



CYPRUS PROPERTIES

GUIDE FOR 2018 - 2019



MAKKARA
CONSTRUCTION & DEVELOPERS

In Trust we Build!

GENERAL CONTENTS

01

Introduction

Welcome message, About us

02

General Information

About Cyprus, Why Paphos, Paphos' Locations & Airport

03

Makkara Current Projects

Kymmates, Centrale Residences, Oceanides II, Alina Heights, Tala, Spyros, Ellioudia, Armou villa

04

General Specifications

General information on Interior and Exterior Finishes

05

Smart Home System

Features of Smart Home System



WELCOME MESSAGE



Charalambos Polyviou

Managing Director
Makkara Construction & Developers Ltd

Makkara Construction and Developers Ltd is a family run business company, which was created in order to provide its clients with high quality properties and services.

Any creation requires knowledge, optimism and professionalism, but most of all mutual trust, something that Makkara has demonstrated during the numerous projects it has developed. Makkara's main target is to expand even more in the upcoming years.

ABOUT OUR COMPANY

Our company was founded in Paphos, Cyprus in 1995 and through the course over the past 25 years we have created a diverse portfolio of properties, mainly in the area of Paphos.

MAKKARA offers:

- Possibility of construction of your house on our own land
- Option plan and plot of your choice from our extensive portfolio.
- The ability to choose your own design or make changes in our plans or even to choose the materials for your building
- Integrated solutions for those looking for a ready-made home
- Land at sites with mountain and sea views

Why choose us:

- Purchase directly from the manufacturer and save some money
- Reasonable prices
- Makkara is a family company with very low operating costs so can offer very low prices and high quality
- We complete the work based program with strict deadlines
- High quality materials and high standard finishes

Our Services Include:

- Land development
- Property Construction
- Property sales/ Property consultants
- Architectural design and planning permits
- Interior and Exterior Design



25 Years of Experience

ABOUT CYPRUS

Cyprus, the ideal location for everyone. The island of Love and Romance. The place where you can enjoy 330 days of sunshine, taste the traditional Cypriot cuisine and relax among your loved ones.

With an expansive coastline providing a wide variety of beaches to choose from, ranging from secluded bays, to lively resorts, sandy beaches and rocky coves,

you are bound to find the right one for you.

Relaxing in the sun is not the only reason to visit Cyprus. There's a myriad of activities you could indulge in and being an island, water sports feature strongly.

Try the waterpark for thrills, or bungee jumping for an extreme sensation. Discover the magic of the underwater world by

snorkeling or diving in the warm crystal clear seas.

Windsurfing and sailing can be enjoyed all the year round, thanks to steady winds and calm predictable seas, while coastal cruising and deep-water fishing are also popular. You could even use the island as a base for a short cruise to other nearby countries.





Geographic Location

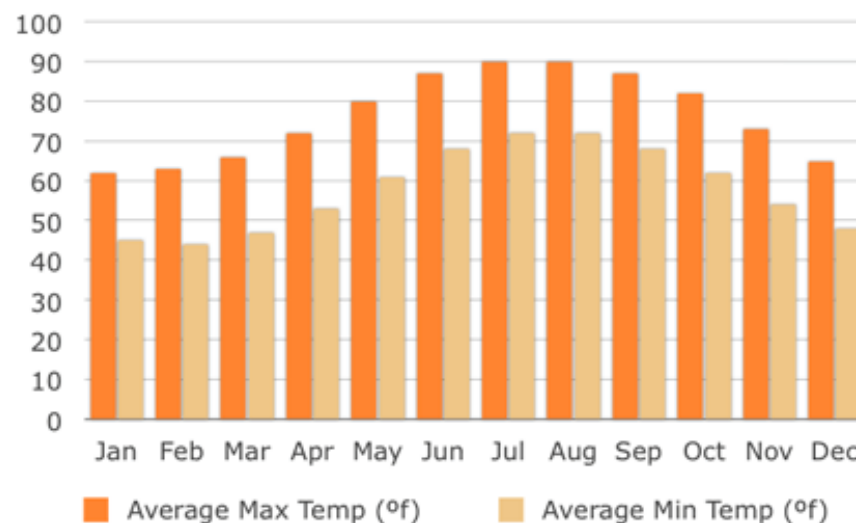
Cyprus is an island in the Eastern Basin of the Mediterranean Sea. It is the third largest island in the Mediterranean and the world's 80th largest island by area. It is located south of Asia Minor, the Anatolian peninsula of the Asian (or Eurasian) mainland (part of Turkey), so it may be included in Western Asia or the Middle East. Cyprus is close to Southern Europe, and Northern Africa, and has had lengthy periods of mainly Greek, Turkish, and Western European influence.

The island is dominated by two mountain ranges, the Troodos Mountains and the Kyrenia Mountains or Pentadaktylos, and the central plain, the Mesaoria, between them.

Area: Total: 9,250 km² / Land: 9,240 km² / Water: 10 km² Coastline: 648 km

Climate

The Mediterranean climate, warm and rather dry, with rainfall mainly between November and March, favors agriculture. In general, the island experiences mild wet winters and dry hot summers. Variations in temperature and rainfall are governed by altitude and, to a lesser extent, distance from the coast. Hot, dry summers from mid-May to mid-September and rainy, rather changeable winters from November to mid-March are separated by short autumn and spring seasons.





Education

Education in Cyprus is overseen by the Ministry of Education and Culture. The education system is divided into pre-primary education (ages 3–6), primary education (ages 6–12), secondary education (ages 12–18) and higher education (ages 18+). Full-time education is compulsory for all children aged between 5 and 15. State-provided schooling including higher education is paid for by taxes.

There is also a parallel system of accredited independent schooling, and parents may choose to educate their children by any suitable means. Private school and university fees are not usually covered by the state.

Cyprus Economy

The economy of Cyprus is classified by the World Bank as a high-income economy, and was included by the International Monetary Fund in its list of advanced economies in 2001. Erratic growth rates in the 1990s reflected the economy's vulnerability to swings in tourist arrivals, caused by political instability on the island and fluctuations in economic conditions in Western Europe. On 1 January 2008, the country adopted the euro as its official currency, replacing the Cypriot pound at an irrevocable fixed exchange rate of CYP 0.585274 per EUR 1.00.

Nicosia is the island's financial hub

Currency 1 euro (ευρώ) = 100 cents (σεντ)

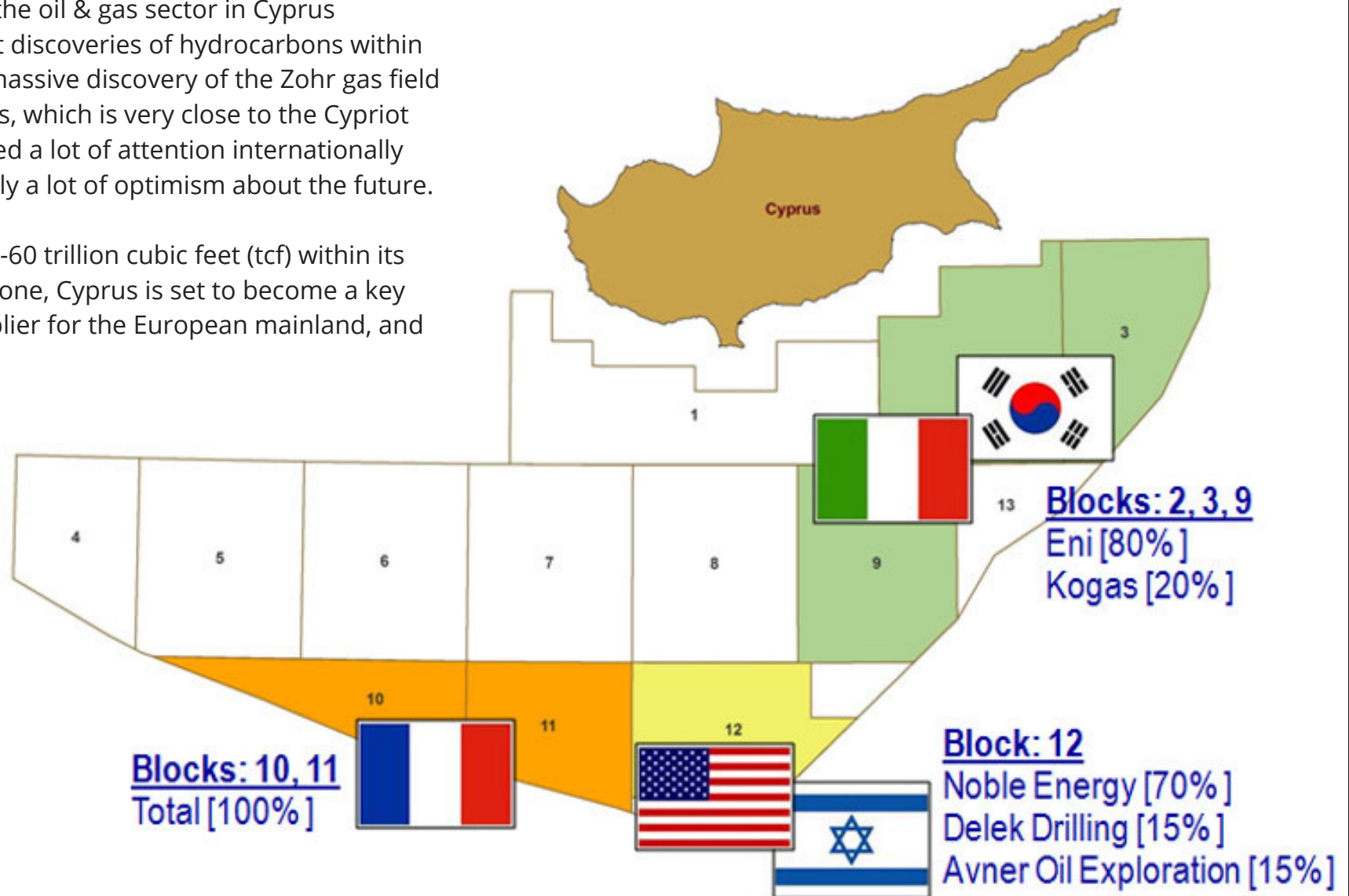
Trade organisations: European Union, WTO



Natural Gas

The development of the oil & gas sector in Cyprus continues. The recent discoveries of hydrocarbons within Cyprus EEZ and the massive discovery of the Zohr gas field in the Egyptian waters, which is very close to the Cypriot acreages, has attracted a lot of attention internationally and has created locally a lot of optimism about the future.

With an estimated 50-60 trillion cubic feet (tcf) within its Exclusive Economic Zone, Cyprus is set to become a key strategic energy supplier for the European mainland, and an energy hub





PAPHOS...

The Beauty of Cyprus

Located on the southwest coast of the island, this region is sheltered from the north by the breathtaking Troodos Mountains and with its temperate climate, it is one of the healthiest in the whole of the Mediterranean. You can bask in sunshine all year round, whilst experiencing the warmth of welcoming people with a reputation for friendliness and hospitality.

Paphos has a pleasant and relaxing harbour with a famous medieval fort. The region offers the possibility of enjoying both coastal areas and mountainous landscapes, as well as capturing a taste of the island's culture with its many world-famous archaeological sites. Paphos International Airport is located on the fringe of the city.

There are four main municipalities in the Paphos region - Paphos Town, Geroskipou, Pegeia and Polis Chrysochous and each has its own collection of special attractions for you to discover.

Paphos is the perfect place to celebrate a wedding or to enjoy a honeymoon. Romance is in the air in the land where the ancient mythical Greek goddess of love and beauty, Aphrodite, once roamed. Swim in the sea by Petra tou Romiou, the rocks where Aphrodite was believed to have risen from the waves.



Paphos Harbour by Night



Location Guide:

1. Kymmates Complex - Kissonerga, Paphos
2. Tala Complex - Tala, Paphos
3. Oceanides II Complex - Chloraka, Paphos
4. Ellioudia Complex - Timi, Paphos
5. Spyros Complex - Anarita, Paphos
6. Kissonerga Beach Resort - Kissonerga, Paphos
7. Armou Villa - Armou, Paphos
8. Alina Heights Complex - Mesogi, Paphos
9. Centrale Residences - City Center, Paphos



Paphos' famous locations

Chloraka

Chloraka is in the ideal location for purchasing property, it has all necessary amenities including supermarkets, shops, bakeries, banks, pharmacies, doctors, petrol station to name a few and is only minutes drive to Paphos Old Town, Paphos Harbour or in the other direction Coral Bay and beautiful sandy beaches. Chloraka is famous for the 'Agios Georgios' boat that was used to import ammunition for the Liberation Struggle in 1955-59 and in a bad storm crashed into the rocks in a sheltered area by the coast and to this day is still there. There are schools and nursery's within the village including a beautiful large Greek Orthodox Church also called 'Agios Georgios'. This suburb of Paphos is also host to Akritas Chlorakas a Cypriot Second Division football team. Along the coastline of Chloraka are hotels, villas and apartments, perfect for friends and family wanting to visit the island. There are restaurants and tavernas that serve an array of cuisine including traditional Cypriot Meze, international dishes and even a fish & chip shop!

Kissonerga

Kissonerga is a lovely village in South West Cyprus in an area famous for the cultivation of banana plantations, this area is known as the Ktima Lowlands. Kissonerga is an ideal location for purchasing property as it is located just minutes drive to Coral Bay and in the other direction just minutes to Paphos Town and Paphos Harbour and along this coastal road is a regular bus service and several hotels, mini-markets, numerous bars and tavernas serving international and local cuisine. Coral Bay is where you will find two wonderful sandy beaches and an abundance of activities, restaurants and bars and perfect for entertaining families and friends that visit. Within Paphos Harbour there is the famous Castle, plenty of restaurants and taverna's, boats for day trips and many shops and supermarket. The village of Kissonerga has all amenities including small supermarket, shops, banks, restaurants and bars plus a pharmacy.

Mesogi

Mesogi is a traditional village located in an elevated position on the hillside just minutes drive from Paphos. Being in such an elevated position gives most properties for sale in this area wonderful sea and coastline views. The village is located just off the Paphos to Polis main road which has all necessary amenities including banks, supermarkets, and shops including an abundance of furniture shops. There are a handful of local tavernas within the village where you can enjoy the local produce and cuisine. In the heart of Mesogi is the Greek Orthodox Church. Mesogi neighbours the villages of Tremithousa. Only minute's drive can take you into Pano Paphos, the main town and approximately 8 minutes you can be at the beach.

Tala

Tala is a wonderful village located on the hill and being set in an elevated position it is perfect to property purchasers that dream of having panoramic sea views. The village itself has shops, a bank, pharmacy, school and a traditional village square where you can enjoy local cuisine at one of the tavernas or just a glass of wine in one of the bars and enjoy watching the world go by. Only minute's drive takes you down the hill to Pano Paphos and Chloraka where there are larger supermarkets and shops. In the other direction is the area of Coral Bay where you can find two wonderful sandy beaches and an abundance of activities like go-karting, horse riding, Paphos Zoo and more plus restaurants and tavernas that serve both international dishes and local cuisine including traditional Cypriot meze, perfect for entertaining families and friends that visit. At the top of the hill in Tala is the famous St Neophytos Monastery named after Neophytos.

PAPHOS INTERNATIONAL AIRPORT

Pafos International Airport is a joint civil-military public airport commonly used by tourists on vacation in western Cyprus, providing access to popular resorts such as Coral Bay, Limassol (about 50 km (31 mi) south-east) and Paphos itself.

According to the airport operator, Paphos Airport served 1,744,011 passengers in 2007. A new terminal opened at Paphos in November 2008.

Passenger facilities include 28 check-in desks, 1 special baggage check-in, 7 gates, 22 aircraft stands, a bank, restaurants, cafeterias, bars, a duty-free shop and a gift shop. Other facilities include a tourist help desk, car rental, first aid, a baby/parent room and disabled access facilities. Refrigerated storage, health officials, and X-ray equipment are among some of the facilities provided for cargo. Furthermore, loading platforms and forklifts are also available.

The main airlines flying from and to Paphos Airport connecting Cyprus to several countries are: EasyJet, Ryanair, Brussels Airlines, British Airways, Thomas Cook World, Transavia Holland, Urals Airlines, Transaero Airlines, jet2.com, BH Air, TUS Airways, Tui fly Netherlands.





MAKKARA CURRENT PROJECTS

Choose your Dream House in Paphos from Makkara Construction & Developers Ltd!

We offer a wide selection of luxury villas, modern townhouses, spacious entire floor apartments and unique resort residences with numerous facilities. We choose the finest locations, use elegance in design and the highest standards of construction, to give you a home representative of your lifestyle and preferences.

Our current projects are located in Kissonerga, Chloraka, Mesoyi, Paphos City Center, Anarita, Tala, Ellioudia-Timi and Armou at places combining both mountain and sea views and close to all amenities.



5 Year Guarantee

CENTRALE RESIDENCES

Centrale Residences is a well designed unique project on 2 Blocks. consisting of 12 (Twelve) entire floor units, connected with a lift and stairs. Centrally located, within direct proximity to all amenities, services, schools, buses, the Paphos Old Town with, monuments, museums, bars, restaurants, etc.

Each block consists of 6 Entire Floor luxurious apartments, enjoying panoramic views of the Mediterranean Coastline, ideally located for investment and permanent living. Project qualifies for PR and Citizenship.

*Ideal for Investment
and Permanent Residence*





ALINA HEIGHTS COMPLEX

Alina Heights is one of its kind! Ideally located just in the outskirts of Paphos, this project consists of 21 Entire Floor Apartments. Separated in 7 tastefully designed blocks, each comprising of 2 & 3 Bedroom Apartments, one on each floor.

A shared lift on every two blocks, landscaped grounds, leisure areas, kid's play area and pool, jet jacuzzi and a large decked adult pool area are some of this project's luxury features. That differentiates it from anything similar within the region of Paphos.

*Ideal for Investment
and Permanent Residence*





OCEANIDES II COMPLEX

New Villas for sale at Chloraka Coast , at a prime location - just 100m from the sea

This complex is being developed in Chloraka, 5 minute drive to Coral Bay and 8 minute drive to Paphos City Centre. We offer our luxury Independent villas at affordable prices without eliminating quality of construction. All types of houses will be build with high quality materials and private swimming pools,as well as private parking, areas will be included.

Ideal for Permanent Residence





KYMMATES COMPLEX

Kymmates seafront villas in Kissonerga are now under construction and for sale

This complex is being developed in Kissonerga, 3 min drive from the New Marina in Paphos, 5 minute drive to Coral Bay and 10 minute drive to Paphos City Centre. We offer our Beach Frontline villas at affordable prices without eliminating quality of construction. All types of houses will be build with high quality materials and private swimming pools,as well as covered parking, will be included.



Ideal for Citizenship - 6% Return

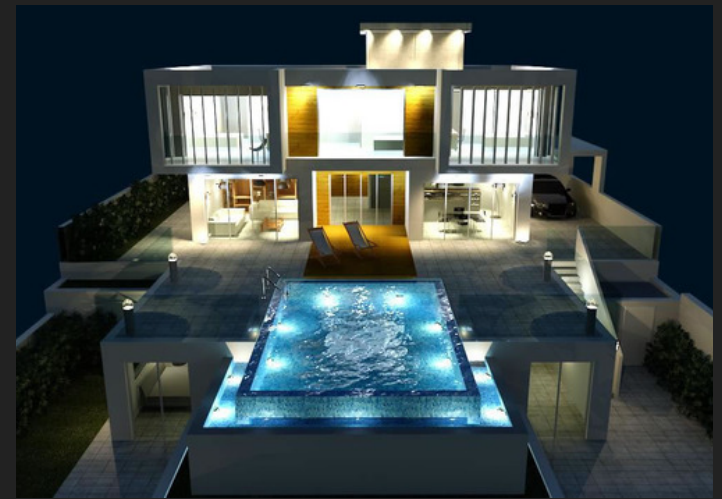


SPYROS COMPLEX

This complex is being developed in Anarita outskirts on a plot offering breathtaking sea and mountain views. Fifteen independent houses will be erected with three, four and five bedroom in large plots all at affordable prices without eliminating quality of construction. All types of houses will be build with high quality materials and private swimming pools will be included.



Ideal for Permanent Residence



TALA COMPLEX

This complex is being developed in Tala Village, 15 minutes from Paphos centre and 10 minutes from the coast.

We offer our luxury house designs in ten large plots at affordable prices without eliminating quality of construction. All types of houses will be build with high quality materials and private swimming pools will be included.

Ideal for Permanent Residence





ELLIUDIA COMPLEX

This complex is being developed in Ellioudia, Timi, 5 min drive to Paphos Highway and 15 min drive to Paphos City Centre.

We offer our Luxurious, Spacious and Independent Villas at affordable prices without eliminating quality of construction. The house will be build with high quality materials and private swimming pools, covered parking and tennis court will be included

Ideal for Permanent Residence





ARMOU VILLA

This unique detached villa is being developed in Armou village, Paphos, Cyprus.

It consists of 3 bedrooms and 4 bathrooms. It has a spacious living room, an operational kitchen, as well as, an office.

Ideal for Permanent Residence





Interior Designs



Interior Designs



General Specifications

- **STRUCTURE:** Reinforced concrete anti-earthquake designed.
- **WALL:** Internal walls 10cm clay brick. Three coats smooth plaster and three coats of emulsion. External walls 25cm brick, insulation polystyrene 5cm and three coats of emulsion
- **CEILING:** Spatula finish and three coats of emulsion
- **FLOORS:** Ceramic tiles for bedrooms tiles or laminated parquet For stairs marble - € 30 / m2 Anti slip ceramic tile for verandas - € 30 / m2
- **WALL TILING:** For kitchen, ceramic wall tiles between the cupboards To all bathrooms up to 2,20m high - € 30 / m2 Granite finishes to kitchen
- **EXTERNAL DOORS-WINDOWS:** Double glazed aluminium (thermo-insulated glazing)and fly screens
Marble cills to windows
- **INTERNAL DOORS:** Pressed beech , varnished
- **MAIN ENTRANCE DOOR:** Panelled aluminium
- **WARDROBES:** Internally with melamine and doors MDF varnished
- **KITCHEN FITTINGS:** Internally with melamine and doors MDF varnished on the top granite
- **SANITARY FITTINGS:** White porcelain fittings including mixer taps and shower - € 5000
- **ELECTRICAL INSTALLATION:** Concealed installation in accordance to the rules and safety regulations of the Cyprus Electricity Authority. Provision for T.V. ,telephone , A/C .,internet.
- **PLUMPING:** Concealed with Pipe in Pipe systems
- **SEWAGE:** Septic and absorption tip
- **WATER SYSTEM:** Water tank and solar panel

SMART HOME

Home Automation System

A smart home, or smart house, is a home that incorporates advanced automation systems to provide the inhabitants with sophisticated monitoring and control over the building's functions. For example a smart home may control lighting, temperature, multi-media, security, window and door operations, as well as many other functions.

Smart homes use 'home automation' technologies to provide home owners with 'intelligent' feedback and information by monitoring many aspects of a home. For example, a smart home's refrigerator may be able to catalogue its contents, suggest menus, recommend healthy alternatives, and order replacements as food is used up. A smart home might even take care of feeding the cat and watering the plants.

Many new homes are being built with the additional wiring and controls which are required to run advanced home automation systems.



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