



## Ayia Paraskevi Villas



# THE LOCATION

## Sotira Village

Ayia Paraskevi Villas are located in Sotira, a village on the South East Coast of Cyprus. Named after Jesus the Saviour (Sotiros Christou), Sotira was founded in the Byzantine period. Important sights include the church dedicated to Metamorphosis to Sotiros (Transfiguration of Jesus Christ), a significant Medieval monument, and the Ecclesiastical Museum.

Sotira has a variety of traditional taverns, coffee shops, boutiques, and banks. An International School is just a 5 minute drive away, in the nearby town of Paralimni. The cosmopolitan resort of Ayia Napa with the blue flag beaches, is also just a 5 minute drive away, while Protaras with its famous Fig Tree Bay is a 10 minute drive away.

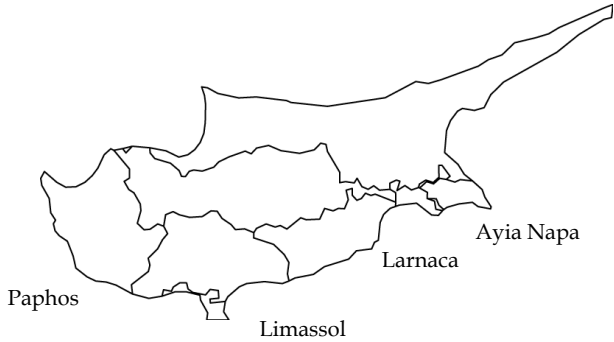
The beautiful Agia Thekla Beach, popular for the white sand and turquoise waters, is just a 7.4km drive away from Ay. Paraskevi Villas.

The construction of Ayia Napa Marina and a brand new 5 star resort has helped transform the area to a prime location for local and international investors.





Location	Distance
Nearest Grocery Store	1 Km
Nearest Private Hospital	3.5 Km
Nearest Public Hospital	6.7 Km
Nearest Pharmacy	1.5 Km
Private School	4.4Km
Larnaca International Airport	53.7 Km
Nissi Beach	10.8 Km
Waterworld Ayia Napa	7.8 Km
Ayia Thekla Beach	7.4 Km
Ayia Napa Marina	7.8 Km



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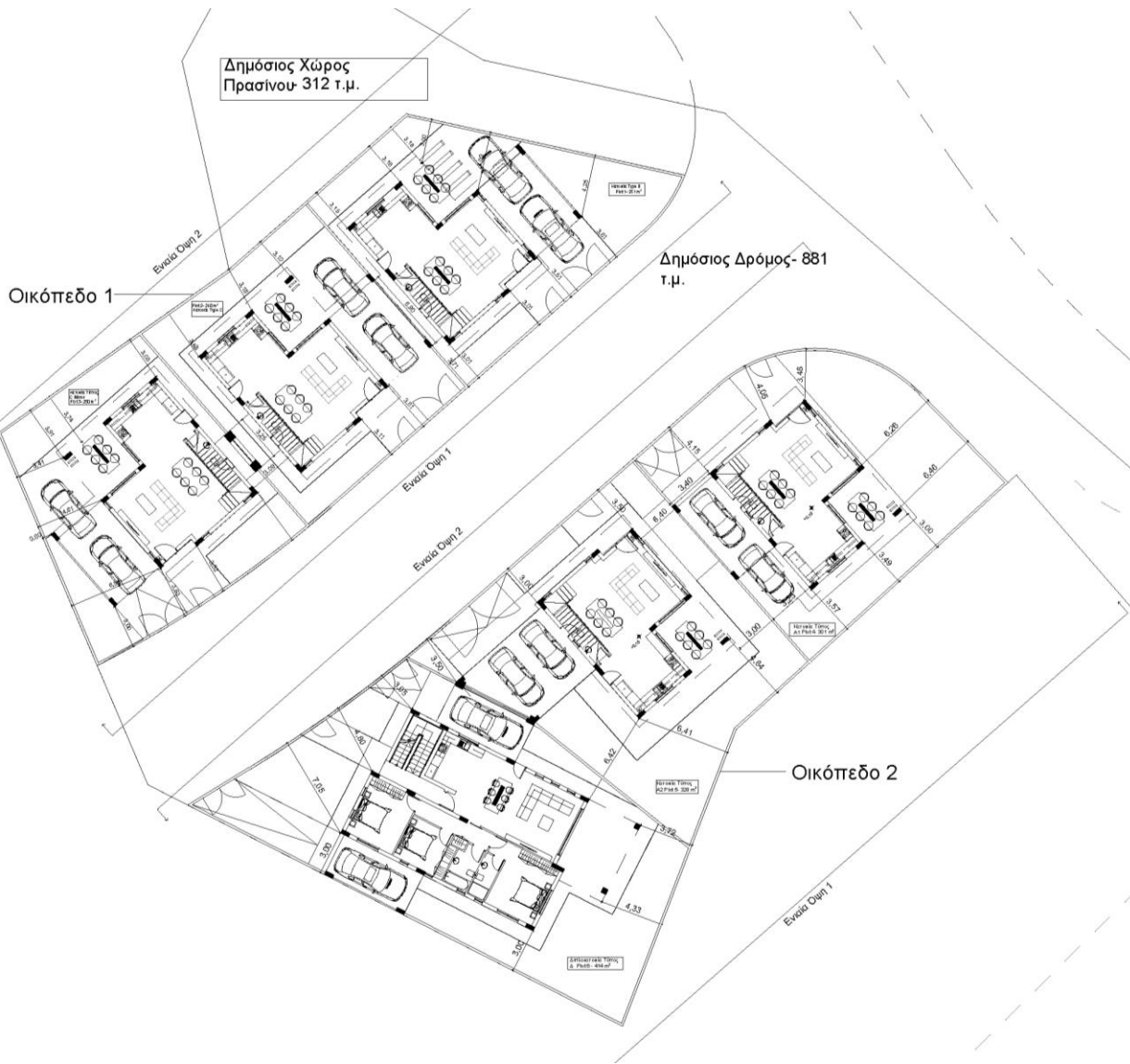
We are please to announce the latest development of villas including bungalows & 2 storeys. The project will consist 3 bedroom individual luxury properties in a modern design from which you will be able to choose of your own finishes and create your own dream House.

## FEATURES

- 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



Unit No	Type	Beds	Bath	Guest w.c.	Internal Area m <sup>2</sup>	Covered Verandas m <sup>2</sup>	Covered Parking m <sup>2</sup>	Total Covered Areas m <sup>2</sup>	Uncovered Veranda m <sup>2</sup>	Plot Size m <sup>2</sup>
1	B	3	2	1	148.38	25.57	26.65	200.60	1.51	249
2	C	3	2	1	148.38	32.38	26.33	207.09	6.87	240
3	C Mirror	3	2	1	148.38	32.38	36.33	217.09	6.87	250
4	A	3	2	1	148.38	32.45	22.44	203.27	6.87	301
5	A	3	2	1	148.38	32.45	22.44	203.27	6.87	328
6-7	SOLD									



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