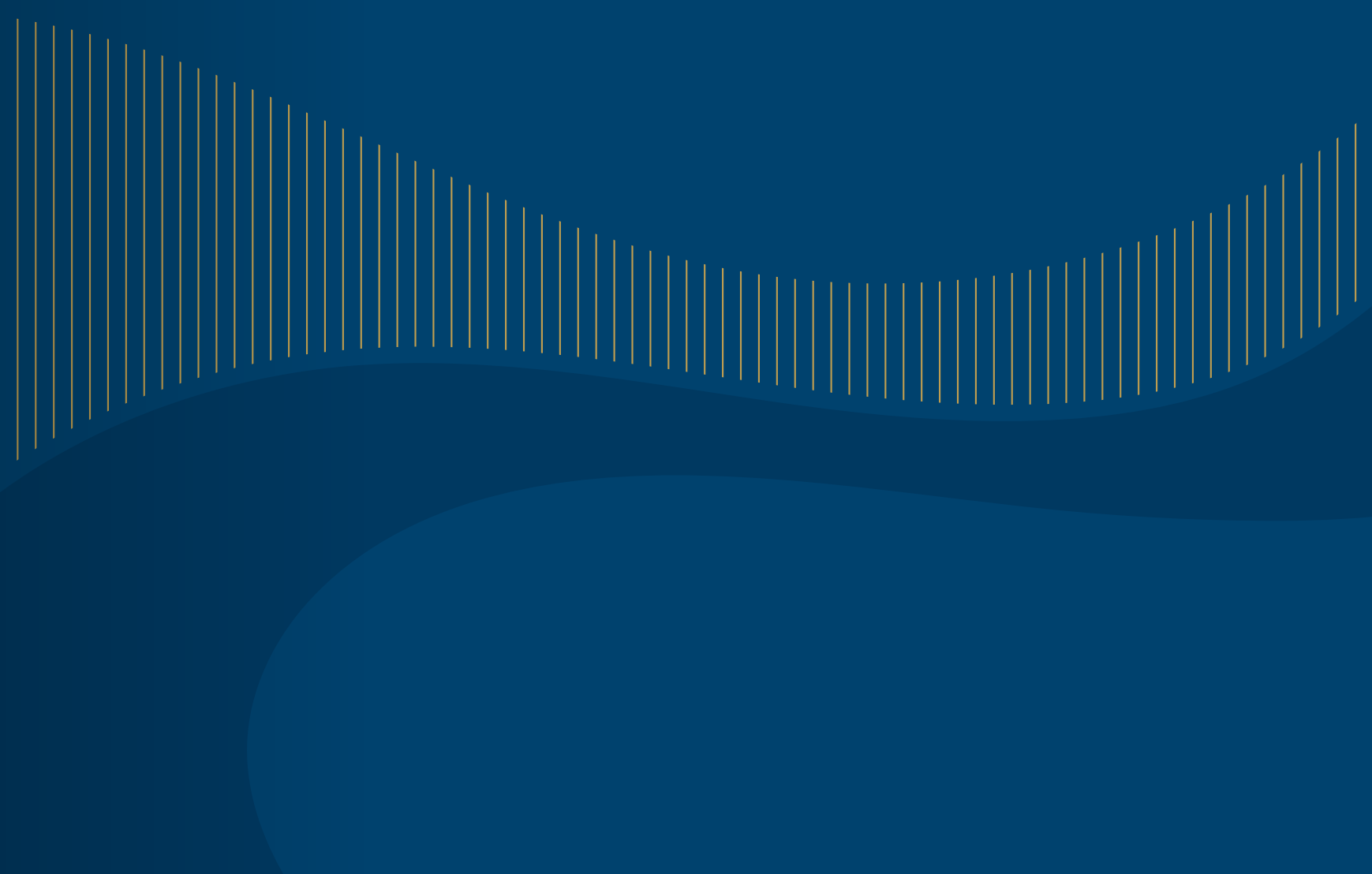




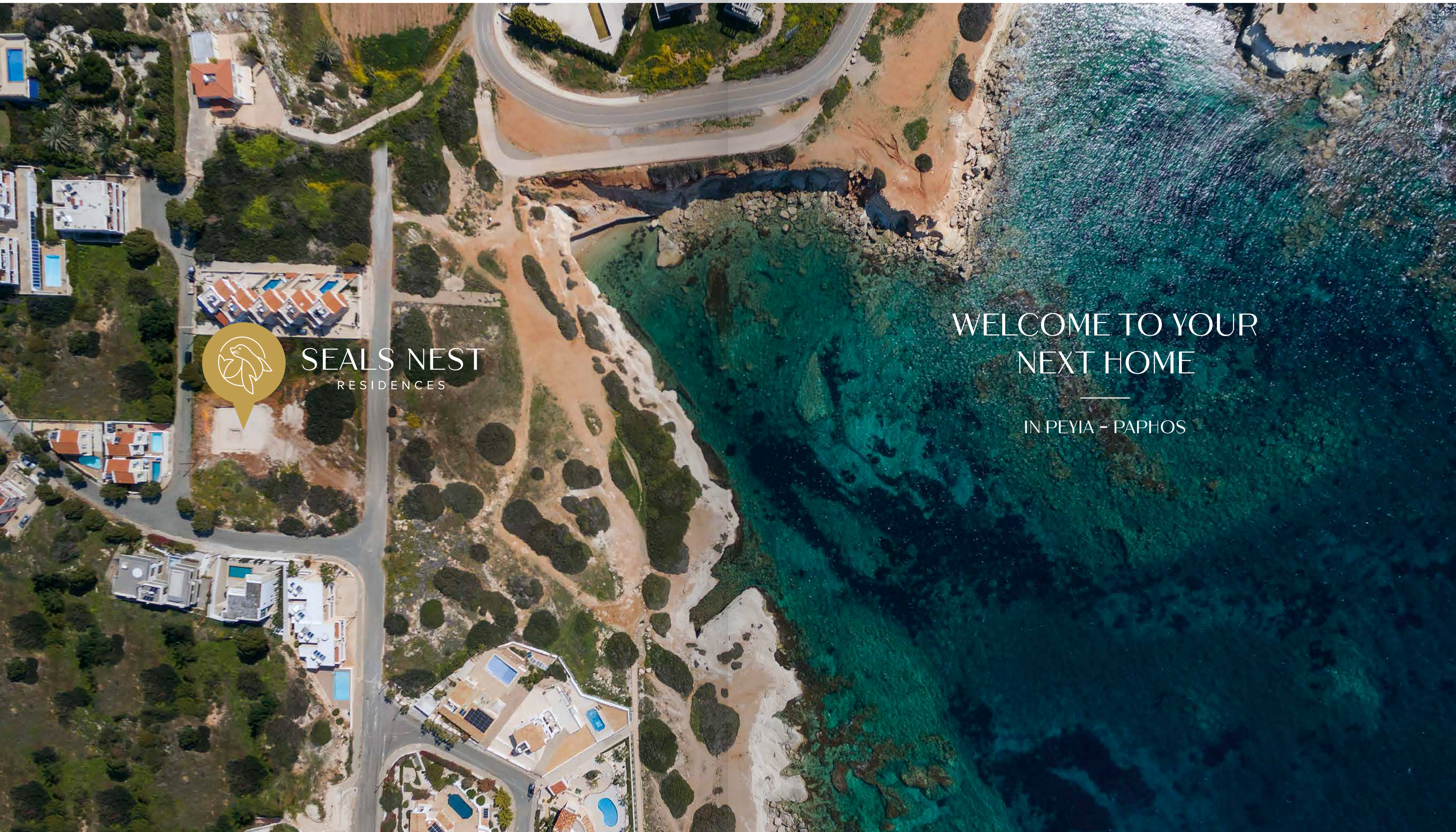
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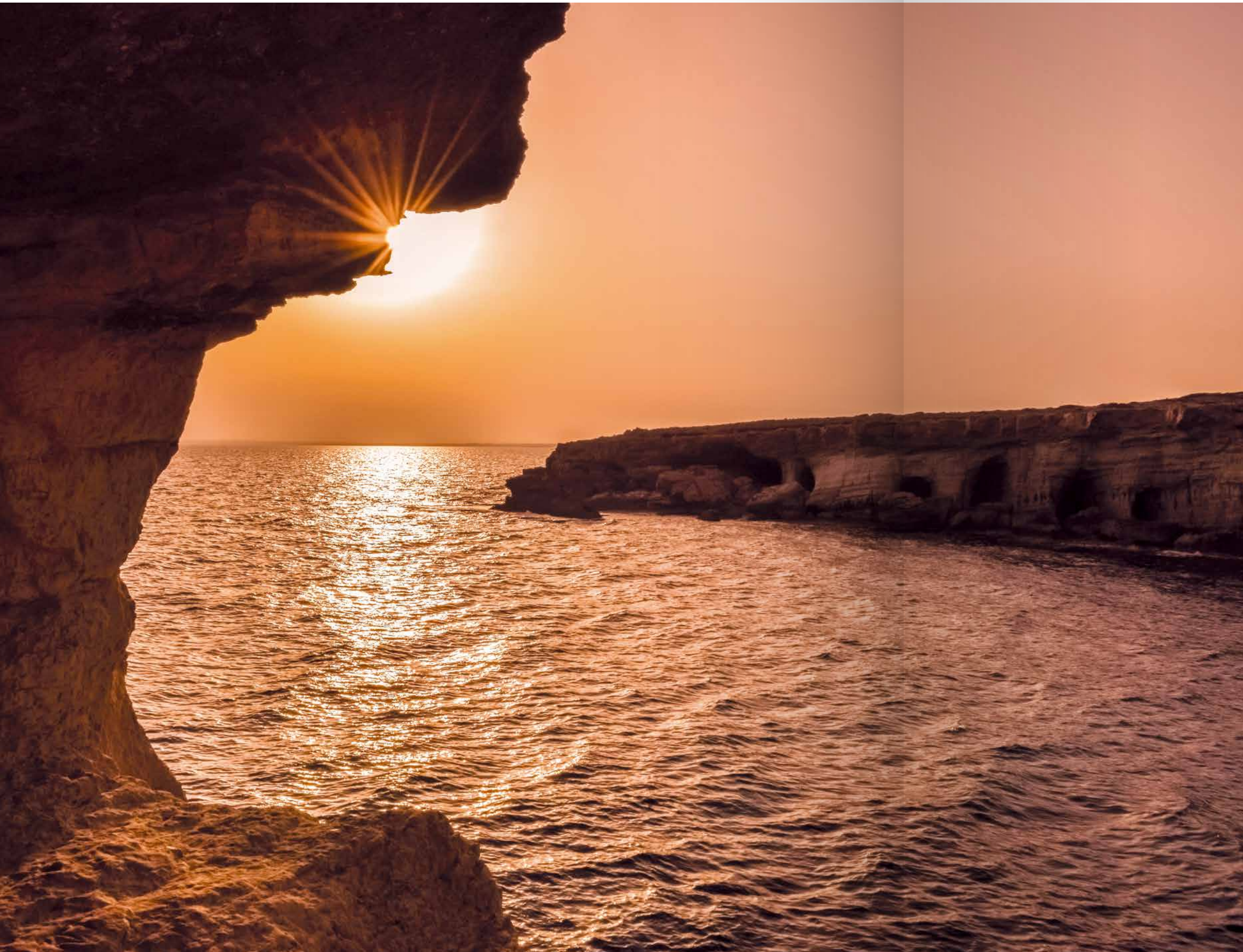
Wake up every morning to the breathtaking panorama of the Mediterranean Sea and the wonders of nature unfolding before your eyes. Breathe in the full sun, the tranquility of the surroundings, the unique geological formations just steps away... Welcome to the Seals Nest Residences, your next home in Peyia, Paphos, Cyprus.



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WELCOME TO YOUR
NEXT HOME

—
IN PEYIA - PAPHOS



FIND YOUR PARADISE AT THE PEYIA SEA CAVES

Close to Paphos International Airport, the Peyia Sea Caves are a true natural wonder, nestled on the Paphos seafront. This unique area of geological and biological significance features stunning coastal formations, dramatic sea arches, and natural stone lodges, all sculpted over millennia by the wind, sea, and sun. These caves, once a haven for the Mediterranean monk seal (*Monachus monachus*), lend the area its evocative name: Sea Caves.

Explore the picturesque coastline, bask in the sun, and dive into the crystal-clear waters. Visit Coral Bay (a Blue Flag beach), the Archaeological Site and Museum, the Edro III Shipwreck, as well as the pine forest. Discover secluded coves, or embark on a boat trip for a different experience. This area is a photographer's delight.

And the best part? You will find everything you need nearby. The village center of Peyia and nearby Coral Bay offer a wide array of attractions, activities, drinking, dining, and shopping options to suit every taste. And with international athletes and celebrities among your neighbors, you will feel right at home!





MORE OF THE REGION'S HIGHLIGHTS

- Akamas Peninsula & National Reserve Park**
 Breathtaking nature trails, sandy bays, gorges, rich biodiversity, and wildlife. Must-sees include the popular Blue Lagoon, Lara Beach (a sea turtle nesting site), and Baths of Aphrodite.
- Paphos Zoo**
 Home to animals from around the globe in a 100,000+ m² setting. A fascinating view into the animal kingdom.
- Luxury Resorts**
 Indulge in world-class fine dining and rejuvenating spa treatments at nearby 5-star resorts.





THE PROJECT



YOUR SANCTUARY AWAITS

This exceptional residence, comprising two distinct units (a first and second/top floor), epitomizes the ultimate in luxurious Mediterranean living. The property offers unparalleled privacy and space, natural light, and breathtaking sunsets thanks to its south-west orientation. Perched just above the renowned Peyia Sea Caves, it commands mesmerizing sea views.

Each unit boasts its own private pool on a separate level, and sliding balcony doors open onto covered verandas, creating a personal oasis for relaxation and enjoyment, alongside the abundance of the Cypriot sunshine and gentle sea breezes all year round. Both units are thoughtfully designed for indoor-outdoor living.

The first-floor unit has the added bonus of a small landscaped garden and pool area on the ground-floor, perfect for al fresco brunching and entertaining.

As for the second-floor unit, it comes with a spacious, fully-equipped roof garden complete with a pool, pergola, showers, and external WC, in addition to a BBQ area, maximizing the living space experience along with the breathtaking panoramic views.





WHERE QUALITY MATERIALS SHAPE YOUR LIFESTYLE

Crafted with high-quality materials and a focus on modern, minimalist, geometric aesthetics, this residence exudes elegance. The thoughtful design extends to practical features, ensuring an easy, comfortable, and enjoyable lifestyle.

The total living space encompasses approximately 154 m², complemented by approximately 30 m² of covered verandas.





Beyond its aesthetic appeal, this two-unit property is designed with sustainability in mind. Boasting an impressive A-rated energy efficiency, the building incorporates a thermal facade and masonry, ensuring optimal insulation and lower energy consumption—contributing to a greener and more environmentally conscious lifestyle.

By choosing one of the two Seal Nest Residences, you are opting for the perfect blend of luxury, comfort, and tranquility in a serene setting.



THE FLOOR PLANS

UNDERGROUND & PARKING SPACE

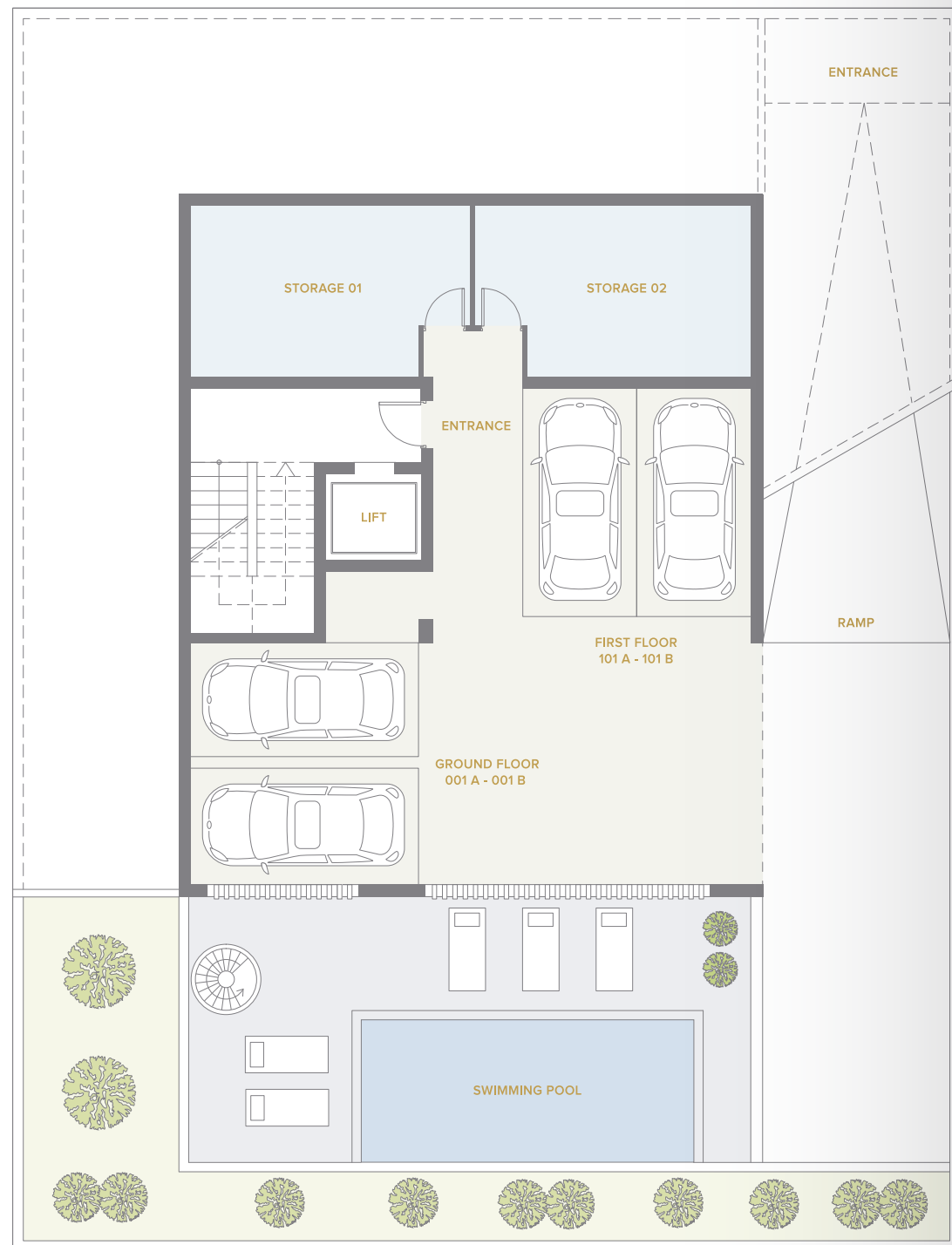


DIMENSIONS

STORAGE 01
5.90m x 3.60m

STORAGE 02
5.80m x 3.60m

SWIMMING POOL
7m x 3m



GROUND FLOOR - 001



DIMENSIONS

ENTRANCE
2.10m x 5.20m

BEDROOM 01
4m x 3.60m

BATHROOM
1.75m x 2.55m

BEDROOM 02
4m x 3.60m

MASTER BEDROOM
4.50m x 3.60m

EN SUITE
3.40m x 1.70m

WC GUEST
2.15m x 1.40m

LIVING ROOM / KITCHEN
11.80m x 5.10m

COVERED VERANDA
11.80m x 2.60m

SWIMMING POOL
7m x 3m



FIRST FLOOR FLAT - 101



DIMENSIONS

- ENTRANCE**
2.10m x 5.20m
- BEDROOM 01**
4m x 3.60m
- BATHROOM**
1.75m x 2.55m
- BEDROOM 02**
4m x 3.60m
- MASTER BEDROOM**
4.50m x 3.60m
- EN SUITE**
3.40m x 1.70m
- WC GUEST**
2.15m x 1.40m
- LIVING ROOM / KITCHEN**
11.80m x 5.10m
- COVERED VERANDA**
11.80m x 2.60m



ROOF GARDEN



DIMENSIONS

- WC**
2.15m x 1.40m
- SWIMMING POOL**
7m x 3m



SPECIFICATIONS

CONCRETE STRUCTURE

Reinforced concrete frame comprising raft foundation, columns, beams and slabs, designed in accordance with the regulations for anti-earthquake construction.

WALLS

Exterior walls are made of 25cm hollow bricks, with 8cm external insulation. Internal partition walls are made of 10cm hollow bricks.

FINISHES

Floors

- The ground floor common entrance will be paved with tiles.
- The common areas on each floor and the staircase will be paved with tiles.
- The entrance hall, living, dining areas, and bedrooms will be paved with tiles.
- The kitchen in all apartments will have tiles.
- The terrace floors will be paved with ceramic tiles.
- The bathrooms will have ceramic floor tiles.
- The stores will have ceramic floor tiles.
- The parking area will have a concrete finish.

Walls

- Generally, all surfaces will have 3 coats of plaster and 3 coats of external paint or other.
- Part of the external surface will be covered with HPL panels.
- Generally, all surfaces will have 3 coats of plaster painted with 3 coats of emulsion paint.
- Bathroom walls will have 2 coats of plaster and will be lined with ceramic wall tiles up to the ceiling.
- Kitchen walls will have 3 coats of plaster and a granite backsplash or similar.

Ceilings

- The ceilings in the apartments are of fair-faced concrete, treated with 2 coats of spatula and 3 coats of emulsion paint.
- A gypsum false ceiling will be provided in the bathrooms, kitchen, living room and painted with 3 coats of emulsion paint.
- Storerom ceilings are of fair-faced concrete painted with 2 coats of emulsion paint.

INSULATIONS

- The roof will have screed to slopes and will be insulated with 10cm thermal insulation material and a waterproof membrane.
- On the terraces, a waterproof membrane will be laid under the ceramic tiles.

WARDROBES & KITCHEN CUPBOARDS

Italian-made kitchen will feature granite worktop or similar.

DOORS & WINDOWS

- The main entrance door will be made of aluminium. An electric lock will be installed and can be operated from each apartment.
- The main entrance door of all apartments will have an anti-burglary steel leaf structure. The door will be soundproof and fire resistant, with a security lock and automatic floor seal.
- External door and window frames in the kitchen and living areas will have coloured aluminium.
- Bedroom windows will have sliding/hinged coloured aluminium frames with double-glazing.
- All storerooms will have aluminium louver doors.

SANITARY WARE & MIXERS

- Imported high-quality white sanitary ware will be installed.
- Wall mounted WCs with concealed cistern will be installed.
- The mixers will be single lever.
- A stainless steel sink will be provided in the kitchen.
- Glazed cubicle will be provided for showers.

WATER SUPPLY

- PVC pipes will be installed for hot and cold water supply lines.
- An electric water heater will be installed.
- Pressure system for hot and cold water will be installed.

ELECTRICAL INSTALLATIONS

- The entrance door will be controlled with a video entry phone.
- Switches with safety fuses or dipolar switches with light indicators will be installed for all kitchen appliances in accordance with the Electricity Authority's regulations.
- Spotlights and linear lights will be installed on the false ceilings in the rest of the house.

AIR CONDITIONING

Full installation of A/C system (heating and cooling) including the units, wiring, drainage system and copper piping.

KITCHEN APPLIANCES

Kitchens are pre-fitted with a ceramic hob, electric oven, extractor hood, washing machine, dishwasher and refrigerator.

LIFTS

A lift with a tile floor and stainless steel cabin will be installed.

LANDSCAPING

The garden and floral areas will be professionally planted and curated by a specialist in green landscaping, ensuring a harmonious and sustainable outdoor environment for the residents.

OUTDOOR SAUNA

European-made stylish outdoor sauna, one on ground level and one on the rooftop.

INDIVIDUAL SWIMMING POOLS

Private swimming pool for each apartment, one on ground level and one on the roof top.

CAR ENTRANCE

An electrically operated gate will be installed to control access to the car parking area.

PHOTOVOLTAIC PANELS

Photovoltaic panels will be installed on the roof of the building. The panels will be connected to each apartment's electric meter, in order to have net metering of electricity consumption.

ENERGY PERFORMANCE CERTIFICATE

The Building complies with the local Energy Performance regulations and has an A-rated Energy Performance Certificate with low CO₂ emissions.



CONTACT DETAILS

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IMPORTANT NOTE

Seals Nest Residences are currently under development. Renderings and floor plans are subject to change. This brochure does not constitute a legally binding offer for sale, and the final product may vary from the images and plans shown. The developer reserves the right to modify specifications, designs, and pricing without prior notice. We are excited to share the potential of this exceptional property with you. Please contact us for the latest updates on construction and availability.



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