

AYIA THEKLA



Beachfront Residence

AYIA THEKLA - CYPRUS





NORTH
AMERICA

EUROPE

ASIA

CYPRUS

AFRICA

SOUTH
AMERICA

AUSTRALIA

Cyprus

Cyprus is the third largest island in the Mediterranean and is strategically located between three continents, Asia, Europe and Africa.

It is a member state of the European Union, a member of the Eurozone and it offers a solid legal system and a favourable tax regime which, over the years, established it as a popular and reputable international business center.

With its long history, excellent infrastructure, safe environment and ideal climate with almost year-round sunshine, Cyprus offers an excellent place to work and live.



The Area

AYIA NAPA – AYIA THEKLA

Ayia Napa, with its spectacular white sandy beaches and its vibrant nightlife, is the most popular tourist resort on the island.

The town is built around an old picturesque monastery, a few hundred meters away from a harbour with traditional fishing boats and boats offering excursions to visitors. In Ayia Napa you can also find Water World Water Park, a paradise for both adults and children, the Ayia Napa Sculpture Park and Thalassa Museum.

On the western side of the town, next to Ayia Thekla Beach, a world class Marina is currently under construction which will have over 600 berths, man-made beaches, Michelin level restaurants, bars and luxury retail stores. The maritime infrastructure is already completed but the commercial and residential zones are expected to be completed in 2021 and 2022 respectively.

Ayia Thekla is the coastal area between the Marina and Potamos, a natural river like harbour lined on both sides with traditional fishing boats. Potamos is a National Park which belongs to the “Natura 2000” EU ecological network of protected areas. An EU funded project is currently underway to improve the riverbanks, create nature trails, construct nature observation points and in general to provide a facelift to the whole National Park.

Moreover, the Local Authorities have submitted architectural drawings to the Planning Authority to landscape the whole of the seafront zone between the Marina and Potamos. The plans include a footpath along the coast, new beaches, landscaped gardens, piers and small artificial islands.

The area has its own beaches, restaurants and a supermarket but the local facilities will be further enhanced with the completion of the abovementioned infrastructure projects.

This has, in turn, attracted further investments. A five-star hotel and spa Resort is currently under construction (estimated completion: 2021) and a landmark project consisting of a branded high-end hotel, a luxury residential project and a cutting-edge private hospital is currently in the design / licensing stage (estimated completion: 2024).

All these will, undoubtedly, redefine the area making it one of the most upmarket and sought-after locations on the whole of the island. At the same time, the supply of land is negligible due to regulatory and geographical constraints which practically limit the land which is suitable for construction to a 3–4 km narrow strip along the coast. Consequently, Ayia Thekla probably offers the best investment opportunity on the island.



The Residence

Ayia Thekla Beachfront Residence, with its impressive contemporary design and exceptional building specifications, offers sheer luxury only meters from the crystal-clear waters of the Mediterranean Sea.

It is, perhaps, the only property which is available for sale in Ayia Thekla area that has its own independent plot, as opposed to being part of a project. This offers significant practical, legal and investment advantages.

The plot is situated along the beach protection line, thus ensuring unobstructed sea view and direct access to the sea since nothing can be constructed in front of it, and is within walking distance from Ayia Thekla Beach, Potamos National Park and the Ayia Napa Marina.

This unique property has a large plot of 743 m² and it features four en-suite bedrooms and spacious living spaces in a building area of 267 m². The optional lower ground floor, which is available in a number of alternative internal layout options, increases the building area to 387 m² offering additional space for more rooms, gym, games room, sauna, laundry room, cellar and storage.

Ayia Thekla Beachfront Residence is undoubtedly one of the most prestigious properties on the east coast of the island.



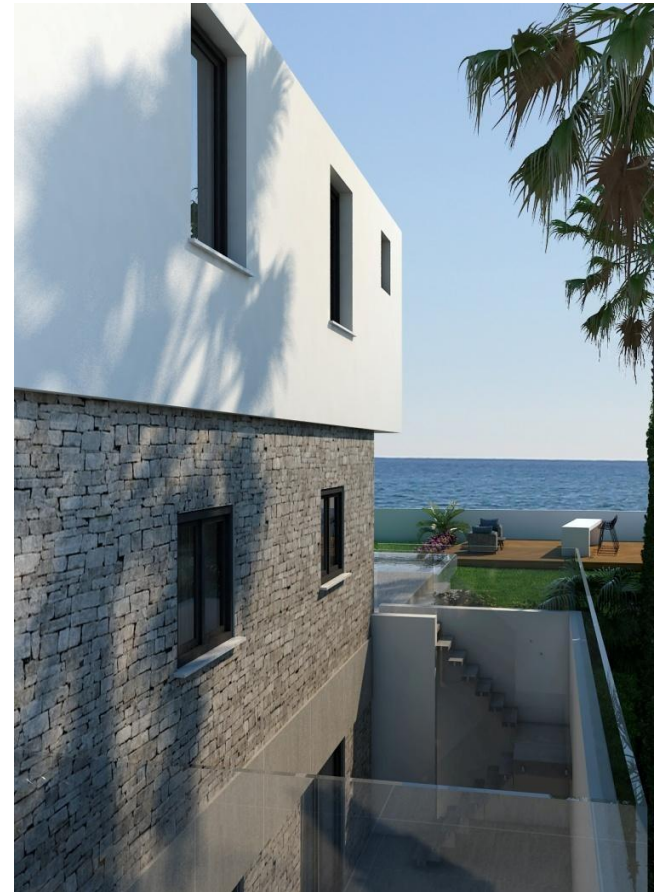
The Residence

- **4 bedrooms:**
 - 1 en-suite master bedroom with a hydro massage tub overlooking the sea
 - 3 en-suite guest double bedrooms
- **Spacious living and kitchen area**
- **Optional lower ground floor (LGF)**
 - approximately 120 m²
 - number of alternative internal layout options with additional rooms (e.g. gym, games room, sauna, laundry room, cellar and storage).
- **Plot area:** 743 m².
- **Building area:** 267 m² (or 387 m² with the LGF).
- **Balconies:** 40 m²



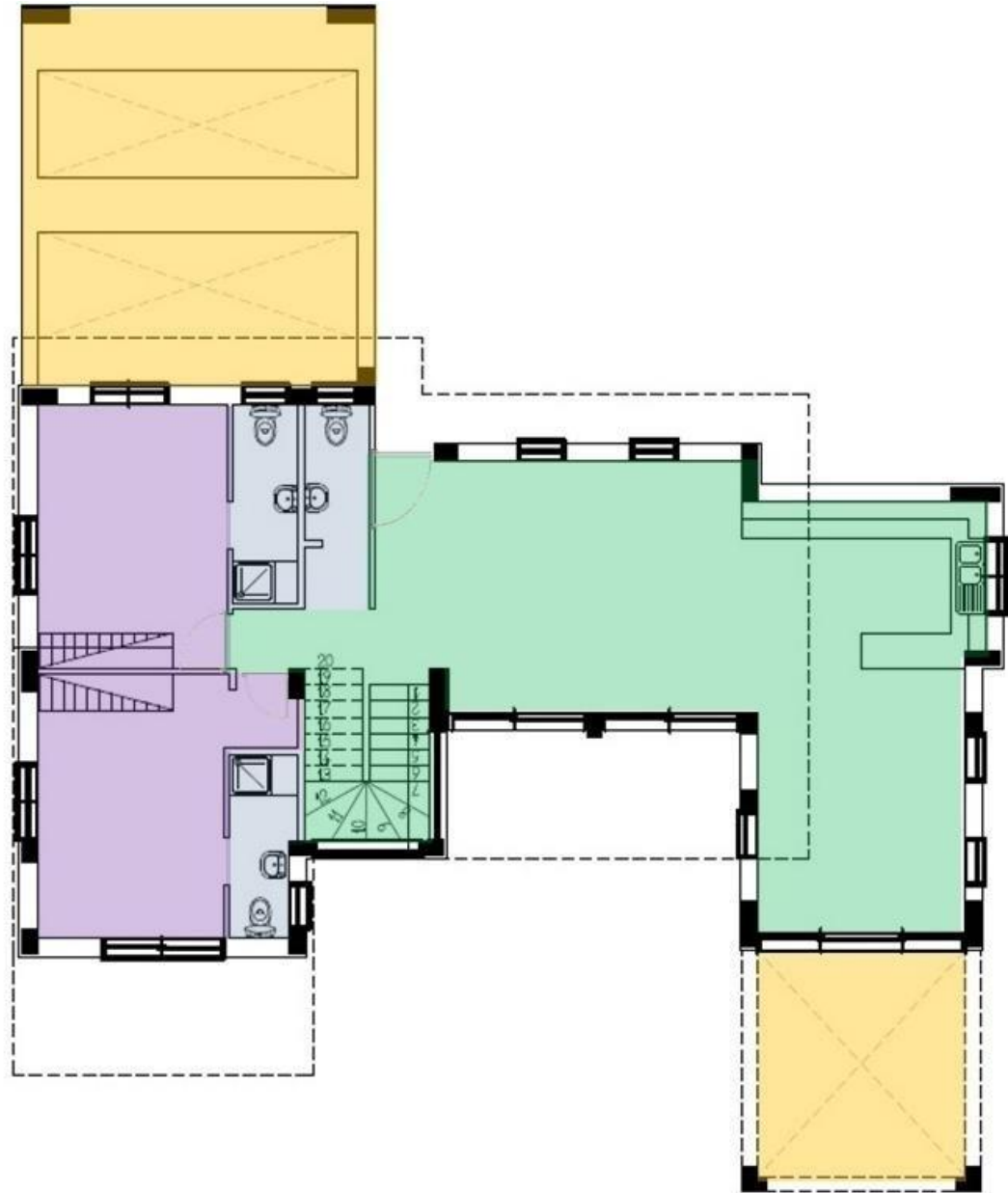
Special Features

- Unique contemporary design with aesthetic architectural details
- Beachfront property with unobstructed sea view
- Large independent plot (not part of a project)
- En-suite master bedroom with a hydro massage tub and breathtaking sea views
- En-suite guest bedrooms
- Large balcony
- Large tiled infinity swimming pool with a whirlpool / water feature
- Patios and garden landscaping
- Bar and BBQ area
- Shaded outdoor sitting area
- Two parking spaces





Architectural Plans
GROUND FLOOR





Living Room

Living Room

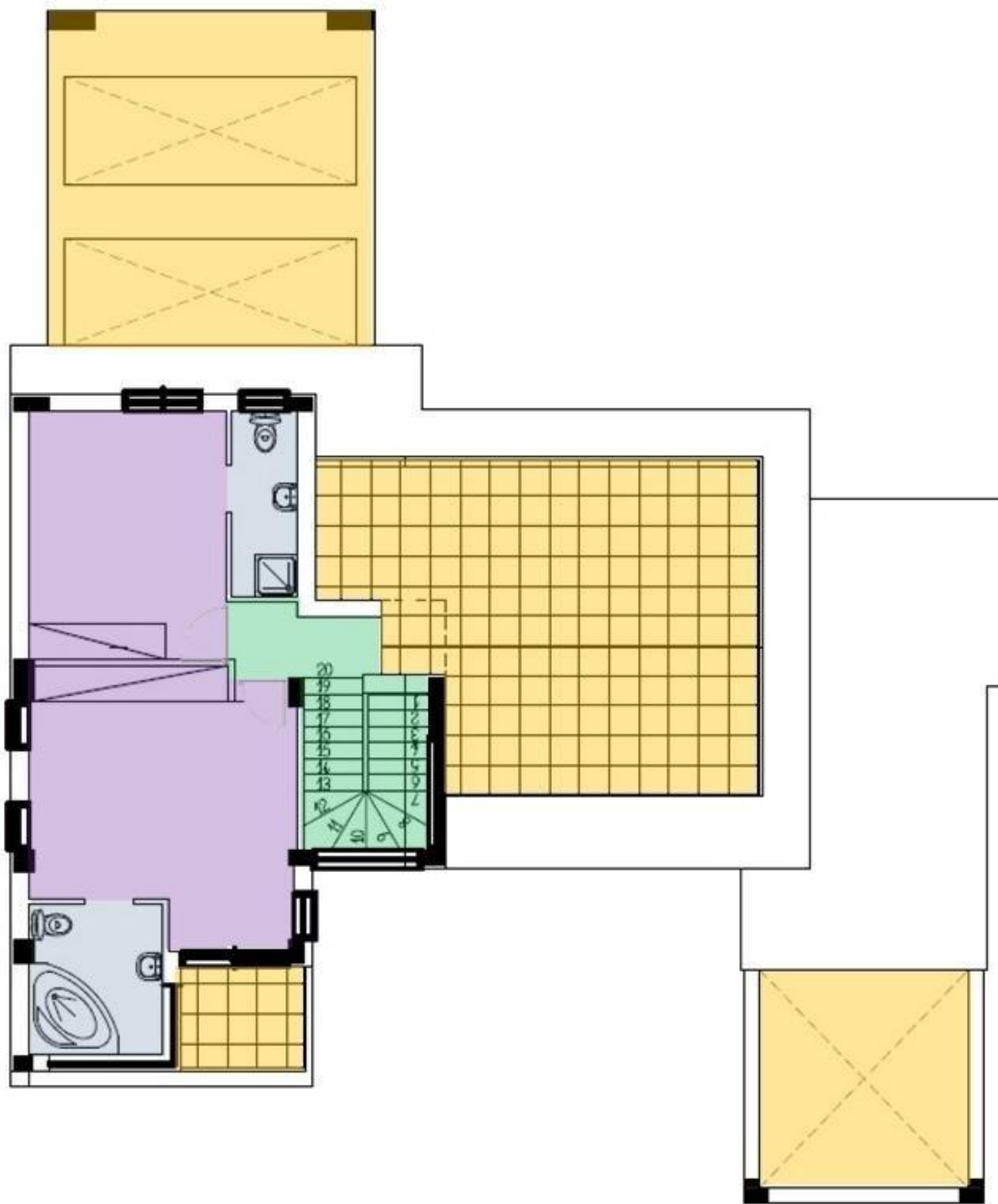




Dining Room

Dining Room





Architectural Plans
FIRST FLOOR



Master Bedroom

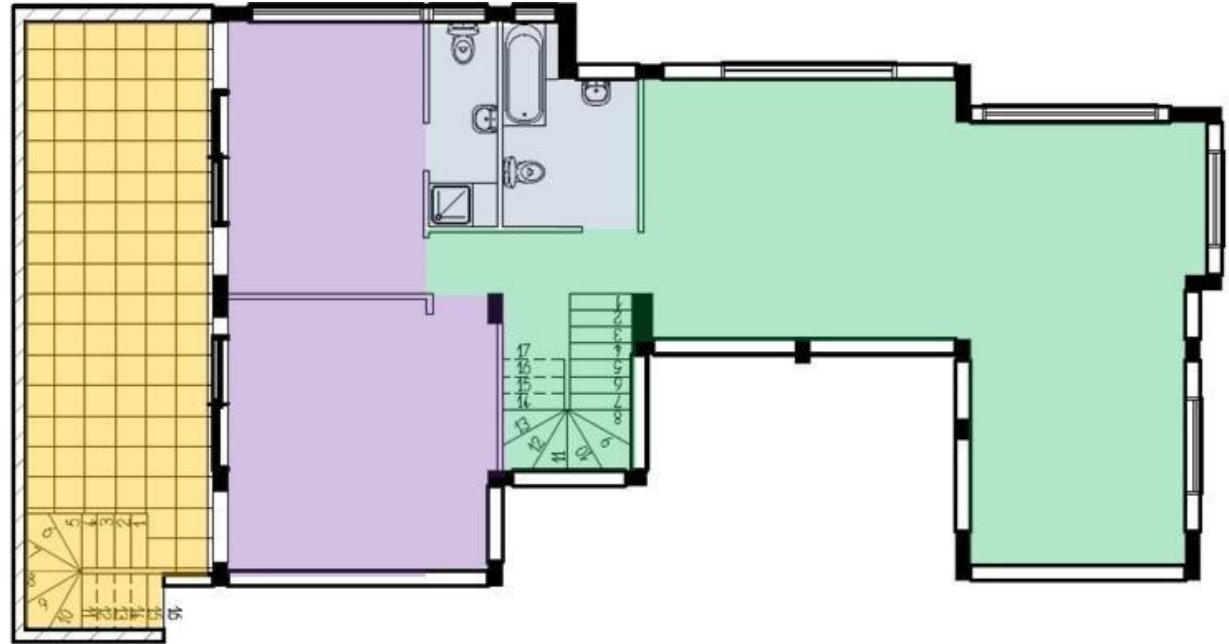
En-suite



Architectural Plans

LOWER GROUND FLOOR

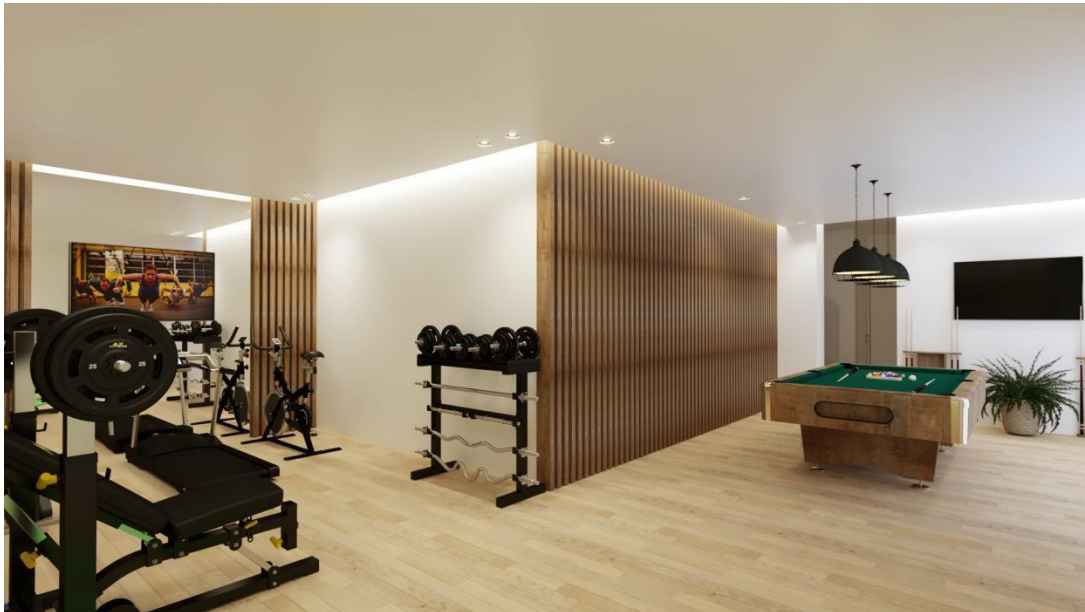
Typical Layout
(OPTIONAL)



NOTES:

1. The architectural drawings of this brochure are not drawn to scale and the dimensions provided are for guidance only. For detailed information please refer to the approved architectural drawings.
2. Colours and materials are shown in the brochure are based on the artist's impression and may differ from the actual.
3. The information provided in this brochure might change at any time without notice

Cellar



Gym



Guest Bedroom

Guest Bedroom





Building Specifications

- High quality marble, parquet and ceramic tiles
- Luxury sanitary fixtures and fittings
- Italian fitted wardrobes, kitchens units and internal doors
- Granite kitchen worktops
- Miele integrated kitchen appliances
- Energy efficient double glazed windows
- Pressurized water system and solar panels
- False ceilings with concealed lighting
- Air-conditioning units
- Security System
- Electric gates
- External white finish with stone and HPL cladding
- Central heating provision
- Central and surround sound system provision
- Large tiled infinity swimming pool with a whirlpool / water feature
- Patios and garden landscaping with bar and BBQ area
- Reinforced concrete framework complying with earthquake resistance and Euro Codes
- Energy efficient design and construction
- Utilization of sophisticated admixtures in the concrete and plaster mixes to reduce water permeability and improve durability





Life is for living...Live it in style!

