



TWIN WAVES
RESIDENCES

GIOVANI[▲]
GROUP

CYPRUS

The legendary birthplace of Aphrodite, Cyprus, the 'Jewel of the Mediterranean', is blessed with the beauty of nature's richest palette. The scenery unfolds across glittering coasts, with the cleanest bathing waters in Europe, rolling mountains, fragrant forests with fresh air and rugged headlands: a wonderful Mediterranean climate with an abundance of amenities.

Located in the northeast corner of the Mediterranean, at the historical crossroads of Europe, Asia and Africa, the island has an incredibly varied terrain, with the snowcapped Olympos mountain, a central plain and a combination of cliffs, caves and sandy beaches along its coastline. Boasting 648km of coast and an enviable year-round climate, Cyprus is considered a world class holiday and property destination.

AYIA NAPA

Ayia Napa, located on the eastern coast of Cyprus, is a town of natural beauty, with golden sandy beaches and crystal clear blue waters. History and culture, combined with friendly and hospitable people, comprise a unique place for unforgettable vacations or permanent residence.

Nobel Prize winner, poet George Seferis, wrote: 'Ayia Napa, where all the colours of the rainbow blend into a harmonious whole, different languages resound everywhere, where the hearts beat as one and offer a warm welcome'.

A colourful and vibrant town, Ayia Napa offers long summer months, ideal for sun worshippers and sea sports lovers, while winter becomes a haven for lovers of nature. The town itself is a playground for the young and the old, offering a plethora of entertainment and daily services and amenities. This part of Cyprus is host to world heritage sites, including churches and monasteries, museums, sea caves and waterparks, the ideal destination for those seeking a permanent place to call home.





TWIN WAVES RESIDENCES

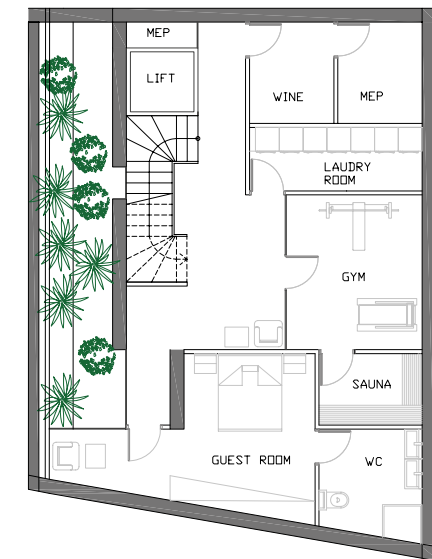
Twin Waves Residences offers a unique lifestyle of tranquility and relaxation. The development consists of two prestigious 4-bedroom seafront villas with private overflow swimming pools and built to the highest standards. The development also enjoys unobstructed sea views and direct access to the sandy beaches.

White sands and azure seas set the scene, a perfect location for the Twin Waves Residences. A ten minute walk lead to all the amenities and blue flag beaches, are just a short drive away. Within walking distance one can also find the new Ayia Napa Marina.

The villas offer a number of facilities such as private parking, central heating, elevator, wine cellar, gym, sauna, Italian kitchens, living and dining areas, with easy access to the private swimming pool and spectacular sea views, while upstairs all 3 en-suite bedrooms will be finished to a high standard with private balcony and, again, those amazing views. To top it off there is a large roof terrace with jacuzzi, the perfect area for taking in a fabulous Ayia Napa sunset.

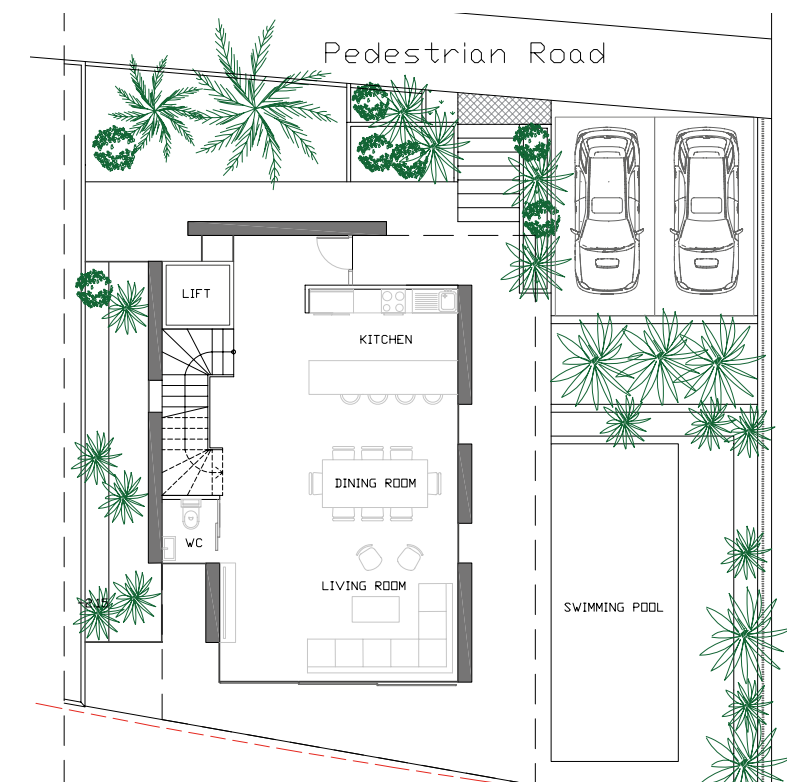


LEVEL 1



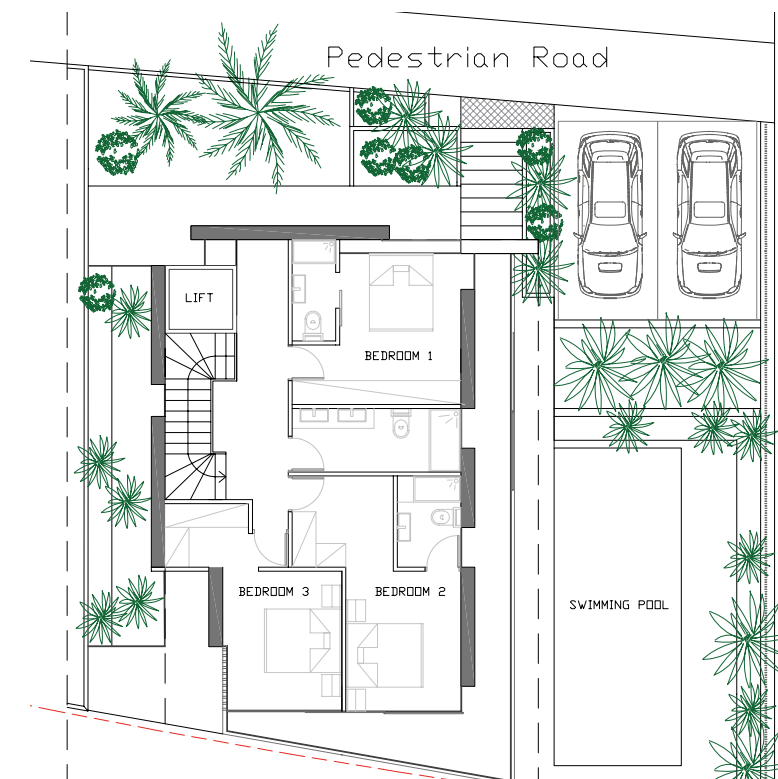


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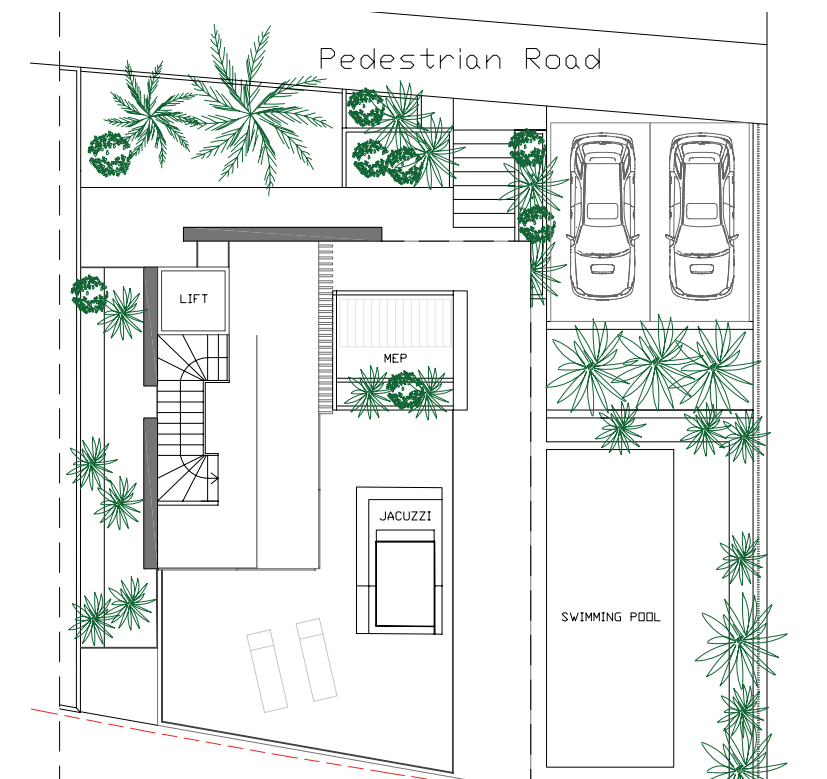


LEVEL 3





TERRACE





SUMMARY:

- The combination of wonderful views and the delightful silence in the area makes the project unique for the region of South East Cyprus.
- Twin Waves villas are located on the beach front of Sirens Sandy beach in Ayia Thekla. They offer direct access to the beach and are the perfect getaway to spend all day splashing in the surf without worrying about the trip back home, while you also have the benefit of the town center, with all kinds of restaurants, pubs and clubs being only 5 minutes away.
- Just 1km away from the popular area of Ayia Napa Marina.
- Easy access to the highway leading you to all major towns and international airport of Larnaca is only 2 minutes away.
- The project is located adjacent to government forest land.

LOCATION:

Ayia Thekla, Ayia Napa
Quiet residential area

PROJECT TYPE:

Detached modern design
villas with private overflow
swimming pools

UNITS & BEDROOMS:

Two 4-bedroom villas

COVERED AREAS:

343m²

LAND AREAS:

568m²

FEATURES:

Two private parkings,
central heating, elevator,
wine cellar, gym, sauna, spacious
modern kitchens, living and
dining areas

VIEWS:

Stunning sea views

DISTANCES:

- 5 minutes to the town center
- 15 minutes from the famous resort of Protaras
- 30 minutes to Larnaca Airport
- 50 minutes to Nicosia



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