

Details make the difference



MARIA  
RESIDENCES



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# About Cyprus

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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.



The Jewel of the  
Mediterranean





The Island of 4  
Seasons, 365 Reasons





## Why Paphos

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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.

City of Dreams



# Maria Residences

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MariaResidences is a well designed unique project, consisting of 7 (Seven) entire floor units, connected with a lift and stairs.



It consists of 7 Entire Floor luxurious apartments, enjoying panoramic views of the Mediterranean Coastline, ideally located for investment and permanent living.

Main characteristic of the Maria Residences is its unique design, attention to detail and also on the top floor, a 2 Bedroom Penthouse that enjoys a 130m<sup>2</sup> design, a generous veranda of 60 sq.m and a BBQ Area with breathtaking 360 degree sea & mountain view.



# Special Features

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## Includes

VRV technology

Thermal Aluminium Windows

Solar-Powered Boiled Water

Private Parking

Customizable Interiors

Custom Wardrobes

Underfloor Heating

Smart Home system (optional)

Quiet Residential Area

Communal Parking

High Return on Investment

Spacious verandas





# The Location

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2 Minutes  
Restaurant



5 Minutes  
Harbour



1 Minute  
Supermarket



15 Minutes  
Airport



Universal is an ideal location for property purchasers that are interested in buying holiday homes or living within walking distance to all amenities. Within the Universal area are wonderful properties, developments and complexes, most having communal swimming pools. It is only a walk to Kato (Lower) Paphos which is built around the harbor where Paphos Castle stands. Here you will also find supermarkets, shops, banks, archaeological sites.





# The Masterplan

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**PROJECT TYPE:** 7 ENTIRE-FLOOR APARTMENTS

**CONSISTS OF:** 4 ONE-BED APARTMENTS  
2 TWO-BED APARTMENTS  
1 TWO-BED PENTHOUSE

**COVERED AREA:** 50 - 80 m<sup>2</sup>

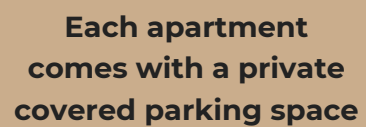
**TOTAL COVERED AREA:** 80 - 110 m<sup>2</sup>





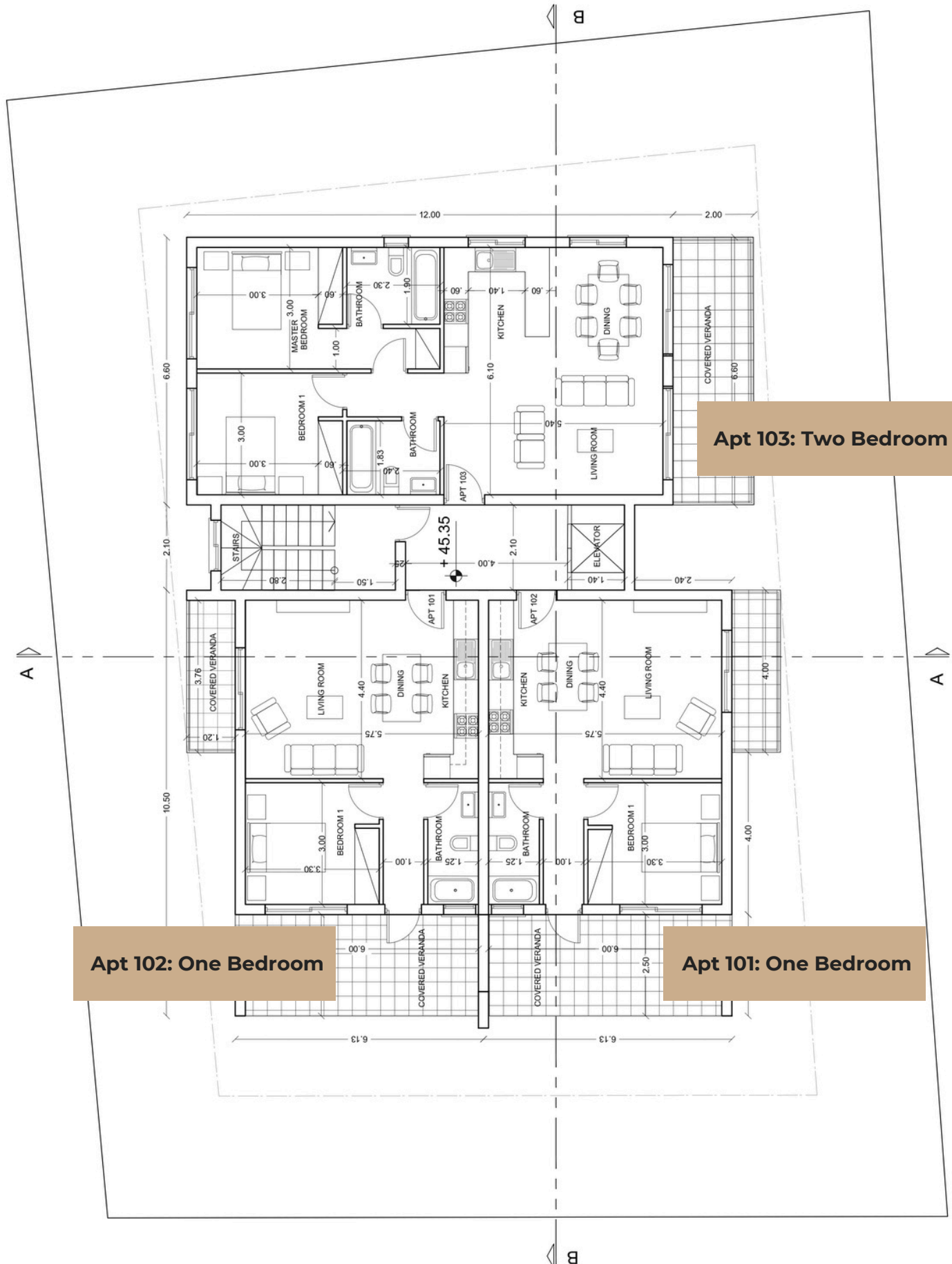
# Site Plan

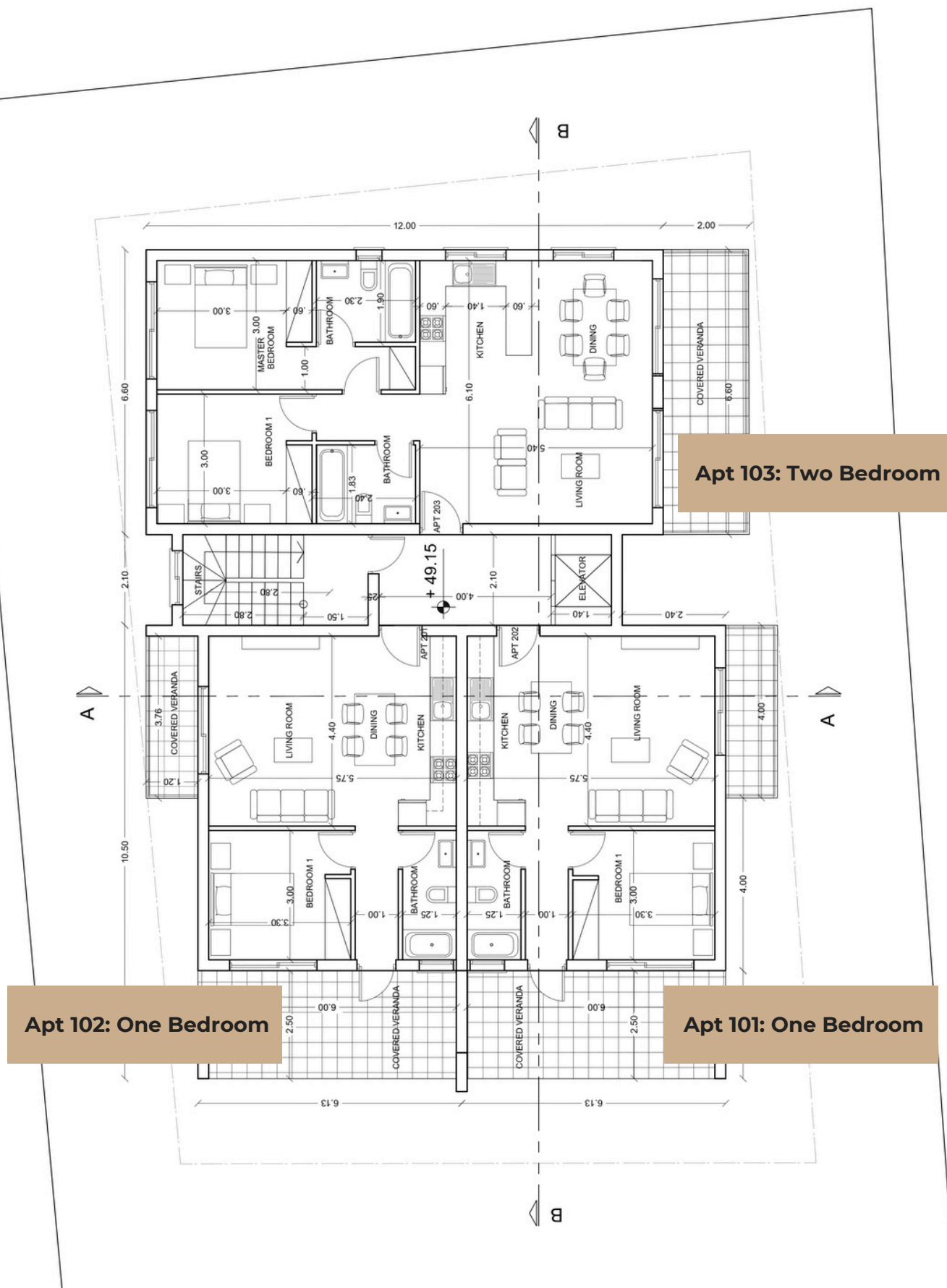






# Ground Floor

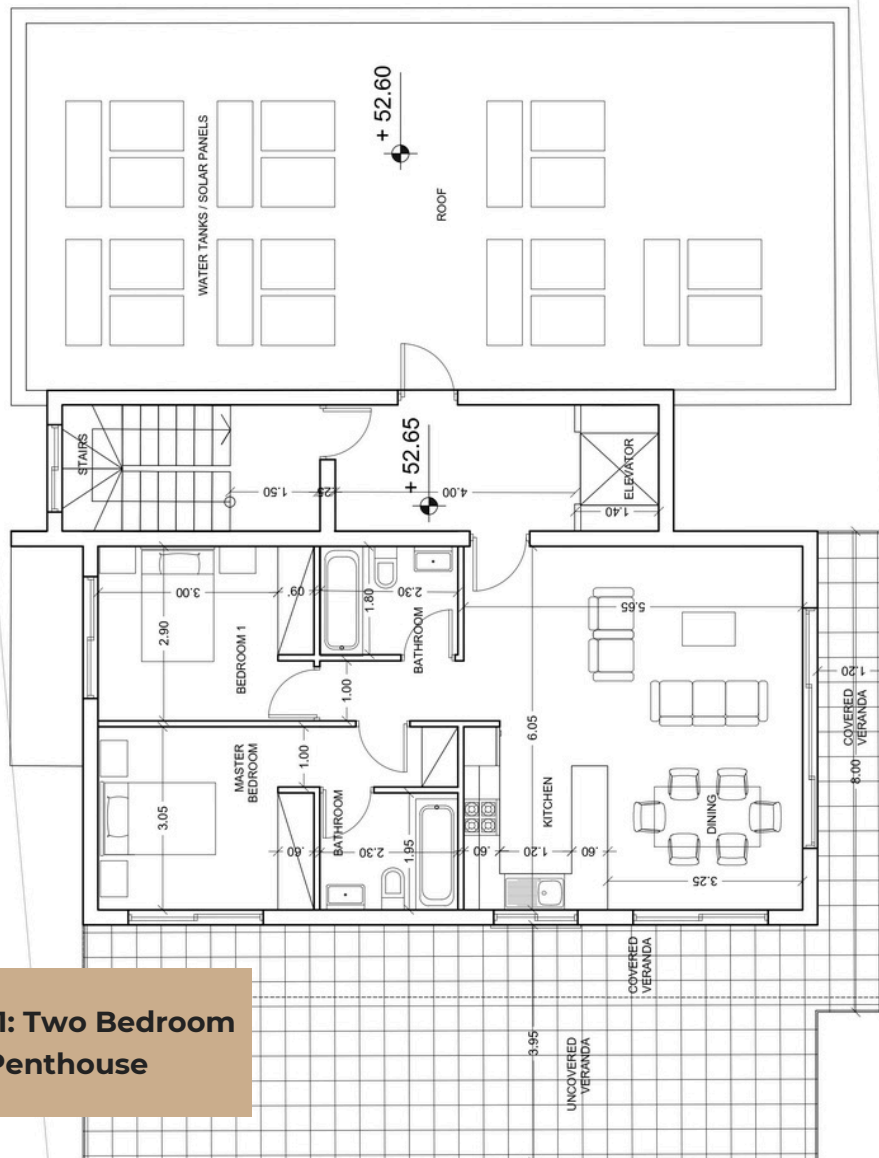






# Second Floor

**Apt 301: Two Bedroom  
Penthouse**



# Availability List

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NO	TYPE	COV. AREA m2	TOTAL COV. AREA m2	COV. VER/DAS m2	BED- ROOMS
1	APARTMENT	50	80	30	1
2	APARTMENT	50	80	30	1
3	APARTMENT	50	80	30	1
4	APARTMENT	50	80	30	1
5	APARTMENT	80	110	30	2
6	APARTMENT	80	110	30	2
7	PENTHOUSE	80	110	30	2

## Notes:

- The penthouse has a private roof terrace of 60 square meters
- A smart home system may be implemented to every apartment
- Covered parking space & private storage room for each apartment
- Electric parking gates



# General Specifications

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INTERIOR - The house will be built as the agreed architectural 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.

False-ceiling will be implemented in the ground floor

## FLOORS

Ceramic tiles € 30 / m<sup>2</sup> for all spaces or laminated parquet for bedrooms. For stairs marble € 60 per piece Anti-slip ceramic tile for verandas - € 30 / m<sup>2</sup>

## WALL TILING

For kitchen, ceramic wall tiles between the cupboards. Granite finishes to kitchen. Tiles to all bathrooms up to 2,20m high - € 30 / m<sup>2</sup>

## 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. They can be sliding or handleless touch.

KITCHEN FITTINGS-Internally and doors with melamine and granite tops

## SANITARY FITTINGS

White porcelain fittings including mixer taps and shower - €3.000

## 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.

## PLUMBING

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

SEWAGE - Septic and absorption tip or connected to the main sewage system

WATER SYSTEM - Water tank, water pressure pump and solar panels .

## EXTERIOR

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

GARDEN - Landscaped

