



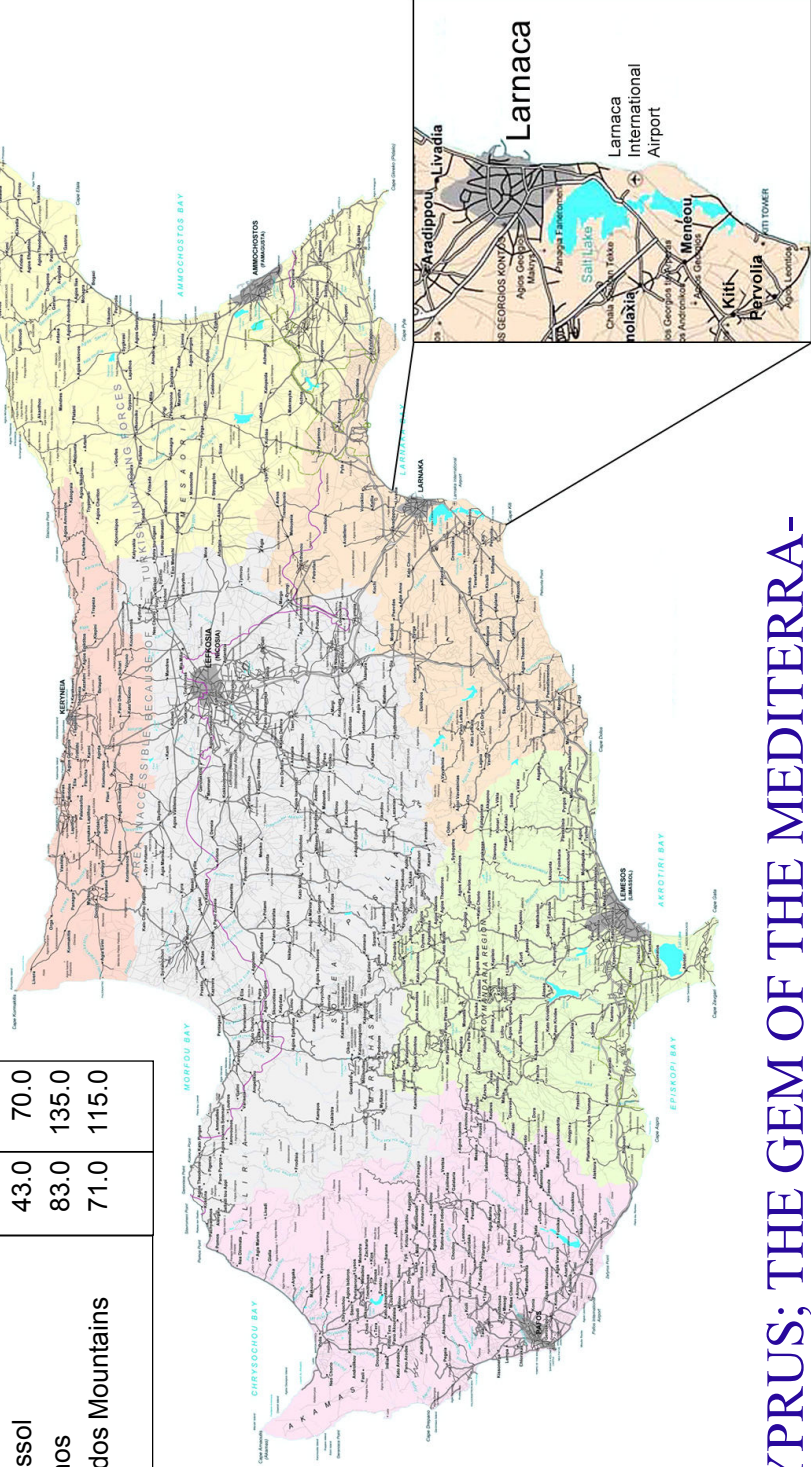
S.A.F. Real Estate Developers Ltd.

APHRODITE COURT



CYPRUS; THE ISLAND OF APHRO-

Distance from Pervolia:	Miles	Km
Mediterranean Sea	0.5	0.8
Lamaca Airport	3.7	6.0
Lamaca Town	5.0	8.0
Nicosia	31.0	50.0
Limassol	43.0	70.0
Paphos	83.0	135.0
Troodos Mountains	71.0	115.0



CYPRUS; THE GEM OF THE MEDITERRA-

Set in the charming village of Pervolia, just a ten minute drive from Larnaca and the international airport can be found Aphrodite Court, our fifth project of exclusive properties in the area.

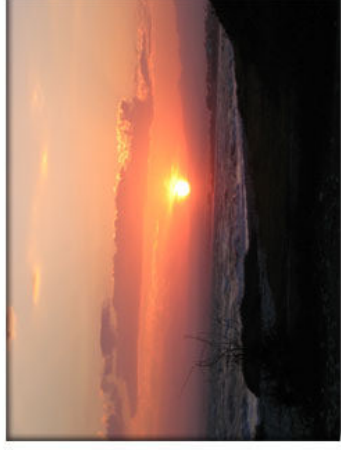
Pervolia's coastal location and close (yet non-intrusive) proximity to Larnaca's international airport make it an ideal setting for your holiday home or permanent residence. Home to some 1,200 residents, the village boasts a friendly, traditional atmosphere, providing you with a perfect opportunity to experience a true taste of life in Cyprus.

Comprising of thirty luxurious 1, 2 and 3 bedroom apartments, Aphrodite Court features a large communal swimming pool, covered parking and private store rooms for each apartment.

Located in a quiet residential neighbourhood on the western fringes of Pervolia, the village centre with its traditional tavernas, coffee shops and other amenities is only 500 metres (about a five minute stroll) away from Aphrodite Court's apartments.

Less than a kilometre from this fabulous project the crystal clear waters of the Mediterranean Sea offer you a chance to cool down during long, hot summer afternoons or to take in spectacular sunsets whilst strolling along the beach.

SAF Real Estate Developers take great pride in the quality of our work. We invite you to visit our beautiful village and see for yourself what a difference our craftsmanship makes.



How Many More Reasons Do You Need?



Apartment Type A - 1 Bedroom

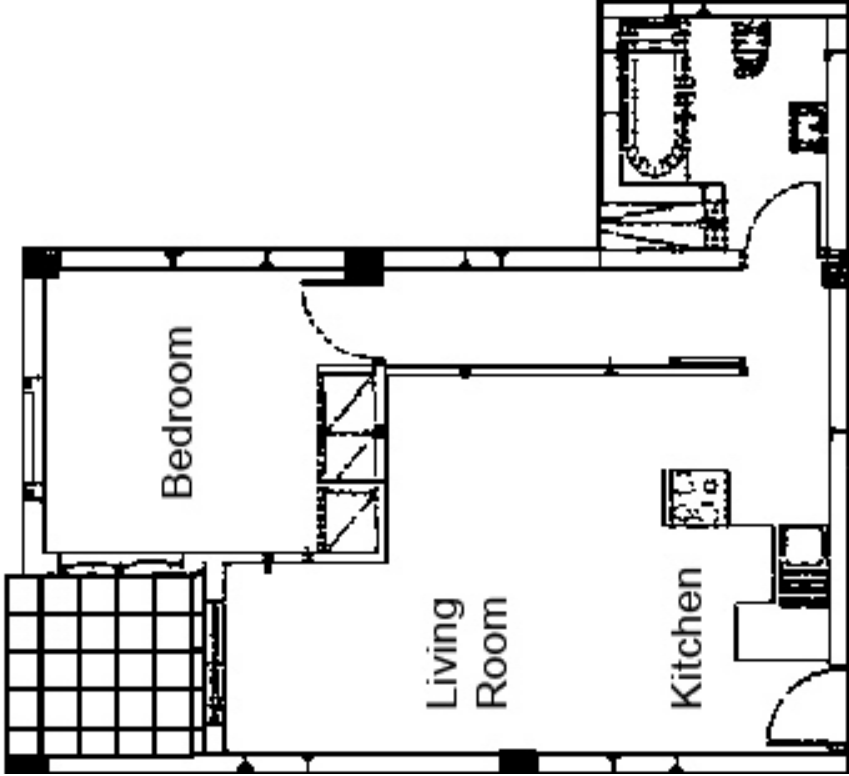
All 1 bedroom apartments within Aphrodite Court feature a spacious living area, open-plan fitted kitchen, full bathroom, a large bedroom and private veranda. With floor spaces ranging from **40sq/m** to **57sq/m**, these fine properties offer a superb, contemporary design near the heart of Pervolia village.

Apartments **102, 202, 103 and 203** face inland and provide splendid views towards the mountains and the monastery of Stavrovouni.

Apartments **107 and 207** face east and enjoy fine views of Pervolia village, whilst Apartments **111 and 211** face unusually large 1 bedroom apartments which face south towards the village and the sea.

Features:

- Fitted Kitchen (Excludes Appliances)
- Fitted Bathroom
- Fitted Wardrobes
- Provision for Air-Conditioning
- Double Glazing
- Tiled Floors Throughout (Ceramic Tiles)
- Solar Water Heating
- Covered Parking
- Private Store Room



Apartment Numbers	Covered Area	Balcony	Private Storage	Covered Parking	Total Area
102/202	40(m ²)	4(m ²)	Yes	Yes	44(m ²)
103/203	45(m ²)	6(m ²)	Yes	Yes	51(m ²)
107/207	47(m ²)	5.5(m ²)	Yes	Yes	52.5(m ²)
111/211	57(m ²)	8(m ²)	Yes	Yes	65(m ²)



Apartment Type B - 2 Bedroom

Aphrodite Court features twenty 2 bedroom apartments comprising of sizeable living areas, open plan fitted kitchen, full bathroom (some apartments feature two bathrooms) and two large double bedrooms.

The 2 bedroom apartments within this project also benefit from large private verandas with sizes ranging from **6sq/m** to **14.5sq/m**.

Apartments **104 and 204** look towards the mountains further inland and offer outstanding views of the Monastery of Stavrovouni. These two apartment are amongst the largest 2 bedroom apartments in this project with spacious open-plan kitchen/living room.

Apartments **105 and 205** are situated at the northern corner of the building and benefit from the unusual feature of having two separate balconies, one facing north towards the mountains, the other east towards the village.

Apartments **106, 206**, situated on the north-east side of the project are the largest 2 bedroom apartments within the building with covered areas of 80sq/m.

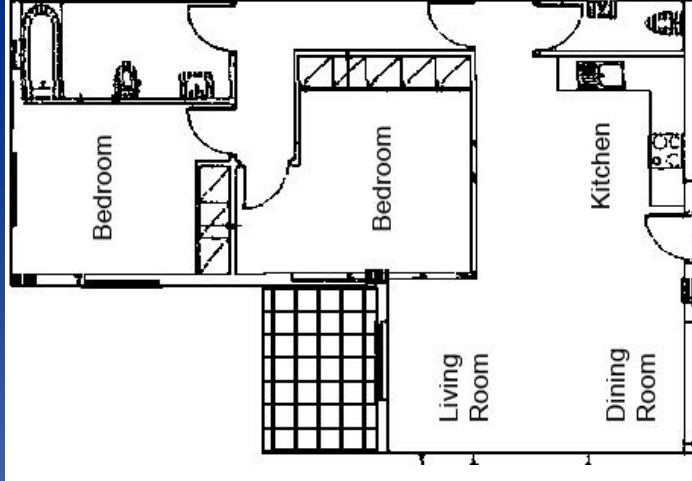
Separate balconies are the main feature of apartments **108 and 208** which face towards Pervolia village, whilst Apartments **109, 209** look towards the village and the sea.

Apartments **110 and 210** again face south towards the coast, whilst apartments **112 and 212** are set in the south corner of the project, again enjoying fine views of the sea.

Furthermore, apartments **113, 213, 114, 214, 115 and 215**, set on the western side of Aphrodite Court overlook the project's large communal swimming pool.

Features:

- Fitted Kitchen (Excludes Appliances)
- Fitted Bathroom
- Fitted Wardrobes
- Provision for Air-Conditioning
- Double Glazing
- Ceramic Tiled Floors Throughout
- Solar Water Heating
- Covered Parking
- Private Store Room



Apartment Numbers	Covered Area	Balcony	Private Storage	Covered Parking	Total Area
104/204	76 (m ²)	6.0 (m ²)	Yes	Yes	82.0 (m ²)
105/205	72 (m ²)	10.6 (m ²)	Yes	Yes	82.6 (m ²)
106/206	80 (m ²)	5.0 (m ²)	Yes	Yes	85.0 (m ²)
108/208	67 (m ²)	14.5 (m ²)	Yes	Yes	81.5 (m ²)
109/209	65 (m ²)	10 (m ²)	Yes	Yes	75.0 (m ²)
110/210	65 (m ²)	10 (m ²)	Yes	Yes	75.0 (m ²)
112/212	57 (m ²)	6.6 (m ²)	Yes	Yes	63.6 (m ²)
113/213	57 (m ²)	6.6 (m ²)	Yes	Yes	63.6 (m ²)
114/214	60 (m ²)	6.6 (m ²)	Yes	Yes	66.6 (m ²)
115/215	60 (m ²)	6.6 (m ²)	Yes	Yes	66.6 (m ²)



Apartment Type C - 3 Bedroom

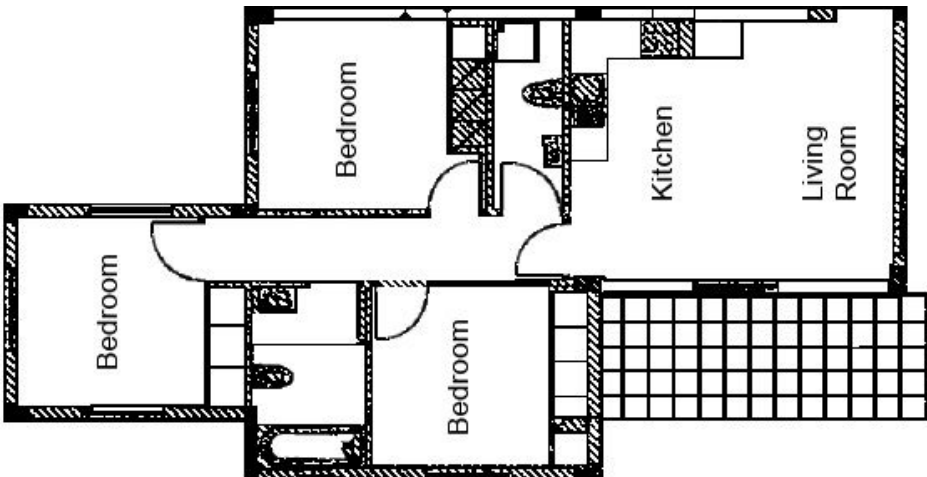
Aphrodite Court's two 3 bedroom apartments are set in the north-west wing of the block.

Due to the project's orientation, these properties offer not only views towards the sea and the swimming pool, but also towards the mountains and Stavrovouni Monastery inland.

With living areas of **75sq/m** these apartments comprise of a large living space, open plan fitted kitchen, two bathrooms, three double bedrooms and a large veranda facing the sea and the communal swimming pool.

Features:

- Fitted Kitchen (Excludes Appliances)
- Fitted Bathroom
- Fitted Wardrobes
- Provision for Air-Conditioning
- Double Glazing
- Tiled Floors Throughout (Ceramic Tiles)
- Solar Water Heating
- Covered Parking
- Private Store Room



Apartment Numbers	Covered Area	Balcony	Private Storage	Covered Parking	Total Area
101/201	75(m ²)	9.6(m ²)	Yes	Yes	84.6(m ²)

TECHNICAL SPECIFICATIONS

Flooring:	Ceramic tiles, buyers may choose the colour of tiles fitted to their property
Carpentry:	Entrance door in solid wood; internal doors in white MDF
Kitchen:	Fitted with low and high level cupboards, wood-finish doors and melamine counter-tops
Kitchen tiles:	Ceramic wall tiles between counter-tops and cupboards
Bathrooms:	Ceramic wall tiles up to door height
Internal Wall Finish:	Smooth plaster finish and emulsion paint
Ceiling Finish:	Fair faced concrete slab, spatula finish and emulsion paint
External Wall Finish:	Smooth plaster finish and 3mm exterior damp-proof rendering
Openings (Windows & Doors):	Double glazed aluminium sections
Structure:	Reinforced concrete frame in compliance with earthquake design regulations
Walls (Interior & Exterior)	All walls built from hollow clay bricks
Electrical Installation:	Entrance phone, TV & Telephone points and adequate number of power points in all rooms
Sanitary Fittings:	Quality fittings placed in accordance with architectural plans. Clients may choose the colour of sanitary fittings installed in their properties

OTHER FEATURES OF APHRODITE COURT:

- | | |
|----------------------------------|--|
| • Communal Swimming Pool | • Lift |
| • Private Store Room | • Fitted Wardrobes in all bedrooms |
| • Covered Parking | • Double Glazed Windows |
| • Provision for Air Conditioning | • Fitted Kitchen (Excludes Appliances) |

AFTER SALES SERVICE

S.A.F. Real Estate Developers Ltd. firmly believe that our customer's happiness comes first.

As a result, aside from offering a comprehensive range of pre and after sales care, we also feature an association with a company dedicated to residential property management; EASY WAY, which brings new levels of expertise and reliability to every facet of maintaining our client's homes.

As a result, EASY WAY serves to protect the value of our client's investments by offering a complete array of services covering every aspect of property maintenance from security to landscaping and gardening.

OTHER AVAILABLE SERVICES INCLUDE:

- ◄► Window Cleaning ◄► Painting & Decorating ◄► Tiling and Light Building Work ◄► Plumbing ◄► Roofing ◄►
- ◄► Minor Household Repairs ◄► Swimming Pool Cleaning and Maintenance ◄► Assistance with Lettings and Rentals ◄►
- ◄► Key Holding ◄►

EASY WAY

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