



Kalavastos Viewpoint

"Quietly central. Naturally elevated."

Kalavastos Viewpoint enjoys a pristine rural setting while remaining strategically positioned at the heart of Cyprus. Residents benefit from effortless access to Limassol, Larnaca, and the island's primary road networks, making it a sanctuary that doesn't compromise on connectivity.

At a Glance

Exclusive Collection: Only 9 premium residential plots.

Expansive Scale: Average plot sizes exceeding 2,000 sq.m.

Commanding Position: Elevated hillside with countryside and Zygi Bay views.

Privacy by Design: Low-density planning to ensure long-term seclusion.

Versatile Potential: Ideal for primary residences or sophisticated retreat homes.



LOCATION & LIFESTYLE

Central, Yet Secluded

The nearby coastline at Zygi offers a relaxed coastal lifestyle, featuring renowned seafood tavernas, a modern marina, and a range of leisure amenities. Meanwhile, the village of Kalavasos remains a bastion of tradition, where stone-built architecture and a relaxed pace of life create a timeless atmosphere. The surrounding area is largely protected from over-development, and your privacy and views are secured for the future.

Location Highlights

Strategic Hub: Equal proximity to Limassol and Larnaca.

Seamless Transit: Direct access to major highways.

Coastal Proximity: Minutes from Zygi Bay and Mediterranean beaches.

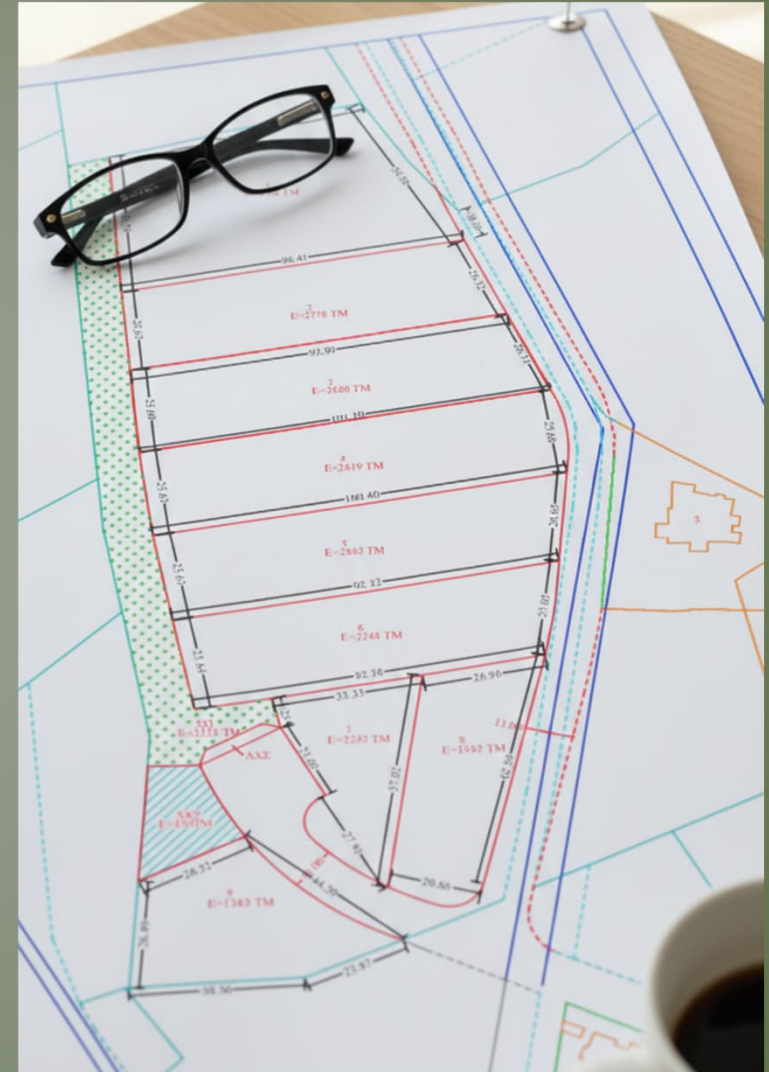
Authentic Living: Steps from traditional village charm and modern amenities.

The Lifestyle

Life here is defined by light and stillness. Mornings are framed by the silhouette of rolling hills; evenings are marked by the glow of the coastal horizon under vast, open skies. Kalavasos Viewpoint encourages a life lived outdoors—thoughtful architecture, expansive gardens, and a departure from the congestion of the city.

The Plot Division Plan

- The master plan is engineered for excellence, ensuring:
- Defined Boundaries: Absolute clarity on plot perimeters.
- Optimized Access: Discreet and efficient circulation throughout the development.
- Architectural Integrity: Positioning that protects the "view corridor" of every neighbor.
- Title Assurance: Streamlined process for the future issuance of separate title deeds.
- Ownership & Vision
- Buyers have the flexibility to realize their own architectural vision, subject to local planning regulations. By maintaining a low-density commitment, Kalavasos Viewpoint ensures that the original promise of space and openness remains unchanged for years to come.



Plot Areas & Development Potential

- Planning Details
- Planning Zone H3, Residential
- Allowed Density 60%, coverage 35%,
- 2 floor levels.
- Plot
- Plot Areas from 1.169 -3.796 sq.m., average circa 2.200 sq.m.
- Plot frontage to public road 21 -54 m.
- Plot Depth ranging from 45-100 m.

Kalavassos Viewpoint Plots

| Plot Number | Plot Area (m ²) | Indicative Allowed Density (m ²) |
|--------------|-----------------------------|--|
| 1 | 3.796 | 2.278 |
| 2 | 2.309 | 1.385 |
| 3 | 2.500 | 1.500 |
| 4 | 2.619 | 1.571 |
| 5 | 2.467 | 1.480 |
| 6 | 2.244 | 1.346 |
| 7 | 1.169 | 701 |
| 8 | 1.512 | 907 |
| 9 | 1.384 | 830 |
| Total | 20.000 | |

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