



HILLCREST  
RESIDENCES

# *Contents*

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*Exclusive  
City  
Living*



# *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
- Lowest corporate tax regime 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



An aerial photograph of Limassol, Cyprus, showing the city, the sea, and the promenade. The city is densely packed with buildings, and the sea is a vibrant blue. The promenade is lined with palm trees and a stone wall. The sky is a clear, bright blue with some light clouds.

# *Limassol for all seasons & reasons*

THE COSMOPOLITAN CITY

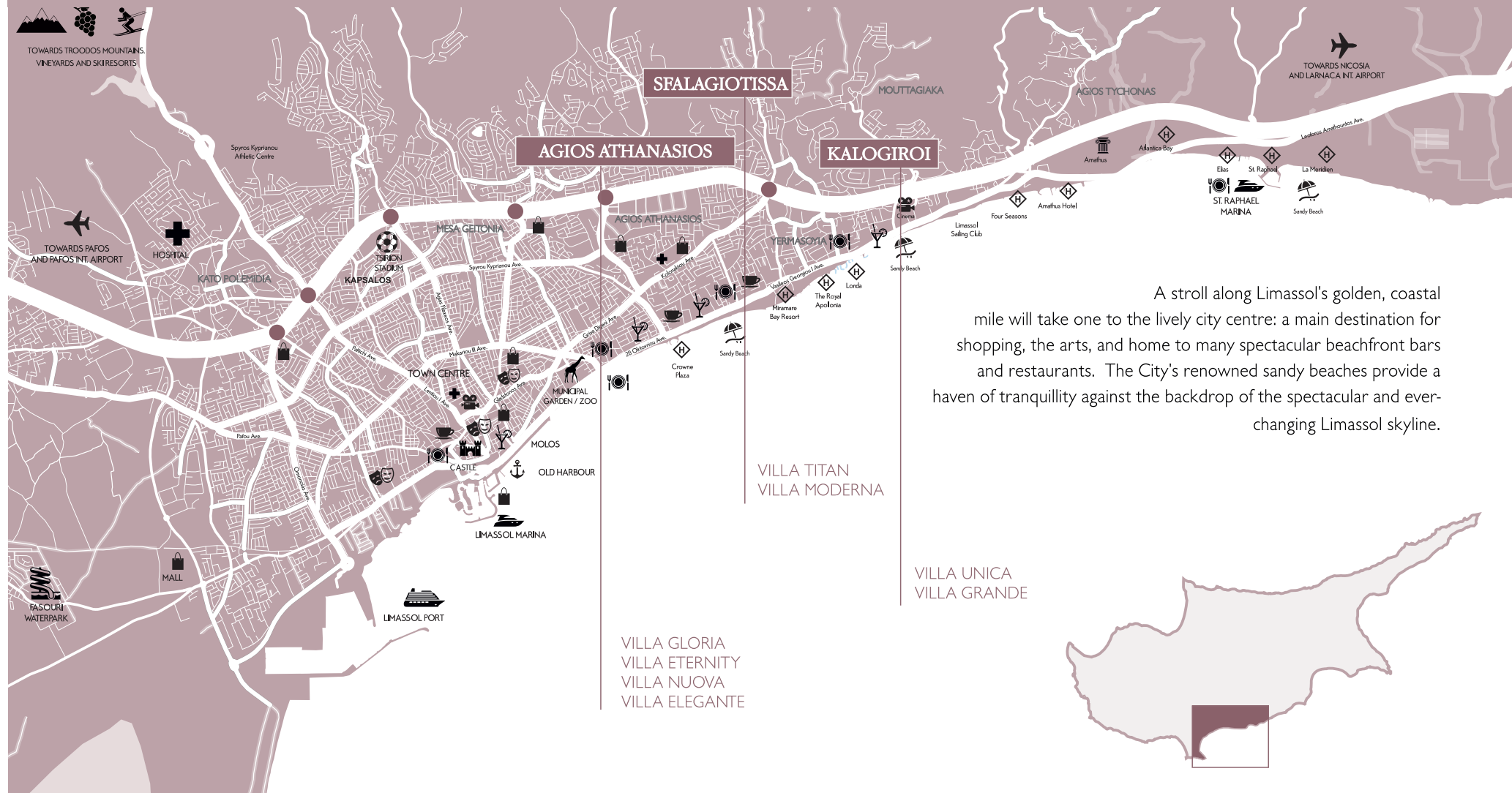
KNOWN AS THE COMMERCIAL, SHIPPING AND BUSINESS HEARTLAND OF CYPRUS, LIMASSOL HAS FAST BECOME ONE OF THE MOST IMPORTANT TOURISM, TRADE, AND SERVICE-PROVIDING CENTRES IN THE EASTERN MEDITERRANEAN. RENOWNED FOR ITS EXTENSIVE CULTURAL TRADITIONS, COSMOPOLITAN AND VIVACIOUS, YEAR-ROUND CLIMATE, LIMASSOL OFFERS 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



# *Inspired vision*

## THE CHAIRMAN

Hillcrest Residences 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.

## THE ARCHITECTS

Hillcrest Residences 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 Hillcrest

Residences 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*

UP-TO-DATE HIGH STANDARD FINISHES



THE FINISHES AND FIXTURES OF THE ICON 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 by *Novamobili*
- Top quality Italian internal doors by *Barausse*
- Bespoke Italian kitchens by *Arclinea*
- Granite or *Hi-Macs* ® kitchen worktops and vanity unit tops
- Suspended ceilings in kitchens
- Superb range of kitchen appliances by *Miele*
- Finest bathroom fittings by *Grohe*
- Quality sanitary ware by *Villeroy & Boch*
- 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



# *Hillcrest Residences*

Ayios Athanasios - Sfalagiotissa - Kalogiri

# *Ayios Athanasios*

VILLA GLORIA  
VILLA ETERNITY  
VILLA NUOVA  
VILLA ELEGANTE



EXTERIOR OF ETERNITY VILLA IN PLOT 155

GLORIA

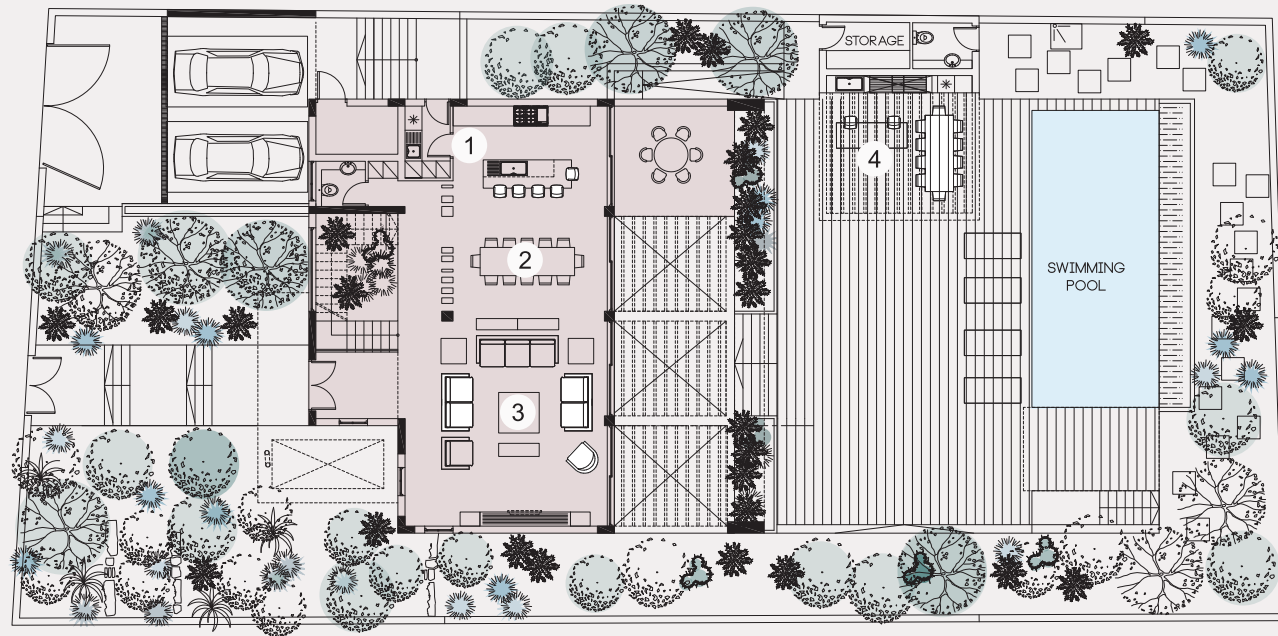
VILLA IN PLOT 154

*Ayios  
Athanasios*

Bed	3
Cov. Area Ground Floor + First Floor	275.78 m <sup>2</sup>
Cov. Veranda	26.08 m <sup>2</sup>
Other Cov. Areas	18.83 m <sup>2</sup>
Carport	36.76 m <sup>2</sup>
Unc. Veranda	65.22 m <sup>2</sup>
Total Cov. Area	357.45 m <sup>2</sup>
Plot Size	954 m <sup>2</sup>

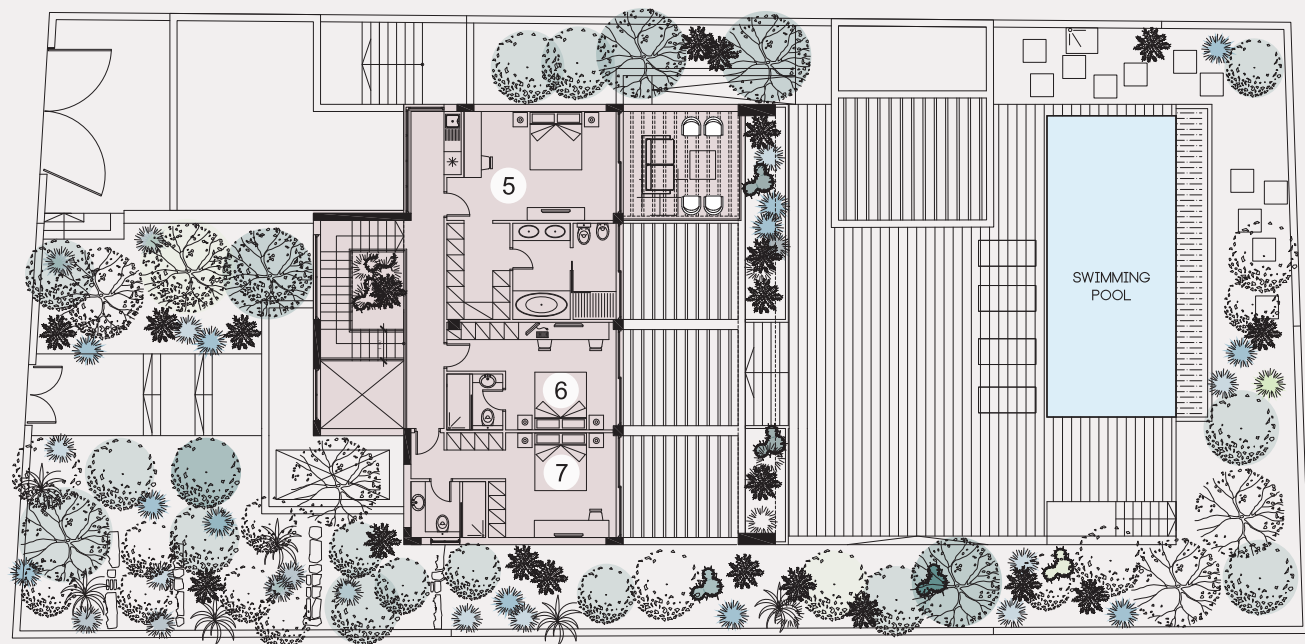
# GLORIA

## VILLA IN PLOT 154



GROUND FLOOR

FIRST FLOOR



- 1 - KITCHEN 2 - DINING ROOM 3 - LIVING AREA
- 4 - BBQ AREA 5 - MASTER BEDROOM EN-SUITE
- 6 - BEDROOM 2 EN-SUITE 7 - BEDROOM 3 EN-SUITE

# GLORIA

VILLA IN PLOT 154

AYIOS ATHANASIOS



Set in a prestigious location, VILLA GLORIA is a unique three bedroom villa inspired by Mediterranean living and contemporary architectural design. The spacious and functional living areas provide comfort and versatility with beautiful gardens and private, infinity-edge swimming pool, making the most of Cyprus' unique climate. Full length windows in the living areas bring the natural daylight and views inside, while generous-sized balconies are enhanced by sensational sea views.



# ETERNITY

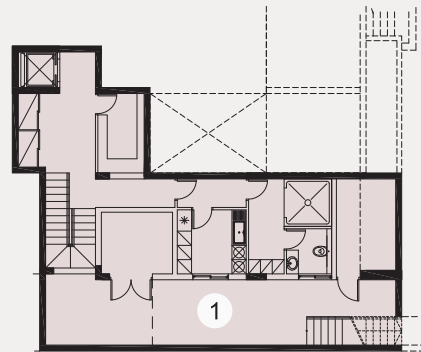
VILLA IN PLOT 155

## *Ayios Athanasios*

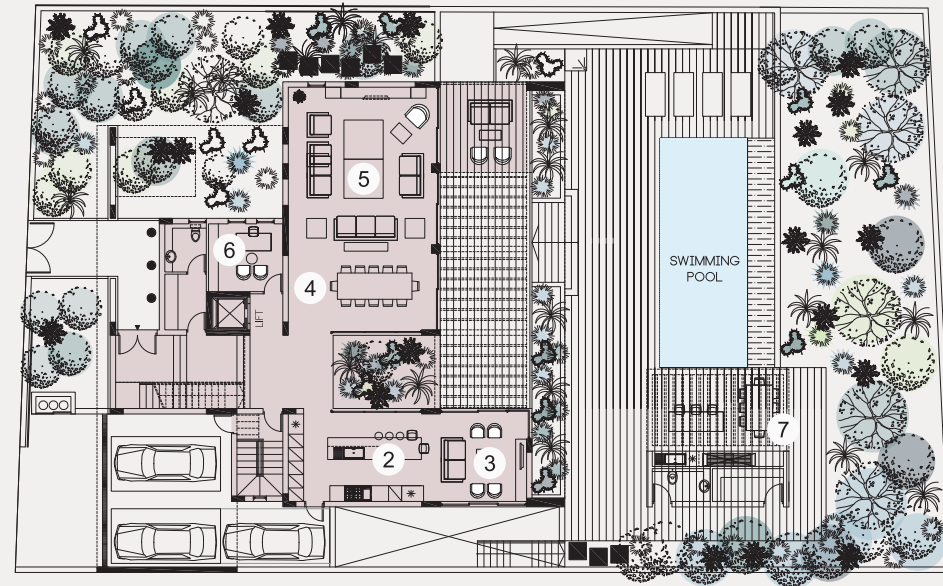
Bed	4
Cov. Area Ground Floor + First Floor	405.88 m <sup>2</sup>
Cov. Area Basement	95.47 m <sup>2</sup>
Cov. Veranda	62.78 m <sup>2</sup>
Other Cov. Areas	12.02 m <sup>2</sup>
Carport	45.42 m <sup>2</sup>
Unc. Veranda	63.79 m <sup>2</sup>
Total Cov. Area	621.57 m <sup>2</sup>
Plot Size	1085 m <sup>2</sup>

# ETERNITY

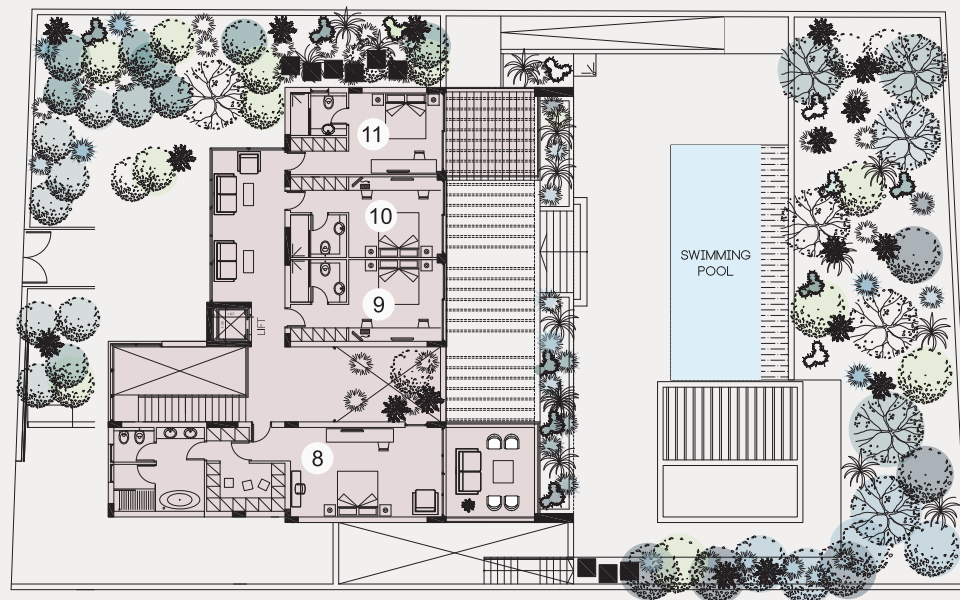
## VILLA IN PLOT 155



BASEMENT



GROUND FLOOR



FIRST FLOOR

- 1 - BASEMENT 2 - KITCHEN 3 - FAMILY ROOM
- 4 - DINING ROOM 5 - LIVING AREA 6 - OFFICE 7 - BBQ AREA
- 8 - MASTER BEDROOM EN-SUITE 9 - BEDROOM 2 EN-SUITE
- 10 - BEDROOM 3 EN-SUITE 11 - BEDROOM 4 EN-SUITE

# ETERNITY

VILLA IN PLOT 155

AYIOS ATHANASIOS



VILLA ETERNITY assures carefree living in a unique and comfortable setting. Located a short drive away from a plethora of Limassol's amenities and services, this four bedroom villa is a prerequisite for those in search of a luxury residence in a peaceful and sought-after location. VILLA ETERNITY is complimented by its modern architectural design and attractive, private garden and swimming pool; the residence also benefits from large living areas, sizeable bedrooms with en-suite bathrooms, and an elegant terrace affording enticing glimpses of the Mediterranean.

NUOVA

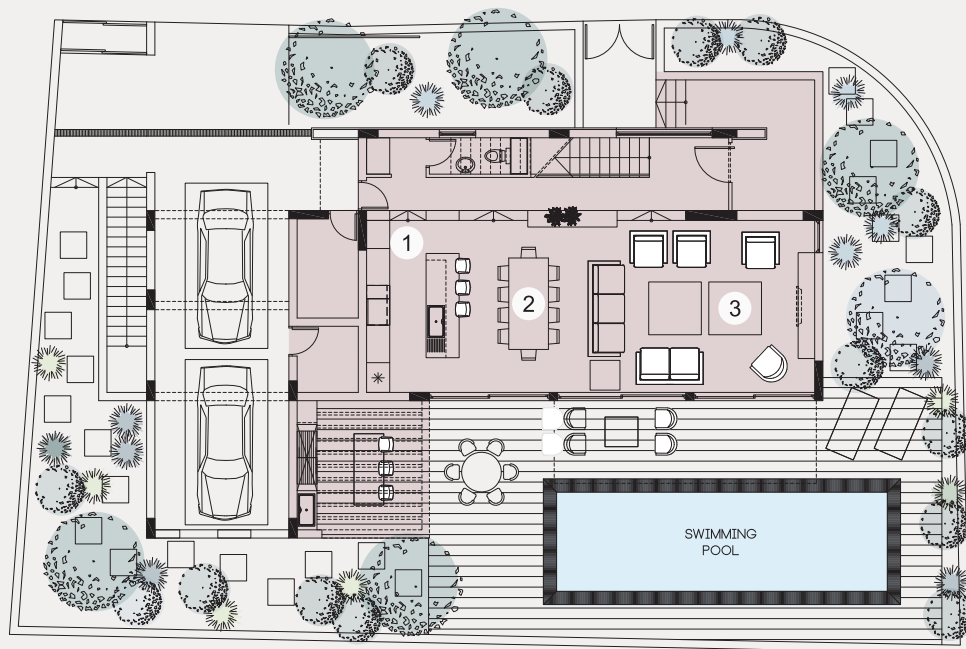
VILLA IN PLOT 158A

# *Ayios Athanasios*

Bed	3
Cov. Area Ground Floor + First Floor	219.35m <sup>2</sup>
Cov. Veranda	56.27 m <sup>2</sup>
Other Cov. Areas	12.78 m <sup>2</sup>
Carport	-
Unc. Veranda	-
Total Cov. Area	288.4 m <sup>2</sup>
Plot Size	521 m <sup>2</sup>

# NUOVA

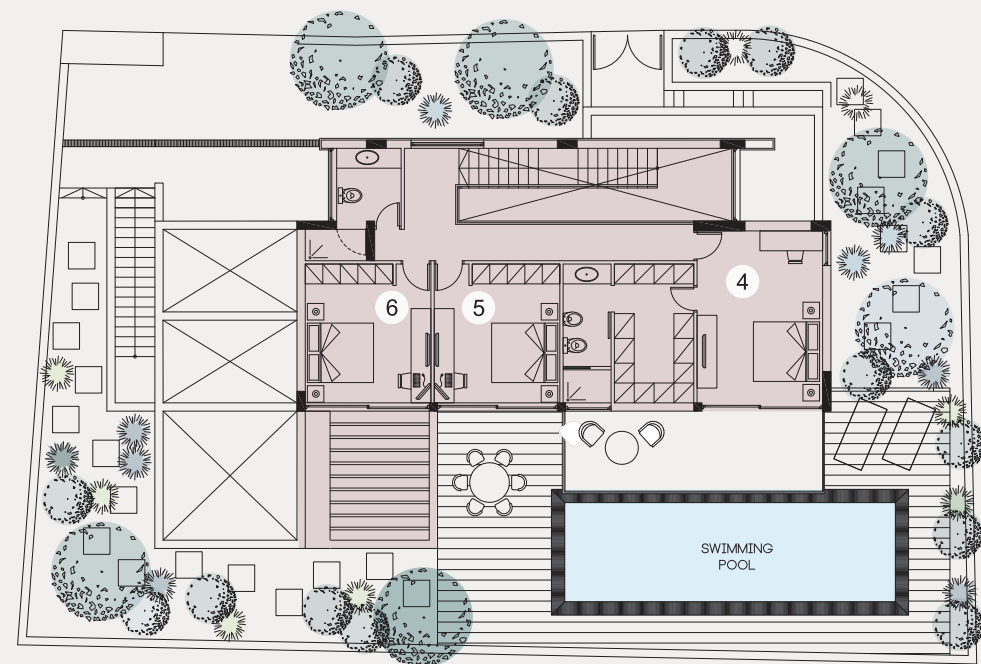
## VILLA IN PLOT 158A



FIRST FLOOR

- 1 - KITCHEN 2 - DINING ROOM 3 - LIVING AREA
- 4 - MASTER BEDROOM EN-SUITE 5 - BEDROOM 2 EN-SUITE
- 6 - BEDROOM 3 EN-SUITE

GROUND FLOOR



# NUOVA

## VILLA IN PLOT 158A

AYIOS ATHANASIOS



Inspired by Mediterranean living and modern architectural design, the owners of VILLA NUOVA, a spacious three bedroom villa, will identify with the private and tranquil lifestyle that reflects their personal needs. Set in a prestigious location, only a few minutes' drive from Limassol's golden coastline, this unique residence is complimented with overflow-edge swimming pool and elegant decking. The generous balconies and terraces are perfect for al fresco relaxation and dining, enhanced by their sensational coastal and town views. An effortless lifestyle is assured with luxury finishes and fixtures, making VILLA NUOVA a suitable choice for incomparable elegant living.



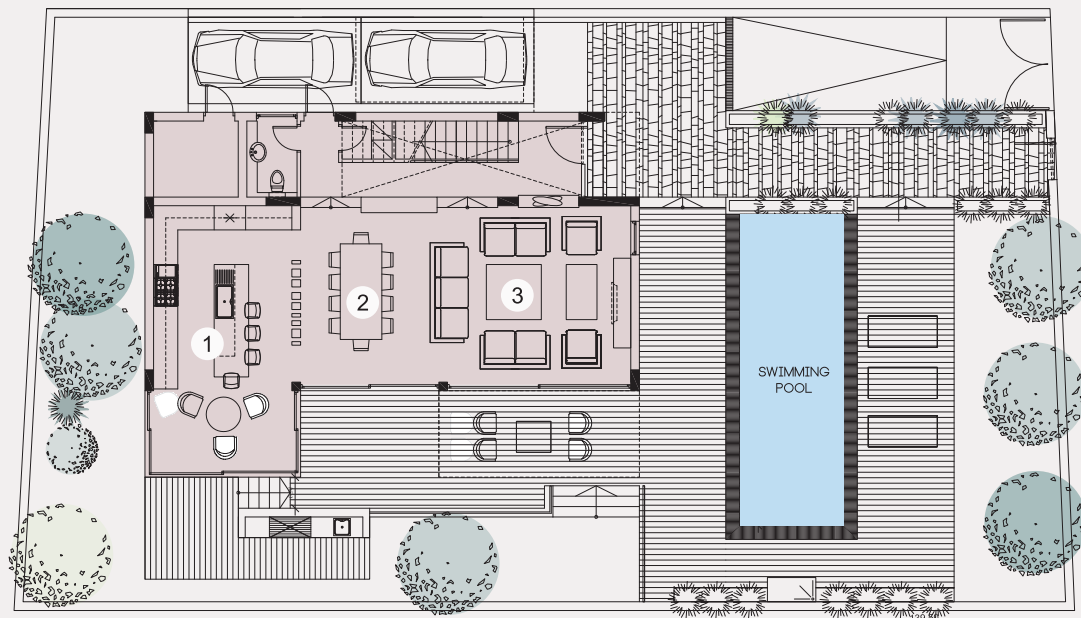
ELEGANTE  
VILLA IN PLOT 158B

*Ayios  
Athanasios*

Bed	3
Cov. Area Ground Floor + First Floor	210.93m <sup>2</sup>
Cov. Veranda	18.16 m <sup>2</sup>
Other Cov. Areas	7.27 m <sup>2</sup>
Carport	14.55 m <sup>2</sup>
Unc. Veranda	25.73 m <sup>2</sup>
Total Cov. Area	250.91 m <sup>2</sup>
Plot Size	521 m <sup>2</sup>

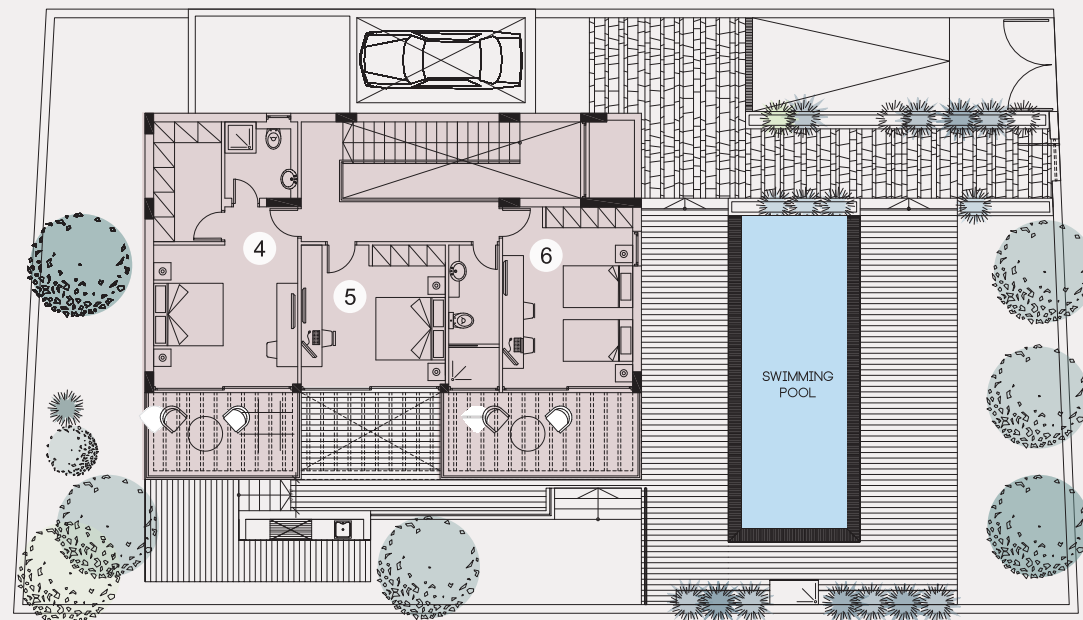
# ELEGANTE

## VILLA IN PLOT 158B



GROUND FLOOR

FIRST FLOOR



- 1 - KITCHEN   2 - DINING ROOM   3 - LIVING AREA
- 4 - MASTER BEDROOM EN-SUITE   5 - BEDROOM 2 EN-SUITE
- 6 - BEDROOM 3 EN-SUITE

# ELEGANTE

## VILLA IN PLOT 158B

AYIOS ATHANASIOS



Clean lines, welcoming design and generous space all come together to create the perfect luxury homes of the Hillcrest Residences. VILLA ELEGANTE has been carefully styled to reflect the cultural, historical and environmental conditions of the local region, and to celebrate the diverse lifestyles of its residents. This home is spacious but not intimidating, set on an impressive plot and complimented with contemporary interior design, landscaped gardens and private swimming pool.



# *Sfalagiotissa*

VILLA TITAN  
VILLA MODERNA



EXTERIOR OF TITAN VILLA IN PLOT 255 & 258

TITAN

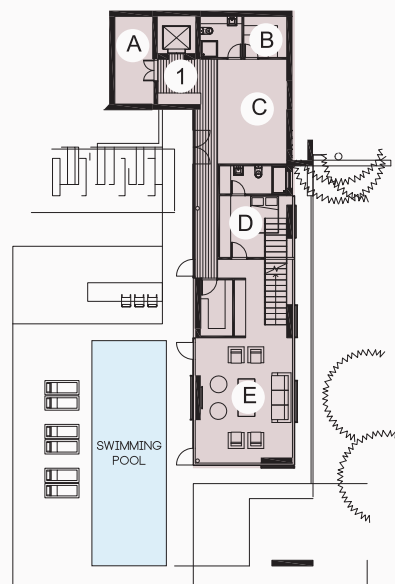
VILLA IN PLOT 255 & 258

*Sfalagiotissa*

Bed	4
Cov. Area Ground Floor + First Floor	490.15m <sup>2</sup>
Cov. Area Basement	155.05 m <sup>2</sup>
Cov. Veranda	328.45 m <sup>2</sup>
Other Cov. Areas	-
Carport	44 m <sup>2</sup>
Unc. Veranda	190.85 m <sup>2</sup>
Total Cov. Area	1017.65 m <sup>2</sup>
Plot Size	1963 m <sup>2</sup>

# TITAN

VILLA IN PLOT 255 & 258



BASEMENT

1 - BASEMENT

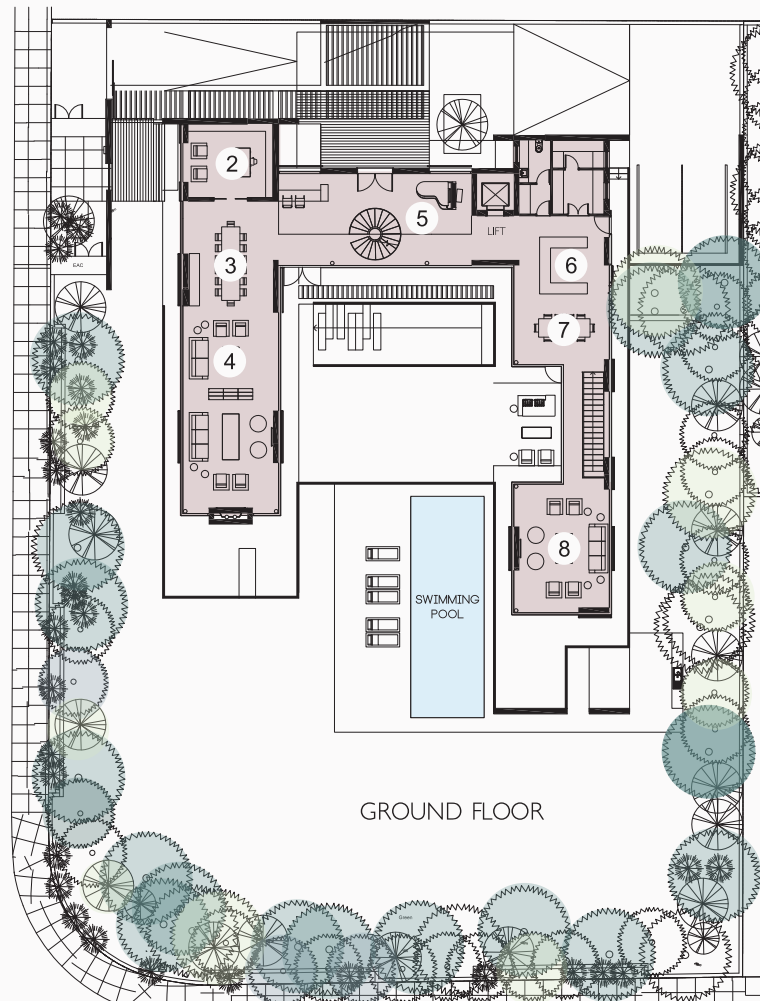
A. STORAGE ROOM

B. SAUNA

C. GYM/GAMES AREA

D. BEDROOM

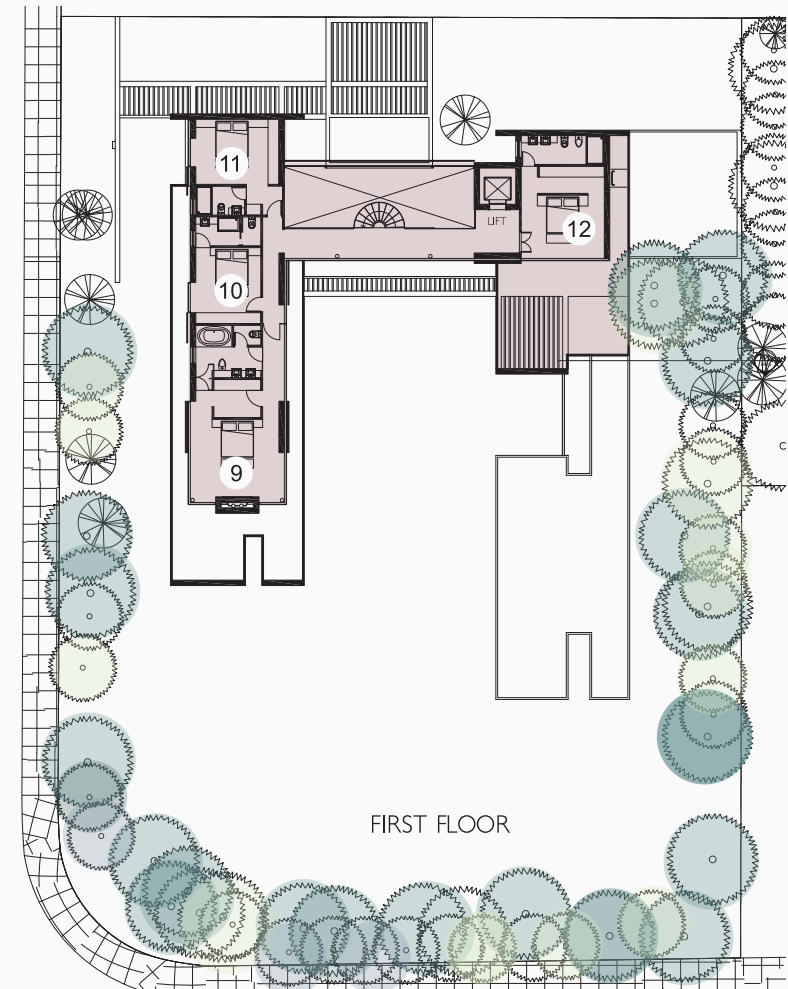
E. LIVING AREA



GROUND FLOOR

2 - OFFICE 3 - DINING ROOM 4 - LIVING AREA 5 - ENTRANCE LOBBY WITH BAR 6 - KITCHEN 7 - DINING ROOM 8 - TV ROOM

9 - MASTER BEDROOM EN-SUITE 10 - BEDROOM 2 EN-SUITE 11 - BEDROOM 3 EN-SUITE 12 - BEDROOM 4 EN-SUITE



FIRST FLOOR

# TITAN

VILLA IN PLOT 255 & 258

SFALAGIOTISSA



Inspired by modernity, the architectural design of VILLA TITAN will ensure grandeur and status, harmoniously blending into its dramatic surroundings. VILLA TITAN radiates with contemporary charm inspiring a feel of airiness and space; the kitchen and family rooms open directly out onto a landscaped garden and private swimming pool with breathtaking views of the Mediterranean and beyond; a stately 4 bedroom home with hi-tech features and exquisitely proportioned interiors.

MODERNA

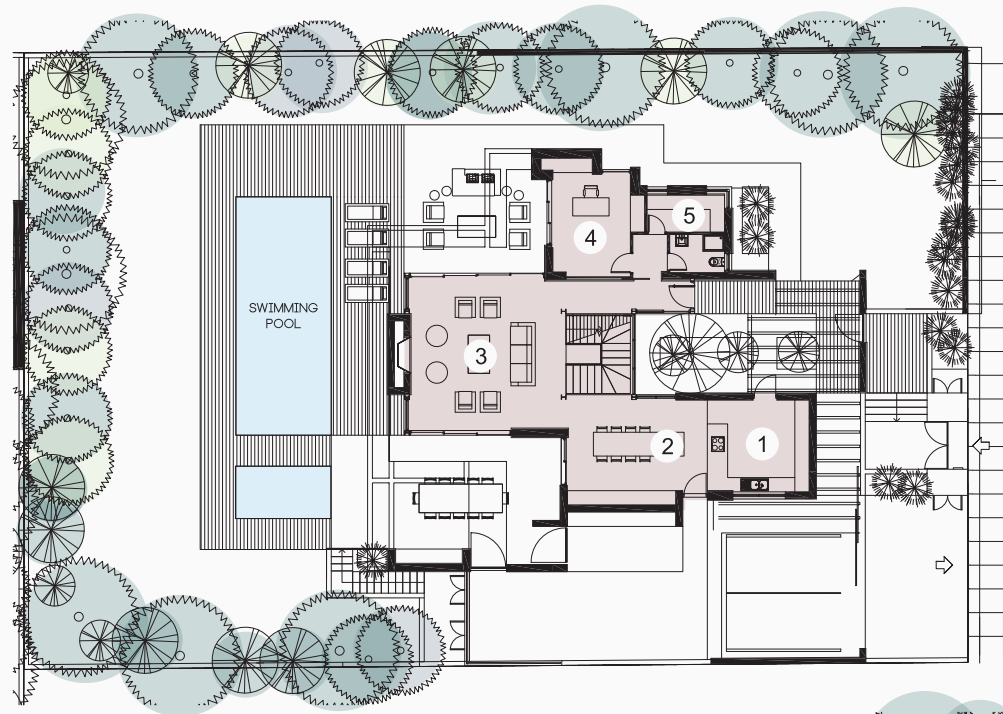
VILLA IN PLOT 256

*Sfalagiotissa*

Bed	4
Cov. Area Ground Floor + First Floor	287.46 m <sup>2</sup>
Cov. Veranda	47.76 m <sup>2</sup>
Other Cov. Areas	11.86 m <sup>2</sup>
Carport	36.17 m <sup>2</sup>
Unc. Veranda	247.55 m <sup>2</sup>
Total Cov. Area	383.25 m <sup>2</sup>
Plot Size	1024 m <sup>2</sup>

# MODERNA

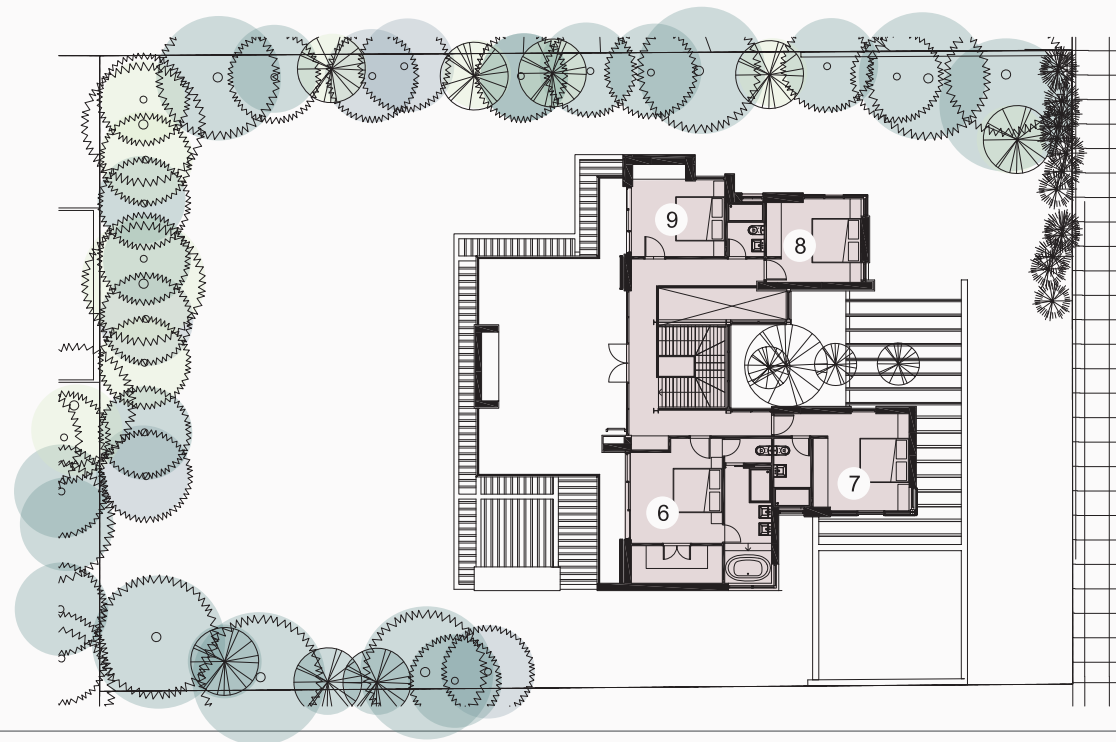
## VILLA IN PLOT 256



GROUND FLOOR

FIRST FLOOR

- 1 - KITCHEN 2 - DINING ROOM 3 - LIVING AREA  
 4 - OFFICE 5 - LAUNDRY 6 - MASTER BEDROOM EN-SUITE  
 7 - BEDROOM 2 EN-SUITE 8 - BEDROOM 3 9 - BEDROOM 4



# MODERNA

VILLA IN PLOT 256

SFALAGIOTISSA



Along with unparalleled levels of luxury, painstaking attention to detail and superior levels of crafted finish, VILLA MODERNA will immerse one in the opulent style only this home can provide. Every detail has been considered to make the perfect luxury residence. From the contemporary architectural design, incorporating external use of stone, to the landscaped garden and private swimming pool, all will play their part in the final result. The front of the home will be styled to encourage a genuine neighbourhood community; the shielded rear gardens will ensure privacy for family-oriented activities.



# *Kalogiroyi*

VILLA UNICA  
VILLA GRANDE



EXTERIOR OF GRANDE VILLA IN PLOT 683 & 684

UNICA

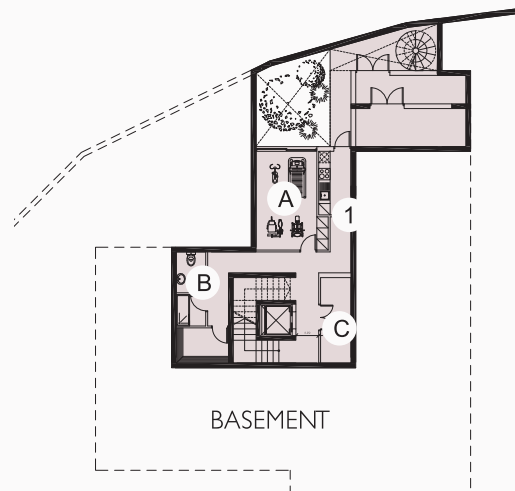
VILLA IN PLOT 680 & 681

*Kalogiroi*

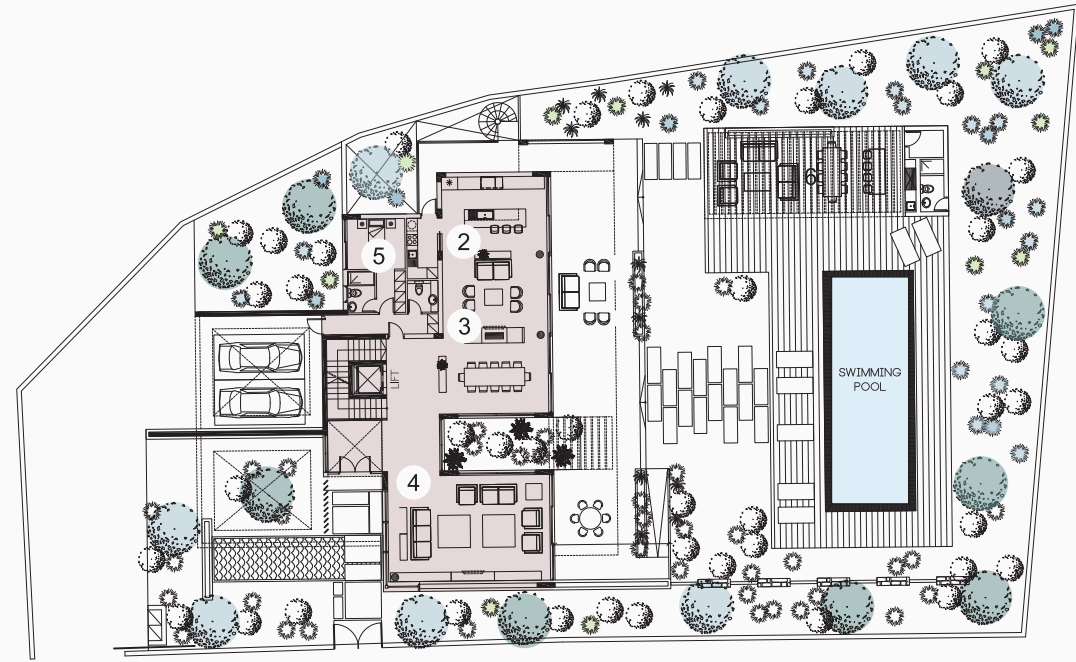
Bed	5
Cov. Area Ground Floor + First Floor	440.73m <sup>2</sup>
Cov. Area Basement	117.47 m <sup>2</sup>
Cov. Veranda	91.72 m <sup>2</sup>
Other Cov. Areas	12 m <sup>2</sup>
Carport	21.43 m <sup>2</sup>
Unc. Veranda	113.13 m <sup>2</sup>
Total Cov. Area	683.35 m <sup>2</sup>
Plot Size	1654 m <sup>2</sup>

# UNICA

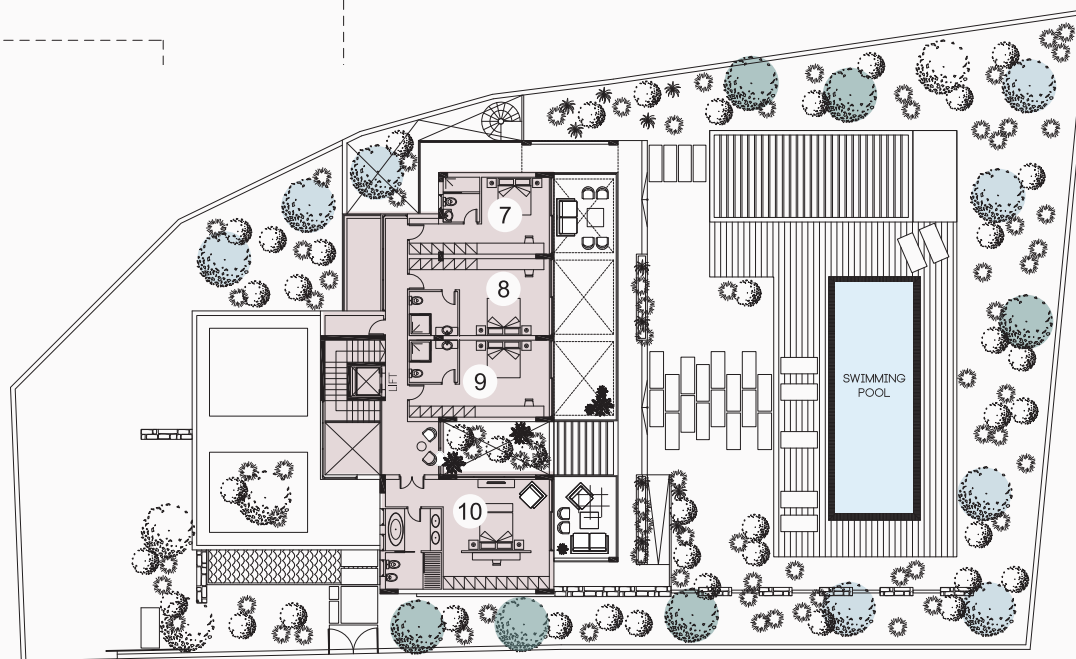
VILLA IN PLOT 680 & 681



BASEMENT



GROUND FLOOR



FIRST FLOOR

- 1 - BASEMENT A - GYM B - SAUNA C - CAVA
- 2 - KITCHEN 3- FAMILY ROOM & DINING ROOM
- 4 - LIVING AREA 5 - BEDROOM 1 EN-SUITE 6 - BBQ AREA
- 7 - BEDROOM 2 EN-SUITE 8 - BEDROOM 3 EN-SUITE
- 9 - BEDROOM 4 EN-SUITE 10 - MASTER BEDROOM EN-SUITE

# UNICA

VILLA IN PLOT 680 & 681

KALOGIRI



Set on an impressive, sizeable plot and complimented with modern architectural design, landscaped gardens and private swimming pool, VILLA UNICA features sustainable innovations, and embraces the strongest environmental principles. A sophistication of harmonious and linear design, that is fresh and clean, and very much a part of the stunning, beautiful landscape backdrop. Carefully styled around a private swimming pool, this unique residence creates the perfect luxury home.

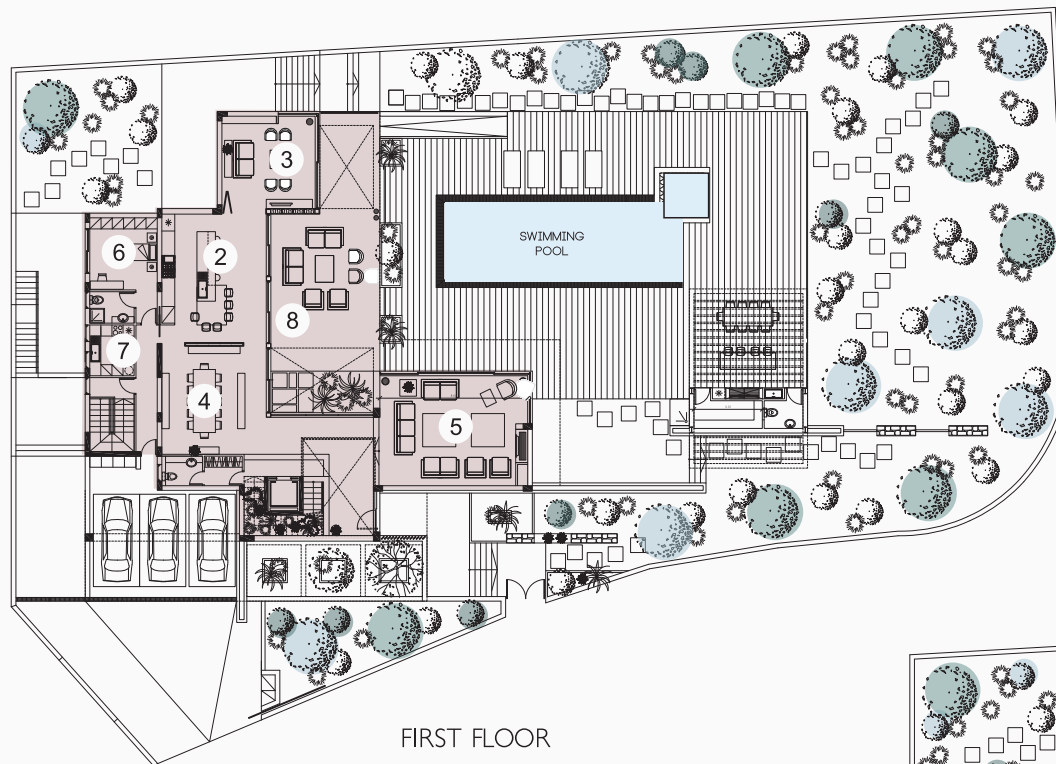


GRANDE

VILLA IN PLOT 683 & 684

*Kalogiri*

Bed	5
Cov. Area Ground Floor + First Floor	476.18m <sup>2</sup>
Cov. Area Basement	203.64 m <sup>2</sup>
Cov. Veranda	99.77 m <sup>2</sup>
Other Cov. Areas	15.68 m <sup>2</sup>
Carport	57.3 m <sup>2</sup>
Unc. Veranda	17.06 m <sup>2</sup>
Total Cov. Area	852.57 m <sup>2</sup>
Plot Size	1779 m <sup>2</sup>



FIRST FLOOR

1 - BASEMENT

A. STORAGE ROOM B. SAUNA C. GYM  
D. BEDROOM E. CAVA F. LAUNDRY ROOM

2 - KITCHEN 3- FAMILY ROOM 4 - DINING ROOM

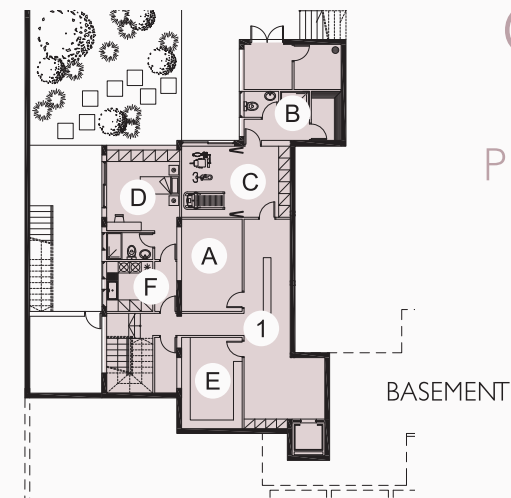
5 - LIVING AREA 6 - BEDROOM 1 EN-SUITE

7 - LAUNDRY ROOM 8 - COVERED VERANDA

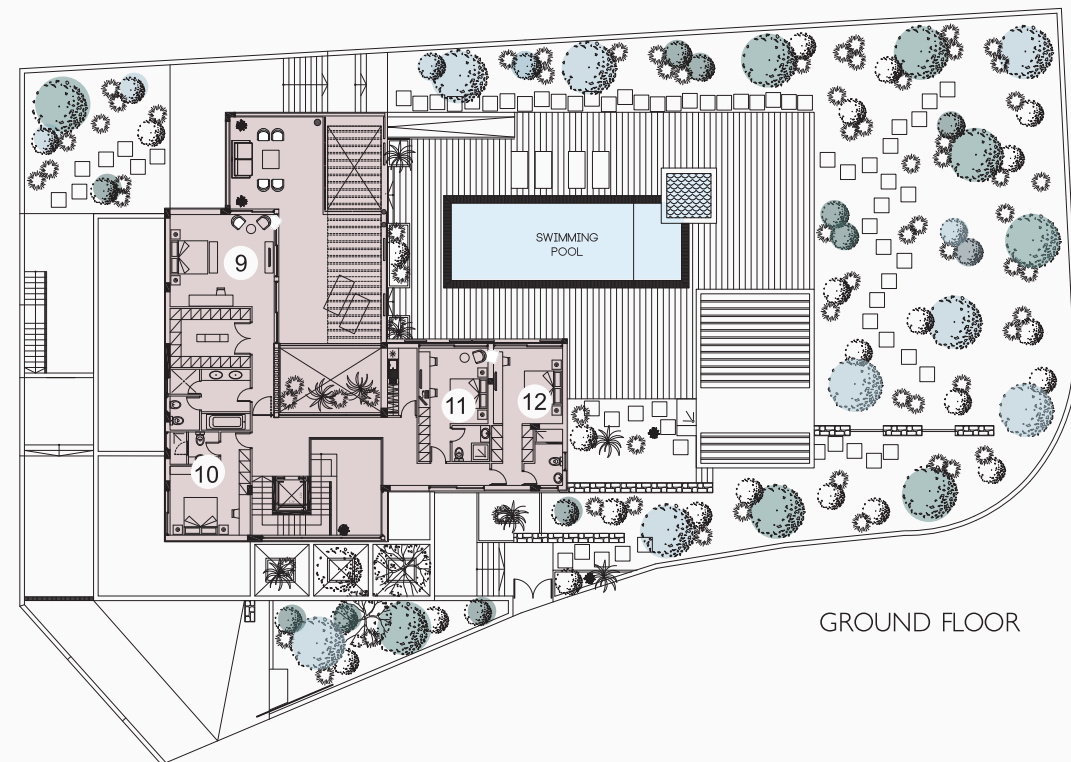
9 - MASTER BEDROOM EN-SUITE

10 - BEDROOM 2 EN-SUITE 11 - BEDROOM 3 EN-SUITE

12 - BEDROOM 4 EN-SUITE



BASEMENT



GROUND FLOOR

# GRANDE

VILLA IN  
PLOT 683 & 684

# GRANDE

VILLA IN PLOT 683 & 684

KALOGIRI



Situated within a beautifully integrated neighbourhood, distinguished by breathtaking sea views, the airiness and open space of VILLA GRANDE is evident from the large private swimming pool and the handsome, landscaped back garden. From the bespoke contemporary finishes, the painstaking attention to detail and the superior levels of crafted finish, VILLA GRANDE will provide the luxury lifestyle that only the Hillcrest Residences can provide. The result: handsome front gardens and spacious rear plots with large patios and terraces, and shaded, outdoor dining areas.

# Building on Trust

FOR OVER 37 YEARS

HAVING DELIVERED INFRASTRUCTURE THROUGHOUT CYPRUS AND GREECE FOR OVER THREE DECADES, ARISTO DEVELOPERS ASSURES ITS SERVICES ARE BUILT ON THE CORNERSTONES OF QUALITY AND COMMITMENT. OUR SUCCESSFUL PERFORMANCE IS SUPPORTED BY AN EXTENSIVE CLIENT BASE, AND OUR ABILITY TO DELIVER QUALITY AND SERVICE.



## THE CHAIRMAN

Theodoros Aristodemou is the Founder, CEO and Chairman of ARISTO DEVELOPERS Ltd Group of Companies for both Cyprus and abroad, and is currently a member on numerous Boards of Directors for a string of successful companies in Cyprus.

He has been honoured by many organisations, and has been acknowledged by the Cypriot Government for his on-going contribution to the economy of Cyprus. Theodoros Aristodemou has also been made an Honorary Lifetime President of the Pafos Chamber of Commerce – the only living person to be awarded this title in the history of the Organisation.





#### ARISTO OFFICES

China  
Cyprus  
Greece  
Russia

#### ARISTO HEAD OFFICES

China, Guangzhou and Beijing  
Cyprus, Pafos  
Greece, Athens  
Russia, Moscow  
United Kingdom

#### AFFILIATED OFFICES

Egypt  
India  
Iran  
Kenya  
Kuwait  
Lebanon  
South Africa  
St. Petersburg  
Sweden  
Syria  
UAE  
Ukraine  
United Kingdom  
Vietnam

#### SATELLITE OFFICES

China - Beijing  
Changchun  
Chengdu  
Dalian  
Guangzhou  
Shanghai  
Egypt - Cairo

As a reputable developer, Aristo Developers has been recognised for its high-level, quality product by a plethora of local and international organizations. Having been acknowledged by the International Finance Magazine as "Best Real Estate Cyprus Developer 2016", in terms of innovation and performance, Aristo Developers was also the first property and construction developer in Cyprus to be endorsed by the International Standards Organisation (ISO 9001) for quality. Our status as a "CLASS A" Construction and Property Development Company – the highest category awarded to companies who have a reputation for high quality construction and building infrastructure, allows us to undertake and execute projects of unlimited number, size and value.

Aristo Developers offers peace of mind when buying property abroad. Our guarantee for delivery dates and title deeds subscribes to our principal of establishing reliable partnerships with our clients.

Aristo Developers has also been a pioneering force behind large-scale developments, having developed two 18-hole signature championship golf courses, including the Venus Rock Golf Resort – set to become the largest beachfront golf resort in the south eastern Mediterranean. Other landmark projects include the Aphrodite Waterpark, the International School of Paphos, and the Kings Avenue Mall – the most contemporary shopping mall on the island of Cyprus.

With over 265 island wide developments, and 50 new projects currently in the market, Aristo Developers seeks out the finest locations across Cyprus to develop an impressive range of unique, freehold properties – ranging from apartments, villas and townhouses, to luxurious beachfront homes and golf estates.

## OTHER DEVELOPMENTS



### THE SPECTRUM

BOULIQUE RESIDENCES

Modern boutique residences with world-class facilities, located in the cosmopolitan city of Limassol



### PEARL PARK

LUXURY RESIDENCES

Upmarket residential development comprising deluxe apartments and condominiums, with large communal swimming pool and gym facilities



### SEA CAVES

RESIDENCES

A luxurious collection of three and four bedroom villas located in the renowned Coral Bay area – less than 100m from the coast



### CENTRAL PARK

RESIDENCES

Luxurious penthouses and apartments located in the heart of Pafos, offering panoramic town and coastal views



### MAGNOLIA

COURT

Modern apartment development located in the heart of Pafos and close to a full range of services and amenities



### PLAGE

RESIDENCES

Modern and luxurious coastal residences with private infinity-edge swimming pools, located in the heart of the Pafos Tourist Area, and within walking distance to the beach

## LANDMARKS



### THE INTERNATIONAL SCHOOL OF PAPHOS PRIVATE

Private English School, based in Pafos, providing quality education from kindergarten to A Levels. Registered with the Cyprus Ministry of Education and affiliated with Cambridge University, United Kingdom.



### KINGS AVENUE MALL

ALL AND MORE

The most contemporary shopping mall in Cyprus, the Kings Avenue Mall is an impressive full-concept shopping haven located in Pafos offering visitors the ultimate shopping experience.



### VENUS ROCK

GOLF RESORT

Set to become Europe's largest golf-integrated beachfront resort with world-class facilities and services, luxury golf villas with private swimming pools.



### POSEIDON

GRAND MARINA

Exciting, new mixed-use development combining super yacht berths, with a diverse commercial area and luxury residential properties in the picturesque town of Pafos.



# HILLCREST

## RESIDENCES

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 brochure 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.