



CENTRALE RESIDENCES



MAKKARA
CONSTRUCTION & DEVELOPERS

Luxury Living in the Heart of the City

In Trust We Build!

| CENTRALE RESIDENCES
by Makkara Developers

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.

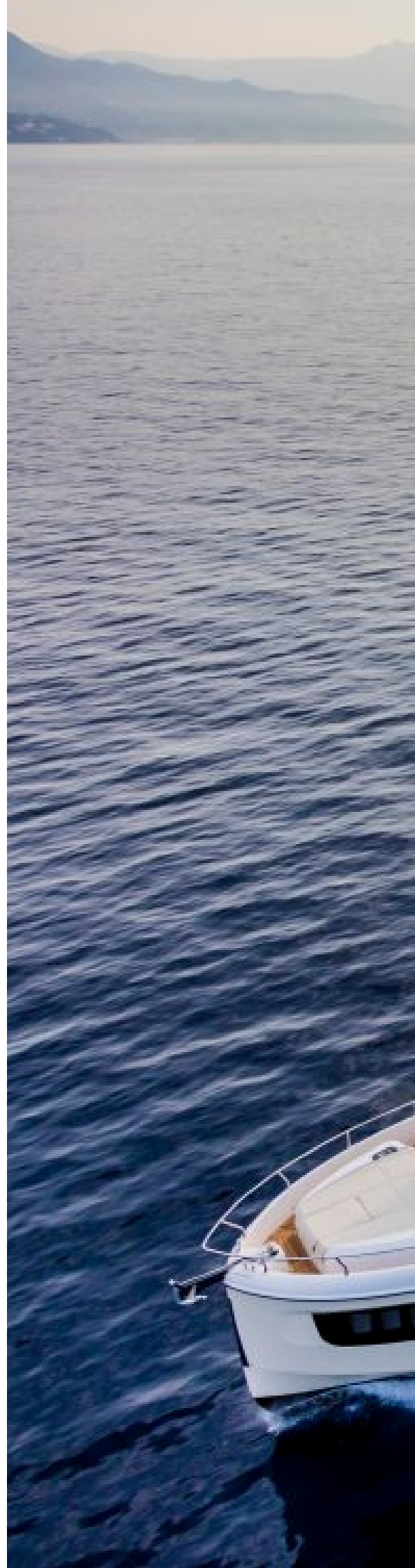
Try the waterpark for thrills, or bungee jumping for an extreme sensation. Discover the magic of the underwater world by snorkeling or diving in the warm crystal clear seas.

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

塞浦路斯是一个对于每个人 来说的理想地点。爱与浪漫 的岛屿。在这里您可以享受 330 天 的阳光,品尝传统的 塞浦路斯美食,和您爱的人 一起放松。拥有广阔的海岸 线,可以选择多样 的海滩,从清静的海湾到充满趣味的 度假胜地,沙滩和岩石海湾,您一定能够找到适合您的那 片海滩,

在阳光里放松并不是游览塞 浦路斯的唯一原 因。有各式 各样的活动可以让您尽情享 受,塞 浦路斯作为一个岛屿,它水上运动的特性可以 展现 的淋漓尽致。尝试水上公园的刺激,或是 蹦极跳的极限感觉,发现水下世界的魔力,通过

用通气管潜泳或在温暖清澈 的海水中潜水。风 帆冲浪和大海航行可以全 年享受,这要归功于 稳定的 风和可预测的平静海洋。于此同时,沿 海航行和深海垂 钓也很是受欢迎。您甚至可 以把这个岛屿作为去附近国 家旅行的基地





WHY PAPHOS

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.



该地区位于该岛的西南海岸,北靠令人惊叹的特洛多斯山脉和温和的气候,是整个地中海最健康的地区之一。您可以一年四季晒太阳,同时感受整个地中海的温暖。

您可以全年沐浴在阳光下,同时感受到以友好和好客著称的人们热情欢迎。帕福斯有一座著名的中世纪城堡,是一座令人愉快和放松的城堡。该地区既可以欣赏到沿海地区的风景,也可以欣赏山区的景象,还可以通过许多世界著名的考古遗址来感受岛上的文化。

帕福斯国际机场位于城市周边。帕福斯地区有四个主要的城镇:帕福斯,杰罗斯吉布,佩牙和波利斯,每个地方都有自己的特殊景点供您探索。帕福斯是庆祝婚礼或度蜜月的理想之地。浪漫的气息弥漫在这片土地上,古希腊神话中爱与美的女神阿芙罗狄蒂曾经在那里漫步。

在帕特拉罗密欧的海中游泳,据说阿芙洛狄特是从海浪中升起,就在岩石的所在地。



Medieval Castle of Paphos

CENTRALE RESIDENCES

Two Stunning Blocks in the Hub of the Town

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.

Main characteristic of the Centrale Residences is its unique design, attention to detail and also on the top floor, a 4 Bedroom Duplex Penthouse that enjoys a 180m2 design, a roof terrace, a plunge pool and a BBQ Area with breathtaking 360 degree sea & mountain view.

中央住宅是一个精心设计的2栋楼房的独特项目。由12个整层单元组成，与电梯和楼梯相连。

位于中心位置，与所有设施，服务，学校，公共汽车，帕福斯老城区，历史迹，博物馆，酒吧，餐馆等直接相邻

每个街区包括6个整层豪华公寓，可以欣赏到地中海海岸线的全景，是投资和永久居住的理想场所。项目符合永居权和公民身份

中央住宅的主要特点是其独特的设计，注重细节，以及第7层楼的复式顶楼公寓，拥有180平方米的设计，360度的山景和海景，一个带私人游泳池的屋顶露台和一个已建成的烧烤区







ELEGANCE IN LIVING

THE LOCATION

LOCATION (地理位置): PAPHOS CITY CENTER

PROJECT TYPE (项目类型): APARTMENTS (整层公寓)

CONSISTS OF: 11 APARTMENTS AND A PENTHOUSE
土地规划详情: 11 套公寓, 2层楼的顶层

COVERED AREA (覆盖面积): 90 - 150 m²

TOTAL COVERED AREA (总覆盖面积): 110 - 180 m²

2 minutes walk to
bars and restaurants
步行2分钟到酒吧和餐厅s



Next to the Town Hall
市政厅旁边



1 minute walk to
Shopping Amenities
步行1分钟到超级市场



14 minutes drive to
International Airport
14分钟车程到国际机场



5 minutes drive to
Paphos Harborur
开车5分钟到帕福斯海港





3D SITE PLAN



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3D VIEWS



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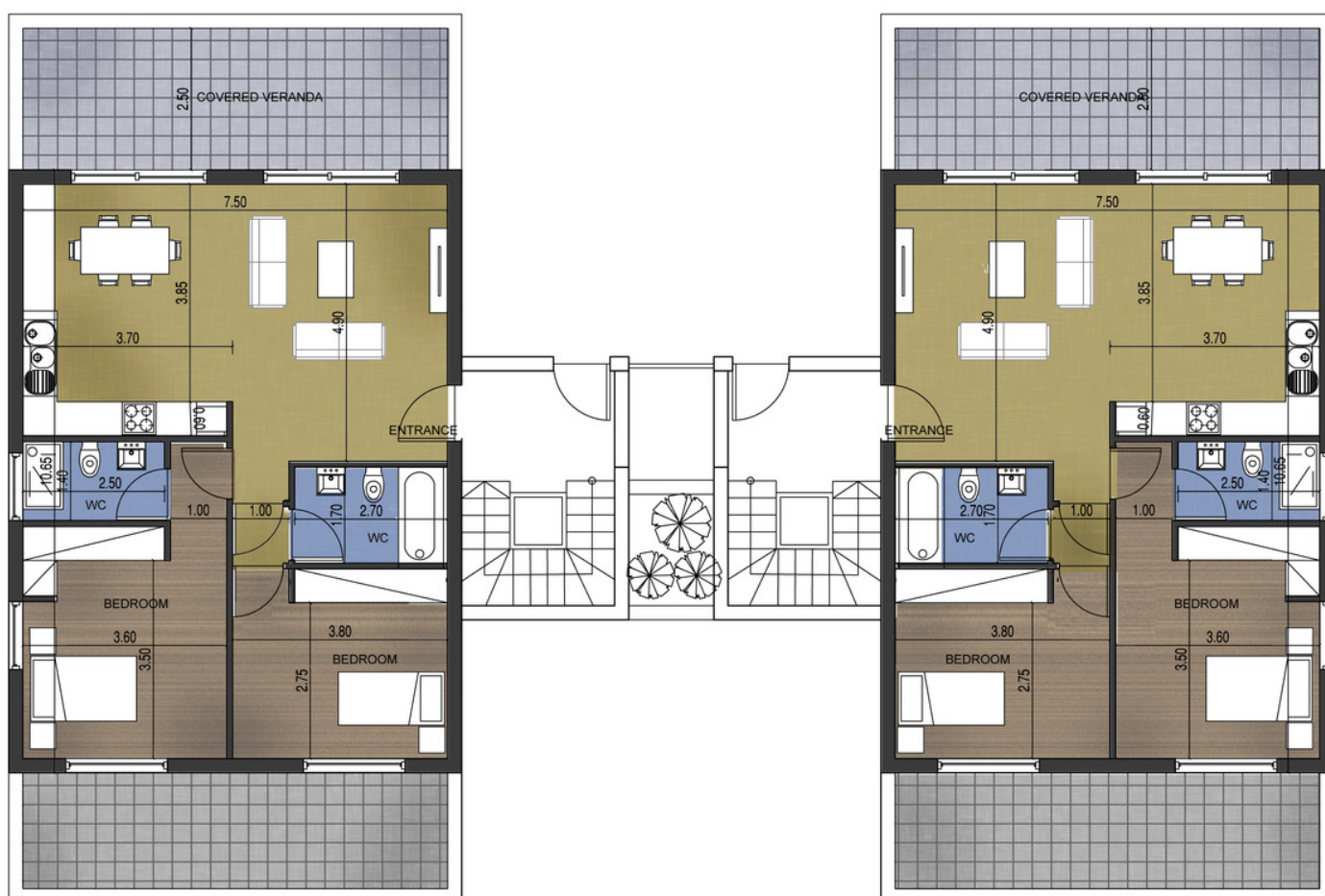
3D VIEWS



CENTRALE RESIDENCES

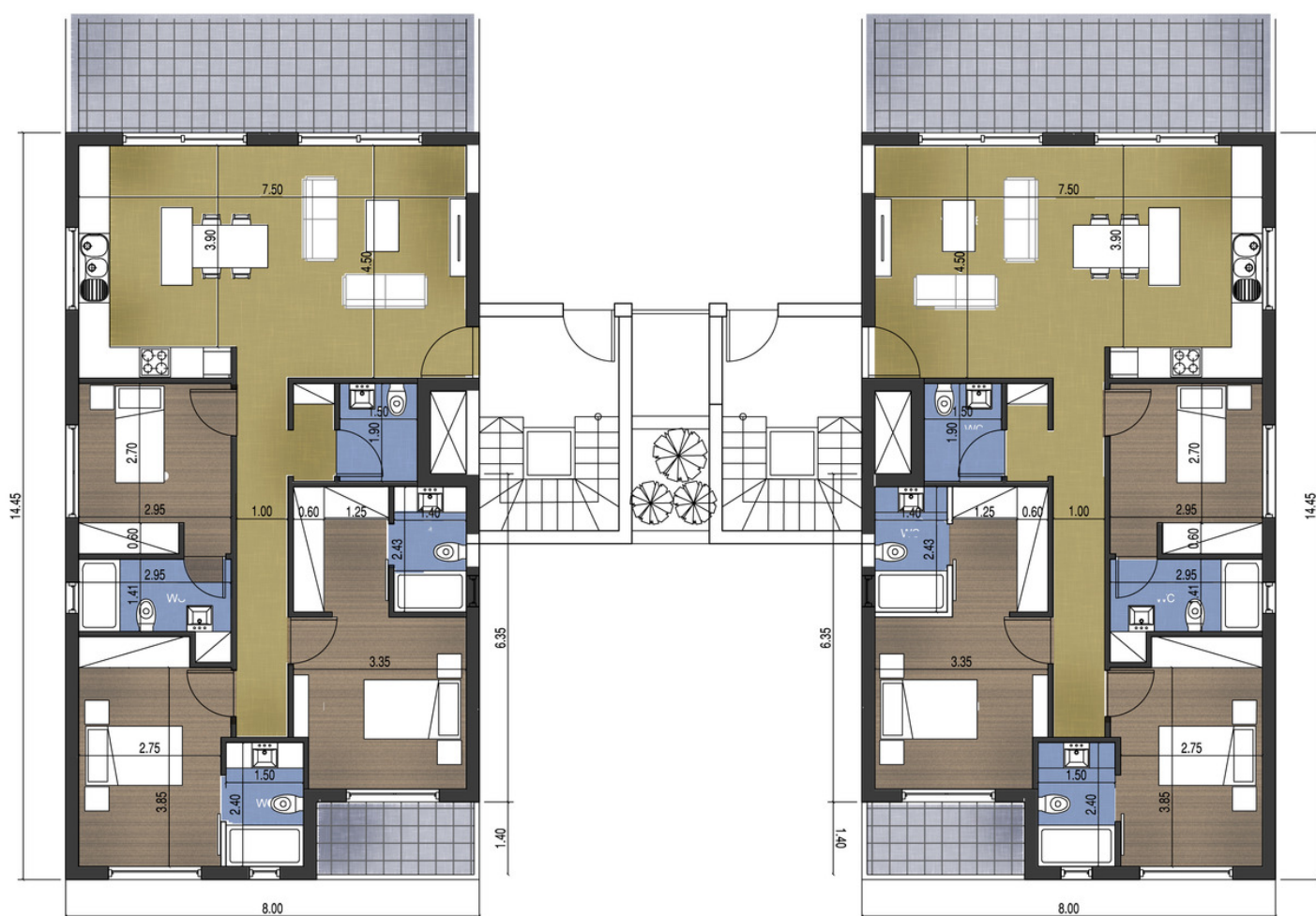
2 BEDROOM APARTMENT

- Covered Area: 90 m²
覆盖面积 90 m²
- Total Covered Area: 110 m²
总覆盖面积 110 m²
- 2 En-suite Bedrooms
2 套套房卧室
- Underground Private Parking Area
地下私人停车场
- Underground Private Storage room
地下私人储藏室



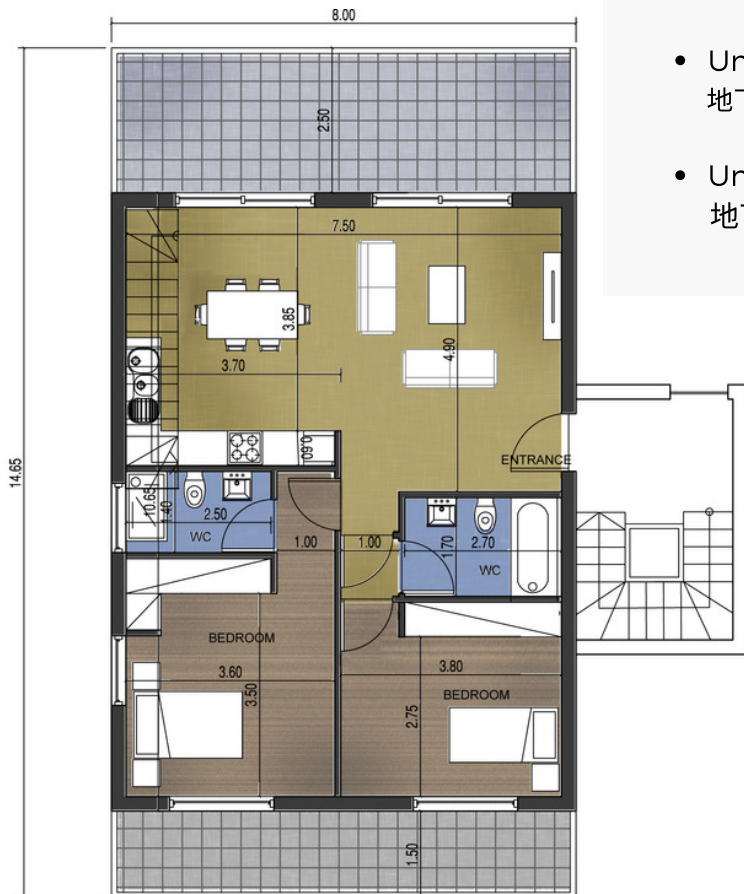
3 BEDROOM APARTMENT

- Covered Area: 110 m2
覆盖面积 110 m2
- Total Covered Area: 130 m2
总覆盖面积 130 m2
- 3 En-suite Bedrooms
3 套套房卧室
- Underground Private Parking Area
地下私人停车场
- Underground Private Storage room
地下私人储藏室

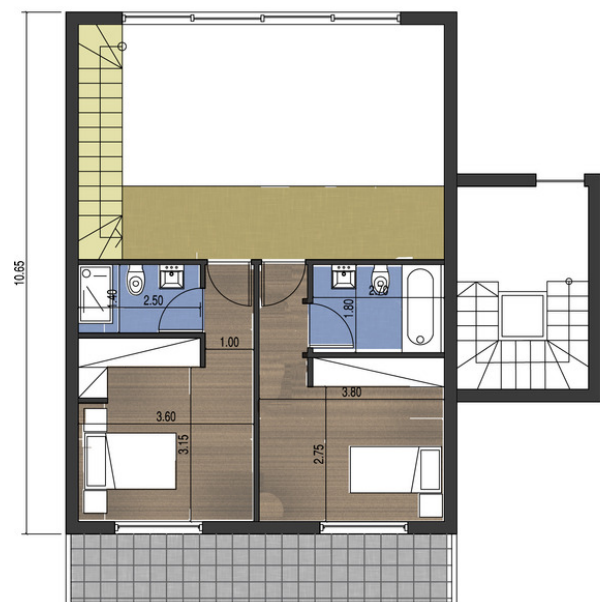


PENTHOUSE

- Covered Area: 150 m²
覆盖面积 150 m²
- Total Covered Area: 180 m²
总覆盖面积 180 m²
- Duplex Penthouse with 4 En-suite Bedrooms
2层楼的顶层4居套房公寓
- 80 m² Roof-terrace with private plunge pool enjoying amazing mountain and sea views
80 平方米的屋顶花园，私人游泳池，享受美丽的山海景观
- Underground Private Parking Area
地下私人停车场
- Underground Private Storage room
地下私人储藏室



Penthouse Down-Floor



Penthouse Upper-Floor

INTERIOR DESIGNS



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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 bedroom, stairs or laminated parquet For stairs marble - € 30 / m² Antislip 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 finish to kitchen · EXTERNAL DOORS-WINDOWS: Double glazed aluminium (thermo-insulated glazing) and fly screens Marble sill 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.

PLUMBING: Concealed with Pipe in Pipe systems

SEWAGE: Septic and absorption tip · WATER SYSTEM: Water tank and solar panel

基本信息

结构: 钢筋混凝土抗震设计

墙体: 内墙 10cm 黏土砖。三层光滑灰泥和三层乳胶, 外墙 25cm 砖, 保温聚苯乙烯 5cm 和三层乳胶

天花板: 抹刀饰面和三种乳胶漆

地板: 卧室瓷砖或楼梯用层压拼花地板大理石 €30/m², 阳台防滑瓷砖 €30/m²

墙面瓷砖: 对于厨房, 橱柜与所有浴室之间的陶瓷墙链接, 高度不超过 2.2m, 30m², 厨房用花岗岩饰面

外门窗: 双层玻璃铝(隔热玻璃)和纱窗, 大理石瓷砖至窗户

内门: 漆压榉木

主入门: 镶板铝

衣柜: 内部用三聚氰胺和 MDF 上漆门

厨房配件: 在花岗岩上, 内部用三聚氰胺, 门上 MDF 上漆 卫生设备: 白色陶瓷设备, 包括混合水龙头和淋浴器, €5000 电器安装: 根据塞浦路斯电力局规则和安全规定进行隐蔽式安装。提供电视, 电话, 空调, 互联网

管道: 管道系统中的管道隐藏
污水: 化粪池和吸收端 水系统: 水箱和太阳能板



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