



AMPHITHEA

AMPHITHEA

the project



Location

This project is located on the outskirts of Oroklini village on the slopes of Oroklini's nature reserve hill.

Oroklini is a small but charismatic village which is only a ten minute drive to the centre of Larnaca, and a few minutes away from the beach, restaurants, pubs and hotels.

The village offers all the amenities, a small supermarket, chemists, banks, hotels and a wonderful variety of tavernas. Close by is a horse riding club and a bowling centre as well.





Main Features

AMPHITHEA gardens is spread over 20.000 square meters of land.

The architectural concept is based on the natural difference in height of the sloping hill side thus creating a unique impression of two ground floors, one facing eastwards and the other westwards.

The architectural design incorporates elements of the classical Cypriot village houses.

The stone walls, the arched windows and doors, a special layer of render on the outside walls, and in some places the internal courtyard surrounded by trees and flowers.

These features blend elegantly with contemporary living requirements.

Each flat, bungalow and house has been made spacious with large verandahs.

A one bedroom flat averages 60 square meters of living space and a two bedroom flat of 90 square meters, while a three bedroom house averages 130 square meters.

Every type of accomodation has private parking and storeroom while the three bedroom houses have two parking spaces.

The complex is surrounded by trees and flowers, has its own park with orange, lemon and olive trees, two swimming pools for adults and children, private roads and a gym.

AMPHITHEA gardens, due to its unique features and location presents an excellent investment and value for money opportunity.

It provides comfort and individuality with affordable prices, in a quiet location with pleasant surroundings and excellent views.





AMPHITHEA

POSIDON COURT (BLOCK A)

ARTEMIS COURT (BLOCK E)

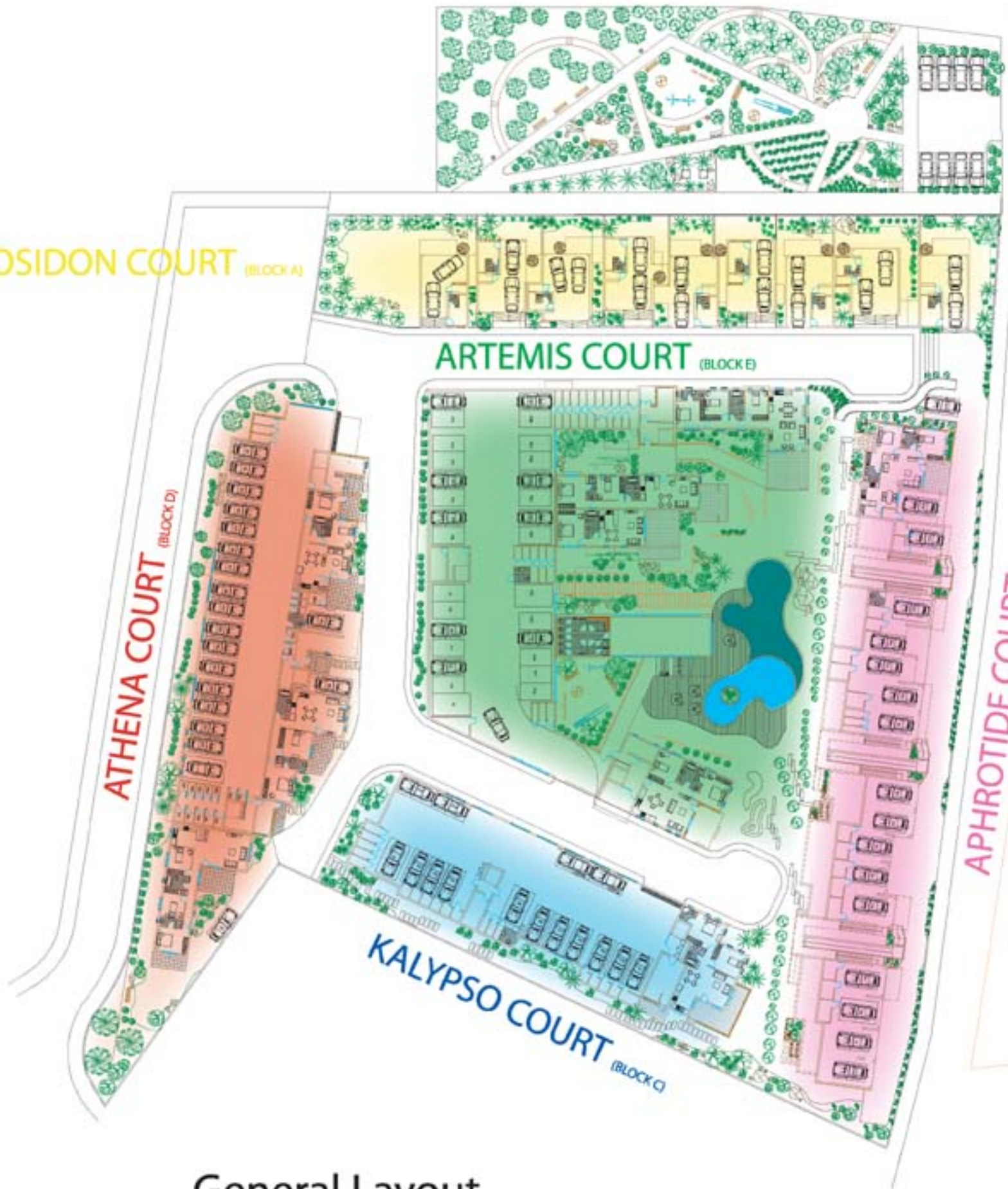
ATHENA COURT (BLOCK D)

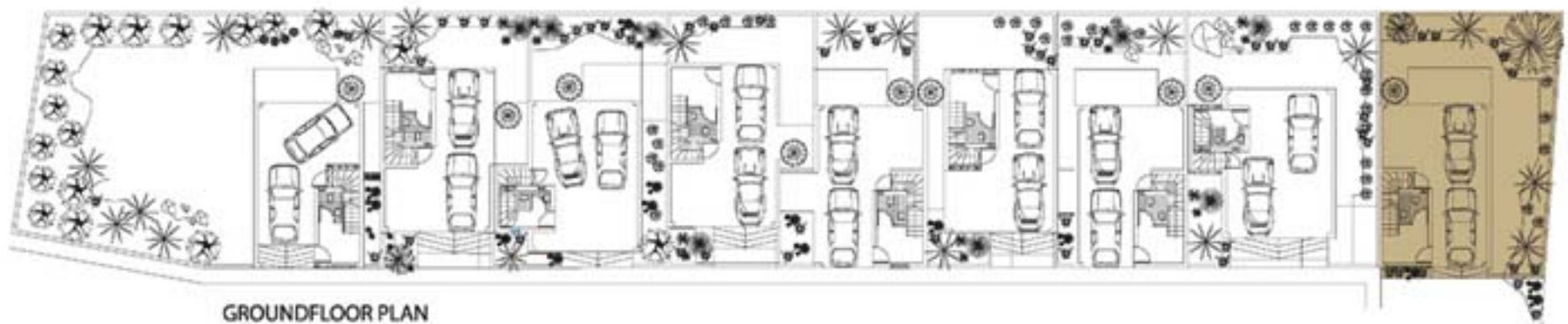
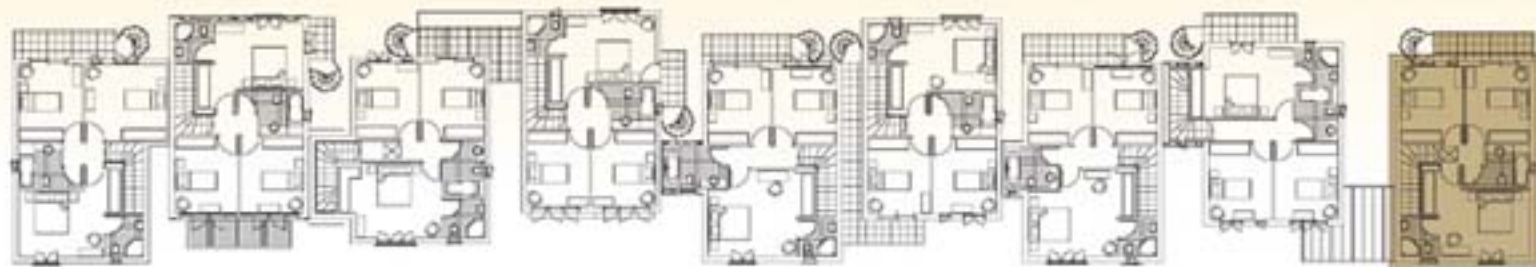
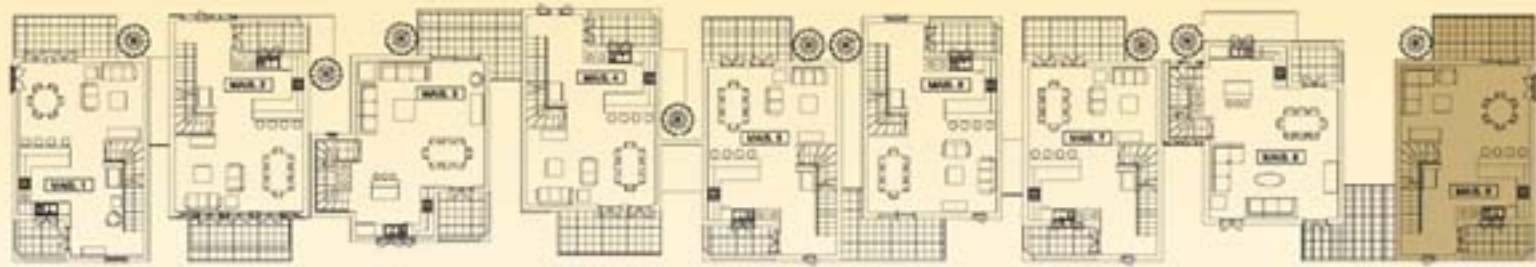
APHROTIDE COURT (BLOCK B)

KALYPSO COURT (BLOCK C)



General Layout



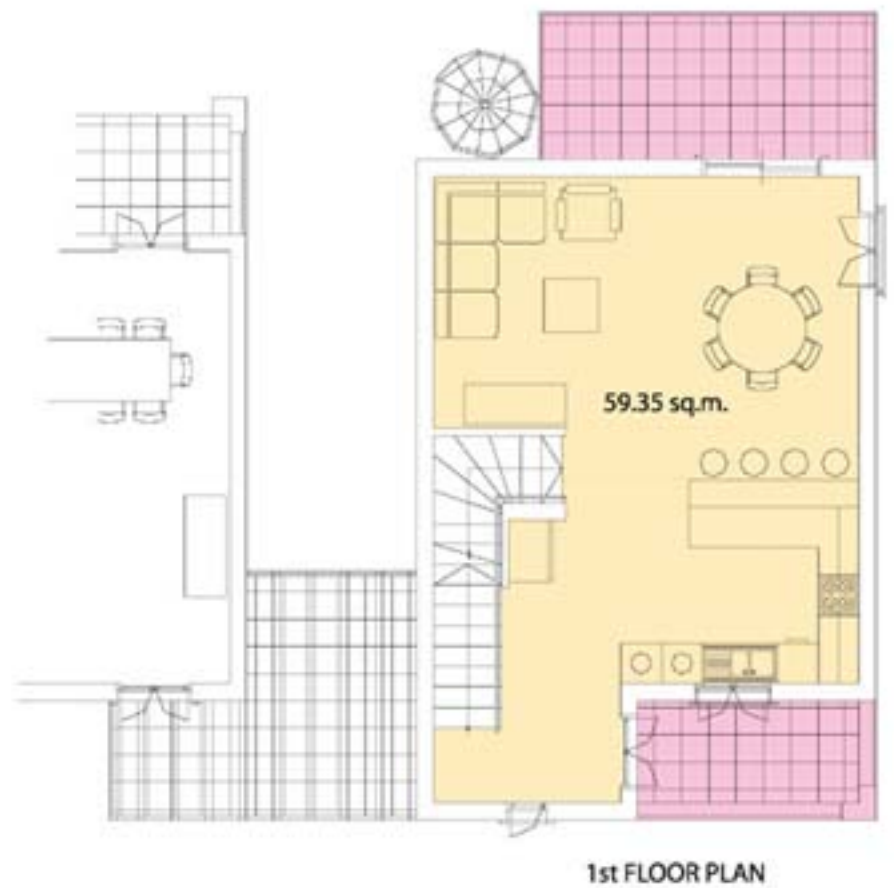


POSIDON COURT (BLOCK A)





POSIDON COURT



- Verandahs
- Open plan kitchen - living room - dining room
- Bedrooms
- Bathrooms
- Parking space

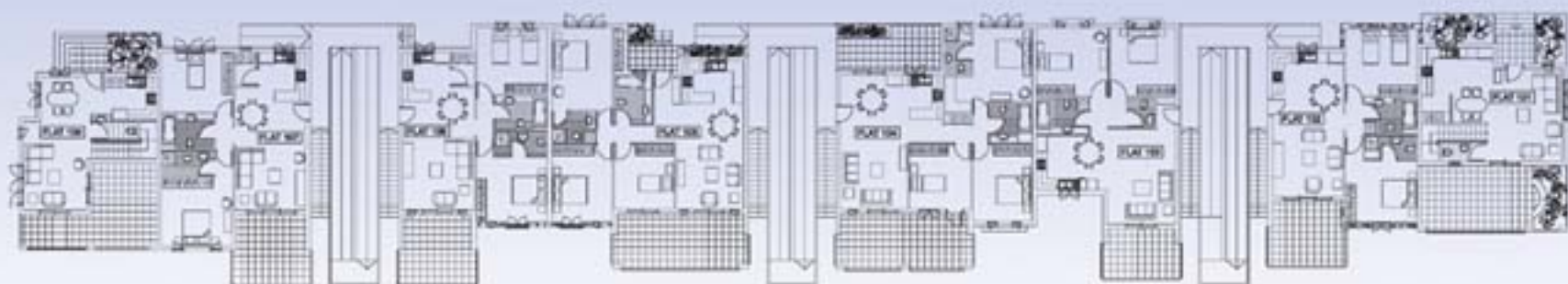
DIMENSIONS

1st FLOOR COVERED AREA	59.35 sq.m.
2nd FLOOR COVERED AREA	65.45 sq.m.
TOTAL COVERED AREA	124.80 sq.m.
VERANDAHS	23.75 sq.m.
PARKING LEVEL	65.45 sq.m.
GARDEN	95.60 sq.m.

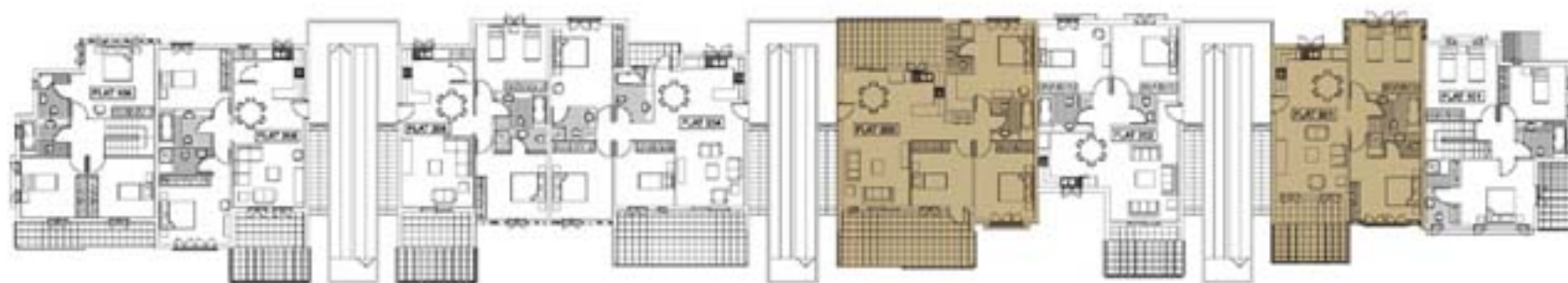
Typical maisonette layout (Mais. 9)



WEST ELEVATION



GROUND FLOOR PLAN



1st FLOOR PLAN

APHRODITE COURT (BLOCK B)

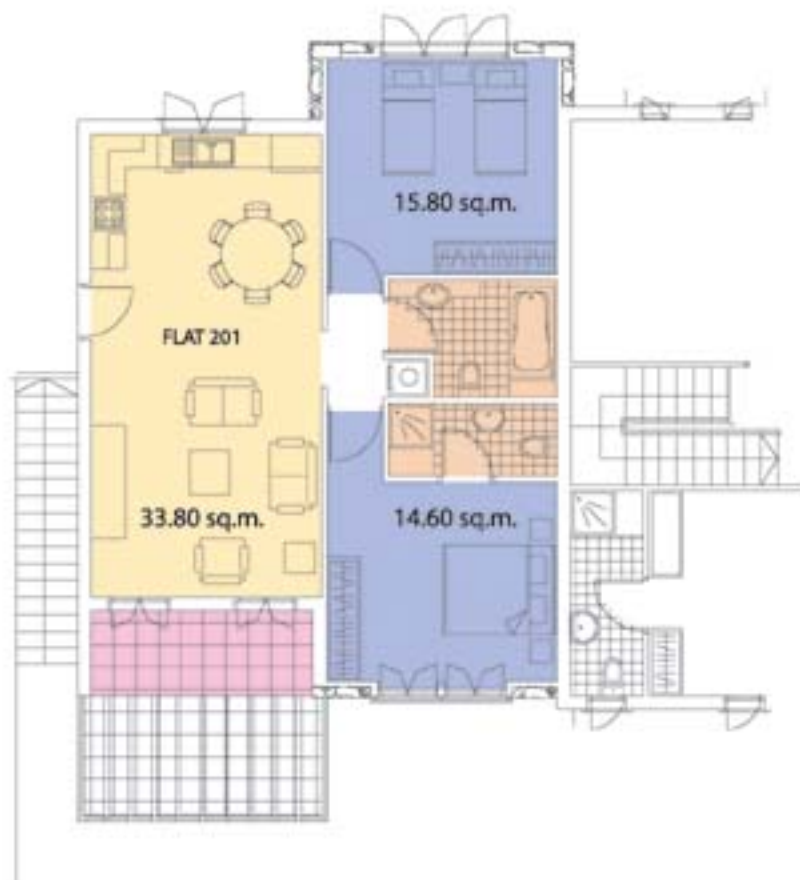


Typical 3 bedroom apartment layout

DIMENSIONS

TOTAL COVERED AREA
VERANDAHS

110 sq.m.
41.20 sq.m.



Typical 2 bedroom apartment layout

Verandahs

Open plan kitchen - living room - dining room

Bedrooms

Bathrooms

APHRODITE COURT

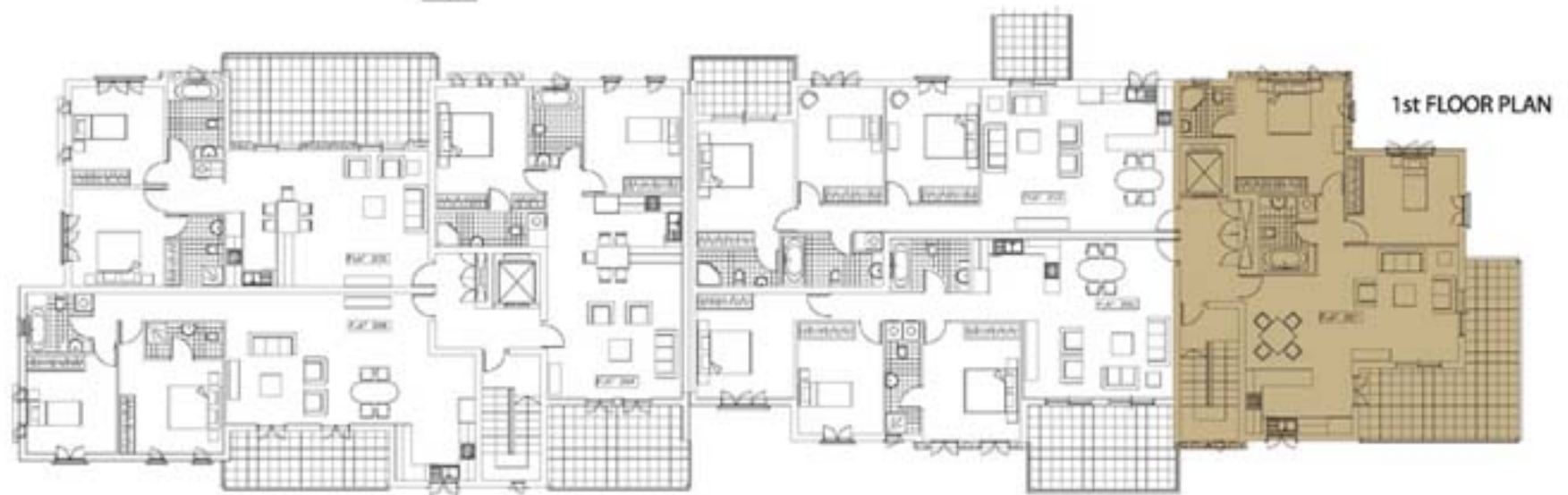
DIMENSIONS

TOTAL COVERED AREA
VERANDAHS

90 sq.m.
16.30 sq.m.







KALYPSO COURT (BLOCK C)



Typical 2 bedroom apartment layout

DIMENSIONS

TOTAL COVERED AREA 99 sq.m.
VERANDAHS 24.30 sq.m.

KALYPSO COURT



Verandahs

Open plan kitchen - living room - dining room

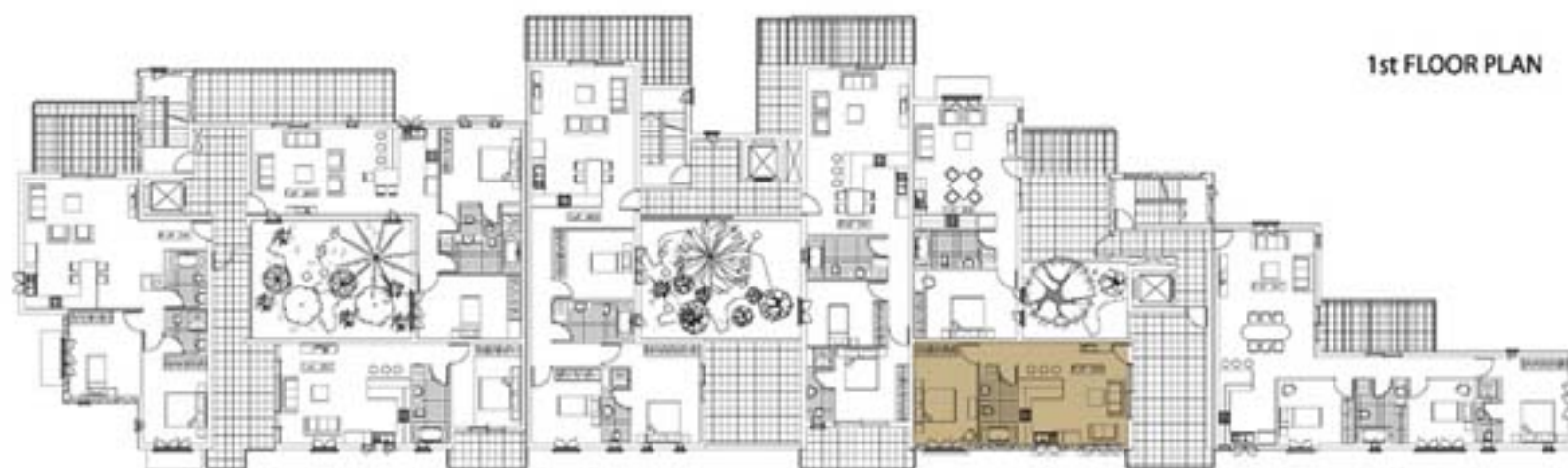
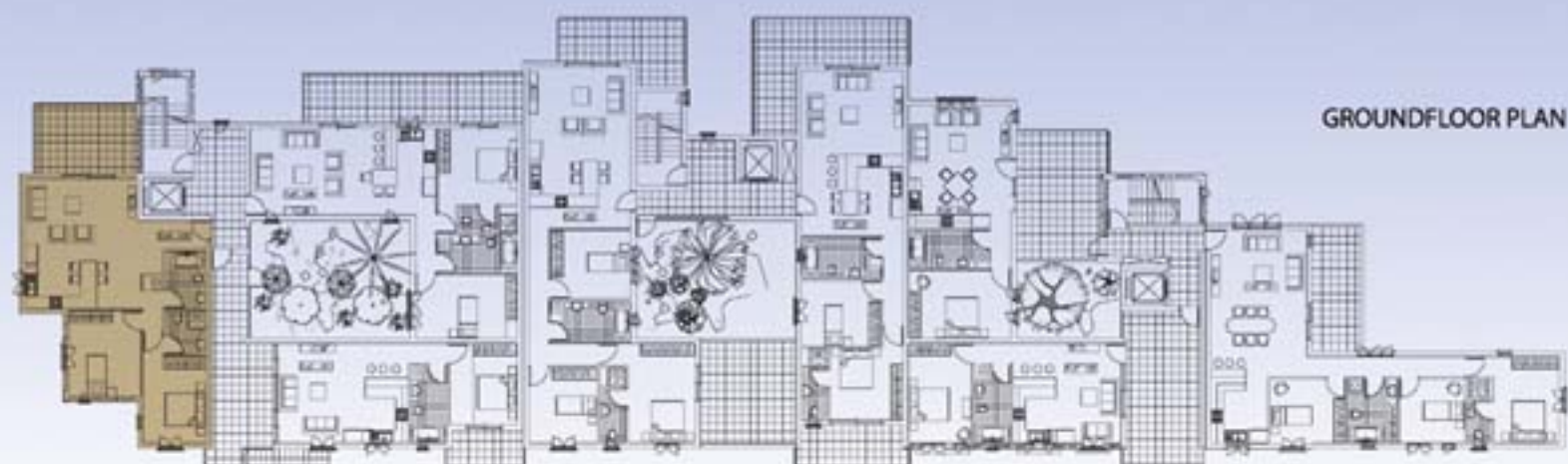
Bedrooms

Bathrooms

DIMENSIONS

TOTAL COVERED AREA 108 sq.m.
VERANDAHS 24.70 sq.m.

Typical 3 bedroom apartment layout



ATHENA COURT (BLOCK D)



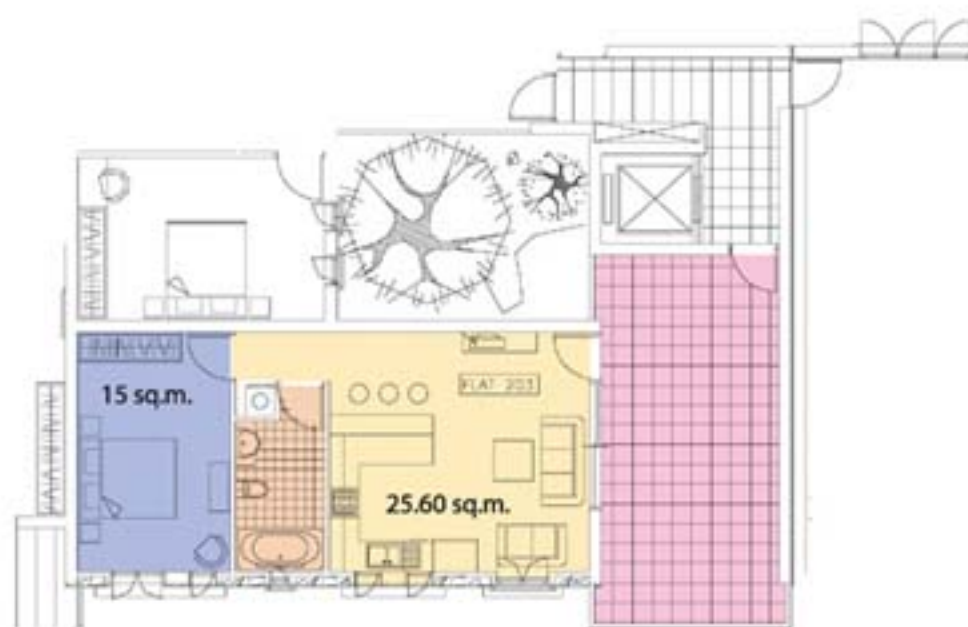
Typical 2 bedroom apartment layout

DIMENSIONS

TOTAL COVERED AREA	96 sq.m.
VERANDAHS	17 sq.m.



ATHENA COURT



Verandahs

Open plan kitchen - living room - dining room

Bedrooms

Bathrooms

DIMENSIONS

TOTAL COVERED AREA	57 sq.m.
VERANDAHS	29.30 sq.m.

Typical 1 bedroom apartment layout



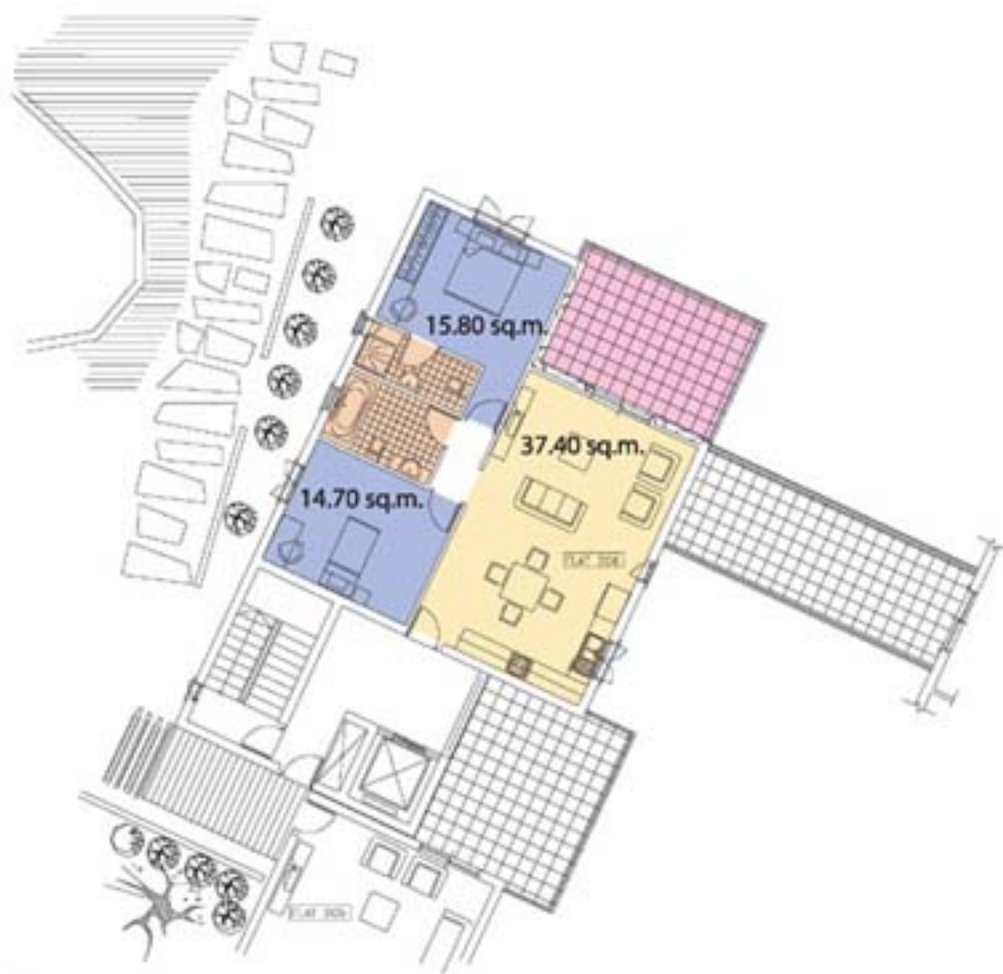
ARTEMIS COURT (BLOCK E)



Typical 2 bedroom apartment layout

DIMENSIONS

TOTAL COVERED AREA 90.95 sq.m.
VERANDAHS 17.80 sq.m.



Typical 3 bedroom apartment layout

- Verandahs
- Open plan kitchen - living room - dining room
- Bedrooms
- Bathrooms

ARTEMIS COURT

DIMENSIONS

TOTAL COVERED AREA 114 sq.m.
VERANDAHS 28.60 sq.m.



AMPHITHEA

- **Exceptional Architecture**
- **Superb Location**
- **High Quality in Construction**
- **Communal Swimming Pools**
- **Landscaped Gardens, Gymnasium**
- **Childrens' playground**
- **Private Parking for each Apartment**
- **Gated Entrance**
- **Storeroom for each Apartment**
- **Spacious Elevators**
- **Provision for Air Conditioning**
- **Contemporary Kitchens and Bathrooms**
- **Materials of the Highest Quality**

DISCLAIMER: All information / details contained in this brochure are only for the guidance of prospective customers and do not in anyway form or constitute a contract. Any given dimensions are only approximate and computer generated images do not accurately depict the complete product development.





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