

# HILLSIDE

## VILLAS





# HILLSIDE VILLAS

UNIQUE DESIGN  
FROM ONE OF  
LONDON'S LEADING  
ARCHITECTS

A unique collection of 12 contemporary spacious houses in the prestigious area of Mouttagiaka. 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.



VILLAS WITH LARGE  
PLOTS, VERANDAS  
AND PRIVATE POOLS

designed to provide style and smart space arrangements. The selection of residences offers a broad choice of sea view 3-, 4- and 5-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).

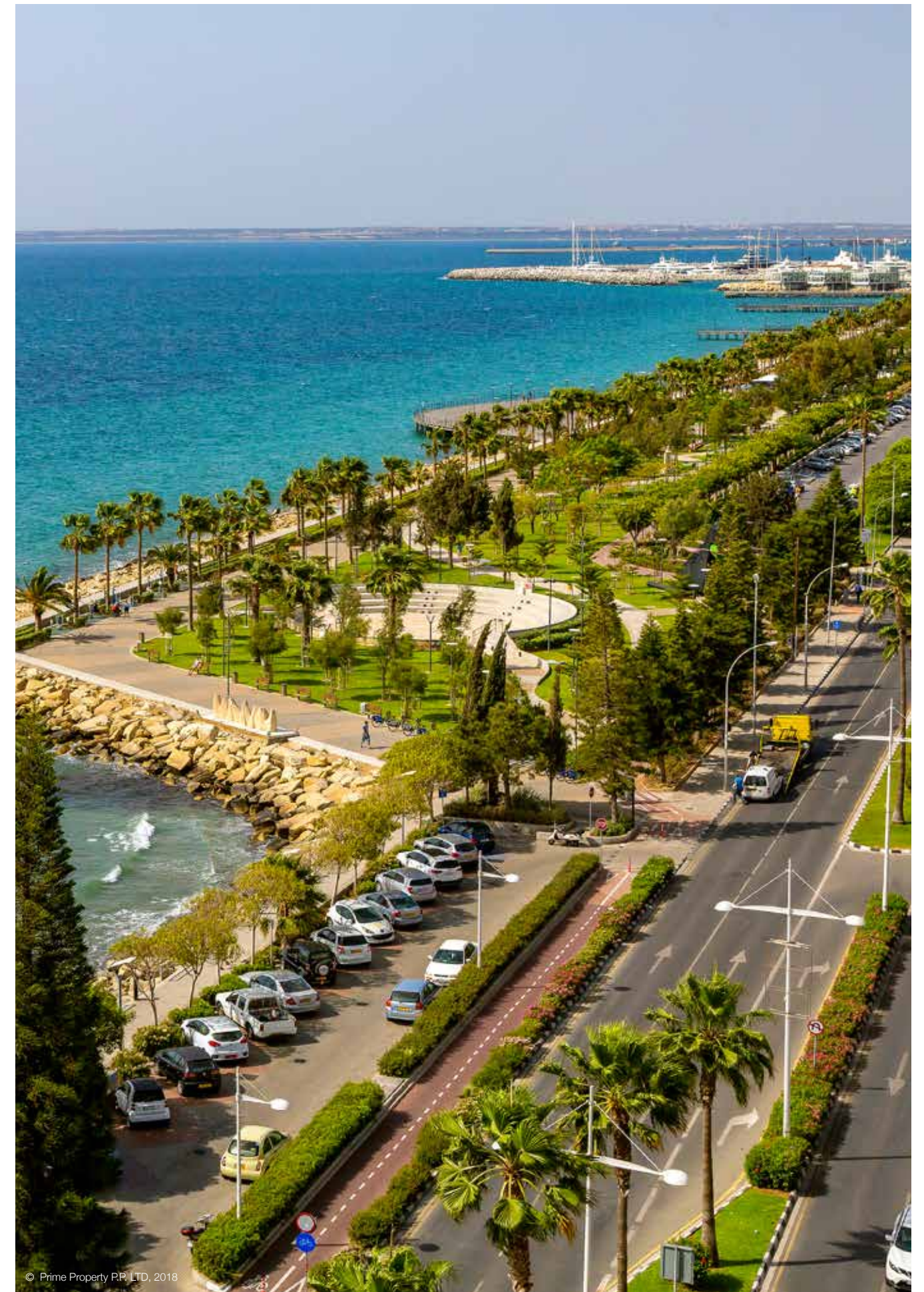


# INTRODUCTION

LIMASSOL —  
A HUB OF MODERN  
CREATIVITY AND  
ANCIENT HISTORY

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.

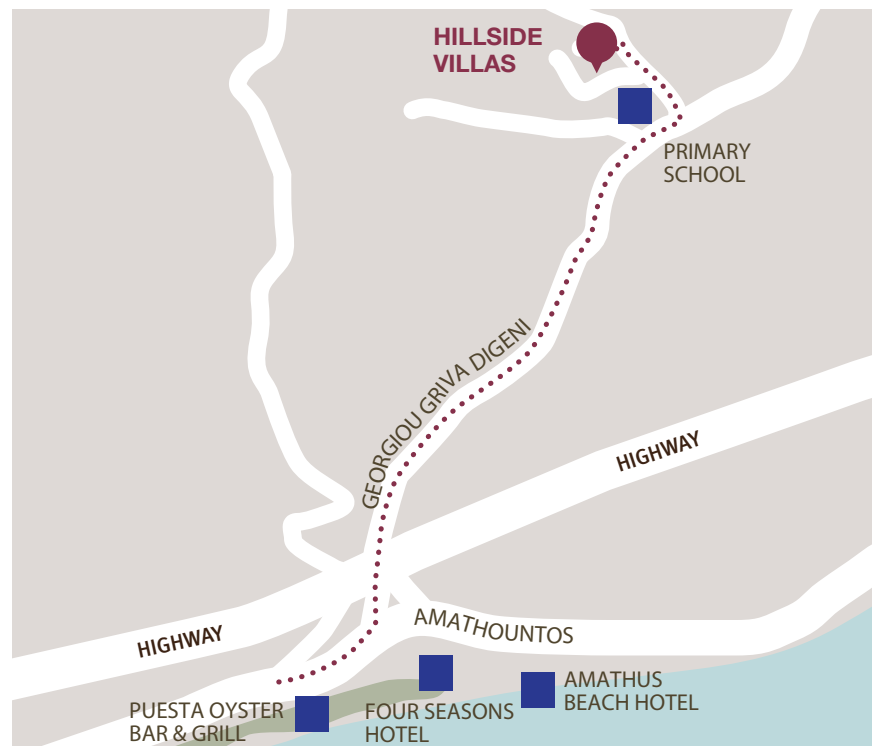


# LOCATION

THE PROJECT IS CONVENIENTLY POSITIONED IN ONE OF LIMASSOL'S PRESTIGIOUS AREAS — MOUTTAGIACA

The project is located in a popular area of Mouttagiaka with only 1 km from the blue flag Limassol sandy beaches. It is an ideal area for house development offering fantastic views of the sea and the city. It has easy access to Limassol and the main seafront tourist road. This location is perfect as it connects the South with the new Nicosia-Limassol highway and the West with Germasogeia municipality. It also ensures a direct connection with the new Limassol highway that connects straight to Paphos. The main benefit for such a convenient location is just moments away to every facility, from banks and supermarkets to major tourist bus routes and cafes on the seafront, Mouttagiaka is the place to live.

Mouttagiaka is not just known for its crystal blue waters and golden sandy beaches but the recreation areas of the village, from cinemas to water parks and from restaurants to night clubs.



A POPULAR AREA OF  
MOUTTAGIACA WITH ONLY  
2 KM FROM LIMASSOL'S  
SANDY BEACHES



# INTERIORS

LIVING ROOM



KITCHEN





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

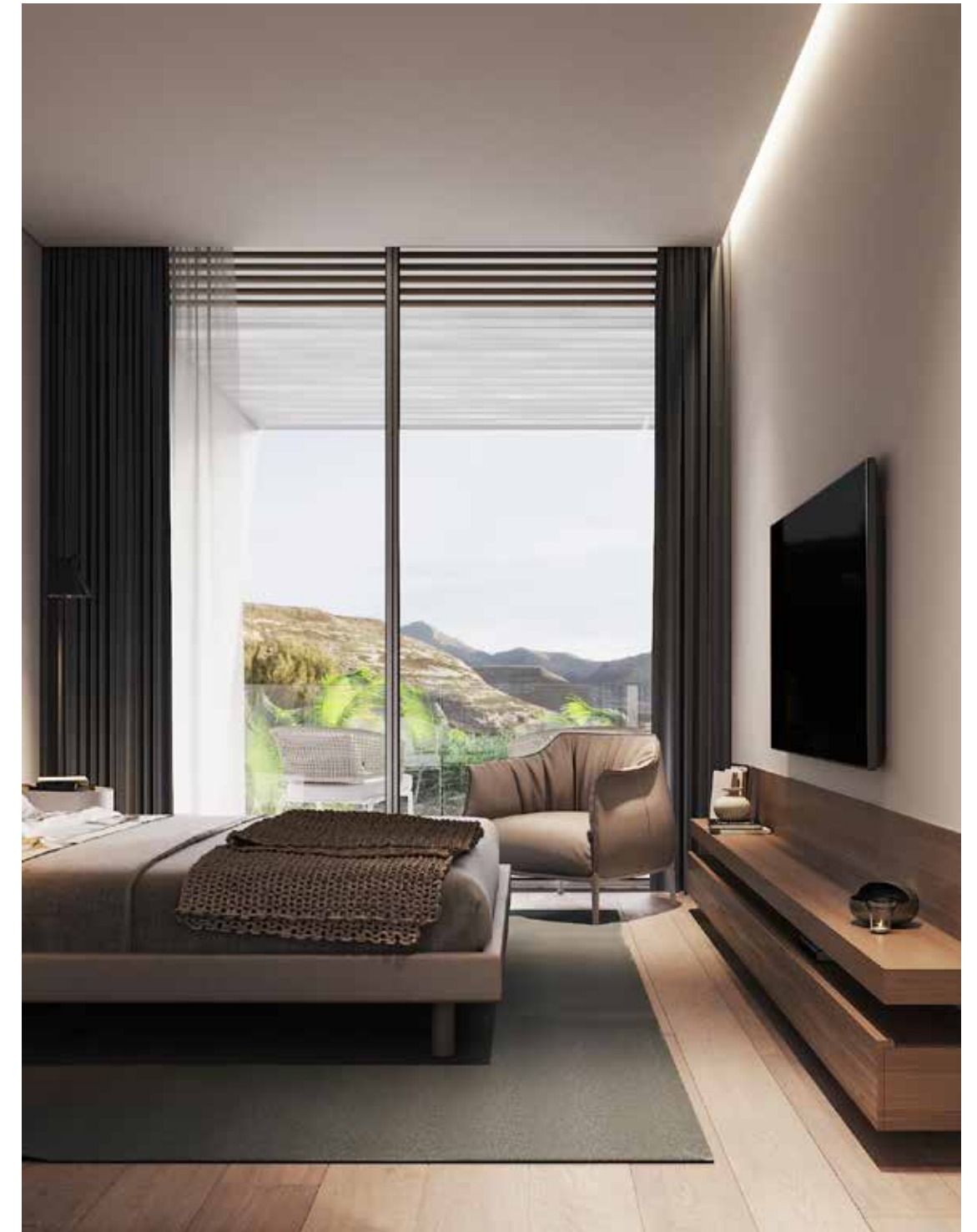
DINING ROOM



BEDROOM



18/HILLSIDE VILLAS/A PROJECT BY PRIME PROPERTY GROUP

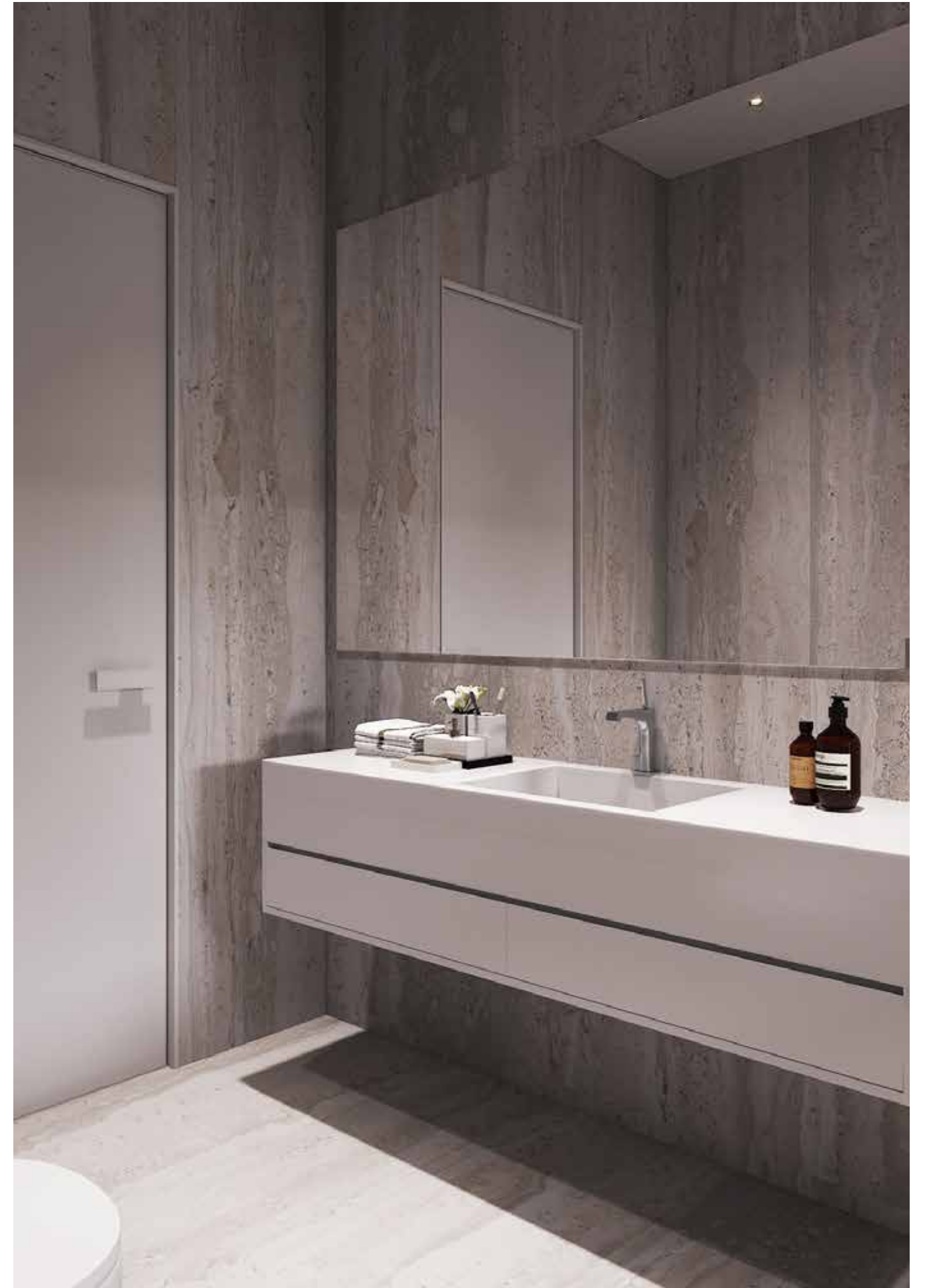


\*All 3D images consist of indicative information and the project can differ insignificantly from the displayed images



BATHROOM

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



# CHOICE OF PROPERTIES



PROPERTY TYPE	BEDROOMS	BATHROOMS	PRIVATE POOL	INDOOR AREA m <sup>2</sup>	COVERED VERANDA m <sup>2</sup>	COVERED GARAGE AREA m <sup>2</sup>	PLOT AREA m <sup>2</sup>	TOTAL AREA m <sup>2</sup>
Villa 1	3	3	YES	162.65	34.61		493.04	690.30
Villa 2	3	3	NO	162.65	34.61		492.16	689.42
Villa 3	3	3	YES	162.65	34.61		506.65	703.91
Villa 4	4	5	YES	192.70	45.25		543.04	780.99
Villa 5	4	4	YES	190.37	41.66		436.25	668.28
Villa 6	5	4	YES	265.17	42.46		771.29	1 078.92
Villa 7	3	3	YES	146.04	13.03	43.71	395.46	598.24
Villa 8	4	4	YES	204.16	34.00		516.63	754.79
Villa 9	4	4	YES	382.50	35.50		562.44	980.44
Villa 10	4	4	YES	190.37	41.66		542.43	774.46
Villa 11	3	3	YES	178.22	39.83		453.04	671.09
Villa 12	3	3	YES	177.00	29.20	44.05	419.54	669.79

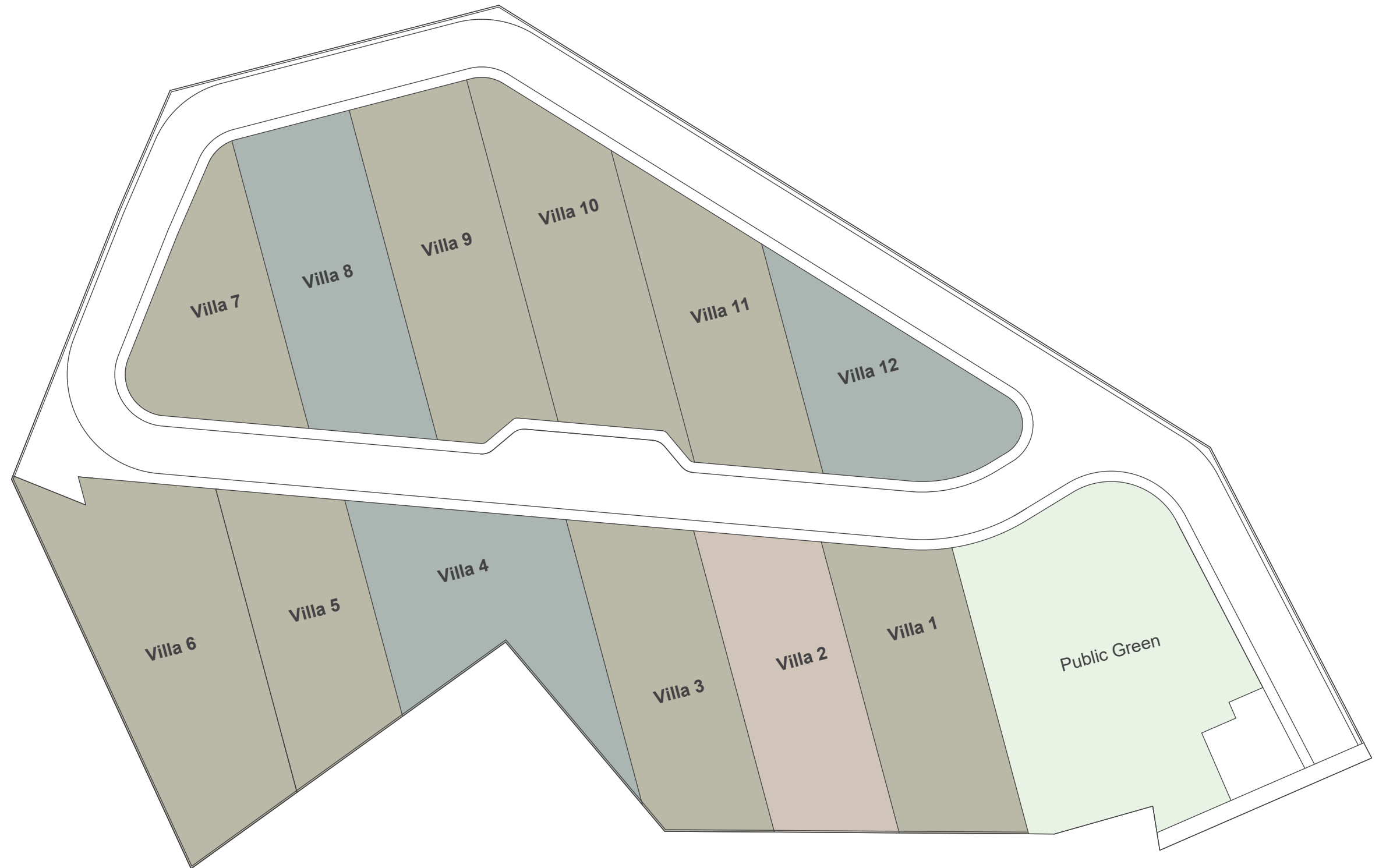
**NOTE:** the areas stated above may slightly differ upon issuance of relevant authority permits



# SITE PLAN



PROPERTY TYPE	PLOT m <sup>2</sup>
Villa 1	493.04
Villa 2	492.16
Villa 3	506.65
Villa 4	543.04
Villa 5	436.25
Villa 6	771.29
Villa 7	395.46
Villa 8	516.63
Villa 9	562.44
Villa 10	542.43
Villa 11	453.04
Villa 12	419.54



# VILLA 01

**3 BEDROOM**

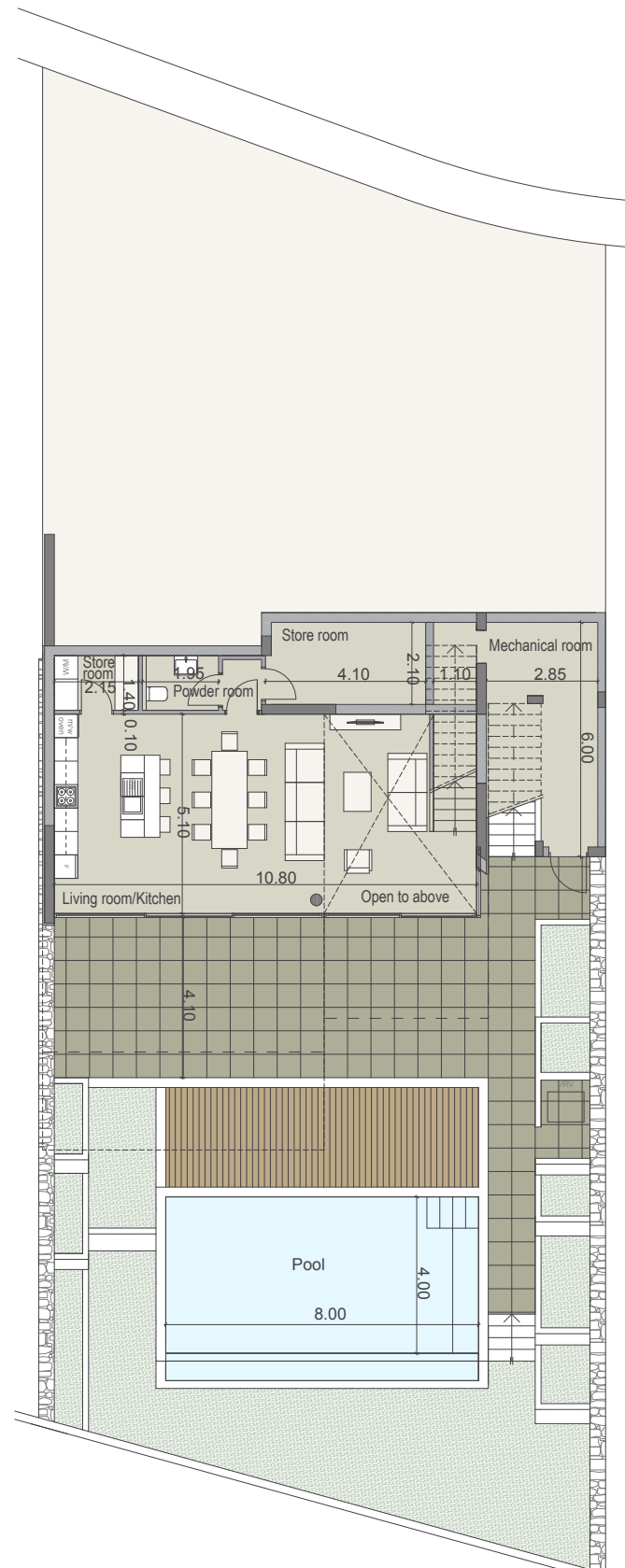
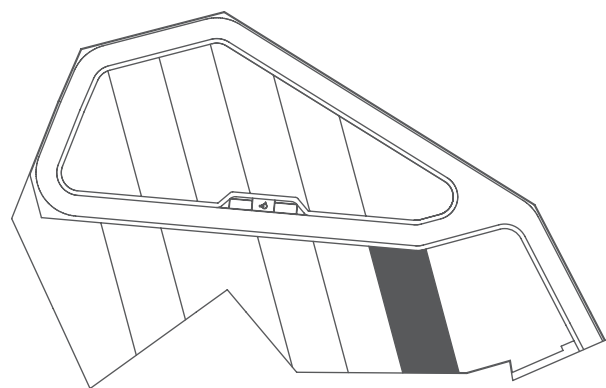
**Indoor area = 162.6 m<sup>2</sup>**

**Cov. veranda = 34.6 m<sup>2</sup>**

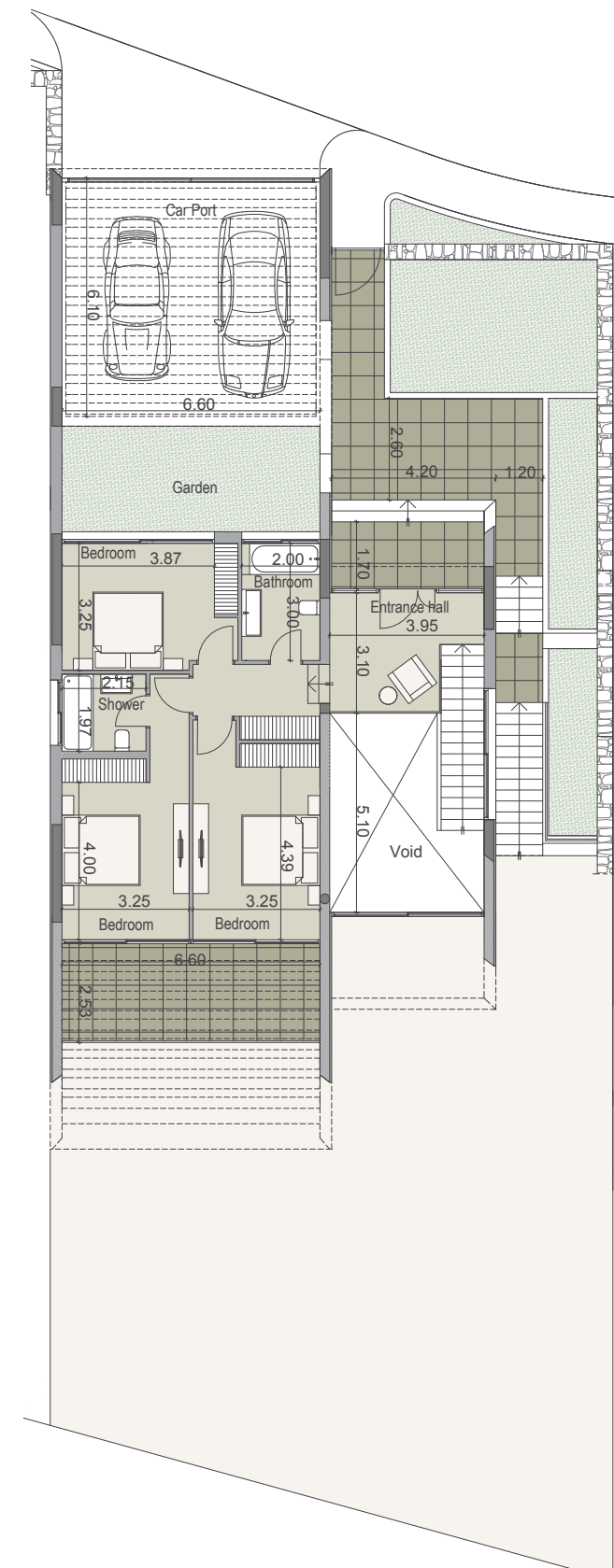
**Plot = 493.04 m<sup>2</sup>**

**Total area = 690.30 m<sup>2</sup>**

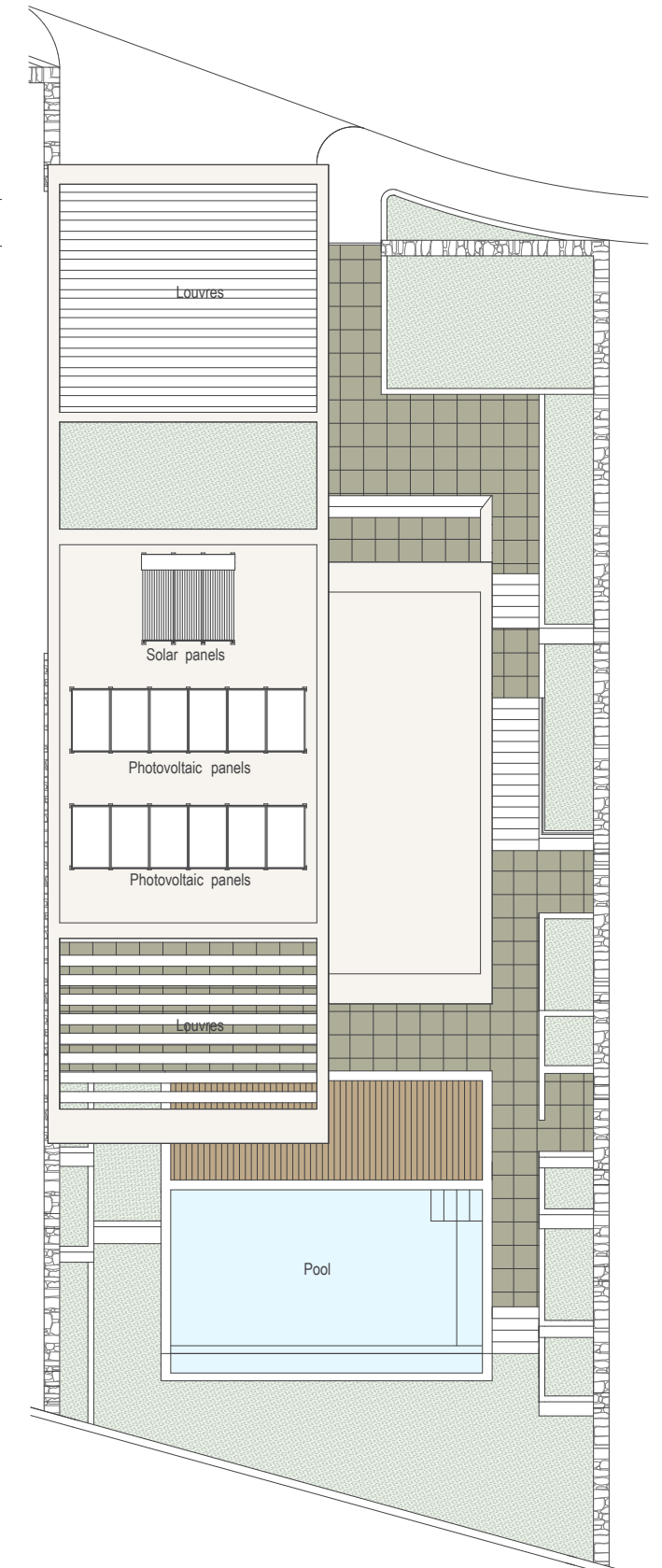
## KEY PLAN



Lower Level



Upper Level



Roof level



# VILLA 02

**3 BEDROOM**

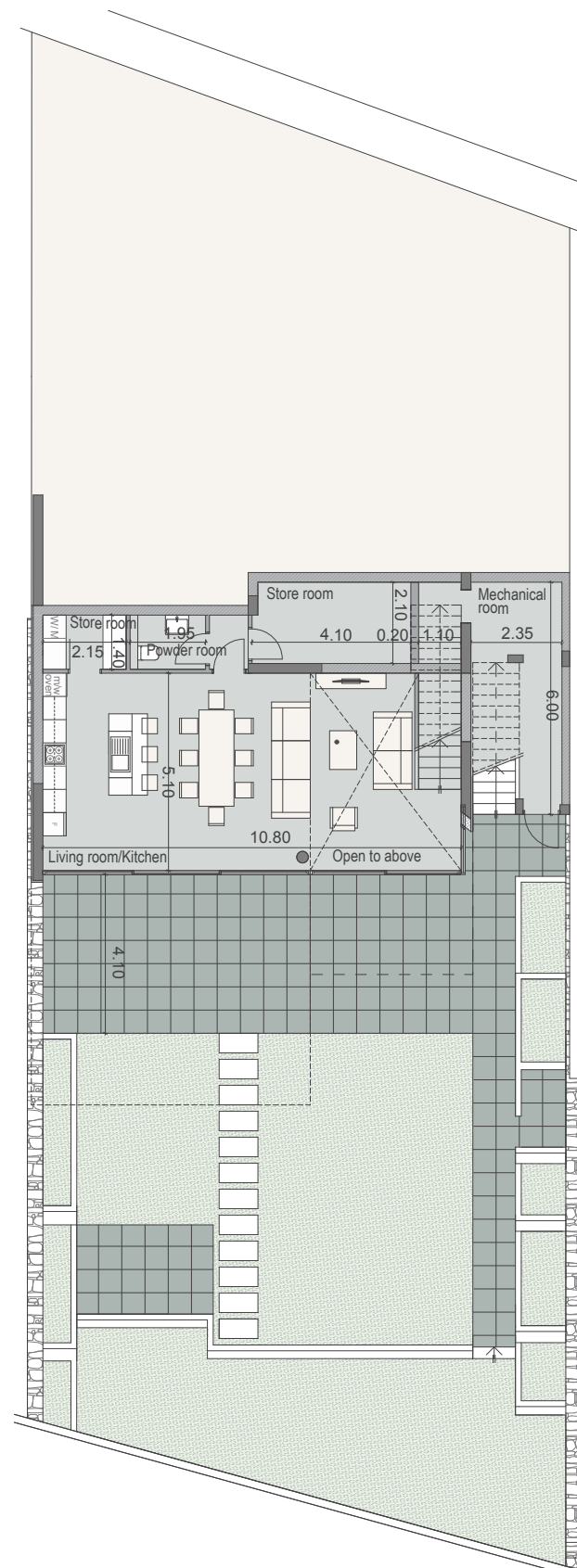
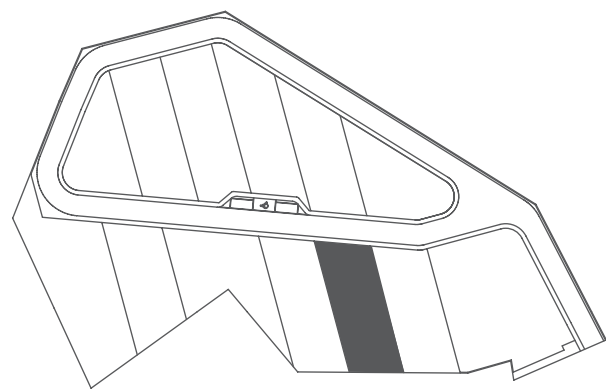
**Indoor area = 162.6 m<sup>2</sup>**

**Cov. veranda = 34.6 m<sup>2</sup>**

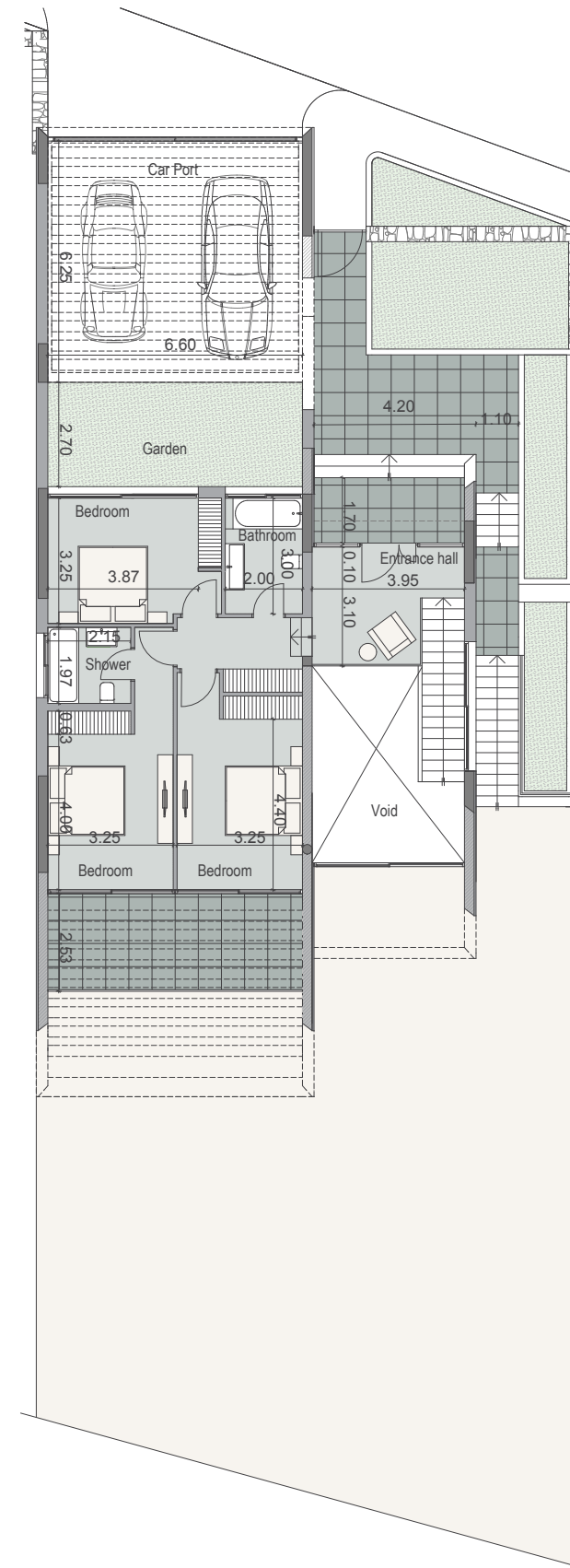
**Plot = 492.16 m<sup>2</sup>**

**Total area = 689.42 m<sup>2</sup>**

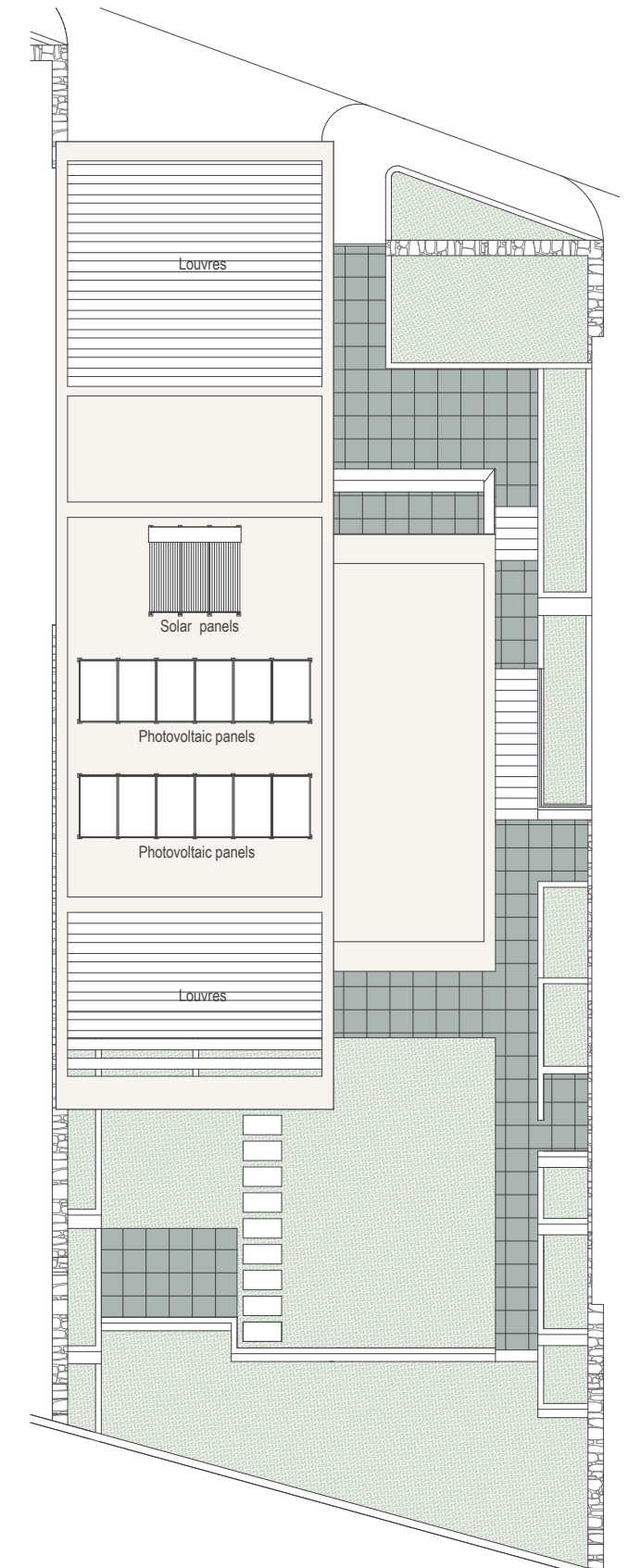
## KEY PLAN



Lower Level



Upper Level



Roof level



# VILLA 03

## 3 BEDROOM

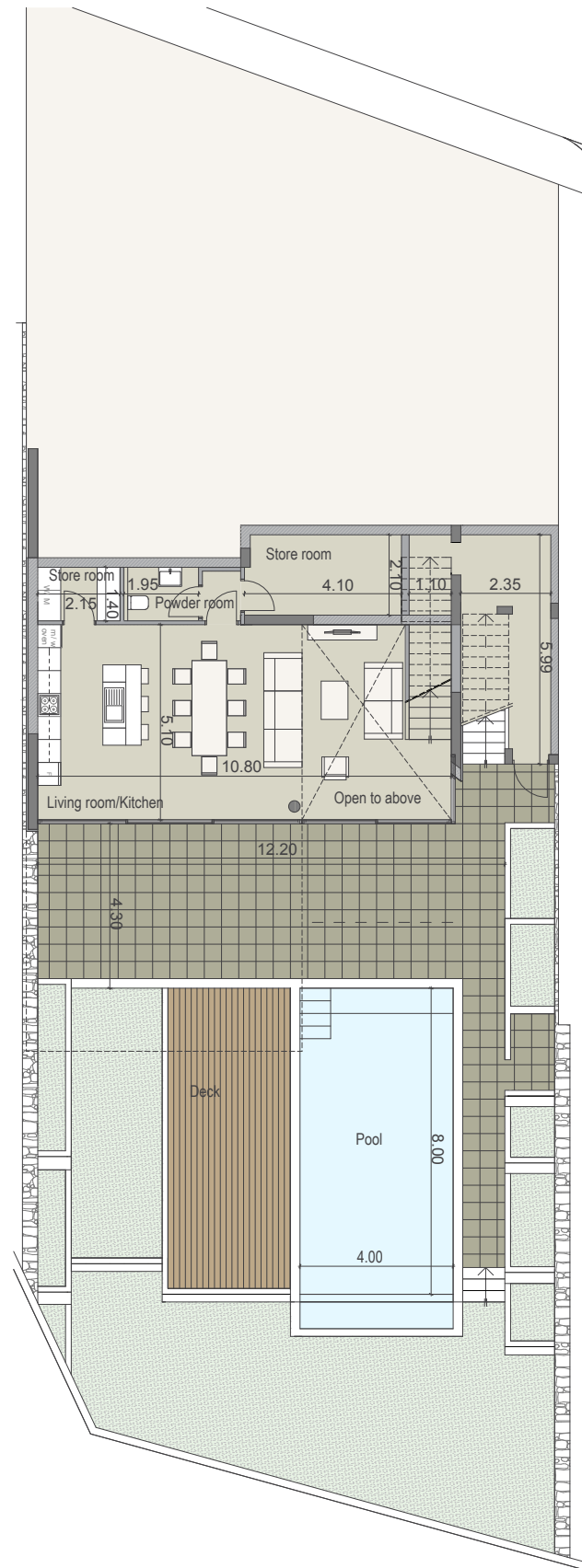
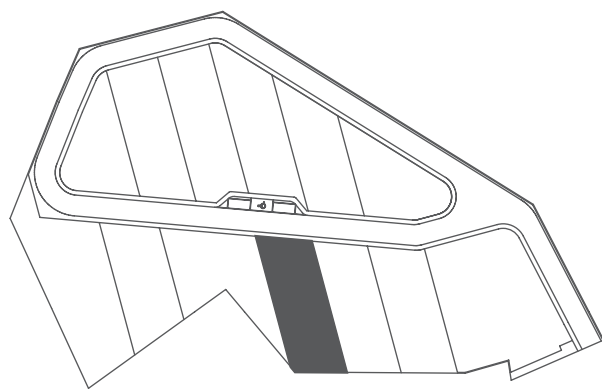
Indoor area = 162.6 m<sup>2</sup>

Cov. veranda = 34.6 m<sup>2</sup>

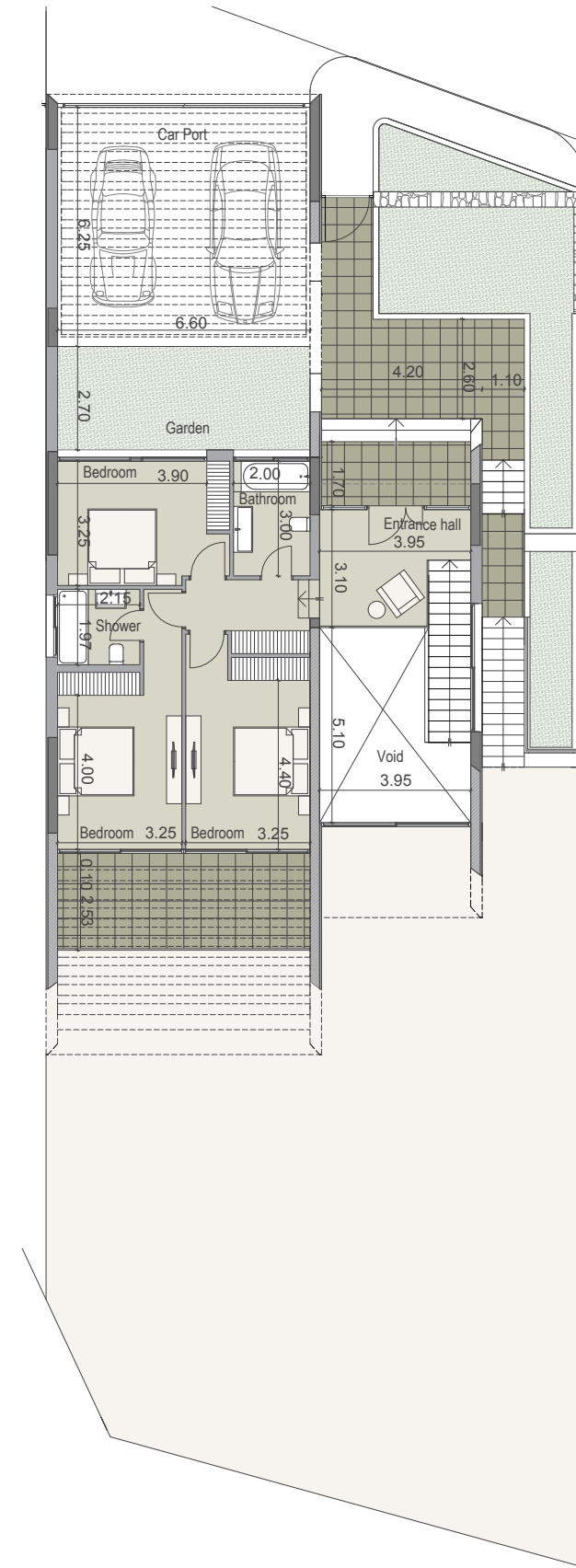
Plot = 506.65 m<sup>2</sup>

Total area = 703.91 m<sup>2</sup>

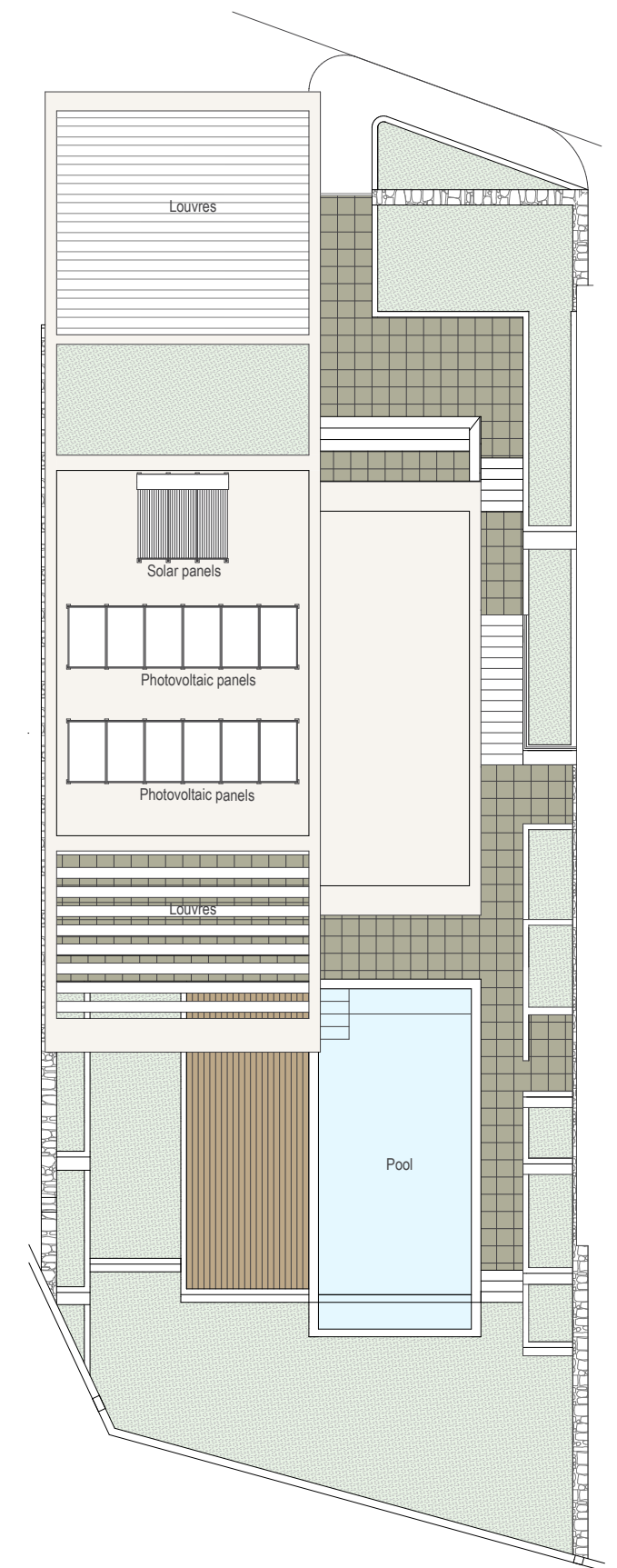
### KEY PLAN



Lower Level



Upper Level



Roof Level





# VILLA 04

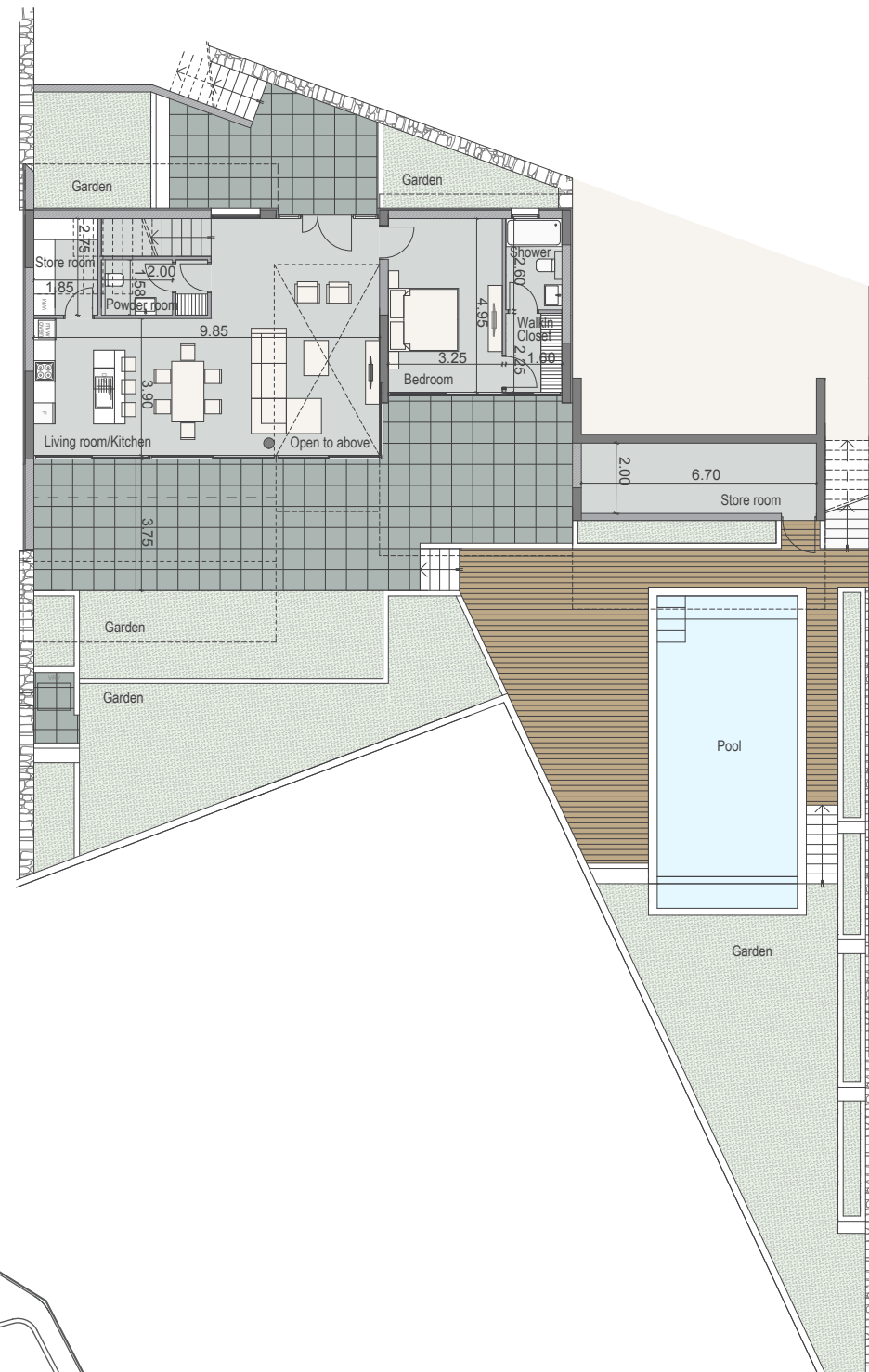
4 BEDROOM

Indoor area = 192.7 m<sup>2</sup>

Cov. veranda = 45.2 m<sup>2</sup>

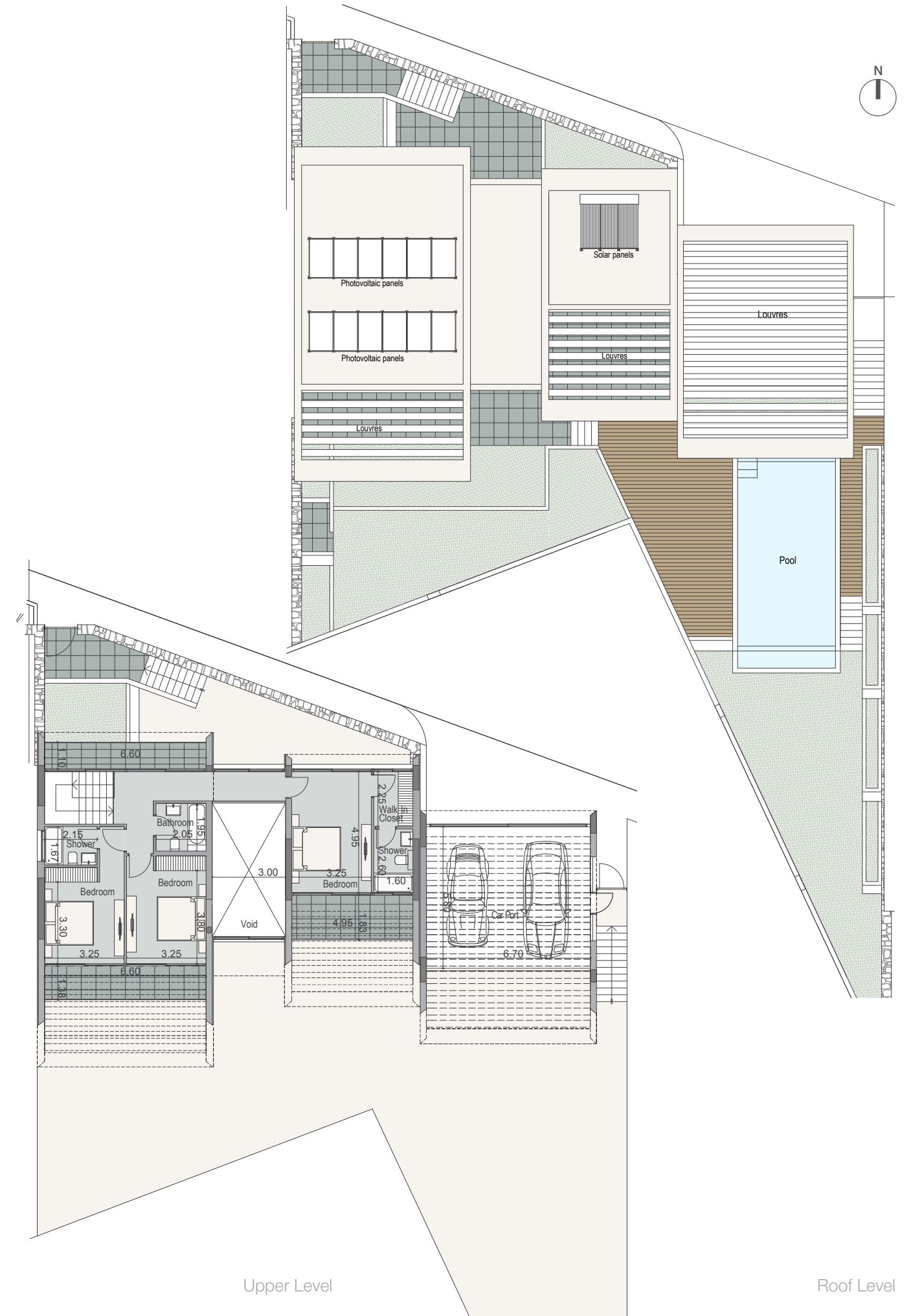
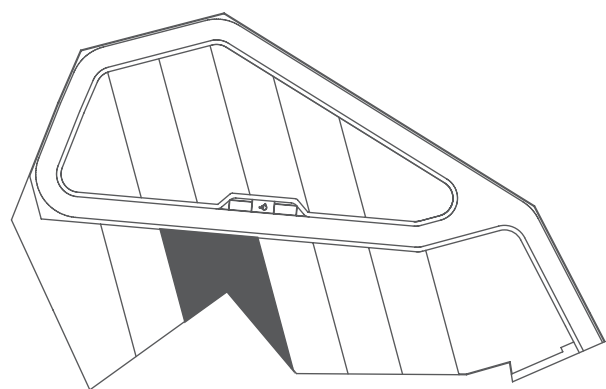
Plot = 543.04 m<sup>2</sup>

Total area = 780.99 m<sup>2</sup>



Lower Level

## KEY PLAN



Upper Level

Roof Level

# VILLA 05

**4 BEDROOM**

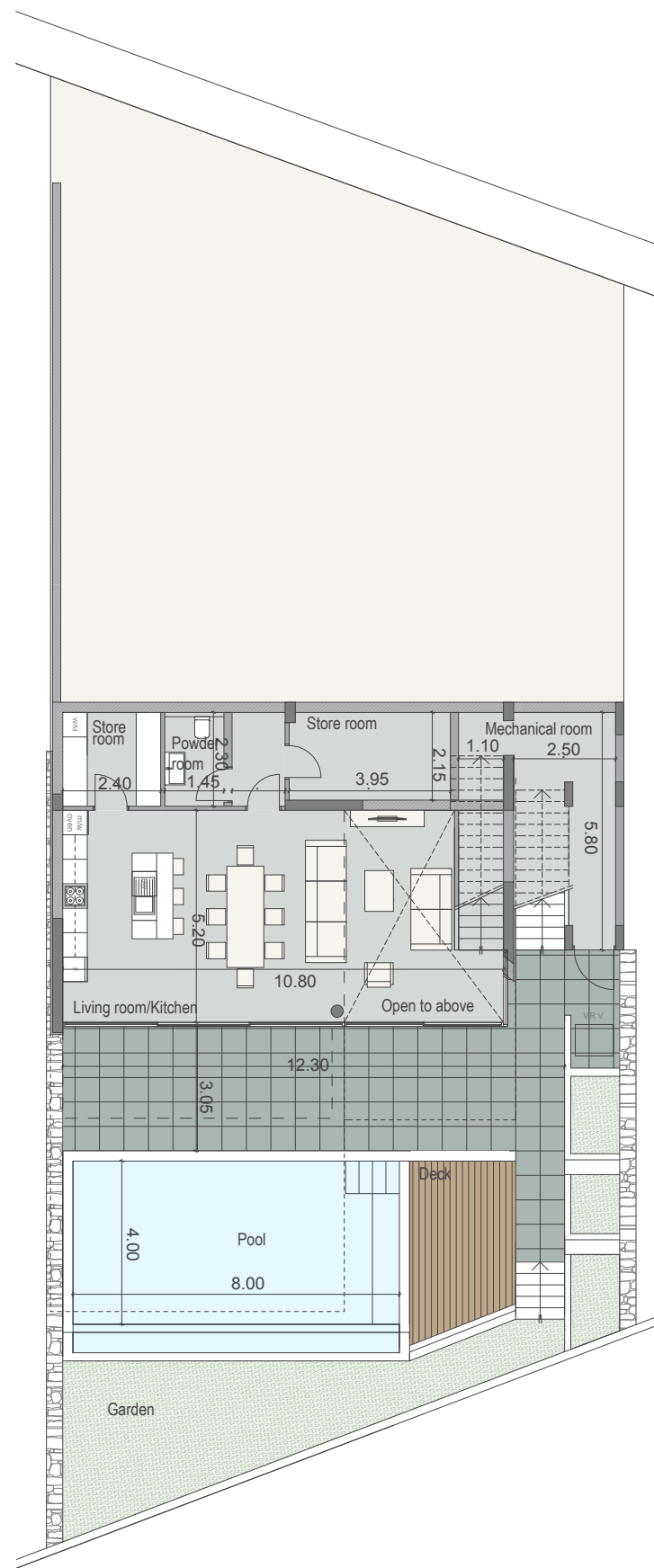
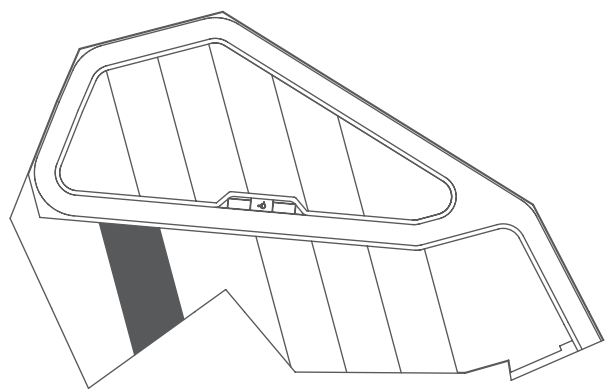
**Indoor area = 190.4 m<sup>2</sup>**

**Cov. veranda = 41.6 m<sup>2</sup>**

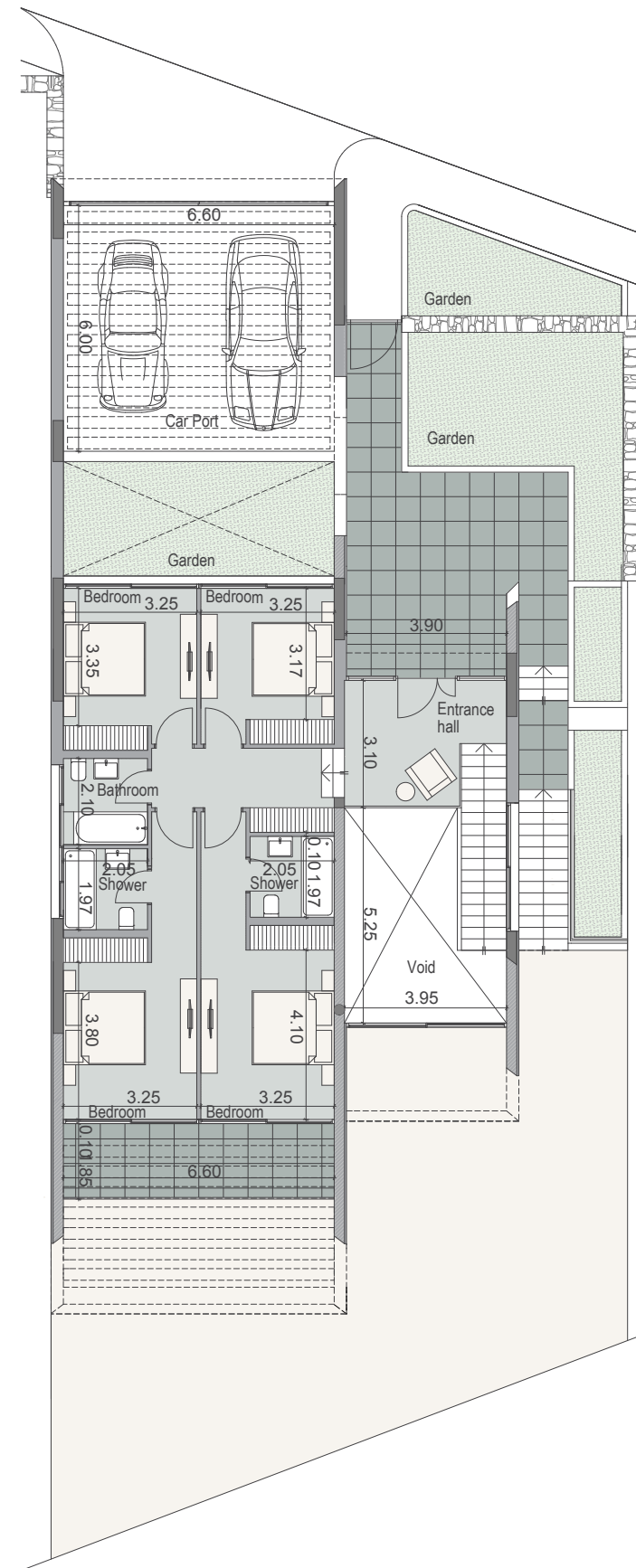
**Plot = 436.25 m<sup>2</sup>**

**Total area = 668.28 m<sup>2</sup>**

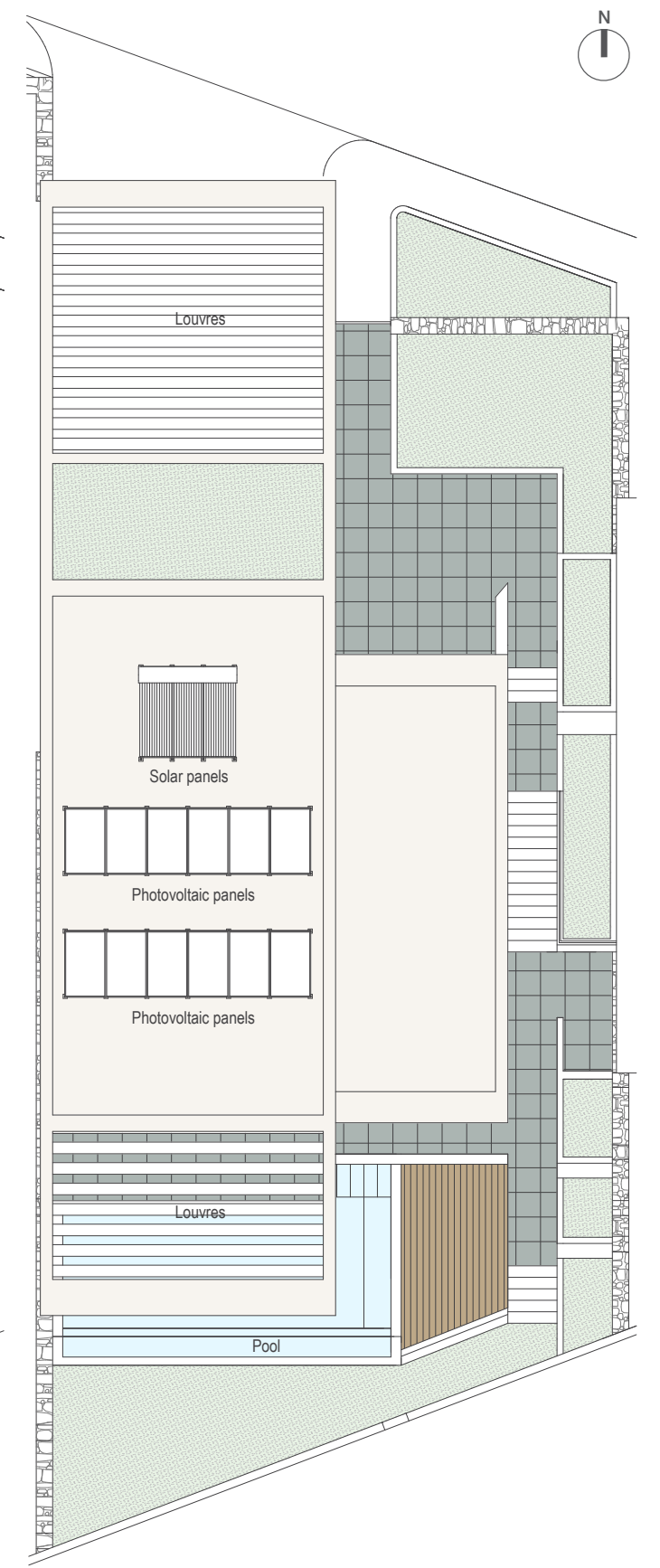
## KEY PLAN



Lower Level



Upper Level



Roof Level

# VILLA 06



## 5 BEDROOM

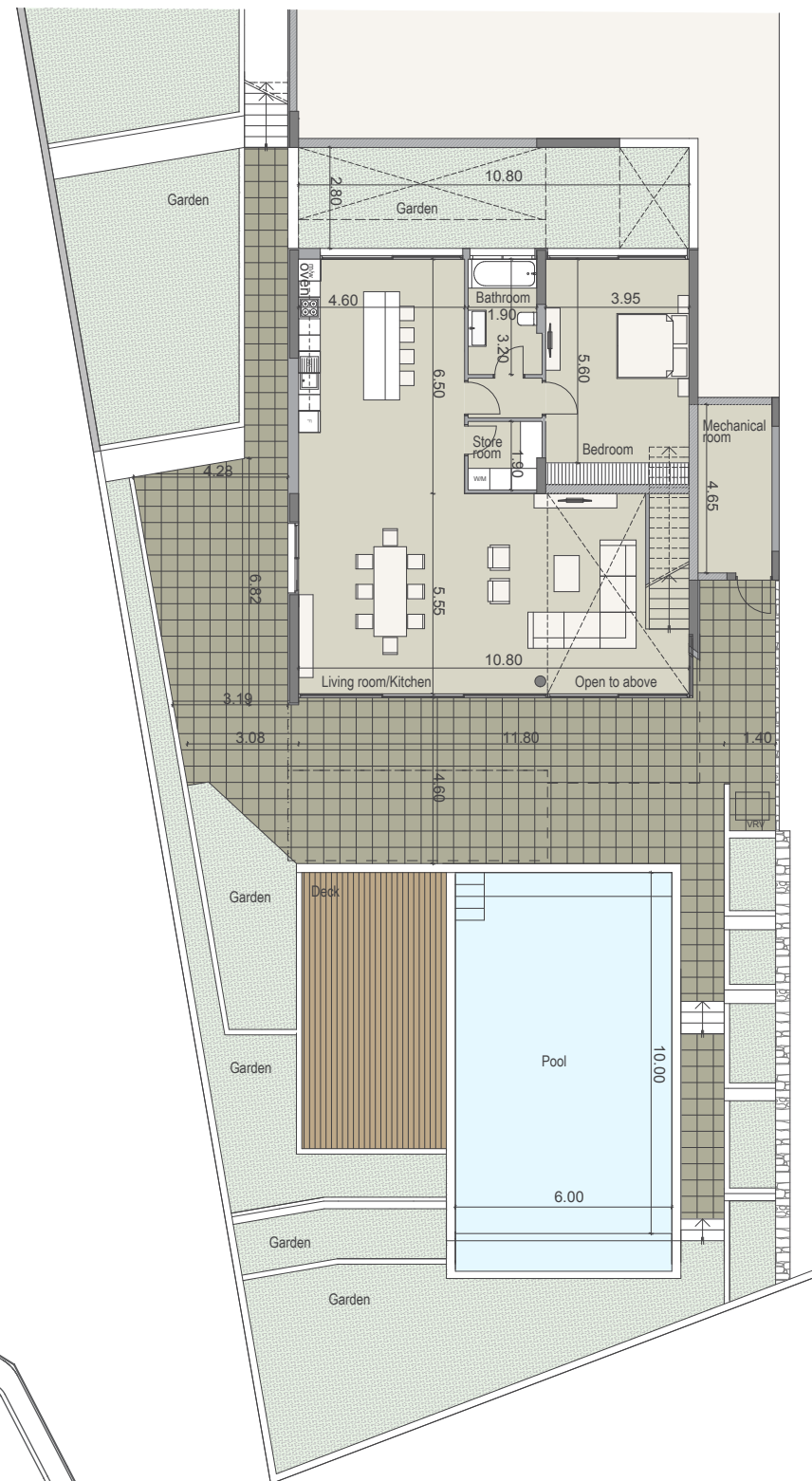
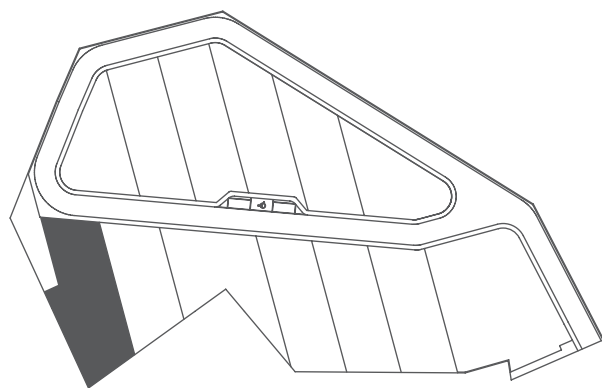
Indoor area = 265.2 m<sup>2</sup>

Cov. veranda = 42.5 m<sup>2</sup>

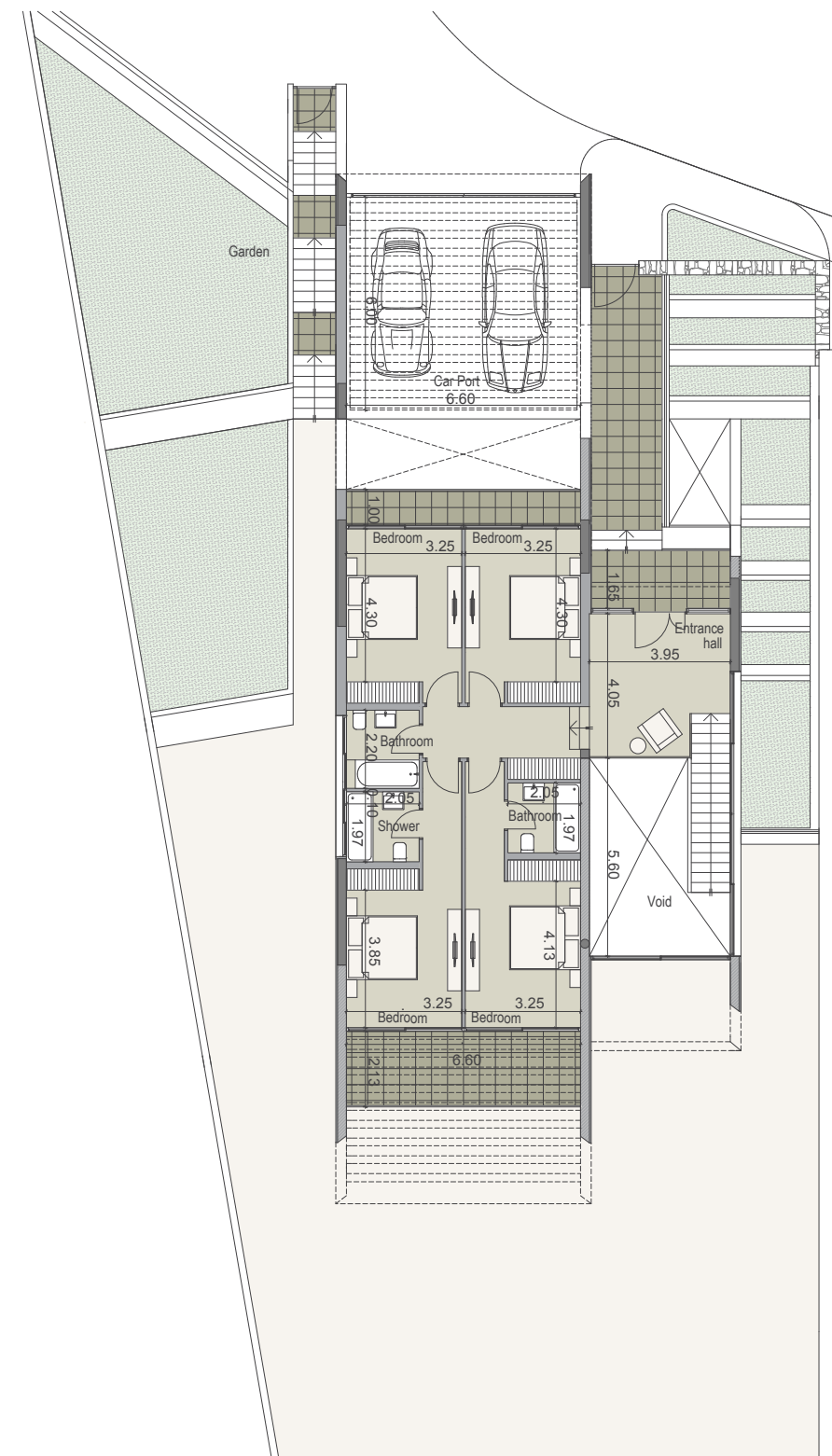
Plot = 771.3 m<sup>2</sup>

Total area = 1 078.92 m<sup>2</sup>

### KEY PLAN

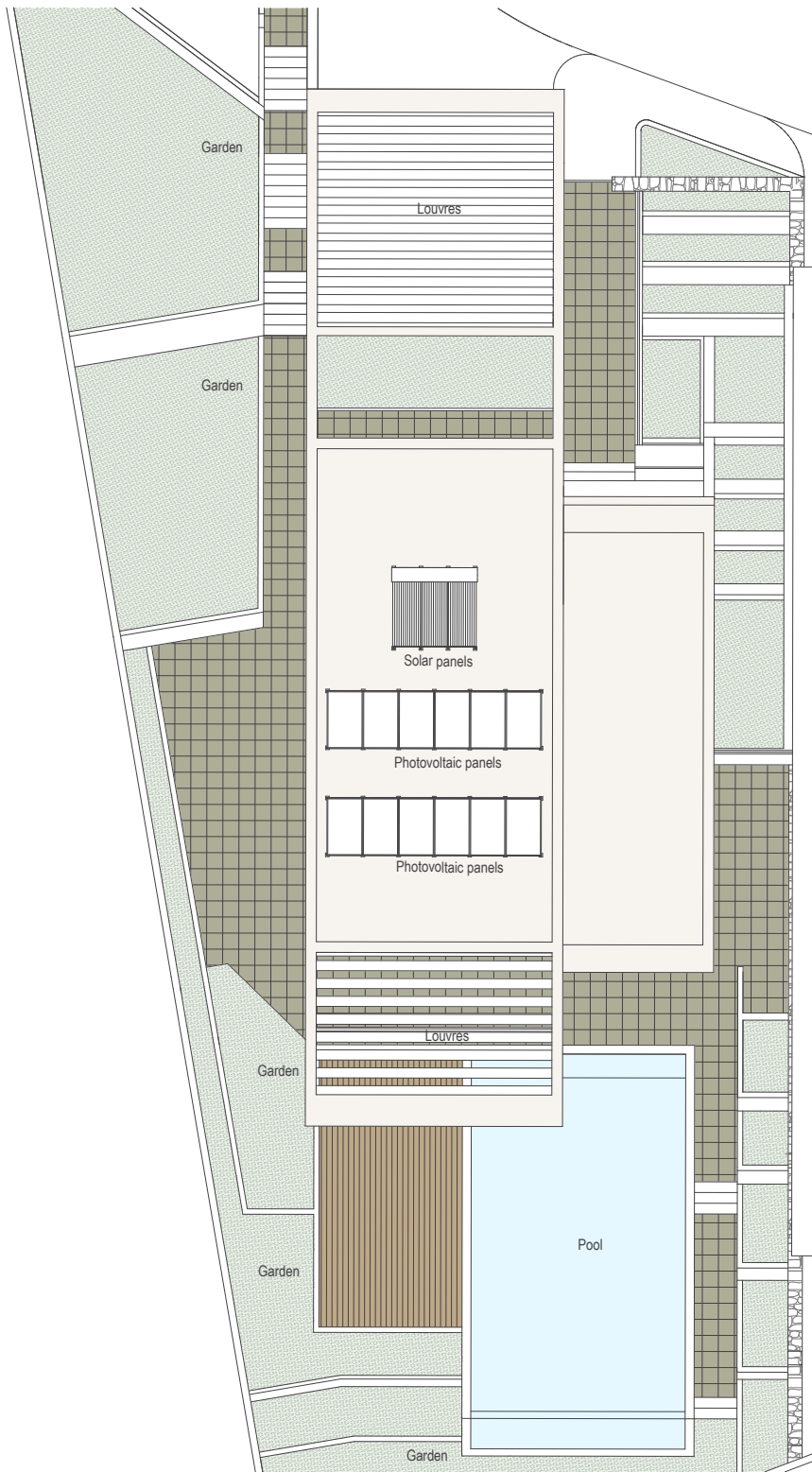


Lower Level



Upper Level

VILLA 06



Roof Level



# VILLA 07



## 3 BEDROOM

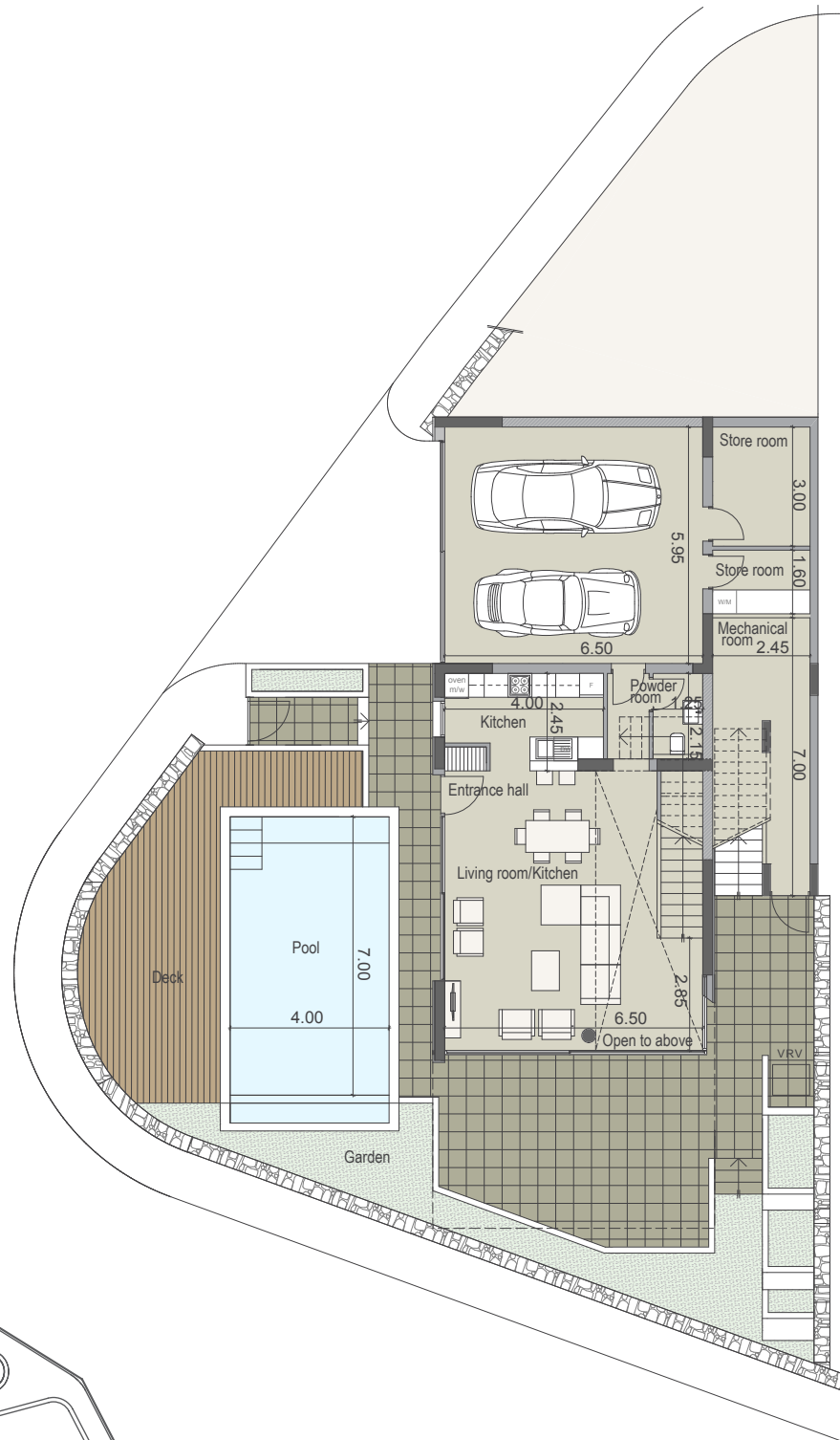
Indoor area = 146.04 m<sup>2</sup>

Cov. veranda = 13.03 m<sup>2</sup>

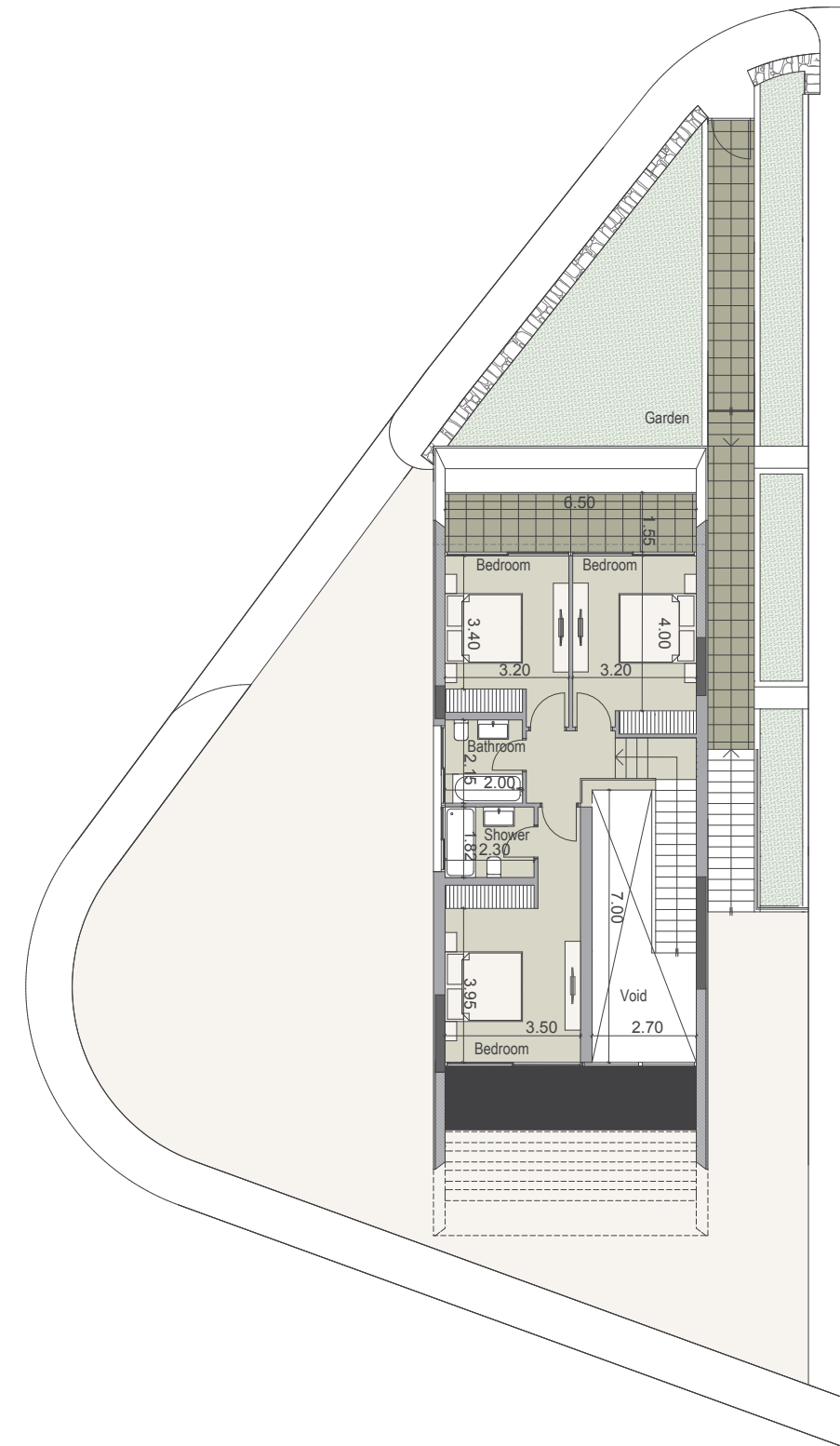
Plot = 395.46 m<sup>2</sup>

Covered garage = 43.71 m<sup>2</sup>

Total area = 598.24 m<sup>2</sup>

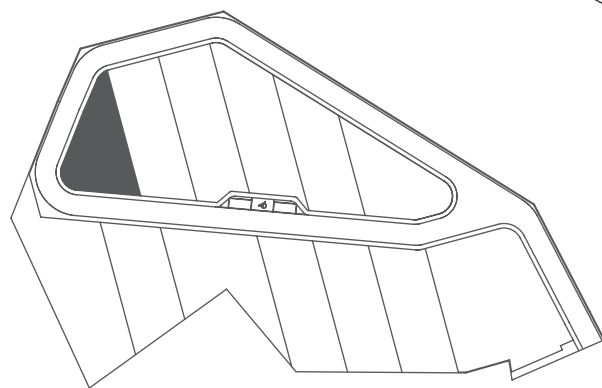


Lower Level

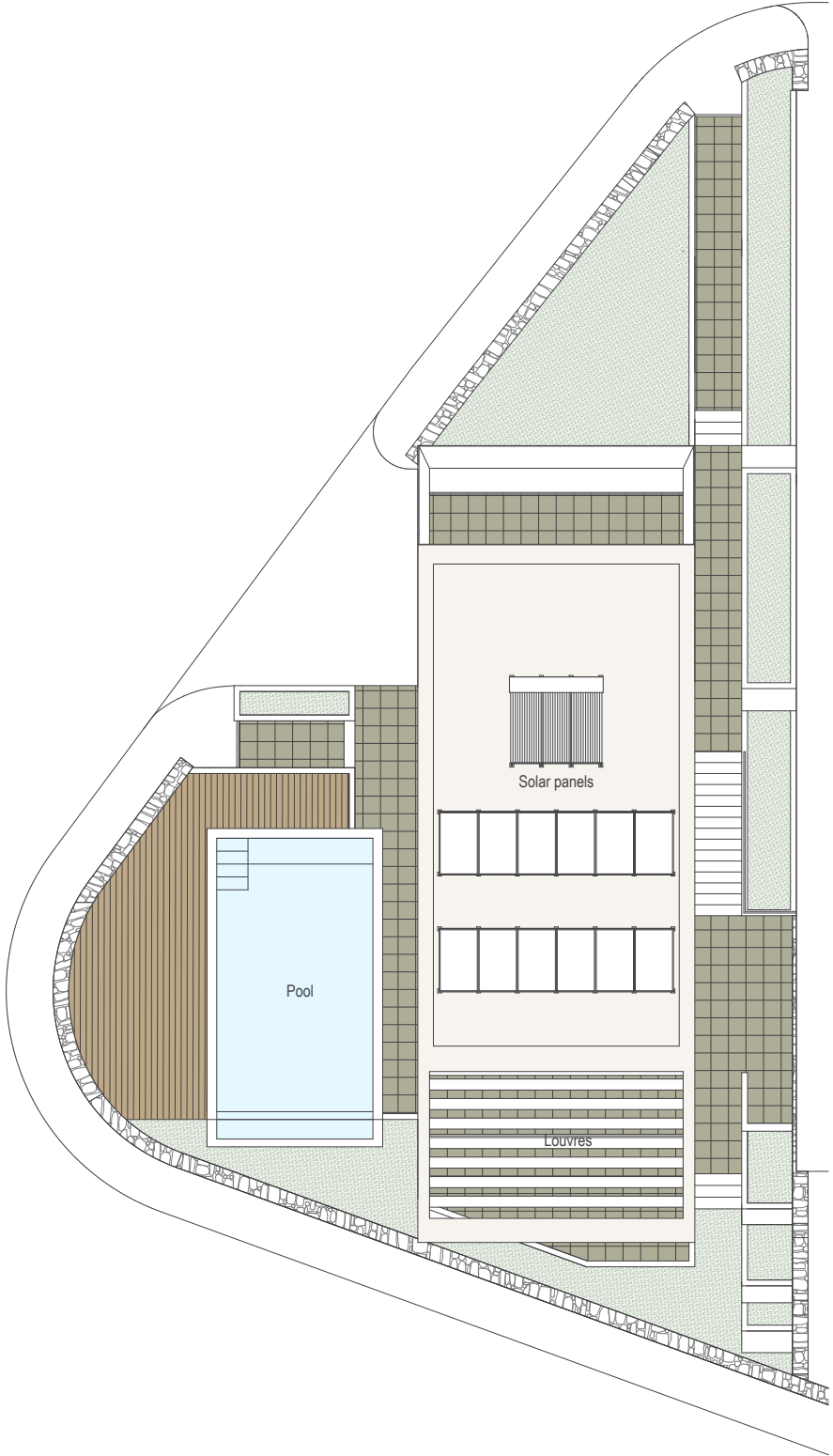


Upper Level

## KEY PLAN



VILLA 07



Roof Level



# VILLA 08



## 4 BEDROOM

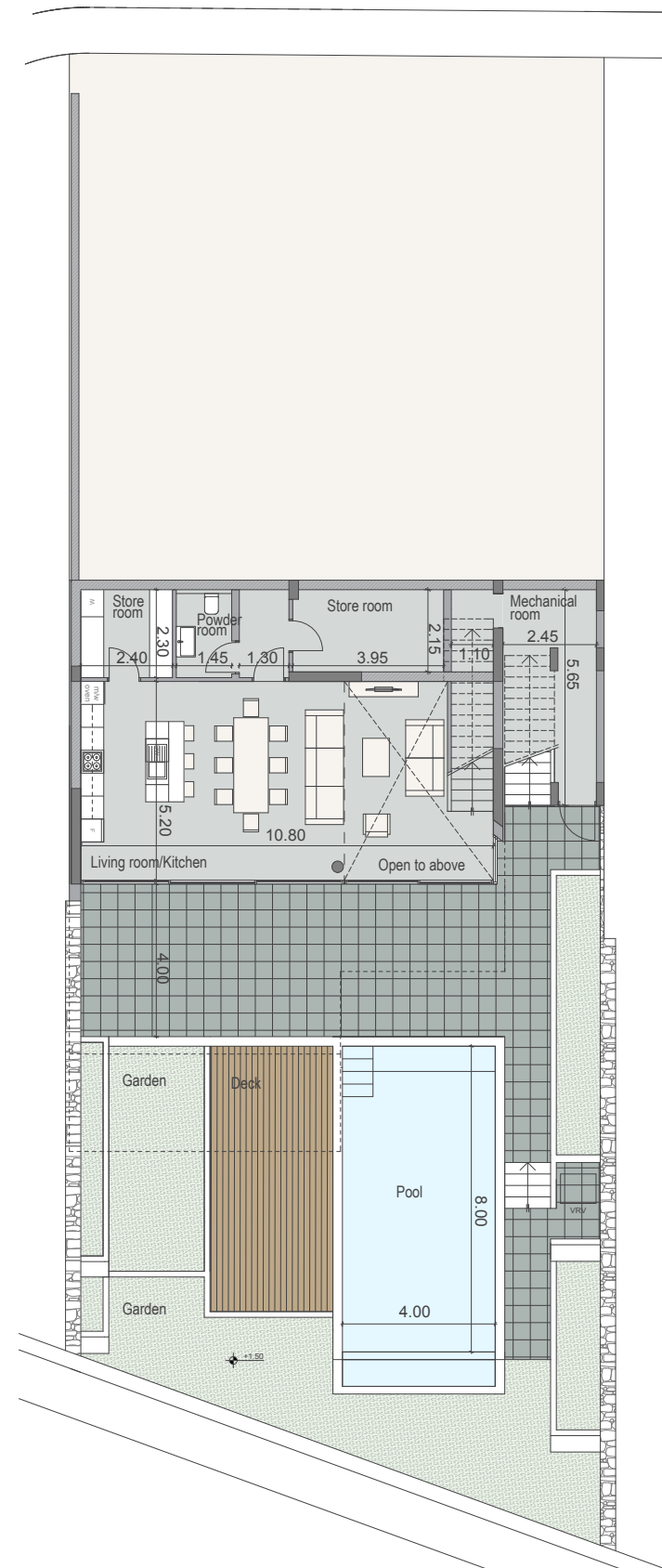
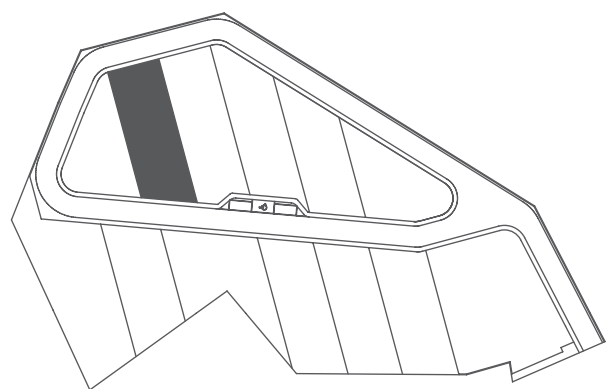
Indoor area = 204.16 m<sup>2</sup>

Cov. veranda = 34 m<sup>2</sup>

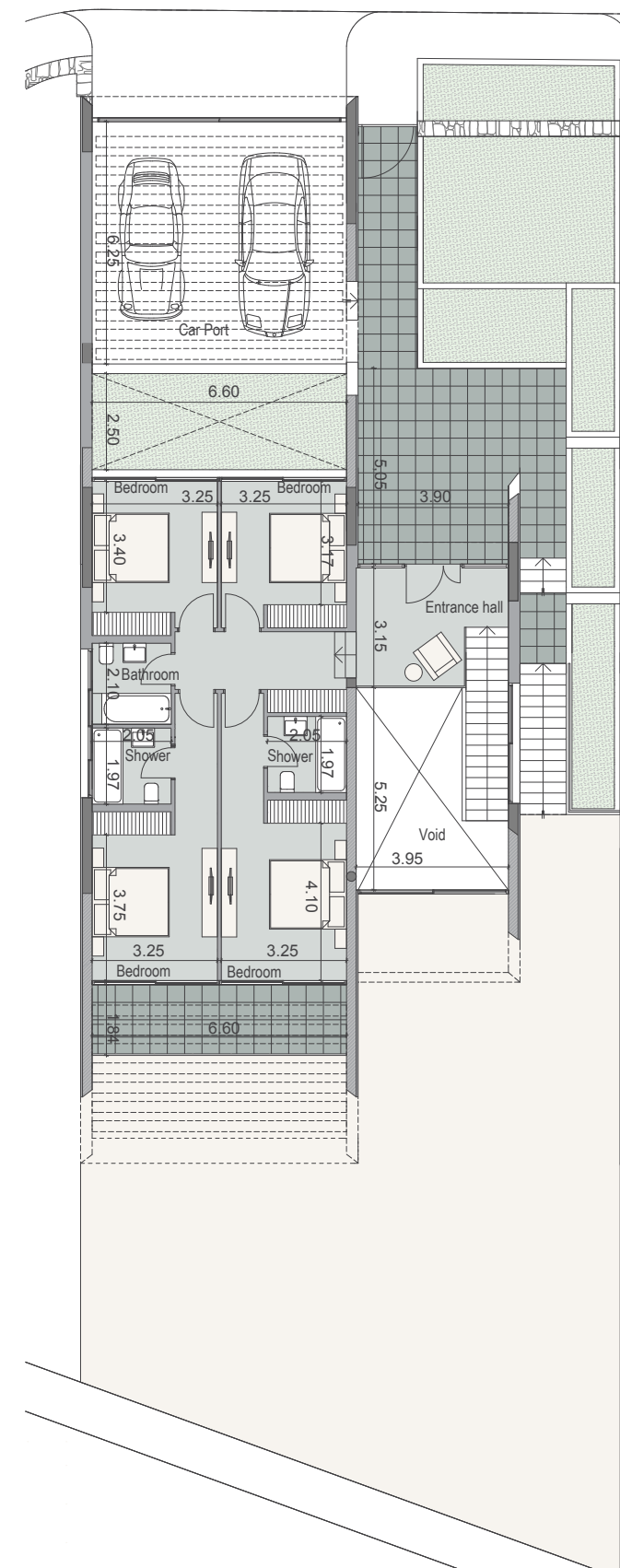
Plot = 516.63 m<sup>2</sup>

Total area = 754.79 m<sup>2</sup>

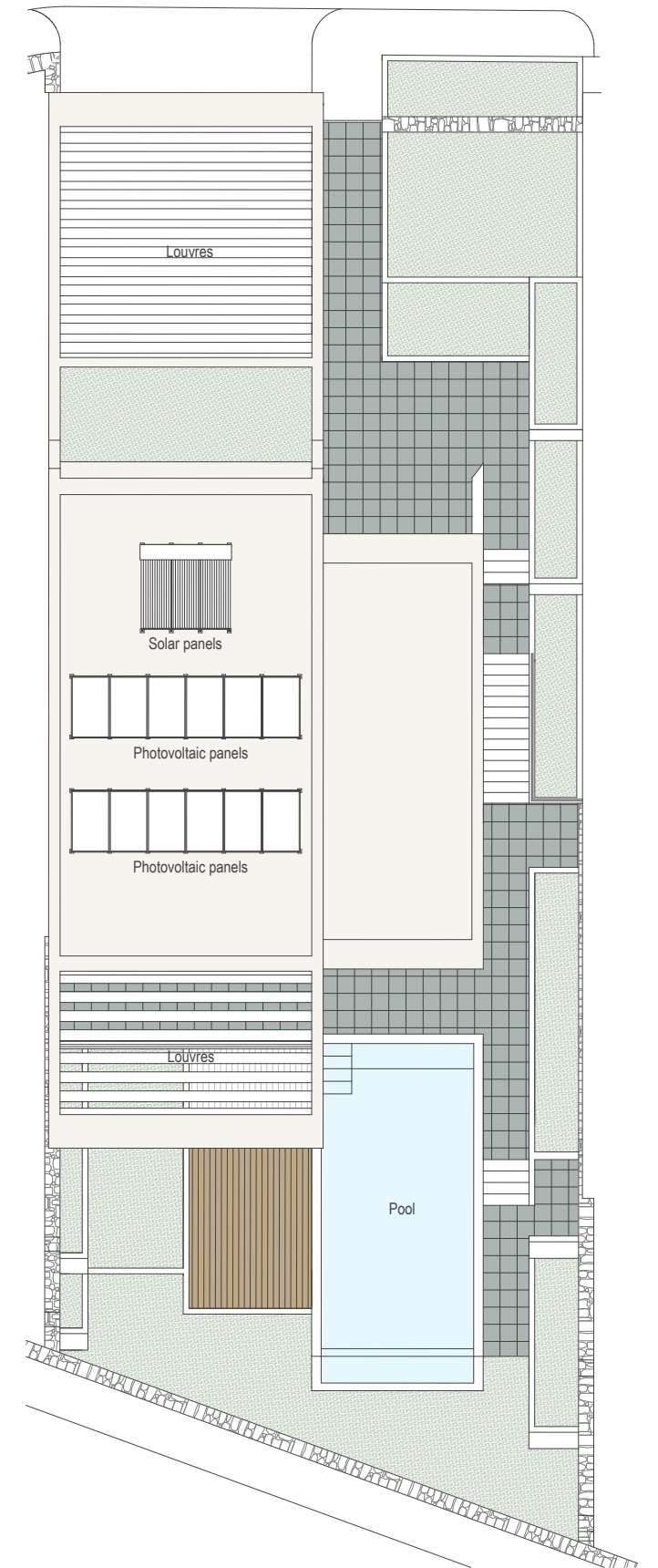
### KEY PLAN



Lower Level



Upper Level



Roof Level

# VILLA 09

**4 BEDROOM**

**Indoor area = 382.5 m<sup>2</sup>**

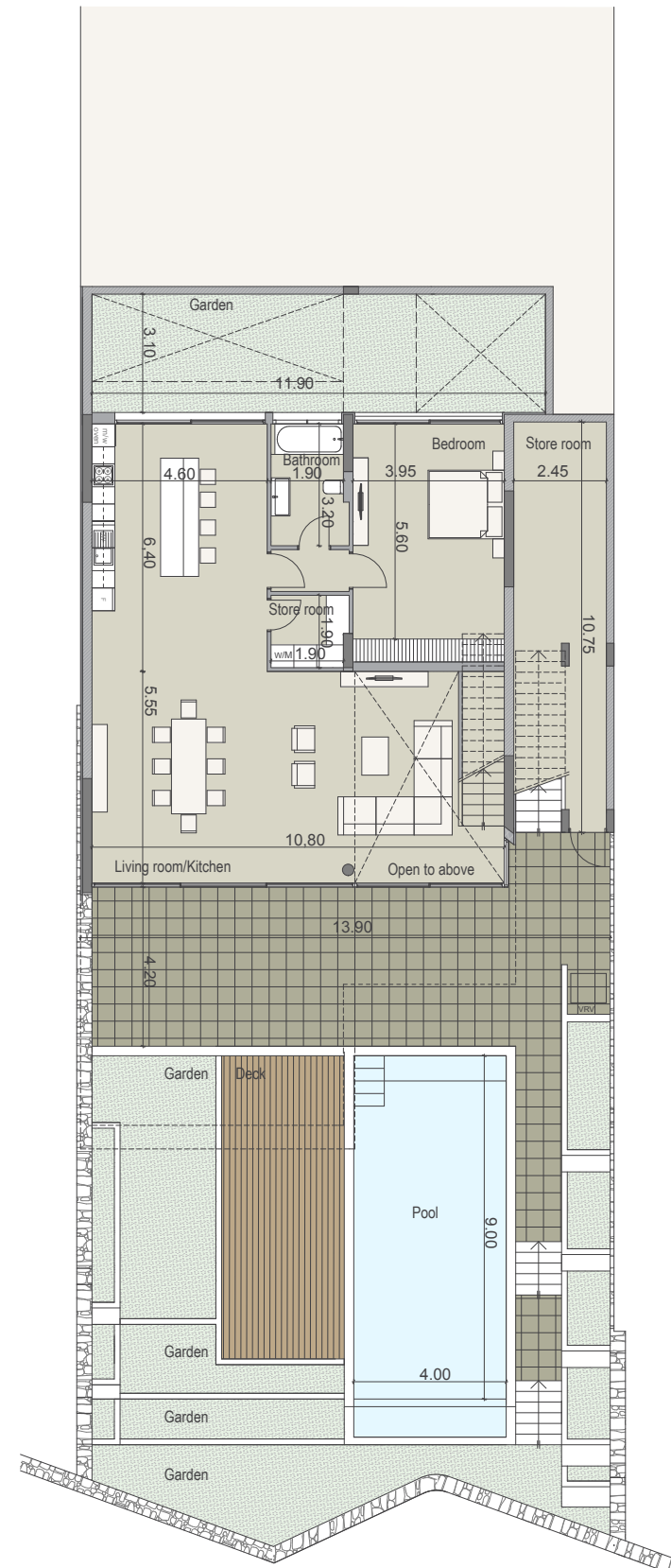
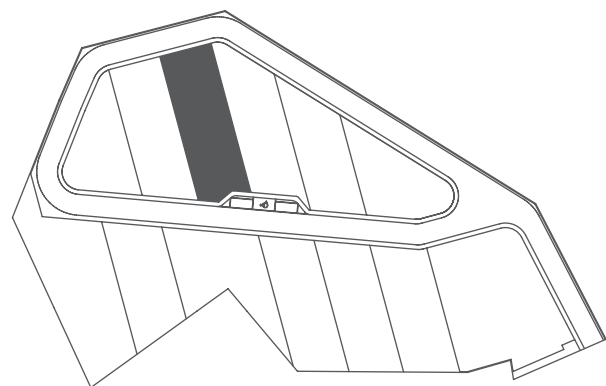
**Cov. veranda = 35.5 m<sup>2</sup>**

**Plot = 562.4 m<sup>2</sup>**

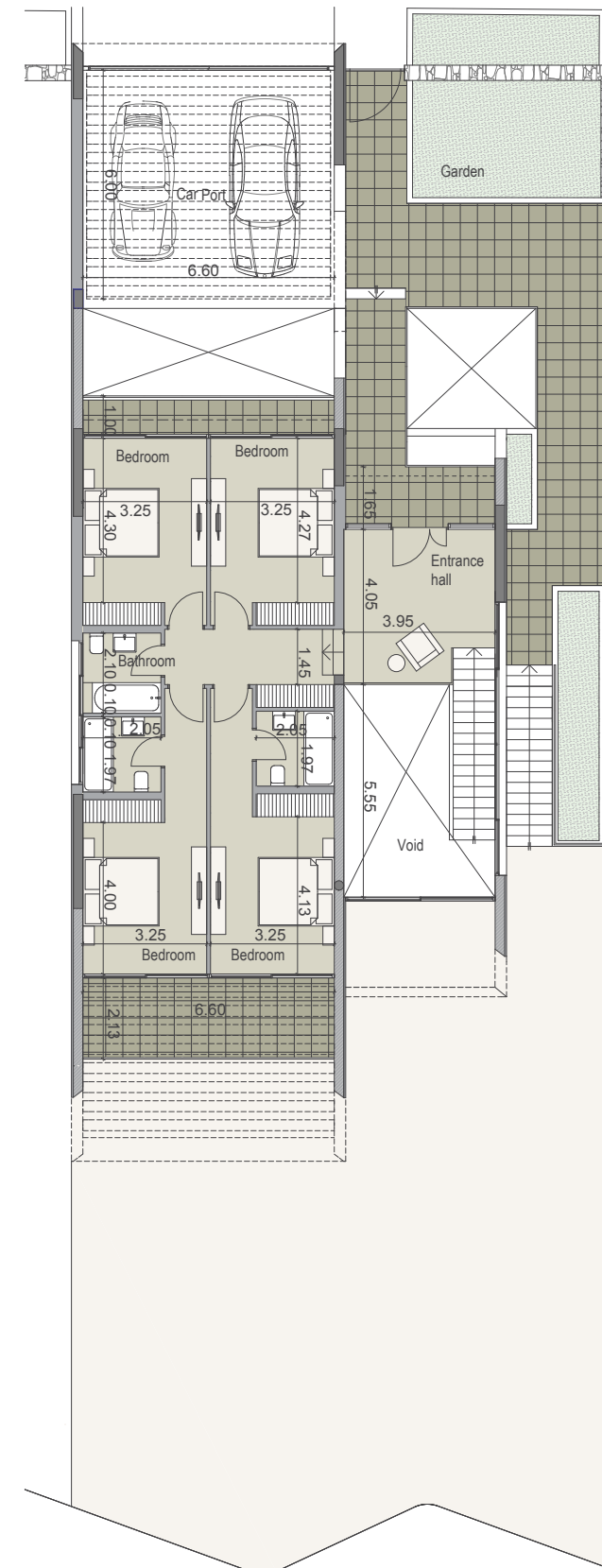
**Total area = 980.44 m<sup>2</sup>**



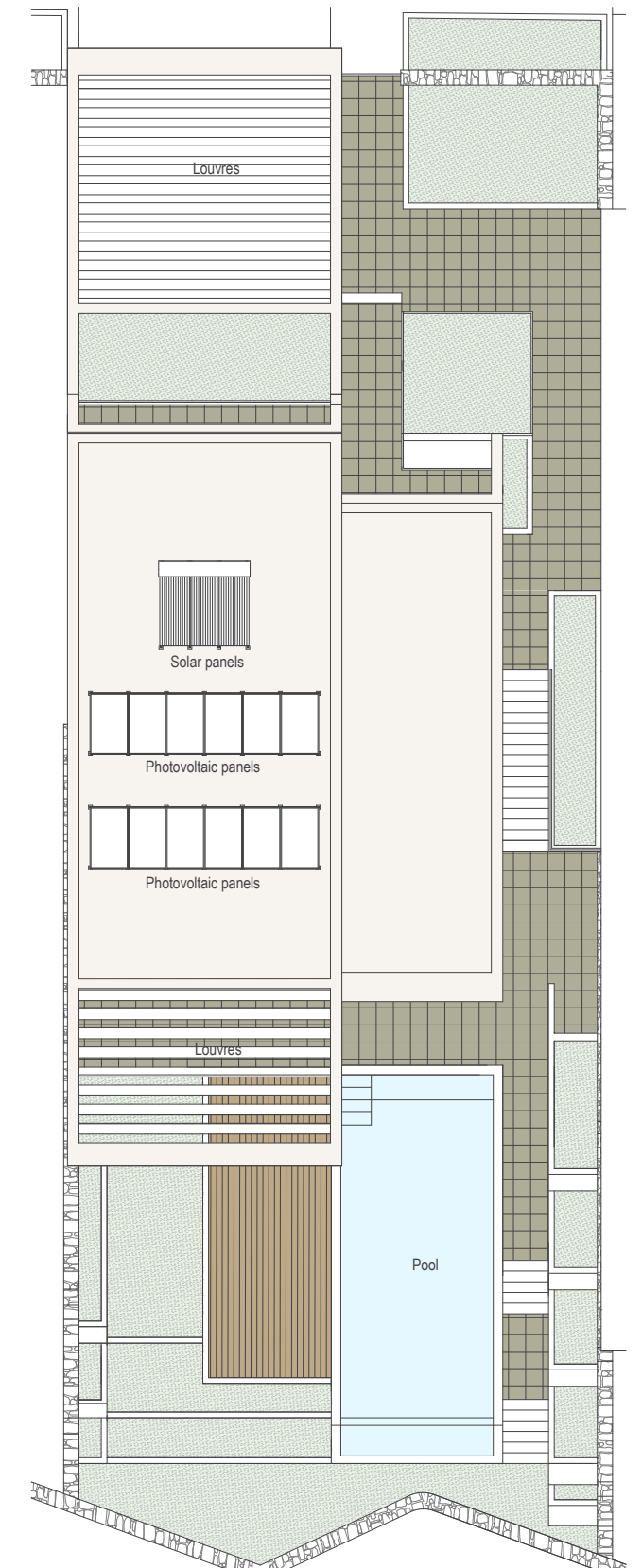
## KEY PLAN



Lower Level



Upper Level



Roof Level



# VILLA 10

4 BEDROOM

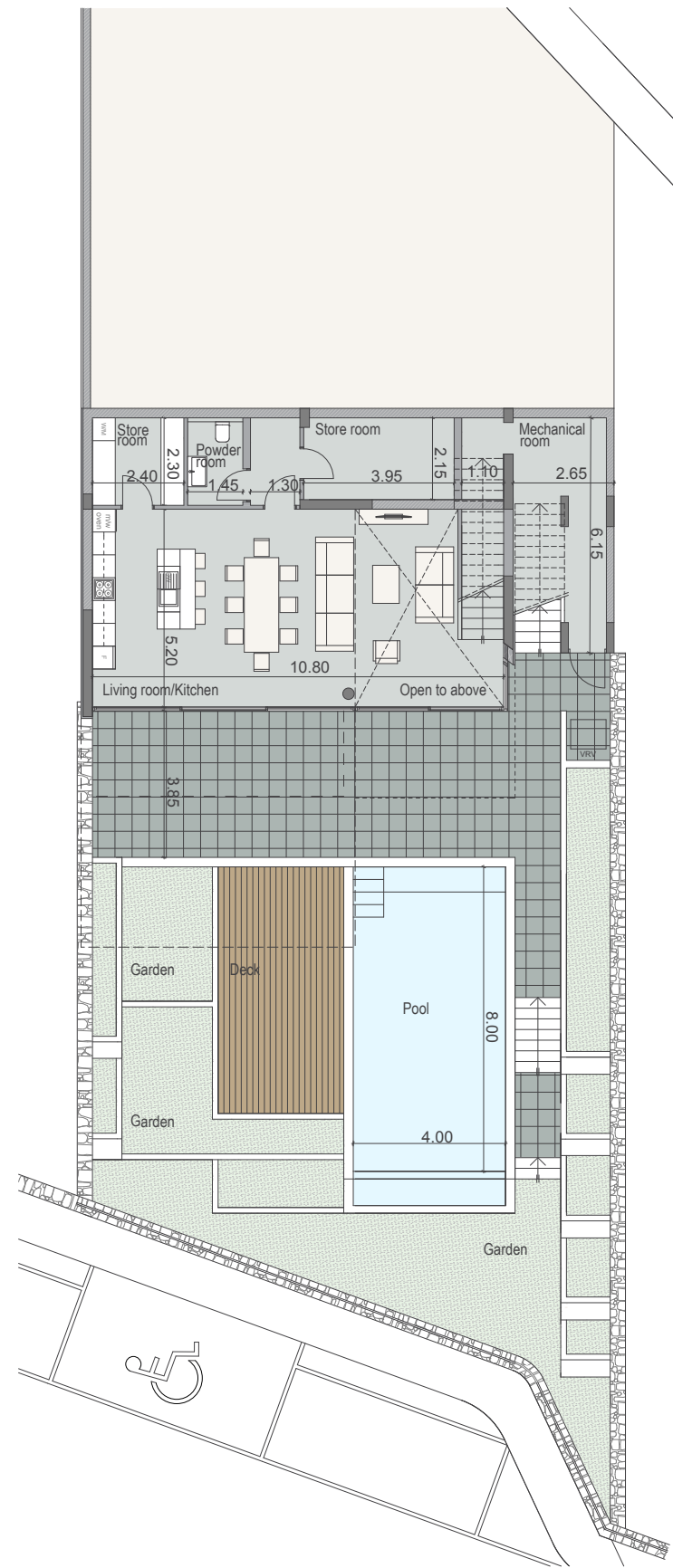
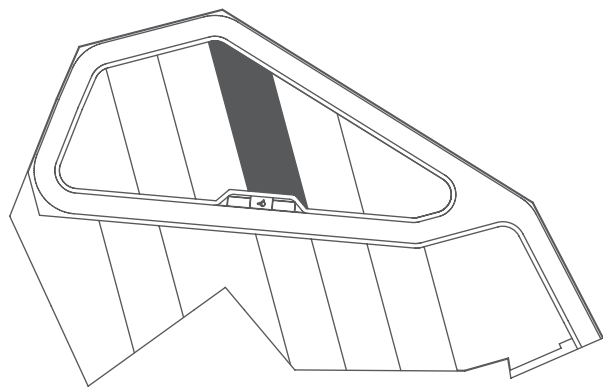
Indoor area = 190.3 m<sup>2</sup>

Cov. veranda = 41.6 m<sup>2</sup>

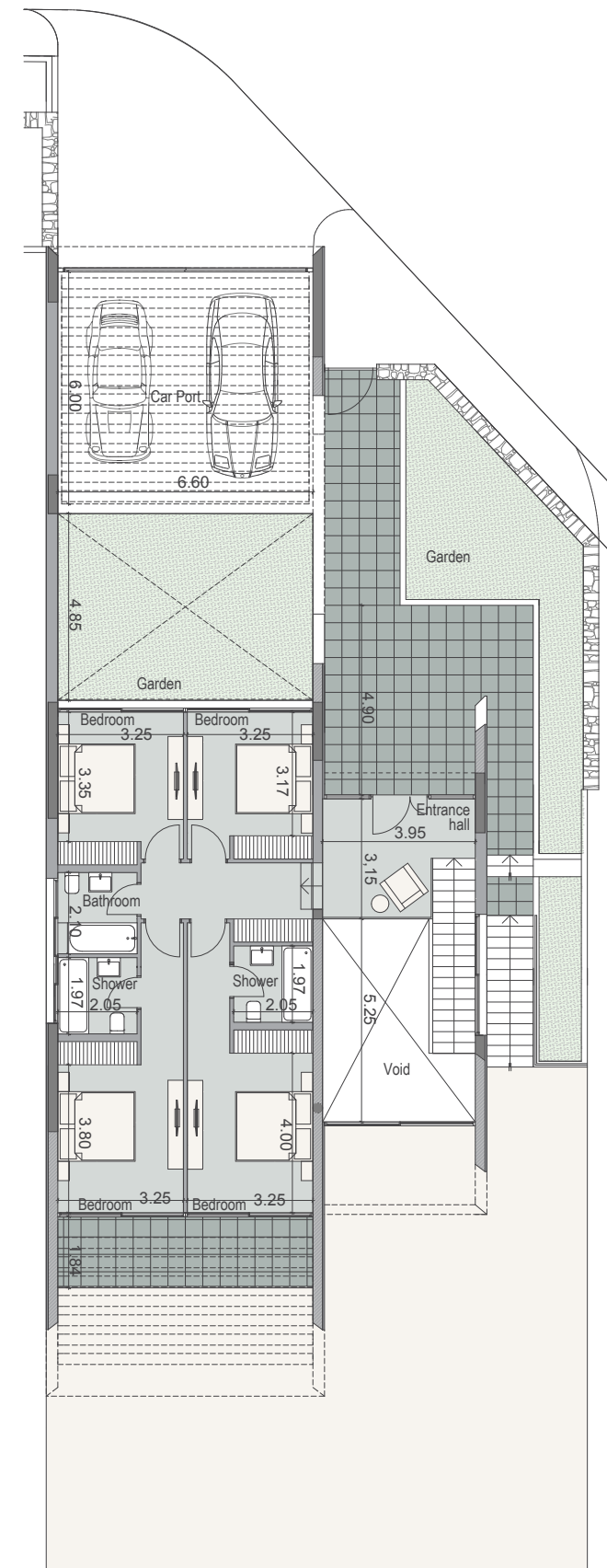
Plot = 542.43 m<sup>2</sup>

Total area = 774.46 m<sup>2</sup>

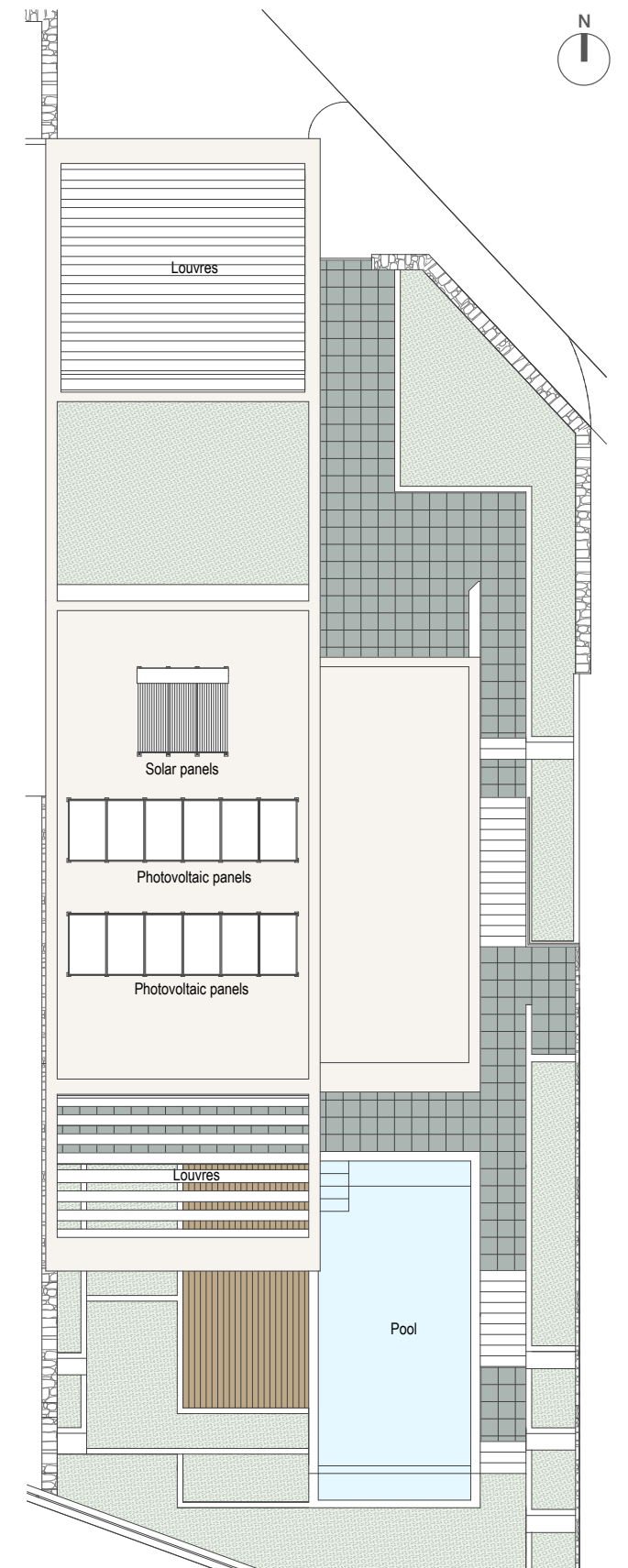
## KEY PLAN



Lower Level



Upper Level



Roof Level

# VILLA 11

**3 BEDROOM**

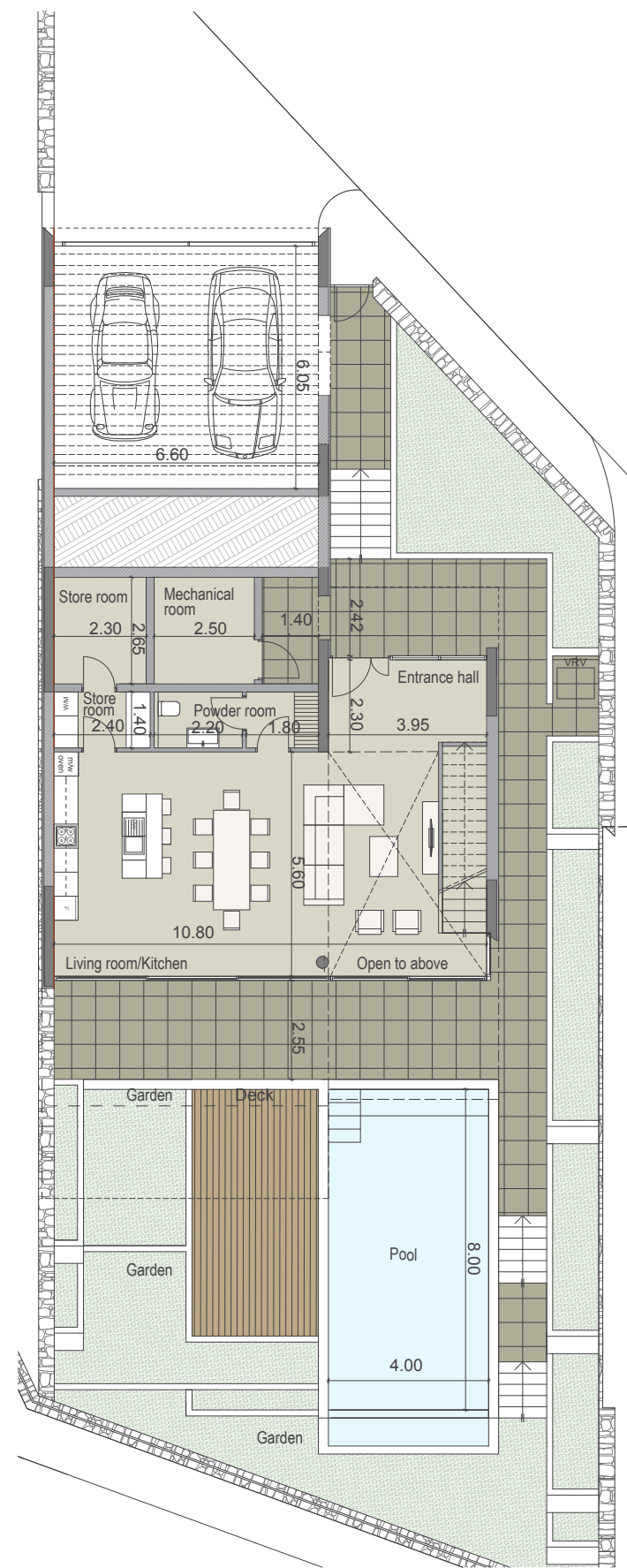
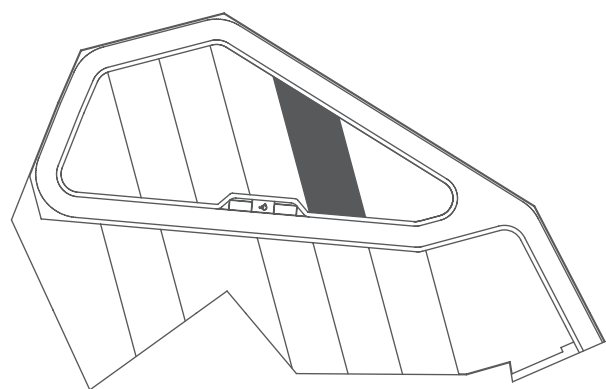
**Indoor area = 178.2 m<sup>2</sup>**

**Cov. veranda = 39.8 m<sup>2</sup>**

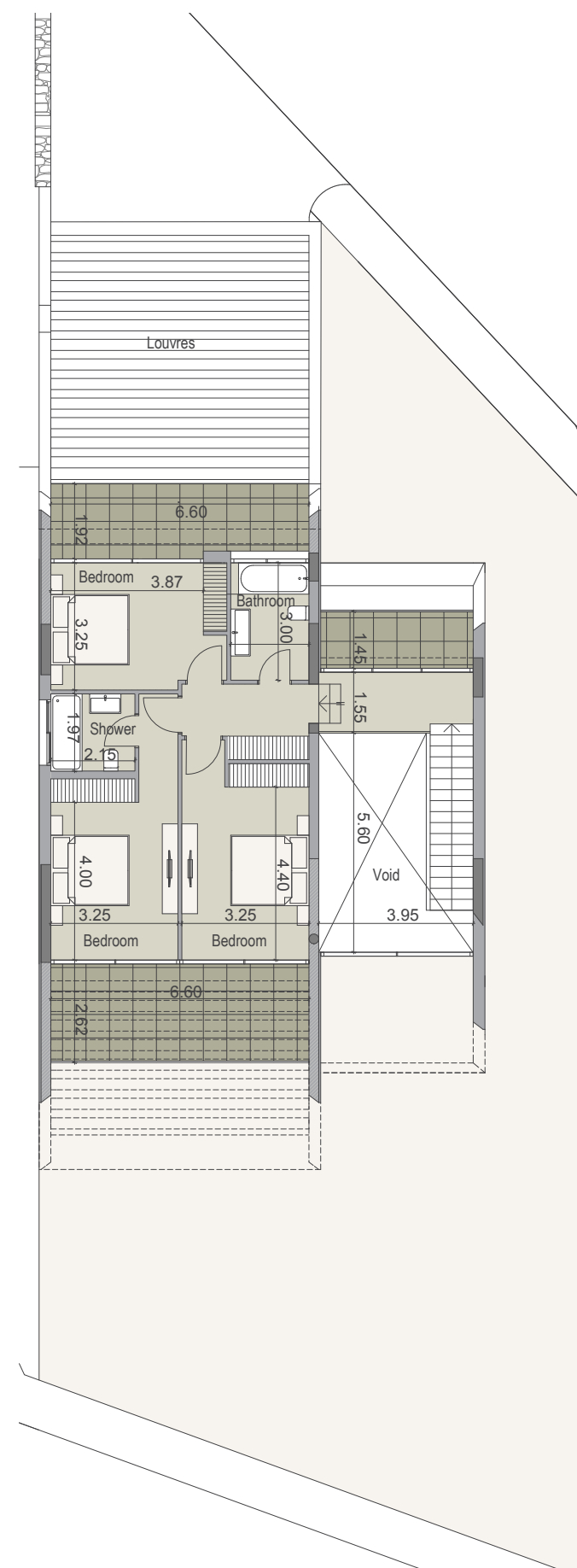
**Plot = 453.04 m<sup>2</sup>**

**Total area = 671.09 m<sup>2</sup>**

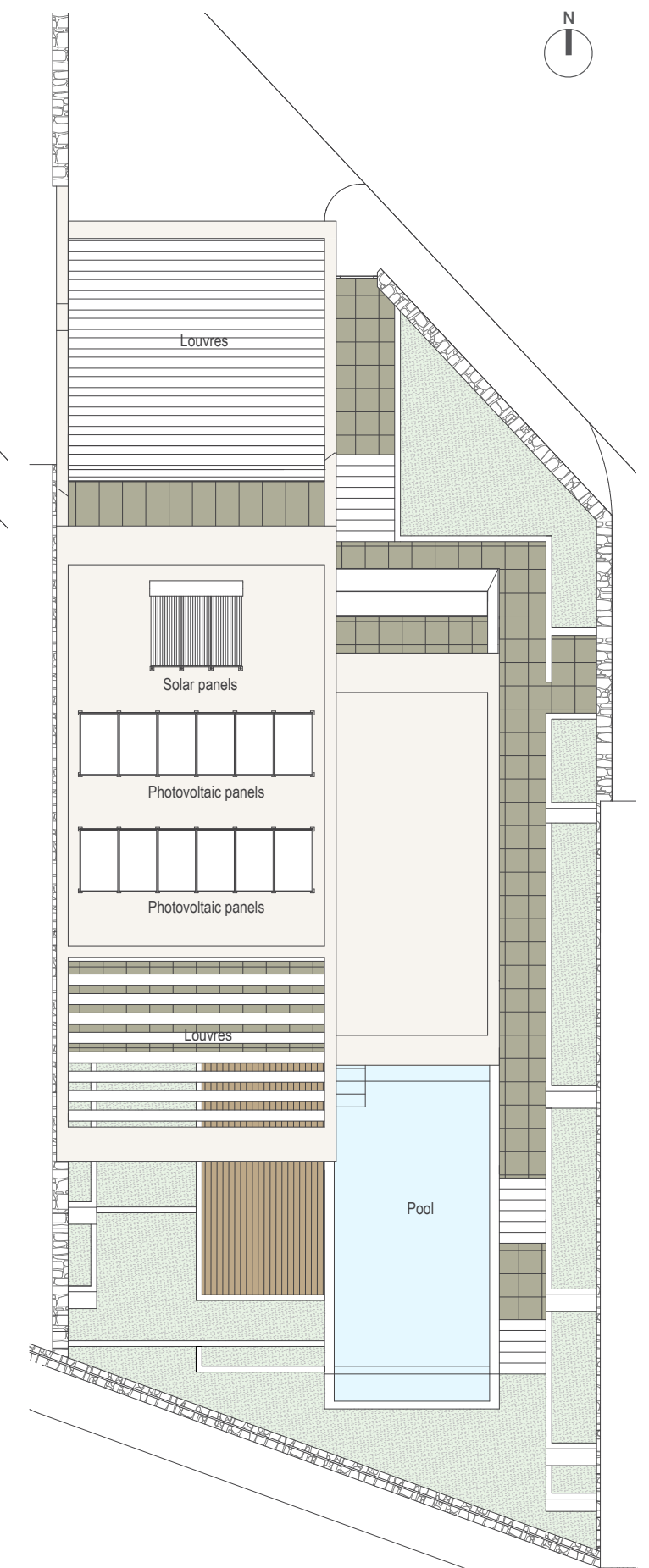
## KEY PLAN



Lower Level



Upper Level



Roof Level

# VILLA 12



## 3 BEDROOM

Indoor area = 177 m<sup>2</sup>

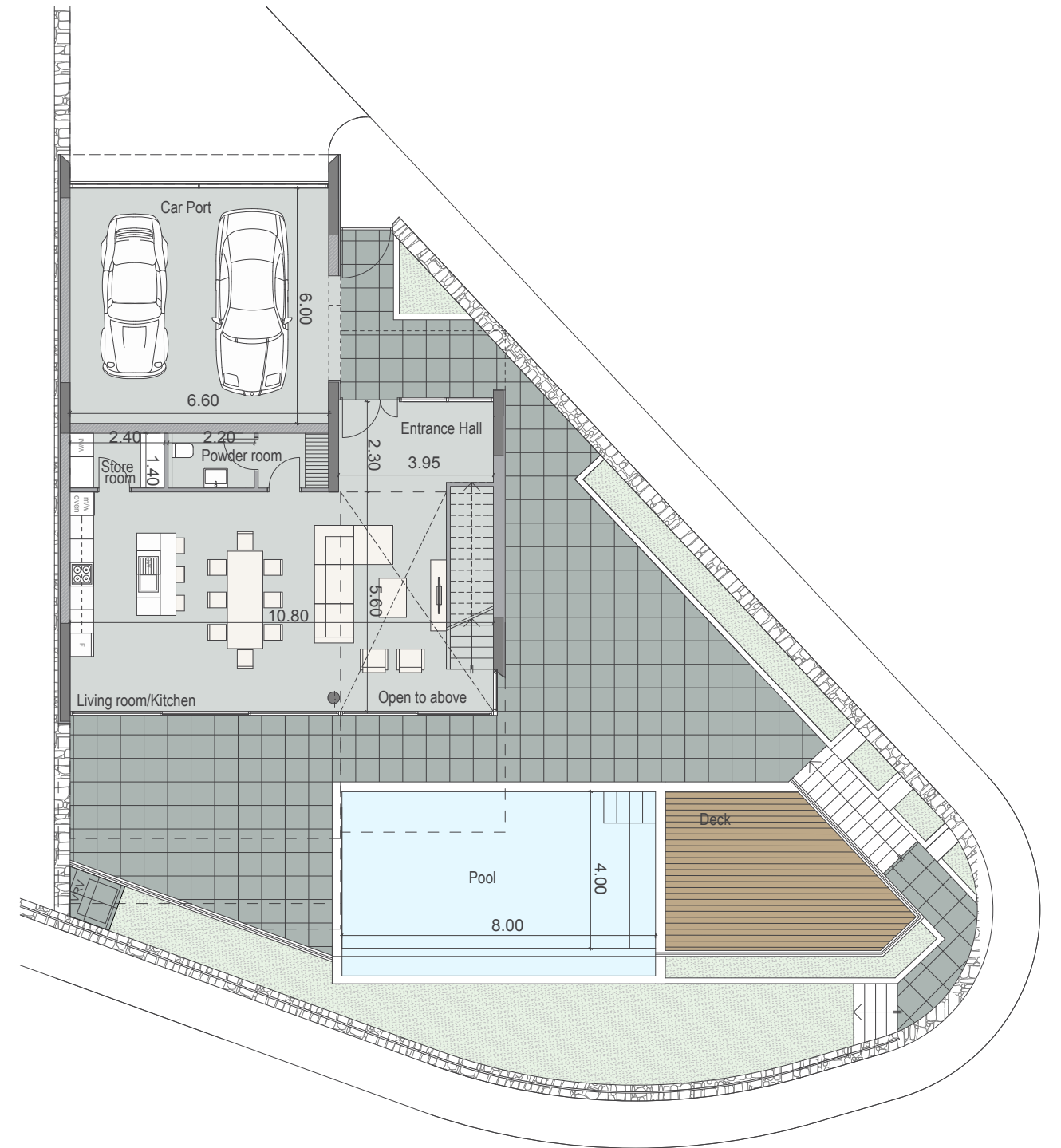
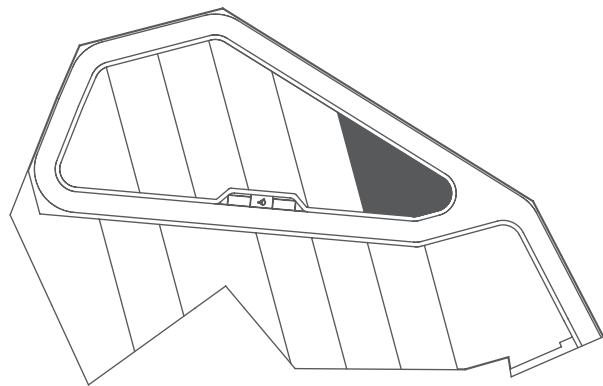
Cov. veranda = 29.2 m<sup>2</sup>

Plot = 419.54 m<sup>2</sup>

Covered garage = 44.05 m<sup>2</sup>

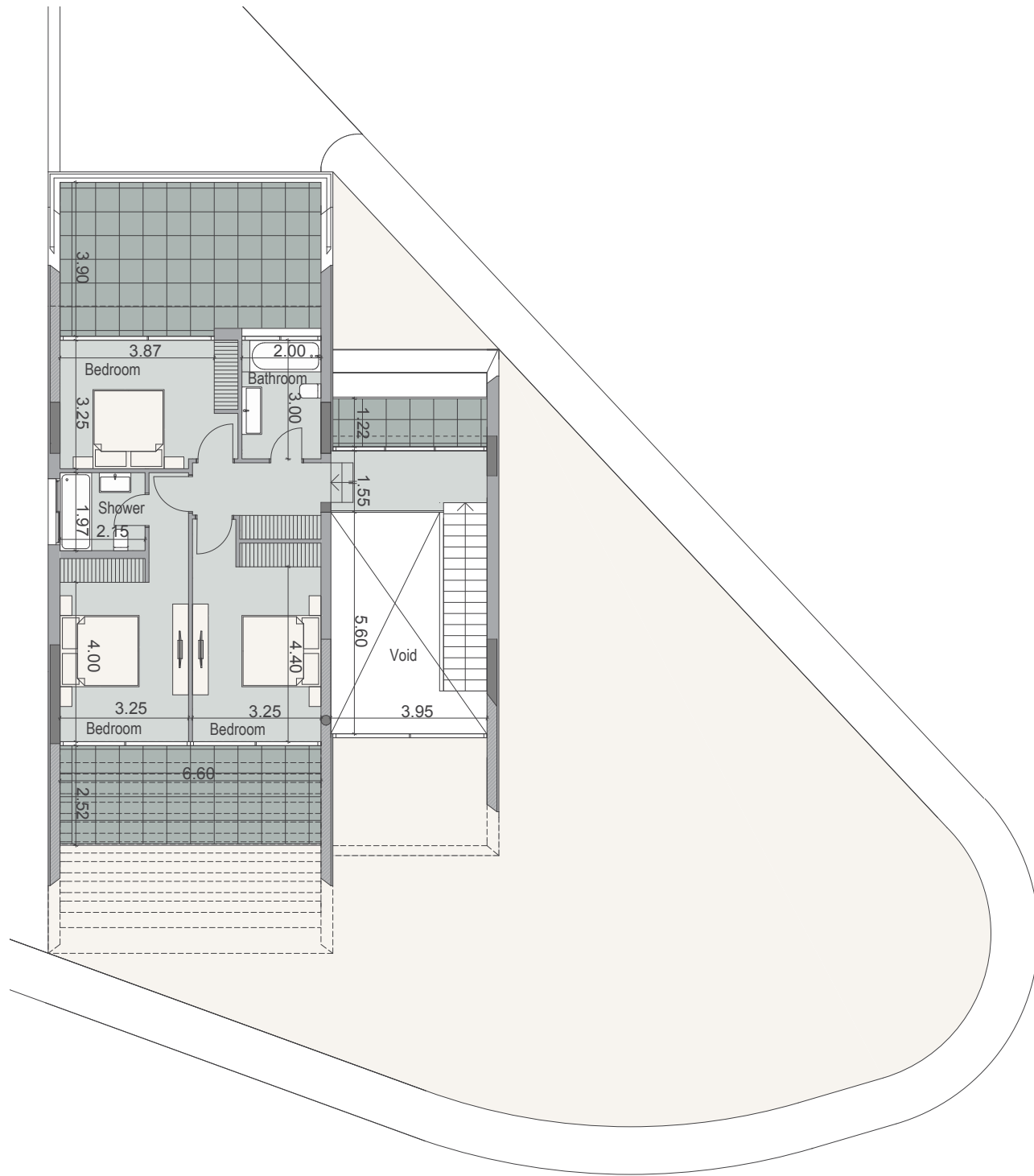
Total area = 669.79 m<sup>2</sup>

## KEY PLAN

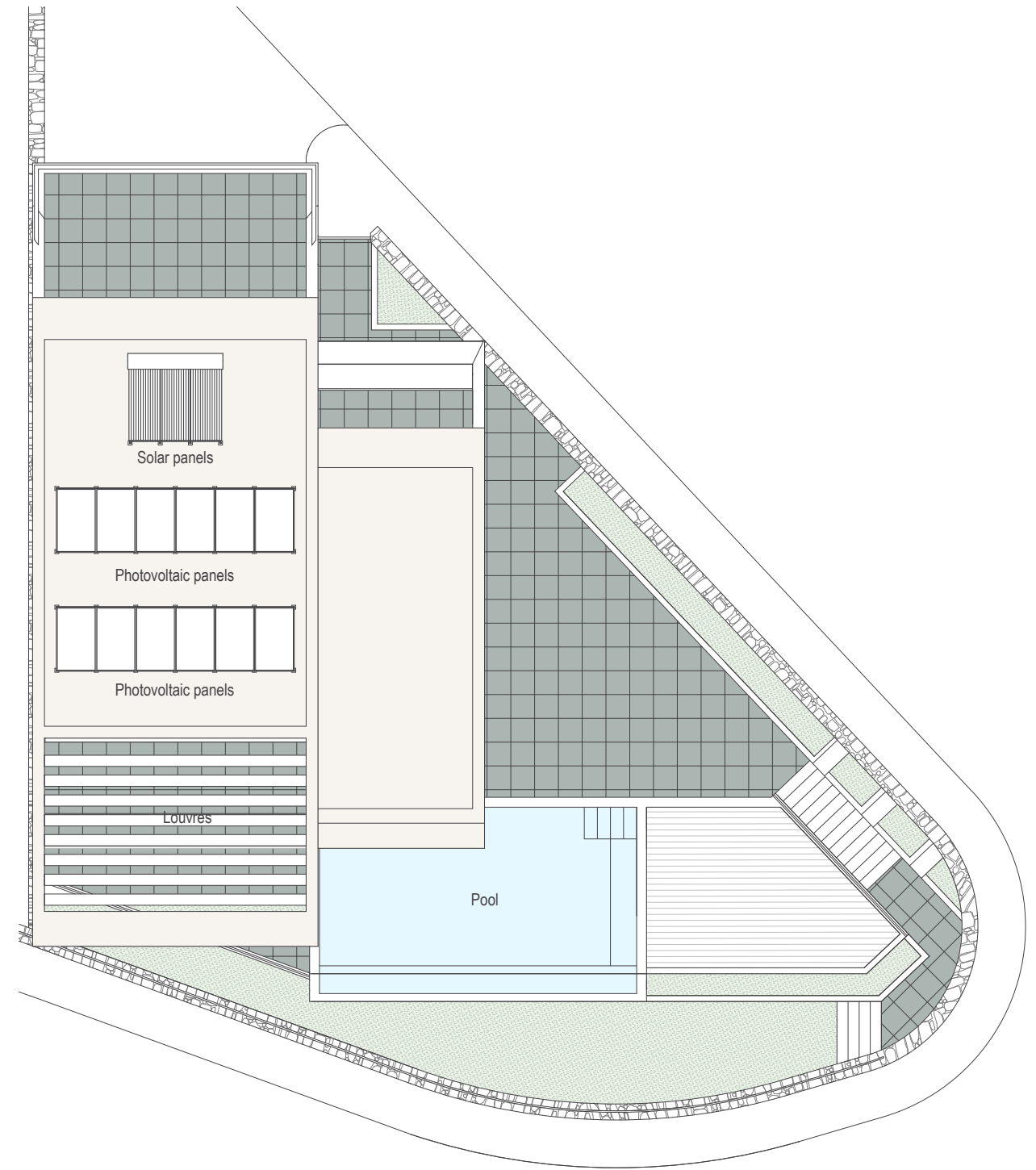


Lower Level

# VILLA 12



Upper Level



Roof Level

# SIGNATURE FINISHES

## ELEGANCE PACKAGE

EVERY PROPERTY IS DELIVERED WITH SIGNATURE TOP STANDARD FINISHES:

- | Fully completed finishings
- | Semisolid parquet floor in the bedrooms
- | Marble floor and walls in the toilets and bathrooms
- | High ceilings
- | Security and fireproof entrance doors
- | Water heated floors
- | 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
- | Smart home system

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



# IMMIGRATION OPPORTUNITIES

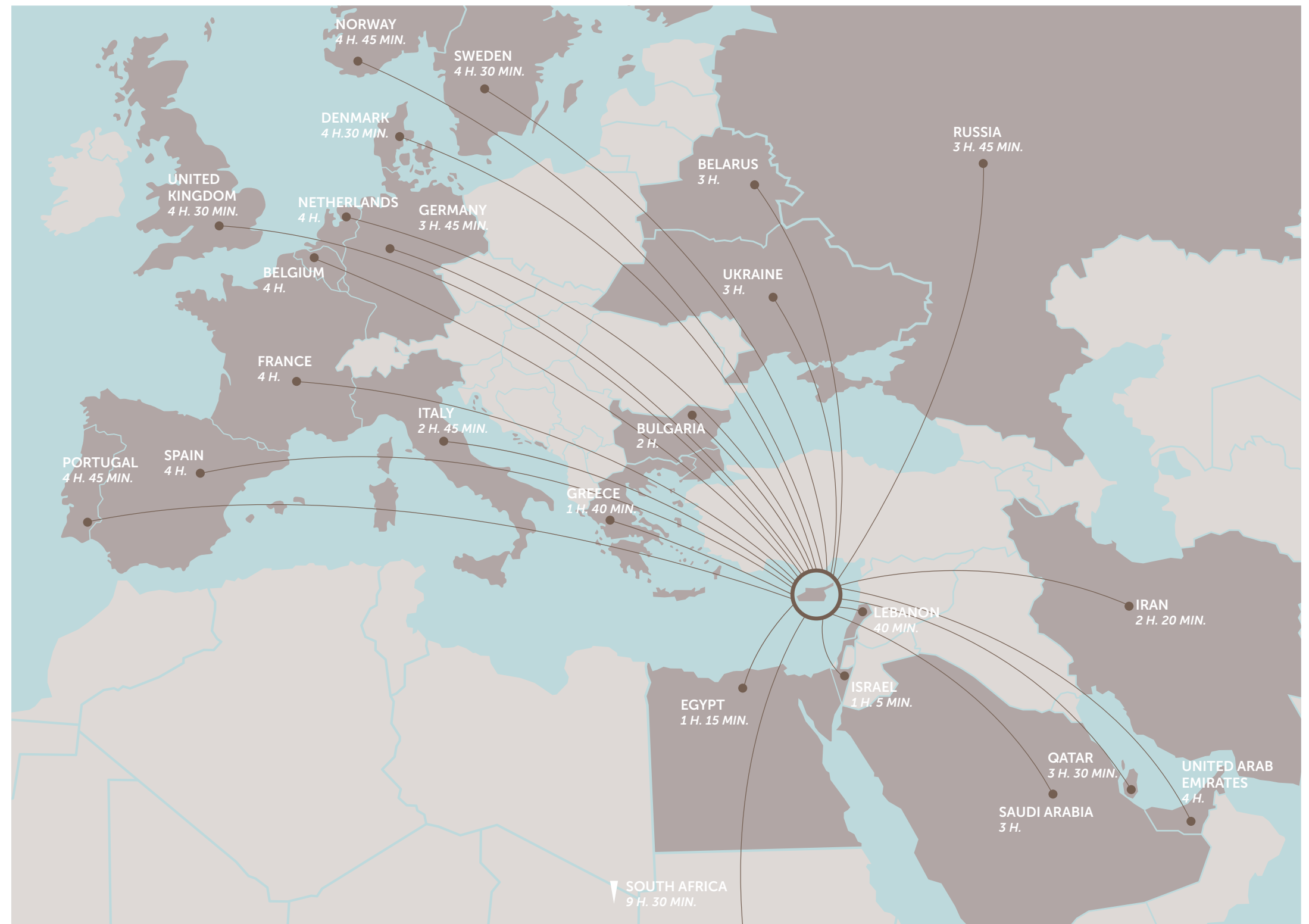
## PERMANENT RESIDENCE PERMIT

UNIQUE CYPRUS PERMANENT RESIDENCY FOR PROPERTY BUYERS

- | Lifelong validity
- | For all family members inc. children and parents
- | Possibility to own a business in Cyprus

The Cyprus Permanent Residence Program (PRP) grants the right to travel within the EU with less elaborate visa requirements and may be the first step towards a successful application for the Cyprus Investment Programme. 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 residential property or two new properties from the same property development company at a total price of 300 000 Euros excluding VAT. At the time of submission of the application, 200 000 Euros (excluding VAT) must be transferred in settlements of the property and the contract of sale must be registered at the Lands Office. The issuance of the Permanent Residence Permit takes approximately 2 months from the day of submission of all relevant documentation and covers all family members, including financial dependent children under 25 years old. A Cyprus Permanent Residence Permit allows the holder to stay in Cyprus all year round.





[www.prime-property.com](http://www.prime-property.com)