



### Specifications








- Travertine Marble Floors
- Kitchen design by Armani
- Feature walls with natural stones
- VRV air-conditioning System and thermal insulation for energy efficiency
- Provision for TV, telephone, Internet access in all rooms and security systems
- Fully automatic system lights, air-conditioning, blinds, gates, sound system & cameras
- Infinity swimming pool with patio of wooden deck and shower
- High quality aluminium system in double glazing windows
- Controlled gated access



UNITS: 3  
TYPE: SEAFRONT VILLAS  
COVERED AREA: 505m<sup>2</sup>  
PLOT: 1211m<sup>2</sup> TO 1238m<sup>2</sup>  
BEDROOMS: 5  
POOL: 48m<sup>2</sup> INFINITY  
STATUS: OFF PLAN

## Location



-  AYIA NAPA HARBOUR
-  BEACH
-  PHARMACY
-  MINI MARKET
-  HOTEL
-  RESTAURANT
-  BANK



- 01 Outdoor Sitting Area
- 02 Outdoor Dining Area
- 03 BBQ Area
- 04 Swimming Pool
- 05 Garden
- 06 Guest Parking
- 07 Outdoor Entrance
- 08 Parking Entrance
- 09 Bonfire
- 10 Pergola



-  Ayia Napa
-  10 km Private English School
-  Seafront
-  45 km
-  3 km Ayia Napa Marina

## Project Description

Semera Beachfront Residences, are located in the well-known resort of Ayia Napa along the beachfront coastline of the landmark sculpture park. You will be waking up to the rhythmic sounds and the sweet fragrance of the Mediterranean waves. This will be your reality in these beautiful Residences. A combination of natural materials, pale colours and rough stone texture will enhance the wild natural environment by coinciding with contemporary yet luxury character to blend naturally with the existing beauty. Each of our exclusive 3 level villas have been cleverly designed to give unobstructed sea-views of the Mediterranean East coast combined with views of the spacious landscaped gardens and natural surrounding areas. Semera Residences consists of open plan living space and dining room along with a semi open plan kitchen area, outdoor relaxation area and dining space next to the infinity swimming pool. Full height glazing windows gives the benefits of a fabulous bright and vibrant atmosphere meeting and exceeding the highest of standards. The design of the five bedroom villas reinforces the idea behind the concept less is more, yet the richness of the space due to the materials and its composition create an authentic complexity.

## Key Points

- Located in front of the iconic Sculpture Park in the area of Ayia Napa
- Close to all amenities and famous blue flagged sandy beaches
- Cleverly designed open plan kitchen, dining area and living room providing extra comfort and space.
- Underground private Parking
- Private infinity Swimming Pool
- Wine Cellar
- Office Space
- Laundry Room
- Maids Room
- Entertainment Room