



PROTARAS - CYPRUS



A PERFECT DAY, EVERY DAY



A NEW DAWN... AT SUNRISE RESIDENCES

Only 100m from a beautiful sandy beach in Protaras, close to the vibrant resort of Ayia Napa on the southeastern coast of Cyprus, Sunrise Residences offer their owners an exceptional seaside home.

This quiet nest of contemporary comfort is currently being expanded with the addition of only four new and even more luxurious properties.

Here, in the Mediterranean sun, overlooking the turquoise waters, you can relax and enjoy your corner of paradise, without losing touch with the fun of Ayia Napa or the steady rural life in Paralimni.

Further down the coast towards the east, the protected natural environment of Cape Greco awaits you. Travel west via a modern highway and you will reach the island's main international airport in Larnaca.

For anyone seeking the quality of life that Cyprus can offer, Sunrise Residences is a name that is synonymous with a home you would love to call your own.

AN ENVIABLE LOCATION



Take a bird's eye view of Sunrise Residences and you will instantly realize why this location is as desirable as it is.

Within walking distance, the soft sands of the nearest beach melt into the shallow sea with its mesmerizing shades of blue. Clear and clean, this beach is one of many in the area that have been awarded the European Blue Flag, an eco-label which certifies water quality and safety.

Around the small development you will find patches of rugged vegetation alternating with cultivated fields that separate you from other residential properties, hotels and the tourist activity of Protaras.





LOCATION OVERVIEW



Easy access



Nearest sandy beach: 100m



Paralimni: 3km, 7 minutes



Ayia Napa: 12km, 15 minutes



Larnaca town: 55km, 50 minutes



Larnaca International Airport: 65km, 45 minutes



EXPLORE...

The beauty of Sunrise Residences is tucked within the diversity of its surroundings. Day by day, even hour by hour, you can switch from colourful holiday activities and exciting water sports, to unspoiled landscapes dotted with small and serene chapels as well as natural places of interest.



YOUR SURROUNDINGS





PROTARAS, beach paradise

The summer resort of Protaras with its hotels, restaurants and cafés is in the immediate vicinity of Sunrise Residences. It is home to some of the most attractive beaches and more secluded coves on the island, and is a preferred destination among both Cyprus residents and tourists.



PARALIMNI, rural life all yearround

The quiet village of Paralimni provides all your everyday needs, from opticians and doctors to banking and postal services. Rural life follows its own year-round rhythm, but is naturally energized during the summer months, when the seaside resorts are bursting with activity.



AYIA NAPA, a Mediterranean hot spot

This summer resort, which developed around its central medieval monastery, continues to grow in popularity, thanks to its sweeping sandy bay, daytime holiday activities and all-night entertainment hot spots. A magnet for high-energy sun seekers.



CAPE GRECO, a gift from nature

The cliffs of Cape Greco are the unmistakable landmark of the southeastern coast, and a protected natural habitat. Especially during the cooler months, its nature trails attract hikers, strollers and cyclists who enjoy the quiet magic of nature.



THE NEW SUNRISE RESIDENCES

Complementing the first ten villas of the development, four new properties at Sunrise Residences are now taking shape within this gated residential estate.

All four villas combine modern architectural lines with high-specification construction and top quality, tasteful finishing materials. These are homes for buyers seeking a blend of comfort and sophisticated living solutions.



EACH PROPERTY FEATURES



3-storey villa with lift

Plot size: 543-548m²

Living area: 294-297m²

Ground floor with kitchen, living and dining rooms

Upper floor with 3 bedrooms, all with ensuite bathroom

Lower level with living area, bedroom, kitchen, gym and shower

Large covered and uncovered verandas

Roof garden

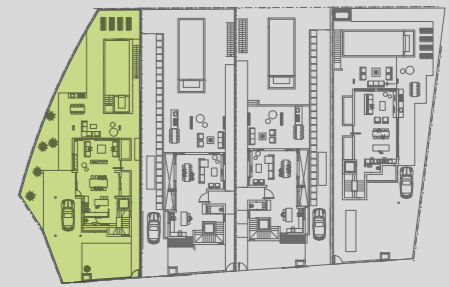
Private pool and deck

Private car park





STEP INSIDE



RESIDENCE 1

OVERALL DIMENSIONS

Plot area:	544.00m ²
Lower floor:	100.88m ²
Ground floor:	100.88m ²
First floor:	98.64m ²
Total house:	300.40m ²
Total covered verandas:	31.29m ²
Total uncovered verandas:	110.87m ²
Parking area (uncovered):	22.27m ²
Swimming pool:	47.30m ²
Barbecue:	14.88m ²
Lower boiler room:	15.36m ²

LOWER FLOOR

Kitchen & dining room:	10.45m ²
Living room:	13.75m ²
Shower:	4.25m ²
Gym:	10.80m ²
Shower for gym:	4.02m ²
Bedroom:	14.49m ²

GROUND FLOOR

Kitchen:	10.98m ²
Dining room:	23.37m ²
Living room:	29.59m ²
Guest WC:	3.00m ²
Covered verandas:	31.29m ²
Uncovered verandas:	98.20m ²

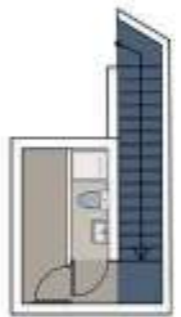
FIRST FLOOR

Master bedroom:	16.15m ² (extra shower 4.05m ²)
Bedroom 2:	14.04m ² (extra shower 3.33m ²)
Bedroom 3:	15.15m ² (extra shower 3.96m ²)
Uncovered verandas:	12.67m ²

ROOF GARDEN

74.00m²

LOWER FLOOR



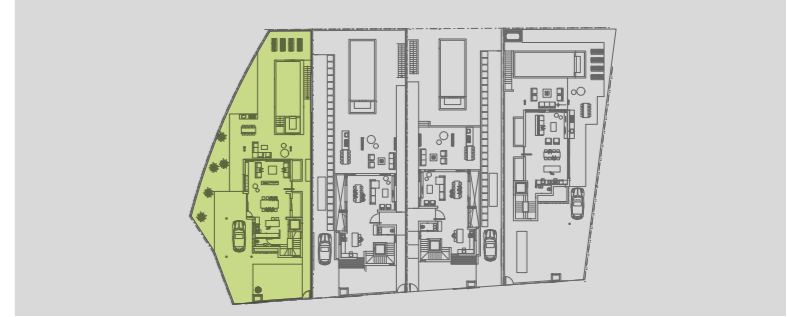
GROUND FLOOR



FIRST FLOOR



ROOF GARDEN



RESIDENCE 1





RESIDENCE 2

OVERALL DIMENSIONS

Plot area:	548.00m ²
Lower floor:	100.18m ²
Ground floor:	108.92m ²
First floor:	97.71m ²
Total house:	306.81m ²
Total covered verandas:	24.24m ²
Total uncovered verandas:	143.64m ²
Parking area (uncovered):	19.80m ²
Swimming pool:	44.00m ² (4m x 11m)
Barbecue:	18.45m ²
Boiler & Store room:	26.80m ²
Storage:	6.20m ²

LOWER FLOOR

Kitchen & dining room:	9.50m ²
Living room:	18.00m ²
Shower:	3.00m ²
Gym:	13.14m ²
Shower for gym:	3.40m ²
Bedroom:	15.05m ²

GROUND FLOOR

Kitchen:	12.41m ²
Dining & Living room:	35.70m ²
Guest WC:	2.64m ²
Covered verandas:	27.45m ²
Uncovered verandas:	121.49m ²

FIRST FLOOR

Master bedroom:	17.69m ² (extra shower 4.41m ²)
Bedroom 2:	11.21m ² (extra shower 3.57m ²)
Bedroom 3:	11.24m ² (extra shower 4.32m ²)
Uncovered verandas:	20.73m ²

ROOF GARDEN

74.34m²

LOWER FLOOR



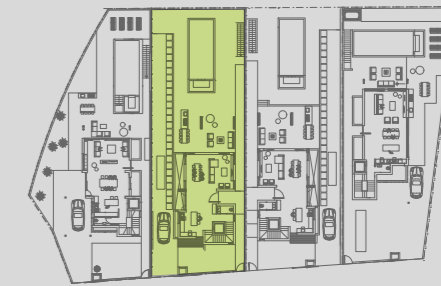
GROUND FLOOR



FIRST FLOOR



ROOF GARDEN



RESIDENCE 2





RESIDENCE 3

OVERALL DIMENSIONS

Plot area:	548.00m ²
Lower floor:	100.18m ²
Ground floor:	104.44m ²
First floor:	97.71m ²
Total house:	302.33m ²
Total covered verandas:	24.24m ²
Total uncovered verandas:	143.64m ²
Parking area (uncovered):	19.80m ²
Swimming pool:	44.00m ²
Barbecue:	18.45m ²
Boiler & Store room:	26.80m ²

LOWER FLOOR

Kitchen & dining room:	9.50m ²
Living room:	18.00m ²
Shower:	3.00m ²
Gym:	13.14m ²
Shower for gym:	3.40m ²
Bedroom:	15.05m ²

GROUND FLOOR

Kitchen:	12.41m ²
Dining & living room:	35.70m ²
Guest WC:	2.64m ²
Covered verandas:	27.45m ²
Uncovered verandas:	121.49m ²

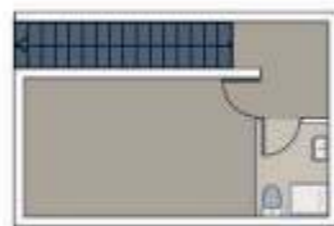
FIRST FLOOR

Master bedroom:	17.69m ² (extra shower 4.41m ²)
Bedroom 2:	11.21m ² (extra shower 3.57m ²)
Bedroom 3:	11.24m ² (extra shower 4.32m ²)
Uncovered verandas:	20.73m ²

ROOF GARDEN

74.34m²

LOWER FLOOR



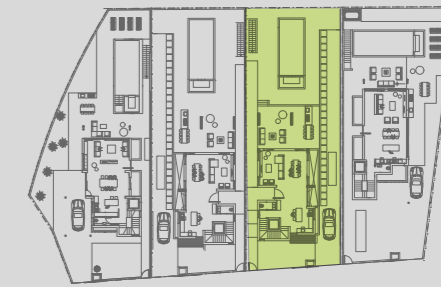
GROUND FLOOR



FIRST FLOOR

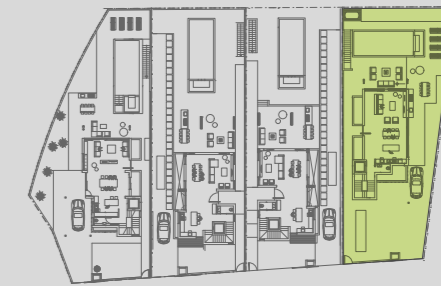


ROOF GARDEN



RESIDENCE 3





RESIDENCE 4

OVERALL DIMENSIONS

Plot area:	543.00m ²
Lower floor:	105.33m ²
Ground floor:	101.69m ²
First floor:	98.45m ²
Total house:	305.47m ²
Total covered veranda:	36.73m ²
Total uncovered verandas:	125.29m ²
Parking area (uncovered):	22.00m ²
Swimming pool:	43.00m ²
Barbecue:	19.39m ²
Lower Boiler room:	17.92m ²

LOWER FLOOR

Kitchen & dining room:	9.77m ²
Living room:	13.48m ²
Shower:	4.56m ²
Gym:	14.19m ²
Shower for gym:	3.60m ²
Bedroom:	14.64m ²

GROUND FLOOR

Kitchen & dining room:	34.72m ²
Living room:	33.48m ²
Guest WC:	2.64m ²
Covered verandas:	16.84m ²
Uncovered verandas:	99.14m ²

FIRST FLOOR

Master bedroom:	16.70m ² (extra shower 3.44m ²)
Bedroom 2:	13.30m ² (extra shower 3.92m ²)
Bedroom 3:	14.17m ² (extra shower 3.96m ²)
Covered verandas:	21.09m ²

ROOF GARDEN

91.00m²

LOWER FLOOR



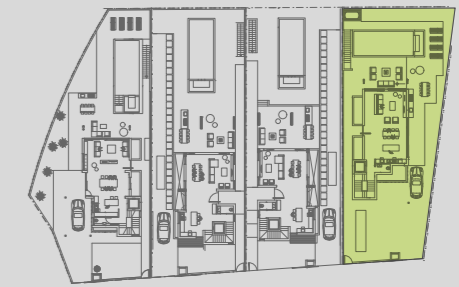
GROUND FLOOR



FIRST FLOOR



ROOF GARDEN



RESIDENCE 4



INTELLIGENT INVESTMENT

There is something very satisfying about investing in property: it's visible, it's tangible, and in the case of Sunrise Residences, it's utterly charming.

At the same time, it is a fact that different buyers invest for different reasons. You may be looking for a family home for regular holidays by the beach and perhaps for comfortable retirement later in life. Or you might be interested in a secure investment that promises an attractive return in the medium or long term.

A property at Sunrise Residences will not only satisfy such expectations but deliver even more. If you have no immediate plans to use your property on a continuous basis, quality villas close to the sea are in high demand for holiday rental, especially in this corner of Cyprus, where tourism is experiencing an unprecedented surge. With the right rental scheme, your property could even pay for itself.

And when climate, location and quality come together as they do at Sunrise Residences, the result is an intelligent investment that deserves serious consideration.

Cyprus assets

Visit Cyprus, and you will be amazed at the mix of expatriates who have made this island their second home, and with good reason.

- Mild Mediterranean climate
- European lifestyle and multicultural society, with English spoken everywhere
- Safe environment with the lowest crime rate in Europe
- Affordable high standard of living
- Cosmopolitan cities, picturesque coastal and mountain resorts
- Fascinating history
- Natural and cultural diversity
- International business hub between three continents
- Regular connections by air to all major capitals in the region

Above all, Cyprus is a destination where East and West converge, to offer you the best of both.







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DISCLAIMER

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