



# Chloraka Villas 1 Pafos



Registered Agent No 419

Superior Real Estate - Cyprus



### CHLORAKA VILLAS 1 - PAFOS

- *Its location in the outer region of Chloraka means you are close enough to the town of Paphos, but far away enough to enjoy peace and quiet.*
- *You're never too far away from places of interest like the Paphos Harbour, Tombs of the Kings and the renowned Mosaics in the archaeological park.*
- *The international airport of Paphos and Secret Valley Golf Course are only twenty minutes away.*
- *Each of the five luxury villas offers three bedrooms and a private pool, designed by international architects and built to the highest specifications, both outside and in.*
- *The title deeds are guaranteed as the villas are built by an international company with a sound reputation.*



There really are fewer better things in life than taking a few steps from your luxury villa and walking straight into the sparkling sea. Or perhaps you'd prefer to lounge on your veranda, crisp, cool drink in your hand as you lose yourself in your thoughts as the waves gently lap on the shore twenty metres in front of you.

That's exactly what your life will be like at *Chloraka Villas 1*. With only five luxury villas in this exclusive development built by a renowned and established company, thus ensuring your title deeds, you might sometimes think you're on a desert island (but in a luxury villa, with all amenities).

Of course, any property built right on the beachfront would have to match its location in magnificence and these five villas most definitely meet any expectations. With superb finishes and exceptional specifications, you'll never really want to leave your own home. Except that you'll need to get supplies and perhaps tear yourself away from the sea and your private pool every now and again to reacquire with civilisation. That's when you realise that you have the best of both worlds, as the Chloraka region has supermarkets, convenience stores, great restaurants, pubs, bars, banks and pretty much anything you could need. Then of course there's the fact that Chloraka is halfway between Paphos town itself and the renowned Coral Bay region.

Whichever way you look at it, whether you're strolling down your garden path deciding if it's a splash in your pool then dip in the sea you feel like, or a refreshing drink in a local village pub, life really is a beach.



Что может быть лучше, чем выйти из дома и, сделав всего несколько шагов оказаться в объятиях пенящегося средиземного моря? Или удобно устроившись на террасе с прохладительным коктейлем в руке, погрузится в свои мысли, в то время как прямо перед Вами плещутся волны, нежно лаская золотистый берег.

Именно такой представляется жизнь в новом жилом комплексе *Chloraka Villas 1*. Это проект класса Deluxe, состоящий из пяти эксклюзивных вилл, каждая из которых имеет отдельный плавательный бассейн.

Конечно, описывая любой проект недвижимости, расположенный у самого берега, прежде всего, стоит отметить его месторасположение, и *Chloraka Villas 1* не станет исключением. Великолепие, созданное природой, может только дополнить совершенный дизайн, исключительные технические спецификации и первоклассная отделка.

Комплекс удобно расположен по отношению к объектам инфраструктуры: супермаркетам, магазинам, кафе, ресторанам, банкам. Деревня Хлорака, в честь которой был назван проект, находится на полпути из Пафоса в Корал Бей (туристический район, где сосредоточены всевозможные объекты развлечений).



# Superior Real Estate - Services

CHLORAKA VILLAS 1 - PAFOS





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## CHLORAKA VILLAS 1 - PAFOS

|                    |   |
|--------------------|---|
| LOCATION           | Chloraka Village, Pafos district  |
| PROJECT TYPE       | Villas  |
| UNITS AND BEDROOMS | Total numbers of villas = 5<br>5 - Three bedroom villas   |
| COVERED AREAS      | From 176.50 m <sup>2</sup> to 180.10 m <sup>2</sup>   |
| PLOT SIZES         | From 587.85 m <sup>2</sup> to 710.18 m <sup>2</sup>   |
| DELIVERY DATE      | June 2010   |
| FEATURES           | Provision only for future installation of satellite.<br>Provision for a modern structure cabling system is also included.<br>Provision for future installation of electric metal entrance gate will be provided.<br>Sensor light will be provided to the parking area.  |
| VIEWS              | Sea and surrounding areas   |
| DISTANCES          | Within walking distance to the village square<br>1 minute drive to sandy beaches<br>5 minute drive to Pafos Town<br>25 minutes drive to Secret Valley Golf Club<br>45 minutes drive to Limassol<br>60 minutes drive to Troodos mountains and ski resort<br>90 minutes drive to Larnaca International Airport<br>20 minutes drive to Pafos International Airport |



# Superior Real Estate - Services

## CHLORAKA VILLAS 1 – PAFOS

### Structure

Reinforced concrete according to the drawings, the concrete code design and the anti-earthquake design rules and regulations. Lowest concrete strength C25.

### Floors

Internal areas of villas and verandas paved with quality imported ceramic tiles of purchase value C£6.00/m<sup>2</sup>. Laminated parquet optional in bedrooms. Internal staircase in selected imported marble of purchase value c£18.00/m.

### Walls (internal and external)

All the walls will be constructed with high quality hollow clay blocks. External walls will be 20cm thick and the internal 10cm thick. Special crack control plastic lath will be installed at all concrete/brick connections and all wall repairs (e.g. cuts for electrical/mechanical piping).

### Kitchen Walls

Quality ceramic wall tiles between the cupboards and kitchen counter of purchase value of C£6.00/m<sup>2</sup>. Smooth plaster finish and three coats of emulsion paint in all other areas.

### Bathroom Walls

Quality ceramic wall tiles up to the height of the door of purchase value C£6.00/m<sup>2</sup> with smooth plaster finish and three coats of emulsion paint above the door.

### Plastering/painting

Internal surface will be plastered with three coats of smooth plaster and three coats of emulsion paint. Externally all surfaces will be plastered and will be painted with three coats of acrylic paint or with textured paint according to the Vendor's choice and to the requirements of the town planning authorities.

### Ceilings

The ceiling will be of good quality fair-faced concrete finish with spatula and three coats of quality emulsion paint.

### Entrance Door

The main entrance door will be of first grade solid hardwood, protected with two coats of wood preservative and three coats of external use varnish. Spy hole is also included.

### Windows-doors (ext.)

All external windows and sliding doors will be in aluminum and have double glazing for improved thermal insulation and soundproofing. The colour of the aluminium will be decided by the Vendor and will be according to the requirements of the town planning authority

### Internal Doors

All internal doors will be semi-solid flush doors MDF plastic oven painted.

### Wardrobes

All wardrobes will be made of melamine finish or MDF plastic oven painted with hanging rails, shelves and drawers.

### Kitchen Fittings

Fitted high and low level cupboards made of melamine framework. All cupboard doors and side exposed panels will be made of veneered varnished wood. Worktops of elegant granite finish and quality acrylic sink with 3-way mixer tap. Electric and/or plumbing provisions for fridge, washing machine, dish washer, built-in hob, hood and oven are included as shown on the drawings (appliances are not included).

### Sanitary Fittings

Sanitary fittings are all quality and will be fitted and installed according to European standards including single lever mixer taps and shower attachments. Elegant shower screen with aluminum will be fitted to all shower trays. Soap and toilet paper holders as well as towel rails and mirrors will be fitted.

### Plumbing / Drainage

PVC pipes will be used for the drainage system and will be connected to the sewage system of the house. Hot & cold water supply will be done with the leading pipe in pipe system and manifold connections which provide better insulation, easier installation and the unique advantage to repair by pulling out the pipe from its conduit pipe preventing the need to break floors and walls. Solar heating and immersion heater are included. Pressurized system for both hot and cold water with pressure pump is also included. Separate pipes will be installed for drinking water.

### Insulation

All flat, sloping roofs and verandas will be insulated in bituminous reinforced polyester membrane. The sloping roofs will be covered with quality clay roof tiles.

### Electrical Mechanical Services

All electrical works will be carried out according to the floor plans, and will be approved by the Electricity Authority of Cyprus. 13 amp socket outlets on 30 amp ring main circuits. TV and telephone points will be provided to the living room & to all bedrooms. Cover plates for the switches, sockets, T.V. & telephone points will be in white plastic.

Installation of Air-conditioning split units in bedrooms and in living/dining areas, including wiring, drainage and piping according to the EU standards are included. The units will be chosen by the Vendor. (Three phase electricity will be installed where necessary)

- Provision only for future installation of satellite.
- Provision for a modern structure cabling system is also included.
- Provision for future installation of electric metal entrance gate will be provided.
- Sensor light will be provided to the parking area.

### Metal Works

There will be metal railings to all verandas, internal and external staircases as shown on the drawings. Metal gates will be installed for pedestrian and vehicular entry to the property as shown on the drawings. All metal will be protected with one layer of undercoat and three coats of high quality weather-resistant oil paint.

### External Works

- Sewage  
Septic tank and absorption pit or connection to a central biological treatment plant for the project or to the main municipal system, according to the indications of the local authorities.
- Boundaries  
The property boundaries will be constructed / installed as clearly marked on the drawings.
- Swimming pool  
Prefabricated rectangular swimming pool 4m x 8m with reinforced membrane 1.5mm thick including all associated electrical, drainage and mechanical works, surrounding patios and the construction of the pump house as shown on the drawings.
- Wall cladding  
Part of the external walls of the villa will be cladded in stone where shown on the drawings.
- Carport  
Construction of the reinforced concrete carport with sloping roof and roof tiles as shown on the drawings.
- Pergolas  
Wooden uncovered Swedish wood pergolas will constructed to the external area where shown on the drawings.
- Driveway  
Driveway will be constructed in reinforced pattern concrete.

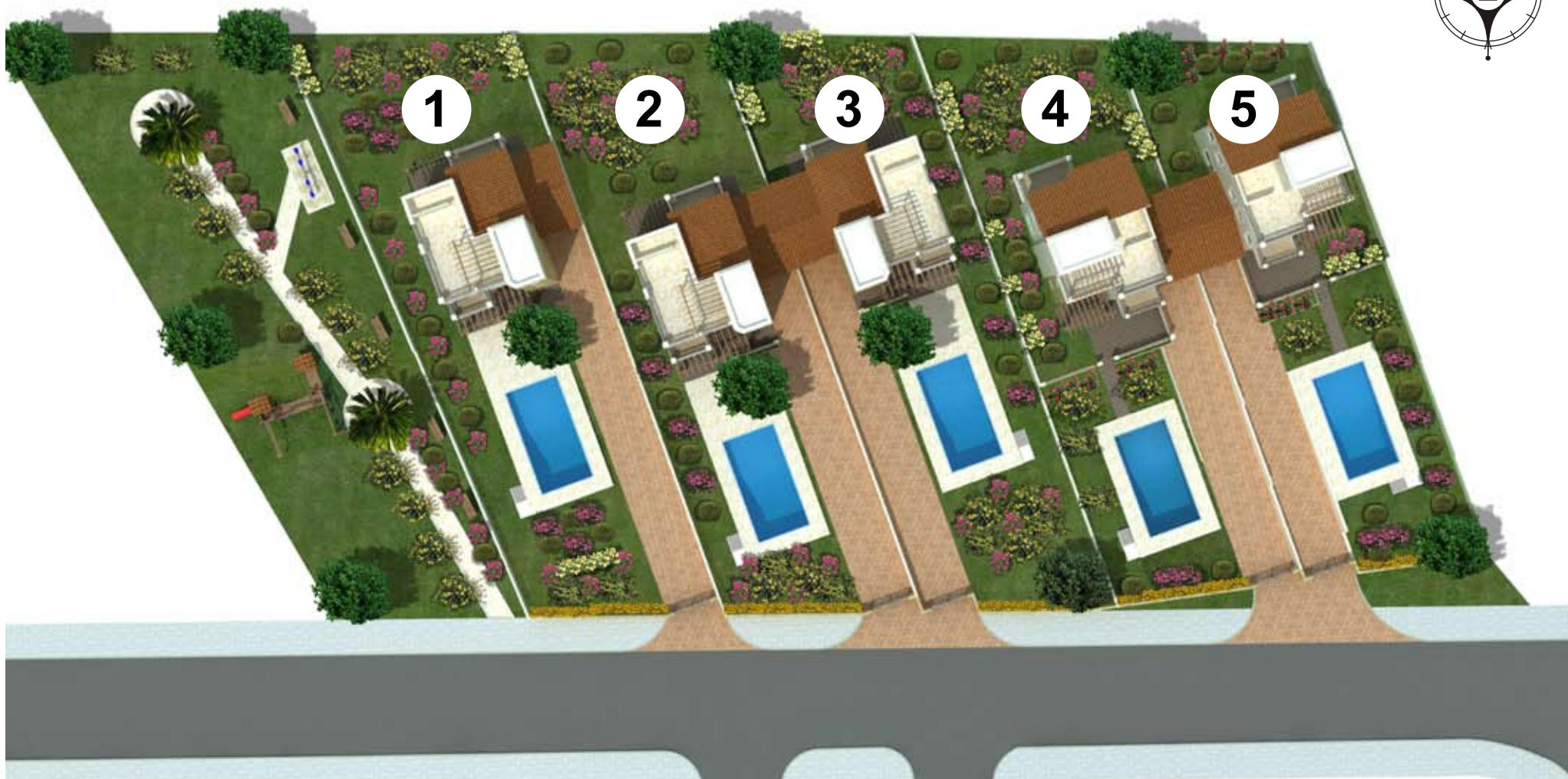
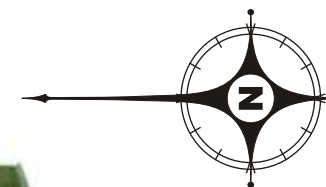


# Superior Real Estate - Services

CHLORAKA VILLAS 1 – PAFOS









### VILLAS 1, 2 & 3 - COVERED AREAS

| VILLA No | Covered Area m <sup>2</sup> | Covered Verandah m <sup>2</sup> | Uncovered Verandah m <sup>2</sup> | Parking m <sup>2</sup> | Roof Garden m <sup>2</sup> | Plot m <sup>2</sup> | Total Covered m <sup>2</sup> |
|----------|-----------------------------|---------------------------------|-----------------------------------|------------------------|----------------------------|---------------------|------------------------------|
| Villa 1  | 135.42                      | 13.71                           | 34.01                             | 19.80                  | 27.14                      | 710.18              | 180.10                       |
| Villa 2  | 135.42                      | 13.71                           | 34.01                             | 19.80                  | 27.14                      | 648.28              | 179.04                       |
| Villa 3  | 135.42                      | 13.71                           | 34.01                             | 19.80                  | 27.14                      | 644.28              | 179.04                       |



### GROUND AND FIRST FLOORS WITH ROOF TERRACE



### VILLAS 4 & 5 - COVERED AREAS

| VILLA No | Covered Area m <sup>2</sup> | Covered Verandah m <sup>2</sup> | Uncovered Verandah m <sup>2</sup> | Parking m <sup>2</sup> | Roof Garden m <sup>2</sup> | Plot m <sup>2</sup> | Total Covered m <sup>2</sup> |
|----------|-----------------------------|---------------------------------|-----------------------------------|------------------------|----------------------------|---------------------|------------------------------|
| Villa 4  | 133.19                      | 12.98                           | 45.63                             | 19.02                  | 17.70                      | 620.62              | 176.50                       |
| Villa 5  | 133.19                      | 12.98                           | 45.63                             | 19.02                  | 17.70                      | 587.85              | 176.50                       |



### GROUND AND FIRST FLOORS WITH ROOF TERRACE

