



Sunset Residences

Mansions on the Mediterranean Sea

---

———— *Give in to a dream life* ————



# Cyprus

*quality of life, in the sun*

Cyprus, the third largest island in the Eastern Mediterranean Sea has a total area of 9,251km<sup>2</sup>. Its small size contrasts with the high standard of living and quality of life that the island offers.

Apart from the mild Mediterranean climate and beautiful beaches, Cyprus is in a class of its own, combining the features of a relaxing holiday destination with the infrastructure of an international business hub. As such it is valued as an ideal location for a second home, where business and pleasure go hand in hand.

*Equally important is the fact that Cyprus ranks as a centre of stability at the crossroads of three continents, and the safest destination in Europe.*

This perfectly complements the well-known Cypriot hospitality, which ensures that all ages and nationalities can easily feel at home.



Member of the European Union and the Eurozone

Excellent links by air to Europe, North Africa, the Middle East and the Gulf region

European lifestyle with a Mediterranean dimension

The 5th safest country in the world, and the lowest crime rate in Europe

Excellent telecommunication and professional services

Highly educated work force

English is widely spoken among the whole population

Excellent health care

Historical wealth spanning 10.000 years

A culture of warm and genuine hospitality

Mild climate, all year round



# Cape Greco

*enchanting from sunrise to sunset*



With its protected natural environment, stunning cliffs and rock formations, and sapphire waters, Cape Greco on the eastern coast of Cyprus is undoubtedly the island’s beauty spot.

A tranquil corner where you can explore quiet nature trails, go bird-watching, diving or cycling along the coast. The nearby villages of Ayia Napa and Paralimni provide all your day-to-day needs: shops and supermarkets, bakeries, pharmacies, banks, doctors and churches. When you’re ready for fun and entertainment, Ayia Napa and Protaras, the two most popular summer resorts in Cyprus with their long-stretched sandy beaches are only a 5-minute drive away. There you will find an abundance of restaurants and bars, discos and nightclubs, and all kinds of water sports.

For a taste of culture and history, short trips inland or to the west take you to rural treasures and historical monuments. The highway network leads you easily to all the major towns, from where you can explore picturesque mountain villages, wine routes and the forests of the Troodos mountains.

Paralimni: 15 minutes, 13 km
Agia Napa Center: 5 minutes, 5 km
Protaras : 5 minutes, 5 km
Larnaca: 35 minutes, 50km
Larnaca International Airport: 45 minutes, 60km
Limassol: 1.20 hr minutes, 121km
Nicosia: 1 hr , 46km
Paphos: 2hr, 186km
Troodos: 2hr, 164km





*feel free*



# Sunset Residences

*a landmark of luxurious living*

If you're looking for a property that guarantees you a privileged lifestyle in the sun and directly overlooking the sea, Sunset Residences at Cape Greco on the eastern coast of Cyprus was designed for you.

Indeed, Sunset Residences is exclusive in every sense of the word. Only three ultra-lux, 2-storey contemporary villas with full-size basement level offer either 5 or 6 bedrooms and all comfort features with luxury living built in.

Each villa stands on a generous plot of land and was clearly designed to offer homeowners peace of mind and freedom of choice.

Financial considerations make Sunset Residences even more attractive. The limited availability of seafront properties on a small island like Cyprus, combined with continuous demand, secures the value of your investment – indefinitely.

*Make one of the villas your own, and life changes for the better, as you enjoy all the natural wonders and man-made pleasures of living on the sunny Mediterranean island of Cyprus.*



Unspoilt, prime seafront location, only a few metres from the sea

Only 3 exclusive villas on generous plots of land

Sophisticated and slick architectural design

High-specification construction and finish

Choice of 5 bedrooms and home cinema, or 6 bedrooms, all with ensuite bathroom

Built-in or walk-in wardrobes, fitted kitchen, guest WC

Private outdoor pool/jacuzzi, double car park, vast sea view terrace and dedicated barbecue area

Roof garden with open-air jacuzzi

Easy access to everyday amenities and highway network

45 minutes from Larnaca International airport

Secure and promising investment



# Villa 1

*western property*

6-bedroom villa on elongated plot that maximises the sea-facing property boundaries







Villa 1

night exterior view



# Villa 1

## floor plans

6 bedrooms with ensuite bathrooms
Jacuzzi/sauna
Private pool (10.5m x 7.3m)
Plot area: 1000m <sup>2</sup>

Basement
<b>Covered Areas:</b> 250m <sup>2</sup> (221m <sup>2</sup> enclosed area & 38m <sup>2</sup> open but covered area)
<b>Uncovered Areas:</b> 80m <sup>2</sup>



Ground Floor
<b>Covered Areas:</b> 151m <sup>2</sup> (144m <sup>2</sup> enclosed area & 7m <sup>2</sup> boiler rooms)
<b>Uncovered Areas:</b> 272m <sup>2</sup> (includes car parking, verandas, barbecue and bar areas)

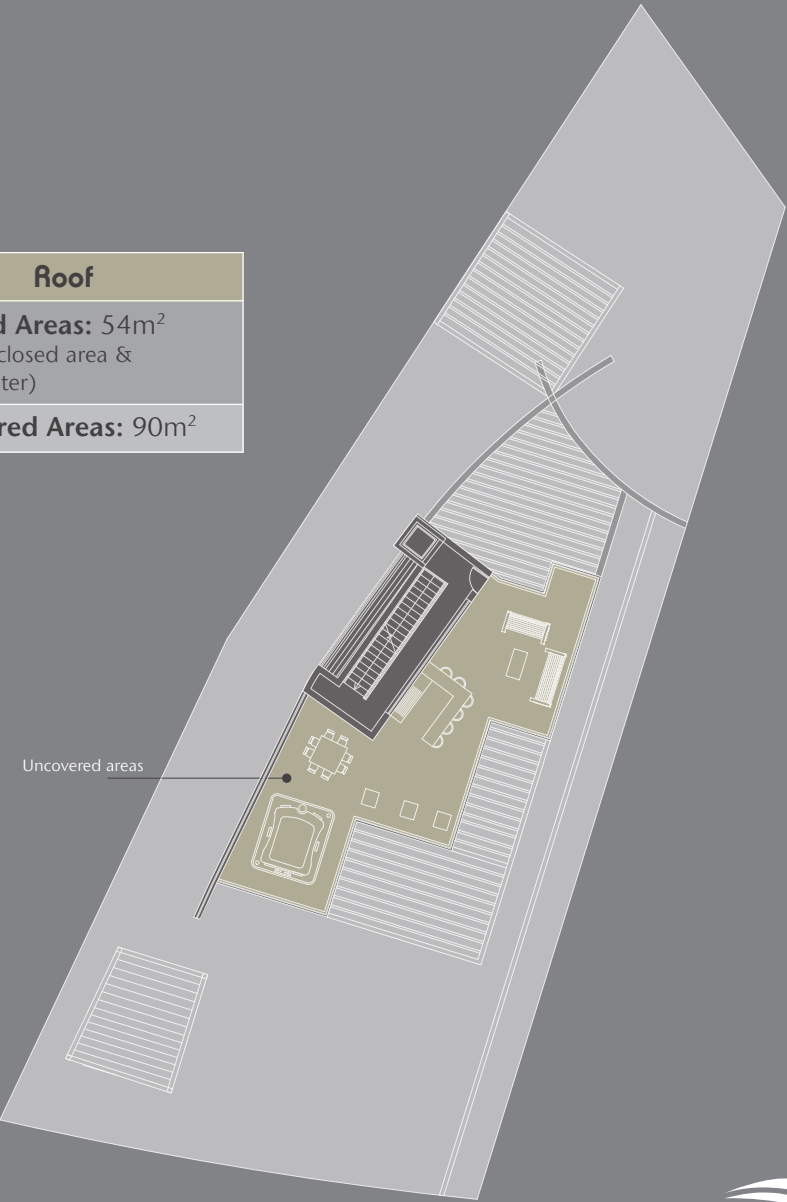


## *western property*

First Floor
<b>Covered Areas:</b> 250m <sup>2</sup>



Roof
<b>Covered Areas:</b> 54m <sup>2</sup> (37m <sup>2</sup> enclosed area & 17m <sup>2</sup> shelter)
<b>Uncovered Areas:</b> 90m <sup>2</sup>





# Villa 2

*middle property*

5-bedroom villa with  
sea-facing private pool and BBQ area







Villa 2

night exterior view

*middle property*



# Villa 2

## floor plans

6 bedrooms with ensuite bathrooms
Jacuzzi/sauna
Private pool (10.5m x 7.3m)
Plot area: 1000m <sup>2</sup>

### Basement

**Covered Areas:** 271m<sup>2</sup>  
(227m<sup>2</sup> enclosed area & 44m<sup>2</sup> open but covered area)

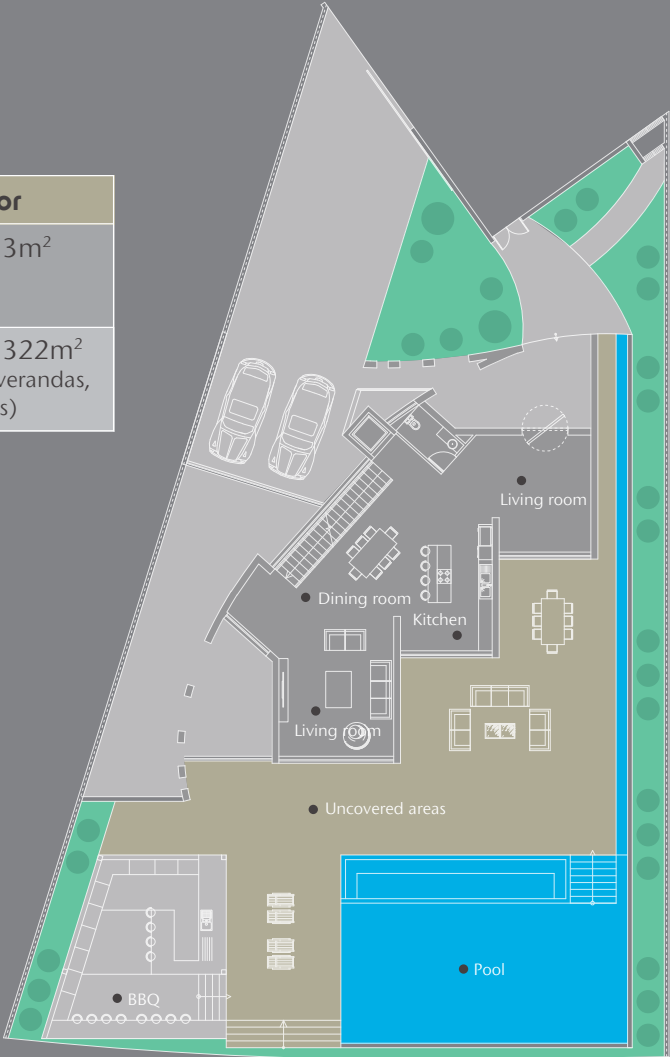
**Uncovered Areas:** 57m<sup>2</sup>



### Ground Floor

**Covered Areas:** 153m<sup>2</sup>  
(146m<sup>2</sup> enclosed area & 7m<sup>2</sup> boiler rooms)

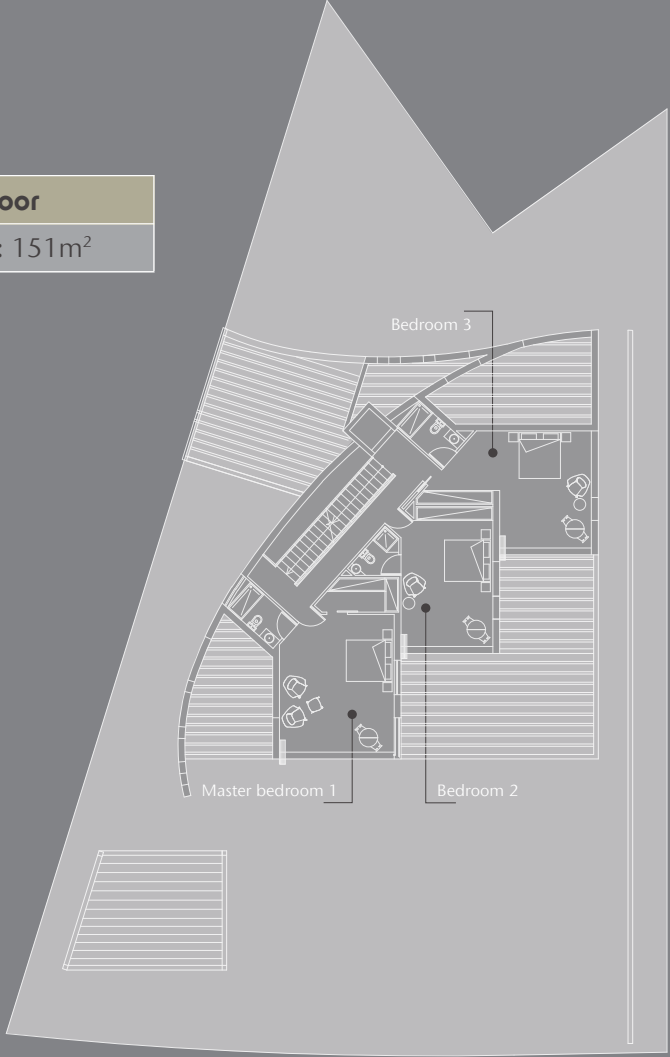
**Uncovered Areas:** 322m<sup>2</sup>  
(includes car parking, verandas, barbecue and bar areas)



## middle property

### First Floor

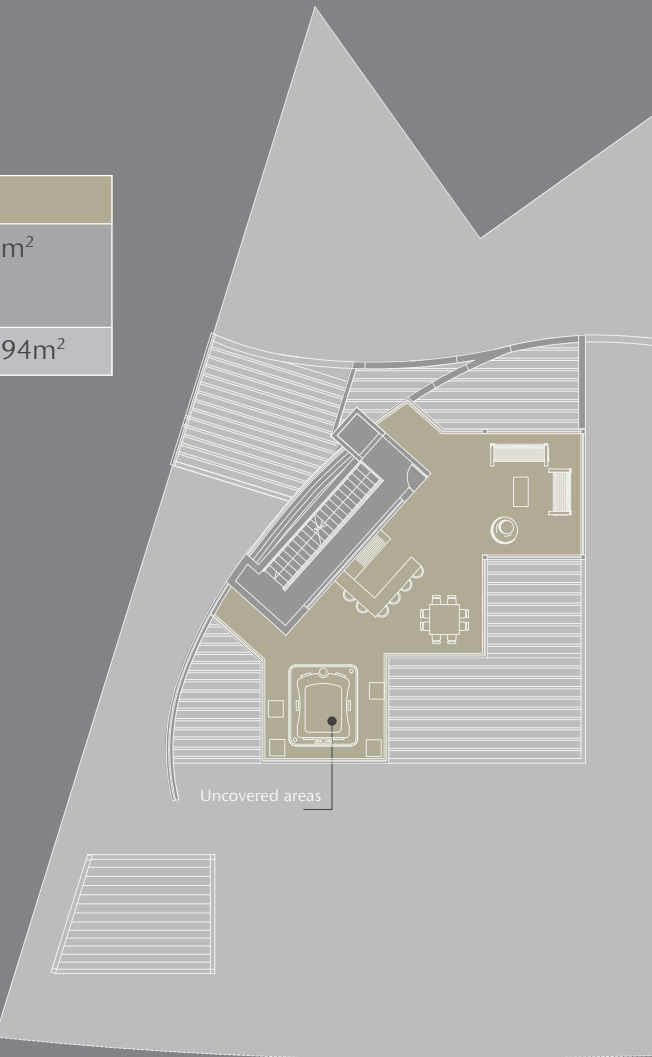
**Covered Areas:** 151m<sup>2</sup>



### Roof

**Covered Areas:** 53m<sup>2</sup>  
(36m<sup>2</sup> enclosed area & 17m<sup>2</sup> shelter)

**Uncovered Areas:** 94m<sup>2</sup>





# Villa 3

*eastern property*

5-bedroom villa with extra-long private pool and BBQ area facing the sea







Villa 3

night exterior view

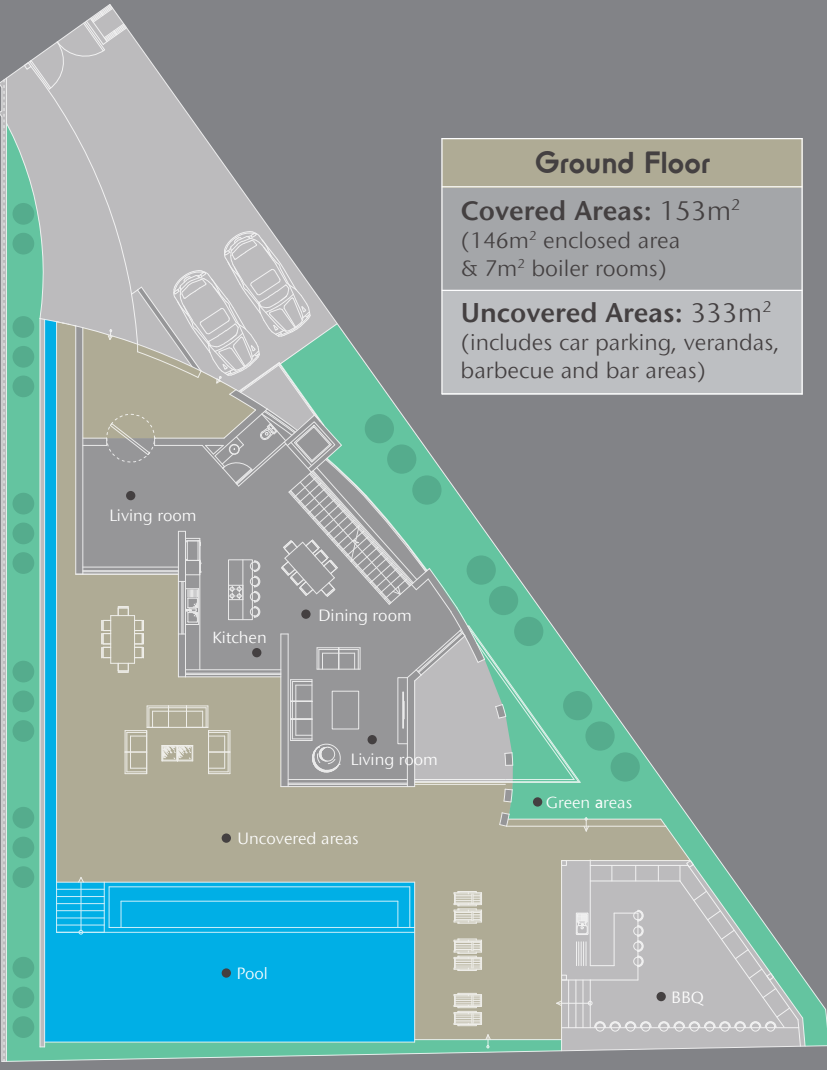
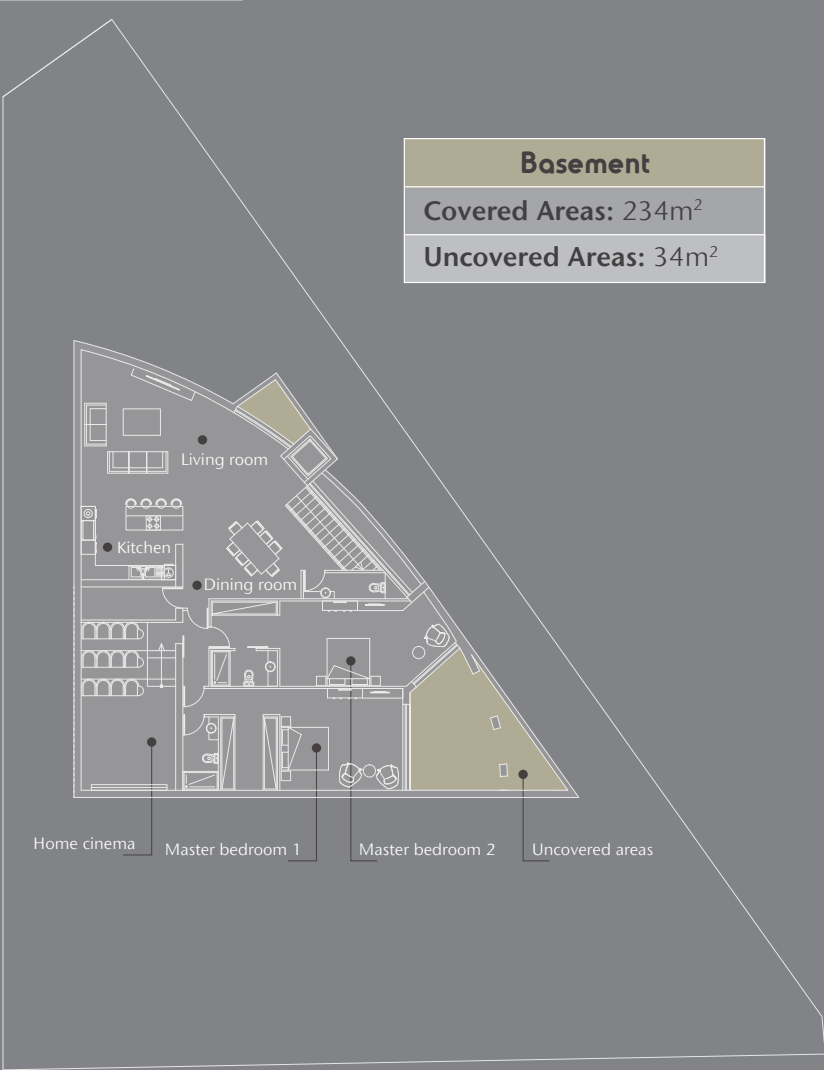


# Villa 3

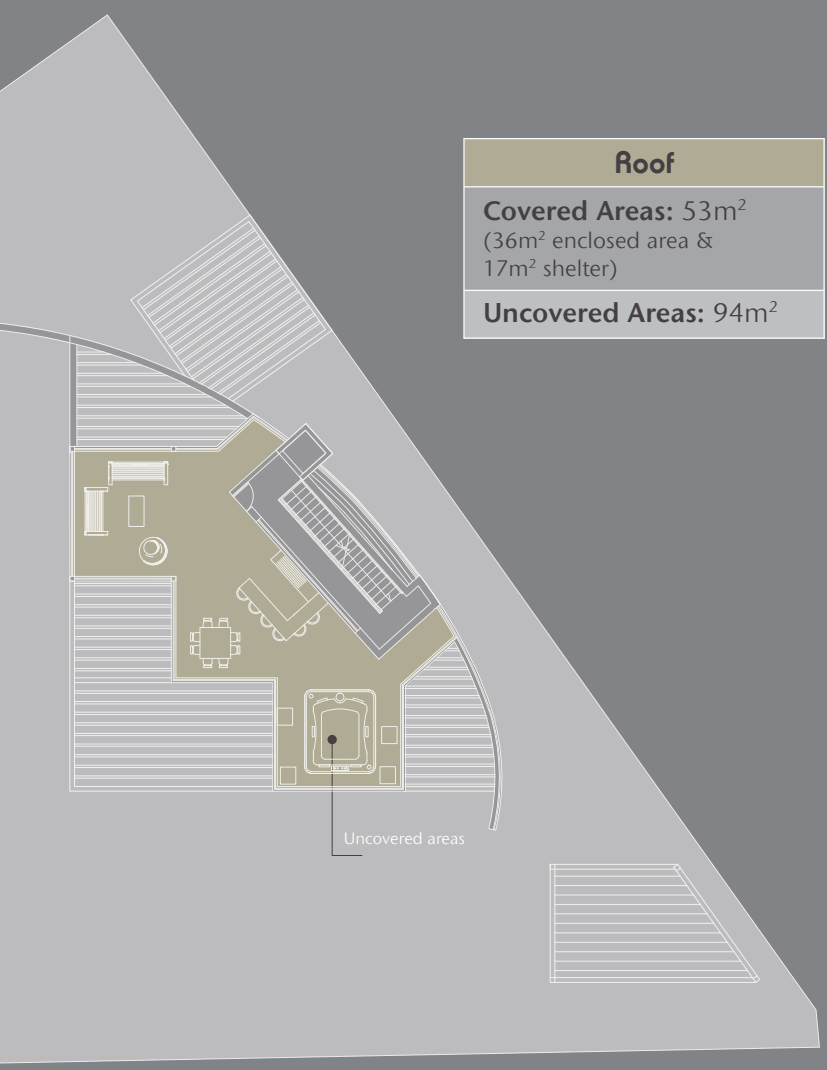
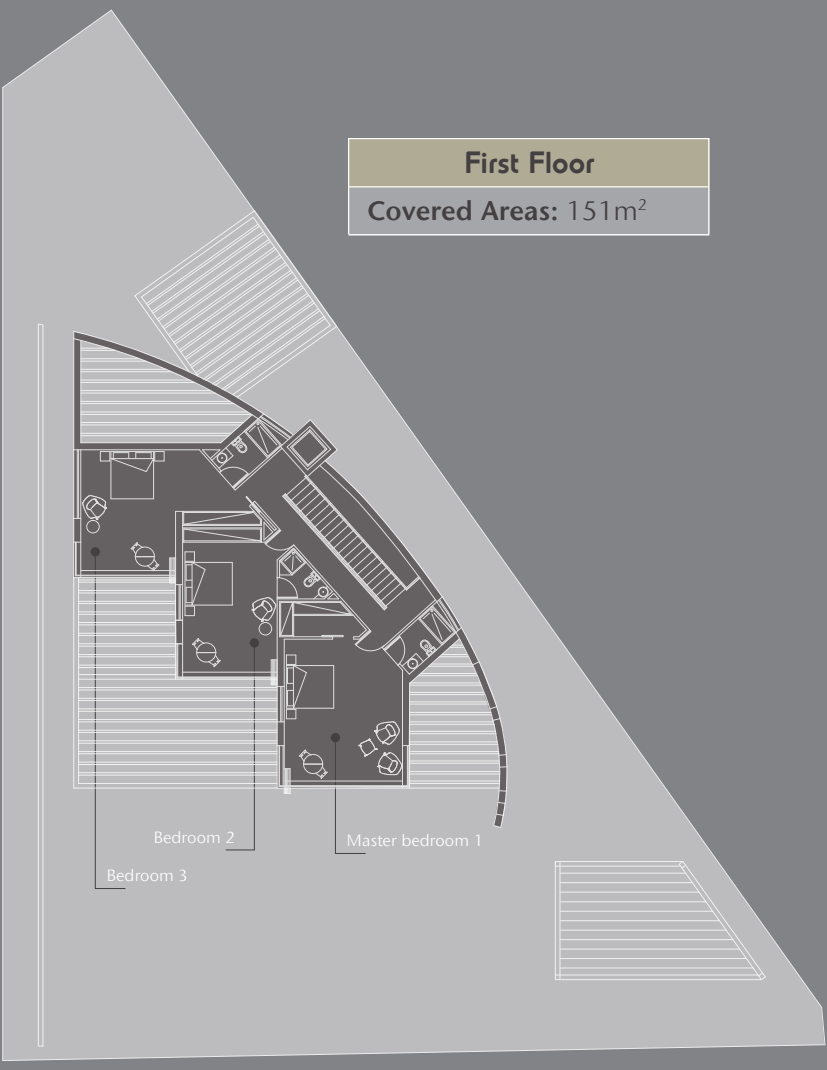
## floor plans

5 bedrooms with ensuite bathrooms  
Jacuzzi  
Home cinema

Private pool (15,5x6,9)  
Plot area: 1000m<sup>2</sup>



## *eastern property*





A trio of villas that promise you a high quality of life,  
whether for permanent residence, holidays or retirement in the sun...





Nissi Avenue 58  
Venetian Court, Block B, Office 101  
5330 Ayia Napa, Cyprus

T +357 23722026  
F +357 23722040

info@sunsetresidences.com  
www.sunsetresidences.com



Sunset Residences

**DISCLAIMER**

The information in this brochure is purely indicative and was compiled only as a guideline for prospective investors, partners and purchasers. It is subject to change as required by the developer and/or the authorities and does not constitute an offer to enter into any form of negotiation or agreement in respect of any of the developments or any part of the same. There is no assurance that the views captured in the photographs, drawings, layouts, graphics and technical specifications will not change upon completion of the developments. Visual representations, drawings, displays and renderings are artist's impressions and cannot be regarded as representation of facts.