



# Ayia Thekla

Boutique Villas

# The Area

## Ayia Napa Ayia Thekla

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**Ayia Napa** with its spectacular white sandy beaches and its vibrant nightlife is, perhaps, 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.

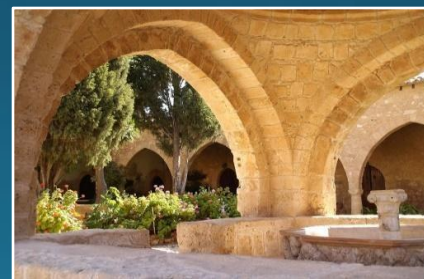
In Ayia Napa you can also find Water World Water Park, a paradise for both adults and children, the Ayia Napa Sculpture Park and Thalassa Museum.

On the west side of the town, next to Ayia Thekla Beach, a state of the art marina is currently under construction which will have over 600 berths, man-made beaches, restaurants, bars and sports facilities. Additionally, a five star hotel is under construction directly behind Ayia Thekla Beach.

**Ayia Thekla** is an area of exceptional natural beauty and due to the low building density allowance it will never be over-developed like other areas nearby. Being only a few minutes away from Ayia Napa town, it offers peace and tranquility without sacrificing the comforts of modern life.

The area has its own beaches, restaurants and a local Supermarket and the local facilities will undoubtedly improve with the completion of the Marina and the five star hotel which are under construction.

Ayia Thekla is one of the most photographed locations on the eastern coast of the island and, in particular, its beautiful white church by Ayia Thekla beach which is overlooking the crystal clear blue lagoon formed between the sandy beach and a small island, and Potamos, the natural river like harbour lined on both sides with traditional Cypriot fishing boats.





# Ayia Thekla

## Boutique Villas

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The Ayia Thekla Project will be an exclusive ***gated community*** of seven boutique villas located within walking distance of the picturesque Potamos, Ayia Thekla Beach and the Marina.

With large plots of up to 473 m<sup>2</sup> each property affords a feeling of privacy and space.

The contemporary design with clean architectural lines explores the dynamics of space to produce a seamless blend of indoor and outdoor living. The open-plan layout of the ground floor, with plenty of glass which allows an abundance of natural light to enter, creates a light and bright feel. On the first floor there is an en-suite master bedroom, two spacious guest bedrooms, the main bathroom and a balcony.

This new addition to the Company's family uses only the highest quality materials and offers a wide selection of alternative finishes to deliver outstanding properties for the discerning, international market.



# Ayia Thekla

## Boutique Villas

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- ✓ Modern design with clever aesthetic architectural touches
- ✓ High quality of construction and luxury finishes
- ✓ Large private plots of land
- ✓ Energy efficient
- ✓ Gated community
- ✓ Excellent location
- ✓ Approximately 200 meters from the sea

### Ground Floor:

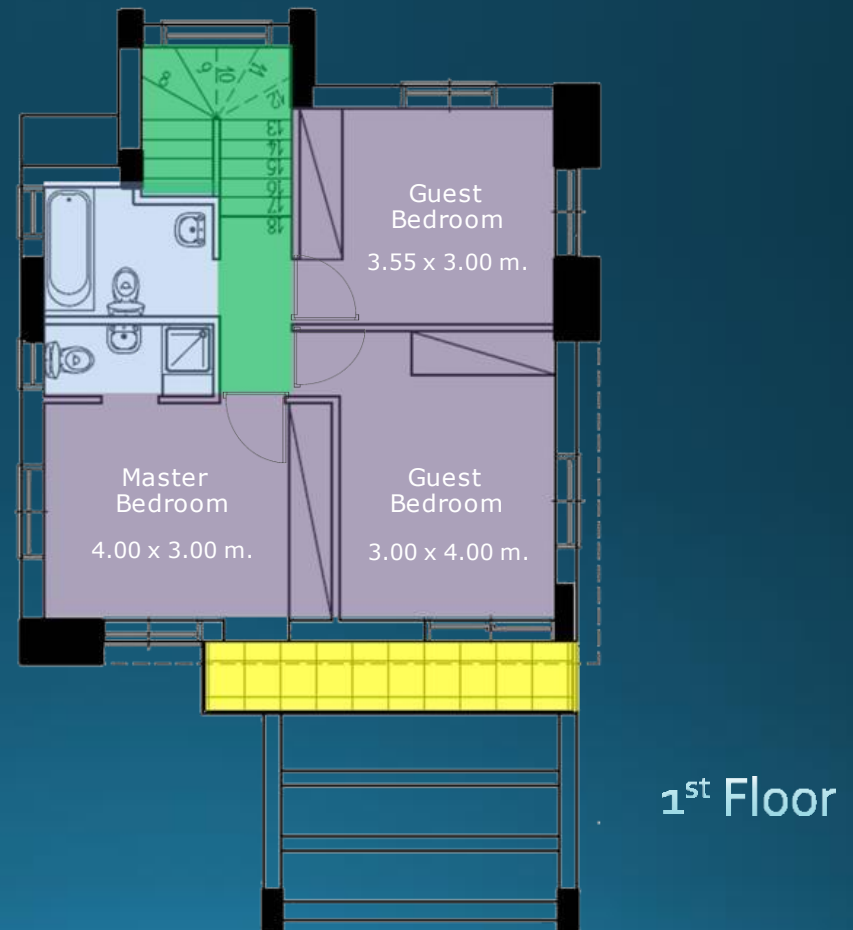
- Spacious open plan living and kitchen areas with large patio doors and windows
- Guest WC
- Shaded outdoors sitting area

### First Floor:

- Three bedrooms (one en-suite master bedroom and two guest bedrooms) with integrated wardrobes
- Two bathrooms
- Balcony



# Architectural Drawings







No.	Bedrooms	Plot Area (m <sup>2</sup> )	Building Area (m <sup>2</sup> )
1	3	473	142
2	3	442	142
3	3	436	142
4	3	417	142
5	3	418	142
6	3	396	142
7	3	441	142

**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, materials and the positioning of each property within the project which 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





# Building Specifications

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- ✓ Energy efficient design and construction with a Certificate of Energy Efficiency
- ✓ High quality of construction
- ✓ Superb quality floors and sanitary fittings
- ✓ Italian fitted wardrobes, kitchens and internal doors
- ✓ Exceptional patio doors and windows
- ✓ TV, telephone and data network ready
- ✓ Glass balcony railings
- ✓ Pressurised hot water solar system

- ✓ External high quality lights, decorative panelling and textured finishes

## Optional:

- White goods and furniture packages
- Security system
- Smart home automations
- Central heating
- Swimming pools
- Patio and garden landscaping
- Roof garden







Life is for Living ... Live it in Style !