



# KLEANTHIS SAVVA GROUP

Developers | Home Centre | Maintenance & Service | Rentals | Avillion Holiday Apartments

Ready to Move in... | Ready & Resale Properties | Paphos & Limassol

Customer Newsletter  
September 2010 Issue 9

## Welcome to our September 2010 Newsletter

### Property News

#### **New to the market – one and two bedroom apartments at KS City Residence, Limassol**

Situated in the Ayios Athanasios area of Limassol close to the tourist area, this small development of 16 one and two bedroom apartments offers quality and style at a very affordable price. With its proximity to the new Limassol Marina currently under construction, the project represents an exceptional long-term investment opportunity for those wishing to be a part of this new and exciting phase of Limassol's evolution. The apartments will be ready for delivery in January 2011 and will be built to Kleanthis Savva's customary high specification.



Features include:

- Covered living area from 51 sq.m (one bedroom) & 75 sq.m (2 bedroom)
- Open plan living and kitchen area
- Communal lift
- Private storage room
- Private covered parking
- Landscaped green area
- Close to all amenities
- Beautiful sea views
- Large balconies for the penthouse apartments.

**Prices** - one bedroom apartments start from **€170,000** and two bedroom apartments from **€230,000**.

### Kleanthis Savva Developers' Resale Service

Despite the continuing uncertainty in the world economic climate, the resale property market has continued to grow to achieve unprecedented levels of activity in Cyprus. KSD has always recognised that the resale property market has an important part to play in the world of commercial real estate which is why we have always offered a comprehensive resale service to our clients. You can make an appointment to see one of our Sales Executives at any time to discuss your property's current market value and to explain how the KSD resale service operates. Our Sales Executives have been with the company for a number of years and have considerable experience in marketing and selling resale property in Paphos and Limassol.



All properties are listed on our website and are promoted in our Sales Offices and across the vast number of agencies we work with both in Cyprus and abroad.

For clients wishing to exchange their KSD property for a larger one, KSD will always consider taking the existing property in part-exchange. Again, the Sales Executive will be able to advise on this.

Our resale service does not stop there, however. If the property is unoccupied for long periods, KSD can maintain the property through Kleanthis Savva Maintenance & Services. We can provide a gardening service and pool maintenance service, for example, or we can arrange for a regular check of the property to ensure any problems are dealt with speedily. We can also provide options for ensuring the security of your property in your absence.

## **A Rare Resale Property Opportunity**

Occasionally, we have on our resale property list a villa or apartment that stands out from the rest for any number of reasons. The villa featured below is one such property. The reason for this is the simply magnificent sea views it offers and the range of additional features it has that transform a comfortable home into an exquisitely splendid mansion. This unique four bedroom, three bathroom, highly personalised villa is situated in the prestigious Kamares village near Paphos. Set on a plot of 2,800 sq.m., the villa has a private swimming pool with a wave machine, a 200 sq.m. sun terrace, a full-sized tennis court, sauna and garaging for 4 cars. It is also fully furnished. The price for this property is **€1,600,000**.



Other features include:

- Full title deeds
- Large outdoor bar with BBQ Area
- Large garden with mature palm trees
- 70m cascading waterfall feature
- Detached guest room
- Garage with kitchen, ideal for use as a self-contained apartment or workshop.
- Outside shower & toilet
- Luxury kitchen & bathroom fittings from Germany
- Several large storage areas
- Guest room with shower room
- Central heating & air conditioning



## 2010 Special Offers

We are still offering selected off-plan and ready for delivery properties at special prices. Our current list can be found at the end of this Newsletter.

## Looking ahead to 2011 – Special Offers at Avillion Holiday Apartments

We are pleased to announce that our studios and one bedroom Standard apartments will be available for short-term rental in April, May, September and October of next year at the special price of **€315** per room for a **7 night stay**.

Avillion Holiday Apartments offers comfortable, convenient and stylish accommodation along the coastal road to Coral Bay in the lovely area of Chlorakas, just a 5 minute drive from Paphos town itself. Both the studios and the one bedroom apartments can accommodate up to 4 people so this really is an excellent opportunity for anyone, families, friends or couples, wishing to enjoy a relaxing holiday in Paphos.

For more information visit the Avillion website [Avillion@ksavva.com](mailto:Avillion@ksavva.com) or telephone **00357 26272050**.



## Other News

### New flights to Paphos from Edinburgh

EasyJet have just announced a new Paphos/Edinburgh route to operate from November 3, running twice weekly on Wednesdays and Saturdays, with fares starting at £31.99 (€38) one-way. This service adds to their current portfolio of flights to Gatwick, Luton, Bristol and Manchester from Paphos, and to Gatwick from Larnaca.



## Staff News

After the return from the summer break, we were delighted to hear the news of the birth of a new baby in the Kleanthis Savva family. On 10 September, Theo Papadopoulos, our Construction Manager, and his wife, Andrea, celebrated the birth of their first child, Christos, who weighed just over 3 kg.

Congratulations and best wishes to both Theo and Andrea on such a wonderful and happy occasion.



**We hope you have enjoyed reading this Newsletter.**

**With very best wishes**

*Janet Lambert*

**Kleanthis Savva Group Developers/Home Centre/Maintenance & Services/Rentals/Avillion Holiday Apartments**

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# KLEANTHIS SAVVA DEVELOPERS

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**Cyprus**

**Paphos - Limassol**

## 2010 Special Offers

Issue 4.3 – August 2010 – All prices include VAT

### 1 Bed Apt - Tala



- Tala Sea View – Paphos
- Apt A203 - \*FULLY FURNISHED\*
- Heated Communal Pool
- Delivery Status: New/Key Ready

Price was €152,000

Now Only **€115,000**

### 2 Bed Apts - Klissonerga



- Eleni Gardens - Paphos
- First Floor Apartment - A106
- Communal Heated Pool
- Delivery Status: New/Key Ready

Price was €199,000

Now Only **€149,000**

### 4 Bed Villa - Tala



**SOLD**

Price was €460,000

Now Only **€395,000**

### 2 Bed Apt - Tala



**SOLD**

Price was €201,500

Now Only **€150,000**

### 3 Bed House - Tremithouse



- Tremithouse Gardens - Paphos
- 3 bed Link Detached Houses
- Delivery Status: 2 Months

Villa	Plot	Price	Offer
9	188m <sup>2</sup>	€346,300	<b>€259,000</b>
10	190m <sup>2</sup>	€346,300	<b>€259,000</b>
13	192m <sup>2</sup>	€329,000	<b>€259,000</b>

### 2 Bed Townhouses - Erimi



- Erimi Gardens - Limassol
- Communal Heated Pool
- Communal lift
- Delivery Status: July 2010

Ref	Bed	Price	Offer
B2	2	€199,500	<b>€179,000</b>
B3	2	€221,000	<b>€179,000</b>

For more information visit [www.ksavva.com](http://www.ksavva.com)  
or call Cyprus free phone **8000 0022**