

VILLAS



AYIA NAPA
MARINA

by OGA

SEA INSPIRING LIVING



LUXURY
BEACHFRONT
LIVING



BERTH
YOUR BOAT AT
YOUR VILLA



UNIQUE
TWISTING
TOWERS

WORLD-CLASS MARINA

Raising the benchmark for marina services, Ayia Napa Marina is the new premier yachting destination in the Mediterranean.

Ayia Napa Marina offers world-class yachting facilities in a superb Mediterranean island location.



BEACHFRONT LIVING

23 luxury villas are located along privately maintained and secured roads on the marina island.

The villa architecture is a contemporary expression of new and old, combining locally quarried stone around the base with sleek plaster volumes cantilevered above. All villas are designed with a modern, open-plan concept, with primary spaces oriented towards the sea.



MASTERPLAN



VILLAS

BEACH VILLAS 1
- 11 villas with infinity edge pools

ISLAND VILLAS 2
- 12 villas with private berths and infinity edge pools

MARINA SUITES 3
- Luxury marina suites

WEST TOWER

- 125 luxurious apartments 4

EAST TOWER

- 95 luxurious apartments 5

COMMERCIAL VILLAGE

COMMERCIAL VILLAGE 6
- 4,000m² + of commercial space
- Restaurants & coffee shops
- Retail stores
- Recreational activities
- Convenience store & pharmacy
- Chandlery
- SPA & fitness facilities

EVENT CENTRE & PLAZA 7
- The ideal setting for indoor & outdoor events

FESTIVAL PIER 8
- Extension of the event centre

BEACH CLUB 9
- Bar & lounge area

CAR PARKING SPACES 10
- 550+ public parking spaces

MARINA

SUPER YACHT MARINA 11
- 600 yachts
- 360 state of the art wet slips (max berth size: 110m)
- 80 spaces on the Dry Dock
- Finger pier berthing
- Refueling station
- Power & water supply
- Sewage pump-out facilities
- Fiber optics & Wi-Fi facilities

DRY STACK & BOAT YARD 12
- 160 spaces on the Dry Stack storage (max size: 10m)
- Boat yard
- Boat hauling & rigging
- 150-ton travel hoist
- Maintenance building
- Chandlery & crew members lounge

YACHT CLUB 13
- Amenities, including showers, changing rooms & WC

COMFORT STATION 14
- Amenities, including showers, changing rooms & WC

SOUTH BREAKWATER AND CROWN WALL 15

GOVERNMENT BUILDING 16
- The marina is an official port of entry for Cyprus
- Government Services: Police, Customs, Immigration, Medical Services, Veterinary Services

HARBOUR MASTER BUILDING 17

NATURE

BEACHES 18
- Two beautiful, serviced beaches, with crystal clear water and golden sand

OLIVE GROVE 19

NATURA 20
- Existing protected native landscape & animal area

AMENITIES

- 24h reception and concierge services
- Property management
- Rentals
- Swimming pools
- Gardens
- Child care
- 24/7 security
- Gated resort
- Valet services
- Serviced beaches
- First aid

FLIGHT TIME FROM KEY CITIES

Cairo	1h 15m
Moscow	3h 40m
Athens	1h 45m
London	4h 45m
Paris	4h 45m
Rome	3h 15m
Brussels	4h 05m
Vienna	3h 30m
Dubai	3h 40m
Riyadh	5h 15m
Beijing, China	13h 15m
Hong Kong	13h
Hanoi, Vietnam	12h
Mumbai, India	8h 50m
Johannesburg	12h 25m



A superb
LOCATION

Strategically located in the eastern Mediterranean at the crossroads of three continents – Europe, Asia and Africa – Cyprus is a safe haven blessed by beautiful nature, all year-round sunshine, modern infrastructure, a high standard of living and a genuine culture of warmth and hospitality.

Fully compliant with EU laws and regulations, Cyprus' simple and

transparent tax system is one of the most attractive in Europe. Its modern legal system, based on English Common Law, is widely recognized as being effective and business friendly.

The modern, competitive and simple business environment coupled with a high quality of life make Cyprus an ideal place for both visitors and investors.

CONVENIENT CONNECTIVITY

Easily accessible from the island's major highways and approximately 30 minutes' drive from Larnaca International airport, Ayia Napa Marina benefits from a convenient location, and excellent connections to key cities around the world.





The ultimate
**MEDITERRANEAN
LIFESTYLE**

Ayia Napa Marina is ideally situated on the south-eastern coast of Cyprus. This exclusive integrated resort offers luxurious residences, world-class yachting facilities, a variety of retail boutiques, waterfront fine dining options, recreational and nightlife experiences.

Its unique location, crystal clear seas, stunning beaches and incredible views combine to entice boaters, visitors and residents who appreciate a lifestyle of class and elegance.

With complete privacy and round-the-clock security for homes and yachts, Ayia Napa Marina is the ideal yachting, social and residential destination, offering everything one needs to relax and enjoy the exciting lifestyle of the Mediterranean.

Ayia Napa Marina is the ultimate lifestyle resort – an international

destination of choice that combines outstanding property investment opportunities with superb views and exceptional yachting facilities.

Designed by US-based architecture, engineering and planning firm, SmithGroupJJR, Ayia Napa Marina boasts 220 luxurious apartments in two iconic, twisting towers; 23 luxury villas; a 600-berth, full service marina and boatyard; a collection of elegant retail, waterfront dining and premium lifestyle amenities for residents and visitors.

A man and a woman are walking away from the camera on a sandy beach. The man is on the left, wearing a light-colored short-sleeved shirt and shorts. The woman is on the right, wearing a light-colored long-sleeved shirt, dark leggings, and a large wide-brimmed hat. A large, fluffy white dog is walking between them. The background shows the ocean and a clear sky.

Explore the MAGIC OF CYPRUS

Phenomenal weather, gorgeous golden sandy beaches and crystal-clear waters have transformed Ayia Napa, located on the south-east coast of Cyprus, from a fishing village into one of the top holiday destinations in the Mediterranean.

The town's most prominent building is a 16th century monastery, part of UNESCO heritage, which stands in the central square. A few minutes further along the coast, the stunning architecture of luxury lifestyle destination Ayia Napa Marina creates a brand-new landmark.

Sustainability sits at the core of this resort, with a range of initiatives and activities ensuring that its development proceeds in the most environmentally aware way.

Thanks to its geographic location and topography, the Ayia Napa

region is home to several EU Natura sites. Foremost among these is the breathtaking Cape Greco National Forest Park, which is home to a wealth of fauna and flora, such as juniper trees, wild orchids, foxes, hares, hedgehogs and over 80 species of birds.

Famous for its stunning coastline, rocky protrusions, secluded coves, sea caves and amazing cliff peak views, Famagusta District is one of the most favored destinations. It is home to 26 Blue Flag beaches, which is a lot more than any other district in Cyprus.



A lifestyle
DESTINATION

Ayia Napa Marina is the lifestyle destination of choice in Cyprus, a welcoming and relaxing beachfront community that offers world-class dining, leisure, events and retail experiences.



220 apartments



23 beach & island villas



600 berths



Shops & restaurants



Serviced beaches



Biggest beachfront development in Cyprus



Cyprus 1st twisting towers



Secured and gated community



Yacht club & beach club



Fitness facilities & Spa



Panoramic views of the Mediterranean sea and the marina



Top tourist destination



Property management & rental program



Fully financed



High returns



Elegant modern living with
UNIQUE BENEFITS



Full member of EU and Eurozone



Strategic geographical location
At the crossroads of 3 continents – Europe, Asia, Africa



Modern banking and legal system based on the British common law



Pro-business environment



Stable political environment



Excellent infrastructure



Favourable EU approved tax regime



12.5% corporate tax



Non-domicile principle



Largest number of blue flag beaches per coast line in the world



65+ double taxation treaties



0% Tax on dividends to non-residents
0% Immovable property tax
0% Inheritance tax



High quality of life



Mediterranean climate
24°C average annual temperature.
300+ sunny days.



Multicultural



High level of education



Safety
Cyprus is officially one of the safest countries in the world!



69 blue flag beaches



Top tourist destination



13 Universities
30+ International Schools



VILLAS

Luxury BEACHFRONT LIVING

23 luxury villas are located along privately maintained and secured roads on the marina island.

The distinctive villa architecture is a contemporary expression of new and old, combining locally quarried stone around the base with sleek plaster volumes cantilevered above. Large expanses of glass are optimally placed to promote the breathtaking views around the villas. European façade panels are used to introduce warm but modern contrasting colours.

All villas are designed with a modern, open-plan concept, with primary

spaces oriented towards the sea. Oversized 2.8-meter-tall glass doors slide away into the walls, extending the ground level main living spaces out onto the veranda and pool deck.

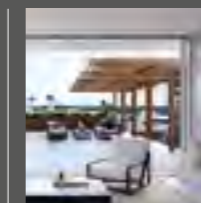
Each lot includes significant space for landscaped gardens and a private plunge pool with infinity edge.

All of the villas are complimented by complete facility management services and 24-hour security.

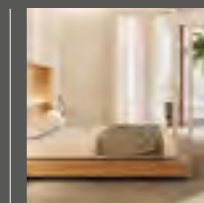
VILLAS COMPRISE OF 3 OR 4 LEVELS



The lower level opens out into private sunken gardens and courtyards and include kitchenette, bathroom, laundry, storage and an open plan area which can be converted to an additional bedroom or living room or play room.



The ground floor includes the main reception area, living and dining rooms, kitchen, guest WC, spacious covered and uncovered verandas.



The first floor bedroom level features full-height sliding glass doors that open onto wood-decked covered verandas, allowing in the Mediterranean breeze and views. The bedrooms are all with en-suite bathrooms and covered verandas.



The roof top features a large roof garden area, with kitchen bench and uncovered veranda.

TENURE

The properties are offered as leasehold, the term for which ends on 27/04/2139. On expiry, the client will have first right of refusal to renew.









11

Exclusive
BEACH VILLAS

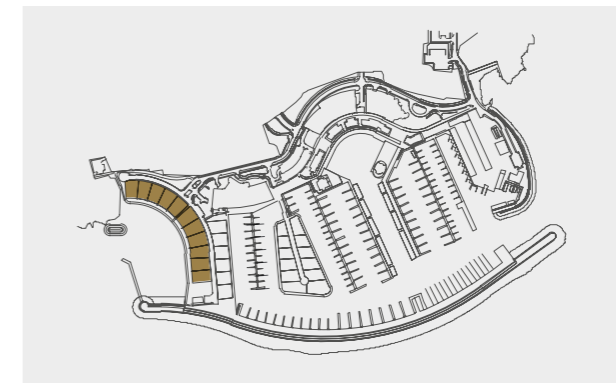
11 beach villas fan out around a beautiful crescent-shaped man made beach of fine-grained sand.

Located on the west of the peninsula, all the luxurious beach villas are designed to offer residents a truly classy and modern environment for living with comfortable interiors, lush gardens and spectacular clear views of the Mediterranean Sea.

11 fully-detached 3, 4 or 5 bedroom

villas, just steps away from the beautiful crescent-shaped beach are designed with a thoughtful balance of refined sophistication and stylish contemporary luxury.

Each villa has spacious open-plan living areas, finished with the finest materials, fittings and fixtures.



BEACH VILLA

1

TYPE 3A

BEDROOMS 3

BATHROOMS 4

Plot area 885m² / 9,523ft²

Internal area 279m² / 3,002ft²

Lower floor 153m² / 1,646ft²

Total unit area 432m² / 4,648ft²

Covered verandas 97m² / 1,044ft²

Uncovered verandas 220m² / 2,367ft²

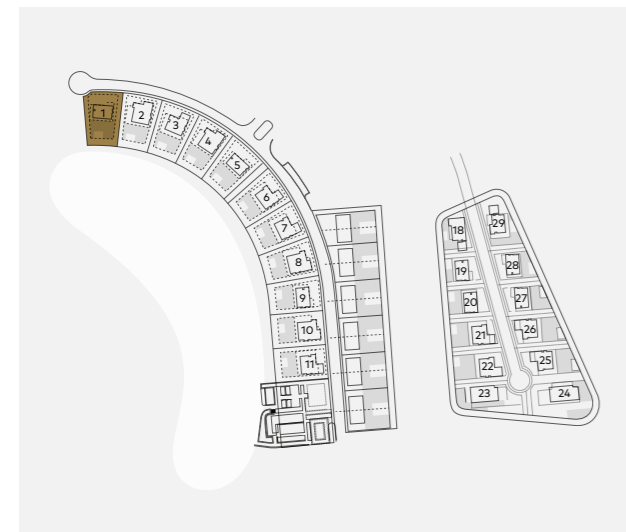
Roof garden 130m² / 1,399ft²

Swimming pool 35m² / 377ft²

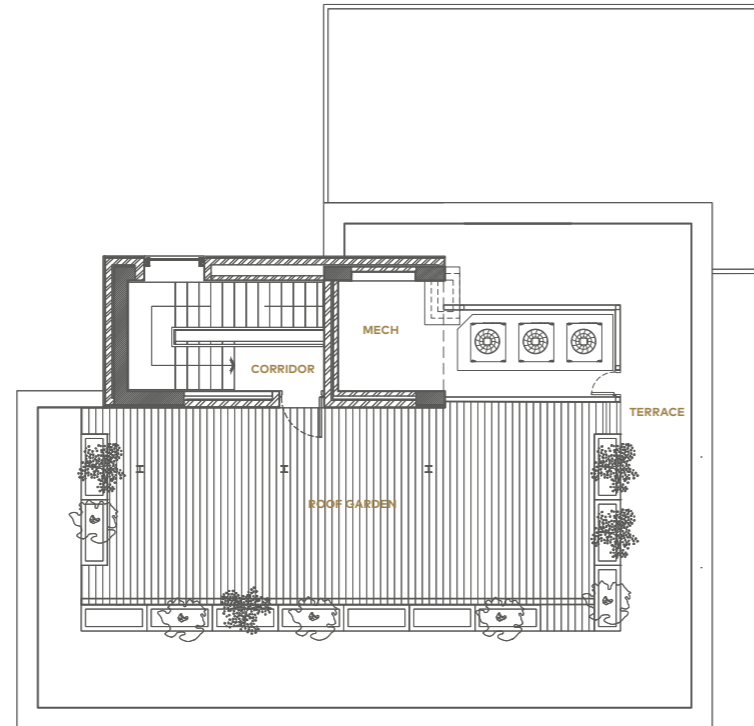
Garage 2 cars

Extra WC 1

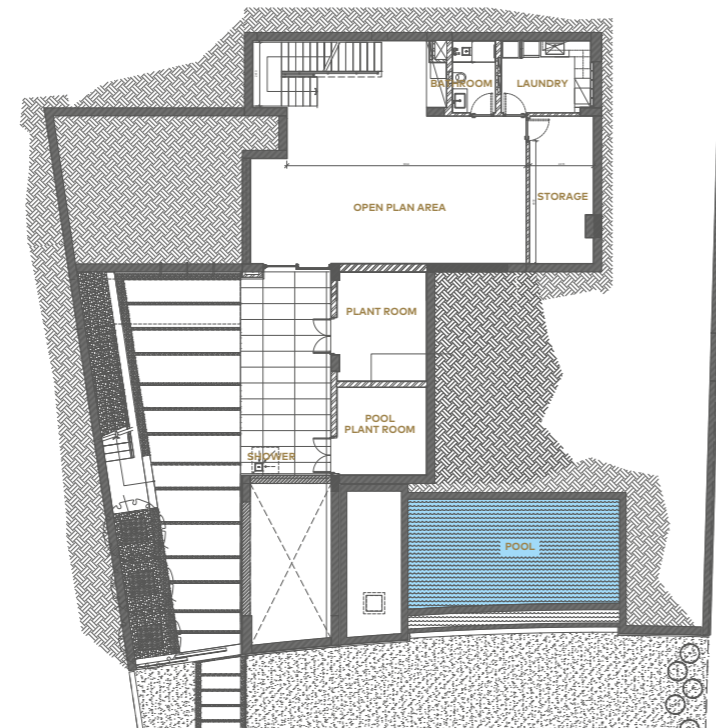
Finishes palette Sand



ROOFTOP GARDEN



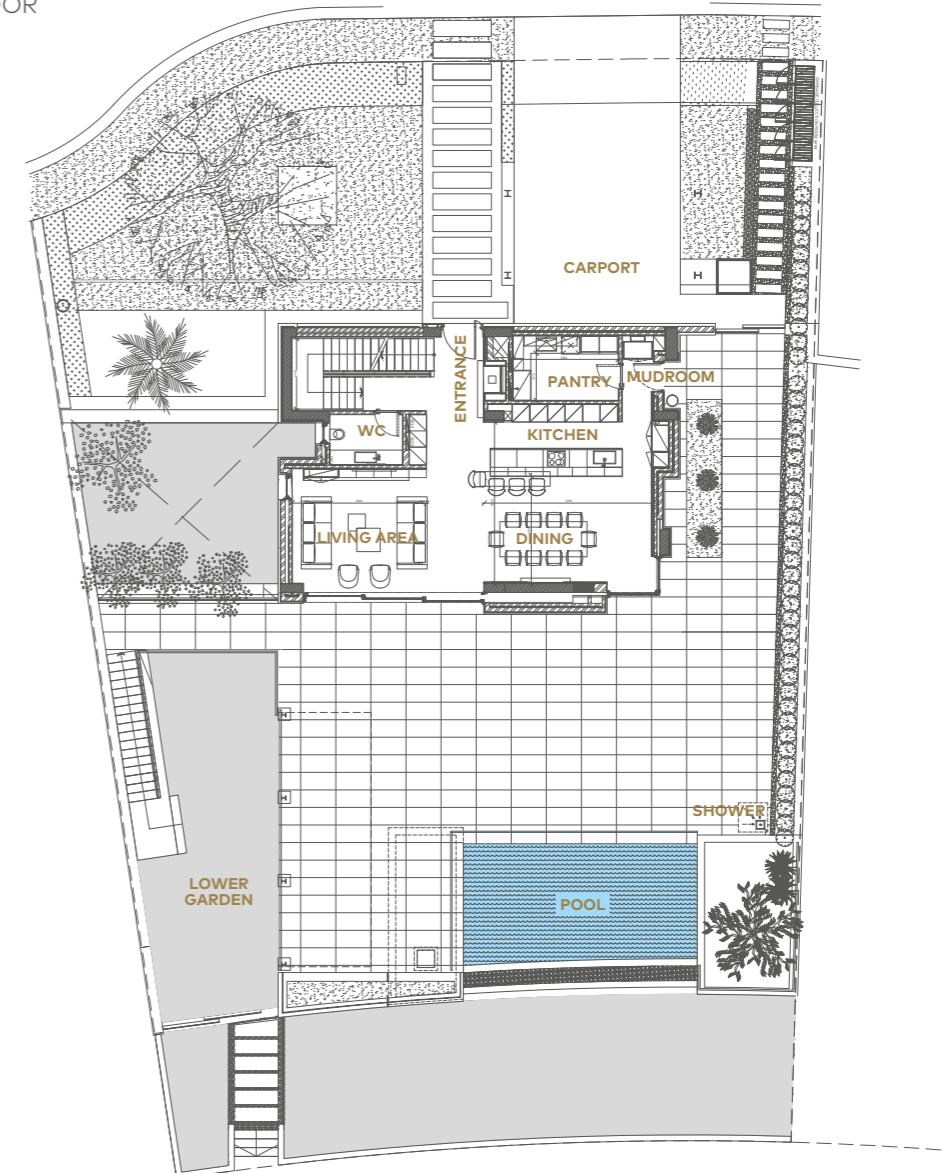
LOWER FLOOR



FIRST FLOOR



GROUND FLOOR



BEACH VILLA

2

TYPE 5A

BEDROOMS 5

BATHROOMS 6

Plot area 900m² / 9,684ft²

Internal area 389m² / 4,186ft²

Lower floor 193m² / 2,077ft²

Total unit area 582m² / 6,262ft²

Covered verandas 134m² / 1,442ft²

Uncovered verandas 157m² / 1,689ft²

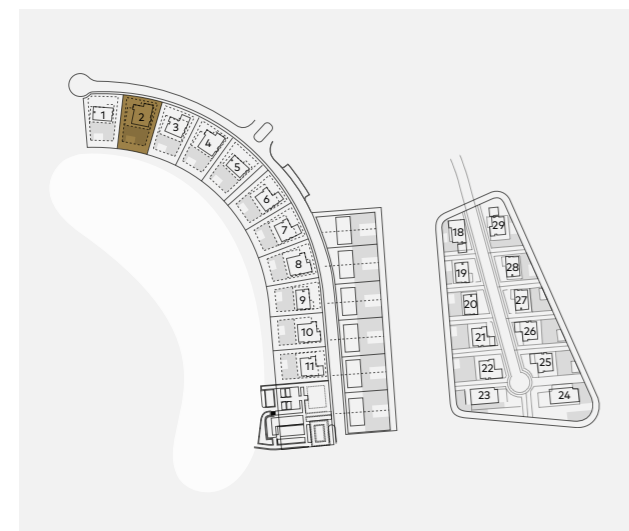
Roof garden 213m² / 2,292ft²

Swimming pool 29m² / 312ft²

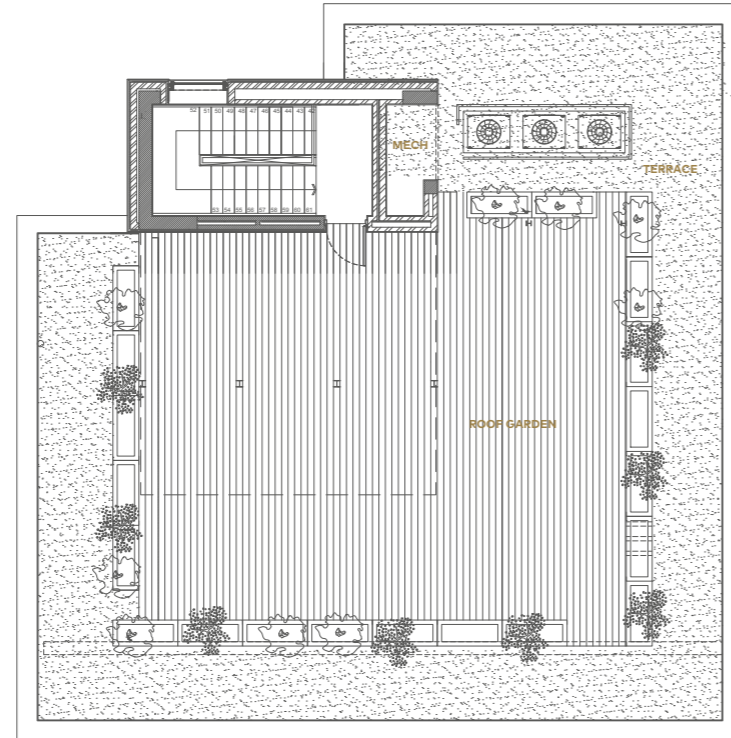
Garage 2 cars

Extra WC 1

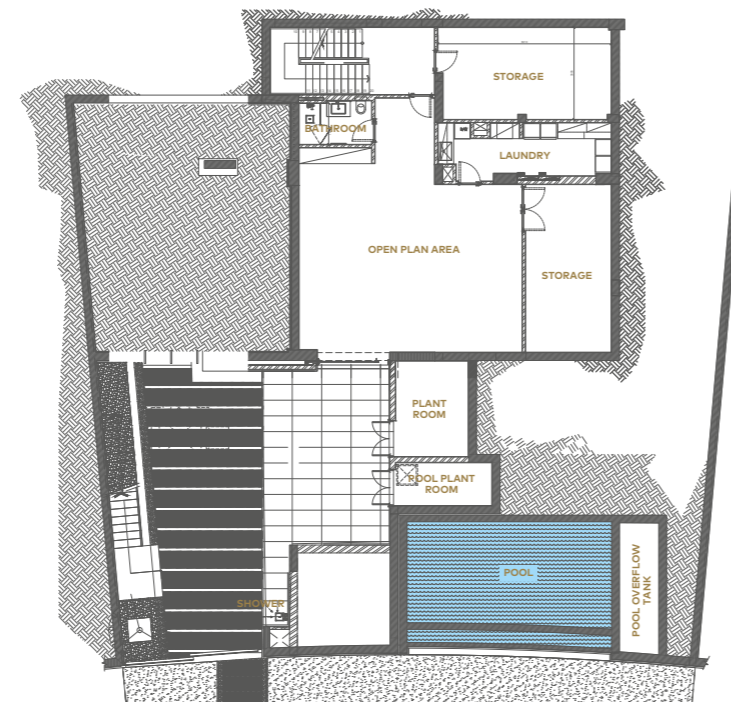
Finishes palette Wind



ROOFTOP GARDEN



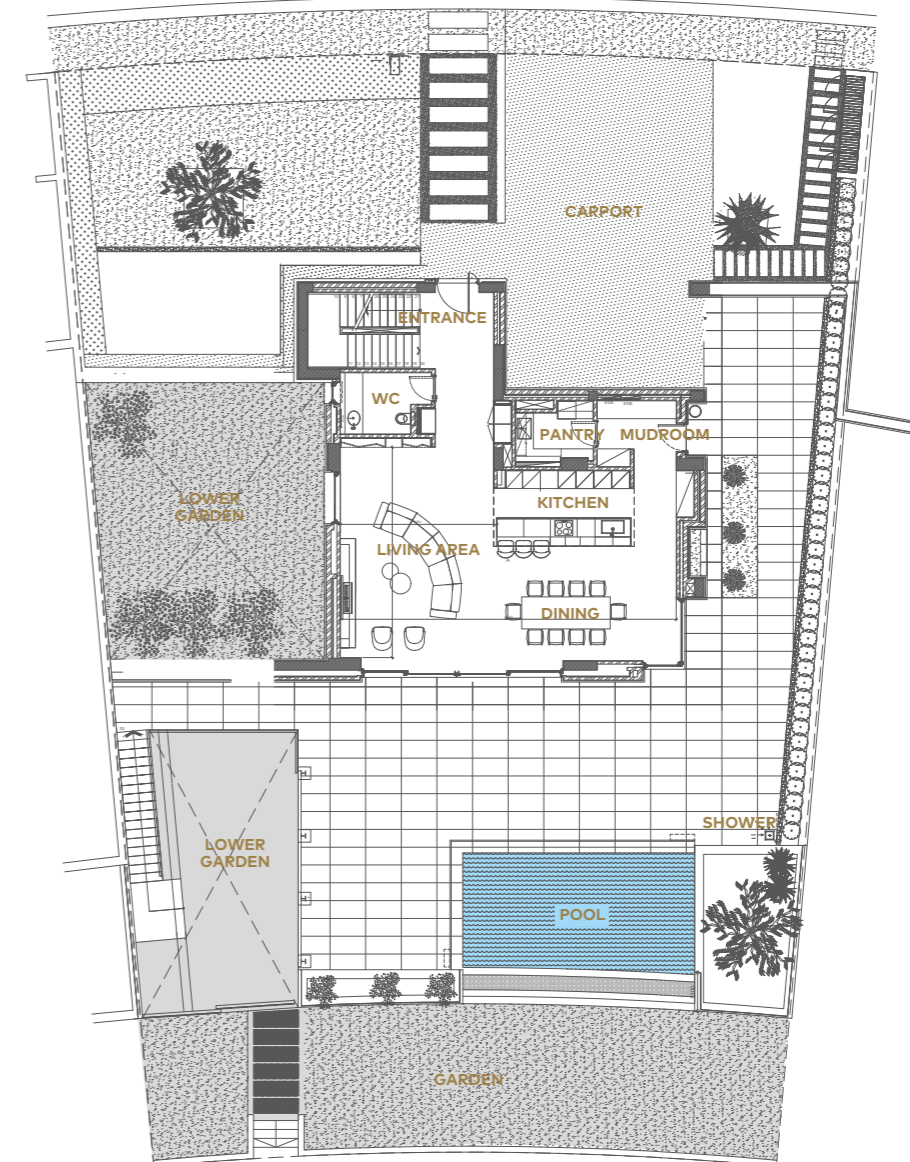
LOWER FLOOR



FIRST FLOOR



GROUND FLOOR



BEACH VILLA

3

TYPE 4A

BEDROOMS 4

BATHROOMS 5

Plot area 900m² / 9,684ft²

Internal area 314m² / 3,379ft²

Lower floor 147m² / 1,582ft²

Total unit area 461m² / 4,960ft²

Covered verandas 153m² / 1,646ft²

Uncovered verandas 162m² / 1,743ft²

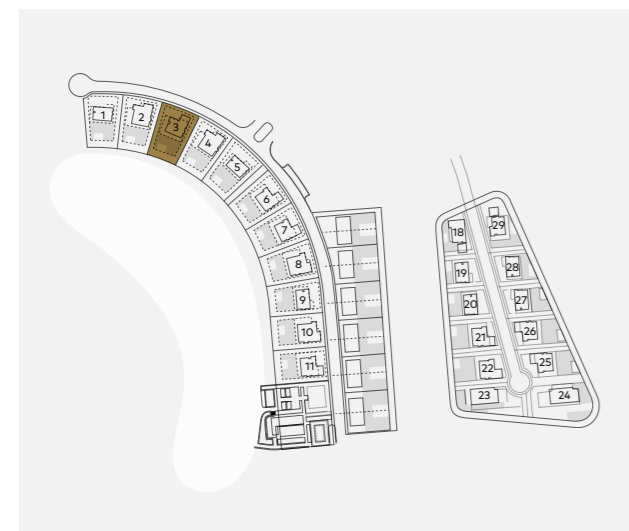
Roof garden 171m² / 1,840ft²

Swimming pool 30m² / 323ft²

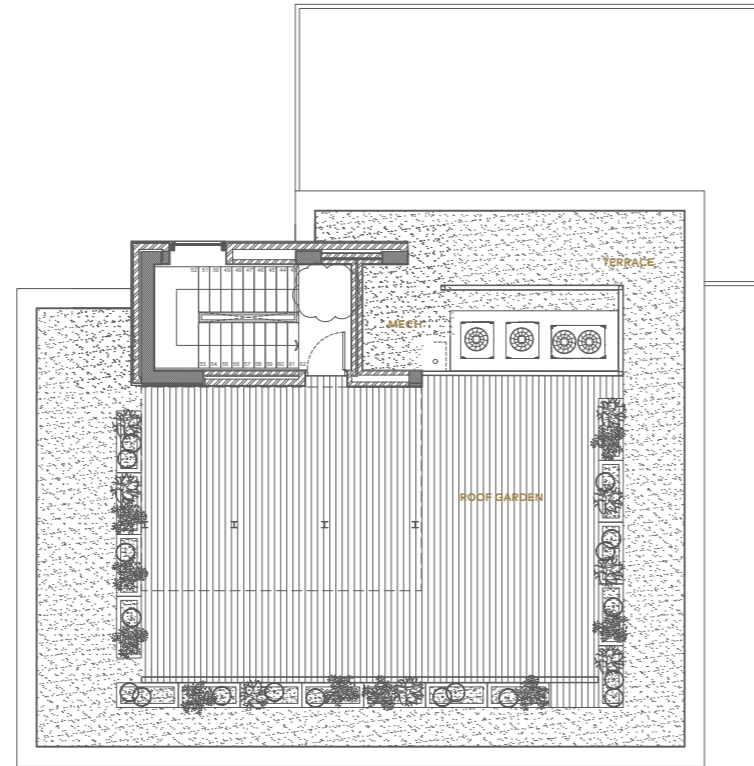
Garage 2 cars

Extra WC 1

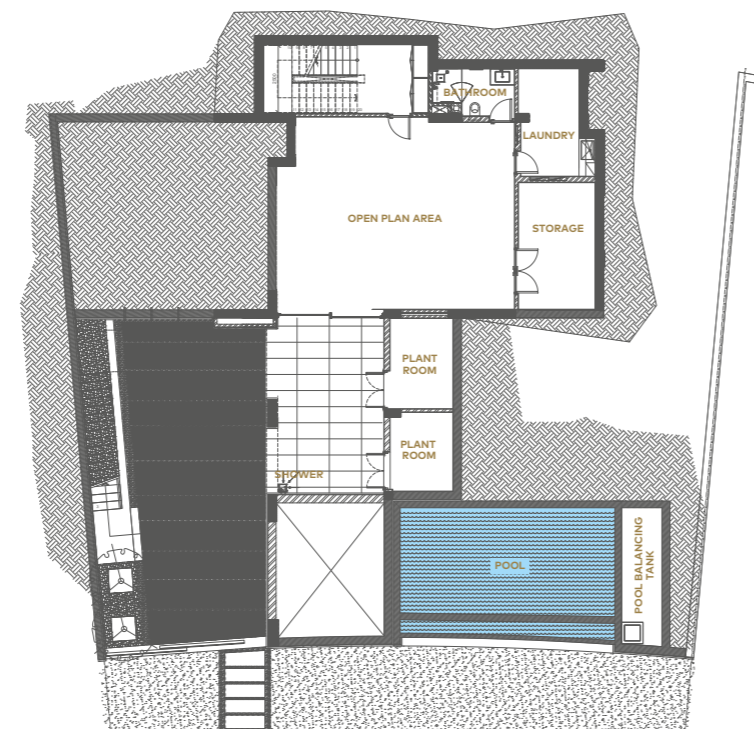
Finishes palette Water



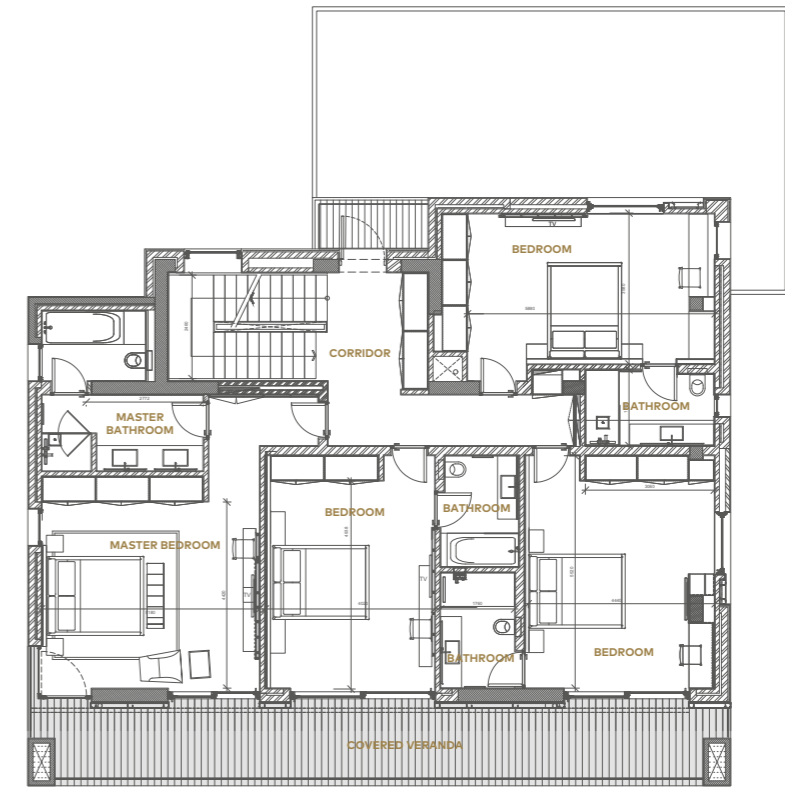
ROOFTOP GARDEN



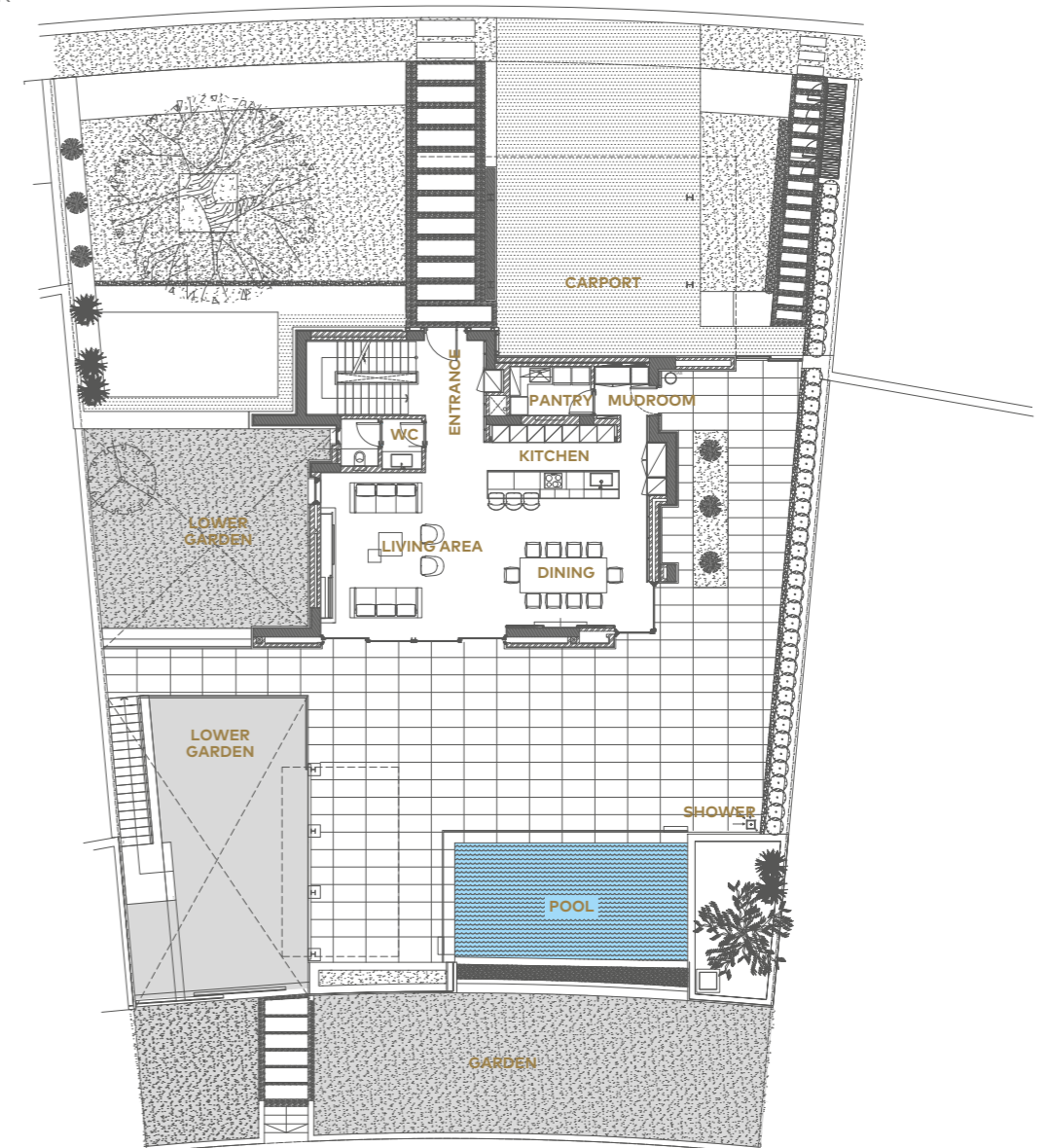
LOWER FLOOR



FIRST FLOOR



GROUND FLOOR



BEACH VILLA

4

TYPE 5A

BEDROOMS 5

BATHROOMS 6

Plot area 900m² / 9,684ft²

Internal area 389m² / 4,186ft²

Lower floor 193m² / 2,077ft²

Total unit area 582m² / 6,262ft²

Covered verandas 134m² / 1,442ft²

Uncovered verandas 157m² / 1,689ft²

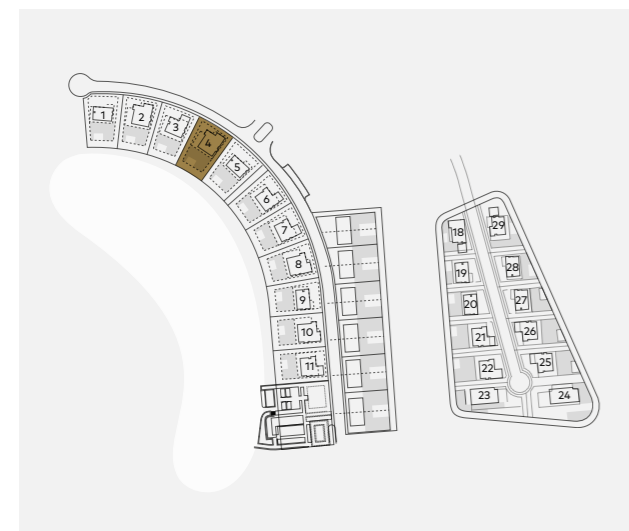
Roof garden 213m² / 2,292ft²

Swimming pool 30m² / 323ft²

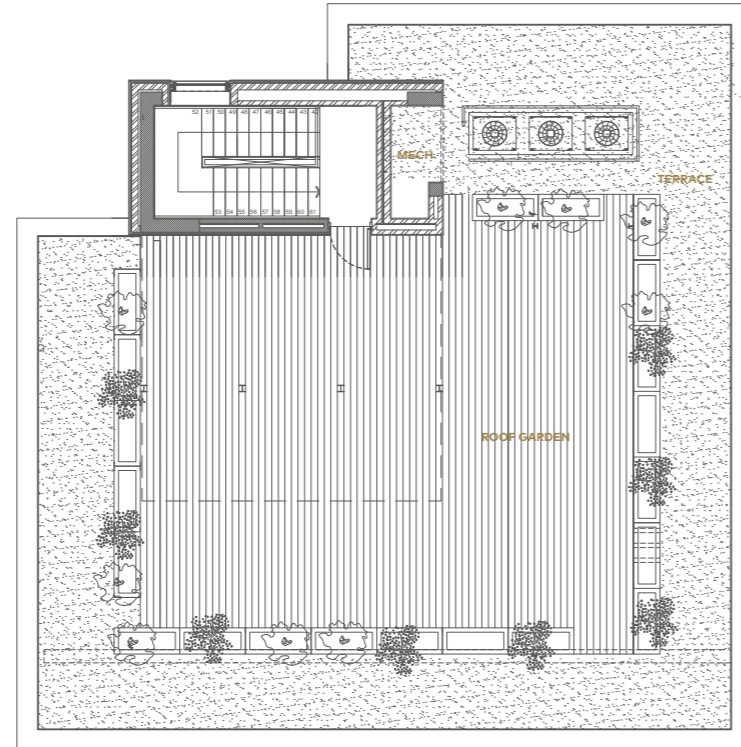
Garage 2 cars

Extra WC 1

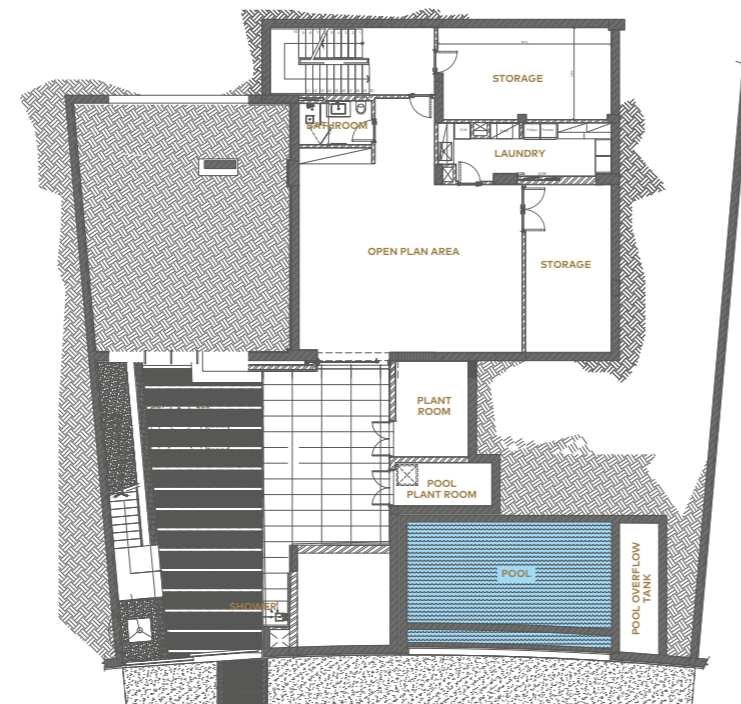
Finishes palette Wind



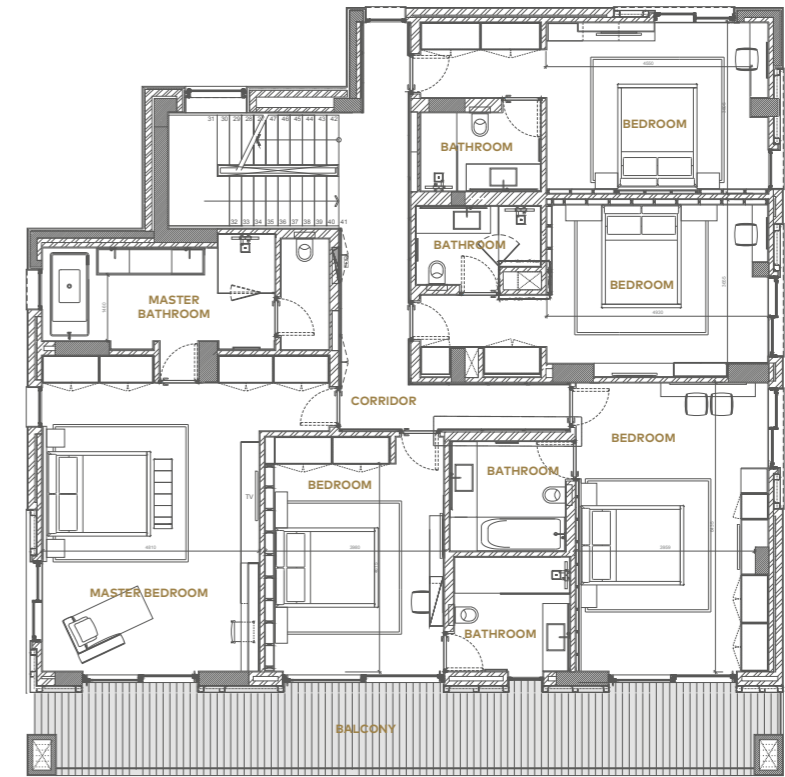
ROOFTOP GARDEN



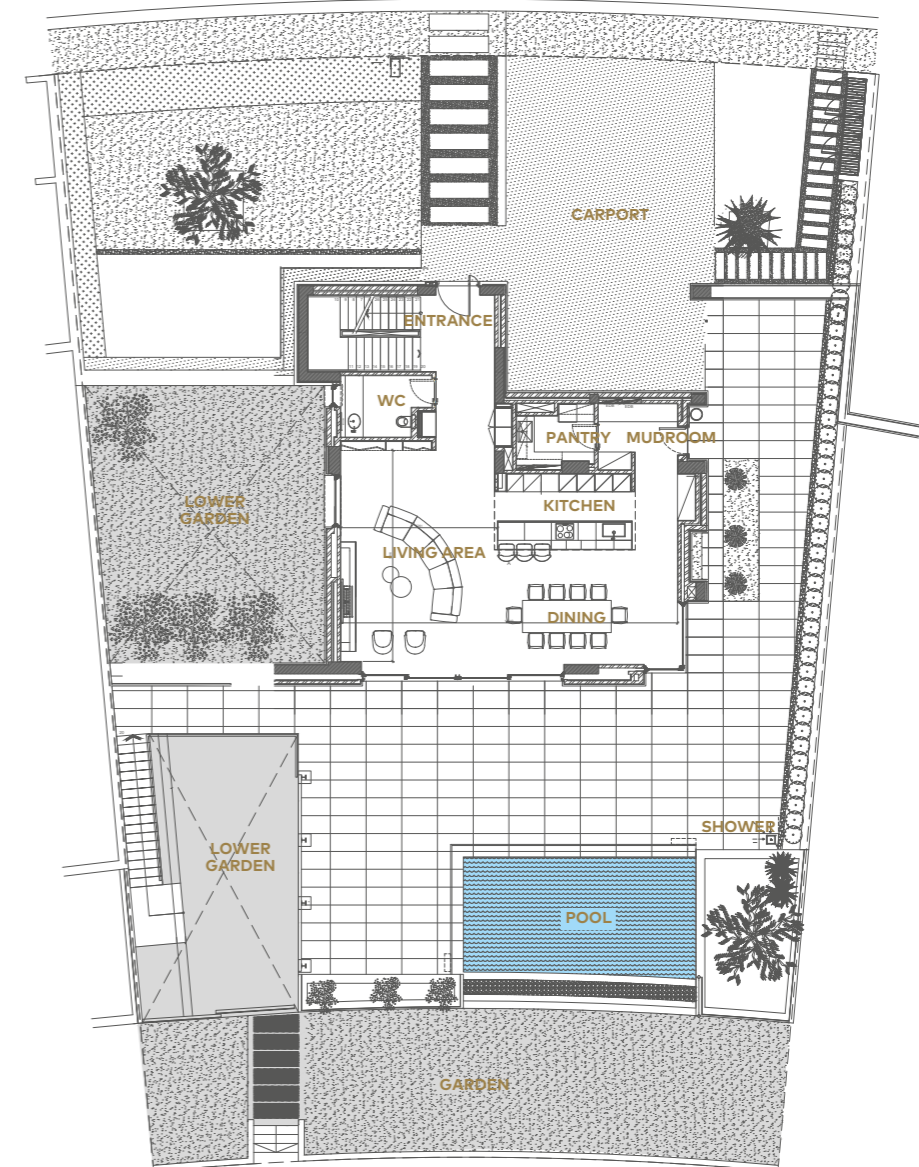
LOWER FLOOR



FIRST FLOOR



GROUND FLOOR



BEACH VILLA

5

SOLD

TYPE 3A

BEDROOMS 3

BATHROOMS 4

Plot area 911m² / 9,802ft²

Internal area 279m² / 3,002ft²

Lower floor 153m² / 1,646ft²

Total unit area 432m² / 4,648ft²

Covered verandas 97m² / 1,044ft²

Uncovered verandas 208m² / 2,238ft²

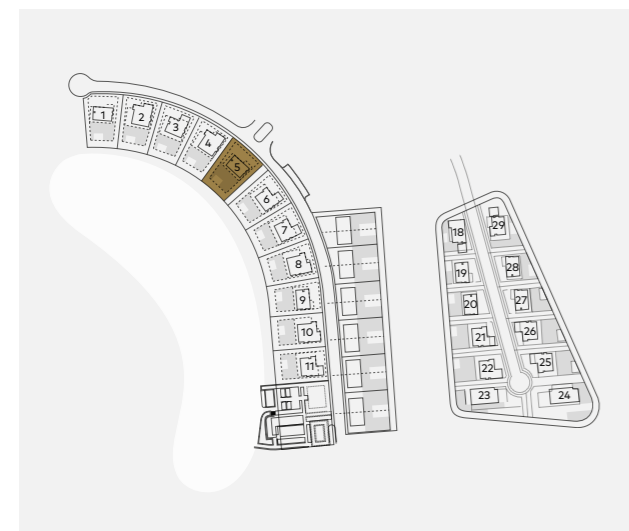
Roof garden 130m² / 1,399ft²

Swimming pool 32m² / 344ft²

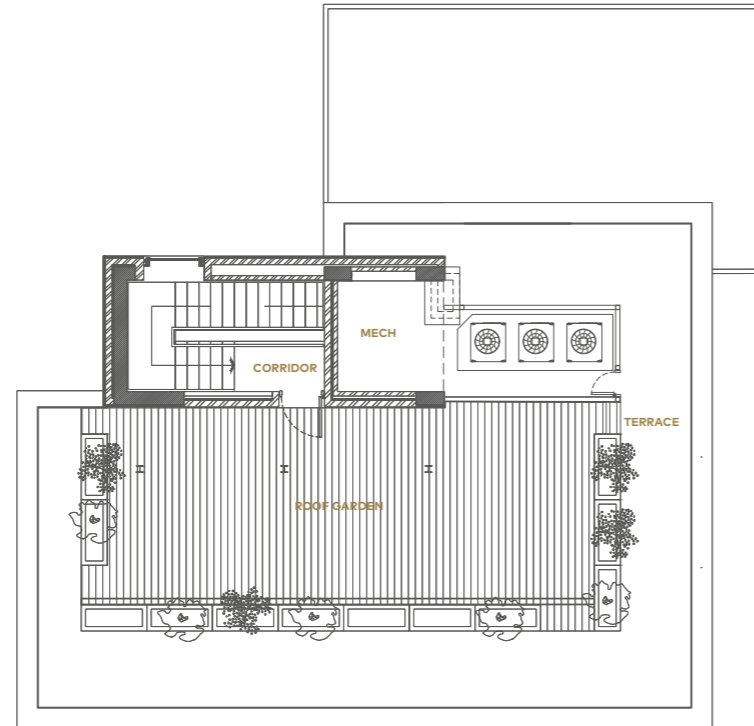
Garage 2 cars

Extra WC 1

Finishes palette Sand



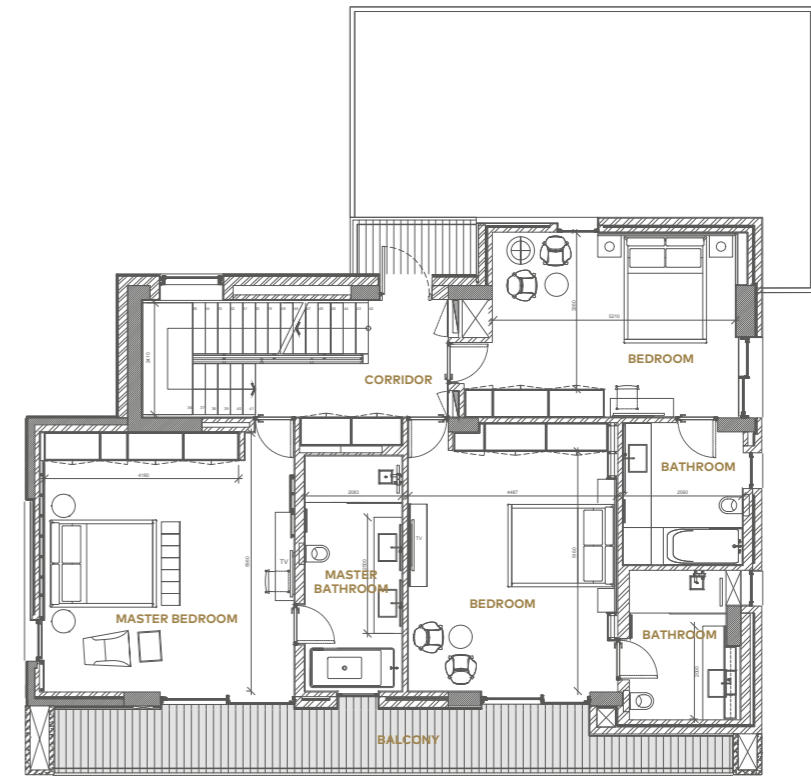
ROOFTOP GARDEN



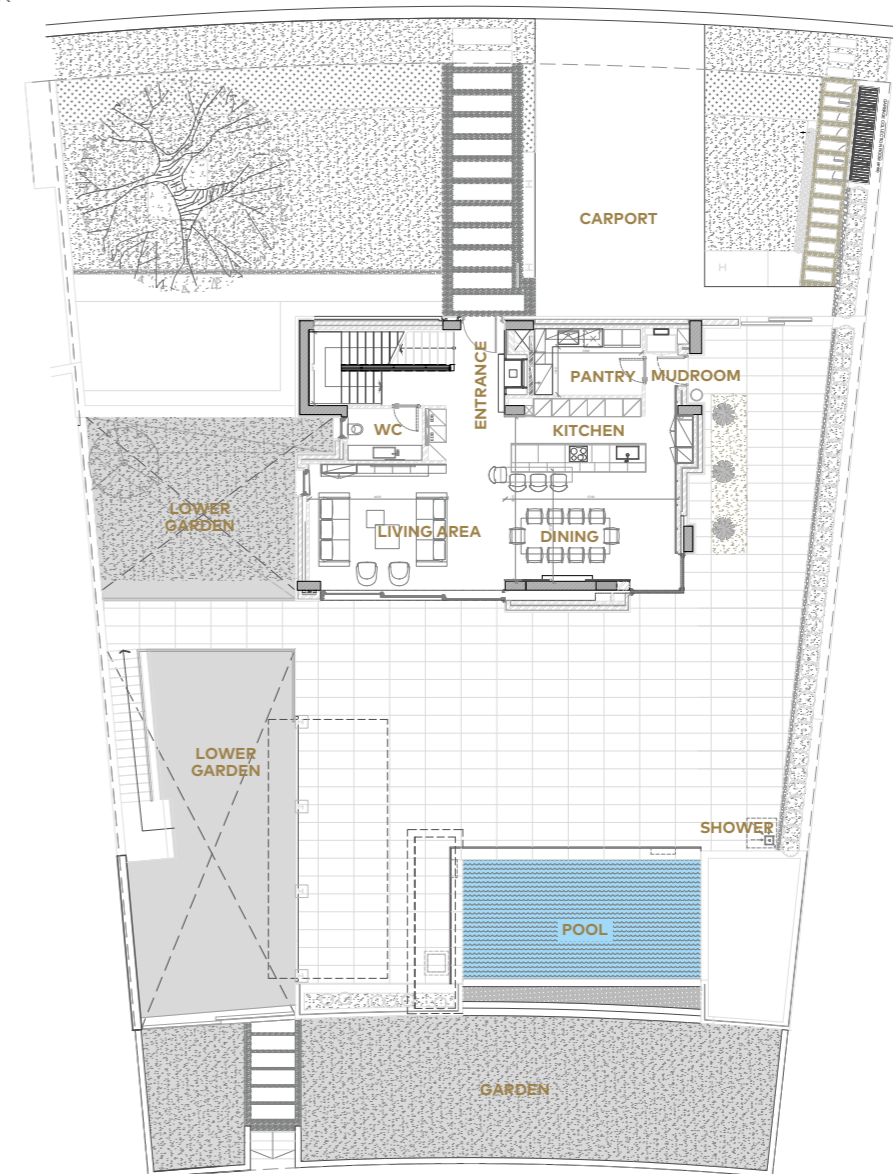
LOWER FLOOR



FIRST FLOOR



GROUND FLOOR



BEACH VILLA

6

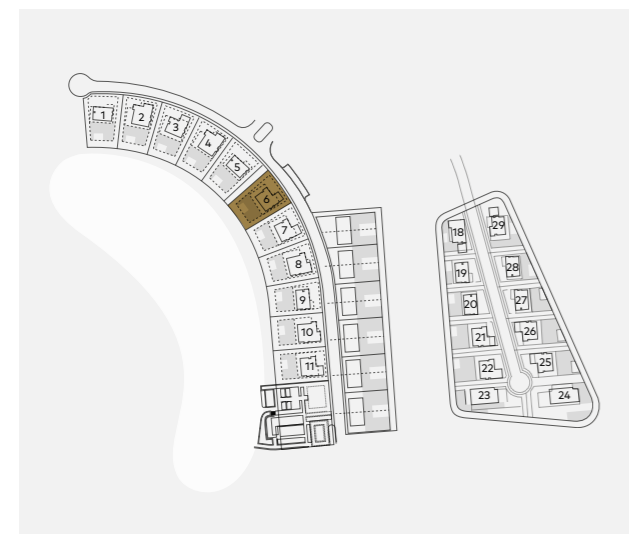
SOLD

TYPE 4A

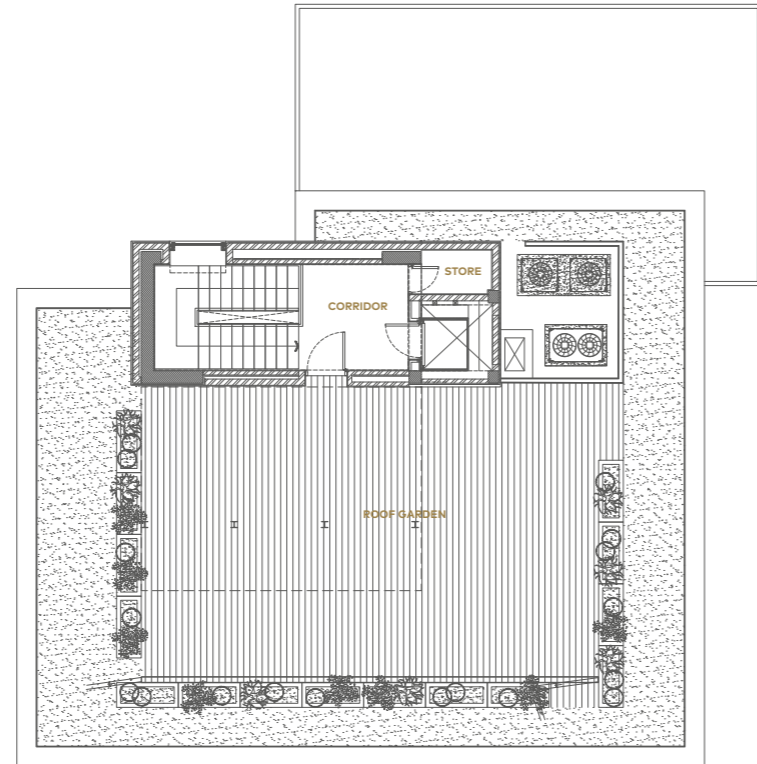
BEDROOMS 4

BATHROOMS 5

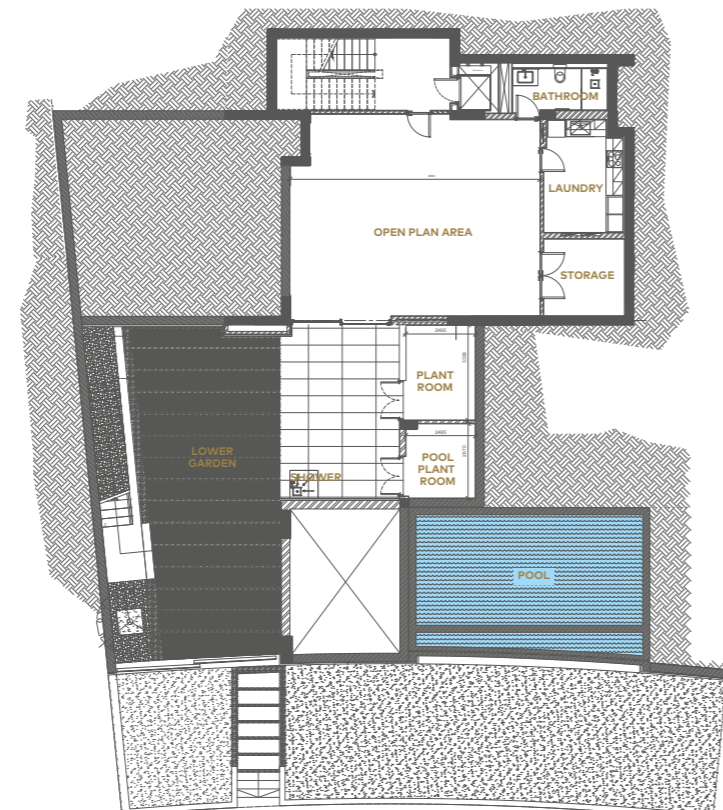
Plot area	912m ² / 9,813ft ²
Internal area	314m ² / 3,379ft ²
Lower floor	148m ² / 1,592ft ²
Total unit area	462m ² / 4,971ft ²
Covered verandas	152m ² / 1,636ft ²
Uncovered verandas	159m ² / 1,711ft ²
Roof garden	171m ² / 1,840ft ²
Swimming pool	32m ² / 344ft ²
Garage	2 cars
Extra WC	1
Finishes palette	Sand



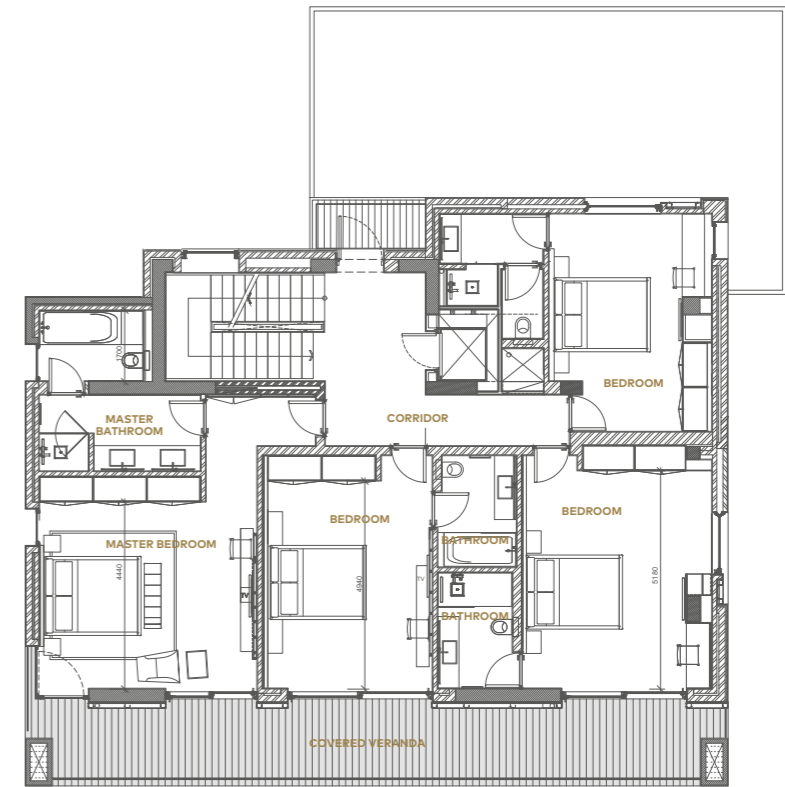
ROOFTOP GARDEN



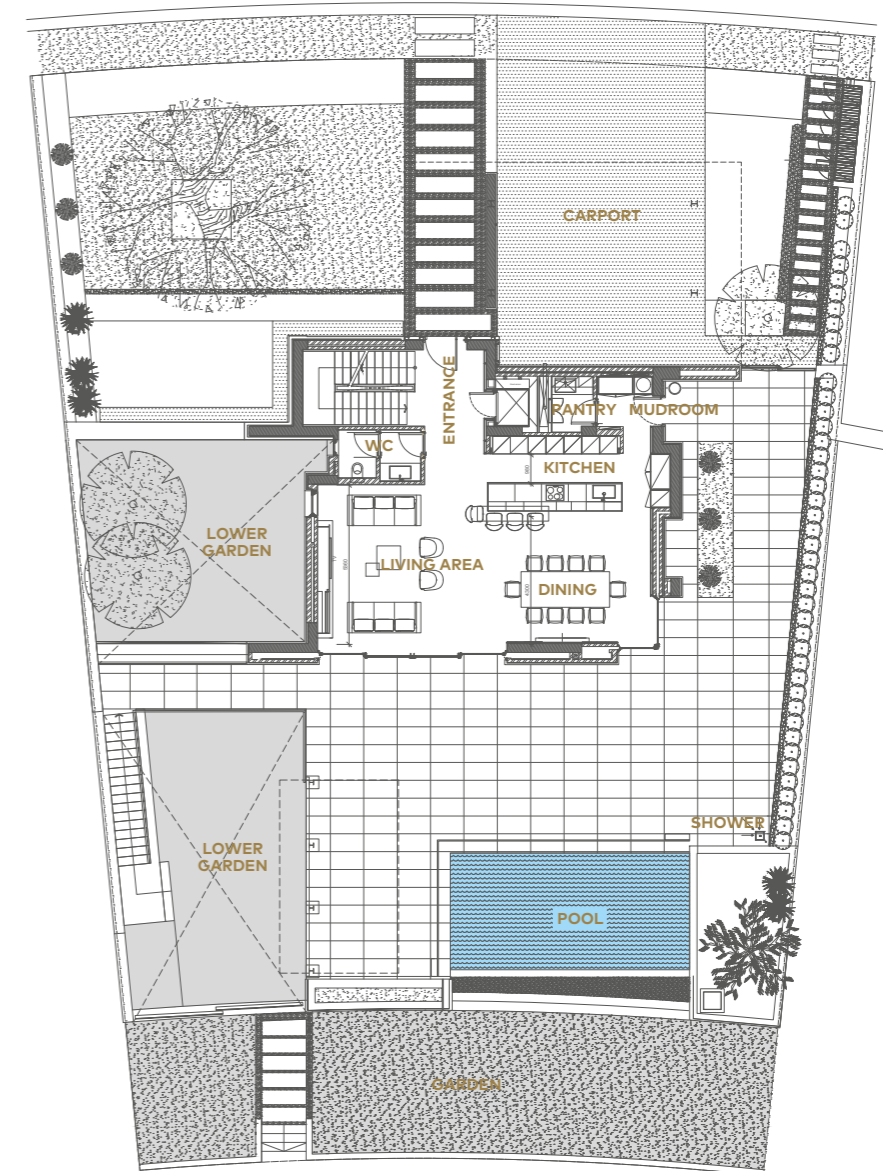
LOWER FLOOR



FIRST FLOOR



GROUND FLOOR



BEACH VILLA

7

SOLD

TYPE 4A

BEDROOMS 4

BATHROOMS 5

Plot area 900m² / 9,684ft²

Internal area 314m² / 3,379ft²

Lower floor 151m² / 1,625ft²

Total unit area 465m² / 5,003ft²

Covered verandas 152m² / 1,636ft²

Uncovered verandas 158m² / 1,700ft²

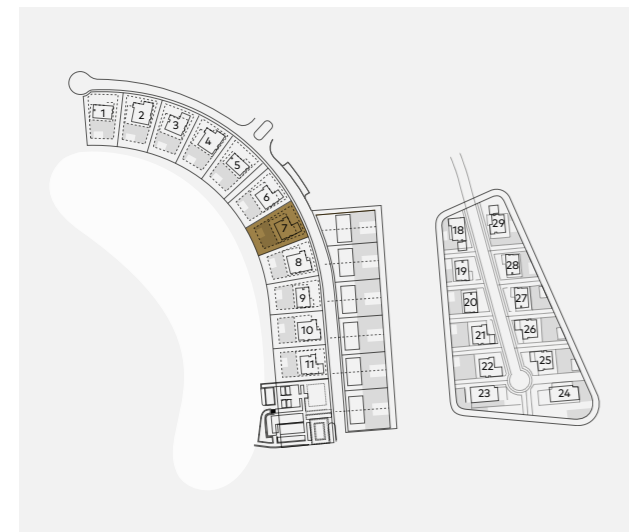
Roof garden 171m² / 1,840ft²

Swimming pool 32m² / 344ft²

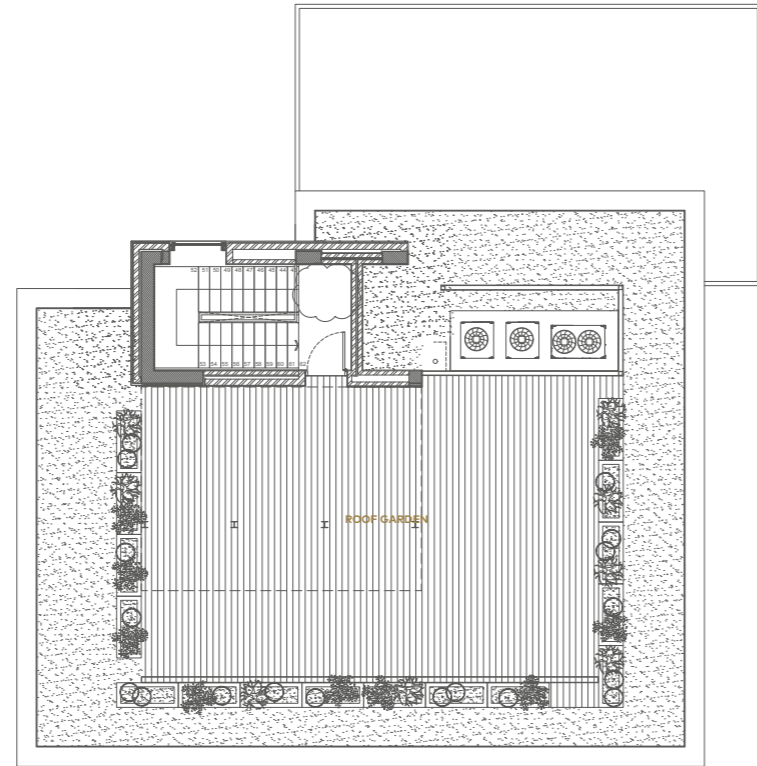
Garage 2 cars

Extra WC 1

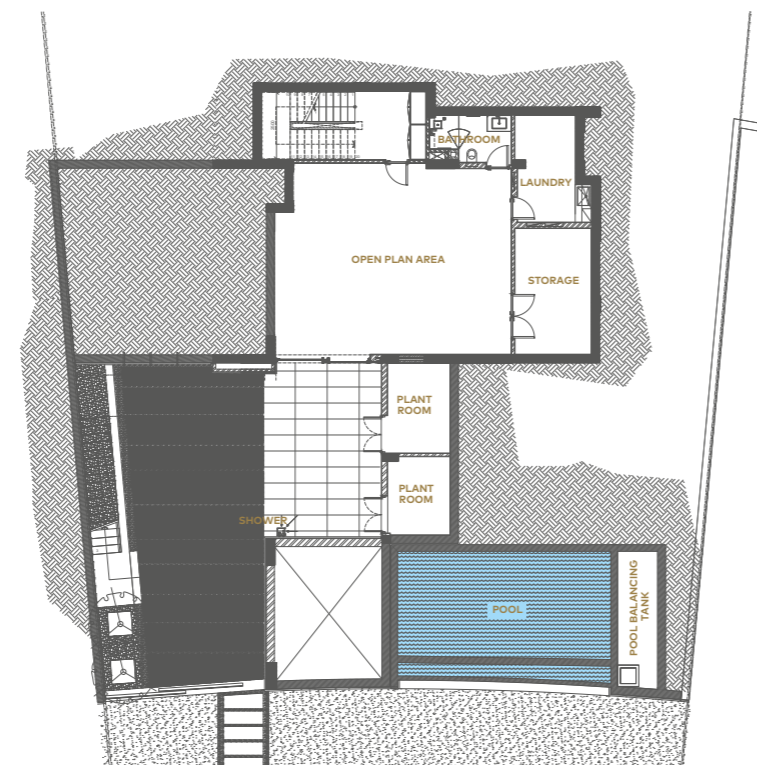
Finishes palette Water



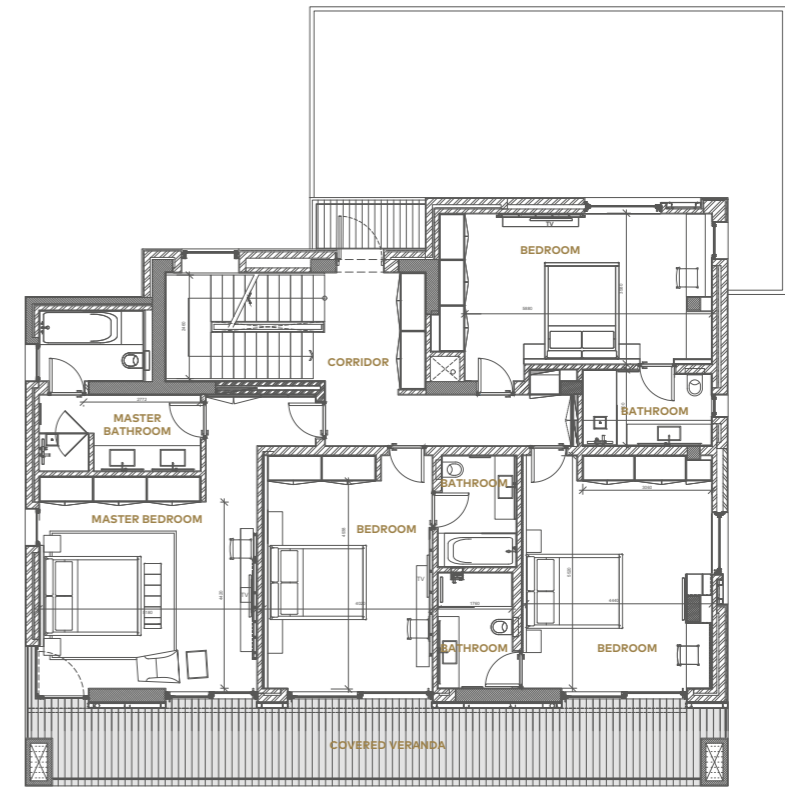
ROOFTOP GARDEN



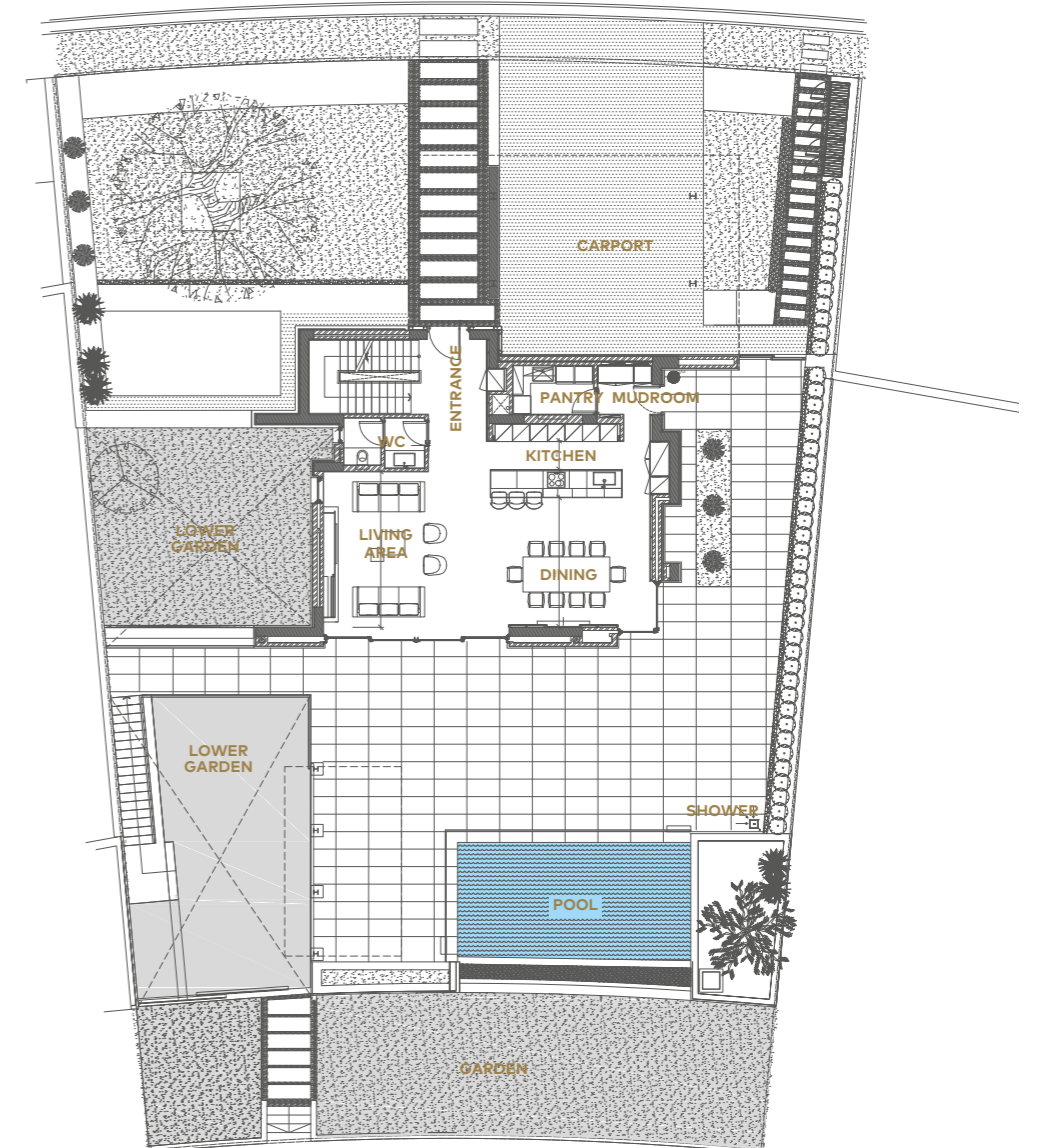
LOWER FLOOR



FIRST FLOOR



GROUND FLOOR



BEACH VILLA

8

SOLD

TYPE 5A

BEDROOMS 5

BATHROOMS 6

Plot area 900m² / 9,684ft²

Internal area 389m² / 4,186ft²

Lower floor 193m² / 2,077ft²

Total unit area 582m² / 6,262ft²

Covered verandas 134m² / 1,442ft²

Uncovered verandas 156m² / 1,679ft²

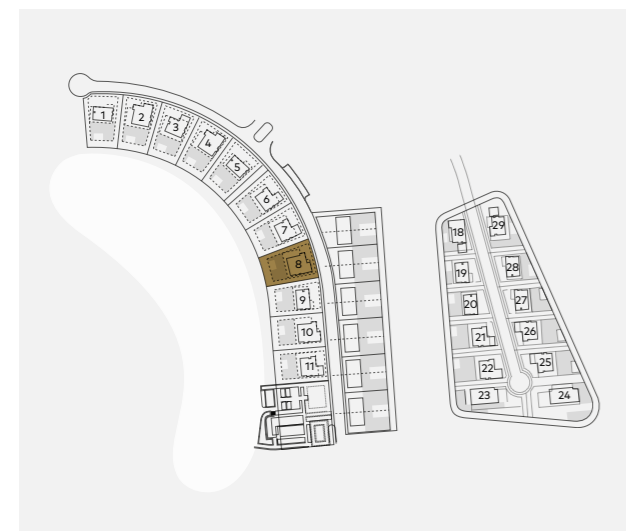
Roof garden 213m² / 2,292ft²

Swimming pool 31m² / 334ft²

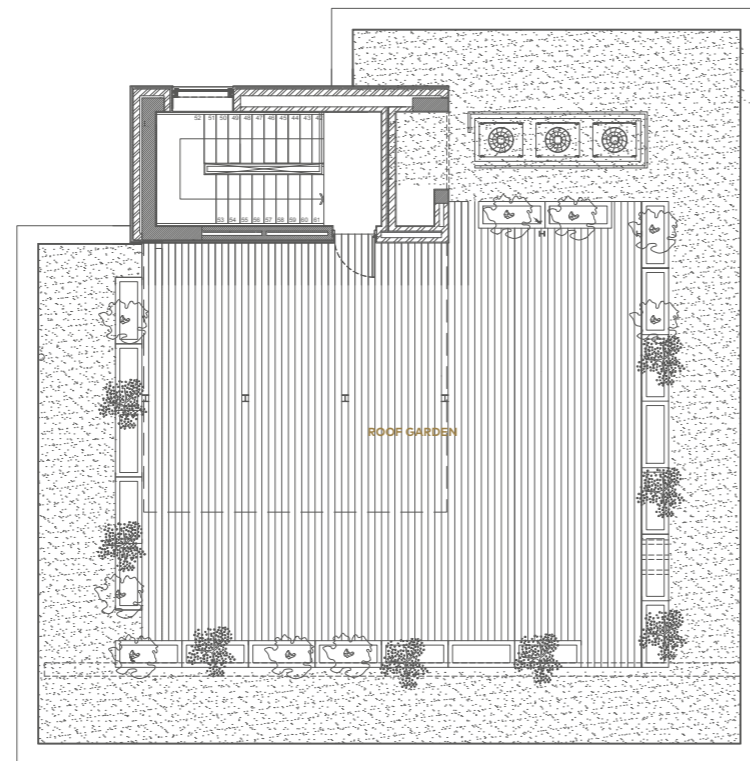
Garage 2 cars

Extra WC 1

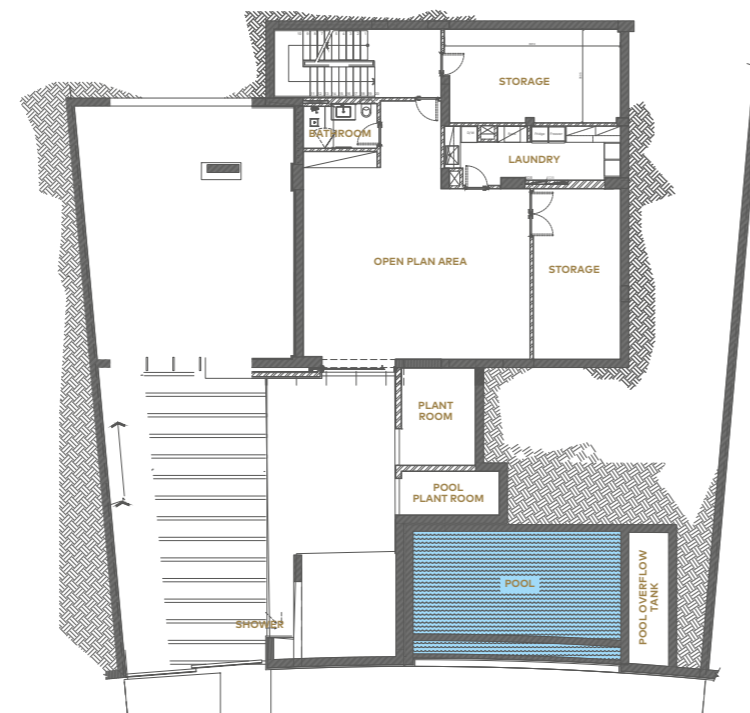
Finishes palette Wind



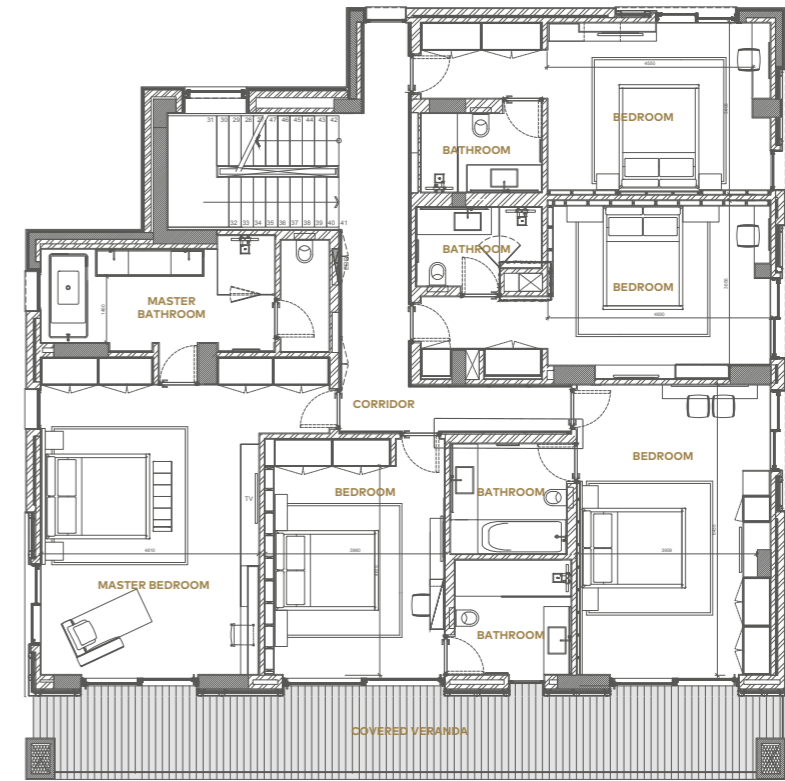
ROOFTOP GARDEN



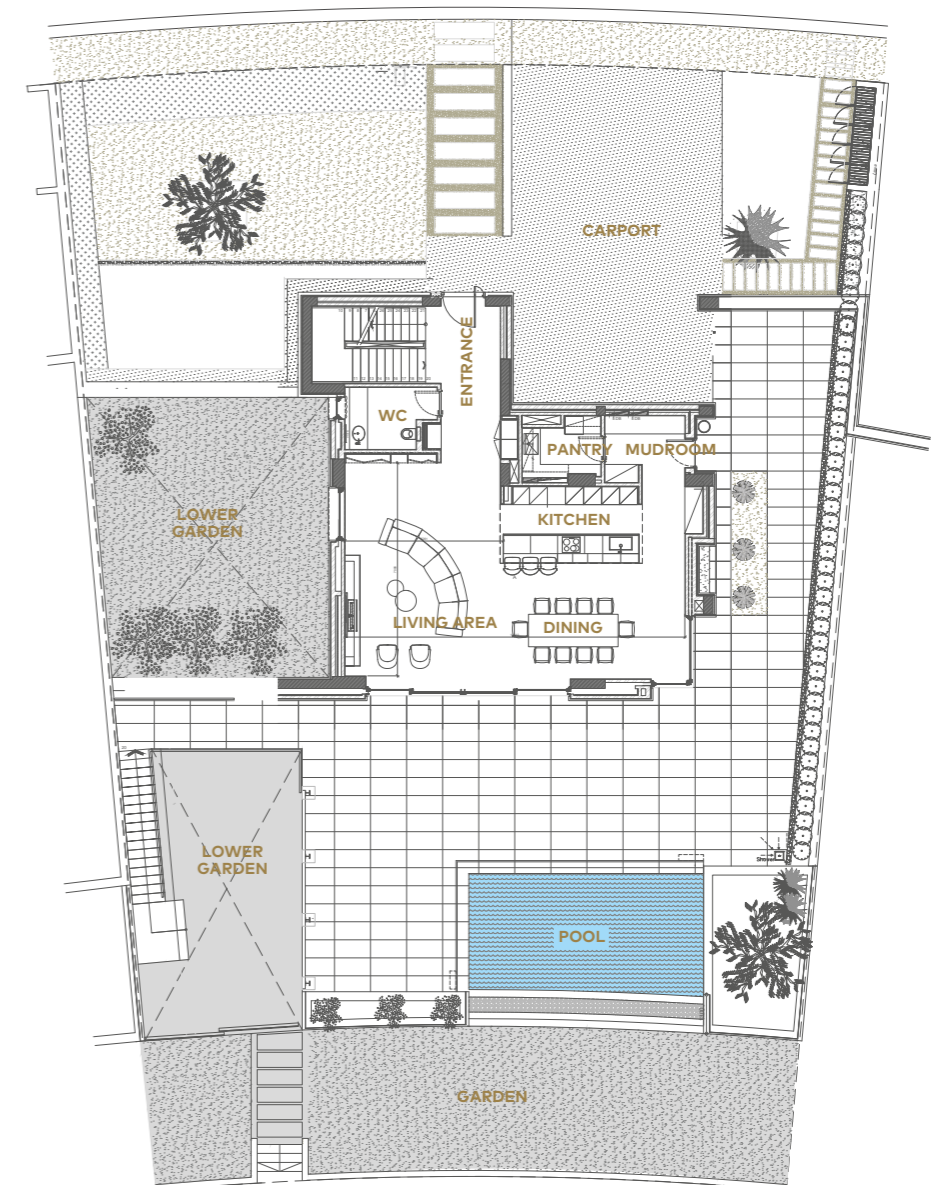
LOWER FLOOR



FIRST FLOOR



GROUND FLOOR



BEACH VILLA

9

TYPE 3A

BEDROOMS 3

BATHROOMS 4

Plot area 841m² / 9,049ft²

Internal area 279m² / 3,002ft²

Lower floor 154m² / 1,657ft²

Total unit area 433m² / 4,659ft²

Covered verandas 97m² / 1,044ft²

Uncovered verandas 186m² / 2,001ft²

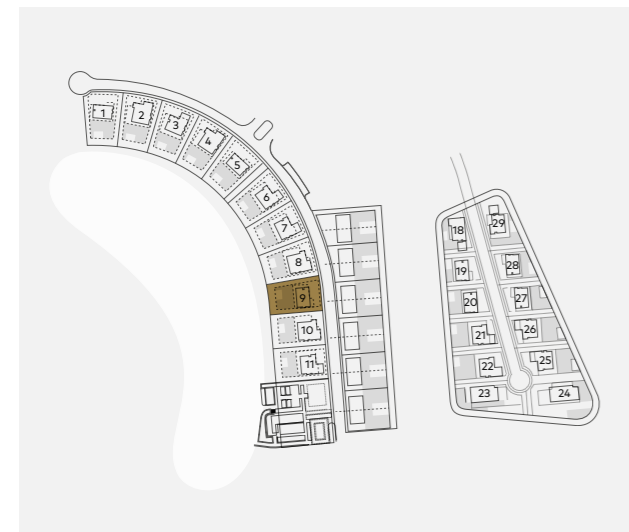
Roof garden 130m² / 1,399ft²

Swimming pool 32m² / 344ft²

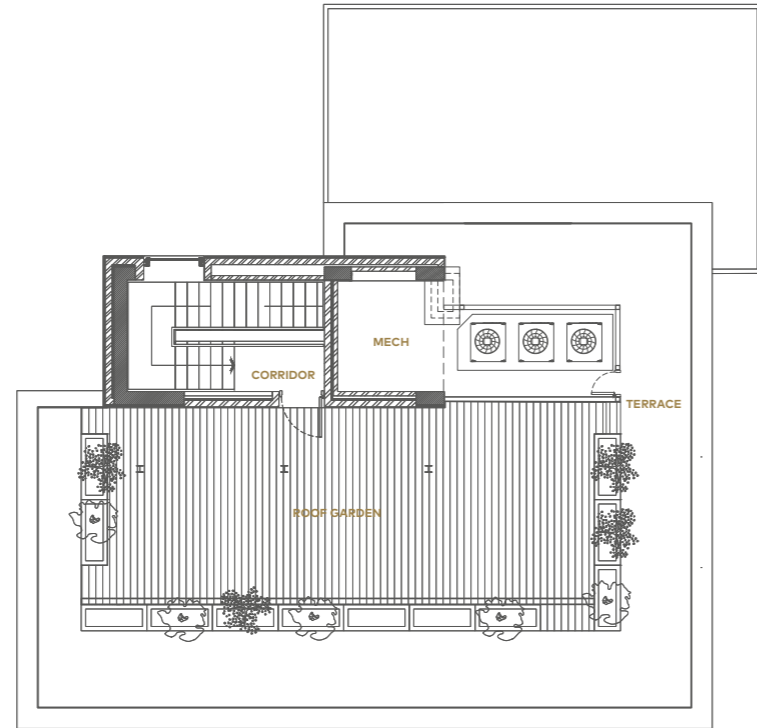
Garage 2 cars

Extra WC 1

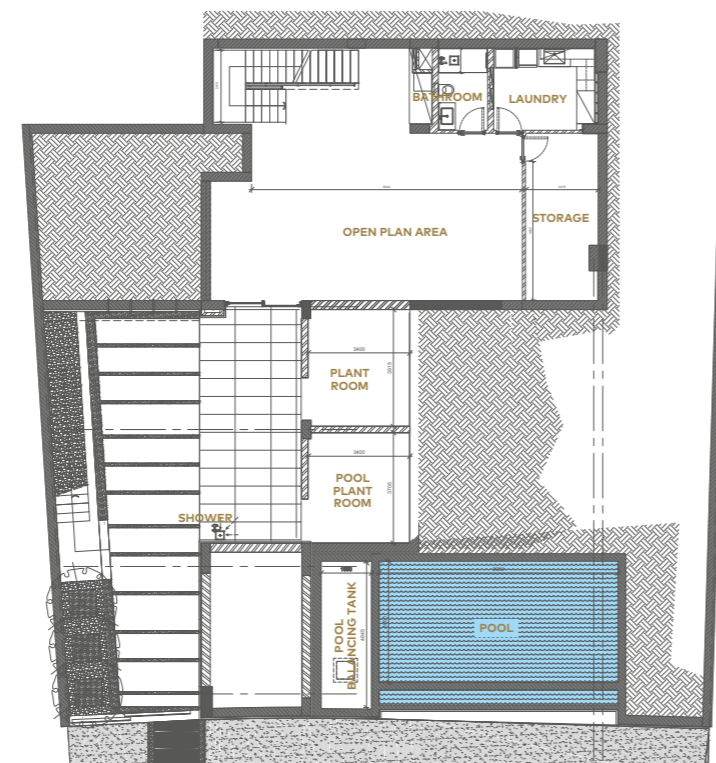
Finishes palette Sand



ROOFTOP GARDEN



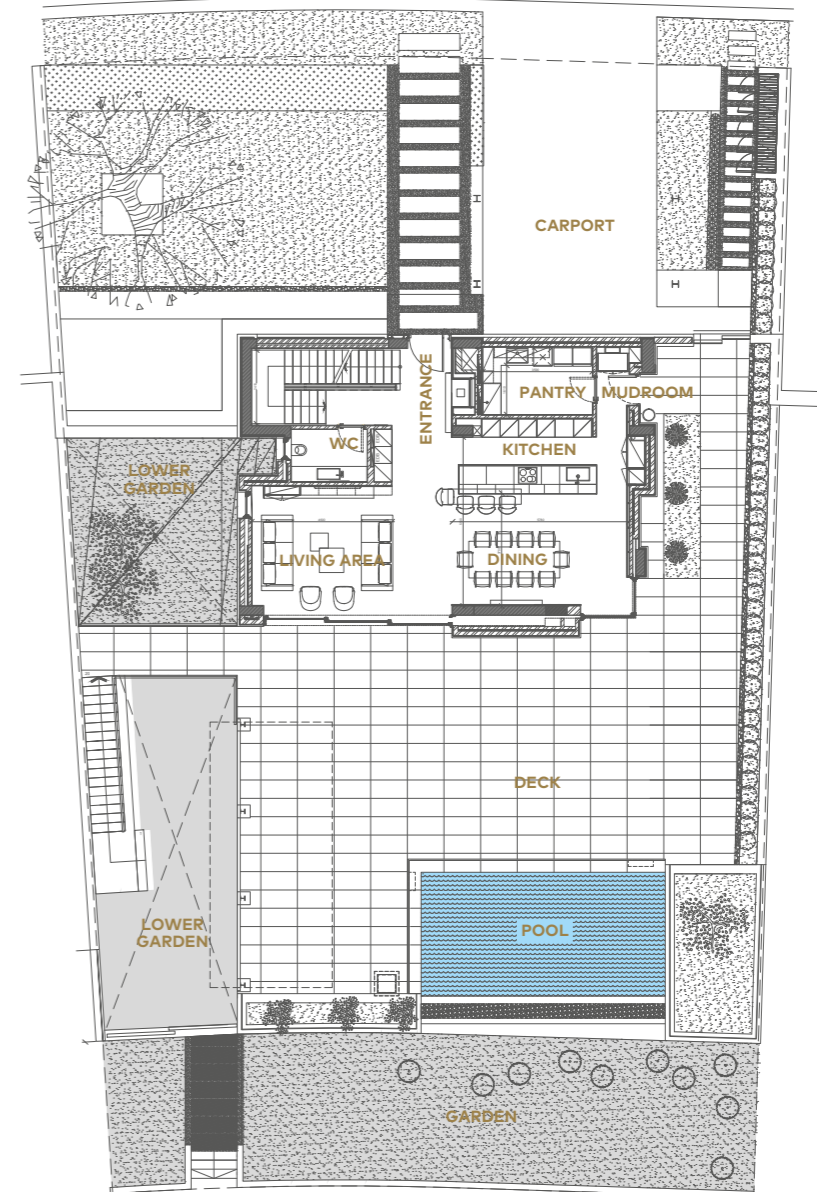
LOWER FLOOR



FIRST FLOOR



GROUND FLOOR



BEACH VILLA

10

SOLD

TYPE 5A

BEDROOMS 5

BATHROOMS 6

Plot area 870m² / 9,361ft²

Internal area 389m² / 4,186ft²

Lower floor 195m² / 2,098ft²

Total unit area 584m² / 6,284ft²

Covered verandas 134m² / 1,442ft²

Uncovered verandas 146m² / 1,571ft²

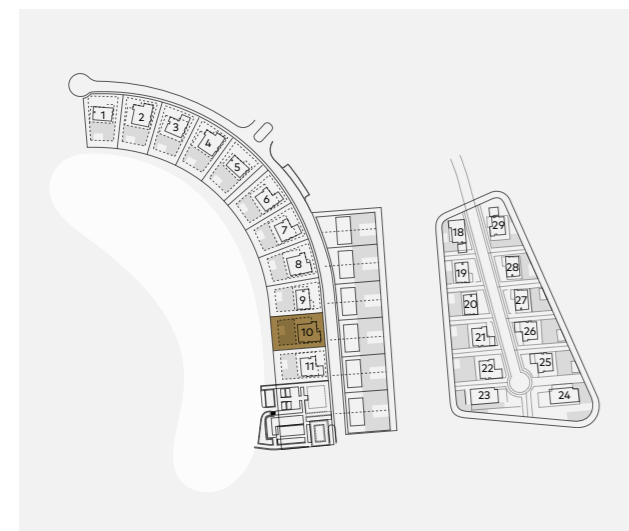
Roof garden 213m² / 2,292ft²

Swimming pool 31m² / 334ft²

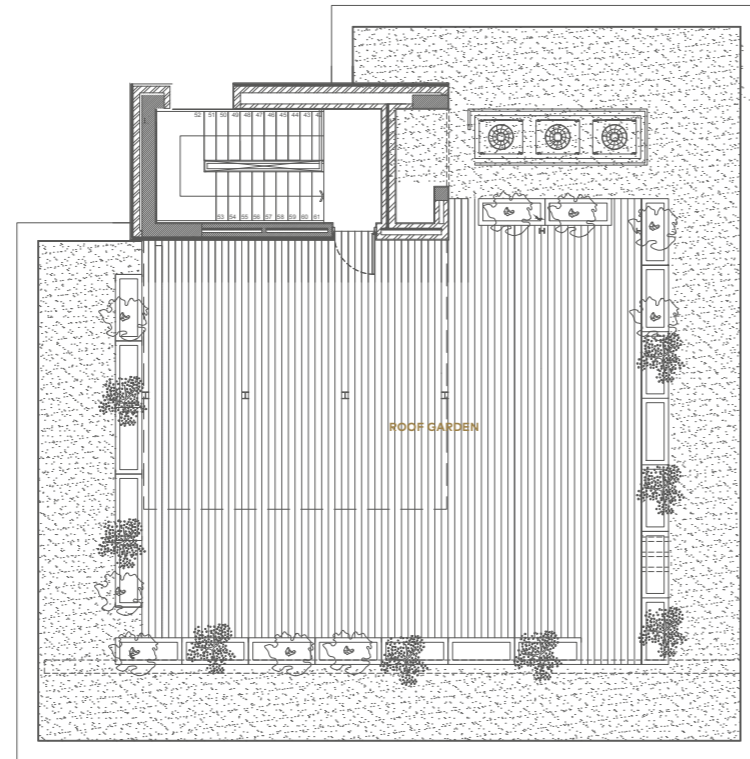
Garage 2 cars

Extra WC 1

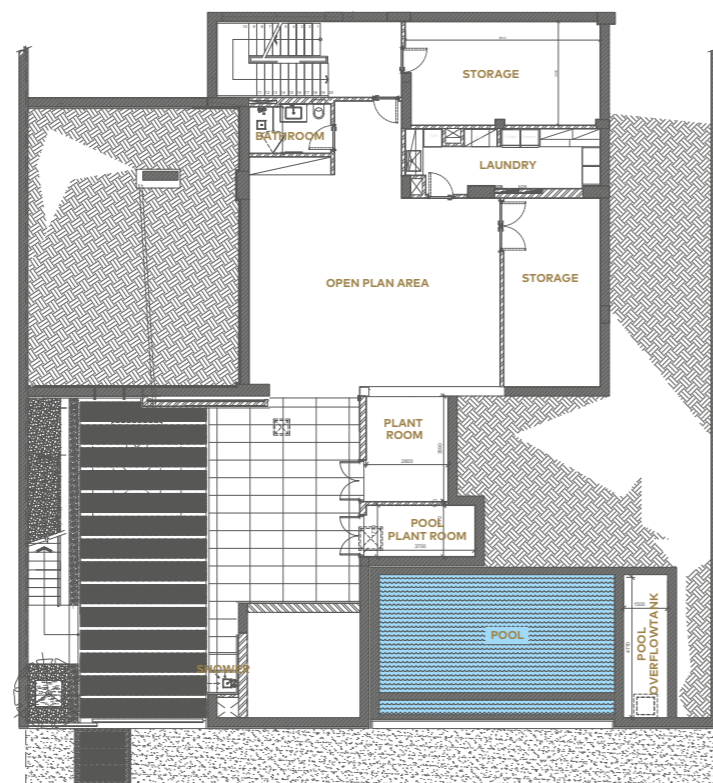
Finishes palette Wind



ROOFTOP GARDEN



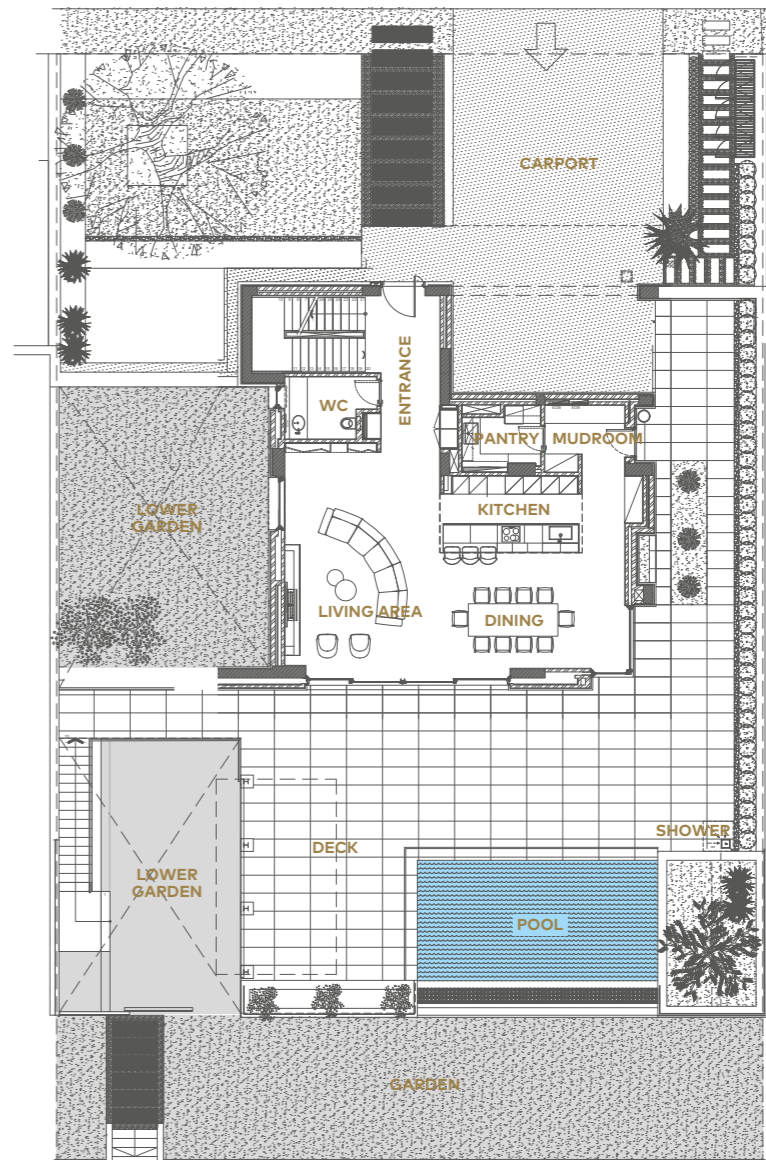
LOWER FLOOR



FIRST FLOOR



GROUND FLOOR



BEACH VILLA

11

TYPE 4A

BEDROOMS 4

BATHROOMS 5

Plot area 870m² / 9,361ft²

Internal area 314m² / 3,379ft²

Lower floor 149m² / 1,603ft²

Total unit area 463m² / 4,982ft²

Covered verandas 152m² / 1,636ft²

Uncovered verandas 154m² / 1,657ft²

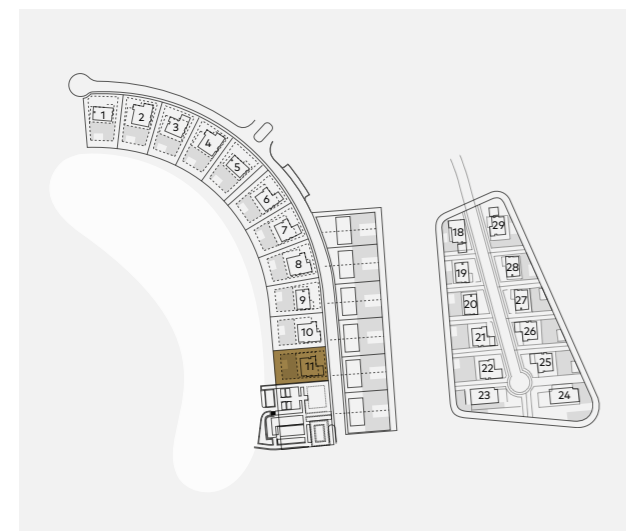
Roof garden 171m² / 1,840ft²

Swimming pool 32m² / 344ft²

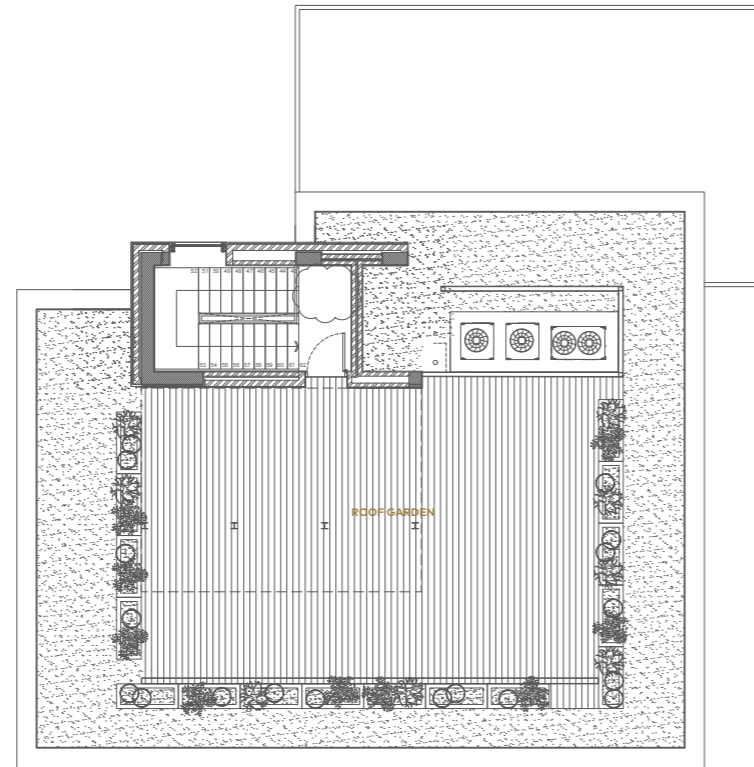
Garage 2 cars

Extra WC 1

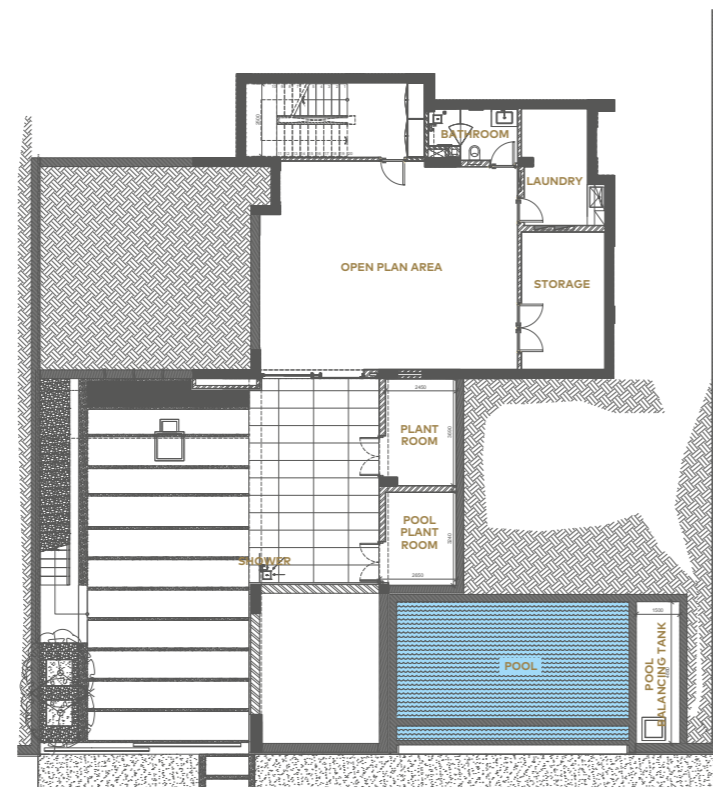
Finishes palette Water



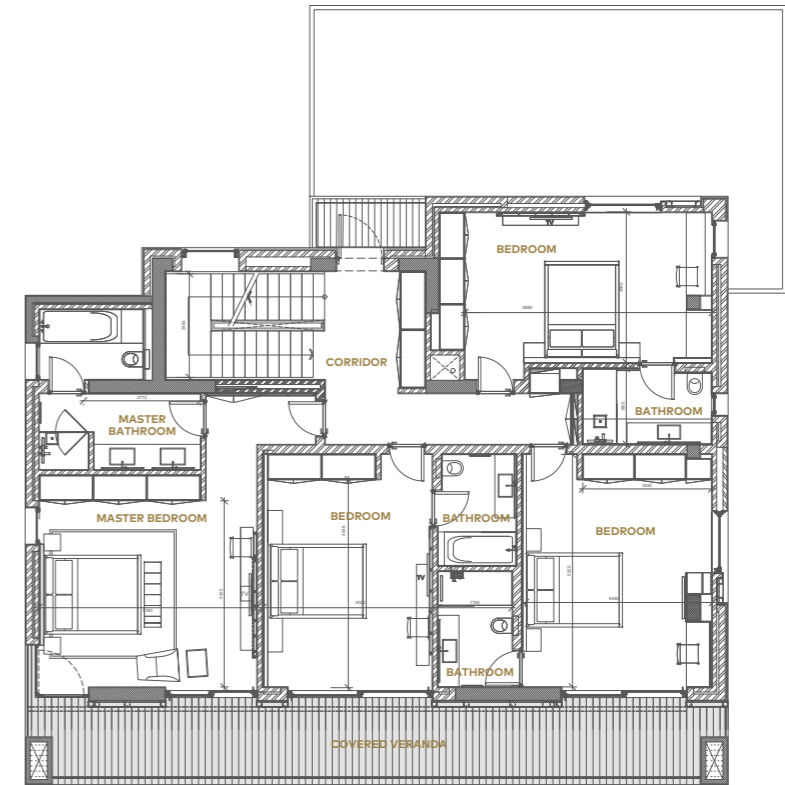
ROOFTOP GARDEN



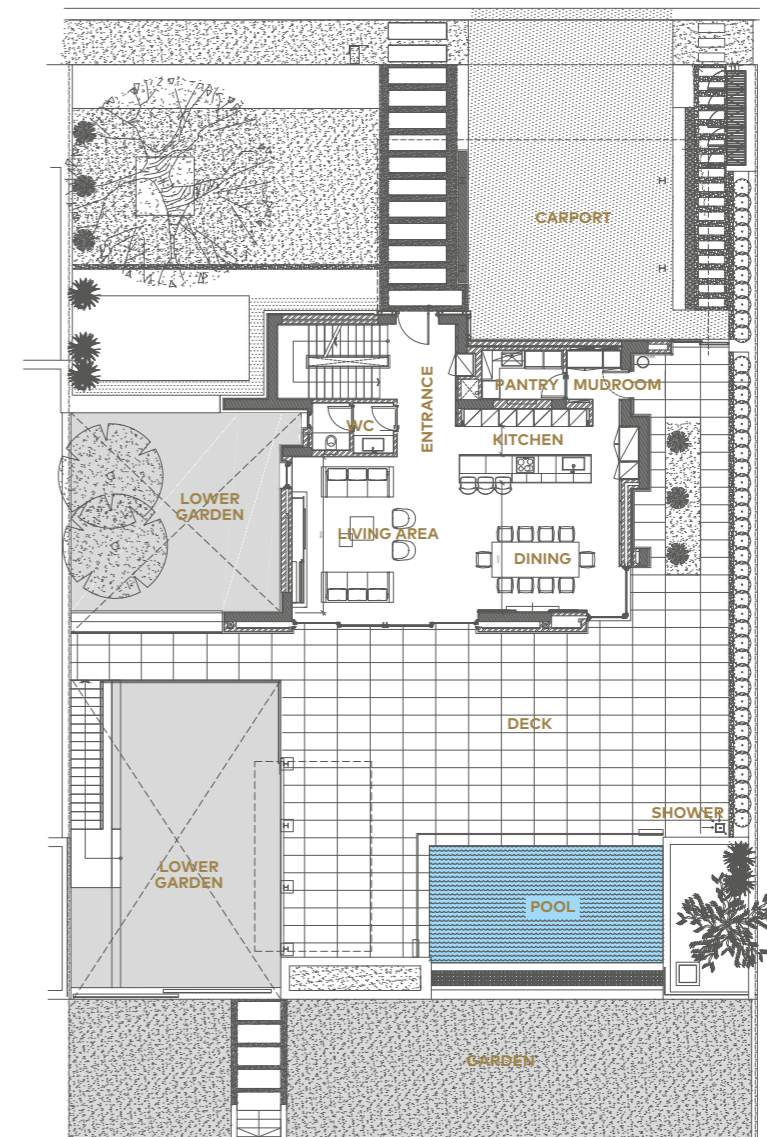
LOWER FLOOR

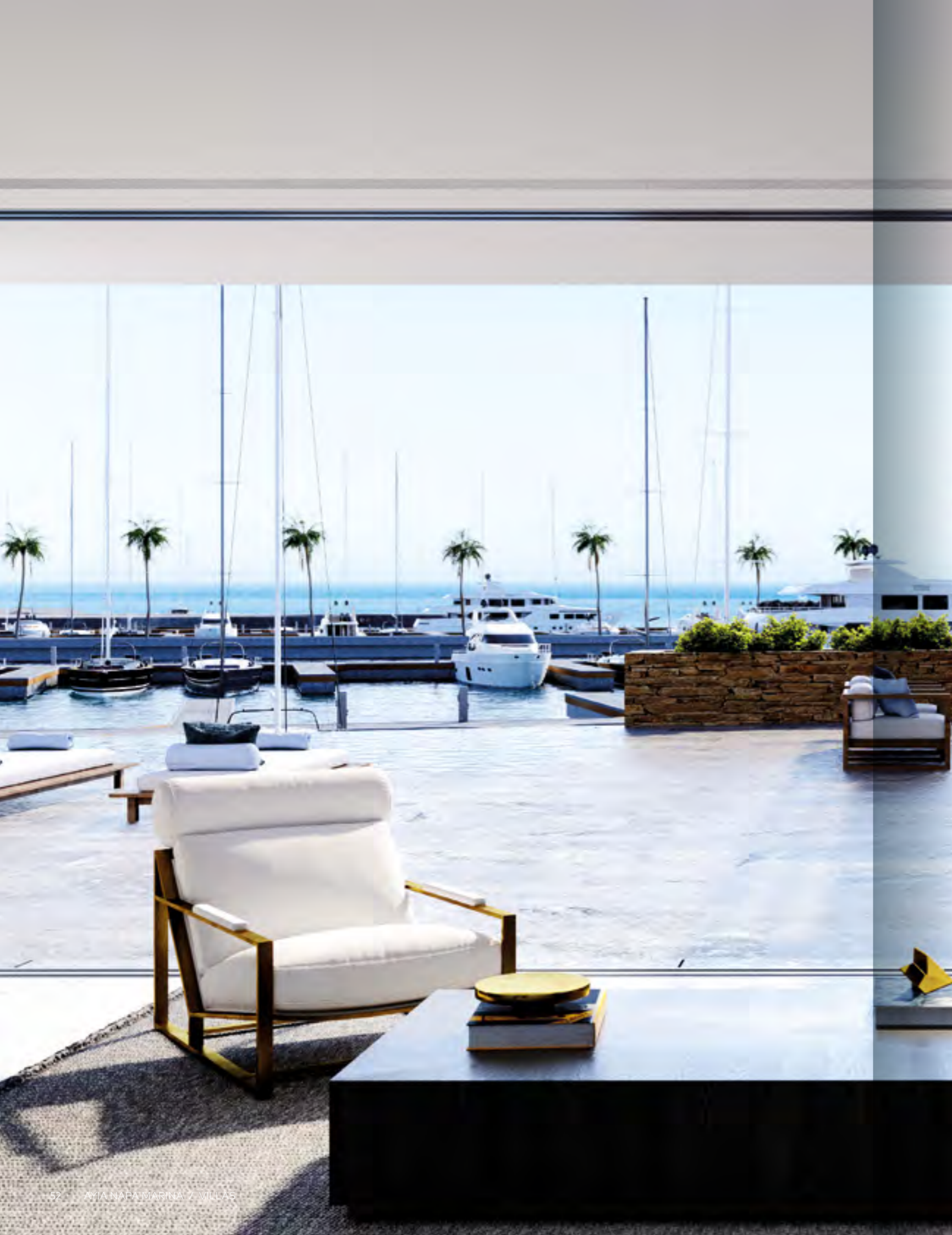


FIRST FLOOR



GROUND FLOOR





12

Exemplary
ISLAND VILLAS

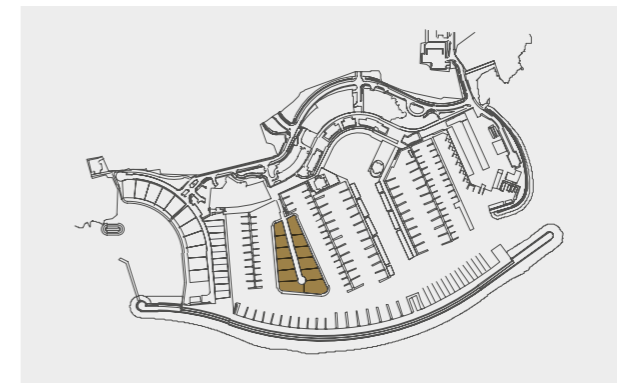
12 villas are built on a man-made private island inside the marina area.

Built to the highest standards with thoughtfully designed interiors, these 12 exclusive villas are finished with the finest materials, fittings and fixtures.

With large floor-to-ceiling windows offering natural light and stunning views of the marina, these refined

and elegant homes effortlessly combine comfortable indoor and outdoor living.

Residents have a choice of 3, 4 or 5 bedroom villas, featuring private berths, lavish open-plan living spaces and infinity edge pools.



ISLAND VILLA

18

SOLD

TYPE 3C

BEDROOMS 3

BATHROOMS 4

Plot area 514m² / 5,531ft²

Internal area 279m² / 3,002ft²

Lower floor 150m² / 1,614ft²

Total unit area 429m² / 4,616ft²

Covered verandas 142m² / 1,528ft²

Uncovered verandas 63m² / 678ft²

Roof garden 130m² / 1,399ft²

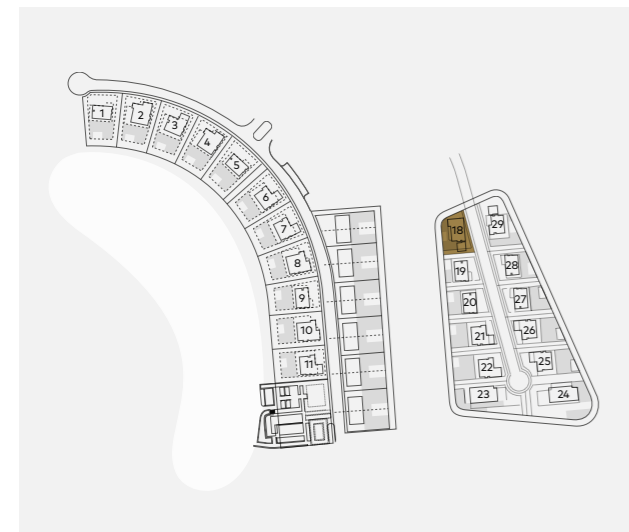
Swimming pool 25m² / 269ft²

Garage 2 cars

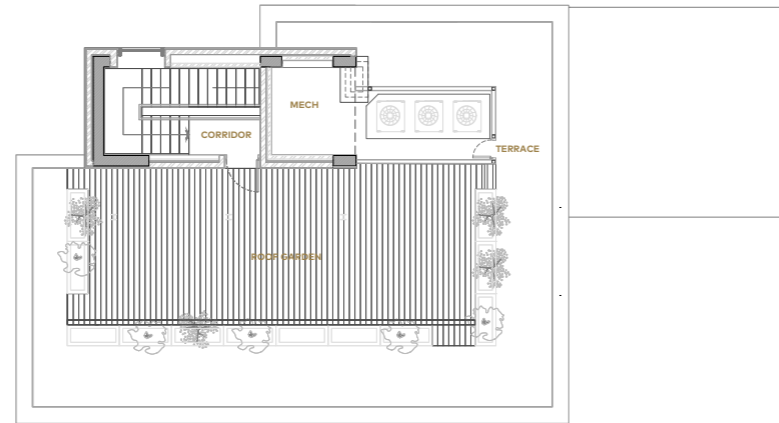
Extra WC 1

Finishes palette Sand

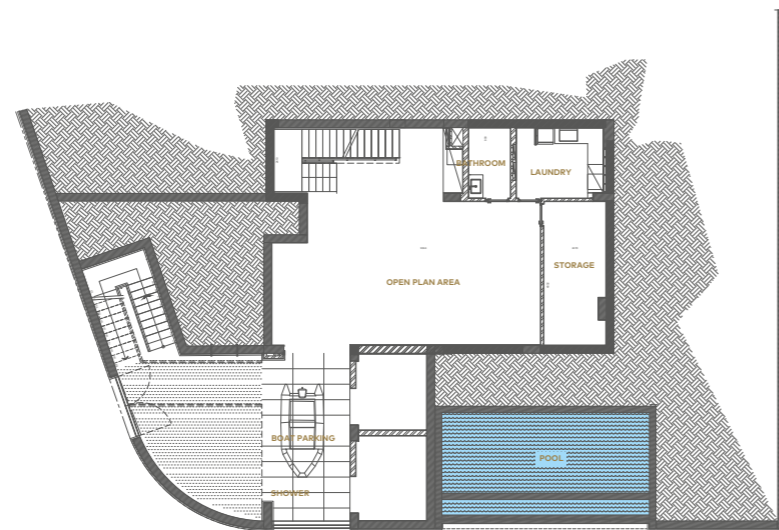
Berth size 1 x 15m



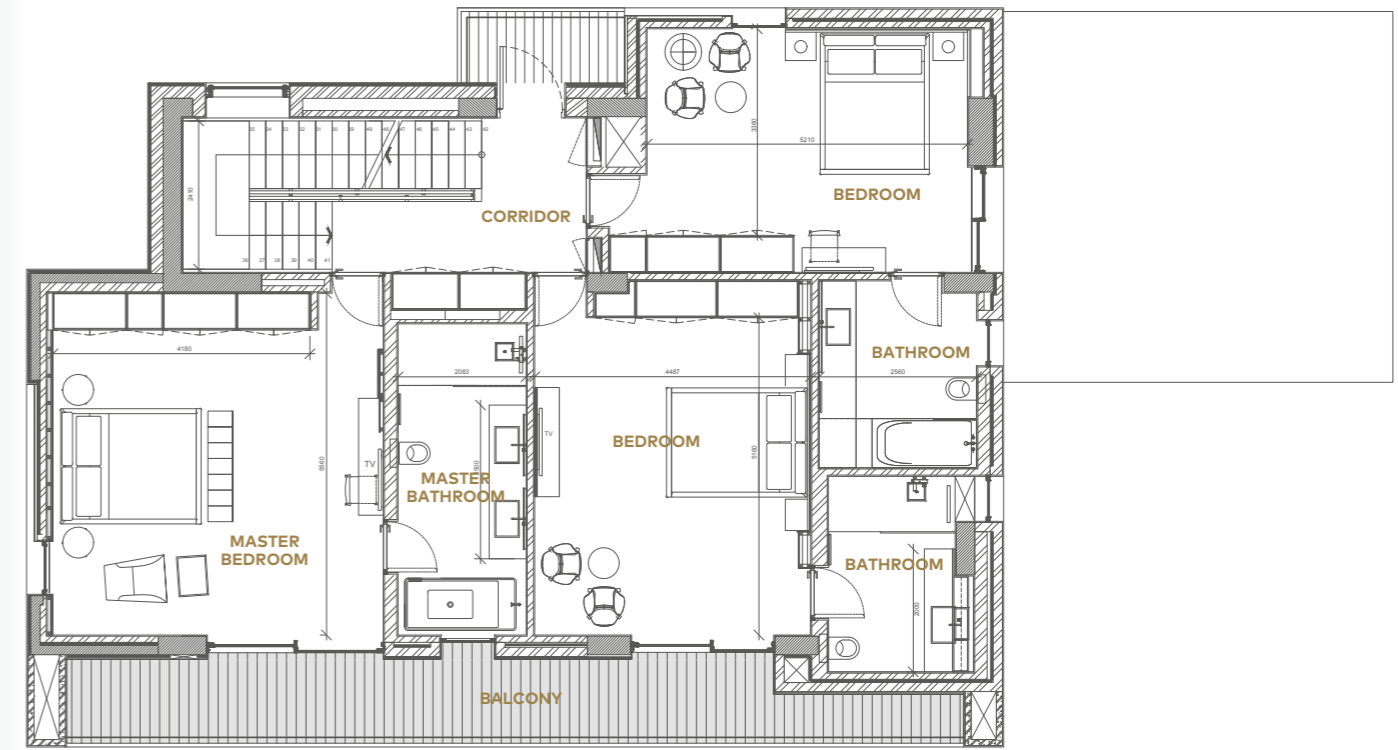
ROOFTOP GARDEN



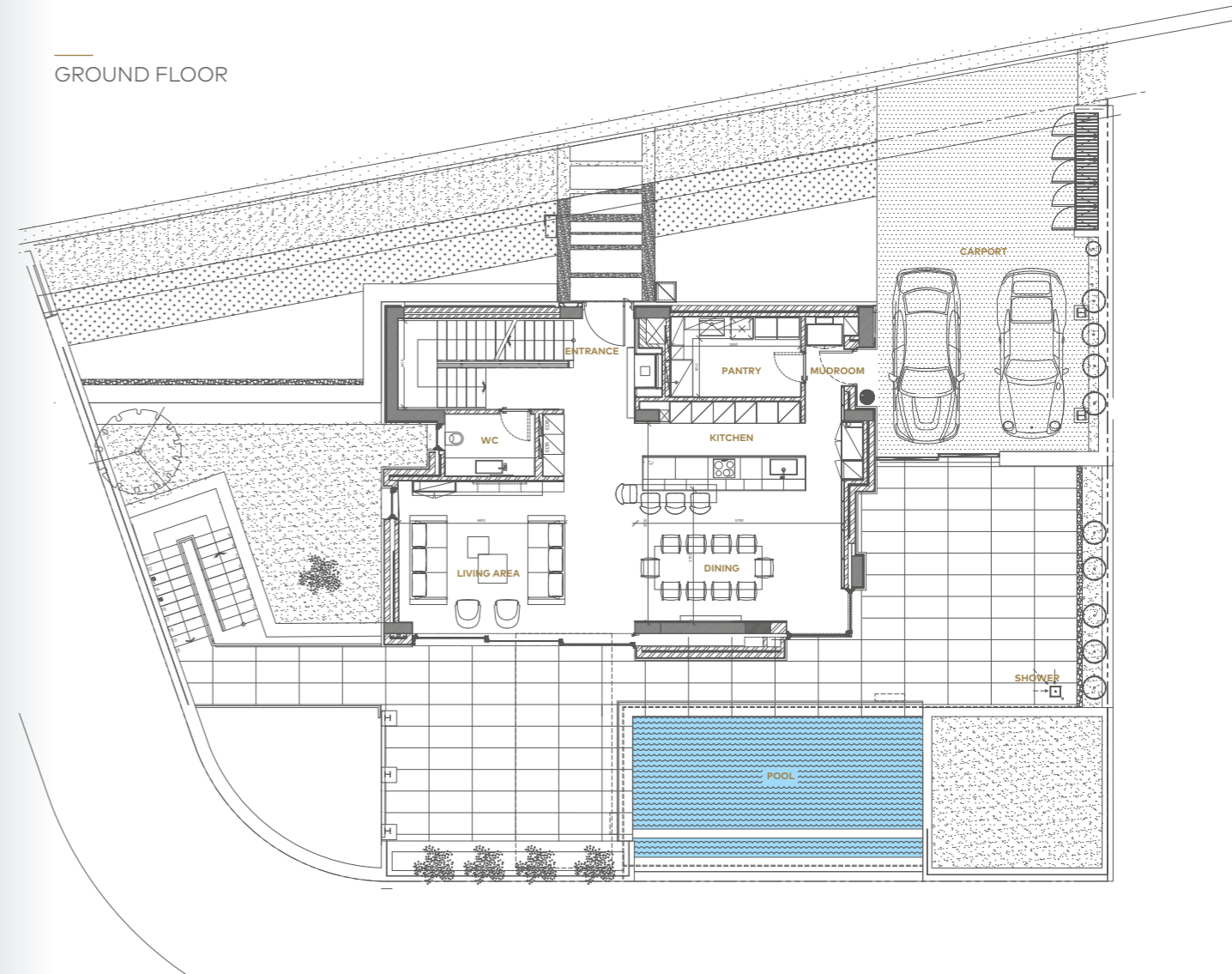
LOWER FLOOR



FIRST FLOOR



GROUND FLOOR



ISLAND VILLA

19

TYPE 3A

BEDROOMS 3

BATHROOMS 4

Plot area 529m² / 5,692ft²

Internal area 279m² / 3,002ft²

Lower floor 150m² / 1,614ft²

Total unit area 429m² / 4,616ft²

Covered verandas 83m² / 893ft²

Uncovered verandas 89m² / 958ft²

Roof garden 130m² / 1,399ft²

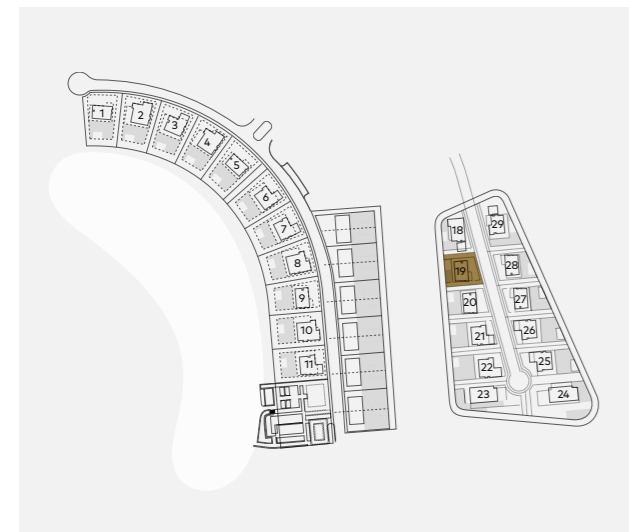
Swimming pool 26m² / 280ft²

Garage 2 cars

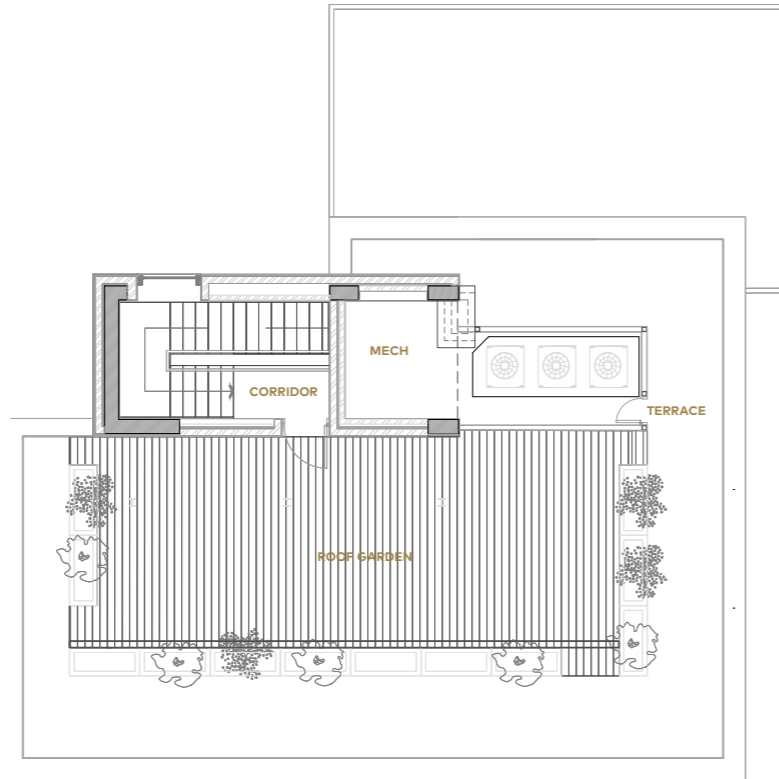
Extra WC 1

Finishes palette Sand

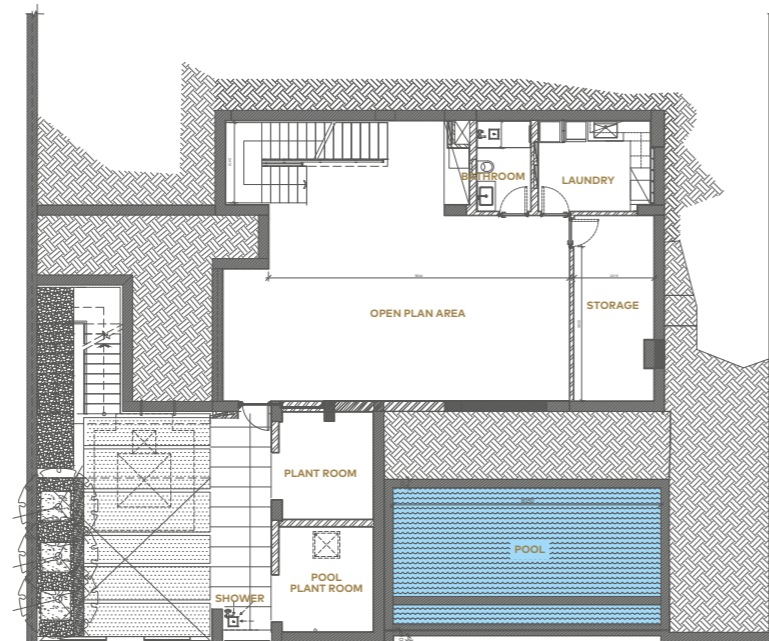
Berth size 1 x 15m



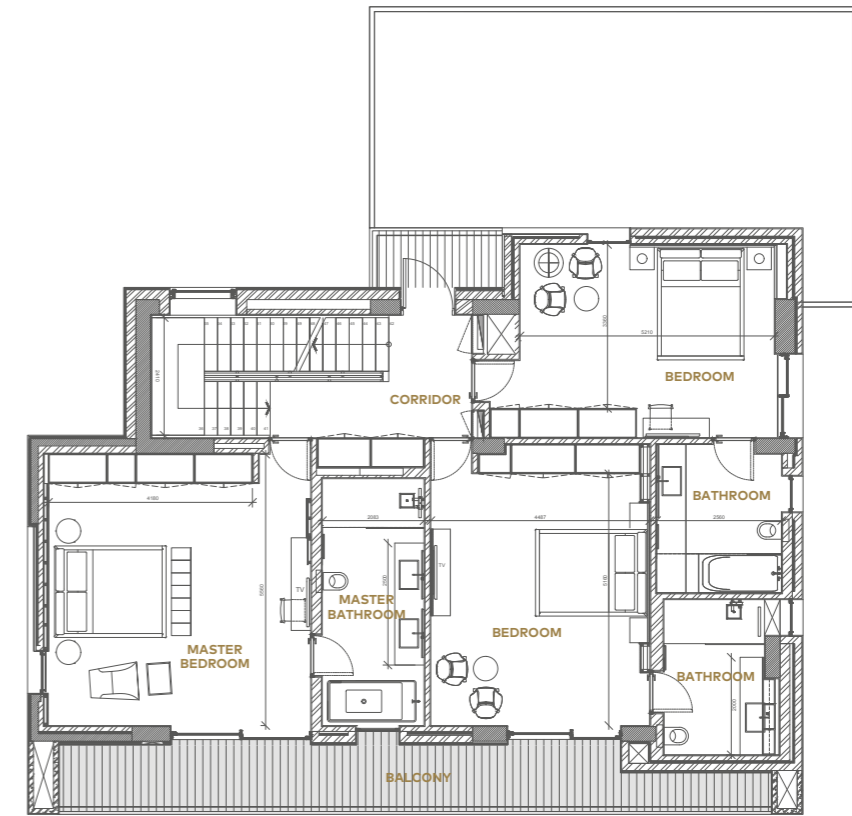
ROOFTOP GARDEN



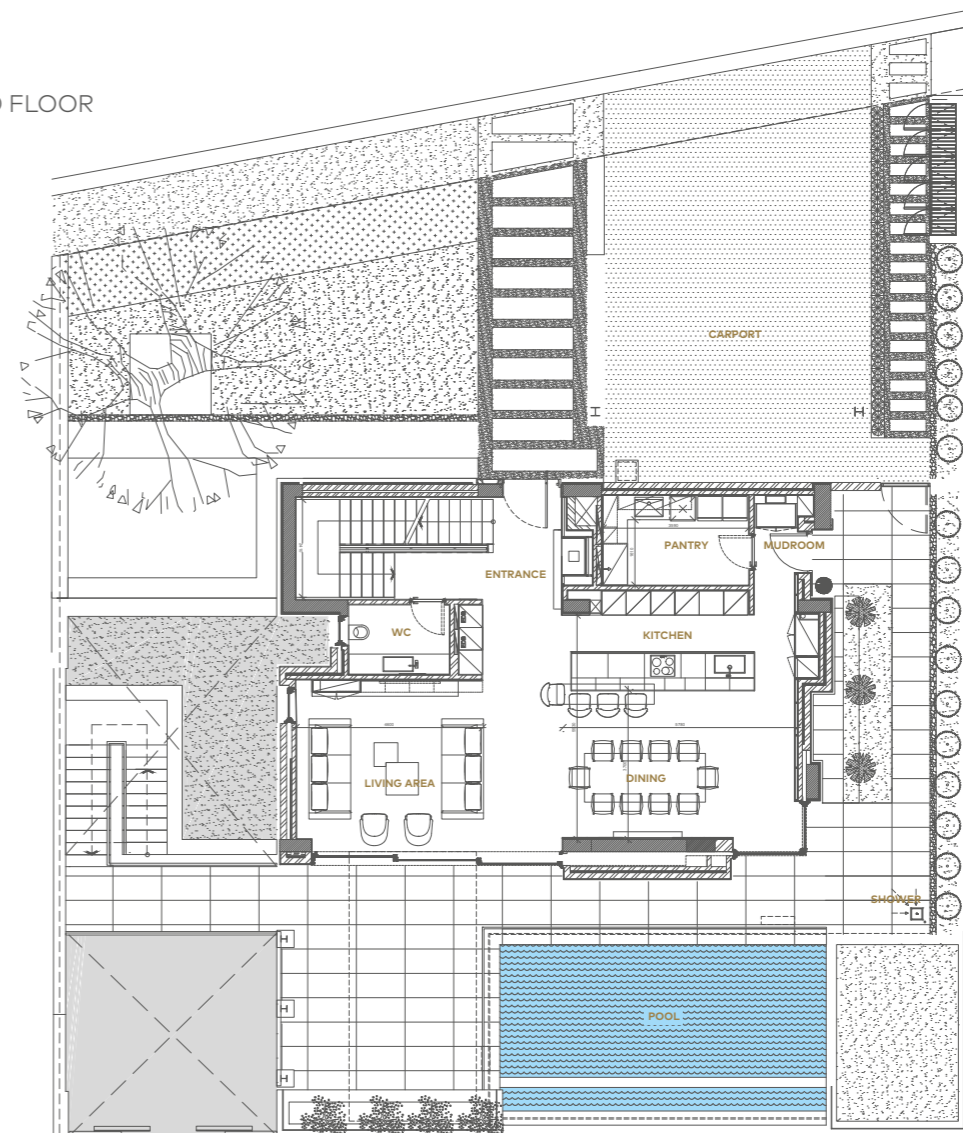
LOWER FLOOR



FIRST FLOOR



GROUND FLOOR



ISLAND VILLA 20

TYPE 3A

BEDROOMS 3

BATHROOMS 4

Plot area 621m² / 6,682ft²

Internal area 279m² / 3,002ft²

Lower floor 156m² / 1,679ft²

Total unit area 435m² / 4,681ft²

Covered verandas 109m² / 1,173ft²

Uncovered verandas 173m² / 1,861ft²

Roof garden 130m² / 1,399ft²

Swimming pool 30m² / 323ft²

Garage 2 cars

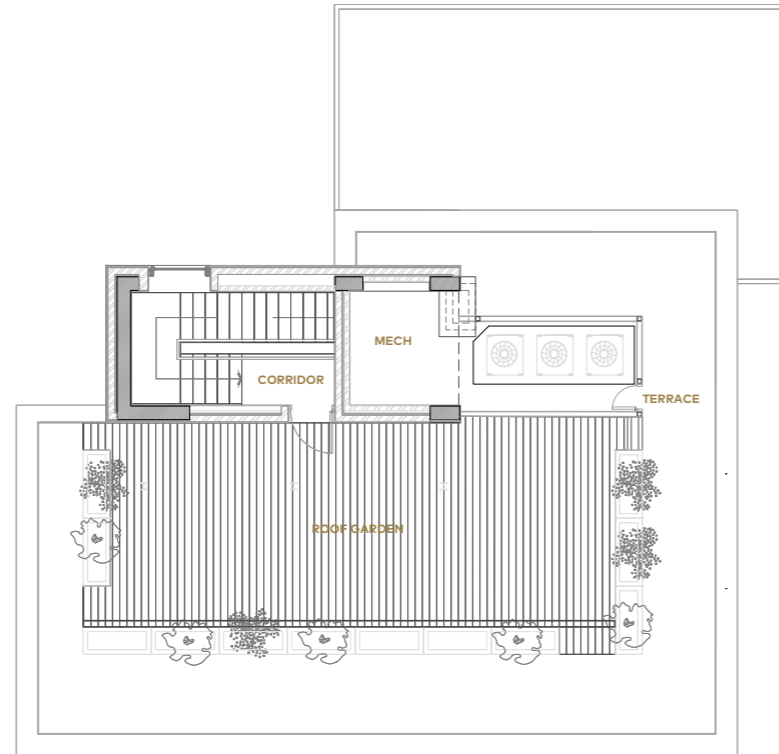
Extra WC 1

Finishes palette Sand

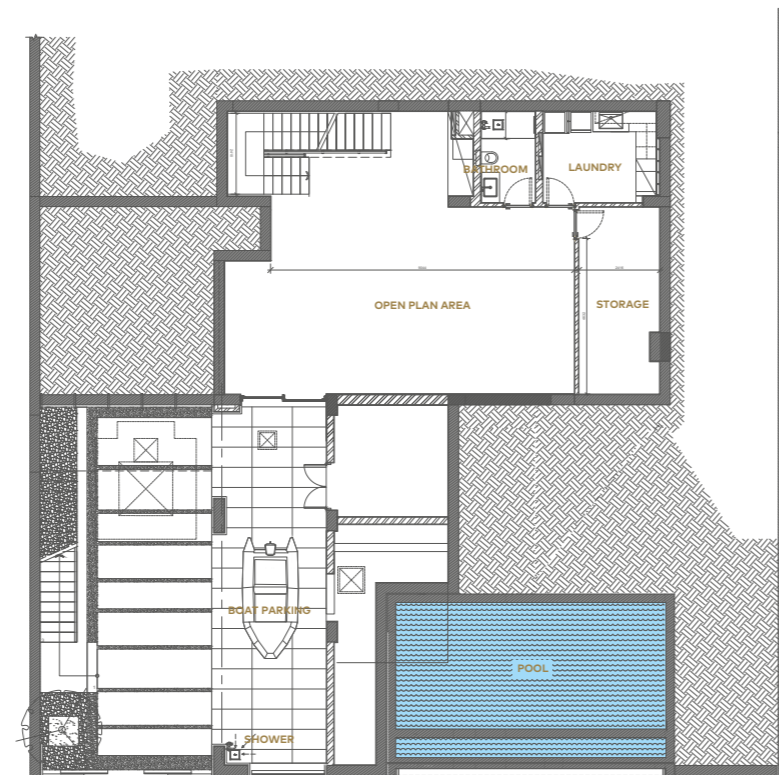
Berth size 1 x 15m



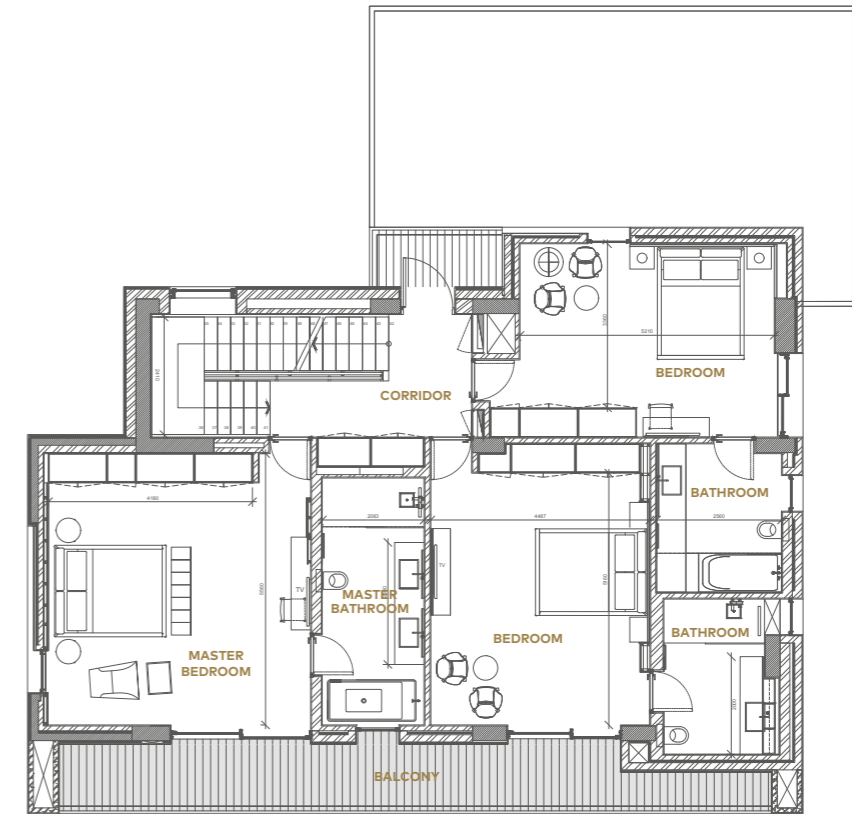
ROOFTOP GARDEN



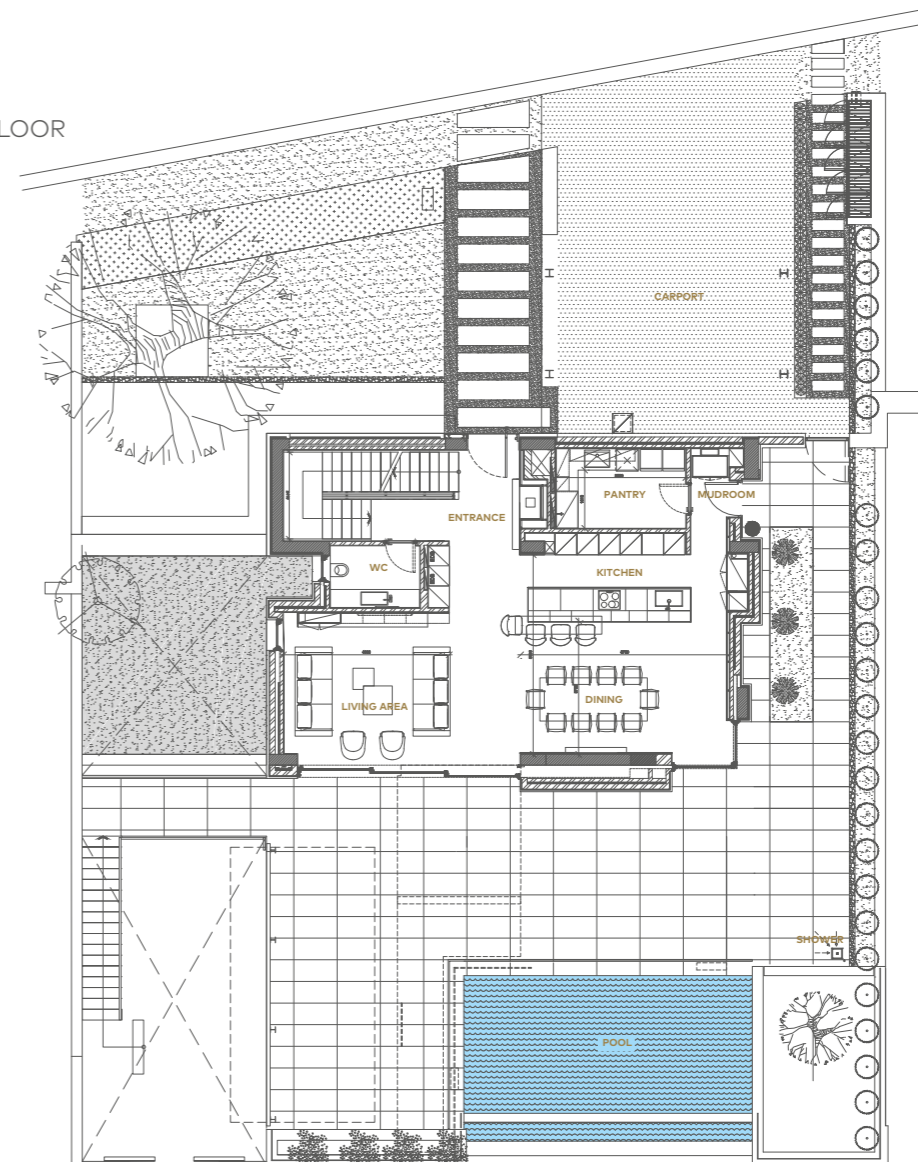
LOWER FLOOR



FIRST FLOOR



GROUND FLOOR



ISLAND VILLA

21

TYPE 4A

BEDROOMS 4

BATHROOMS 5

Plot area 727m² / 7,823ft²

Internal area 314m² / 3,379ft²

Lower floor 152m² / 1,636ft²

Total unit area 466m² / 5,014ft²

Covered verandas 187m² / 2,012ft²

Uncovered verandas 213m² / 2,292ft²

Roof garden 171m² / 1,840ft²

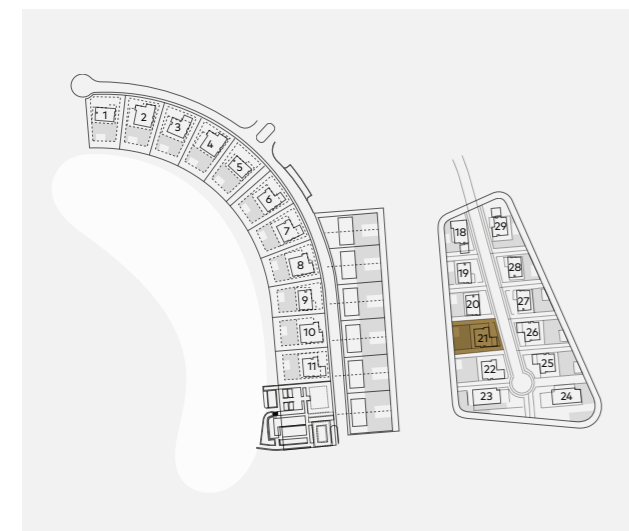
Swimming pool 32m² / 344ft²

Garage 2 cars

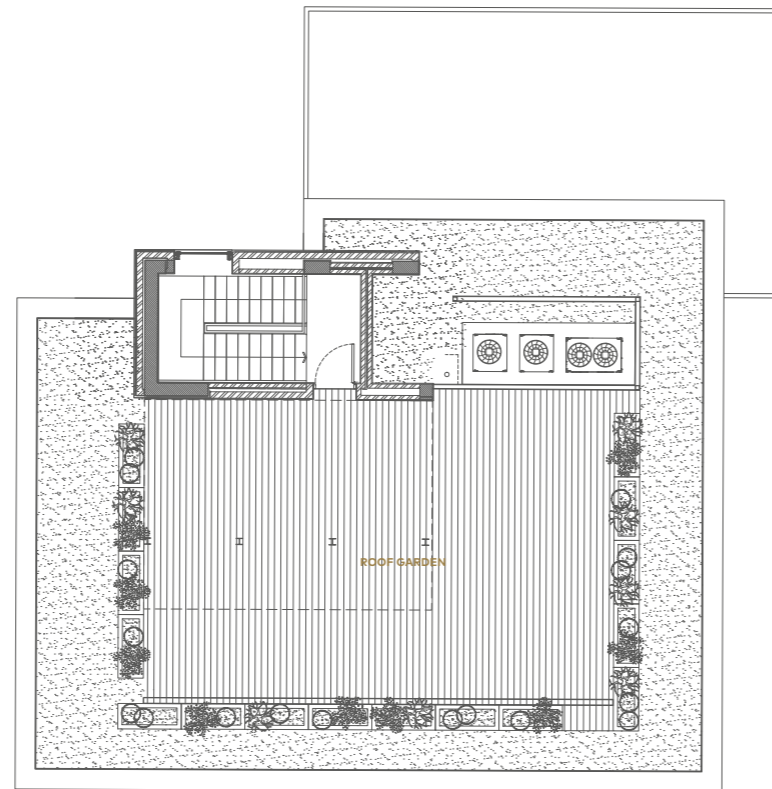
Extra WC 1

Finishes palette Water

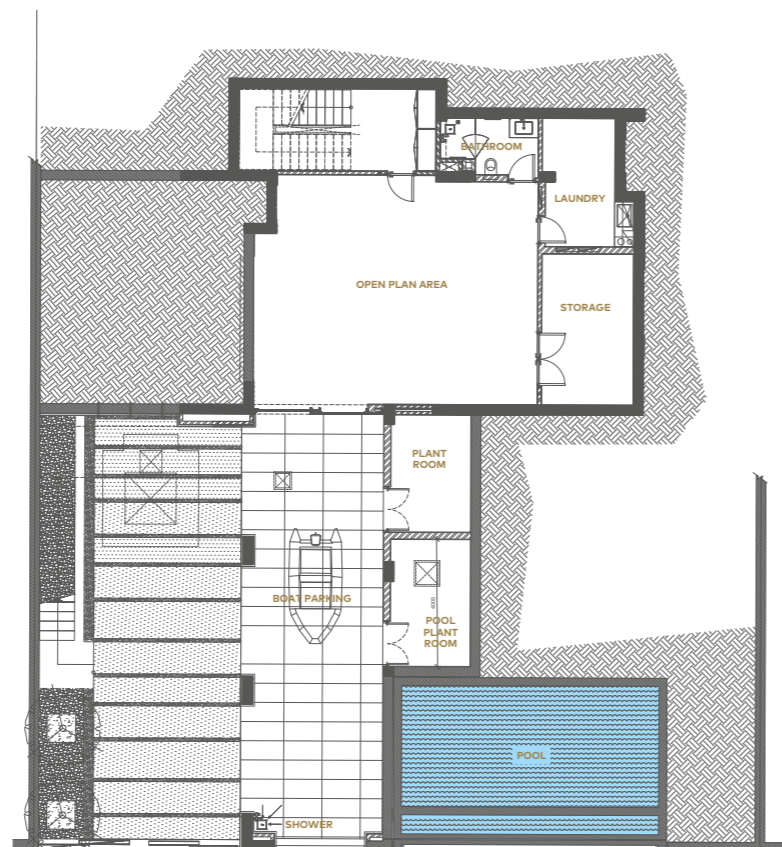
Berth size 1 x 15m



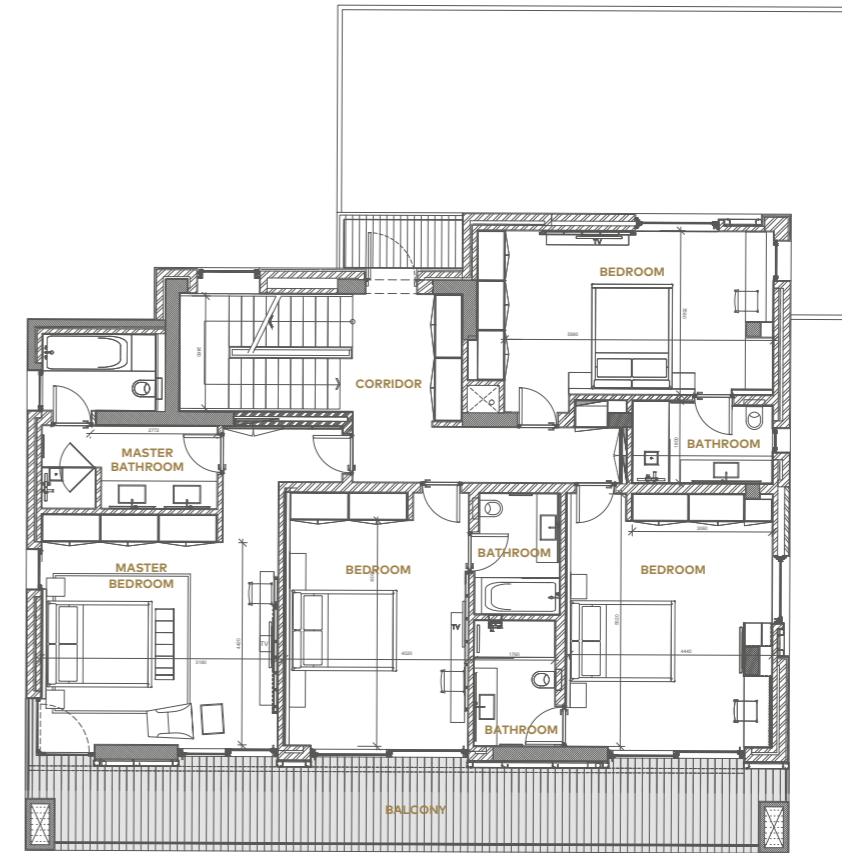
ROOFTOP GARDEN



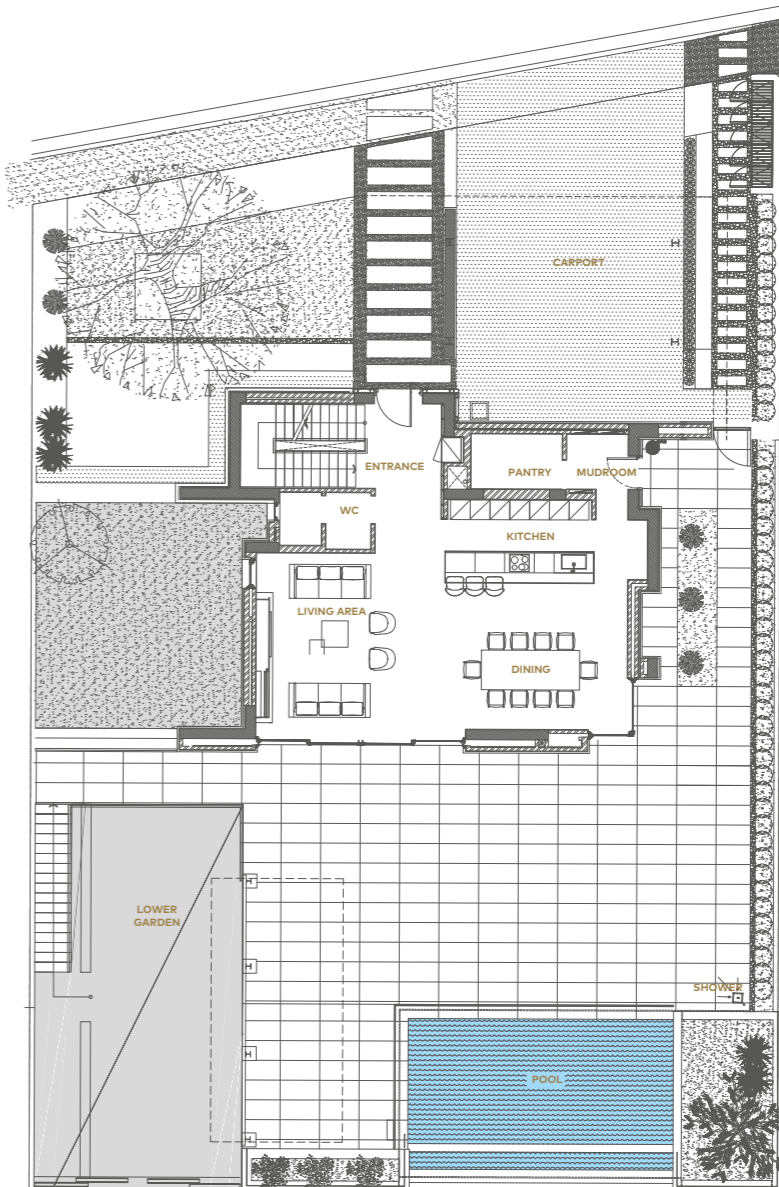
LOWER FLOOR



FIRST FLOOR



GROUND FLOOR



ISLAND VILLA

22

TYPE 4A

BEDROOMS 4

BATHROOMS 5

Plot area 812m² / 8,737ft²

Internal area 314m² / 3,379ft²

Lower floor 158m² / 1,700ft²

Total unit area 472m² / 5,079ft²

Covered verandas 206m² / 2,217ft²

Uncovered verandas 298m² / 3,206ft²

Roof garden 171m² / 1,840ft²

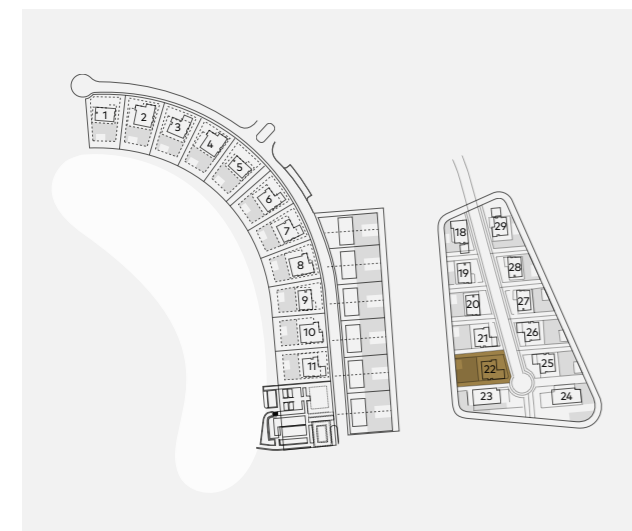
Swimming pool 32m² / 344ft²

Garage 2 cars

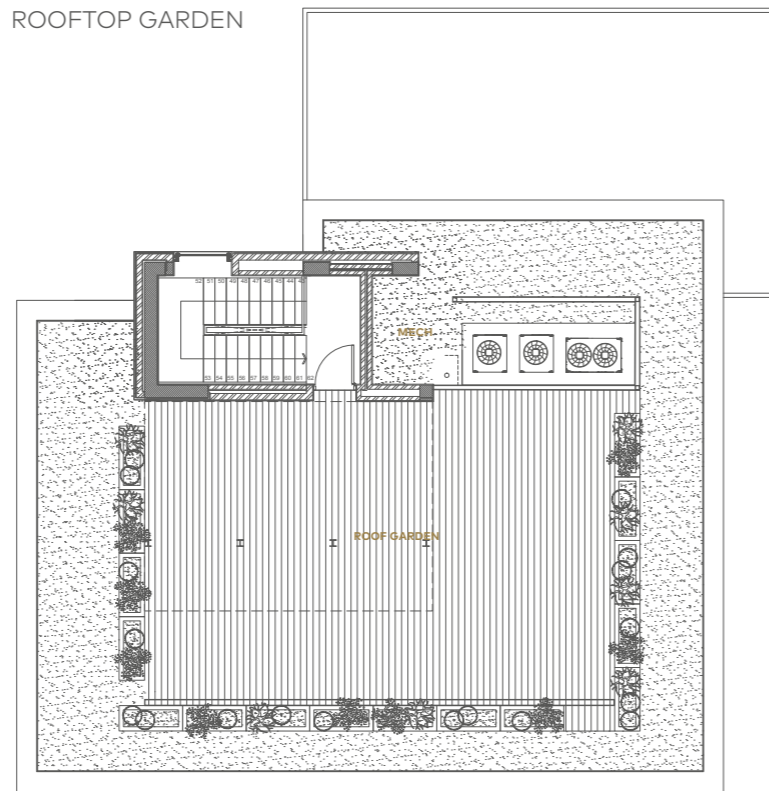
Extra WC 1

Finishes palette Water

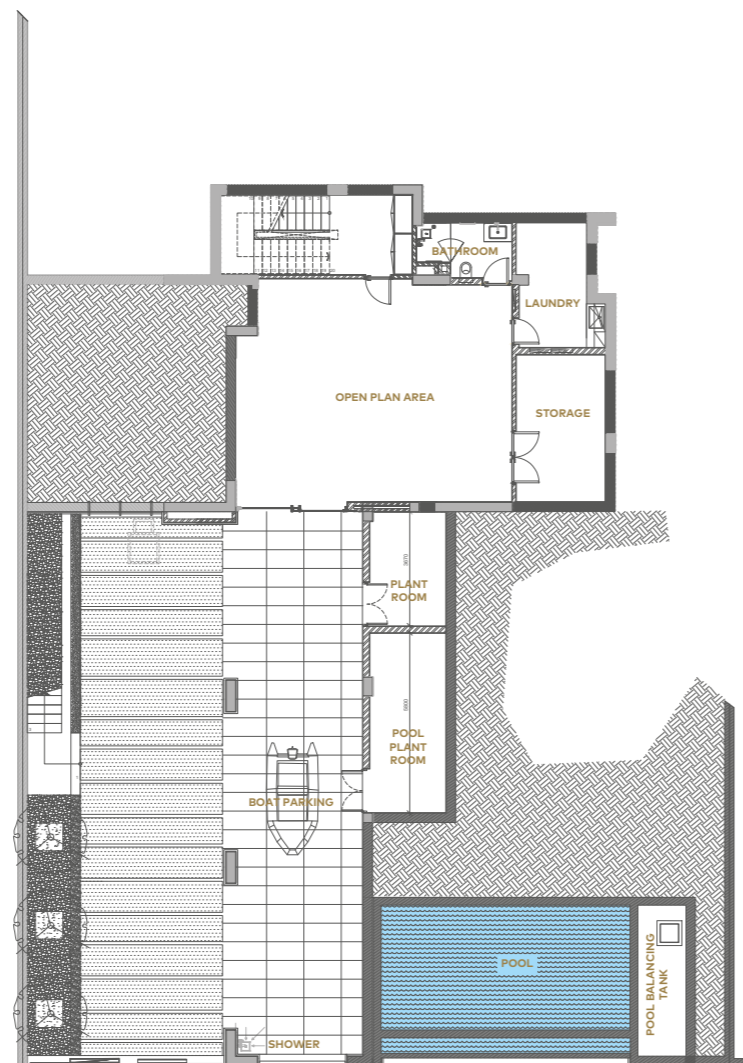
Berth size 1 x 15m



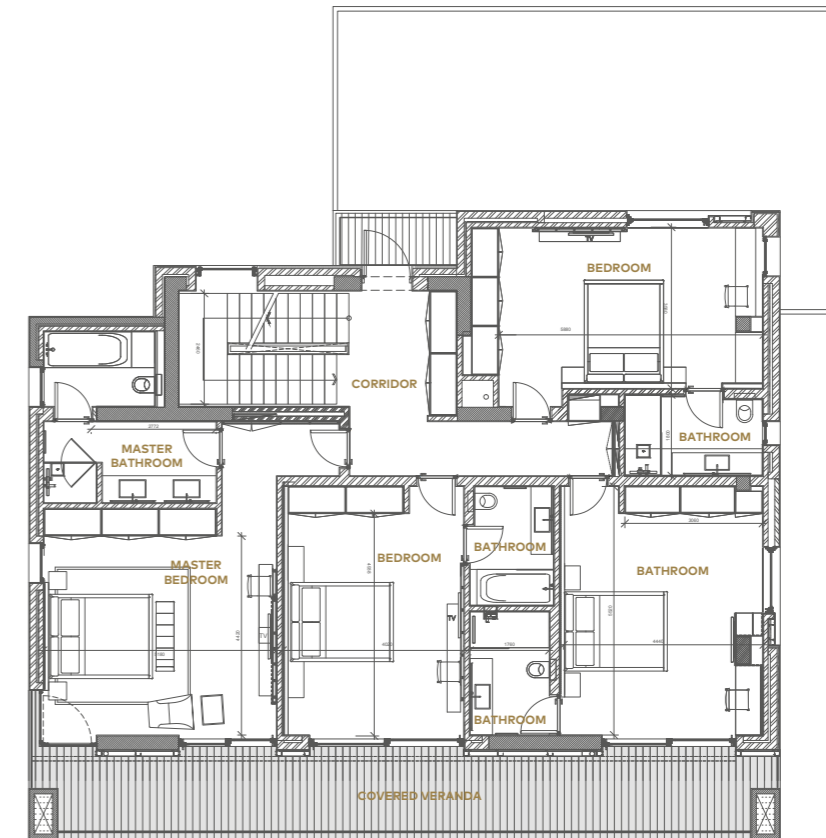
ROOFTOP GARDEN



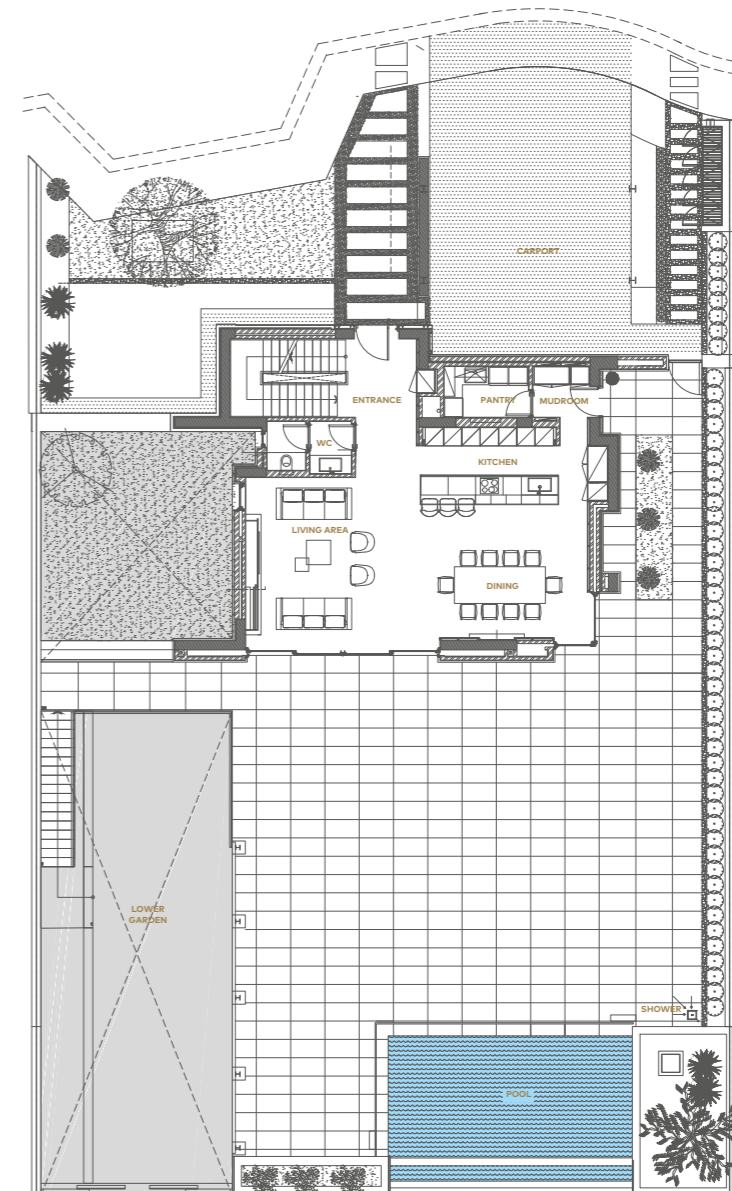
LOWER FLOOR



FIRST FLOOR



GROUND FLOOR



ISLAND VILLA

23

TYPE 5C

BEDROOMS 5

BATHROOMS 6

Plot area 899m² / 9,673ft²

Internal area 406m² / 4,369ft²

Lower floor 190m² / 2,044ft²

Total unit area 596m² / 6,413ft²

Covered verandas 209m² / 2,249ft²

Uncovered verandas 284m² / 3,056ft²

Roof garden 229m² / 2,464ft²

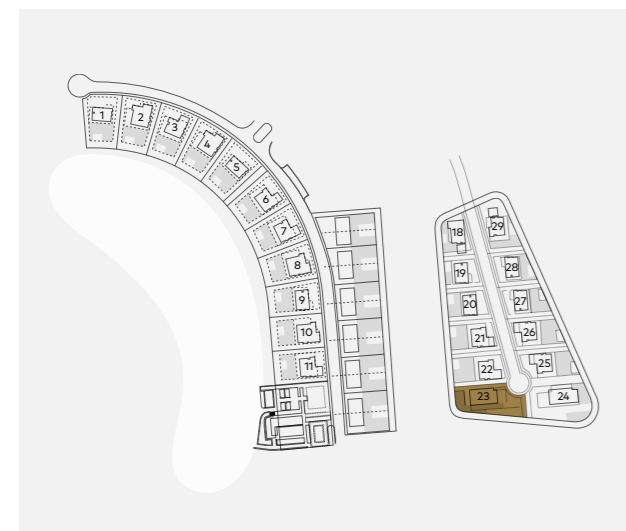
Swimming pool 49m² / 527ft²

Garage 2 cars

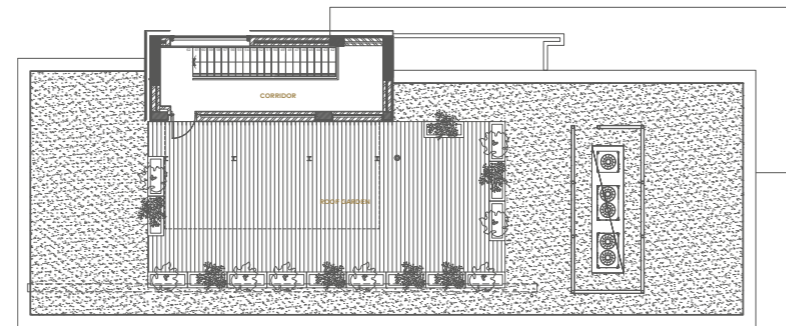
Extra WC 1

Finishes palette Wind

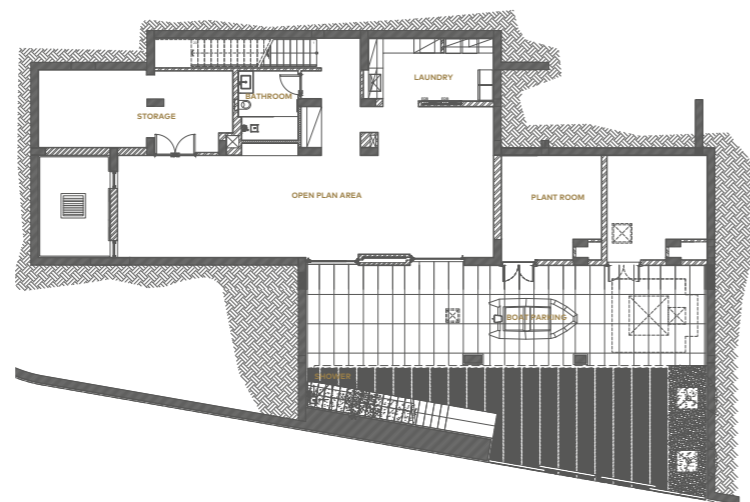
Berth size 1 x 30m



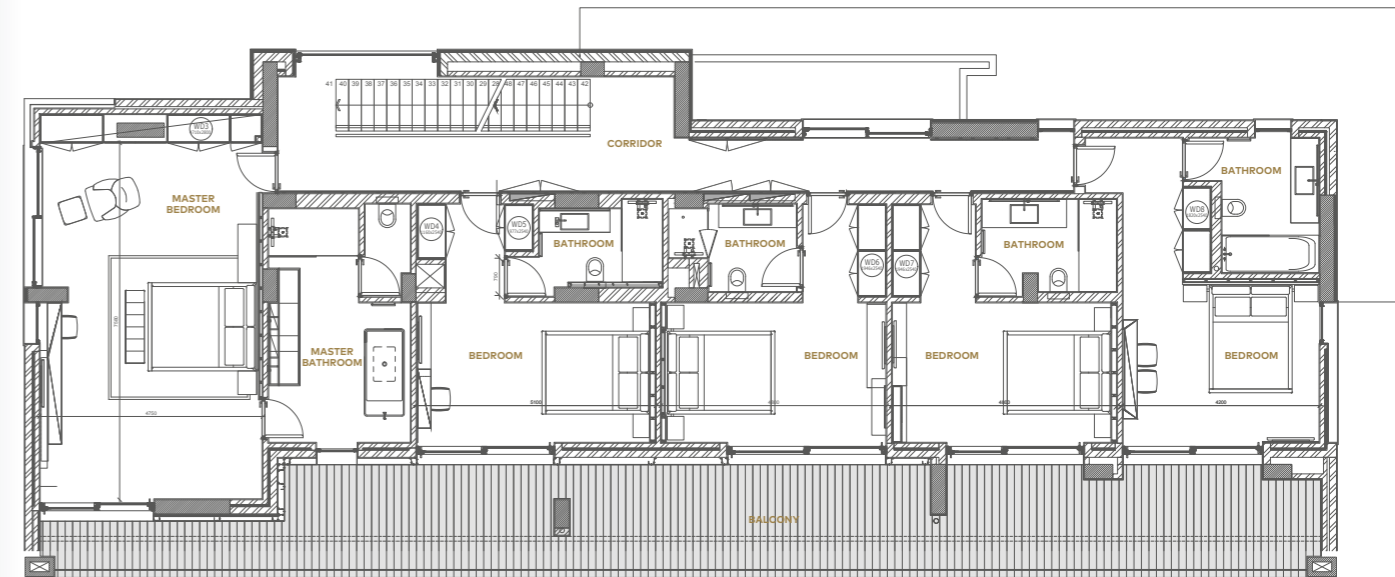
ROOFTOP GARDEN



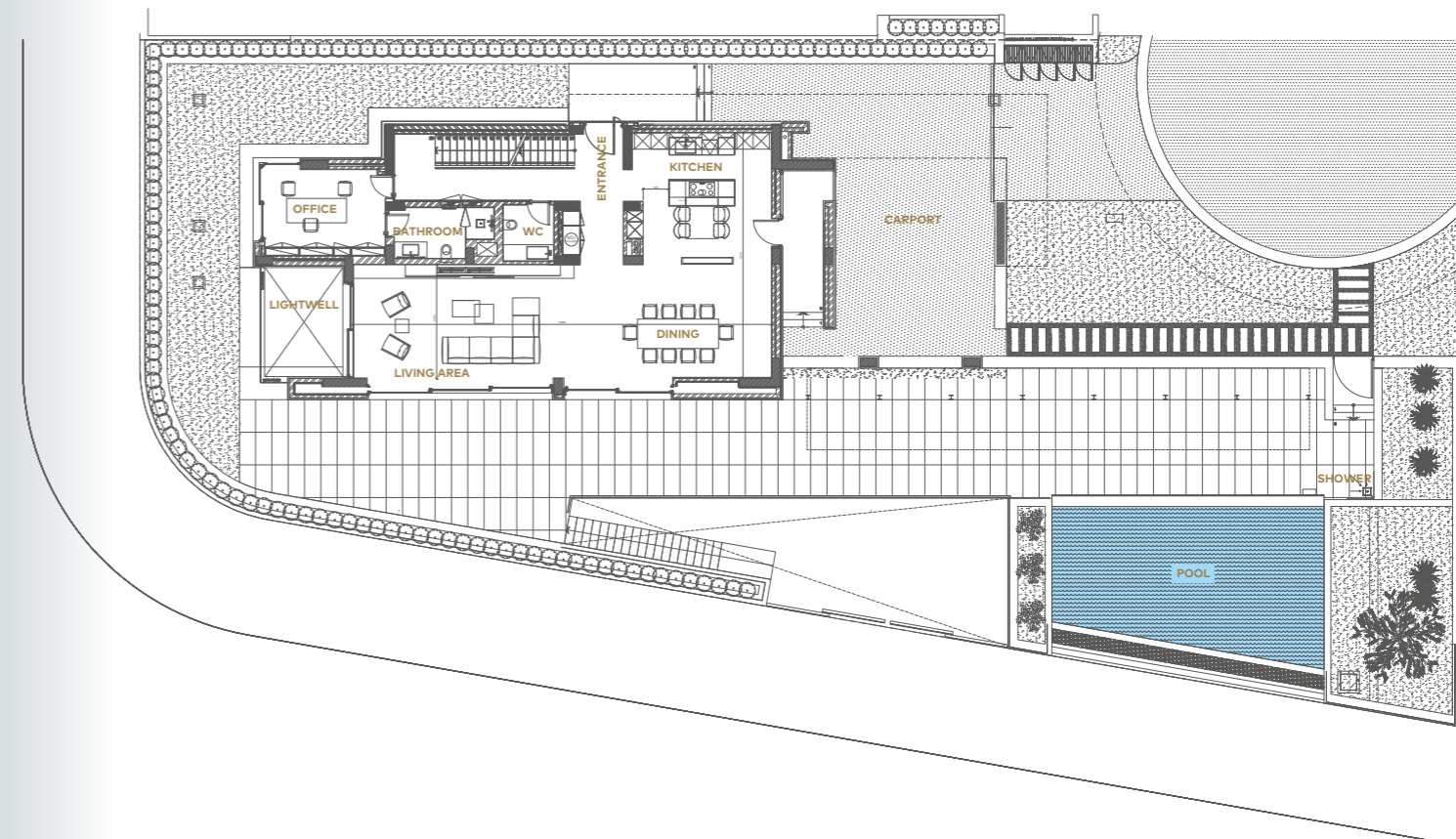
LOWER FLOOR



FIRST FLOOR



GROUND FLOOR



ISLAND VILLA

24

SOLD

TYPE 5D

BEDROOMS 5

BATHROOMS 6

Plot area 1,155m² / 12,428ft²

Internal area 406m² / 4,369ft²

Lower floor 217m² / 2,335ft²

Total unit area 623m² / 6,703ft²

Covered verandas 246m² / 2,647ft²

Uncovered verandas 521m² / 5,606ft²

Roof garden 229m² / 2,464ft²

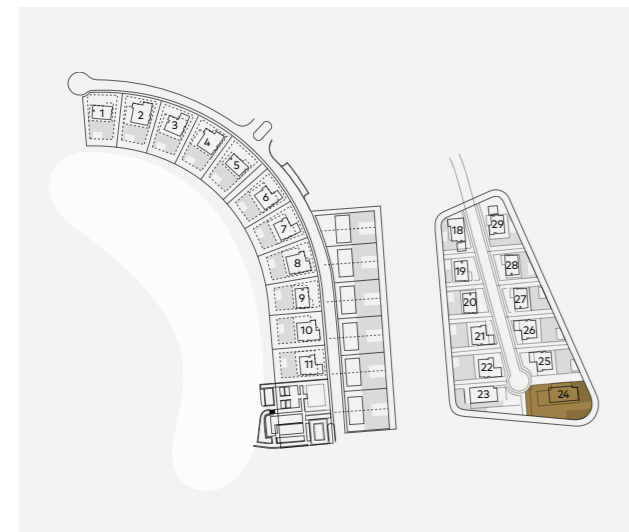
Swimming pool 59m² / 635ft²

Garage 2 cars

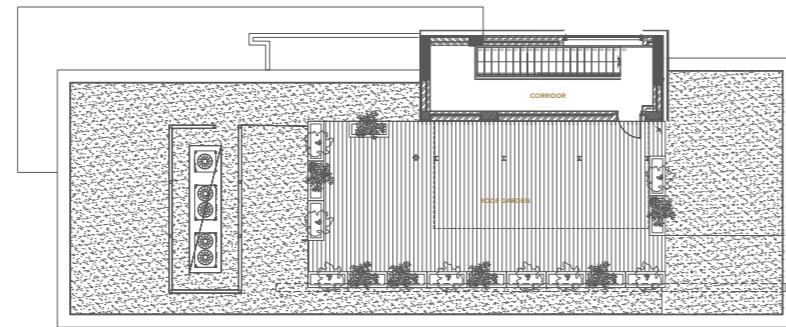
Extra WC 1

Finishes palette Earth

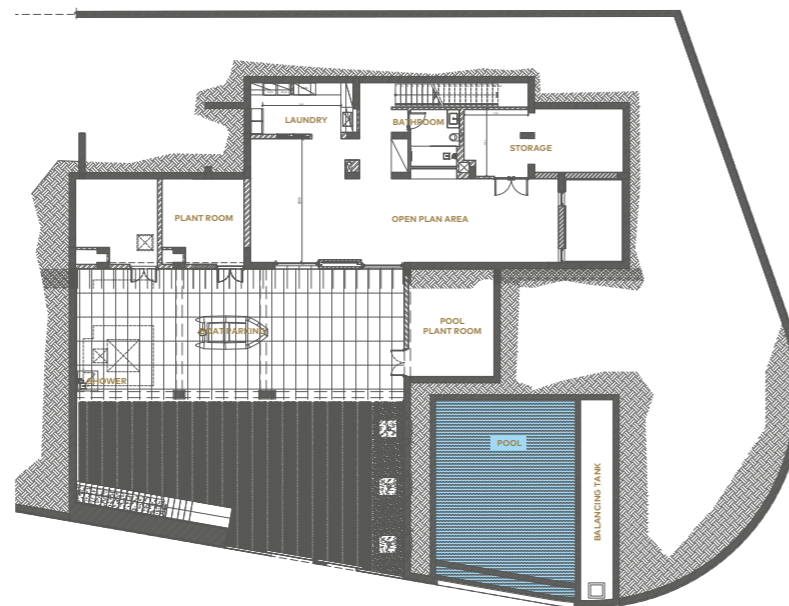
Berth size 1 x 30m



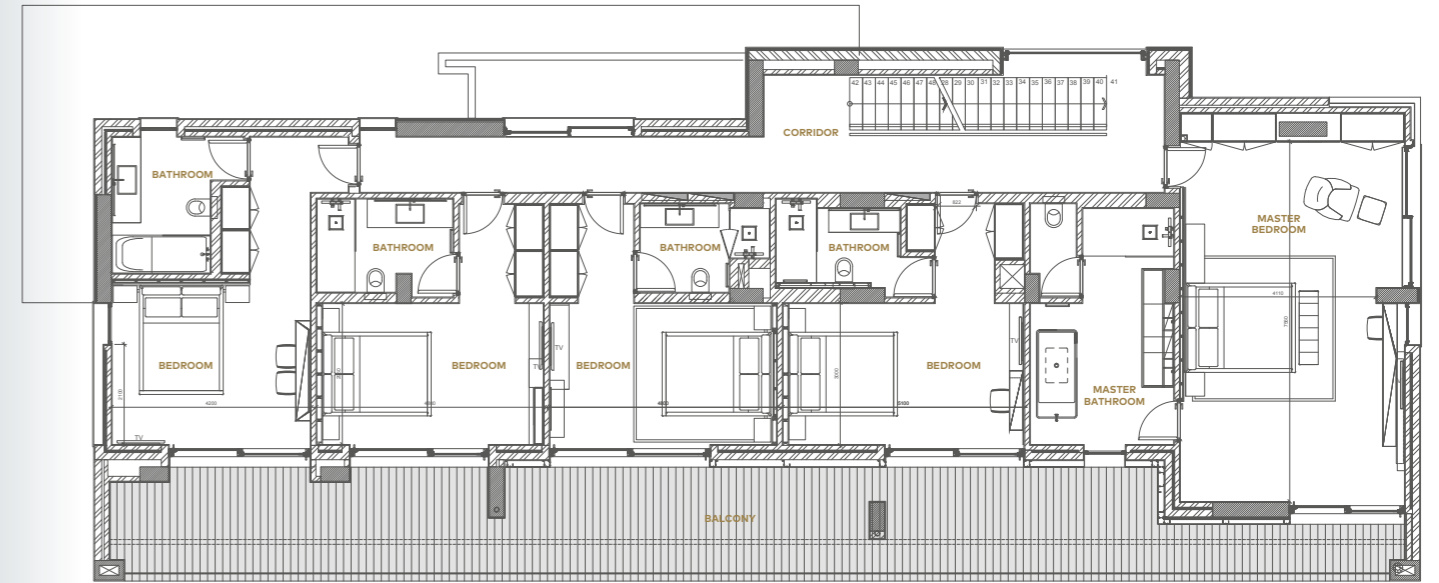
ROOFTOP GARDEN



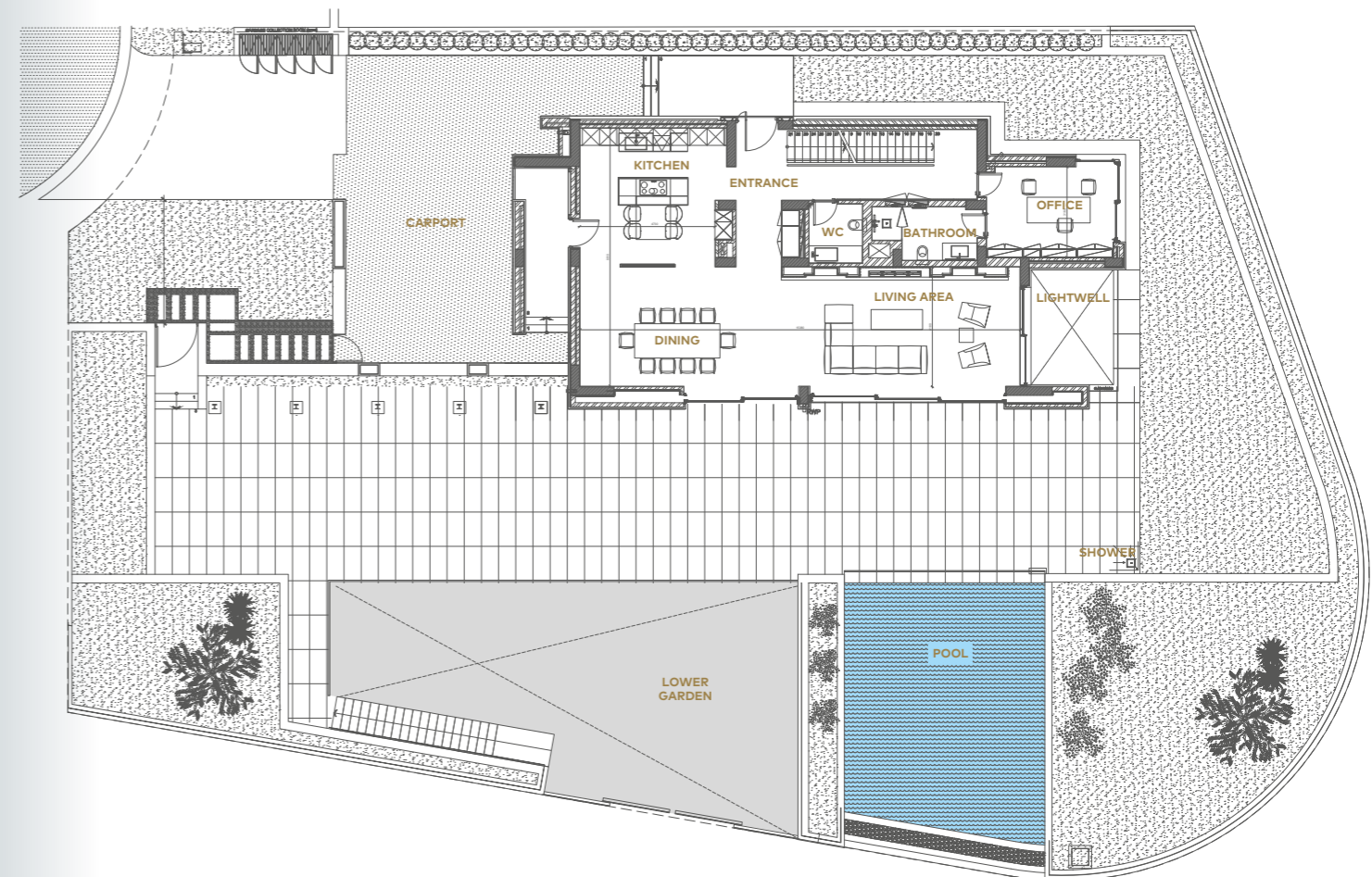
LOWER FLOOR



FIRST FLOOR



GROUND FLOOR



ISLAND VILLA

25

TYPE 4A

BEDROOMS 4

BATHROOMS 5

Plot area 826m² / 8,888ft²

Internal area 314m² / 3,379ft²

Lower floor 156m² / 1,679ft²

Total unit area 470m² / 5,057ft²

Covered verandas 209m² / 2,249ft²

Uncovered verandas 306m² / 3,293ft²

Roof garden 171m² / 1,840ft²

Swimming pool 30m² / 323ft²

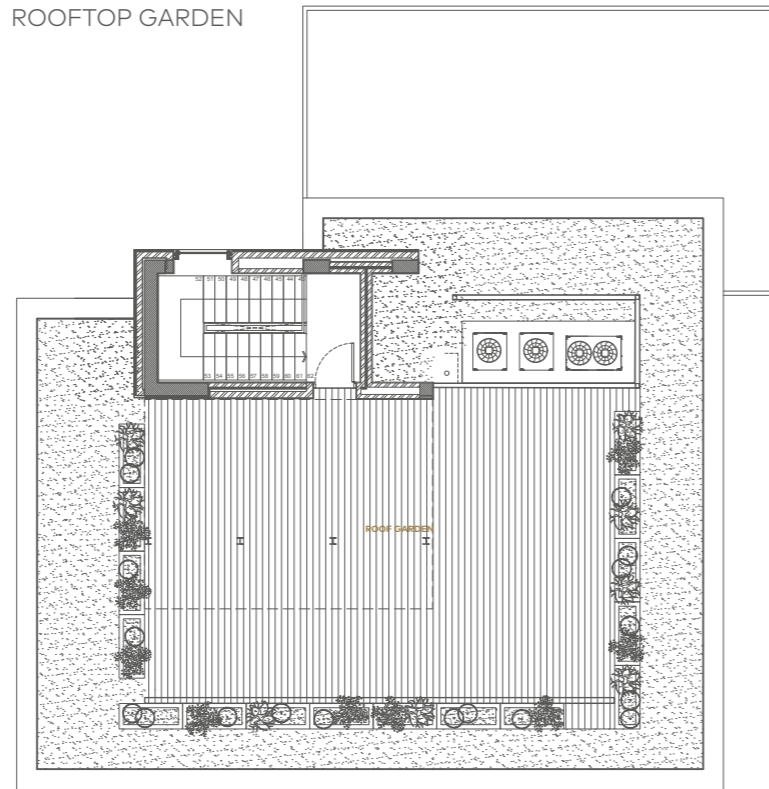
Garage 2 cars

Extra WC 1

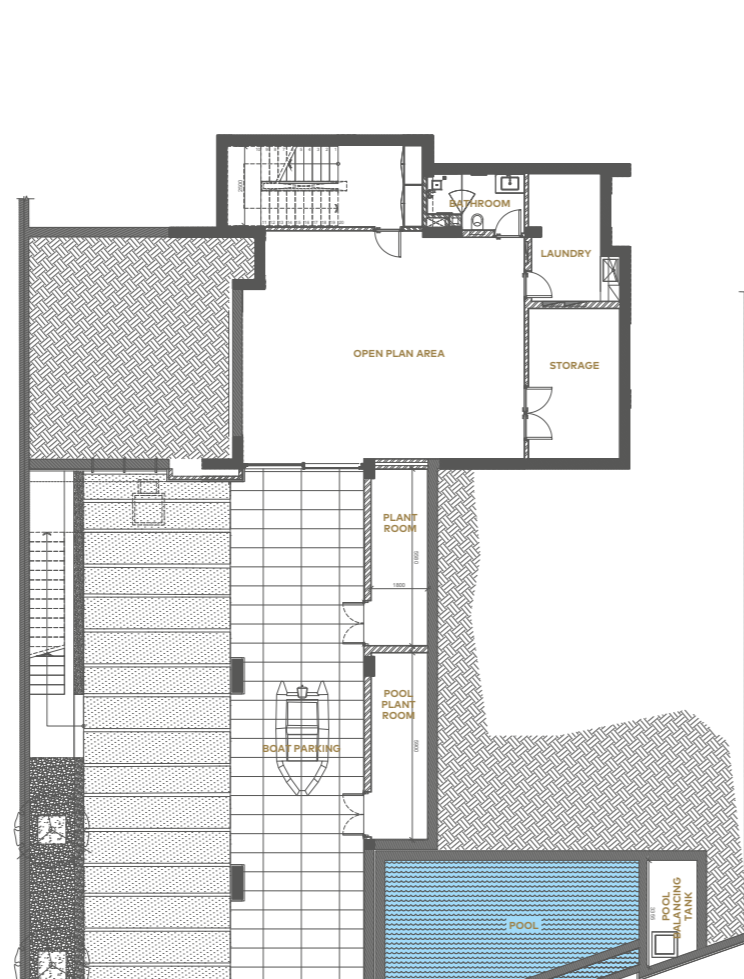
Finishes palette Water

Berth size 1 x 15m

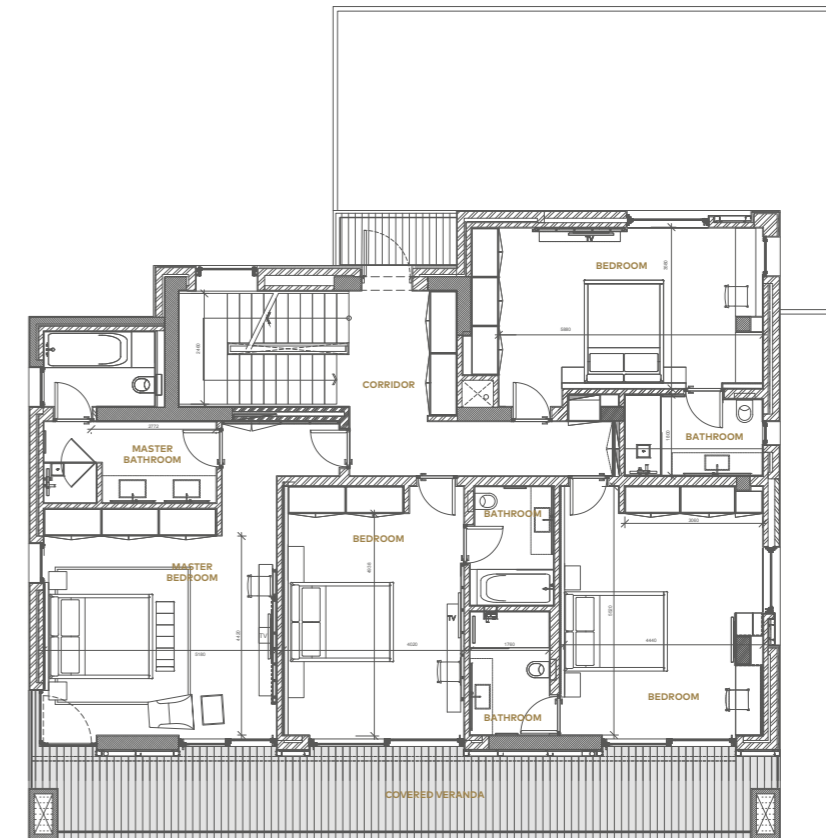
ROOFTOP GARDEN



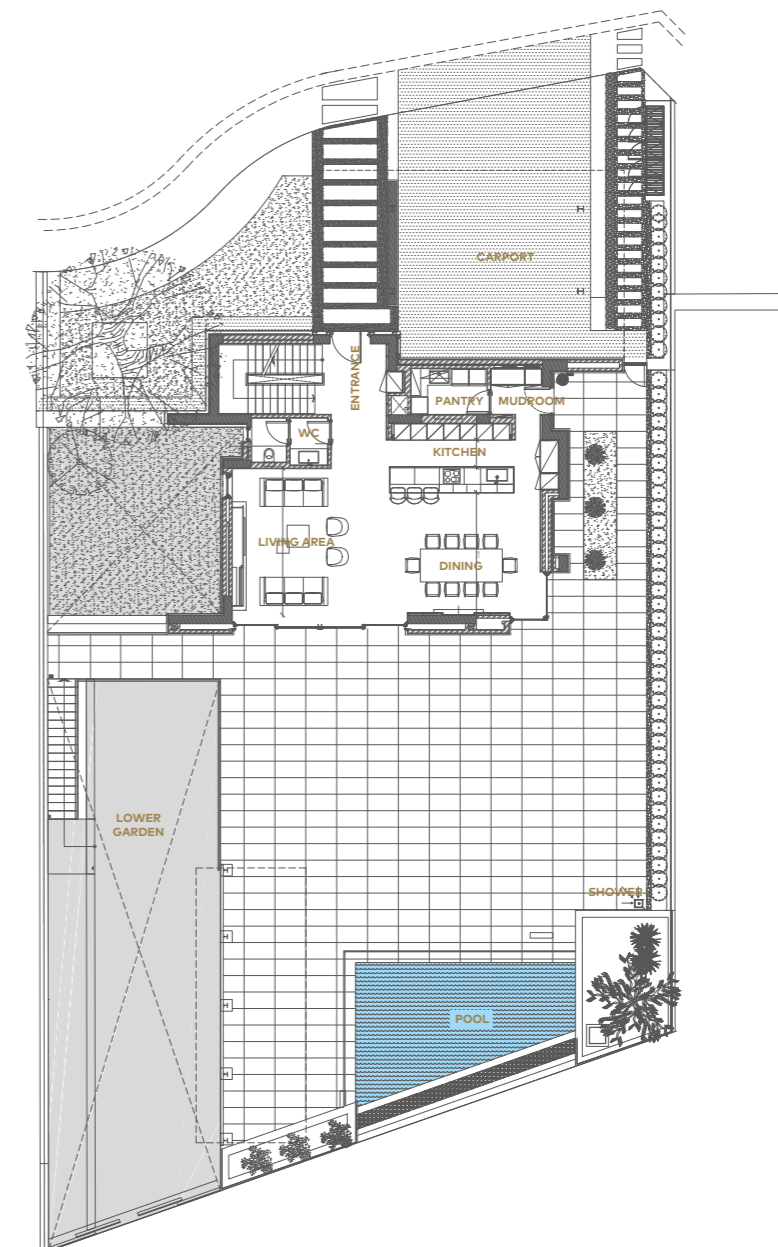
LOWER FLOOR



FIRST FLOOR



GROUND FLOOR



ISLAND VILLA

26

TYPE 4A

BEDROOMS 4

BATHROOMS 5

Plot area 762m² / 8,199ft²

Internal area 314m² / 3,379ft²

Lower floor 155m² / 1,668ft²

Total unit area 469m² / 5,046ft²

Covered verandas 192m² / 2,066ft²

Uncovered verandas 242m² / 2,604ft²

Roof garden 171m² / 1,840ft²

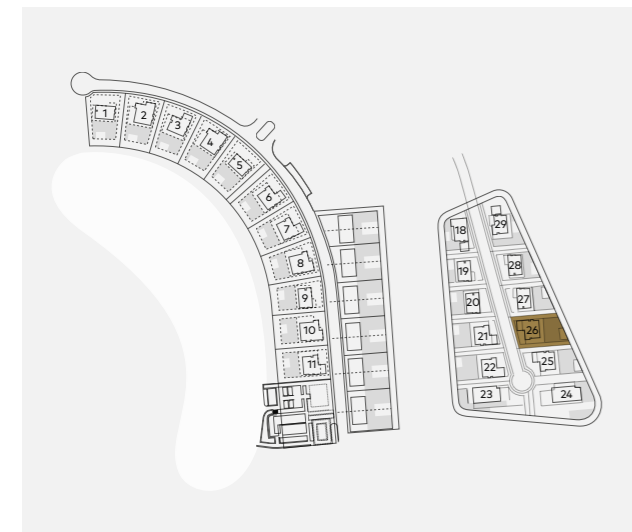
Swimming pool 30m² / 323ft²

Garage 2 cars

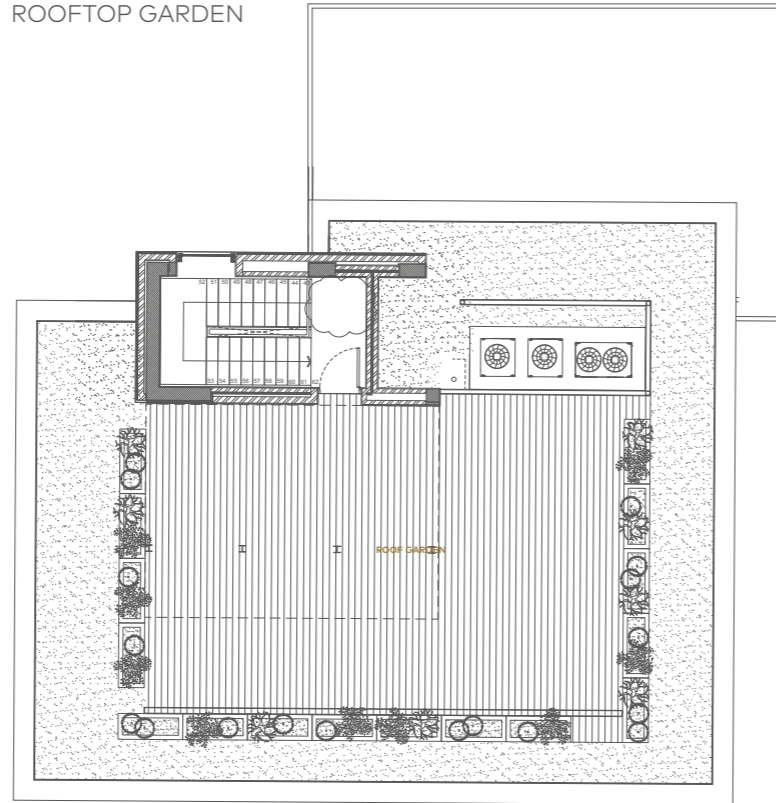
Extra WC 1

Finishes palette Water

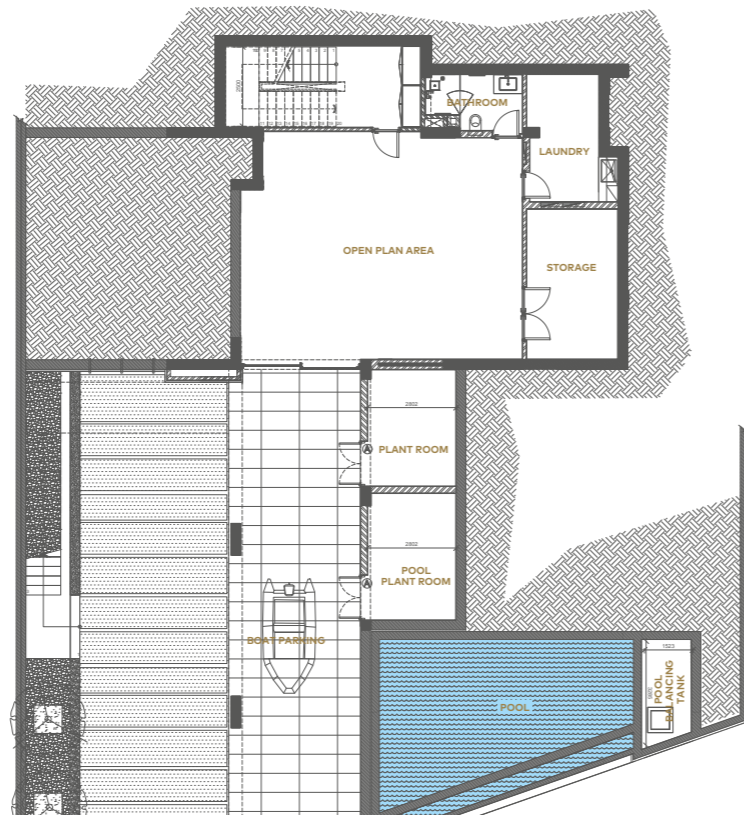
Berth size 1 x 15m



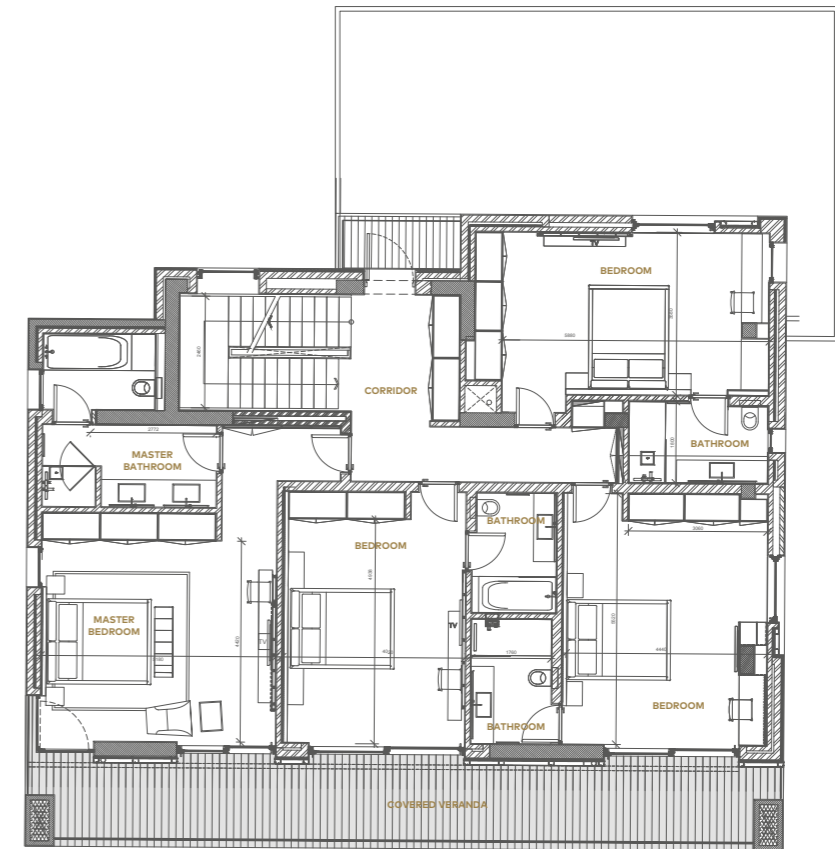
ROOFTOP GARDEN



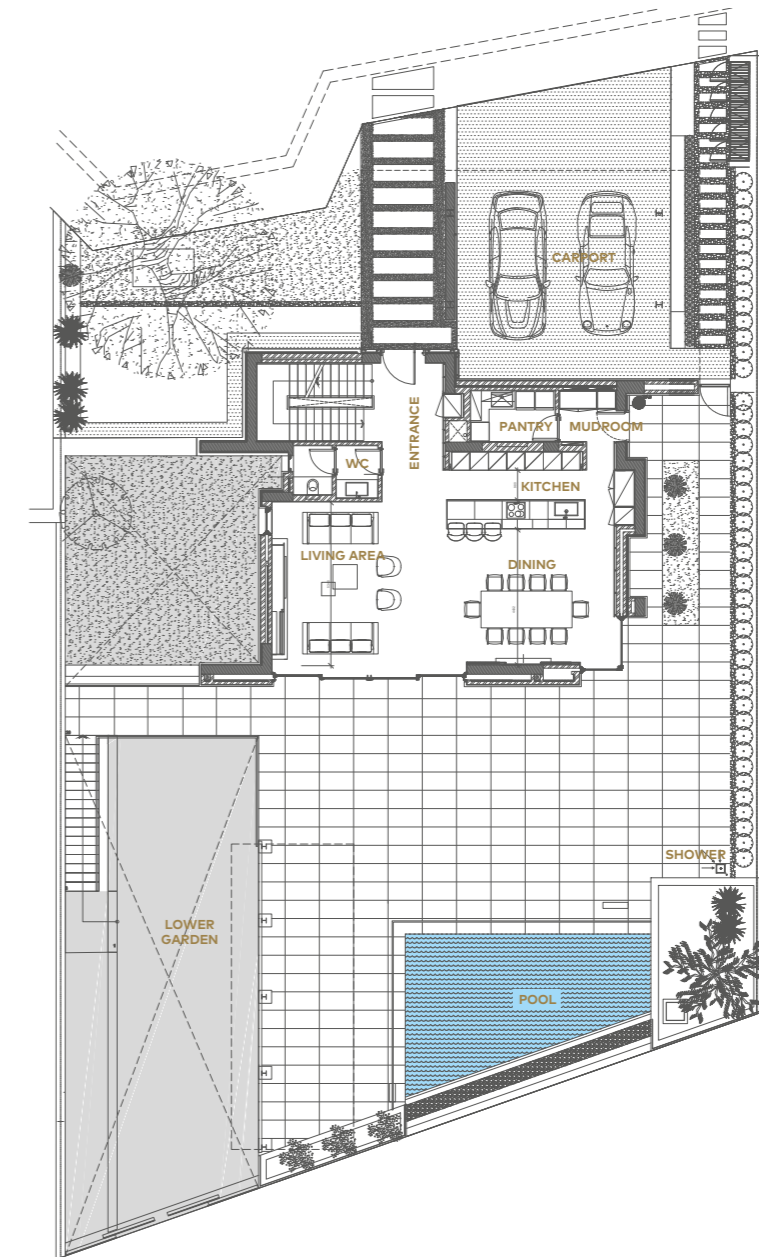
LOWER FLOOR



FIRST FLOOR



GROUND FLOOR



ISLAND VILLA

27

TYPE 3A

BEDROOMS 3

BATHROOMS 4

Plot area 652m² / 7,016ft²

Internal area 279m² / 3,002ft²

Lower floor 156m² / 1,679ft²

Total unit area 435m² / 4,681ft²

Covered verandas 119m² / 1,280ft²

Uncovered verandas 183m² / 1,969ft²

Roof garden 130m² / 1,399ft²

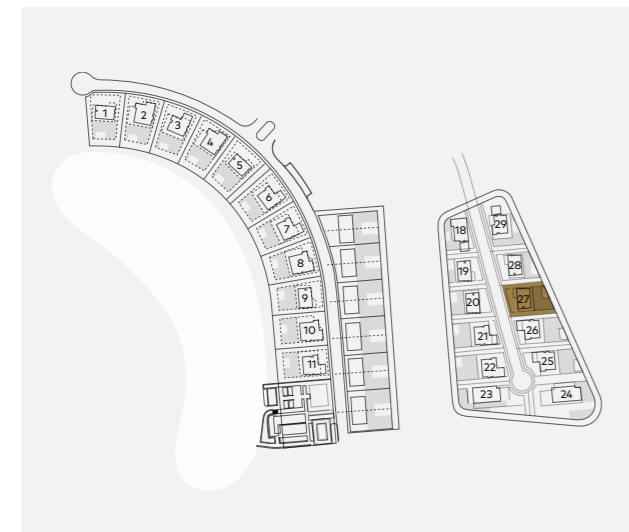
Swimming pool 35m² / 377ft²

Garage 2 cars

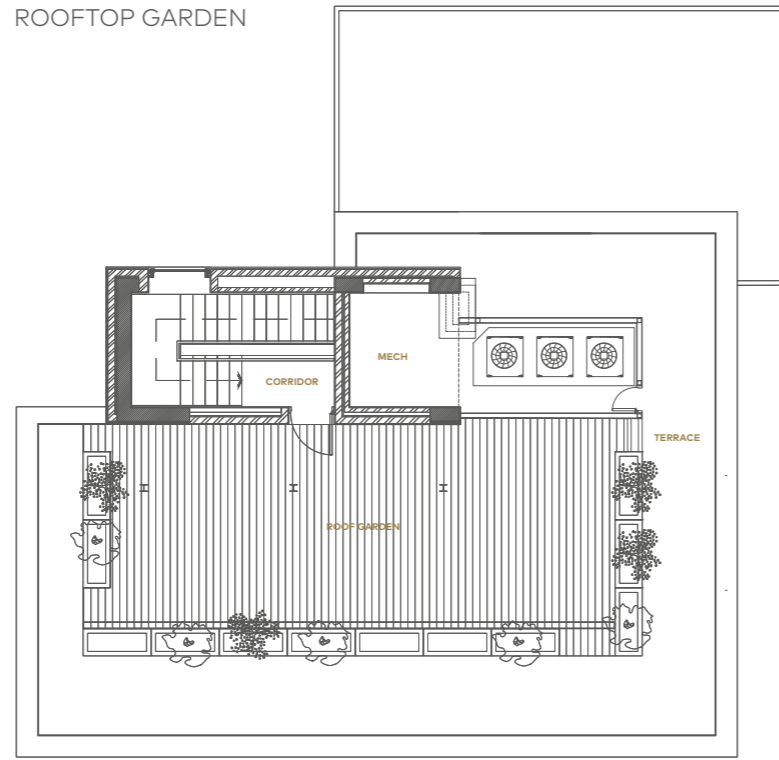
Extra WC 1

Finishes palette Sand

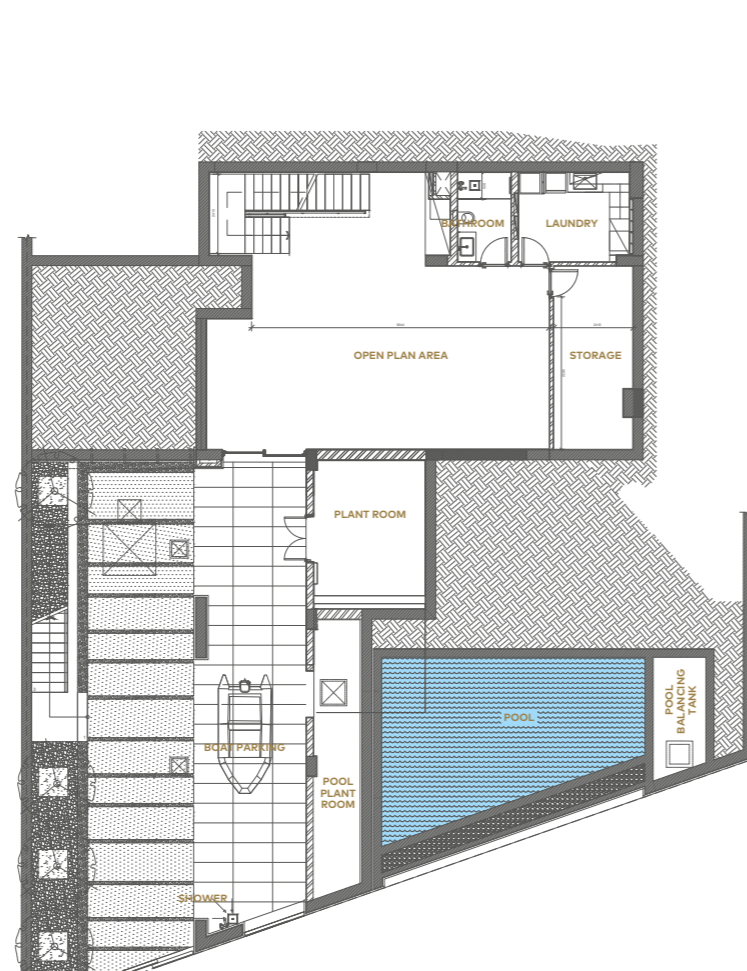
Berth size 1 x 15m



ROOFTOP GARDEN



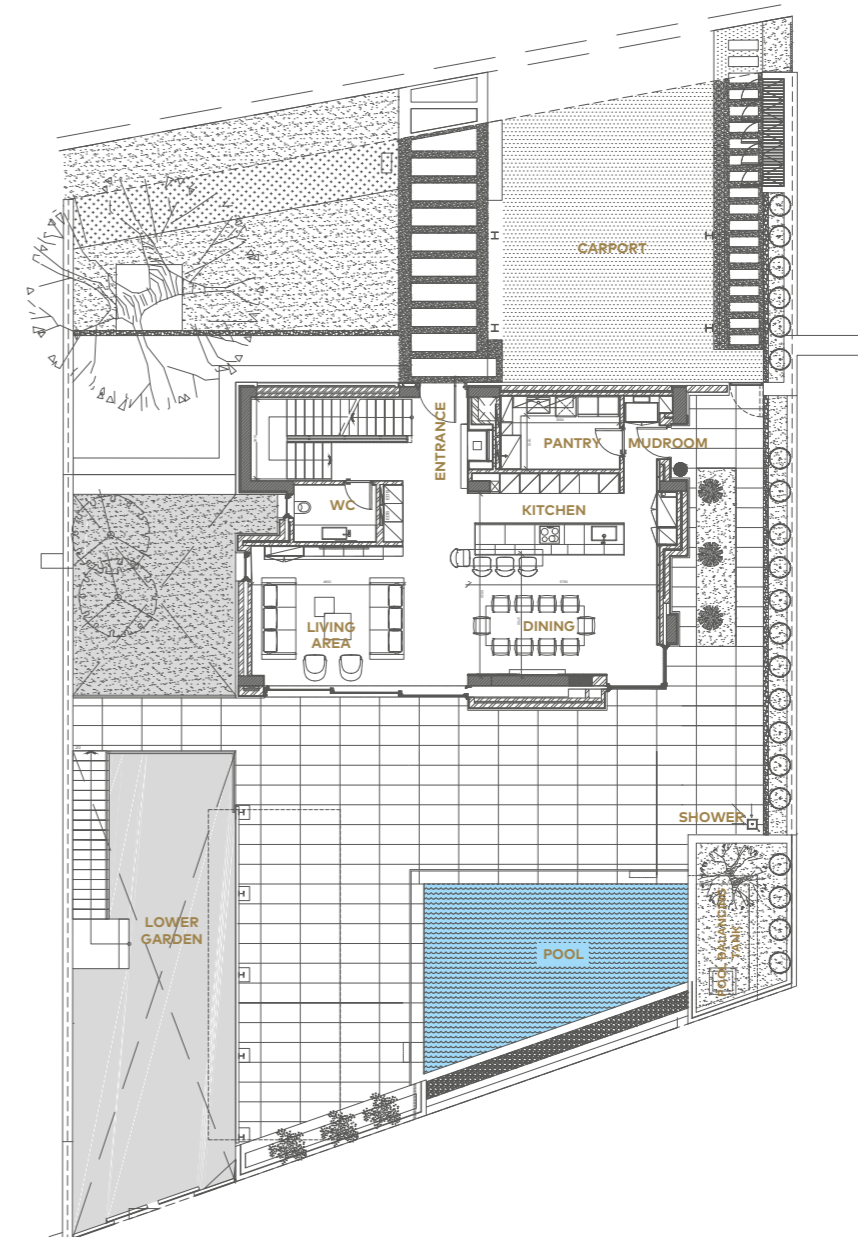
LOWER FLOOR



FIRST FLOOR



GROUND FLOOR



ISLAND VILLA

28

TYPE 3A

BEDROOMS 3

BATHROOMS 4

Plot area 620m² / 6,671ft²

Internal area 279m² / 3,002ft²

Lower floor 154m² / 1,657ft²

Total unit area 433m² / 4,659ft²

Covered verandas 107m² / 1,151ft²

Uncovered verandas 162m² / 1,743ft²

Roof garden 130m² / 1,399ft²

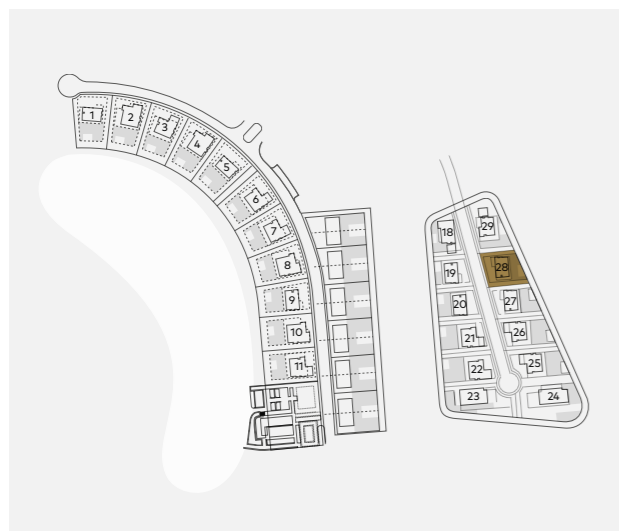
Swimming pool 30m² / 323ft²

Garage 2 cars

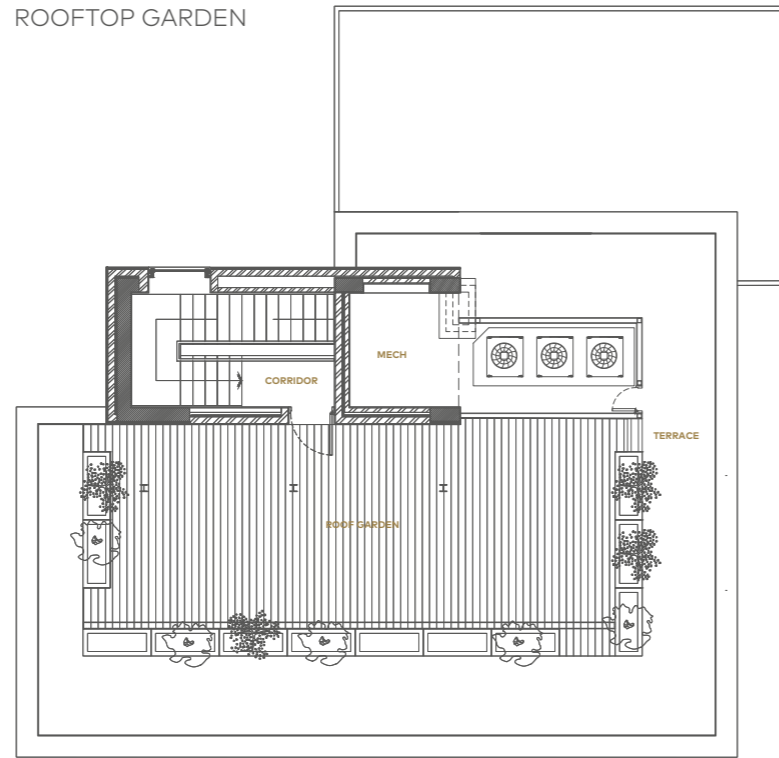
Extra WC 1

Finishes palette Sand

Berth size 1 x 15m



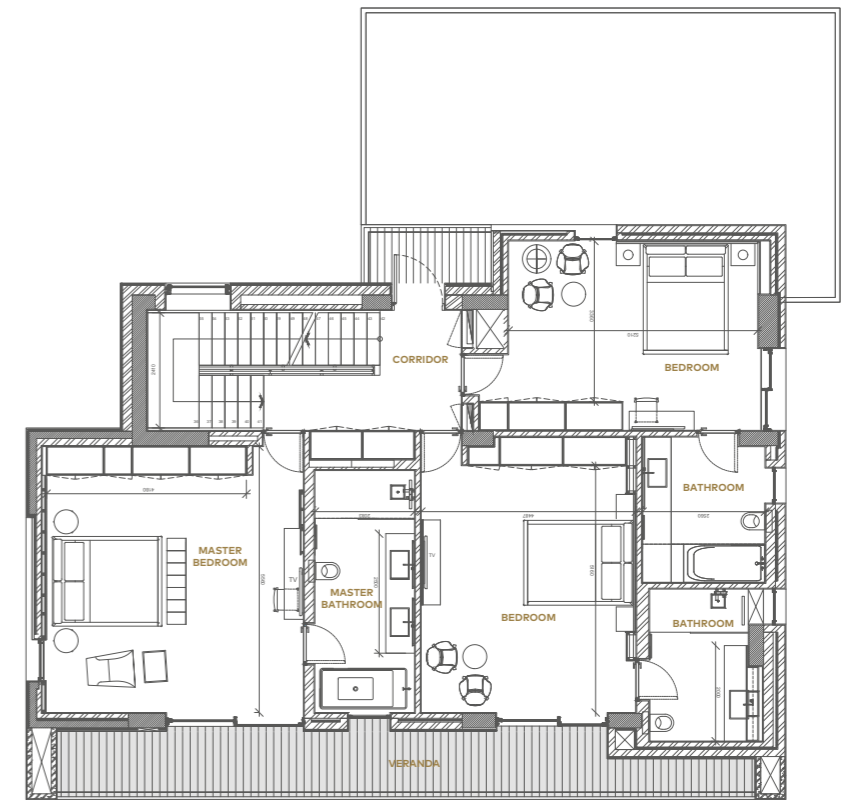
ROOFTOP GARDEN



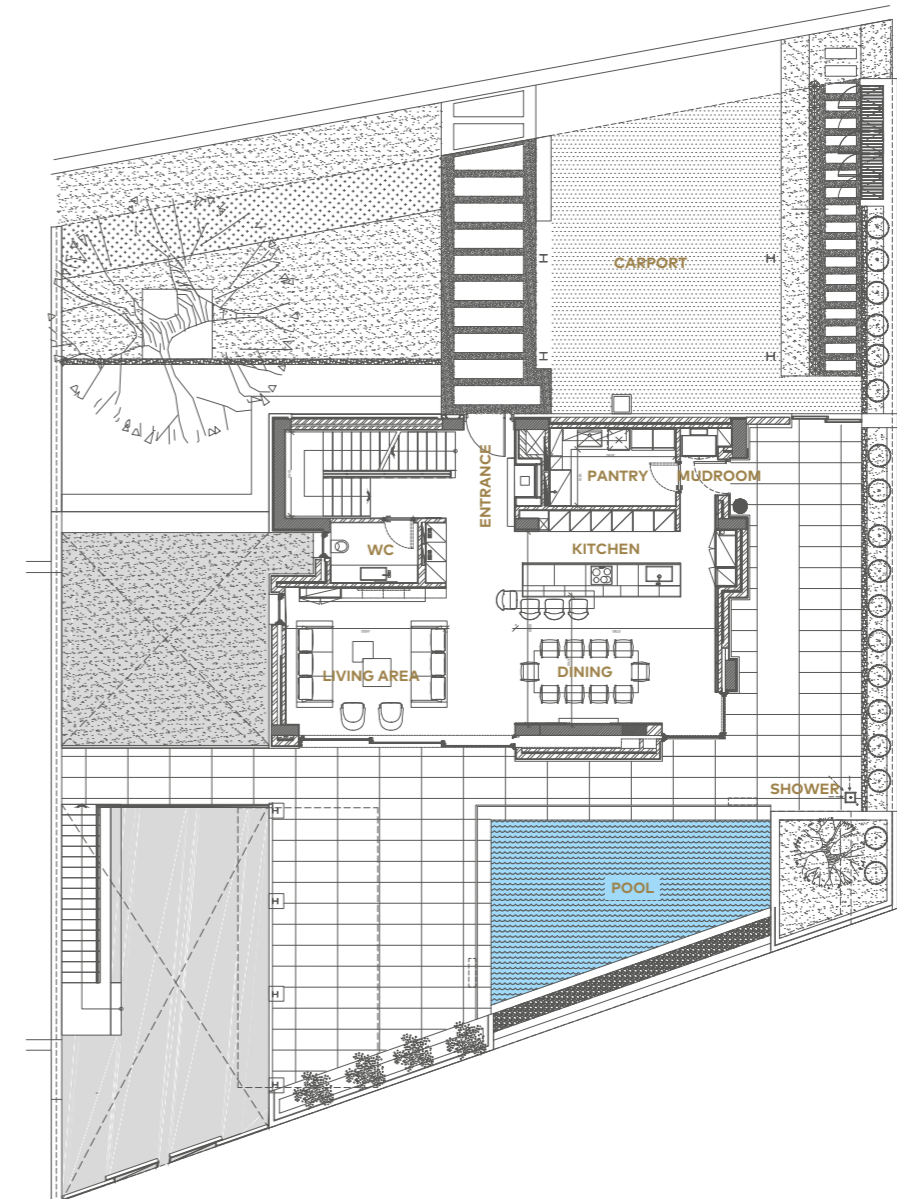
LOWER FLOOR



FIRST FLOOR



GROUND FLOOR



ISLAND VILLA

29

TYPE 4C

BEDROOMS 4

BATHROOMS 5

Plot area 747m² / 8,038ft²

Internal area 314m² / 3,379ft²

Lower floor 150m² / 1,614ft²

Total unit area 464m² / 4,993ft²

Covered verandas 161m² / 1,732ft²

Uncovered verandas 106m² / 1,141ft²

Roof garden 171m² / 1,840ft²

Swimming pool 35m² / 377ft²

Garage 2 cars

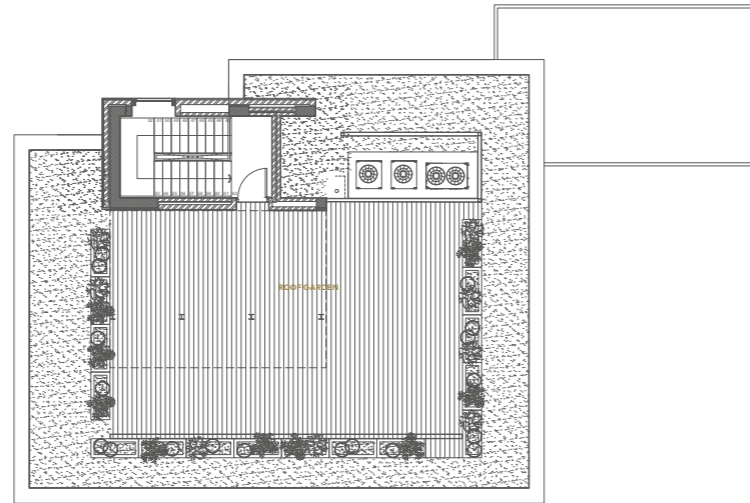
Extra WC 1

Finishes palette Water

Berth size 1 x 15m



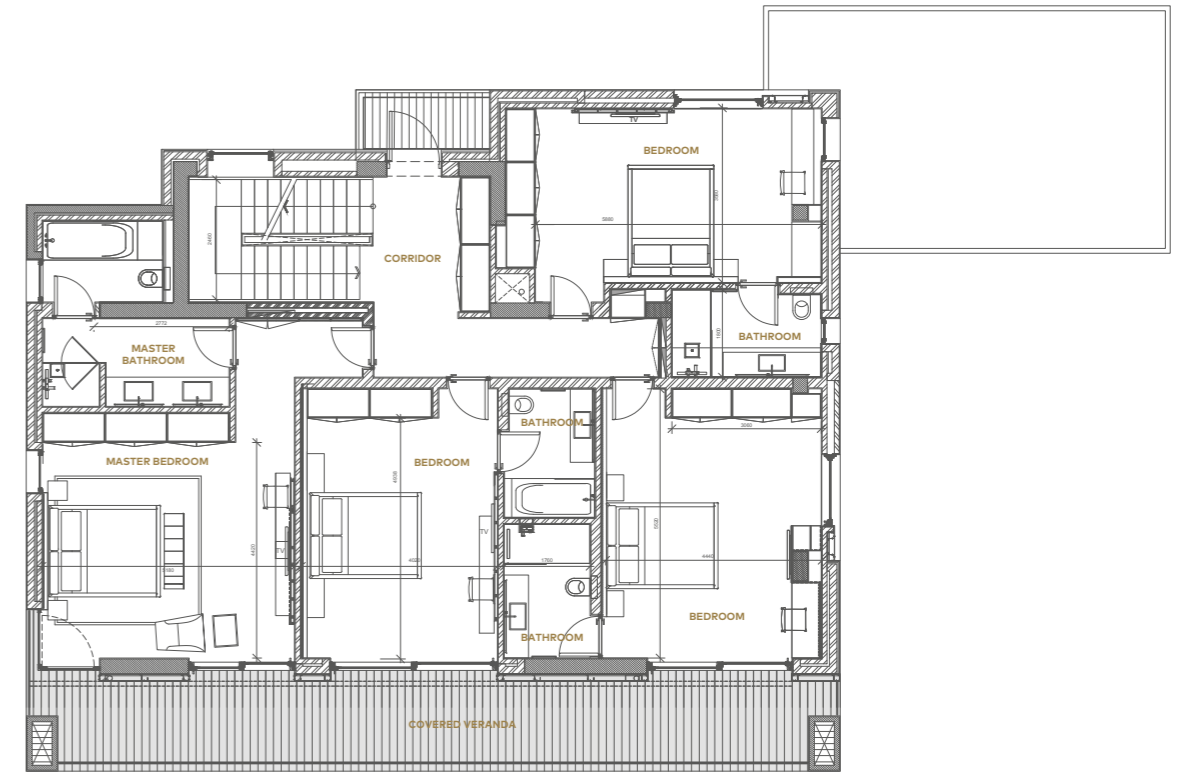
ROOFTOP GARDEN



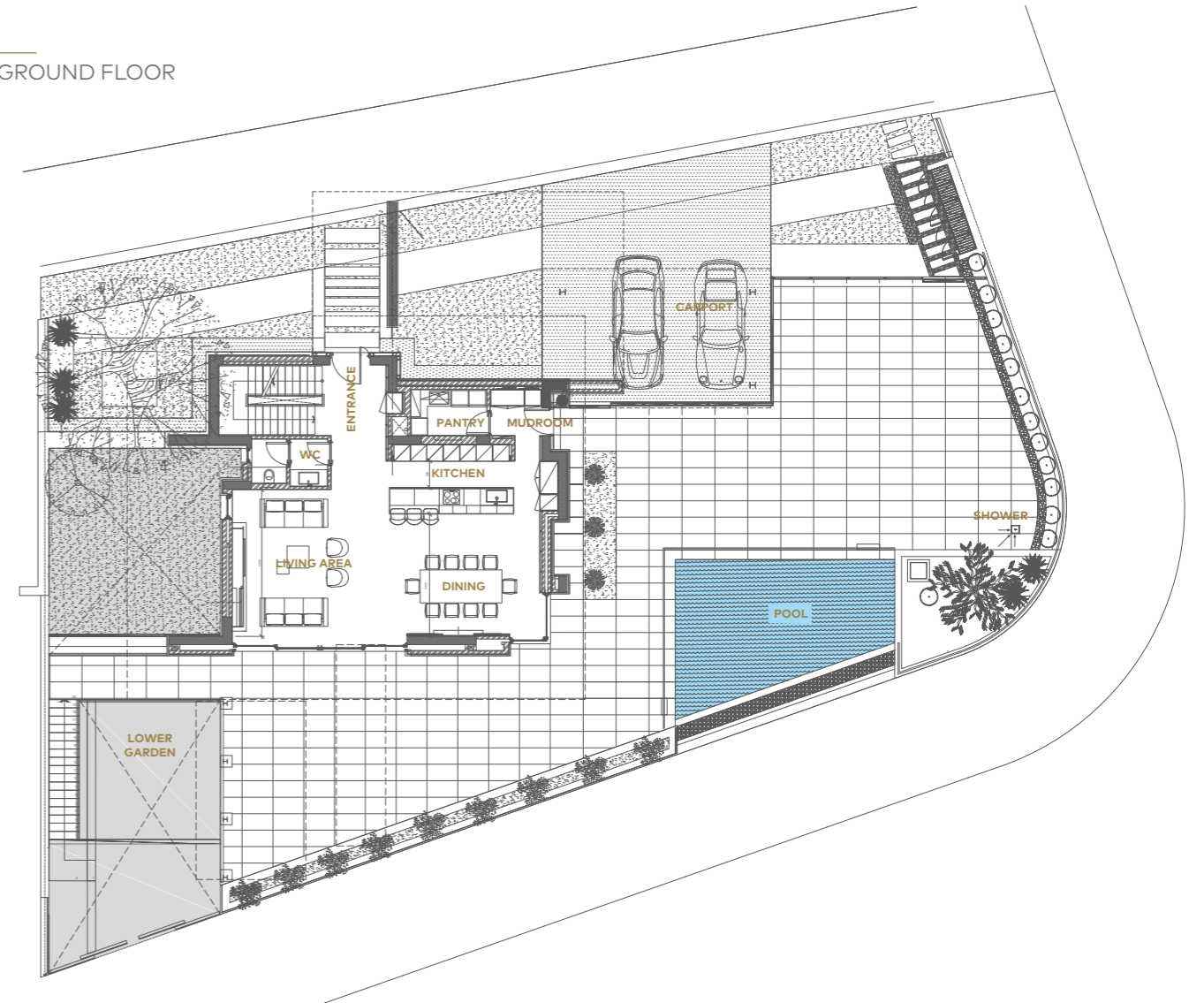
LOWER FLOOR



FIRST FLOOR



GROUND FLOOR



LUXURIOUS FINISHES

SAND

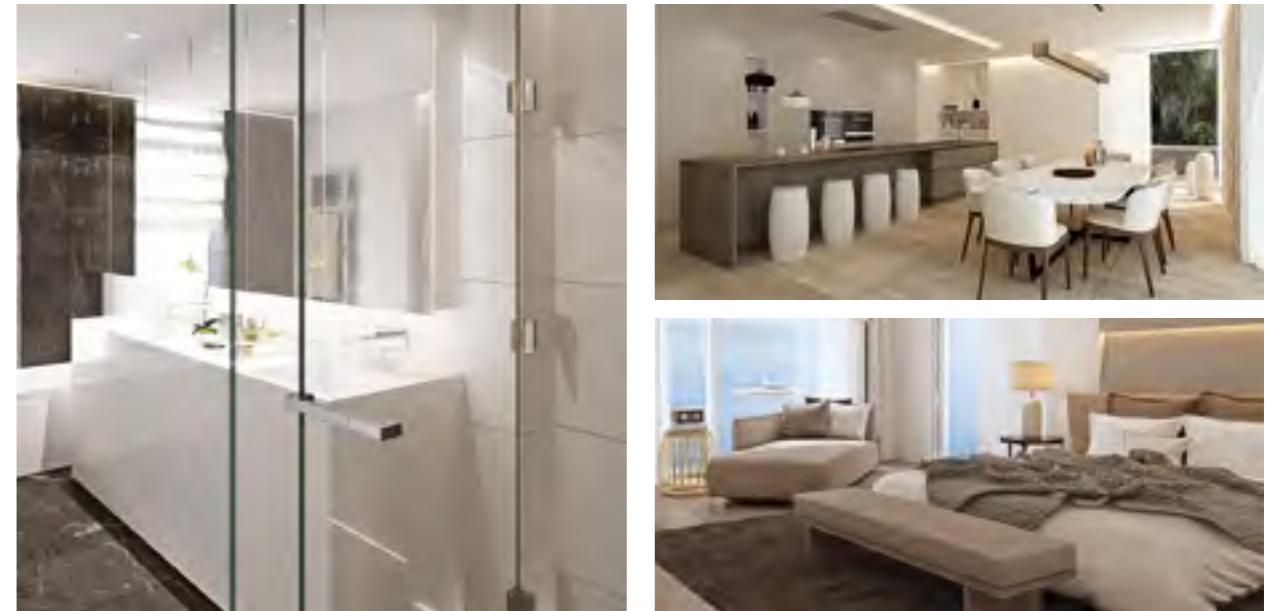
Light colours, soft tones and natural materials, this tranquil style balances modern elegance with warmth and comfort creating a minimal yet sumptuous atmosphere.



Each villa is finished to the highest standard, with a luxurious look and feel that sits comfortably alongside and enhances its contemporary design. Choose from four different styling themes, all inspired by the natural beauty of this specific area of Cyprus.

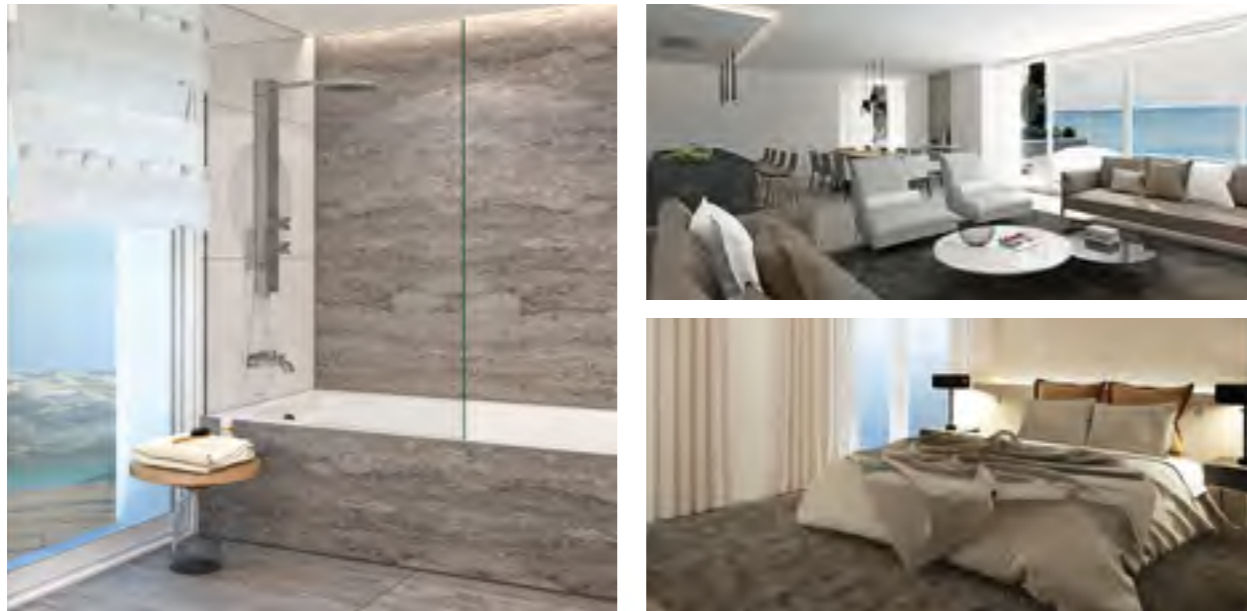
WIND

Simplistic elegance and subtle contrasts. A comfortable chic aesthetic that marries natural materials with sophisticated modern detailing.



WATER

Natural textures and shades of grey create a relaxing environment where fabrics and materials appear to be in constant motion.

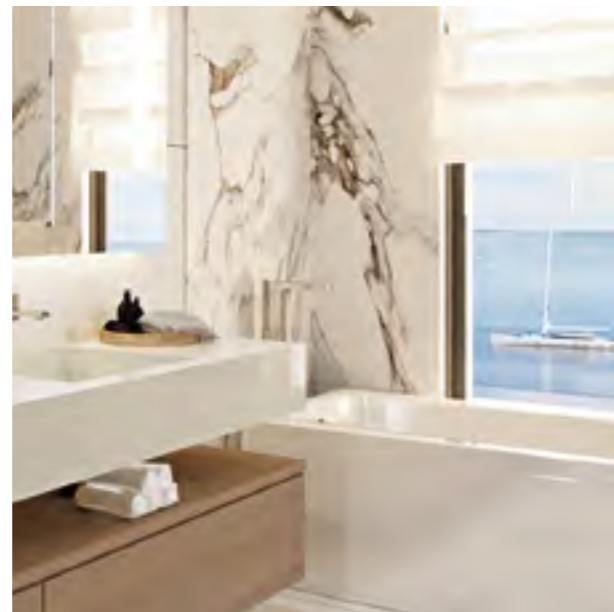


EARTH

Earthy tones, natural wood, fine detailing and contemporary styling, blend seamlessly with each other to exude warmth and serenity.



HIGHEST QUALITY



Durable and luxurious materials, fixtures and fittings

- Imported wood and premium porcelain tile floors
- Bespoke wall inlays
- Solid-core doors with top-quality locks, door handles and hinges
- Central pressure system installation for hot and cold water

Bedrooms and bathrooms of the highest standard

- Imported high quality wardrobes
- En-suite bathrooms
- Imported wood and premium porcelain tiles
- Top-quality imported sanitary fixtures with high quality vanity

ENERGY PERFORMANCE

*All buildings comply with the local regulations of Energy Performance.
The Villas have a Category A high energy performance certificate.*



Fully-equipped and functional kitchens

- European luxury kitchens with clean lines
- Sleek, durable quartz work surfaces with backsplashes for easy cleaning
- Premium quality custom-made quartz sinks
- Electrical appliances:
 - Electrical hob & oven
 - Dishwasher
 - Washer & dryer
 - Extractor hood
 - Built-in fridge
 - Built-in freezer
 - Microwave

Brightness and comfort throughout your home

- High ceilings with large windows
- Premium-grade double-glazed windows
- VRF system (heating and cooling) - central air conditioning system, adjustable in multiple zones
- Underfloor heating system
- Home automation system
- Separate laundry area

This unique development is
BROUGHT TO LIFE BY ORA

VISIONARY AND AMBITIOUS

We create world-class experiences, where special comes as standard – carefully conceiving, planning, designing, building and launching lifestyle destinations of great beauty and natural harmony in select locations around the world.

DELIBERATELY DIFFERENT

We look to create lasting legacies as well as luxury lifestyle destinations – taking great care to create living, breathing environments with real life and soul that sit comfortably in the natural landscape and have sustainability and community spirit at their core.

DRIVEN TO EXCEL AND TO DELIGHT

Our attention to detail sets us apart as we design and construct the highest quality residential, commercial, leisure and amenity properties – delivering landmark lifestyle destinations that are rewarding, relaxing and rich in opportunity.



Reimagining Time

oradevelopers.com

How to
GET IN TOUCH



Masterplanners, Lead Architects and Marine Engineers
SmithGroupJJR

Local Architects
J+A Philippou, architects & engineers

Electrical & Mechanical Engineers
Caramondani Bros

Structural Engineers
Thornton Tomasetti

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arrange a meeting, please contact:

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Ayia Napa Marina is a development by M.M. Makronisos Marina Limited. M.M. Makronisos Marina Limited has signed a concession agreement with the Cyprus Ministry of Energy, Commerce, Industry and Tourism on the 27th of April 2012 for Design, Finance, Build and Operation of the Ayia Napa Marina.

Ayia Napa Marina Legal Disclaimer

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All renderings and other visual material, designs, facades are for demonstration purposes only

All movable furniture, furnishings, drapery, decorative accessories/items and non-embedded lighting depicted in the visuals, are for illustrative purposes only and are not included in the property

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