

# VASILISSA

RESIDENCES





VAS



RESIDENCES



**VASILISSA RESIDENCES** – or ‘Queen’ Residences in English – is, as the name suggests, a cut above the rest. Ranking among the most attractive projects of AGG Luxury Homes, a prestigious boutique property developer in Paphos, this exclusive development of only 12 villas will appeal to buyers who want to be close to it all: the town centre, the beach, everyday amenities, as well as English language schools and universities.

Featuring slick contemporary architecture designed for Mediterranean style luxury living, Vasilissa Residences line both sides of quiet road in Geroskipou. The 3-bedroom 3-bathroom 2-storey villas will catch your eye with their French windows that let in the abundant daylight. Attractive textured exterior walls, a garden patio and of course the **wooden sunbathing** deck surrounding the private pool define the modern, sophisticated style of these properties.

Inside, residents will enjoy the spaciousness and comfort of an open-plan living where carefully chosen interior finishing materials, fitted kitchen and built-in wardrobes reveal a sense of understated elegance.



## PAPHOS: A MULTIFACETED DISTRICT

The district of Paphos on the western coast of Cyprus is unlike any other region on the island. From the birthplace of Aphrodite at Petra tou Romiou, to her playground in the nature reserve of Akamas, from fascinating ancient mosaics, to world-class golf resorts, Paphos town and its surroundings attract visitors who value the Mediterranean landscape and climate, but want more... much more.

Selected to be the European Capital of Culture in 2017, the town of Paphos is now home to

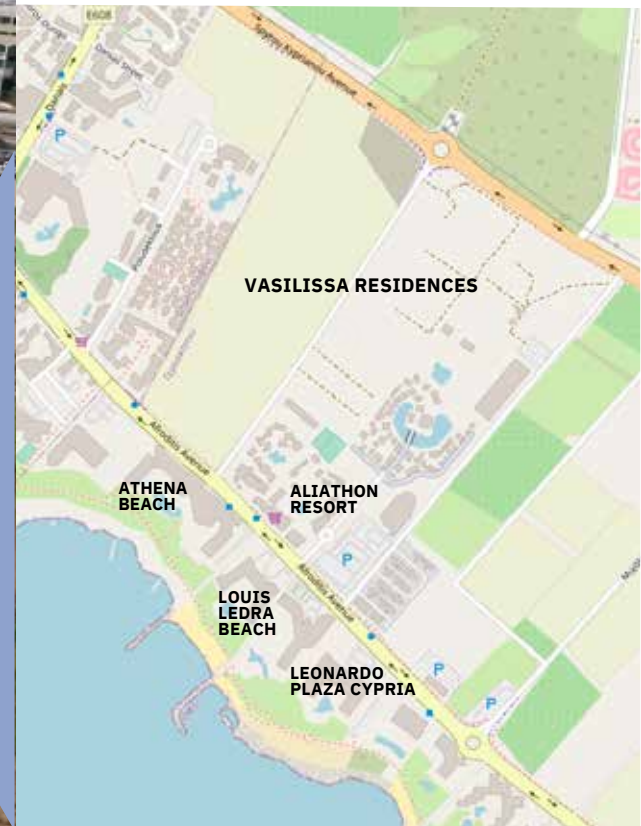
international

secondary and tertiary educational institutions, and neighbouring villages have become the second home of a large expatriate population that has relocated to enjoy the quality of life that Paphos can provide.





# GEROSKIPOU FOR LEISURE AND PLEASURE



Just east of Paphos lies the municipality of Geroskipou with its 400-metre long, sandy beach for bathing, water sports and various social and cultural activities. Here the residential areas are quiet, the seawater is shallow, calm and clear, and restaurants, taverns and bars are only steps away.

Almost seamlessly connected to the town of Paphos, Geroskipou grants you easy access in all directions, whether downtown or towards the highway leading to other parts of the island.

# VASILISSA

## RESIDENCES

at a glance

### **OVERVIEW**

- 12 Detached villas
- Plot size: 267 sqm - 350 sqm
- Living area: 132 sqm
- Covered veranda: 56 sqm
- Private pool: 8mx3m (optional)
- 1 Covered car port

### **DESIGN FEATURES**

- Contemporary Mediterranean interior and exterior design
- 2-Storey villa configuration with optional roof terrace
- 3 Bedrooms, 3 bathrooms
- Open-plan living area with fitted kitchen
- Floor to ceiling French windows
- Built-in wardrobes
- Quality ceramic flooring
- Wooden internal staircase and wall panel sections
- Sea views from the roof terrace

### **WHERE YOU ARE**

- Villas on both sides of a road in a quiet residential area
- 300m from the beach
- Walking distance from hotels, restaurants, gym, pharmacy
- 400m from casino
- 800m from waterpark
- 2km from Paphos harbour
- 4km from nearest golf club
- 4,5km from Paphos International Airport







# TYPE A

## Villa 1 PLOT 310 <sup>sqm</sup>

3 BEDROOMS 3 BATHROOMS

LIVING AREA:	132 sqm
ROOF GARDEN:	46 sqm
COVERED VERANDA:	56 sqm
<b>TOTAL COVERED AREA:</b>	<b>188 sqm</b>

## Villa 2 PLOT 274 <sup>sqm</sup>

3 BEDROOMS 3 BATHROOMS

LIVING AREA:	132 sqm
ROOF GARDEN:	46 sqm
COVERED VERANDA:	56 sqm
<b>TOTAL COVERED AREA:</b>	<b>188 sqm</b>

## Villa 3 PLOT 268 <sup>sqm</sup>

3 BEDROOMS 3 BATHROOMS

LIVING AREA:	132 sqm
ROOF GARDEN:	46 sqm
COVERED VERANDA:	56 sqm
<b>TOTAL COVERED AREA:</b>	<b>188 sqm</b>

## Villa 4 PLOT 268 <sup>sqm</sup>

3 BEDROOMS 3 BATHROOMS

LIVING AREA:	132 sqm
ROOF GARDEN:	46 sqm
COVERED VERANDA:	56 sqm
<b>TOTAL COVERED AREA:</b>	<b>188 sqm</b>

## Villa 5 PLOT 300 <sup>sqm</sup>

3 BEDROOMS 3 BATHROOMS

LIVING AREA:	132 sqm
ROOF GARDEN:	46 sqm
COVERED VERANDA:	56 sqm
<b>TOTAL COVERED AREA:</b>	<b>188 sqm</b>

## Villa 6 PLOT 350 <sup>sqm</sup>

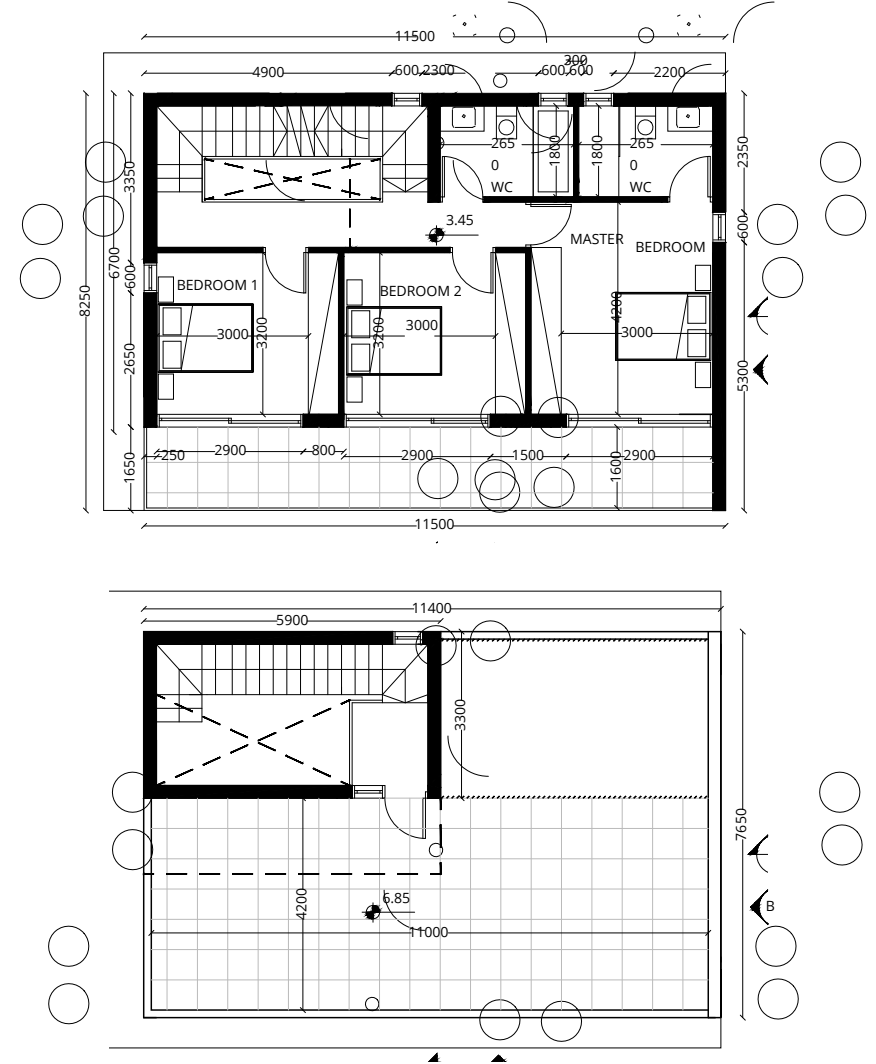
3 BEDROOMS 3 BATHROOMS

LIVING AREA:	132 sqm
ROOF GARDEN:	46 sqm
COVERED VERANDA:	56 sqm
<b>TOTAL COVERED AREA:</b>	<b>188 sqm</b>



Ground floor

First floor



# TYPE B

## Villa 7 PLOT 334 <sup>sqm</sup>

3 BEDROOMS 3 BATHROOMS

LIVING AREA:	132 sqm
ROOF GARDEN:	46 sqm
COVERED VERANDA:	56 sqm
<b>TOTAL COVERED AREA:</b>	<b>188 sqm</b>

## Villa 8 PLOT 316 <sup>sqm</sup>

3 BEDROOMS 3 BATHROOMS

LIVING AREA:	132 sqm
ROOF GARDEN:	46 sqm
COVERED VERANDA:	56 sqm
<b>TOTAL COVERED AREA:</b>	<b>188 sqm</b>

## Villa 9 PLOT 267 <sup>sqm</sup>

3 BEDROOMS 3 BATHROOMS

LIVING AREA:	132 sqm
ROOF GARDEN:	46 sqm
COVERED VERANDA:	56 sqm
<b>TOTAL COVERED AREA:</b>	<b>188 sqm</b>

## Villa 10 PLOT 267 <sup>sqm</sup>

3 BEDROOMS 3 BATHROOMS

LIVING AREA:	132 sqm
ROOF GARDEN:	46 sqm
COVERED VERANDA:	56 sqm
<b>TOTAL COVERED AREA:</b>	<b>188 sqm</b>

## Villa 11 PLOT 276 <sup>sqm</sup>

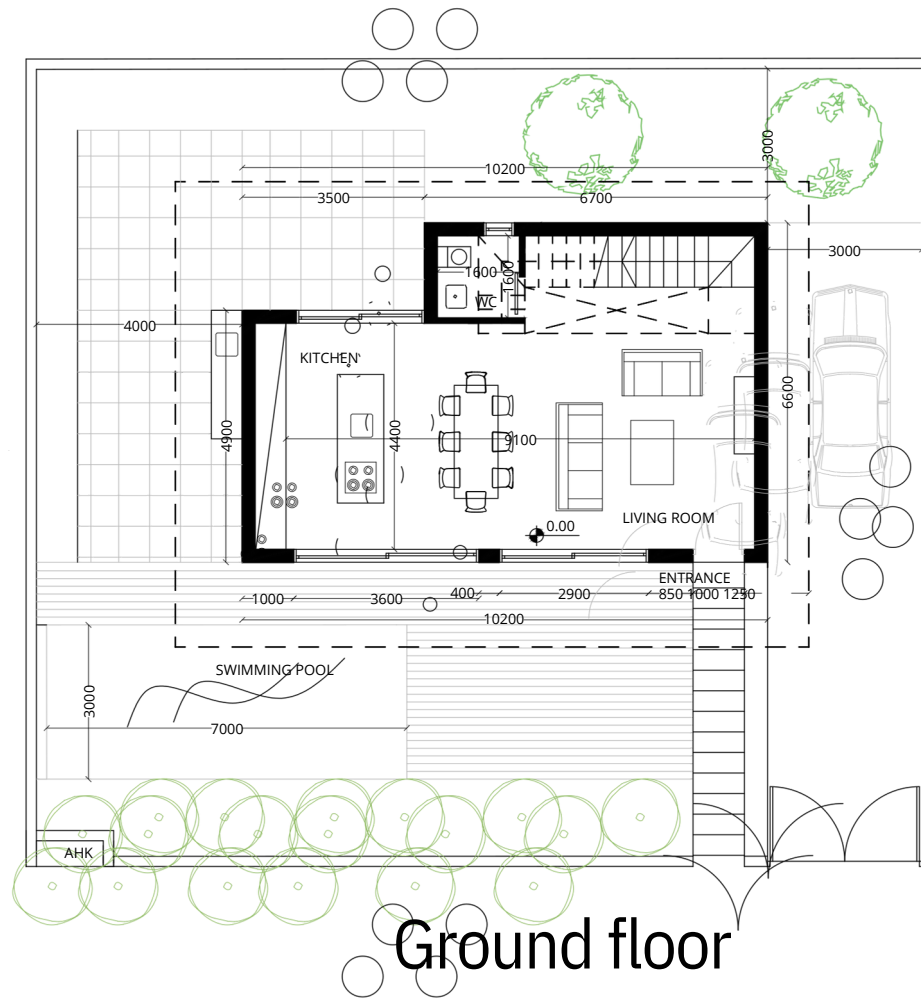
3 BEDROOMS 3 BATHROOMS

LIVING AREA:	132 sqm
ROOF GARDEN:	46 sqm
COVERED VERANDA:	56 sqm
<b>TOTAL COVERED AREA:</b>	<b>188 sqm</b>

## Villa 12 PLOT 314 <sup>sqm</sup>

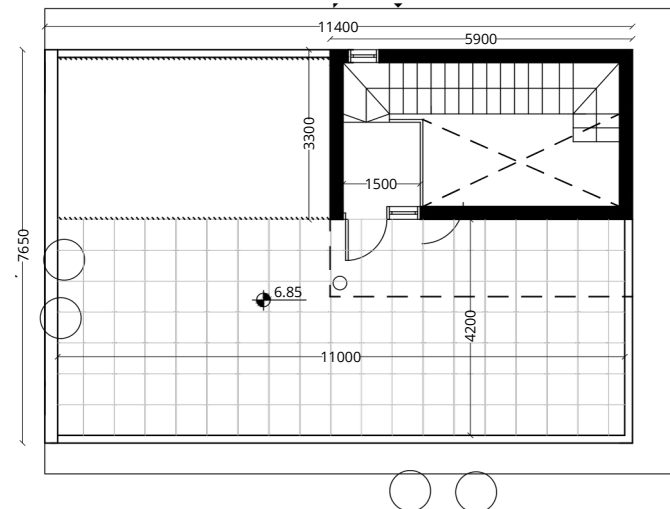
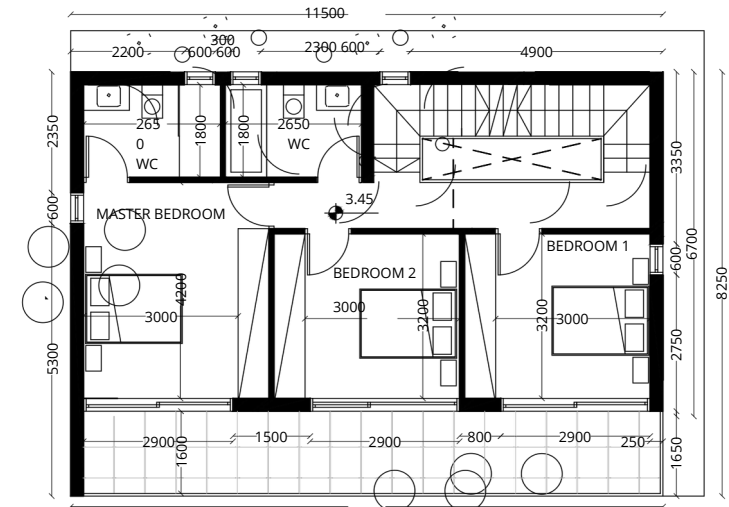
3 BEDROOMS 3 BATHROOMS

LIVING AREA:	132 sqm
ROOF GARDEN:	46 sqm
COVERED VERANDA:	56 sqm
<b>TOTAL COVERED AREA:</b>	<b>188 sqm</b>



Ground floor

First floor







# SPECIFICATIONS

## **KITCHEN**

- European handleless fittings (colour choice available)
- Individually designed layouts
- Techno granite worktops (colour choice available)

## **BATHROOMS, LIVING ROOM & INTERIOR AREAS**

- European ceramic flooring in hall and living areas (colour choice available) or laminate wood flooring

## **CLIMATE CONTROL**

- HEATING: Provision for central heating in all rooms and hallways with heat pump system
- COOLING: Provision for air-conditioning
- WALL: Radiators

## **OTHER SPECIFICATIONS**

- Solar L/C system for heating water
- Pressurized water system
- Double glazing
- Energy saving building (built according to the latest EU standards) / Category A

