

SUNRISE



Beachfront Residence

AYIA THEKLA - CYPRUS



Life is for living...Live it in style!

Committed to Excellence Since 1969

About

PINGOS ESTATES

Since 1969, passion for what we do, commitment to our clients and innovation has been the driving force behind our success.

Today, we are one of the leading boutique property developers on the island offering exceptional properties with unique designs, unrivalled quality of construction and an outstanding after sales customer support at competitive prices. With decades of experience in the world of property and with our highly skilled team of consultants, sales executives, architects and engineers, you can always rely on us to provide you with the best.

In addition to property developing, we also utilize an extensive network of external associates, including lawyers and tax advisors, to provide investors with a wide range of services from the initial stages of a project, such as, conceptual design and feasibility studies, to its implementation, such as, architectural and engineering design, construction and project management.

Whatever your needs may be, our long history can ensure you that we can help you achieve your desired objectives and maximize the potential of your investment.



NORTH
AMERICA

EUROPE

ASIA

CYPRUS

AFRICA

SOUTH
AMERICA

AUSTRALIA

Cyprus

Cyprus is the third largest island in the Mediterranean and is strategically located between three continents, Asia, Europe and Africa.

It is a member state of the European Union, a member of the Eurozone and it offers a solid legal system and a favourable tax regime which, over the years, established it as a popular and reputable international business center.

With its long history, excellent infrastructure, safe environment and ideal climate with almost year-round sunshine, Cyprus offers an excellent place to work and live.



The Area

AYIA NAPA – AYIA THEKLA

Ayia Napa with its spectacular white sandy beaches and its vibrant nightlife is the most popular tourist resort on the island.

The town is built around an old picturesque monastery, a few hundred meters away from a harbour with traditional fishing boats and boats offering excursions to visitors. In Ayia Napa you can also find Water World Water Park, a paradise for both adults and children, the Ayia Napa Sculpture Park and Thalassa Museum. On the western side of the town, next to Ayia Thekla Beach, a state of the art marina is currently under construction which will have over 600 berths, man-made beaches, restaurants, bars and sports facilities.

Ayia Thekla is an area of exceptional natural beauty between the Marina and Potamos, a natural river like harbour lined on both sides with traditional fishing boats. Potamos and the beautiful white chapel by Ayia Thekla beach which overlooks the blue lagoon formed between the sandy beach and a small island are, in fact, two of the most photographed locations on the island. Being only a few minutes from Ayia Napa town and with planning regulations ensuring that the area will never be over-developed, Ayia

Thekla offers peace and tranquility without sacrificing the comforts of modern life.

The area has its own beaches, restaurants and a supermarket, however, the local facilities will be further enhanced with the completion of the Marina and a five-star hotel, which is currently under construction. Furthermore, the local authorities have applied for a permit to landscape the whole of the Ayia Thekla seafront zone with new beaches, footpaths, parks, piers and other amenities, the government will create a national park by Potamos with nature trails, a natural history museum and other facilities and a world class five-star condo hotel with a private hospital is currently under study.

These infrastructure projects will undoubtedly redefine the area making it one of the most upmarket and sought-after locations on the whole of the island. At the same time, the supply of land is negligible due to regulatory and geographical constraints which practically limit the land which is suitable for construction to a 3–4 km narrow strip along the coast. Ayia Thekla area, therefore, offers an excellent opportunity for investments.



The Residence

Sunrise Beachfront Residence, with its spectacular contemporary design and exceptional building specifications, offers sheer luxury only meters from the crystal-clear waters of the Mediterranean Sea.

This is, perhaps, the only property which is available for sale in Ayia Thekla area that has its own independent plot, as opposed to being part of a project, which offers significant practical, legal and investment advantages.

It is situated along the beach protection line, thus ensuring unobstructed sea view and direct access to the sea since nothing can be constructed in front of it, and is within walking distance from Ayia Thekla Beach, Potamos, the Ayia Napa Marina and Sun City Hotel & Spa Resort.

This unique property has a large plot of 743 m² and it features four en-suite bedrooms and spacious living spaces in a building area of 267 m². The optional lower ground floor, which is available in a number of alternative internal layout options, increases the building area to 387 m² offering additional space for more rooms, such as, bedrooms, gym, games room, sauna, laundry room, cellar and storage.

Sunrise Beachfront Residence is undoubtedly one of the most prestigious properties on the east coast of the island.



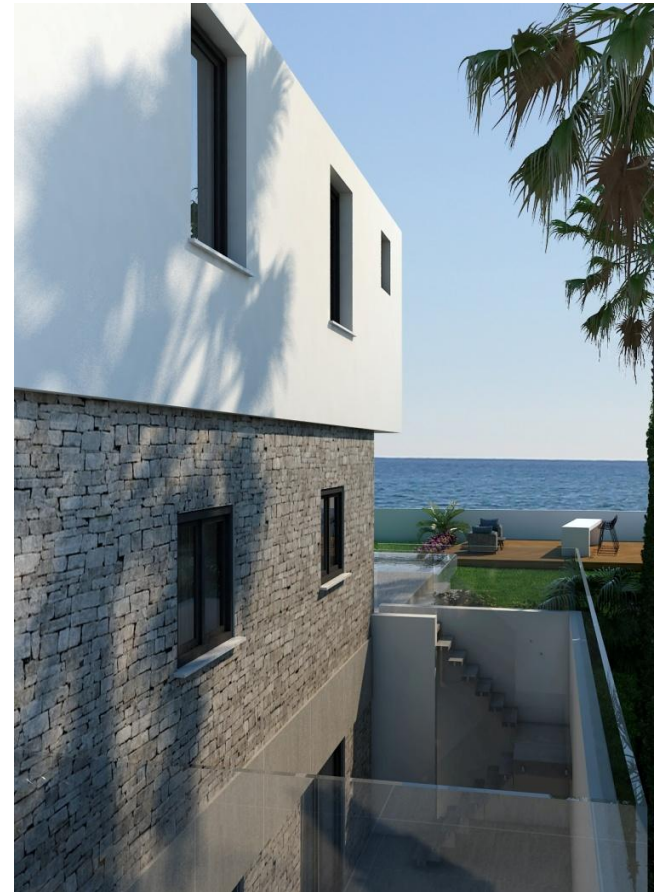
The Residence

- **4 bedrooms:**
 - 1 en-suite master bedroom with a hydro massage tub overlooking the sea
 - 3 en-suite guest double bedrooms
- **Spacious living and kitchen area**
- **An optional lower ground floor (LGF)**
 - approximately 120 m²
 - number of alternative internal layout options with additional rooms (e.g. two or more bedrooms, gym, games room, sauna, laundry room, cellar and storage).
- **Plot area:** 743 m².
- **Building area:** 267 m².
- **Building area with LGF:** 387 m².
- **Balconies:** 40 m²



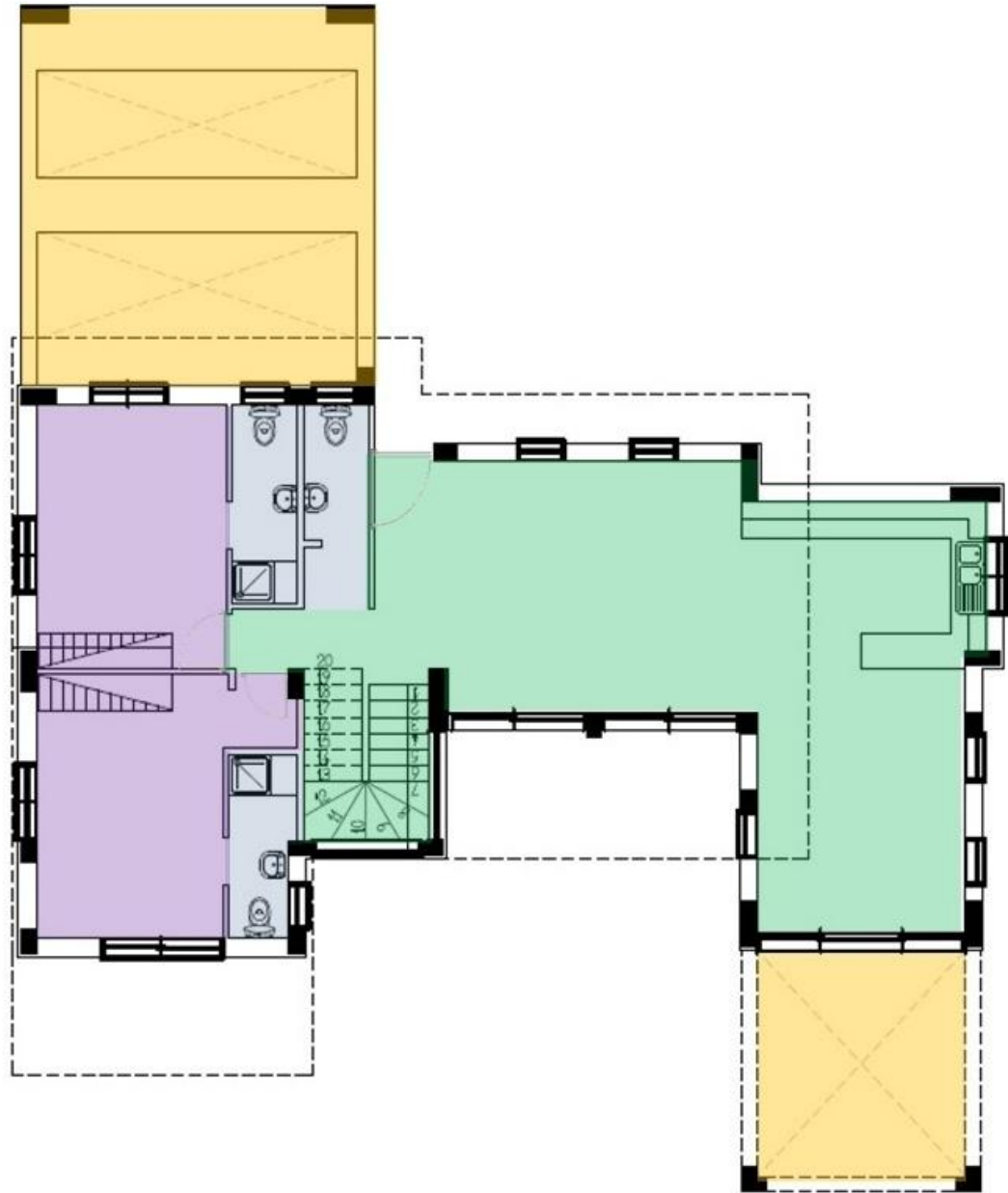
Special Features

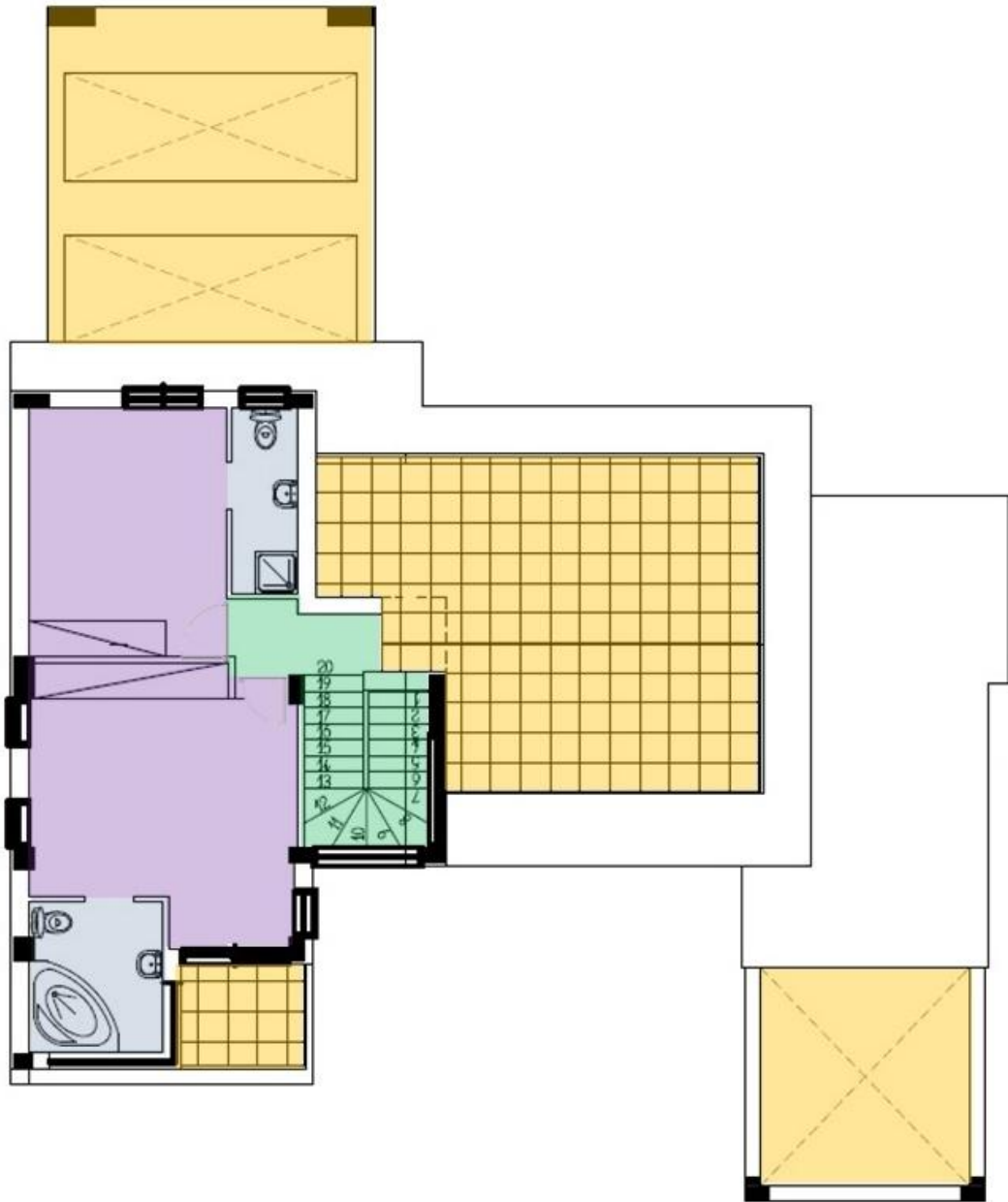
- Unique contemporary design with aesthetic architectural details
- Beachfront property with unobstructed sea view
- Large independent plot (not part of a project)
- En-suite master bedroom with a hydro massage tub and breathtaking sea views
- En-suite guest bedrooms
- Large balcony
- Large tiled infinity swimming pool with a whirlpool / water feature
- Patios and garden landscaping
- Bar and BBQ area
- Shaded outdoor sitting area
- Two parking spaces





Architectural Plans
GROUND FLOOR



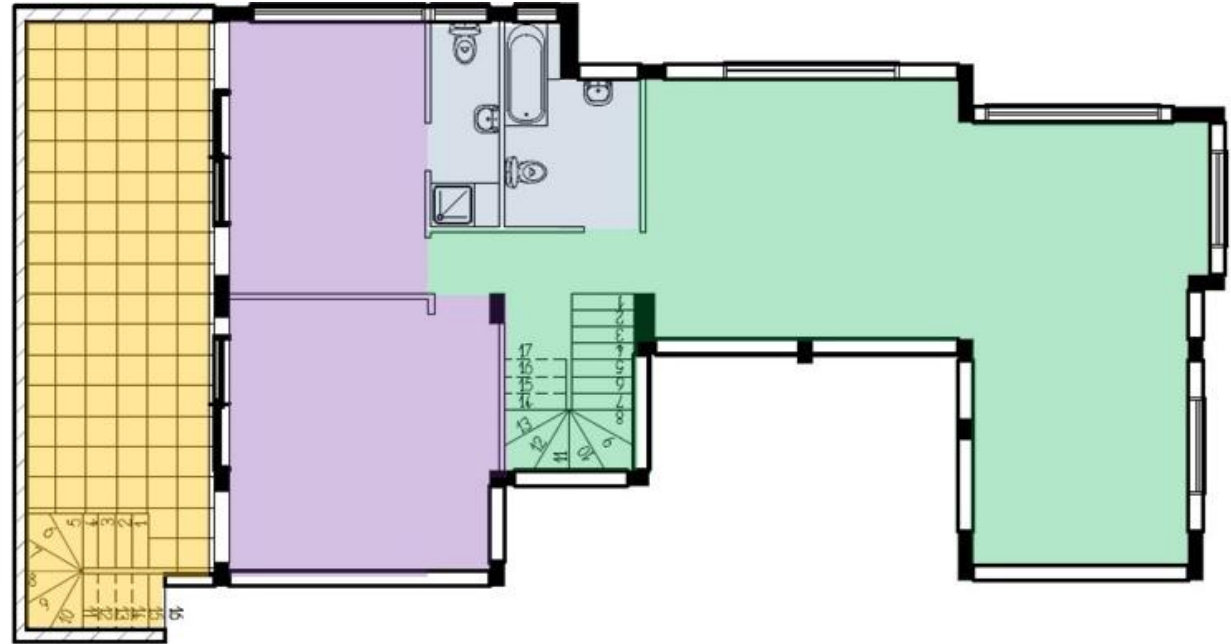


Architectural Plans
FIRST FLOOR

Architectural Plans

LOWER GROUND FLOOR

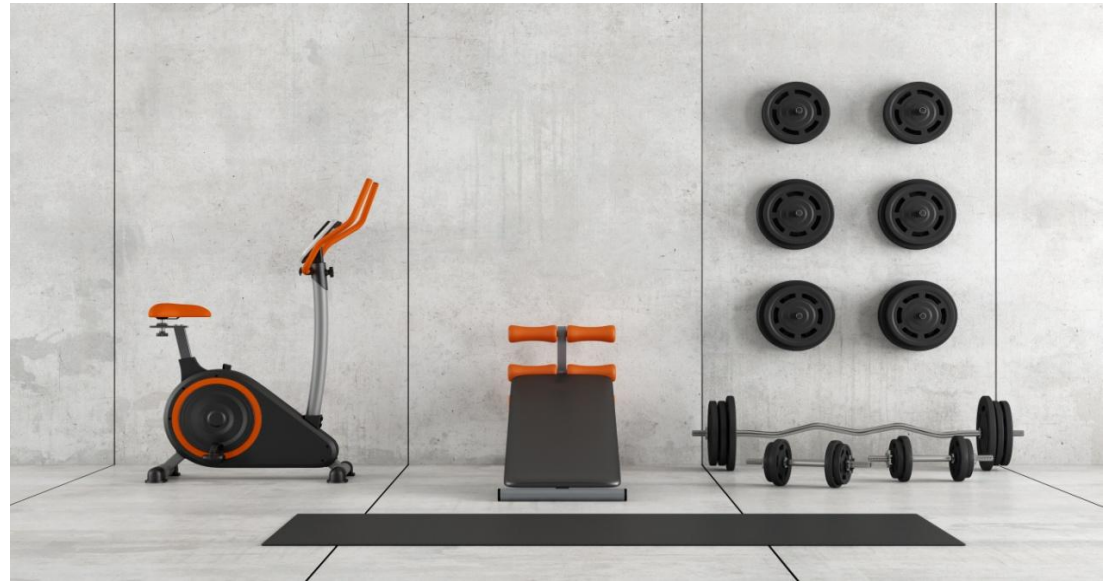
Typical Layout
(OPTIONAL)



NOTES:

1. The architectural drawings of this brochure are not drawn to scale and the dimensions provided are for guidance only. For detailed information please refer to the approved architectural drawings.
2. Colours and materials are shown in the brochure are based on the artist's impression and may differ from the actual.
3. The information provided in this brochure might change at any time without notice

Luxury Finishes





Building Specifications

- High quality marble, parquet and ceramic tiles
- Luxury sanitary fixtures and fittings
- Italian fitted wardrobes, kitchens units and internal doors
- Granite kitchen worktops
- Miele integrated kitchen appliances
- Energy efficient double glazed windows
- Pressurized water system and solar panels
- False ceilings with concealed lighting
- Air-conditioning units
- Security System
- Electric gates
- External white finish with stone and HPL cladding
- Central heating provision
- Central and surround sound system provision
- Large tiled infinity swimming pool with a whirlpool / water feature
- Patios and garden landscaping with bar and BBQ area
- Reinforced concrete framework complying with earthquake resistance and Euro Codes
- Energy efficient design and construction
- Utilization of sophisticated admixtures in the concrete and plaster mixes to reduce water permeability and improve durability







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