



SEA GALLERY



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*“THE IDEAL INVESTMENT
FOR YEAR-ROUND
ENJOYMENT ”.*

SEA GALLERY

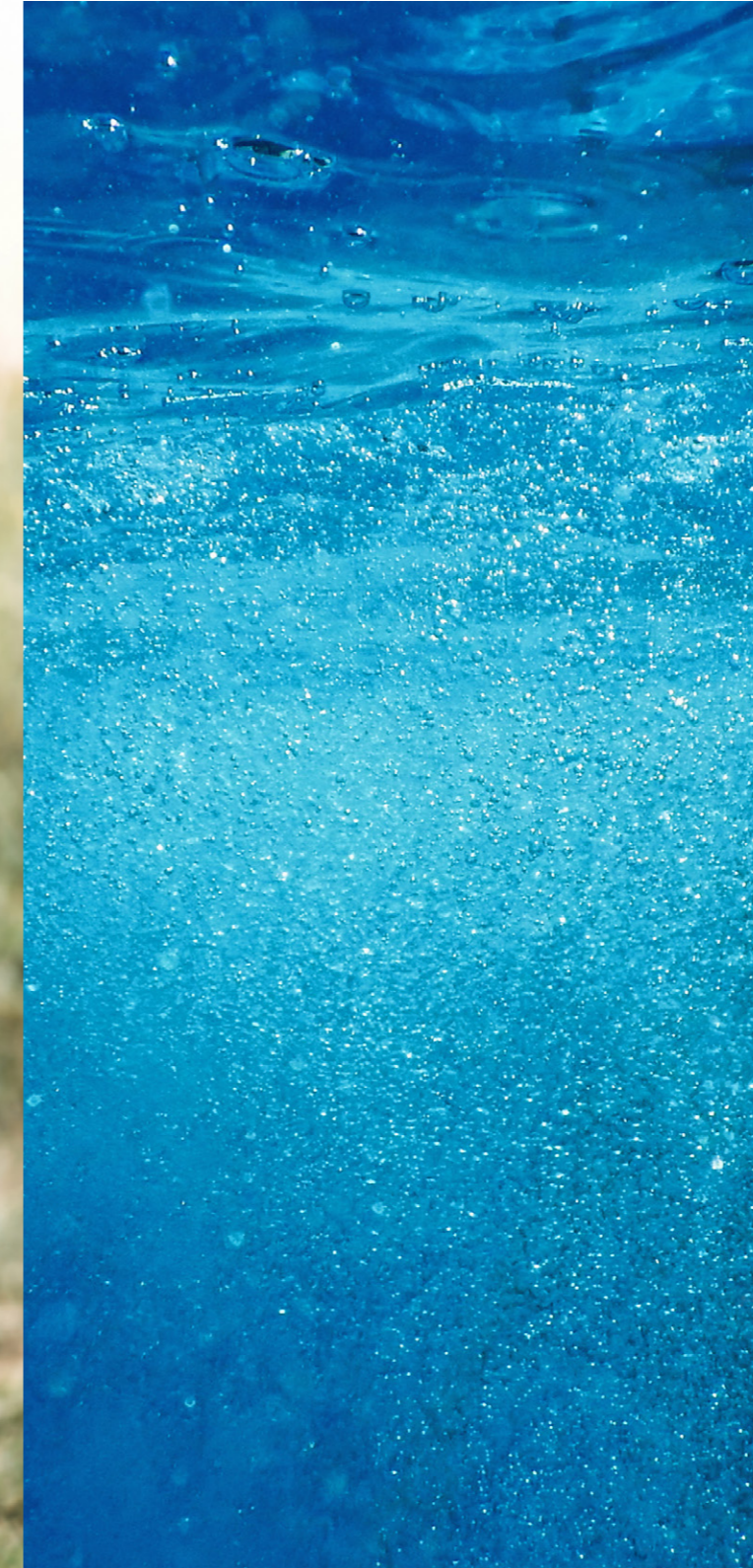
“IS A UNIQUE DEVELOPMENT WHICH OFFERS THE RARE OPPORTUNITY TO OWN A PIECE OF PARADISE, WITH A VARIETY OF LUXURIOUS VILLAS TO CHOOSE FROM ”.

Each spacious and modern home is thoughtfully designed with the ultimate beach living experience in mind, complete with high-end finishes, large windows and large outdoor spaces that allow you to soak up the sun and enjoy the sea breeze.

Wake up each morning to the sound of the waves and start your day with a refreshing swim in the Mediterranean waters or a walk along the pristine shoreline.

DON'T MISS YOUR CHANCE TO OWN A PIECE OF HEAVEN!





CYPRUS

Cyprus is a member state of the European Union since 2004 and has a strong legal and tax system, as well as extensive experience as an international business centre, with highly qualified professionals and sophisticated infrastructure.

The lifestyle offers a secure and safe environment for the whole family to enjoy a stress-free life. A Mediterranean climate with 340 days of sunshine a year with very mild winters, averaging 17c, and warm summers, averaging 33c. The English language is widely spoken by the vast majority of the population making it easy to live and prosper with first class education, healthcare and leisure facilities.

“ CYPRUS IS A MAGNET FOR INTERNATIONAL TRAVELLERS AND DISCERNING BUYERS SEEKING A HOME IN THE SUN ON A FRIENDLY ISLAND ”.

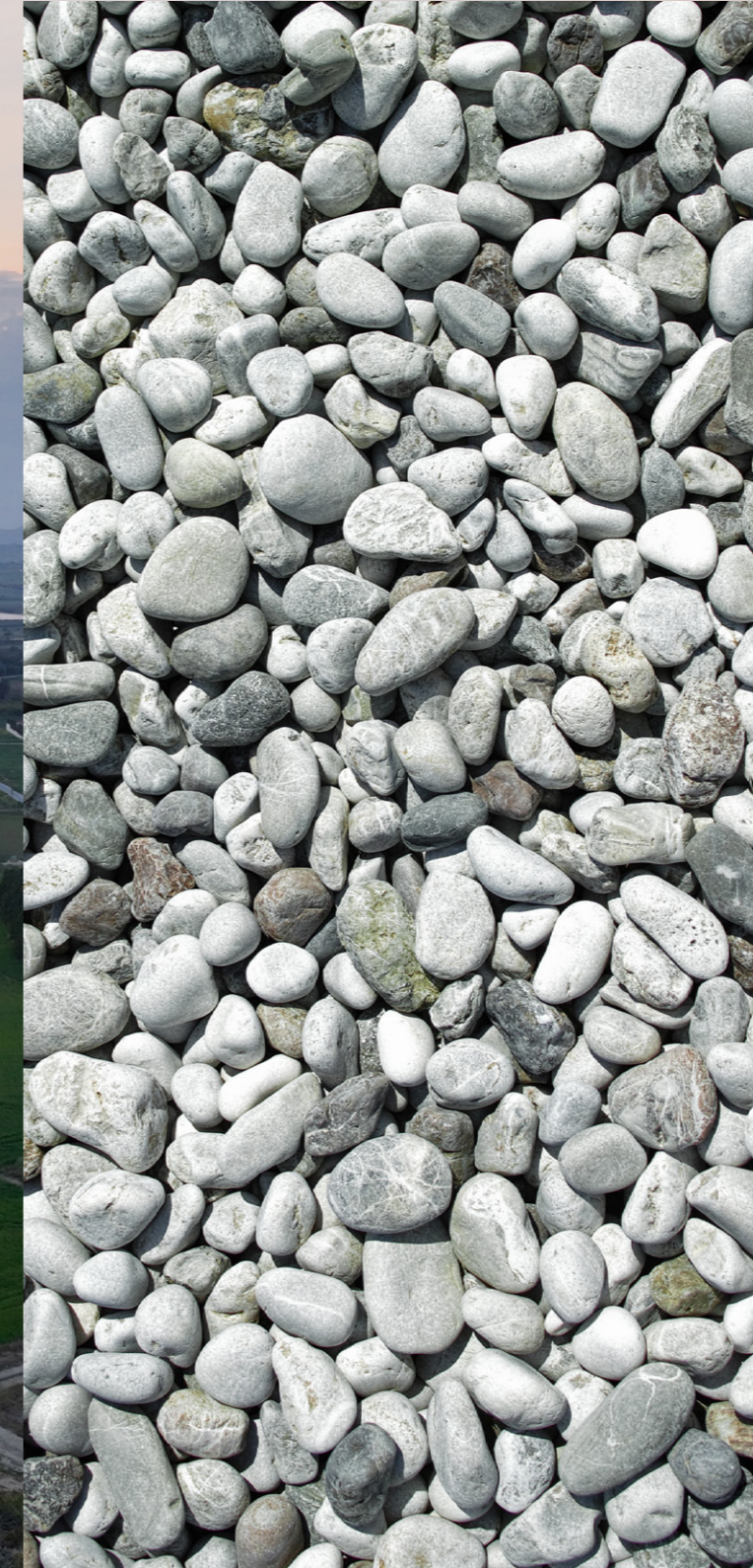


LARNACA

Larnaca is a port city located on the southern coast of Cyprus. It is the third-largest town after Nicosia and Limassol and home to the second-largest commercial port. The city's international airport is located on the fringe of the city with easy access to other cities. Larnaca is an area of outstanding beauty – with numerous attractions, waterfronts as well as some of the island's most outstanding beaches. Larnaca offers its visitors a multitude of options, with a well-defined historical center, important museums, excellent coastlines for swimming, a multitude of shops and an exciting nightlife scene for all generations.

PERVOLIA

Pervolia is a beautiful village set on the south coast of Cyprus and at 16km from the city of Larnaca, a distance of 6.6km to Larnaca international airport and 3km to all amenities. Pervolia is a village which has seen considerable development mainly due to its majestic beaches. Pervolia is adorned by a breath-taking 4 kilometres-long beach. The area of Pervolia has become quite a hidden treasure over the last few years with its traditional Cypriot way of life and beautiful architecture.



DESCRIPTION // PERVOLIA AREA



Sea Gallery by Edge. Living just a footstep away from a sandy beach. The development is located Pervolia with only a 10-minute drive to Larnaca city center and 3km from Kiti. The villas are also very close to the spectacular Faros Beach that has been awarded with a blue flag and all facilities as communal showers, changing rooms, playgrounds, water sports that can entertain every generation.

These exclusive 2-storeys villas consist of 3-bedrooms with terraces overlooking the blue sea on very large plots of lands, landscaped gardens offer ample room for private swimming pools and barbeque areas. Each villa is also equipped with cameras and alarm systems. The traditional styles, fixtures and finishes have been carefully selected to retain the charm and authenticity of the region. The contemporary and functional design of the residences will offer the future homeowners all comforts to be able to enjoy their homes in a tranquil setting. Materials such as concrete, local stone and wood have been used in the design of the houses.

The design is synonymous to light, bright spaces, sun terraces and balconies for enjoyable indoor and outdoor living. The ideal investment for year-round enjoyment.

SITE PLAN

SEA GALLERY BY EDGE

	SIZE	TYPES	PAGE	
	TYPOLOGY 1	+140	1.2 - 1.4	00
	TYPOLOGY 2	+169	2.1 - 2.2	00
	TYPOLOGY 3	+190	3.1 - 3.2	00
	TYPOLOGY 4	+200	4.1 - 4.3	00

LOCATION	Pervolia, quite residential area
PROJECT TYPE	Modern design villas with private swimming pools
UNITS	43 luxury villas
PLOT SIZE	From 670m2 to 1038m2
COVERED AREA	From 140m2 to 218m2
VIEWES	Stunning views to the Mediterranean Sea
FEATURES	Private swimming pools En suite bedrooms Direct access to the beach
ARCHITECTURAL DESIGN	Contemporary
ENERGY	Class A energy-efficient villas with photovoltaics
PARKING	Covered





TYOLOGY 1

 SEA GALLERY BY EDGE

TYOLOGY 1.2

TYOLOGY 1.3

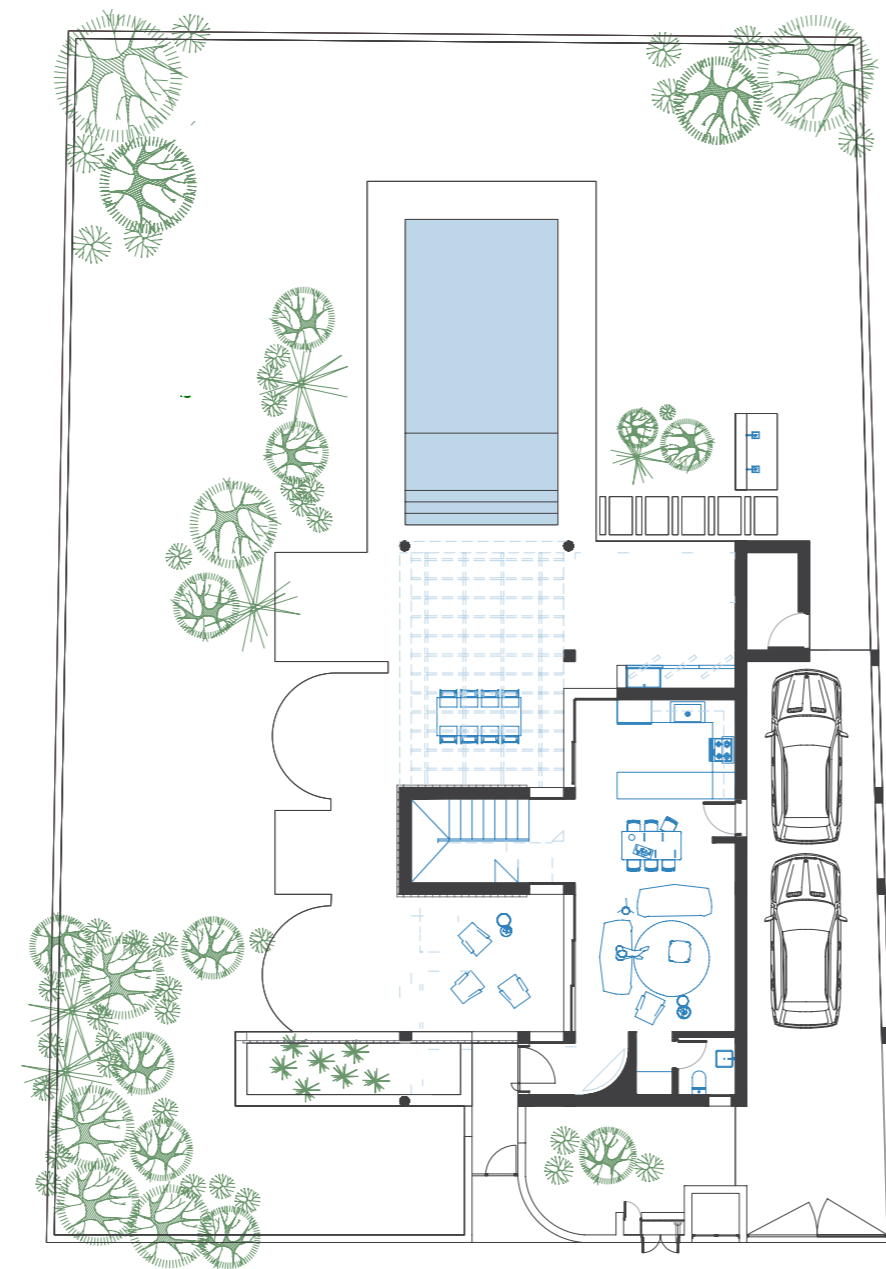
TYOLOGY 1.4

TYOLOGY 1.1

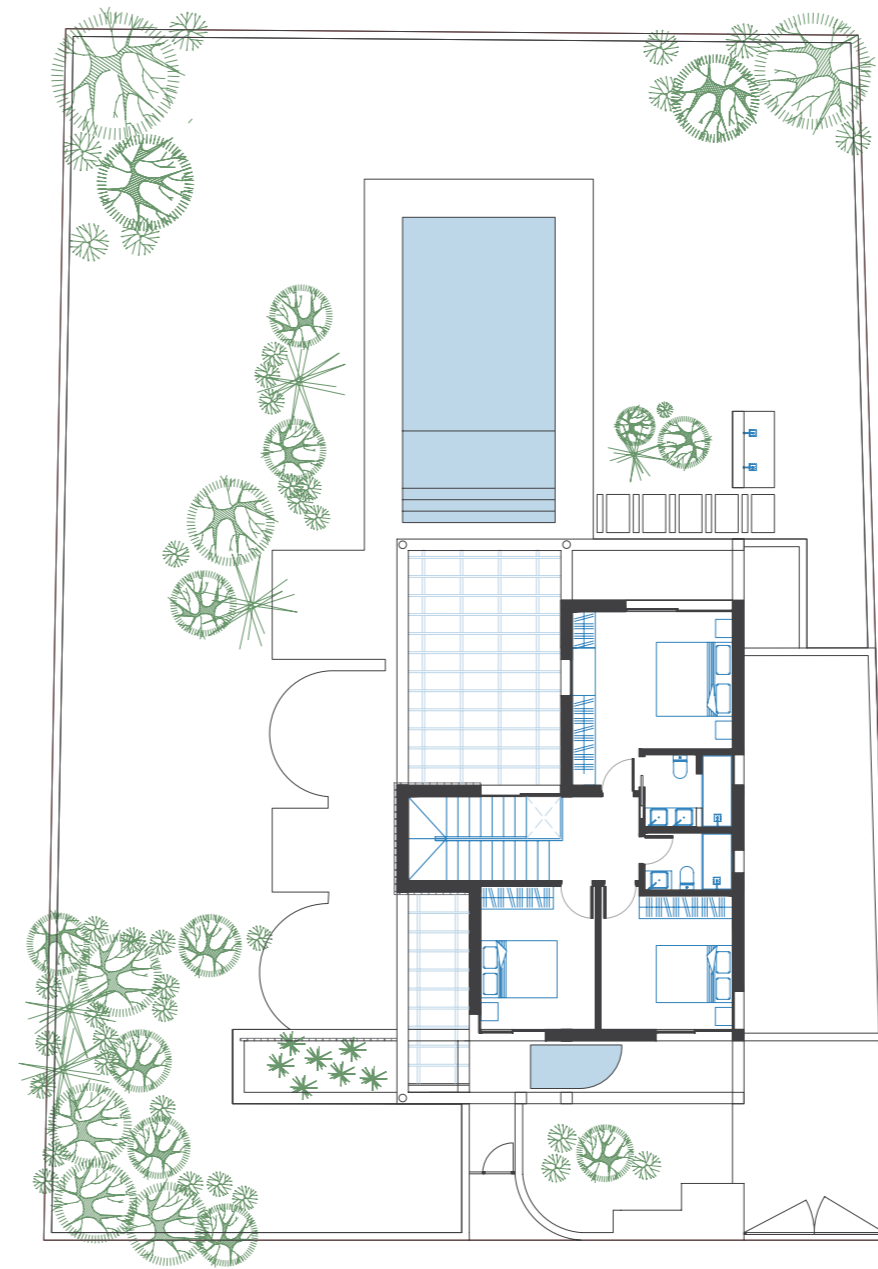
SEA GALLERY BY EDGE

HOUSE NUMBER #	PLOT SIZE m ²	TOTAL INTERNAL AREA m ²	COVERED / UNCOVERED VERANDAS m ²
9	674	140	14 / 45
11	683	140	14 / 45
15	684	140	14 / 45
16	681	140	14 / 45
20	709	140	14 / 45
25	687	140	14 / 45
28	738	140	14 / 45
31	713	140	14 / 45
35	684	140	14 / 45
37	670	140	14 / 45
40	671	140	14 / 45
41	681	140	14 / 45
43	671	140	14 / 45

 3 Bedrooms  3 Bathrooms



GROUND FLOOR



UPPER FLOOR

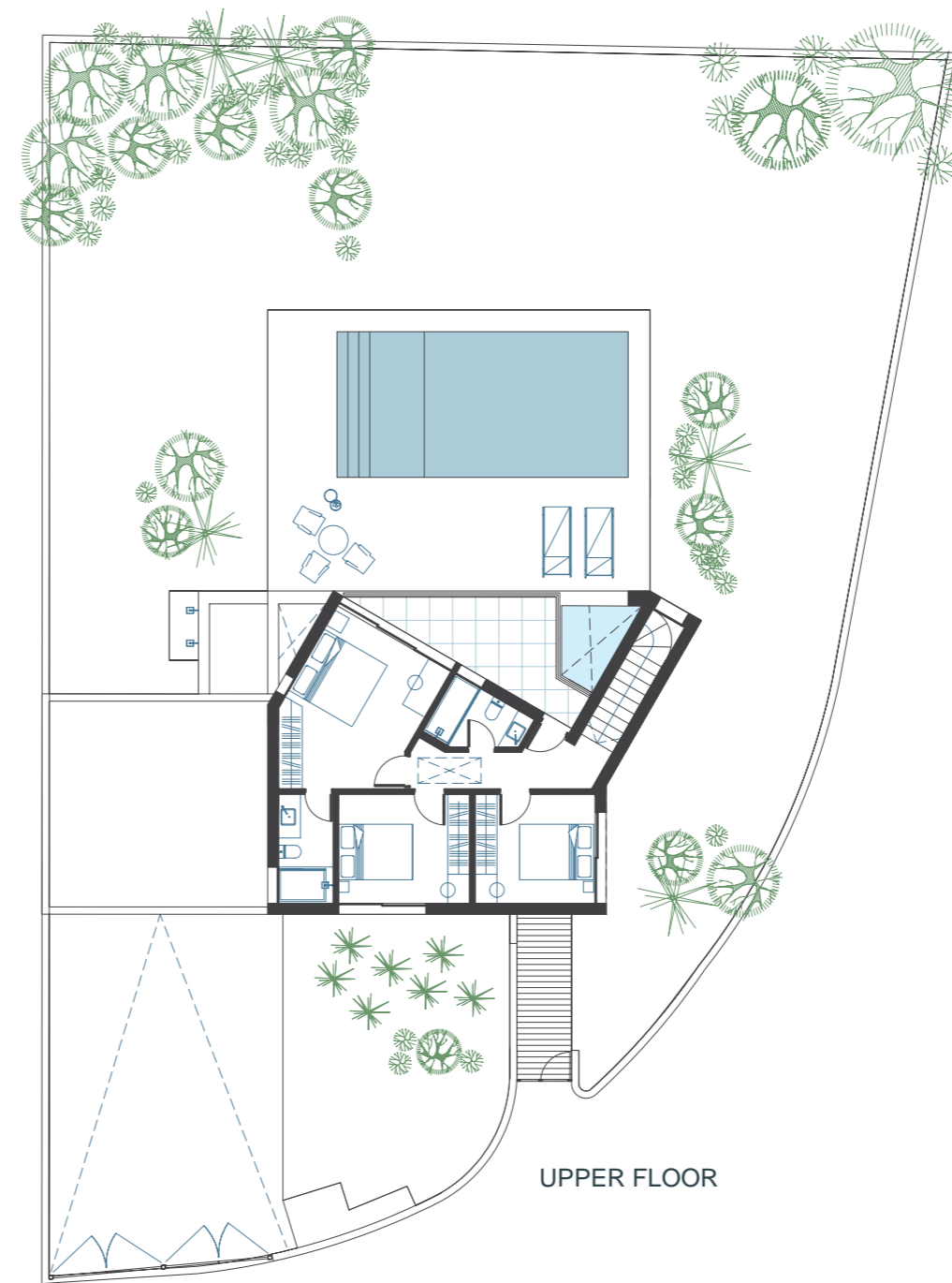
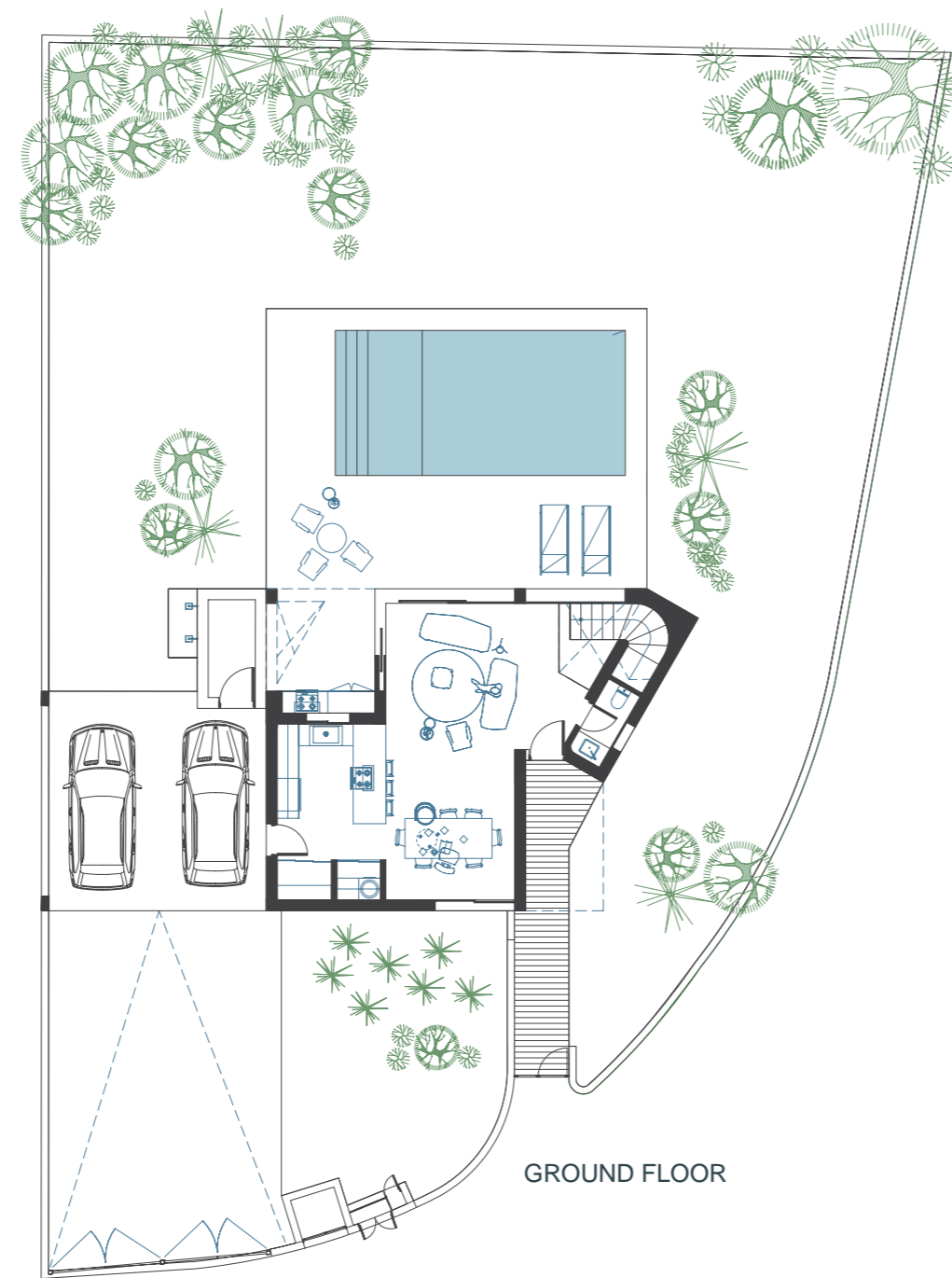


TYOLOGY 1.2

SEA GALLERY BY EDGE

HOUSE NUMBER #	PLOT SIZE m ²	TOTAL INTERNAL AREA m ²	COVERED/ UNCOVERED VERANDAS ²
14	681	140	m 14 / 17
18	689	140	14 / 17
30	669	140	14 / 17
32	667	140	14 / 17
36	670	140	14 / 17
39	698	140	14 / 17

 3 Bedrooms  3 Bathrooms

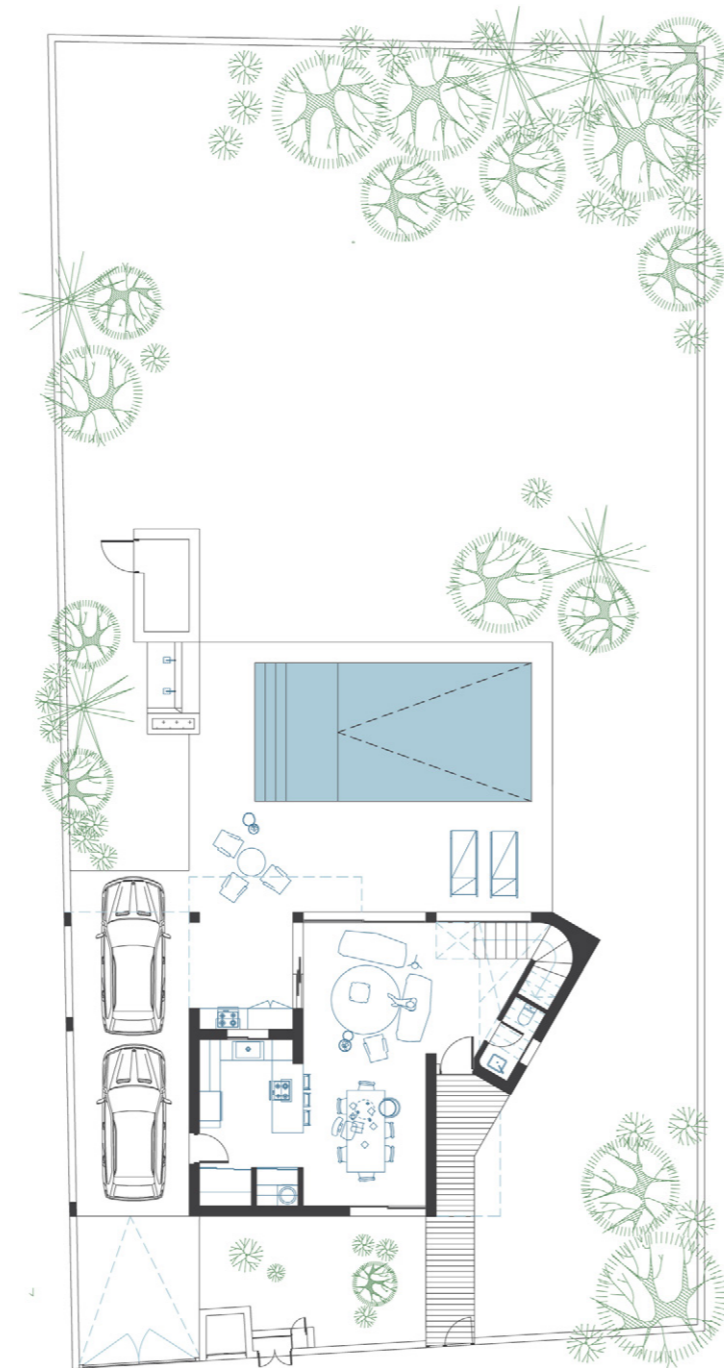


TYOLOGY 1.3

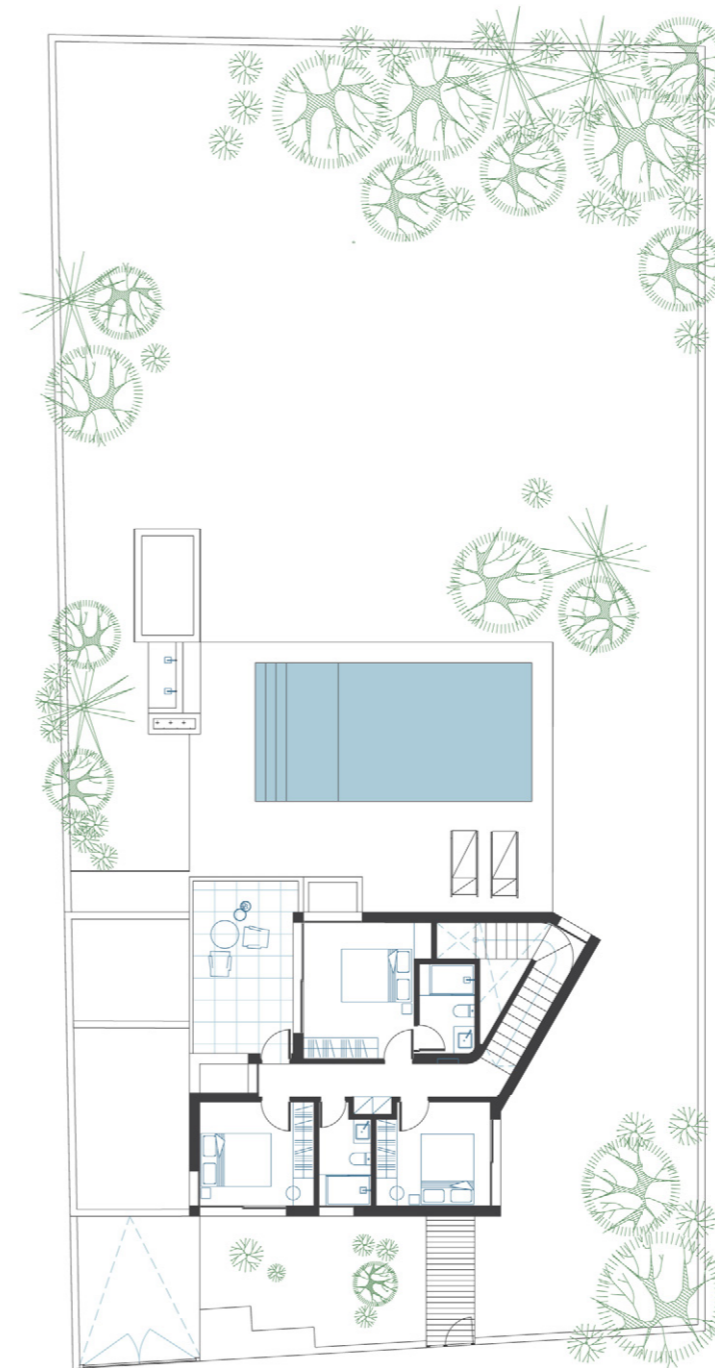
SEA GALLERY BY EDGE

HOUSE NUMBER #	PLOT SIZE m ²	TOTAL INTERNAL AREA m ²	COVERED / UNCOVERED VERANDAS ²
17	707	140	m 14 / 16
19	682	140	14 / 16
29	666	140	14 / 16
42	668	140	14 / 16

3 Bedrooms 3 Bathrooms



GROUND FLOOR



UPPER FLOOR

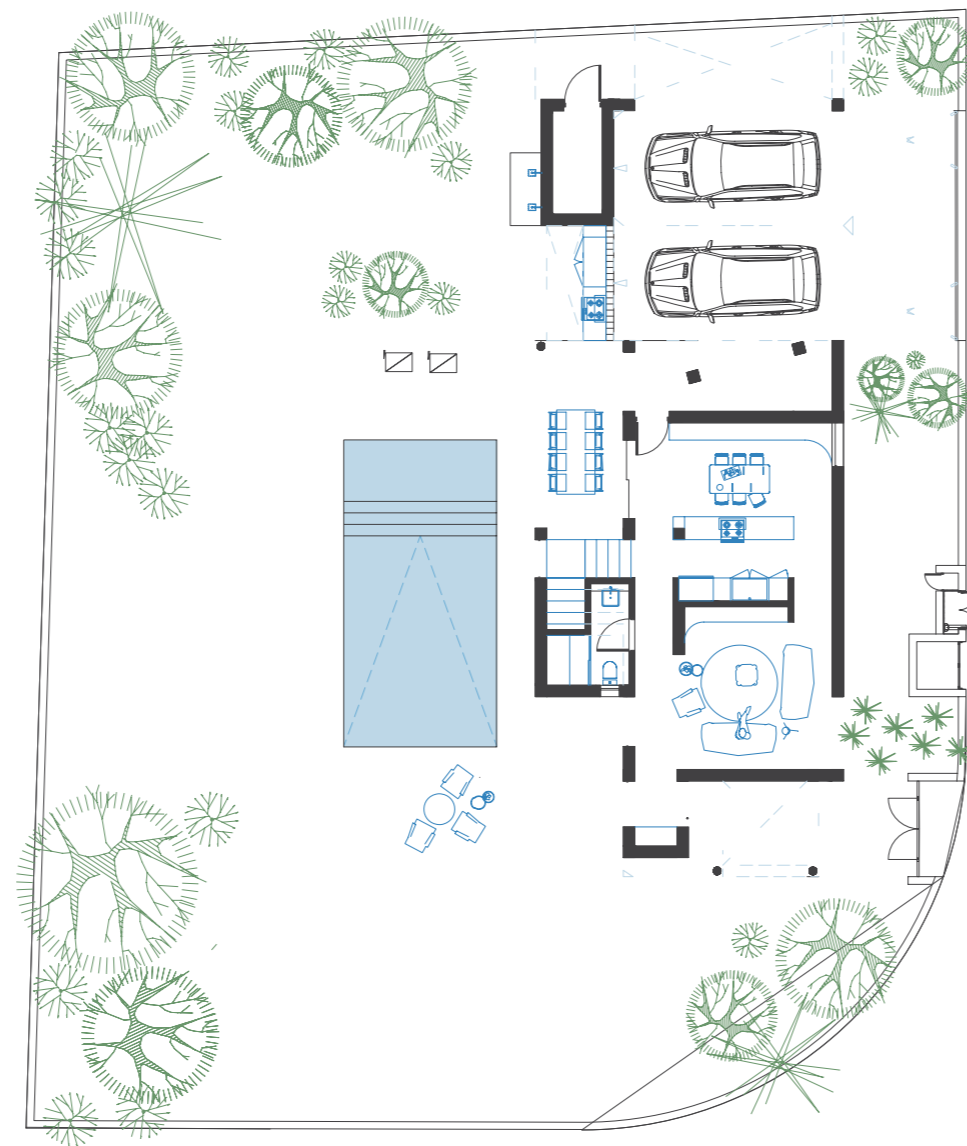


TYOLOGY 1.4

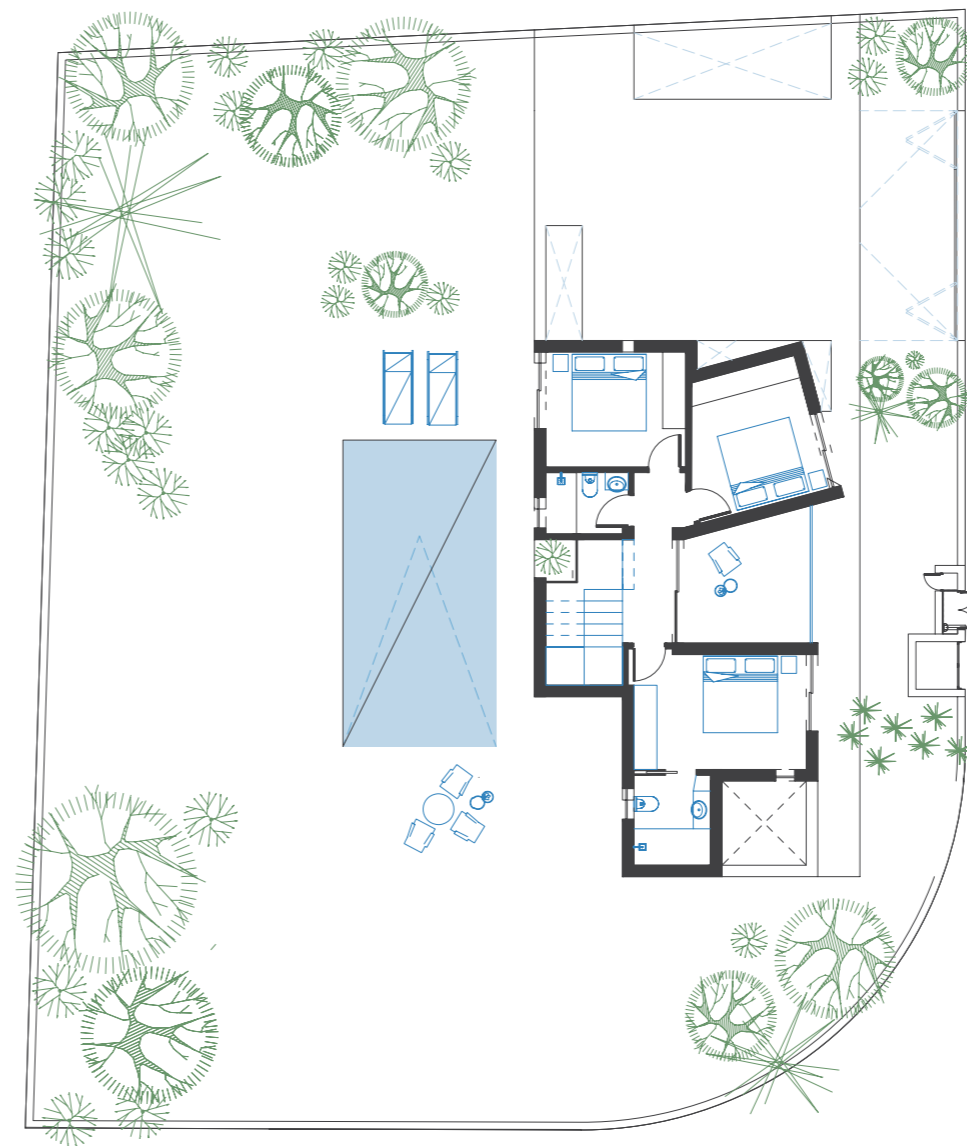
SEA GALLERY BY EDGE

HOUSE NUMBER #	PLOT SIZE m ²	TOTAL INTERNAL AREA m ²	COVERED / UNCOVERED VERANDAS ²
8	670	140	m 14 / 15
33	668	140	14 / 15
34	701	140	14 / 15
38	668	140	14 / 15

3 Bedrooms 3 Bathrooms



GROUND FLOOR



UPPER FLOOR





TYPOLGY 2.1

TYPOLGY 1.2

TYPOLGY 2

 SEA GALLERY BY EDGE

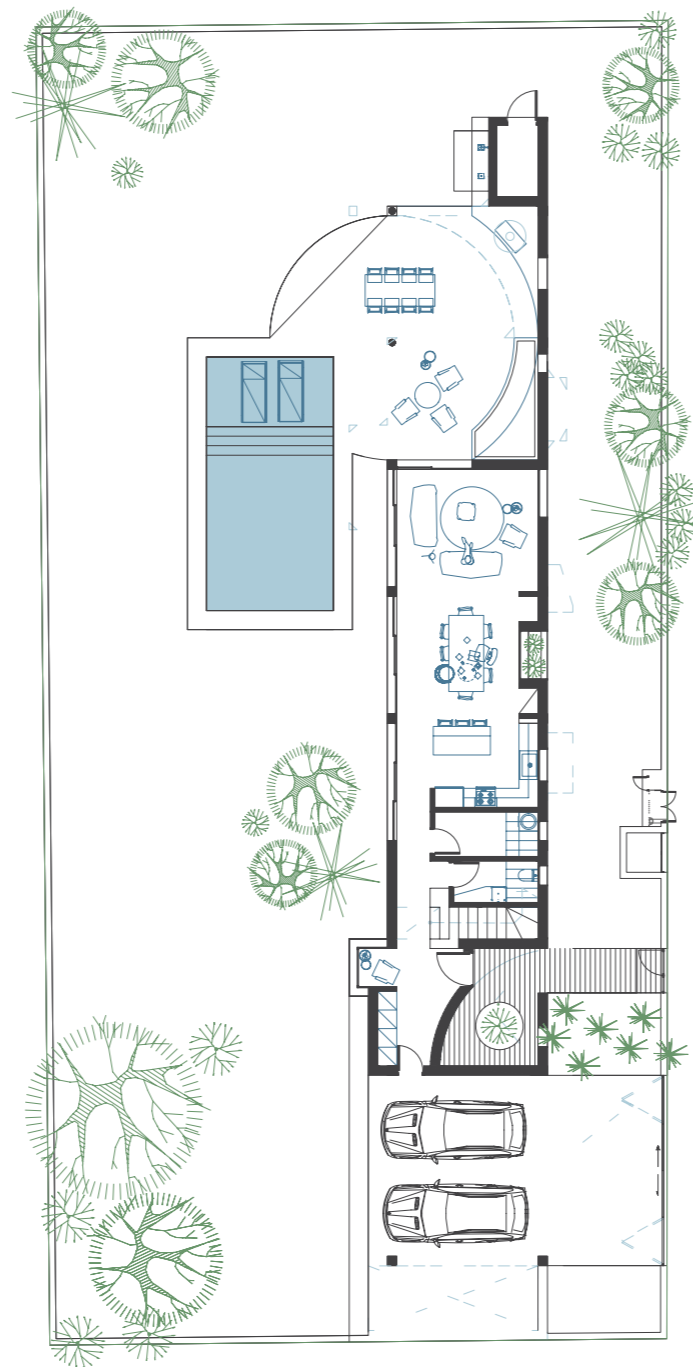
TYPOLGY 2.2

TYOLOGY 2.1

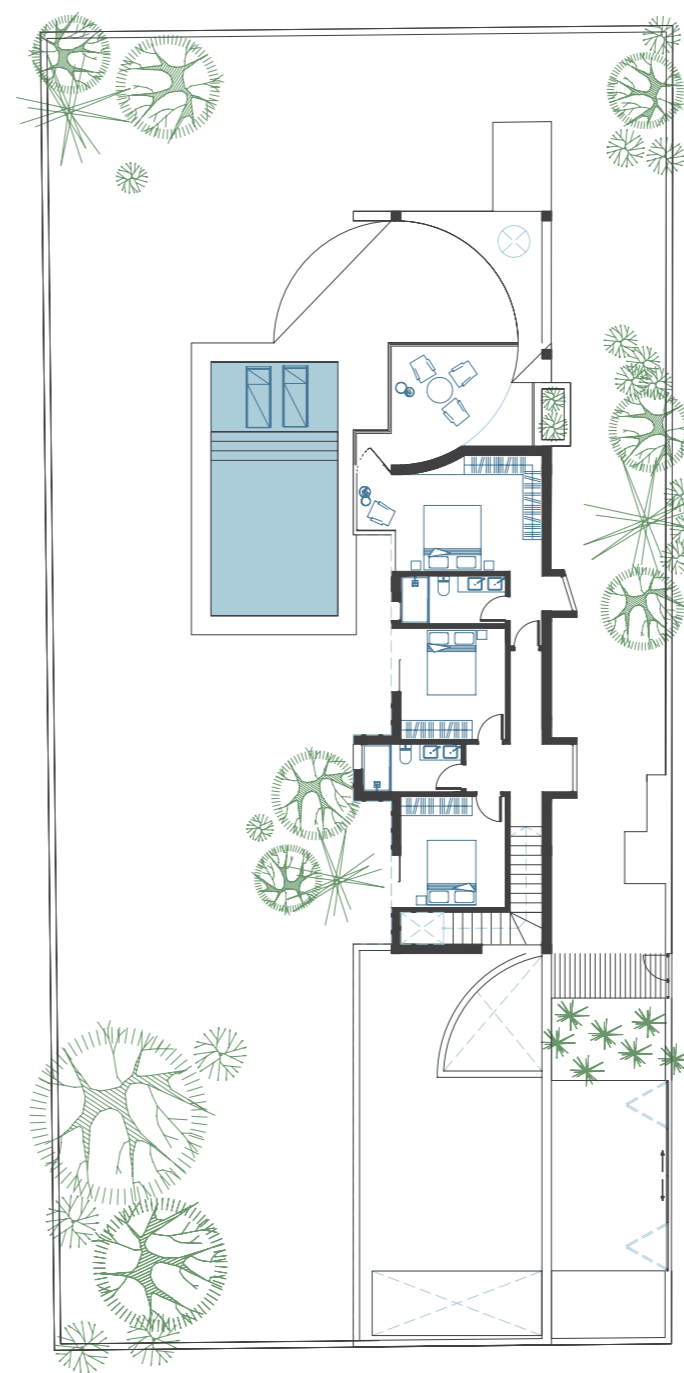
SEA GALLERY BY EDGE

HOUSE NUMBER #	PLOT SIZE m ²	TOTAL INTERNAL AREA m ²	COVERED / UNCOVERED VERANDAS ²
6	796	167	m 17 / 14
23	818	169	17 / 14

 3 Bedrooms  3 Bathrooms



GROUND FLOOR



UPPER FLOOR



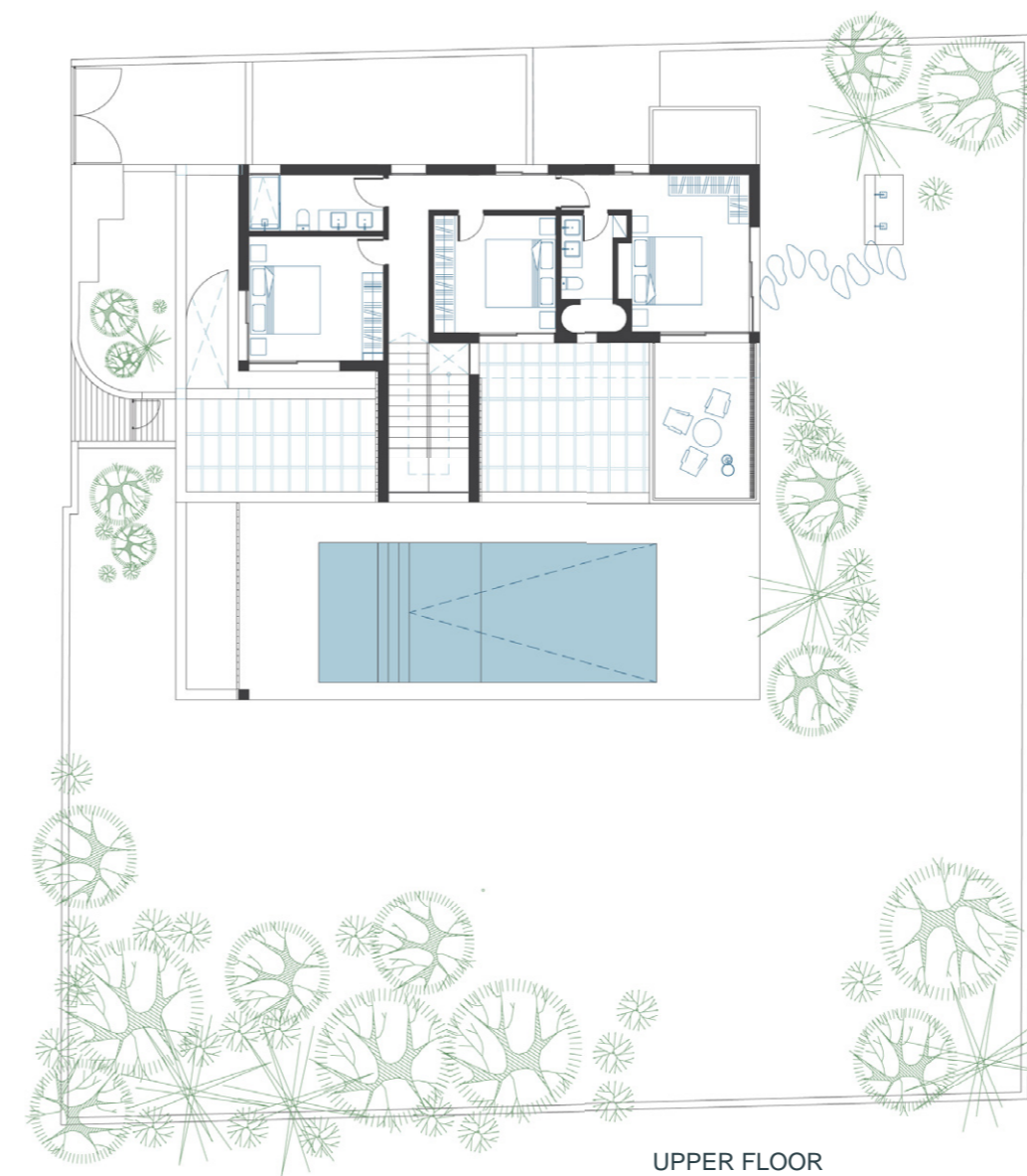
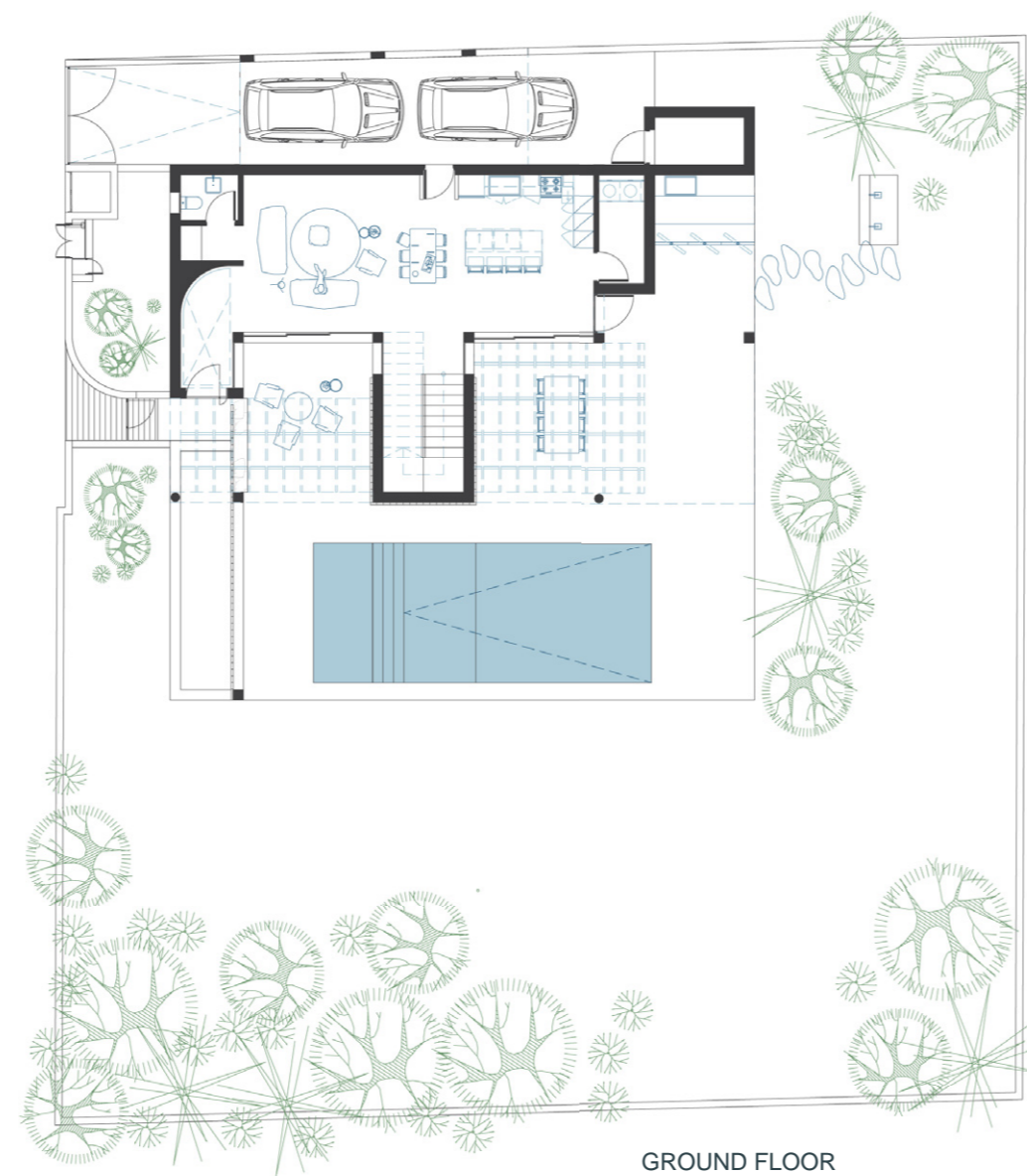
TYOLOGY 2.2

SEA GALLERY BY EDGE

HOUSE NUMBER #	PLOT SIZE m ²	TOTAL INTERNAL AREA m ²	COVERED VERANDAS m ²
5	839	169	17
7	804	169	17
26	803	169	17
27	803	169	17

Uncovered verandas: 14m² balcony / 33m² ground

 3 Bedrooms  3 Bathrooms





TYOLOGY 3

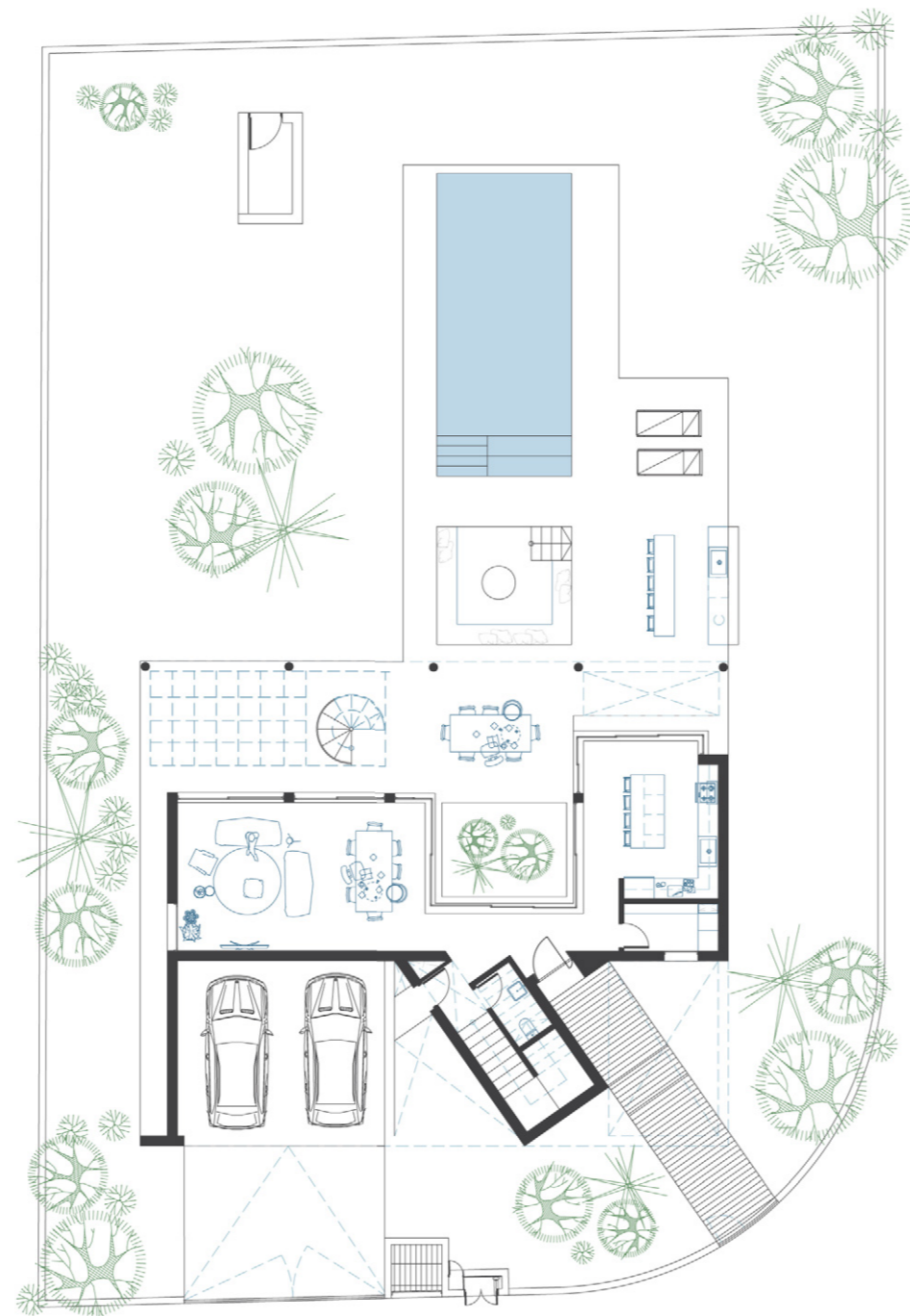
 SEA GALLERY BY EDGE

TYOLOGY 3.1

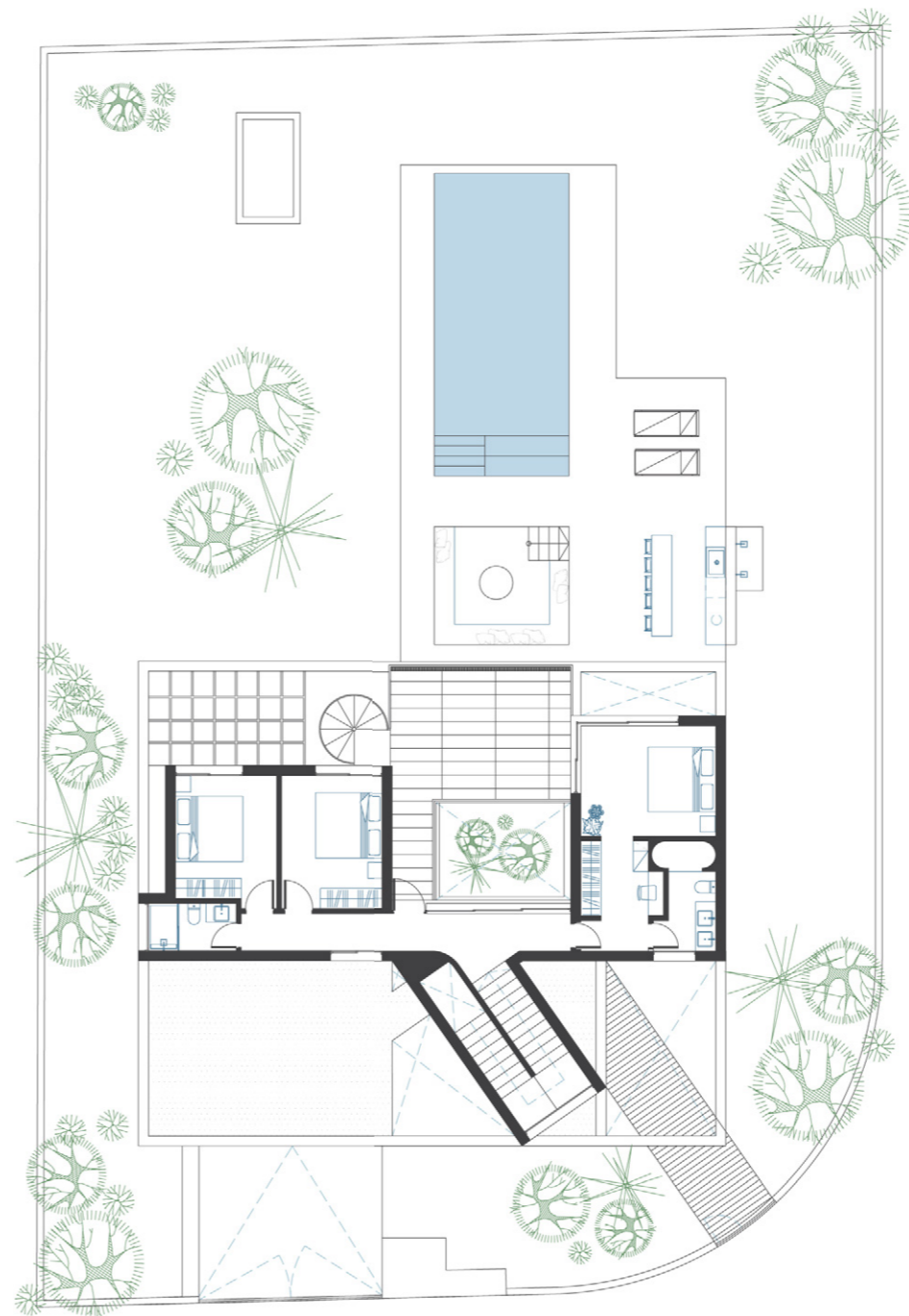
SEA GALLERY BY EDGE

HOUSE NUMBER #	PLOT SIZE m ²	TOTAL INTERNAL AREA m ²	COVERED / UNCOVERED VERANDAS ²
1	918	190	m 19 / 26
4	905	190	19 / 26

 3 Bedrooms  3 Bathrooms



GROUND FLOOR



UPPER FLOOR





TYPOLGY 4.2



TYPOLGY 4.2



TYPOLGY 4.3

TYPOLGY 4

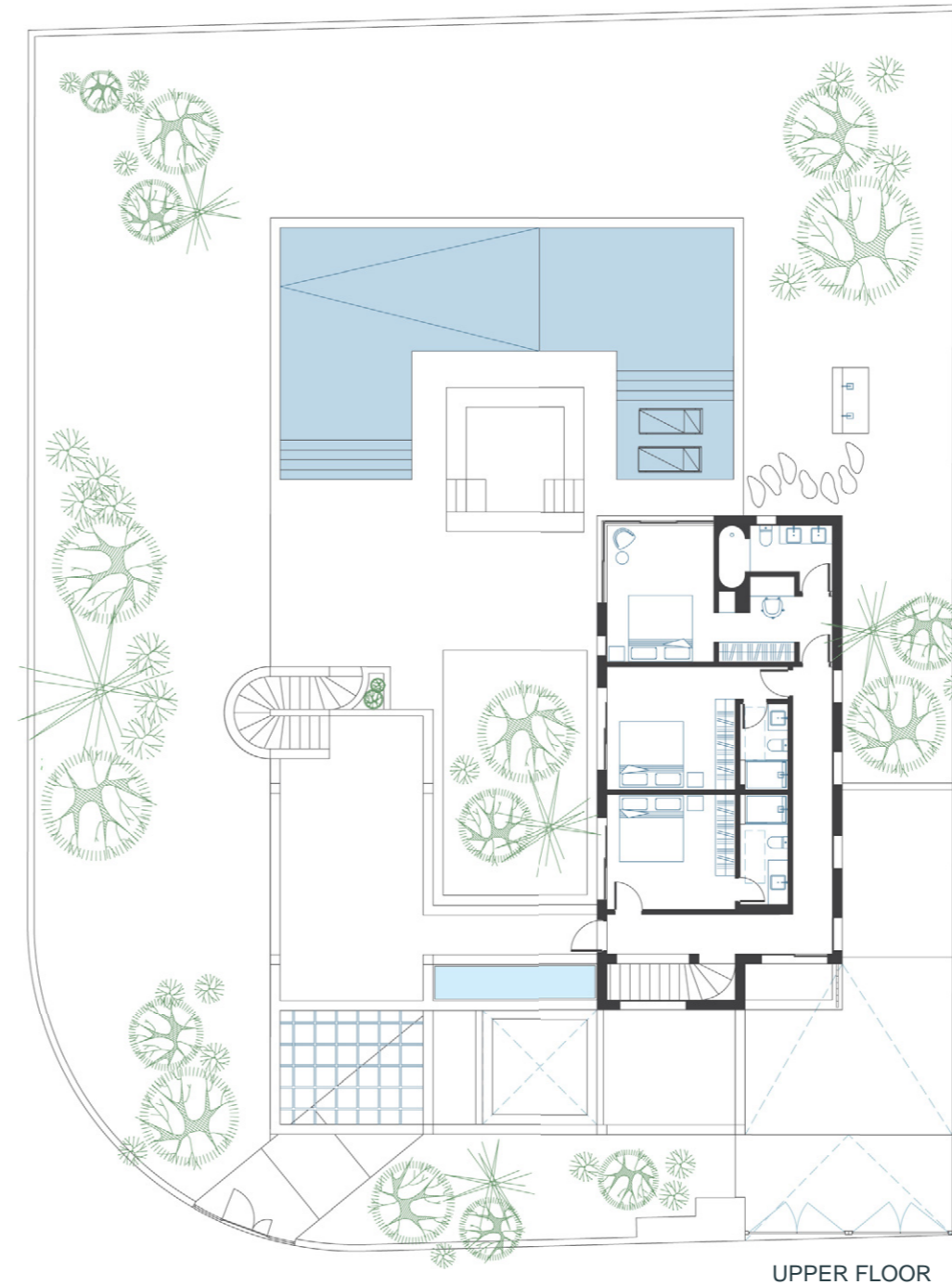
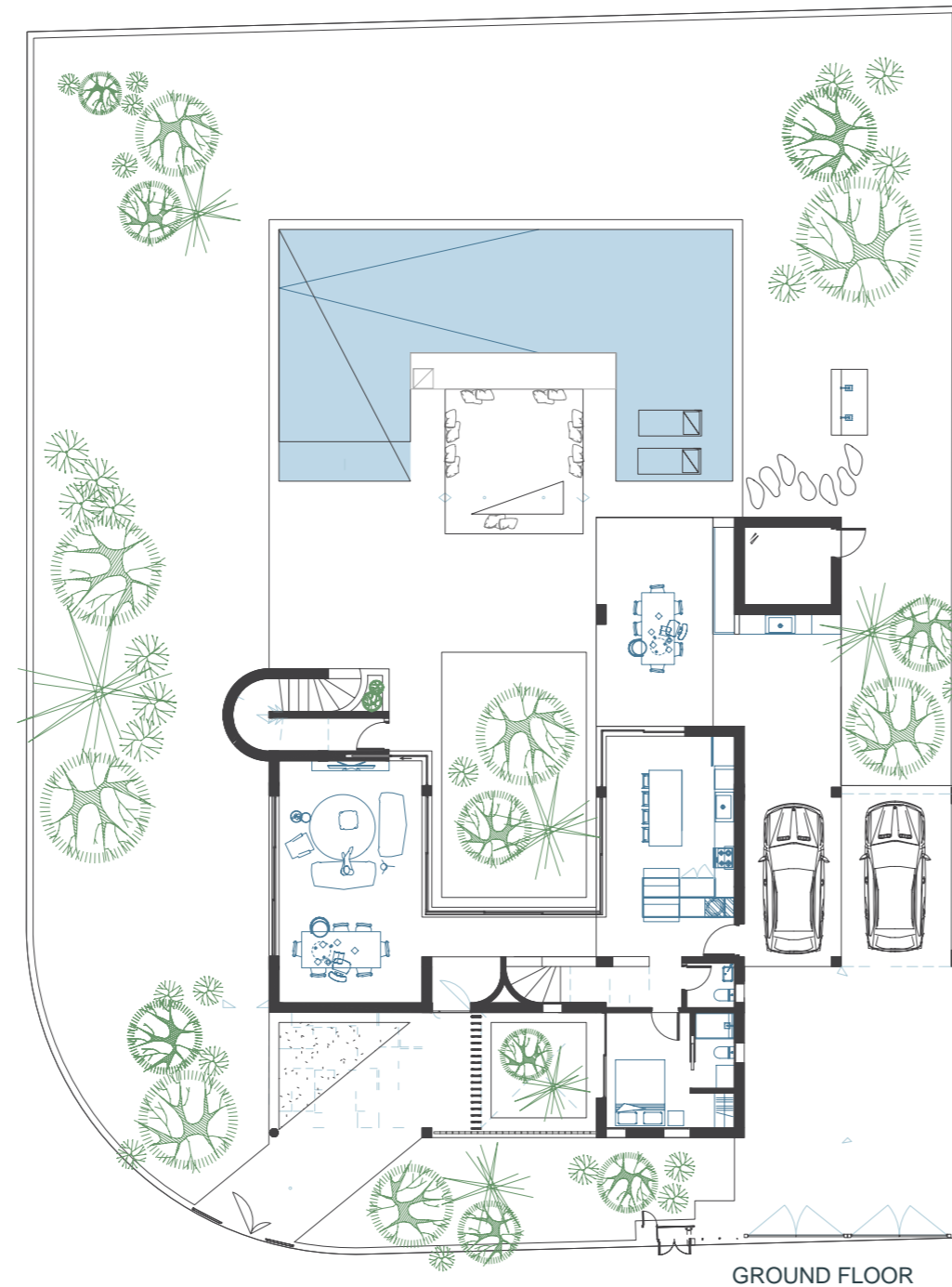
 SEA GALLERY BY EDGE

TYOLOGY 4.1

SEA GALLERY BY EDGE

HOUSE NUMBER #	PLOT SIZE m ²	TOTAL INTERNAL AREA m ²	COVERED / UNCOVERED VERANDAS ²
2	1038	218	m 22 / 56
10	1005	211	21 / 56
13	953	200	20 / 56

3 + 1 Bedrooms 5 Bathrooms

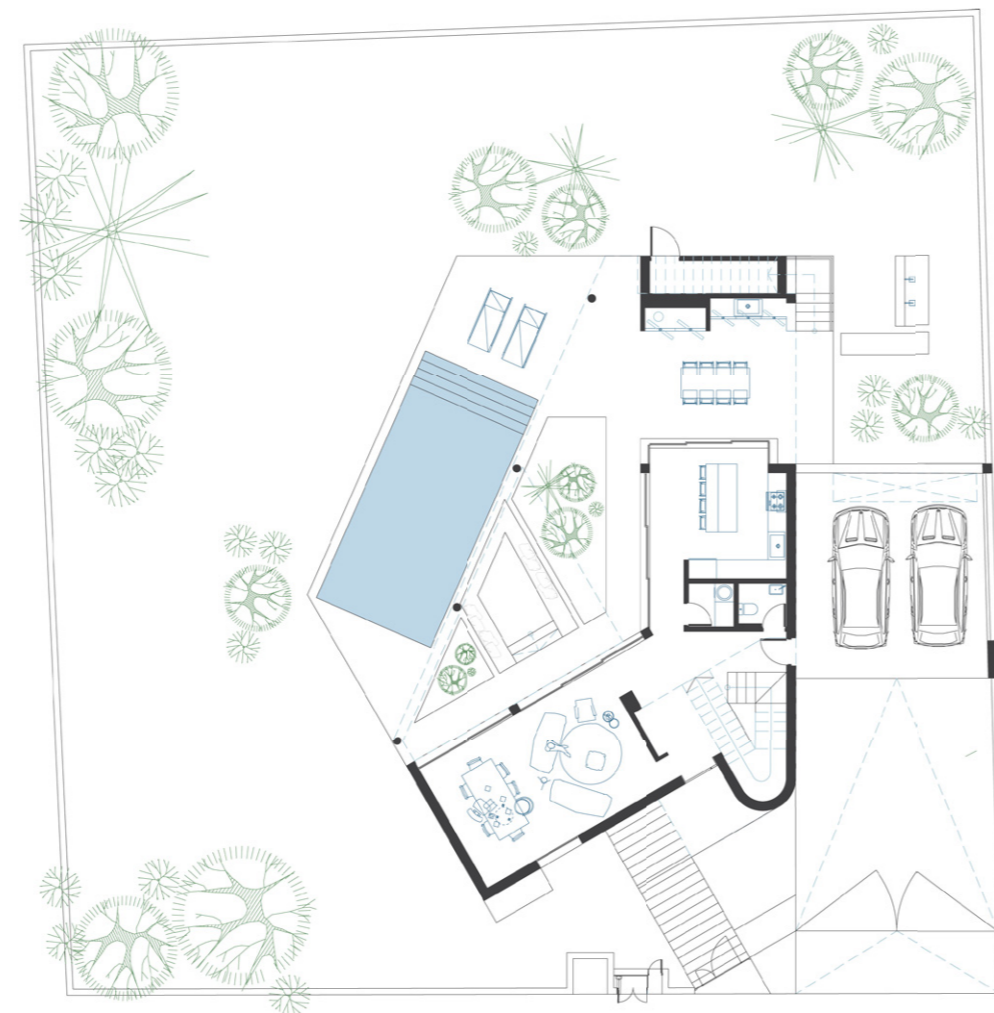


TYOLOGY 4.2

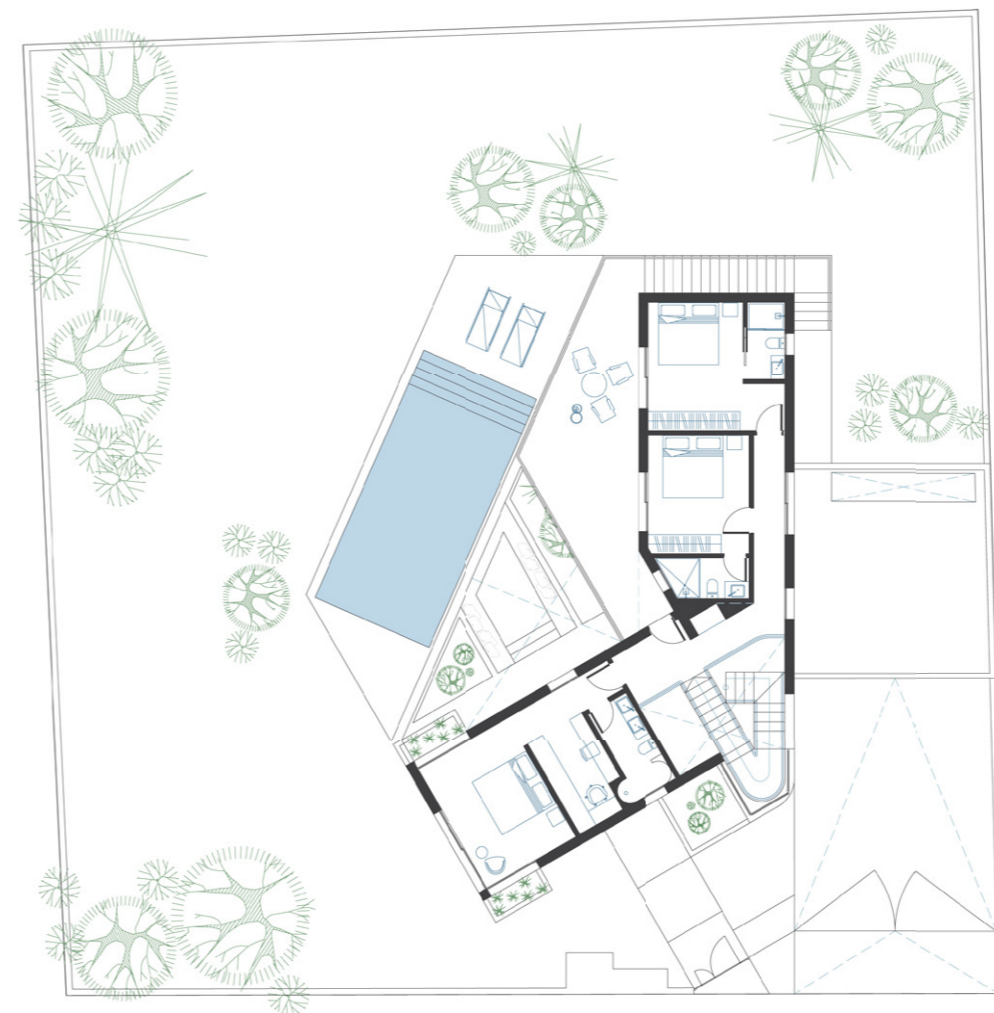
SEA GALLERY BY EDGE

HOUSE NUMBER #	PLOT SIZE m ²	TOTAL INTERNAL AREA m ²	COVERED / UNCOVERED VERANDAS ²
3	1029	216	m 22 / 33
12	956	200	20 / 33

 3 + 1 Bedrooms  5 Bathrooms



GROUND FLOOR



UPPER FLOOR

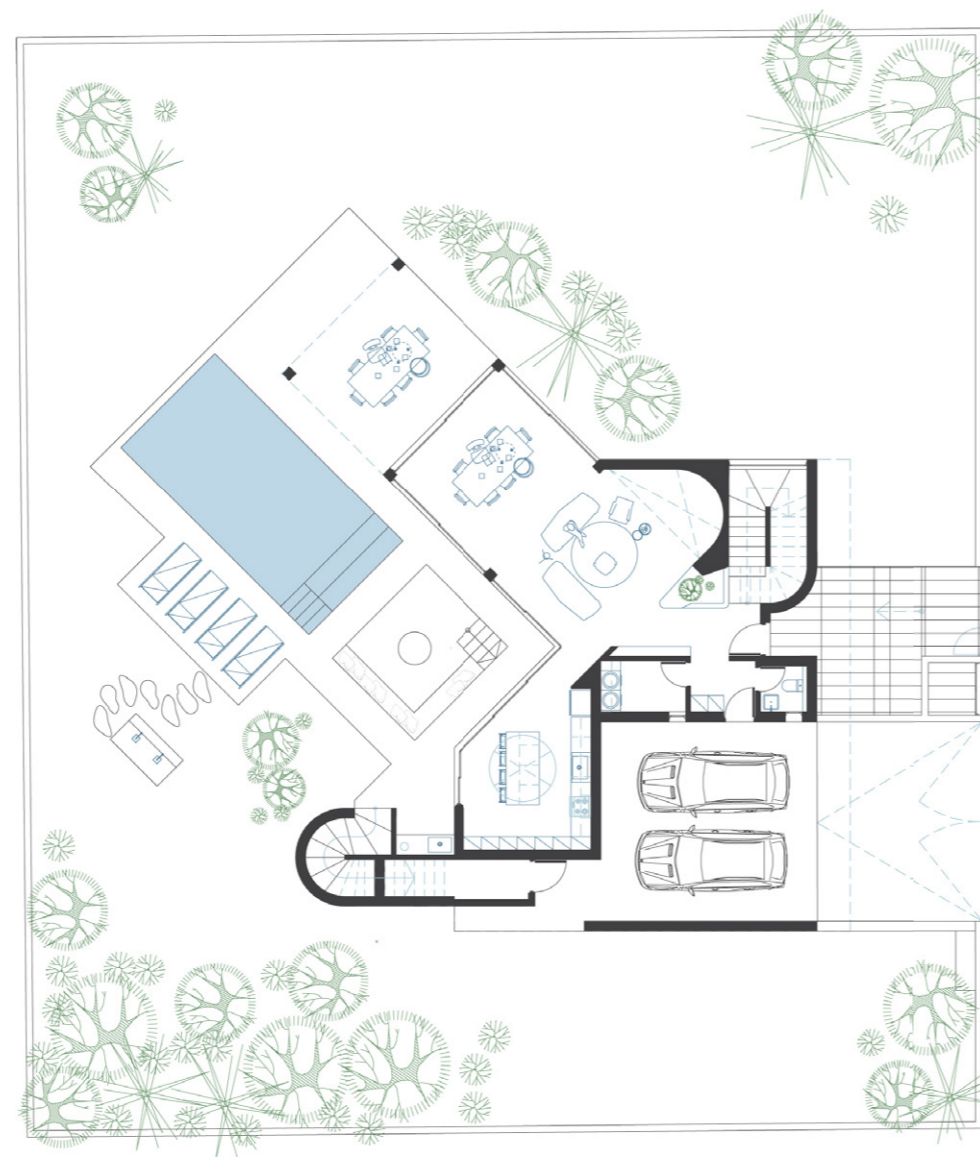


TYOLOGY 4.3

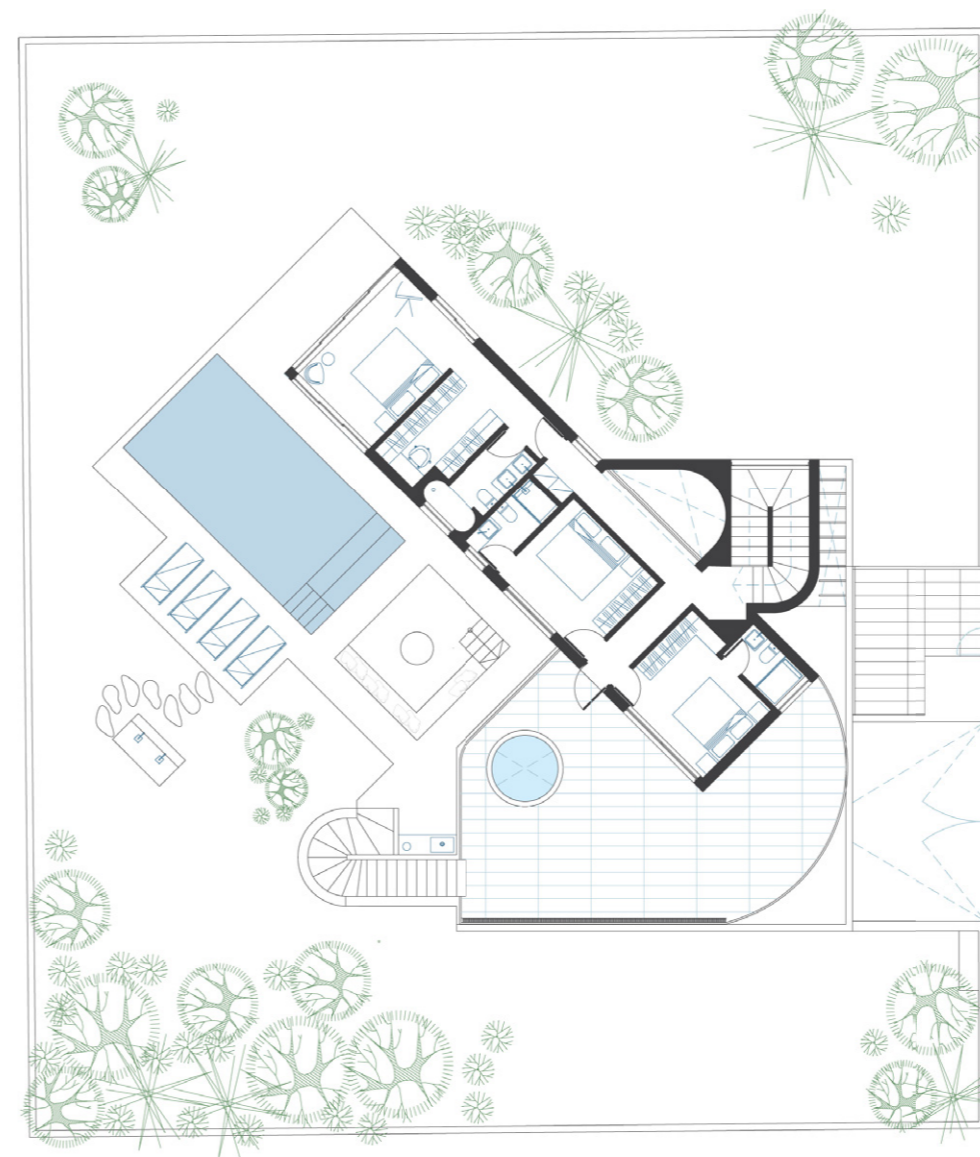
SEA GALLERY BY EDGE

HOUSE NUMBER #	PLOT SIZE m ²	TOTAL INTERNAL AREA m ²	COVERED / UNCOVERED VERANDAS ²
21	959	200	m 20 / 69
24	991	208	21 / 69

3 + 1 Bedrooms 5 Bathrooms



GROUND FLOOR



UPPER FLOOR



