

LUXURY APARTMENTS BY ALEMARIA

Amazoniou Residence





LUXURY APARTMENTS BY ALEMARIA 

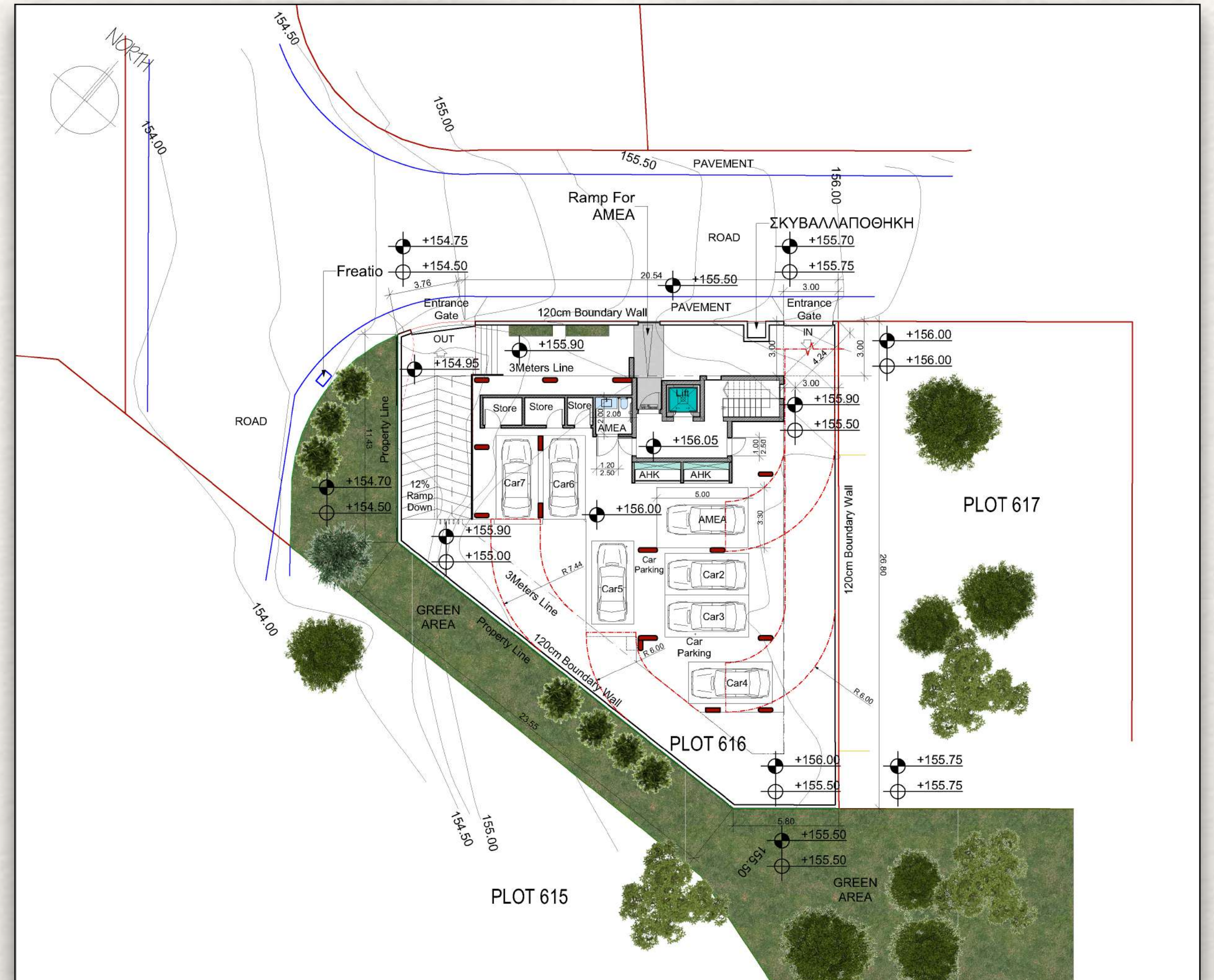
Amazoniou Residence

“Home” is a word having many connotations, but for AMAZONIOU RESIDENCE at least, it denotes **Quality, Security and Comfort.**

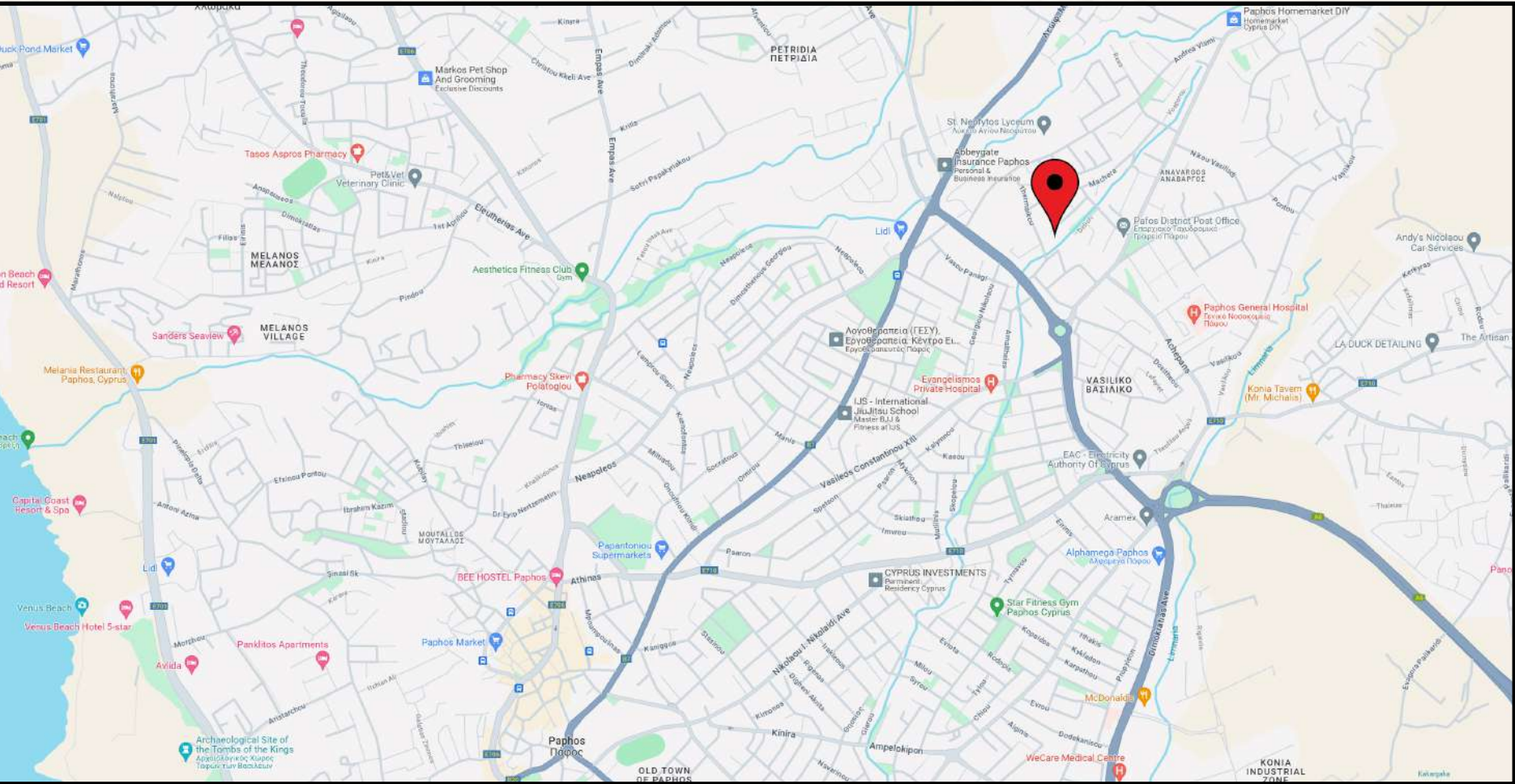
Description

A Stunning residential development consisting of a well thought design that provides an underlying luxury that lasts forever. Amazoniou Residence reflects this long-standing value of luxury with superior design, superb quality of finishes and a well appealing location.

This brand-new apartment development consists of 2 modern\contemporary two-bedroom and 3 of three-bedroom apartments, one of which is a penthouse that encompasses a very large roof terrace enjoying magnificent views to Paphos and the Mediterranean Sea. It is located in a highly desired area for both homeowners and investors in a beautiful setting with the advantage of an adjacent green area. It is within walking distance to local and international schools, general hospital, bakeries, supermarkets and all kind of other facilities whilst being in a quiet residential area. It is also within short proximity to extensive retail shopping at the newly renovated “Paphos Old Town” and the Kings Avenue Mall which is mixing the old with the new perfectly. Paphos City itself has been awarded the European City of Culture 2017, and smart City of Tourism in 2023.



Location



- KEY DISTANCES:
- Paphos Town Centre
 - Private Schools
 - Paphos General Hospital
 - Paphos International Airport
 - Nearest Golf Course
 - Paphos Harbour
 - Paphos Universities
 - Public Schools
 - Post Office
 - Supermarkets \ Hypermarkets
 - Medical Clinics
 - Shops
 - Kings Avenue Mall

2kms

1km

Walking Distance

15kms

8kms

8kms

3kms

Walking Distance

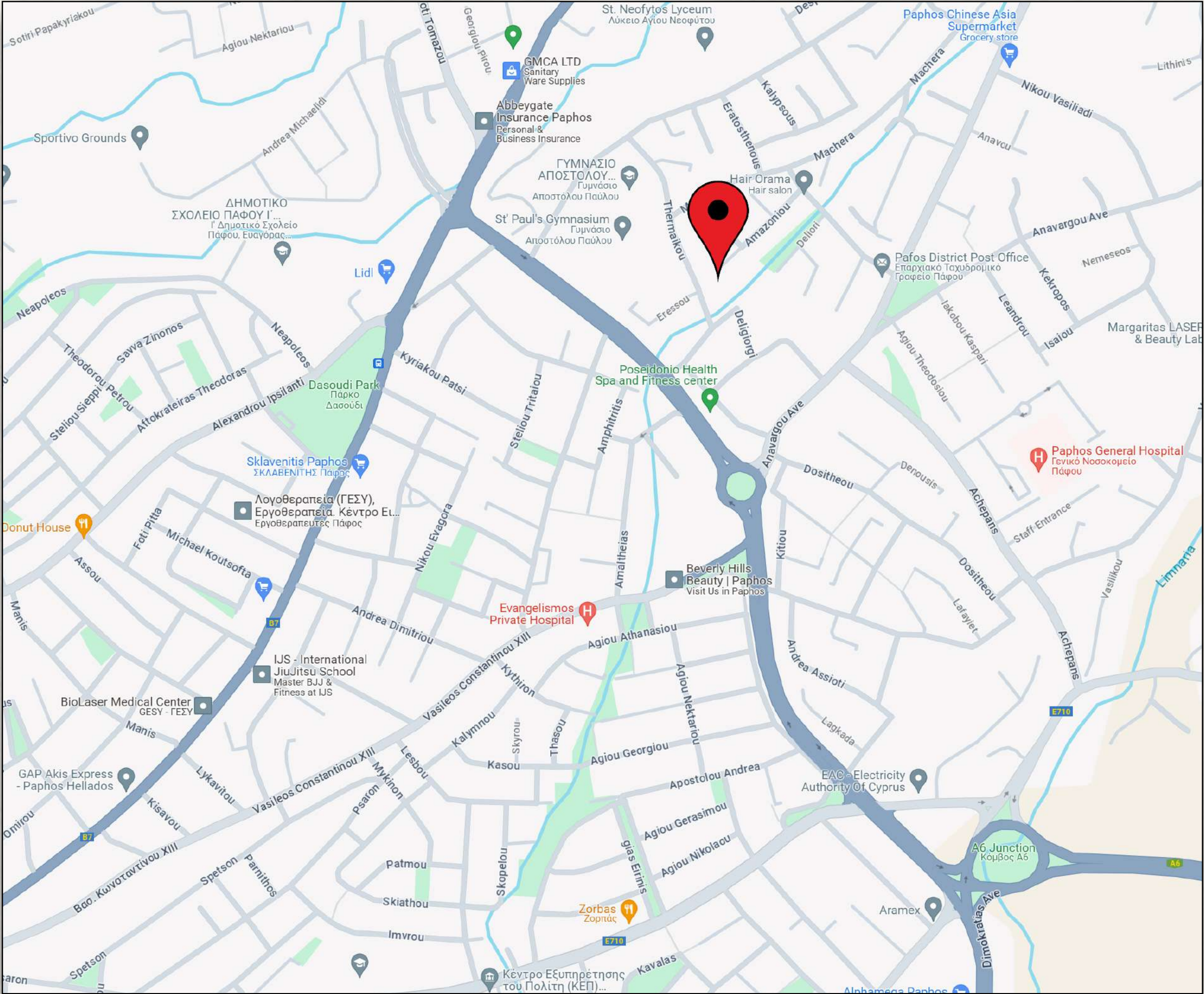
Walking Distance

Walking Distance

Walking Distance

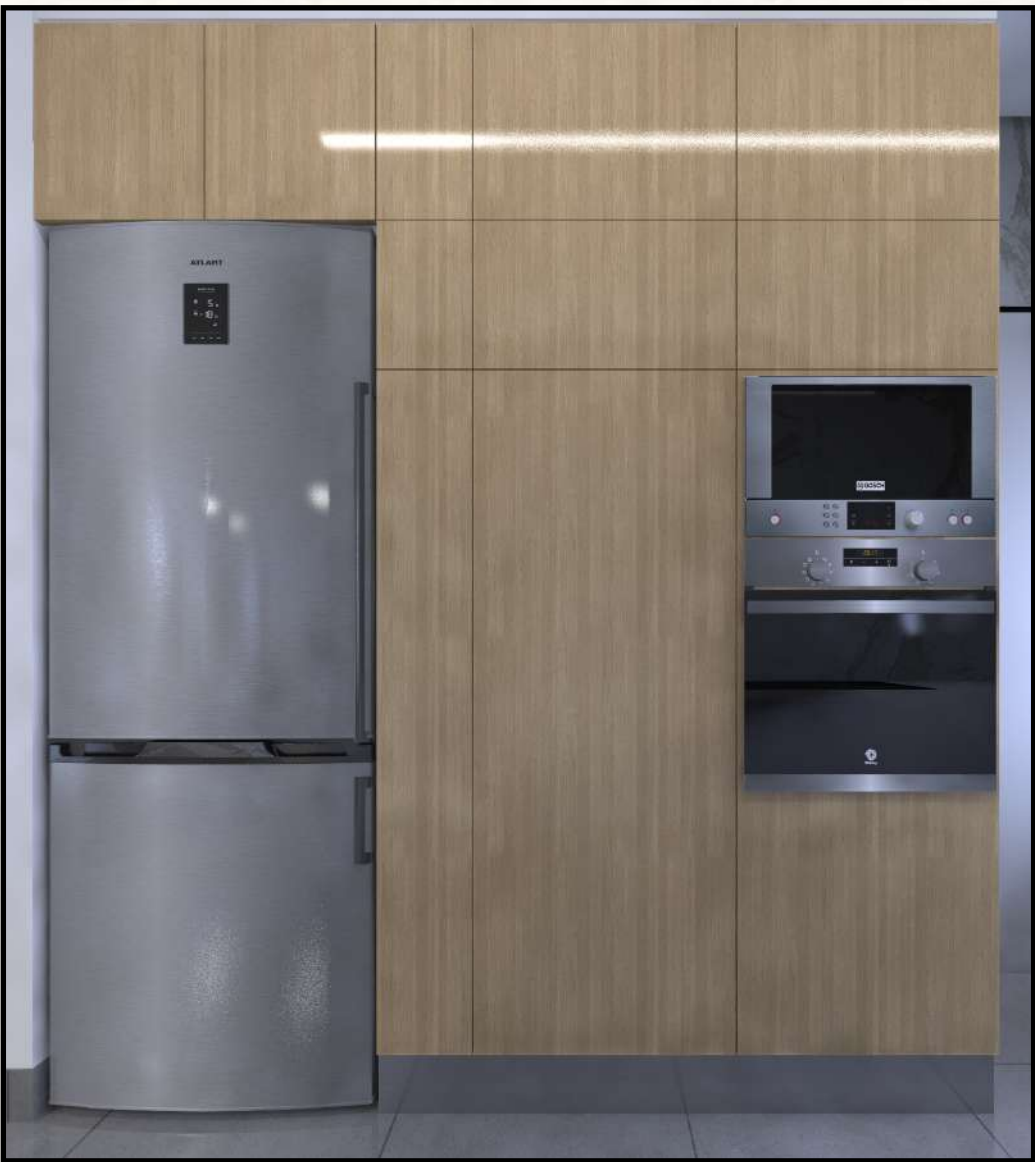
2kms

5kms



Description

- There are numerous compelling reasons to opt for AMAZONIQU RESIDENCE
1. Location - Luxury apartments located in an upscale area within short distance from a wealth of social infrastructure.
 2. Design and Layout - Exceptional interior planning has perfectly leveraged space, with usage of glass, floor-to-ceiling doors, functional wall layout kitchens, amazing well-ventilated living \ dining rooms with access to verandas.
 3. Interior Finishes - The residences come with top brand furnishings & fittings including, high quality Italian tiles, bespoke kitchens, beautiful wardrobes, all made from local craftsmen or imported from well-known producers abroad. The lavishly furnished bathrooms come with top of the range bathroom fittings, reflecting high standards of hygiene, design, and sustainability. Modern colour tones ensure that interior aesthetic has been rightfully captured and coordinated throughout each home.
 4. Sustainable homes - They include the latest energy efficiency provisions along with smart tech including LED lightbulbs, motion detectors \ adjustable lights and separate photovoltaic net metering system for each apartment.
 5. Specifications - Residences that are up to date with the latest trends and that are well equipped with the highest specifications to enjoy a brand new home with the most recent amenities on the market.



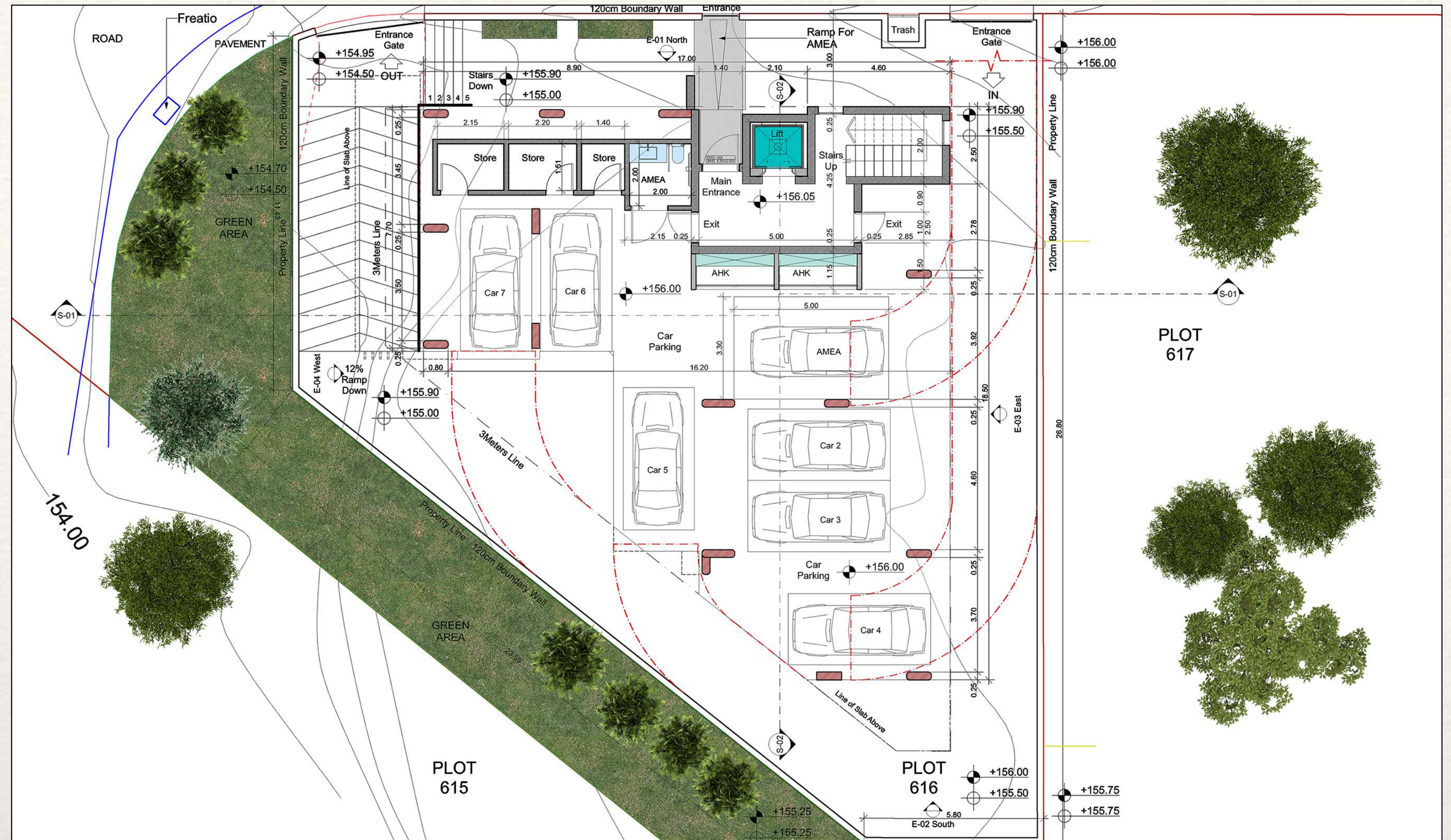
Amazoniou Residence

• SPECIFICATION HIGHLIGHTS:

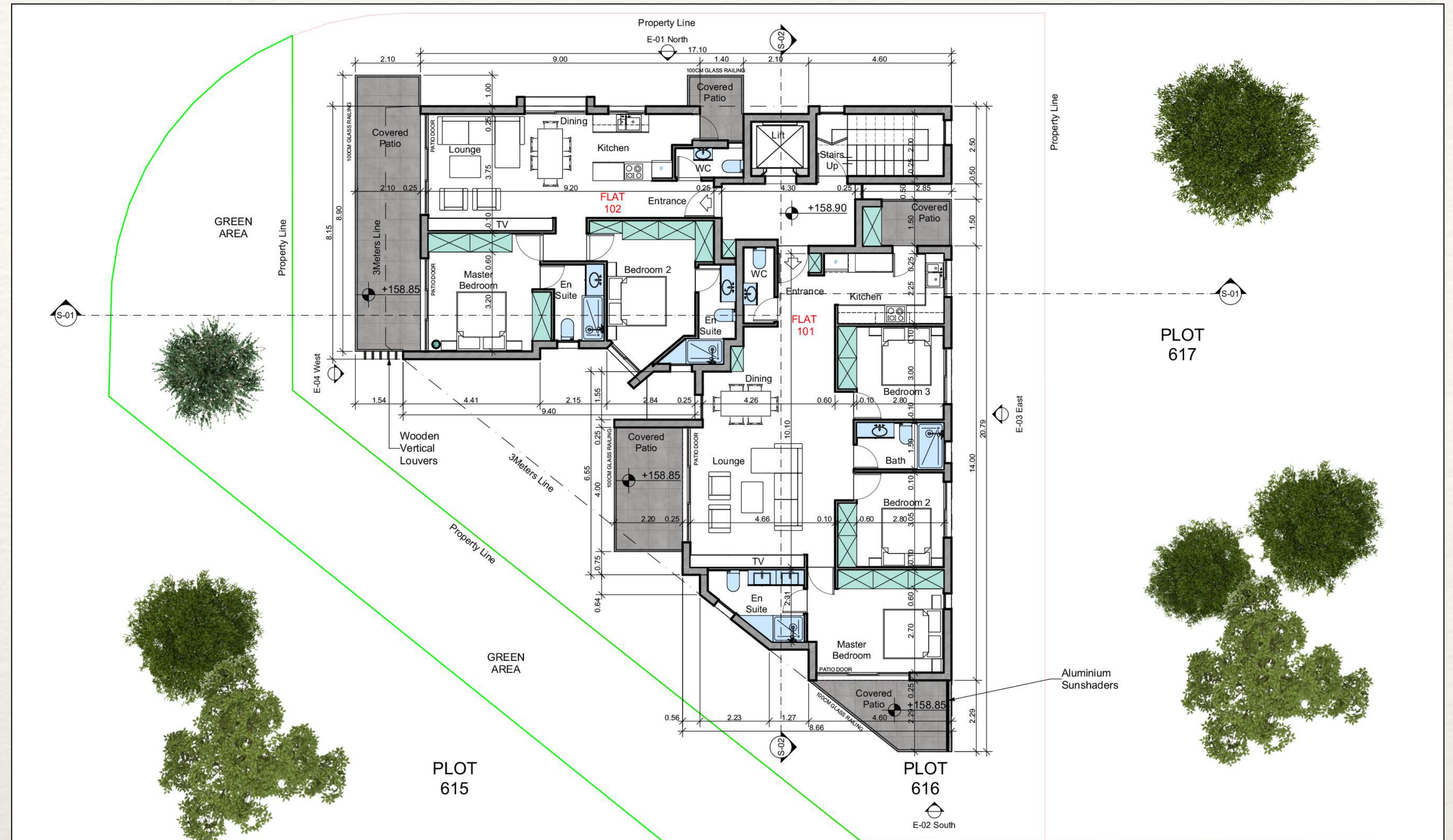
- VRV for cooling and heating
- Thermal insulated aluminium with double glazing
- Lighting automation throughout the property
- Ceilings-gypsum board with spotlights throughout
- Water pressurized system
- Alarm system
- Floor standing, or wall mounted, back-to-wall toilet with integrated Cistern \ walk in shower
- High quality Italian made tiles for flooring
- Covered parking
- Class A' Energy Certificate
- Net metering photovoltaic for each apartment
- Lift
- External thermal insulation
- Techno granite kitchen counter
- Independent Solar water heater for each apartment
- Underfloor electrical heating
- Italian design kitchen and doors with soft close mechanisms made by local expert craftsmen
- External socket for electrical car for each apartment
- Glass balustrade
- LED lights
- Controlled access to parking area
- Doorbell intercom system
- Landscaping of communal areas



GROUND FLOOR PLAN.



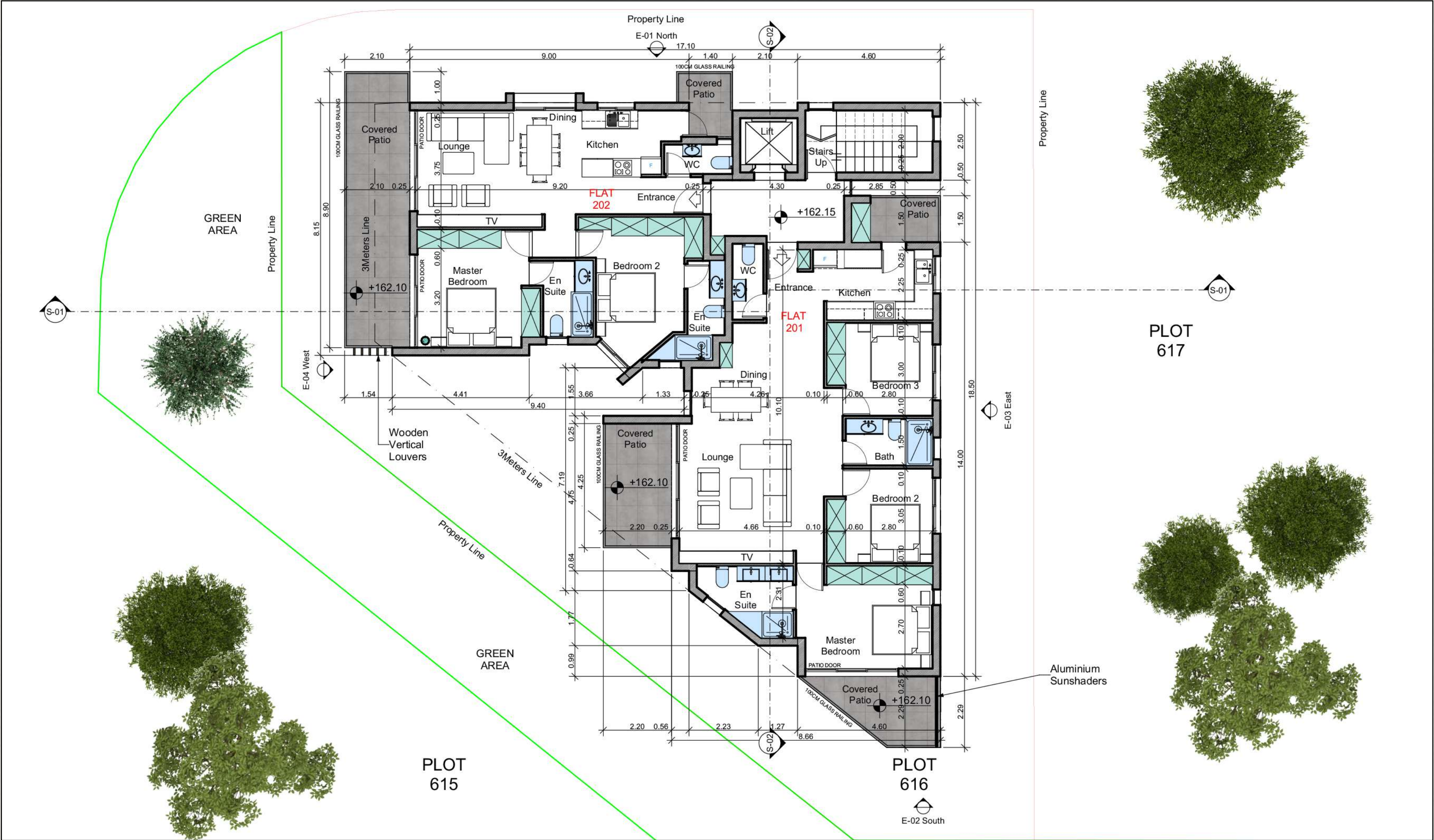
FIRST FLOOR PLAN.





Amazoniou Residence

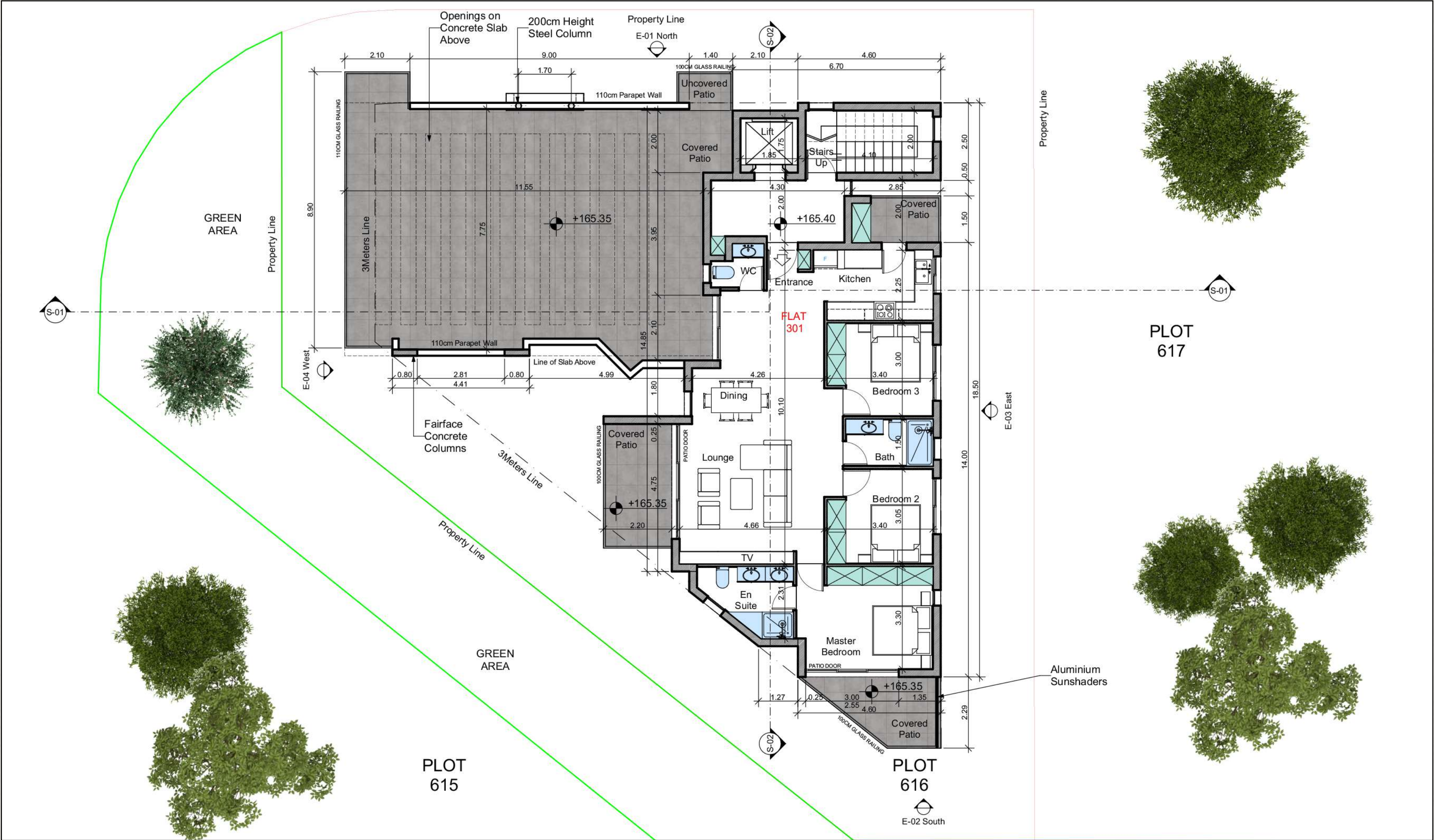
SECOND FLOOR PLAN.





Amazoniou Residence

THIRD FLOOR PLAN.



- **GALLERY**
- Fresh and contemporary
- Distinctive design
- Exceptional residential comfort
- Modern convenience



- Refined and Sophisticated Bathrooms
- Elegant and Impeccable appearance throughout.



Amazoniou Residence

UNIT	FLOOR	TYPE	COVERED	COVERED	TOTAL	UNCOVERED	COVERED	STORE	PRICES plus VAT
			AREA (Sq.m.)	VERANDA	COVERED	VERANDA	PARKING	ROOM	€
101	First	3BED	106.65	20.95	127.60		12.00	4.00	300.000
102	First	2BED	78.40	24.40	102.80		12.00	4.00	270.000
201	Second	3BED	106.65	20.95	127.60		12.00	4.00	350.000
202	Second	2BED	78.40	24.40	102.80		12.00	4.00	300.000
301	Third	3BED	108.70	36.95	145.65	84.75	24.00	4.00	500.000
			478.80	127.65	606.45				1.720.000



Upscale development





Excellent off-plan properties with cost-saving benefits and plenty customization options. Available also carefully selected furniture and electrical packs completing each residence as displayed and making it instantly ready to move in. Additionally, smooth process from purchase to possession with an excellent after sales support.

'Amazoniou Residence - Homes which denote Quality, Security and Comfort. An exciting opportunity for ambitious people'

CONTACT US:

e-mail: styliarch@cytanet.com.cy

e-mail: yiannosstylianides@cytanet.com.cy

Tel: 0035799318757

Tel: 00357 99373931

