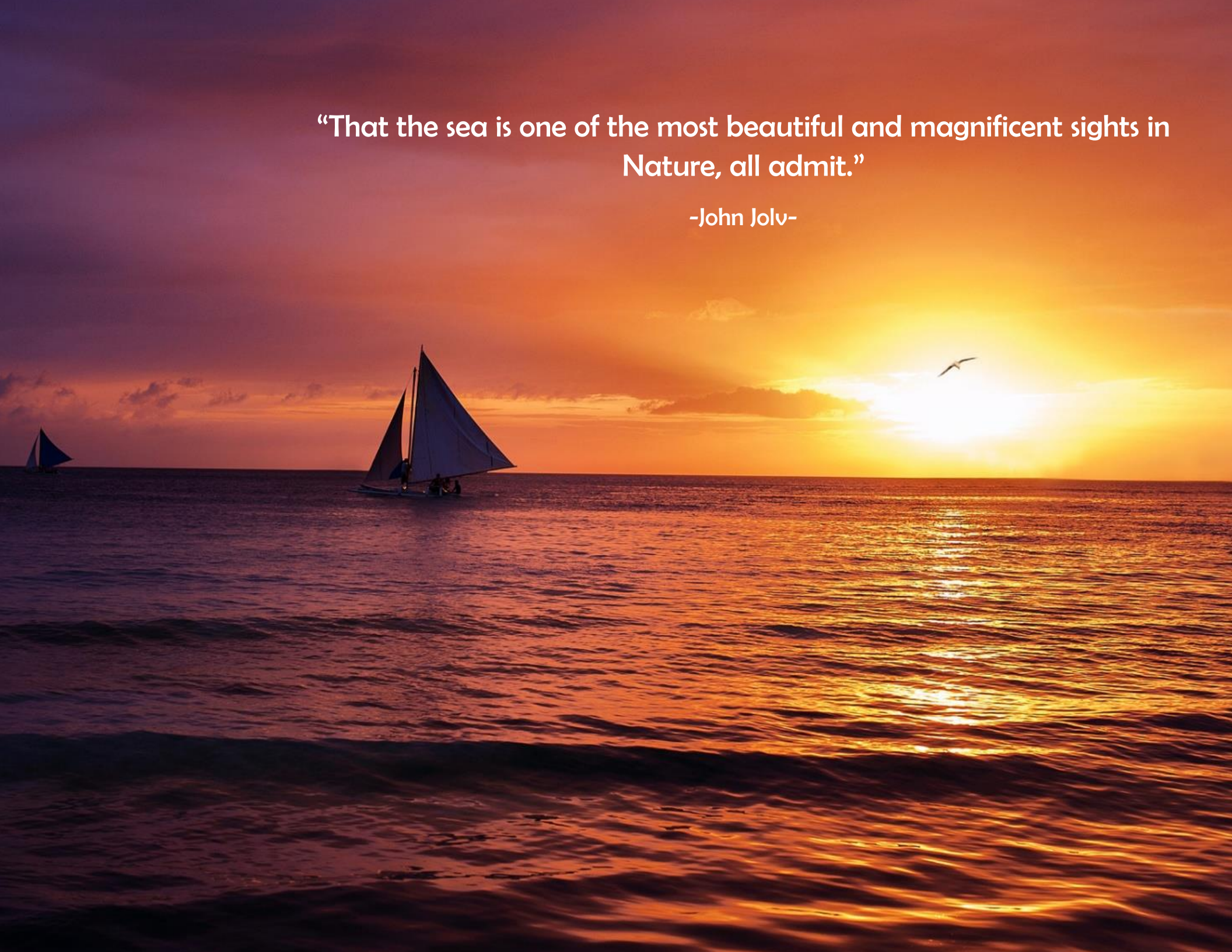
OCEANIDES
VILLAS COMPLEX


"That the sea is one of the most beautiful and magnificent sights in Nature, all admit."
-John Jolv-

CHLORAKA

Chloraka is in the ideal location for purchasing property, it has all necessary amenities including supermarkets, shops, bakeries, banks, pharmacies, doctors, petrol station to name a few and is only minutes drive to Paphos Old Town, Paphos Harbour or in the other direction Coral Bay and beautiful sandy beaches. Chloraka is famous for the ‘Agios Georgios’ boat that was used to import ammunition for the Liberation Struggle in 1955-59 and in a bad storm crashed into the rocks in a sheltered area by the coast and to this day is still there. There are schools and nursery’s within the village including a beautiful large Greek Orthodox Church also called ‘Agios Georgios’. This suburb of Paphos is also host to Akritas Chlorakas a Cypriot Second Division football team. Along the coastline of Chloraka are hotels, villas and apartments, perfect for friends and family wanting to visit the island. There are restaurants and tavernas that serve an array of cuisine including traditional Cypriot Meze, international dishes and even a fish & chip shop!

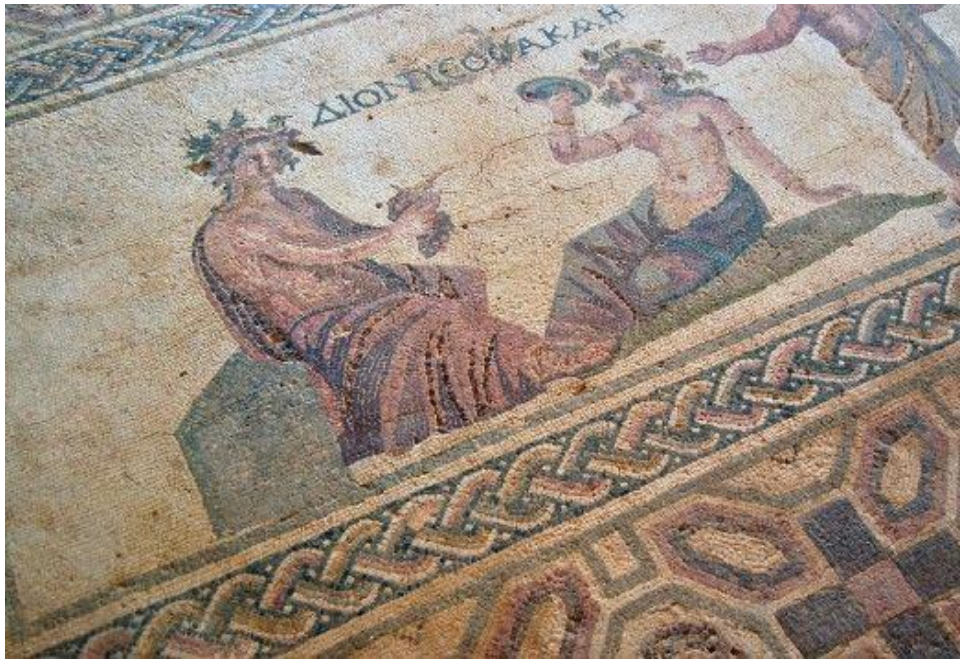
Empty Nest
BÉNÉTEAU

PAPHOS

Located on the southwest coast of the island, this region is sheltered from the north by the breathtaking Troodos Mountains and with its temperate climate, it is one of the healthiest in the whole of the Mediterranean. You can bask in sunshine all year round, whilst experiencing the warmth of welcoming people with a reputation for friendliness and hospitality.

Paphos has a pleasant and relaxing harbour with a famous medieval fort. The region offers the possibility of enjoying both coastal areas and mountainous landscapes, as well as capturing a taste of the island's culture with its many world-famous archaeological sites. Paphos International Airport is located on the fringe of the city. There are four main municipalities in the Paphos region - Paphos Town, Geroskipou, Pegeia and Polis Chrysochous and each has its own collection of special attractions for you to discover.

Paphos is the perfect place to celebrate a wedding or to enjoy a honeymoon. Romance is in the air in the land where the ancient mythical Greek goddess of love and beauty, Aphrodite, once roamed. Swim in the sea by Petra tou Romiou, the rocks where Aphrodite was believed to have risen from the waves.



CYPRUS

Cyprus, the ideal location for everyone. The island of Love and Romance. The place where you can enjoy 330 days of sunshine, taste the traditional Cypriot cuisine and relax among your loved ones.

With an expansive coastline providing a wide variety of beaches to choose from, ranging from secluded bays, to lively resorts, sandy beaches and rocky coves, you are bound to find the right one for you.

Relaxing in the sun is not the only reason to visit Cyprus. There's a myriad of activities you could indulge in and being an island, water sports feature strongly. Try the waterpark for thrills, or bungee jumping for an extreme sensation. Discover the magic of the underwater world by snorkeling or diving in the warm crystal clear seas. Windsurfing and sailing can be enjoyed all the year round, thanks to steady winds and calm predictable seas, while coastal cruising and deep-water fishing are also popular. You could even use the island as a base for a short cruise to other nearby countries.

OCEANIDES VILLAS

New Villas for sale at Chloraka Coast

- 100m from the sea -

This complex is being developed in Chloraka, 5 minute drive to Coral Bay and 8 minute drive to Paphos City Centre. We offer our luxury Independent villas at affortable prices without eliminating quality of construction. All types of houses will be build with high quality materials and private swimming pools,as well as covered parking, will be included.

FROM OCEANIDES VILLAS:

- 100 meters from the sea
- 5 min drive from Coral-Bay
- 8 mins from Paphos City Centre

GENERAL INFORMATION:

LOCATION:	CHLORAKA – PAPHOS - CYPRUS
APPROXIMITY:	CORAL BAY – 4 Km (5 Min Drive) PEYIA VILLAGE – 6 Km (8 Min Drive) POLIS-LATCHI – 25 Km (20 Min Drive) PAFOS CENTRE – 5 Km (8 Min Drive) PAFOS AIROPORT – 20 Km (20 Min Drive)
DISTANCE FROM SEA:	100 meters from the Sea Coast
PROJECT TYPE:	Detached Villas
AVAILABILITY:	6 Villas with 3 or 4 Bedrooms (4 SOLD)
PLOT AREA:	370 m^2 - 770 m^2
TOTAL COVERED AREA:	175 m^2 - 220 m^2

PLOT SITE-VIEW

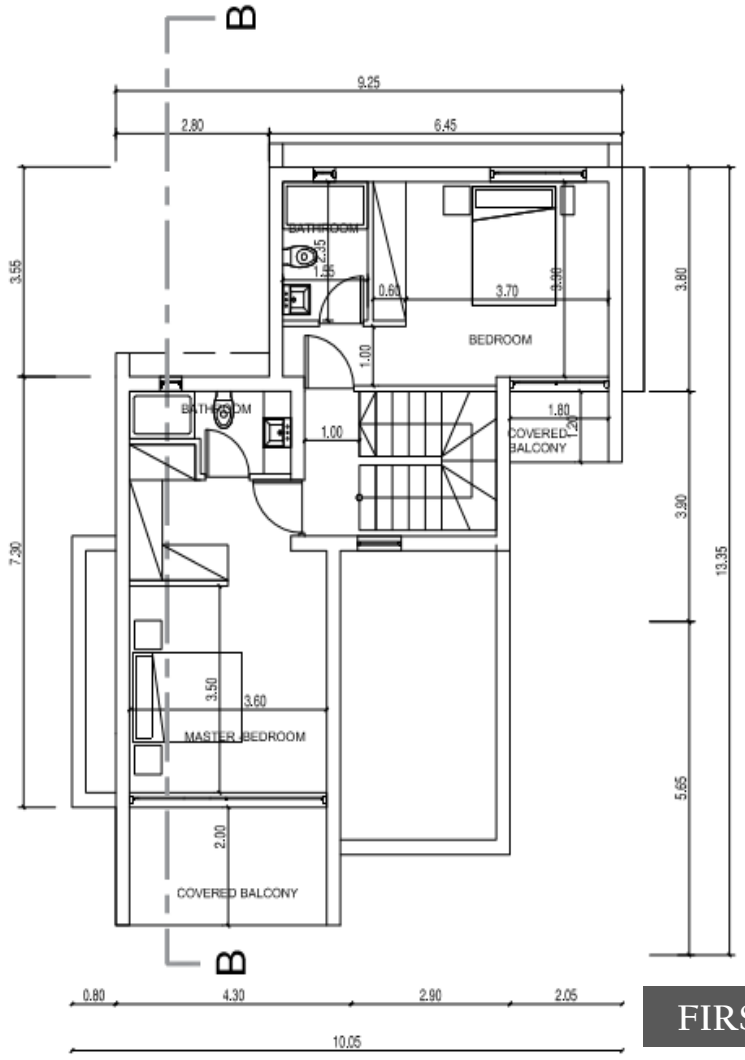
PLOT PLAN

SOLD
1
350 m2
SOLD
2
350 m2
SOLD
3
350 m2
SOLD
370 m2
370 m2
SOLD
400 m2
GREEN AREA
N
W
E
S

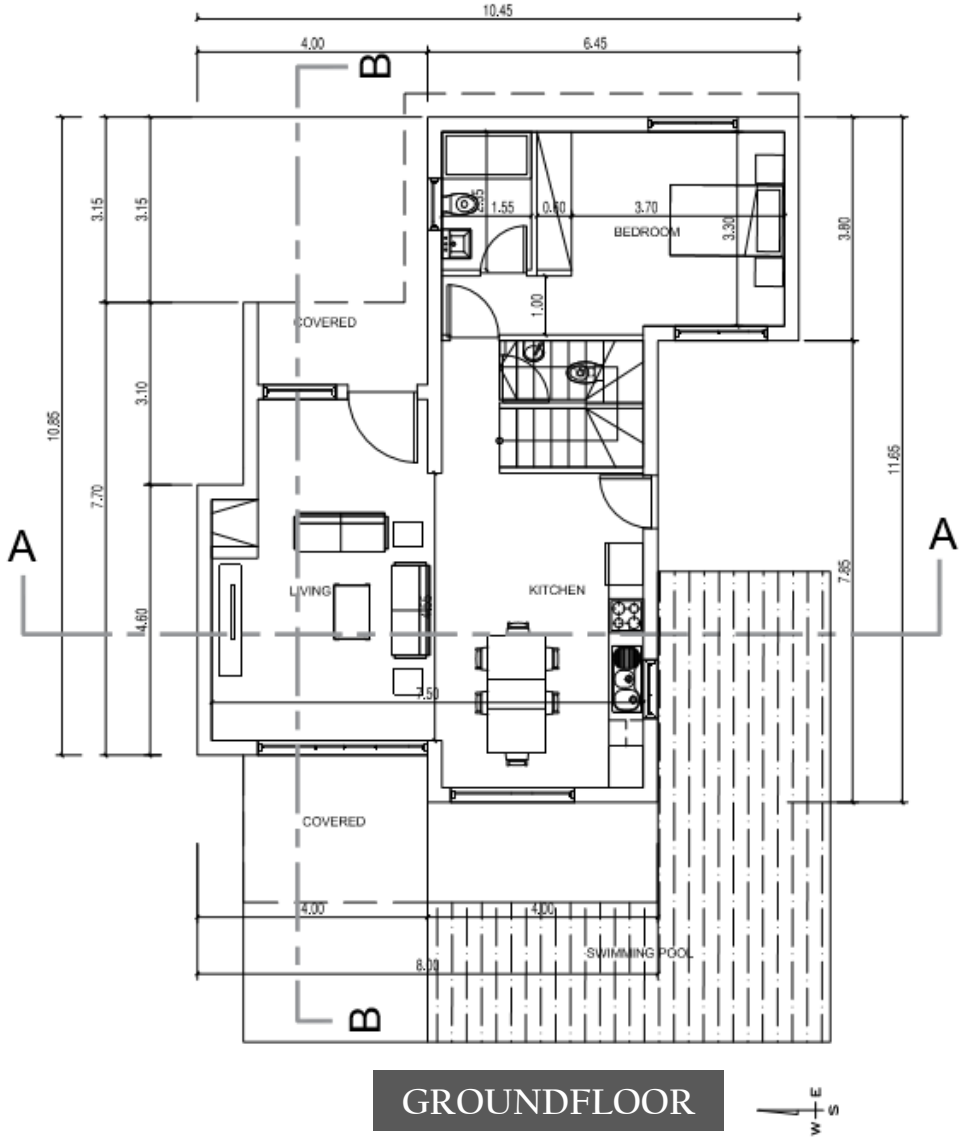
3-D PLOT VIEW

HOUSE TYPE

- TOTAL PLOT AREA 375m2
- COVERED AREA 175m2
- PRIVATE SWIMMING POOL
- PRIVATE COVERED PARKING
- ROOF GARDEN WITH AMAZING SEA VIEWS



FIRST FLOOR



GROUNDFLOOR

GENERAL SPECIFICATIONS:

- STRUCTURE: Reinforced concrete anti-earthquake designed.
- WALL: Internal walls 10cm clay brick. Three coats smooth plaster and three coats of emulsion. External walls 25cm brick, three coats smooth plaster, three coats smooth plaster, insulation polystyrene 5cm and three coats of emulsion
- CEILING: Spatula finish and three coats of emulsion
- FLOORS: Ceramic tiles for bedrooms tiles or laminated parquet For stairs marble - € 30 / m2 Antis lip ceramic tile for verandas - € 30 / m2
- WALL TILING: For kitchen, ceramic wall tiles between the cupboards To all bathrooms up to 2,20m high - € 30 / m2 Granite finishes to kitchen
- EXTERNAL DOORS-WINDOWS: Double glazed aluminium (thermo-insulated glazing)and fly screens Marble cills to windows
- INTERNAL DOORS: Pressed beech , varnished
- MAIN ENTRANCE DOOR: Panelled aluminium
- WARDROBES: Internally with melamine and doors MDF varnished
- KITCHEN FITTINGS: Internally with melamine and doors MDF varnished on the top granite
- SANITARY FITTINGS: White porcelain fittings including mixer taps and shower - € 5000
- ELECTRICAL INSTALLATION: Concealed installation in accordance to the rules and safety regulations of the Cyprus Electricity Authority. Provision for T.V. ,telephone , A/C .,internet.
- PLUMPING: Concealed with Pipe in Pipe systems
- SEWAGE: Septic and apsorption tip
- WATER SYSTEM: Water tank and solar panel

MAKKARA
CONSTRUCTION & DEVELOPERS

-Oceanides Complex Chloraka-

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