



TOWN HILL
VILLAS





Town Hill Villas

Major benefits

Town Hill Villas is located in the residential suburban area of Agios Athanasios which can be found around 5 minutes drive north of Limassol town centre and the sea front. It has all necessary local amenities close by and within easy access of the highway linking all major towns

on the island. From its elevated position Town Hill Villas offers views of the Limassol coast line and the surrounding mountain side. The combination of living in such a private and quiet environment and to be so near to the centre of Limassol is just wonderful.

- Exclusive and safe area right outside the city center
- Only 3 kilometers away from the seaside
- Stunning sea views
- Modern design



Location

Limassol is the second largest and by far the most flourishing city in Cyprus. It combines the fast pace of a city and the comfort of a firstclass Mediterranean resort. The city offers a diverse variety of pleasures such as the dynamic metropolitan city for business, infinite sandy beaches, interesting historical sites, restaurants with all sorts of food for the most sophisticated gourmets, and the shopping areas; you'll find it all and much more in Limassol!

The project is located in one of the most prestigious areas of Limassol — Agios Athanasios. This area gives you a combination of advantages of a quiet residential area and all amenities imaginable located in a walking distance from your home. At the same time, additional benefits of proximity to the sea and easy access to the highway that connects all the major cities of the island with the two international airports in Larnaca and Paphos.

Specification of construction and finishing



- High quality ceramic tiles



- Thermo-bricks (28 cm)



- Double glazed windows with aluminum frames



- Kitchen cabinets from European brands



- Sanitary ware from Europe



- High quality doors



Interiors



Map of Limassol



Choice of properties

PROPERTY		FLOOR	TYPE	BEDROOMS	INDOOR AREA, sq.m.	COV. VERANDA, sq.m.	UNCOV. VERANDA, sq.m.	ROOF TERRACE, sq.m.	PLOT, sq.m.	COMMON AREA, sq.m.	TOTAL AREA, sq.m.	PRIVATE POOL
PLOT 19	A	Ground Floor	Villa	3	134.3	21.3	6.4	58.77	342.65	∅	155.6	Provision
	B	Ground Floor	Villa	3	134.3	21.3	6.4	58.77	348.22	∅	155.6	Provision
PLOT 20	A	Ground Floor	Villa	3	135	21.3	5	59.1	341.89	∅	156.3	Provision
	B	Ground Floor	Villa	3	135	21.3	5	59.1	345.2	∅	156.3	Provision
PLOT 21	A	Ground Floor	Villa	3	133.7	21.3	5	58.67	324.67	∅	155	Provision
	B	Ground Floor	Villa	3	133.7	21.3	5	58.67	350.53	∅	155	Provision
PLOT 22	A	Ground Floor	Villa	3	138.65	20.3	6.4	60.95	371.65	∅	158.95	Provision
	B	Ground Floor	Villa	3	138.65	20.3	6.4	60.95	361.26	∅	158.95	Provision

Book your inspection tour now!

Would you like to experience the magic of Cyprus? We are glad to invite you for a property tour, and you do not have to buy — you can decide on the spot and for some reason, we believe you will certainly find a house of your dream!

During your stay in Cyprus, you will have a property and lifestyle expert that speaks your language, who will introduce you to the country, demonstrate its clear advantages

and show carefully selected properties based on your requirements and budget.

We will offer you special rates for accommodation in the best luxury apartments, villas and hotels of the island, and we will organize your transfer from the airport. As part of our hospitality package, **we will compensate you for 4 nights and the airport transfer if you buy a property through us.**



Immigration

RESIDENCY PERMIT

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.

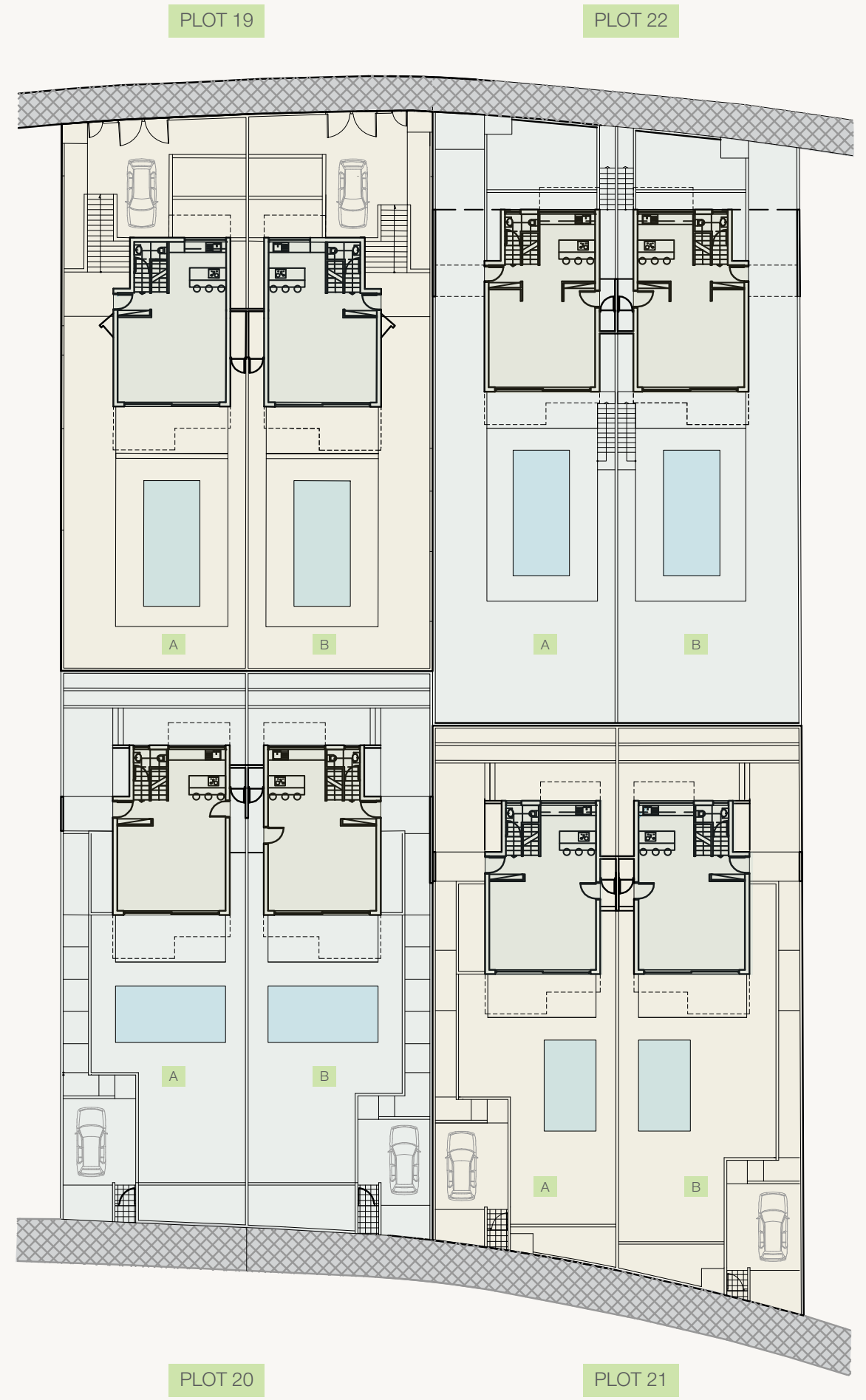
CITIZENSHIP IN CYPRUS

EUROPEAN CITIZENSHIP THROUGH INVESTMENT IN CYPRUS PROPERTIES

- Minimum investment: 2 mIn EUR
- The investment may be sold in 3 years
- Visa-free residency in any European country
- Visa-free travels to more than 157 countries

BENEFITS OF CYPRIOT CITIZENSHIP

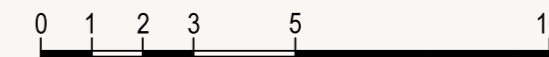
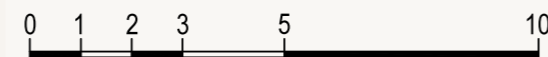
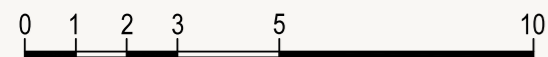
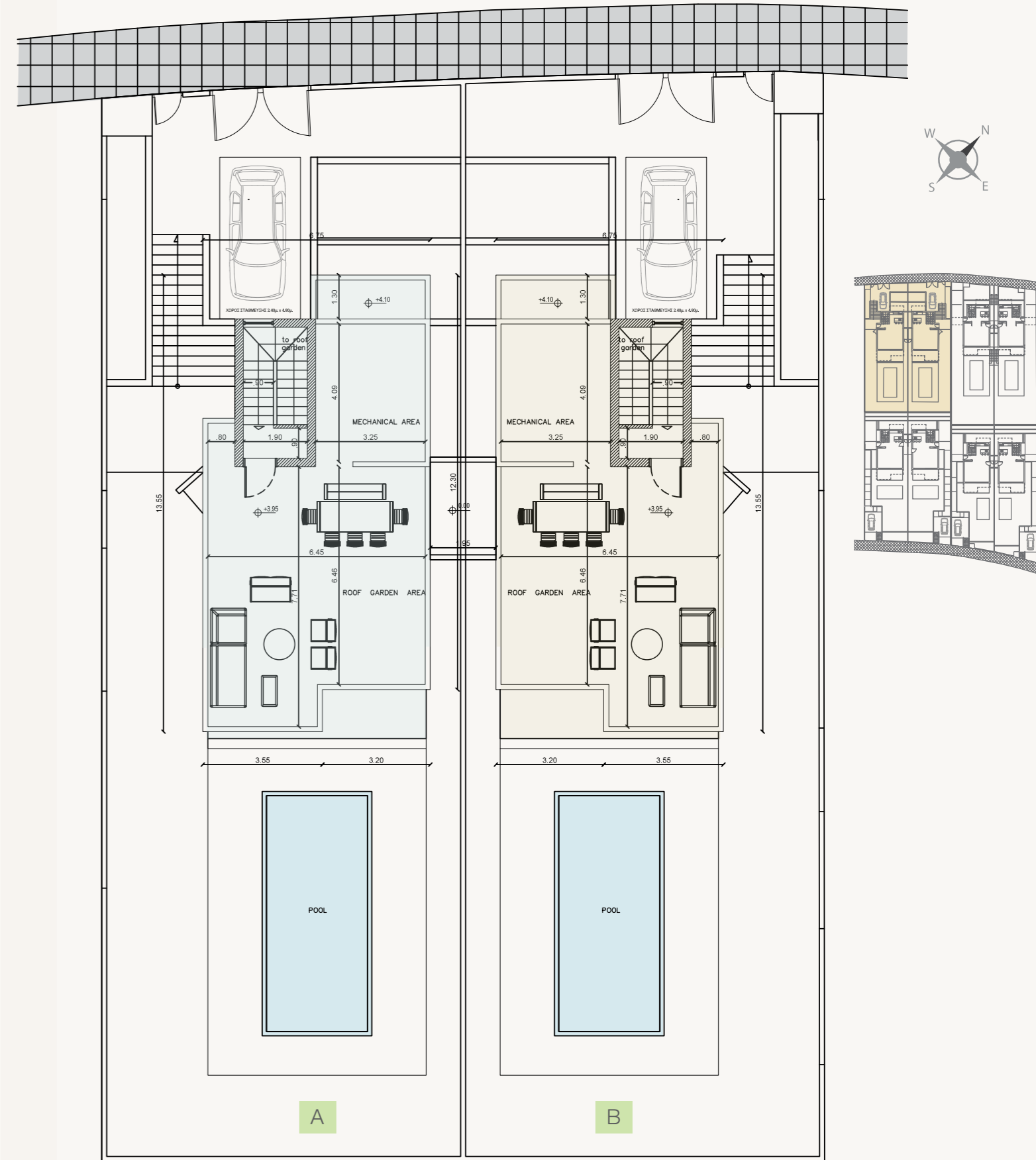
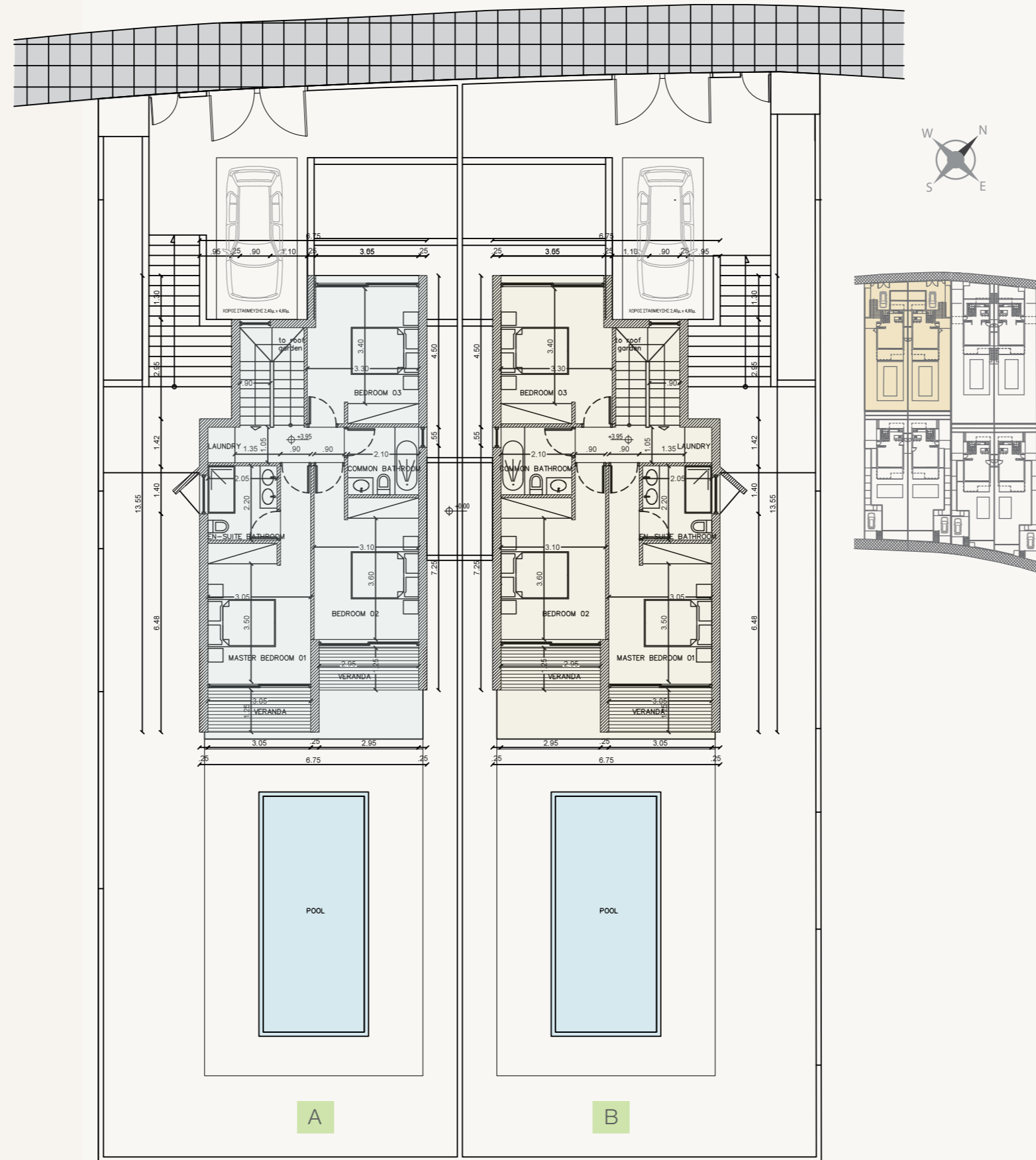
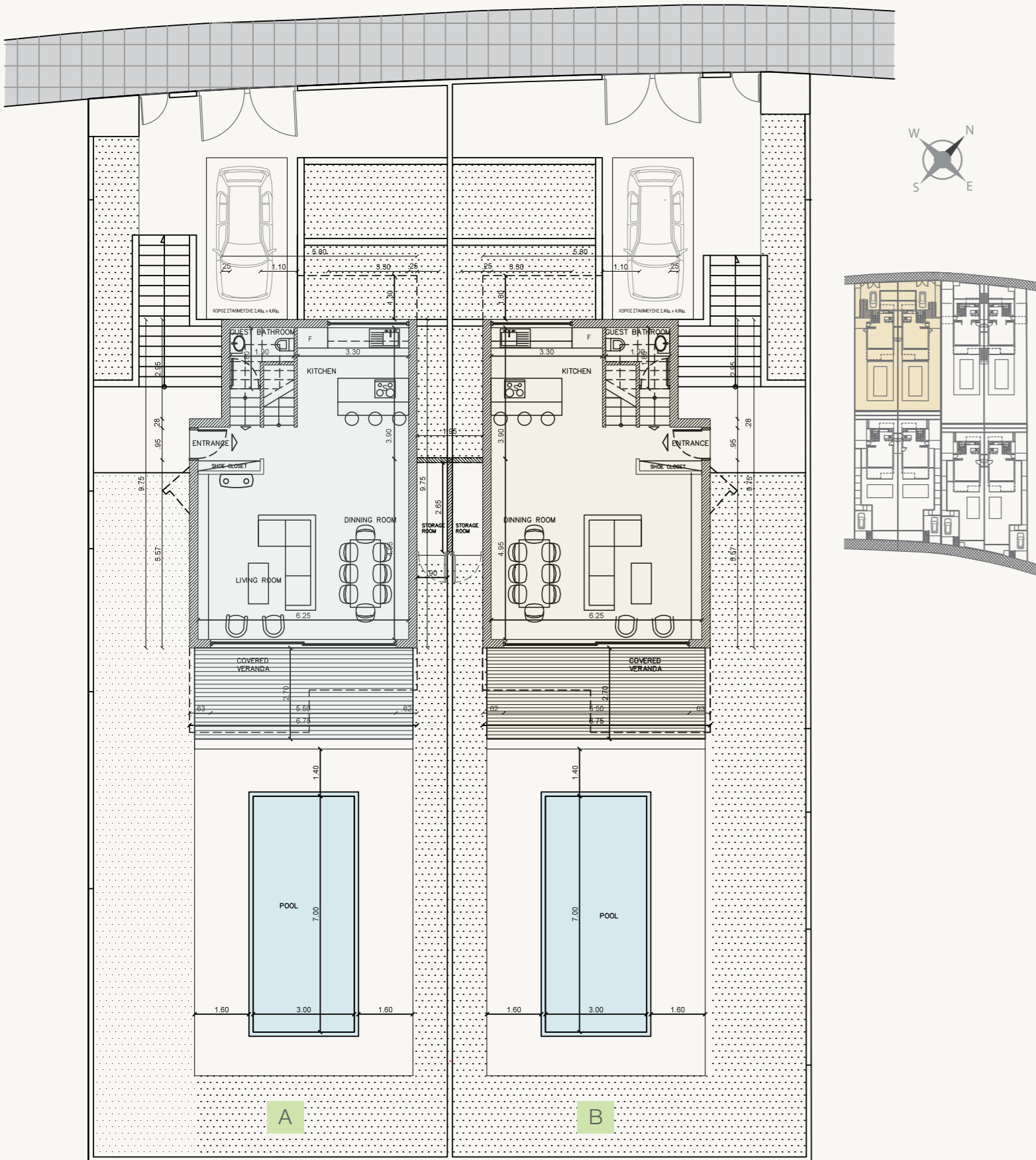
- The holder of a Cypriot Passport, as a European Union Citizen, can enter, reside, study and work in the European economic area (European Union, Iceland, Liechtenstein, Norway and Switzerland) without a visa.
- Ease of travelling abroad: Cypriot passport holders are entitled to travel visa free to more than 157 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.



PLOT 19

PLOT 19

PLOT 19



PLOT 19

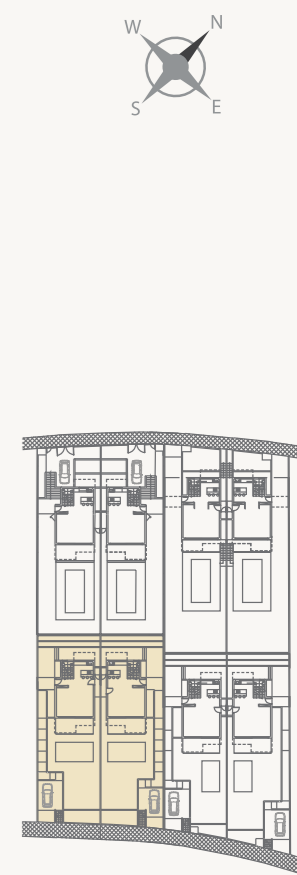
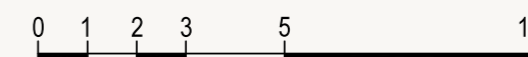
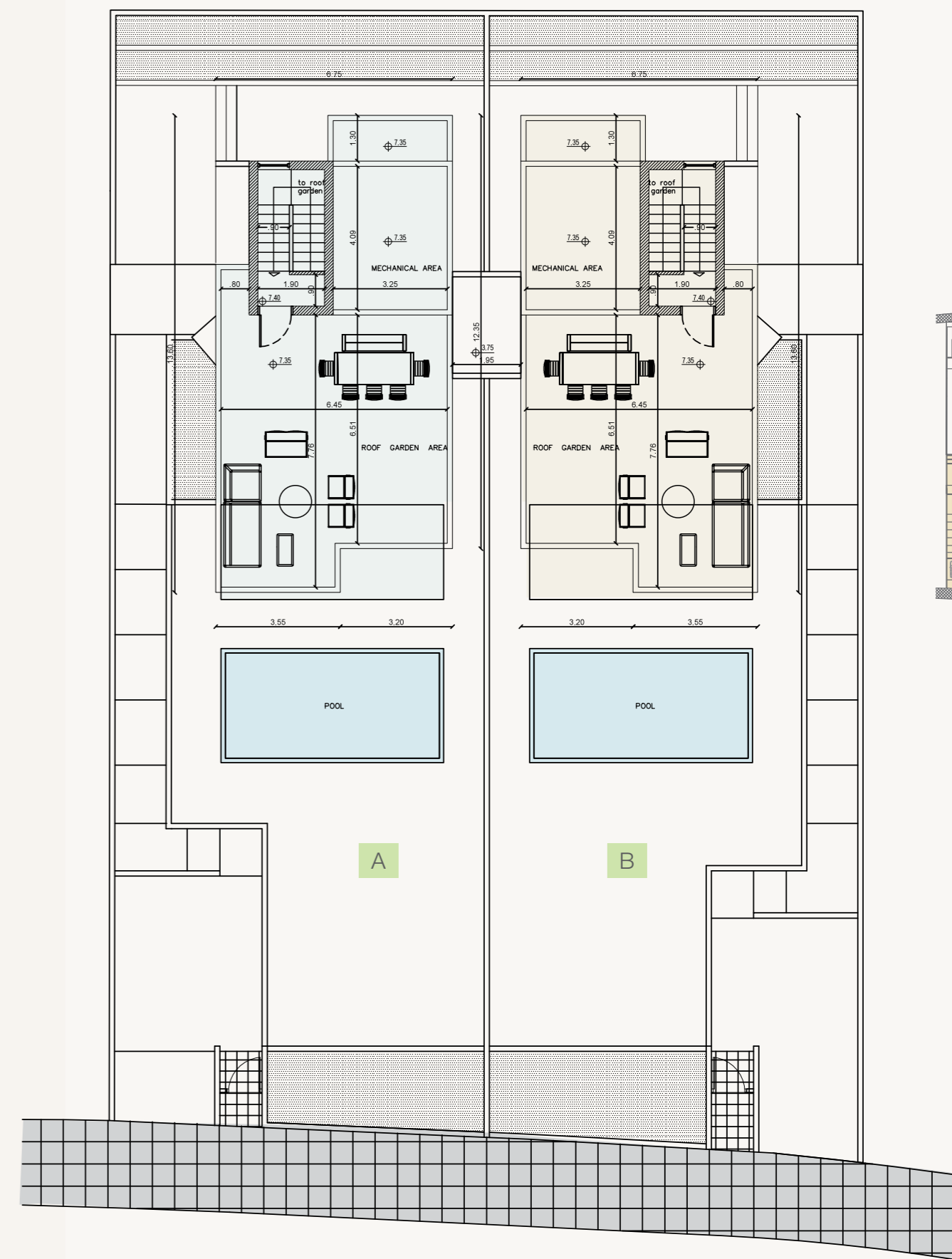
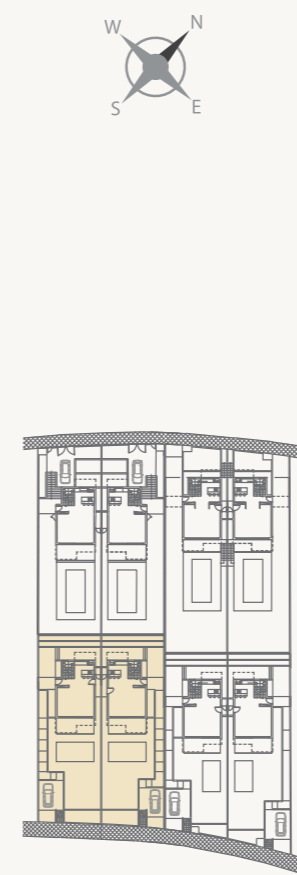
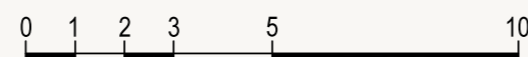
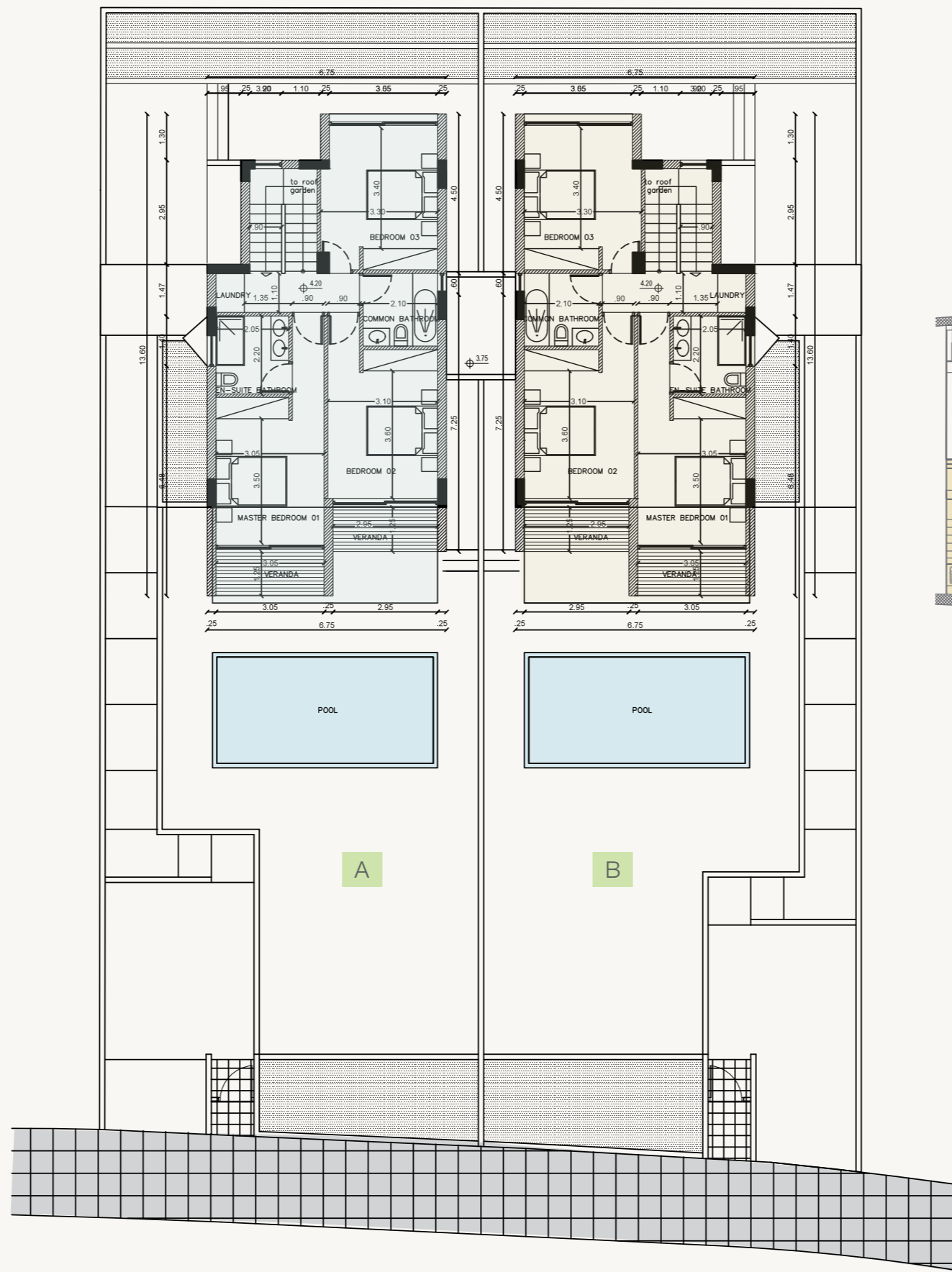
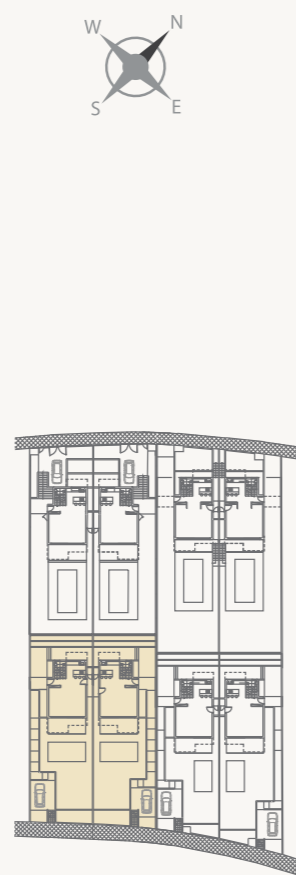
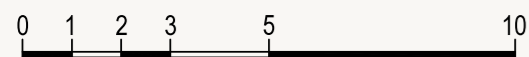
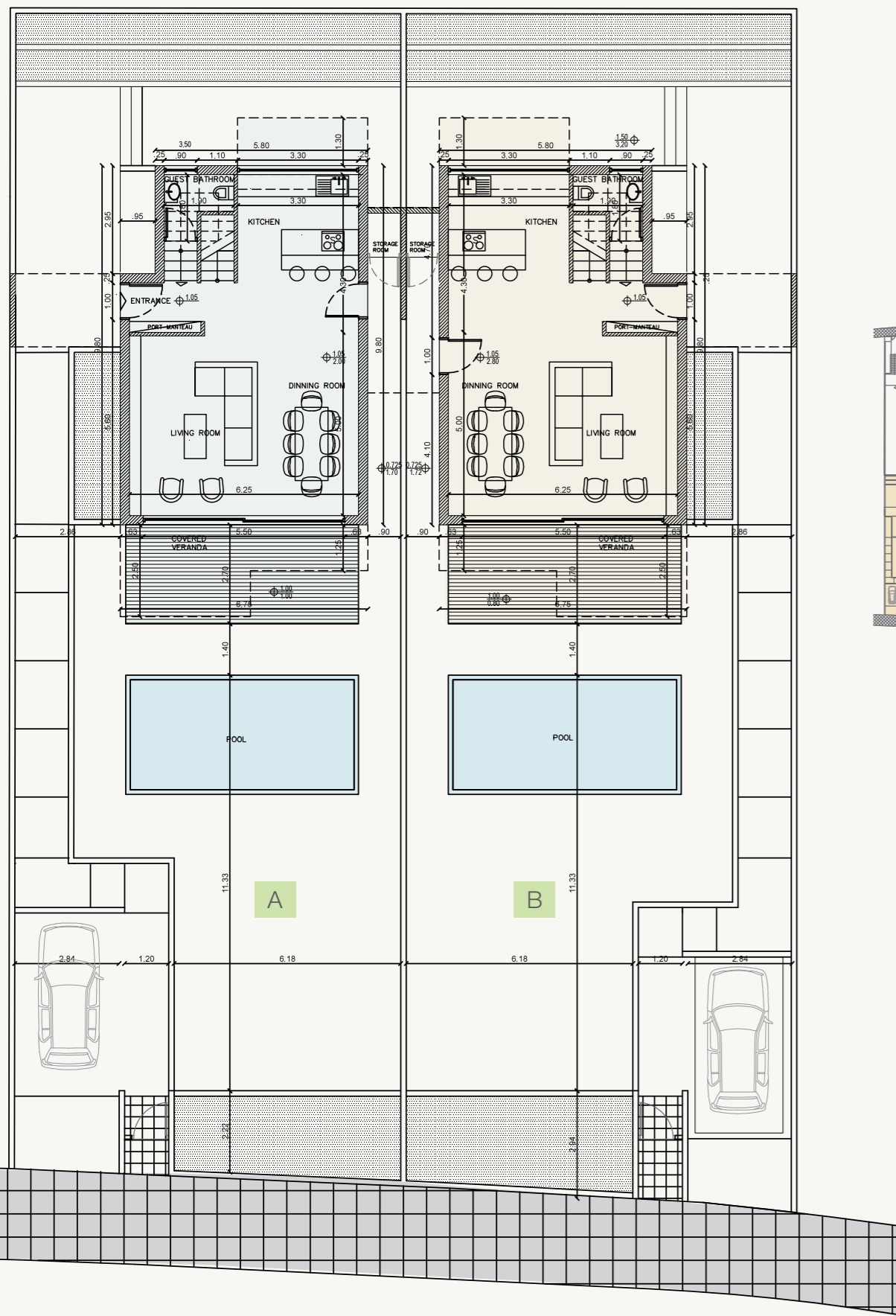
House	A
Land area	342.65
Covered area	155.6
Roof terrace	58.77
Swimming pool	Optional

House	B
Land area	348.22
Covered area	155.6
Roof terrace	58.77
Swimming pool	Optional

PLOT 20

PLOT 20

PLOT 20



PLOT 20

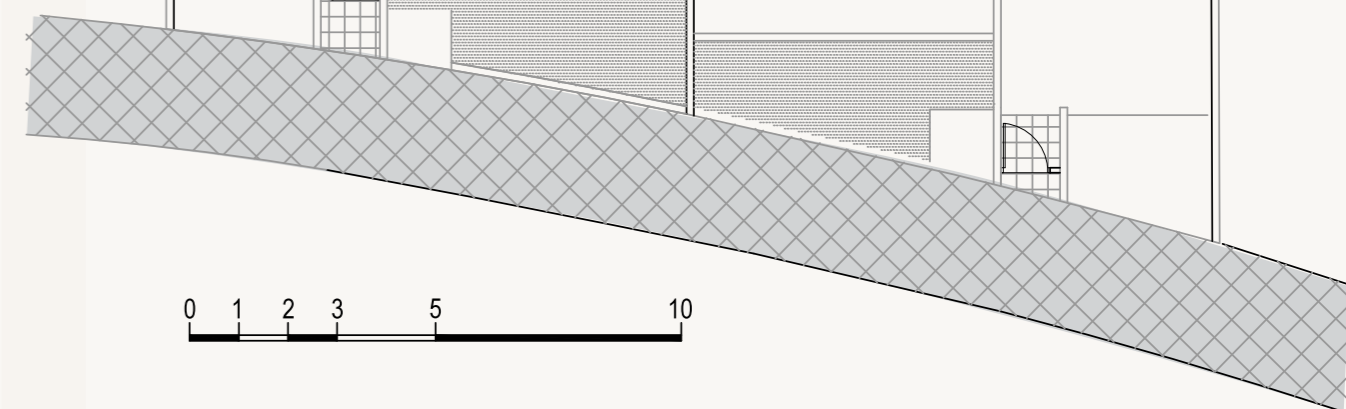
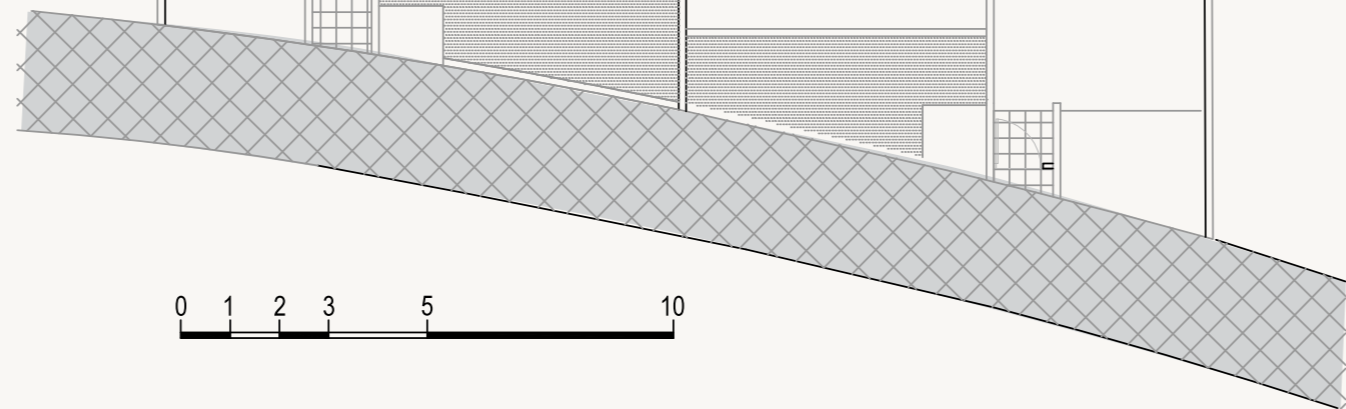
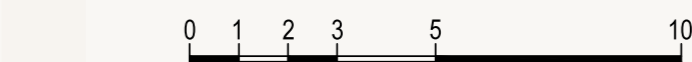
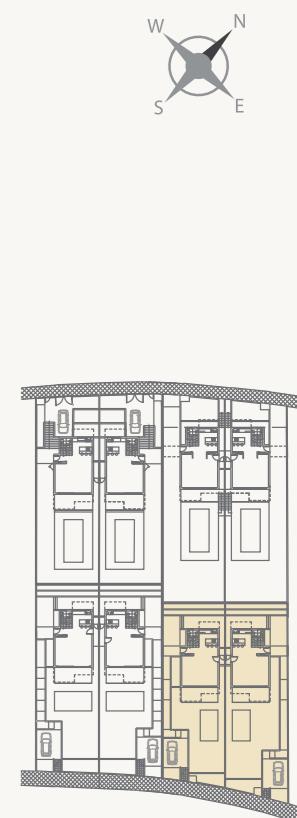
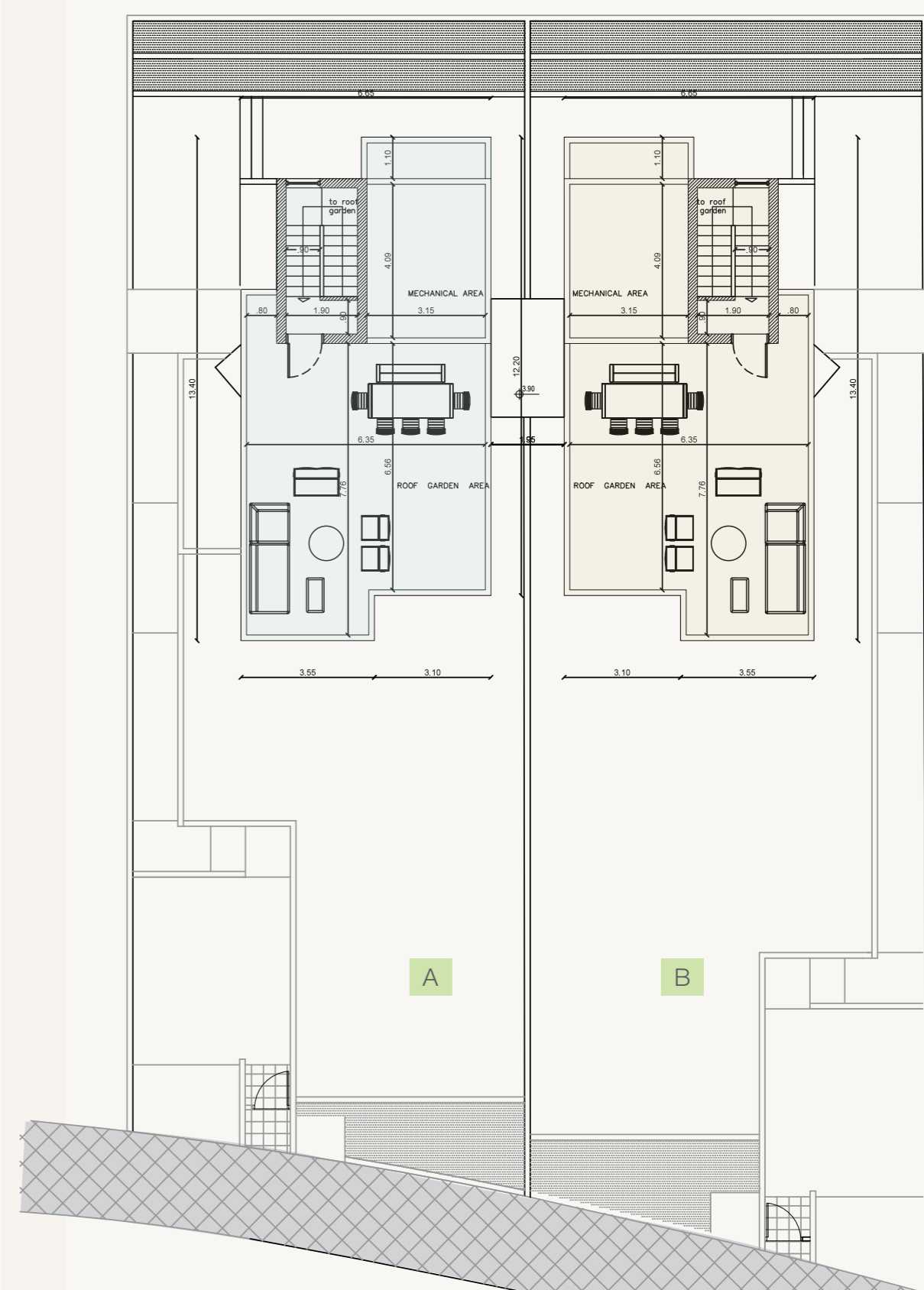
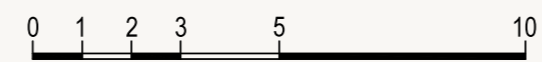
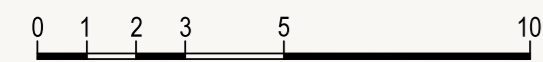
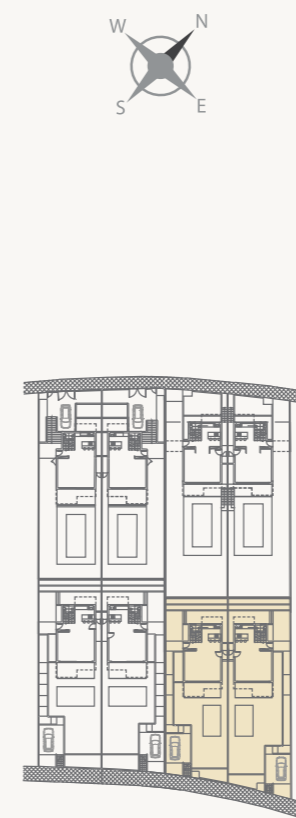
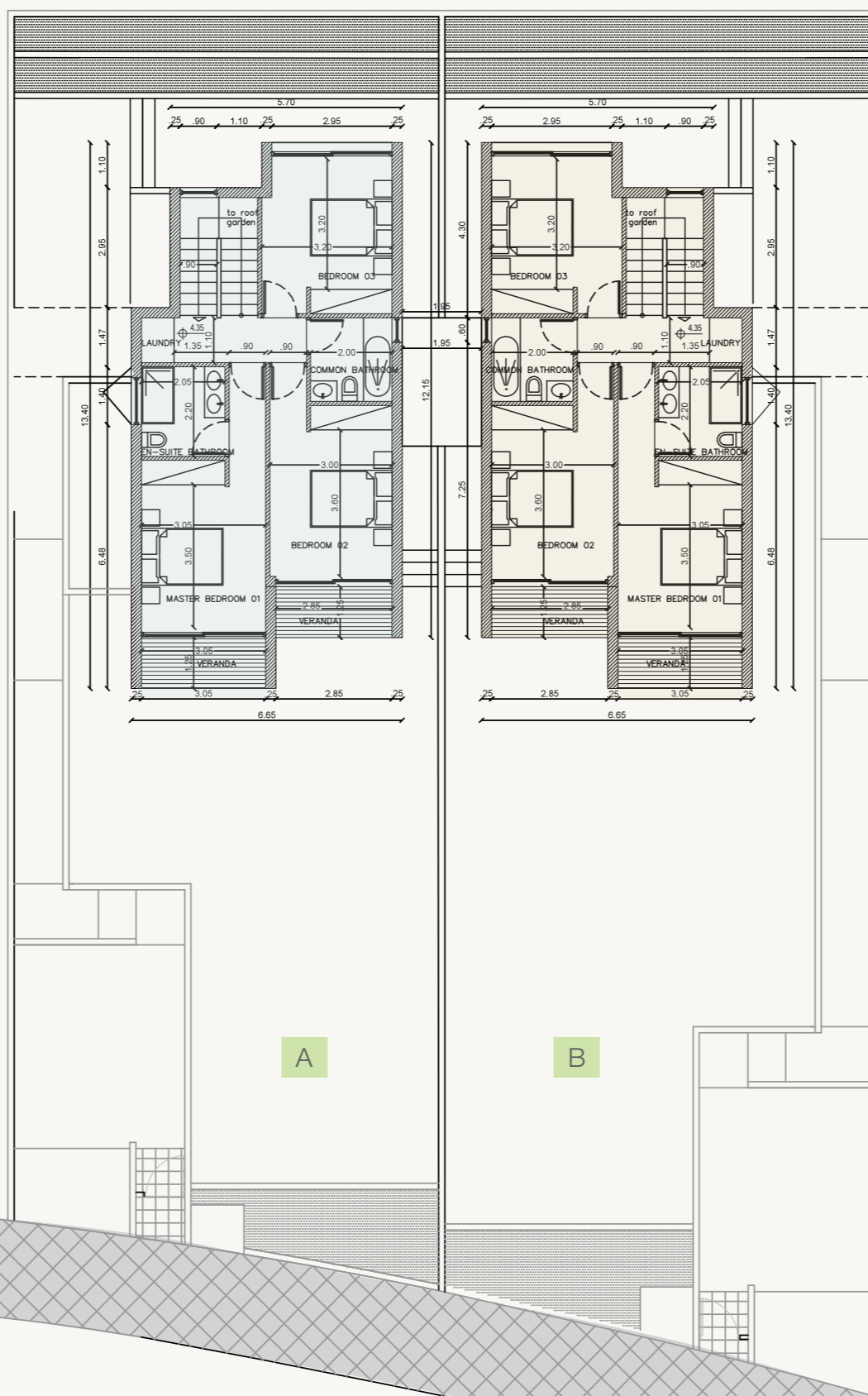
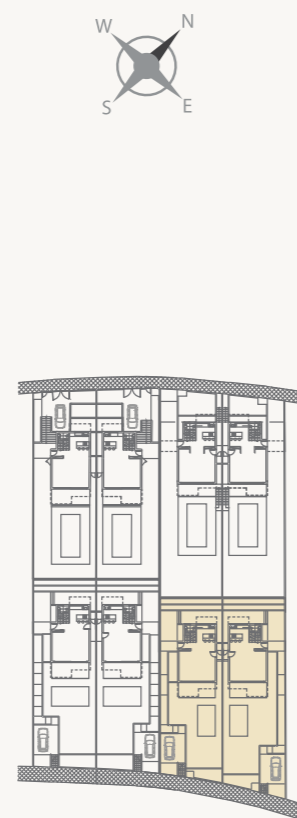
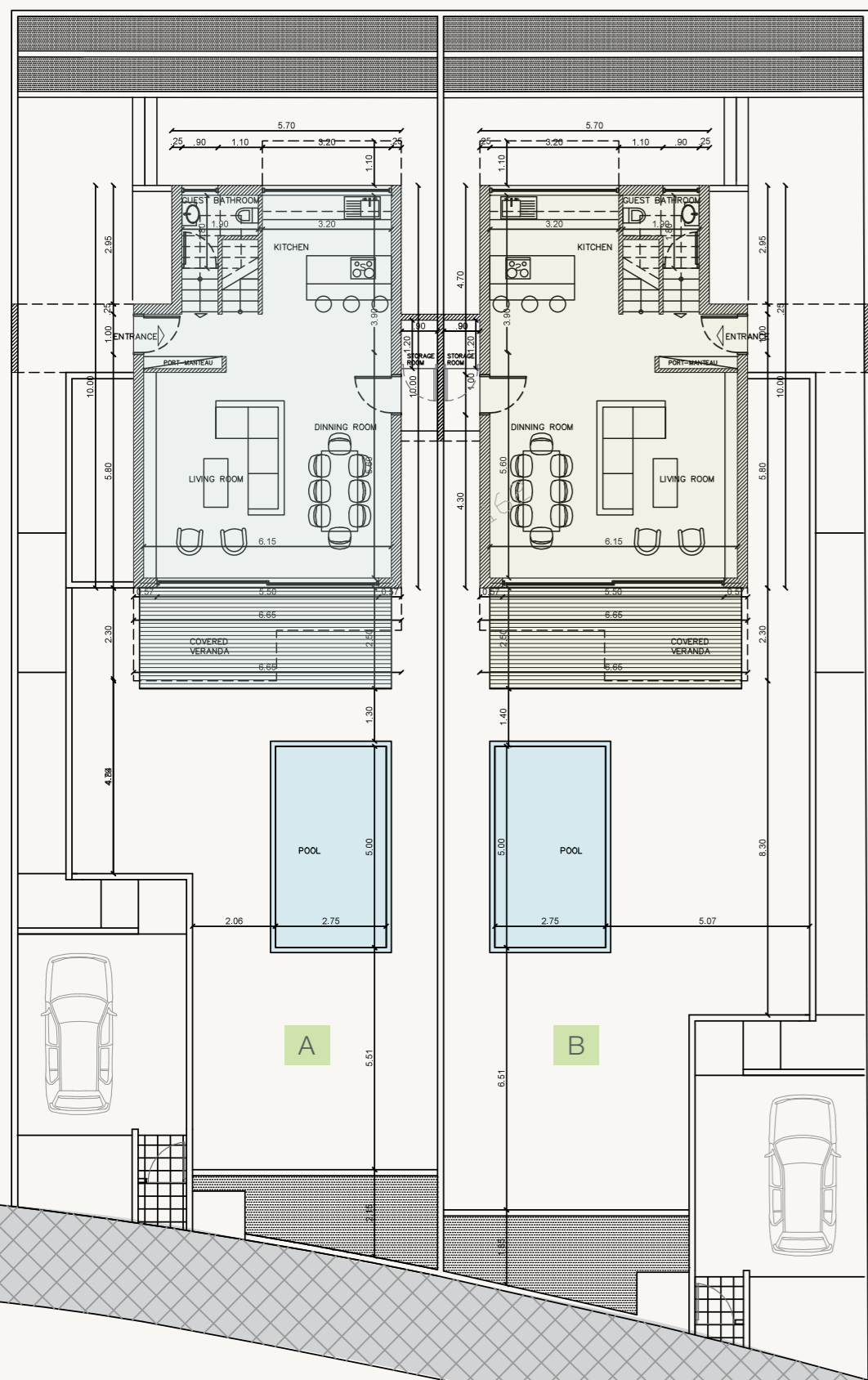
House	A
Land area	341.89
Covered area	156.3
Roof terrace	59.1
Swimming pool	Optional

House	B
Land area	345.2
Covered area	156.3
Roof terrace	59.1
Swimming pool	Optional

PLOT 21

PLOT 21

PLOT 21



PLOT 21

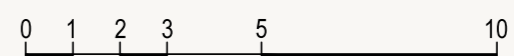
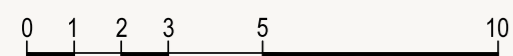
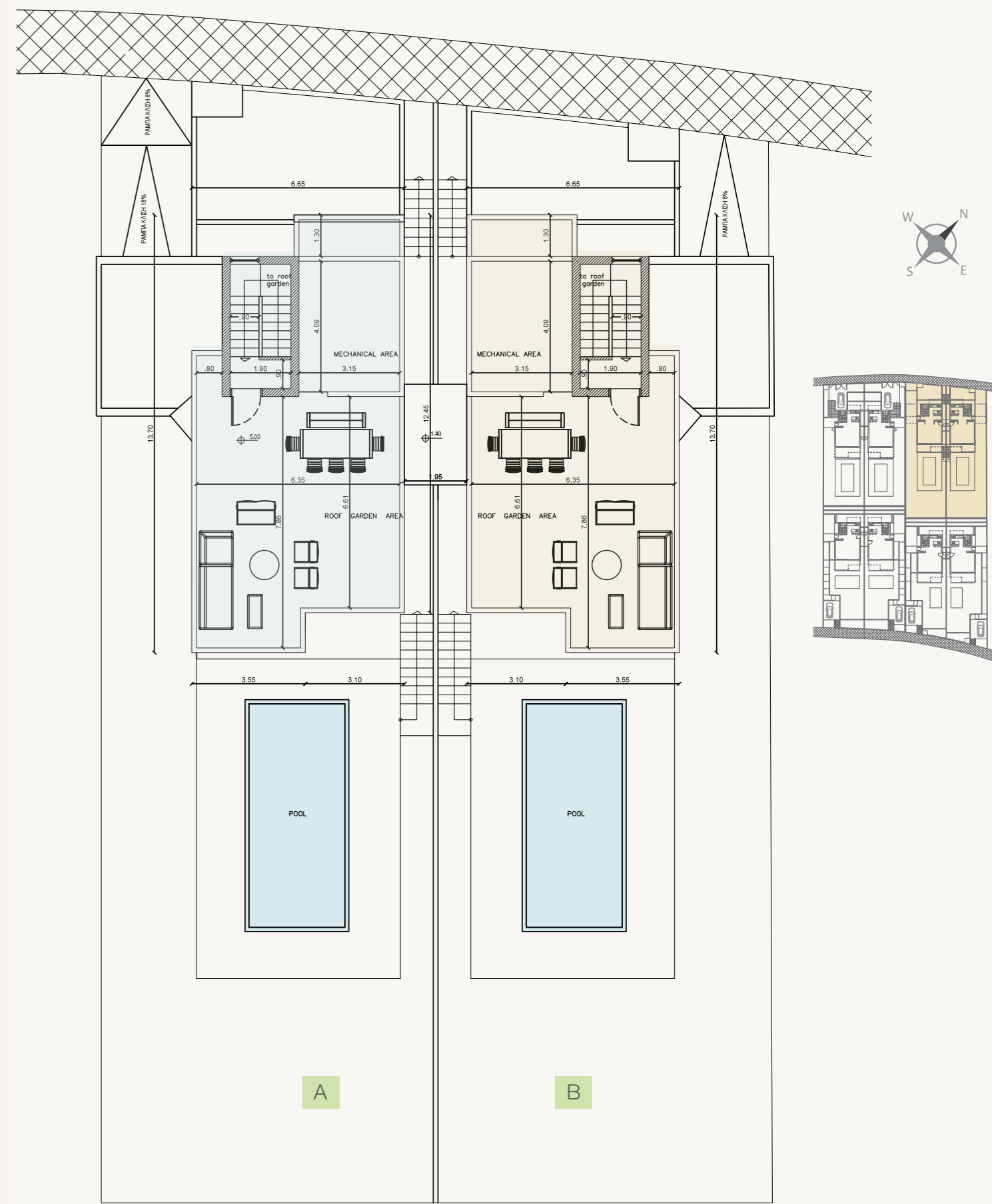
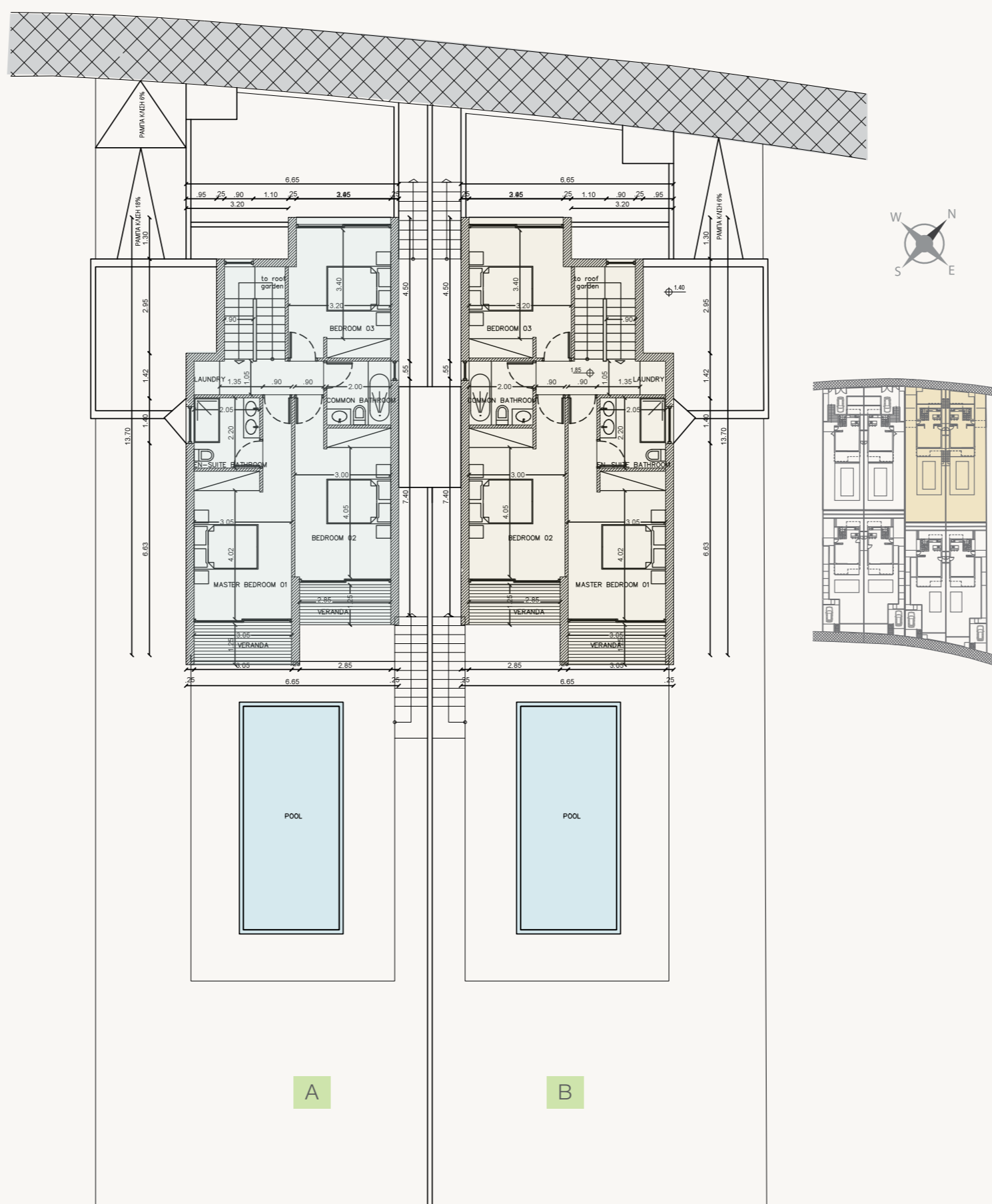
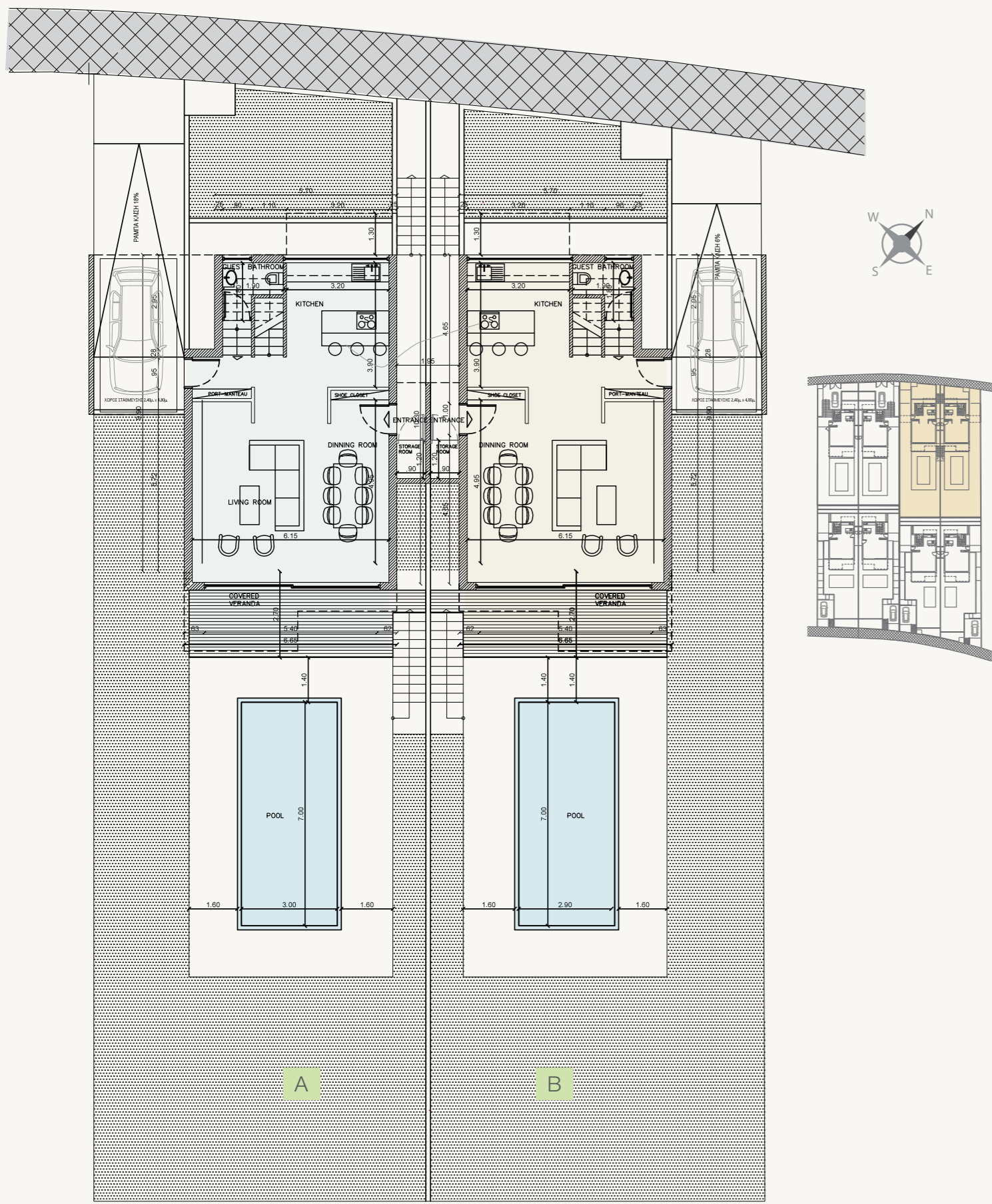
House	A
Land area	324.67
Covered area	155
Roof terrace	58.67
Swimming pool	Optional

House	B
Land area	350.53
Covered area	155
Roof terrace	58.67
Swimming pool	Optional

PLOT 22

PLOT 22

PLOT 22



PLOT 22

House	A
Land area	371.65
Covered area	158.95
Roof terrace	60.95
Swimming pool	Optional

House	B
Land area	361.26
Covered area	158.95
Roof terrace	60.95
Swimming pool	Optional



Why Cyprus

- 350 sunshine days a year
- The cleanest and the safest beaches in Europe
- Permanent residency for those who buy property worth over 300 000 euro
- European passport for those who buy property worth over 2 mln euro
- Expected economic boom due to the anticipated development of gas reserves
- 90% English-speaking population
- Lowest taxes in Europe
- European standard education
- Beautiful nature and picturesque landscapes
- Rich cultural and historic traditions
- Lowest crime rate in Europe

Why us

- Developers that focus on demanding and sophisticated buyers
- Solid team of dedicated professionals
- Specialization on luxury houses and gated residences in close proximity to infrastructure and beach
- Only modern architecture and only the highest quality
- Assistance in getting residency permits and citizenship via purchasing property
- Full range of real estate services in all resort regions of Cyprus
- Guaranteed juridical safety of the transaction
- After sale services: rental management, technical maintenance, administration

