



ERA RESIDENCES

Modern Living Experiences

Risera
PROPERTIES



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

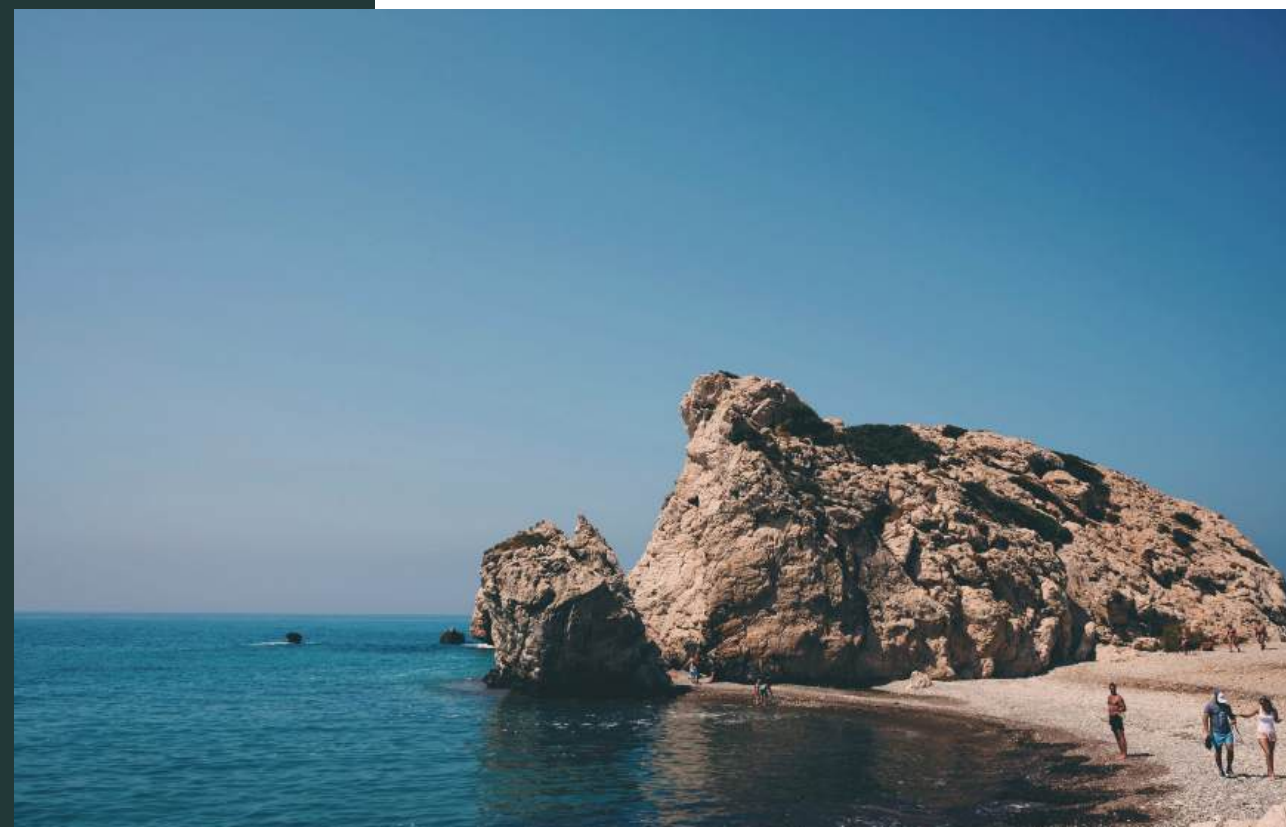
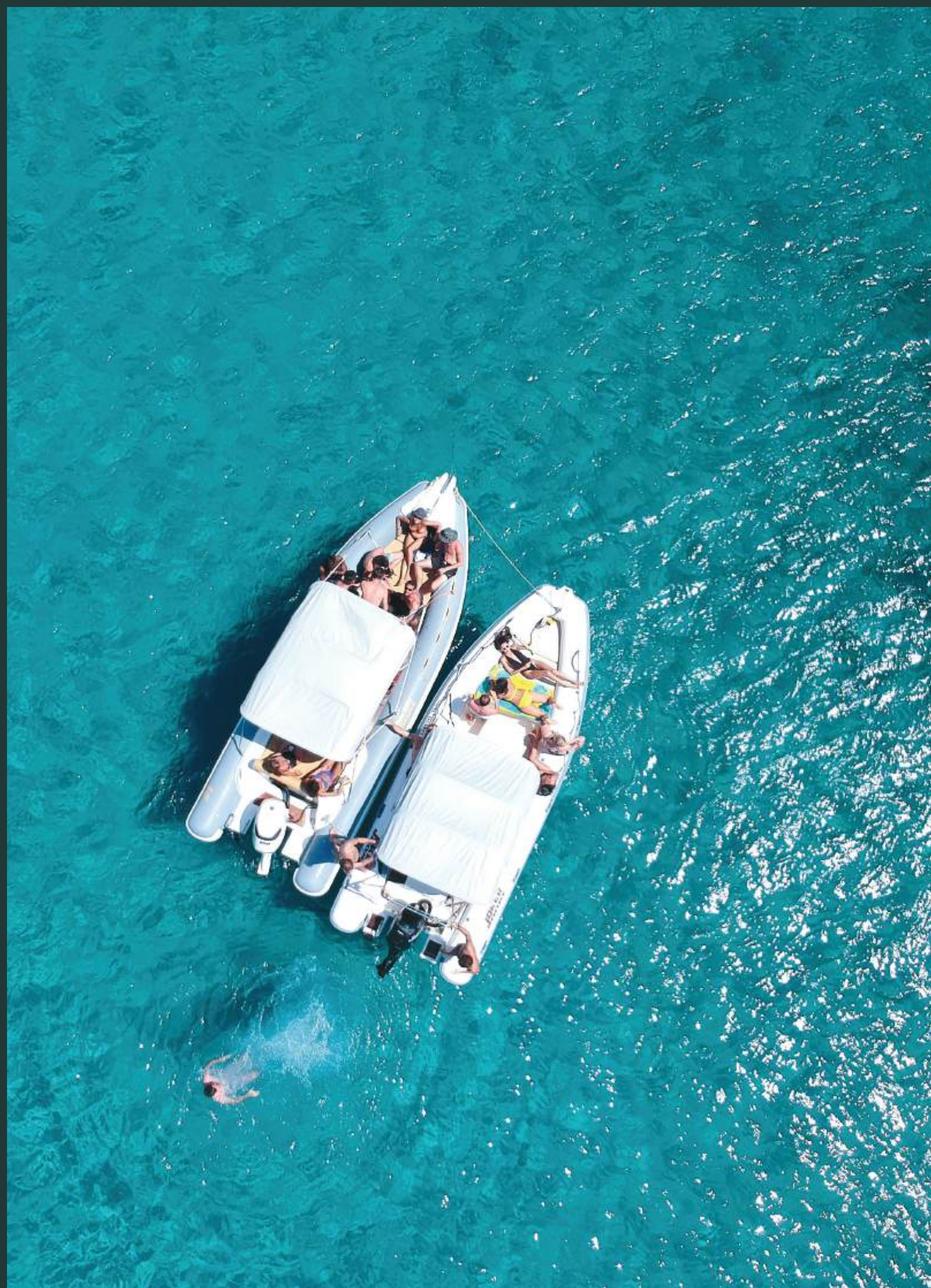


Era is designed to elevate urban living in the bustling heart of Paphos. This boutique development offers a fresh take on contemporary lifestyle residences, with 24 modern apartments purposefully designed for comfort and convenience.



SHAPING FUTURE LIVING EXPERIENCES





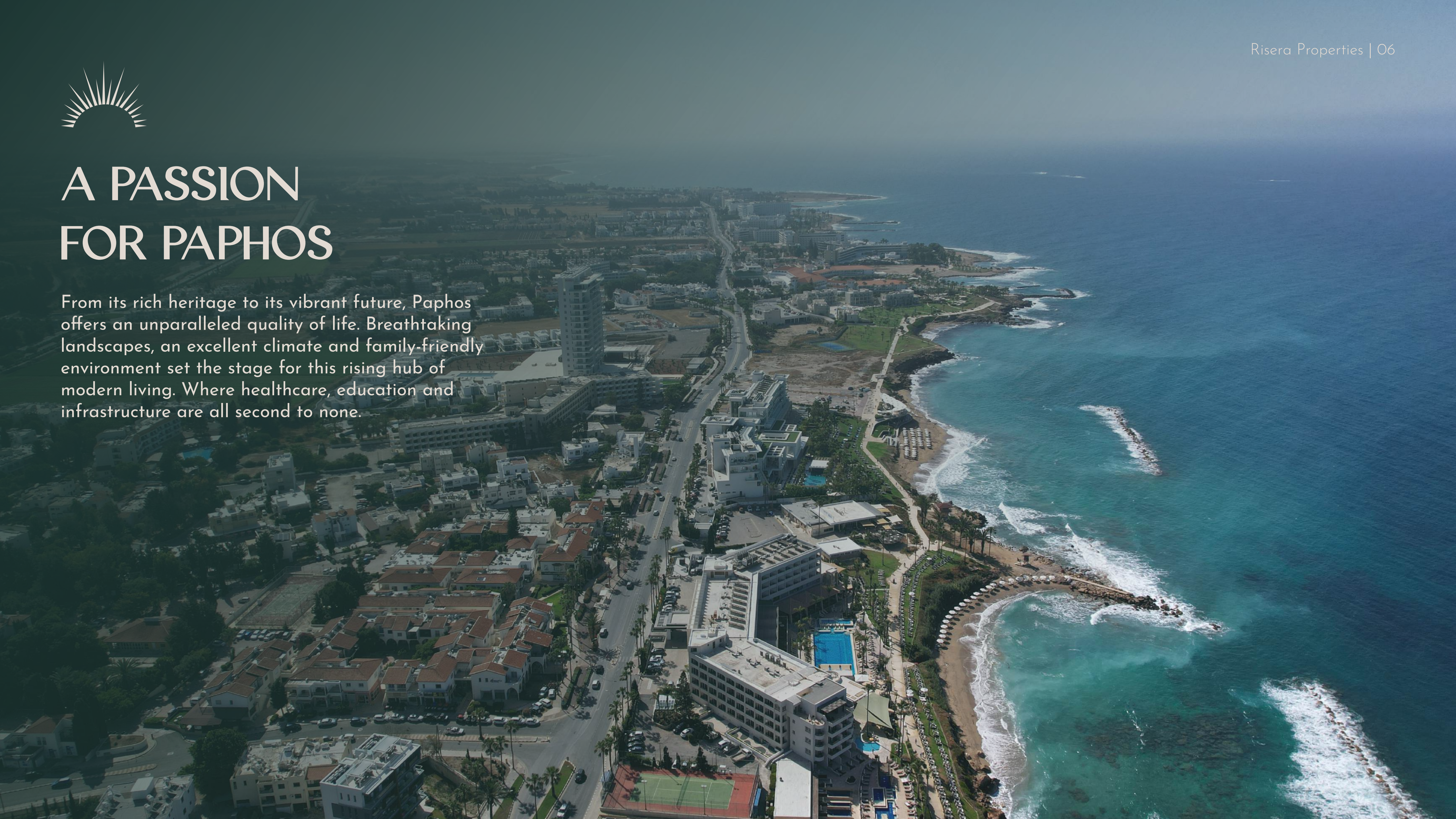
A GLITTERING MEDITERRANEAN GEM

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.



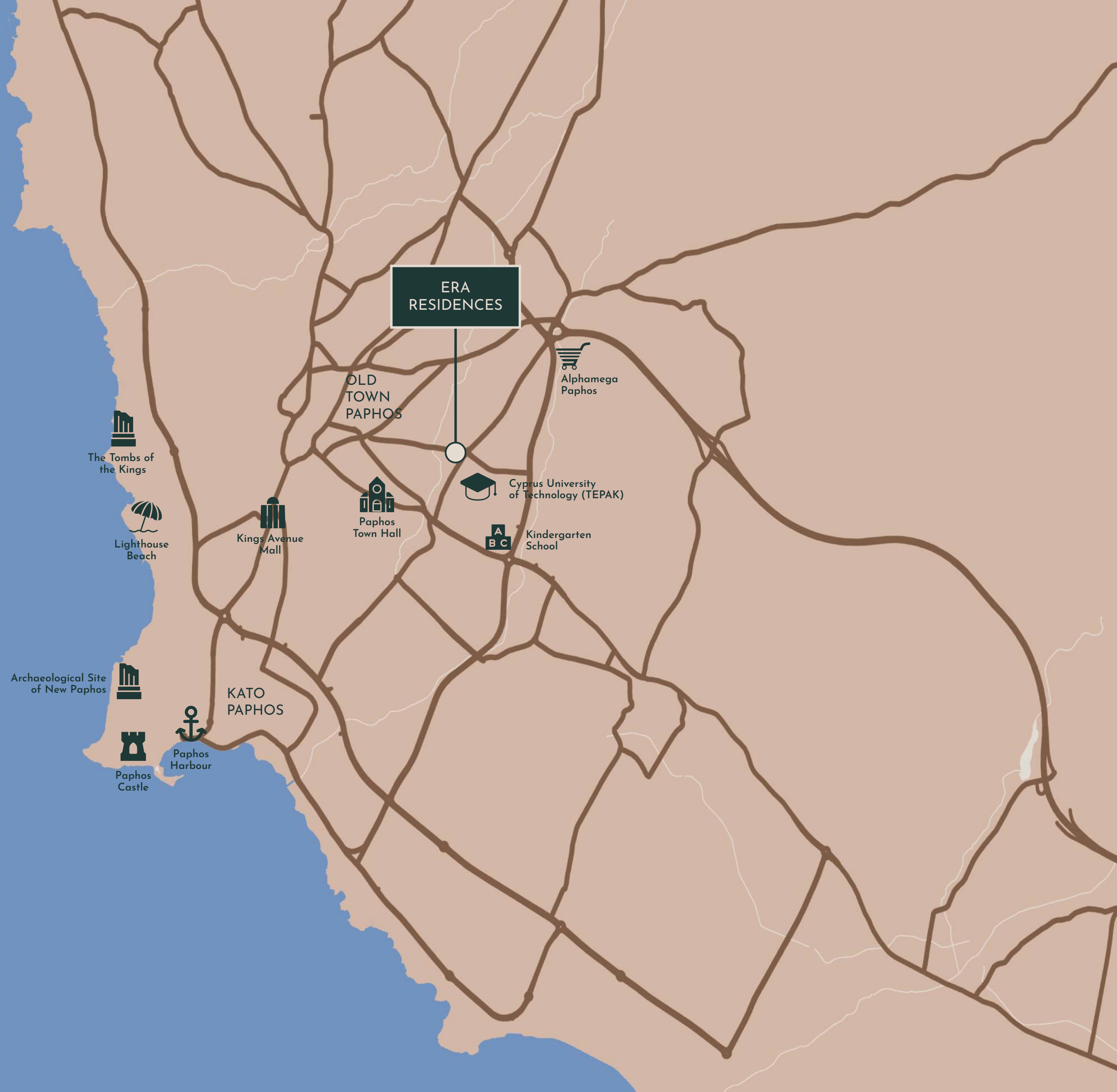
A PASSION FOR PAPHOS

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 500 meters from the Technological University of Cyprus (TEPAK), Era is close to all amenities, shopping centers, 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 | _____ | 3 mins by foot |
| 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 neighborhoods. 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.

An aerial photograph of Paphos, Cyprus, showing a dense urban area with various buildings and a large green field in the center. A white callout box with a black border is positioned in the upper-middle part of the image, containing the text 'ERA RESIDENCES'. A thin black line extends from the bottom of the box down to a rectangular area on the ground, which appears to be a plot of land or a specific building site. The background shows a mix of residential and commercial buildings, with hills visible in the distance under a clear blue sky.

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.



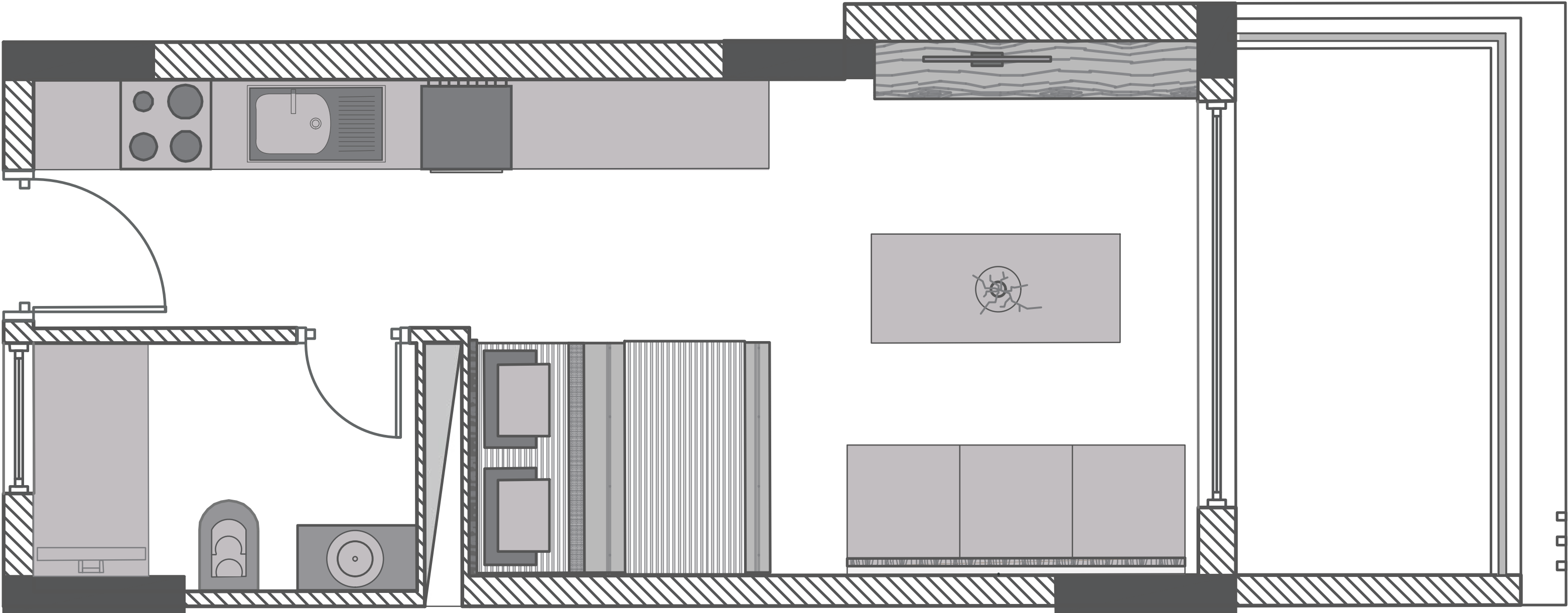
STUDIO APARTMENT

Internal Area

35m²

Covered Veranda

8m²



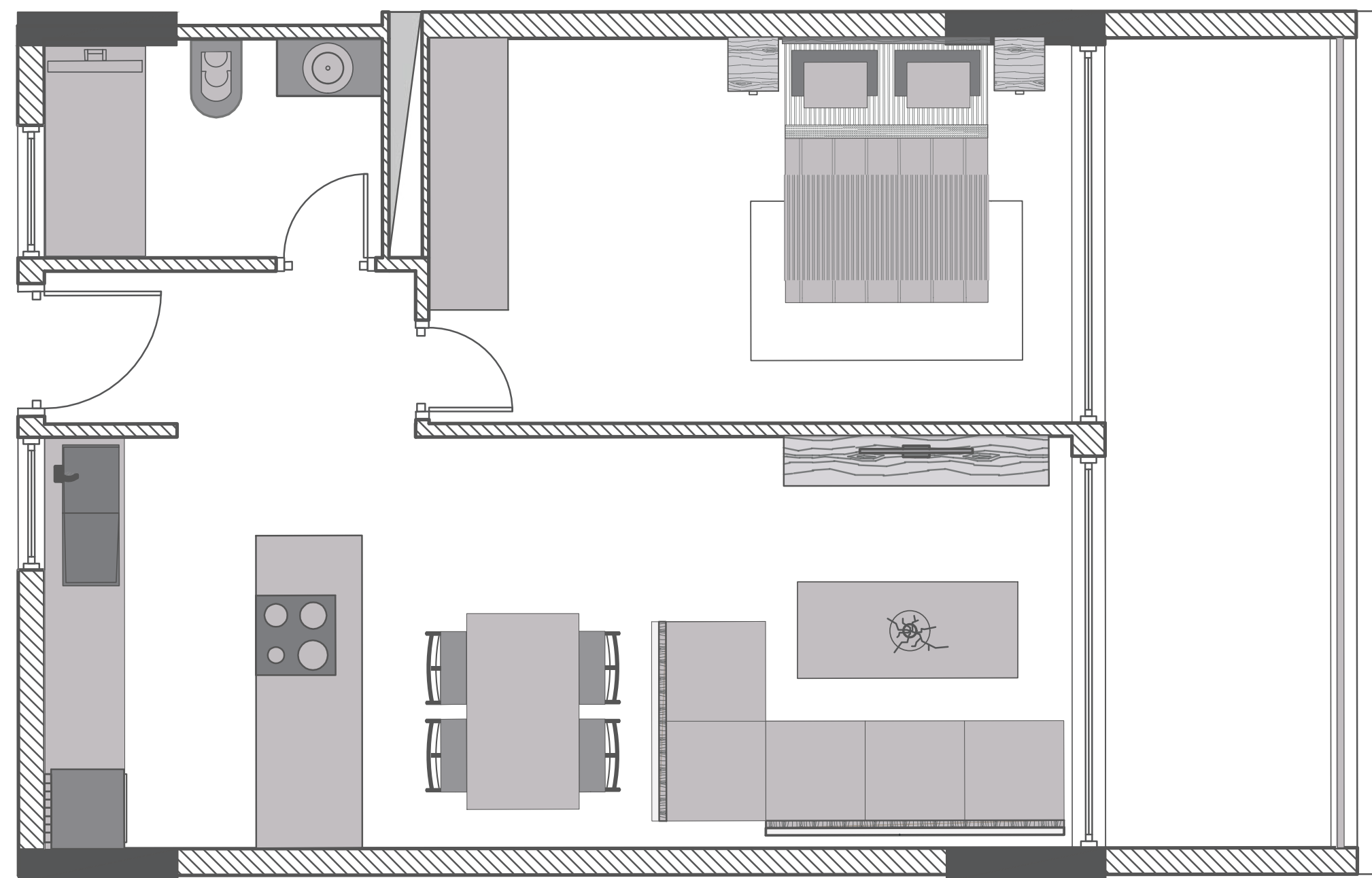
1 BEDROOM APARTMENT

Internal Area

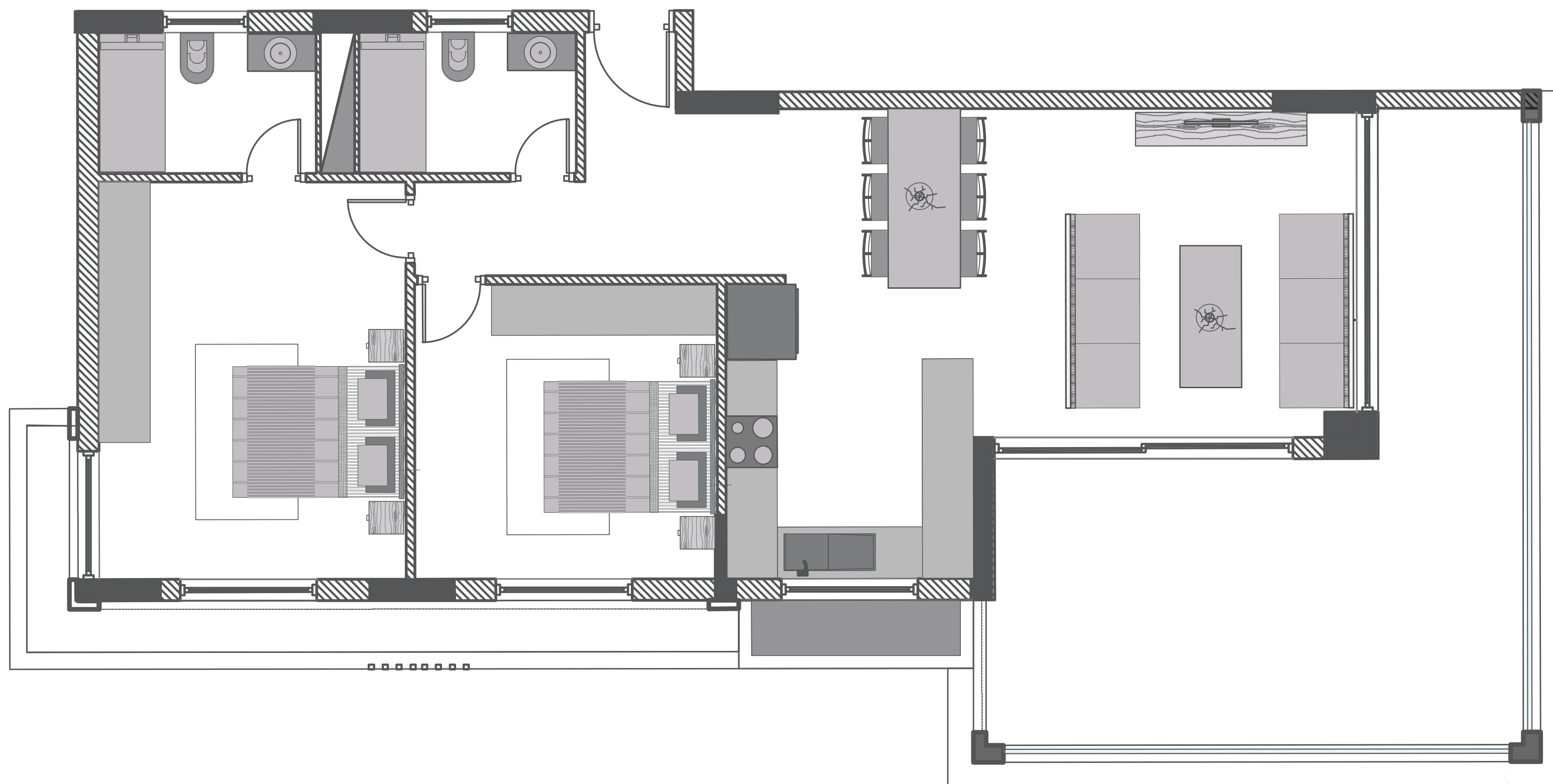
50m²

Covered Veranda

12m²



2 BEDROOM APARTMENT TYPE A



Internal Area

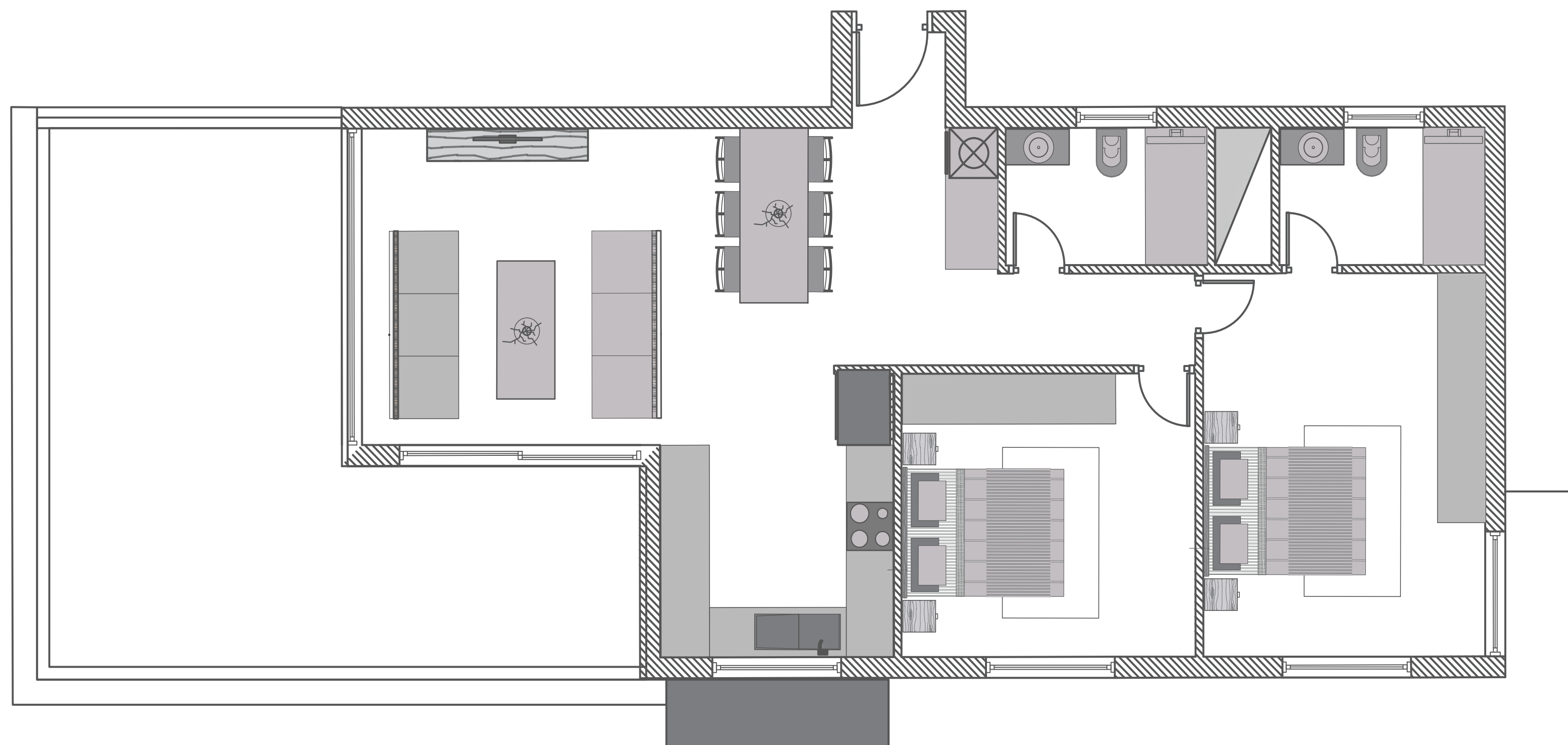
85m²

Covered Veranda

29m²



2 BEDROOM APARTMENT TYPE B



Internal Area

86m²

Covered Veranda

33.5m²





EXCEPTIONAL INTERIOR CRAFTSMANSHIP

Experience the pinnacle of contemporary living at Era Residences, where every detail reflects unmatched craftsmanship and sophistication. From premium ceramic tiles to designer fixtures, every element is thoughtfully selected to elevate modern comfort and style. Welcome to a home where flawless finishes exceed your expectations.

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.

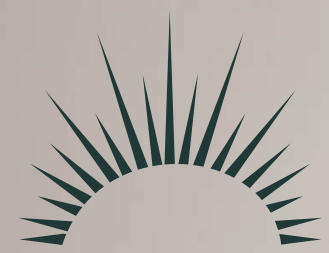
Carpentry, Aluminum & Steel Works

- Internal Doors: Laminate doors and frames in a selection of colors, with a choice of handles and knobs, with magnetic locks.
- Windows: Sliding, double-glazed thermal type aluminum windows.
- Insect safety nets available at additional cost.
- Bedroom Wardrobes (optional): 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: 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 and/or car number recognition.
- Flooring: High-quality marble flooring (80x60 or 100x60 cm).
- Windows: Aluminum windows with insulated glass.
- Entrance Door: Designed entrance door.
- 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: The walls between the worktops and cupboards will be tiled with glazed ceramic tiles.
- 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

- Wall-mounted units installed in every room.
- Pre-wiring for electric heating in bathroom.

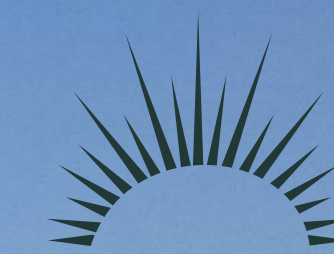
Additional Technical Specifications

- 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.
- 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).

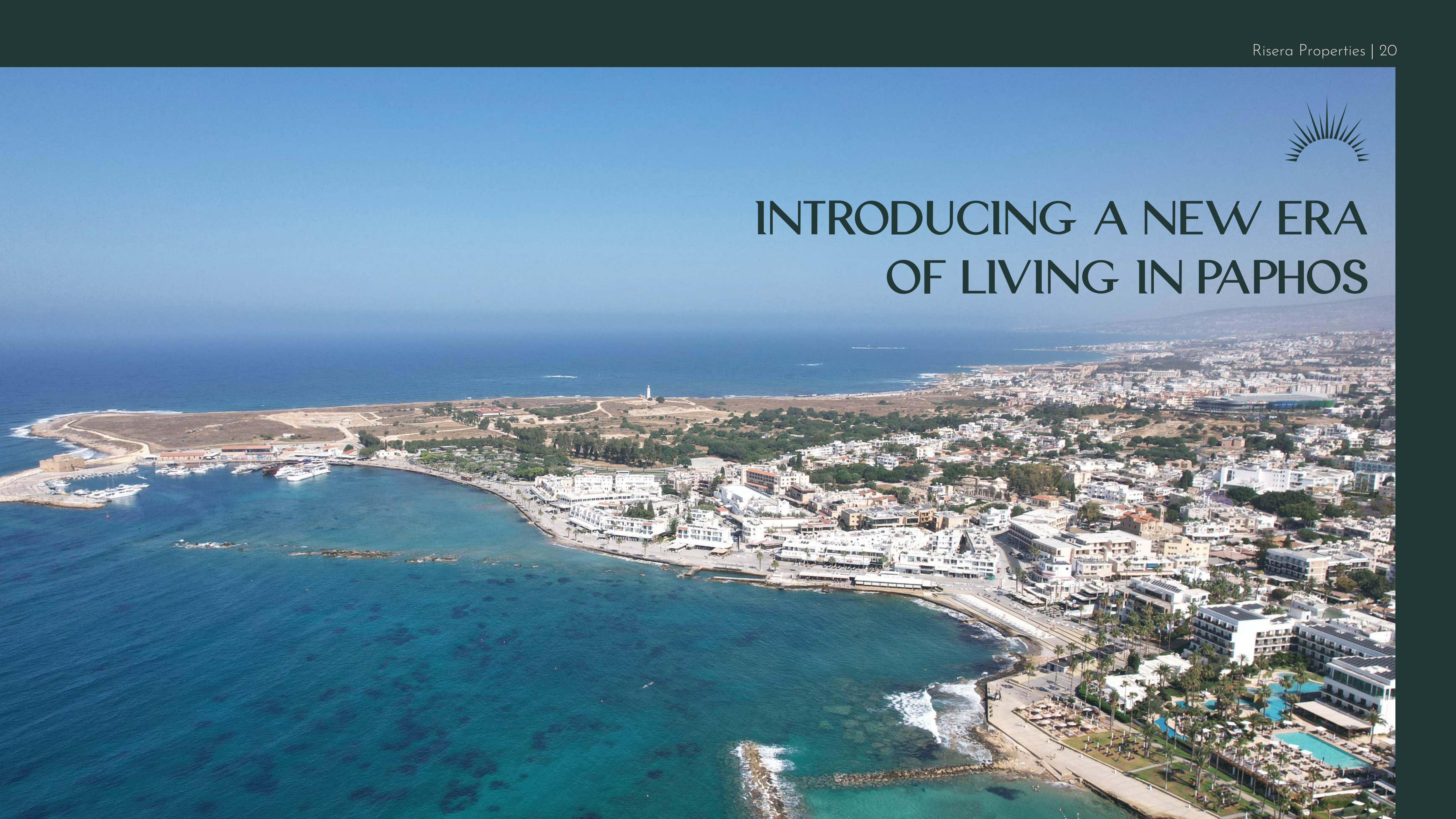


RISE UP AND LIVE WELL IN PAPHOS





INTRODUCING A NEW ERA OF LIVING IN PAPHOS





WHY RISERA?

Let Risera Properties help you find your dream home in this beautiful part of Cyprus, utilizing our unique strengths to fulfill all your needs:



Extensive local expertise



Personalized guidance and tailored investment solutions



A diverse portfolio of properties



Dedication to quality and innovation



Ownership of premium properties and lands



2-year warranty



ENQUIRE TODAY

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

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+972 50 922 6522



Risera

PROPERTIES

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