

EMERALD

P E A R L



By Sweet Home Estates

Contemporary
Design Villas

Company Overview

Real Estate Development & Project Management

BOUTIQUE DEVELOPMENTS

Unlike conventional large-scale developments, Sweet Home Estates thrives on the intricacies of smaller, bespoke boutique developments. We understand that such endeavors demand meticulous attention to detail in both architectural and interior design aspects, allowing ample room for creativity and originality. This approach ensures that each property we deliver is truly unique, reflecting the distinct tastes and preferences of its future occupants.

EXPERIENCE AND EXPERTISE

With a rich legacy spanning two decades, Sweet Home Estates has established itself as a trusted partner in the realm of real estate development. Collaborating with leading property developers, we have exclusively managed a diverse array of projects primarily along the south-east coast, as well as in the Nicosia and Paphos



In an era where discerning homebuyers seek innovative architecture and distinctive interior design, Sweet Home Estates emerges as a premier player in the real estate market in Protaras and Ayia Napa Region. Focused on catering to the evolving demands of clients, we specialize in crafting exclusive projects that exude character and individuality.



districts of Cyprus. Our comprehensive suite of services encompasses planning and development consultancy, property and portfolio management, real estate consultancy, feasibility studies, project finance, and construction management.

PROJECT MANAGEMENT EXCELLENCE

At Sweet Home Estates, we take pride in our end-to-end project management approach. From the initial stages of planning and development to the final stages of construction, we ensure seamless execution at every step of the journey. Our dedicated team oversees the entire process, from exclusive sales to the delivery of title deeds to purchasers, guaranteeing a smooth and hassle-free experience for all stakeholders involved.

RECENT SUCCESSES

In recent years, Sweet Home Estates has spearheaded the successful completion of 15 projects in Ayia Napa and Protaras, comprising approximately 200 units. These achievements underscore our unwavering commitment to excellence and client satisfaction, as we continue to redefine the standards of luxury living in the real estate landscape.

In essence, Sweet Home Estates epitomizes a fusion of craftsmanship, creativity, and client-centricity. As we embark on the journey ahead, we remain steadfast in our pursuit of delivering unparalleled value and creating timeless spaces that captivate hearts and inspire lifestyles.



Our Excellent Services

LAND DEVELOPMENT

Planning and development advice, property and portfolio management, and construction management.

SALES MANAGEMENT

Marketing & Sales Administration, Contracts & Legal Coordination, Payment Management and After Sale.

PROPERTY MANAGEMENT

Long Term Rentals & Holiday Lets, Bill Payments, Cleaning, Gardening & Maintenance Services.

We know Property

Our team comprises 25 highly experienced and proficient permanent staff members who are dedicated to delivering exceptional services at the highest level of quality.

kingmaster | PROJECT
MANAGEMENT



imagine | VILLA
RENTALS

Project Location

- ▶ When we choose a house location, it is just as important as design, if not more.

In deciding to proceed with EMERALD PEARL Residences we chose what we believe to be the most intelligent location for an investor and we put the extra effort in to the design to make it equally appreciable for the long term home user as well as for the holiday maker.

What makes Ayia Napa the best investment location is the fact that the most magnificent beaches in Cyprus are located there, accommodates 30% of island tourists and for this reason it is attractive to the foreign investors searching to buy holiday homes.





Ayia Napa Marina

Nissi Beach

Musan underwater Museum

Emerald Pearl

Nissi Beach

Nissi Beach is the most well-known beach Cyprus and ranked among the top beaches in the Mediterranean Sea. It is situated in the Ayia Napa region on the island's south-east coast and is known for its golden sands and crystal clear waters. The beach is a popular destination for swimming, sun-bathing, and water sports, and there are a variety of accommodations available in the area, ranging from luxury hotels to budget-friendly apartments.

In addition to the beach, the resort offers a range of attractions and activities for visitors to enjoy, including restaurants, bars, night-clubs, and a variety of shops. Nissi Beach is a popular destination for tourists from around the world and is known for its lively atmosphere and beautiful surroundings.



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The project

- ▶ A 36-villa development with contemporary design including a collection of individual homes that are built with modern, sleek architectural styles and design elements. All homes feature open floor plans, large windows that allow for plenty of natural light, and clean, minimalistic interiors. They also have outdoor spaces with private swimming pools, decks and patios, that are designed for entertaining or relaxing.
The villas in this contemporary development also feature high-end finishes and materials, such as granite countertops, thermal insulated walls and slab, solar panels, pressure pumps.
In terms of location, Emerald Pearl located in a more urban setting, with easy access to sandy beaches, shopping, dining, and entertainment.
A prime location surrounded by natural beauty and offering a more serene and peaceful environment.
Contemporary design offering luxurious and stylish homes that are designed with the latest trends and technologies in mind!

“Emerald
Pearl”





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Villa Units



Project Details

36 units @ 4-Bed Detached Villas with Private Pools

Distances

Nearest Beach: 850m

Amenities: 650m

Nissi Beach: 1km

Town Center: 1.5km










Ayia Napa Marina: 3.5km



34.995225, 33.981440



Types of Houses

-  Type **A**
 Villas 02, 04, 06, 09, 11
-  Villa 13
-  Villa 29
-  Type **B**
 Villas 14, 16, 18, 20, 22, 24, 26
-  Villa 28, 30
-  Type **C**
 Villas 05, 07, 35, 36
-  Type **D**
 Villas 01, 03, 15, 17, 19, 21, 23, 25, 27, 31, 33
-  Type **E**
 Villas 08, 10, 12, 32
-  Type **E**
 Villa 34



Type A

(front elevation)

- ▶ 4 Beds
4 Baths

151 sq.m Internal
66 sq.m Covered Area

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Type A

(rear elevation)

- ▶ 4 Beds
- 4 Baths

151 sq.m Internal
66 sq.m Covered Area

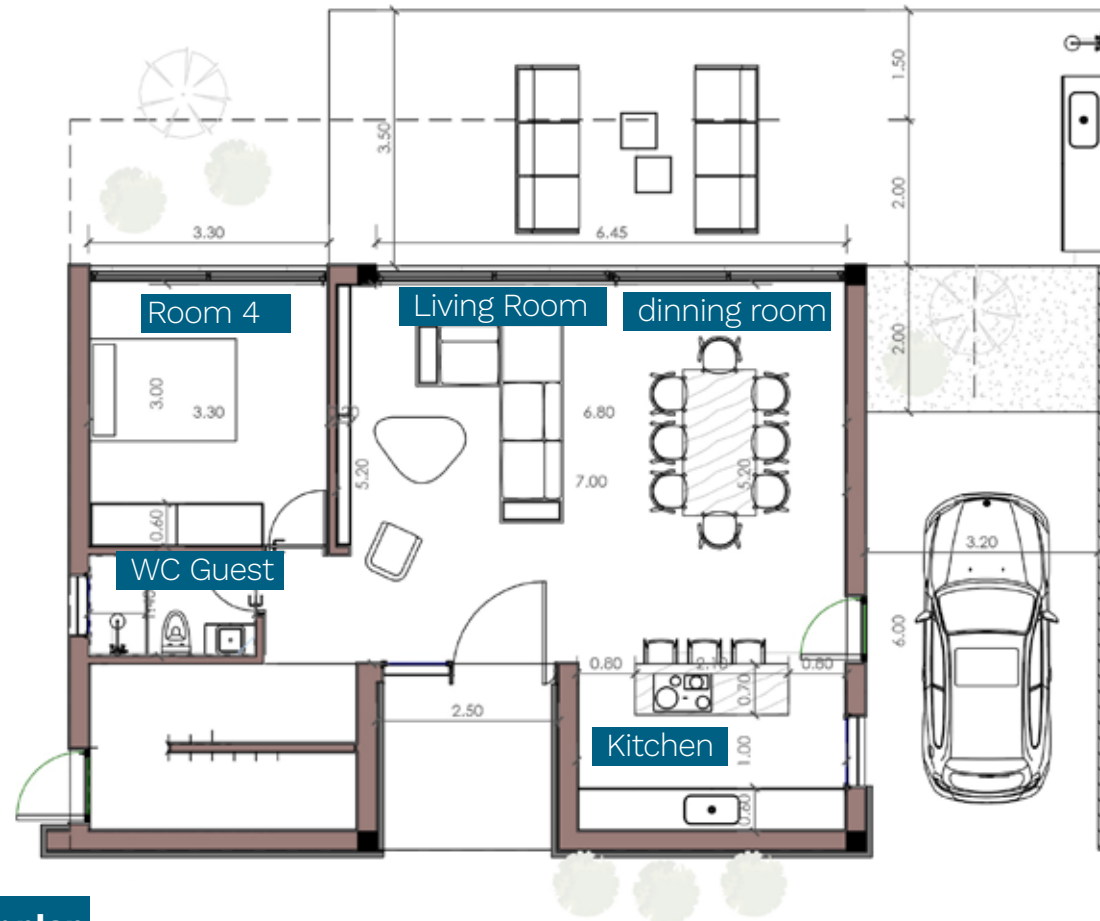


Prices from
€615.000 + VAT

151 sq.m²

66 sq.m Covered Area

FLOOR
Ground Floor



Ground Floor plan

TYPE A



Type B

(front elevation)

- ▶ 4 Beds
4 Baths

151 sq.m Internal
60 sq.m Covered Area

Type B

(rear elevation)

- ▶ 4 Beds
- 4 Baths

151 sq.m Internal
60 sq.m Covered Area

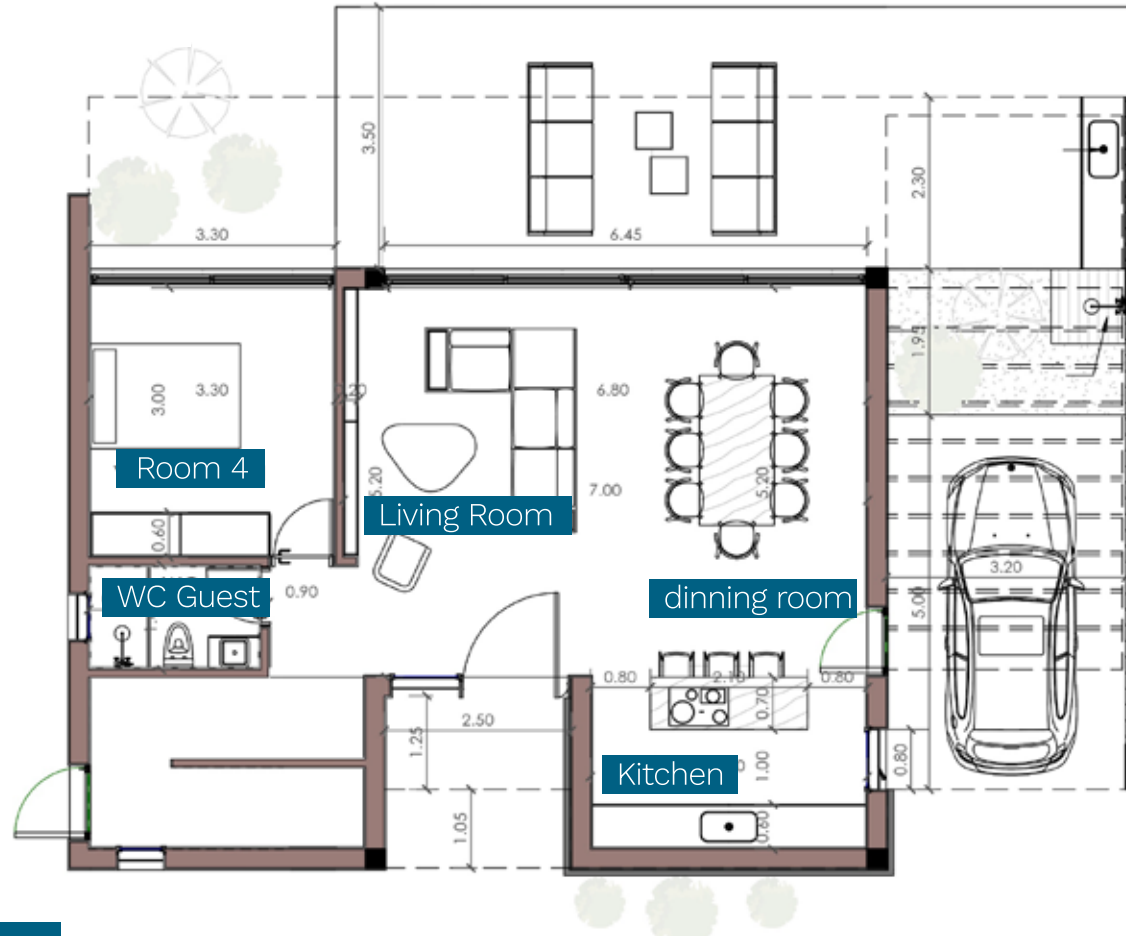


Prices from
€609.000 + VAT

151 sq.m²

60 sq.m Covered Area

FLOOR
Ground Floor



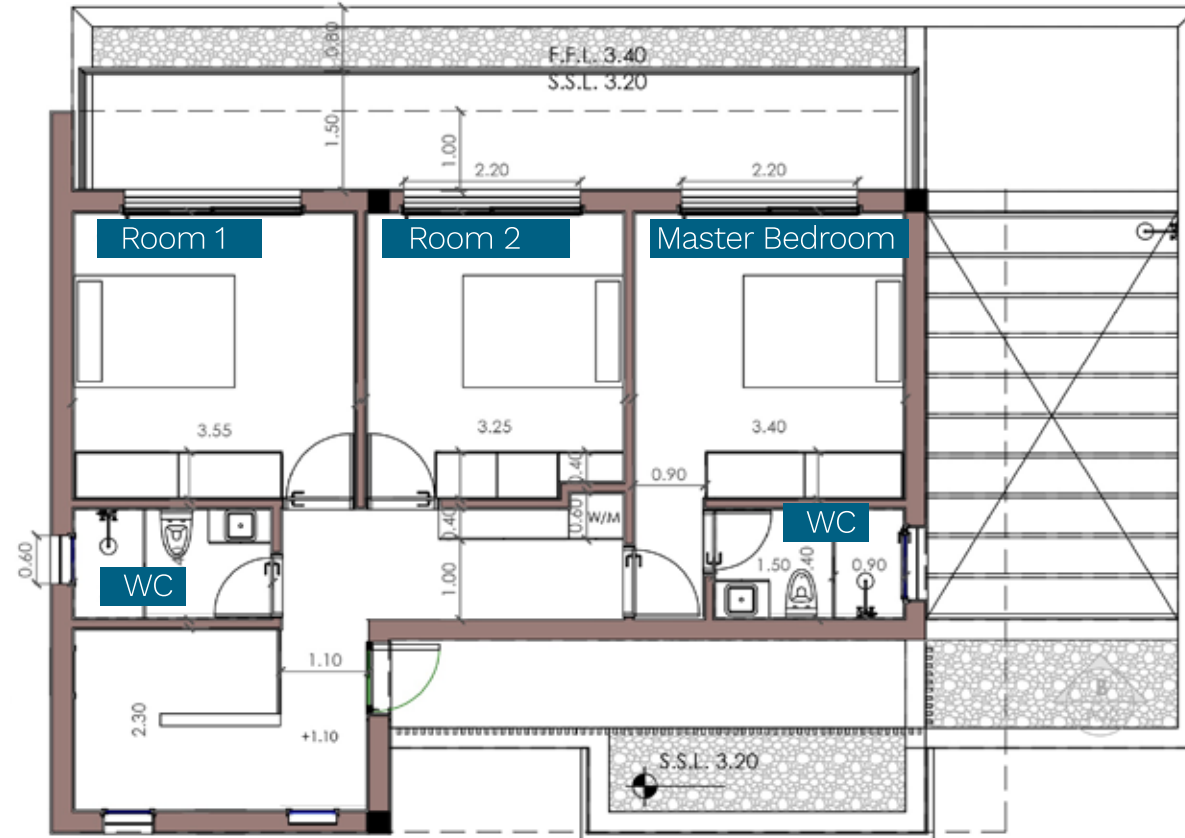
Ground Floor plan

TYPE B

151 sq.m²

60 sq.m Covered Area

FLOOR
Floor 1



Floor plan

TYPE B



Type C

(front elevation)

- ▶ 4 Beds
4 Baths

152 sq.m Internal
34 sq.m Covered Area

Type C

(rear elevation)

- ▶ 4 Beds
- 4 Baths

152 sq.m Internal
34 sq.m Covered Area

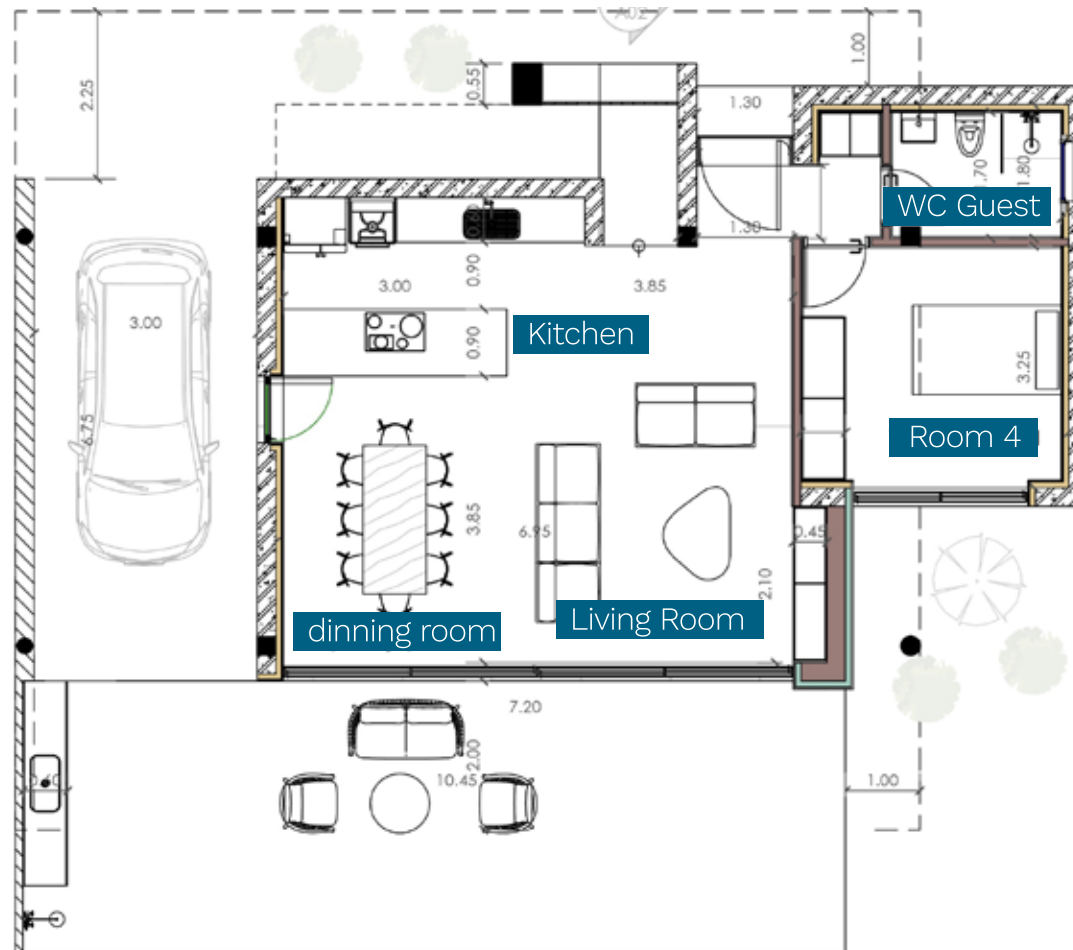


Prices from
€635.000 + VAT

152 sq.m²

34 sq.m Covered Area

FLOOR
Ground Floor



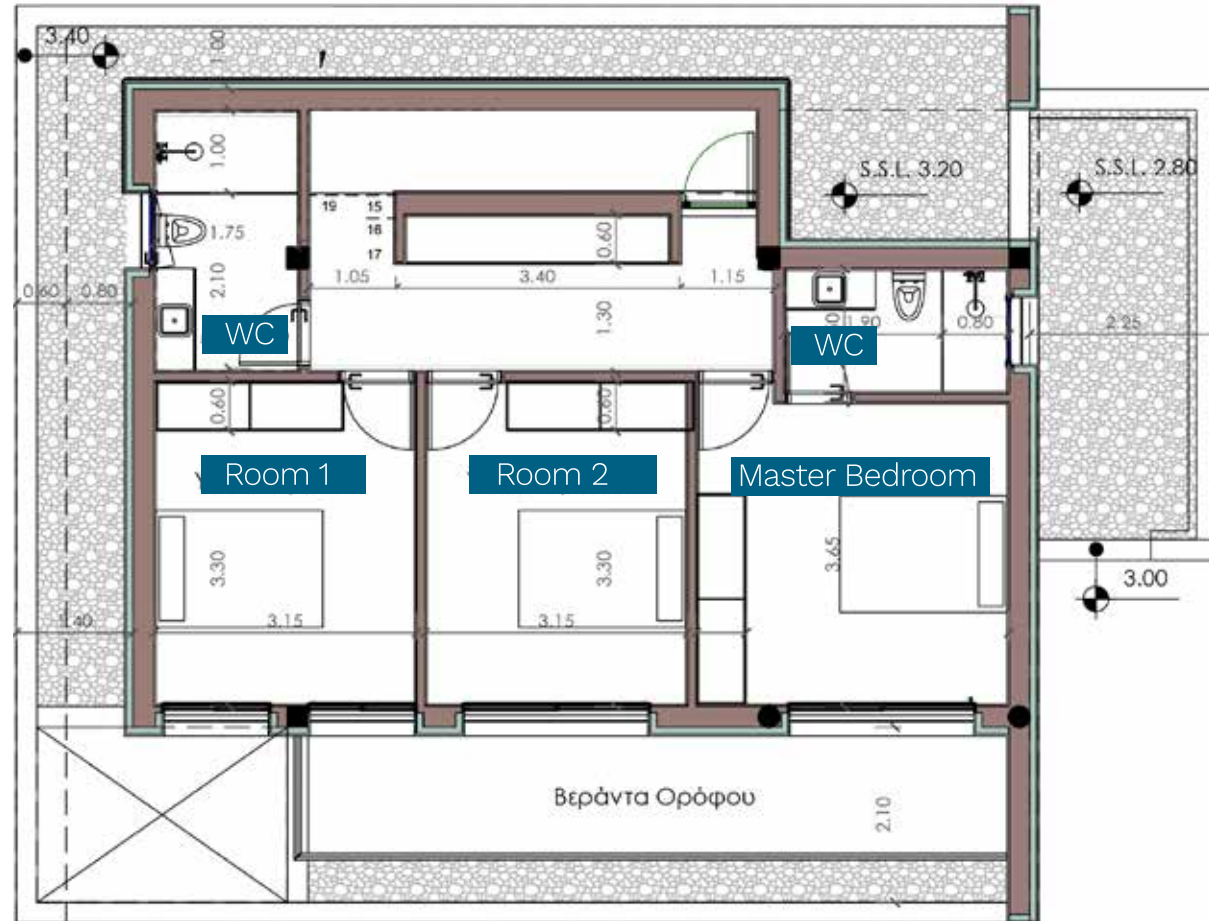
Ground Floor plan

TYPE C

152 sq.m²

34 sq.m Covered Area

FLOOR
Floor 1



Floor plan

TYPE C



Type D

(front elevation)

- ▶ 4 Beds
4 Baths

150 sq.m Internal
100 sq.m Covered Area

Type D

(rear elevation)

- ▶ 4 Beds
- 4 Baths

150 sq.m Internal
100 sq.m Covered Area

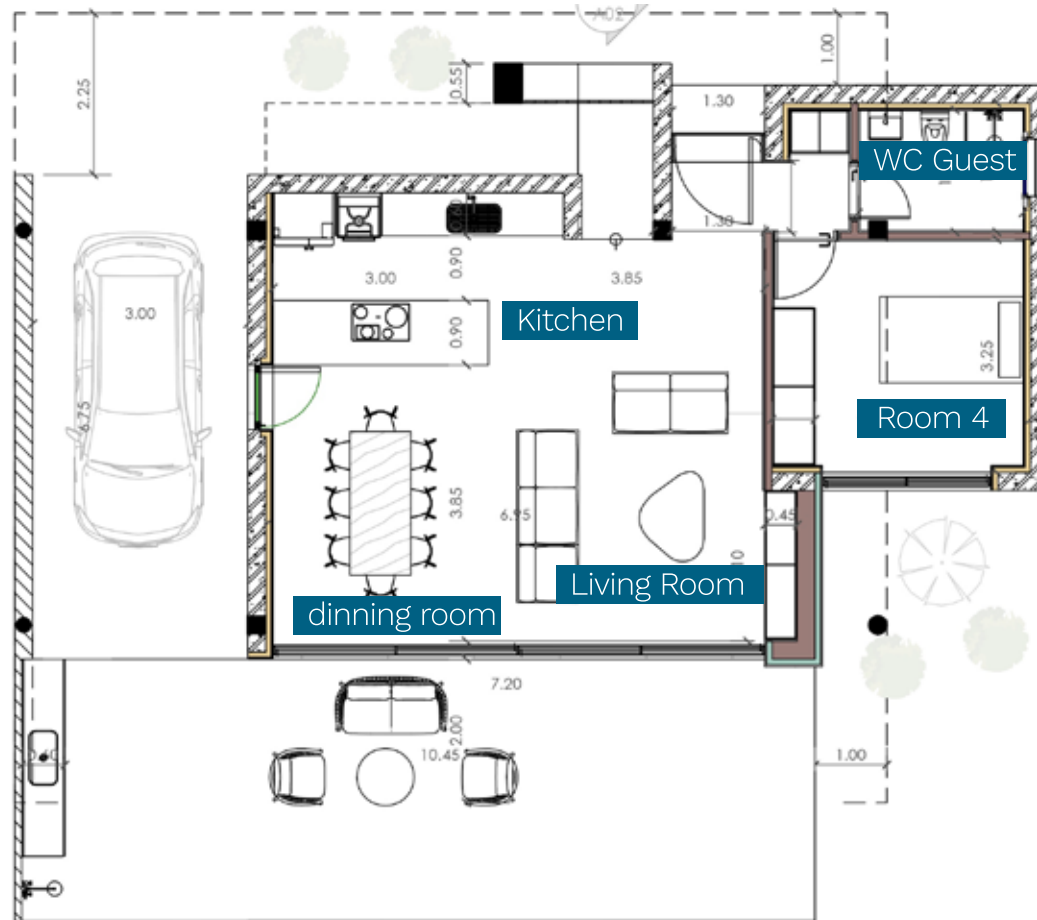


Prices from
€619.000 + VAT

150 sq.m²

100 sq.m Covered Area

FLOOR
Ground Floor



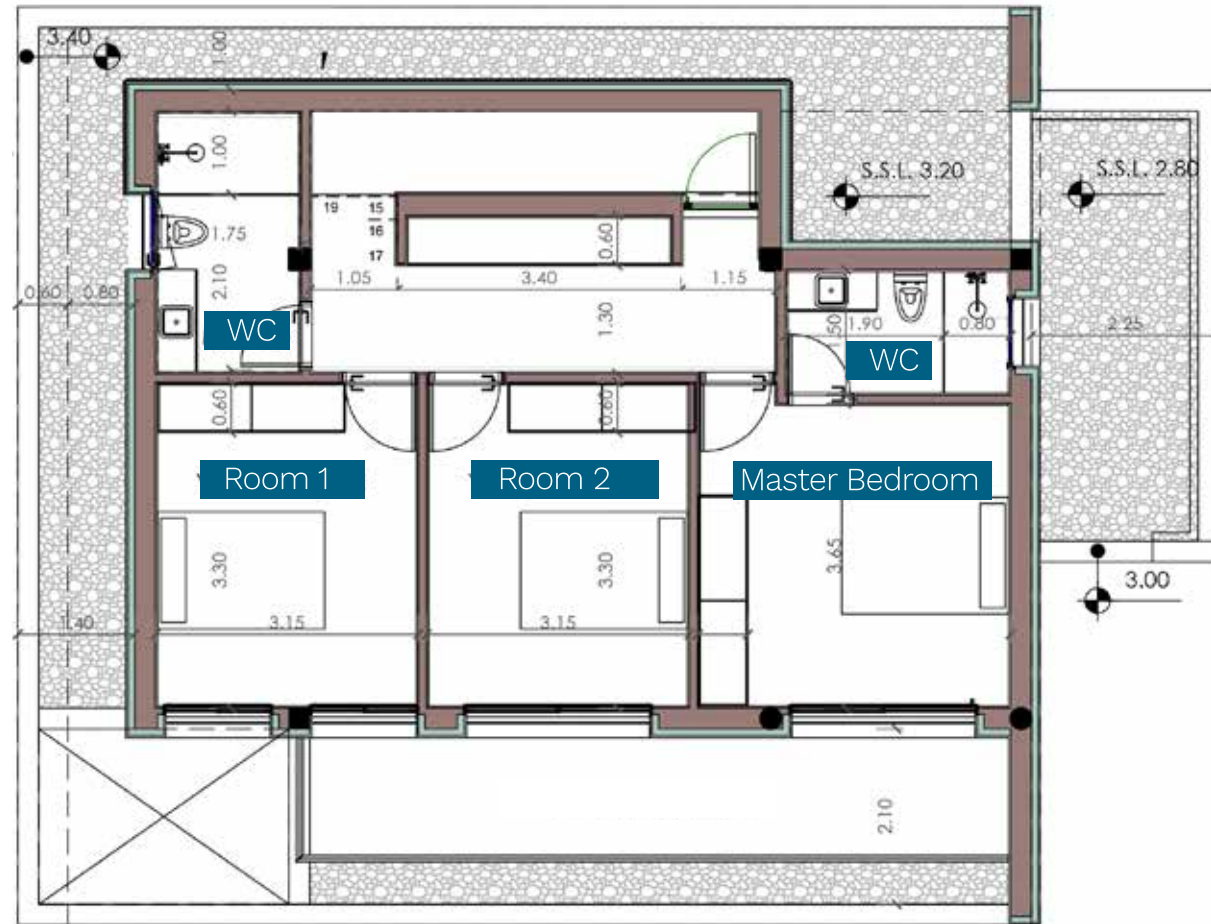
Ground Floor plan

TYPE D

150 sq.m²

100 sq.m Covered Area

FLOOR
Floor 1



Floor plan

TYPE D



Type E

(front elevation)

- ▶ 4 Beds
4 Baths

154 sq.m Internal
74 sq.m Covered Area

Type E

(rear elevation)

- ▶ 4 Beds
- 4 Baths

154 sq.m Internal
74 sq.m Covered Area



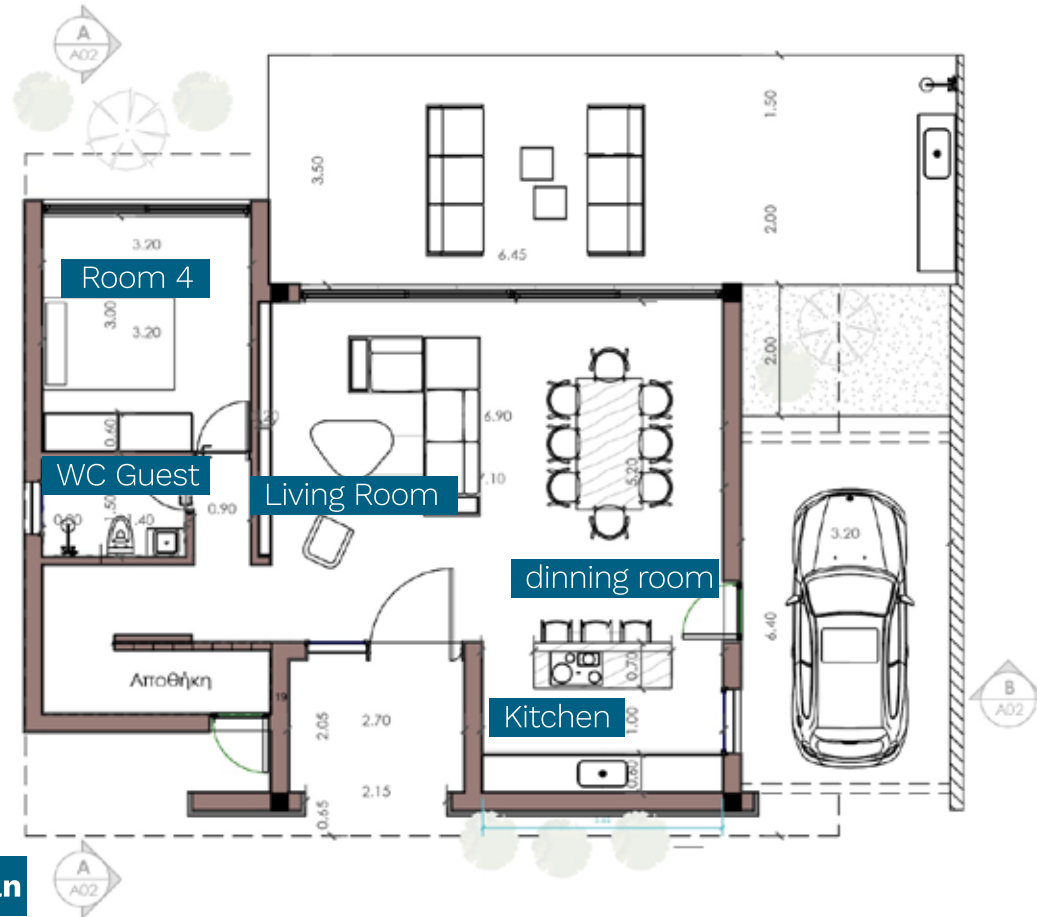
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Prices from
€620.000 + VAT

154 sq.m²

74 sq.m Covered Area

FLOOR
Ground Floor



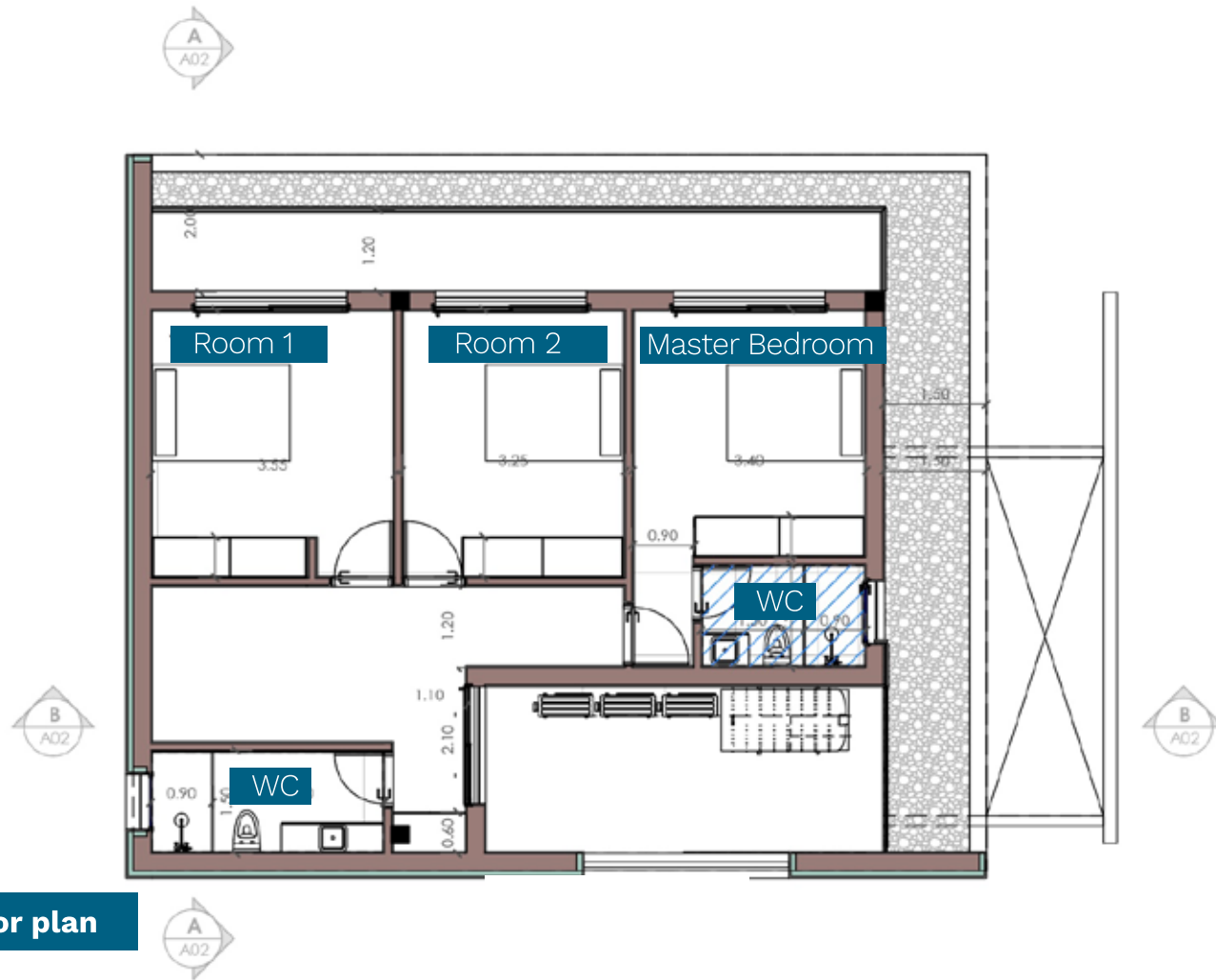
Ground Floor plan

TYPE E

154 sq.m²

74 sq.m Covered Area

FLOOR
Floor 1



Floor plan

TYPE E

The interior of Emerald Pearl

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EMERALD PEARL Interior

- ▶ Nestled within sleek architectural lines and contemporary design elements, our interior villas redefine sophistication. Each villa boasts an open floor plan flooded with natural light, courtesy of expansive windows, inviting the outdoors in.



Comfort & high quality designs

Step into the culinary realm of sophistication within the kitchens of Emerald Pear. Thoughtfully designed with a blend of functionality and elegance, these spaces inspire culinary creativity. Granite countertops gleam under the glow of modern lighting, complementing the sleek cabinetry and top-of-the-line appliances.





- ▶ Each meticulously designed space is a sanctuary of serenity, where sleek lines and premium fixtures create an atmosphere of refined comfort. Step onto heated floors and immerse yourself in a deep soaking tub, surrounded by elegant tile work and contemporary design elements.

Experience a spa-like retreat within the confines of your own home, where every visit to the bathroom becomes a moment of rejuvenation and tranquility.



Retreat of Elegance & Splendor

- ▶ With clean, minimalistic interiors, the focus remains on refined simplicity. Indulge in high-end finishes like granite countertops and thermal insulated walls, ensuring both opulence and functionality.

Experience the epitome of refined living in this exclusive enclave of luxury.





Contemporary design offering luxurious and stylish homes that are designed with the latest trends and technologies in mind!



Commitment to Excellence





WE KNOW PROPERTY

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