



Kissonerga Development 1



Registered Agent No 419

Superior Real Estate - Cyprus



Superior Real Estate - Services

KISSONERGA DEVELOPMENT 1 – PAPHOS

- *Kissonerga is ideally situated between the town of Paphos and the renowned Coral Bay Beach thus giving you access to a bustling town for all your retail needs as well as one of the best beaches on the island.*
- *The Venus Rock Golf Estate and the International Airport of Paphos are only about twenty minutes drive away.*
- *You're close to some of Cyprus' most captivating historical sites like the Tombs of the Kings and the famed Mosaics at the Paphos Harbour as well as the Lemba Calcolithic site.*
- *The complex consists of three blocks:
Block A offers 12 one-bedroom apartments
Block B 4 maisonettes with 2 bedrooms
Block C 6 two and three bedroom apartments*
- *Communal swimming and children's padding pool.*
- *The title deeds are guaranteed as the villas are built by an international company with a sound reputation, guaranteed by their ISO 9001 accreditation.*



Whichever way you want to eat your breakfast at any of the properties at Kissonerga Development 1, you can be confident that for at least three hundred days of the year, you'll be eating it in sunshine.

Because that's one of the many advantages of buying an apartment or maisonette in Cyprus; it's not just about the sparkling weather though. The Kissonerga Development 1 project is one of those developments that has a little bit of everything for everyone.

Its three blocks offer a choice of apartments and maisonettes – there are 12 two-bedroom apartments in Block A, 4 two-bedroom maisonettes in Block B and 6 two and three bedroom apartments in Block C.

So whichever way you look at it, whether you want a cosy and convenient holiday apartment that is perfect for a few weeks a year or something a little more expansive or comfortable, Kissonerga Development 1 has what you need. And of course because Cyprus is still one of the safest and most family-orientated European destinations, families are very much the focus, with a separate children's pool in the complex. So while you rest and relax in the communal pool, your children will be making firm friends in their own pool.

As Kissonerga Development 1 is built by a leading developer who likes to make sure they offer you everything of the best, the project is built in a most convenient location. Situated on the outskirts of Kissonerga, every single apartment or maisonette has a view either of the sea, the surrounding countryside or the swimming pool. And should you need a break from lounging at the pool, the surrounding Kissonerga region offers lovely taverns, pubs, banks and shops.



Проект Kissonerga Development 1 – это проект, в котором можно найти недвижимость на любой вкус. Его три блока состоят из апартаментов и мезонетт:

Блок А - двенадцать 2-спальных апартаментов;
Блок В – четыре 2-спальных мезонетта;
Блок С – шесть 2-х и 3-хспальных апартаментов.

Собираетесь ли Вы покупать небольшие уютные апартаменты для проведения отпусков, или что-то подороже и попросторнее, Kissonerga Development 1 – именно тот проект, который Вам нужен. Кипр славится высоким уровнем безопасности жизни и своей ориентированностью на общепризнанные семейные ценности. Эта тенденция прослеживается в оснащении комплекса специальным бассейном для детей; в то время, пока Вы наслаждаетесь прохладной водой во взрослом бассейне, Ваш малыш сможет плескаться со своими друзьями в специально оборудованном детском бассейне.

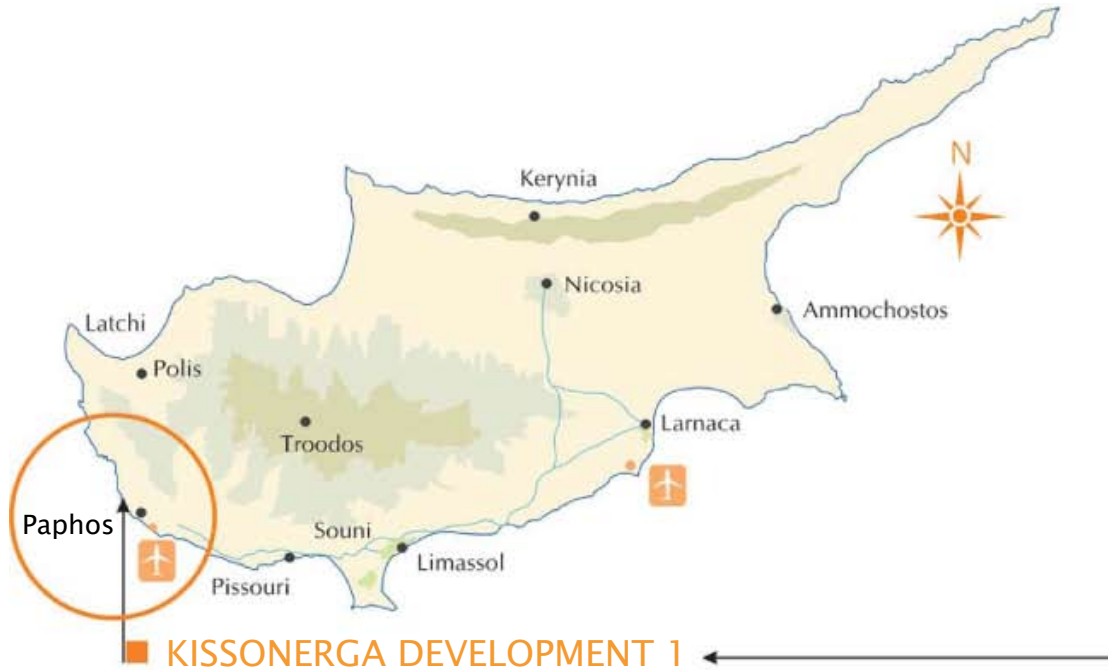
Хлорака, небольшая деревушка в предместьях Пафоса, обладает высокоразвитой инфраструктурой, и Вам не придется надолго покидать прохладу бассейна, если вдруг понадобится посетить магазин или банк, или просто захочется поужинать в небольшой уютной таверне, или насладиться неповторимым вкусом коктейля в баре. А каждый из апартаментов или мезонетт комплекса предоставит возможность своему владельцу любоваться либо морским пейзажем, либо видом на окружающую природу или бассейн.

Будучи созданным с особой любовью и пристальным вниманием к каждой детали, комплекс Kissonerga Development 1 обеспечит Вам ощущение неповторимого солнечного комфорта!



Superior Real Estate - Services

KISSONERGA DEVELOPMENT 1 – PAPHOS





Superior Real Estate - Services

KISSONERGA DEVELOPMENT 1 – PAPHOS

LOCATION	Kissonerga Village, Pafos district
PROJECT TYPE	Apartments and Maisonettes
UNITS AND BEDROOMS	Total number of units = 22 16 – Two bedroom apartments 2 – Three bedroom apartments 4 – Two bedroom maisonettes
COVERED AREAS	Apartments: From 97.07 m ² to 140.63 m ² Maisonettes: From 94.97 m ² to 97.93 m ²
DELIVERY DATE	January 2010
FEATURES	Provision only for central satellite system. Provision for a modern structure cabling system is also included. Provision for air-conditioning units. Communal swimming pool and children's paddling pool.
VIEWS	Countryside and surrounding areas
DISTANCES	Within walking distance to the village square 2 minute drive to sandy beaches 5 minute drive to Pafos Town 20 minutes drive to Pafos International Airport 25 minutes drive to Secret Valley Golf Club 45 minutes drive to Limassol 60 minutes drive to Troodos mountains and ski resort 90 minutes drive to Larnaca International Airport



Superior Real Estate - Services

KISSONERGA DEVELOPMENT 1 – PAPHOS

Apartments

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 apartments and verandas will be paved with quality imported ceramic tiles of purchase value €10/m². Laminated parquet optional in bedrooms. Common staircase will have selected imported marble.

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 purchases value €10/m². Smooth plaster finish and three coats of emulsion paint in all other areas.

Bathroom Walls

Quality ceramic wall tiles of purchases value €10/m² up to the height of the door, 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 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 entrance door will be solid core MDF plastic oven painted with spy hole where is not exposed or solid wood varnished where is exposed.

Windows-doors (ext.)

All external windows and sliding doors will be in aluminum and have double glazing for improved 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 of the Vendor's choice, 2cm thick with rounded edge and 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 aluminium 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 project.

Hot & cold water supply will be done with the leading pipe in pipe system and manifold connections which provides 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.

- Provision only for central satellite system.
- 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)

Metal Works

There will be metal railings to all verandas and common staircases 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 complete with all associated manholes and drainage pipes as indicated on the drainage layout and according to the indications of the local authorities.
- **Mail Boxes**
Mail boxes will be positioned at the entrance of the building for each property.
- **Boundaries**
The property boundaries will be constructed / installed as clearly marked on the drawings.
- **Communal Swimming Pool**
Construction of a communal prefabricated rectangular swimming pool and Kid's Pool complete with surrounding patios and facilities as shown on the drawings.

Mezonettes

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 mezonettes and verandas paved with quality imported ceramic tiles of purchase value €10/m². Laminated parquet optional in bedrooms. Internal staircase in selected imported marble of purchase value €30/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 €10/m². 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 €10/m² 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 color of the aluminum 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 in veneered varnished wood. The frames of the doors will be made of Swedish wood which will be painted in oil paint.

Wardrobes

All wardrobes will be made of melamine skeleton. All cupboard doors will be made of veneered wood. Internally there will be hanging rails, shelves and drawers as per drawings.

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 2cm thick with rounded edge 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 aluminium 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 for central TV system
- Provision only for central satellite system

Metal Works

There will be metal railings to the first floor veranda & internal staircase 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

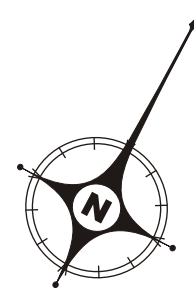
- **Sewage**
Septic tank and absorption pit complete with all associated manholes and drainage pipes as indicated on the drainage layout and according to the indications of the local authorities.
- **Boundaries**
The property boundaries will be constructed / installed as clearly marked on the drawings.
- **Communal Swimming Pool**
Construction of a communal prefabricated rectangular swimming pool and kid's Pool complete with surrounding patios and facilities as shown on the drawings.



Superior Real Estate - Services

KISSONERGA DEVELOPMENT 1 – PAPHOS







Superior Real Estate - Services

KISSONERGA DEVELOPMENT 1 – PAPHOS

BLOCK A - Apts 101, 102, 103, 104, 105, 106, 201, 202, 203, 204, 205, 206 - COVERED AREAS

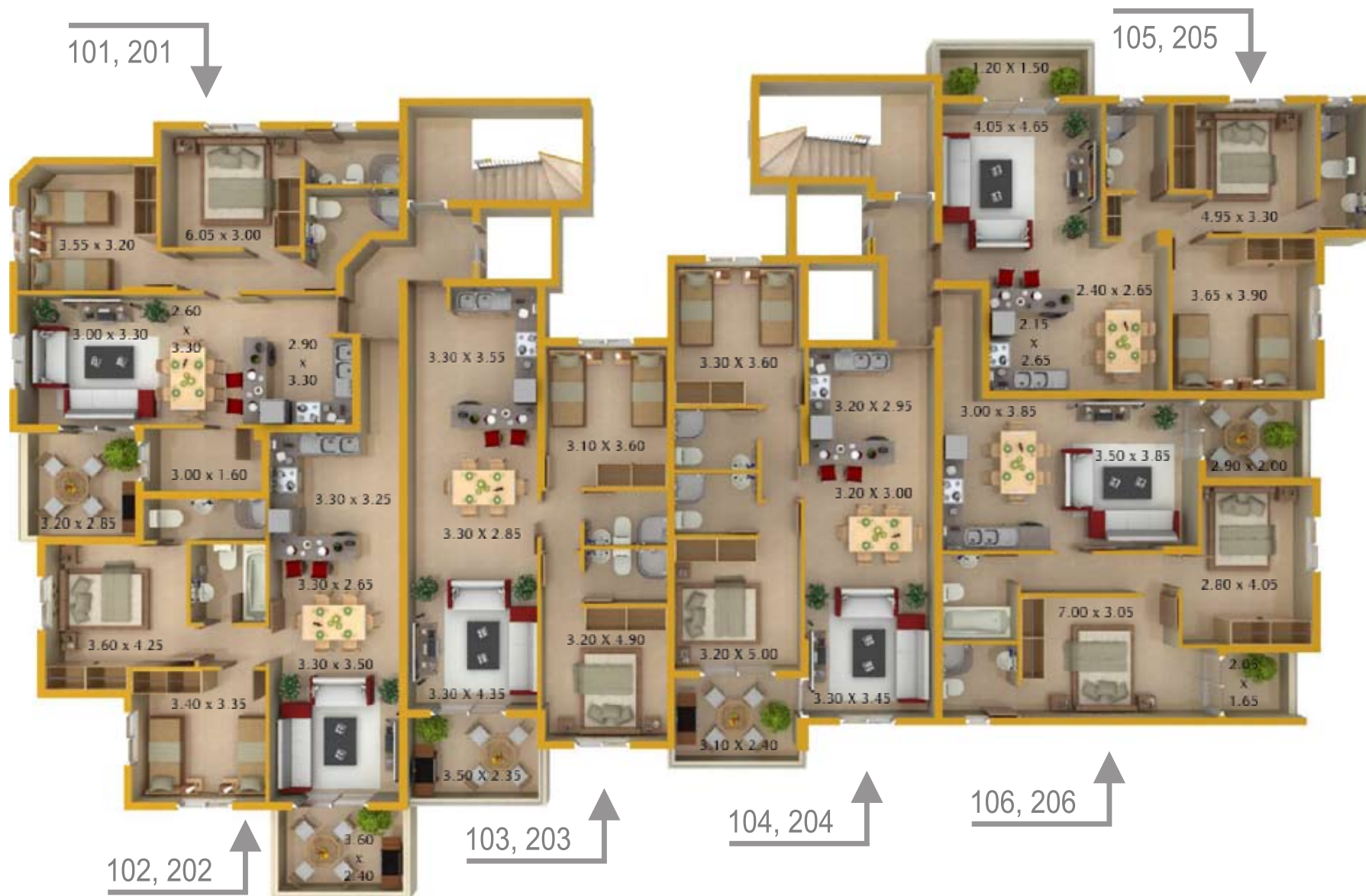
First Floor

APT No	Covered Area m ²	Covered Verandah m ²	Uncovered Verandah m ²	Parking m ²	Total Covered m ²	Total Covered & common m ²
Apt 101	74.53	8.62	-	10.60	83.15	98.69
Apt 102	76.51	8.64	-	10.60	85.15	101.04
Apt 103	73.52	8.46	-	10.60	82.04	97.38
Apt 104	78.24	8.41	-	10.60	86.65	101.81
Apt 105	76.28	6.34	8.74	10.60	82.62	97.07
Apt 106	74.13	10.17	-	10.60	84.30	99.05

Second Floor

APT No	Covered Area m ²	Covered Verandah m ²	Uncovered Verandah m ²	Parking m ²	Total Covered m ²	Total Covered & common m ²
Apt 201	74.53	8.62	-	10.60	83.15	98.69
Apt 202	76.51	8.64	-	10.60	85.15	101.04
Apt 203	73.52	8.46	-	10.60	82.04	97.38
Apt 204	78.24	8.41	-	10.60	86.65	101.81
Apt 205	76.28	6.34	-	10.60	82.62	97.07
Apt 206	74.13	10.17	-	10.60	84.30	99.05

FIRST & SECOND FLOORS





BLOCK B - Mais. 1, 2, 3, 4 - COVERED AREAS

MAIS. No	Covered Area m²	Covered Verandah m²	Uncovered Verandah m²	Garden m²	Parking m²	Total Covered m²
Mais. 1	92.74	4.59	7.90	81.54	10.60	97.33
Mais. 1	90.38	4.59	7.90	13.46	10.60	94.97
Mais. 1	90.38	4.59	7.90	15.02	10.60	94.97
Mais. 1	92.74	4.59	7.90	12.65	10.60	97.33

GROUND & FIRST FLOORS





Superior Real Estate - Services

KISSONERGA DEVELOPMENT 1 – PAPHOS

BLOCK C - Apts 107, 108, 109, 207, 208, 209 - COVERED AREAS

First Floor

APT No	Covered Area m²	Covered Verandah m²	Uncovered Verandah m²	Parking m²	Total Covered m²	Total Covered & common m²
Apt 107	106.66	7.68	8.85	10.60	114.34	140.63
Apt 108	75.58	7.20	-	10.60	82.78	101.81
Apt 109	77.54	6.37	-	10.60	83.91	103.20

Second Floor

APT No	Covered Area m²	Covered Verandah m²	Uncovered Verandah m²	Parking m²	Total Covered m²	Total Covered & common m²
Apt 207	106.66	7.68	8.50	10.60	114.34	140.63
Apt 208	75.58	7.20	-	10.60	82.78	101.81
Apt 209	77.54	6.37	-	10.66	83.91	103.20

FIRST & SECOND FLOORS

