

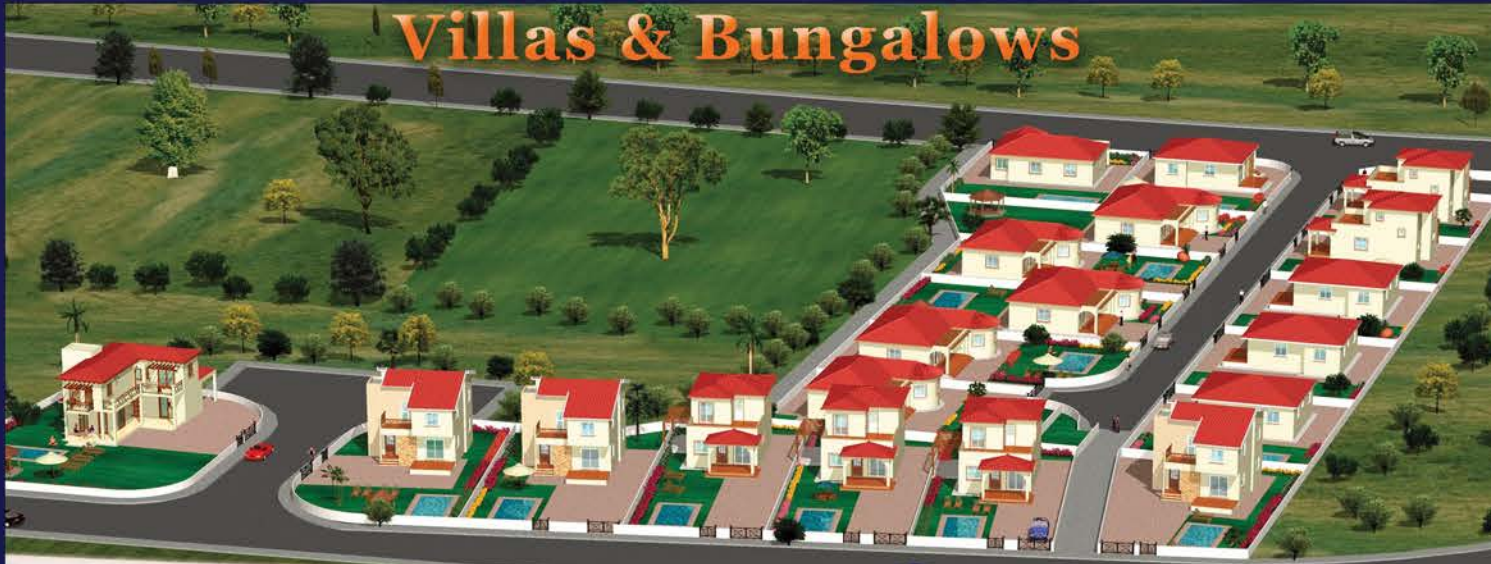


# Pingos Estates Ltd

in conjunction with its subsidiary company Diaspora Developments Ltd

## SUNRISE

### Villas & Bungalows

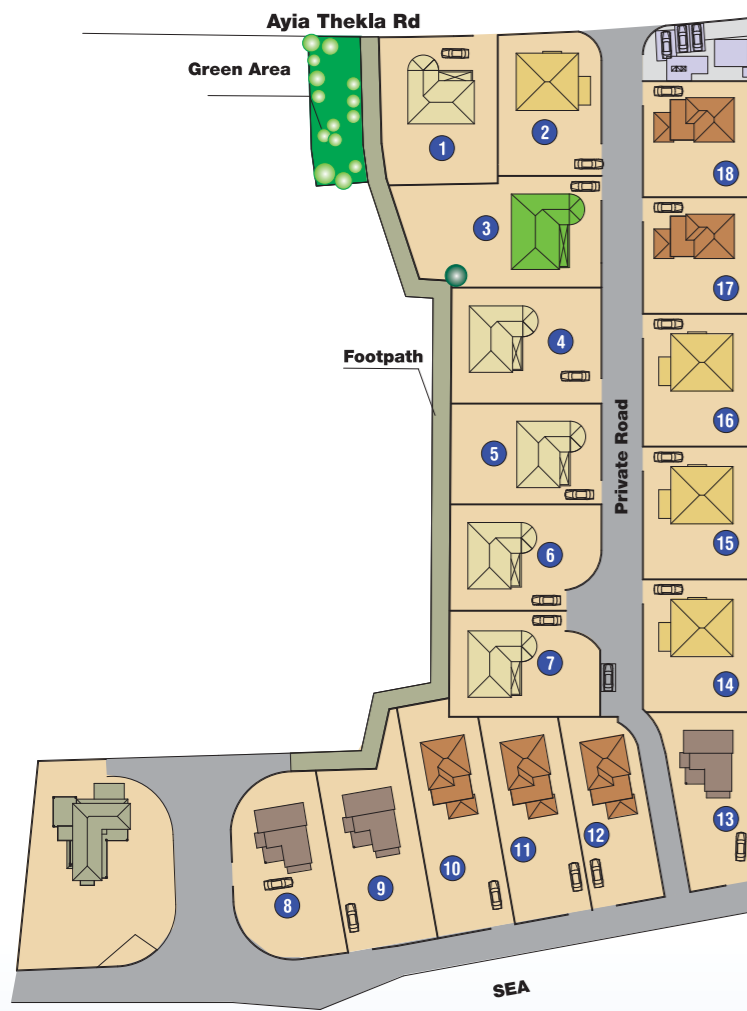


*Life is for living ... Live it in Style!!!*



AYIA NAPA - PARALIMNI - AYIA THEKLA - LARNACA

Sales & Information:  
☎ 7000 99 11 ☎  
info@pingosestates.com  
http://www.pingosestates.com  
P.O. Box 30021, 5340 Ayia Napa, Cyprus  
Tel. + (357) 23721106 Fax + (357) 23721125



No	Name	Type	Bedrooms	Area m <sup>2</sup>	Plot m <sup>2</sup>
1	Artemis	1	2	84	475
2	Calypso	3	2	84	404
3	Aphrodite	2	3	103	576
4	Artemis	1	2	84	481
5	Artemis	1	2	84	420
6	Artemis	1	2	84	415
7	Artemis	1	2	84	415
8	Nefeli	5	3	129	475
9	Nefeli	5	3	129	481
10	Athena	4	3	120	490
11	Athena	4	3	120	440
12	Athena	4	3	120	380
13	Nefeli	5	3	129	377
14	Calypso	3	2	84	396
15	Calypso	3	2	84	396
16	Calypso	3	2	84	396
17	Athena	4	3	120	347
18	Athena	4	3	120	348
19	Rea	6	4	195	742



### SUNRISE villas & bungalows

consists of fully detached properties with two, three and four bedrooms built in large private plots of land.

Part of the project is adjacent to the 'beach protection line' in front of which nothing can be built.

Consequently, some of the houses will have an unobstructed sea view.

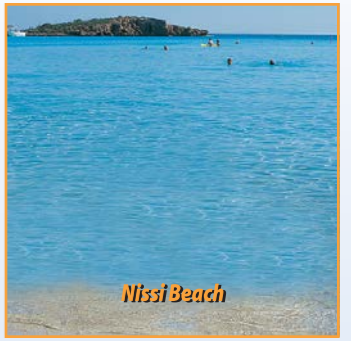
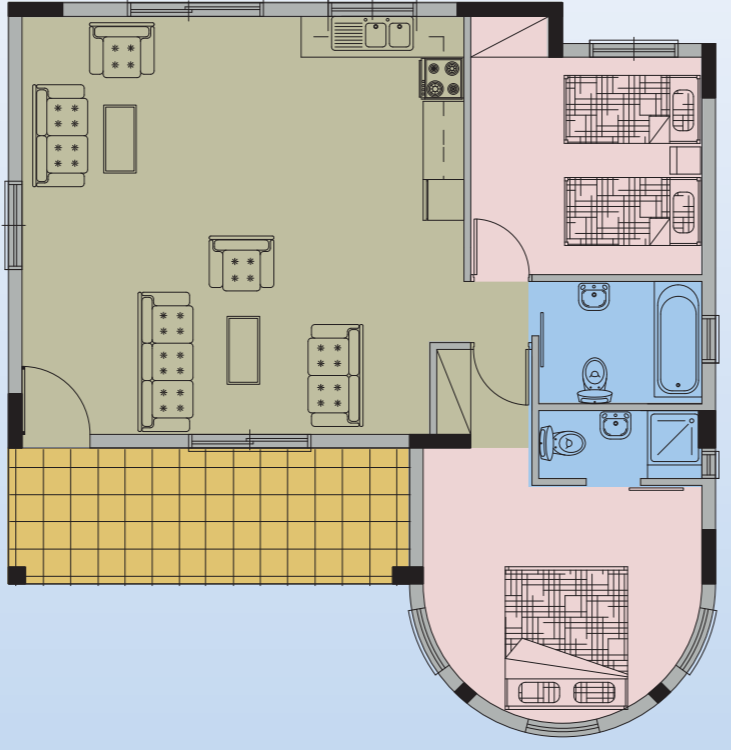
Each property offers comfortable spaces and a superb quality of construction.

We offer you as much flexibility in the design as possible and a wide choice of finish.

To help you make your choices, our after sales department will guide you through all stages of construction so that the end result will reflect your own taste and individuality. At the end of the day we, at Pingos Estates, understand the difference between 'a house' and 'your home'.

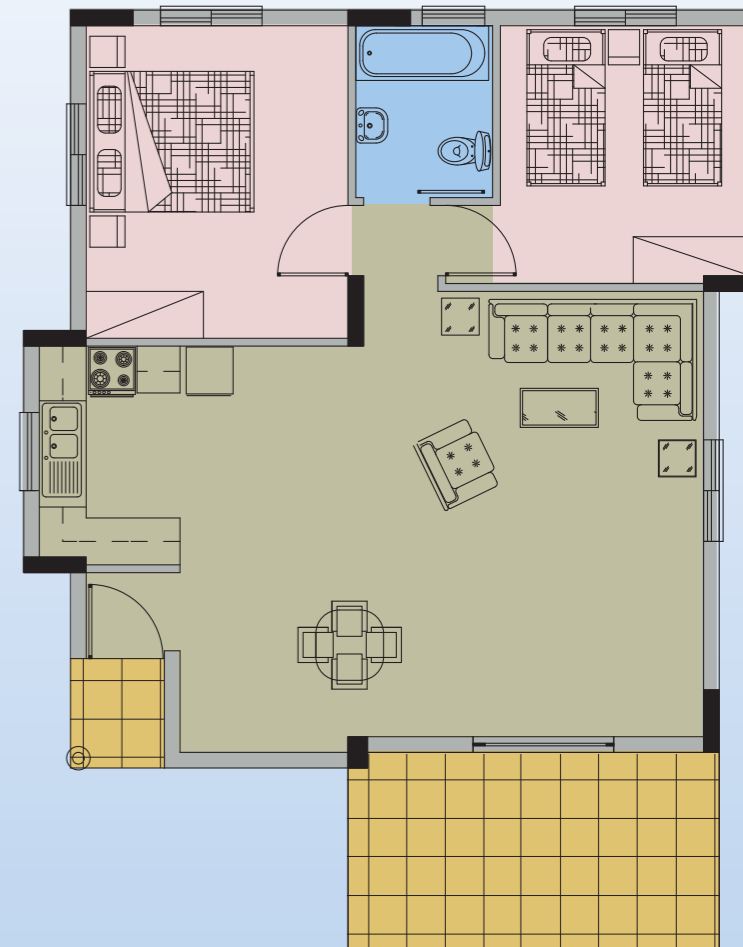
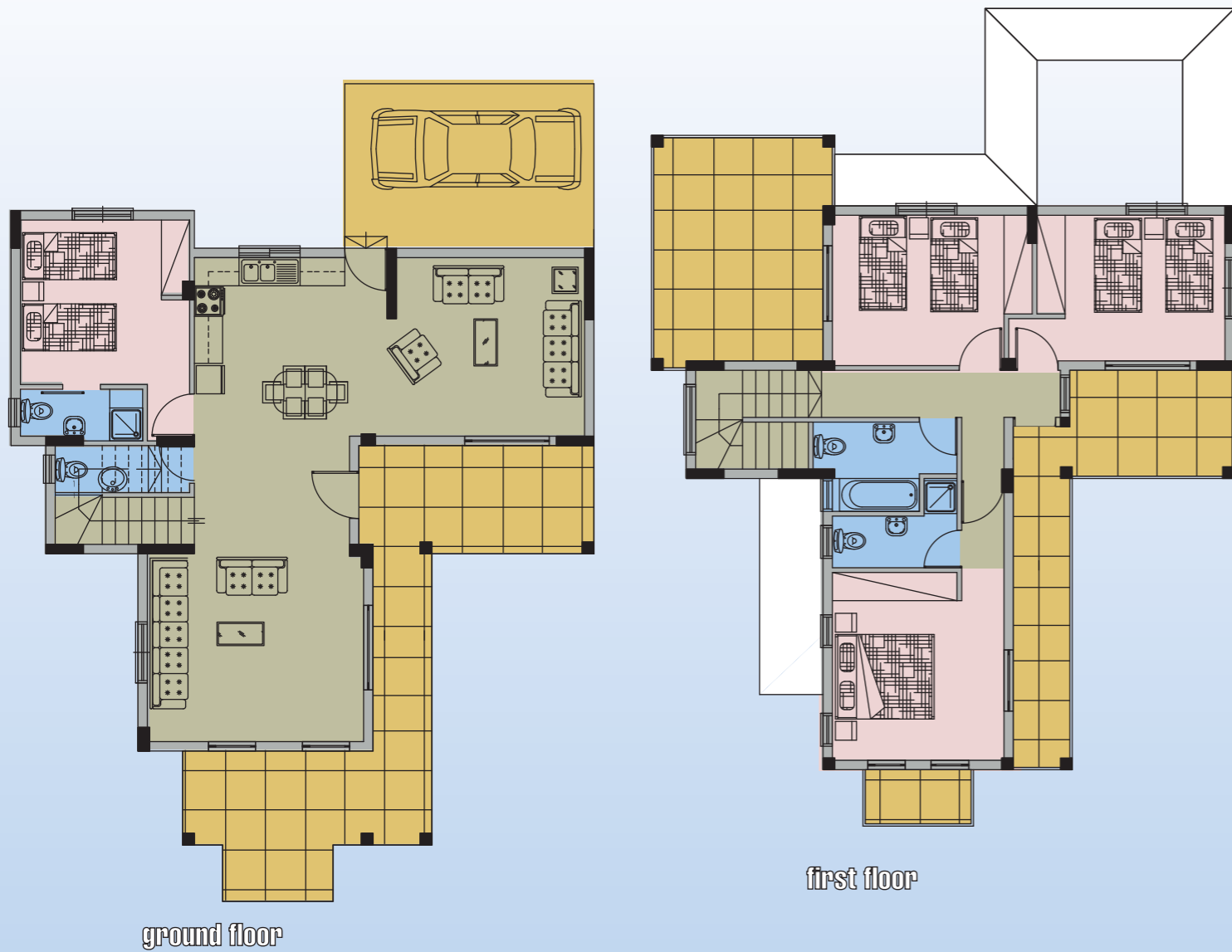
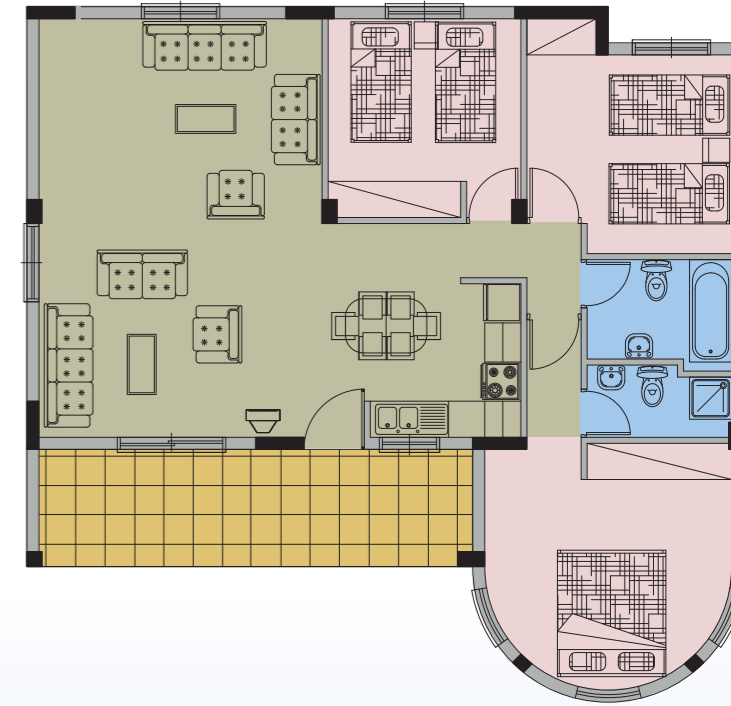


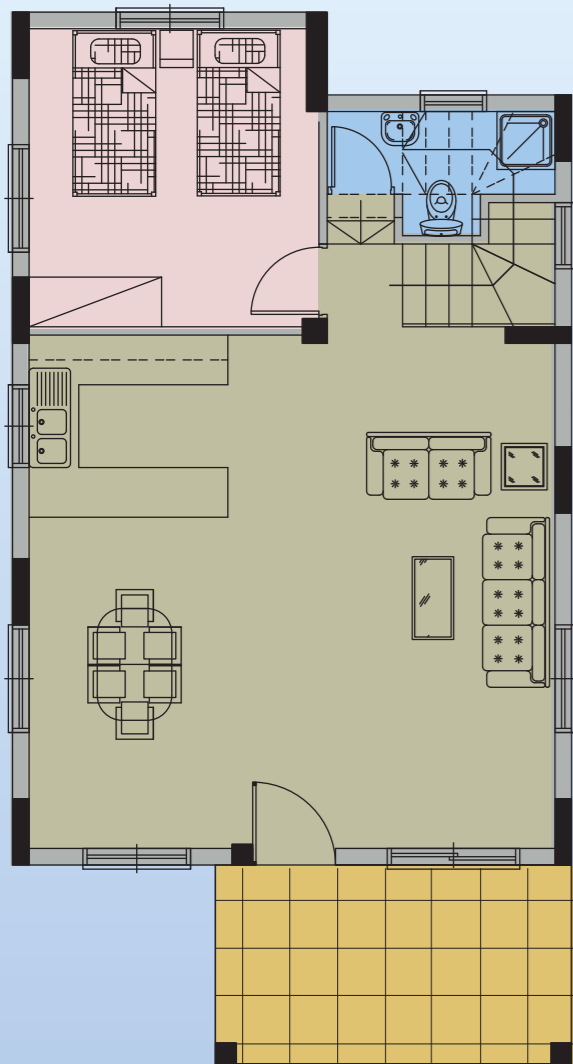
The location Our project is located on the seafront of Ayia Thekla, an area of exceptional natural beauty. Being merely a five minute drive from Ayia Napa, it offers peace and tranquility without the need to sacrifice the comforts of modern life. Ayia Thekla is unique as your sea view will remain guaranteed by a building regulation which allows only 20% of the land to be used for buildings, leaving the remaining 80% as gardens, roads and green areas. Consequently, in the future the area will only have widely spaced buildings and the high building density seen in Ayia Napa and Protaras will be avoided.



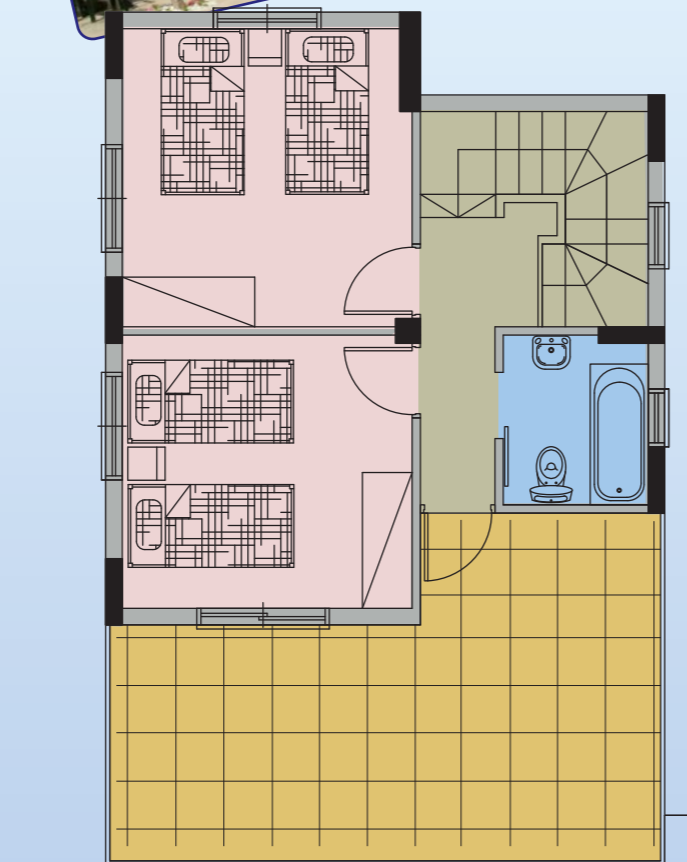
**NOTES:**

1. These plans are for guidance only, they are not drawn to scale and might differ from the actual development. Please ask for detailed architectural drawings.
2. Colours and materials are based on the artist's impression and may differ from those which can be used in the development. Please ask for detailed building specifications.
3. The information given within this brochure could change at any time without notice.

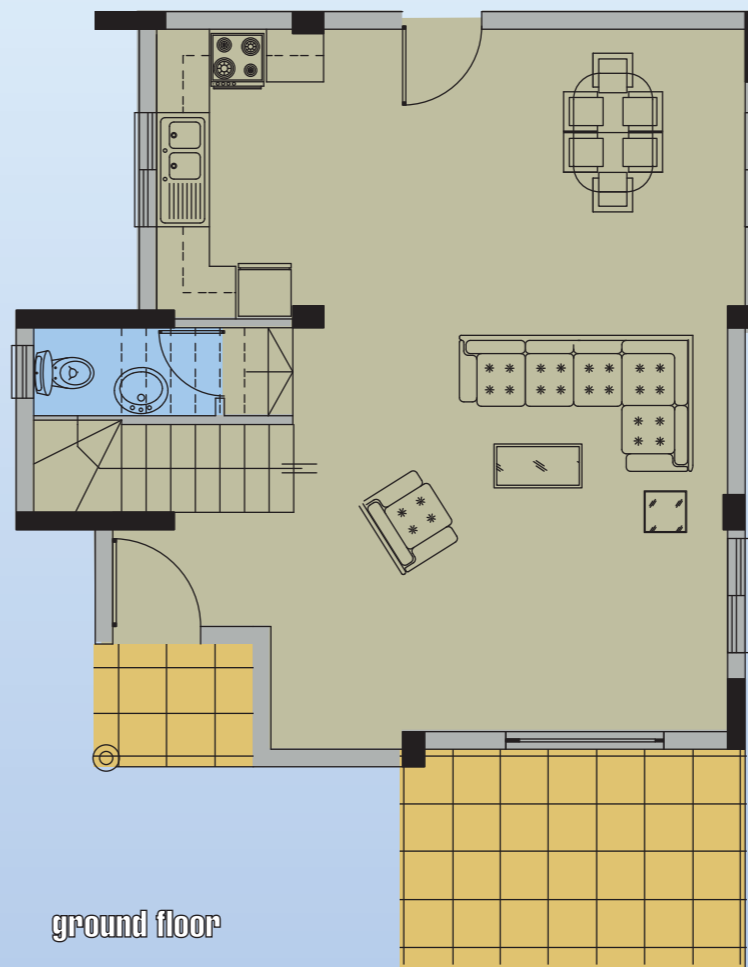




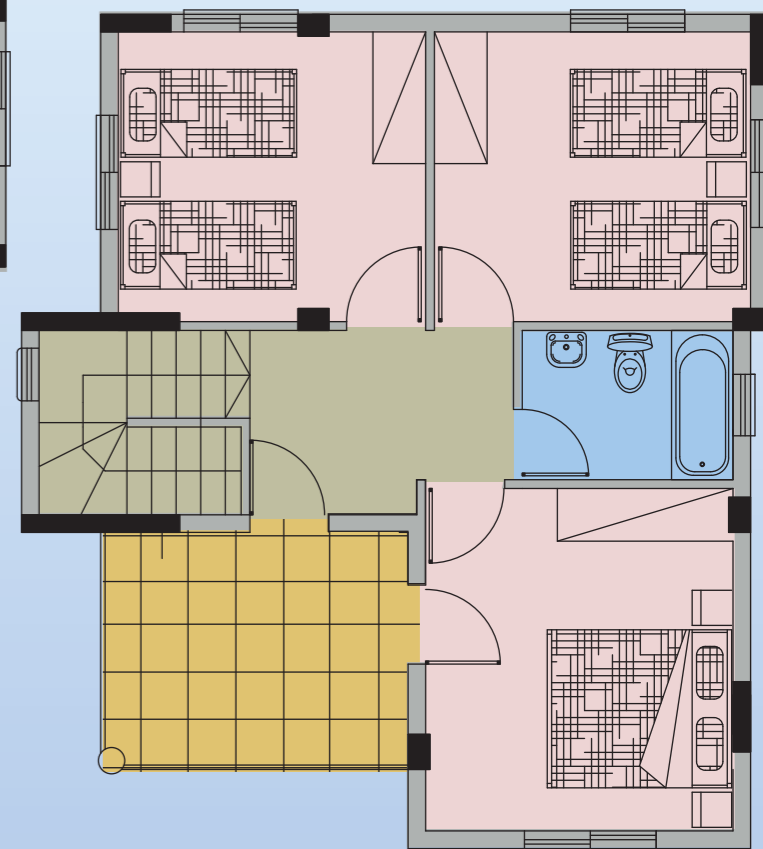
ground floor



first floor



ground floor



first floor

## About us

We are known as one of the leading developers on the East Coast and as such are able to offer a wide selection of both new and resale properties in and around the Ayia Napa and Protaras areas. Whichever type of property you seek, from studio flat to luxury villa or bungalow, you can rely on us to provide the best. Over 35 years of experience, well designed projects, competitive prices without sacrificing quality and an unrivalled after-sales service helped us build an excellent reputation. What makes us unique, however, is that we can be relied upon not only during the construction of your property but above all for the years to follow.

## Our projects

### Castalia Apartments, Central Ayia Napa

Re-sale apartments with 1 and 2 bedrooms within five minutes walking distance of both the town centre and the beach. These properties have large communal areas, swimming pool and are set within mature gardens. You are given the option to either buy these properties in their original condition or, if you prefer, we can undertake renovation for you. Title Deeds for these properties are already issued.



### Sunset Villas and Bungalows, Ayia Thekla and Potamos Area

Luxurious fully detached villas and bungalows with 2 and 3 bedrooms set in large plots located near the sea within a five minute drive of the centre of Ayia Napa. These properties offer a wide choice of finish and optional swimming pools.



### Flats in Dherinia

Large luxury apartments with 3 bedrooms. Each of these apartments has a private parking space and either a garden or a roof garden. The location of this development offers easy access to the supermarkets, shops, restaurants and schools in the area. The apartments are available in a wide choice of finish.



### Thetis Apartments - Block E Kapparis

Apartments with 1, 2 and 3 bedrooms in the heart of Kapparis offering spacious accommodation with large gardens or balconies. This project features a communal pool, an elevator and a large sun terrace on the roof.



### Project under study Sotira Village

Reasonably priced apartments and houses built around a communal pool in the outskirts of Sotira. The coast is only a short drive away as entering the village can be avoided thanks to a new road connecting the project to the road leading to the coast. Furthermore, unlike most competing projects it offers spectacular sea views. Being in close proximity to the local facilities in Sotira, Ayia Napa, Paralimni and Protaras this project will possibly offer the best choice for those seeking an inland location.

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### Head Office:

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