



viewpoint  
hills

# EXCLUSIVE MEDITERRANEAN LIVING









VIEWPOINT HILLS will set a new precedent for luxury living in Cyprus. A brand new development comprising boutique-style residences, this new level of opulence is located in the sought-after suburb of Peyia in the city of Pafos with sweeping views of the alluring waters of the Mediterranean.



# INSPIRED VISION



VIEWPOINT HILLS reflects the creative vision of award-winning architects. With a premium choice of individually-designed villas, residents of these exclusive homes will benefit from private swimming pools, large terraces, spacious interiors, highly-specified finishes and a comprehensive array of elite lifestyle facilities. VIEWPOINT HILLS exudes a remarkable calm and peacefulness: a gentle and beautifully-designed transition between the outside world and the privacy of one's home.

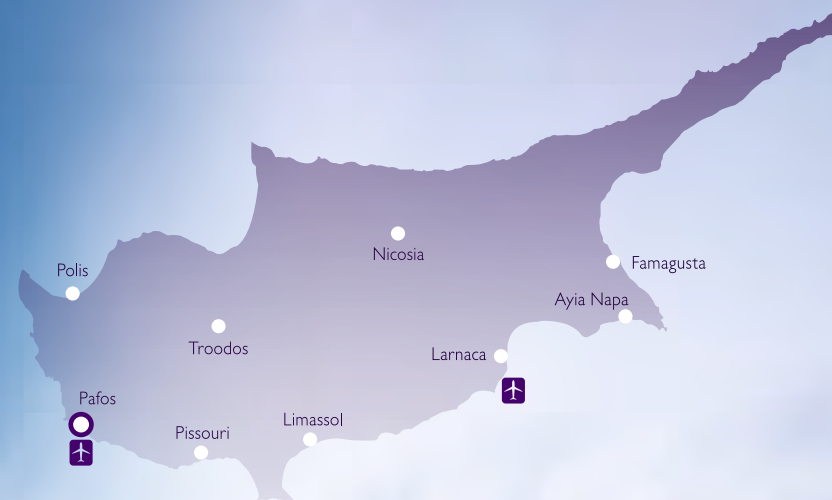




# THE ISLAND CYPRUS

THE JEWEL OF THE MEDITERRANEAN

CAPITAL	NICOSIA
GOVERNMENT	PRESIDENTIAL REPUBLIC
AREA	9,251 km <sup>2</sup>
POPULATION	838,897 (2011)
TIME ZONE	EET (UTC +2)
CURRENCY	EURO
EU MEMBER	SINCE 2004



## TRAVELING DISTANCES FROM PAFOS (BY CAR)

POLIS	35 MINUTES
PISSOURI	25 MINUTES
LIMASSOL	40 MINUTES
LARNACA	1 HOUR 20 MINUTES
AYIA NAPA	1 HOUR 50 MINUTES
NICOSIA	1 HOUR 30 MINUTES
TROODOS	1 HOUR 15 MINUTES





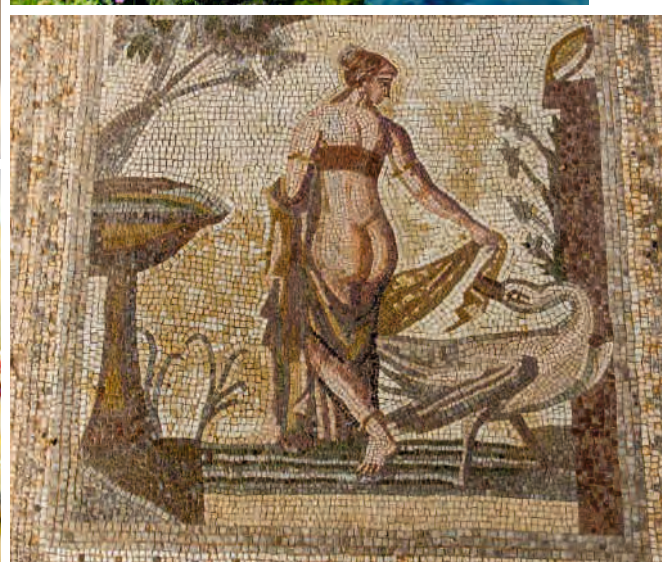
- Full member of the European Union
- Lowest corporate tax regime in the EU (12,5%)
- Strategic location: crossroads of three continents (Africa, Asia and Europe)
- Cosmopolitan lifestyle
- Cultural diversity
- Excellent infrastructure
- Modern healthcare facilities and centres
- Pleasant Mediterranean climate
- Rich in culture and history
- English widely spoken
- Blue flag awarded beaches
- Picturesque villages and mountains with pine forests
- Winter ski resorts
- Safe and friendly environment
- Great nightlife
- Wide range of entertainment and outdoor excursions
- Short distances to amenities and services
- Contemporary shopping malls with international brands
- International 18-hole championship signature golf courses
- Modern, international airports with flights from major destinations
- Luxury spa resorts and five star hotels
- Business opportunities
- Public and private educational institutions
- Business opportunities
- Public and private educational institutions
- Business centre for large corporations
- Natural gas: substantial impact on all aspects of the Cyprus economy and real estate industry
- Largest casino resort in Europe to be developed in Cyprus

# PAFOS THE CULTURAL CITY

Pafos, with its pleasant harbour and medieval fort, is a perfect blend of a cosmopolitan holiday resort surrounded by spectacular countryside and historical sites. The region itself provides a flawless environment for those seeking to enjoy both sea and mountains, while savouring a taste of the island's unique and opulent culture.







- Cultural Capital of Europe 2017
- Cosmopolitan lifestyle
- 340 days of sunshine
- Rich in culture and history
- English widely spoken
- Blue flag awarded beaches
- Safe and friendly environment
- Great nightlife
- Wide range of entertainment and outdoor excursions
- Short distances to amenities and services
- Shopping malls with international brands
- International 18-hole championship golf courses
- International Airport with more than 170 flights a week from major destinations
- The largest number of hotels and resorts on the island
- Favourable business opportunities
- Public and private medical and educational institutions
- Business centre for large corporations





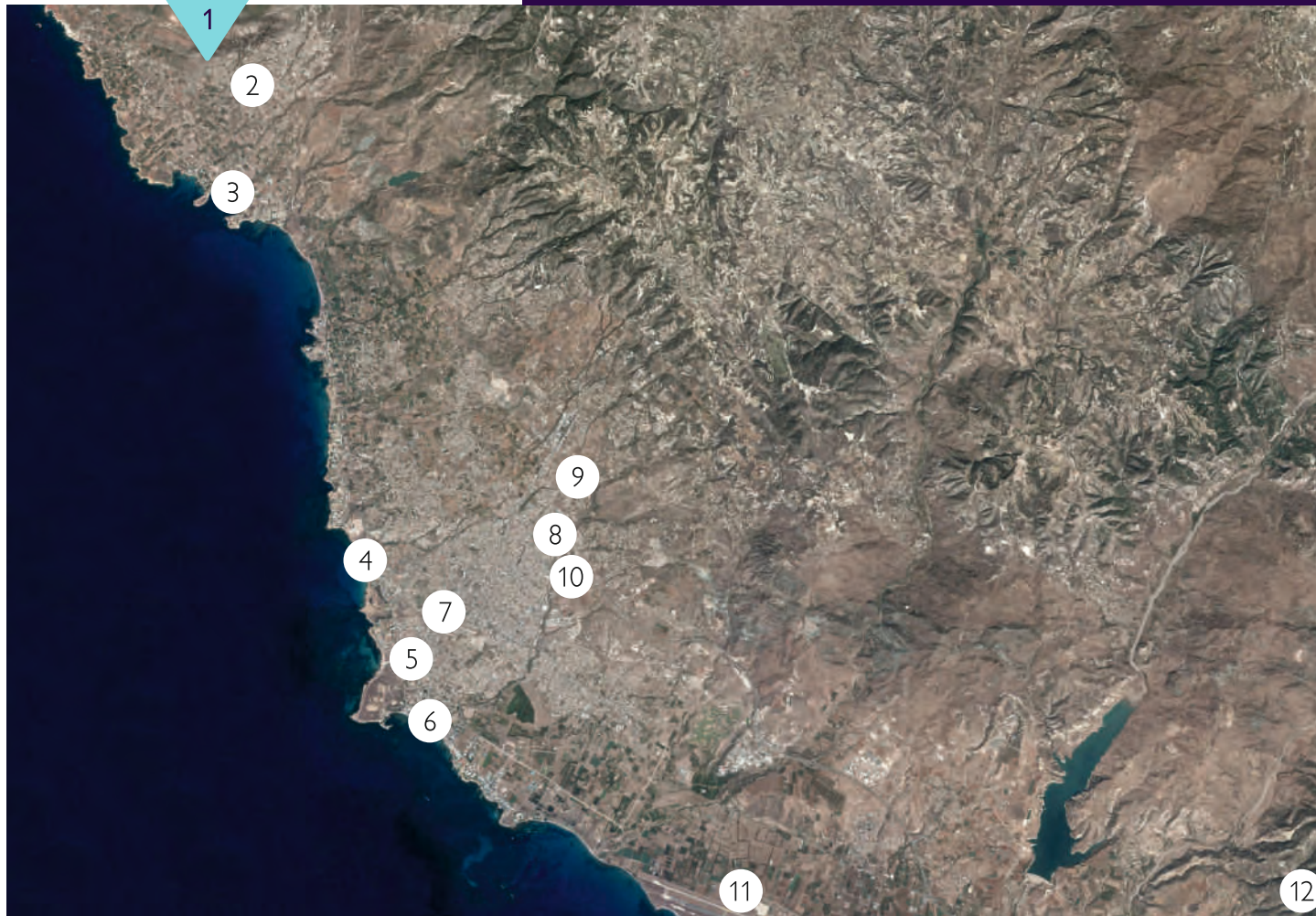
# FINEST LOCATION

WITH BREATHTAKING VIEWS OF THE MEDITERRANEAN





GOOGLE EARTH LOCATION: LATITUDE: 34.88104° LONGITUDE: 32.364696°



DRIVING TIME IN MINUTES  
FROM VIEWPOINT HILLS

VIEWPOINT HILLS	0
PEYIA VILLAGE	2
CORAL BAY	5
TOMBS OF THE KINGS	10
KINGS AVENUE MALL	12
PAFOS HARBOUR	13
PAFOS TOWN CENTRE	15
PAFOS GENERAL HOSPITAL	18
INTERNATIONAL SCHOOL OF PAPHOS	20
HIGHWAY (STARTING POINT)	18
PAFOS INTERNATIONAL AIRPORT	25
VENUS ROCK GOLF RESORT	30



1. VIEWPOINT HILLS



2. PEYIA VILLAGE



3. CORAL BAY



4. TOMBS OF THE KINGS



5. KINGS AVENUE MALL



6. PAFOS HARBOUR



7. PAFOS TOWN CENTRE



8. PAFOS GENERAL  
HOSPITAL



9. INTERNATIONAL SCHOOL  
OF PAPHOS



10. HIGHWAY STARTING  
POINT



11. PAFOS INTERNATIONAL  
AIRPORT



12. VENUS ROCK GOLF  
RESORT



NUMBER OF RESIDENCES	40
NUMBER OF VILLA TYPES	7
BEDROOMS	3, 4 AND 5
PLOT SIZES	518 m <sup>2</sup> - 1,449 m <sup>2</sup>
TOTAL COVERED AREAS	200 m <sup>2</sup> - 574 m <sup>2</sup>



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# LARGE LIVING SPACES







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

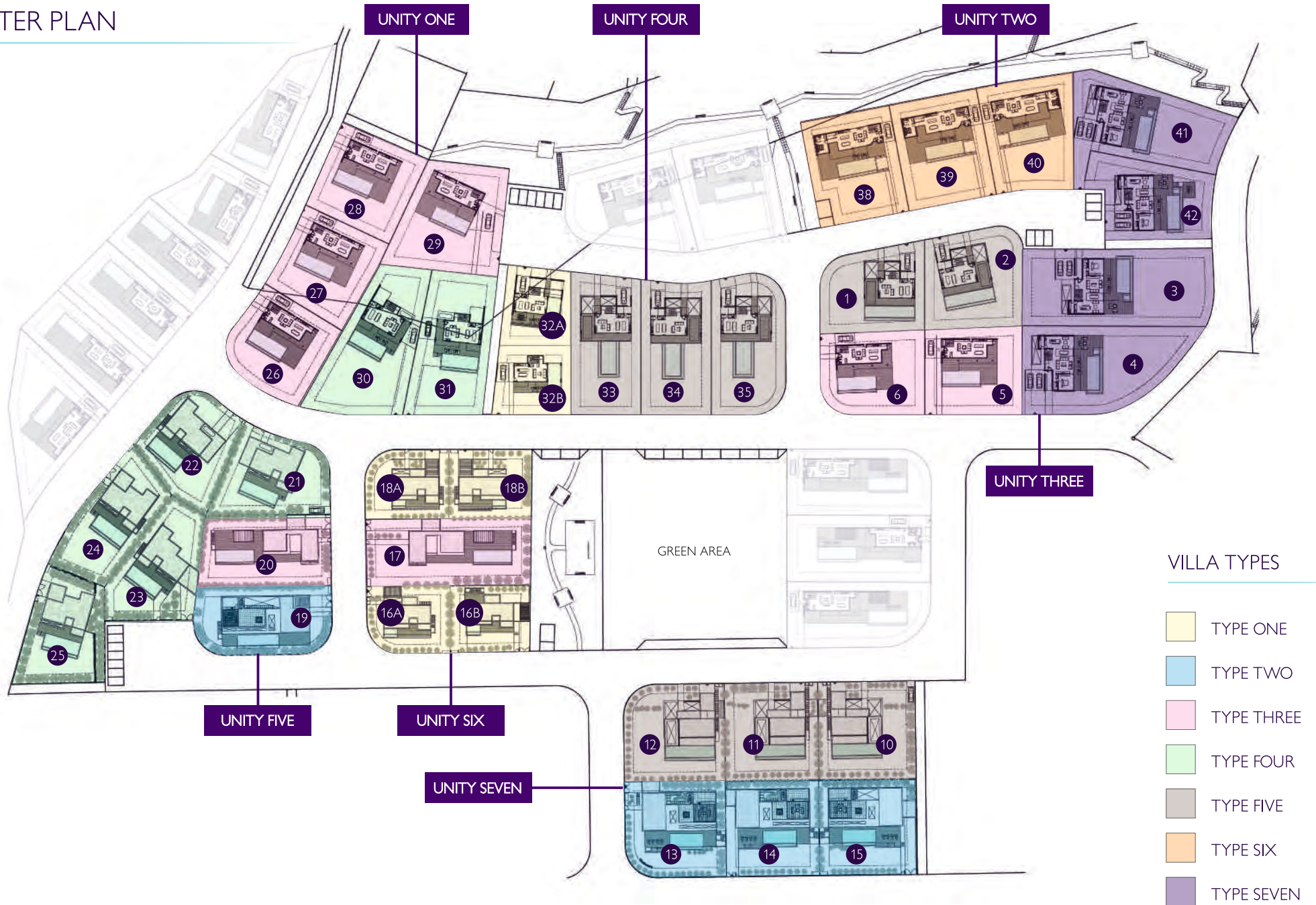
- Up-to-date, high standard finishes and specifications
- Double glazing energy efficient windows and patio floor-to-ceiling sliding doors of latest technology aluminium sections
- Thermal insulation (Category A)
- Imported marble floor finishes in communal areas
- Highest quality floor ceramics / optional pre-varnished parquet floors
- Imported Italian sliding wardrobe doors
- Top quality Italian internal doors
- Bespoke Italian kitchens
- Granite or high quality kitchen worktops and vanity unit tops
- Superb range of kitchen appliances
- Finest bathroom fittings
- Quality sanitary ware
- Decor 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
- Front door videophones with colour monitors
- State-of-the-art central home automations systems

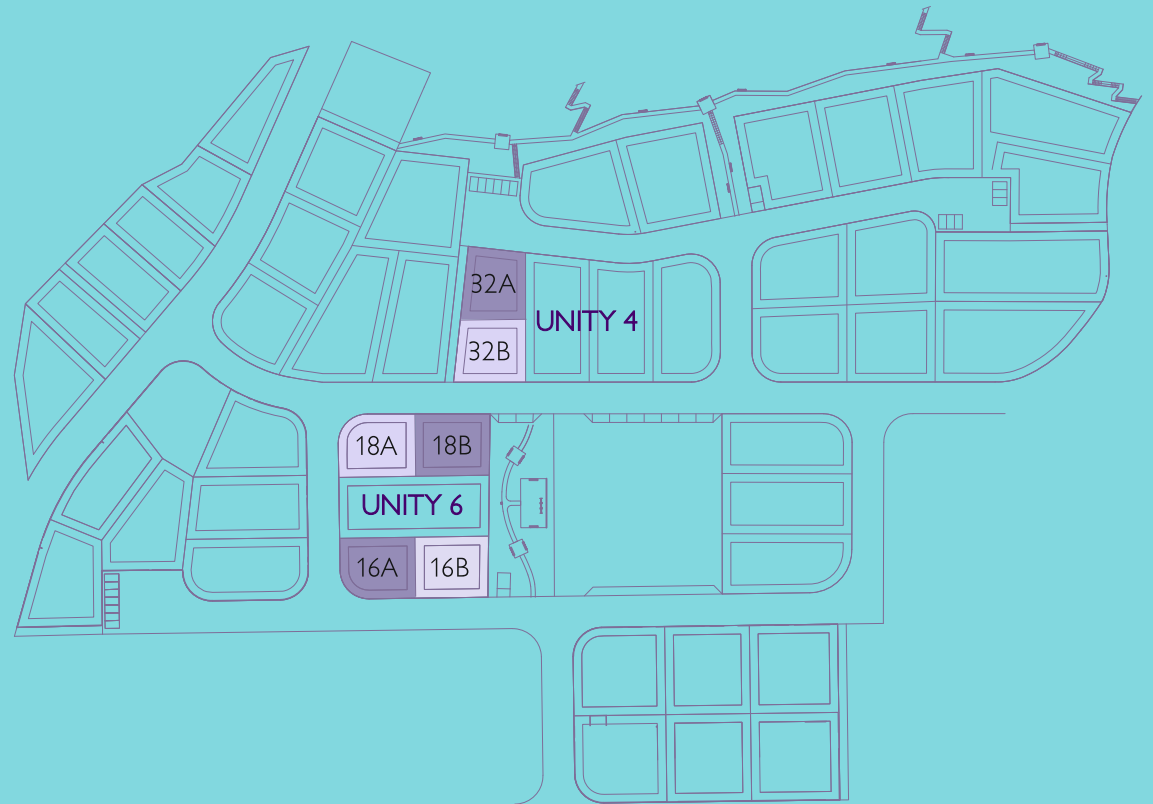


MASTER  
PLAN



# MASTER PLAN





# VILLA TYPE ONE

THREE BEDROOMS



## VILLA TYPE 1

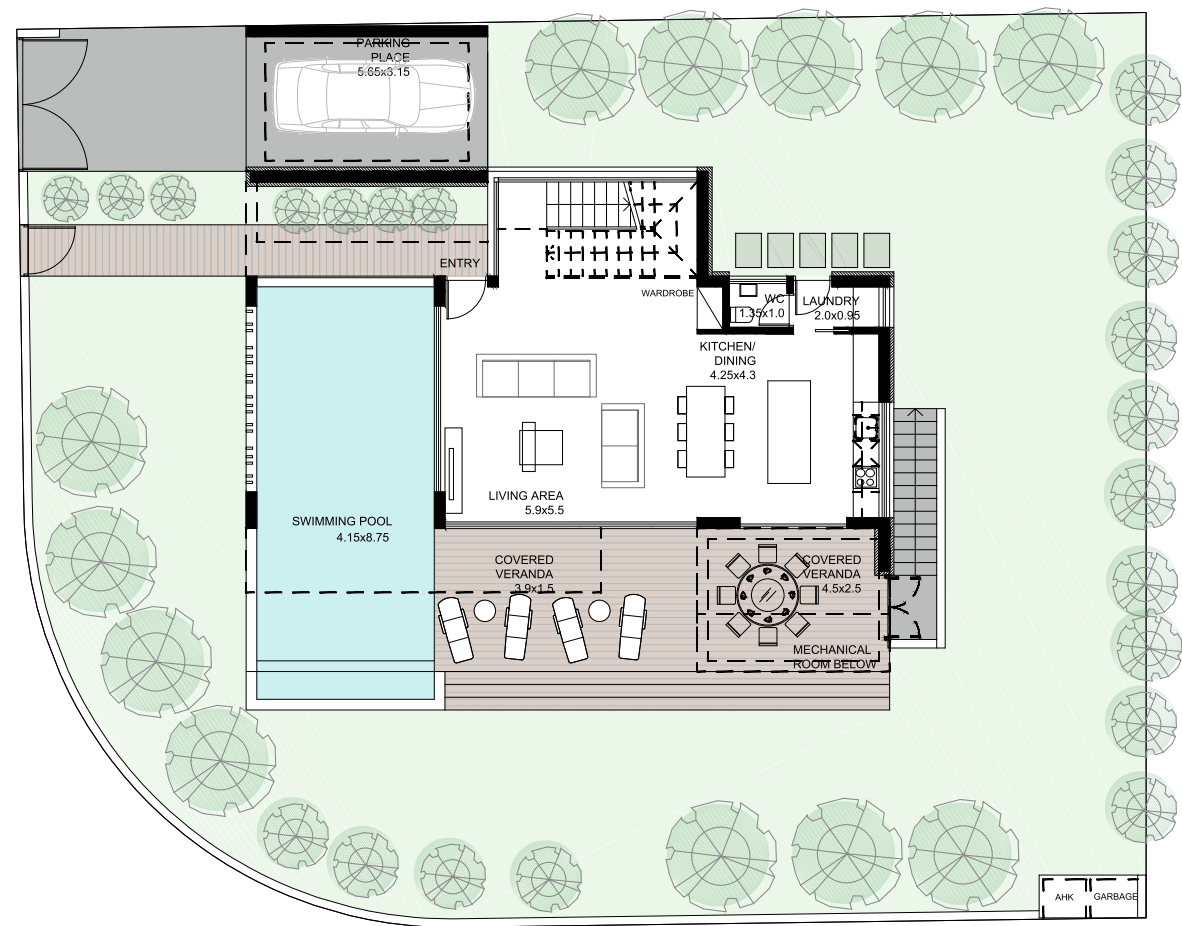
3 BEDROOMS



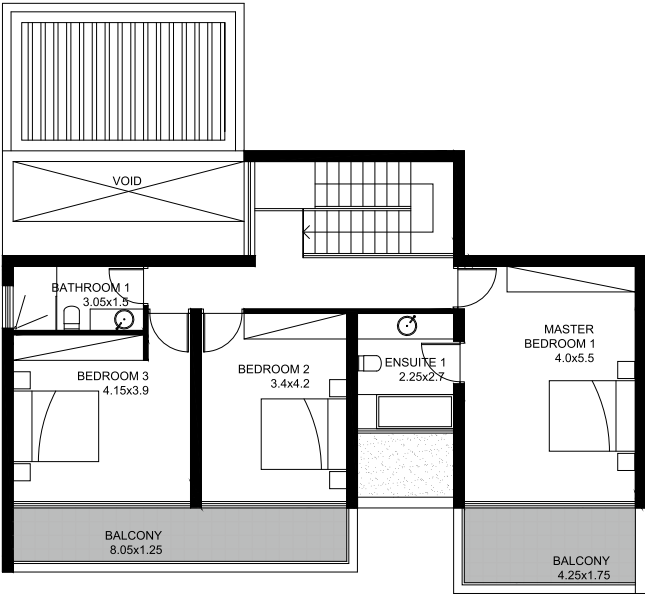


VILLA TYPE 1

3 BEDROOMS



GROUND FLOOR PLAN



FIRST FLOOR PLAN

# VILLA TYPE 1

3 BEDROOMS

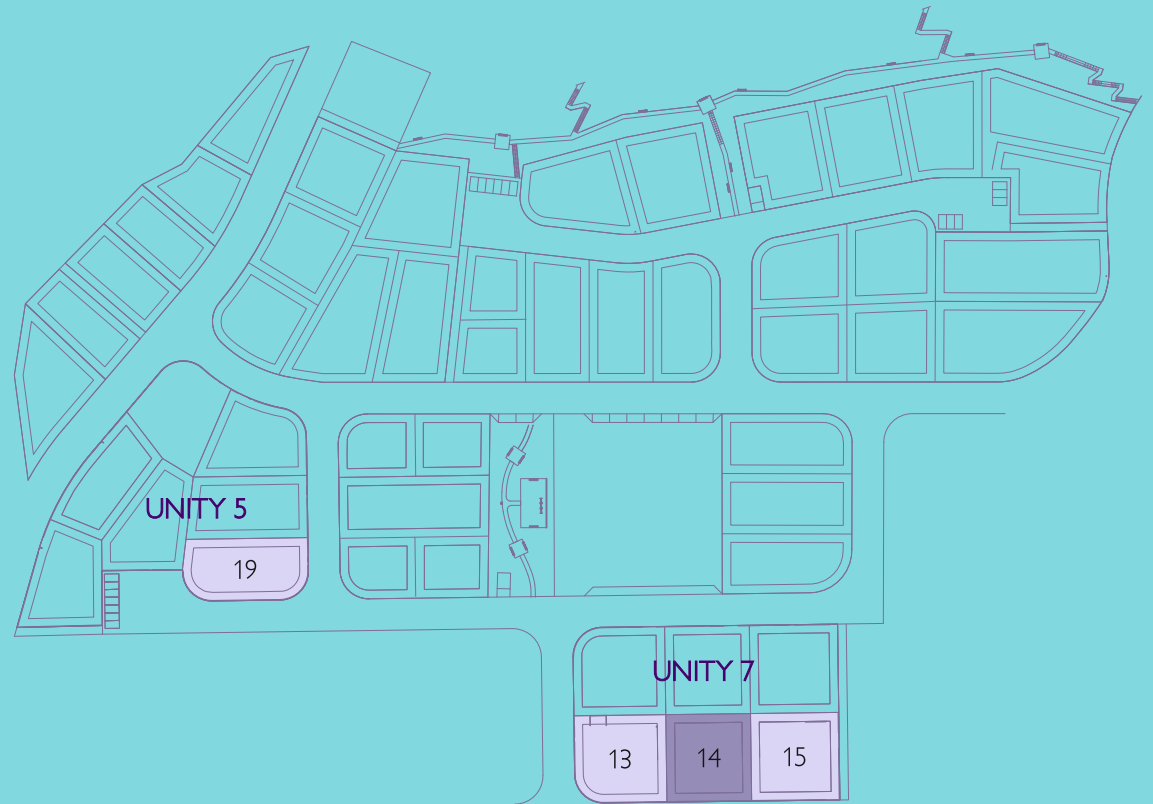


VILLA No.	VILLA TYPE	UNITY No.	PLOT AREA (m <sup>2</sup> )	BEDROOMS	COV. AREA (m <sup>2</sup> )	COV. VERANDA (m <sup>2</sup> )	TOTAL COV. AREA (m <sup>2</sup> )	CARPORT (m <sup>2</sup> )	UNCOV. VERANDA (m <sup>2</sup> )
16 A	1 A	6	534.00	3	172.00	42.00	214.00	19.00 (UNCOV.)	18.50
16 B	1 B	6	534.00	3	172.00	42.00	214.00	21.00 (UNCOV.)	43.00
18 A	1 A	6	558.00	3	172.00	41.00	213.00	23.00 (UNCOV.)	18.50
18 B	1 B	6	558.00	3	172.00	41.00	213.00	23.00 (UNCOV.)	18.50
32 A	1 B	4	518.00	3	167.00	35.00	202.00	23.00 (UNCOV.)	24.00
32 B	1 A	4	518.00	3	167.00	33.00	200.00	20.00 (UNCOV.)	53.00

PRIVATE SWIMMING POOL INCLUDED







# VILLA TYPE TWO

THREE BEDROOMS

## VILLA TYPE 2

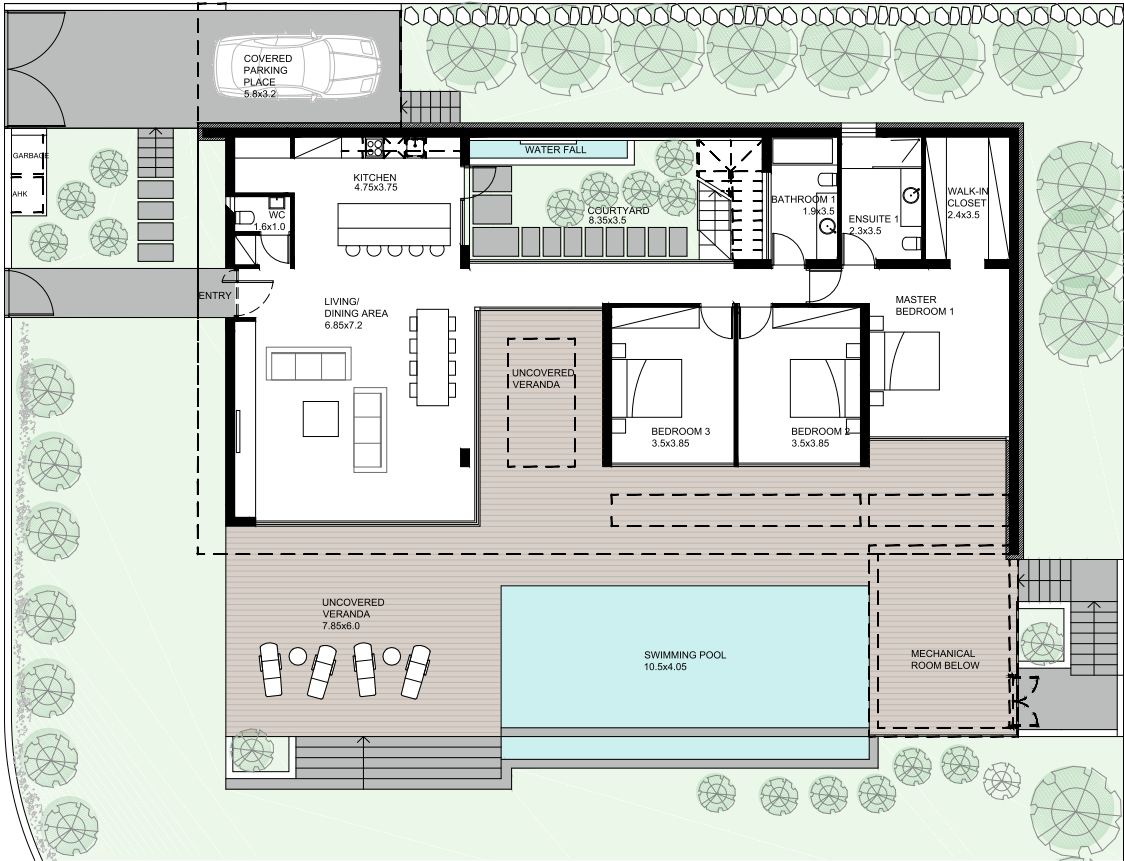
3 BEDROOMS



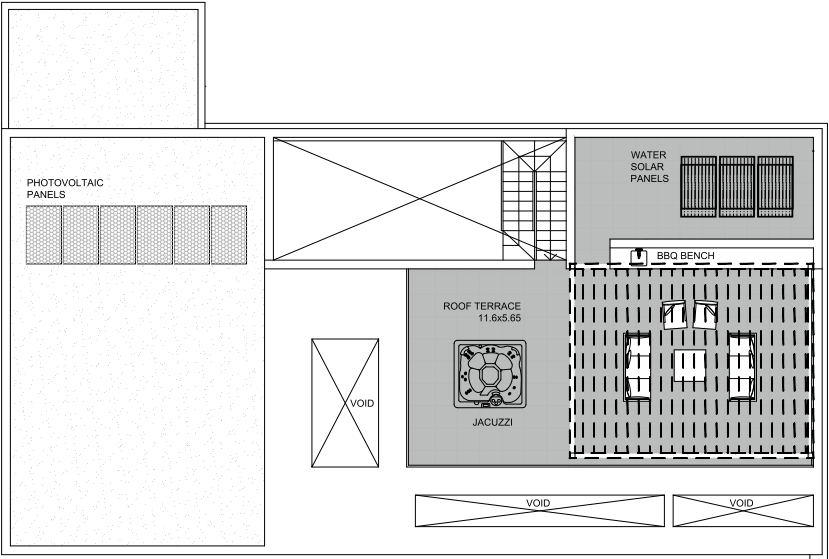


VILLA TYPE 2

3 BEDROOMS



GROUND FLOOR PLAN

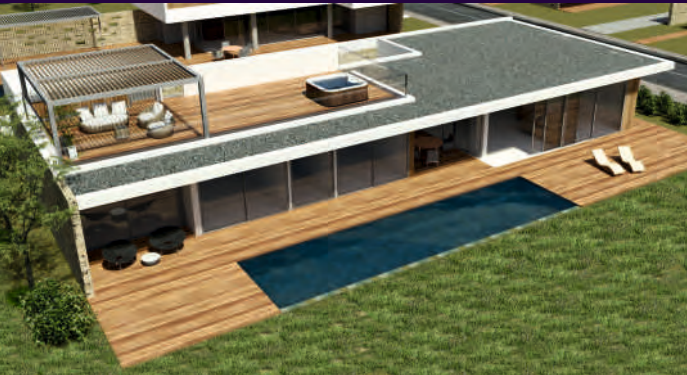


ROOF PLAN

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VILLA TYPE 2

3 BEDROOMS

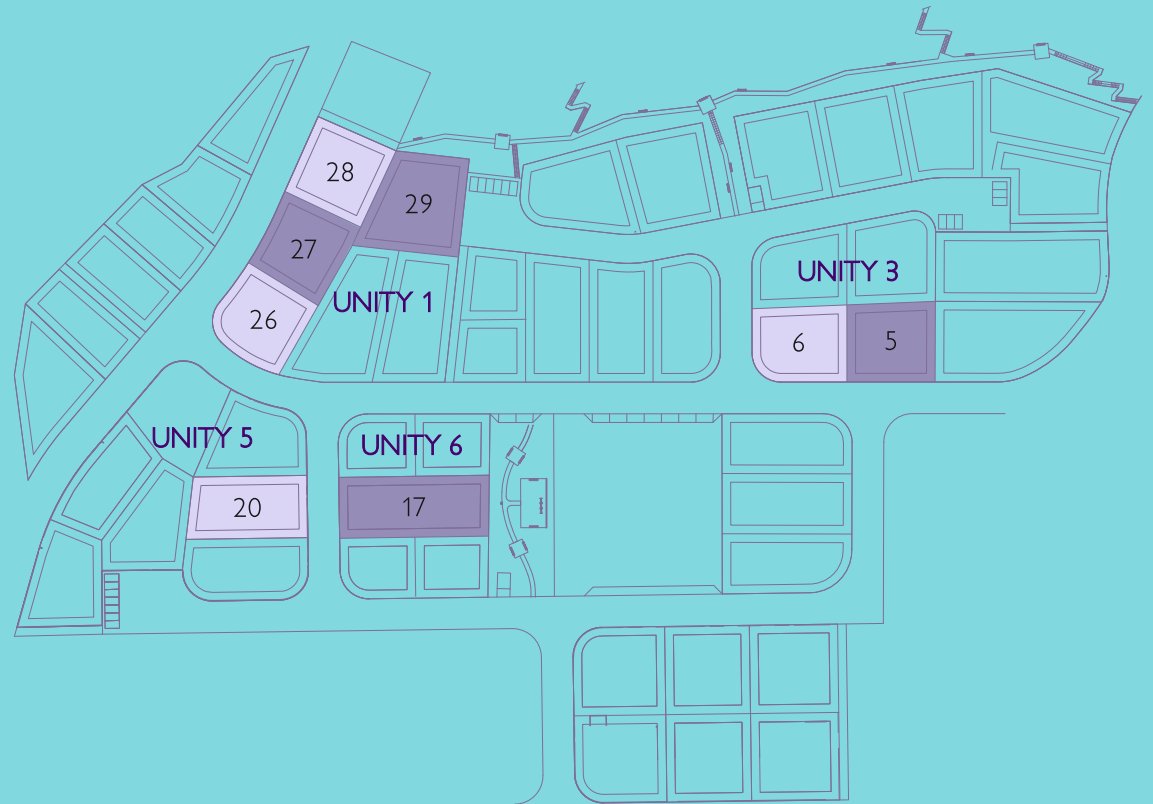


VILLA No.	VILLA TYPE	UNITY No.	PLOT AREA (m²)	BEDROOMS	COV. AREA (m²)	COV. VERANDA (m²)	TOTAL COV. AREA (m²)	CARPORT (m²)	UNCOV. VERANDA (m²)
13	2 A	7	948.00	3	180.00	56.00	256.00	20.00 (COV.)	100.00
14	2 A	7	894.00	3	180.00	56.00	253.00	17.00 (COV.)	100.00
15	2 B	7	931.00	3	180.00	56.00	259.00	23.00 (COV.)	100.00
19	2 B	5	890.00	3	184.00	49.00	233.00	23.00 (UNCOV.)	127.00

PRIVATE SWIMMING POOL INCLUDED







# VILLA TYPE THREE

THREE BEDROOMS

VILLA TYPE 3

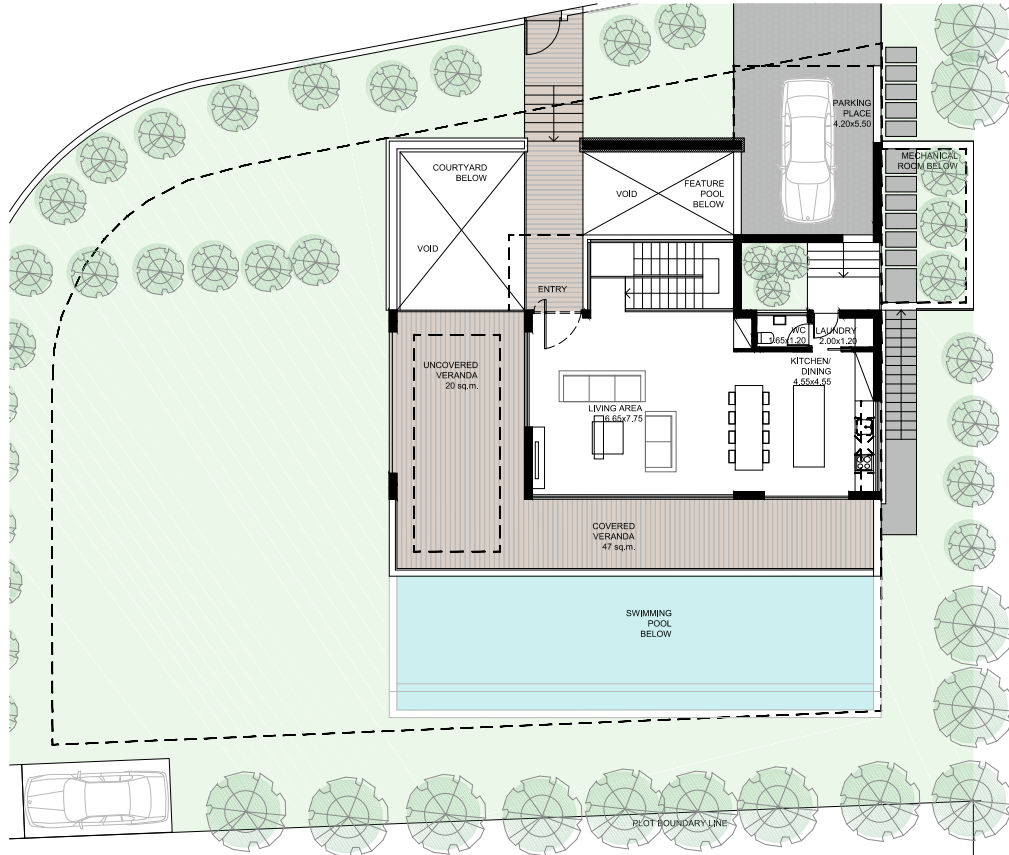
3 BEDROOMS



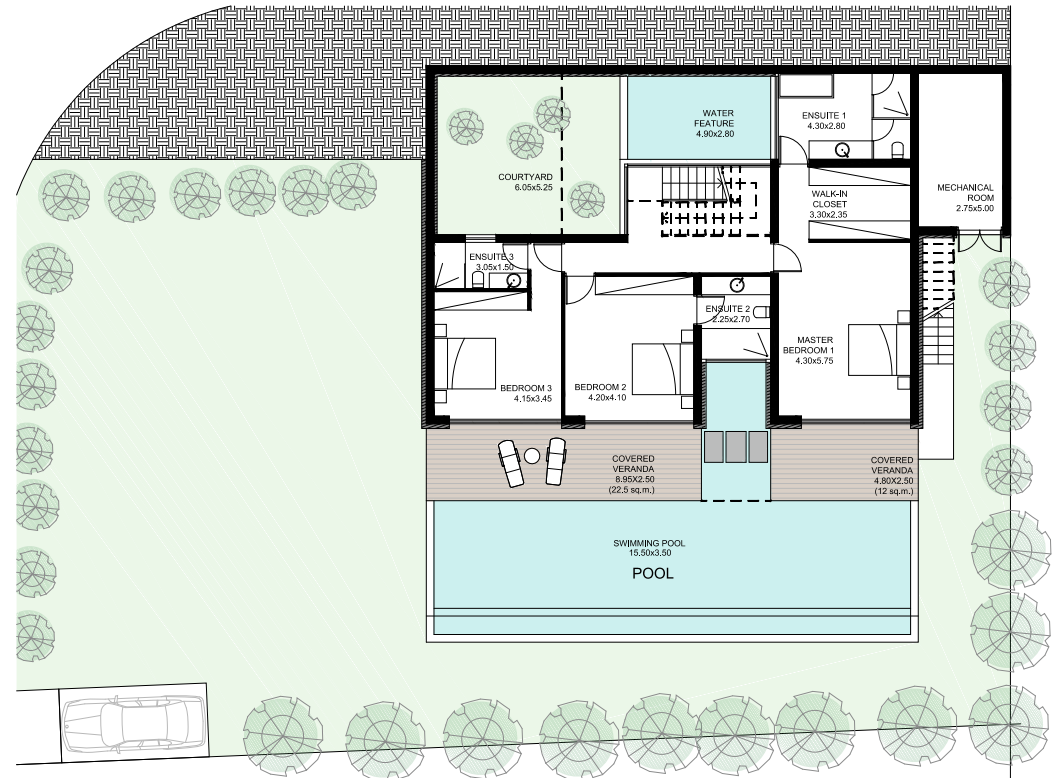


# VILLA TYPE 3

## 3 BEDROOMS



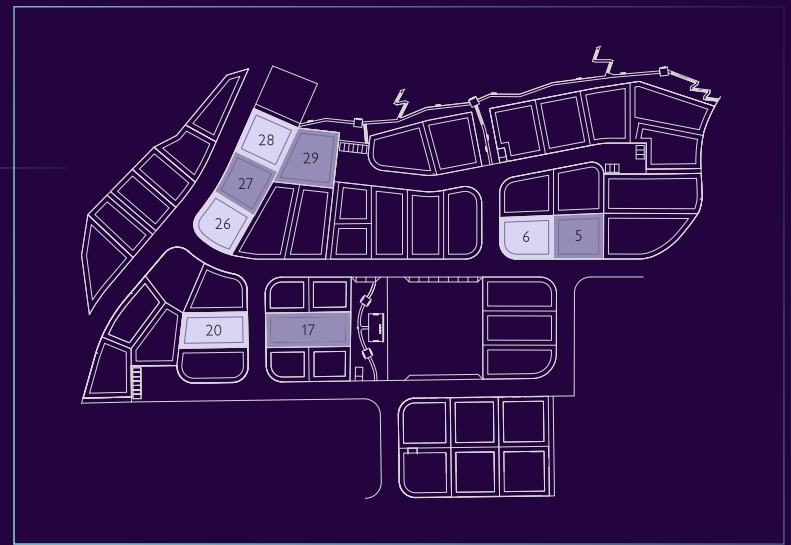
GROUND FLOOR PLAN



FIRST FLOOR PLAN

## VILLA TYPE 3

3 BEDROOMS

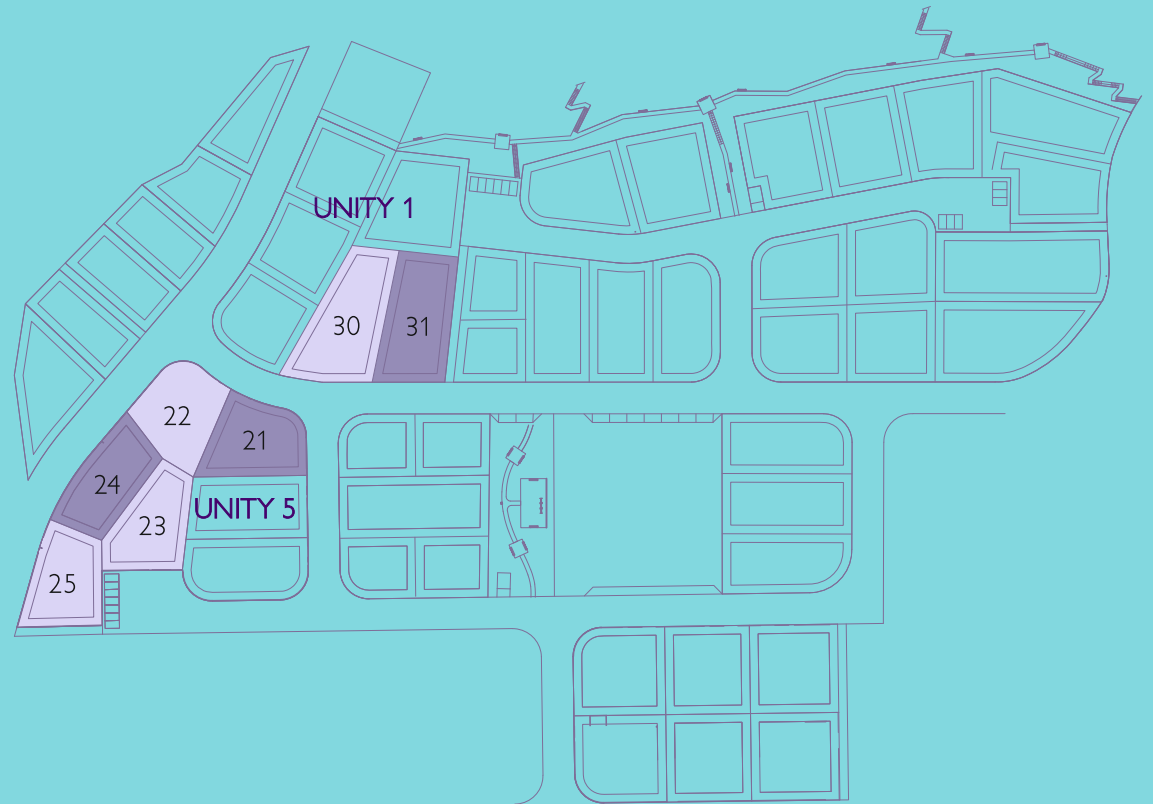


VILLA No.	VILLA TYPE	UNITY No.	PLOT AREA (m <sup>2</sup> )	BEDROOMS	COV. AREA (m <sup>2</sup> )	COV. VERANDA (m <sup>2</sup> )	TOTAL COV. AREA (m <sup>2</sup> )	CARPORT (m <sup>2</sup> )	UNCOV. VERANDA (m <sup>2</sup> )
5	3 C	3	840.00	3	210.00	69.00	301.00	22.00 (COV.)	71.00
6	3 C	3	838.00	3	210.00	59.00	292.00	23.00 (COV.)	71.00
17	3 A	6	1,100.00	3	209.00	34.00	298.00	23.00 (COV.)	130.00
20	3 B	5	884.00	3	209.00	54.00	286.00	23.00 (COV.)	131.00
26	3 C	1	840.00	3	209.00	59.00	291.00	23.00 (COV.)	70.00
27	3 C	1	841.00	3	209.00	59.00	291.00	23.00 (COV.)	70.00
28	3 C	1	846.00	3	209.00	59.00	291.00	23.00 (COV.)	70.00
29	3 D	1	1,074.00	3	209.00	59.00	314.00	46.00 (COV.)	70.00

PRIVATE SWIMMING POOL INCLUDED







# VILLA TYPE FOUR

THREE BEDROOMS

## VILLA TYPE 4

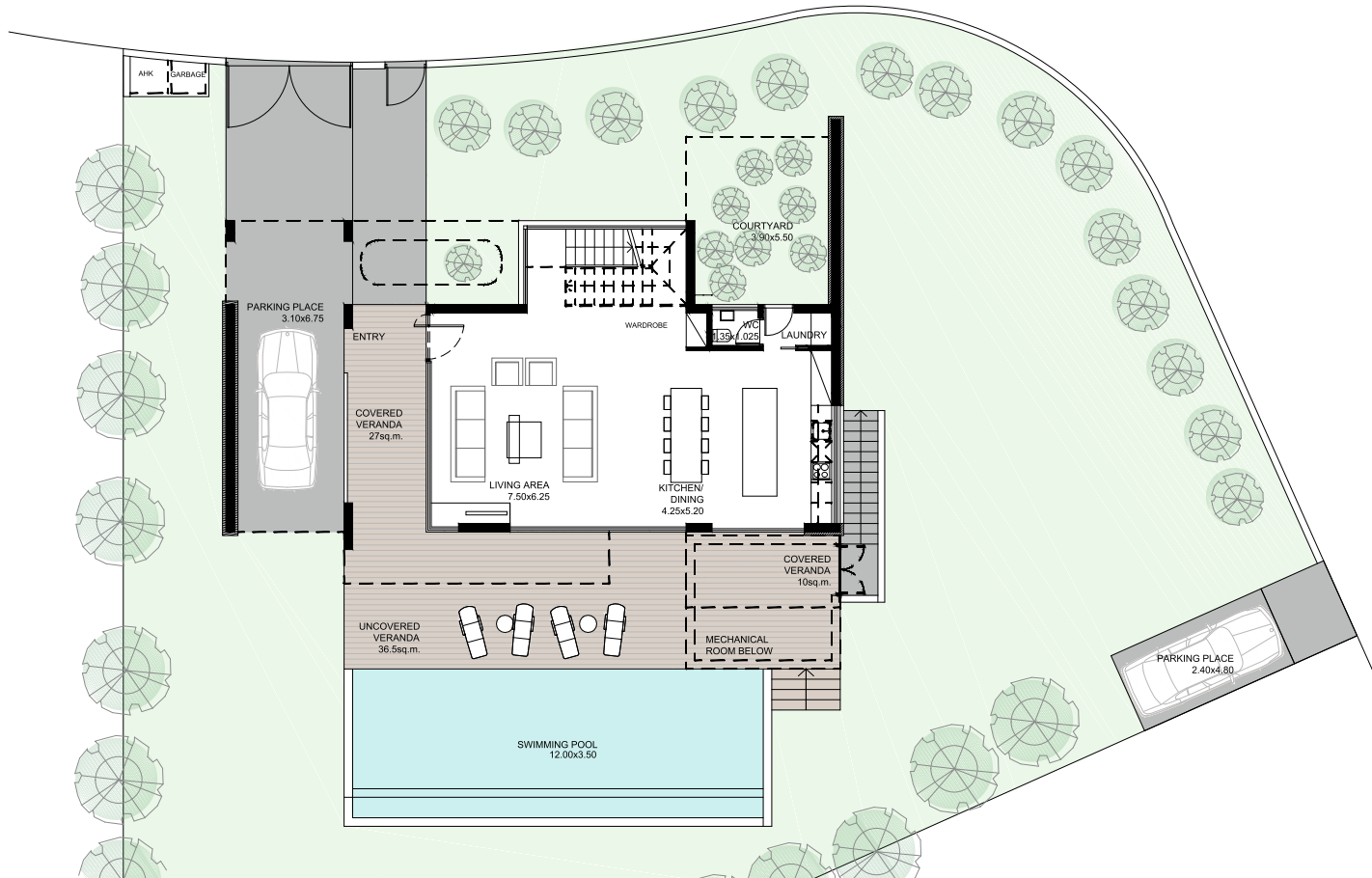
3 BEDROOMS



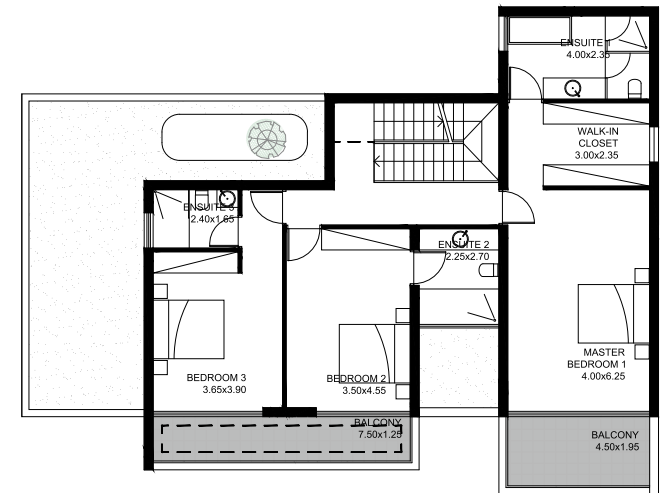


## VILLA TYPE 4

### 3 BEDROOMS



GROUND FLOOR PLAN



FIRST FLOOR PLAN

VILLA TYPE 4

3 BEDROOMS

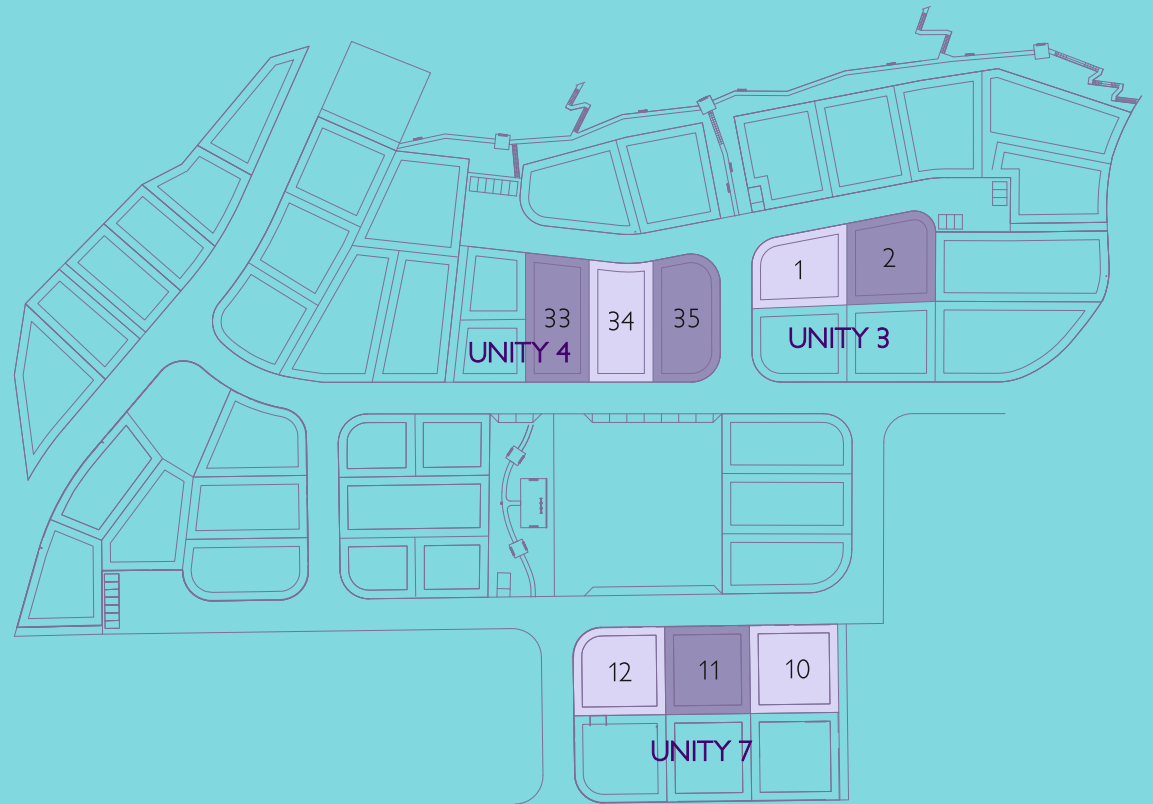


VILLA No.	VILLA TYPE	UNITY No.	PLOT AREA (m²)	BEDROOMS	COV. AREA (m²)	COV. VERANDA (m²)	TOTAL COV. AREA (m²)	CARPORT (m²)	UNCOV. VERANDA (m²)
21	4 B	5	846.00	3	218.00	69.00	318.00	31.00 (COV.)	48.00
22	4 A	5	842.00	3	218.00	69.00	318.00	31.00 (COV.)	48.00
23	4 A	5	839.00	3	218.00	69.00	323.00	36.00 (COV.)	42.00
24	4 B	5	839.00	3	218.00	69.00	312.00	25.00 (COV.)	42.00
25	4 B	5	833.00	3	218.00	69.00	329.00	25.00 (COV.)	42.00
30	4 A	1	1,164.00	3	218.00	80.00	327.00	29.00 (COV.)	36.00
31	4 B	1	1,030.00	3	218.00	80.00	331.00	33.00 (COV.)	36.00

PRIVATE SWIMMING POOL INCLUDED







# VILLA TYPE FIVE

THREE BEDROOMS

## VILLA TYPE 5

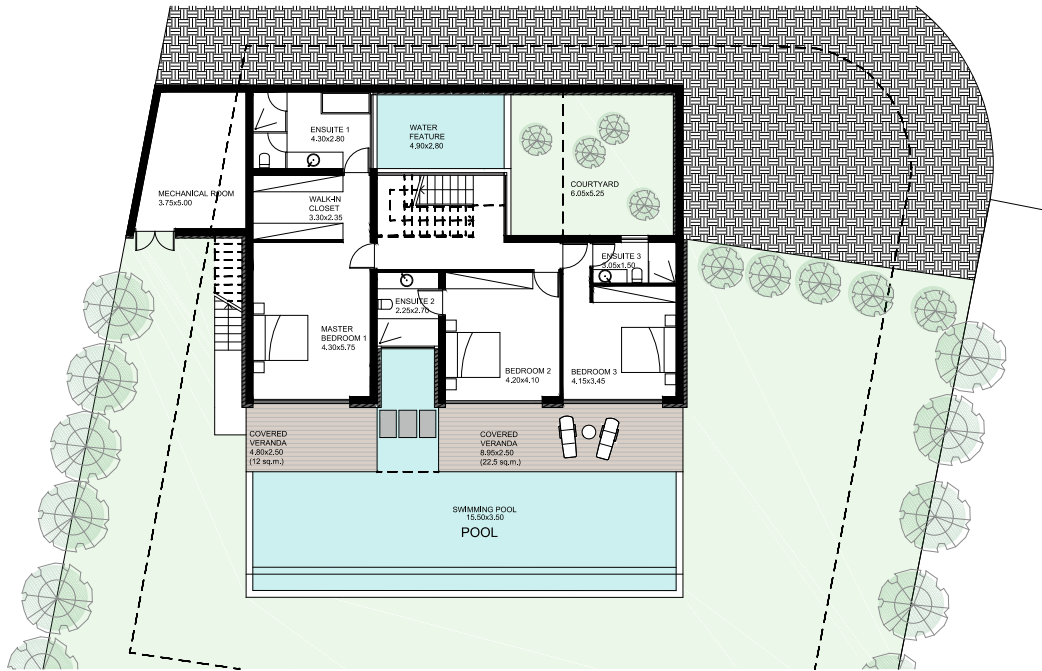
3 BEDROOMS



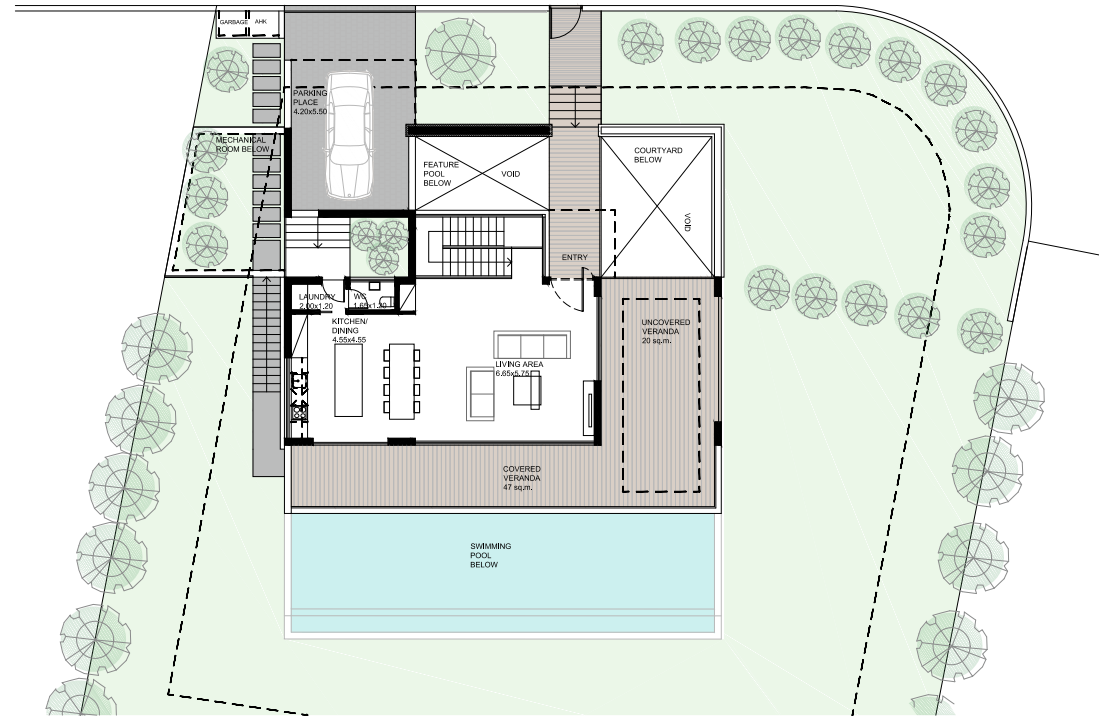


# VILLA TYPE 5

## 3 BEDROOMS



GROUND FLOOR PLAN



FIRST FLOOR PLAN

# VILLA TYPE 5

3 BEDROOMS

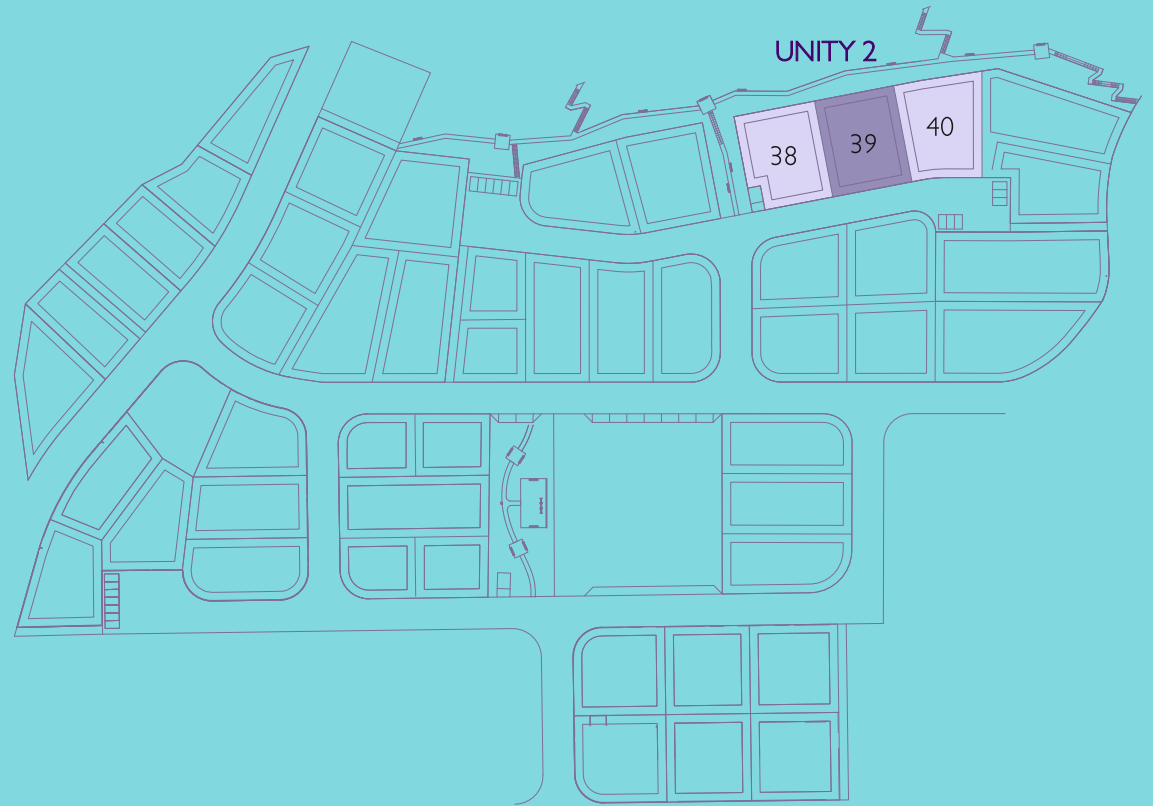


VILLA No.	VILLA TYPE	UNITY No.	PLOT AREA (m²)	BEDROOMS	COV. AREA (m²)	COV. VERANDA (m²)	TOTAL COV. AREA (m²)	CARPORT (m²)	UNCOV. VERANDA (m²)
1	5 A	3	835.00	3	216.00	87.00	329.00	26.00 (COV.)	50.00
2	5 B	3	923.00	3	216.00	87.00	329.00	26.00 (COV.)	50.00
10	5 B	7	939.00	3	216.00	81.00	323.00	26.00 (COV.)	50.00
11	5 A	7	901.00	3	216.00	81.00	323.00	26.00 (COV.)	50.00
12	5 A	7	955.00	3	216.00	81.00	323.00	26.00 (COV.)	50.00
33	5 A	4	966.00	3	216.00	86.00	344.00	26.00 (COV.)	25.00
34	5 B	4	923.00	3	216.00	86.00	344.00	26.00 (COV.)	25.00
35	5 B	4	981.00	3	216.00	86.00	344.00	26.00 (COV.)	25.00

PRIVATE SWIMMING POOL INCLUDED







# VILLA TYPE SIX

FOUR BEDROOMS

VILLA TYPE 6

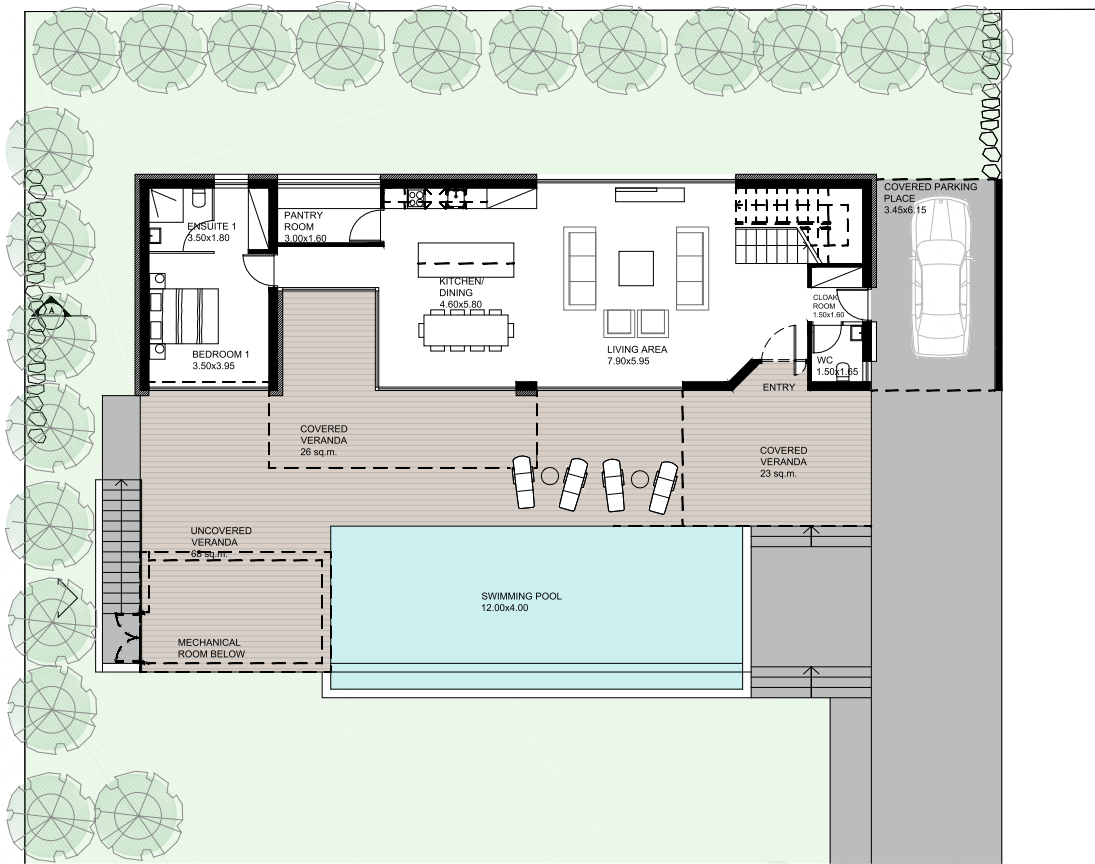
4 BEDROOMS



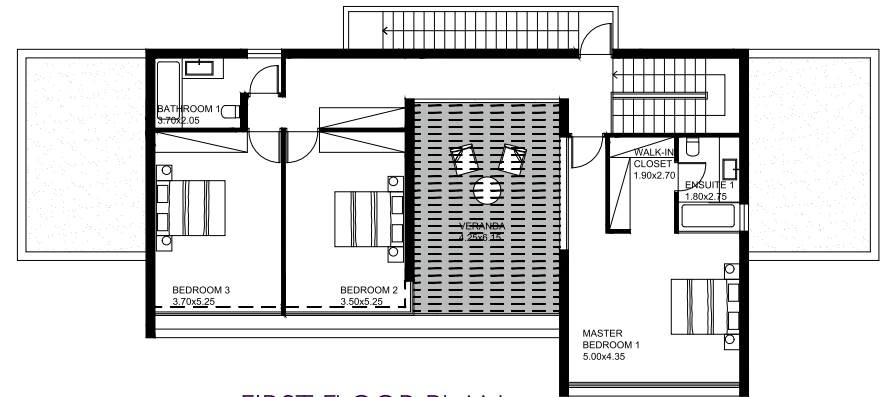


## VILLA TYPE 6

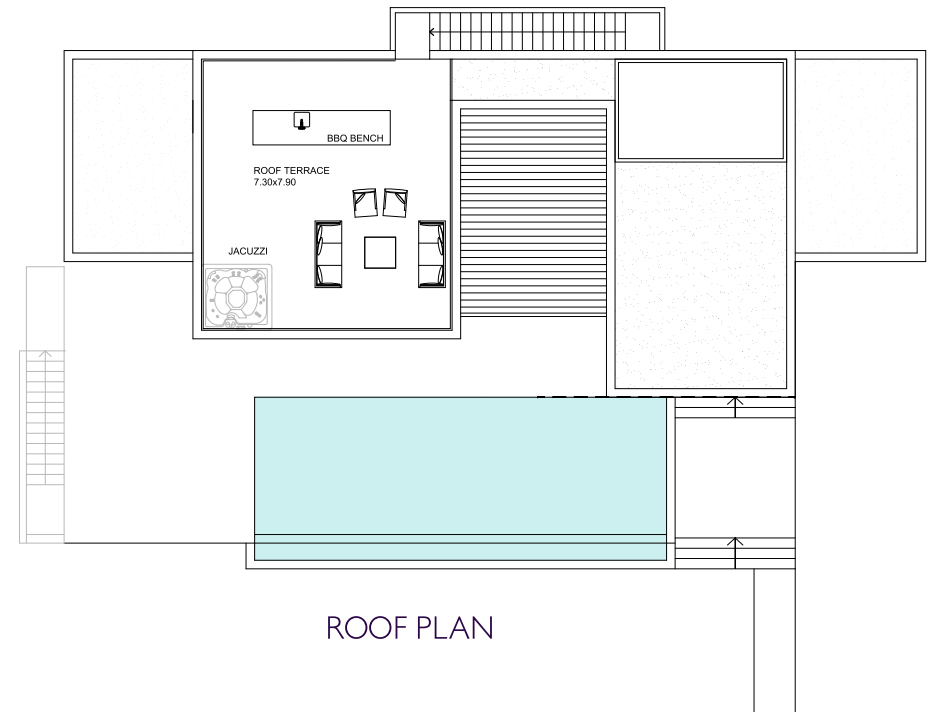
### 4 BEDROOMS



GROUND FLOOR PLAN



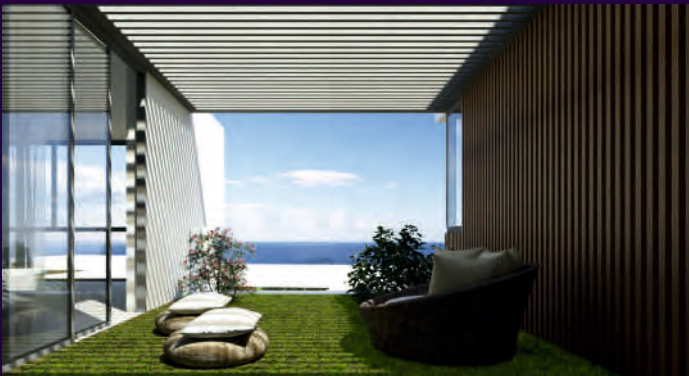
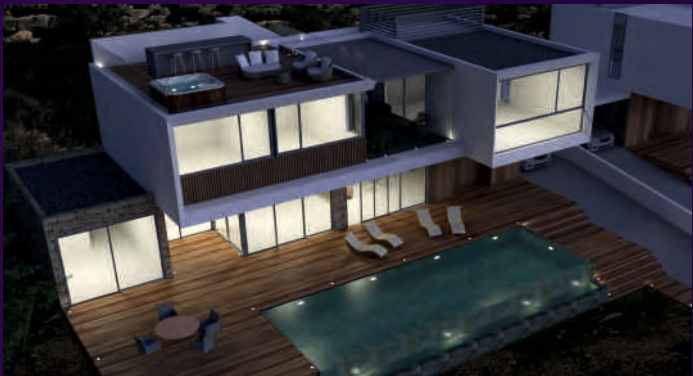
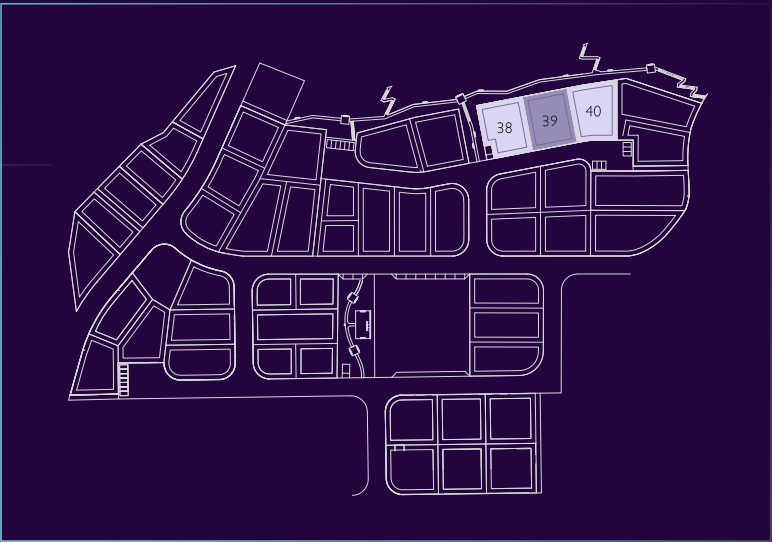
FIRST FLOOR PLAN



ROOF PLAN

VILLA TYPE 6

4 BEDROOMS



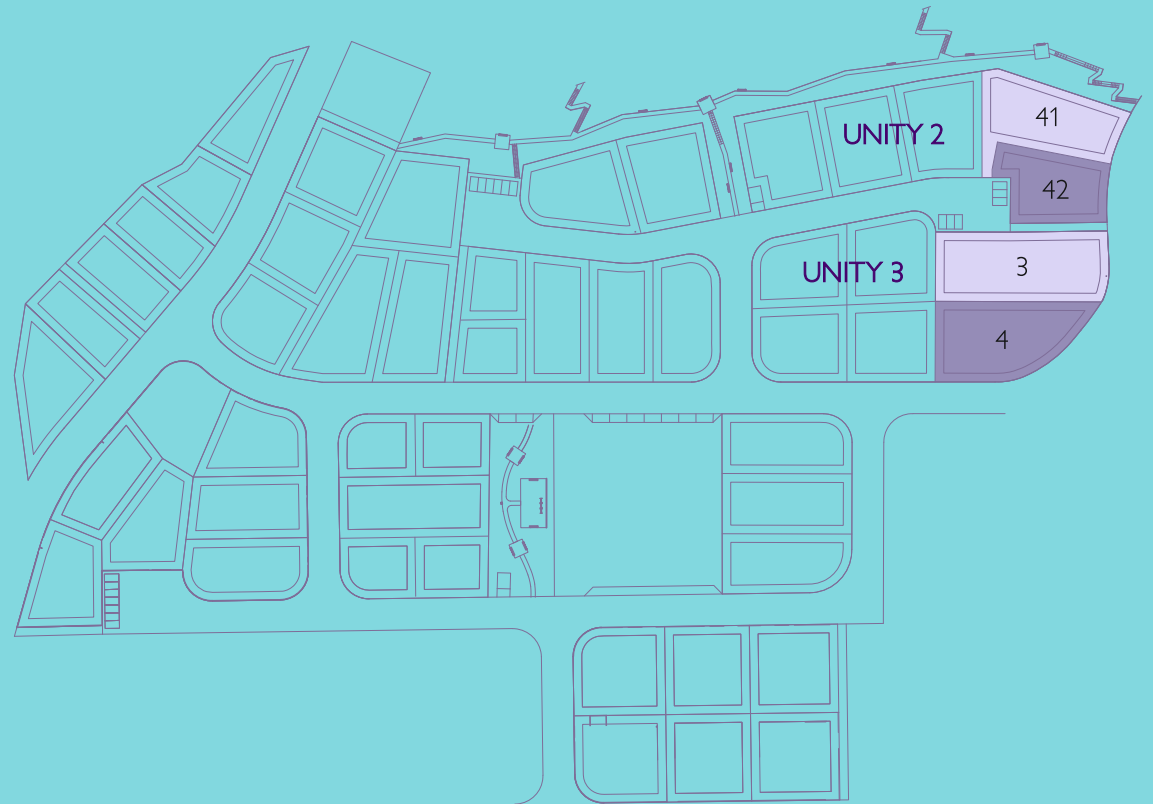
VILLA No.	VILLA TYPE	UNITY No.	PLOT AREA (m²)	BEDROOMS	COV. AREA (m²)	COV. VERANDA (m²)	TOTAL COV. AREA (m²)	CARPORT (m²)	UNCOV. VERANDA (m²)
38	6 A	2	926.00	4	244.00	49.00	316.00	23.00 (COV.)	68.00 + 57.00 (ROOF GDN.)
39	6 A	2	950.00	4	244.00	49.00	316.00	23.00 (COV.)	68.00 + 57.00 (ROOF GDN.)
40	6 B	2	970.00	4	244.00	49.00	316.00	23.00 (COV.)	68.00 + 57.00 (ROOF GDN.)

PRIVATE SWIMMING POOL INCLUDED





V.



# VILLA TYPE SEVEN

FIVE BEDROOMS

## VILLA TYPE 7

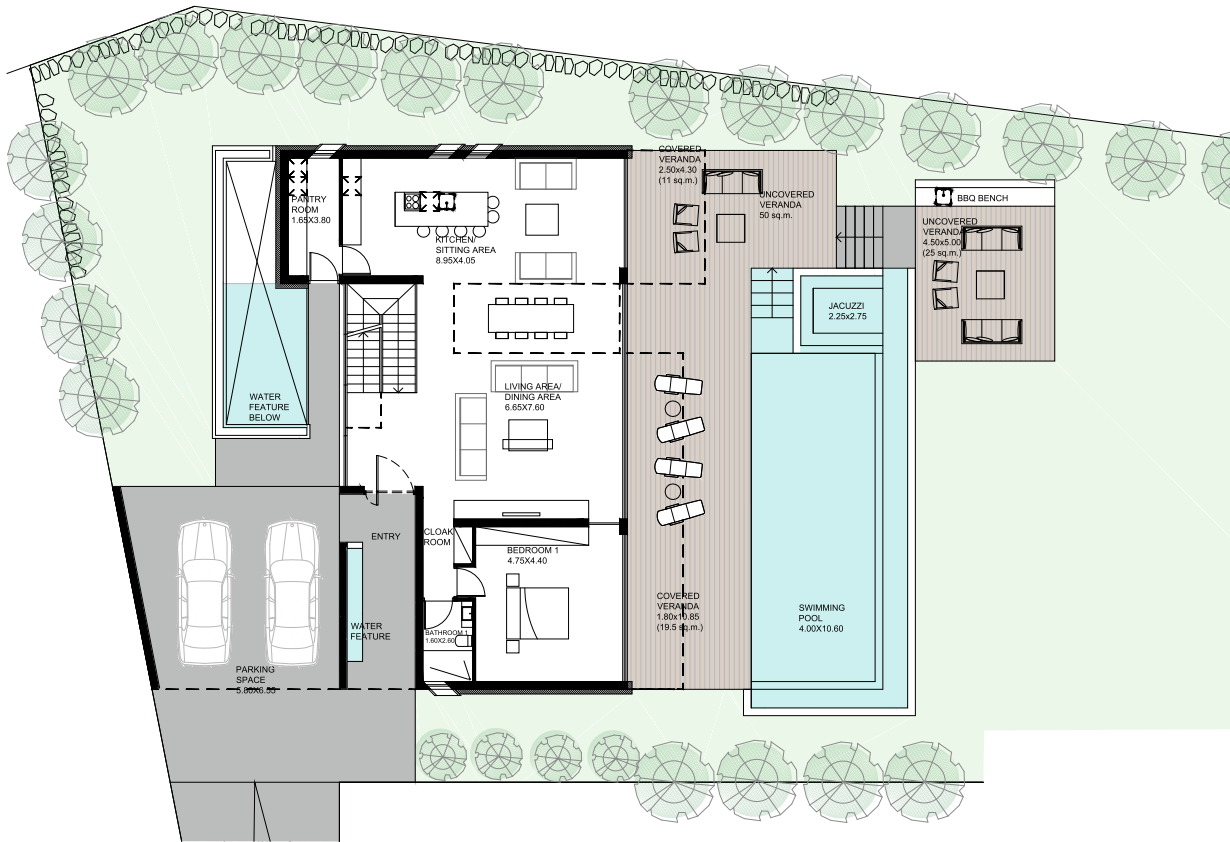
5 BEDROOMS



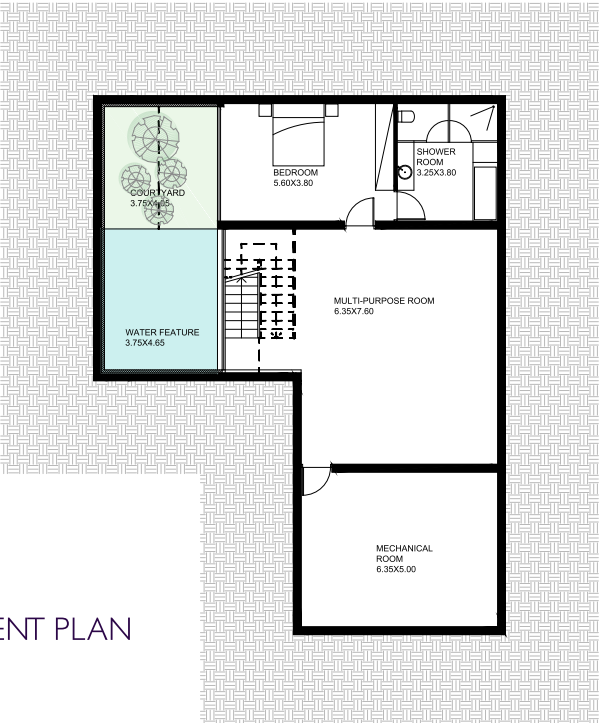


VILLA TYPE 7

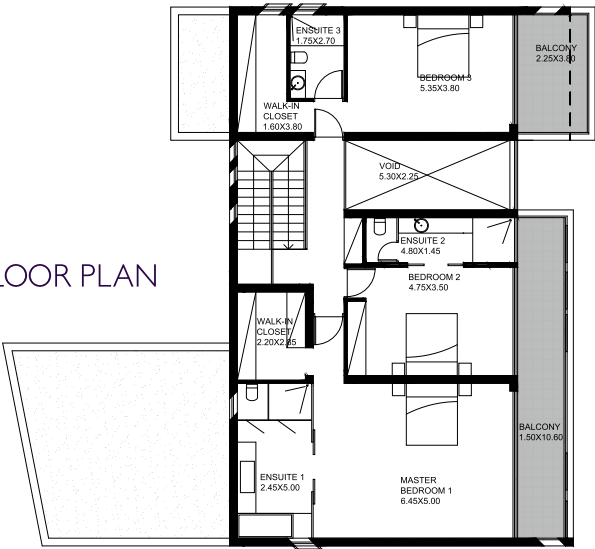
5 BEDROOMS



GROUND FLOOR PLAN



BASEMENT PLAN



FIRST FLOOR PLAN

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# VILLA TYPE 7

5 BEDROOMS



VILLA No.	VILLA TYPE	UNITY No.	PLOT AREA (m²)	BEDROOMS	COV. AREA (m²)	COV. VERANDA (m²)	TOTAL COV. AREA (m²)	CARPORT (m²)	UNCOV. VERANDA (m²)
3	7 C	3	1,449.00	5	304.50 + 104.00 (BASEMENT)	89.50	574.00	38.00 (COV.)	71.00
4	7 A	3	1,275.00	5	304.50 + 104.00 (BASEMENT)	88.50	574.00	39.00 (COV.)	71.00
41	7 A	2	1,151.00	5	303.50 + 105.00 (BASEMENT)	73.00	561.60	44.00 (COV.)	78.00
42	7 B	2	876.00	5	274.00 + 101.00 (BASEMENT)	56.00	492.00	31.00 (COV.)	93.00

PRIVATE SWIMMING POOL INCLUDED







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