



MARONI HILLTOP VILLAS

C Y P R U S

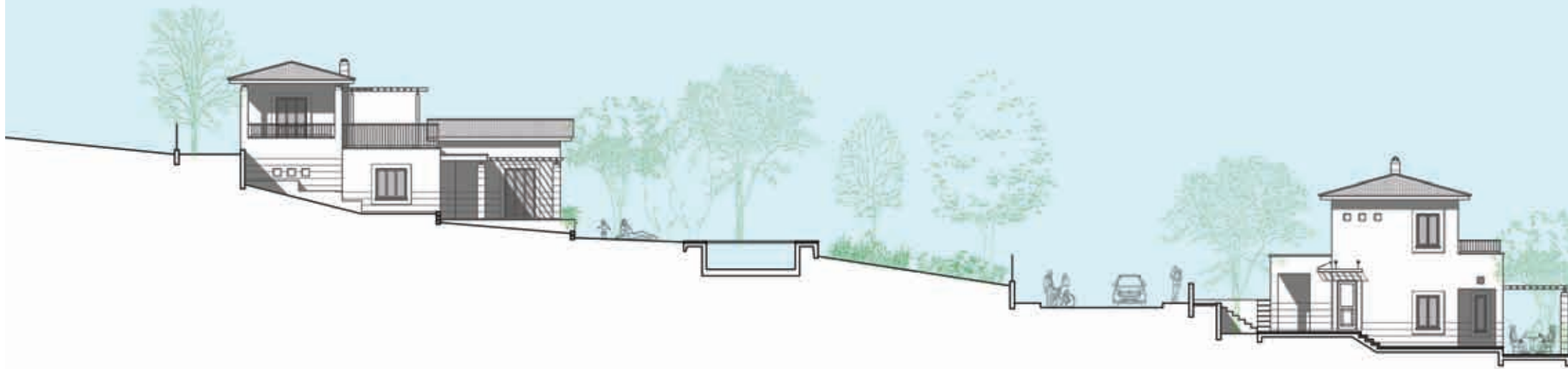


QUALITY GROUP

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AN EXCLUSIVE PROJECT IN A SPECTACULAR LANDSCAPE IN MARONI VILLAGE.





TYPE D



TYPE E



MARONI HILLTOP VILLAS

C Y P R U S

YOUR IDEAL HOME UNDER THE MEDITERRANEAN SUN

Maroni Hilltop Villas is a unique residential development situated in an elevated prime location, boasting uninterrupted breath-taking sea views on the one side, and spectacular mountain views on the other side. Located on the outskirts of Maroni, a picturesque village preserving its natural architecture of narrow streets and stone-built houses with overlooking balconies, the villas coexist harmoniously with the peaceful natural setting whilst offering all modern comforts.

The complex comprises of eleven luxurious 3-bedroom villas, with spacious living areas, including a well laid out kitchen and an open plan lounge/dining room. All bedrooms are light and airy with built-in wardrobes and each villa features a beautifully tiled roof terrace with wooden pergolas. All villas rest on a hill thus offering panoramic views of both the Mediterranean Sea to the South and the charming Maroni Village to the North. Five different designs are alternated on the site, so as to avoid a monotonous repetition of volumes that would be unfitting with the environment.

Contemporary in design, with earthy colour tones and embracing volumes, Maroni Hilltop Villas are still inspired by traditional Cypriot architectural values and blend in wonderfully with the surrounding environment. This project appeals to those seeking comfort, peace and tranquility, in an ideal pastoral setting, 2 minutes away from the sea and a mere 30 minutes away from three major cities and Larnaca International airport.



CYPRUS FLAG



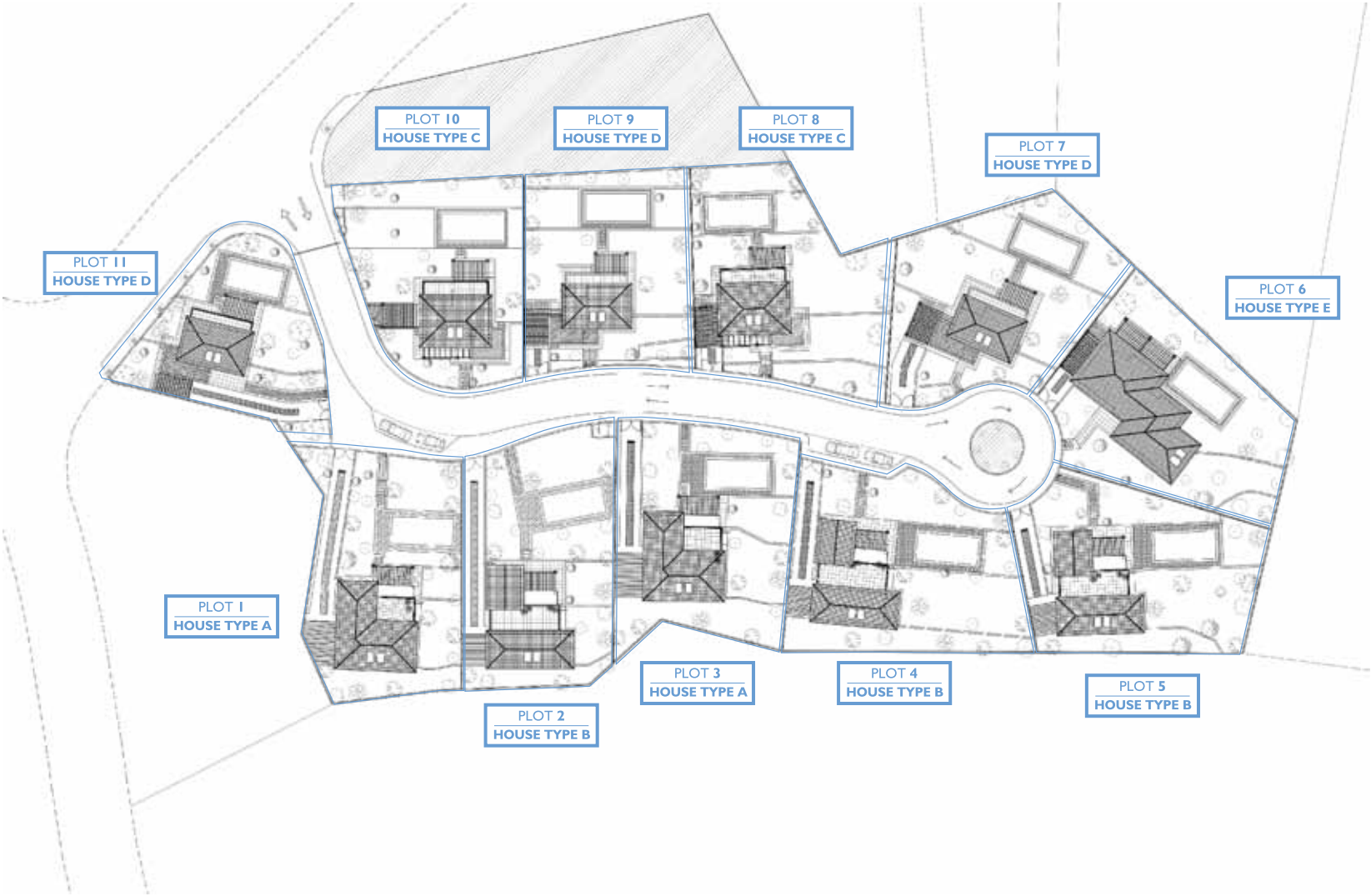
E.U. FLAG




MARONI HILLTOP VILLAS
C Y P R U S

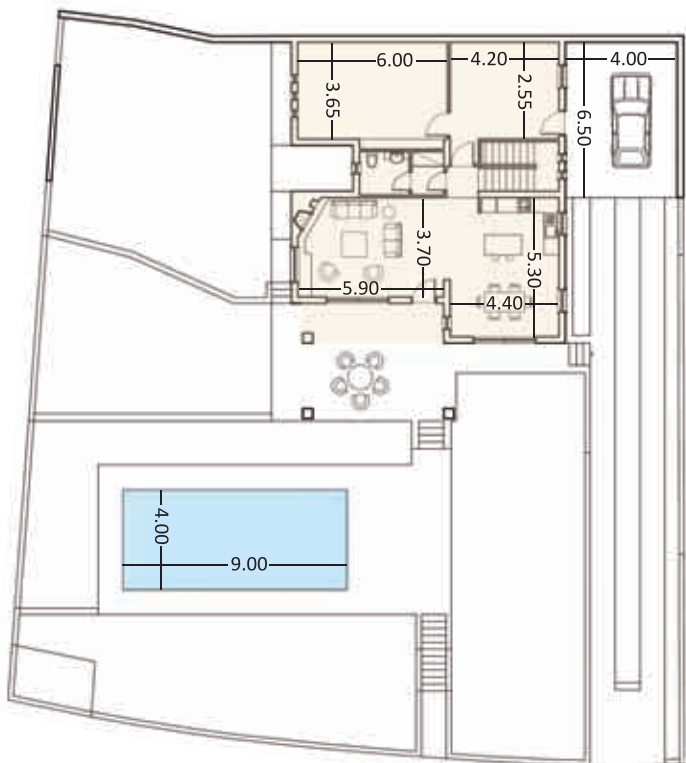


SITE PLAN

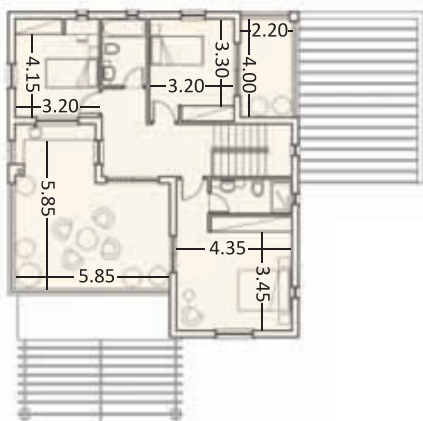


THIS COMPLEX COMPRISES OF ELEVEN LUXURY THREE BEDROOM VILLAS VARYING FROM 150M² TO 180M² COVERED AREA, IN LARGE PLOTS OF APPROXIMATELY 800M² EACH.





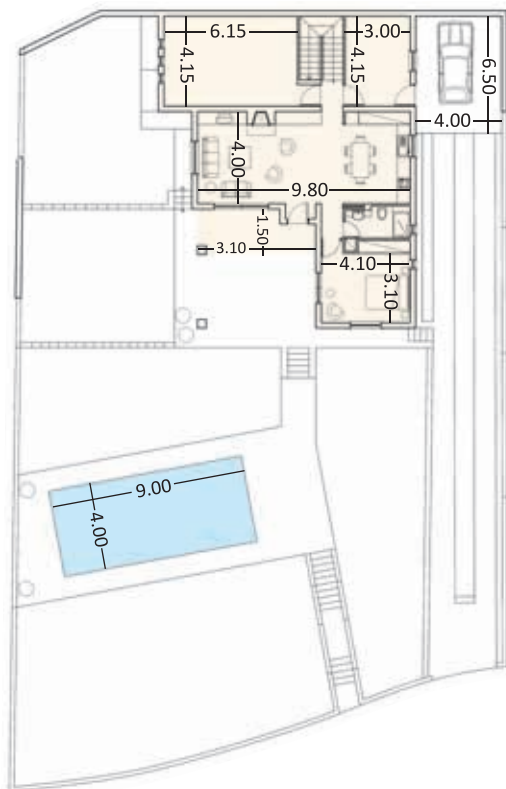
GROUND FLOOR PLAN



UPPER FLOOR PLAN



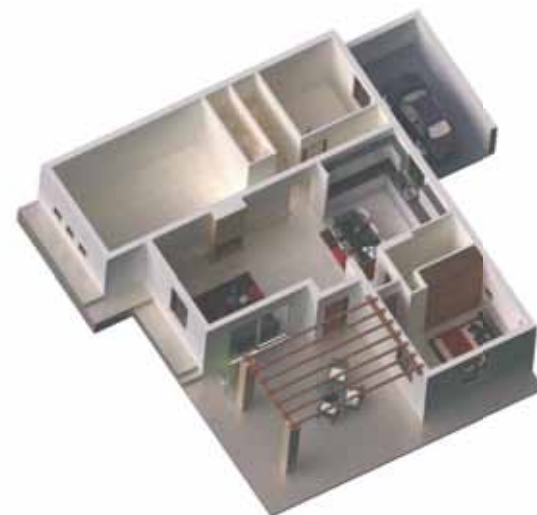




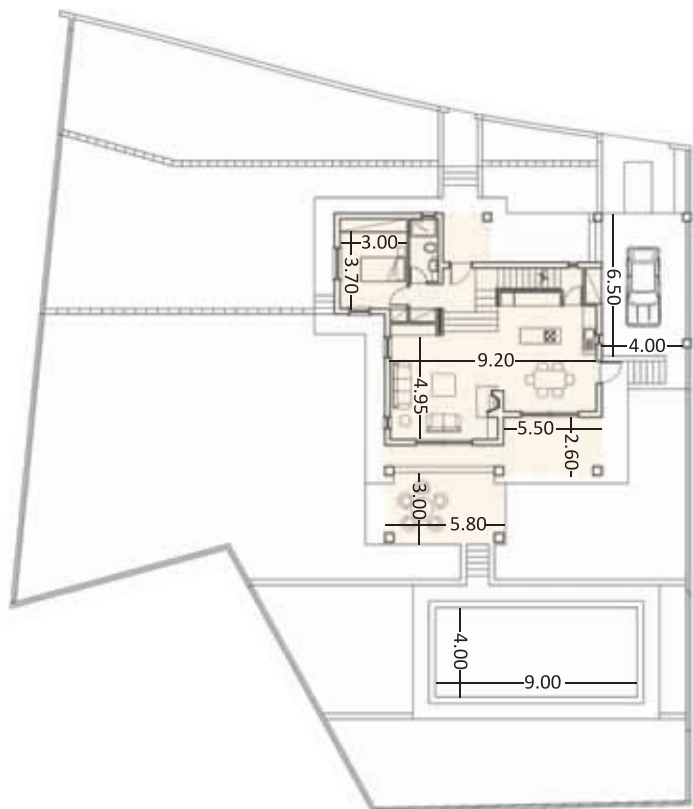
GROUND FLOOR PLAN



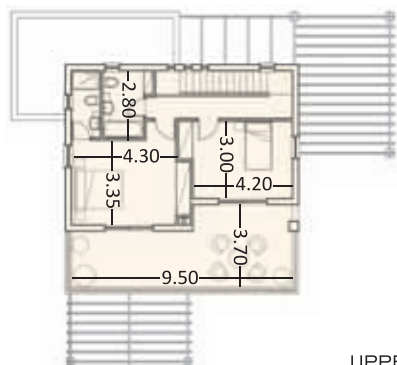
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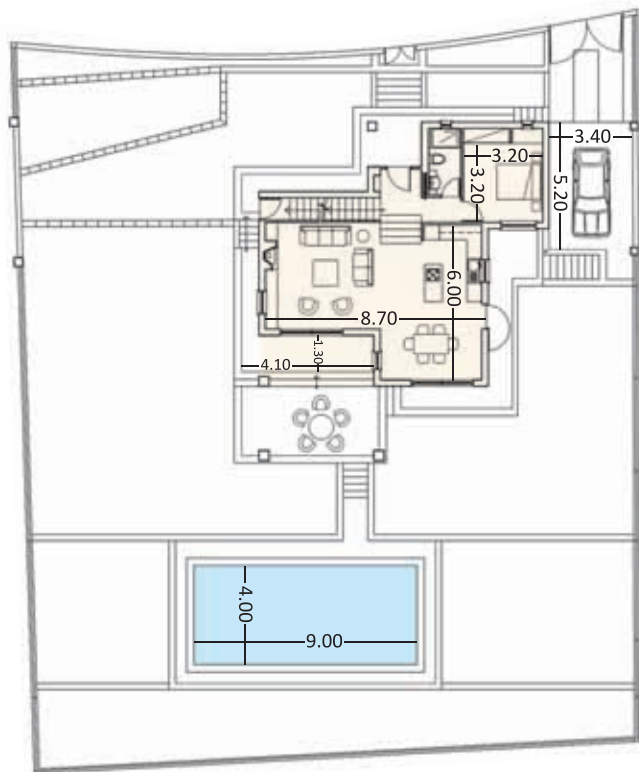
GROUND FLOOR PLAN



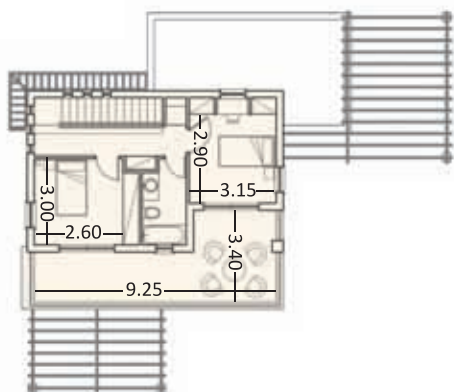
UPPER FLOOR PLAN







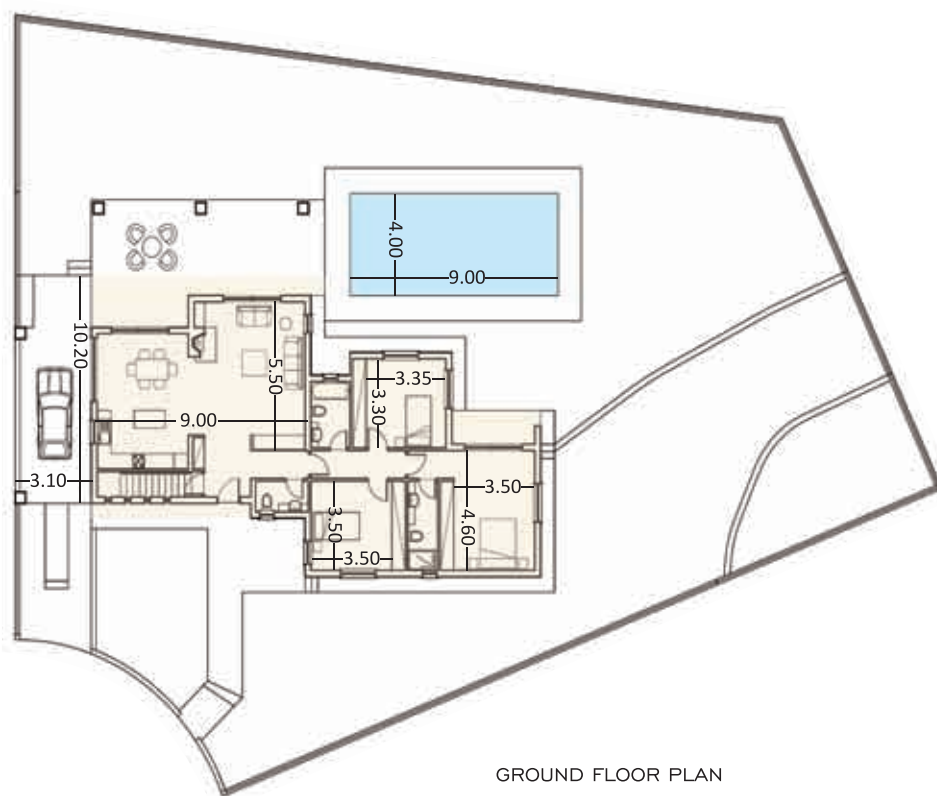
GROUND FLOOR PLAN



UPPER FLOOR PLAN









MARONI HILLTOP VILLAS

C Y P R U S

VIEW TO THE VILLAGE





MARONI HILLTOP VILLAS

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VIEW TO THE SEA





MARONI HILLTOP VILLAS

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PANORAMIC VIEW





TECHNICAL SPECIFICATIONS AND DETAILS FOR MARONI HILLTOP VILLAS

STRUCTURE: Of reinforced concrete Grade 25 N/sqmm according to the relevant Cyprus Standards for concrete and reinforcement all in compliance with the earthquake code.

BRICKWORK: With hollow clay bricks according to the Cyprus Standards, plastered internally and rendered externally all in three coats plus three coats of paint.

FLOORS: All living, kitchen and bedroom areas will be laid with ceramic tiles (granite) of supply price €20 per sq.m. Bathrooms, showers and guest rooms will be tiled (floor and walls) with ceramic tiles of supply price €17 per sq.m. All verandas will be laid with ceramic tiles of supply price €11 per sq.m. All cills, thresholds and staircases will be of marble finish.

DOORS & WINDOWS:

- a) All external doors and windows will be of double-glazed aluminum sections and they will include opening or sliding sections (as per plans).
- b) All internal doors will be timber finish (oak or equivalent).
- c) Entrance doors will be fire resistant for one and a half hours.

WARDROBES & KITCHEN UNITS:

Timber finishes to all areas shown on drawings. Kitchen worktop will be granite (choice from the following three options: Nero Africa, Rosa Petta, Rosa Porrina).

SANITARY FITTINGS:

All of 1st quality according to British Standards of total supply cost €855 per bathroom and €260 per kitchen (sanitary accessories are included).

WATER SUPPLY:

All according to EU Standards with pipe in pipe system, water pressure system and solar panels with PVC water tank.

ELECTRICAL INSTALLATION:

All according to EAC regulations 16th edition with 3-phase electricity supply as shown on drawings.

AIR-CONDITIONING & HEATING:

Split hot and cold air-conditioning units supplied and installed in all bedroom and living areas.

CENTRAL HEATING:

Under floor electric heating.

INSULATION:

All concrete surfaces exposed to earth plus all verandas and roofs will be insulated using 5mm thick waterproofing membrane.

LANDSCAPING:

Full landscaping of total value €3,420 per residence.

SWIMMING POOL AREA:

Swimming pool with paved areas as shown on drawings. Lighting to be provided both inside and outside the swimming pool.

PARKING:

Car park as shown on drawings

SECURITY ALARM SYSTEM:

Security alarm system is provided for each residence.

TELEVISION & SATELLITE:

Central Television system and satellite dish installation.

EXTERNALS:

1. External dustbin area will be provided.
2. 1.2 m high solid perimeter wall.
3. Remote controlled operated electric gates for entrance to the garage are provided.
4. All communal, non-paved external areas to be landscaped with mature plants according to architects-designers choice. Computerised irrigation system is included.
5. External solid wood pergola area as shown on drawings.

OPTIONAL EXTRAS:

Optional extra work can be undertaken for the below listed items, following the pre-agreement contract. Please ask for the current price list.

1. Jacuzzi bath tub
2. Shutters
3. Barbeque
4. Kitchen electrical appliances
5. Wine Cave
6. Curtains & blinds
7. Light fittings
8. Interior & garden furniture

Whilst all reasonable care has been taken in the preparation of this brochure and the information contained herein is believed to be correct, it cannot be guaranteed and is provided in good faith without liability. This brochure is for guidance only and does not constitute an offer contract. Photographs, illustrations and artist impressions are indicative only and prospective clients must satisfy themselves as to correctness and suitability of the information through their own enquiries.

QUALITY GROUP CYPRUS

41 Constantinou Paleologou, 6036 Larnaca, CY
Tel.: +357 24 821855, Fax: +357 24 662922
email: sales@qualitydevelopments.com
www.qualitydevelopments.com

Q.I.S. Ltd - London Office

83 Baker Street London, W1U 6AG, U.K.
Tel.: +44 (0) 207 034 7038, Fax: +44 (0) 207 034 7100
email: information@qis.uk.com
www.qis.uk.com

QUALITY GROUP RUSSIA - Moscow Office

Izmaylovskiy Prospekt 119-7, 105203 Moscow, Russia
Tel./Fax: +7(495)4656844, Mob.: +7(919)9676816
email: inforu@qualitydevelopments.ru
www.qualitydevelopments.com

CY FREEPHONE: 8000 77 66

