



A private haven of outdoor beauty and indoor luxury, created just for you. Undisturbed views of sparkling blue sea and boundless sky. Time and space for pure, uninterrupted pleasure. Care in the smallest detail, harmony in every aspect.

**Akamas Bay Villas.**  
For the ultimate private life.





**Your destination is Cyprus.  
The meeting point of three continents.  
Birthplace of Aphrodite.**

Strategically located at the crossroads of Europe, Asia and Africa, Cyprus has evolved over its 11,000-year history into a vibrant, cosmopolitan culture where warm hospitality and a relaxed lifestyle come naturally.

Encircled by the eternal blue of the Mediterranean, the island basks in sunshine for more than 330 days of the year. But beneath the cloudless skies, it's a land of many colours and contrasts.

Here, you can exchange vibrant city life for untamed nature in the space of an hour. Explore awe-inspiring ancient monuments or lounge on golden, Blue Flag beaches. Wander secluded mountain trails or play golf on world-class courses. Relax in exquisite spas or enjoy every watersport under the sun.

From innocent charm to sheer opulence, Cyprus has it all.

## PLAYGROUND OF THE GODS

**Opposite:** Thought to be the birthplace of Aphrodite, Petra tou Romiou is one of the most famous landmarks in Cyprus. Legend has it that this is the place from which Aphrodite mythically arose from the foaming sea.

**Previous:** View towards the Akamas Peninsula from a villa's terrace.

It's just a 40-minute drive from Pafos International Airport to the quiet resort of Polis on the north-west coast of Cyprus. Carry on a few kilometres and you'll come to the charming marina of Latchi, with its waterfront tavernas and picturesque beach.

A leisurely stroll from Latchi takes you past olive groves and lush meadows to the most sought-after beachfront location on the island: a heart-shaped development gazing out over the bay.

The sea is calm in this vast, turquoise amphitheatre, but the beach is so close you can still hear the gentle breaking of the waves. The views, always breathtaking, are at their most spectacular come sunrise and sunset.

**You've reached Akamas Bay.**



Here, the best of Cyprus is just outside your door. Close by is the majestic Akamas Peninsula, a protected national park of pine and juniper forests, rugged cliffs, winding trails and blue lagoons.

The mythical meeting place of Aphrodite and her lover Adonis, the peninsula is home to an extraordinary variety of flora and fauna – 600 different plant species and over 100 different types of birds, mammals and reptiles – as well as one of the few remaining breeding grounds for green and loggerhead turtles. Beaches abound, with crystal-clear waters and sheltered coves promising some of the best scuba diving in the Mediterranean, excellent sailing and sea fishing, and the exhilarating pleasures of jet skiing, windsurfing or parasailing.

For golfing enthusiasts, superb courses such as the Aphrodite Hills Golf Resort are within easy reach, with new signature courses soon to come.

## FINDING PERFECTION



## THE WORLD OUTSIDE

Elsewhere, the wealth of activities includes hiking (don't miss the nature trail to the famous Baths of Aphrodite), cycling, horse-riding and bird-watching.

Whether eating in or dining out, a mouth-watering array of local restaurants, markets and stores will satisfy all tastes – from traditional mezes to haute cuisine, fresh fish to locally produced fruit and vegetables. À la carte dining, expert spa treatments, floodlit tennis and yacht cruises are only minutes away at the Anassa Hotel – while those in search of nightlife need look no further than the bustling spontaneity of Pafos.

**Top:** A green turtle, native to Cyprus.  
**Bottom:** Sailing yachts in the marina of Latchi.

Akamas Bay Villas is the most exclusive beachfront development in Cyprus, located in the most beautiful and unspoilt part of the island.

# A PLACE LIKE NO OTHER

Blending harmonious architecture and outstanding design, this unique development sets new standards for luxury living. Choose from a stunning range of villas, finished to the highest quality and specifications. Whatever choice you make, uninterrupted views of sea and sky are guaranteed.

In keeping with such a rare creation, numbers are strictly limited to just 47 spacious villas, set within exceptionally large, fully landscaped plots. With only fresh air and sunlight as your constant companions, peace and privacy are assured.

**Opposite:** Photograph from a villa's balcony.





**Opposite:** A photograph of the outlook to both your private swimming pool and the serene sea.

## PERFECT HARMONY

At Akamas Bay Villas, inside and outside become one through the harmonious interplay of architecture and landscape, light and space.

Ergo7 Architects, a Greek-based architectural and design firm, captured the essence of the location in their designs, aiming to create a 'private destination' where villa owners can indulge in the truly unique living experience that Akamas Bay Villas will offer.

Conventional divisions between interior and exterior dissolve, seamlessly reflecting the natural Mediterranean way of life.

Peerless design combines contemporary elegance with traditional Cypriot simplicity, balancing different materials – glass and stone, steel and wood – to create a style both graceful and robust.

Unique swimming pools form dramatic centrepieces, while verandas, sun decks and barbecue areas are carefully positioned to suit changing moods and different times.

Gardens are individually landscaped to enhance the innate character of each villa, with native trees – olive, carob and cypress – mingling effortlessly with indigenous flowers and herbs to exhale the unmistakable scent of Cyprus.

Private spaces, perfectly conceived. Breathe out, relax, enjoy.

# PERSONAL LUXURY

At Akamas Bay Villas, luxury rests in every aspect. In the privacy and peace of one of the most exclusive settings in the Mediterranean. In personal pleasures as undisturbed as the views from sundeck or balcony, rooftop or bedroom. In the care and attention given to every detail. In the service provided by our dedicated team.

**Opposite:** View of pool, terrace and sea.







# MASTERPLAN

Privacy, spaciousness, exclusivity; this coveted development recognises the value of space. Pure sea views from every villa. Quality in every detail.

### KEY

- Villas
- Beach
- Sea
- Pedestrian walkways
- Central square
- Entrance
- Guard house
- Roads



View of the Akamas Peninsula from the master bedroom

# DESIGN K4/K4R

PLOT SIZE: 869 – 1,025m<sup>2</sup>

VILLA SIZE: 328m<sup>2</sup>

VILLAS: 16, 17

The contrast between the villa's architectural synthesis and the earthy materials create an exciting living experience. While crossing from the covered parking by the autonomous guest house, through the sequence of entrance, stair & first floor connecting bridge, all spaces surprise and welcome you, within an essentially Mediterranean setting of light and shadow, nature and sea views.



Above: CGI of design K4

## KEY LIST

- 1 Living / Dining room
- 2 Kitchen
- 3 Bedroom (3)
- 4 Master bedroom
- 5 Lift
- 6 Playroom / Sitting room\*
- 7 Staff room\*
- 8 Car port

\*Suggested use.  
All plans are for indicative use only.



Landscape view - K4

For design K4R, the floorplans are the mirror image of those shown here.



Sea view



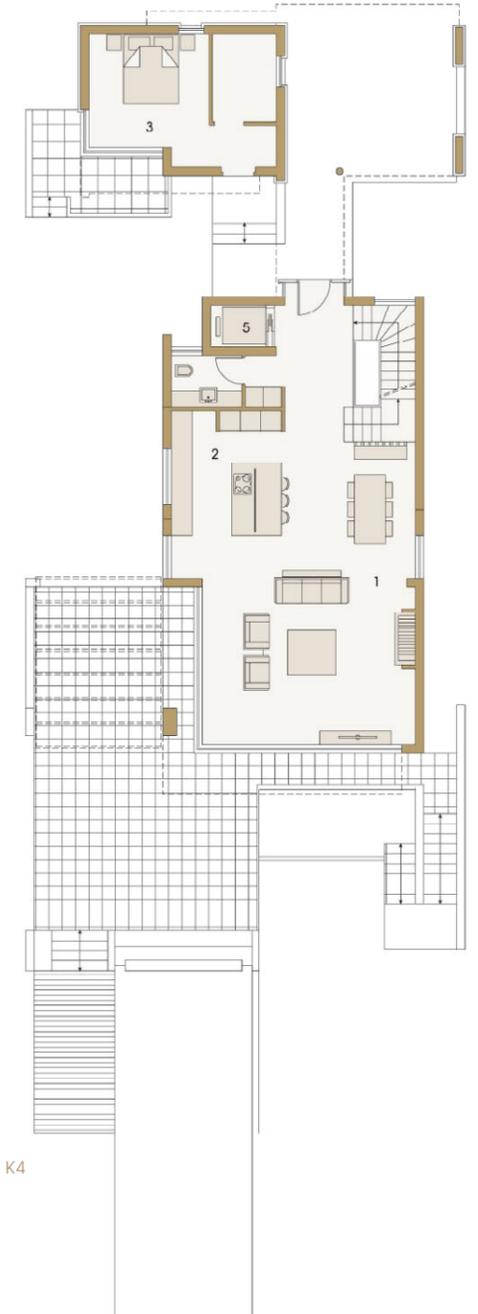
Lower ground floor - K4



Ground floor - K4



First floor - K4



# DESIGN K6

PLOT SIZE: 895 – 940m<sup>2</sup>

VILLA SIZE: 320m<sup>2</sup>

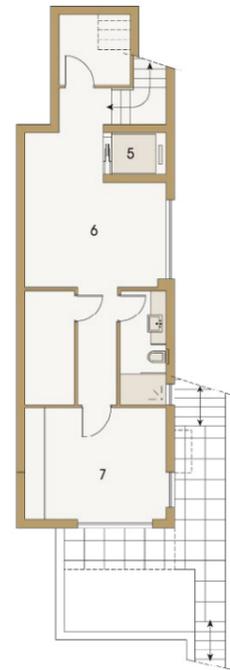
VILLAS: 13, 14

Interior spaces flow to the exterior decks and swimming pool and gradually descend, arriving at the shore of the ever-present Mediterranean Sea.

Light and shadows, in varying shapes and patterns - differentiated throughout the cycles of the days and the seasons – penetrate the shell to reach and softly illuminate every interior corner.



Above: CGI of design K6



## KEY LIST

- 1 Living / Dining room
- 2 Kitchen
- 3 Bedroom (3)
- 4 Master bedroom
- 5 Lift
- 6 Playroom / Sitting room\*
- 7 Staff room\*
- 8 Car port

\*Suggested use.  
All plans are for indicative use only.

# DESIGN K7

PLOT SIZE: 822 – 876m<sup>2</sup>

VILLA SIZE: 322m<sup>2</sup>

VILLAS: 10, 15

A robust villa with simple volumes and elegant articulation. Offering a sequential transition through living experiences, that starts from the welcoming arrival and entry, passes into the ample main interior living areas - embraced by the side garden and the small courtyard – and exiting through the wide glazing into the panoramic 'outside': the verandas, sun deck and private swimming pool, leading to the adjacent sea, directly in front of the villas private garden.

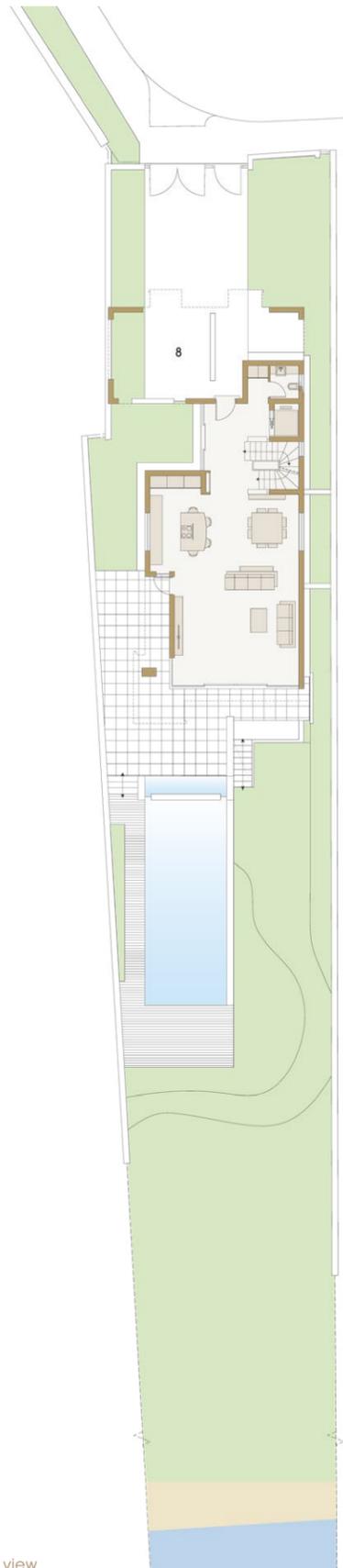


Above: CGI of design K7

## KEY LIST

- 1 Living / Dining room
- 2 Kitchen
- 3 Bedroom (3)
- 4 Master bedroom
- 5 Lift
- 6 Playroom / Sitting room\*
- 7 Staff room\*
- 8 Car port

\*Suggested use.  
All plans are for indicative use only.



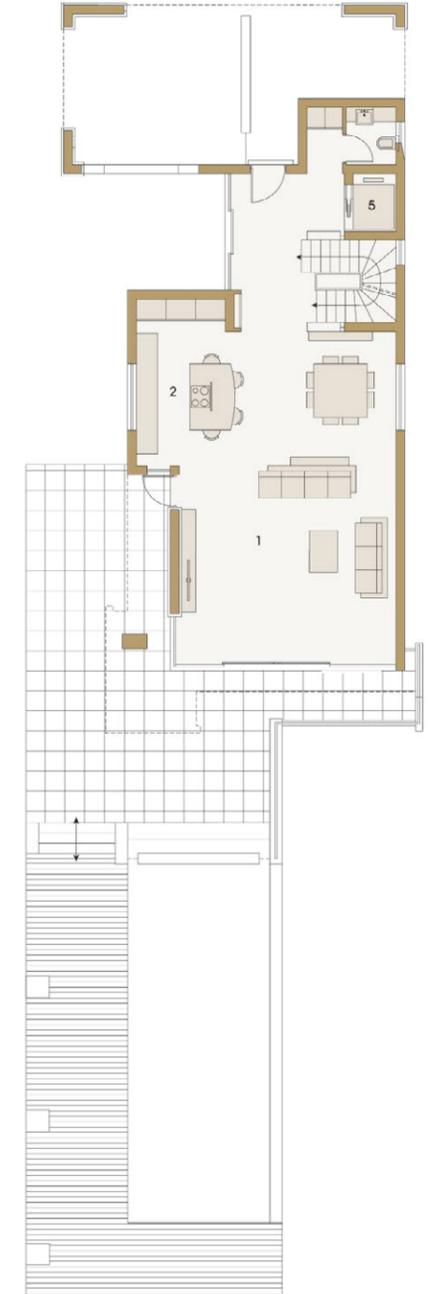
Landscape view



Lower ground floor



First floor



Ground floor



Sea view

# DESIGN M2

PLOT SIZE: 755 – 1,153m<sup>2</sup>

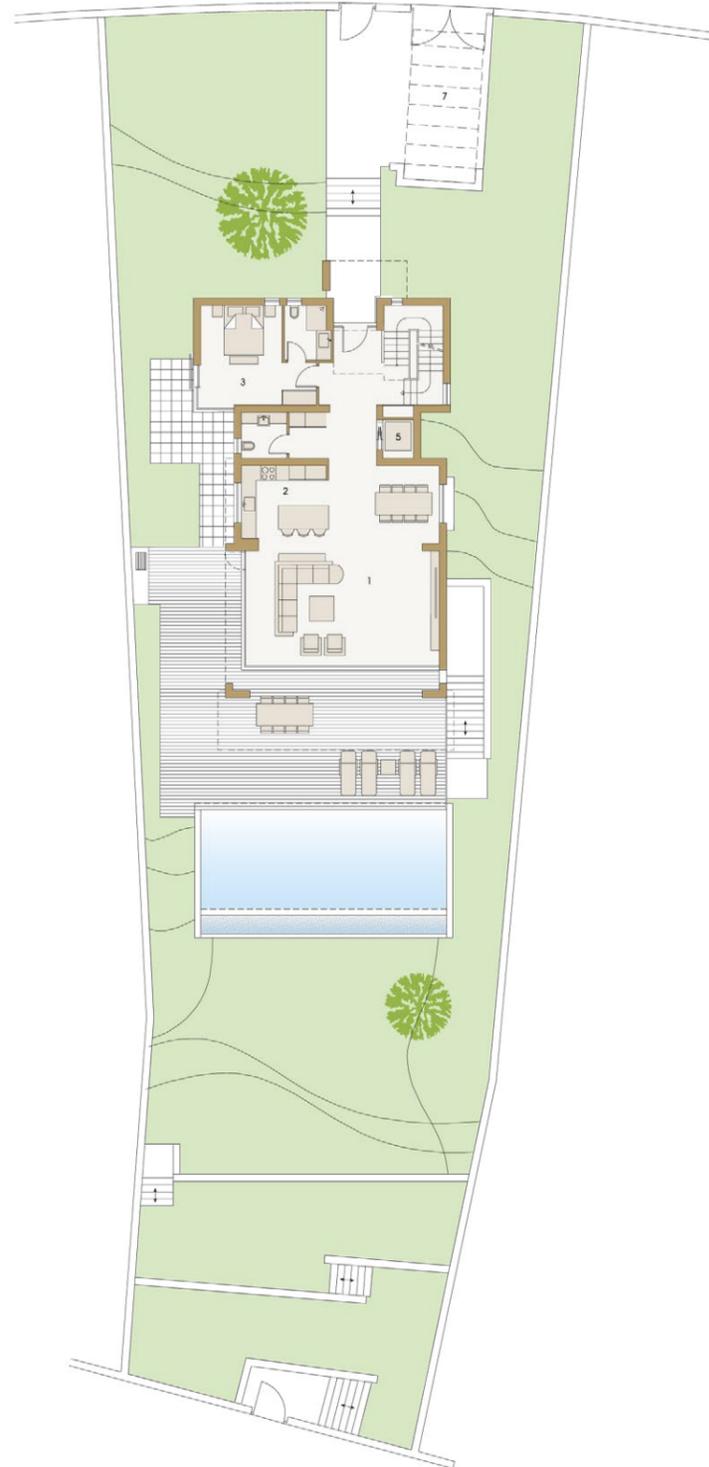
VILLA SIZE: 402m<sup>2</sup>

VILLAS: 18, 19, 20, 21, 22

White volumes that play with light and shadows sit comfortably within the landscape, facing the open sea. Intimate private rooms, light-filled interiors and spacious exterior living areas create a villa with a distinguished Mediterranean aura.



Above: CGI of design M2



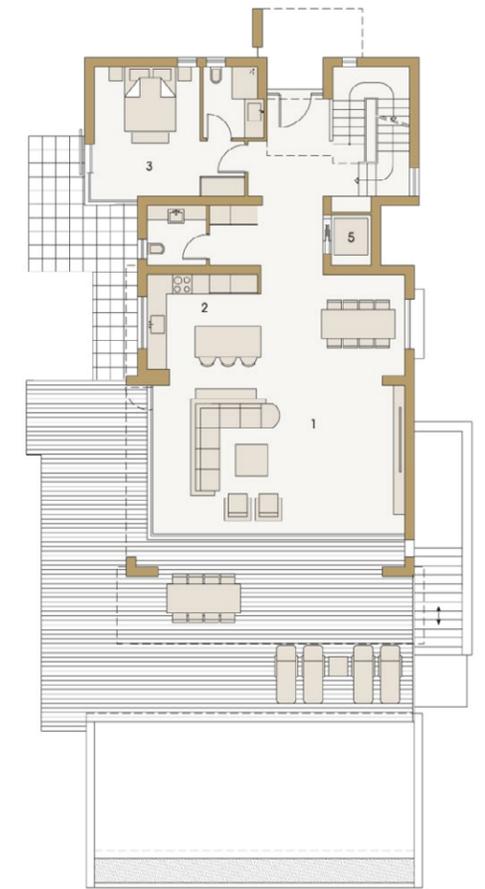
Landscape view



Lower ground floor



First floor



Ground floor



Sea view

## KEY LIST

- 1 Living / Dining room
- 2 Kitchen
- 3 Bedroom (3)
- 4 Master bedroom
- 5 Lift
- 6 Playroom / Sitting room\*
- 7 Staff room\*
- 8 Car port
- 9 Void

\*Suggested use.  
All plans are for indicative use only.

# DESIGN M3

PLOT SIZE: 885m<sup>2</sup>

VILLA SIZE: 360m<sup>2</sup>

VILLA: 23

A centrally-located, three-sided plot with a spacious living area and large terrace room that create visual continuity from inside to outside. Both offer panoramic views to a lush private garden and the Mediterranean Sea.



Above: CGI of design M3



Landscape view

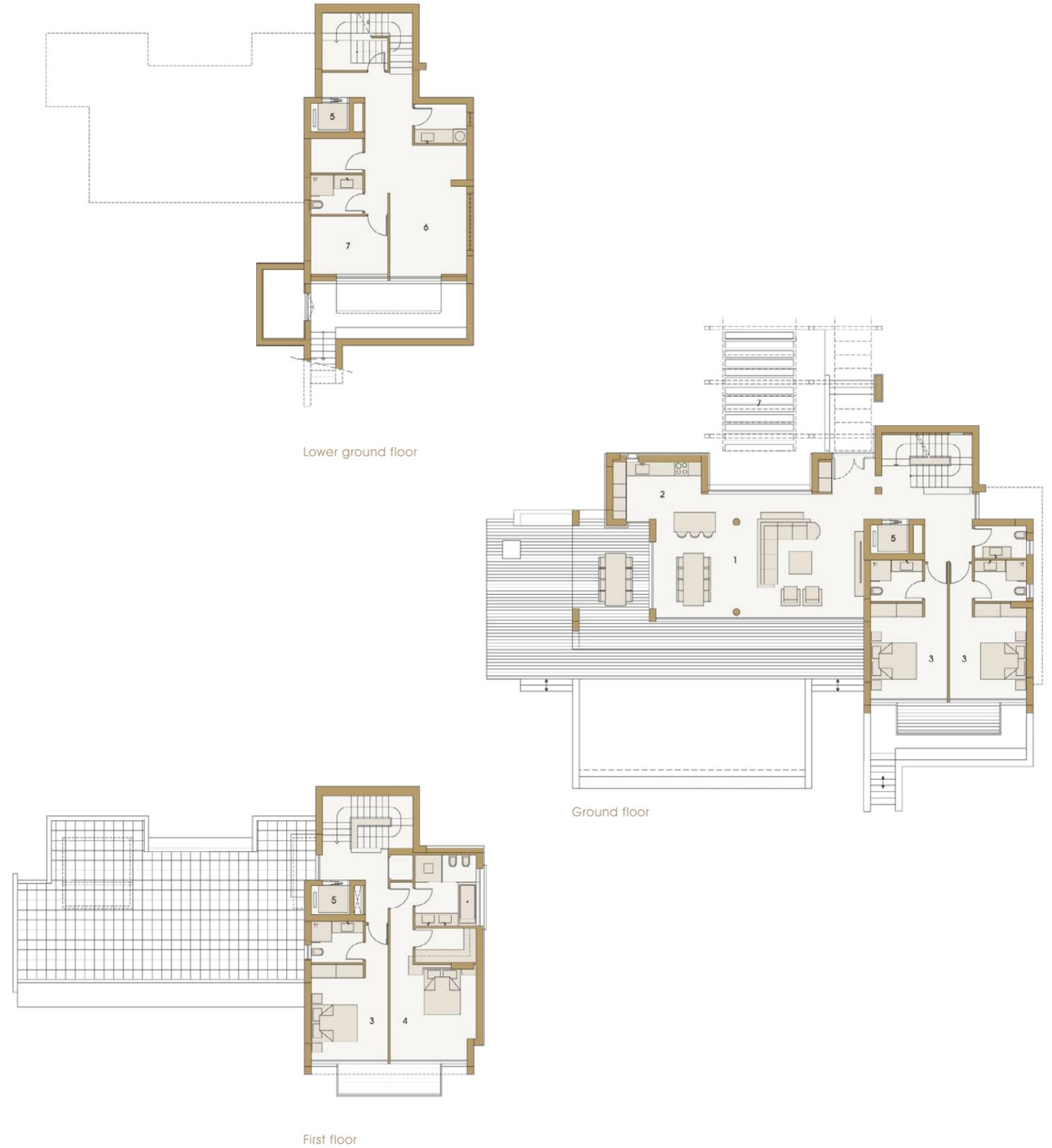
## KEY LIST

- 1 Living / Dining room
- 2 Kitchen
- 3 Bedroom (3)
- 4 Master bedroom
- 5 Lift
- 6 Playroom / Sitting room\*
- 7 Staff room\*
- 8 Car port
- 9 Void

\*Suggested use.  
All plans are for indicative use only.



Sea view



Lower ground floor

Ground floor

First floor

# DESIGN A2/A2R

PLOT SIZE: 640 – 720m<sup>2</sup>

VILLA SIZE: 360m<sup>2</sup>

VILLAS: 29, 30

Beginning at the entry porch, the villa's horizontal axis traverses the garden and house to finish at the pool deck. A central chamber forms the villa's vertical axis and connects the three living levels.

The serene stillness of the lower ground floor merges with filtered daylight spiraling down from the upper floors, creating an atmosphere both tranquil and inspiring.

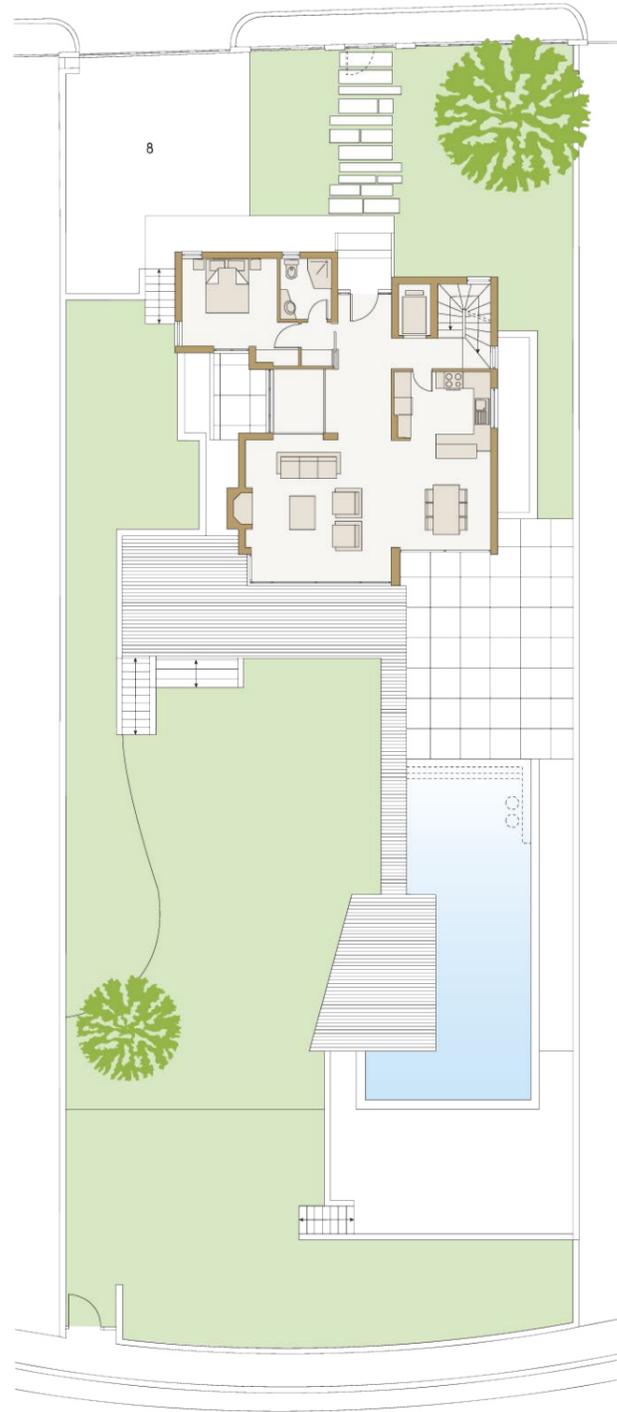


Above: Photograph of a design A2 villa

## KEY LIST

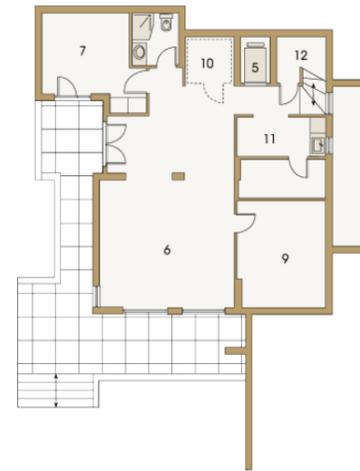
- 1 Living / Dining room
- 2 Kitchen
- 3 Bedroom (3)
- 4 Master bedroom
- 5 Lift
- 6 Playroom / Sitting room\*
- 7 Staff room\*
- 8 Double car port
- 9 Home cinema / Gym\*
- 10 Sauna\*
- 11 Laundry room\*
- 12 Wine cellar\*
- 13 Void

\*Suggested use.  
All plans are for indicative use only.



Landscape view - A2

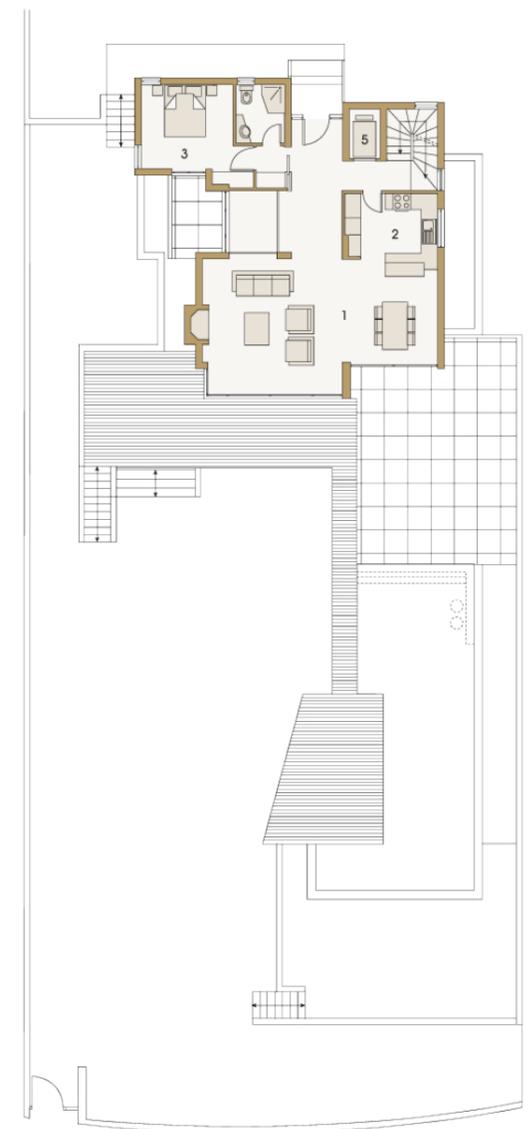
For design A2R, the floorplans are the mirror image of those shown here.



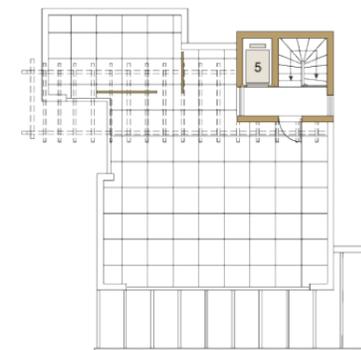
Lower ground floor - A2



First floor - A2



Ground floor - A2



Roof terrace - A2



Sea view

# DESIGN A4/A4R

PLOT SIZE: 502 – 673m<sup>2</sup>

VILLA SIZE: 276m<sup>2</sup>

VILLAS: 28, 41, 43, 44, 51, 52

Making the most of its advantageous location at the height of the development, its design transforms the ascending access into an unfolding sequence of different viewpoints. Extraordinary views to open sea from all interior & exterior spaces, beginning at the street entrance, passing through the elevated ground floor and swimming pool, and reaching their peak at the panoramic roof garden.



Above: CGI of design A4

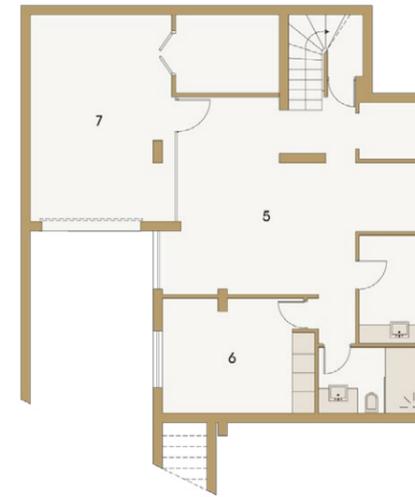


Landscape view - A4R

For design A4R, the floorplans are the mirror image of those shown here.



Sea view



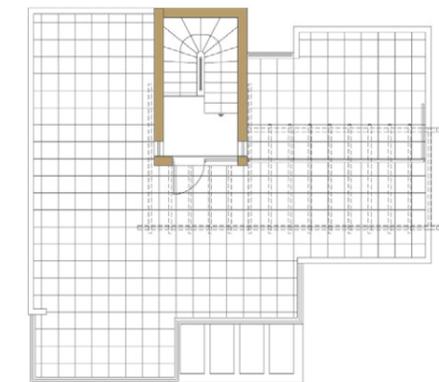
Lower ground floor - A4



Ground floor - A4



First floor - A4



Roof terrace - A4

## KEY LIST

- 1 Living / Dining room
- 2 Kitchen
- 3 Bedroom (2)
- 4 Master bedroom
- 5 Playroom / Sitting room\*
- 6 Staff room\*
- 7 Car port

\*Suggested use.  
All plans are for indicative use only.

# DESIGN A5/A5R

PLOT SIZE: 420 – 673m<sup>2</sup>

VILLA SIZE: 252m<sup>2</sup>

VILLAS: 42, 45–50

Ascending to the villa from street level, arriving at the interior & exterior living areas, passing through the bedroom level and arriving at the roof garden: this journey becomes an experience of enjoying the Mediterranean nature in all its glory; from the scents of the garden, to the panoramic sea and mountain views from the rooftop garden at sunset.



Above: CGI of design A5

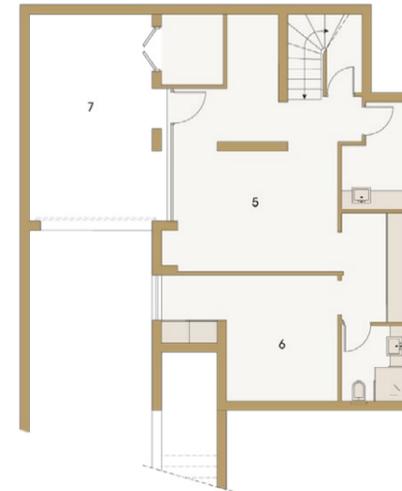


Landscape view - A5

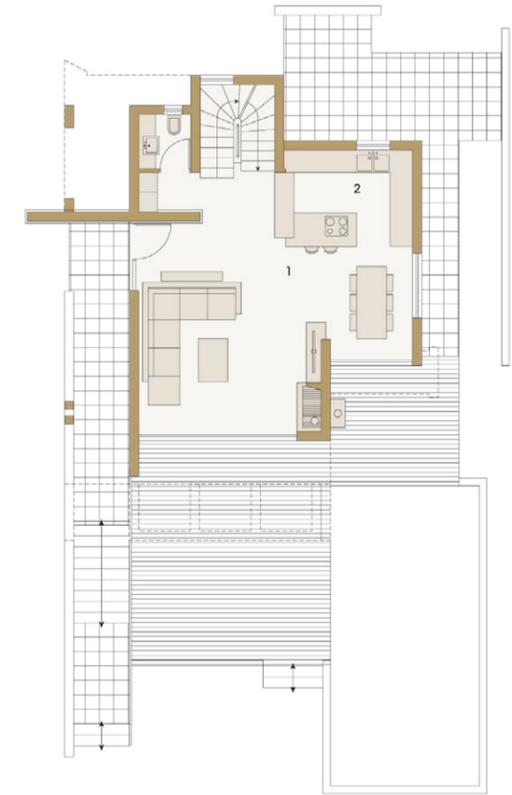
For design A5R, the floorplans are the mirror image of those shown here.



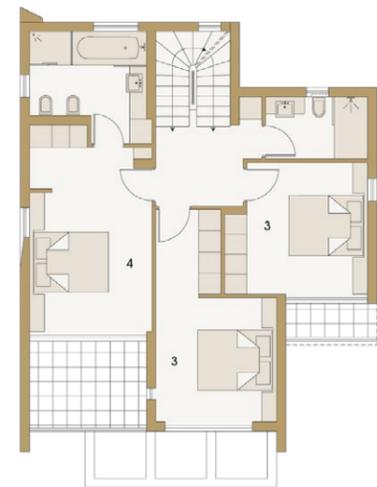
Sea view



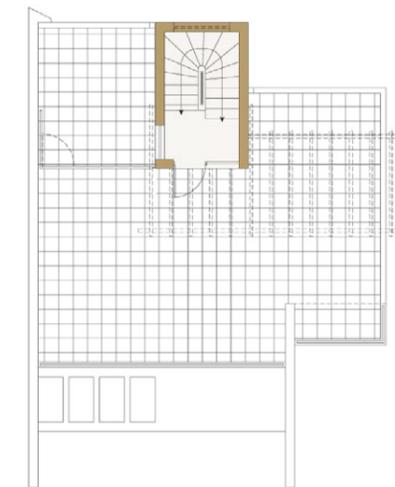
Lower ground floor - A5



Ground floor - A5



First floor - A5



Roof terrace - A5

## KEY LIST

- 1 Living / Dining room
- 2 Kitchen
- 3 Bedroom (2)
- 4 Master bedroom
- 5 Playroom / Sitting room\*
- 6 Staff room\*
- 7 Car port

\*Suggested use.  
All plans are for indicative use only.

# SPECIFICATIONS

## Structure

- Reinforced concrete frame comprising of footings, columns, beams and slabs, designed in accordance with the regulations for anti-earthquake construction specifications.

## Floors

- The entrance hall, living area, dining area and the kitchen floor are paved with large ceramic tiles.
- Verandas, bathrooms and lower ground level areas are paved with ceramic tiles.
- The bedrooms have pre-varnish floating parquet with solid wood top layer.
- Entrance to parking and parking corridor is made of stone paving (K and M design villas).

## Walls

- Exterior walls are of 25cm thick thermal resistant bricks. Internal partition walls are of 10cm hollow bricks.
- External surfaces have three coats of plaster and two coats of paint for exterior use and parts of them are decorated with stone and wood.
- Internal surfaces have three coats of plaster and three coats of emulsion paint.
- Walls in the bathroom are partly covered with ceramic tiles and partly with three coats of painted plaster.
- Walls in the kitchen above benches have three coats of plaster and 15cm height techno-granite back splash installed.

## Ceilings

- All ceilings are of fair-faced concrete treated with two coats of spatula and three coats of emulsion paint. Part of the living, dining and kitchen areas are decorated with plaster board false ceiling.
- All bathrooms have false ceiling.

## Doors & Windows

- Entrance door of hardwood frame and solid wood leaf.
- All internal doors are ready-made to be installed.
- External doors and windows are coloured aluminium with double glazing sliding and/or hinged tilted sections.
- Electrical operated gate door installed.

## Wardrobes & Kitchen Cupboards

- The kitchen will have a techno-granite worktop.
- High quality kitchen cupboards and bedroom wardrobes imported from Italy.

## Sanitary Ware & Mixers

- Imported high quality sanitary ware installed complete with their accessories.
- A techno-granite sink is provided in the kitchen.
- The washbasin tops are made of corian with wooden under-counter cupboard where shown on drawing.
- Wall mounted WCs with concealed cistern.
- Glazed cubicle provided for shower trays.

## Water Supply

- Individual water tank with solar panels and electric water heater.
- Central Pressurised System for the hot and cold water.
- Hot and cold water supply lines in PVC, with the system pipe-in-pipe.
- Water taps to front and back garden and roof deck.

## Electrical Installations

- The entrance door is controlled with interphone.
- TV points are provided in the living room and all bedrooms, connected to the central satellite network of the project.
- Home lighting control system for living and dining areas.
- Shaver socket installed in master bathroom.
- Light sensor provided at parking and entrance area.
- Security alarm system provided.
- Provision for sound points in the living room and ground floor veranda.
- Provision for IP camera at living room,

kitchen and bedroom's corridor.

## Air Conditioning

- Full installation of V.R.V. system (heating and cooling) including the units, wiring, drainage system and installation of copper pipes.
- The internal units in living room, dining room, kitchen and bedrooms are concealed.

## Kitchen Appliances

- The following kitchen appliances are provided: electrical oven, ceramic hob, washing machine, dishwasher, refrigerator and extractor hood.

## Heating

- Electric under floor heating installed with individual thermostats in each room.

## Lift

- Internal lift from lower ground floor to first floor installed as indicated in the architectural drawings (K and M design villas).

## Plot Boundaries

- A combination of low and high height wall as shown in drawing. After beach protection line, shrub planting is provided.

## Other Features

- Fireplace in sitting room.
- External shower for swimming pool.
- External swimming pool.

## Energy Performance Certificate

- The villas comply with the local Energy Performance regulation and have an A (villas 18-23) and B+ (villas 10, 13, 14, 28, 29, 30, 41, 42, 43, 44) rating of energy performance certificate.

Disclaimer  
This brochure does not constitute part of an offer and is not a legally binding document. It merely aims to provide information on the project it describes. Any details mentioned serve as guidelines only.



**Opposite:** Photograph of pool, terrace and sea.

# PROPERTY WITH YOU IN MIND

**Whether you're in search of a permanent residence or a holiday home, invest in your dream property in Cyprus – with Cybarco always at your side.**

- More than 330 days of sunshine per year.
- EU member, with the Euro as its official currency.
- Ideal for a second home or permanent residence.
- Low cost of living.
- Highly beneficial tax regime (corporate tax rate of 12.5%, the lowest in Europe).
- Modern infrastructure, enhanced by major upgrades to the island's airports, highways and marinas.
- Broad network of legal, accounting and banking services.
- English and Russian widely spoken.
- Exceptional education system offering both public and private education for English and Russian students.
- First class health care system.
- Excellent flight connections to London (4.5 hours), Moscow (3.5 hours), St Petersburg (4 hours), Kiev (2.5 hours) and key destinations throughout Europe and the Middle East.
- One of the safest countries and healthiest in which to live, with the lowest crime rate in Europe, low pollution levels and a famously relaxed lifestyle.



Akamas Bay Villas is a creation of Cybarco, Cyprus' Destination Developer.

Part of the Lanitis Group, Cybarco has been shaping Cyprus since 1945. A leader in development and construction, we have a track record creating iconic residences and innovative projects, in Cyprus and further afield.

Our vision has inspired and delivered many of the island's landmark developments, including the world-class Aphrodite Hills Golf Resort, Sea Gallery Villas, The Oval and Limassol Marina. We are also responsible for Trilogy Limassol Seafront, a unique, integrated mixed-use destination in the heart of the island's most vibrant city.

Our success and reputation are founded on outstanding quality, insightful customer satisfaction and excellent after-sales service.

We are proud to present Akamas Bay Villas – for people in search of the ultimate private life.

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