



KYMMATES

LUXURY SEAFRONT LIVING





About Cyprus

Cyprus, the ideal location for everyone. The island of Love and Romance. The place where you can enjoy 330 days of sunshine, taste the traditional Cypriot cuisine and relax among your loved ones.

With an expansive coastline providing a wide variety of beaches to choose from, ranging from secluded bays, to lively resorts, sandy beaches and rocky coves, you are bound to find the right one for you.

Relaxing in the sun is not the only reason to visit Cyprus. There's a myriad of activities you could indulge in and being an island, water sports feature strongly. Try the waterpark for thrills, or bungee jumping for an extreme sensation.

Discover the magic of the underwater world by snorkeling or diving in the warm crystal clear seas. You could even use the island as a base for a short cruise to other nearby countries

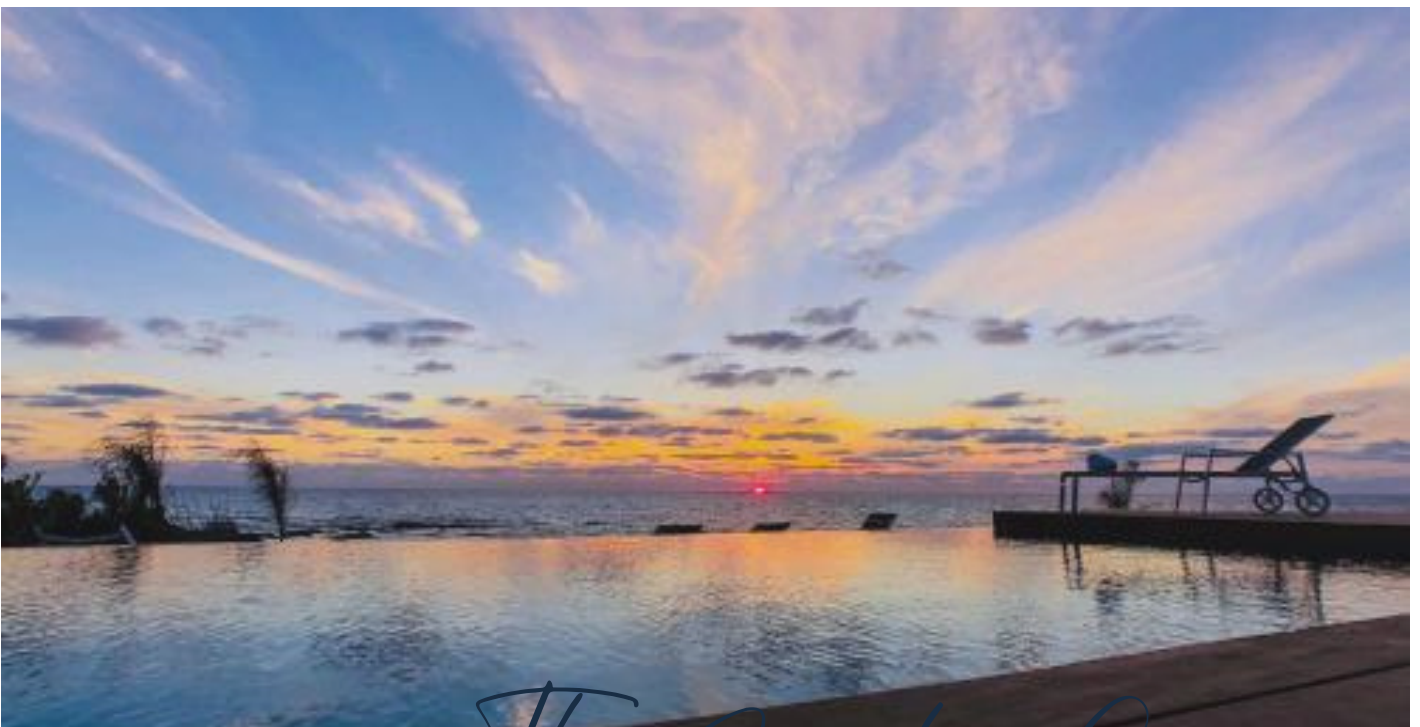


The Island of 4 Seasons,
365 Reasons

Why Paphos

Located on the southwest coast of the island, this region is sheltered from the north by the breathtaking Troodos Mountains and with its temperate climate, it is one of the healthiest in the whole of the Mediterranean. You can bask in sunshine all year round, whilst experiencing the warmth of welcoming people with a reputation for friendliness and hospitality.

Paphos has a pleasant and relaxing harbour with a famous medieval fort. The region offers the possibility of enjoying both coastal areas and mountainous landscapes, as well as capturing a taste of the island's culture with its many world-famous archaeological sites. Paphos International Airport is located on the fringe of the city. There are four main municipalities in the Paphos region - Paphos Town, Geroskipou, Pegeia and Polis Chrysochous and each has its own collection of special attractions for you to discover.



The Jewel of Cyprus

Kymmates Residences

Kymmates Residences is a new development in the beautiful outskirts of Kissonerga, Paphos. The project consists of 4 detached 3-4 bedroom seafront villas, all with private pools in very close proximity to a variety of facilities such as restaurants, bars, shopping centres, private schools, hotels and supermarkets. Innovative design from our team always with respect to the environment, using of high-quality sustainable materials with an energy Class A certificate from the relevant authorities.

LOCATION:	KISSONERGA – PAPHOS - CYPRUS
PROXIMITY:	CORAL BAY – 4 Km (5 Min Drive) PAPHOS MARINA – 3 Km (3 Min Drive) PEYIA VILLAGE – 6 Km (7 Min Drive) PAFOS CENTRE – 8 Km (10 Min Drive) PAFOS AIROPORT – 20 Km (20 Min Drive)
DISTANCE FROM SEA:	20 meters from the Sea Coast
PROJECT TYPE:	Detached Villas
AVAILABILITY:	4 Villas with 3-4 Bedrooms
PLOT AREA:	470-550 m ²
COVERED AREA:	180 m ² - 220 m ²

Special Features

Includes

VRV technology

Thermal Aluminium Windows

Solar-Powered Boiled Water

Private Parking

Customizable Interiors

Custom Wardrobes

Underfloor Heating

Smart Home System

Seafront Living

Communal Parking

Private swimming pool

Roof top terrace



The Location



2 Minutes
Restaurant



0 Minutes
Sea



3 Minutes
Supermarke

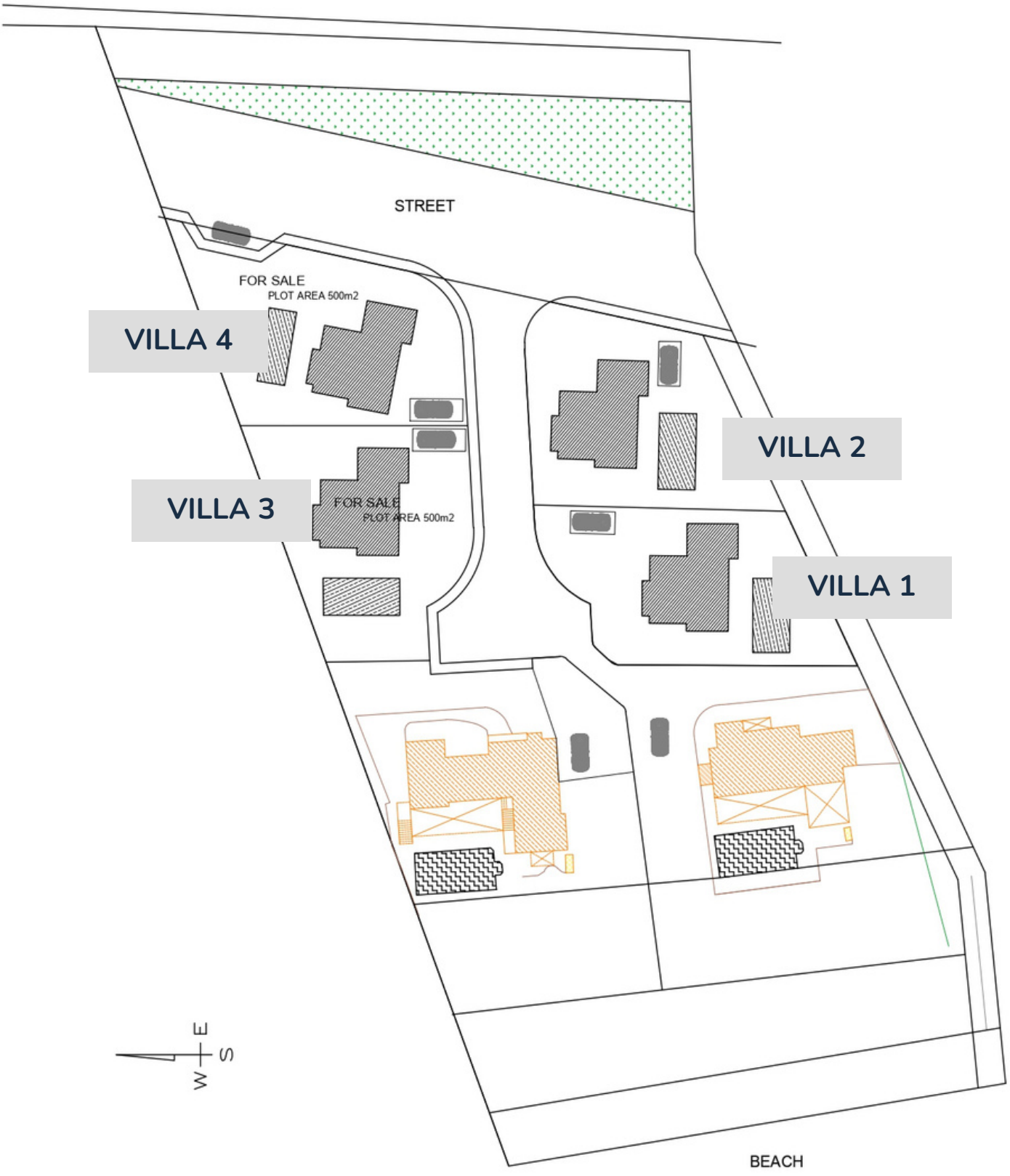


25 Minutes
Airport



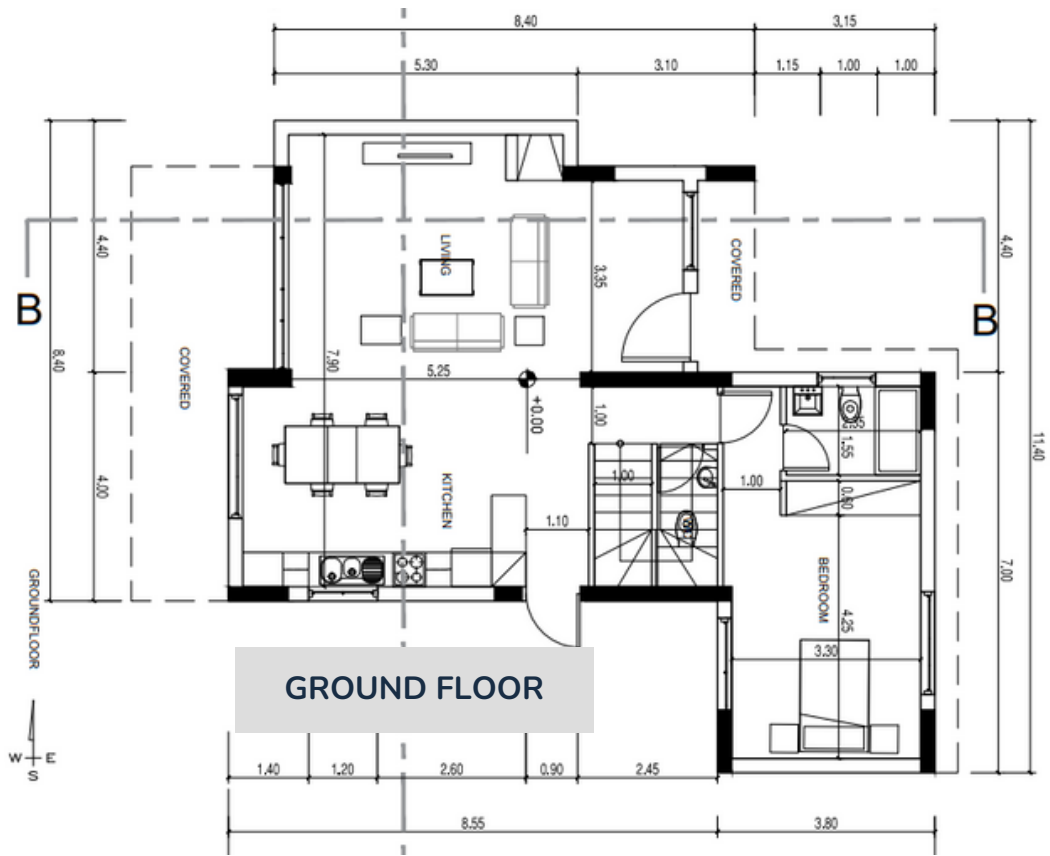
Kissonerga is a lovely village in South West Cyprus in an area famous for the cultivation of banana plantations, this area is known as the Ktima Lowlands. Kissonerga is an ideal location for purchasing property as it is located just minutes drive to Coral Bay and in the other direction just minutes to Paphos Town and Paphos Harbour and along this coastal road is a regular bus service and several hotels, mini-markets, numerous bars and tavernas serving international and local cuisine. Coral Bay is where you will find two wonderful sandy beaches and an abundance of activities, restaurants and bars and perfect for entertaining families and friends that visit.

Masterplan



Siteplan

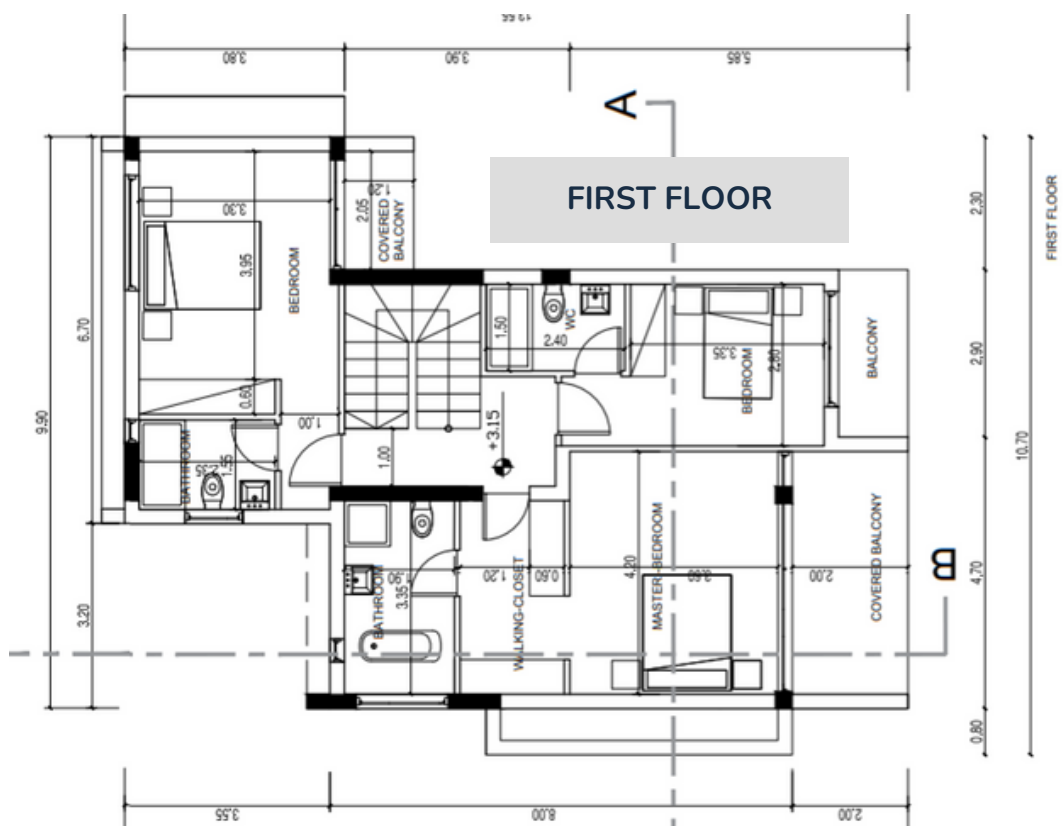


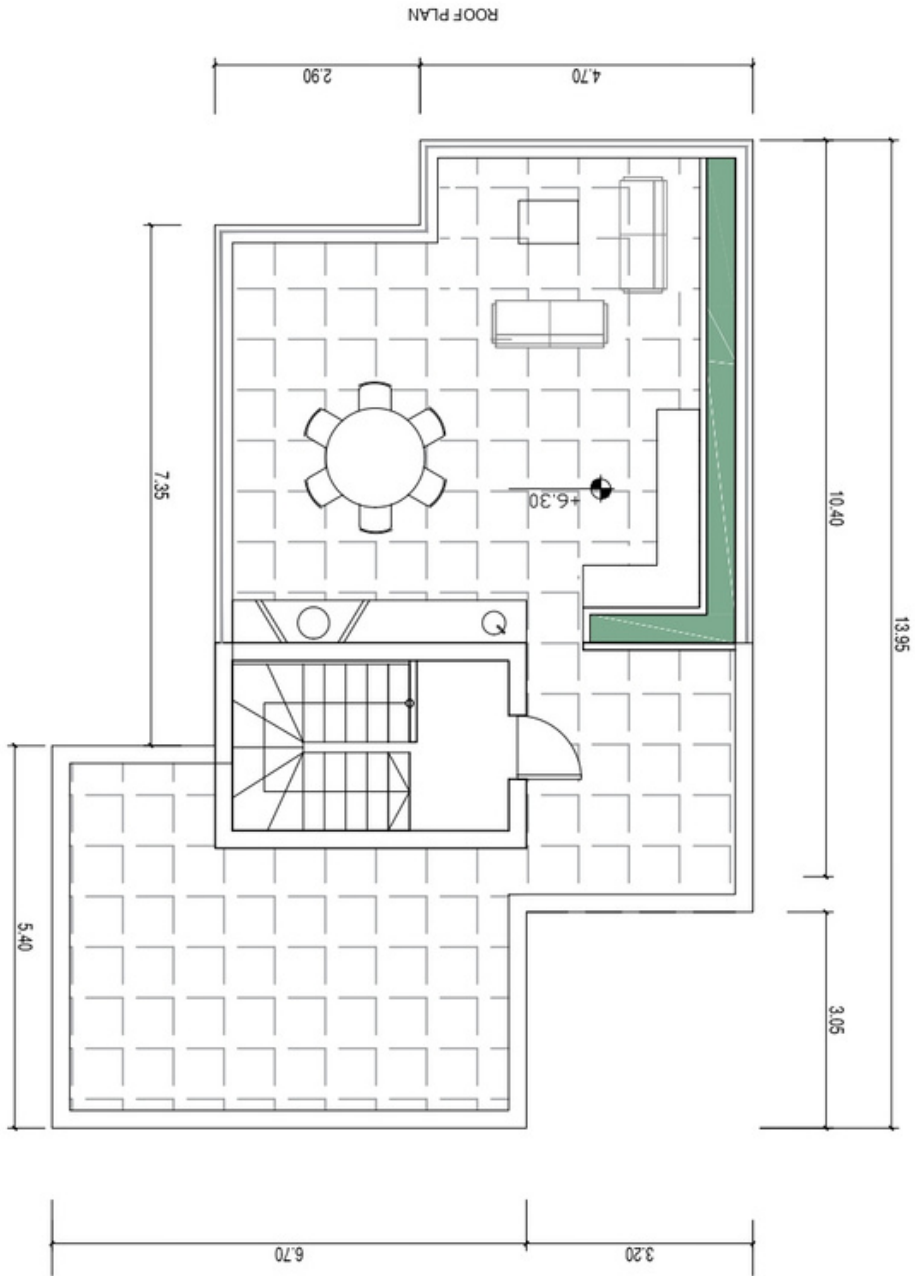


4 Bedroom Villa

Plot area: 550sq.m
 Bedrooms: 4 (Four)
 Private swimming pool
 Double private parking
 VRV Cooling System

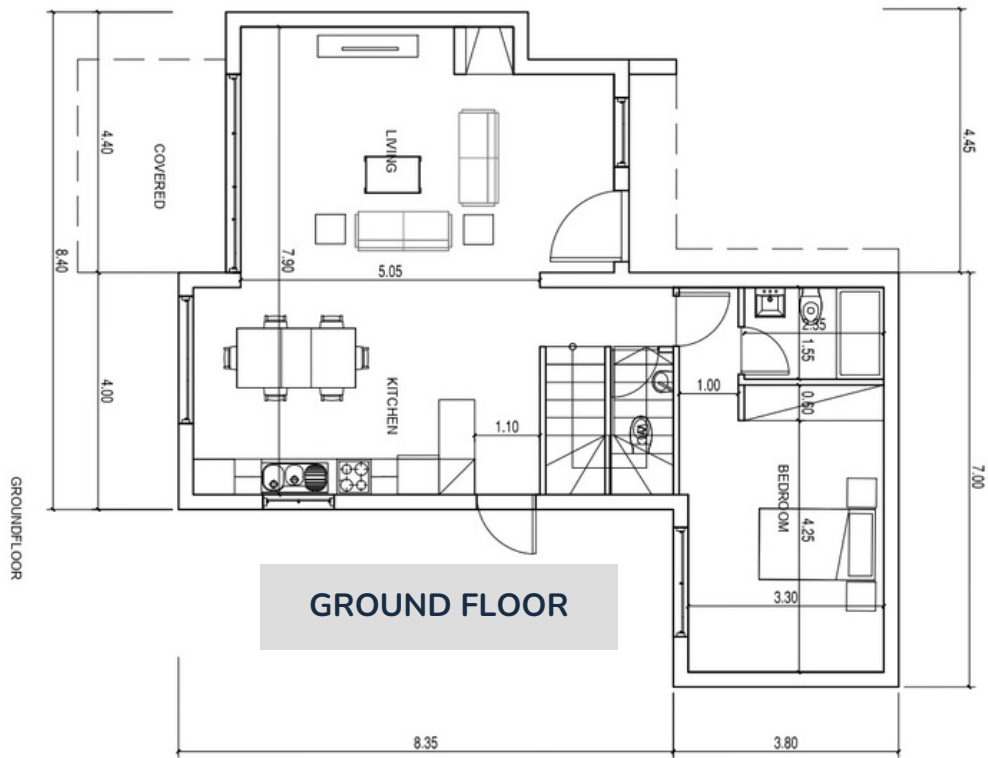
Covered Area: 220sq.m
 Bathrooms: 5 (Five)
 Private roof terrace
 Underfloor Heating
 Endless sea views





ROOF TERRACE





3 Bedroom Villa

Plot area: 500sq.m

Bedrooms: 3 (Four)

Private swimming pool

Double private parking

VRV Cooling System

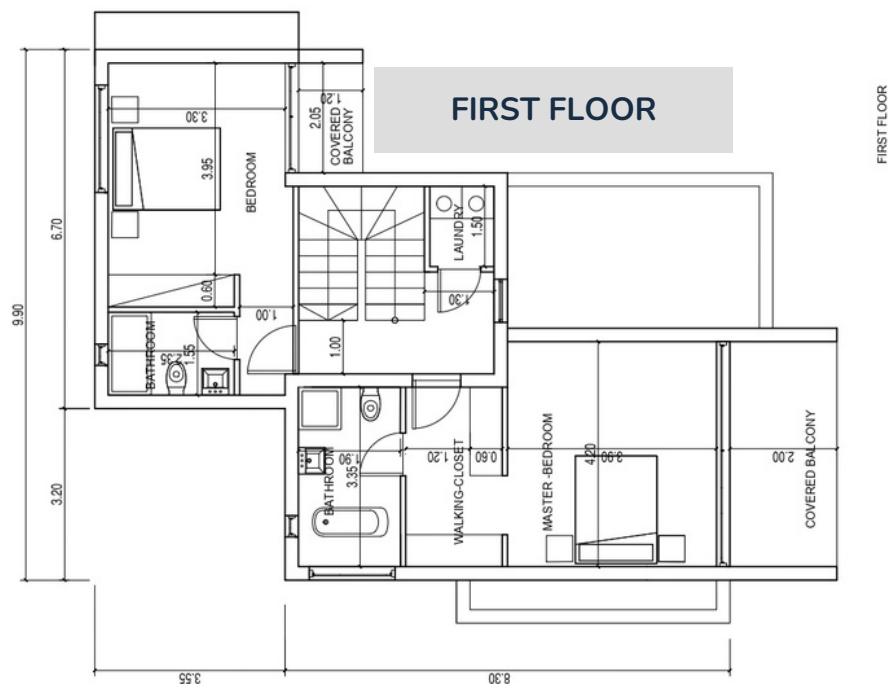
Covered Area: 190sq.m

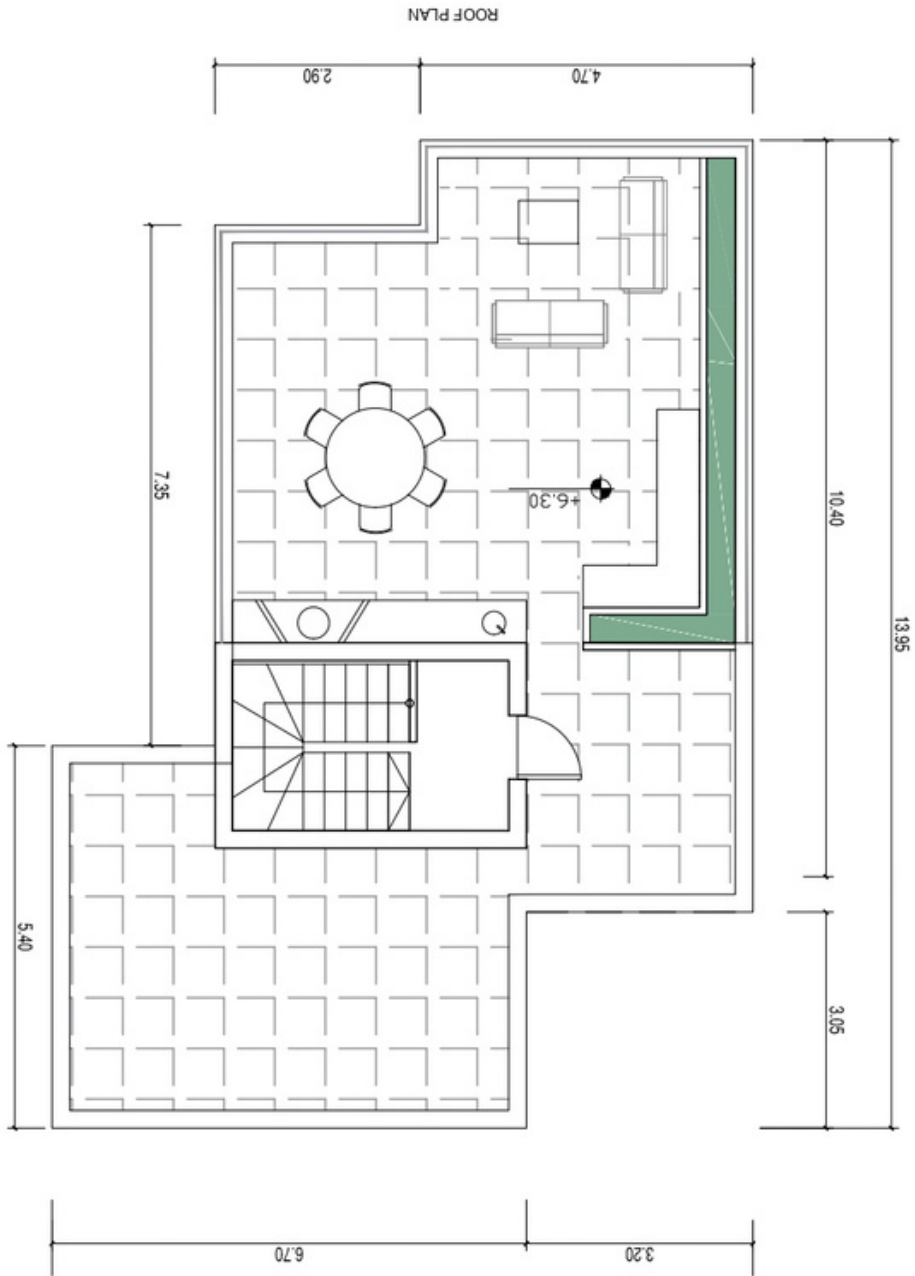
Bathrooms: 4 (Four)

Private roof terrace

Underfloor Heating

Endless sea views





ROOF TERRACE



General Specifications

INTERIOR

The house will be built as the agreed architectural and 3D drawings

STRUCTURE

Reinforced concrete anti-earthquake designed.

WALLS

External walls 25cm brick, insulation polystyrene 8cm, 2 coats of superplast and graffiato finish if preferred.

Internal walls 10cm clay brick. Three coats smooth plaster and three coats of emulsion.

CEILING

Spatula finish and three coats of emulsion.

FLOORS

Ceramic tiles €30 / m2 for all spaces or laminated parquet for bedrooms.

For stairs marble € 60 per piece

Anti-slip ceramic tile for verandas - € 30 / m2

WALL TILING

For kitchen, ceramic wall tiles between the cupboards

Granite finishes to kitchen

To all bathrooms up to 2,20m high - € 30 / m2

EXTERNAL DOORS-WINDOWS

Double glazed aluminium (thermo-insulated glazing)

Marble cills to windows

INTERNAL DOORS

Varnished or melamine

MAIN ENTRANCE DOOR

Panelled aluminium

WARDROBES

Internally and doors with melamine

KITCHEN FITTINGS

Internally and doors with melamine , granite tops

SANITARY FITTINGS

White porcelain fittings including mixer taps and shower - €5.000

ELECTRICAL INSTALLATION

Concealed installation in accordance to the rules and safety regulations of the Cyprus Electricity Authority. Provision for T.V. , telephone , A/C . ,Internet and Central heating.

PLUMPING

Concealed with Pipe in Pipe systems - Manifold in each floor and separate cold/hot water supply in each point.

SEWAGE

Septic and absorption tip connected to the main sewage system

WATER SYSTEM

Water tank, water pressure pump and solar panel .

EXTERIOR

All exterior spaces to be designed as the agreed drawing with the same ceramic price range as the interiors

GARDEN

Landscaped

ROOF GARDEN

Includes BBQ area, tiling and glass all around.

VRV COOLING SYSTEM

UNDERFLOOR HEATING

Availability & Price List

NO	TYPE	TOTAL COV. AREA m2	COV. VER/DAS m2	BED-ROOMS	PLOT SIZE m2	S/POOL	STATUS
1	VILLA	180	30	3	500	Private	SOLD
2	VILLA	180	30	3	500	Private	SOLD
3	VILLA	190-220	30	3-4	550	Private	RESERVED
4	VILLA	190-220	.30	3-4	550	Private	AVAILABLE

KYMMATES RESIDENCES IN KISSONERGA

