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Cove Residences

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Cove Residences





Experience...



... a deeper sense of luxury

Cyprus has long been a favourite among holidaymakers who visit again and again, and expatriates who have made this Mediterranean island their second home. All will agree that Cyprus has a lot to offer, above all an exceptional quality of life.

With your own private residence in a prime development, you can enjoy Cyprus to the full, while experiencing a deeper sense of luxury...
Luxury that addresses the senses: The daily sunshine you see when you open your eyes in the morning. The smell of the sea and the sound of the waves. The feeling of the mild breeze on your skin.
The taste of the amazing fresh produce that Cyprus offers all year round. All combined with the beauty, style and comfort of an exclusive home that you can call your own.

Welcome to Cove Residences.





An Enchanting Location

Located in one of the most picturesque coastal settings between Ayia Napa and Cape Greco, Cove Residences is designed for those who want the complete package: luxurious living with the sea within reach, access to the fun and facilities of an exciting tourist resort, but also a quiet home in peaceful surroundings that you can return to at the end of the day to truly relax.

Ayia Napa



The popular summer resort of Ayia Napa is only a few minutes by car from Cove Residences. Its sweeping sandy bay - the famous Nissi Bay - ranks among the most beautiful and safest bathing locations in Cyprus, where sugary sands melt gently into the shallow sea. Daytime activities and evening entertainment hot spots make Ayia Napa a magnet for the young and young at heart. And between Cove Residences and Ayia Napa you can explore the numerous hidden and quieter coves.

Cape Greco



Immediately to the east of Cove Residences, Cape Greco invites you to witness natural magic. It's impossible to miss this beautiful landmark with its main cliff dropping into crystal clear turquoise waters. Untouched flora and fauna create a protected natural environment that touches the heart. Walk, cycle, observe wildlife, or simply gaze at the endless sea and enjoy the therapeutic effect of this serene eastern corner of Cyprus.



The Residences

Cove Residences is an exclusive residential development where contemporary style meets the timeless sea.

Overlooking the blue waters at Cape Greco, approximately 150 metres from the sea, the project comprises only six eye-catching villas on large individual plots. Innovative architecture blends artistic lines with functionality and employs top quality finishing materials. The result is a high-end crisp and bright island design that is adapted to 21st century luxury living.

In terms of interior layout, two property types are available at Cove Residences. Similar but not identical, they fit together on the site like a perfect puzzle to afford maximum privacy and enhance the development's aesthetic value.





Home Comfort

Comfort and sophistication define every property. Across all three levels, the living area provides generous spaces, with French windows allowing the abundant daylight to flood every corner.

Property features

- Plot size: 1000m²
- Living area: 240-260m²
- 3 bedrooms, each with ensuite bathroom and veranda access
- Open plan living room, dining room and kitchen
- Guest WC on the ground floor
- Roof garden with jacuzzi
- Garden with private swimming pool
- Private pergola covered car park





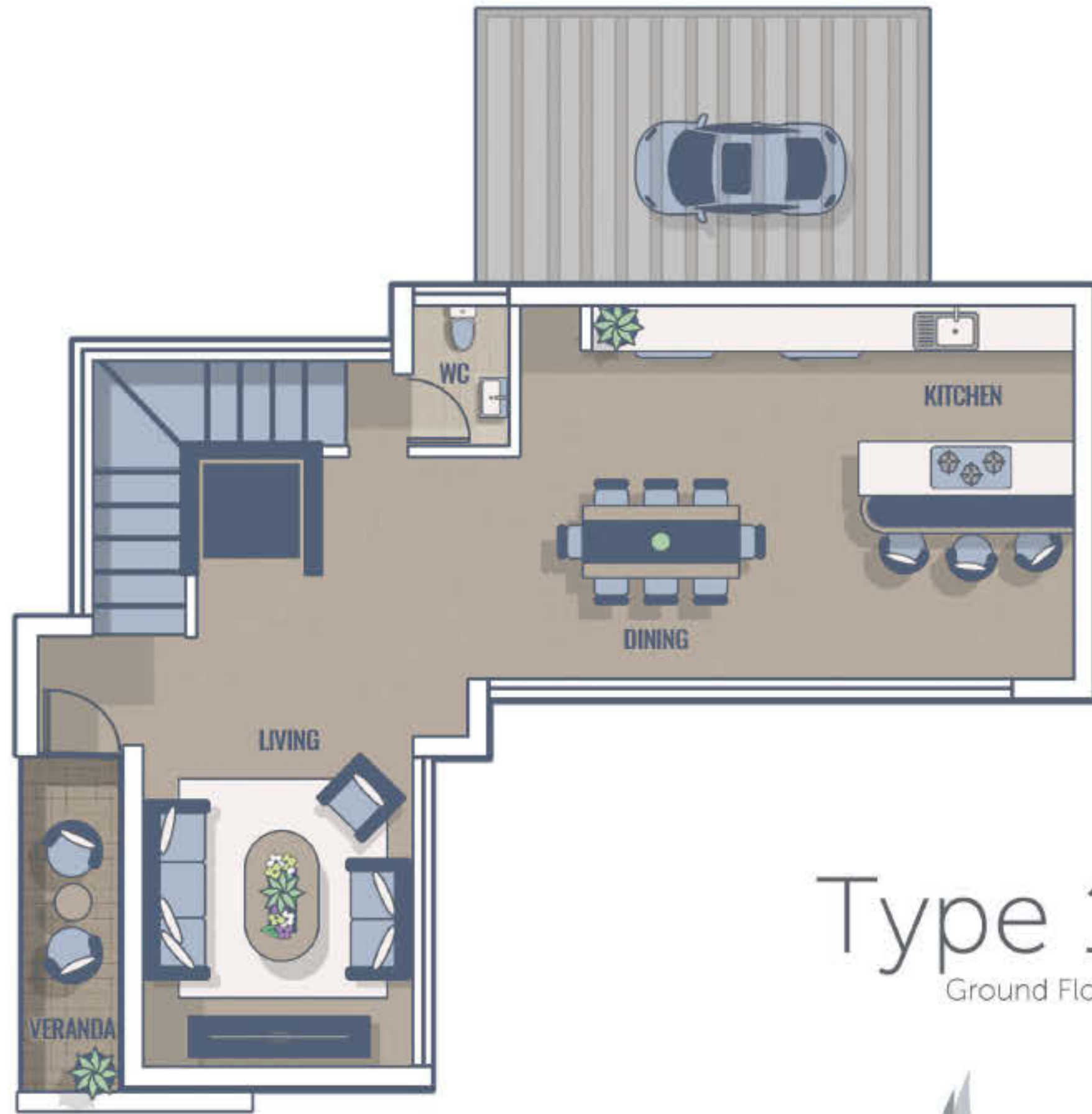
The Residences

TYPE 1

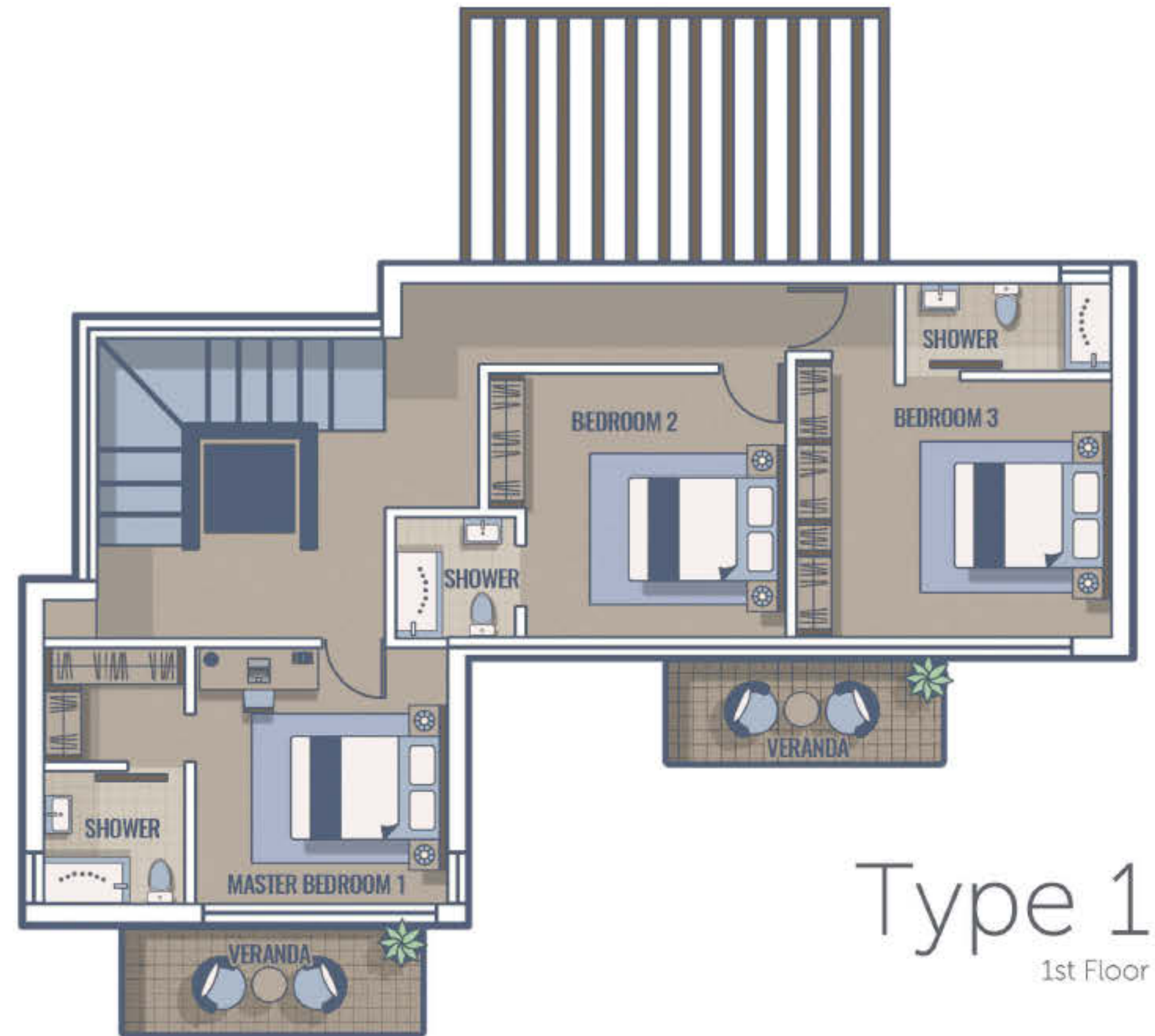
Type 1 villa design is based on an L-shaped core structure and interior layout wrapped around the front garden and pool, creating ample space between neighbouring properties. All living areas face the sea, to ensure a Mediterranean experience wherever you are.

The roof garden is the perfect place for private sunbathing, hydromassage in the jacuzzi, or entertainment under the stars.



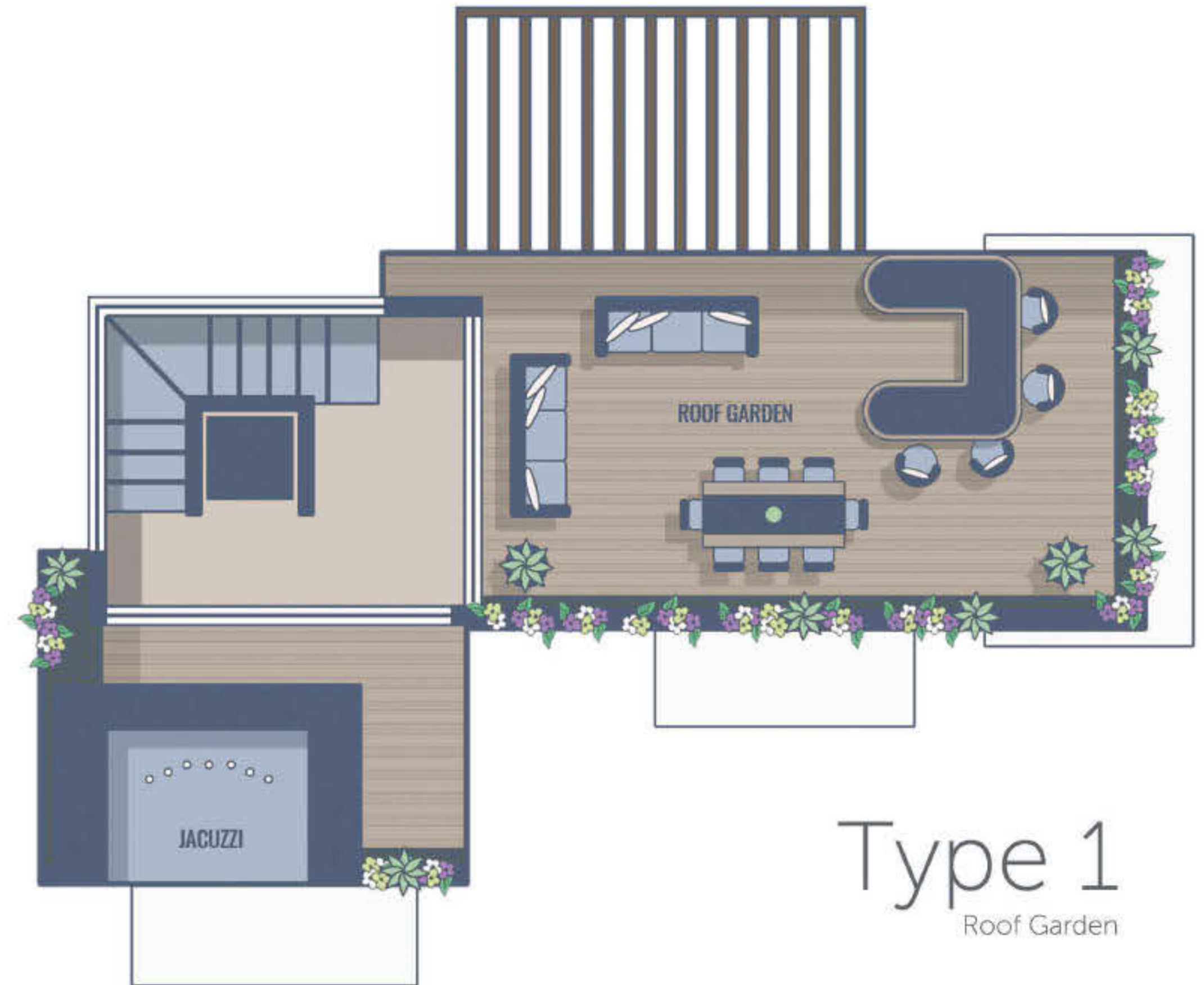


Type 1
Ground Floor



Type 1
1st Floor





Type 1
Roof Garden



Type 1

HOUSE 2

Ground floor area :	117 m ²
First floor area :	125 m ²
Total :	242 m ²
Cov.Verandas (Gr.floor):	31.50 m ²
Unc.Verandas (Gr.floor):	320 m ²
Parking area :	56 m ²
Plot area:	1000 m ²

Ground floor:

Kitchen :	4.00m X 4.85m
Dining :	4.00m X 5.40m
Living :	4.00m X 5.40m

First floor:

Master bed. 1 :	6.30m X 4.05m (shower included)
Bedroom 2 :	4.60m X 4.10m (extra shower)
Bedroom 3 :	4.85m X 5.40m (shower included)
Unc.Veranda :	1.60m X 4.60m (master bedroom)
Unc.Veranda :	1.60m X 4.20m (bedroom 2&3)

Roof Garden:	10.20m X 6.00m 6.90m X 4.15m
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HOUSE 4

Ground floor area :	117 m ²
First floor area :	125 m ²
Total :	242 m ²
Cov.Verandas (Gr.floor):	31.50 m ²
Unc.Verandas (Gr.floor):	341 m ²
Parking area :	56 m ²
Plot area:	1000 m ²

Ground floor:

Kitchen :	4.00m X 4.85m
Dining :	4.00m X 5.40m
Living :	4.00m X 5.40m

First floor:

Master bed. 1 :	6.30m X 4.05m (shower included)
Bedroom 2 :	4.60m X 4.10m (extra shower)
Bedroom 3 :	4.85m X 5.40m (shower included)
Unc.Veranda :	1.60m X 4.60m (master bedroom)
Unc.Veranda :	1.60m X 4.20m (bedroom 2&3)

Roof Garden:	10.20m X 6.00m 6.90m X 4.15m
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HOUSE 6

Ground floor area :	117 m ²
First floor area :	125 m ²
Total :	242 m ²
Cov.Verandas (Gr.floor):	31.50 m ²
Unc.Verandas (Gr.floor):	327 m ²
Parking area :	56 m ²
Plot area:	1000 m ²

Ground floor:

Kitchen :	4.00m X 5.40m
Dining :	4.00m X 5.40m
Living :	4.00m X 6.20m

First floor:

Master bed. 1 :	6.30m X 4.05m (shower included)
Bedroom 2 :	4.60m X 4.10m (extra shower)
Bedroom 3 :	4.85m X 5.40m (shower included)
Unc.Veranda :	1.60m X 4.60m (master bedroom)
Unc.Veranda :	1.60m X 4.20m (bedroom 2&3)

Roof Garden:	10.20m X 6.00m 6.90m X 4.15m
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The Residences

TYPE 2

Type 2 villa design features an extended façade overlooking the garden with private pool and deck. Alternating with Type 1 properties, this layout separates the living room from the kitchen and dining room, and maximizes the privacy of the master bedroom.

Like Type 1, all living areas face the sea, while the roof garden is equally inviting during the day and on summer nights.



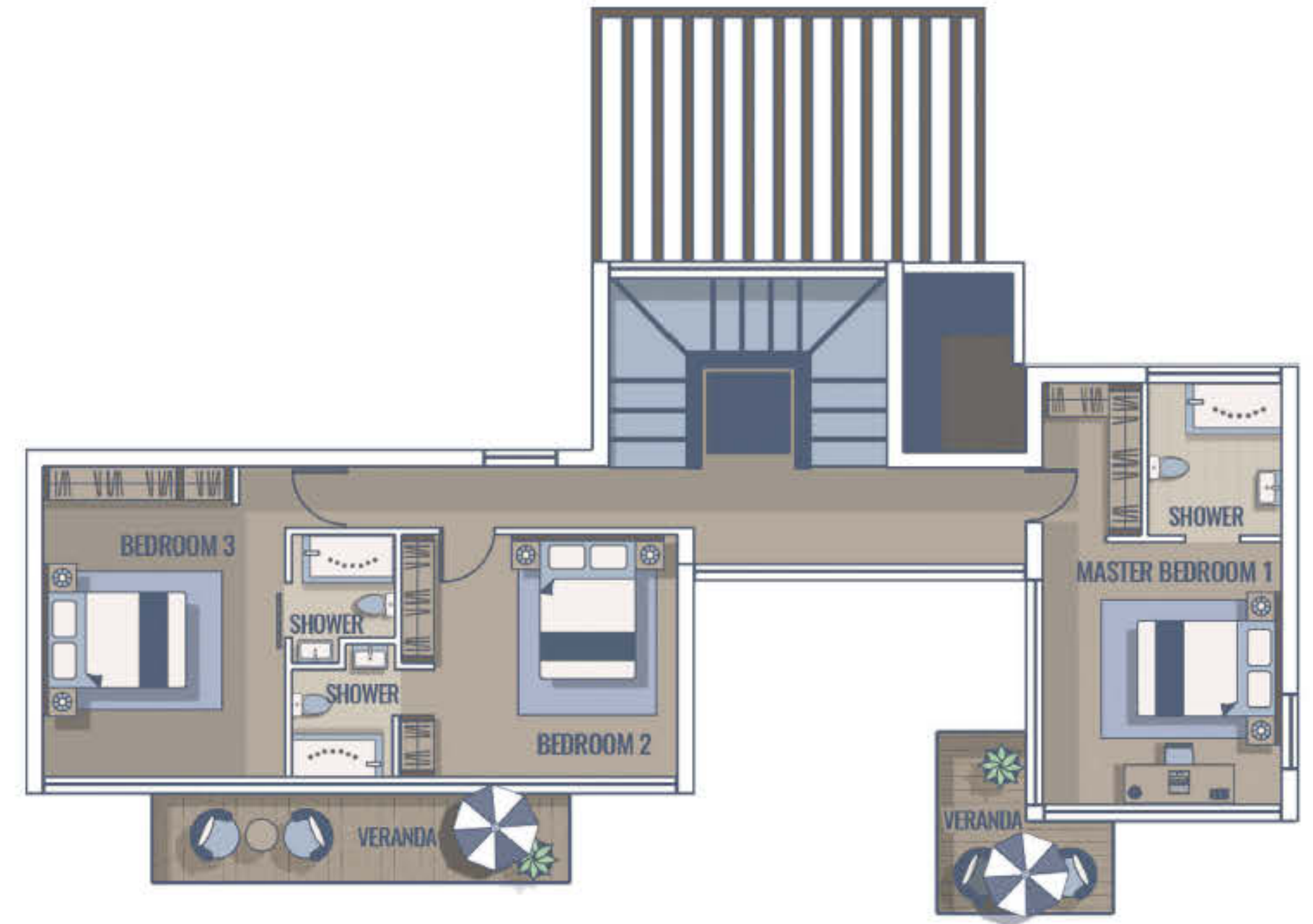
Type 2

Ground Floor



Type 2

1st Floor





Type 2

Roof Garden



Type 2

HOUSE 1

Ground floor area :	127 m ²
First floor area :	127 m ²
Total :	254 m ²
Cov.Verandas (Gr.floor):	20 m ²
Unc.Verandas (Gr.floor):	282 m ²
Parking area :	39 m ²
Plot area:	1332 m ²

Ground floor:	
Kitchen :	4.00m X 5.15m
Dining :	6.50m X 5.15m
Living :	4.00m X 7.00m

First floor:	
Master bed. 1 :	7.00m X 4.00m (shower included)
Bedroom 2 :	4.05m X 4.60m (extra shower)
Bedroom 3 :	4.00m X 5.15m (extra shower)
Unc.Veranda :	7.00 m ² (L shape)
Unc.Veranda :	1.50m X 7.00m (bedroom 2&3)

Roof Garden:	7.30m X 4.00m 10.50m X 5.45m
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HOUSE 3

Ground floor area :	127 m ²
First floor area :	127 m ²
Total :	254 m ²
Cov.Verandas (Gr.floor):	20 m ²
Unc.Verandas (Gr.floor):	278 m ²
Parking area :	39 m ²
Plot area:	1000 m ²

Ground floor:	
Kitchen :	4.00m X 5.15m
Dining :	6.50m X 5.15m
Living :	4.00m X 7.00m

First floor:	
Master bed. 1 :	7.00m X 4.00m (shower included)
Bedroom 2 :	4.05m X 4.60m (extra shower)
Bedroom 3 :	4.00m X 5.15m (shower included)
Unc.Veranda :	7.00 m ² (L shape)
Unc.Veranda :	1.50m X 7.00m (bedroom 2&3)

Roof Garden:	7.30m X 4.00m 10.50m X 5.45m
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HOUSE 5

Ground floor area :	127 m ²
First floor area :	127 m ²
Total :	254 m ²
Cov.Verandas (Gr.floor):	20 m ²
Unc.Verandas (Gr.floor):	269 m ²
Parking area :	39 m ²
Plot area:	1000 m ²

Ground floor:	
Kitchen :	4.00m X 5.15m
Dining :	6.50m X 5.15m
Living :	4.00m X 7.00m

First floor:	
Master bed. 1 :	7.00m X 4.00m (shower included)
Bedroom 2 :	4.05m X 4.60m (extra shower)
Bedroom 3 :	4.00m X 5.15m (shower included)
Unc.Veranda :	7.00 m ² (L shape)
Unc.Veranda :	1.50m X 7.00m (bedroom 2&3)

Roof Garden:	7.30m X 4.00m 10.50m X 5.45m
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Luxurious Living

Visible in both design and detail, luxurious living is the theme of Cove Residences. Every property welcomes you to an environment where elegance and top quality materials are accompanied by modern home technology.

Comfort features

- Air-conditioning
- Underfloor heating
- Luxurious finishing materials
- Iroko wood carpentry
- Double glazing
- Electric curtains
- Built-in kitchens with touch-to-open cabinets
- High quality electrical appliances
- Built-in wardrobes
- High-end sanitary ware and fittings
- Elevators
- Security systems





A Prime Investment

Buying a home is an investment that deserves serious consideration, to make sure you choose a property that will serve you for a lifetime, and even longer.

A villa at Cove Residences satisfies multiple criteria. Whether you are looking for a property for permanent residence, a holiday home, or a place to retire in the sun, Cove Residences is an exceptional development, designed to offer you a deeper sense of luxury.

Alternatively, you may be interested in acquiring property purely as an investment. Given Cove Residences' prime location near the sea and the most popular tourist resorts, this is a development that will always attract holiday rentals and can therefore serve as a long-term source of income. With demand for coastal properties always exceeding supply, you can also count on the value of your property to increase over time.

Any way you look at it, for personal use or as an investment, a property at Cove Residences is an asset with all the benefits and advantages of prime real estate in Cyprus, for you and your family to enjoy in the immediate future and for many years to come.



The Beauty of Cyprus

Living in Cyprus is beautiful in so many ways that make your everyday routine comfortable, and your holiday memorable.

It's beautiful...

The sunny Mediterranean climate affects your mood and lifts your spirits. Combined with the diversity of the natural landscape, the overall experience is full of the simple pleasures in life.

It's interesting...

A long and rich history spanning 10.000 years is mixed with local culture and timeless traditions that are reflected in feasts and festivals throughout the year.

It's healthy...

Easily accessible everyday amenities and services minimize travel time and stress. Abundant fresh local produce promotes a wholesome diet. And should you need it, excellent health care is always available.

It's practical...

Business runs smoothly, thanks to high standard professional services and excellent telecoms.

It's welcoming...

Hospitality is part of the Cypriot DNA. The multicultural society has adopted a European lifestyle without giving up its inherent Mediterranean warmth. Above all, the island is known to have the lowest crime rate in Europe



Now you can combine the overall quality of life in Cyprus
with the exclusive privileges of living at Cove Residences.

Make it your own...