



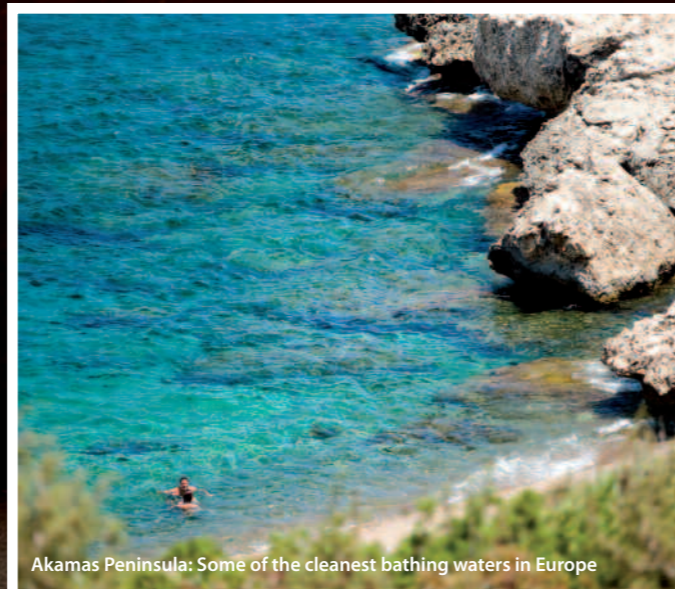
Villa Epsilon: The L-shaped design provides privacy



Villa Beta: Wide, so every room can enjoy a sea view



Infinity pool at the Cap St Georges show villa



Akamas Peninsula: Some of the cleanest bathing waters in Europe

Sunsets, sea & seclusion

Every now and then, a developer spots a genuine gap in the market. In the case of London-based architect Georges Andraos, he and a house-hunting client spotted the absence from Western Cyprus of any luxury residential development that could bear the close scrutiny of a professional eye. The result was Cap St Georges.

The approach to Cap St Georges in the western part of Greek-speaking Cyprus is via pretty country roads lined with banana palms and lavender. It isn't a location you are likely just to stumble across, but once you see it, you understand in an instant why Mr Andraos chose it. "I was searching for a plot of land on the coast that looked west out to sea, because the sunsets here are gorgeous," he explains. "The site needed to be remote; and it needed to be on a slope, so that none of the villas would suffer from poor relation syndrome. The icing

on the cake was Yeronisos Isle, also known as Cleopatra's Isle, which lies just offshore and provides the perfect focus for the eye."

Contemporary comfort

The architectural style is refreshingly contemporary, with large picture windows, wide open spaces and plenty of shading – no pan-Mediterranean pastiche here! Mr Andraos explains, "We are a low impact development, using a combination of modern and traditional technology to provide the ultimate blend of luxury and environmental responsibility. For example, with 40°C summers, we are installing state-of-the-art air-conditioning, but the way the houses are designed, you might never feel the need to use it. You can live comfortably at Cap St Georges all year round."

Tom Wiseman-Clarke, sales and marketing, explains another aspect of Cap St Georges, "We

are partnering with the leading Cyprus hotel chain, Thanos Hotels, owners of the five-star Anassa, Almyra and Annabelle hotels. One phone call before you arrive, and your villa will be prepared for you, cleaned top to bottom, with fresh linen on the beds and dinner on the table. Cap St Georges will combine all the luxury of a five-star hotel, with the convenience of an extremely spacious house furnished and decorated to your tastes, and your name on the title deeds."

Cap St Georges is opening in July 2011 and villas in Phase A range from 295 to 404m² (three to four bedrooms respectively), all with private pools, gardens and stunning sea views. A 600m² beachfront clubhouse is also being built. Buyers are currently being invited to participate in the design of their interiors and gardens and can continue to do so until April 2011.

Further information

Tom Wiseman-Clarke:
+44 (0)20 7352 6766
e: twc@capstgeorges.com
w: www.capstgeorges.com