

|                              |                       |                       |                    |
|------------------------------|-----------------------|-----------------------|--------------------|
| <b>Property Code:</b>        | A4379                 | <b>Type:</b>          | Sale - Apartment   |
| <b>Location:</b>             | Famagusta - Ayia Napa | <b>Internal Area:</b> | 486 m <sup>2</sup> |
| <b>Bedrooms:</b>             | 5                     | <b>Bathrooms:</b>     | 4+                 |
| <b>Year of construction:</b> | 2023                  | <b>Status:</b>        | Newly completed    |
| <b>VAT:</b>                  | + VAT                 |                       |                    |

**Property features:**

|                  |               |                 |          |
|------------------|---------------|-----------------|----------|
| Air Conditioning | Communal Pool | Covered Parking | Elevator |
| Gym              | Sea View      | SPA             |          |

**Description:****Apartment in Ayia Napa**

Concept of modern, open plan design, maximizing daylight and views  
 Premium-grade double-glazed windows.  
 Fully covered verandas outside all living areas  
 Separate laundry / utility room  
 All living areas, including bedrooms, are oriented towards the sea and beaches.  
 Imported wood and/or premium porcelain tile floors.  
 Exterior walls are predominantly 2.8-meter-high glass  
 Bespoke mosaic wall inlays.  
 Solid-core doors with top-quality locks, door handles and hinges.  
 Covered Parking  
 Imported high quality wardrobes.  
 Central Pressurised Water System, for hot and cold water.  
 En-suite bathrooms.  
 VRF system (Heating and Cooling) - Central air conditioning system, adjustable in every apartment in multiple zones.  
 Top-quality imported sanitary fixtures with high quality vanity.  
 Home automation system - Interphone (Video & Audio), Burglar Alarm (only infrastructure), Fire Alarm, Light control, Temperature control.  
 European luxury kitchens with clean lines.  
 Sleek, durable quartz work surfaces with backsplashes for easy cleaning.  
 Premium-quality sinks.  
 Electrical appliances.

Inspired by the natural beauty of the area, ancient art and craft, the deep relationship of the people of Cyprus with the sea, as well as their hospitality and traditions, Ayia Napa Marina reflects the magical merging of culture and architecture. Rising out of the turquoise waters of the Mediterranean, Ayia Napa Marina captures the true essence of modern seafront living. The marina is located in the southeast coast of the island of Cyprus, in the Ayia Napa district. The exclusive integrated development offers luxurious residences, world-class yachting facilities, a variety of

retail boutiques, waterfront fine dining options, recreational and nightlife experiences. Its unique location, crystal clear seas, stunning beaches and incredible views are enticing to boaters, visitors and residents who appreciate a lifestyle of class and elegance. With complete privacy and round-the-clock security for homes and yachts, Ayia Napa Marina is the ideal yachting, social and residential destination, offering everything one needs to relax and enjoy the exciting lifestyle of the Mediterranean.

Rising high above the marina are two iconic towers, the East and West Towers, visible from both land and sea. Over 100 meters tall, the towers stand out in splendour like beacons welcoming seafarers, residents and visitors alike. Their twisting forms are inspired by the female figure and draped robes of caryatids and sculptures found at archaeological sites throughout Cyprus. Both towers have T-shaped plans that twist approximately 1.6 degrees per floor, rotating west to east as they ascend, to take full advantage of the breathtaking panoramic views of the Mediterranean, the marina and coastlines stretching in either direction. Both towers have 190 spacious 1, 2, 3 or 4 bedroom apartments, with full-floor penthouse apartments at the top two levels of each tower, enjoying 360-degree panoramic views. Taking full advantage of one of the most beautiful stretches of coastline in the Mediterranean, the apartments are uniquely shaped to ensure that all living spaces, including bedrooms, are oriented toward the water and beaches; while the concept of modern, open plan designs maximize daylight and views. The modern open-plan living and dining spaces can be extended out onto the veranda by opening the full height folding glass doors that when opened, create an extension of the living area out onto the veranda.

COMPLETION SEPTEMBER 2023.



