



NAPA HILLS

GIOVANI
GROUP





CYPRUS

The legendary birthplace of Aphrodite, Cyprus, the 'Jewel of the Mediterranean', is blessed with the beauty of nature's richest palette. The scenery unfolds across glittering coasts, with the cleanest bathing waters in Europe, rolling mountains, fragrant forests with fresh air and rugged headlands: a wonderful Mediterranean climate with an abundance of amenities.

Located in the northeast corner of the Mediterranean, at the historical crossroads of Europe, Asia and Africa, the island has an incredibly varied terrain, with the snowcapped Olympos mountain, a central plain and a combination of cliffs, caves and sandy beaches along its coastline. Boasting 648km of coast and an enviable year-round climate, Cyprus is considered a world class holiday and property destination.

AYIA NAPA

Ayia Napa, located on the eastern coast of Cyprus, is a town of natural beauty, with golden sandy beaches and crystal clear blue waters. History and culture, combined with friendly and hospitable people, comprise a unique place for unforgettable vacations or permanent residence.

Nobel Prize winner, poet George Seferis, wrote: 'Ayia Napa, where all the colours of the rainbow blend into a harmonious whole, different languages resound everywhere, where the hearts beat as one and offer a warm welcome'.

A colourful and vibrant town, Ayia Napa offers long summer months, ideal for sun worshippers and sea sports lovers, while winter becomes a haven for lovers of nature. The town itself is a playground for the young and the old, offering a plethora of entertainment and daily services and amenities. This part of Cyprus is host to world heritage sites, including churches and monasteries, museums, sea caves and waterparks, the ideal destination for those seeking a permanent place to call home.





NAPA HILLS RESIDENCES

Napa Hill Residences offer a unique lifestyle of tranquility and relaxation. The development, set above sea level in the hills, at a superb location overlooking Ayia Napa, will consist of two linked-detached luxury villas with private pool and built to the highest standards. The design and layout of the villas is second to none. Napa Hill Residences will have an adjacent green area offering prenominal unobstructed views. A ten minute walk leads to all amenities and a short drive takes you to the blue flag beaches of the area.

The villas include two private parkings, spacious modern kitchen, living and dining areas with easy access to the private swimming pool and spectacular views, while upstairs all three en-suite bedrooms will be finished to a high standard, with private balcony and, again, those amazing views. To top it off there is a large roof terrace, the perfect area for taking in a fabulous Ayia Napa sunset.





NAPA HILLS

- The combination of wonderful views and the delightful silence in the area makes the project unique for the region of South East Cyprus.
- The sandy beaches are only 10 minutes away while you also have the benefit of the proximity to the town center, with restaurants, pubs and clubs only 5 minutes away.
- Only 10 minutes away from the popular area of Protaras.
- The highway leading to all major towns and international airport of Larnaca is just two minutes away.
- The project is adjacent to government forest land.
- Title deeds are guaranteed as the project is built by an international company with a sound reputation.





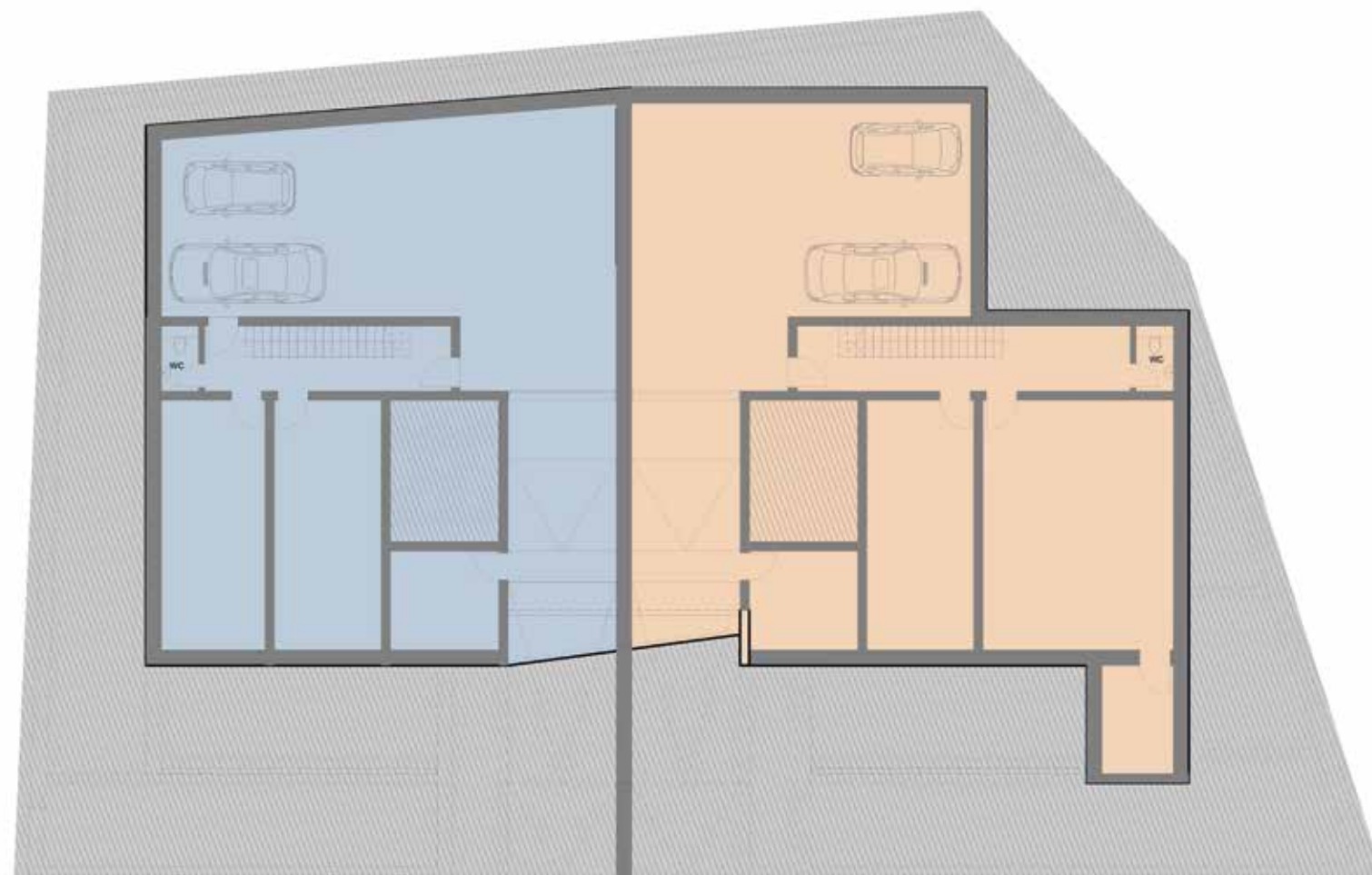


PLOT A

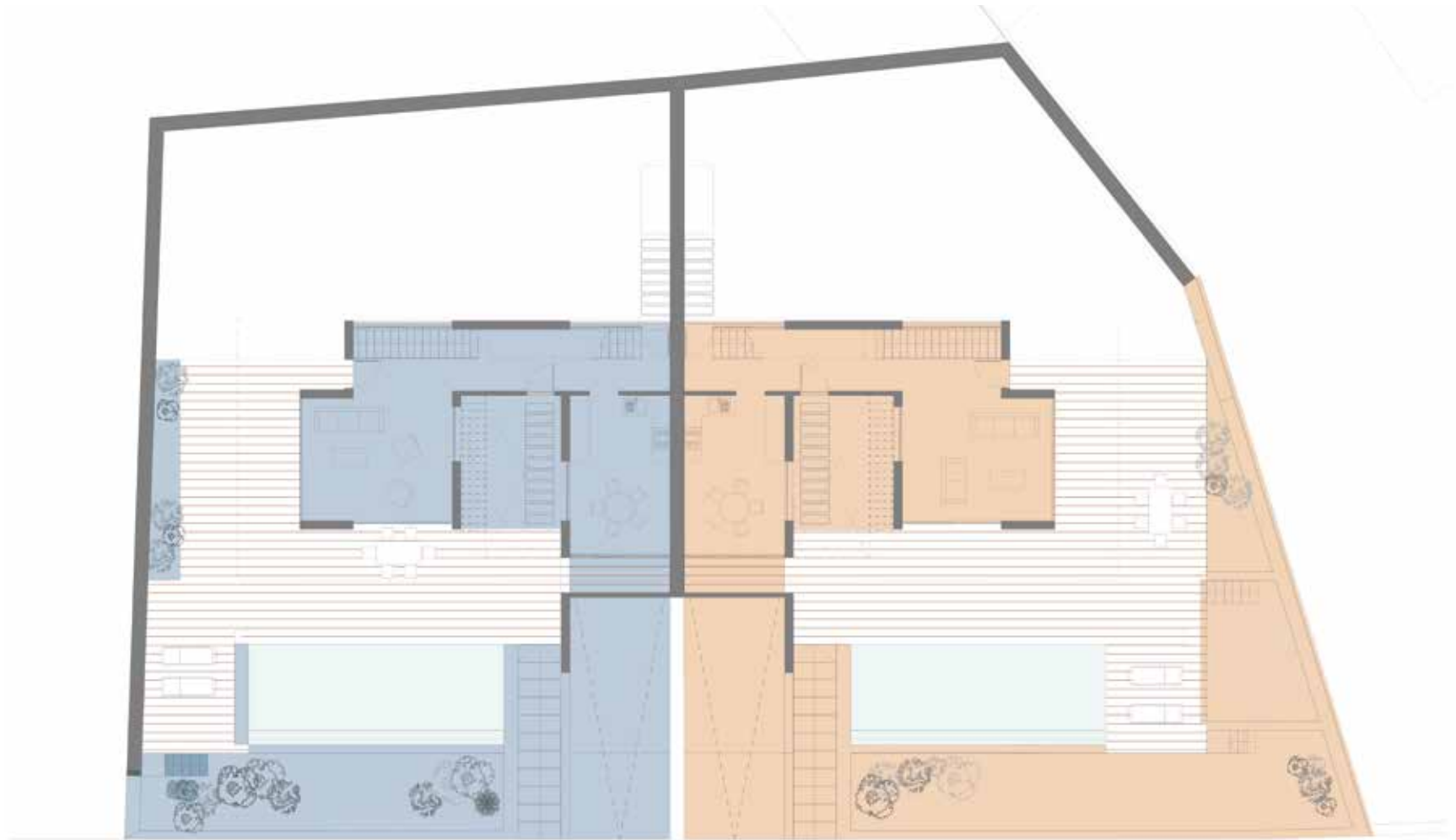
Covered Ground/First 236,50 m²
Basement 248,00 m²
Plot area 487,00 m²

PLOT B

Covered Ground/First 236,50 m²
Basement 275,00 m²
Plot area 529,00 m²



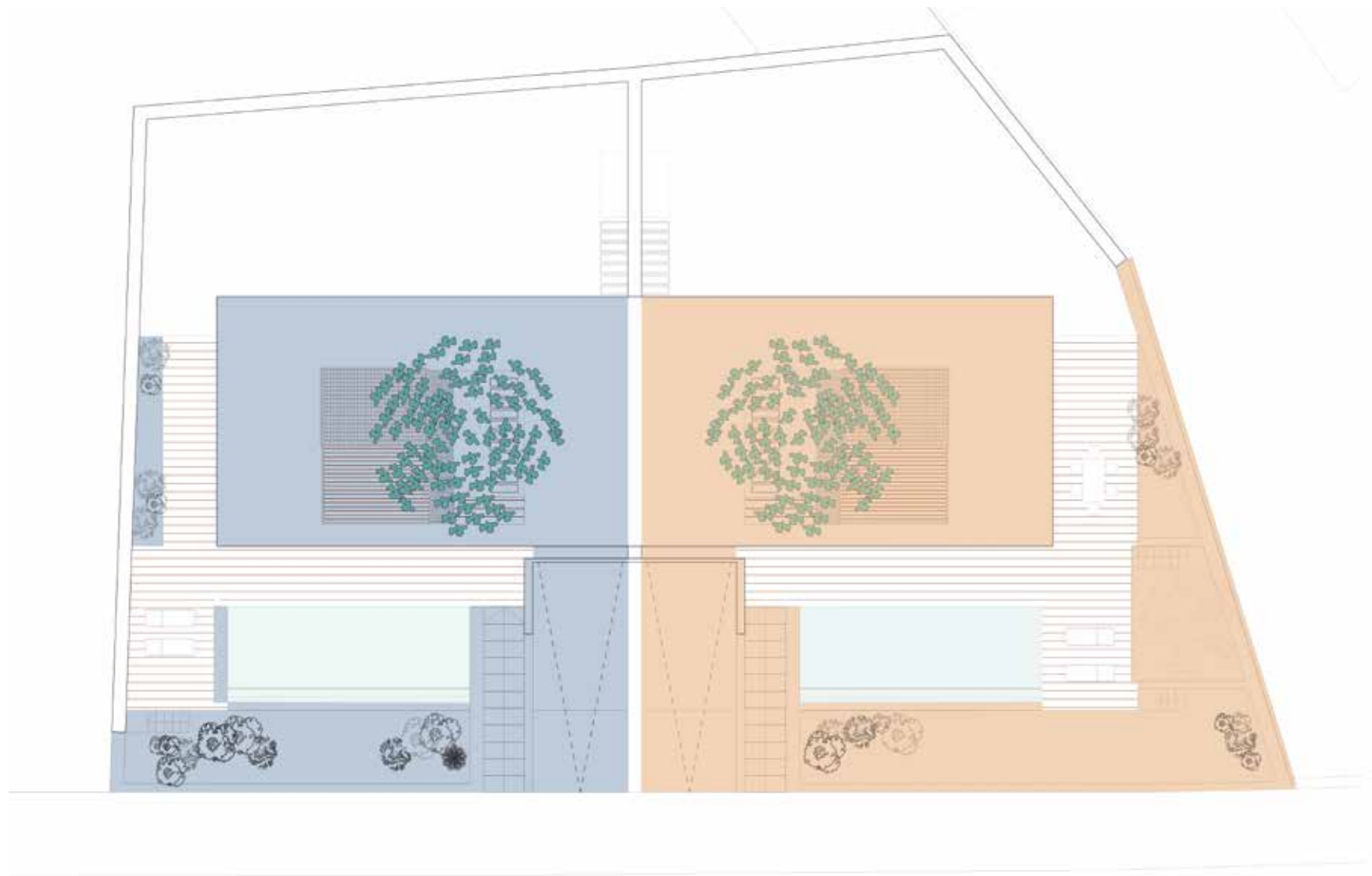
BASEMENT



GROUND FLOOR



FIRST FLOOR



ROOF GARDEN

LOCATION: Napa Hills Residences, Ayia Napa.
Quiet residential area
Private villas adjacent to government forest land.

PROJECT TYPE: Linked-detached modern design villas
with private swimming pools

UNITS & BEDROOMS: Two 3-bedroom villas

COVERED AREAS: 236 m²

PLOT SIZES: 529 m²

BASEMENT: 275 m²



