# BEL-AIR
## GARDENS

APARTMENT 204
BLOCK ZEFIRO

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*Where Life Connects You to Everything.*

A modern development in a quiet setting,
with easy access to all daily amenities.






# BEL-AIR GARDENS

## PRELIMINARY MASTERPLAN

1. GATED ENTRANCE
2. PRIVATE ROAD
3. PUBLIC GREEN
4. COMMUNAL SWIMMING POOL
5. PUBLIC ROAD
6. GARBAGE DISPOSAL AREA
7. RAMP TO BASEMENT PARKING
8. NATURE PARK



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PRELIMINARY
# FLOOR PLAN

## BLOCK ZEFIRO
SECOND FLOOR



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# APARTMENT 204
## BLOCK ZEFIRO

| | |
|---|---|
| COVERED AREA | 74.96m² |
| COVERED VERANDA | 11.69m² |
| UNCOVERED VERANDA | 12.98m² |
| COMMON AREA | 12.70m² |
| **TOTAL COVERED AREA** | **99.35m²** |

PRELIMINARY APARTMENT PLAN




## APARTMENT OVERVIEW

**LEVEL**
Second Floor

**FEATURES**
Living Room
Dining Room
Kitchen
Private parking

**BEDROOMS**
2 Bedrooms

**BATHROOMS**
2 Bathrooms

**COV. VERANDAS**
1

**PRICE**
€ 410,000 (PLUS VAT)







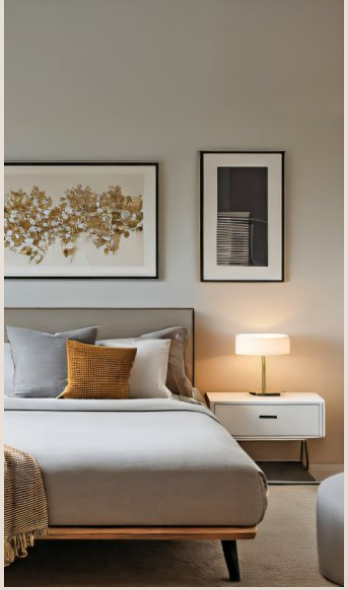














# FINISHES & SPECIFICATIONS

## Doors, Windows & Balustrades

- High-quality security and fire-rated main entrance doors
- Semi-matt white internal doors with elegant Italian-style finish
- Aluminium-framed doors and windows with double glazing
- Fly screens to doors and windows where applicable
- Glass and/or concrete balcony balustrades according to architectural design

## Interior Finishes

- Large-format ceramic floor tiles throughout internal areas
- Ceramic finishes to verandas and external terraces
- Smooth ceiling finishes with emulsion paint

## Kitchens

- High-quality fitted kitchens with modern cabinetry
- Groove-handle detailing and soft-close drawers
- Porcelain slab worktops and matching backsplash
- Stainless steel sink with bowl and drainer
- Linear LED lighting beneath wall units

## Bedrooms & Storage

- High-quality fitted wardrobes in all bedrooms
- Laminate finishes with gola-profile handles
- Internal shelving and drawers
- Integrated LED lighting inside wardrobes

## Bathrooms

- Wall-mounted vanity units matching the kitchen finish
- Porcelain slab vanity tops
- High-quality sanitary ware, mixers, and shower cubicles
- Wall tiling up to 2.10m
- Wall-mounted mirrors with LED lighting
- Chrome sanitary accessories

## Electrical, Lighting & Connectivity

- Electrical installation in accordance with EAC regulations
- Three-phase electricity supply
- Electrical distribution board in every apartment
- Power, lighting, TV, CAT6, and telephone points
- USB sockets beside beds
- Provision for kitchen hood
- Provision for future motorised curtains in the living room
- Fibre-optic infrastructure up to the building

## Smart Living & Security

- Wi-Fi smart system provision for lighting control
- Controlled building entrance with access code
- Video intercom system in each apartment
- CCTV system for external areas where applicable

## Heating & Cooling

- Provision for multi-split air conditioning units
- Allocated mechanical space for apartment compressors
- Electrical underfloor heating throughout the apartments

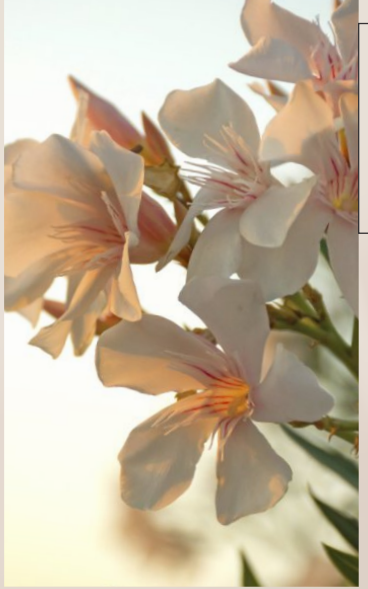


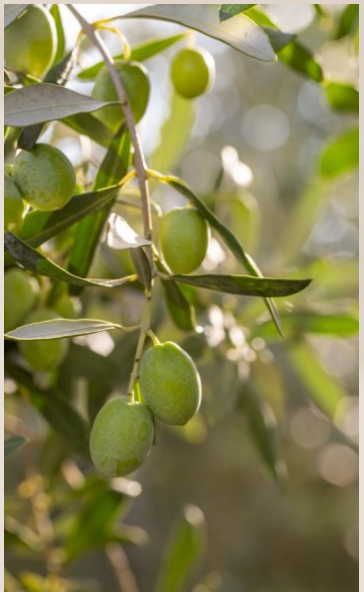




















# CONNECTED TO WHAT MATTERS

Bel Air Gardens places residents close to everything that supports an easy and enjoyable everyday lifestyle. The development offers excellent connectivity in every direction while maintaining the comfort and privacy of a peaceful residential setting.

| | | | |
|---|---|---|---|
| 1 min<br>Geroskipou Town Centre | 3 mins<br>Highway to Limassol | 5 mins<br>Padel Courts | 5 mins<br>Private Schools |
| 6 mins<br>Iasis Private Hospital | 7 mins<br>Municipal Sandy Beach | 7 mins<br>Paphos Promenade | 7 mins<br>Neapolis University |
| 9 mins<br>Paphos Town Centre | 10 mins<br>Paphos Old Town | 10 mins<br>Kings Avenue Mall | 10 mins<br>Paphos Harbour |
| 10 mins<br>Archaeological Park | 10 mins<br>PGA Golf Courses | 15 mins<br>Paphos Int. Airport | 35 mins<br>Drive to Limassol |



















## GEROSKIPOU

# THE HEART OF EVERYDAY LIVING

Geroskipou combines local charm, everyday amenities and excellent access to Pafos city and the sea. Known for its Gardens of Aphrodite heritage, it offers an authentic setting with strong cultural character.

- Main Square
- Local Shops, Supermarkets
- Cafés & Restaurants
- Medical Centres & Pharmacies
- Public & Private Schools
- Archaelogical Sites
- Sports Facilities
- Hotels & Resorts
- Parks
- Culture & Community
- Peaceful, Connected Neighbourhood
- Essential Services
- Municipal SandyBeach
- Aphrodite Waterpark
- Gym
- Beauty Salon

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Please note that the information, plans, photos, and artists' impressions provided in this document are intended as a guide only. They do not constitute an offer or contract. Please be aware that the Developer reserves the right to make changes at any time without prior notice.