



TALA COMPLEX

In Trust we Build!

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.





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.



Paphos Harbour by Night

ABOUT 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 .

Only minutes 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 sandy beaches and an abundance of activities like horse riding, Paphos Zoo and more plus restaurants and tavernas that serve both international dishes and local cuisine including traditional Cypriot meze.

At the top of the hill in Tala is the famous St Neophytos Monastery named after Neophytos the Recluse whose writings preserved history of the early crusades.

TALA VILLAS COMPLEX

This complex is being developed in Tala Village, 10 minutes from Paphos centre and 6 minutes from the coast.

We offer our luxury house designs in ten (10) 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 as well as private parking areas will be included.

5 Year Guarranty

The Location



General Information

LOCATION:

TALA – PAPHOS - CYPRUS

PROXIMITY:

CORAL BAY – 6 Km (5 Min Drive)

PEYIA VILLAGE – 8 Km (9 Min Drive)

PAFOS CENTRE – 10 Km (10 Min Drive)

PAFOS AIROPORT – 15 Km (15 Min Drive)

DISTANCE FROM SEA:

5Km from the nearest Sea Coast

PROJECT TYPE:

Detached Villas

AVAILABILITY:

10 Villas with 3 - 5 Bedrooms

PLOT AREA:

450 - 600 m²

TOTAL COVERED AREA:

165 m² - 232 m²

Plot Views



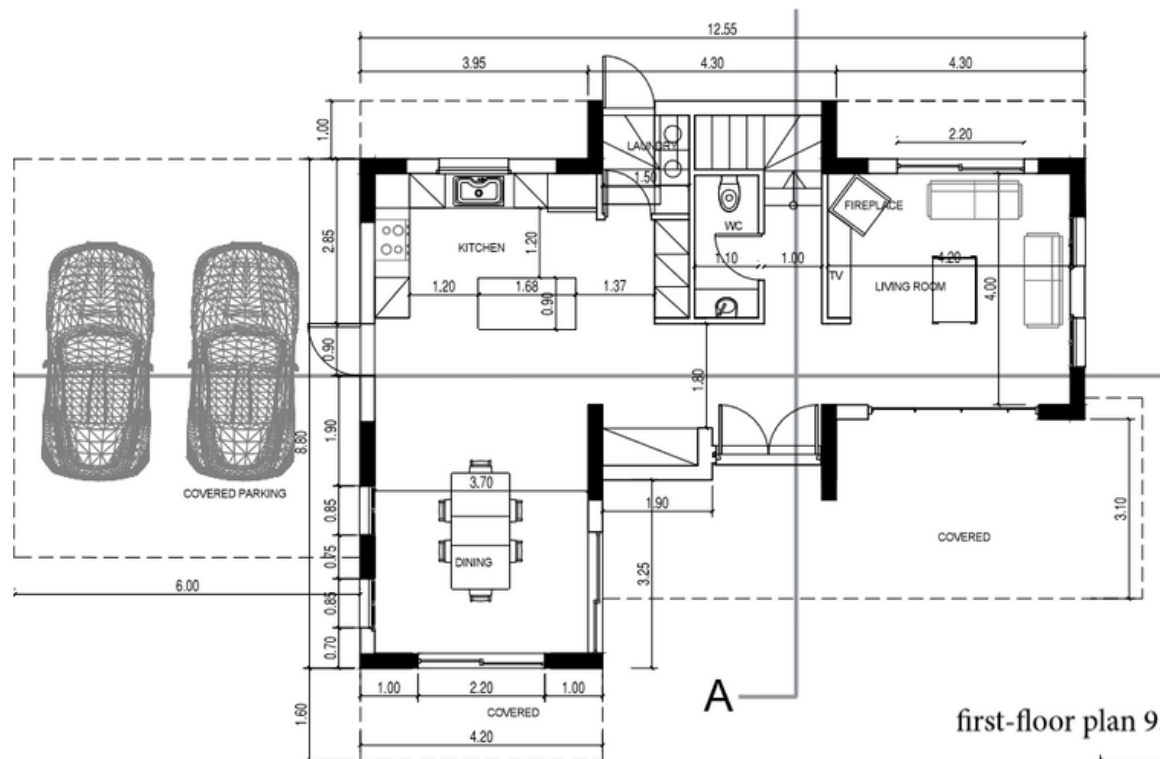
Site Plan



House Type A

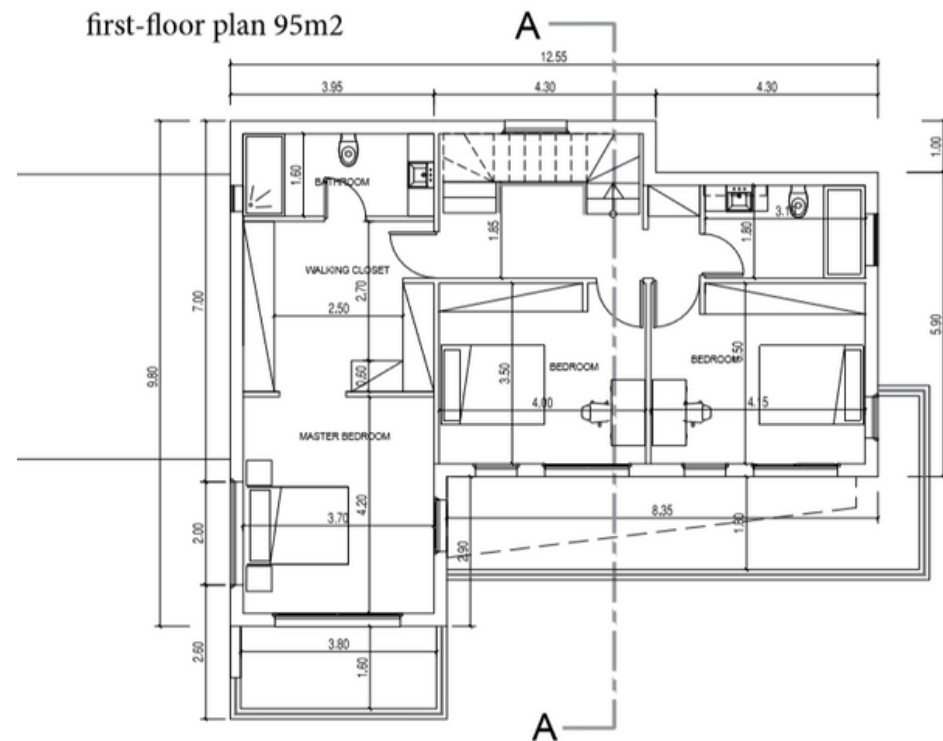
A stunning property Ideal for Permanent Residency

- Total Build Area 177m²
- Total Covered Area 220m²
- 3 Bedrooms all en-suite, enjoying amazing sea & mountain views
- Private Swimming pool
- Private Car Parking Area



Ground Floor Plan

first-floor plan 95m2



First Floor Plan



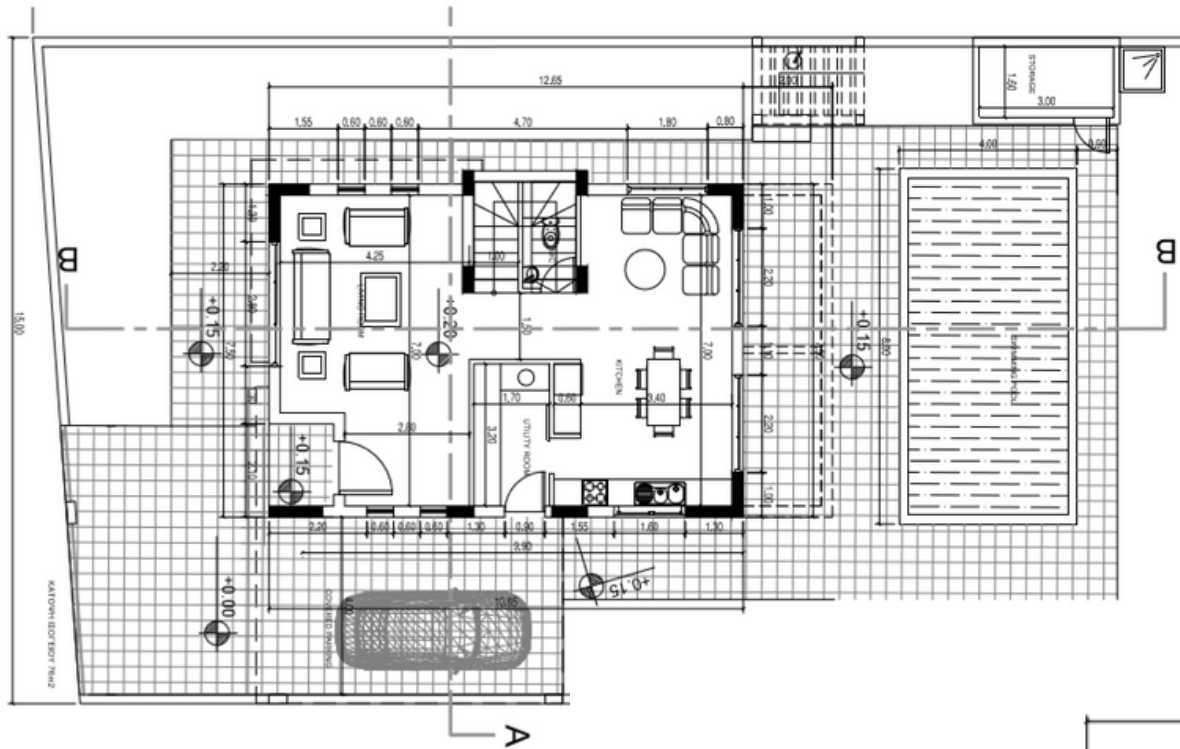


House Type B

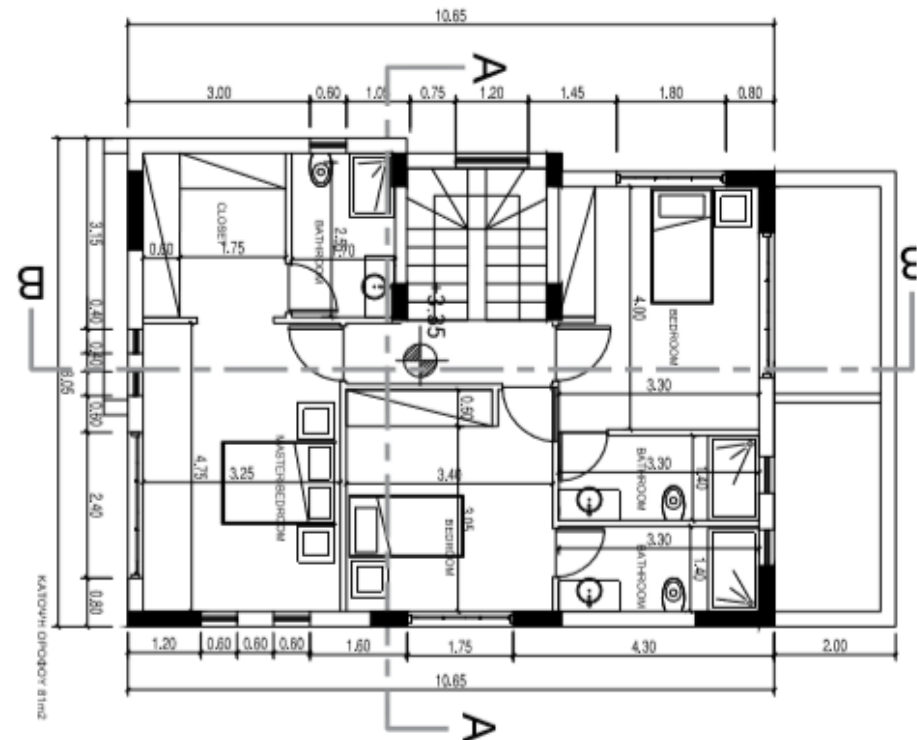
A stunning property Ideal for Permanent Residency

- Total Build Area 165m²
- Total Covered Area 190m²
- 3 Bedrooms all en-suite, enjoying amazing sea & mountain views
- Private Swimming pool
- Private Car Parking Area

Ground Floor Plan



First Floor Plan



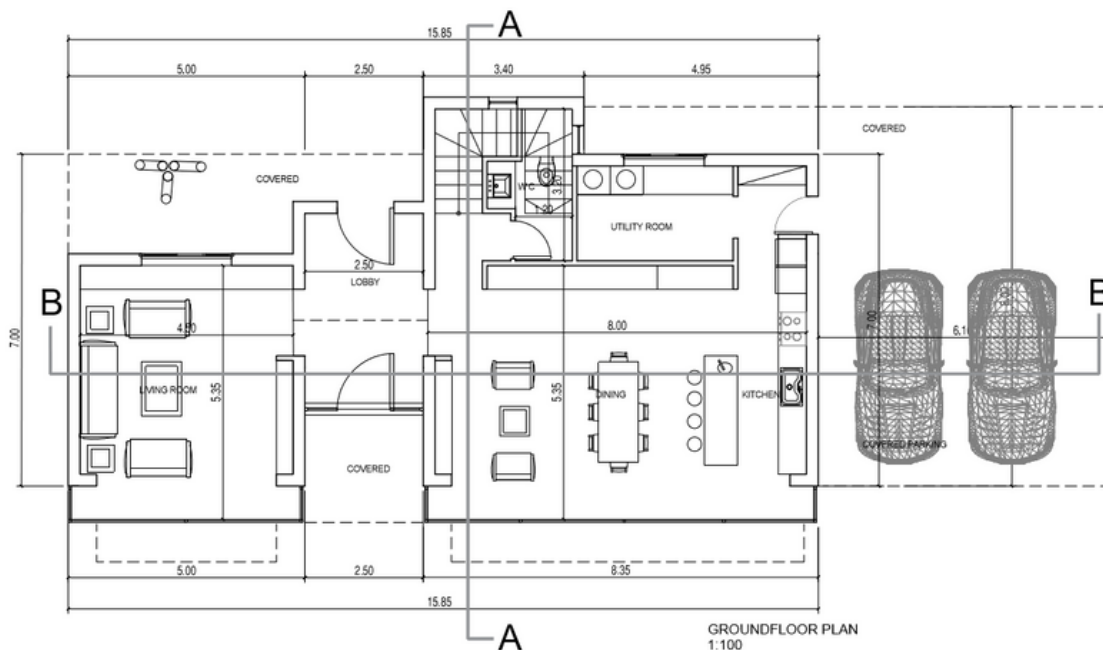




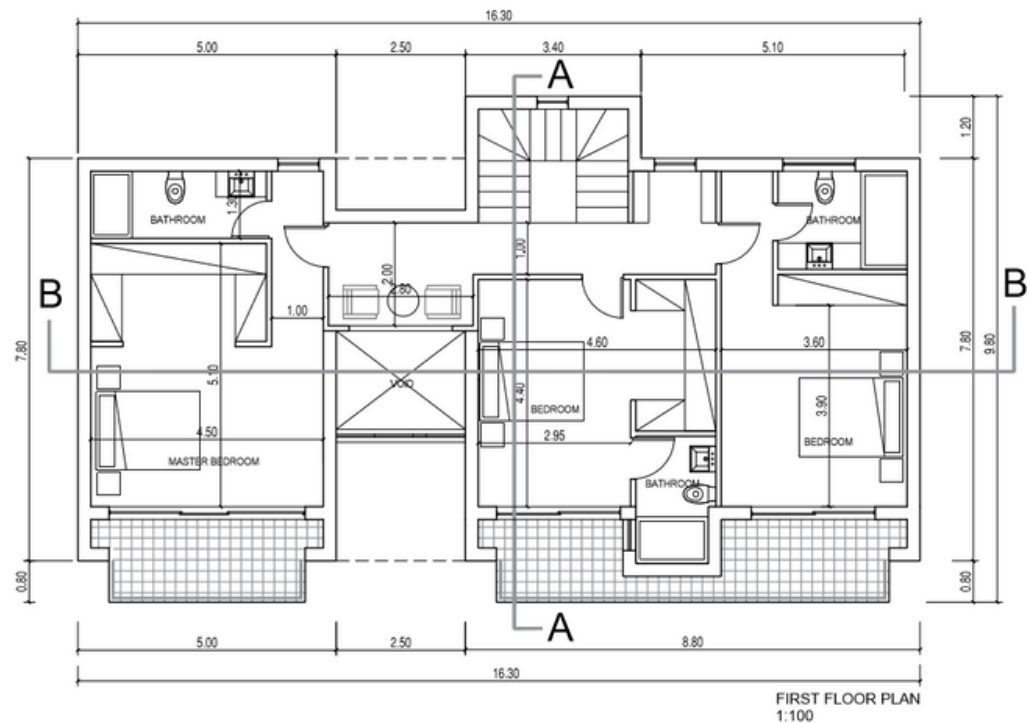
House Type C

A stunning property Ideal for Permanent Residency

- Total Build Area 232m²
- Total Covered Area 280m²
- 3 Bedrooms all en-suite, enjoying amazing sea & mountain views
- Private Swimming pool
- Private Car Parking Area



Ground Floor Plan



First Floor Plan



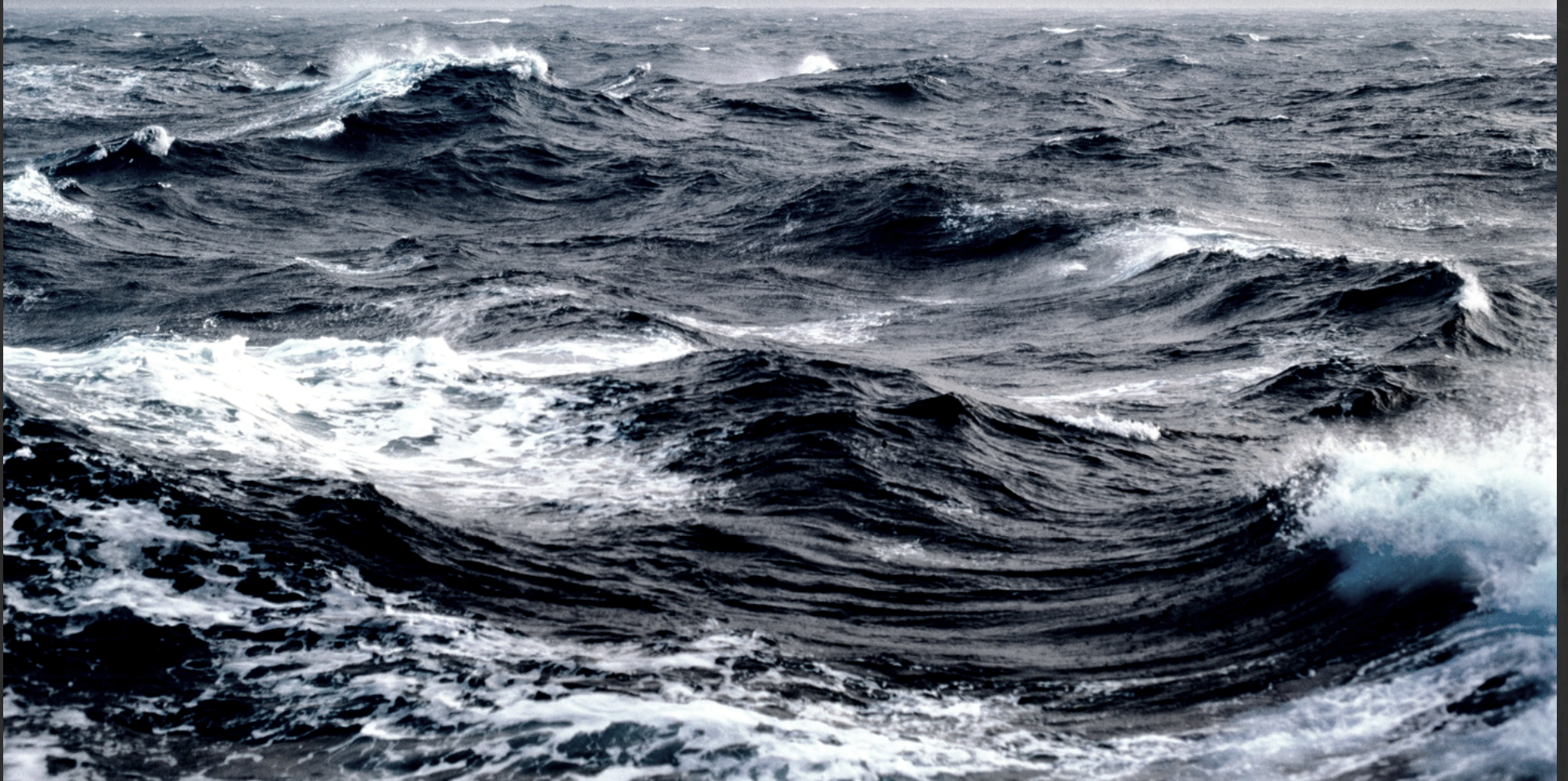


General Specifications

- **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

**“I only really and truly fully relax on my own. Give me a sun
lounger, a pool and a sea view, and I am happy.”**

-Miranda Hart-





MAKKARA
CONSTRUCTION & DEVELOPERS