



Welcome to our March 2009 Newsletter!

*****Headline News***Headline News***Headline News***Headline News***Headline News*****

Launch of KSD's new Elegant Range of Properties – Ksavva Sunset Hills

KSD is excited to announce the launch of a range of individual, high specification properties designed for those who are looking for an exceptional level of sophisticated comfort and style. KSD is creating a new class of luxuriously appointed villas to meet the aspirations of those who desire the ultimate in refined and gracious living.



Ksavva Sunset Hills is our first project in the new Elegant range. Situated in the quiet residential area of Armenochori in Limassol, these two 4 bedroom custom built villas are just 200m from the beach. The large 12m x 6m overflow swimming pool, complete with feature waterfall and automatic cover, triple glazing, natural marble ground floor finish and underfloor heating, are just some of the features which set these villas in a class of their own.

Other features include:

- Plot sizes of 1015 sq.m. and 1195 sq. m.
- Covered living 450 sq.m. and 515 sq. m.
- Covered verandas 70 sq.m. and 64 sq.m.
- Uncovered verandas 110 sq.m. and 89 sq.m.
- Roof garden 45 sq.m. and 77 sq.m.

- Gym room
- Grafiato external finish with stone effect
- Choice of high quality Italian kitchen units (from Kleanthis Savva Homecenter)
- Wood burning fireplace
- Laminate floor finish in bedrooms
- Ceramic tiles for parking place and basement
- Marble finish for staircase
- Provision for satellite installation
- Provision for home theatre/music system
- Provision for installation of CCTV cameras
- Complete alarm system
- Private fully tiled parking area
- Beautiful sea & mountain views
- Fully landscaped gardens



Prices for these villas are **€3,250,000 & €3,750,000.**

AVILLION HOLIDAY APARTMENTS – Opening on 29th April 2009

We are pleased to announce that our brand new Avillion Holiday Apartments complex in Chlorakas will be opening on 1 May. The complex offers studios, one bedroom Standard and Superior apartments as well as a luxury three bedroom villa, for short-term rent throughout the year. All apartments on this small, exclusive complex are fully equipped and provide bright and comfortable accommodation.

The complex is set in its own relaxing, landscaped gardens in a quiet area of Chlorakas, yet close to the full range of amenities which the village has to offer. These include banks, pharmacies and a large supermarket, together with a number of restaurants and bars. The nearest beach is less than 10 minutes' walk away, and the main resort of Paphos, with its many historical sites, leisure facilities and extensive range of shops and restaurants, is just a 5 minute drive.

The apartments are an ideal base for exploring the area to the west of Paphos, from the lovely sandy (Blue Flag) beach with safe swimming at Coral Bay and the pretty fishing harbour at St George, to the wilds of the magnificent Akamas peninsular.



- * Swimming pool
- * Children's pool
- * Green play area for children
- * Cafe Snack bar
- * Self-service laundry room
- * Reception service
- * Satelite TV
- * Self catering kitchen equipment in all rooms
- * Wireless internet connection

KSD is offering a special Opening Discount of 20%, on all units, for the months of May and June 2009!

If you would like more information, please contact us on Avillion@ksavva.com or telephone 00357 26272050.

Ready for Delivery property - St George Luxury Villas IV - Plot 2

This three bedroom villa is located in the lovely unspoilt area of St George, within walking distance of the small fishing harbour, and just a short drive to the sandy beaches of wonderful Coral Bay. Part of a small development of just 8 villas, the property is situated in a quiet residential area with sea and mountain views. The property comes fully furnished and is ready to move into today.

Features include:



- Plot size – 559 sq. m.
- Covered living 128sq.m.
- 3 bedroom tiled roof villa – Helios design
- 3 bathrooms
- Fully furnished
- Private swimming pool 4x8sq.m
- Grafiato finish
- Wood finish aluminium double glazing
- Landscaped green area



Price for this property is €475,000.

Some interesting facts about Cyprus



- According to the 2007 census, Cyprus has a population of 788,457 people.
- As a member of the Commonwealth, Cyprus sends a team every four years to participate in the Commonwealth Games.
- The United Kingdom still retains control over 3 per cent of the island's land and sea territories.
- Cyprus' national anthem is the "Hymn to Liberty", which is also the national anthem of Greece.
- The vast majority of Shakespeare's play, *Othello*, written in c 1603, was set on the island of Cyprus.
- It is believed that people first inhabited the island more than 12,000 years ago.
- The philosopher Zeno, founder of the Stoic school of philosophy, was born in Cyprus, c 334 BC.

Staff News

Babies feature yet again this month with Chris Charalambous' wife giving birth just this week to a beautiful baby boy, Konstantinos, who weighed in at 3.25kg. Chris, our Limassol Area Sales Manager, is thrilled at becoming a father for the first time. Warm congratulations go to both Chris and his wife, Dezzy.

We hope you have enjoyed reading this Newsletter.

With very best wishes

Handwritten signature of Janet Payne

Janet Payne

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