

**Sapphire**

# Description

Dive into the luxury and peacefulness of Sapphire, where flaming sunsets and turquoise waters blend in perfect harmony, offering an unparalleled sanctuary of seaside serenity. Nestled within the vibrant tourist enclave of Kato Paphos, Sapphire is an exclusive collection of 18 luxurious 3- and 4-bedroom villas designed to elevate your life experience to new heights.

Each villa at Sapphire is a masterpiece of contemporary elegance, boasting sleek architecture that seamlessly blends with the natural beauty of the Mediterranean coastline. With the gentle breeze carrying the scent of the sea and the sun-kissed sands just steps away, Sapphire embodies the epitome of coastal living.

Imagine waking up to the gentle whisper of the sea and basking in the golden sunlight that floods through your windows. Spend leisurely afternoons lounging by the expansive communal swimming pool, where you can soak in the sun, and immerse yourself in blissful relaxation.

Beyond the gates of Sapphire, the coastal walkway lies ahead, as you can enjoy a calming stroll, to witness the golden skies where the sun meets the horizon. Just a stone's throw away, residents can enjoy the beach front of the hotels laying in the coastline of Kato Paphos and swim in the crystal-clear waters. By night, countless restaurants of all cuisines and places to enjoy a drink, await on the way to Kato Paphos.

Whether you're seeking a permanent residence or a sound investment, Sapphire offers the ideal backdrop for a life filled with endless possibility. Come discover the magic of year-round summer living at Sapphire, where calmness and dreams take shape while luxury knows no bounds.



*The 3D images provided are samples and do not represent the final result of the project.*





# Amenities



**Beach**  
250 m



**Restaurant**  
1 km



**Education**  
3 km  
University 1.6km



**Hotels**  
100 m



**Supermarket**  
3 km



**Pharmacy**  
550 m



**Medical Care**  
900 m



**ATM**  
3 km



**Airport**  
14 m



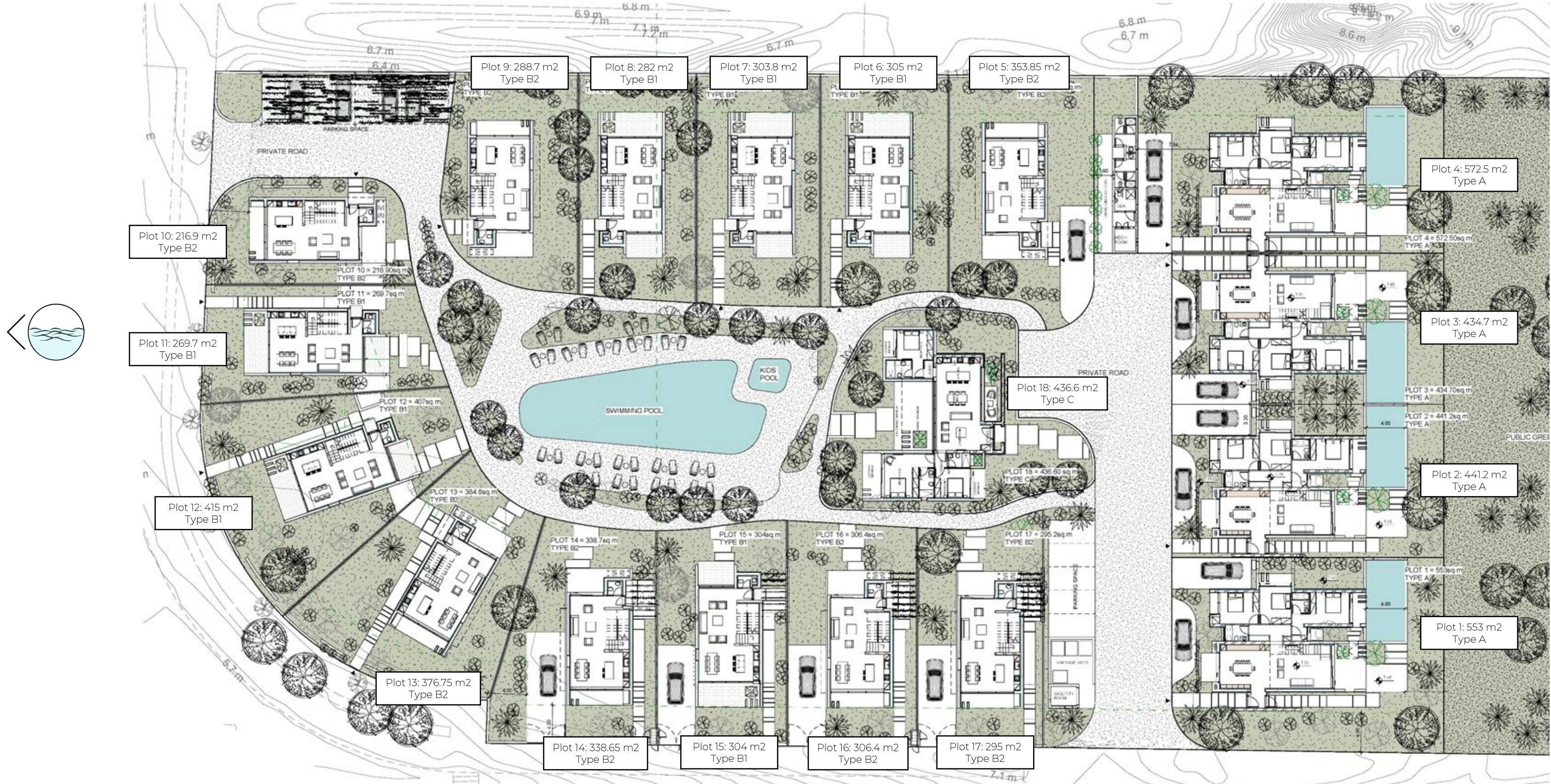
**Kiosk**  
400 m



*Click the pin for directions*



# Masterplan







# 3D Views Masterplan

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## 3D Views Exterior

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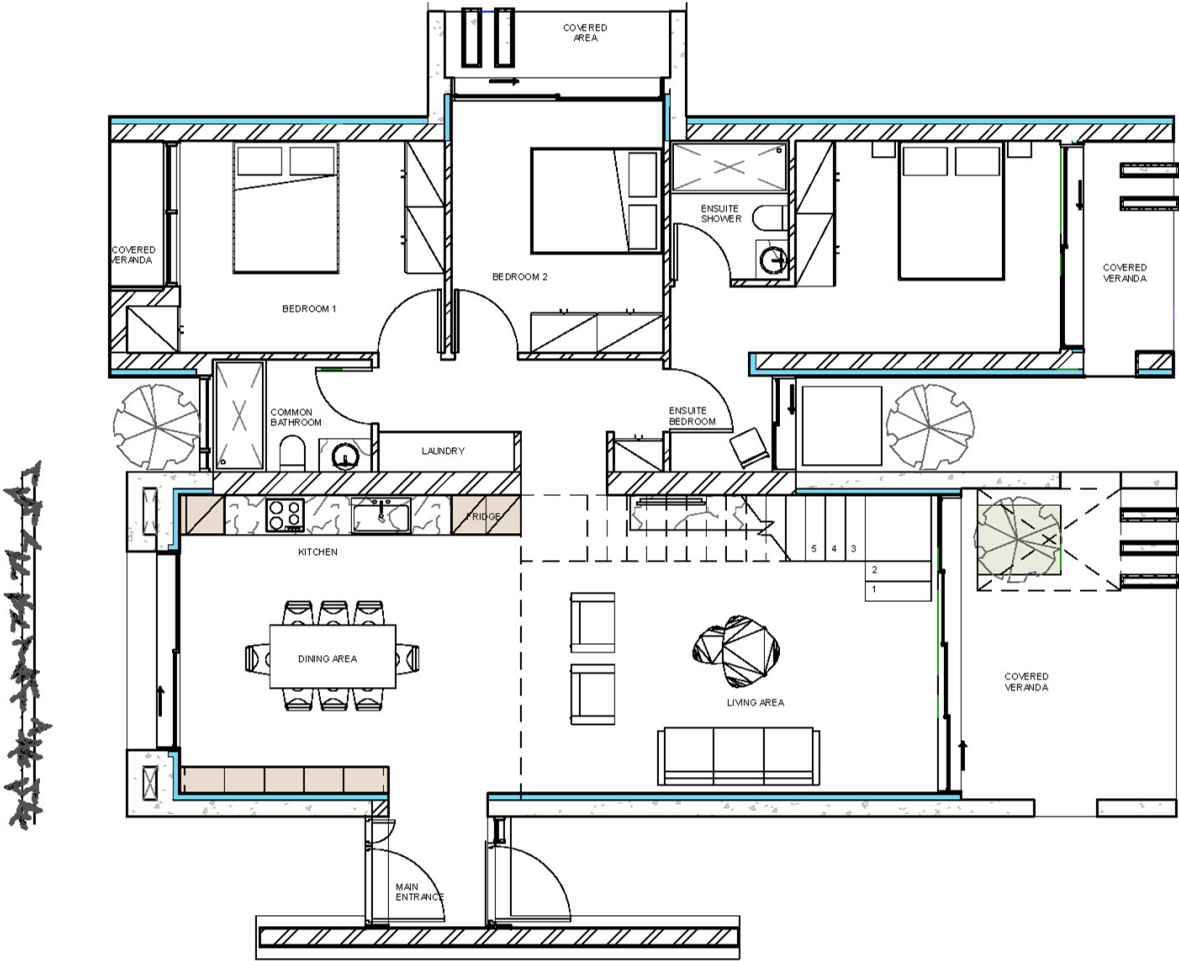


## 3D Views Exterior

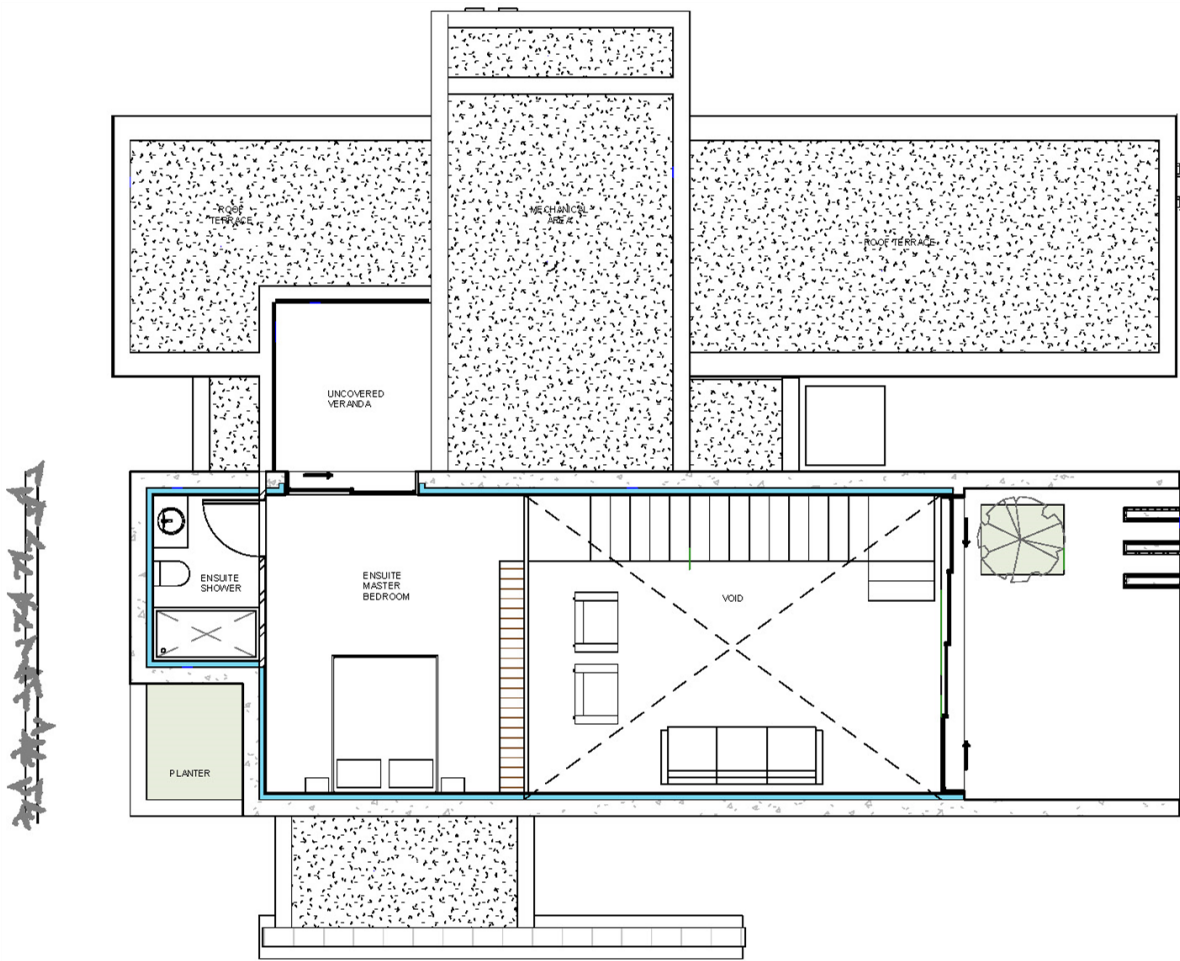
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# Type A – Specifications



GF



FF

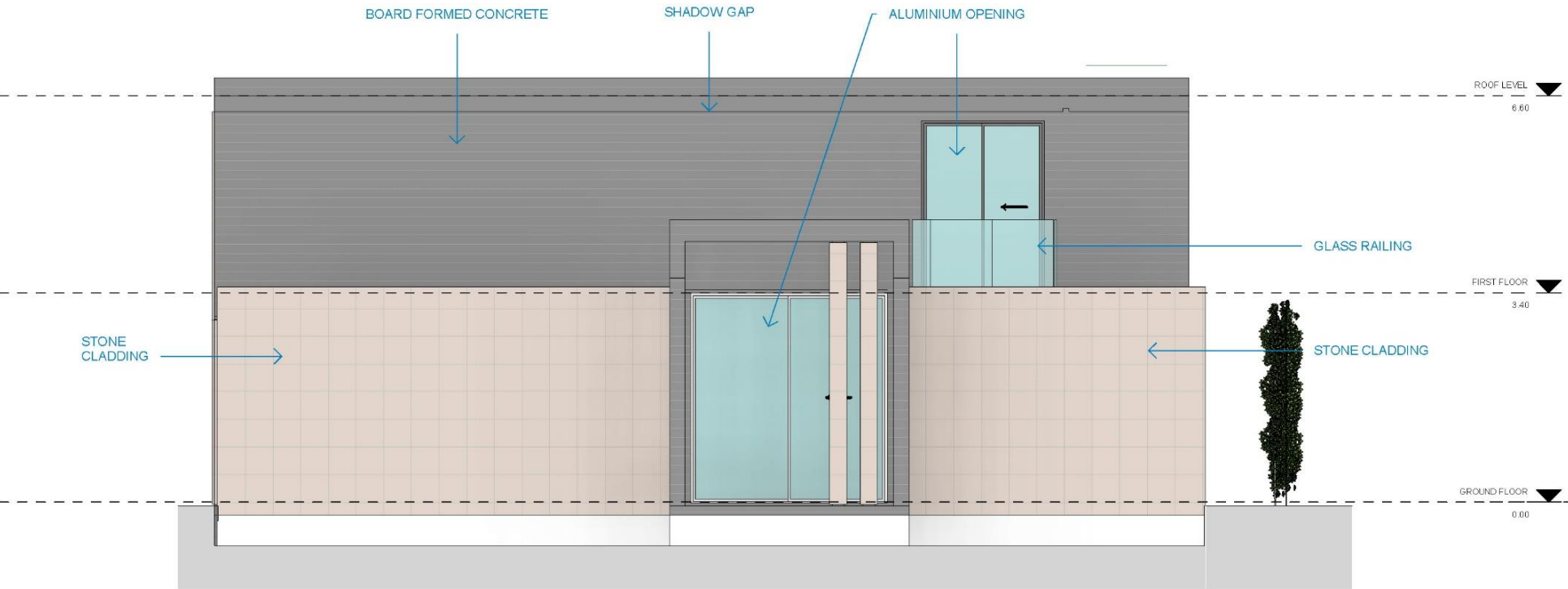
Villas	1, 2, 3, 4
Total Build Area	194.36 m2
Covered Internal Area	163.93 m2
Covered Veranda	24.44 m2
Uncovered Veranda	5.99 m2
Swimming Pool	Private
Parking Space	2
Bedrooms	4
Bathroom	3



# Type A – Elevations



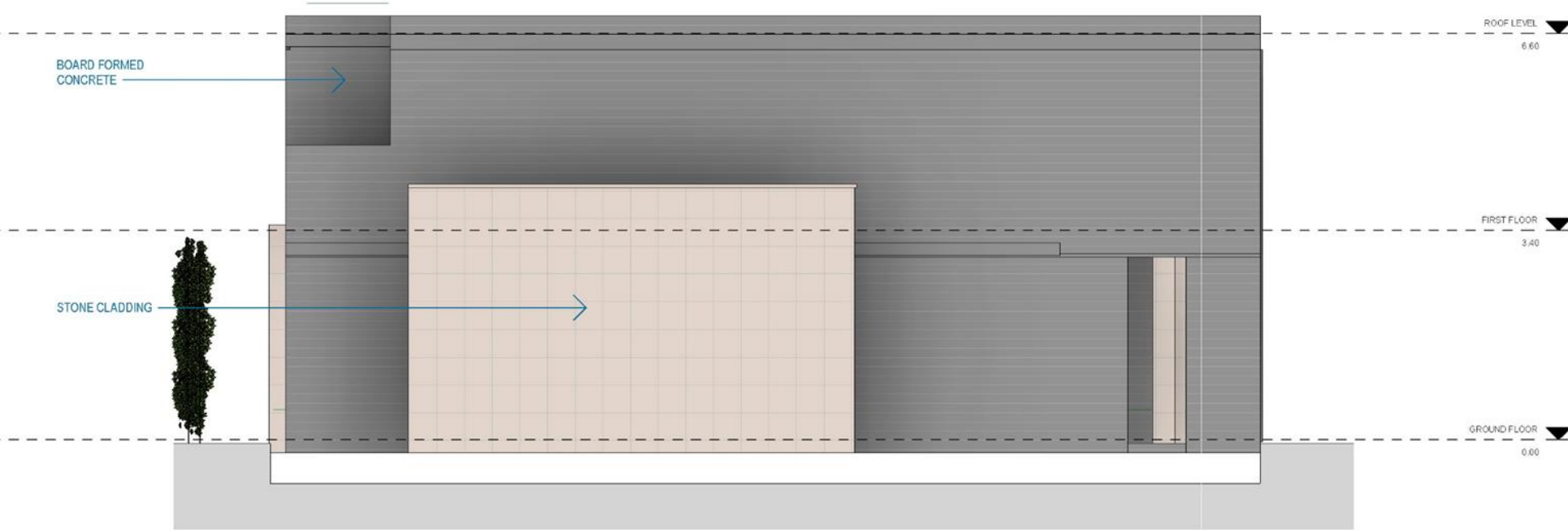
Front



Left



Rear



Right





## 3D Views Type A

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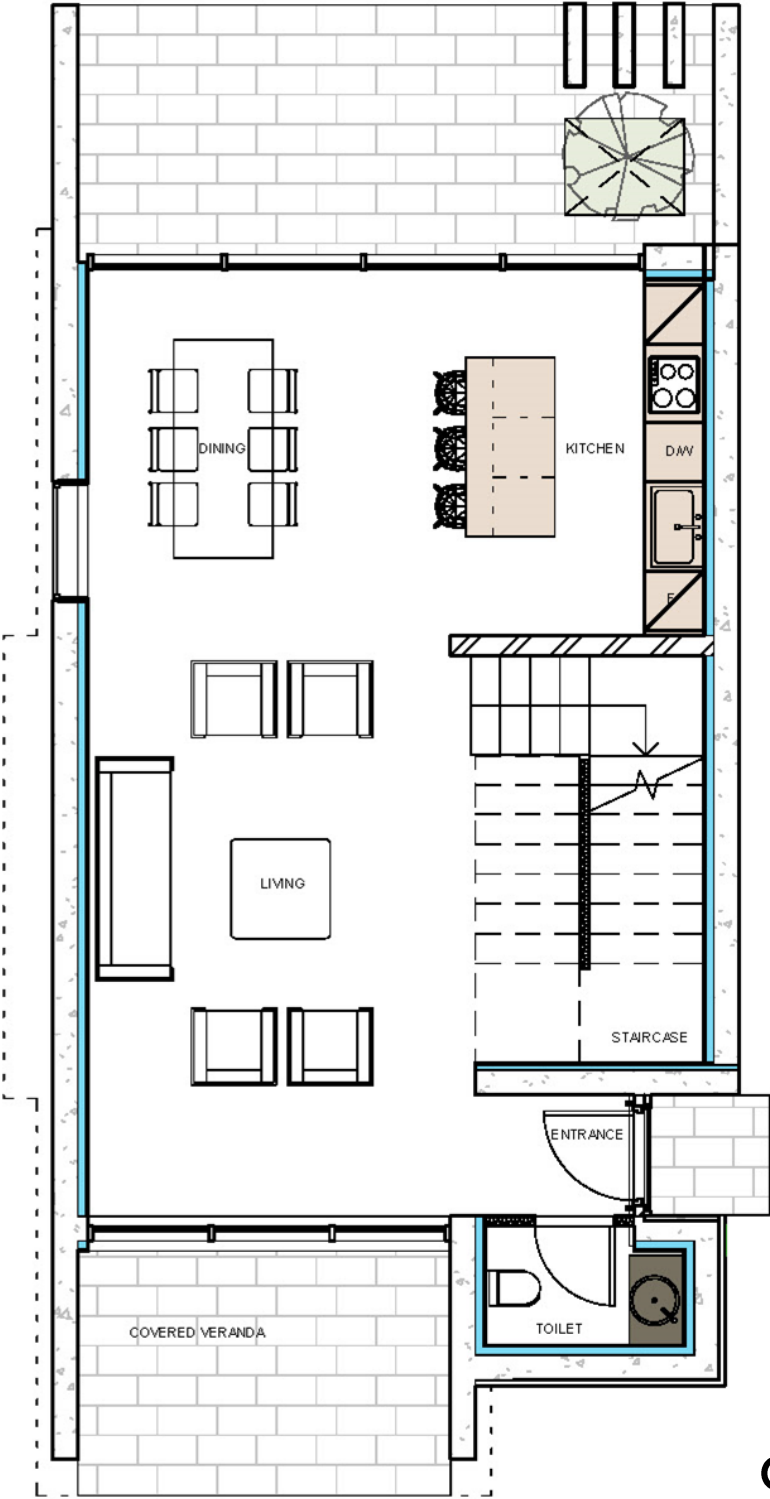
# 3D Views Type A

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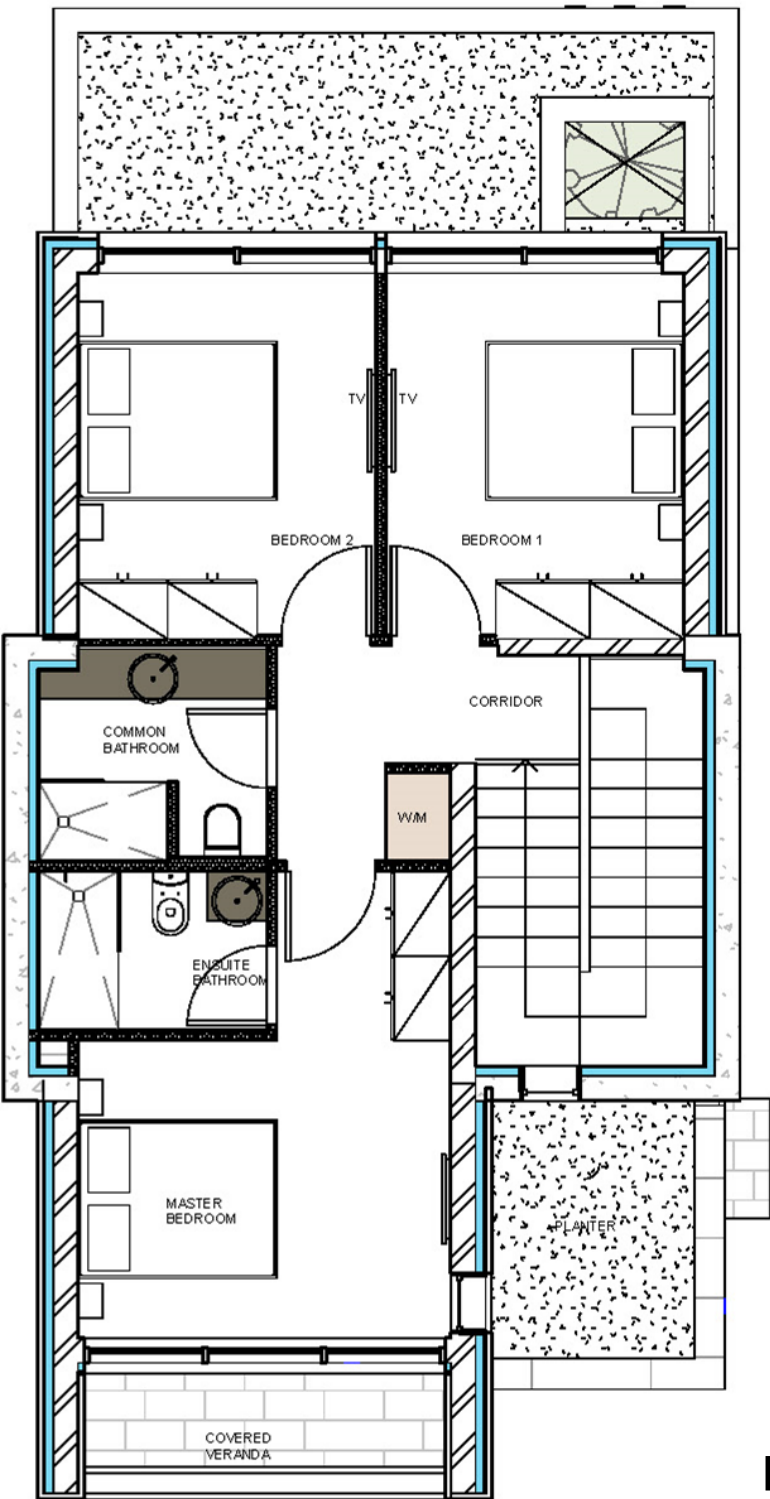




# Type B1 – Specifications



GF

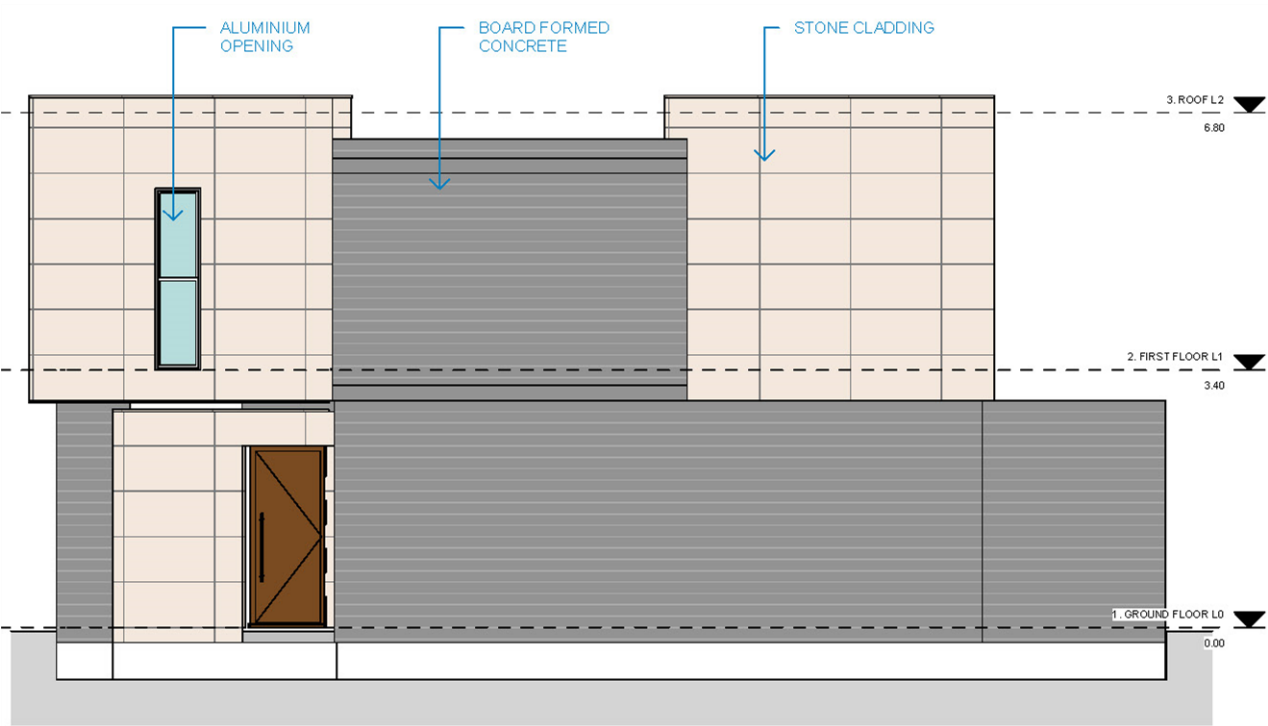


FF

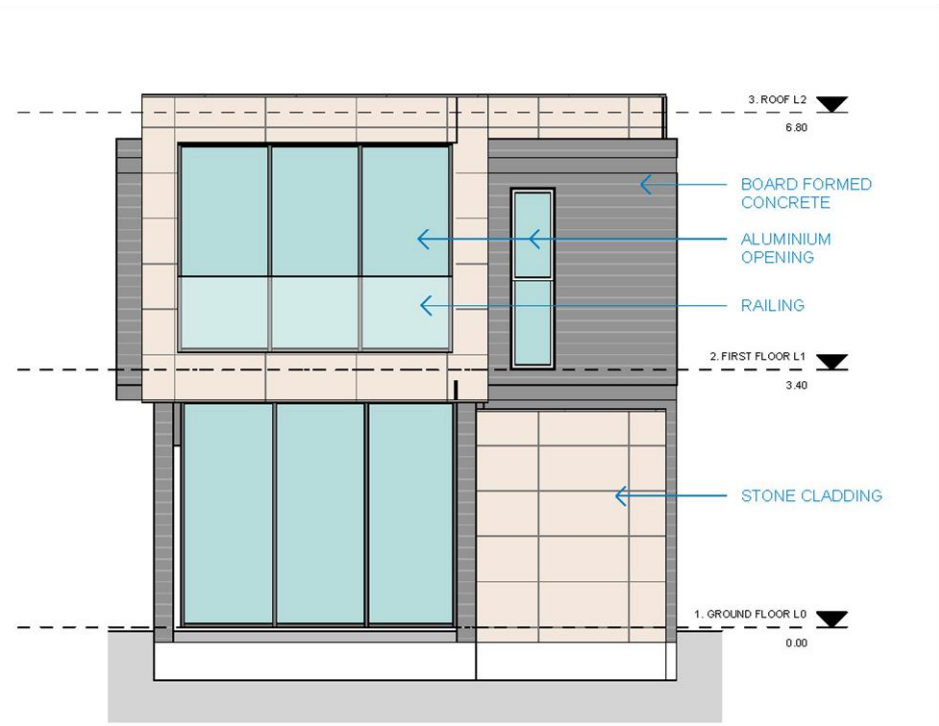
Villas	6, 7, 8, 11, 12, 15
Total Build Area	160.45 m2
Covered Internal Area	133 m2
Covered Veranda	27.45 m2
Swimming Pool	Communal
Parking Space	1
Bedrooms	3
Bathroom	2
Guest W/C	1



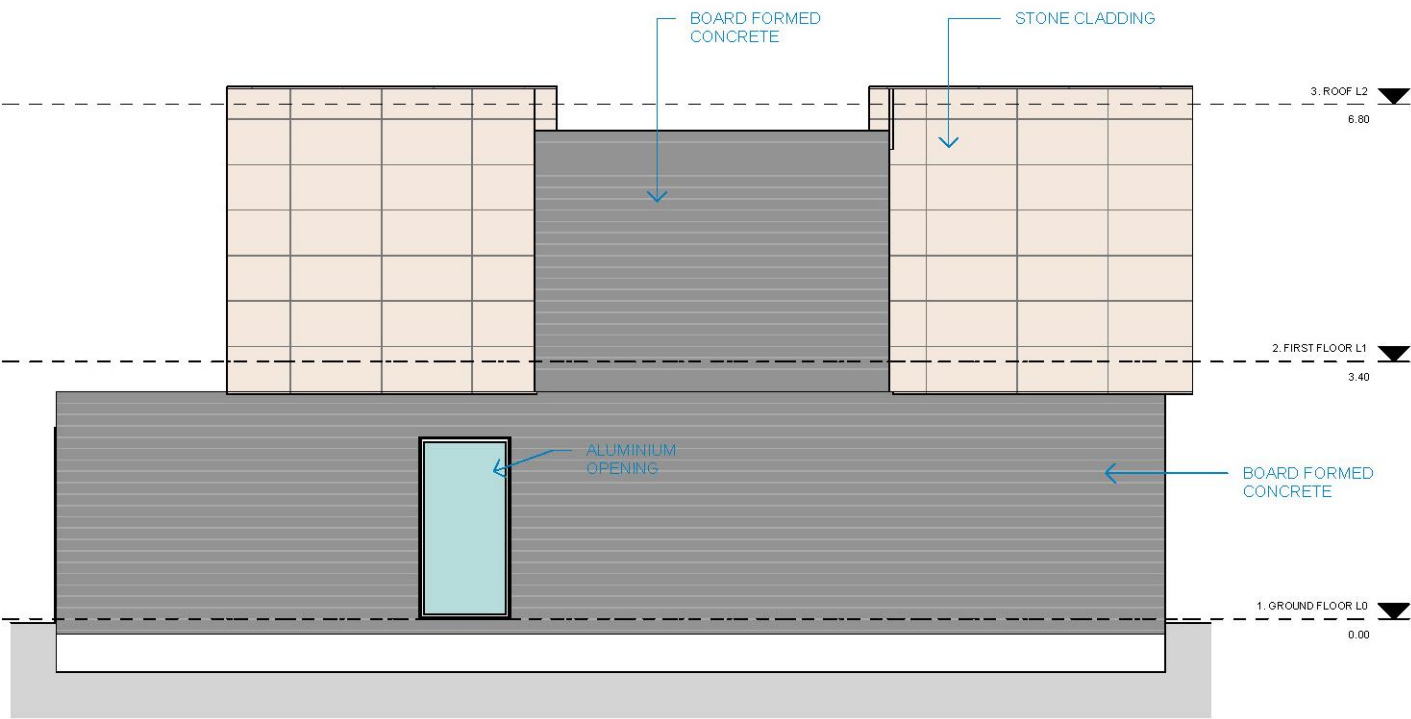
# Type B1 – Elevations



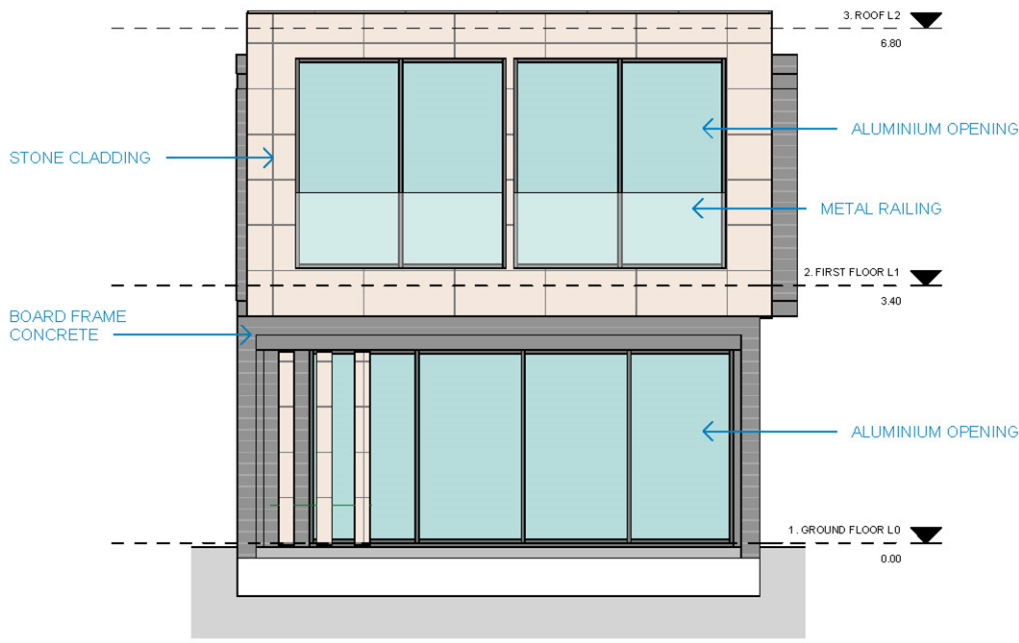
Front



Left



Rear



Right





## 3D Views Type B1

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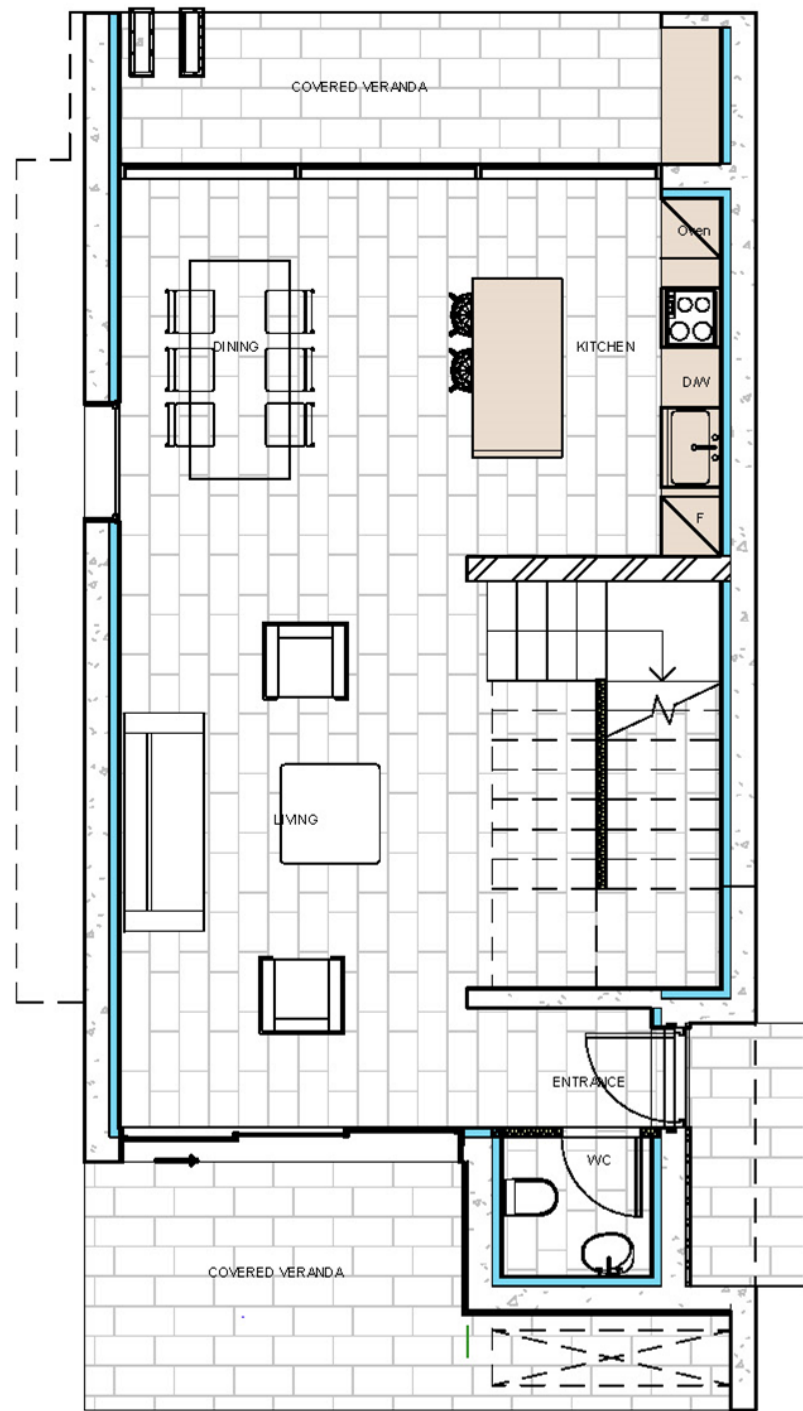
# 3D Views Type B1

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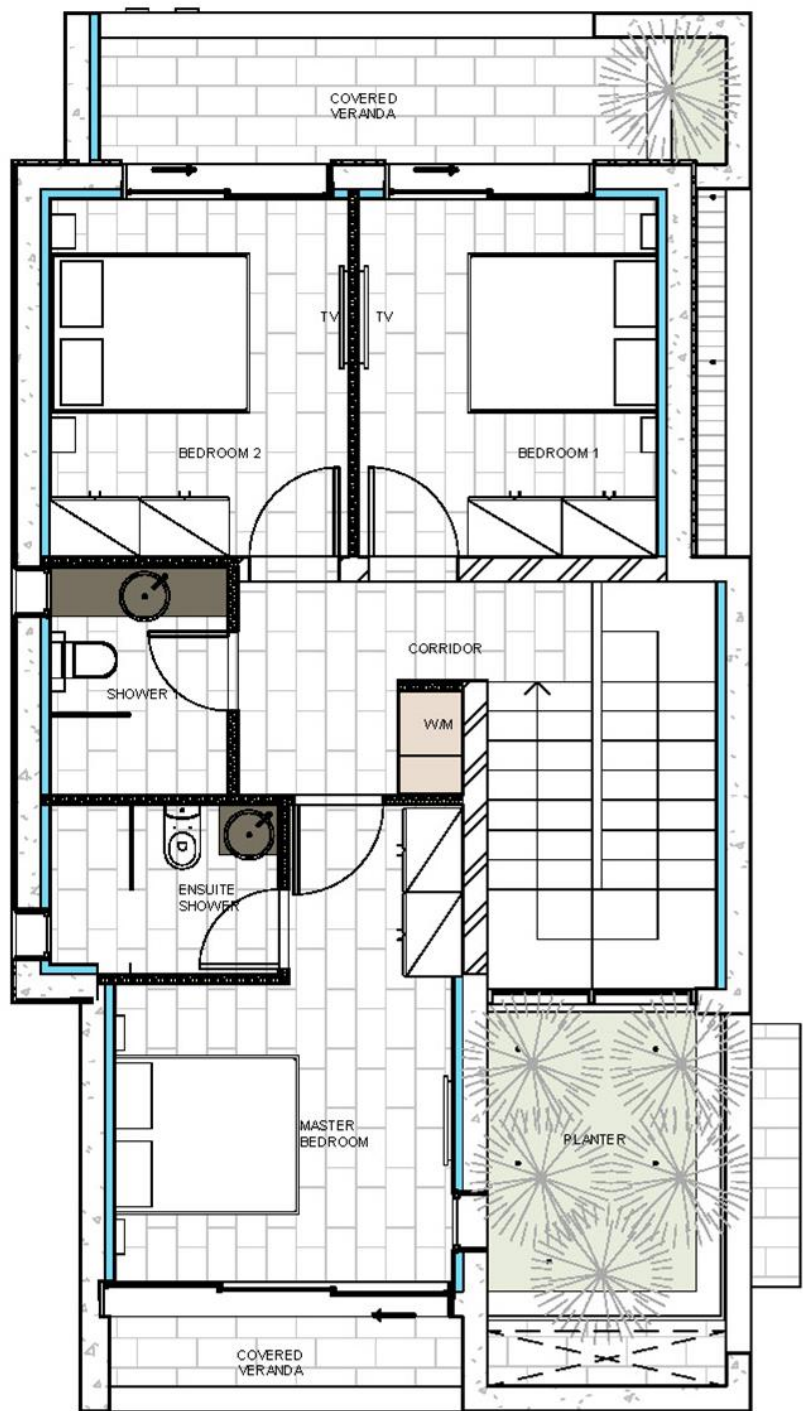




# Type B2 – Specifications



GF

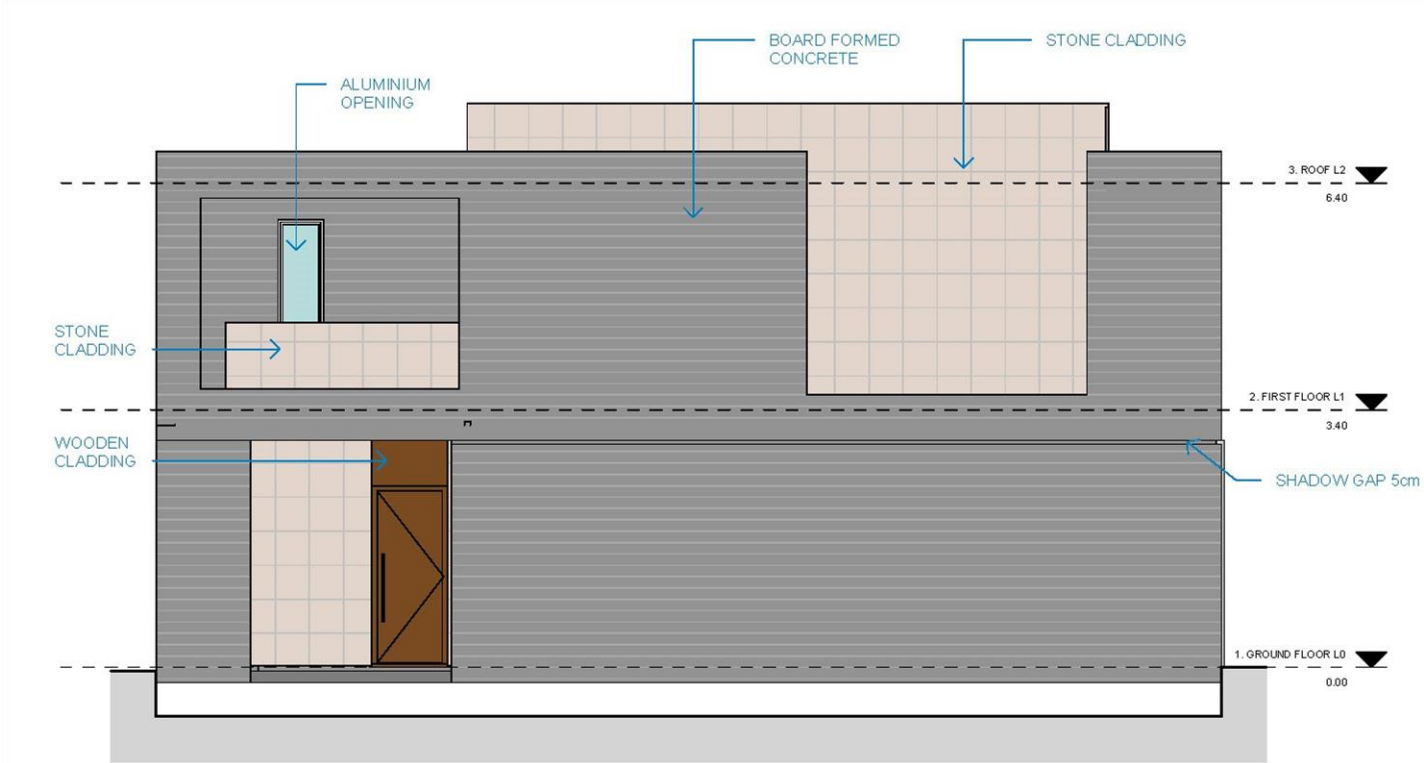


FF

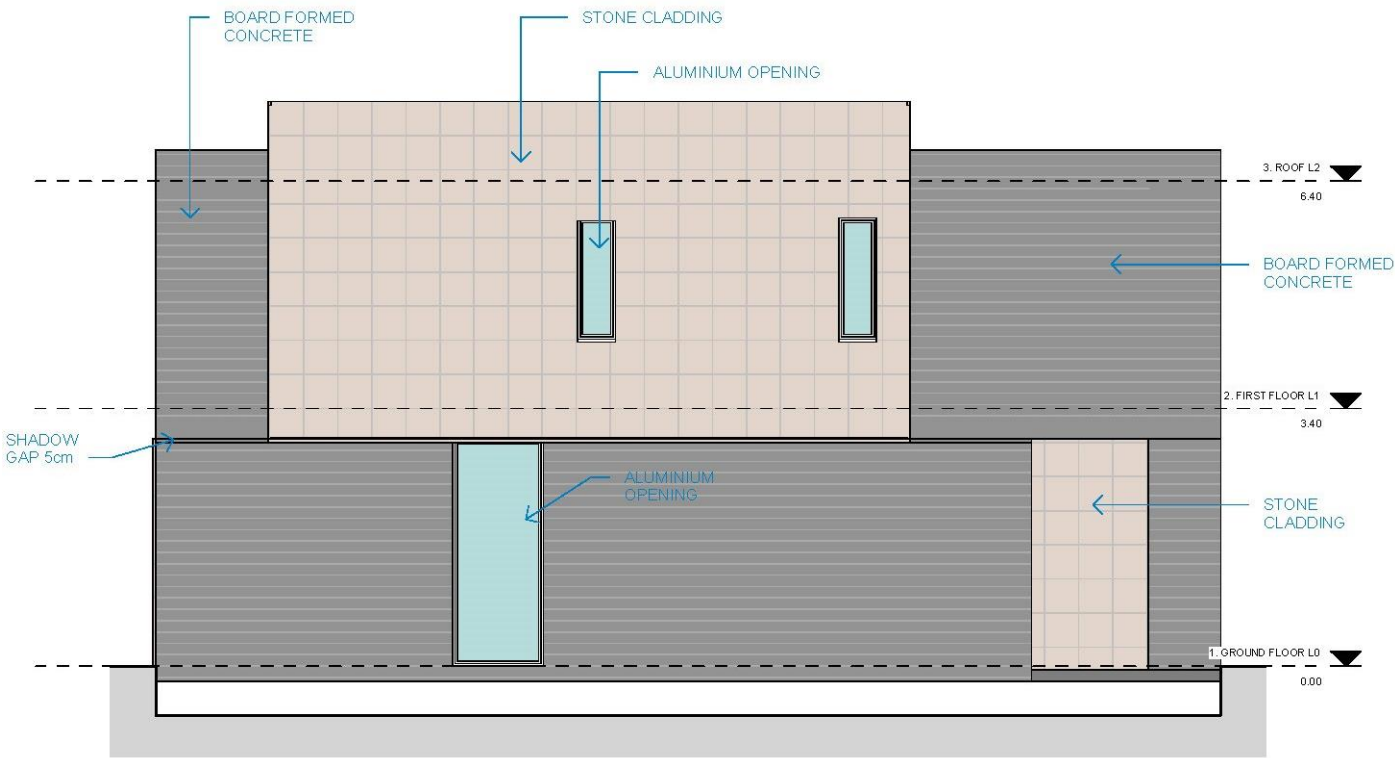
Villas	5, 9, 10, 13, 14, 16, 17
Total Build Area	167.06 m2
Covered Internal Area	134.96 m2
Covered Veranda	32.10 m2
Swimming Pool	Communal
Parking Space	1
Bedrooms	3
Bathroom	2
Guest W/C	1



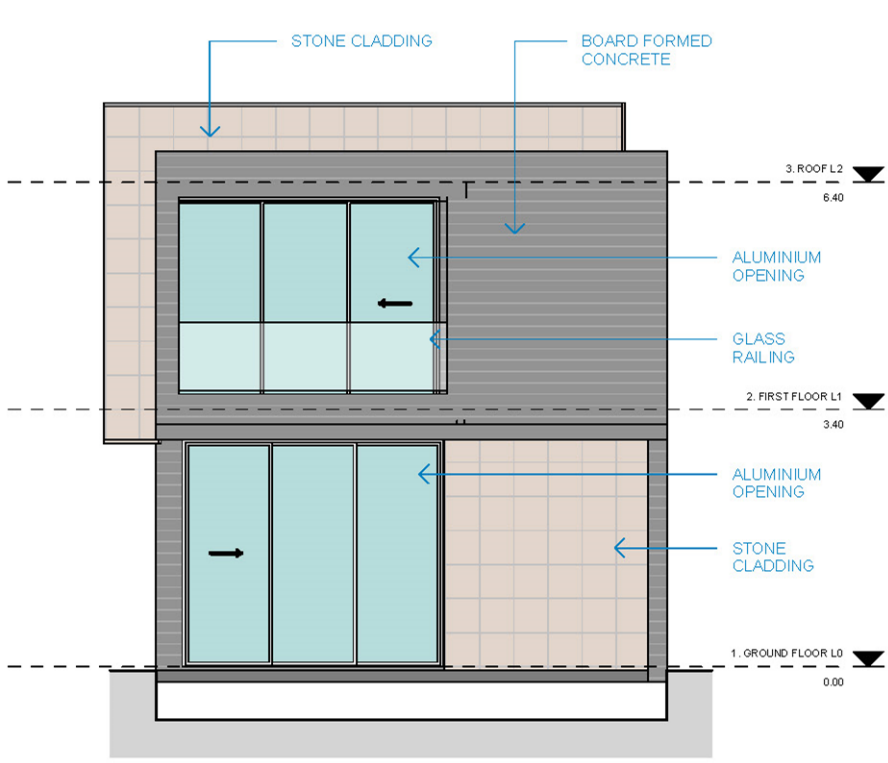
# Type B2 – Elevations



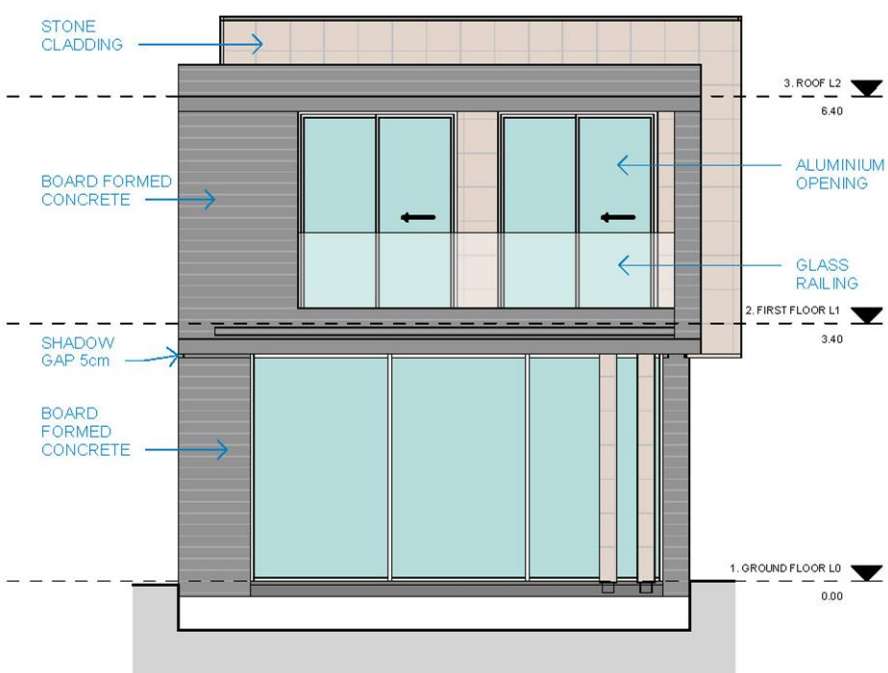
Front



Rear



Left



Right





## 3D Views Type B2

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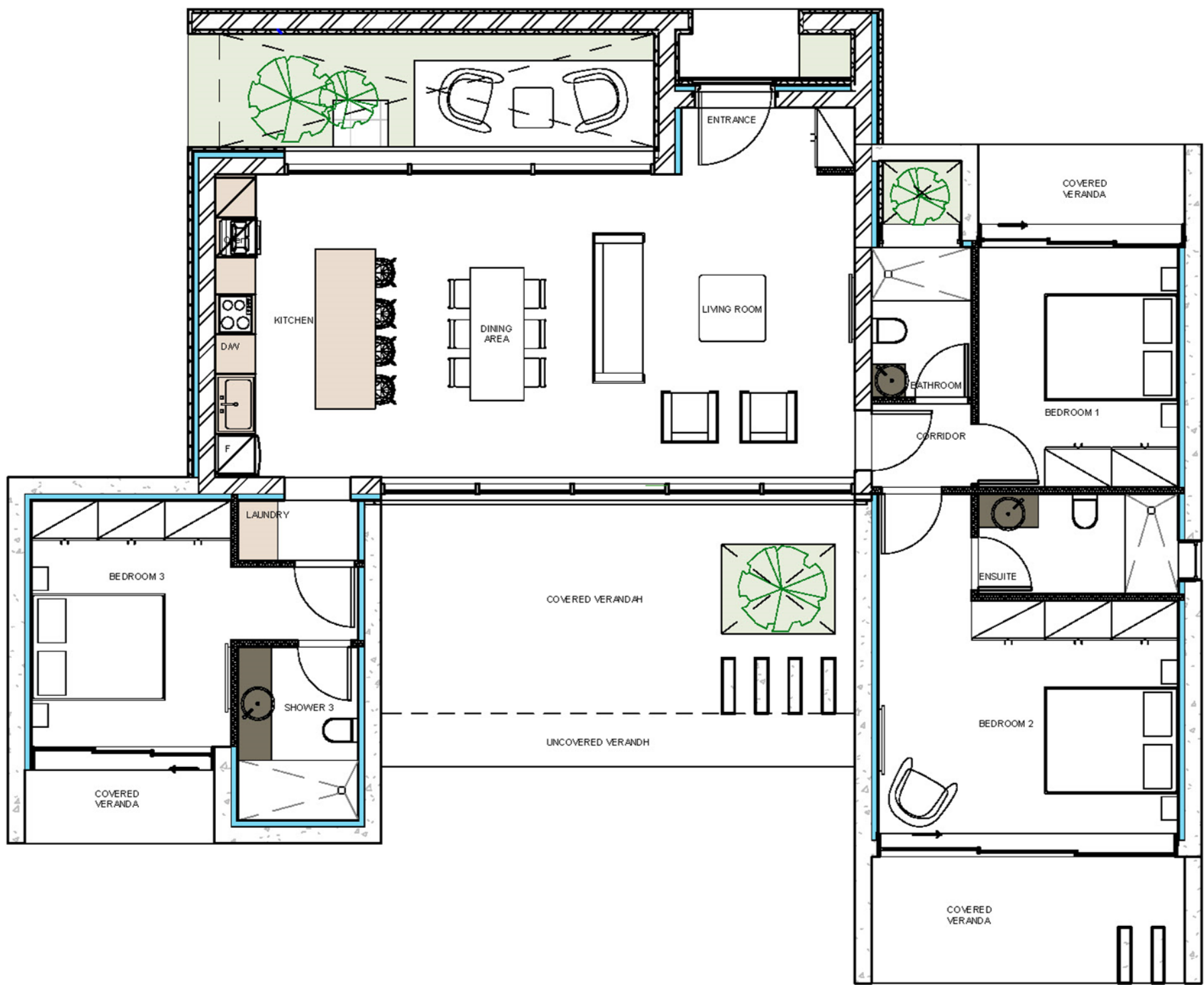


## 3D Views Type B2

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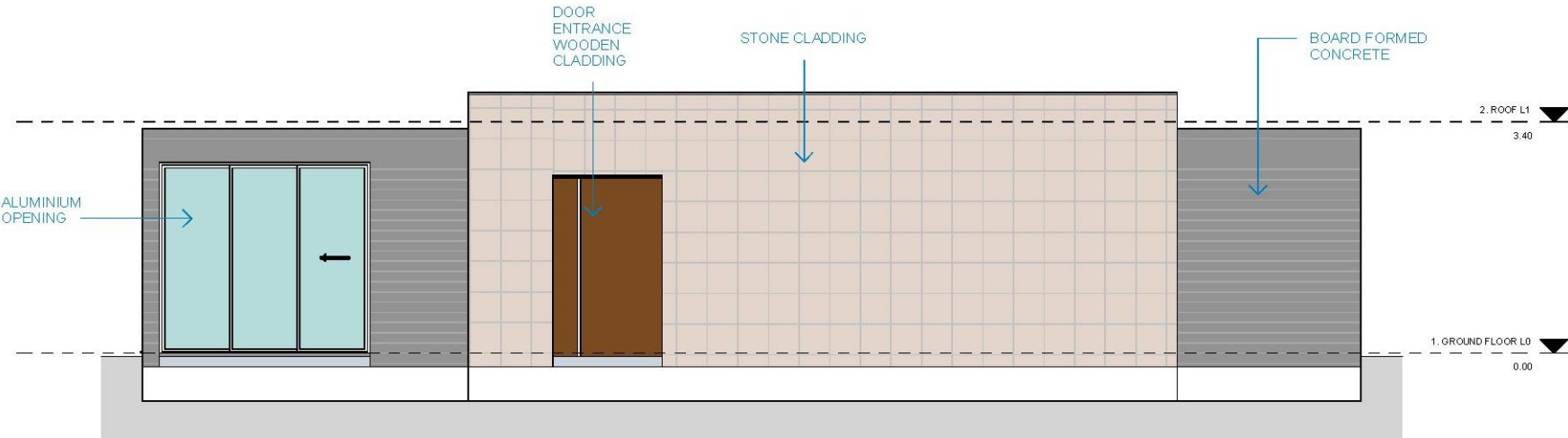
# Type C – Specifications



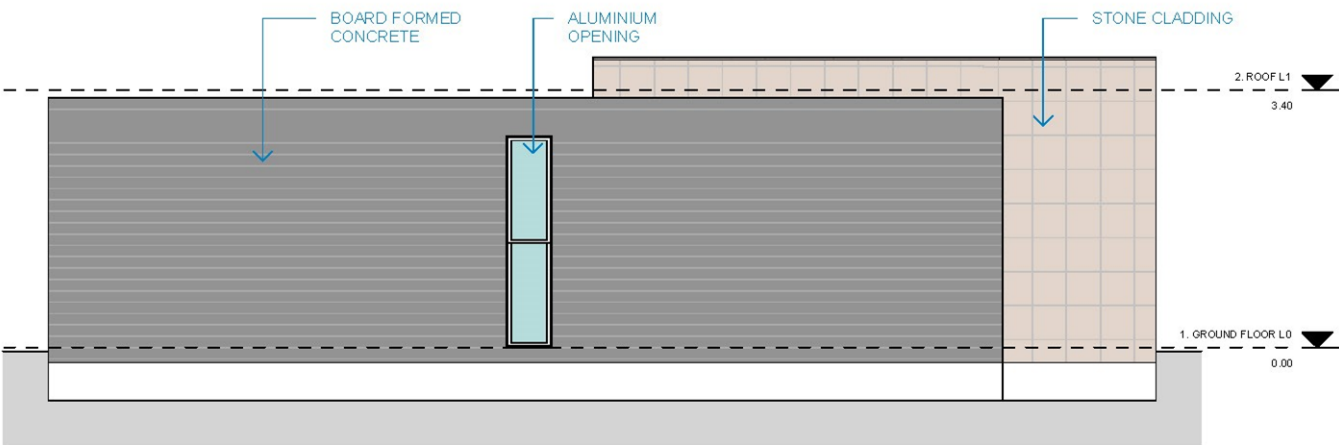
Villa	18
Total Build Area	170.72 m2
Covered Internal Area	130 m2
Covered Veranda	35.03 m2
Uncovered Veranda	5.69 m2
Swimming Pool	Communal
Parking Space	1
Bedrooms	3
Bathroom	3



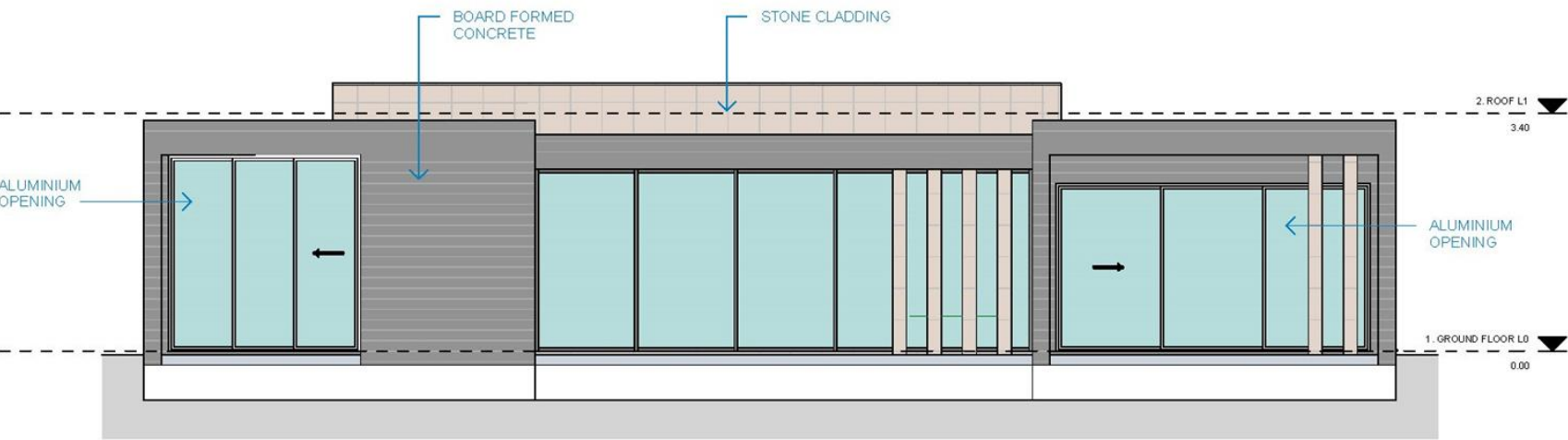
# Type C – Elevations



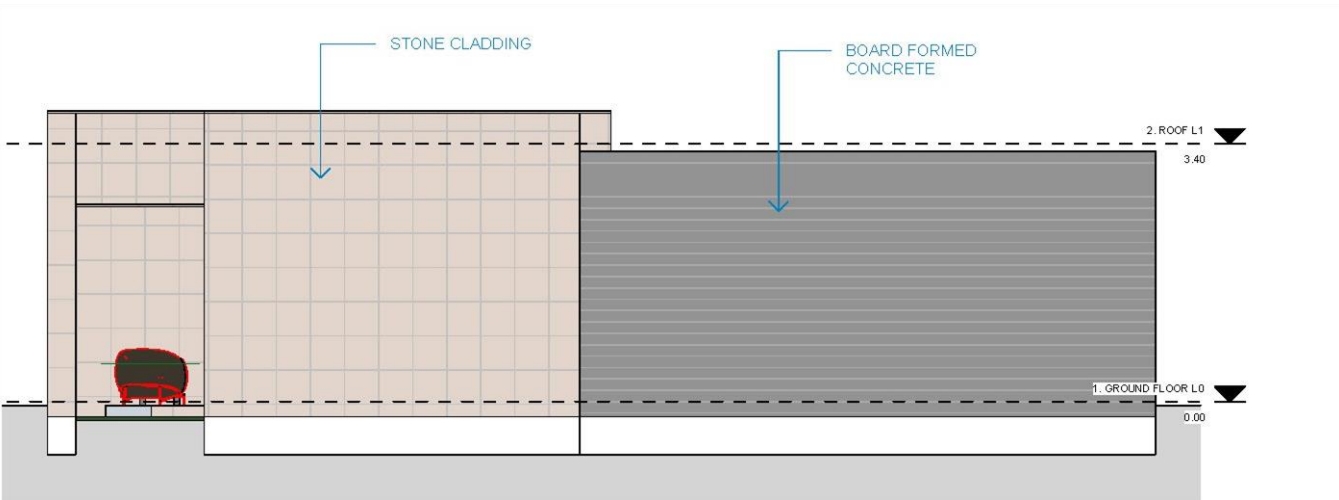
Front



Left



Rear



Right





## 3D Views Type C

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3D Views | Layout of Type A – Villas 1-3



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## 3D Views Type A – Villa 1

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# 3D Views Type A – Villa 4

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**3D Views | Layout of Villas 6-11**



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## **3D Views**

### **Type B1 – Villas 7 & 8**

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# 3D Views

## Type B1 – Villas 7 & 8

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## 3D Views Villa 8 & 9

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# 3D Views Type B2 – Villa 9

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## 3D Views Villa 10 & 11

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3D Views | Layout of Villas 12-15



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## 3D Views Type B1 – Villa 12

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# 3D Views Villas 14 & 15

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## 3D Views Villas 15 & 16

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# 3D Views Type C – Villa 18

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## 3D Views Type C – Villa 18

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# Finishes

## External Finishes

External wall finish are horizontal board frame concrete

External walls are partly with limestone 60cm x 120cm

Karisto stone on ground floor verandas

High-quality ceramic tiles on balconies

Communal swimming pool surrounded by granite and granostone

Balustrade of laminated glass

Privately owned parking

## Internal Finishes

Solid Iroko wood entrance door

Imported marble living areas and bathrooms

Engineering wood parquet floor in bedrooms

Quality oak wood veneer and white semi matte MDF kitchen cupboards doors and wardrobes

White semi matte MDF wardrobes

White technogranite kitchen worktops

Double glazed windows with aluminum frames

Hansgrohe mixers

Duravit toilets with wall-mounted Geberit flush system

## Other Finishes

Solar system for heating water

Pressurized water system

Provision for air – condition System

Provision for photovoltaics

Fully loaded package – (optional | extra cost)

Underfloor heating – (optional | extra cost)

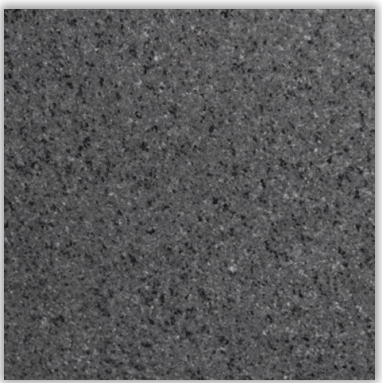
Energy efficiency – A



Horizontal board frame concrete (External walls)



Limestone 60x120 cm (External walls & windows sill)



Africa Grey flame granite (Pool boarder & windows sill)



Marazzi grey-black tiles (Pool inside)



Granostone white & black (Pool area circulation)



Artificial Grey Stone Daliko (Parking, Private Road, Pavement)



Karisto stone (External ground floor)



Ceramic grey tile (First floor verandas)



Dionisos white polished marble (Living area, corridors and toilets)



Engineering parquet Fixmor 3 layer (Bedrooms floor)



White technogranite (Kitchen counter tops and back wall)



Oak wood veneer (Kitchen wardrobes and cupboards doors)