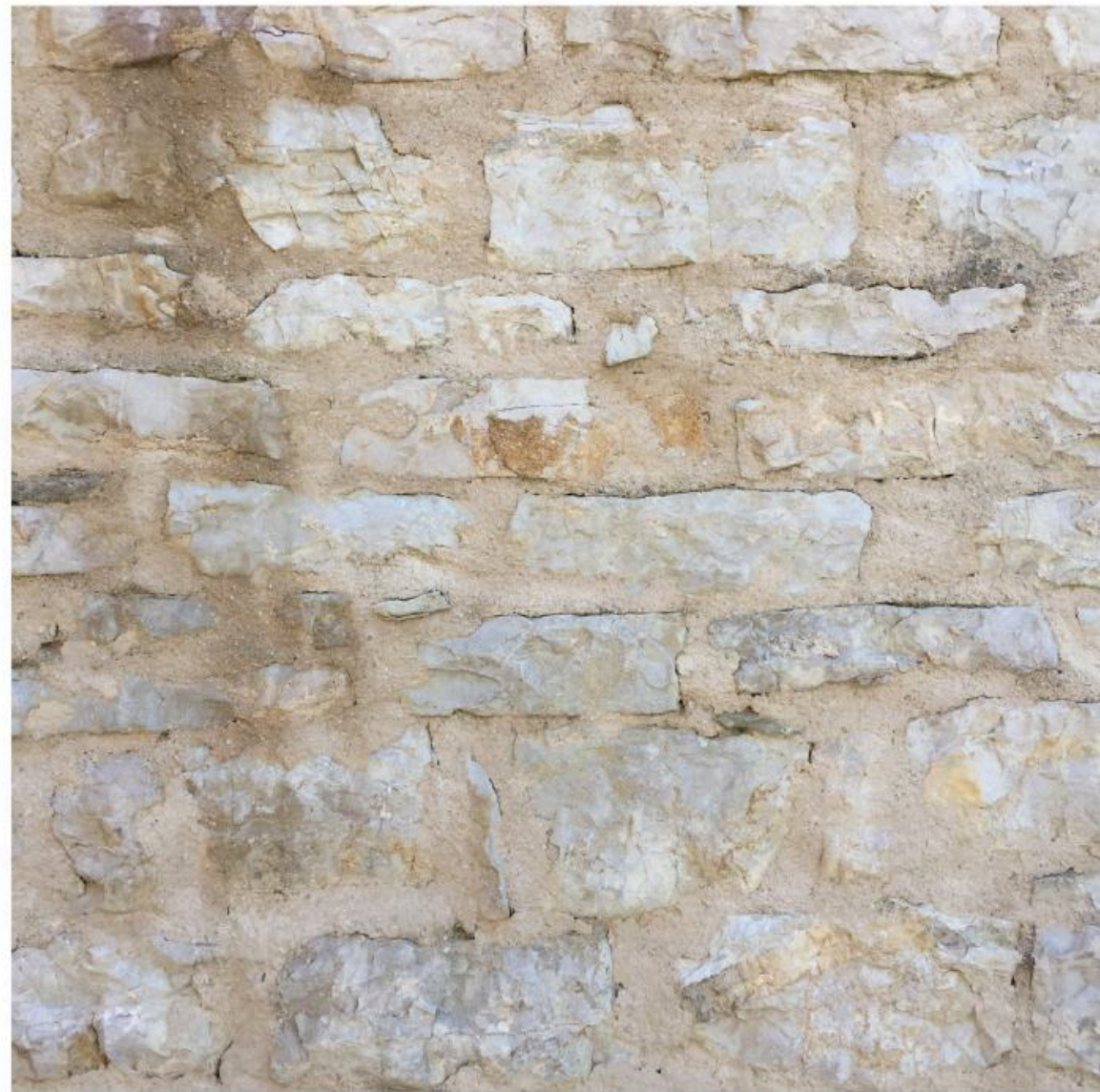


Inspired By Local Vernacular Architecture

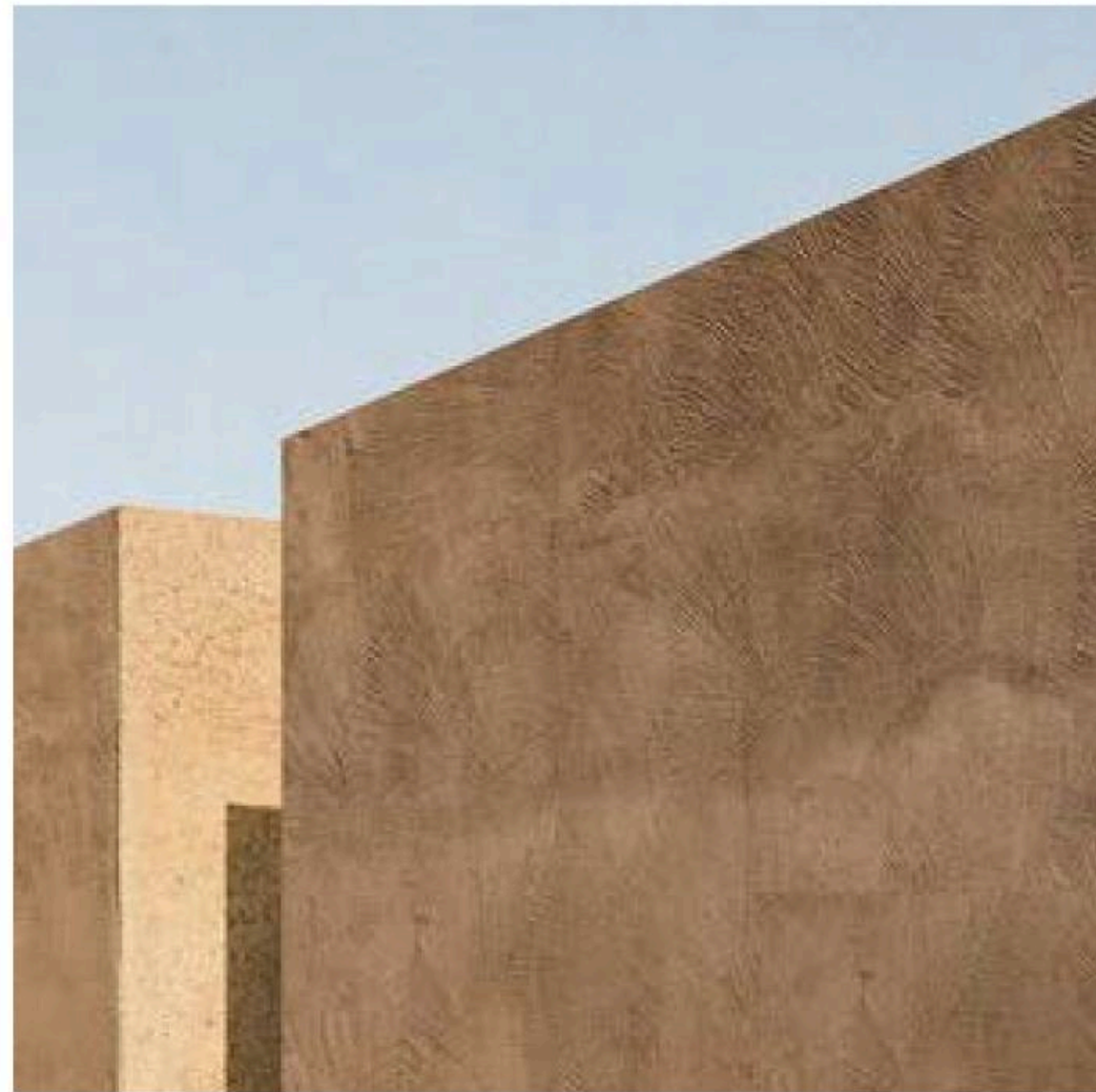
Primary House

Material Approach

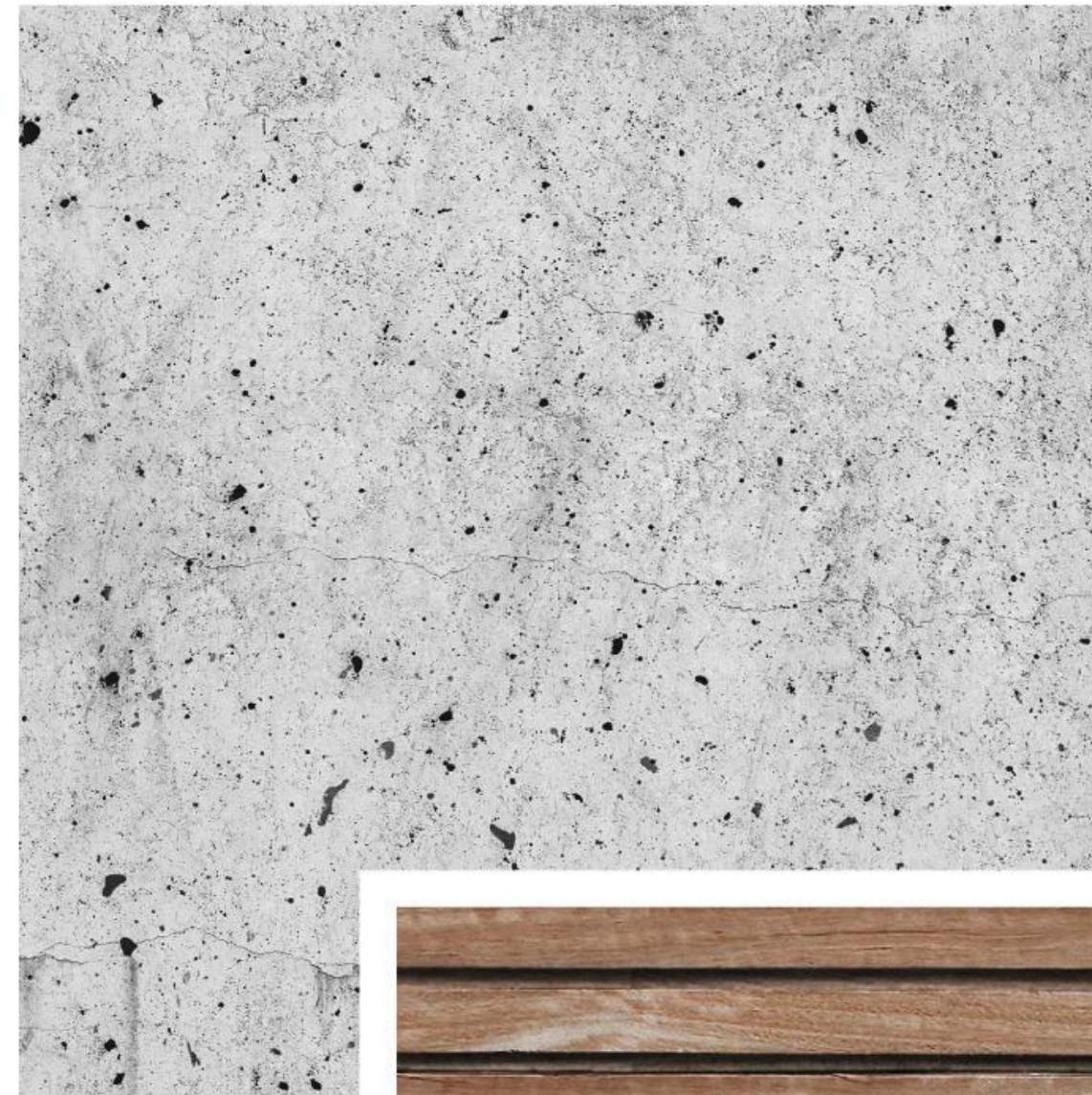
Warm Local Stone



Mineral Lime Plaster



Stone Pavement



Integrated Planting



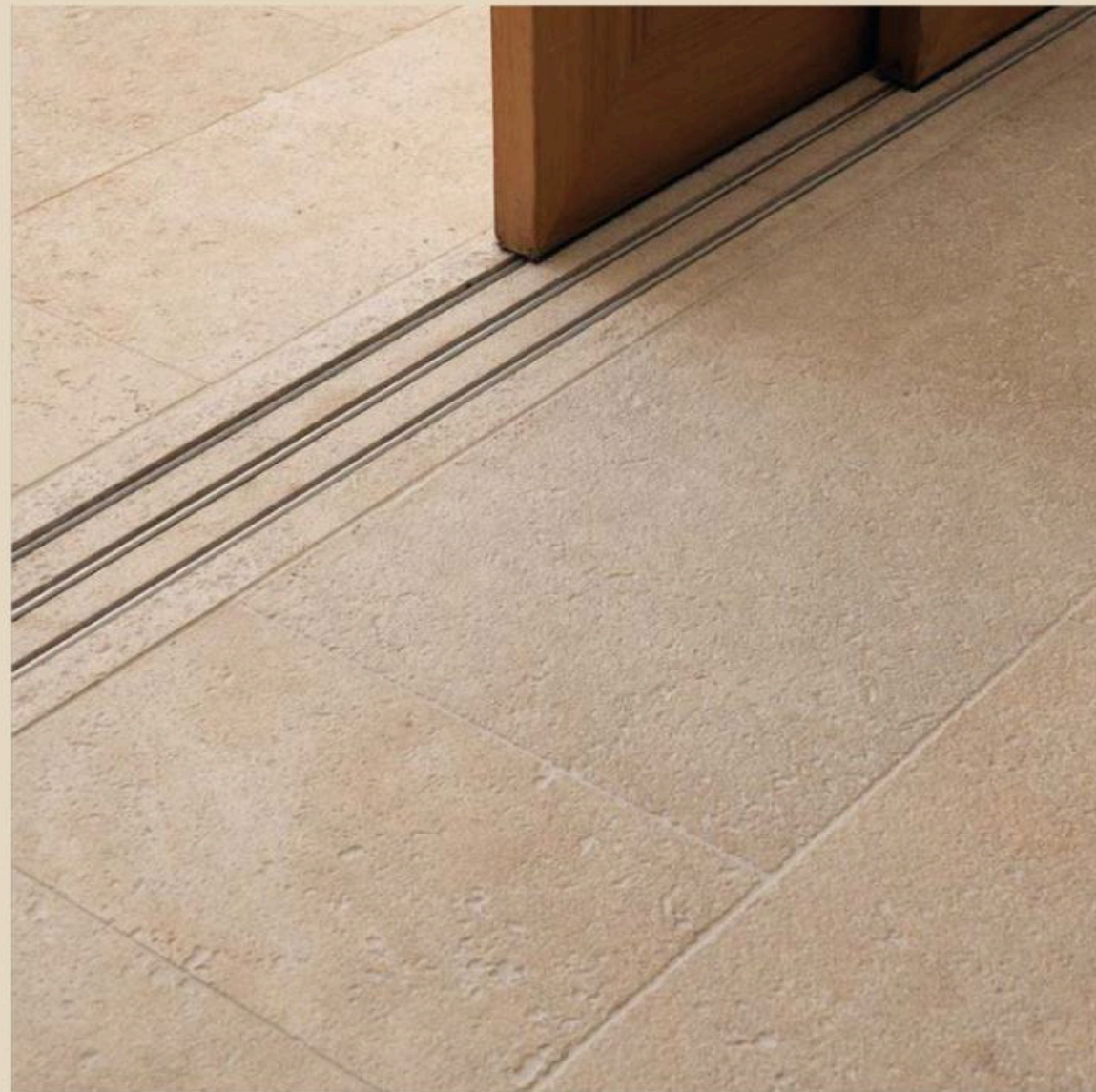
The material palette is rooted in the geology and light of Cyprus: mineral, tactile, sun-responsive, durable and low-maintenance.

Timber

Primary House

Architectural Accents

**Seamless Indoor–Outdoor
Thresholds**



**Signature Metal
Detailing**



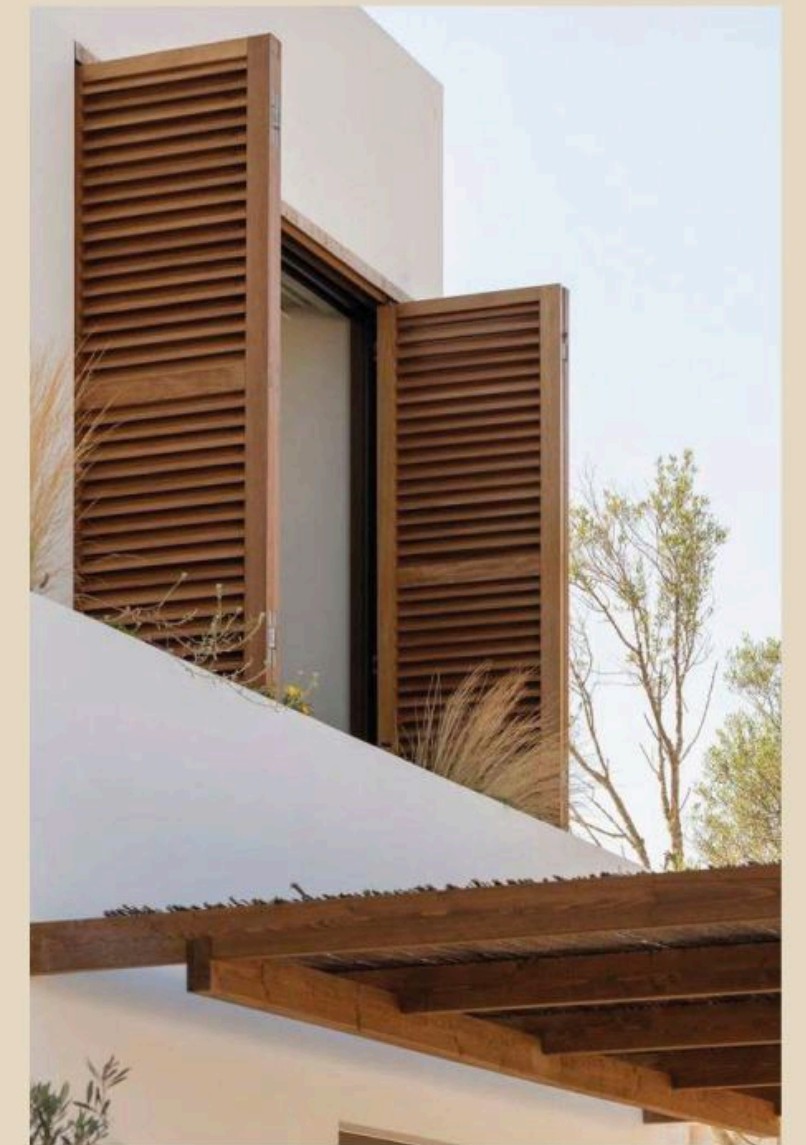
**Multiple Textures, One
Plane**

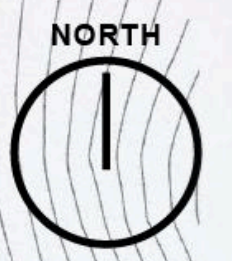


**Wraparound Corner
Glazing**



**Vertical Louvers
(Timber or P-C Alu)**





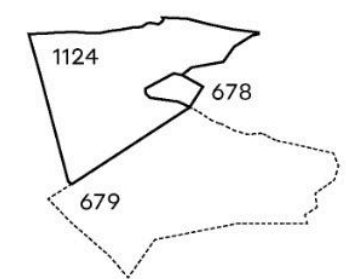
Master Plan

Current Proposal

Key:

- 6 Bed Units
- 5 Bed Units
- 4 Bed Units
- 3 Bed Units/ Junior Villas
- Apt. Block Type B
- Apt. Block Type A
- Shared Pool
- Parking

Number of Units:
100+



The Wild Green

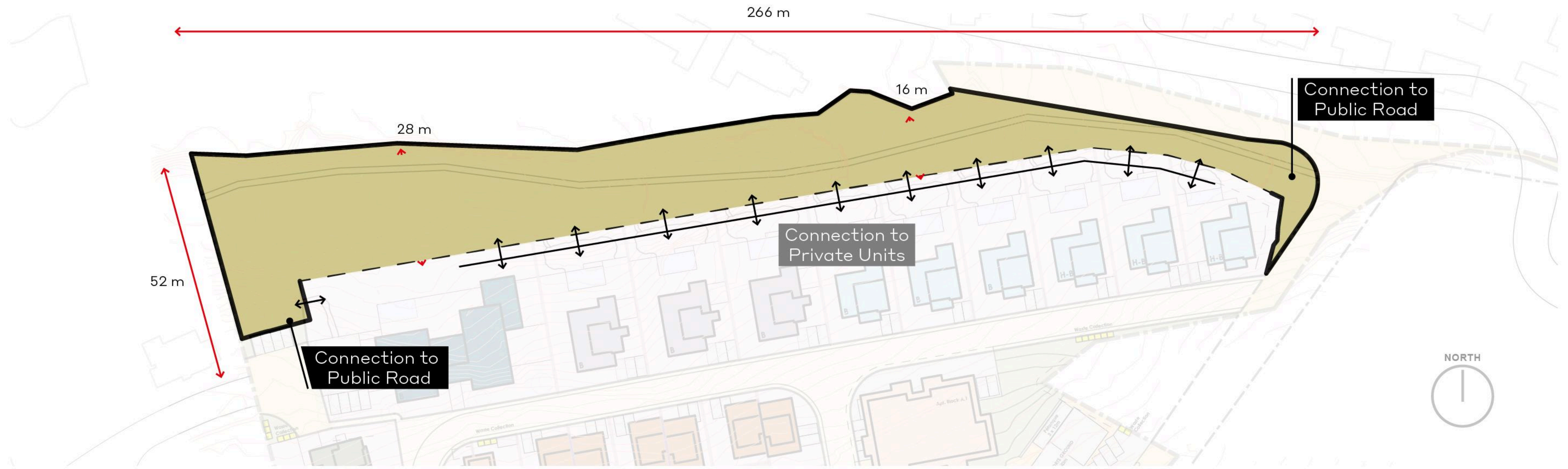


NORTH



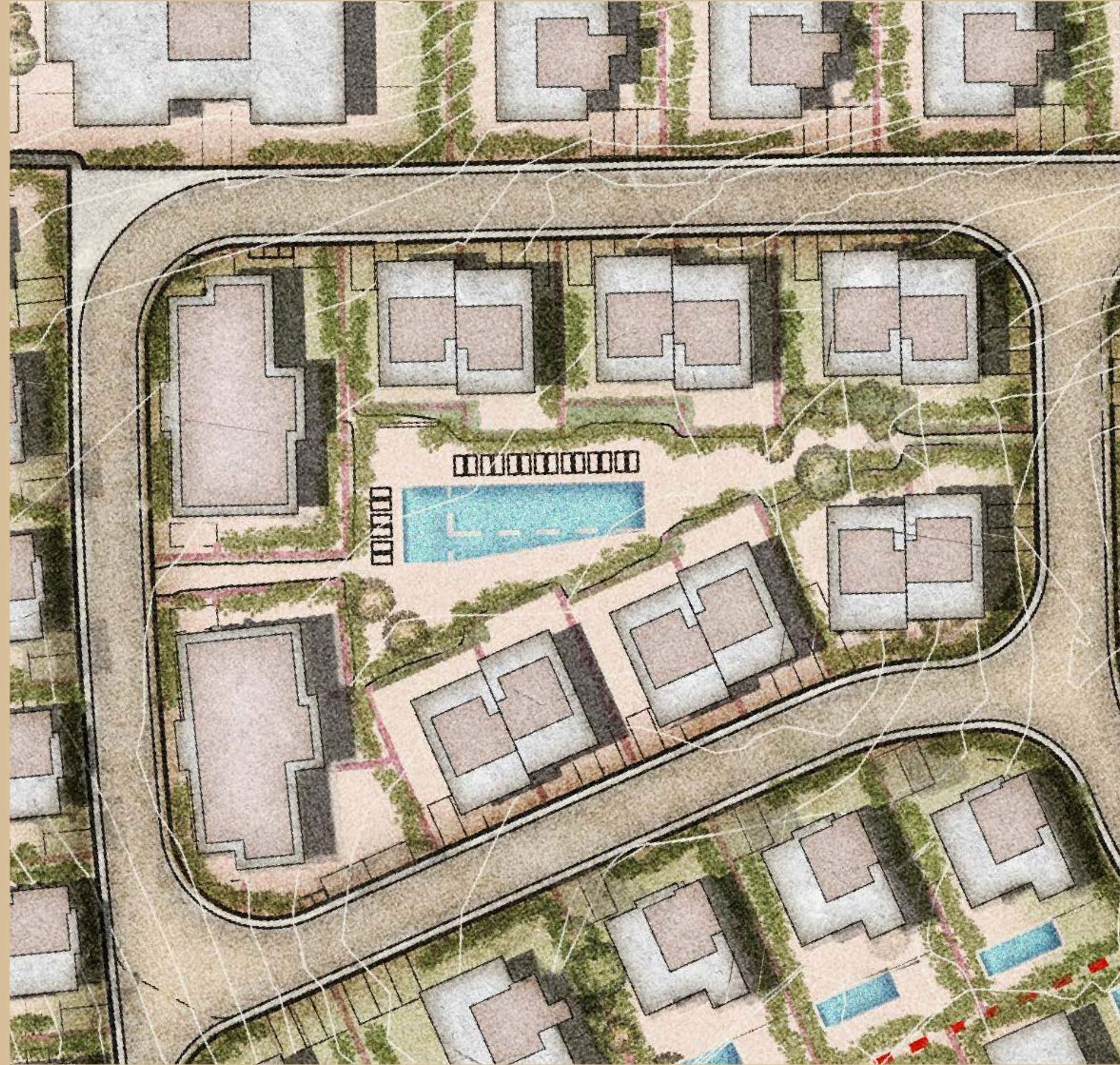
The Wild Green

Scale & Spatial Hierarchy





The Club Terrace



NORTH



The Club Terrace

Place Vision



01

HOSPITALITY LAYER WITHOUT DENSITY

This delivers the “resort” experience while maintaining private ownership.



02

COMMUNITY = SECURITY PREMIUM

A socially active shared community space is perceived as safer and more desirable.



03

INTERGENERATIONAL APPEAL

Parents, children, grandparents. The shared pool creates cross-generational use. This broadens the buyer market.



The Active Quarter

Place Vision



01

SHIFT TO HYBRID LIVING

Work-from-home is permanent. Co-working within walking distance increases daily utility and future resale appeal.



02

WELLNESS AS A CORE ASSET

Gym + padel reflect contemporary Mediterranean lifestyle: social, active, outdoors.



03

DEMOGRAPHIC FLEXIBILITY

Appeals to: young professionals, families, second-home buyers, retirees seeking active ageing.

3-BED JUNIOR VILLA



KONIA HEIGHTS

3 Bedroom Townhouse - Facade Approach Options

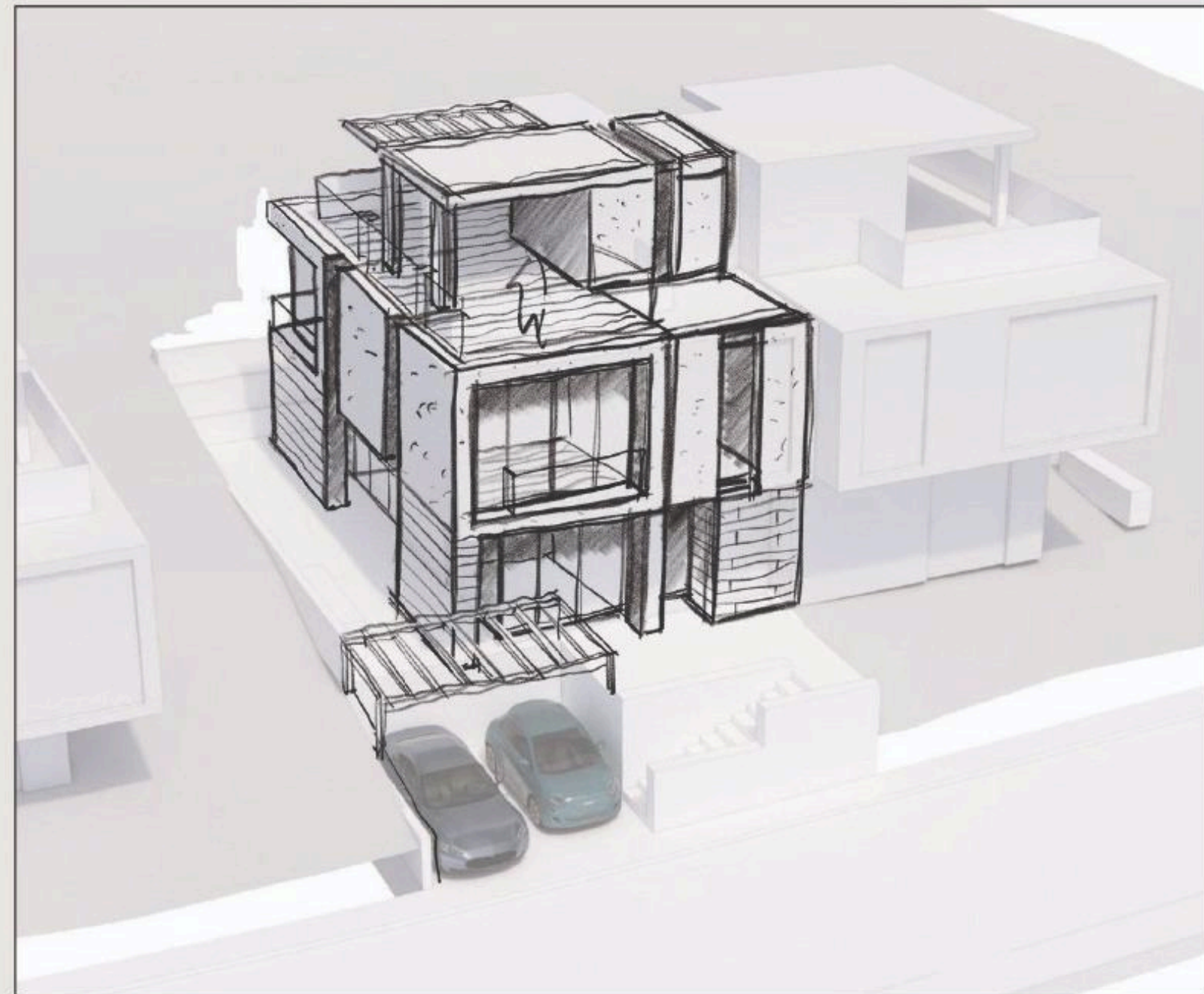


Mass Volumes



KONIA HEIGHTS

3 Bedroom Townhouse - Facade Approach Options



Mass Volumes



4-BED VILLA



4-Bed Villa

Ground Level



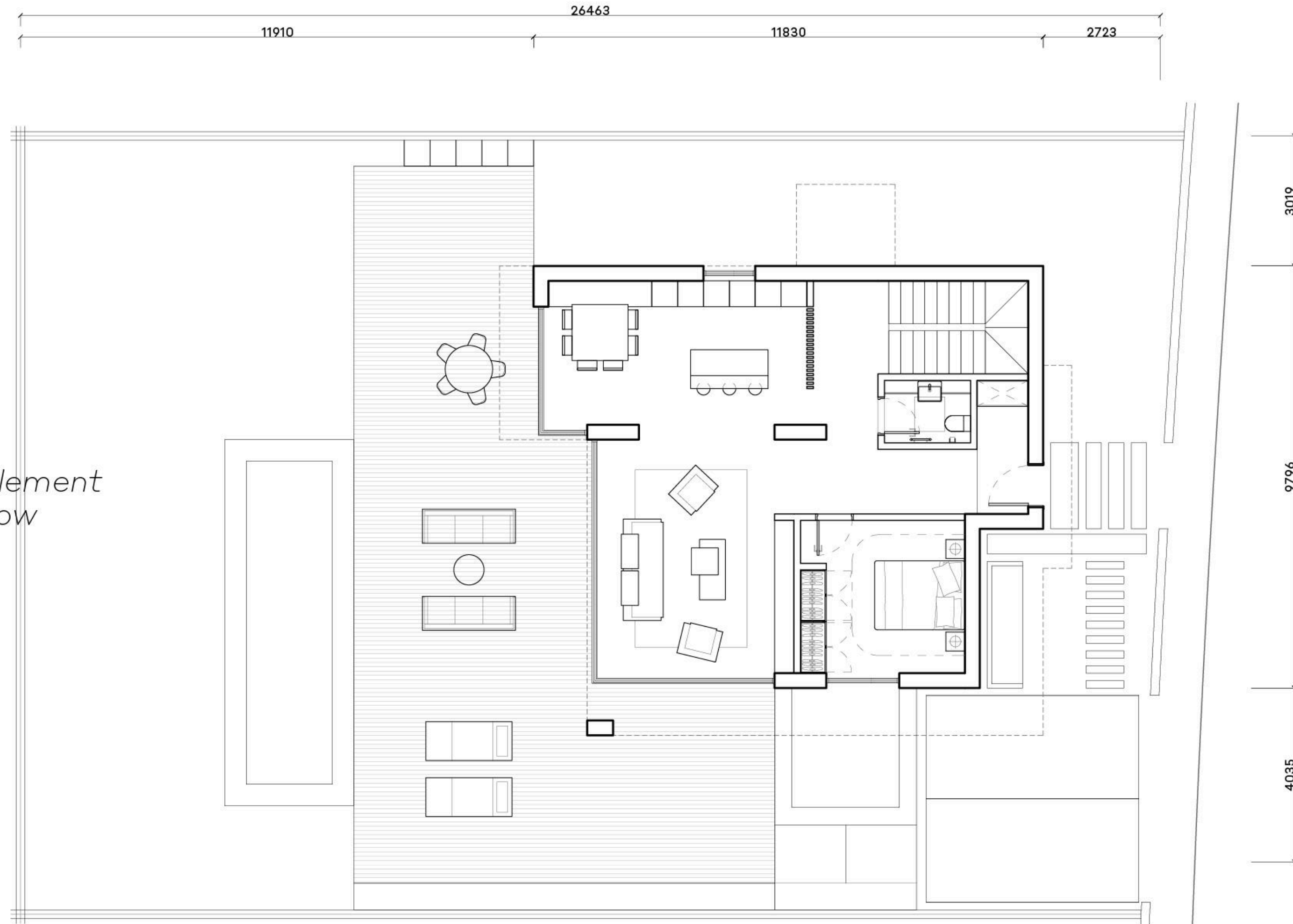
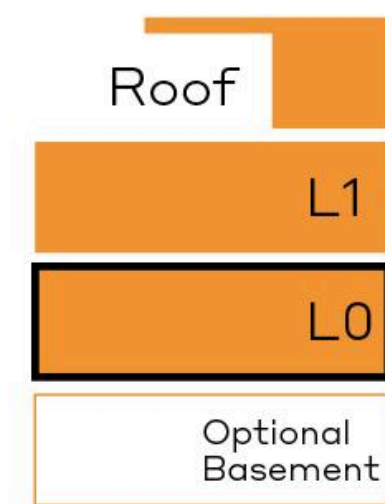
TOTAL: 248 sqm

L0: 93 sqm

L1: 97.5 sqm (Int) + 15.5 sqm (Ext)

Roof: 13.5 (Int) + 28.5 sqm (Ext)

- elevator can be incorporated as an optional element within the floor plan, currently positioned to allow removal without impacting the overall layout



4-Bed Villa

Level 1



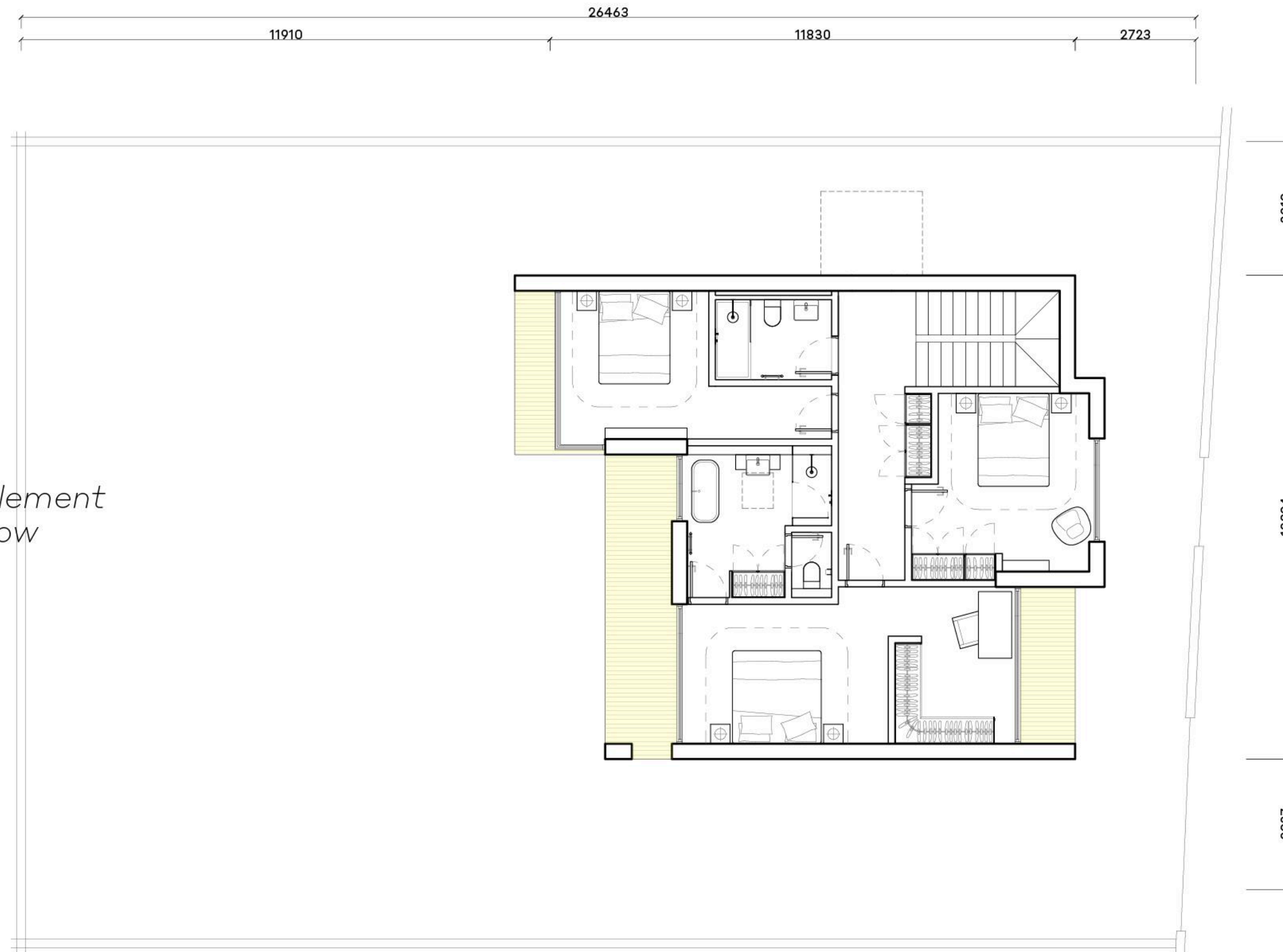
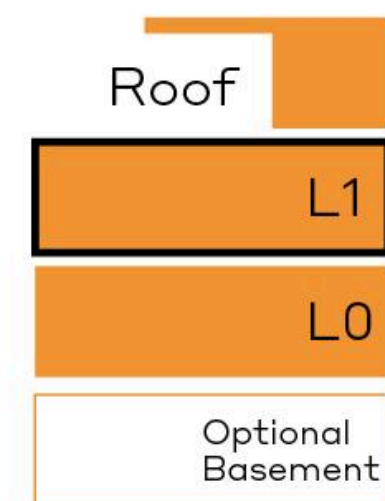
TOTAL: 248 sqm

L0: 93 sqm

L1: 97.5 sqm (Int) + 15.5 sqm (Ext)

Roof: 13.5 (Int) + 28.5 sqm (Ext)

- elevator can be incorporated as an optional element within the floor plan, currently positioned to allow removal without impacting the overall layout



4-Bed Villa

Roof Level



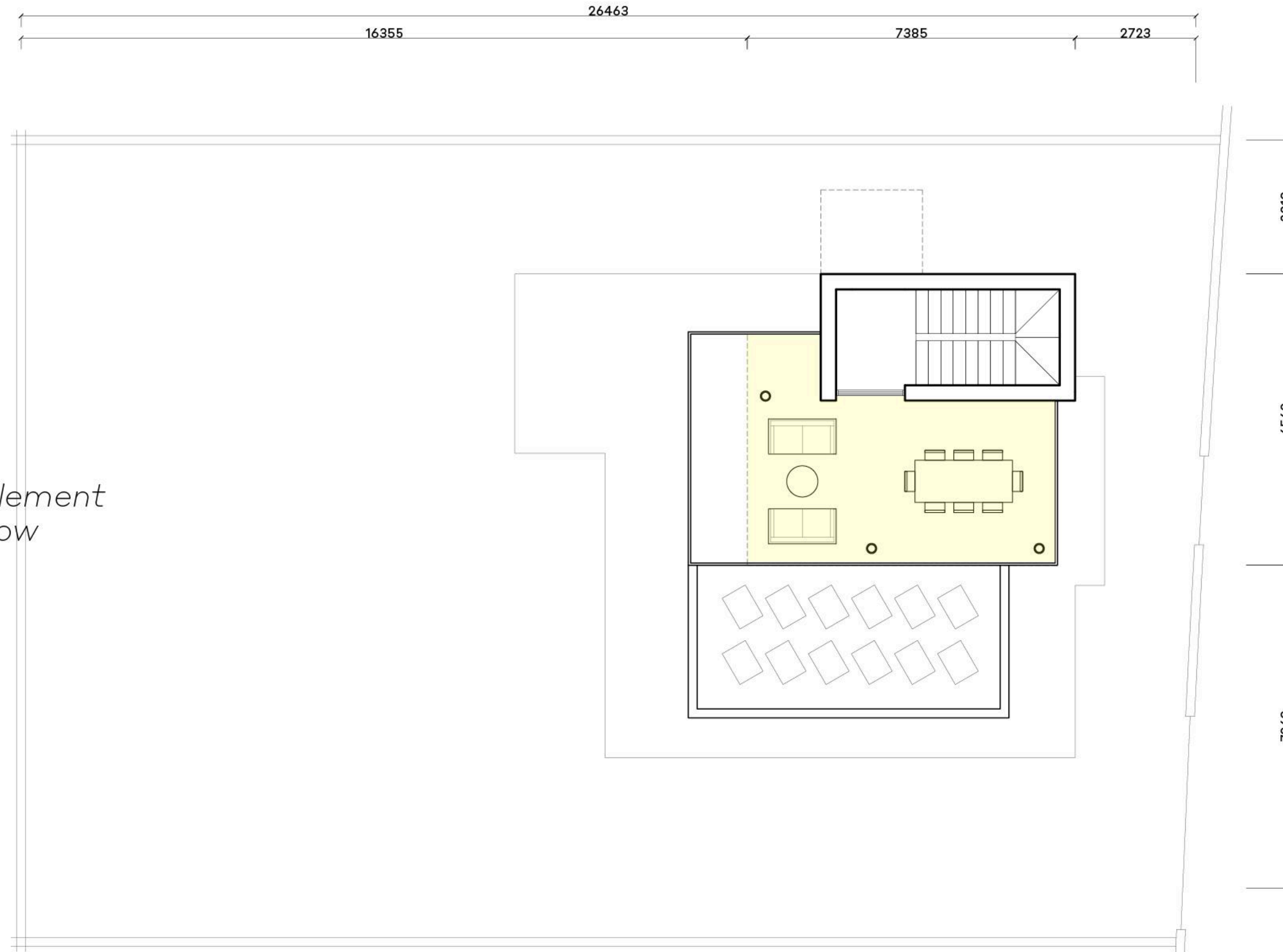
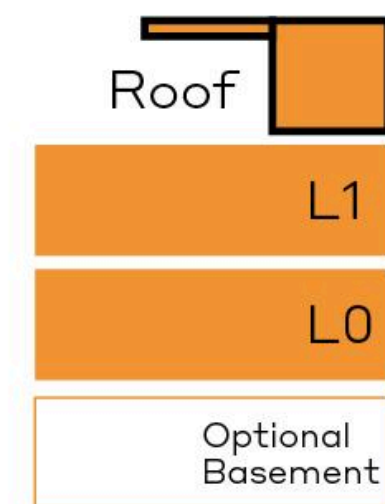
TOTAL: 248 sqm

L0: 93 sqm

L1: 97.5 sqm (Int) + 15.5 sqm (Ext)

Roof: 13.5 (Int) + 28.5 sqm (Ext)

- elevator can be incorporated as an optional element within the floor plan, currently positioned to allow removal without impacting the overall layout



5-BED VILLA

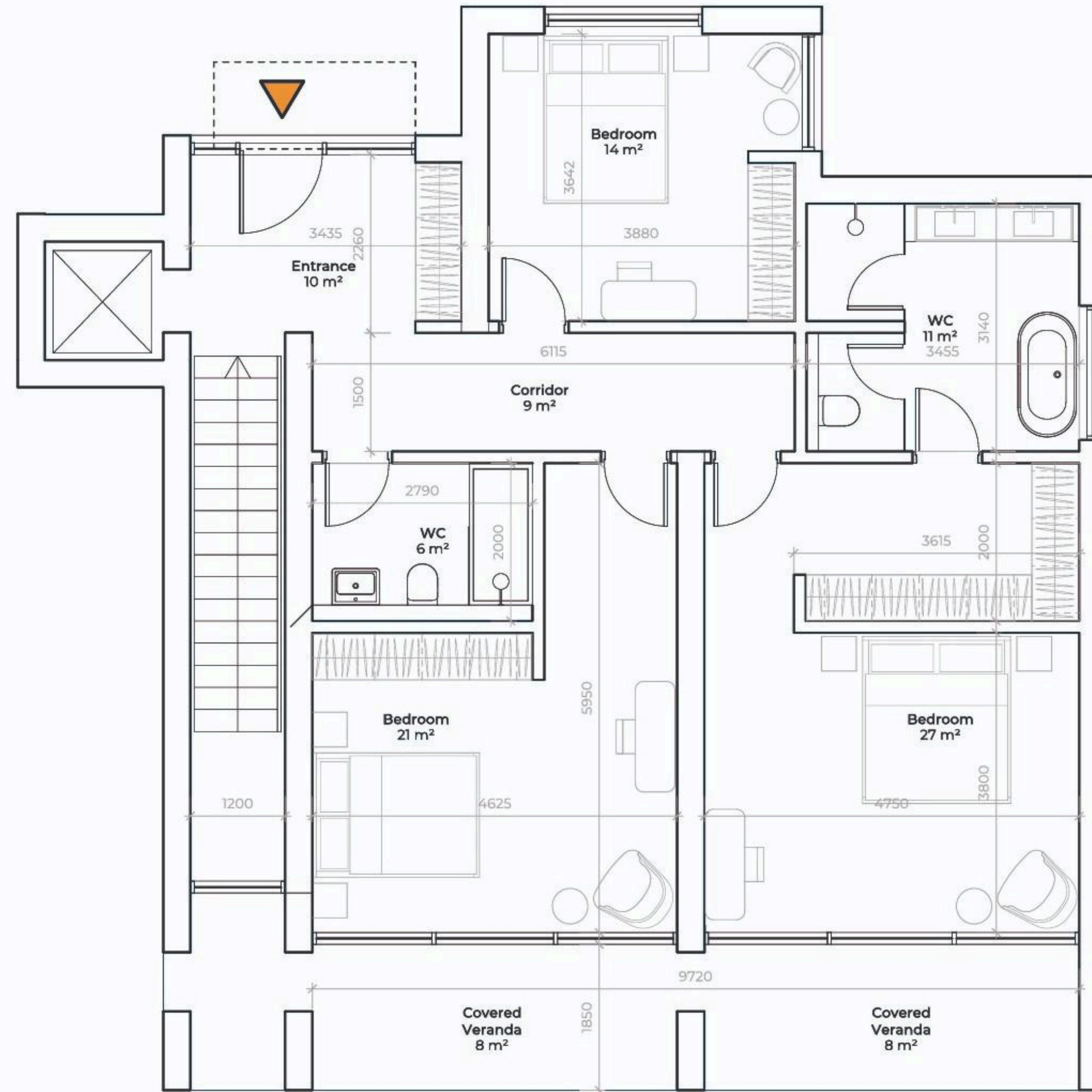


5-Bed Villa

Layouts

→
Level 01 (Access)

ROOM SCHEDULE		ROOM SCHEDULE	
NAME	AREA	NAME	AREA
GROUND FLOOR		LEVEL 01	
Bedroom	13 m ²	Bedroom	14 m ²
Bedroom	17 m ²	Bedroom	27 m ²
Corridor	17 m ²	Bedroom	21 m ²
Corridor	1 m ²	Corridor	9 m ²
Corridor	2 m ²	Covered Veranda	8 m ²
Covered Veranda	27 m ²	Covered Veranda	8 m ²
Kitchen	31 m ²	Entrance	10 m ²
Laundry	6 m ²	WC	11 m ²
Living Room	38 m ²	WC	6 m ²
Storage	2 m ²		114 m ²
WC	3 m ²	Total Area	277 m²
WC	5 m ²		
	163 m ²		

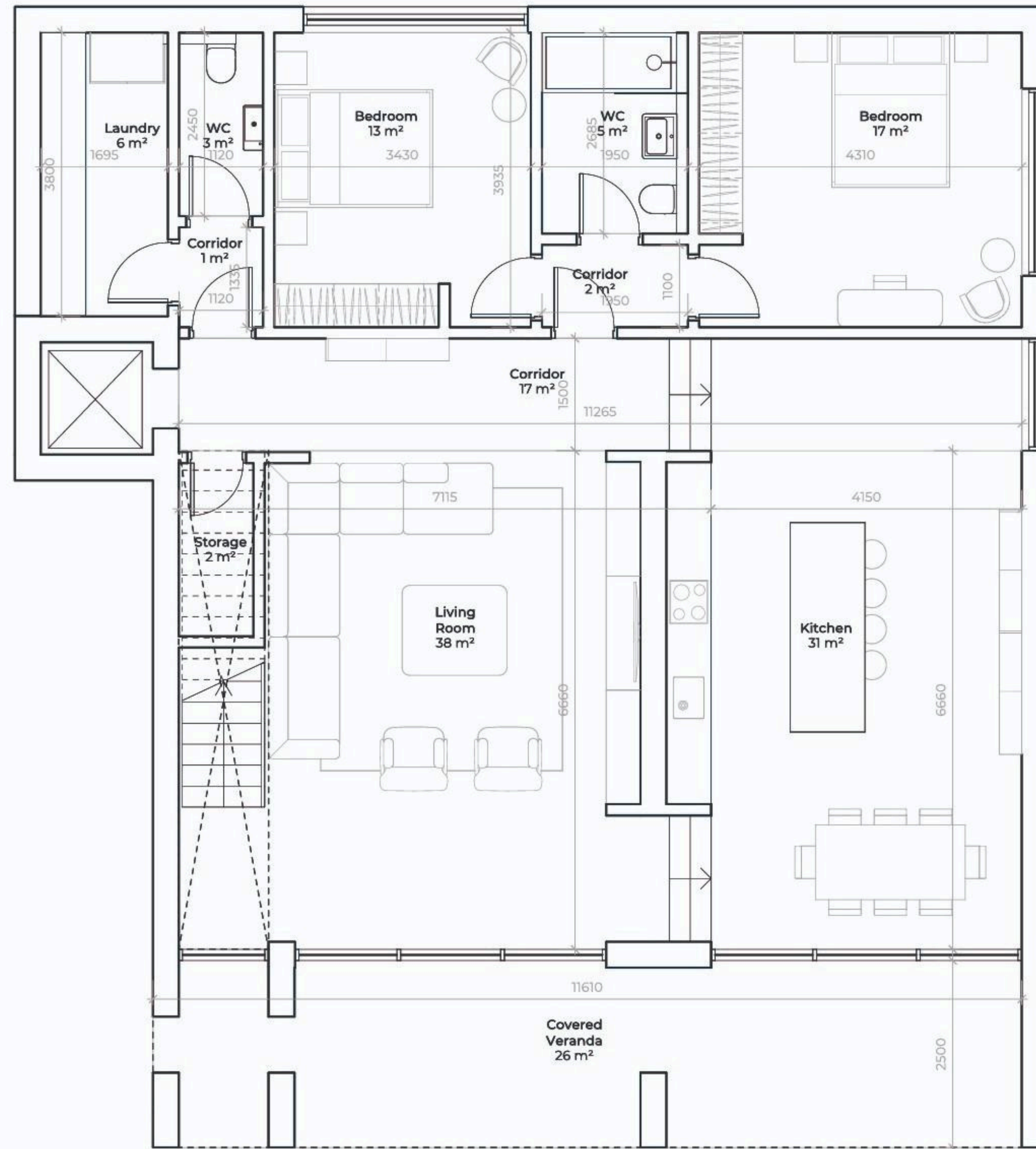


5-Bed Villa

Layouts

→
Ground Floor (Garden)

ROOM SCHEDULE NAME	AREA	ROOM SCHEDULE NAME	AREA
GROUND FLOOR		LEVEL 01	
Bedroom	13 m ²	Bedroom	14 m ²
Bedroom	17 m ²	Bedroom	27 m ²
Corridor	17 m ²	Bedroom	21 m ²
Corridor	1 m ²	Corridor	9 m ²
Corridor	2 m ²	Covered Veranda	8 m ²
Covered Veranda	27 m ²	Covered Veranda	8 m ²
Kitchen	31 m ²	Entrance	10 m ²
Laundry	6 m ²	WC	11 m ²
Living Room	38 m ²	WC	6 m ²
Storage	2 m ²		114 m ²
WC	3 m ²	Total Area	277 m²
WC	5 m ²		
	163 m ²		



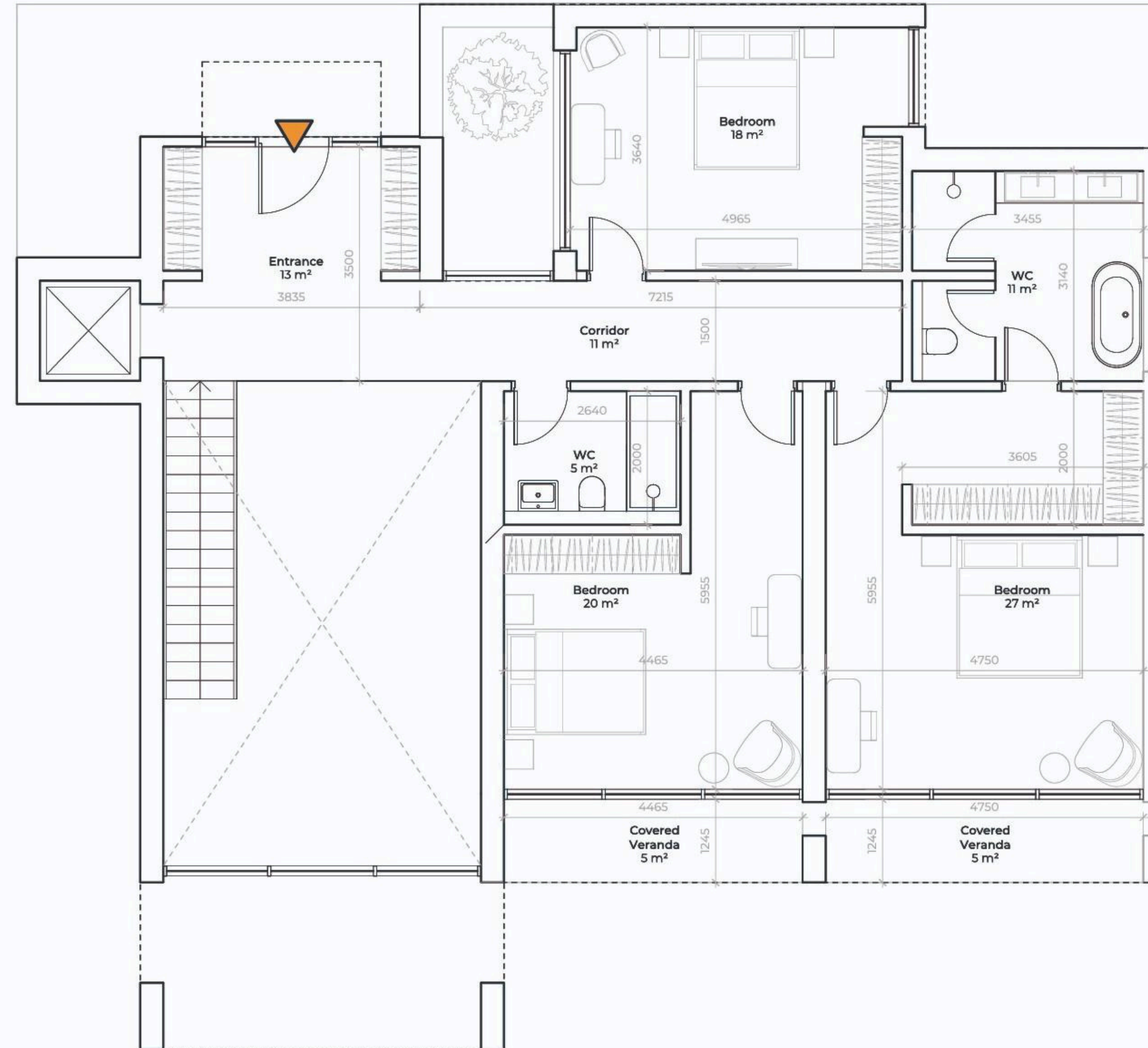
6-BED VILLA



6-Bed Villa

Layouts

→
Level 01 (Access)



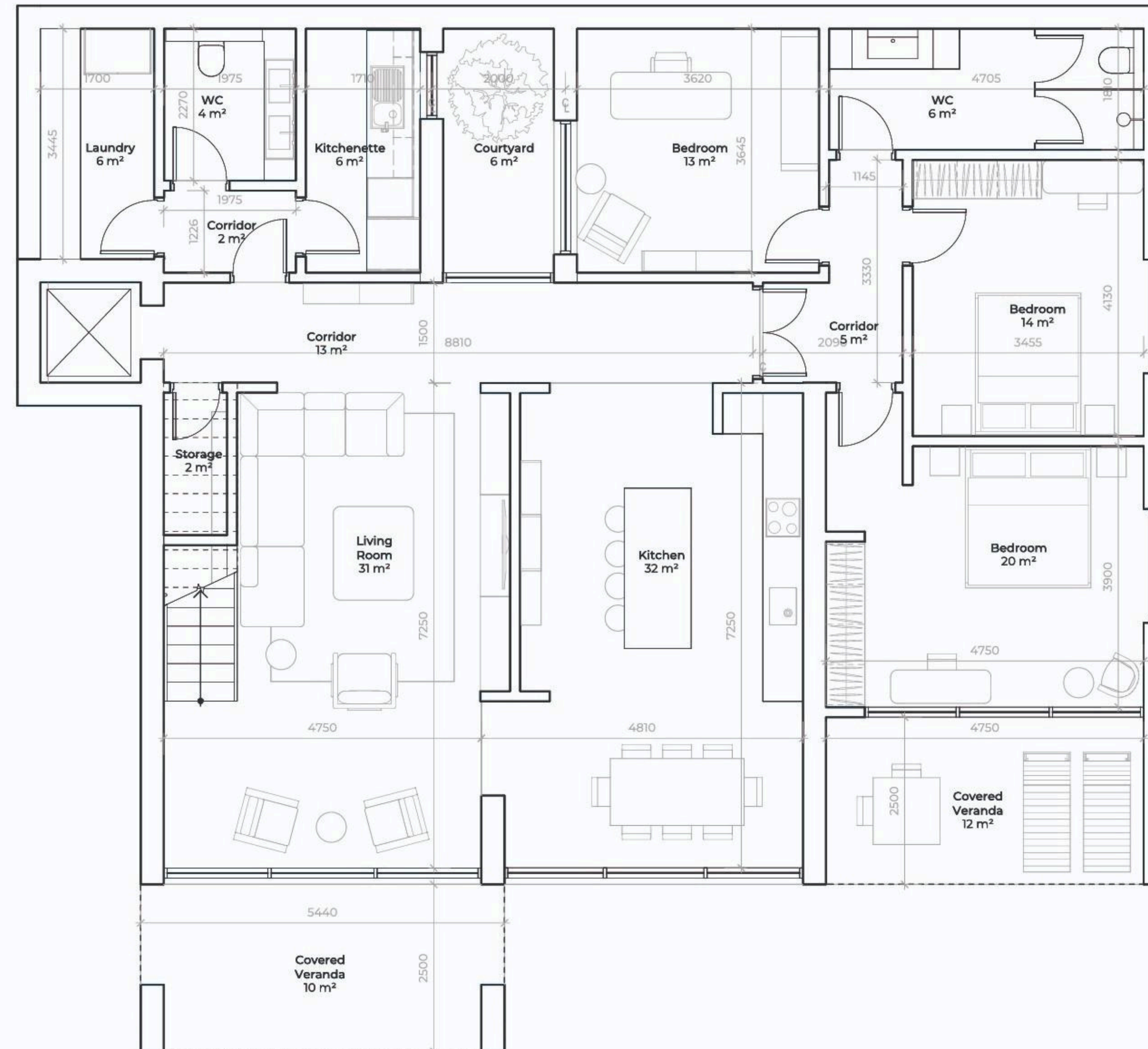
ROOM SCHEDULE		ROOM SCHEDULE	
NAME	AREA	NAME	AREA
GROUND FLOOR			
Bedroom	14 m ²	LEVEL 01	
Bedroom	20 m ²	Bedroom	27 m ²
Bedroom	13 m ²	Bedroom	20 m ²
Corridor	13 m ²	Bedroom	18 m ²
Corridor	2 m ²	Corridor	11 m ²
Corridor	5 m ²	Covered Veranda	5 m ²
Courtyard	6 m ²	Covered Veranda	5 m ²
Covered Veranda	12 m ²	Entrance	13 m ²
Covered Veranda	10 m ²	WC	11 m ²
Kitchen	32 m ²	WC	5 m ²
Kitchenette	6 m ²		116 m ²
Laundry	6 m ²	Total Area 299 m²	
Living Room	31 m ²		
Storage	2 m ²		
WC	6 m ²		
WC	4 m ²		
	183 m ²		



6-Bed Villa

Layouts

→
Ground Floor (Garden)



ROOM SCHEDULE		ROOM SCHEDULE	
NAME	AREA	NAME	AREA
GROUND FLOOR			
Bedroom	14 m ²	LEVEL 01	
Bedroom	20 m ²	Bedroom	27 m ²
Bedroom	13 m ²	Bedroom	20 m ²
Corridor	13 m ²	Bedroom	18 m ²
Corridor	2 m ²	Corridor	11 m ²
Corridor	5 m ²	Covered Veranda	5 m ²
Courtyard	6 m ²	Covered Veranda	5 m ²
Covered Veranda	12 m ²	Entrance	13 m ²
Covered Veranda	10 m ²	WC	11 m ²
Kitchen	32 m ²	WC	5 m ²
Kitchenette	6 m ²		116 m ²
Laundry	6 m ²	Total Area 299 m²	
Living Room	31 m ²		
Storage	2 m ²		
WC	6 m ²		
WC	4 m ²		
	183 m ²		





**APT. BLOCK TYPE A
(AT THE ACTIVE QUARTER)**



Apt. Block Type A

1-Bed Unit

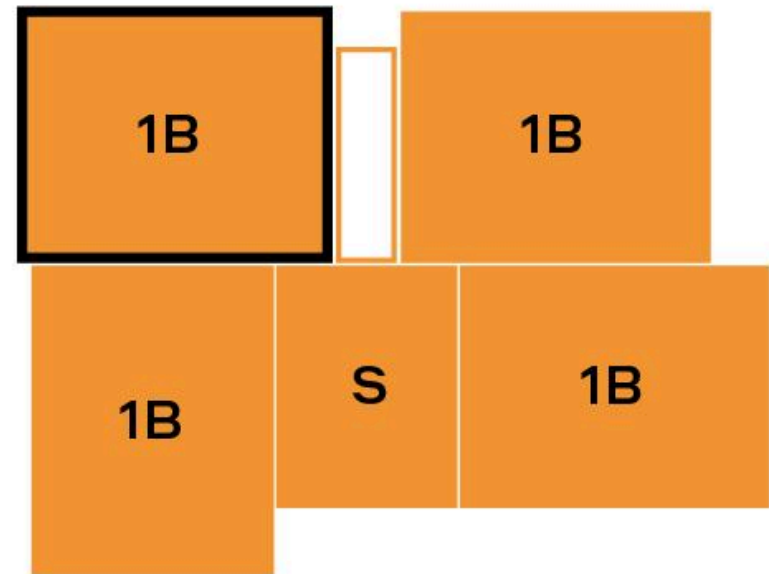


Total Area 117sqm

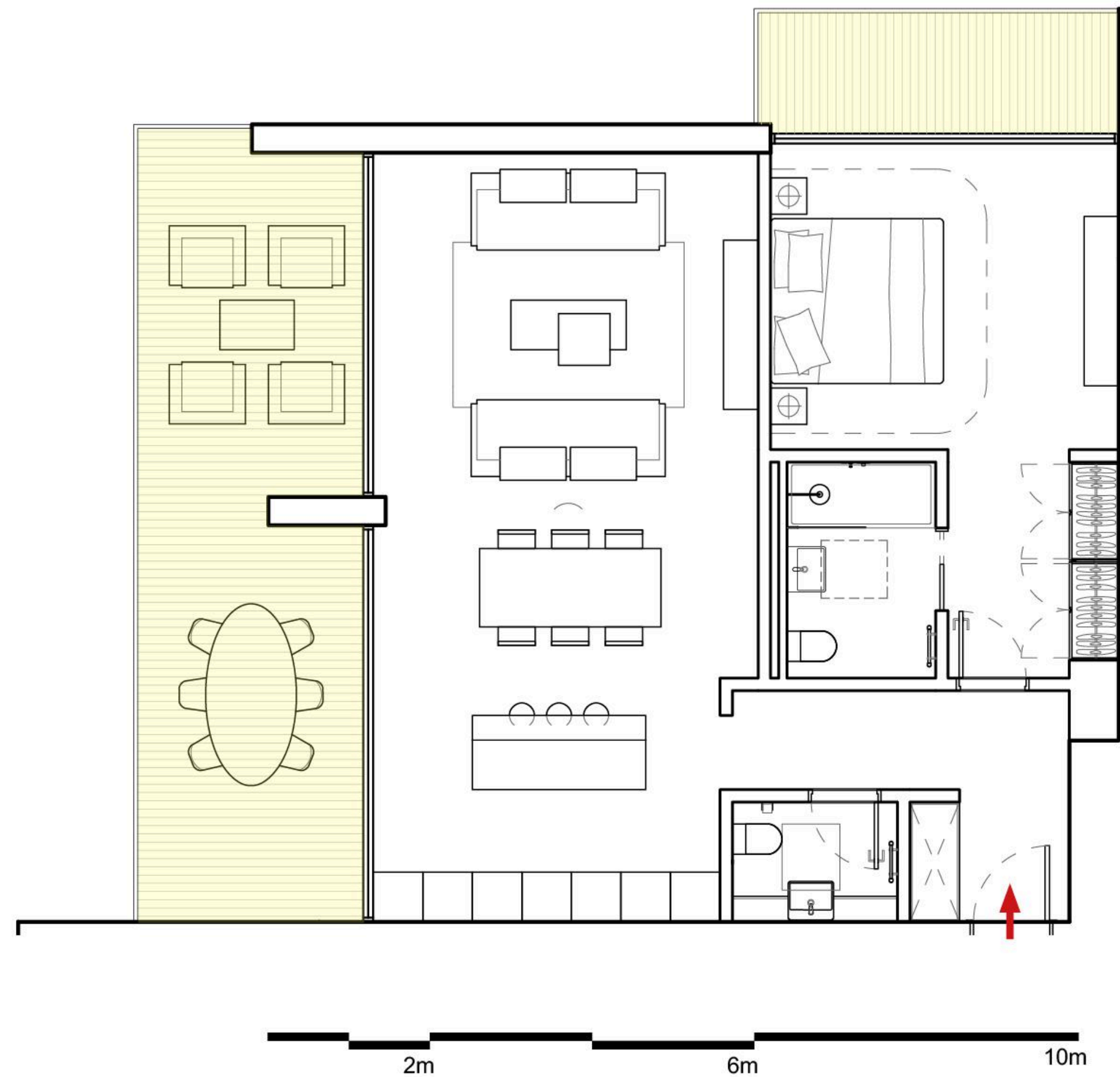
Interior 85sqm

Exterior 32sqm

LEVEL 1



NORTH



Apt. Block Type A

2-Bed Unit

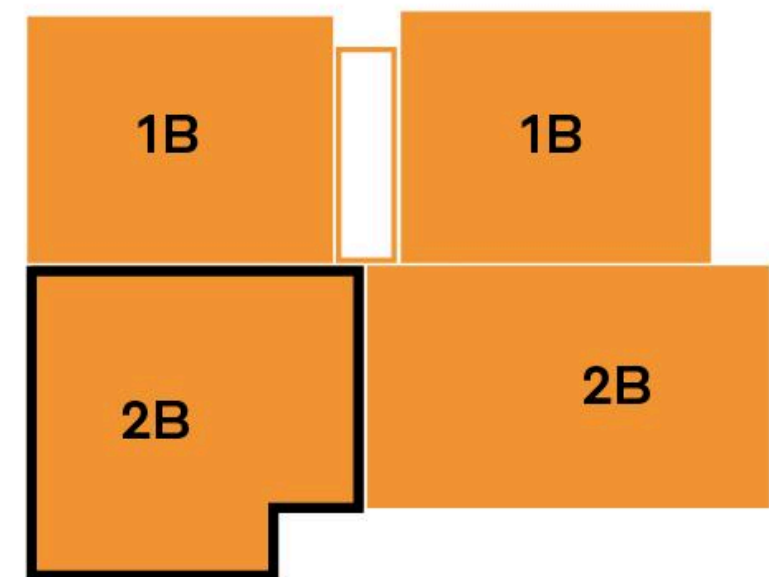


Total Area 147sqm

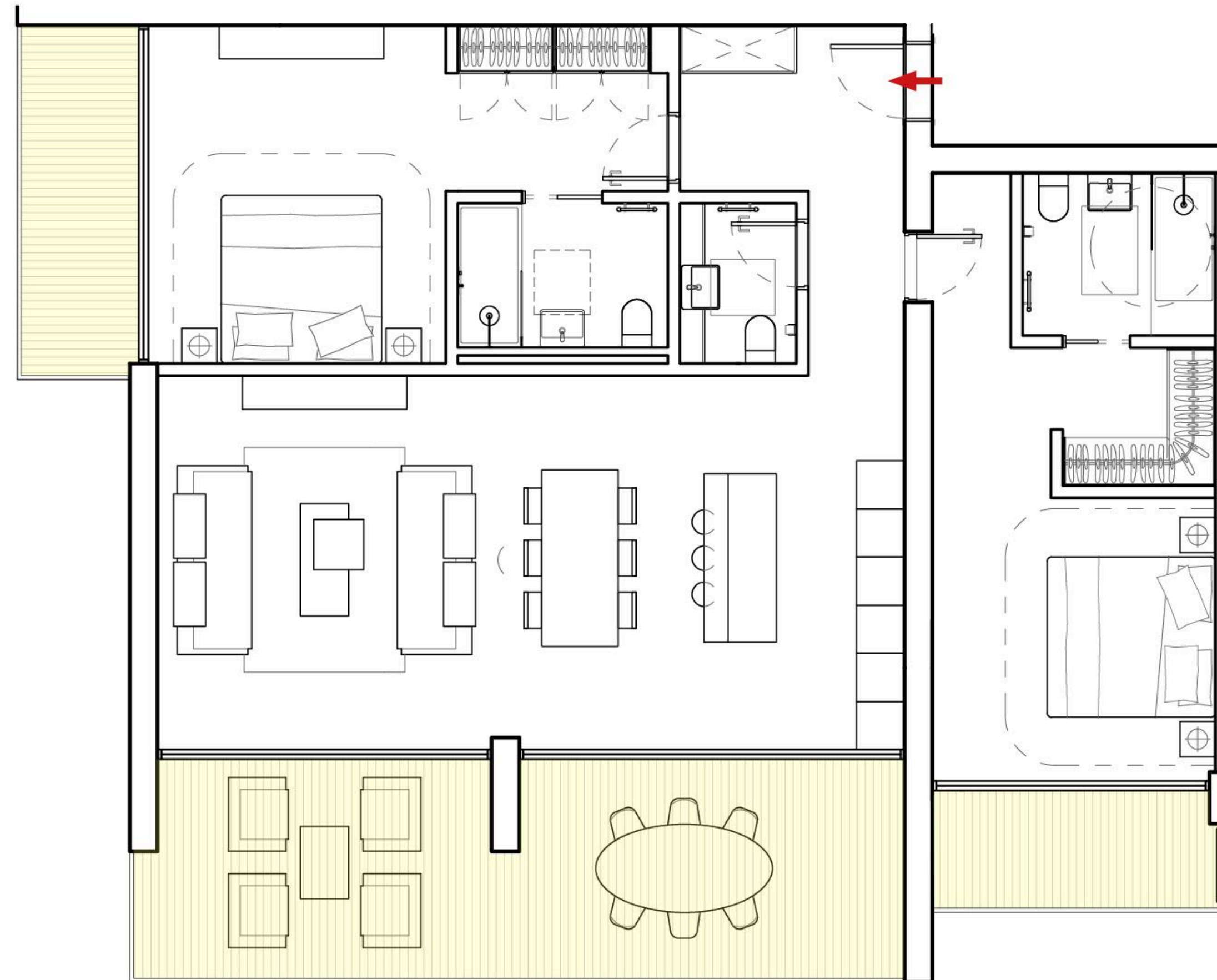
Interior 110sqm

Exterior 37sqm

LEVEL 2



NORTH









Konia
Crown

CONTACT US

Looking forward to telling you more

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inex-group.com

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