



# Pyla Star DIONYSUS Villas-plot 785

**Deluxe Contemporary Villas - Larnaca - Cyprus**





FRONT ELEVATION  
DIONYSUS VILLAS PLOT  
785





BACK ELEVATION  
DIONYSUS VILLAS PLOT  
785







DIONYSUS VILLAS PLOT 785

3 BEDROOM CLASS A EBERGY EFFICIENT  
VILLAS

CONTEMPORARY DESIGN

1.2KM FROM THE BEACH

LOCATED IN A QUIET RESIDENTIAL LOW  
DENSITY NEIGHBORHOOD IN PYLA  
LARNACA CYPRUS



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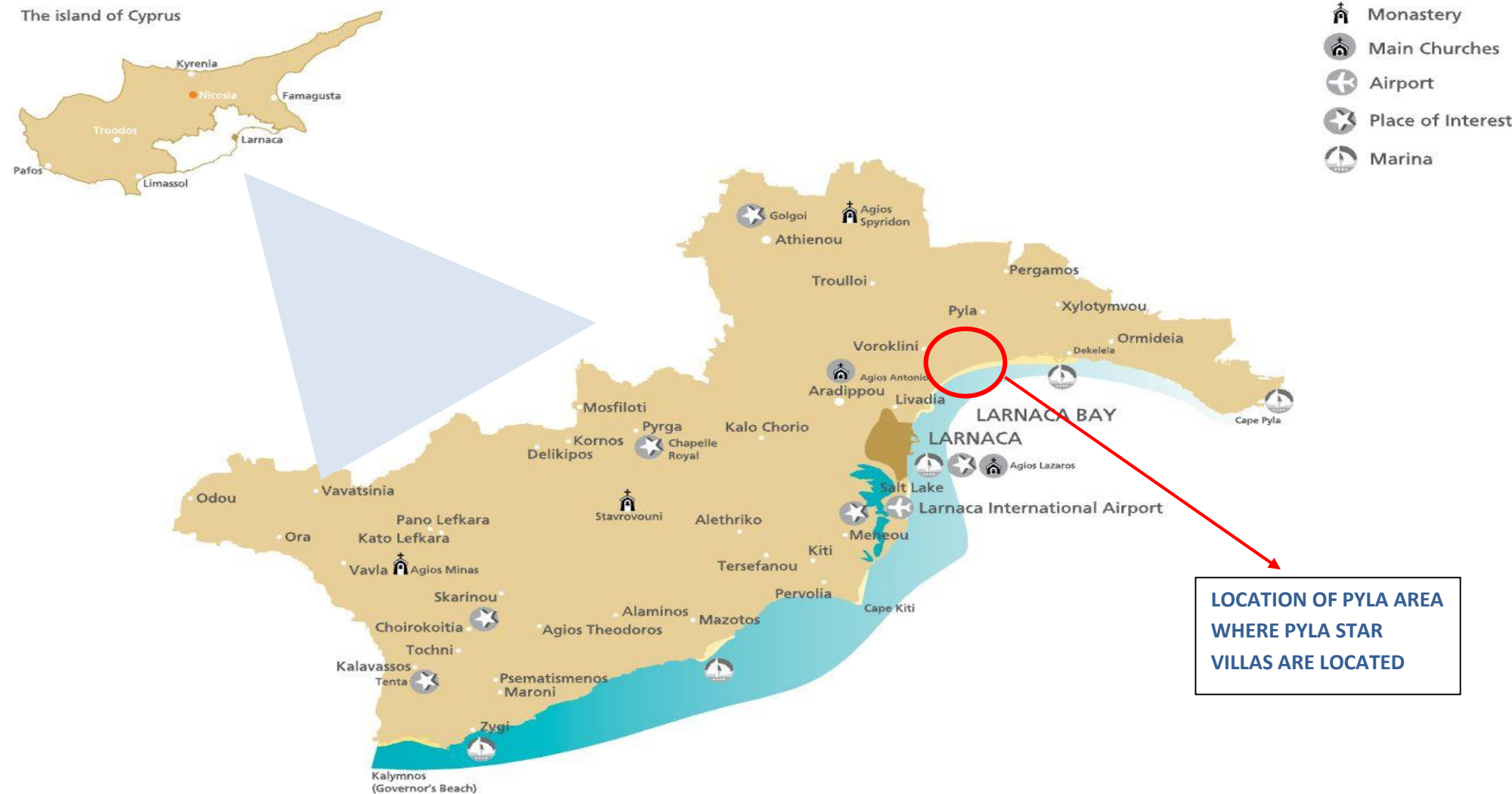
# THE DEVELOPER

**PANIKKOS LIVADIOTIS GROUP** is a dominant company in the sector of Property Development and construction in Cyprus and the leading Property Developer in Larnaca, Cyprus with a wide range of projects including Luxury Villas, Apartments, Commercial properties of Offices and Shops and even Plots of Land.

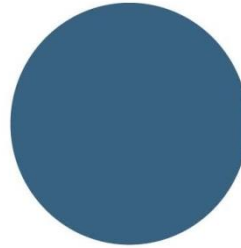
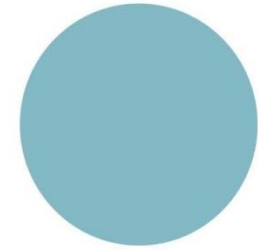
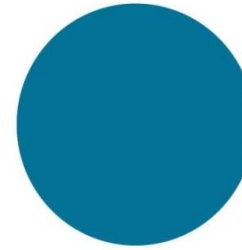
Established in 1972 and backed with years of experience and the company's professional team, Livadiotis Group one of the premiere Cyprus property developers offers properties with value for money, customer service and satisfaction that stand out from its competitors in Cyprus. In Cyprus Panikkos Livadiotis Group managed to establish a name synonymous with exceptional quality at the right price, security and reliability.



# LARNACA DISTRICT AND PYLA STAR LOCATION



# Cyprus



Cyprus.....the island of Venus. An island of unique beauty, with sandy beaches enclosed by rugged cliffs, cool cedar forests, scented orange groves and gentle meadows blanketed in wildflowers. Cyprus is the third largest island in the Mediterranean, and occupies the north eastern part of the Mediterranean basin, close to Europe, Asia and Africa. It has an area of 3572 square miles (9250 square kilometres). The climate of Cyprus is one of the healthiest and sunniest in the Mediterranean with an average temperature of 25-30 degrees centigrade in the spring and autumn, 12-17 in winter and 28-38 in the summer. The sun shines on average 320-340 days a year. Because of its lovely mild climate and sunny atmosphere, its' superb 430 kilometres of coastline, which offers a wonderful variety of beaches and the warm clear sea for swimming from April to November, it is ideal for a holiday.

Apart from the crystal clear blue sea, Cyprus offers a place where history and everyday life is mixed together. The whims of history have endowed Cyprus with an incomparably rich heritage, making it a world-renowned destination for anyone interested in art, history and culture. Most importantly Cyprus has a reputation for its open hearted inhabitants, warmth and hospitality.

# Larnaca



Larnaca is the third largest city in Cyprus. Larnaca is situated at the South-East of Cyprus and is ideally located only 20-30 minutes from Nicosia and Limassol and only 15-20 minutes from the cosmopolitan area of Ayia Napa. It has sandy beaches, stretching 5 miles from Larnaca to Dhekelia with clear limpid blue waters that have been awarded the blue flag sign by the European Union that justifies the high quality that the beaches offer.

The international airport as well as the commercial port is situated in Larnaca. It is here that yachts and sailing vessels from around the globe bob and glint. The city has developed fast in the last decade on a commercial and business level emerging as one of the islands main resorts. In addition to the advantageous location of Larnaca, and apart of the extensive sandy beaches to the east and west of the town and the strength of sea front lined with palm trees known as Phinikoudes (Small Palm Trees), other places of interest in the town of Zeno are the Castle, which is now a museum, the private and archaeological Pierides museum and the cathedral of Ayios (Saint) Lazarus, ancient forts, monasteries, churches, forests etc which add to the charm of this magic city. One of most beautiful sites on the island, is located in Larnaca and is the beautiful famous salt lake which accommodates the Pink Flamingos and other mitigating birds in Winter.

Larnaca has a lot of leisure facilities that tourists can enjoy. There are facilities for diving, fishing, sea cruises and a wide variety of water sports as well as Safari excursions. There are plenty of pubs, cafes and restaurants, taverns which stay open until 5 o'clock in the morning and sometimes even later. Larnaca has developed into a very popular holiday and residential area for overseas visitors, but still manages to retain much of its traditional character. Proof of this is reflected in the increasing numbers of foreigners who buy property in Larnaca. Just sit in a tavern or join the local market in the town and you will immediately feel the atmosphere of a way of life that has remained in its elementary form during the past centuries.



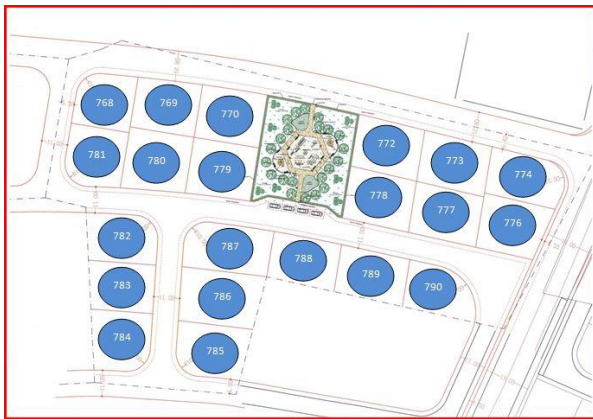
# Pyla Star



PYLA STAR COMPLEX is located in the heart of the Larnaca Tourist area in Pyla and boasts one of the most distinguished luxury developments in the area, yielding an amazing view of the unspoiled natural surroundings of luscious green and beautiful natural landscape.

PYLA STAR Villas is a budding portrait of visual radiance. Its enviable location is in close vicinity to the crystal blue waters of the Larnaca sandy beaches, all the 4 and 5 star hotels of the city, and 15 minutes drive from the Larnaca International airport.

Pyla star Complex is made up of **38 energy efficient luxury Villas of two, three and four bedrooms**, all with generous space suitable for practical living and a comfortable lifestyle. Most of the villas enjoy a large garden area as well as land for an optional private pool. In combination with the hospitality of local Cypriot people, the tranquillity of the area, the traditional taverns and the country feel you now have the opportunity to enjoy a unique lifestyle.



Plot map where Pyla star  
Villas will be constructed.



Energy Efficient Villas

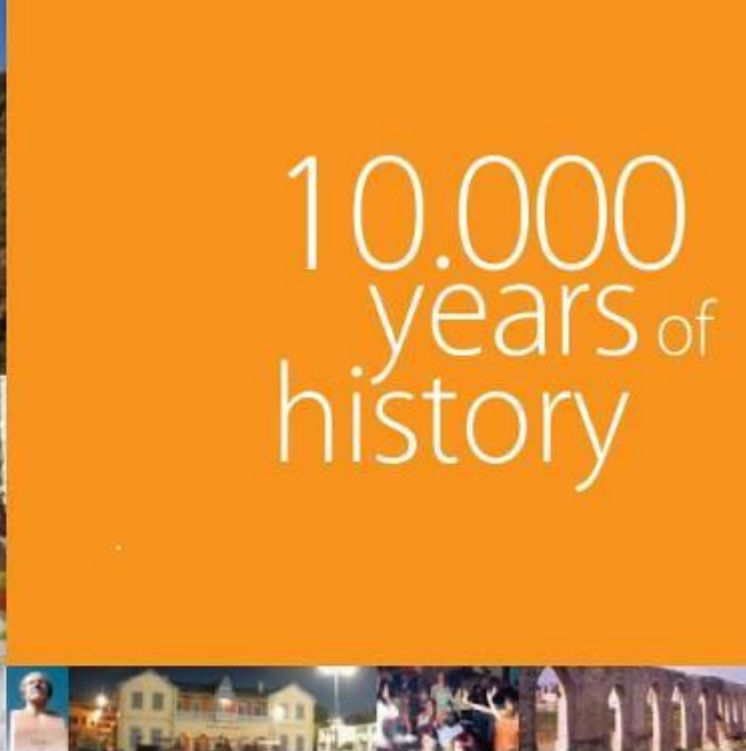
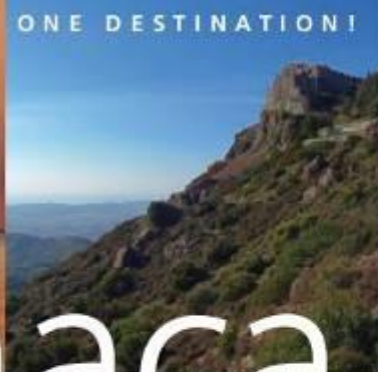
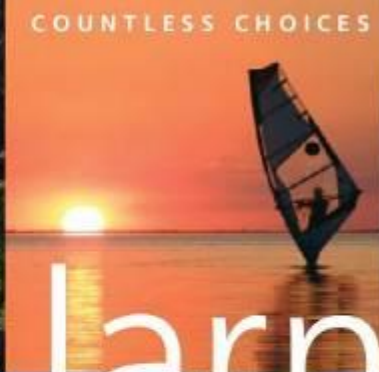
# AWARD WINNING PYLA WATERFRONT





## DIONYSUS VILLAS PLOT 785

- ONLY 1200 METERS AWAY FROM THE LARNACA BEACH AND TOURIST AREAS. [Click here to see Location of the Villas.](#)
- UNIQUE DESIGN AND DELUXE FINISHES.
- PERMANENT RESIDENCY PERMITS AVAILABLE TO ANY THIRD COUNTRY PERSON BUYING THIS PROPERTY UNDER THE NEW GOVERNMENT SCHEME.
- ALL VILLAS ARE LOCATED WITHIN LARGE PLOTS WITH OPTIONAL SWIMMING POOL, LANDSCAPED GARDENS AND FULLY FURNISHED UPON REQUEST (EXTRA COST).
- THE VILLAS ARE LOCATED STRATEGICALLY WITH EASY ACCESS TO THE MAIN ROADS. ONLY 15 MINUTES DRIVE TO THE LARNACA INTERNATIONAL AIRPORT, 25 MINUTES FROM AYIA NAPA, 35 MINUTES FROM NICOSIA AND 45 MINUTES FROM LIMASSOL.
- LOCATED IN A LOW DENSITY NEIGHBOORHOOD (40% BUILDING DENSITY) IN PYLA AREA WHERE YOU CAN ONLY BUILD DELUXE VILLAS IN LARGE PLOTS. NO APARTMENTS ARE ALLOWED.
- THE FIRST ENGLISH UNIVERSITY, THE UNIVERSITY OF CENTRAL LANCASHIRE, IS ALREADY COMPLETED IN PYLA. THE UNIVERSITY OPERATED IN OCTOBER 2012.
- LARNACA IS THE CITY WHERE LARGE SCALE INVESTMENTS FROM OVERSEAS PRIVATE COMPANIES AS WILL AS GOVERNMENT AUTHORITIES WILL BE CARRIED OUT IN THE NEXT 5 YEARS. IN LARNACA THE FOLLOWING WILL HAPPEN WITHIN THE NEXT 5 TO 10 YEARS.
  1. A NEW MARINA WHICH WILL BE AN EXTENSION OF THE EXISTING MARINA AND PORT.
  2. THE WATERFRONT OF LARNACA WILL BE REDEVELOPED.
  3. NEW ROADS AND OTHER LARGE INFRASTRUCTURE PROJECTS.

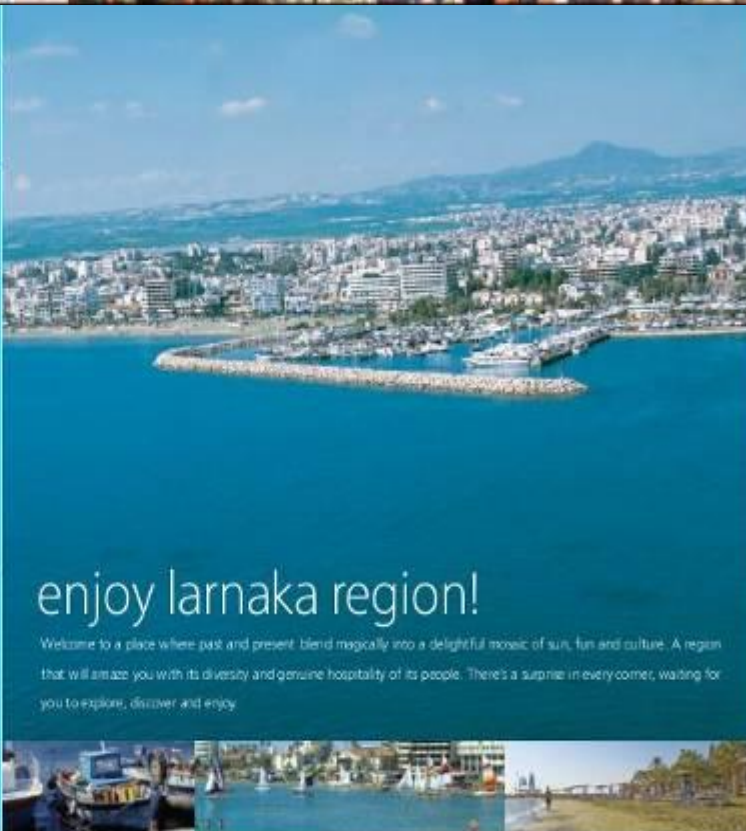


COUNTLESS CHOICES ONE DESTINATION!

# larnaca

cyprus

10.000  
years of  
history





# QUALITY EDUCATION IN PYLA LARNACA



**The Only British University in Cyprus**

23.  
24.

**Join UCLan Cyprus for  
JANUARY 2013 INTAKE**

- Master in Laws (LLM)
- Master in Marketing Management (MSc)
- Master in Business Administration (MBA)
- Foundation Entry Programme
- Undergraduate Degrees



## THE FIRST BRITISH UNIVERSITY IN CYPRUS

### A Message from the Vice - Chancellor UCLan UK

"The University of Central Lancashire (UCLan) has embarked on an ambitious programme of internationalisation with the plan to build a number of campuses worldwide. The first of these will be in Cyprus.

The island of Cyprus represents an excellent choice for the University, being strategically located in the eastern Mediterranean and having good links with the whole of Eastern Europe, as well as the Middle East. UCLan aspires towards excellence in teaching and learning, research and knowledge transfer, consistent with its world university ranking.

UCLan Cyprus will play a full part in the strategic development of the University as whole. It also aims to play a major role in the business, social and cultural lives of the Cyprus communities, producing graduates who have motivation, flair and drive and who will contribute to the development of Cypriot society".

Vice - Chancellor, Dr. Malcolm McVicar  
UCLan UK



# DIONYSUS Villas

DIONYSUS Villas are located in plot 785 of the Pyla Star Complex. [Click here to see Location of the Villas.](#)

Villas Dionysus in plot 785 present two 3-bedroom Class A Energy Efficient contemporary villas of 133 square meters internal area each situated on a plot of 319 square meters each.

All amenities including restaurants, bars, hotel facilities and many more is just a couple of minutes drive away. The beautiful Mediterranean town of Larnaca is only 10 minutes' drive away.

The Villas feature a combination of innovative design and timeless sophistication with a light filled open floor plan on the ground floor. The villa is brimming with spacious living spaces and energy efficient sliding doors that blur the line between indoors and outdoors, bringing splendid views to the back garden area, swimming pool and outside sitting area. Photovoltaic panels are placed on the roof level connected to net metering with the Electricity Authority for renewable energy.

The Villas upstairs holds three bedrooms with an en-suite bathroom for the master bedroom and a great master bathroom. All bedrooms face the masterfully designed outdoor pool and garden area.

More information and plans follow in the next pages.



**DIONYSUS Villas**



**DHEKELIA AREA BEACH AROUND 1,2KM AWAY**

**LARNACA DOWNTOWN AND MARINA AROUND 7KM AWAY**

**TOWARDS AYIA NAPA – 25 MINUTES DRIVE**

**DIONYSUS Villas plot 785**

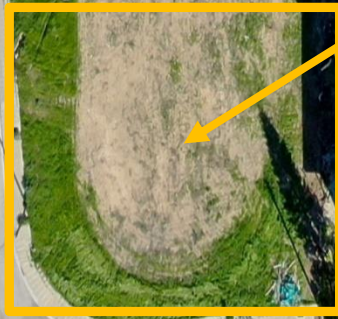




**PARK**  
**GREEN AREA**

**DIONYSUS VILLAS**

**PLOT 785**





**HIGHWAY TO**

**AYIA NAPA – 25 MINUTES AWAY**

**LARNACA – 10 MINUTES AWAY**

**DHEKELIA AREA BEACH AROUND 1,2KM AWAY**

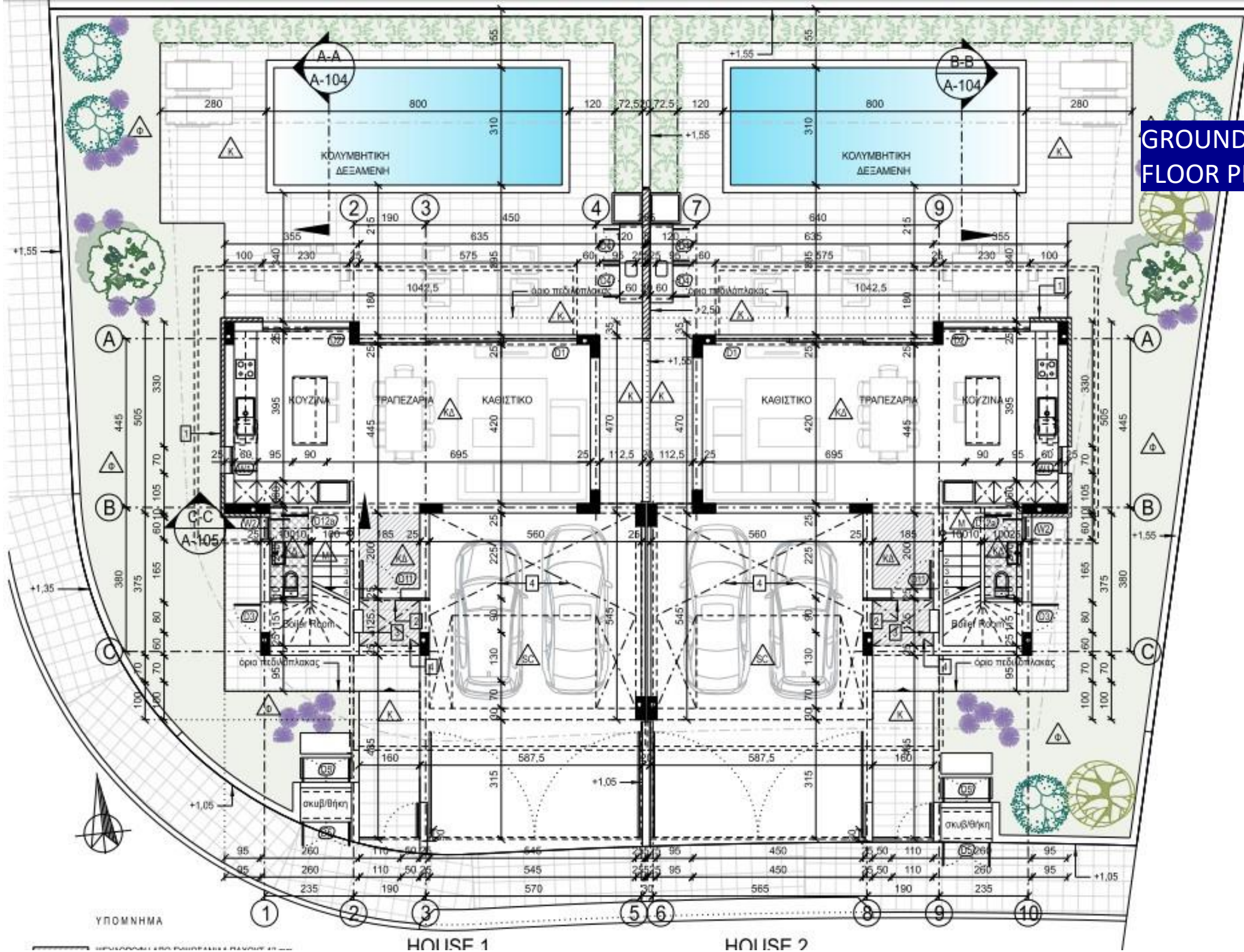
**DIONYSUS VILLAS**

**PLOT 785**





GROUND  
FLOOR PLAN

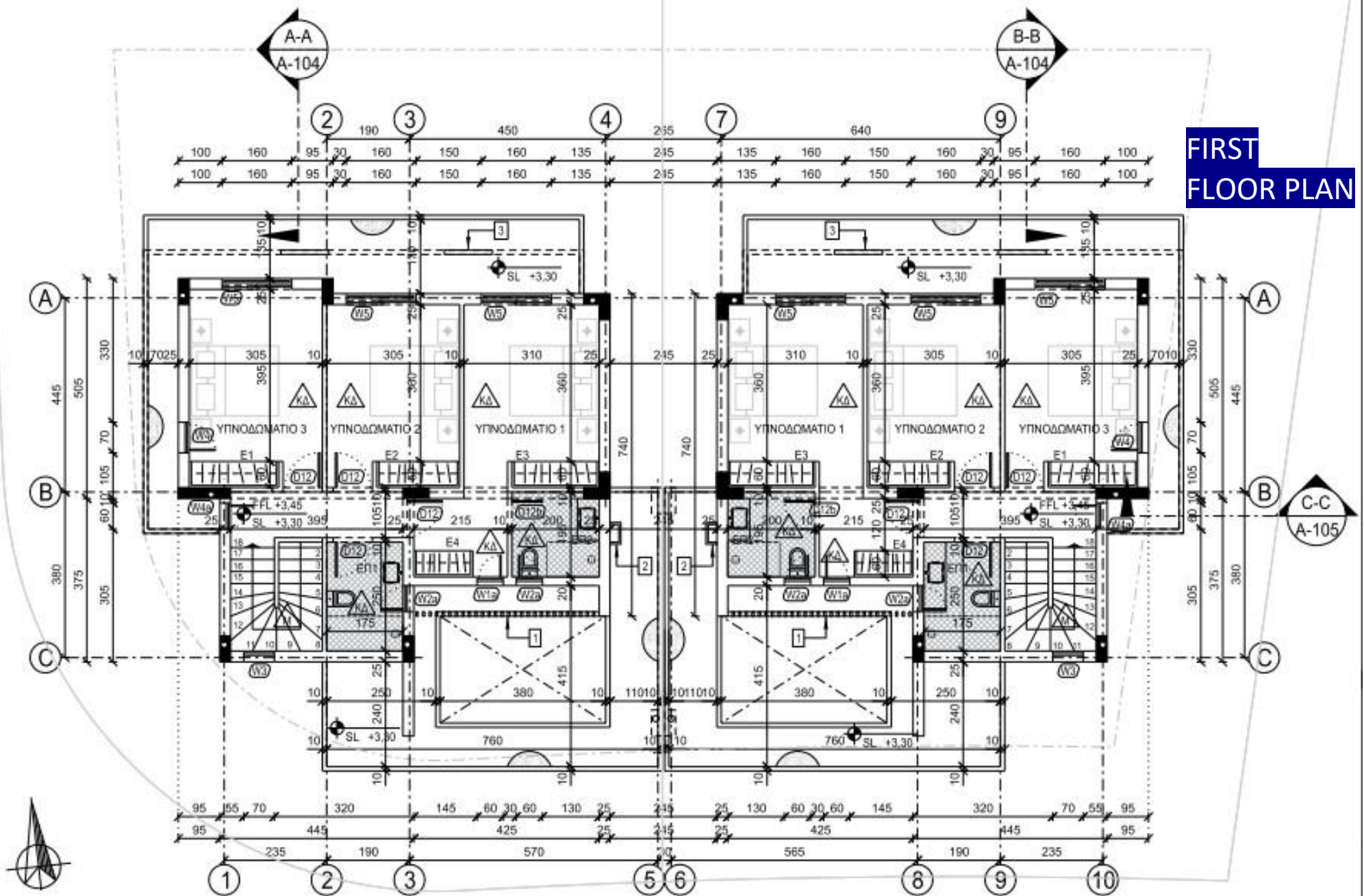


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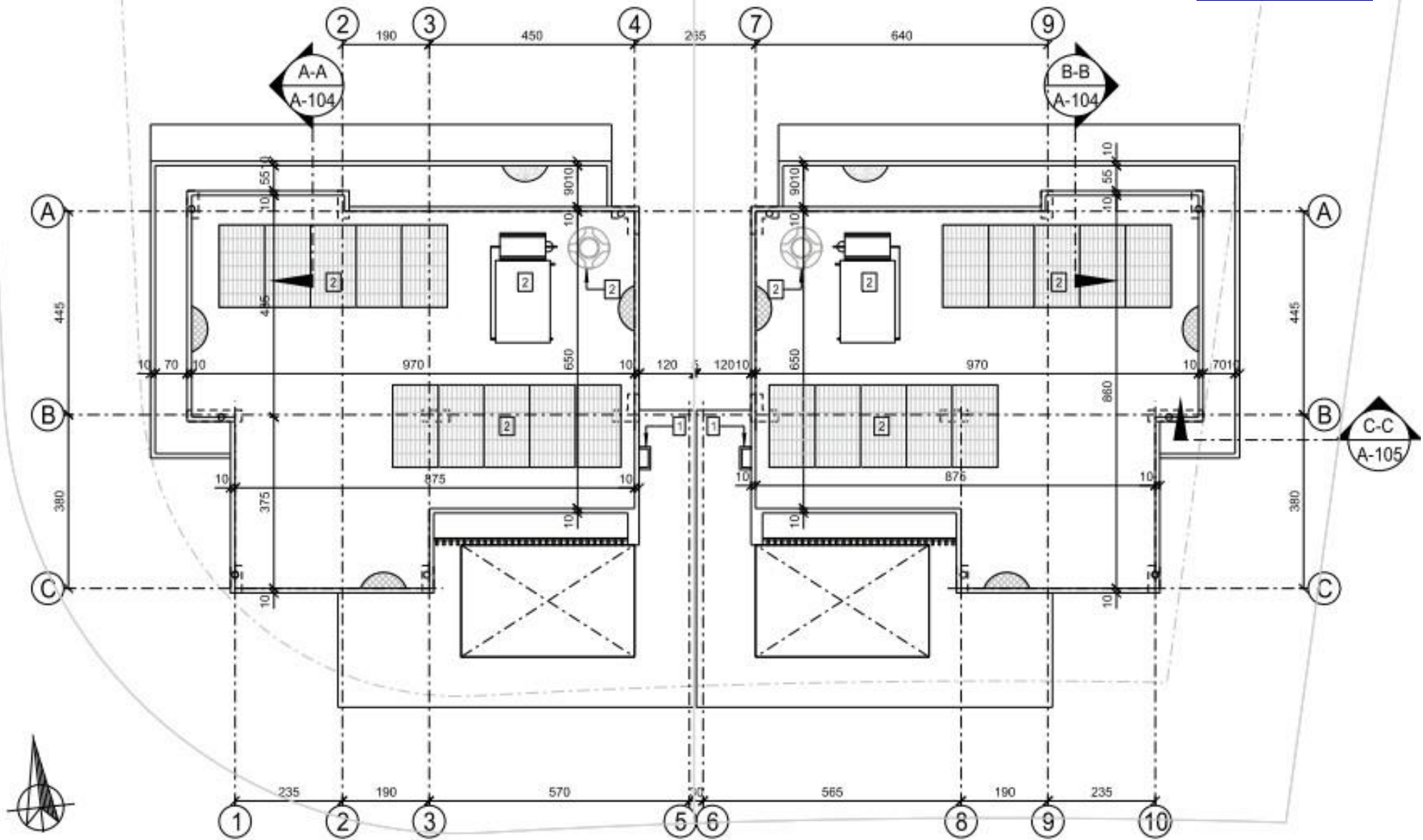
HOUSE 1

HOUSE 2





# ROOF FLOOR PLAN





# OTHER VILLAS IN NEIGHBORHOOD



**HERA VILLAS**

**3 BEDROOM VILLAS**



**ZEUS VILLAS**

**3 BEDROOM VILLAS**



**APHRODITE VILLAS**

**2 BEDROOM VILLAS**



**BLUE DIAMOND  
VILLAS**

**3 BEDROOM VILLAS**



**BLUE PEARL VILLAS**

**3 BEDROOM VILLAS**



**APOLLON VILLAS**

**3 BEDROOM VILLAS**



**WHITE PEARL VILLAS**

**3 BEDROOM VILLAS**



**HESTIA VILLAS**

**3 BEDROOM VILLAS**

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