

# Sky Residence







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The project consists of a single 4-bedroom bespoke villa in the beautiful hills of Peyia. The villa oversees the mediterannean sea from Coral Bay to Potima beach, with beautiful sunset views and a cool sunrise breeze.



# Project Location





# Specifications

Newly Built 185 sq.m. bespoke villa on 610 sq.m. plot

4 bedrooms

3 bathrooms (1 en-suite)

Roof patio

Ground floor bedroom

Energy performance EU standards – Rating A

Complete wall and roof thermal insulation system

Double glazed windows

Insulative window aluminum cross sections

Fully compliant with EU structural regulations (eurocodes EC2 & EC8)

Air-Conditioning units in all rooms and spaces

Optional floor heating or electric wall heating units

Security System

Electric car charging station

Fireplace

Wired ethernet in all bedrooms and living room

TV antenna connections in all bedrooms and living room

LED strip lighting

Electric towel rails in bathrooms

Secure entrance with intercom and provision for camera system

Pressurized water system

Low maintenance grafiato external wall finish

Anti-slip ceramic tiles on outdoor areas

High quality ceramic tiles on all indoor areas

Wardrobes, kitchen cabinets and carpentry made from imported boards

Granite countertops

Imported high quality sanitary ware.

German GROHE bathroom and kitchen fittings

Provision for automated parking gate

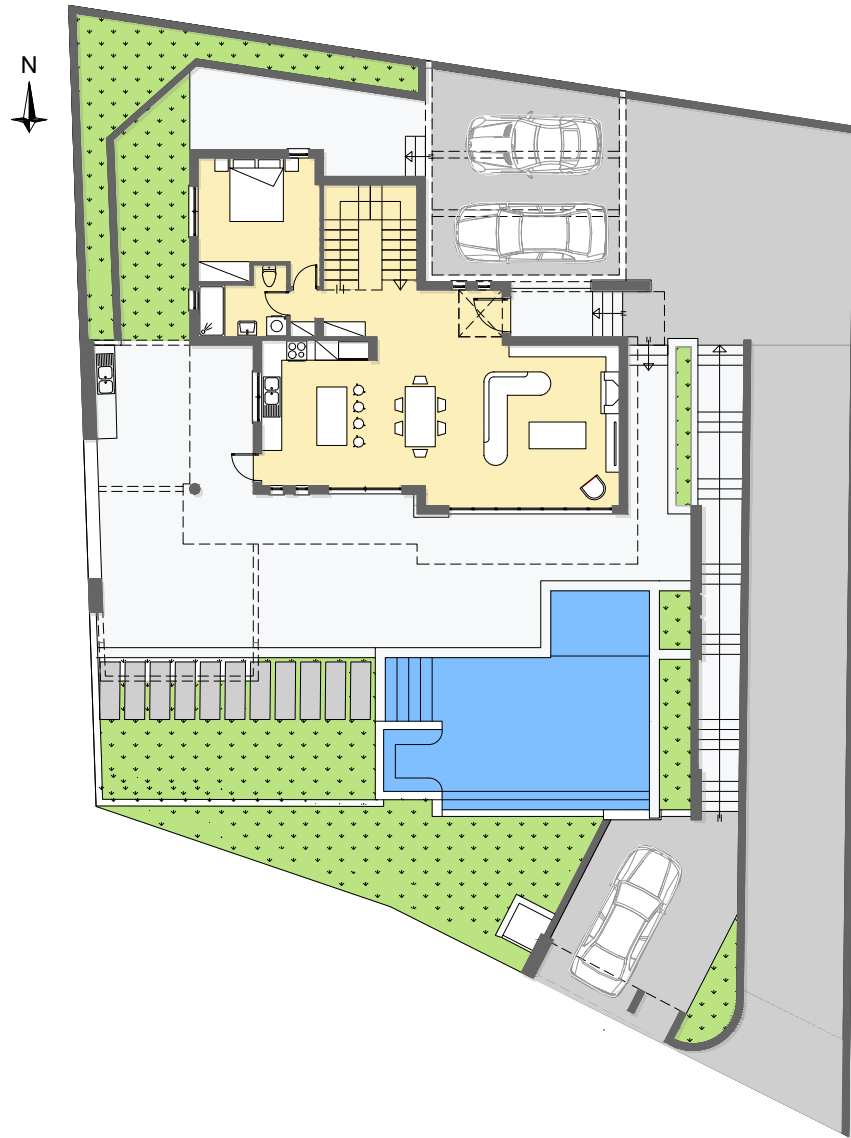
Mosaic tiled swimming pool with water jets and tanning ledge.



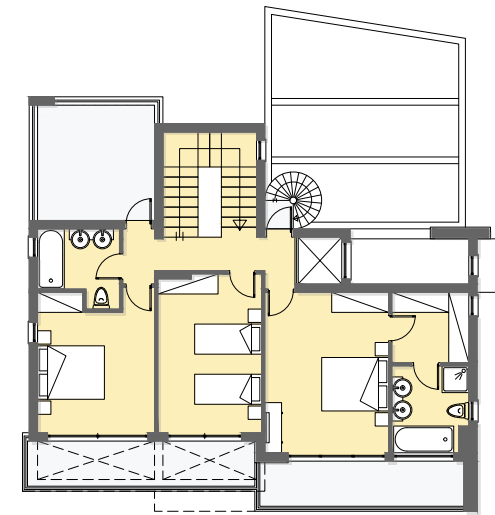




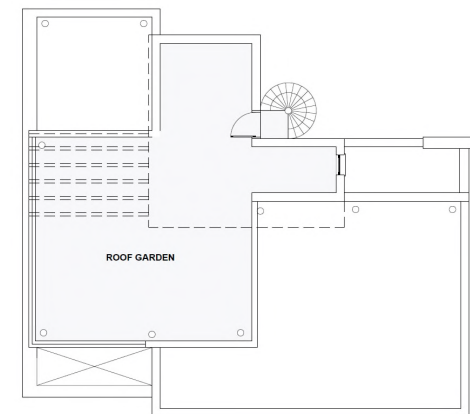
# Floor Plans



Ground Floor Plan



First Floor Plan



Roof plan

# Main Features

- Panoramic view
- Quiet location
- Easy access
- High quality materials and workmanship
- Private pool with infinity edge
- Automation provisions
- Covered parking with charging port
- BBQ with seating area
- Optional central floor heating
- Hot tub

# Facilities

|              |   |   |  |   |
|--------------|---|---|--|---|
| Ground Floor | Swimming Pool   | Living & Dining Room  | BBQ & Dine Table   | Ground floor bedroom  |
|              | Enjoy the sunset over the wate’s edge iin the residence’s mosaic-clad infinity edge swimming pool   | The open-plan design, combined with large glass sliding doorsprovides a comfortable and airy feeling, fitting in to the wonderful mild weather of the location. | A specially formed area on the ground floor terrace, perfect for barbecuing with family, friends or just for fun.  | A bedroom which provides accessible accommodation to residents or guests. |
|              | Bedrooms  | Bathrooms   | Veranda  |   |
|              | Three front-facing bedrooms, all with access to the covered veranda. The bedrooms are immersed with natural light from the large windows and have comfortably large dimensions. | All bathrooms have been carefully designed for comfort and elegance. The master bedroom’s bathroom has incredible natural light.                                | The veranda in the back of the house provides useful service space as well as expandability options in the future. |   |
| First Floor  | Roof Terrace  | Hot tub   |  |   |
|              | On the roof, the amazinbg view is complemented with enough space for a bar, bbq, sun lounge and jaccuzi   | Whether spending time with family or friends, or relaxing after a long day, the hot tub on the roof will provide comfort and cozyness.                          |  |   |

Sky Residence is finished using the finest natural materials in calming, neutral tones and elegant fixtures, clean and timeless in design.





# Location







Management, Design & Construction  
APL Sophocleous Developments LTD

## Contact

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