

## SANTA MARINA VILLAS & COTTAGES PSEMATISMENOS VILLAGE, LARNAKA

**Santa Marina Villas and Cottages** are located in the middle of Cyprus, just above the pretty traditional picturesque village of Psematismenos with strong archaeological importance having all amenities close by. Larnaka & Larnaka International airport and Lemesos is 20 min, Lefkosia 50 min, Pafos 60 min drive just by the main highway 1m linking all Towns of Cyprus. Maroni beaches 3klm away and famous Governors beaches 8klm whilst Zygi with its boating, jetting and Marina, fishing restaurants and shops is 3klm away.



The traditionally built distinct homes of thick walls, high sloping wooden exposed ceilings, tiled insulated roofs are being constructed on a gentle hillside slope, following the contours of the topography, offering to all homes uninterrupted panoramic sea views and mountain aspects, in a peaceful and healthy natural environment (environmentally friendly).



The philosophy of the project is to develop a unique project for Cyprus by being responsive to Homebuyers' needs and expectations and at the same time maintain the unspoilt environment of natural beauty of the site.

Very few of the **Santa Marina Villas** remain incomplete and unsold, whilst the 14 unit **Cottages** have just started to be constructed. These are aside the already operating heated (overflow) pool with all amenities and a kiosk, in stone and green surrounds, available for membership use to all Santa Marina Homes.



**The Cottages** are more appealing to those interested to use it part of the year and enjoy the bounties of holidays in **"Romantic Cyprus"** and rent it for the rest of the period, thus self – financing their investment.

**Santa Marina Villas and Cottages** surely attract Homebuyers seeking a property that suits entirely their specific needs and stands out from the rest. **It is catered for: retirement, permanent home, part retirement, holiday, buy to sell, buy to let.**

***Santa Marina provides plenty for all, whether one requires a lively living or wishes to lie back, relax in the sun and enjoy nature and sea views.***

## **EXQUISITE SANTA MARINA DEVELOPMENT AND POSITION**

**Santa Marina Villas and Cottages** are situated just above traditional Psematismenos Village on a hillside with stunning views (3-5kms) of the broad coast line, all along Larnaka Zygi coast old road used as a second choice for the Larnaka Airport. Scattered hills give nice mountain aspects scenery.

A well planned overflow heated swimming pool, with all amenities and attractive stone surrounds and kiosk are already in operation and an attractive Restaurant with village pergola verandas and stoned traditional Coffee Shop (kafenion) with cultural amenities and activities are on the start of construction, on Agrotourism planning and supervision, very helpful indeed to offer the required services and more specifically those needed for the Cottages on Real Estate Co- Ownership.

**Equidistance (20kms) from Lemessos and Larnaka**, Larnaka International Airport, the biggest in Cyprus; Lefkosia the capital of Cyprus is just 30 min and Paphos 60min. drive, all towns connected by the M1 Highway, from where with just one km tarmac road access you can easily find Santa Marina.

**In between 4 Marinas**, the nearest that of Zygi (3kms), private St. Rafael (20km), Large Limassol Marina (25km) just started and the existed Larnaka (25km) will soon to be extended and upgraded.

**Golf Courses**, in between several golf courses the Tersefanou new one soon to start is 12km away.

**Sea beaches**, along Larnaka and Limassol coast, cosy sandy and pebble small beaches are found such as Maroni sandy beach (3km) being the nearest and the famous sandy Governors Beach (10km) which the UK Governors had it used as their private beach during the colonial period, where one can choose between a dozen or more restaurants after a pleasant not so crowded swim.

**Archaeological places and old Churches** and traditional houses are found at Psematismenos and in all villages around, the most known being Choirokitia (2km) Neolithic Settlement, old trains and mine at Kalavastos (5km), higher Lefkara (10km) with old pretty houses, cultural museum and hand made embroideries, being the most known ones. In all villages like Psematismenos, one can find old age Churches that attract a lot of interest.

**Restaurants/Tavernas/Coffee Shops:** In Psematismenos and all neighbouring villages one can find these but in Zygi (3km) one can find a big number (about 15) fish and other restaurants.

**Shopping:** In Psematismenos there is a mini shop, in Maroni (1km) a much bigger and even bigger shops in Zygi other than the multiple shopping centre outside Zygi, entrance to the Limassol highway (from Larnaka, Nikosia). Large Supermarkets and malls exist in all nearby towns (Lefkosia, Larnaka, Limassol) and now a huge Supermarket at Kalavasos (5km) has just started and further away before Larnaka another one is on plans.

## INVESTMENT OPPORTUNITY IN CYPRUS

- a) **Santa Marina Cottages for private sale and lease / rent or Real Estate Co-ownership**  
b) **AA Lifestyle Centre (Club)**

**Santa Marina Cottages** is Phase C (final) of Santa Marina Villas of which only few remain incomplete and unsold. The construction of the Cottages has just started.



Heated overflow pool in operation

**The Cottages** are 14 attractive homes of unique Cyprus style. These are constructed beside the already in operation heated, overflow swimming pool with all amenities and kiosk, in stone and green surrounds. Part of the infrastructure on the site is a taverna and traditional coffee shop of stone and cultural elements, designated as AA Lifestyle Centre. The lifestyle, of a Restaurant/ traditional kafe (kafenion) with Cultural activities, is on the construction stage under the auspices of Agrotourism that will entitle the project to participate in the very presentable promotional brochure of Cyprus Tourist Organisation.



Artist Impression of the Club design, under construction now enlarged and approved by Agrotourism.



Very few homes (1-2 bed) are planned to be sold on genuine Co-ownership, very well organised scheme. Fully furnished and equipped homes with grown garden, each home being transferred to a Private Limited Company owned by a number of persons/ co-owners. This is not a time share occupancy but is a real estate ownership in shares.

**Cottages either sold privately or on co-ownership can be rented** for the unused periods, aiming at self-financing the purchase or part purchase of the house. The Club itself will provide also assistance to the Santa Marina Villa and Cottage Owners that wish to offer their homes for renting or exchanging periods.

The completion of AA Lifestyle Centre (Club), beside the pretty in operation heated, overflow pool, adds to the many advantages/attributes of the exceptionally pretty small but comprehensive project, with high investment potentialities.

**The Land/ House Owners are open to discussion and can accept an Investor or Developer under a joint – venture basis or for sale of both projects or separately (a) the 14 Cottages and/or (b) the Restaurant/Traditional Cafe.**

**The Land/House Owners are also prepared to sell the above to the Investor/Developer/ Promoter at Special Price, before or after completion of the construction.**

**A visit of the site will make the best impression of the uniqueness of this wonderful project.**

**Prime location, excellent topography, quality living in a peaceful and healthy environment.**

**The “best lifestyle that Cyprus can offer” amidst a mixed local and retiree/ holiday making community.**



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