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CYSENSE
BESPOKE RESIDENCES

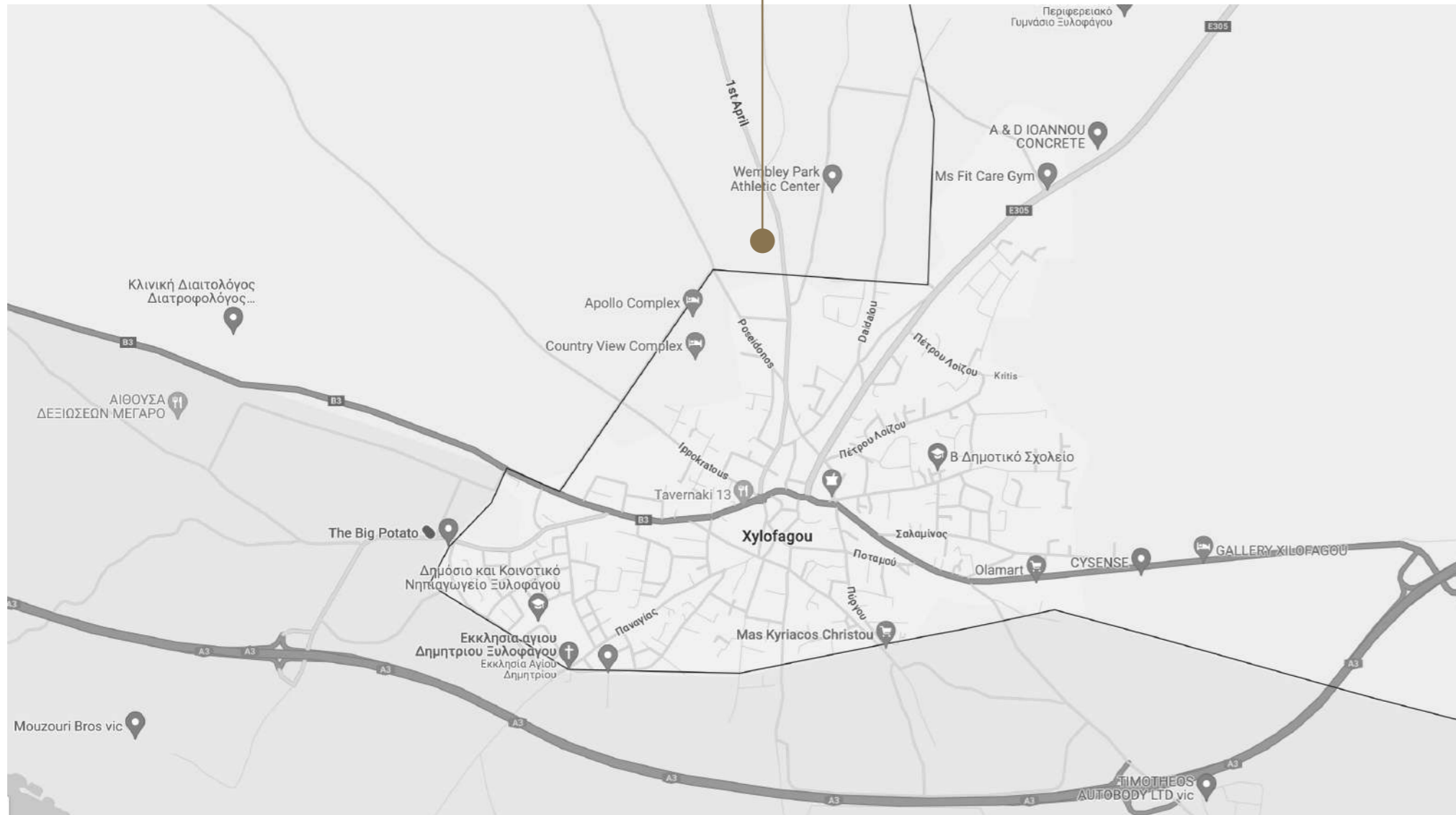


HOMELY VILLAS

Welcome to a place where modern design
harmonizes with tranquil surroundings.
Your ideal home in the heart of serenity.



HOMELY VILLAS



Location	Distance
Nearest Grocery Store	1.3 Km
Nearest Private Hospital	13.8 Km
Nearest Public Hospital	15.8 Km
Nearest Pharmacy	1.5 Km
Private School	18.9 Km
Larnaca International Airport	41.6 Km
Nissi Beach	13.4 Km
Waterworld Ayia Napa	10.7 Km
Ayia Thekla Beach	10.5 Km
Ayia Napa Marina	18.3 Km



The Location

XYLOFAGOU VILLAGE

Xylofagou serves as a convenient hub for exploring the surrounding region and its natural wonders, such as Potamos Liopetriou. This area features two authentic fish restaurants, a picturesque fishing harbor, and breathtaking views spanning from Ayia Napa to Cape Greko in the distance.

The heart of the village showcases a beautifully preserved church encircled by a charming village square. With a variety of shopping options, including a local butcher, bakery, supermarkets, cafes, retail shops, pharmacies, beauticians, hairdressers, taverns, and take-away restaurants, Xylofagou ensures a well-rounded experience. While being close enough to indulge in cosmopolitan pleasures like boutique shopping, five-star dining, and diverse entertainment, Xylofagou also offers the luxury of enjoying personal space in a serene setting.





FEATURES

- Luxurious Quality Finishes
- Modern Design
- Private Allocated private parking
- Open Plan Kitchen, Living and dining room
- Thermal Insulation Aluminum on all openings
- Double glazed Glass windows
- Fitted Kitchen & Wardrobes
- Italian Ceramic tiles
- Pipe in Pipe Plumbing
- Pressurized water system
- Provision for Air Conditioning
- Solar heating system
- Full Photovoltaic solar system
- Energy Efficiency A

Homely Villas

AN ELEGANT DEVELOPMENT IN XYLOFAGOU

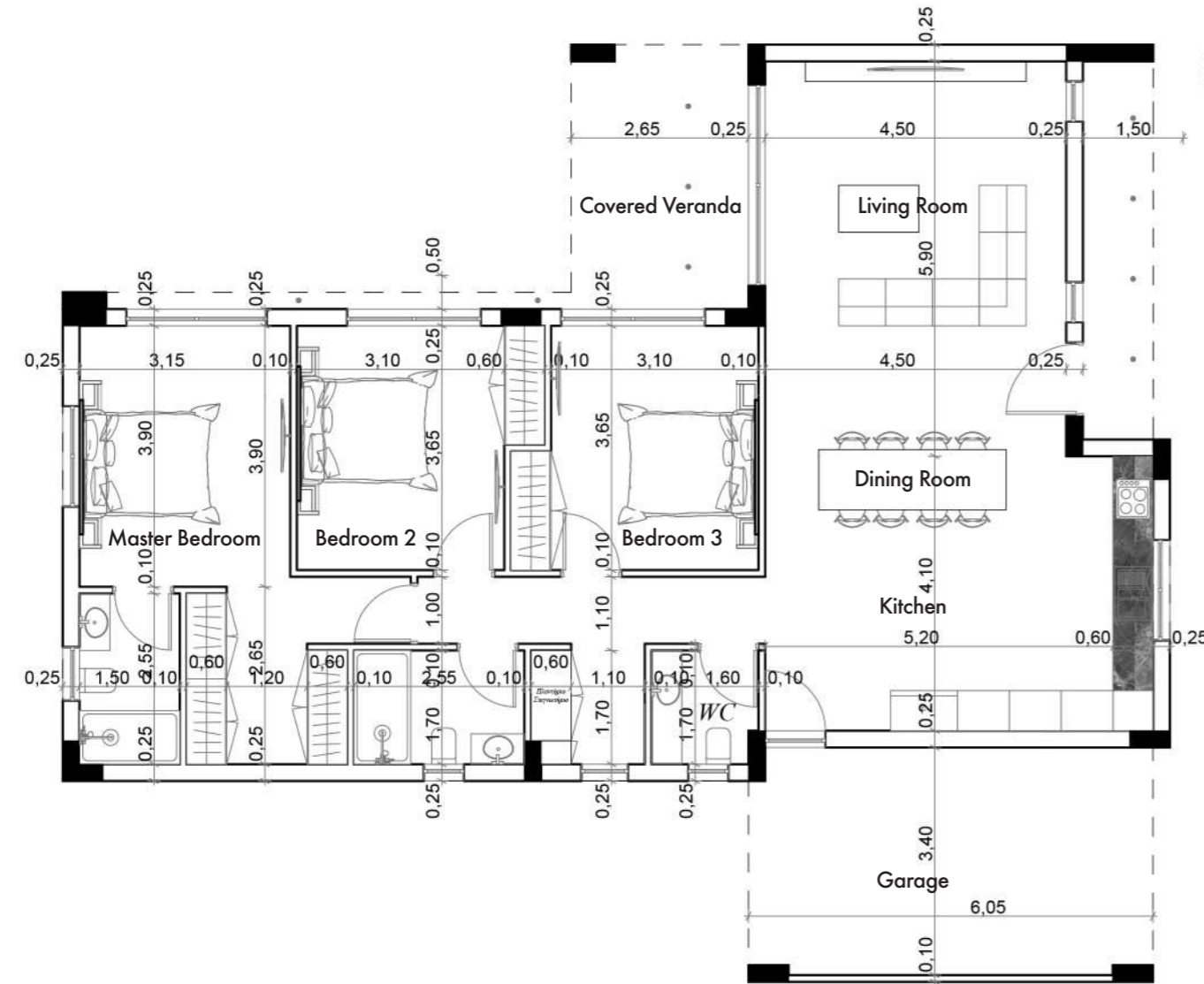
'Homely Villas', situated in the charming village of Xylofagou, is an exquisite residential development. This distinctive project features only eight energy-efficient properties, embodying a modern yet timeless architectural style.

Comprising three villas and five bungalows, this newly constructed development ensures privacy with individual spacious plots. Meticulously crafted with a focus on detail and high-quality luxurious finishes, each property seamlessly combines elegance with functionality. The homes boast open-plan living areas and state-of-the-art kitchens, overlooking private gardens through large floor-to-ceiling sliding doors. With three generous bedrooms, including one with an en-suite bathroom, these residences offer a blend of comfort and luxury.

'Meticulously crafted with a focus on detail and high-quality luxurious finishes, each property seamlessly combines elegance with functionality'.

The Bangalows

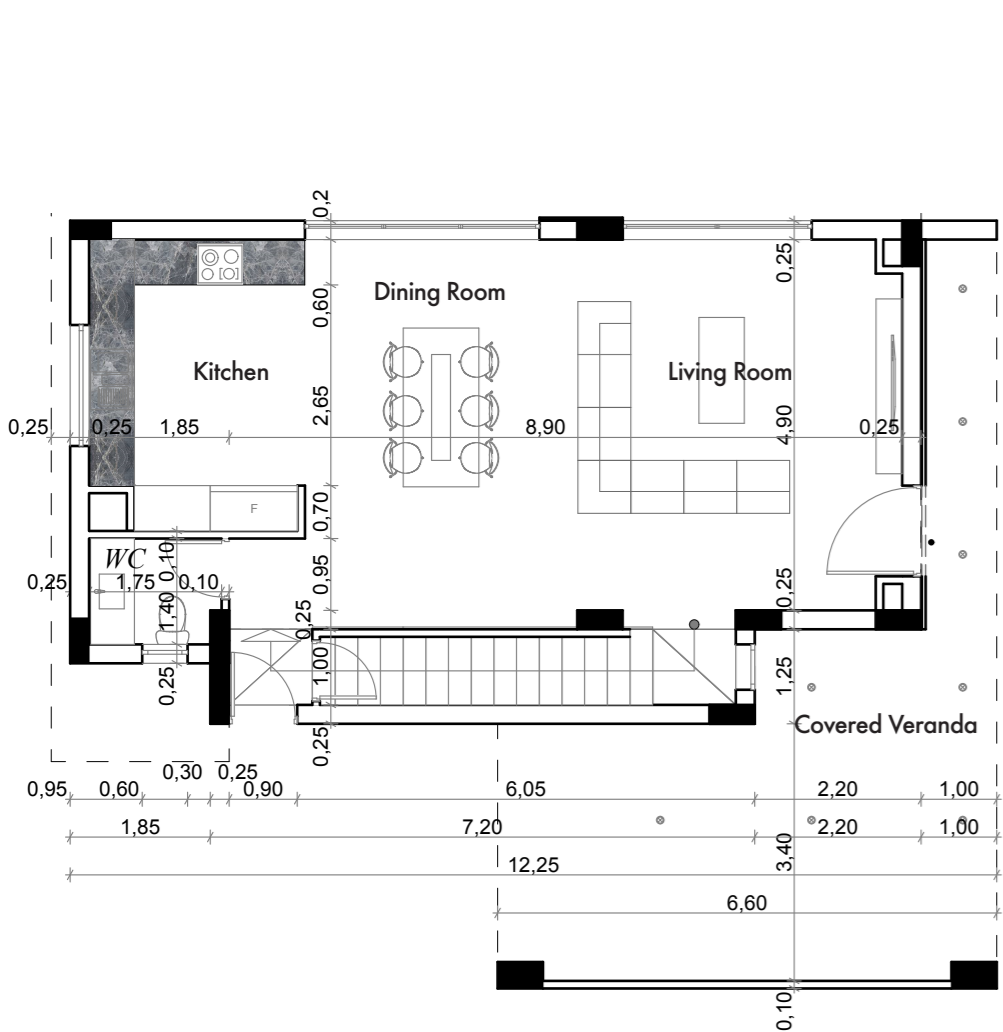
Number	Beds	Baths	Internal Area	Covered Verandas	Covered Parking	Total Covered Areas	Plot Size
1	3	3	130,80 m ²	18.60 m ²	21,00 m ²	170.40 m ²	522 m ²
2	3	3	130,80 m ²	18.60 m ²	21,00 m ²	170.40 m ²	522 m ²
3	3	3	130,80 m ²	18.60 m ²	21,00 m ²	170.40 m ²	528 m ²
4	3	3	130,80 m ²	18.60 m ²	21,00 m ²	170.40 m ²	522 m ²
5	3	3	130,80 m ²	18.60 m ²	21,00 m ²	170.40 m ²	522 m ²



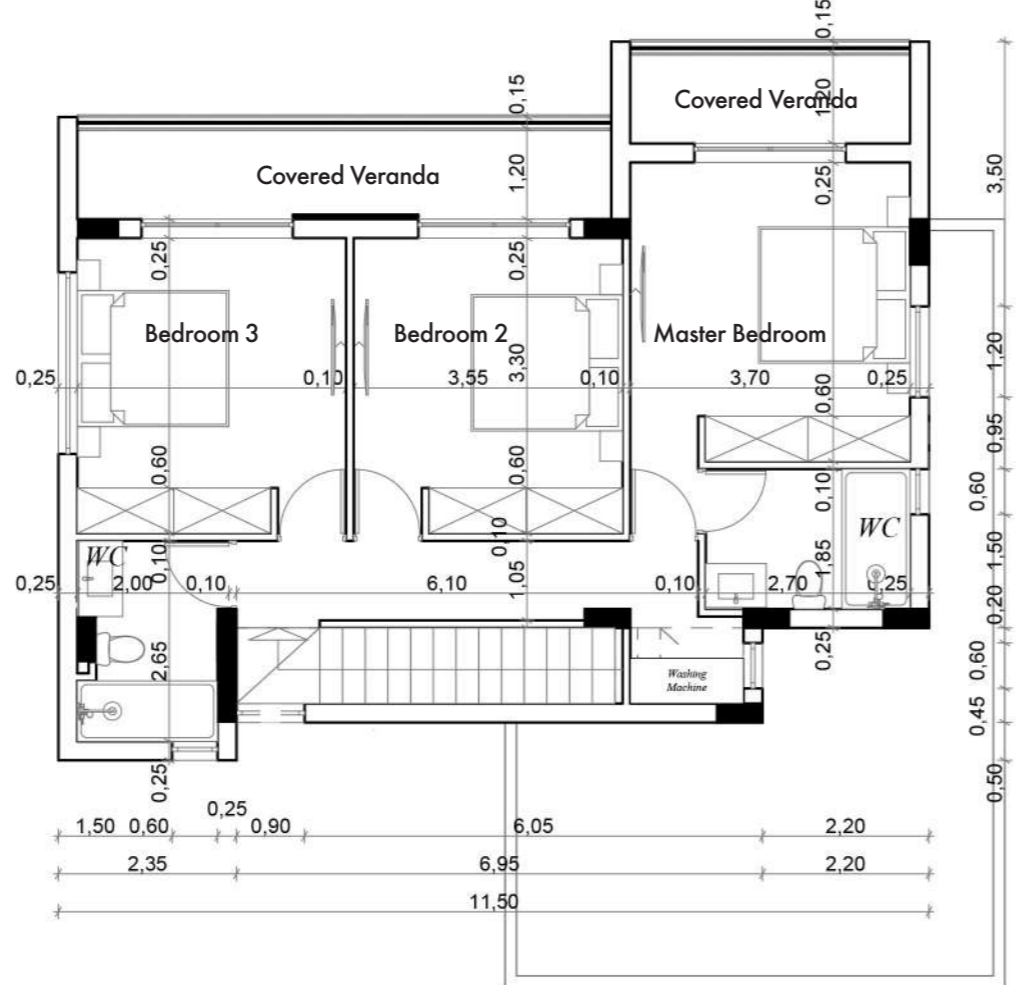


The Villas

Number	Beds	Baths	Internal Area	Covered Verandas	Covered Parking	Total Covered Areas	Plot Size
6	3	3	149.80 m ²	44,90 m ²	27,10 m ²	221,80 m ²	523 m ²
7	3	3	149.80 m ²	44,90 m ²	27,10 m ²	221,80 m ²	522 m ²
8	3	3	149.80 m ²	44,90 m ²	27,10 m ²	221,80 m ²	522 m ²



Ground Floor



First Floor









Disclaimer:
The photographic and artistic impressions contained in this brochure are for illustrative purposes only and the final product may differ from illustration. The sole purpose of the information presented herein is for reference only and in no way could it be considered contractually binding. The Vendor reserves the right for any changes at the Vendor's sole discretion.



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