

The background of the entire image is a photograph of a sunset. The sun is a bright yellow-orange orb on the right side, partially obscured by the horizon. The sky transitions from a deep purple at the top to a soft pink and orange near the horizon. In the foreground, there are dark, silhouetted waves of the ocean. In the middle ground, a range of dark mountains is visible against the colorful sky.

Konia Sunset Villas

For people who want more

CUSTOM DESIGNED PRIVATE RESIDENCES

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LIVE THE COASTAL LIFESTYLE

LIFE • LOCATION • LUXURY



WELCOME

Konia Sunset Villas comprises of 20 private detached three and four bedroom villas with a large landscaped communal garden.

The contemporary designs offer privacy and relaxation to residents and their families. Choice of contemporary or modern architecture design, with high quality finishes offer a beautiful home in a truly unique setting.



WELCOME

TO KONIA

Konia Sunset Villas comprises of 20 private detached three and four bedroom villas with a large landscaped communal garden. The contemporary designs offer privacy and relaxation to residents and their families. Choice of contemporary or modern architecture design, with high quality finishes offer a beautiful home in a truly unique setting.



CYPRUS

THE GEM OF THE MEDITERRANEAN

An island multilayered like its history, with compelling culture, lifestyle and landscapes, overseen by warm hospitable people. Cyprus is a magnet for international travelers and discerning buyers seeking a home in the sun on a friendly island. Moreover, its strategic location and favourable tax and business incentives have made Cyprus a popular choice for those seeking to establish ties within the European union.



PAPHOS

EVERYTHING IN ONE PLACE

For those who enjoy the good things in life, this inspirational environment is everything one could hope for.

Paphos has an established reputation for diversity, boasting bustling streets with couture stores and cafes just minutes from historic ruins while the hypnotizing waters of the Mediterranean washing gently on the golden shores. More importantly, all this is within effortless reach.



ALL WITHIN MINUTES

Konia Residences offer owners the best of both worlds. Its rural location ensures tranquility and seclusion, yet it's just a few minutes' drive from the cosmopolitan city of Paphos, with its wealth of amenities. It addition providing easy access to the motorway (2km), easy access to Paphos International Airport and the other major towns on the island.

Situated on the outskirts of Paphos, the area is surrounded by traditional villages with their excellent selection of local taverns. Additionally, conveniently located just moments away from Paphos leading international schools.

CULTURE

- Theatre
- Archeological Museum
- Archeological Sites
- Paphos Castle
- Church Of Panayia
- Theoskepasti

ENTERTAINMENT & LEISURE

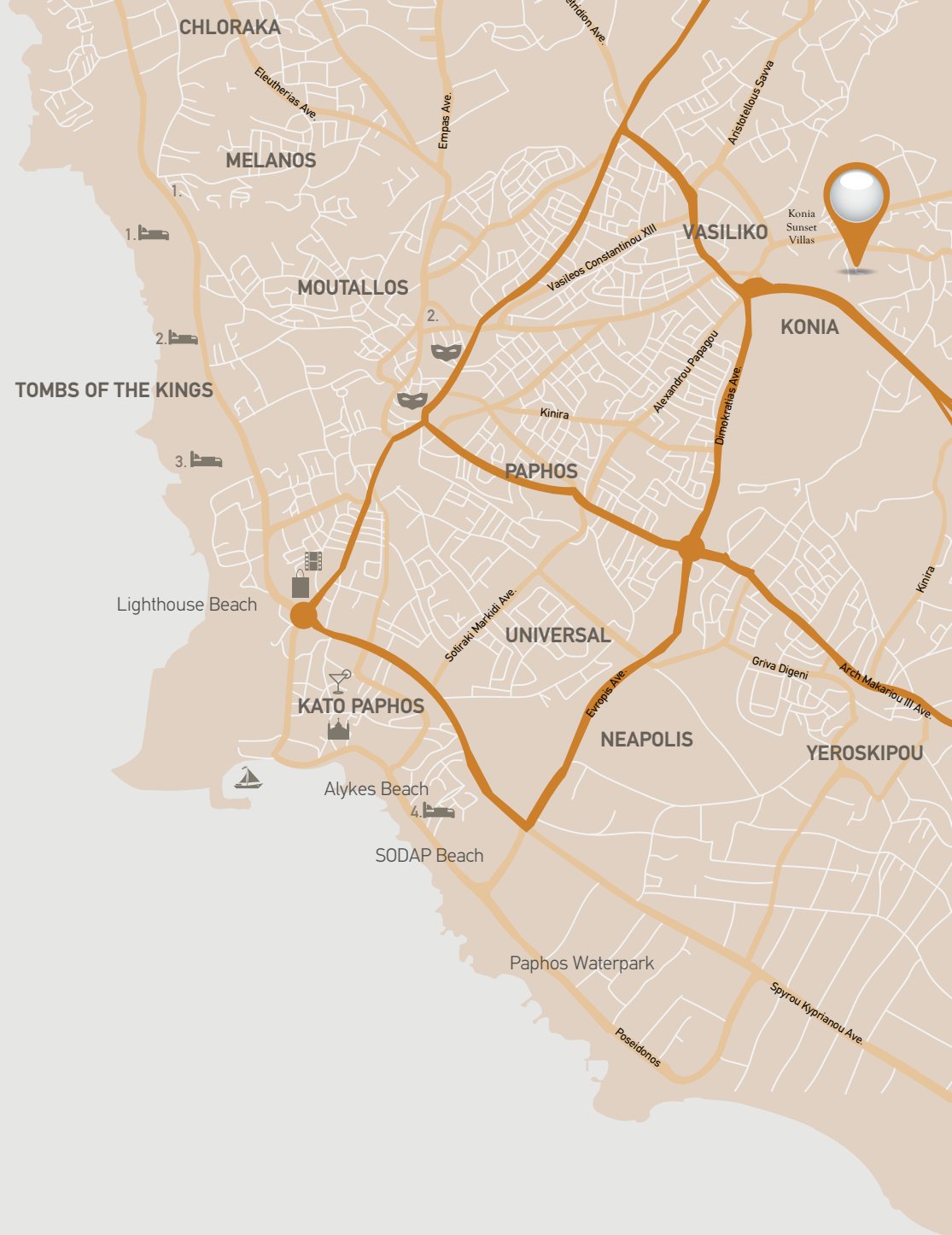
- Paphos Castle (Harbour)
- Nightlife District
- Paphos Waterpark
- Kings Avenue Mall
- Movie Theatre

LUXURY HOTELS

1. Capital Coast Resort & Spa
2. Venus Beach Hotel
3. Elysium Hotel
4. Almyra Hotel

PRIVATE SCHOOLS

1. TLC Private School
2. The International School of Paphos



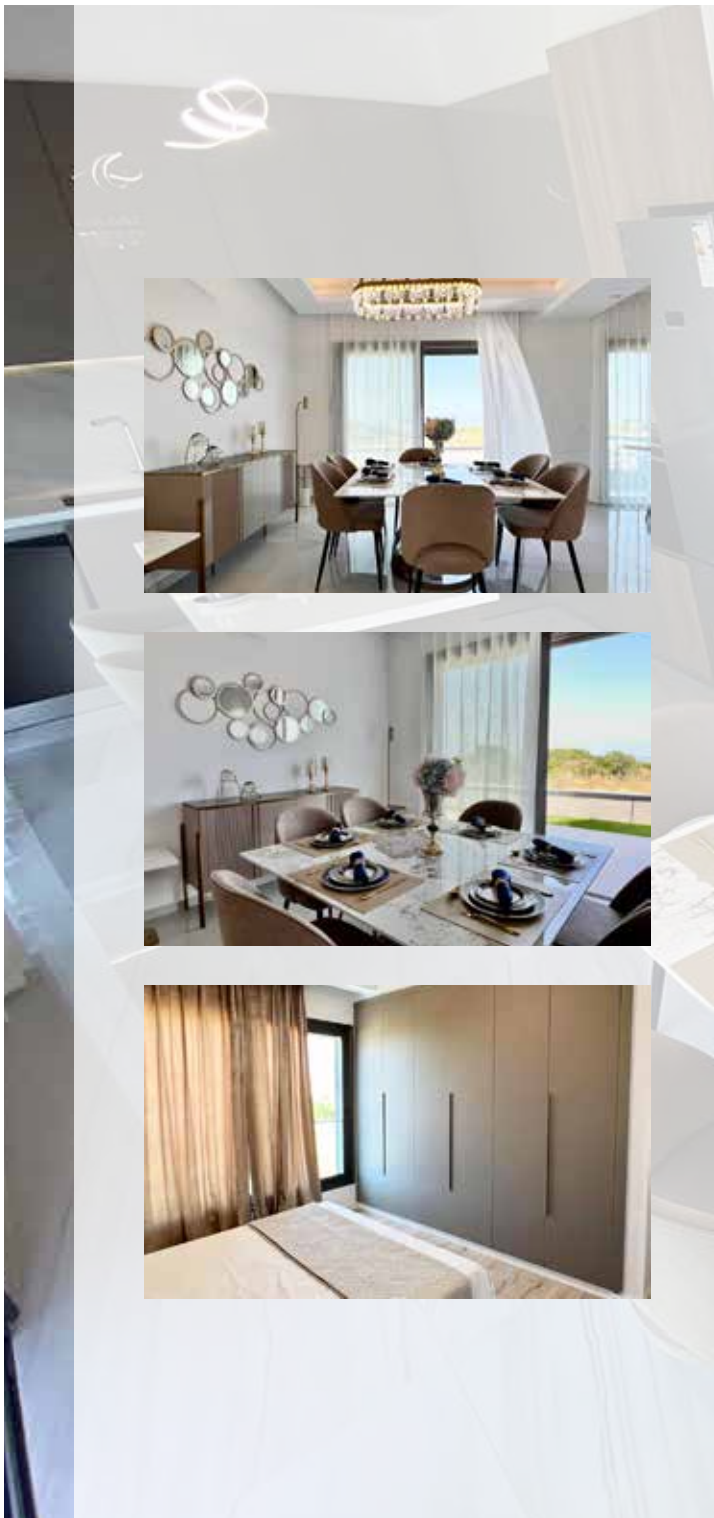
CUSTOM DESIGN

VILLAS

Konia Sunset Villas' finishes are custom designed to meet your preferences. Finishes include but not limited to choice of flooring, choice of carpentry for kitchen and wardrobes, wall tiling etc.







BACK YARD









Quality FINISHES and MATERIALS

EVERY DETAIL IS CONSIDERED TO OFFER
QUALITY RESIDENCES

BOUNDARY WALLS

CONCRETE RE-ENFORCED WITH STEEL REBAR

- Structural advantages
- No subsidence
- Does not crack
- Easier to maintain & longer lasting

WINDOW SILLS

MARBLE

- Longer lasting
- Easy cleaning & maintenance
- Protect windows and wall surface
- Aesthetics

DAMP PROOFING

BITUMEN SHEET MEMBRANES

- Avoids water damage to structure
- Protects external & internal wall finishes

THERMAL INSULATION

EXTRUDED POLYSTYRENE

- High energy saving
- High resistant of water absorption
- Excellent thermal insulation
- High mechanical resistance
- Fire resistance of Euroclass E

Quality
FINISHES
and **MATERIALS**

EVERY DETAIL IS CONSIDERED TO OFFER
QUALITY RESIDENCES

GRAFIATO EXTERIOR WALL FINISHES

- Elastic waterproof top coat plaster
- High elasticity
- Self cleaning, resists cracking, unlike common plaster
- Easier to maintain
- Aesthetics

ALUMINIUM WINDOWS & DOORS

- Large glass area
- Long lasting colour
- Excellent thermal insulation
- Environmentally friendly inward opening, turn and tilt and double casement

ALUMINIUM EXTERNAL GATES

- Longer lasting
- Durable
- No maintenance required

INTEGRATED FLY SCREENS

- Aesthetics
- Ease of use
- Integrated into frame of window/ patio door

PROFESSIONAL LANDSCAPING

- Professional Landscaper
- Low maintenance plants and shrubery used to save water





Quality
FINISHES
and **MATERIALS**

EVERY DETAIL IS CONSIDERED TO OFFER
QUALITY RESIDENCES

AUTOMATIC IRRIGATION SYSTEM

- Ease of use
- Adjustable according to seasons

PORCELAIN CERAMIC FLOOR TILES

HIGH QUALITY IMPORTED FROM SPAIN OR ITALY

- High Quality
- High resistant of water absorption
- Pressure - treated
- Durable less likely to chip

SANITARY WARE

- High Quality
- Large depth of the glaze
- Unique designs

MIXERS & TAPS

HIGH QUALITY

- High Quality
- Water saving
- Unique designs
- Chrome plated

INTERNAL WORKTOPS

GRANITE

- Longer lasting
- Durable and scratch proof
- Aesthetics
- Easy cleaning

Quality
FINISHES
and **MATERIALS**

EVERY DETAIL IS CONSIDERED TO OFFER
QUALITY RESIDENCES

INTERNAL STAIRCASES

MARBLE STAIRS

- Longer lasting
- Durable and scratch proof
- Aesthetics
- Easy cleaning

CARPENTRY

CHOICE OF DESIGNS FOR WARDROBES & KITCHENS

- High Quality
- Unique designs
- Choice of colours and designs

CENTRAL HEATING PROVISION

PROVISION FOR ELECTRIC CENTRAL HEATING

- High energy saving
- Aesthetics
- Easier to maintain
- No fuel tanks or burners required

WATER SYSTEM

PRESSURIZED WATER SYSTEM

- Increases water pressure
- Conserves water consumption
- Enables water storage tanks to be in a concealed location for aesthetics





Quality
FINISHES
and **MATERIALS**

EVERY DETAIL IS CONSIDERED TO OFFER
QUALITY RESIDENCES

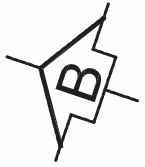
PLUMPING SYSTEM

PIPE IN PIPE SYSTEM

- Durable and flexible
- Less likely to leak or break
- Easy to replace pipes
- High water pressure resistance

ENERGY EFFICIENCY: A

PLANS

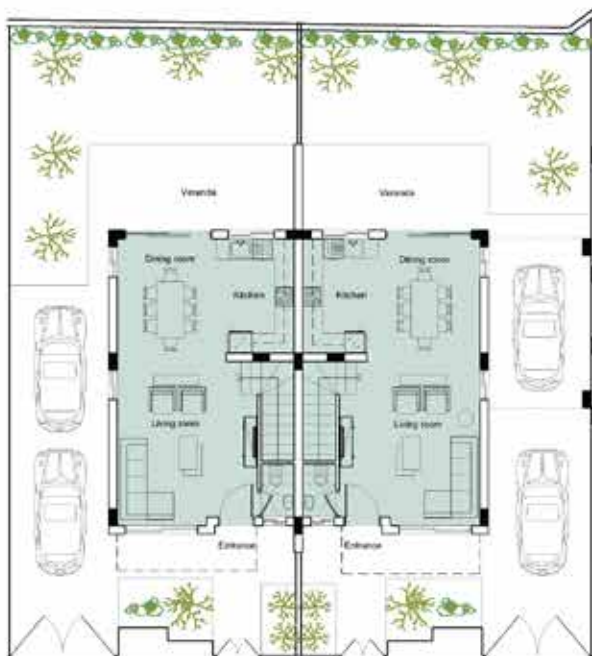


SITE PLAN

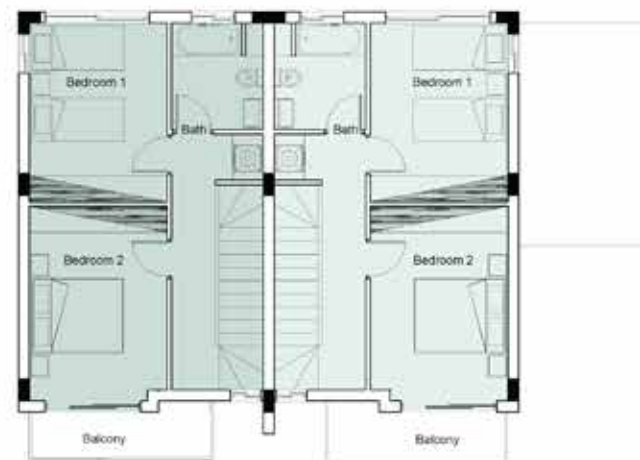


SOLD ○

VILLA No. 3a & 3b



ΚΑΤΩΨΗ ΙΣΟΓΕΙΟΥ
Ground Floor



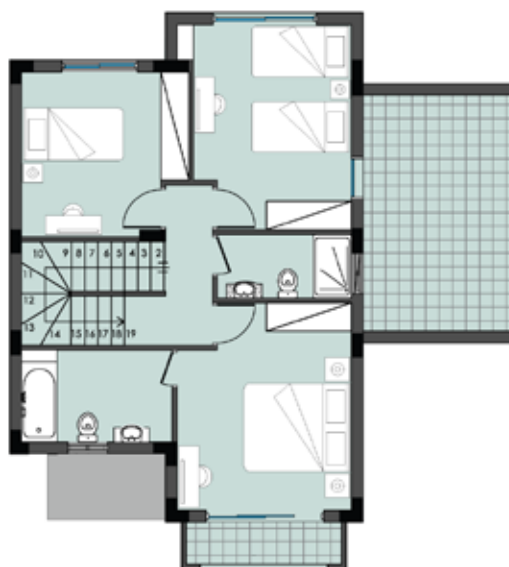
ΚΑΤΩΨΗ ΟΡΟΦΟΥ
Upper Floor

HOUSE No.	BEDROOMS	PLOT SIZE m ²	INTERNAL COVERED AREA m ²	COVERED VERANDA AREA m ²	COVERED PARKING AREA m ²	UN - COVERED VERANDA AREA m ²	TOTAL AREA m ²
3A	2	168	103	4	-	-	107
3B	2	169	103	4	16	-	123

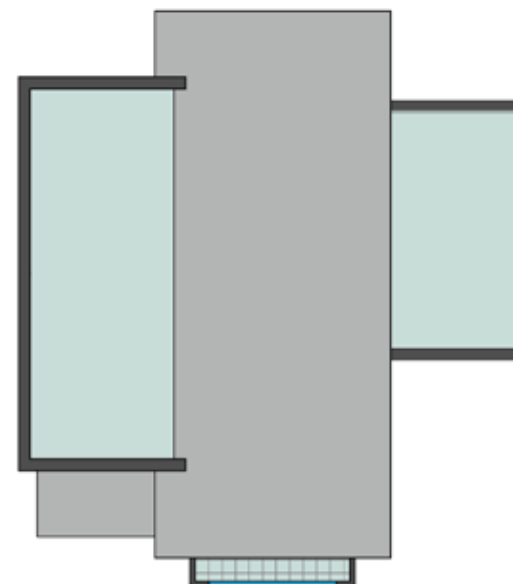
VILLA No. 4



ΚΑΤΟΨΗ ΙΣΟΓΕΙΟΥ
Ground Floor



ΚΑΤΟΨΗ ΟΡΟΦΟΥ
Upper Floor



ΚΑΤΟΨΗ ΟΡΟΦΗΣ
Roof Plan

HOUSE No.	BEDROOMS	PLOT SIZE m ²	INTERNAL COVERED AREA m ²	COVERED VERANDA AREA m ²	COVERED PARKING AREA m ²	UN - COVERED VERANDA AREA m ²	TOTAL AREA m ²
4	3	229	142	3	18	21	184

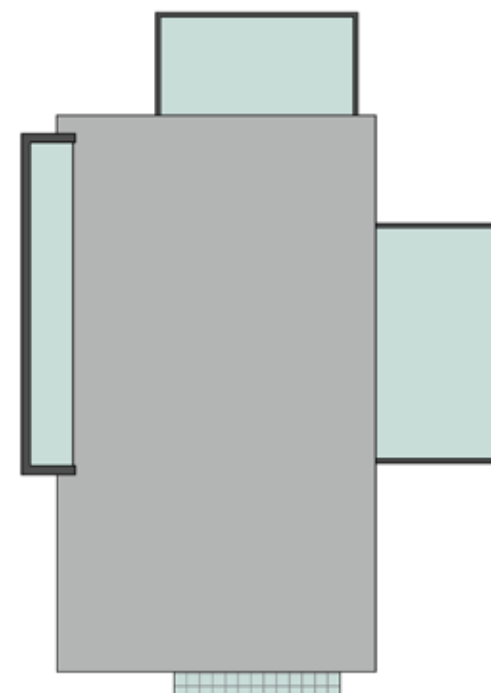
VILLA No. 5-6



ΚΑΤΟΨΗ ΙΣΟΓΕΙΟΥ
Ground Floor



ΚΑΤΟΨΗ ΟΡΟΦΟΥ
Upper Floor



ΚΑΤΟΨΗ ΟΡΟΦΗΣ
Roof Plan

HOUSE No.	BEDROOMS	PLOT SIZE m ²	INTERNAL COVERED AREA m ²	COVERED VERANDA AREA m ²	COVERED PARKING AREA m ²	UN - COVERED VERANDA AREA m ²	TOTAL AREA m ²
5	3	325	162	14	18	30	224
6	3	280	162	14	18	30	224

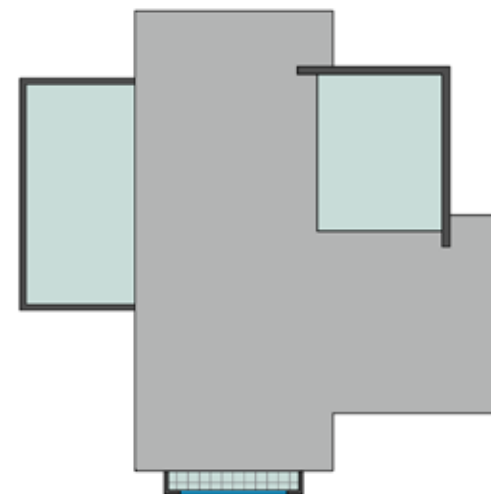
VILLA No. 12, 13 & 15



ΚΑΤΟΨΗ ΙΣΟΓΕΙΟΥ
Ground Floor



ΚΑΤΟΨΗ ΟΡΟΦΟΥ
Upper Floor



ΚΑΤΟΨΗ ΟΡΟΦΗΣ
Roof Plan

HOUSE No.	BEDROOMS	PLOT SIZE m ²	INTERNAL COVERED AREA m ²	COVERED VERANDA AREA m ²	COVERED PARKING AREA m ²	UN - COVERED VERANDA AREA m ²	TOTAL AREA m ²
12							
13	3	255	151	3	19	19	192
15	3	298	151	3	19	19	192

SOLD

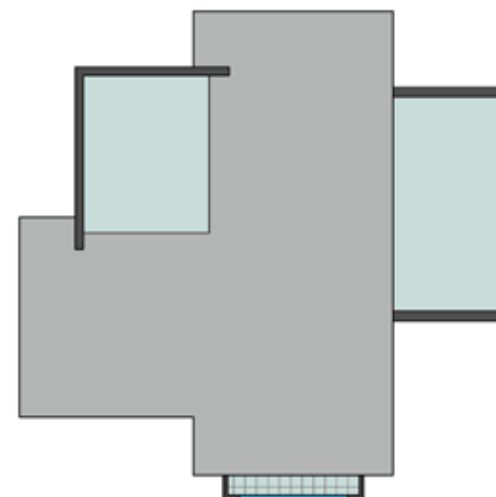
VILLA No. 14



ΚΑΤΟΨΗ ΙΣΟΓΕΙΟΥ
Ground Floor



ΚΑΤΟΨΗ ΟΡΟΦΟΥ
Upper Floor



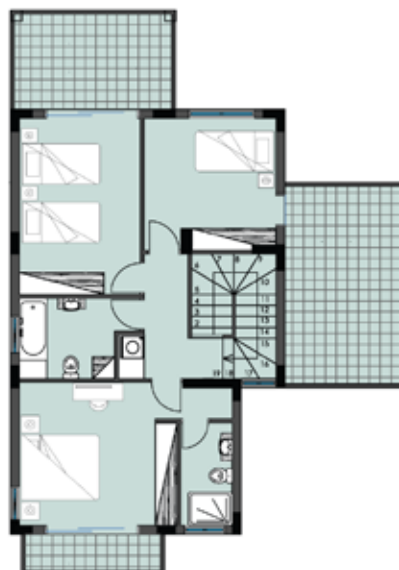
ΚΑΤΟΨΗ ΟΡΟΦΗΣ
Roof Plan

HOUSE No.	BEDROOMS	PLOT SIZE m ²	INTERNAL COVERED AREA m ²	COVERED VERANDA AREA m ²	COVERED PARKING AREA m ²	UN - COVERED VERANDA AREA m ²	TOTAL AREA m ²
14	3	277	151	3	19	19	192

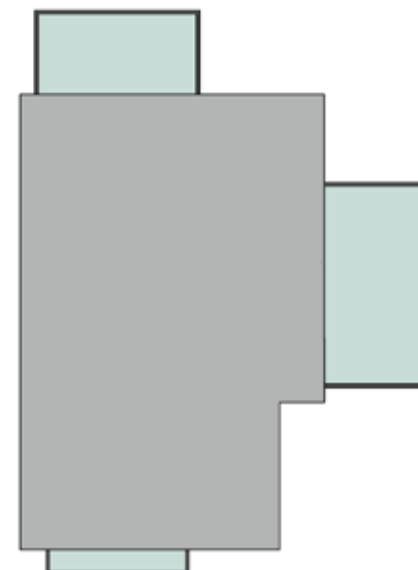
VILLA No. 16, 18 & 19



ΚΑΤΟΨΗ ΙΣΟΓΕΙΟΥ
Ground Floor



ΚΑΤΟΨΗ ΟΡΟΦΟΥ
Upper Floor



ΚΑΤΟΨΗ ΟΡΟΦΗΣ
Roof Plan

HOUSE No.	BEDROOMS	PLOT SIZE m ²	INTERNAL COVERED AREA m ²	COVERED VERANDA AREA m ²	COVERED PARKING AREA m ²	UN - COVERED VERANDA AREA m ²	TOTAL AREA m ²
16	3	315	162	14	19	19	214
18							
19	3	317	162	14	19	14	209

SOLD

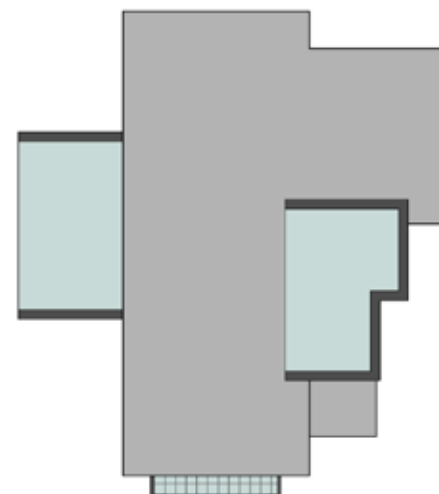
VILLA No. 20



ΚΑΤΟΨΗ ΙΣΟΓΕΙΟΥ
Ground Floor



ΚΑΤΟΨΗ ΟΡΟΦΟΥ
Upper Floor



ΚΑΤΟΨΗ ΟΡΟΦΗΣ
Roof Plan

HOUSE No.	BEDROOMS	PLOT SIZE m ²	INTERNAL COVERED AREA m ²	COVERED VERANDA AREA m ²	COVERED PARKING AREA m ²	UN - COVERED VERANDA AREA m ²	TOTAL AREA m ²
20	3	312	148	3	19	23	193



STYLIANIDES GROUP

DEVELOPERS • CONTRACTORS • ARCHITECTS

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