MAKKARA
CONSTRUCTION & DEVELOPERS

SPYROS COMPLEX

In Trust we Build!

ABOUT 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.

WHY 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.

Paphos Harbour by Night

ABOUT ANARITA

Anarita village is an ideal area for purchasing property as it is located 12km to the northeast of Paphos in a traditional village that boasts a wonderful village square where you will find a local coffee shop where locals gather to discuss all matters from local gossip to politics over thick and very strong coffee, a game of cards or tavli.

Also found in the village is a Grecian church. It is a quiet village just above the humidity line which is wonderful in the scorching summer months as you can enjoy cool breezes.

Only a ten minute drive to/from Paphos International Airport is ideal for those who travel and for collecting friends and family visiting. Within the village is a small supermarket and a kiosk. For more amenities Yeroskipou is just a short drive away where you will find supermarkets, shops, banks, petrol stations, pharmacies and much more. For entertainment the village offers a handful of tavernas and bars that serve both Cypriot fare and international dishes.

3 Year Guarranty

SPYROS VILLAS COMPLEX

This complex is being developed in Anarita outskirts on a plot offering breathtaking sea and mountain views. Thirteen independent houses will be erected with three, four and five bedrooms in large plots all at affordable prices without eliminating quality of construction. All types of houses will be build with high quality materials and private swimming pools as well as private parking areas will be included

General Information

LOCATION:	ANARITA – PAPHOS - CYPRUS
APPROXIMITY:	CORAL BAY – 24 Km (25 Min Drive) PEYIA VILLAGE – 20 Km (23 Min Drive) PAFOS CENTRE – 10 Km (10 Min Drive) PAFOS AIROPORT – 5 Km (6 Min Drive)
DISTANCE FROM SEA:	3 Km from the nearest Sea Coast
PROJECT TYPE:	Detached Villas
AVAILABILITY:	13 Villas with 3 - 5 Bedrooms
PLOT AREA:	300 - 600 m2
TOTAL COVERED AREA:	130 m2 - 375 m2

Plot Views

3-D Plot View

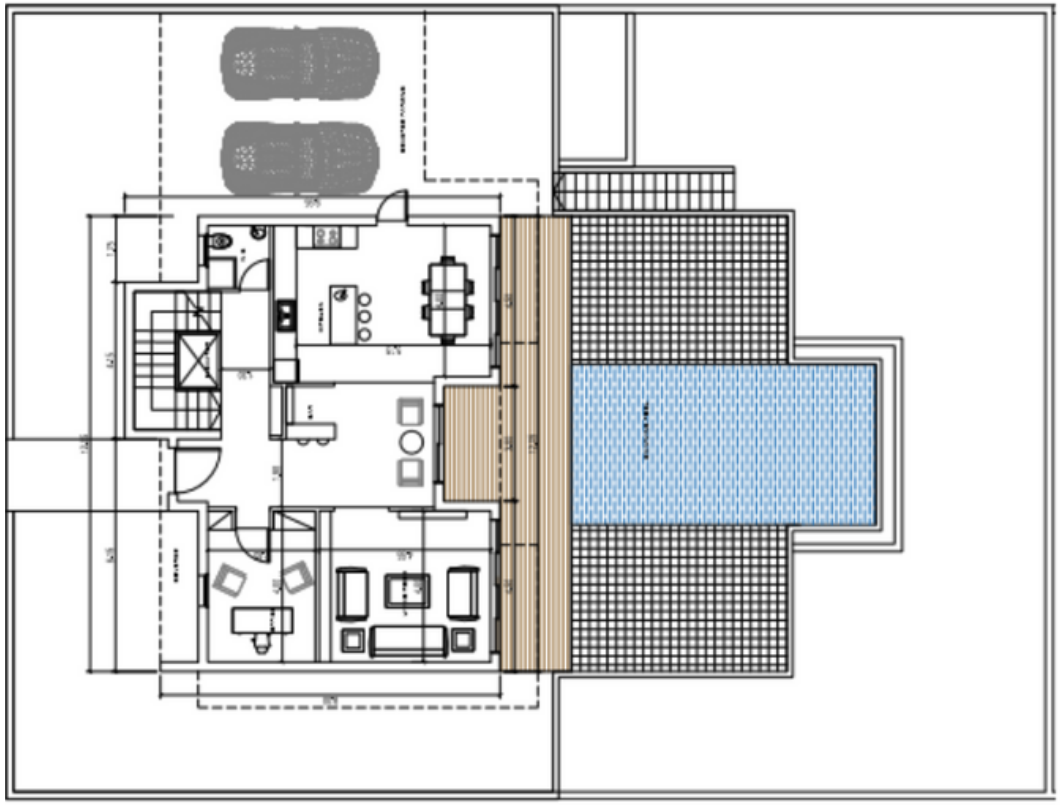
Site Plan

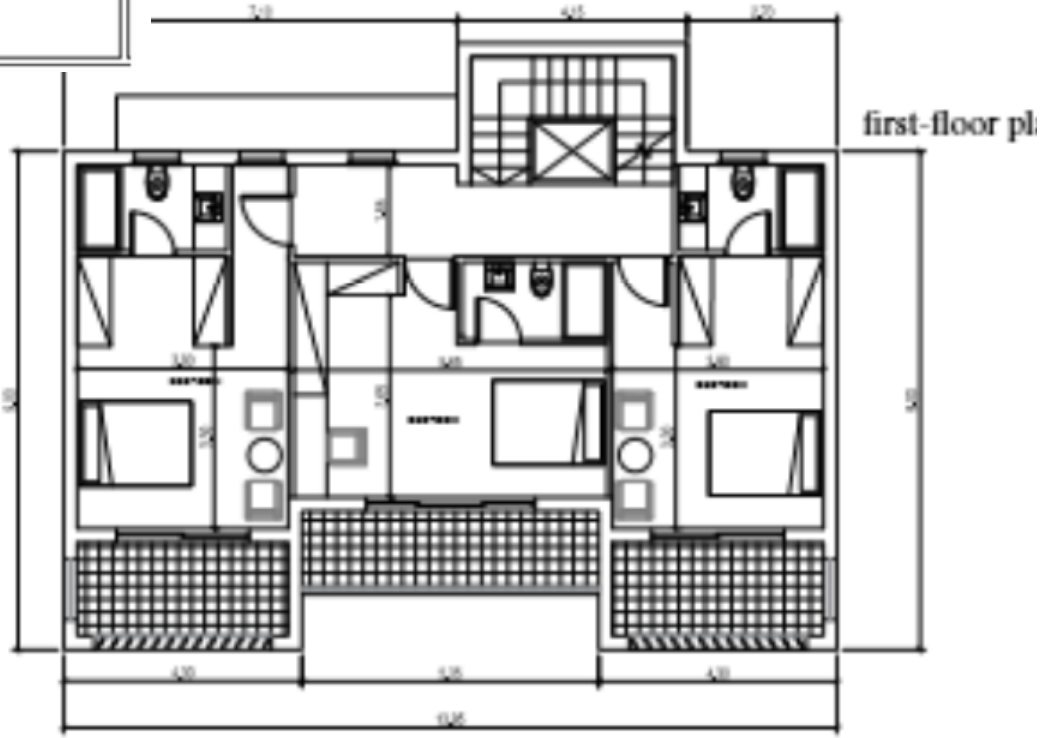
PLOT 1
PLOT 2
PLOT 3
PLOT 4
PLOT 5
PLOT 6
PLOT 7
PLOT 8
PLOT 9
PLOT 10
PLOT 11
PLOT 12
PLOT 14
GREEN AREA 950m2
North

Dafni Villa

- Total Plot Area 600m2
- Toral Covered Area 375m2
- 3 Bedrooms all en-suite, enjoying amazing sea & mountain views
- Private Swimming pool
- Private Car Parking Area

Ground Floor Plan

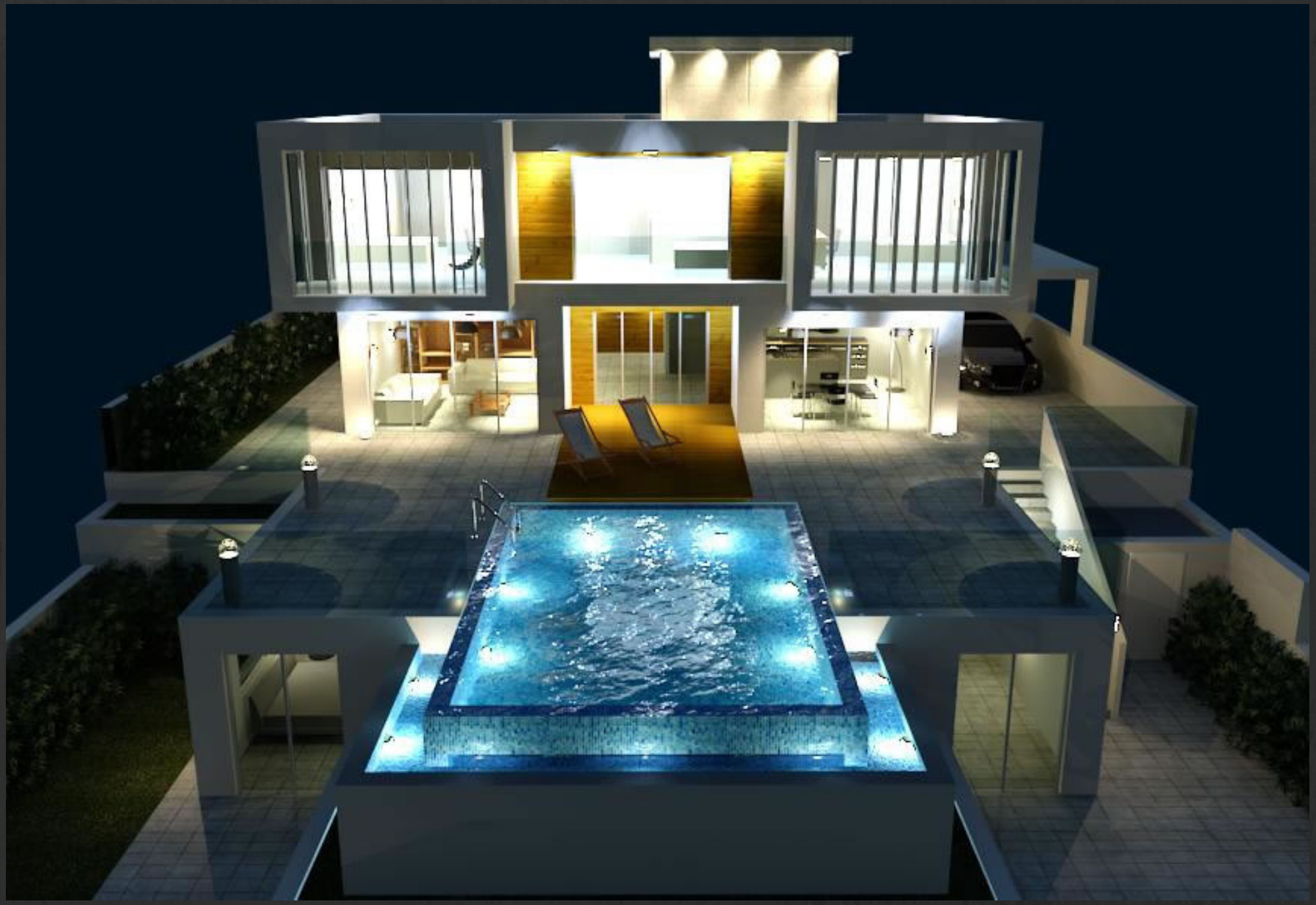




First Floor Plan

3D Views

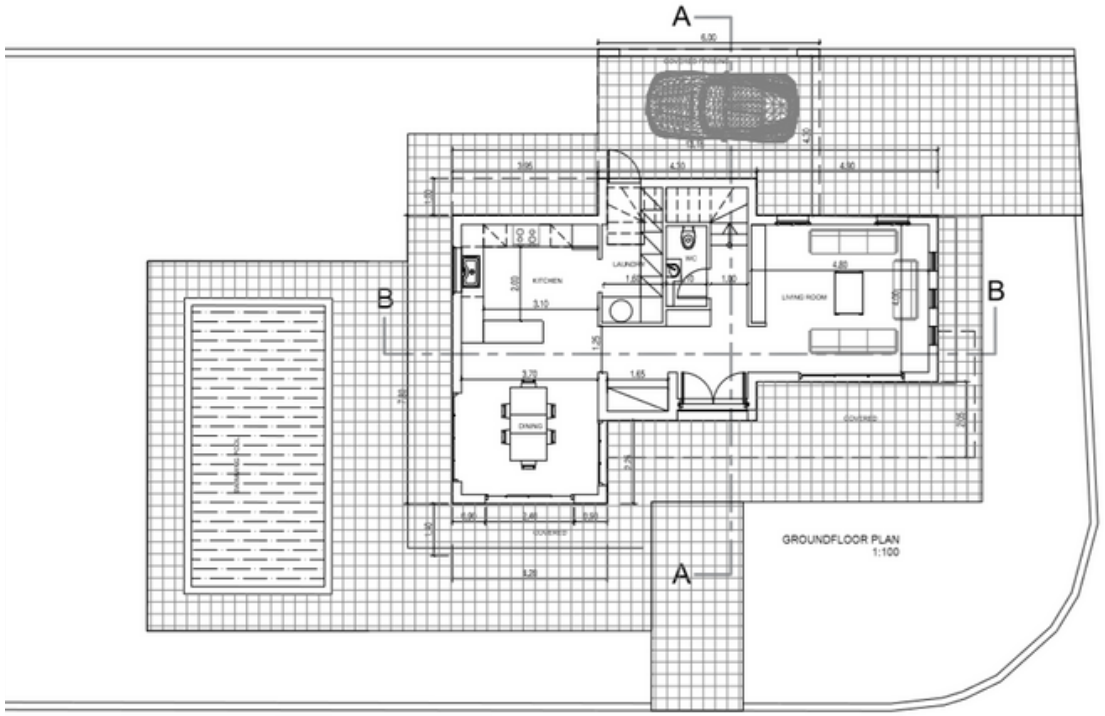
3D Views



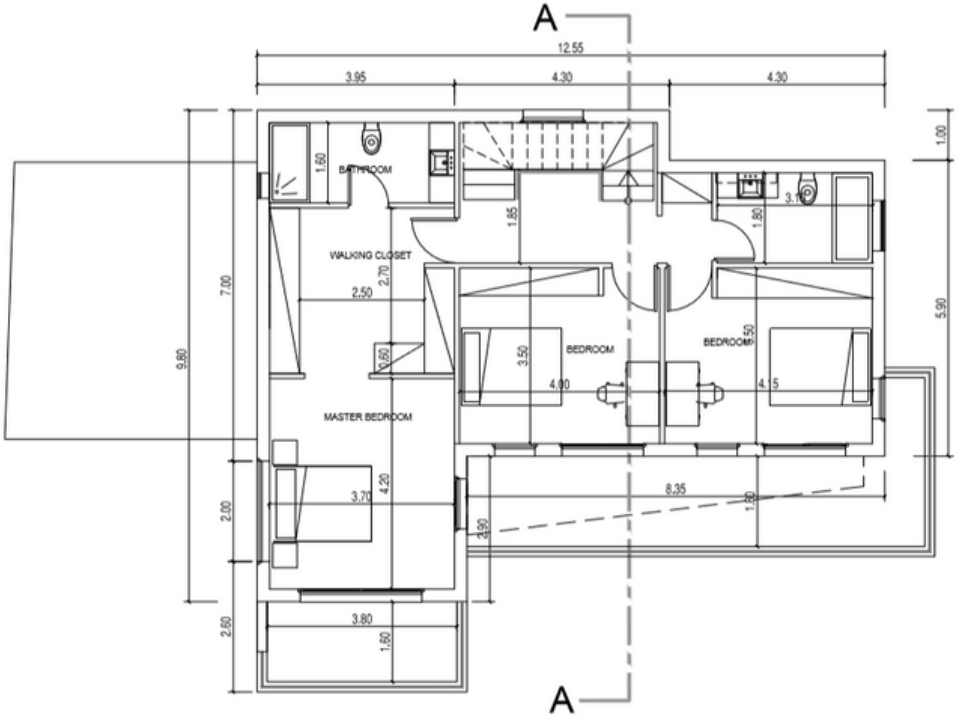
Adonis Villa

- Total Build Area 520m2
- Toral Covered Area 160m2
- 3 Bedrooms all en-suite, enjoying amazing sea & mountain views
- Private Swimming pool
- Private Car Parking Area

Ground Floor Plan



First Floor Plan



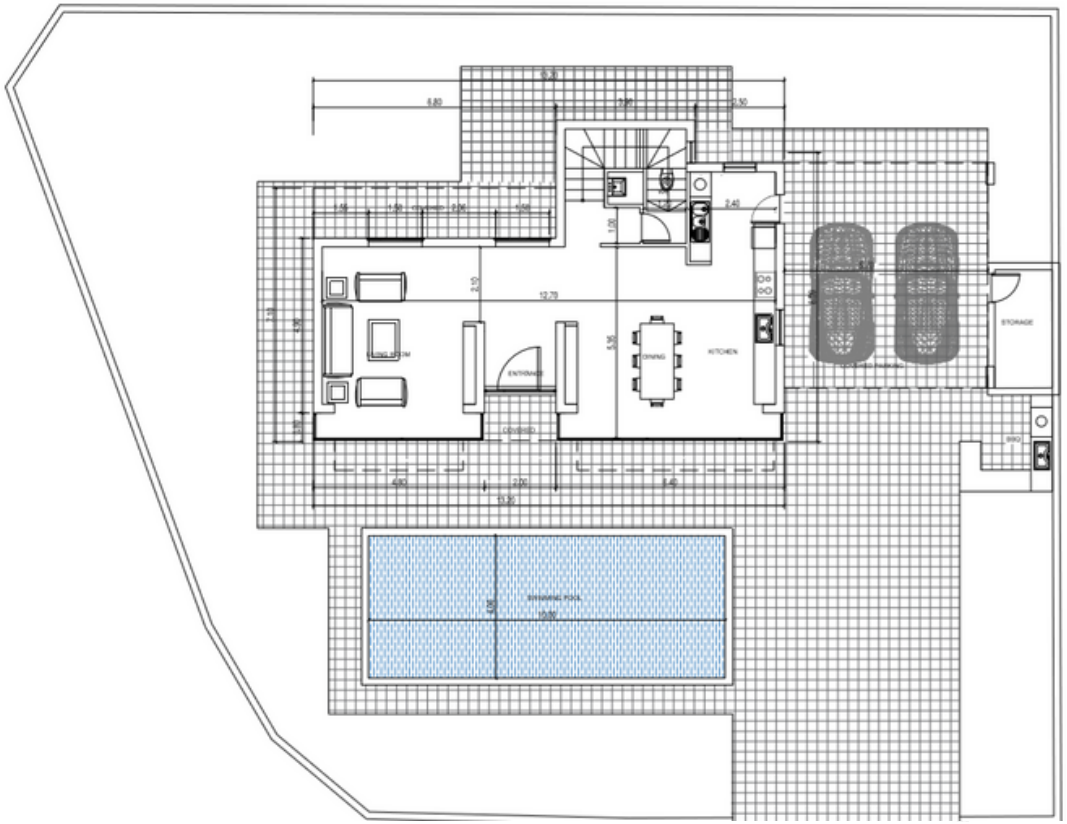
3D Views

3D Views

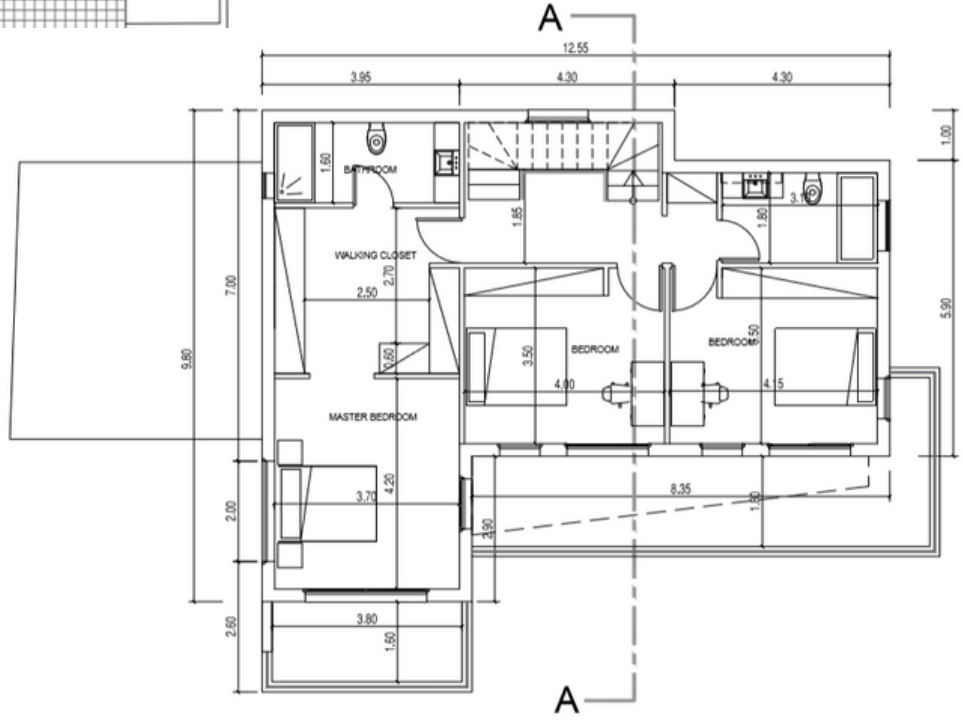
Aphrodite Villa

- Total Build Area 570m2
- Toral Covered Area 175m2
- 3 Bedrooms all en-suite, enjoying amazing sea & mountain views
- Private Swimming pool
- Private Car Parking Area

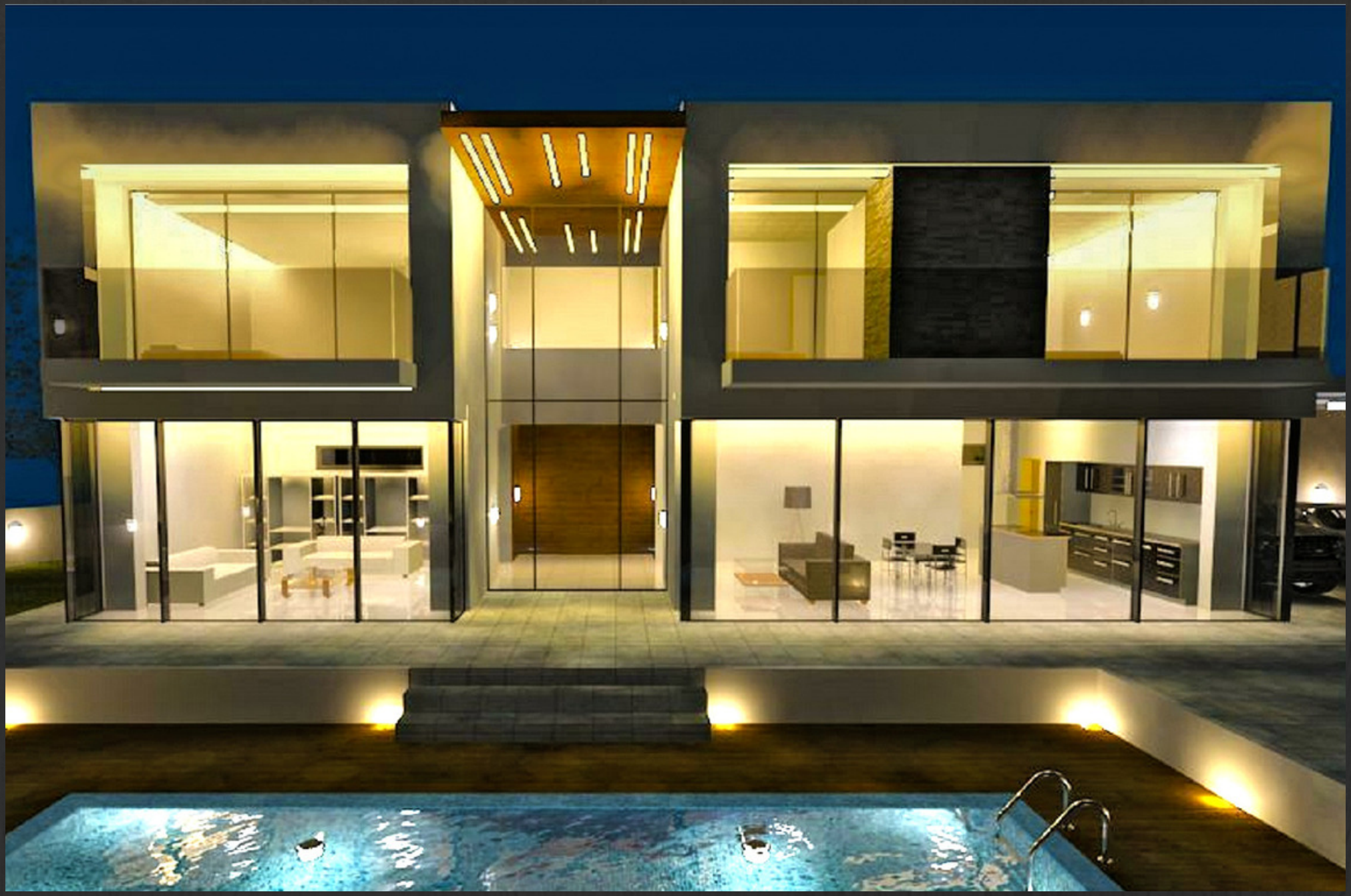
Ground Floor Plan



First Floor Plan



3D Views

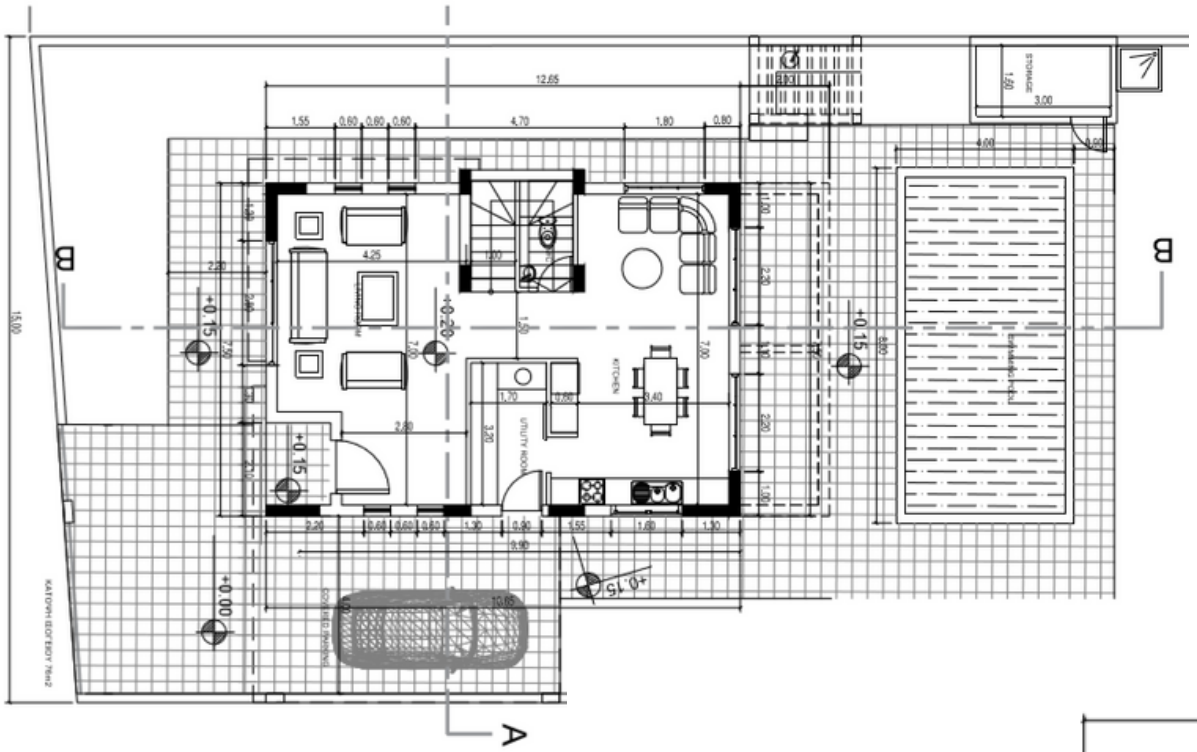


3D Views

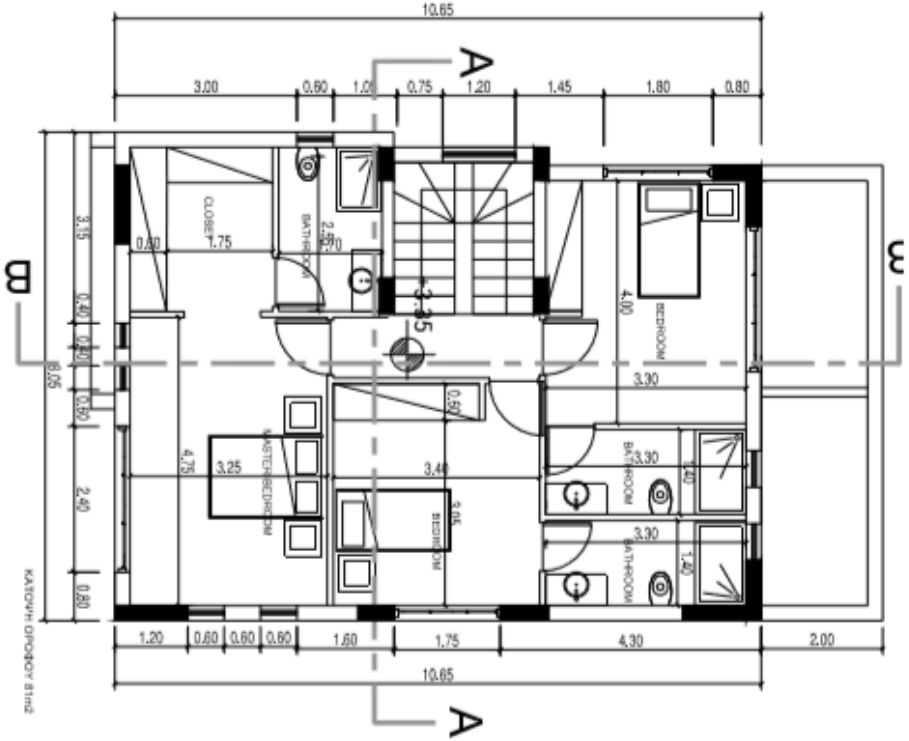
Venus Villa

- Total Build Area 490m2
- Toral Covered Area 185m2
- 3 Bedrooms all en-suite, enjoying amazing sea & mountain views
- Private Swimming pool
- Private Car Parking Area

Ground Floor Plan



First Floor Plan



3D Views

3D Views

Bangalow Villa

- Total Build Area 600m2
- Toral Covered Area 200m2
- 3 Bedrooms all en-suite, enjoying amazing sea & mountain views
- Private Swimming pool
- Private Car Parking Area

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, 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

“I only really and truly fully relax on my own. Give me a sun lounger, a pool and a sea view, and I am happy.”
-Miranda Hart-

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