

LUXLIFE
PROPERTY DEVELOPER



Turquoise Sea Views

 **Kapparis, Cyprus**

About **LuxLife & Photiou Group**

Established in 2021, Luxlife Ltd brings an innovative approach to property developments in Cyprus. With over 30 years of experience in construction and technology across the UK & Ireland, the founder, a UK-born Cypriot visionary leader, carefully selected Photiou Group as a partner to bring top-notch design and standards to developments in Cyprus. Luxlife Ltd's relentless pursuit of excellence is evident in every aspect, from product design to the customer experience.

Photiou Group, founded in 1967 in Famagusta, Cyprus, caters to the growing needs of customers seeking the best residential and holiday properties. As a family-run business with over 45 years of combined experience, the company is built on values of excellence and integrity, consistently ranking among the safest companies in the industry.

With a strong foundation in traditional values such as good working ethics, reliability, and honesty, Photiou Group goes beyond what they do—it's about how they do it. The company treats customers with honesty and integrity while staying focused on results, values, and efficiency. Understanding the importance of excellence, Photiou Group builds properties to exacting standards, combining prime locations, modern infrastructure, natural beauty, and building excellence to add real intrinsic value. The professional team is dedicated to making the property-buying experience effortless for customers.

“Where Location Meets Luxury”

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Photiou[®]
GROUP OF COMPANIES



About Cyprus

Welcome to the enchanting island of Cyprus, where the dream of having your own piece of paradise can come true. With its seductive Mediterranean charm, breathtaking landscapes and welcoming climate, Cyprus invites you to make it your home. Be enthralled by its rich history, explore picturesque beaches and immerse yourself in the warm Cypriot culture. Let us guide you to find the perfect home in this idyllic location where your dream of a peaceful and fulfilling life becomes a reality. Welcome to your new beginning in Cyprus.

Paralimni - Kapparis - Protaras

Discover the enchanting paradise of Kapparis and Protaras on the south-eastern coast of Cyprus. Combining the charm of a traditional village with modern comforts, Paralimni offers the best of both worlds. Together they form an enchanting destination that offers unique experiences to every traveller.

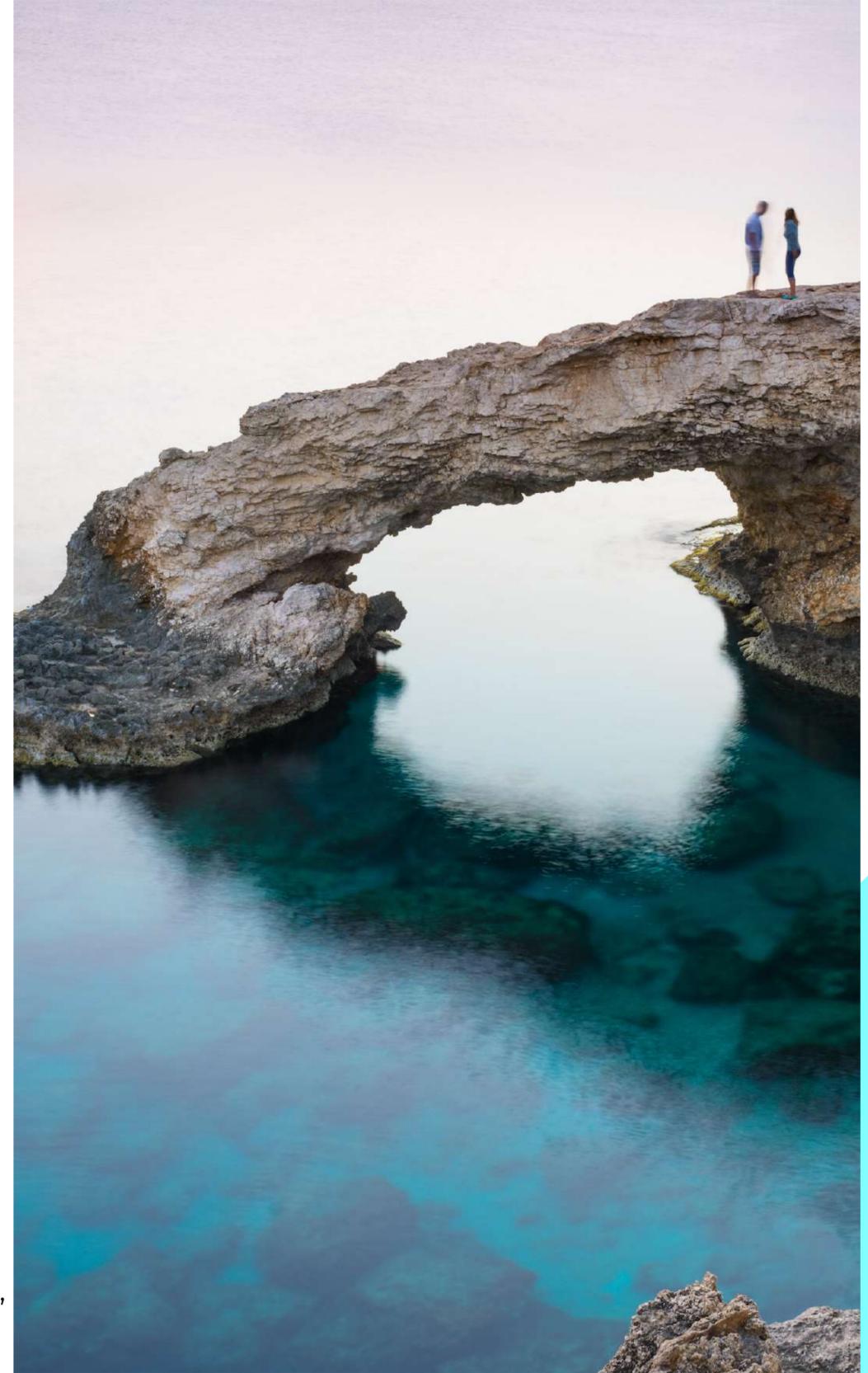
Tourist area of Paralimni stretches from Kapparis to Konnos, encompassing a picturesque coastal strip on the south-eastern edge of Cyprus. Kapparis with its picturesque seafront, charming tavernas, restaurants and beach bars, offers an ideal place to relax and enjoy the local delicacies. Nestled in the stunning Cape Greco National Forest Park, Konnos beach awaits you with its pristine sandy beaches, crystal clear turquoise waters and hidden sea caves. The Sea Caves offer a captivating natural wonder that will leave you awe-inspired by the beauty of Cyprus' coastal landscape and they are perfect for capturing stunning pictures and creating lasting memories of your Cyprus journey.

Protaras is the heart of this coastal haven and offers some of the most beautiful Blue Flag beaches in Cyprus with the famous Fig Tree Bay as the highlight. Relax, enjoy the sun and do water sports on this stunning beach. Don't miss the tranquil beach of Ayia Triada, which along with the charming Ayia Triada Church, exudes peace and spirituality. The impressive Agios Nicolaos Church is another must-visit attraction, showcasing remarkable architecture and religious significance.

Embark on an invigorating climb up Prophet Elias Hill, accessed by 153 steps and be rewarded with breathtaking panoramic views of the stunning coastline and landscape. At the summit, the enchanting Prophet Elias Chapel awaits you, making this a truly memorable destination.

Food lovers will delight in the array of dining options available with the local cuisine offering a delectable fusion of Mediterranean flavours and traditional Cypriot dishes. From mezze platters to fresh seafood and delicious desserts like loukoumades, your taste buds will be delighted. When the sun sets, immerse yourself in the vibrant night-life of Kapparis & Protaras with a variety of clubs, bars and restaurants catering to every taste. Experience the vibrant energy of the town and create lasting memories with friends and loved ones.

Kapparis & Protaras warmly welcomes families with a range of family-orientated activities, amusement parks and water parks. Children will enjoy endless fun and excitement and experience unforgettable moments with their loved ones. Experience genuine Cypriot hospitality while staying at luxurious beach-front resorts or charming boutique hotels.





Key Features

- 100 meters from the beach
- Large plots
- Green area
- Panoramic sea views
- 5-minute walk to all year-round amenities
- 7 Minutes to Paralimni town
- 7 Minutes to Paralimni Marina
- 10 Minutes to Protaras
- 17 Minutes to Ayia Napa
- 45 Mins to Larnaca international airport

 **Turquoise Sea Views**

Project **Overview**

Turquoise sea views is based in Kapparis, a small family friendly town with all year-round amenities including restaurants & bars, supermarkets, salons, taxi stations & bus stops and is just 100m from a sandy covered beach with crystal clear waters virtually lapping at your front door. You will have the incessant pleasure of welcoming every day in pure elegance and in the surroundings of your luxurious home. Basking in an exquisite sunrise whilst soaking up your opulent surroundings. The idiosyncratic sea and landscape setting is an additional delight for you to enjoy.

These 5 beautiful properties are bespoke, comprising of 4 bedrooms, covered parking & roof gardens so you can enjoy the spectacular views and a private pool for you submerge in and drift away. You also have the option for a basement if you desire. The complex is surrounded by such elegance.

Turquoise seas will merge functionality and luxury together to create a unique living space that are both homely and convivial.

Whether you are spoiling yourself, family or friends this is not only a financial invest that will guarantee you a return but it's the gateway to your forever home. These properties are just perfect for a luxurious seaside living.

Site Plan

Plot Area

1. 459 sq.m
2. 431 sq.m
3. 359 sq.m
4. 419 sq.m
5. 306 sq.m











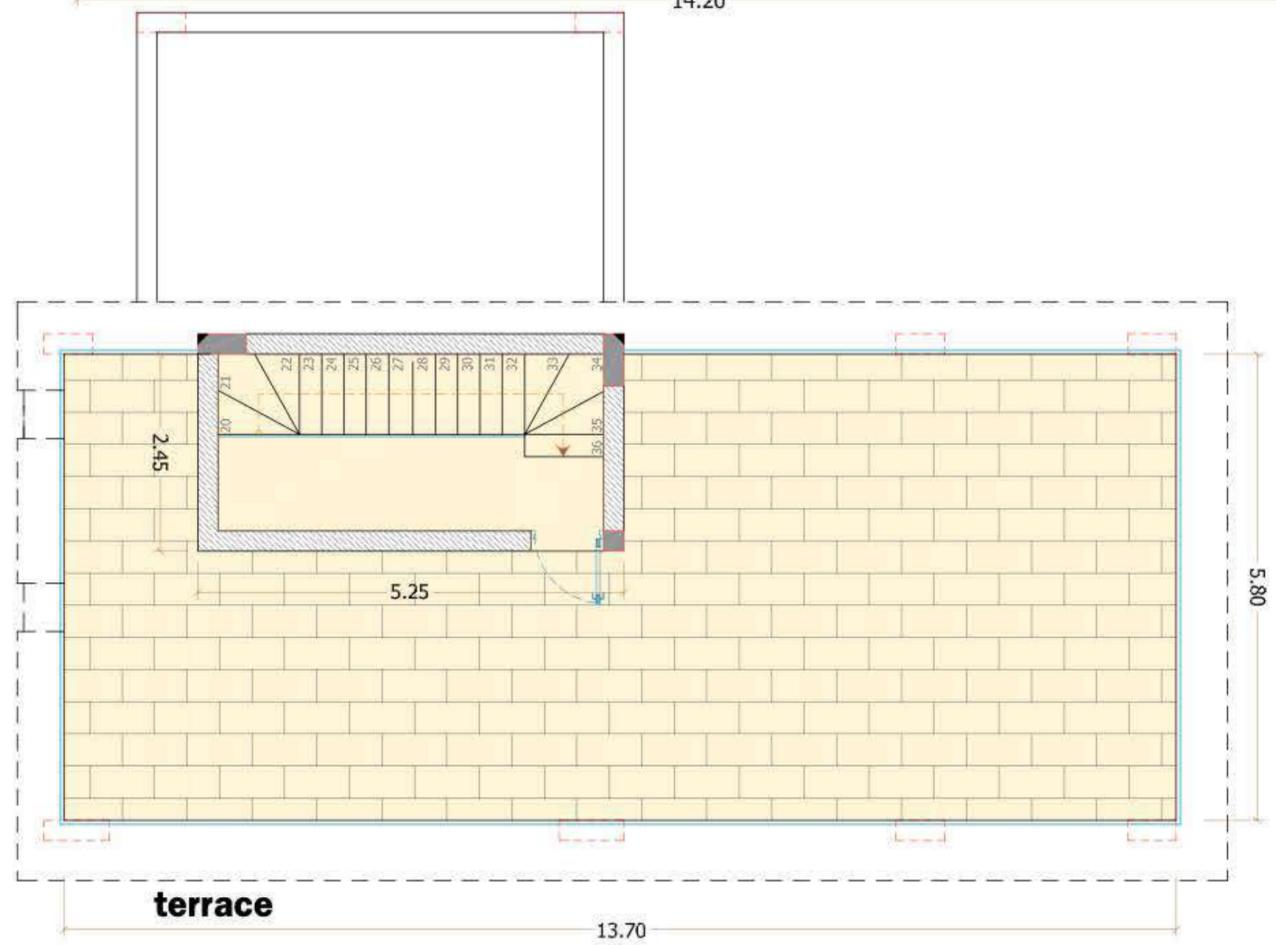
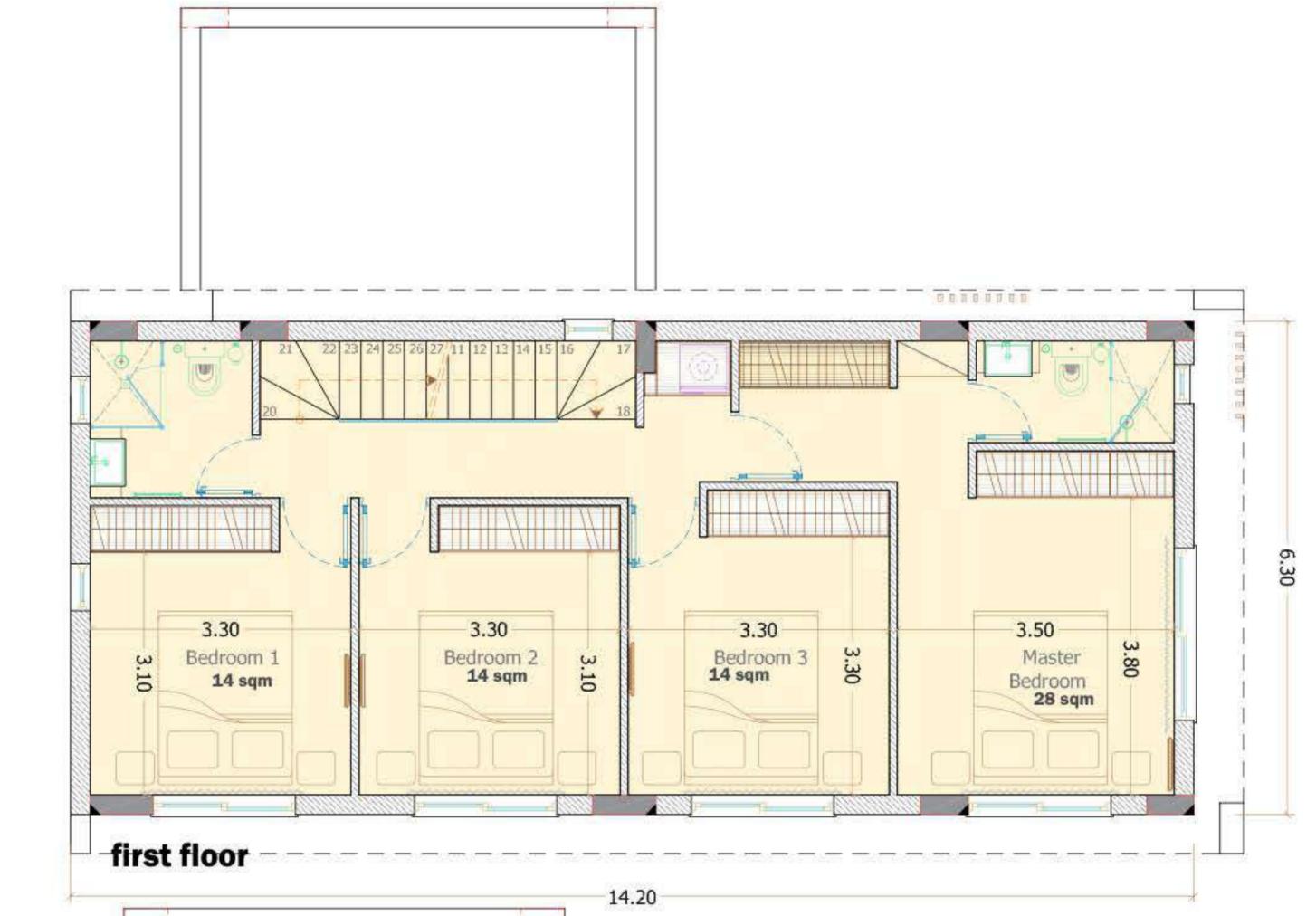
Villa 1, 2 & 3

4 Beds

3 Baths

155 sqm Covered Internal



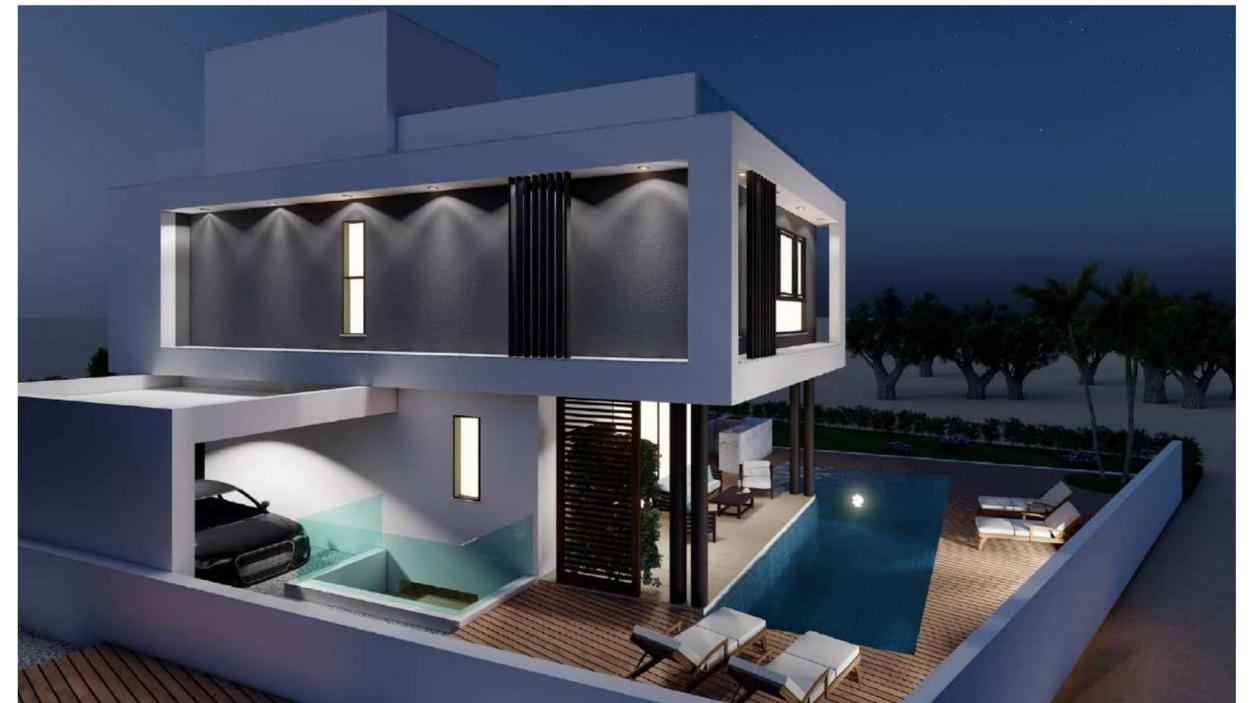


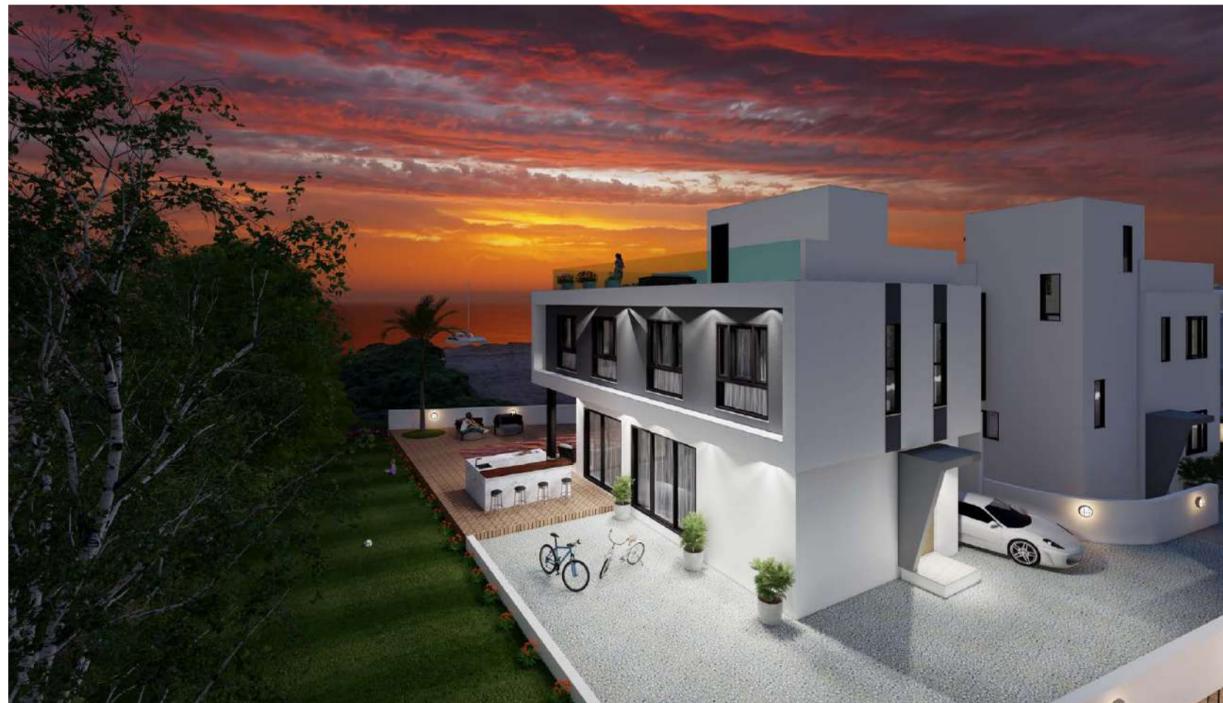
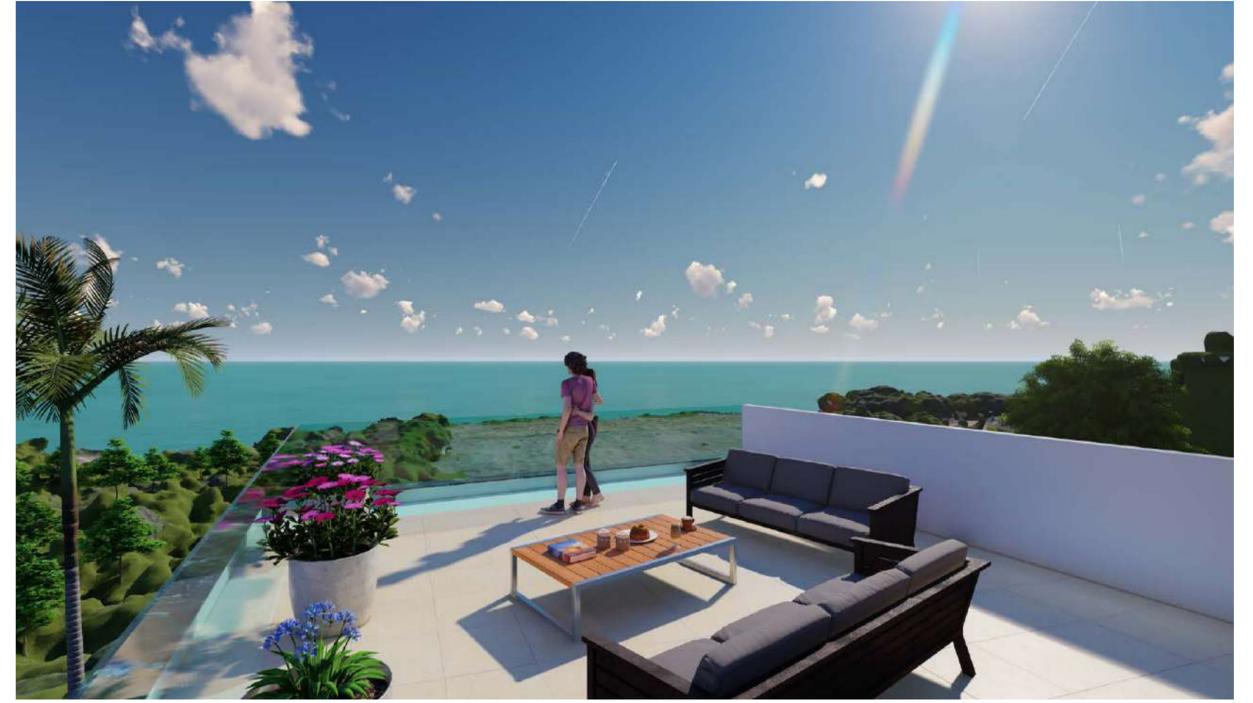
Villa 4

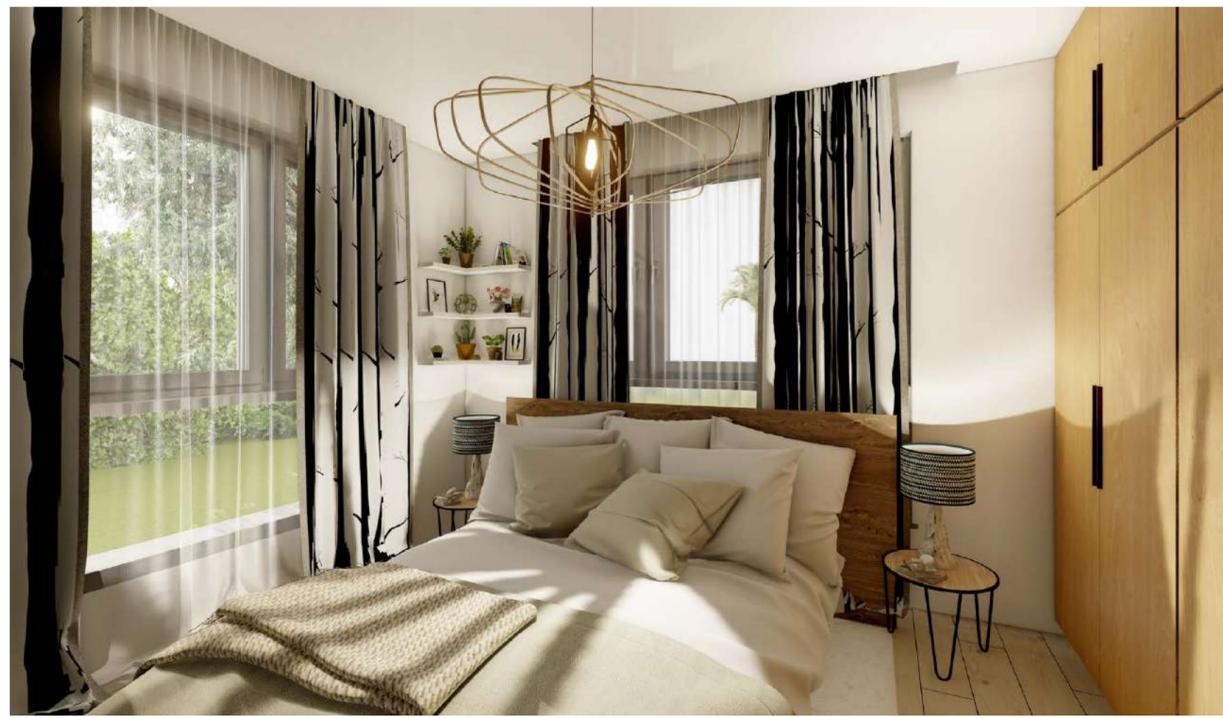
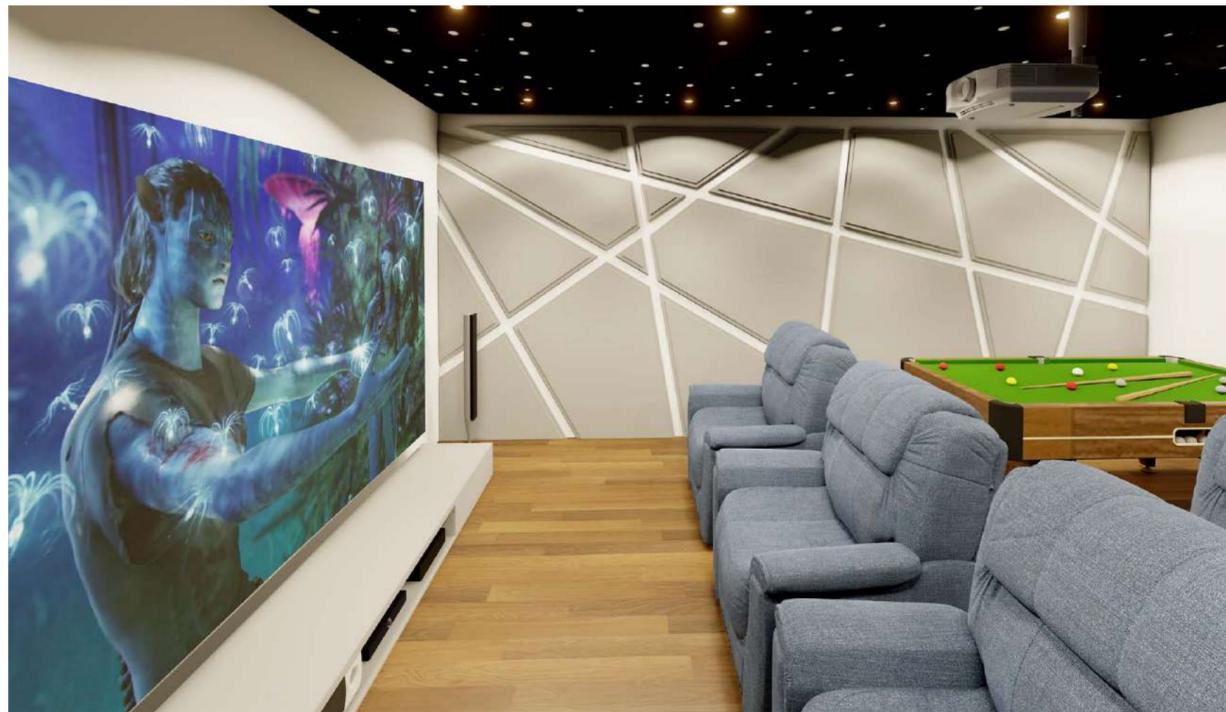
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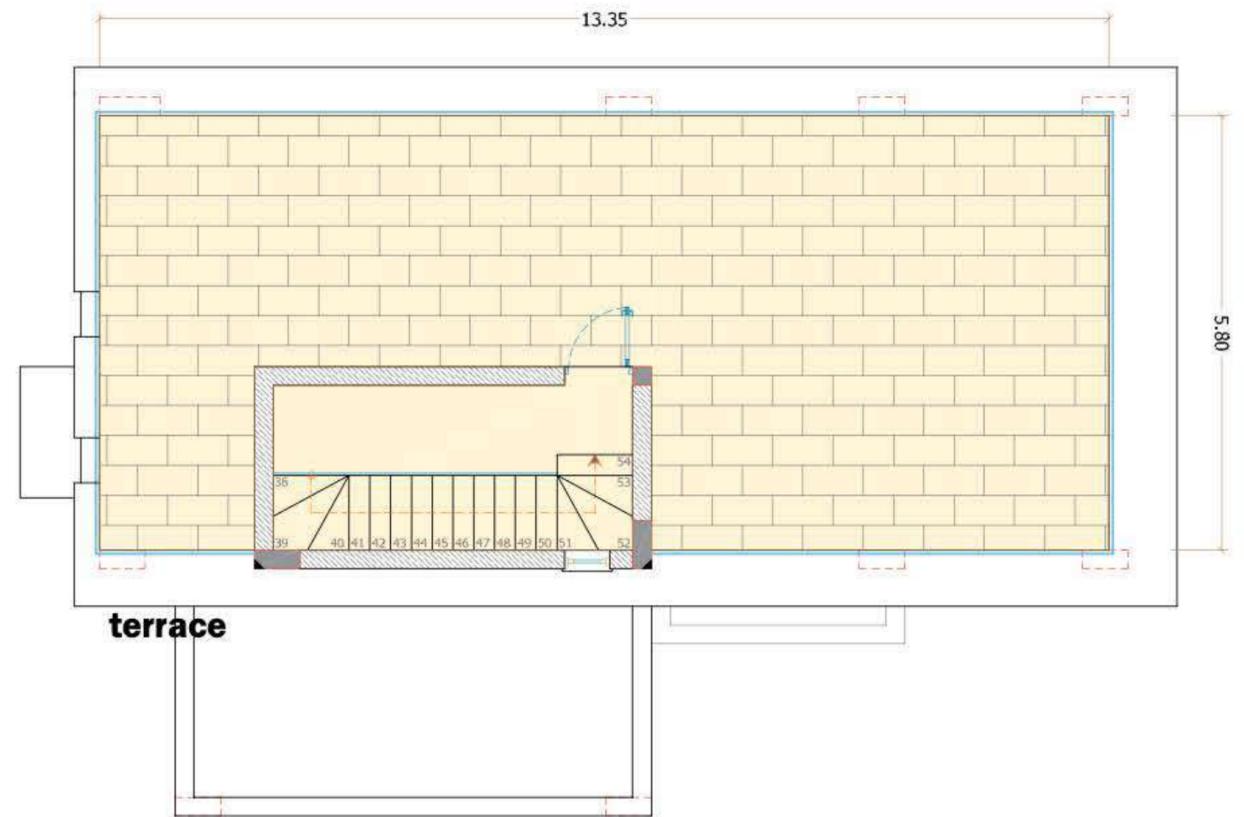
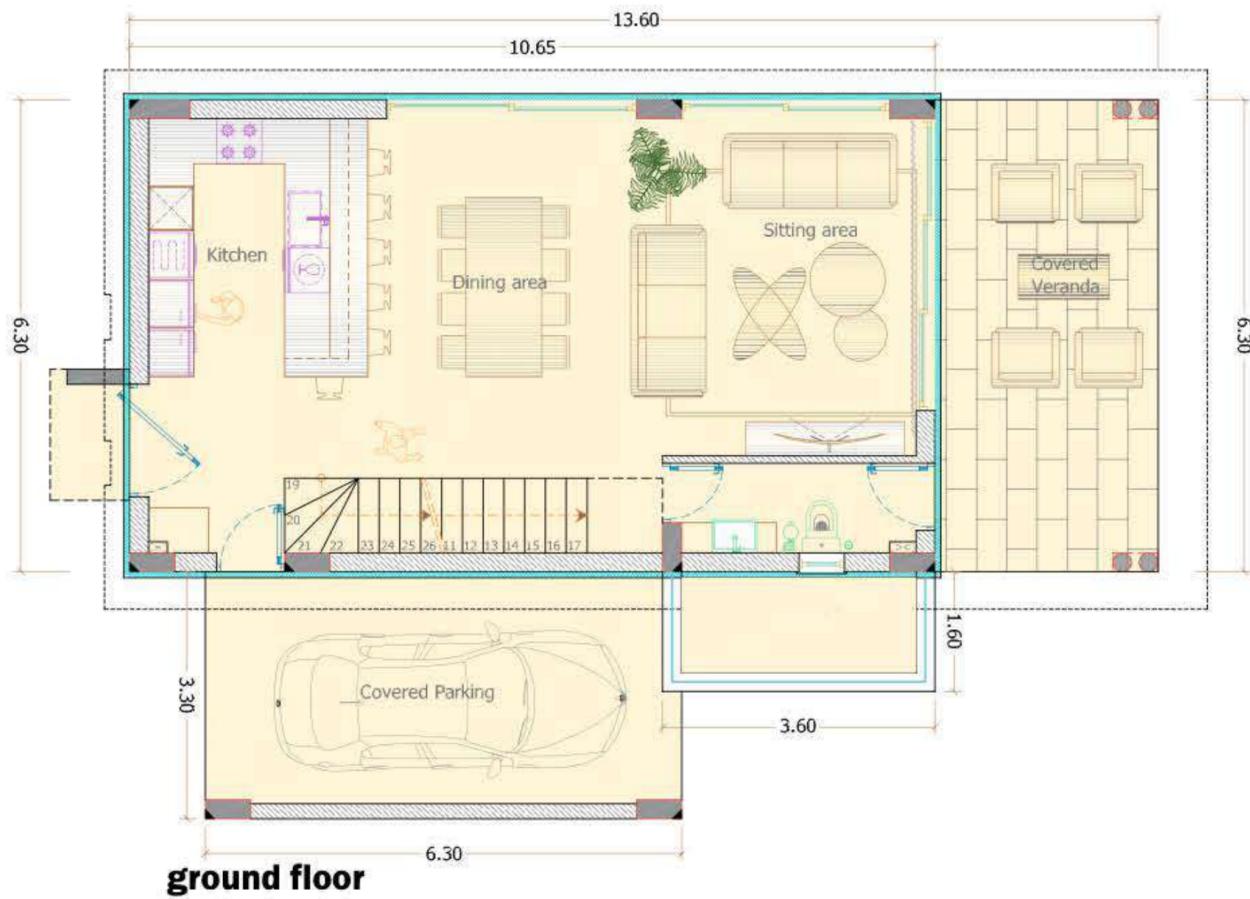
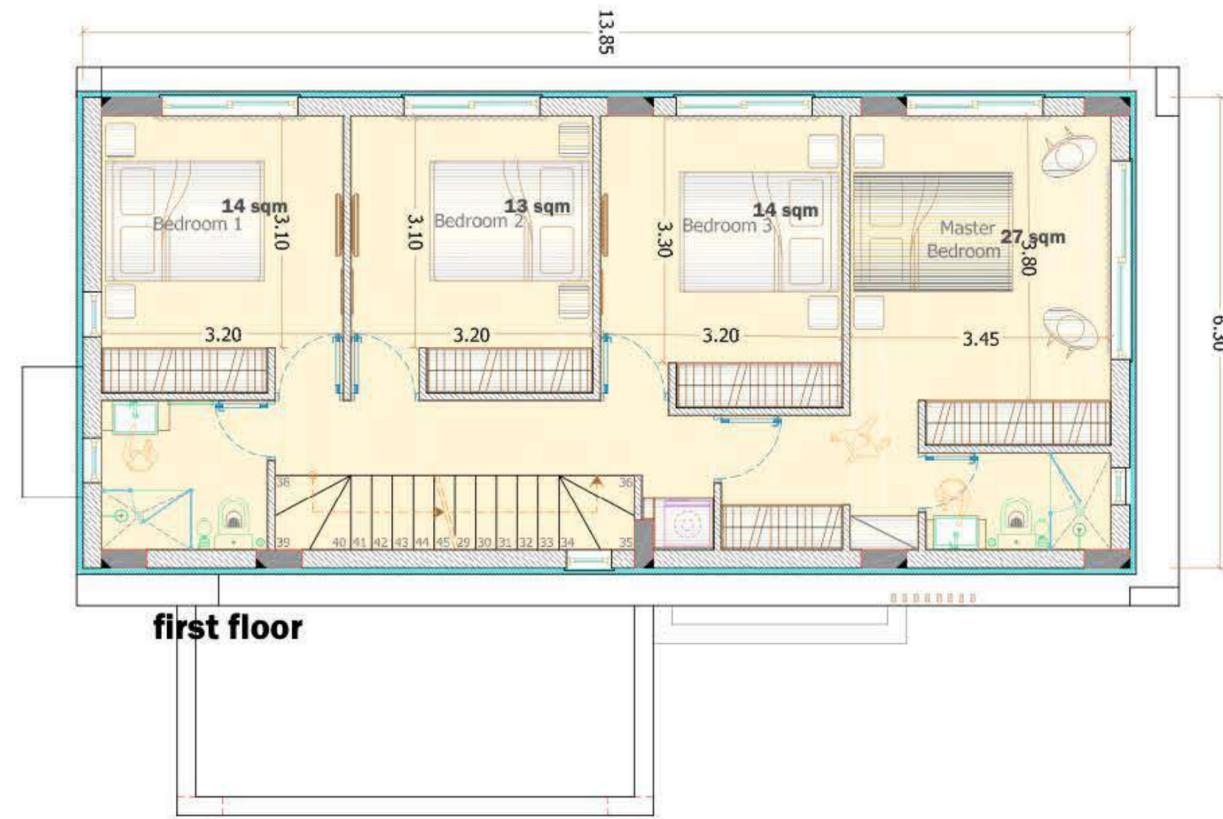
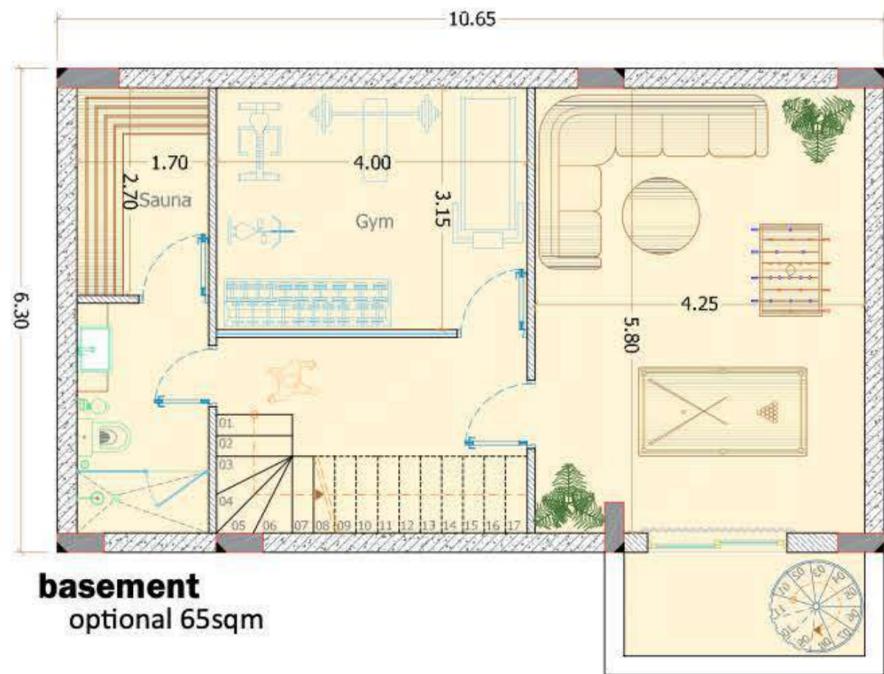
3 Baths

155 sqm Covered Internal









Specifications

- Overflow swimming pool with mosaic or ceramic tiles
- Poolside shower with hot/cold water
- Barbecue area by the pool
- Covered car parking
- TV points provided in indoor and outdoor areas
- Convenient power outlets and lighting points for ample lighting
- High quality flooring, stairs and granite worktops
- Provision for camera and alarm system
- Provision for central heating
- Pressurized water system
- High quality sanitary ware
- Building structure and foundation made of reinforced concrete
- Thermal insulation system
- Walls build with thermal insulation bricks
- High energy efficiency of aluminium frames
- Sound insulated double-glazed windows and sliding door
- Pipe in plumbing system





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