



ERA RESIDENCES

Modern Living Experiences



A NEW ERA OF PAPHOS LIVING

Welcome to Risera Properties, your leading real estate partner in Paphos. Driven by a deep-seated passion for this dynamic market in the most beautiful region in Cyprus, we are ushering in a new era of Paphos, enhancing living standards living through our diverse portfolio of superior-quality residential options.



WELCOME TO ERA RESIDENCES

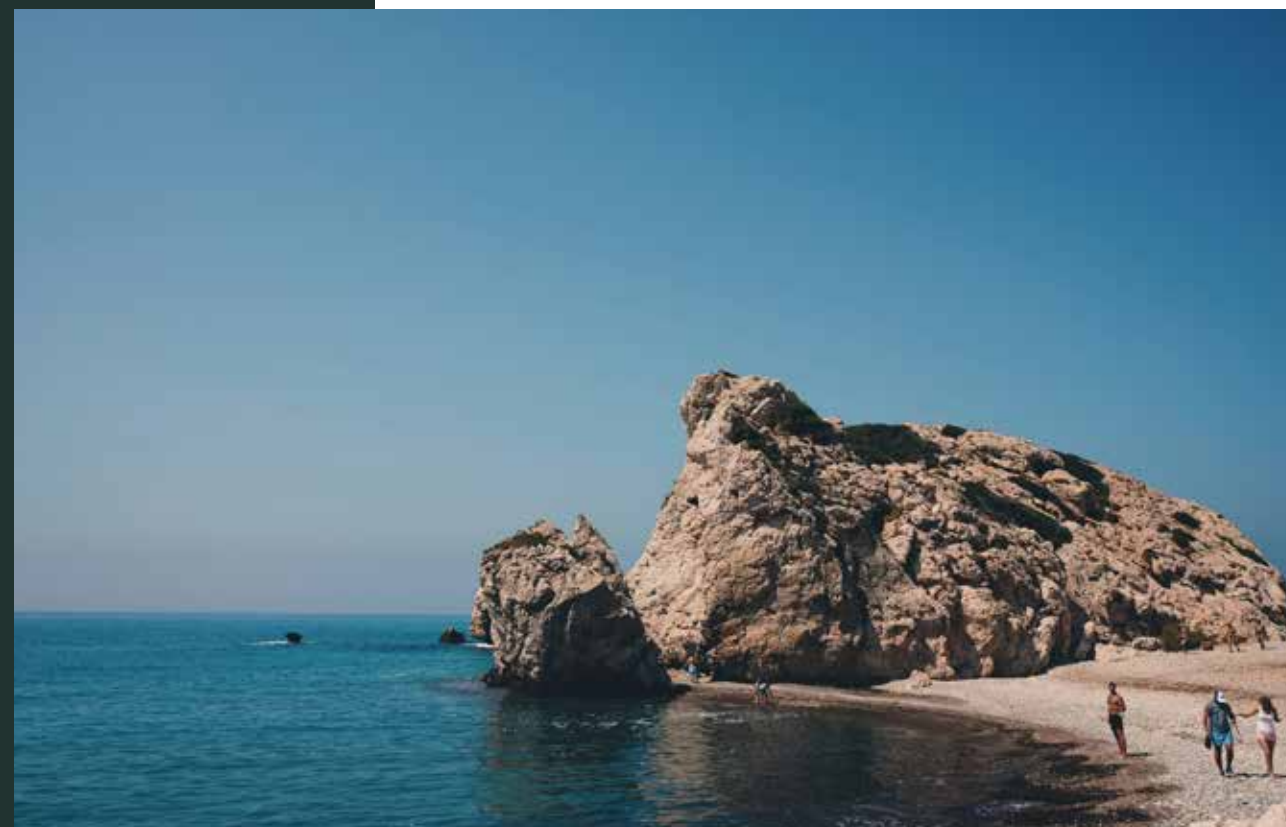
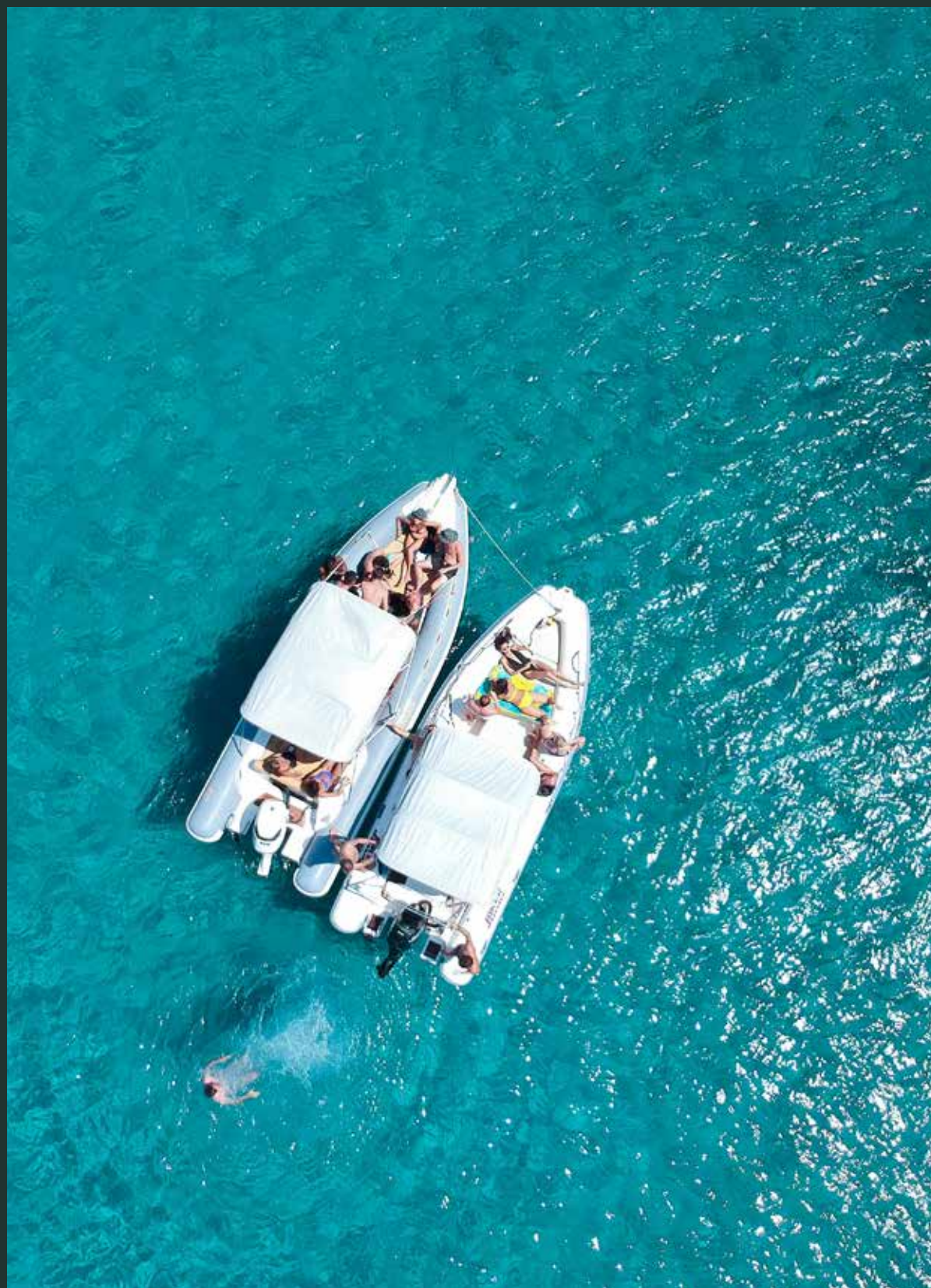


Era is designed to elevate urban living in the bustling heart of Paphos. This boutique development offers a fresh take on contemporary lifestyle residences, with 24 modern apartments purposefully designed for comfort and convenience.



SHAPING FUTURE LIVING EXPERIENCES





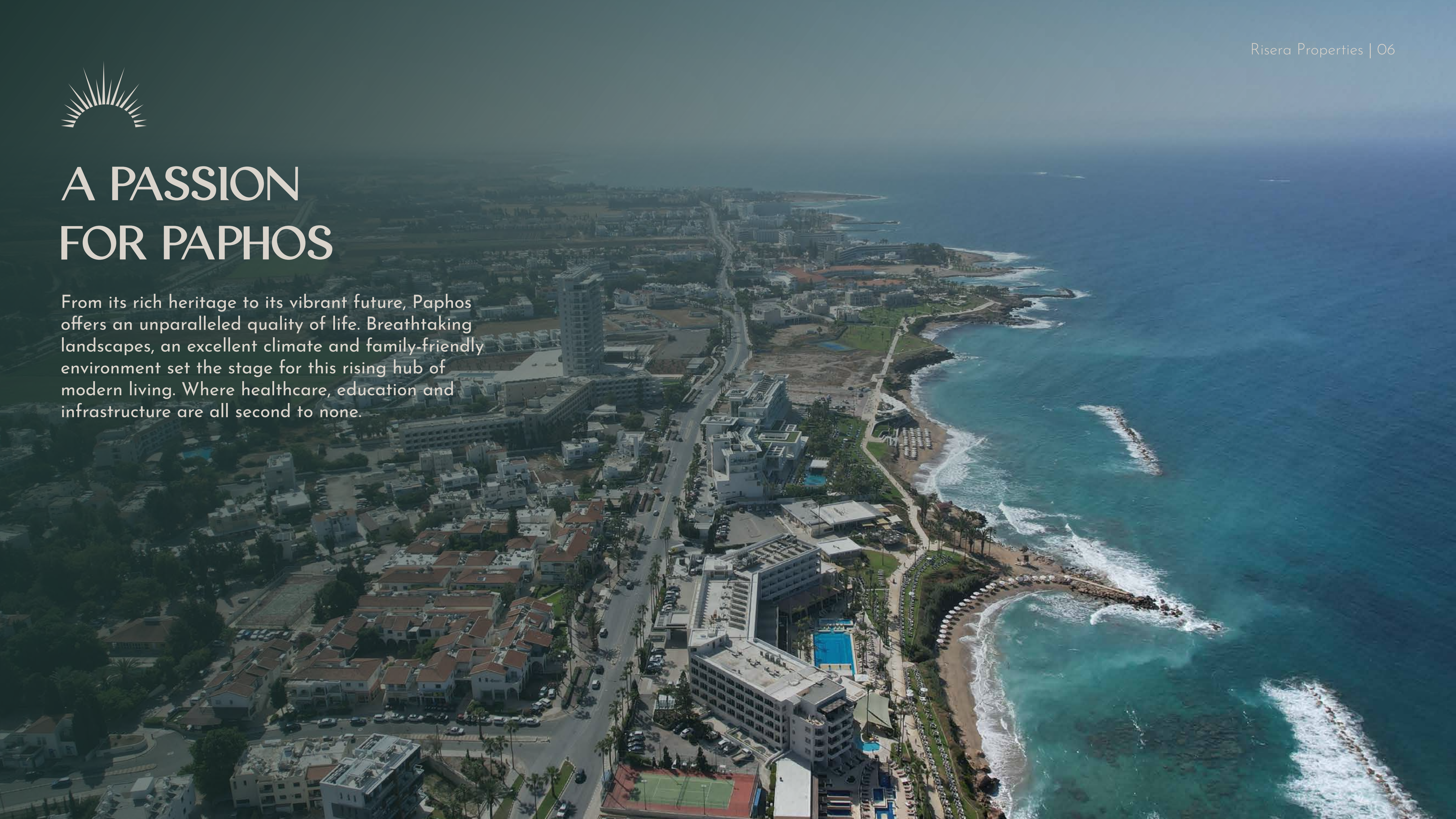
A GLITTERING MEDITERRANEAN GEM

Explore the unique blend of culture, history and natural beauty that defines Cyprus - a sparkling Mediterranean jewel promising an enticing lifestyle for all those who choose to call it home.



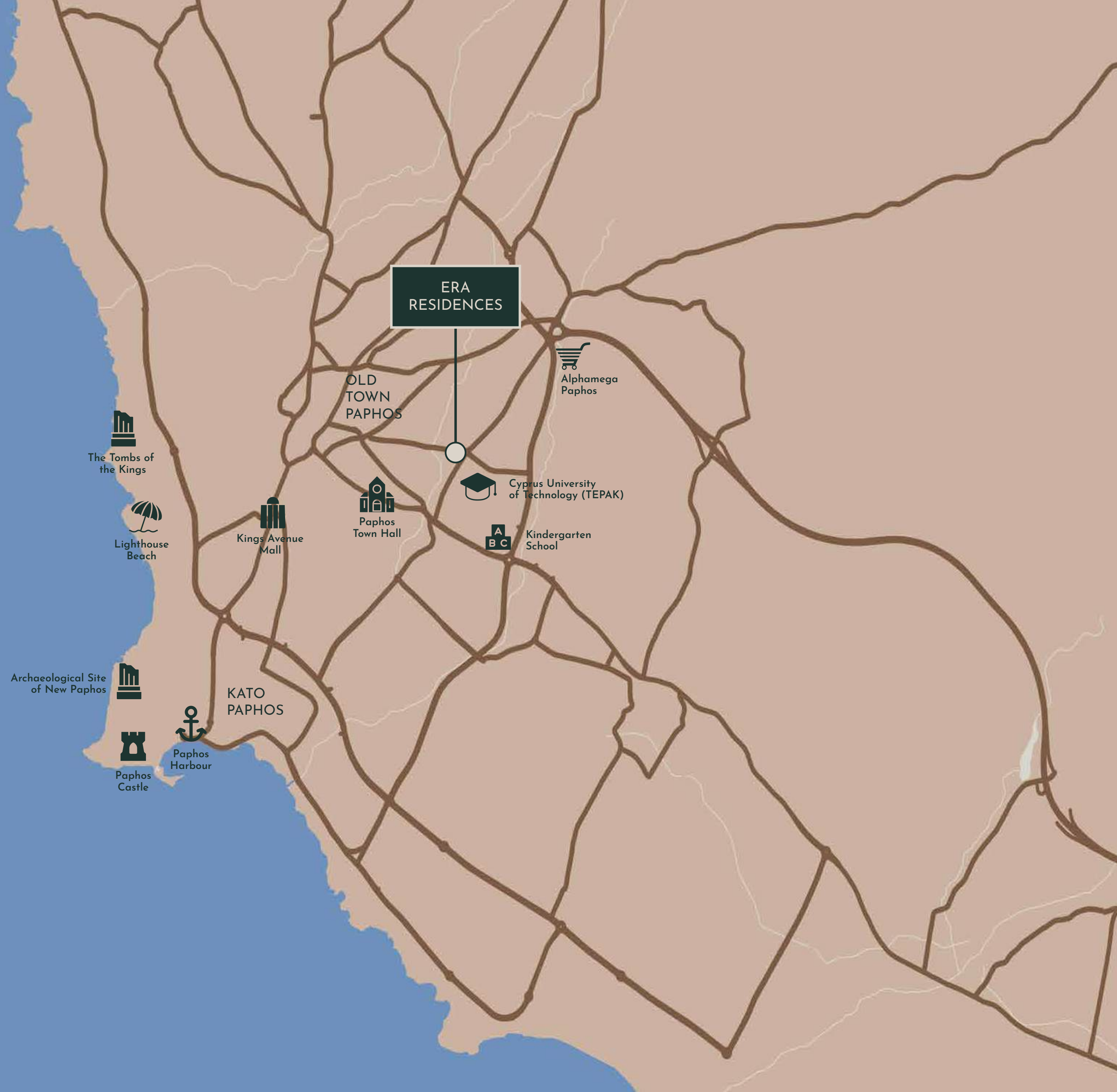
A PASSION FOR PAPHOS

From its rich heritage to its vibrant future, Paphos offers an unparalleled quality of life. Breathtaking landscapes, an excellent climate and family-friendly environment set the stage for this rising hub of modern living. Where healthcare, education and infrastructure are all second to none.



HOME AT THE HEART OF PAPHOS

Positioned within easy access to the old town and key landmarks, Era enjoys a prime location in the heart of Paphos. Just moments from the Technological University of Cyprus (TEPAK), Era is close to all amenities, shopping centres, dining, culture and leisure facilities, for unparalleled convenience. Everything you need is right on your doorstep, ensuring a lifestyle of ease and accessibility in one of the most desirable locations in Paphos.



TEPAK	_____	2 mins
Paphos Old Town	_____	3 mins
Kindergarten School	_____	3 mins
Elementary School	_____	4 mins
Kings Avenue Mall	_____	6 mins
Beach	_____	9 mins
Old Port	_____	10 mins

AN AREA FULL OF PROMISE

Era offers a prime opportunity for investors to gain a strategic foothold in one of Paphos's most promising neighbourhoods. With the recent establishment of the Technological University of Cyprus (TEPAK), the area is set to become a vibrant new educational hub, with significant growth potential.

ERA
RESIDENCES





MASTERFULLY DESIGNED FOR MODERN LIVING

This exclusive project comprises 24 apartments, spread across four floors. Thoughtfully laid out for a lifestyle of comfort, convenience and luxury, the masterplan seamlessly fuses modern amenities with the beauty of the region.



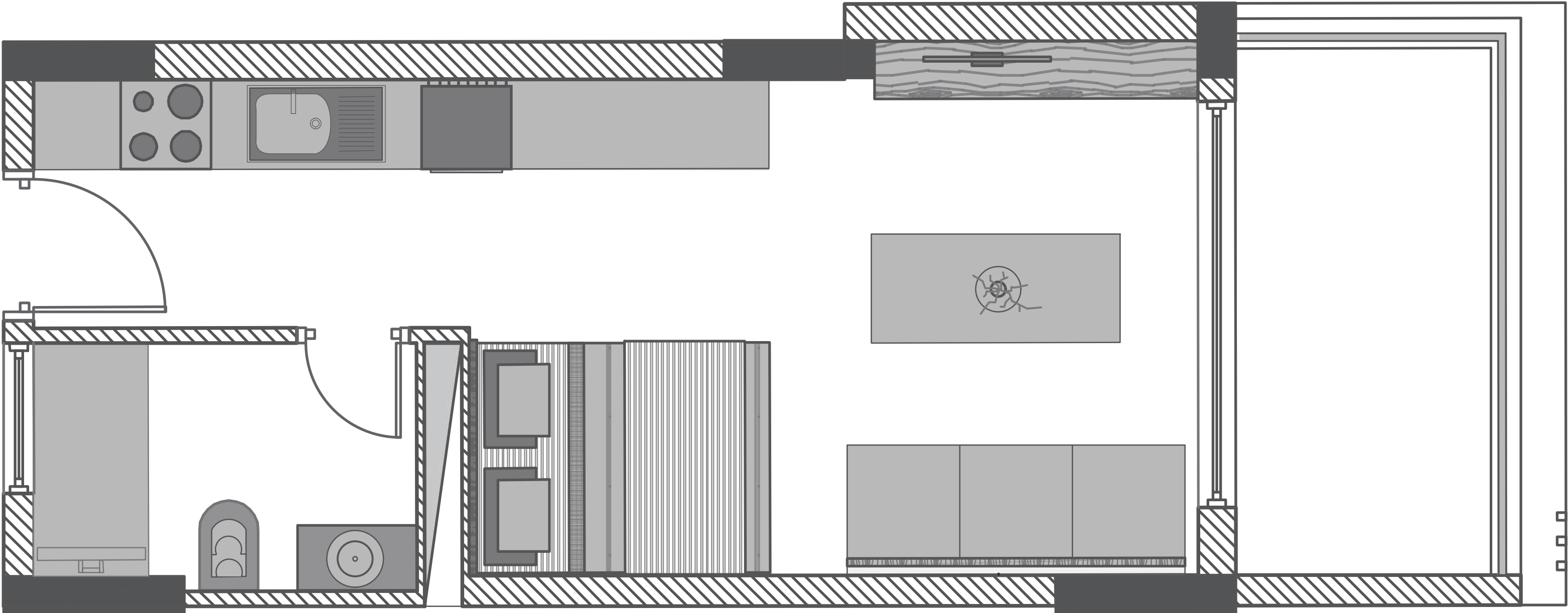


CHOOSE THE PERFECT SPACE FOR YOU

Era offers a variety of layouts designed for every lifestyle. From welcoming studios to generous one-bedroom and two-bedroom homes.

STUDIO APARTMENT

Internal Area	35m ²
Covered Veranda	7m ²



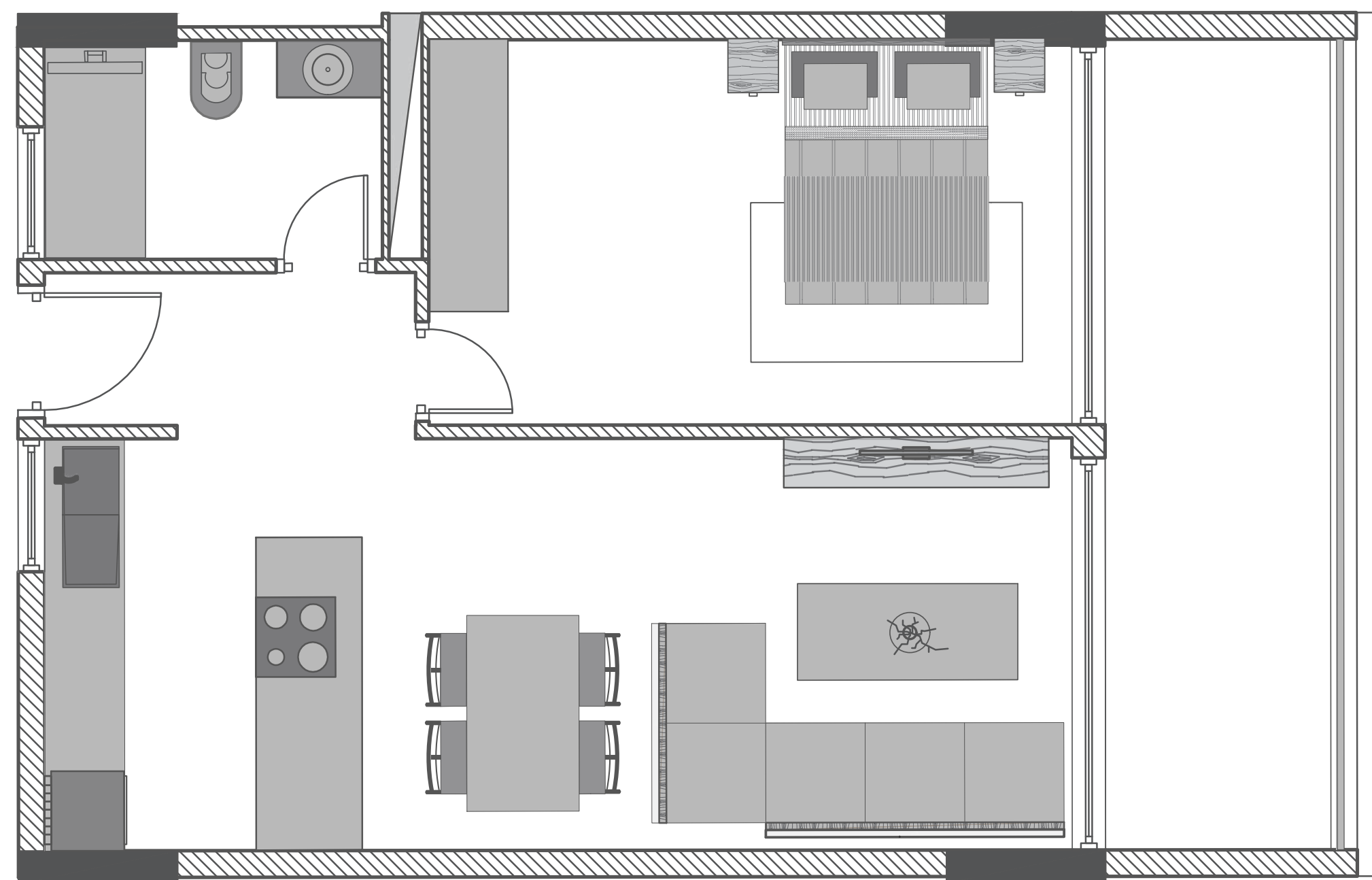
1 BEDROOM APARTMENT

Internal Area

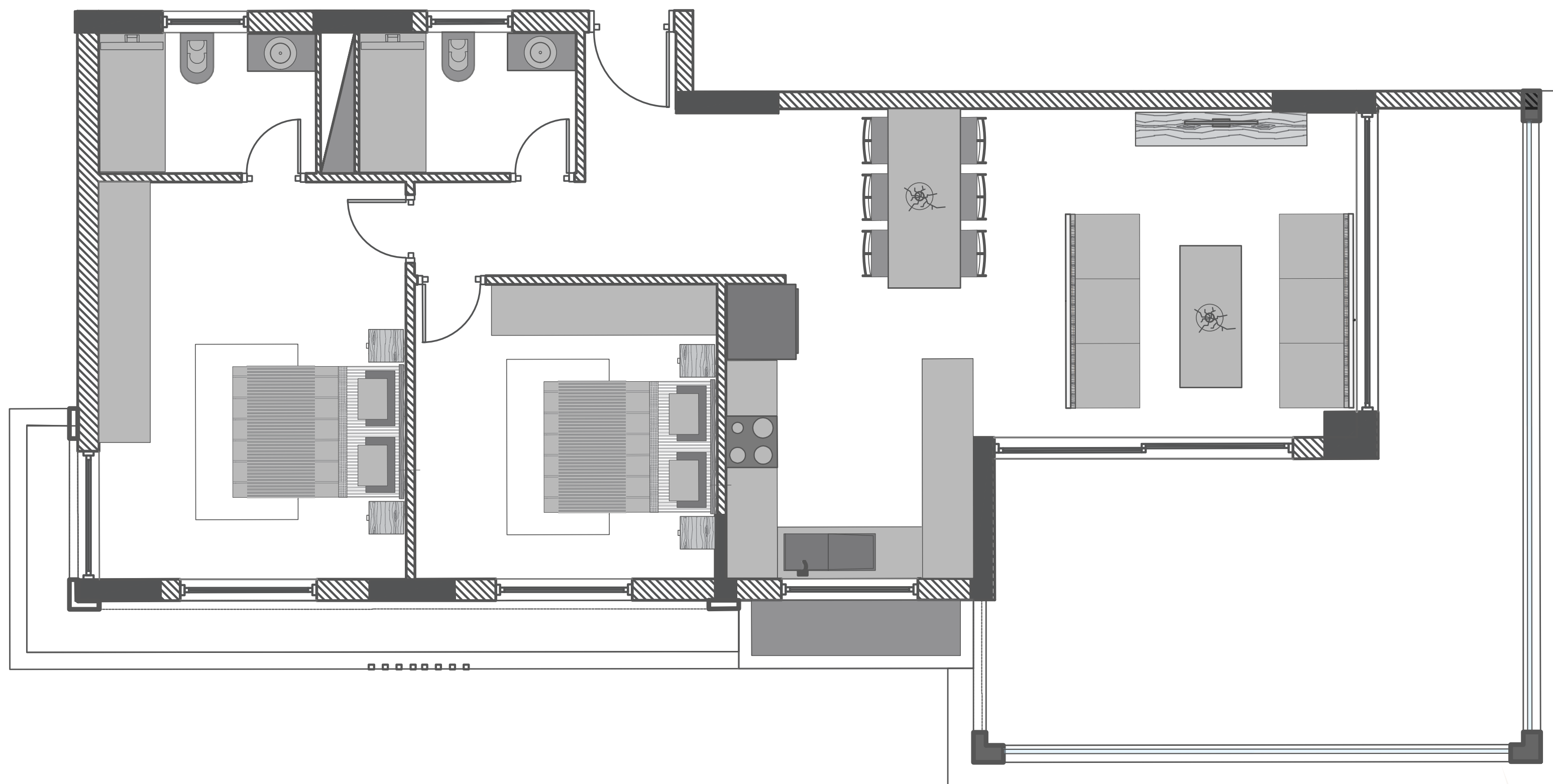
50m²

Covered Veranda

12m²



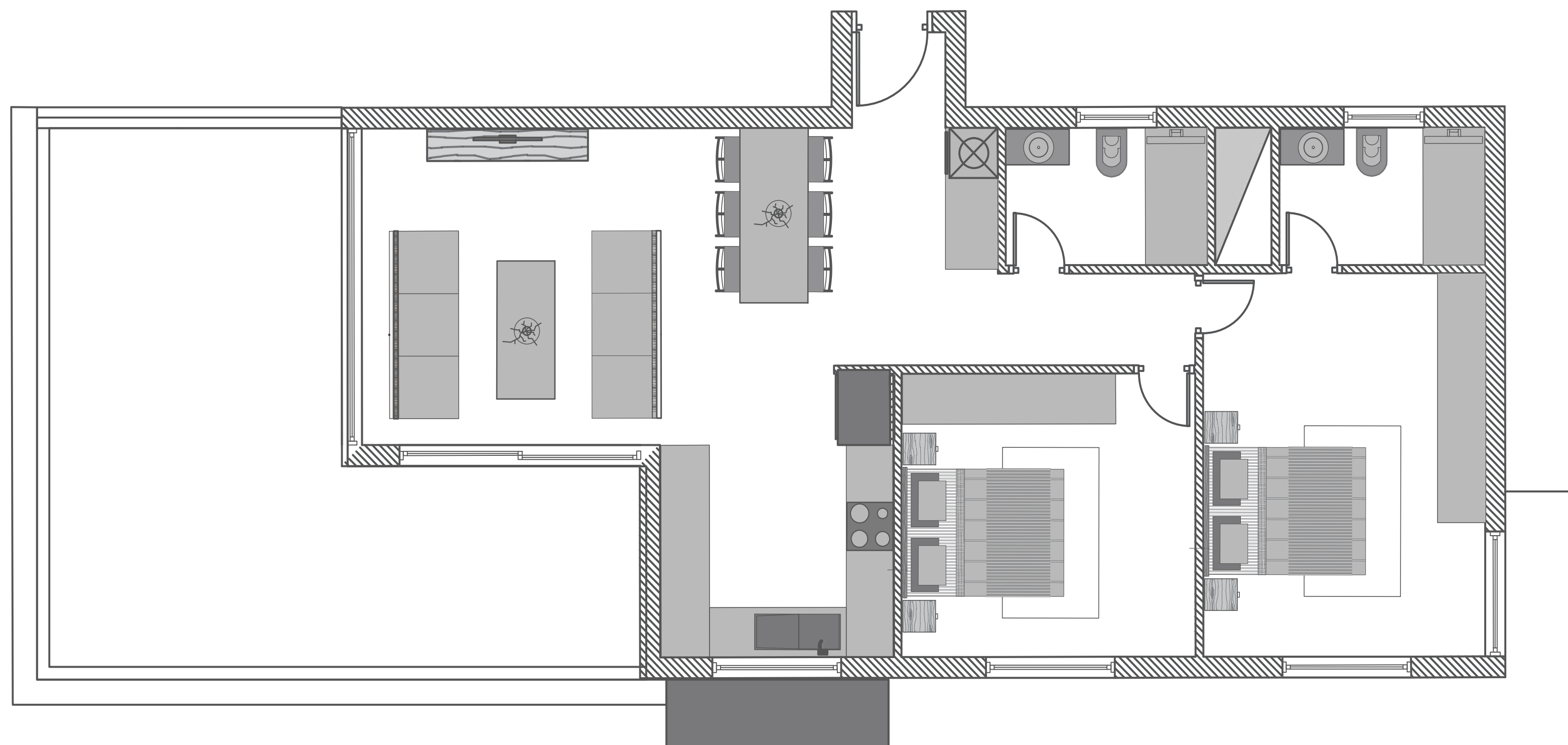
2 BEDROOM APARTMENT TYPE A



Internal Area	85m ²
Covered Veranda	8m ²
Uncovered Veranda	23m ²

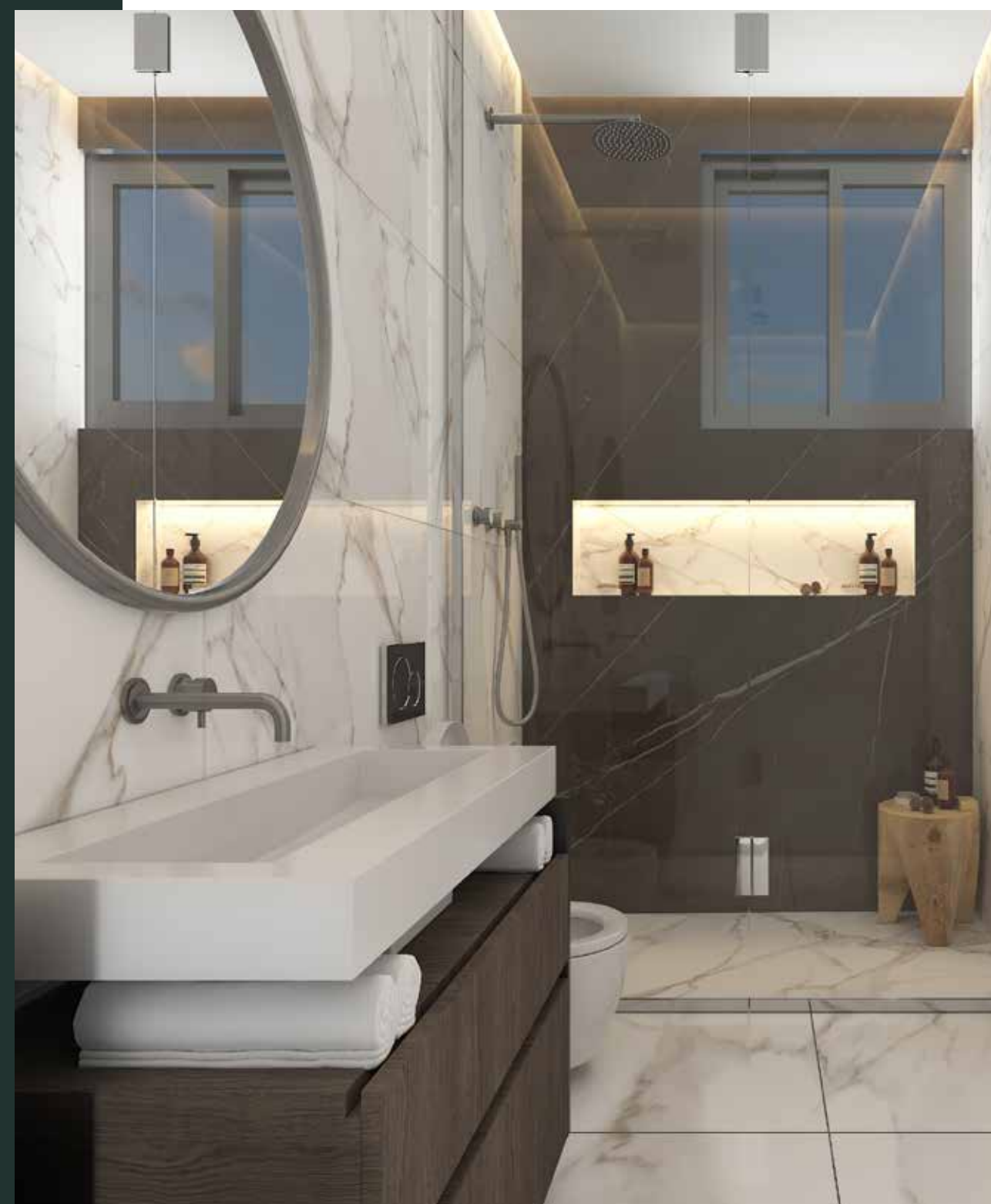


2 BEDROOM APARTMENT TYPE B



Internal Area	87m ²
Covered Veranda	16m ²
Uncovered Veranda	19m ²





UNMATCHED INTERIOR DETAILS

Discover the epitome of modern living at Era Residences, where every detail speaks of unparalleled craftsmanship and elegance. From exquisite ceramic tiles to designer sanitary fittings, each element is meticulously curated to redefine modern comfort and style. Welcome to a home where impeccable finishes meet your every expectation.

FINISHES

Walls & Ceiling Finishes

- Internal Wall Surfaces: Plastered (3 layers) and painted with high-quality emulsion paint (3 coats) in white.
- External Wall Surfaces: Plastered (3 layers) and painted with high-quality emulsion paint (3 coats) in white.
- Ceiling Finishes: Fair-faced concrete painted with high-quality emulsion paint (3 coats) in white.
- Bathrooms and Toilets: Surfaces tiled with glazed ceramic up to 2.20m from the finished floor.
- Kitchen: Wall surfaces between workbenches and cupboards tiled with glazed ceramic.

Floors

- All internal floors fitted with high-quality ceramic tiles and matching skirting board. Clients can select a different tile from a provided choice.

Garden Area & External Walls

- Driveway: Stamped concrete finish.
- Boundary Walls: One-meter-high wall along the boundaries.
- External Lighting: Suitable fittings installed at front/back doors, garage doors, and balconies/verandas, including garden lighting.
- Parking Gate Entrance: Metal gate, 3m wide by 1m high.
- Stone Cladding & Wood Effect Tiles: On external walls as per drawings.
- Pergola: Made of pressure-treated wood and stainless steel as indicated on drawings.

Sanitary Units

- High-quality, white, EU standard sanitary fittings including suspended toilets with concealed cisterns, shower enclosures, high-quality sinks and faucets, designed vanity units with mirrors, and high-quality chrome taps and overhead shower fittings.

Carpentry, Aluminium & Steel Works

- Internal Doors: Laminate doors and frames in a selection of colors, with a choice of handles and knobs. Options for paint or veneer finish, with magnetic locks.
- Windows: Sliding, double-glazed thermal type aluminum windows. Optional insect safety nets available.
- Bedroom Wardrobes: Custom wardrobes with melamine finish and laminate doors.
- Kitchen: Granite workbenches in various colors, cupboards with melamine finish and laminate doors.
- Bathroom: Cabinets with melamine finish and laminate doors.
- Stairs & Railings: Combinations of glass in common areas and balconies, reflecting the contemporary style of the property.

Additional Finishes

- Exterior Cladding: Luxurious materials selected by the project's architect - Grafiato, HPL-wood, and fair-faced concrete.
- Entrance Lobby: Designed entrance lobby.
- Elevator: Schindler's spacious elevator (up to 6 passengers-minimum).
- Garden Beds and Common Areas: Landscaping and common areas development according to the architect/

landscape architect's plan.

- Electric Entrance Gate: Electric entrance gate to the building's parking lot with mobile remote-control app or car number recognition.
- Flooring: High-quality marble flooring (80x60 or 100x60 cm).
- Windows: Aluminum windows with insulated glass. Insect safety nets available at additional cost.
- Entrance Door: Designed entrance door.
- Interior Doors: Soundproof interior doors with a magnetic mechanism.
- Bathrooms: Four-way multi-function shower, high-quality wall and floor tiles (several designs for customer selection), suspended toilets with concealed cisterns, shower enclosure with a door (bathtub at an additional cost), high-quality sinks and faucets, and designed vanity unit with a mirror.
- * Kitchen: Lower and upper cabinets in a variety of colors for customer selection, includes upper I.B unit + kitchen appliances (bonus for the first 10 purchasers - refrigerator, oven, dishwasher, steam collector, and induction stove included), marble work surface, island/counter in 2-room apartments with no extra cost.
- Balcony: Non-slip granite porcelain tiles in a variety of colors (including wood-like design), water-protected electrical point, and water point.



A GLIMPSE BEHIND THE CURTAIN



TECHNICAL SPECIFICATIONS

Structural Frame

- High-strength reinforced concrete structure (foundations, slabs, columns, beams) designed according to Eurocodes.

Walls (Non-Loadbearing)

- High-quality hollow clay bricks, 250mm wide for external walls, 100mm or 200mm for internal walls.

Thermal & Water Insulation System

- Thermal Insulation: External EPS 8cm with cement reinforcing plaster, finished with three coats of washable emulsion paint.
- Waterproofing: Roof system with Blue EPS 50mm insulation boards, screed concrete layer, 4mm asphalt sheet membranes, and UV reflective paint. Optional underfloor heating.

Electrical Installation

- Complete electrical installations per Electrical Authority of Cyprus (EAC) standards, including doorbells, telephone points, TV installations, kitchen and living area points, sockets, switches, and waterproof sockets on balconies. Additional sockets or lights available for extra charge.

Plumbing & Sanitary Installation

- Standard pipe-in-pipe system, drainage pits per building authority requirements, plastic pipes and fittings for hot/cold water and sanitary systems. Immersion heater system with solar panels (150L boiler) and 800m³ cold water tank.

Air Conditioning and Heating

- Provisions for air-conditioning in living rooms and bedrooms, with wall-mounted units in studios. Optional

Additional Technical Specifications

- CCTV Provision: Provision for CCTV installation.
- TV and Communication Points: TV and communication points in every room (including living room); in the kitchen at an additional cost.
- Intercom System: Intercom system with a color screen.
- Solar Water Heating System: Solar water heating system.
- Underfloor Heating System: Available at an additional cost.
- Private Parking Space: Dedicated parking space for each unit.
- Preparation for Electric Heating: Preparation for electric heating in bathrooms.
- Three-Phase Electricity: One point in the kitchen.
- Dishwasher Preparation: Preparation for a dishwasher (except in studio apartments).



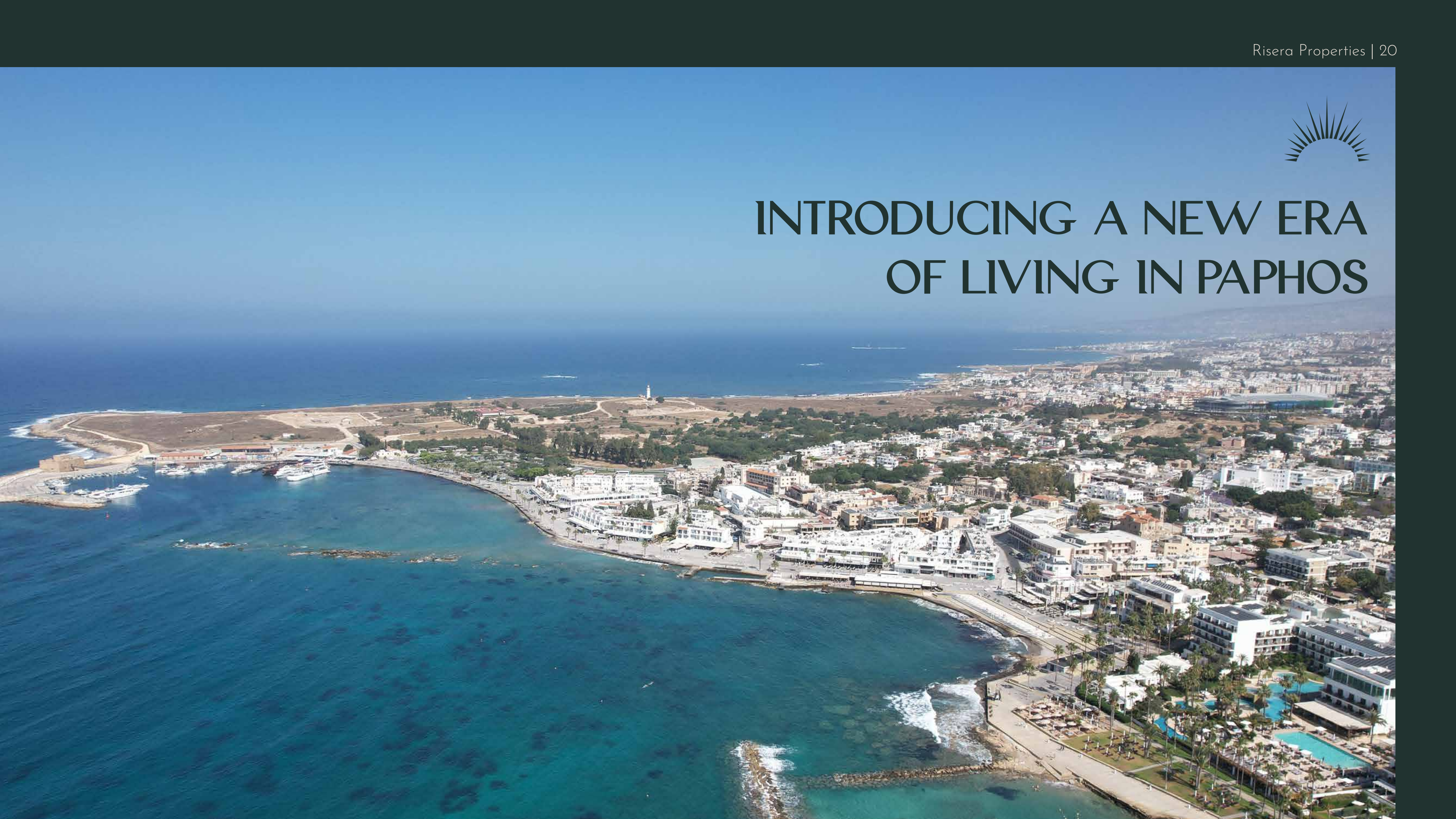


RISE UP AND LIVE WELL IN PAPHOS





INTRODUCING A NEW ERA OF LIVING IN PAPHOS





WHY RISERA?

Let Risera Properties guide you to find your dream home in this stunning part of Cyprus, leveraging our distinctive advantages to meet your every need.



In-depth local knowledge



Proven track record of successful developments



Diverse property portfolio



Commitment to quality and innovation



Ownership of premium properties and land



2 years Warranty



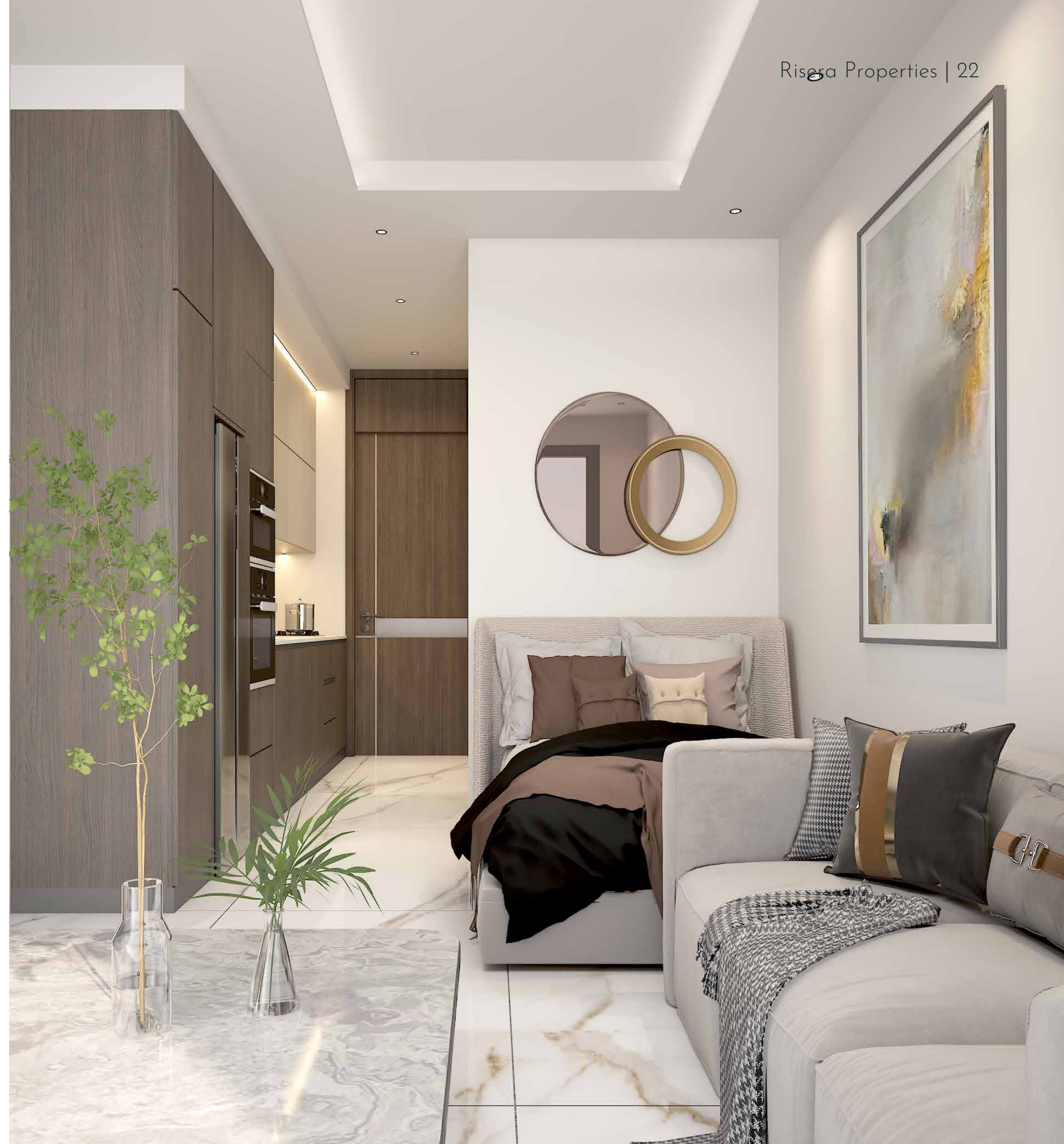
ENQUIRE TODAY

Ready to discover the new era of real estate in Paphos?
Contact Risera Properties today to learn more.

Email: info@riseraproperties.com

Website: riseraproperties.com

Phone: +357 97 53 23 35



Risera

PROPERTIES

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