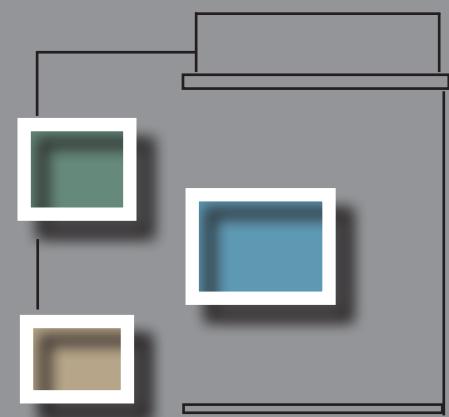


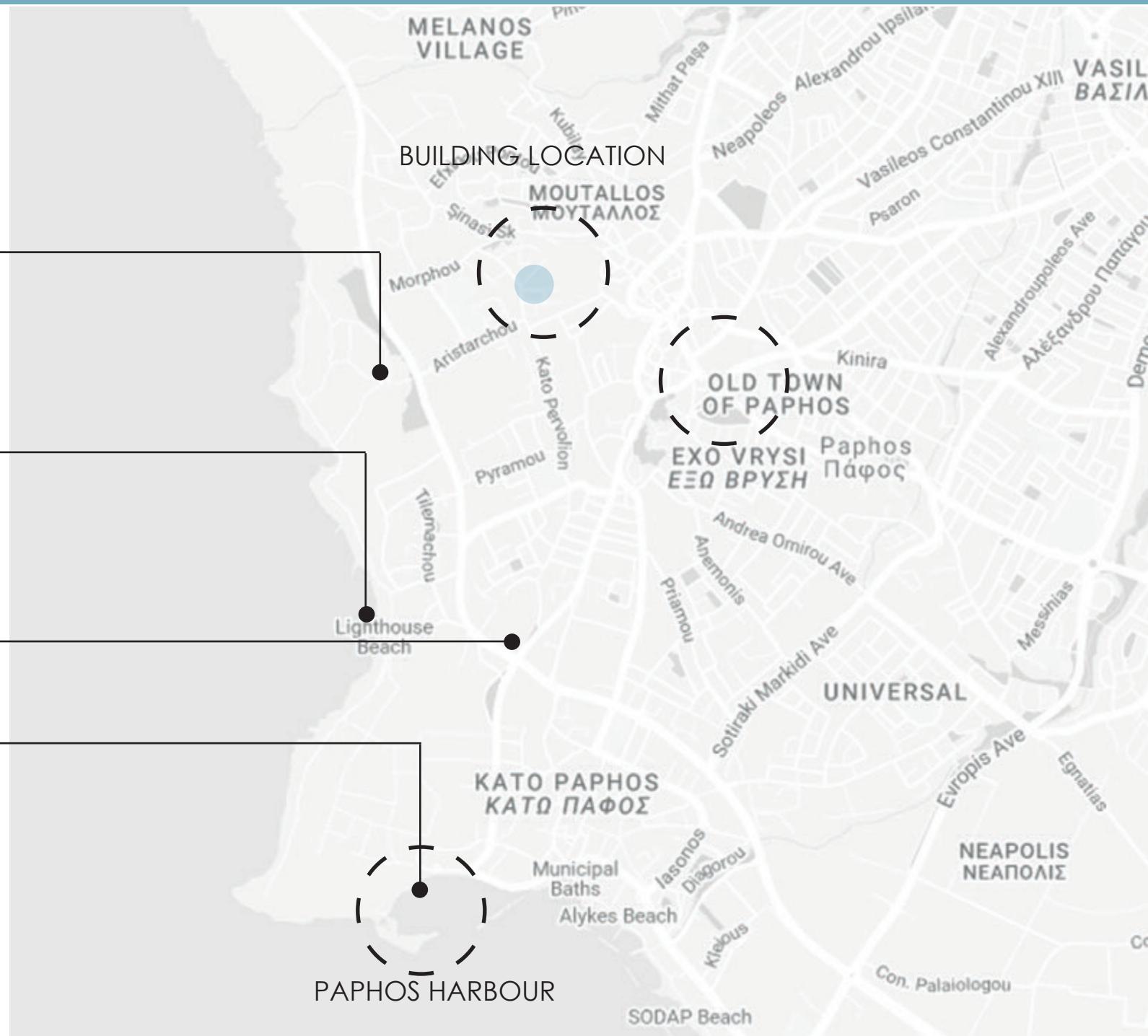
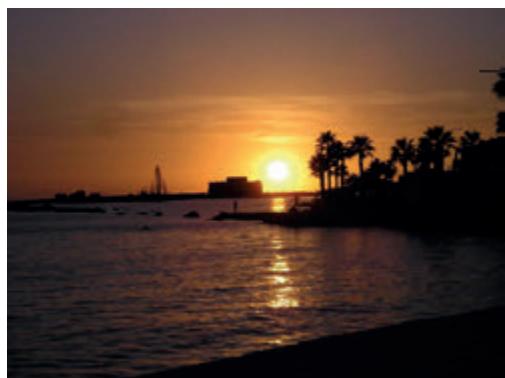


# Anogia Residences

Paphos

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- 03-05 Overview
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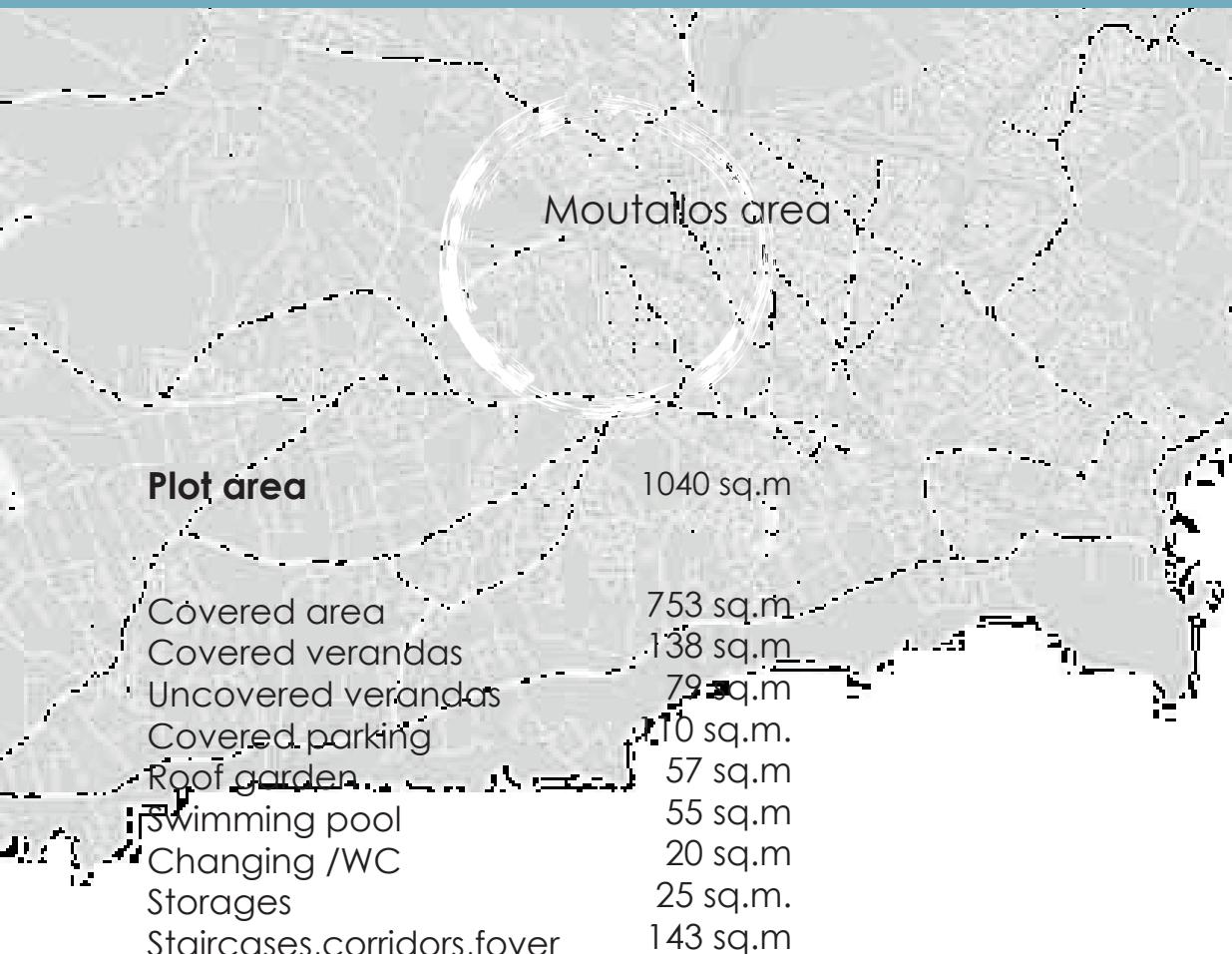












The residential building is sited in the Moutallos area, close to the Tombs of the Kings landmark.

The four-storey building provides six two-bedroom apartments on the first two floors each with covered verandas. The third floor offers two two-bedroom apartments both with covered verandas.

The fourth floor is occupied by a three-bedroom penthouse with private access to the roof garden, which includes a BBQ and sitting area and an outdoor jacuzzi.

Storage units and secure parking are provided for all residents. The common swimming pool area with ample sunbathing area provides privacy and is surrounded by flowers and shrubs.

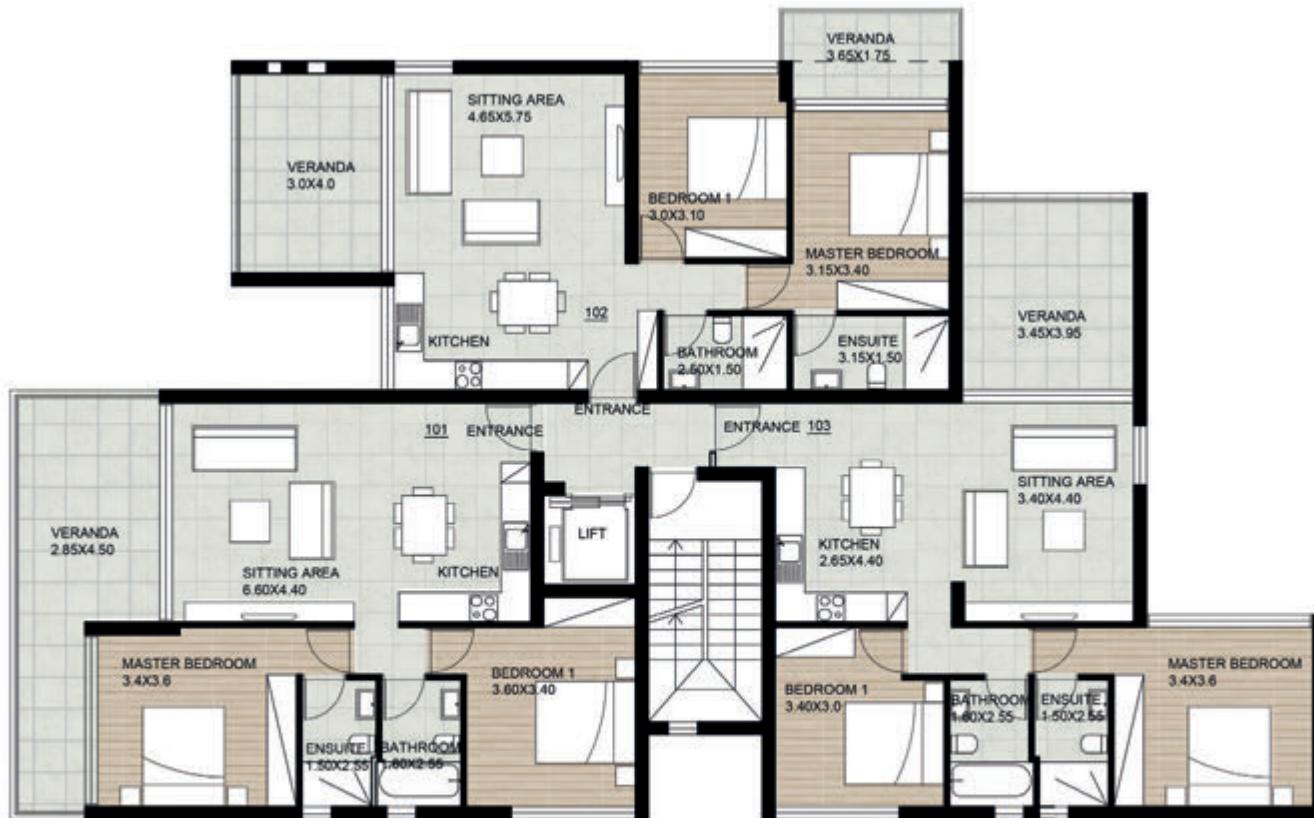
The building is designed to allow views and privacy and stands out from surrounding buildings thanks to its unique design.



- Entrance to apartments
- 11 Parking places
- Swimming pool
- Storages
- Changing rooms

Foyer	32 sq.m.
Storages	27.5 sq.m.
Changing rooms/ WC	20 sq.m.
Pool	55 sq.m.
Covered Parking	110 sq.m.

- Three two bedroom apartments
- Covered verandas



### **Unit 101**

Indoor area 81 sq.m.  
Covered Veranda 20 sq.m.

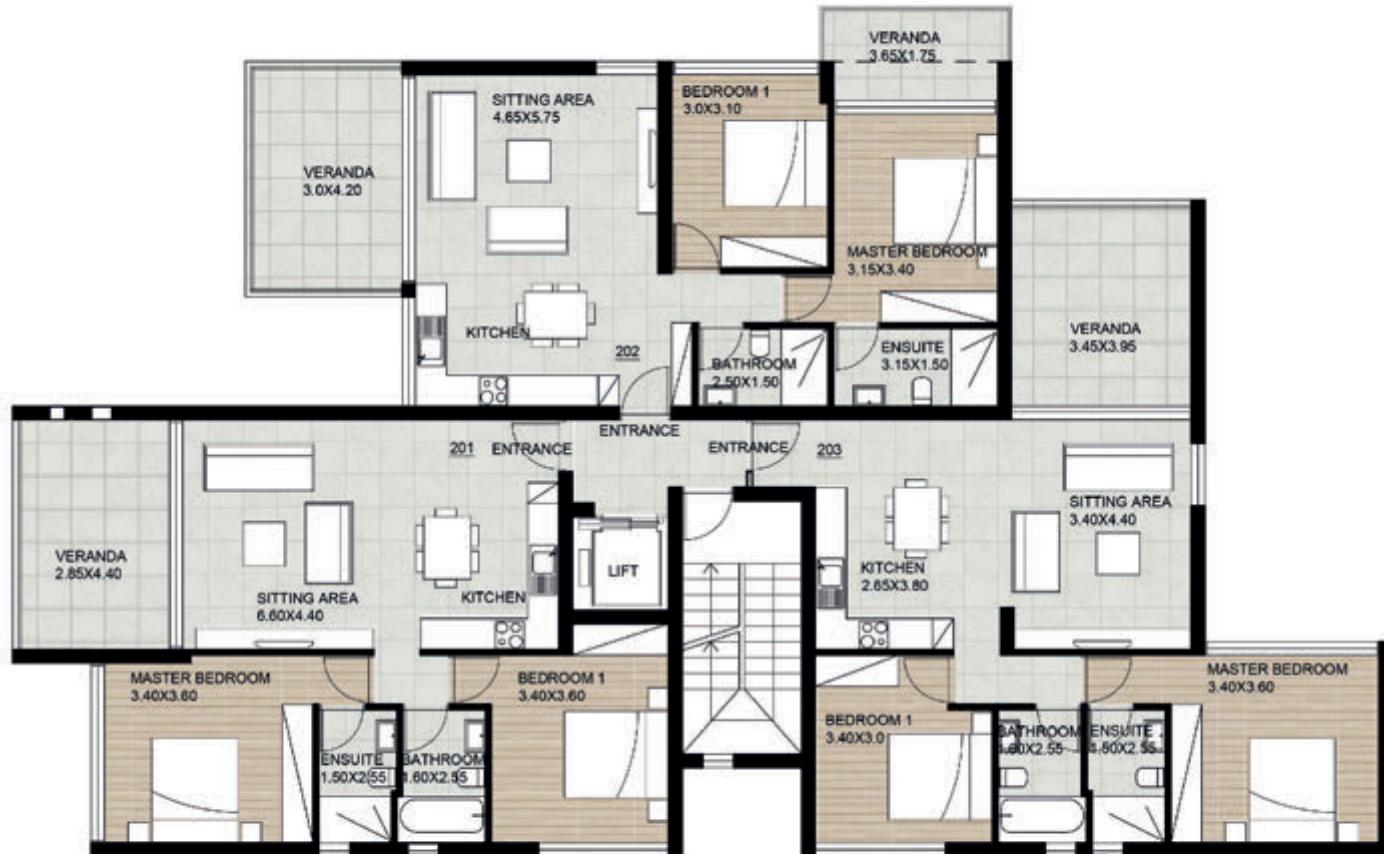
### **Unit 102**

Indoor area 77 sq.m.  
Covered Veranda 14 sq.m.  
Uncovered Veranda 4 sq.m.

### **Unit 103**

Indoor area 81 sq.m.  
Covered Veranda 14 sq.m.

- Three two bedroom apartments
- Covered verandas



### **Unit 201**

Indoor area 81 sq.m.  
Covered Veranda 13 sq.m.

### **Unit 202**

Indoor area 77 sq.m.  
Covered Veranda 16 sq.m.  
Uncovered Veranda 4 sq.m.

### **Unit 203**

Indoor area 81 sq.m.  
Covered Veranda 14 sq.m.



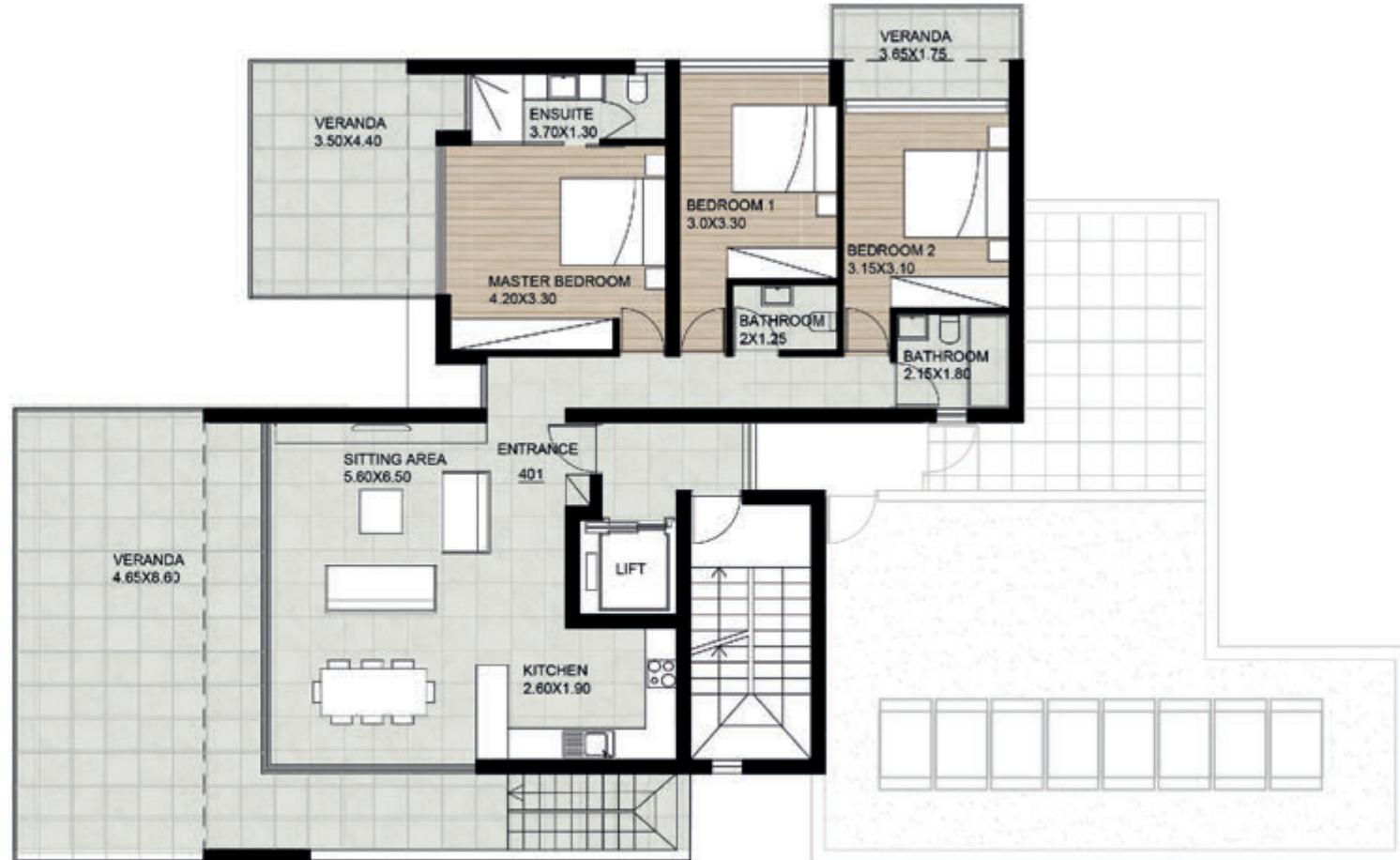
- Two two bedroom apartments
- Covered verandas
- Extra uncovered veranda for ap.302
- Services

### Unit 301

Indoor area 81 sq.m.  
Covered Veranda 13 sq.m.

### Unit 302

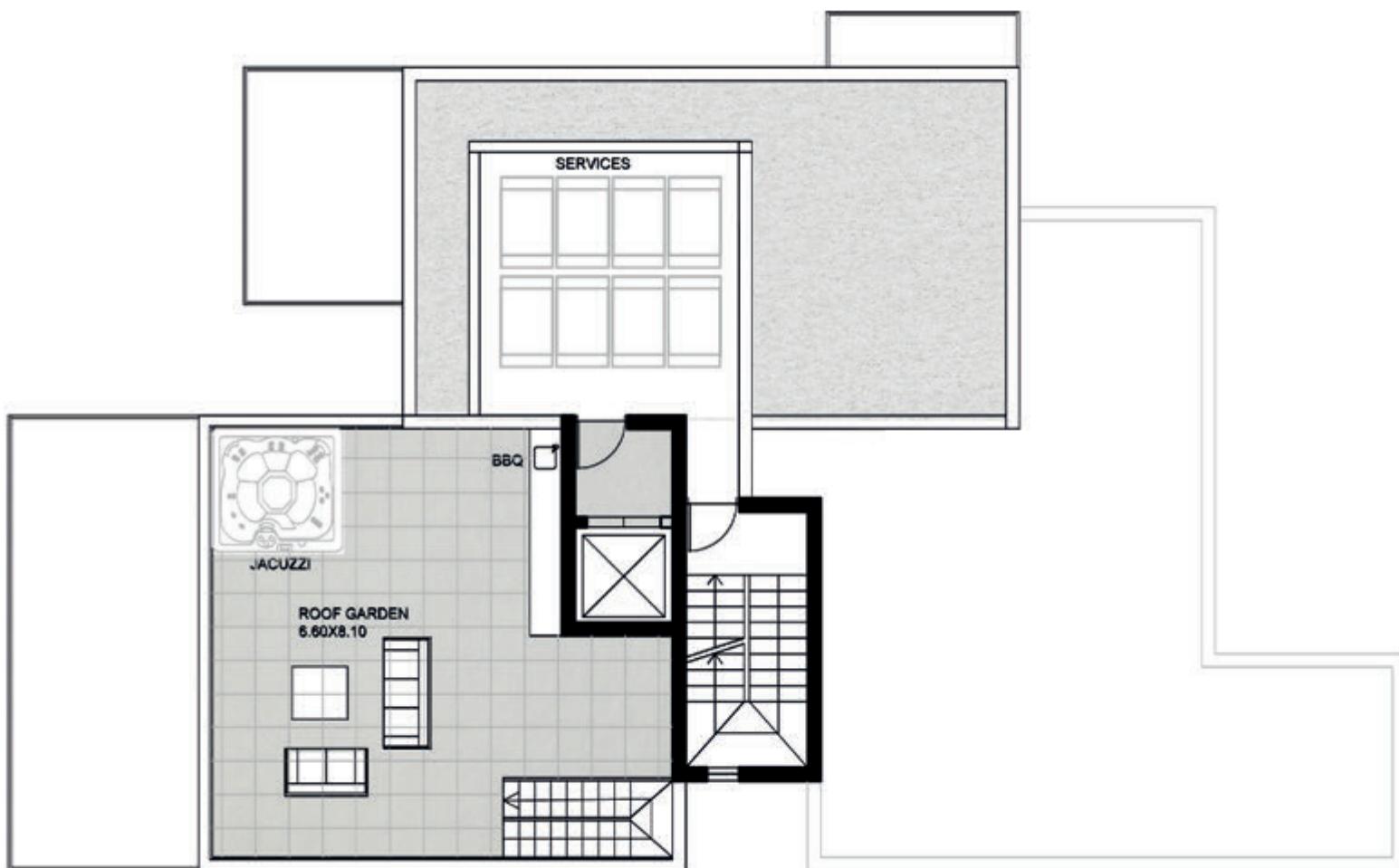
Indoor area 77 sq.m.  
Covered Veranda 14 sq.m.



- Exclusive three bedroom penthouse
- Covered and uncovered verandas
- Exclusive access to roof garden

### Unit 401

Indoor area 117 sq.m.  
Covered Veranda 20 sq.m.  
Uncovered Veranda 47 sq.m.



- Roof garden exclusive to the penthouse
- BBQ area
- Jacuzzi
- Separate services

**Unit 401**  
Roof Garden 57 sq.m.











## MATERIALS



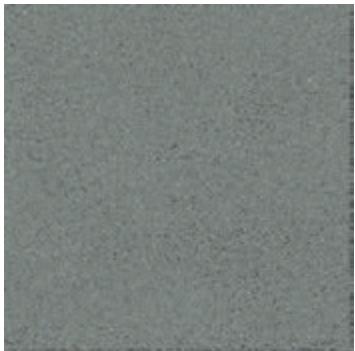
Grey ceramic tiles



Laminate



Concrete

Swimming Pool  
Grey - Green Slate

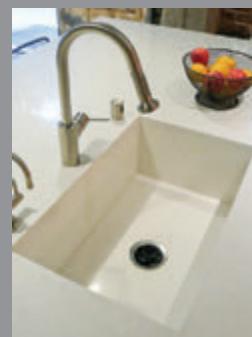
## SANITARY

LAUFEN PRO  
BATHTUB

WALK-IN SHOWER



ACO SHOWER DRAIN

WALL HUNG WC  
HIDDEN MECH.  
Villeroy & BochWASHBASIN  
UNDERCOUNTER  
Villeroy & BochKITCHEN SINK  
TECHNOGRANITEWASHBASIN  
MIXER  
HansgroheOVERHEAD RAINSHOWER  
HansgroheKITCHEN MIXER  
Hansgrohe

\* For the materials see on the plans

UNIT	BUILT AREA	COVERED VERANDAS	STORAGE	TOTAL COVERED AREA	UNCOVERED VERANDAS	ROOF TERRACE
101	81	20	3	104		
102	77	14	3	94	4	
103	81	14	3	98		
201	81	13	3	97		
202	77	16	3	96	4	
203	81	14	3	98		
301	81	13	3	97		
302	77	14	3	94	24	
401	117	20	3	140	47	57
TOTAL	753	138	27	918	79	57
<b>COMMON SPACES:</b>						
STAIRCASES,CORRIDORS,FOYER		43				
CHANGING/WC		20				
POOL		55				
COVERED PARKING		110				

## The developer



The company was established in 1989 by Costas Gavrielides and this short time has acquired the reputation of being one of the most reliable property development companies in the region. It has become synonymous with quality, honesty, reliability and timely delivery, as well as guaranteed title deeds to all property developed by the company and, above all, its commitment to customer satisfaction.

Highly regarded by its customers and the local community, the company has built and delivered over 700 properties such as luxurious villas, apartments and complexes for foreign investors, as well as for local authorities, schools, medical centres and hospitals.

### About the Director & Owner

Born in Nicosia, Cyprus in 1956 and married with two sons, Costas was educated in Washington D.C. and obtained a B.Sc. in Civil Engineering and an M.Sc. in Structural Engineering. He has extensive experience in building, design and construction. Over the years he has been involved in the design and construction of roads, hospitals, shopping centres and housing projects. Since founding his own company in 1989 he deals exclusively with property development in the Paphos region, ranging from apartment complexes to luxury villas. Costas employs a hands on approach to business, and every customer can be assured that his personal involvement with each project is the guarantee of its quality.

## The architect

Vardastudio is located in Paphos and was established by Andreas Vardas in 1997. Andreas Vardas graduated from the Bartlett School of Architecture, UCL, in 1993 and gained his working experience in London. He is a member of the RIBA, as well as ETEK. The studio's work includes a number of individual houses, housing development as well as public buildings and a healthy number of competitions. The practice has earned many awards in competitions as well as the Republic of Cyprus President's award. It has also represented Cyprus in the European Mies Van Der Rohe award.

### PHILOSOPHY

The studio's design agenda is focused on two points: a clear, architectural response to the site and the client's brief, and simplicity in form.

Each project is tackled in a unique way, and becomes a direct response to its environmental conditions, an integral part of the landscape. Built and natural environment must interact as closely as possible to provide the best spatial experience to the end user.

Web: [www.vardastudio.com](http://www.vardastudio.com)

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Fax: +357 26 949 717  
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Web: [www.cgbuild.com](http://www.cgbuild.com)