

# AMATHUSA

COASTAL HEIGHTS

**FEEL** THE SEA, **SEE** THE SEA



*natural beauty...  
a fusion of European culture & ancient tradition*

## Cyprus

Cyprus has it all. A warm and reliable climate with clear blue skies for 330 days a year, a stunning combination of beautiful coastlines and sandy beaches with shallow sparkling blue waters, breathtaking scenery, rolling hills and lush green valleys. It's no wonder that this charming eastern Mediterranean island has become one of the world's most attractive destinations.

Strategically located at the crossroads of three continents, the island has evolved over its 11,000-year history and culture, into a vibrant, cosmopolitan destination, where the warm hospitality and relaxed pace of life offer an unrivalled lifestyle.

An EU member since 2004 and with the Euro as its national currency, Cyprus has a stable economy, complemented by one of Europe's most beneficial tax regimes. Its legal framework, based on the British system, with English and Russian widely spoken across the island, makes buying property easy.

An excellent infrastructure is enhanced by advanced communications, a strong legal, accounting and banking services network, an excellent medical-care system and first-rate education.

All things considered, it's no real surprise that Cyprus is the ideal choice for enjoying your second home, permanent residence or the returns of a sound investment.



Top left: Akamas Protected Peninsula (CTO)

Top right: Aphrodite Hills Golf Resort

Main image: Nissi Beach, Ayia Napa (CTO)

Bottom right: Church of Ayios Nikolaos Stegis in Kakopetria (CTO)



*a distinct exception...*  
*the Island's most vibrant city*

Limassol



As the island's second largest city and major port, Limassol is a popular year-round destination offering a truly cosmopolitan lifestyle. A vibrant atmosphere and rich colourful history serve as constant attractions for visitors, while an excellent infrastructure makes it a bustling meeting point for both local and international businesses.

Limassol lies on an extensive stretch of coastline, with beautiful beaches and secluded coves. The town's carefree holiday atmosphere, glamorous shopping streets and traditional markets, museums and festivals, blend harmoniously with five-star hotels, exclusive spas, galleries and gourmet restaurants. Historic landmarks, idyllic villages, the natural trails of the Troodos Mountains, orchards, vineyards and a range of championship golf courses also lie beyond the city centre, offering the perfect contrast to meet a variety of needs.

With the construction of Limassol Marina also underway, this exciting city is expected to become an even more powerful magnet for business and leisure seekers. Destined to become the Mediterranean's most exclusive waterfront development, Limassol Marina will be ready to welcome the first yachts in the autumn of 2012.

So, take a stroll along Limassol's seafront promenade and breathe in the wonders of Europe's most alluring resort.



Top left: Lanassa Villa at Limassol Marina  
Top right: Akti Olympion path (C10)  
Main image: Seafront promenade by night in Limassol  
Left: Nubar at Amathus Hotel, Limassol



The Location of Amathusa Coastal Heights

*the Royal City of Amathus...  
one of Cyprus' most desired pieces of real estate*



## It's all about location

Built on majestic coastal cliffs, Amathus was one of the island's ancient City Kingdoms which flourished to become one of the richest kingdoms in Cyprus.

Today, the location remains every bit as glorious, in its beautiful location surrounded by blue flag beaches, 5 star hotel, a yachting marina and picturesque landscape.

Amathusa Coastal Heights is an utterly unique development in an incomparable location, boasting natural charms that are impossible to ignore, even in today's city-driven society.

The location was carefully selected for its impressive local landscape. A bordering beachfront road, unobstructed sea views and the views of the ancient city of Amathus are just a few of the landmark surroundings adding to the area's charm.



Top right: Location map of Amathusa Coastal Heights  
Main image: Dock by the sea near Amathusa Coastal Heights  
Bottom right: Ancient city of Amathus



*an exclusively designed lifestyle choice...  
for those who truly appreciate beauty*

Amathusa  
Coastal Heights



While all Amathusa Coastal Heights properties carry Cybarco's signature of contemporary excellence, they also embrace traditional Mediterranean architectural concepts.

Considered a distinct exception among development projects across the island, these beachfront villas and apartments are intrinsically linked within a carefully designed masterplan, meticulously crafted to offer both privacy and a sense of community, just 100 metres from the water's edge.

The development consists of luxurious, ready to be lived in coastal properties, dispersed thoughtfully in the midst of an adapted controlled environment, creating an exclusive neighbourhood with its own walkways, common greens, squares and private access roads. Rich gardens spread across communal areas and private grounds, while play areas and communal swimming pools, a gym with sauna and jacuzzi, are on hand to ensure that residents remain forever young at heart. Amphitheatrically pitched towards the sea, the residences within Amathusa Coastal Heights enjoy a royal sense of ancient nobility along with superb sea views.

Amathusa Coastal Heights truly is a development fit for royalty.

Top left: Communal swimming pool  
Top right: Amathusa Coastal Heights sea views  
Main image: Sea Views from Building 'N'  
Left: Views towards St. Raphael Marina





*an impressive masterplan...  
offering exclusivity and privacy*

## Ready to be Lived In

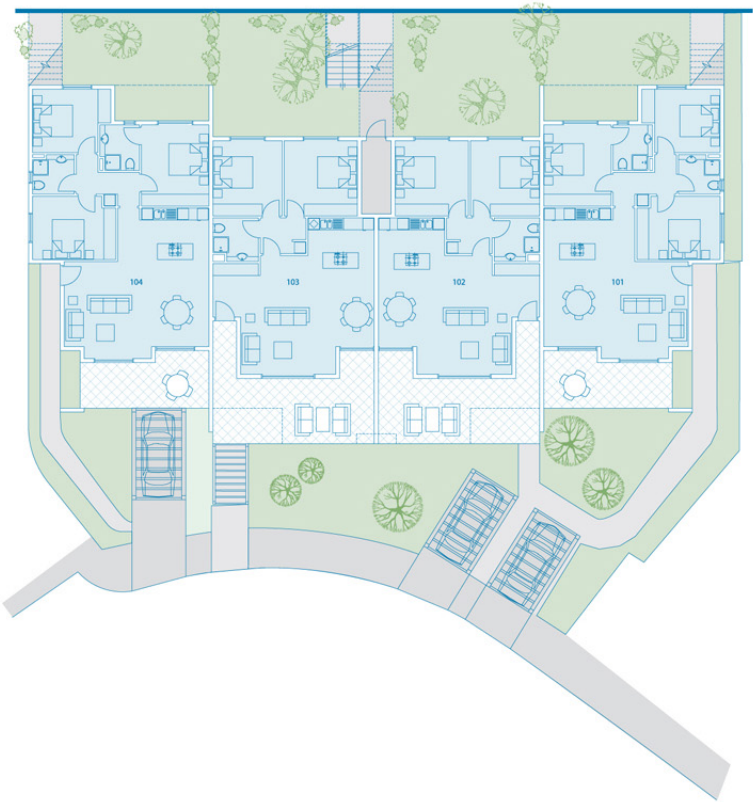
The award winning Amathusa Coastal Heights is the jewel in Cybarco's crown. An impressive combination of luxury villas and apartments, located just 100 metres from the blue flag beach of Amathusa area, ready to be lived in.



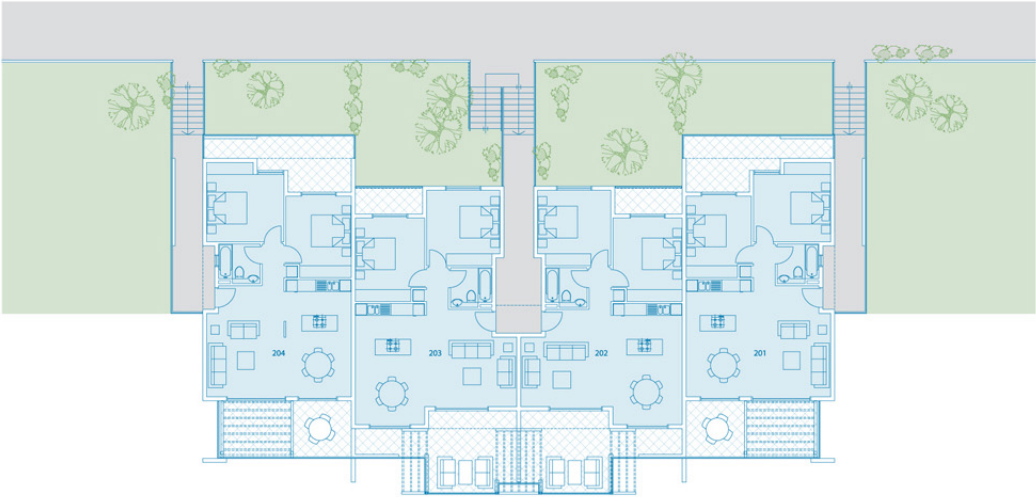
" Building K "



Unit No.	Level	No. of Bedrooms	Covered Areas m <sup>2</sup>	Covered Verandas m <sup>2</sup>	Uncovered Verandas m <sup>2</sup>	Common Area m <sup>2</sup>	Total Covered Area m <sup>2</sup>
101	1	3	110	26			137
102	1	2	92	27	7		119
103	1	2	92	27	7		119
104	1	3	110	26			137
201	2	2	85	8	50	2	95
202	2	2	86	4	21	2	92
203	2	2	86	4	21	2	92
204	2	2	85	8	50	2	95



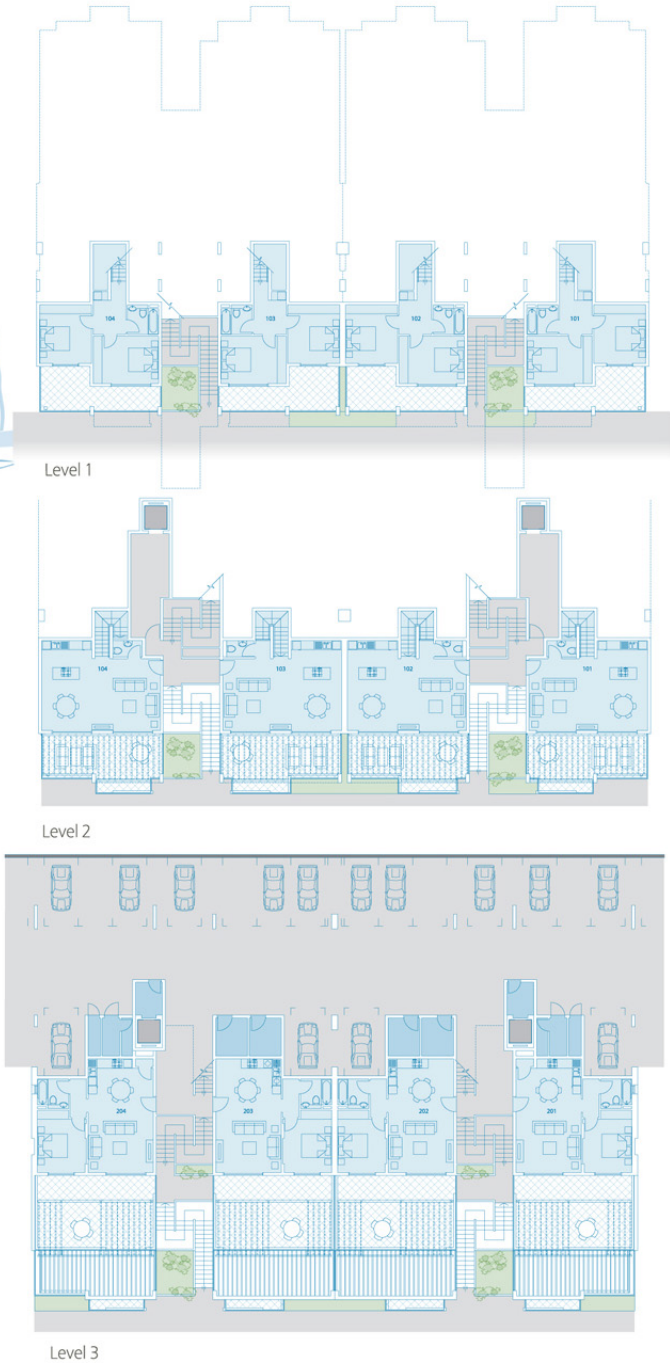
Level 1



Level 2



" Building M "



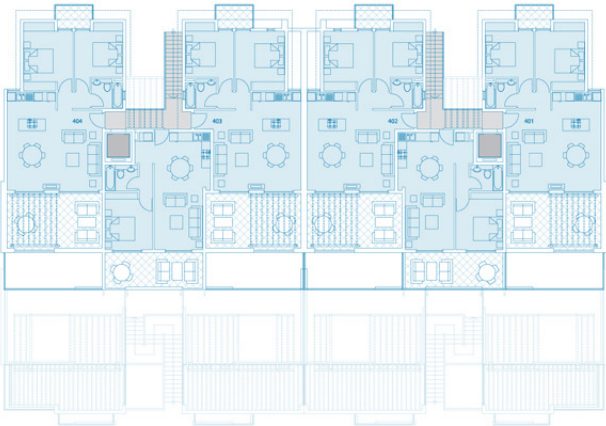
Unit No.	Level	No. of Bedrooms	Covered Areas m <sup>2</sup>	Covered Verandas m <sup>2</sup>	Uncovered Verandas m <sup>2</sup>	Common Area m <sup>2</sup>	Total Covered Area m <sup>2</sup>
101	1,2	2	108	19	29	9	136
102	1,2	2	107	19	29	9	135
103	1,2	2	107	19	29	9	135
104	1,2	2	108	19	29	9	136
201	3	1	62		42	5	67
202	3	1	61		41	5	66
203	3	1	61		41	5	66
204	3	1	62		42	5	67

Unit No.	Level	No. of Bedrooms	Covered Areas m <sup>2</sup>	Covered Verandas m <sup>2</sup>	Uncovered Verandas m <sup>2</sup>	Common Area m <sup>2</sup>	Total Covered Area m <sup>2</sup>
301	4	2	92	42	17	9	143
302	4	2	92	40	16	9	141
303	4	2	92	40	16	9	141
304	4	2	92	42	17	9	143
401	5	2	81	1	30	9	92
402	5	1	56		18	5	61
403	5	2	82	4	26	9	95
404	5	2	82	4	26	9	95
405	5	1	56		18	5	61
406	5	2	81	1	30	9	92

Level 4



Level 5

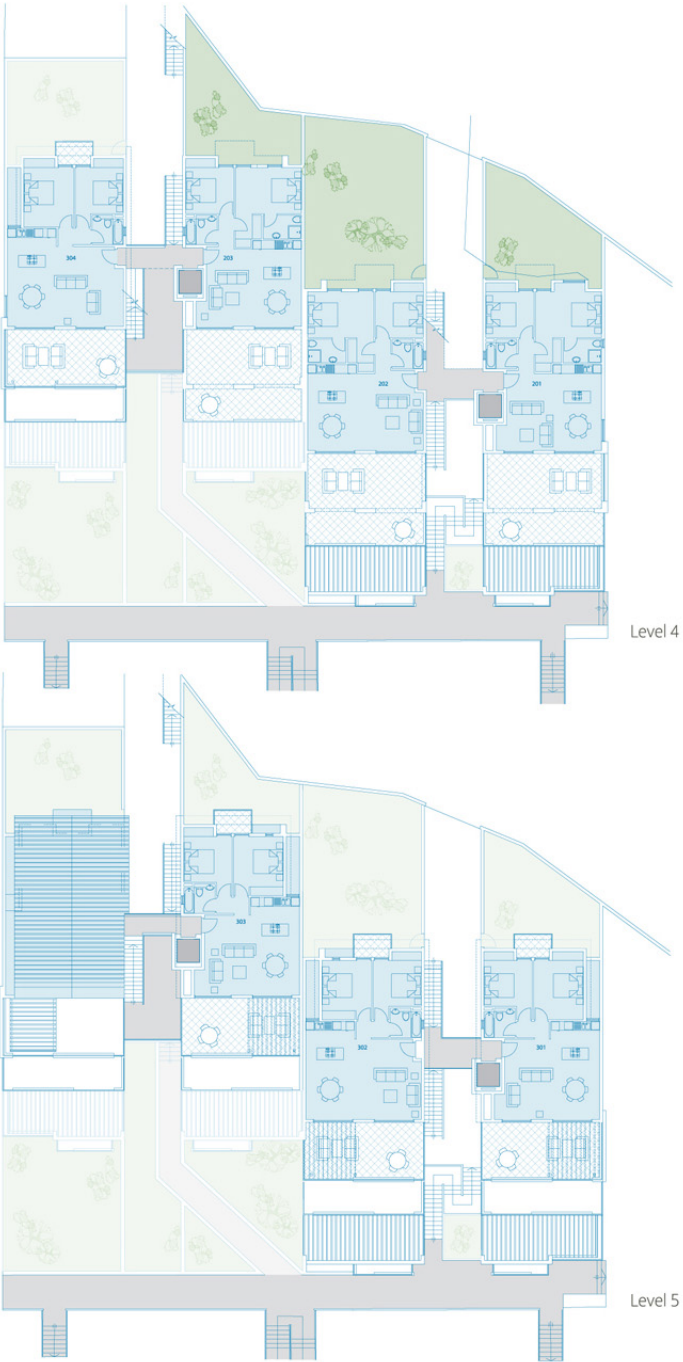
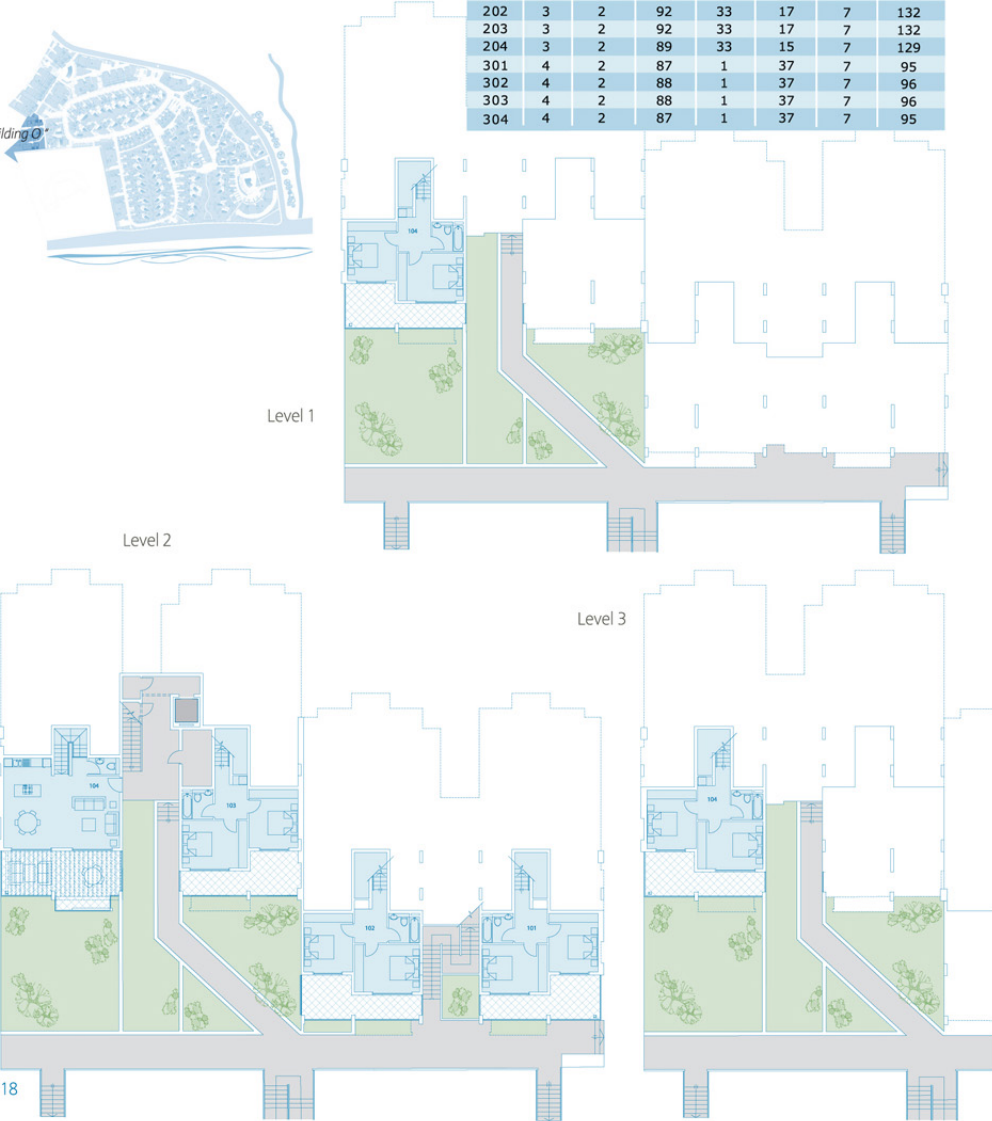




" Building O "



Unit No.	Level	No. of Bedrooms	Covered Areas m <sup>2</sup>	Covered Verandas m <sup>2</sup>	Uncovered Verandas m <sup>2</sup>	Common Area m <sup>2</sup>	Total Covered Area m <sup>2</sup>
101	1,2	2	107	19	29	8	134
102	1,2	2	107	18	29	8	133
103	1,2	2	107	18	29	8	133
104	1,2	2	107	19	29	8	134
201	3	2	89	33	17	7	129
202	3	2	92	33	17	7	132
203	3	2	92	33	17	7	132
204	3	2	89	33	15	7	129
301	4	2	87	1	37	7	95
302	4	2	88	1	37	7	96
303	4	2	88	1	37	7	96
304	4	2	87	1	37	7	95



## Quality in every detail

Finished to the highest standards, properties at Amathusa Coastal heights deliver luxury throughout and quality in every detail, complemented by the beautiful landscape and stunning sea views.

### CONCRETE STRUCTURE

Reinforced concrete frame in accordance with the regulations for anti-earthquake construction.

### WALLS

Exterior walls are of 20cm hollow bricks. Internal partition walls are of 10cm hollow bricks.

### FLOOR FINISHES

- The common areas on each floor and the staircase are paved with granite.
- The entrance hall, kitchen, living and dining areas in all apartments are paved with marble.
- The bedrooms have laminated parquet floor.
- The verandas and bathrooms are paved with ceramic floor tiles.
- The store rooms have concrete screed floor.
- The parking area is of reinforced concrete.

### WALLS

- External surfaces have three coats of plaster, painted with three coats of external use paint.
- All internal surfaces have 3 coats of plaster and 3 coats of emulsion paint.
- Walls in the bathrooms are partly covered with ceramic wall tiles and partly painted with 3 coats of plaster.
- Walls in the kitchen, above benches have 3 coats of plaster and 15cm height granite back splash is installed.
- The height of ceramic tiles is 2.10m.
- The walls behind the kitchen cupboards and bedroom wardrobes have two coats of plaster.

### CEILINGS

The ceilings in the apartments and the parking area are of fair faced concrete treated with 2 coats of spatula and 3 coats of emulsion paint.

### INSULATIONS

- All roofs have screed to slopes and are insulated using 4mm bitumen reinforced polyester membrane with chippings.
- On the verandas a 4mm layer of bitumen reinforced with polyester is laid under the ceramic tiles.
- Thermal insulation comprising of 30mm extruded polystyrene is installed to the roof.

### DOORS AND WINDOWS

- The main entrance door of all apartments is made of solid wood, fire resistance, faced with wooden veneer.
- All internal doors are imported from Italy. The door frames are of wooden block board lined with oak veneer, having rubber seals.
- The door leafs are flat, faced with wood veneer.
- Kitchen and living areas external doors and all windows are of anodized colored aluminium with double-glazing.
- Bedrooms' external doors and windows are of anodized colored aluminium with double glazing and openable aluminium shutters externally.
- All storeroom doors are of aluminium shutter.

### WARDROBES AND KITCHEN CUPBOARDS

- The kitchen has a granite worktop.
- The kitchen cupboards are imported from Italy in different colors in laminated finish. The structure is made of chipboard with melamine finish. Under the sink there is an aluminium base, with basket, (where possible) totally extractable drawers with cutlery display and dishes display.
- The bedroom wardrobes are imported from Italy. The doors have a laminated finish and the structure is made of chipboard with melamine finish.

### SANITARY WARE AND MIXERS

- Imported high quality white sanitary ware are installed complete with their accessories, i.e. mirrors, soap-holders and towel bars.
- The mixers are single lever chrome plated.
- A stainless steel sink is provided in the kitchen.
- The wash basin tops are made of marble where shown on drawings with wooden under-counter cupboard.
- Wall mounted with concealed cistern WCs have been installed.

### WATER SUPPLY

- Central water tank for the project is provided.
- Hot and cold water supply lines of copper pipes properly insulated are provided.
- Central pressurized system for hot and cold water is provided.
- Electric water heater has been installed.

### DRAINAGE

- PVC pipes are used for the drainage system.
- Sewer lines are connected to the central Town sewage systems.

### ELECTRICAL INSTALLATIONS

- The entrance door is being controlled by interphone.
- TV points are provided in the living area and in all bedrooms, connected to a central antenna and to satellite dish of the project.
- Two telephone lines are installed, with telephone sockets in the kitchen, living room and all bedrooms.
- Switches with safety fuses or dipolar switches with light indicators are installed for all kitchen appliances in accordance with the Electricity Authority's regulations.

### AIR CONDITIONING

Full installation of air-conditioning, including the units, wiring, drainage system and installation of copper pipes.