



LIMASSOL HILLS
SUITES

LIMASSOL - CYPRUS



Comfortable
and at home
in Cyprus

CYPRUS:

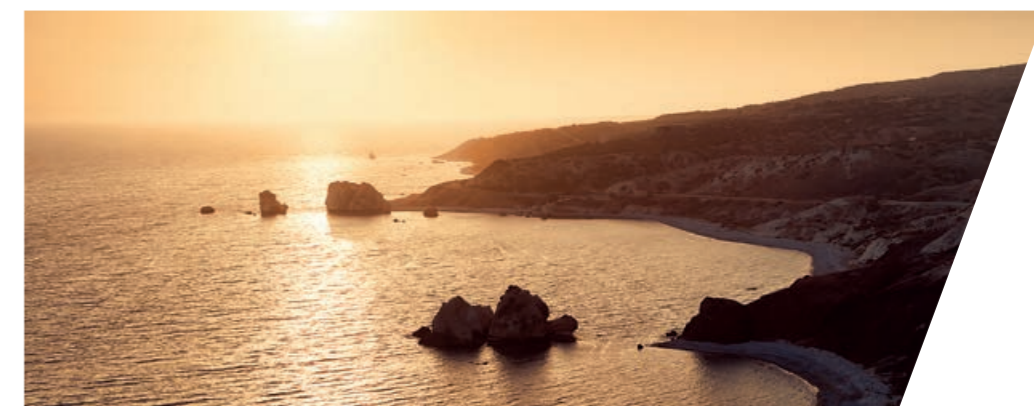
small island, great potential



First-time visitors to Cyprus are often surprised by what they see, hear and feel on this small Mediterranean island. Many are drawn to the beaches, only to discover that the hills and mountains are equally beautiful. Most have read that English is widely spoken, but do not expect to hear so many other different languages. They come to enjoy the beach weather in summer, but often plan a second visit during the mild and sunny winter. Above all, they are pleasantly surprised by the friendly and hospitable population, and how easy it is to feel at home.

Such positive first impressions are reinforced when you discover the sophistication of urban life, the excellent telecommunications, the island's dynamic business community and overall tolerant environment. This is a place that offers entrepreneurs great opportunities and grants them and their families the freedom to live and enjoy life according to taste. Plus, you're only a few hours via direct flights from most major cities in Europe and the Middle East.

CYPRUS





LIMASSOL

European, with Mediterranean warmth



As a member of the European Union since 2004, Cyprus has aligned itself with European regulations and directives. To a great extent, the island and its people have adopted a Western lifestyle, while maintaining their Mediterranean hospitality, their family values, their traditions and heritage.

Limassol in particular is the perfect example of a cosmopolitan city that expatriates from around the world have chosen to call home. This diversity is expressed in every aspect of everyday life, from international business activities and shipping, to dining and shopping.

The town's main feature is its long-stretched beachfront with the prestigious Limassol Marina on one end, a string of 5-star hotels on the other, and an extended promenade in between. Drive inland and uphill and you can explore picturesque villages and boutique wineries before eventually reaching the pine-covered heights of the Troodos mountain range.

In brief, Limassol is a destination that has it all: the serious world of international business and all the recreational options of a popular year-round resort.

LIMASSOL



AN ATTRACTIVE PROJECT

in a prime location

Just outside the centre of Limassol, the hillside residential suburb of Ayios Athanasios ranks as a preferred up and coming suburb of Limassol. Low traffic, clusters of luxury villas, and panoramic views of the sea are the main features of this area's elevated location overlooking the coast.

In a quiet cul-de-sac neighbourhood, Limassol Hills Suites are taking shape. This new-build project comprises only four 2-bedroom suites that offer their owners all the advantages of this prime location: views of the Mediterranean as far as the eye can see, a cool and fresh breeze, and proximity to the beaches and city centre of Limassol.

There is no doubt about it: Limassol Hills Suites are for buyers who are looking for a comfortable base in Limassol, which promises tranquility overlooking the sea, with immediate access to the most exciting and rapidly developing city in Cyprus.


LIMASSOL HILLS
SUITES



WHERE YOU ARE

- 1 Foley's Primary School: 200m
- 2 German Oncology Center: 150m
- 3 Nearest beach: 5km, 10 minutes
- 4 Limassol city centre: 7km, 14 minutes
- 5 Limassol Marina: 9km, 19 minutes
- 6 Amathus area hotels: 10km, 13 minutes
- 7 MY MALL Limassol: 14.5km, 16 minutes
- 8 Integrated Casino Resort: 15km, 17 minutes
- 9 Larnaca International Airport: 65km, 42 minutes
- 10 Paphos International Airport: 65km, 47 minutes



MEDITERRANEAN LIVING



indoors and outdoors

Limassol Hills Suites allow you to enjoy the quality of life that Cyprus is known to offer. Spread across four levels, the building houses one suite on the ground floor, two on the first floor and one on the top floor.

Clear and simple lines were drawn to create contemporary apartments in an architectural design that maximizes privacy for each apartment. Attractive exteriors with stone finished sections and laminate details complement the Mediterranean style of the sun-filled interiors.

Residents can make the most of the mild climate as they sunbathe around the large communal pool, or enjoy relaxation and recreation on the spacious roof terrace with lounge areas, jacuzzi, exercise area and changing rooms.

OVERVIEW

- One building on four levels with elevator
- Only four suites, all with sea view
- Each suite with 2 bedrooms and 2 bathrooms
- Common garden with large pool, changing rooms and vast sunbathing deck
- Roof terrace with lounge, jacuzzi, exercise area and changing rooms
- Ground floor storage room for each suite
- Designated basement parking for each suite

Upon request, your chosen property can be delivered fully furnished, as per a separate agreement.



A CLOSER LOOK

everyday comfort

Limassol Hills Suites are all about your space, your style, and the comfort features that allow you to relax from the moment you enter. Skilful architectural design and anti-seismic construction are enhanced with interior finishing materials, fixtures and fittings that are chosen to give you that feeling you associate with 'coming home'. It's a combination of quality and good taste, functionality and aesthetics.

The project's geographical orientation makes the most of the site's location, each suite is space-optimized, and the temperature can be controlled according to the season for year-round comfort.



COMFORT FEATURES

- Space-optimized interior layout
- Tasteful and durable ceramic flooring
- Built-in wardrobes
- Fitted kitchens with quality appliances
- Top quality sanitary ware
- Double glazed French windows
- Split units for cooling and heating
- Solar heating for hot water
- Telephone, TV and internet connections



WHICH ONE?

floor plans and dimensions

IN DETAIL

Total building area: 530m²
Plot Area: 955m²

Ground Floor

Apartment 001

Total area: 84m²
Covered veranda: 15m²
Bedrooms: 2
Uncovered parking area: 22m²

Communal area: 33m²
Mechanical floor: 88m²

First Floor

Apartment 101

Total Area: 84m²
Covered Veranda: 15m²
Bedrooms: 2
Covered Parking Area on Lower Floor: 20m²

Apartment 102

Total area: 85m²
Covered veranda: 15m²
Bedrooms: 2
Covered parking area on lower floor: 20m²

Communal area: 40m²

Second Floor

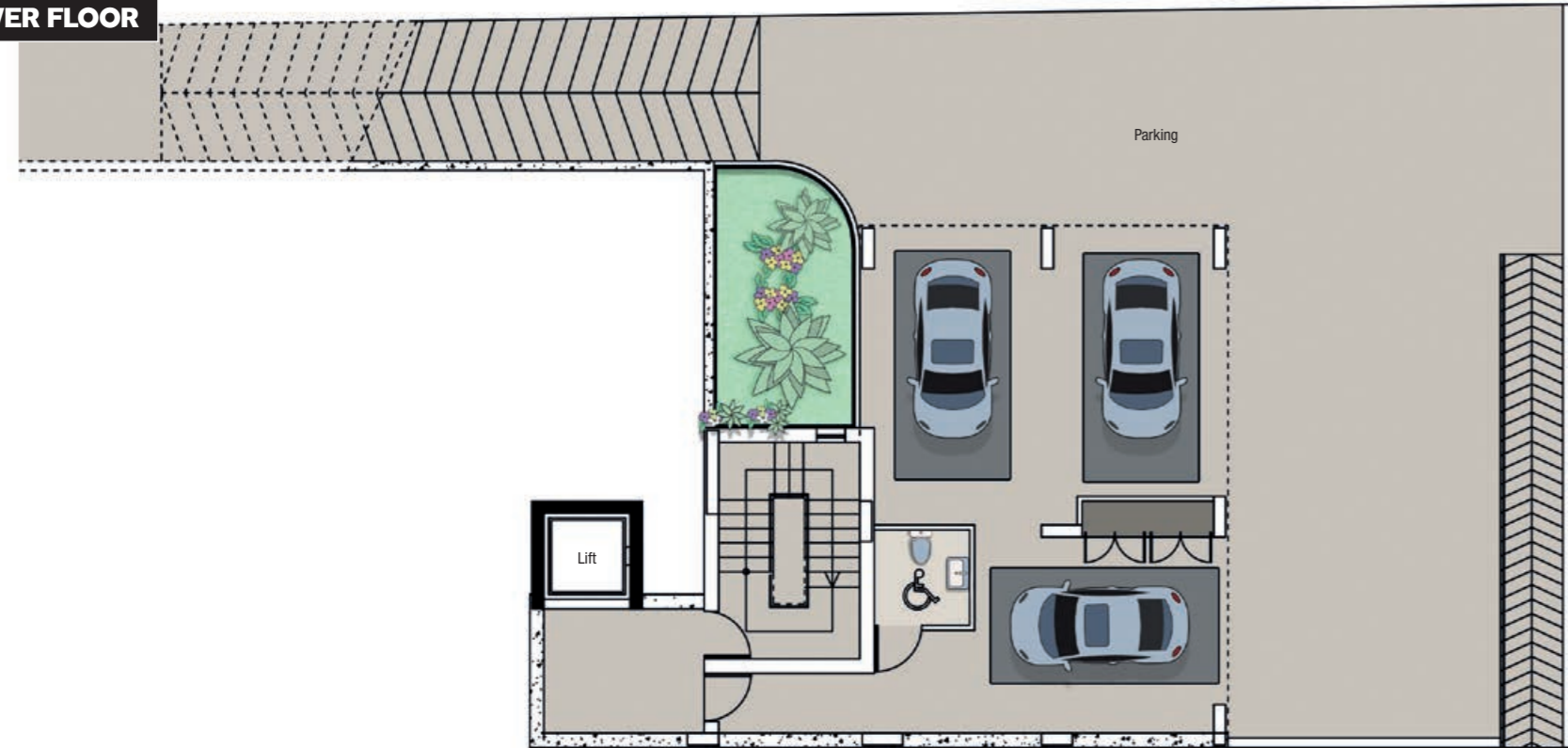
Apartment 201

Total area: 84m²
Covered veranda: 15m²
Bedrooms: 2
Covered parking area on lower floor: 20m²

Communal area: 36m²

Communal roof terrace: 100m²

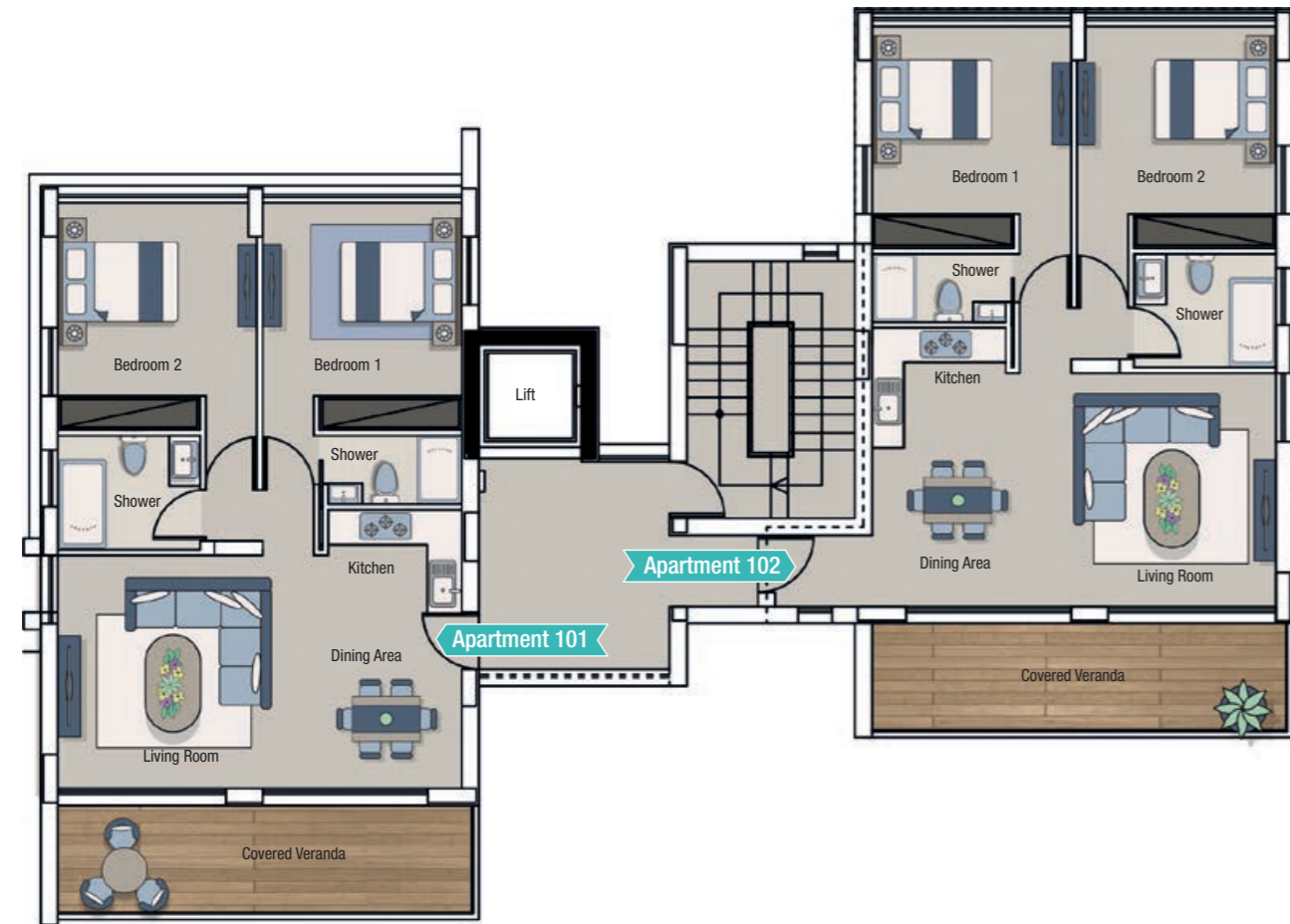
LOWER FLOOR



GROUND FLOOR

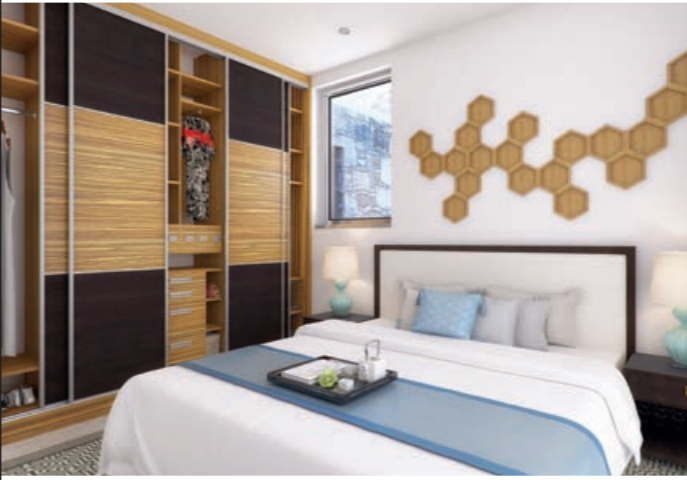


FIRST FLOOR



SECOND FLOOR







INVEST AND ENJOY

for today and tomorrow

Whether you are looking for a base of your own in Cyprus, or searching for a secure investment with promising returns, buying a property at Limassol Hills Suites will satisfy both requirements.

This project is truly an escape in a safe and quiet setting that is at the same time so close to all that Limassol has to offer. For the same reasons, and thanks to Limassol's popularity among holidaymakers and long-staying visitors seeking temporary accommodation, buyers can take advantage of an optional Guaranteed Rental Scheme which makes Limassol Hills Suites an investment with immediate returns. And there's more...



At your service

Owners or tenants staying at Limassol Hills Suites enjoy access to an impressive range of VIP and concierge services, from airport transfers or hire car delivery, to shopping, house-cleaning and laundry services, as well as any arrangement for sightseeing tours and further travel. Because Limassol Hills Suites were designed to make you feel comfortable and at home in Cyprus.

