

*cape blue*  
RESIDENCES

BOUTIQUE SEAFRONT RESIDENCES





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*escape* to a personal sanctuary



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a sense of *Freedom*







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# *the concept*

## designer living by the sea

Picture yourself on a sunny Mediterranean island. In a villa designed in contemporary style, with an artistic touch. Space is generous, light is abundant, luxury surrounds you. From the sea to the hills, the natural environment is enchanting. The nearby traditional villages are always welcoming; the vibrant summer resorts are full of fun and entertainment. Day by day you can design your life around nature or urban society, choose exciting activity or quiet privacy.

That is the essence of Cape Blue Residences on the southeastern coast of Cyprus. An invitation to enjoy designer living by the sea.



# the project

## your sanctuary in the sun

Like a man-made jewel set in an unspoilt estate only a few steps from the sea, Cape Blue Residences offer only 30 homeowners a sanctuary in the sun. To create a development that pleases the senses, the villas are matching in architectural style, yet not identical.

Each 6-bedroom home provides a vast living area marked by tasteful, high-end finishing materials and immaculate craftsmanship to create exclusive interiors. For privacy as well as luxury, every villa stands on a sizeable plot, complete with private garden and infinity pool with jacuzzi.

To add to the privileges of living at Cape Blue, the project is fully serviced, offering you any household help or everyday support you might need, during your stay and in your absence.

Direct access to the sea
Only 30 villas
Plot size 1000m <sup>2</sup>
6 Bedrooms
Living area 300m <sup>2</sup> , basement of 200m <sup>2</sup>
Garden with private pool and jacuzzi
Roof garden



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# *the location*

## the beauty spot of Cyprus

As a development, Cape Blue Residences is stunning; look at it in its broader setting, and it is absolutely magical.

The site is a stone's throw from Cape Greco – the unmistakable landmark on the southeastern coast of Cyprus – offering homeowners immediate access to the treasures of this unique and unspoilt promontory.

On the one side you have clear, sapphire waters, on the other side the inspiring beauty and tranquility of nature trails across a rare natural habitat that is a part of Natura 2000, the EU network of protected areas.

The popular holiday resorts of Ayia Napa and Protaras with their sugary sandy beaches, entertainment and leisure facilities are only a few minutes away. For frequent travellers, it's only a short 30-minute drive to Larnaca airport.





TOWARDS LARNACA

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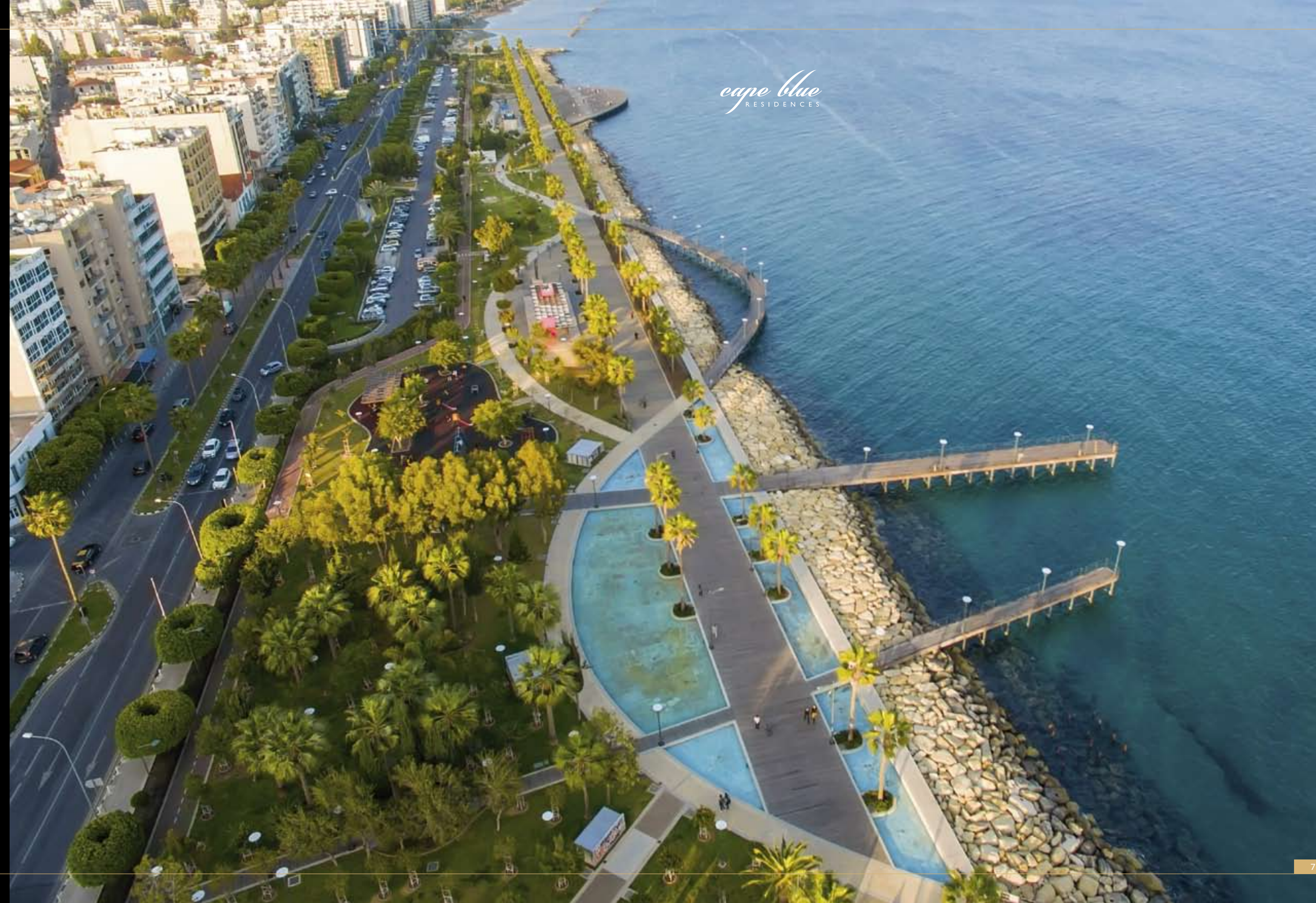


*your investment*

## a golden opportunity

A property at Cape Blue Residences holds many promises. You will enjoy it as a permanent residence or for regular beach holidays in Cyprus. Plan ahead, and you will recognize the advantages of Cape Blue Residences as an extraordinary choice for your retirement.

Even if you are not considering relocating to Cyprus anytime soon, there is always a high demand for holiday rentals – which is why your investment comes with a guaranteed rental package up to five years, depending on the property you choose.



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## *our island*

### Enjoy Cyprus

#### *live well*

Combine a European lifestyle with a mild Mediterranean climate and the lowest crime rate in Europe, and the result is an exceptional quality of life.

#### *be inspired*

History, mythology, places of interest, culture, traditions... the island is overflowing with locations, events, and festivals for you to explore and enjoy.

#### *communicate*

Greek is the official language, but everyone speaks English. An advanced telecommunications network keeps you connected to the world.

#### *enjoy*

From gastronomy to shopping, from leisure activities to entertainment hotspots, the variety is endless, for every age and preference.

#### *be productive*

When it's time to work, you can rely on the support of professional and experienced legal, accounting, banking and financial services providers.

#### *feel at home*

Cyprus hospitality is well known. Combine it with a multicultural society and the result is a place where you will soon feel at home.





entrance



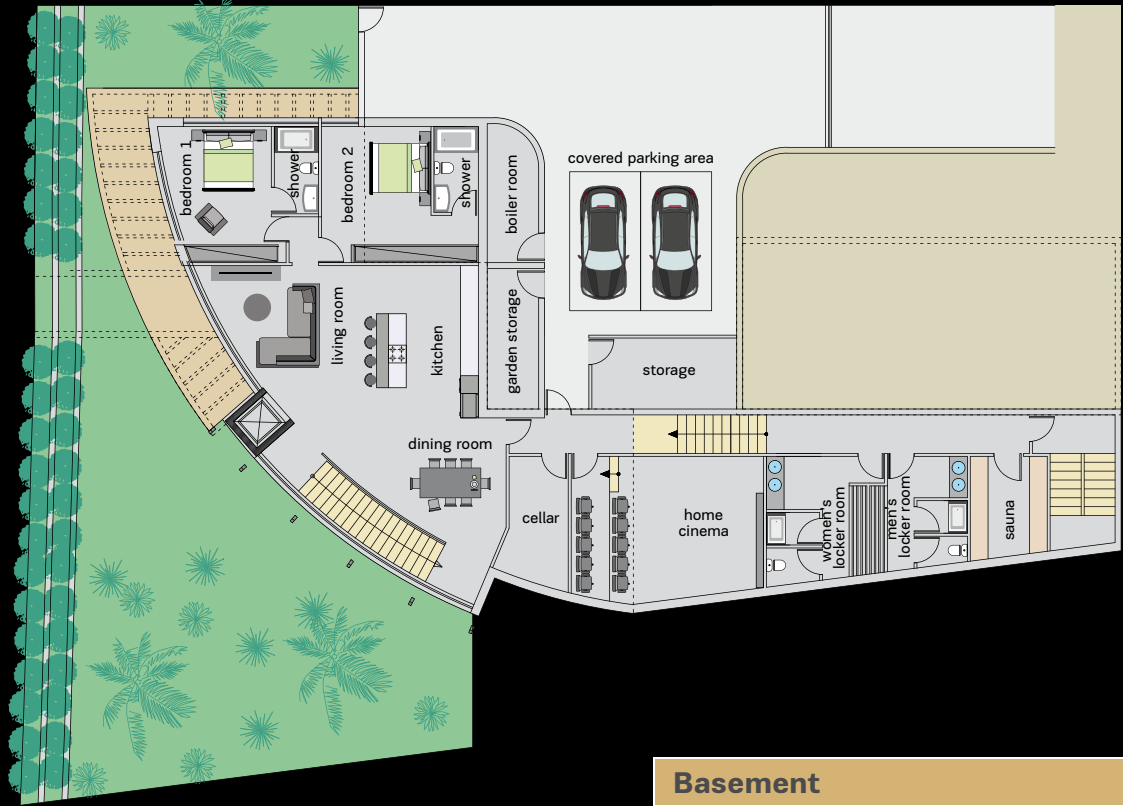
night view

*cape blue*  
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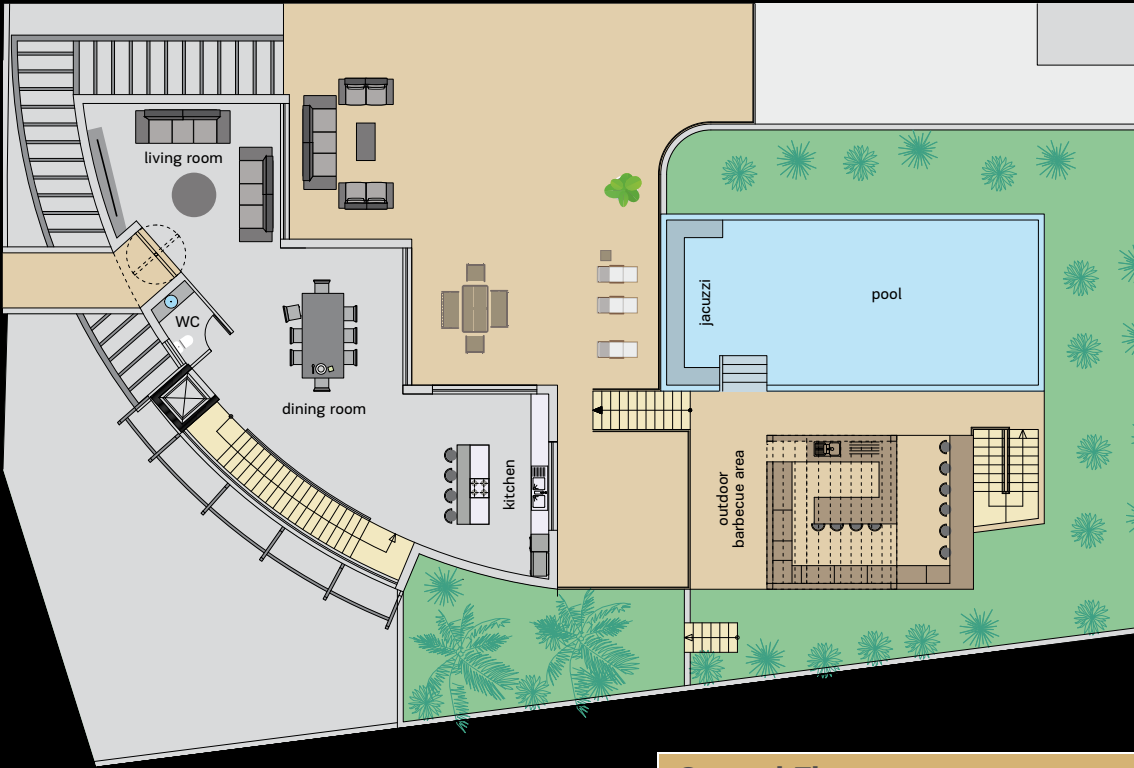
**5 bedrooms**

Multi-level luxury,  
Mediterranean style

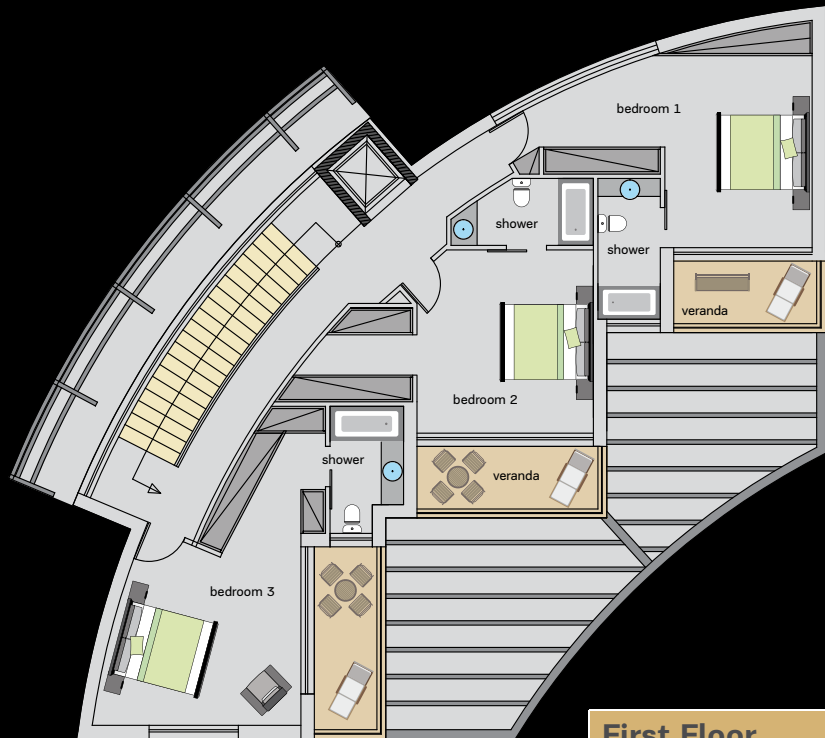




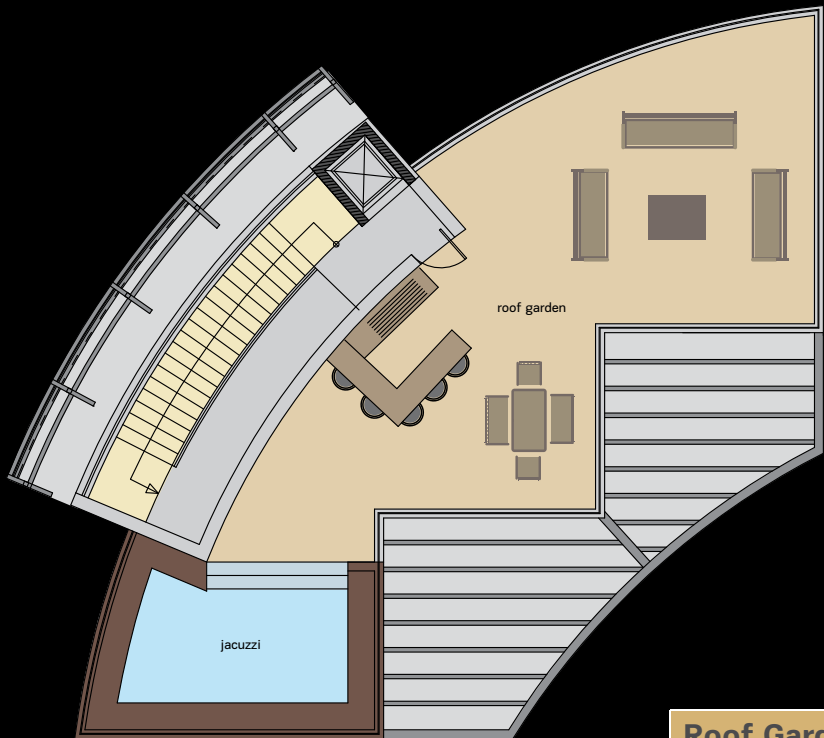
**Basement**  
Basement floor area: 298m<sup>2</sup>  
Uncovered verandas: 31m<sup>2</sup>



**Ground Floor**  
Ground floor area: 147m<sup>2</sup>  
Verandas: Uncovered: 266m<sup>2</sup>, Covered: 3m<sup>2</sup>



**First Floor**  
First floor area: 130m<sup>2</sup>  
Covered verandas: 20m<sup>2</sup>



**Roof Garden**  
Canopy stair area: 54m<sup>2</sup>  
Roof garden area: 115m<sup>2</sup>





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5 bedrooms

Infinity pools and  
jacuzzi

entrance



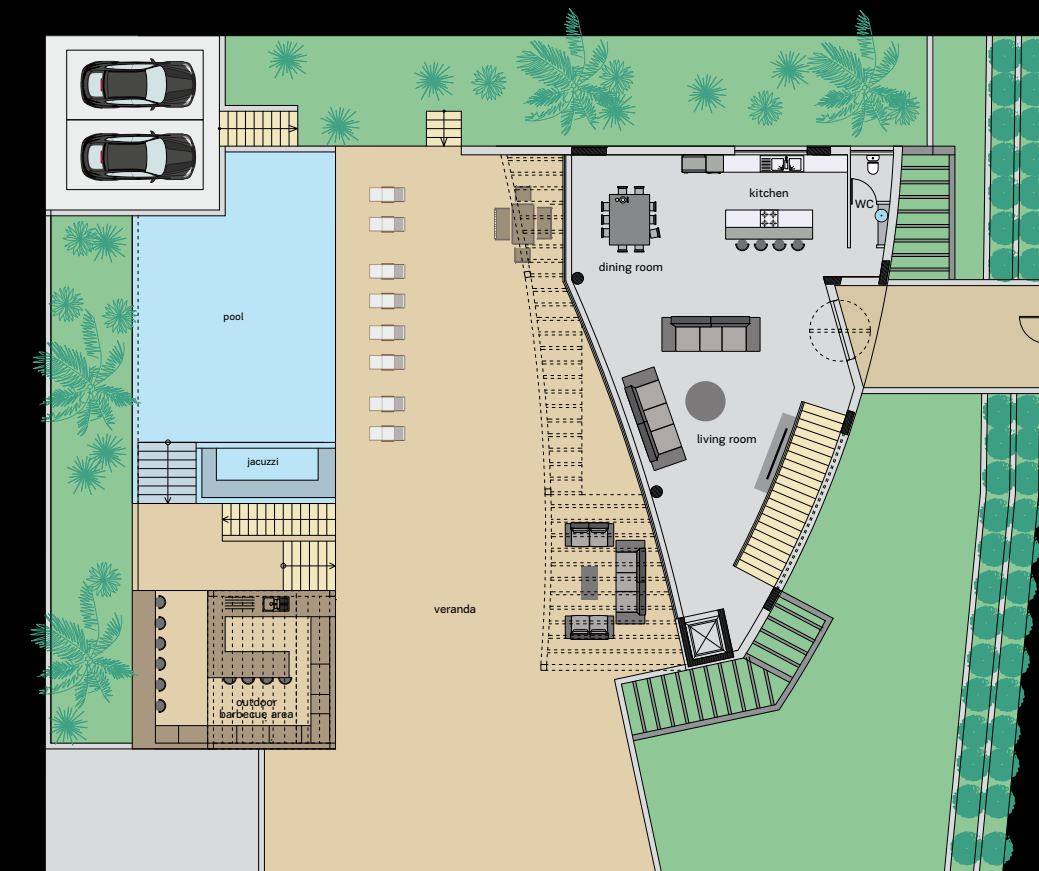
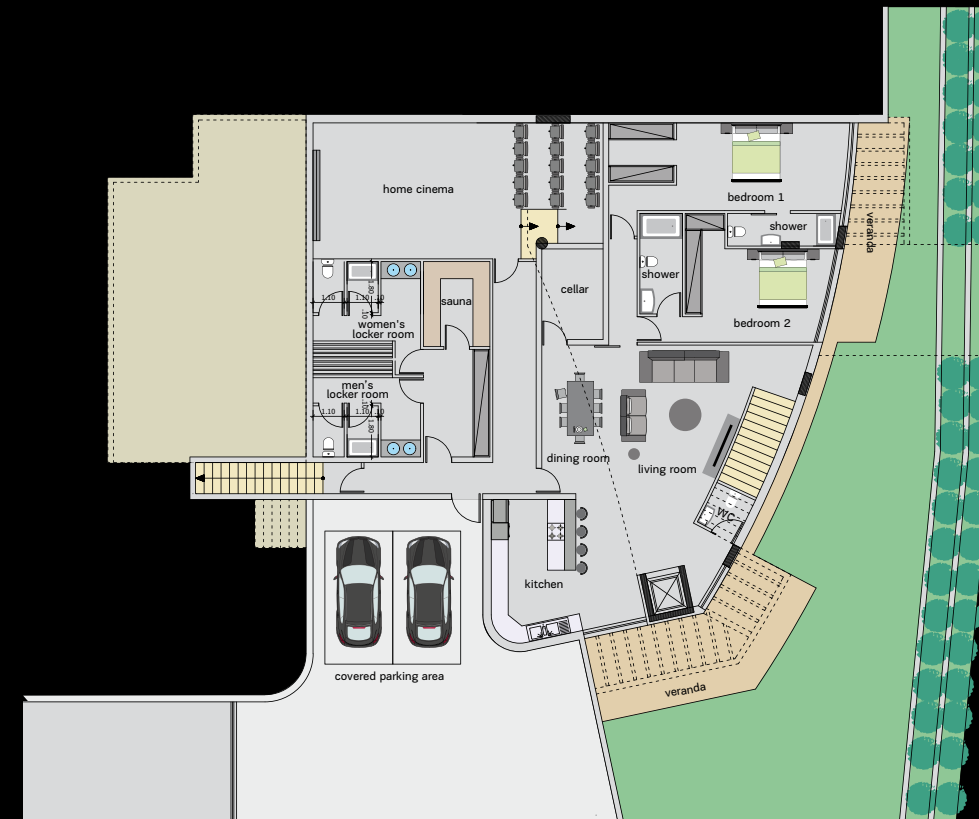
night view

total villa area: 554m<sup>2</sup>

floor plans

Villa

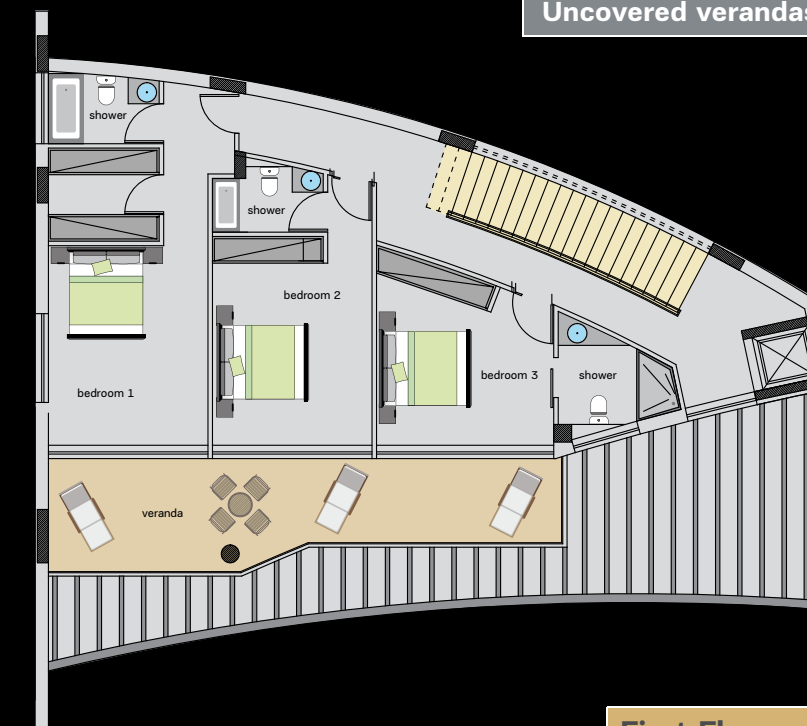
2



Basement

Basement floor area: 292m<sup>2</sup>

Uncovered verandas: 39m<sup>2</sup>



First Floor

First floor area: 122m<sup>2</sup>

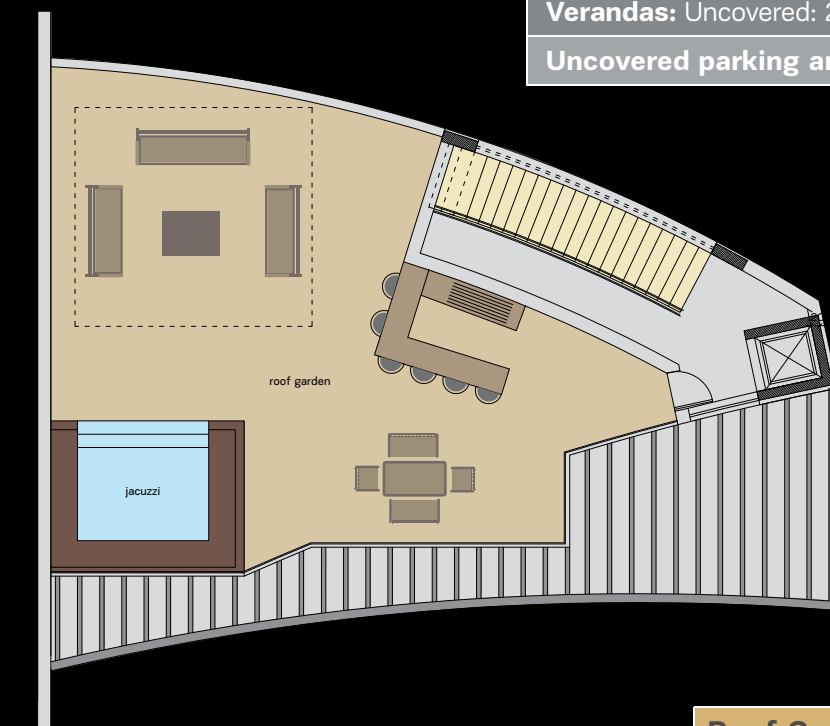
Covered verandas: 28m<sup>2</sup>

Ground Floor

Ground floor area: 140m<sup>2</sup>

Verandas: Uncovered: 244m<sup>2</sup>, Covered: 10m<sup>2</sup>

Uncovered parking area: 36m<sup>2</sup>



Roof Garden

Canopy stair area: 31m<sup>2</sup>

Roof garden area: 119m<sup>2</sup>





entrance



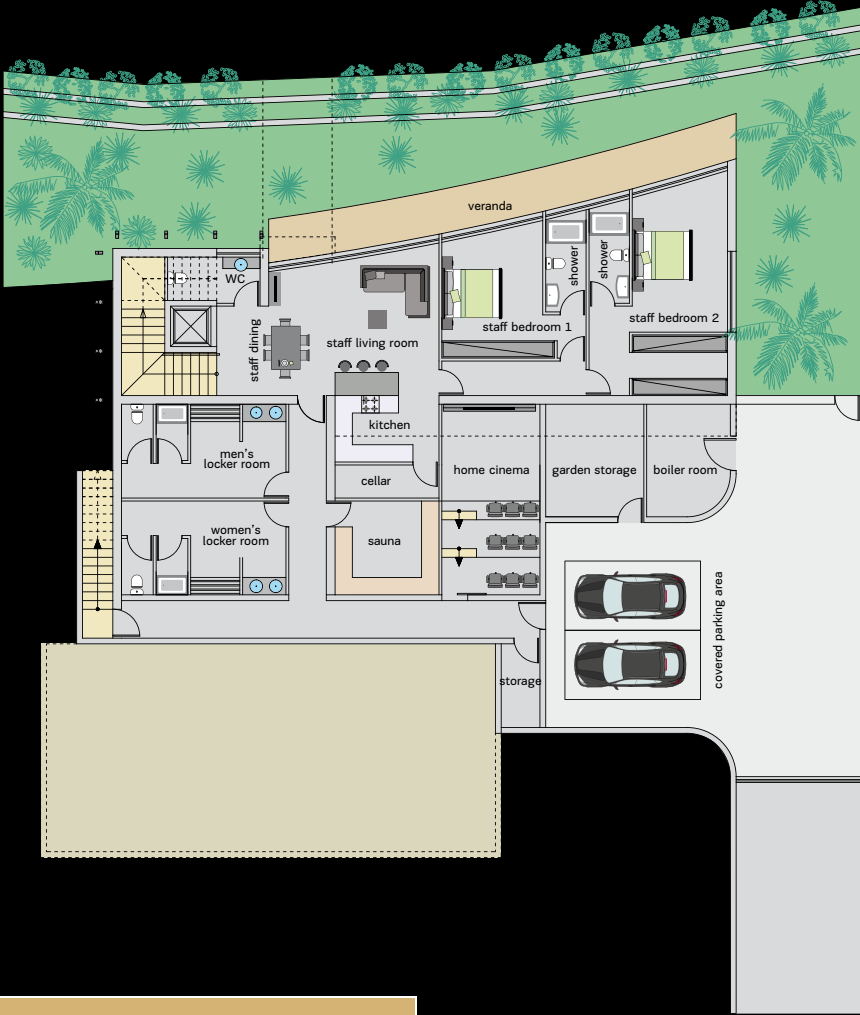
night view

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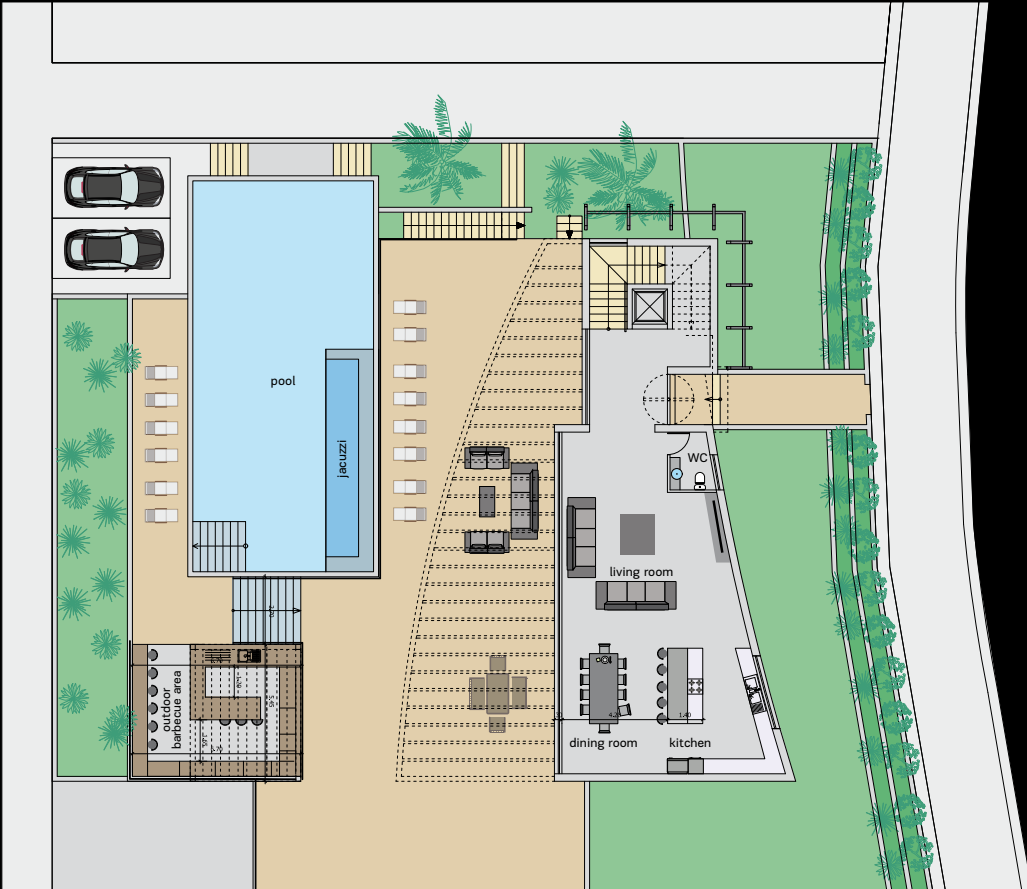
**5 bedrooms**

Vast pergola covered  
terraces





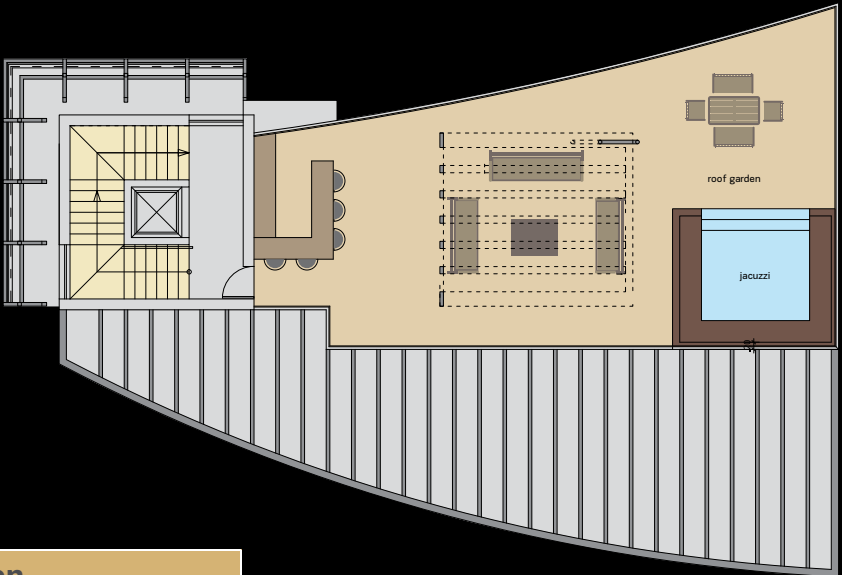
**Basement**  
Basement floor area: 297m<sup>2</sup>  
Uncovered verandas: 25m<sup>2</sup>



**Ground Floor**  
Ground floor area: 147m<sup>2</sup>  
Verandas: Uncovered: 261m<sup>2</sup>, Covered: 3m<sup>2</sup>  
Uncovered parking area: 32m<sup>2</sup>



**First Floor**  
First floor area: 127m<sup>2</sup>  
Covered verandas: 23m<sup>2</sup>



**Roof Garden**  
Canopy stair area: 29m<sup>2</sup>  
Roof garden area: 120m<sup>2</sup>





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5 bedrooms

An invitation to enjoy  
life

entrance



night view



total villa area: 614m<sup>2</sup>

floor plans

Villa

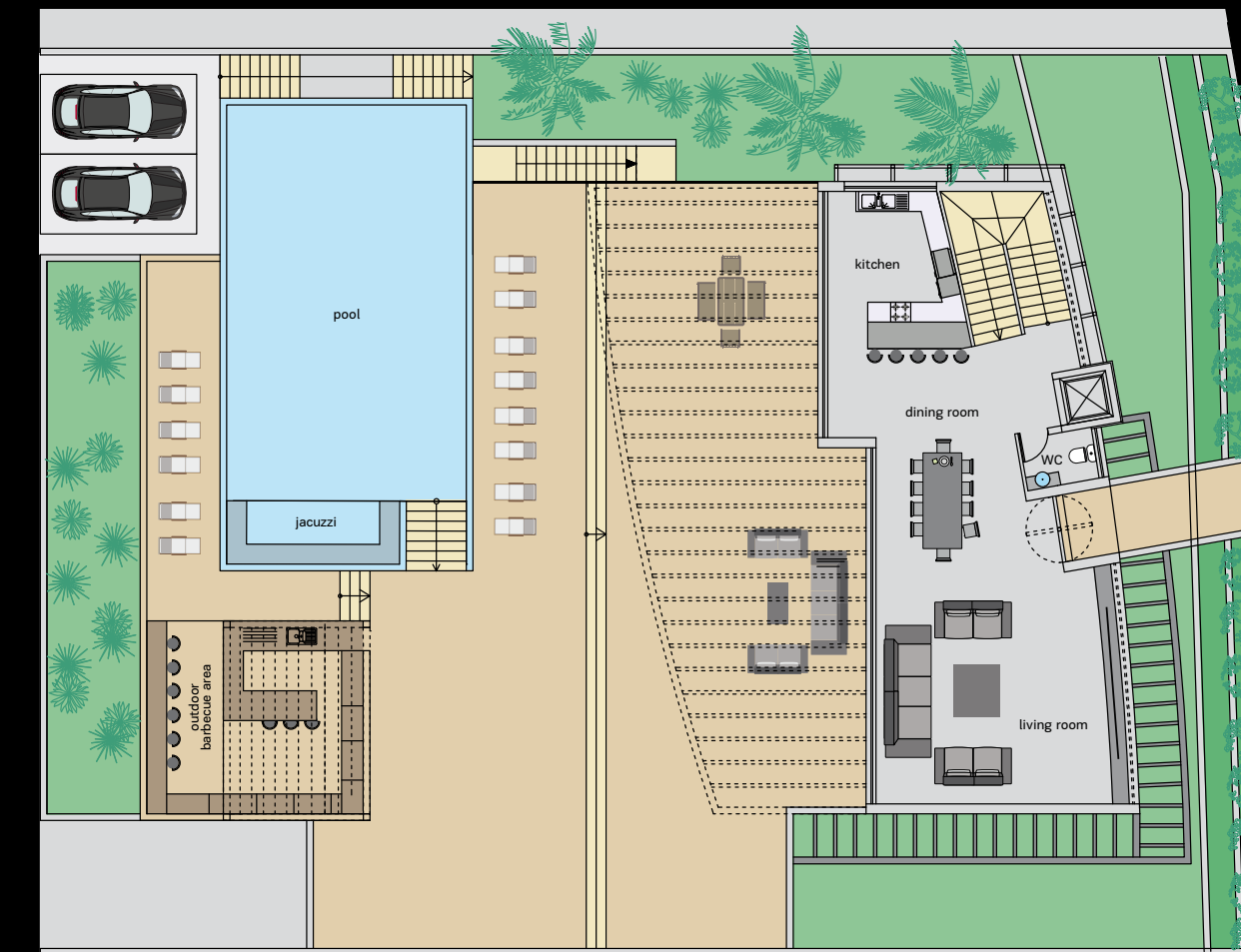
4



**Basement**

Basement floor area: 341m<sup>2</sup>

Uncovered verandas: 25m<sup>2</sup>

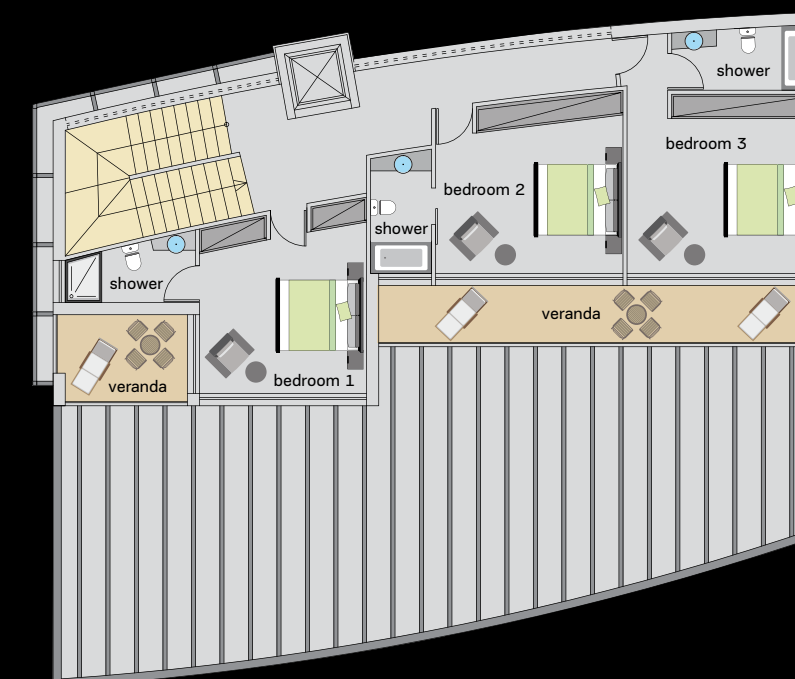


**Ground Floor**

Ground floor area: 147m<sup>2</sup>

Verandas: Uncovered: 325m<sup>2</sup>, Covered: 3m<sup>2</sup>

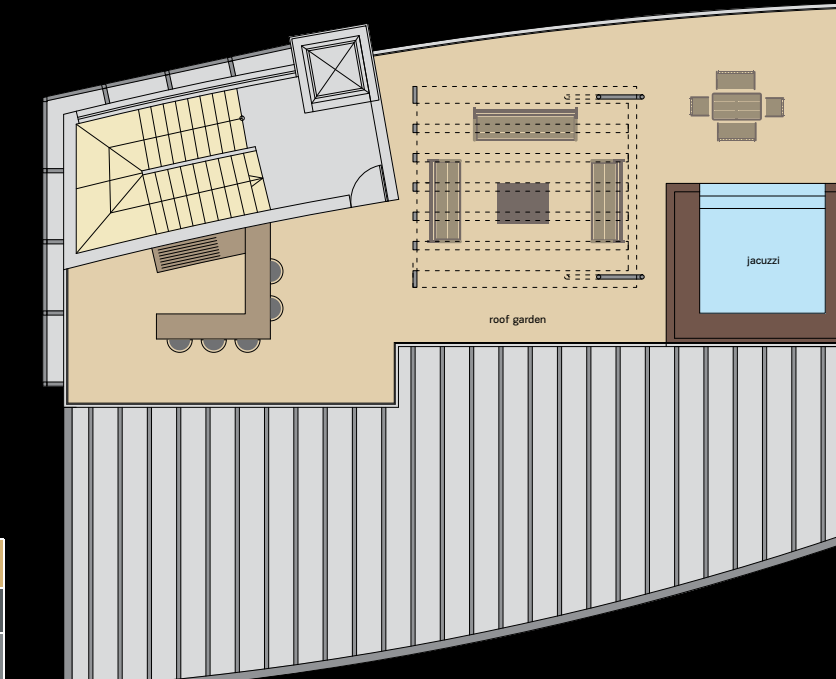
Uncovered parking area: 32m<sup>2</sup>



**First Floor**

First floor area: 126m<sup>2</sup>

Covered verandas: 24m<sup>2</sup>



**Roof Garden**

Canopy stair area: 30m<sup>2</sup>

Roof garden area: 120m<sup>2</sup>





entrance



night view

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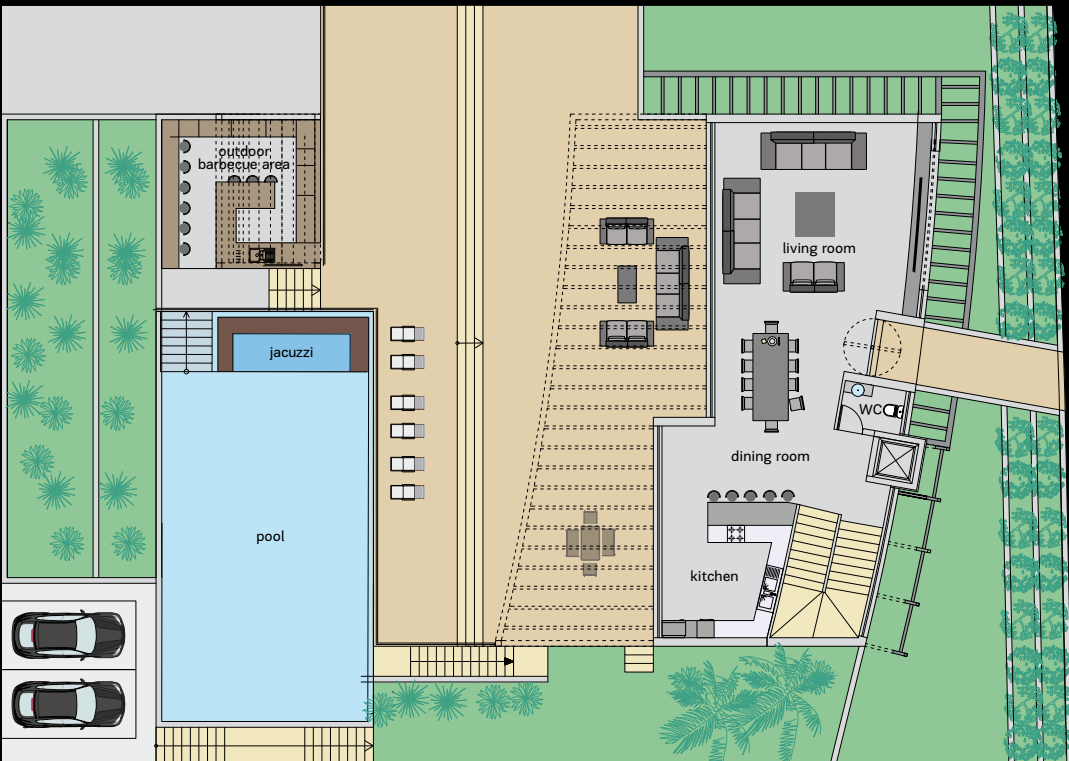
**5 bedrooms**

Roof gardens with  
jacuzzi

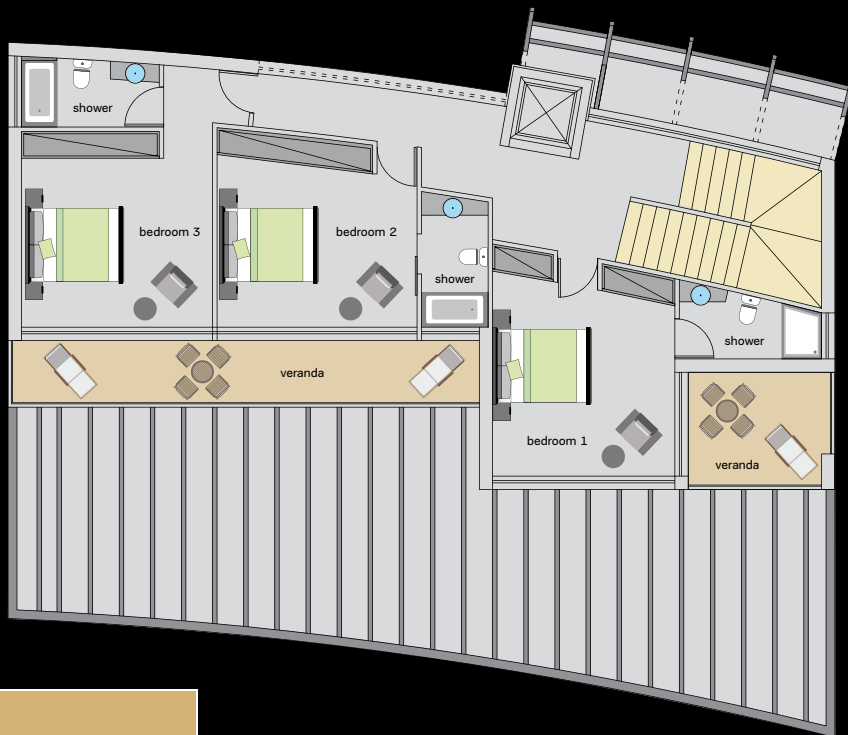




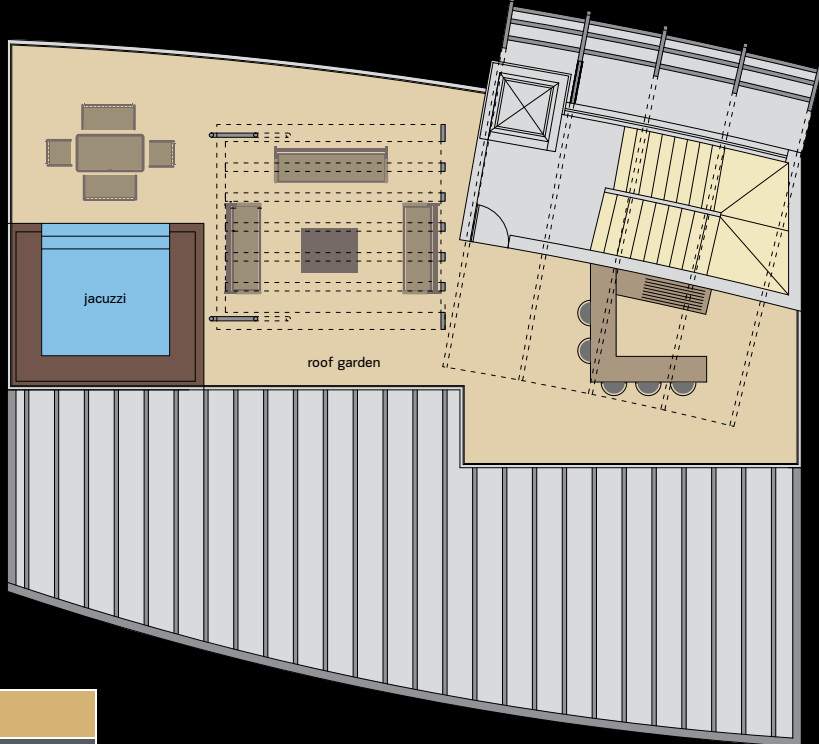
**Basement**  
Basement floor area: 307m<sup>2</sup>  
Uncovered verandas: 25m<sup>2</sup>



**Ground Floor**  
Ground floor area: 147m<sup>2</sup>  
Verandas: Uncovered: 296m<sup>2</sup>, Covered: 3m<sup>2</sup>  
Uncovered parking area: 34m<sup>2</sup>



**First Floor**  
First floor area: 125m<sup>2</sup>  
Covered verandas: 25m<sup>2</sup>



**Roof Garden**  
Canopy stair area: 30m<sup>2</sup>  
Roof garden area: 120m<sup>2</sup>





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5 bedrooms

Double car park

entrance



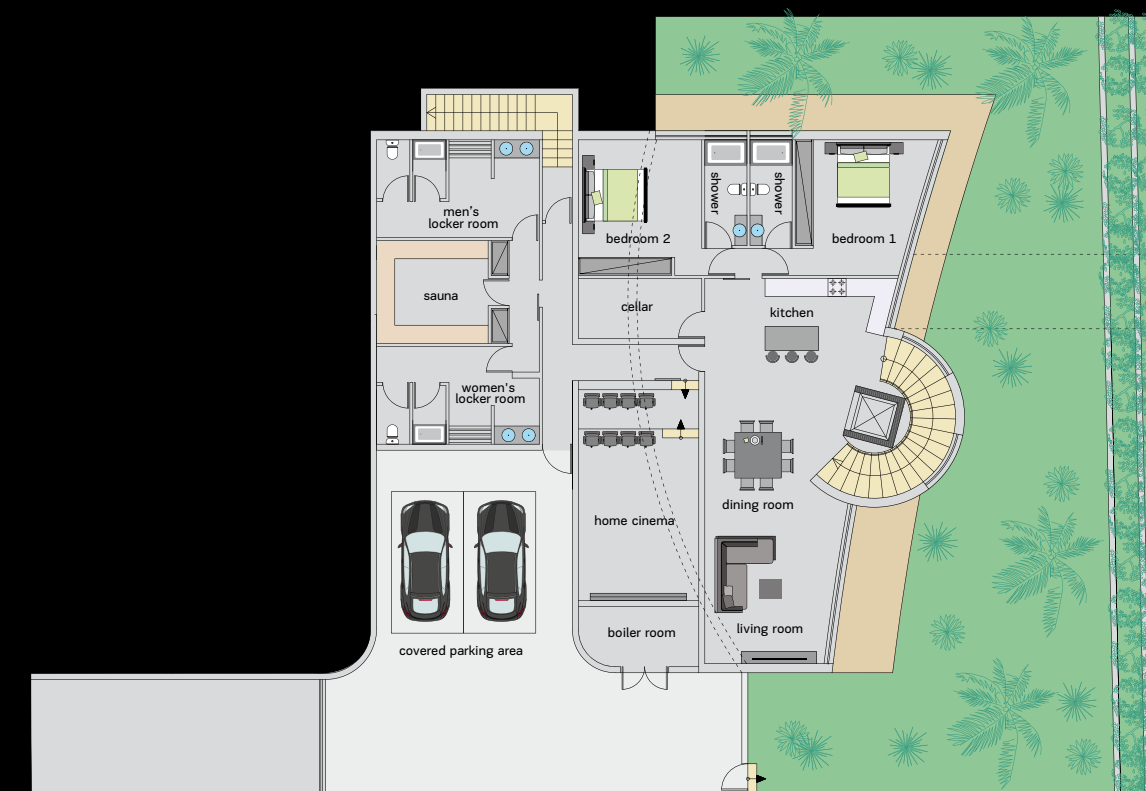
night view

total villa area: 546m<sup>2</sup>

floor plans

Villa

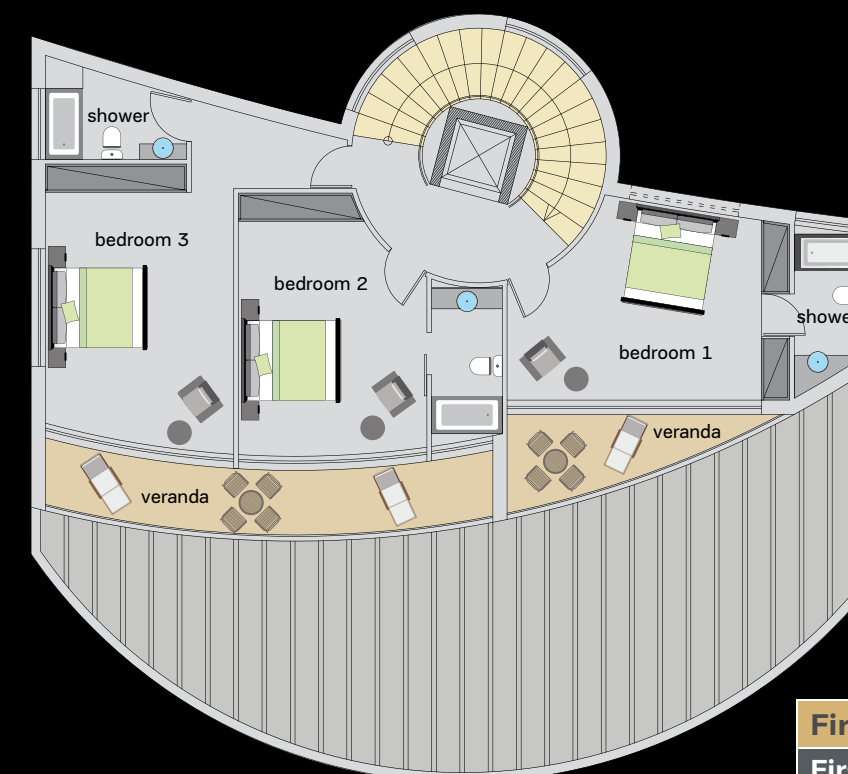
6



Basement

Basement floor area: 271m<sup>2</sup>

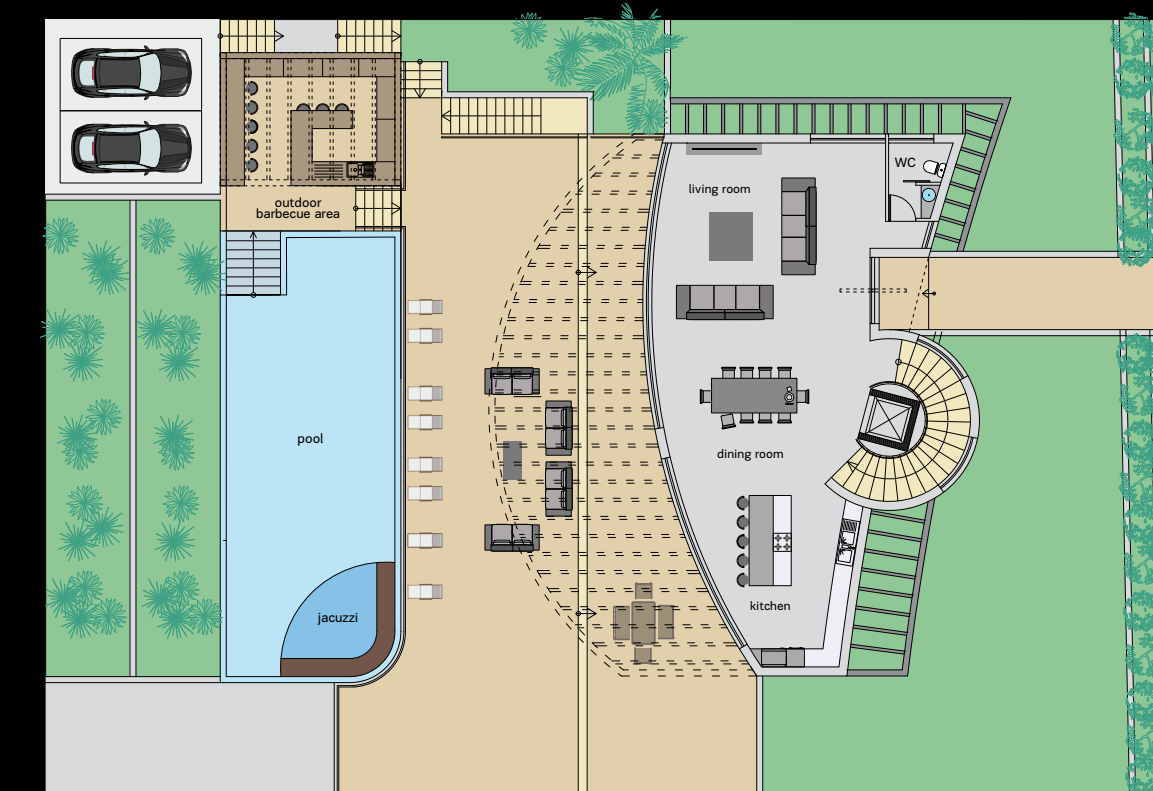
Uncovered verandas: 32m<sup>2</sup>



First Floor

First floor area: 128m<sup>2</sup>

Covered verandas: 22m<sup>2</sup>

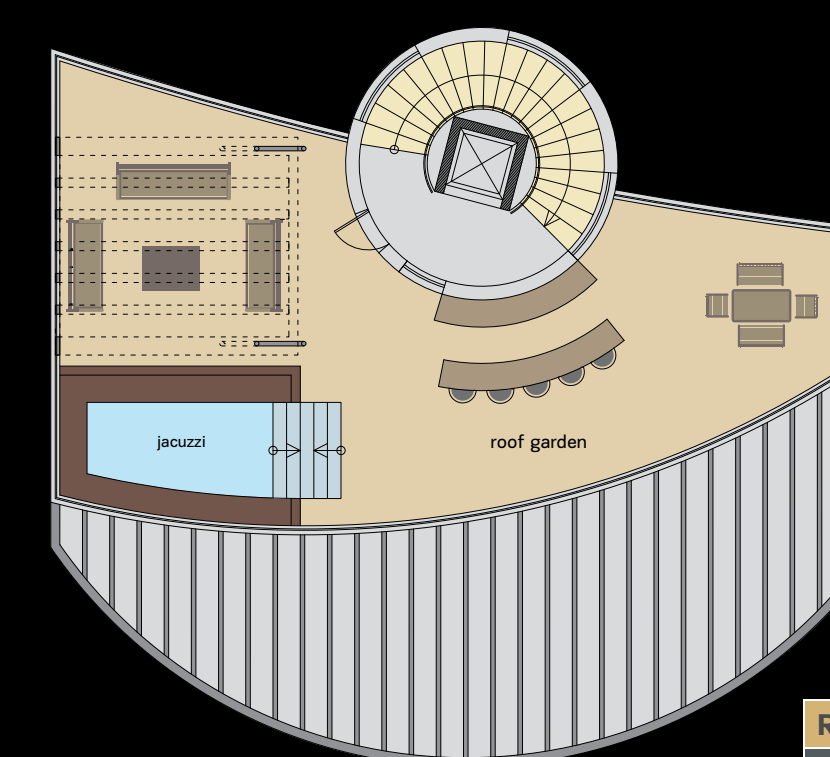


Ground Floor

Ground floor area: 147m<sup>2</sup>

Verandas: Uncovered: 292m<sup>2</sup>, Covered: 3m<sup>2</sup>

Uncovered parking area: 33m<sup>2</sup>



Roof Garden

Canopy stair area: 28m<sup>2</sup>

Roof garden area: 122m<sup>2</sup>





entrance



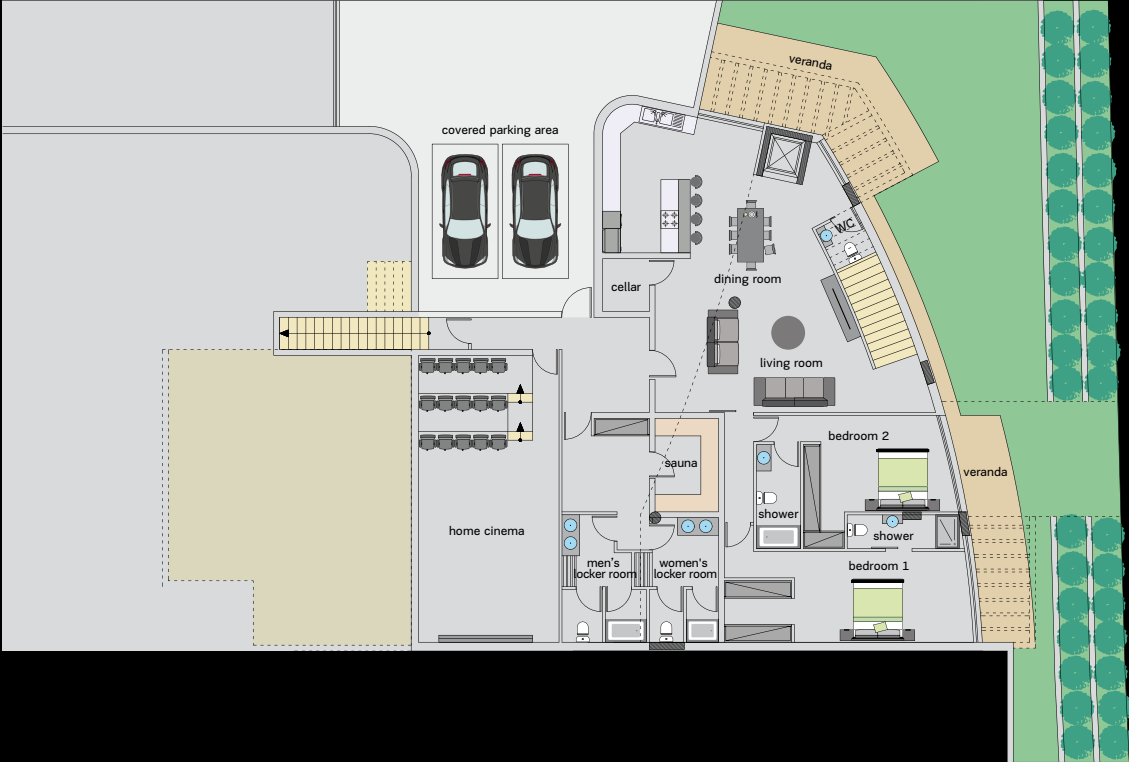
night view

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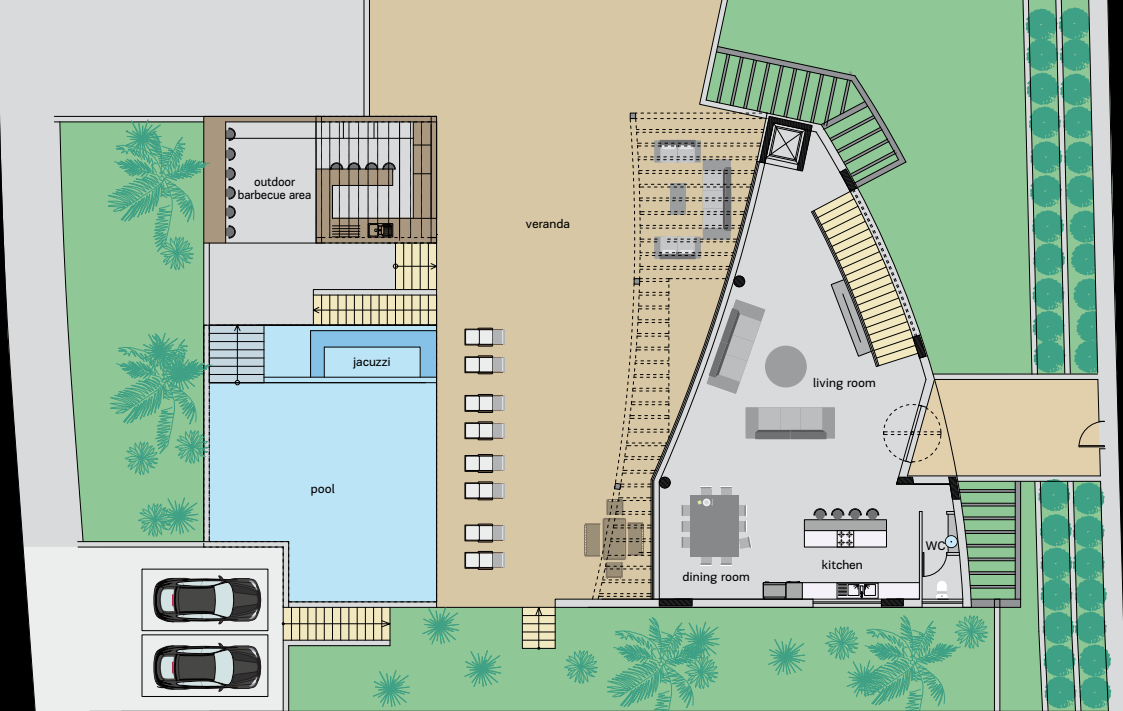
5 bedrooms

Generous individual  
plots

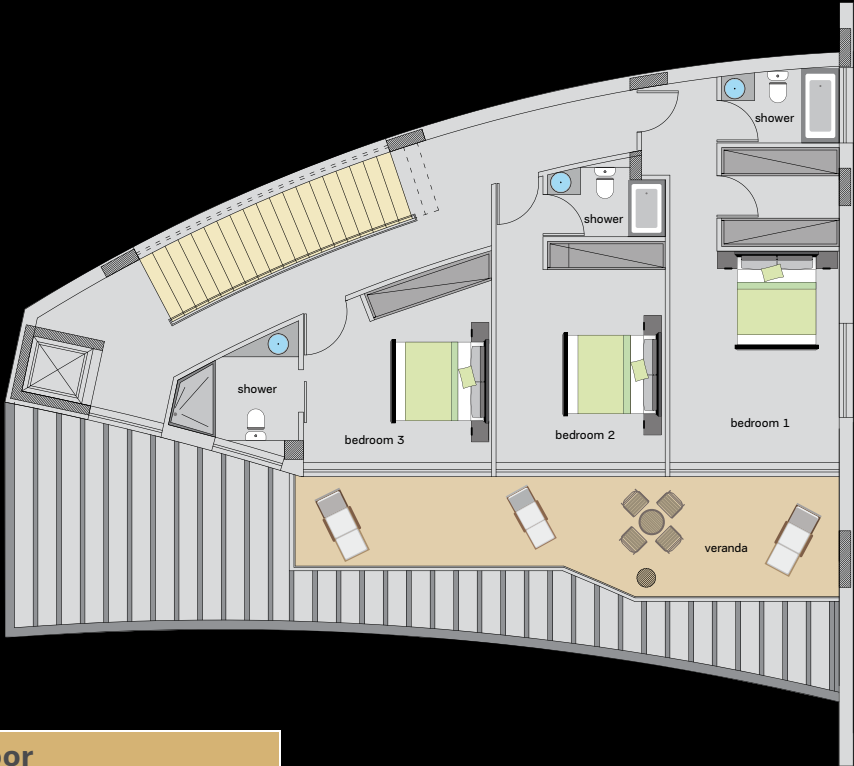




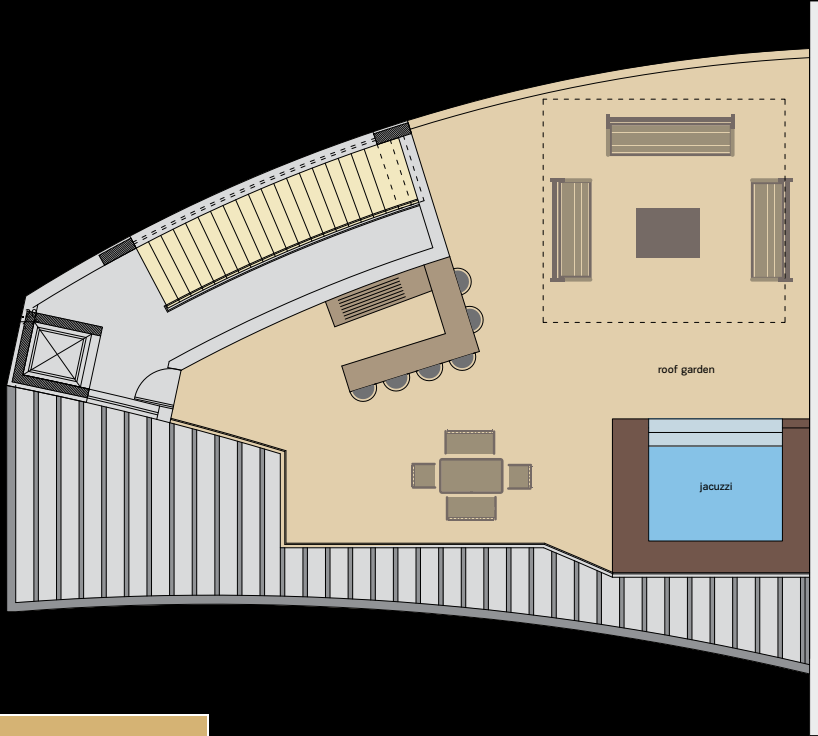
**Basement**  
Basement floor area: 292m<sup>2</sup>  
Uncovered verandas: 39m<sup>2</sup>



**Ground Floor**  
Ground floor area: 140m<sup>2</sup>  
Verandas: Uncovered: 244m<sup>2</sup>, Covered: 10m<sup>2</sup>  
Uncovered parking area: 44m<sup>2</sup>



**First Floor**  
First floor area: 122m<sup>2</sup>  
Covered verandas: 28m<sup>2</sup>



**Roof Garden**  
Canopy stair area: 31m<sup>2</sup>  
Roof garden area: 119m<sup>2</sup>





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5 bedrooms

Sun-filled living areas

entrance



night view

total villa area: 558m<sup>2</sup>

floor plans

Villa

8



Basement

Basement floor area: 292m<sup>2</sup>

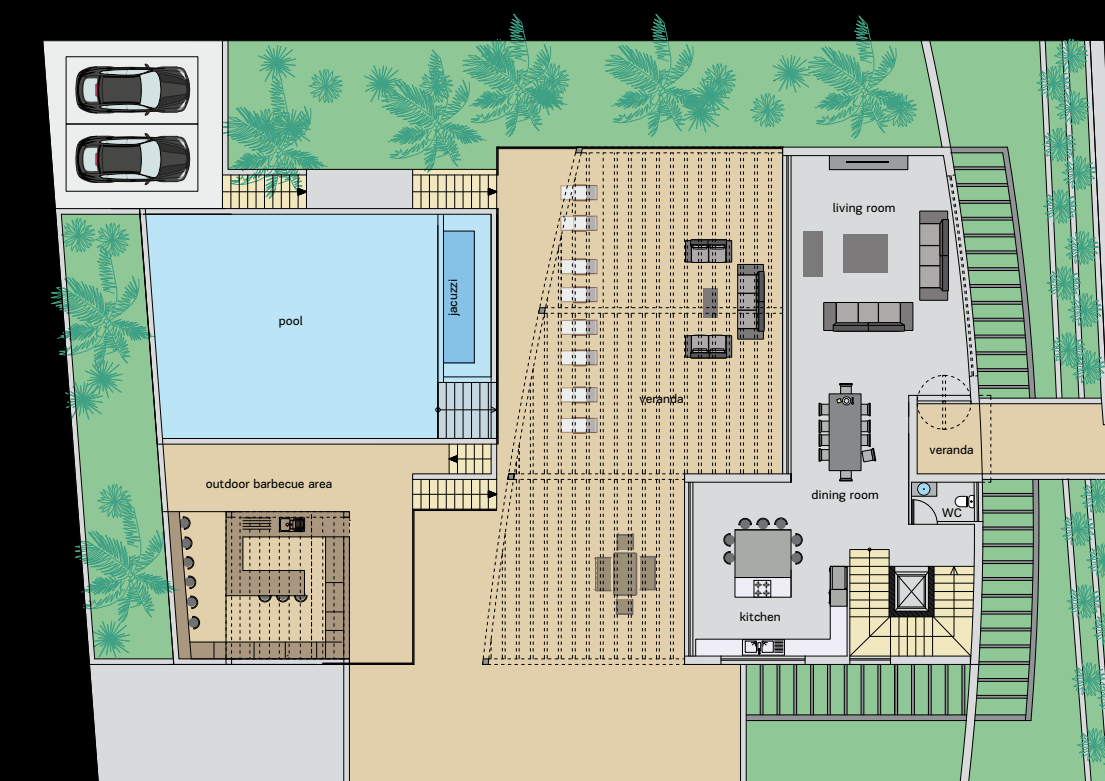
Uncovered verandas: 58m<sup>2</sup>



First Floor

First floor area: 121m<sup>2</sup>

Covered verandas: 29m<sup>2</sup>

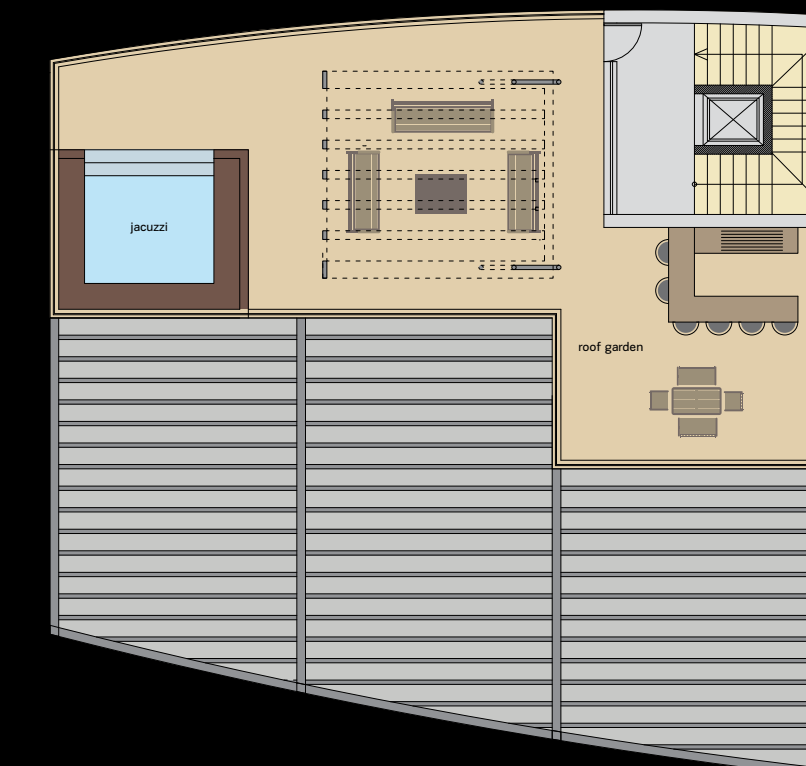


Ground Floor

Ground floor area: 145m<sup>2</sup>

Verandas: Uncovered: 316m<sup>2</sup>, Covered: 6m<sup>2</sup>

Uncovered parking area: 37m<sup>2</sup>



Roof Garden

Canopy stair area: 28m<sup>2</sup>

Roof garden area: 122m<sup>2</sup>





entrance



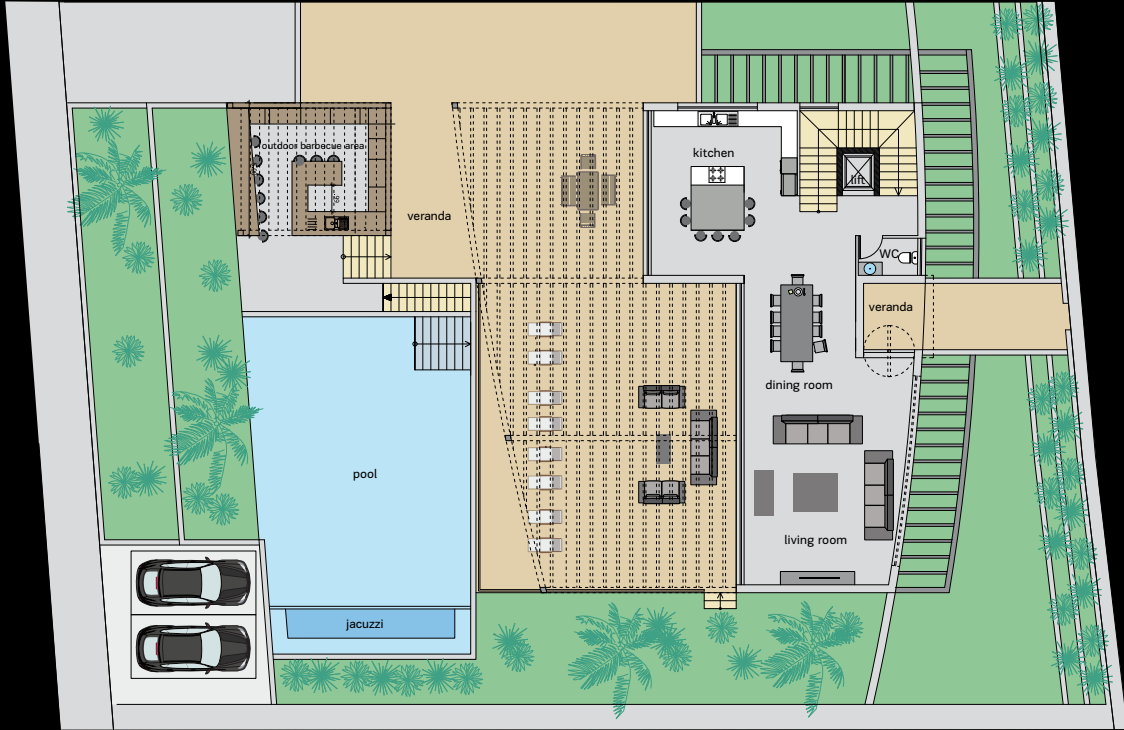
night view

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RESIDENCES

**3 bedrooms**

Artistic design with  
distinctive finishing  
touches

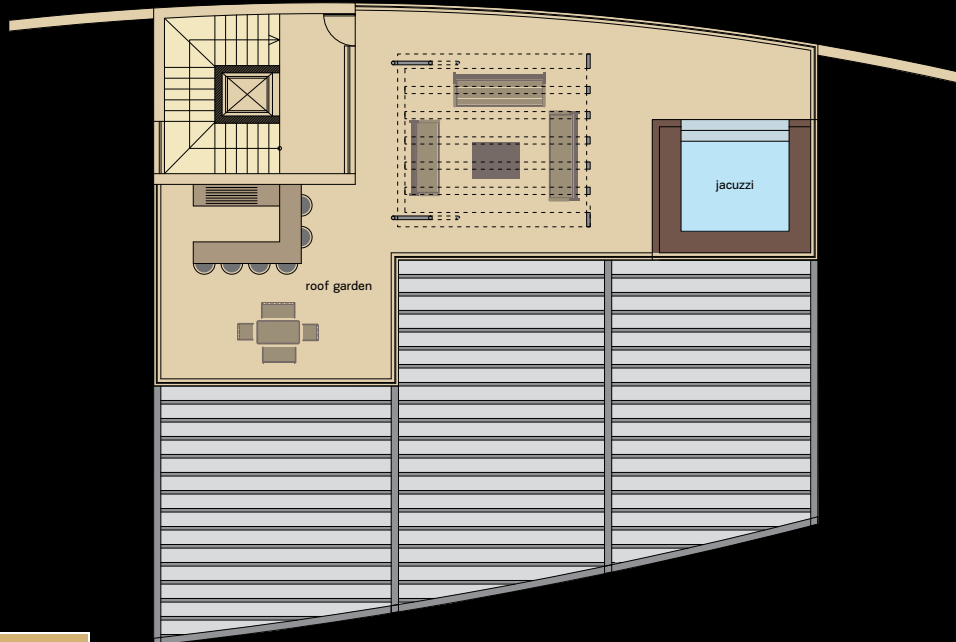




Ground Floor
Ground floor area: 119m <sup>2</sup>
Verandas: Uncovered: 276m <sup>2</sup> , Covered: 10m <sup>2</sup>
Uncovered parking area: 36m <sup>2</sup>



First Floor
First floor area: 124m <sup>2</sup>
Covered verandas: 26m <sup>2</sup>



Roof Garden
Canopy stair area: 25m <sup>2</sup>
Roof garden area: 125m <sup>2</sup>





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3 bedrooms

Outdoor barbecue  
areas

entrance



night view

total villa area: 553m<sup>2</sup>

floor plans

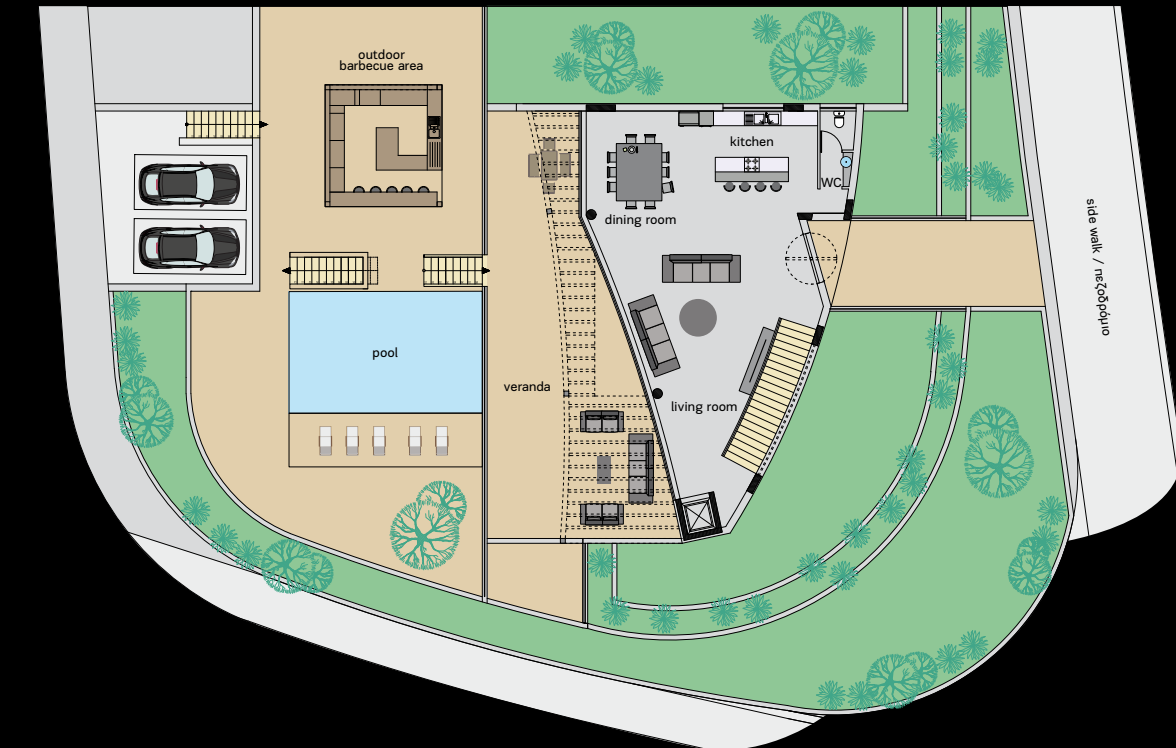
Villa 10



**Basement**

Basement floor area: 269m<sup>2</sup>

Uncovered verandas: 153m<sup>2</sup>

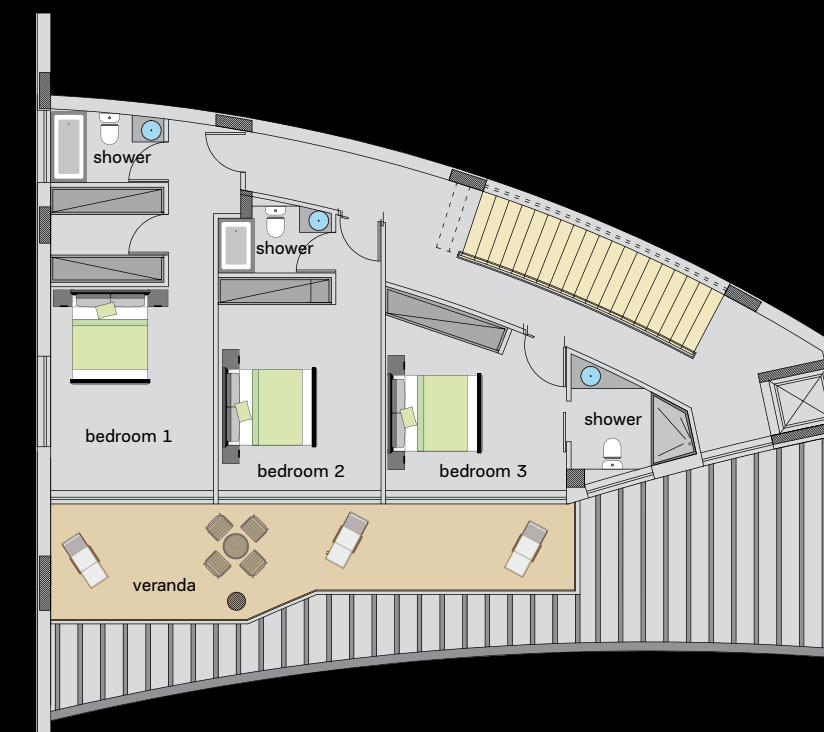


**Ground Floor**

Ground floor area: 140m<sup>2</sup>

Verandas: Uncovered: 97m<sup>2</sup>, Covered: 3m<sup>2</sup>

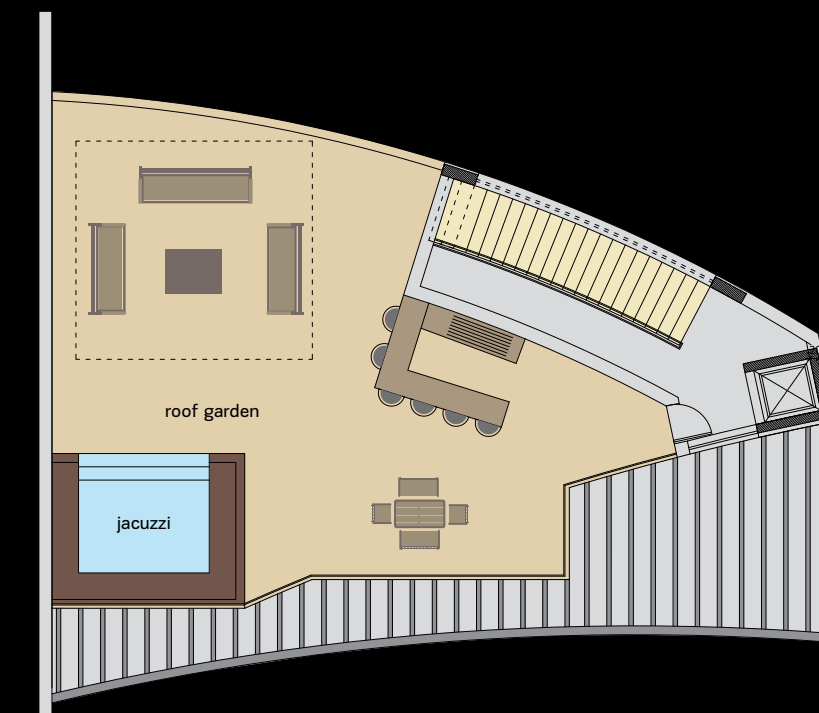
Uncovered parking area: 35m<sup>2</sup>



**First Floor**

First floor area: 124m<sup>2</sup>

Covered verandas: 27m<sup>2</sup>



**Roof Garden**

Canopy stair area: 31m<sup>2</sup>

Roof garden area: 115m<sup>2</sup>





entrance



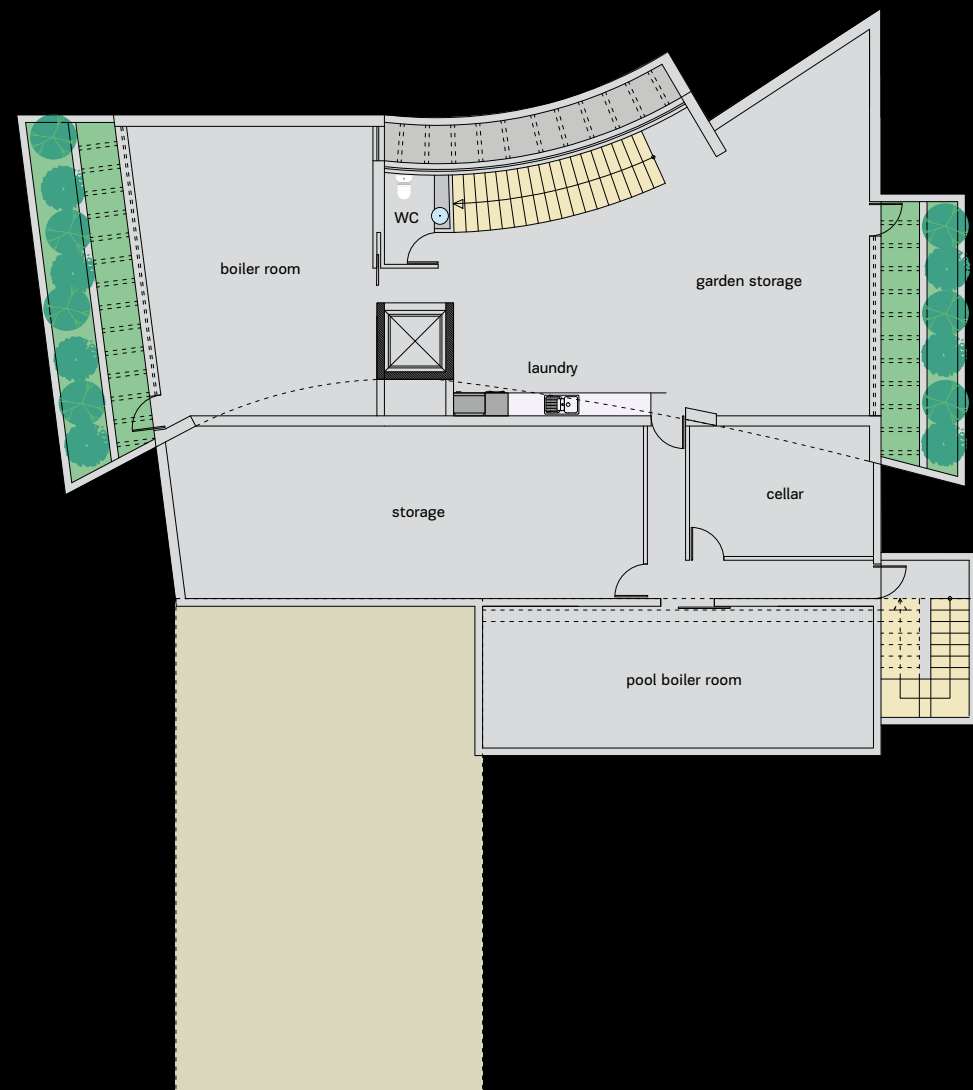
night view

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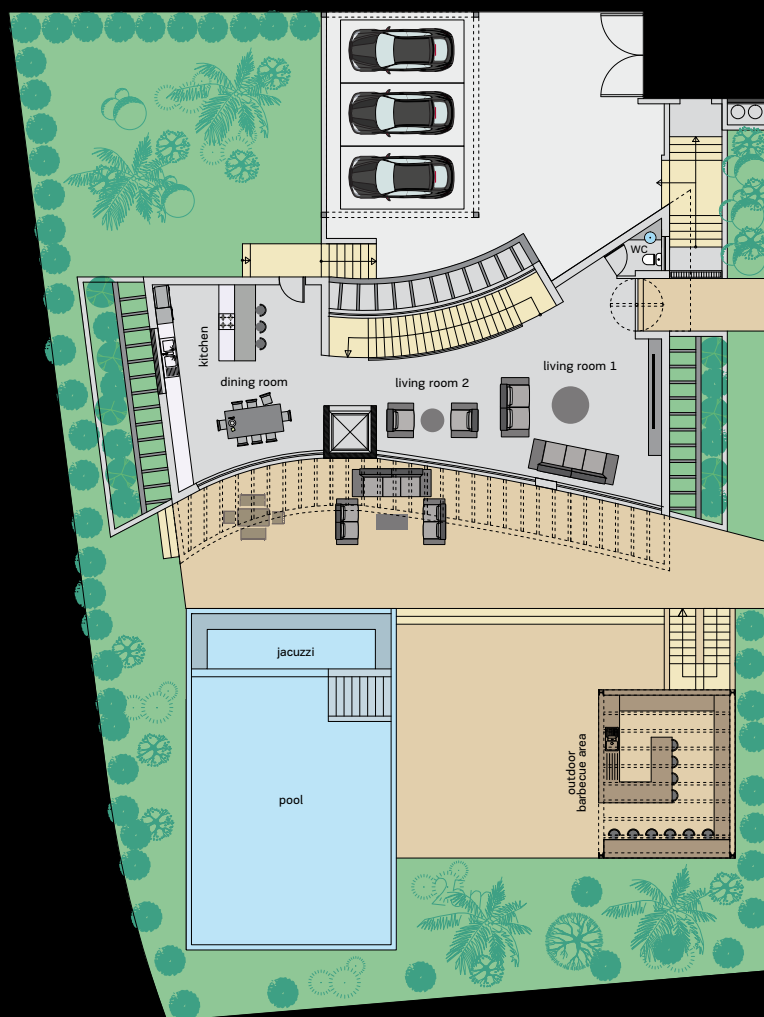
**3 bedrooms**

French windows with  
double glazing

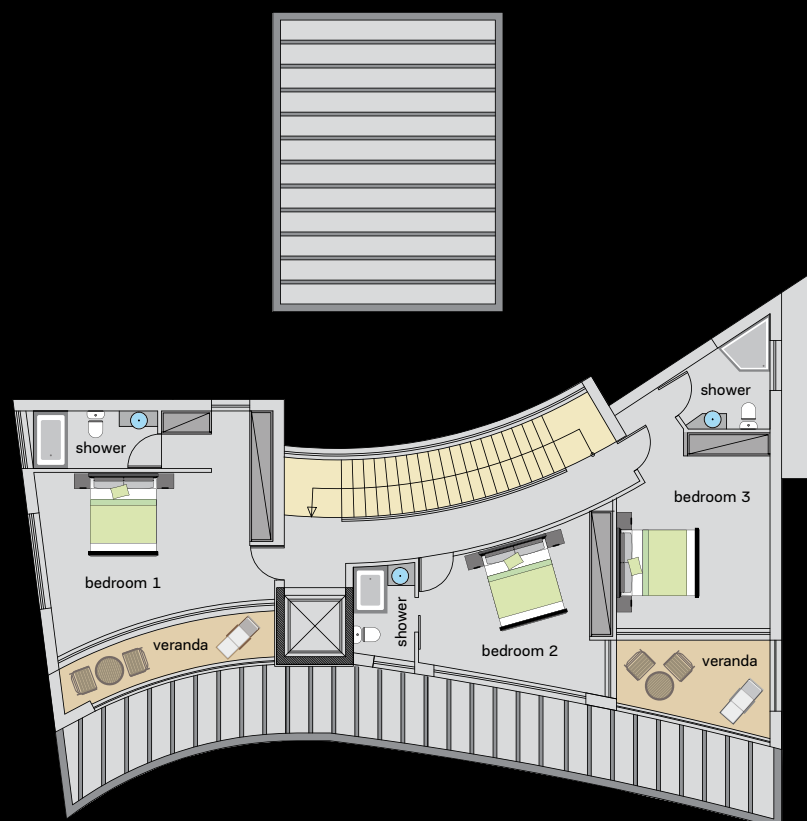




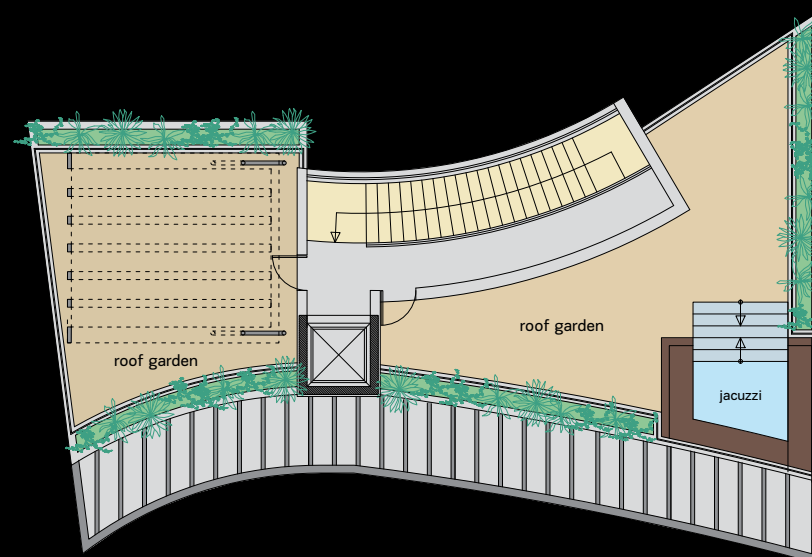
Basement
Basement floor area: 299m <sup>2</sup>
Uncovered verandas: 16m <sup>2</sup>



Ground Floor
Ground floor area: 148m <sup>2</sup>
Verandas: Uncovered: 252m <sup>2</sup> , Covered: 2m <sup>2</sup>
Uncovered parking area: 45m <sup>2</sup>



First Floor
First floor area: 132m <sup>2</sup>
Covered verandas: 18m <sup>2</sup>



Roof Garden
Canopy stair area: 35m <sup>2</sup>
Roof garden area: 115m <sup>2</sup>





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5 bedrooms

Verandas overlooking  
the sea

entrance

night view

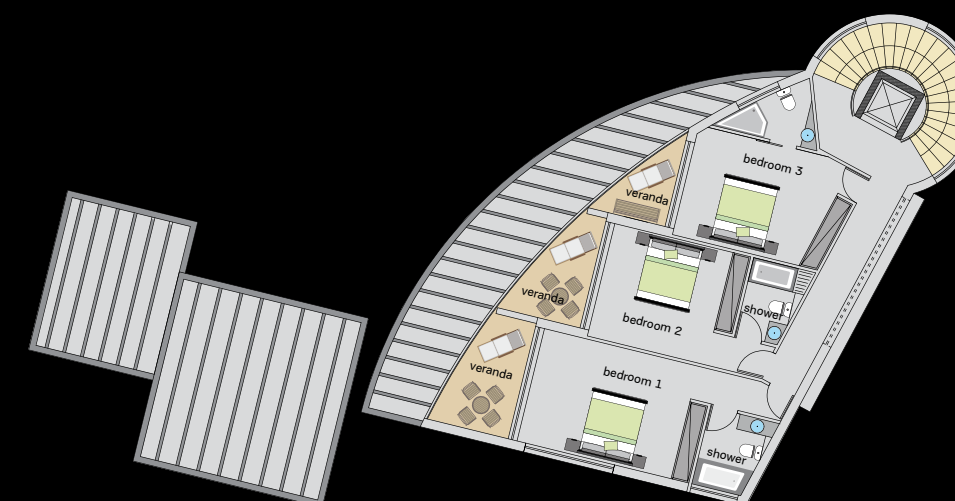
total villa area: 535m<sup>2</sup>

floor plans

Villa 12



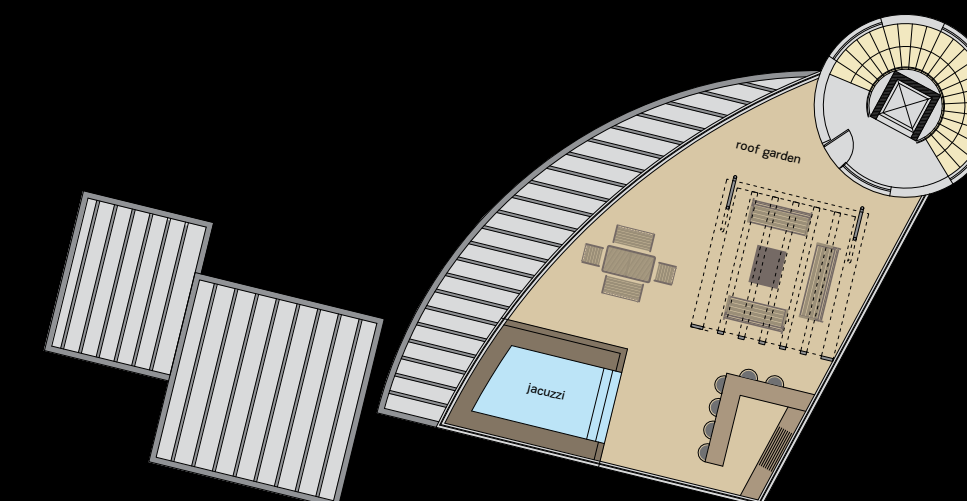
Basement
Basement floor area: 262m <sup>2</sup>
Uncovered verandas: 20m <sup>2</sup>



First Floor
First floor area: 127m <sup>2</sup>
Covered verandas: 23m <sup>2</sup>



Ground Floor
Ground floor area: 146m <sup>2</sup>
Verandas: Uncovered: 215m <sup>2</sup> , Covered: 4m <sup>2</sup>
Uncovered parking area: 41m <sup>2</sup>



Roof Garden
Canopy stair area: 28m <sup>2</sup>
Roof garden area: 131m <sup>2</sup>



13 Villa



entrance



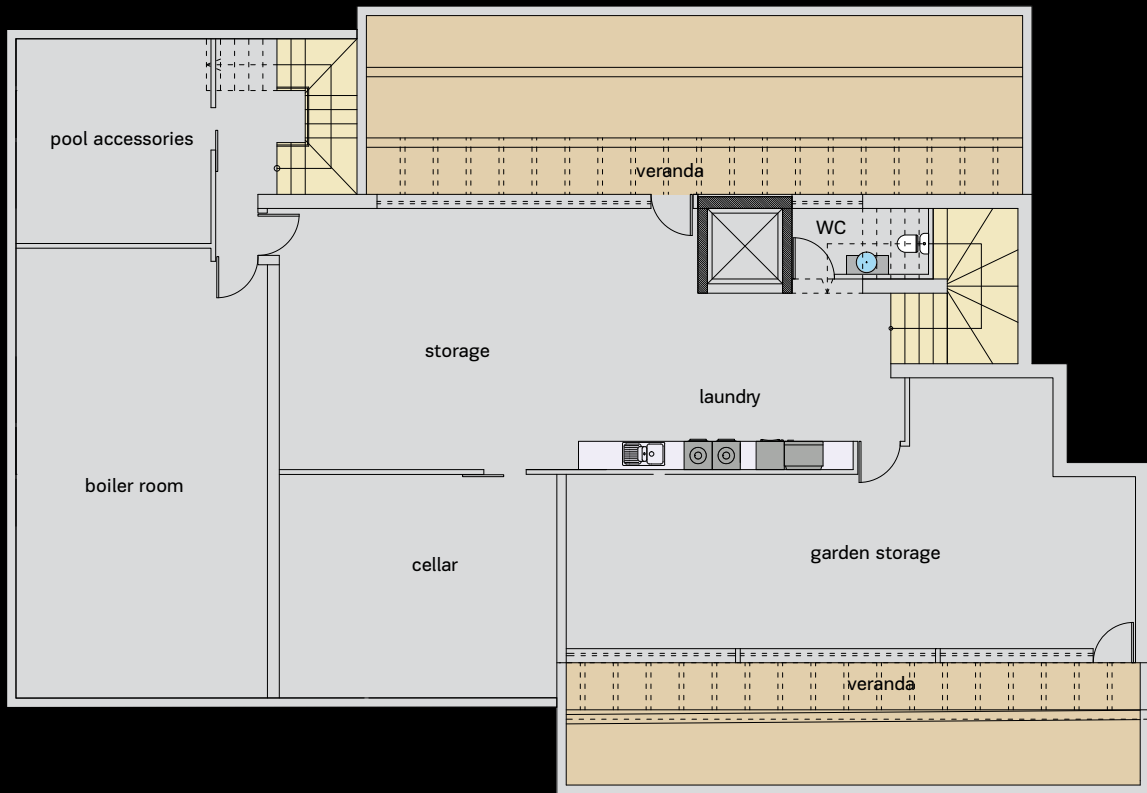
night view

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**3 bedrooms**

Private sunbathing  
pool decks

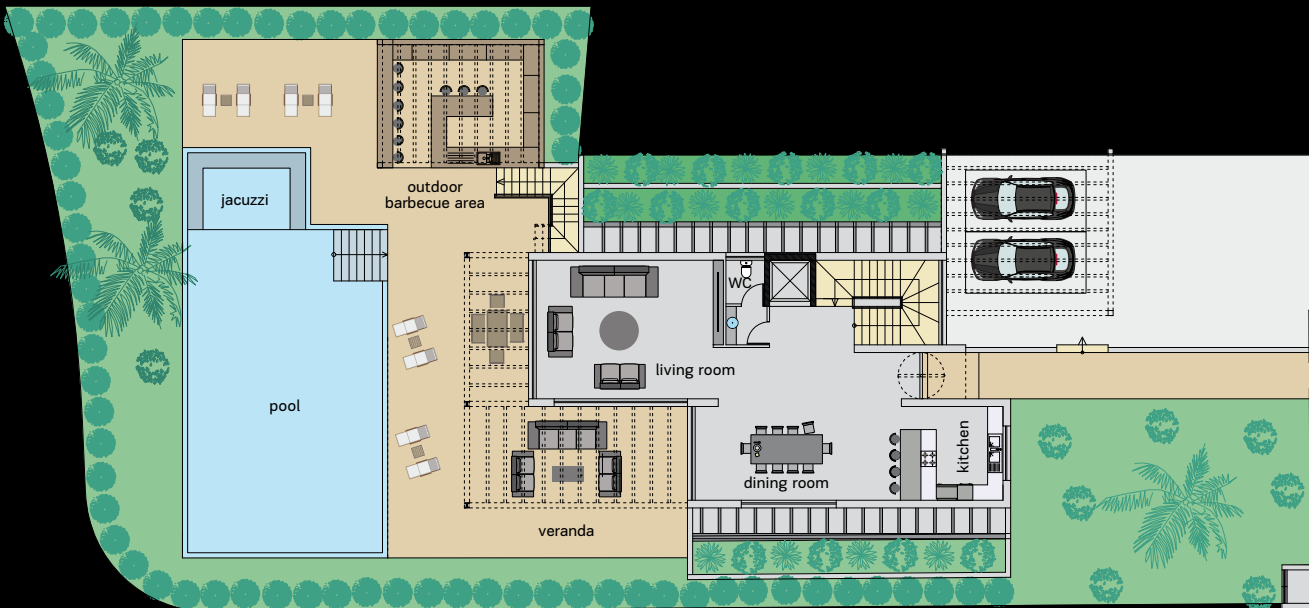




Basement

Basement floor area: 212m²

Uncovered verandas: 26m²

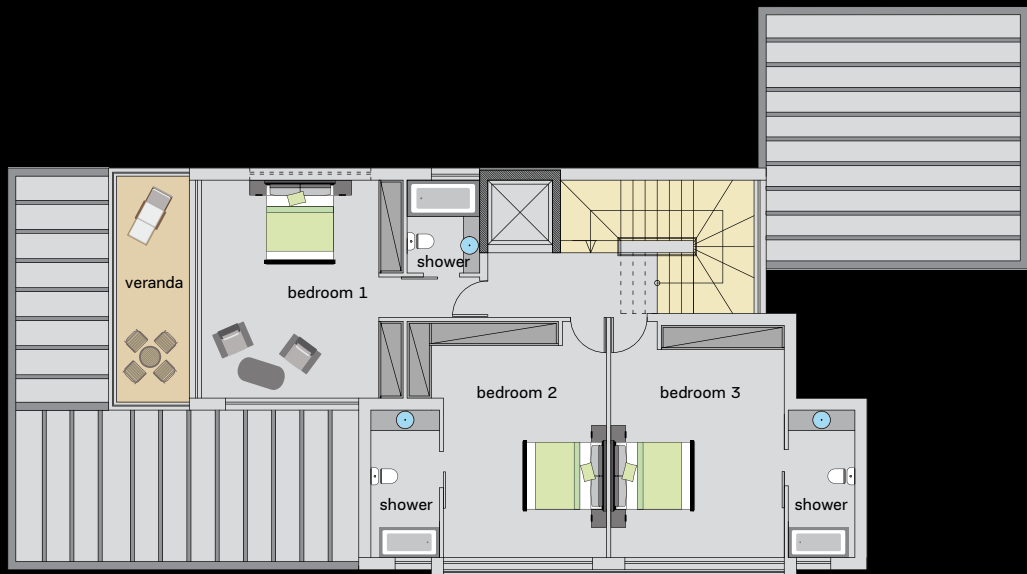


Ground Floor

Ground floor area: 147m²

Verandas: Uncovered: 184m², Covered: 3m²

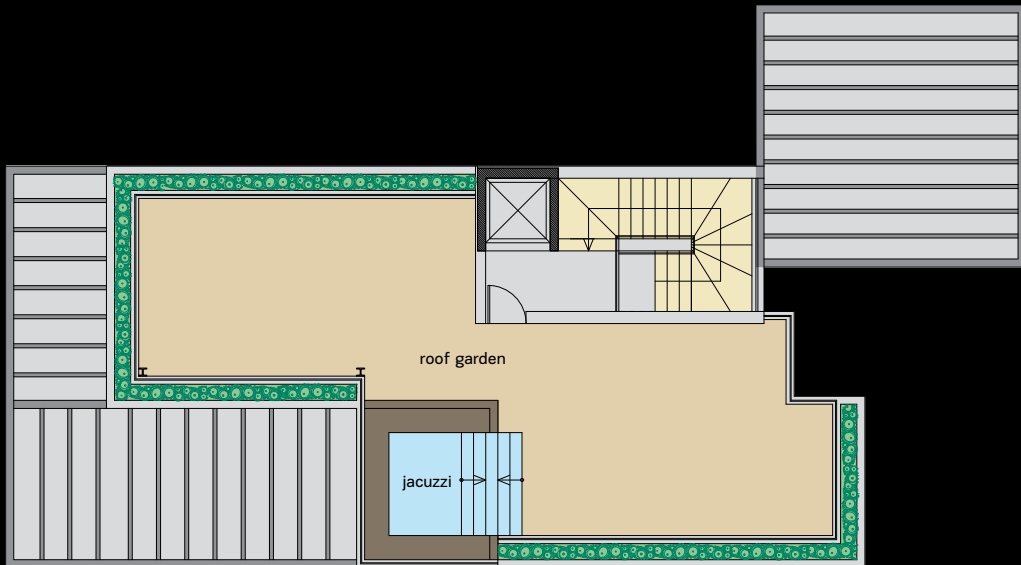
Uncovered parking area: 44m²



First Floor

First floor area: 138m²

Covered verandas: 12m²



Roof Garden

Canopy stair area: 28m²

Roof garden area: 150m²





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3 bedrooms

Fitted kitchens and  
built-in cupboards

entrance



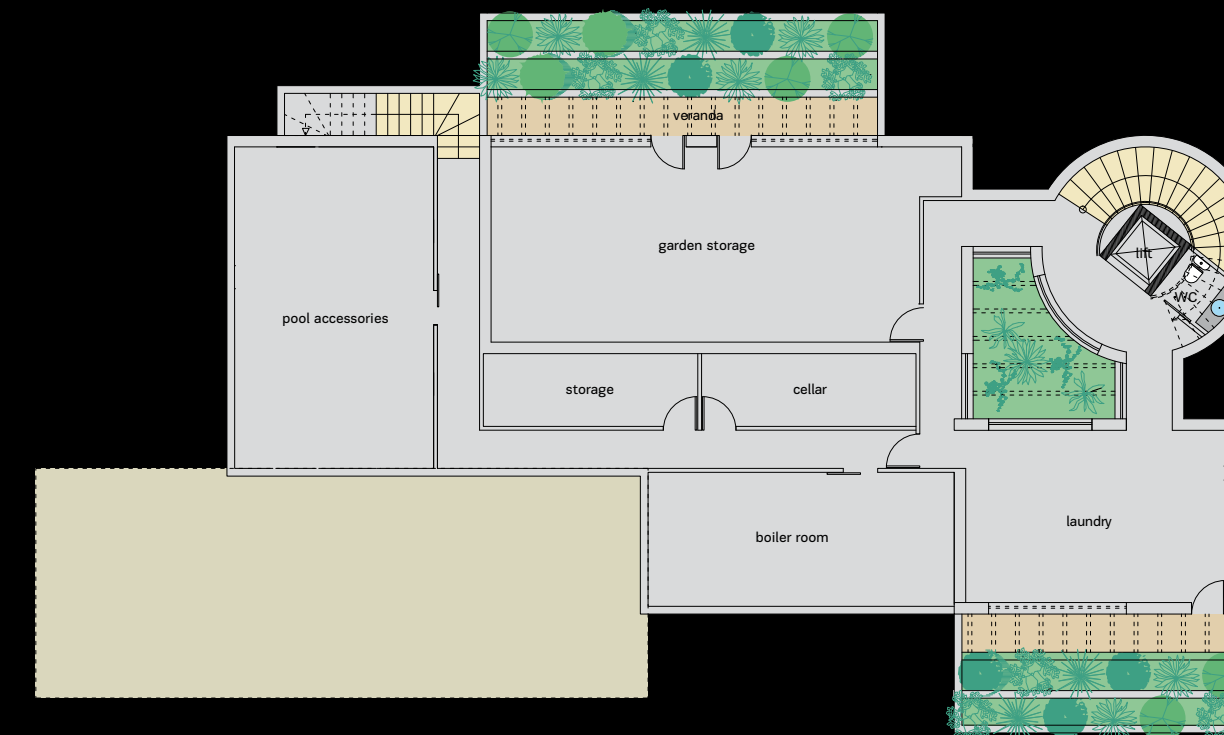
night view



total villa area: 561m<sup>2</sup>

floor plans

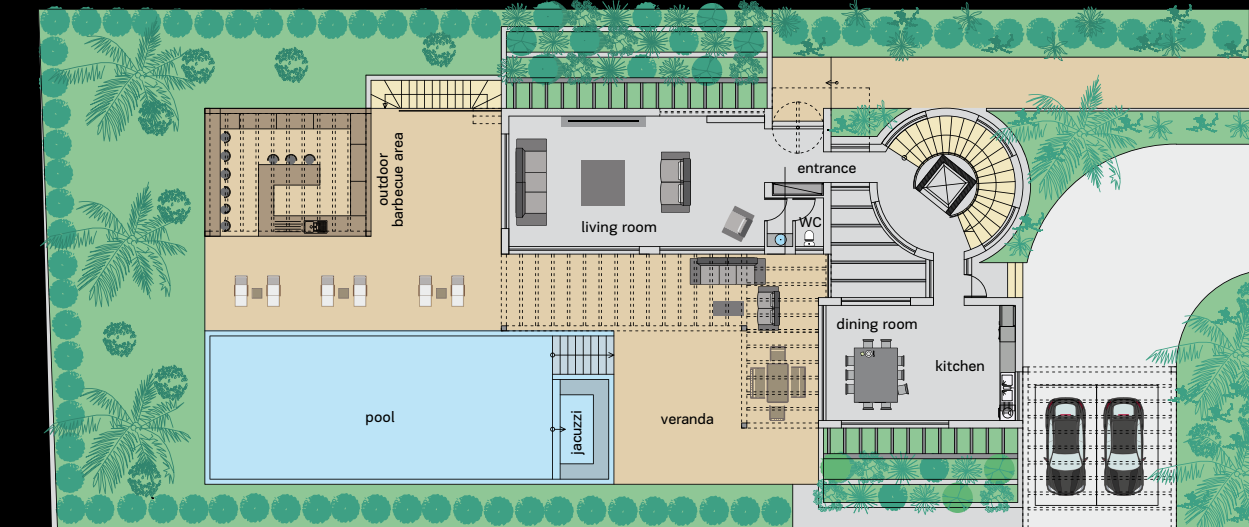
Villa 14



Basement

Basement floor area: 288m<sup>2</sup>

Uncovered verandas: 18m<sup>2</sup>

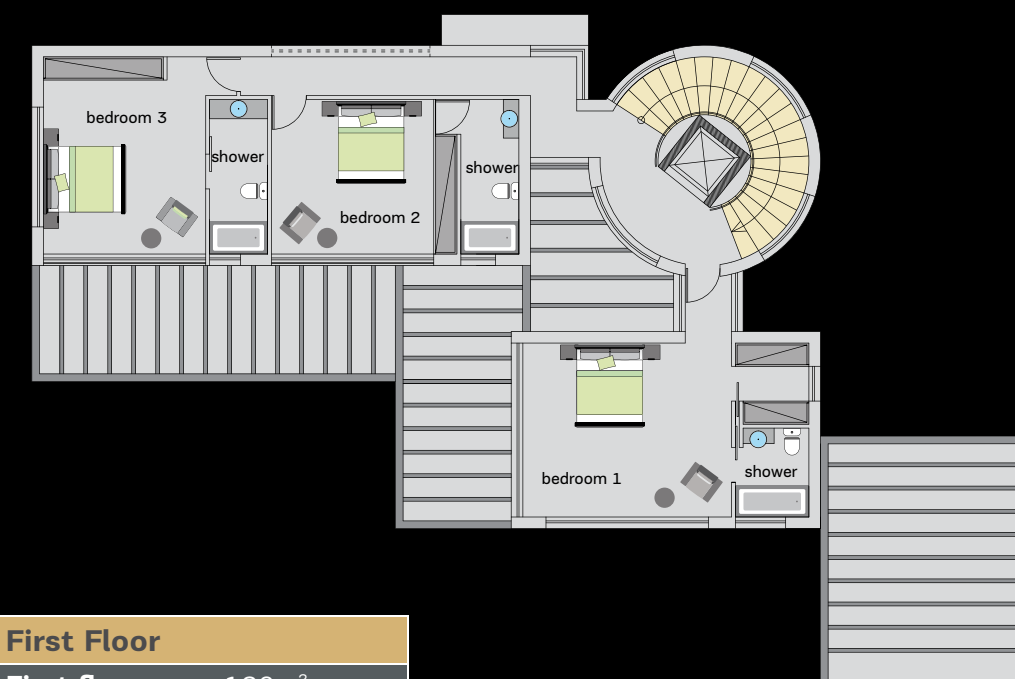


Ground Floor

Ground floor area: 147m<sup>2</sup>

Verandas: Uncovered: 201m<sup>2</sup>, Covered: 3m<sup>2</sup>

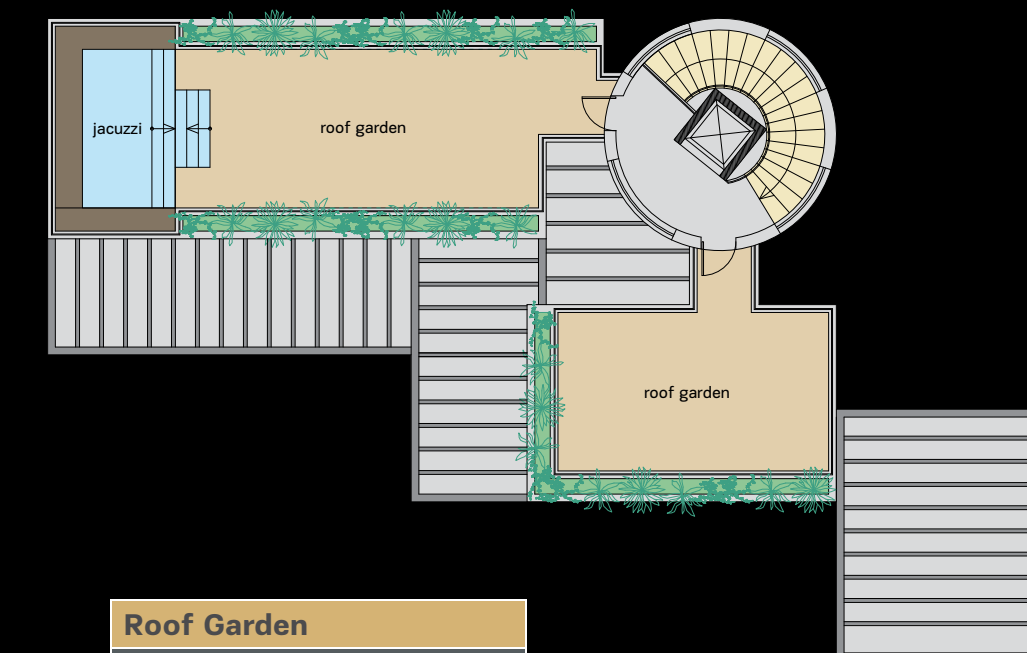
Uncovered parking area: 39m<sup>2</sup>



First Floor

First floor area: 126m<sup>2</sup>

Covered verandas: 24m<sup>2</sup>



Roof Garden

Canopy stair area: 28m<sup>2</sup>

Roof garden area: 120m<sup>2</sup>



15 Villa



entrance

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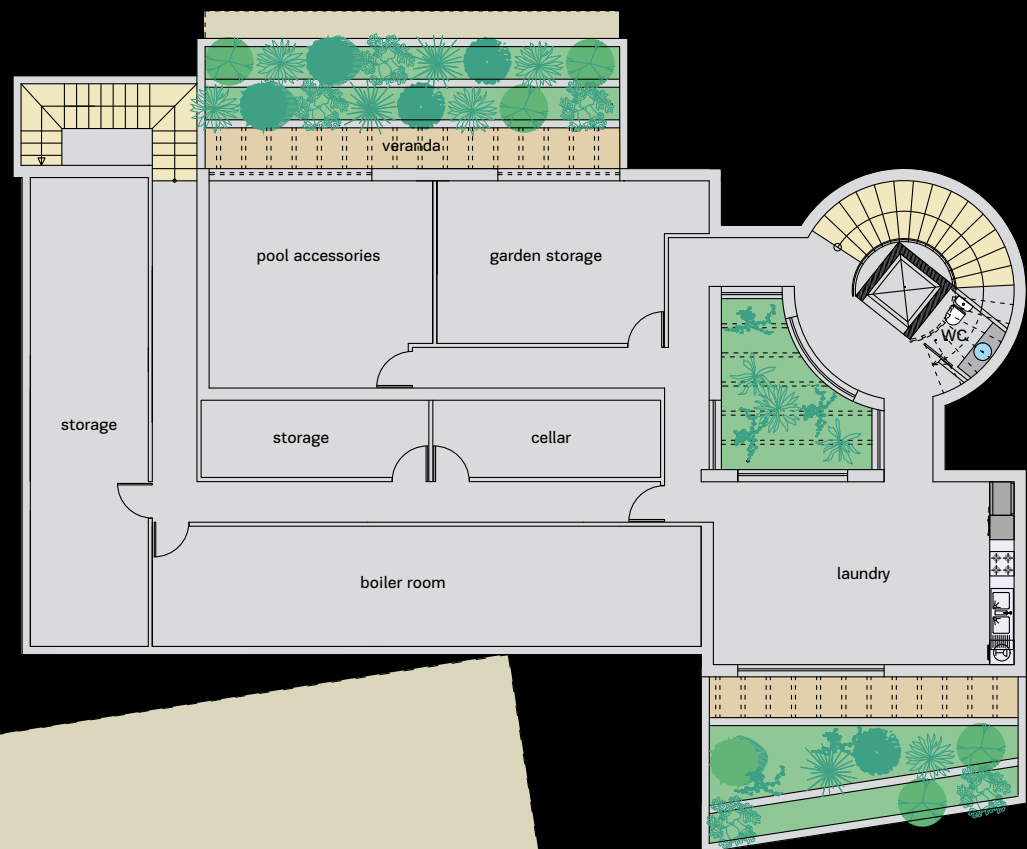
**3 bedrooms**

Central air-  
conditioning and  
underfloor heating

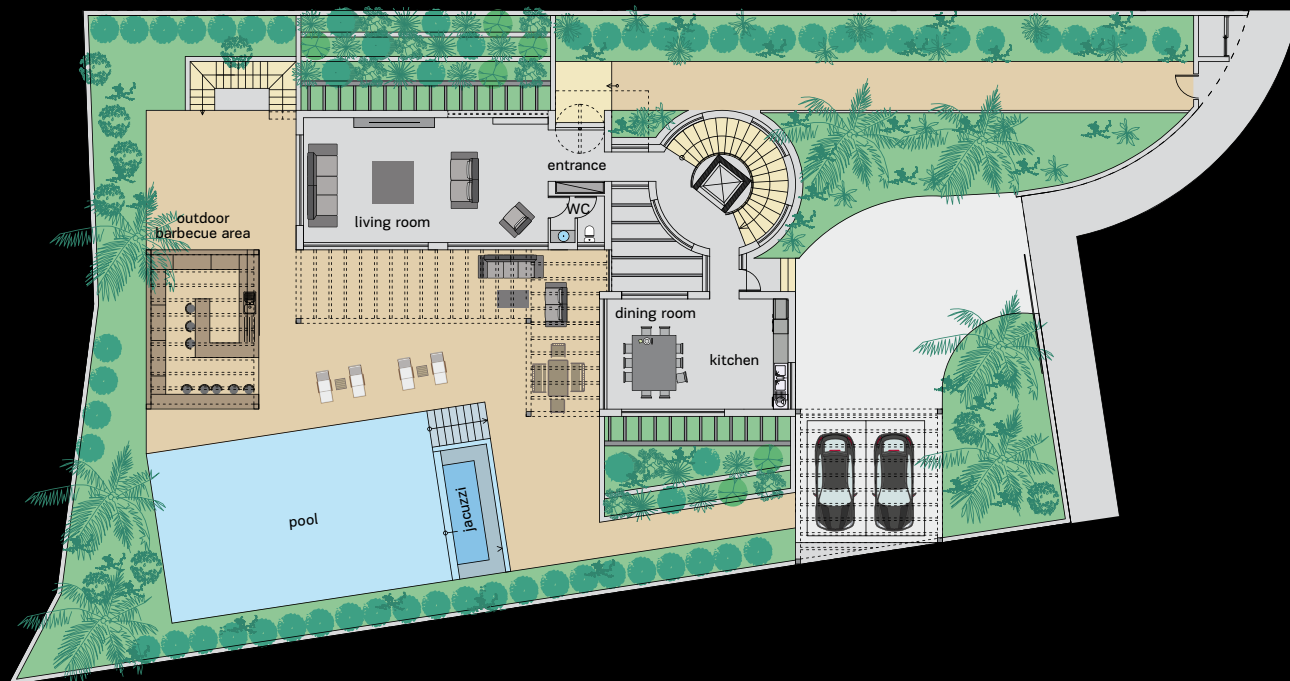


night view

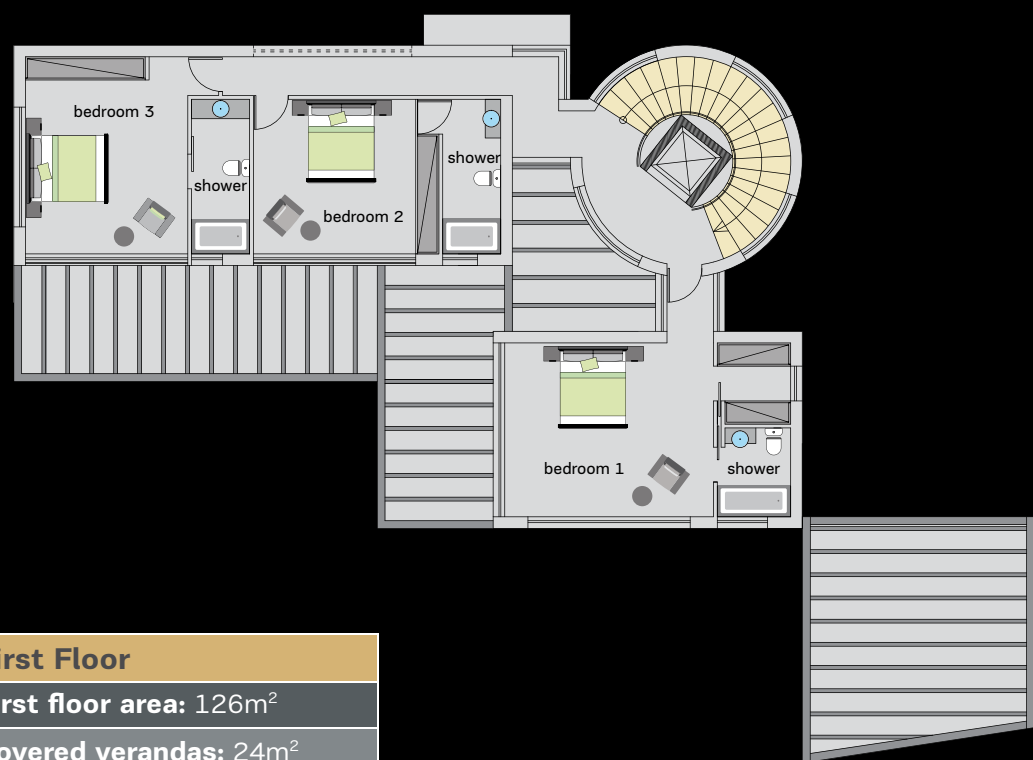




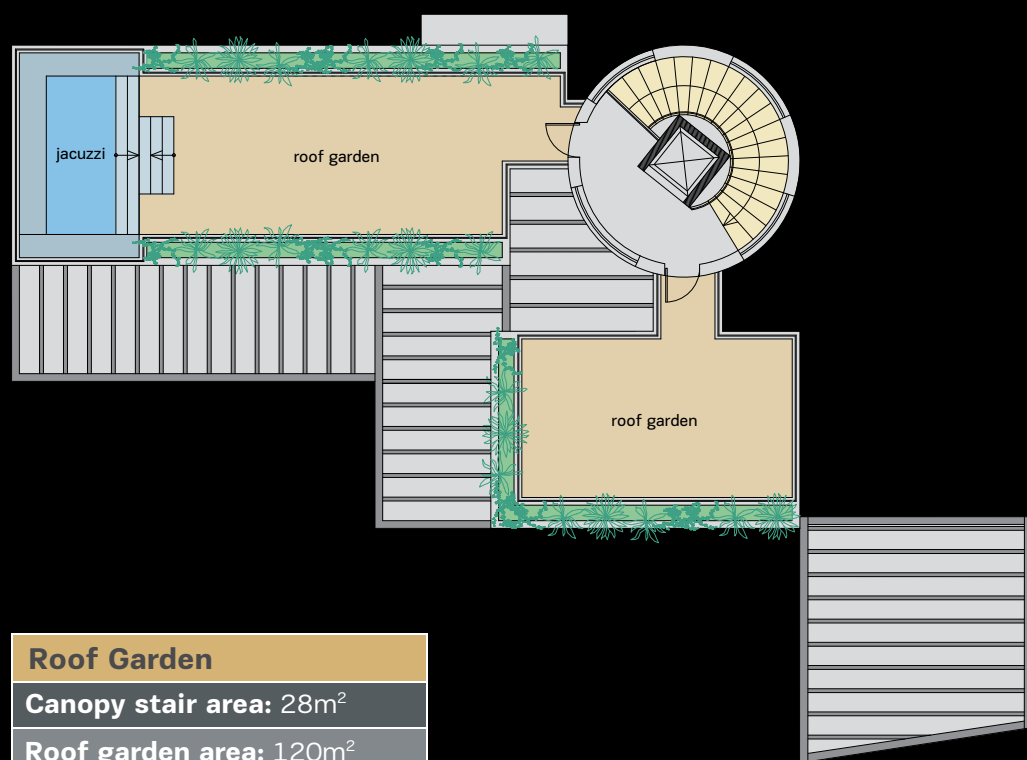
Basement
Basement floor area: 288m <sup>2</sup>
Uncovered verandas: 18m <sup>2</sup>



Ground Floor
Ground floor area: 147m <sup>2</sup>
Verandas: Uncovered: 201m <sup>2</sup> , Covered: 3m <sup>2</sup>
Uncovered parking area: 39m <sup>2</sup>



First Floor
First floor area: 126m <sup>2</sup>
Covered verandas: 24m <sup>2</sup>



Roof Garden
Canopy stair area: 28m <sup>2</sup>
Roof garden area: 120m <sup>2</sup>





cape blue  
RESIDENCES

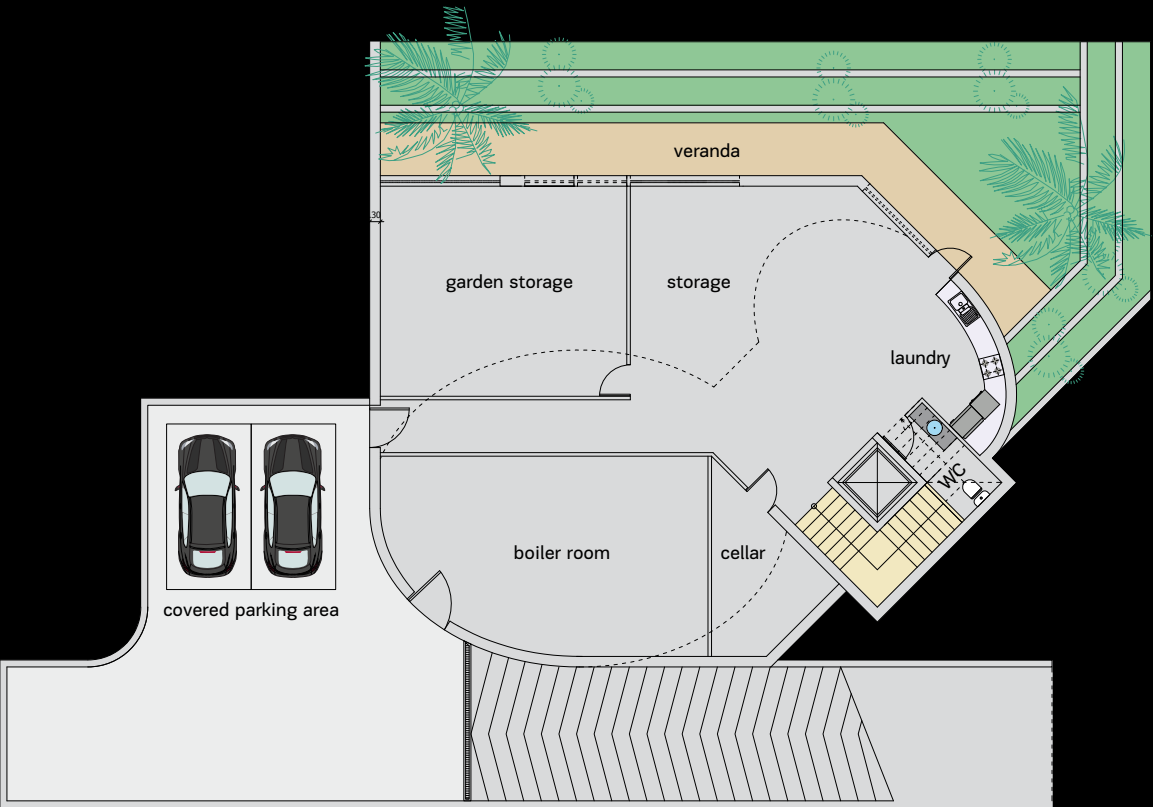
3 bedrooms

entrance

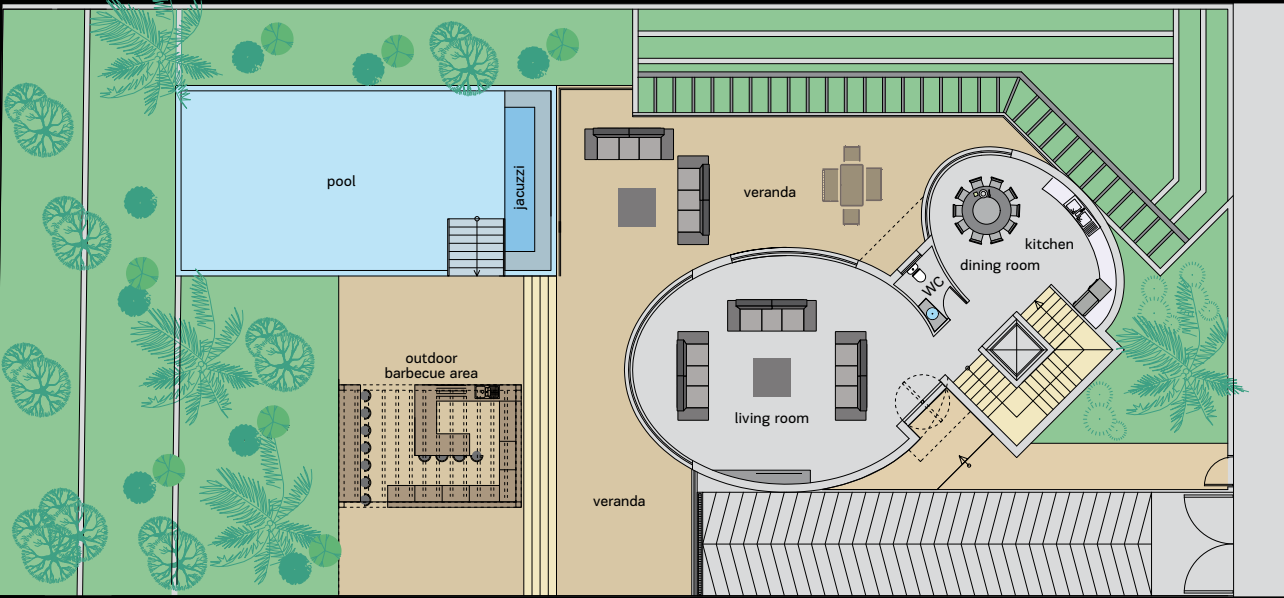
night view



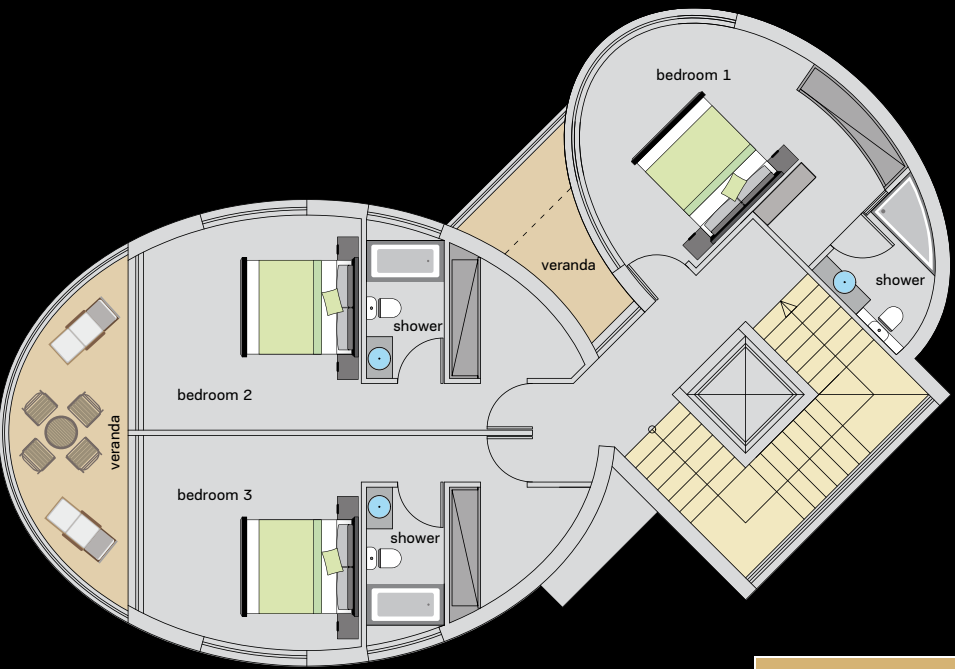
total villa area: 517m<sup>2</sup>



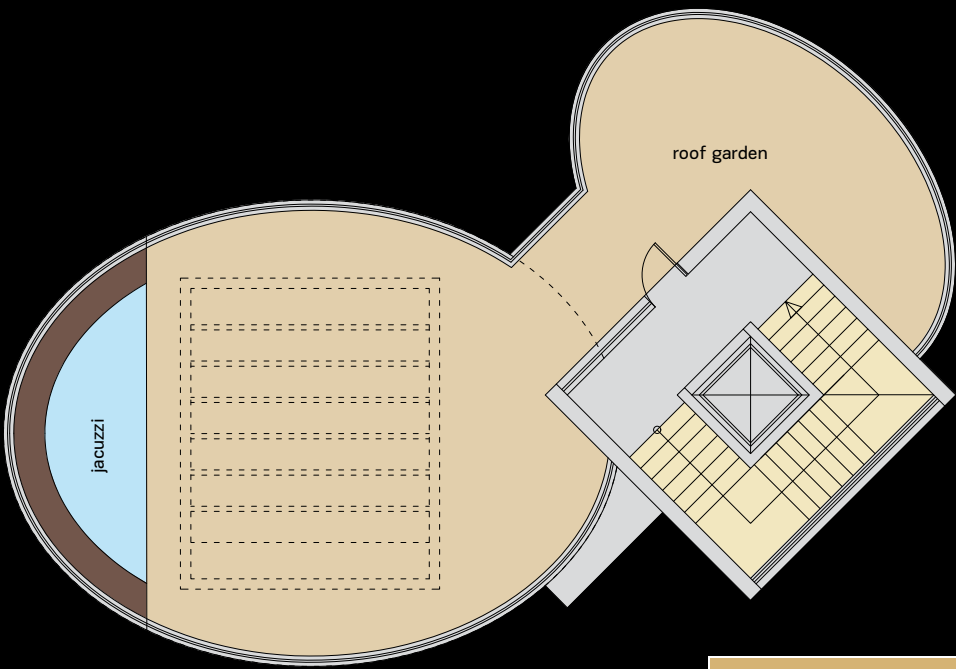
Basement
Basement floor area: 240m <sup>2</sup>
Uncovered verandas: 37m <sup>2</sup>



Ground Floor
Ground floor area: 146m <sup>2</sup>
Verandas: Uncovered: 221m <sup>2</sup> , Covered: 3m <sup>2</sup>



First Floor
First floor area: 131m <sup>2</sup>
Covered verandas: 19m <sup>2</sup>



Roof Garden
Canopy stair area: 31m <sup>2</sup>
Roof garden area: 115m <sup>2</sup>





entrance



night view

*cape blue*  
RESIDENCES

**3 bedrooms**

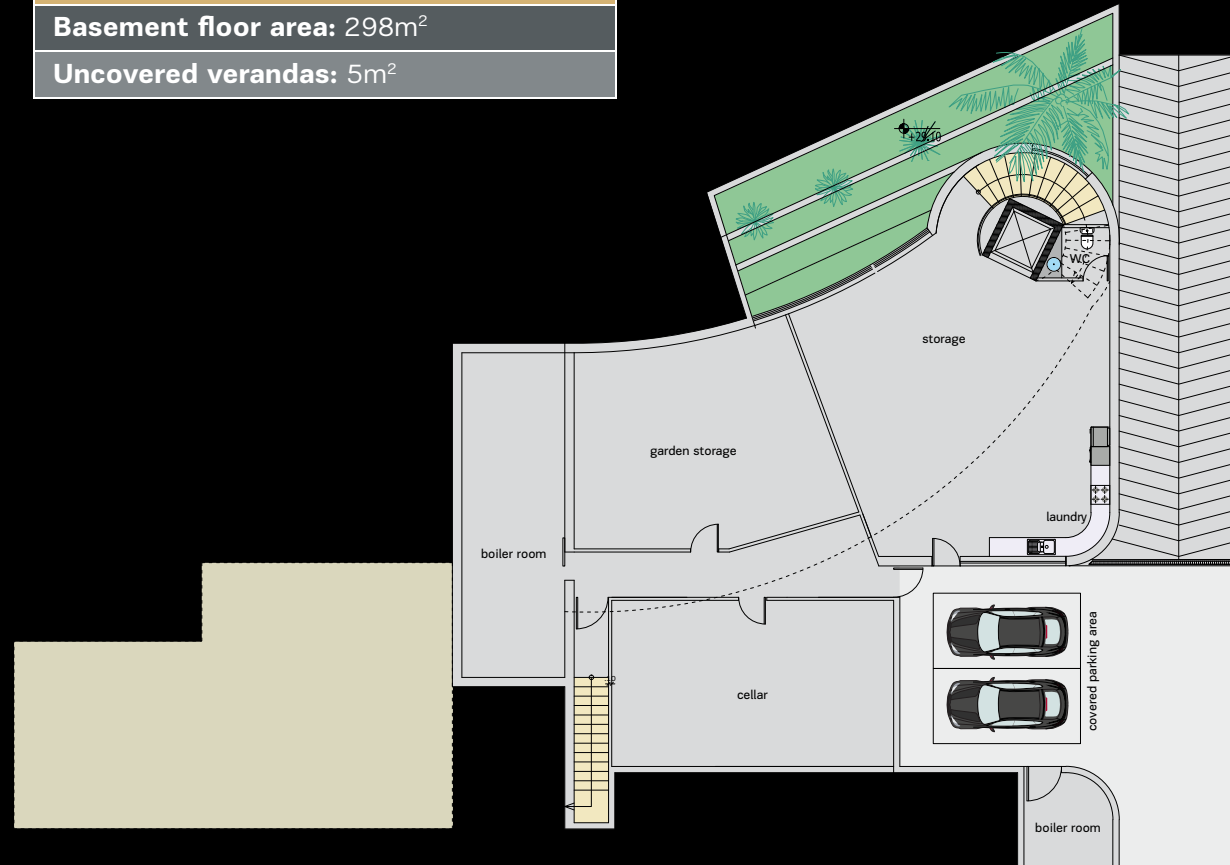
Space for home  
cinema or sauna



**Basement**

Basement floor area: 298m<sup>2</sup>

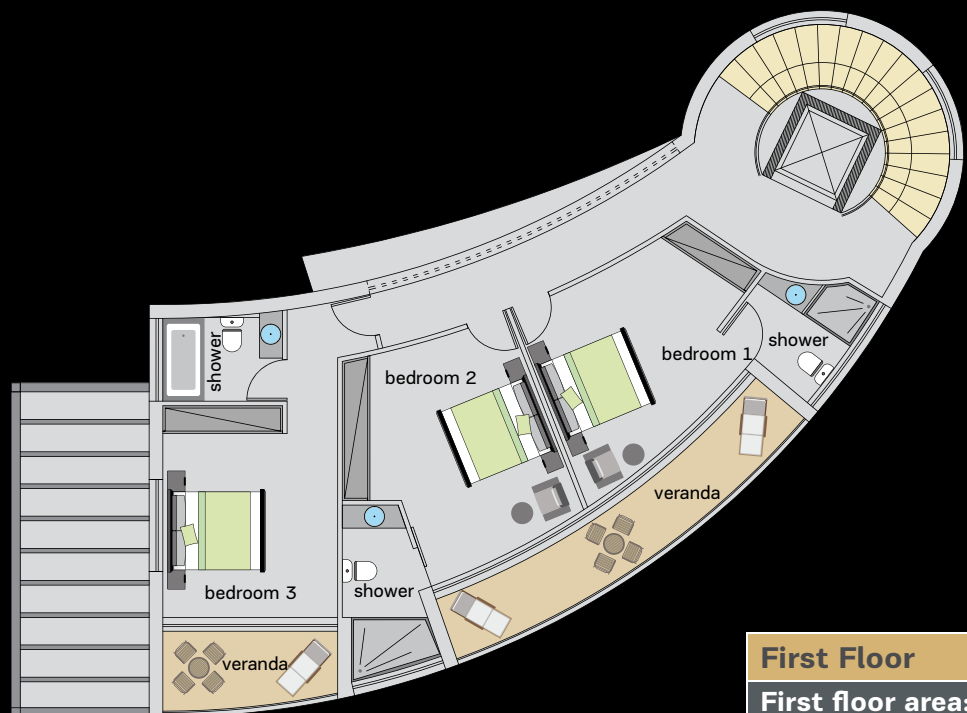
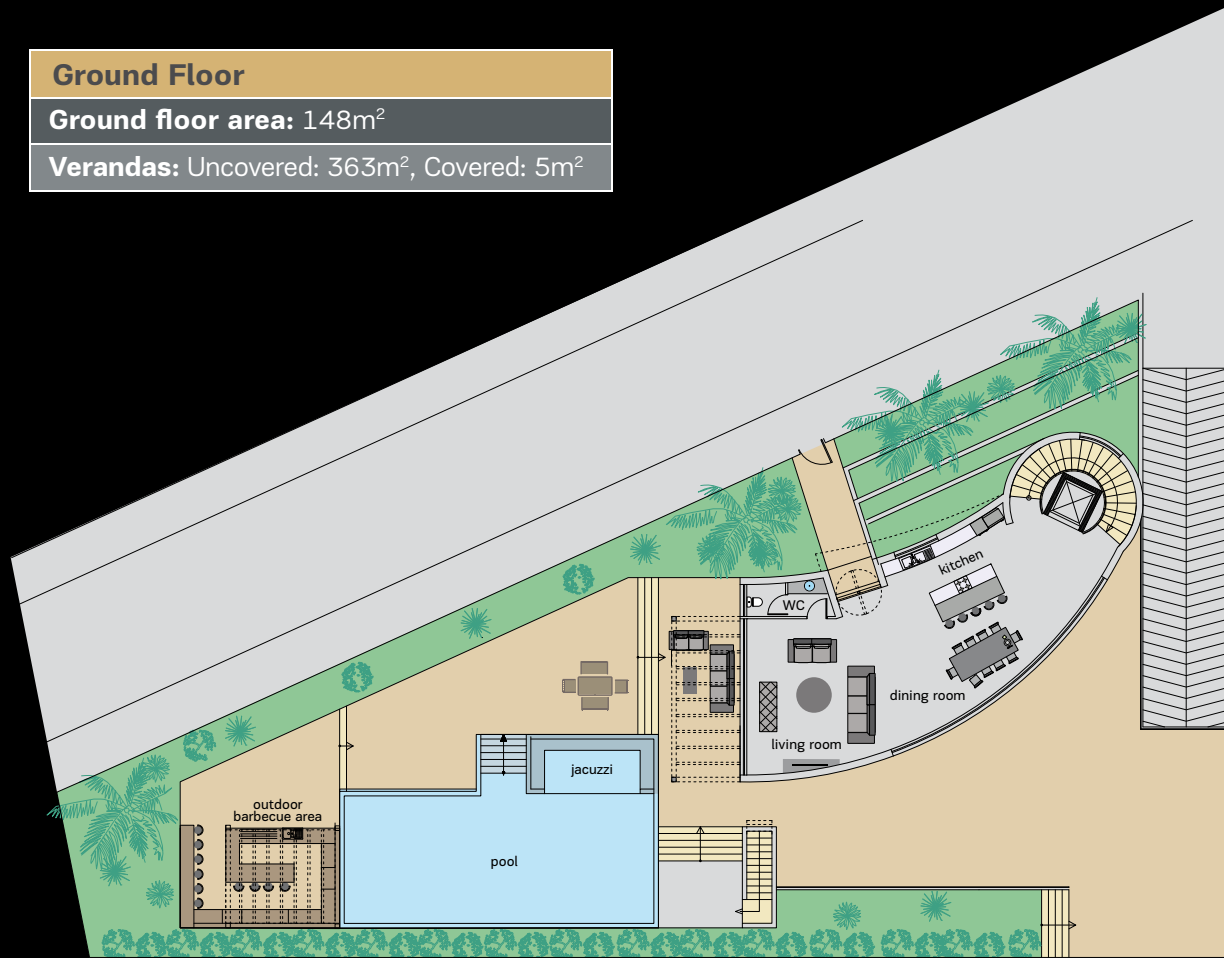
Uncovered verandas: 5m<sup>2</sup>



**Ground Floor**

Ground floor area: 148m<sup>2</sup>

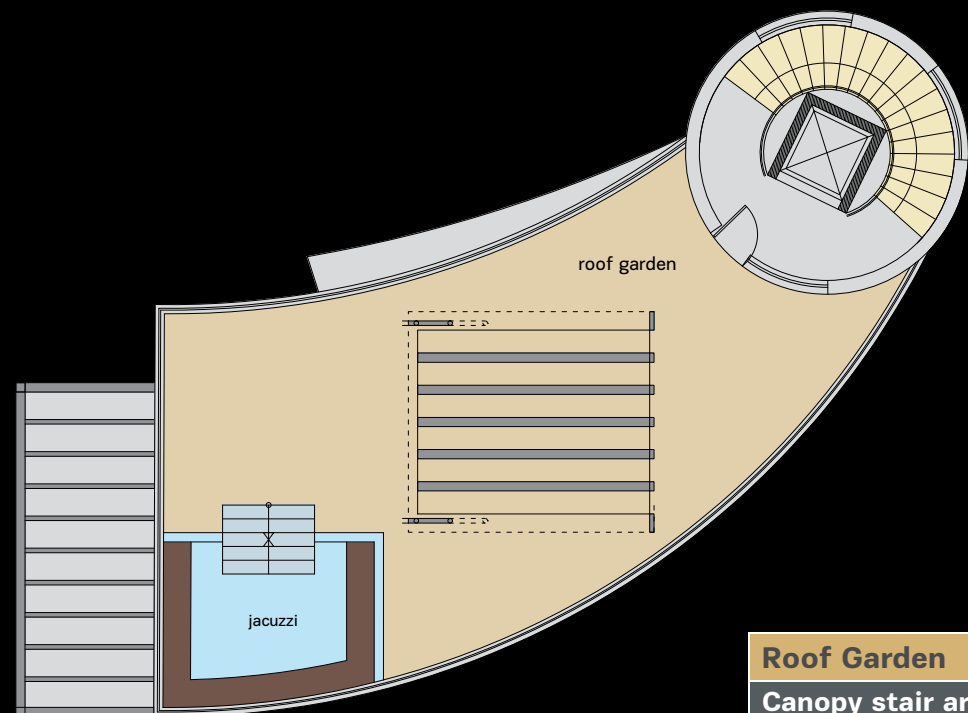
Verandas: Uncovered: 363m<sup>2</sup>, Covered: 5m<sup>2</sup>



**First Floor**

First floor area: 129m<sup>2</sup>

Covered verandas: 21m<sup>2</sup>



**Roof Garden**

Canopy stair area: 30m<sup>2</sup>

Roof garden area: 120m<sup>2</sup>





3 bedrooms

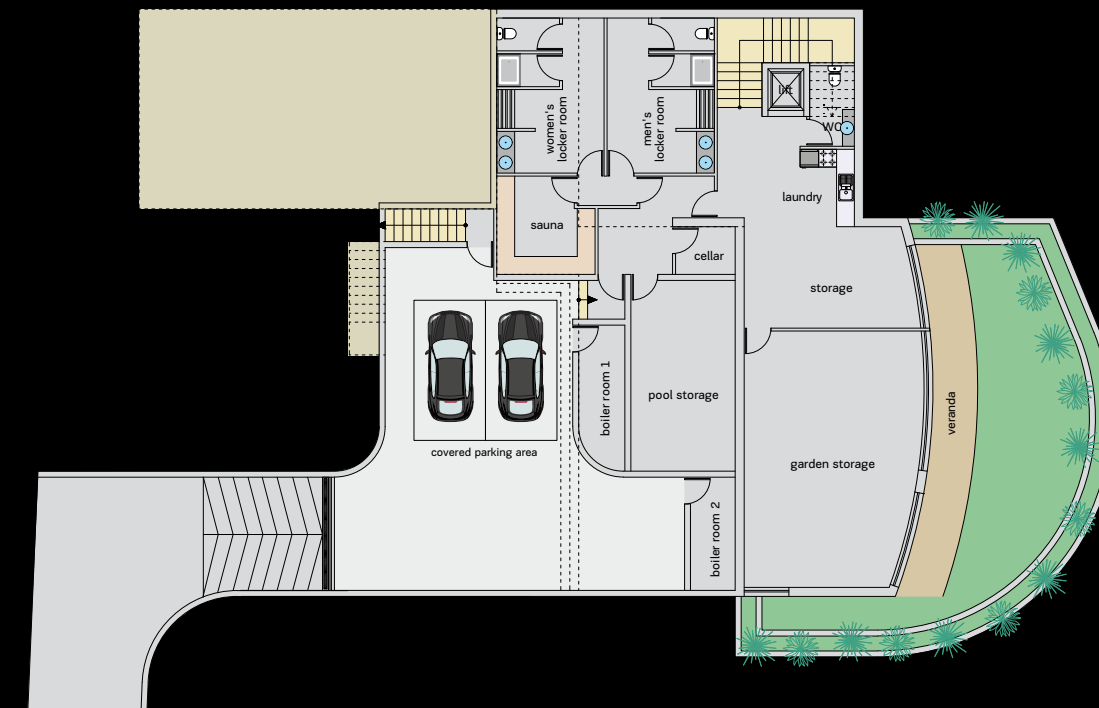
Multiple indoor and  
outdoor leisure areas

entrance



night view

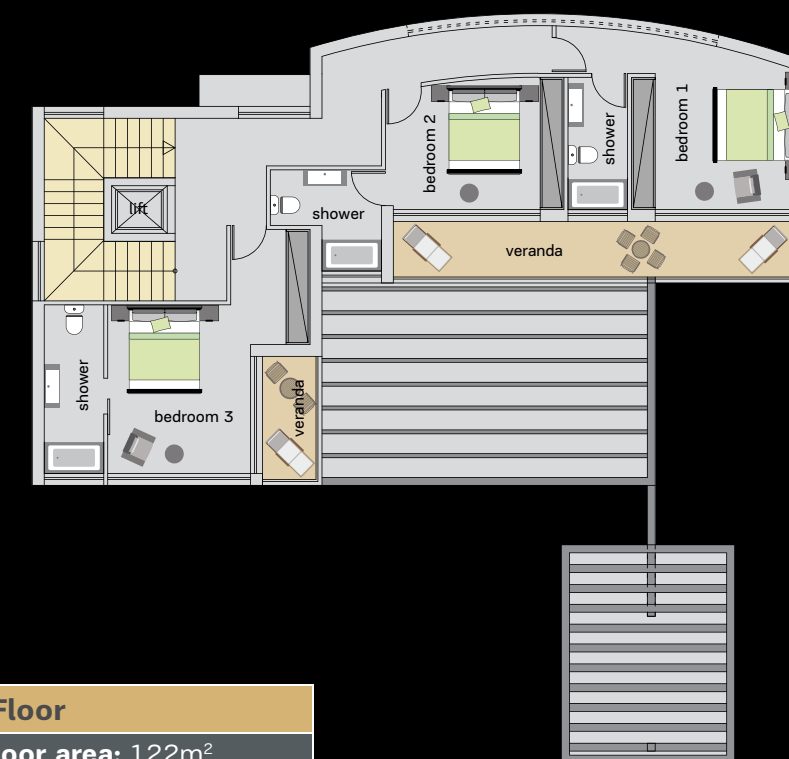
total villa area: 499m<sup>2</sup>



**Basement**

Basement floor area: 220m<sup>2</sup>

Uncovered verandas: 20m<sup>2</sup>



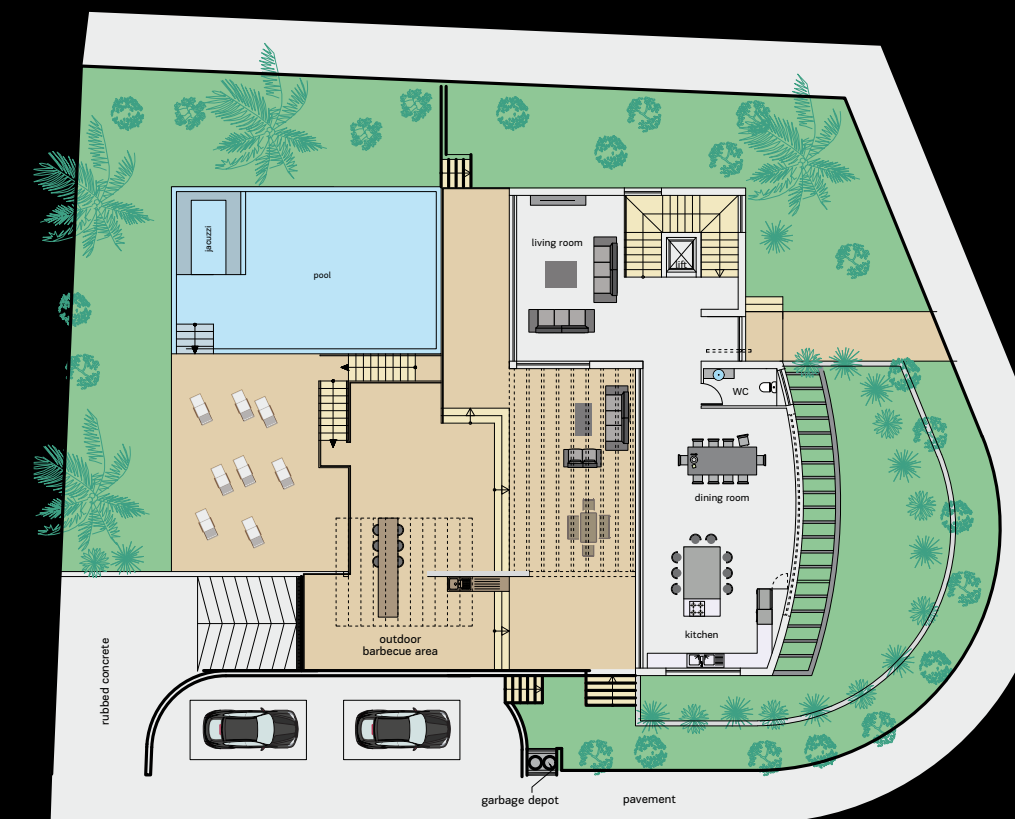
**First Floor**

First floor area: 122m<sup>2</sup>

Covered verandas: 28m<sup>2</sup>

**floor plans**

Villa 22

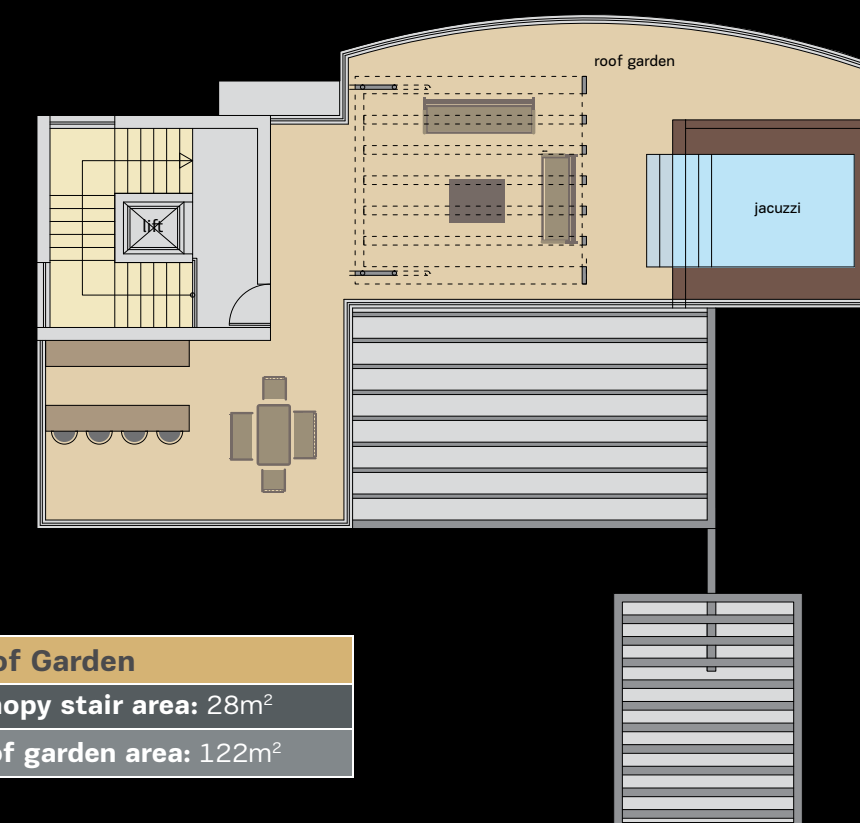


**Ground Floor**

Ground floor area: 150m<sup>2</sup>

Uncovered verandas area: 245m<sup>2</sup>

Uncovered parking area: 57m<sup>2</sup>



**Roof Garden**

Canopy stair area: 28m<sup>2</sup>

Roof garden area: 122m<sup>2</sup>





entrance



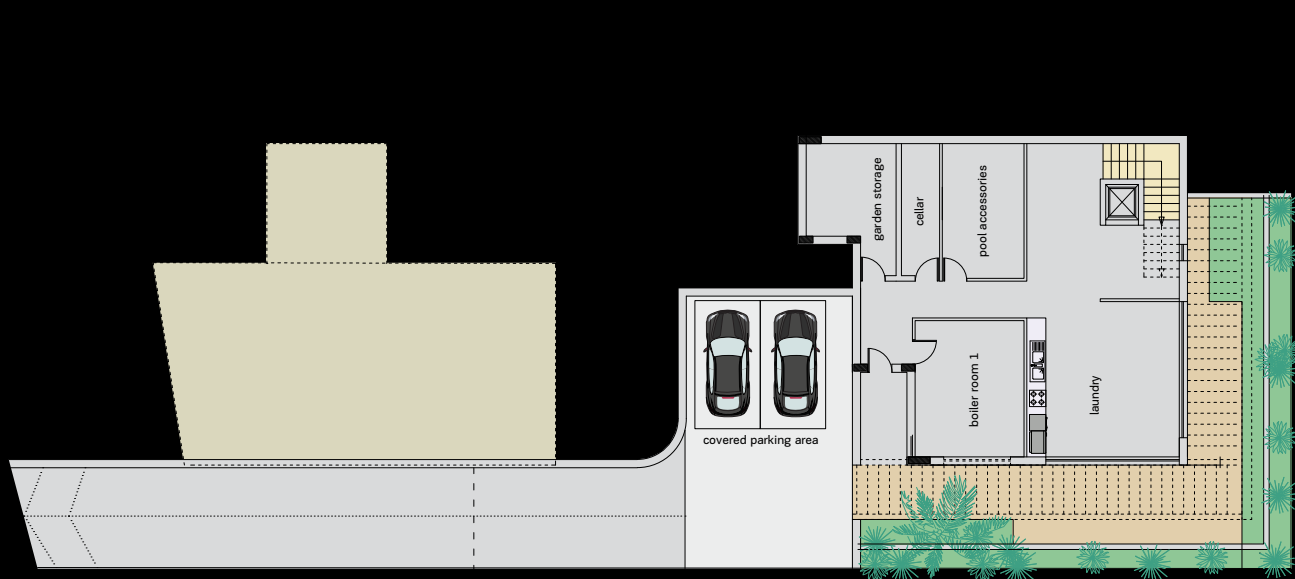
night view

cape blue  
RESIDENCES

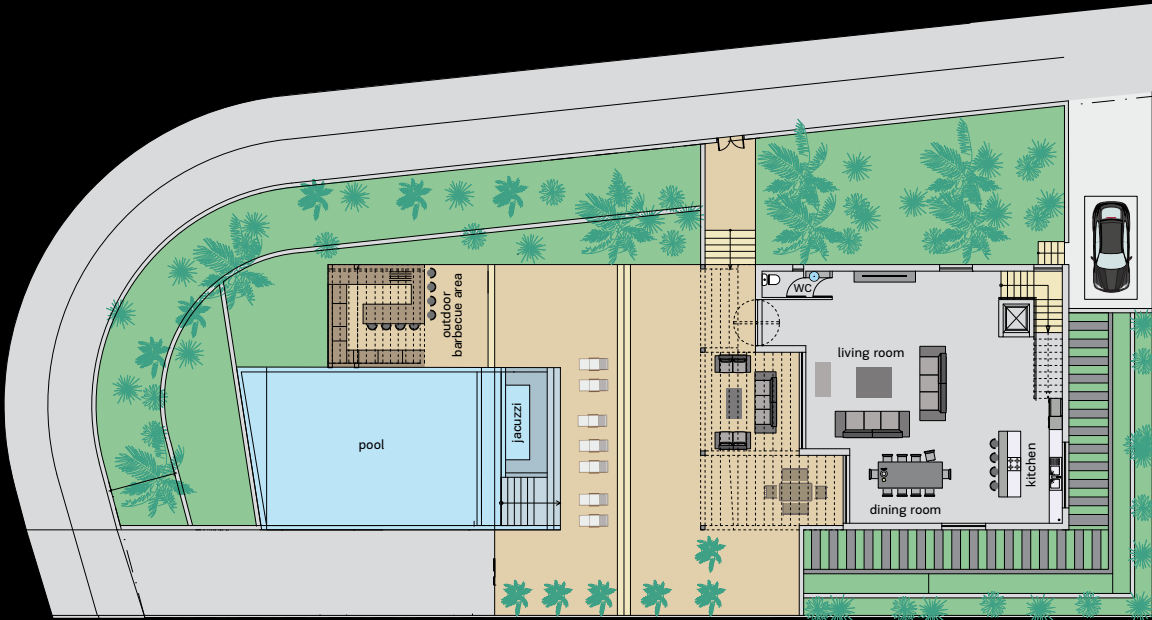
3 bedrooms

Surrounded by nature





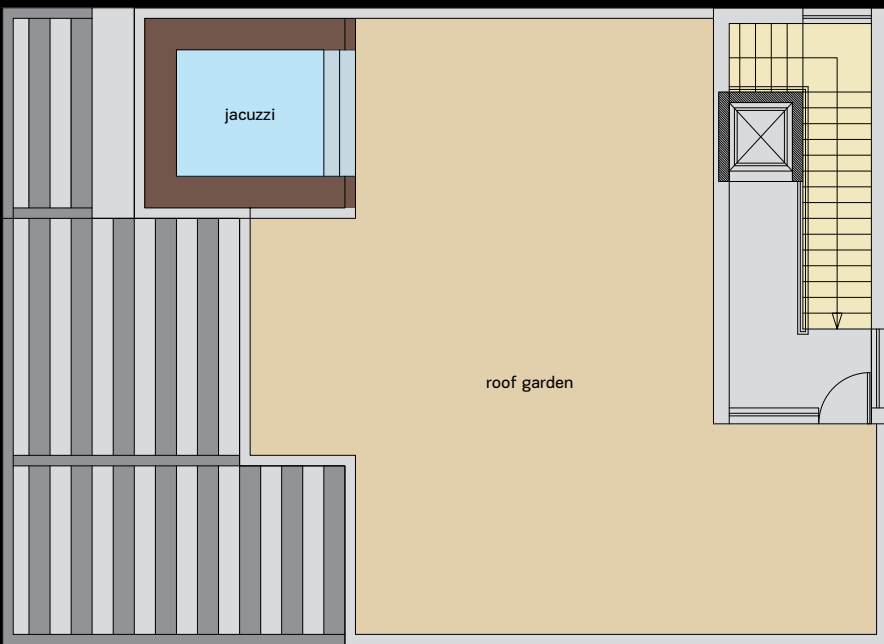
**Basement**  
Basement floor area: 150m<sup>2</sup>  
Uncovered verandas: 57m<sup>2</sup>



**Ground Floor**  
First floor area: 150m<sup>2</sup>  
Uncovered verandas: 189m<sup>2</sup>



**First Floor**  
First floor area: 128m<sup>2</sup>  
Covered verandas: 22m<sup>2</sup>



**Roof Garden**  
Canopy stair area: 26m<sup>2</sup>  
Roof garden area: 124m<sup>2</sup>





cape blue  
RESIDENCES

3 bedrooms

Home technology and  
security systems

entrance

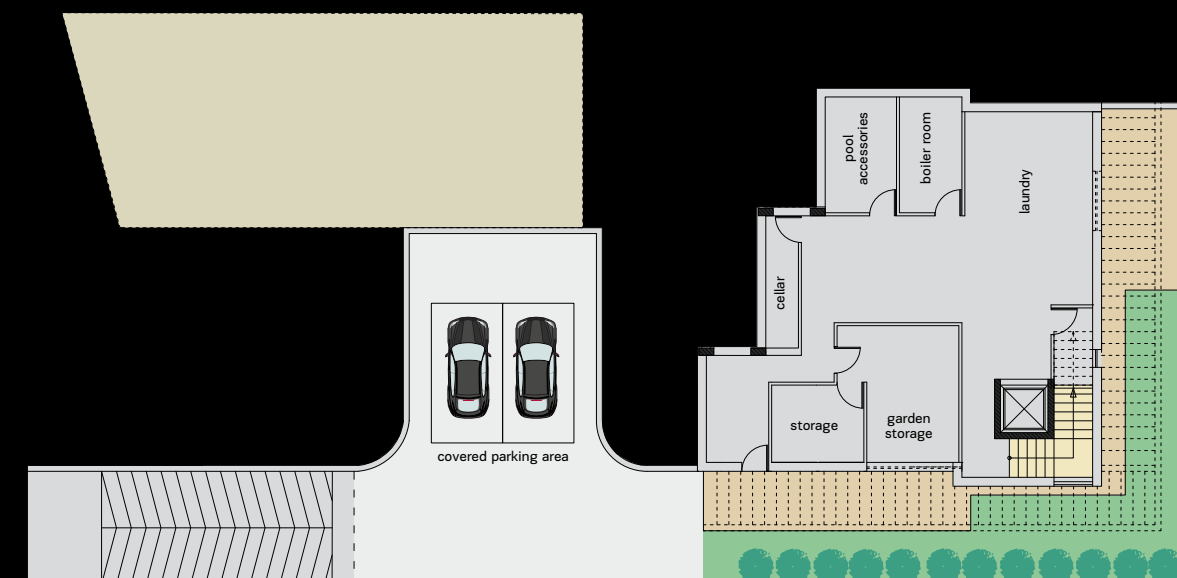


night view

total villa area: 427m<sup>2</sup>

floor plans

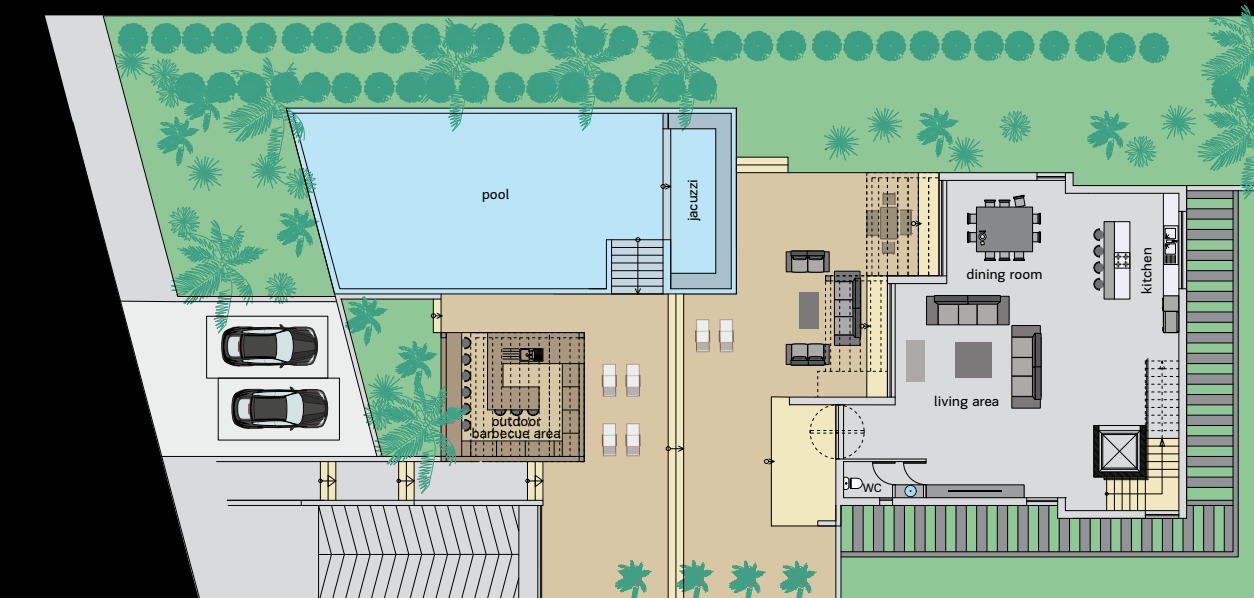
Villa 24



Basement

Basement floor area: 150m<sup>2</sup>

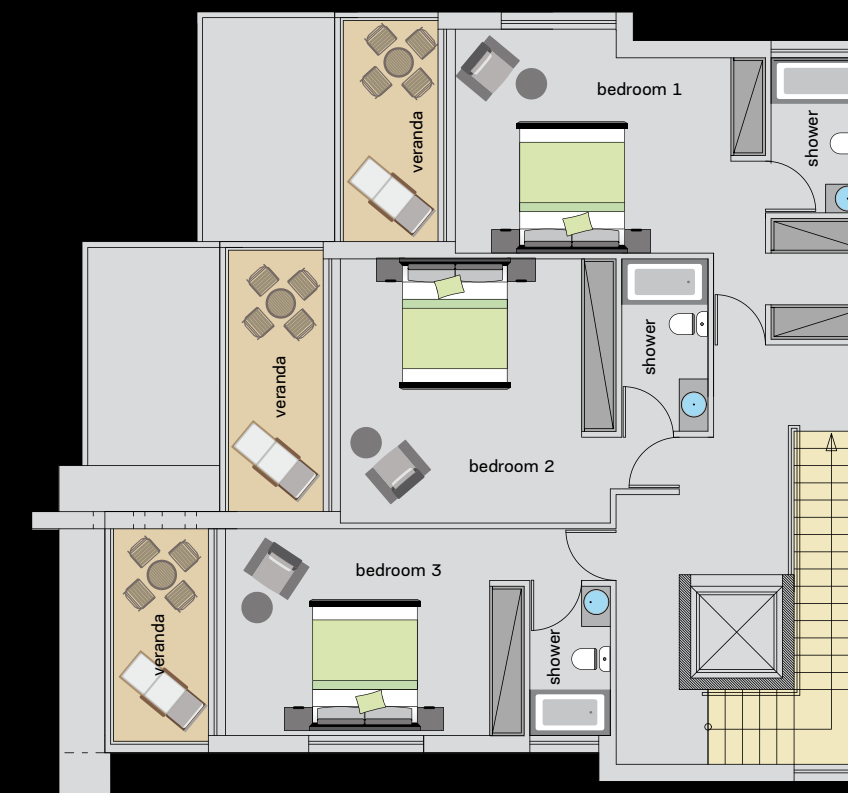
Uncovered verandas: 48m<sup>2</sup>



Ground Floor

Ground floor area: 150m<sup>2</sup>

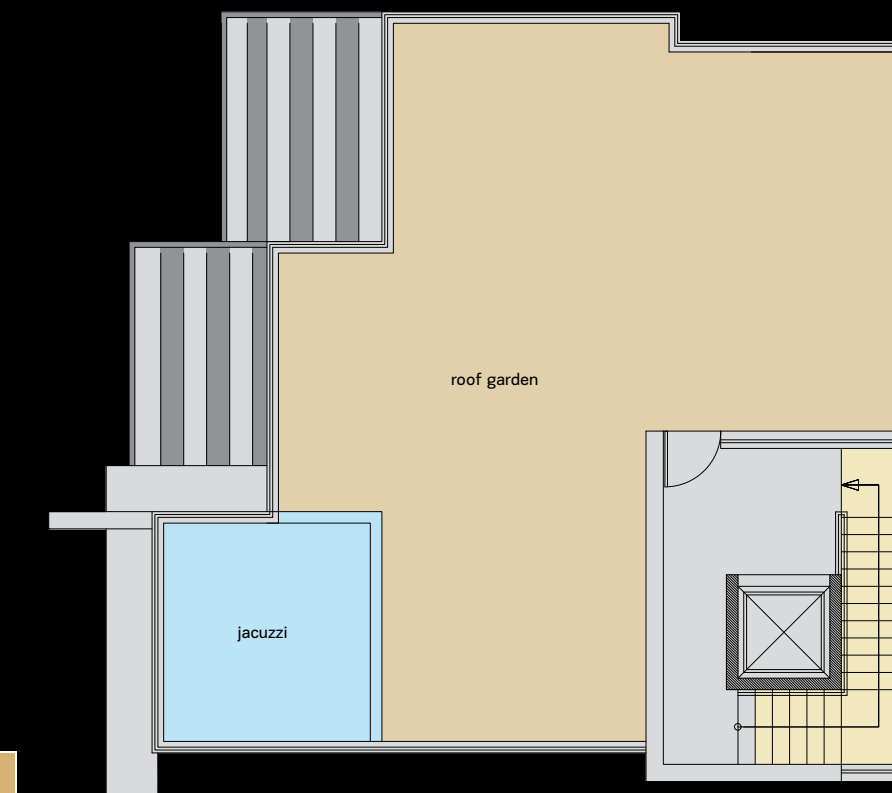
Uncovered verandas: 295m<sup>2</sup>



First Floor

First floor area: 127m<sup>2</sup>

Covered verandas: 23m<sup>2</sup>



Roof Garden

Canopy stair area: 34m<sup>2</sup>

Roof garden area: 116m<sup>2</sup>





entrance



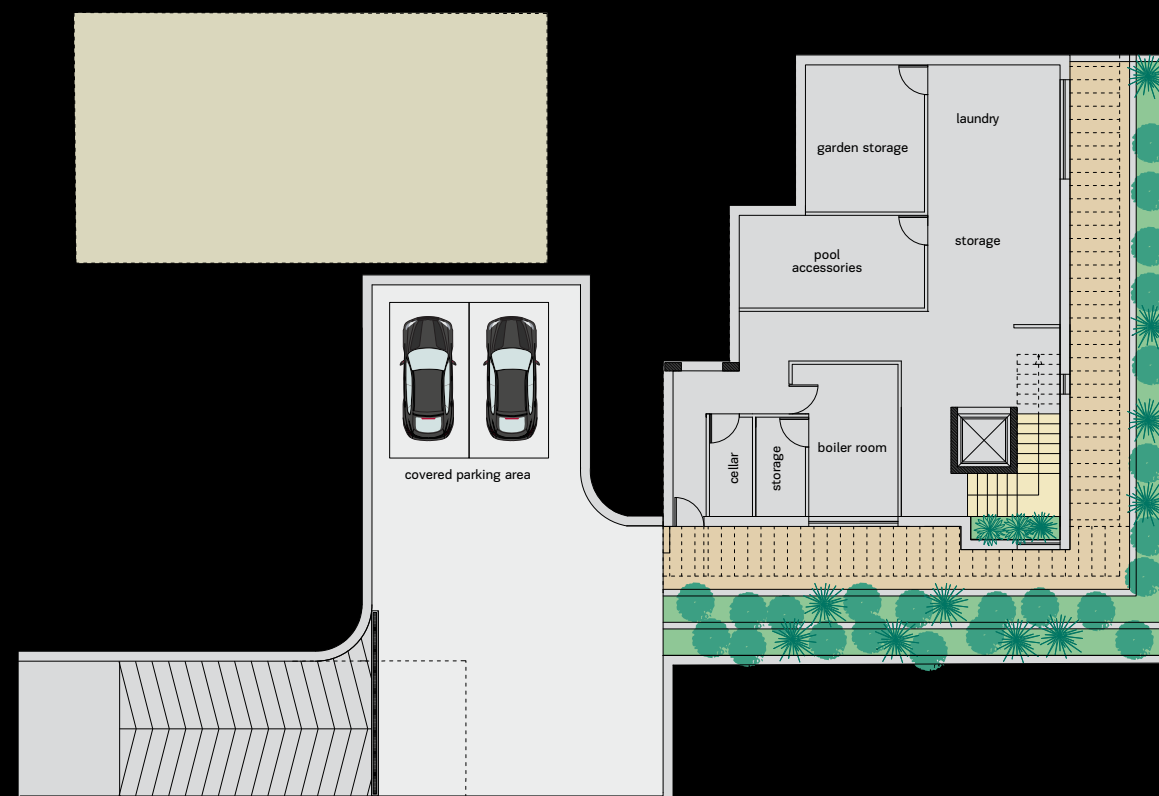
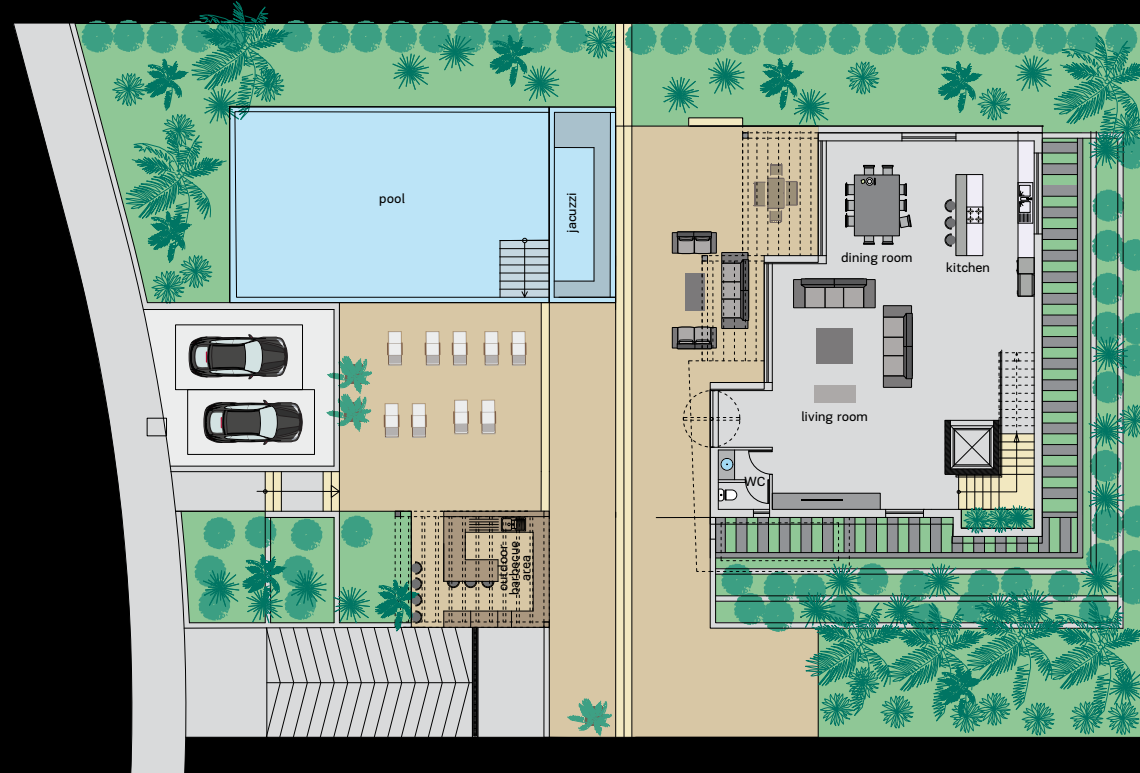
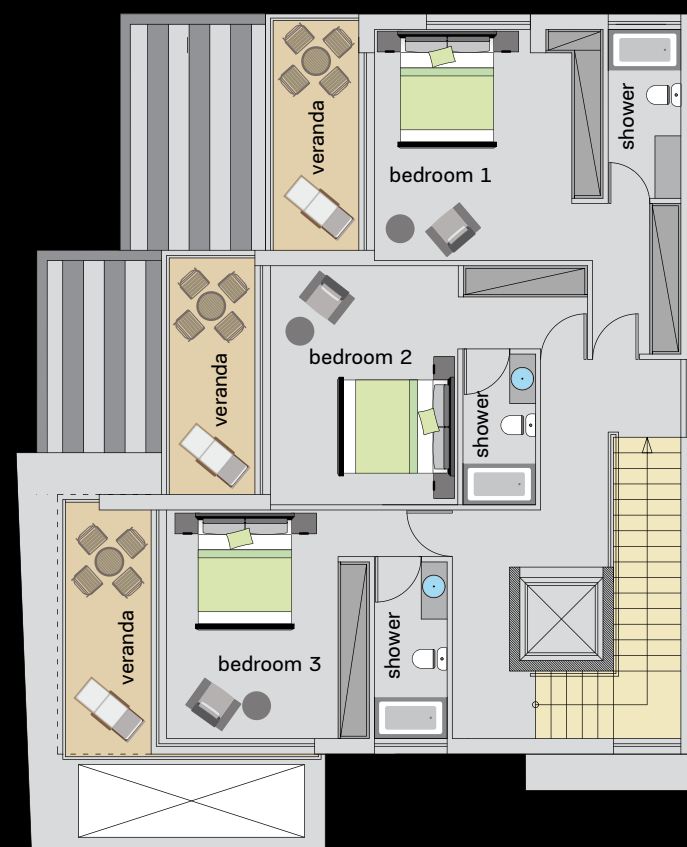
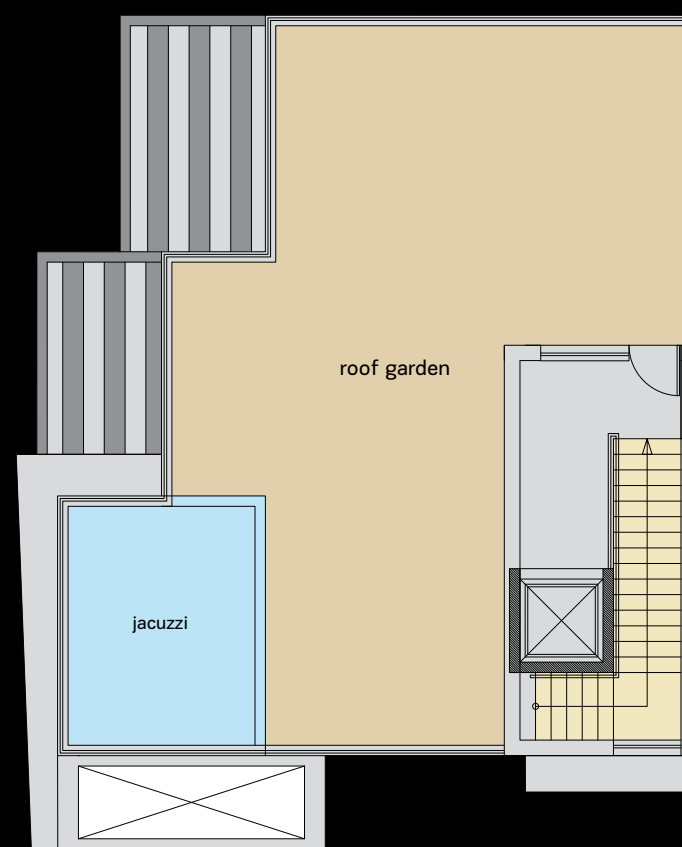
night view

*cape blue*  
RESIDENCES

**3 bedrooms**

An extraordinary  
investment



**Basement**Basement floor area: 150m<sup>2</sup>Uncovered verandas: 50m<sup>2</sup>**Ground Floor**Ground floor area: 150m<sup>2</sup>Verandas: Uncovered: 69m<sup>2</sup>, Covered: 7m<sup>2</sup>Uncovered parking area: 40m<sup>2</sup>**First Floor**First floor area: 124m<sup>2</sup>Covered verandas: 26m<sup>2</sup>**Roof Garden**Canopy stair area: 26m<sup>2</sup>Roof garden area: 124m<sup>2</sup>



cape blue  
RESIDENCES

3 bedrooms

Your luxurious escape

entrance

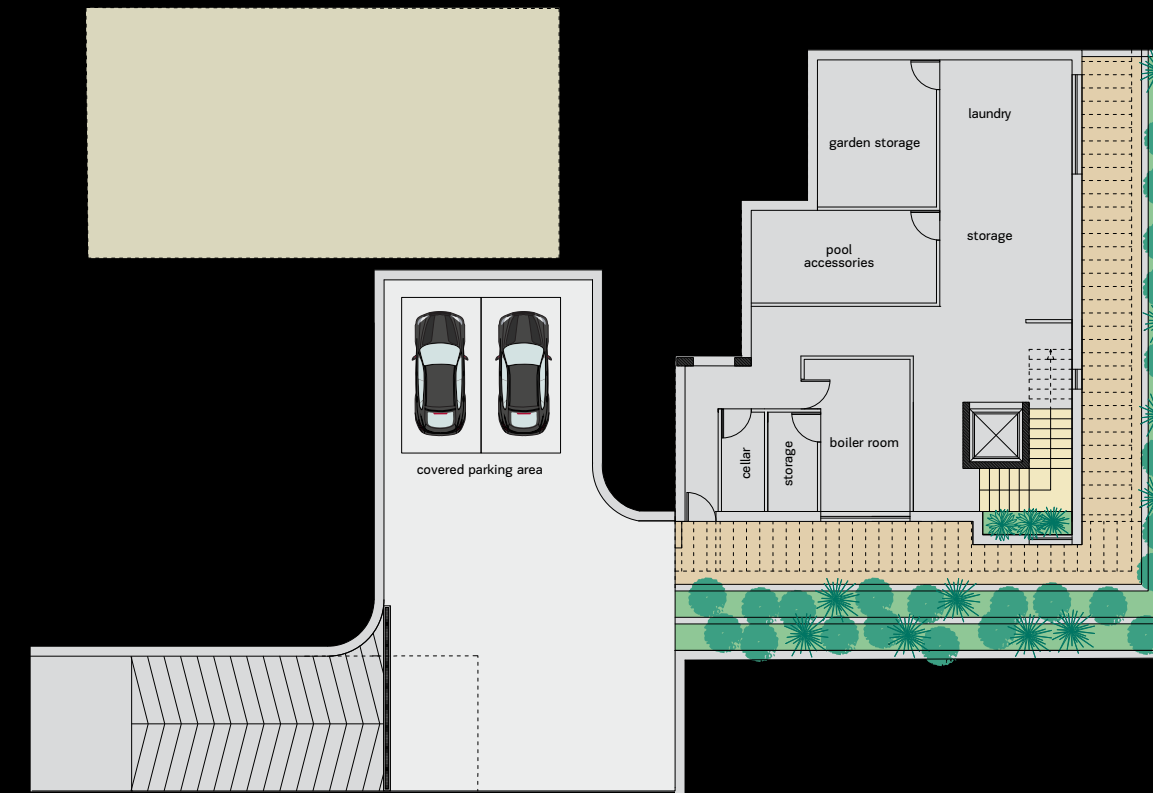


night view

total villa area: 424m<sup>2</sup>

floor plans

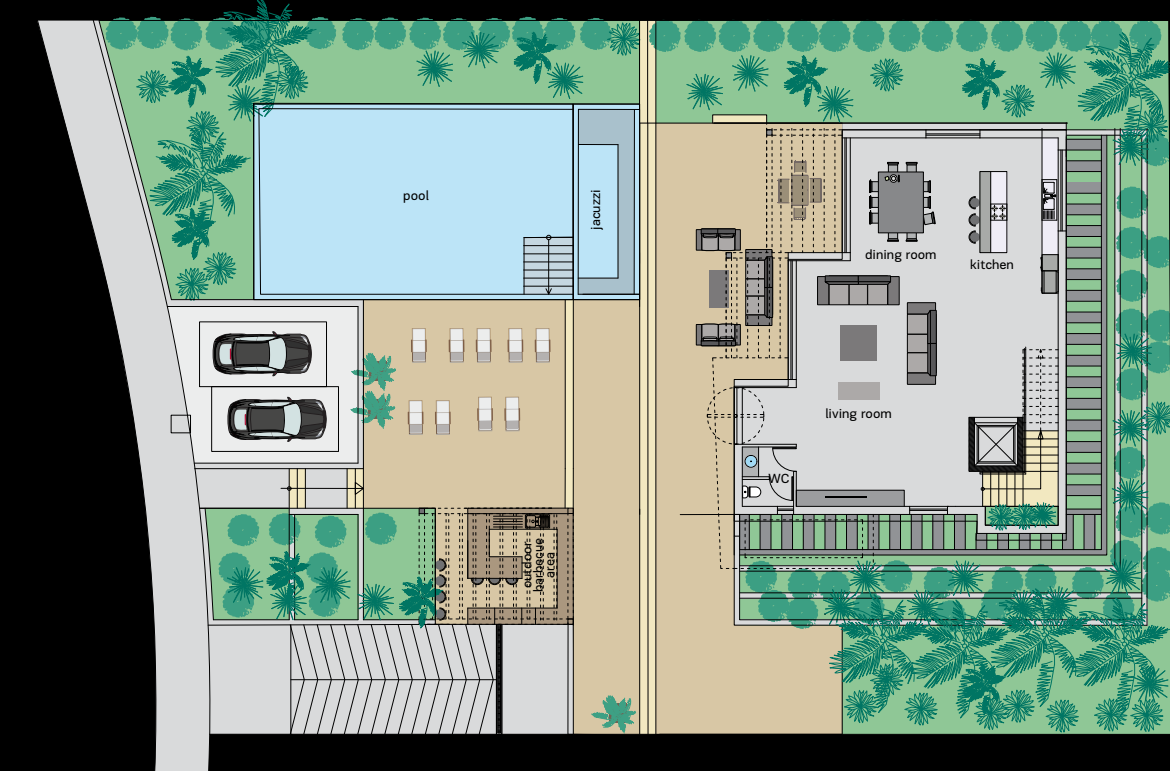
Villa 26



Basement

Basement floor area: 150m<sup>2</sup>

Uncovered verandas: 50m<sup>2</sup>

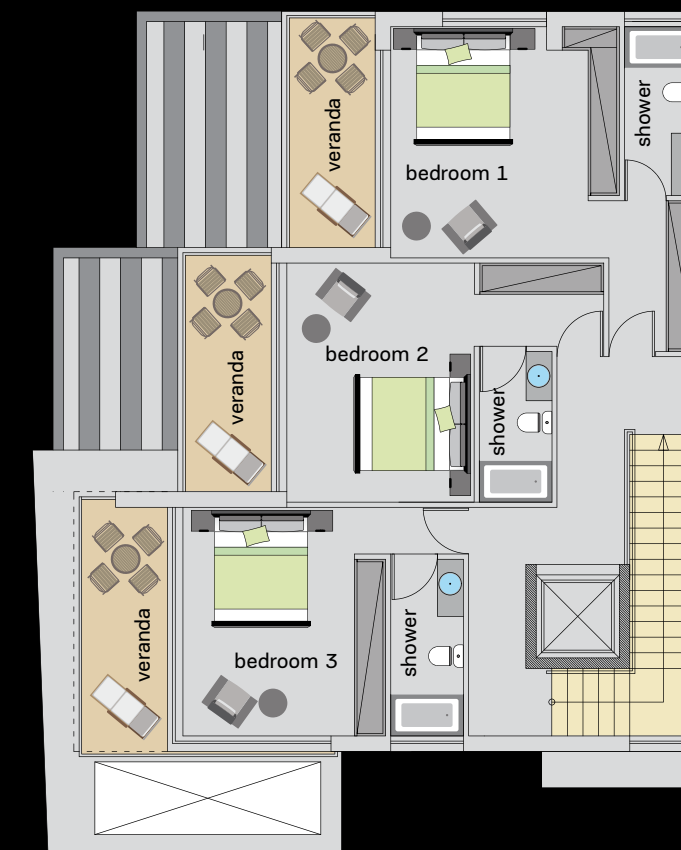


Ground Floor

Ground floor area: 150m<sup>2</sup>

Verandas: Uncovered: 219m<sup>2</sup>, Covered: 7m<sup>2</sup>

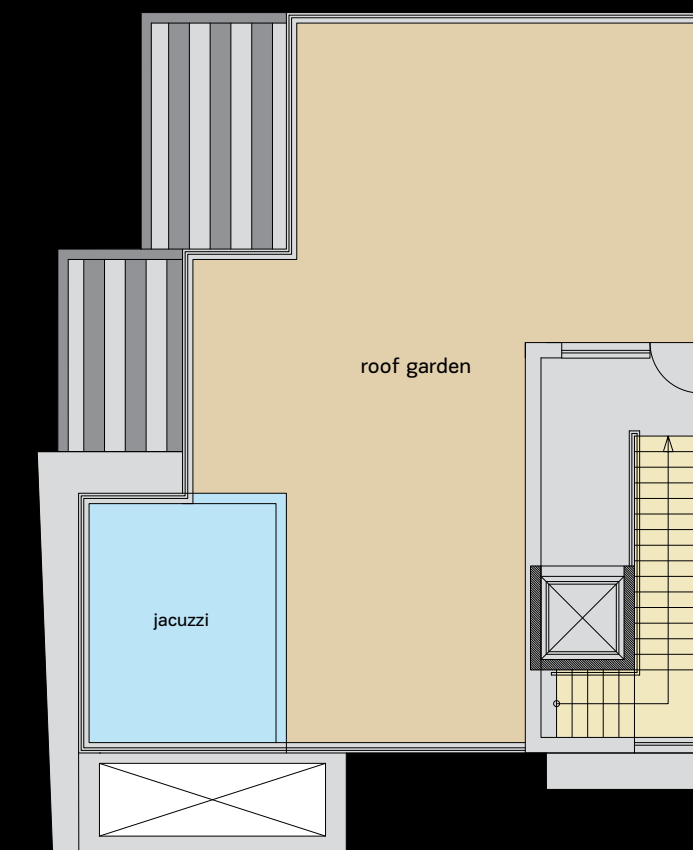
Uncovered parking area: 40m<sup>2</sup>



First Floor

First floor area: 124m<sup>2</sup>

Covered verandas: 26m<sup>2</sup>



Roof Garden

Canopy stair area: 26m<sup>2</sup>

Roof garden area: 124m<sup>2</sup>





entrance



night view

*cape blue*  
RESIDENCES

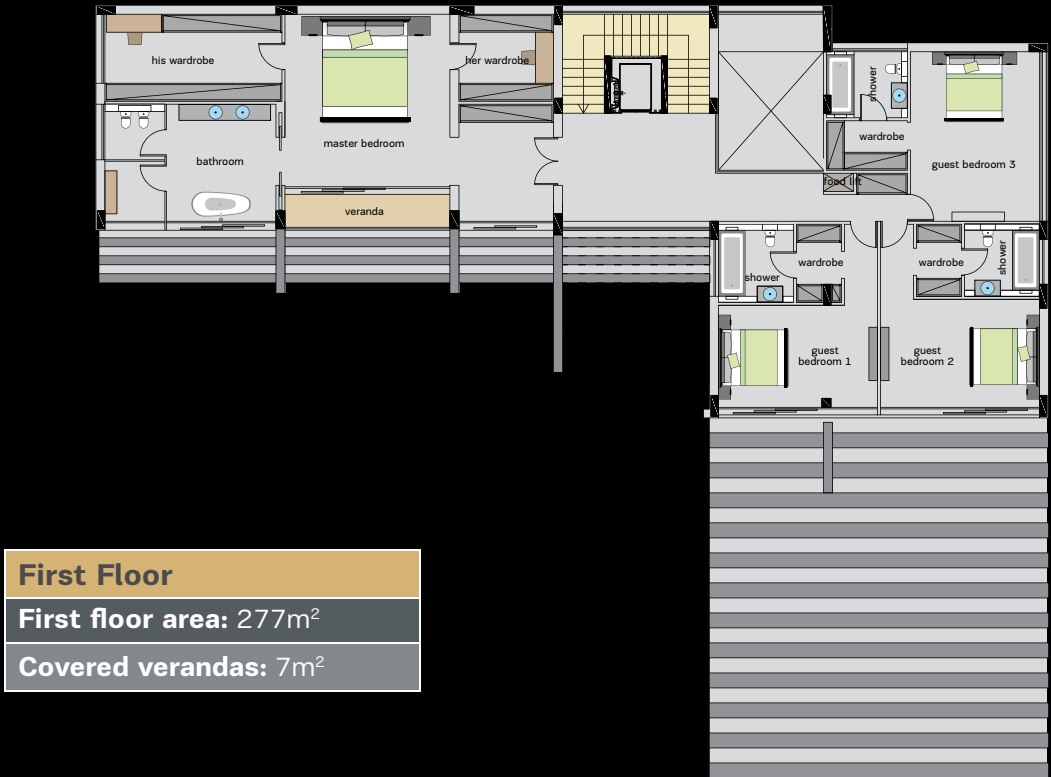
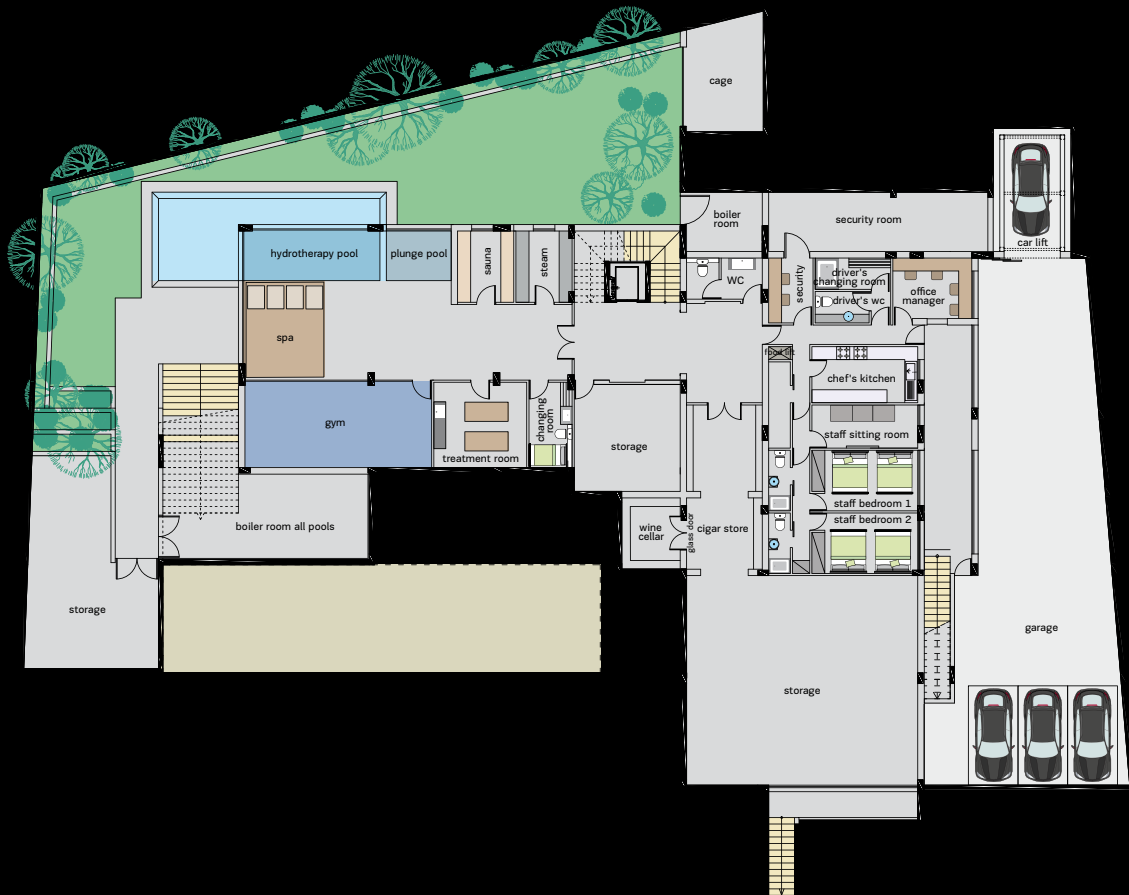
**4 bedrooms**

Gardens in the sun and  
under the stars



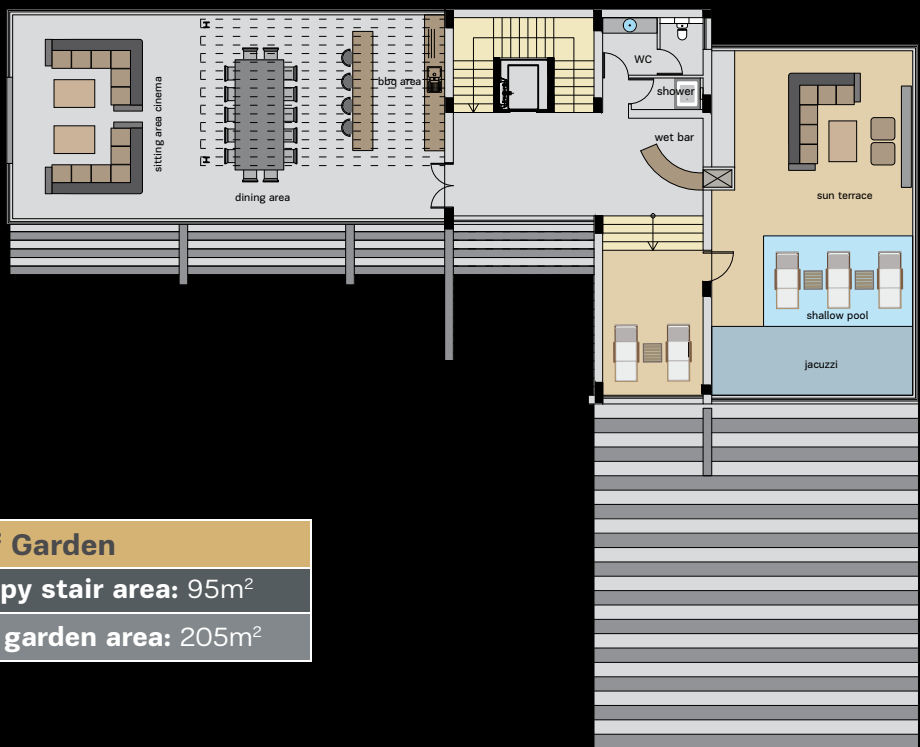
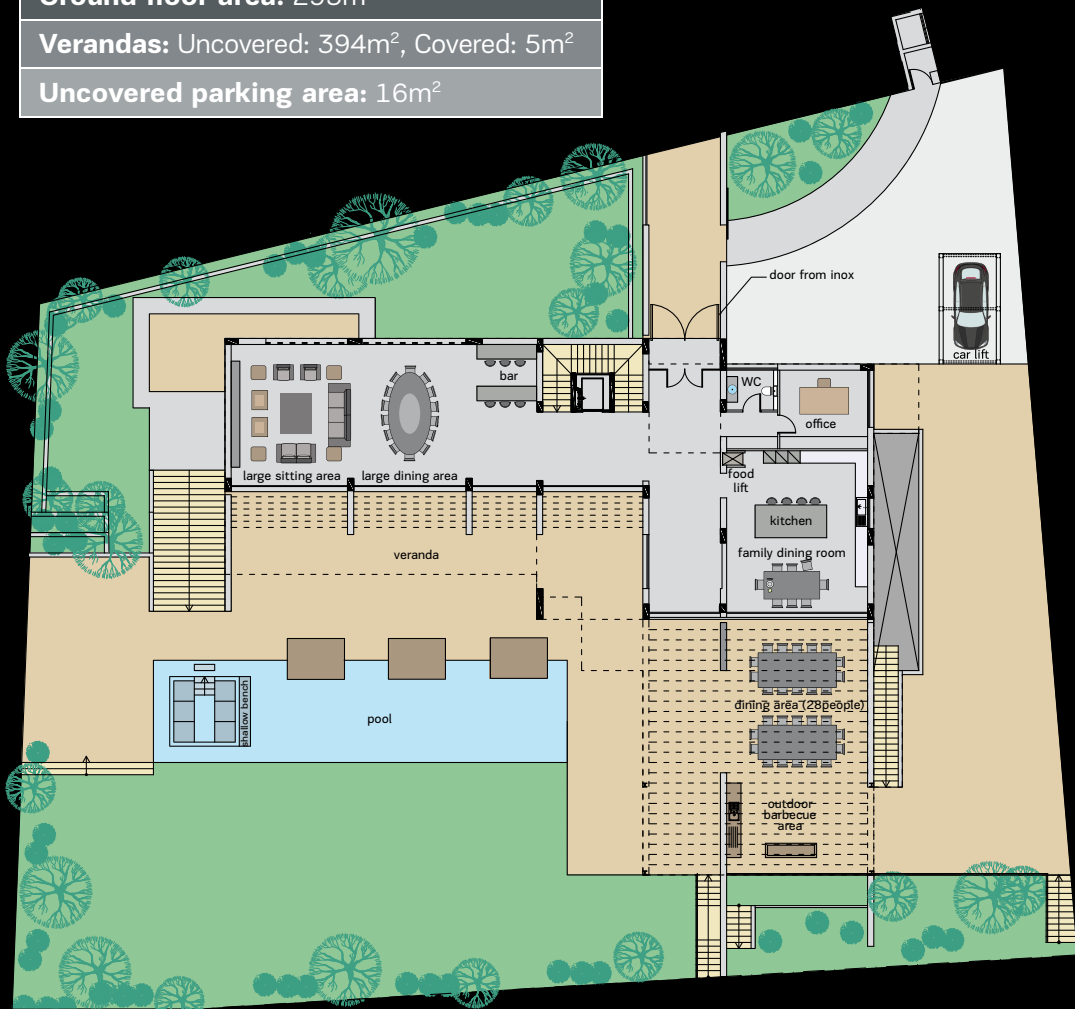
total villa area: 1279m<sup>2</sup>

**Basement**  
Basement floor area: 707m<sup>2</sup>  
Uncovered verandas: 55m<sup>2</sup>



**First Floor**  
First floor area: 277m<sup>2</sup>  
Covered verandas: 7m<sup>2</sup>

**Ground Floor**  
Ground floor area: 295m<sup>2</sup>  
Verandas: Uncovered: 394m<sup>2</sup>, Covered: 5m<sup>2</sup>  
Uncovered parking area: 16m<sup>2</sup>



**Roof Garden**  
Canopy stair area: 95m<sup>2</sup>  
Roof garden area: 205m<sup>2</sup>





cape blue  
RESIDENCES

### 3 bedrooms

For regular holidays or  
permanent residence

entrance



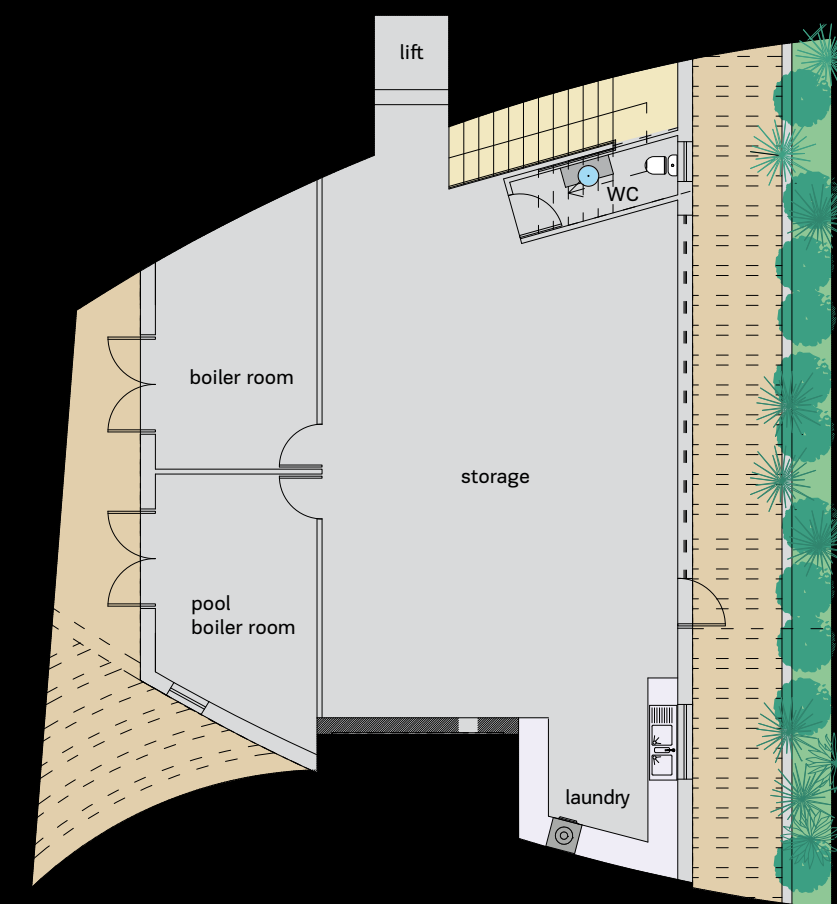
night view



total villa area: 428m<sup>2</sup>

## floor plans

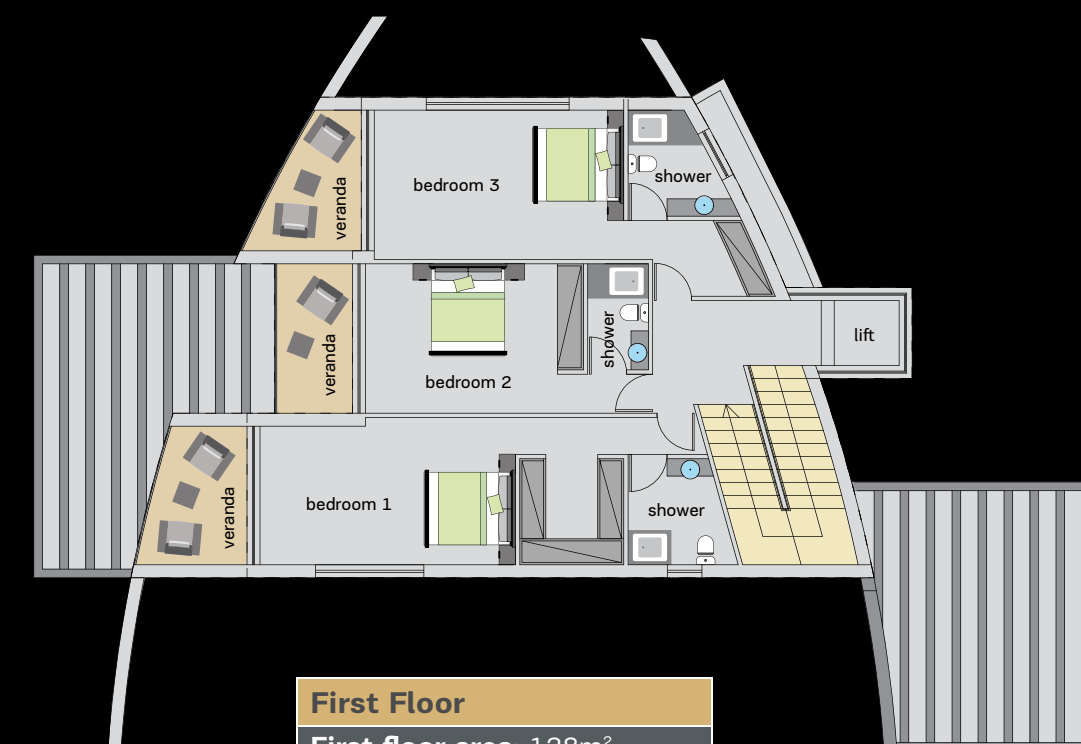
Villa 28



### Basement

Basement floor area: 150m<sup>2</sup>

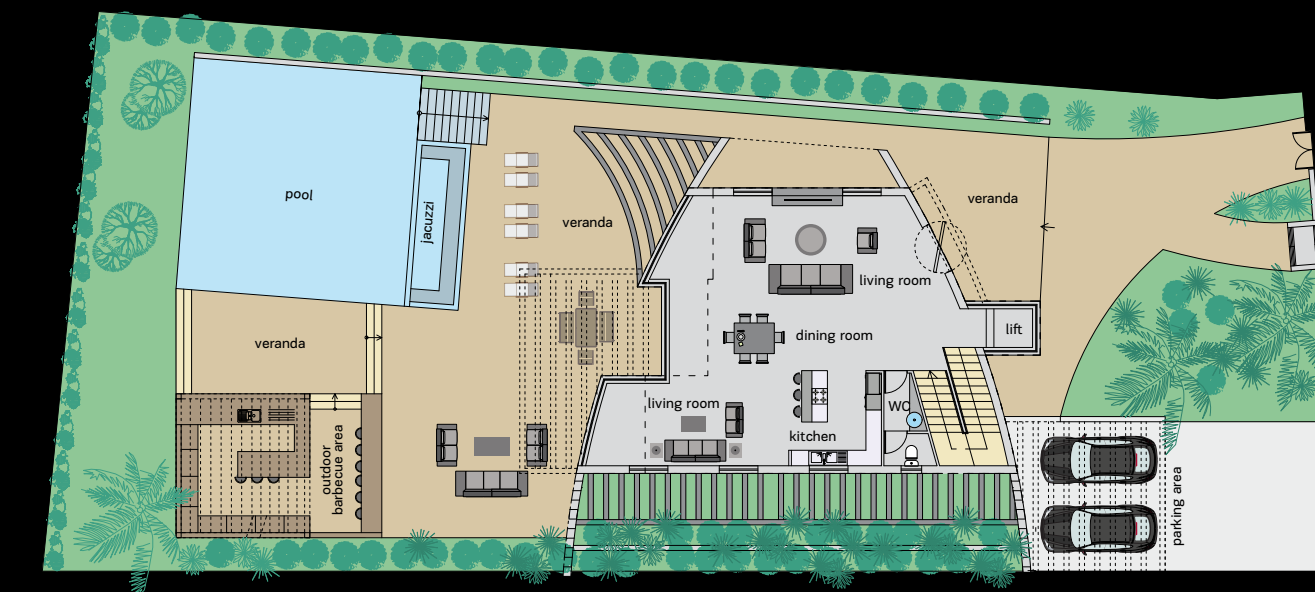
Uncovered verandas: 87m<sup>2</sup>



### First Floor

First floor area: 128m<sup>2</sup>

Covered verandas: 22m<sup>2</sup>

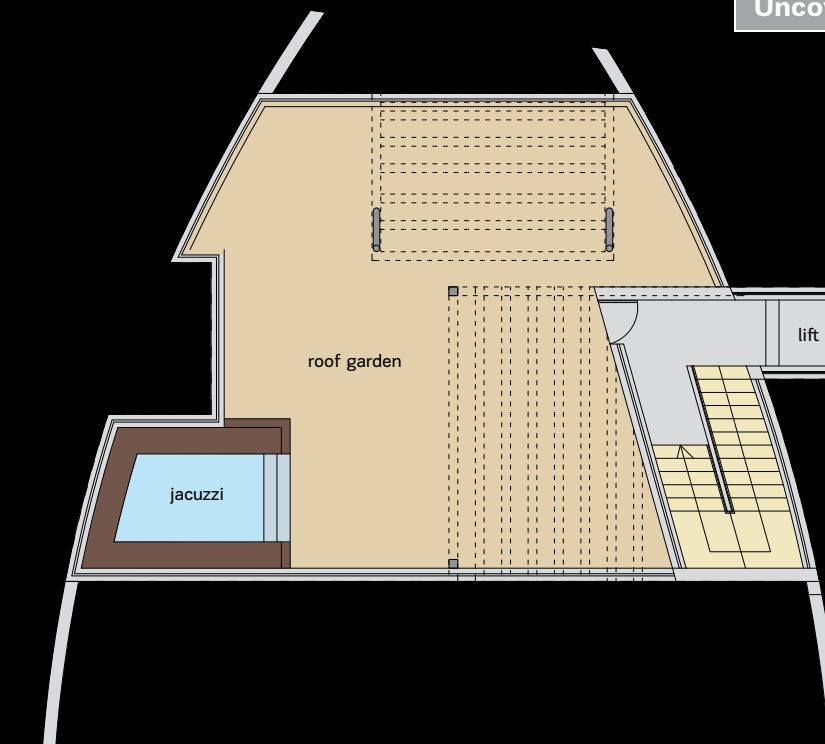


### Ground Floor

Ground floor area: 150m<sup>2</sup>

Verandas: Uncovered: 207m<sup>2</sup>, Covered: 4m<sup>2</sup>

Uncovered parking area: 36m<sup>2</sup>



### Roof Garden

Canopy stair area: 23m<sup>2</sup>

Roof garden area: 123m<sup>2</sup>





entrance



night view

*cape blue*  
RESIDENCES

**5 bedrooms**

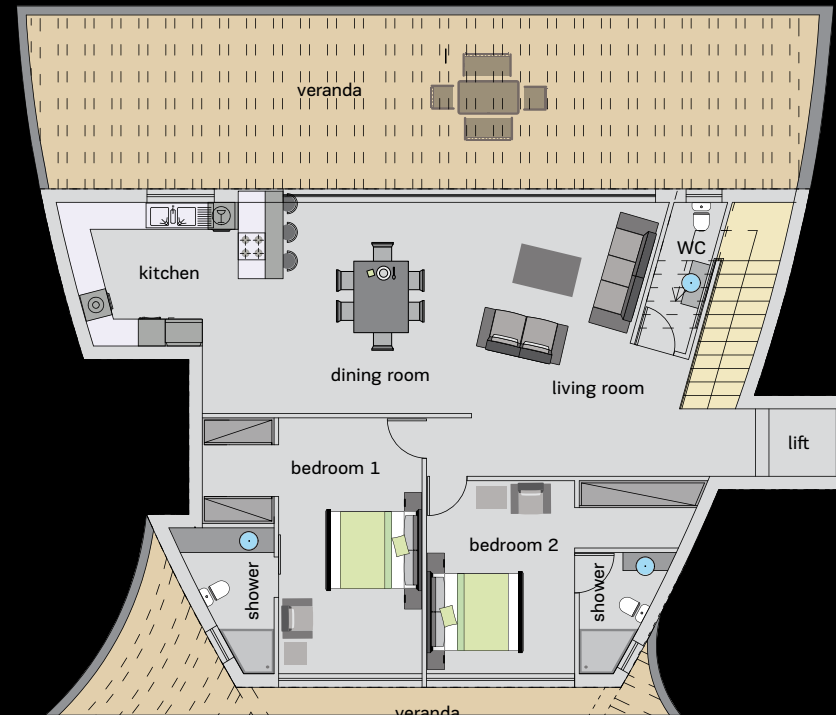
For retirement in the sun



**Basement**

**Basement floor area:** 150m<sup>2</sup>

**Uncovered verandas:** 87m<sup>2</sup>



**Ground Floor**

**Ground floor area:** 150m<sup>2</sup>

**Verandas:** Uncovered: 207m<sup>2</sup>, Covered: 4m<sup>2</sup>

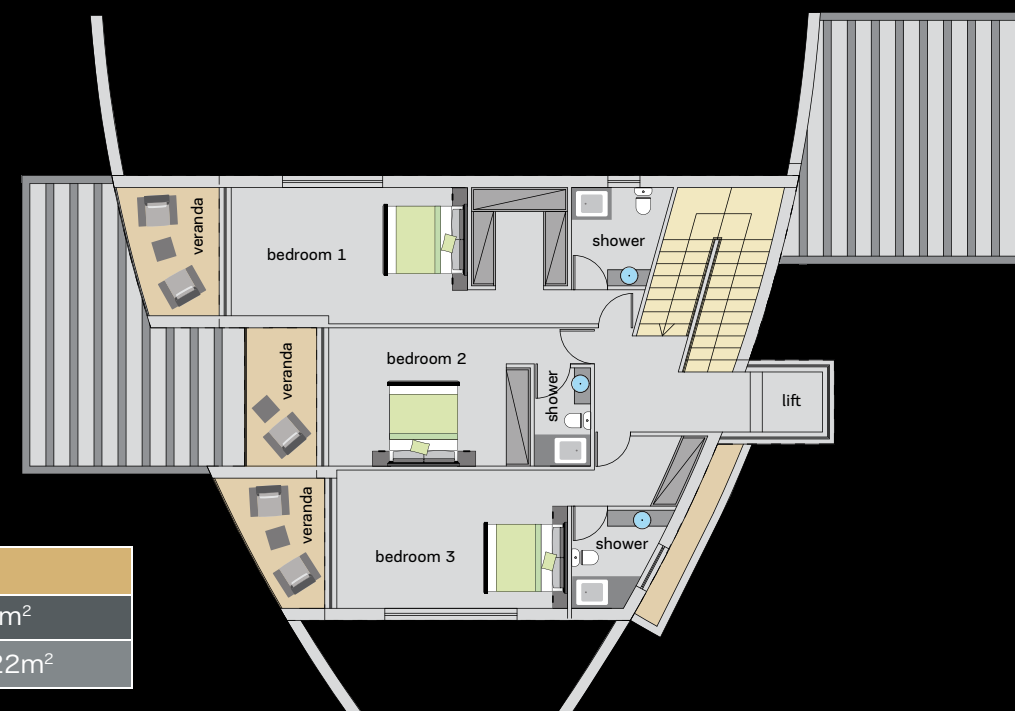
**Uncovered parking area:** 36m<sup>2</sup>



**First Floor**

**First floor area:** 128m<sup>2</sup>

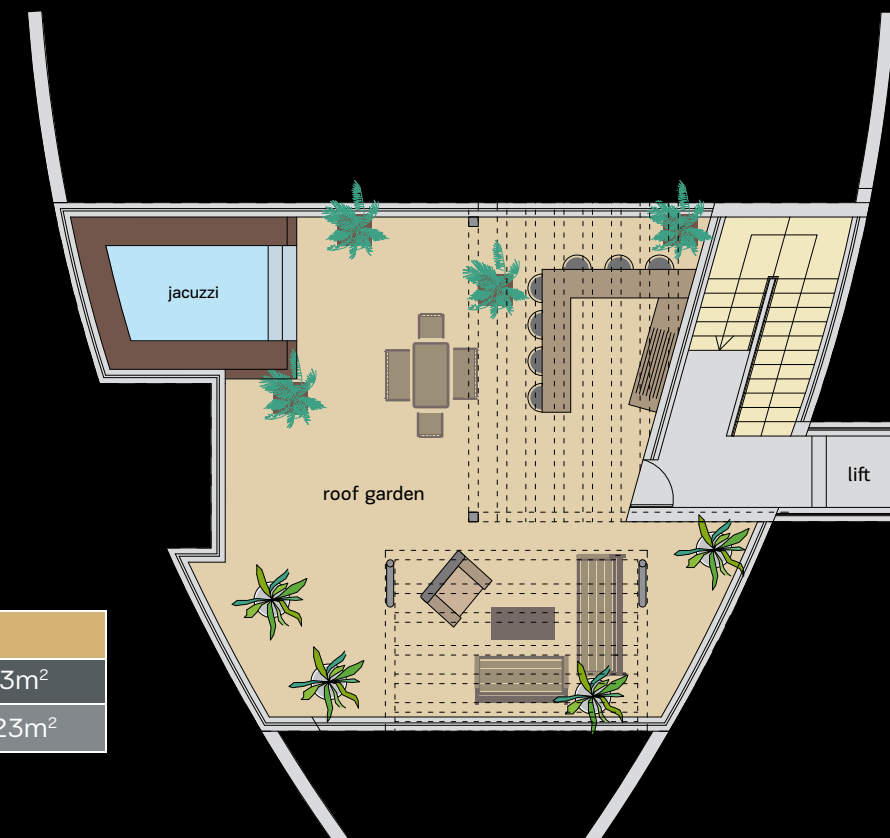
**Covered verandas:** 22m<sup>2</sup>



**Roof Garden**

**Canopy stair area:** 23m<sup>2</sup>

**Roof garden area:** 123m<sup>2</sup>





cape blue  
RESIDENCES

5 bedrooms

A source of personal  
pride

entrance



night view

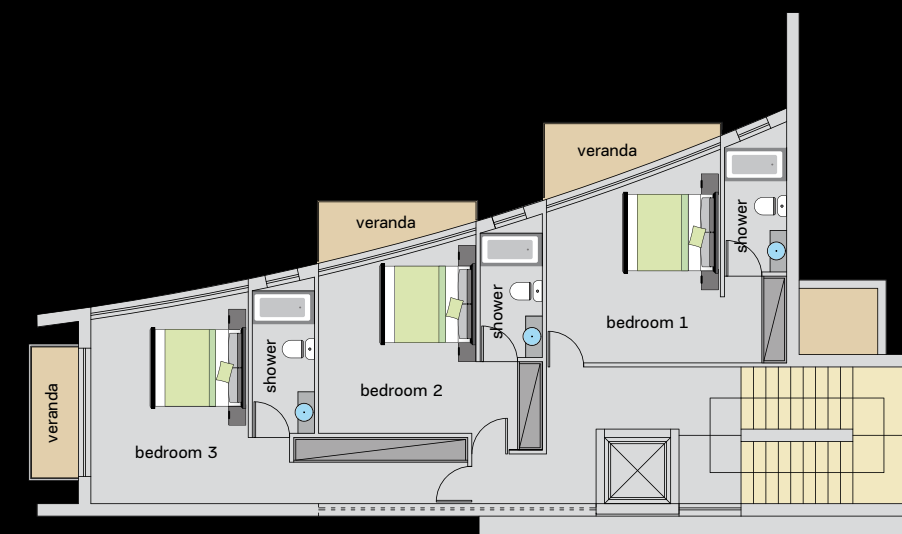


total villa area: 405m<sup>2</sup>

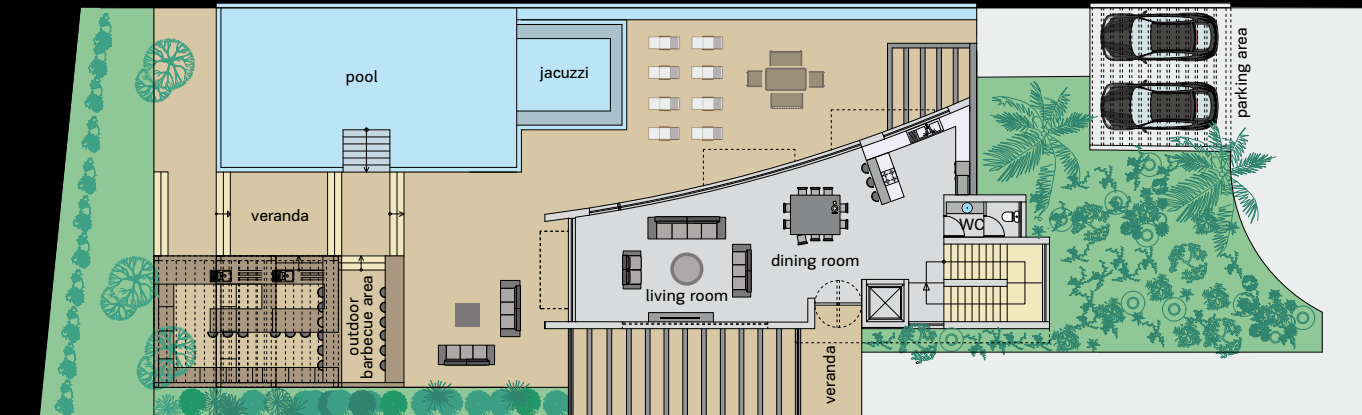
Villa 30



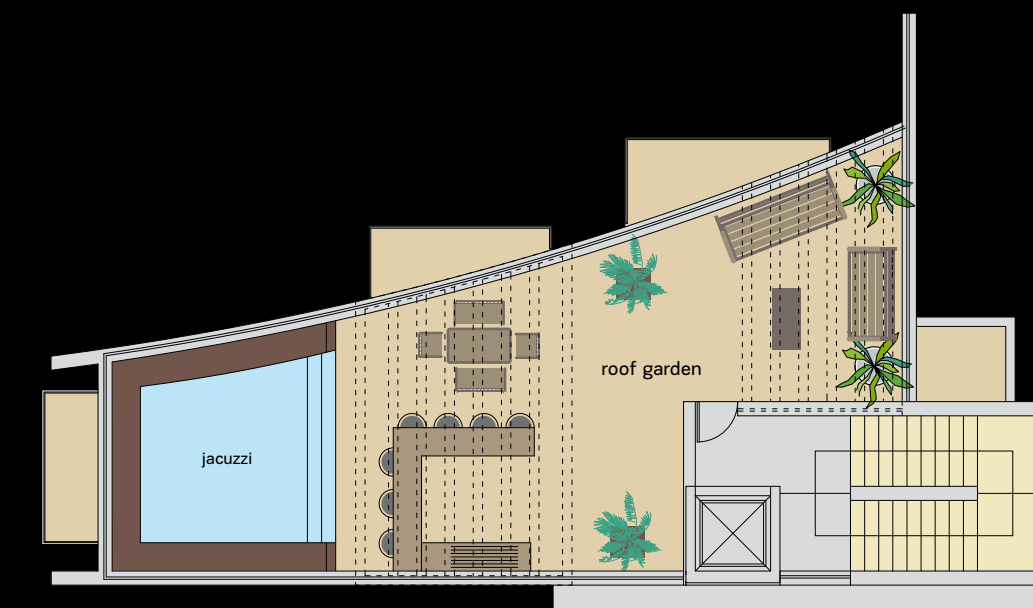
Basement
Basement floor area: 135m <sup>2</sup>
Uncovered verandas: 56m <sup>2</sup>



First Floor
First floor area: 135m <sup>2</sup>
Covered verandas: 15m <sup>2</sup>



Ground Floor
Ground floor area: 135m <sup>2</sup>
Verandas: Uncovered: 246m <sup>2</sup> , Covered: 15m <sup>2</sup>
Uncovered parking area: 38m <sup>2</sup>



Roof Garden
Canopy stair area: 31m <sup>2</sup>
Roof garden area: 119m <sup>2</sup>



in sync with *nature*





cape blue  
RESIDENCES

naturally *exclusive*



*indulge yourself.*

*cape blue*  
RESIDENCES