



QUEENS SANDS

A touch of royalty



THE DEVELOPER

With a growing number of projects in Paphos and Limassol, the company is known to make customer satisfaction its number one priority, offering its clientele a choice of superior and distinctive homes. What they all have in common is the developer's signature: properties built with pride.



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QUEENS SANDS
BEACHFRONT VILLAS

Kissonerga, Paphos

A touch of royalty

Imagine a property on the Mediterranean island of Cyprus and directly overlooking the sea. An enchanting location, where the turquoise waters shimmer in the sun, skies are blue almost every day of the year and the weather is mild all year round. Then picture a pedestrian path that leads from the property to a small and quiet sandy beach. That is the setting of Queens Sands, a brand new gated development of only five detached luxury villas, with secure access that is strictly reserved for residents.

Located in Kissonerga, a community just outside the holiday resort of Paphos, Queens Sands beachfront villas are in a class of their own. From their contemporary architecture to their superior construction, from the sun-filled interiors to the private gardens with overflow swimming pool, these villas were made for homeowners who love the Mediterranean sea and climate, and are seeking a home in Cyprus, with a touch of royalty:



QUEENS SANDS



Your home by the sea

To accommodate different households and lifestyles, the five villas offer a choice of two designs with either four or five bedrooms. Each villa stands on its own individual plot that ranges from 480m² to 760m². The three front row villas also provide ample space for a private garden with overflow pool and sunbathing deck, while the second row villas grant their owners the privileges of a roof garden with private overflow pool and amazing views from above.

The masterful architecture and villa orientation guarantee uninterrupted sea views from every property. Whether you are interested in a home for permanent residence or for regular holidays, Queens Sands captures the essence of modern Mediterranean living, enhanced with elements of luxury that blend good taste with lasting quality... and the result is simply magical.



Villas type A, front row

*2 levels
3-4 bedrooms
1 office*

Villas type B, second row

*3 levels + roof top
3 bedrooms (+2)
Wellness room
Gym*



QUEENS SANDS





Finished to perfection

At Queens Sands, it all comes together: high-specification construction, sophisticated architectural design and fine craftsmanship. French windows and glass balcony railings maximize the daylight that fills each home and reveals beautiful interiors.

Rich marble and tasteful ceramic floor tiles are in harmony with granite elements and solid wood surfaces. Built-in wardrobes, kitchen cabinets, doors and accessories all bear an Italian signature. High-quality sanitary ware and fittings were hand-picked in Europe. These are homes with a Mediterranean spirit, for you to enjoy today and for years to come.

Wall-to-wall comfort

With a home at Queens Sands, you will be tempted to visit Cyprus as often as possible – until you decide to settle here permanently. And to make sure you are comfortable every time you visit and in all seasons, Queens Sands villas provide complete climate control and modern amenities.

Comfort features

- *Concealed air-conditioning*
- *Underfloor heating*
- *Automated bathroom lighting*
- *Marble floors*
- *Photovoltaic system for 25% of energy consumption*
- *LED technology for all indoor and outdoor lighting*
- *CCTV*



A lifestyle proposition

Make Queens Sands your home and you will not only enjoy your personal property by the sea, but also the immediate surroundings and nearby places of interest.

Apart from having the sea and a small sandy beach at your doorstep, Queens Sands is set among other luxury villas and a resort hotel in the community of Kissonerga, north of the town of Paphos. This residential neighbourhood is only 500m from the nearest shops and supermarkets, and a 3-minute drive from the sugary sands of Coral Bay. The district of Paphos is home to the island's prestigious golf courses, while a new marina is in the pipeline and expected to be developed only 1km from Queens Sands.

In the vicinity

<i>Nearest beach</i>	<i>100m</i>
<i>Nearest resort hotel</i>	<i>200m</i>
<i>Nearest shops</i>	<i>500m</i>
<i>Coral Bay</i>	<i>2km</i>
<i>Paphos Castle</i>	<i>10km</i>
<i>Paphos Airport</i>	<i>25km</i>







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Your space, your style

Queens Sands villas are designed to offer you all the benefits of a healthy, relaxed and comfortable lifestyle by the sea; a place where you can enjoy an exceptional quality of life. Upon request your villa can be delivered fully furnished and ready to welcome you. Alternatively, our in-house interior designers are at your disposal, ready to provide all the support you need to convert your new property into a home you will always want to return to.

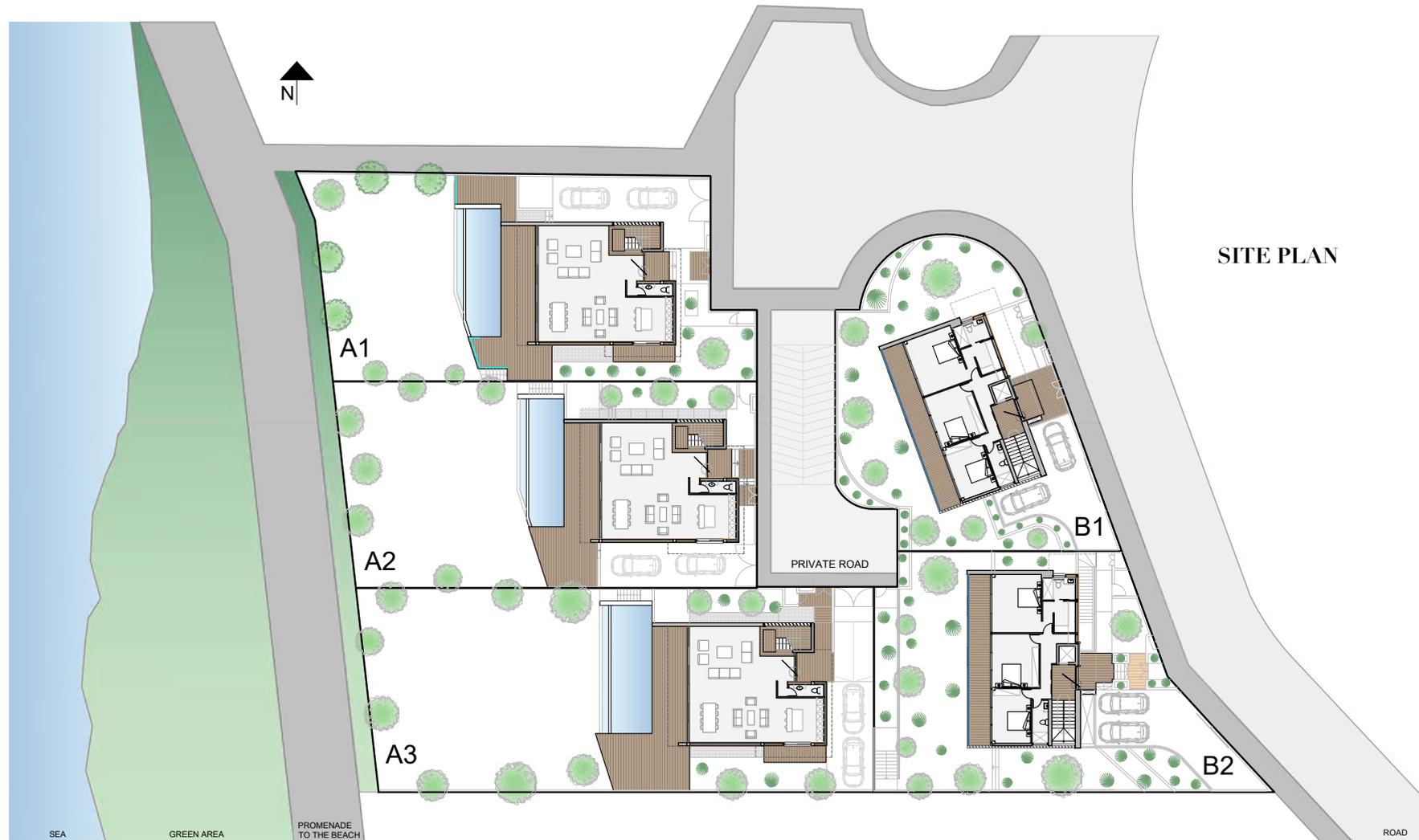


QUEENS SANDS





Choose your preferred property





QUEENS SANDS



VILLA A1

3-4 BEDROOMS PLUS OFFICE

4 BATHROOMS

LEVELS: 2

PLOT: 620 sq.m

LIVING AREA: 230 sq.m

COVERED VERANDA: 45 sq.m

TOTAL COVERED AREA: 275 sq.m

PRIVATE POOL: 10.35x3 m

VILLA A1 GROUND FLOOR







QUEENS SANDS





VILLA A2

3-4 BEDROOMS PLUS OFFICE

4 BATHROOMS

LEVELS: 2

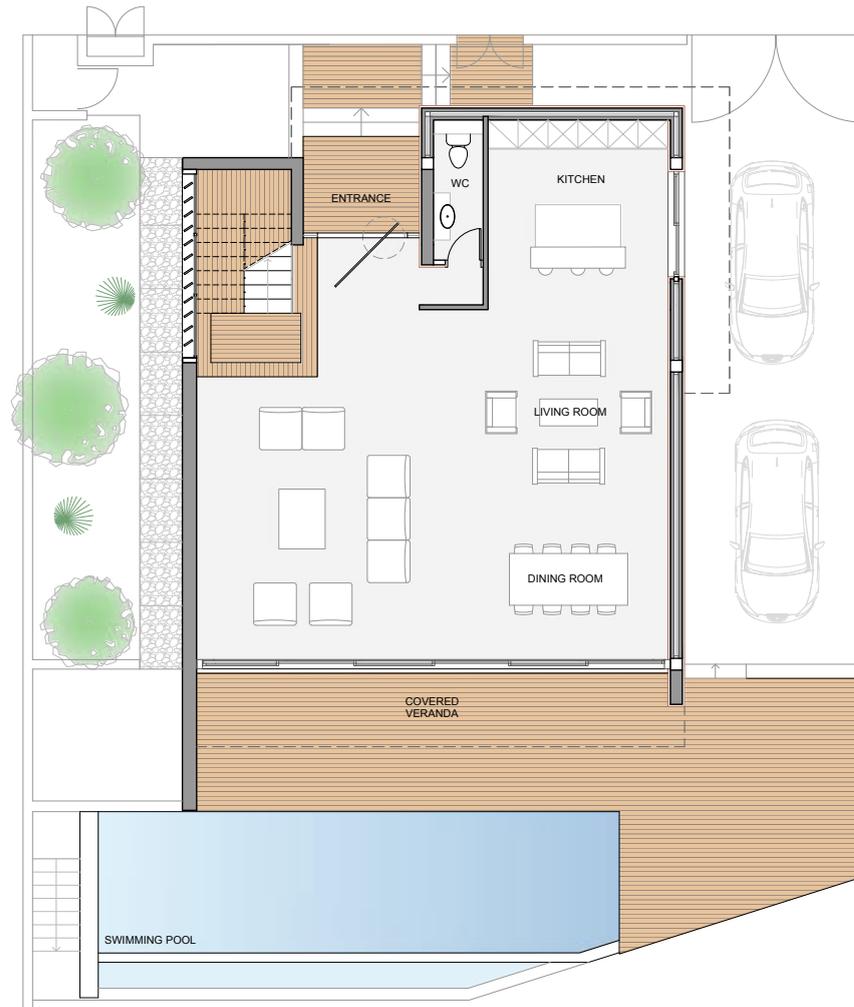
PLOT: 620 sq.m

LIVING AREA: 230 sq.m

COVERED VERANDA: 40 sq.m

TOTAL COVERED AREA: 270 sq.m

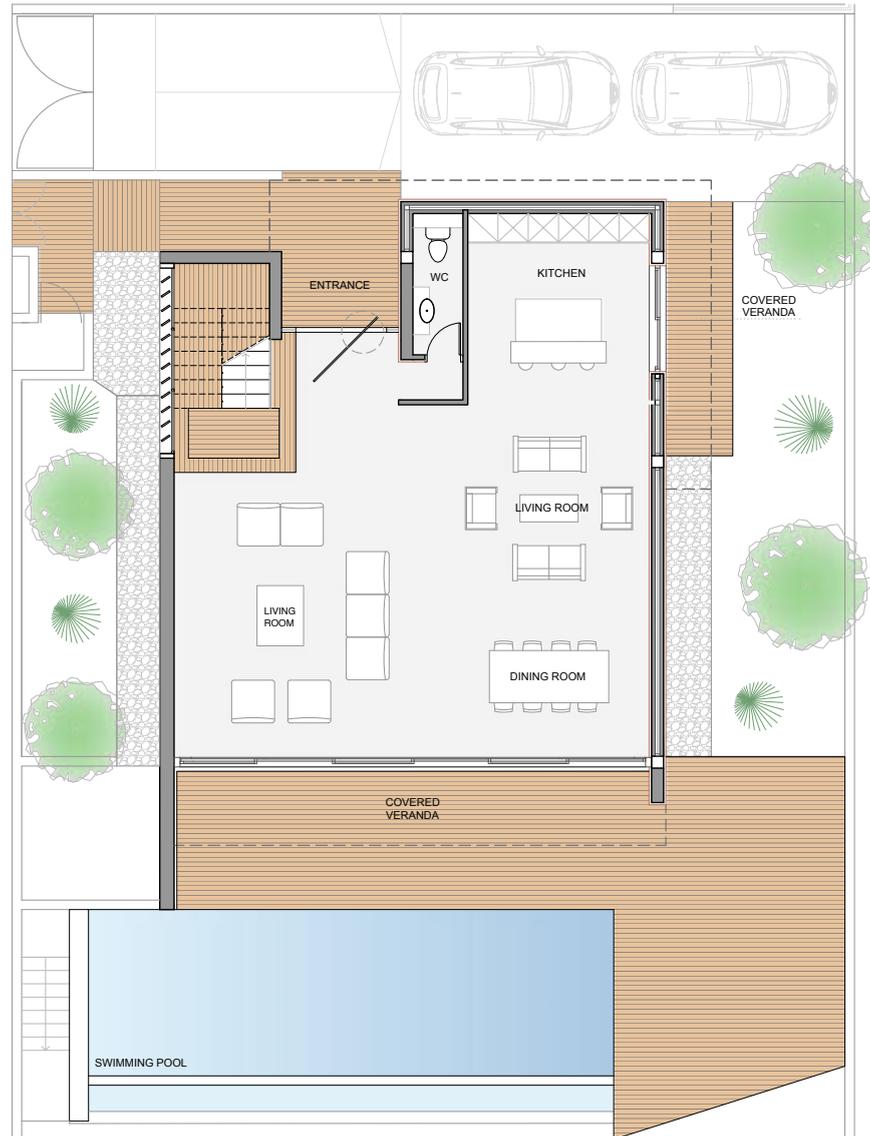
PRIVATE POOL: 11X3 m



VILLA A2
GROUND FLOOR



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VILLA A3

3-4 BEDROOMS PLUS OFFICE

4 BATHROOMS

LEVELS: 2

PLOT: 760 sq.m

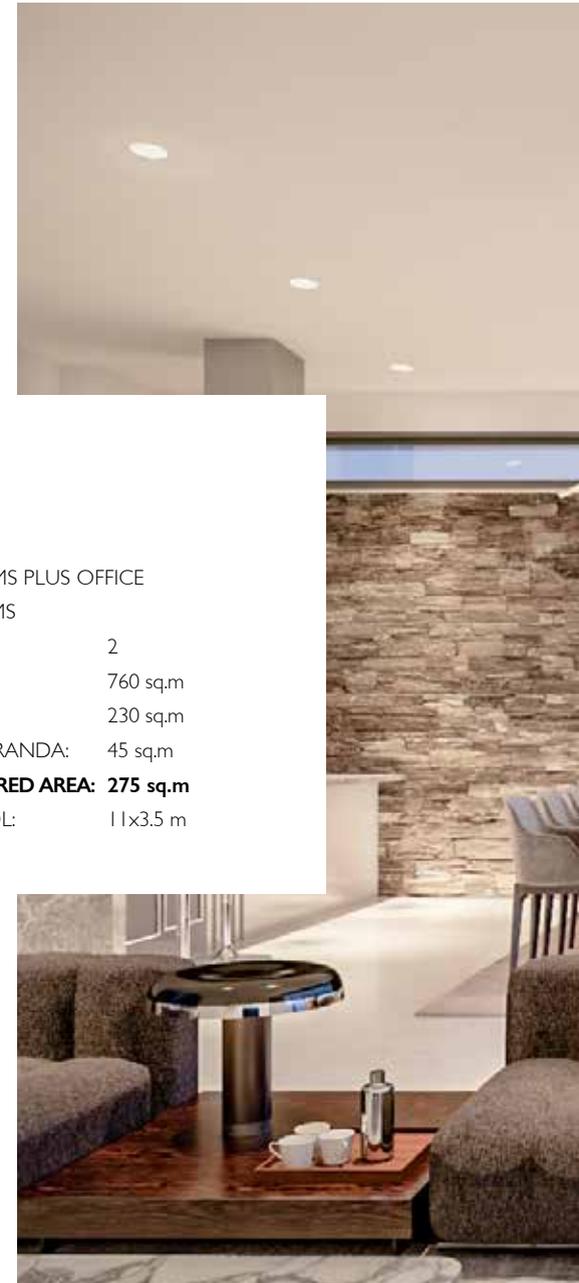
LIVING AREA: 230 sq.m

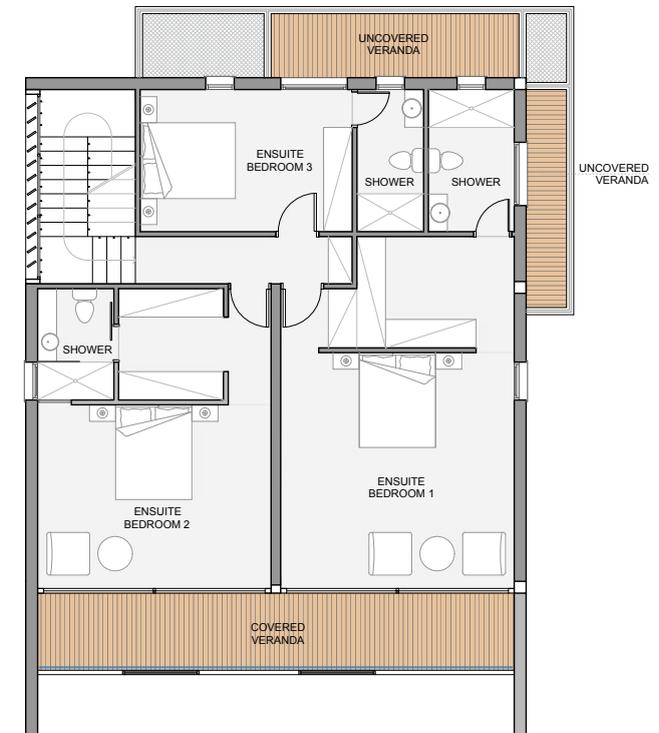
COVERED VERANDA: 45 sq.m

TOTAL COVERED AREA: 275 sq.m

PRIVATE POOL: 11x3.5 m

VILLA A3 GROUND FLOOR

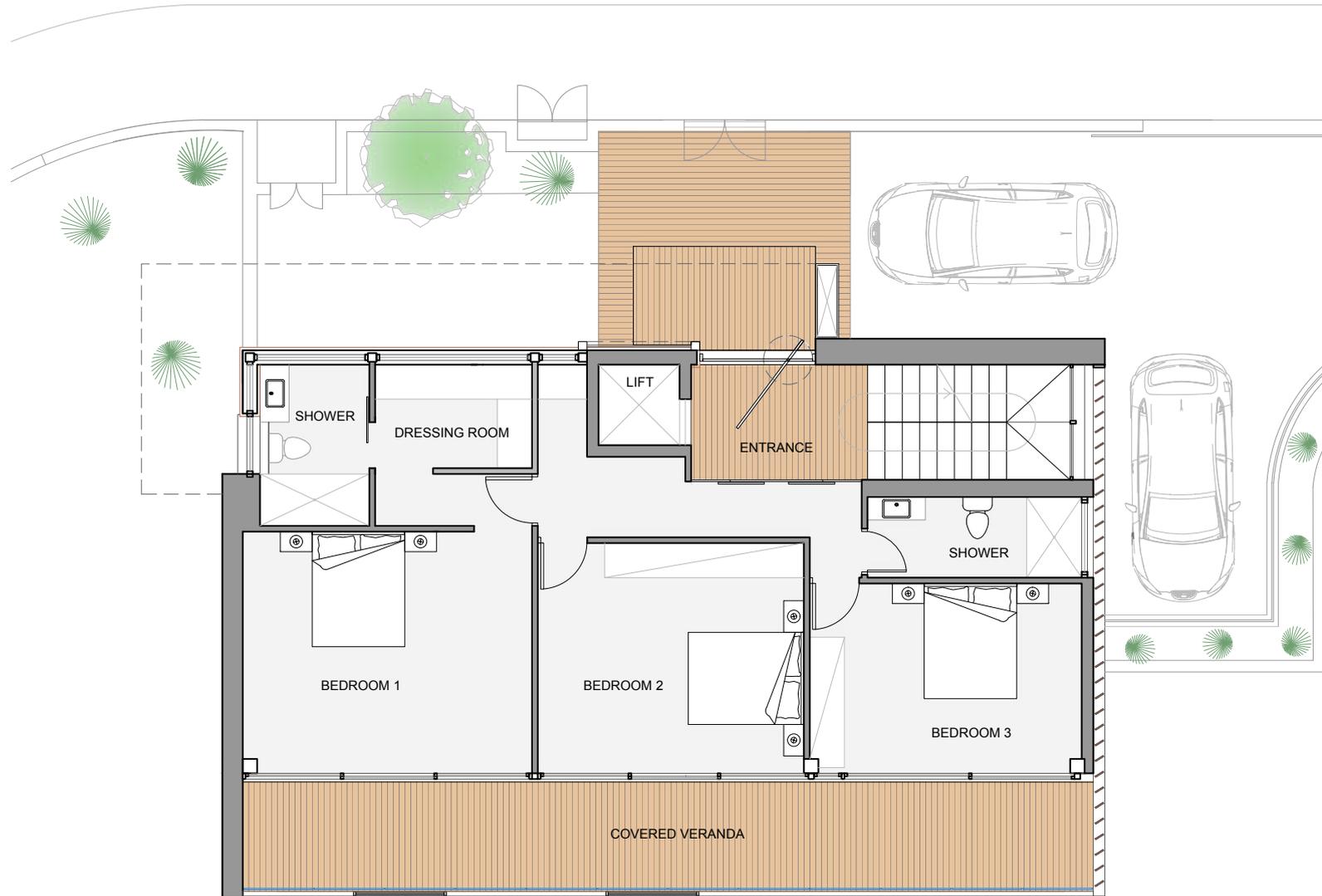




**VILLAS A1 A2 A3
FIRST FLOOR**



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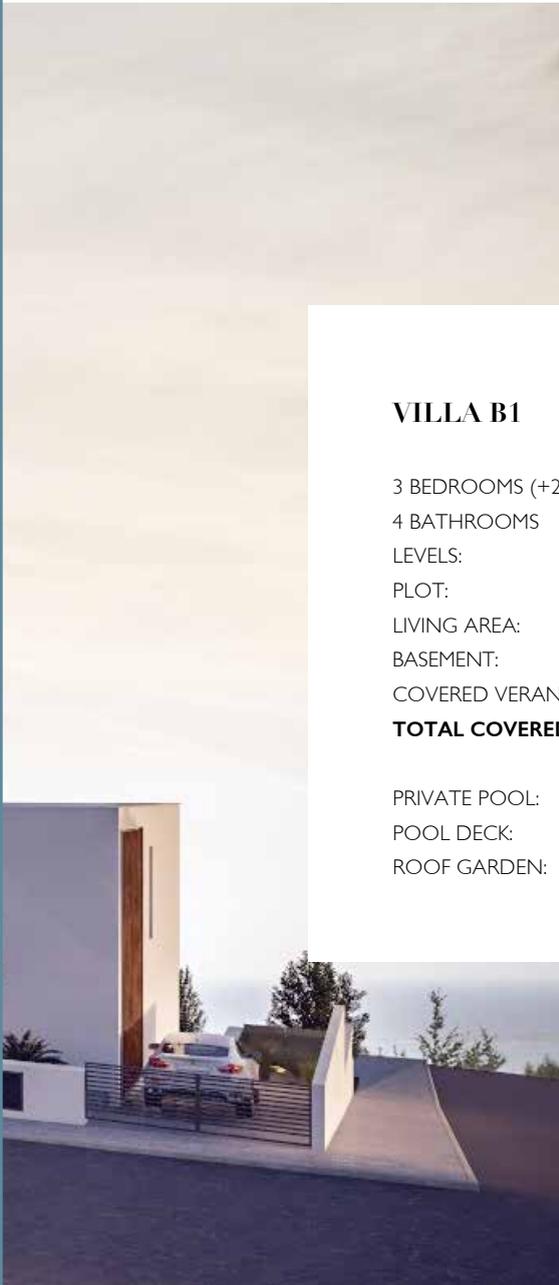
VILLA B1
GROUND FLOOR





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VILLA B1

3 BEDROOMS (+2)

4 BATHROOMS

LEVELS:

3

PLOT:

480 sq.m

LIVING AREA:

206 sq.m

BASEMENT:

109 sq.m

COVERED VERANDAS:

85 sq.m

TOTAL COVERED AREA:

400 sq.m

PRIVATE POOL:

9X3 m

POOL DECK:

70 sq.m

ROOF GARDEN:

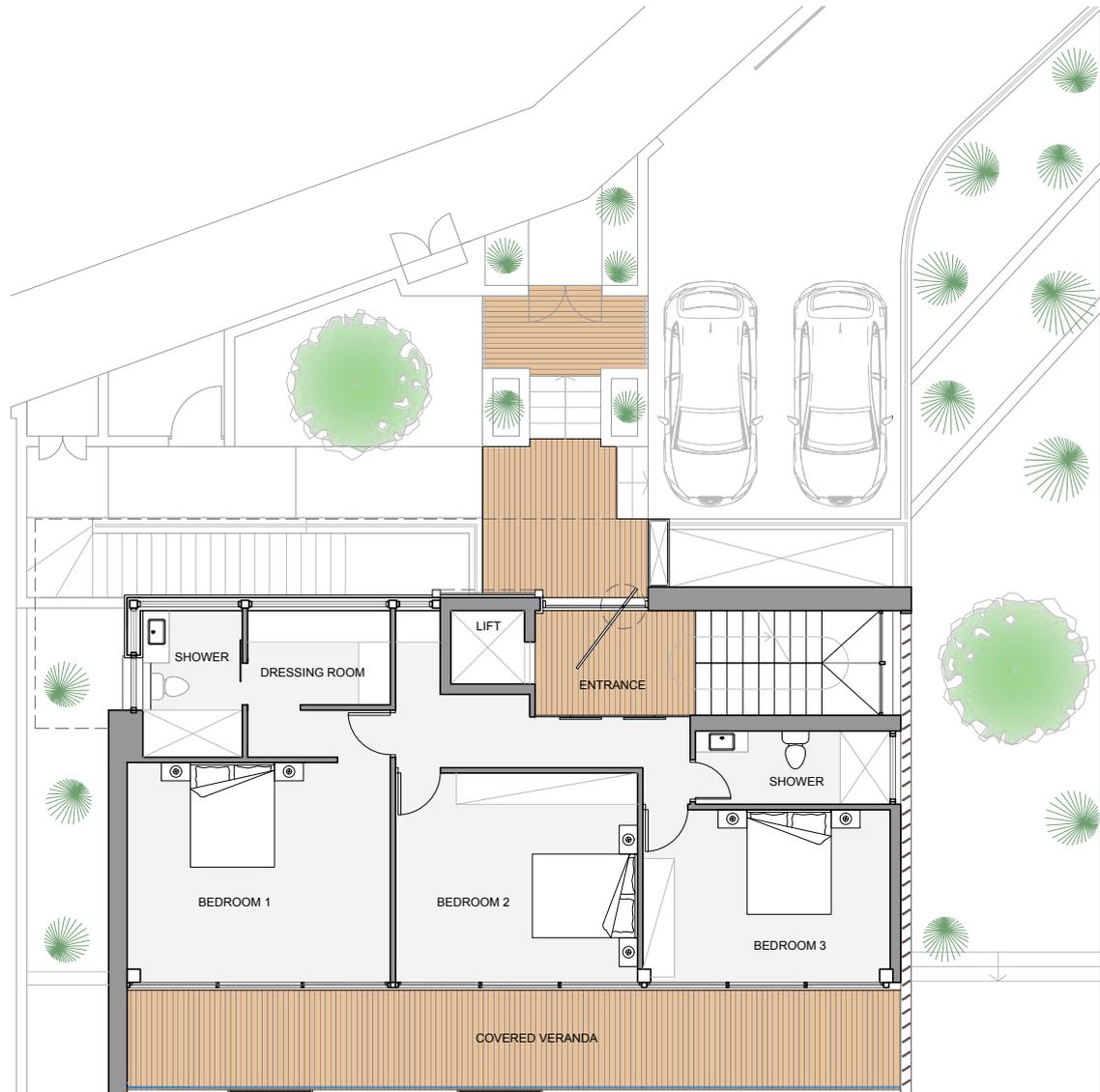
28 sq.m



**VILLA B1 B2
FIRST FLOOR**



QUEENS SANDS



VILLA B2

3 BEDROOMS (+2)	
4 BATHROOMS	
LEVELS:	3
PLOT:	535 sq.m
LIVING AREA:	206 sq.m
BASEMENT:	75 sq.m
COVERED VERANDAS:	85 sq.m
TOTAL COVERED AREA:	366 sq.m
PRIVATE POOL:	9X3 m
POOL DECK:	70 sq.m
ROOF GARDEN:	28 sq.m

VILLA B2
GROUND FLOOR



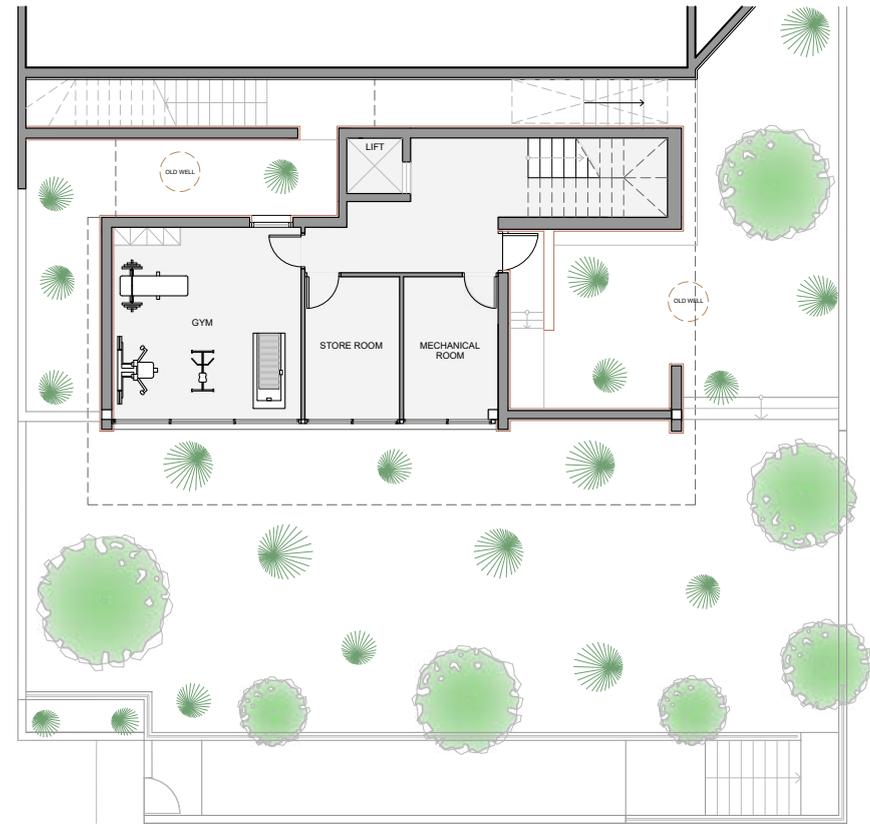




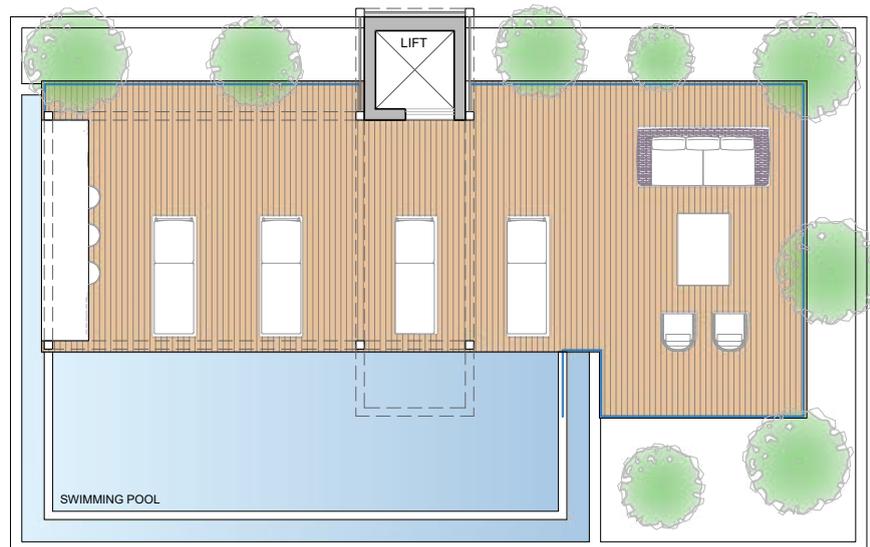
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VILLA B1
BASEMENT / WELLNESS AREA



VILLA B2
BASEMENT / WELLNESS AREA



VILLA B1 B2
ROOF GARDEN / SWIMMING POOL



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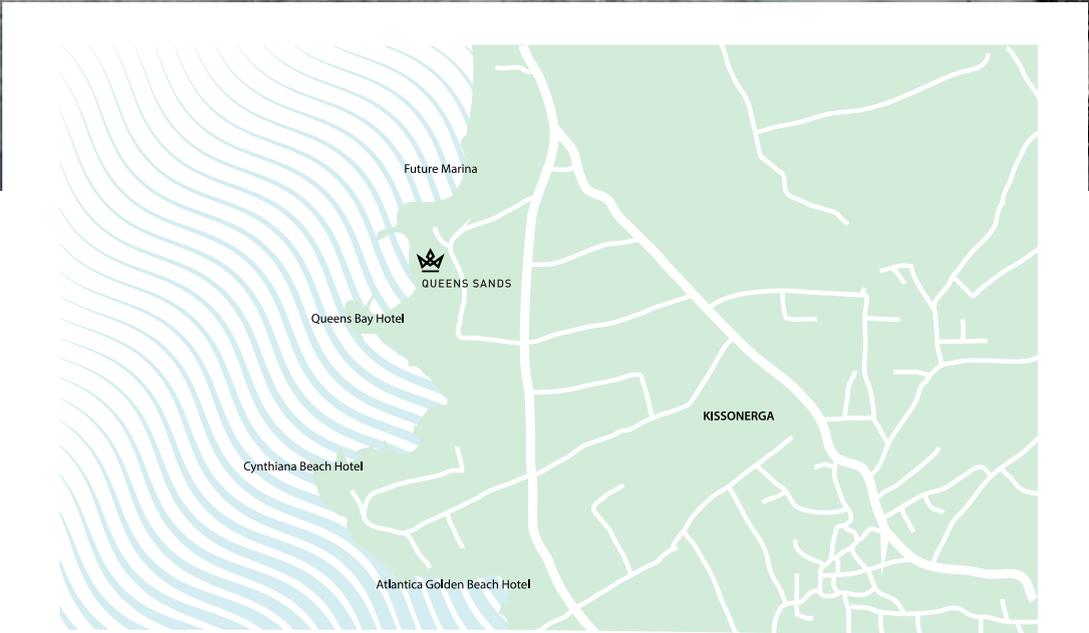
Vrahia hotel apartments

Queens Sands

Paphian Sun Hotel

Queens Bay Hotel

Sandy Beach



Future Marina


QUEENS SANDS

Queens Bay Hotel

KISSONERGA

Cynthiana Beach Hotel

Atlantica Golden Beach Hotel

Cyprus Investment Programme

*Queens Sands is a development that qualifies for the
Cyprus Investment Programme.*

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A. GEORGIU GROUP OF COMPANIES

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