



Levanda Hills

GIOVANI
GROUP

PROTARAS

Protaras-Paralimni is situated on the southeastern fringe of Cyprus and has the blessing of the first sunrise in Europe. Paralimni, the main town, combines the advantages of a traditional village with the conveniences of a contemporary town and there is an air of timelessness in the town center.

Protaras, the tourist area, extends along the eastern coast of Paralimni and stretches for 10km from the district of 'Kapparis' to the location of 'Konnos'. Hundreds of windmills grant its landscape a quaint, tranquil beauty. Fantastic beaches with crystal clear waters are found along this coast, most of them accredited with the prestigious Blue Flag status.

Fig Tree Bay is the most precious gem on this coastal tiara and is named after the solitary fig tree that has been planted here by eastern invaders in the 17th century. On the headland of the bay one can see the recently revealed, glass-covered Hellenistic tombs. The selection of watersports abounds at these beaches, ranging from skiing and paragliding to snorkeling and scuba diving and the boats wait on the piers to take you for unforgettable trips.

The lengthy seaside promenade is perfect for a sunset stroll or a leisurely bicycle ride offering at the same time the visitor the opportunity to explore further the area.

Visit the harbors of Agia Triada and the picturesque Agios Nicolaos. Take a nature trail or one of the cycling paths and enjoy seamless views of the sea. Along them you'll discover rare species of flora and fauna and little chapels will greet you betraying the orthodox faith of the place like Agioi Saranta which is set in a mountain cave and Agios Ioannis a little chapel hidden in a valley. The ascend of the 153-steps uphill leading to the chapel of Profitis Elias will definitely reward you with breathtaking views of Protaras.

Hotels, self-catering apartments, a wide range of restaurants, taverns, pubs and clubs are here to cater for the needs of even the most demanding tourist. Therefore, whether you choose to simply soak up the sun, explore the underwater world or wonder in the quaint streets of Paralimni while shopping; visit the byzantine church of Ayia Anna and the Traditional House or enjoy yourself in a club, once you are in Protaras-Paralimni a world of choices awaits you!





MOUZOURA
BEACH

SIRINA BAY

NEW PARALIMNI
MARINA

PERNERA
TOURIST AREA

LEVANDA
HILLS



LEVANDA HILLS

The prestigious Levanda Hills project is home to sixty luxurious villas, all with private pool and roof garden. The properties have been designed with the discerning buyer in mind and offer 3 or 4 bedroom accommodation, the ideal living environment for both permanent residency and holiday investment.

Through innovation in design and the strategic positioning of each individual property, the luxury properties make maximum use of natural light and shade to provide a fresh feeling and spacious living space. We have created a cool and relaxing environment that makes maximum use of outdoor living during the long lazy Cyprus summers and provide a cosy home during the cooler months of the year.

Our team of designers and architects have worked together to create a blend of traditional style and modern design features that owners will benefit from for many years to come. The prime location has been chosen to ensure that the properties add value to both the environment they are situated in and the lifestyle of the astute buyers who choose to make them their home.

The properties feature spacious garden areas that make the most of Cyprus's South East Coast climate. Each property is offered with a diverse choice of interior finishes and layouts to complement every individual taste and they offer a perfect balance of form and function. Location and convenience have been priorities in our remit for the Levanda Hills Development. It is reflected in the number of shops, bars, supermarkets and waterfront restaurants that are within walking distance.



Set on a gently sloping hillock near the picturesque area of Ayia Triada, Levanda Hills affords panoramic sea views and easy access to all local amenities of the resort town of Protaras. The vibrant nightlife of Ayia Napa is only 15 minutes away by car and the bustling inland town of Paralimni with its trendy boutiques and friendly tavernas can be reached in 10 minutes.

A regular bus service connects with the local resort of Kapparis and also services Ayia Napa, Paralimni, and Protaras. The local fishing harbour and quiet beaches of Ayia Triada are only a short walk away and the airport can be accessed in as little as 35 minutes of driving time thanks to the Island's motorway network.

As with all of our projects, the Levanda Hills features properties that are built to the highest of standards using the most innovative construction methods and durable materials. By keeping the local landscape firmly in mind, we have achieved an enviable balance between the aesthetic value of the villas and the timeless rugged beauty of this typical Cyprus landscape.

The stunning properties with covered areas from 160m² to 196 m² on plot sizes between 286m² to 421m² are delivered key ready within 24 months of signing.

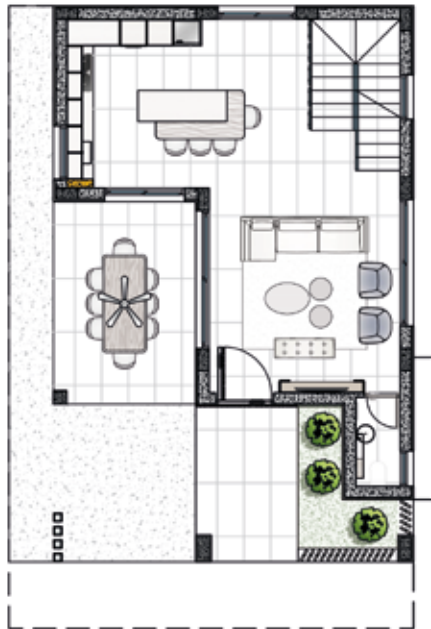
Work on this exclusive development is already underway so prospective owners are urged to make a reservation at their earliest convenience.



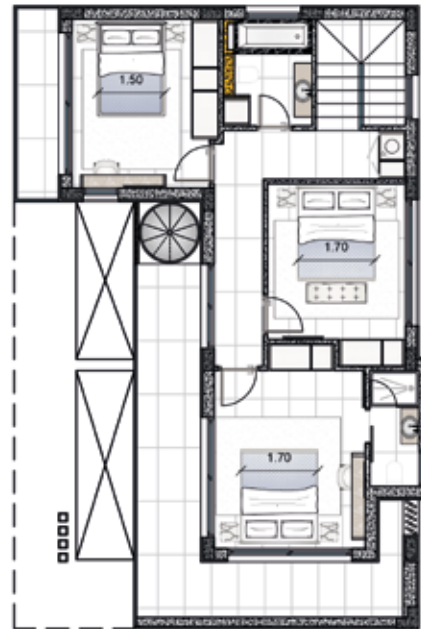
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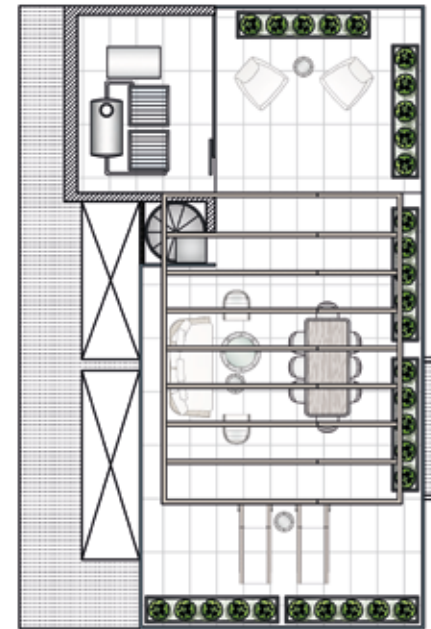
GROUND FLOOR



UPPER FLOOR



ROOF GARDEN

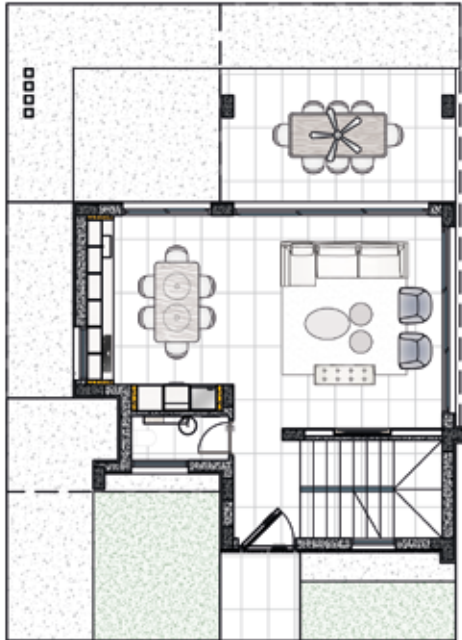




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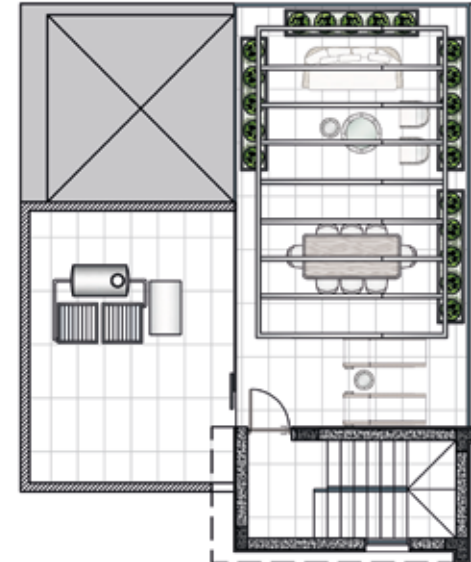
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UPPER FLOOR



ROOF GARDEN

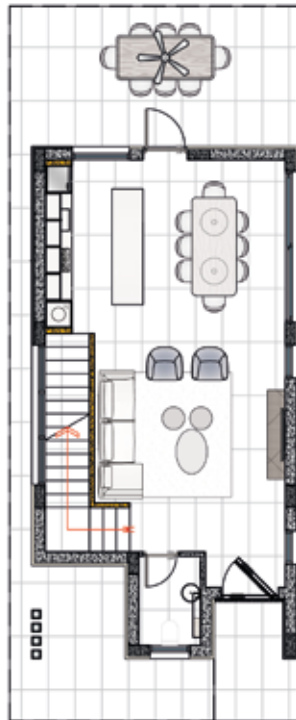




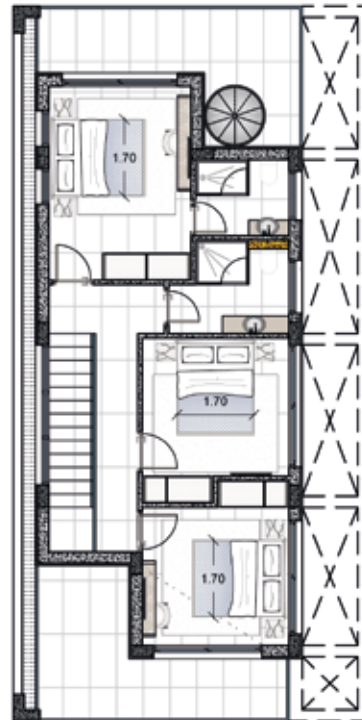
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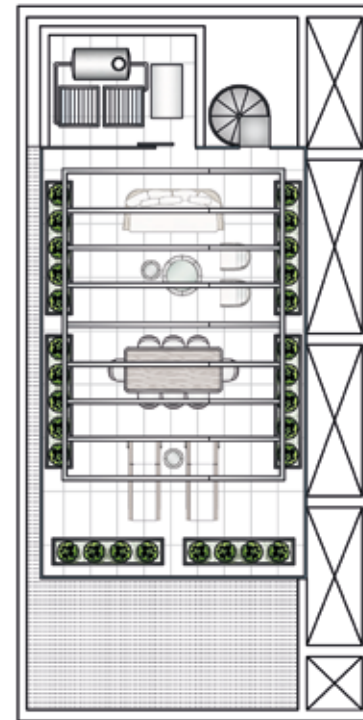
GROUND FLOOR



UPPER FLOOR



ROOF GARDEN

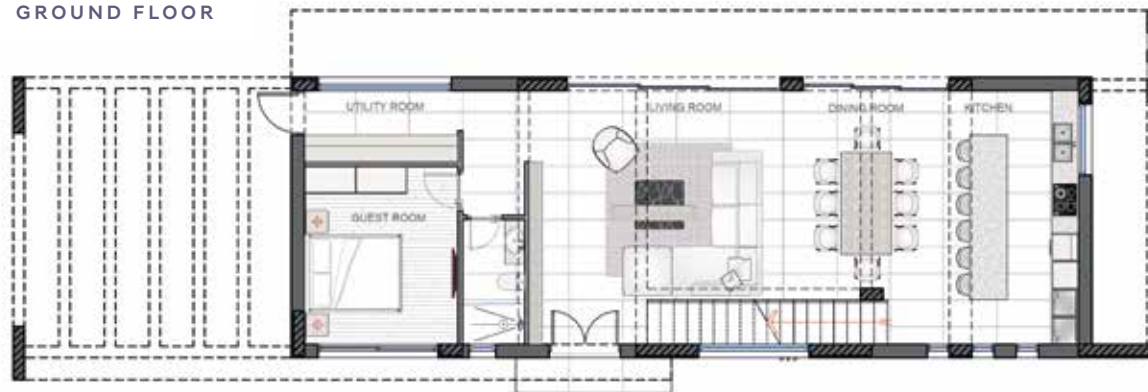




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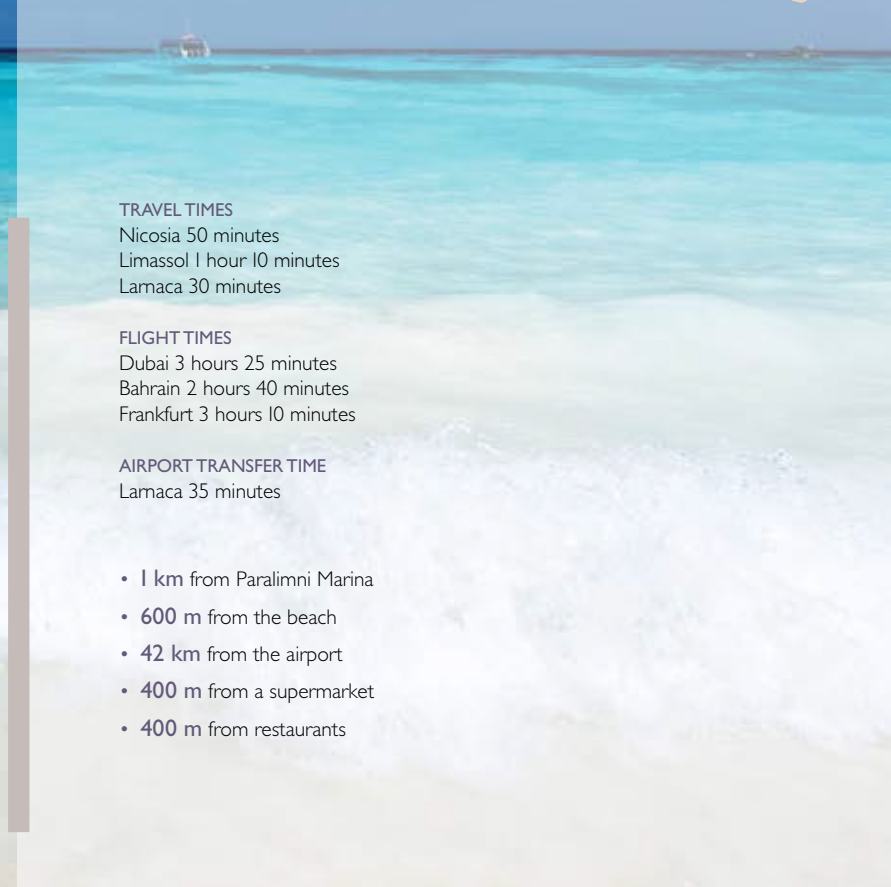


GROUND FLOOR



UPPER FLOOR





LOCATION: Protaras
PROJECT TYPE: Villas
NUMBER OF UNITS: 60
BEDROOMS: 3 / 4
COVERED AREAS: 160m² – 196m²
SWIMMING POOL: Yes
STATUS: Under construction

TRAVEL TIMES

Nicosia 50 minutes
 Limassol 1 hour 10 minutes
 Larnaca 30 minutes

FLIGHT TIMES

Dubai 3 hours 25 minutes
 Bahrain 2 hours 40 minutes
 Frankfurt 3 hours 10 minutes

AIRPORT TRANSFER TIME

Larnaca 35 minutes

- 1 km from Paralimni Marina
- 600 m from the beach
- 42 km from the airport
- 400 m from a supermarket
- 400 m from restaurants

