

# VILLAS

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AYIA NAPA  
MARINA

by OGA

# SEA INSPIRING LIVING



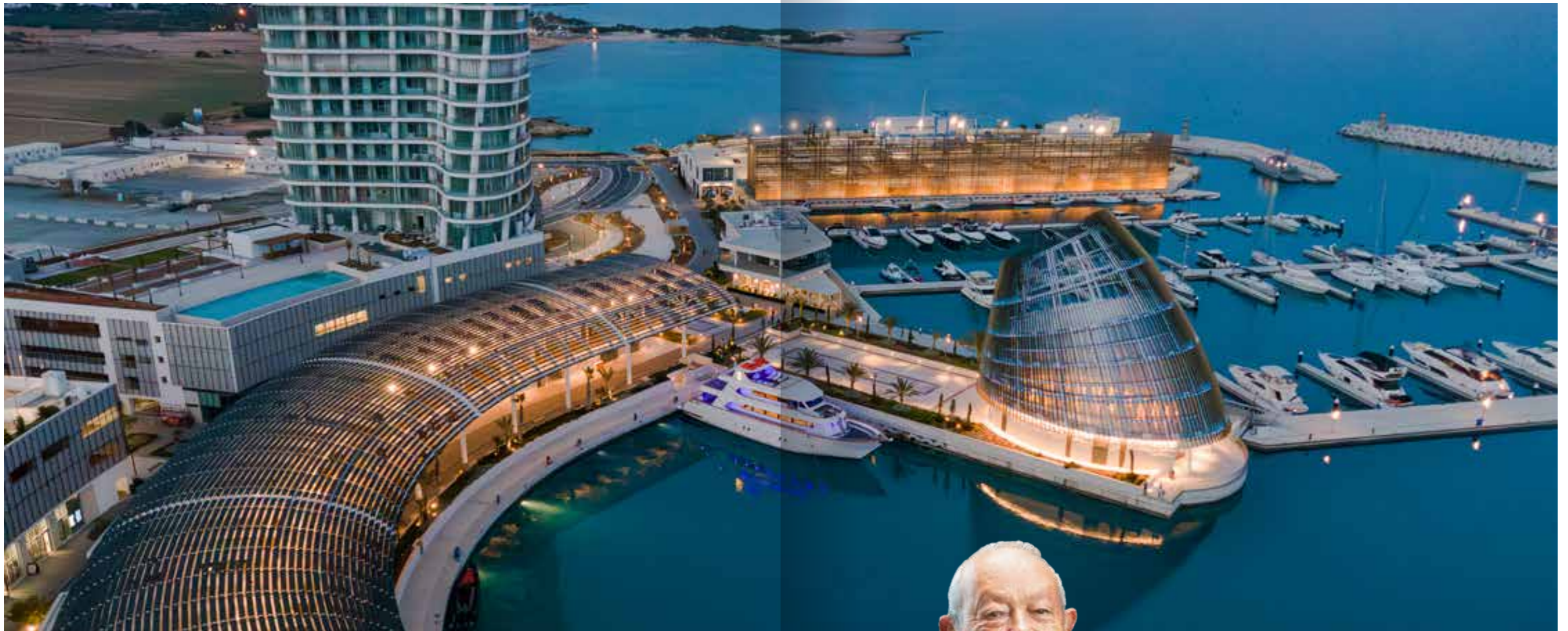
LUXURY  
BEACHFRONT  
LIVING



**BERTH**  
YOUR BOAT AT  
YOUR VILLA



UNIQUE  
TWISTING  
TOWERS



*This unique development is*  
**BROUGHT TO LIFE BY ORA**

*ORA is a leading name in the field of designing and developing luxury lifestyle destinations in unique locations. We bring world-class expertise, exceptional attention to detail and visionary ideas to every landmark project we work on.*



ORA was established in 2016 by Engineer Naguib Sawiris with the vision to seek out new opportunities in untapped locations and to create unique lifestyle destinations.

Eng. Naguib has been described as one of the most influential business people of his generation.

Widely respected for his work in the telecommunication sector, his vision and insight has helped create a number of world-class businesses.

His leading roles range from establishing Orascom Telecom Holding (OTH), which was acquired by VEON to create the world's sixth largest telecommunication firm, to heading up, chairing and advising market-changing companies in the financial services, energy, agro-industries, logistics and real estate sectors.

**NAGUIB SAWIRIS**  
Chairman & CEO



Ayia Napa Marina



Eighteen



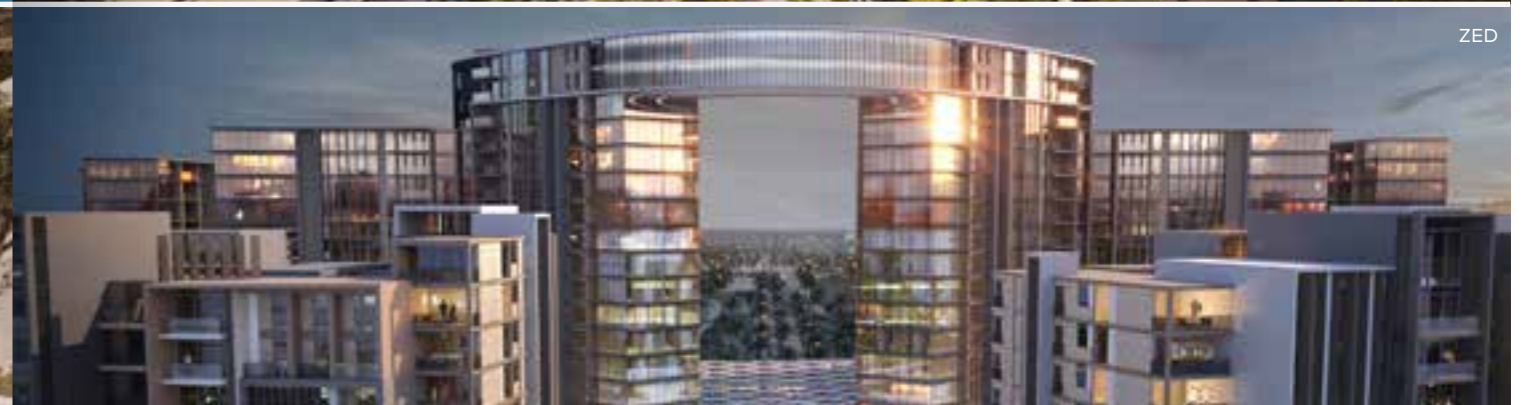
Silversands



Solana



Yi



ZED



*ORA operates in multiple locations around the world between Egypt, Cyprus, Greece, Grenada, and Pakistan and is expanding to the United Arab Emirates.*

*ORA Properties offers mixed-use developments such as ZED, Solana, Ayia Napa Marina and Eighteen, while ORA Hospitality develops and manages Silversands and Yi Hotels in Grenada and Mykonos with an expansion that will reach UAE and different parts of Africa.*

*Our expanding portfolio of projects spans a rich variety of stunning developments in select locations around the world.*



SILVERSANDS



AYIA NAPA MARINA



PYRAMID HILLS



EIGHTEEN



Yi HOTEL



SOLANA



Reimagining Time

oradevelopers.com

# 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  
– 4,000m<sup>2</sup> + 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 (max berth size: 110m)  
– 360 state of the art wet slips  
– 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.

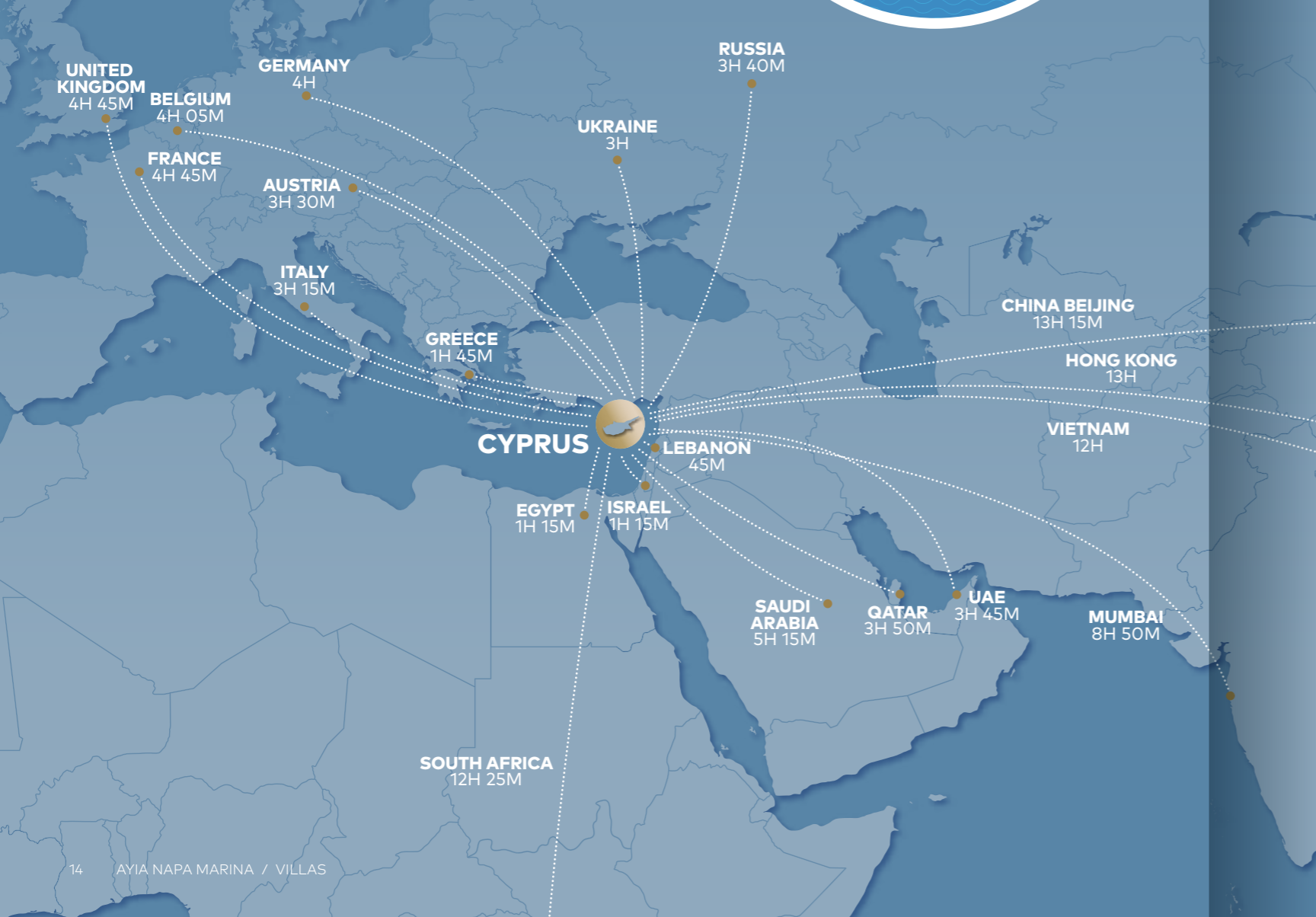
Fully compliant with EU laws and regulations, Cyprus' simple and

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.*



A woman with long dark hair, wearing a white long-sleeved dress and sunglasses, stands on the deck of a white yacht. She is looking out over the blue sea. The yacht's railing and a vertical pole are visible. The background shows the open sea and a clear sky.

## *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, laundry, storage 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**

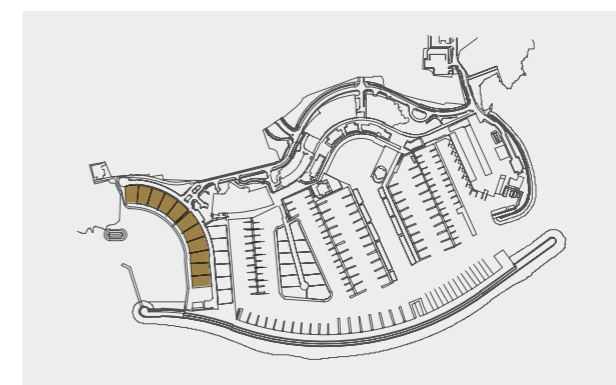
*11 beach villas fan out around a beautiful crescent-shaped man made beach of fine-grained sand.*

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 885m<sup>2</sup> / 9,523ft<sup>2</sup>

Internal area 279m<sup>2</sup> / 3,002ft<sup>2</sup>

Lower floor 153m<sup>2</sup> / 1,646ft<sup>2</sup>

Total unit area 432m<sup>2</sup> / 4,648ft<sup>2</sup>

Covered verandas 97m<sup>2</sup> / 1,044ft<sup>2</sup>

Uncovered verandas 220m<sup>2</sup> / 2,367ft<sup>2</sup>

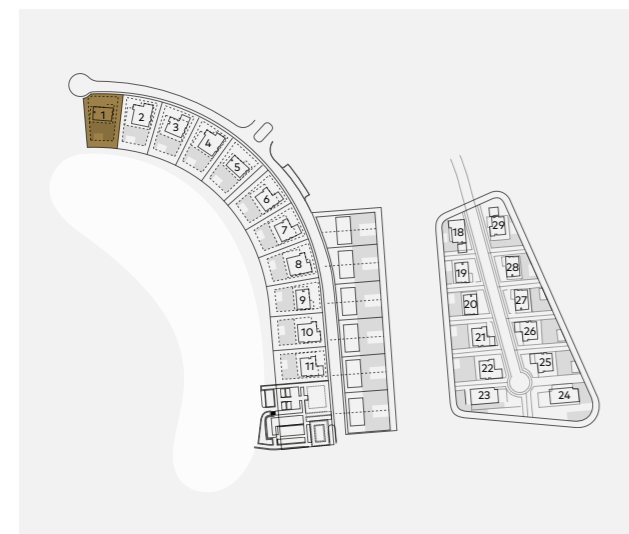
Roof garden 130m<sup>2</sup> / 1,399ft<sup>2</sup>

Swimming pool 35m<sup>2</sup> / 377ft<sup>2</sup>

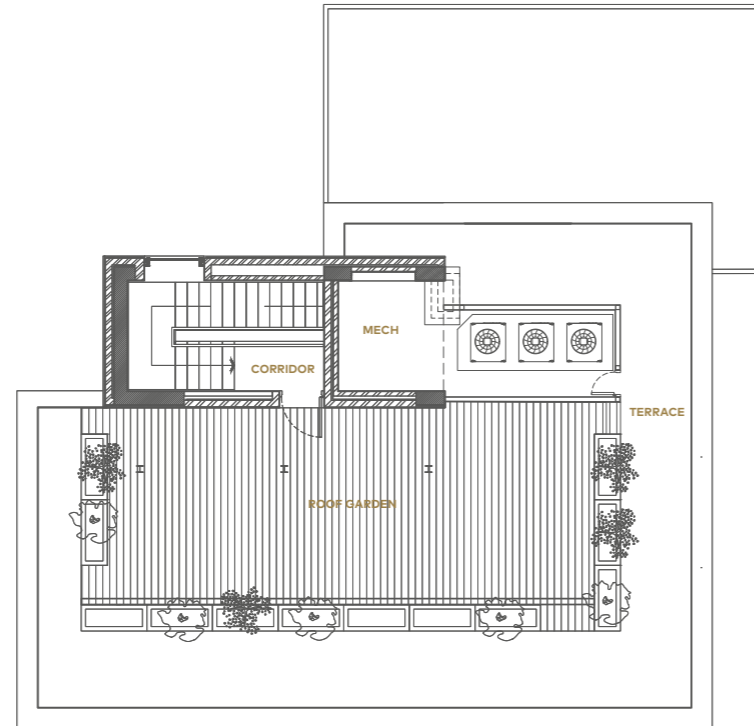
Garage 2 cars

Extra WC 1

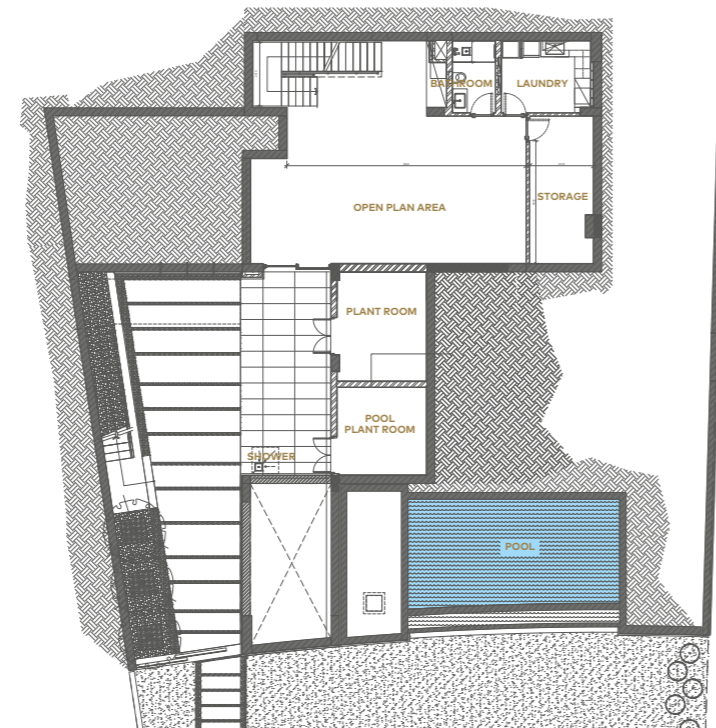
Finishes palette Sand



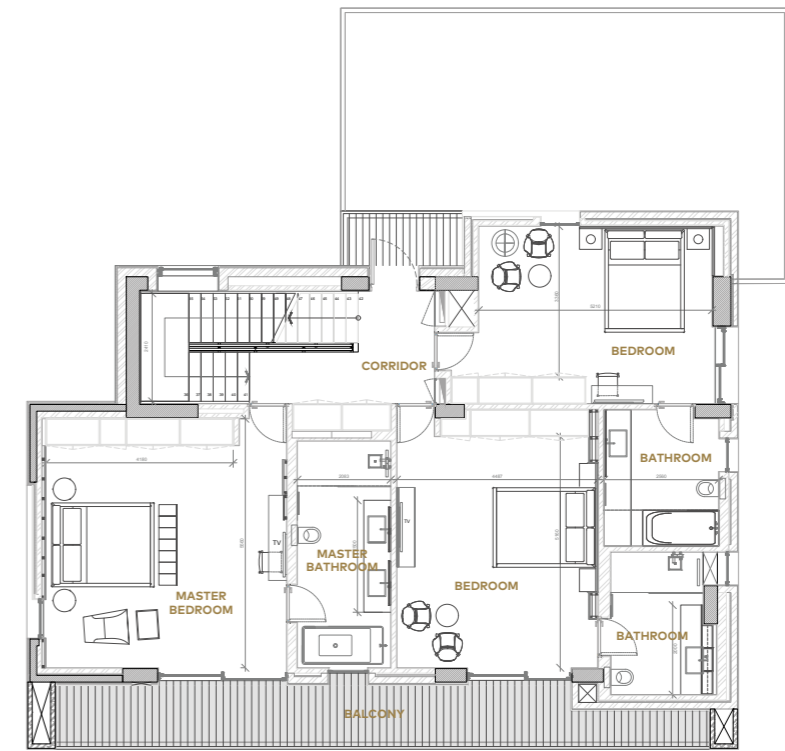
## ROOFTOP GARDEN



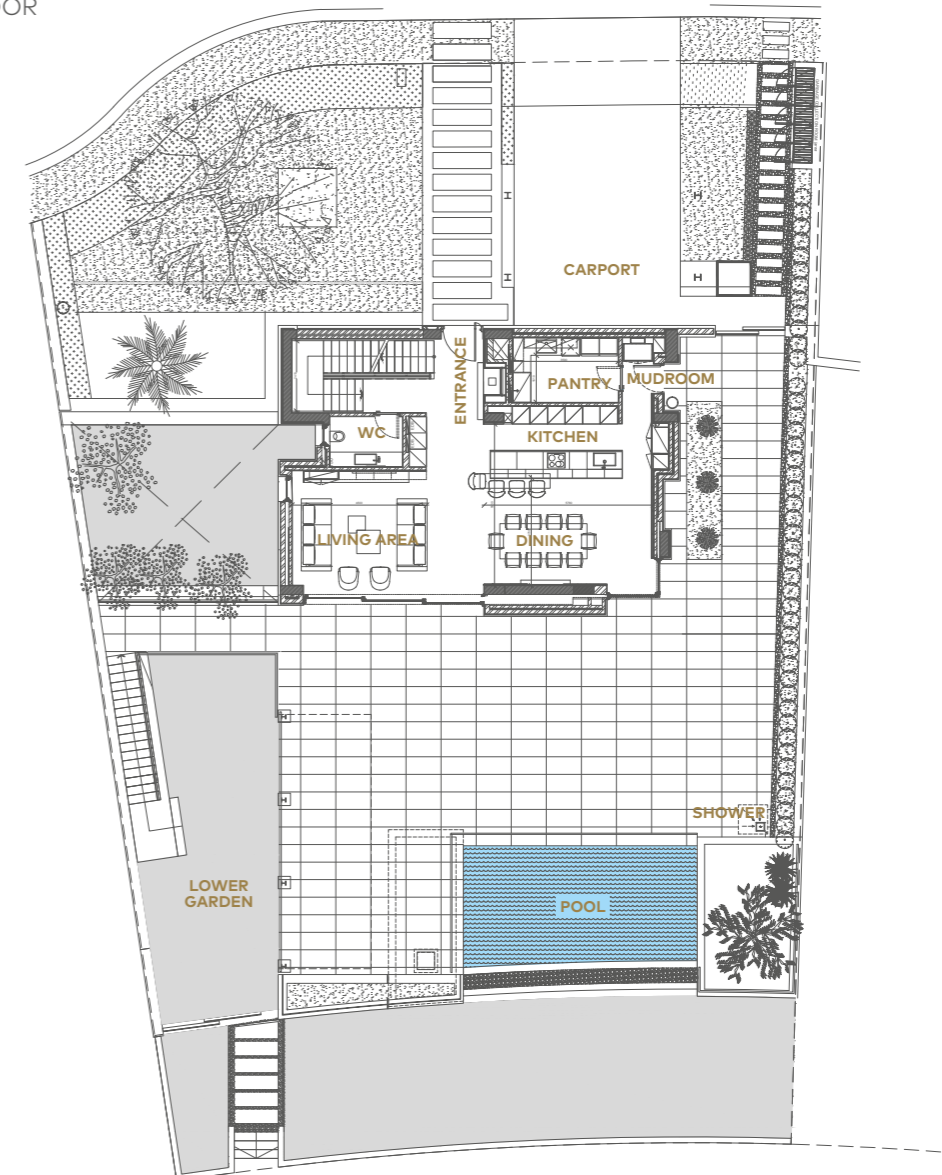
## LOWER FLOOR



## FIRST FLOOR



## GROUND FLOOR



# BEACH VILLA

## 2

TYPE 5A

BEDROOMS 5

BATHROOMS 6

Plot area 900m<sup>2</sup> / 9,684ft<sup>2</sup>

Internal area 389m<sup>2</sup> / 4,186ft<sup>2</sup>

Lower floor 193m<sup>2</sup> / 2,077ft<sup>2</sup>

Total unit area 582m<sup>2</sup> / 6,262ft<sup>2</sup>

Covered verandas 134m<sup>2</sup> / 1,442ft<sup>2</sup>

Uncovered verandas 157m<sup>2</sup> / 1,689ft<sup>2</sup>

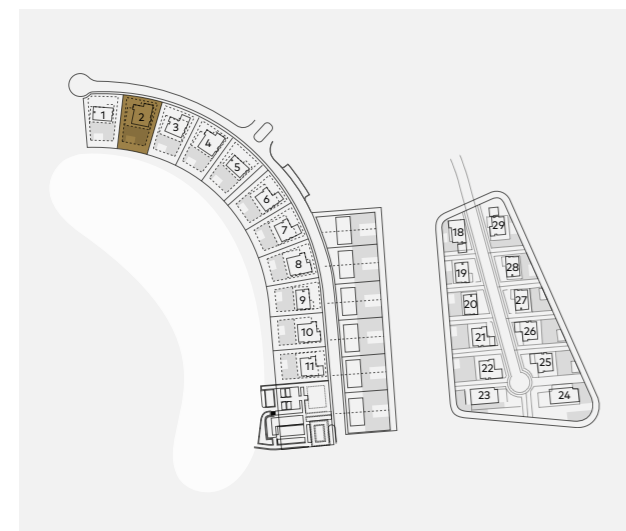
Roof garden 213m<sup>2</sup> / 2,292ft<sup>2</sup>

Swimming pool 29m<sup>2</sup> / 312ft<sup>2</sup>

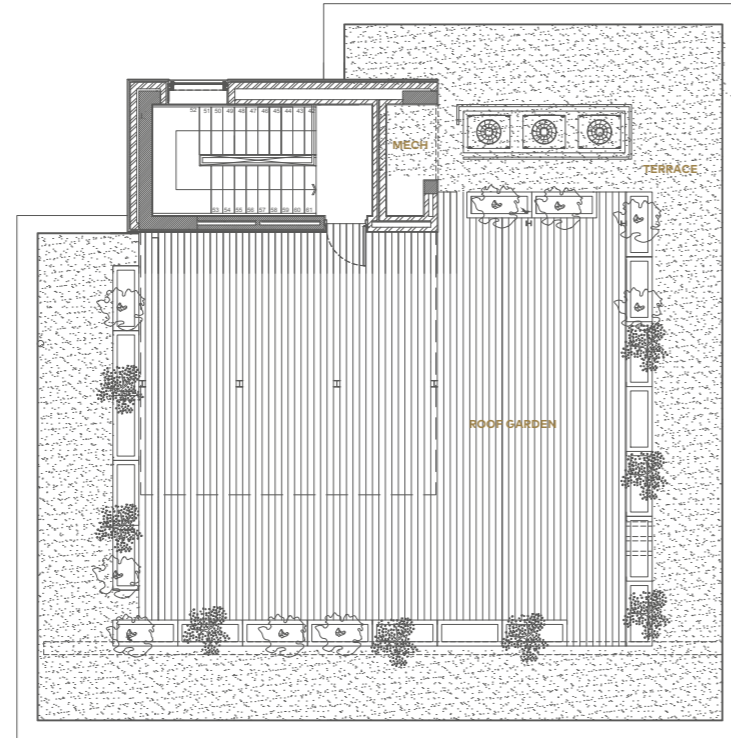
Garage 2 cars

Extra WC 1

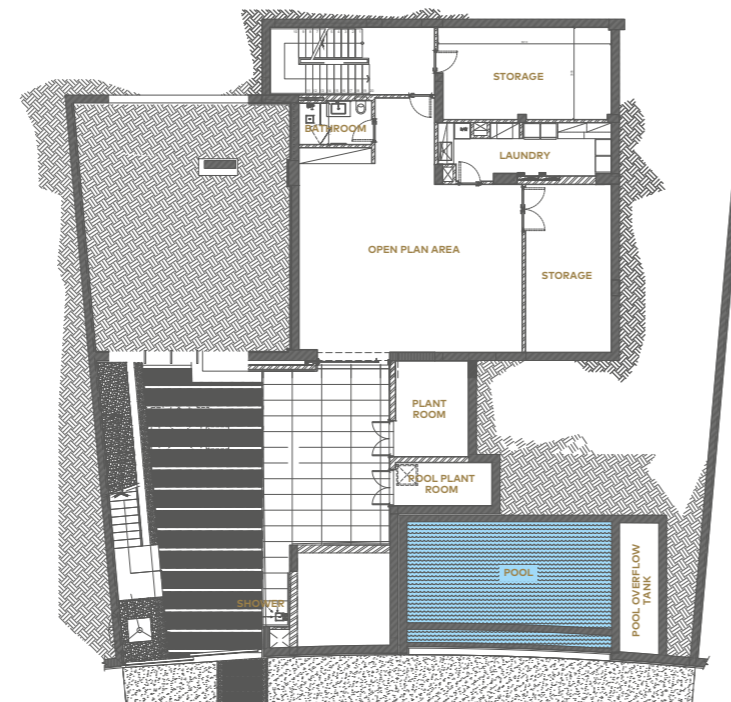
Finishes palette Wind



ROOFTOP GARDEN



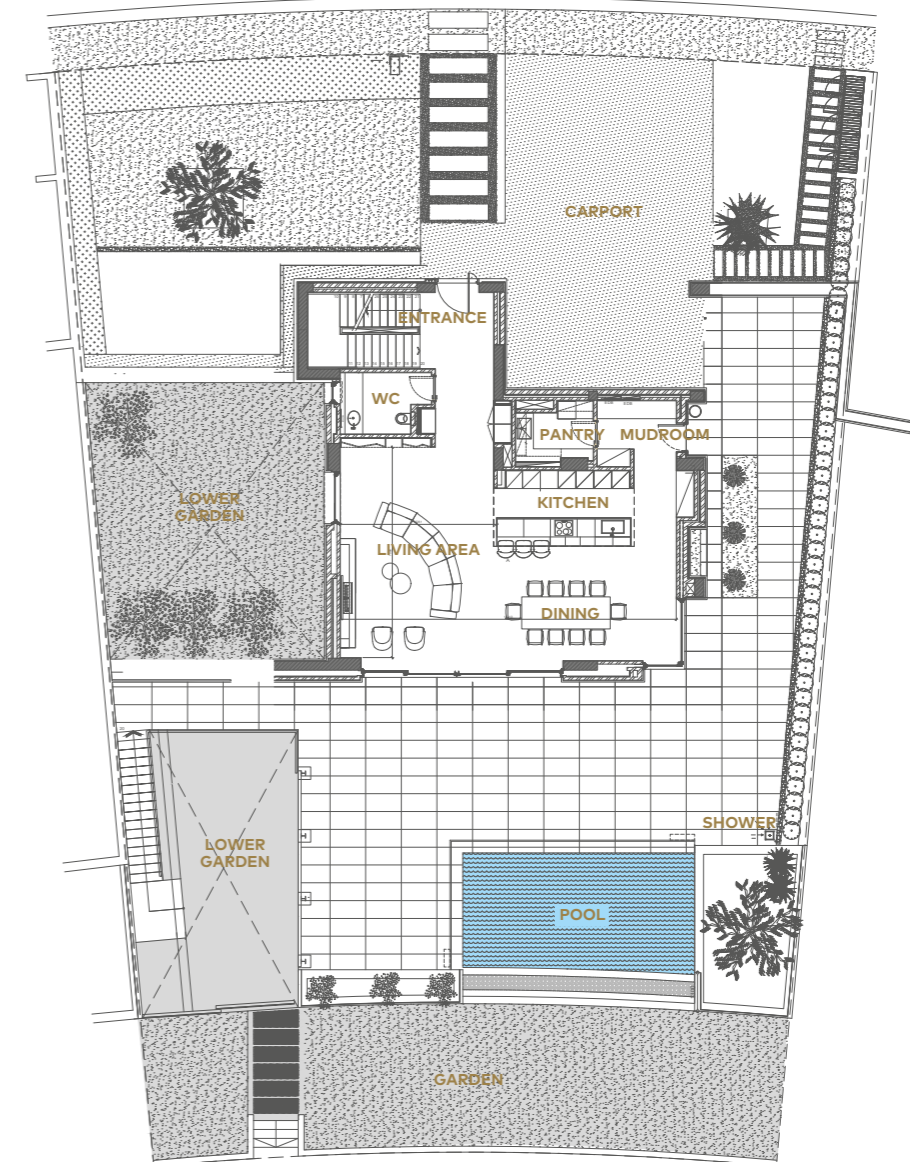
LOWER FLOOR



FIRST FLOOR



GROUND FLOOR



# BEACH VILLA

# 3

TYPE 4A

BEDROOMS 4

BATHROOMS 5

Plot area 900m<sup>2</sup> / 9,684ft<sup>2</sup>

Internal area 314m<sup>2</sup> / 3,379ft<sup>2</sup>

Lower floor 147m<sup>2</sup> / 1,582ft<sup>2</sup>

Total unit area 461m<sup>2</sup> / 4,960ft<sup>2</sup>

Covered verandas 153m<sup>2</sup> / 1,646ft<sup>2</sup>

Uncovered verandas 162m<sup>2</sup> / 1,743ft<sup>2</sup>

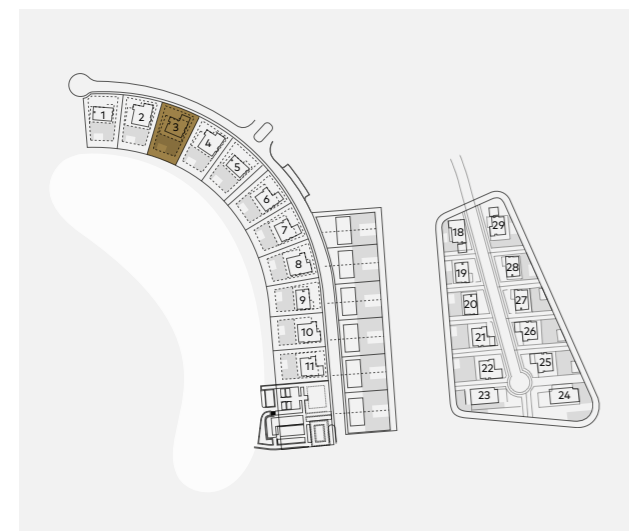
Roof garden 171m<sup>2</sup> / 1,840ft<sup>2</sup>

Swimming pool 30m<sup>2</sup> / 323ft<sup>2</sup>

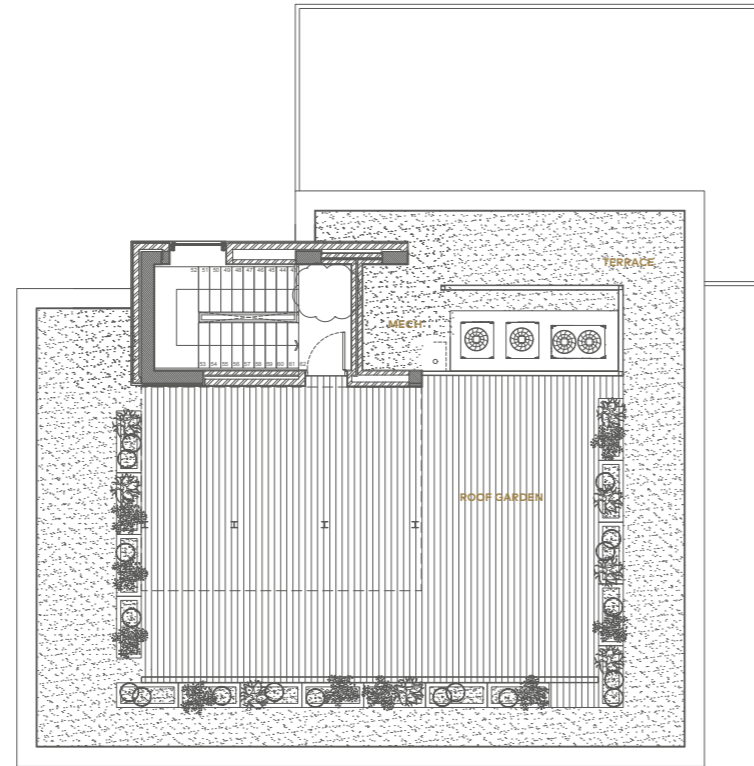
Garage 2 cars

Extra WC 1

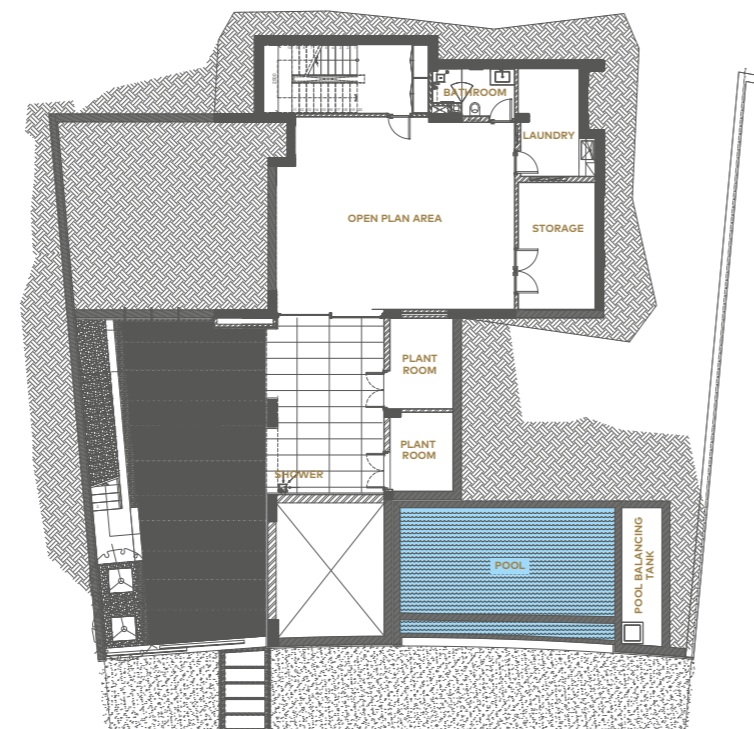
Finishes palette Water



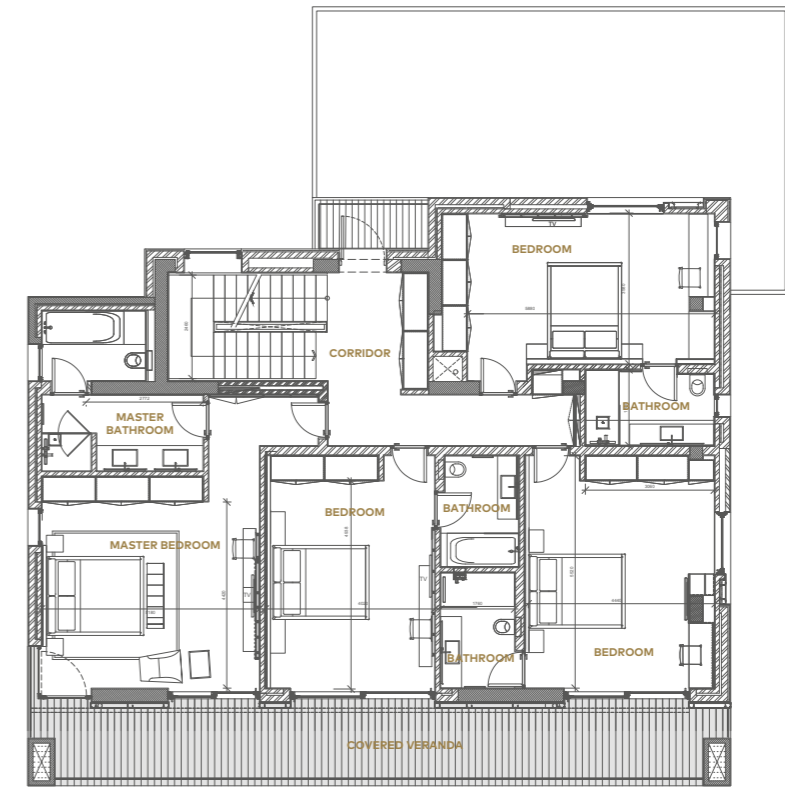
## ROOFTOP GARDEN



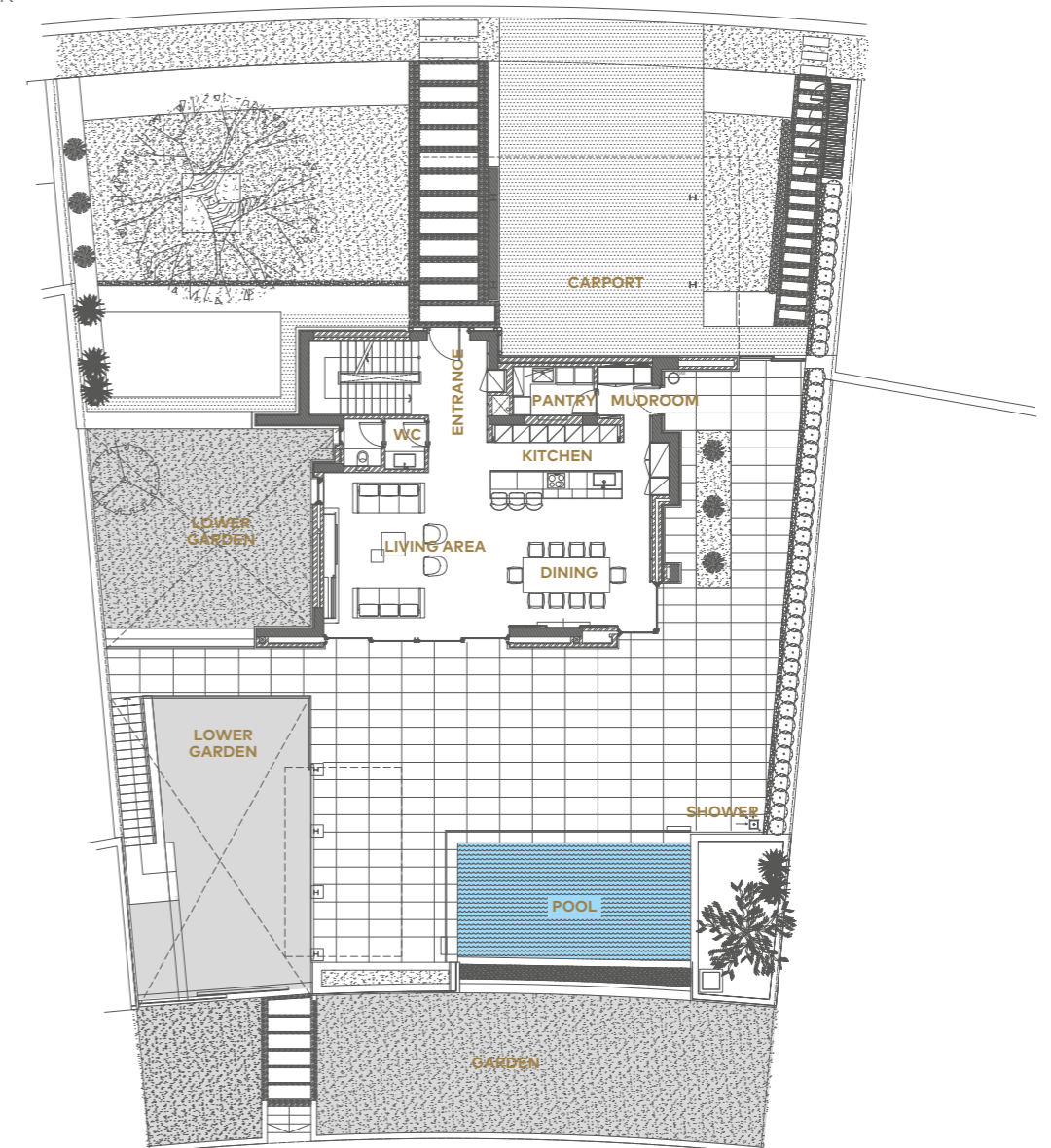
## LOWER FLOOR



## FIRST FLOOR



## GROUND FLOOR



# BEACH VILLA

# 4

TYPE 5A

BEDROOMS 5

BATHROOMS 6

Plot area 900m<sup>2</sup> / 9,684ft<sup>2</sup>

Internal area 389m<sup>2</sup> / 4,186ft<sup>2</sup>

Lower floor 193m<sup>2</sup> / 2,077ft<sup>2</sup>

Total unit area 582m<sup>2</sup> / 6,262ft<sup>2</sup>

Covered verandas 134m<sup>2</sup> / 1,442ft<sup>2</sup>

Uncovered verandas 157m<sup>2</sup> / 1,689ft<sup>2</sup>

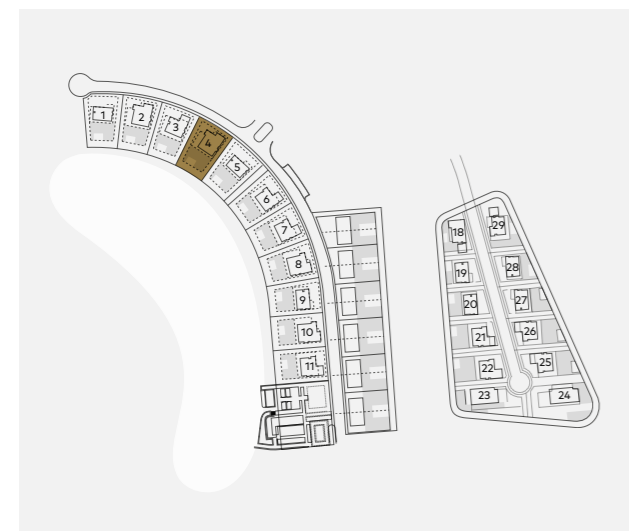
Roof garden 213m<sup>2</sup> / 2,292ft<sup>2</sup>

Swimming pool 30m<sup>2</sup> / 323ft<sup>2</sup>

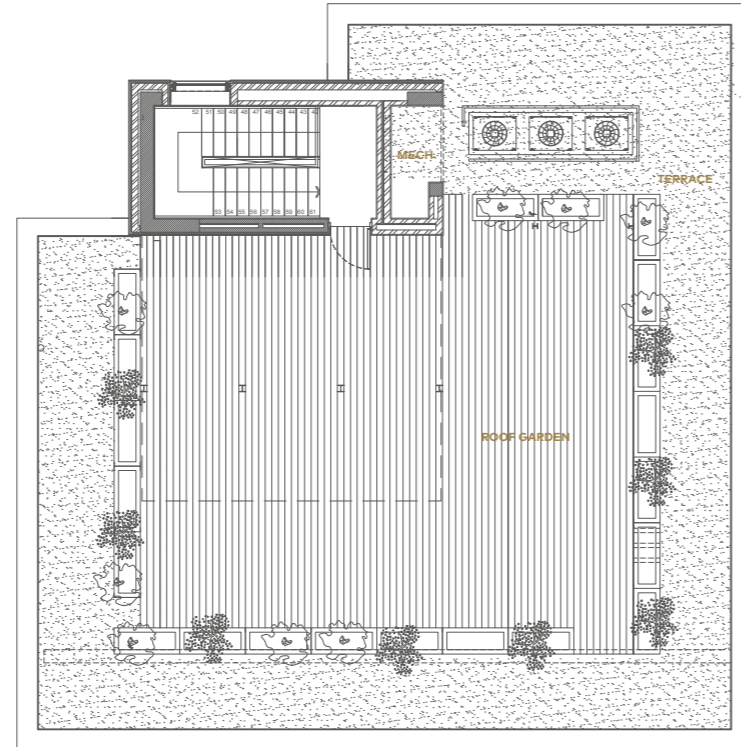
Garage 2 cars

Extra WC 1

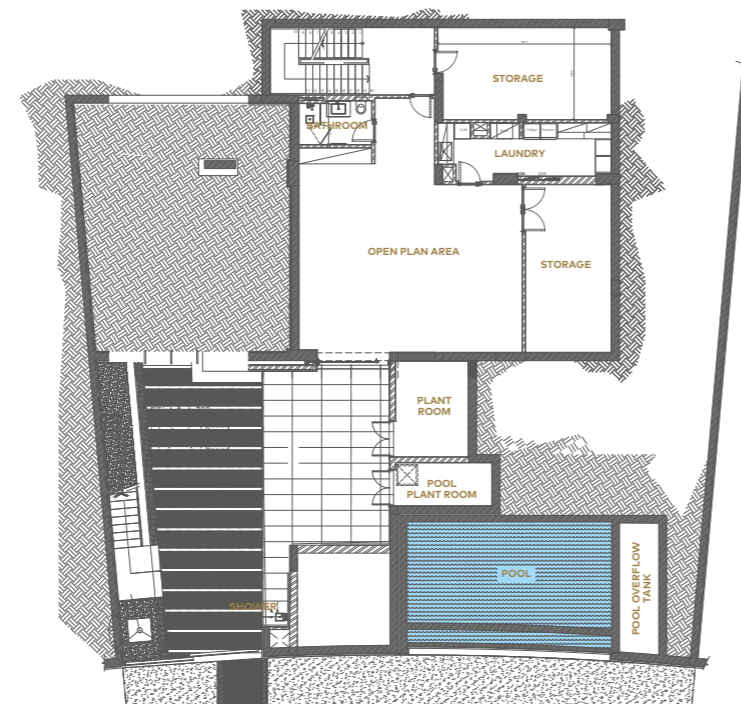
Finishes palette Wind



## ROOFTOP GARDEN



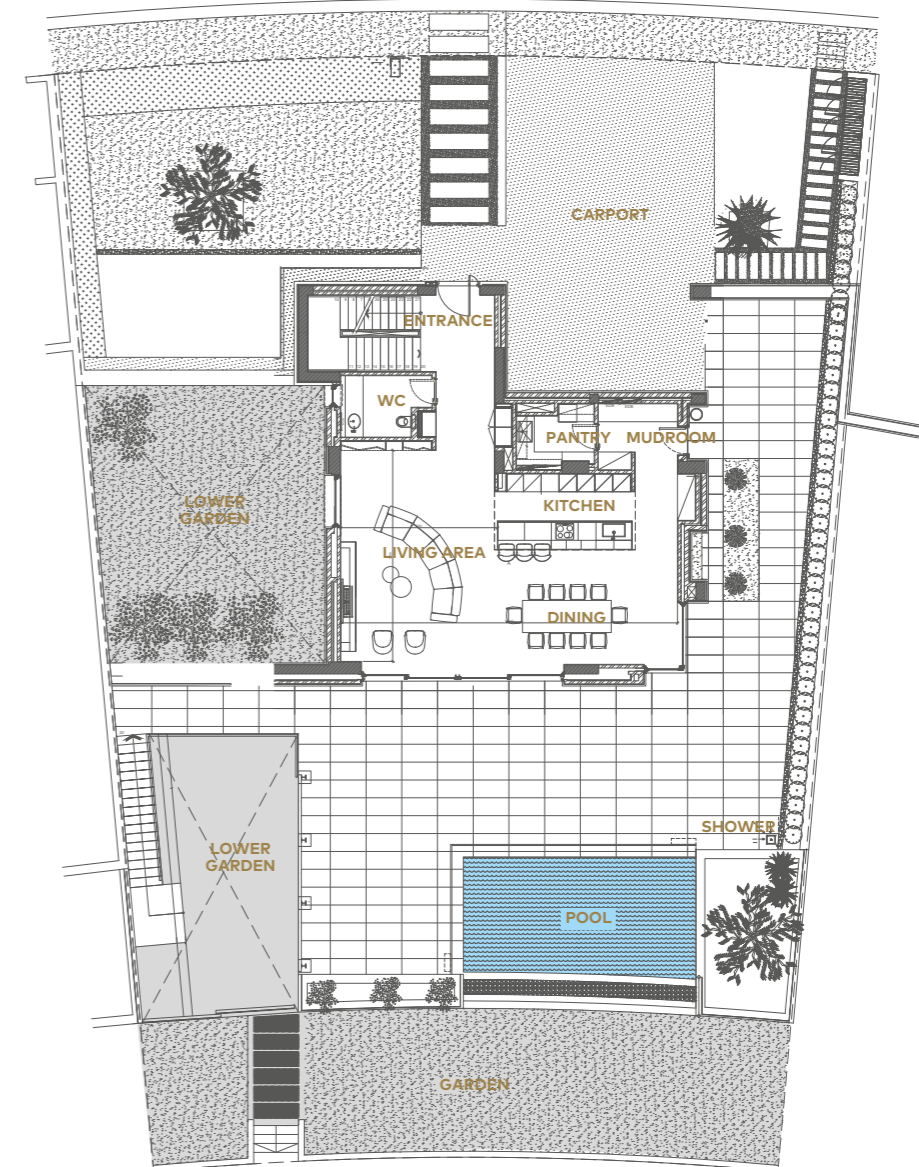
## LOWER FLOOR



## FIRST FLOOR



## GROUND FLOOR



# BEACH VILLA

# 5

**SOLD**

TYPE 3A

BEDROOMS 3

BATHROOMS 4

Plot area 911m<sup>2</sup> / 9,802ft<sup>2</sup>

Internal area 279m<sup>2</sup> / 3,002ft<sup>2</sup>

Lower floor 153m<sup>2</sup> / 1,646ft<sup>2</sup>

Total unit area 432m<sup>2</sup> / 4,648ft<sup>2</sup>

Covered verandas 97m<sup>2</sup> / 1,044ft<sup>2</sup>

Uncovered verandas 208m<sup>2</sup> / 2,238ft<sup>2</sup>

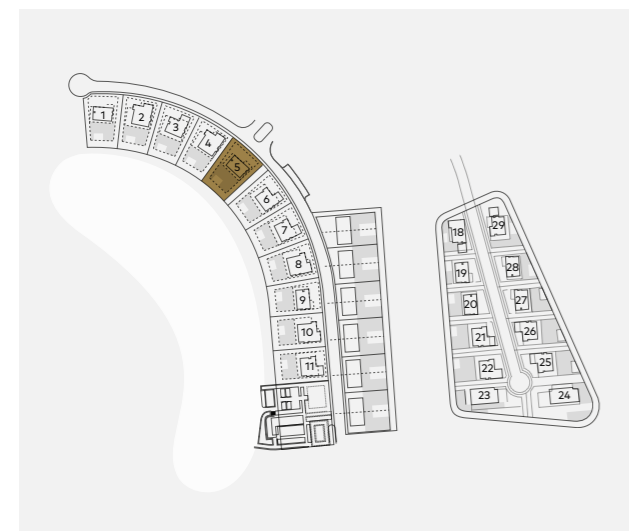
Roof garden 130m<sup>2</sup> / 1,399ft<sup>2</sup>

Swimming pool 32m<sup>2</sup> / 344ft<sup>2</sup>

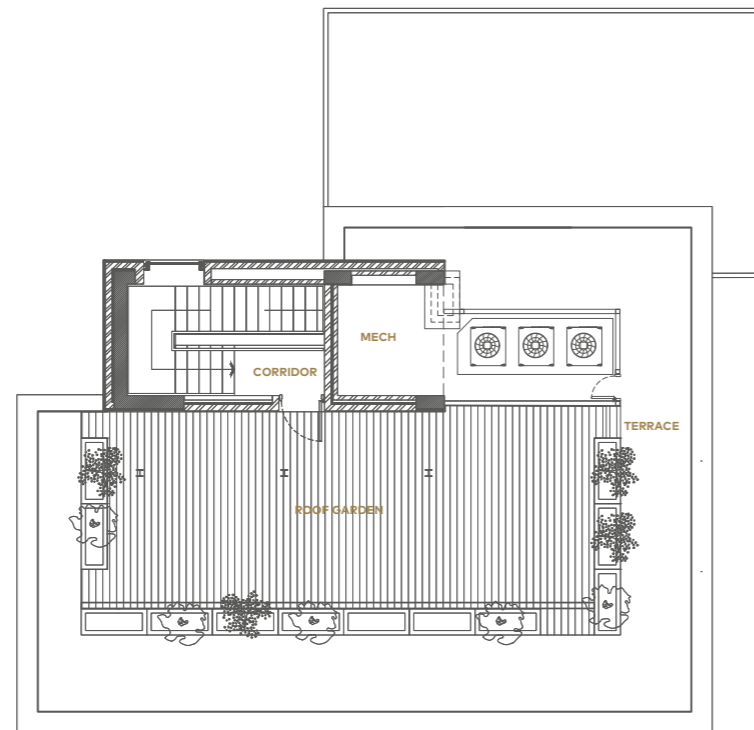
Garage 2 cars

Extra WC 1

Finishes palette Sand



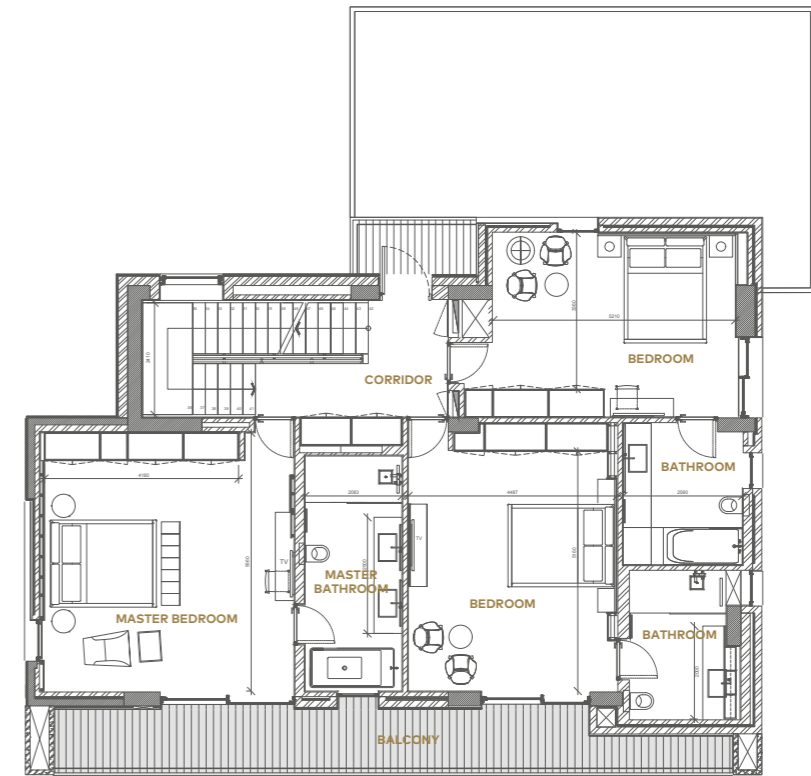
## ROOFTOP GARDEN



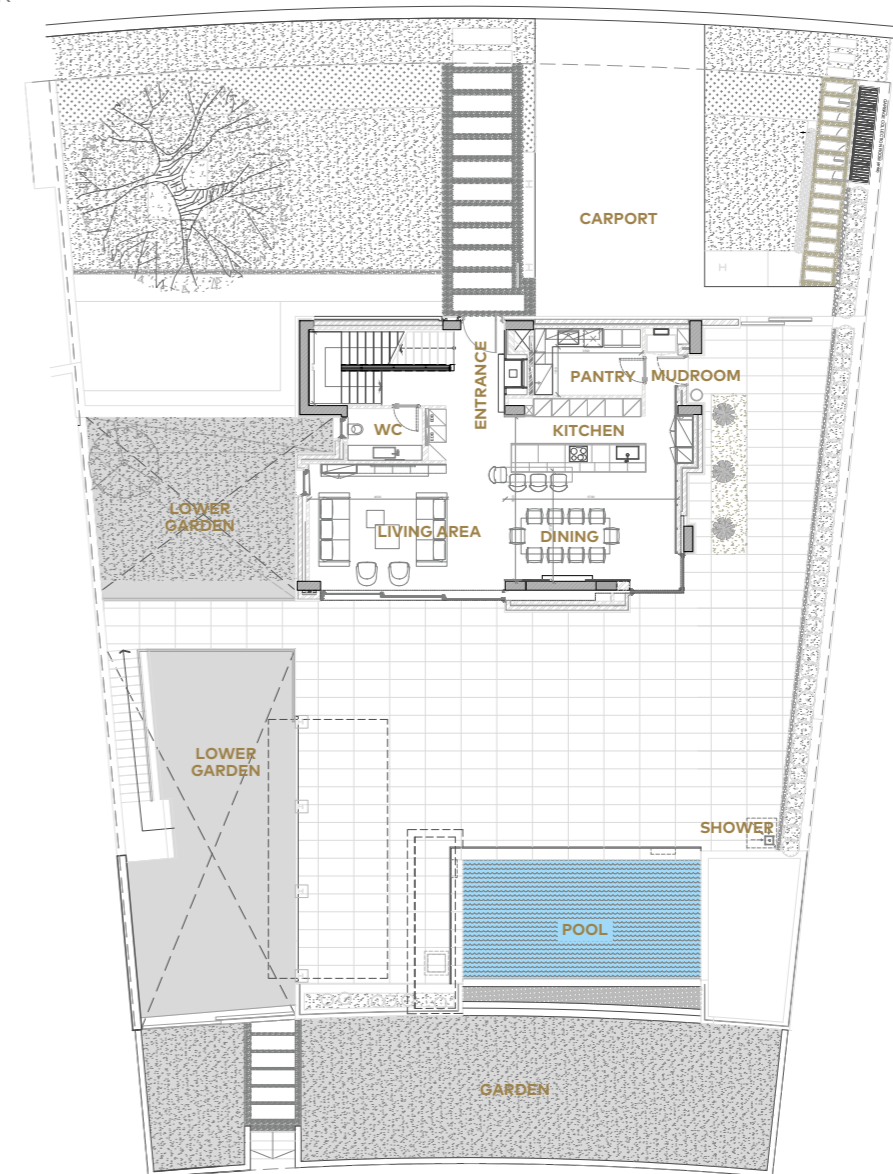
## LOWER FLOOR



## FIRST FLOOR



## GROUND FLOOR



# BEACH VILLA

# 6

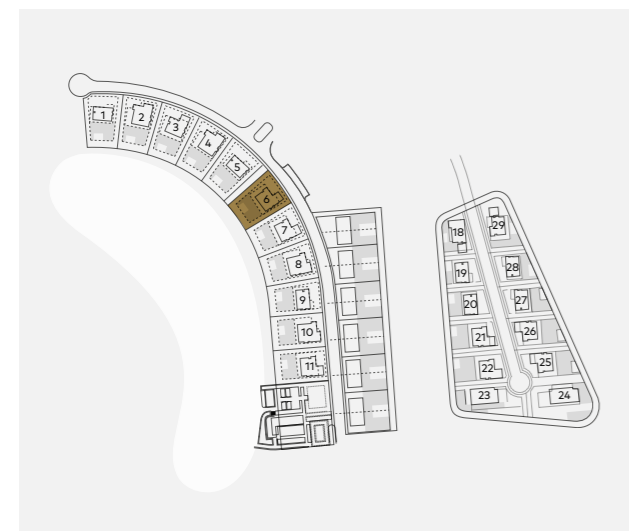
**SOLD**

TYPE 4A

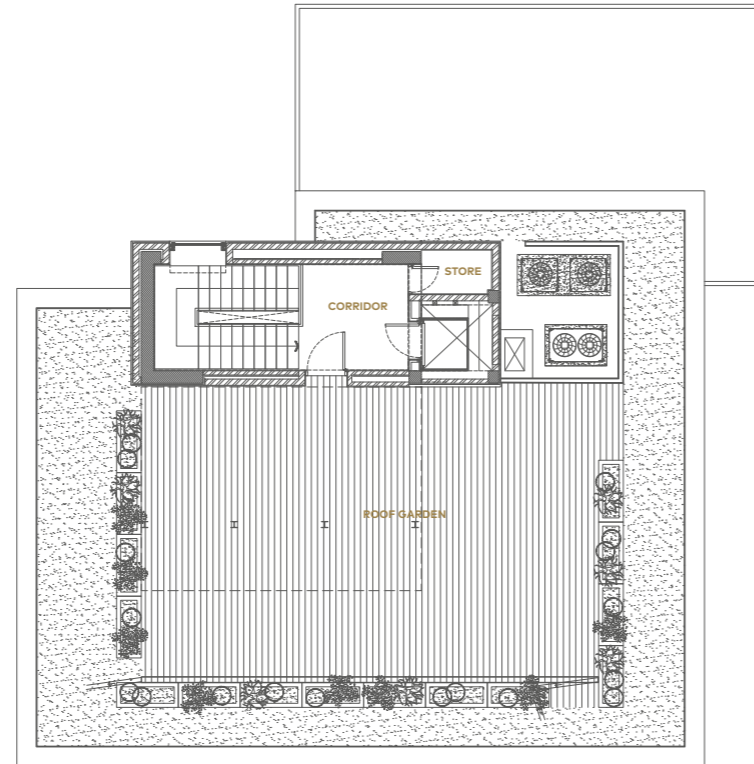
BEDROOMS 4

BATHROOMS 5

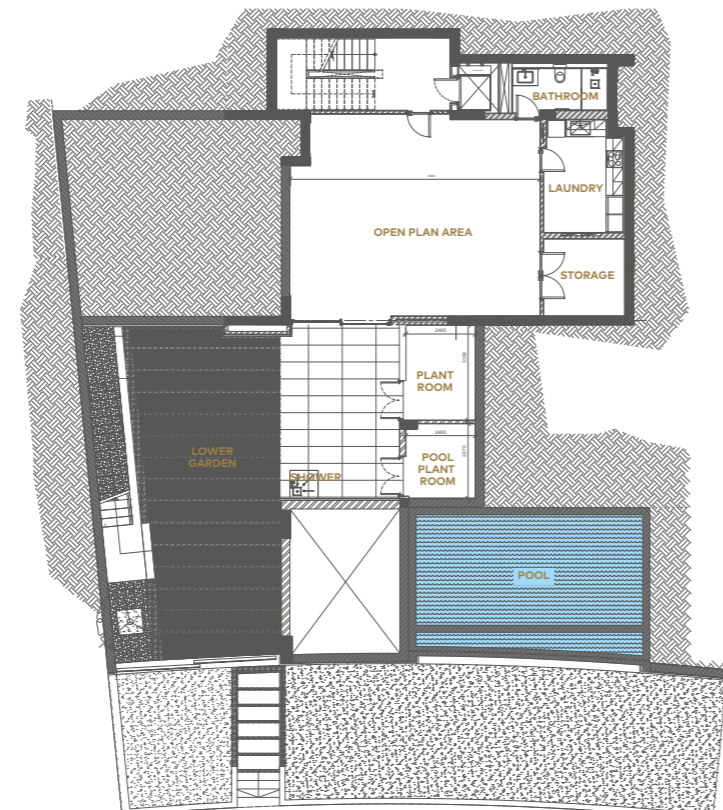
Plot area	912m <sup>2</sup> / 9,813ft <sup>2</sup>
Internal area	314m <sup>2</sup> / 3,379ft <sup>2</sup>
Lower floor	148m <sup>2</sup> / 1,592ft <sup>2</sup>
Total unit area	462m <sup>2</sup> / 4,971ft <sup>2</sup>
Covered verandas	152m <sup>2</sup> / 1,636ft <sup>2</sup>
Uncovered verandas	159m <sup>2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



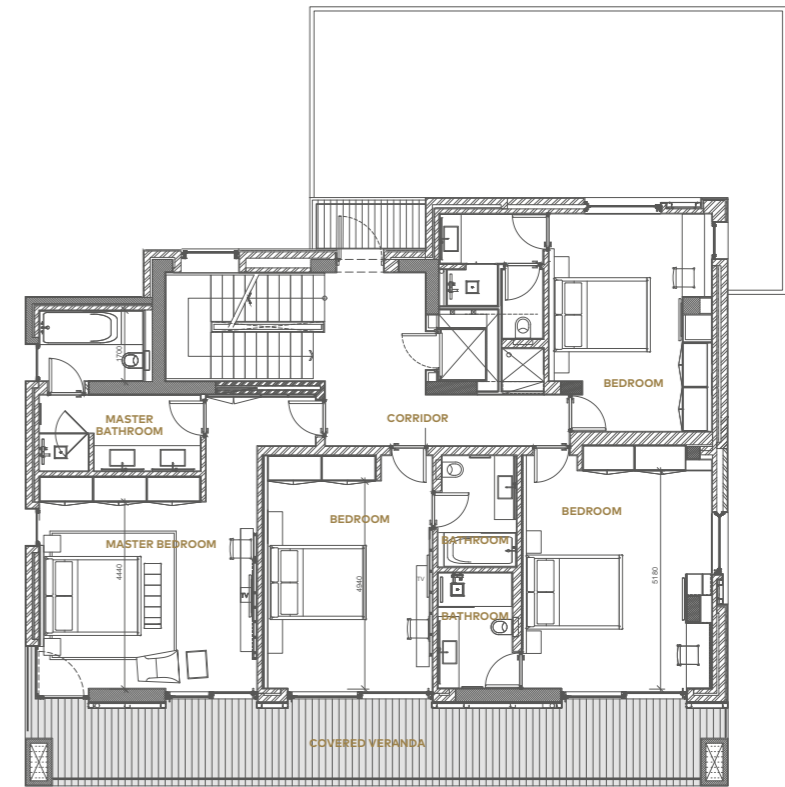
## ROOFTOP GARDEN



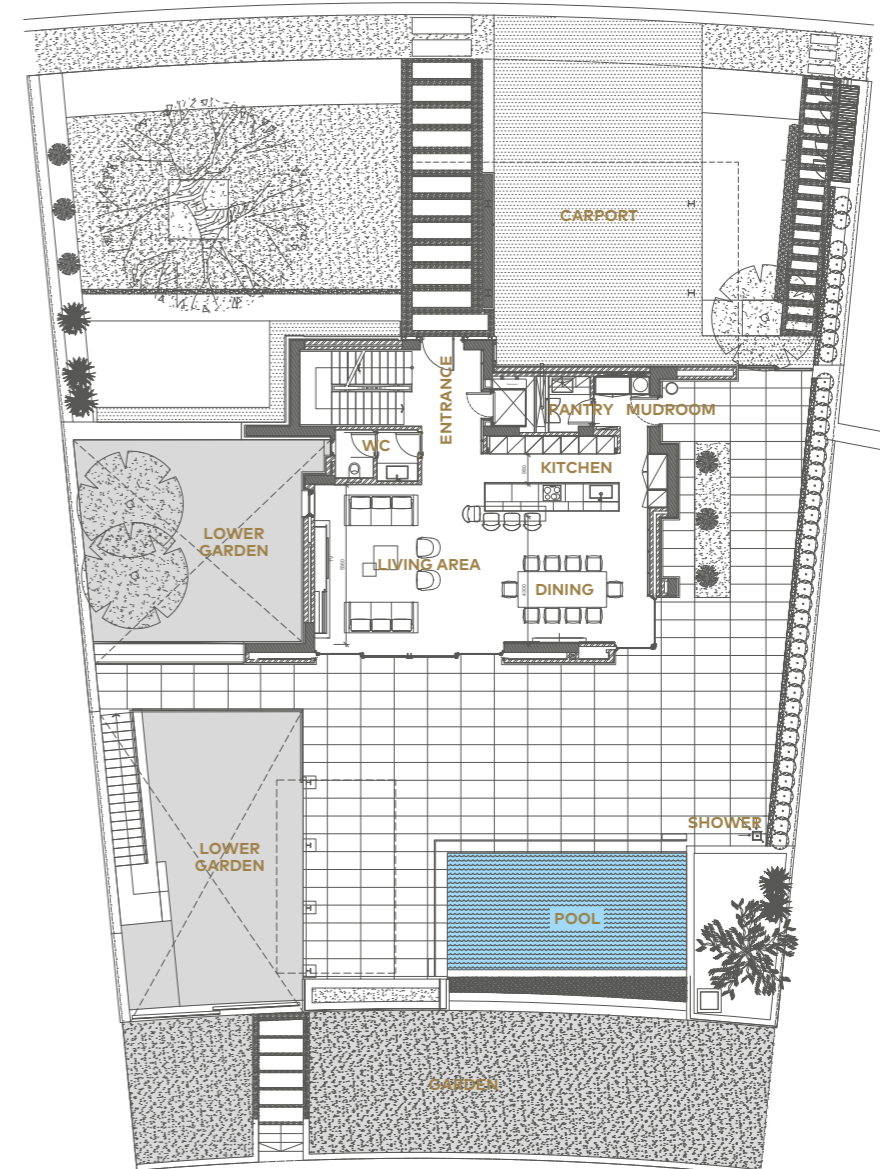
## LOWER FLOOR



## FIRST FLOOR



## GROUND FLOOR



# BEACH VILLA

# 7

SOLD

TYPE 4A

BEDROOMS 4

BATHROOMS 5

Plot area 900m<sup>2</sup> / 9,684ft<sup>2</sup>

Internal area 314m<sup>2</sup> / 3,379ft<sup>2</sup>

Lower floor 151m<sup>2</sup> / 1,625ft<sup>2</sup>

Total unit area 465m<sup>2</sup> / 5,003ft<sup>2</sup>

Covered verandas 152m<sup>2</sup> / 1,636ft<sup>2</sup>

Uncovered verandas 158m<sup>2</sup> / 1,700ft<sup>2</sup>

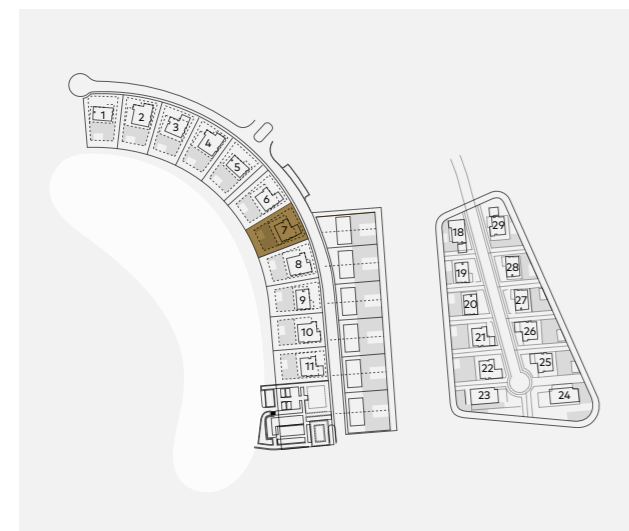
Roof garden 171m<sup>2</sup> / 1,840ft<sup>2</sup>

Swimming pool 32m<sup>2</sup> / 344ft<sup>2</sup>

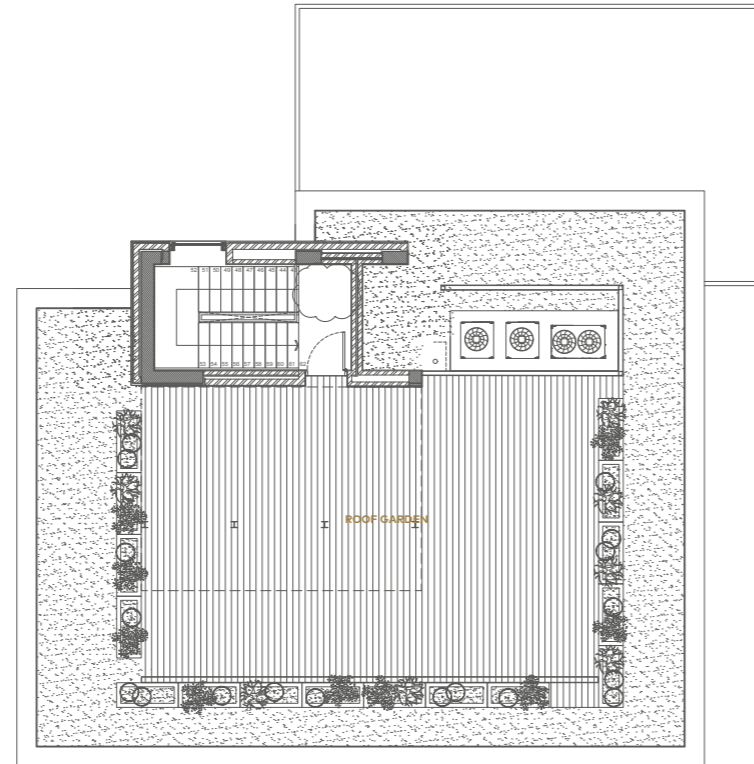
Garage 2 cars

Extra WC 1

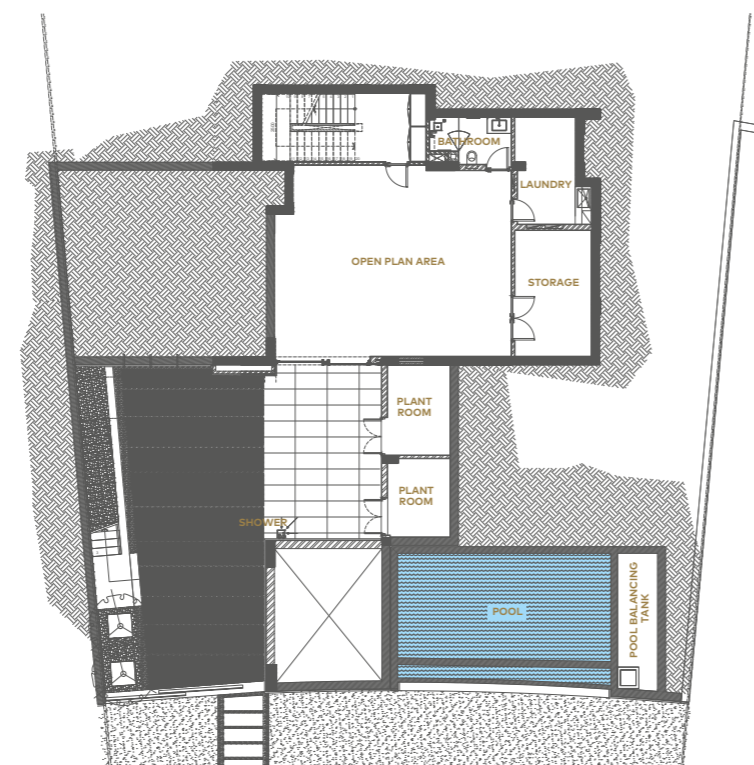
Finishes palette Water



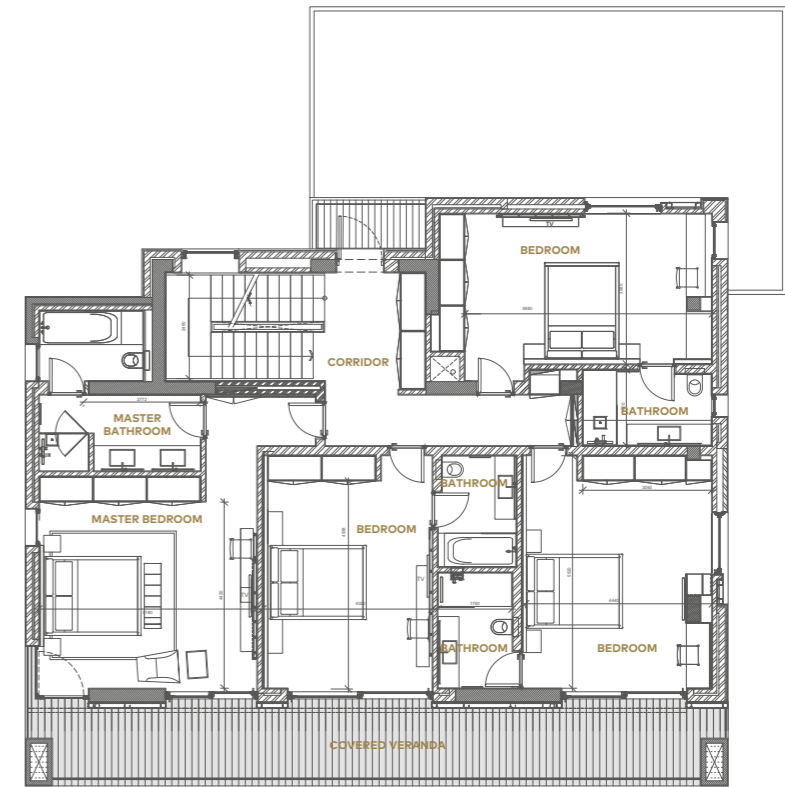
ROOFTOP GARDEN



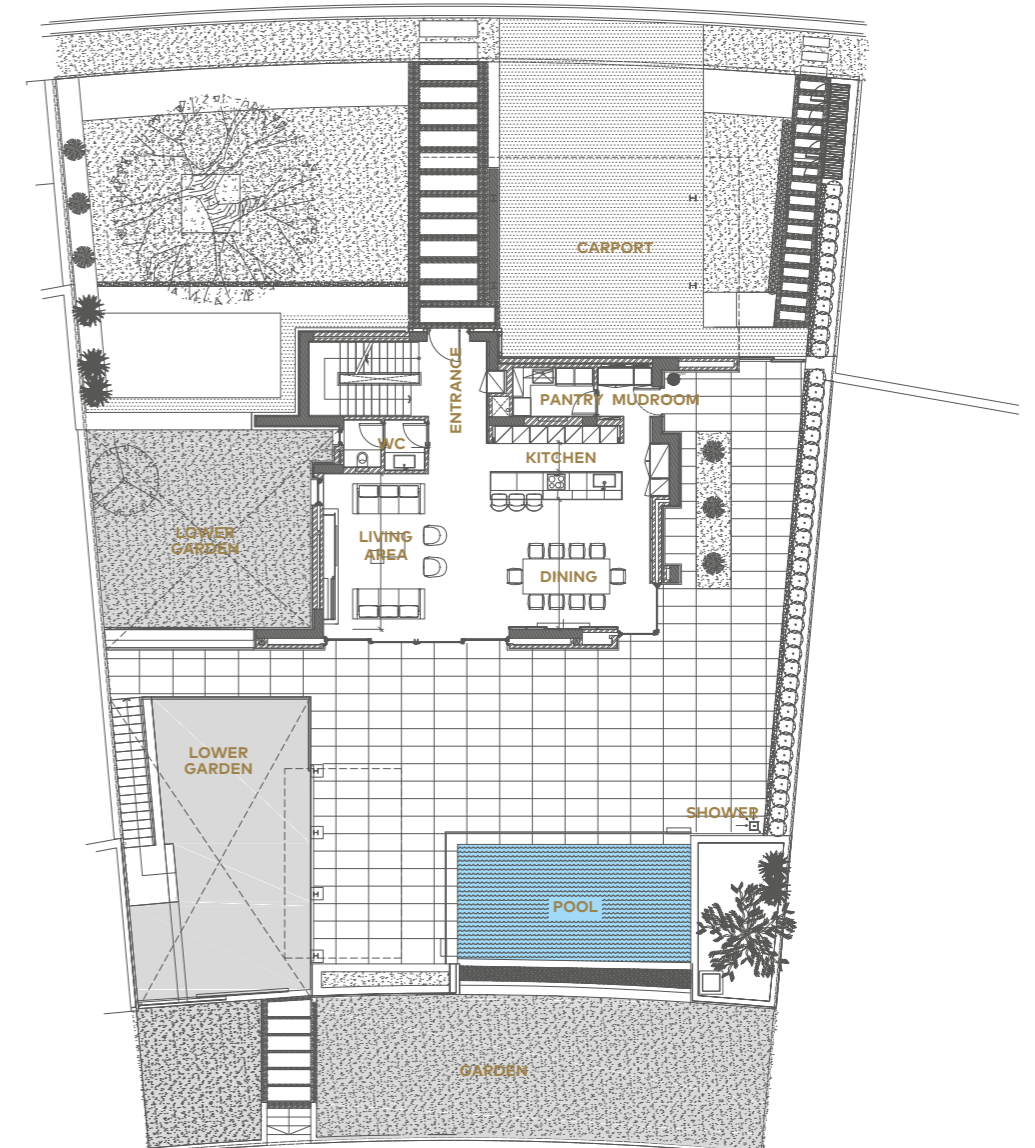
LOWER FLOOR



FIRST FLOOR



GROUND FLOOR



# BEACH VILLA

# 8

**SOLD**

TYPE 5A

BEDROOMS 5

BATHROOMS 6

Plot area 900m<sup>2</sup> / 9,684ft<sup>2</sup>

Internal area 389m<sup>2</sup> / 4,186ft<sup>2</sup>

Lower floor 193m<sup>2</sup> / 2,077ft<sup>2</sup>

Total unit area 582m<sup>2</sup> / 6,262ft<sup>2</sup>

Covered verandas 134m<sup>2</sup> / 1,442ft<sup>2</sup>

Uncovered verandas 156m<sup>2</sup> / 1,679ft<sup>2</sup>

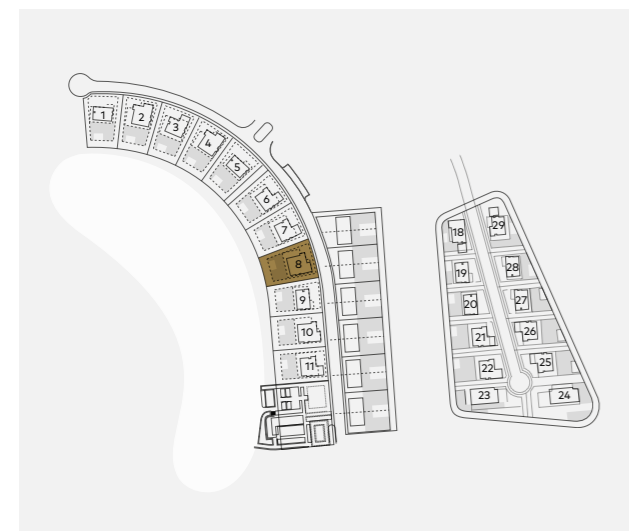
Roof garden 213m<sup>2</sup> / 2,292ft<sup>2</sup>

Swimming pool 31m<sup>2</sup> / 334ft<sup>2</sup>

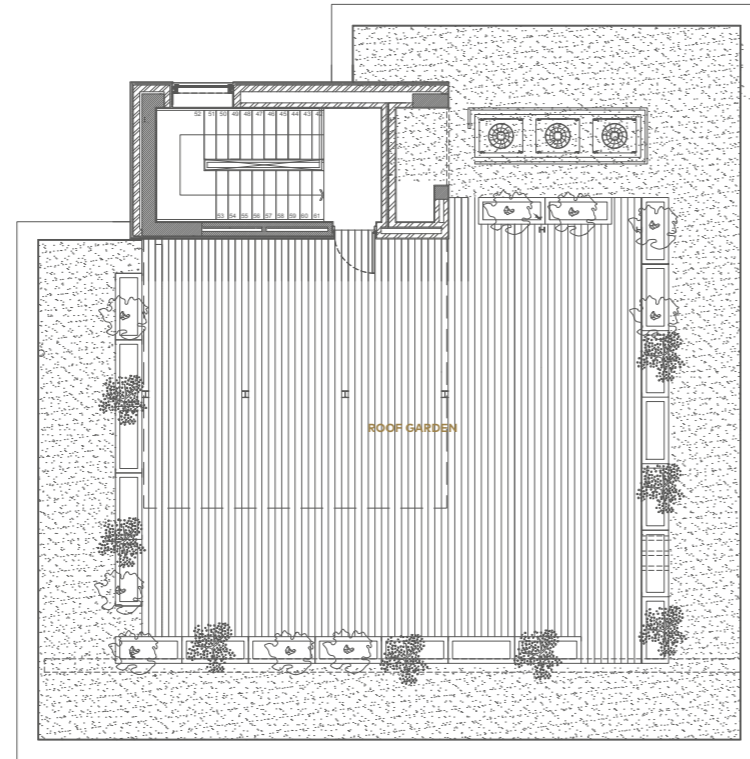
Garage 2 cars

Extra WC 1

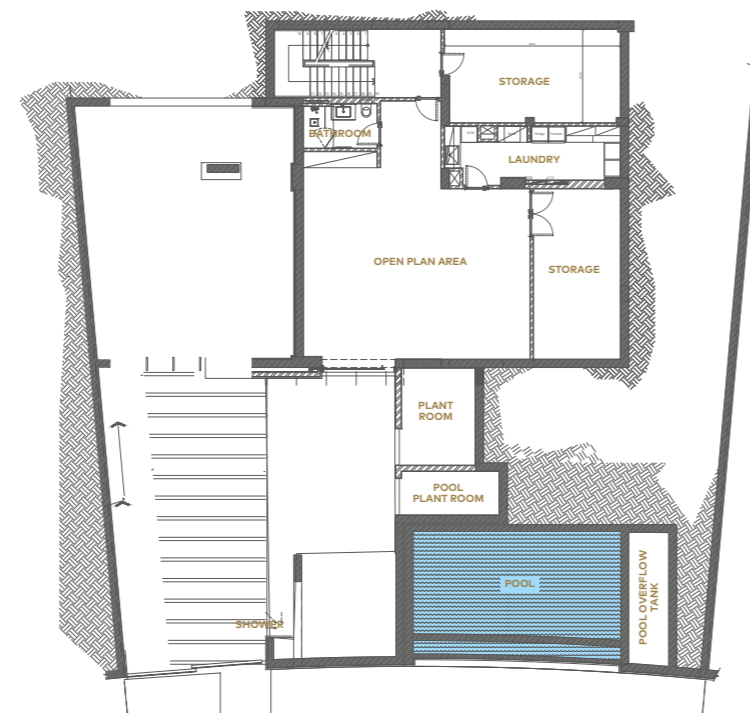
Finishes palette Wind



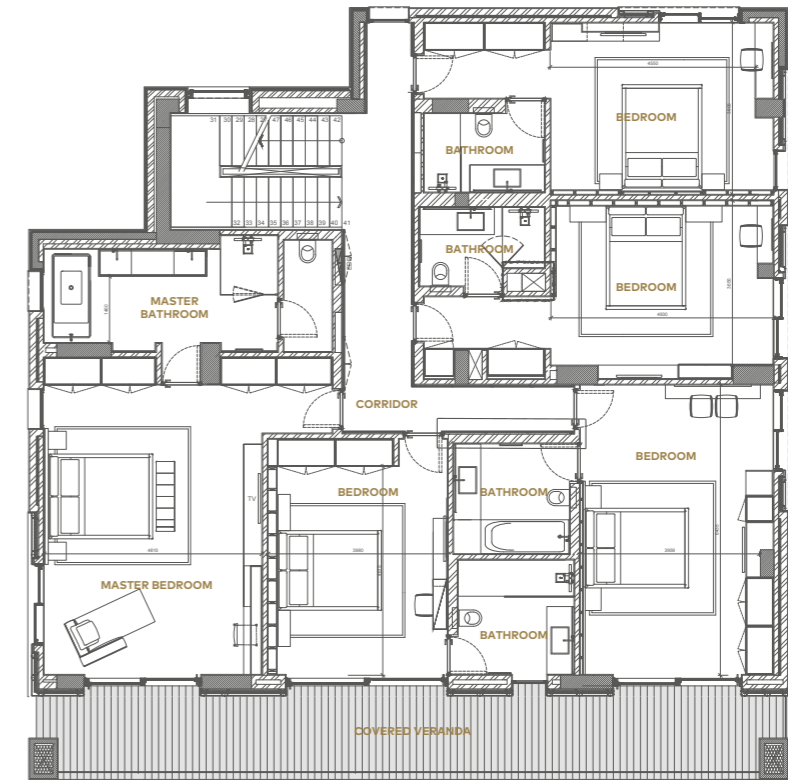
ROOFTOP GARDEN



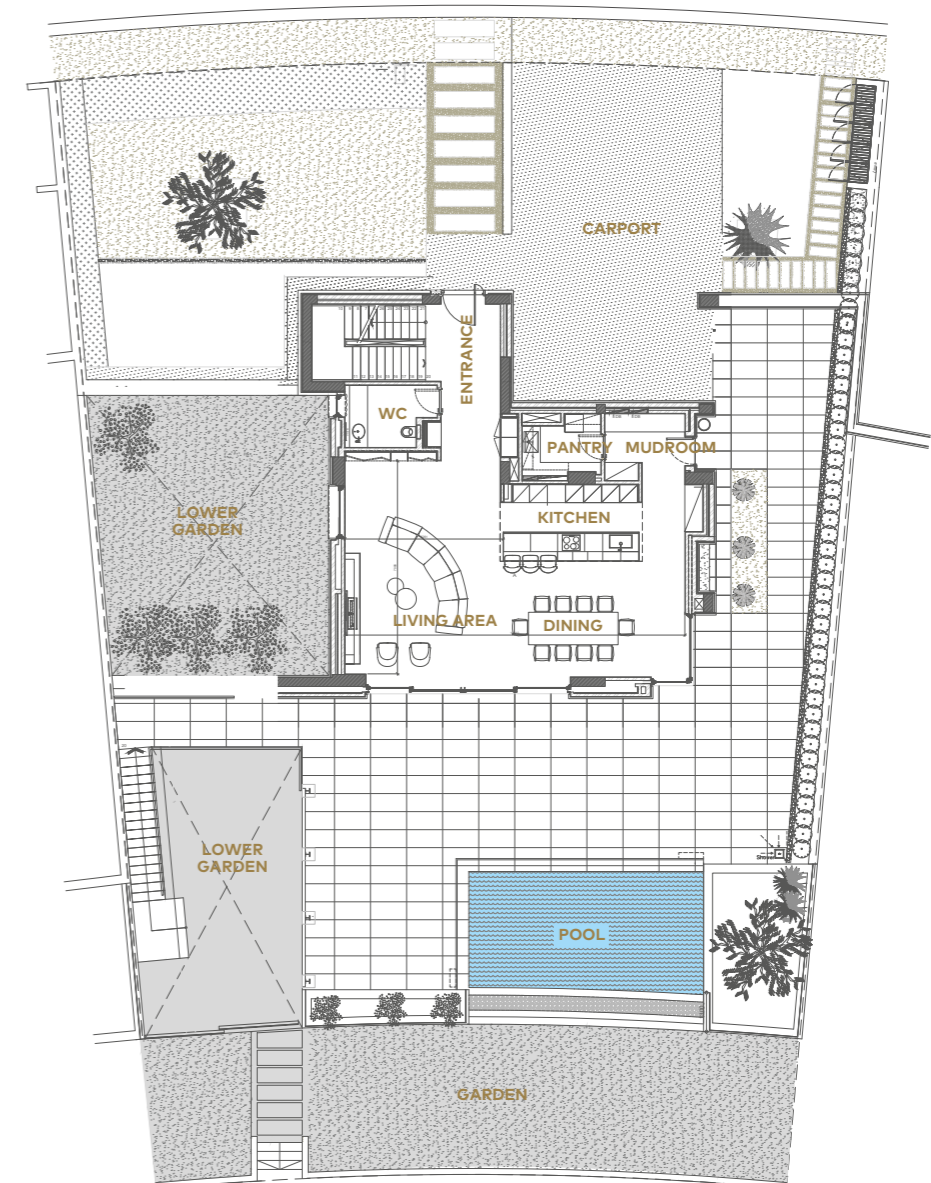
LOWER FLOOR



FIRST FLOOR



GROUND FLOOR



# BEACH VILLA

# 9

TYPE 3A

BEDROOMS 3

BATHROOMS 4

Plot area 841m<sup>2</sup> / 9,049ft<sup>2</sup>

Internal area 279m<sup>2</sup> / 3,002ft<sup>2</sup>

Lower floor 154m<sup>2</sup> / 1,657ft<sup>2</sup>

Total unit area 433m<sup>2</sup> / 4,659ft<sup>2</sup>

Covered verandas 97m<sup>2</sup> / 1,044ft<sup>2</sup>

Uncovered verandas 186m<sup>2</sup> / 2,001ft<sup>2</sup>

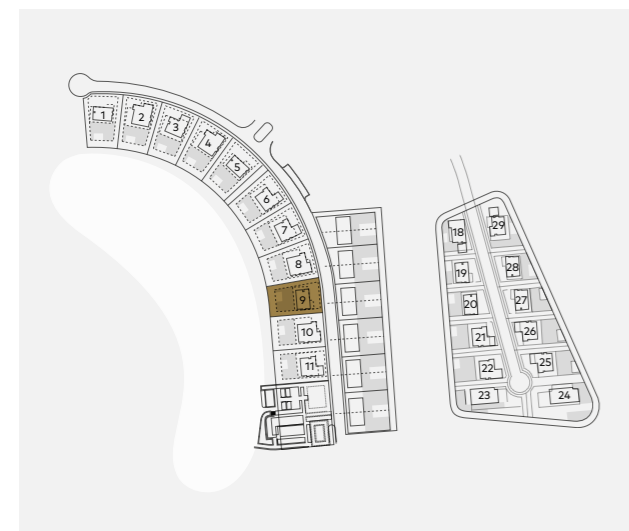
Roof garden 130m<sup>2</sup> / 1,399ft<sup>2</sup>

Swimming pool 32m<sup>2</sup> / 344ft<sup>2</sup>

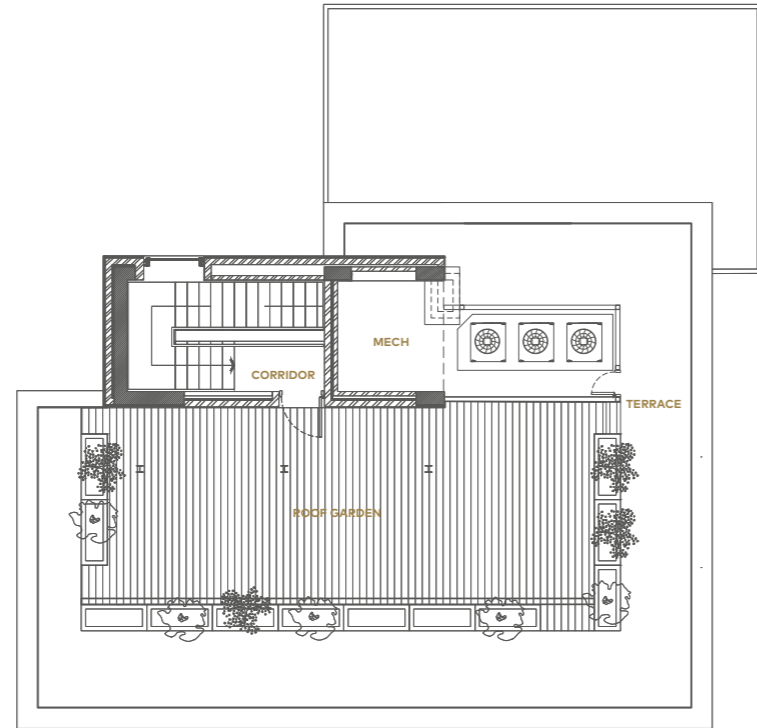
Garage 2 cars

Extra WC 1

Finishes palette Sand



ROOFTOP GARDEN



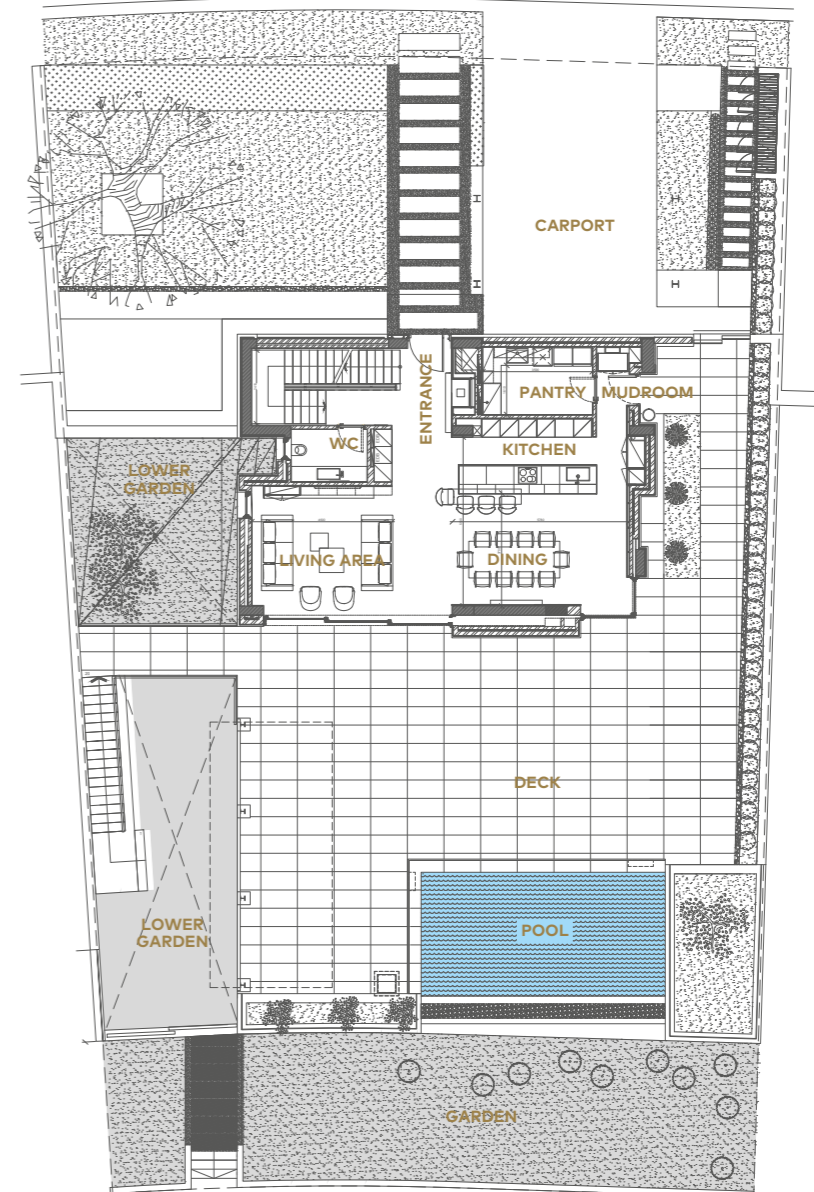
LOWER FLOOR



FIRST FLOOR



GROUND FLOOR



# BEACH VILLA

# 10

**SOLD**

TYPE 5A

BEDROOMS 5

BATHROOMS 6

Plot area 870m<sup>2</sup> / 9,361ft<sup>2</sup>

Internal area 389m<sup>2</sup> / 4,186ft<sup>2</sup>

Lower floor 195m<sup>2</sup> / 2,098ft<sup>2</sup>

Total unit area 584m<sup>2</sup> / 6,284ft<sup>2</sup>

Covered verandas 134m<sup>2</sup> / 1,442ft<sup>2</sup>

Uncovered verandas 146m<sup>2</sup> / 1,571ft<sup>2</sup>

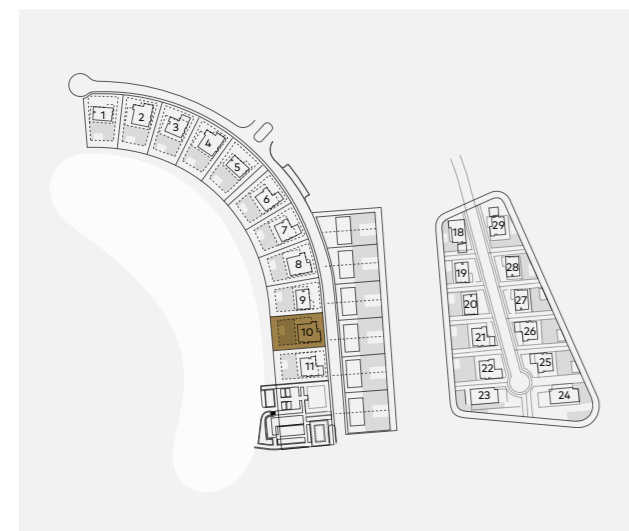
Roof garden 213m<sup>2</sup> / 2,292ft<sup>2</sup>

Swimming pool 31m<sup>2</sup> / 334ft<sup>2</sup>

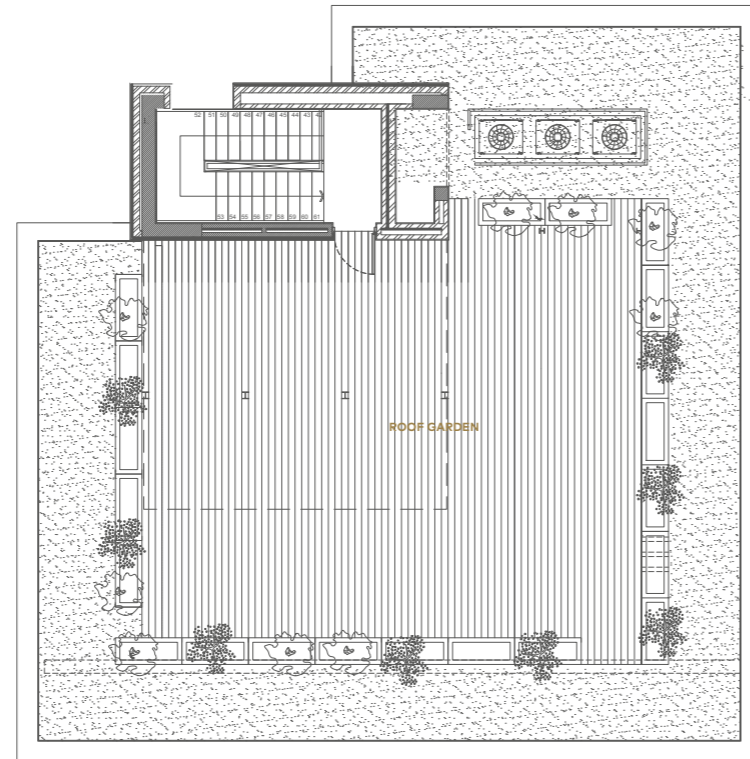
Garage 2 cars

Extra WC 1

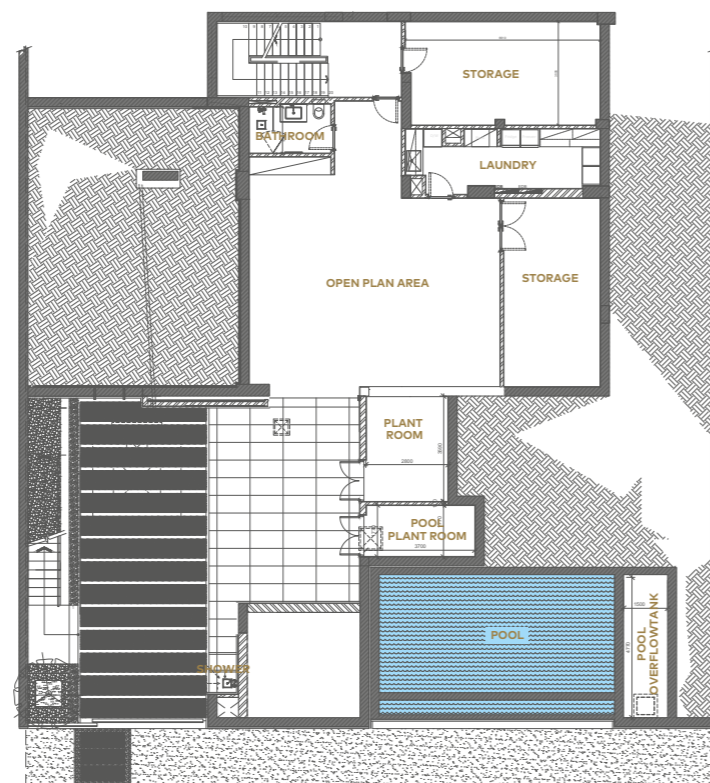
Finishes palette Wind



ROOFTOP GARDEN



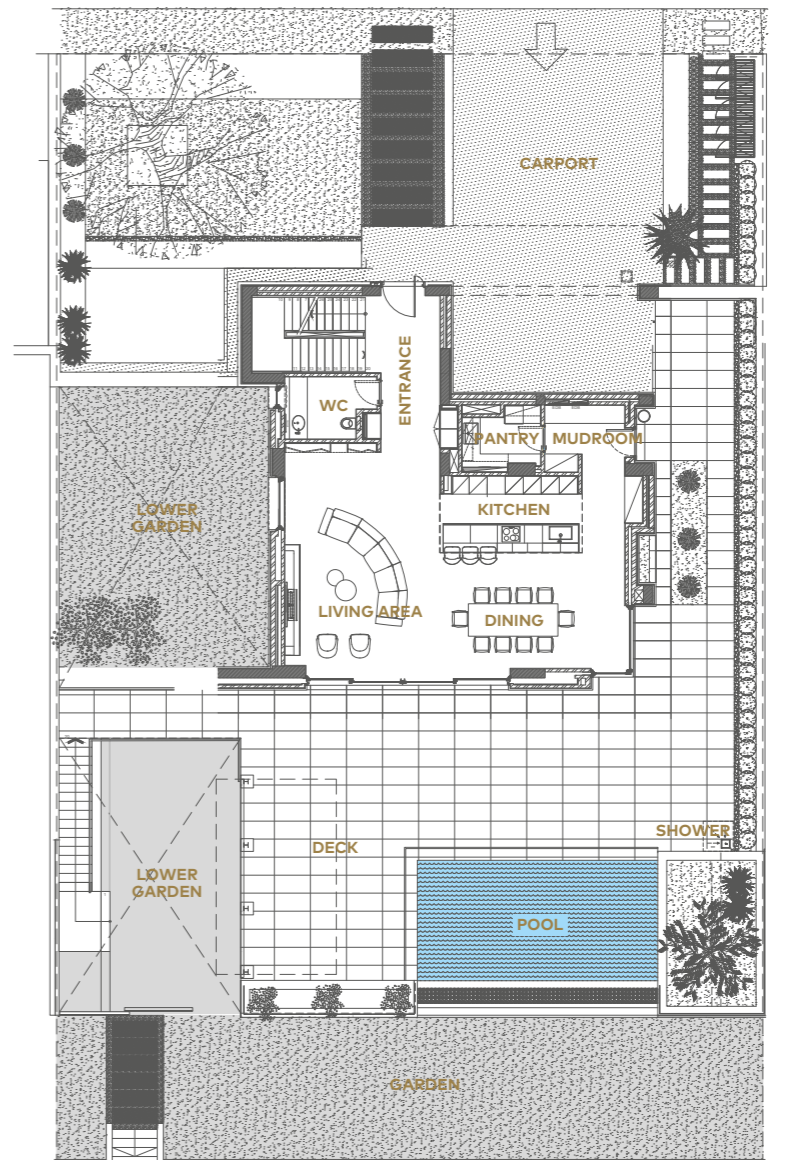
LOWER FLOOR



FIRST FLOOR



GROUND FLOOR



# BEACH VILLA

# 11

TYPE 4A

BEDROOMS 4

BATHROOMS 5

Plot area 870m<sup>2</sup> / 9,361ft<sup>2</sup>

Internal area 314m<sup>2</sup> / 3,379ft<sup>2</sup>

Lower floor 149m<sup>2</sup> / 1,603ft<sup>2</sup>

Total unit area 463m<sup>2</sup> / 4,982ft<sup>2</sup>

Covered verandas 152m<sup>2</sup> / 1,636ft<sup>2</sup>

Uncovered verandas 154m<sup>2</sup> / 1,657ft<sup>2</sup>

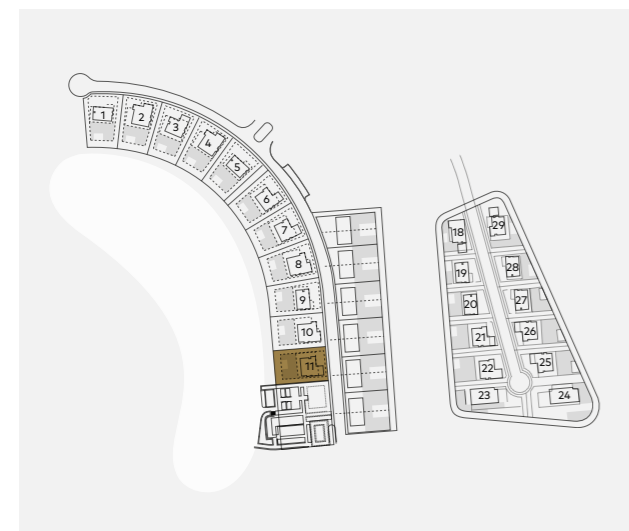
Roof garden 171m<sup>2</sup> / 1,840ft<sup>2</sup>

Swimming pool 32m<sup>2</sup> / 344ft<sup>2</sup>

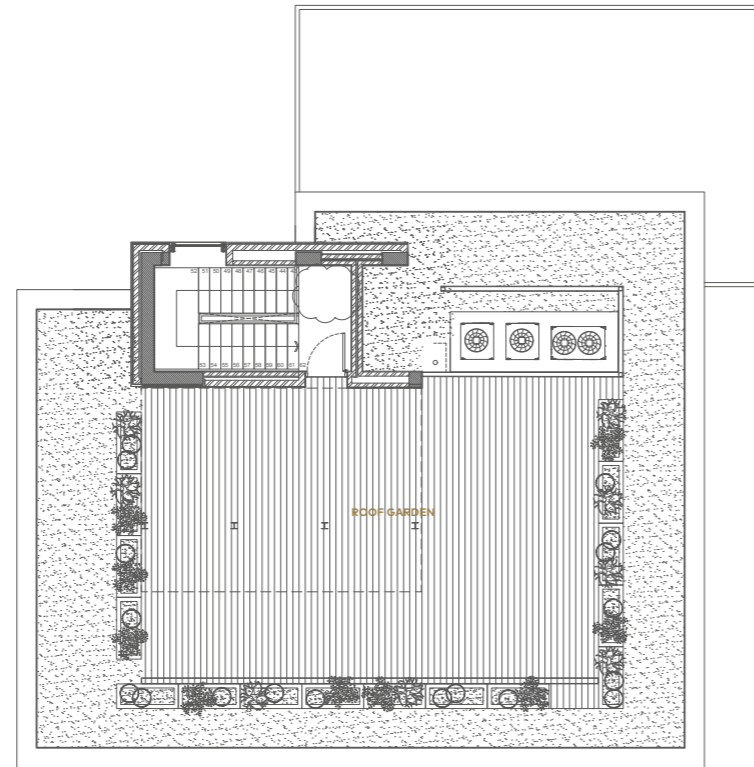
Garage 2 cars

Extra WC 1

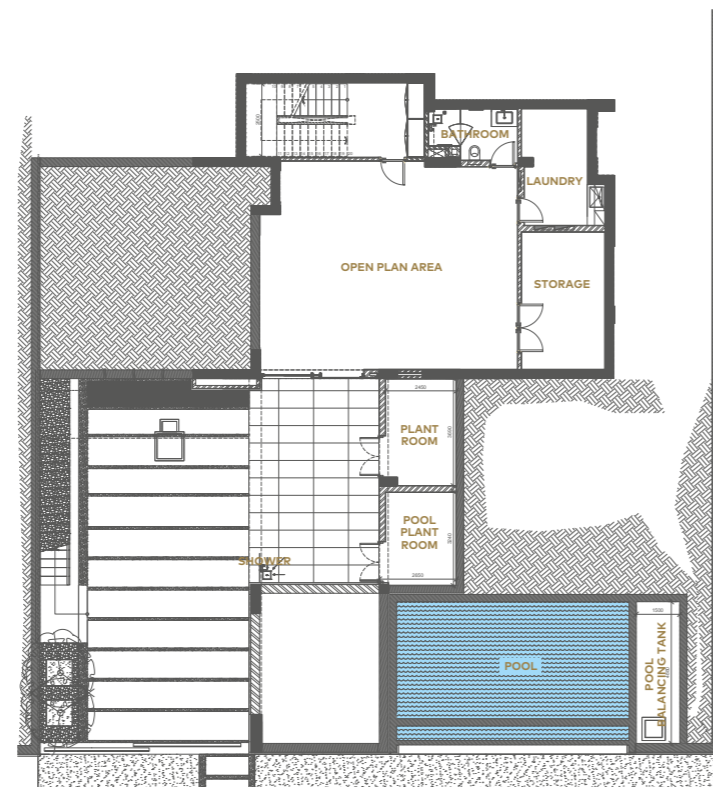
Finishes palette Water



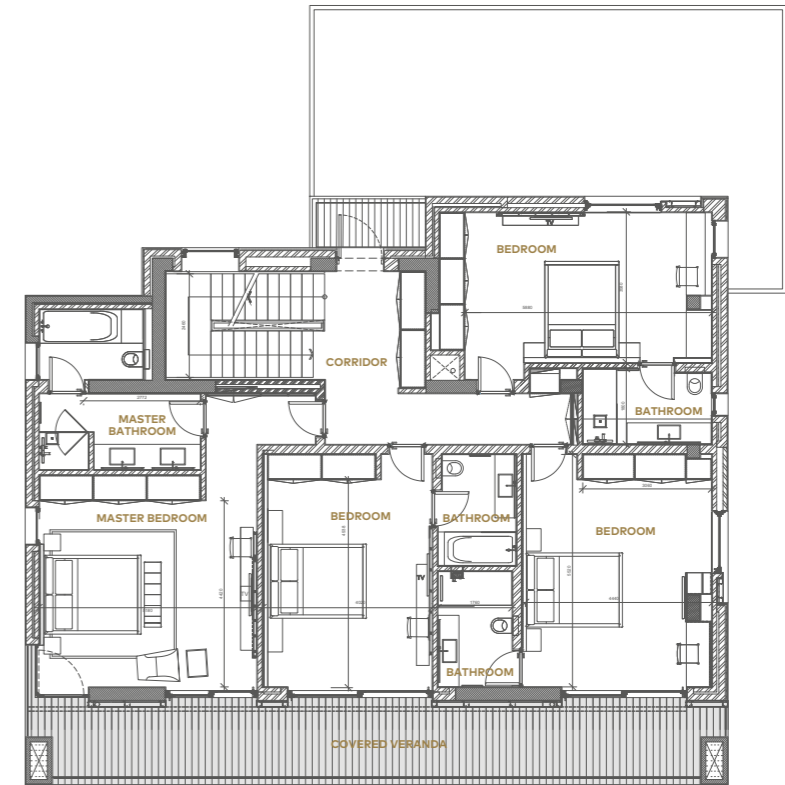
## ROOFTOP GARDEN



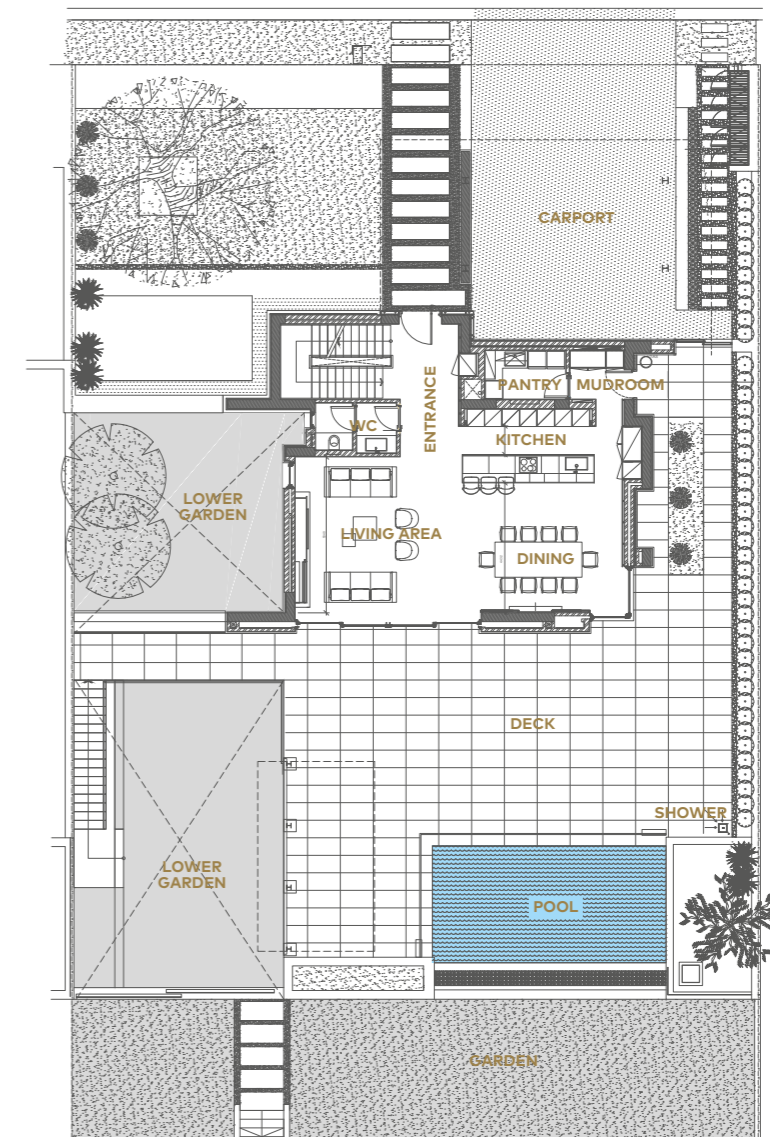
## LOWER FLOOR

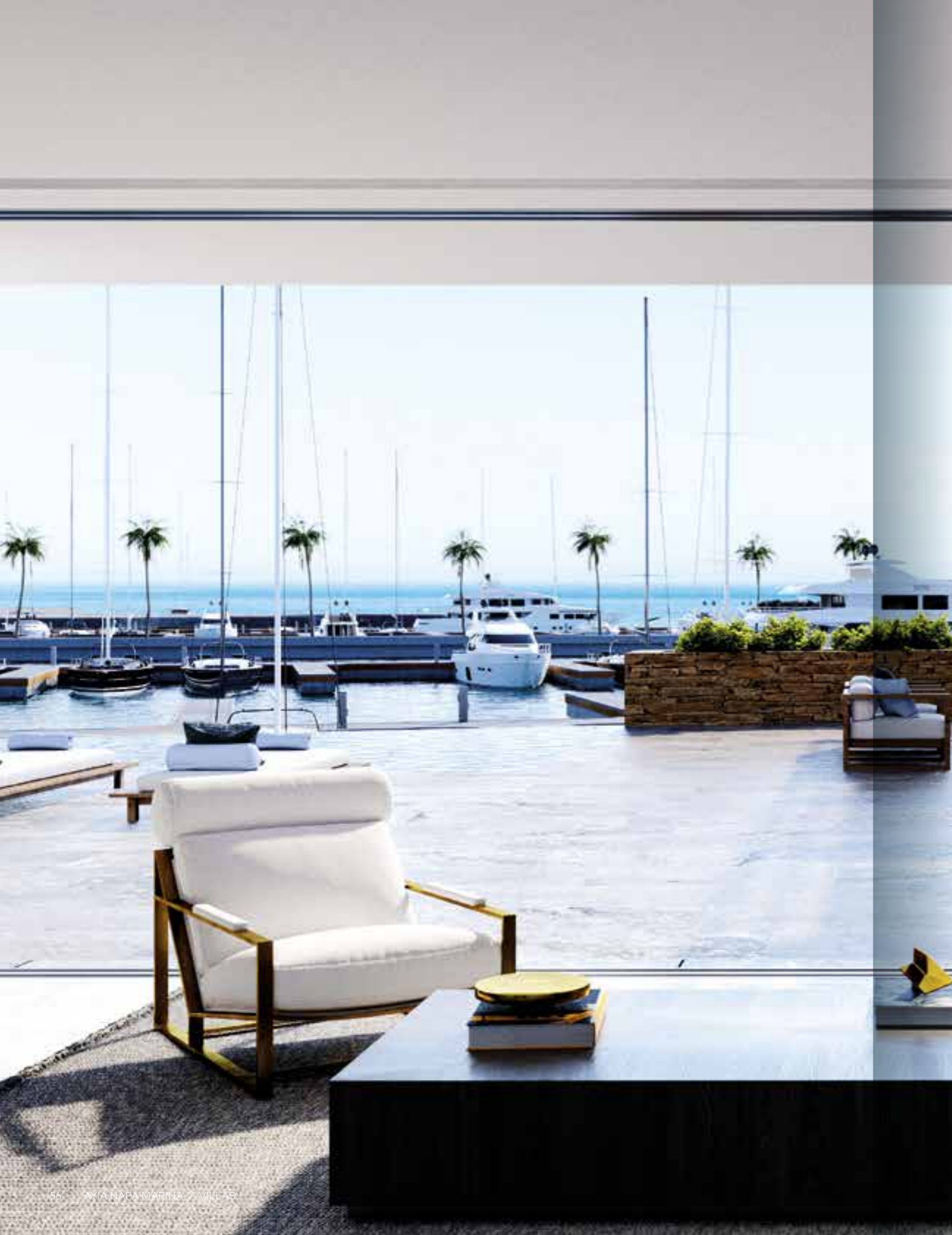


## FIRST FLOOR



## GROUND FLOOR





12

*Exemplary*  
**ISLAND VILLAS**

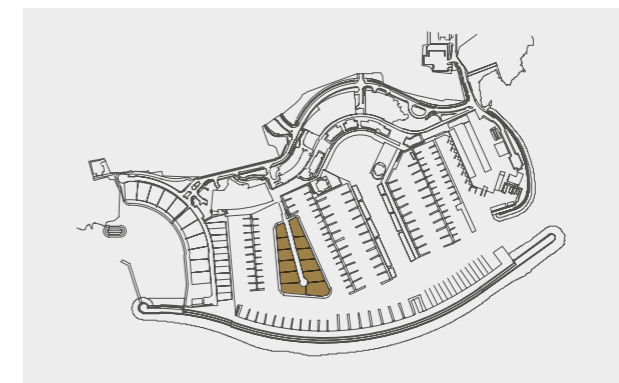
*12 villas are built on a man-made private island inside the marina area.*

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 514m<sup>2</sup> / 5,531ft<sup>2</sup>

Internal area 279m<sup>2</sup> / 3,002ft<sup>2</sup>

Lower floor 150m<sup>2</sup> / 1,614ft<sup>2</sup>

Total unit area 429m<sup>2</sup> / 4,616ft<sup>2</sup>

Covered verandas 142m<sup>2</sup> / 1,528ft<sup>2</sup>

Uncovered verandas 63m<sup>2</sup> / 678ft<sup>2</sup>

Roof garden 130m<sup>2</sup> / 1,399ft<sup>2</sup>

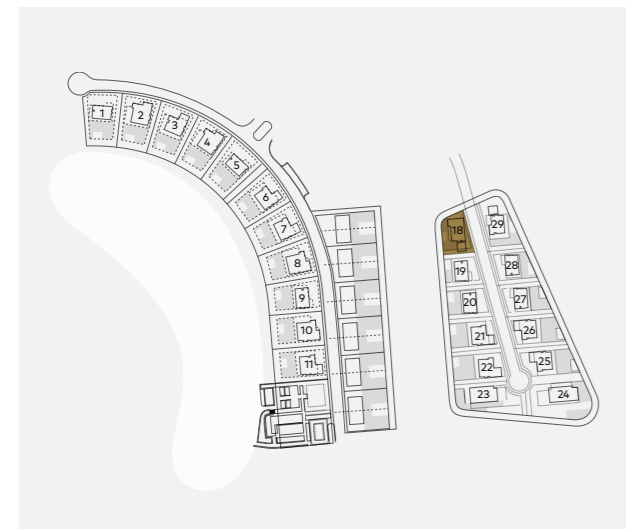
Swimming pool 25m<sup>2</sup> / 269ft<sup>2</sup>

Garage 2 cars

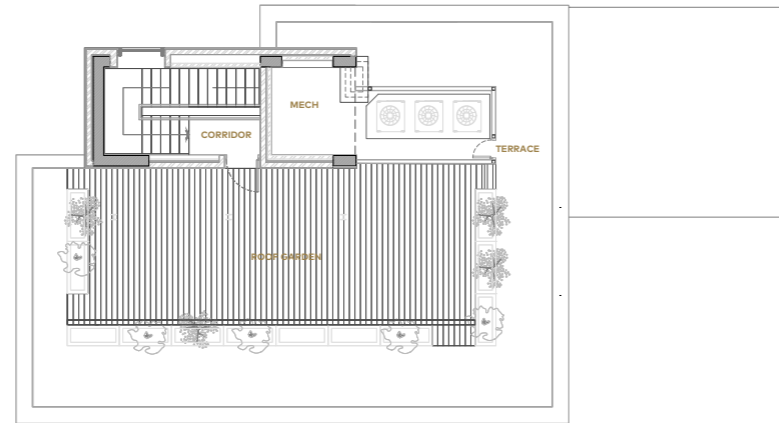
Extra WC 1

Finishes palette Sand

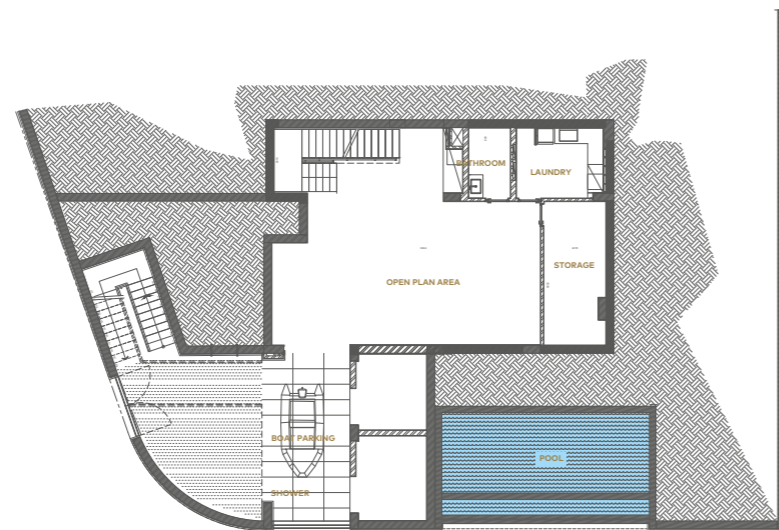
Berth size 1 x 15m



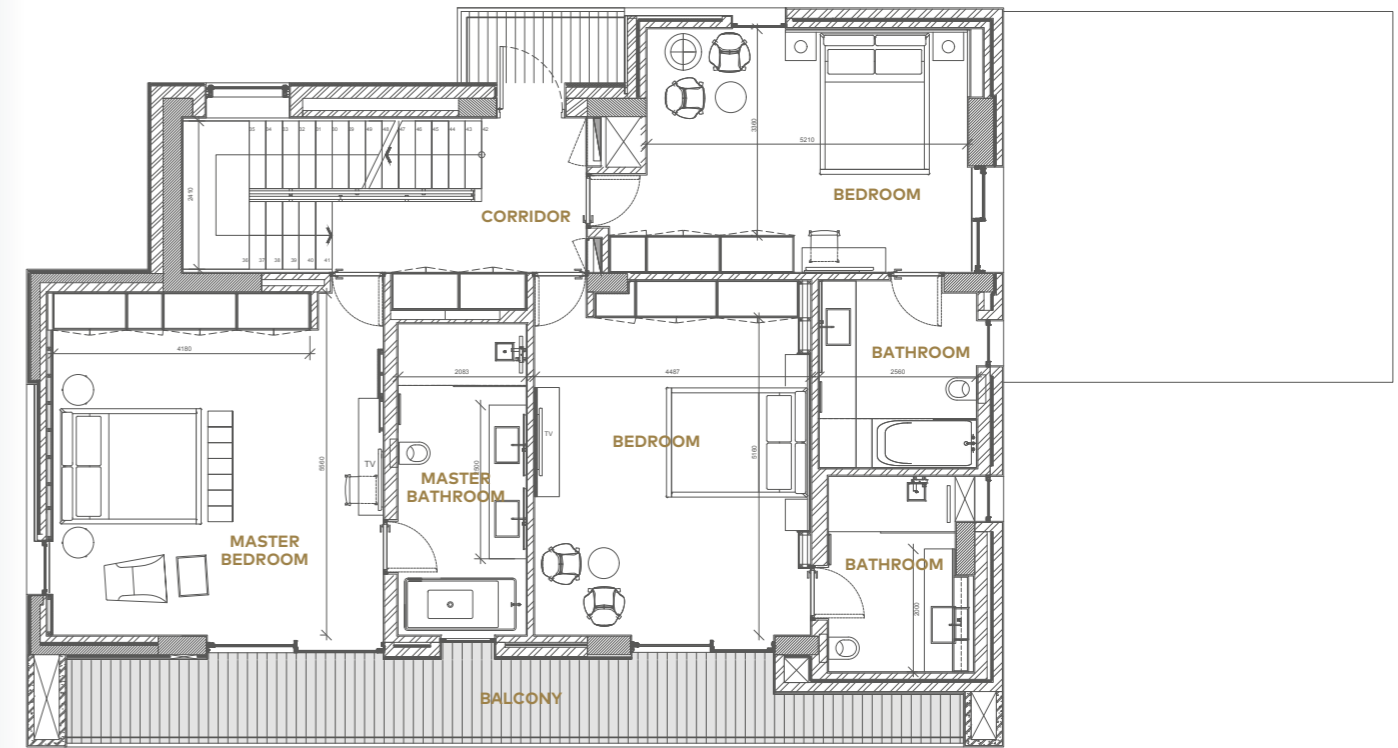
## ROOFTOP GARDEN



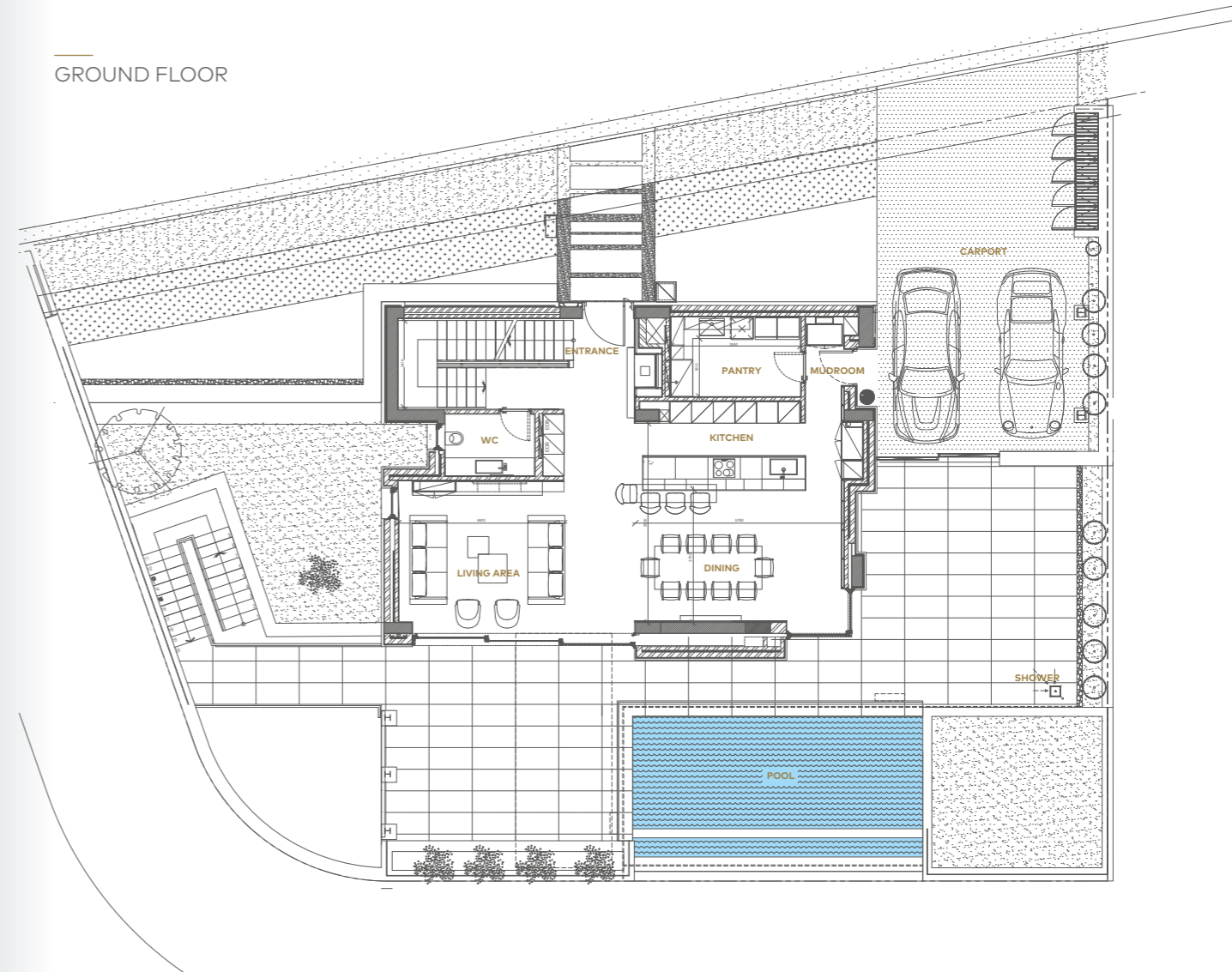
## LOWER FLOOR



## FIRST FLOOR



## GROUND FLOOR



# ISLAND VILLA

# 19

TYPE 3A

BEDROOMS 3

BATHROOMS 4

Plot area 529m<sup>2</sup> / 5,692ft<sup>2</sup>

Internal area 279m<sup>2</sup> / 3,002ft<sup>2</sup>

Lower floor 150m<sup>2</sup> / 1,614ft<sup>2</sup>

Total unit area 429m<sup>2</sup> / 4,616ft<sup>2</sup>

Covered verandas 83m<sup>2</sup> / 893ft<sup>2</sup>

Uncovered verandas 89m<sup>2</sup> / 958ft<sup>2</sup>

Roof garden 130m<sup>2</sup> / 1,399ft<sup>2</sup>

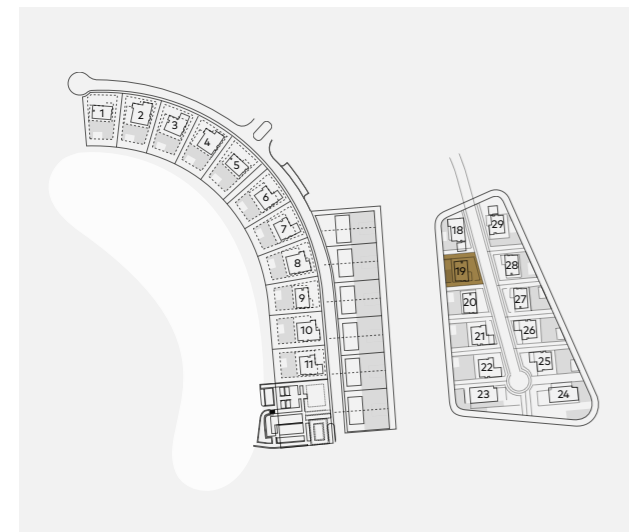
Swimming pool 26m<sup>2</sup> / 280ft<sup>2</sup>

Garage 2 cars

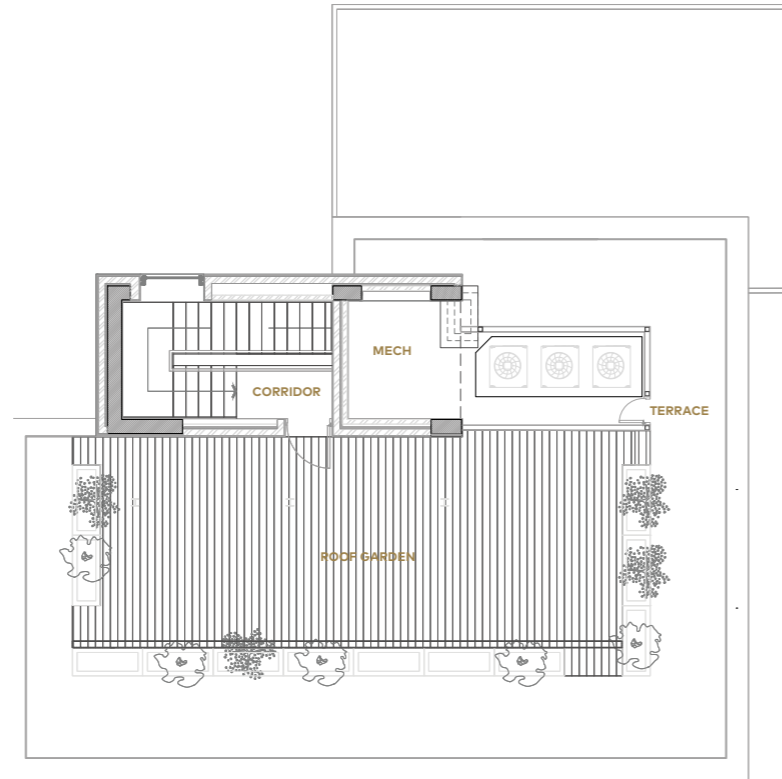
Extra WC 1

Finishes palette Sand

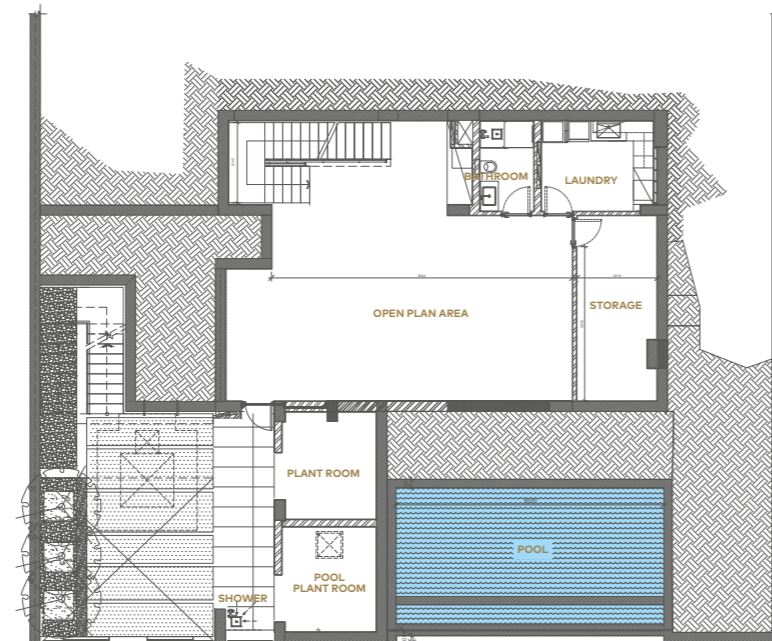
Berth size 1 x 15m



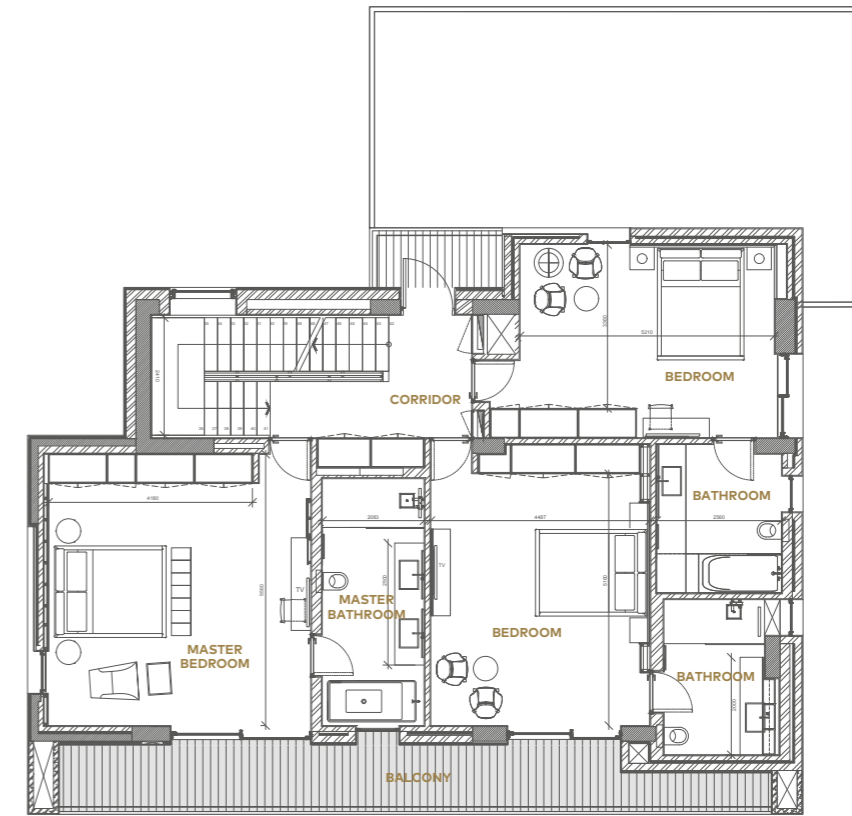
## ROOFTOP GARDEN



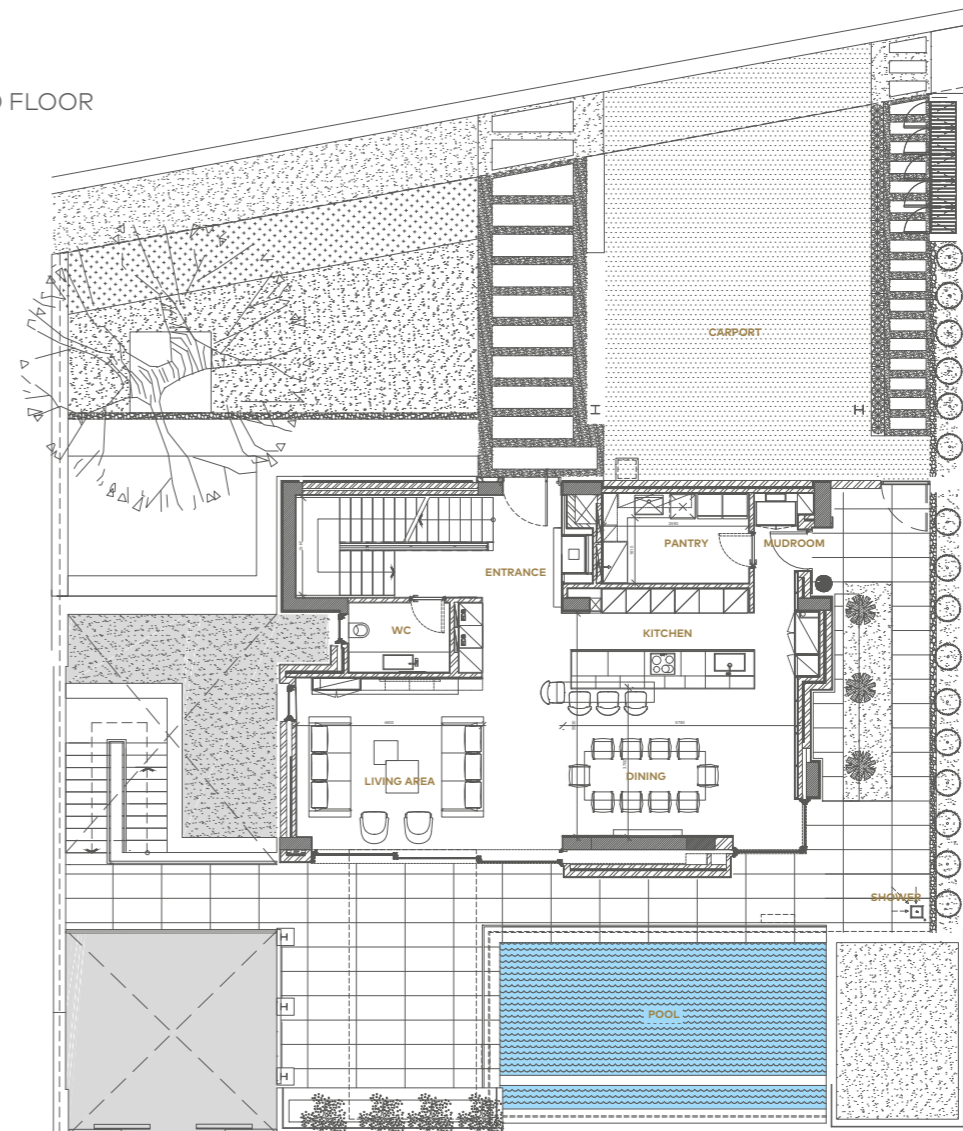
## LOWER FLOOR



## FIRST FLOOR



## GROUND FLOOR



# ISLAND VILLA

# 20

TYPE 3A

BEDROOMS 3

BATHROOMS 4

Plot area 621m<sup>2</sup> / 6,682ft<sup>2</sup>

Internal area 279m<sup>2</sup> / 3,002ft<sup>2</sup>

Lower floor 156m<sup>2</sup> / 1,679ft<sup>2</sup>

Total unit area 435m<sup>2</sup> / 4,681ft<sup>2</sup>

Covered verandas 109m<sup>2</sup> / 1,173ft<sup>2</sup>

Uncovered verandas 173m<sup>2</sup> / 1,861ft<sup>2</sup>

Roof garden 130m<sup>2</sup> / 1,399ft<sup>2</sup>

Swimming pool 30m<sup>2</sup> / 323ft<sup>2</sup>

Garage 2 cars

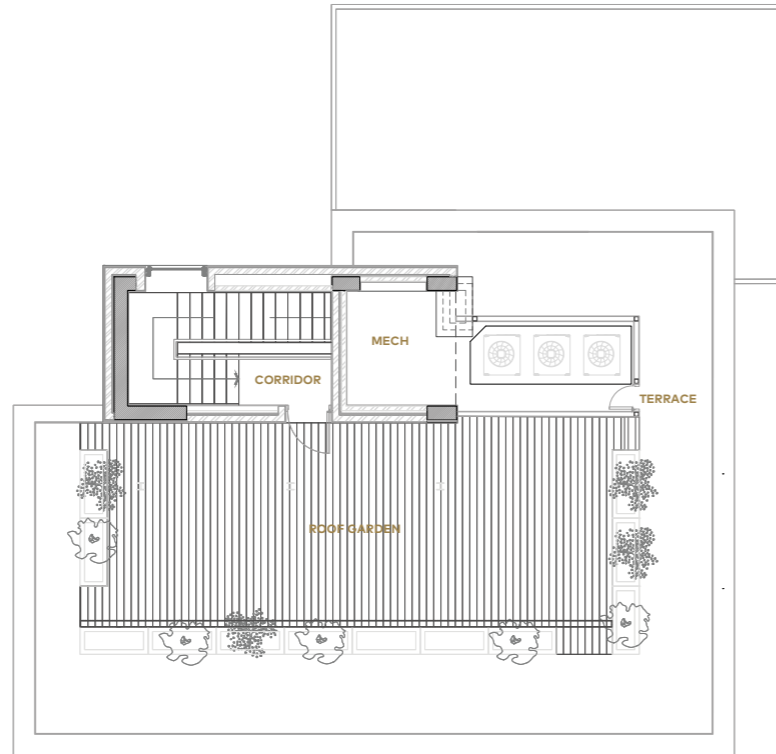
Extra WC 1

Finishes palette Sand

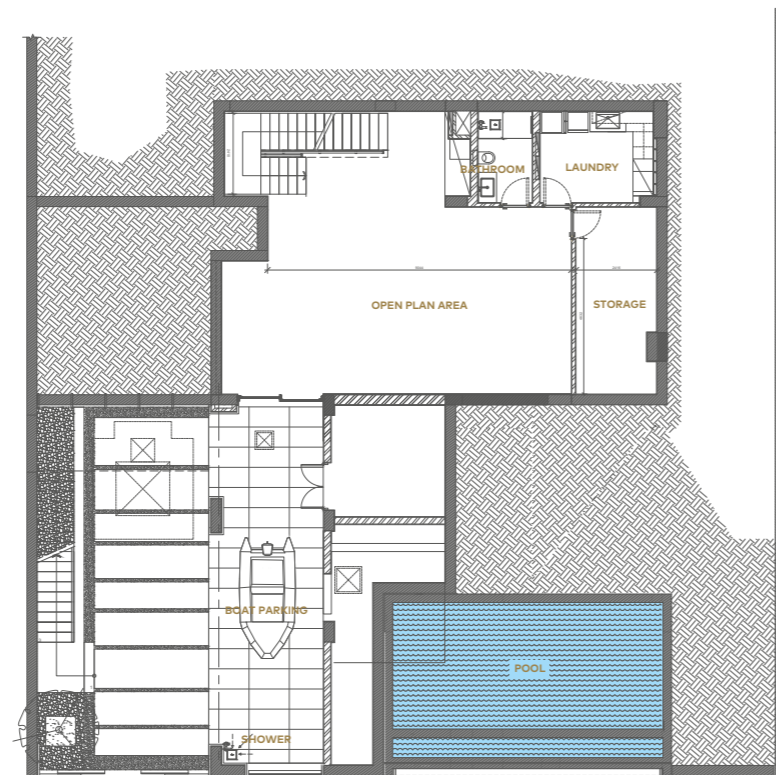
Berth size 1 x 15m



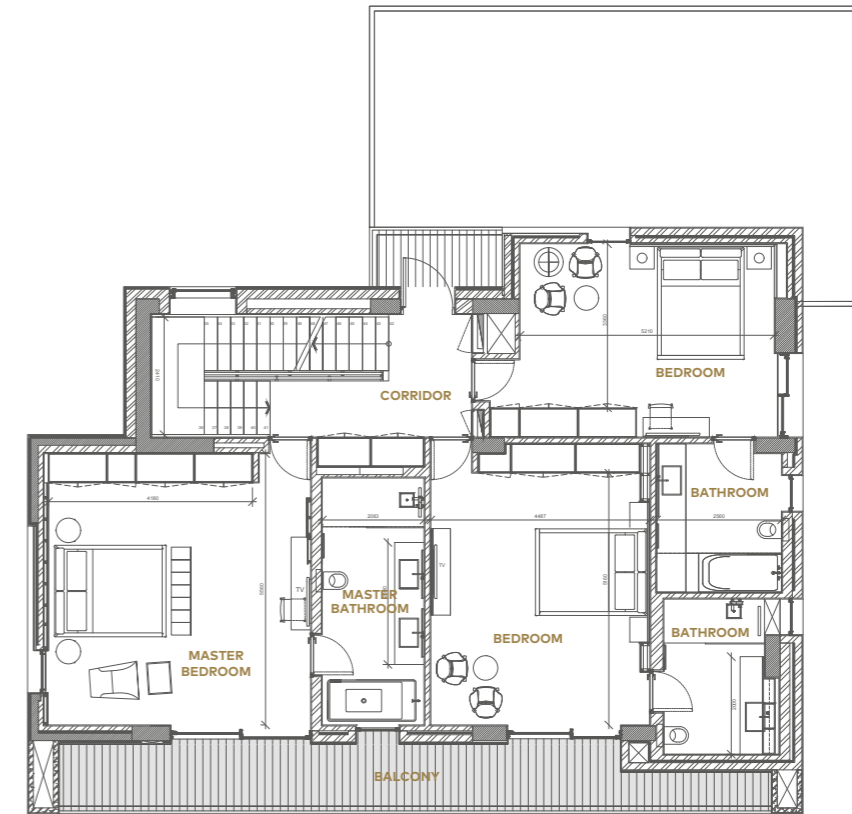
ROOFTOP GARDEN



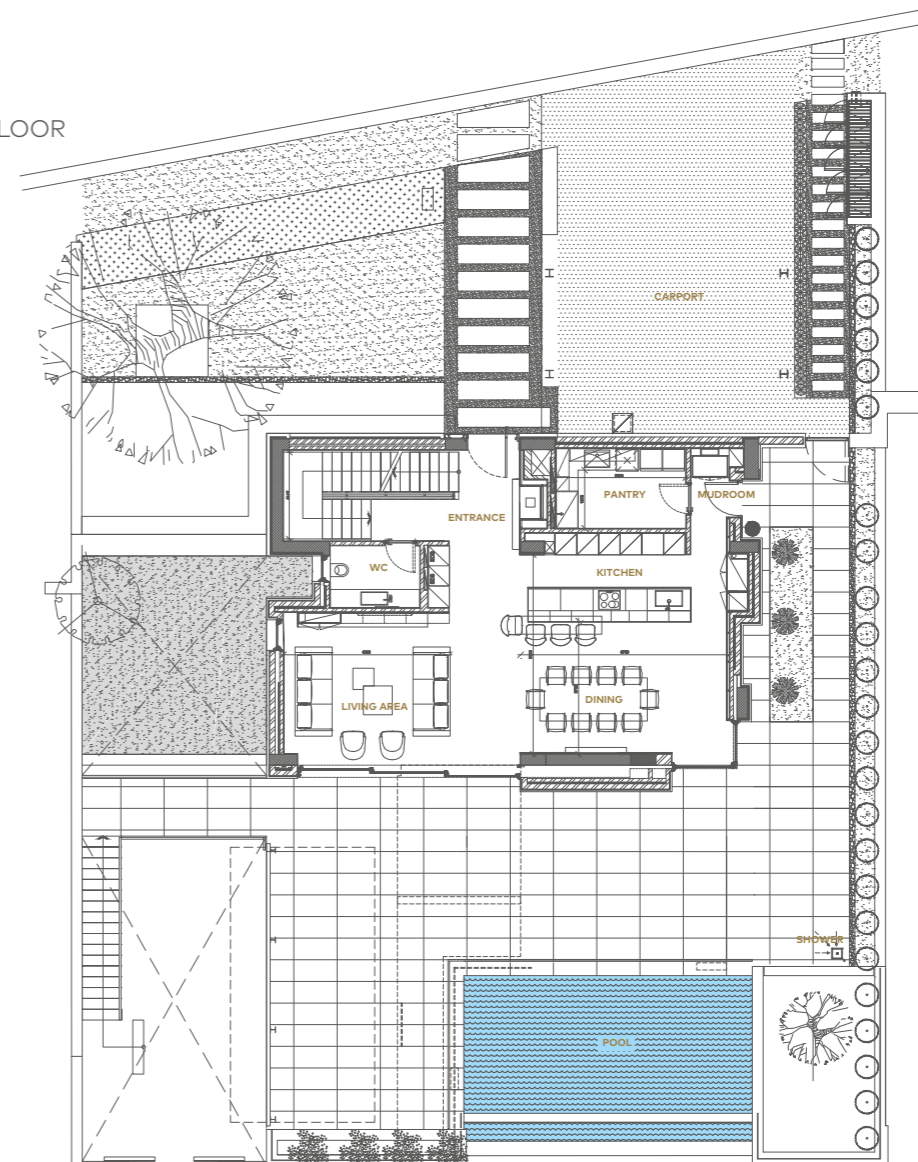
LOWER FLOOR



FIRST FLOOR



GROUND FLOOR



# ISLAND VILLA

# 21

TYPE 4A

BEDROOMS 4

BATHROOMS 5

Plot area 727m<sup>2</sup> / 7,823ft<sup>2</sup>

Internal area 314m<sup>2</sup> / 3,379ft<sup>2</sup>

Lower floor 152m<sup>2</sup> / 1,636ft<sup>2</sup>

Total unit area 466m<sup>2</sup> / 5,014ft<sup>2</sup>

Covered verandas 187m<sup>2</sup> / 2,012ft<sup>2</sup>

Uncovered verandas 213m<sup>2</sup> / 2,292ft<sup>2</sup>

Roof garden 171m<sup>2</sup> / 1,840ft<sup>2</sup>

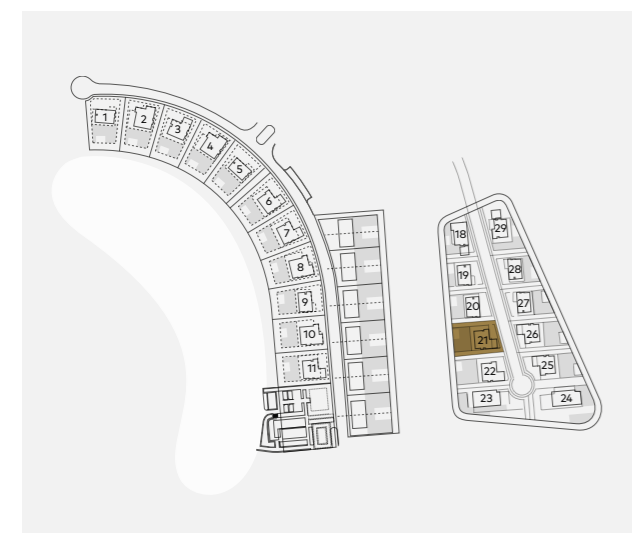
Swimming pool 32m<sup>2</sup> / 344ft<sup>2</sup>

Garage 2 cars

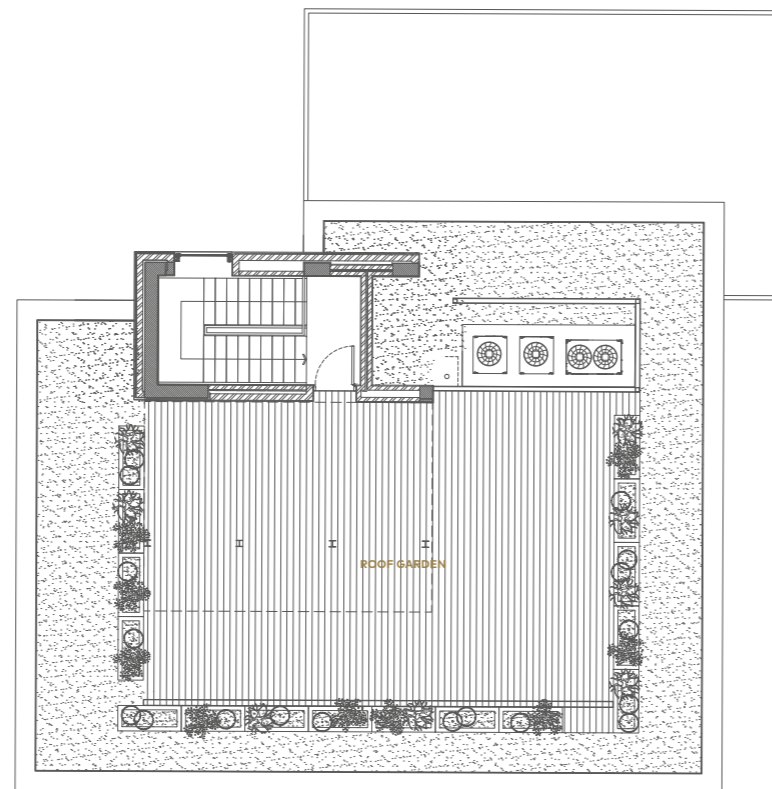
Extra WC 1

Finishes palette Water

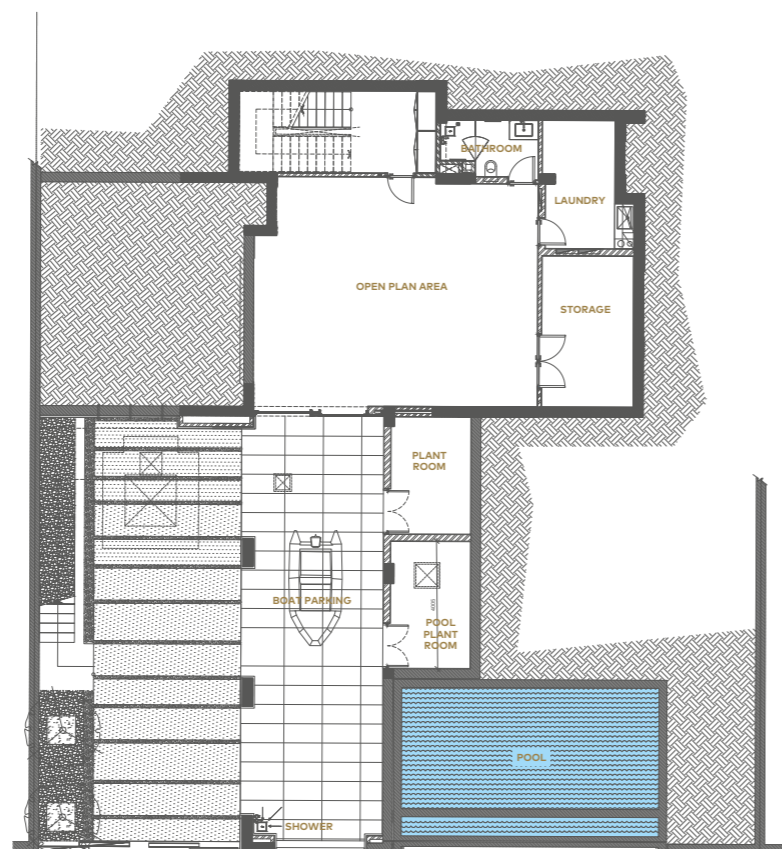
Berth size 1 x 15m



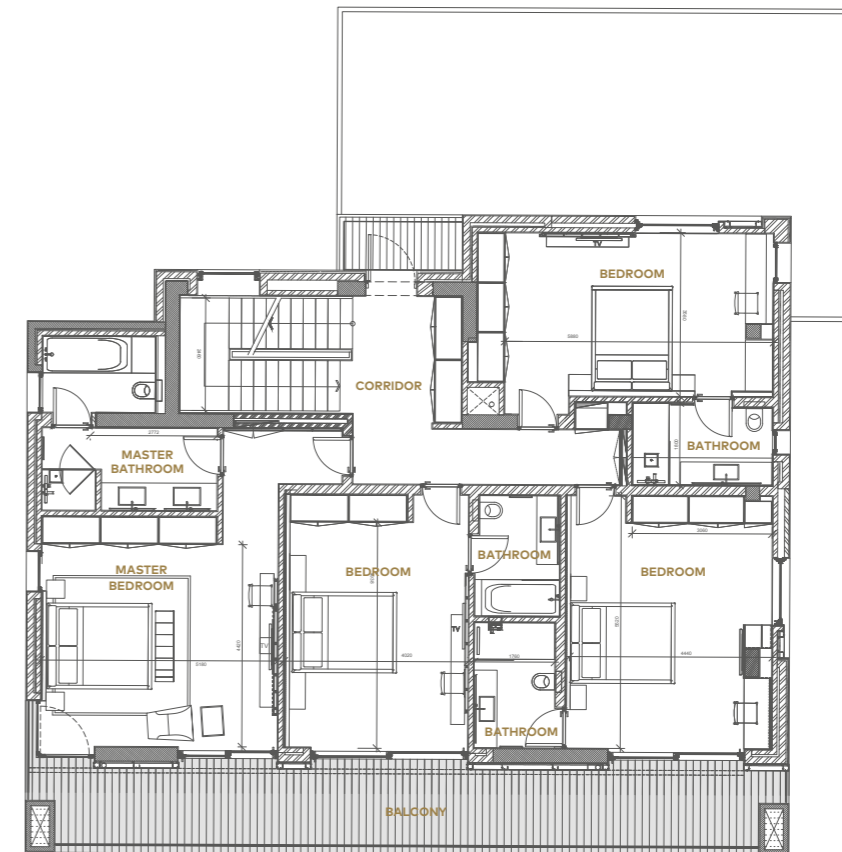
ROOFTOP GARDEN



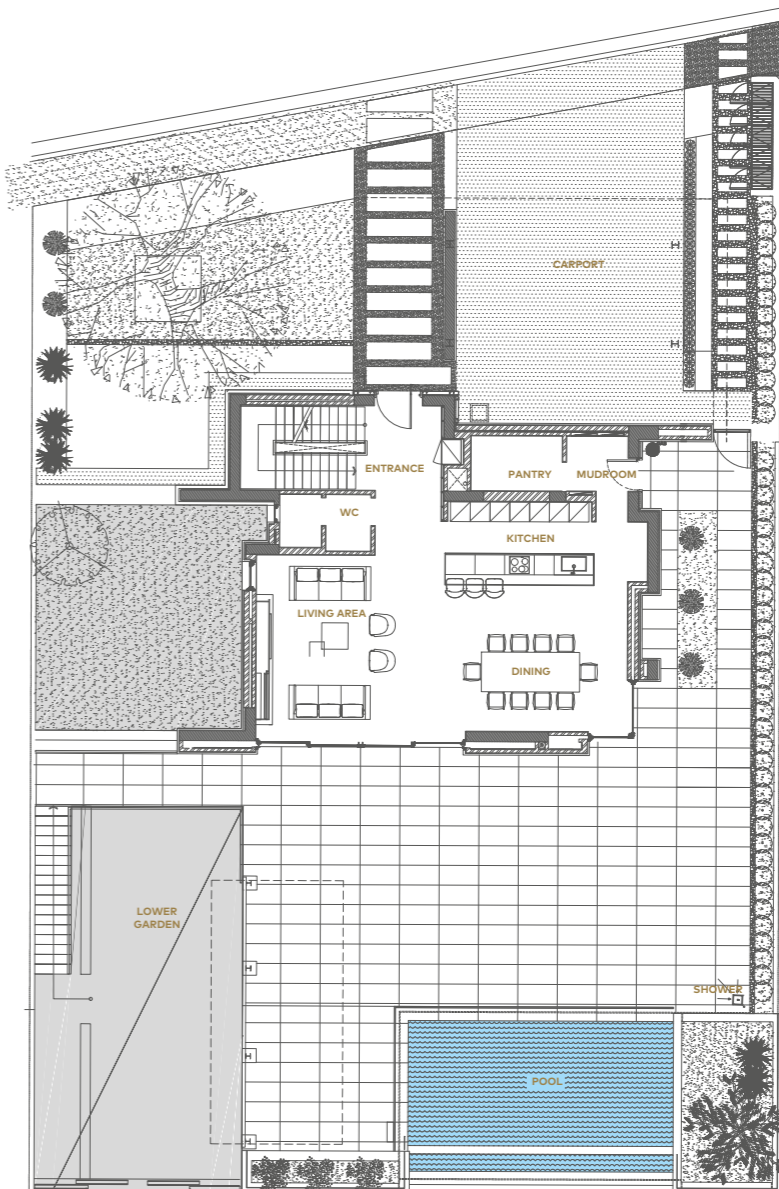
LOWER FLOOR



FIRST FLOOR



GROUND FLOOR



# ISLAND VILLA

# 22

TYPE 4A

BEDROOMS 4

BATHROOMS 5

Plot area 812m<sup>2</sup> / 8,737ft<sup>2</sup>

Internal area 314m<sup>2</sup> / 3,379ft<sup>2</sup>

Lower floor 158m<sup>2</sup> / 1,700ft<sup>2</sup>

Total unit area 472m<sup>2</sup> / 5,079ft<sup>2</sup>

Covered verandas 206m<sup>2</sup> / 2,217ft<sup>2</sup>

Uncovered verandas 298m<sup>2</sup> / 3,206ft<sup>2</sup>

Roof garden 171m<sup>2</sup> / 1,840ft<sup>2</sup>

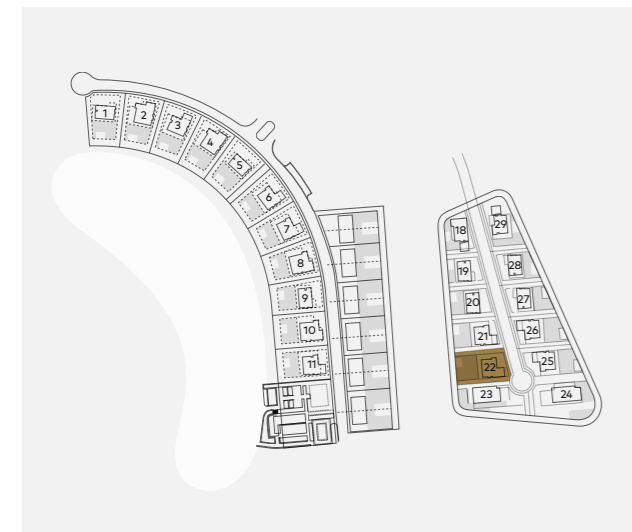
Swimming pool 32m<sup>2</sup> / 344ft<sup>2</sup>

Garage 2 cars

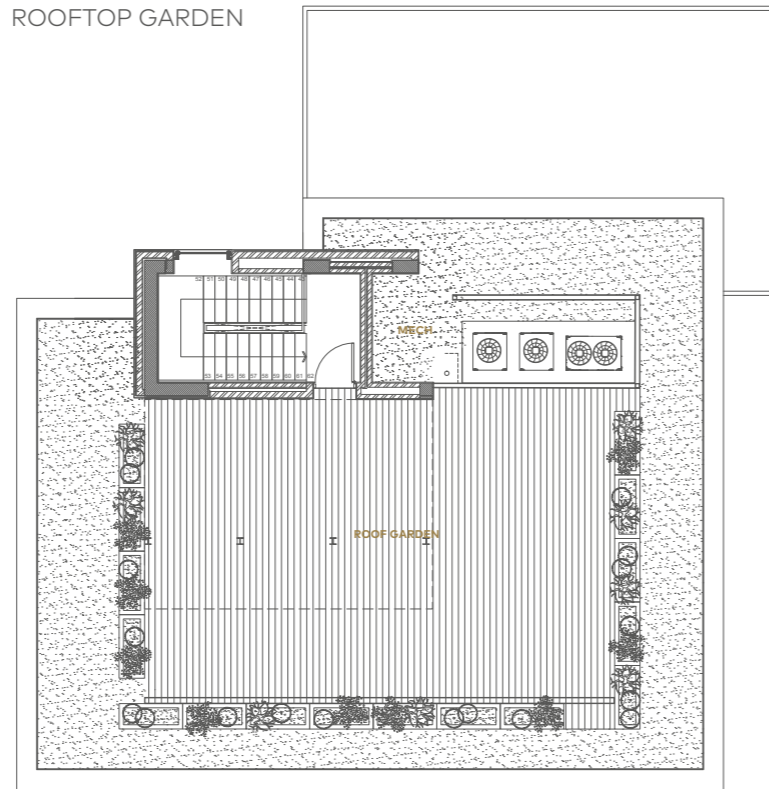
Extra WC 1

Finishes palette Water

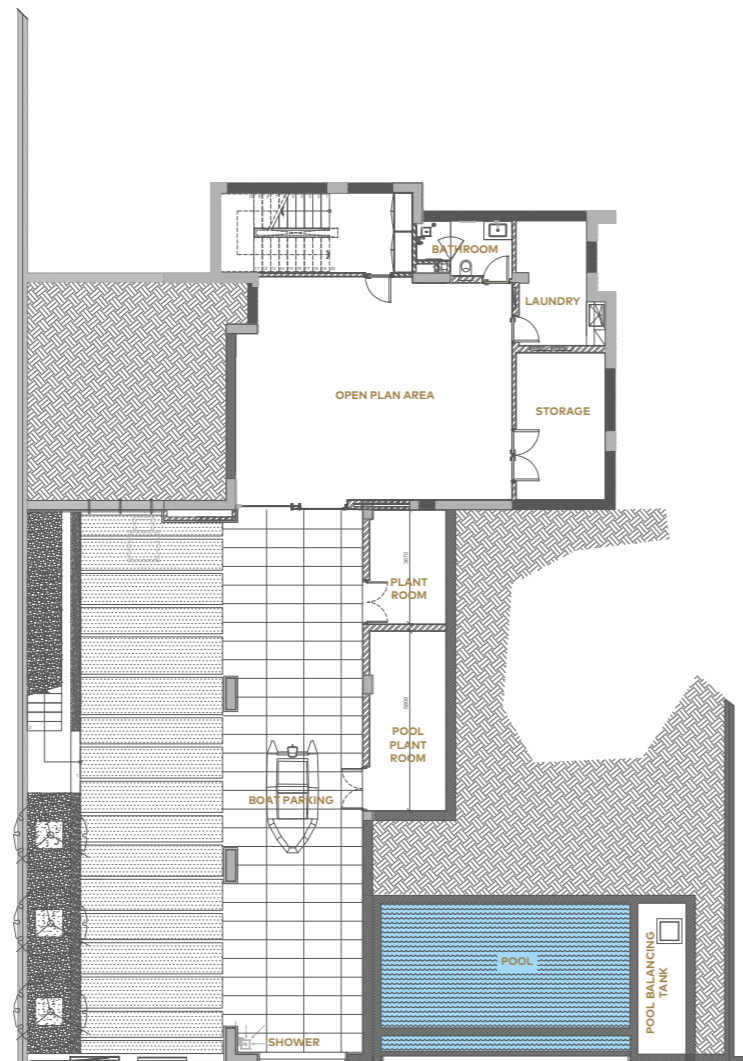
Berth size 1 x 15m



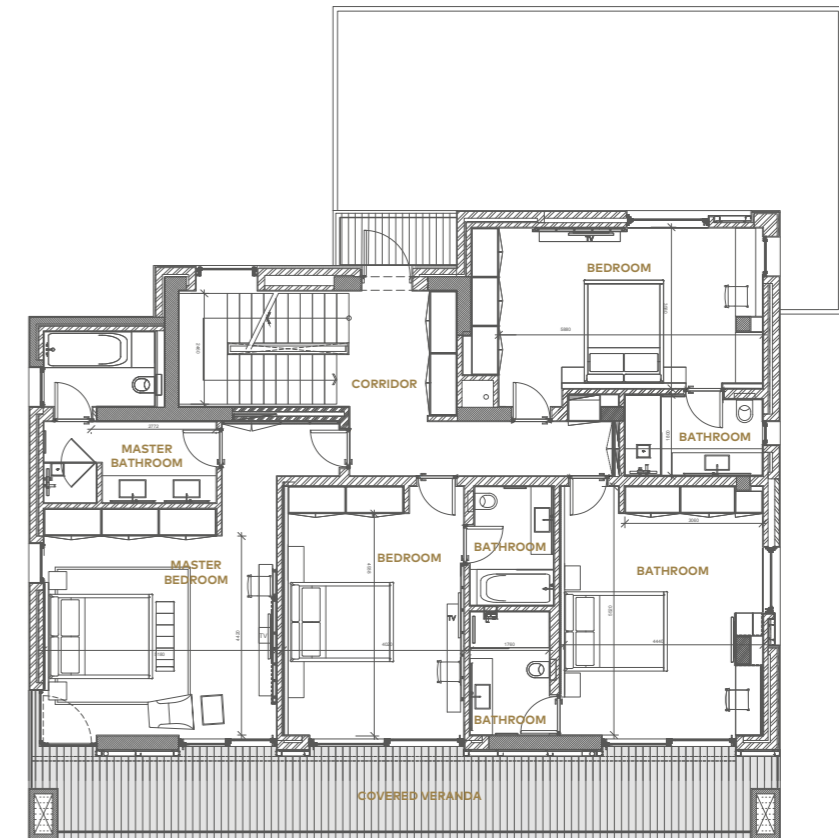
ROOFTOP GARDEN



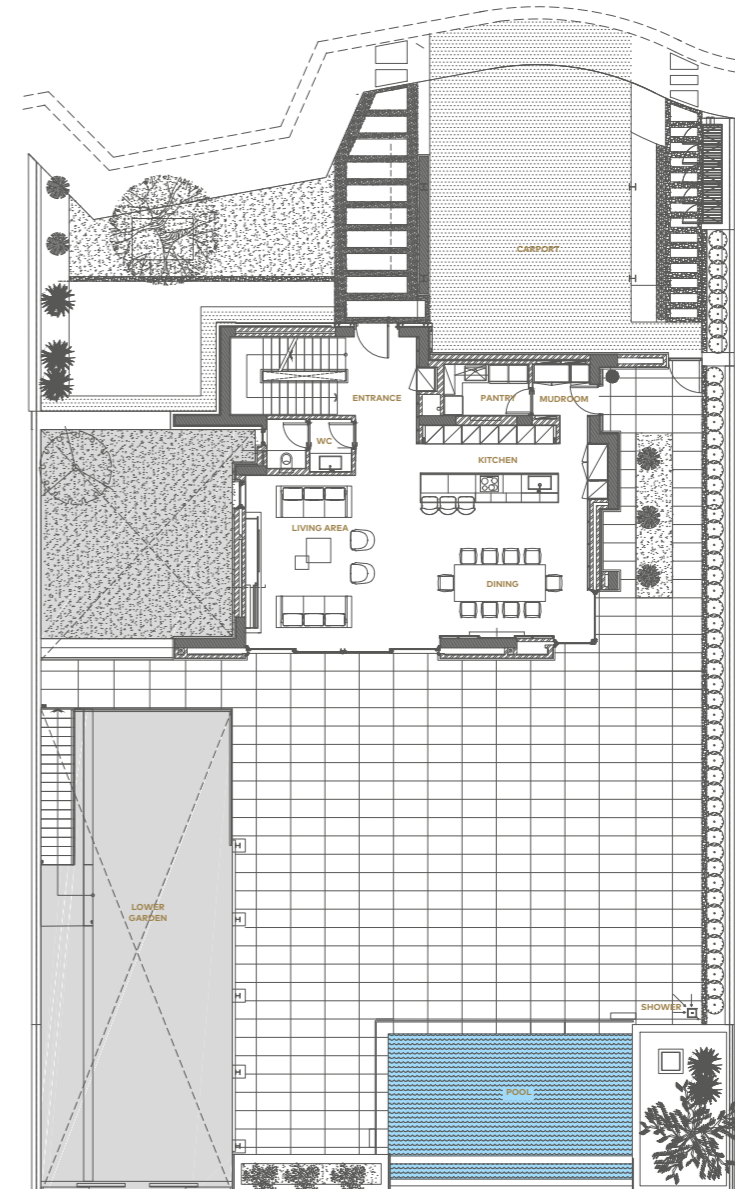
LOWER FLOOR



FIRST FLOOR



GROUND FLOOR



# ISLAND VILLA

# 23

TYPE 5C

BEDROOMS 5

BATHROOMS 6

Plot area 899m<sup>2</sup> / 9,673ft<sup>2</sup>

Internal area 406m<sup>2</sup> / 4,369ft<sup>2</sup>

Lower floor 190m<sup>2</sup> / 2,044ft<sup>2</sup>

Total unit area 596m<sup>2</sup> / 6,413ft<sup>2</sup>

Covered verandas 209m<sup>2</sup> / 2,249ft<sup>2</sup>

Uncovered verandas 284m<sup>2</sup> / 3,056ft<sup>2</sup>

Roof garden 229m<sup>2</sup> / 2,464ft<sup>2</sup>

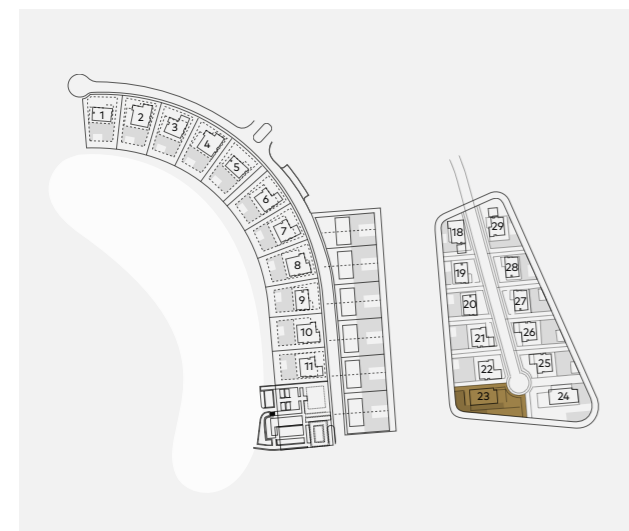
Swimming pool 49m<sup>2</sup> / 527ft<sup>2</sup>

Garage 2 cars

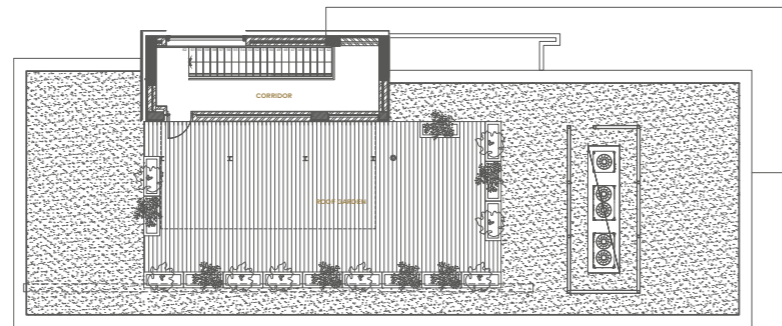
Extra WC 1

Finishes palette Wind

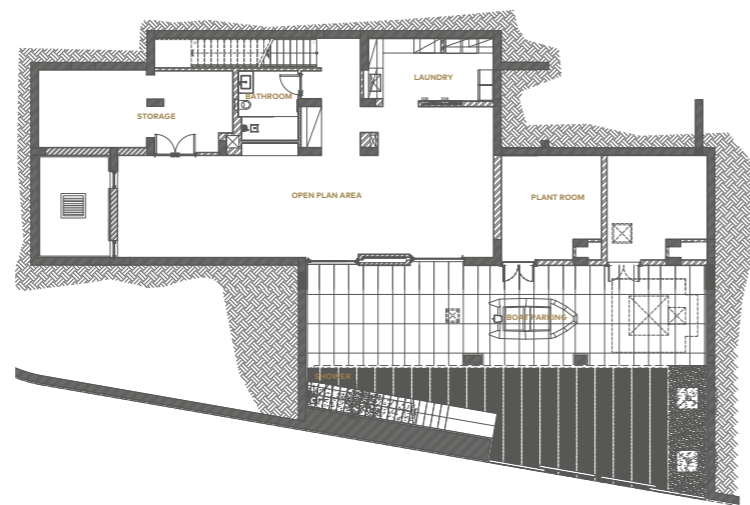
Berth size 1 x 30m



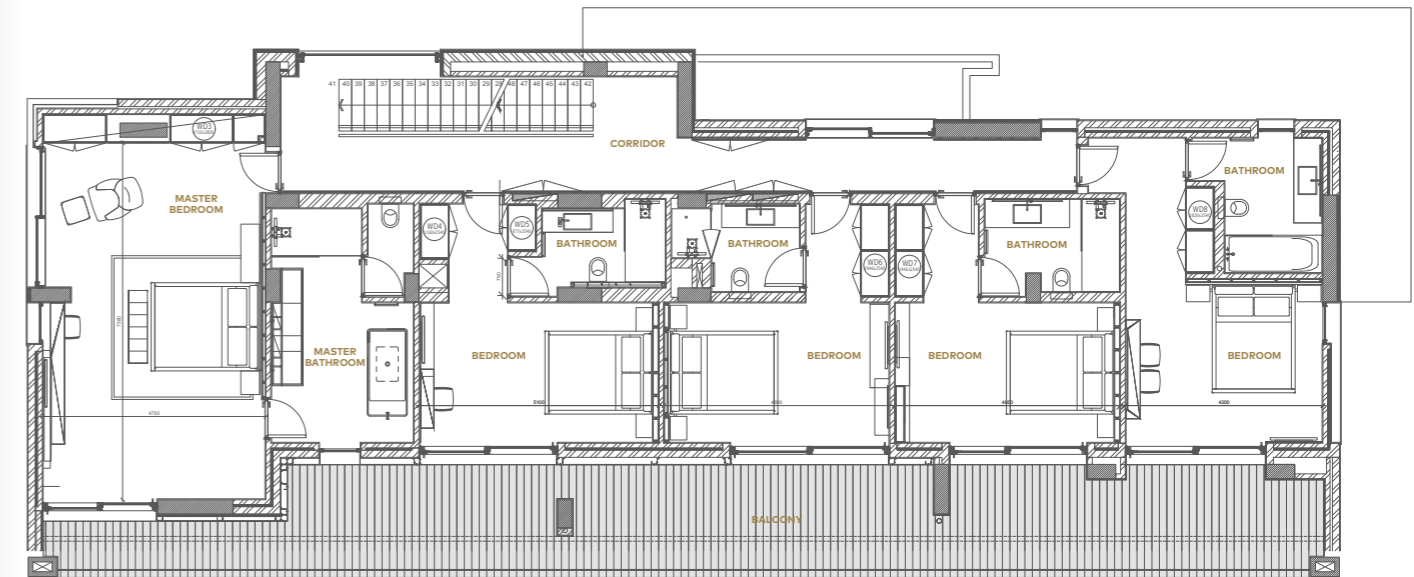
## ROOFTOP GARDEN



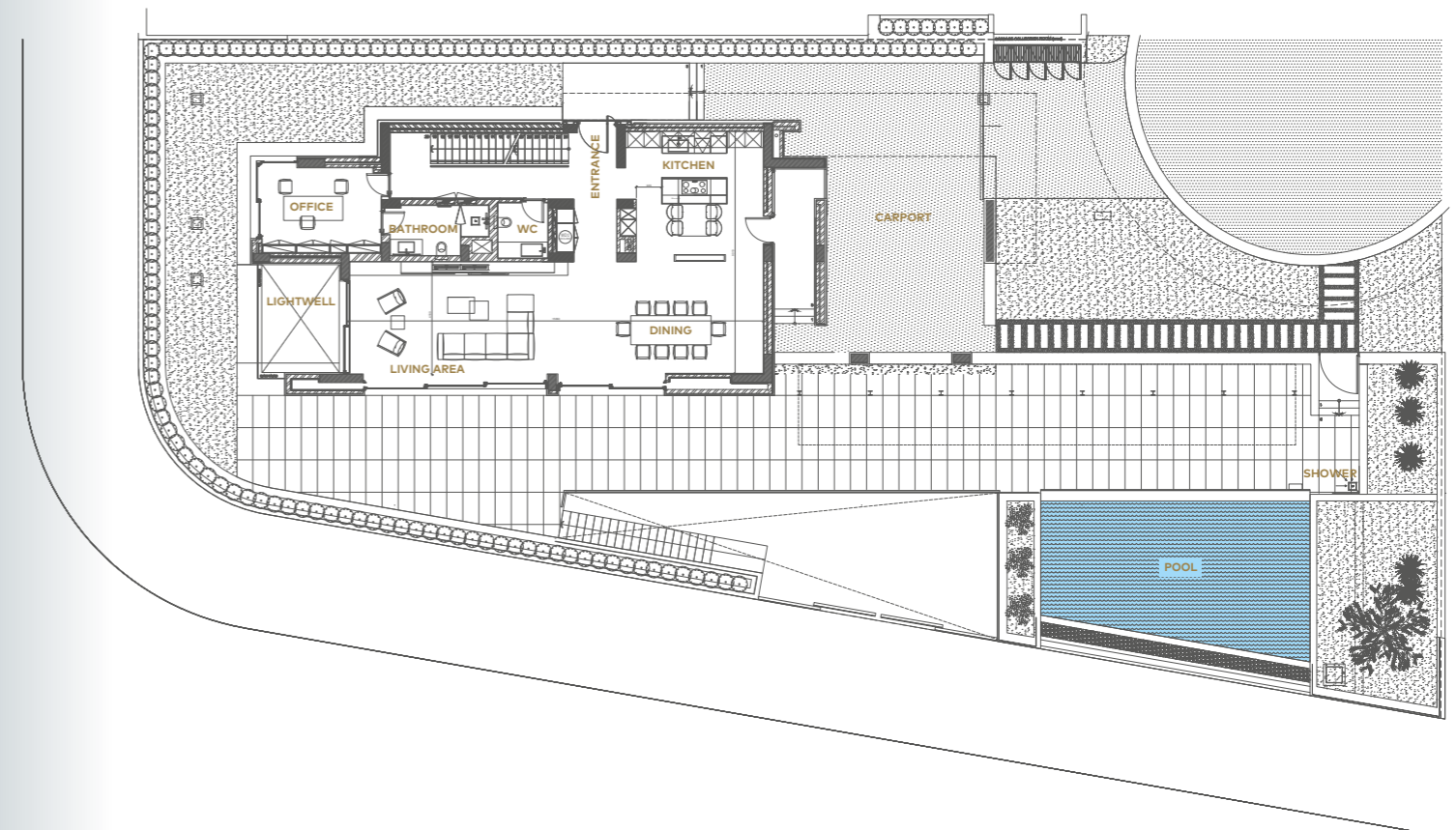
## LOWER FLOOR



## FIRST FLOOR



## GROUND FLOOR



# ISLAND VILLA

# 24

SOLD

TYPE 5D

BEDROOMS 5

BATHROOMS 6

Plot area 1,155m<sup>2</sup> / 12,428ft<sup>2</sup>

Internal area 406m<sup>2</sup> / 4,369ft<sup>2</sup>

Lower floor 217m<sup>2</sup> / 2,335ft<sup>2</sup>

Total unit area 623m<sup>2</sup> / 6,703ft<sup>2</sup>

Covered verandas 246m<sup>2</sup> / 2,647ft<sup>2</sup>

Uncovered verandas 521m<sup>2</sup> / 5,606ft<sup>2</sup>

Roof garden 229m<sup>2</sup> / 2,464ft<sup>2</sup>

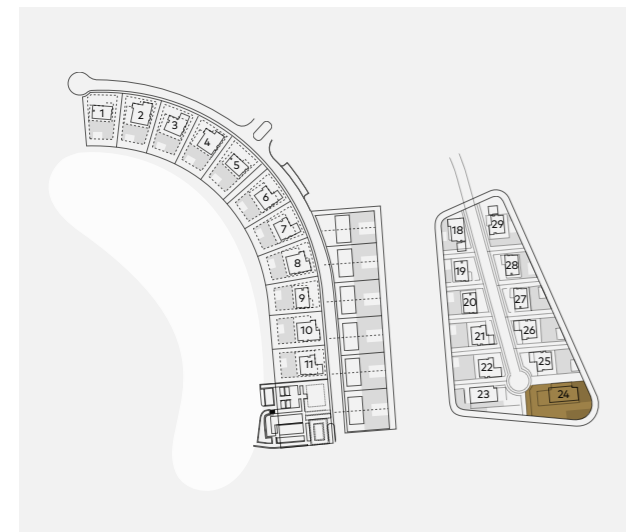
Swimming pool 59m<sup>2</sup> / 635ft<sup>2</sup>

Garage 2 cars

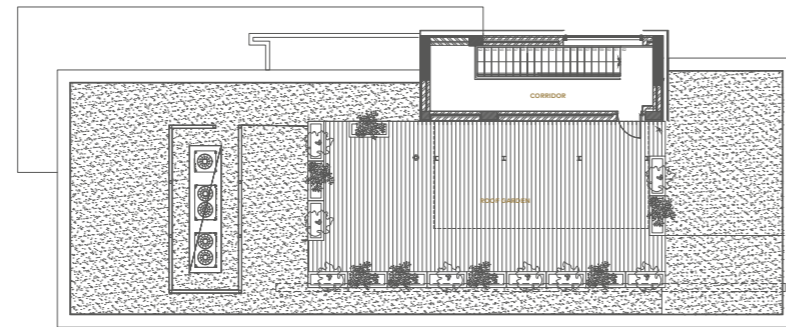
Extra WC 1

Finishes palette Earth

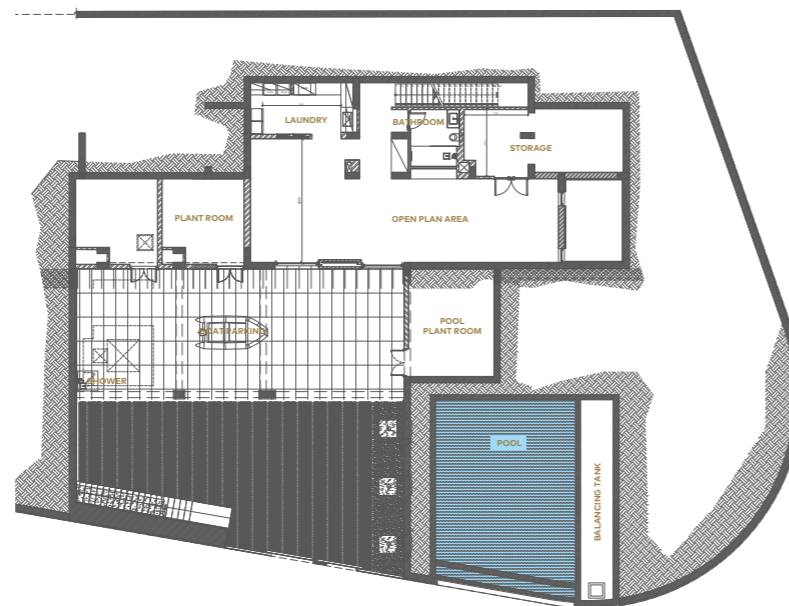
Berth size 1 x 30m



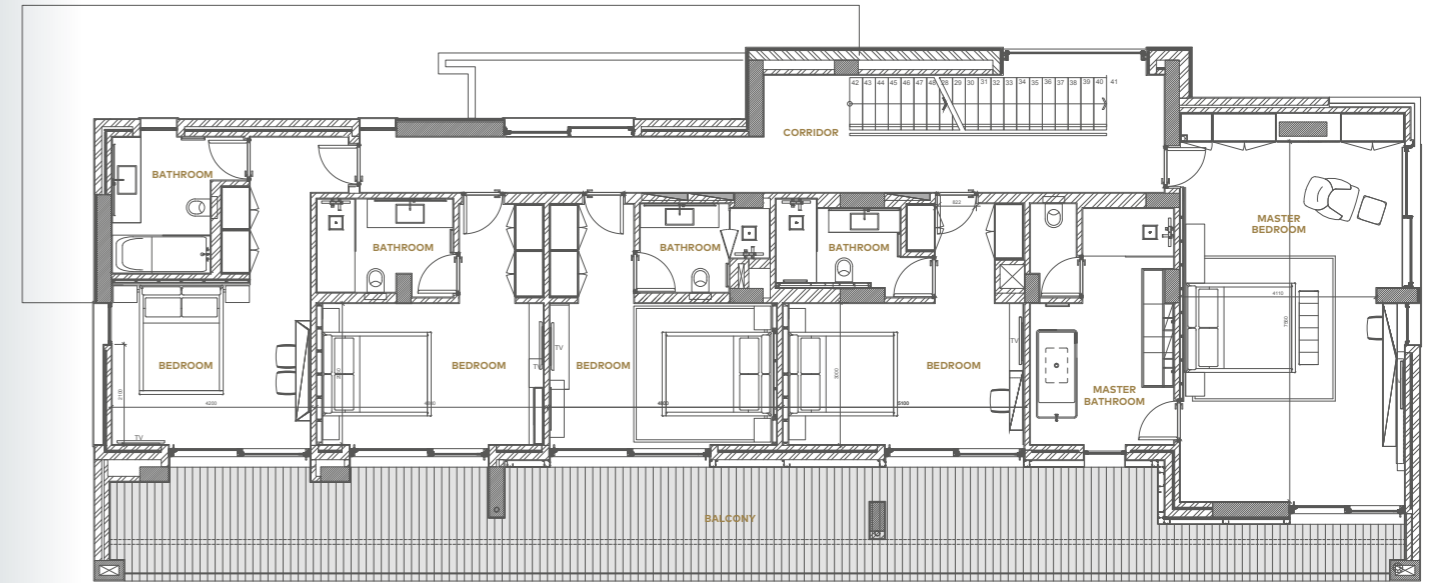
## ROOFTOP GARDEN



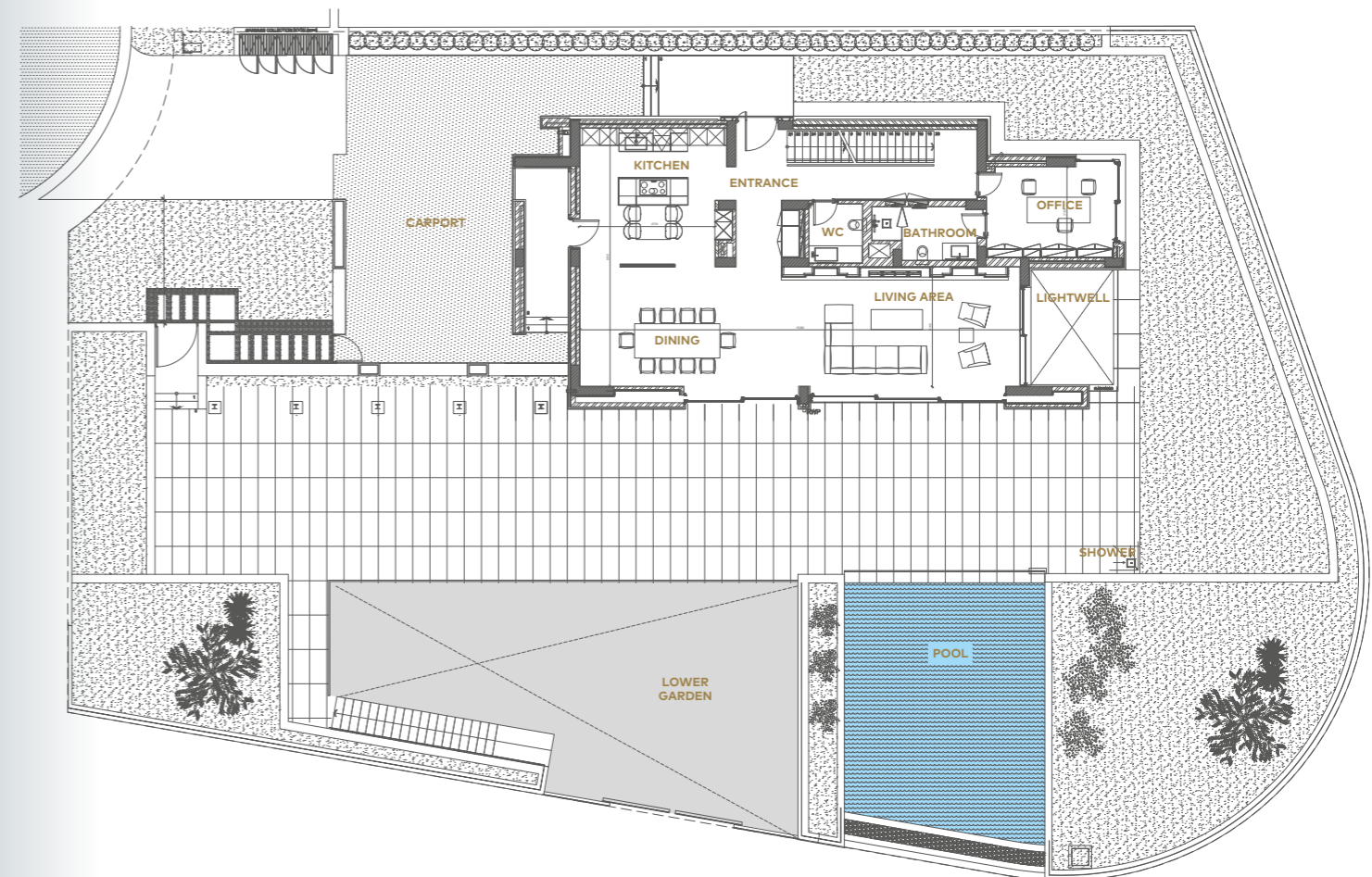
## LOWER FLOOR



## FIRST FLOOR



## GROUND FLOOR



# ISLAND VILLA

# 25

TYPE 4A

BEDROOMS 4

BATHROOMS 5

Plot area 826m<sup>2</sup> / 8,888ft<sup>2</sup>

Internal area 314m<sup>2</sup> / 3,379ft<sup>2</sup>

Lower floor 156m<sup>2</sup> / 1,679ft<sup>2</sup>

Total unit area 470m<sup>2</sup> / 5,057ft<sup>2</sup>

Covered verandas 209m<sup>2</sup> / 2,249ft<sup>2</sup>

Uncovered verandas 306m<sup>2</sup> / 3,293ft<sup>2</sup>

Roof garden 171m<sup>2</sup> / 1,840ft<sup>2</sup>

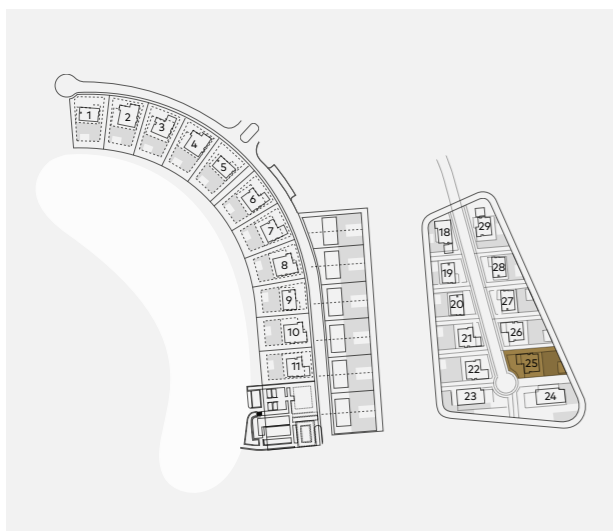
Swimming pool 30m<sup>2</sup> / 323ft<sup>2</sup>

Garage 2 cars

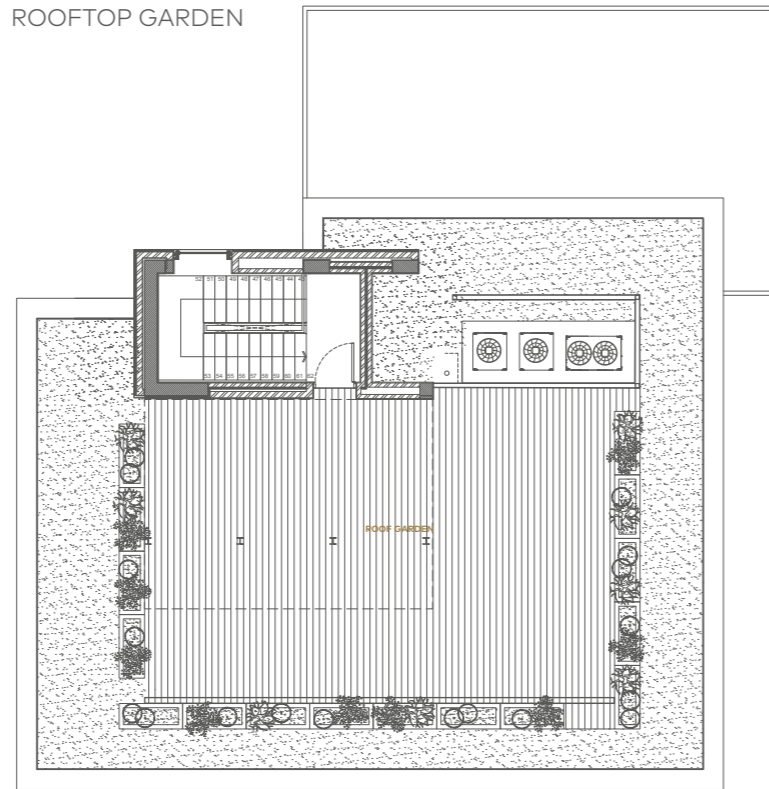
Extra WC 1

Finishes palette Water

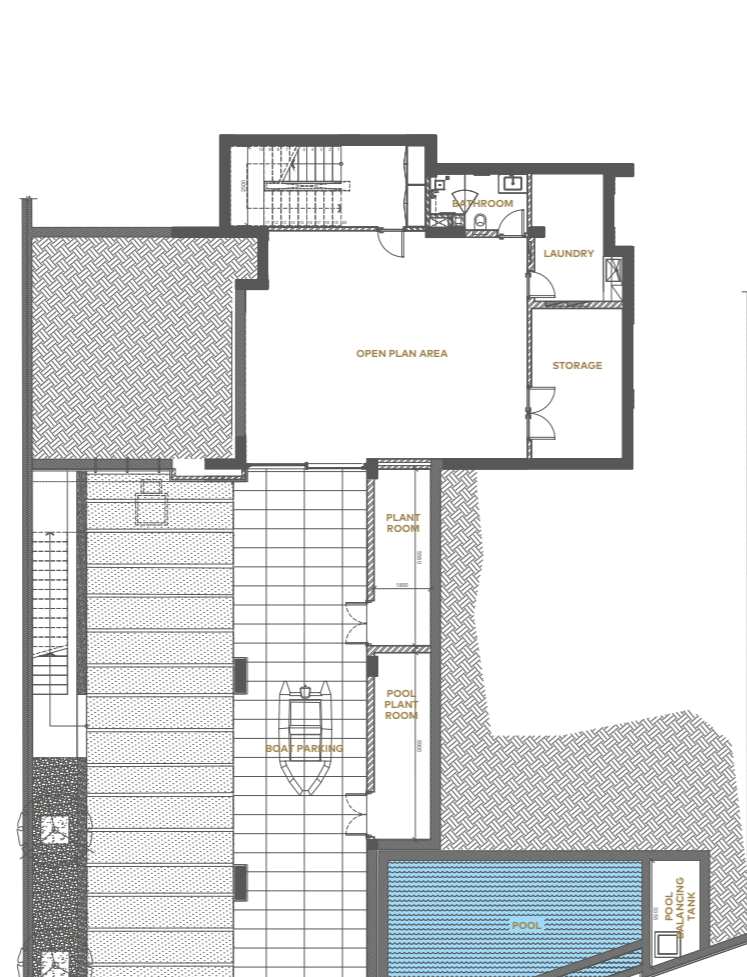
Berth size 1 x 15m



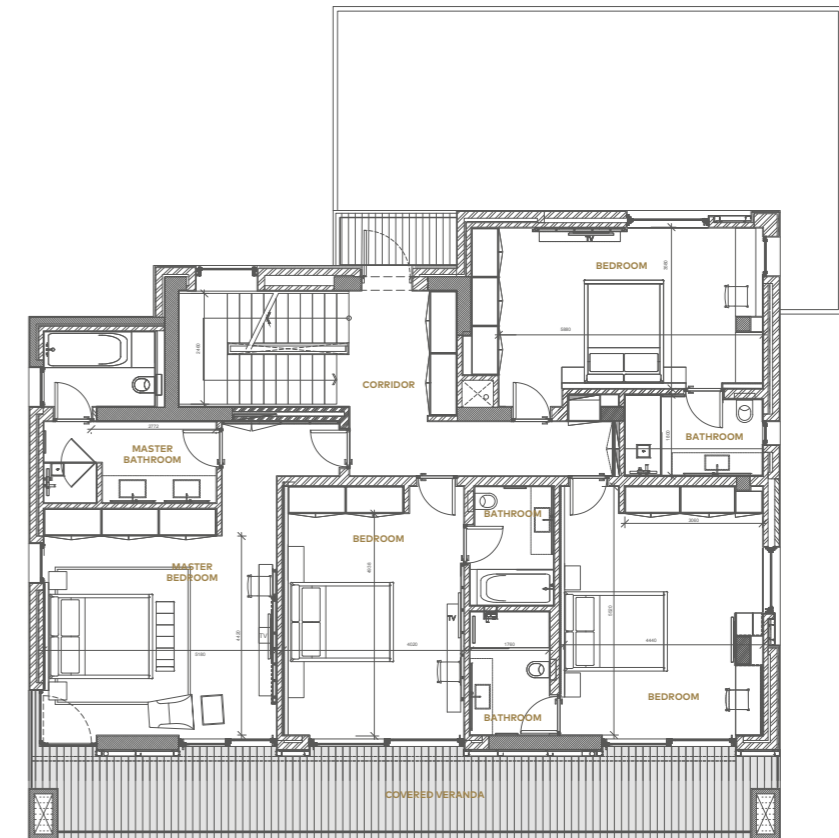
ROOFTOP GARDEN



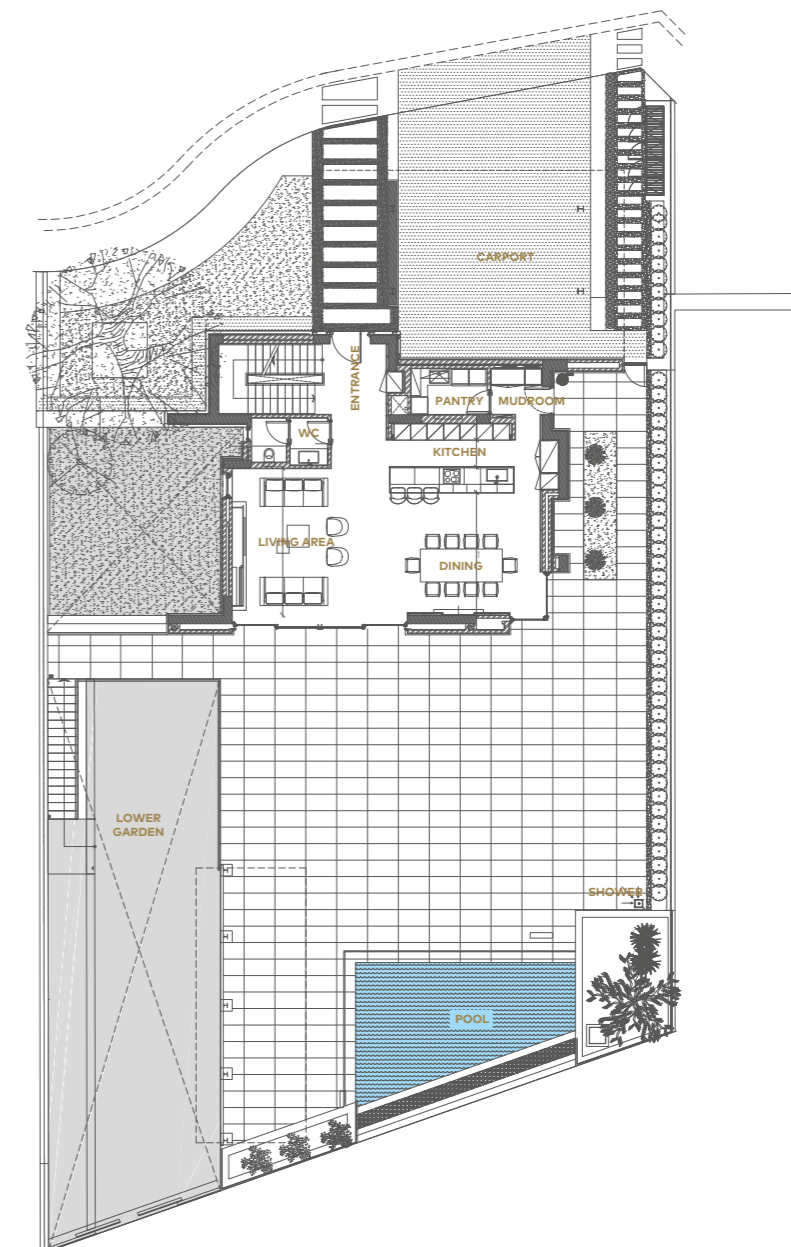
LOWER FLOOR



FIRST FLOOR



GROUND FLOOR



# ISLAND VILLA

# 26

TYPE 4A

BEDROOMS 4

BATHROOMS 5

Plot area 762m<sup>2</sup> / 8,199ft<sup>2</sup>

Internal area 314m<sup>2</sup> / 3,379ft<sup>2</sup>

Lower floor 155m<sup>2</sup> / 1,668ft<sup>2</sup>

Total unit area 469m<sup>2</sup> / 5,046ft<sup>2</sup>

Covered verandas 192m<sup>2</sup> / 2,066ft<sup>2</sup>

Uncovered verandas 242m<sup>2</sup> / 2,604ft<sup>2</sup>

Roof garden 171m<sup>2</sup> / 1,840ft<sup>2</sup>

Swimming pool 30m<sup>2</sup> / 323ft<sup>2</sup>

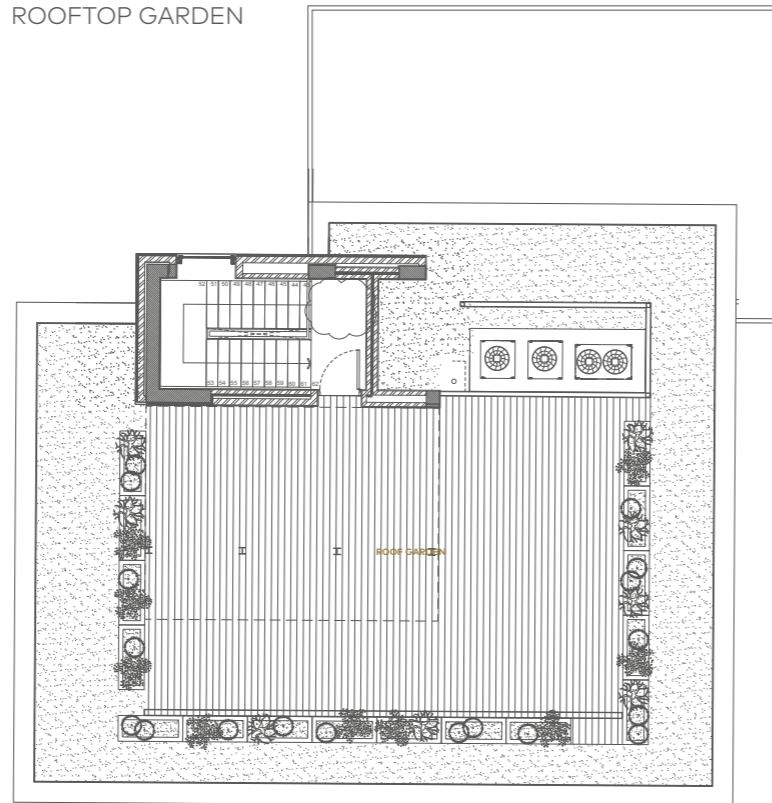
Garage 2 cars

Extra WC 1

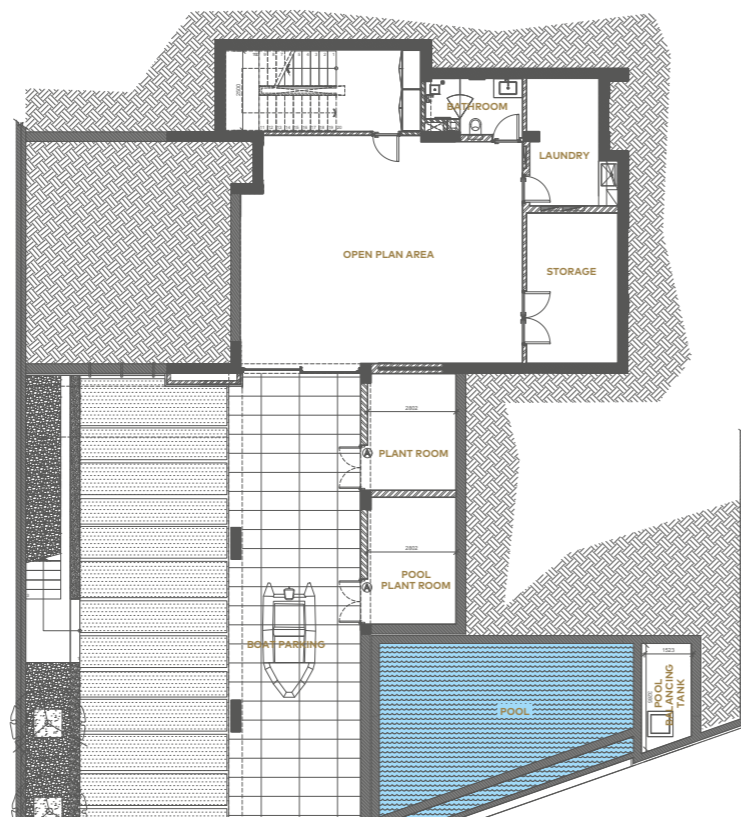
Finishes palette Water

Berth size 1 x 15m

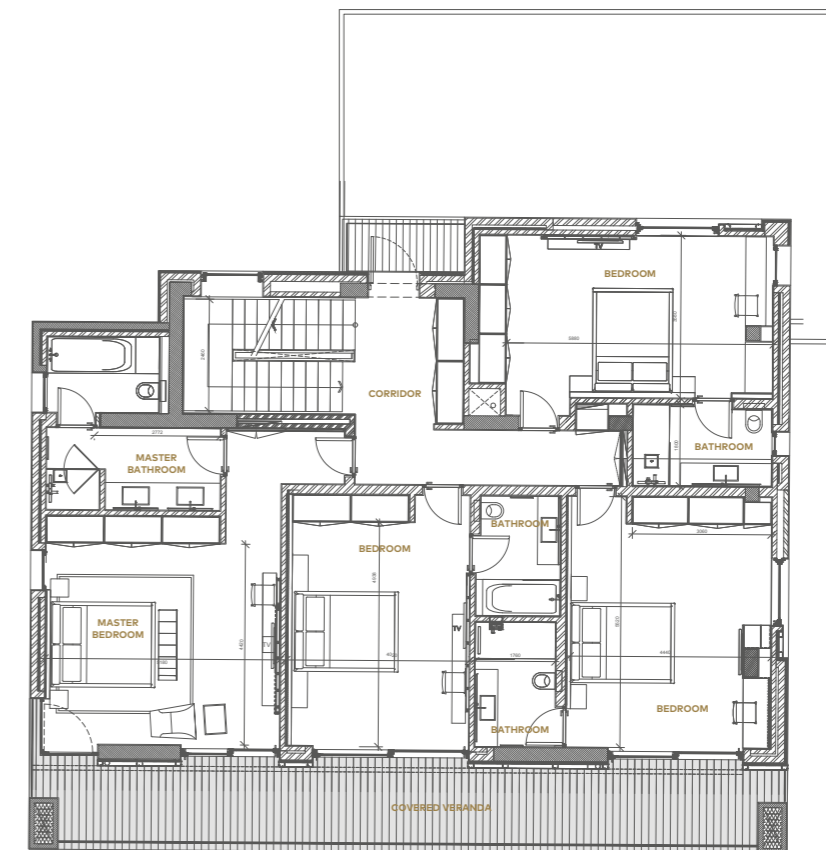
ROOFTOP GARDEN



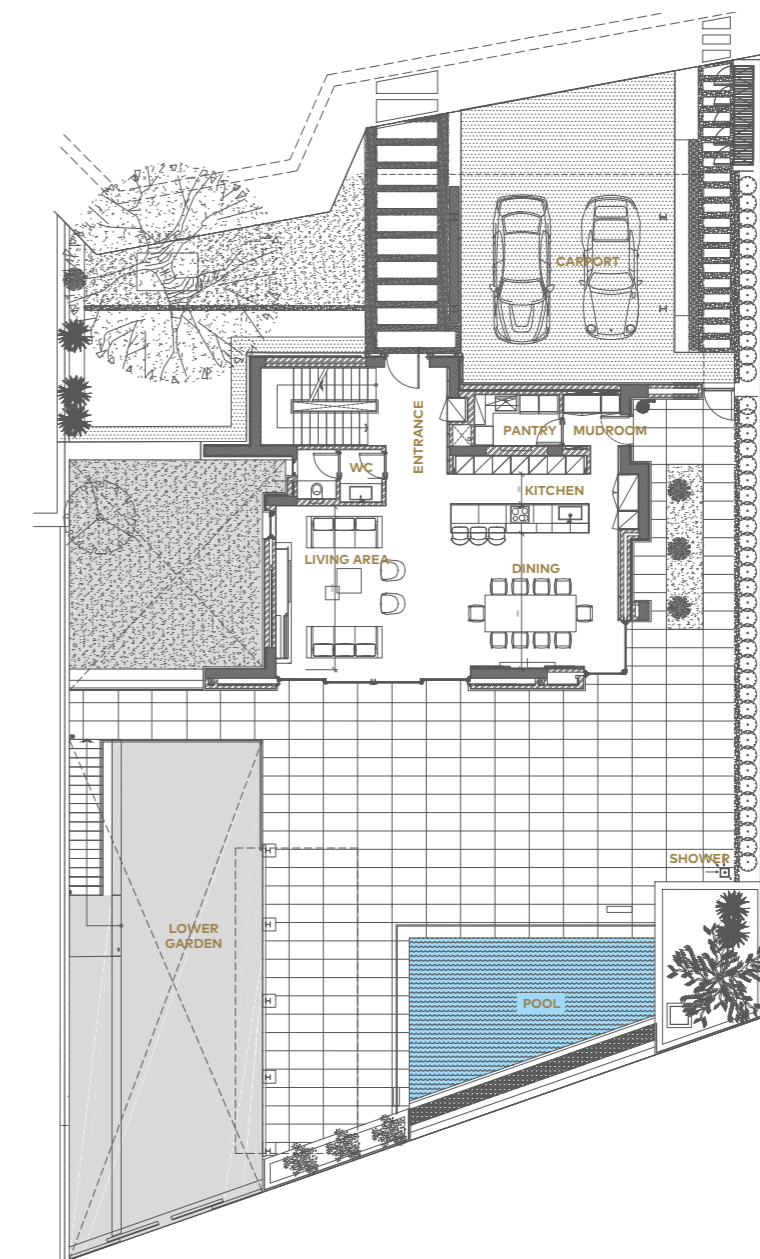
LOWER FLOOR



FIRST FLOOR



GROUND FLOOR



# ISLAND VILLA

# 27

TYPE 3A

BEDROOMS 3

BATHROOMS 4

Plot area 652m<sup>2</sup> / 7,016ft<sup>2</sup>

Internal area 279m<sup>2</sup> / 3,002ft<sup>2</sup>

Lower floor 156m<sup>2</sup> / 1,679ft<sup>2</sup>

Total unit area 435m<sup>2</sup> / 4,681ft<sup>2</sup>

Covered verandas 119m<sup>2</sup> / 1,280ft<sup>2</sup>

Uncovered verandas 183m<sup>2</sup> / 1,969ft<sup>2</sup>

Roof garden 130m<sup>2</sup> / 1,399ft<sup>2</sup>

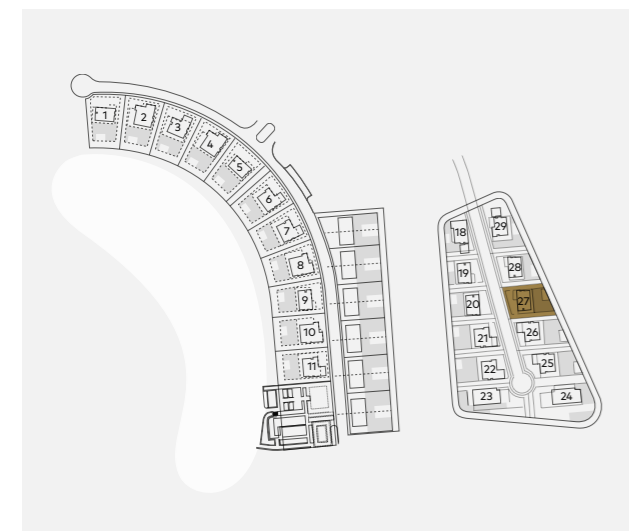
Swimming pool 35m<sup>2</sup> / 377ft<sup>2</sup>

Garage 2 cars

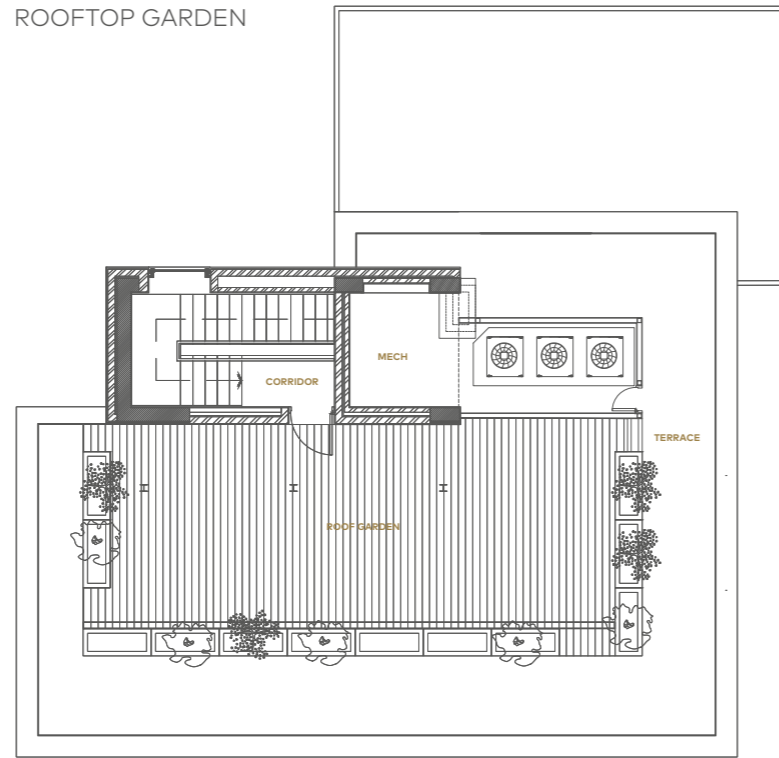
Extra WC 1

Finishes palette Sand

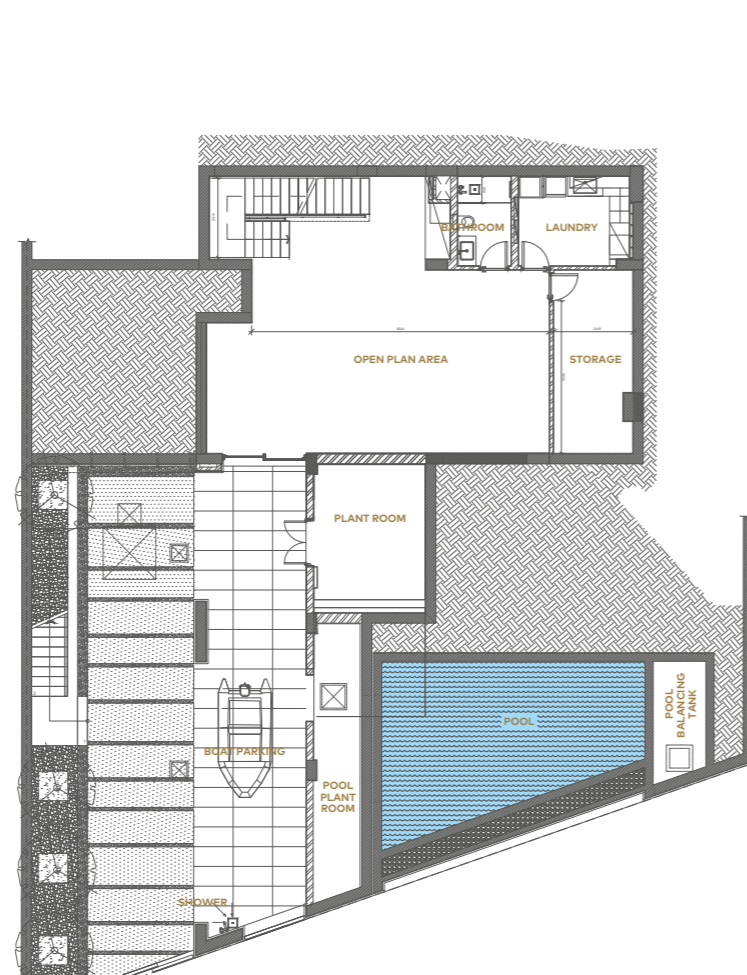
Berth size 1 x 15m



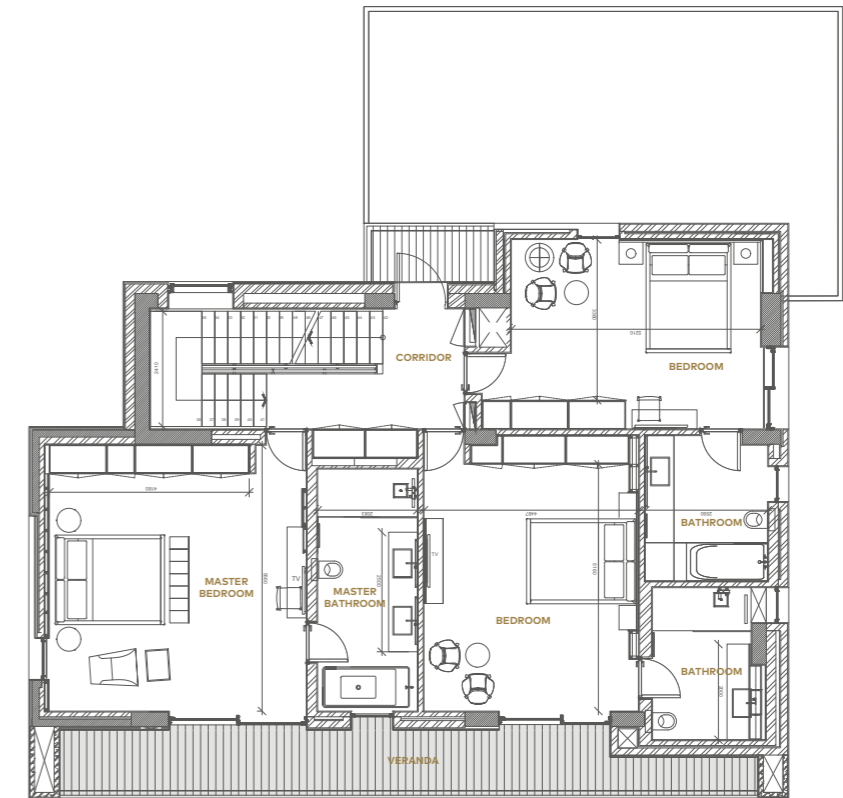
ROOFTOP GARDEN



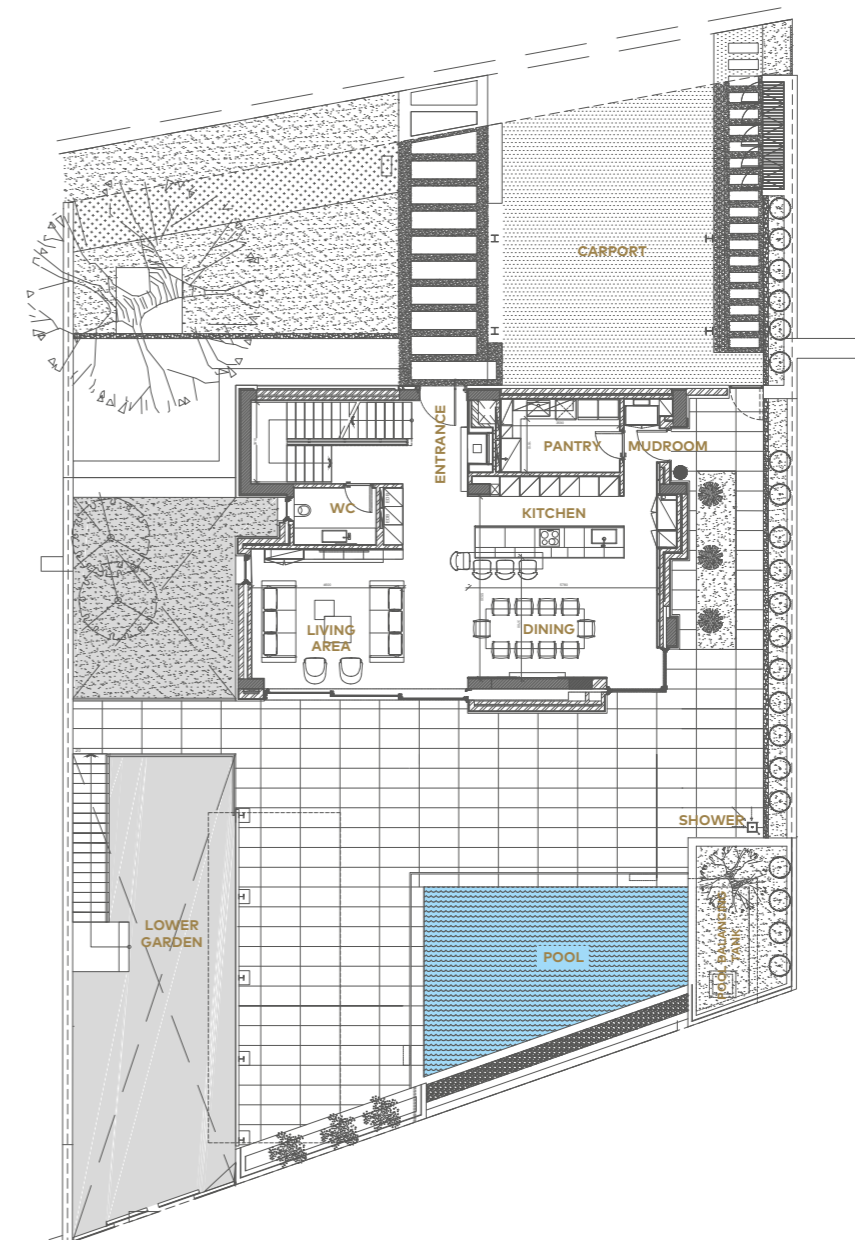
LOWER FLOOR



FIRST FLOOR



GROUND FLOOR



# ISLAND VILLA

# 28

TYPE 3A

BEDROOMS 3

BATHROOMS 4

Plot area 620m<sup>2</sup> / 6,671ft<sup>2</sup>

Internal area 279m<sup>2</sup> / 3,002ft<sup>2</sup>

Lower floor 154m<sup>2</sup> / 1,657ft<sup>2</sup>

Total unit area 433m<sup>2</sup> / 4,659ft<sup>2</sup>

Covered verandas 107m<sup>2</sup> / 1,151ft<sup>2</sup>

Uncovered verandas 162m<sup>2</sup> / 1,743ft<sup>2</sup>

Roof garden 130m<sup>2</sup> / 1,399ft<sup>2</sup>

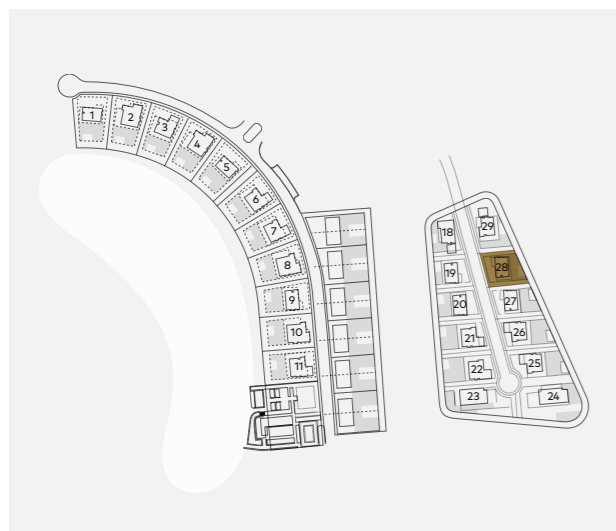
Swimming pool 30m<sup>2</sup> / 323ft<sup>2</sup>

Garage 2 cars

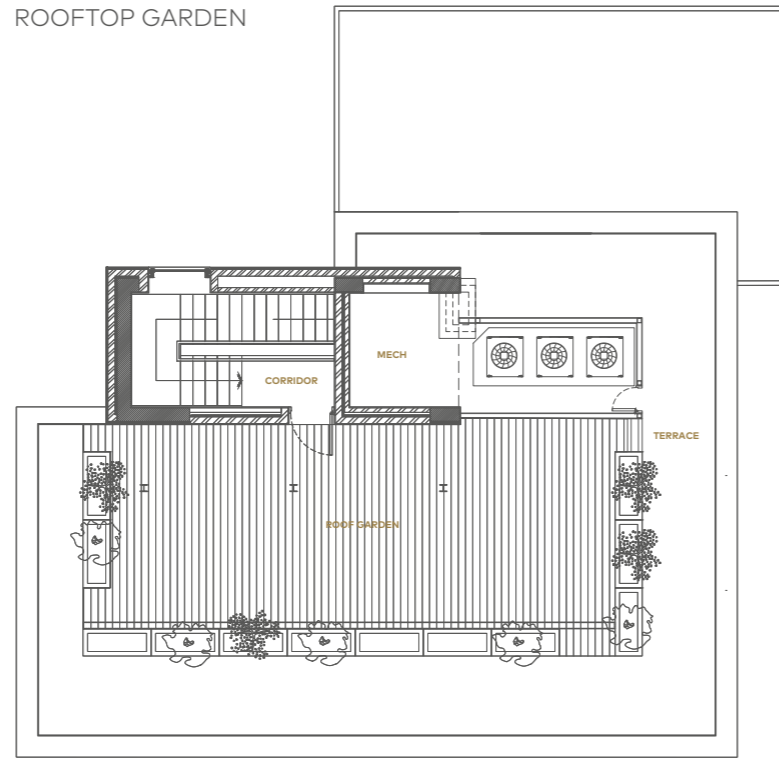
Extra WC 1

Finishes palette Sand

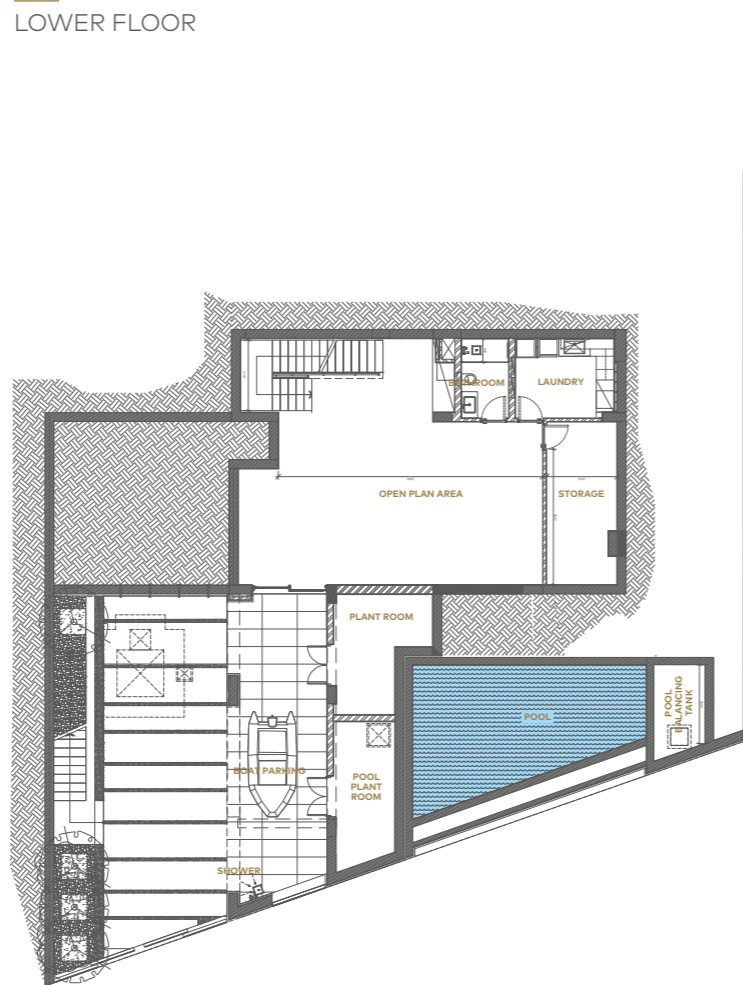
Berth size 1 x 15m



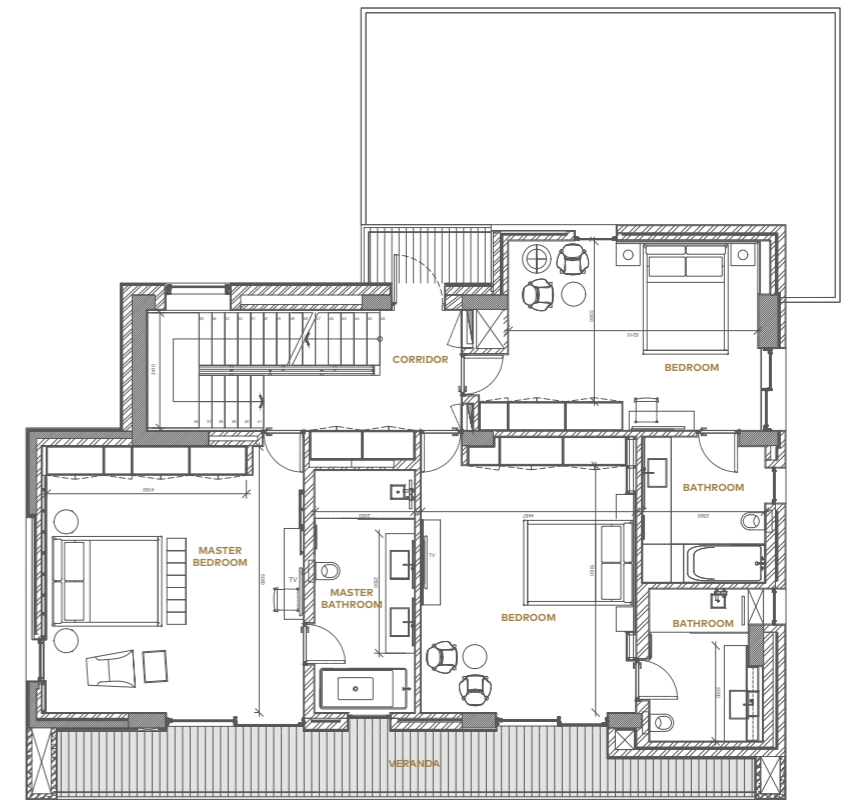
ROOFTOP GARDEN



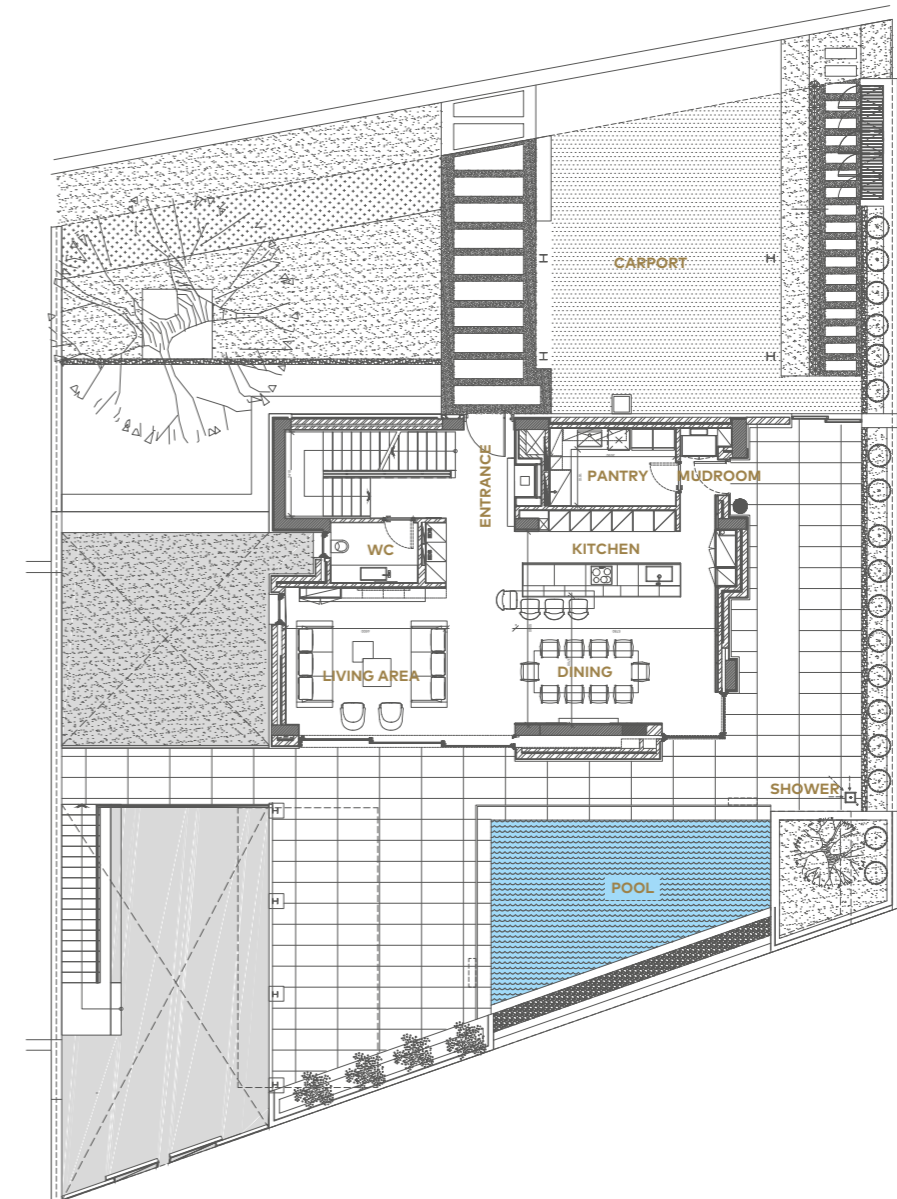
LOWER FLOOR



FIRST FLOOR



GROUND FLOOR



# ISLAND VILLA

# 29

TYPE 4C

BEDROOMS 4

BATHROOMS 5

Plot area 747m<sup>2</sup> / 8,038ft<sup>2</sup>

Internal area 314m<sup>2</sup> / 3,379ft<sup>2</sup>

Lower floor 150m<sup>2</sup> / 1,614ft<sup>2</sup>

Total unit area 464m<sup>2</sup> / 4,993ft<sup>2</sup>

Covered verandas 161m<sup>2</sup> / 1,732ft<sup>2</sup>

Uncovered verandas 106m<sup>2</sup> / 1,141ft<sup>2</sup>

Roof garden 171m<sup>2</sup> / 1,840ft<sup>2</sup>

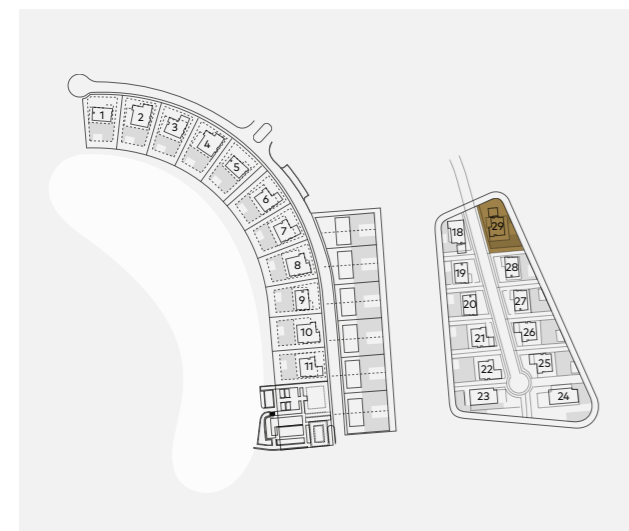
Swimming pool 35m<sup>2</sup> / 377ft<sup>2</sup>

Garage 2 cars

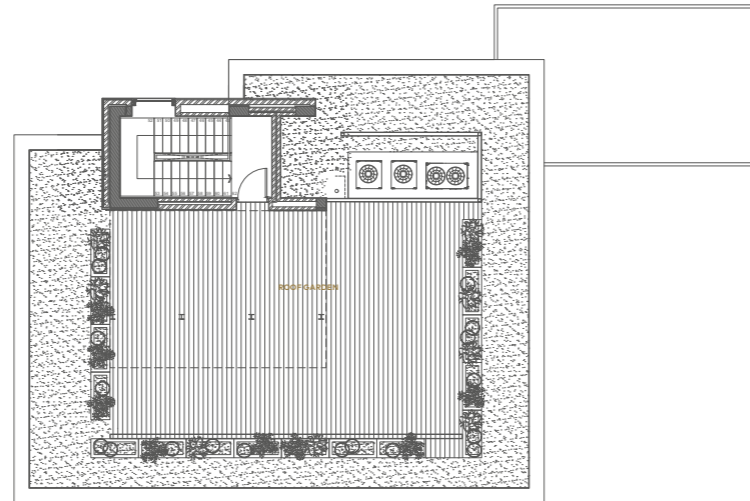
Extra WC 1

Finishes palette Water

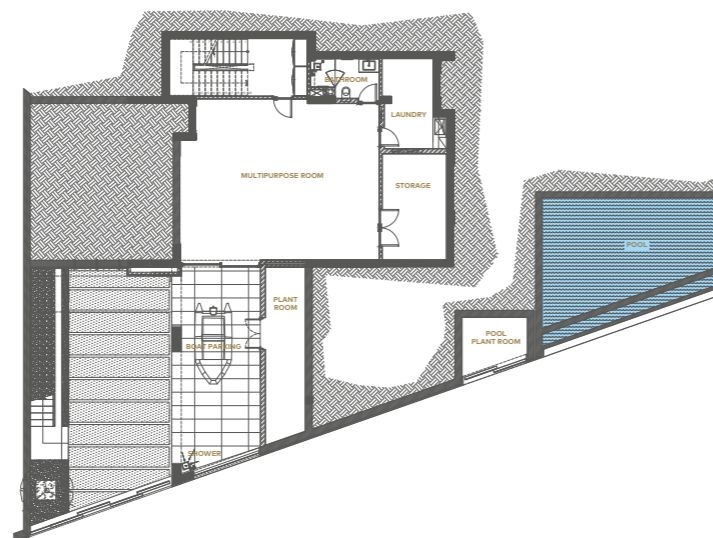
Berth size 1 x 15m



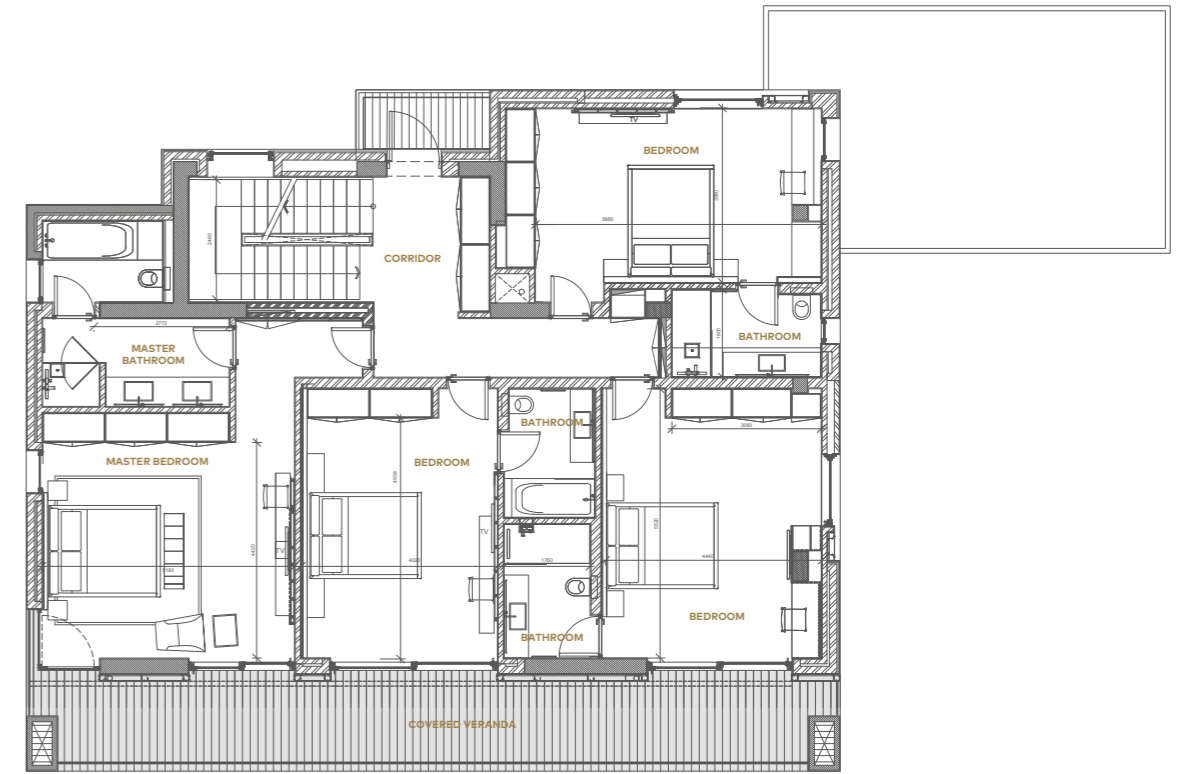
## ROOFTOP GARDEN



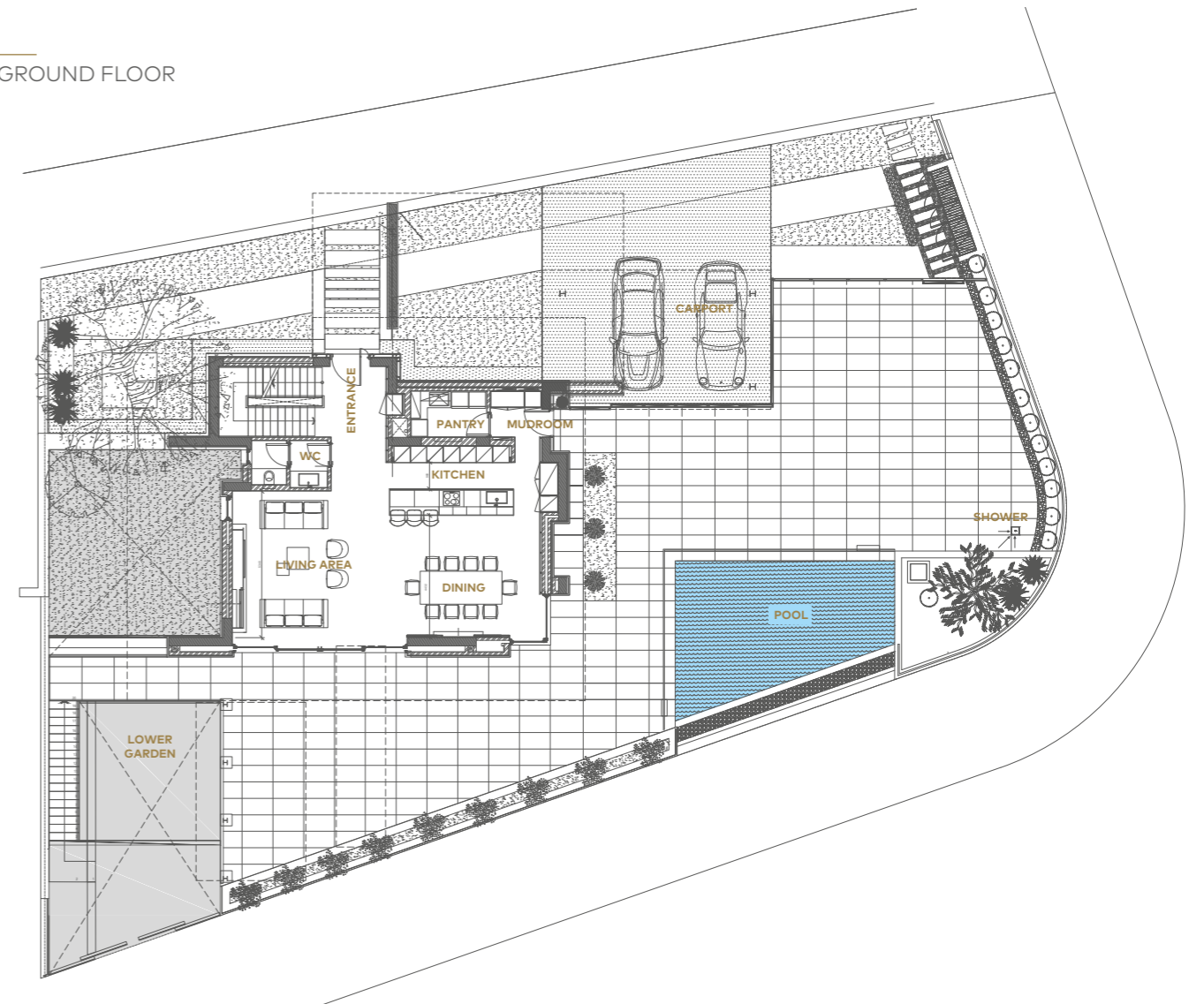
## LOWER FLOOR



## FIRST FLOOR



## GROUND FLOOR





# 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

How to  
**GET IN TOUCH**

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**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**

by **ΟΓΔ**

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.

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