



AMOROSA VILLAS

A SANCTUARY FOR YOUR SENSES



Amorosa villas are situated next to the finest 5 star Anassa hotel, the preferred place to stay for the rich and famous including members of royalty. Being so close to Amorosa villas, it is an ideal location for visiting family members and friends to stay.



A private yacht marina with boutique cafés and fish tavernas serves the residents of **Polis** and **Latchi** offering mooring for the many yacht owners who are attracted to this picturesque area.



A man and a woman are sitting on a rocky outcrop, looking out over a large, calm blue lake. The man is wearing a blue vest over a white shirt and khaki pants. The woman is wearing a blue polo shirt and dark pants. They are both looking towards the right side of the frame. In the foreground, there are some dry, gnarled tree roots. The background shows the lake and some green trees on the left side. A semi-transparent blue box with white text is in the top right corner.

Latchi is the perfect location for nature lovers and those keen on an active lifestyle. The **Akamas National Park** is a protected area of outstanding natural beauty and spans 230km².



The **Akamas** attracts many horse riders, cyclists, hikers and watersports enthusiasts throughout the year who take great pleasure in savouring the beautiful countryside and crystal clear waters.

The neighboring town of **Polis** is the perfect location for those seeking the true and traditional Cyprus. A town which appears untouched by time, **Polis** has a surprisingly modern underlying infrastructure.





Only 35 minutes from **Pafos** town, **Polis** is becoming one of the most desirable villa locations in Cyprus. A daily bus service and forthcoming highway between the two towns promises to make **Polis** a suitable retreat for the executive getaway.



Offering full amenities, **Polis** can match most large towns when it comes everyday facilities such as supermarkets, banks, schools and a large selection of boutique shops. A bowling alley and go-karting track are just some of the activities for family entertainment.

Polis is a town where health and well being have not been forgotten. A medical center, doctors, pharmacies and selection of exclusive spas are available 7 days a week.



Just a 20 minute drive away is
the championship golf course of
Minthis Hills.





AMOROSA PROJECT

A SANCTUARY FOR YOUR SENSES

Amorosa Villas Project

Anassa Hotel

Latchi Yacht Marina



A unique opportunity to acquire a detached villa on the exclusive Amorosa project catering to those who seek privacy and tranquillity in a secure environment. This admired development of 25 luxury beachfront villas is served by a 24 hour full concierge service.





AMOROSA
VILLA 17



Set over 3 levels, this 220.40m² stone faced residence is situated on a 515m² plot. It features 3 double bedrooms, all en suite. Two of these fully furnished bedrooms are situated in the main residence whilst the third is contained within a separate guest suite. The property has a private overflow pool, landscaped gardens and is situated 300m from one of the best sandy beaches in the area.

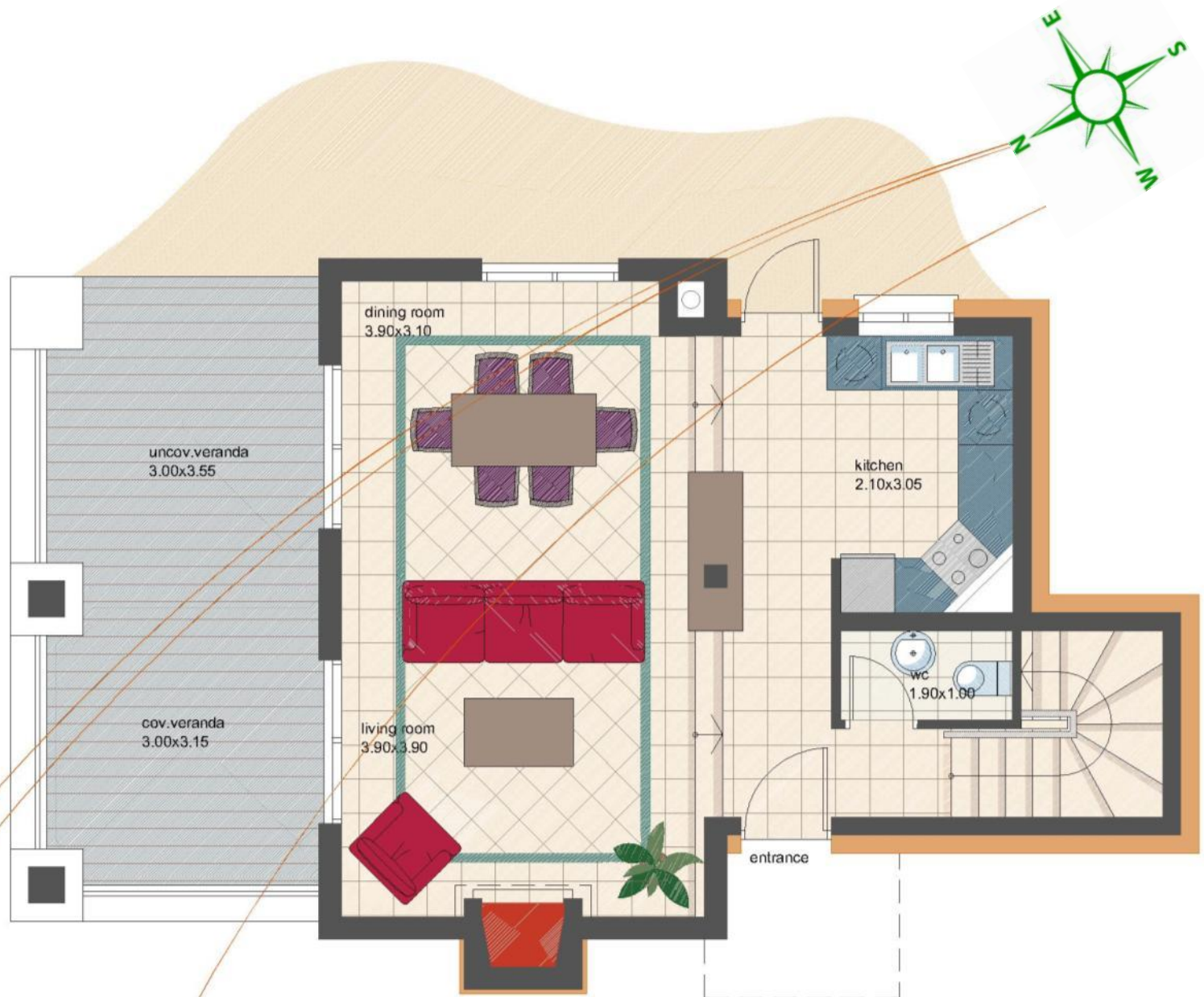
Villa 17 is positioned here.





AMOROSA VILLA 17

GROUND FLOOR LEVEL
(60.95m²)





KITCHEN

The kitchen cupboards are cleaf laminated, metal edge, individual and uniquely designed to compliment the high grade marble work surfaces. All cupboards are fitted with under-unit concealed lighting and stainless steel handles.

DINING / LIVING AREA

The furnished open plan living/dining area with log burning fireplace. Dionysos marble flooring throughout with integrated two tone design.



DINING / LIVING AREA

Dining area is dominated by dining table and designer chairs. Two sets of full length patio doors look onto the large elevated veranda to one side, and to the landscaped gardens on the other.



- Discreet VRV cooling system.
- Provision for central entertainment station for surround sound and multimedia.





AMOROSA VILLA 17

FIRST FLOOR LEVEL
(63.30m²)





FIRST DOUBLE BEDROOM

The first double bedroom on this level has full length patio doors, fitted wardrobes and cabinets of Irocco wood and wooden parquet flooring. Underfloor electrical heating is fitted to all rooms on this level and a discreet VRV cooling system is also integrated into each room.

BATHROOM EN SUITE

An en suite bathroom with walls and floor finished with Dionysos marble and a walk-in rain shower services the first bedroom.



BEDROOM VERANDA

The first double bedroom leads onto a large veranda. Views across the garden to the sea make this a perfect elevated position for relaxation.



SECOND DOUBLE BEDROOM

This bedroom is situated on the first floor overlooking the garden and the pool. The bedroom has full length patio windows with a glass balustrade. It features a wooden parquet floor and built in Irocco wooden wardrobes, additional storage space and en suite bathroom.



BATHROOM EN SUITE

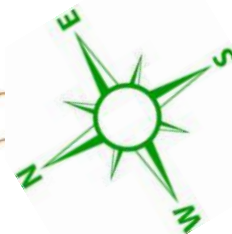
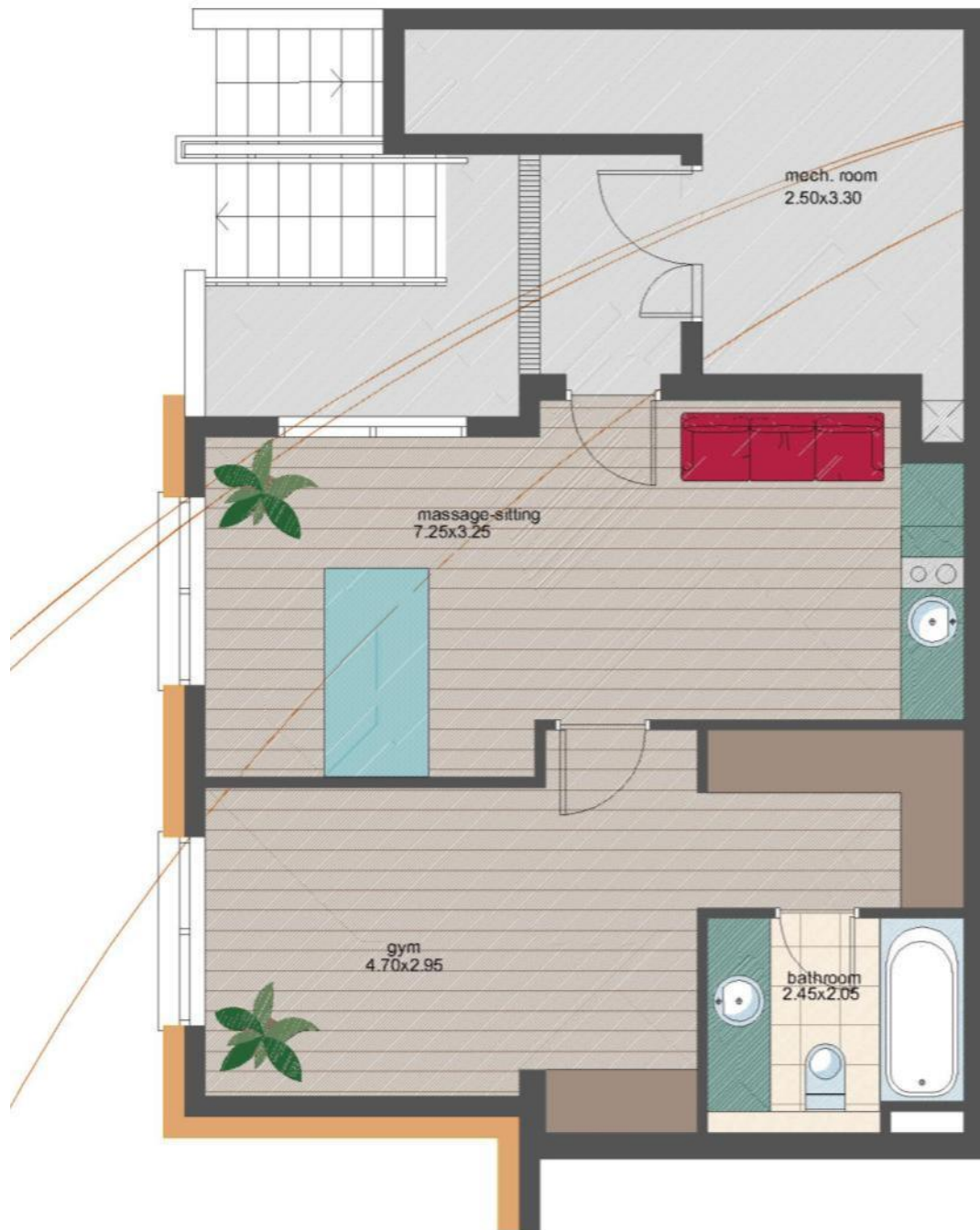
The en suite for this bedroom has a wall-to-wall marble vanity unit with recessed sinks and wall-to-wall mounted mirror. A toilet, and bath with shower facility complete the bathroom.





AMOROSA VILLA 17

LOWER GROUND FLOOR LEVEL – GUEST SUITE
(84.80m²)



A photograph of a modern, empty reception room. The room features a large, dark wood parquet floor and white walls. On the left, there is a dark wood door. In the background, a kitchen area is visible with light wood upper cabinets, a green glass backsplash, and a white refrigerator. A single light fixture is mounted on the ceiling.

GUEST SUITE RECEPTION ROOM

Accessed via a separate external door, the Guest Suite contains a large open-plan reception room with views to the garden and is finished with parquet flooring. A full VRV cooling system is included throughout the guest suite level as well as electrical underfloor heating.

A photograph of a modern kitchen in a guest suite. The kitchen features light-colored wood-grain upper and lower cabinets. The upper cabinets have a recessed section above the countertop. The countertop is dark and speckled. The backsplash is made of large, glossy green tiles. A window is visible in the upper left section of the backsplash. Below the countertop, there are several drawers and a built-in oven. The floor is made of dark wood planks. A grey semi-transparent box with text is overlaid on the right side of the image.

GUEST SUITE KITCHEN

A kitchen is included in the Guest Suite, finished to same high standards as the main residence kitchen.

GUEST SUITE BEDROOM

Fitted with wooden parquet flooring and underfloor electrical heating, this separate bedroom is also serviced by VRV cooling system and comes with an en suite bathroom.





GUEST SUITE BATHROOM

This bathroom contains a wall-to-wall vanity unit finished in Tinos marble, integrated sink, toilet and shower. As with all the bathrooms in this villa, the walls and floors are finished with Dionysos marble.



AMOROSA VILLA 17

GARDEN & POOL AREA
(PLOT 515 m²)



PRIVATE POOL

Overflow private pool with mosaic tile design. The pool is 10m long and 4m wide with a freshwater poolside shower. Our services team currently maintain the pool at a cost of € 3,000 (incl. VAT) pa.

A photograph of an outdoor kitchen and BBQ area. On the left is a building with a stone wall and a peach-colored stucco wall. In the center is a paved patio area with a view of the sea and a cypress tree. On the right is a small structure with two yellow louvered doors. The sky is clear blue.

Outdoor BBQ
and kitchen area
fully integrated
into the carefully
landscaped
gardens. The
ideal location for
al fresco
entertaining.



A covered elevated veranda is accessible from the living and dining areas, overlooking the pool and gardens with views to the sea.



Landscaping of the garden has been completed by our Landscape Gardeners and their design encircles the villa and pool with grass, trees and flowering shrubs. Strategic lighting at all levels enhances the effect at night.



Careful consideration has been given to a low maintenance garden design whilst ensuring a variety of colours blend with the surrounding countryside.



Entrance to the property is via the secured private road of the project onto a gated driveway.



Amorosa is a secure development which is gated with a 24 hour concierge and patrolled on a regular basis.

A hotel employee, likely a housekeeper or maid, is shown from the chest up. She is wearing a light blue short-sleeved uniform shirt with white cuffs and a white collar. She is holding a large stack of neatly folded white towels. The background is a blurred pattern of blue and white. A semi-transparent grey box is overlaid on the right side of the image, containing the title 'SERVICES' and a list of services.

SERVICES

- 24 hour gate keeping
- Information to walk-in guests
- Respond to enquires & requests of residents or their guests
- Provide residents with maps & directions
- Help residents to use our small business centre
- Optional housekeeping and maid service

SERVICES

- Booking of taxi services, gastronomic events, excursions
- Provide residents with details of local monthly events
- Handling communal tennis court bookings
- Call emergency services

All properties come with an internal telecommunications system to contact the main gatehouse for these purposes.



SECURITY SERVICES

- Controlling access into communal areas
- Patrolling of the internal & external areas
- Ensuring that the pools are used by the owners
- Informing the authorities of any unusual activities
- Security officers are also trained in:
 - First aid
 - Use of fire extinguishers
 - Building evacuation
 - Health and safety



LANDSCAPE DESIGN

- A complete landscaping service is offered by experienced professionals
- Garden advice & maintenance plans are available through our services team. Villa 17 currently pays €2,760 (incl. VAT) pa for the garden maintenance.
- Communal areas & government green areas are planted & maintained by our services team.





Landscaping of all private gardens
has been completed by **our services team**

Access to the sandy beach is gained through a specially designated paved walkway flanked on either side by landscaped gardens.



A person wearing blue and grey work gloves is using a pair of green-handled pruning shears to trim a dense green bush. The background is filled with lush green foliage. The text is overlaid on a semi-transparent dark green rectangle in the upper left portion of the image.

The communal areas of Amorosa Villas project are maintained by our services team. This service covers

- Cleaning of communal areas
- Maintenance of communal electrical equipment
- Communal electricity
- Sewerage costs
- Communal gardening
- Maintenance & painting of communal areas
- Pest control of communal areas
- Communal water usage
- Security
- Concierge service

Communal Fees are calculated proportionately according to the size of each villa. Villa 17 incurs charges of € 2,747.56 which is paid 6 monthly in advance. All invoices are fully itemised.



Distances



- AIRPORT 55 KM
- AMENITIES 4 KM
- BEACH 50 M
- GOLF 36 KM
- MARINA 4 KM

thank you

The information in this presentation is for guidance only and does not constitute a contract and/or offer or any part thereof, or warranty. Images and descriptive representations may not necessarily be accurate in every respect. Dimensions are indicative and not intended for use for sizes of appliances or items of furniture.

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