

# AMELIA BAY VILLAS

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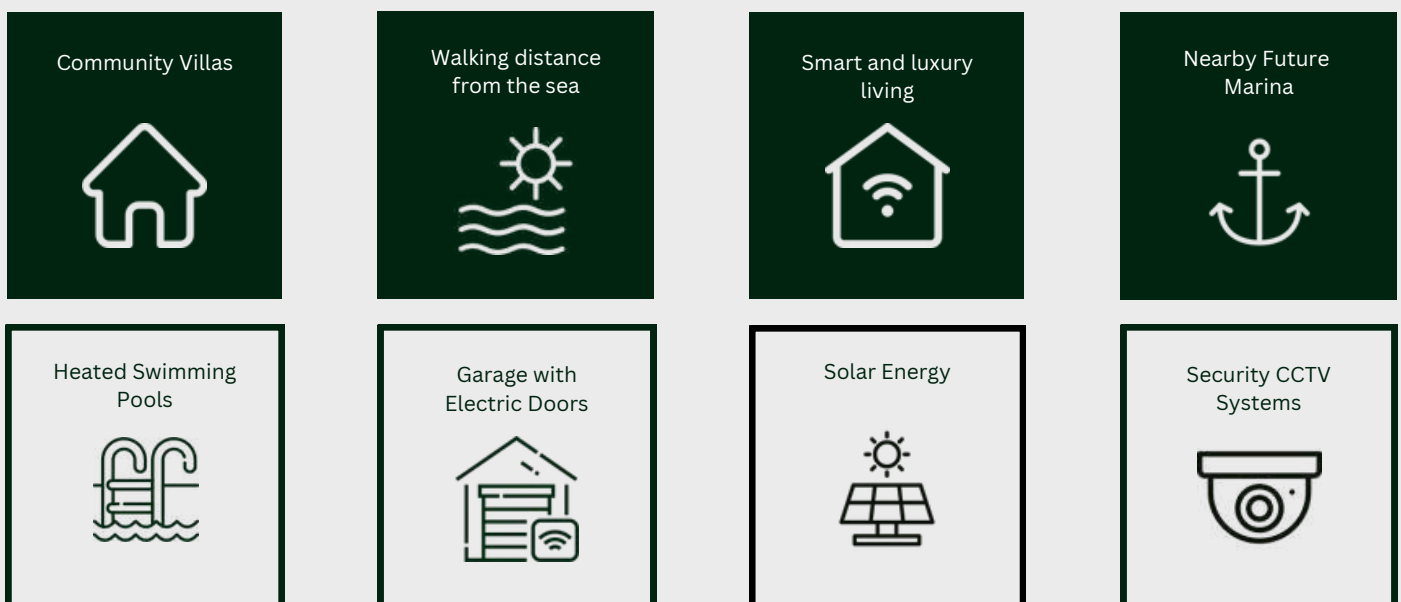
# THE PROJECT

Amelia Bay Villas is in an excellent location 100m from the beach in Kissonerga, within short walking distance to nearby restaurants, amenities and the newly announced Marina in Paphos. Enjoy carefree living in a unique setting next to the Mediterranean Sea, just off the coastal route from Paphos to Coral Bay.

This exclusive development of only 10 sophisticated designed smart villas in a private gated community, is located in an ideal area where you have both the easy access to the attractions of Paphos and yet peaceful enough to relax and enjoy your new home and the sunset views over the Mediterranean Sea. Stylish architectural design and elegance are the key features of the project.

Each contemporary designed smart villa is generously proportioned and has a double garage with electric shutters, storage room, spacious garden with summer kitchen, changing room with shower/W.C., 10 x 5 m heated swimming pool on a large plot. The living areas benefit from an open plan design that is spacious and functional. The 3 spacious bedrooms with en-suite bathrooms have large windows which captivate the natural daylight and views from inside, plus a pajama lounge for a comforting beverage before bed.

The villas will be built with the highest standard with the latest smart home system designed for comfort, energy efficiency and security all year round. The smart system can be controlled wherever you are in the world with a smart phone or tablet. The system is prestigious and one of the most reliable smart security systems around the world and it is installed by professionals trained for this specific installation. The functionality of this smart system covers lights, air conditioning, garage shutters, blinds, curtains, underfloor heating, smoke sensors, water heater, cameras, alarm, swimming pool (heating & flow), irrigation, the gates to the complex, jacuzzi and it is also voice controlled. The villas also include solar panels, pressure pump and a 4 kw photovoltaic panel to reduce electricity cost. The villas also have outdoor cameras with sensors covering all angles of the villa and entrance for additional comfort and security.



# CITY OF PAPHOS

Paphos is a city on the southwest coast of the Mediterranean island of Cyprus. Inhabited since Neolithic times, it has a rich history and beautiful scenery. The Old Paphos (Kouklia) is said to be the mythical birthplace of the Greek goddess Aphrodite.

The clear blue skies and the sunny warm weather that prevail most of the year make Paphos an ideal location for a holiday spot or a permanent residence.

AMELIA BAY VILLAS is located in the area of Kissonerga between Chloraka and Coral Bay, Paphos district, the quiet beautiful beaches, and a lot of comforts are all at a short driving distance. The villas are unique not only for its location but also for its exterior, and interior architecture and for the smart interface that combines offering a great modern and comfortable environment full of luxuries.



# WEST SIDE



Cynthiana Hotel	0.05km
Sea	0.15km
Paphos future Marina	1.10km
Coral bay	4.20km
Paphos City center	6km
International School	6.10km
General Hospital	6.40km
Kings Avenue Mall	6.80km
Peyia	7.15km
Paphos Harbour	7.80km
Paphos Airport	14.85km
Polis	23.50km



# EAST SIDE

## AMELIA BAY VILLAS



Medieval castle 7.95km

Tombs of the kings 5.65km

Edro III Shipwreck 7.29km

Paphos Zoo 8.90km

Blue Lagoon 29.90km



Aphrodite's Baths 26.15km

Adonis Baths 6.80km

Minthis Hills 9.85km

Aphrodite's rock 27.95km

Larnaca Airport 112.60km



Limassol 59km

Troodos Mountains 45.80km



Plot No.	Total area
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Plot 1	Plot 2	Plot 3	Plot 4	Plot 5	Plot 6	Plot 7	Plot 8	Plot 9	Plot 10
674m2	515m2	505m2	505m2	515m2	490m2	484m2	663m2	472m2	462m2



EXCLUSIVE  
DEVELOPMENT OF ONLY  
10 SOPHISTICATED  
DESIGNED SMART VILLAS  
WITH ROOF GARDEN IN  
A PRIVATE GATED  
COMMUNITY



# TYPE A VILLA

3 Bedrooms



3 Bathrooms



1 Guest WC







## TYPE B VILLA

3 Bedrooms



3 Bathrooms



1 Guest WC



# TYPE A



# TYPE B



## LIVING ROOM B



## LIVING ROOM A



## KITCHEN



## SHOWER / BATHROOM



## Modern Interior Design

## BEDROOM



## Stunning Sea Views

# ROOF GARDEN



# LIVE BY THE SEA



# SPECIFICATIONS

## General Construction

Reinforced concrete frame with raft foundation, columns, beams and slabs, designed in compliance with the Euro- code for building structures and seis-mic design.

Externally the building will comprise of thermally insulating 30 cm masonry bricks, 8 cm thermal polystyrene and finished with mesh and 3 coats of plaster. 1 sealant coat and 3 coats of paint.

Inside all the walls will have 3 coats of plaster and will be painted with emulsion paint – buyer selecting colours, customer choice.

All the walls to bring the electrical junction cable will be 20 cm thick.

Structure and all construction of the villas/development will follow all the approved provisions and obligation indicated by the current law and EU legalization. Supervised and approved by structure/civil engineer, (ETEK) registered

## Aluminium

Aluminum windows and veranda doors will be sliding, according to architectural design with high quality aluminum (MU3000 series), thermal in line with the energy efficiency A.

The balcony and stair railing will be stainless steel with glass.

## Kitchen & Carpentry

Internal doors will be of solid wood and matching door frames and a selection finish will be available to choose from.

Kitchen units will be of solid wood and a selection of colors and finish will be available to choose from.

Granite worktops will be supplied in the kitchen and back splash. Color/design will be customers choice.

A stainless steel sink with a 3 way mixer will be installed in the kitchen according to customers choice.

The bedroom wardrobes will be solid wood with sliding glass doors according to customers choice.

## Water Supply

Hot and cold water. Solar panels will be supplied with an immersion heater system for the winter months.

A pressure system will be installed for both hot and cold water.

## Sanitary

High quality sanitary ware, toilets, sinks, mixers, shower trays and accessories will be customers choice.

## Floor & Tiling

The flooring in the villas and kitchen will be tiled with high quality ceramic tiles.

The verandas will be anti-slip ceramic tiles.

Bathrooms will be tiled with ceramic tiles (floor and walls) up to the ceiling.

## Electrical Installations

All electrical installations will be fitted according to the EAC (Electricity Authority of Cyprus) standards and regulations. 17th addition in line with the smart system.

All electrical sockets, TV points, telephones line will be installed according to architects design.

Verandas will have waterproof electrical sockets, telephone lines and TV sockets etc.

Air-conditioning units will be installed, in bedrooms and living room areas.

Intercom with video camera will be installed in every villa in line with the smart system.

Underfloor heating will be installed in all internal area of the villa.

Photovoltaic (4 kw ) will be installed.

Smart system will be install in each villa.

## Electrical Appliances

Washer machine, fridge/freezer, oven/cooker with extractor fan. Microwave, curtains & blinds customers choice.

## Garden / Outside

Outside jacuzzi

Summer kitchen & BBQ area

Changing room with shower & W.C. 10 X 5 m, heated swimming pool

HOUSES 1 & 8

Inside Cover area	Cover Verandas	Uncover Verandas	Roof garden	Cover stairs
170.84 m <sup>2</sup>	36.54 m <sup>2</sup>	-	69.69 m <sup>2</sup>	15.30 m <sup>2</sup>
Parking area	Outside cover storey area	Outside uncover storey area	Total uncover area	Total cover area
39.48 m <sup>2</sup>	9.12 m <sup>2</sup>	18.81 m <sup>2</sup>	88.50 m <sup>2</sup>	271.28 m <sup>2</sup>

HOUSES 2 & 7

Inside Cover area	Cover Verandas	Uncover Verandas	Roof garden	Cover stairs
196.80 m <sup>2</sup>	50.76 m <sup>2</sup>	13.14 m <sup>2</sup>	88.90 m <sup>2</sup>	14.00 m <sup>2</sup>
Parking area	Outside cover storey area	Outside uncover storey area	Total uncover area	Total cover area
33.19 m <sup>2</sup>	9.12 m <sup>2</sup>	18.81 m <sup>2</sup>	120.85 m <sup>2</sup>	303.87 m <sup>2</sup>

HOUSES 9 & 10

Inside Cover area	Cover Verandas	Uncover Verandas	Roof garden	Cover stairs
170.0 m <sup>2</sup>	36.54 m <sup>2</sup>	-	69.69 m <sup>2</sup>	15.30 m <sup>2</sup>
Parking area	Outside cover storey area	Outside uncover storey area	Total uncover area	Total cover area
34.72 m <sup>2</sup>	9.12 m <sup>2</sup>	18.81 m <sup>2</sup>	88.50 m <sup>2</sup>	265.68 m <sup>2</sup>

## **Contact Details**

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