

Sunset Sea Caves Villas
CYPRUS

Project Description

These superb properties situated in the prestigious Sea Caves region, boasts one of the most spectacular coastlines in Cyprus.

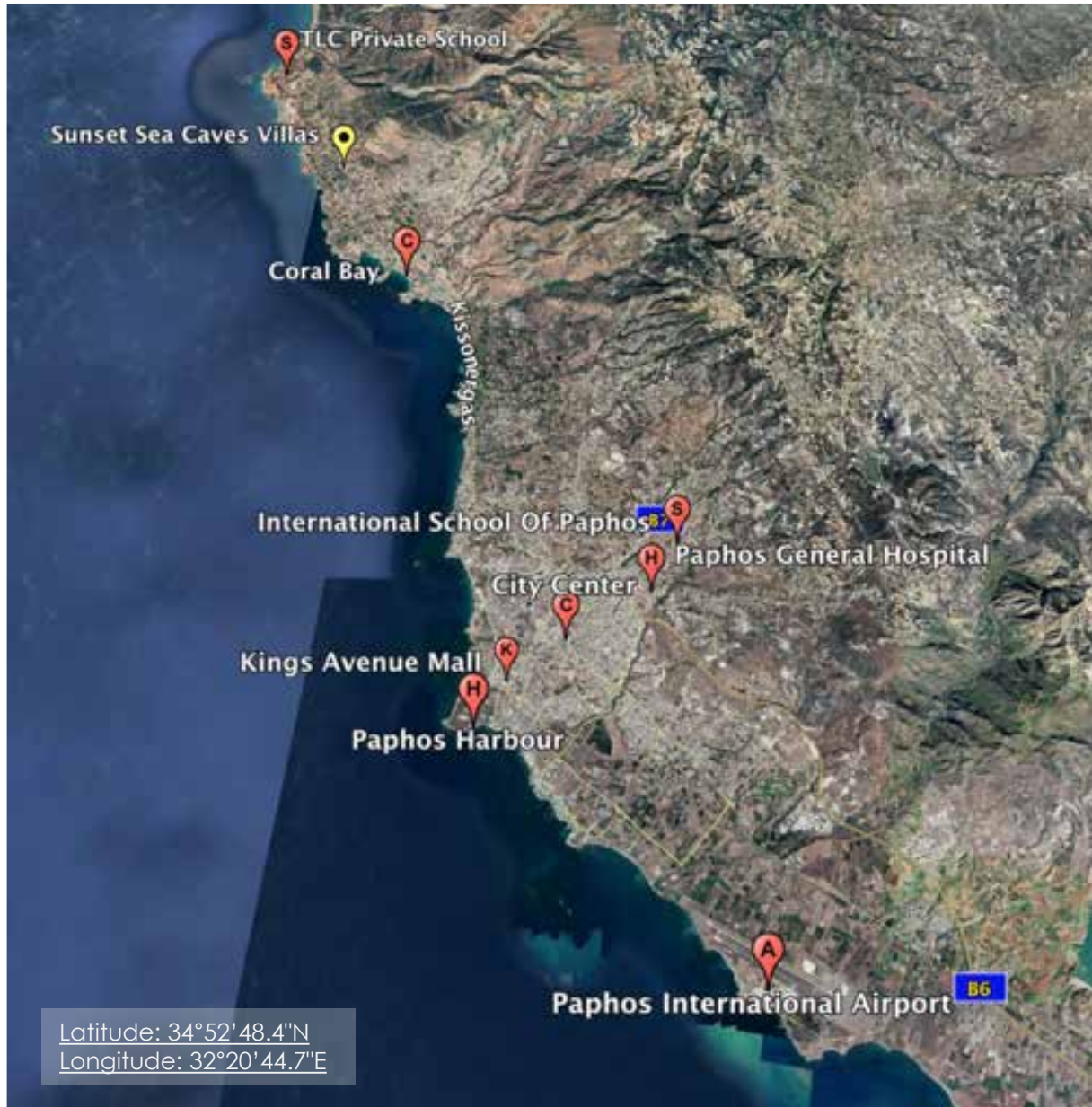
These superb villas are just a few minutes' drive to the closest amenities as well as, to the famous Coral Bay where you will find the Coral Bay blue flag awarded sandy beaches.

Project Highlights

Five four bedroom villas:
2 double story villas and 3 bungalows






Gated development
Landscaped and private gardens
with spacious plots
Situated in the prestigious Sea Caves region
The project is a mere 600 meters from the sea





Project Location

- Located in one of the most exclusive areas - Sea Caves, as its name suggests, it boasts some of the most spectacular coastlines of Cyprus
- Panoramic Mountain and Sea Views
- Fully luxury villas with top quality finishes
- Large plots with landscaped gardens
- Proximity to amenities, only 4-minutes drive to Coral Beach and blue flag beach

	30km
	2km
	600 m
	3km
	500 m

Villas Specifications

Type:

Large Luxury Villa
High Quality Construction
Contemporary Design

Details:

Mountain Views
Sea Views
Overflow Swimming
BBQ
Landscaped Garden
Car Parking

Plot Area:

1199 m2 Plot 1
1254 m2 Plot 2
1490 m2 Plot 3
1126 m2 Plot 4
1380 m2 Plot 5

Villas Area

Plot 1 & 2:

192 m2 Internal Covered Area
34.59 m2 Covered Verandas

Bungalows Area

Plot 3&4:

190.6 m2 Internal Covered Area
29.81 m2 Covered Verandas

Plot 5:

190.96 m2 Internal Covered Area
26.38 m2 Covered Verandas



Outstanding Investment Opportunity





Project Views



Project Views



Project Panoramic View



















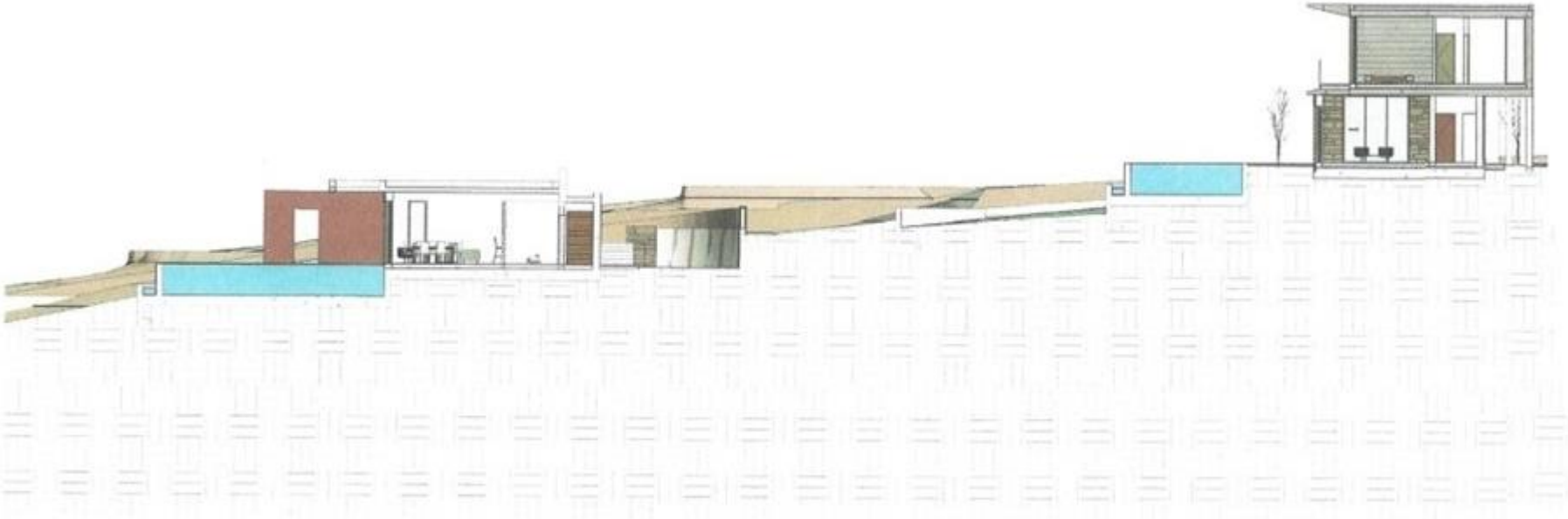
Sunset Sea Caves Villas
Master Plan

Mountain View



Sea View

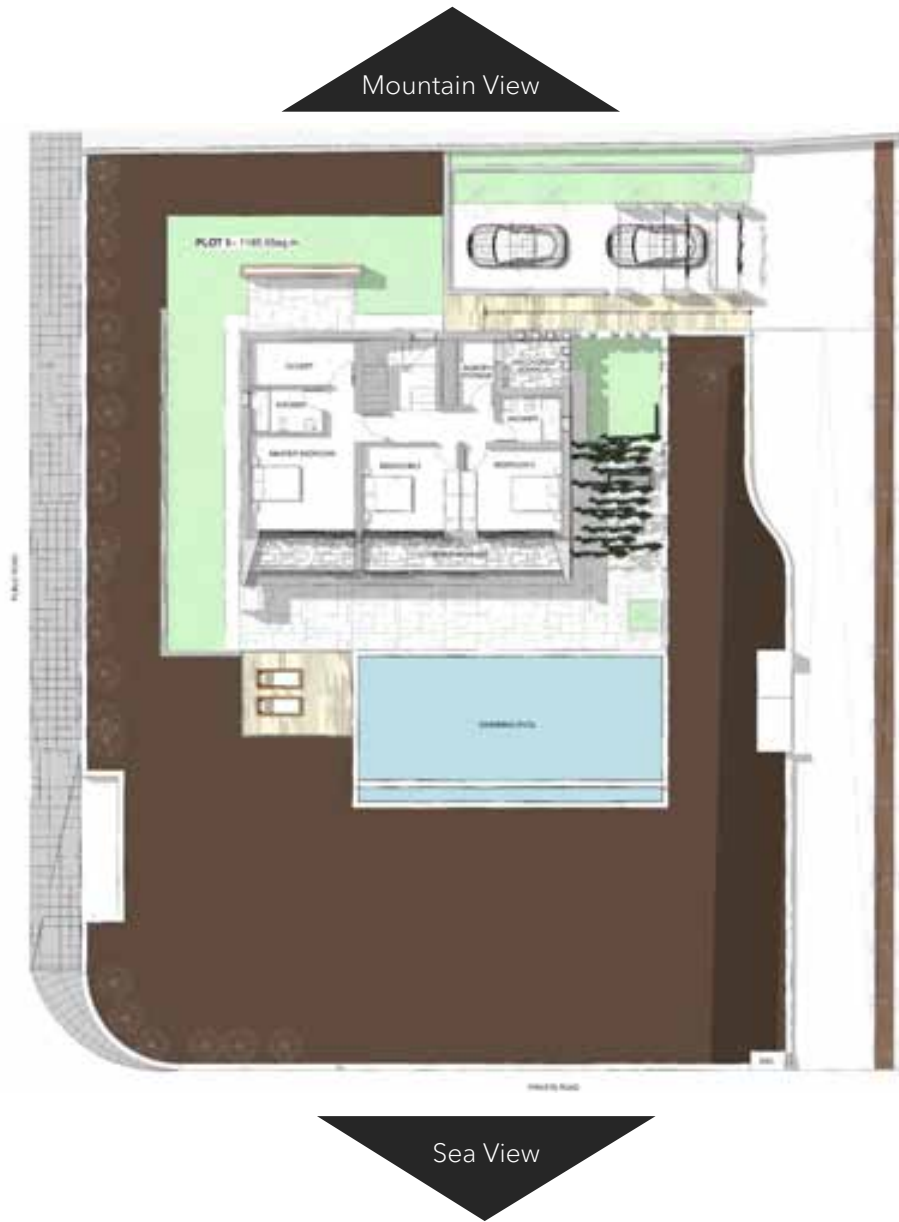
Project Elevation



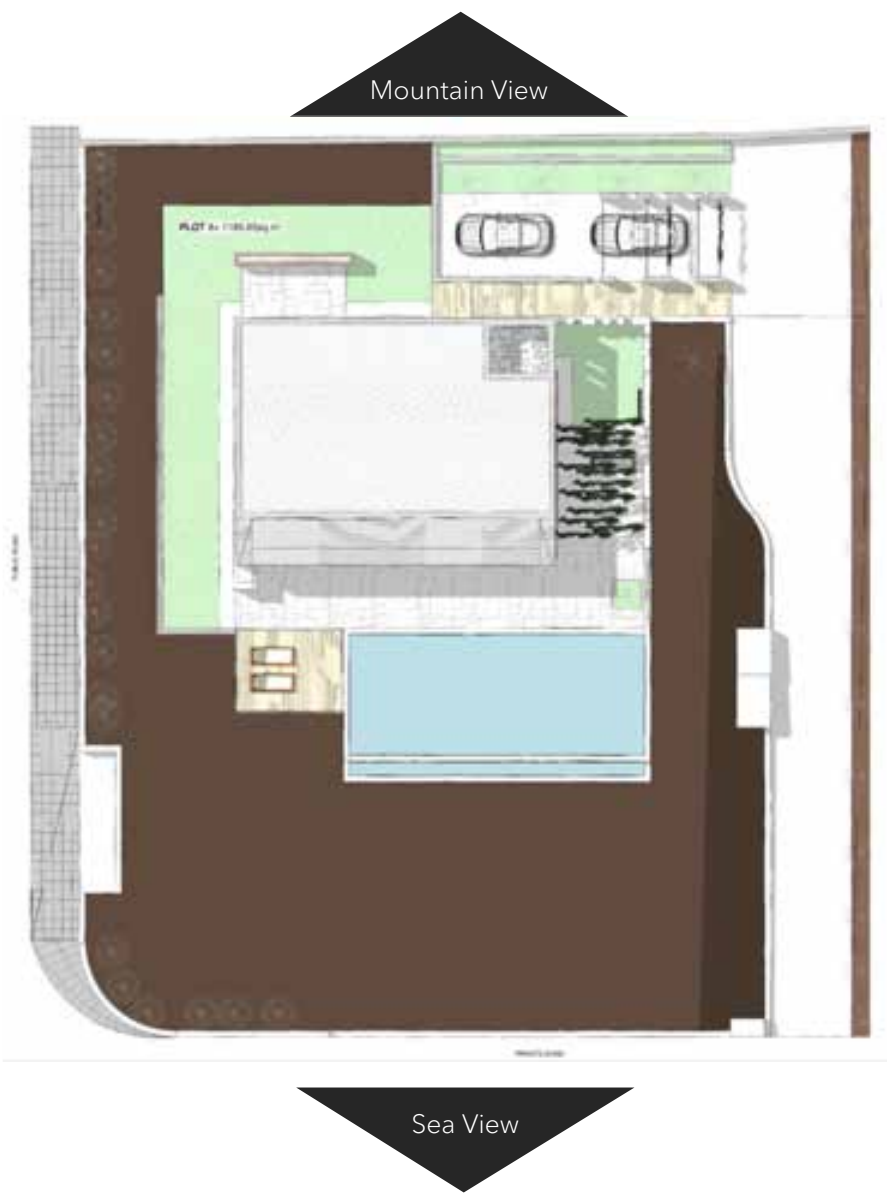
Plot 1 Villas
Ground Floor | Type A



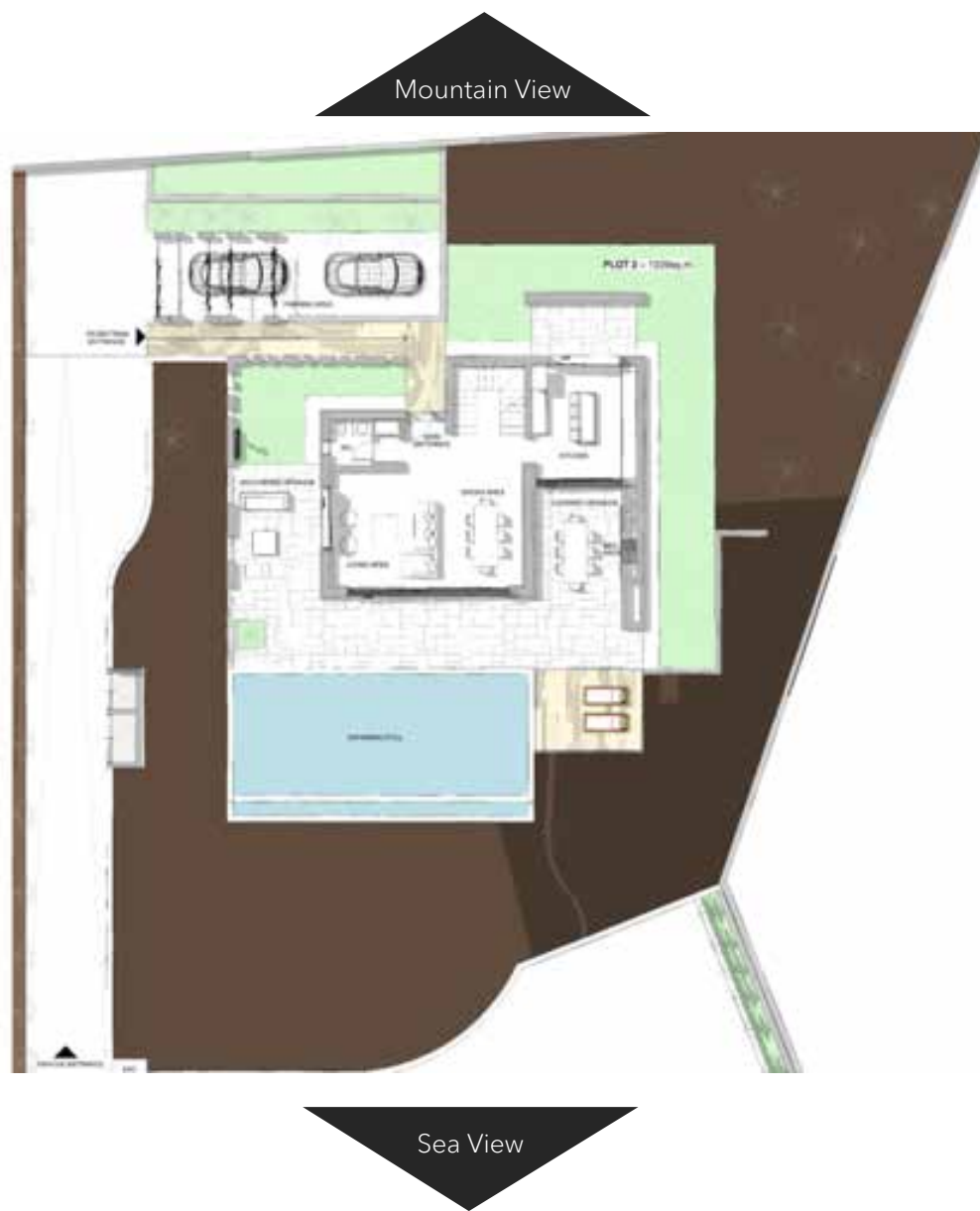
Plot 1 Villas
First Floor | Type A



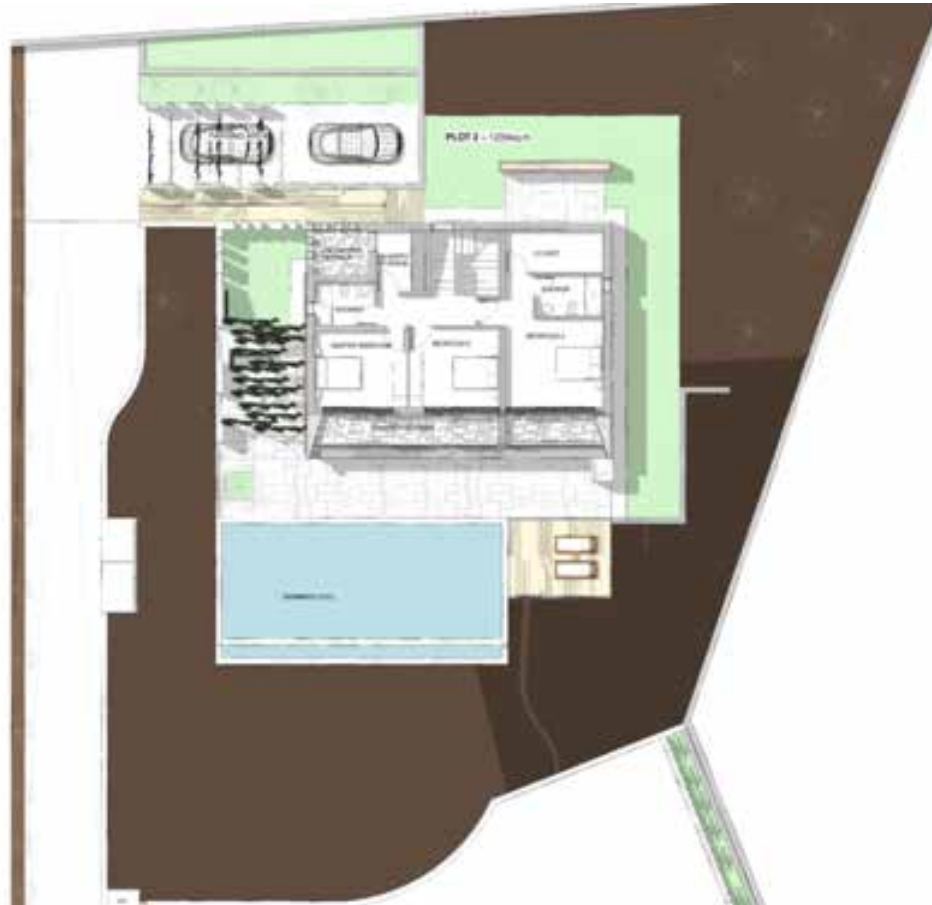
Plot 1 Villas
Roof Plan | Type A



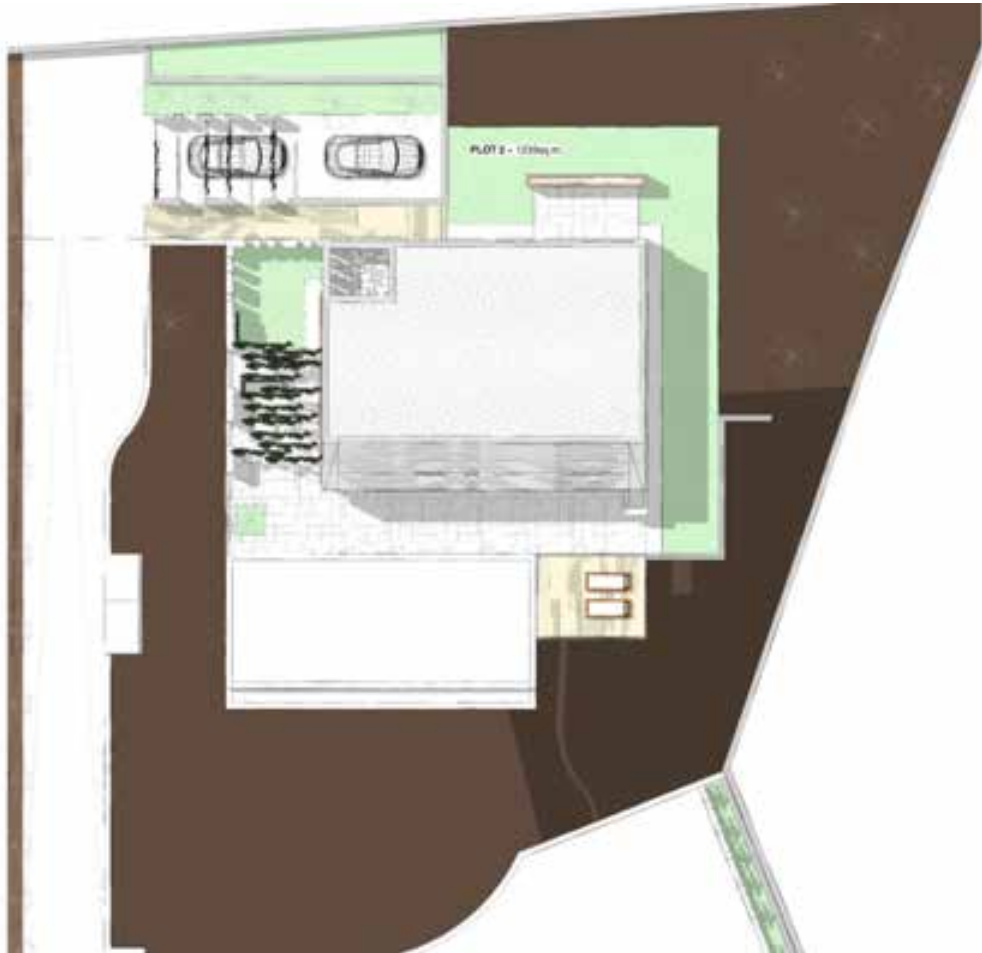
Plot 2 Villas
Ground Floor | Type A



Plot 2 Villas
First Floor | Type A



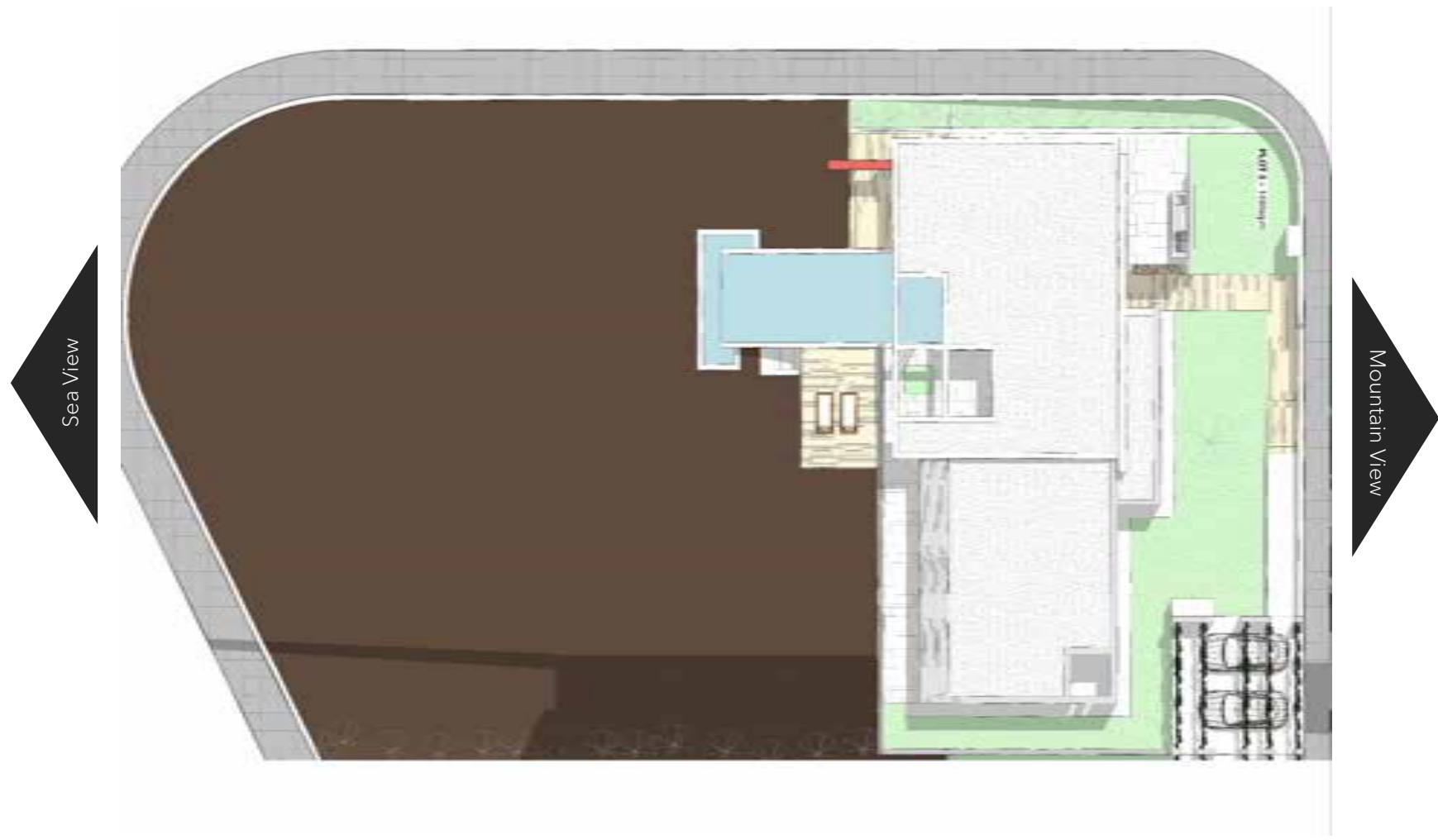
Plot 2 Villas
Roof Plan | Type A



Plot 3
Bungalow | Type B

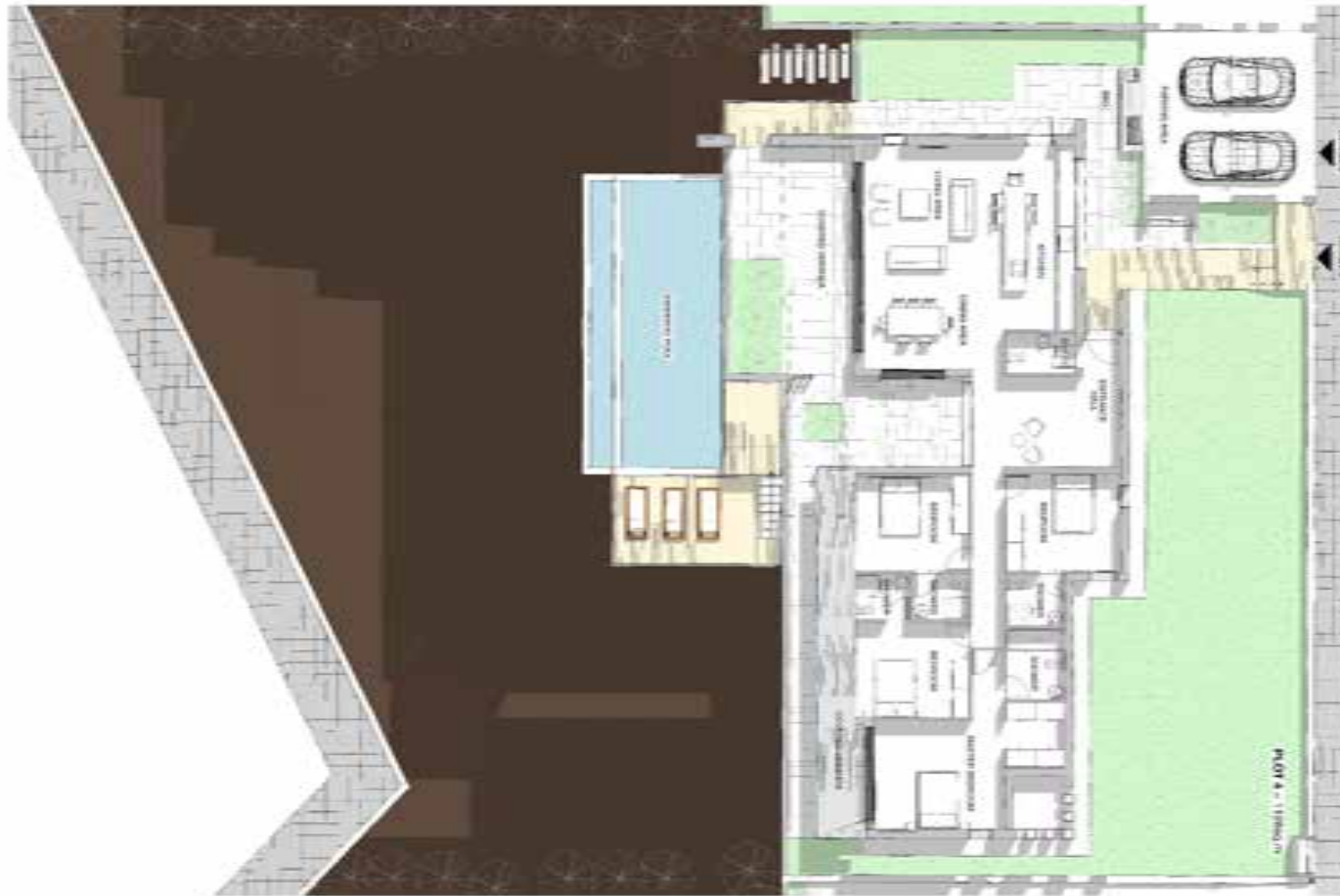


Plot 3
Bungalow | Roof Plan | Type B



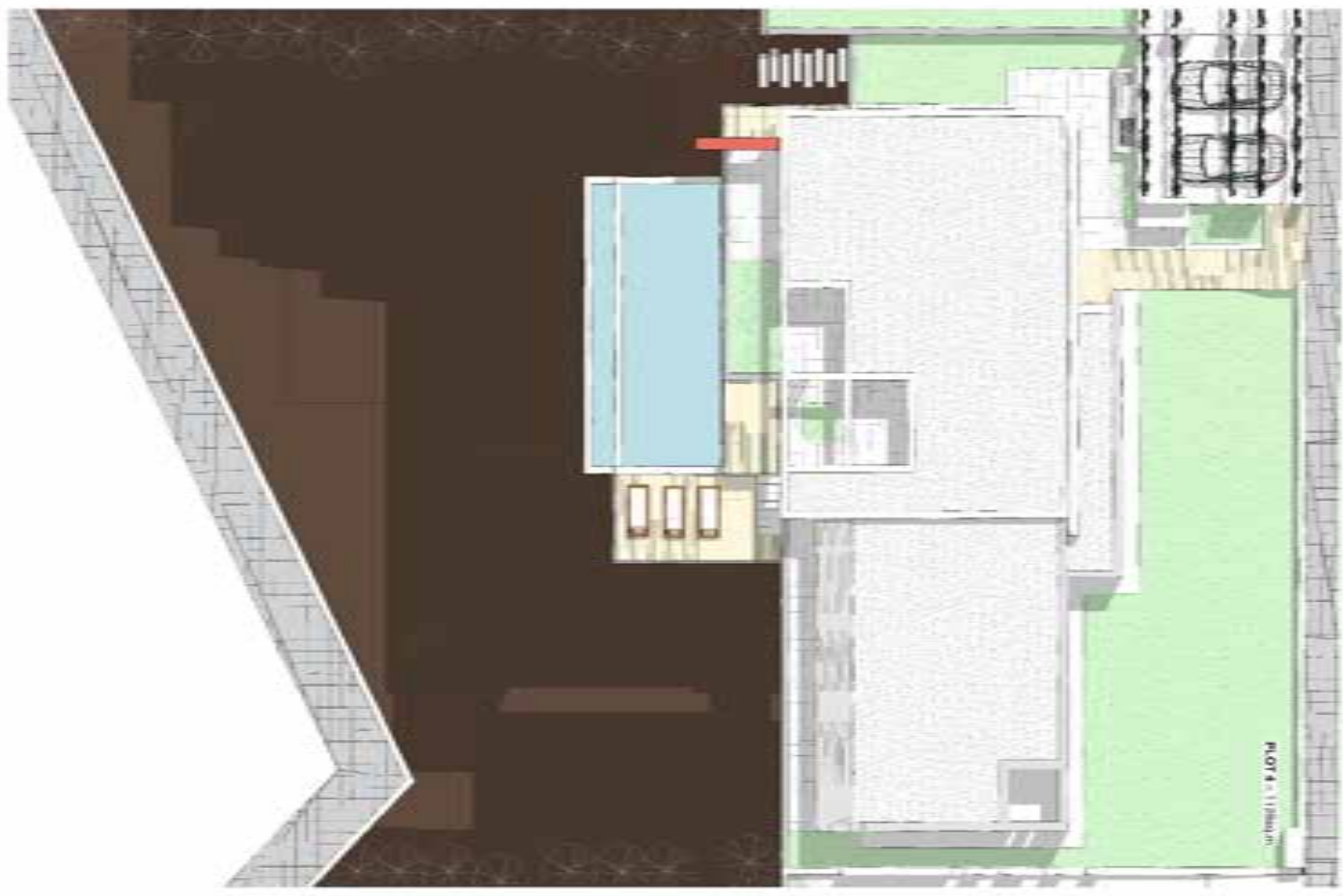
Plot 4
Bungalow | Type C

Mountain View



Sea View

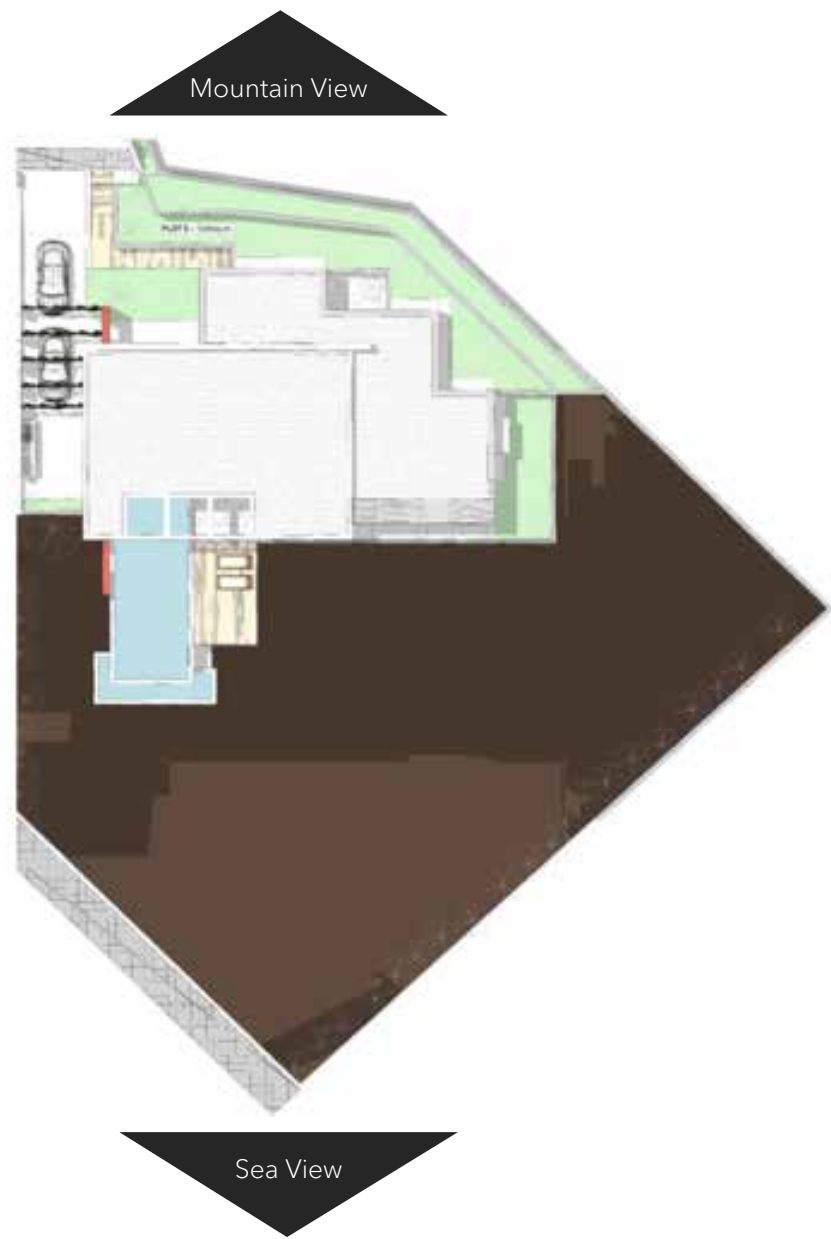
Plot 4
Bungalow | Roof Plan | Type C



Plot 5
Bungalow | Type C



Plot 5
Bungalow | Roof Plan | Type C





Luxury Villas Finishes

Internal Features

- Solid Iroko Wood Entrance Door
- Imported Marble on Floors, Stairs and Bathrooms
- Designer Kitchen
- Quality Veneered Wooden 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
- Under Floor heating (Heat Pump Operated)
- Fully Air-Conditioning- VRV system

External Features

- External walls will be partly on traditional stone cladding, wood cladding and fair face concrete
- Karisto Flagstone on Verandas and

balconies

- Large Overflow Swimming Pool
- Italian Mosaic Swimming Pool Tiles
- Swimming pool Surrounded by Wooden Decking
- Custom BBQ Area
- Landscaped Lush Garden with Irrigation system
- Spacious Double Parking area
- Balustrade of Laminated Glass

Other

- Smart House - Lighting System
- Solar system for heating water
- Pressurized water system
- Top - quality electrical appliances (optional - extra cost)
- Full Branded 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

