

Avalon Residences

Description

Introducing our newest development in the charming village of Emba, where contemporary living meets serene surroundings. This project offers a harmonious blend of 17 exquisite villas and 19 modern apartments, all strategically located for your convenience.

Location:

Nestled in the heart of Emba, this development combines the tranquillity of suburban living with easy access to Paphos city centre and all essential amenities. Enjoy the best of both worlds with this ideal location.

Apartments:

19 Modern Apartments: These well-designed apartments offer a stylish and comfortable living space. Whether you're a young professional, a couple, or seeking a cozy place to call home, our apartments cater to various needs.

Villas:

17 Exquisite Villas: The villas in this project are a true symbol of luxury and spaciousness. With multiple bedrooms and abundant living space, they're perfect for families looking for a contemporary and peaceful lifestyle.

Features:

All units within this project feature top-notch finishes, modern amenities, and thoughtful design that maximizes comfort and natural light. Whether you choose an apartment or a villa, you're assured of quality living.

This project exemplifies modern living in a serene setting with all the necessary amenities at your doorstep. If you're seeking a comfortable and contemporary lifestyle, our new development in Emba is the answer.



The 3D images provided are samples and do not represent the final result of the project.



Amenities



Beach
2.7 km



Restaurant
800 m



Education
500 m



Hotels
2.8 km



Supermarket
1.2 km



Pharmacy
800 m



Medical Care
3.6 km



ATM
1.2 km



Airport
19 km



Kiosk
700 m



Click the pin for directions

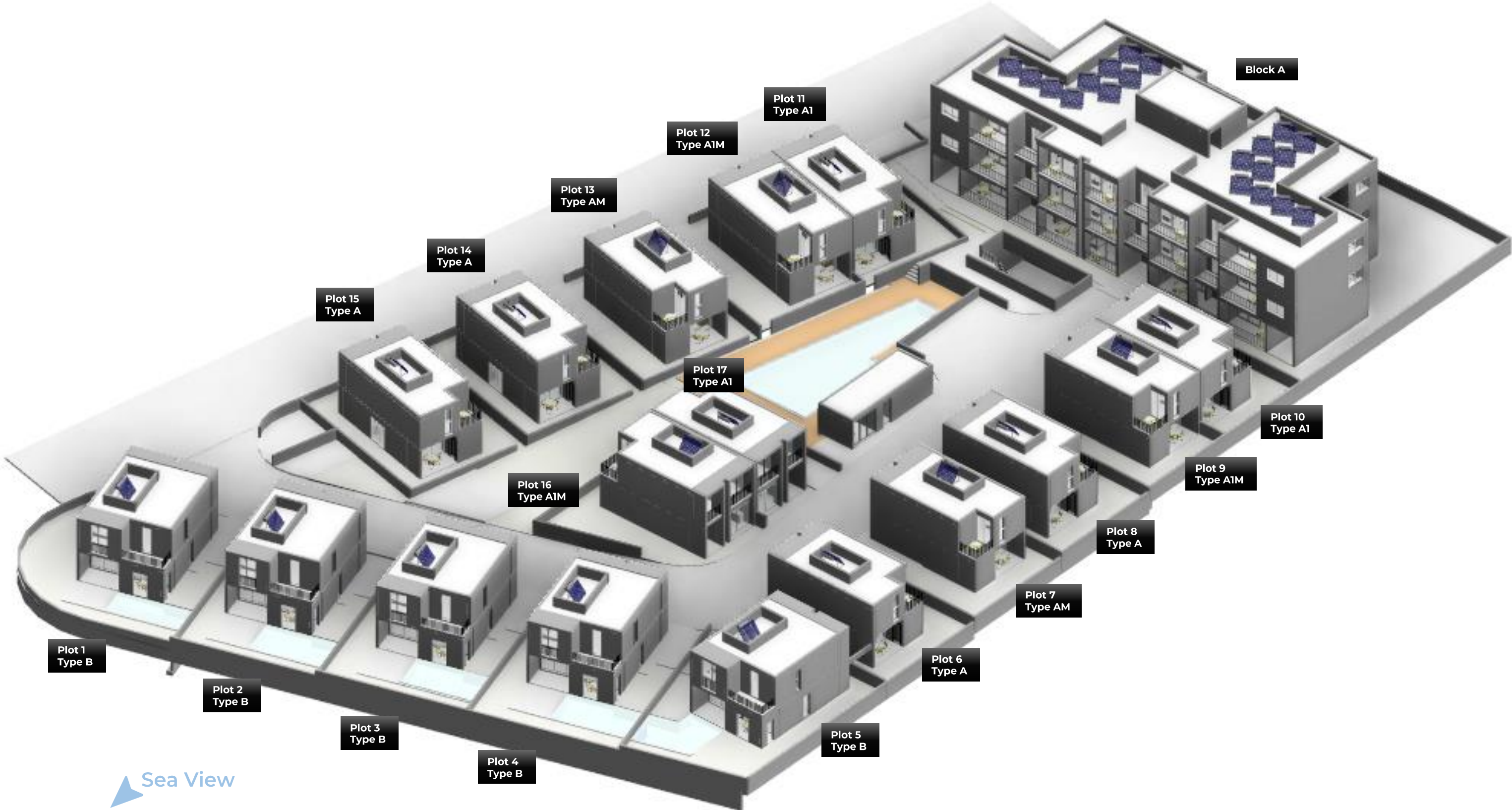
Sea View

Masterplan



Plot 1	326.75 m ²
Plot 2	277.30 m ²
Plot 3	290.03 m ²
Plot 4	290.27 m ²
Plot 5	323.26 m ²
Plot 6	188.93 m ²
Plot 7	189.79 m ²
Plot 8	189.82 m ²
Plot 9	166.10 m ²
Plot 10	166.12 m ²
Plot 11	191.83 m ²
Plot 12	191.83 m ²
Plot 13	214.20 m ²
Plot 14	214.20 m ²
Plot 15	216.32 m ²
Plot 16	168.93 m ²
Plot 17	161.19 m ²

Mockup





3D Views Exterior

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3D Views Exterior

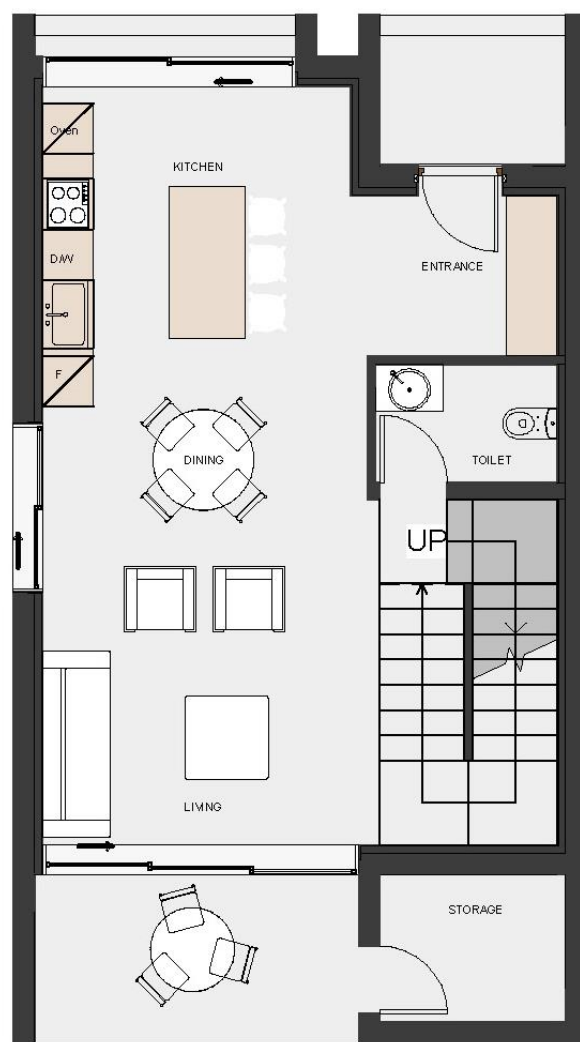
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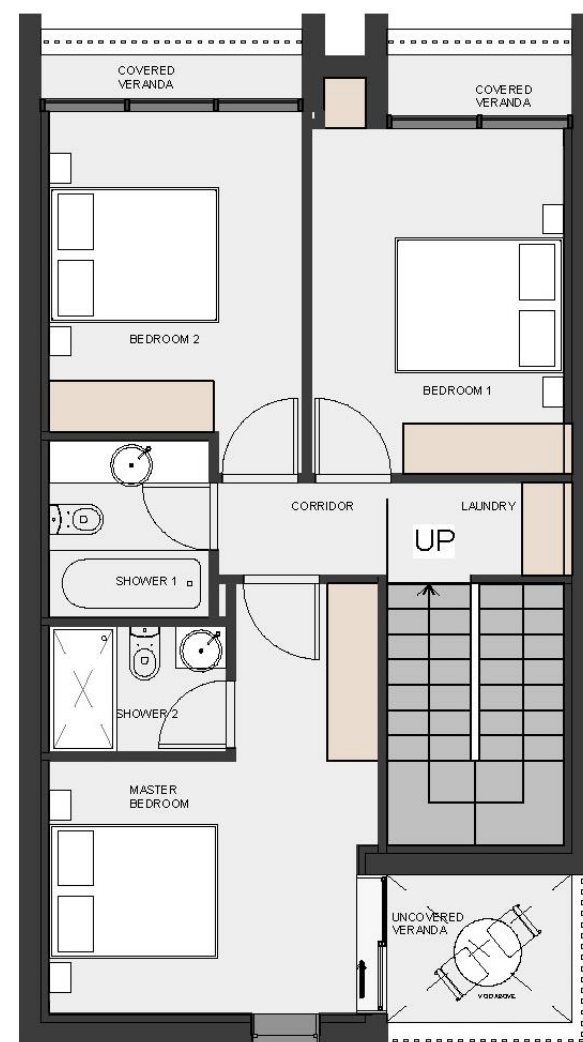


3D Views Exterior

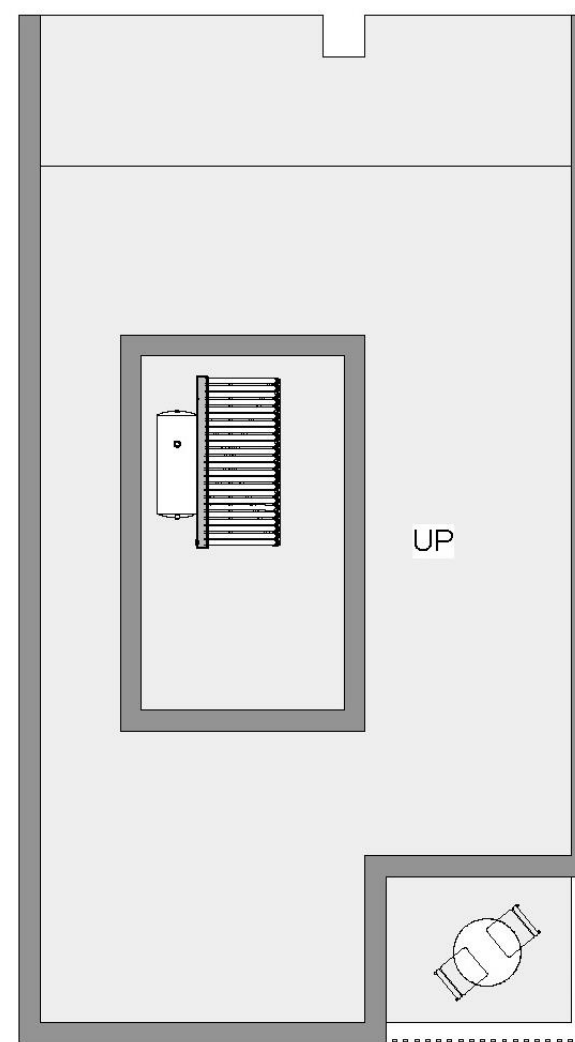
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RF

Type A

**Villas
6, 8, 14, 15**

Covered Internal Area

132.94 m²

Covered Veranda

14.96 m²

Uncovered Veranda

4.90 m²

Parking Space

Yes

Swimming Pool

Communal

Storage Room

Yes

Bedrooms

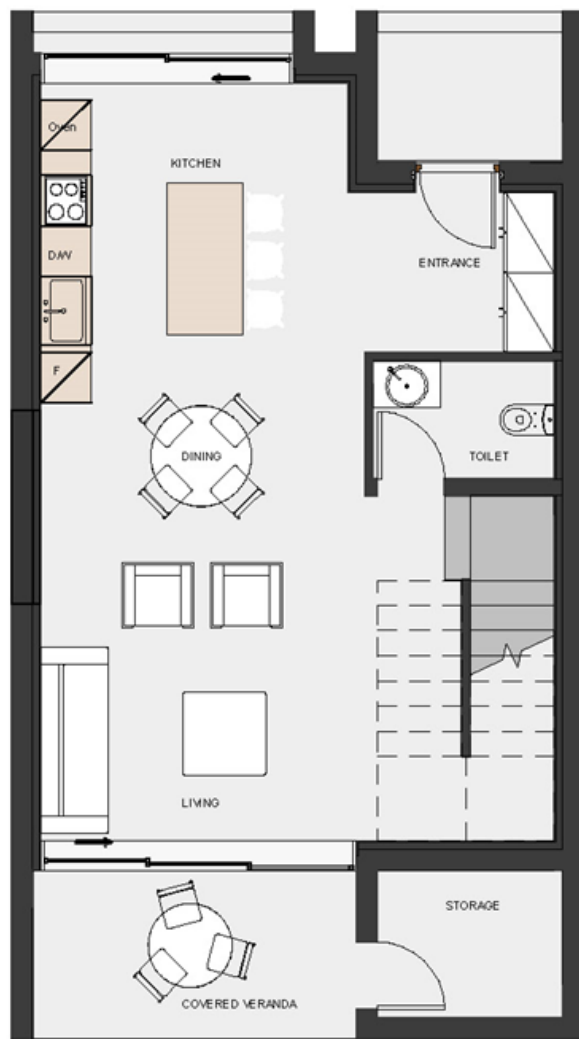
3

Bathroom

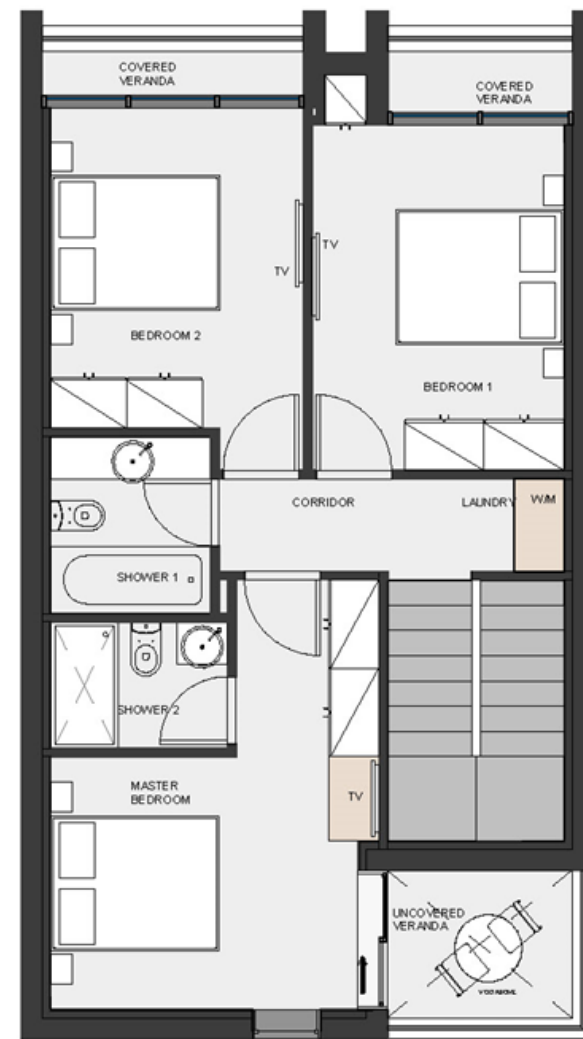
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Guest W/C

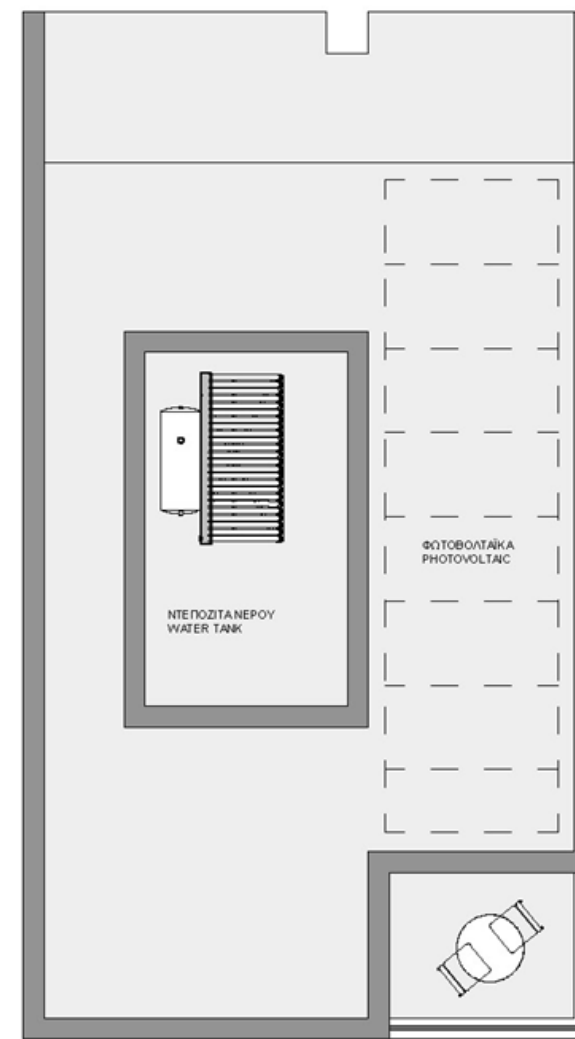
1



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RF

Type A1

**Semi-detached Villas
10, 11, 17**

Covered Internal Area

132.94 m²

Covered Veranda

14.96 m²

Uncovered Veranda

4.90 m²

Parking Space

Yes

Swimming Pool

Communal

Storage Room

Yes

Bedrooms

3

Bathroom

2

Guest W/C

1



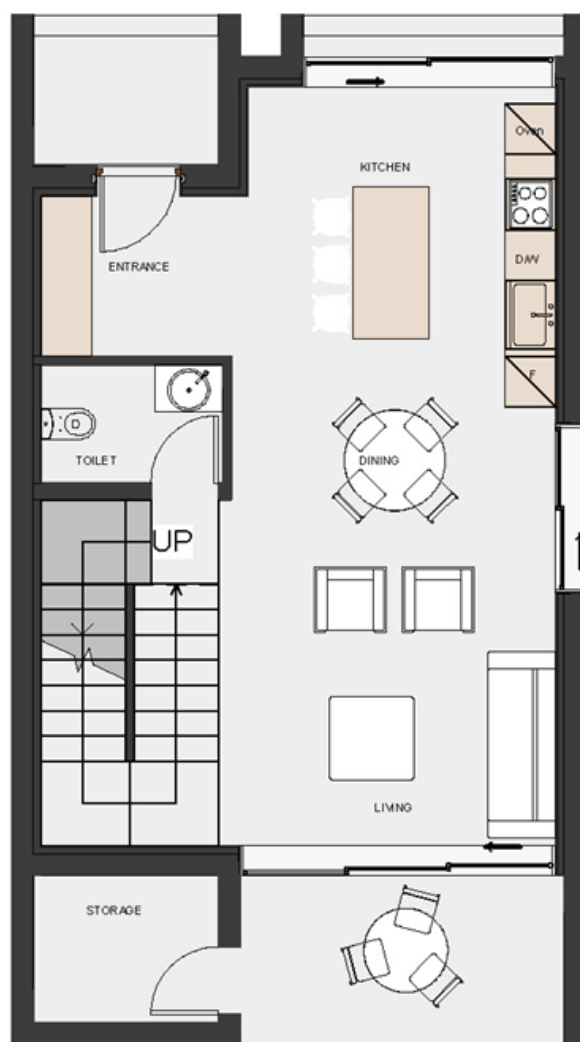
3D Views Villa Type A & A1

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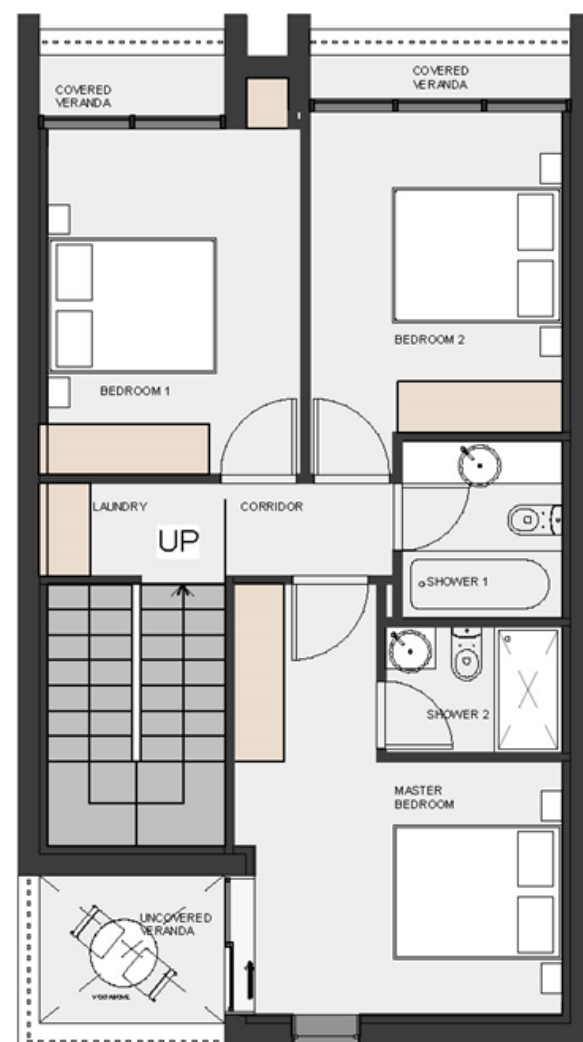
3D Views Villa Type A & A1

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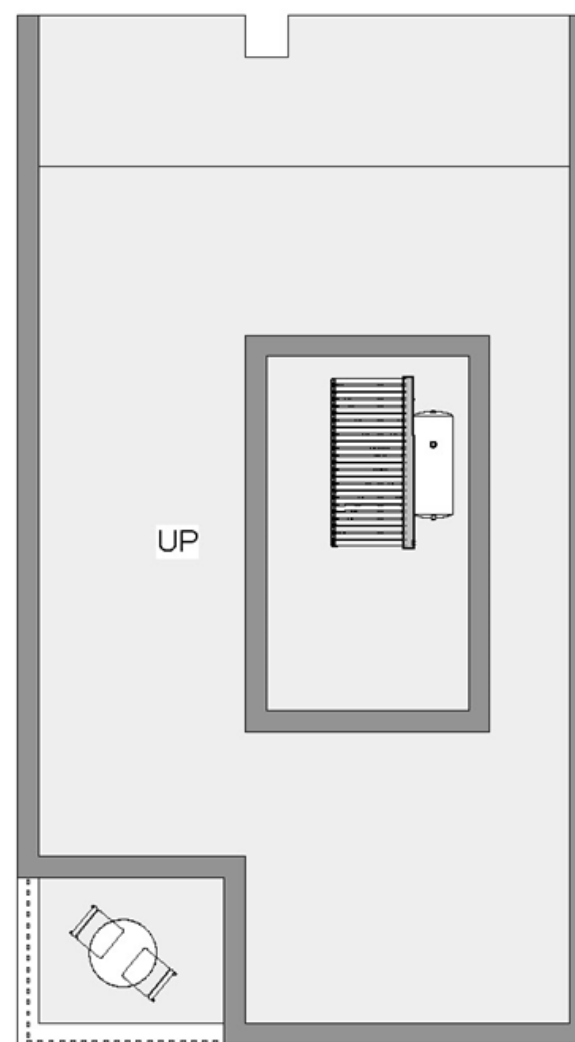




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Type AM

**Villas
7, 13**

Covered Internal Area

132.94 m²

Covered Veranda

14.96 m²

Uncovered Veranda

4.90 m²

Parking Space

Yes

Swimming Pool

Communal

Storage Room

Yes

Bedrooms

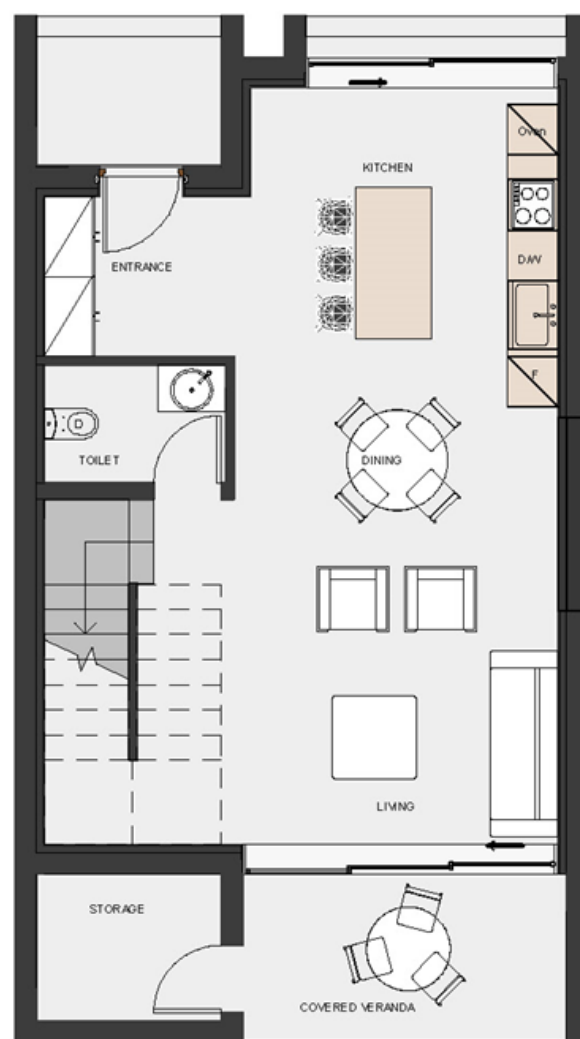
3

Bathroom

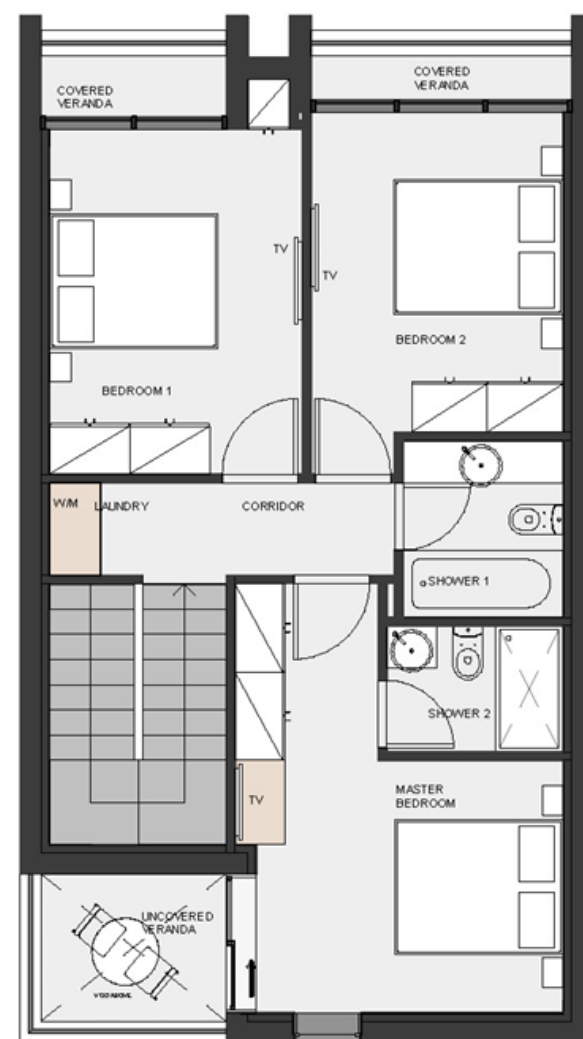
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Guest W/C

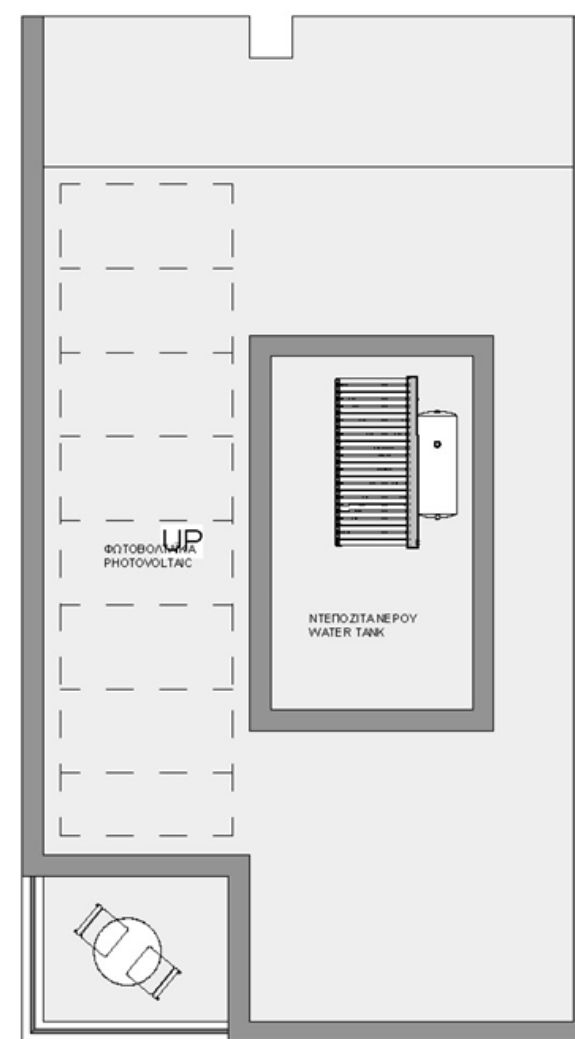
1



GF



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Type A1M

**Semi-detached Villas
9, 12, 16**

Covered Internal Area

132.94 m²

Covered Veranda

14.96 m²

Uncovered Veranda

4.90 m²

Parking Space

Yes

Swimming Pool

Communal

Storage Room

Yes

Bedrooms

3

Bathroom

2

Guest W/C

1



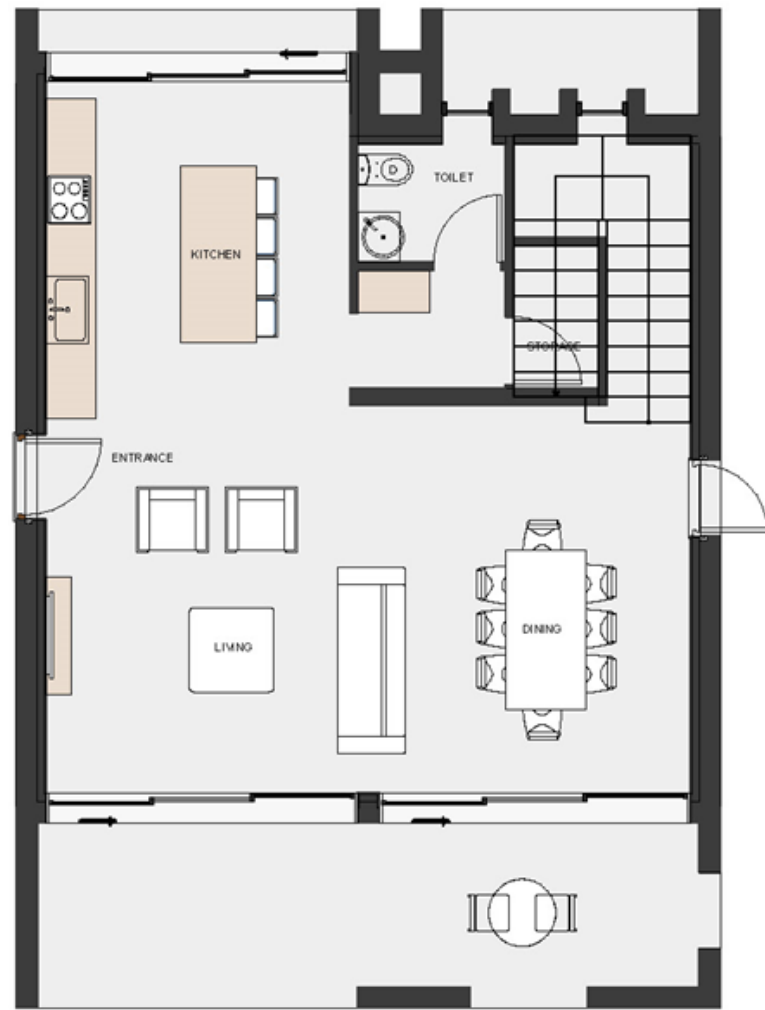
3D Views Villa Type AM & ATM

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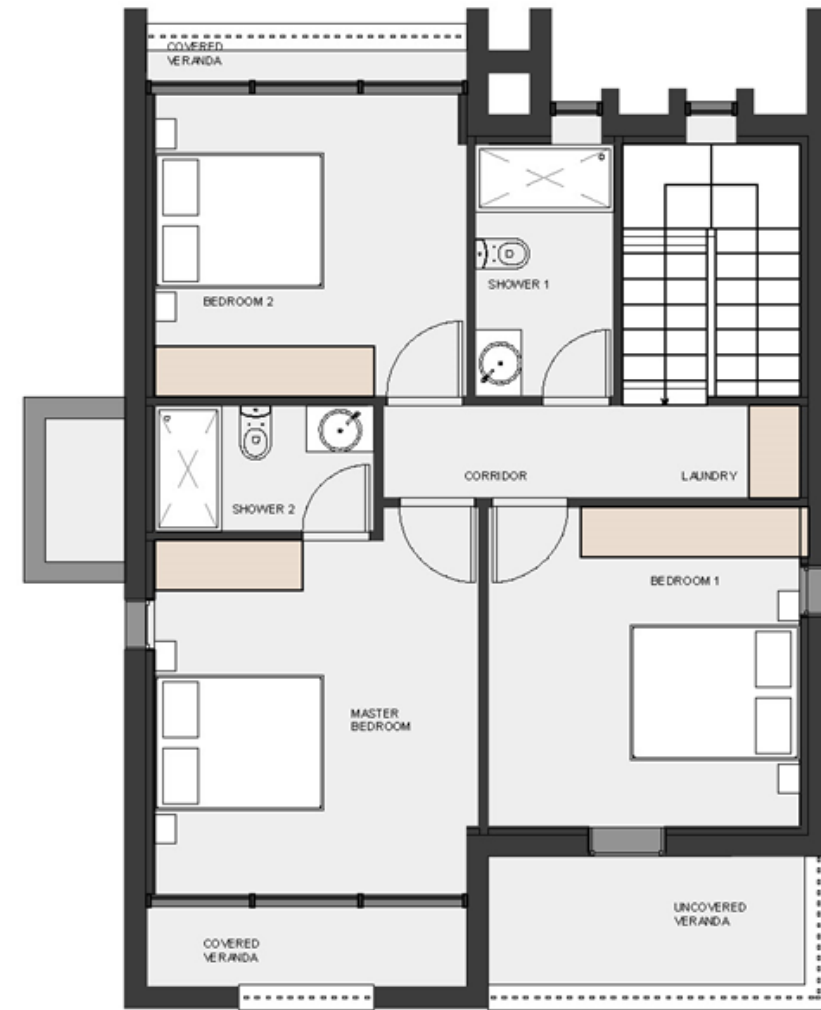
3D Views Villa Type AM & A1M

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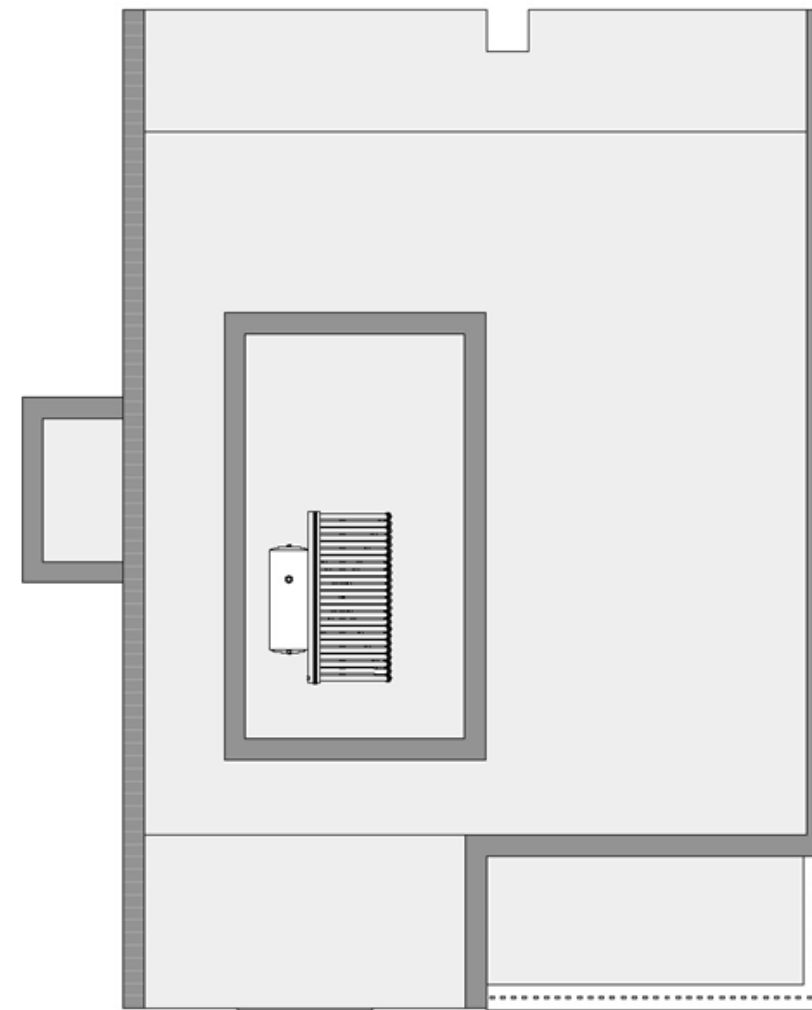




GF



FF



RF

Type B

**Villas
1, 2, 3, 4, 5**

Covered Internal Area 146.80 m²

Covered Veranda 32.99 m²

Uncovered Veranda 7.29 m²

Parking Space Yes

Swimming Pool Private

Bedrooms 3

Bathroom 2

Guest W/C 1



3D Views Villa Type B

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3D Views Villa Type B

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3D Views Villa Type B

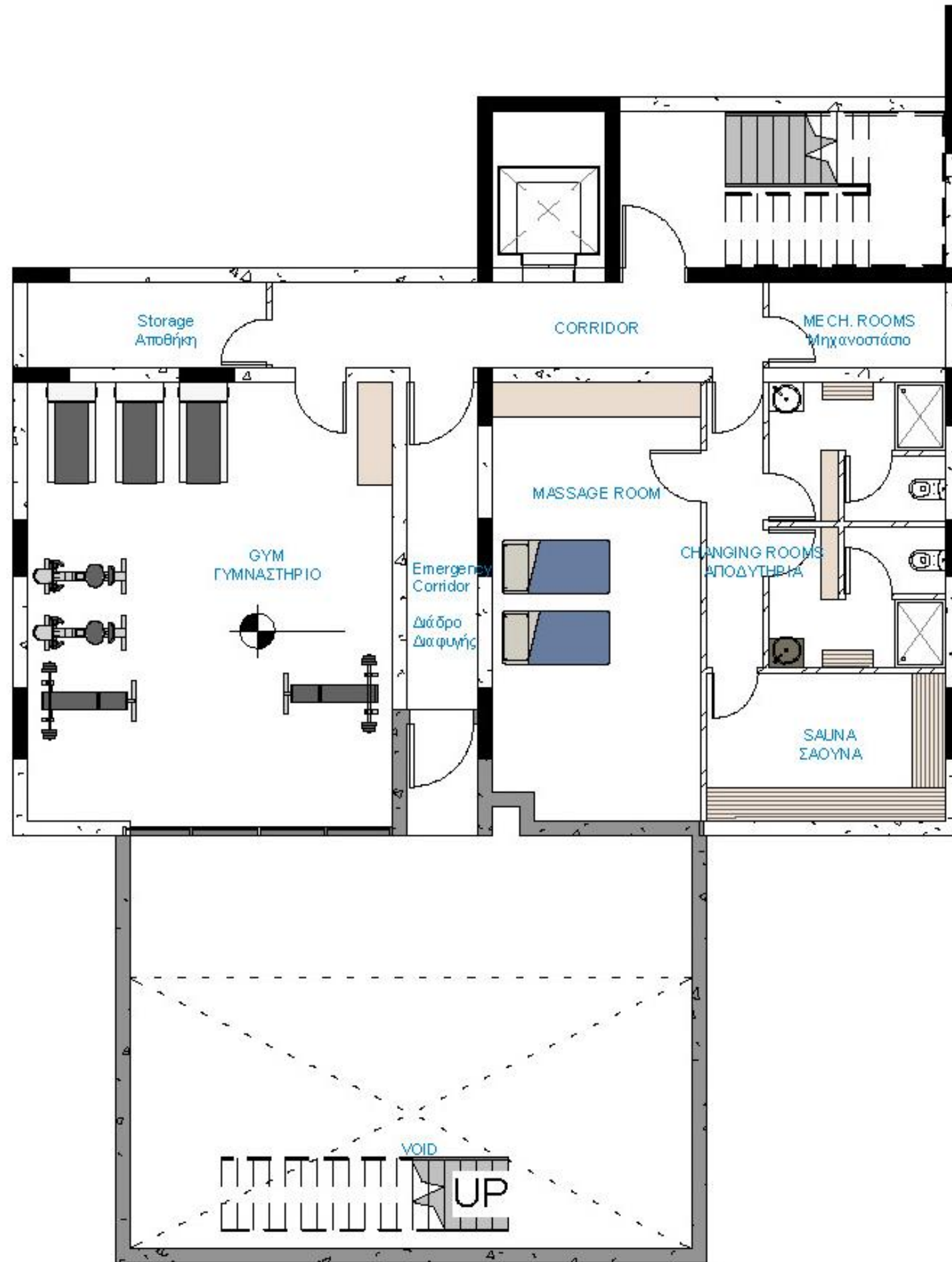
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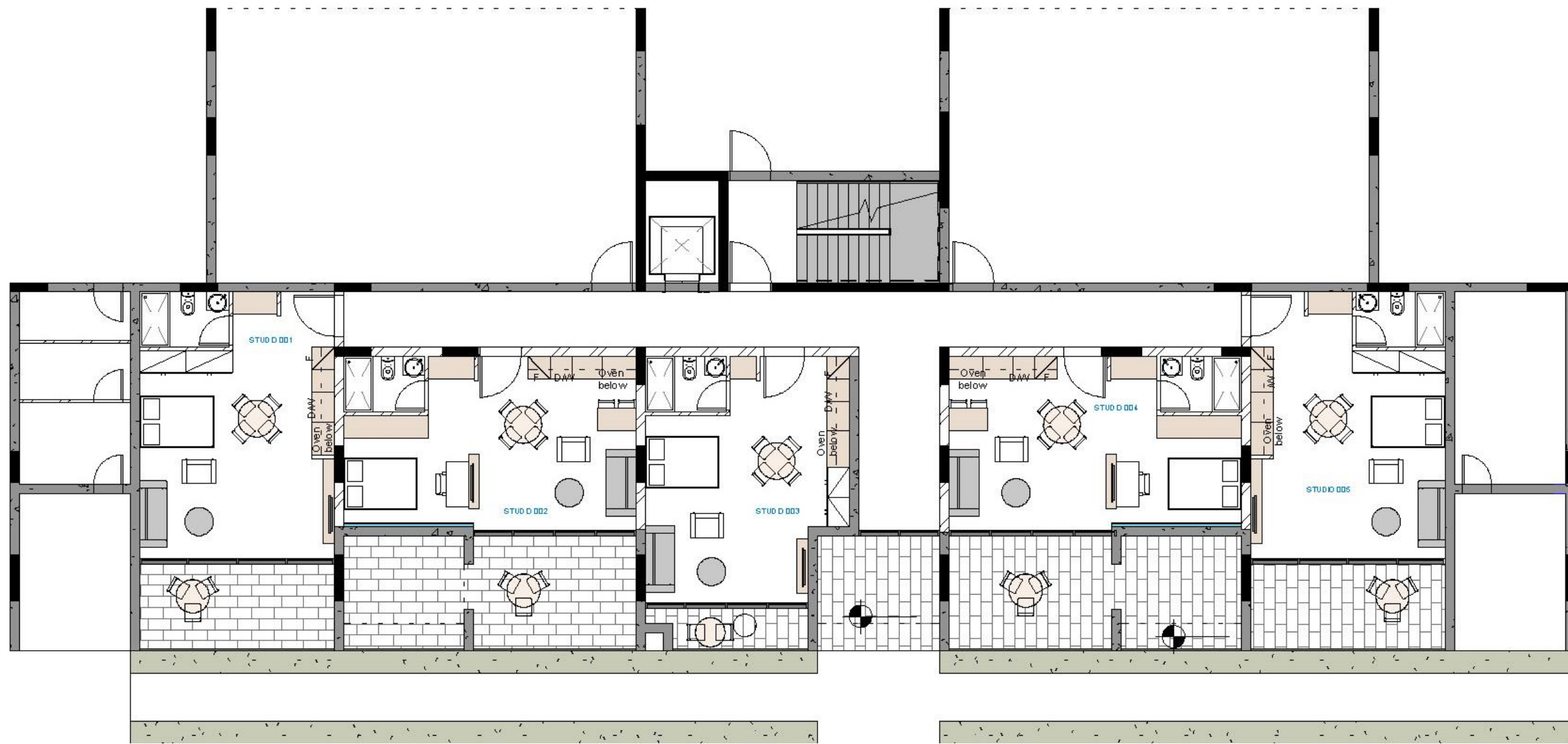


3D Views Villa Type B

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Block A Basement



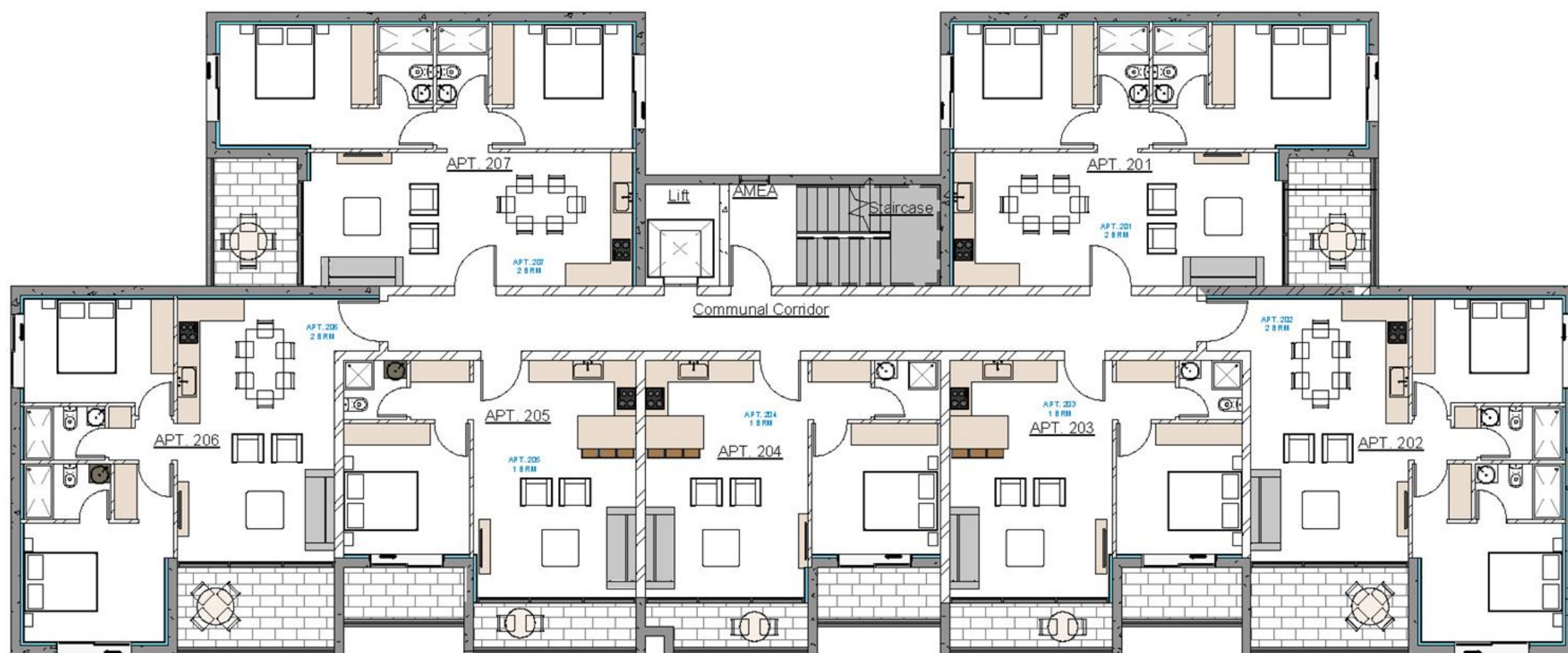
Block A Ground Floor

Studio	Internal	Covered Veranda	Uncovered Veranda	Bed	Bath
1	41.8 m ²	12.9 m ²	/	1	1
2	43.3 m ²	20 m ²	2.5 m ²	1	1
3	38.0 m ²	5.2 m ²	/	1	1
4	43.3 m ²	20.4 m ²	2.5 m ²	1	1
5	41.8 m ²	12.9 m ²	/	1	1



Block A First Floor

Apartment	Internal	Covered Veranda	Bed	Bath
101	80.4 m ²	8.4 m ²	2	2
102	80.2 m ²	10.4 m ²	2	2
103	51.3 m ²	12.3 m ²	1	1
104	51.6 m ²	11.7 m ²	1	1
105	51.2 m ²	12.1 m ²	1	1
106	80.2 m ²	10.4 m ²	2	2
107	80.4 m ²	8.4 m ²	2	2



Block A Second Floor

Apartment	Internal	Covered Veranda	Uncovered Veranda	Bed	Bath
201	80.4 m ²	8.4 m ²	/	2	2
202	80.2 m ²	10.4 m ²	/	2	2
203	51.3 m ²	6.9 m ²	5.4 m ²	1	1
204	51.6 m ²	6.4 m ²	5.3 m ²	1	1
205	51.2 m ²	6.7 m ²	5.4 m ²	1	1
206	80.2 m ²	10.4 m ²	/	2	2
207	80.4 m ²	8.4 m ²	/	2	2



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3D Views Studio

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3D Views Apartment

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3D Views Apartment

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Finishes

External Finishes

- External wall are horizontal board frame concrete
- High-quality ceramic tiles on verandas and balconies
- Private swimming pool - (optional – extra cost)
- Communal swimming pool surrounded by marble tile and deck
- Privately owned parking
- Balustrade of high-quality metal railing

Internal Finishes

- Solid Iroko wood entrance door
- Imported marble on stairs, kitchen and bathrooms
- Engineering wood parquet floor in bedrooms
- Quality chipboard melamine cupboards doors and wardrobes
- Technogranite kitchen worktops
- Double glazed windows with aluminum frames
- Hansgrohe mixers
- Duravit floor mounted toilets with Geberit flush system

Other Finishes

- Lift to all floors
- Solar system for heating water
- Pressurized water system
- Provision for air – condition System
- Provision for photovoltaics
- Fully loaded package – (optional | extra cost)
- Underfloor heating – (optional | extra cost)
- Energy efficiency – A



Horizontal board frame concrete (External walls)



Aluminum – grey color (Windows frame)



Grey Africa flame marble (Exterior windows sill)



Concrete (External ground floor)



Crema Oro marble tiles (Ground floor verandas and pool boarder)



Marazzi tiles (Pool inside)



Ceramic grey tiles (External floor- balconies)



Kavalas polished marble (Communal showers and staircase)



Ibiza white polished marble (Living area, corridors and toilets)



Engineering parquet floor (Bedrooms)



Visedra beige technogranite (Kitchen counter tops and back wall)



Famagusta Oak Melamine (chipboard- wardrobes and cupboards doors)