



LOCATION

Peyia, Paphos,
Cyprus

DEVELOPMENT

13 four - five bedroom
luxury villas



The Development

Discover a prestigious development of 13 brand-new villas nestled in the sought-after High Sea Caves area of Paphos, Cyprus. Designed for discerning individuals who appreciate luxury and elegance, each villa offers expansive outdoor spaces, meticulous landscaping, and breathtaking panoramic views of the Mediterranean Sea and surrounding natural beauty.

Experience seamless indoor-outdoor living with open-plan layouts, high ceilings, and floor-to-ceiling windows that flood interiors with natural light. High-end finishes and premium materials emphasize quality and attention to detail throughout each home. Whether entertaining guests on the terrace or enjoying a quiet evening by the pool, you'll fully embrace the enchanting Cyprus climate.

Situated on the picturesque hills of Sea Caves, Grato Homes provides an exclusive living experience that harmonizes with the natural environment. Enjoy serene sunsets from your private balcony, take leisurely walks in tranquil surroundings, or explore nearby attractions in Paphos. Embrace the epitome of luxury living at this luxury development—more than a home, it's a sanctuary for those who seek the extraordinary.





Master Plan



CYPRUS
GOLDEN PROPERTIES



Features

- Swimming Pool: 3.5 x 10 meters
- Italian-Manufactured Floors
- Four Bedrooms: Including a master suite
- Underfloor Heating with Water
- 10.1 kW Photovoltaic System with Solar Panels
- Electric Gate and Electric Car Chargers
- VRV Cooling System: Offering customizable climate control
- High Ceilings and High Doors in All Rooms
- Spacious Living, Dining, and Kitchen Area
- Provisions for External and Internal Shutters
- Full Thermal Insulation: Ensuring Energy Efficiency Category A
- Energy-Efficient Slimline Aluminium Windows
- Water Pressure System and Water Filter Under Kitchen Cabinets
- Bathrooms Equipped with Walk-In Showers, Safety Glass, and Wall-Mounted Toilets
- Private Parking for Two Cars
- Security System with Alarm and CCTV
- Barbecue Area at Kitchen Level: Featuring space for outdoor entertainment



Exceptional Material & Finishes



Project Catalogue



Villa No.	Plot Size (m ²)	Bedrooms	Bathrooms	Ground Floor (m ²)	Lower Ground Floor (m ²)	Roof Garden Area (m ²)	Covered Verandas (m ²)	Covered Parking (m ²)	Uncovered Verandas (m ²)	Plant Room / Storage (m ²)	Swimming Pool (m)
1	582	4	4	139	77	52	34	35	17	10	3.5 x 10
2	590	4	4	136	75	56	34	35	12	10	3.5 x 10
3	606	4	4	136	75	55	34	35	23	10	3.5 x 10
4	600	4	4	136	75	65	34	35	23	10	3.5 x 10
5	602	4	4	136	75	65	34	35	32	10	3.5 x 10
6	615	4	4	136	75	0	29	35	20	10	3.5 x 10
7	640	4	4	136	75	0	26	35	20	10	3.5 x 10
8	1457	5	5	186	85	0	90	36	46	15	4 x 12
9	662	4	4	139	77	0	34	35	17	10	3.5 x 10
10	683	4	4	139	77	0	34	35	17	10	3.5 x 10
11	645	4	4	136	75	0	29	35	22	10	3.5 x 10
12	790	4	4	139	77	0	34	35	17	10	3.5 x 10
13	630	4	4	136	75	60	29	35	20	10	3.5 x 10