

RIVA



Where elegance is built into every square meter.

THE DEVELOPER

NASH
PROJECTS

Luxury property development in Paphos.

THE PROJECT

RIVA

Six contemporary two-bedroom residences
in Geroskipou, Paphos.

RIVA



ABOUT JAS PROJECTS

Thoughtful design, refined details.

Every project begins with a carefully chosen location — quiet streets, open views, and the privacy to enjoy outdoor verandas. Inside and out, we focus on thoughtful design and refined details that elevate everyday living.

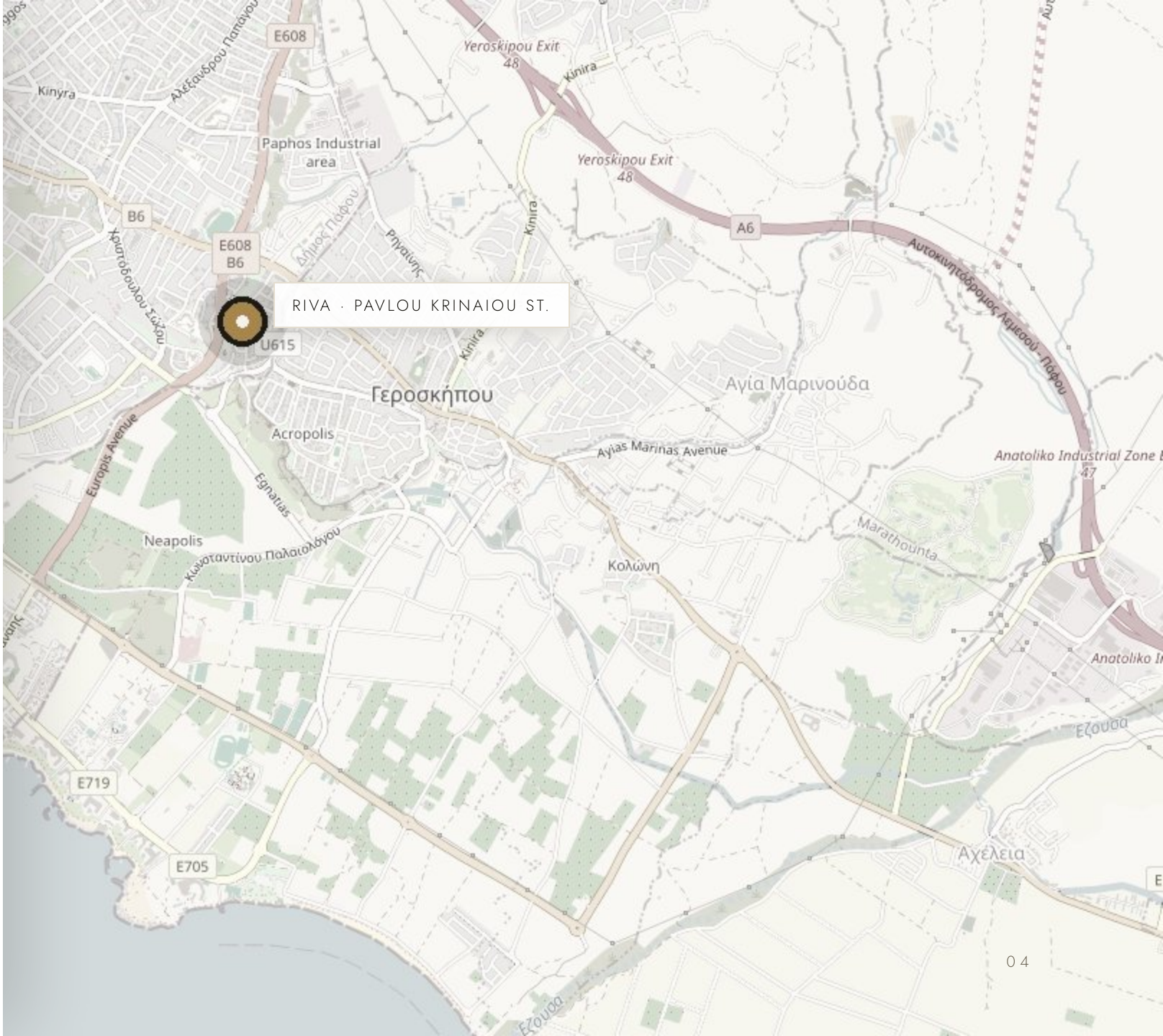
Riva Residence is a contemporary building of refined elegance, designed to the highest standards of modern architecture — where natural beauty meets urban convenience.

LOCATION

Geroskipou, Paphos

Nestled on Pavlou Krinaiou Street — one of Paphos’s most serene and well-connected neighbourhoods, minutes from the vibrant city centre and tourist district. Surrounded by lush greenery with panoramic sea views, and supermarkets, restaurants and pharmacies all within walking distance.

Beach	2 km
Shops	0.5 km
City Centre	1.5 km
Schools	1.5 km





THE BUILDING

Six residences, generous by design.

BEDROOMS

2

BATHROOMS

2

PARKING

1 covered

INTERNAL AREA

85 m²

COV. VERANDAS

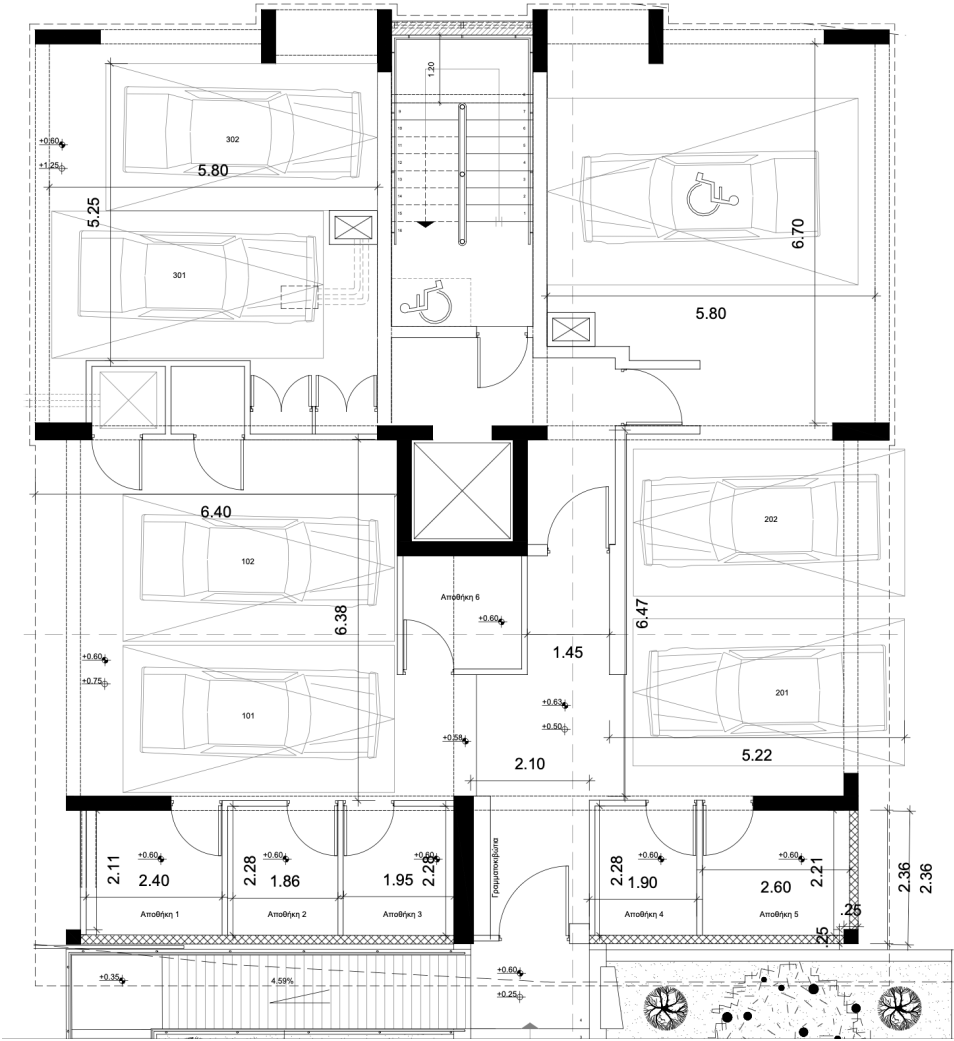
25 m²

DELIVERY

Mar 2027

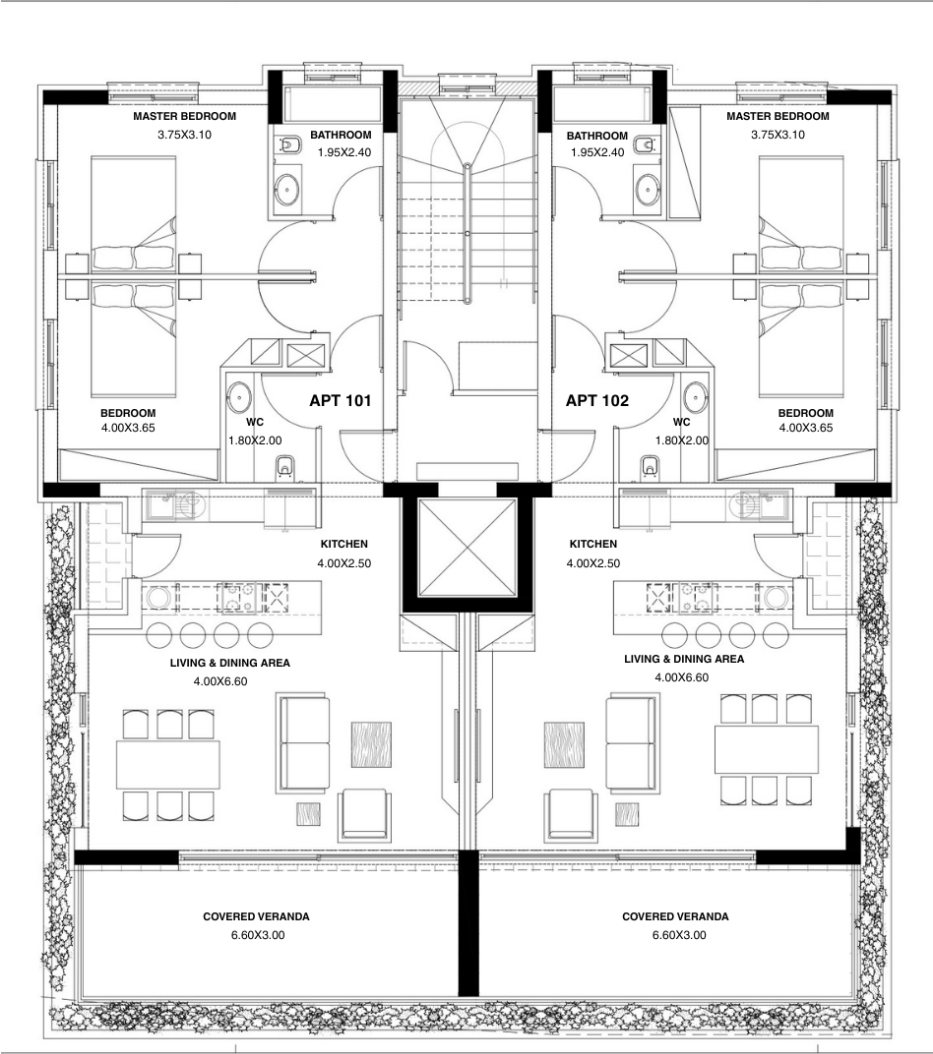
Ground Floor

PARKING & STORAGE



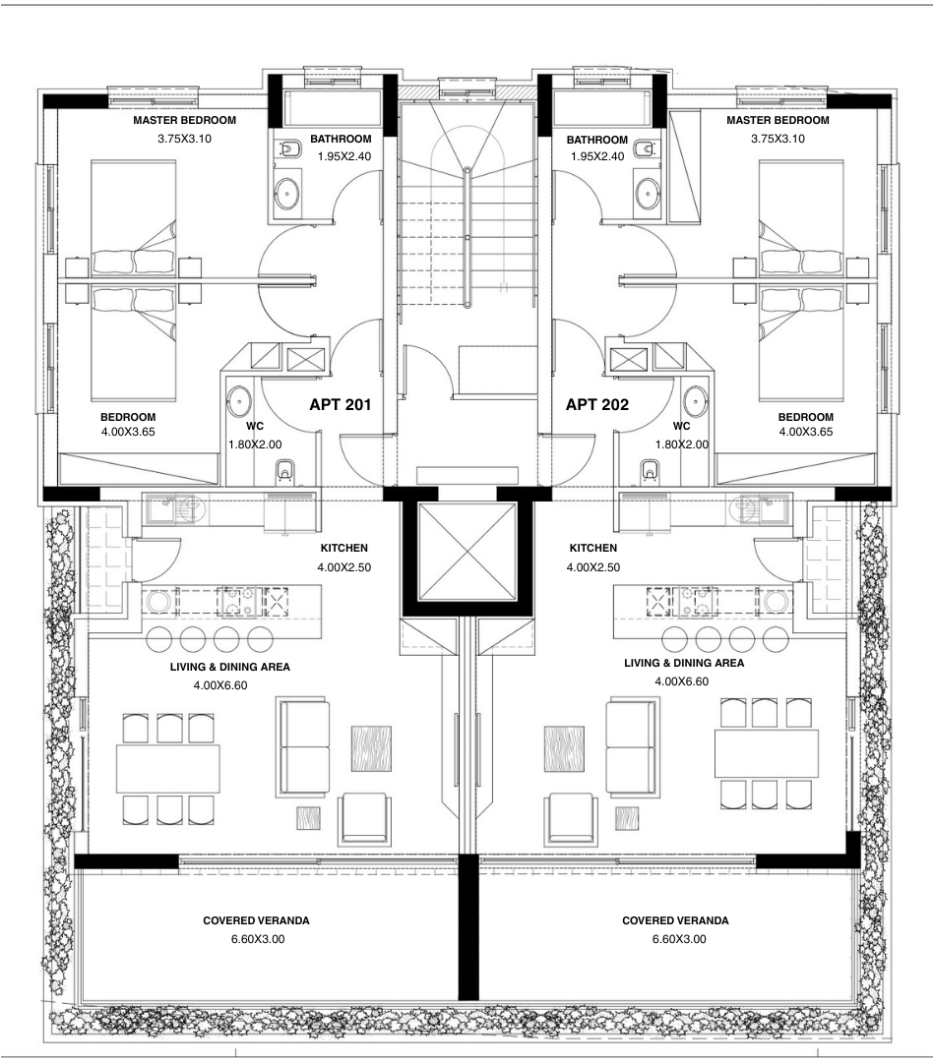
First Floor

APARTMENTS 101 · 102



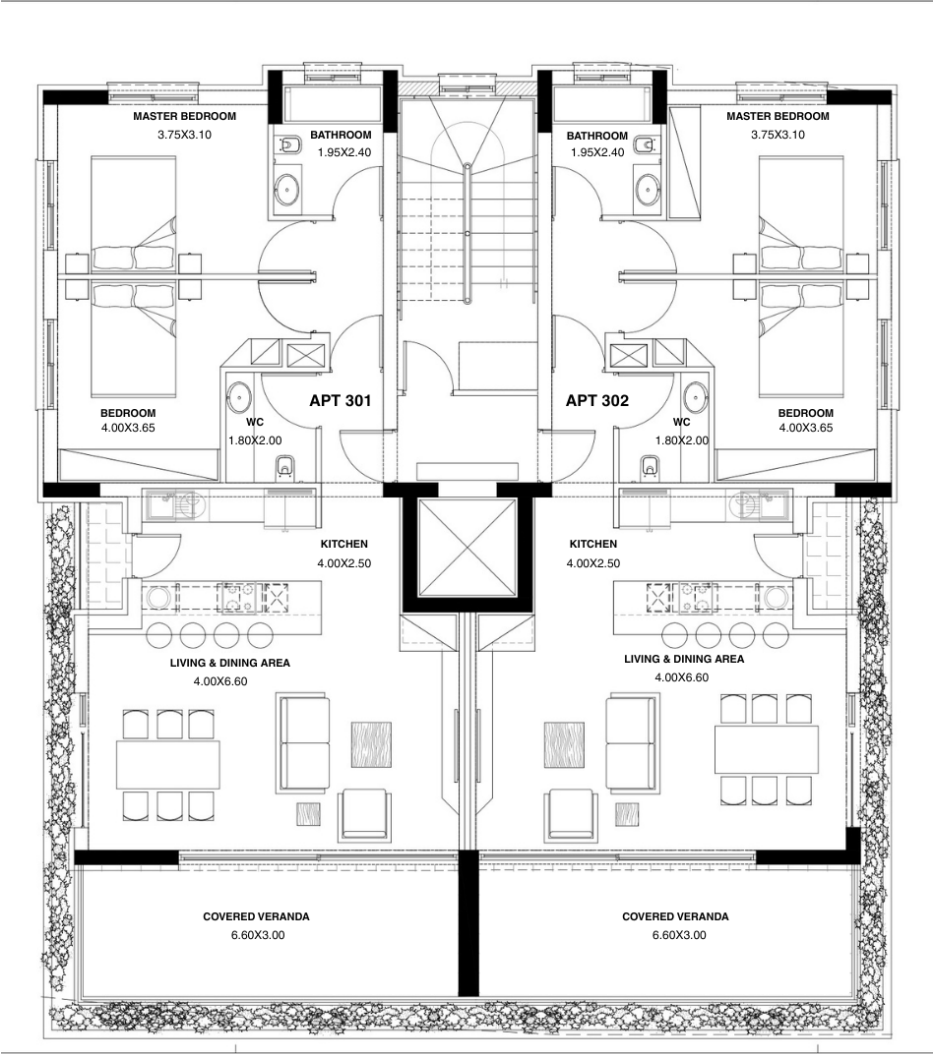
Second Floor

APARTMENTS 201 · 202



Third Floor

APARTMENTS 301 · 302



RIVA

A rare balance of tranquility and accessibility.

OUTDOOR LIVING

Living space, extended outdoors.

Large private balconies extend the living space outdoors, wrapping each residence in greenery.



SPECIFICATIONS

General Specifications.

STRUCTURE

Reinforced concrete frame with raft foundation, columns, beams and slabs, designed in compliance with the Euro code for building structures and seismic design.

EXTERIOR AND INTERIOR WALLS

Masonry walls built with bricks. Internally 10 cm thick and externally 25 cm thick.

SUNDRIES

Fair faced concrete boundary wall. Metal gate and automatic garage door for car parking.

ENERGY PERFORMANCE CERTIFICATE

All villas are build according to the Energy Performance of Buildings Regulation Act and receive high rating Energy Performance Certificate (EPC). 25 cm bricks plus polystyrene 8cm.

ALUMINIUM WORK

Patio sliding doors and windows: Double glazed, 4mm thermal (low e) glass, 14mm gap and 5mm clear glass, with black aluminium frames MU 144 with double glazing. Balconies and roof terrace balustrades: Aluminium railing system with laminated safety glass 16mm for the balconies.

PLUMBING

Plastic piping (pipe to pipe) for hot and cold water. Separate connection from city mains to a 800lt water tank and through a pressure pump system to sanitary fittings. Hot water is provided by a 150lt electric & solar heater.

ELECTRICAL INSTALLATION

Separate electric meter for each apartment. Sockets for telephone & TV in all bedrooms and lounge. Installation according to the 17th edition of the IEE.

ROOF INSULATION

High quality weather sealant and 50 mm extruded polystyrene thermal insulation board covered with 100 mm screed with steel mesh.

MECHANICAL INSTALLATION

Provision for concealed A/C in living/dining room and wall type in bedrooms.

PARKING SPACE & STORE ROOM

One covered car parking space and one store room in ground floor for each apartment.

ENTRANCE PHONE

Fully coloured video Intercom.

SPECIFICATIONS

Finishes.

WALL & CEILING FINISHES

Interior surfaces: Three coats of cement plaster covered with three coats of white matt emulsion paint. Exterior surfaces: External Thermal Insulation Composite System (ETICS) with acrylic decorative plaster finish to be applied on all masonry walls & concrete structural frame. Other surfaces to be fair faced concrete and HPL panes as shown on plans. Interior ceilings: Two coats of spatula and three coats of white matt emulsion paint. Exterior ceilings: HPL panels as shown on the plans. Bathroom and WC surfaces: Dressed up to ceiling height with Italian ceramic tiles. The purchase value is €35/m² + VAT with colour and dimensions chosen by the customer.

SANITARY FITTINGS

High quality SPAIN producer LAUFEN to include: white porcelain walls mounted toilets & wash basin. Under counter FRANKE stainless steel kitchen sink. High quality German producer GROHE 'EUROCUBE' chrome: Wall mounted, 2 hole basin mixers for bathroom and/or shower. Wall mounted, single-lever bath tub mixer with shower set 'EUPHORIA CUBE STICK' shower mixer for bathroom. Wall mounted, single-lever shower mixer with 'EUPHORIA CUBE STICK' wall holder shower system and. Chrome sink mixer 3WAY 'GROHE BLUE' for kitchen sink.

FLOOR FINISHES

Interior floors: Living/dining room and kitchen with Italian tiles. Purchase price €35/m² + VAT, dimension choice of client. Staircase: landings with Italian marble floor. Bedrooms: are finished with laminate floor, purchase price of €20/m² + VAT, colour of the customer's choice. Exterior floors: Patios, verandas and roof terrace, covered in 60 x 60 or other size Italian floor tiles with a purchase price of €25/m² + VAT.

CARPENTRY

Modern Design Kitchen - highly functional made of laminate. All mechanisms are soft close. Granite counter tops and splash wall of customer's choice at the price of €260/m.

WARDROBES

Built-in wardrobes, full height, made of laminate. Opening doors 22mm (soft close).

INTERIOR DOORS AND FRAMES

Laminate doors completed with rubber gaskets, high quality handle, door stops and hinges. Minimum height 2,2m.

ENTRANCE DOOR

Wooden white lacquered oven painted. High quality stainless steel handle, safety lock, hinges, rubber gaskets and wind breaker.

THE DETAIL

High-end finishes, throughout.



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meter.*

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