

cyperland.com

 **CYPERLAND**
PROPERTY DEVELOPERS

LA DOLCE

A New Era
of Sophisticated
Living in Paphos

Scan here for more
information





Experience the true beauty
of craftsmanship with homes,
built to last a lifetime.



ABOUT CYPERLAND

Engineering Excellence, Construction Confidence

Established in 2020, Cyperland is a family-owned business engaged in developing and construction, based in Paphos, a coastal city in southwest of Cyprus. With a family background in construction and engineering, two young brothers, after various years of academic studies in civil engineering and with more than 10 years of working experience in domestic and EU projects, decided to launch their own business, with the sole purpose of providing clients the best service and the best quality.

Cyperland, is a company registered in the Cyprus Council of Building and Civil Engineering Contractors and owns a construction licensee. Whether you plan to build, renovate or purchase a residence, Cyperland offers the best solution to the most demanding clients, at the best prices on the island.

Cyperland's moto is that our clients' trust is the key to our success.

Thus, we offer our clients a wide range of services and our ultimate object is to set the bar higher to achieve greater excellence. We are not just another property developer, but rather a trustworthy partner to whom you may redirect for any request. Whether you live in Cyprus or abroad, we aim at becoming your companion while you choose, design and move into an ideally functional home for you and your loved ones.

ABOUT PAPHOS

A Harmony of History, Beaches, and Luxury

Paphos, is a coastal city on the western part of the island, and a historic destination since it is believed to be the birthplace of Aphrodite. Various myths and traditions are closely connected to its long history and currently it offers visitors the opportunity to visit various archaeological sites of unique beauty.

The city is also famous for its great sandy beaches which are awarded with the Blue Flag every year, its luxurious tourism establishments, while it offers great services to adults and children who seek safety and quality of life.

Invest in Excellence.

LA DOLCE VILLAS

A Prime Opportunity for Living or Investment in Paphos

DISCOVER

Welcome to La Dolce Villas, an exclusive residential development in the heart of Geroskipou, Paphos. Designed for contemporary living, this gated complex offers luxury, sustainability, and convenience—making it an ideal choice for homeowners and investors alike. Each villa features covered verandas of 30–35m², with completion expected in June 2027.

🏠 Bedrooms: 3

🚿 Bathrooms: 3

📏 Covered Area Size: 185 - 205 sqm

📐 Plot Size: 255 - 310 sqm





La Dolce Villas, Luxury Villas in Geroskipou

Located in Geroskipou, one of Paphos' most sought-after areas, La Dolce Villas offers easy access to beaches, shopping centers, schools, and entertainment venues. With its tranquil surroundings and modern infrastructure, it provides an exceptional living experience just minutes from Paphos city center.

AMENITIES

- Underfloor heating
- Cooling system: split units
- BBQ area
- Swimming pool
- Built-in sanitary ware
- Energy efficiency A
- Thermal aluminum double glazed windows
- Gated complex
- Provision for electric car charger
- Provision for CCTV and Alarm system
- Covered parking
- 5kW photovoltaic system

LA DOLCE

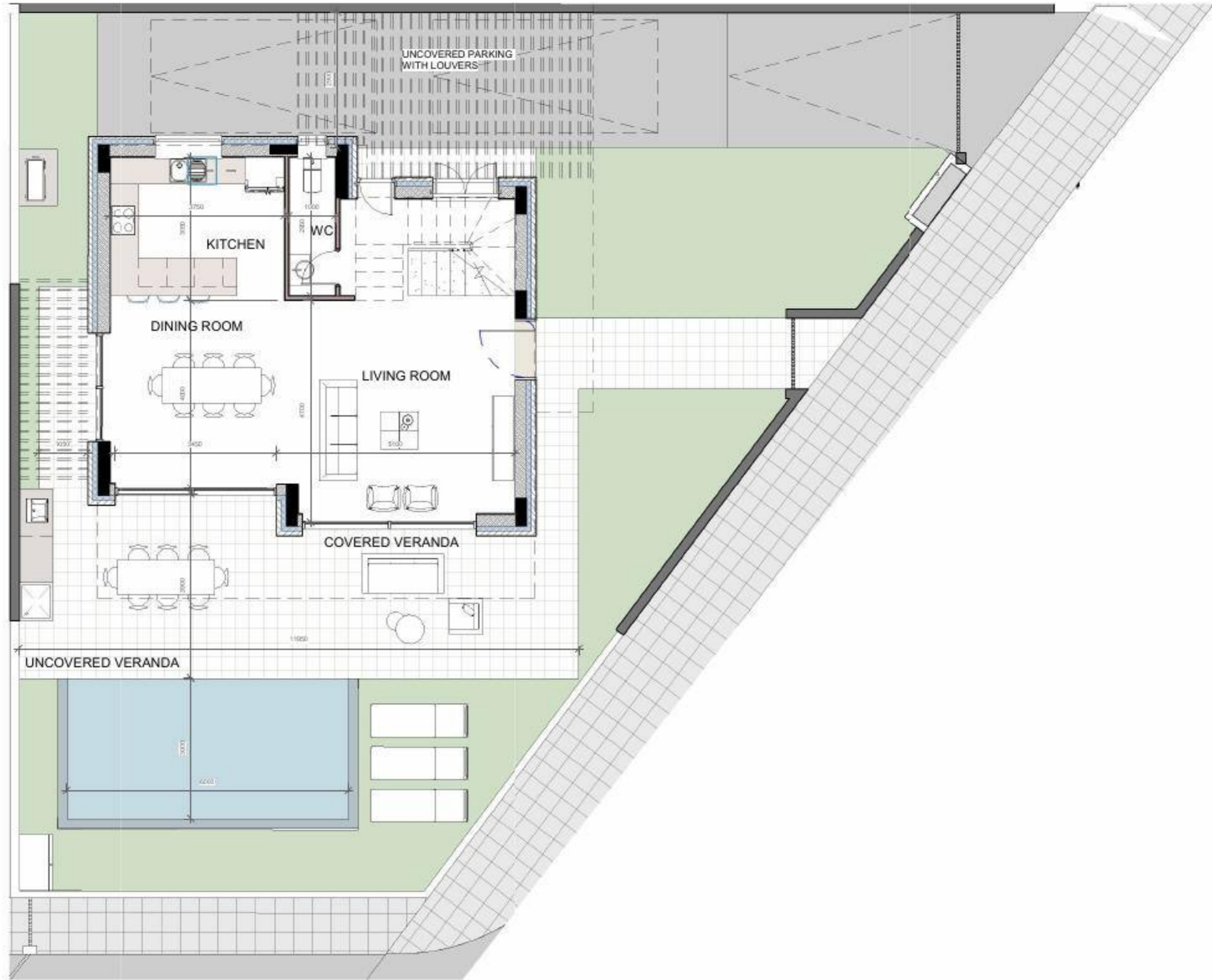
Modern Design, Energy-Efficient,
and Just Minutes
from Paphos Center!





ΚΑΤΩΦΗ ΙΣΟΓΕΙΟΥ
ΚΛΙΜΑΚΑ 1:200





GROUND FLOOR PLAN

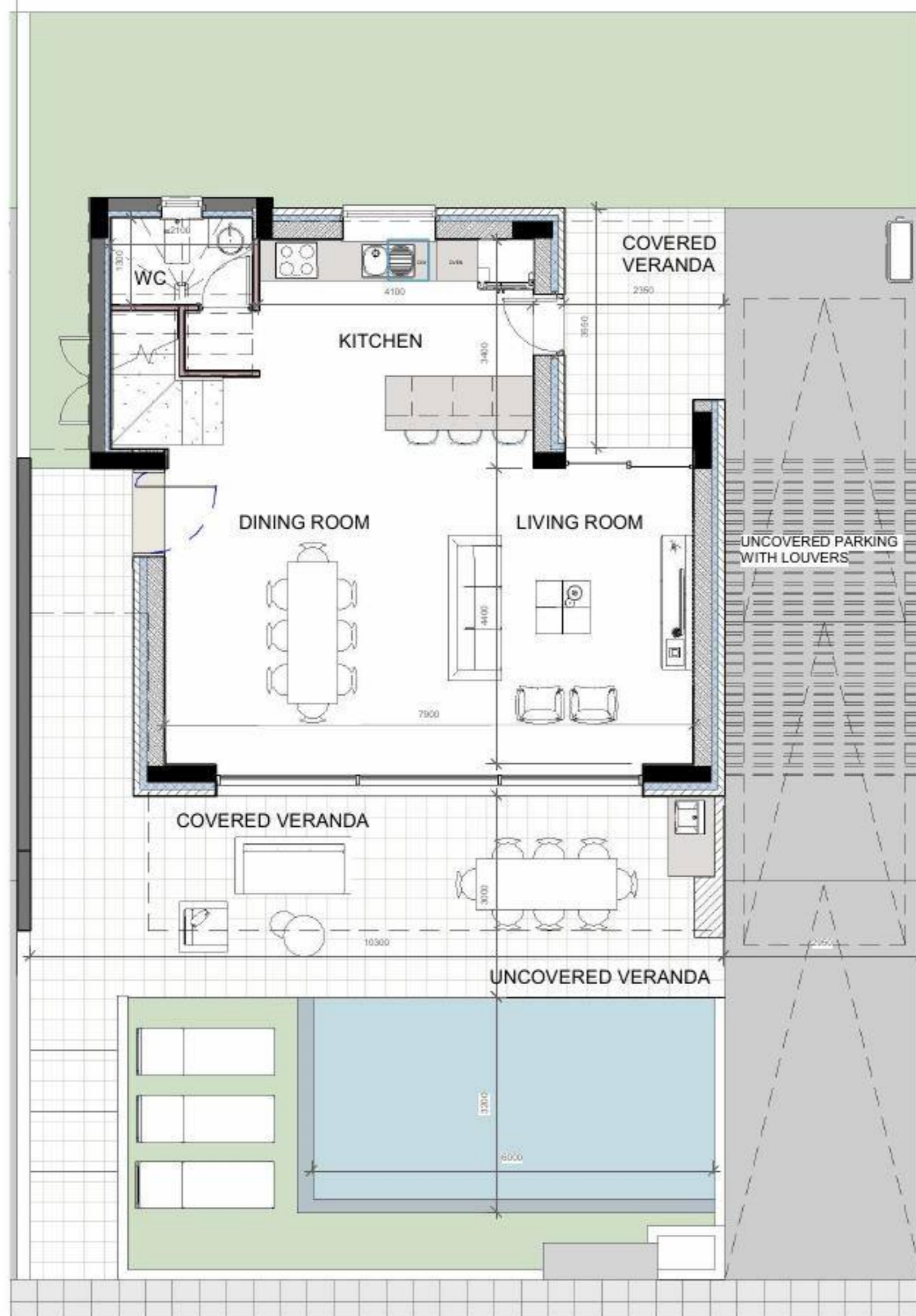


1ST FLOOR PLAN

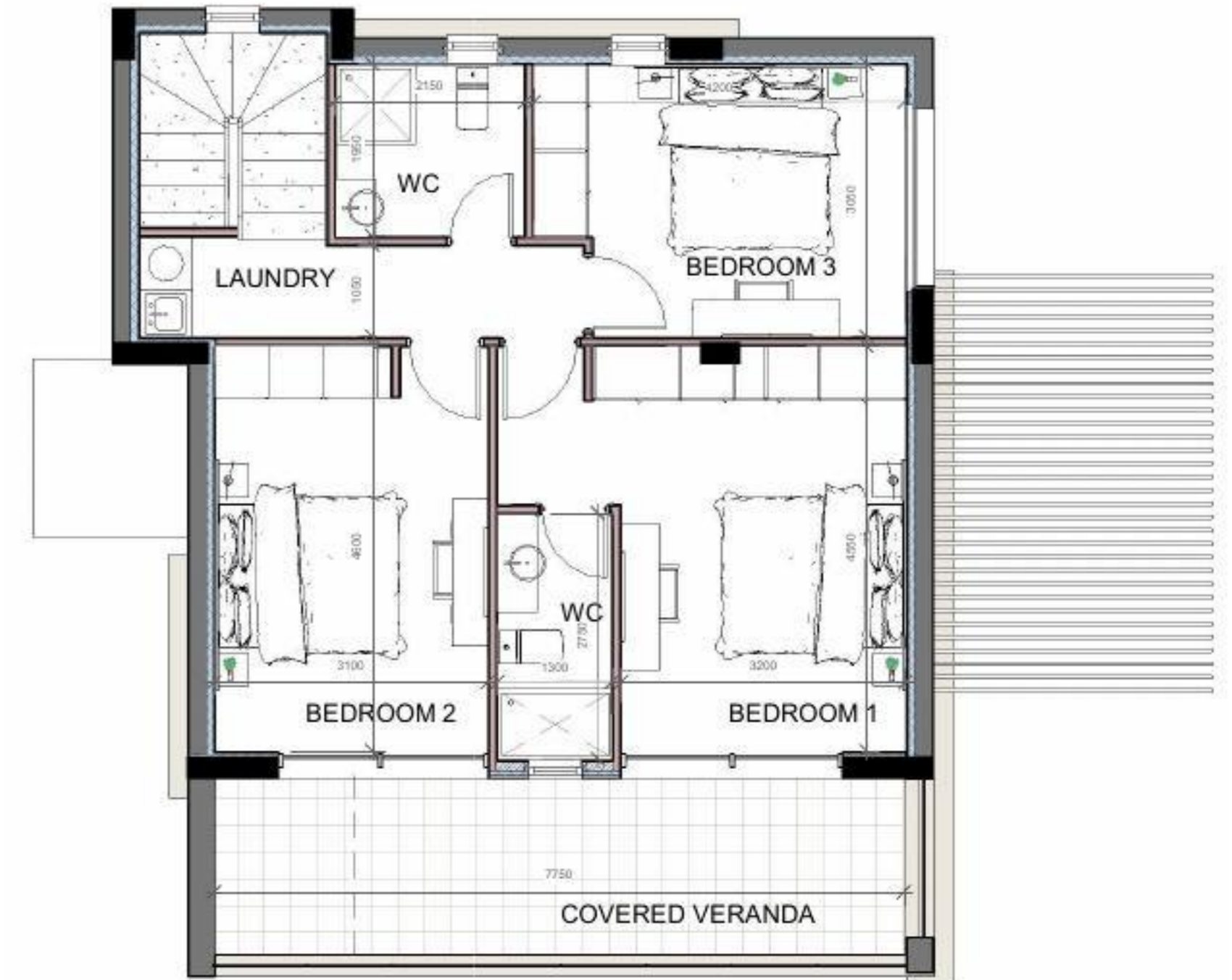


LA DOLCE

TYPE A



GROUND FLOOR PLAN

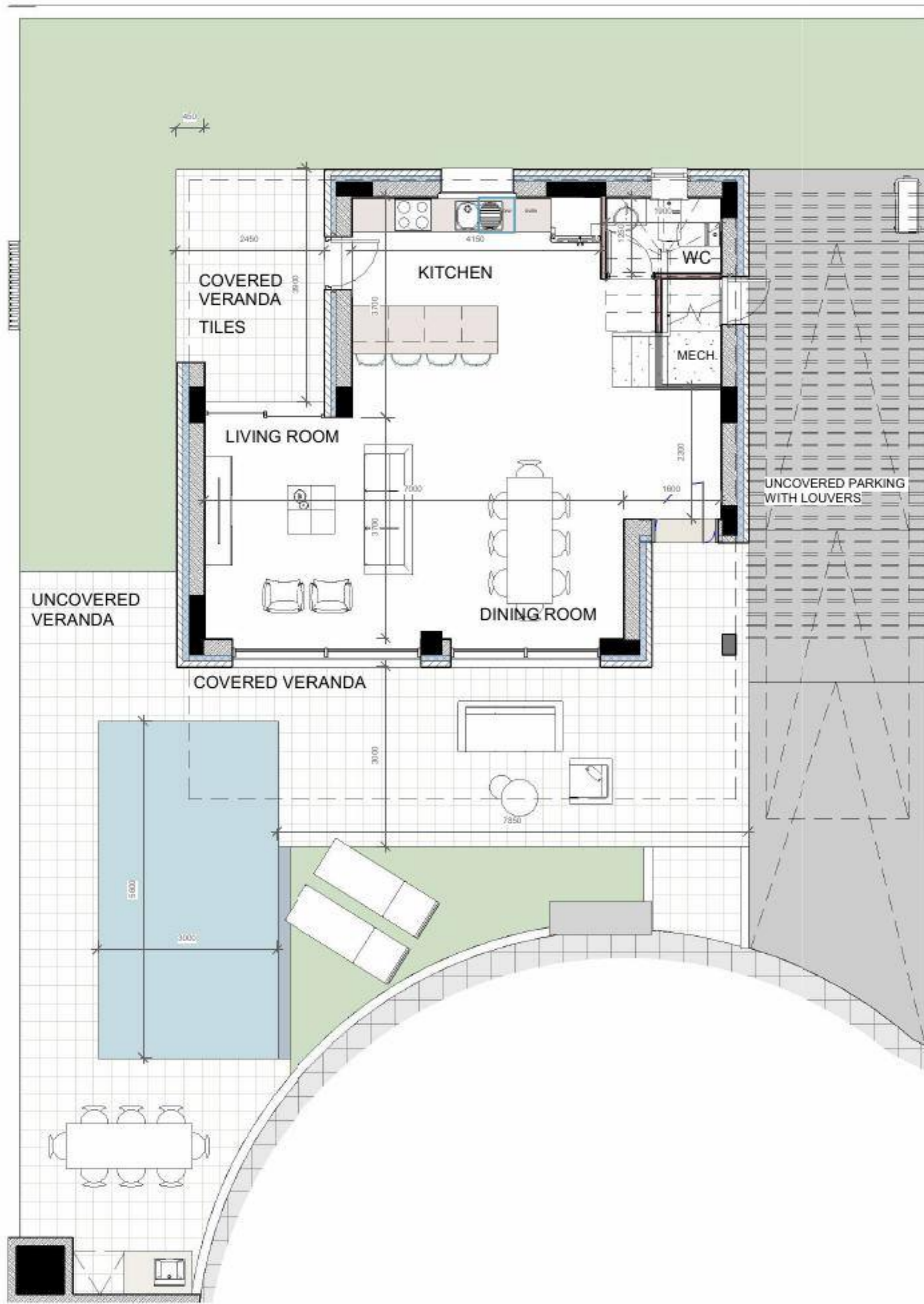


1ST FLOOR PLAN

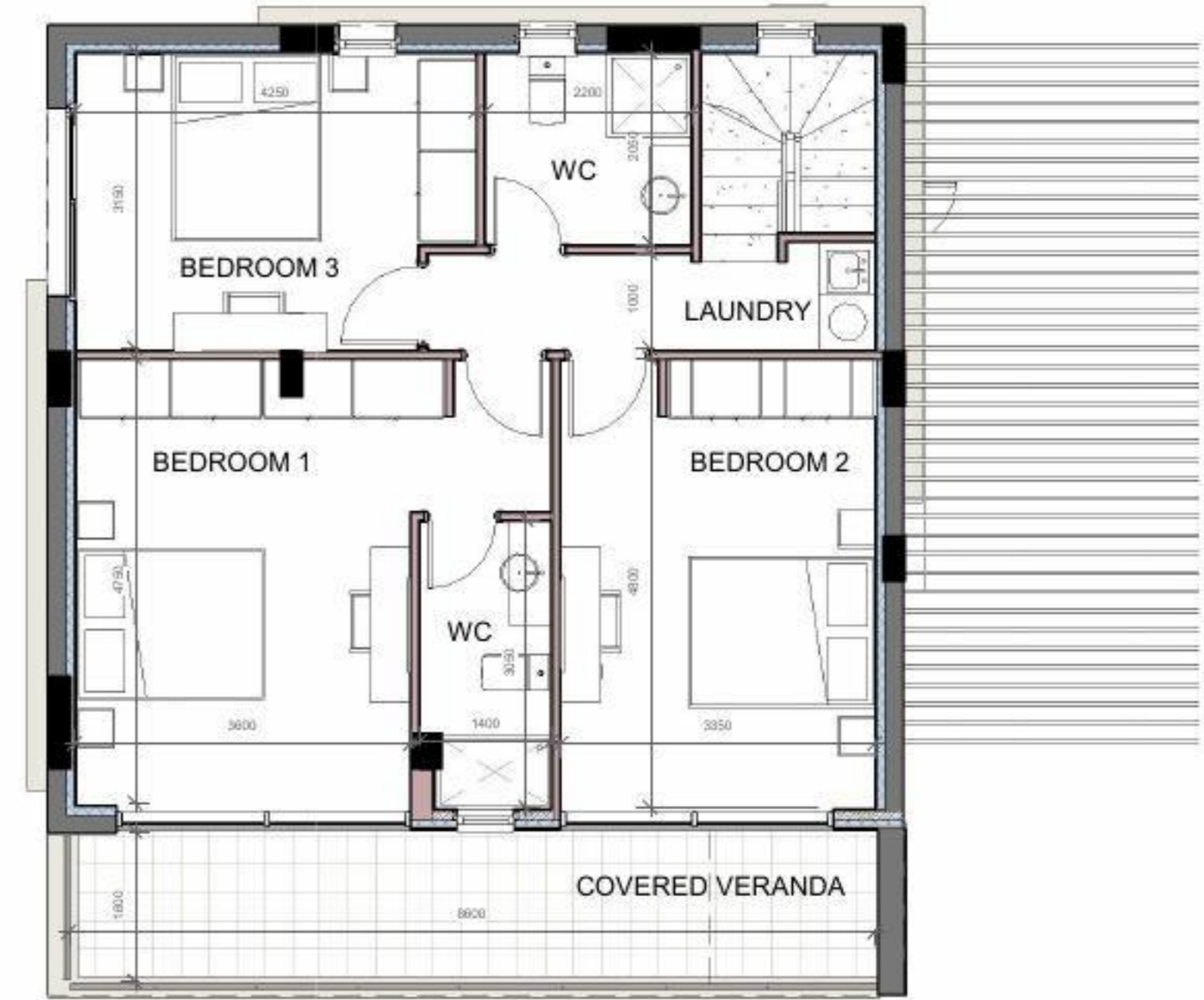


LA DOLCE

TYPE B



GROUND FLOOR PLAN

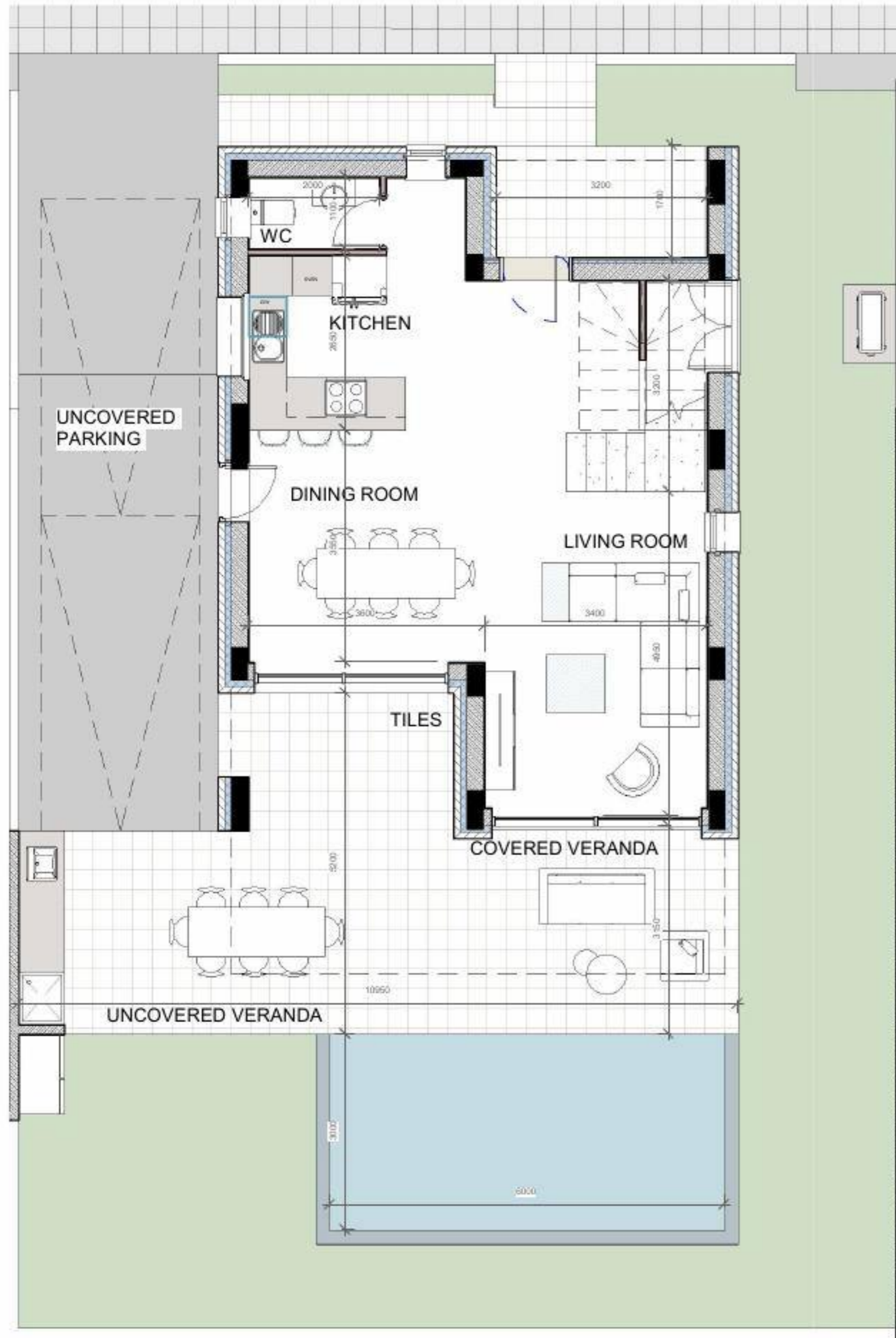


1ST FLOOR PLAN



LA DOLCE

TYPE B1



GROUND FLOOR PLAN

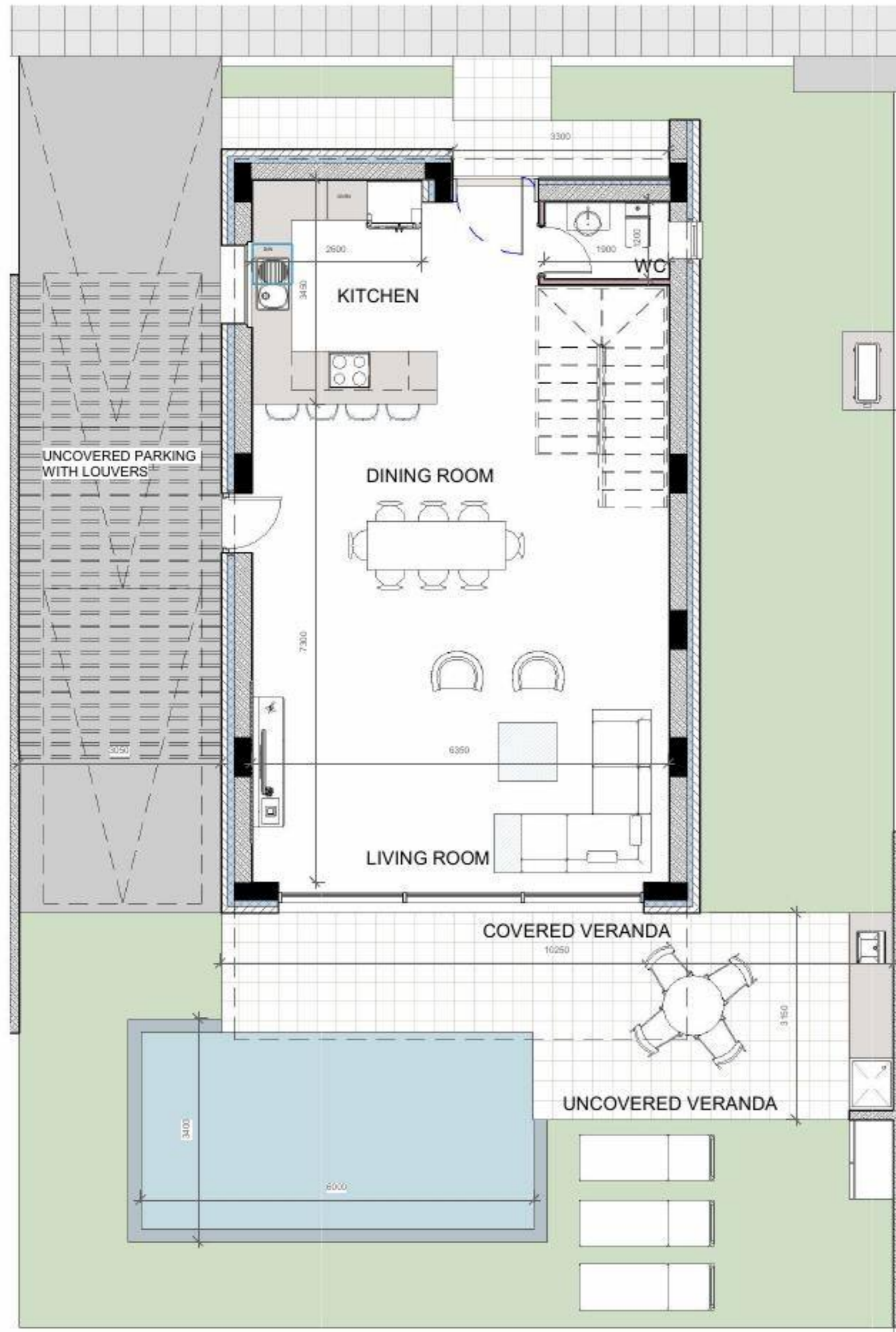


1ST FLOOR PLAN

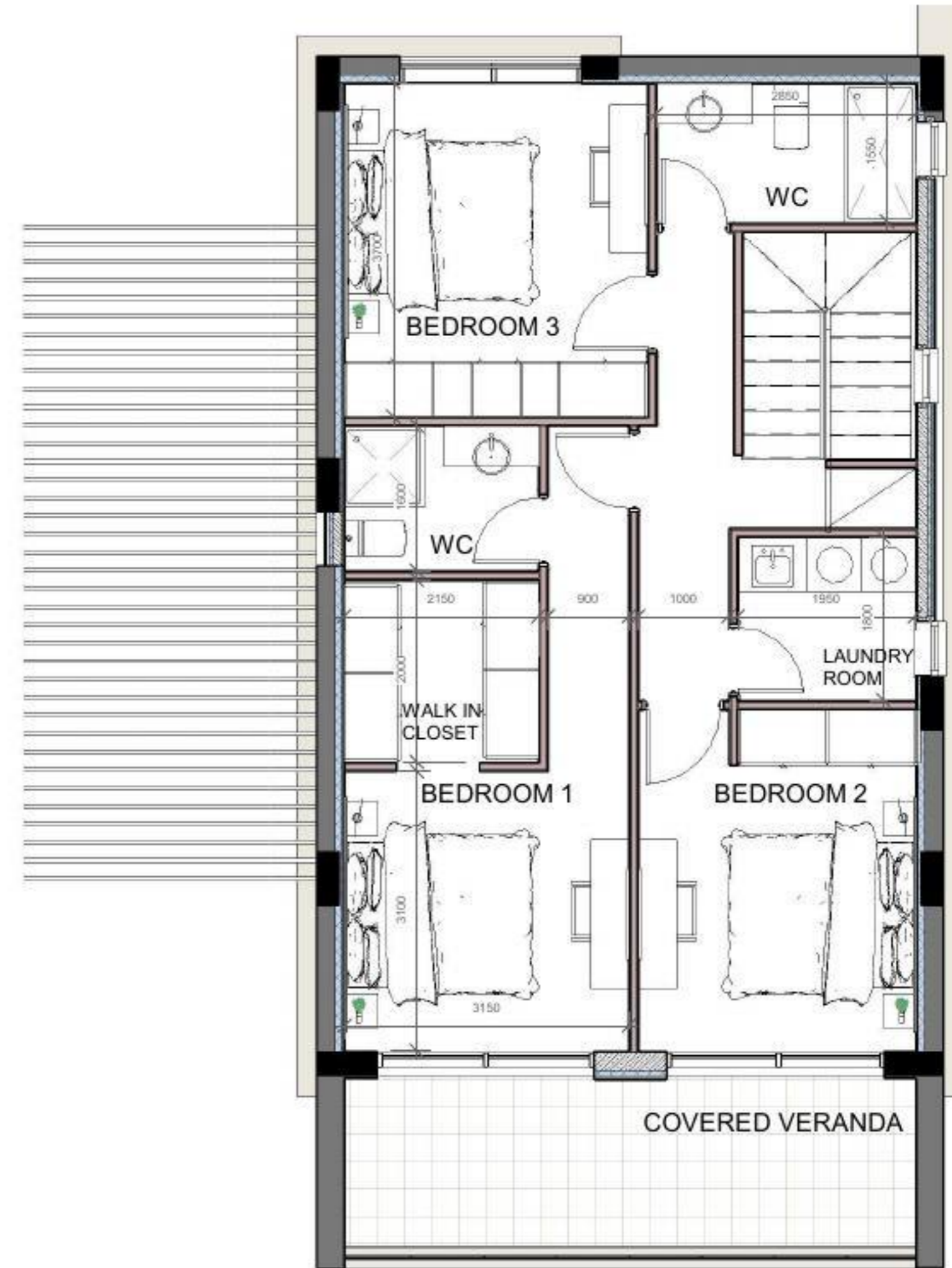


LA DOLCE

TYPE C



GROUND FLOOR PLAN

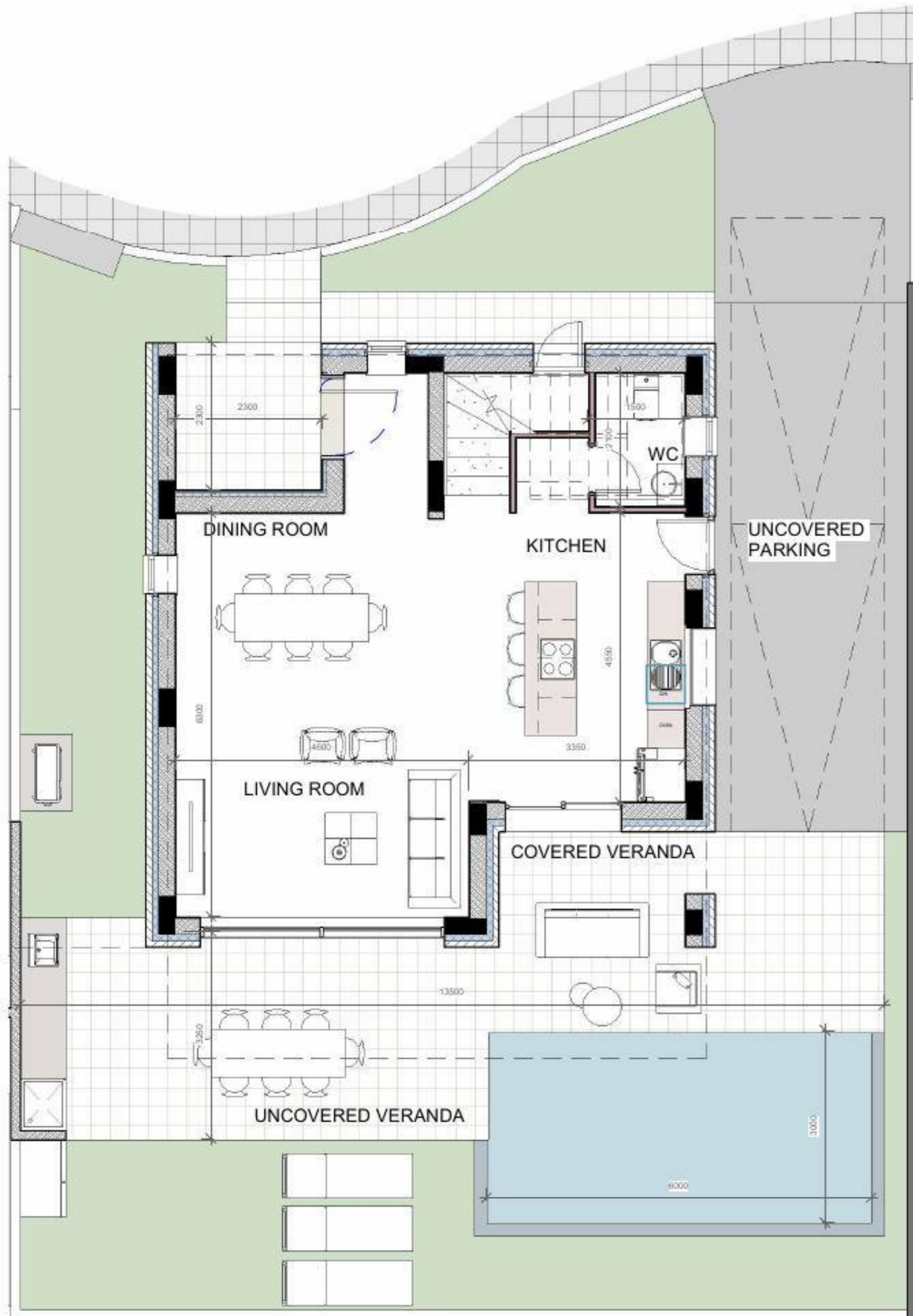


1ST FLOOR PLAN

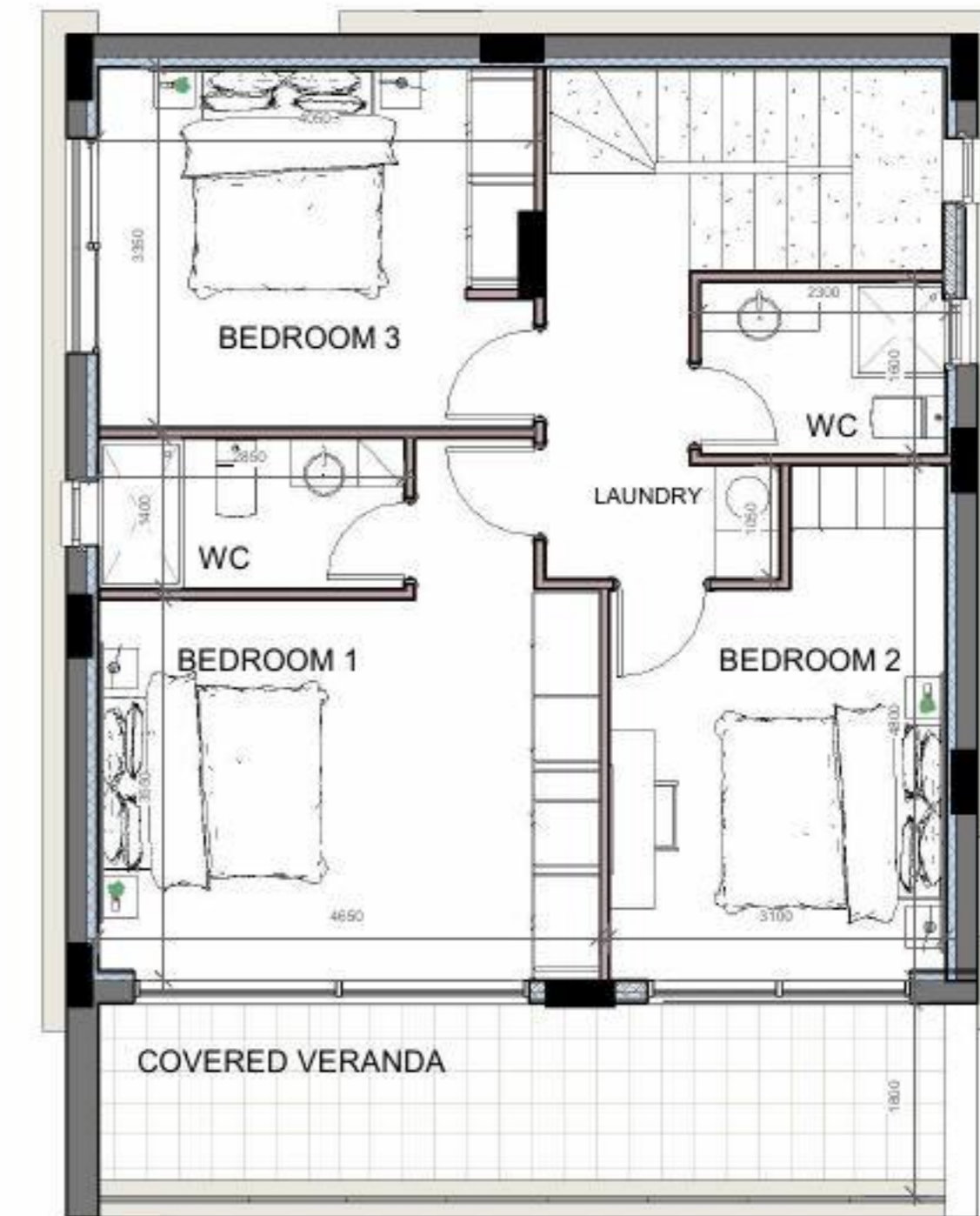


LA DOLCE

TYPE C1



GROUND FLOOR PLAN

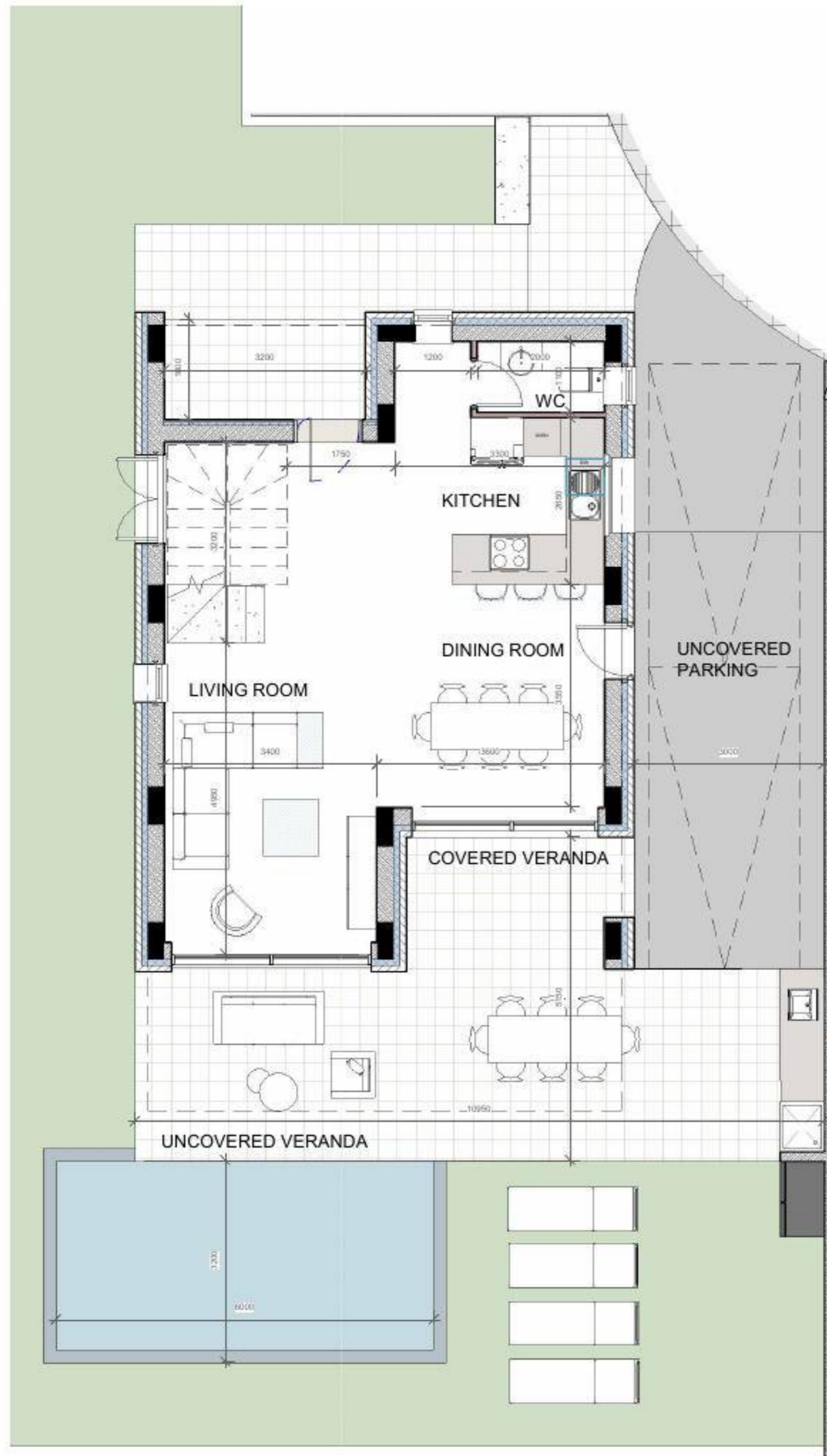


1ST FLOOR PLAN



LA DOLCE

TYPE D



GROUND FLOOR PLAN



1ST FLOOR PLAN



LA DOLCE

TYPE E

STRUCTURE

The building is being constructed in accordance with European seismic regulations, and the structure consists of a unified foundation slab, columns, beams, and slabs made of reinforced concrete and high-strength steel reinforcement B500C.

WALLS

- **External Walls:** The external walls are constructed either from perforated bricks with a thickness of 25 cm or from exposed reinforced concrete. In cases where the walls are made of perforated bricks, a certified external thermal insulation system is applied, consisting of expanded polystyrene (EPS) with a thickness of 8 cm. This system is designed to ensure an energy efficiency rating of Class A, according to energy upgrading standards. The final surface is finished with an acrylic plaster of the "graffiato" type. In cases where the external walls are made of exposed reinforced concrete, the thermal insulation is installed internally.
- **Internal Walls:** The internal walls are constructed either from perforated bricks with a thickness of 10 cm or from drywall (plasterboard). In the case of brick walls, a two-layer plastering is applied. In both cases (brick or plasterboard), the final surfaces are prepared with three layers of spatula, followed by three layers of emulsion in white colour.

THERMAL AND WATERPROOFING INSULATION

- **Facade:** A certified thermal insulation system with 8 cm thick polystyrene is applied to ensure an energy efficiency rating of Class A.
- **Roof:** Extruded polystyrene (8 cm), pouring concrete, and 4 mm asphalt membrane are installed.
- **Bathrooms/Shower Areas:** Waterproofing is applied in two layers using MAPEI products.
- **Terraces/Balconies:** Waterproofing is applied in two layers using MAPEI products.
- **Horizontal Foundation Surfaces:** Waterproofing is applied in two layers using MAPEI products.

ALUMINIUM

Thermal insulation aluminium from MUSKITA with double glazing of 6+5 mm I-Plus. MU114/MU144 profiles are used for sliding windows and doors, and MU2500/MU2750 profiles for casement and tilt-and-turn windows. Provisions for mosquito nets are included in all frames.

MAIN ENTRY DOOR (FOR BUILDING)

Made of marine plywood. The design is chosen by the architect and cannot be changed.

FLOORS AND FINISHES

- **Interior Spaces:** Ceramic tiles up to 40 €/m² + VAT (catalogue price / presentation), buyer's choice.
- **Bedrooms:** Laminate flooring up to 25 €/m² + VAT (catalogue price/ presentation), buyer's choice.
- **Bathrooms/Shower Areas:** Ceramic tiles up to 40 €/m² + VAT (catalogue price / presentation) on floors and walls up to the ceiling, buyer's choice.
- **Terraces/Balconies:** Anti-slip ceramic tiles up to 35 €/m² (catalogue price / presentation), buyer's choice.

- **Parking Spaces and Hallways:** Polished concrete.

*An options catalogue is attached to property presentation.

SANITARY WARE

All sanitary ware and accessories will be of European origin and of excellent quality, selected from renowned manufacturers such as Grohe, Hansgrohe, Ideal Standard, Gala, or other similar brands. All mechanisms for toilets and mixers in the sanitary spaces are concealed.

*An options catalogue is attached to property presentation.

MARBLES AND GRANITES

- **Stairs:** The interior stairs are clad with first-quality Kavala marble, with a purchase value of up to 50 €/linear meter plus VAT.
- **Kitchen:** The kitchen countertops, backsplash (60 cm high kitchen wall covering), and the island are clad with synthetic granite, with a purchase value of up to 210 €/linear meter plus VAT, chosen by the buyer.
- **Washbasins:** The washbasins are finished with marble or synthetic granite, with a value of up to 170 €/linear meter plus VAT, chosen by the buyer.
- **Windowsills:** The windowsills are made of marble, which is selected by the architect.

PROTECTIVE RAILINGS

Protective railings are installed on stairs and/or balconies, with a height in accordance with the applicable urban planning and building regulations. The railings are made either from metal elements or glass panels, depending on the design of the project. The choice of design, materials, and colors is made by the architect.

CARPENTRY

- **Kitchen:** The kitchen cabinet frames are made of melamine in white colour. The doors, cabinets, and drawers are made of MDF, baked-painted, with a glossy or semi-matt finish, in a colour chosen by the buyer. All opening and closing mechanisms will be soft-close type.
- **Wardrobes:** The wardrobe frames are made of melamine in white colour. The doors are made of MDF, baked-painted, with a glossy or semi-matt finish, in a colour chosen by the buyer. All opening and closing mechanisms will be soft-close type. The interior of the wardrobes includes drawers, hanging rails, and wooden dividers. The wardrobes will be built-in and installed up to the ceiling height.
- **Interior Doors:** Made of MDF wood, baked-painted in a glossy or semi-matt finish, in a colour chosen by the customer. The door handles are silver or black, also chosen by the customer.
- **Bathroom Furniture:** Wash Basin furniture made from the carpenter. Dimensions available according to the Drawings and final Measurements on site. Structure is made of melamine in white colour and the Doors are made of MDF 18mm Painted with glossy or semi matt, Colours chosen by the buyer.

HEATING

Provision is made for underfloor heating 2 Zones, which includes the necessary piping and infrastructure in the

building's floor. The installation of a heat pump is not included in the basic construction and is an additional charge, subject to agreement with the buyer.

AIR CONDITIONING

A split unit air conditioning system is installed in all the main areas of the building, in accordance with the requirements and specifications of the approved mechanical study. The equipment is from Hisense, inverter technology, with an energy class A rating. All units have Wi-Fi connectivity capabilities.

PLUMBING

The installation is carried out using a pipe-in-pipe system and certified German PVC pipes. Cold and hot water is provided to all areas. A central pressure system and a solar water heating system with a solar water heater, panels, and pressure system are installed. Provision is made for a water filter and softener. The installation of the water filter and softener is an additional charge.

ELECTRICAL

All works and materials will be following the 17th Edition of the Electrical Installation Regulations and the specifications of the Cyprus Electricity Authority (EAC), ensuring full adherence to safety and functionality standards. The residence will be supplied with three-phase electricity, according to the requirements of the electrical study and approval from EAC. All switches and sockets will be from Legrand, in white colour.

- **Kitchen:** Double and single sockets, heater switch points for oven, microwave, electric hob, extractor fan, refrigerator, and dishwasher.
- **Living/Dining Room:** Double and single sockets, television, telephone, antenna, and internet points, A/C heater switch.
- **Bedrooms:** Double and single sockets, television and internet points, A/C heater switch
- **Bathrooms/ Shower Areas:** Single socket for shaver, point for towel rail

General Points:

- One Single waterproof socket for verandas and balconies.
- Solar water heater and pressure system switches.
- One Points for washing machine and one Point For clothes dryer.
- One Provision for electric opening of parking gate. (If applicable)
- One Motion detection sensor in the parking area. (if applicable)
- Lightning protection grounding.
- One Faucet on the Floor Balcony

INTERIOR LIGHTING

Only the luminaires installed in the false ceiling are included. The rest are the responsibility of the owner, or they will be purchased and installed if the furniture package is also agreed with an extra cost.

SYSTEM FOR ELECTRIC CURTAINS AND BLINDS (INDOOR)

Wired provision is made for an electric curtain and blinds system in all window frames except from bathroom and showers room.

ALARM MONITORING SYSTEM (CAMERAS)

Wired provision is made for an alarm system with motion sensors in all areas, as well as provision for the installation of at least four surveillance cameras. The full installation of the alarm system and cameras is an additional charge. Additionally, provision is made for the installation of an intercom system, which will include an internal screen and an external entrance camera for future installation. The installation of this system is also an additional charge.

ELECTRIC CAR CHARGER

Provision is made for an electric car charger in the parking area.

PHOTOVOLTAIC SYSTEM

A photovoltaic system with a capacity of 5 kw is installed for each property (net metering system).

YARD/GARDEN

- In the outdoor area, suitable quality soil is placed for future planting.
- Two external faucets are installed in the yard.
- Landscaping with an automatic irrigation system is an additional charge.

PARKING AREA

- Covered Parking Area with Fixed Louvre if it applicable as per drawing
- Uncovered BBQ and Pool Shower

ELECTRICAL APPLIANCES / WHITE GOODS

The installation of electrical appliances is not included in the basic construction and is an additional charge, subject to agreement with the buyer.

SWIMMING POOL (IF APPLICABLE)

- Including 2 coats of bituminous waterproofing (flint coat) + fendiline membrane in external perimeter walls and cement waterproof (mapei mapelastix A+B) in the floor and internal perimeter wall.
- Internal walls with tiles (seller choice 30x60)
- Stainless steel ladder
- Central light for pool 6,5mx 3,5m
- Coping Marble of 2cm thickness and 30cm width in the upper side of perimeter walls
- Installation of mechanical equipment to be fully operational
- Water will be chlorine, not saltwater

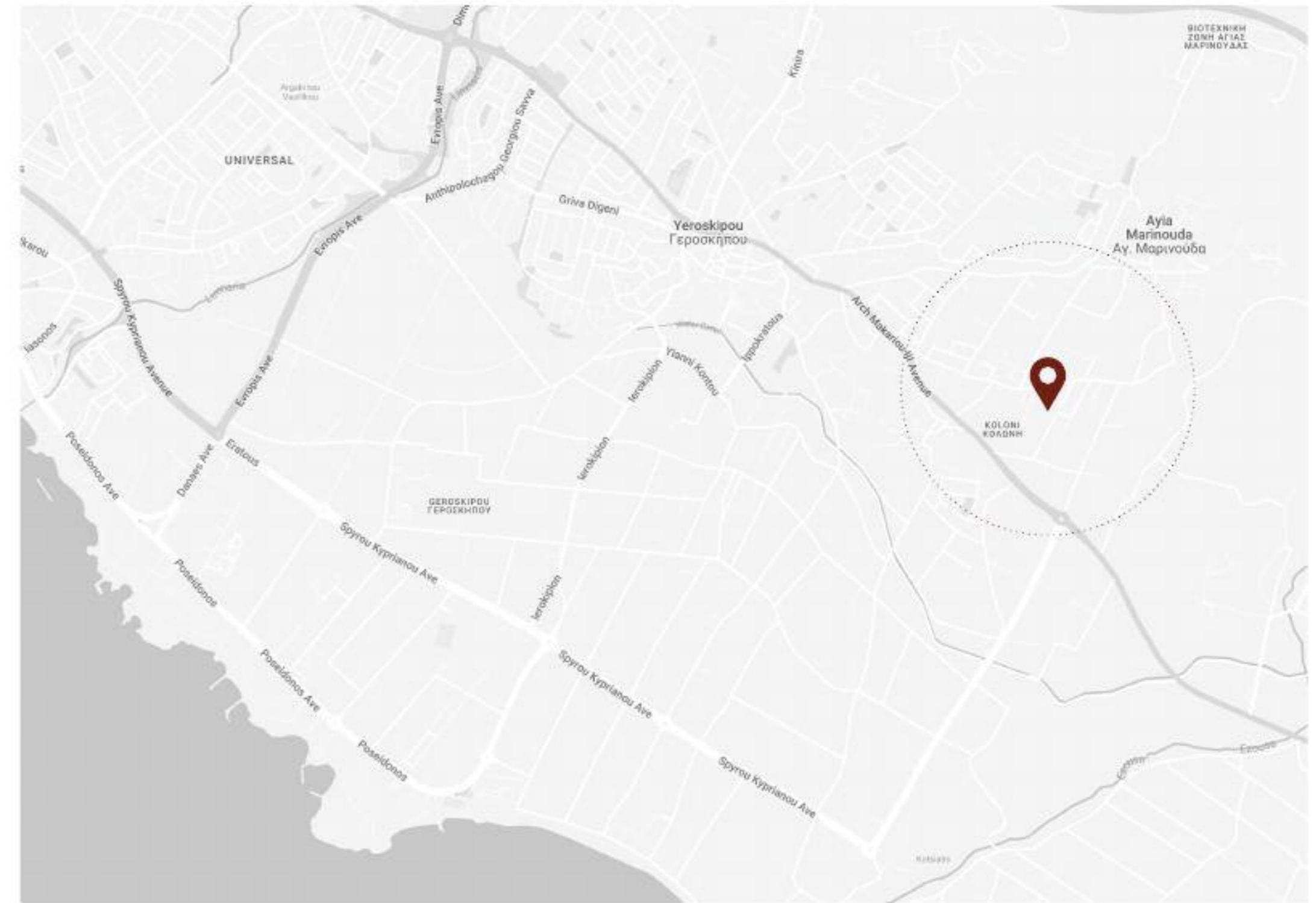
PROJECT ENTRANCE GATE

A central automated entrance gate will be installed for the project, equipped with an electric motor and basic safety systems.

LA DOLCE VILLAS

Exclusive Boutique Villa Living Minutes from the Sea

 Pafos Airport 13 km	 Beach 2.5 km	 Local Schools 1 km
 Medical Facility 500 m	 Shops & Stores 250 m	 Pafos Centre 500 m
 Padel Court 200 m	 Elea Golf 700 m	 Lumio Private School 500 m



This boutique residential community features just 13 detached villas within a secure gated complex, offering privacy and refined living.

Ideally located near golf and padel courses and close to Lumio Private School, it provides effortless access to all amenities, the motorway, and the airport. With the sea only three minutes away, it perfectly combines exclusivity, convenience, and a premium coastal lifestyle.

PLOT	PLOT SIZE (M ²)	TYPE	BATH	BEDS	INTERNAL COVERED BUILD AREA (M ²)	COVERED VERANDAS (M ²)	UNCOVERED VERANDAS (M ²)	COVERED PARKING LOUVERS (M ²)	TOTAL BUILD AREA (M ²)
1	307	A	3	3	147	27	35	14	188
2	260	B	3	3	141	41	18	14	196
3	260	B	3	3	141	41	18	14	196
4	261	B	3	3	141	41	18	14	196
5	260	B	3	3	141	41	18	14	196
6	260	B	3	3	141	41	18	14	196
7	274	B1	3	3	138	46	35	22	206
8	275	C	3	3	147	38	17	N/A	184
9	268	C	3	3	147	38	17	N/A	184
10	268	C1	3	3	156	28	13	22	206
11	269	C	3	3	147	38	17	N/A	184
12	255	D	3	3	142	40	23	N/A	182
13	311	E	3	3	142	42	25	N/A	185



Scan here for more
information

LA DOLCE

 CYPERLAND

Invest in Excellence.

ADDRESS

Danaes 2, Blue Horizon court,
Block B, Kato Paphos, Cyprus

TELEPHONE

+357 26 220 895
+357 99 272 088

EMAIL

sales@cyperland.com
info@cyperland.com