

**Sapphire**

## Description

Sapphire is an exclusive collection of luxury villas located in the vibrant coastal area of Kato Paphos, just moments from the sea. Set within one of the most sought-after seaside locations, the development combines privacy with immediate access to a lively coastal lifestyle.

Each villa is designed with contemporary architecture and high-end finishes, creating elegant living spaces that blend seamlessly with the Mediterranean surroundings. With private swimming pools and generous outdoor areas, residents can enjoy comfort, privacy and effortless indoor-outdoor living.

The atmosphere of Sapphire is defined by its connection to the sea, where soft coastal breezes and natural light shape a relaxed and refined everyday experience. From quiet mornings to sun-filled afternoons, the setting offers a true sense of calm and escape.

Beyond the development, the coastal promenade stretches along the shoreline, leading towards the centre of Kato Paphos. Within close distance, residents can enjoy the beach, a wide selection of restaurants, bars and cafés, as well as all essential amenities.

Whether as a permanent residence or an investment, Sapphire offers a well-balanced lifestyle that brings together location, design and the ease of modern coastal living.



*The 3D images provided are samples and do not represent the final result of the project.*



# Amenities



**Beach**  
250 m



**Restaurant**  
1 km



**Education**  
3 km  
University 1.6km



**Hotels**  
100 m



**Supermarket**  
3 km



**Pharmacy**  
550 m



**Medical Care**  
900 m



**ATM**  
3 km



**Airport**  
14 km



**Kiosk**  
400 m



*Click the pin for directions*

A COASTAL WAY OF LIFE

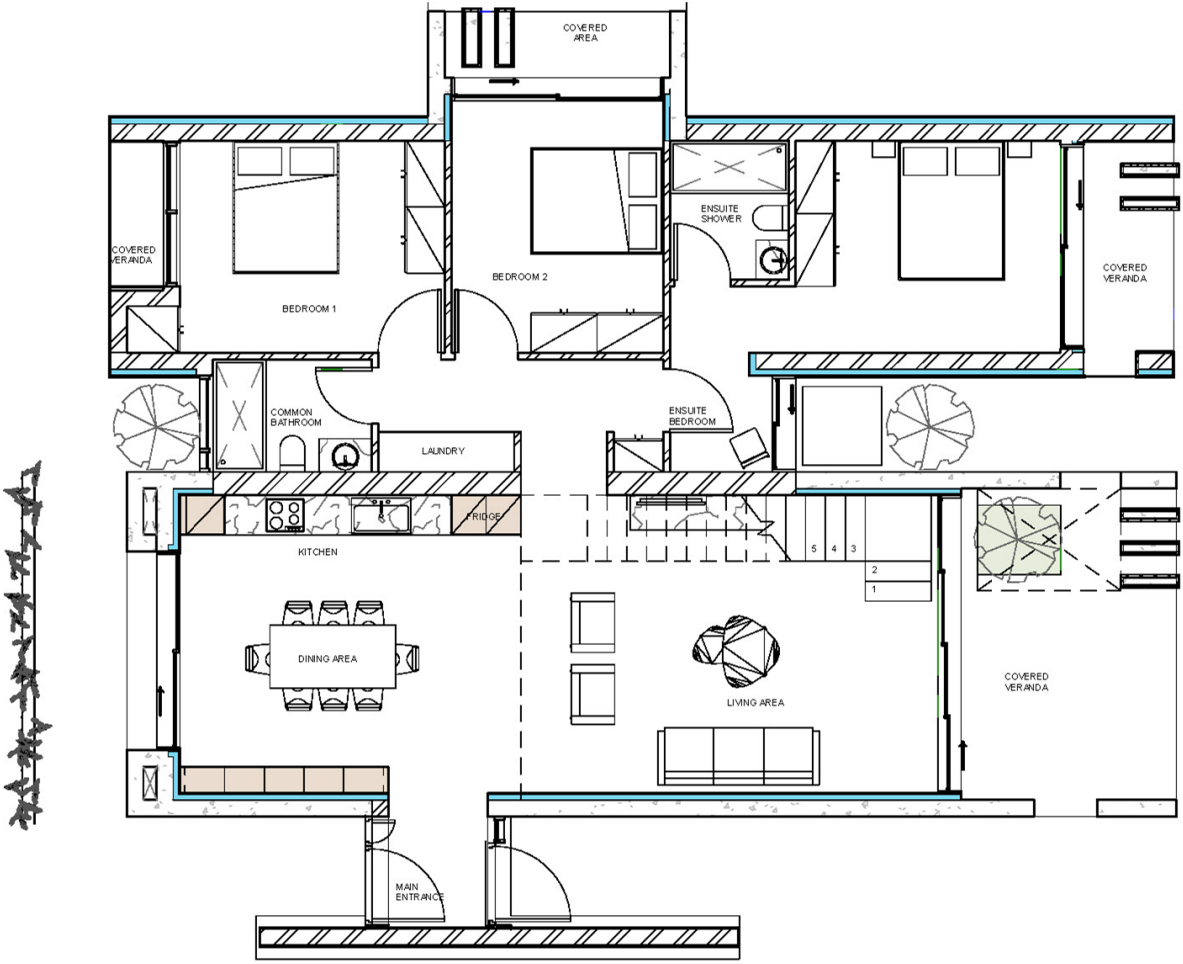




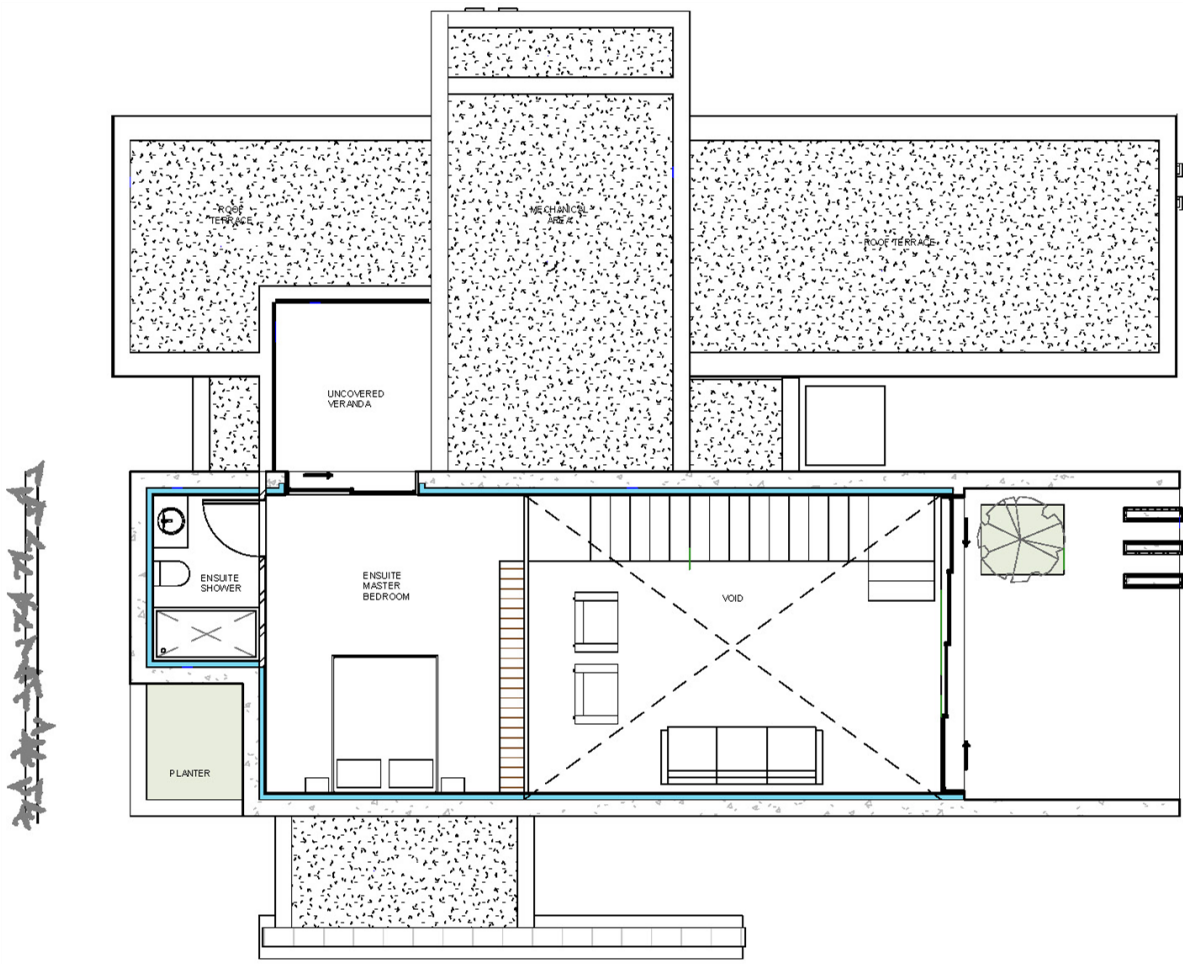
# DESIGN CONCEPT



# Type A – Specifications



GF



FF

**Villas** 1, 2, 3, 4

**Total Build Area** 194.36 m<sup>2</sup>

**Covered Internal Area** 163.93 m<sup>2</sup>

**Covered Veranda** 24.44 m<sup>2</sup>

**Uncovered Veranda** 5.99 m<sup>2</sup>

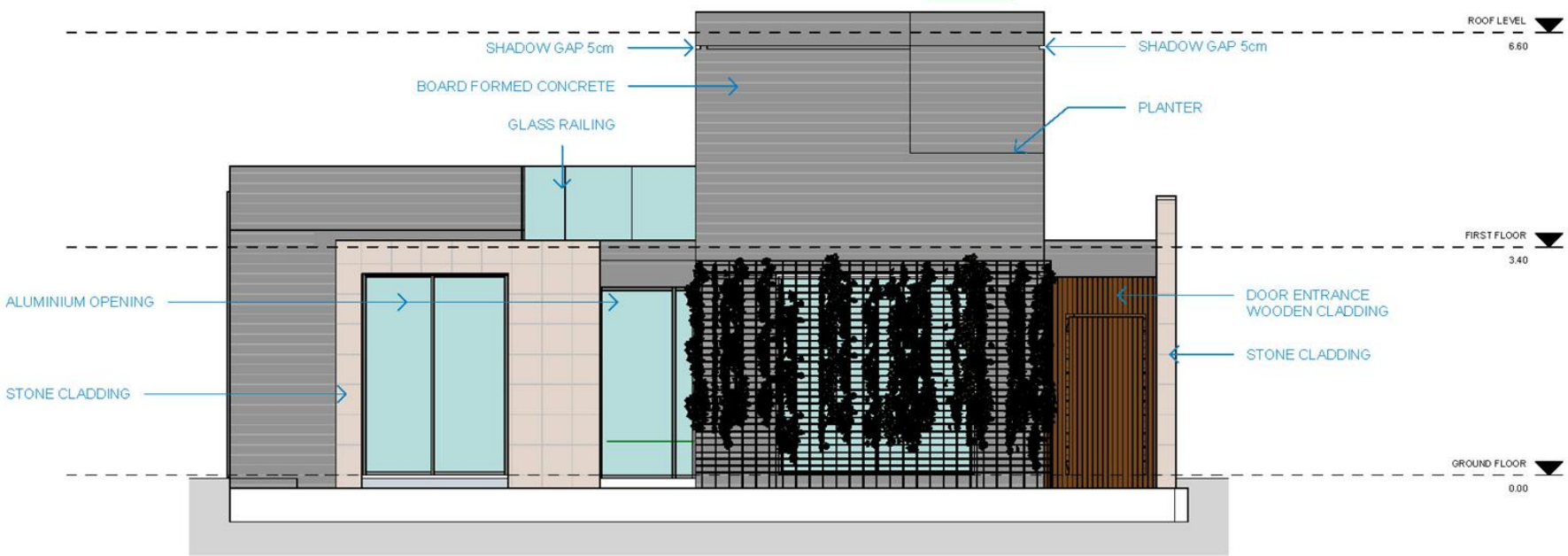
**Swimming Pool** Private

**Parking Space** 2

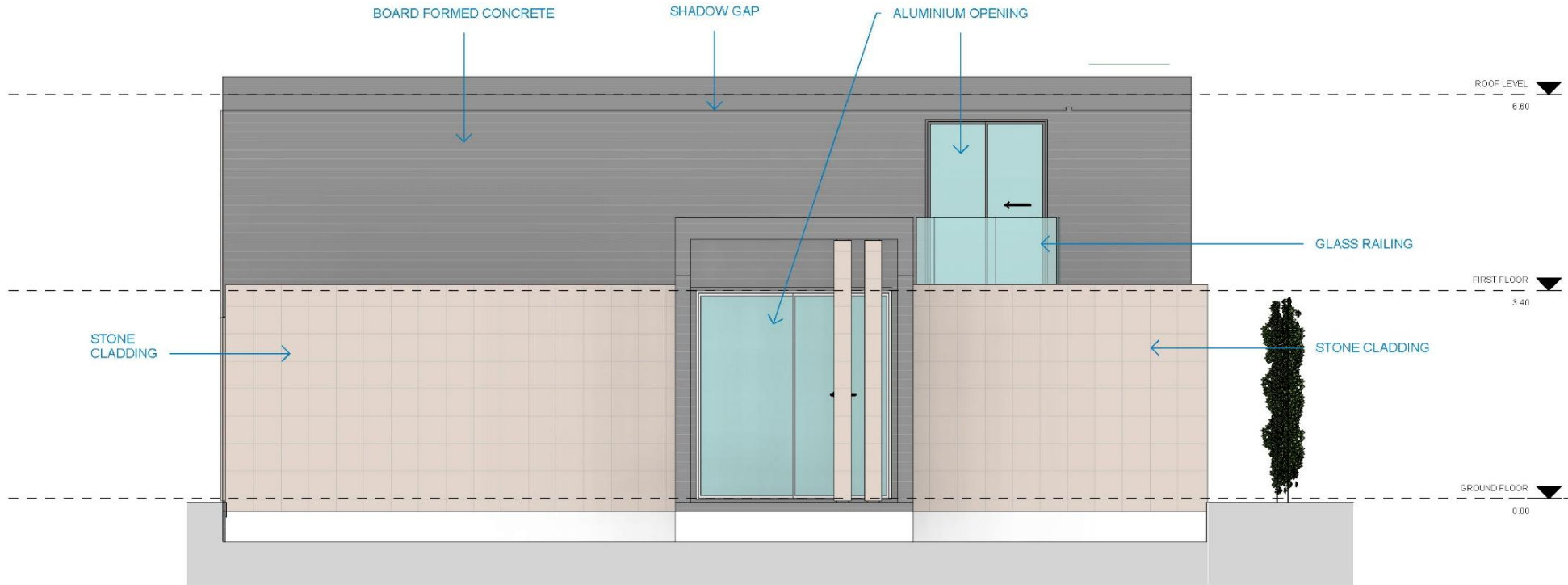
**Bedrooms** 4

**Bathroom** 3

# Type A – Elevations



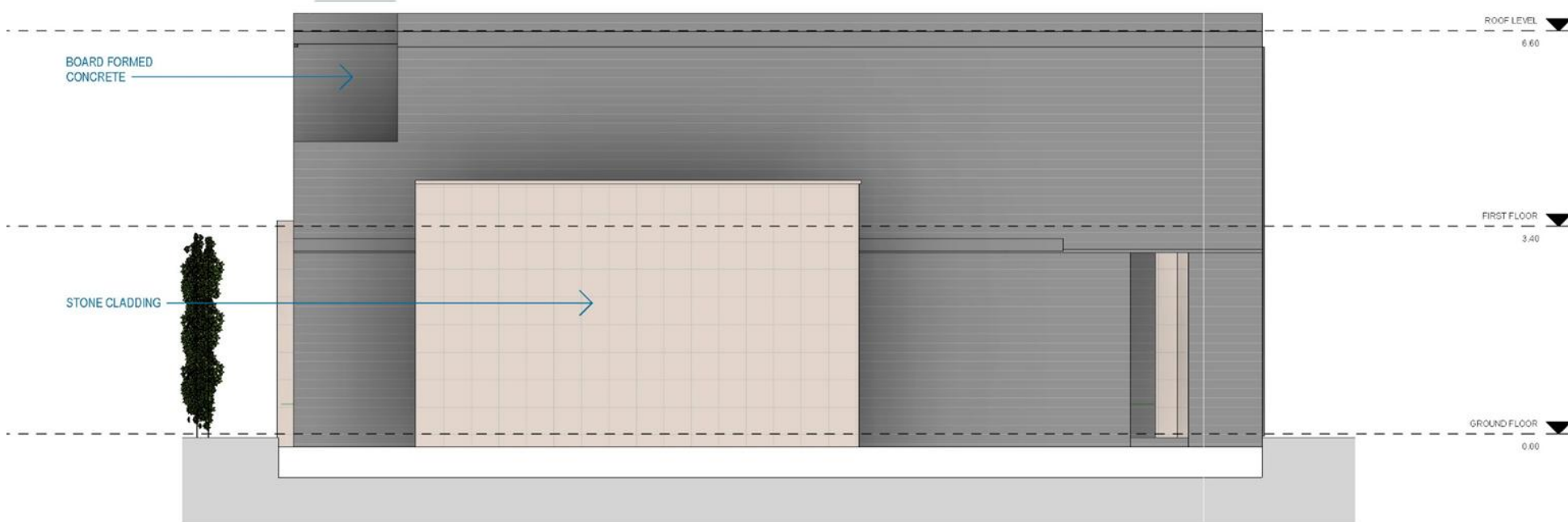
Front



Left



Rear



Right



## 3D Views Type A

*The 3D images provided are samples and do not represent the final result of the project.*

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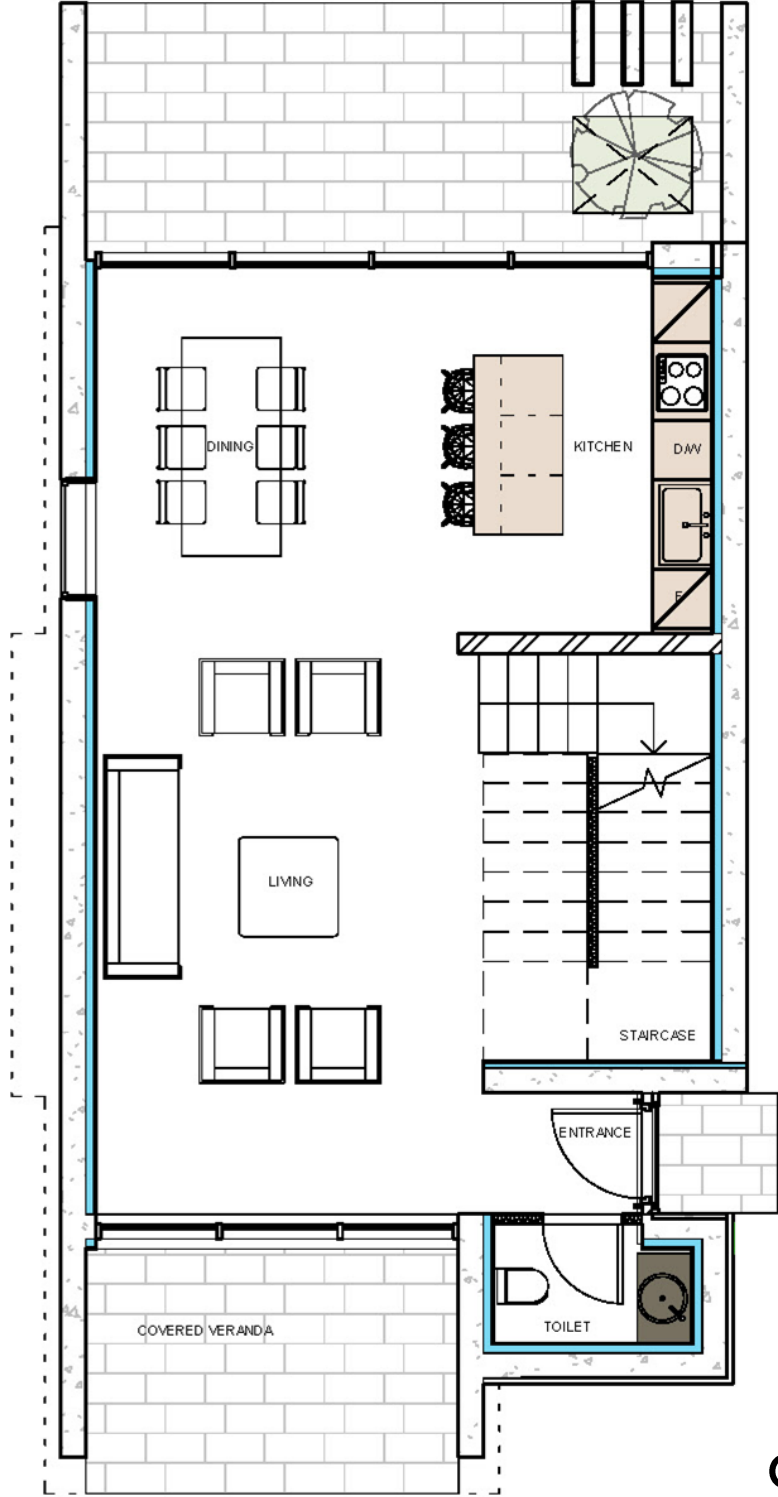
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# 3D Views Type A

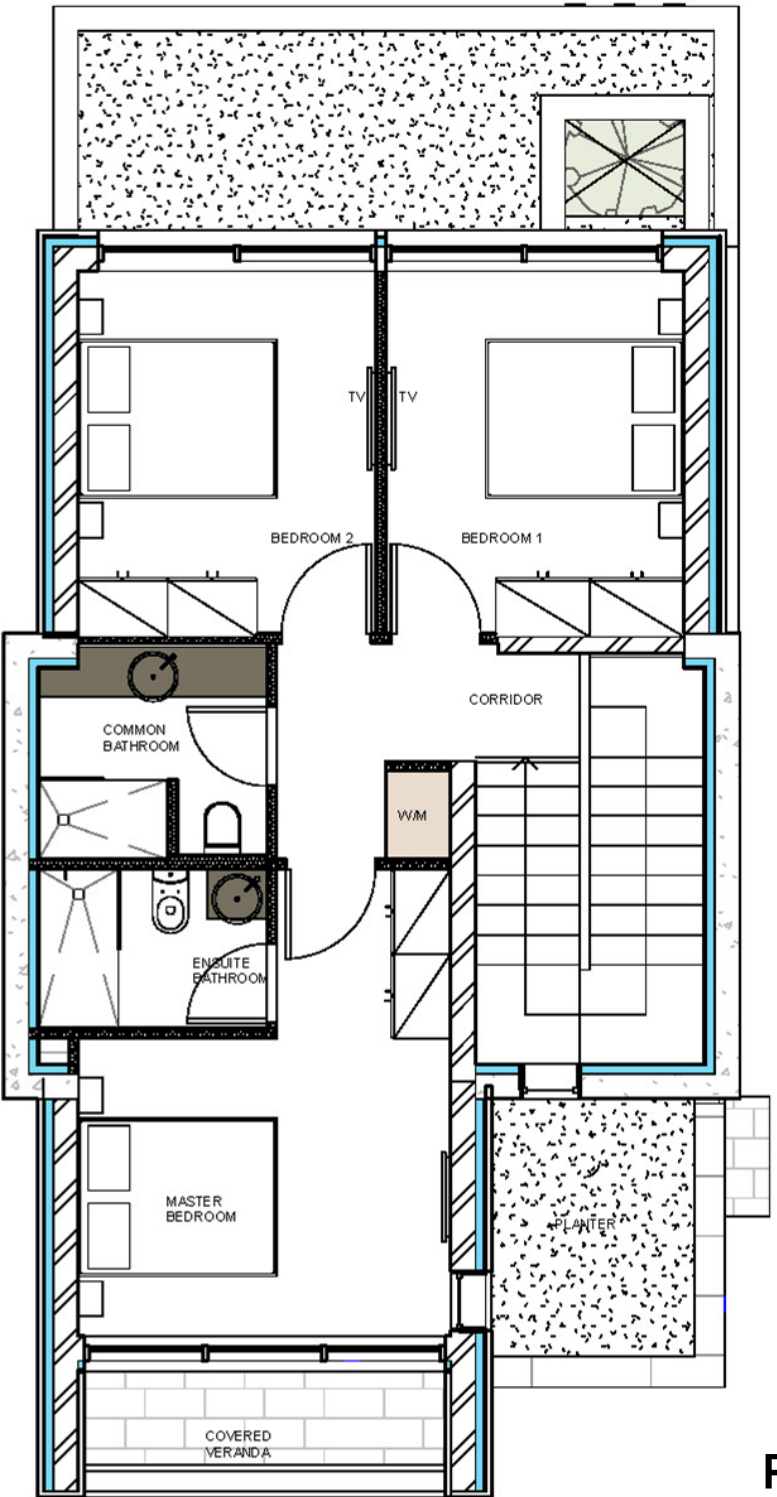
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# Type B1 – Specifications



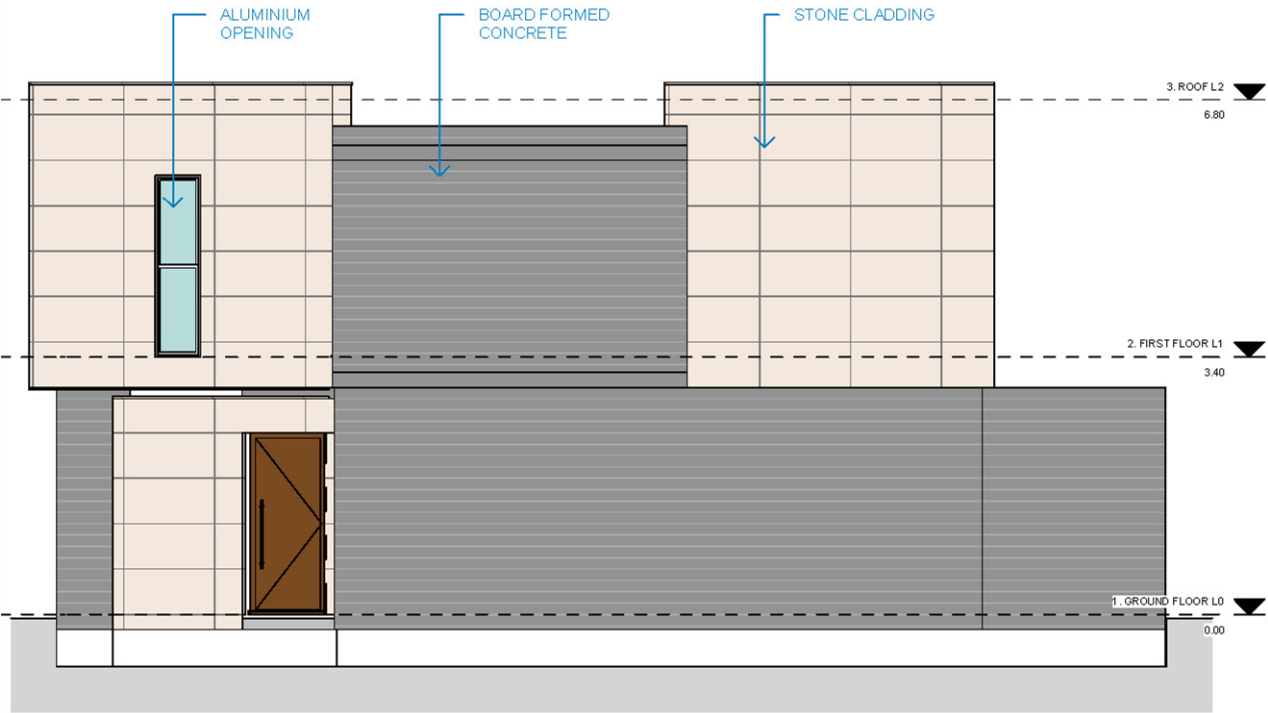
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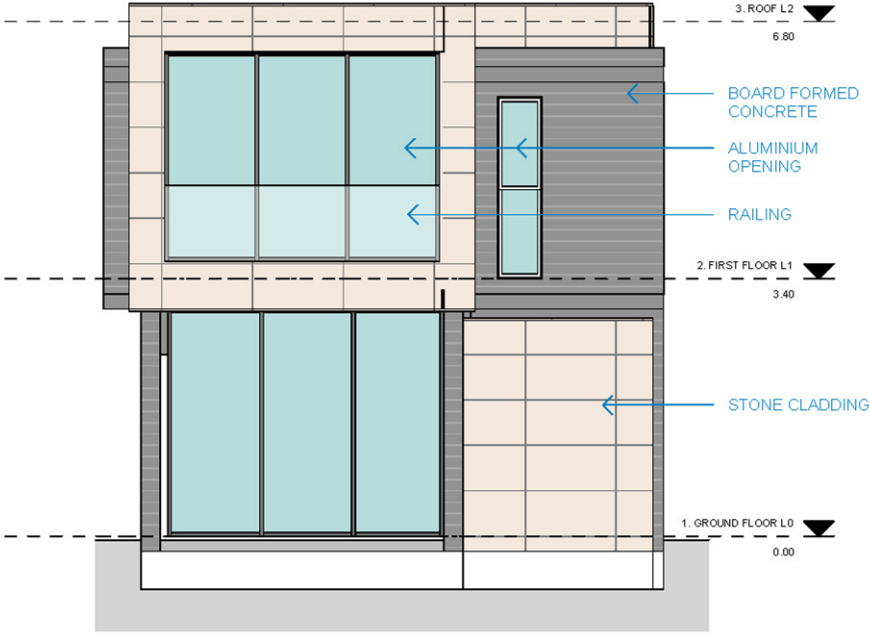
FF

<b>Villas</b>	5, 6, 7, 8, 9, 10, 11,
<b>Total Build Area</b>	160.45 m <sup>2</sup>
<b>Covered Internal Area</b>	133 m <sup>2</sup>
<b>Covered Veranda</b>	27.45 m <sup>2</sup>
<b>Swimming Pool</b>	Private
<b>Parking Space</b>	1
<b>Bedrooms</b>	3
<b>Bathroom</b>	2
<b>Guest W/C</b>	1

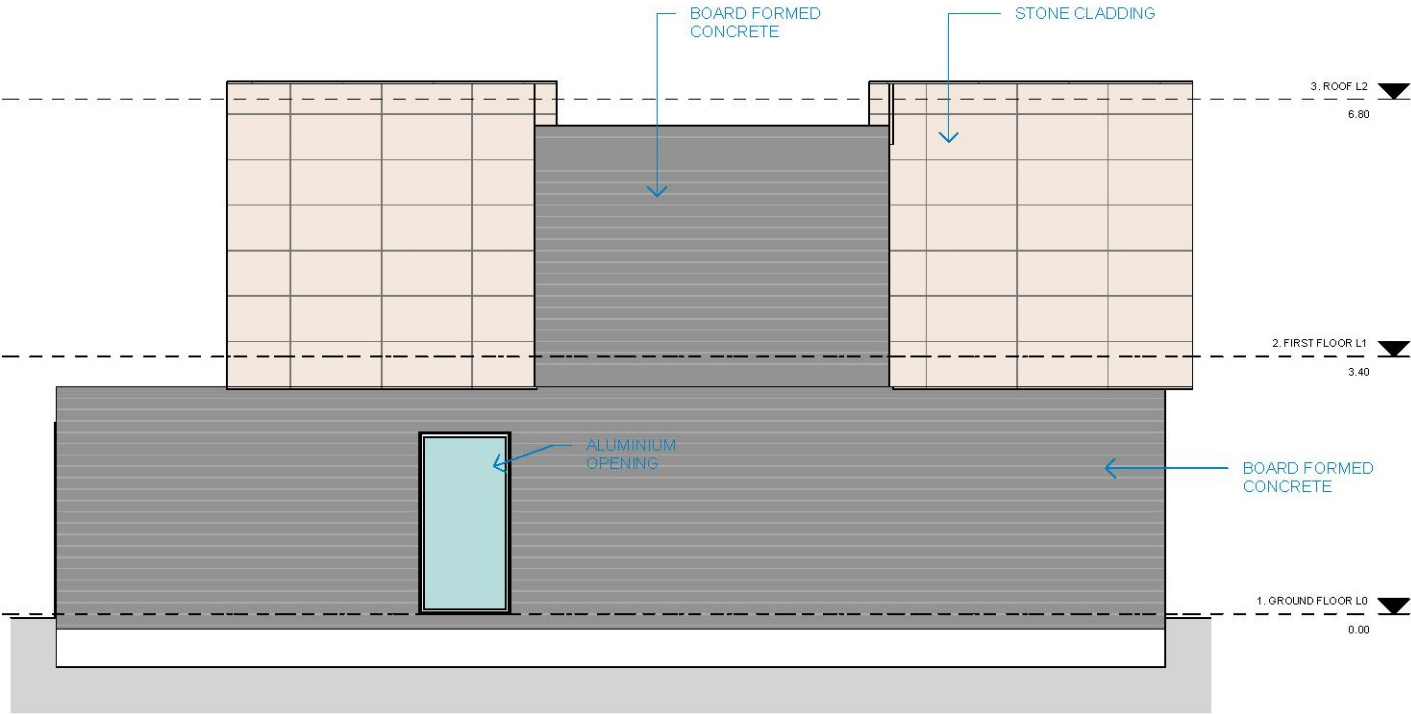
# Type B1 – Elevations



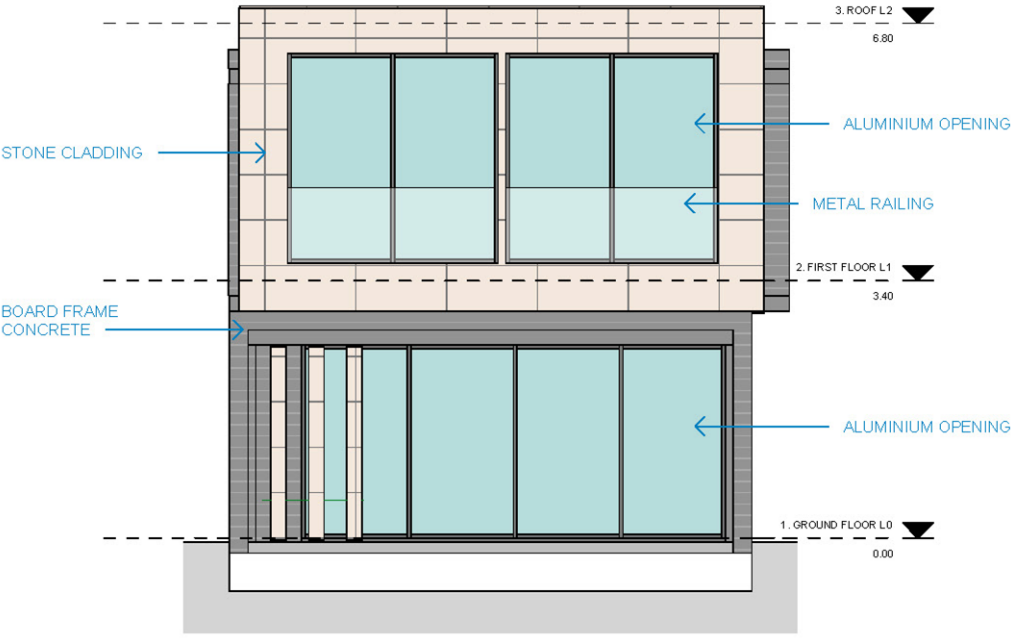
Front



Left



Rear



Right



## 3D Views Type B1

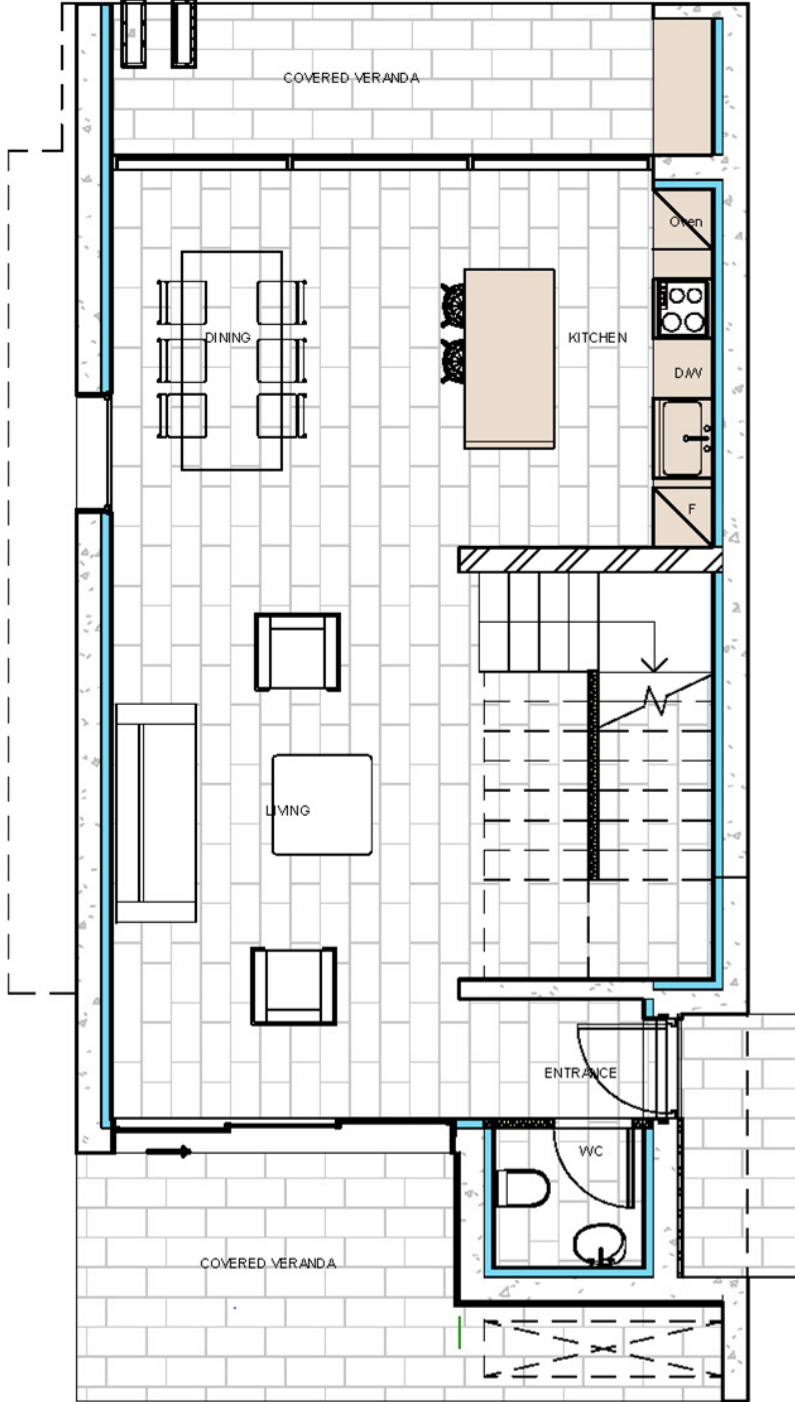
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# 3D Views Type B1

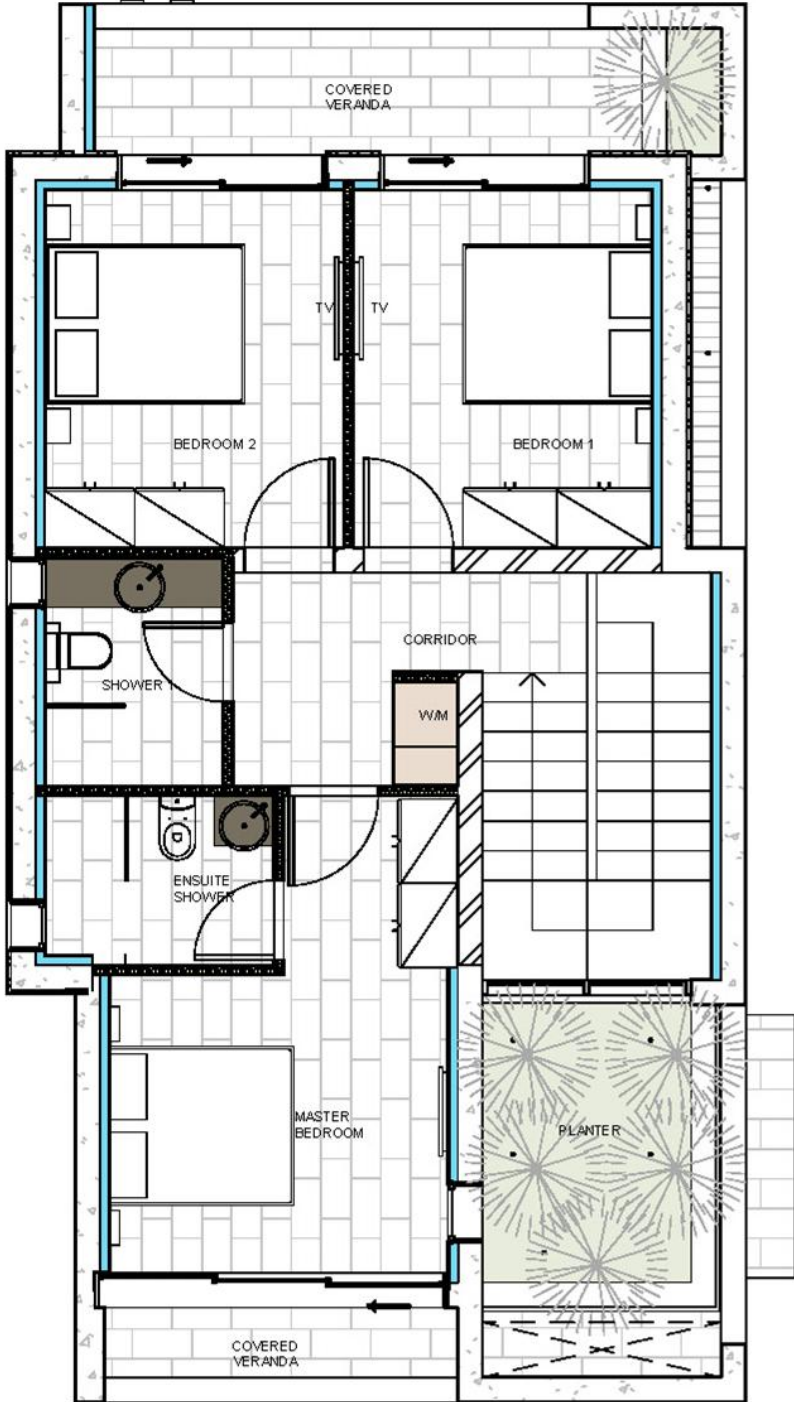
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# Type B2 – Specifications



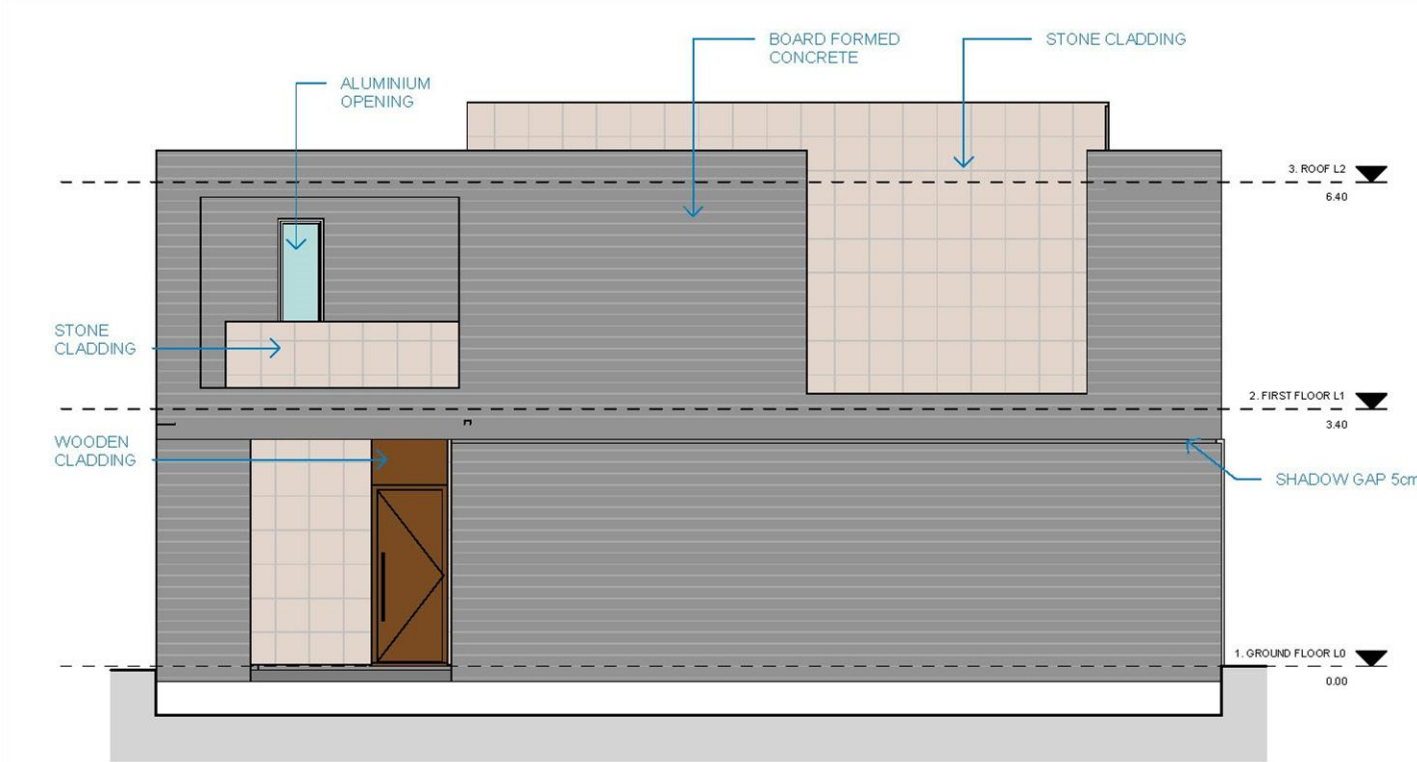
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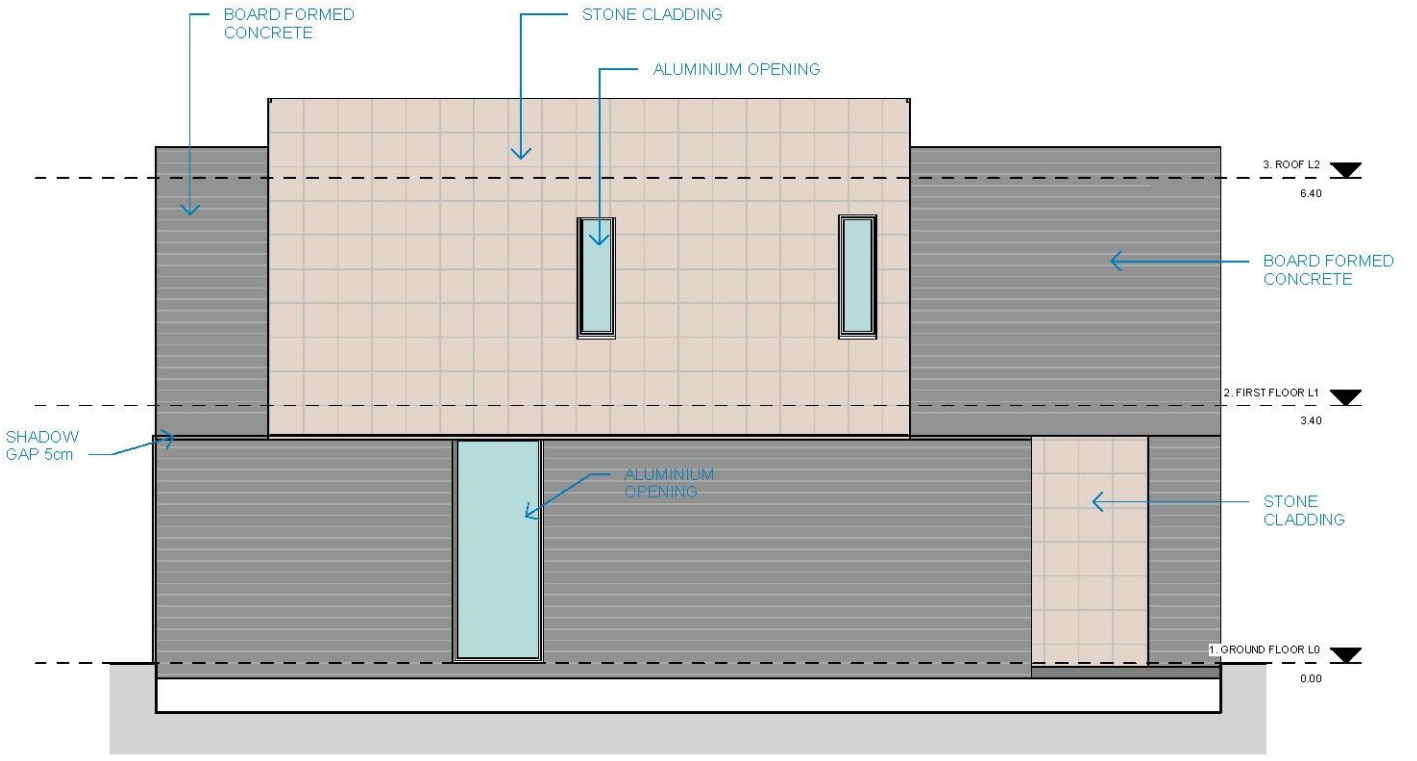
FF

<b>Villas</b>	12, 13, 14, 15, 16, 17, 18
<b>Total Build Area</b>	167.09 m <sup>2</sup>
<b>Covered Internal Area</b>	134.96 m <sup>2</sup>
<b>Covered Veranda</b>	32.13 m <sup>2</sup>
<b>Swimming Pool</b>	Private
<b>Parking Space</b>	1
<b>Bedrooms</b>	3
<b>Bathroom</b>	2
<b>Guest W/C</b>	1

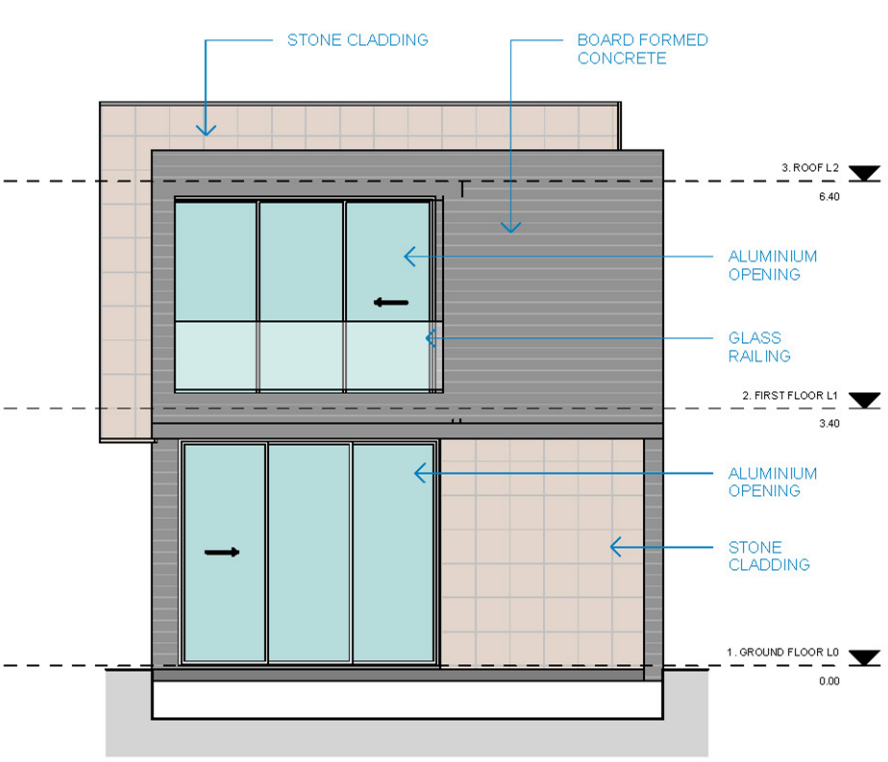
# Type B2 – Elevations



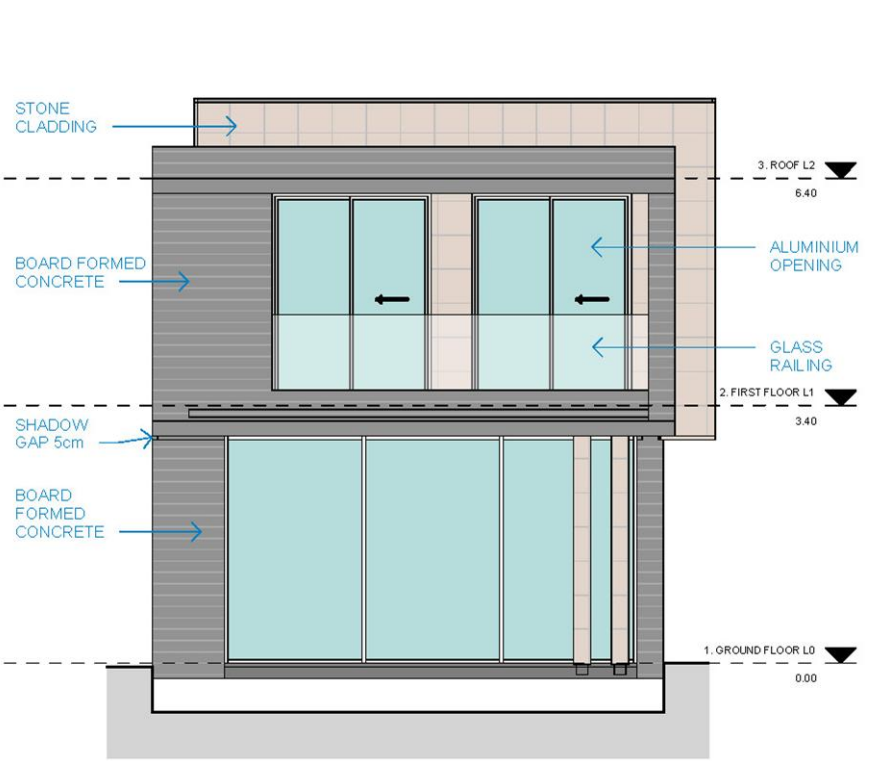
Front



Rear



Left



Right



# 3D Views Type B2

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## 3D Views | Layout of Type A – Villas 1-3



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## 3D Views Type A – Villa 1

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# 3D Views Type A – Villa 4

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# Finishes

## External Finishes

External wall finish are horizontal board frame concrete

External walls are partly with limestone 60cm x 120cm

Karisto stone on ground floor verandas

High-quality ceramic tiles on balconies

Communal swimming pool surrounded by granite and granostone

Balustrade of laminated glass

Privately owned parking

## Internal Finishes

Solid Iroko wood entrance door

Imported marble living areas and bathrooms

Engineering wood parquet floor in bedrooms

Quality oak wood veneer and white semi matte MDF kitchen cupboards doors and wardrobes

White semi matte MDF wardrobes

White technogranite kitchen worktops

Double glazed windows with aluminum frames

Hansgrohe mixers

Duravit toilets with wall-mounted Geberit flush system

## Other Finishes

Solar system for heating water

Pressurized water system

Provision for air – condition System

Provision for photovoltaics

Fully loaded package – (optional | extra cost)

Underfloor heating – (optional | extra cost)

Energy efficiency – A



Horizontal board frame concrete (External walls)



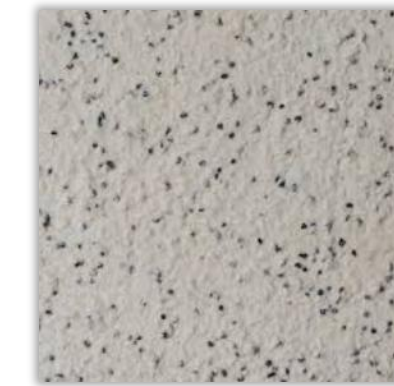
Limestone 60x120 cm (External walls & windows sill)



Africa Grey flame granite (Pool boarder & windows sill)



Marazzi grey-black tiles (Pool inside)



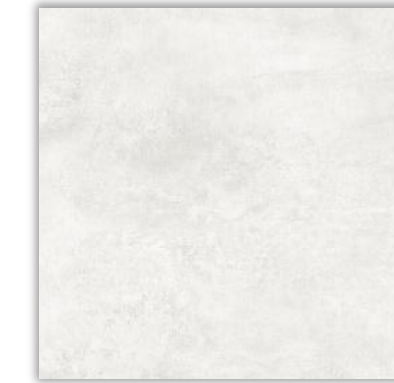
Granostone white & black (Pool area circulation)



Artificial Grey Stone Daliko (Parking, Private Road, Pavement)



Karisto stone (External ground floor)



Ceramic grey tile (First floor verandas)



Dioniso white polished marble (Living area, corridors and toilets)



Engineering parquet Fixmor 3 layer (Bedrooms floor)



White technogranite (Kitchen countertops and back wall)



Oak wood veneer (Kitchen wardrobes and cupboards doors)



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