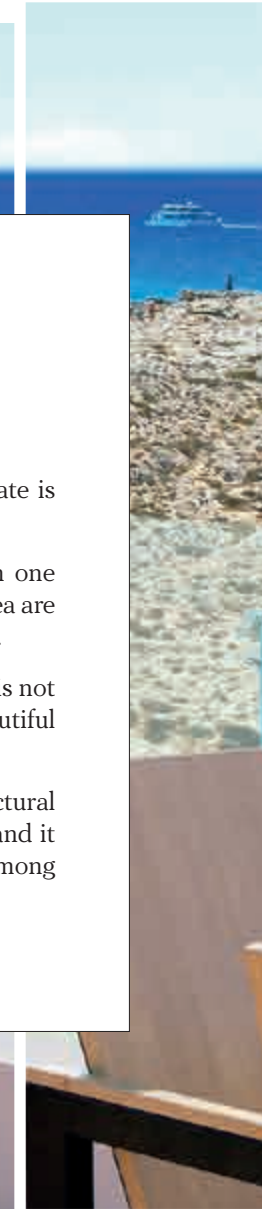
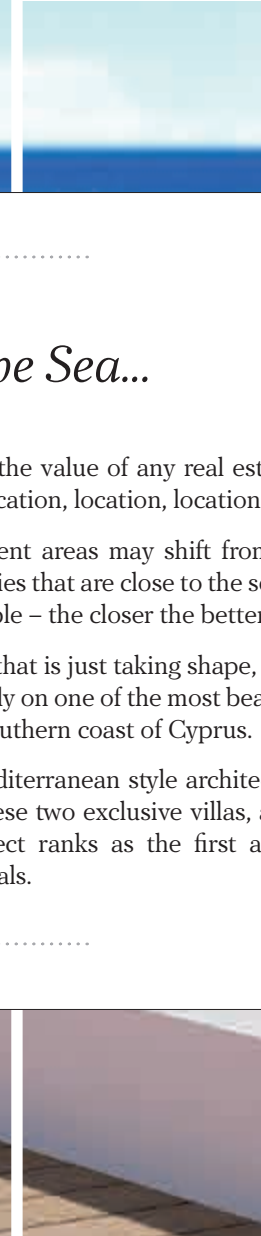
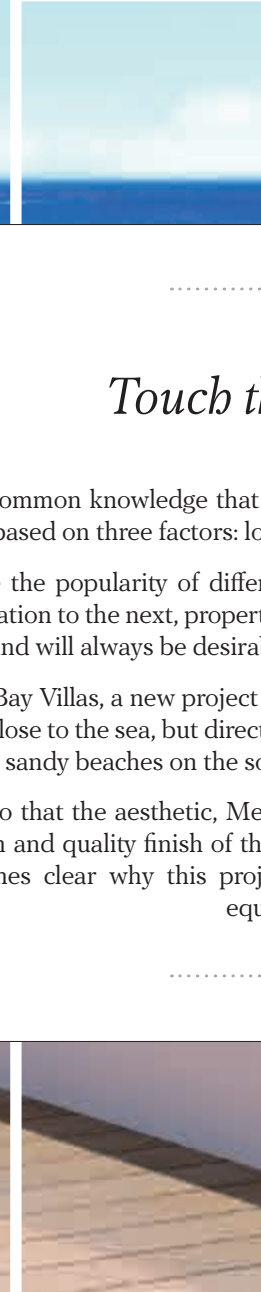
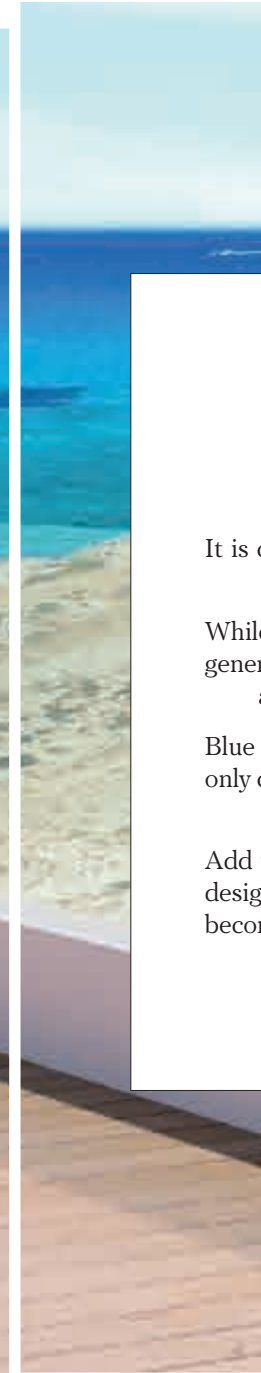
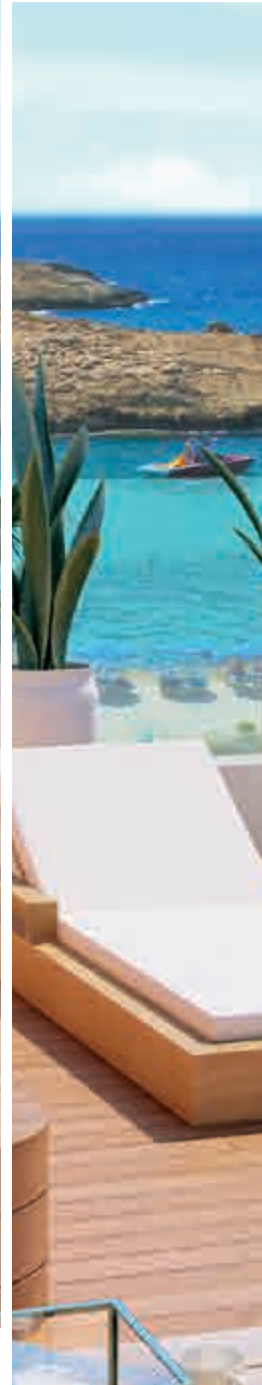




BLUE BAY
VILLAS

AYIA NAPA - CYPRUS



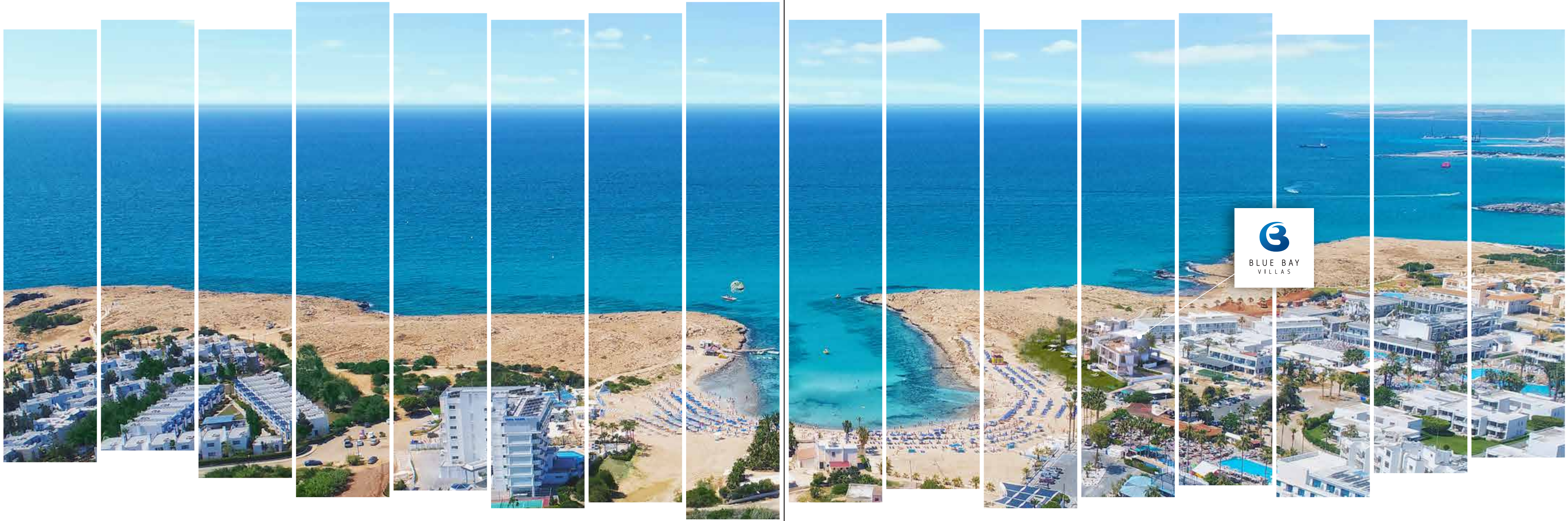
Touch the Sea...

It is common knowledge that the value of any real estate is based on three factors: location, location, location.

While the popularity of different areas may shift from one generation to the next, properties that are close to the sea are and will always be desirable – the closer the better.

Blue Bay Villas, a new project that is just taking shape, is not only close to the sea, but directly on one of the most beautiful sandy beaches on the southern coast of Cyprus.

Add to that the aesthetic, Mediterranean style architectural design and quality finish of these two exclusive villas, and it becomes clear why this project ranks as the first among equals.



The Cyprus Appeal

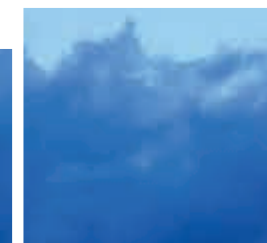
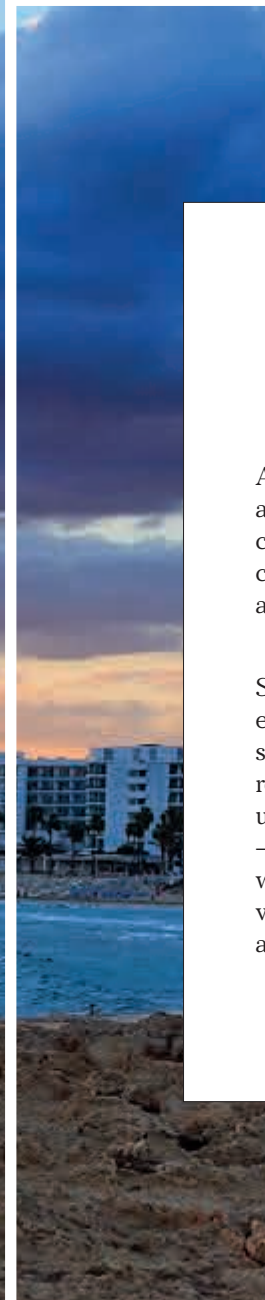
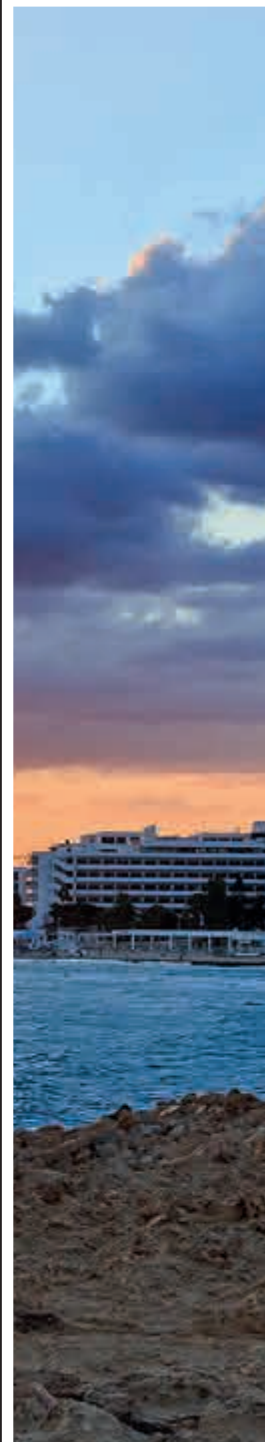
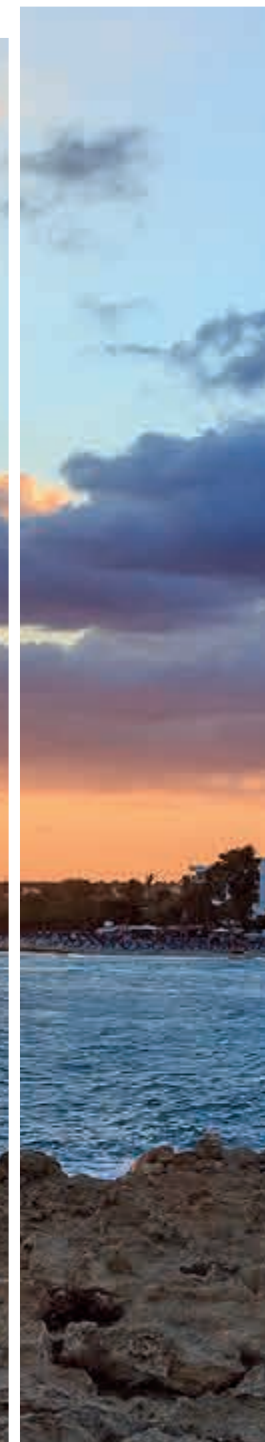
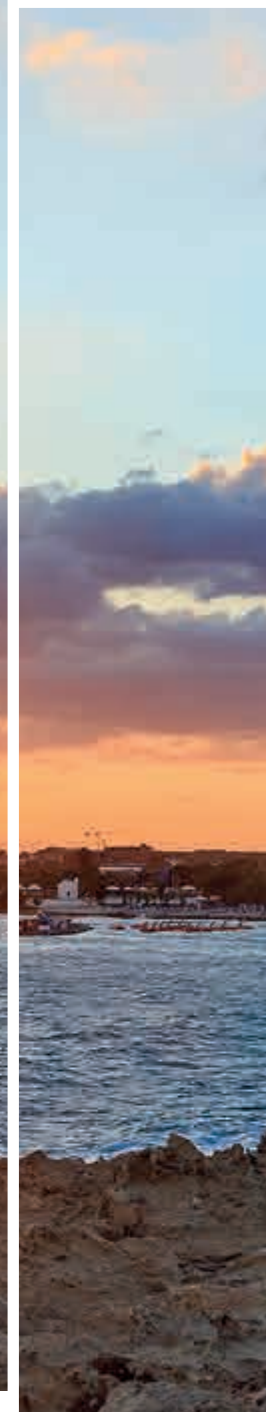
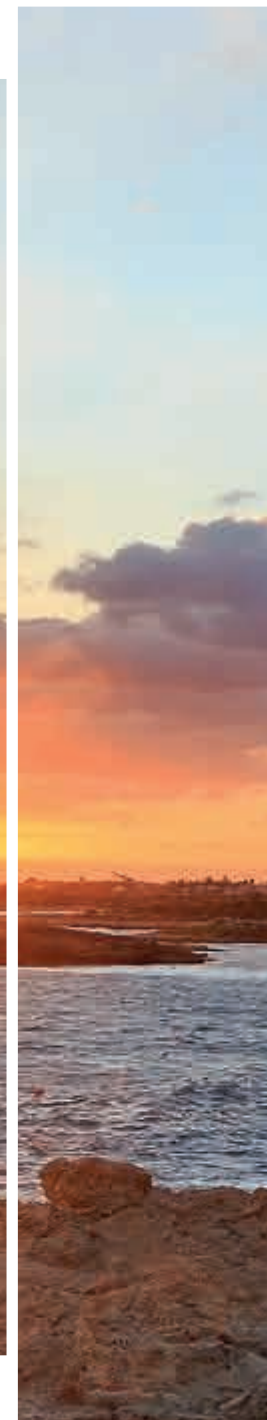
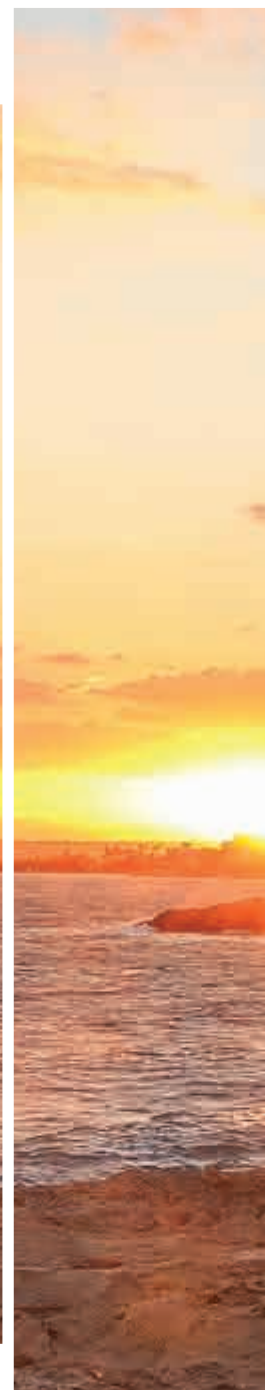
Gone are the days when Cyprus was an unknown island. Within Europe it has long established itself as a popular holiday destination, thanks to its mild and sunny Mediterranean climate, its beautiful beaches and its accessibility from all major airports. But now, the island's reputation has extended across continents, as visitors from around the world discover its many other advantages: the diversity of its landscape, its historical wealth, the hospitality of its people and above all its safe and family-friendly environment.

But that's not all. Since Cyprus became a member of the European Union in 2004, its role in history as a bridge between East and West has been revived and reinforced. Today, as the southernmost border of the EU and a country where English is widely spoken, it plays an important role in international relations and global business and trade.



Cyprus



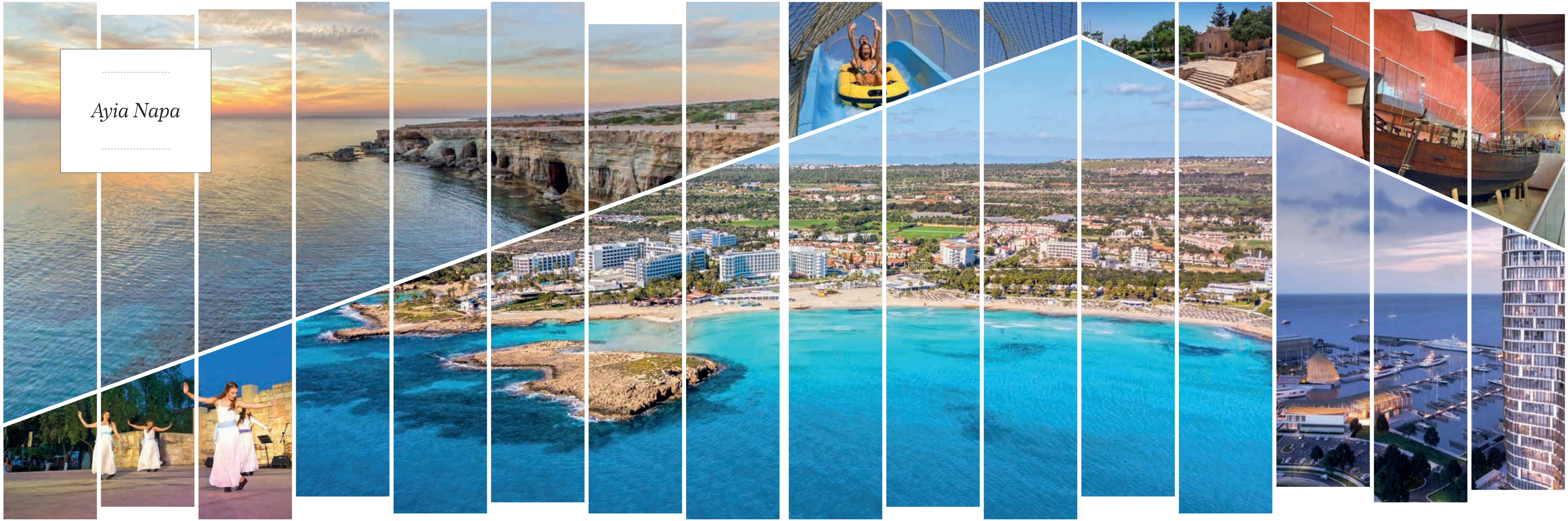


Ayia Napa Magic

Anyone looking for a property that combines all the appealing aspects of Cyprus with the benefits and value of a coastal location along sugary sands that melt into safe and clear waters will be drawn to Ayia Napa. This resort that attracts holidaymakers from near and far is evolving slowly but surely.

Serious infrastructure developments are upgrading and enhancing the image of this town that was once primarily a summer resort. From extended coastal pathways and recreational facilities, to the new marina that is already well under way, significant investments – both public and private – are indirectly helping this town extend the tourist season way beyond the summer months. Every year, long-staying visitors in particular take advantage of the mild winters and amazing weather of spring and autumn, as Ayia Napa comes ever closer to being a year-round lifestyle destination.

.....
Ayia Napa
.....





.....

Twin Treasure

Blue Bay Villas is an exceptional project comprising only two ultra-lux 3-bedroom seafront residences. As a proud homeowner at Blue Bay Villas, you will enjoy a rare lifestyle that blends the pleasures associated with a property only a few steps from the sea, with the comforts and leisure amenities of contemporary Mediterranean living.

Whether you make your Blue Bay Villa your main residence or keep it in the family for regular holidays, every day offers you the luxuries of spacious indoor living areas and outdoor relaxation.

Enjoy a home with large ensuite bedrooms, multiple lounge areas, home cinema and personal gym. Relax in your private garden with large swimming pool and jacuzzi section, or wine, dine and entertain under the stars on the roof terrace with barbecue area and jacuzzi.

.....





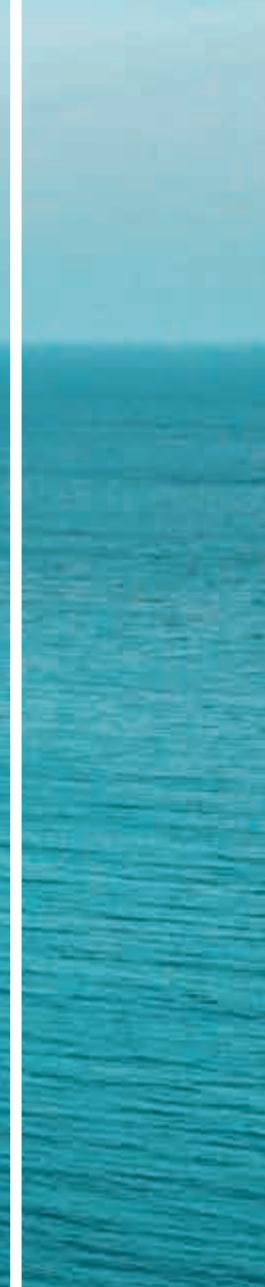
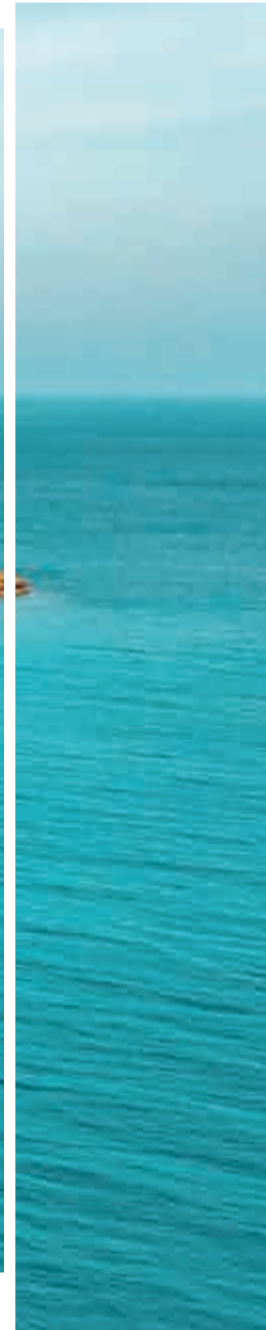
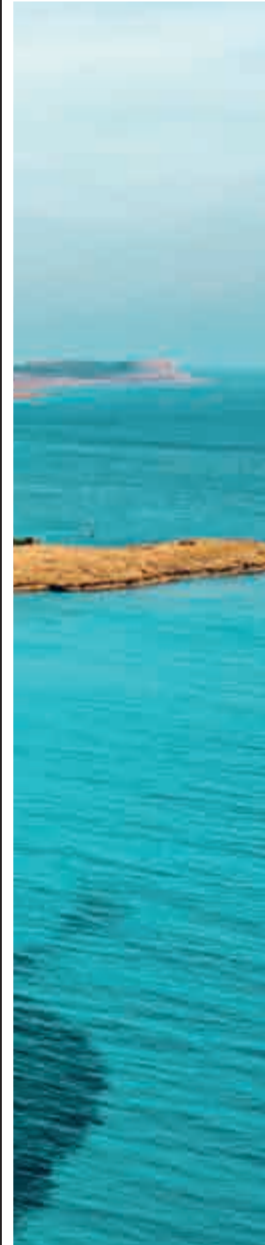
Overview

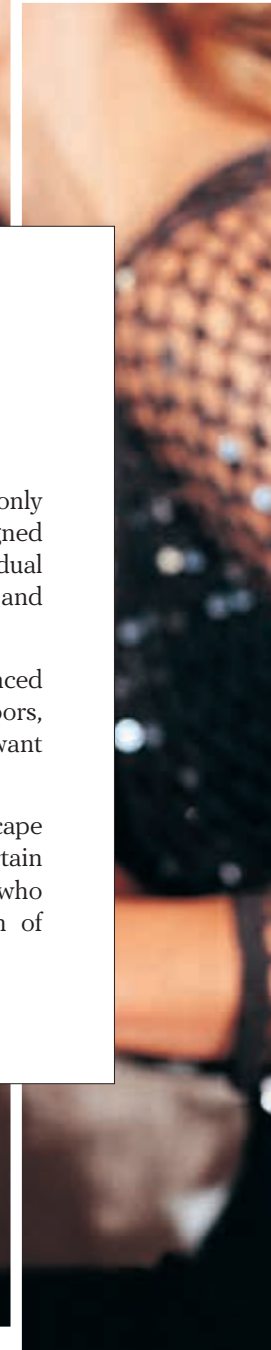
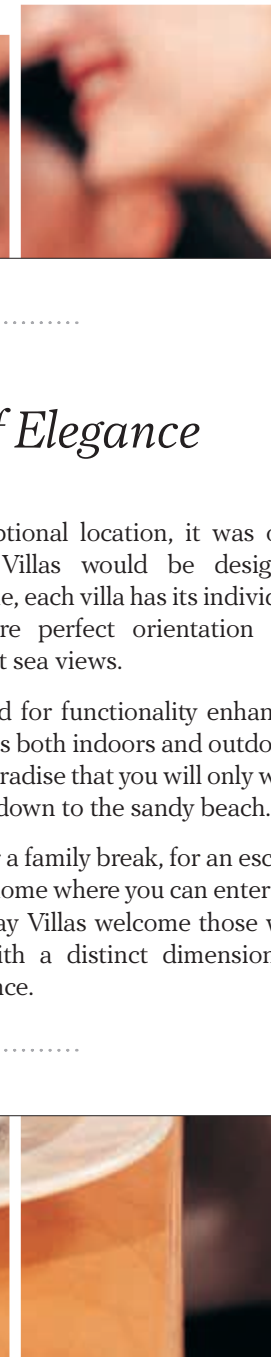
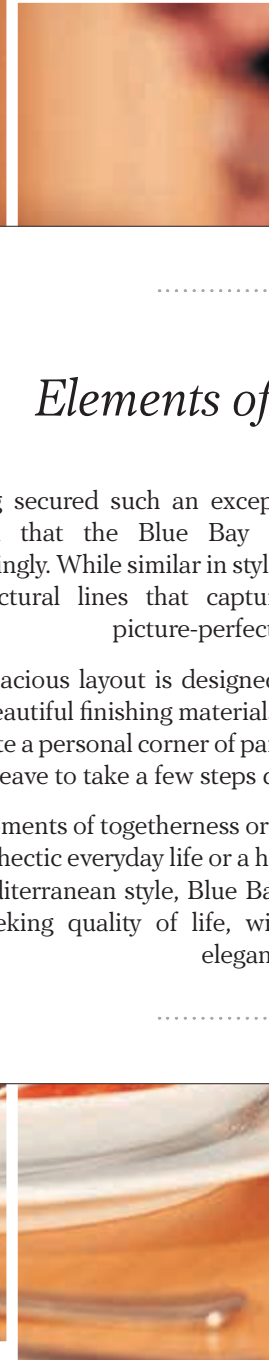
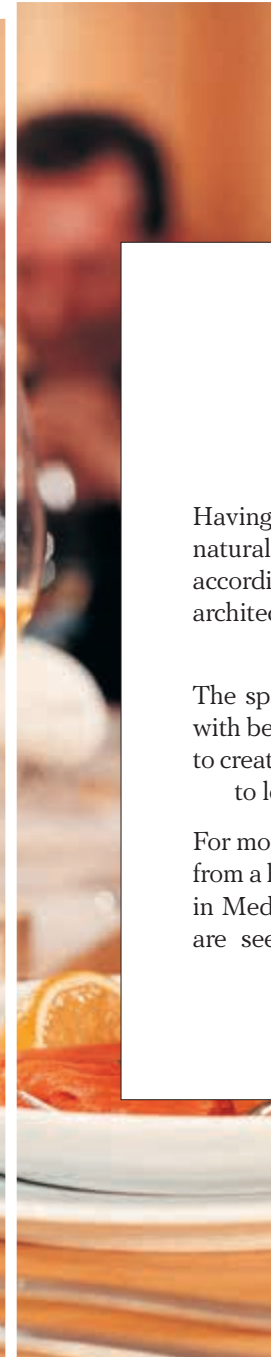
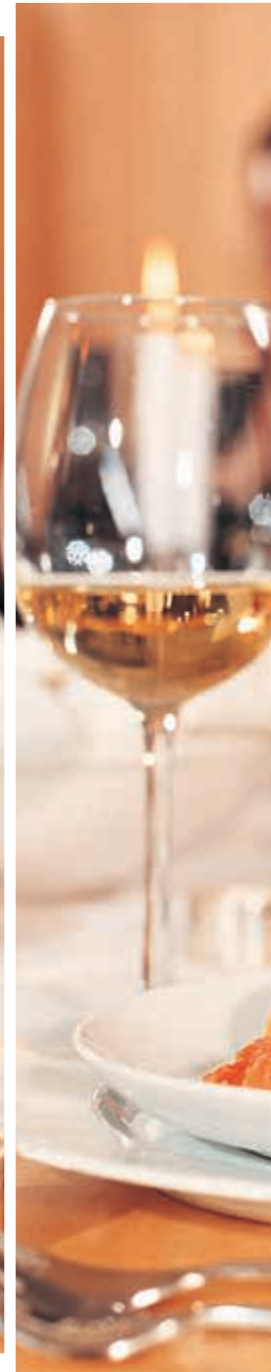


- Only two exclusive detached sea view villas on large plots
- Total living area: 440.50m² / 444.50m²
- Ground floor: living and dining area, kitchen and guest WC
- First floor: 3 spacious bedrooms, all with ensuite bathroom, storage room
- Basement level: living area, kitchen, home cinema room, gym, bathroom
- One of the villas with sauna on the lower level
- Partially covered roof terrace with BBQ area and jacuzzi
- Covered 2-port car park
- Private pool: 75.15m² / 65.75m² with jacuzzi section, sunbathing deck and changing rooms
- Large covered and uncovered verandas with stunning sea views

Upon request, your chosen property can be delivered fully furnished, as per a separate agreement.







Elements of Elegance

Having secured such an exceptional location, it was only natural that the Blue Bay Villas would be designed accordingly. While similar in style, each villa has its individual architectural lines that capture perfect orientation and picture-perfect sea views.

The spacious layout is designed for functionality enhanced with beautiful finishing materials both indoors and outdoors, to create a personal corner of paradise that you will only want to leave to take a few steps down to the sandy beach.

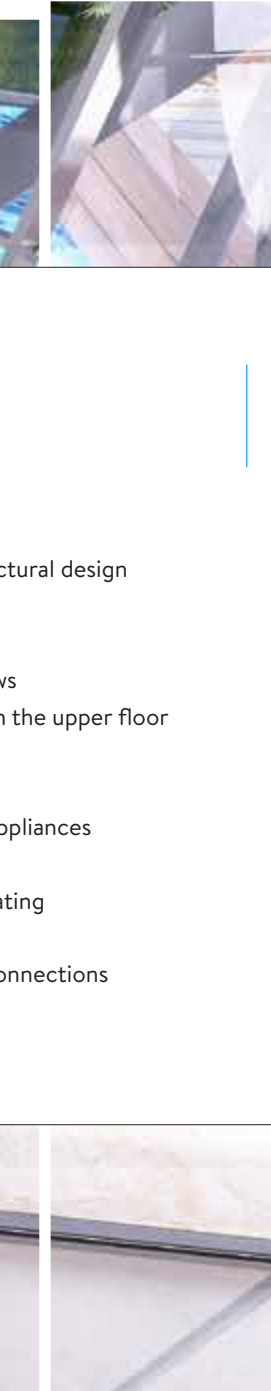
For moments of togetherness or a family break, for an escape from a hectic everyday life or a home where you can entertain in Mediterranean style, Blue Bay Villas welcome those who are seeking quality of life, with a distinct dimension of elegance.



Special features and amenities



- Individual and artistic architectural design
- Exclusive finishing materials
- Natural local stone cladding
- Double glazed French windows
- Sliding shutters for privacy on the upper floor
- Eye-catching atrium design
- Built-in wardrobes
- Fitted kitchens with quality appliances
- Top quality sanitary ware
- Split units for cooling and heating
- Solar heating for hot water
- Telephone, TV and internet connections



Explore Your Surroundings

Although the beach at your doorstep is the signature of Blue Bay Villas, it is not the only advantage of the project's prime location, which is only minutes away from the attractions and highlights of Ayia Napa.

Once you've settled into your new home and environment, you will be tempted to explore your surroundings, from the town's landmark – the medieval monastery – to the enchanting Cape Greco and the sea caves just outside the resort.

Discover the tranquility of traditional rural life in the nearby village of Paralimni, or take a day trip to visit the capital Nicosia and the other cities along the coast, from Larnaca to Limassol and Paphos.

The highway network makes it easy to cross the island from coast to coast, and before you know it, you'll feel comfortably familiar with your second home... the island of Cyprus.



Nissi Beach

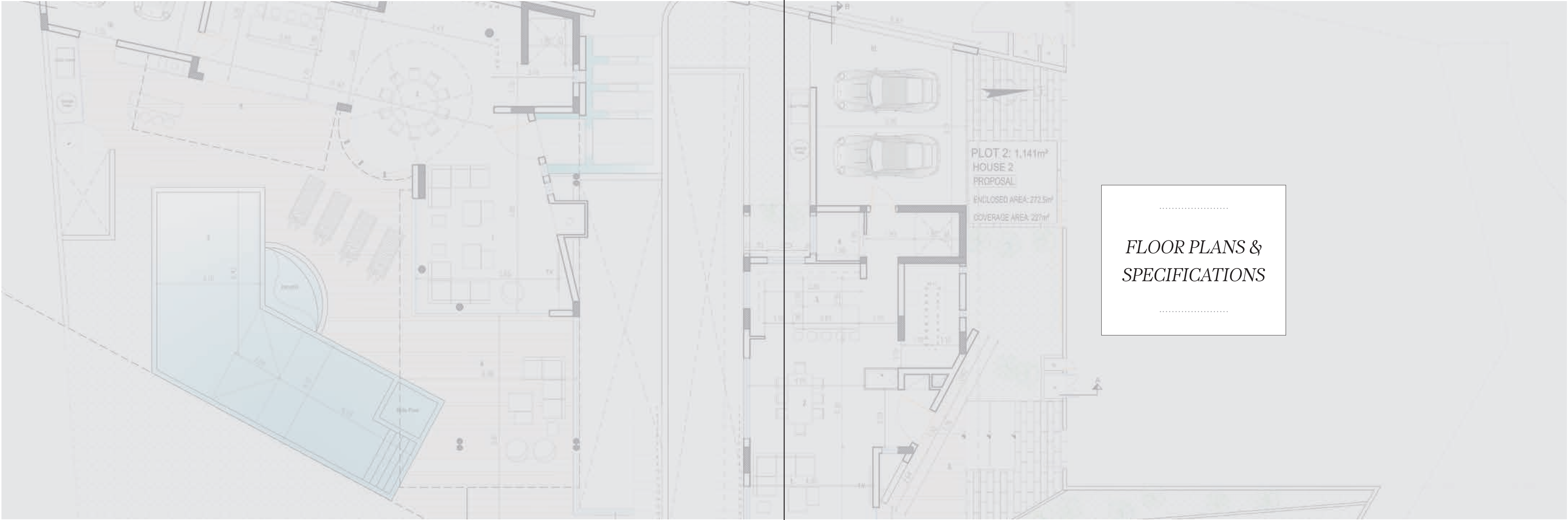
Vathia Gonia Beach

Pernera Beach

Landa Beach

Makronissos Beach





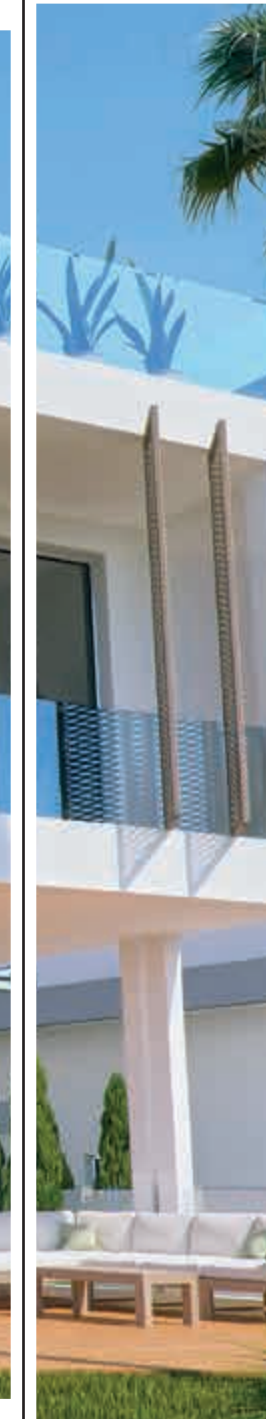
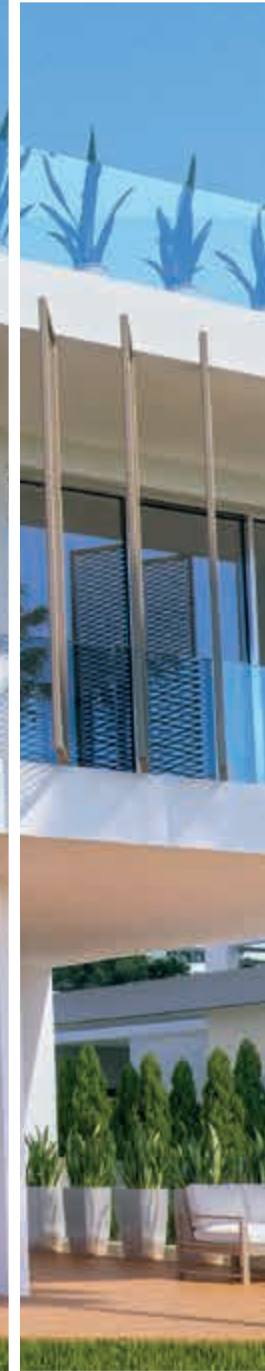
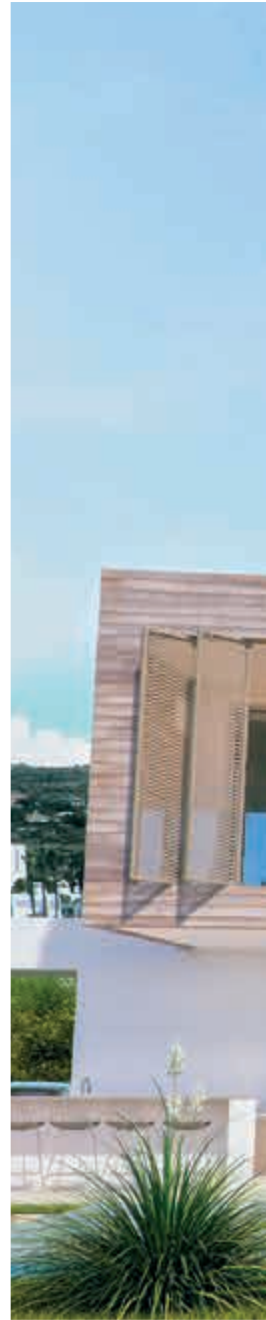
*FLOOR PLANS &
SPECIFICATIONS*

.....
Villa 2
.....



.....
Villa 1
.....





.....

Villa 1

.....





Villa 1

OVERALL DIMENSIONS

Plot area:	1,141.00m ²
Lower floor area:	145.40m ²
Ground floor area:	130.00m ²
First floor area:	150.30m ²
Roof floor area:	32.00m ²
Total house area:	457.70m ²
Total covered veranda:	91.50m ²
Total uncovered verandas:	184.50m ²
Parking area (covered):	44.20m ²
Swimming pool:	80.50m ²
Barbecue:	3.00m ²
Heat pump & Water tank:	4.40m ²
Changing rooms and swimming pool engine room:	34.00m ²

LOWER FLOOR

Guest WC:	4.60m ²	(2.10m x 2.00m)
Kitchen:	15.40m ²	(4.15m x 3.70m)
Living room:	17.30m ²	(4.40m x 3.95m)
Gym:	14.00m ²	(4.40m x 3.20m)
Bathroom:	4.20m ²	(1.25m x 3.35m)
Home cinema room incl. WC:	29.00m ²	(5.90m x 4.70m)
Server:	2.50m ²	(1.10m x 2.10m)
Uncovered verandas:	16.90m ²	
Flowers area:	29.40m ²	

GROUND FLOOR

Kitchen:	31.00m ²	(6.30m x 5.25m)
Dining room:	28.60m ²	(6.30m x 4.40m)
Living room:	30.50m ²	(5.80m x 5.20m)
Covered verandas:	69.10m ²	
Uncovered verandas:	87.60m ²	

FIRST FLOOR

Master Bedroom:	28.90m ²	(excl. shower 8.10m ² & wardrobe 6.10m ²)
Bedroom 1:	15.50m ²	(excl. shower 6.20m ² & wardrobe 5.30m ²)
Bedroom 2:	20.40m ²	(excl. shower 4.00m ² & wardrobe 4.80m ²)
Covered verandas:	22.40m ²	

ROOF GARDEN

Uncovered verandas:	80m ²	(incl. Jacuzzi & Barbecue)
---------------------	------------------	----------------------------



Villa 1



Lower Floor



Complete Ground Floor

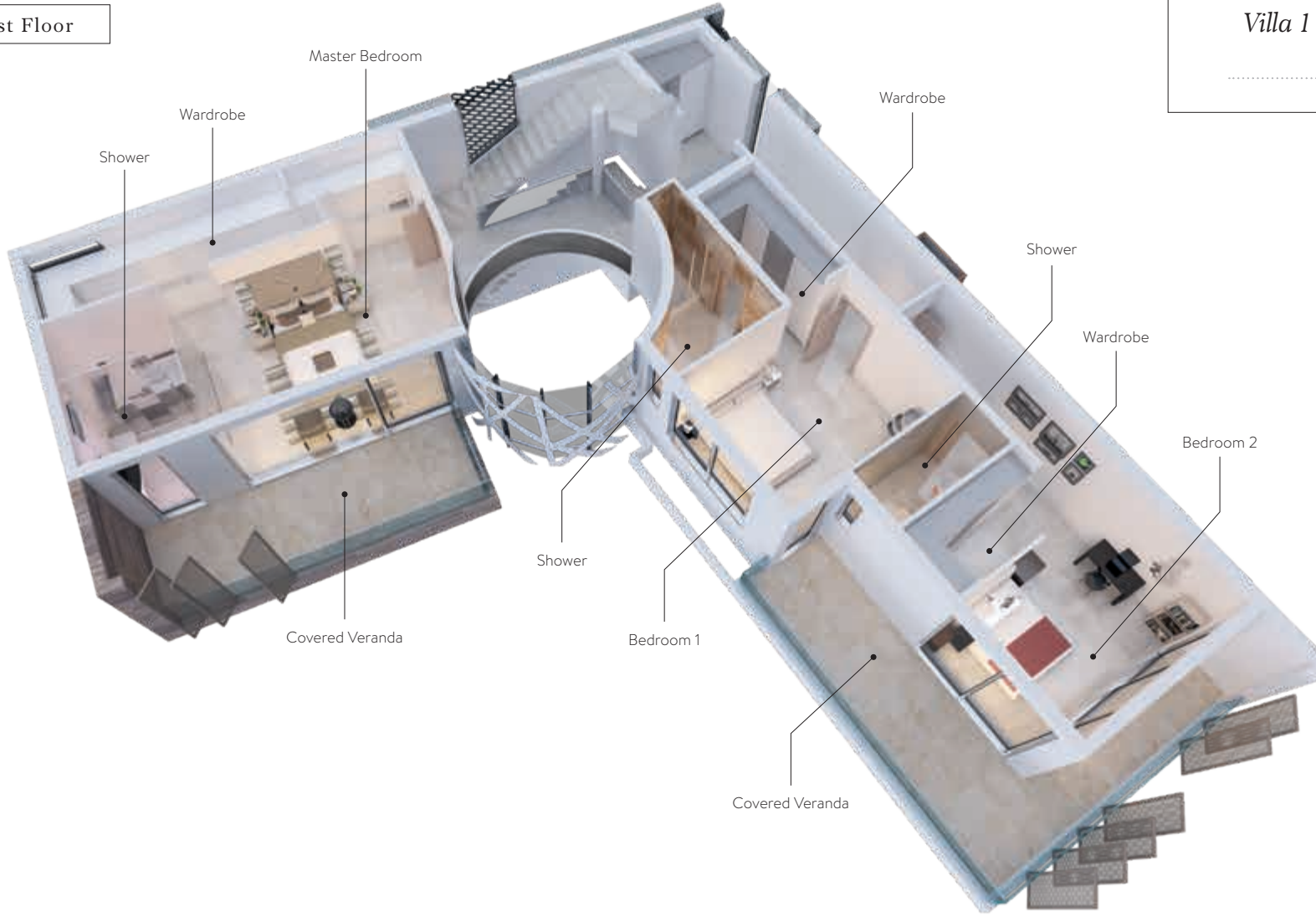


Villa 1

Ground Floor



First Floor

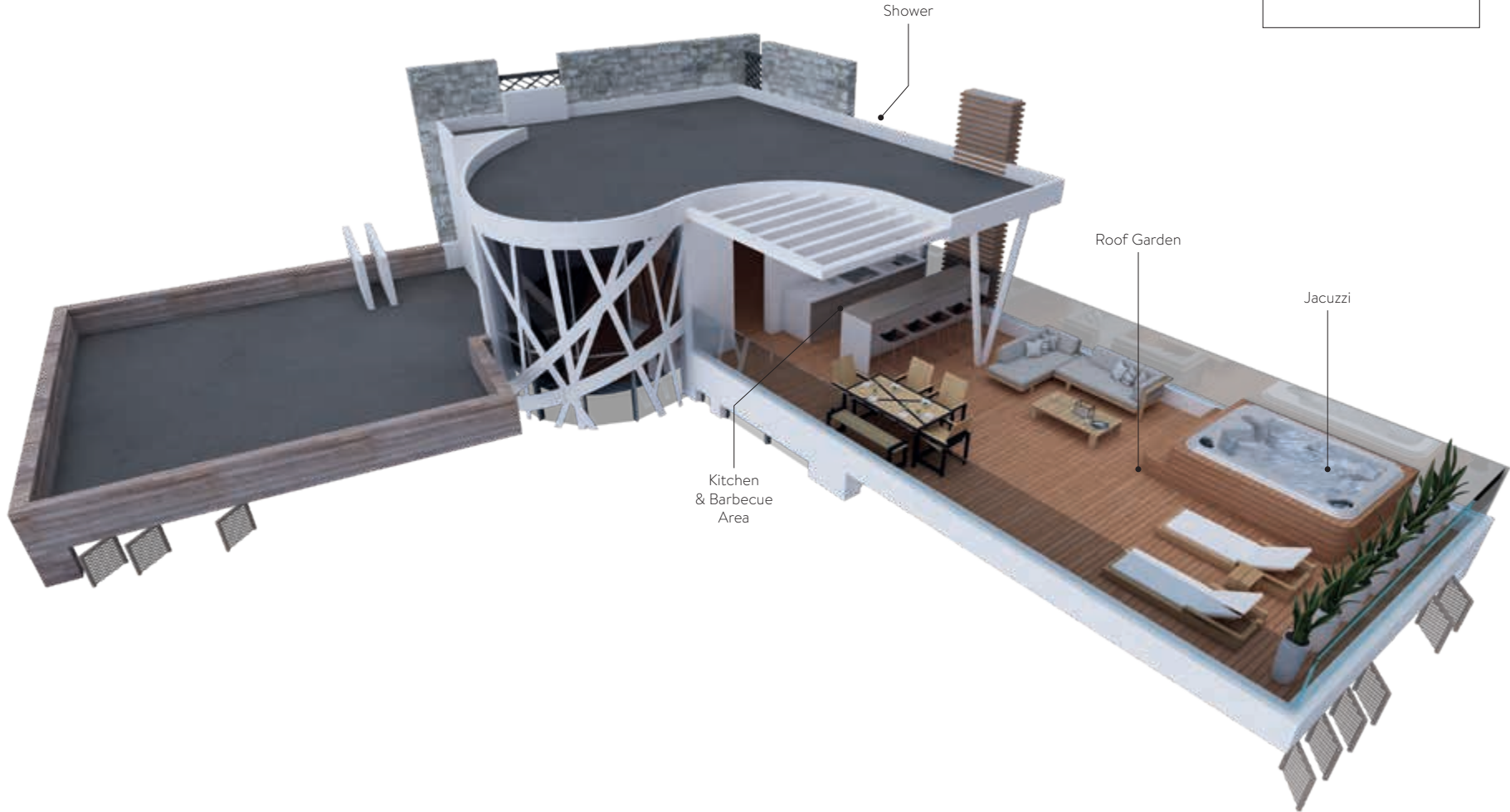


Villa 1



Roof Garden

Villa 1

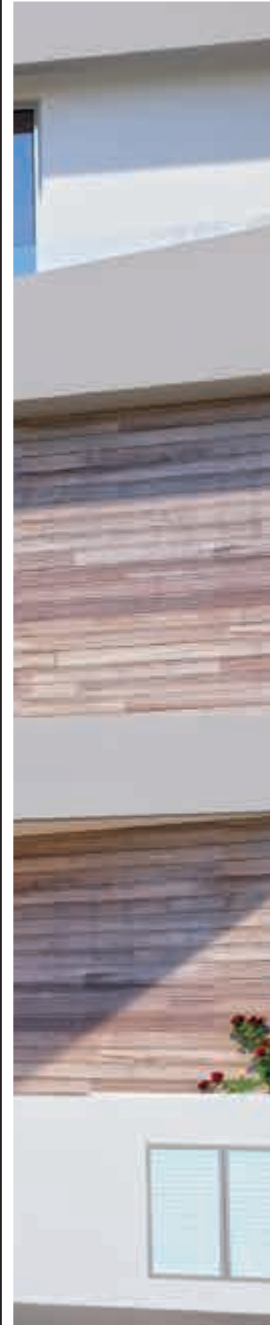


Shower

Kitchen
& Barbecue
Area

Roof Garden

Jacuzzi



.....
Villa 2
.....





Villa 2

OVERALL DIMENSIONS		
Plot area:	1,136.20m ²	
Lower floor area:	156.50m ²	
Ground floor area:	110.10m ²	
First floor area:	161.90m ²	
Roof floor area:	33.40m ²	
Total house area:	461.90m ²	
Total covered veranda:	129.20m ²	
Total uncovered verandas:	281.90m ²	
Parking area (covered):	43.90m ²	
Swimming pool:	68.50m ²	
Barbecue:	2.50m ²	
Heat pump & Water tank:	4.70m ²	
Changing rooms and swimming pool engine room:	36.10m ²	

LOWER FLOOR		
Kitchen:	16.30m ²	(4.55m x 3.60m)
Living room:	19.30m ²	(4.40m x 4.40m)
Gym:	23.20m ²	(1.40m x 3.00m)
Bathroom:	5.40m ²	(2.30m x 1.50m)
Sauna:	7.90m ²	(2.45m x 2.70m)
Cinema room:	23.10m ²	(5.25m x 4.40m)
Server:	3.52m ²	(2.20m x 1.60m)
Uncovered verandas:	20.70m ²	
Bathroom & lockers:	8.30m ²	
Flowers area:	38.40m ²	

GROUND FLOOR		
Guest WC:	3.70m ²	(1.95m x 1.90m)
Kitchen:	18.00m ²	(5.35m x 3.50m)
Dining room:	19.30m ²	(5.00m x 4.10m)
Living room:	32.80m ²	(6.60m x 4.90m)
Covered verandas:	106.90m ²	
Uncovered verandas:	103.30m ²	

FIRST FLOOR		
Master Bedroom:	21.10m ²	(excl. shower 8.80m ² & wardrobe 7.00m ²)
Bedroom 1:	19.20m ²	(excl. shower 4.70m ² & wardrobe 3.10m ²)
Bedroom 2:	23.00m ²	(excl. shower 7.40m ² & wardrobe 4.80m ²)
Storage Room:	6.80m ²	
Covered verandas:	22.30m ²	
Flower area:	12.50m ²	

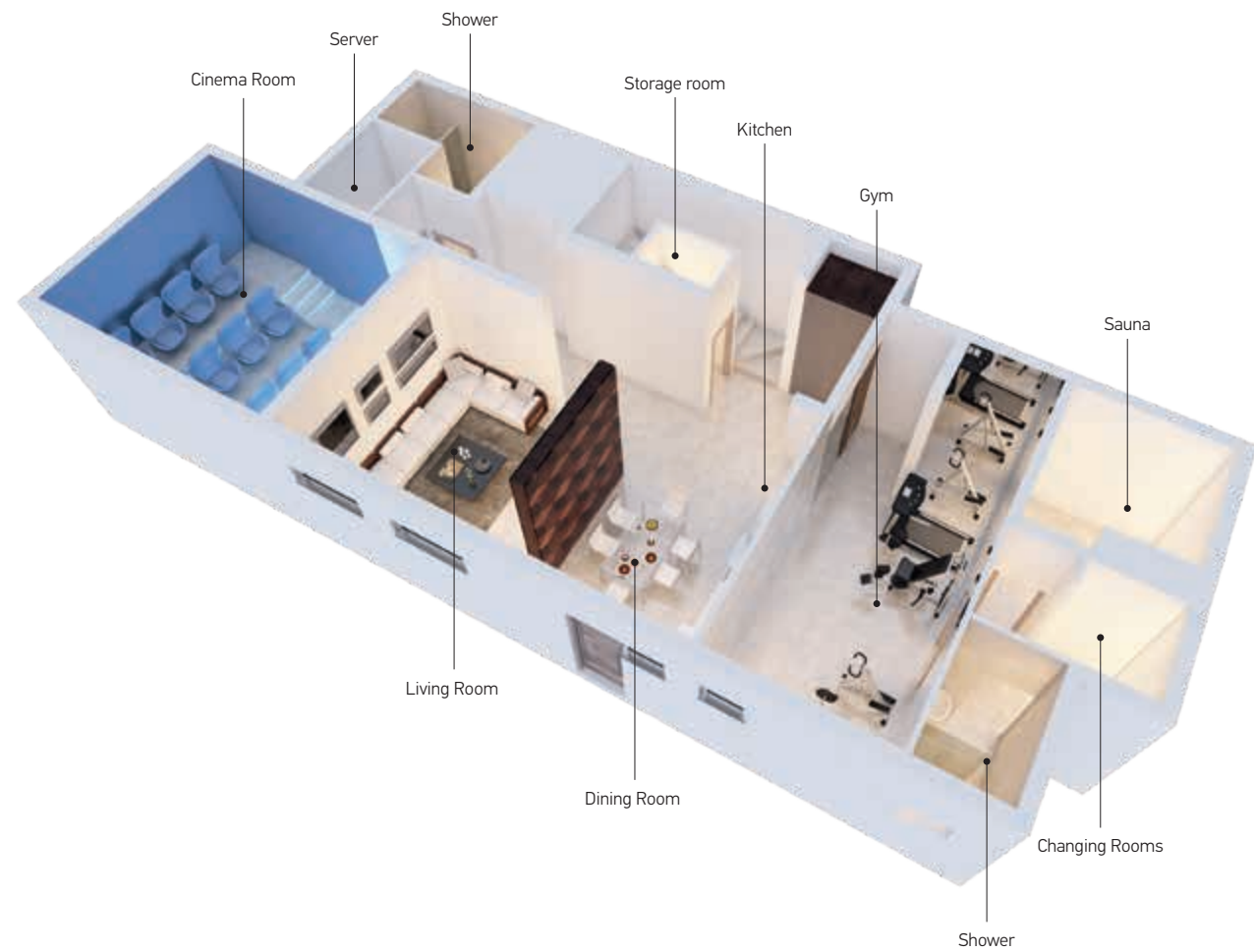
ROOF GARDEN		
Uncovered verandas:	157.90m ²	(incl. Jacuzzi & Barbecue)



Villa 2



Lower Floor

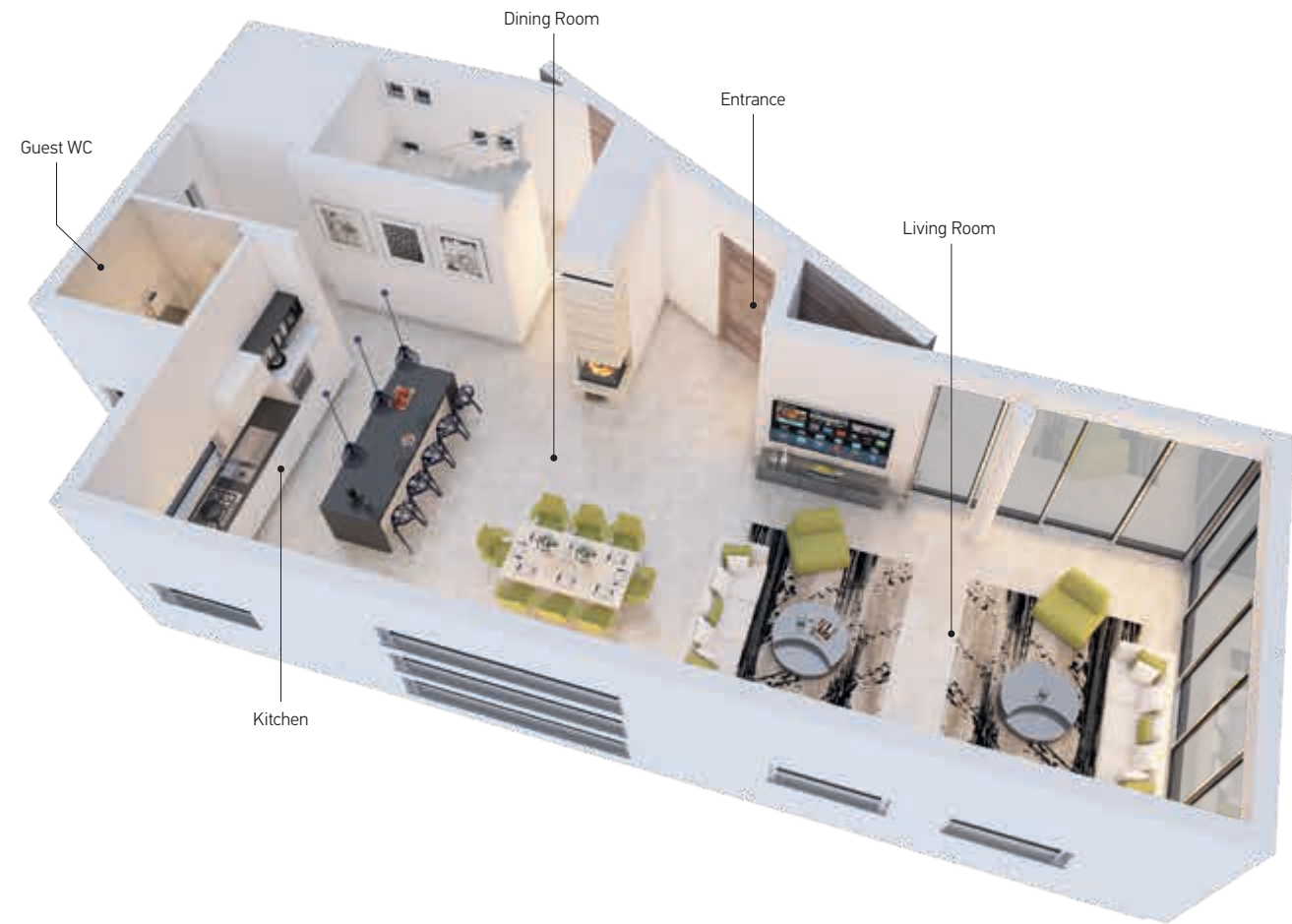


Complete Ground Floor

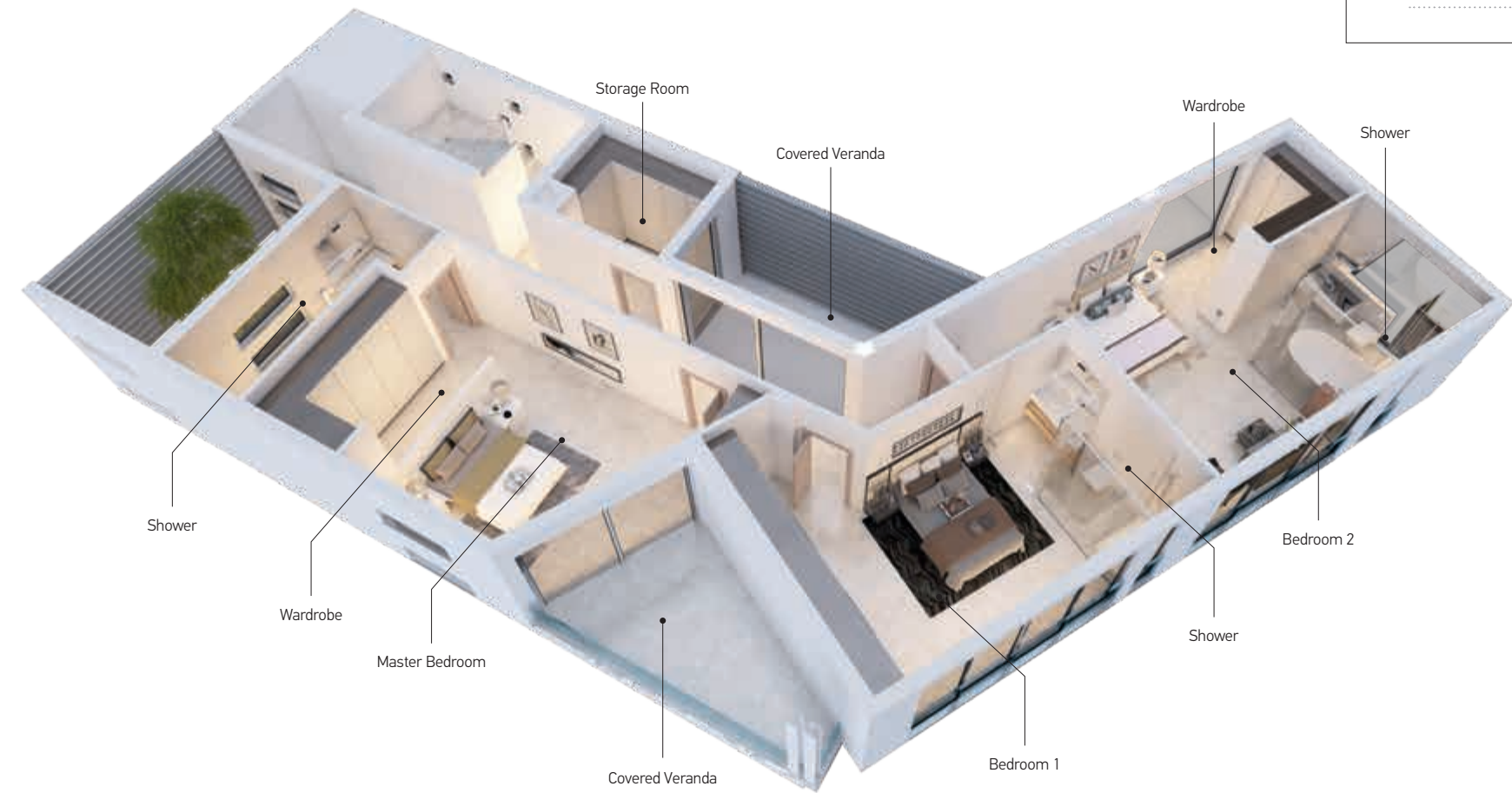


Villa 2

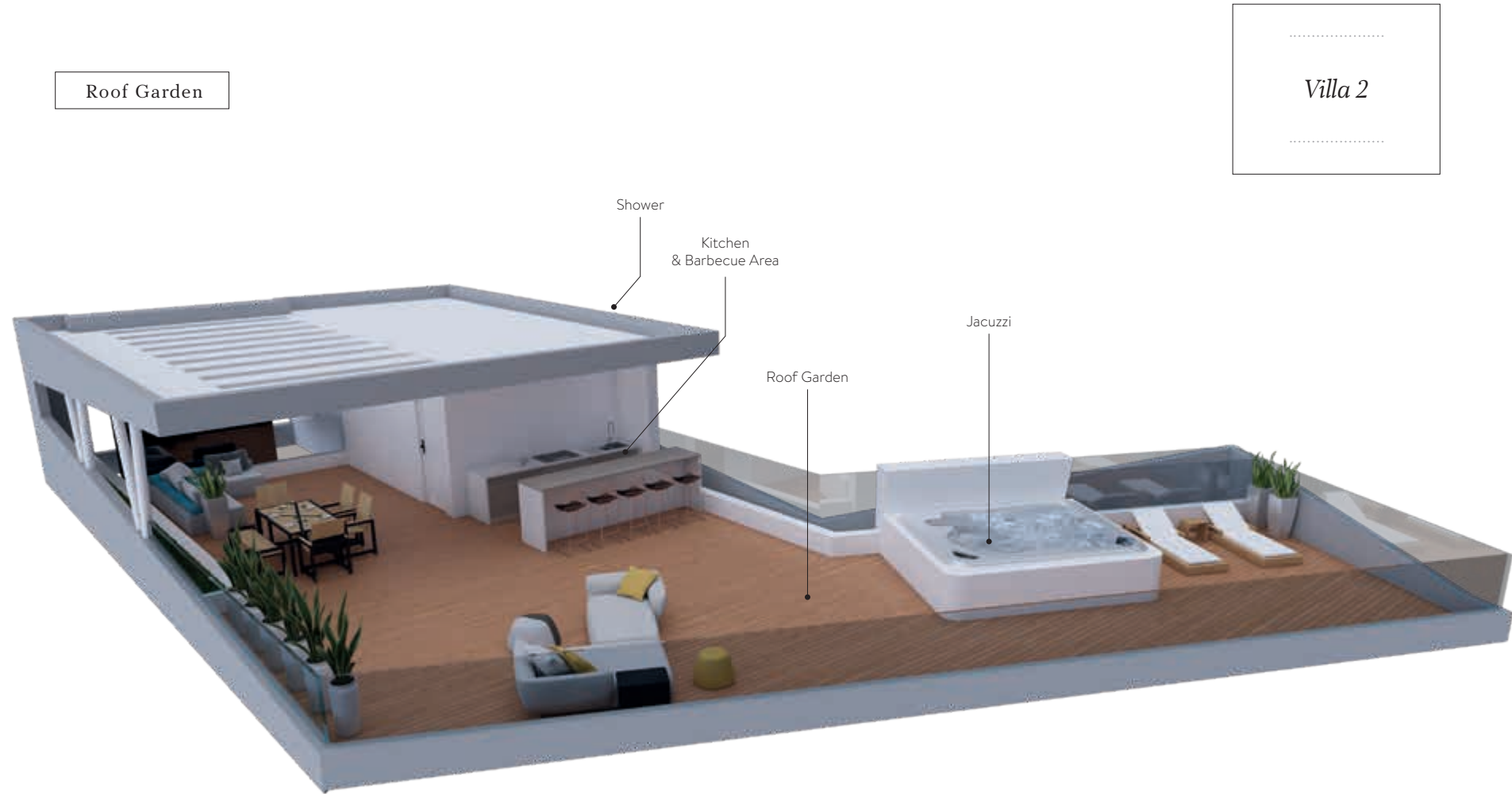
Ground Floor



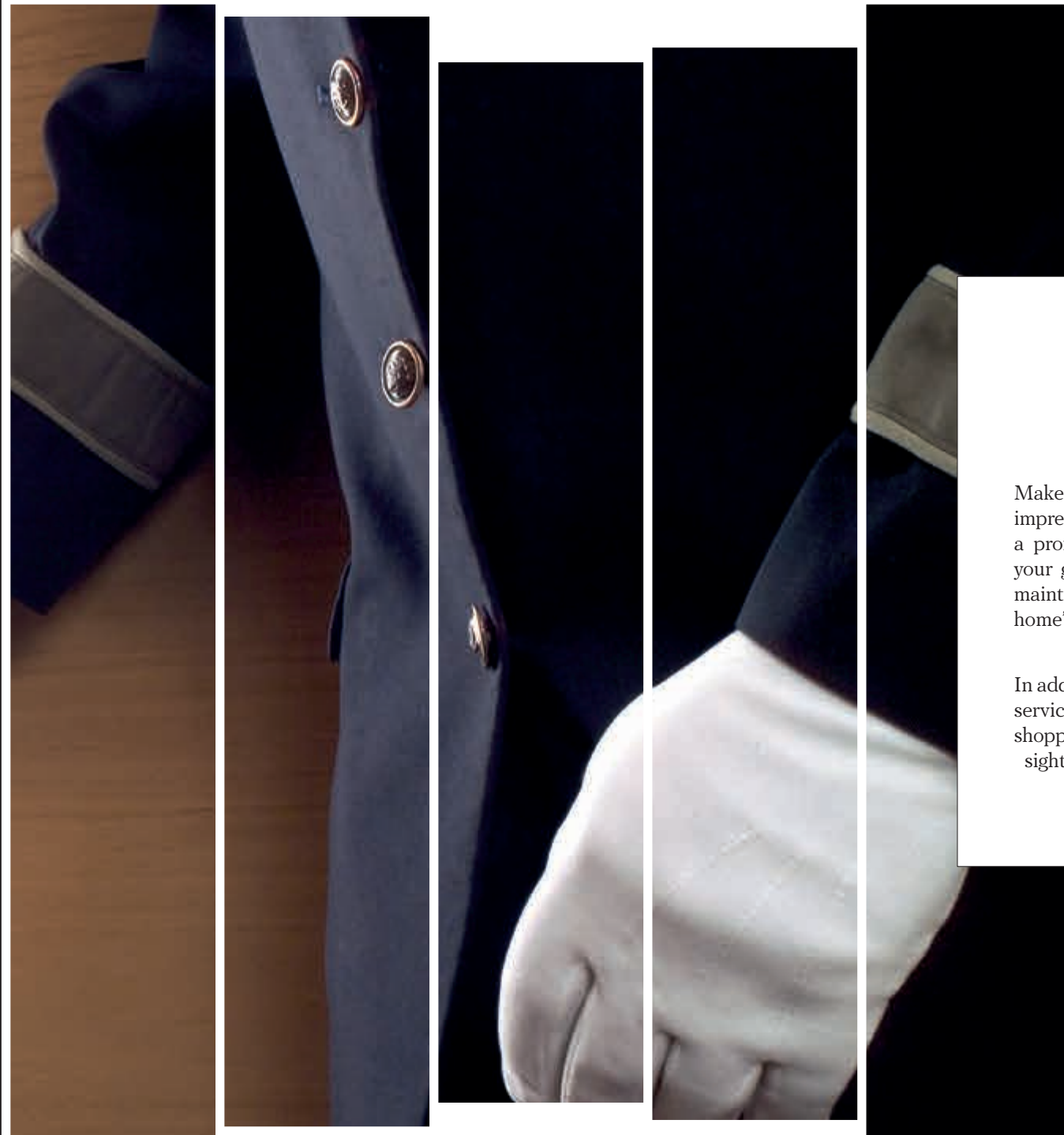
First Floor



Villa 2



Villa 2



At Your Service

Make Blue Bay Villas your home, and you will enjoy impressive after sales service options. Even in your absence, a professional property management team will look after your garden and pool, and undertake periodical structural maintenance and any necessary repairs to maintain your home's beauty and value, and ensure that it is ready to welcome you at all times.

In addition, you can request a full range of concierge and VIP services from airport transfers and hire car delivery, to shopping, house cleaning and laundry services, as well as sightseeing tours, cruises and further travel arrangements.

.....

Investors' Choice

Buying a home involves a serious investment. So naturally, buyers are in search of a property that will at least maintain its value, and ideally appreciate over time.

Blue Bay Villas qualify as a promising investment for several reasons. Apart from this specific project's features – exceptional location, size, design and quality – Ayia Napa as a whole has caught the eye of international investors who have recognized its potential.

While Cyprus is experiencing an unprecedented influx of tourists and the number of arrivals is setting new records every year, Ayia Napa and its surroundings are witnessing the highest rise in popularity.

This trend, together with the limited availability of coastal properties for sale and the various infrastructure projects that are in the pipeline, signals a bright future for Ayia Napa... and Blue Bay Villas offer you an opportunity to claim your share of it.

.....



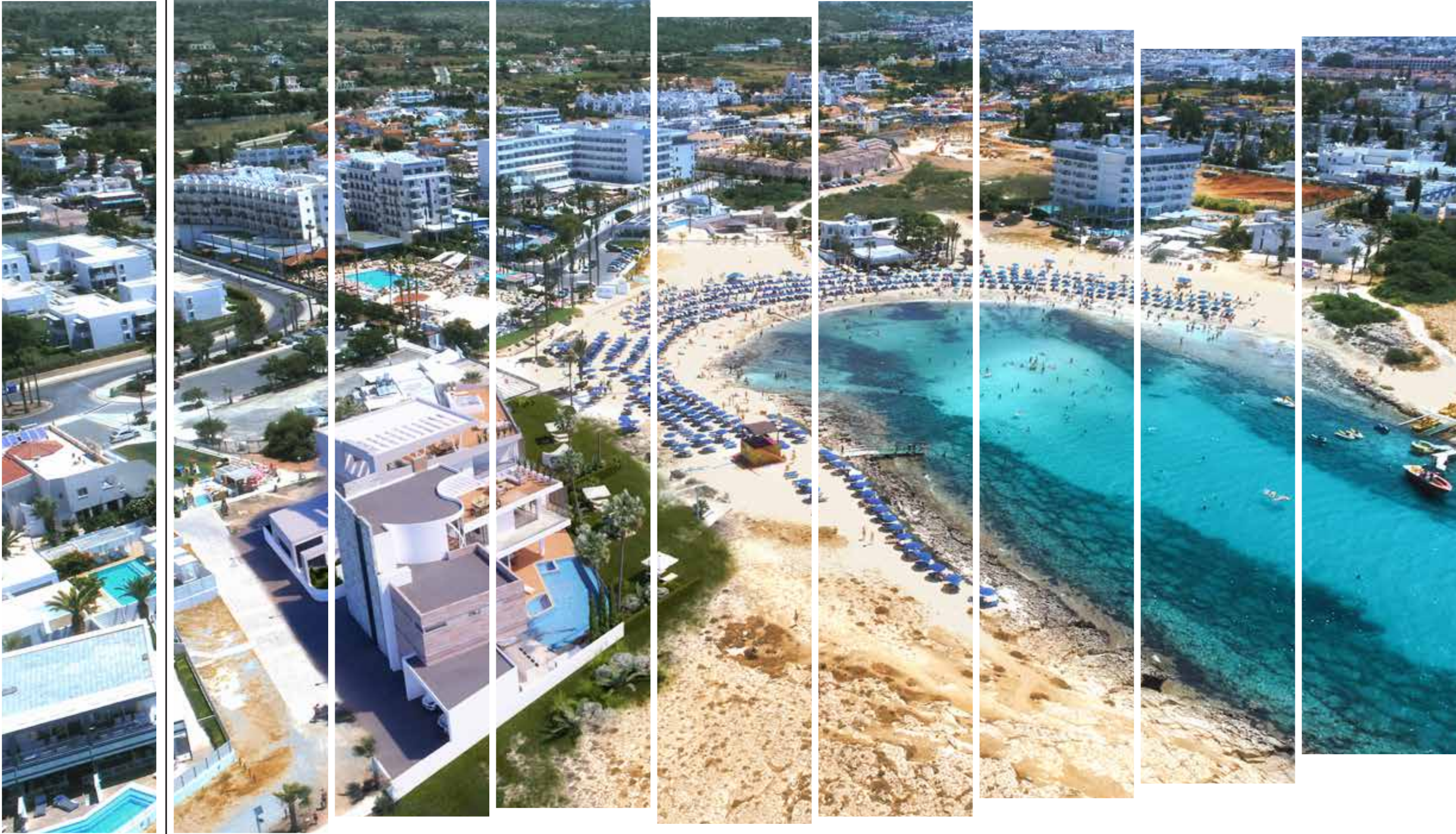
BLUE BAY
VILLAS

info@bluebayvillas.com

DISCLAIMER

This brochure is for illustration purposes only. It does not constitute a contract or any part of a contract.
All drawings, dimensions, computer generated images and construction specifications are indicative and not legally binding.

02/2019





BLUE BAY
VILLAS

AYIA NAPA - CYPRUS