



HILLSIDE
VILLAS



ASTOUNDING SEA PANORAMAS



Unique collection of 12 contemporary spacious houses in the prestigious area of Moutagiaka. The gated compound is located just a few minutes drive from the tourist area of Limassol with its long sandy beach. Each house enjoys stunning sea panoramas and creates an incredible ambience of relaxation by being specifically designed to pro-

vide style and smart space arrangements. The selection of residences offers a broad choice of sea view three-, four- and five bedroom villas with large covered verandas and private pools. The excellent concept and signature architecture from a renowned London architect will astound the most demanding client and investor.

MAJOR BENEFITS

- UNIQUE DESIGN FROM ONE OF LONDON'S LEADING ARCHITECTS
- 12 MODERN SPACIOUS VILLAS
- WITHIN 5 MINUTES DRIVE TO THE BEACH AND LIMASSOL TOURIST AREA
- SEA VIEWS
- LARGE COVERED VERANDAS AND PRIVATE POOLS
- HIGH STANDARD FINISHES (PARQUET FLOORS, SECURITY ENTRANCE DOORS, THERMAL ALUMINUM WINDOW FRAMES, TOP STANDARD IN-BUILT FURNITURE, AND SANITARY WARE).

SPECTACULAR VIEWS TO THE SEA



INTRODUCTION

Limassol is the second largest urban area in Cyprus, located on the southern coast, with an urban population of 160,000 — 176,700. Limassol was built between two ancient cities — Amathus and Kourion — and during Byzantine rule it was known as Neapolis (new town). Limassol's historical centre is located around its medieval Limassol Castle and the Old Port. Today the city spreads along the Mediterranean coast and has extended much farther than the castle and port, with its suburbs stretching along the coast to Amathus.

The history of Limassol is largely associated with the Third Crusade of Richard the Lionheart, who arrived in Limassol in 1191 on his way to the Holy Land. He arrested the renegade Byzantine Greek governor of Cyprus Limassol, Isaac Komnenos, taking over the entire island, and bringing the long Byzantine dominion of Cyprus to an end. Richard also celebrated his marriage with Berengaria who had received the crown as queen of England in Limassol. Richard destroyed Amathus and the inhabitants were transferred to Limassol.

Limassol has a Subtropical-Mediterranean climate with warm to hot and dry summers and very mild winters, which are separated by short springs and autumns which are generally warm and pleasant.

LIMASSOL COMBINES THE
FAST PACE OF A CITY AND THE
COMFORT OF A FIRST-CLASS
MEDITERRANEAN RESORT



LOCATION

The project is located in popular area of Mouttagiaka in only 1 km from a blue flag Limassol sandy beaches. It's an ideal area for house development offering fantastic views to the sea and city. Also it has easy access to Limassol and popular tourist road. It is very good location, connecting on the South with the new Nicosia-Limassol highway and on the West with the Germasogeia municipality, that also ensures direct connection with the new Limassol highway that connects with Paphos city.

Hillside Villas main benefit from such convenient location is just a minute's ride to every facility you might need, starting with banks and supermarkets to major tourist bus routes, cafes and a great promenade along the beach front.

Mouttagiaka is known for the crystal waters of the blue sea and its golden sand, while at the same time, the recreation areas of the village such as the cinema, the taverns, the restaurants, the night clubs, the water parks and the various shops operating in the area.

The ideal location of the project gives the opportunity to its residents to enjoy both of every experience, the relaxation that the picturesque area provides and the exciting night life that can be found easily.





LUXURY FINISHES:
TOP STANDART FLOORING, MARBLE IN
BATHROOMS, BIG THERMALLY-INSULATED
WINDOWS AND STYLISH BUILT-IN
FURNITURE FROM EUROPEAN BRANDS

POPULAR AREA OF
MOUTTAGIACA IN ONLY
1 KM FROM LIMASSOL'S
SANDY BEACHES





VILLAS WITH LARGE
PLOTS, VERANDAS
AND PRIVATE POOLS



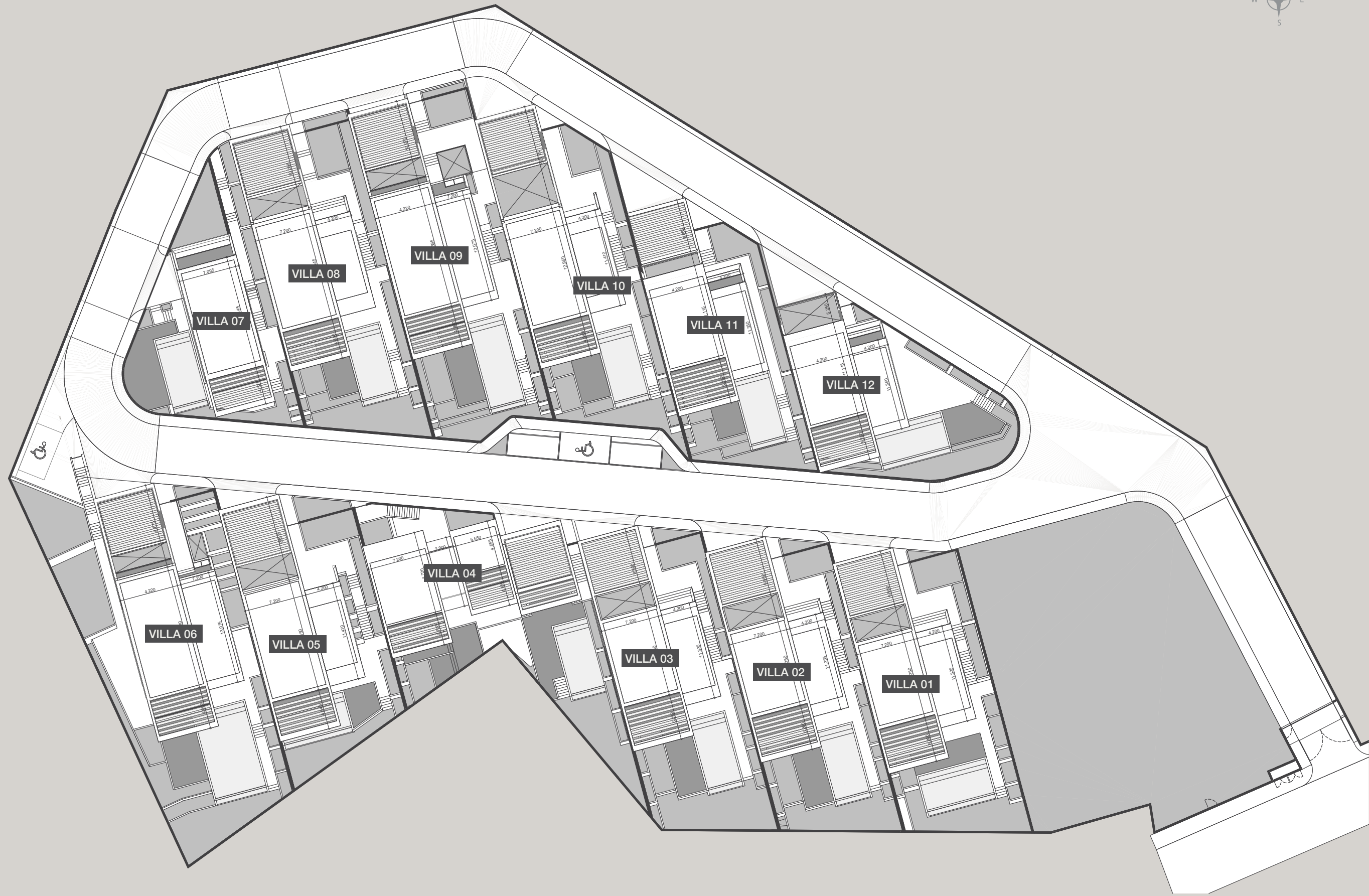
EACH HOUSE ENJOYS STUNNING
SEA PANORAMAS AND CREATES
AN INCREDIBLE AMBIENCE
OF RELAXATION

CHOICE OF PROPERTIES

Property Type	Bedrooms	Indoor area sq.m.	Cov. veranda sq.m.	External Storage sq.m.	Covered Garage Area, sq.m.	Uncovered Garage Area sq.m.	Plot sq.m.	Private Pool
Villa 1	3	162.65	34.61	24.00	0.00	46.80	493.04	Yes
Villa 2	3	162.65	34.61	19.90	0.00	46.80	492.16	Yes
Villa 3	3	162.65	34.61	21.10	0.00	46.80	506.65	Yes
Villa 4	4	183.11	42.31	0.00	0.00	46.00	543.04	Yes
Villa 5	4	190.37	41.66	24.60	0.00	45.30	436.25	Yes
Villa 6	5	265.17	42.46	11.00	0.00	44.60	771.29	Yes
Villa 7	3	146.04	13.03	24.90	41.34	0.00	395.46	Yes
Villa 8	4	190.37	41.66	23.50	0.00	47.50	516.63	Yes
Villa 9	5	265.17	41.75	19.50	0.00	45.30	562.44	Yes
Villa 10	4	190.37	41.66	21.90	0.00	45.30	542.43	Yes
Villa 11	3	178.22	39.83	0.00	0.00	43.90	453.04	Yes
Villa 12	3	178.22	39.83	0.00	44.28	0.00	419.54	Yes

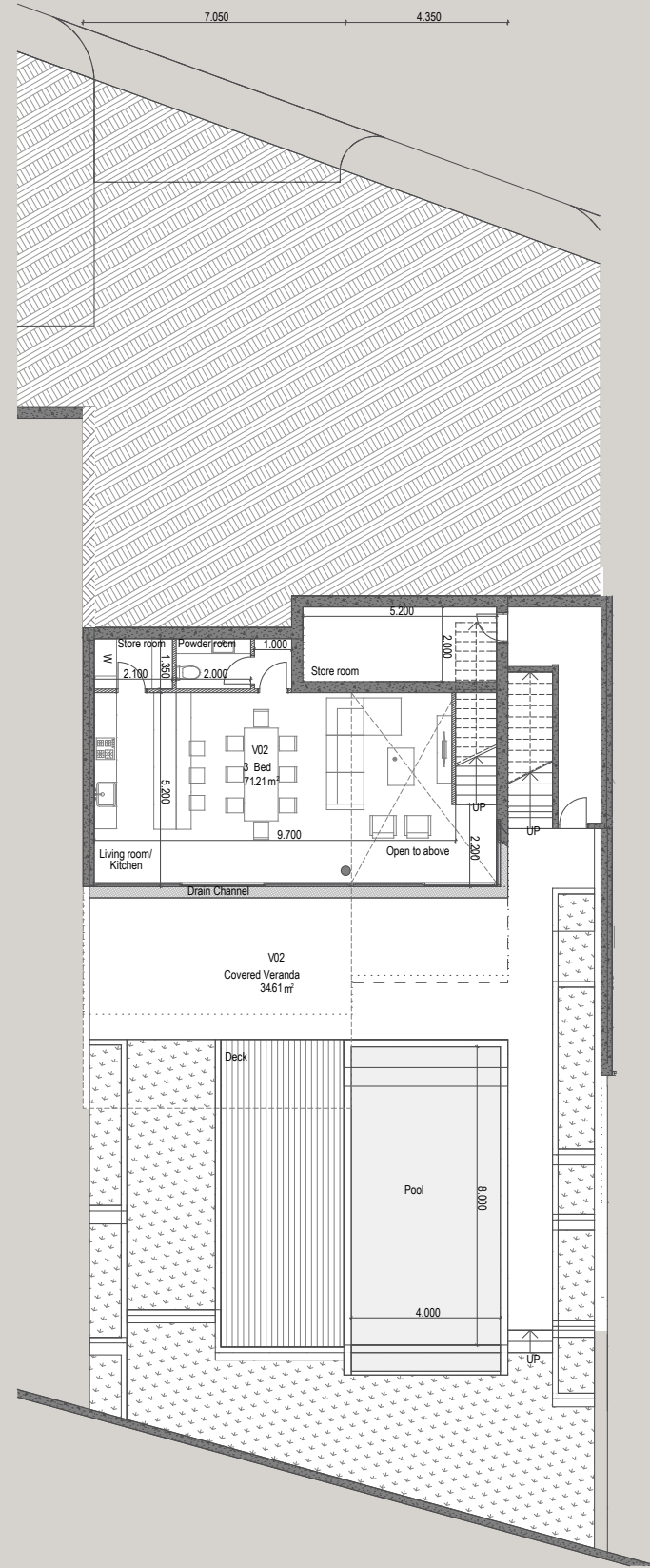
NOTE: the areas stated above may slightly differ upon issuance of relevant authority permits.



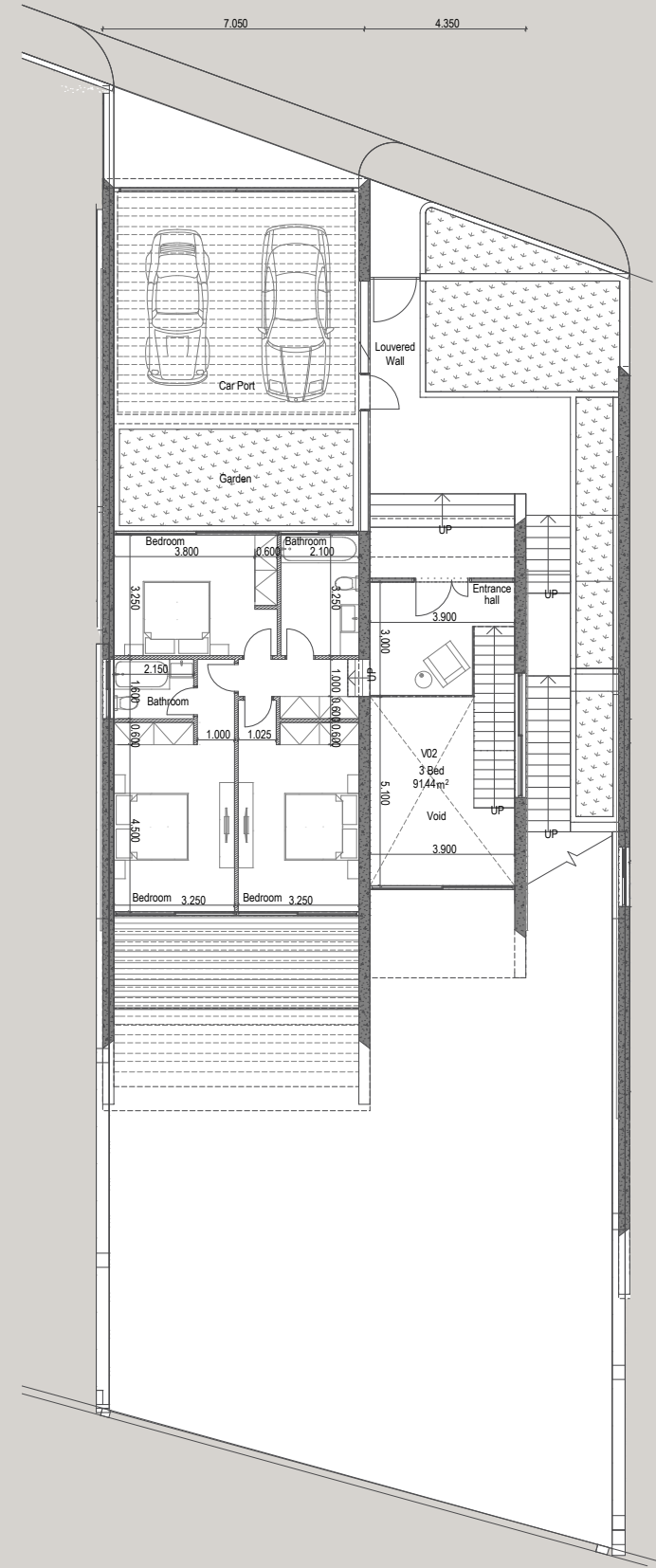


VILLA 2 – 3 Bedrooms

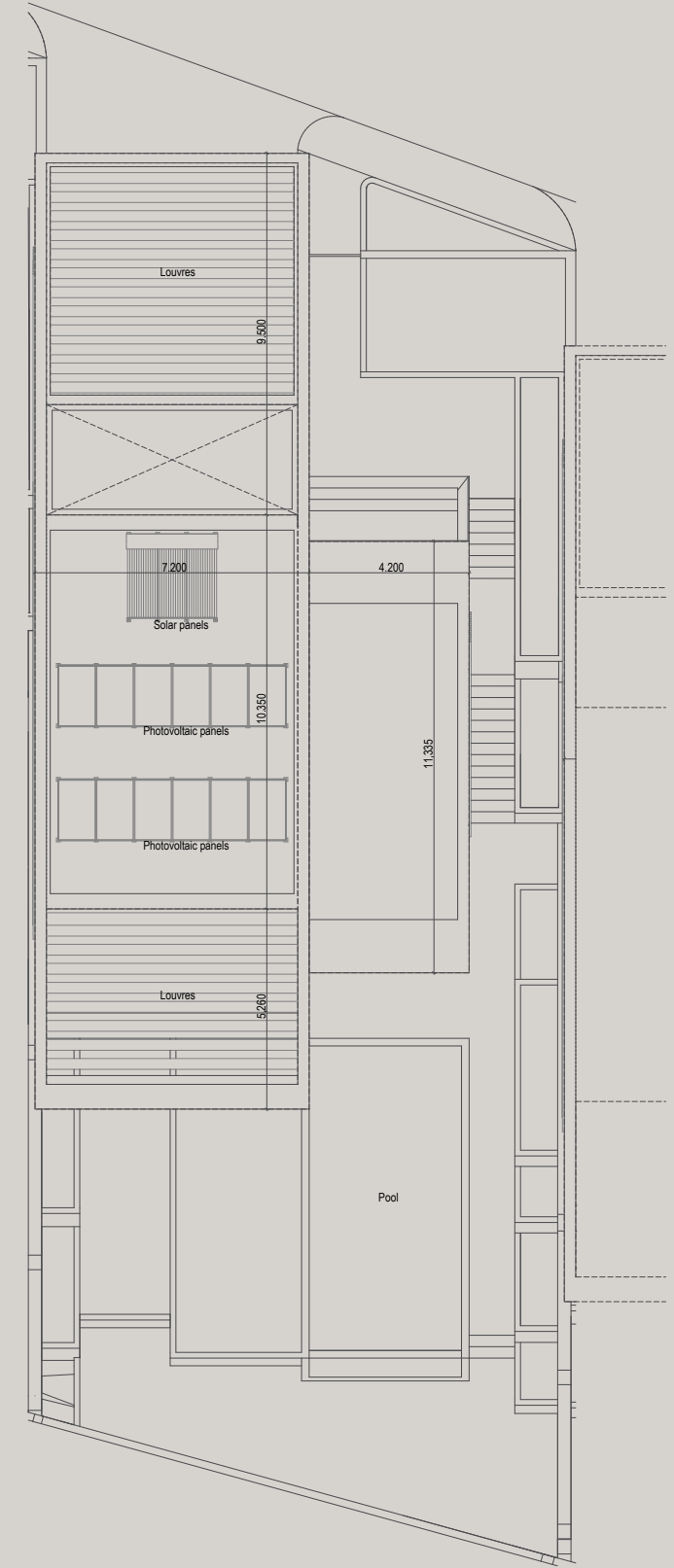
Indoor area = 162.6 Sq.m.
 Cov. veranda = 34.6 Sq.m.
 External Storage = 19.9 Sq.m.
 Cov. Garage = 00.0 Sq.m.
 Uncov. Garage Area = 46.8 Sq.m.
 Plot = 492.16 Sq.m.
 Private Pool = Yes



VILLA 02
Lower Level

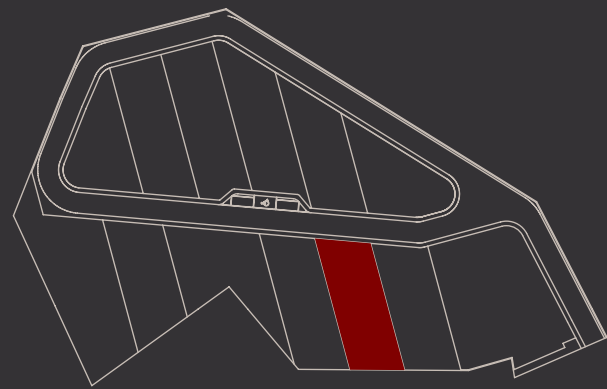


VILLA 02
Upper Level



VILLA 02
Roof Level

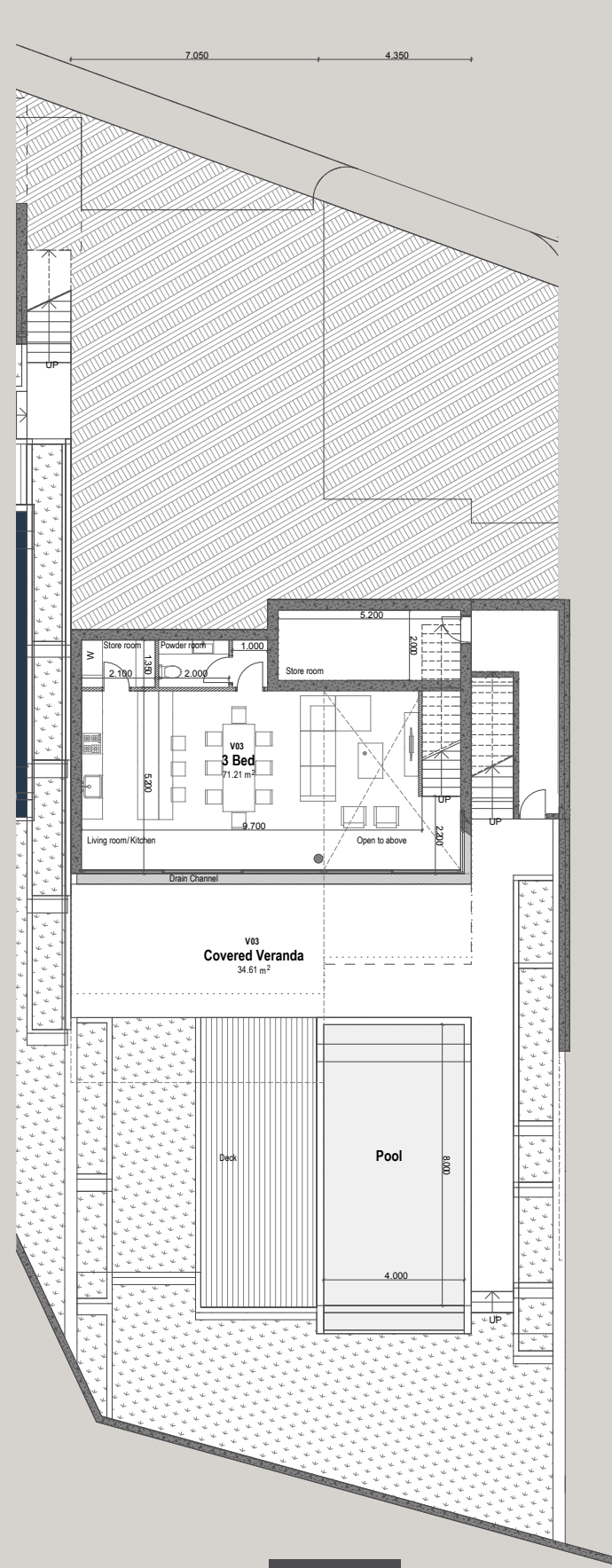
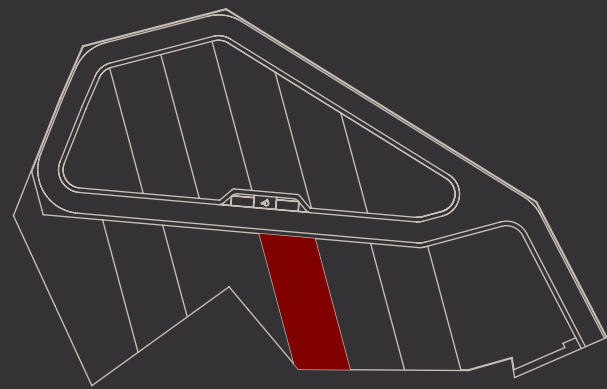
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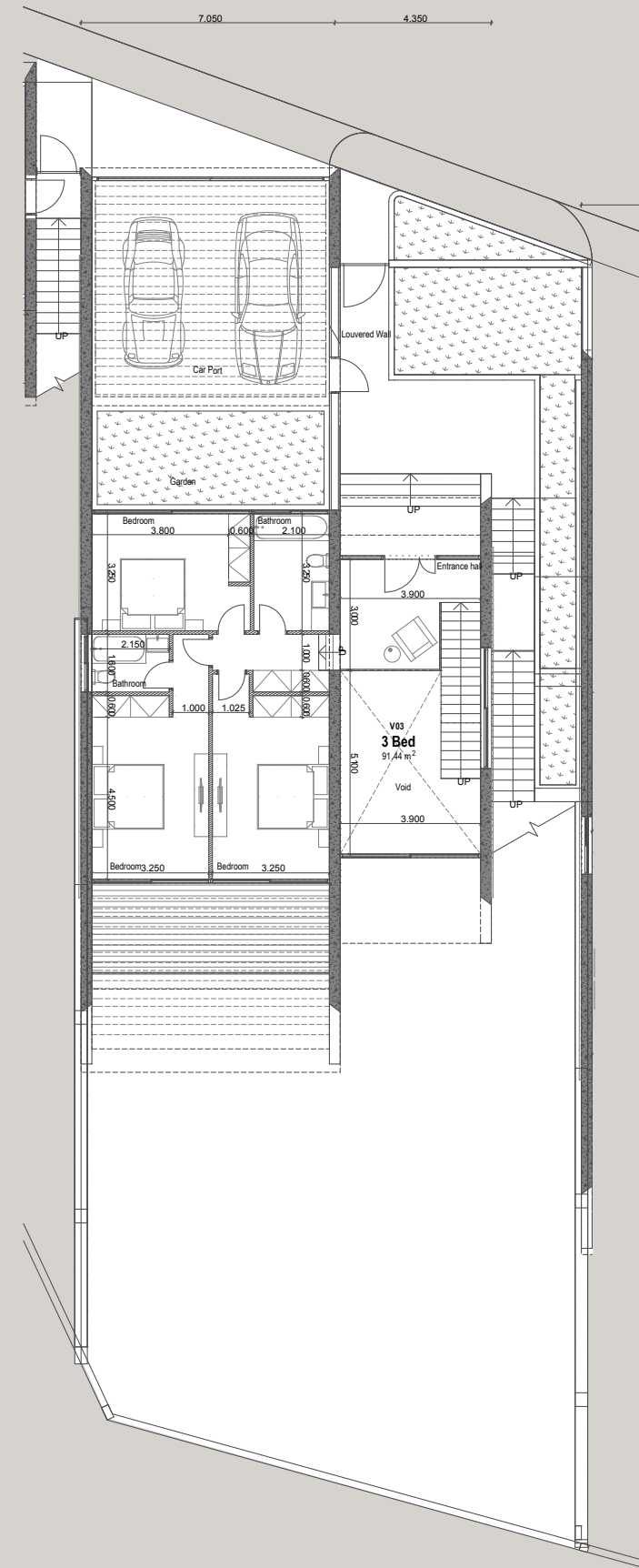
VILLA 3 – 3 Bedrooms

Indoor area = 162.6 Sq.m.
 Cov. veranda = 34.6 Sq.m.
 External Storage = 21.1 Sq.m.
 Cov. Garage = 00.0 Sq.m.
 Uncov. Garage Area = 46.8 Sq.m.
 Plot = 506.65 Sq.m.
 Private Pool = Yes

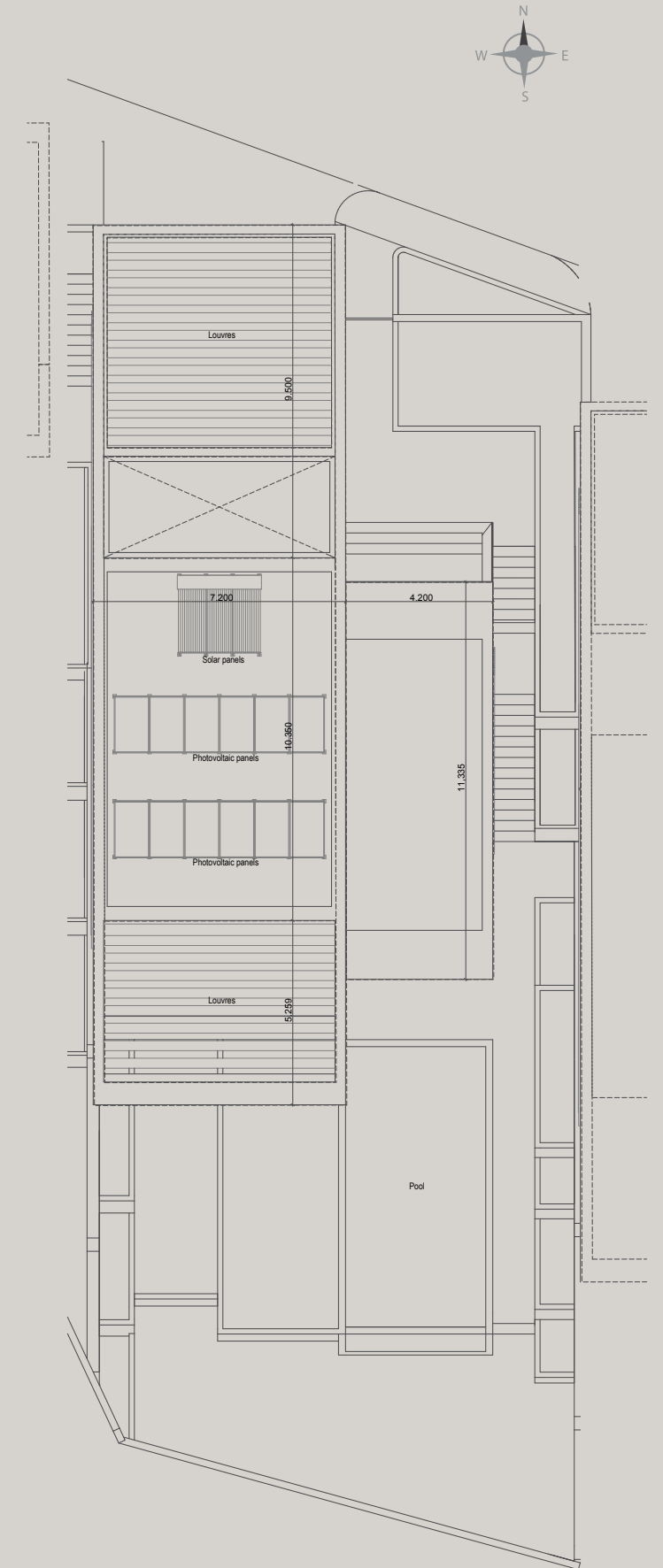
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VILLA 03
Lower Level



VILLA 03
Upper Level



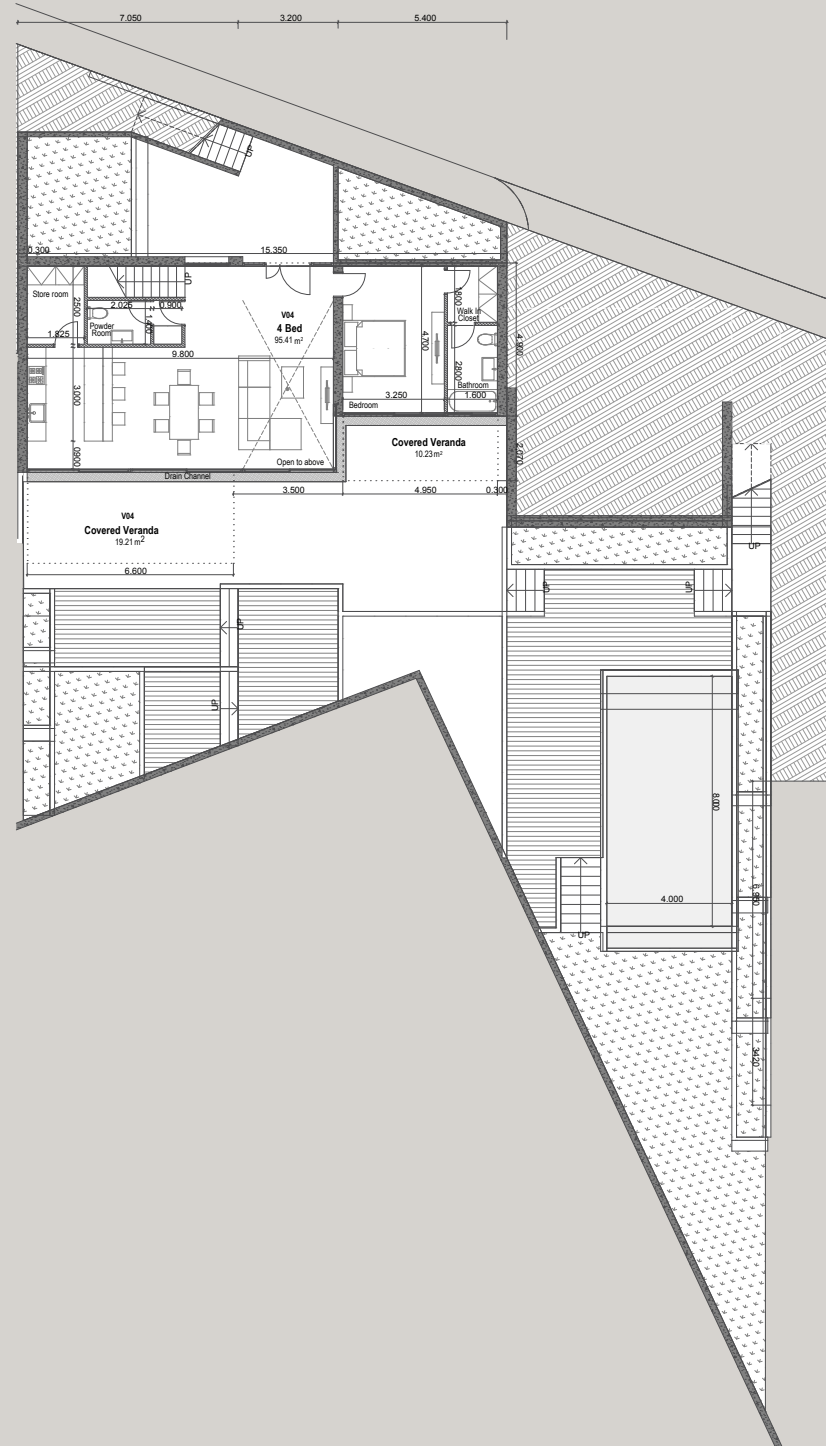
VILLA 03
Roof Level



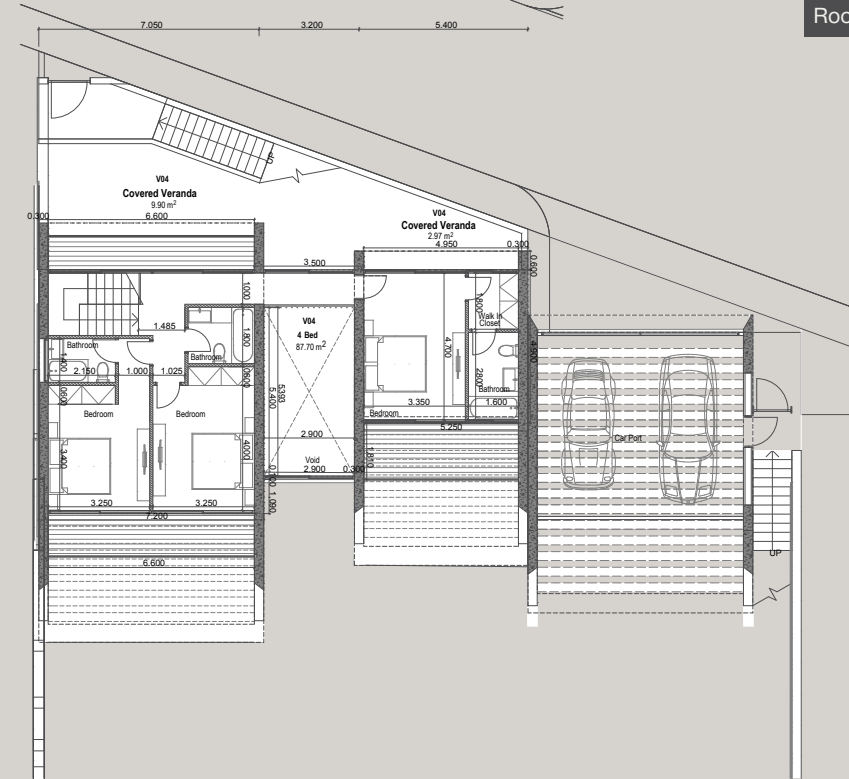


VILLA 4 – 4 Bedrooms

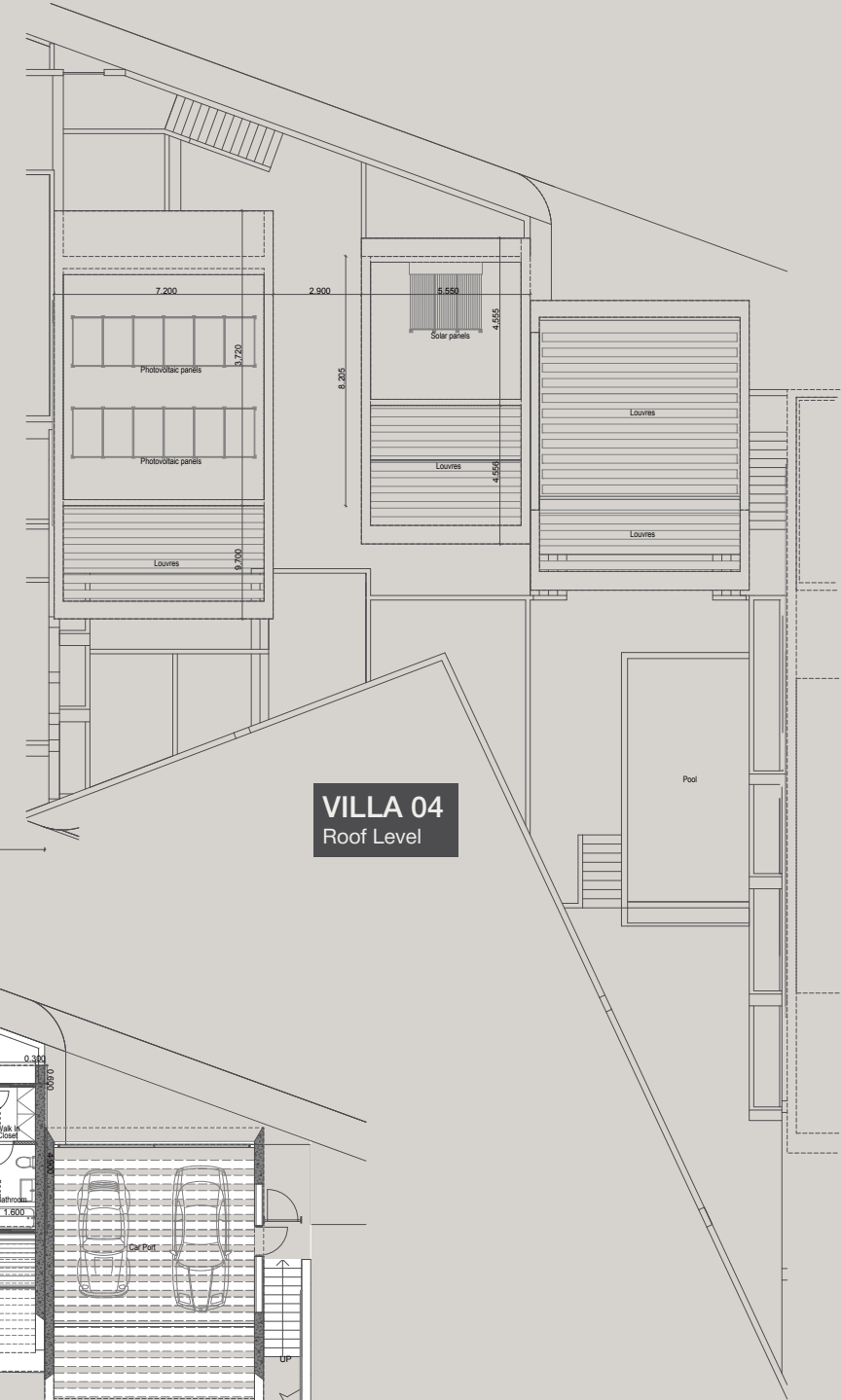
Indoor area = 183.1 Sq.m.
 Cov. veranda = 42.3 Sq.m.
 External Storage = 0.00 Sq.m.
 Cov. Garage = 00.0 Sq.m.
 Uncov. Garage Area = 46.0 Sq.m.
 Plot = 543.04 Sq.m.
 Private Pool = Yes



VILLA 04
Lower Level

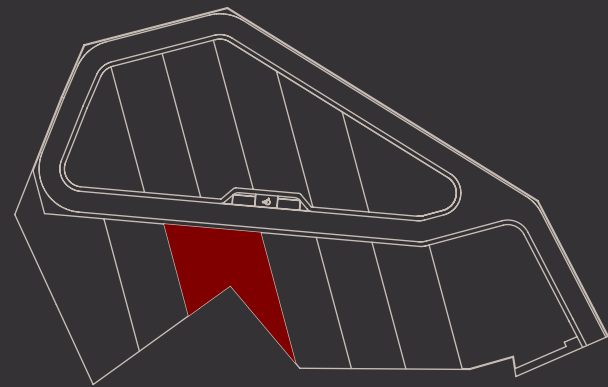


VILLA 04
Upper Level



VILLA 04
Roof Level

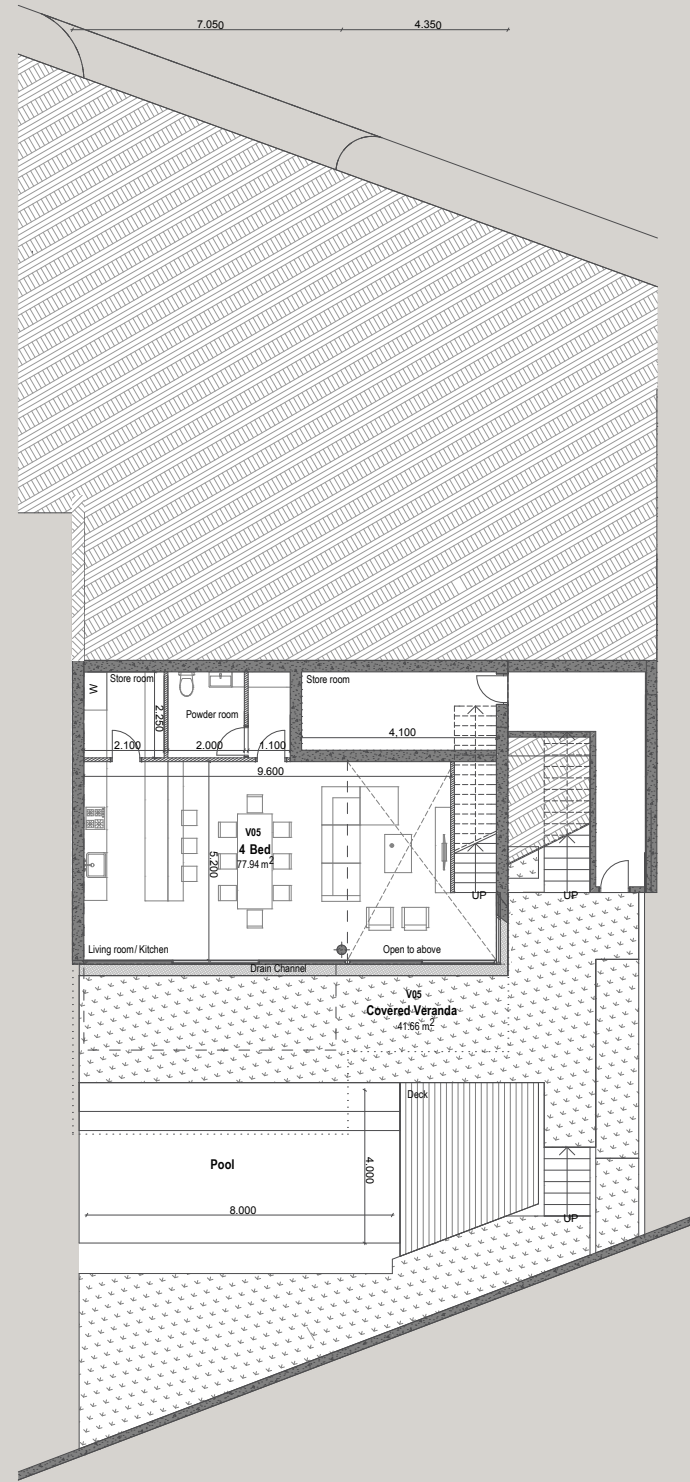
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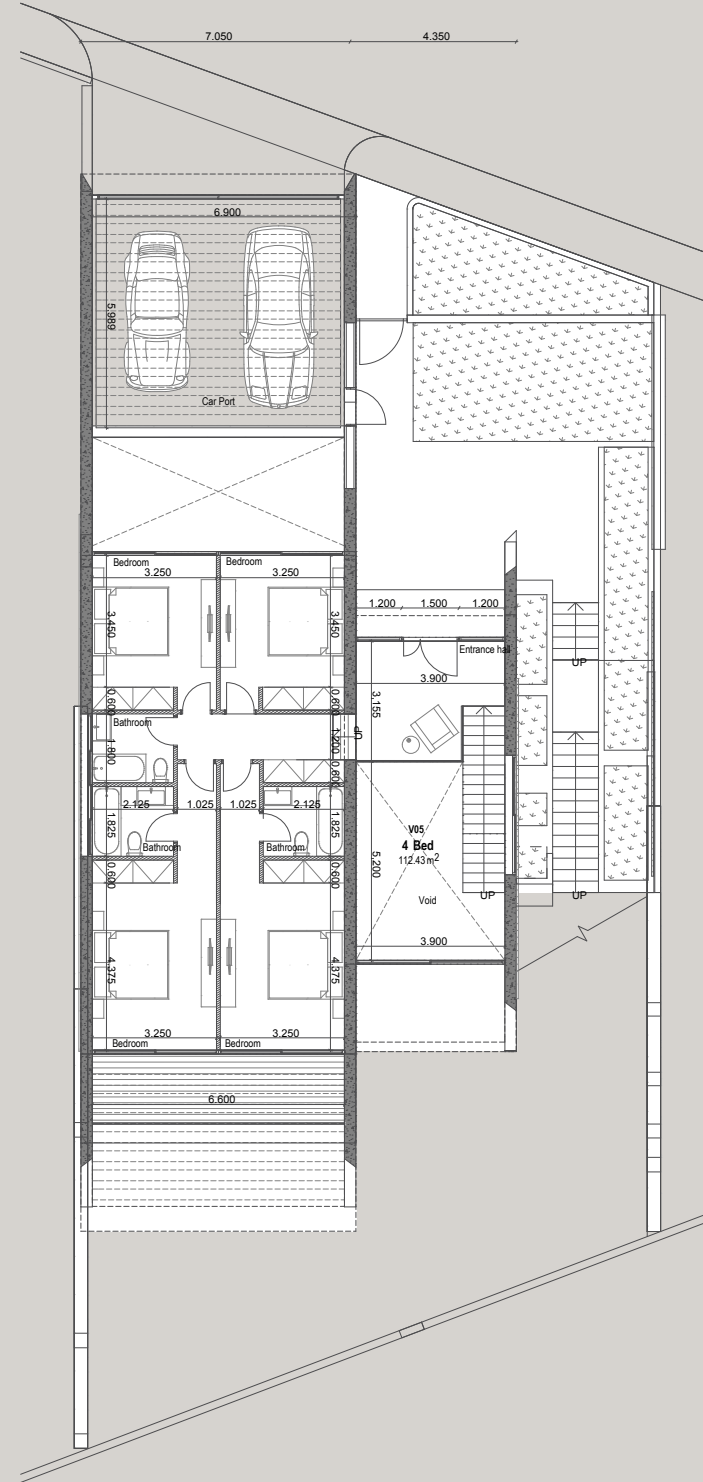


VILLA 5 - 4 Bedrooms

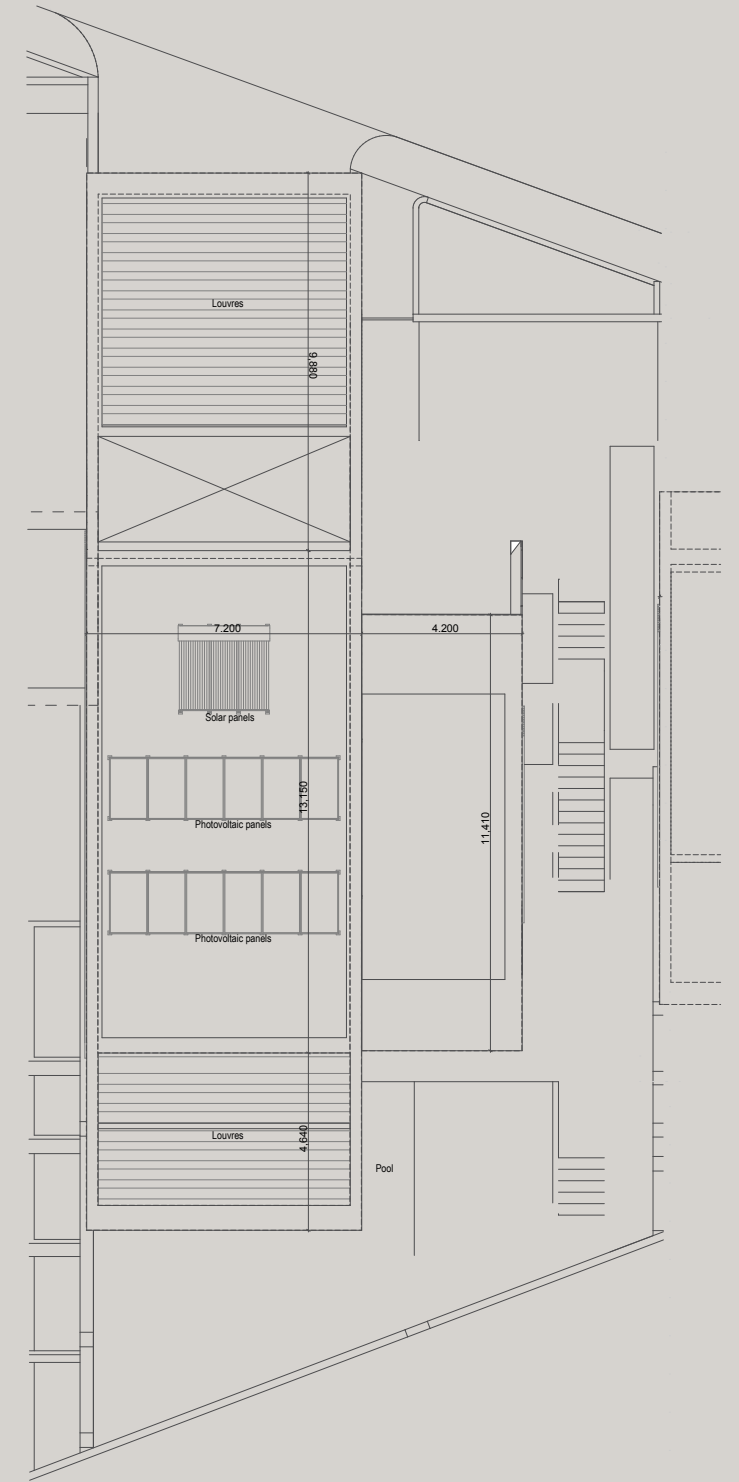
Indoor area = 190.4 Sq.m.
 Cov. veranda = 41.6 Sq.m.
 External Storage = 24.6 Sq.m.
 Cov. Garage = 00.0 Sq.m.
 Uncov. Garage Area = 45.3 Sq.m.
 Plot = 436.25 Sq.m.
 Private Pool = Yes



VILLA 05
Lower Level

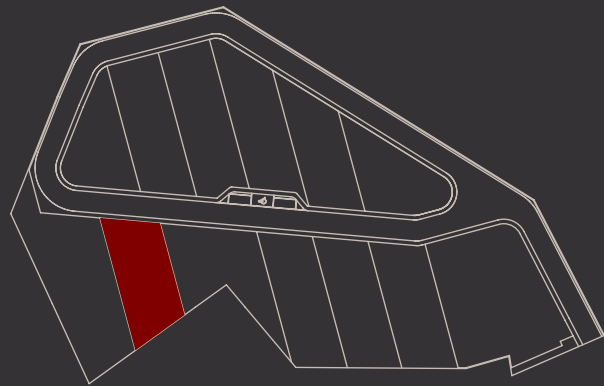


VILLA 05
Upper Level



VILLA 05
Roof Level

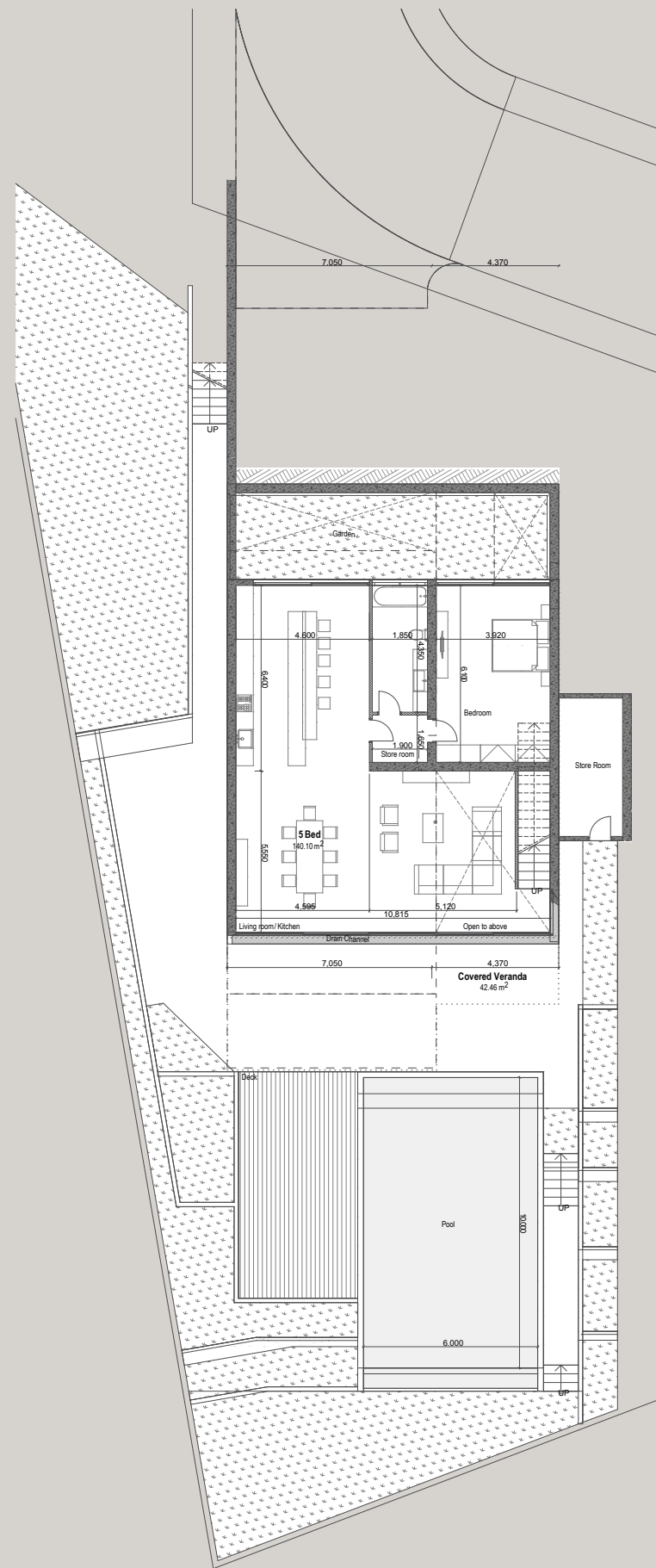
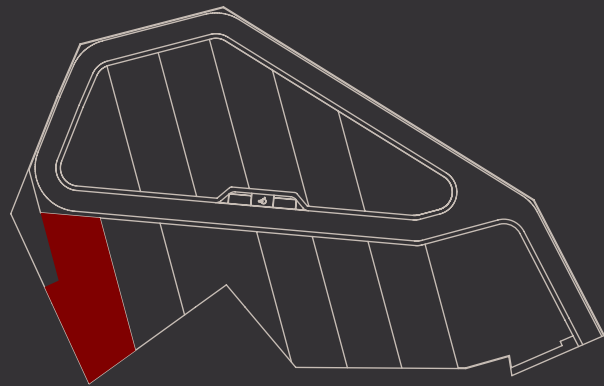
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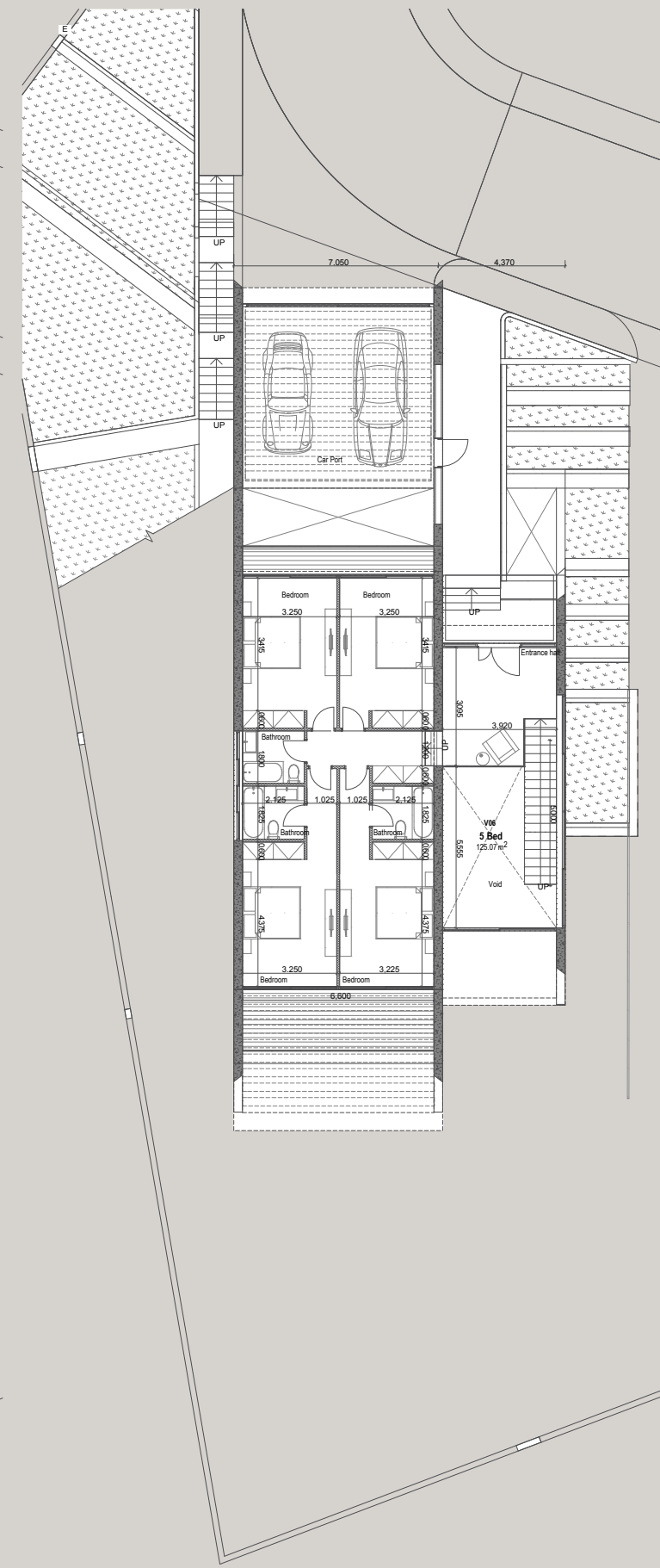
VILLA 6 – 5 Bedrooms

Indoor area = 265.2 Sq.m.
 Cov. veranda = 42.5 Sq.m.
 External Storage = 11.0 Sq.m.
 Cov. Garage = 00.0 Sq.m.
 Uncov. Garage Area = 44.6 Sq.m.
 Plot = 771.3 Sq.m.
 Private Pool = Yes

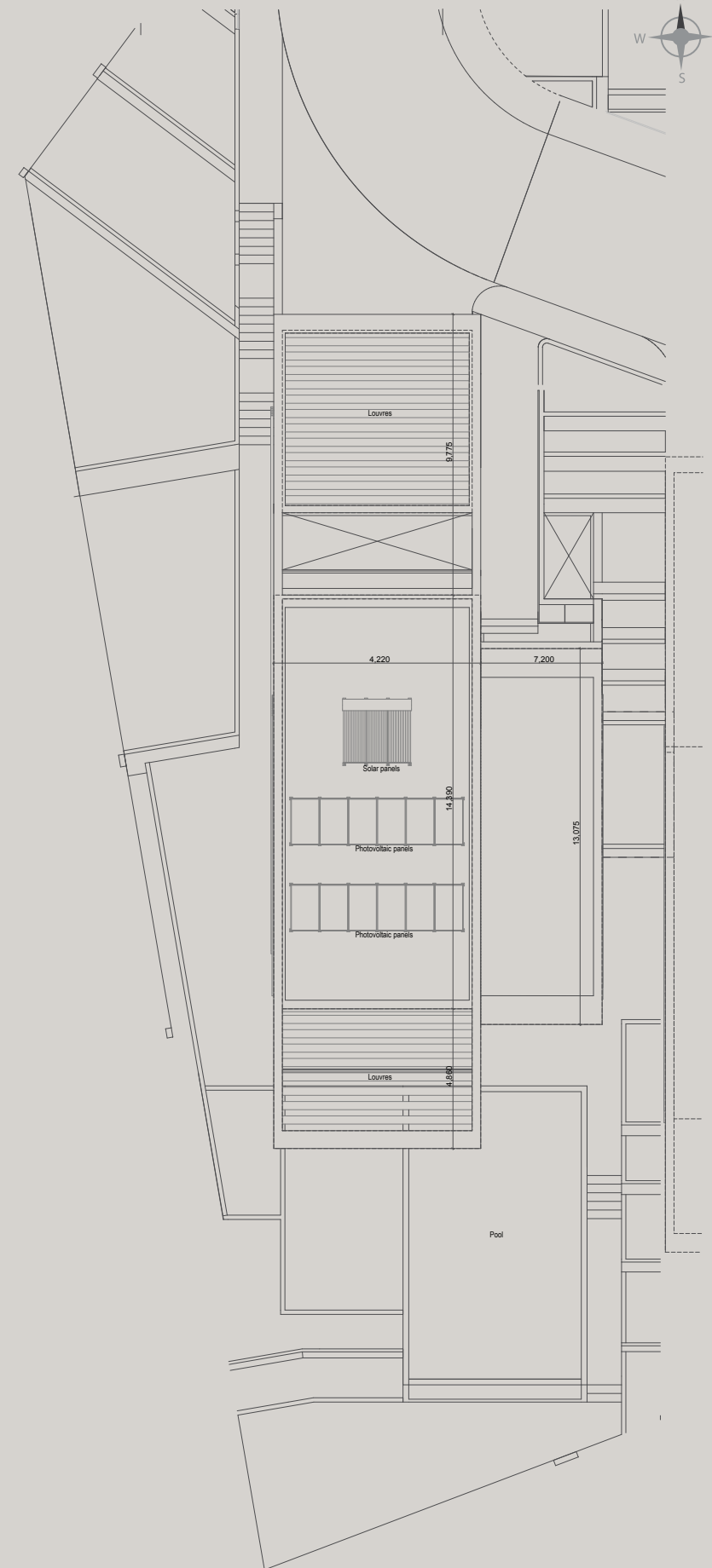
KEY PLAN



VILLA 06
Lower Level



VILLA 06
Upper Level



VILLA 06
Roof Level



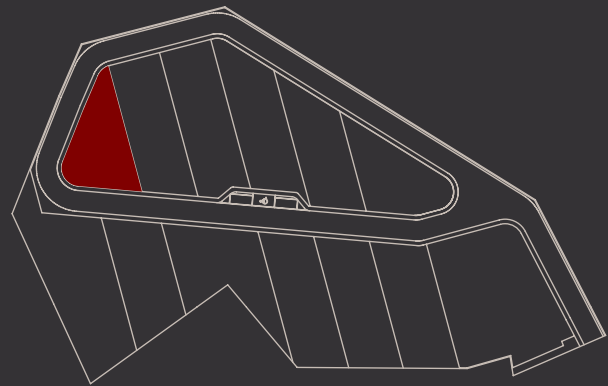


VILLA 7 – 3 Bedrooms

Indoor area = 146.0 Sq.m.
 Cov. veranda = 13.03 Sq.m.
 External Storage = 24.9 Sq.m.
 Cov. Garage = 41.3 Sq.m.
 Uncov. Garage Area = 00.0 Sq.m.
 Plot = 395.46 Sq.m.
 Private Pool = Yes



KEY PLAN



VILLA 07
Lower Level

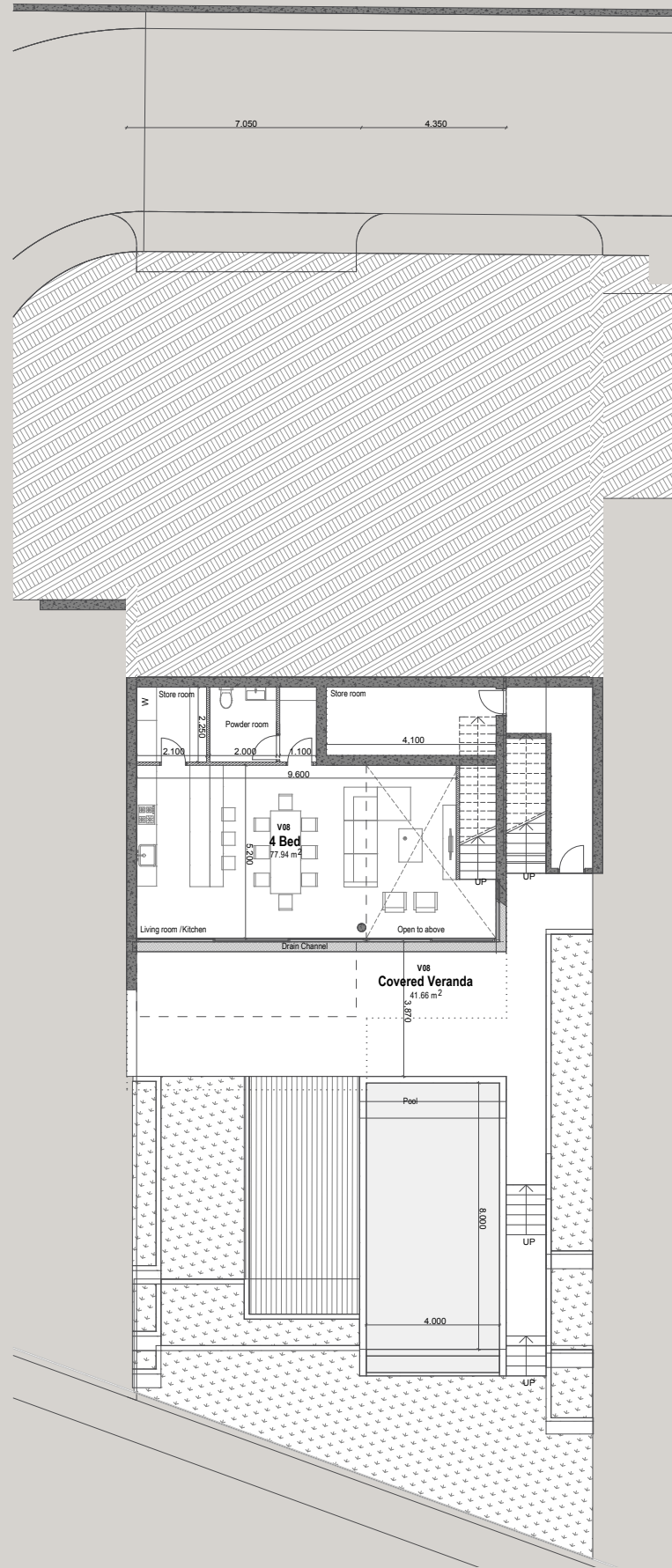
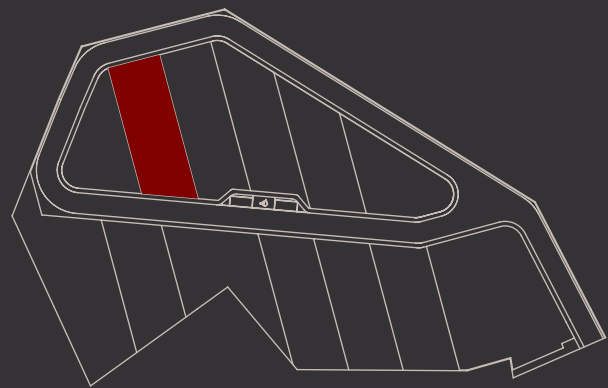
VILLA 07
Upper Level

VILLA 07
Roof Level

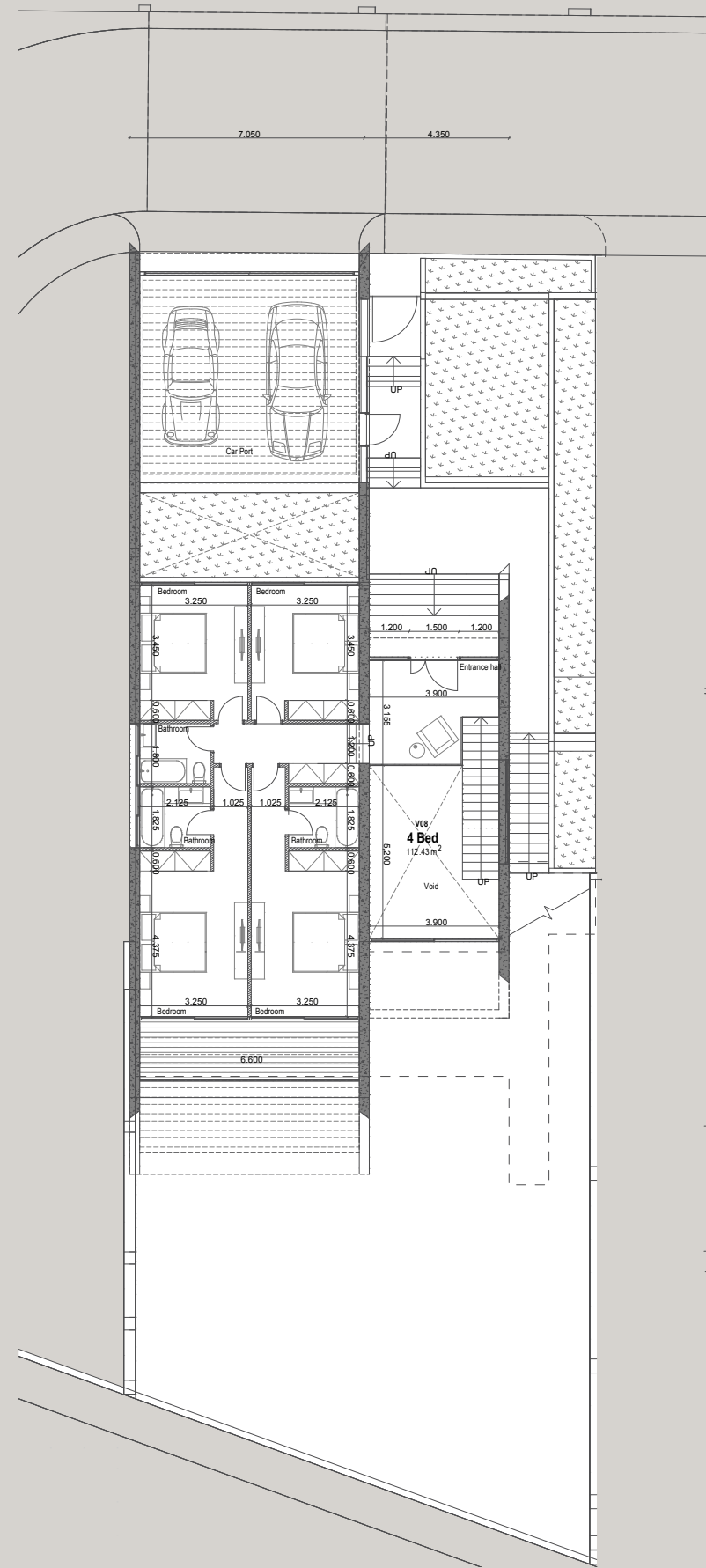
VILLA 8 – 4 Bedrooms

Indoor area = 190.4 Sq.m.
 Cov. veranda = 41.6 Sq.m.
 External Storage = 23.5 Sq.m.
 Cov. Garage = 0.00 Sq.m.
 Uncov. Garage Area = 47.5 Sq.m.
 Plot = 516.63 Sq.m.
 Private Pool = Yes

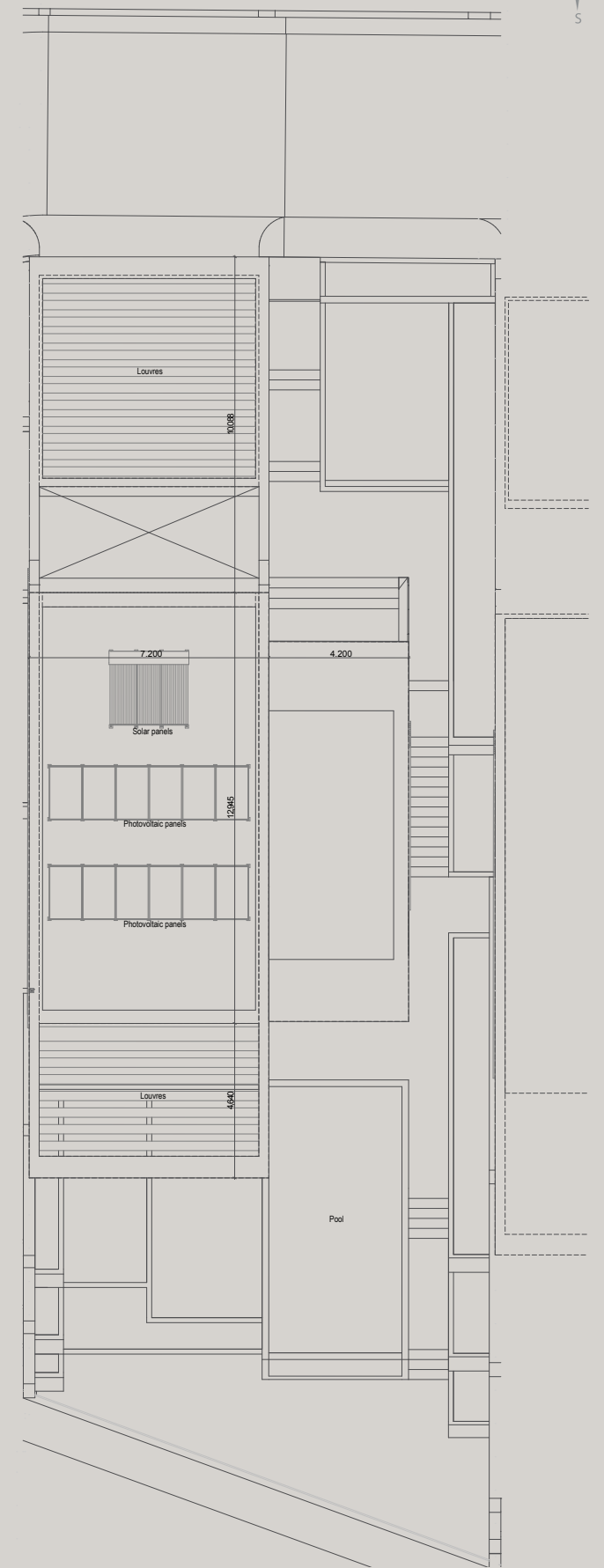
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VILLA 08
Lower Level



VILLA 08
Upper Level



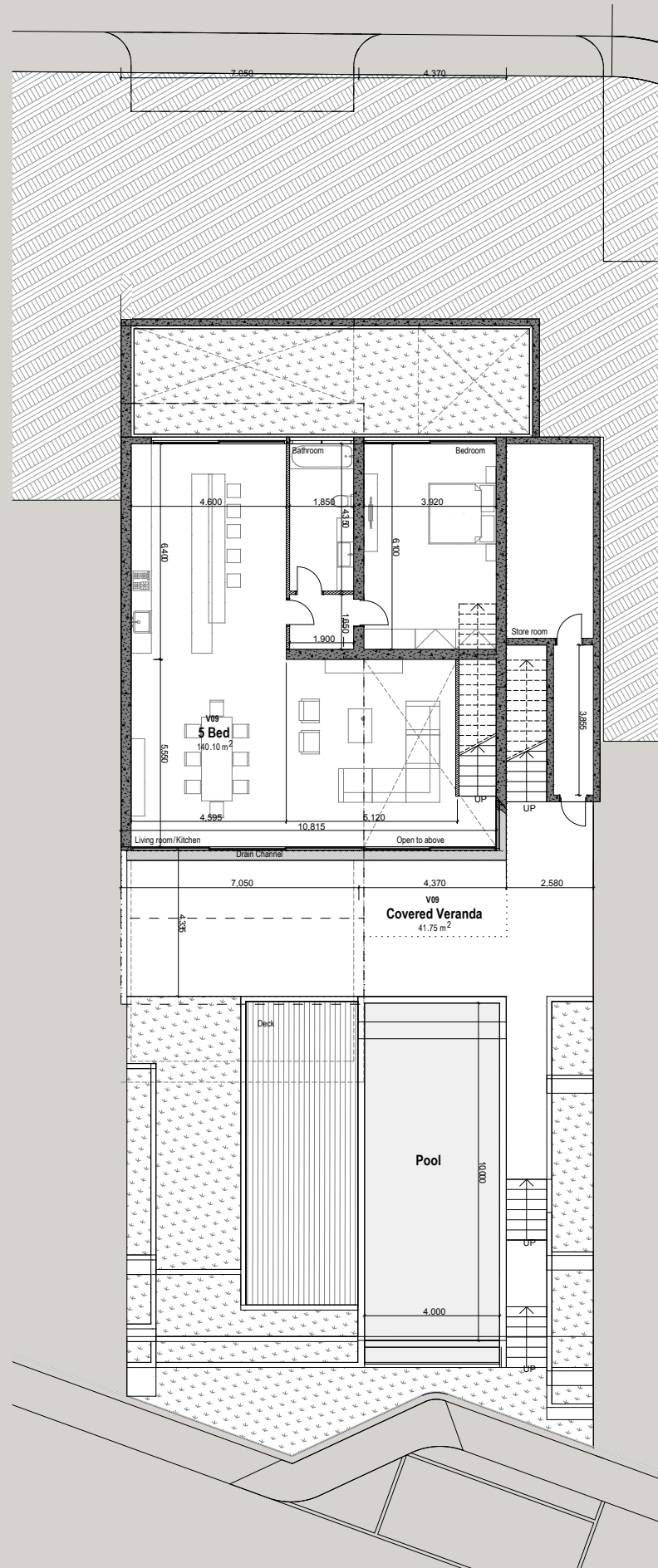
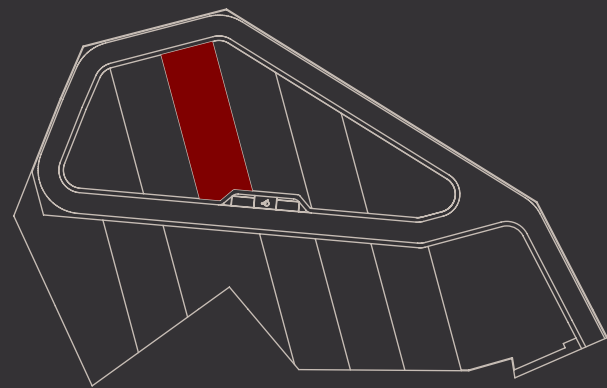
VILLA 08
Roof Level



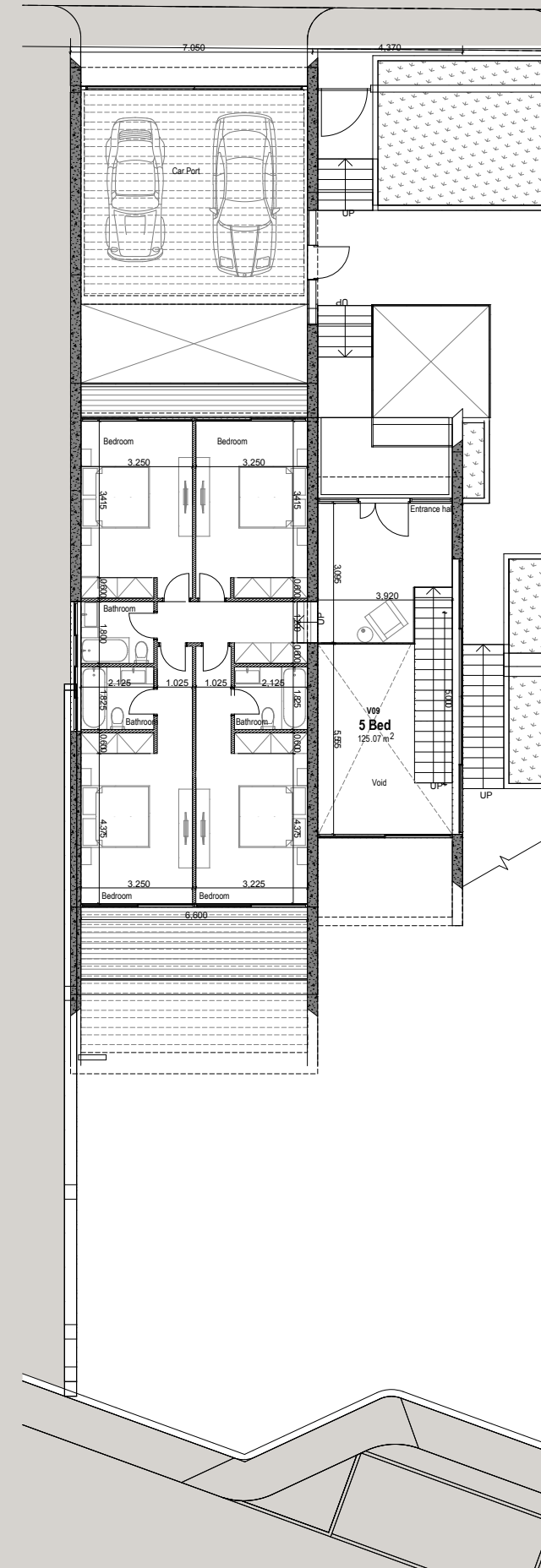
VILLA 9 – 5 Bedrooms

Indoor area = 265.2 Sq.m.
 Cov. veranda = 41.7 Sq.m.
 External Storage = 19.5 Sq.m.
 Cov. Garage = 0.00 Sq.m.
 Uncov. Garage Area = 45.3 Sq.m.
 Plot = 562.4 Sq.m.
 Private Pool = Yes

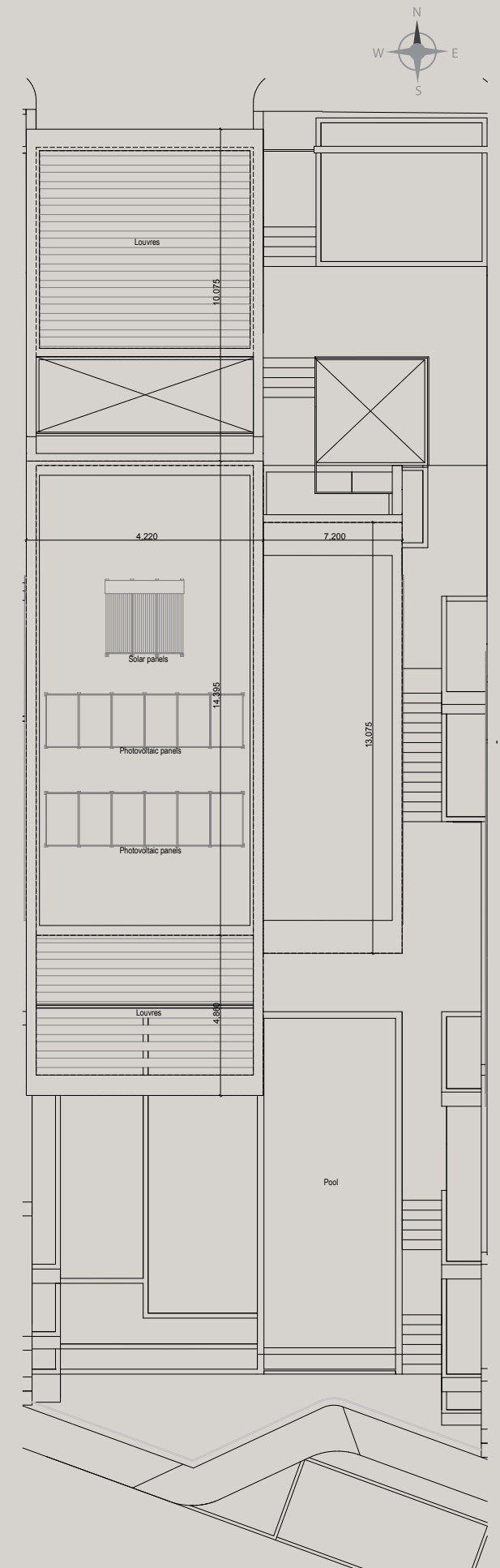
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VILLA 09
Lower Level



VILLA 09
Upper Level



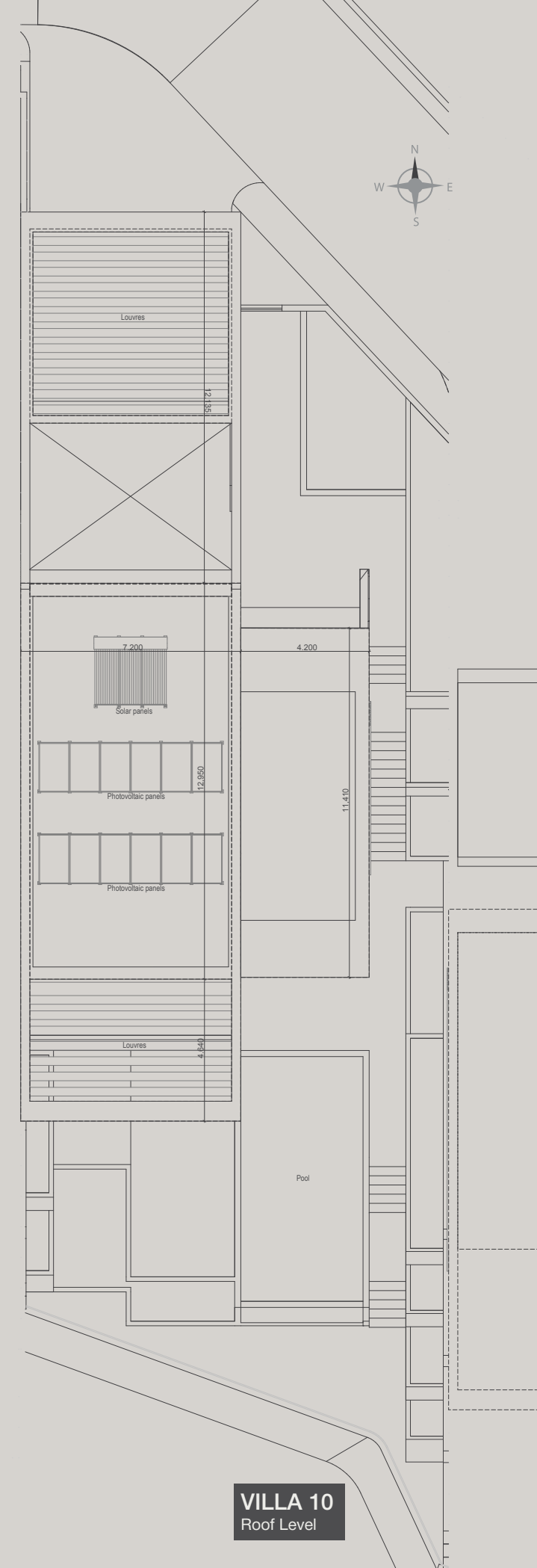
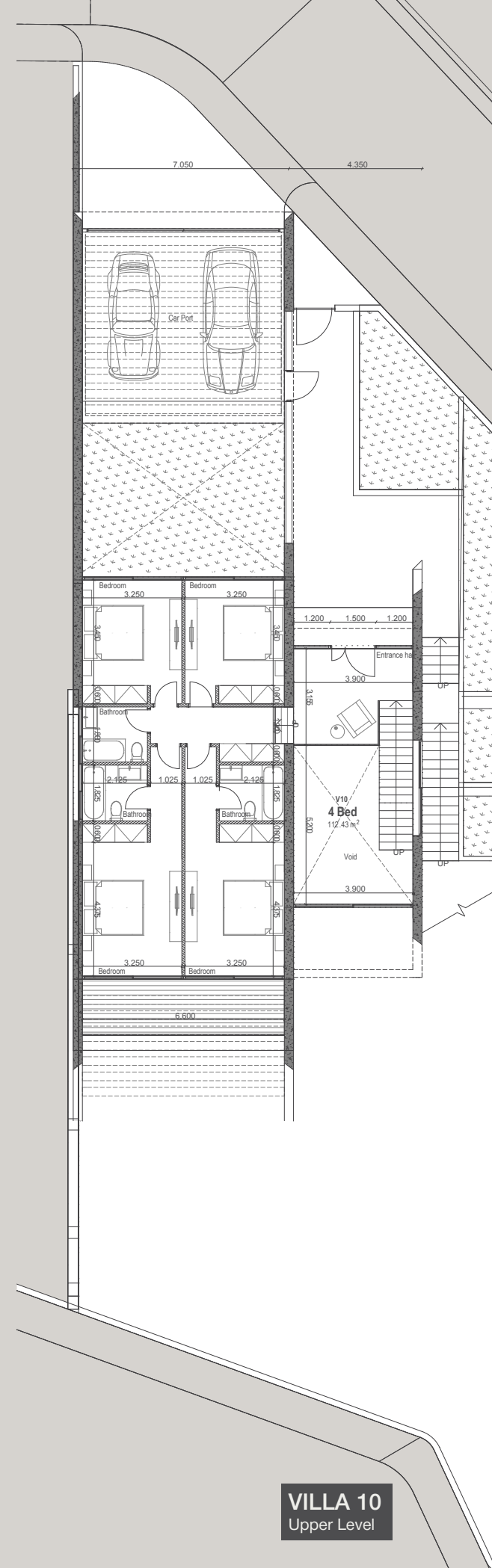
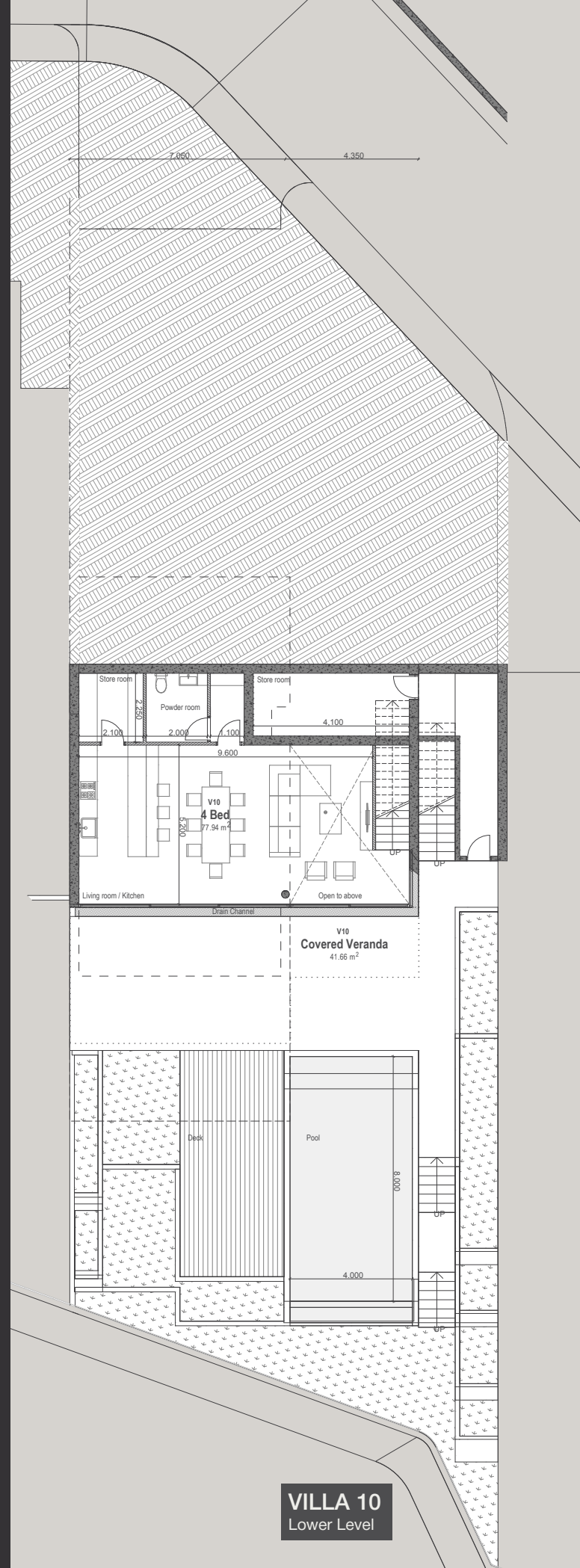
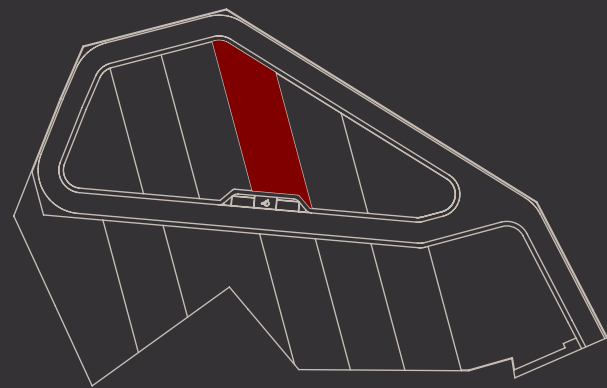
VILLA 09
Roof Level

VILLA 10

VILLA 10 – 4 Bedrooms

Indoor area = 190.3 Sq.m.
 Cov. veranda = 41.6 Sq.m.
 External Storage = 21.9 Sq.m.
 Cov. Garage = 0.00 Sq.m.
 Uncov. Garage Area = 45.3 Sq.m.
 Plot = 542.43 Sq.m.
 Private Pool = Yes

KEY PLAN

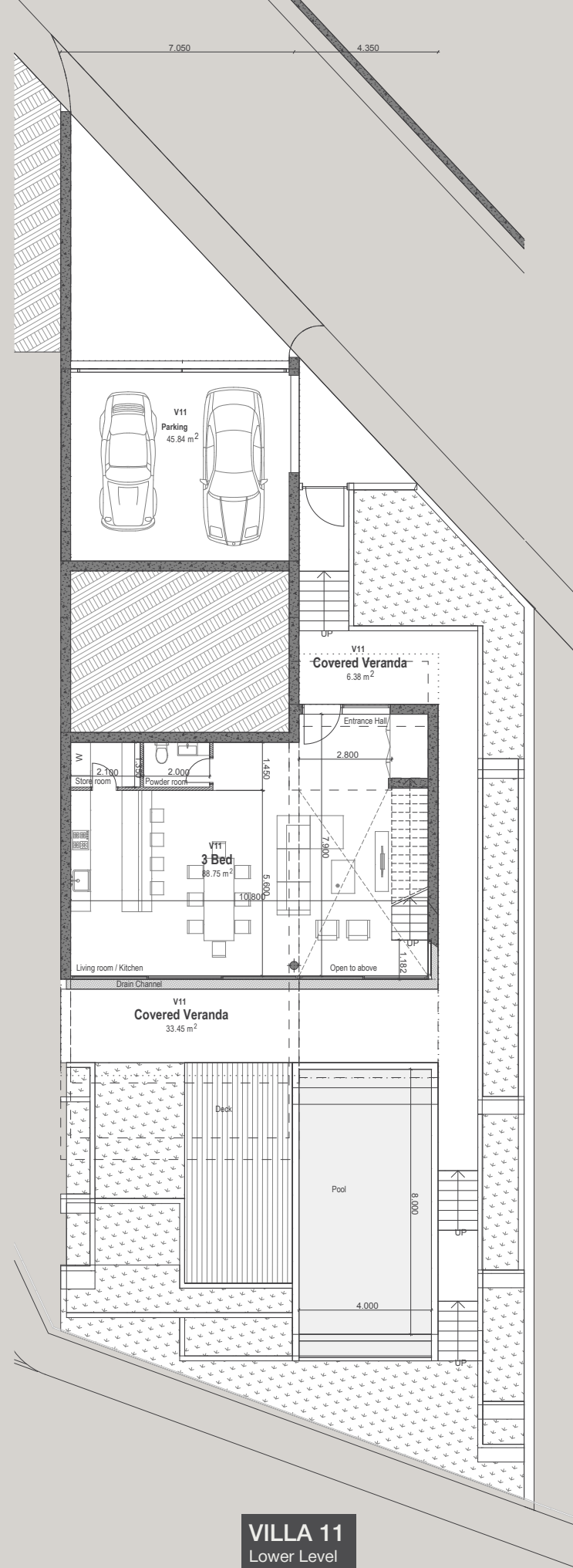
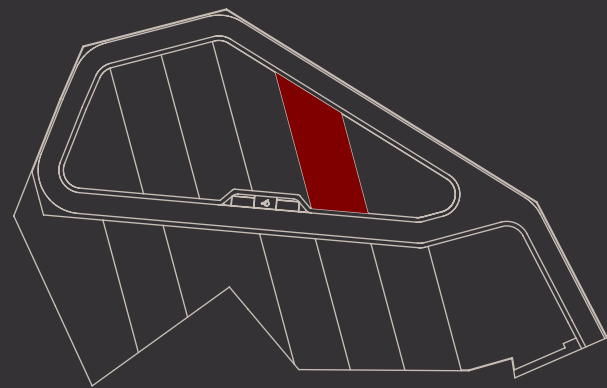


VILLA 11

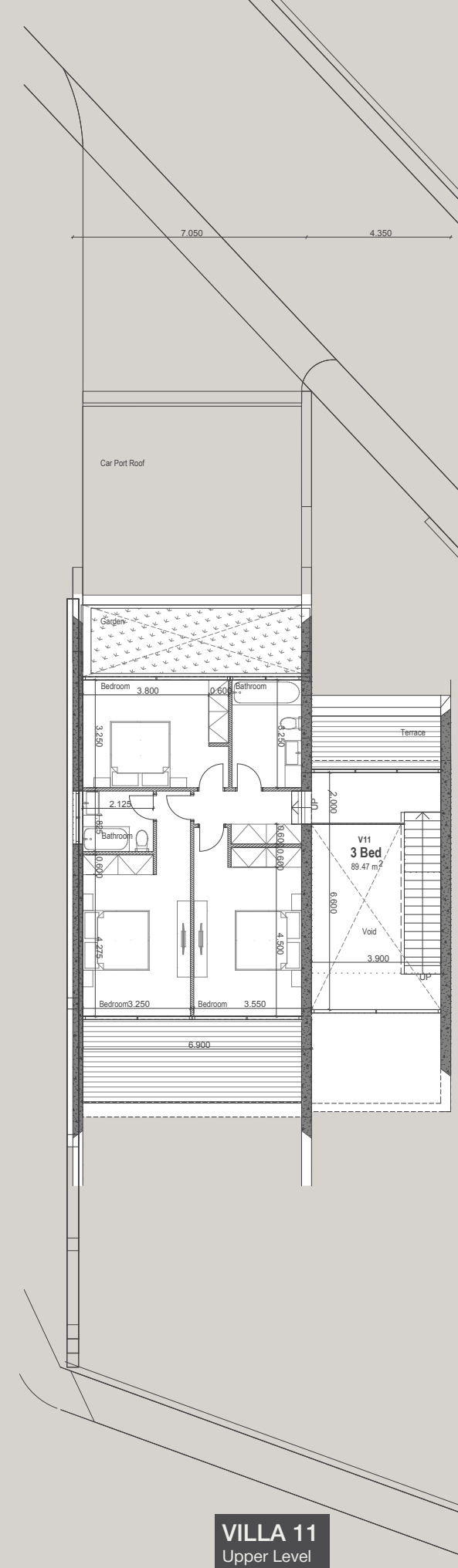
VILLA 11 – 3 Bedrooms

Indoor area = 178.2 Sq.m.
 Cov. veranda = 39.8 Sq.m.
 External Storage = 0.00 Sq.m.
 Cov. Garage = 0.00 Sq.m.
 Uncov. Garage Area = 43.9 Sq.m.
 Plot = 453.04 Sq.m.
 Private Pool = Yes

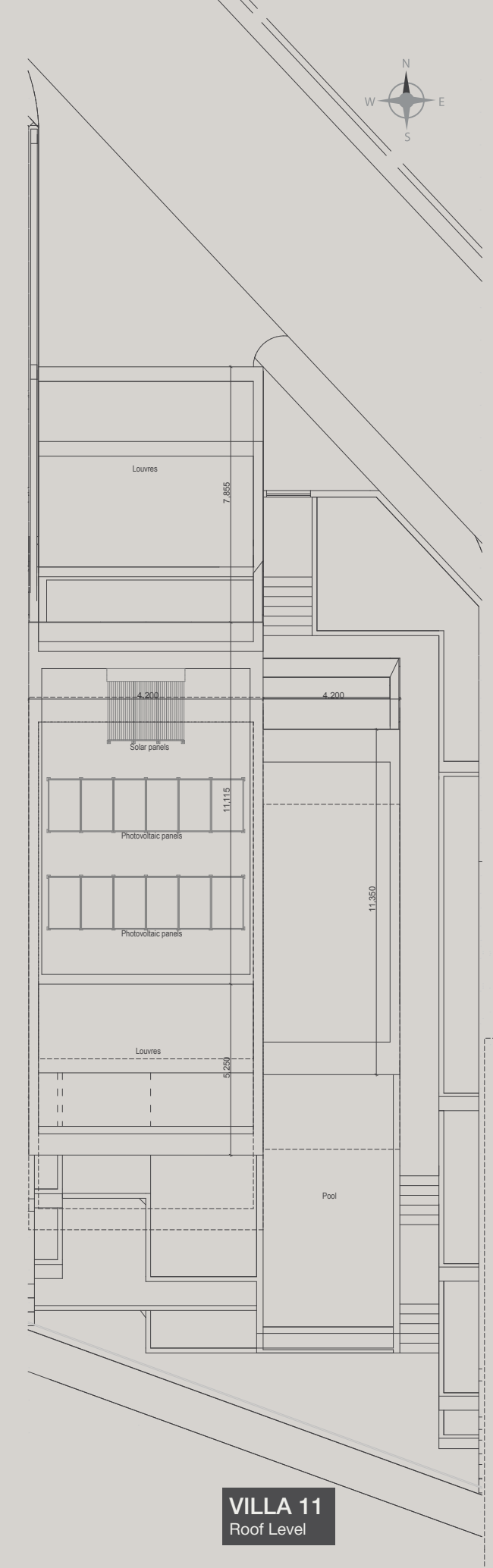
KEY PLAN



VILLA 11
Lower Level



VILLA 11
Upper Level

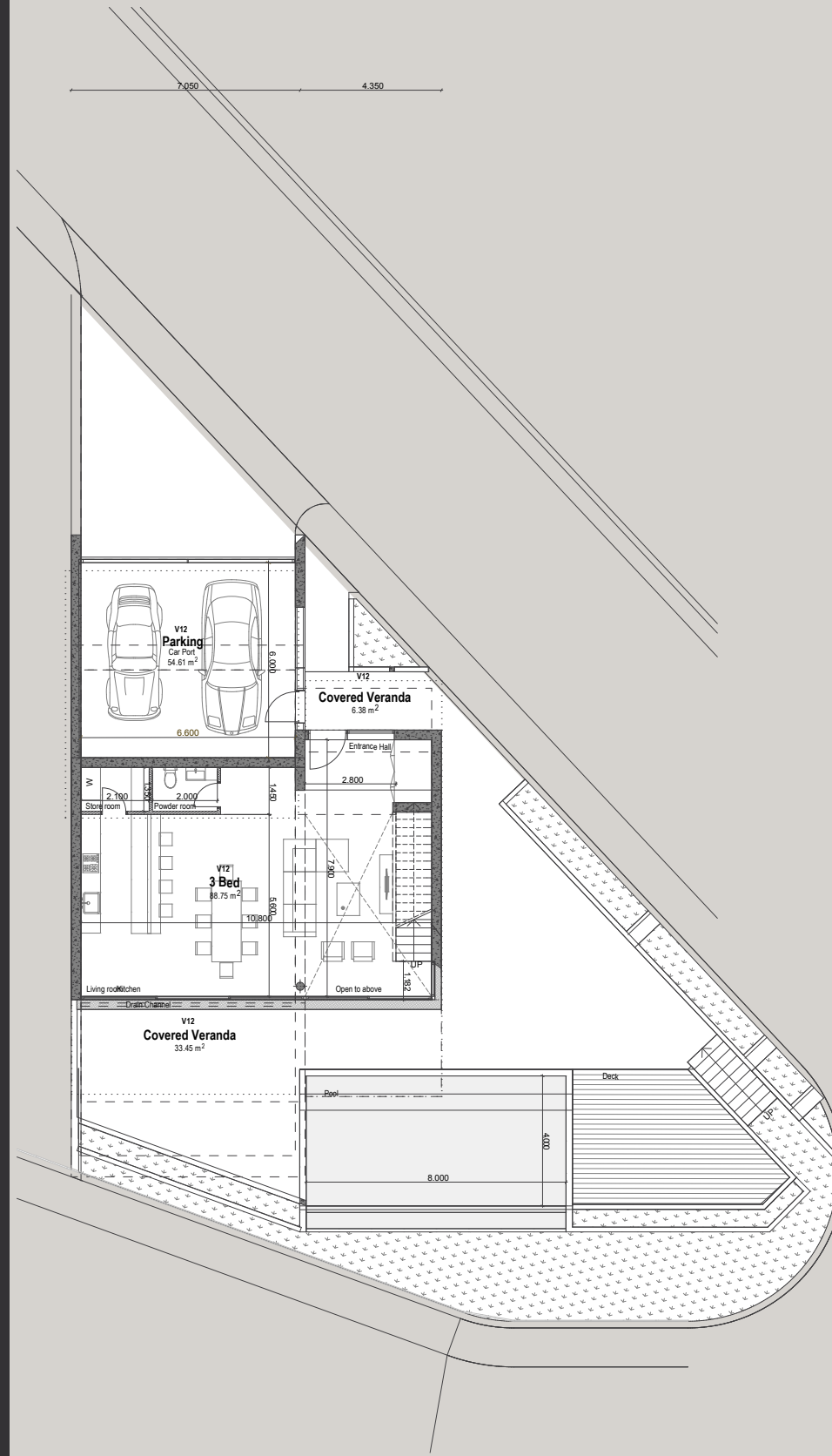


VILLA 11
Roof Level

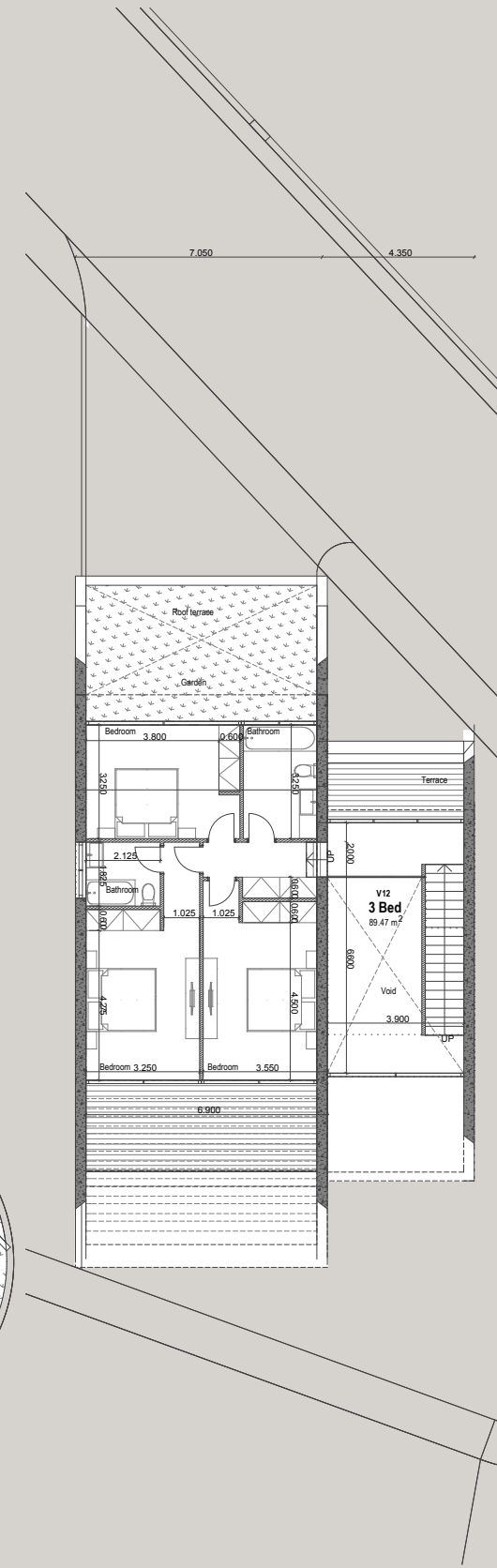


VILLA 12 – 3 Bedrooms

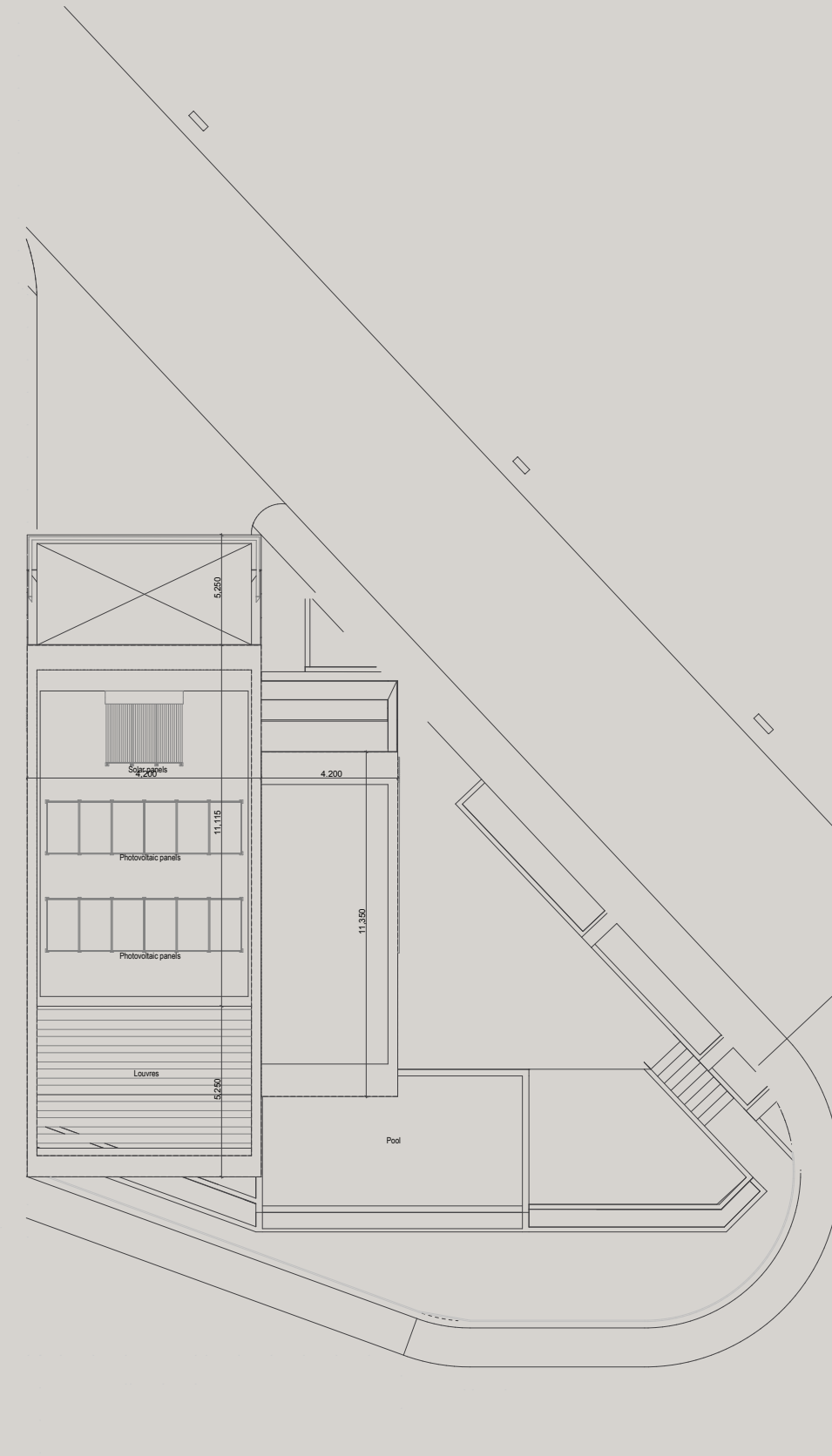
Indoor area = 178.2 Sq.m.
 Cov. veranda = 39.8 Sq.m.
 External Storage = 0.00 Sq.m.
 Cov. Garage = 44.28 Sq.m.
 Uncov. Garage Area = 0.00 Sq.m.
 Plot = 419.54 Sq.m.
 Private Pool = Yes



VILLA 12
Lower Level

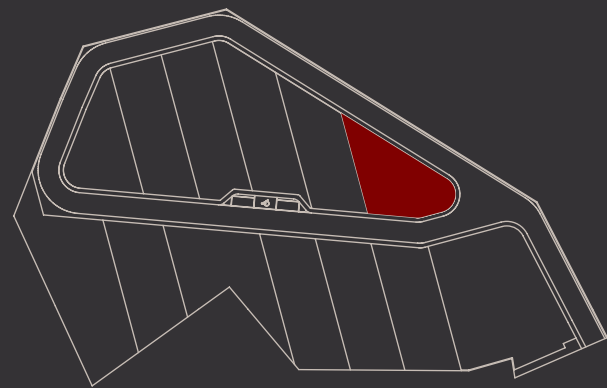


VILLA 12
Upper Level



VILLA 12
Roof Level

KEY PLAN





SIGNATURE FINISHES

ELEGANCE PACKAGE

EVERY PROPERTY IS DELIVERED WITH THE SIGNATURE TOP STANDARD FINISHES:

- | Fully completed finishings
- | Semisolid parquet floors in each room
- | Marble floor and walls in the toilets and bathrooms
- | High ceilings (3.15 m)
- | Security and fireproof entrance doors
- | Provisions for water heated floors
- | Provisions for central VRV conditioning
- | High standard sanitary ware from European brands
- | Thermal aluminum window frames with double glazing
- | High standard kitchen cabinets
- | High standard wardrobes from European brands
- | Soft closers
- | Door stoppers

NOTE: movable furniture, home appliances & interior items are extras



RESIDENCY PERMIT FOR BUYERS

UNIQUE CYPRUS PERMANENT RESIDENCY FOR PROPERTY BUYERS

Life-long validity
For all family members inc. your children and parents
Possibility to own a business in Cyprus

Buying property in Cyprus allows the buyer to obtain a permanent residence permit. We offer an "A to Z" service for non-EU citizens seeking residency in Cyprus by means of buying a property.

To be granted a life-long (permanent) residence permit in Cyprus, the applicant needs to purchase a new property or two new properties from the same developer with a total price of 300 000 Euros excluding the VAT. At the time of submission of the application, 200 000 Euros (excluding the VAT) must be transferred in settlement of the property and the contract of sale must be registered at the Lands office. The issuance of Cyprus permanent residence permits takes about 2 months and covers all family members, including financially dependent children under 25 years old. A Cyprus residence permit allows the holder to stay in Cyprus all year round.

CYPRUS PASSPORT FOR BUYERS

EUROPEAN CITIZENSHIP THROUGH INVESTMENT IN CYPRUS PROPERTIES

Minimum investment: 2 mln EUR
The investment may be sold in 3 years
Visafree residency in any European country

BENEFITS OF CYPRIOT CITIZENSHIP

The holder of a Cypriot Passport, as a European Union Citizen, can enter, reside, study and work in the European economic area (European Union, Iceland, Liechtenstein, Norway and Switzerland) without a visa.

Ease of travelling abroad: Cypriot passport holders are entitled to travel visa free to more than 158 countries due to the EU citizenship, as well as a number bilateral and multilateral conventions.

Cyprus allows dual citizenship, a factor that offers an effective tool for international tax planning and provides financial privacy to the passport holder.

Freedom to study in European universities paying lower tuition fees.

No residency requirements are imposed on citizens.

Cyprus passport holders are eligible to travel to 158 countries without visa





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