



# THALASSOTHEA GARDENS

BY MARONIA ESTATES LTD  
MEMBER OF NEOPHILIA GROUP  
IN ASSOCIATION WITH TRAGNITE GROUP

"LIFE'S BETTER BY THE SEA - WE MAKE IT HOME."



**THALASSOTHEA  
GARDENS**

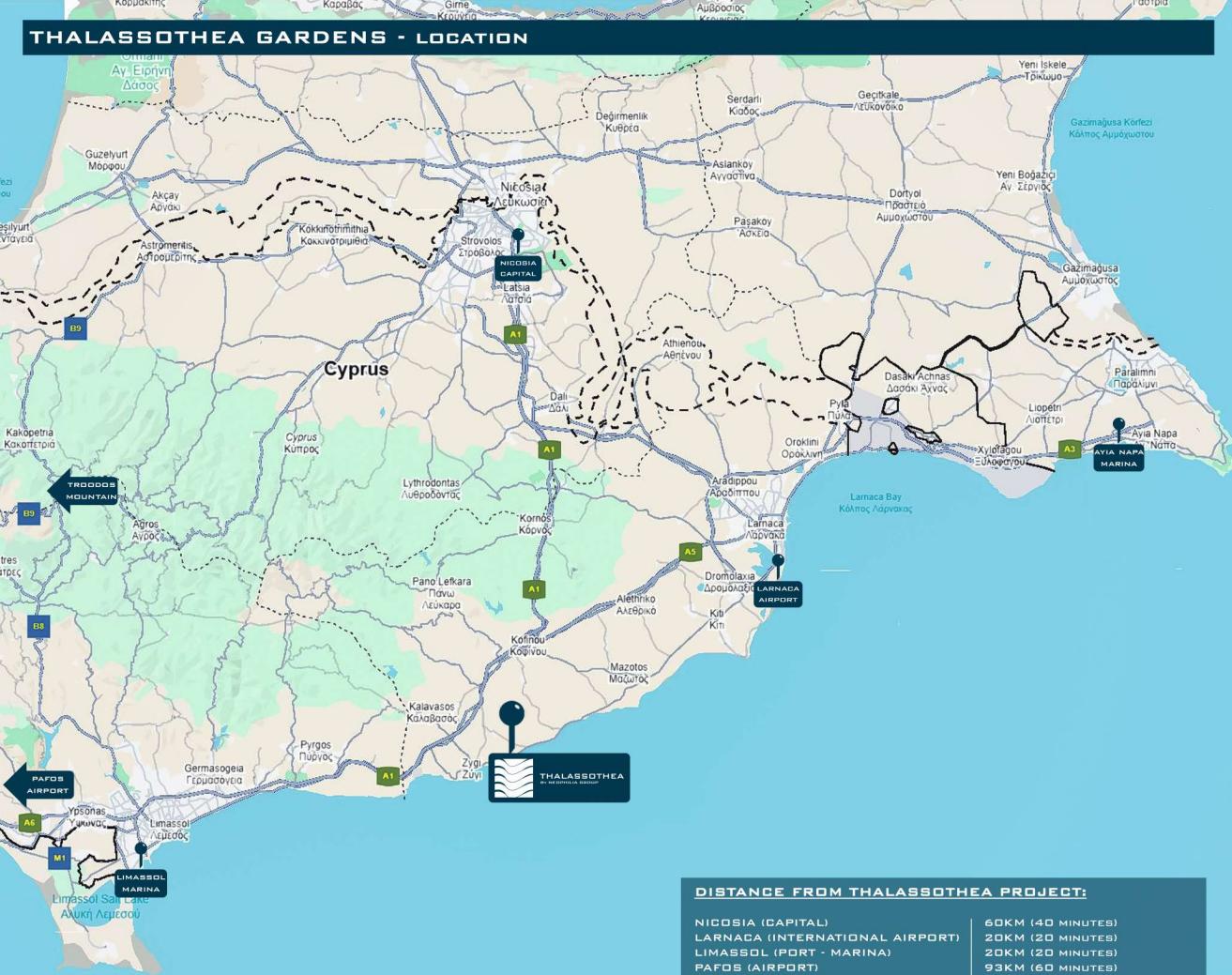


**MARONIA ESTATES LTD - (MEMBER OF NEOPHILIA GROUP):**

Neophilia is a local Property Developers Group of companies that was established in 2004, building mainly Residential projects in the area of Maroni and Zygi.

Our team of skilled professionals include Architects, Engineers, local builders and other craftsmen and our goal is to provide the best quality homes at good prices.

Our offices are situated on the Seaside main road from Zygi to Larnaca, and very near to the project. As a company, we always keep good relations with our clients, even years after sales.


**DISTANCE FROM THALASSOTHEA PROJECT:**

**NICOSIA (CAPITAL)**  
**LARNACA (INTERNATIONAL AIRPORT)**  
**LIMASSOL (PORT - MARINA)**  
**PAFOS (AIRPORT)**  
**AYIA NAPA (MARINA)**  
**TROODOS (MOUNTAIN)**

**60KM (40 MINUTES)**  
**20KM (20 MINUTES)**  
**20KM (20 MINUTES)**  
**93KM (60 MINUTES)**  
**79KM (57 MINUTES)**  
**80KM (60 MINUTES)**

**ABOUT LOCATION:**

The project is situated in the Tourist Zone of Maroni village and very close to Zygi Marina and Fishing Harbour.

Maroni village, known for its traditional architecture and strong emphasis on agrotourism, offers a range of local amenities, including an Elementary school, a kindergarten, supermarket, taverna and various other commercial services, making it a well-rounded and vibrant community.

The picturesque village of Zygi, located on the southern coast of Cyprus, is ideally positioned between the island's three main cities — Nicosia, Limassol, and Larnaca. It is one of the few coastal villages in Cyprus built directly by the sea, sitting at an altitude of just 8 meters and enjoying an average 320 days of sunshine every year.

In recent years, Zygi has been transformed from a quaint fishing village into a vibrant tourist destination. Visitors and locals alike are drawn to its fresh sea air, stunning natural beauty and tranquil atmosphere—offering a perfect escape from the fast pace of city life. The village boasts a charming character, a lively Marina, a Blue Flag beach (Marinoparea Beach Zygi), and some of the island's most famous seafood taverns.



## MAIN FEATURES:



MARONI SEASIDE  
200M



LARNACA AIRPORT  
20KM



LIMASSOL CITY  
20KM



GRIZO PARK  
1 KM  
"THALASSOTHEA INCLUDES  
PRIVATE PARK"



COVERED PARKING  
  
EACH VILLAS INCLUDES COV-  
ERED PARKING



VILLAS

ATTRACTIVE VILLAS WITH  
GROSS AREA  
BETWEEN 100 TO 150 SQM



THALASSOTHEA  
GARDENS





#### **THALASSOTHEA GARDENS PROJECT:**

The project comprises of 18 detached villas, each set on a private good size plot ranging from 503 to 659 square meters. These thoughtfully designed homes, spanning from 100 to 150 square meters, featuring two or three bedrooms, spacious open-plan living, dining and kitchen areas, a guest restroom, covered parking, sea view verandahs and a private swimming pool. All houses comply with the Building Energy Efficiency Certificate requirements.

The development also includes a landscaped public green area with a dedicated children's playground and a paved 3m walkway towards the beach, enhancing the community's family-friendly atmosphere.

Designed for those seeking a tranquil countryside retreat, only 200m from the local beach (Maroni Seaside), this project offers the perfect balance of comfort, privacy, and natural surroundings. It is suitable for both holiday or permanent living.



THALASSOTHEA  
GARDENS







THALASSOTHEA  
GARDENS





THALASSOTHEA  
GARDENS





THALASSOTHEA  
GARDENS



TYPICAL LIVING  
ROOM AREA



THALASSOTHEA  
GARDENS

TYPICAL BEDROOM  
AREA (OPTION 1)





THALASSOTHEA  
GARDENS

TYPICAL BEDROOM  
AREA (OPTION 2)





THALASSOTHEA  
GARDENS



TYPICAL KITCHEN  
AREA (OPTION 1)



THALASSOTHEA  
GARDENS



TYPICAL KITCHEN  
AREA (OPTION 2)



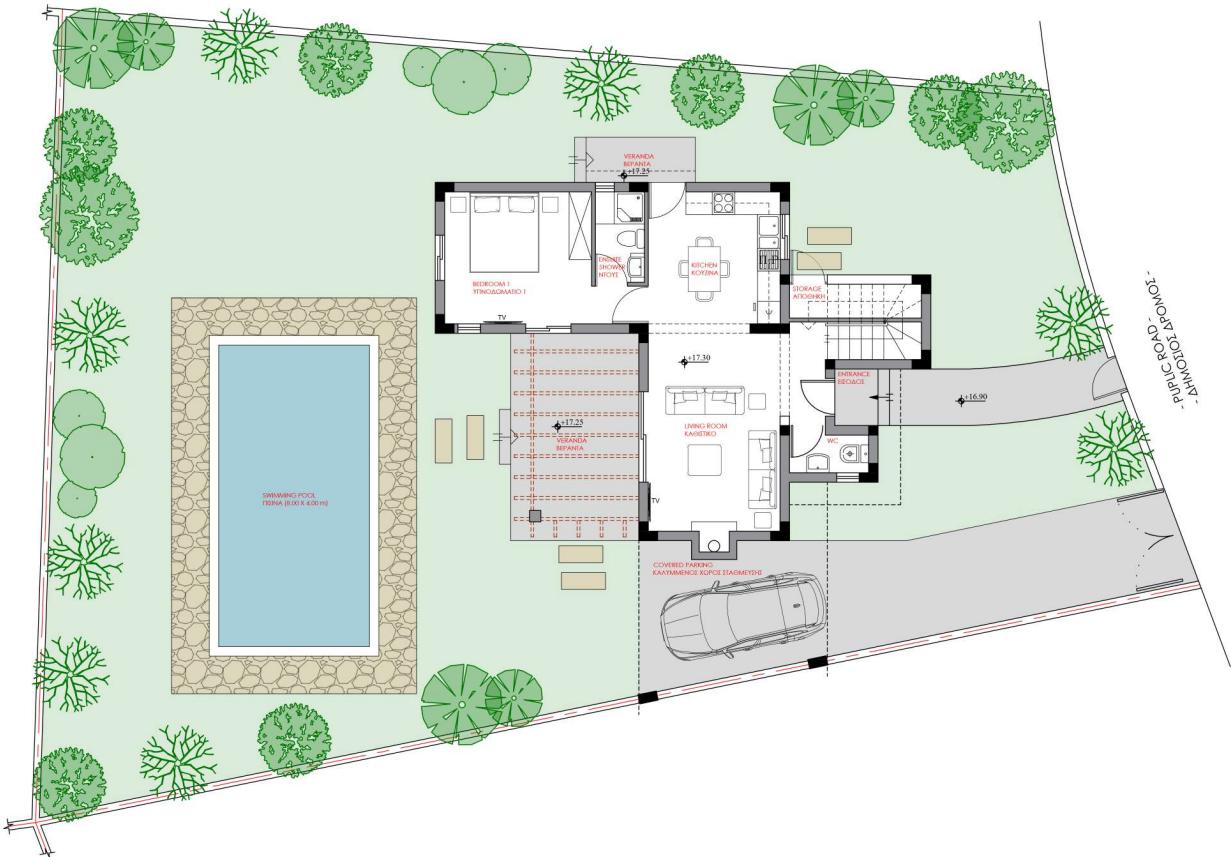
THALASSOTHEA  
GARDENS

## ARCHITECTURAL PLANS



## HOUSE 5

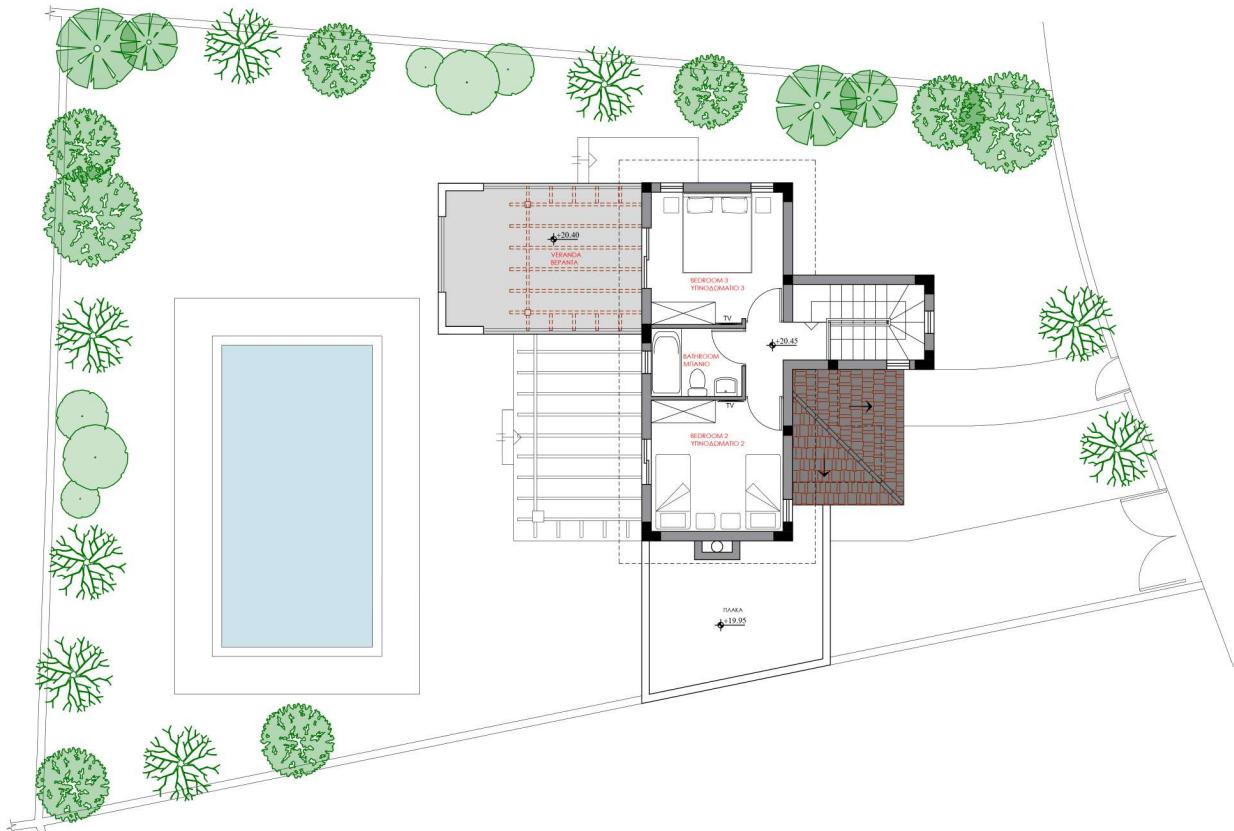
GROUND FLOOR  
SCALE - 1:100





## HOUSE 5

FIRST FLOOR  
SCALE - 1:100



### HOUSE 5

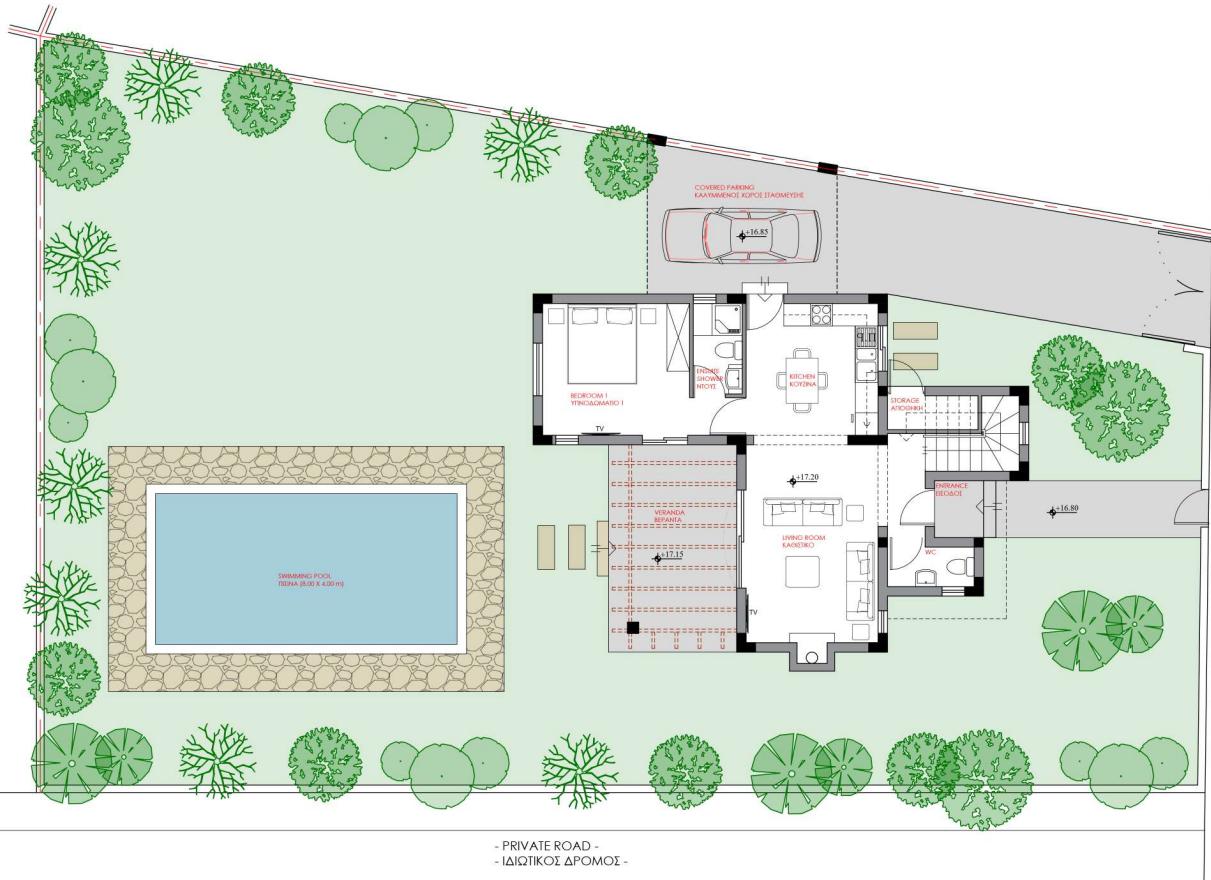
NUM. OF BEDROOMS	3
BUILDING PLOT AREA	541M <sup>2</sup>
COVERED BUILDING AREA	120M <sup>2</sup>
PARKING	16.00M <sup>2</sup>
COVERED VERANDAS	2.00M <sup>2</sup>
UNCOVERED VERANDAS	44.00M <sup>2</sup>
SWIMMING POOL	4M X 8M
AIR CONDITION (SPLIT UNITS)	4
PRICE (EURO)	400.000



## HOUSE 6

GROUND FLOOR  
SCALE - 1:100

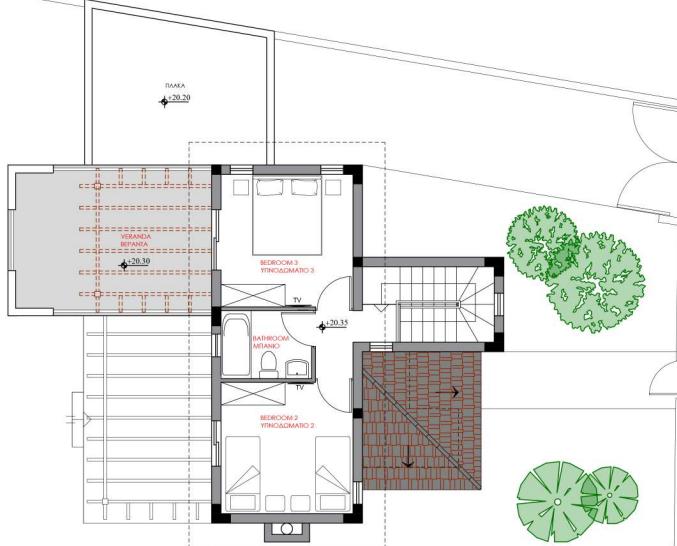
- PUBLIC ROAD -  
- ΔΗΜΟΣΙΟΣ ΔΡΟΜΟΣ -





## HOUSE 6

FIRST FLOOR  
SCALE - 1:100



### HOUSE 6

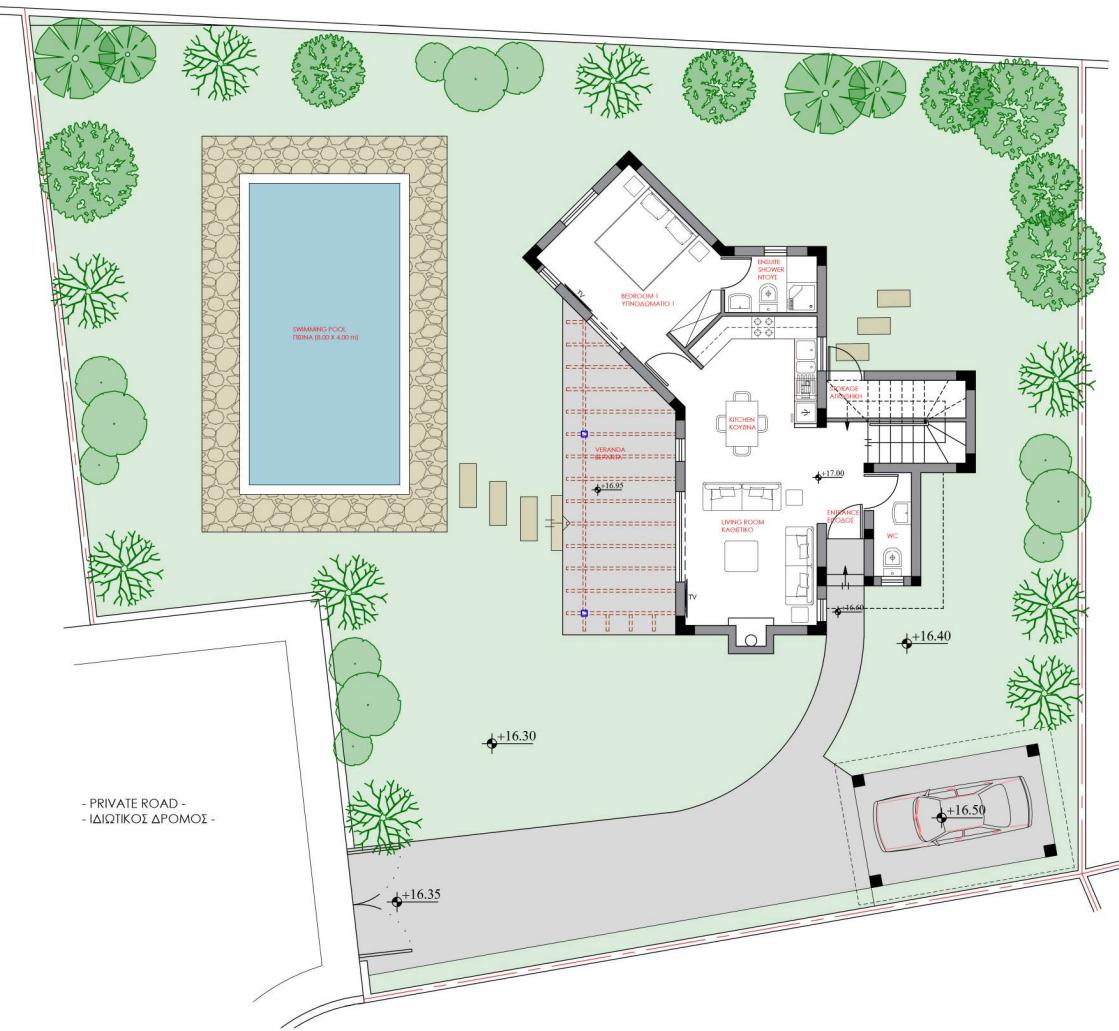
NUM. OF BEDROOMS	3
BUILDING PLOT AREA	529M <sup>2</sup>
COVERED BUILDING AREA	120M <sup>2</sup>
PARKING	18.00M <sup>2</sup>
COVERED VERANDAS	2.00M <sup>2</sup>
UNCOVERED VERANDAS	40.00M <sup>2</sup>
SWIMMING POOL	4M X 8M
AIR CONDITION (SPLIT UNITS)	4
PRICE (EURO)	400.000



## HOUSE 7

GROUND FLOOR  
SCALE - 1:100

- PRIVATE ROAD -  
- ΙΔΙΩΤΙΚΟΣ ΔΡΟΜΟΣ -



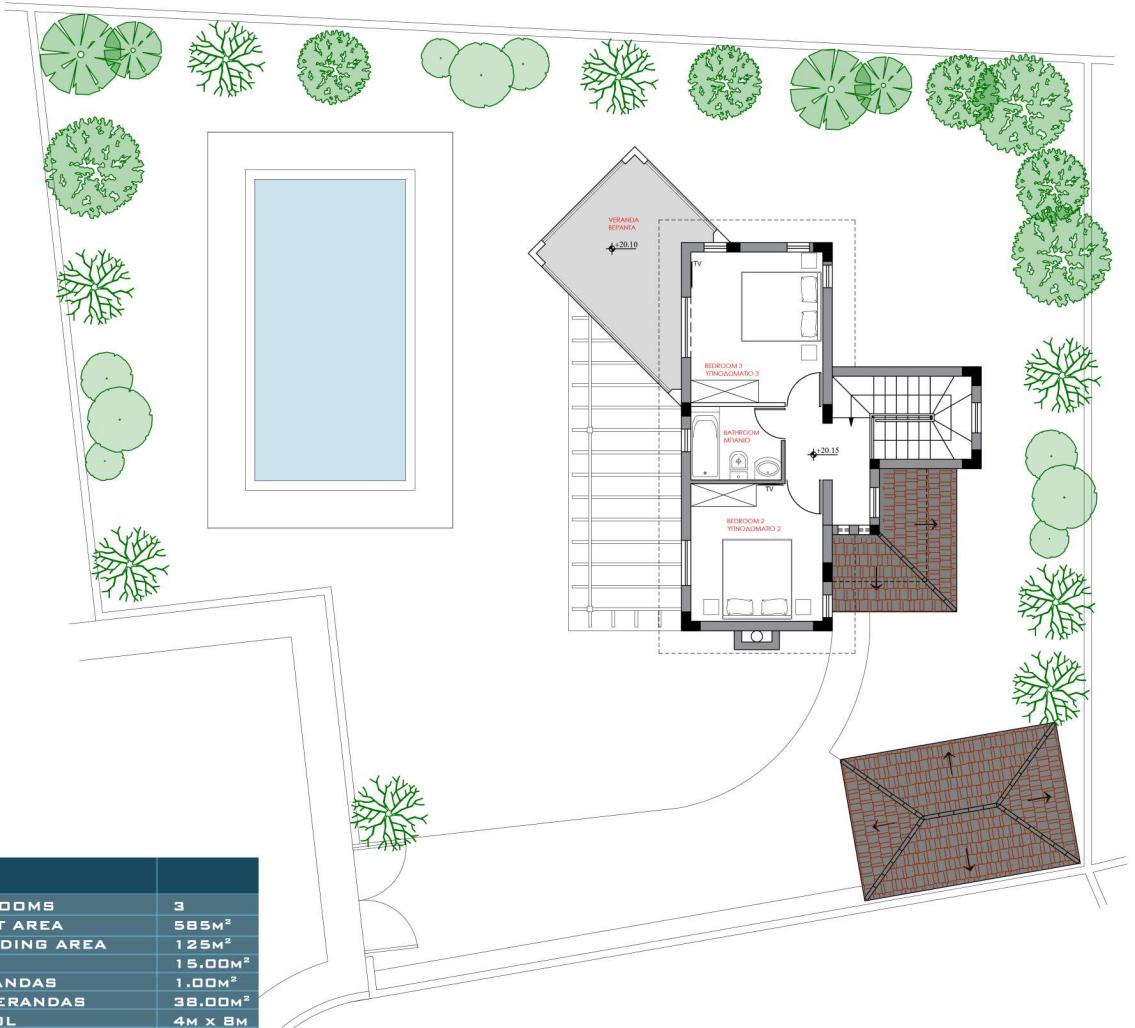


## HOUSE 7

FIRST FLOOR  
SCALE - 1:100

### HOUSE 7

NUM. OF BEDROOMS	3
BUILDING PLOT AREA	585M <sup>2</sup>
COVERED BUILDING AREA	125M <sup>2</sup>
PARKING	15.00M <sup>2</sup>
COVERED VERANDAS	1.00M <sup>2</sup>
UNCOVERED VERANDAS	38.00M <sup>2</sup>
SWIMMING POOL	4M X 8M
AIR CONDITION (SPLIT UNITS)	4
PRICE (EURO)	430.000



## HOUSE 8

GROUND FLOOR  
SCALE - 1:100



### HOUSE 8

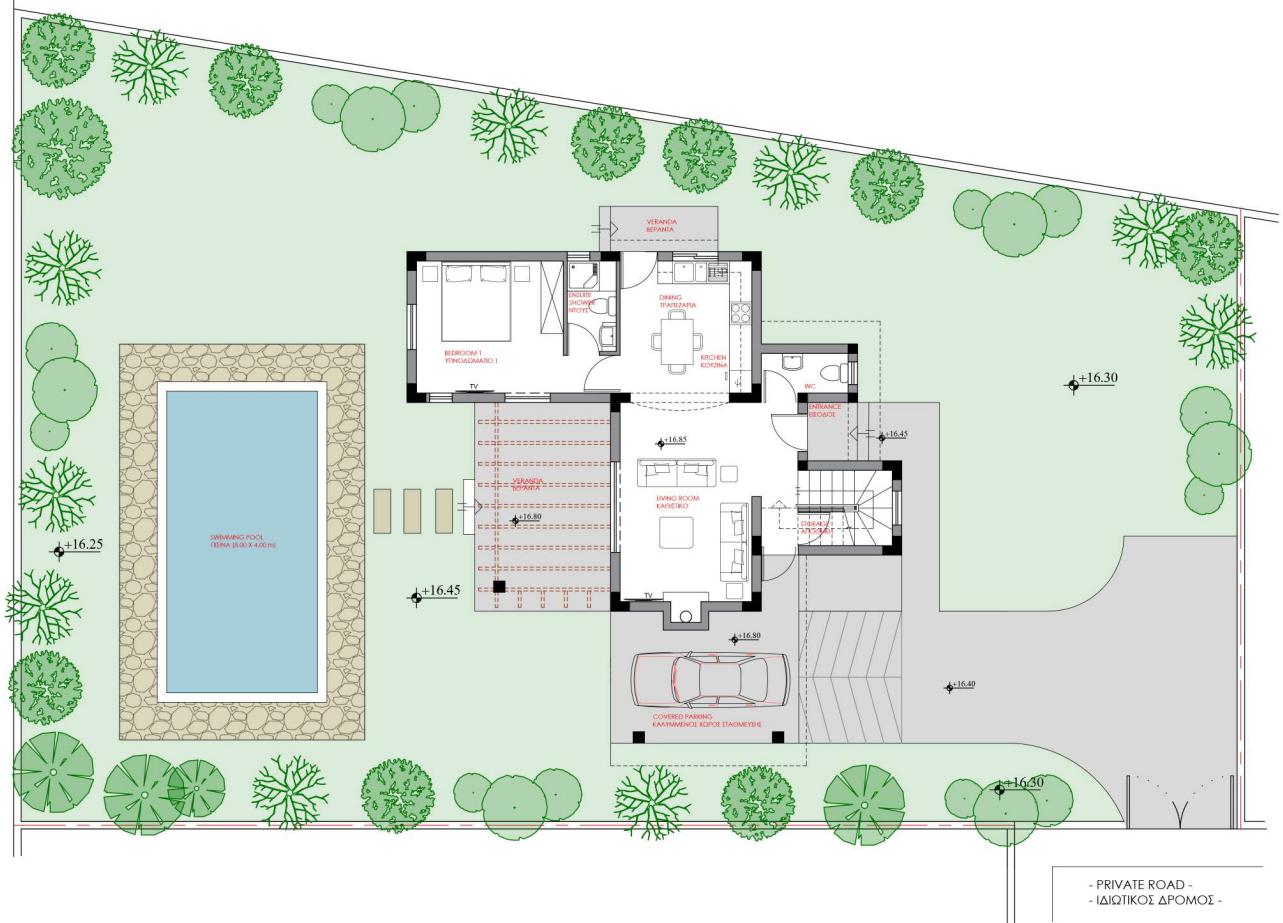
NUM. OF BEDROOMS	2
BUILDING PLOT AREA	576M <sup>2</sup>
COVERED BUILDING AREA	101M <sup>2</sup>
PARKING	15.00M <sup>2</sup>
COVERED VERANDAS	4.00M <sup>2</sup>
UNCOVERED VERANDAS	22.00M <sup>2</sup>
SWIMMING POOL	4M x 8M
AIR CONDITION (SPLIT UNITS)	3
PRICE (EURO)	380.000

- PRIVATE ROAD -  
- ΙΔΙΟΤΙΚΟΣ ΔΡΟΜΟΣ -



## HOUSE 9

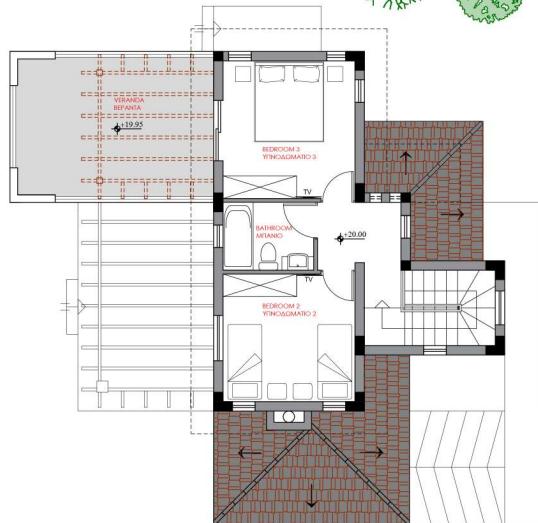
GROUND FLOOR  
SCALE - 1:100





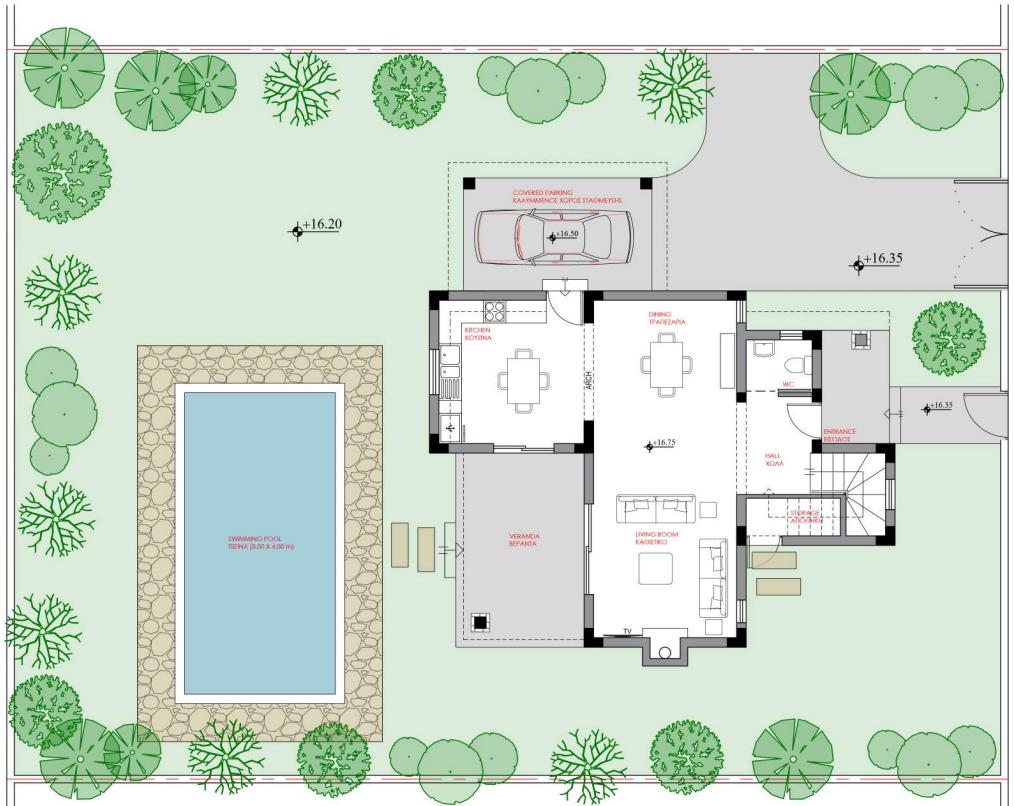
## HOUSE 9

FIRST FLOOR  
SCALE - 1:100



### HOUSE 9

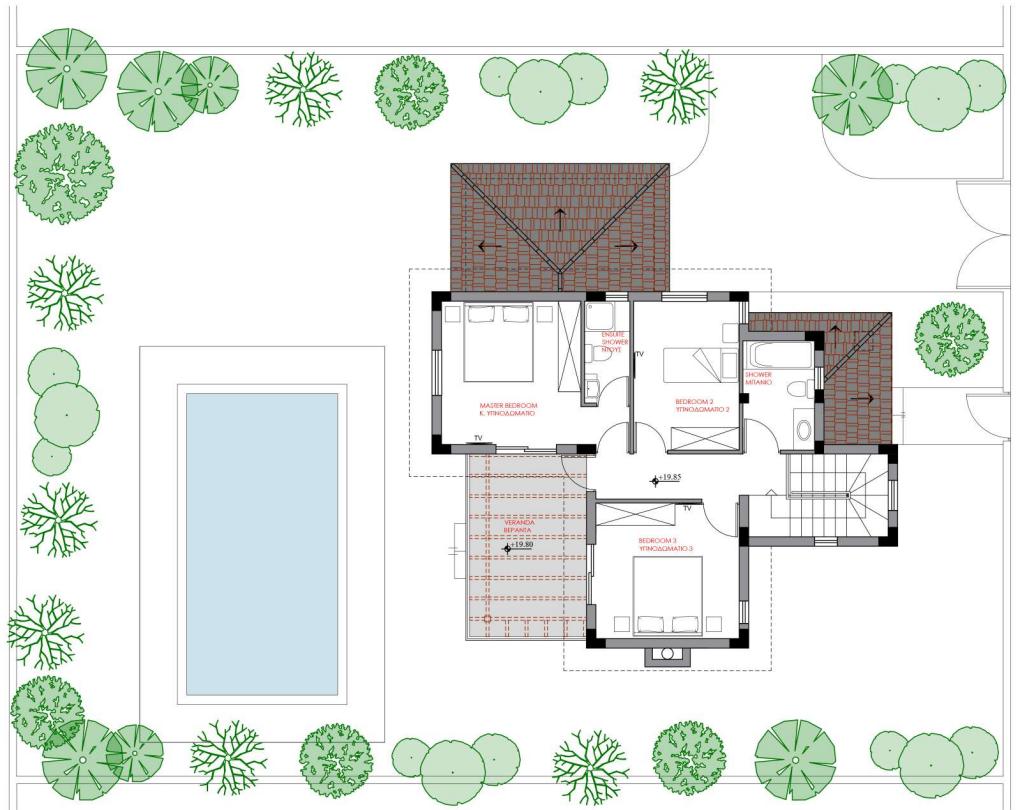
NUM. OF BEDROOMS	3
BUILDING PLOT AREA	619M <sup>2</sup>
COVERED BUILDING AREA	123M <sup>2</sup>
PARKING	18.00M <sup>2</sup>
COVERED VERANDAS	2.00M <sup>2</sup>
UNCOVERED VERANDAS	39.00M <sup>2</sup>
SWIMMING POOL	4M x 8M
AIR CONDITION (SPLIT UNITS)	4
PRICE (EURO)	450.000





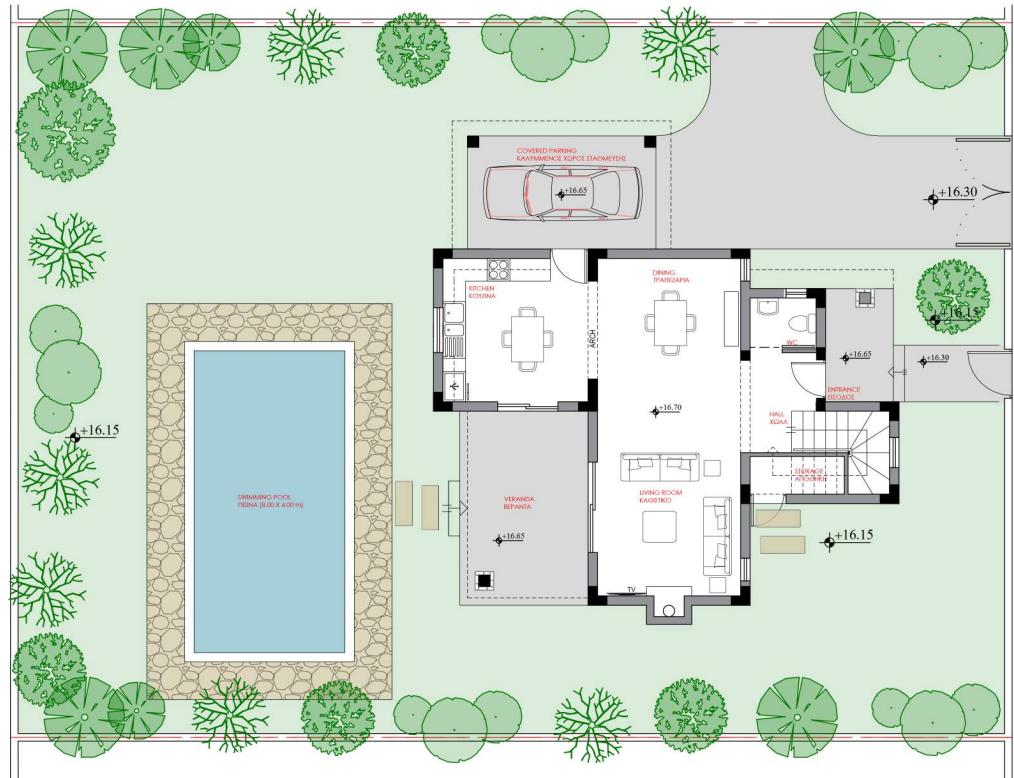
## HOUSE 10

FIRST FLOOR  
SCALE - 1:100



### HOUSE 10

NUM. OF BEDROOMS	3
BUILDING PLOT AREA	514M <sup>2</sup>
COVERED BUILDING AREA	147.5M <sup>2</sup>
PARKING	18.00M <sup>2</sup>
COVERED VERANDAS	21.00M <sup>2</sup>
UNCOVERED VERANDAS	16.00M <sup>2</sup>
SWIMMING POOL	4M x 8M
AIR CONDITION (SPLIT UNITS)	4
PRICE (EURO)	450.000



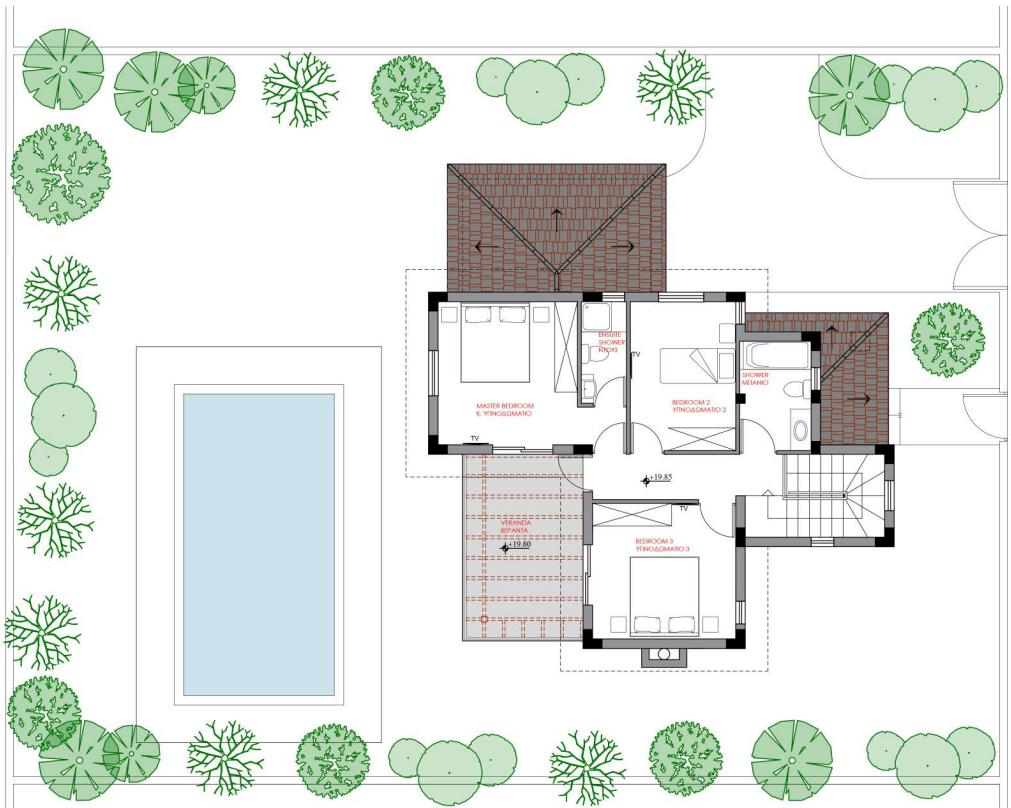
## HOUSE 11

GROUND FLOOR  
SCALE - 1:100



## HOUSE 11

FIRST FLOOR  
SCALE - 1:100



### HOUSE 11

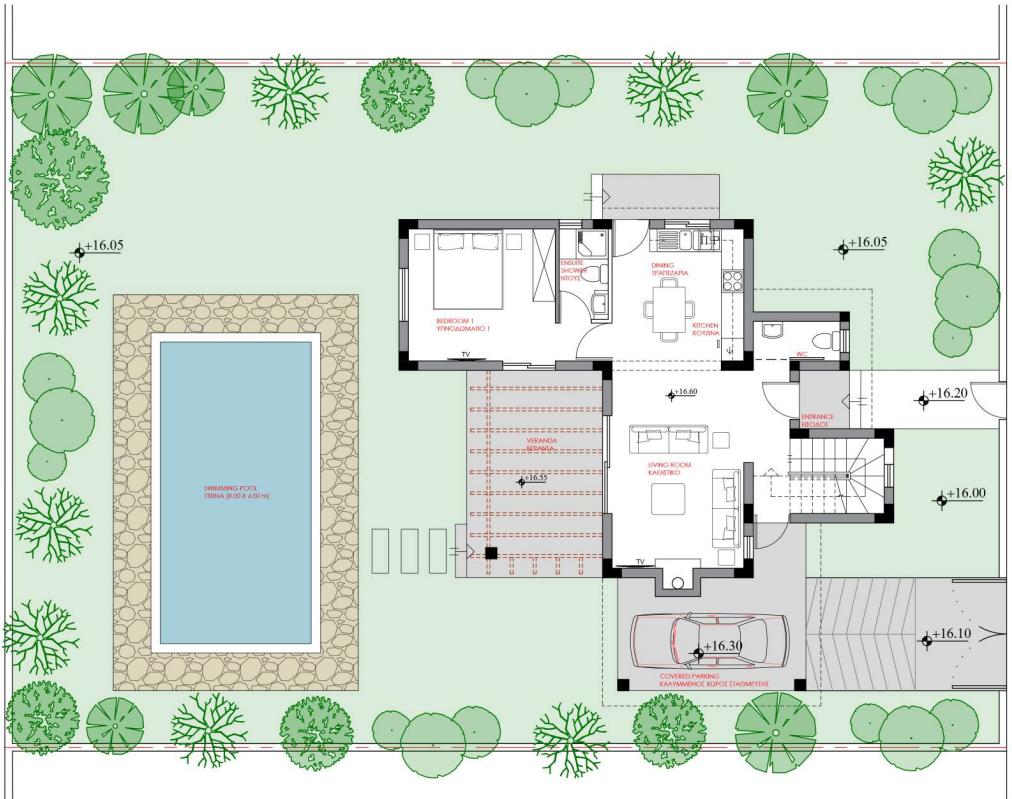
NUM. OF BEDROOMS	3
BUILDING PLOT AREA	503M <sup>2</sup>
COVERED BUILDING AREA	147.5M <sup>2</sup>
PARKING	15.00M <sup>2</sup>
COVERED VERANDAS	21.00M <sup>2</sup>
UNCOVERED VERANDAS	16.00M <sup>2</sup>
SWIMMING POOL	4M x 8M
AIR CONDITION (SPLIT UNITS)	4
PRICE (EURO)	450.000



## HOUSE 12

GROUND FLOOR  
SCALE - 1:100

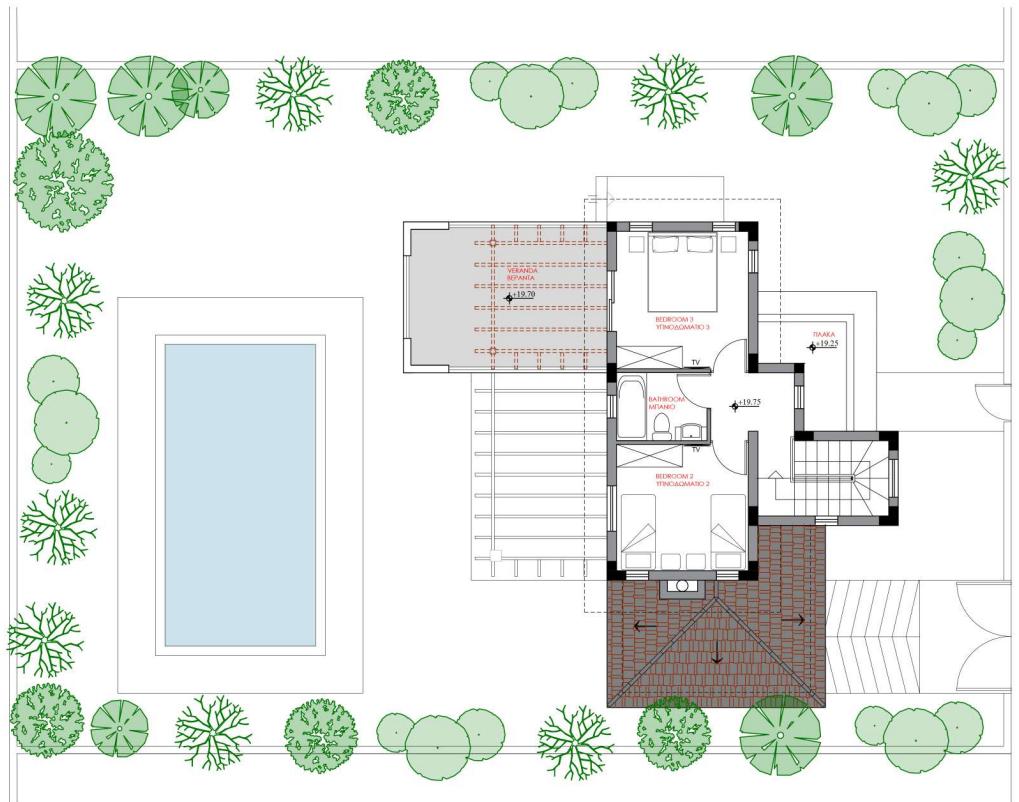
- PRIVATE ROAD -  
- ΙΔΙΟΤΙΚΟΣ ΔΡΟΜΟΣ -





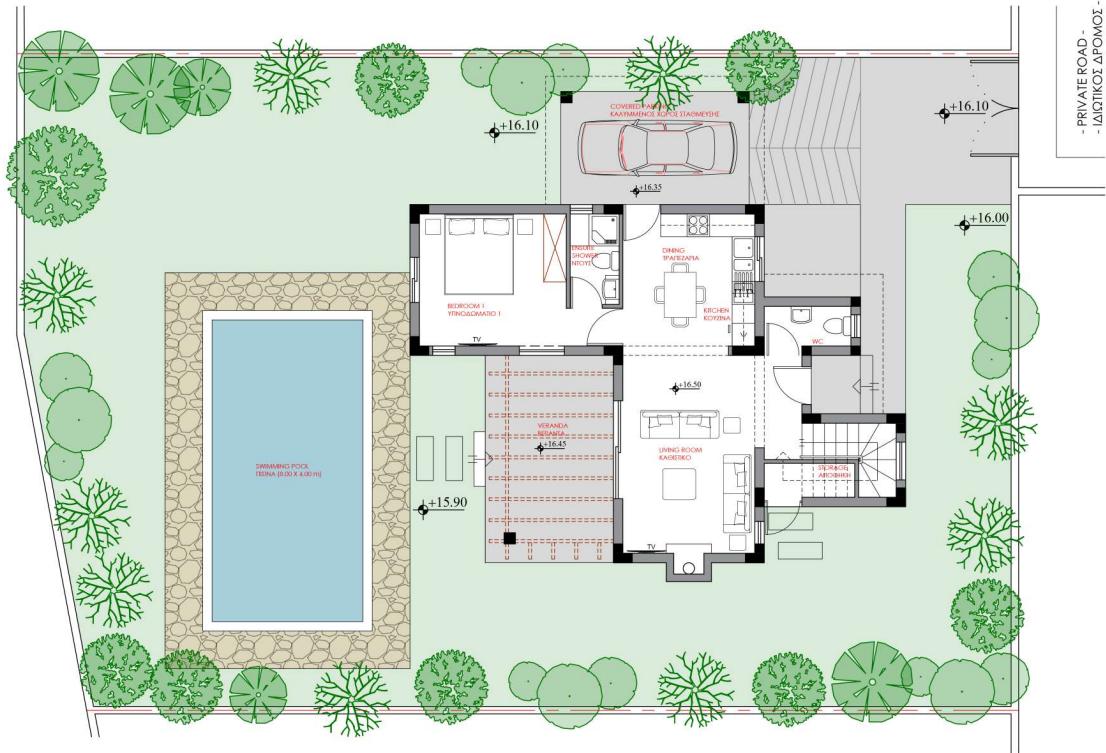
## HOUSE 12

FIRST FLOOR  
SCALE - 1:100



### HOUSE 12

NUM. OF BEDROOMS	3
BUILDING PLOT AREA	482M <sup>2</sup>
COVERED BUILDING AREA	123M <sup>2</sup>
PARKING	16.00M <sup>2</sup>
COVERED VERANDAS	2.00M <sup>2</sup>
UNCOVERED VERANDAS	45.00M <sup>2</sup>
SWIMMING POOL	4M x 8M
AIR CONDITION (SPLIT UNITS)	4
PRICE (EURO)	410.000



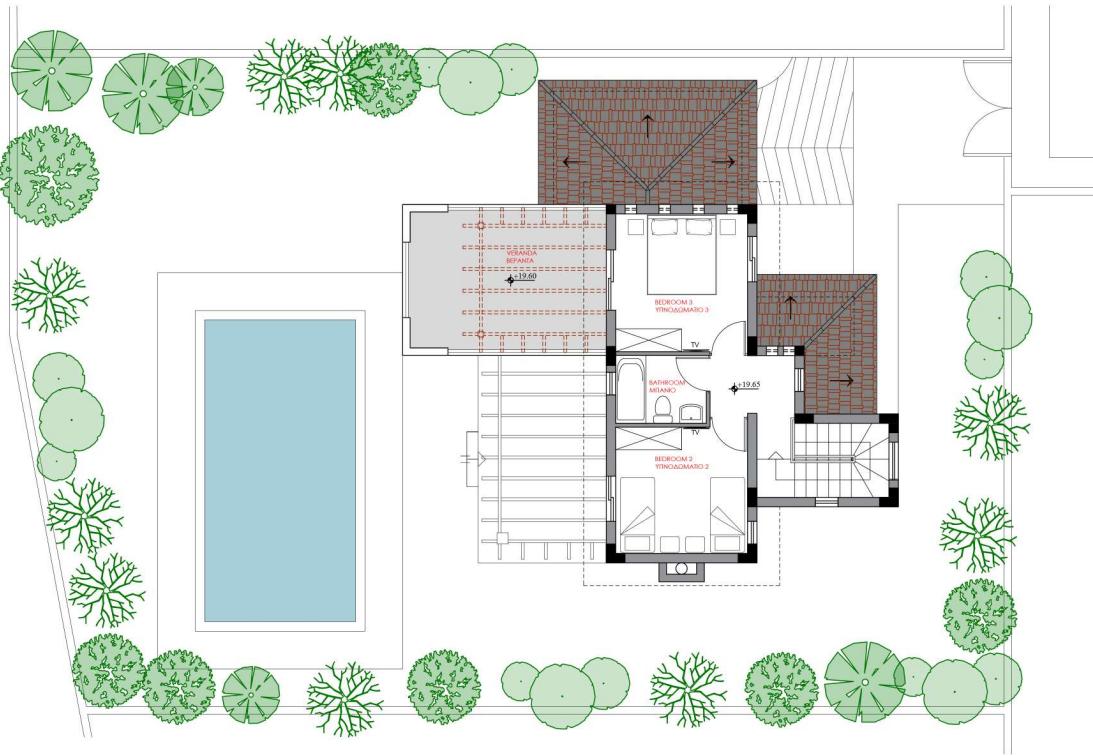
HOUSE 13

GROUND FLOOR  
SCALE - 1:100



## HOUSE 13

FIRST FLOOR  
SCALE - 1:100



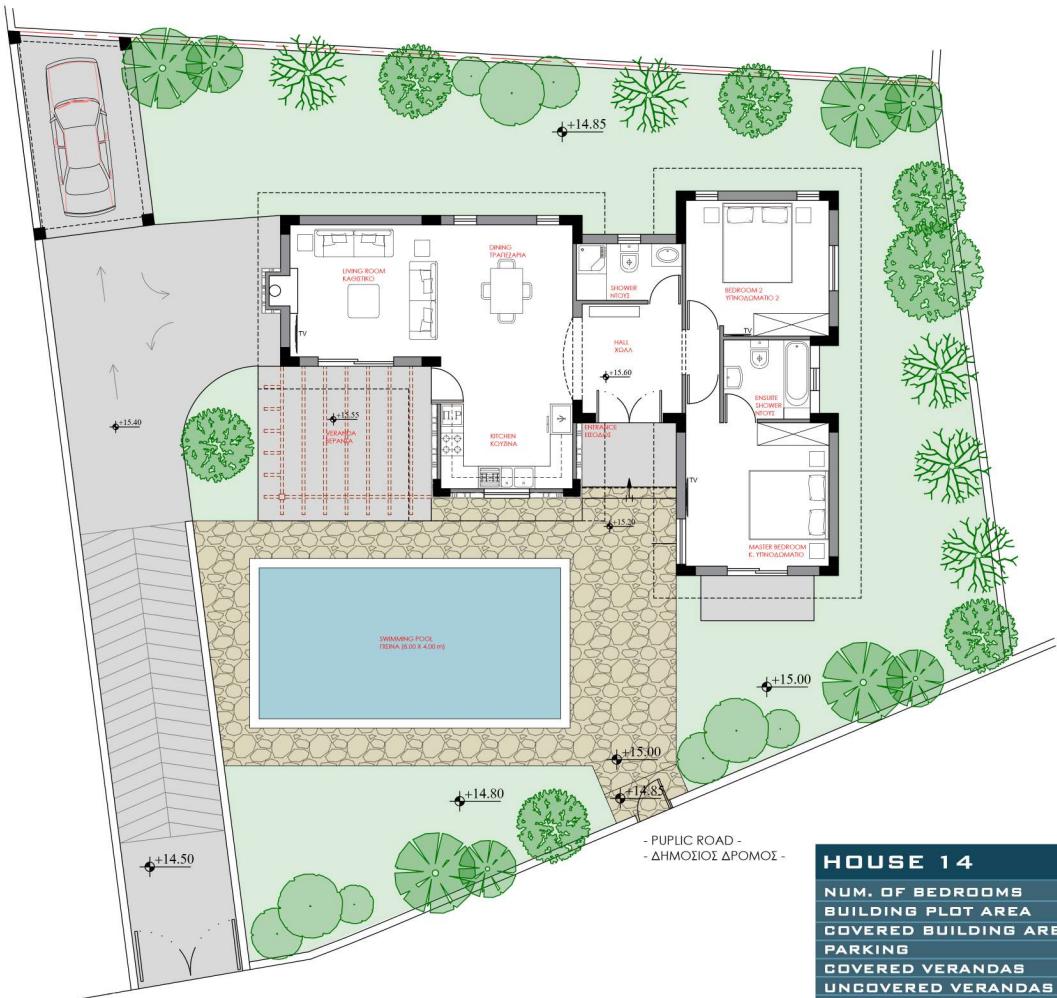
### HOUSE 13

NUM. OF BEDROOMS	3
BUILDING PLOT AREA	453M <sup>2</sup>
COVERED BUILDING AREA	123M <sup>2</sup>
PARKING	15.00M <sup>2</sup>
COVERED VERANDAS	2.00M <sup>2</sup>
UNCOVERED VERANDAS	40.00M <sup>2</sup>
SWIMMING POOL	4M X 8M
AIR CONDITION (SPLIT UNITS)	4
PRICE (EURO)	410.000



## HOUSE 14

GROUND FLOOR  
SCALE - 1:100



### HOUSE 14

NUM. OF BEDROOMS	2
BUILDING PLOT AREA	512M <sup>2</sup>
COVERED BUILDING AREA	102M <sup>2</sup>
PARKING	16.00M <sup>2</sup>
COVERED VERANDAS	4.00M <sup>2</sup>
UNCOVERED VERANDAS	22.00M <sup>2</sup>
SWIMMING POOL	4M x 8M
AIR CONDITION (SPLIT UNITS)	3
PRICE (EURO)	370.000

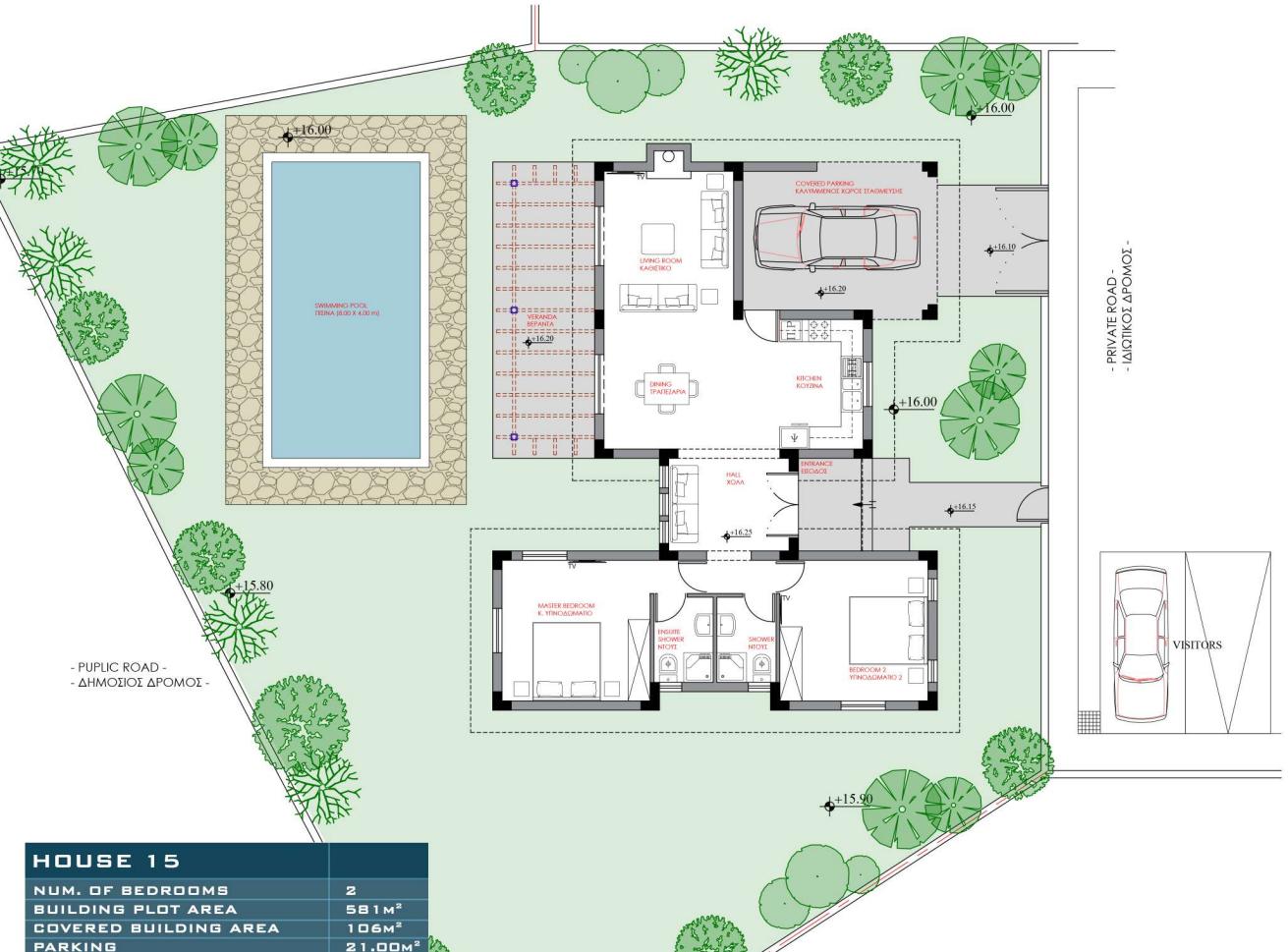


## HOUSE 15

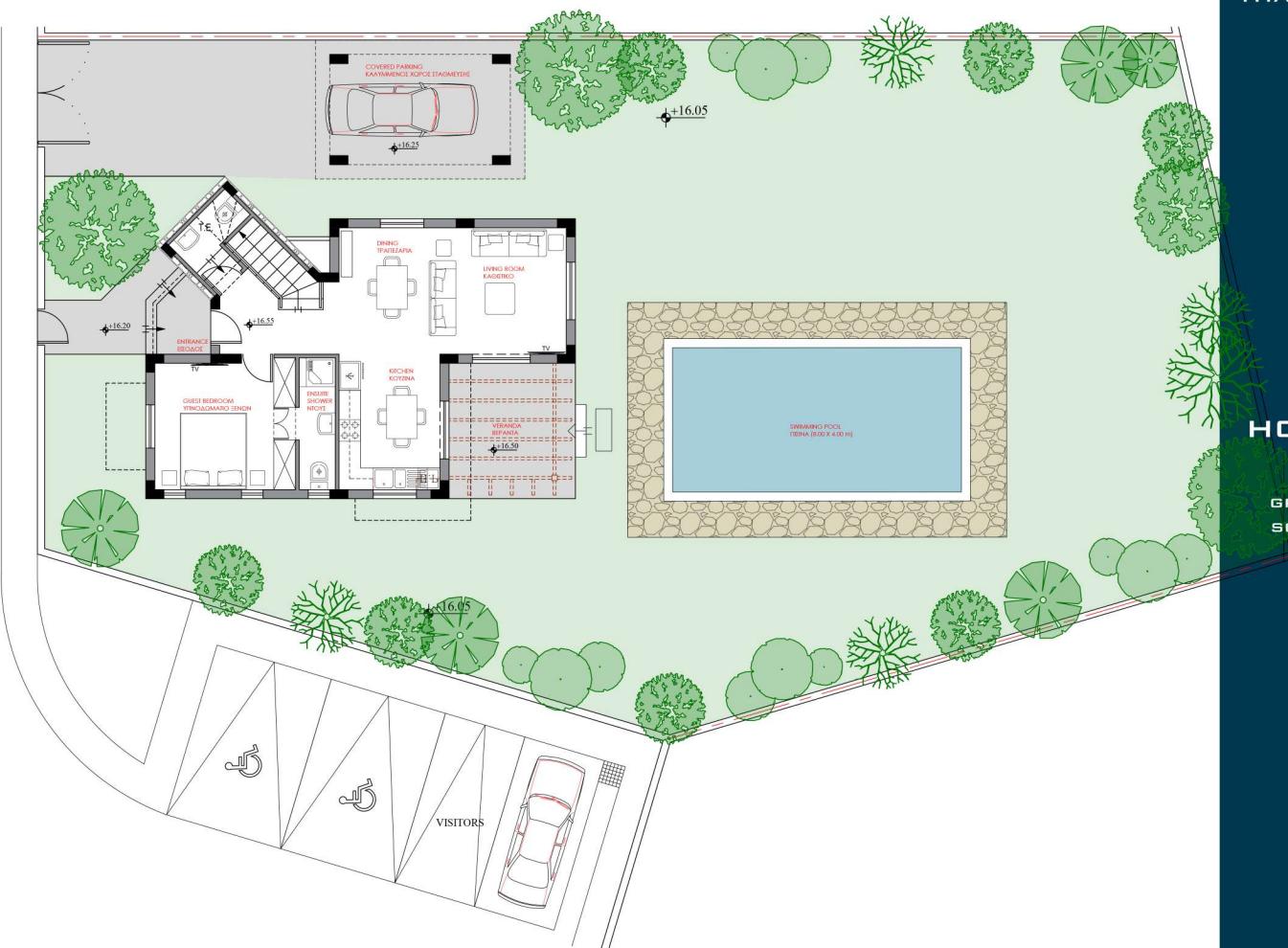
GROUND FLOOR  
SCALE - 1:100

### HOUSE 15

NUM. OF BEDROOMS	2
BUILDING PLOT AREA	581M <sup>2</sup>
COVERED BUILDING AREA	106M <sup>2</sup>
PARKING	21.00M <sup>2</sup>
COVERED VERANDAS	4.00M <sup>2</sup>
UNCOVERED VERANDAS	22.00M <sup>2</sup>
SWIMMING POOL	4M x 8M
AIR CONDITION (SPLIT UNITS)	3
PRICE (EURO)	380.000



- PRIVATE ROAD -  
- ΙΑΤΙΚΟΣ ΑΒΩΜΟΣ -



HOUSE 16

GROUND FLOOR  
SCALE - 1:100

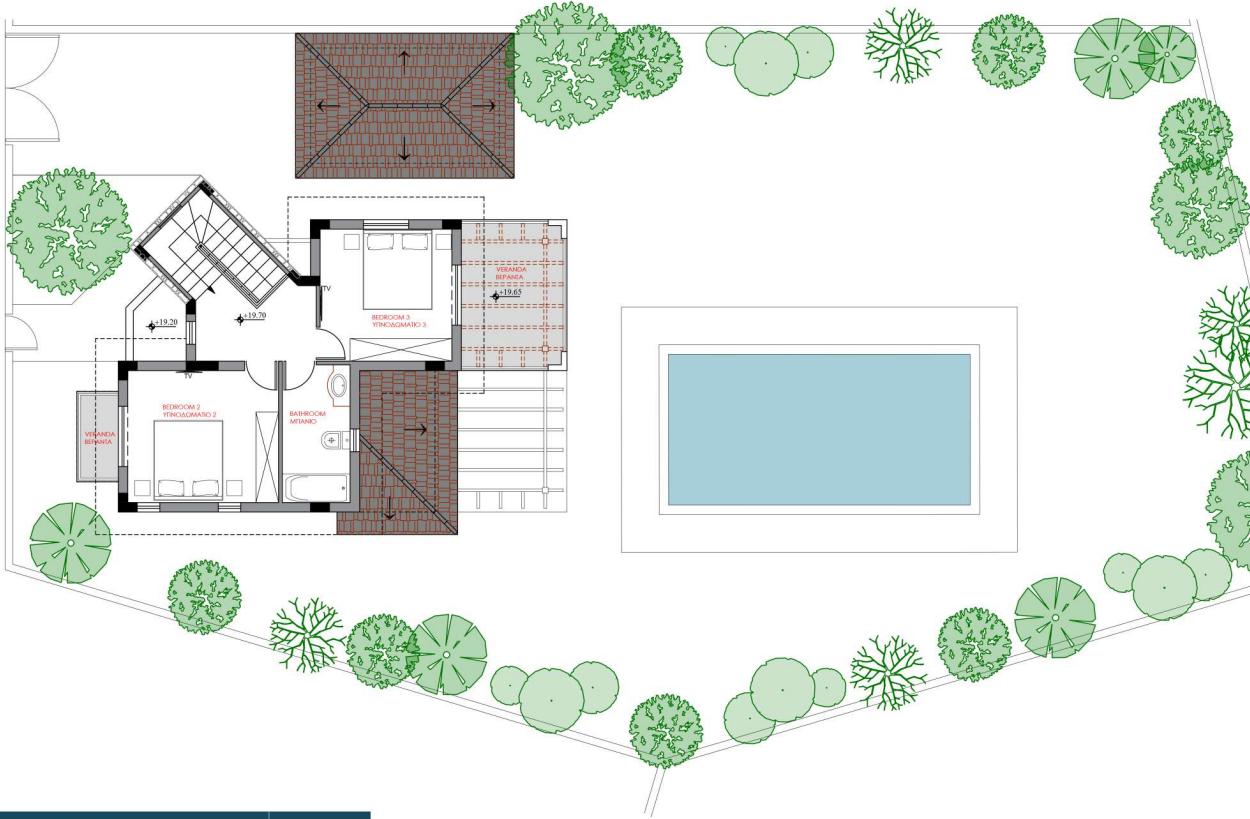


## HOUSE 16

FIRST FLOOR  
SCALE - 1:100

### HOUSE 16

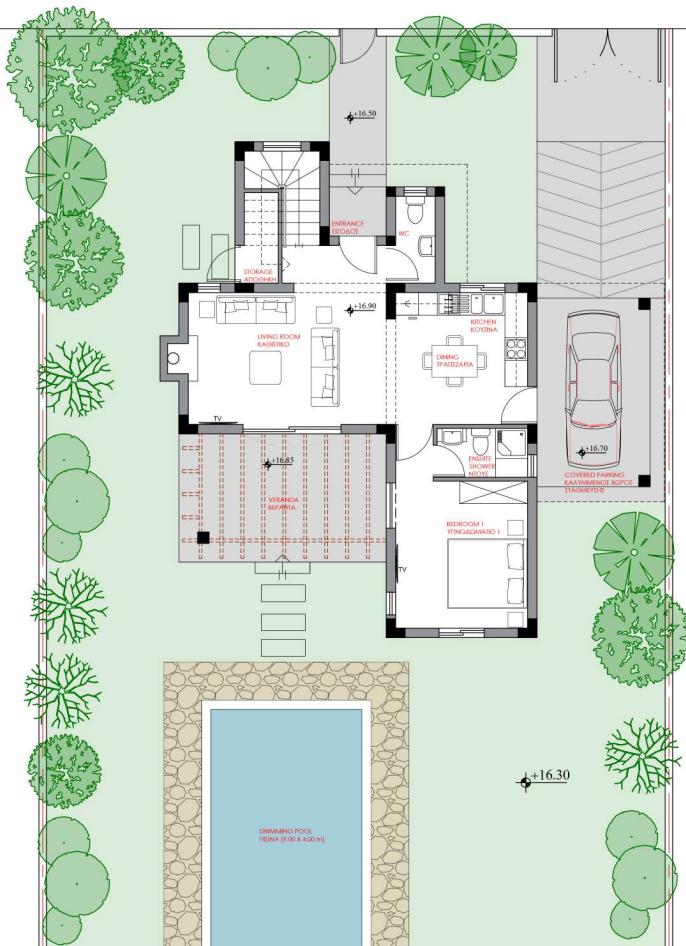
NUM. OF BEDROOMS	3
BUILDING PLOT AREA	557M <sup>2</sup>
COVERED BUILDING AREA	128M <sup>2</sup>
PARKING	15.00M <sup>2</sup>
COVERED VERANDAS	3.00M <sup>2</sup>
UNCOVERED VERANDAS	27.00M <sup>2</sup>
SWIMMING POOL	4M X 8M
AIR CONDITION (SPLIT UNITS)	4
PRICE (EURO)	410.000



- PRIVATE ROAD -  
- ΙΔΙΩΤΙΚΟΣ ΔΡΟΜΟΣ -

HOUSE 17

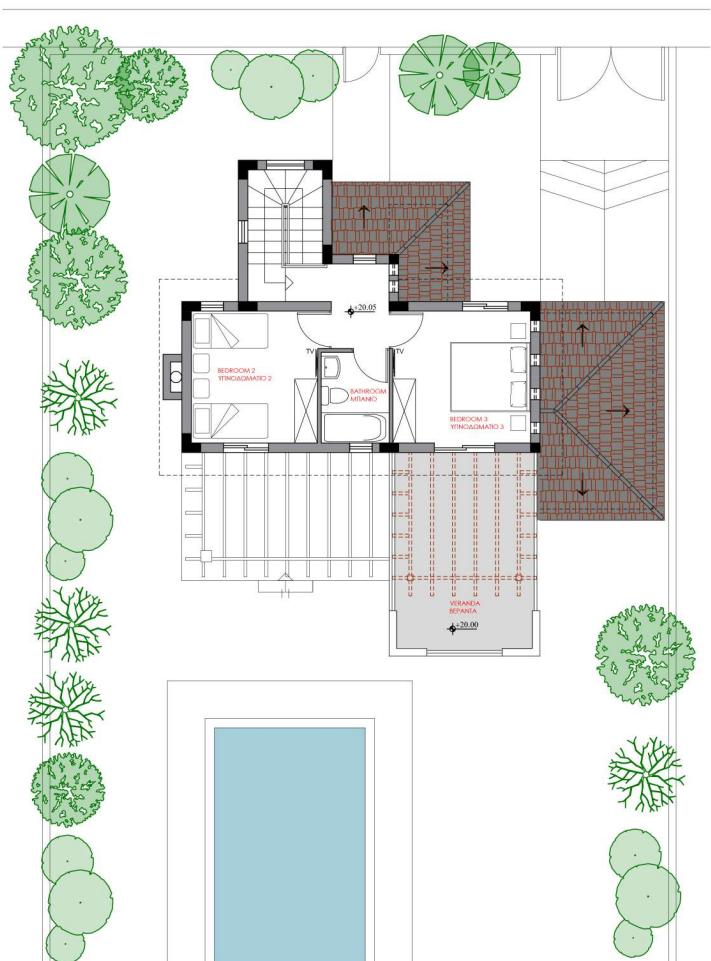
GROUND FLOOR  
SCALE - 1:100





## HOUSE 17

FIRST FLOOR  
SCALE - 1:100



### HOUSE 17

NUM. OF BEDROOMS	3
BUILDING PLOT AREA	505M <sup>2</sup>
COVERED BUILDING AREA	122M <sup>2</sup>
PARKING	15.00M <sup>2</sup>
COVERED VERANDAS	2.00M <sup>2</sup>
UNCOVERED VERANDAS	40.00M <sup>2</sup>
SWIMMING POOL	4M X 8M
AIR CONDITION (SPLIT UNITS)	4
PRICE (EURO)	400.000



# THALASSOTHEA GARDENS

## HOUSE 18

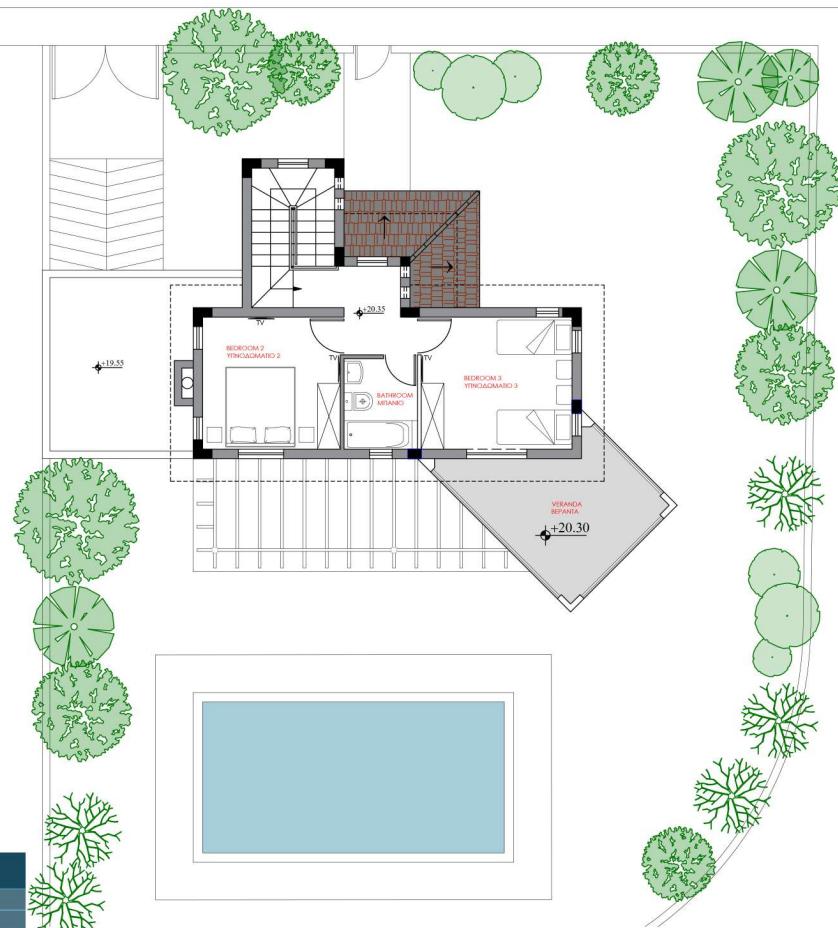
GROUND FLOOR  
SCALE - 1:100





## HOUSE 18

FIRST FLOOR  
SCALE - 1:100



### HOUSE 18

NUM. OF BEDROOMS	3
BUILDING PLOT AREA	508M <sup>2</sup>
COVERED BUILDING AREA	125M <sup>2</sup>
PARKING	20.00M <sup>2</sup>
COVERED VERANDAS	2.00M <sup>2</sup>
UNCOVERED VERANDAS	38.00M <sup>2</sup>
SWIMMING POOL	4M X 8M
AIR CONDITION (SPLIT UNITS)	4
PRICE (EURO)	400.000

# THALASSOTHEA GARDENS - VILLAS SPECIFICATIONS

HOUSES	NUM. OF BEDROOMS	BUILDING PLOT AREA	COVERED BUILDING AREA	PARKING AREA	COVERED VERANDA	UNCOVERED VERANDA	SWIMMING POOL	A/C SPLIT UNITS	PRICE EURO
HOUSE 1	2 BEDROOMS	564 M <sup>2</sup>	100 M <sup>2</sup>	21.50 M <sup>2</sup>	4.00 M <sup>2</sup>	25.50 M <sup>2</sup>	4M x 8M	3	SOLD
HOUSE 2	3 BEDROOMS	614 M <sup>2</sup>	149 M <sup>2</sup>	15.00 M <sup>2</sup>	16.00 M <sup>2</sup>	17.00 M <sup>2</sup>	4M x 8M	4	SOLD
HOUSE 3	3 BEDROOMS	628 M <sup>2</sup>	121 M <sup>2</sup>	17.00 M <sup>2</sup>	2.00 M <sup>2</sup>	44.00 M <sup>2</sup>	4M x 8M	4	SOLD
HOUSE 4	3 BEDROOMS	659 M <sup>2</sup>	121 M <sup>2</sup>	17.00 M <sup>2</sup>	2.00 M <sup>2</sup>	44.00 M <sup>2</sup>	4M x 8M	4	SOLD
HOUSE 5	3 BEDROOMS	541 M <sup>2</sup>	120 M <sup>2</sup>	16.00 M <sup>2</sup>	2.00 M <sup>2</sup>	44.00 M <sup>2</sup>	4M x 8M	4	€ 400,000
HOUSE 6	3 BEDROOMS	529 M <sup>2</sup>	120 M <sup>2</sup>	18.00 M <sup>2</sup>	2.00 M <sup>2</sup>	40.00 M <sup>2</sup>	4M x 8M	4	€ 400,000
HOUSE 7	3 BEDROOMS	585 M <sup>2</sup>	125 M <sup>2</sup>	15.00 M <sup>2</sup>	1.00 M <sup>2</sup>	38.00 M <sup>2</sup>	4M x 8M	4	€ 430,000
HOUSE 8	2 BEDROOMS	576 M <sup>2</sup>	101 M <sup>2</sup>	15.00 M <sup>2</sup>	4.00 M <sup>2</sup>	22.00 M <sup>2</sup>	4M x 8M	3	€ 380,000
HOUSE 9	3 BEDROOMS	619 M <sup>2</sup>	123 M <sup>2</sup>	18.00 M <sup>2</sup>	2.00 M <sup>2</sup>	39.00 M <sup>2</sup>	4M x 8M	4	€ 450,000
HOUSE 10	3 BEDROOMS	514 M <sup>2</sup>	147.50 M <sup>2</sup>	18.00 M <sup>2</sup>	21.00 M <sup>2</sup>	16.00 M <sup>2</sup>	4M x 8M	4	€ 450,000
HOUSE 11	3 BEDROOMS	503 M <sup>2</sup>	147.50 M <sup>2</sup>	15.00 M <sup>2</sup>	21.00 M <sup>2</sup>	16.00 M <sup>2</sup>	4M x 8M	4	€ 450,000
HOUSE 12	3 BEDROOMS	482 M <sup>2</sup>	123 M <sup>2</sup>	16.00 M <sup>2</sup>	2.00 M <sup>2</sup>	45.00 M <sup>2</sup>	4M x 8M	4	€ 410,000
HOUSE 13	3 BEDROOMS	453 M <sup>2</sup>	123 M <sup>2</sup>	15.00 M <sup>2</sup>	2.00 M <sup>2</sup>	40.00 M <sup>2</sup>	4M x 8M	4	€ 410,000
HOUSE 14	2 BEDROOMS	512 M <sup>2</sup>	102 M <sup>2</sup>	16.00 M <sup>2</sup>	4.00 M <sup>2</sup>	22.00 M <sup>2</sup>	4M x 8M	3	€ 370,000
HOUSE 15	2 BEDROOMS	581 M <sup>2</sup>	106 M <sup>2</sup>	21.00 M <sup>2</sup>	4.00 M <sup>2</sup>	22.00 M <sup>2</sup>	4M x 8M	3	€ 380,000
HOUSE 16	3 BEDROOMS	557 M <sup>2</sup>	128 M <sup>2</sup>	15.00 M <sup>2</sup>	3.00 M <sup>2</sup>	27.00 M <sup>2</sup>	4M x 8M	4	€ 410,000
HOUSE 17	3 BEDROOMS	505 M <sup>2</sup>	122 M <sup>2</sup>	15.00 M <sup>2</sup>	2.00 M <sup>2</sup>	40.00 M <sup>2</sup>	4M x 8M	4	€ 400,000
HOUSE 18	3 BEDROOMS	508 M <sup>2</sup>	125 M <sup>2</sup>	20.00 M <sup>2</sup>	2.00 M <sup>2</sup>	38.00 M <sup>2</sup>	4M x 8M	4	€ 400,000



## 1. CONCRETE STRUCTURE

The building is of a reinforced concrete frame structure designed on the basis of the Cyprus and European codes of practice. Steel reinforcement is in compliance with E.U. standards and requirements.

## 2. WALLS

The external walls are 250mm width red hollow clay bricks. Externally, 80mm of polystyrene sheets with special plastic mesh and two layers of special cement glue and "grafaito" finish. All internal partition walls are also of the same type but 100mm thick. The walls are covered in three coats of smooth finish plaster. Stone facing and painting or any other type of finish on the external surfaces will be applied as described in the Architectural drawings and details.

## 3. WALL AND CEILING FINISHES

Internal wall surfaces will receive three coats of emulsion paint.

External wall surfaces which are not in "grafaito" finish, will receive two coats of external plastic paint or special weatherproof finishing agent according to the Architect's instructions.

All ceiling finishes will receive two coats of spatula and three coats of paint.

All walls in bathroom and toilet will be fitted with ceramic tiles from finished floor to door height at purchase price of **€20.00/m<sup>2</sup>**.

Wall surfaces between kitchen worktop and cupboards will receive ceramic tiles at purchase price of **€20.00/m<sup>2</sup>**.

## 4. FLOOR FINISHES

a. Bathrooms and toilets: ceramic tiles at purchase price of **€20.00/m<sup>2</sup>**

b. Bedrooms: ceramic tiles at purchase price of **€20.00/m<sup>2</sup>**

c. All other internal areas: ceramic tiles at purchase price of **€20.00/m<sup>2</sup>**

d. Verandas: ceramic tiles at purchase price of **€20.00/m<sup>2</sup>**

## 5. SANITARY UNITS

Sanitary units and fittings will be in accordance with the drawings. All sanitary units will be of white color and high quality. All fittings and accessories will be of European standards.

Provisional amount for each villa **€4000.00**

## 6. ALOUMINUM DOORS/WINDOWS

The external doors and windows will be of white aluminum sections, sliding type fitted with double glazed clear glass. (**Alumil S350LT**)

## 7. CARPENTRY

Internal doors will be of laminated board and white finish. Entrance door will be in HPL.

All bedroom cupboards will be built-in and finished in white laminated board.

All kitchen cupboards will be made in modern style and finished in white laminated board.

Kitchen worktops will be in granite or artificial marble (**provisional amount €100/m<sup>2</sup>**).

## 8. ELECTRICAL INSTALLATION

Electrical installation will be in accordance with the drawings and approved by E.A.C.

The following are included:

- a. Electric bell at the entrance
- b. Provision for telephone installation at ground floor and telephone extensions in all bedrooms.
- c. Provision for the installation of TV on ground floor and extensions in all bedrooms.
- d. Provision for kitchen hood extractor.
- e. Provision for washing machine and dishwasher.
- f. Provision for internet connections and Photovoltaic panels.

## 9. PLUMBING INSTALLATION AND HOT & COLD WATER SUPPLY

Plumbing and drainage installation will be done in accordance with the drawings. All hot and cold water circulation will be done with a Polypropylene pipe in pipe system using high density reinforced PVC conduits. Each dwelling will have its own solar unit for providing hot water.

## 10. AIR CONDITIONING

Provision will be made with all necessary electrical and mechanical piping, ready to receive "split unit" air conditioners in all bedrooms and living room and kitchen areas.

## 11. SWIMMING POOL

Swimming Pools: 4 meters x 8 meters with good quality plastic liner and stone coping around as per drawings.

## 12. GENERAL NOTES

a. All above are the specifications and the materials/prices per unit included in the price list and selling value of each unit. Should however the clients require any kind of change or upgrading of the standard materials used, as mentioned above, this is feasible upon written request and acceptance between the two parties.

The cost of any additional miscellaneous works necessary to achieve the clients request will obviously be extra cost to them.

b. The clients are NOT entitled to any alterations to the external elevations, aesthetics or materials of the building. Also, any additions /omissions to the building are not permitted without the prior consent of the project's architect and the Public Authorities.