

BELLAIR
LIMASSOL

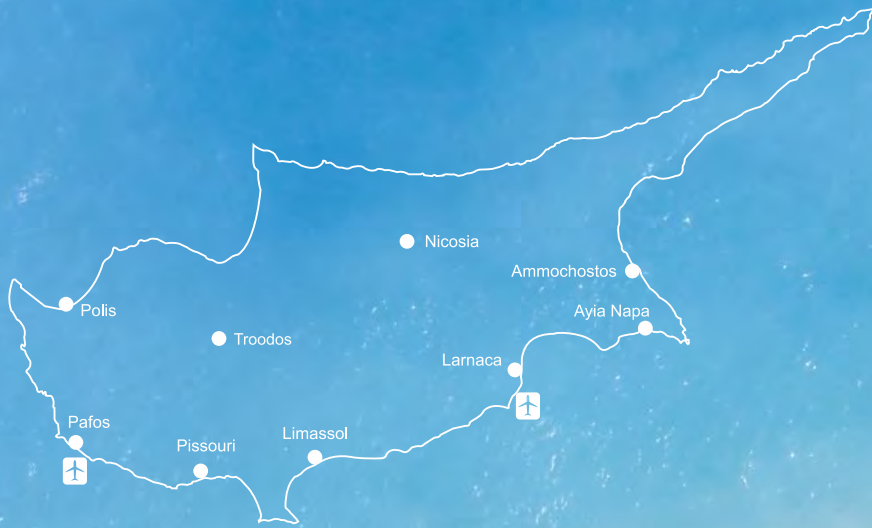
A large, light-colored, stylized letter 'E' is positioned on the left side of the page, serving as a background element. The 'E' is composed of thick, rounded strokes and is partially obscured by the text.

DESIGNED FOR LIFE

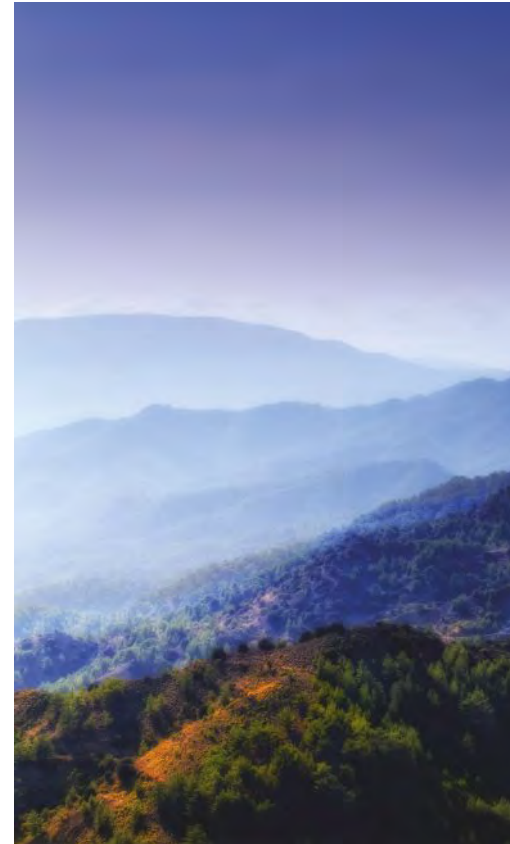


THE ISLAND OF CYPRUS

THE JEWEL OF THE MEDITERRANEAN



CYPRUS IS FAR MORE THAN A LAZY BEACH-TIME RESORT. THE ISLAND IS MULTI-LAYERED, LIKE ITS HISTORY, WITH A COMPELLING LIFESTYLE AND LANDSCAPE, OVERSEEN BY WARM AND HOSPITABLE PEOPLE.



- Full member of the European Union
- One of the lowest corporate tax regimes in the EU (12,5%)
- Strategic location: crossroads of three continents (Africa, Asia and Europe)
- Cosmopolitan lifestyle
- Cultural diversity
- Excellent infrastructure
- Modern healthcare facilities and centres
- Pleasant Mediterranean climate
- Rich in culture and history
- English widely spoken
- Blue flag awarded beaches
- Picturesque villages and mountains with pine forests
- Winter ski resorts





THE COSMOPOLITAN CITY

LIMASSOL
FOR ALL SEASONS
AND REASONS

KNOWN AS THE COMMERCIAL, SHIPPING AND BUSINESS HEARTLAND OF CYPRUS, LIMASSOL HAS FAST BECOME ONE OF THE MOST IMPORTANT TOURISM, TRADE, AND SERVICE-PROVIDING CENTRES IN THE EASTERN MEDITERRANEAN. RENOWNED FOR ITS EXTENSIVE CULTURAL TRADITIONS, COSMOPOLITAN AND VIVACIOUS, YEAR-ROUND CLIMATE, LIMASSOL OFFERS ITS VISITORS AND INHABITANTS A WIDE SPECTRUM OF ACTIVITIES AND AMENITIES IN A SAFE AND FAMILY-ORIENTED ENVIRONMENT.



- Cyprus' business, shipping and commercial heartland
- The most important tourism, trade and service-providing centre in the eastern Mediterranean
- Cosmopolitan lifestyle with popular year-round festivals
- 340 days of sunshine
- Rich in culture and history
- English widely spoken
- 16km coastline with blue flag, sandy, organised beaches
- Safe and friendly environment
- Vibrant nightlife
- Wide range of entertainment and outdoor excursions
- Short distances to amenities and services
- Wide range of shopping centres with international brands
- Short drive to Pafos and Larnaca International
- Airports with more than 170 international flights from major destinations per week
- Five star hotels and resorts
- Public and private educational institutions
- Excellent healthcare facilities
- Picturesque marina and promenade with fish taverns and retail outlets
- Short drive to countrysides, vineyards, traditional villages and ski resorts

SOUGHT-AFTER LOCATION

MORE THAN EXCEPTIONAL, MORE THAN INSPIRATIONAL, THE MOST EXCLUSIVE NEW ADDRESS FOR THE HIGH-LIFE IN THE HEART OF CYPRUS' MOST DYNAMIC CITY; THIS IS A PLACE WHERE HISTORY, COMMERCE AND CULTURE MEET



A stroll along Limassol's golden, coastal mile will take one to the lively city centre: a main destination for shopping, the arts, and home to many spectacular beachfront bars and restaurants. The City's renowned sandy beaches provide a haven of tranquility against the backdrop of the spectacular and ever-changing Limassol skyline.

INSPIRED VISION

BELLAIR represent the crowning moment in the development of Limassol's most exciting and desirable suburbs, between the luxurious residential surroundings and the magnificent Mediterranean. The touchstone throughout was the vision to create a confidently understated range of villas, worthy of their surroundings.

BELLAIR reflect the creative vision of award-winning architectural practices. With magnificent gated entrances and premium choice of individually-designed homes, residents of these exclusive addresses will benefit from private outdoor areas, spacious interiors, highly-specified finishes and a comprehensive array of elite specifications. The villas of the BELLAIR exude a remarkable calm and peacefulness: a gentle and beautifully-designed transition between the outside world and the privacy of one's home.



LIVING SPACES

HIGH STANDARD FINISHES



THE FINISHES AND FIXTURES OF BELLAIR RESIDENCES HAVE BEEN CAREFULLY SELECTED BY A TEAM OF PROFESSIONAL INTERIOR DESIGNERS, REFLECTING ON THE HIGH CALIBRE AND QUALITY OF THE ARCHITECTURAL DESIGN.



THE SPECIFICATIONS HIGHLIGHTED

- Up-to-date, high standard finishes and specifications
- Double-glazing energy efficient windows and patio doors of latest technology aluminium sections
- Thermal Insulation
- Internal areas fitted with imported marble floor finishes
- Highest quality floor ceramics / optional pre-varnished parquet floors
- Imported Italian sliding wardrobe doors
- Top quality Italian internal doors
- Bespoke Italian kitchens
- Granite kitchen worktops and vanity unit tops
- Suspended ceilings in kitchens
- Superb range of kitchen appliances
- Finest bathroom fittings
- Quality sanitary ware
- Décor tiling in all bathroom areas
- Central VRV systems in all areas
- Under floor heating in all areas
- Intruder and fire alarm systems in all areas
- Closed Circuit TV Digital System
- Front door audio/video entry units with colour monitors
- Electrically operated carport gates and garage doors
- State-of-the-art central home automation systems
- Basements with utility/facility and storage rooms
- Domestic lifts allowing access to all floors of the villa
- Private swimming pools
- External seating area with BBQ and washing facilities
- External storage areas and washing conveniences
- Soft landscaping





BELLAIR
LIMASSOL

SUMMARY

NUMBER OF VILLAS	7
BEDROOMS	3
PLOT AREAS	320 m ² - 470 m ²
TOTAL COVERED AREAS	205 m ² - 236 m ²

Important Note: Whilst every care has been taken to ensure accuracy, the contents of this literature do not form part of, or constitute a representation, or warranty, and should be treated as a guide only. For accurate details the interested party is advised to consult the selling agent and/or satisfy themselves by inspection.

This presentation and the description therein, do not form any part of a contract, and while every effort has been made to ensure accuracy, this cannot be guaranteed.

B
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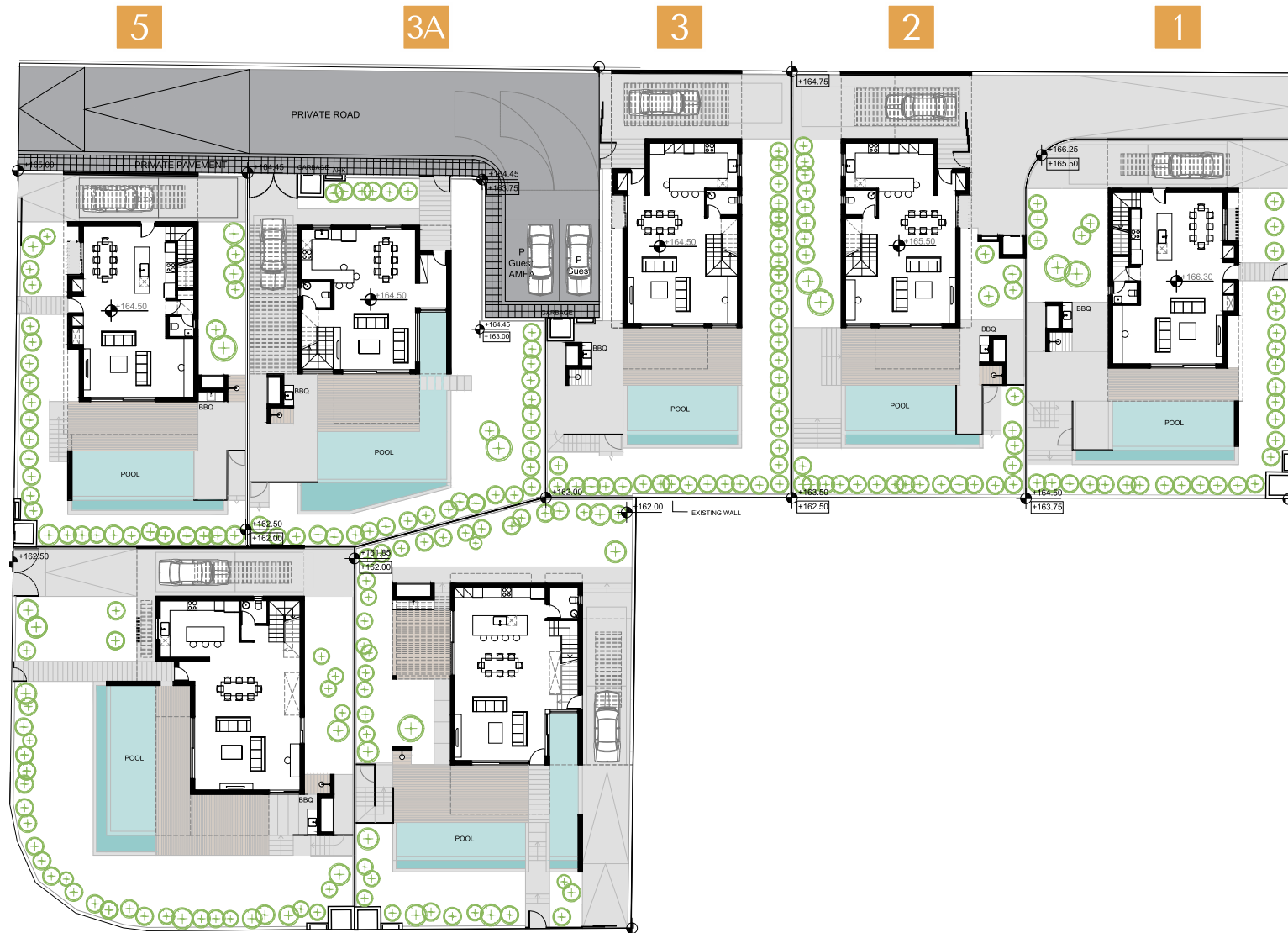
VILLAS 1 / 2 / 3 / 3A / 5 / 6 / 7



SITE PLAN



MASTER PLAN



VILLA 1

3 BEDROOM VILLA

B
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LIMASSOL



MEDITERRANEAN SEA

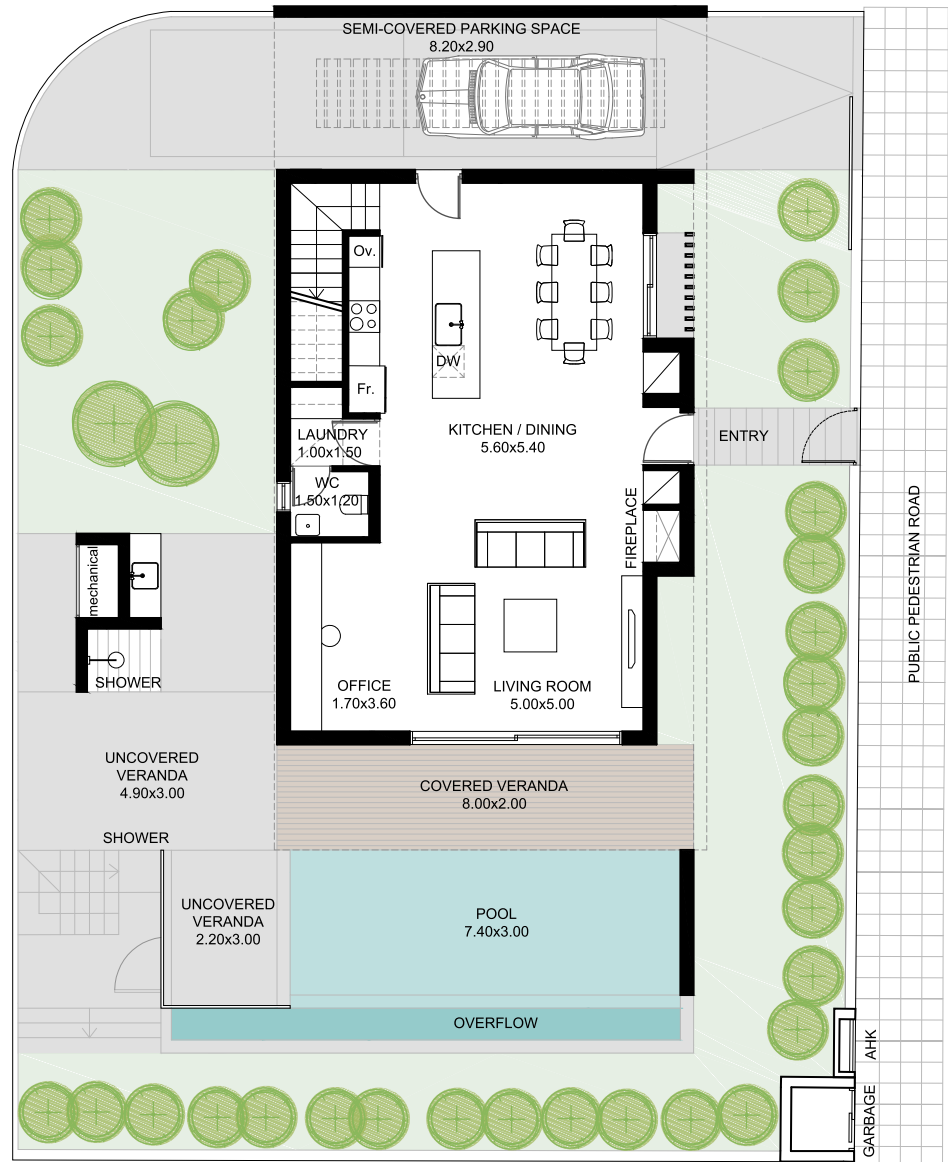


BEDROOMS	PLOT AREA	GROUND FLOOR	FIRST FLOOR	COV. VERANDA	SEMI-COVERED VERANDA	SEMI-COVERED PARKING	TOTAL COVERED AREA	UNCOV. VERANDA
3	348.00 m ²	82.00 m ²	86.00 m ²	41.00 m ²	0.00 m ²	24.00 m ²	209.00 m²	21.00 m ²

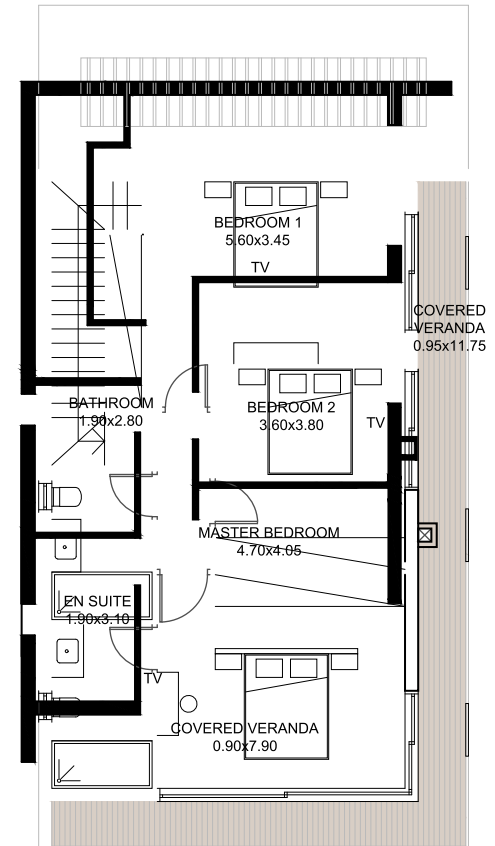
FLOOR PLANS

VILLA 1

3 BEDROOM VILLA



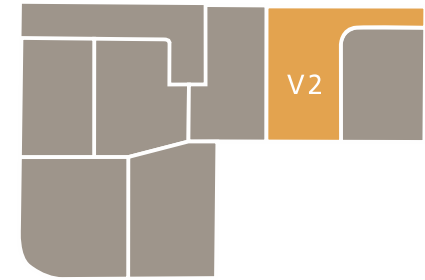
GROUND FLOOR



FIRST FLOOR

VILLA 2

3 BEDROOM VILLA



MEDITERRANEAN SEA

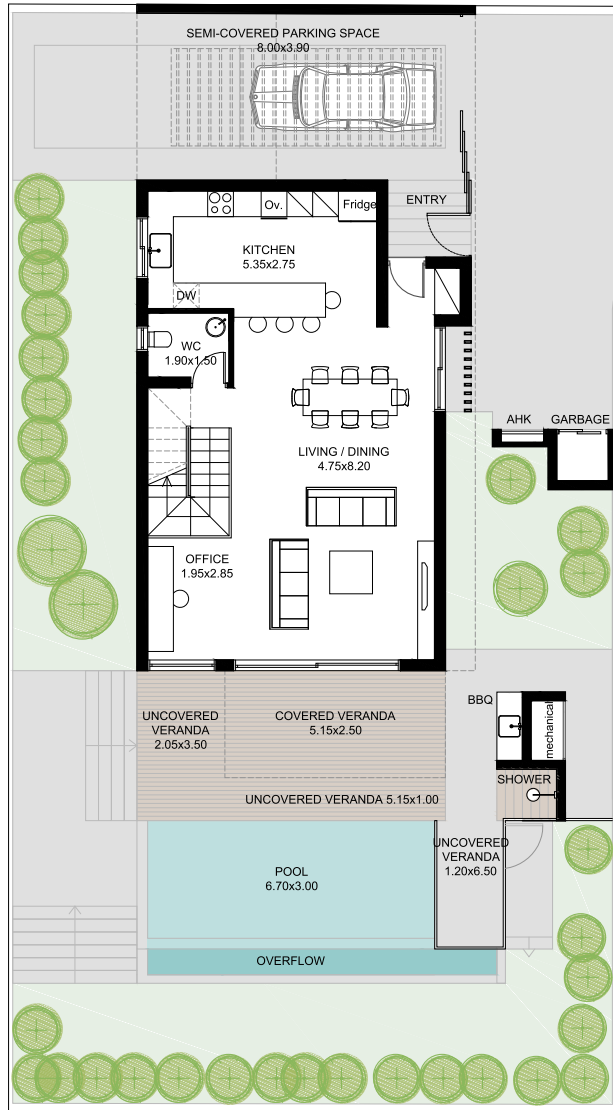


BEDROOMS	PLOT AREA	GROUND FLOOR	FIRST FLOOR	ROOF	COV. VERANDA	SEMI-COVERED VERANDA	SEMI-COVERED PARKING	TOTAL COVERED AREA	UNCOV. VERANDA
3	435.00 m ²	81.00 m ²	82.00 m ²	13.00 m ²	30.00 m ²	14.00 m ²	32.00 m ²	206.00 m²	44.00 m ²

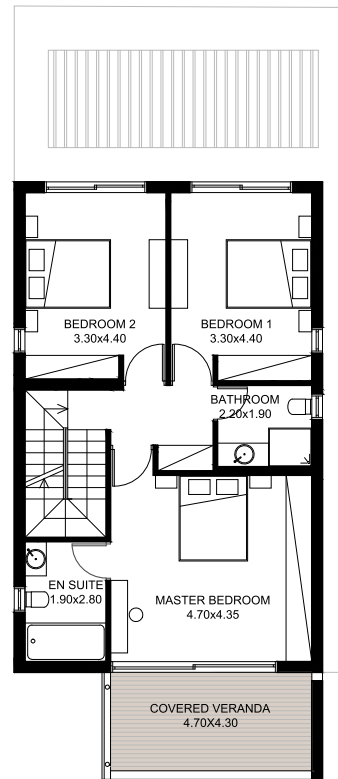
FLOOR PLANS

VILLA 2

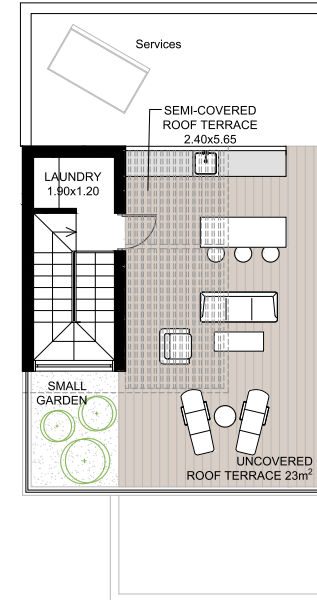
3 BEDROOM VILLA



GROUND FLOOR



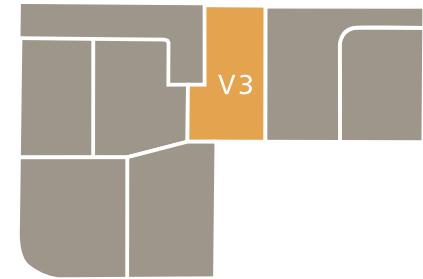
FIRST FLOOR



ROOF TERRACE

VILLA 3

3 BEDROOM VILLA



MEDITERRANEAN SEA

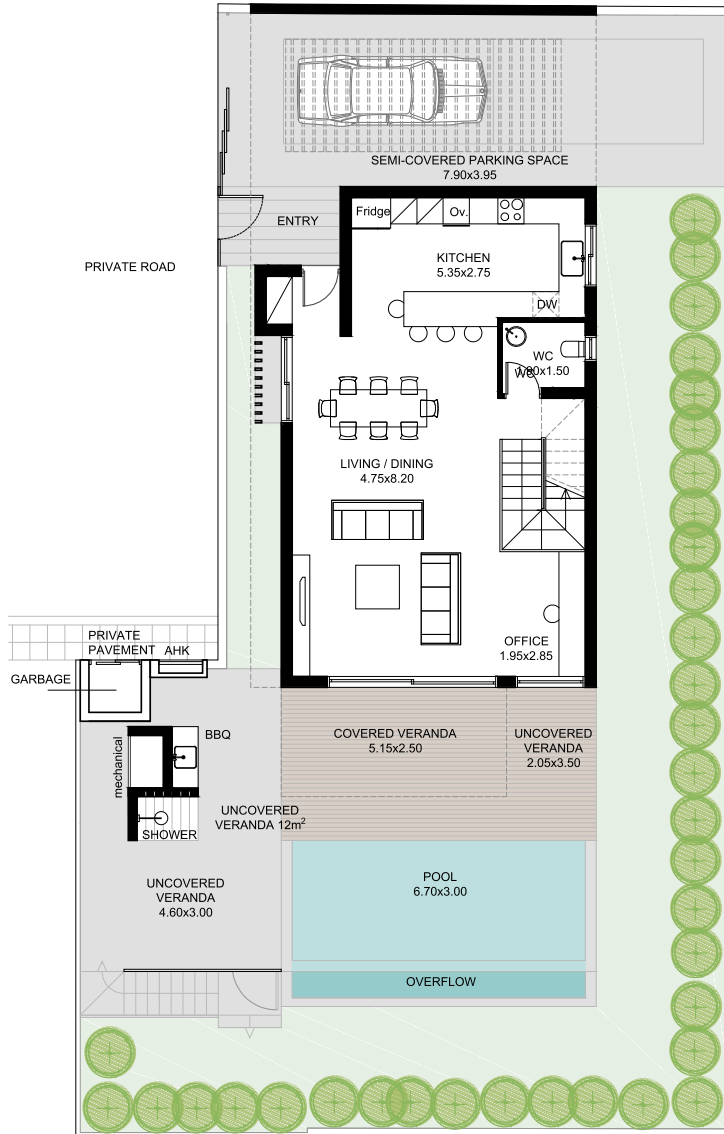


BEDROOMS	PLOT AREA	GROUND FLOOR	FIRST FLOOR	ROOF	COV. VERANDA	SEMI-COVERED VERANDA	SEMI-COVERED PARKING	TOTAL COVERED AREA	UNCOV. VERANDA
3	338.00 m ²	81.00 m ²	82.00 m ²	13.00 m ²	30.00 m ²	14.00 m ²	33.00 m ²	206.00 m²	56.00 m ²

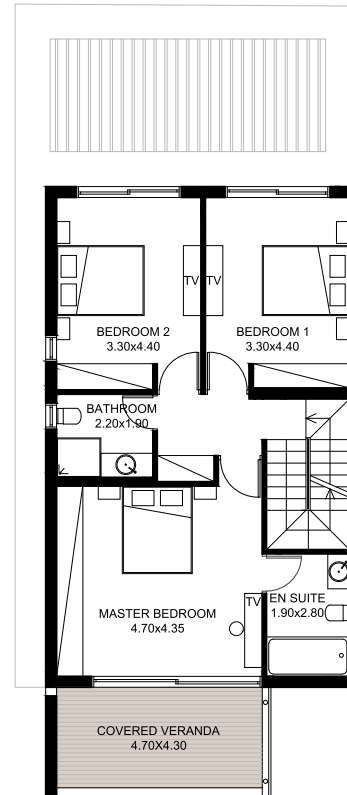
FLOOR PLANS

VILLA 3

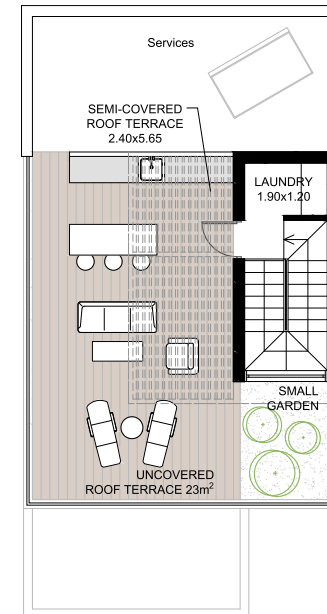
3 BEDROOM VILLA



GROUND FLOOR



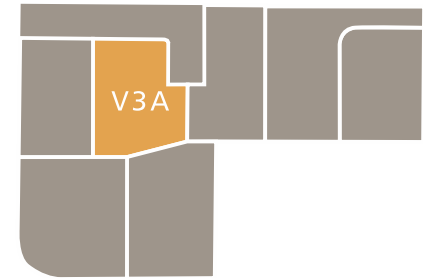
FIRST FLOOR



ROOF TERRACE

VILLA 3A

3 BEDROOM VILLA



MEDITERRANEAN SEA



BEDROOMS	PLOT AREA	GROUND FLOOR	FIRST FLOOR	ROOF	COV. VERANDA	SEMI-COVERED VERANDA	COVERED PARKING	TOTAL COVERED AREA	UNCOV. VERANDA
3	360.00 m ²	74.00 m ²	87.00 m ²	13.00 m ²	31.00 m ²	14.00 m ²	0.00 m ²	205.00 m ²	50.00 m ²

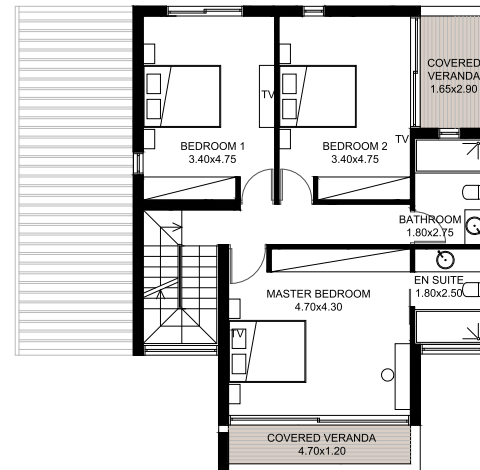
FLOOR PLANS

VILLA 3A

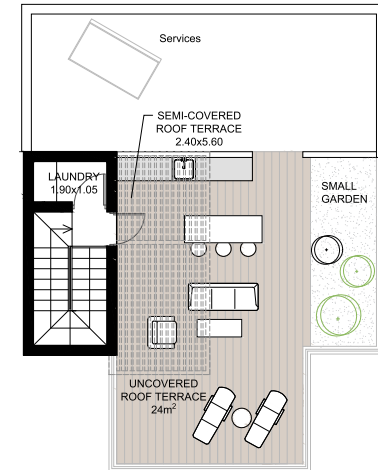
3 BEDROOM VILLA



GROUND FLOOR



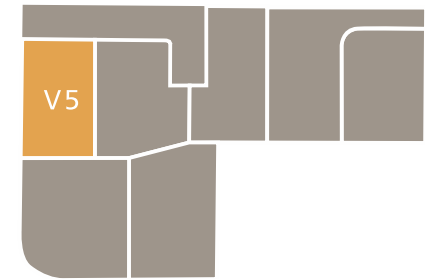
FIRST FLOOR



ROOF TERRACE

VILLA 5

3 BEDROOM VILLA



MEDITERRANEAN SEA



BEDROOMS	PLOT AREA	GROUND FLOOR	FIRST FLOOR	COV. VERANDA	SEMI-COVERED VERANDA	SEMI-COVERED PARKING	TOTAL COVERED AREA	UNCOV. VERANDA
3	320.00 m ²	82.00 m ²	86.00 m ²	41.00 m ²	0.00 m ²	25.00 m ²	209.00 m²	22.00 m ²

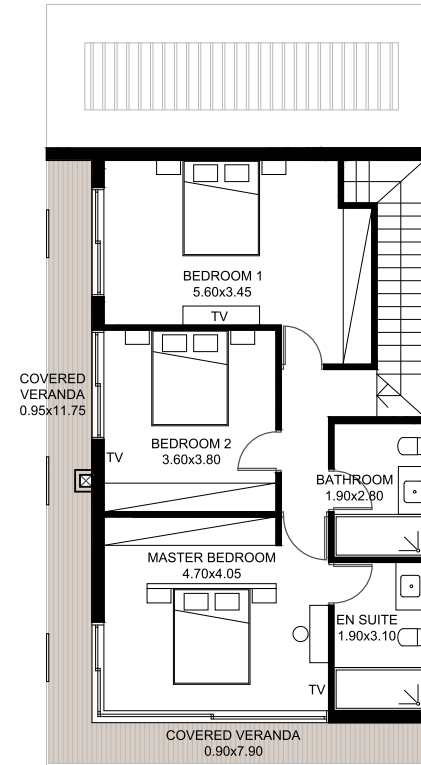
FLOOR PLANS

VILLA 5

3 BEDROOM VILLA



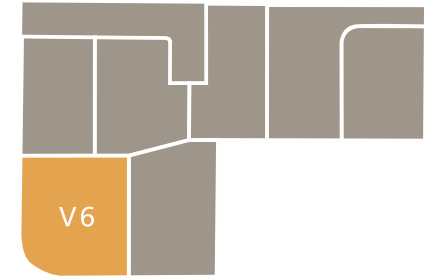
GROUND FLOOR



FIRST FLOOR

VILLA 6

3 BEDROOM VILLA



MEDITERRANEAN SEA



BEDROOMS	PLOT AREA	GROUND FLOOR	FIRST FLOOR	ROOF	COV. VERANDA	SEMI-COVERED VERANDA	COVERED PARKING	TOTAL COVERED AREA	UNCOV. VERANDA
3	470.00 m ²	92.00 m ²	91.00 m ²	0.00 m ²	43.00 m ²	20.00 m ²	10.00 m ²	236.00 m²	18.00 m ²

FLOOR PLANS

VILLA 6

3 BEDROOM VILLA



GROUND FLOOR

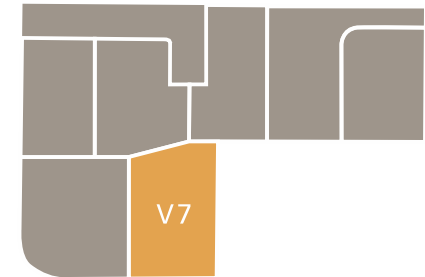


FIRST FLOOR

VILLA 7

3 BEDROOM VILLA

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 MEDITERRANEAN SEA



BEDROOMS	PLOT AREA	GROUND FLOOR	FIRST FLOOR	ROOF	COV. VERANDA	SEMI-COVERED VERANDA	COVERED PARKING	SEMI-COVERED PARKING	TOTAL COVERED AREA	UNCOV. VERANDA
3	425.00 m ²	82.00 m ²	98.00 m ²	0.00 m ²	34.00 m ²	17.00 m ²	10.00 m ²	17.00 m ²	224.00 m²	15.00 m ²

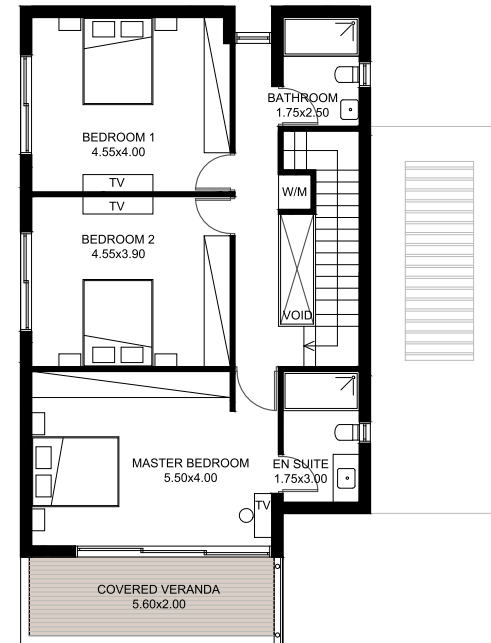
FLOOR PLANS

VILLA 7

3 BEDROOM VILLA



GROUND FLOOR



FIRST FLOOR



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