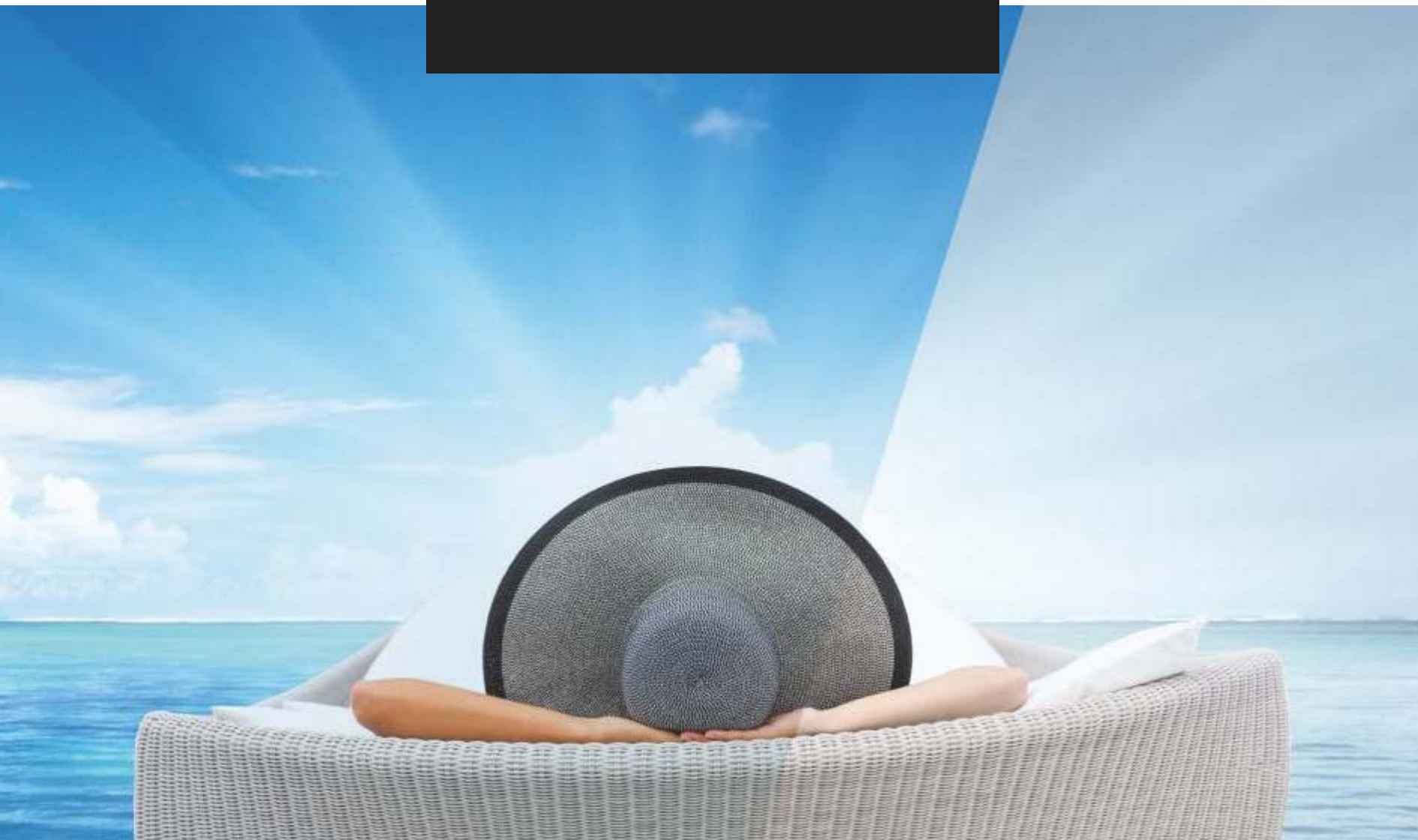




**GREEN YARD**  
PROPERTIES



LUXURY VILLAS  
奢华别墅

AYIA NAPA | CYPRUS  
塞浦路斯阿依纳帕

# Ayia Napa 阿依纳帕

Ayia Napa is a thriving and modern town in Cyprus often deemed the 'paradise in the Mediterranean' where serene beaches and turquoise clear waters soothe and enhance the spirit. A colourful and vibrant town, Ayia Napa offers long Summer months ideal for sun worshippers and sea sport lovers while Winter becomes a haven for nature lovers. Located near the Cape Greco at the eastern part of Cyprus, Ayia Napa is south of Famagusta and forms part of a larger area known as Kokkinochoria (a name derived from the rich red colour of the soil). The town itself is a playground for young and old and offers a plethora of restaurants, pubs, shops and banks including all your daily services and amenities. There is a variety of interest in this part of Cyprus ranging from world heritage sites including churches and monasteries to museums, sea caves and waterparks. This enchanting part of town is a must for every visitor coming to Cyprus and anyone wishing to make Ayia Napa a permanent place to call home.

Cyprus  
塞浦路斯

阿依纳帕是塞浦路斯一个生机勃勃的现代都市，被视为“地中海的天堂”。这里有宁静的海滩和青蓝色的清澈海水，使人心旷神怡。这座多姿多彩充满活力的城镇，为热爱阳光和水上活动的人们提供了长长的夏日时光。而到了冬天，这里则是大自然爱好者的天堂。阿依纳帕靠近塞浦路斯东部的格雷科海角，位于法马古斯塔的南部，更是广袤之地Kokkinochoria（名字来源于当地富有的红色土壤）的一部分。这座小镇本身作为年轻一代和老年人的游乐场所，提供大量餐厅，酒吧，商店和银行，包含各式各样的日常服务设施。这里有大量名胜古迹，包括世界文化遗产如教堂和修道院，还有博物馆，海蚀洞和水上乐园。小镇这些迷人的景观是每个来塞浦路斯的游客和希望把阿依纳帕当成永远家园不可错过的必游之处。

# 位置 Location

TRAVEL TIMES TO  
Nicosia 45mins | Limassol 1hr

TIMES TO LARNACA INT  
Dubai 3hrs 15mins | Bahrain 2hrs 30mins | Frankfurt 3hrs

AIRPORT TRANSFER TIMES  
Larnaca 1hr

到以下地点的时间  
尼科西亚: 45分钟 | 利马索尔: 1小时

以下地点到拉纳卡国际机场的时间  
迪拜: 3小时15分钟 | 巴林岛: 2.5小时 | 法兰克福: 3小时

到机场的时间  
拉纳卡国际机场: 1小时



MEDITERRANEAN  
地中海



This Project will offer a unique lifestyle of tranquility and relaxation. The development will be set 104m above sea level in the hills overlooking Ayia Napa. The development will consist of 43 luxury villas all with private pools and built to the highest standards. The superb location, design and layout of the villas is second to none. The development will also have an adjacent green area which will offer prenominal unobstructed views of the city and the Ayia Napa bay. A ten minute walk will lead you to all the amenities and a short drive from the blue flag beaches.

Each villa will offer spacious modern kitchens, living and dining areas which will all have easy access to the private swimming pool and spectacular views while upstairs all 3 bedroom will be finished to a very high standard with private balcony and en suite in the master bedroom, and again those amazing views. To top it off there is a large roof terrace with outdoor kitchen area, which will be the perfect area for taking in a fabulous Ayia Napa sunset.

With provisions for many extras including central heating, Jacuzzi, wireless alarm system, automatic parking entrance gate and sensor lighting these properties offer ultimate luxury!

6



7

半山别墅将为您提供一种独特的宁静休闲的生活方式。住宅区位于海拔104米的半山腰上，从该位置可俯瞰阿依纳帕的美丽景色。它包含43栋带私人泳池的高标准建立的奢华别墅。绝佳的地理位置和完美的设计布局绝无仅有。别墅区毗邻大自然，可一览全城和阿依纳帕海湾的风景。您只需步行10分钟即可到达所有的娱乐设施，而一段短程驾驶便可到达蓝旗海滩。

每栋别墅均配备宽阔的现代厨房，客厅，用餐区，以及私人泳池，楼上的3间卧房全都依照高标准进行装修，配有私人阳台，主卧带有浴室，从多方位均可以欣赏到屋外迷人的景色。别墅最妙之处是屋顶花园，那里面有户外厨房，还是观看阿依纳帕日落的绝佳位置。

别墅还带有许多额外设施，例如中央加热系统，按摩浴缸，无线报警系统，车库自动门和传感器照明，给您带来顶级的奢华享受！

*The information presented herein is to be used for reference only and non-contractually binding. The Vendor reserves the right for any changes at the Vendor's sole discretion.*

信息仅供参考，无合同效力。供应商保留任何更改的权利。

# Full Plan

## 整体规划



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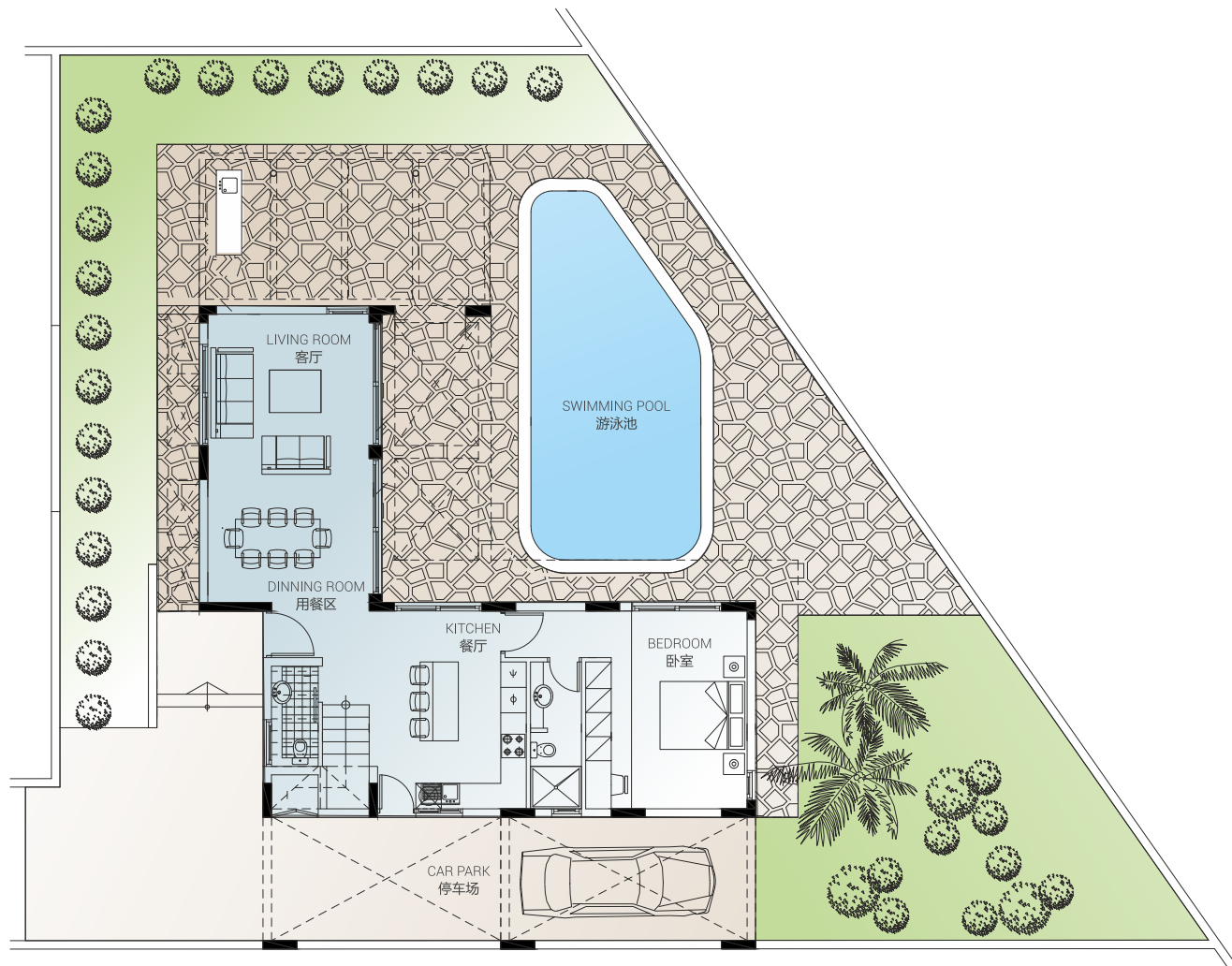
信息仅供参考，无合同效力。供应商保留任何更改的权利。



# Plan Plots

## 土地规划

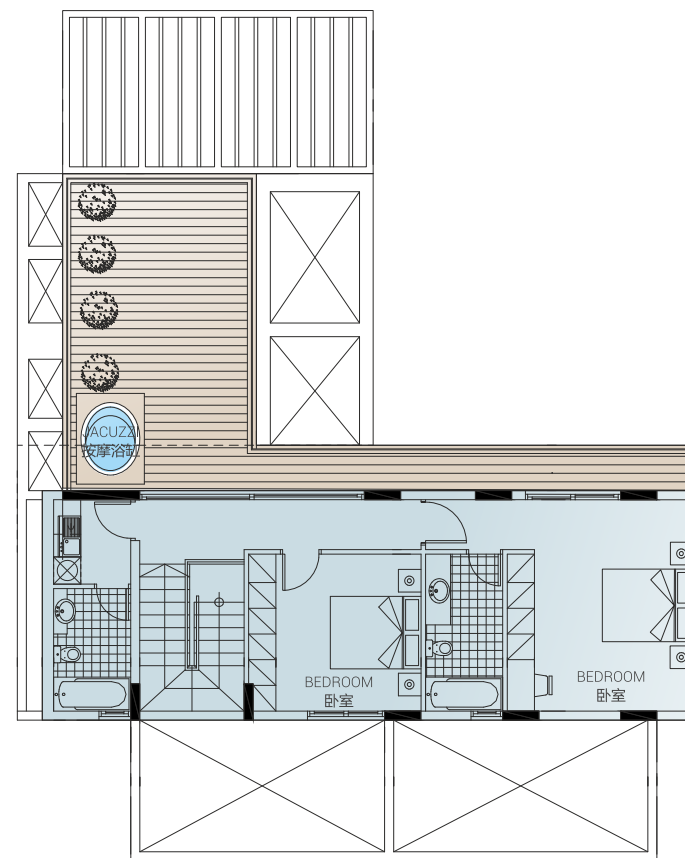
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GROUND FLOOR | 地面层

# A型单元 Type A(A)

HOUSES  
V10 | V12 | V14 | V16  
Total 4



FIRST FLOOR | 二层

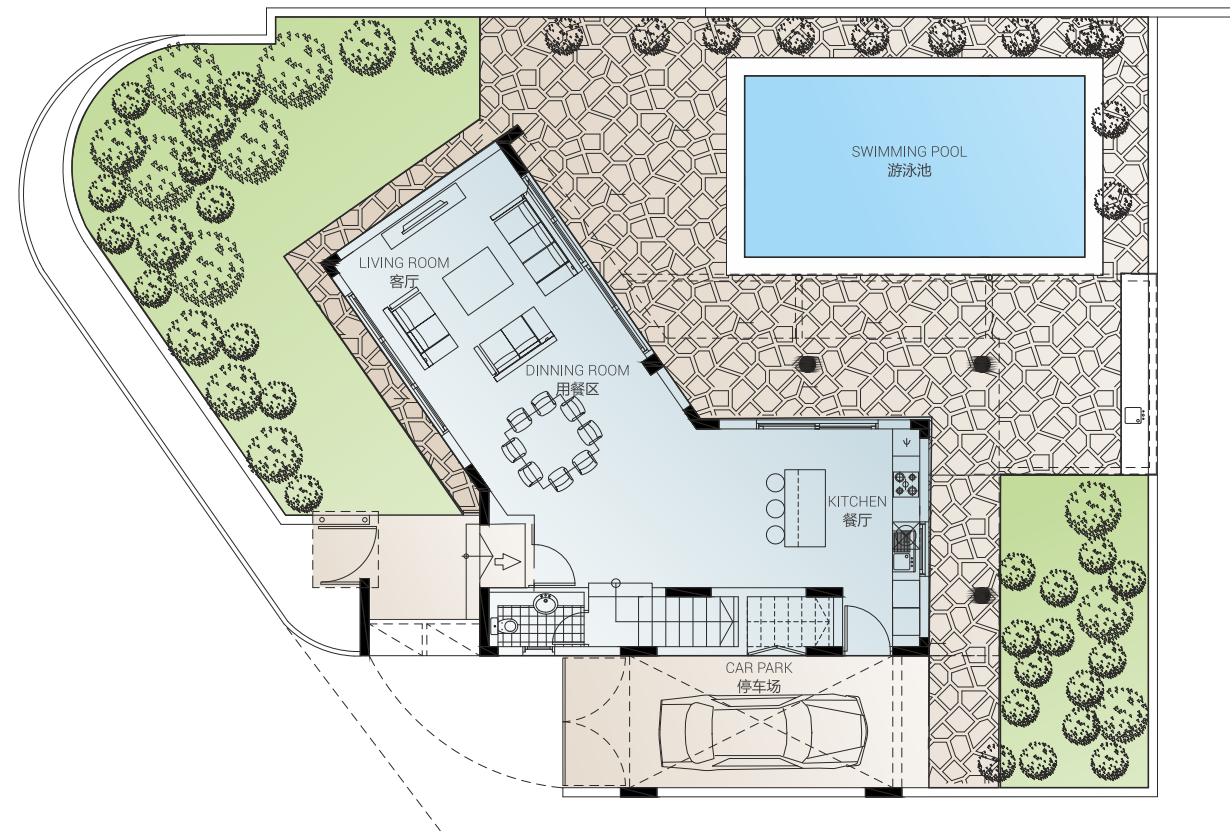




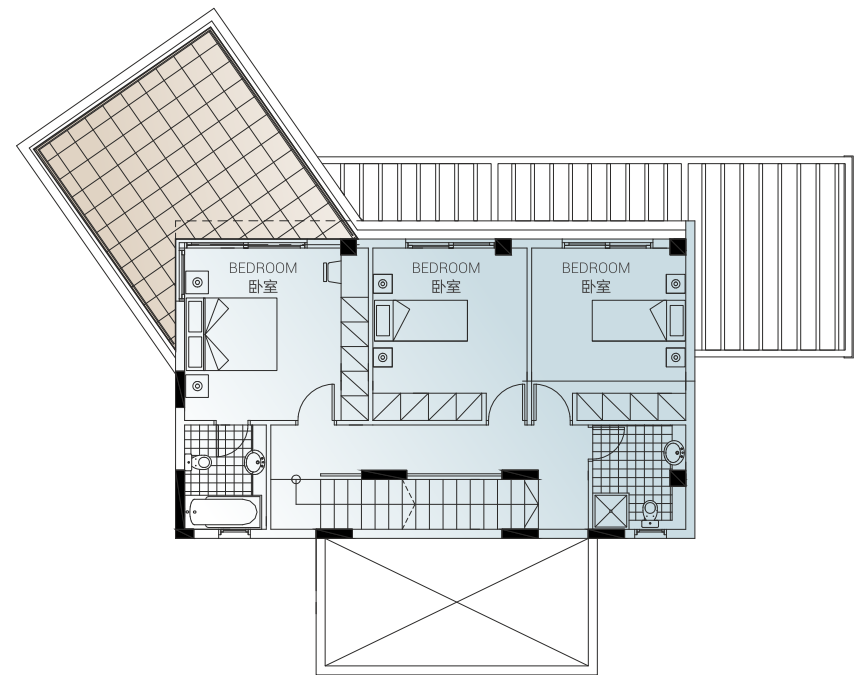
# B型单元 Type B(B)

HOUSES  
V9 | V11 | V13 | V15  
Total 4

14  
VILLA TYPES



GROUND FLOOR | 地面层



FIRST FLOOR | 二层



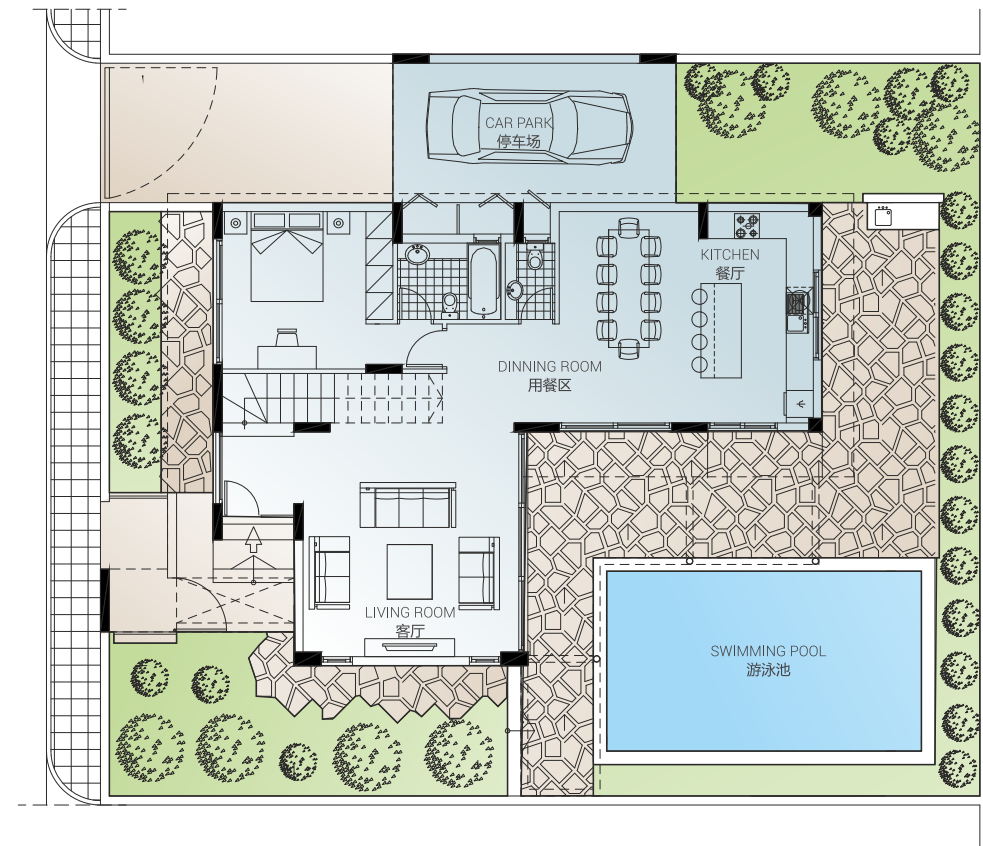


# C型单元 Type C(Γ)

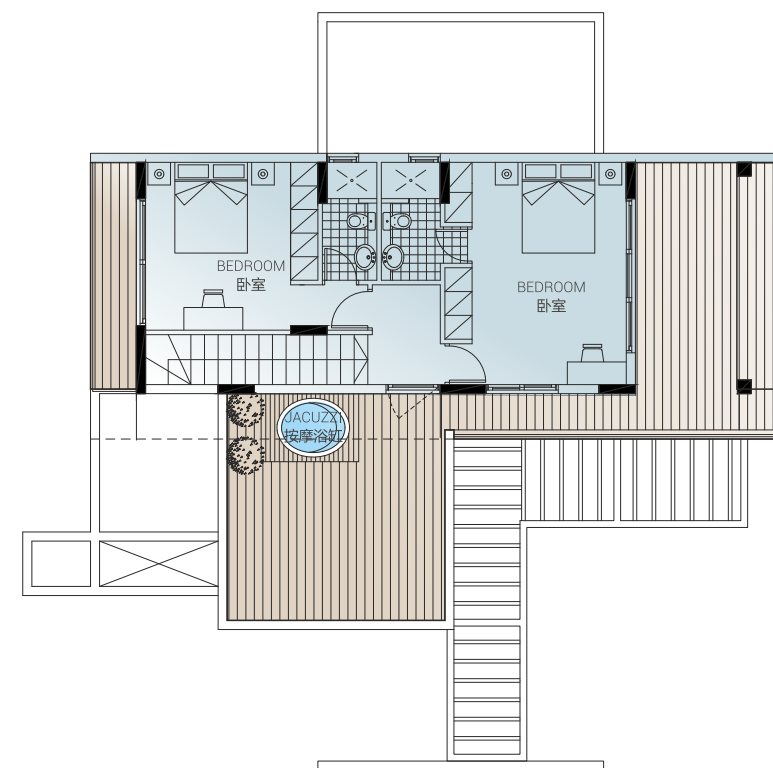
HOUSES  
V18 | V19 | V20 | V21 | V22 | V23  
Total 5

16

VILLA TYPES



GROUND FLOOR | 地面层



FIRST FLOOR | 二层

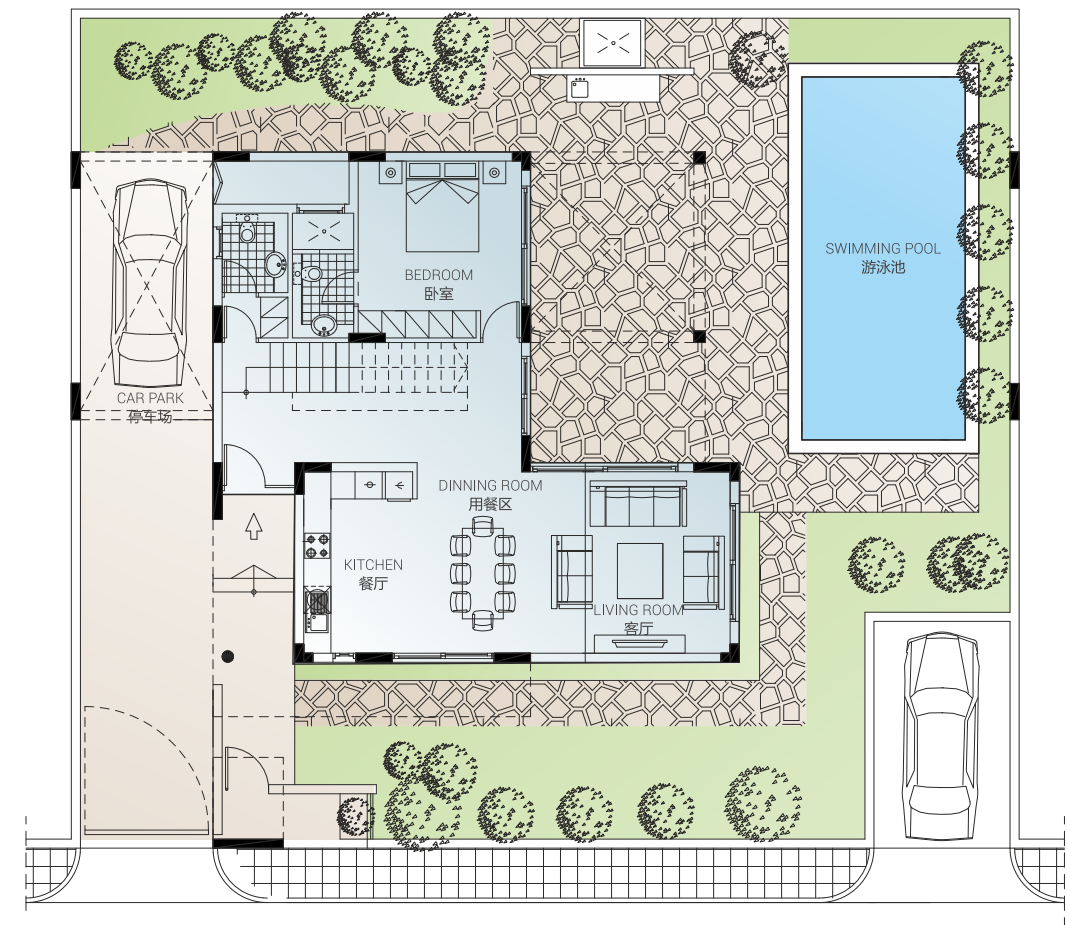


# D型单元 Type D(Δ)

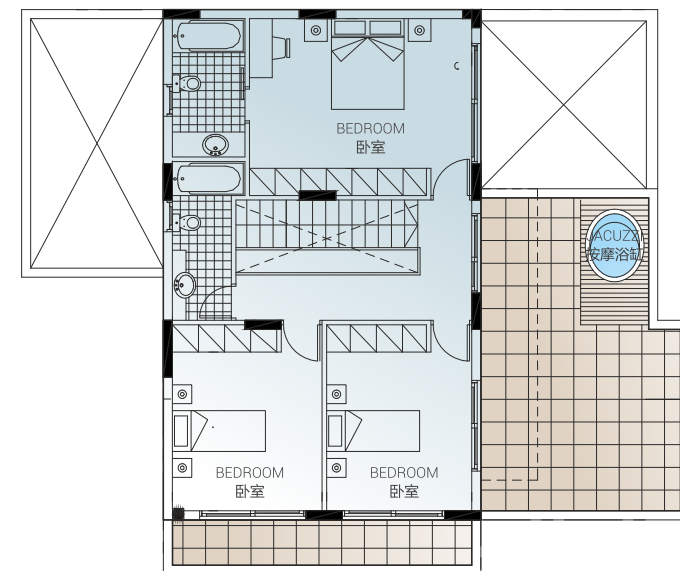
HOUSES  
V25 | V26 | V27  
Total 3

18

VILLA TYPES



GROUND FLOOR | 地面层



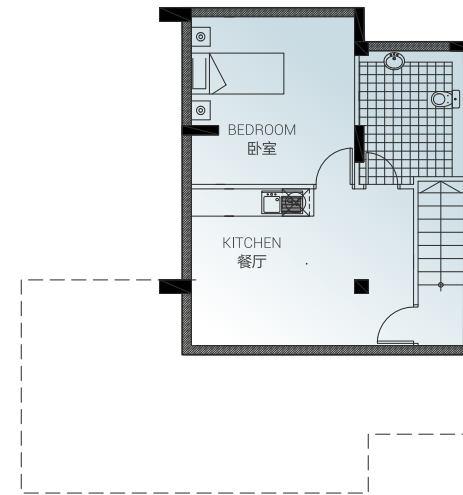
FIRST FLOOR | 二层



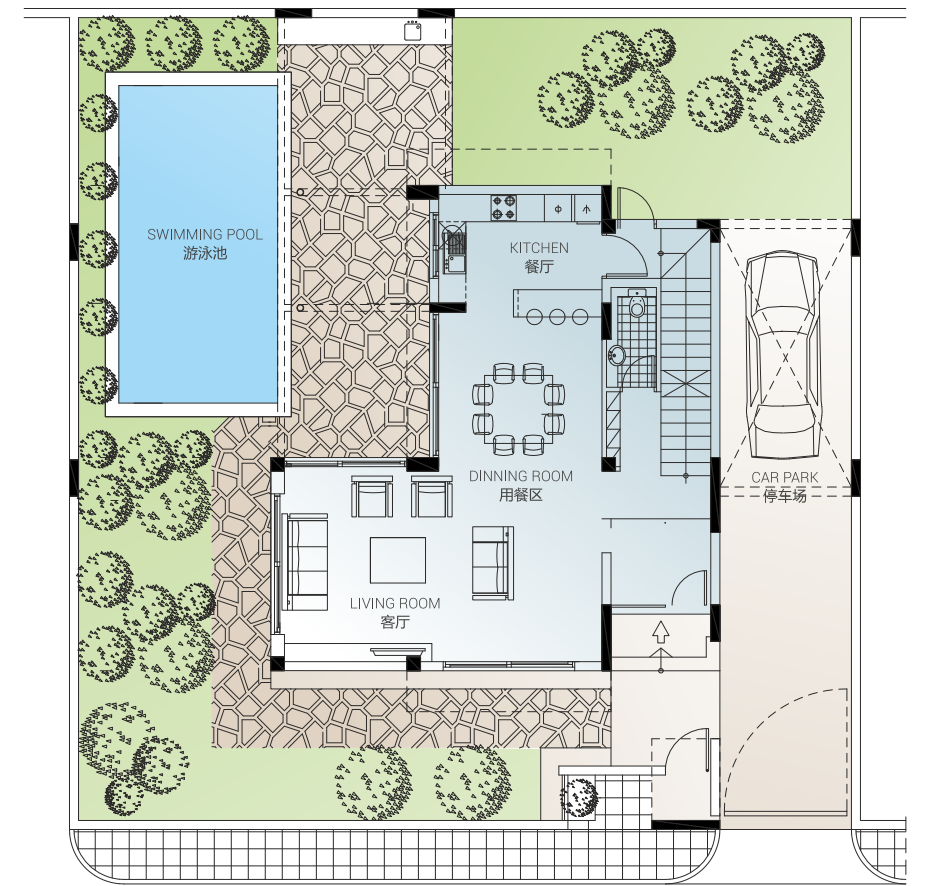
# E型单元 Type E(E)

HOUSES  
 V1 | V2 | V3 | V30 | V31 | V32 | V33  
 V34 | V35 | V37 | V38 | V39  
**Total 12**

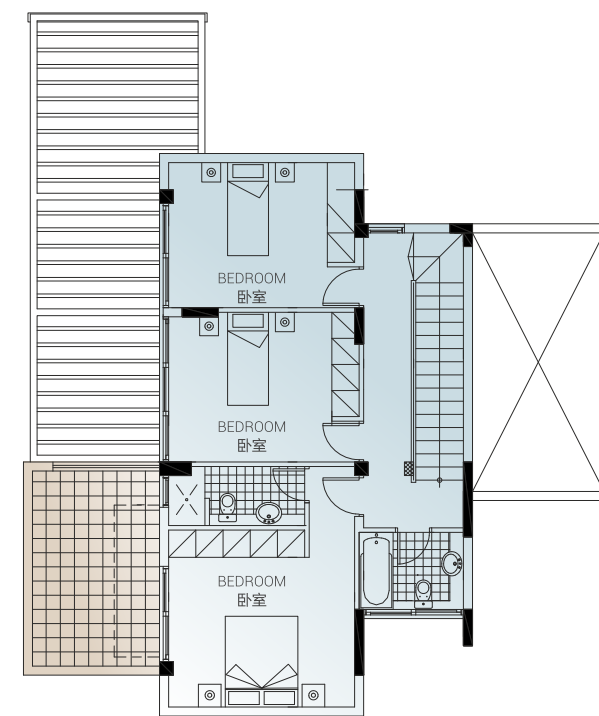
20  
 VILLA TYPES



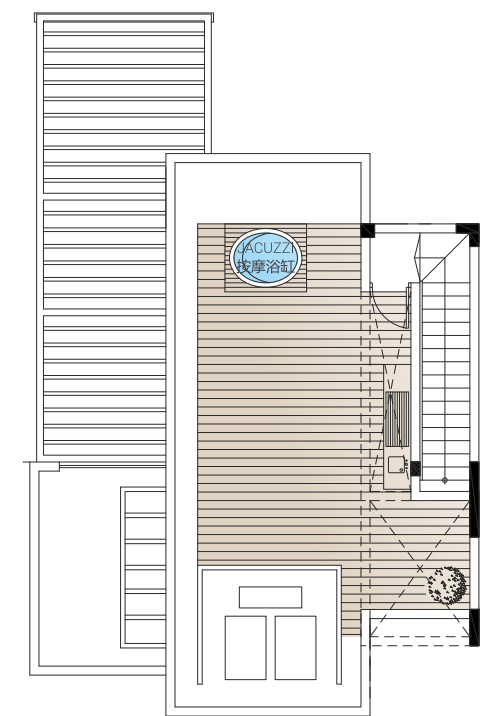
BASEMENT | 地下室



GROUND FLOOR | 地面层



FIRST FLOOR | 二层



TERRACE | 露台



# H型单元 Type H(H)

HOUSES  
V17  
Total 1

22

VILLA TYPES

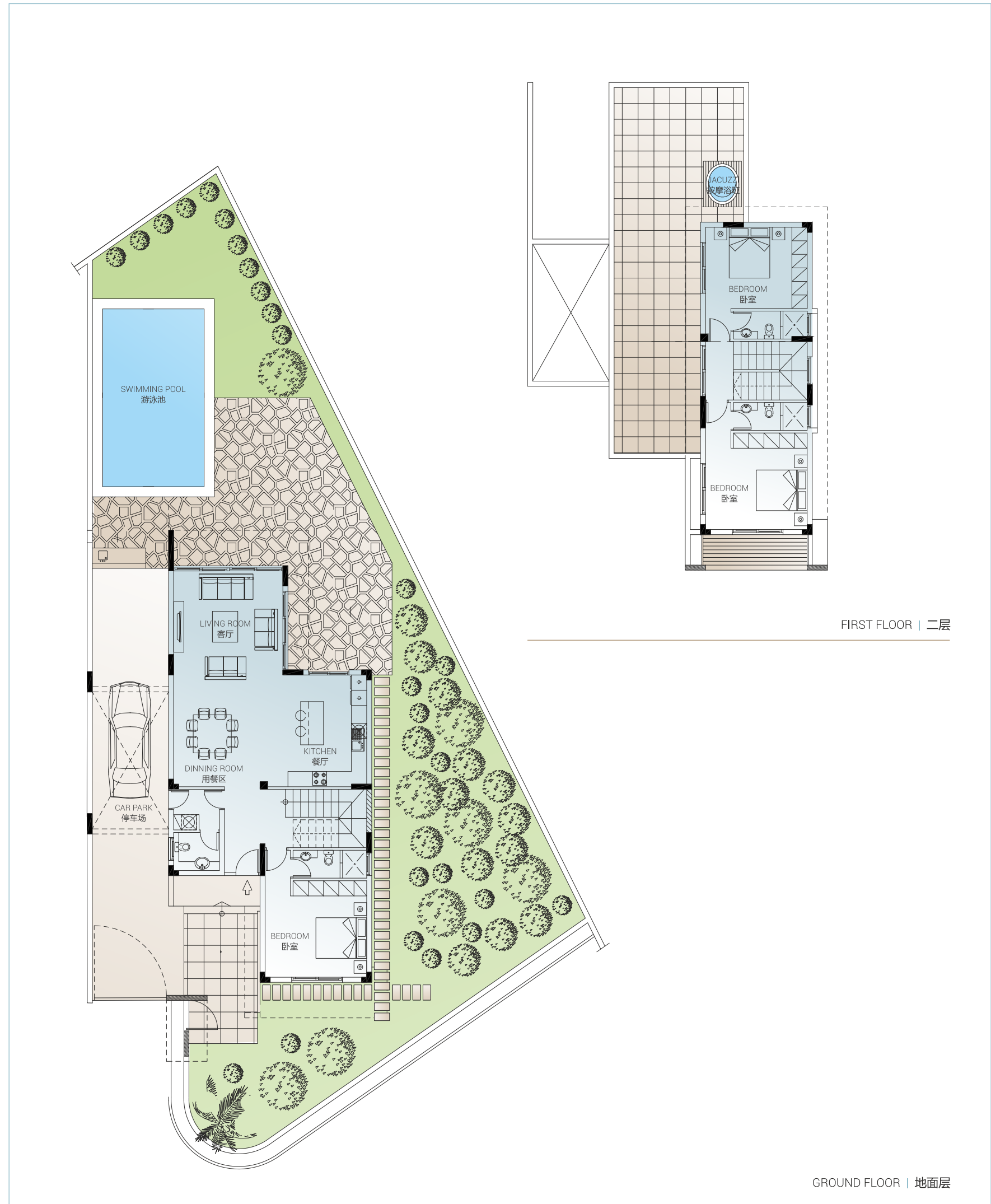




# K型单元 Type K(K)

HOUSES  
V8  
Total 1

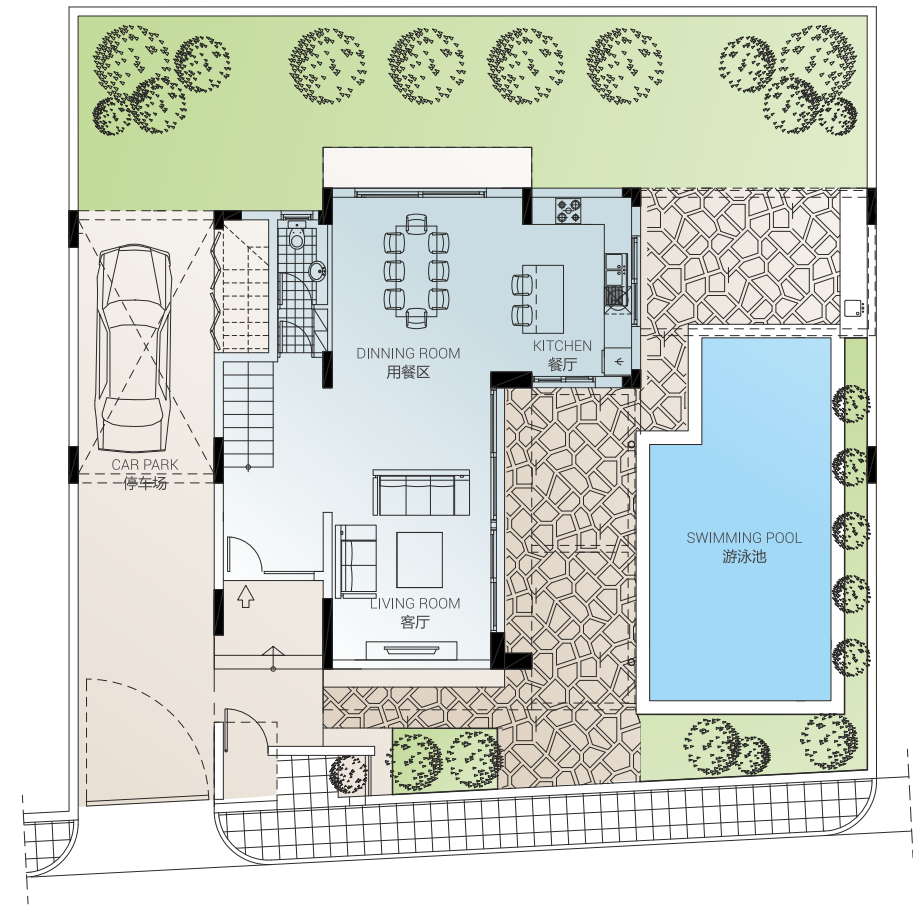
24  
VILLA TYPES



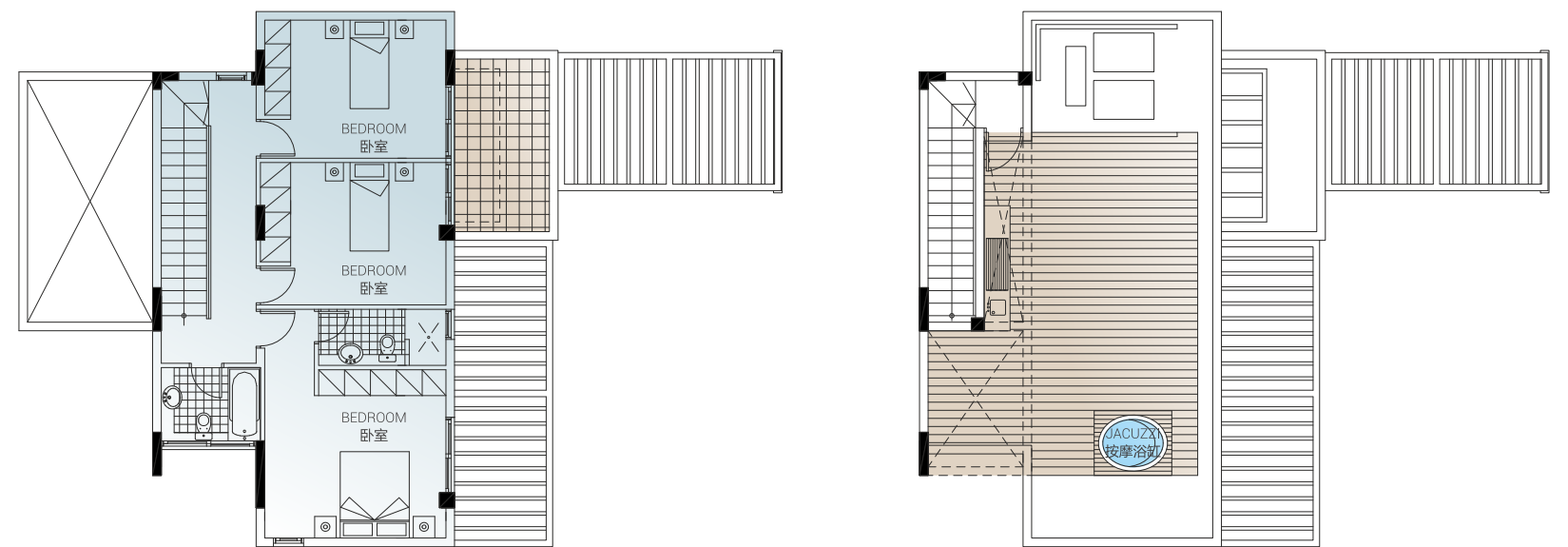


# TH型单元 Type TH(Θ)

HOUSES  
V4 | V5 | V6 | V36 | V40 | V41 | V42  
Total 7



GROUND FLOOR | 地面层



FIRST FLOOR | 二层

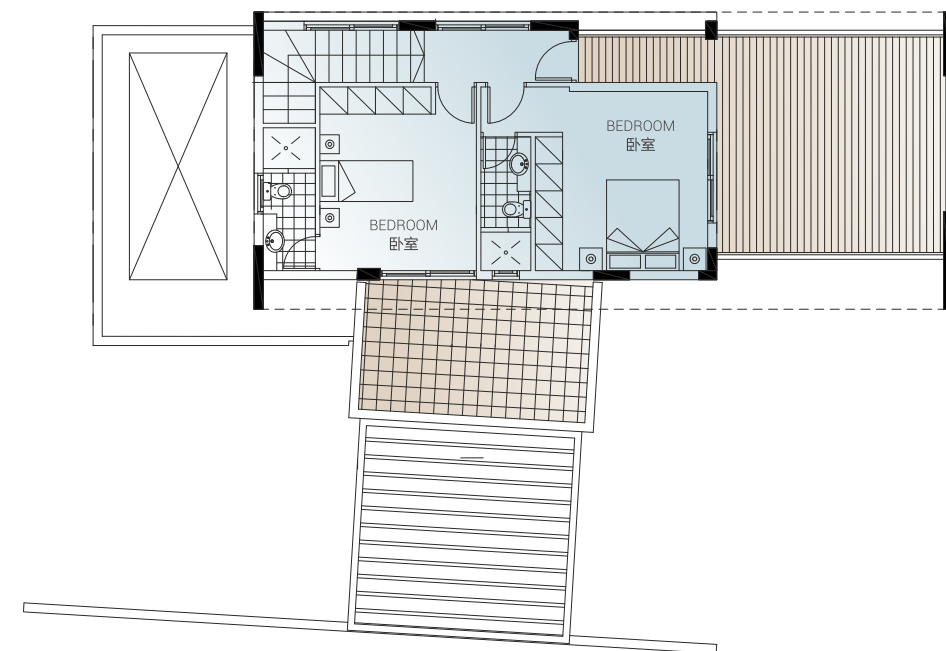
TERRACE | 露台



GROUND FLOOR | 地面层

# Z型单元 Type Z(Z)

HOUSES  
V24  
Total 1



FIRST FLOOR | 二层



# 项目概况 Projects Summary

The combination of wonderful views and the delightful silence in the area makes the project unique for the region of Famagusta

The sandy beaches are only 10 minutes away while you also have the benefit of the town centre, with all kind of restaurants, pubs, and clubs being only 5 minutes away.

Only 10 minutes away from the popular area of Protaras.

The highway leading to all major towns and international airport of Larnaca is only 2 minutes away.

The project adjacent to government forest land.

Title deeds are guaranteed as the project is built by an international company with a sound reputation.

幽雅的环境与迷人的风景相结合，使这里成为法马古斯塔独一无二的开发项目。

这里离沙滩仅10分钟的路程。同时，只需5分钟的车程便可到达市中心的餐厅，酒吧，俱乐部。




离布达拉斯繁华中心地带只需10分钟车程。

离通往所有主要城市和拉纳卡机场的高速公路也仅有2分钟车程。

该项目毗邻政府林区。

此项目为一家信誉良好的国际企业所投资，产权书有保障。



LOCATION	Ayia Napa. Quite residential area, adjacent to a government forest land
PROJECT TYPE	Modern design villas with private swimming pools
UNITS AND BEDROOMS	40 - Three Bedroom Luxury Villas
COVERED AREAS	From 148.20 m <sup>2</sup> to 260.22m <sup>2</sup>
PLOT SIZES	From 285m <sup>2</sup> to 446m <sup>2</sup>
DELIVERY DATE	24 months from signing
FEATURES	Private Road access   Private swimming pools   A/C Units   En suite bedrooms   Provisions for open air Jacuzzi
VIEWS	Stunning Views to Mediterranean sea
DISTANCES	<ul style="list-style-type: none"> <li> 5 Minutes to town centre</li> <li> 10 Minutes to the sandy beaches of Ayia Napa</li> <li> 15 Minutes to famous resort of Protaras</li> <li> 35 Minutes to Larnaca Airport</li> <li>50 Minutes to Nicosia</li> </ul>

地点	阿依纳帕，位于幽静的住宅区，毗邻政府林地
项目类型	带私人泳池的现代别墅
单元及卧室	40套3居室豪华别墅
占地面积	从148.20平方米到260.22平方米
土地面积	从285平方米到446平方米
交付日期	于签约后24个月
特色	私家公路   私人泳池   带空调   带连接浴室的卧室   带露天按摩浴池
景观	迷人的地中海景色
距离	<ul style="list-style-type: none"> <li> 离市中心5分钟车程</li> <li> 离阿依纳帕沙滩10分钟车程</li> <li> 离布达拉斯著名度假胜地15分钟车程</li> <li> 离拉纳卡机场35分钟车程</li> <li>离尼科西亚50分钟车程</li> </ul>





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