



Customer Newsletter
September 2008 Issue 9

Welcome to our September Newsletter!

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KSD is a finalist in the UK's Homes Overseas Award



We are delighted to announce that KSD's Pissouri Sea View project has been shortlisted for the Homes Overseas Awards 2008 (Best Cyprus Development category). Homes Overseas has been a leading authority on property overseas for more than 40 years and this prestigious award is recognised as a seal of approval for buyers seeking overseas investments that offer peace of mind.

When the judging process is complete, the winning finalist will be announced on Friday, 17 October 2008 at a black tie gala dinner at the Grosvenor House Hotel, Park Lane, London.

KSD makes its first sale in Dubai

KSD has just made its first sale in Dubai. Neil and Karen Fisher, who live and work in the United Arab Emirates, have bought a three bedroom villa at our Tremithousa Gardens development, near Paphos. Neil and Karen attended a quiz night at the Arabian Ranches Golf Resort in Dubai when they saw our promotional stand. They had been thinking about buying a property in Cyprus and they said that, when they came to the island, they simply fell in love with Paphos.

Neil and Karen are pictured here on their recent trip to Paphos.



Property News

Focus on Phaedra 2

Following the success of our first Phaedra project, we are now marketing our Phaedra 2 development, an exclusive development of eight 3 and 4 elegant homes situated in a quiet area of the lovely village of Chlorakas. Situated in a flourishing agricultural area, Chlorakas supplies many of the local supermarkets with an array of fine fruit and vegetables. It has an extensive range of shops catering for all daily needs, including a large supermarket, banks, bars and pharmacies. The development is within walking distance of the village square and only a ten minute drive to the centre of Paphos town.



Key features include:

- Private swimming pool with Roman steps
- Magnificent sea views
- Choice of internal wood finishes and ceramic tiles
- Granite kitchen work tops
- Marble beige double glazing
- Provision for both air conditioning and central heating
- Quality finish throughout

Prices for this project start at €536,600.

Spotlight on our Helios villa design

Our wide choice of designs, from 2 bedroom bungalows to 4 bedroom villas, reflects our desire to ensure we have something to suit everyone's taste and wishes. All our villas are designed with comfort and style in mind.

Our Helios design is no exception. This 3 bedroom tiled roof villa has a covered living area of 129sq.m. and 28sq.m. of verandas. All bedrooms have an en-suite bathroom. Downstairs there is a cloakroom and a completely self-contained guest suite, with its own patio area. The kitchen is spacious, large enough to accommodate a dining table and chairs.

We first used the Helios design in our Peyia Luxury Villas 8 project. This is a development of 12 villas and semi-detached houses close to the village square. Robert and Gail Young were among those clients who bought a property here. We talked to Robert and Gail, who moved to Cyprus permanently earlier this year, to find out why they chose this design.

When Robert and Gail embarked on their search for their new home, they knew only that they wanted to live in the Paphos area and that the villa they chose should have a ground floor bedroom for Robert's elderly mother who was re-locating with them. But when Joanne Miller, our Sales Executive, took them on a site visit to Peyia 8, they knew instantly that this was the one for them. Gail said "I just had that feeling that this is where I want to be. It just felt right.



Rob's Mum is still very active and she wanted to have her own space, so the downstairs bedroom was perfect and the en-suite bathroom was an added bonus." Robert added "The location was terrific – close to the village, elevated and with some lovely views. We also knew that Mum would be able to walk safely around here on her own." They particularly liked the idea of a separate kitchen, the en-suite bathroom to every bedroom and the room sizes.

Once the villa was built, Robert and Gail were not disappointed with the final product. Gail said "We've been back to a couple of other developments we had considered and we are so pleased we chose a Kleanthis Savva home. The villa, overall, has a lovely light and spacious feel to it, and we are delighted with the finishes from the Home Center. The size of the development is about right, as well - there is no feeling of being "blocked in" like in some developments."



Robert added "The villa suits us perfectly and we're very pleased with the overall experience of buying a property from Kleanthis Savva Developers. Kleanthis Savva were very flexible and were happy to accommodate the small modifications we requested. With any new property there will be a few snagging issues but these have always been dealt with in a professional manner. We love our new home and have no hesitation recommending Kleanthis Savva to our family and friends."

KSD has since used the Helios design in its St George IV and Phaedra I projects, and plans to use it again in its Phaedra Luxury Villas II project, which we have featured above.

Meet our people – Marios Stylianides, Home Center Manager

I should like to introduce Marios Stylianides, our Home Center Manager. Marios has been with the company since 2004 when the Home Center was first opened. Prior to joining KSD he was employed as Building Manager at the University of Southern Illinois, USA, where he had previously studied for his Bachelor of Science degree in Management and his Master of Science degree in Human Resources. Marios is married to Isabella, who teaches Home Economics at a High School in Limassol, and together they have a son, Chrysostomous, who is 20 months old.

Marios lists his interests as reading travelling, computers and running, and when he is not pursuing these activities he is running the Home Center. It is difficult to pinpoint what a typical day would look like for Marios but it certainly requires a lot of energy, he tells me! "One minute I could be involved in ordering furniture from suppliers abroad, the next I could be receiving deliveries of appliances or furnishings. Or I could be visiting customers to ensure everything is to their satisfaction and to remedy any faults. Perhaps the most important role is to ensure we have everything in place for the next project delivery. Sometimes we can find ourselves up against the wire, if a shipment is delayed or there is a failure at the exporter's end to ensure shipment of a particular product. Fortunately, though, that is quite rare."



Marios said "I enjoy my job enormously. I must do – I travel to the Home Center from Limassol and back every day! No, seriously, there is a terrific sense of unity at Kleanthis Savva, and the team around me in the Home Center is first class. They are the very best you could wish for – highly efficient and professional at all times. I hope we will continue as a team, and serving our Kleanthis Savva Developers' customers, for a long time to come."

Celebrating delivery of our first development in Limassol



KSD has just completed its first project in Limassol, Yermasoyia Apartments. This is a small development of nine beautifully appointed two bedroom, two bathroom apartments situated in a residential area of Limassol. To celebrate, KSD is holding a cocktail party from 6.00pm to 8.00pm at the development on 24 September. All our Limassol clients are very welcome to attend.

Congratulations to Nikki Papaonisiforou who got married on 6 September

Nikki, our Customer Care Manager, and her fiance Avgoustinos, were married on 6 September at St Spyridonas Church in Paphos. The Reception was held at the Riu Cypria Bay Hotel. Nikki looked absolutely sensational as you can see from the photograph. We wish both Avgoustinos and Nikki a lifetime of happiness together.



We hope you have enjoyed reading this Newsletter.

With very best wishes

A handwritten signature in cursive script that reads "Janet Payne".

Janet Payne

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