



Customer Newsletter  
December 2010 Issue 12

**Welcome to our December 2010 Newsletter!**

**Our offices will be closed over the Christmas & New Year Holidays**

Please note our office will be closed from 24th December until 26th December and from 31<sup>st</sup> December until 2nd January 2010.

**Avillion Holiday Apartments – Christmas & New Year SPECIAL OFFERS**

Like last year, we are offering our Avillion Holiday Apartments at special prices over the Christmas and New Year holidays. Prices for a three night stay from 24<sup>th</sup> to 27<sup>th</sup> December start at €120, and prices for a 2 night stay from 31<sup>st</sup> December to 2<sup>nd</sup> January 2010 start at just €90. More information can be found at the end of the Newsletter.



**New Show House at Erimi Gardens, Limassol**

We have just opened another Show House, this time at our Erimi Gardens project in Limassol. This new Show House is a brand new and spacious two bedroom town house in a lovely location just 3 km from the beach at Erimi. Here are some photos of the interior showing some of our latest finishes and furnishings from our current Home Center range. We have four town houses still for sale at this project and if you would like to make an appointment to view the property, do not hesitate to contact me.



## Updated Special Offers

Our Special Offers are still selling exceptionally well and an updated list of current offers can be found at the end of the Newsletter.

## A Happy Christmas from Chris Charalambous, KSD's Pafos & Limassol Area Manager

A very happy Christmas to all our clients around the world!

As a consequence of the global economic downturn, the last 12 months have seen countries the world over falling into recession and, in some cases sadly, facing international bail-out in the hope and expectation of restoring national fiscal stability and, crucially, long-term growth. Whilst Cyprus, too, succumbed to recession, I am pleased to say that it is now officially out of recession and looking optimistically to the future and the return of a strong and vibrant economy. KSD, I know, is looking forward resolutely to a universally more positive and upbeat property market than we have experienced in the last two years or so. With the aid of the rallying Sterling/Euro exchange rate, increased interest in Cyprus from Middle-East countries and continuing interest from Russian-speaking countries, I feel confident that the property market's fortunes are set to rise sharply.

The many business initiatives springing up across the island are positive proof of the buoyant economic future that awaits. Plans have just been announced for a massive, new Kings Road shopping mall on a prestigious site in Kato Paphos to include restaurants, departments stores and shops. The new Limassol marina currently under construction is scheduled to be ready in 2012 and it is anticipated that the new Paphos marina near Coral Bay will be completed by 2013. The new and stunning Elea Golf Course just outside Paphos, designed by Nick Faldo and considered to be one of the most important new European golf courses of recent years, opened in the autumn of 2010. Add to all of that Neapolis, Smart Eco-City, the new, exciting €2 billion concept of a "City within a City" in Geroskipou, Paphos, a huge undertaking of homes, restaurants and shops all set on 1.131.142 sq m, and you have the springboard for catapulting Cyprus right to the top of the list of desirable holiday and living destinations. The future, in Cyprus anyway, is looking very bright.



I should like to take this opportunity to thank everyone in the Kleanthis Savva sales team for their continuing hard work and dedication throughout 2010. And I should like to wish all our staff, and all our clients the world over, a peaceful and happy festive season.

**Chris Charalambous**

## Spending their first Christmas in Cyprus - John and Lorraine Giblin, who live in Souni



John and Lorraine Giblin relocated to Cyprus in June of this year after buying a bungalow at our Souni Panorama project. This is what John had to say about their decision to make their permanent home here.

"The time has just flown since we arrived six months ago with all our worldly goods. We chose Cyprus as our permanent home for several reasons. We are lucky that we were both able to retire at an early age, myself as a Police Inspector in Birmingham and Lorraine as a full time dental nurse. We are both very active people and the attraction for us was the great climate which allows us to indulge in the outdoor life which we both love. The pace of living is also so much slower here and generally a lot healthier than the UK. We chose Zanakia / Souni because it is so peaceful. The views are just beautiful all around us and it is within easy reach of Limassol and both Paphos and Larnaca airports.

We settled in very quickly and have been able to almost completely immerse ourselves in outdoor activities whether it be eating outside, cycling, walking, playing golf or tennis. When we are not feeling quite so active, we thoroughly enjoy exploring our area and the rest of this lovely island. There is so much to see. Limassol is only 20 mins or so from us so it is handy for shopping for everything, including food, and especially for My Mall. Our dentist and hairdresser are in town as well,

both of which we found by recommendation and have not been disappointed. When we are at home we enjoy swimming and relaxing in the garden, whether it's planning what to plant or just weeding. Whatever we do, we make the most of every day and enjoy everything we do.

With Christmas around the corner and Santa on his way, we are already busy preparing for the festivities. We will be staying at home this Christmas and Lorraine's brother will be coming out from the UK to join us. We hope to be able to get out and about a lot and, after a big Christmas dinner, we will certainly be going for a long walk! The shops are looking very festive and it's making it feel Christmassy even though the sun is almost permanently shining and the temperatures are way above the UK's. The Christmas lights in all the towns and villages look so pretty at night. We know we will have a great family time and it helps that there is nothing we need for Christmas that we cannot get in Limassol.

In the New Year, Lorraine and I are planning to go skiing in the Troodos mountains. This is one outdoor pursuit we have never tried before and we are looking forward to it. Let's hope we don't get too many bruises!"

KSD would like to wish Lorraine and John a very happy first Christmas in their new home in Cyprus.

**The Maintenance Team would like to wish all our clients a very Happy Christmas**



***We should like to thank everyone in the team for their hard work over the last year!***

***With very best wishes for a Merry Christmas and a Happy New year,***

*Janet Lambert*

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





# KLEANTHIS SAVVA DEVELOPERS

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**Cyprus**

**Paphos - Limassol**

## 2010 Special Offers

Issue 10 – November 2010 – All prices include VAT

### 2 Bedroom Apartment – Tala Village



- Tala Gardens – Paphos
- Apartment A103 - \*FULLY FURNISHED\*
- Communal Pool, Sun Beds & Parasols
- Delivery Status: Resale

Price was €159,000      Now Only **€129,000**

### 4 Bedroom Villa – Tala Village



- Tala Luxury Villas 8 – Paphos
- 177m<sup>2</sup> Covered/368m<sup>2</sup> Plot
- Private Kidney Shaped Pool and Outdoor Shower
- Delivery Status: 3 Months

Price was €460,000      Now Only **€395,000**

### 3 Bedroom House – Tremithousa



- Tremithousa Gardens - Paphos
- 3 bedroom, 2 Bathroom Link Detached Houses
- Delivery Status: 2 Months

Villa	Covered	Plot	Price	Offer
9	136m <sup>2</sup>	188m <sup>2</sup>	€346,300	€259,000
13	136m <sup>2</sup>	192m <sup>2</sup>	€329,000	€259,000

### 2 Bedroom Townhouse – Erimi Village



- Erimi Gardens – Limassol (C3)
- Communal Heated Feature Pool with Showers
- Communal lift and Landscaped Communal Areas
- Delivery Status: New/Key Ready

Price was €221,000      Now Only **€179,000**

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



# KLEANTHIS SAVVA DEVELOPERS

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



# Christmas Special Offers



The Avillion Holiday Apartment Complex are pleased to offer discounted accomodation for the Christmas and New Year holidays 2010/2011.

3 night stay from 24<sup>th</sup> to 27<sup>th</sup> December from €120,

2 night stay from 31<sup>st</sup> December to 2<sup>nd</sup> January from €90.

Please contact us for special prices on longer visits



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Web site: <http://avillion.ksavva.com/>

or call Cyprus free phone **8000 0022**



# KLEANTHIS SAVVA HOME CENTER

By Kleanthis Savva Group



SET200 Dresser  
W150x46x105 cm

SET-103 Mirror  
Y110x26 cm

SET200 Bed  
W140x200x19 cm



SET 4002 BED  
21" x W150x210 cm  
8" x W160x210 cm

SET 4002 F BED



**Contact us to find out about our year round special offers on furniture, furnishings and electrical goods.**

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Email: [aftersales@ksavva.com](mailto:aftersales@ksavva.com) or [marios@ksavva.com](mailto:marios@ksavva.com)

