PERVOLIA FRONT BEACH

The 12 Villas Project in Pervolia

An exclusive boutique collection of 12 contemporary villas, steps away from the shoreline of Pervolia, Larnaca.

Project Vision

Your Private Villa Awaits

The Pervolia Front Beach project offers an extraordinary living experience, merging natural coastal beauty with meticulous modern architectural design.

- Perfect Balance: Harmony between open layout, natural light, and absolute privacy.
- Contemporary Design: Clean lines and refined finishes highlighting true exclusivity.
- Beachfront Living: A relaxed, luxury resort lifestyle just steps away from the sandy shoreline.

Prime Location

Pervolia, Larnaca, Cyprus

Pervolia is a highly sought-after coastal destination combining traditional Cypriot character with modern amenities and accessibility.

- Airport Proximity: Only 15 minutes drive from Larnaca International Airport (LCA).
- Easy Access: A short 20-minute drive from Larnaca city center and the Finikoudes promenade.
- Serene Setting: A premium, low-density residential community ensuring peace and fresh air.

Leisure & Nature

Attractions & Points of Interest

The project's surroundings offer a rich variety of natural reserves, historical heritage sites, and modern leisure locations.

Pervolia Lighthouse

A historic coastal landmark offering scenic sunset panoramas and walking paths along the water.

Faros Blue Flag Beach

A pristine, organized sandy beach known for its crystal-clear shallow waters and water sports.

Larnaca Salt Lake

A beautiful natural reserve hosting thousands of migrating pink flamingos during the winter.

Larnaca Marina

A major commercial and leisure development hub offering fine dining, cafes, and yacht docking.

Project Partners

Architectural Identity & Design

Designed by leading specialists in Cyprus, ensuring optimal functionality married with high architectural aesthetics.

- Christos Christou Studio: A renowned Larnaca-based practice specializing in high-end residential projects.
- Alondra Hazzouri Architects: ETEK registered designer (Reg M001409), responsible for layouts and visualizations.

Exterior Design

The Main Facade of the Villas

A street-side view reveals clean white lines and structural wood panels blending with the coastal surroundings.

- Natural Stone Cladding: Textured stone panels adding depth and rustic texture to the modern structure.
- Private Carports: Shaded parking on the left side of the plot for convenience.
- Dynamic Geometry: Three-story structures highlighting integrated verandas and glass railings.

Outdoor Living

Private Pool & Lounging Deck

The rear yard of each villa is designed as a private resort, providing a premium outdoor entertainment space.

- Swimming Pool: A private 8.00m x 4.00m pool with mosaic tiles and dynamic surrounding lighting.
- Pergolas & Decks: Styled wood detailing and structural shade structures offering cozy lounging zones.
- Indoor-Outdoor Flow: Large glass sliding panels merge the indoor living space with the pool deck.

Landscape Architecture

Privacy Focused Plot Layout

The modern master plan coordinates wind and sun exposure to ensure comfortable outdoor relaxation and sound insulation.

- Boundary Walls: Modern concrete dividers coupled with tall green planting for sound and visual privacy.
- Spacious Plots: Generous ~500 sqm plots allow for customizable landscaping, gardens, and activities.

Interior Design

Luminous Living Space

The ground floor living space is designed for comfort, maximizing space and implementing premium luxury elements.

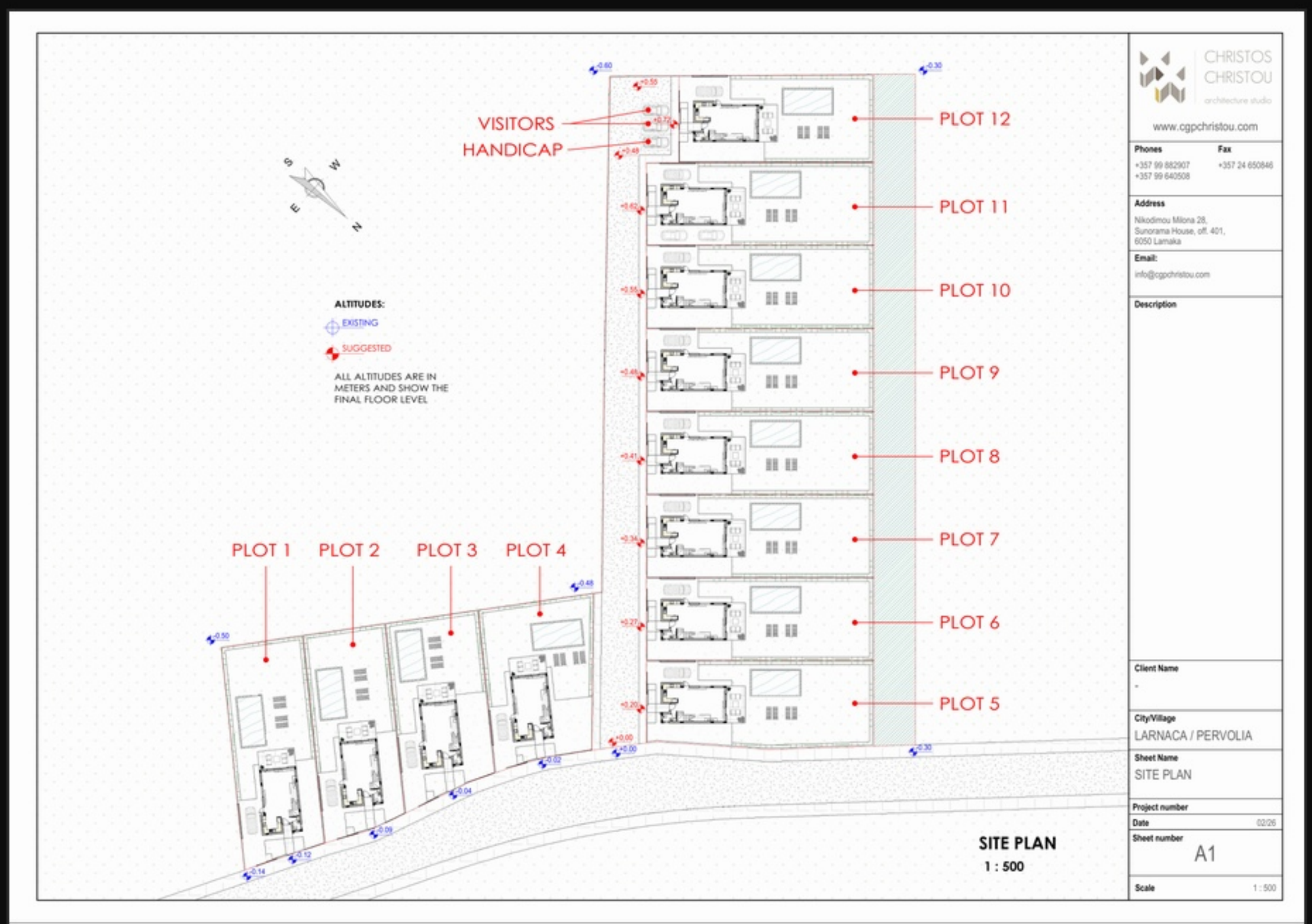
- Premium Marble Flooring: High-spec light marble floors and earth-toned wall panelings.
- Optional Fireplace: A central design accent providing warmth and comfort in winter.
- Ceiling Design: Recessed LED lighting and custom fixtures highlighting height.

Master Suite

Minimalist Private Bedrooms

The first floor houses the private residential quarters, featuring optimal room allocation and high-quality bathrooms.

- Master Ensuite: Complete with a private shower, toilet room, and integrated wardrobes.
- Covered Verandas: Bedrooms walk out directly onto shaded balconies overlooking the yard.
- Natural Lighting: Large windows allowing daylight and sea breeze ventilation.

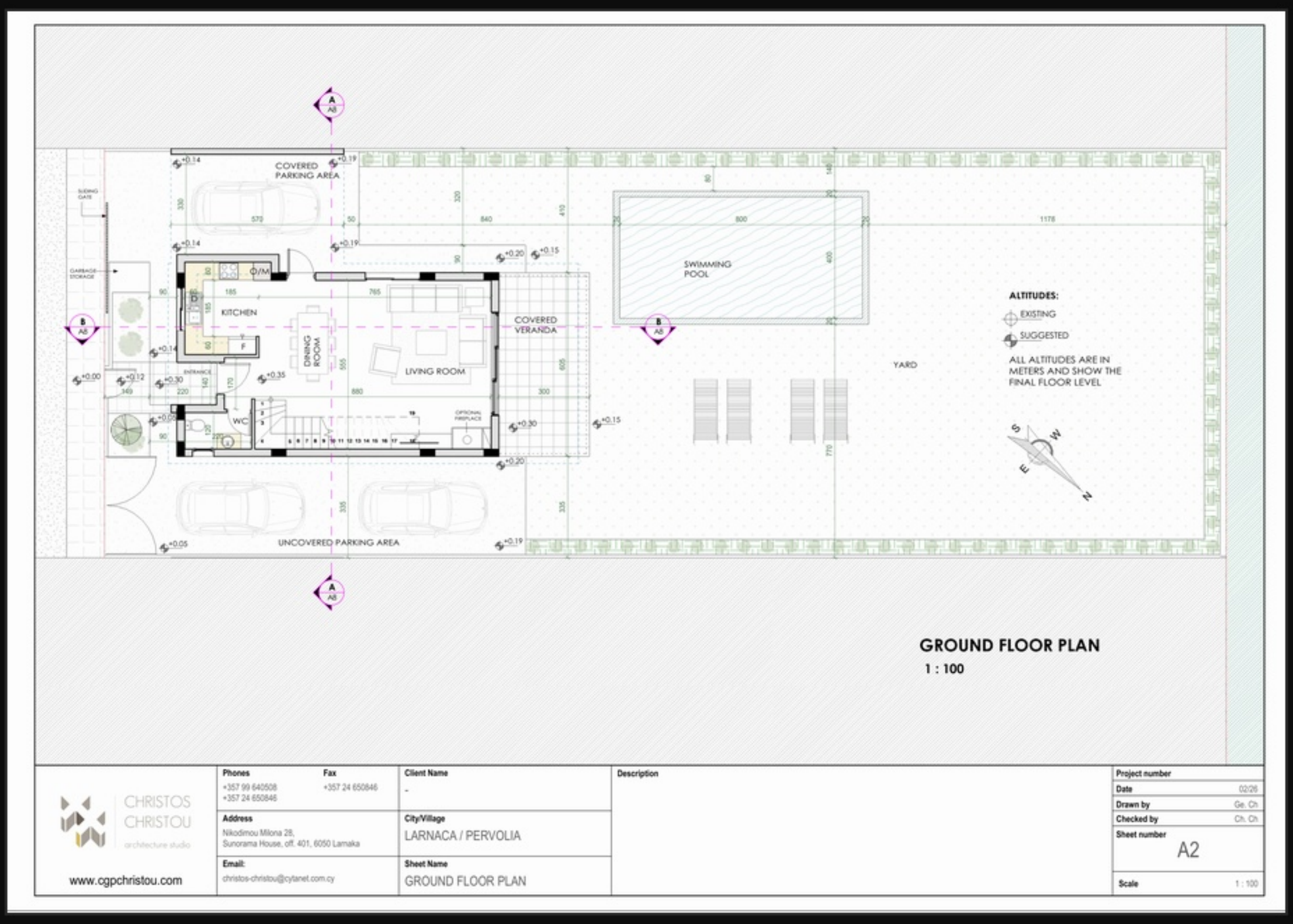


Site Plan

Layout of 12 Villa Plots

The general site layout details the division of the plot into 12 separate parcels, designated from Plot 1 through Plot 12.

- Plots 1-4: Arranged at the front eastern row of the land.
- Plots 5-12: Positioned in a neat vertical layout with access to the private street.
- Visitor Parking: Dedicated visitor and handicap parking stalls at the entrance.



Floor Plan

Ground Floor - Entertainment Area

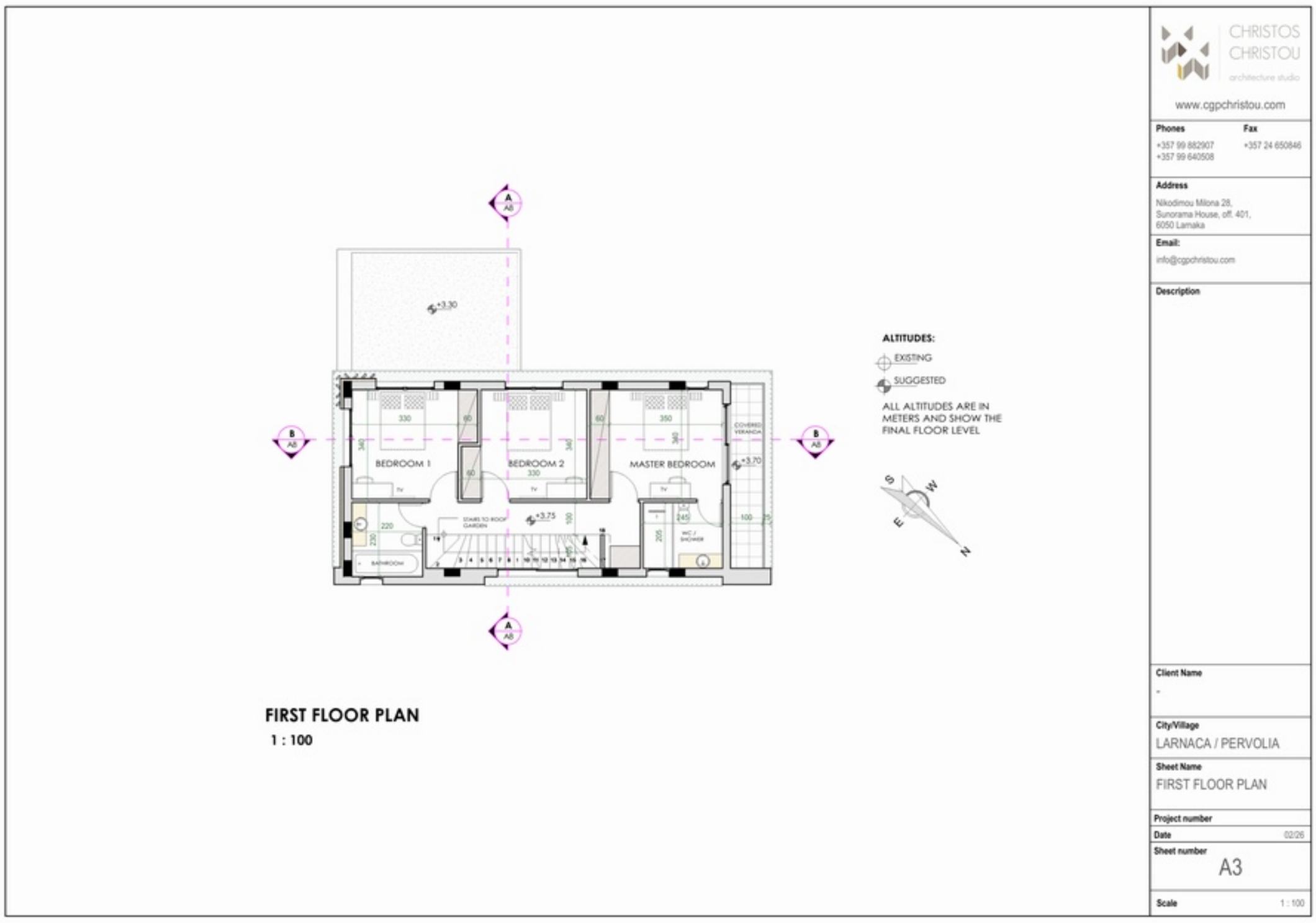
The ground level features an open layout connecting the kitchen, dining, and living areas with the outdoor verandas.

64.3 sqm
Enclosed Area (A1)

20.6 sqm
Covered Carport (C2)

16.0 sqm
Covered Veranda (C3)

1.8 sqm
Covered Entrance (C1)



Floor Plan

First Floor - Residential Area

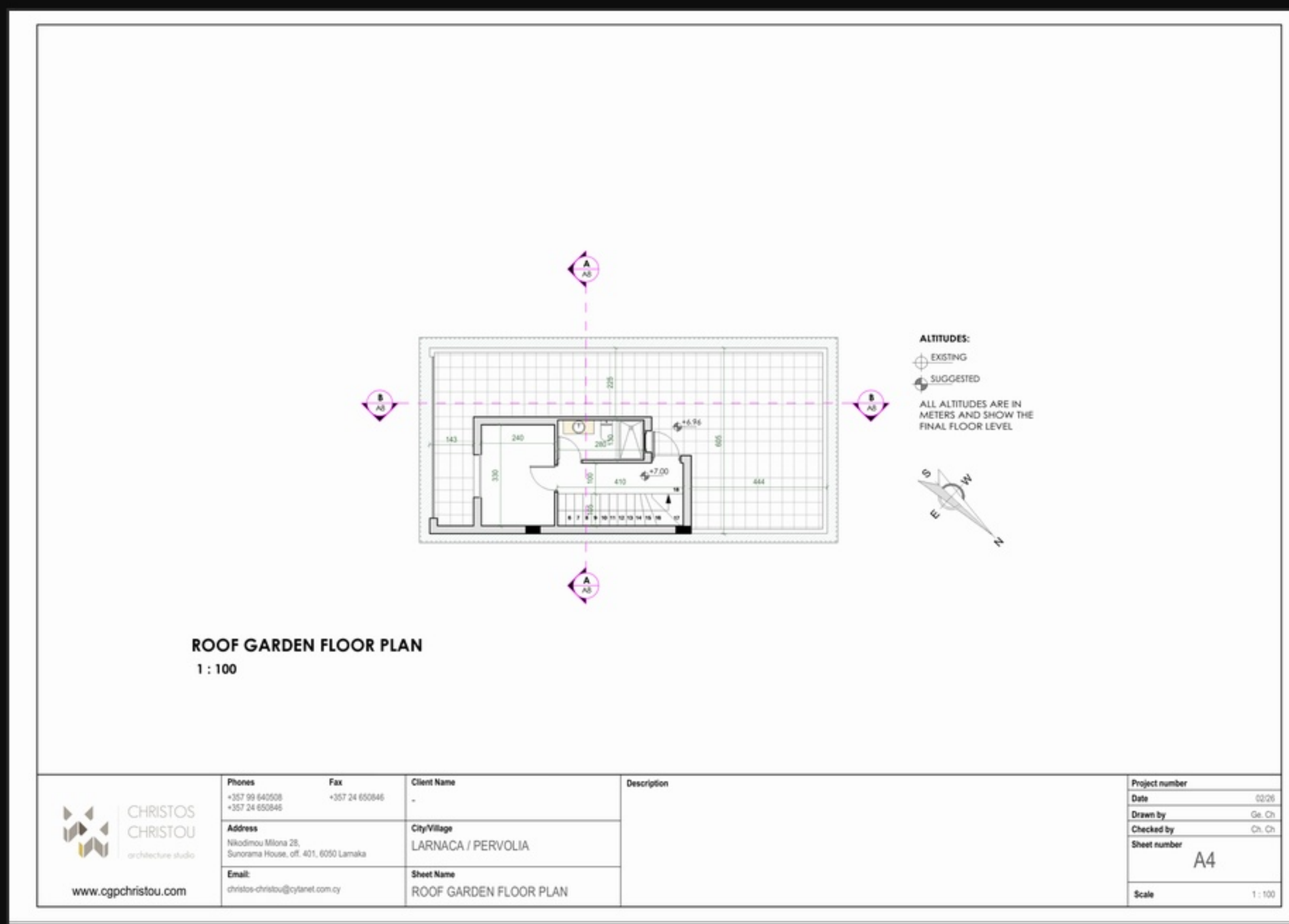
The first floor plan displays the bedroom layouts, common family bathroom, and stairwell access to the roof.

73.3 sqm
Residential Area (B1)

6.4 sqm
Covered Veranda (N1)

137.6 sqm
Total Internal Built (A1+B1)

800x400 cm
Private Swimming Pool

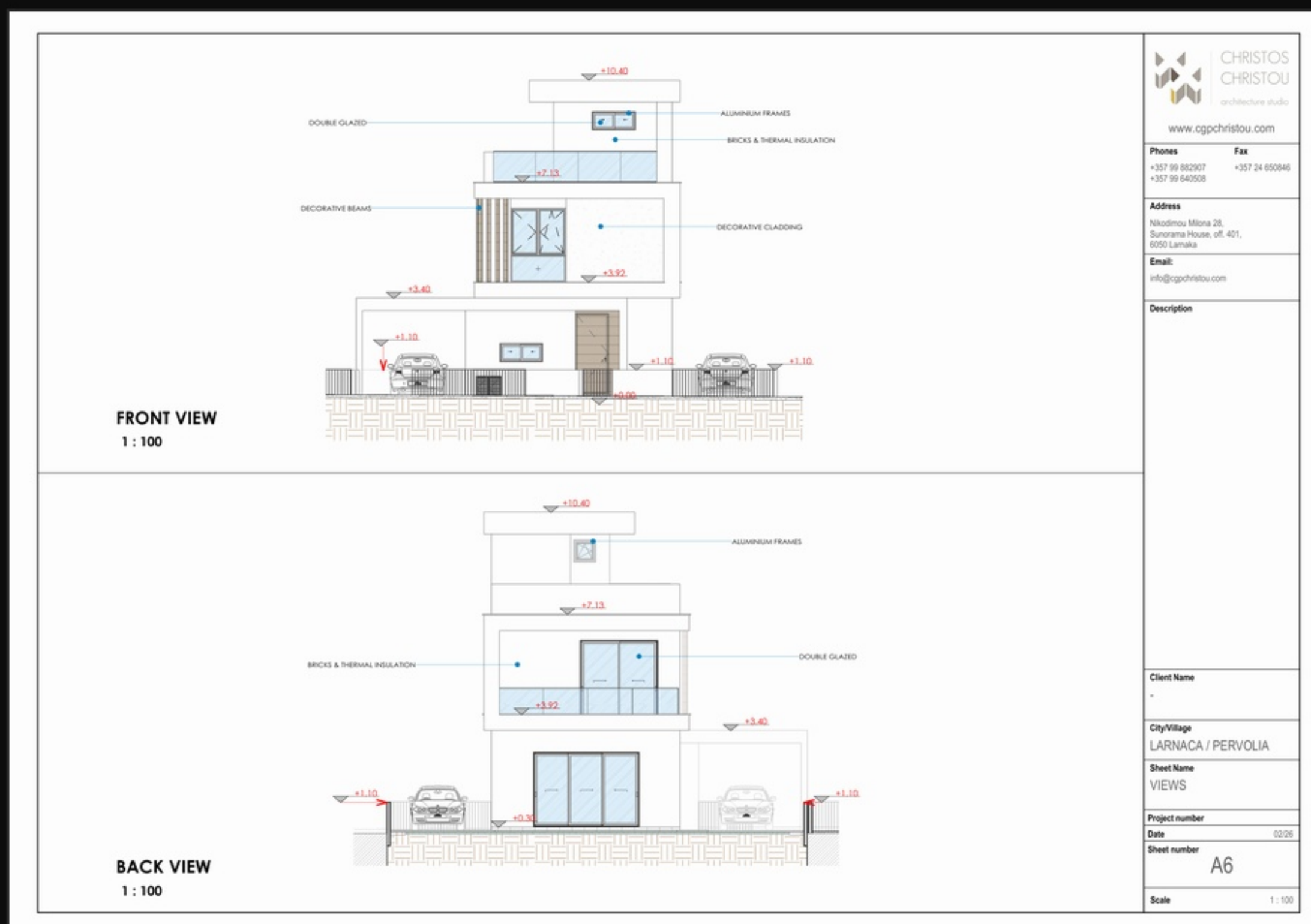


Floor Plan

Roof Level & Roof Garden

A large roof garden area providing perfect sea views and an exclusive outdoor hosting environment.

- Enclosed Room: A 4.10m x 3.30m room suitable as a 4th bedroom, laundry, or home office.
- Ensuite Shower: Fully fitted toilet and shower facilities on the roof.
- Jacuzzi Ready: Concrete load capacity designed for outdoor spa and tub installations.

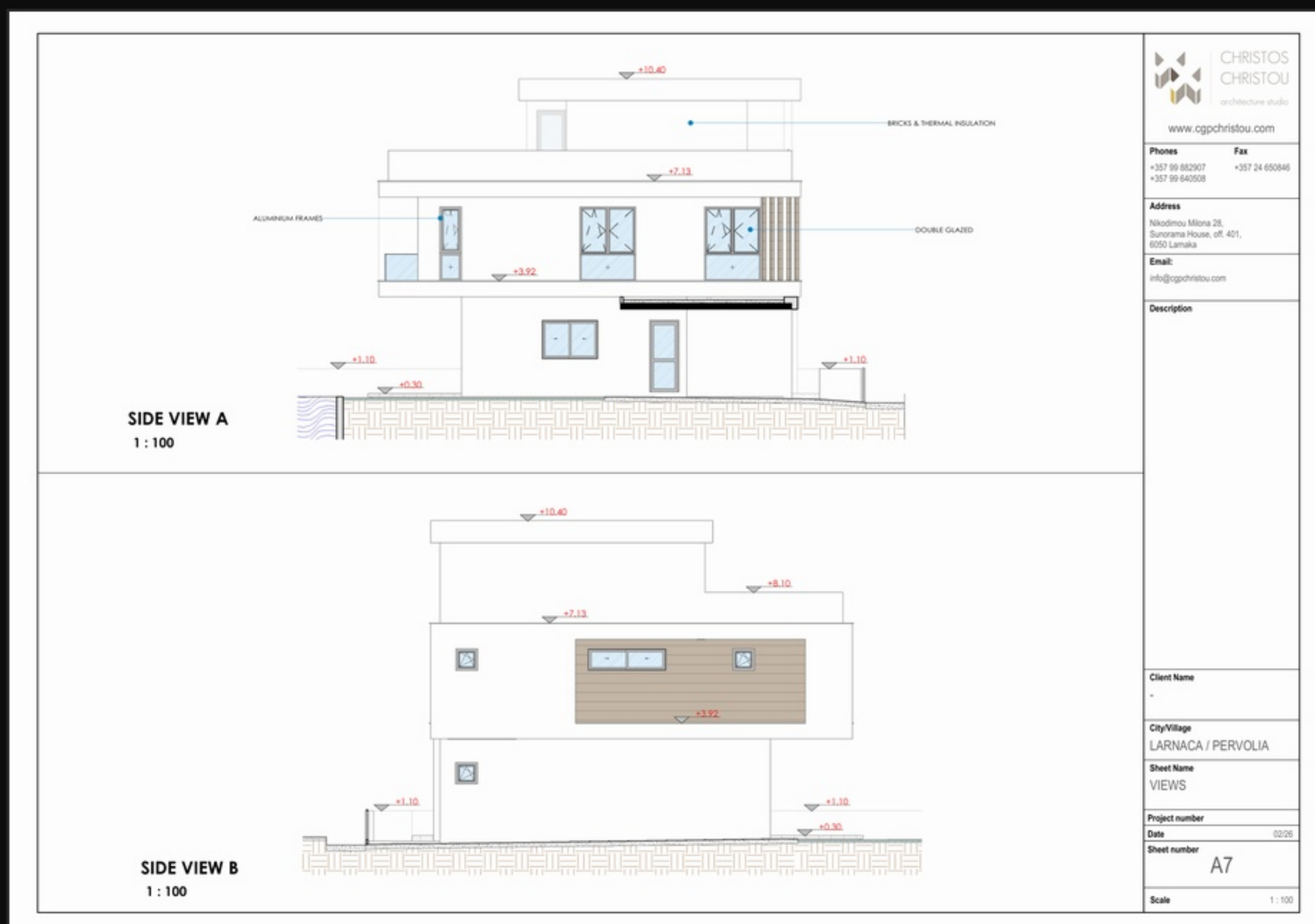


Elevations

Front & Back Elevations

Architectural section details highlighting villa heights, window lines, and structural finishes.

- Max Height: The concrete structure reaches +10.40m above road level.
- Double Glazing: High performance double-glazed windows in insulated frames.
- Thermal Efficiency: Energy-saving thermal blocks used for wall insulation.

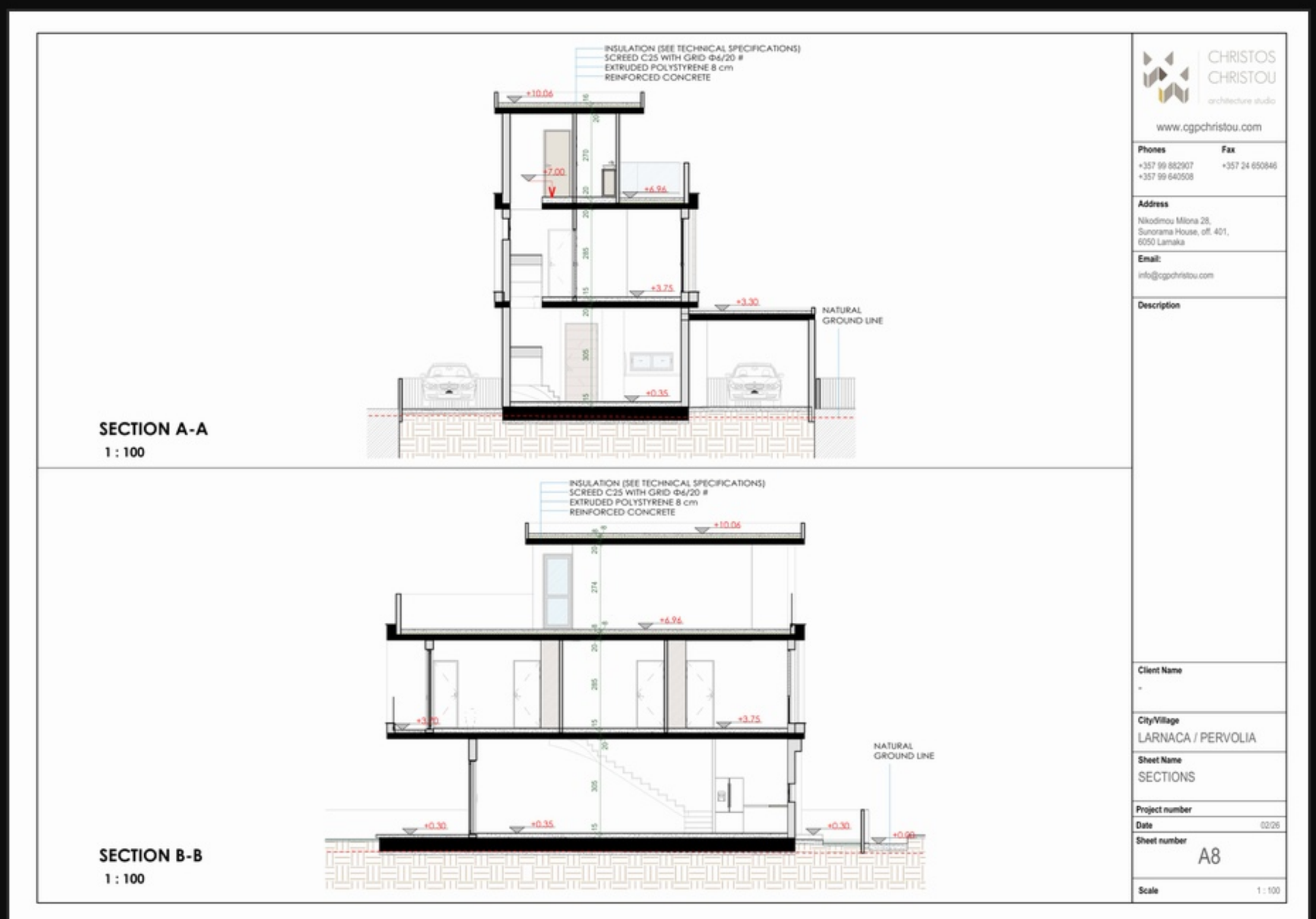


Elevations

Side Elevations A & B

Side perspectives display wide window groupings that capture daylight, combined with concrete overhangs for shade.

- Side View A: Displaying main driveway, sliding kitchen windows and first floor verandas.
- Side View B: Displaying the clean facade panel layouts and private garden gates.



Construction Sections

Sections A-A & B-B

Technical details detailing floor finishes, concrete foundations, slabs, and thermal insulation details.

- Reinforced Concrete: Slabs and columns designed according to Eurocode specifications.
- 8cm Polystyrene: Extruded polystyrene sheets (8cm) below roof and slabs for heat insulation.

Planning Data

Zoning & Building Rights

The project satisfies all municipal building regulations on plot 224, optimizing build rights.

7,362 sqm

Gross Land Area of Plot 224

Tourist Zone

Zoning designation allowing premium residences

24.92% Density

Density used (1,651.20 sqm built of 1,676.66 max)

18.60% Coverage

Coverage footprint used (1,232.40 sqm of 1,311.91 max)

Media Showcase

Renders Gallery & Video Tours

The project contains comprehensive exterior and interior visualizations, showing real-world landscaping, custom fittings, and luxury materials.

- 12 Detached Villas on 500 sqm plots.
- High-quality 8x4m private swimming pools.
- Lush resort gardens and modern stone/wood facade panels.