



ikaria park





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INTRODUCING IKARIA PARK



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Immerse yourself in sophistication with premium finishes and enjoy the convenience of a charming cafe on the premises. Ikaria Park invites you to discover a world where luxury and lifestyle merge seamlessly, offering unparalleled beauty, comfort, and convenience. Step into a living experience that surpasses expectations and sets a new standard for lavish living in the heart of Paphos, where dreams are redefined and a lifetime of memories awaits.

At a glance you will recognize the contemporary design and high-end construction and finishing specifications. Breath-taking design of the building and the comfort created by the best architects of the island.





INTRODUCING IKARIA PARK

AN INVESTMENT FOR LIFE

We want your new home to serve you both in the short and long term. Ikaria Park offer you a rare combination of prime location, quality design and construction, perfect choice for both - living or holidays that will make your preferred property a valuable safe space today and an asset for the future.



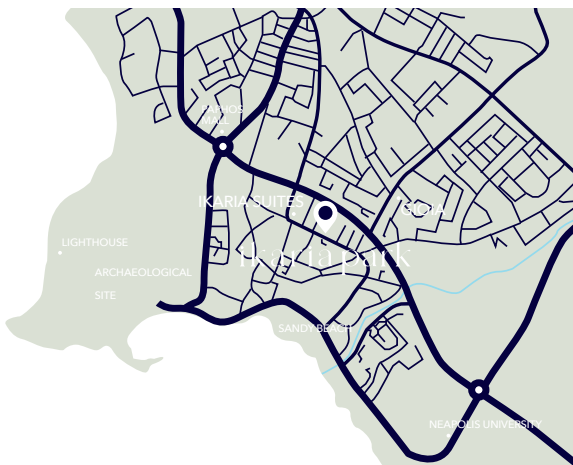
EXECUTIVE SUMMARY



- 8 comfort apartments of 1 bedroom
- 12 elegant apartments of 2 bedrooms
- 3 luxurious penthouses
- Common areas 300 sqm
- Storage rooms
- Covered parkings
- Communal pool
- Lobby
- CCTV



LOCATION

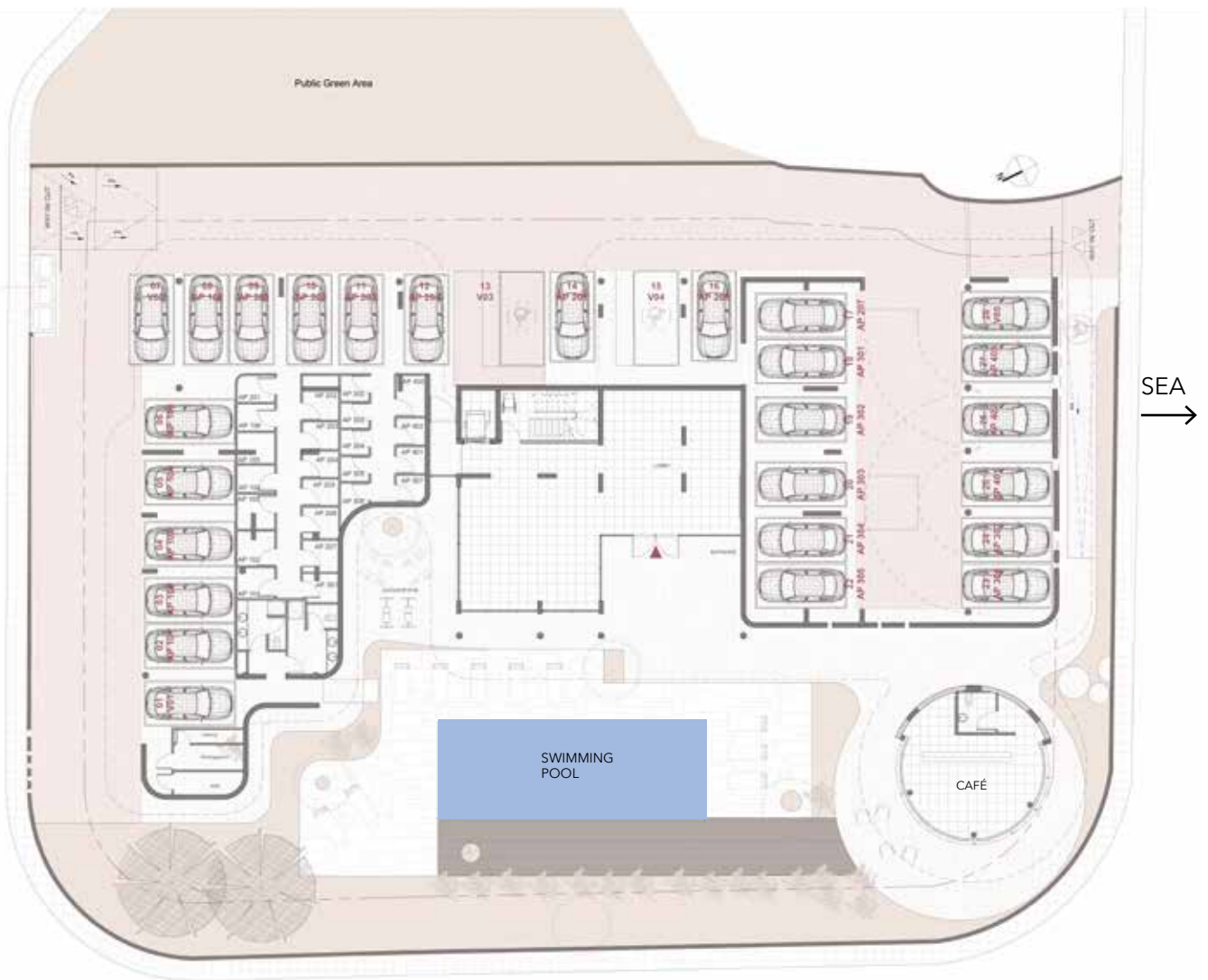


CHOOSING IKARIA PARK

Located only a short 5-minutes' walk to the harbour and heart of Kato Paphos as well as King's Avenue Mall.

- Distance to the sea - 600m
- Distance to the Kings Avenue Mall - 750m
- Distance to the American University of Beirut- 890m
- Distance to the supermarket- 650m

IKARIA PROJECT // GROUND FLOOR PLAN



FACILITIES

- OUTDOOR GYM
- CO-WORKING SPACE
- CAFÉ
- LOBBY / RECEPTION
- COMMON SWIMMING POOL
- KIDS PLAYGROUND





IKARIA PROJECT // FIRST FLOOR PLAN



IKARIA PROJECT // FIRST FLOORPLAN

101 & 102 APARTMENT

2 BEDROOMS	2 BATHROOMS
LIVING AREA:	80 sqm
COVERED VERANDA:	30 sqm
UNCOVERED VERANDA:	23 sqm
STORE ROOM:	1
COVERED PARKING:	1
TOTAL COVERED AREA:	110 sqm

103 APARTMENT

1 BEDROOM	1 BATHROOM
LIVING AREA:	51 sqm
COVERED VERANDA:	12 sqm
UNCOVERED VERANDA:	20 sqm
STORE ROOM:	1
COVERED PARKING:	1
TOTAL COVERED AREA:	63 sqm

104 APARTMENT

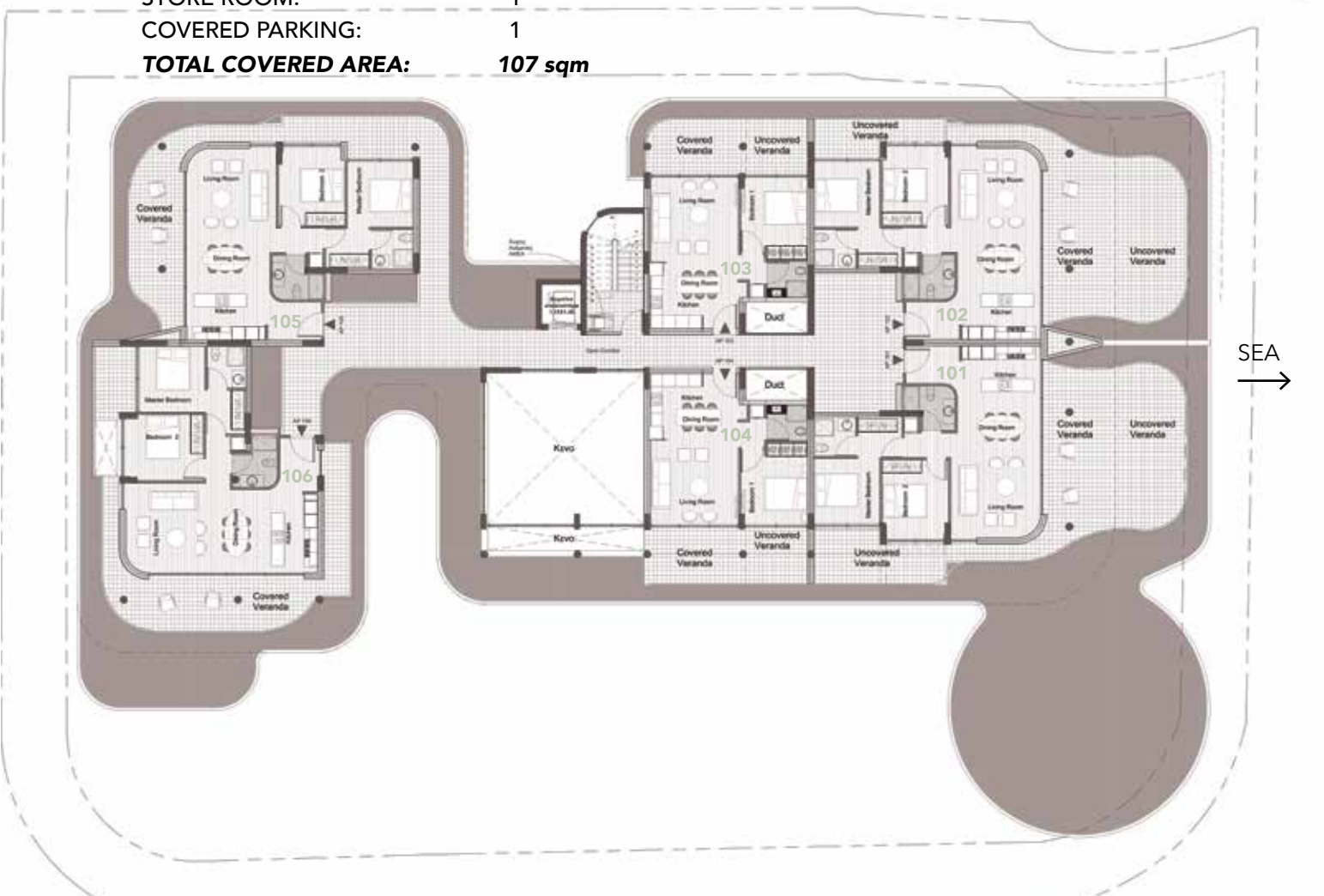
1 BEDROOM	1 BATHROOM
LIVING AREA:	52 sqm
COVERED VERANDA:	11 sqm
UNCOVERED VERANDA:	7 sqm
STORE ROOM:	1
COVERED PARKING:	1
TOTAL COVERED AREA:	63 sqm

105 APARTMENT

2 BEDROOMS	2 BATHROOMS
LIVING AREA:	82 sqm
COVERED VERANDA:	23 sqm
UNCOVERED VERANDA:	20 sqm
STORE ROOM:	1
COVERED PARKING:	1
TOTAL COVERED AREA:	105 sqm

106 APARTMENT

2 BEDROOMS	2 BATHROOMS
LIVING AREA:	81 sqm
COVERED VERANDA:	26 sqm
UNCOVERED VERANDA:	20 sqm
STORE ROOM:	1
COVERED PARKING:	1
TOTAL COVERED AREA:	107 sqm





IKARIA PROJECT // SECOND FLOOR PLAN



IKARIA PROJECT // SECOND FLOOR PLAN

201 & 202 APARTMENT

2 BEDROOMS	2 BATHROOMS	
LIVING AREA:	80 sqm	
COVERED VERANDA:	23 sqm	
STORE ROOM:	1	
COVERED PARKING:	1	
TOTAL COVERED AREA:	103 sqm	

203 APARTMENT

1 BEDROOM	1 BATHROOM	
LIVING AREA:	51 sqm	
COVERED VERANDA:	12 sqm	
STORE ROOM:	1	
COVERED PARKING:	1	
TOTAL COVERED AREA:	63 sqm	

204 APARTMENT

1 BEDROOM	1 BATHROOM	
LIVING AREA:	50 sqm	
COVERED VERANDA:	11 sqm	
STORE ROOM:	1	
COVERED PARKING:	1	
TOTAL COVERED AREA:	61 sqm	

205 APARTMENT

1 BEDROOM	1 BATHROOM	
LIVING AREA:	50 sqm	
COVERED VERANDA:	12 sqm	
STORE ROOM:	1	
COVERED PARKING:	1	
TOTAL COVERED AREA:	62 sqm	

206 APARTMENT

2 BEDROOMS	2 BATHROOMS	
LIVING AREA:	82 sqm	
COVERED VERANDA:	24 sqm	
STORE ROOM:	1	
COVERED PARKING:	1	
TOTAL COVERED AREA:	106 sqm	

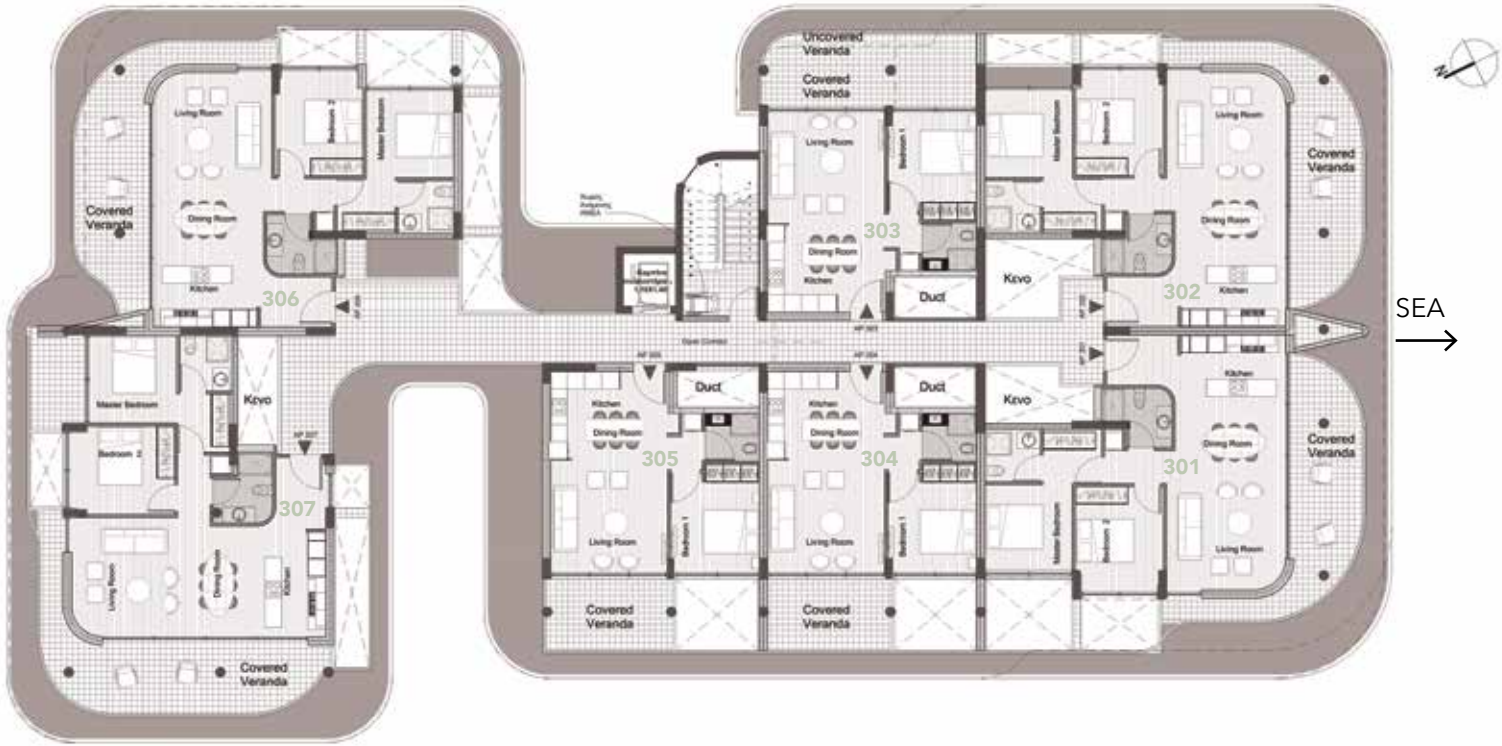
207 APARTMENT

2 BEDROOMS	2 BATHROOMS	
LIVING AREA:	81 sqm	
COVERED VERANDA:	26 sqm	
UNCOVERED VERANDA:	4 sqm	
STORE ROOM:	1	
COVERED PARKING:	1	
TOTAL COVERED AREA:	107 sqm	





IKARIA PROJECT // THIRD FLOOR PLAN



IKARIA PROJECT // THIRD FLOOR PLAN

301 & 302 APARTMENT

2 BEDROOMS	2 BATHROOMS
LIVING AREA:	80 sqm
COVERED VERANDA:	23 sqm
STORE ROOM:	1
COVERED PARKING:	1
TOTAL COVERED AREA:	103 sqm

304 APARTMENT

1 BEDROOM	1 BATHROOM
LIVING AREA:	50 sqm
COVERED VERANDA:	11 sqm
STORE ROOM:	1
COVERED PARKING:	1
TOTAL COVERED AREA:	61 sqm

306 APARTMENT

2 BEDROOMS	2 BATHROOMS
LIVING AREA:	83 sqm
COVERED VERANDA:	22 sqm
STORE ROOM:	1
COVERED PARKING:	1
TOTAL COVERED AREA:	105 sqm

303 APARTMENT

1 BEDROOM	1 BATHROOM
LIVING AREA:	51 sqm
COVERED VERANDA:	10 sqm
UNCOVERED VERANDA:	7 sqm
STORE ROOM:	1
COVERED PARKING:	1
TOTAL COVERED AREA:	61 sqm

305 APARTMENT

1 BEDROOM	1 BATHROOM
LIVING AREA:	50 sqm
COVERED VERANDA:	12 sqm
STORE ROOM:	1
COVERED PARKING:	1
TOTAL COVERED AREA:	62 sqm

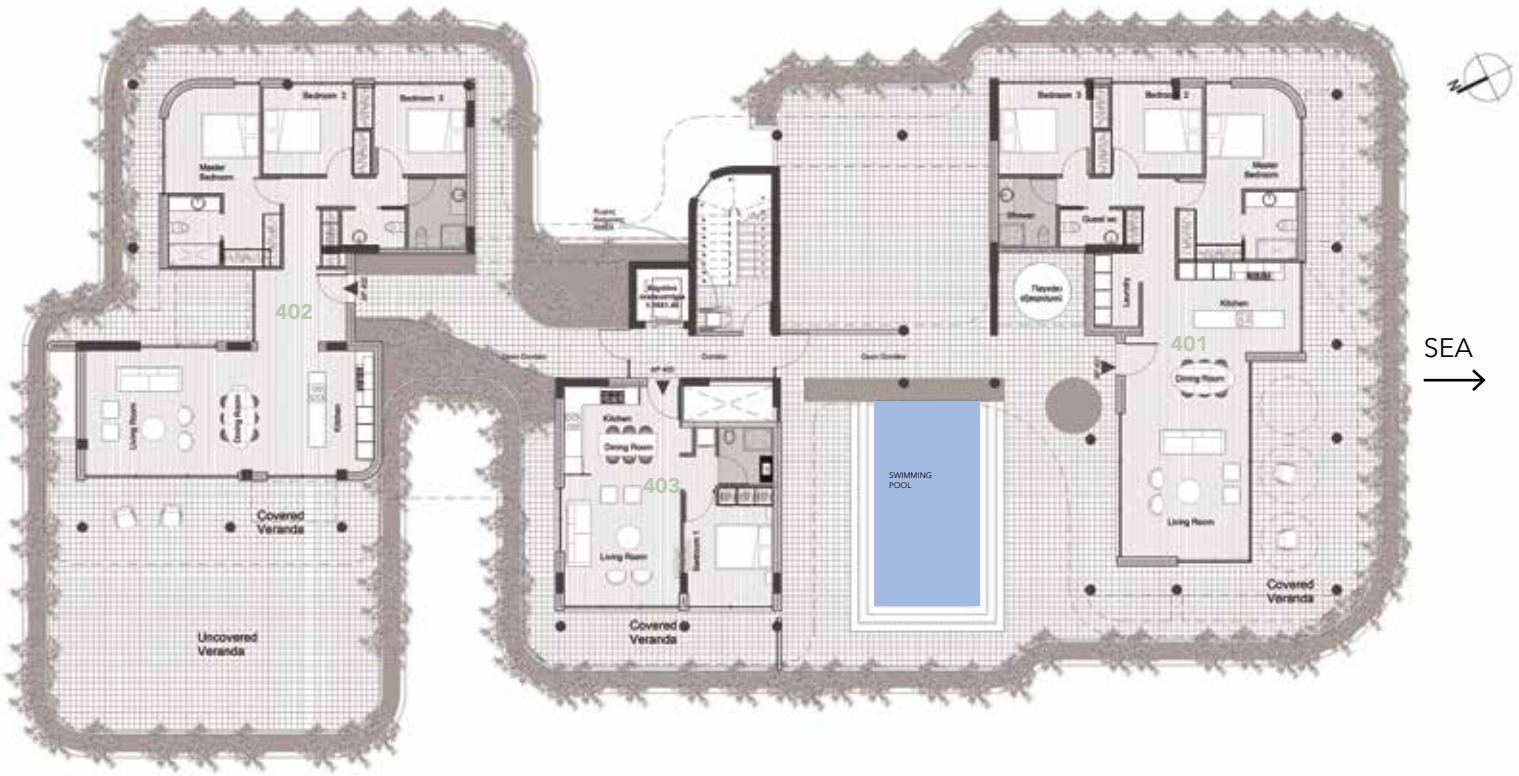
307 APARTMENT

2 BEDROOMS	2 BATHROOMS
LIVING AREA:	81 sqm
COVERED VERANDA:	26 sqm
UNCOVERED VERANDA:	7 sqm
STORE ROOM:	1
COVERED PARKING:	1
TOTAL COVERED AREA:	107 sqm





IKARIA PROJECT // FOURTH FLOOR PLAN



IKARIA PROJECT // FOURTH FLOOR PLAN

401 PENTHOUSE

3 BEDROOMS 2 BATHROOMS

LIVING AREA:	121 sqm
COVERED VERANDA:	52 sqm
UNCOVERED VERANDA:	220 sqm
STORE ROOM:	1
COVERED PARKING:	1
PRIVATE POOL:	7x3,5
TOTAL COVERED AREA:	173 sqm

402 PENTHOUSE

3 BEDROOMS 2 BATHROOMS

LIVING AREA:	124 sqm
COVERED VERANDA:	32 sqm
UNCOVERED VERANDA:	135 sqm
STORE ROOM:	1
COVERED PARKING:	1
TOTAL COVERED AREA:	156 sqm

403 PENTHOUSE

1 BEDROOM 1 BATHROOM

LIVING AREA:	56 sqm
COVERED VERANDA:	6 sqm
UNCOVERED VERANDA:	19 sqm
STORE ROOM:	1
COVERED PARKING:	1
TOTAL COVERED AREA:	62 sqm





SPECIFICATIONS

KITCHEN

- European handleless fitting (colour choice available)
- Individually designed layouts.
- Techno granite worktops (colour choice available)

BATHROOMS, LIVING ROOM & INNER AREAS

- European ceramic flooring in hall and living areas (colour choice available) or laminate wood floor

CLIMATE CONTROL

- HEATING: Under floor heating (optional) in all rooms and hallways with heat pump system.
- COOLING: Independent comfort cooling concealed units in all areas.

OTHER SPECIFICATIONS

- Solar System for heating water
- Pressurized water system
- Double glazing
- Energy saving building (built according to the latest EU standards) / Category A

COMMUNAL AREAS, SERVICES & FACILITIES

- Video controlled security entrance
- Lift to all floors
- Landscaped communal gardens
- Covered parking on ground level / Storage room
- Electric charging points for electric cars

IKARIA PROJECT



ORGANIC SHAPED BALCONIES



BALCONY PLANTERS



WHITE ORGANIC SHAPED BUILDING ELEMENTS



CONCRETE WALLS



DARK GREY MARBLE LOOK



EUROPEAN OAK LOOK CARPENTRY



WHITE CONCRETE LOOK FLOORINGS

*3D images subject to Planning Permit additions (if any).
Interior 3D images subject to the availabilities and choice of the Client.*