

Leon

S E A F R O N T V I L L A S

AYIA NAPA-CYPRUS







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OUTSTANDING DESIGN

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# M O D E R N   A R C H I T E C T U R E & I N T E R I O R   D E S I G N



Designed by a sea lover, 3 of the 5 master bedrooms and both living rooms assure breathtaking panoramic views over the turquoise Mediterranean waters. A stark white exterior offers an approach to double water features—a lavishly finished pool on one side, the seaside from the other side. At night both make a serene reflection when seen from either level of the domain. A tall divider encompasses the whole grounds, taking into account most extreme protection and security.

Finishing touches are refined to the highest quality and specifications, while rich compositions flourish.

From the minimalistic architecture to the quality of the construction and the exclusive interior design and furniture, no compromise has been made. This luxurious villa is clearly the ideal retreat for a demanding clientele, as it has primarily been designed as the lifetime dream of its owner, not as a rental estate.





LET'S GO SOMEWHERE WHERE  
THE STARS KISS THE SEA

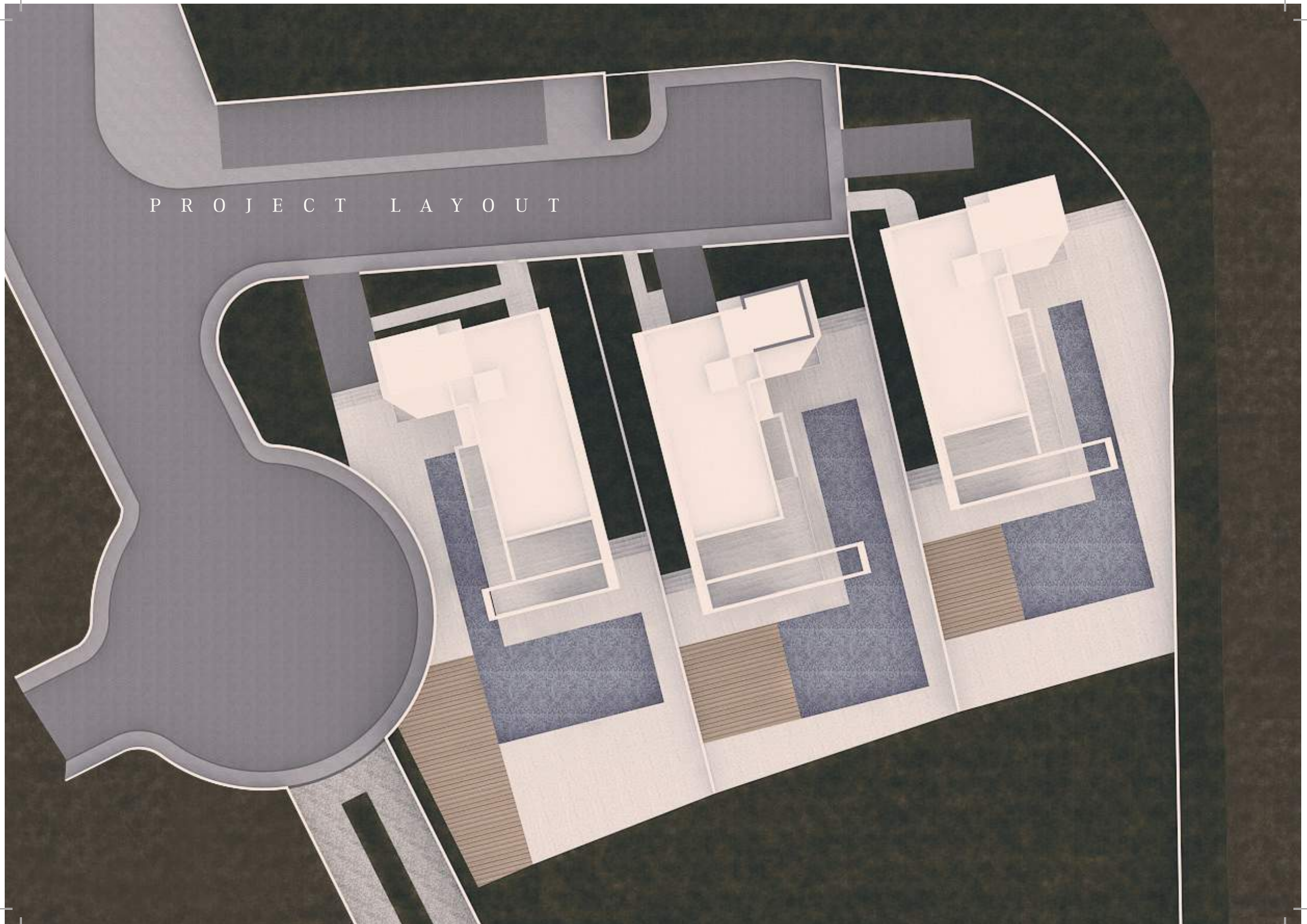








P R O J E C T L A Y O U T





# Icon

## S U P E R I O R S P E C I F I C A T I O N S

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All fittings and finishes have been meticulously chosen to enhance and reflect the caliber and quality of the ICON Signature Villas. Each selection provides absolute refinement and luxury without compromising convenience and comfort.



- Luxury ceramic tiles in entrance, living area, and kitchen
- Floating parquet floors in bedrooms
- Imported marble floors in bathrooms and common areas
- Granite countertops and work surfaces in kitchen



- Surround sound system through living room and ground floor veranda
- Complete installation of concealed unit VRV system on ground and first floors
- Underfloor central heating in all areas
- Energy efficient double glazed thermal windows and doors

- Deluxe 16 mm glass railings on balconies and verandas
- Imported Italian cabinets in ground floor and basement kitchens
- Swiss designed Laufen ceramics and features in bathrooms
- Grohe Model fixtures in kitchen and bathrooms





- Internal KONE luxury lift from basement to first floor
- Infinity swimming pool
- Anti-earthquake reinforced concrete footing, columns, beams, and slabs



- External brick walls with 5 cm thermal insulation
- All flat roofs and verandas fitted with reinforced 5 cm thermal insulation
- Reinforced penetron admix concrete in basement





