

MITO SEAVIEW

KISSONERGA PAPHOS

LOCATION



PAPHOS-KISSONERGA VIEW



Designed by VARDAS STUDIO

Vardastudio is located in Paphos and was established by Andreas Vardas in 1997. Andreas Vardas graduated from the Bartlett School of Architecture, UCL, in 1993 and gained his working experience in London. He is a member of the RIBA, as well as ETEK. The studio's work includes a number of individual houses, housing development as well as public buildings and a healthy number of competitions. The practice has earned many awards in competitions as well as the Republic of Cyprus President's award. It has also represented Cyprus in the European Mies Van Der Rohe award.

PHILOSOPHY

The studio's design agenda is focused on two points: a clear architectural response to the site and the client's brief, and simplicity in form. Each project is tackled in a unique way, and becomes a direct response to its environmental conditions, an Each project is tackled in a unique way, and becomes a direct response to its environmental conditions,

An integral part of the landscape. Built and natural environment must interact as closely as possible to provide the best spatial experience to the end user.

The built form is simple and functional, with different functional elements expressed and accentuated. Detailing is kept simple and beautiful. Ornamentation has no place in the design process.

Instead, materials are used in imaginative ways to provide texture and atmosphere. The entire design and building process is as much about providing an exciting and pleasing spatial experience, as it is about providing quality functional spaces and accommodation.



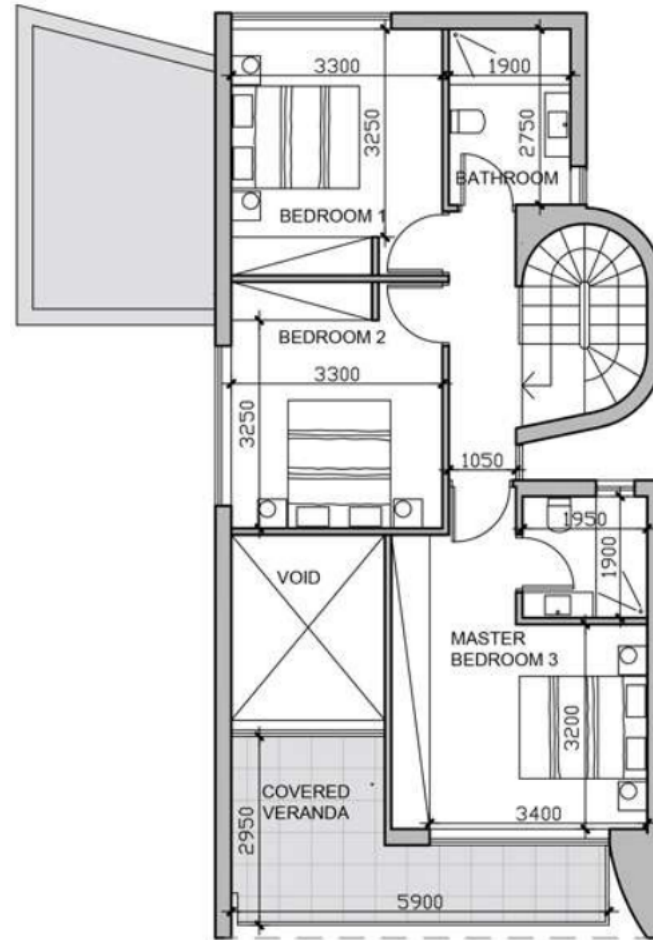
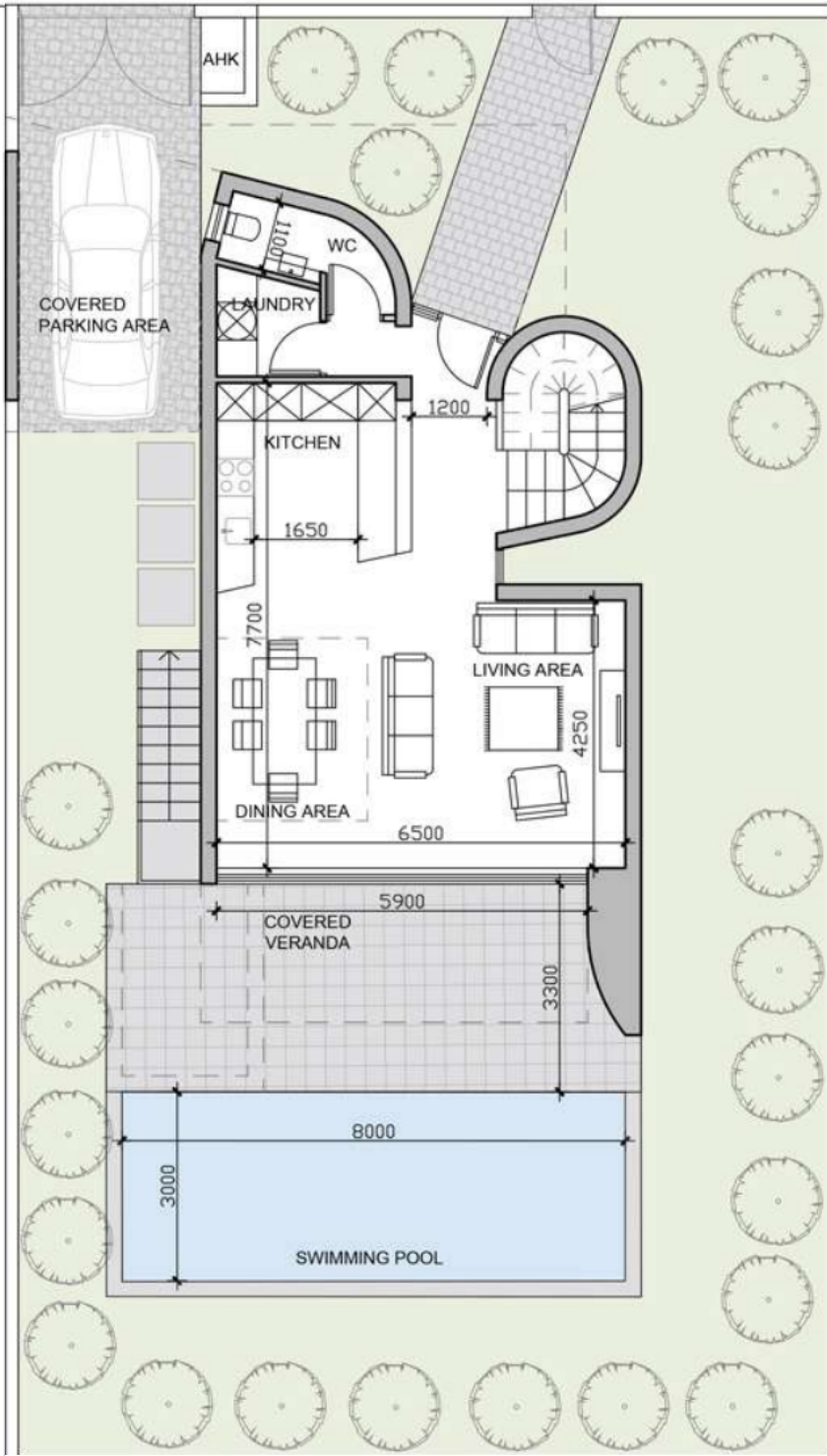
MASTERPLAN



HOUSES - TYPE A



TYPE A - PLANS - AREA



- 3 Bedrooms
- Covered Verandas
- Swimming Pool
- Covered Parking

AREA

- Plot Size: 356-392 s.q.
- Total Build Area: 188 s.q.
- Ground Floor: 66 s.q.
- First Floor: 81 s.q.
- Covered Verandas: 26 s.q.
- Covered Parking: 15 s.q.
- Swimming Pool: 24-32 s.q.

GROUND FLOOR

TYPE A - EXTERIORS



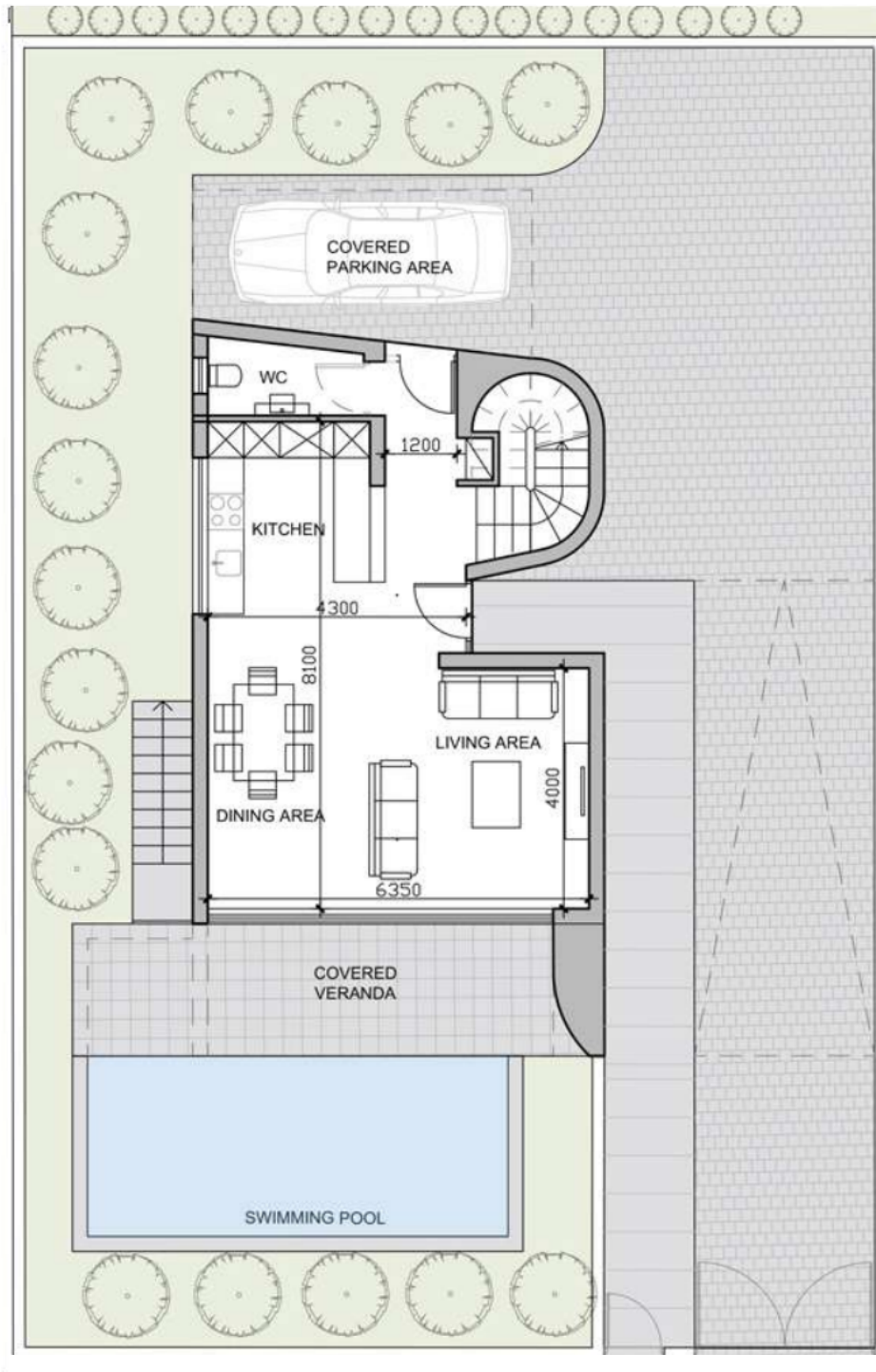
TYPE A - EXTERIORS



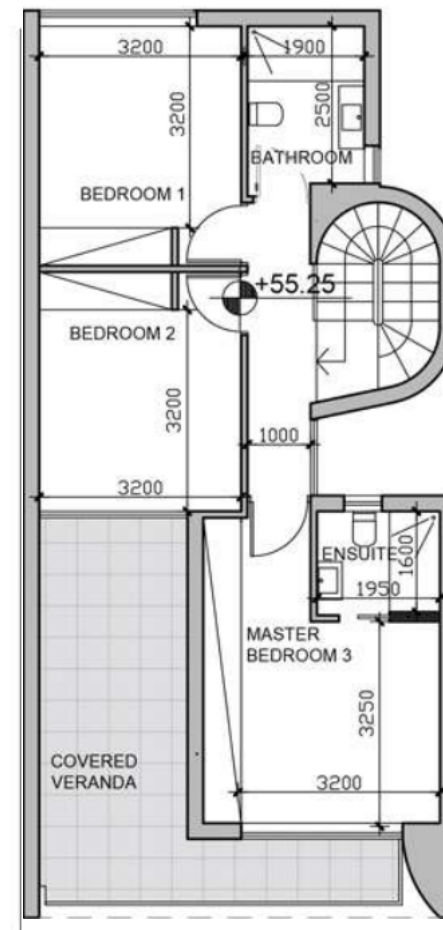
HOUSES - TYPE B



TYPE B - PLANS - AREA



GROUND FLOOR



FIRST FLOOR

- 3 Bedrooms
- Covered Verandas
- Swimming Pool
- Covered Parking

AREA

- Plot Size: 288-324 s.q.
- Total Build Area: 181 s.q.
- Ground Floor: 65 s.q.
- First Floor: 70 s.q.
- Covered Verandas: 32 s.q.
- Covered Parking: 14 s.q.
- Swimming Pool: 21 s.q.

TYPE B - EXTERIORS



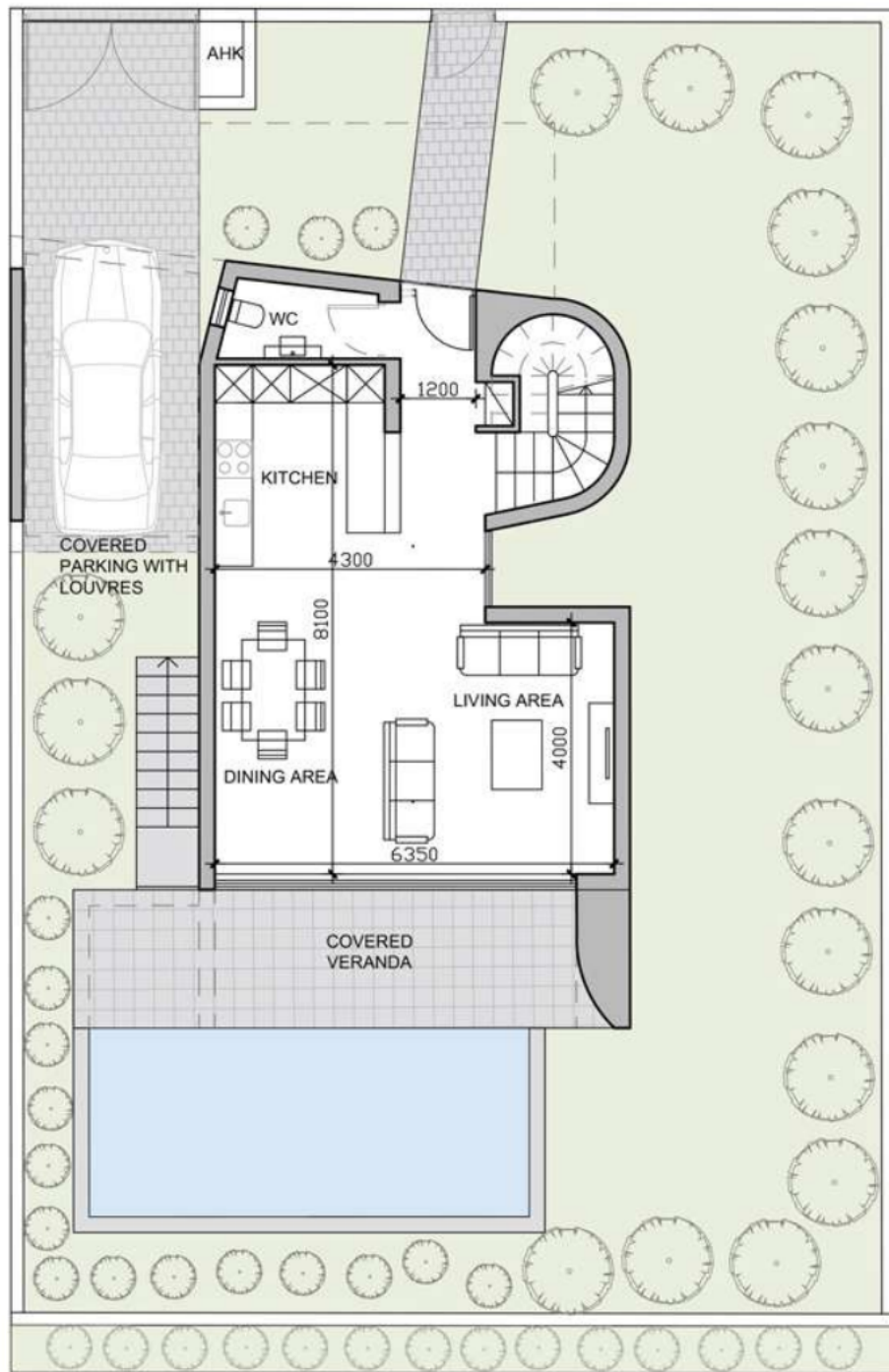
TYPE B - EXTERIORS



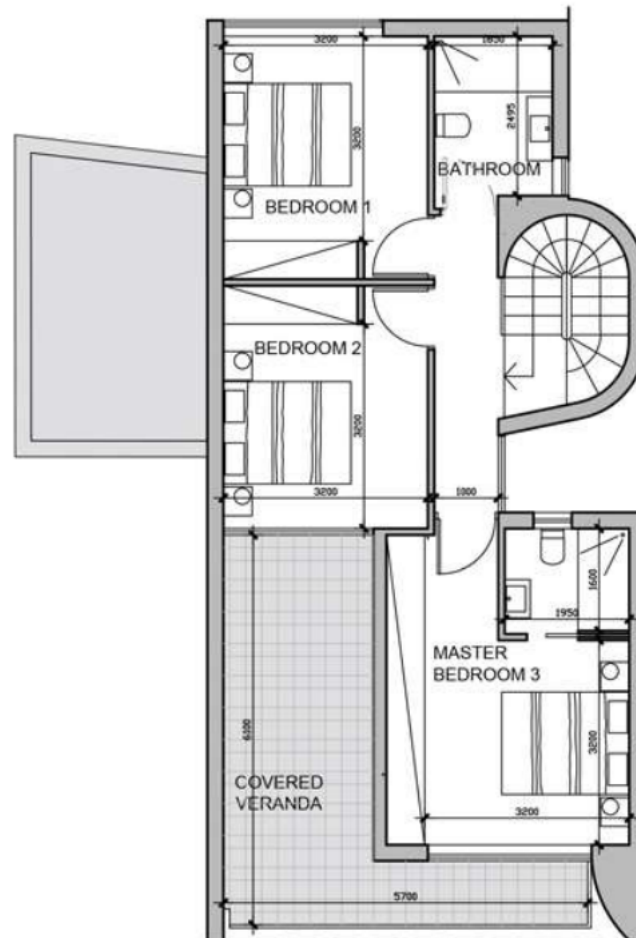
HOUSES - TYPE C



TYPE C - PLANS - AREA



GROUND FLOOR



FIRST FLOOR

- 3 Bedrooms
- Covered Verandas
- Swimming Pool
- Covered Parking

AREA

-Plot Size:	268-290 s.q.
-Total Build Area:	182 s.q.
-Ground Floor:	65 s.q.
-First Floor:	70 s.q.
-Covered Verandas:	32 s.q.
-Covered Parking:	15 s.q.
-Swimming Pool:	21 s.q.

TYPE C - EXTERIORS



TYPE C - EXTERIORS







TYPE A-TYPE B-TYPE C - INTERIORS





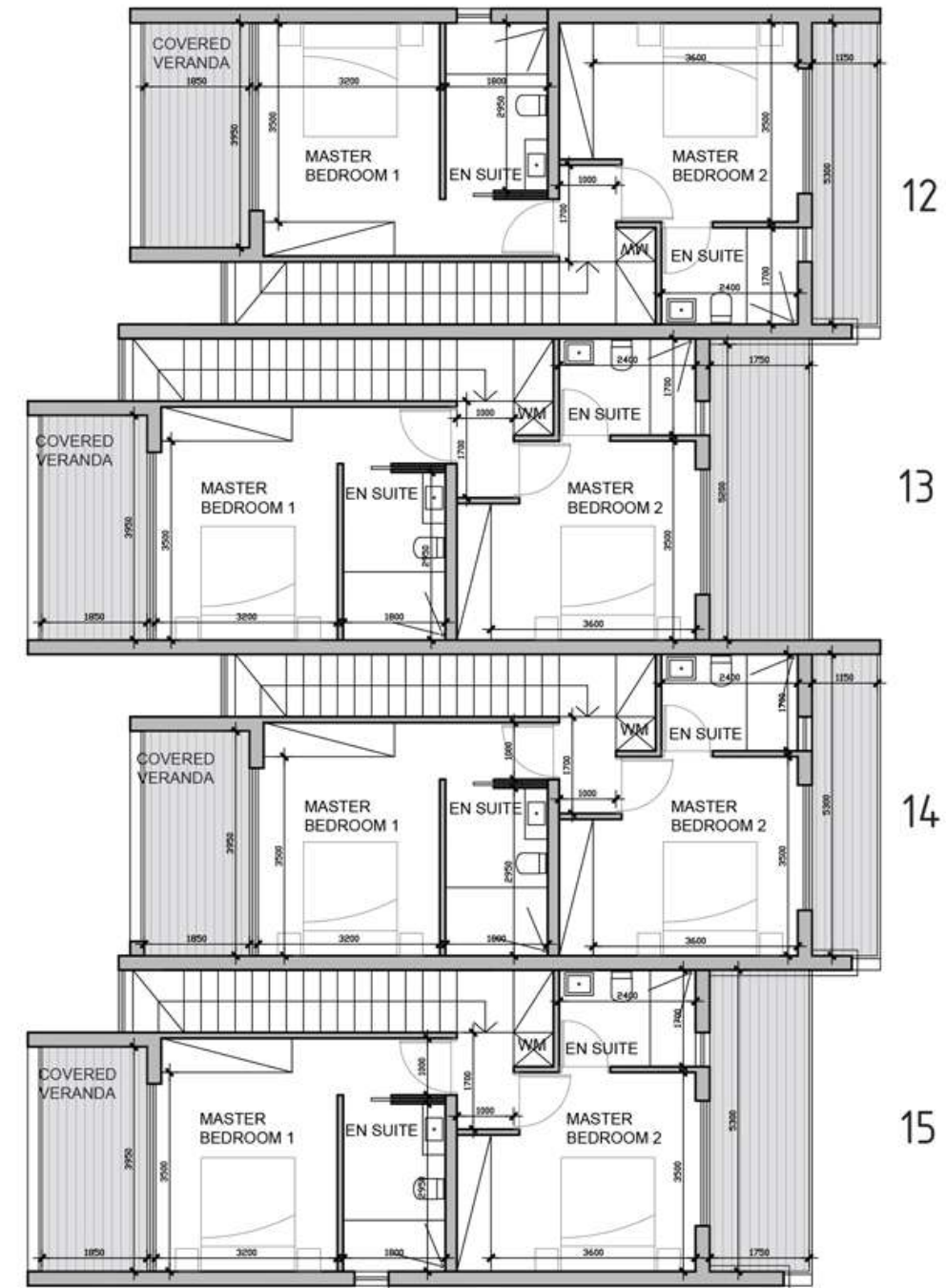
MAISONNETTES



MAISONNETTES - PLANS



GROUND FLOOR



FIRST FLOOR

MAISONNETTES - AREA



12

2 Bedrooms
 Covered Verandas
 Common Swimming Pool
 Covered Parking

AREA

-Plot Size:	160 s.q.
-Total Build Area:	141 s.q.
-Ground Floor:	54 s.q.
-First Floor:	57 s.q.
-Covered Verandas:	23 s.q.
-Covered Parking:	7 s.q.
-Swimming Pool:	48 s.q.

13

2 Bedrooms
 Covered Verandas
 Common Swimming Pool
 Covered Parking

AREA

-Plot Size:	115 s.q.
-Total Build Area:	141.5 s.q.
-Ground Floor:	53 s.q.
-First Floor:	56 s.q.
-Covered Verandas:	25.5 s.q.
-Covered Parking:	7 s.q.
-Swimming Pool:	48 s.q.

14

2 Bedrooms
 Covered Verandas
 Common Swimming Pool
 Covered Parking

AREA

-Plot Size:	115 s.q.
-Total Build Area:	141 s.q.
-Ground Floor:	54 s.q.
-First Floor:	57 s.q.
-Covered Verandas:	23 s.q.
-Covered Parking:	7 s.q.
-Swimming Pool:	48 s.q.

15

2 Bedrooms
 Covered Verandas
 Common Swimming Pool
 Covered Parking

AREA

-Plot Size:	184 s.q.
-Total Build Area:	141.5 s.q.
-Ground Floor:	53 s.q.
-First Floor:	56 s.q.
-Covered Verandas:	25.5 s.q.
-Covered Parking:	7 s.q.
-Swimming Pool:	48 s.q.

MAISONNETTES - EXTERIORS











BLOCK A - BLOCK B



BLOCK A - PLANS



SOLD

GROUND FLOOR

BLOCK A - PLANS



FIRST FLOOR

BLOCK A - AREA



F001

- 2 Bedrooms
- Covered Verandas
- Common Swimming Pool
- Covered Parking

AREA

- Total Build Area: 105 s.q.
- Ccovered Area: 75 s.q.
- Covered Verandas: 16 s.q.
- Covered Parking: 11.5 s.q.
- Storage Room: 2.5 s.q.
- Swimming Pool: 48 s.q.
- Garden: 100 s.q.

F101

- 2 Bedrooms
- Covered Verandas
- Common Swimming Pool
- Covered Parking

AREA

- Total Build Area: 104 s.q.
- Ccovered Area: 79 s.q.
- Covered Verandas: 11 s.q.
- Covered Parking: 11.5 s.q.
- Storage Room: 2.5 s.q.
- Swimming Pool: 48 s.q.

F102

- 2 Bedrooms
- Covered Verandas
- Common Swimming Pool
- Covered Parking

AREA

- Total Build Area: 129 s.q.
- Ccovered Area: 79 s.q.
- Covered Verandas: 36 s.q.
- Covered Parking: 11.5 s.q.
- Storage Room: 2.5 s.q.
- Swimming Pool: 48 s.q.

BLOCK A - AREA



F103

- 2 Bedrooms
- Covered Verandas
- Common Swimming Pool
- Covered Parking

AREA

- Total Build Area: 103 s.q.
- Covered Area: 78 s.q.
- Covered Verandas: 11 s.q.
- Covered Parking: 11.5 s.q.
- Storage Room: 2.5 s.q.
- Swimming Pool: 48 s.q.

F104

- 2 Bedrooms
- Covered Verandas
- Common Swimming Pool
- Covered Parking

AREA

- Total Build Area: 106 s.q.
- Covered Area: 76 s.q.
- Covered Verandas: 16 s.q.
- Covered Parking: 12 s.q.
- Storage Room: 2 s.q.
- Swimming Pool: 48 s.q.

F201

- 3 Bedrooms
- Covered Verandas
- Common Swimming Pool
- Covered Parking

AREA

- Total Build Area: 245.9 s.q.
- Covered Area: 170 s.q.
- Covered Verandas: 50 s.q.
- Covered Parking: 11.5x2 s.q.
- Storage Room: 2.9 s.q.
- Swimming Pool: 48 s.q.
- Uncovered Verands: 38 s.q.

BLOCK B - PLANS



GROUND FLOOR

BLOCK B - PLANS



SECOND FLOOR

BLOCK B - AREA



F001

- 2 Bedrooms
- Covered Verandas
- Common Swimming Pool
- Covered Parking

AREA

- Total Build Area: 105 s.q.
- Ccovered Area: 75 s.q.
- Covered Verandas: 16 s.q.
- Covered Parking: 11.5 s.q.
- Storage Room: 2.5 s.q.
- Swimming Pool: 48 s.q.
- Garden: 134 s.q.

F101

- 2 Bedrooms
- Covered Verandas
- Common Swimming Pool
- Covered Parking

AREA

- Total Build Area: 104 s.q.
- Ccovered Area: 79 s.q.
- Covered Verandas: 11 s.q.
- Covered Parking: 11.5 s.q.
- Storage Room: 2.5 s.q.
- Swimming Pool: 48 s.q.

F102

- 2 Bedrooms
- Covered Verandas
- Common Swimming Pool
- Covered Parking

AREA

- Total Build Area: 129 s.q.
- Ccovered Area: 79 s.q.
- Covered Verandas: 36 s.q.
- Covered Parking: 11.5 s.q.
- Storage Room: 2.5 s.q.
- Swimming Pool: 48 s.q.

BLOCK B - AREA



F103

- 2 Bedrooms
- Covered Verandas
- Common Swimming Pool
- Covered Parking

AREA

- Total Build Area: 103 s.q.
- Covered Area: 78 s.q.
- Covered Verandas: 11 s.q.
- Covered Parking: 11.5 s.q.
- Storage Room: 2.5 s.q.
- Swimming Pool: 48 s.q.

F104

- 2 Bedrooms
- Covered Verandas
- Common Swimming Pool
- Covered Parking

AREA

- Total Build Area: 104.8 s.q.
- Covered Area: 75 s.q.
- Covered Verandas: 16 s.q.
- Covered Parking: 11.5 s.q.
- Storage Room: 2.3 s.q.
- Swimming Pool: 48 s.q.

F201

- 3 Bedrooms
- Covered Verandas
- Common Swimming Pool
- Covered Parking

AREA

- Total Build Area: 245.9 s.q.
- Covered Area: 170 s.q.
- Covered Verandas: 50 s.q.
- Covered Parking: 11.5x2 s.q.
- Storage Room: 2.9 s.q.
- Swimming Pool: 48 s.q.
- Uncovered Verands: 38 s.q.

BLOCK A-BLOCK B - EXTERIORS



BLOCK A-BLOCK B - EXTERIORS



BLOCK A-BLOCK B - EXTERIORS



BLOCK A-BLOCK B - EXTERIORS



BLOCK A-BLOCK B - EXTERIORS

















SPECIFICATIONS AND FINISHES

KITCHEN

White oak timber veneer, light grey painted MDF, kitchen cabinets with bespoke details and integrated lighting
Laminam/technogranite worktop with sink and grohe mixer

BATHROOM

60x60 or 60x120 light grey color ceramic tiles

Laminam top with wash basins

Grohe wall-mounted shower head and hand shower sets with concealed thermostatic mixer

Walk-in frameless glass shower wall

Wall-mounted Villeroy&Boch WC with soft close seat, concealed body and dual flush plate

Towel rail with heated wall panel

FLOORS

High quality 60x120 light beige/grey ceramic tiles

White Oak wood parquet in all bedrooms and dressing rooms

DOORS

White oak internal doors painted off white color

Main Entrance Door-high quality Iroko wood

WARDROBES

Off white color painted MDF doors

Internal fittings from melamine to including

LIFT

KONE Lift

PRIVATE POOL

60x30 light grey color ceramic tiles

OTHER SPECIFICATIONS

HEATING AND COOLING

Underfloor heating

Comfort cooling with built-in central air conditioning

VRV-system

Solar & photovoltaic panels

LIGHTING

LED dimmable with downlights in the ceilings with integrated LED strips in selected locations

BALCONIES-TERRACES-VERANDAS

Light grey antislip ceramic tiles 60x120

Sliding thermal slim line aluminium doors and windows

GARDEN

Extensive landscape garden with programmable irrigation system