

SOUNI PINE FOREST



LIMASSOL

VILLAS

ΑΝΕΞΑΡΤΗΤΕΣ ΚΑΤΟΙΚΙΕΣ

ВИЛЛЫ

ENG - Located on the South Coast, **Limassol** is the second most important town in Cyprus, with old and new providing a rich contrast. For centuries it has been a hub for trade and is now the home for numerous offshore companies and some of the largest shipping and banking conglomerates.

It has a large new port, while near the old port is Limassol Castle. Known as the Cypriot Riviera, Limassol has beautiful beaches, a luxurious marina which is currently under construction and a sea promenade, stretching the length of the town. The streets are full of shops, bars, clubs, cinemas, art galleries, theaters and restaurants of all descriptions, including universities and modern medical facilities. There is always something to do in Limassol, from world class hotels and spas to salsa lessons, latin party nights, greek dancing, art classes, concerts and every kind of sport you can imagine. There is the annual Wine Festival, the Carnival with masquerade parties and grand parades and the ancient Drama Festival at Kourion, a large ancient amphitheatre perched on top of a hill with dramatic views.

GR - Η Λεμεσός είναι η δεύτερη πλέον σημαντική πόλη της Κύπρου και βρίσκεται στα νότια παράλια του νησιού. Για αιώνες υπήρξε κέντρο εμπόριο και τώρα αποτελεί την έδρα πολλών υπεράκτιων εταιριών και πολλά από τα μεγαλύτερα συγκροτήματα ναυτιλιακών και χρηματιστηριακών επιχειρήσεων συμπεριλαμβανομένων διαφόρων παγκοσμίου φήμης διεθνών εταιριών εμμένουν σε μεγάλες επενδύσεις σ' αυτήν την κοσμοπολίτικη πόλη. Όντας το μεγαλύτερο λιμάνι της Κύπρου, η Λεμεσός διαθέτει ένα υπερσύγχρονο καινούργιο λιμάνι. Το παλαιό λιμάνι βρίσκεται στη παλιά Λεμεσό κοντά στο μεσαιωνικό κάστρο. Γύρω από το κάστρο μπορεί κανείς να ξεναγηθεί μέσα στην παλαιά πόλη, στην οποία γίνονται διάφορα έργα συντήρησης και αναβάθμισης. Εδώ θα βρείτε σύγχρονα και παραδοσιακά αντικείμενα που ικανοποιούν όλα τα γούστα. Γνωστή ως η Riviera της Κύπρου, η Λεμεσός διαθέτει όμορφες παραλίες, μια εν εξελίξει μαρίνα παγκόσμιας κλάσης, ένα παραλιακό πεζόδρομο που καλύπτει όλο το παραλιακό μέτωπο της πόλης. Όλοι οι κεντρικοί δρόμοι είναι γεμάτοι από καταστήματα, μπαρς, κλαμπς, κινηματογράφους, γκαλερί τέχνης, θέατρα και εστιατόρια όλων των τύπων ενώ οι κεντρικές περιοχές μπορούν να είναι περήφανες για το μεγάλο τεχνολογικό πανεπιστήμιο της Κύπρου που στεγάζεται εκεί καθώς επίσης και για τα σύγχρονα ιατρικά κέντρα και ιδιωτικές κλινικές. Η Λεμεσός μπορεί να προσφέρει τα πάντα από ξενοδοχεία και SPA παγκόσμιας κλάσης μέχρι μαθήματα salsa, λατινικές βραδιές, ελληνικούς χορούς, μαθήματα τέχνης, συναυλίες και κάθε είδος αθλητισμού που μπορεί κανείς να φανταστεί. Η Λεμεσός είναι η οικοδέσποινα πόλη του μεγαλύτερου ετήσιου φεστιβάλ κρασιού και της μεγαλύτερης καρναβαλίστικης παρέλασης του νησιού. Λίγο πιο έξω από την πόλη βρίσκεται το θέατρο του Κουρίου, ένα μεγάλο αρχαίο αμφιθέατρο που δεσπόζει πάνω σε έναν λόφο και αποτελεί πόλο έλξης για ντόπιους και ξένους περιηγητές. Το αρχαίο αυτό αμφιθέατρο είναι ιδανικό για την διεξαγωγή φεστιβάλ θεάτρων, διαφόρων δραματικών παραγωγών αλλά και για μουσικές συναυλίες.

RUS - Расположенный на южном побережье, Лимассол это второй по значимости город на Кипре, со старыми и новыми богатыми контрастами. Столетиями это был центр для торговли и сейчас является домом для многочисленных зарубежных компаний и банковских конгломератов, включая транснациональные корпорации мира.В Лимассоле есть большой новый порт, возле старого порта - завораживающий замок. Вокруг замка можно проделать чудесную прогулку через старый город, который в настоящее время реконструируется. Здесь вы найдете разносторонний мир совмещающий современные и традиционные ценности, отвечающие всем интересам и бюджетам. Известный кипрской Ривьерой Лимассол, славится красивейшими пляжами, гаванью для кораблей и новой строящейся гаванью; грандиозным променандом вдоль моря, протянувшимся на многие километры вдоль города. Улицы города полны магазинов,баров, клубов, кинотеатров, картинных галлерей, театров и ресторанов всех типов, тогда как центральные районы города гордятся своими большими техническими университетами, медицинскими центрами и частными клиниками. Вы всегда найдете чем заняться в Лимассоле, начиная от отелей международного класса и спа салонов, до уроков сальса, латинских ночных вечеринок, греческих танцев, концертов и различных видов спорта. Лимассол является основателем известного ежегодного Винного Фестиваля на острове и хозяином самого грандиозного карнавала с маскарадными представлениями и ежегодным парадом.Неподалеку от театра Курион, на холме, расположился античный Амфитеатр с незабываемыми видами на горы и море очень подходящее место для театральных фестивалей и музыкальных концертов.

LOCATION

TIME
Cyprus +2GMT

ELECTRIC CURRENT
220 -240 Volt

TIMES DIFFERENCE
FROM CYPRUS

France: -1
Germany: -1
Greece: 0
Russian Fed.: +1
Saudi Arabia: +1
UAE: +2
UK: -2
U.S.A: -7



TRAVEL TIMES TO

Larnaca 50 mins
Pafos 40 mins
Nicosia 60 mins

AIRPORT TRANSFER TIMES

Pafos 30 mins
Larnaca 50 mins

CYPRUS - LIMASSOL



SOUNI PINE FOREST

ENG - Souni Pine Forest is located by the picturesque village of Souni on the outskirts of Limassol town. These detached villas are set in a peaceful environment with views of the surrounding countryside, mountains pine forest and coast.

The development comprises of two, three and four bedroom detached villas, each villa having been carefully designed on its own individual large plot and private swimming pool. All villa and bungalows and have spacious interiors with large verandas, private parking space, car port and ample space for gardens.

Souni Pine Forest is only a ten minute drive from Limassol town.

A scenic 20 to 30 minute drive through the picturesque villages will take you through wineries directing you to the renowned Troodos Ski Resort. The famous sandy beaches of Ladies Mile and Curium are only a few minutes away as is the Secret Valley Golf Course.

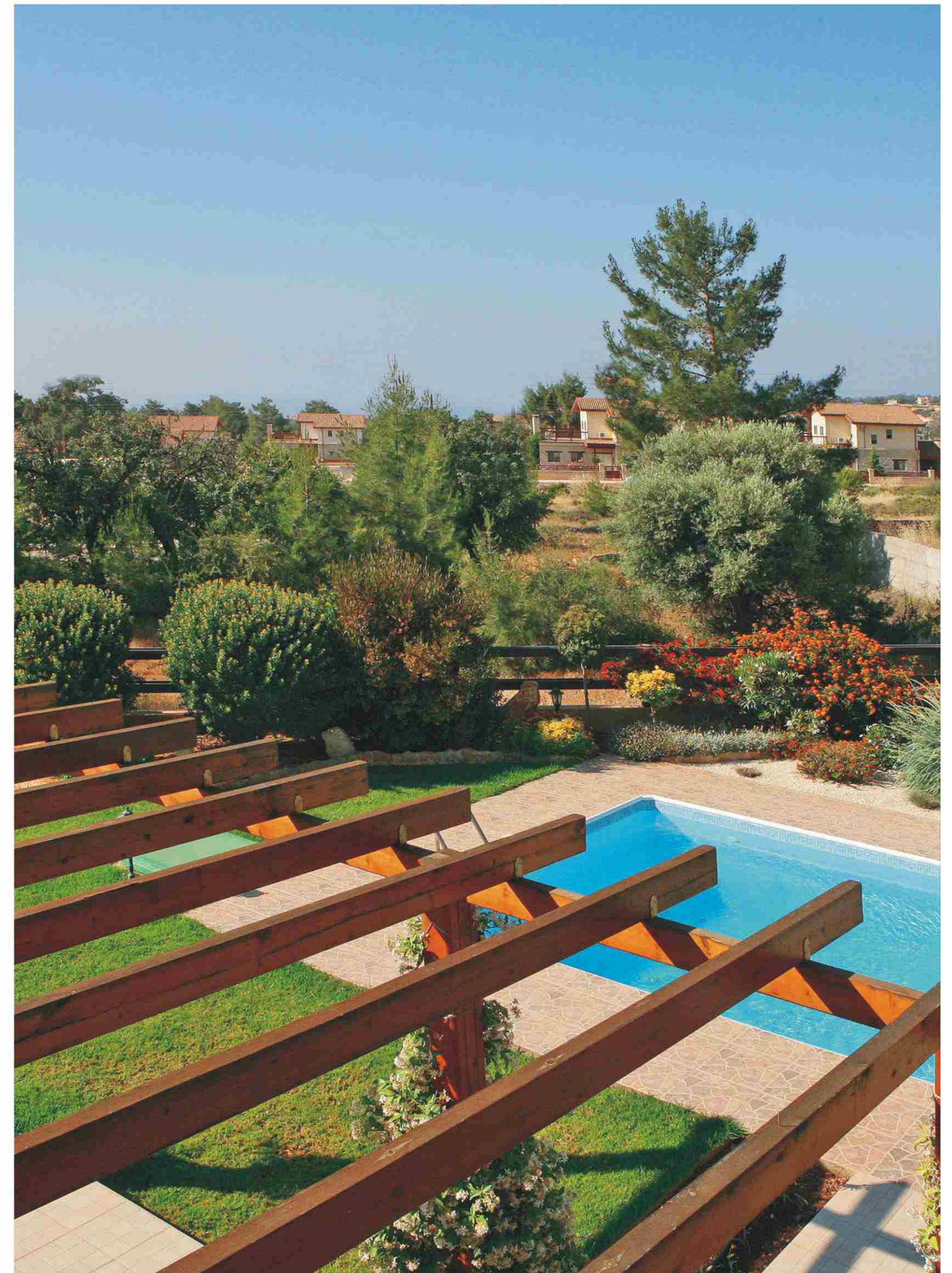
This project is a haven offering harmonization and tranquility in an area with low building density and nice summer breezes making these properties an ideal buy for either permanent or holiday residency and a solid investment.

GR - Το έργο Souni Pine Forest βρίσκεται στο γραφικό χωριό Σούνι στα προάστια της Λεμεσού. Αυτές οι ανεξάρτητες κατοικίες βρίσκονται σε ένα ήσυχο περιβάλλον με θέα το πευκοδάσος της γύρω περιοχής και τη θάλασσα. Το έργο αποτελείται από δύο, τριών και τεσσάρων υπνοδωματίων ανεξάρτητες κατοικίες με ιδιωτική πισίνα. Όλες οι κατοικίες διαθέτουν άνετους εσωτερικούς χώρους, μεγάλες βεράντες και ιδιωτικό χώρο στάθμευσης. Το Souni Pine Forest απέχει μόνο δέκα λεπτά με το αυτοκίνητο από την πόλη της Λεμεσού. Βρίσκεται πολύ κοντά σε γραφικά χωριά και οιοποποιεία. Σε μόνο 30 λεπτά μπορεί κανείς να βρίσκεται στο φημισμένο χιονοδρομικό κέντρο του Τροόδους και σε λίγα μόνο λεπτά στις φημισμένες παραλίες του Ladies Mile και του Κουρίου καθώς επίσης και στο Secret Valley Golf Course. Επίσης πολύ κοντά στο έργο βρίσκεται και ο Διεθνής Αερολιμένας Πάφου. Αυτό το έργο είναι ιδανικό για μόνιμη, εξοχική κατοικία ή για επένδυση.

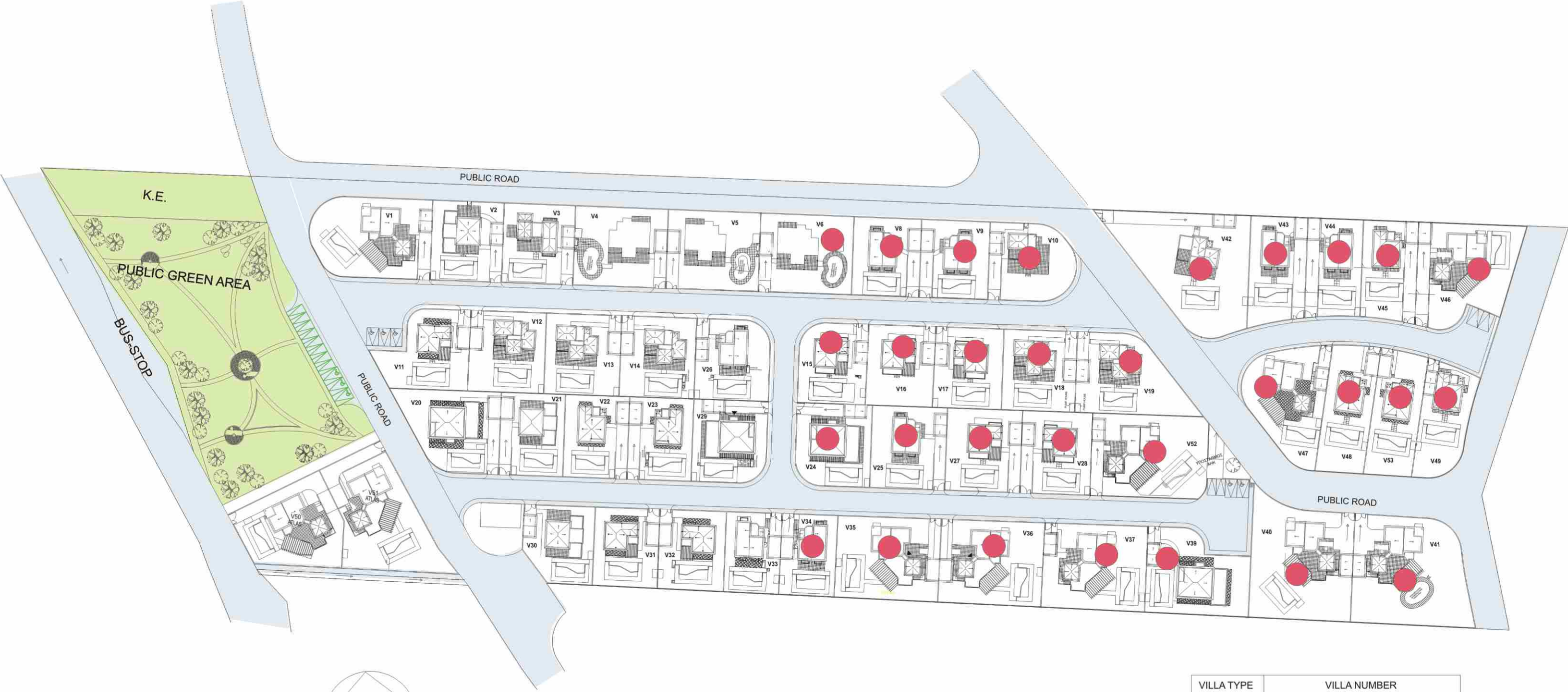
RUS - Проект «Суни Пайн Форест» расположен в живописной деревушке Суни, в предместье Лимассола. Виллы разместились в спокойной обстановке с видом на окружающую местность, горы, сосновый лес и побережье. Проект состоит из двух, трех и четырех спальных отдельных вилл, каждая из которых тщательно спроектирована и расположена на большом индивидуальном участке с частным бассейном. Все виллы и бунгала имеют просторные интерьеры с большими верандами, частными парковками, гаражами для автомобилей и большими участками для садов.

Проект «Суни Пайн Форест» всего в десяти минутах езды от Лимассола. Живописная езда по колоритной деревне даст Вам насладиться винодельческими направлениями и, за полчаса езды, приведёт к известному горнолыжному курорту Троодос. Знаменитые песчаные пляжи Лейдис Майлс и Куриум лишь в нескольких минутах езды от поля для гольфа - «Сикрет Валлей».

Этот проект очень гармоничен, расположен в спокойном районе, с низкой плотностью строительства, с прекрасными летними бризами. Это всё делает недвижимость идеальной для покупки с целью постоянного проживания, для проживания во время отпуска и для стабильных инвестиций.



MASTER PLAN



VILLA TYPE	VILLA NUMBER
ATLAS	1, 35, 36, 37, 40, 41, 46, 47, 50, 51, 52
ALCESTIS	2, 21, 30
AMOROZA	3
ATHENA	8, 9, 25, 26, 33, 34, 43, 44
MIDIA	4*, 5*, 6, 10, 12, 13, 14, 18, 19
NEMEA	11, 15, 16, 17, 27, 28, 31, 32
ARIADNE	20, 24, 29, 39
ARETOUSA	22, 23, 45, 48, 49, 53
AMALTHIA	42

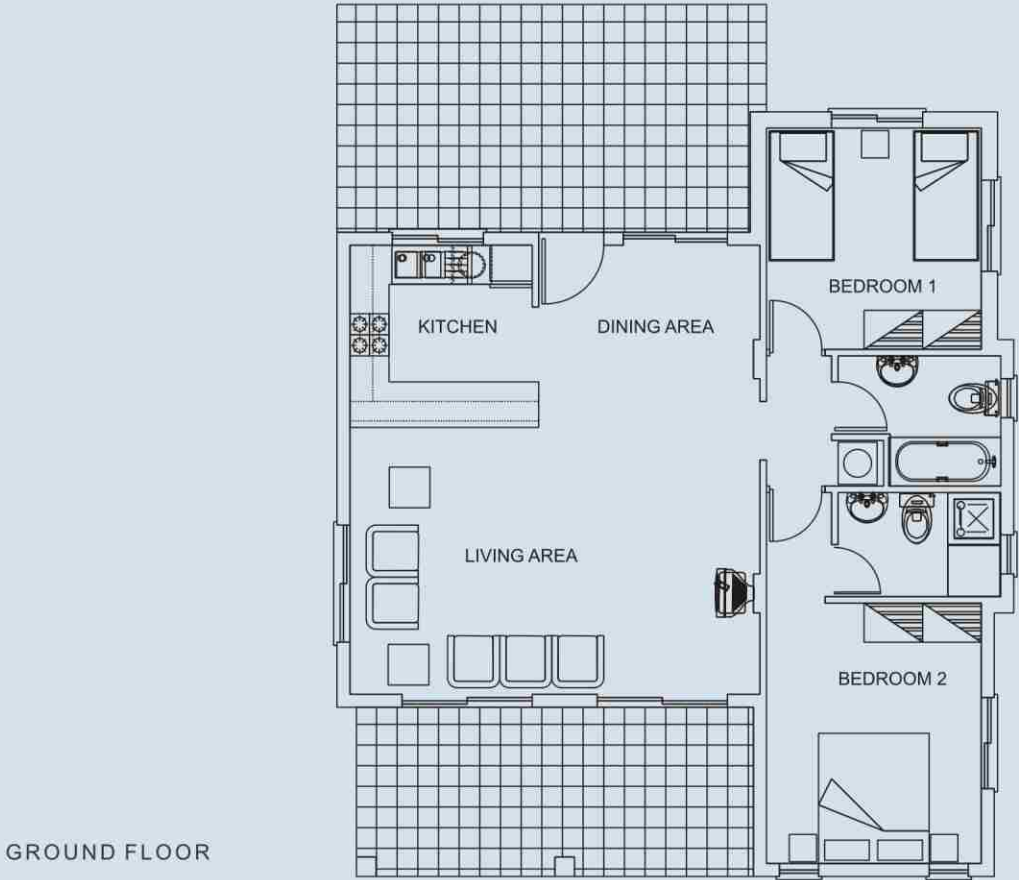
● - SOLD



VILLA TYPES

VILLA ALCESTIS

VILLA NO. : 2, 21, 30



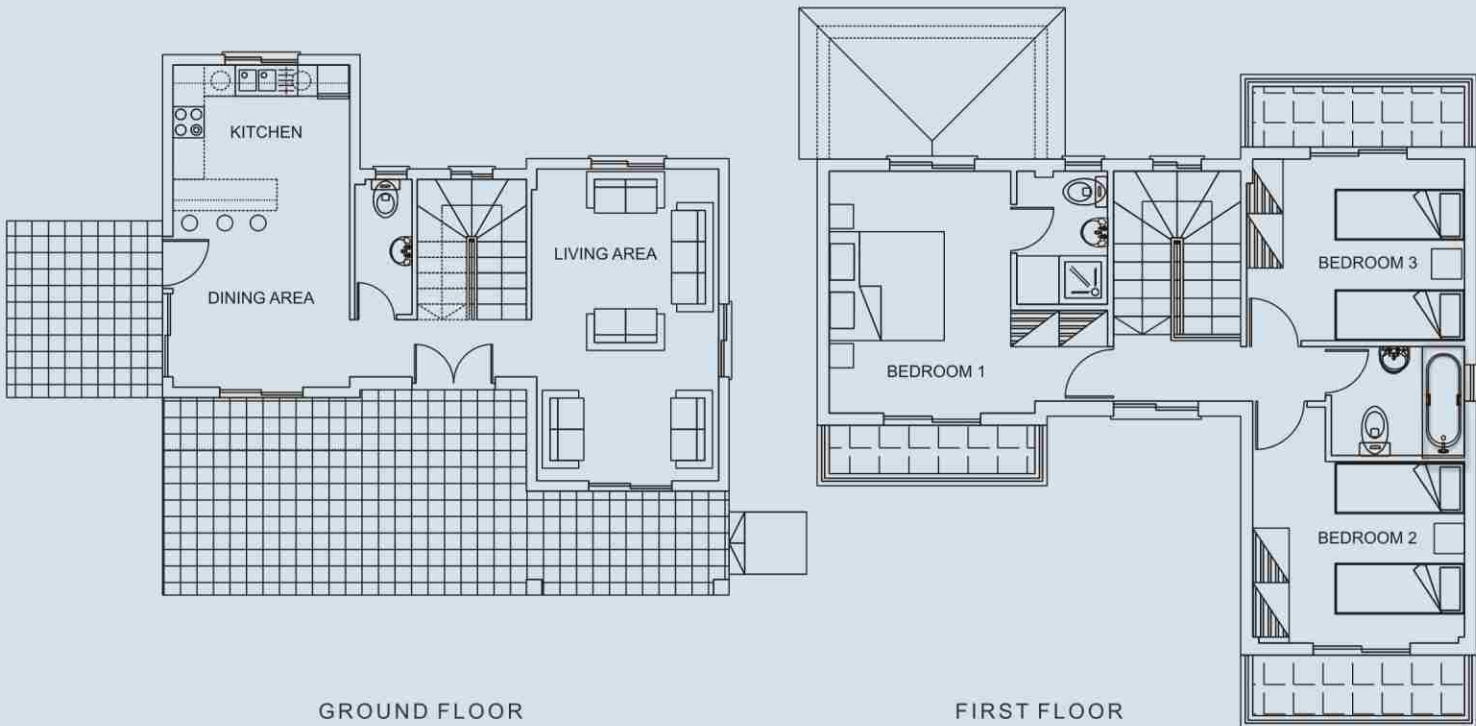
COVERED AREAS

Bedrooms	Covered Area m ²	Covered Verandah m ²	Carport m ²	Total Covered m ²
2 BDR	91.27	15.86	21.00	128.13

Uncovered Verandah m² : v2 - 21.42 m² / v21 - 15.48 m² / v30 - 20.76 m²
Plot m² : v2 - 447.09 m² / v21 - 413.39 m² / v30 - 403.31 m²

VILLA AMOROZA

VILLA NO. : 3



COVERED AREAS

Bedrooms	Covered Area m ²	Covered Verandah m ²	Carport m ²	Uncovered Verandah m ²	Plot m ²	Total Covered m ²
3 BDR	126.40	11.60	21.00	46.8	445.06	159.00



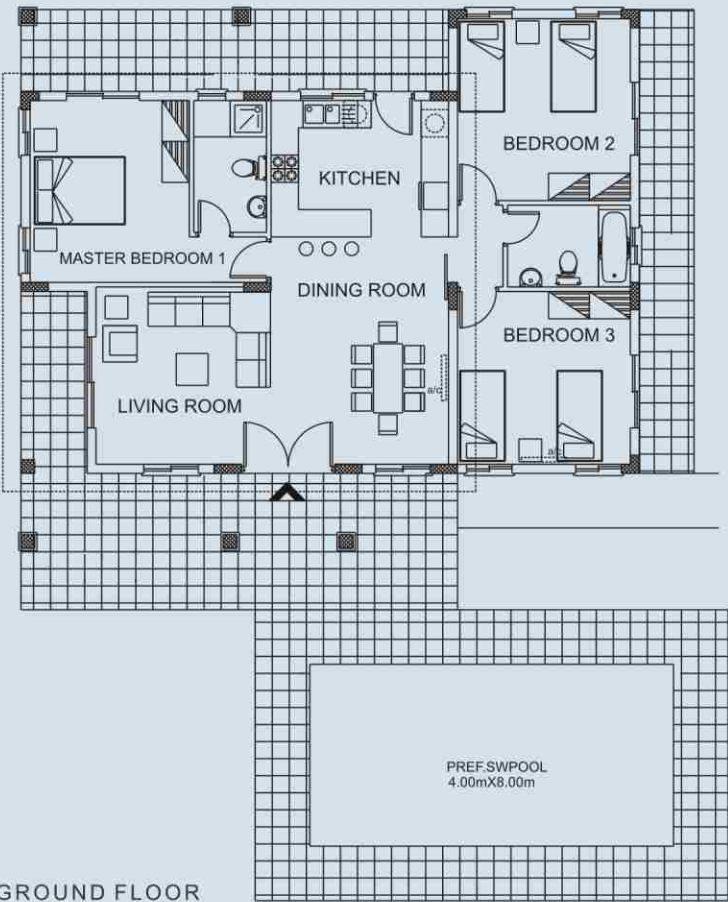
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VILLA ARIADNE

VILLA NO. : 20, 29



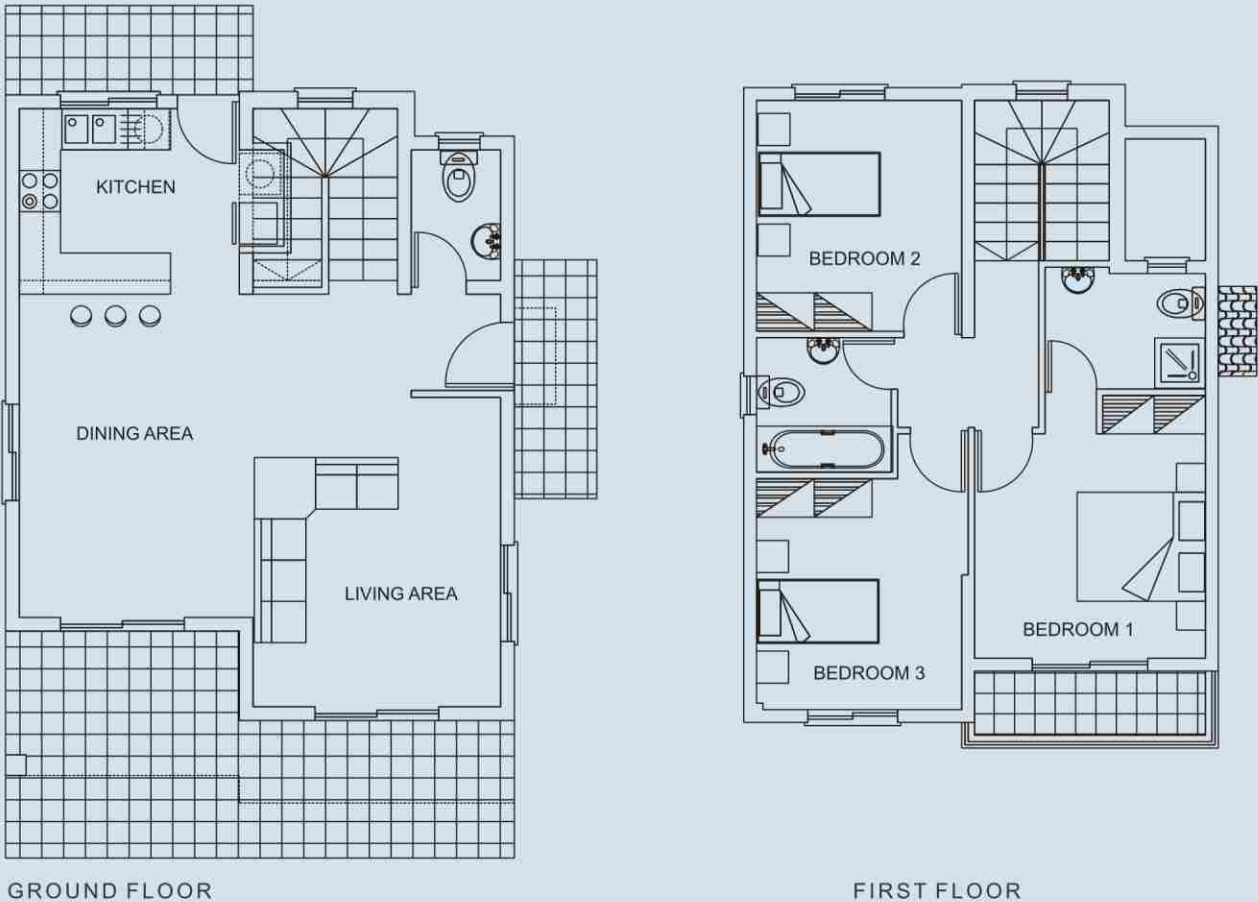
COVERED AREAS

Bedrooms	Covered Area m ²	Covered Verandah m ²	Carport m ²	Total Covered m ²
3 BDR	116.00	10.50	21.00	147.50

Uncovered Verandah m² : v20 - 53.26 m² / v29 - 48.45 m²
Plot m² : v20 - 562.79 m² / v29 - 469.16 m²

VILLA ARETOUSA

VILLA NO. : 22, 23



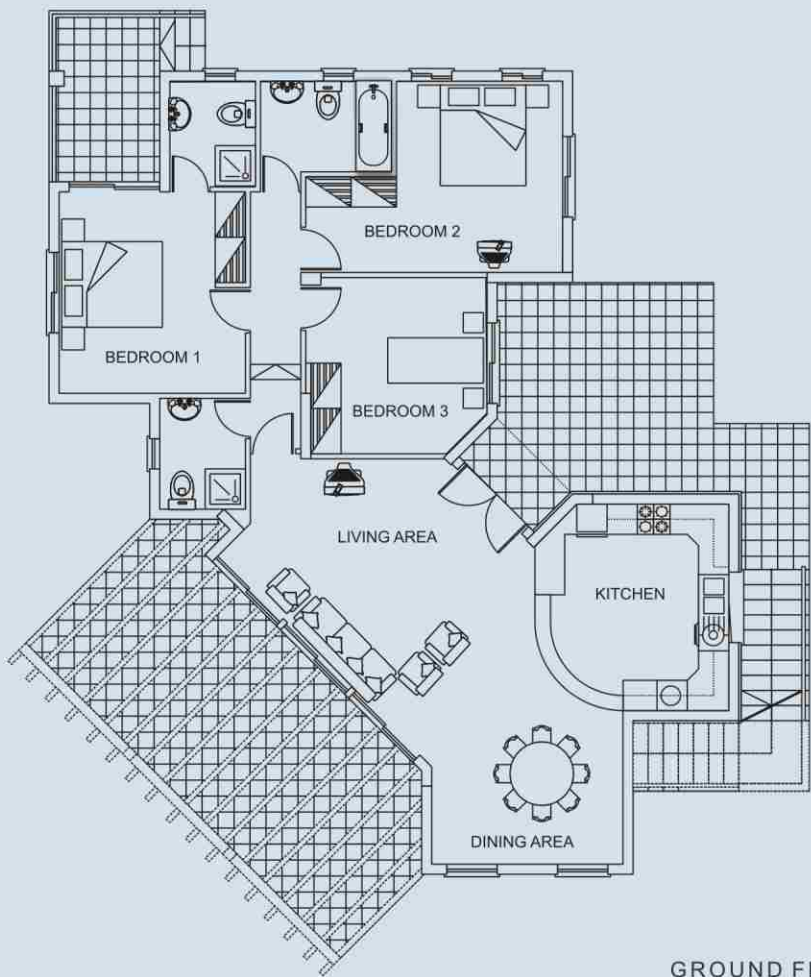
COVERED AREAS

Bedrooms	Covered Area m ²	Covered Verandah m ²	Carport m ²	Uncovered Verandah m ²	Total Covered m ²	Plot m ²
3 BDR	127.99	16.58	21.00	14.68	165.57	413.39



VILLA ATLAS

VILLA NO. : 1, 50, 51



GROUND FLOOR

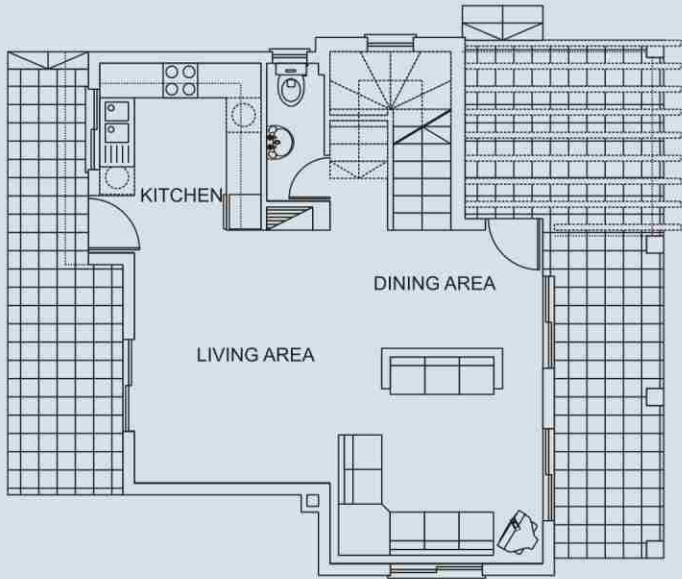
COVERED AREAS

Bedrooms	Covered Area m ²	Covered Verandah m ²	Uncovered Verandah m ²
3 BDR	127.83	7.11	58.64

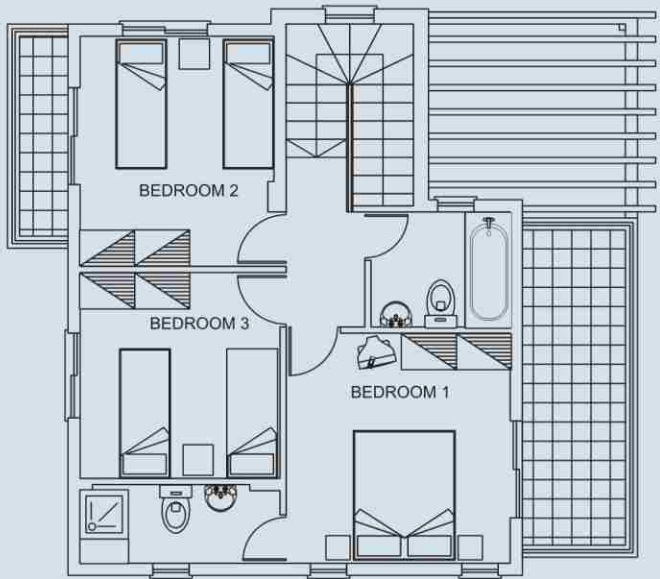
Total covered areas m² : v1 -155.49, v50 and v51 -134.49
Carport m² : v1 - 21.00 m²
Plot m² : v1 - 718.79 m² / v50 - 605.00 m² / v50 - 778.47 m²

VILLA NEMEA

VILLA NO. : 11, 31, 32



GROUND FLOOR



FIRST FLOOR

COVERED AREAS

Bedrooms	Covered Area m ²	Covered Verandah m ²	Carport m ²	Uncovered Verandah m ²	Total Covered m ²
3 BDR	125.68	12.12	21.00	37.46	158.8

Villa 32*: Floor plans differ slightly, specific floor plan available on request
Plot m² : v11 - 471.75 m² / v31 - 400.80 m² / v32- 415.02 m²



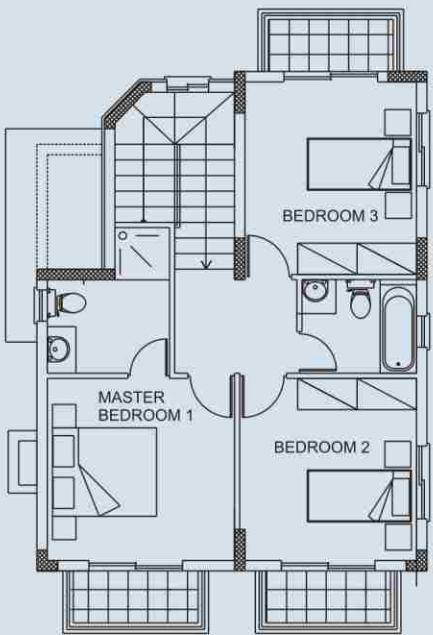
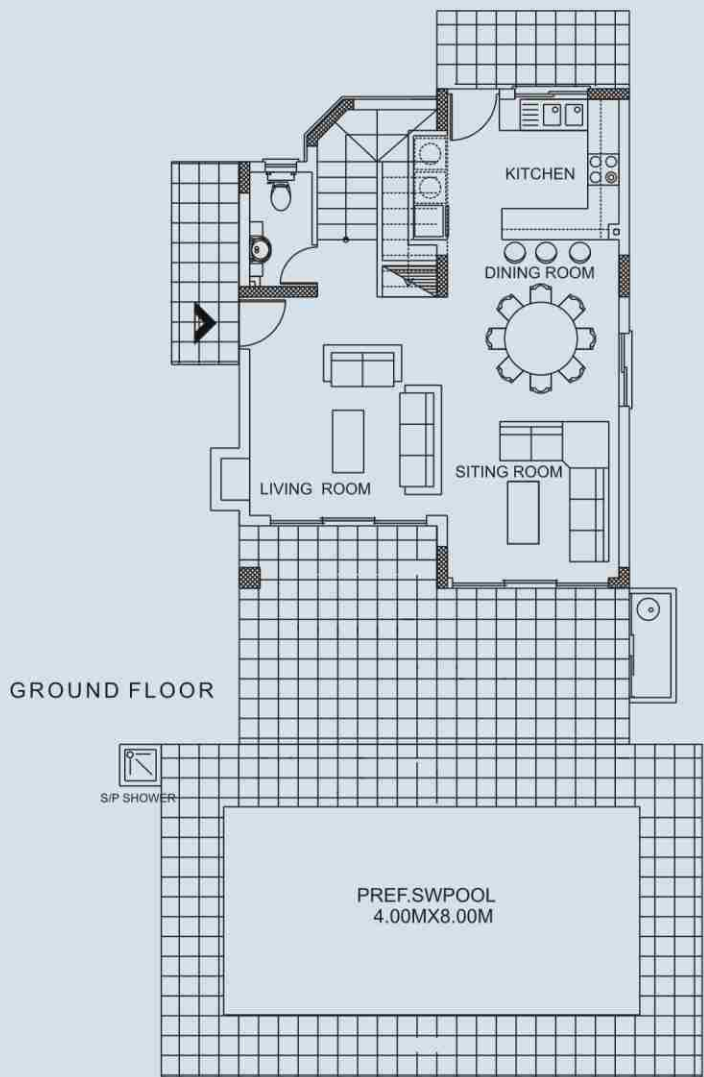
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VILLA ATHENA

VILLA NO. : 26, 33



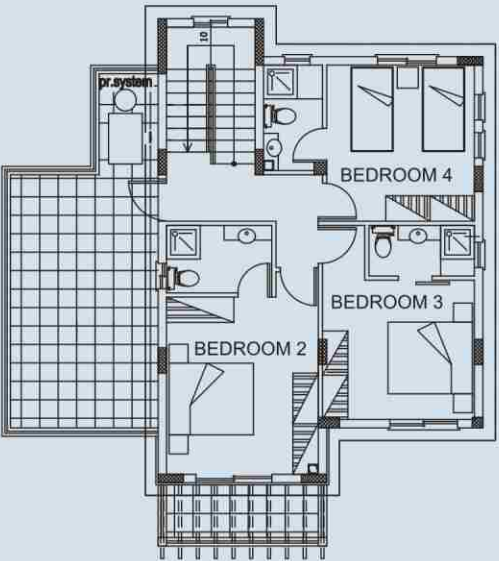
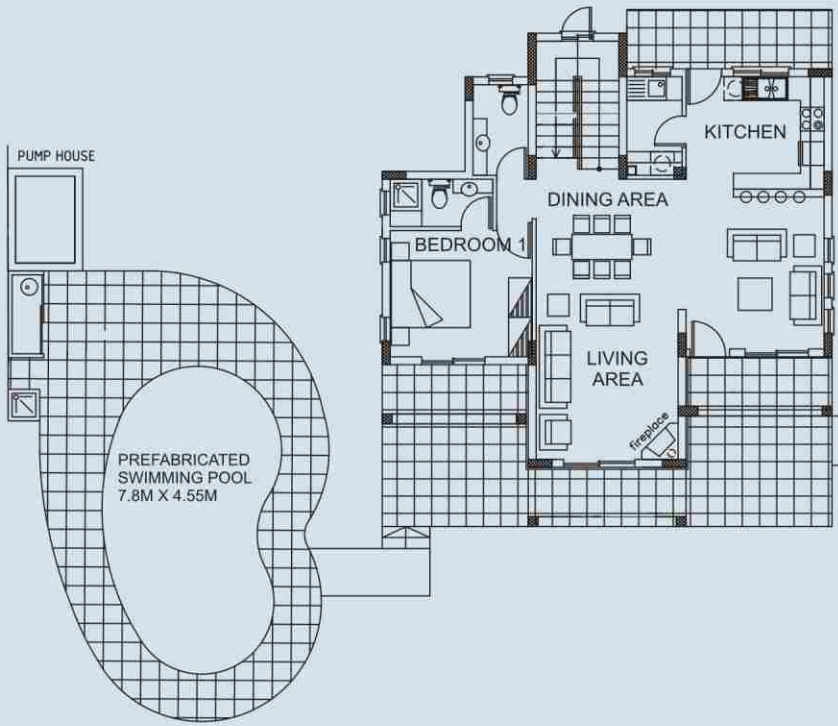
COVERED AREAS

Bedrooms	Covered Area m ²	Covered Verandah m ²	Carport m ²	Total Covered m ²
3 BDR	131.20	14.64	21.00	166.84

Uncovered Verandah m² : v26 - 33.12 m² / v33 - 34.2 m²
Plot m² : v26 - 458.97 m² / v33 - 351.13 m²

VILLA MIDIA*

VILLA NO. : 4, 5



COVERED AREAS

Bedrooms	Covered Area m ²	Covered Verandah m ²	Carport m ²	Total Covered m ²
4 BDR	166.83	17.10	21.00	204.93

Uncovered Verandah m² : v4 - 66.99 m² / v5 - 66.99 m²
Plot m² : v4 - 577.23 m² / v5 - 571.56m²



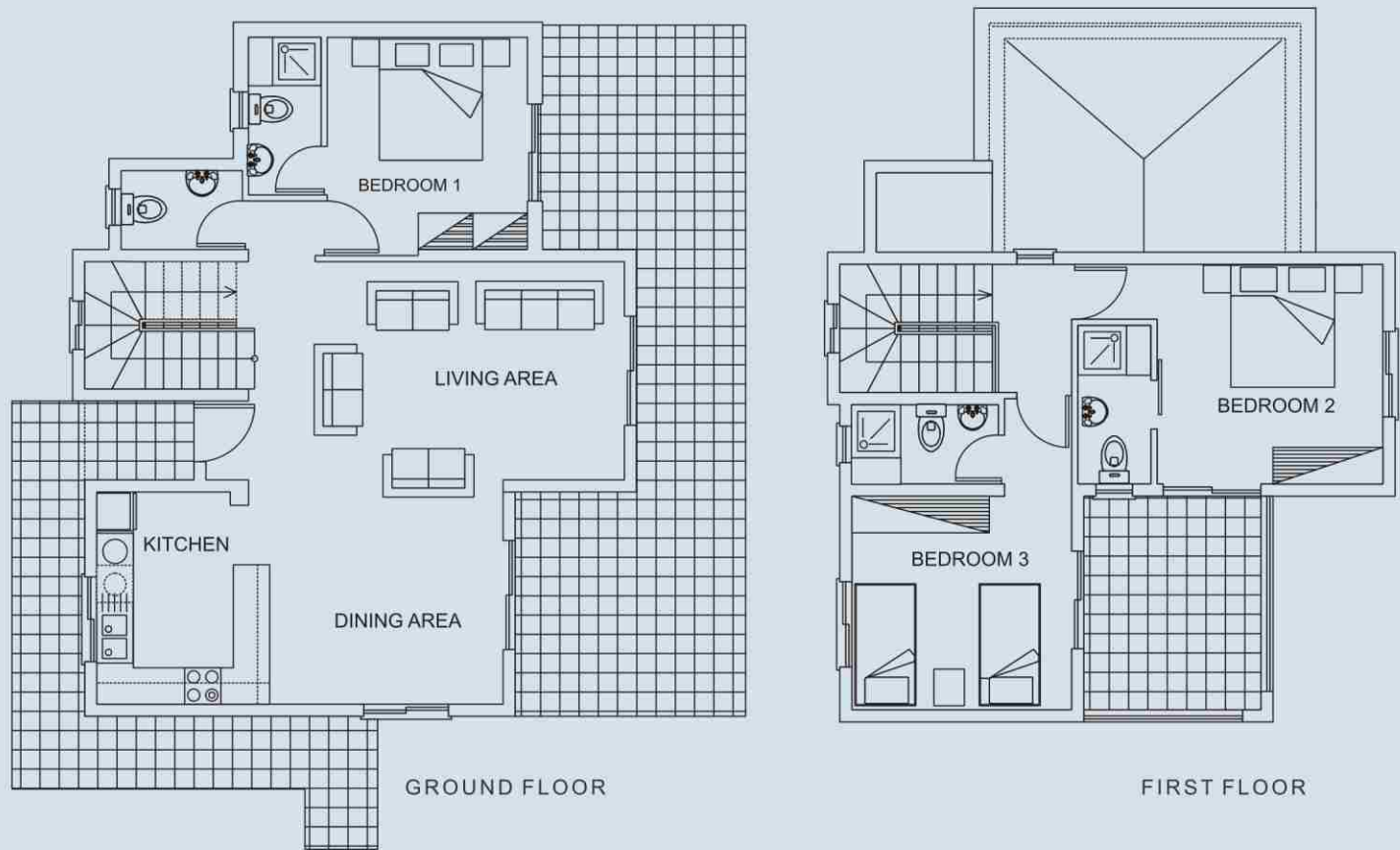
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VILLA MIDIA

VILLA NO. : 12, 13, 14



COVERED AREAS

Bedrooms	Covered Area m ²	Covered Verandah m ²	Carport m ²	Uncovered Verandah m ²	Total Covered m ²
3 BDR	134.18	2.34	21.00	45.31	157.52

Plot m² : **v12** - 478.33 m² / **v13** - 474.71 m² / **v14** - 472.45 m²



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TECHNICAL SPECIFICATIONS

Structure - Reinforced concrete according to the drawings, the concrete code design and the anti-earthquake design rules and regulations. Lowest concrete strength C25.

Floors - Internal areas of villas and verandas paved with quality imported ceramic tiles of purchase value €10,00/m2. Laminated parquet optional in bedrooms. Internal staircase in selected imported marble of purchase value €43,00/m.

Walls (internal and external) - All the walls will be constructed with high quality hollow clay blocks. External walls will be 20cm thick and the internal 10cm thick. Special crack control plastic lath will be installed at all concrete/brick connections and all wall repairs (e.g. cuts for electrical/mechanical piping).

Kitchen Walls - Quality ceramic wall tiles between the cupboards and kitchen counter of purchase value of €10,00/m2. Smooth plaster finish and three coats of emulsion paint in all other areas.

Bathroom Walls - Quality ceramic wall tiles up to the height of the door of purchase value €10,00/m2 with smooth plaster finish and three coats of emulsion paint above the door.

Plastering/painting - Internal surface will be plastered with three coats of smooth plaster and three coats of emulsion paint. Externally all surfaces will be plastered and will be painted with three coats of acrylic paint or with textured paint according to the Vendor's choice and to the requirements of the town planning authorities.

Ceilings - The ceiling will be of good quality fair-faced concrete finish with spatula and three coats of quality emulsion paint.

Entrance Door - The main entrance door will be of first grade solid hardwood, protected with two coats of wood preservative and three coats of external use varnish. Quality security lock will be fitted. Spy hole is also included.

Windows-doors (ext.) - All external windows and sliding doors will be in aluminum and have double glazing for improved thermal insulation and soundproofing. Safety barrel bolts will be fitted to the centre of all sliding patio doors and sliding windows. The aluminium frame sections will have provisions for future installation of flyscreens. The colour of the aluminium will be decided by the Vendor and will be according to the requirements of the town planning authority

Internal Doors - All internal doors will be constructed in veneered varnished wood complete with frame of same finish.

Wardrobes - All wardrobes will be made of melamine skeleton. All cupboard doors will be made of veneered wood. Internally there will be hanging rails, shelves and drawers.

Kitchen Fittings - Fitted high and low level cupboards made of melamine framework. All cupboard doors and side exposed panels will be made of veneered varnished wood. Worktops of elegant granite finish and quality acrylic sink with 3-way mixer tap. Electric and/or plumbing provisions for fridge, washing machine, dish washer, built-in hob, hood and oven are included as shown on the drawings (appliances are not included).

Sanitary Fittings - Sanitary fittings are all quality and will be fitted and installed according to European standards including single lever mixer taps and shower attachments. Elegant shower screen with aluminum will be fitted to all shower trays. Soap and toilet paper holders as well as towel rails will be fitted. Vanity units with marble worktops will be constructed in bathrooms and guest w/c as shown on the drawings.

Plumbing / Drainage - PVC pipes will be used for the drainage system and will be connected to the sewage system of the house. Hot & cold water supply will be done with the leading pipe in pipe system and manifold connections which provide better insulation, easier installation and the unique advantage to repair by pulling out the pipe from its conduit pipe preventing the need to break floors and walls. Heavy duty water tank with solar heating and immersion heater are included. Pressurized system for both hot and cold water with pressure pump is also included. Separate pipes will be installed for drinking water. Water taps will be installed in the garden where indicated on the drawings.

Insulation - All flat, sloping roofs and verandas will be insulated in bituminous reinforced polyester membrane. The sloping roofs will be covered with quality clay roof tiles.

Electrical Mechanical Services - All electrical works will be carried out according to the floor plans, and will be approved by the Electricity Authority of Cyprus. 13 amp socket outlets on 30 amp ring main circuits. T.V and telephone points will be provided to the living room and to all bedrooms. Cover plates for the switches, sockets, T.V. & telephone points will be in white plastic.

- Provision for Air-conditioning split units in bedrooms and in living/dining areas, including wiring, drainage and piping according to the EU standards are included.
- Provision for future installation of low consumption electric heaters (Not EAC storage heaters).
- Provision for wireless alarm system will be provided
- Provision only for future installation of satellite.
- All T.V points will be installed in star formation to a central T.V box.
- Provision for network (internet access) to all telephone points (conduits and wiring).
- Provision for future installation of electric metal entrance gate will be provided.
- Sensor light will be provided to the parking area.

Metal Works - There will be metal railings to all verandas, internal and external staircases as shown on the drawings. Metal gates will be installed for pedestrian and vehicular entry to the property as shown on the drawings. All metal will be protected with one layer of undercoat and three coats of high quality weather-resistant oil paint.

External works

- **Sewage** - Connection to a central biological treatment plant for the project.
- **Boundaries** - The property boundaries will be constructed / installed as clearly marked on the drawings.
- **Swimming Pool** - Prefabricated rectangular swimming pool 4mX8m with reinforced membrane 1.5 mm including all associated electrical, drainage & mechanical works, surrounding patios and the construction of the pump house as shown on the drawings. Construction of pool shower where shown on drawings.
- **Wall Cladding** - Part of the external walls of the villa will be cladded in natural stone where shown on drawings
- **Carport** - Reinforced concrete carport will be constructed as shown on the drawings.
- **Work bench** - Construction of tiled work bench with sink, waterproof socket and space for free standating BBQ including storage area below with aluminium louvred doors.

IMPORTANT NOTE: All installation or fitting of air conditioning units, central heating, satellite dish or other machinery that can alter the building's original elevation, must have the vendor's approval. Furthermore, the purchaser will be responsible for any additional costs that may arise due to any problems to the building or malfunctions to any machinery that may be caused in the event that the above paragraph does not apply.

The information presented herein is to be used for reference only and is non-contractually binding. The Vendor reserves the right for any changes at the Vendor's sole discretion. Architectural plans valid on a purchase are those issued for inclusion in the Sales Agreement.

PROJECT SUMMARY

LOCATION	Souni Village, Limassol
PROJECT TYPE	2,3 and 4 bedroom Detached Villas and bungalows
UNITS AND BEDROOMS	Two Bedroom: 3 Three Bedroom: 16 Four Bedroom:2 Total = 21 Units
COVERED AREAS	From 128m² To 204 m²
PLOT SIZES	From 351 m² To 778 m²
DELIVERY DATE	
FEATURES	Provision for Home Cinema, Alarm System, Light Sensors, Satelite; Pool Shower and Fly Screens Private Gates and parking Wooden pergolas En-suite bathrooms BBQ with Sink and Work tops and fire places (in some villas) Imported Wardrobes and Internal Doors
VIEWS	Views to the South Sea, salt lake & surrounding area/mountains
DISTANCES	5 minutes to amenities and services 10 minutes to Limassol town and shopping centers 10 Minutes to picturesque Villages, Country Side, wineries 30 minutes to Troodos mountains and ski resort 25 minutes to Pafos International Airport 10 minutes to Sandy Beaches (Ladies Mile and Curium Beach) 15 minutes drive to 18 - Hole golf courses and resorts

- Souni Pine Forest is a quaint development comprising of detached villas in own plots and with private pools.
- This development is located in a quiet residential area, with easy access to amenities, services, places of interest and Limassol is only 10 minutes drive.
- The villas have been designed with excellent specifications and quality finishes.
- Souni Pine Forest includes a selection of two, three and four bedroom detached villas and bungalows.
- The development has easy access to the highway linking all major towns of Cyprus and is a short drive to championship 18-hole golf courses, Pafos international airports and picturesque village