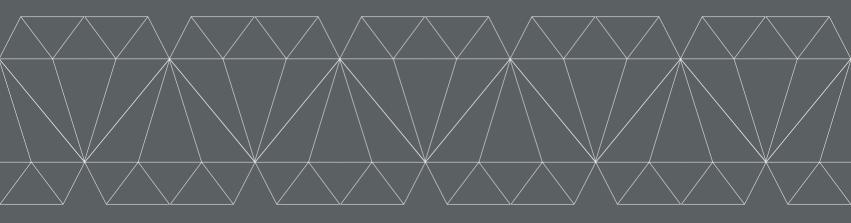


AYIA NAPA - CYPRUS





A MEDITERRANEAN TREASURE TROVE

The Mediterranean island of Cyprus has long been a magnet for holidaymakers, the business community, as well as expatriates seeking a home in the sun.

It's a destination where the weather is mild, the infrastructure is well developed, communications are excellent, and life is safe and comfortable. On this small island, distances between the towns are short, but the diversity is great.

> As a member of the European Union, it offers everyone a sense of freedom and security, and ranks as the safest country in Europe. So it is not surprising that apart from its reputation as a sunny island, Cyprus is attracting the attention of international investors.

> > There is no doubt: Cyprus captures that rare combination of European lifestyle, Mediterranean climate and local hospitality. And you can enjoy it all in one of the island's most popular resorts, Ayia Napa.







NAPA GEM SUITES a cut above the rest

Napa Gem Suites elevate holiday accommodation to luxury level. The gated development is located in the heart of Ayia Napa, only a few minutes' walk from the resort's centre and the sweeping sandy bay.

The project consists of three small blocks that resemble a trio of free-standing mansions. Each block houses a limited number of suites in various sizes to match different requirements and planned use of the property.

Whether you choose a studio suite or a 3-bedroom penthouse with roof garden, you will notice that top quality construction, elegant contemporary design and luxury finishing materials are the signature of Napa Gem Suites.

A large communal pool with jacuzzi and sun deck is reserved exclusively for residents, for a quick and refreshing dip anytime.



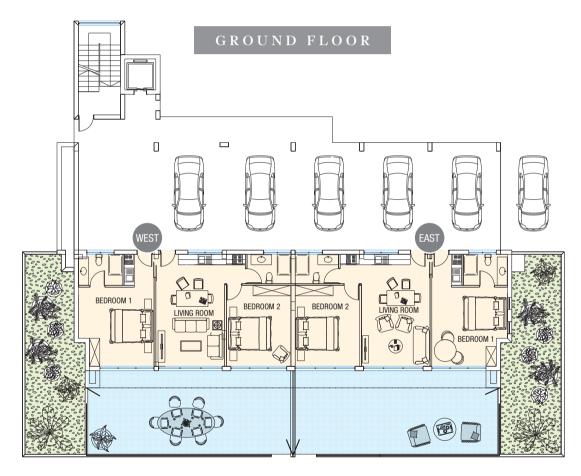












2 x 2-Bedroom Suites:

2-BEDROOM SUITE, Total Area: $88m^2$

Living room: 40m² (6.50m x 4m)

Bedroom 1: 21.7m² (3.75m x 4.60m) can serve as a separate studio

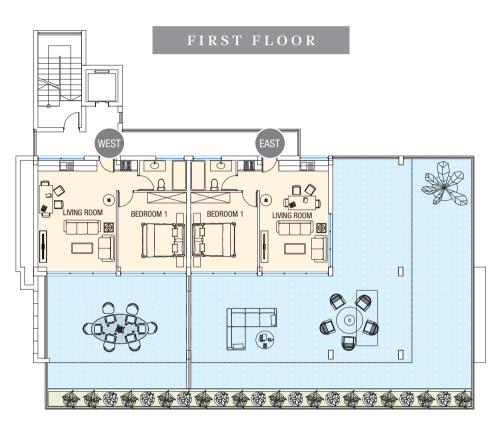
Ensuite bathroom: 5m² (2.25m x 1.80m)

Ensuite Kitchen: 4m² (1.75m x 1.80m)

Bedroom 2: 20m² (3.75m x 4.70m)

Ensuite bathroom: 5m² (2.25m x 1.70m)

Total veranda area: 48m² Total covered veranda: 12m²



2 x 1-Bedroom Suites:

WEST: 1-BEDROOM SUITE

Total Area: $58.8m^2$

Living room: 34m² (6.25m x 4.40m) Bedroom 1: 19.2m² (3.85 x 4.45m) Ensuite bathroom: 5m² (2.25m x 1.80m)

Ensuite kitchen: 4m² (1.75m x 1.80m) WC: 5.6m² (2.65m x 1.70m)

Total uncovered veranda: 13m² Total covered veranda: 38.8m²

EAST:1-BEDROOM SUITE

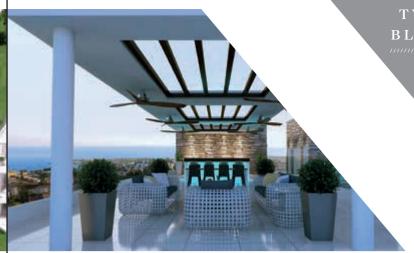
Total Area: 54.7m²

Living room: 30.6m² (6.25m x 3.90m) Bedroom 1: 18.6m² (3.75 x 4.45m) Ensuite bathroom: 5m² (2.25m x 1.80m)

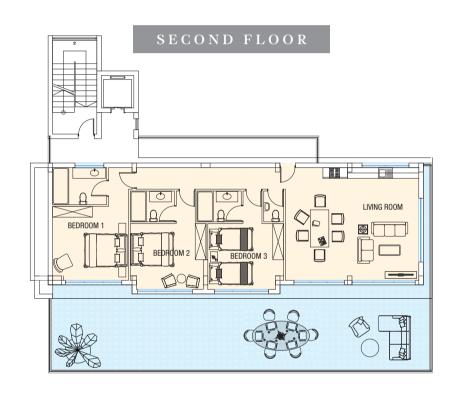
WC: 5.5m² (2.65m x 1.70m) Total uncovered veranda: 64m² Total covered veranda: 90.5m²











1 x 3-Bedroom Suite:

3-BEDROOM SUITE, Total Area: $144.3\,m^2$

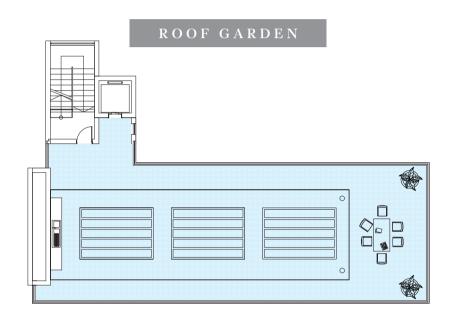
Living room: 63.7m² (7.40m x 6.25) WC: 2.4m² (1.10m x 1.70m)

Bedroom 1: 23.1m² (4.20m x 4.10m) Ensuite bathroom: 7.7m² (2.05m x 3.0m)

Bedroom 2: 18.7m² (4.20m x 3.65m) Ensuite bathroom: 4.8m² (1.70m x 2.45m)

Bedroom 3: 19.1m² (4.20m x 3.65m) Ensuite bathroom: 4.80m² (1.70m x 2.45m)

Total uncovered veranda: 87m² Total covered veranda: 15m²



Roof Garden

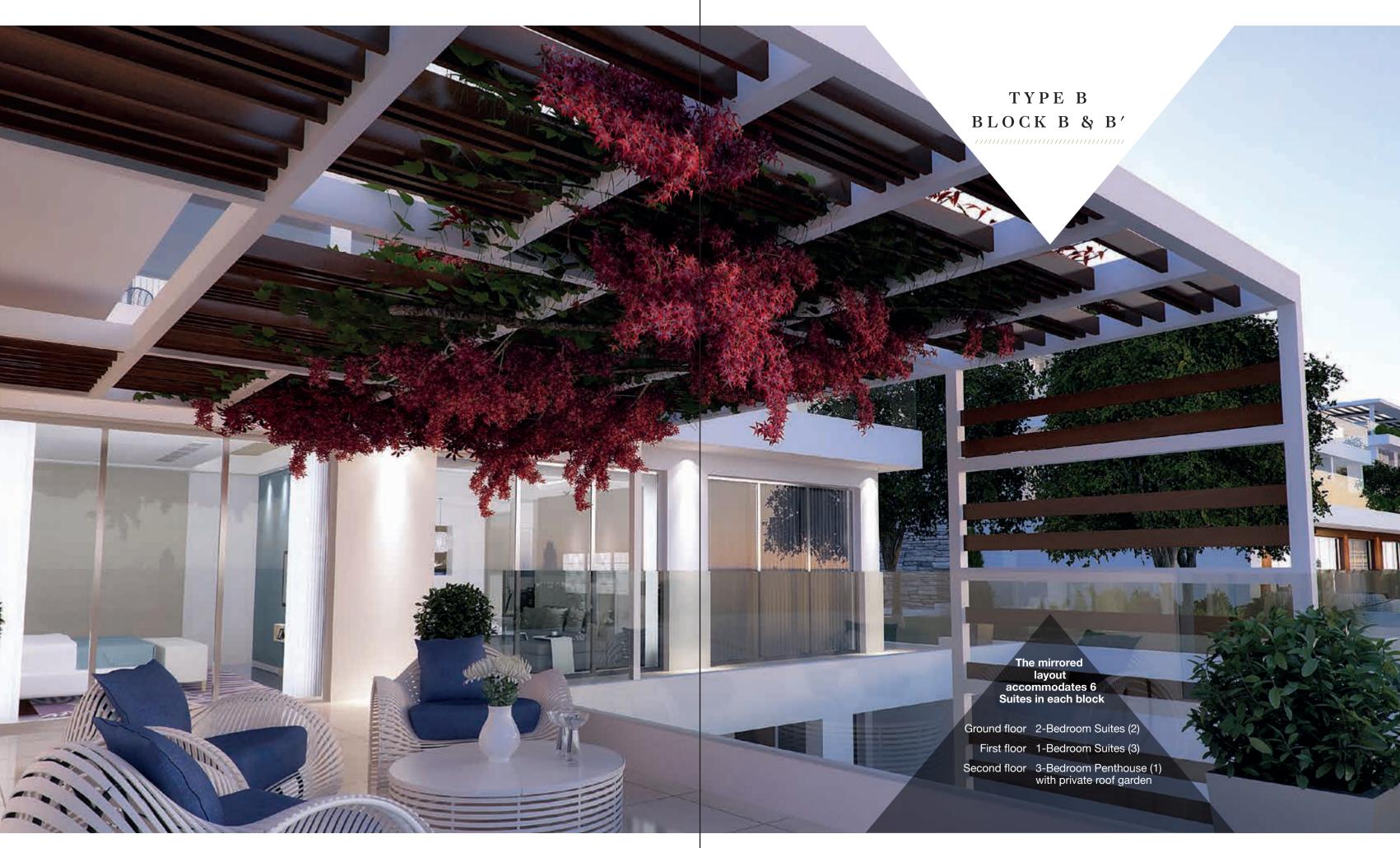
(for 3-bedroom apartment on second floor)

$165.5m^2$

(7.50m x 21.95m)

Facilities:

BBQ, Island Kitchen, Sitting Lounge Area, Dining Area

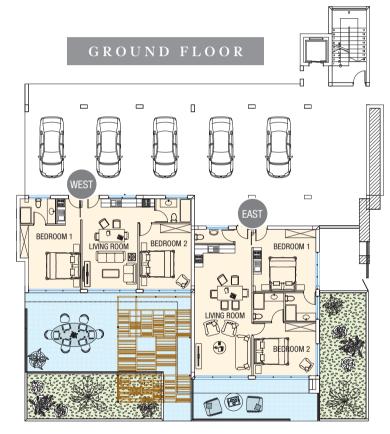












2 x 2-Bedroom Suites:

WEST: 2-BEDROOM SUITE Total Area: $88m^2$

Living room: $31m^2$ (6.5m x 4m)

Bedroom 1: 21.7m² (4.6m x 3.75m) can serve as a separate studio

Ensuite bathroom: 6m² (2.55m x 1.80m) Ensuite kitchen: 4m² (1.75m x 1.80m)

Bedroom 2: 19.5m² (4.70m x 3.75m)

WC: 5.8m² (2.55m x 1.70m) Total uncovered veranda: 62.45m² Total covered veranda: 14.85m² Private garden area: 35.25m²

EAST: 2-BEDROOM SUITE

Total Area: 98.5m²

Living room: 42.3m² (4.10m x 8.80m)

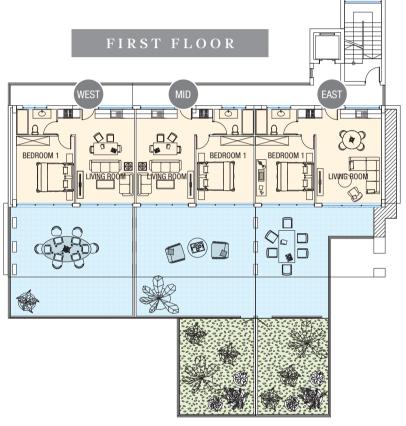
Bedroom 1: 22.8m² (4.45m x 4.50m)

can serve as a separate studio

Ensuite bathroom: 5.5m² (2.20m x 2.05m)

Bedroom 2: 19.4m² (3.80m x 4.50m)

WC: 4.25m² (2.80m x 1m) Total uncovered veranda: 18m² Total covered veranda: 9m² Private garden area: 38.5m²



TYPE B BLOCK B

3 x 1-Bedroom Suites:

WEST: 1-BEDROOM SUITE Total Area: 55.4m²

Living room: 29.8m² (6.25m x 3.90m)

Bedroom 1: 19.5m² (4.45m x 3.85m)

WC: 6m² (2.65m x 1.70m)

Total uncovered veranda: 22.55m² Total covered veranda: 39m²

MIDDLE: 1-BEDROOM SUITE Total Area: 55.4m²

Living room: 29.8m² (6.25m x 3.90m)

Bedroom 1: 19.5m² (4.45m x 3.85m)

WC: 6m² (2.65m x 1.70m)

Total uncovered veranda: 22.55m² Total covered veranda: 39m² Private garden area: 34m²

EAST: 1-BEDROOM SUITE Total Area: 58.9m²

Living room: 33.5m² (6.25m x 4.35m)

Bedroom 1: 19m² (4.45m x 3.85m)

WC: 5.4m² (2.75m x 1.70m) Total uncovered veranda: 13m² Total covered veranda: 31m² Private garden area: 34m²







SECOND FLOOR

1 x 3-Bedroom Suite:

3-BEDROOM SUITE, Total Area: 144.4m²

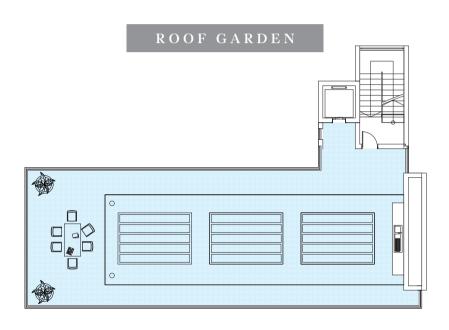
Living room: 52m² (6.25m x 7.35m) WC: 2.45m² (1.10m x 1.95m)

Bedroom 1: 19.9m² (4.25m x 4.10m) Ensuite bathroom: 8.25m² (2.05m x 3.15m)

Bedroom 2: 18.4m² (4.20m x 3.40m) Ensuite bathroom: 5.5m² (1.95m x 2.45m)

Bedroom 3: 18.4m² (3.65m x 3.40m) Ensuite bathroom: 5.5m² (1.95m x 2.45m)

Total uncovered veranda: 126m² Total covered veranda: 14m²



Roof Garden

(for 3-bedroom apartment on second floor)

 $140.4m^{2}$

(6.75m x 20.80m)

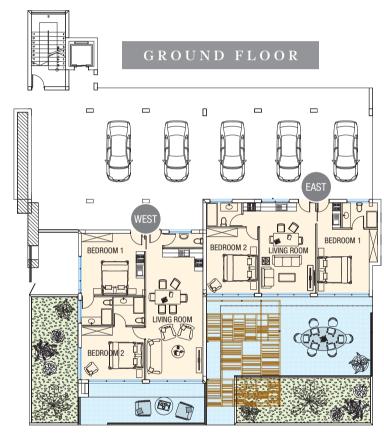
Facilities:

BBQ, Island Kitchen, Sitting Lounge Area, Dining Area









2 x 2-Bedroom Suites:

WEST: 2-BEDROOM SUITE Total Area: 98.5m²

Living room: 42.3m² (4.10m x 8.80m)

Bedroom 1: 22.8m² (4.45m x 4.50m)

can serve as a separate studio

Ensuite bathroom: 5.5m² (2.20m x 2.05m)

Bedroom 2: 19.4m² (3.80m x 4.50m)

WC: 4.25m² (2.80m x 1m)
Total uncovered veranda: 18m²
Total covered veranda: 9m²
Private garden area: 38.5m²

EAST:

2-BEDROOM SUITE

Total Area: $88m^2$

Living room: 31m² (6.5m *4m)

Bedroom 1: 21.7m2 (4.6m x 3.75m)

can serve as a separate studio

Ensuite bathroom: 6m² (2.55m x 1.80m) Ensuite kitchen: 4m² (1.75m x 1.80m)

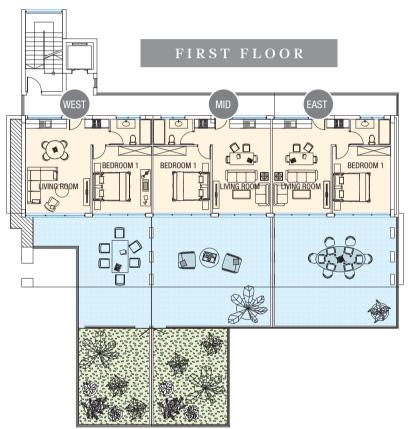
Bedroom 2: 19.5m² (4.70m x 3.75m)

WC: 5.8m² (2.55m x 1.70m)

Total uncovered veranda: 62.45m²

Total covered veranda: 14.85m²

Private garden area: 35.25m²



3 x 1-Bedroom Suite:

WEST: 1-BEDROOM SUITE Total Area: 58.9m²

Living room: 33.5m² (6.25m x 4.35m)

Bedroom 1: 19m² (4.45m x 3.85m)

WC: 5.4m² (2.75m x 1.70m)

Total uncovered veranda: 13m²

Total covered veranda: 31m²

Private garden area: 34m²

MIDDLE: 1-BEDROOM SUITE Total Area: 55.4m²

Living room: 29.8m² (6.25m x 3.90m)

Bedroom 1: 19.5m² (4.45m x 3.85m)

WC: 6m² (2.65m x 1.70m)

Total uncovered veranda: 22.55m²
Total covered veranda: 39m²
Private garden area: 34m²

EAST: 1-BEDROOM SUITE Total Area: 55.4m²

Living room: 29.8m² (6.25m x 3.90m)

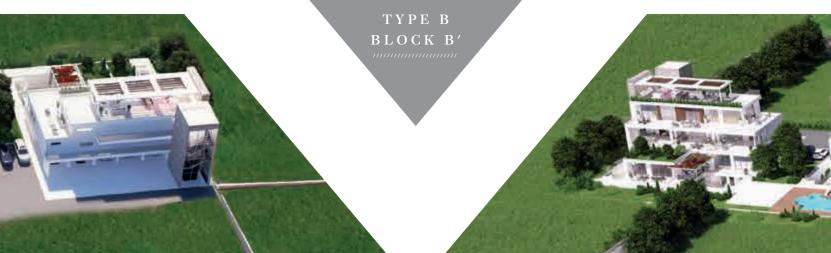
Bedroom 1: 19.5m² (4.45m x 3.85m)

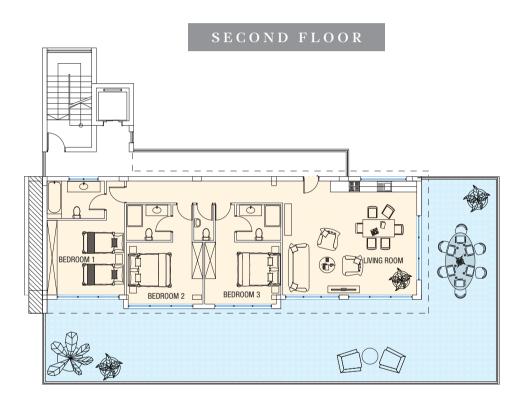
WC: 6m² (2.65m x 1.70m)

Total uncovered veranda: 22.55m²
Total covered veranda: 39m²

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1 x 3-Bedroom Suite:

3-BEDROOM SUITE, Total Area: 144.4m²

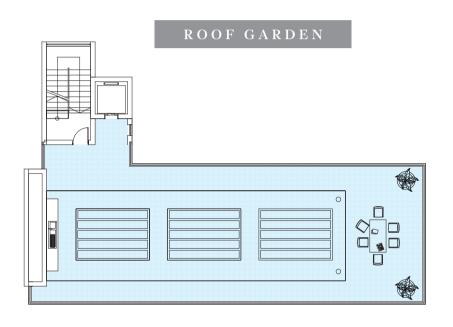
Living room: 52m² (6.25m x 7.35m) WC: 2.45m² (1.10m x 1.95m)

Bedroom 1: 19.9m² (4.25m x 4.10m) Ensuite bathroom: 8.25m² (2.05m x 3.15m)

Bedroom 2: 18.4m² (4.20m x 3.40m) Ensuite bathroom: 5.5m² (1.95m x 2.45m)

Bedroom 3: 18.4m² (3.65m x 3.40m) Ensuite bathroom: 5.5m² (1.95m x 2.45m)

Total uncovered veranda: 126m² Total covered veranda: 14m²



Roof Garden

(for 3-bedroom apartment on second floor)

 $140.4m^{2}$

(6.75m x 20.80m)

Facilities:

BBQ, Island Kitchen, Sitting Lounge Area, Dining Area







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