

**GEROSKIPOU**

**PLAZ  
RESIDENTIAL  
DEVELOPMENT**

# About the project

I present to you a remarkable project located in the Geroskipou area, right next to the beautiful beach. The project, named Κύμα, which means “wave” in English, is set to redefine luxury living on the stunning island of Cyprus. An extraordinary project that not only offers luxurious living but also embraces sustainability and advanced technology. It is not just another residential development - it is a visionary concept that combines elegance, convenience, and environmental consciousness.

At the heart of Κύμα is a magnificent club house that boasts 30-40 suite bedroom, a restaurant, a gym, a spa, a salon, a tennis court, and both indoor and outdoor pool. This club house aims to provide residents with a luxurious and exclusive experience, catering to their every need and desires.

In addition to the club house, Κύμα offers 35-40 exquisitely designed houses. Ranging from a covered area of 200m<sup>2</sup> to 600m<sup>2</sup>, these houses are thoughtfully crafted to provide the utmost comfort and style. Each house comes with a plot size ranging from 400m<sup>2</sup> to 800m<sup>2</sup>, allowing residents to enjoy their own private haven within this stunning community.

One of the most remarkable features of Κύμα is its commitment to zero energy efficiency. Each home within this prestigious project is designed to be a smart home, utilizing cutting edge technology to minimize energy consumption and reduce the carbon footprint. By integrating renewable energy sources, such as solar panel, and implementing energy efficiency system, Κύμα ensures that residents can enjoy a comfortable and sustainable lifestyles without compromising on luxury.

Now, let's take a moment to delve into the historical significance of the Georskipou area. According to Greek mythology, this very location was once the sacred garden of Aphrodite, the goddess of love and beauty. The area's rich history and mythical connection add an aura of mystique and enchantment to Κύμα, making it an even more desirable destination. Imagine waking up to the gentle sound of waves crashing against the shore, surrounded by lush greenery and the aroma of blooming flowers. Picture yourself indulging in a world class spa treatment, followed by a delicious meal at our exquisite restaurant. With Κύμα, all of this and more can become a reality.



Plot Location



Whether you are seeking a luxurious retreat or a permanent residence, Κύμα offers the perfect blend of tranquility, elegance, and convenience. The project's prime location next to the beach ensures easy access to the crystal-clear waters of the Mediterranean Sea, allowing residents to immerse themselves in the beauty of nature.

In conclusion, Κύμα is not just a project; it is a lifestyle. With its exceptional club house, stunning, and mythical surrounding, it promises to be a haven for those seeking the ultimate in luxury living. Also it is visionary concept that embraces sustainability, advanced technology, and exclusivity. With its zero energy efficiency smart homes and gated community, Κύμα offers residents the opportunity to live luxurious lifestyle while making a positive impact on the environment.

We invite you to join us on this extraordinary journey and experience the magic of Κύμα for yourself.





# Some sights in Paphos

Waterfall falling into a lake. Bath of Aphrodite.



Aphrodite's rock, Petra tou Romiou.



Old boat shipwreck near the rocky shore.



The Paphos Castle.



To Paphos castle panoramic view from the sea.  
The medieval port castle in the harbour.



Archaeological Park.







## ABOUT CYPRUS

Rich in natural beauty and blessed with a strong cultural legacy dating back over 4,000 years, the birthplace

of Aphrodite, the Greek Goddess of Love, Cyprus offers something for everyone.

A member of the European Union, Commonwealth, United Nations, non-aligned movement, World Bank and the International Monetary Fund. It is a global banking hub with robust legal & fiscal systems based on English common law. The Cypriot economy is diverse and particularly strong in tourism, financial services, shipping, natural energy and education.

Cyprus is the third largest island in the Mediterranean, with a population of 850,000. Connected by two international airports in Larnaca and Pafos and a seaport in Limassol.

The lifestyle offers a secure and safe environment for the whole family to enjoy a stress free life. A Mediterranean climate with 340 days of sunshine a year with very mild winters, averaging 17c, and warm summers, averaging 33c. The English language is widely spoken by the vast majority of the population making it easy to live and prosper with first class education, healthcare and leisure facilities. Cyprus has become the European destination of choice.

## PAPHOS

Paphos is a city on the southwest coast of the Mediterranean island of Cyprus.

Inhabited since Neolithic times, it has several sites relating to the cult of goddess Aphrodite, whose mythical birthplace was at Old Paphos (Kouklia). New Paphos is the modern city that incorporates the harbor, and the ancient ruins of tombs, fortresses, theaters and villas at Paphos Archaeological Park.

# Summary of Architect Responsibilities

## 1. Preliminaries and Town Planning Application to Convert Field to Plot

- Land Surveyor
  - Put marks on site to define the border
  - Prepare digital drawing of accurate plot's border and land contours.
- Geological Survey
- Preparation and Submission of the deliverables for Town Planning Permit to Convert Field to Plot

## 2. Concept Design

- Preparation of concept drawings. A process where architect will prepare drawings based on scope you have agreed until will fulfill your needs in terms of function (plan), aesthetics (materials and style) and space experience (views, greenery, high ceilings, space relations etc.)
  - Preparation of plans, elevations, Digital Models and In-House Renderings, In-House Walk-through

## 3. Drawings for Town Planning Permit and Pre Submission Opinions from Related Departments

- Preparation and Submission of the deliverables for Town Planning Permit
  - Architectural Drawings
  - Land Surveyor's Drawings of borders and contours
- Pre Submission Opinions from Fire Department, Environmental Department, Electricity Authority, Telecommunications Providers etc

## 4. Drawings and Reports for Building Permit and Detailed Design

- Coordination of the team to prepare:
  - Electrical Drawings and report
  - Mechanical Drawings (Plumbing, Lift, Pool, etc)
  - Energy Efficiency Certificate - A report with calculations, material descriptions, glazing specifications etc. of the house to achieve A classification.
  - Structural/Seismic Design and Report of the structure of all constructions (border walls, house structure, pool structure, steel structures like pergolas etc.)
- Detailed design of the shell of the building

## 5. Construction

- Architect supervise contractor and subcontractors and make sure that they do everything according to drawings and specifications.

## 6. Application for Final Building Approval

- Architect submit drawings and Documents for the Final Building Approval of the Development

# Plot Photos





# Plot Characteristics

## PHASE A:

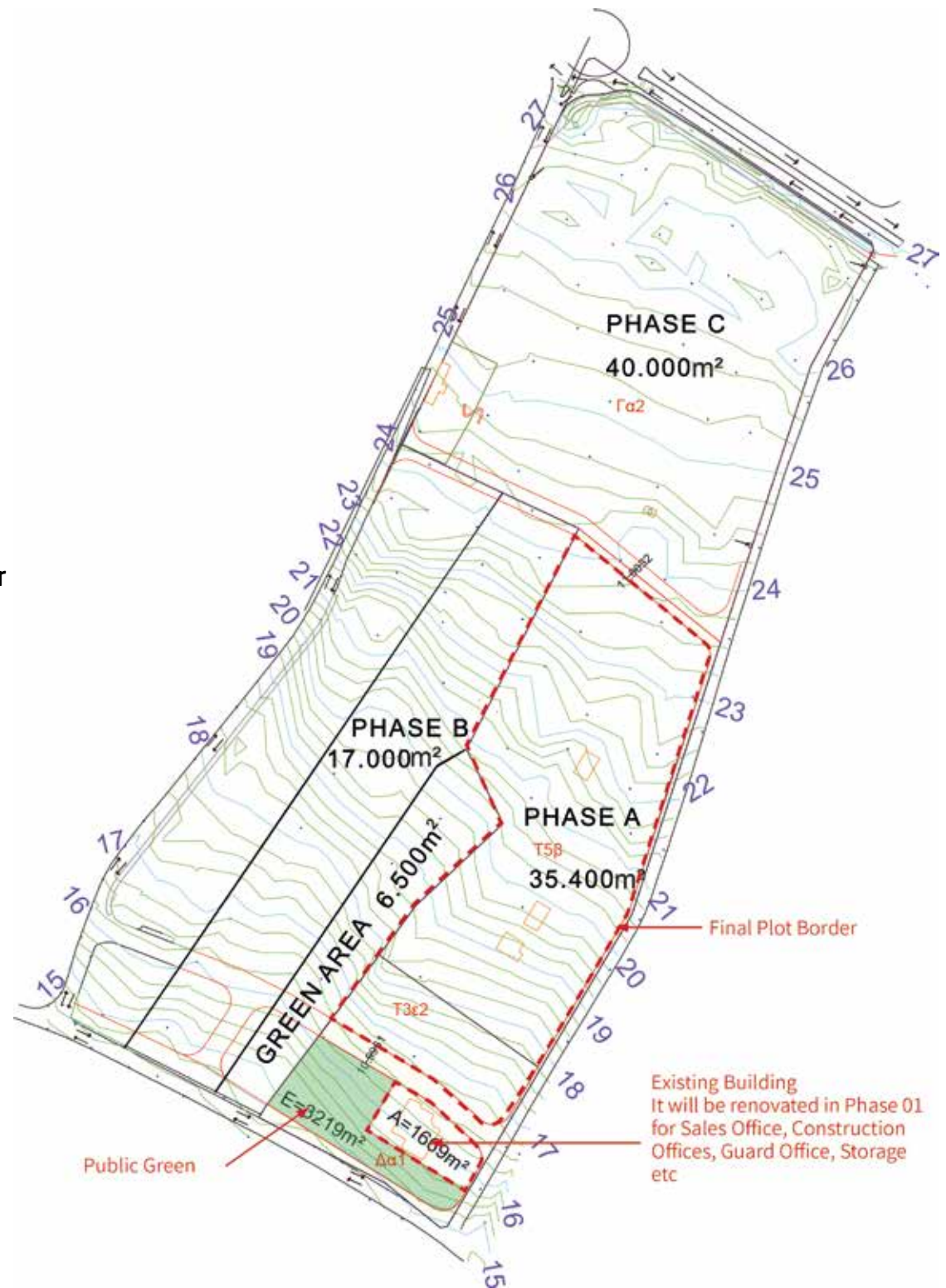
Plot Area : 35,400 m<sup>2</sup>  
Building Density : 10,000 m<sup>2</sup>  
Additional Covered verandas 2,500 m<sup>2</sup>.  
Basement : 5,000 m<sup>2</sup>  
Unites : 35-40 villas (200 - 600 m<sup>2</sup> per villa)  
+ Club House Consist of 30/40 suits + spa + restaurants + bar

## PHASE B:

Plot Area : 17,000 m<sup>2</sup>  
Building Density : 5,000 m<sup>2</sup>  
Additional Covered verandas 1,250 m<sup>2</sup>.  
Additional density - Basement : 2,500 m<sup>2</sup>  
Unites : 35-40 villas (135 -200 m<sup>2</sup> each)

## PHASE C :

Estimate 35-40 Villas (200 - 4000 m<sup>2</sup> each)





# Project Description as per Client Requirements

## Preliminary Project Brief as per Client Requirements

The project will have the concept of an organized community of mostly detached villas with private road access and communal facilities.

The facilities may include:

- Administration office
- Clubhouse with public swimming pool and suites
- Restaurant
- Spa area
- Gym
- Tennis court
- Basketball court
- Gardeners and maintenance workers building

## Masterplan Guidelines

The masterplan of the project will have the following guidelines:

1. Privacy of the community
2. Privacy of houses and their outdoor areas
3. Exploitation of plot morphology to provide sea view to the houses
4. Blend Natural and Built Environment to create a Mediterranean landscape

## Houses Guidelines

Houses will use the most of the allowed building density (appr 95%). Several types of detached and semi-detached will be proposed to cover different budgets and potential homeowners needs. All the houses will be designed and specified to achieve zero energy certificate

Generally except of the required areas (living, dining, wc, bathrooms, rooms) will have:

- Around of 100 sqm of basements,
- Double or single covered parking spaces
- Covered verandas
- Lifts
- Private pools with different sizes
- BBQ - outdoor areas
- Private gardens
- Roof gardens

# Project Description as per Client Requirements

## Clubhouse

The Clubhouse will be the area for the residents to meet and socialize and can also function as boutique hotel. It will include the following services

- The administration office which will service and maintain the villas according to the residents needs.
- Bar
- Spa area and gym at the basement
- Guest Suites at First Floor
- Underground Parking

## Restaurant

Next to clubhouse and can serve Residents and Guests

## Potential Super Built Up Area

Allowed Building Density: appr. 9000 sqm

The allowed building density (9000 sqm) doesn't include:

1. Covered Verandas 25% of Building Density of each floor.
2. Basements with:
  - Spa
  - Pool
  - Gym
  - Cellar
  - Parking Spaces
  - Storage Rooms
  - Maids Rooms
3. Covered Parking Spaces
4. Pergolas
5. Lift Shafts
6. Ducts for Mechanical - Electrical Installations

**Estimated Total Super Built Up Area 15000 sqm**



# Draft Concept Diagram



# Town Planning and Building Permit Stages

The permitting process of the project has 4 major stages:

## 1. Planning Permit for the conversion of land to a Plot

In this stage the client applies for a permit to convert the land to a plot or plots and according to regulations a piece of his land might be transferred to the government as public roads, public green areas etc.

## 2. Planning Permit for the development

At this stage the client apply and receives the planning permit for the masterplan and build-ings. At this stage the design proposal will be checked and shall comply with regulations of:

- Town Planning Department
- Fire Department
- Environmental Department
- Electricity Authority
- Any other department which will be related with the proposed development

## 3. Building Permit for the 1st Planning Permit

- Technical Drawings of the building from Architect, Structural Engineer, Electrical Engineer and Mechanical Engineer
- Geological Survey - Report

## 4. Building Permit for 2nd Planning Permit

- Technical Drawings from Architect,
- Structural Drawings and Report
- Electrical Drawings and Report
- Mechanical Drawings and Report
- Energy Efficiency Report



# Design Stages and Pre Construction Works

## Design Stages

1. Pre - Design (Finalise project brief)
2. Concept Design
3. Design Development and application for Town Planning Permit
4. Technical Design and application for Building Permit.
5. Construction Administration

## Pre Construction Works

Until the project design will be finalized and get the Town Planning and Building Permit there are on-site works that can be done to prepare the land for the development and to be ready for sales

1. Demolition of existing houses in the plot
2. Geological Survey
3. Plot Fencing
4. Cleaning of the plot (Removal of the surface debris and plants)
5. Preliminary works for the Infrastructure inside plot
6. Preparation of road and house foundations
7. Renovation of existing building (adjacent to the existing road and beach) to convert to sales offices, construction and management offices, guard office, storage rooms etc.

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