

## The Magic of Aphrodite's Island

The island of Cyprus enjoys one of the best climates in the Mediterranean, with 340 days of sunshine a year. Temperatures peak at about 30-33°C and in the coolest months dip to only around 19°C on average. Incredibly, Cyprus is one of the few places in the world where you can bask on the beach, and then ski, all on the same day! Its coast is lined with golden sands and rocky coves, whilst the centre of the island is home to the Troodos mountain range, where you can explore pine forests, unspoilt mountain villages and beautiful valleys.



Now a full E.U. member and with easy access from all areas of the UK, Cyprus continues to be a magnet for the British traveller, fast overtaking other European countries as one of the prime areas for property purchase. With most of the population fluent in English and a legal system based on British law, the island of Cyprus provides the ideal environment not only for holiday homes but also as a unique investment, and for those seeking a better quality of life abroad.

## A Lot To Do...and Sea

You can now enjoy complete luxury in the sunshine as we have left no stone unturned to bring you the finest in modern luxury living. With its prime location in the Greek Cypriot village of Oroklini, the unique luxury development of Royal Bay Oroklini is just 3 minutes drive from Larnaca Bay, overlooking the glorious warm blue waters of the Mediterranean. With today's demanding pace of life, Royal Bay will seem nothing short of a haven where you can relax in style, and enjoy the quality and consideration that has gone into your new home.

Attention to detail, innovative designs, thoughtful layouts, stunning location - these are just some of the characteristics that differentiate Royal Bay Oroklini and make it special.



Royal Bay Oroklini has been designed by leading architects and engineers; the villas are constructed to the highest specification, along with the latest energy efficient principles to keep running costs extremely low. Interiors are tastefully decorated and fitted for every convenience. Make your choice from 5 styles of villa, then sit back and relax, confident that your purchase will prove to be a wise decision, both as an investment and a comfortable, quality built home with the added benefits of low running costs.

## SPECIFICATION

These homes are truly unique in Cyprus, being environmentally friendly with low energy costs. The villas have been designed by specialist architects and engineers to meet the exacting standards of the developer, using the worldwide proven Structural Insulated Panel (SIP) system. SIPs are acknowledged to be many times stronger than other comparative structures, with a life span exceeding that of conventional construction methods.

The insulation value of this method means that from the outset, substantial energy savings can be made. The foundations of the properties are mass reinforced concrete, specially designed for this region.

The interlocking SIP system makes up the internal walls, with an external block wall - cement rendered and stone clad – to produce a very strong, well - insulated, high-tech modern structure. The properties are provided with all boundary walls, paths and individual swimming pools complete with all pumps and filtering equipment.

Your villa can be personalised to suit your particular requirements by our own architects, interior designers and landscape architects (subject to advanced notice).



### OPTIONS INCLUDE:

- Solar water heating to pool
- Decorative marble living room fireplace
- Upgraded sanitaryware (e.g. with bidet)
- Variations to tiled surfaces on walls and floors
- Guttering
- Marble floors/stairs
- Gold taps and bath fittings

*The specification may be amended from time to time in our pursuit of excellence. Some options may only be available during the early stages of construction.*

## SPECIFICATION

The following are included in your purchase price. Further options and upgrades are available and can be quoted separately.

### KITCHENS

- Designer kitchen from a leading manufacturer, with a comprehensive range of wall and base units
- Integrated appliances to include oven, ceramic hob, extractor fan, fridge, freezer, microwave, washing machine, tumble dryer
- Ceramic floor and wall tiles

### HEATING & HOT WATER

- Solar Water Heating
- Electric immersion to hot water tank
- Air conditioning, split system to provide cold or warm air



### INTERNAL DECORATION

- Ceilings benefit from matt white finish
- Internal walls to be finished in matt emulsion
- Quality door furniture throughout
- Panelled doors and wardrobes
- Ceramic tiles to ground floors
- First floor & staircase to have a choice of ceramic tiles, parquet or carpet flooring



### ELECTRICAL AND SECURITY FEATURES

- Alarm
- Movement indicators
- Security double glazed aluminium windows
- Patio/terrace light and porch light
- Telephone points to living room, kitchen and all bedrooms
- Television aerial points to living room and all bedrooms
- Shaver point to family bathroom and en-suite

### BATHROOMS AND EN-SUITE

- White quality fittings from a leading supplier
- Fitted shower screens
- Stylish ceramic tiling in shower and bath areas



### ENERGY EFFICIENCY

- All our homes are designed and built with your comfort in mind, with a very high level of insulation
- Environmentally friendly and with low energy costs

### EXTERNAL

- Coloured render and feature natural stone panels to external walls
- Colour anodised aluminium thermalbreak double glazed windows
- Swimming pool complete with all pumps and filtering equipment
- Paths and boundary walls



## INVESTING IN YOUR FUTURE

With many people buying property abroad and Cyprus being a popular holiday destination with over 3 million visitors annually, Royal Bay Oroklini is the ideal opportunity to purchase your own haven in the sun. Whether you are purchasing a Cyprus property as an investment, as a holiday home or as a permanent residence, take advantage of a unique package which makes buying a luxury property in Cyprus a lot easier than you may think.

## ARRANGE A VISIT

We can arrange a viewing break which allows you to view the superb showhome and development, with flights and accommodation arranged personally for you. Viewing break expenses, up to UK £350 per person\* will be refunded on exchange of contracts. Please use the enclosed booking form or telephone us direct to make your travel arrangements.

## Comparison between modern Royal Bay villas and conventional Cypriot properties

ITEM	RJ ECO HOMES	CONVENTIONAL BUILD
Construction	Structural insulated panels + brick or block skin 10x insulation factor of traditional build	Concrete pillars and clay brick fillers
Cavity wall	Yes - conforms to all European insulation standards	No - likely damp internal walls
Full air conditioning	Standard	No
Heating - hot air	Standard	No
Security system	Standard	No
Fitted kitchen appliances Oven, Ceramic hob, Extractor Fan, Fridge Freezer, Microwave, Washing Machine, Tumble Dryer	Standard	No
Individual swimming pool	Standard	No
Large Plots	Standard	Sometimes
Tremor proof	Three times stronger than 'traditional' build	Prone to cracks and water ingestion
Energy Efficiency	High insulation factor - cool in summer warm in winter - Low energy cost	High energy cost always cold in winter and too hot in summer
Overhead cables	None - all routed underground	Almost always
Main drainage	Eco sewerage system but with mains connection ready for future upgrades	Rare

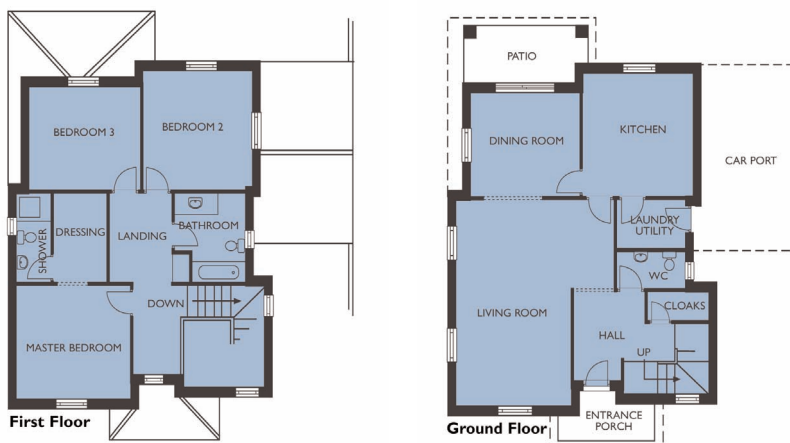
\*Subject to terms & conditions. Details on application.

## ANDROS

### 3 BEDROOM HOUSE TYPE A

Total house area 183.50m<sup>2</sup> (1970.00ft<sup>2</sup>)

Master Bedroom	3850mm x 3600mm	12'7" x 11'10"
Bedroom 2	4050mm x 3650mm	13'3" x 12'0"
Bedroom 3	3650mm x 3450mm	12'0" x 11'4"
Living Room	6850mm x 3850mm	22'6" x 12'7"
Dining Room	3650mm x 3450mm	12'0" x 11'4"
Kitchen	3950mm x 3650mm	13'0" x 12'0"



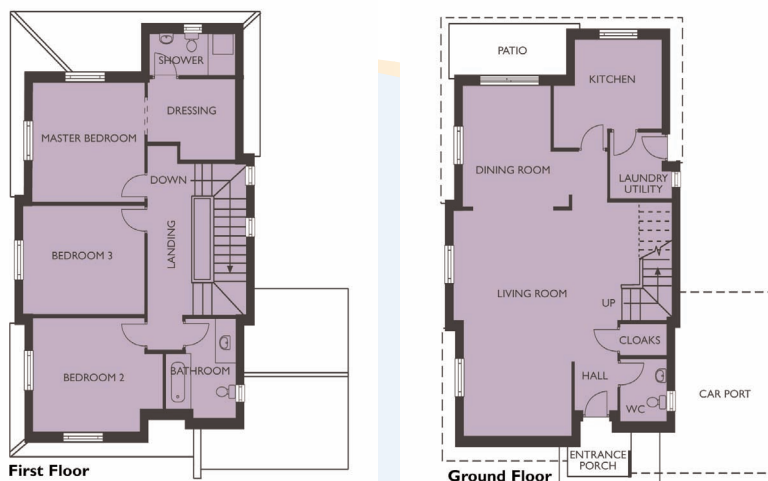
“Royal Bay villas are on average 30% larger than typical properties, with high levels of natural light.”

## BALION

### 3 BEDROOM HOUSE TYPE B

Total house area 181.00m<sup>2</sup> (2572.00ft<sup>2</sup>)

Master Bedroom	3850mm x 3600mm	12'7" x 12'7"
Bedroom 2	3700mm x 3600mm	12'2" x 11'10"
Bedroom 3	3600mm x 3600mm	11'10" x 11'10"
Living Room	7450mm x 6100mm	24'6" x 20'0"
Dining Room	3850mm x 3000mm	12'7" x 10'0"
Kitchen	3400mm x 2900mm	11'2" x 9'6"



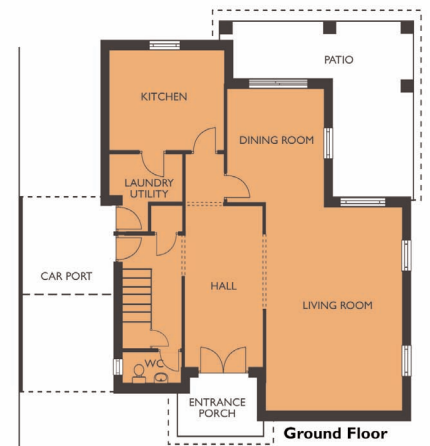
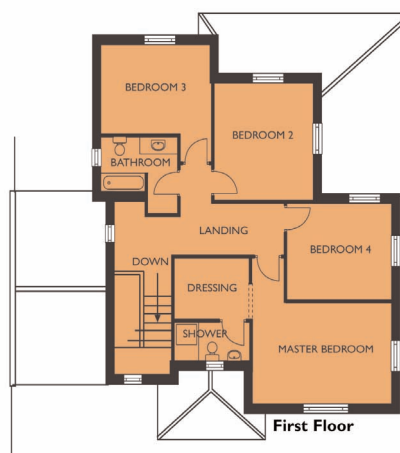


## CHANIA

### 4 BEDROOM HOUSE TYPE C

Total house area 240.00m<sup>2</sup> (2572.00ft<sup>2</sup>)

Master Bedroom	5100mm x 3750mm	16'9" x 12'4"
Bedroom 2	4100mm x 3600mm	13'5" x 11'10"
Bedroom 3	4100mm x 3250mm	13'5" x 10'8"
Bedroom 4	3800mm x 3500mm	12'6" x 11'6"
Living Room	7400mm x 5100mm	24'4" x 16'9"
Dining Room	4100mm x 5100mm	13'5" x 16'9"
Kitchen	4250mm x 3650mm	14'0" x 12'0"



“Environmentally friendly  
and energy efficient homes  
- the way of the future.”

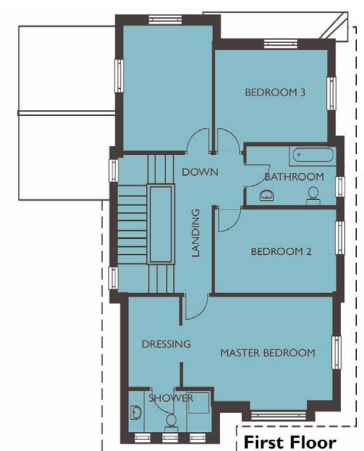


## DELOS

### 4 BEDROOM HOUSE TYPE D

Total house area 214.00m<sup>2</sup> (2572.00ft<sup>2</sup>)

Master Bedroom	5150mm x 3650mm	17'0" x 12'0"
Bedroom 2	4450mm x 3100mm	14'7" x 10'0"
Bedroom 3	3900mm x 3200mm	12'9" x 10'6"
Bedroom 4	4200mm x 3000mm	14'0" x 9'10"
Living Room	7600mm x 6000mm	25'0" x 20'0"
Dining Room	4650mm x 3900mm	15'3" x 13'0"
Kitchen	3100mm x 2700mm	10'0" x 9'0"





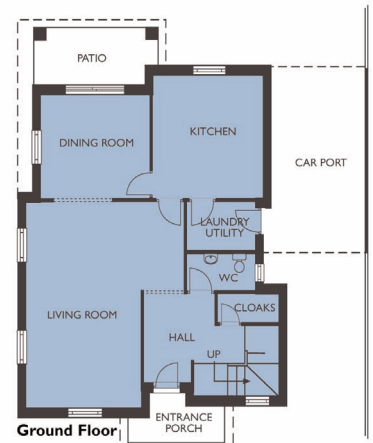
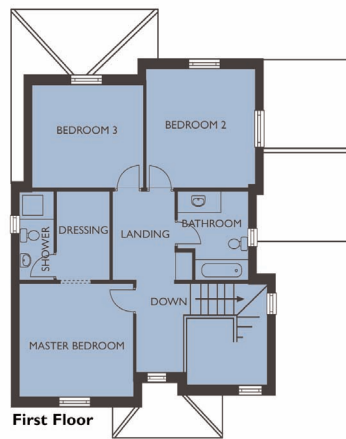


## ELGIN

### 4 BEDROOM HOUSE TYPE E

Total house area 218.00m<sup>2</sup> (2572.00ft<sup>2</sup>)

Master Bedroom	4550mm x 4400mm	15'7" x 14'5"
Bedroom 2	5200mm x 3250mm	17'0" x 11'0"
Bedroom 3	3950mm x 3600mm	13'0" x 12'0"
Bedroom 4	3950mm x 3350mm	13'0" x 11'0"
Living Room	6750mm x 4500mm	22'2" x 14'6"



“Great location with traditional village life, combined with hi-tec construction and a luxury specification.”

### All styles of villas consist of:

#### Ground Floor

Portico Porch	Hall
Cloakroom	Coats Cupboard
Living Room	Dining Room
Patio	Kitchen
Laundry/Utility Room	

#### First Floor

Master Bedroom Landing with Dressing Room & En-Suite	Linen Cupboard
Bedroom 2	Family Bathroom
Bedroom 3	
Bedroom 4 - Chania, Delos and Elgin styles only	

#### Outside

Covered Patio	Terrace
Swimming Pool	Pump Room
Store	Car Port
Parking	



## SITE PLAN

Trees and landscaping are indicative only and may alter during construction. Finishes may vary from those shown.

The site is roughly triangular in shape and falls away slightly to the south east giving views of the coast with its long sandy, Blue Flag beaches a few minutes drive away.

Our architects have designed the villas specifically for this development, and the properties have been carefully sited to take advantage of their orientation and relationship with neighbouring properties.

- A - ANDROS (3 bedroom)
- B - BALION (3 bedroom)
- C - CHANIA (4 bedroom)
- D - DELOS (4 bedroom)
- E - ELGIN (4 bedroom)

