

WESTLIGHT

RESIDENCES



WESTLIGHT
RESIDENCES

A COMPLETELY NEW EXPERIENCE IN PAPHOS



WESTLIGHT RESIDENCES

DISCOVER WESTLIGHT

Westlight Residences a gated resort is located in a prime location only 150m from the nearest beach, the Paphos lighthouse and the world-famous Tombs of the Kings are within walking distance. Also nearby are the King's Avenue Mall, the Medieval Castle, and the two UNESCO World Heritage sites.

MASTER / PLAN



1 / TENNIS COURT

2 / GATED CAR ENTRANCE

3 / COMMON SWIMMING POOL



BLOCKS I-4



THE BEST OF BOTH WORLDS

Enjoy all the modern comforts and privacy of your own home in luxurious villas. An attractive proposition, whether for your own use or as an investment with secured returns.



BLOCK I

VILLA 101

2 BEDROOMS / 2 BATHROOMS + 1 GUEST WC

| | |
|---------------------|----------------|
| PLOT: | 234 sqm |
| LIVING AREA: | 105 sqm |
| COVERED VERANDA: | 17 sqm |
| PARKING: | 13 sqm |
| PRIVATE POOL: | 6,5 X 3 m |
| TOTAL COVERED AREA: | 122 sqm |

VILLA 102

2 BEDROOMS / 2 BATHROOMS + 1 GUEST WC

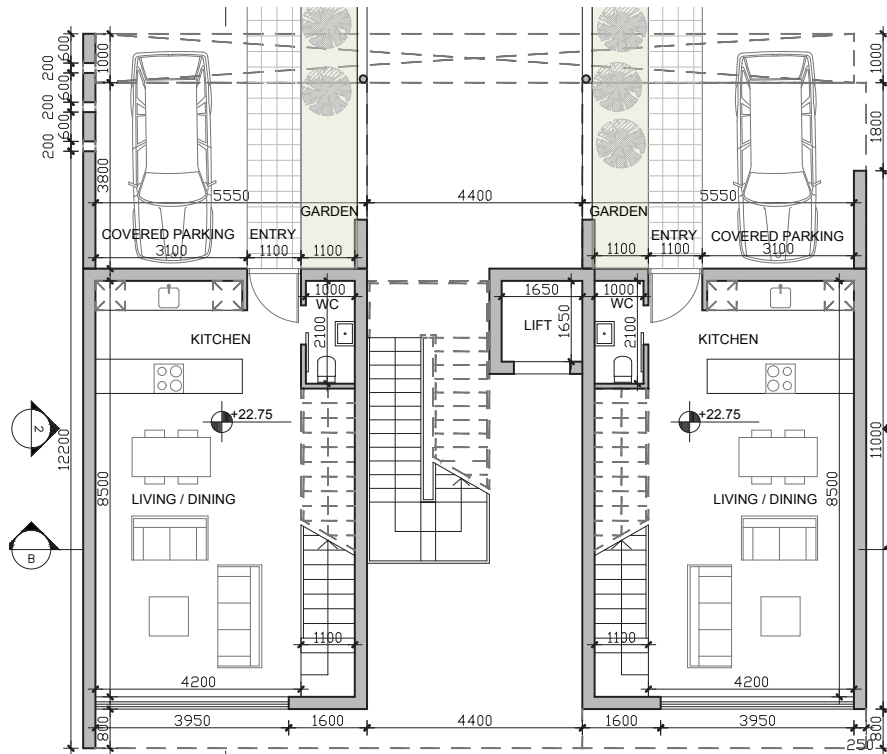
| | |
|---------------------|----------------|
| PLOT: | 255 sqm |
| LIVING AREA: | 105 sqm |
| COVERED VERANDA: | 17 sqm |
| PARKING: | 13 sqm |
| PRIVATE POOL: | 6,5 X 3 m |
| TOTAL COVERED AREA: | 122 sqm |

APARTMENT 103

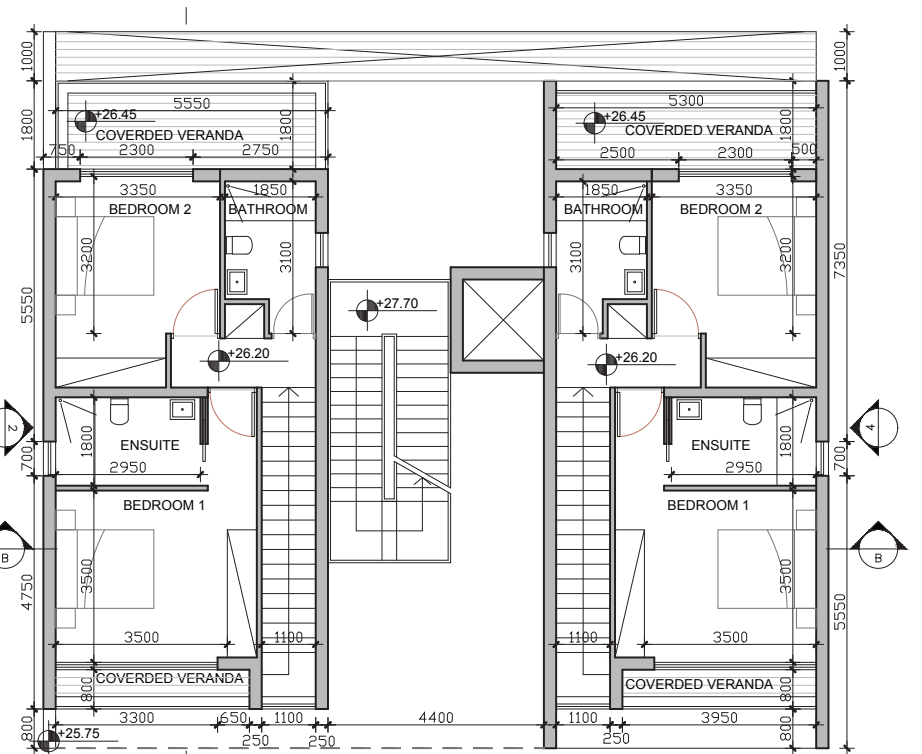
3 BEDROOMS / 2 BATHROOMS + 1 GUEST WC

| | |
|---------------------|------------|
| LIVING AREA: | 142 sqm |
| ROOF GARDEN: | 84 sqm |
| STORAGE ROOM: | 2,7 sqm |
| COVERED VERANDA: | 51 sqm |
| TOTAL COVERED AREA: | 195,70 sqm |

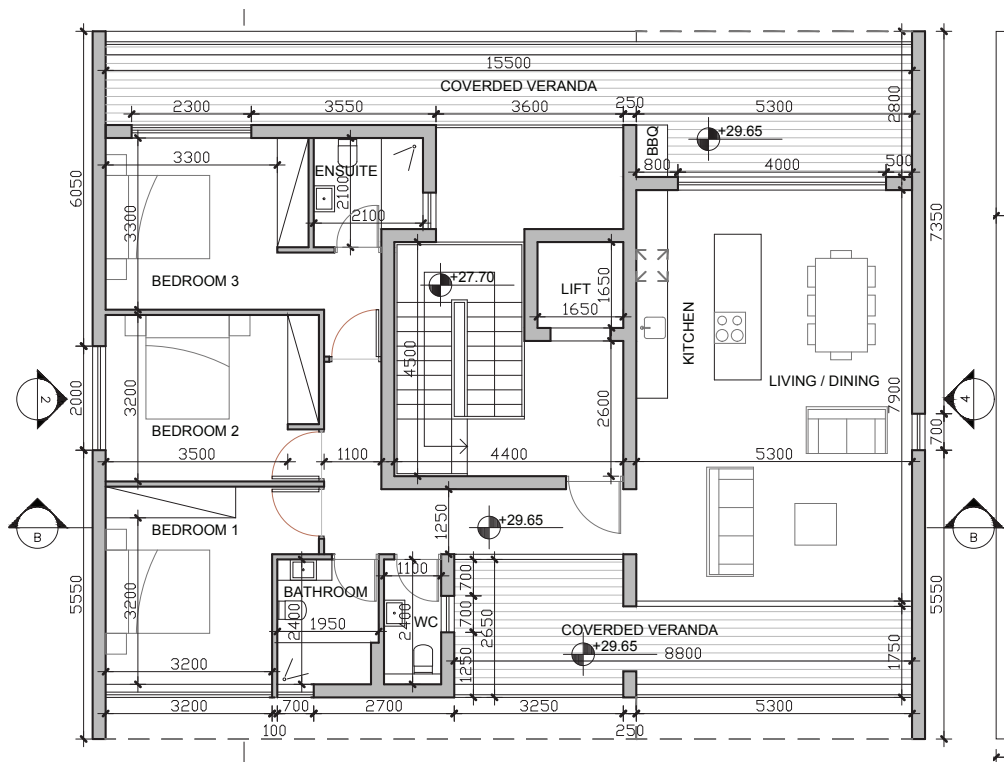




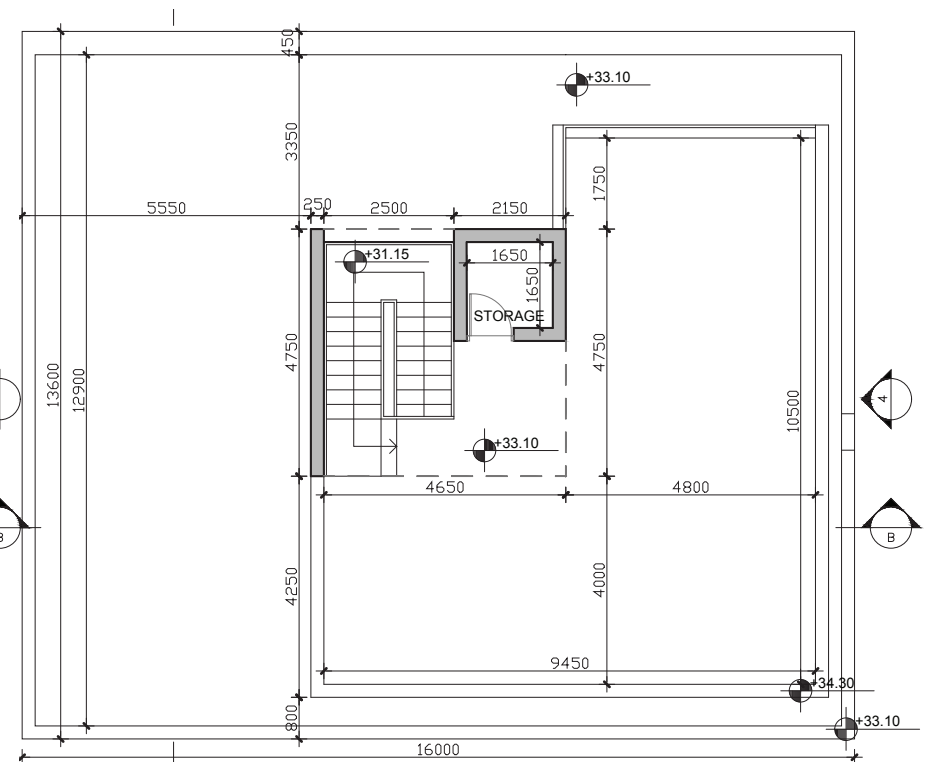
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



ROOF FLOOR

BLOCK 2

VILLA 201

2 BEDROOMS / 2 BATHROOMS + 1 GUEST WC

| | |
|---------------------|----------------|
| PLOT: | 242 sqm |
| LIVING AREA: | 105 sqm |
| COVERED VERANDA: | 30,5 sqm |
| PARKING: | 10 sqm |
| PRIVATE POOL: | 6,5 X 3 m |
| TOTAL COVERED AREA: | 135,50 sqm |

VILLA 202

2 BEDROOMS / 2 BATHROOMS + 1 GUEST WC

| | |
|---------------------|----------------|
| PLOT: | 245 sqm |
| LIVING AREA: | 105 sqm |
| COVERED VERANDA: | 22 sqm |
| PARKING: | 7 sqm |
| PRIVATE POOL: | 6,5 X 3 m |
| TOTAL COVERED AREA: | 127 sqm |

APARTMENT 203

3 BEDROOMS / 2 BATHROOMS + 1 GUEST WC

| | |
|---------------------|------------|
| LIVING AREA: | 142 sqm |
| STORAGE ROOM: | 2,7 sqm |
| UNCOVERED VERANDA: | 50 sqm |
| COVERED VERANDA: | 35 sqm |
| ROOF GARDEN: | 84 sqm |
| TOTAL COVERED AREA: | 179,70 sqm |

BLOCK 3

VILLA 301

2 BEDROOMS / 2 BATHROOMS + 1 GUEST WC

| | |
|---------------------|----------------|
| PLOT: | 243 sqm |
| LIVING AREA: | 105 sqm |
| COVERED VERANDA: | 30,5 sqm |
| PARKING: | 10 sqm |
| PRIVATE POOL: | 6,5 X 3 m |
| TOTAL COVERED AREA: | 135,50 sqm |

VILLA 302

2 BEDROOMS / 2 BATHROOMS + 1 GUEST WC

| | |
|---------------------|----------------|
| PLOT: | 241 sqm |
| LIVING AREA: | 105 sqm |
| COVERED VERANDA: | 22 sqm |
| PARKING: | 7 sqm |
| PRIVATE POOL: | 6,5 X 3 m |
| TOTAL COVERED AREA: | 127 sqm |

APARTMENT 303

3 BEDROOMS / 2 BATHROOMS + 1 GUEST WC

| | |
|---------------------|------------|
| LIVING AREA: | 142 sqm |
| STORAGE ROOM: | 2,7 sqm |
| UNCOVERED VERANDA: | 50 sqm |
| COVERED VERANDA: | 35 sqm |
| ROOF GARDEN: | 84 sqm |
| TOTAL COVERED AREA: | 179,70 sqm |

BLOCK 4

VILLA 401

2 BEDROOMS / 2 BATHROOMS + 1 GUEST WC

| | |
|---------------------|----------------|
| PLOT: | 245 sqm |
| LIVING AREA: | 105 sqm |
| COVERED VERANDA: | 30,5 sqm |
| PARKING: | 10 sqm |
| PRIVATE POOL: | 6,5 X 3 m |
| TOTAL COVERED AREA: | 135,50 sqm |

VILLA 402

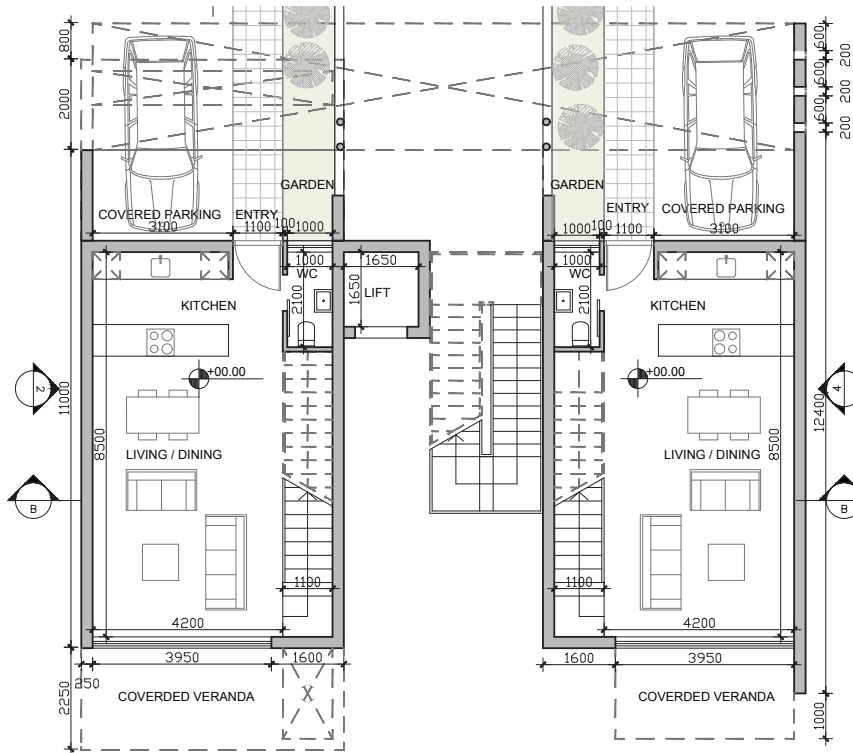
2 BEDROOMS / 2 BATHROOMS + 1 GUEST WC

| | |
|---------------------|----------------|
| PLOT: | 270 sqm |
| LIVING AREA: | 105 sqm |
| COVERED VERANDA: | 22 sqm |
| PARKING: | 7 sqm |
| PRIVATE POOL: | 6,5 X 3 m |
| TOTAL COVERED AREA: | 127 sqm |

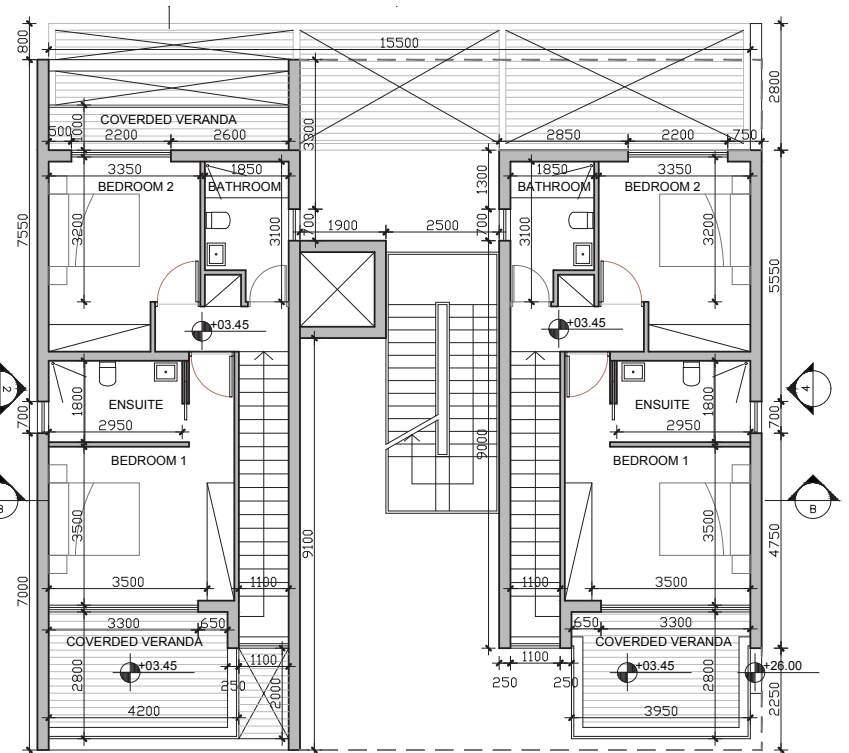
APARTMENT 403

2 BEDROOMS / 2 BATHROOMS + 1 GUEST WC

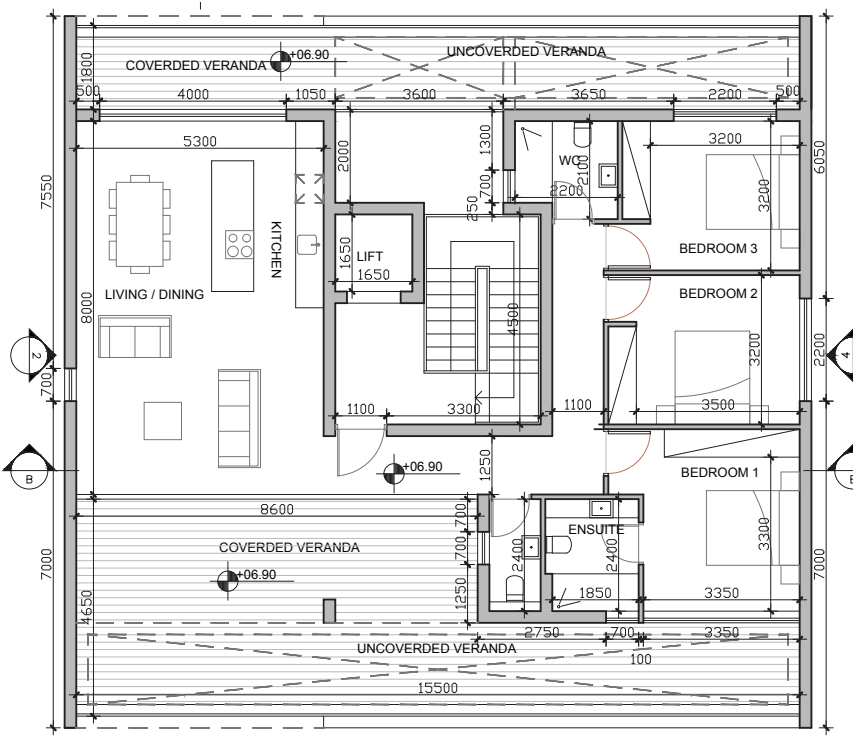
| | |
|---------------------|------------|
| LIVING AREA: | 142 sqm |
| STORAGE ROOM: | 2,7 sqm |
| UNCOVERED VERANDA: | 50 sqm |
| COVERED VERANDA: | 35 sqm |
| ROOF GARDEN: | 84 sqm |
| TOTAL COVERED AREA: | 179,70 sqm |



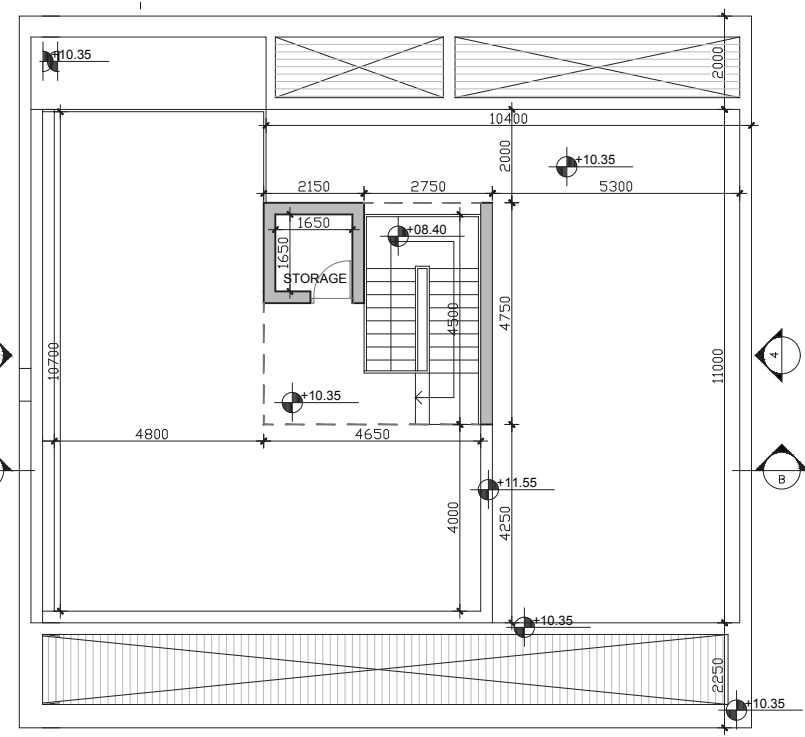
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



ROOF FLOOR

APARTMENTS



FIRST / SECOND FLOOR

APARTMENT 101/201

1 BEDROOM / 1 BATHROOM

LIVING AREA: 56 sqm
 COVERED VERANDA: 18 sqm
 TOTAL COVERED AREA: 74 sqm
 COVERED PARKING -

APARTMENT 102 / 202

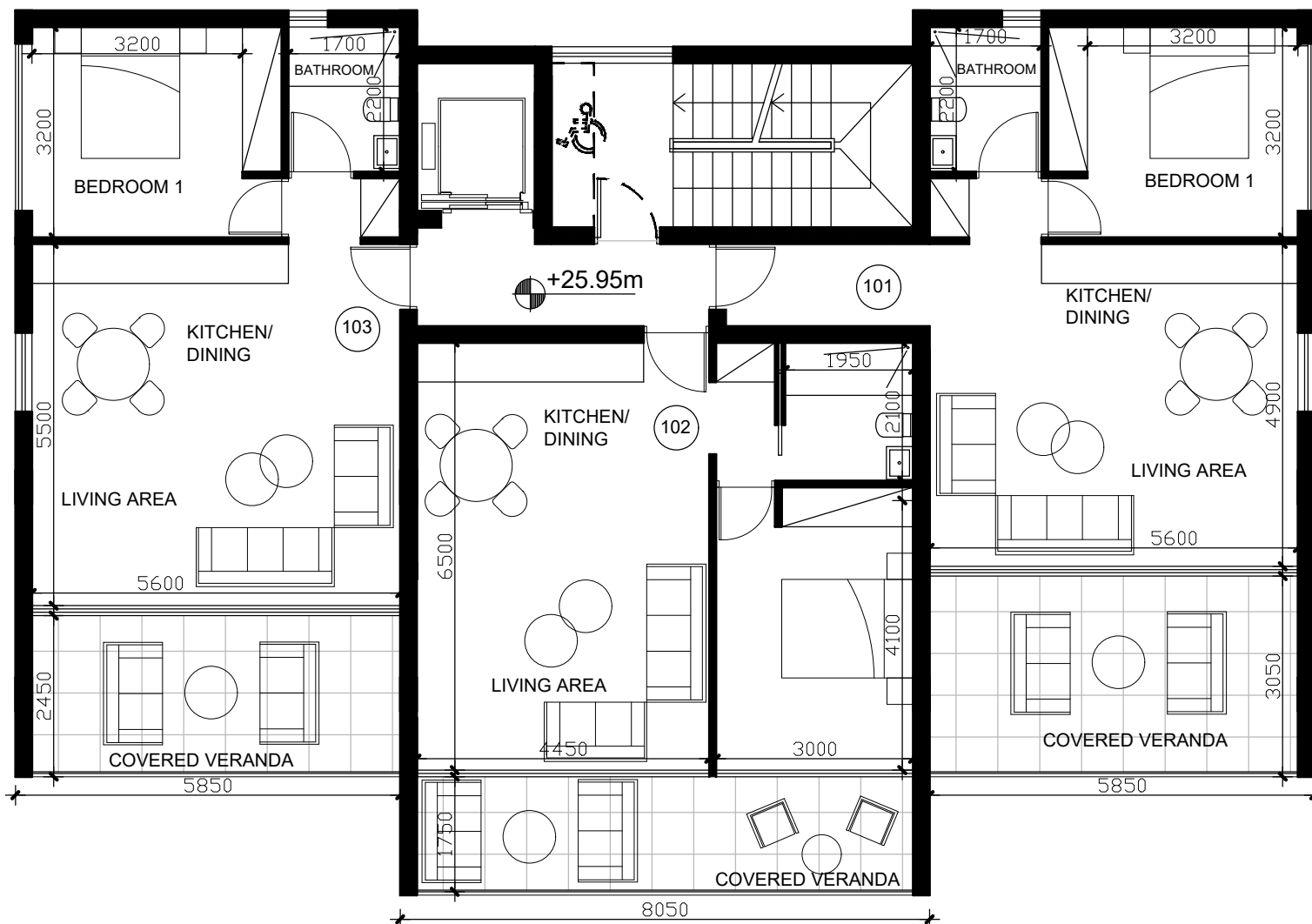
1 BEDROOM / 1 BATHROOM

LIVING AREA: 55 sqm
 COVERED VERANDA: 14 sqm
 TOTAL COVERED AREA: 69 sqm
 COVERED PARKING -

APARTMENT 103 / 203

1 BEDROOM / 1 BATHROOM

LIVING AREA: 55 sqm
 COVERED VERANDA: 14 sqm
 TOTAL COVERED AREA: 69 sqm
 COVERED PARKING -





THIRD FLOOR

APARTMENT 301

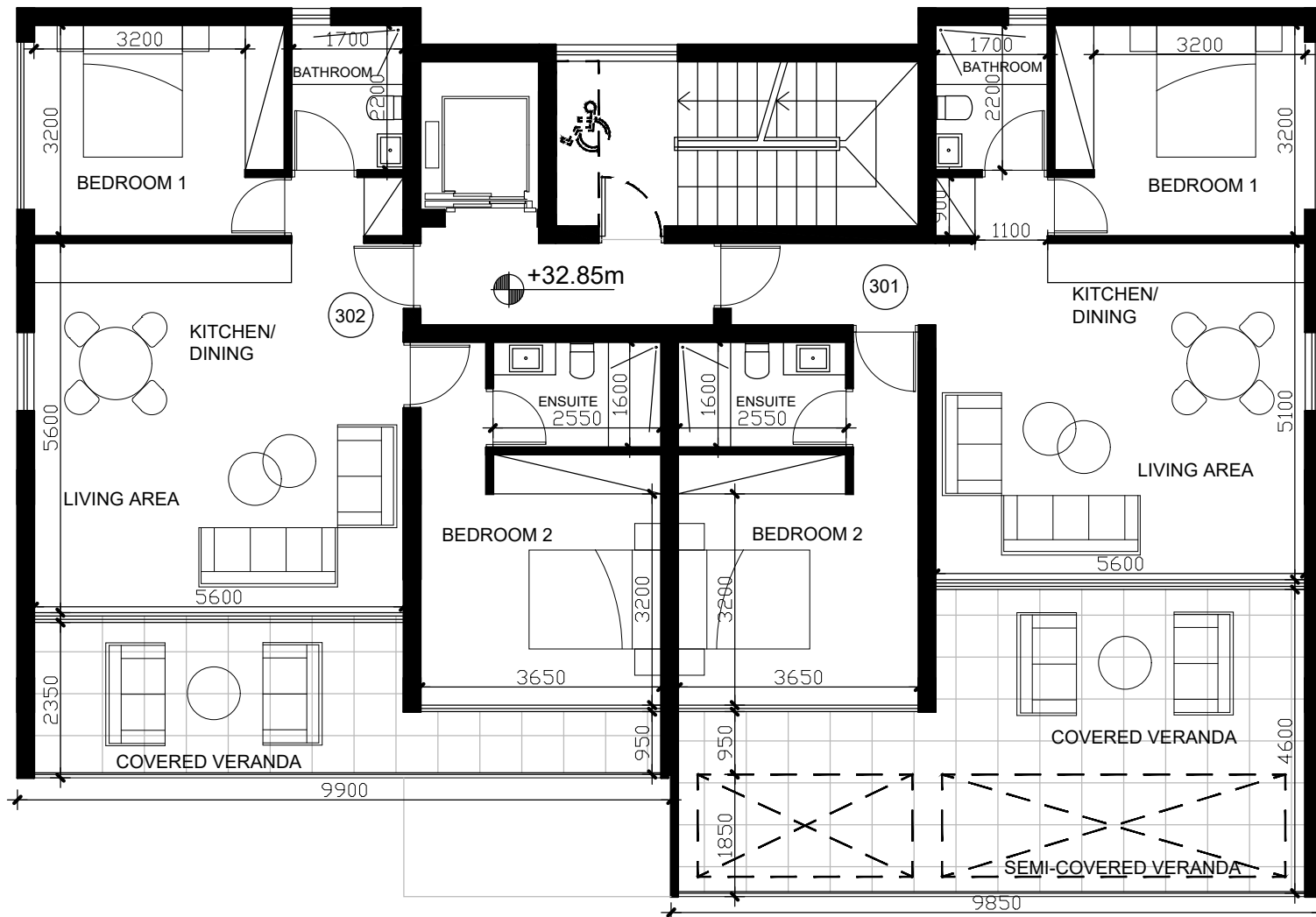
2 BEDROOMS / 2 BATHROOMS

LIVING AREA: 80 sqm
 COVERED VERANDA: 20 sqm
 TOTAL COVERED AREA: 100 sqm
 SEMI-COVERED VERANDA: 18 sqm
 COVERED PARKING: 12 sqm

APARTMENT 302

2 BEDROOMS / 2 BATHROOMS

LIVING AREA: 80 sqm
 COVERED VERANDA: 17 sqm
 TOTAL COVERED AREA: 97 sqm
 COVERED PARKING: 12 sqm



FOURTH FLOOR

APARTMENT 401

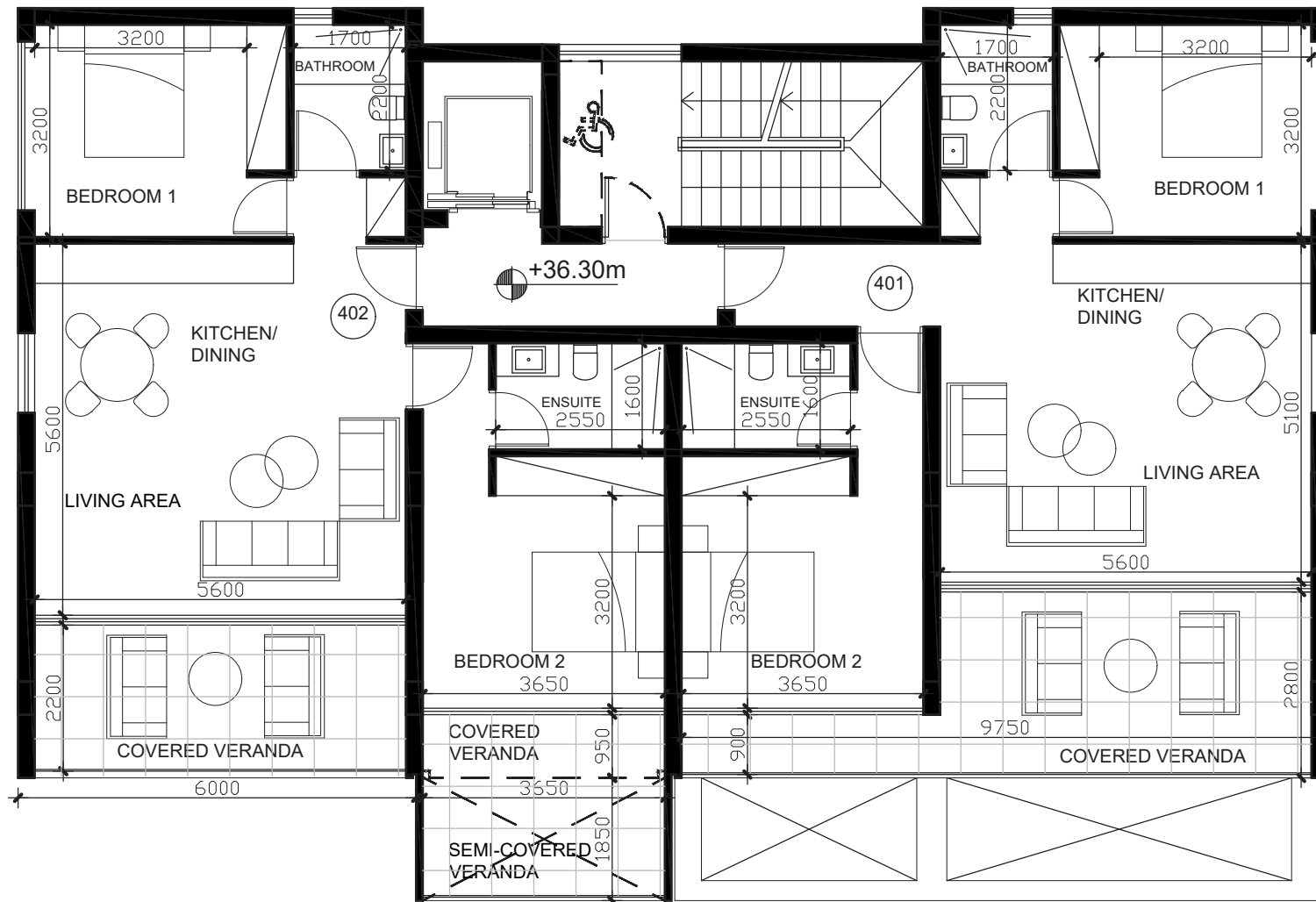
2 BEDROOMS / 2 BATHROOMS

LIVING AREA: 80 sqm
 COVERED VERANDA: 20 sqm
 TOTAL COVERED AREA: 100 sqm
 COVERED PARKING: 12 sqm

APARTMENT 402

2 BEDROOMS / 2 BATHROOMS

LIVING AREA: 80 sqm
 COVERED VERANDA: 17 sqm
 TOTAL COVERED AREA: 97 sqm
 SEMI-COVERED VERANDA: 7 sqm
 COVERED PARKING: 12 sqm



FIFTH FLOOR

APARTMENT 501

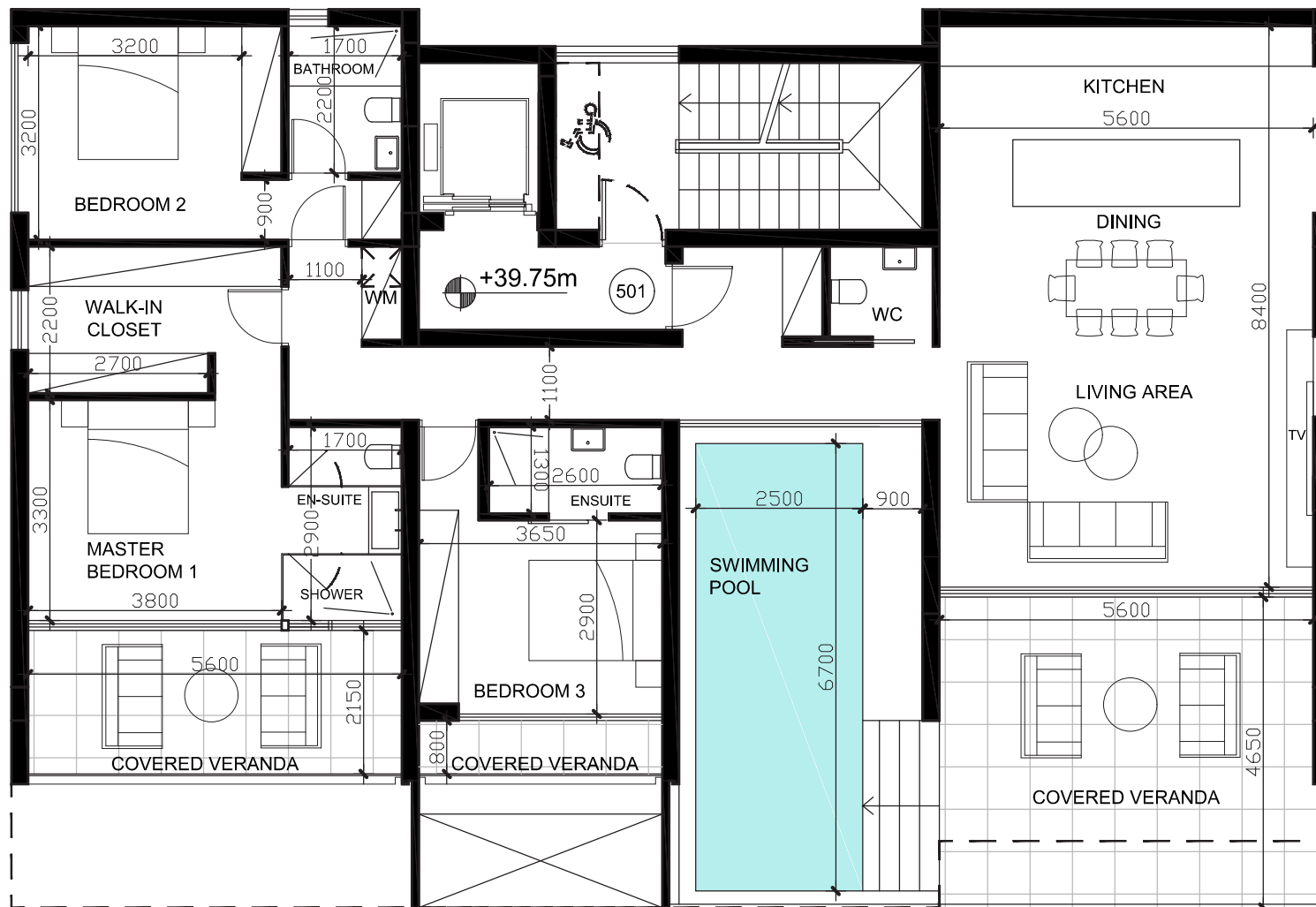
2 BEDROOMS / 2 BATHROOMS

LIVING AREA: 80 sqm
 COVERED VERANDA: 20 sqm
 TOTAL COVERED AREA: 100 sqm
 COVERED PARKING: 12 sqm

APARTMENT 502

2 BEDROOMS / 2 BATHROOMS

LIVING AREA: 80 sqm
 COVERED VERANDA: 17 sqm
 TOTAL COVERED AREA: 97 sqm
 SEMI-COVERED VERANDA: 7 sqm
 COVERED PARKING: 12 sqm



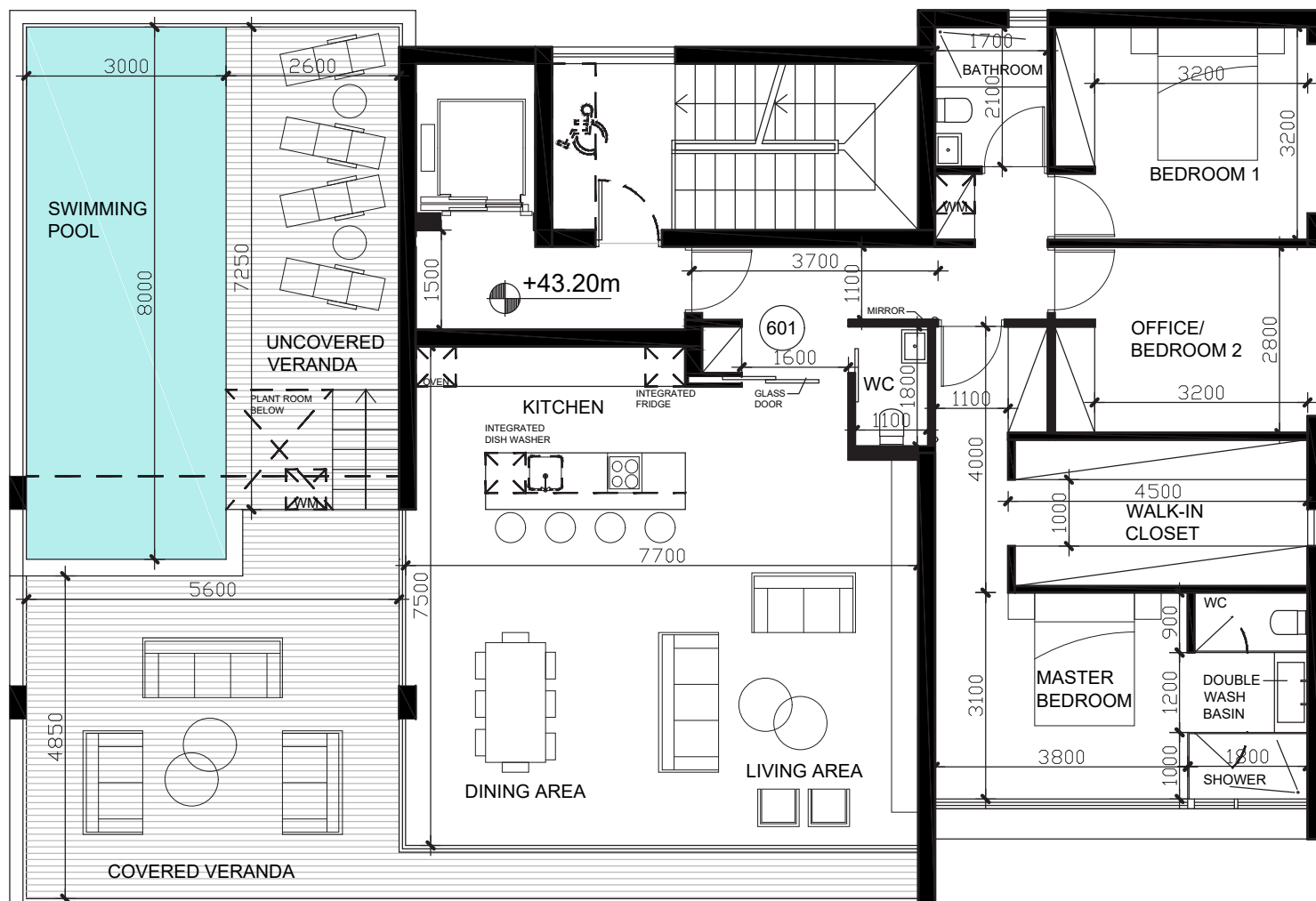


SIXTH FLOOR PENTHOUSE

APARTMENT 601

3 BEDROOMS / 2 BATHROOMS

| | |
|------------------------|---------|
| LIVING AREA: | 140 sqm |
| COVERED VERANDA: | 44 sqm |
| UNCOVERED VERANDA: | 16 sqm |
| PRIVATE SWIMMING POOL: | 24 sqm |
| TOTAL COVERED AREA: | 184 sqm |
| COVERED PARKING: | 12 sqm |
| UNCOVERED PARKING: | 12 sqm |





SPECIFICATIONS

ENERGY PERFORMANCE A

FLOORING / ALL AREAS

- European Imported Ceramic tiles in all areas
- Marble stairs

DOORS AND WINDOWS

- Entrance security door made of Irocco solid wood or aluminium
- Internal Doors: Pressure-lacquered defined by a modern, beautiful surface finish and true colour depth
- External Doors and Windows: Thermal resistance aluminum series MU114 or similar quality with lift and slide system, color approved by supervised architects, mosquito nets on all doors and windows

WARDROBES

- Italian Individually designed fitted wardrobes or locally made from carpenter

KITCHEN

- European handleless fitting
- Italian Individually designed layouts or locally made from carpenter
- LAMINAM worktops (choice of colors)
- Modern slim line stainless steel kitchen sink or under-slung LAMINAM with EU chrome-finish 3-way mixer tap
- MK wedge sockets under wall units

WATER SUPPLY/DRAINAGE

- Pipe in pipe water supply system as per Local Authority Requirements
- Irrigation System with automation for garden area

CLIMATE CONTROL

- COOLING/ HEATING: VRV system
- Heat recovering ventilation
- Heat pump floor heating

SANITARY FITTINGS

- European white sanitary ware
- Wall-mounted WC pan with concealed cistern and soft close cover
- European head shower
- Individually designed vanity
- Shaver socket
- European chrome-finish water mixers
- Walk-in shower with contemporary fixed glass screen

HOT WATER SUPPLY

- Solar and electric water heater
- Water tank
- Water pressurizing system

ELECTRICAL INSTALLATION

- Scene-setting lighting
- LED lighting
- External power socket on main terraces and roof terraces
- Slim-line white sockets throughout
- Satellite system or cable TV provision
- Telephone and data points in principal rooms
- Visual intercom system at the entrance of each villa
- USB charging points in all rooms

EXTERNAL AREA \ SWIMMING POOL

- The swimming pool size is 24
- Swimming Pool Structure - monolithic Reinforced concrete
- Swimming Pool finished with 3D effect PVC Liner

PUBLIC ROAD/AREAS

- Public road in premix, lights, pavements
- Electric car charging point



This brochure does not constitute part of an offer and is not a legally binding document. It merely aims to provide an overall picture and preliminary information on the project it describes. Any details mentioned serve as guidelines only.

WESTLIGHT



