

# Specifications

#### • Ceramic tiles

- Granite Kitchen worktop, high quality of sanitary fixtures, mixers and elegant shower screens
- Provision for air-conditioning split units in all rooms and thermal insulation of the villa for energy saving
- Provision for TV, telephone and Internet access in all rooms as also security system
- High tech swimming pool with patio of wooden deck and shower
- High Standard aluminium sections in double glazing windows
- Controlled gated access



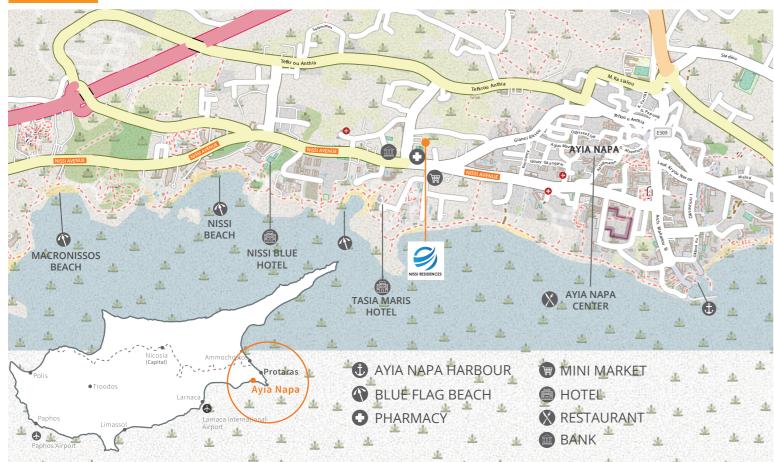
	UNITS:	8
	TYPE:	VILLA
1	COVERED AREA:	135m <sup>2</sup> TO <sup>2</sup>
	PLOT:	229m <sup>2</sup> TO 3
	BEDROOMS:	3
	POOL:	18m <sup>2</sup> TO 40
	STATUS:	UNDER CO

40m<sup>2</sup> OVERFLOW

393m<sup>2</sup>

178m<sup>2</sup> (Optional Basement)

Location





### Project Units & Types

**3 BEDROOM VILLAS** Type C H5 / H6 / H7 / H8 Type B H3 / H4 Type A H1 / H2



500 m 40 km Ayia Napa Centre 10 km Private English School



# **Project Description**

Nissi Residences exhibits a harmonious design that blends earth tones and natural materials within the surrounding environment creating a haven that is distinctive, deluxe and daring. A total of 8 grand villas are located in a private and architecturally stunning complex. Three different, but equally tasteful designs - ranging from 250 square meters to 470 square meters in property size - each offer stylish and discrete refinery in an enviable, prime location.

Each villa benefits from a private, covered parking area, and generously proportioned interior and exterior spaces that effectively extend indoor living outwards where the private gardens are completed with state-of-the-art infinity overflow swimming pools.

## Key Points

- Located in the Centre of Ayia Napa, Close to a plethora of amenities and organised blue flagged sandy beaches
- Close to all amenities. Shops, restaurants, banks & night life
- Contemporary design
- Cleverly designed open plan kitchen, dining area and living room providing extra comfort and space.
- Private Parking
- Private Swimming Pool
- Big gardens with BBQ area