

Kinyras Gardens Villas
CYPRUS



Project Description

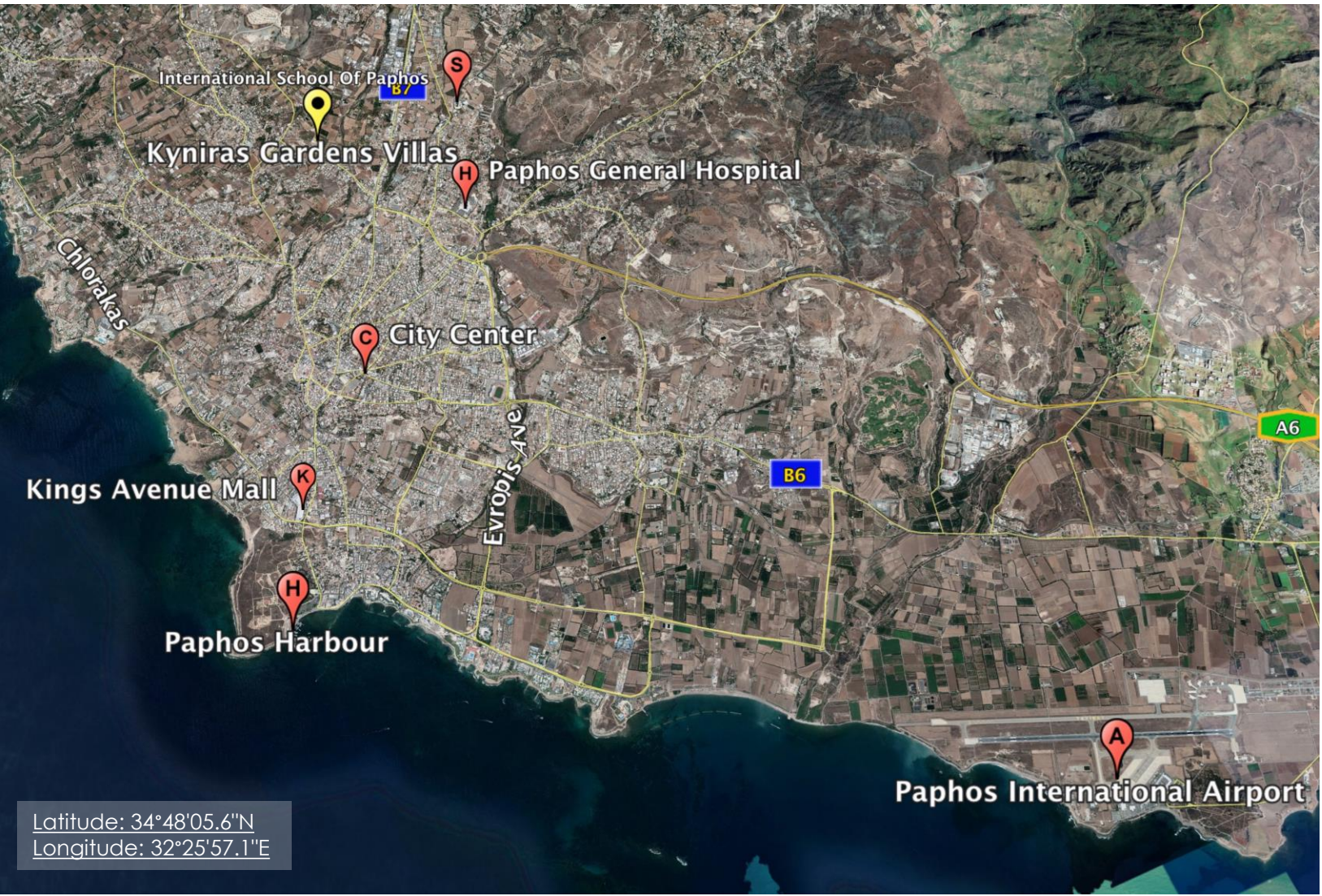
This premium flawlessly designed project consists of nine, three-bedroom detached villas situated in the picturesque village of Emba, Paphos.

The beautiful village is just 2 km from the city center, which allows for easy access to all amenities and just a short drive to the International School of Paphos.

Project Highlights

The project consists of nine, three bedroom detached villas

Private swimming pools tiled with Italian mosaics
A short drive to the International School of Pafos



Project Location

- Prime Location in Emba, one of the largest villages in Paphos
- Mountain and Sea View
- Conveniently located with easy access to Paphos city
- Close vicinity amenities

	20 km
	200 m
	3.5 km
	2 km
	2.5km

Villas Specifications

Type:

Luxury Villa in 2 stories
High Quality Construction
Contemporary Design

Details:

Mountain and Sea Views
Car Parking
Landscape Garden

Plot Area:

300 m²

House Area:

142.60 m² Covered Internal
29.98 m² Covered Verandas
10.30 m² Uncovered Verandas
16.35 m² Covered Parking Pergola

Total Areas:

199.23 m²



Outstanding Investing Opportunity



Villa No	Plot Area m2	Covered Internal Area m2	Covered Verandas m2	Uncovered Verandas m2	Parking Pergola m2	Bed	Total Area m2
1	304	142.6	29.98	15.67	16.35	3	204.6
2	300	146.67	26.9	21.94	16.35	3	211.86
3	306	142.6	29.98	20.62	16.35	3	209.55
4	301	142.6	29.98	10.3	16.35	3	199.23
5	300	146.67	26.9	16.62	16.35	3	206.54
6	301	142.6	29.98	9.03	16.35	3	197.96
7	303	142.6	29.98	20.62	16.35	3	209.55
8	305	146.67	26.9	29.89	16.35	3	219.81
9	307	142.6	29.98	6.55	16.35	3	195.48





Kinyras Gardens Villas Master Plan

Sea View

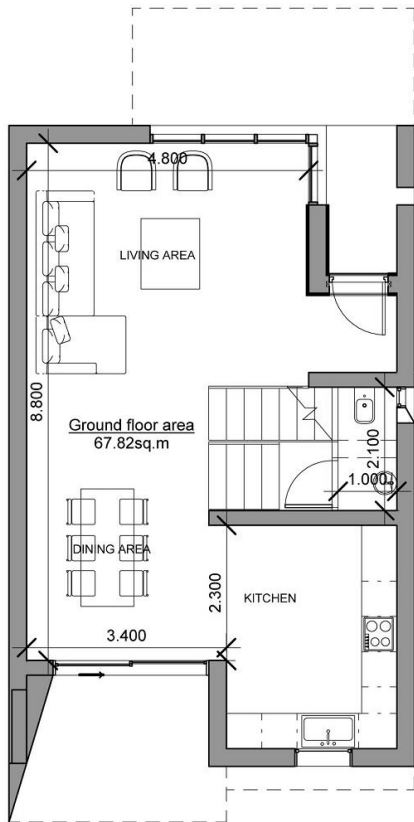
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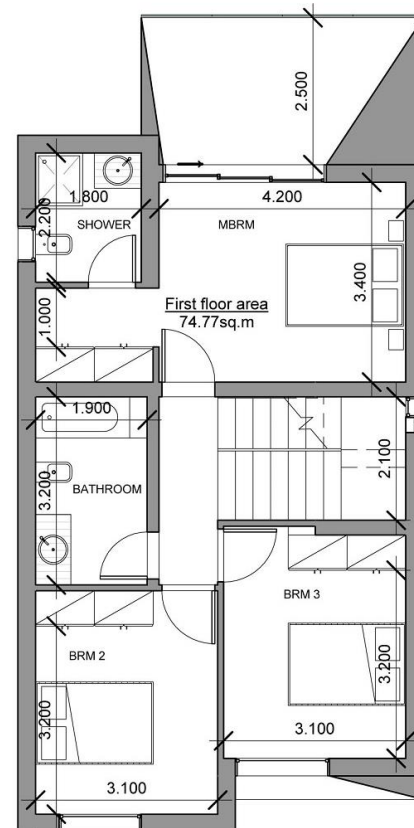
Mountain View

Villa 1 | Type A

Ground Floor

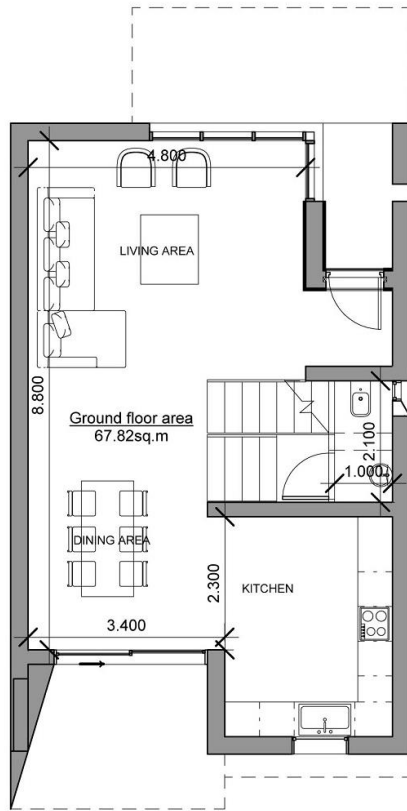


First Floor

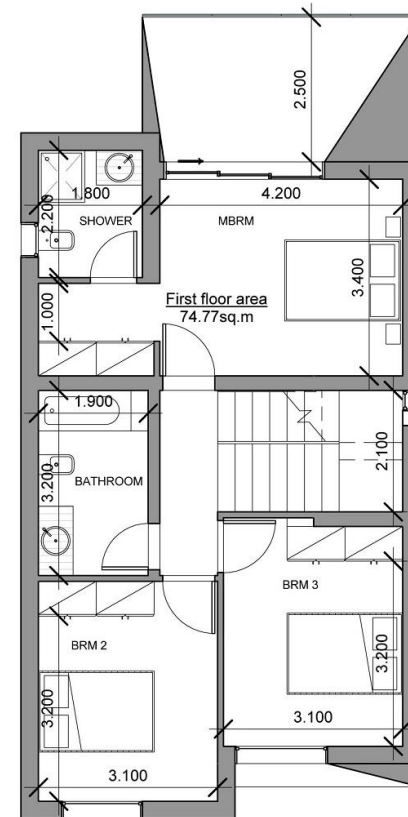


Villa 3,4,6,7,9 | Type A

Ground Floor



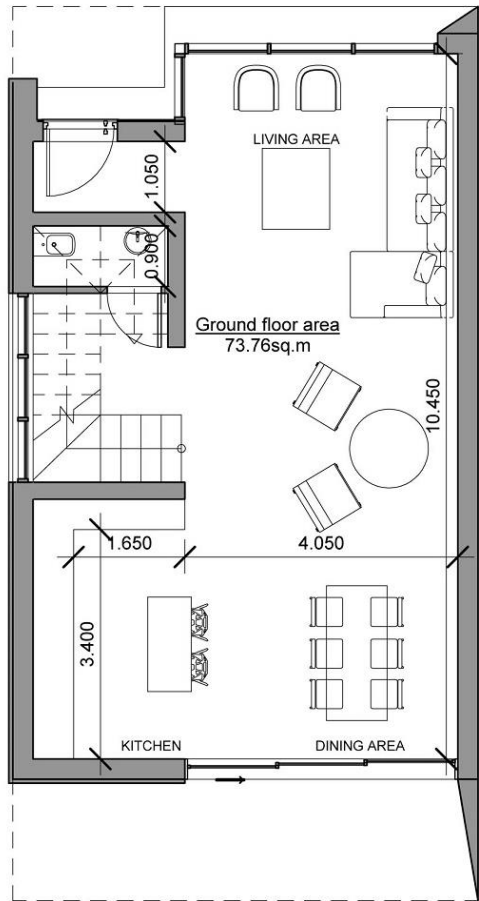
First Floor



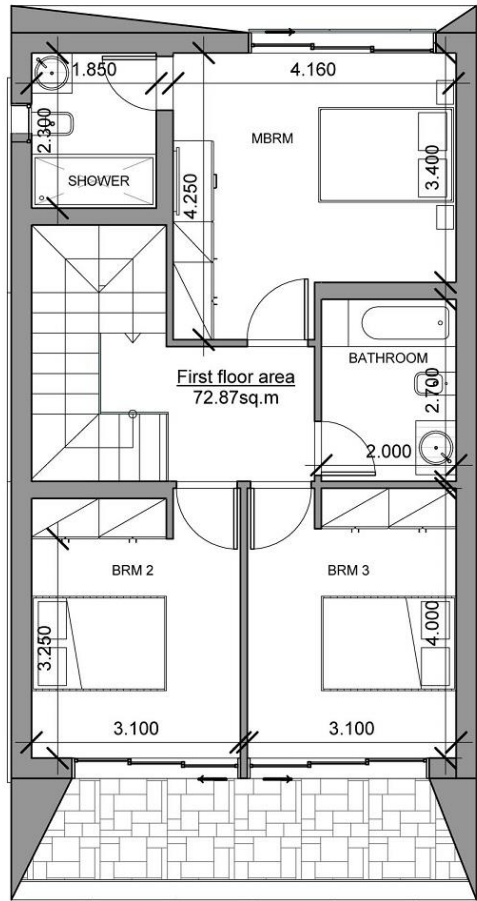
Mountain View

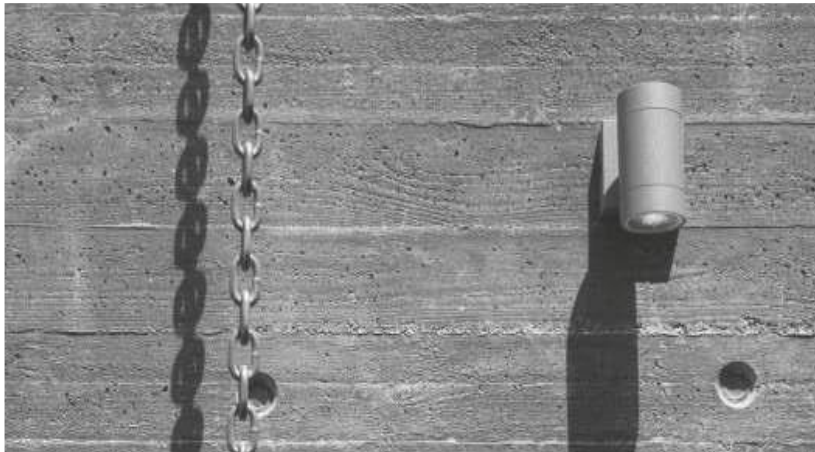
Villa 2,5,8 | Type B

Ground Floor



First Floor





Villas Finishes

Internal Features

- Solid Iroko Wood Entrance Door
- Imported Marble on Floors, Stairs and Bathrooms
- High Quality Laminate Wooden Kitchen Cupboards Doors and Wardrobes
- Granite Kitchen Worktops
- Natural Solid Oak Wood Parquet Floor in Bedrooms
- Double glazed windows with aluminum frames
- Hansgrohe mixers
- Duravit toilets with wall-mounted Geberit flush system
- Provision for Air - Condition System

External Features

- External walls will be partly on traditional stone cladding, wood cladding and fair face concrete
- Karisto Flagstone on Verandas and balconies
- Private Swimming Pool - (optional - extra cost)

- Italian Mosaic Swimming Pool Tiles
- Custom BBQ Area - (optional - extra cost)
- Landscaped Garden with Irrigation system
- Private Parking area
- Balustrade of Laminated Glass

Other

- Solar system for heating water
- Pressurized water system
- Provision for Radiator Heating
- Fully Air-Conditioning - (optional - extra cost)
- Electrical appliances - (optional - extra cost)
- Full furniture package - (optional - extra cost)

IMPORTANT NOTES, ASSUMPTIONS AND QUOTATION CRITERIA

- Upon finalization of design and agreed Architects Preliminary Planning Drawings; a custom drafted Construction Specifications document will be produced specifically, for this property
- Square meter prices can and do vary depending upon property design, type and location. The above figures should in no way infer a standardized and are for guideline purposes only
- The above is subject to Planning Authority Terms & Conditions
- Construction Guarantee for 1 years will be given to the clients by the development company

