

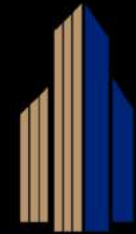
Dream House

Residence



Developed By

ZAVROS & SONS



CONSTRUCTION & DEVELOPMENT

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Why Cyprus ?

The island of Cyprus, nestled in the Eastern Mediterranean is at the crossroads of Europe, Africa and Asia.

Cyprus, a member of the European Union, with two international airports, in Larnaca and Paphos, is ideally located at a distance of just around 1200 miles from Paris, 1400 miles from Moscow and 2000 miles from London, some of the most cosmopolitan cities in the world.

The terrain and climate of Cyprus is extraordinary at the very least. From snowy mountain ranges in the winter to some of the most beautiful sandy beaches in the region that you can enjoy all year round, thanks to an annual sunshine average of around 326 days.

Enriched with a history that dates more than 9000 years, the whole island of Cyprus is one large archaeological site. History and culture are evident around the island's every corner and the turn of every stone. From ancient Greek amphitheatres, mosaics, innumerable Byzantium monasteries and medieval castles scattered around the island to the capital's Venetian walls, just to name a few.

The island's truly laid-back Mediterranean lifestyle, along with a combination of a very low crime rate and a low population density that tallows for a privileged privacy, results in luxury living at its finest.

Brimming with numerous traditional and fine dining restaurants, exciting nightlife, a thriving service sector and all year round activities, spanning from water sports to skiing and yachting to golfing among many others, Cyprus is a Dream House haven, far away from the rest of the world's uproar and yet only a short flight away.

Dream House Experience

Our ***Dream House Experience*** project grants prestige owners the opportunity to build exquisite bespoke homes, tailor-made to their needs and desires.

Our project, right from the earliest planning stages, allows our creative team of professionals who specialise in planning, architecture, construction and design, to collaborate with the client and be briefed on his aspirations and lifestyle.

Thereafter, our creative team, looks after every aspect of the development, while remaining in close communication with the owner, ensuring total peace of mind, making your Dream House come true.

Whether it is a traditional or a contemporary property you desire, the end result will be unique, luxurious and of outstanding quality. With endless options available for you to specify, which include the floor plans and interior design, a range of astonishing features and amenities to select from and a selection of the finest immaculate hand-selected materials, the sky's the limit.

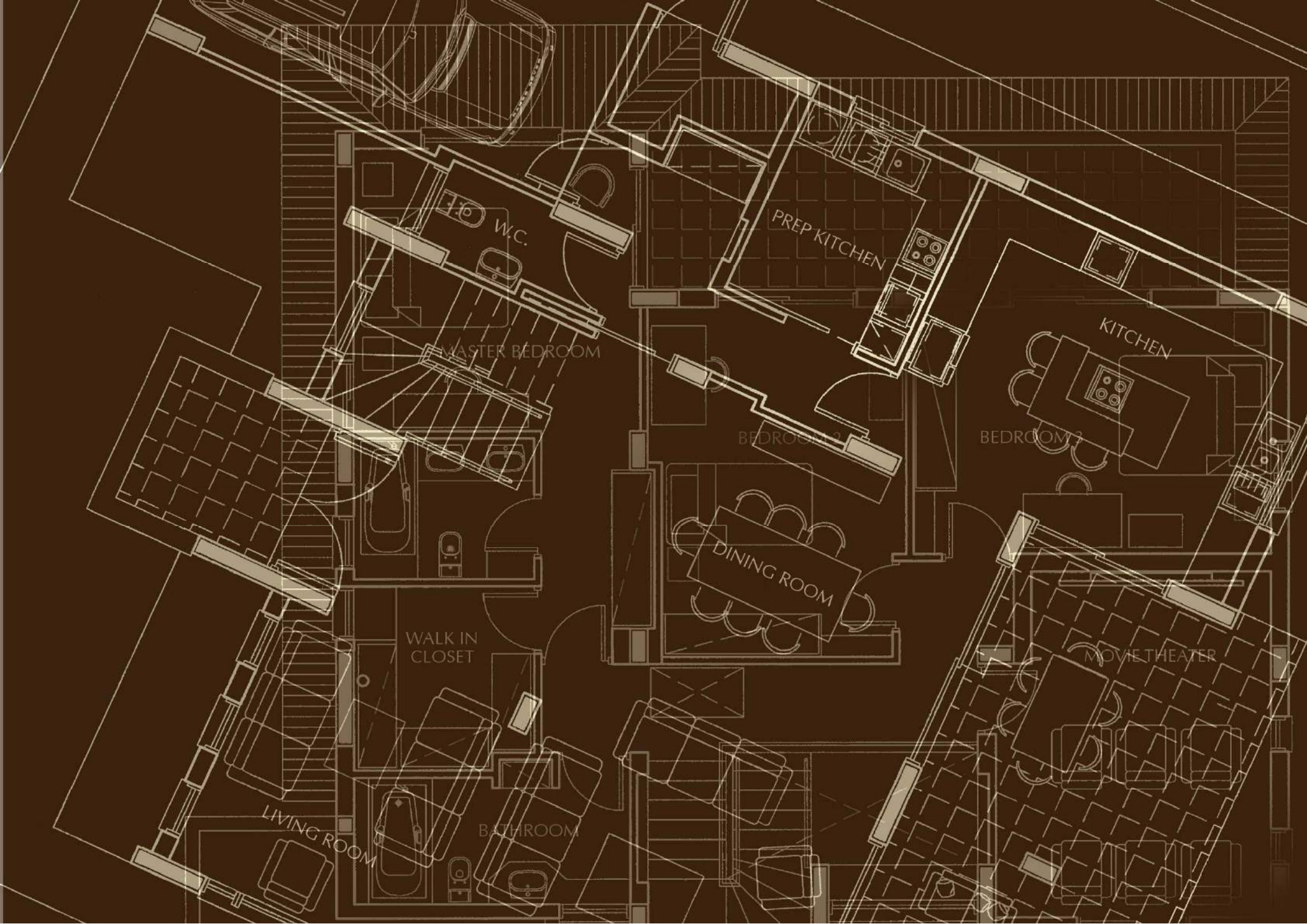
Zavros & Sons is committed to deliver a personalised and professional service that exceeds our clients' expectations. Every time.

Building Structure

All our building structures are constructed of reinforced concrete and are earthquake and fire resistant.

Green Construction

Zavros & Sons is committed to energy and resource efficient design solutions that are environmentally responsible. When designing a building, we take into account site orientation and sun control to best building practices and make use of the very best energy efficient construction methods and technologies available.



W.C.

PREP KITCHEN

MASTER BEDROOM

KITCHEN

BEDROOM 2

BEDROOM 3

DINING ROOM

WALK IN CLOSET

MOVIE THEATER

LIVING ROOM

BATHROOM

Floor Plan & Land Plot

Each individual Floor Plan and its layout is one of a kind. It is designed and detailed to the owner's preference of architecture style, feature rooms and the amenities of his desire.

Its uniqueness is conditional to the land plot where the house will be build. If you currently don't own the home site, we are more than happy to assist you find the ideal location that suits your choice of house, wherever in the Island you desire to live.





CHATEAU ROYAL

Magnificent and grand, the Chateau Royal house plan, inspired by the 16th century French manor houses and castles, is truly suited for royalty.

The Chateau Royal floor plan provides privacy and extensive living spaces, while its large formal lavish rooms are ideal for entertaining guests.

Majestic and regal, the Chateau Royal is the ultimate choice for those who desire a lifestyle of Old-World elegance integrated with outstanding 21st century amenities.





KENSINGTON CROWN

Inspired by the grandeur and splendor of the English monarchy, this enchanting house plan truly evokes a sense of British luxury and royalty.

The Kensington Crown floor plan, has grand and elaborate rooms that are designed to astonish, whilst its luxurious private living spaces remain isolated from the communal areas, staying true to palace form.

The Kensington Crown offers to its elite owners a fairy-tale palace lifestyle, along with every modern-era comfort imaginable.



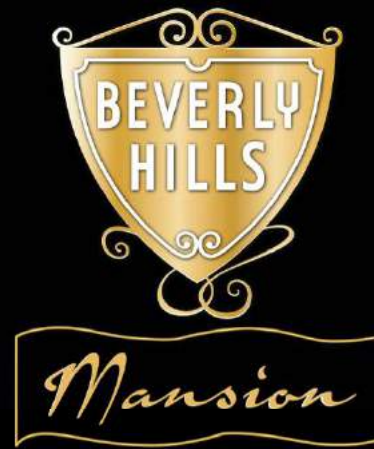


A tribute to the glamorous lifestyle once accessible only by movie stars, the Malibu Mansion house plan is a combination of glamour and sophistication that never goes out of style.

The contemporary floor plan features open living spaces, ideal flexible usage, allowing the owner to tailor the residence's functionality, marking a complete departure from traditional architecture.

The Malibu Mansion, sleek and elegant is a perfect alternative for those who wish to break free from tradition and embrace modern style architecture.





Inspired by the Mediterranean lifestyle of the region and accompanied by architecture elements from the Italian Renaissance era, this breathtaking house plan has a timeless elegance and grace.

The Beverly Hills Mansion's open floor plans offer effortless circulation between its grandiose living spaces and its integrated outdoor living areas, making it a grand family residence, ideal for entertaining guest.

The Beverly Hills Mansion offers its privileged owners a seductive resort-style living with a tropical and exotic allure.

Feature Rooms

Feature Rooms

In our understanding of the deferent lifestyle and interests, we provide an extensive selection of Feature Rooms to accommodate them.

Ranging from your very own Cinema to a stunning vaulted ceiling Wine Cellar, the feature room will be designed and constructed to the utmost detail, tailor-made to your desired interior design style, dimensions and specifications.



Foyer

The majestic Foyer with marble design flooring and its soaring ceilings is the welcoming entrance to your Dream House. With the option of an incredible two-story high foyer, with a skylight dome and dual marble staircases, your grand entrance promises to astonish.



Grand Living Room

The Grand Living Room is a place where you can entertain family and guests or just relax in quiet comfort. With its towering ceilings and floor to ceiling windows, imposing detailed stone or marble fireplace, the Grand Living Room embodies elegance, grace and sophistication. With a variety of interior styles to go for, bespoke handmade furnishings, extravagant detailed mouldings and lavish materials to choose from, the final result will be as the name of the room suggests, Grand.

Family Room

The Family Room is a more relaxed, casual living room, but nevertheless luxurious. With posh interiors, an optional fireplace, and a huge built-in TV, the Family Room is a place where the whole family gathers for recreational activities or just simply relaxes laying back watching TV.



Formal Dining Room

Our variant style Formal Dining Rooms are designed to accommodate formal seated dinners in pure luxury. Regardless the style, the elegant interior and the fine detailing of the room aim to astonish and entertain your guests. The option of a marble or stone fireplace exists to contribute to the majestic and grand feel of the room. Customised handmade furniture are available to supplement this stunning room, including luxurious cabinets with marble tops and a marble crafted dining table.

Butler's Pantry

The Butler's Pantry, conveniently located between the kitchen and the dining room, serves as a staging and preparation area for serving meals. Customised handmade and fully equipped, the design of the pantry's interior may be a natural continuity of the dining room or it may have an entirely independent interior. Serving various functions, while practical, also admits even more to the formality of the dining room.



Kitchen

Our bespoke *Gourmet* Kitchen styles, range all the way from formal traditional, country to a modern high gloss kitchen. Any style of kitchen you may select, will undoubtedly be luxuriously elegant and wonderfully stylish. All kitchens are handmade and masterly crafted, demonstrating extraordinary attention to detail.

A wide selection of materials, including a variety of fine wood, exotic marble and granite countertops, stainless steel and high gloss finish materials, along with gourmet built-in appliances from some of the world's leading brands, allow you to specify every element.

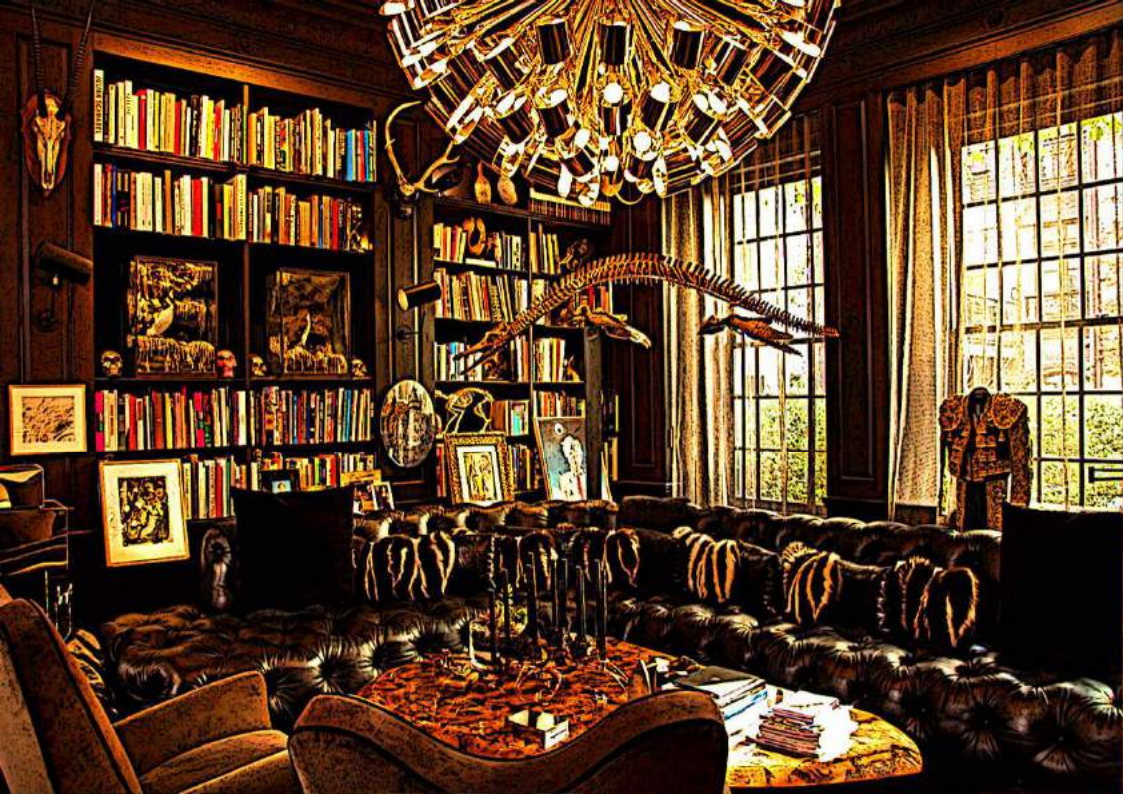
The Kitchen, no matter the period or style, will be luxurious and practical. The ergonomic design and layout (including innovative storage ideas and solutions) in combination with beautiful interiors, brings an impressive dramatic effect to your home, elevating your spirits on a daily basis.

Staff Kitchen

An option of a secondary kitchen exists for the preparation of meals by staff and catering services. Equipped with restaurant style appliances, this professional kitchen serves both as a behind the scenes preparation area for parties and dinner banquets, as well as for meal preparation on a daily basis, thus liberating the primary kitchen for a more personal use.

Breakfast Room

The Breakfast Nook, adjacent to the kitchen, is where the day starts. Situated to the East, the cosy Breakfast Nook allows the first sunlight to enter the room, while you enjoy the most important meal of your day. Designed for comfort, whether its breakfast, lunch or dinner, this is certainly where you will enjoy your most intimate meals.



Library

Inspired by the gentleman's library of old English estates, the Library is truly the master's private retreat. This tranquil room is a place to study, enjoy a book or just listen to music, while even enjoying a drink and a cigar.

Library interior styles vary from 18th century period look and Art Deco to a more modern sophisticated look. Whatever style you may choose, integrated audio visual systems and modern amenities are available and cleverly disguised.

All library interiors include bespoke built-in bookshelves, handcrafted from fine wood. Layout options include a two-story library, a private study within the library, a marble or stone fireplace, wood panelling and even a billiard table.



Master Bedroom Suite

Our Master Bedroom various interior styles and layouts are carefully designed and decorated to create a relaxed intimate feel of timeless elegance. The state of luxury and refinement, incorporating extraordinary facilities and amenities, along with exclusive and bespoke furnishing, rivals any 5-star hotel.

Layout options include a living area, a study and a fireplace. Amenity options range from a built-in flat-screen TV, accent and mood lighting, an integrated audio system to an espresso and minibar station.

Walk-In Closet

Deluxe His and Her walk-in closets are available. They are specified to accommodate every aspect of your wardrobe, from clothes, shoes and handbags, to fine jewellery and watches. An elegant make-up vanity is found in Her walk-in closet. A centre island with a marble countertop is also available, accommodating bench seating, drawer organizers and storage areas. The marvellous materials blended with warm light give the walk-in closet a luxury boutique feel.

Master Bath

The Master Bath, luxurious and inviting is designed to resemble the Roman Baths of antiquity.

Master Bath layout options include His and Her baths and a choice of a soaking tub or a spa. A selection of customized handmade cabinets, along with exquisite marble, granite and onyx vanity tops, floors and walls are available for every interior style. Bespoke mirrors along with the use of specialized lighting techniques enhance the grooming and shaving experience. An entertainment system composed of a waterproof built-in flat-screen TV and an integrated audio system is also available.



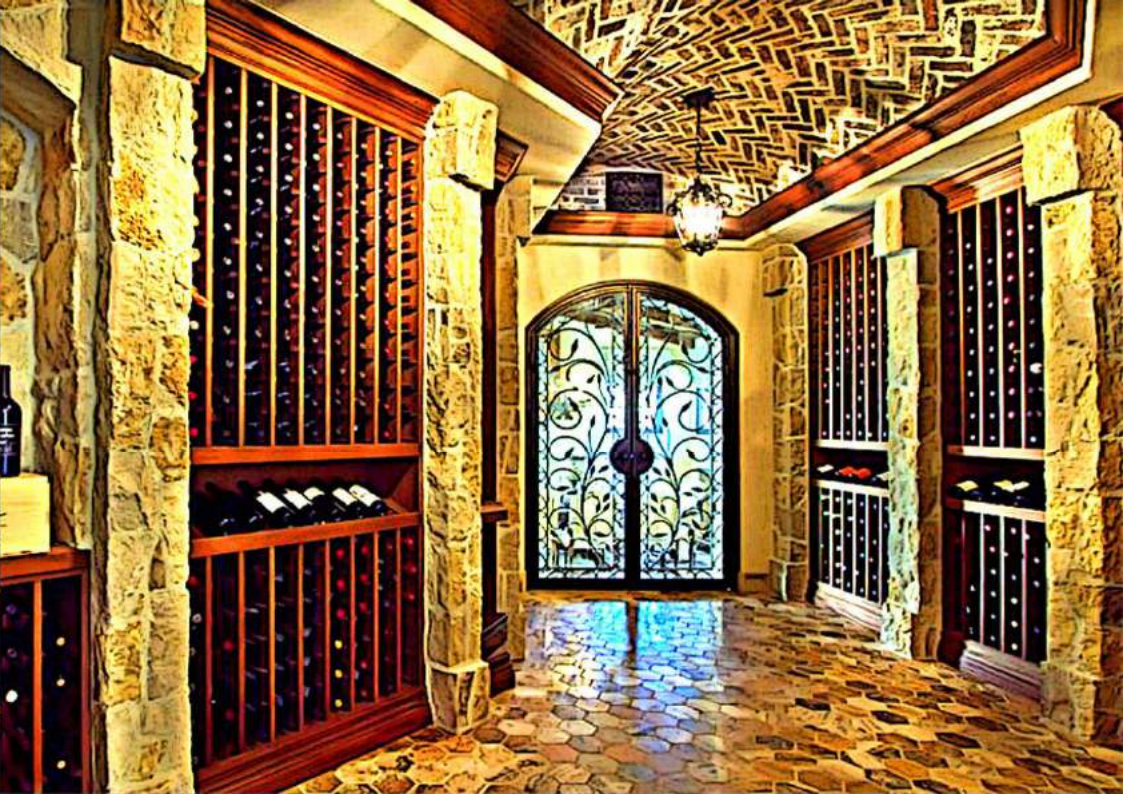


HOME THEATRE

Imagine having your very own professional cinema, where you can enjoy the latest Hollywood blockbuster, your favourite classic film or even the Sunday game, on the big screen, in the luxury and the privacy of your own home.

Our luxury Home Theatres, all with grand seating and artistic design, beautifully finished in rich warm tones, are equipped with state of the art audio and visual equipment, including 4K resolution 3D projectors and surround speakers from the world's leading brands.

Various theatre layouts and options are available, including seating configuration, platform risers, specialised luxury seats, acoustic treatment, theatre lighting, and bespoke furnishings. The location of the theatre may be underground or above ground, thanks to sophisticated sound isolation.



Wine Cellar

The Wine Cellar has always been the master's private sanctuary. Located traditionally underground, modern technology and design allows for a wine cellar to be built above ground as well.

Our wine cellar designs vary from contemporary, to industrial and all the way to a traditional French inspired wine cellar with vaulted ceilings. All of our spectacular wine cellars are tailored to suit your property and while designed to provoke old-world luxury, incorporate all modern comforts.

Layouts offer an extended seating area within the cellar itself, where wine and food can be enjoyed. Optional climate control and secure access doors ensure your wine collection remains safely stored.

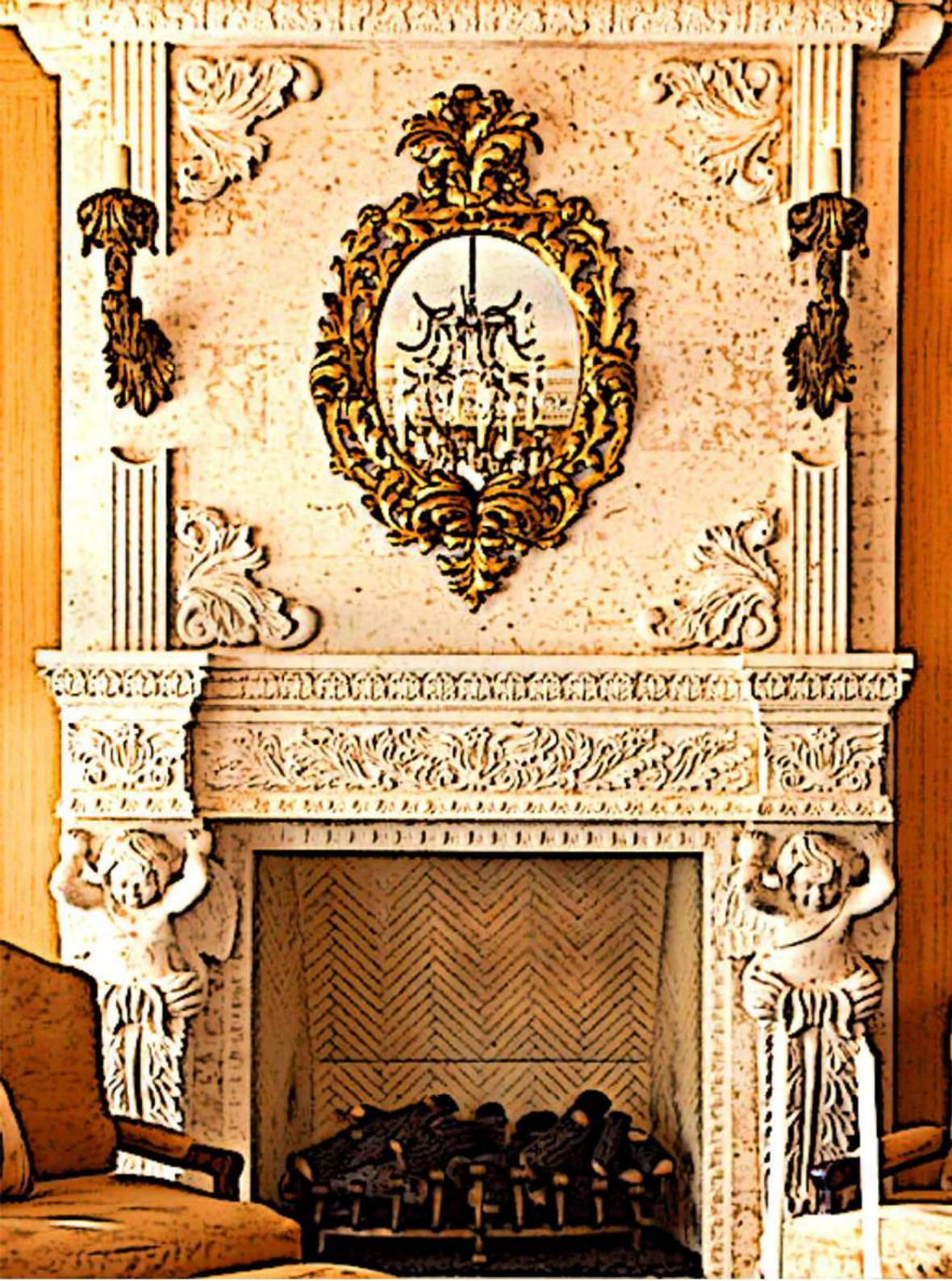


Fitness Room

With the option of your very own private gym, you can work out any time of the day to your heart's content. Equipped with professional gym features, built-in monitors and an integrated audio system, what better place to unwind and workout. Layout options include a shower room and a sauna.

Sport Courts

You can play like the pros or just for exercise and fun in your very own Sport Court. Tennis and Basketball Courts are available along with Multi-Courts (a combination of several game courts). Half-Courts are also available. The Sport Courts are offered in various specifications and theme colours.



Fireplace

The fireplace while serving as a heating device, it is also the centre ornament of the room, creating a romantic atmosphere with its cosy warmth every time it is lighted. Handmade marble or stone fireplaces are available for every room you desire. Choices of masonry fireplaces are available in every size and shape and can be fuelled by wood or natural gas.



Elevator

An elevator is an option if you plan to build a multi-level house, providing an ease of access to all floors. The elevator's interior will receive the same bespoke treatment as any other area of your Dream House. From marble or granite flooring to luxury panels and mood lighting.



Verandas

Verandas may be covered or opened to the skies above. They are an outdoor continuation of your luxury living spaces. Layouts include a seating area with built-in TV, outdoor fireplace, a bar and a barbeque area, which may even house a fully equipped outdoor kitchen. We offer a fine selection of outdoor materials to choose from, along with various amenities to specify your outdoor living spaces, which include an integrated audio system and bespoke furniture.

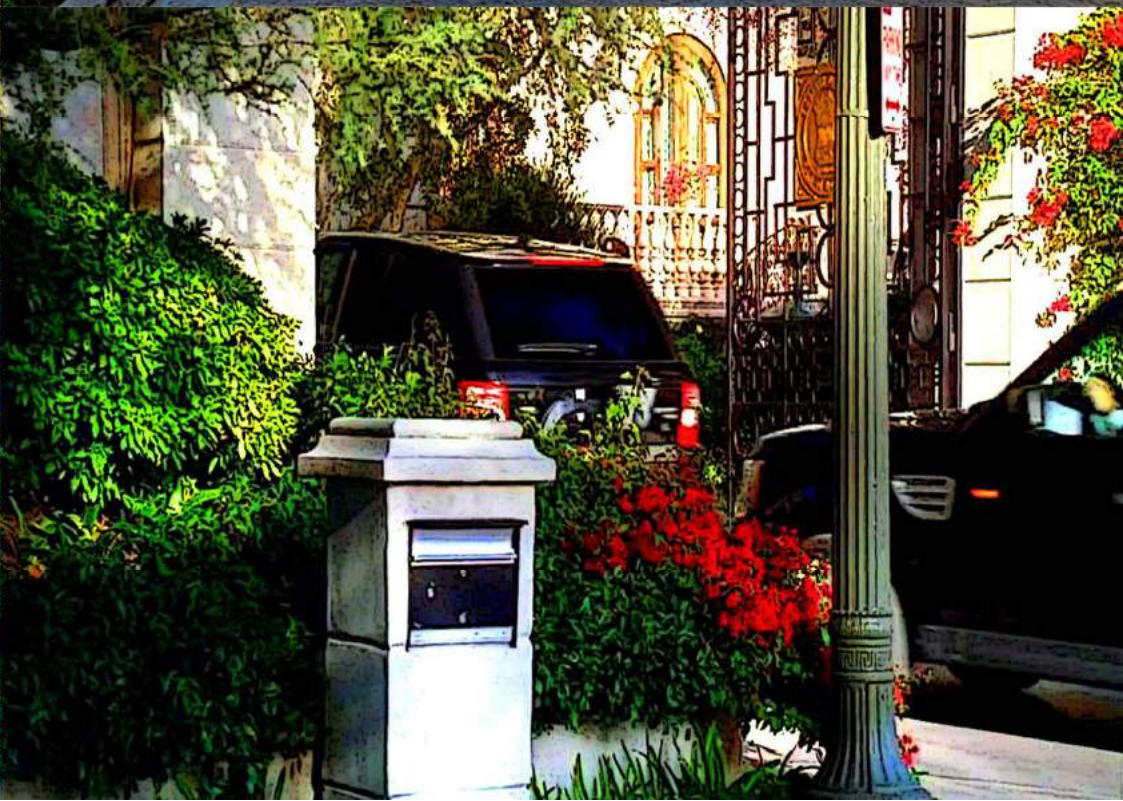
Landscaping

Our landscape designs span from tropical exotic gardens and traditional English gardens to *Feng Shui* and *Zen* gardens. Our gardens are designed to surround you with luxury and comfort, extending your living space to the outdoors year-round. They are equipped with convenient sprinkler systems and options include water fountains, scenic reflecting pools and gazebos, all adding tremendous charisma to your outdoor space.



Swimming Pool

The Swimming Pool will definitely be the most impressive outdoor feature of your home. The Island's hot climate and sunny weather makes an outdoor swimming pool enjoyable on a daily basis. A broad selection of swimming pool designs are available that include infinity and overflow pools, with a select choice of liners, mosaic tiles and marble or stone borders. Layouts can even include a fully equipped Pool Bar. A Pool House is optional, allowing for shower facilities, changing rooms, towels and furniture storage. An indoor swimming pool is also an option if you desire.



Parking Facilities

With a choice of underground parking, attached parking garage or carports, our parking facilities are designed to accommodate large SUVs, luxury limos and fine sports cars in total safety and comfort.

Parking facilities can offer direct safe access to the residence and can be fortified with CCTV monitoring and an intruder alarm system. The attached parking garage is a continuity of the architecture style of the house. Garage interiors have showroom finishes and lighting. Layouts include motor courts and driveways, various parking configurations and charging point provisions for electric cars.

Servants' Quarters

The Servants' Quarters houses the staff required to live on the premises and may be part of the main house or a detached building.

Layouts options include bedroom ensembles and separate cooking and dining facilities.

Utility Room

The Utility Room accommodates the laundry facilities and it is the main storage room for the home's amenities and supplies.

Home Technology Features

Our houses offer the latest technology features available. We also take into consideration provisions for future technologies not available yet, in order to future-proof your home. Features include fully integrated heating and cooling systems, fully integrated cable structure, wired and wireless data network, satellite and terrestrial TV outlets, data and telephone outlets and smartphone docking stations in every room. Integrated audio systems for independent music and TV sound feed, along with integrated mood and scene lighting, are also available throughout the residence.

Security Features

Security options include CCTV monitoring, intruder alarm system with multiple zones, security entrance doors, entry systems on every floor, heat and smoke detectors. An electrically controlled gated entrance is available and can be controlled and monitored from inside the residence. Among other solutions, an entrance security guard house is also optional if tighter security measures are required.

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