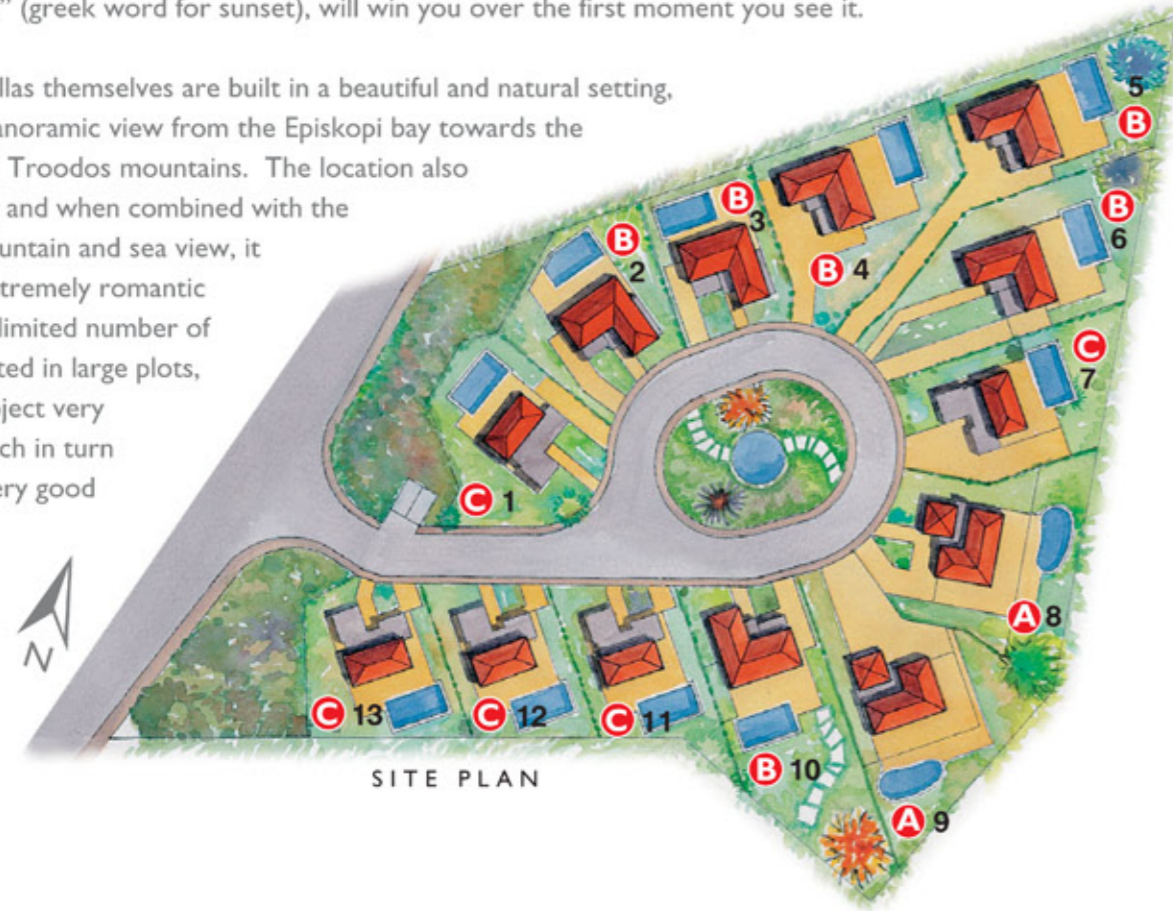


## SITE LOCATION

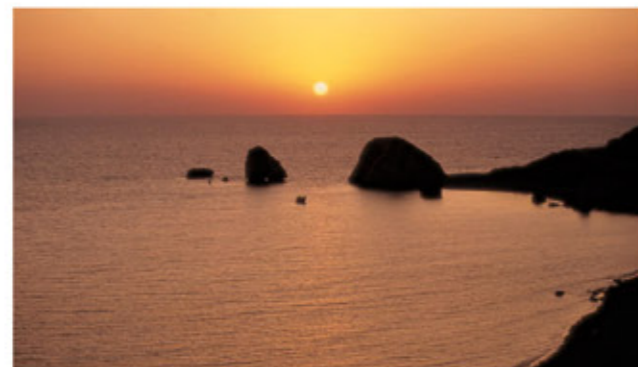
The luxury villas are located in Pissouri village which is halfway between Pafos and Limassol. It is a quiet and relaxing place with an excellent beach, hotels, bars and traditional taverns.

The unique natural beauty of the landscape, the calmness and tranquility as well as the enchanting "iliovassilema" (greek word for sunset), will win you over the first moment you see it.

The luxury villas themselves are built in a beautiful and natural setting, and offer a panoramic view from the Episkopi bay towards the Pafos sea and Troodos mountains. The location also offers privacy and when combined with the unlimited mountain and sea view, it creates an extremely romantic setting. The limited number of 13 villas situated in large plots, make the project very exclusive which in turn make for a very good investment.



SITE PLAN



## TECHNICAL SPECIFICATIONS

### LOADING BEARING FRAME

Reinforced concrete frame with slabs, beams and columns transferring the loads to reinforced concrete pad footing, filled in with non-bearing brick walls.

### WALLING

- External walls are constructed with 200mm thick hollow bricks.
- Internal walls are constructed as described above with 100mm thick hollow bricks.
- Sloping roofs are finished with locally made roof tiles.

### PLASTERING

All internal surfaces are finished in three coats of plaster and emulsion paint.  
All internal surfaces are finished in three coats of plaster and exterior masonry paint.

### FLOORING

Living rooms and Dining room: Quality ceramic tiles @ CY £8 / m<sup>2</sup>  
Bedrooms: Laminate flooring (parquet type).  
Kitchen: Quality ceramic tiles @ CY £8 / m<sup>2</sup>  
Corridors: Quality ceramic tiles @ CY £8 / m<sup>2</sup>  
Bathrooms: Quality ceramic tiles @ CY £8 / m<sup>2</sup>  
Verandas: Quality ceramic tiles @ CY £5 / m<sup>2</sup>

### WALL TILES

For Kitchen: Ceramic tiles @ CY £6 / m<sup>2</sup>  
For Bathrooms: Ceramic tiles @ CY £6 / m<sup>2</sup>

### DOORS AND WINDOWS

- All external doors and windows in aluminium frame with double glazing.
- All internal doors are made of MDF, finished with oak veneer.
- The entrance door is made of solid wood.

### WARDROBES

Built-in wardrobes have melamine finish internally.  
The door panels are made of painted MDF.

### KITCHEN

Built-in units with melamine finish internally. The door panels are made of painted MDF.

### SANITARY WARE / FITTINGS

Deluxe sanitary-ware in white porcelain and chrome-plated fittings.

### BALUSTRADES

- The veranda balustrades are made of metal (iron) and painted with oil based paint.
- Metal (iron) gates painted with oil based paint.
- The front fencing is made of painted concrete walls, while side and rear by plastic coated metal mesh.

### PLUMBING/DRAINAGE

- Cold water installation includes a one ton capacity galvanized storage tank with water pressurized unit and the water pipes are made of PVC. There are two external water taps in the garden connected directly to the town water supply.
- The pipes for the hot water installation are made of PVC and the system includes an electric boiler of 20 gallons capacity.
- All drainage pipes are made of PVC.
- Solar heating system.

### ELECTRICAL INSTALLATION

Includes adequate number of lighting points, power points, TV points, telephone, entrance bell and cooker control.

### HEAT PUMP SPLIT - AIR CONDITION INSTALLATION PROVISION ONLY

Includes installation of refrigeration supply and drainage pipes as well as provision for power supply.

### FIRE PLACE - PROVISION ONLY

Designated area for installation of fire place with flue and chimney provision.

### OPTIONAL FACILITIES

The following facilities are optional and can be provided when specifically requested by the client and negotiated as additional to the selling price.

- Swimming pool
- Barbecue and/or local style oven
- Fire place
- Pergolas and trellis
- Additional external walkways and pave terraces
- Landscaping (including planting of trees, flowers etc)
- Natural stone as shown on perspectives
- Oil fired boiler central heating
- Extra outlets (power, telephone, TV, Telephones)

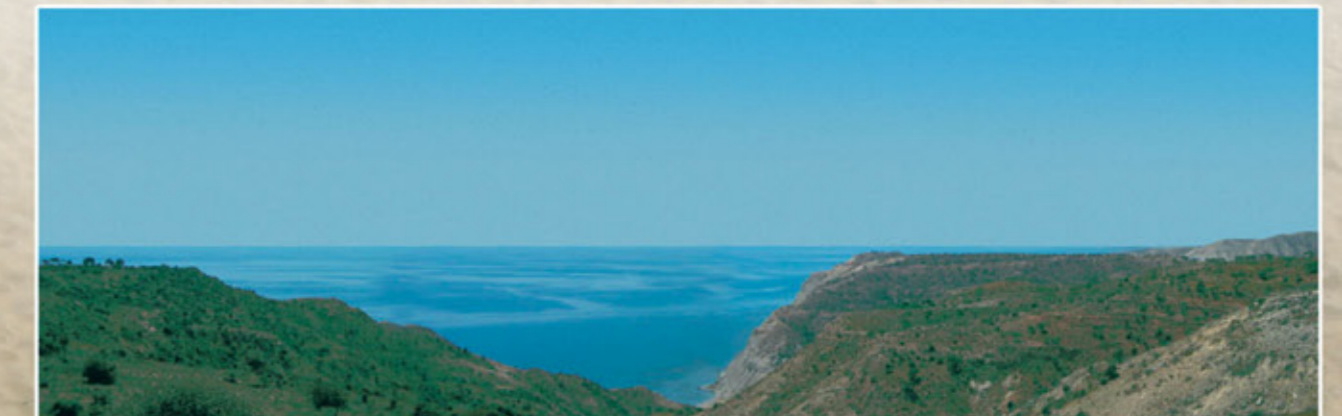
The information contained herein does not constitute a contract and/or an offer or any part thereof.  
This information is provided merely as a guide. Drawings and measurements are indicative and should not be treated as accurate.

### J. V. IACOVOU DEVELOPERS LTD - LAND & BUILDING DEVELOPERS

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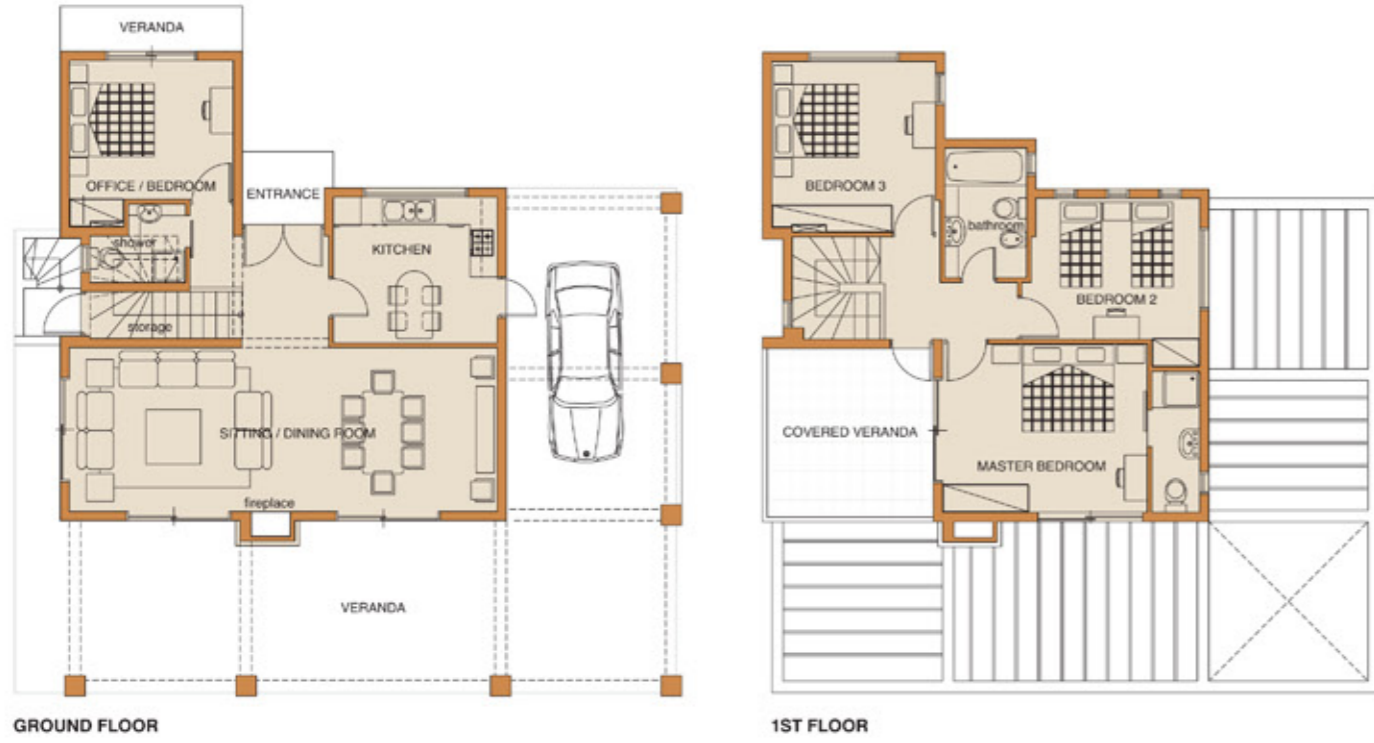


# IACOVOU PANORAMIC VIEW VILLAS

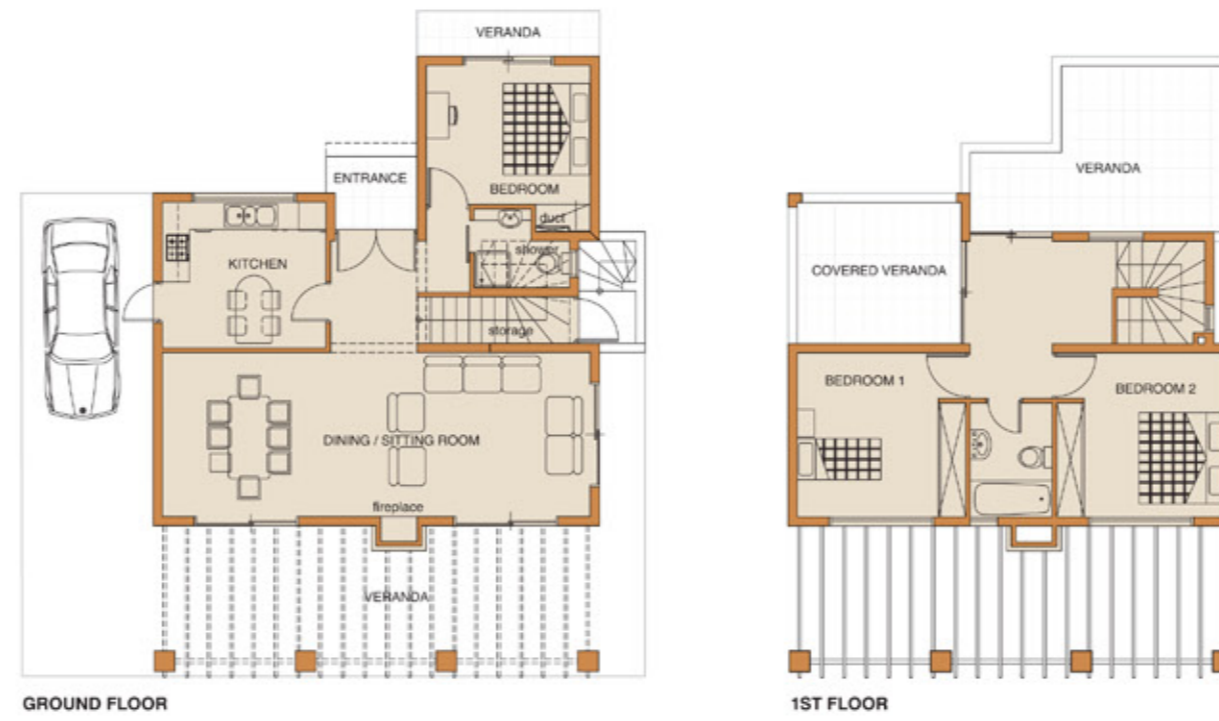


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TYPE A 8, 9



TYPE B 2, 3, 4, 5, 6, 10



TYPE C 1, 7, 11, 12, 13

