

## **Alpino Island**

The **Alpino Island** investment project stands out from the company's previous developments thanks to its unique concept and exceptional design.

This exclusive villa complex is located in one of the island's most picturesque areas- just 10 km from Kyrenia, on the border between the charming villages of Lapta and Karsiyaka, which have preserved their natural beauty and authentic Cypriot spirit.

At **Alpino Island**, you will truly experience harmony between man-made elegance and untouched nature. Just imagine greeting the sunrise with a cup of aromatic coffee, and ending your day with a glass of fine wine, mesmerized by an unforgettable sunset...

This project is a perfect fit for romantic couples as well as families seeking a luxurious, serene lifestyle by the sea.

Enjoy the breathtaking views of the Mediterranean Sea and the Kyrenia Mountains!

The *Alpino Island* complex will feature **17 villas**:

- **11** detached villas
- **6** townhouses

All surrounding a massive **980 m<sup>2</sup>** swimming pool designed as the heart of the community.

Within the pool area, guests and residents will find small islands with sunbathing zones, lounge spaces, and a stylish bar, all connected by elegant wooden bridges.

The architecture, interior design, proximity to the sea, and stunning panoramic views are sure to impress even the most discerning buyers.

Each home offers **140-143 m<sup>2</sup>** of living space plus a **48 m<sup>2</sup>** private rooftop terrace, available in **2+1 or 3+1** layouts.

As in our previous projects, only premium-class materials and finishes will be used, including:

- Infrastructure for VRF air conditioning systems (outdoor units to be installed by the owner)
- Underfloor heating structure (option for independent gas or electric boiler)
- Open glass bio-fireplace, visible from all four sides
- Double-glazed aluminum windows
- Sanitary ware by a top German brand
- Smart, efficient floor plans and spacious rooms
- Rooftop terrace BBQ area

**Construction Start:** January 2024

**Completion Date:** Q2 2026