



BLUE SKY

EXCLUSIVE COLLECTION VILLAS

Pervolia, Larnaka



QUALITY
PROPERTY DEVELOPMENTS

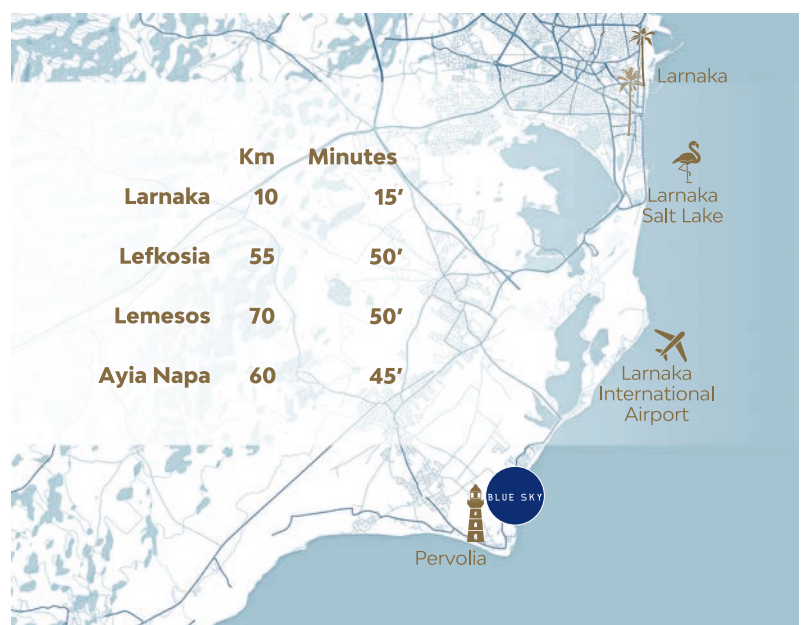


Location: Pervolia

A popular destination for a permanent home Pervolia, Larnaka that combines a coastal lifestyle and city living. The area is known for its walkable, friendly and easy to commute character. It is highly attractive for permanent residents and tourists during the summer season. All amenities like banks, tourist shops, supermarkets, bus stops and much more are in a very close range.

Famous for its Blue-Flag beaches, only a few steps away, the area attracts locals from the surrounding areas. The idyllic and magical scenery offers one of the most beautiful sunrises anywhere in Cyprus, with the sun rising over the calm, clear waters of the bay.

Idyllic scenery



Project Description

Blue Sky Villas is the manifestation of ambitious vision and the striving for excellence. It combines an exceptional location with a level of exclusive features rarely found in the region.

Upon approach the project offers discreet access with the unique concept of a sunken private road giving access to all residences. The raised and secluded floor opens up to large lush gardens with a vanishing edge swimming pool. The interior extends to the exterior through a covered veranda where outdoor living can be enjoyed to the maximum.

The villas are fully equipped, smart residences with boast class A energy efficiency. The user friendly smart villas allow the owner to control the smart features from whenever they may be in the world via internet.

Plots 5-16 are specially designed to have the flexibility to either accommodate the living spaces on ground floor or alternatively through raised living spaces on the first floor level.





A home under the sun

This unique concept of raised living spaces combines the feel of a penthouse with the beautiful vistas of this special location, uplifting your everyday life.

When the mood arises, the villas come equipped with a roof garden level for impromptu romantic get-togethers. Gliding through all four levels is a lift so that no scenario is left unanswered. As an additional convenience, a well design lift connects all four levels.

The four seafront villas come standard with the upgraded raised living configuration. They are further enhanced with signature sloped roofs opening up to the sky.

The configuration of these houses allows them to enjoy true 180-degree panoramic views of the Mediterranean Sea while also having a feeling of privacy. The gardens and swimming pools are unique to these versions. A special complex for the truly discerning.

Complex Features

- Lift
- En-suite bedroom
- Fitness room
- Infinity pools
- Extra utility & storeroom in basement
- 2 covered parking
- Large plot sizes
- Lush gardens
- Roof gardens
- Club house

Project Accessibility

ACCESS TO THE BEACH:

- Direct access to the beach
- Private path
- Lifeguard post
- Watersports facilities
- Beach volley court
- The beach facilitates showers, changing rooms, sunbeds and kids' playground

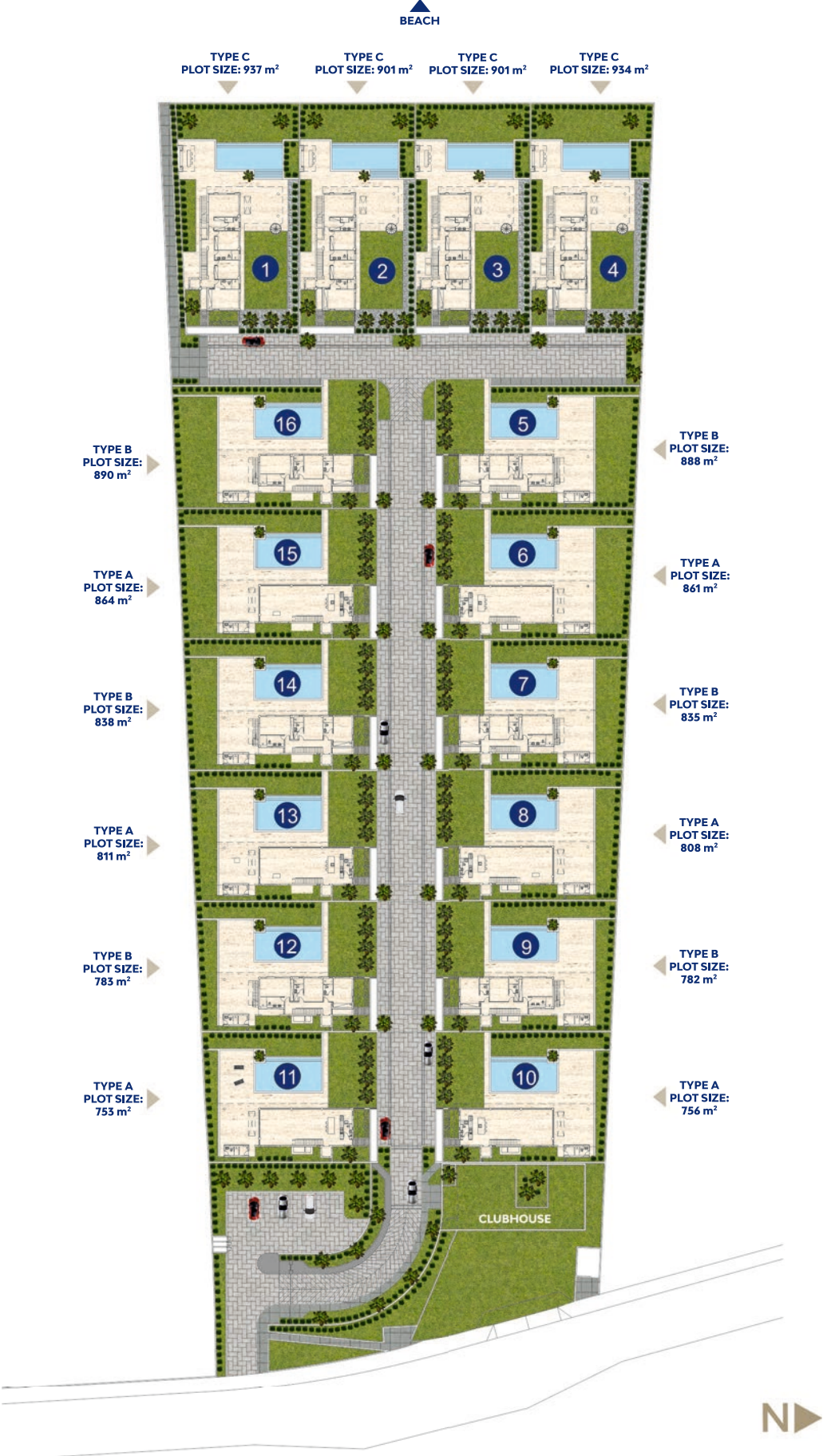
ACCESS TO THE PROJECT:

- Gated entrance
- Security system
- Private road
- Designated guest parking





Master Plan





Club House

The Clubhouse offers two large event rooms, joined by an outdoor garden. These rooms can be configured to facilitate functions such as conferences, presentations, social gatherings and catered events.



Villas Features

TYPE A

VILLAS 6-8-10-11-13-15

Total gross internal area: 339m²

Basement: 97m²

Guest bedroom 20m²

Garage 35m²

Ground Floor: 122m²

Kitchen, Living, Dining 115m²

First Floor: 97m²

Bedrooms (en suite) 75m²

External areas:

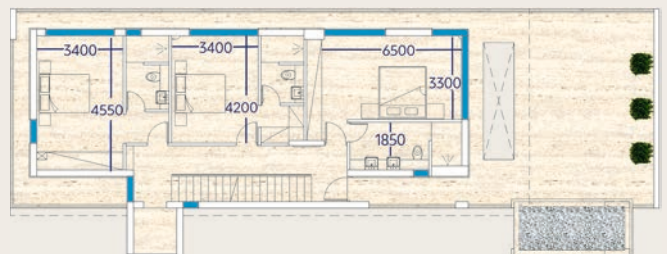
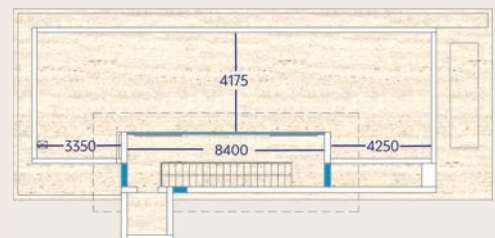
Total covered verandas 110m²

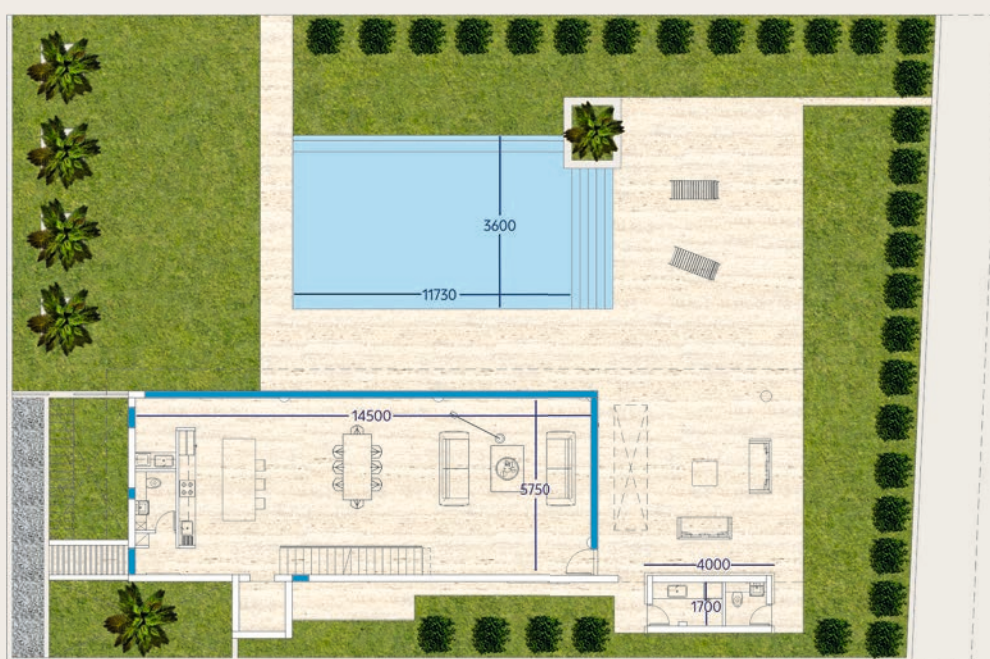
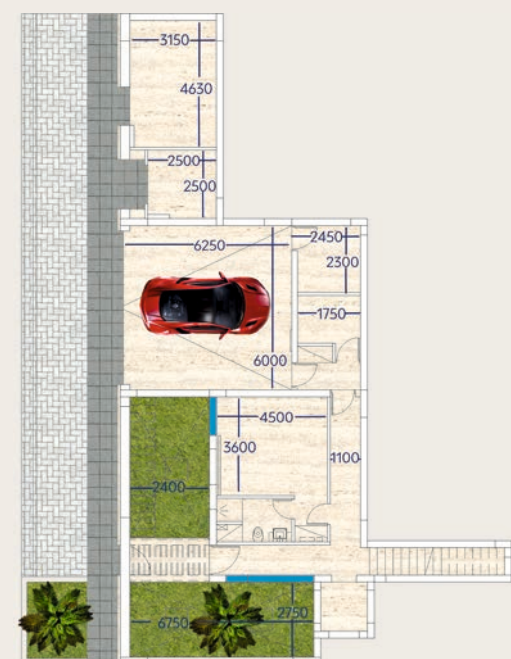
Total uncovered verandas 345m²

Swimming pool 85m²

Gardens/green areas 320m²

TYPICAL FLOOR PLANS







Villas Features

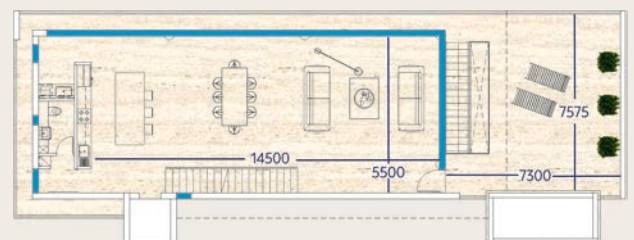
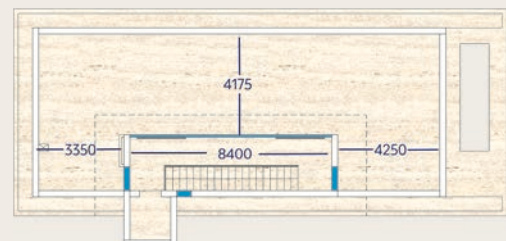
TYPE B

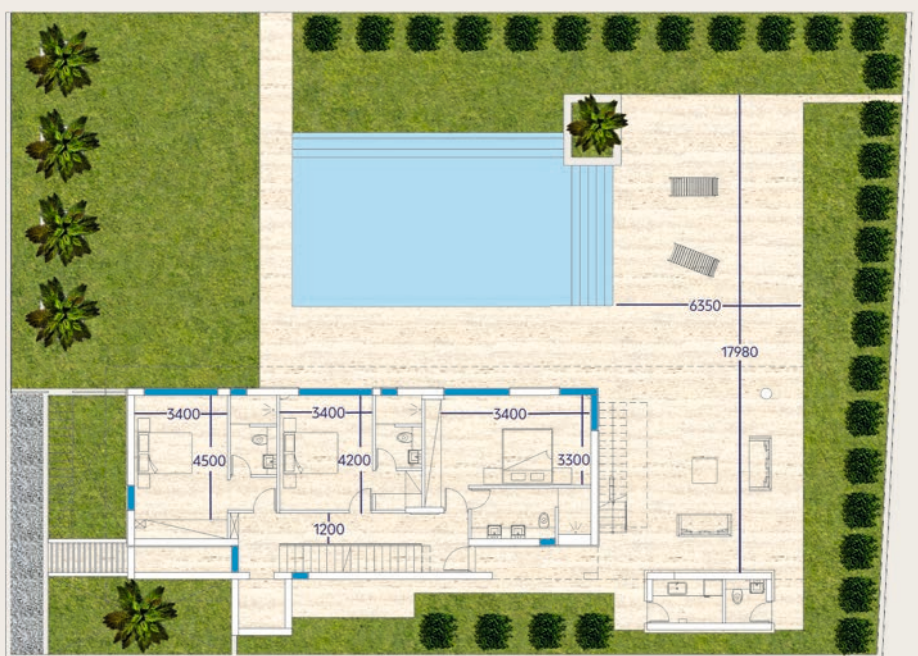
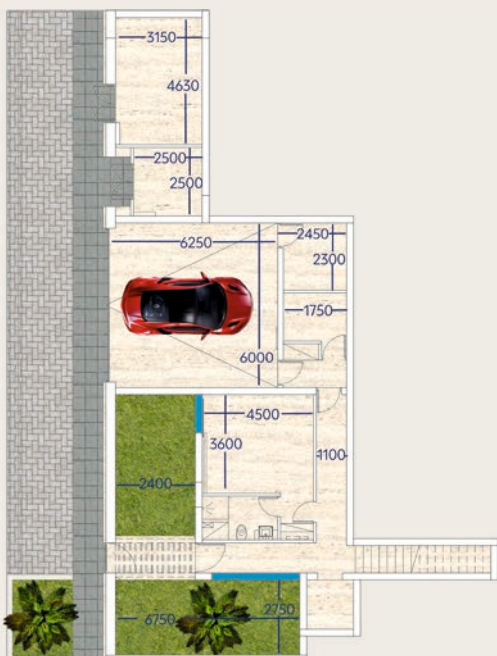
VILLAS 5-7-9-16-14-12

Total gross internal area: 340m²

Basement:	97m ²
Guest bedroom	20m ²
Garage	35m ²
Ground Floor:	102m ²
Bedrooms	80m ²
First Floor:	117m ²
Kitchen, Living, Dining	115m ²
External areas:	
Total covered verandas	110m ²
Total uncovered verandas	345m ²
Swimming pool	85m ²
Gardens/green areas	320m ²

TYPICAL FLOOR PLANS







Villas Features

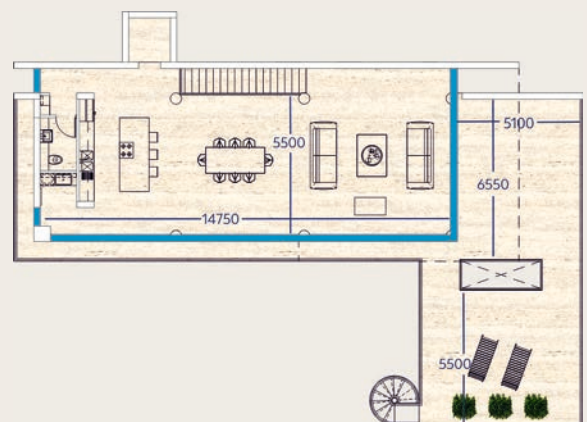
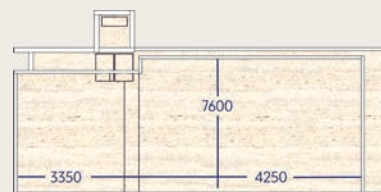
TYPE C

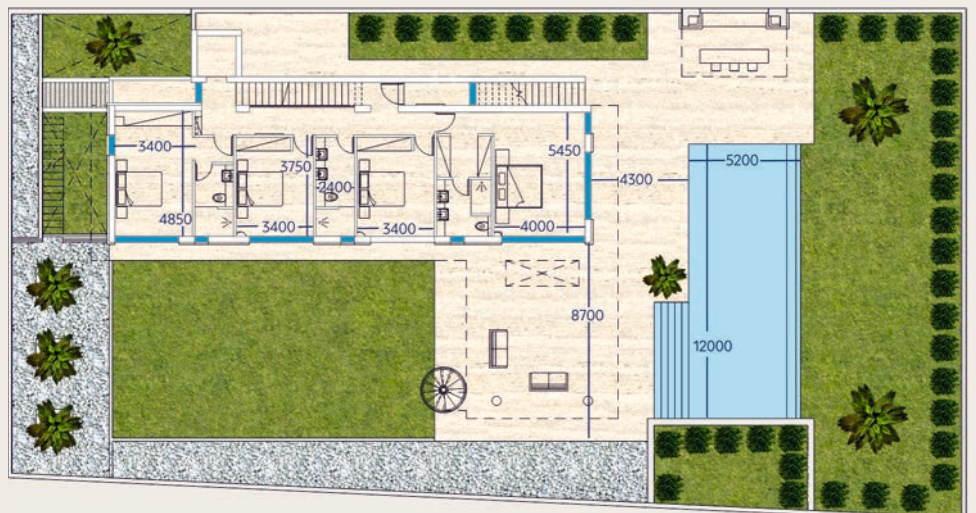
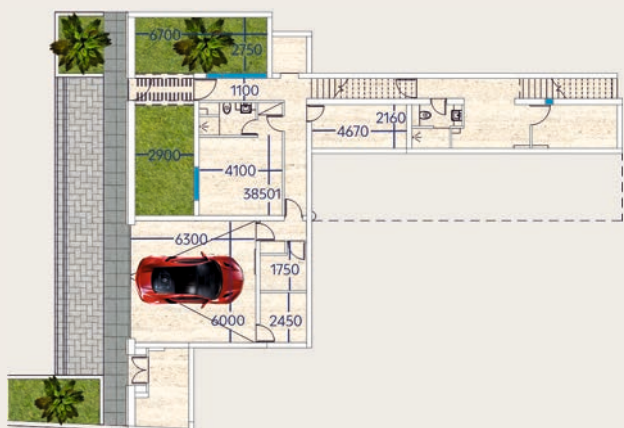
VILLAS 1-2-3-4

Total gross internal area: 362m²

Basement:	112m ²
Guest bedroom	20m ²
Garage	35m ²
Ground Floor:	127m ²
Bedrooms	32m ²
First Floor:	122m ²
Kitchen, Living, Dining	120m ²
External areas:	
Total covered verandas	115m ²
Total uncovered verandas	253m ²
Swimming pool	72m ²
Gardens/green areas	405m ²

TYPICAL FLOOR PLANS





Technical Specifications

STRUCTURE: Reinforced concrete of minimum Grade 37 N/sq.mm. Structural design according to the relevant Cyprus Standards and the earthquake code. External beams and columns of 25cm minimum width.

BRICKWORK: Hollow clay bricks, 25cm wide externally and 10cm wide internally, according to Cyprus Standards. Plastered internally and rendered externally all in 3 coats, plus 3 coats painting.

FLOORS: All living, kitchen and bathroom areas will be laid with client's choice of solid wood parquet or marble of supply price €70 per sqm. All verandas will be laid with anti-slip marble of supply price €70 per sq.m. All floors will be finished with skirting of similar type.

CEILINGS: Plasterboard ceilings designed to accommodate mood-lighting and spotlights.

DOORS & WINDOWS: a) All external doors and windows will be of double-glazed thermal aluminium sections and they will include opening or sliding sections (as per plans). b) All internal doors will be lacquered MDF. c) Residence entrance door will be of Solid wood Iroco or equivalent.

KITCHEN UNITS: Designer kitchens with all accessories such as pull out drawer, plate holders, drawer stoppers etc. included. For the kitchen worktops and the splash backs you have the choice of industrial granite, natural granite or Corian at a cost of €200 per running meter.

WARDROBES: Designer wardrobes with sliding or opening doors and will come complete with accessories such as pull out drawers, hanging mechanisms, shoe holders, etc.

SANITARY FITTINGS: All of 1st quality according to EU Standards and total supply cost €3,000 per bathroom, €1600 per guest toilet, €800 per kitchen (sanitary accessories are included).

HOME AUTOMATION: Home automation system for Lighting and Sound.

ELECTRICAL INSTALLATION: All according to 16th Edition of IEE Regulations for Electrical installations and other regulations as required by the Cyprus Electricity Authority. Power supply points and switches are as shown on electrical drawings.

AIR-CONDITIONING & HEATING: Full installation of VRV system for cooling. Under floor heating system.

WATER SUPPLY: All according to EU Standards with pipe in pipe system and solar panels with PVC water tank.

INSULATION: (a) Moisture Insulation: All concrete surfaces exposed to earth plus all balconies and roofs will be insulated against moisture. (b) Thermal Insulation: Thermal insulation according to latest Cyprus regulations.

EXTERNAL AREAS:

- The swimming pool surrounding is of Marble or wooden decking.
- Specific landscaping all as per designers plans.
- Infinity swimming pool with mosaic tiles.
- Fully gated residence.
- Security alarm system and Infrared Camera Surveillance installation.
- Central Television system and satellite dish installation.
- Remote controlled operated electric gates for entrance to the car port.
- Parking for each villa as shown on drawings.
- External lighting as per designer's recommendation.
- BBQ area as per Architectural drawings.

NOTES :

Prices quoted are the showroom retail prices, available only at Quality collaborator showrooms.

1. V.A.T is included in the prices.
2. Clients are entitled of carrying out any internal alterations with the approval of the Architect and subject to project progress.

DISCLAIMER

Whilst all reasonable care has been taken in the preparation of this leaflet and the information contained herein is believed to be correct, it cannot be guaranteed and is provided in good faith without liability. This leaflet 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.





BLUE SKY

EXCLUSIVE COLLECTION VILLAS



QUALITY

PROPERTY DEVELOPMENTS

41 Constantinou Paleologou Str., 6036 Larnaka, Cyprus
T: +357 8000 7766
www.qualitydevelopments.com

