

ELITE
APTS

*Contemporary
Living by the Sea*




ROSSOS
DEVELOPERS

PROTARAS-KAPPARIS





A NEW PROJECT

THE RESIDENCES

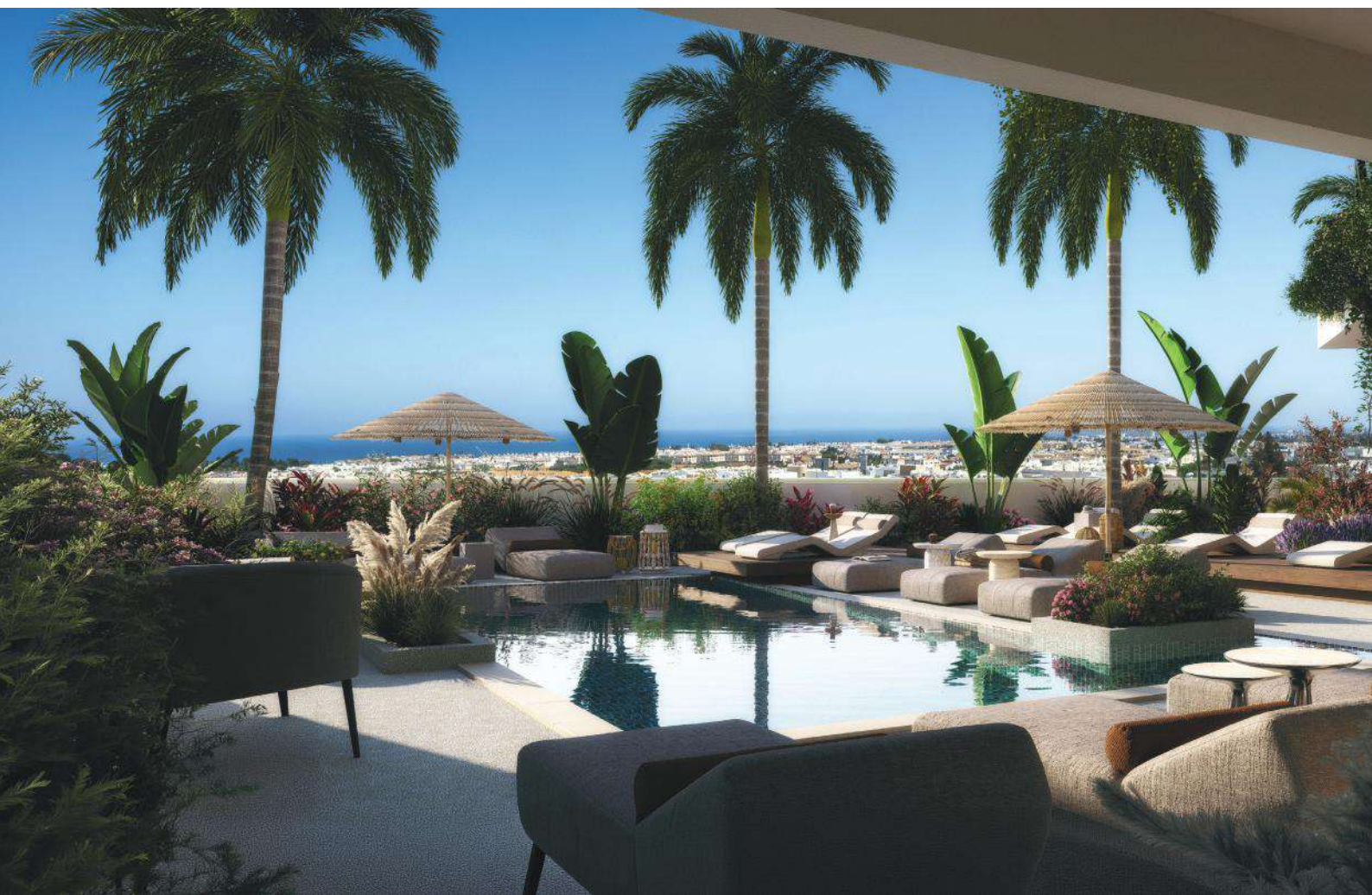
Elite Residences is an exclusive seaside residential development designed to offer a refined contemporary lifestyle in one of Cyprus' most desirable coastal areas.

Comprising only 10 luxury two-bedroom apartments, the project combines modern architecture, elegant design, and premium amenities to create homes that provide exceptional comfort, functionality, and long-term value.

Each residence is thoughtfully designed with spacious open-plan living areas of

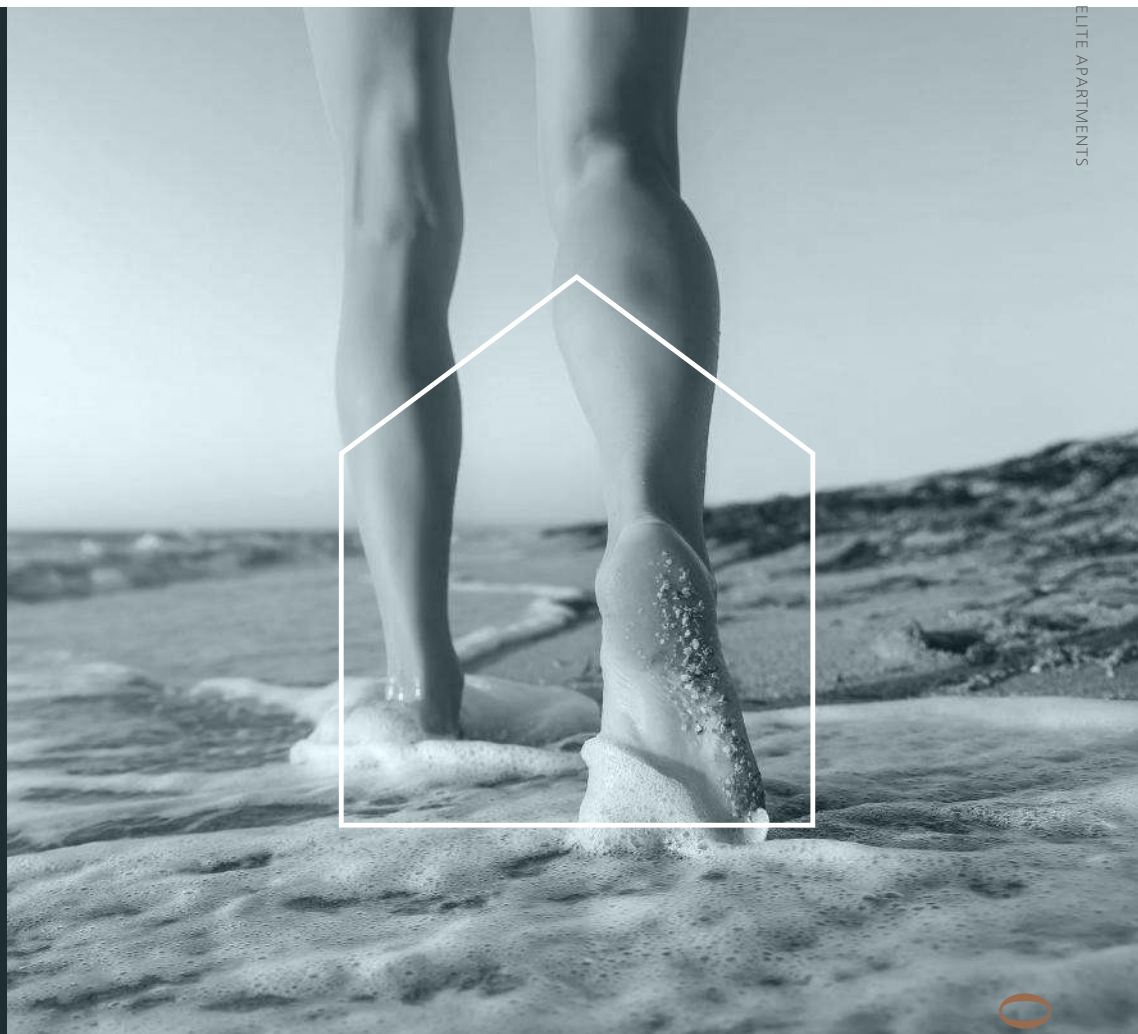
areas 97-118 sq. meters, large covered verandas, and private roof terraces that enhance outdoor living while offering beautiful sea views. Residents will also benefit from private parking spaces, storage areas, and access to a beautifully landscaped communal swimming pool.

With its modern minimal aesthetic, quality finishes, and carefully planned layouts, Elite Residences delivers a harmonious balance between elegance, comfort, and the relaxed atmosphere of Mediterranean living.



A PRIME COASTAL SETTING





ELITE APARTMENTS

LOCATION

Ideally located in the sought-after Kapparis area, next to the Protaras Riviera in the Famagusta district of Cyprus, Elite Residences offers the perfect setting for contemporary coastal living.

The development is just a few minutes' drive from the area's beautiful sandy beaches and crystal-clear waters, while also being conveniently close to shops, restaurants, cafés, and everyday amenities.

Kapparis is renowned for its peaceful atmosphere, natural beauty, and excellent

quality of life, providing residents with easy access to the vibrant destinations of Protaras and the wider Famagusta coastline.

The area's unique combination of seaside charm and modern conveniences makes it an ideal choice for those seeking a relaxed yet connected lifestyle. From morning walks by the coast to enjoying the local dining and entertainment options, residents can experience the authentic Mediterranean way of living.





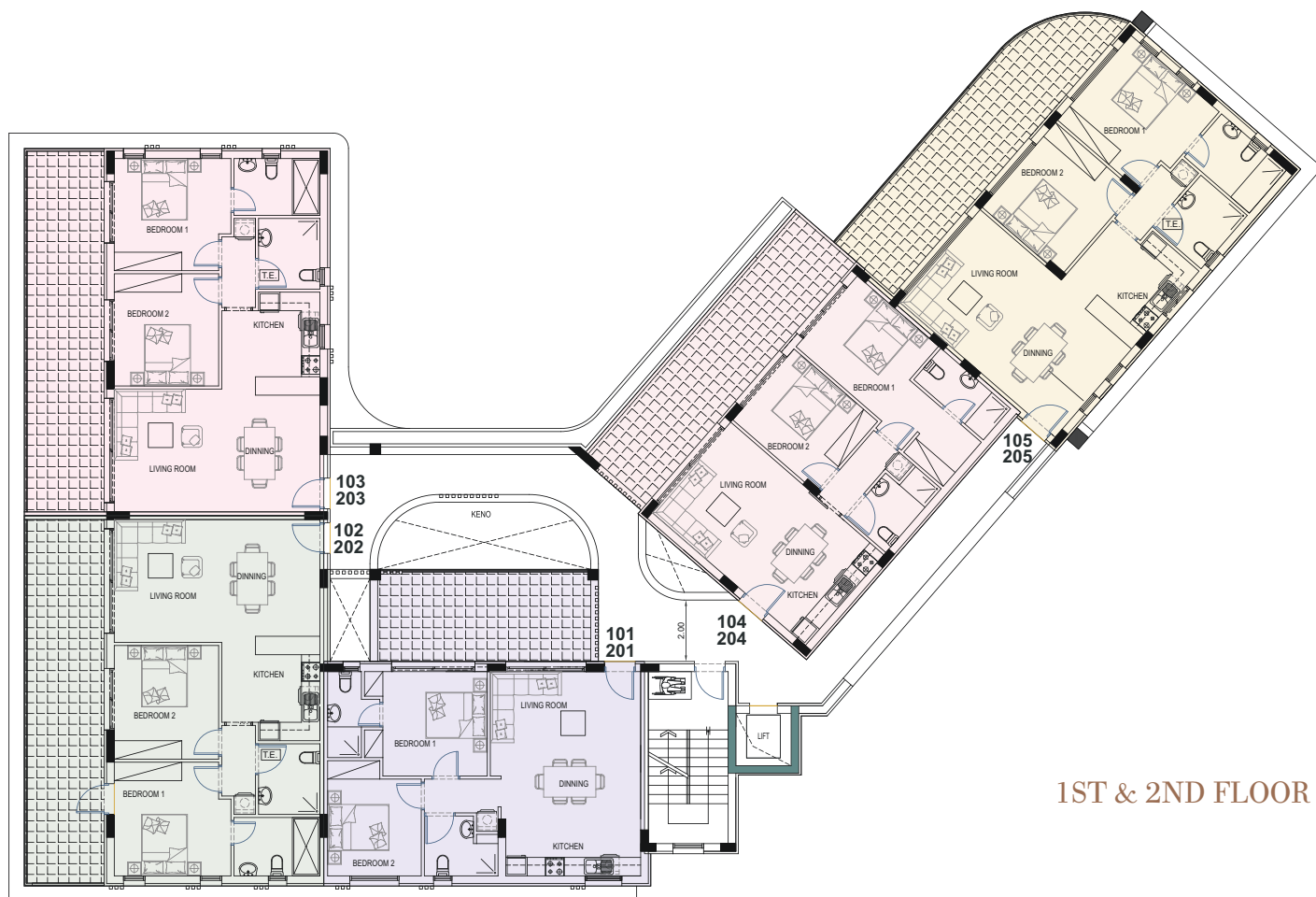
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FLOOR PLANS



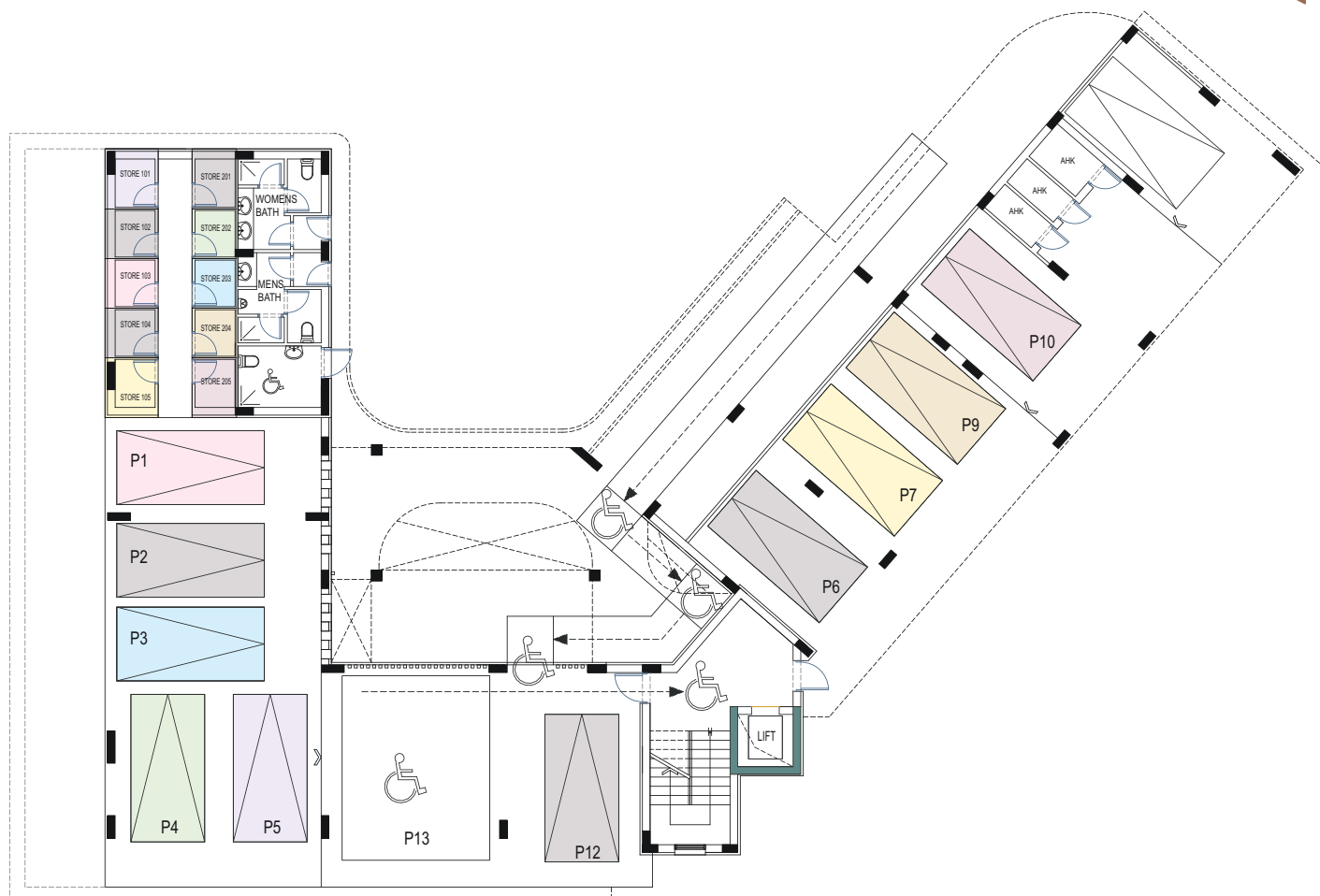
APT NO	BEDS	BATHS	COV. AREA	PARKING	SWIM. POOL
101	2	2	97m ²	Yes	Communal
102	2	2	116m ²	Yes	Communal
103	2	2	116 m ²	Yes	Communal
104	2	2	97m ²	Yes	Communal
105	2	2	118m ²	Yes	Communal
201	2	2	97m ²	Yes	Communal
202	2	2	114m ²	Yes	Communal
203	2	2	114m ²	Yes	Communal
204	2	2	97m ²	Yes	Communal
205	2	2	116m ²	Yes	Communal





1ST & 2ND FLOOR

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GROUND FLOOR



☎ 7000 5005

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DISCLAIMER

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