



NAPA HILLS
RESIDENCES

AYIA NAPA - CYPRUS



SEASIDE LIVING...



YOUR WAY

SUN, SEA AND CYPRUS

It's hard to imagine a more agreeable climate than the Mediterranean weather that the island of Cyprus enjoys. Long dry summers, mild winters and 326 days of sunshine are not just words you read in tourist guides – it's all true!

However, the sea and the beaches are not all that Cyprus has to offer. In fact, many people are equally enthusiastic about the green mountains with the pine-scented air, the traditional villages tucked in the hills, as well as the wealth of history and archaeology that bears witness to a past that goes back 10.000 years.

Whether you prefer the mountains or the sea, you are bound to agree that the people of Cyprus are what makes this destination special. Make Cyprus your second home and you will enjoy a high quality of life that blends the best of East and West.



- Member of EU and Eurozone
- Mediterranean climate
- Safest country in Europe
- Multicultural society
- Exceptional quality of life



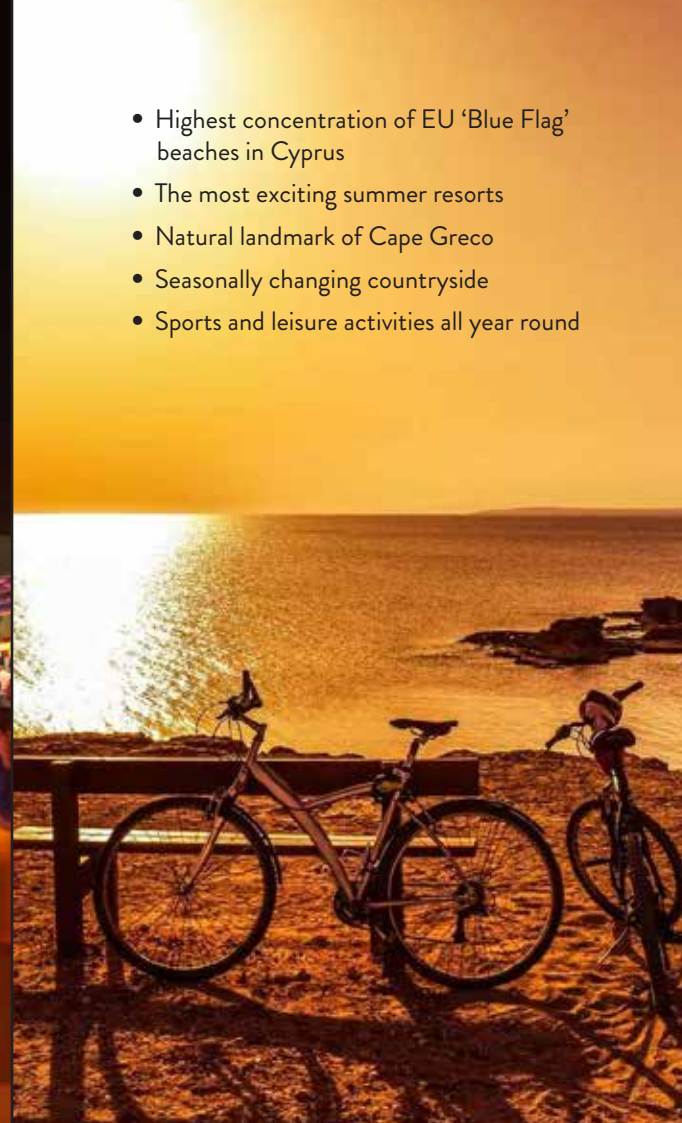
A tall palm tree stands on a sandy beach. The water is a vibrant turquoise color, and the sky is a clear, bright blue. In the distance, a small island or headland is visible across the water.

AYIA NAPA

A woman with long blonde hair is riding a red bicycle on a paved path. She is wearing a yellow sleeveless top and dark shorts. The background shows a clear blue sky and distant hills.

ACCORDING TO TASTE

DELIGHTFUL DIVERSITY



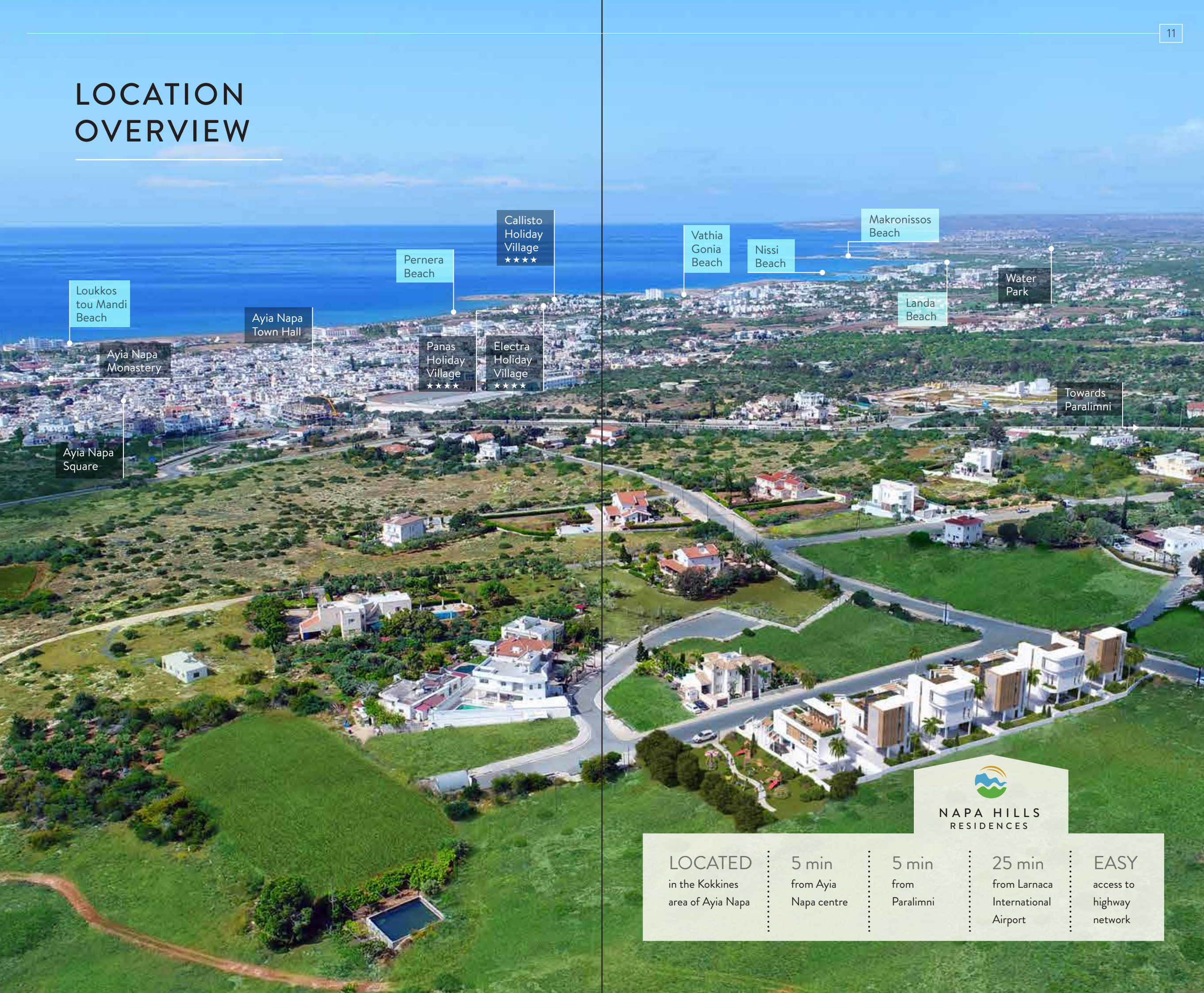
- Highest concentration of EU 'Blue Flag' beaches in Cyprus
- The most exciting summer resorts
- Natural landmark of Cape Greco
- Seasonally changing countryside
- Sports and leisure activities all year round

Small as Cyprus might be, every area has its special attractions. The southeastern district around the resorts of Ayia Napa and Protaras are without a doubt the home of the most beautiful beaches and bays along the clearest, deepest blue waters.

Drive along the coast and inland, and you will discover the meaning of diversity. Within minutes you can go from the most exciting summer resorts to the tranquility of rural life in traditional villages; from the vast stretches of red soil agricultural land to the picturesque cliffs and protected nature parks of Cape Greco.

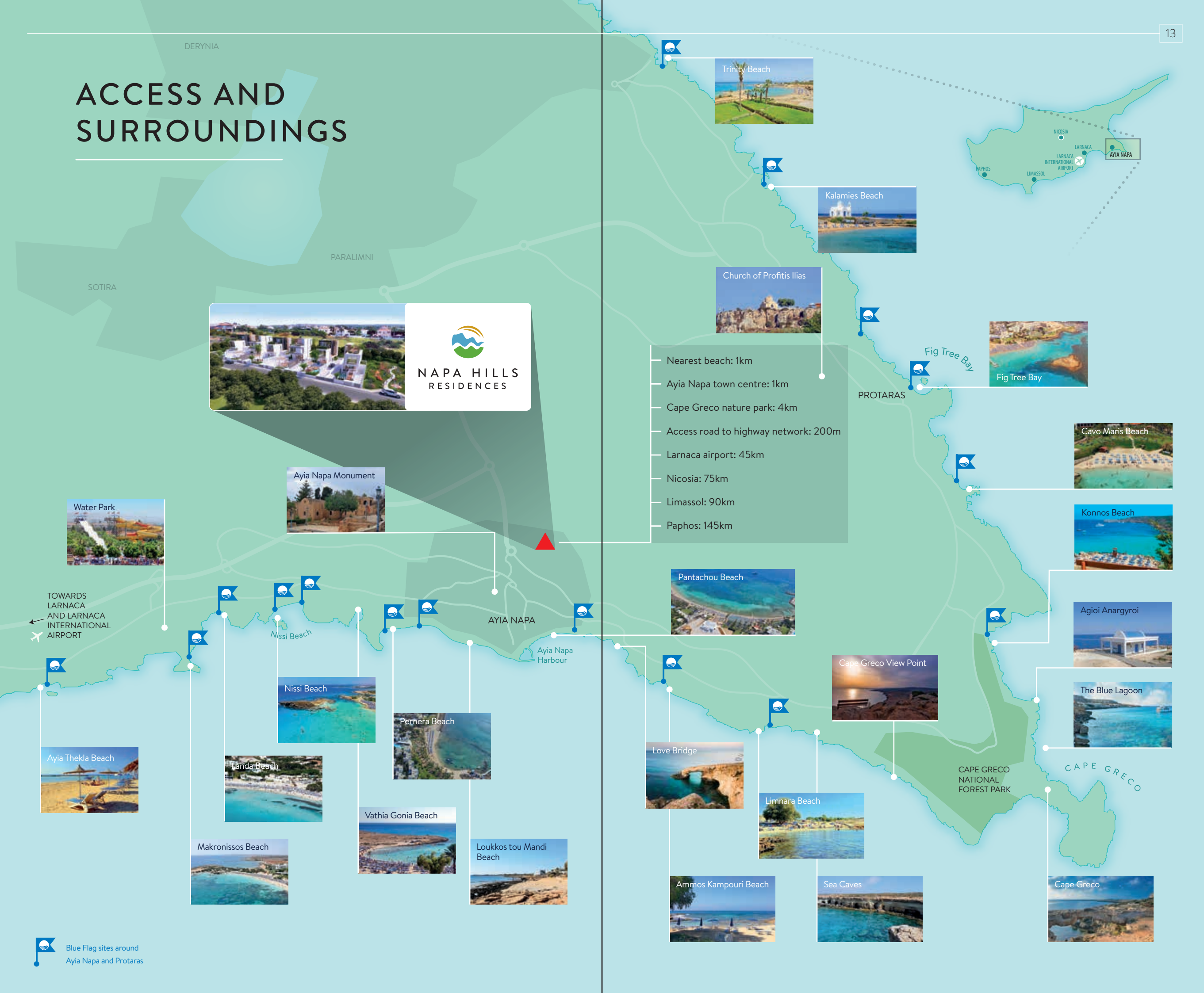
This is an area where the landscape and lifestyle change with the seasons. Where hot summers are spent on the beach, spring is the time to hike along nature trails dressed in colourful blossoms, and autumn is ideal for cycling across the countryside or jogging on the waterfront footpath.

LOCATION OVERVIEW



LOCATED	5 min	5 min	25 min	EASY
in the Kokkines area of Ayia Napa	from Ayia Napa centre	from Paralimni	from Larnaca International Airport	access to highway network

ACCESS AND SURROUNDINGS



SIX VILLAS



ONE PHILOSOPHY





WELCOME TO NAPA HILLS

In a prime location in Ayia Napa, a new development is taking shape: Napa Hills Residences. On a hand-picked site that is close enough to the resort centre for everyday convenience, but far enough to secure privacy, Napa Hills comprises only six detached 3-bedroom villas, each on its own plot of land.

This small number of compact luxury homes is ideal for discerning homeowners who appreciate the options that Ayia Napa offers. Summer fun and winter serenity, sugary sands on one side, and fertile fields on the other.

Here it is entirely up to you to decide how much or how little activity you want every day, whether you want to stay close to the resort or get onto the highway and explore the rest of the island. Indeed, Napa Hills Residences were created to offer you seaside living... your way.



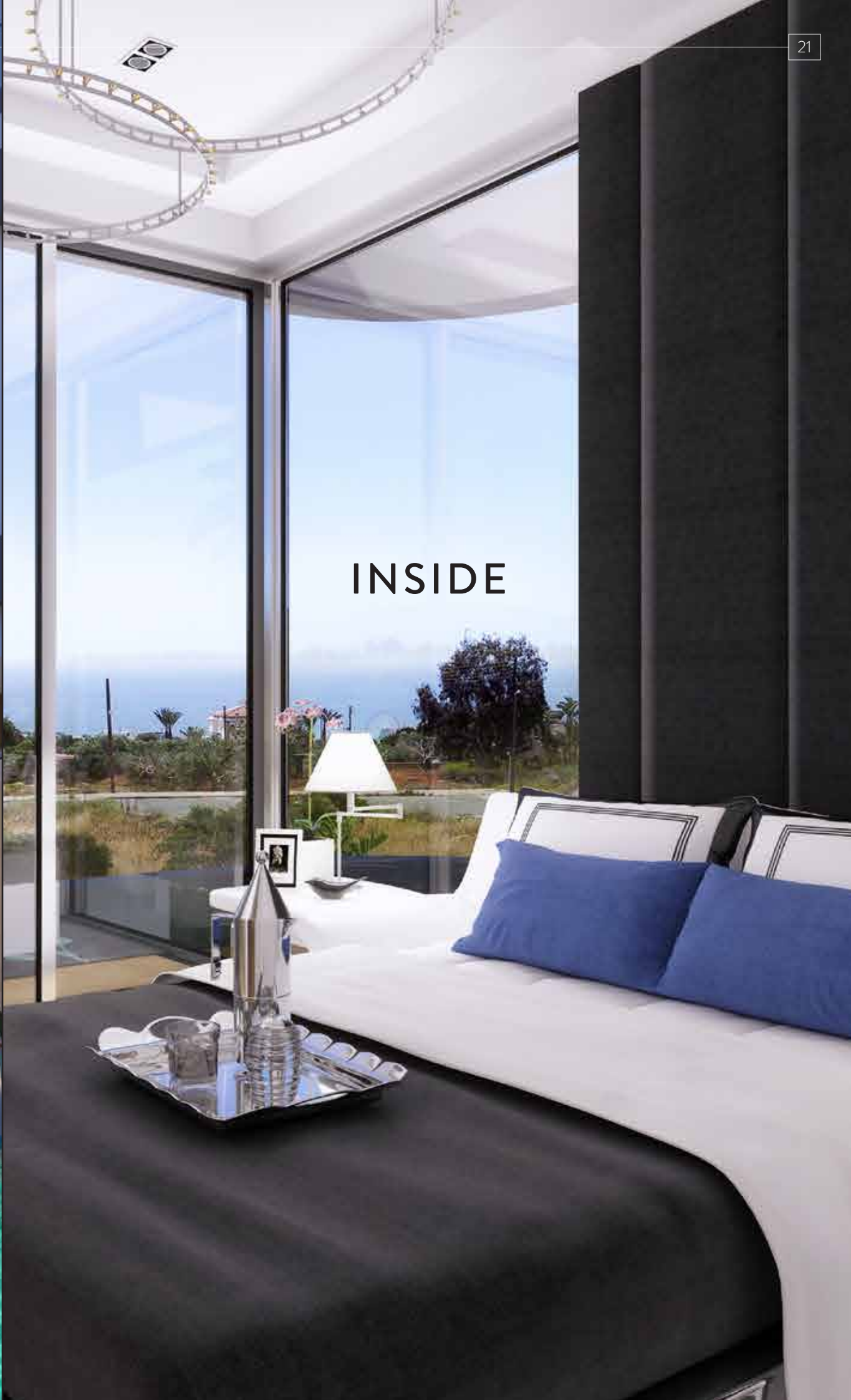
HIGH-CALIBRE CONSTRUCTION

Take a closer look at Napa Hill Residences and you will notice the quality of design and construction. The six 3-bedroom villas are similar in style, yet not identical, offering you a choice of three architectural types with different interior floor plans.

On the outside, functional and aesthetically appealing finishing materials add a touch of sophistication to each home. Inside, surfaces, fixtures and fittings were all carefully chosen to be both attractive and durable.

In all cases, the ground floor is dedicated to a living area and kitchen, with bedrooms and roof garden on the upper floors. One villa type includes additional living space on the basement level.

Overall, Napa Hills Residences provide compact luxury, for couples or families, for regular holidays, permanent living or retirement.





THE VILLAS

6

detached
3-bedroom
2-storey villas
with sea view

ENSUITE
bathroom
in all
bedrooms

LIVING
area:
157 - 201m²

PLOT
size:
384 - 457m²

3
villa types,
one with
additional
basement
level

CAR
park
and roof
garden



HOUSE 1

OVERALL DIMENSIONS

Plot area:	445.00m ²
Ground floor area:	54.00m ²
First floor area:	70.00m ²
Roof garden area:	33.00m ²
Total house area:	157.00m ²
Total covered verandas:	19.36m ²
Total uncovered verandas:	80.15m ²
Parking area (covered):	28.25m ²
Swimming pool:	29.10m ²
Barbecue:	9.50m ²
Boiler room:	2.40m ²

GROUND FLOOR

Kitchen:	4.10m ² (2.65m x 1.55m)
Dining room:	9.55m ² (3.60m x 2.65m)
Living room:	18.50m ² (4.35m x 4.25m)
Guest WC:	3.20m ² (1.15m x 2.80m)
Covered verandas:	12.83m ²
Uncovered verandas:	28.50m ²

FIRST FLOOR

Bedroom 1:	14.21m ² (extra shower 3.31m ² & wardrobe 1.98m ²)
Bedroom 2:	17.16m ² (extra shower 3.36m ² & wardrobe 1.83m ²)
Covered verandas:	6.53m ²
Uncovered verandas:	7.13m ²

ROOF GARDEN

Bedroom 3:	12.62m ² (extra shower 3.31m ² & wardrobe 1.98m ²)
Uncovered verandas:	44.55m ² (incl. jacuzzi)



GROUND FLOOR



FIRST FLOOR



ROOF GARDEN



HOUSE 1



HOUSE 2

OVERALL DIMENSIONS

Plot area:	457.00m ²
Ground floor area:	55.00m ²
First floor area:	70.00m ²
Roof garden area:	36.00m ²
Total house area:	161.00m ²
Total covered verandas:	24.56m ²
Total uncovered verandas:	119.87m ²
Parking area (covered):	26.95m ²
Swimming pool:	27.33m ²
Barbecue:	14.50m ²
Boiler room:	1.90m ²

GROUND FLOOR

Kitchen:	4.24m ² (2.65m x 1.60m)
Dining room:	11.54m ² (3.55m x 3.25m)
Living room:	18.14m ² (6.15m x 2.95m)
Guest WC:	2.00m ² (0.95m x 2.10m)
Covered verandas:	20.51m ²
Uncovered verandas:	62.97m ²

FIRST FLOOR

Bedroom 1:	14.72m ² (extra shower 4.62m ² & wardrobe 1.98m ²)
Bedroom 2:	11.93m ² (extra shower 5.20m ² & wardrobe 1.86m ²)
Covered verandas:	4.05m ²
Uncovered verandas:	3.70m ²

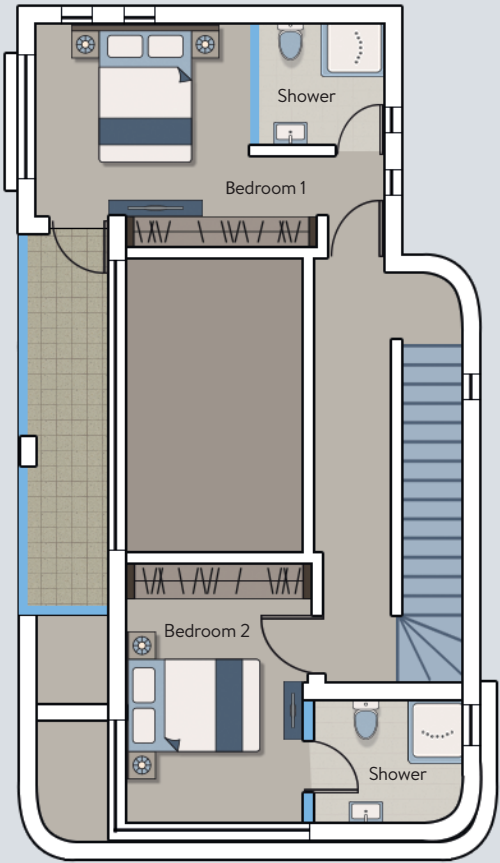
ROOF GARDEN

Bedroom 3:	16.34m ² (extra shower 4.55m ² & wardrobe 1.98m ²)
Uncovered verandas:	53.20m ² (incl. jacuzzi)

GROUND FLOOR

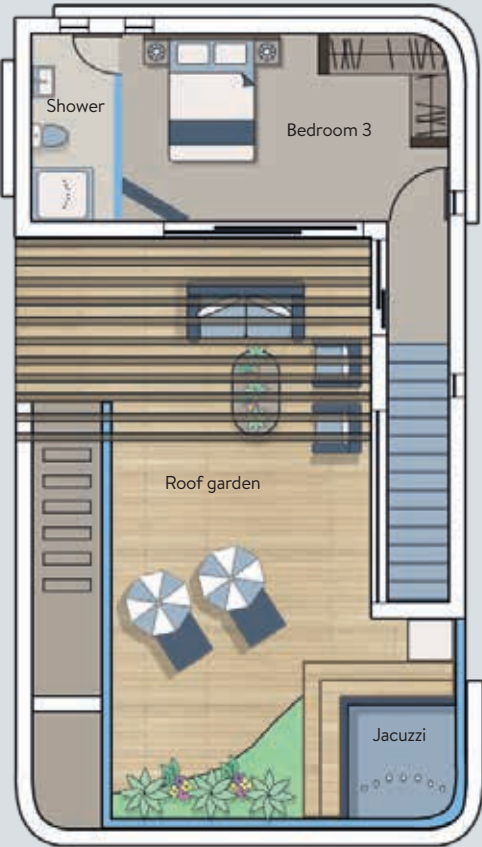


FIRST FLOOR



HOUSE 2

ROOF GARDEN





HOUSE 3

OVERALL DIMENSIONS

Plot area:	445.00m ²
Ground floor area:	54.00m ²
First floor area:	70.00m ²
Roof garden area:	33.00m ²
Total house area:	157.00m ²
Total covered verandas:	19.36m ²
Total uncovered verandas:	99.76m ²
Parking area (covered):	28.25m ²
Swimming pool:	28.74m ²
Barbecue:	11.77m ²
Boiler room:	2.40m ²

GROUND FLOOR

Kitchen:	4.10m ² (2.65m x 1.55m)
Dining room:	9.55m ² (3.60m x 2.65m)
Living room:	18.50m ² (4.35m x 4.25m)
Guest WC:	3.20m ² (1.15m x 2.80m)
Covered verandas:	12.83m ²
Uncovered verandas:	48.08m ²

FIRST FLOOR

Bedroom 1:	14.21m ² (extra shower 3.31m ² & wardrobe 1.98m ²)
Bedroom 2:	17.16m ² (extra shower 3.36m ² & wardrobe 1.83m ²)
Covered verandas:	6.53m ²
Uncovered verandas:	7.13m ²

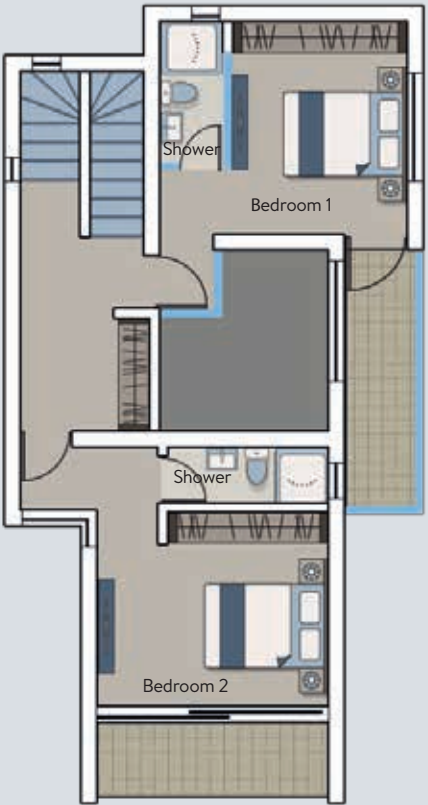
ROOF GARDEN

Bedroom 3:	12.62m ² (extra shower 3.31m ² & wardrobe 1.98m ²)
Uncovered verandas:	44.55m ² (incl jacuzzi)

GROUND FLOOR



FIRST FLOOR



HOUSE 3

ROOF GARDEN





HOUSE 4

OVERALL DIMENSIONS

Plot area:	457.00m ²
Ground floor area:	55.00m ²
First floor area:	70.00m ²
Roof garden area:	36.00m ²
Total house area:	161.00m ²
Total covered verandas:	24.56m ²
Total uncovered verandas:	122.90m ²
Parking area (covered):	26.95m ²
Swimming pool:	27.33m ²
Barbecue:	14.50m ²
Boiler room:	1.90m ²

GROUND FLOOR

Kitchen:	4.24m ²	(2.65m x 1.60m)
Dining room:	11.54m ²	(3.55m x 3.25m)
Living room:	18.14m ²	(6.15m x 2.95m)
Guest WC:	2.00m ²	(0.95m x 2.10m)
Covered verandas:	20.51m ²	
Uncovered verandas:	66.00m ²	

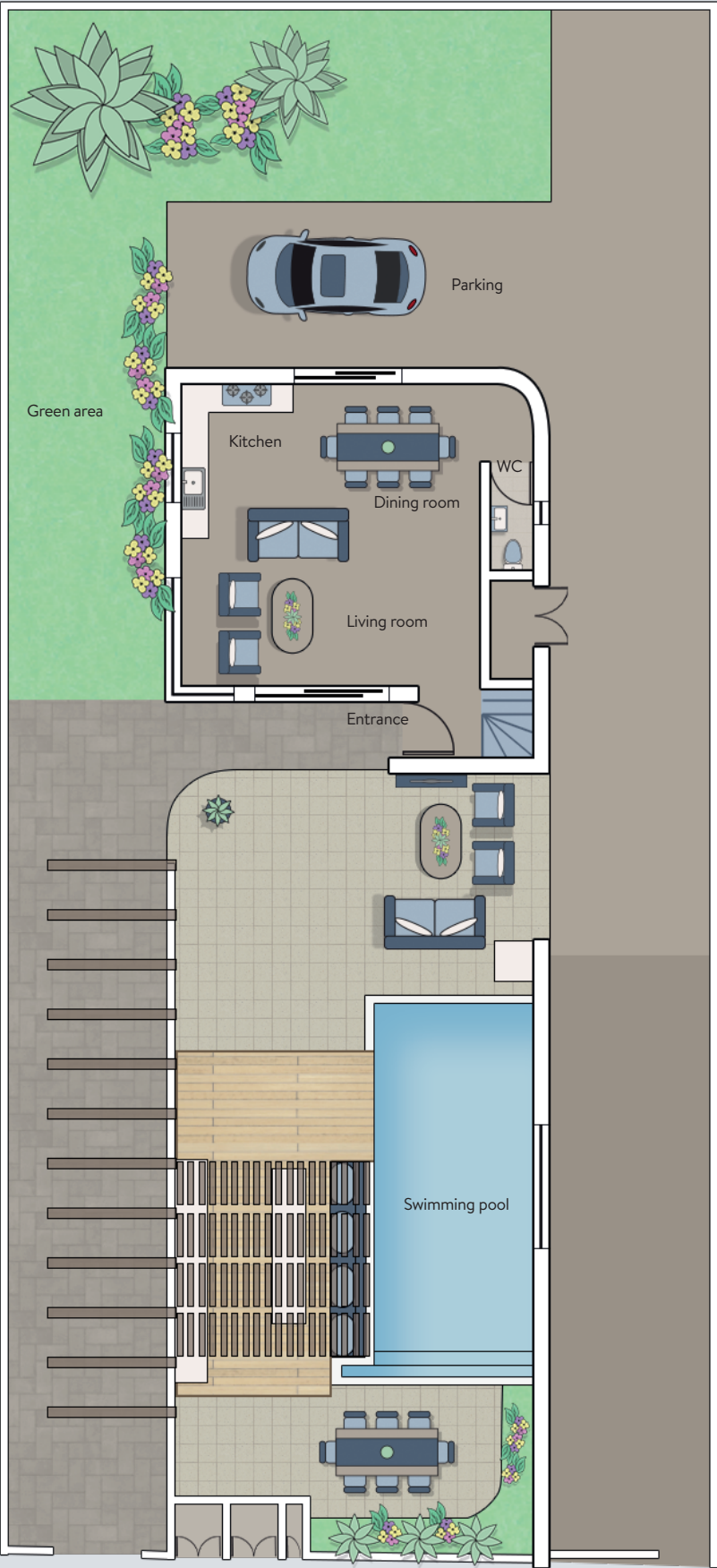
FIRST FLOOR

Bedroom 1:	14.72m ²	(extra shower 4.62m ² & wardrobe 1.98m ²)
Bedroom 2:	11.93m ²	(extra shower 5.20m ² & wardrobe 1.86m ²)
Covered verandas:	4.05m ²	
Uncovered verandas:	3.70m ²	

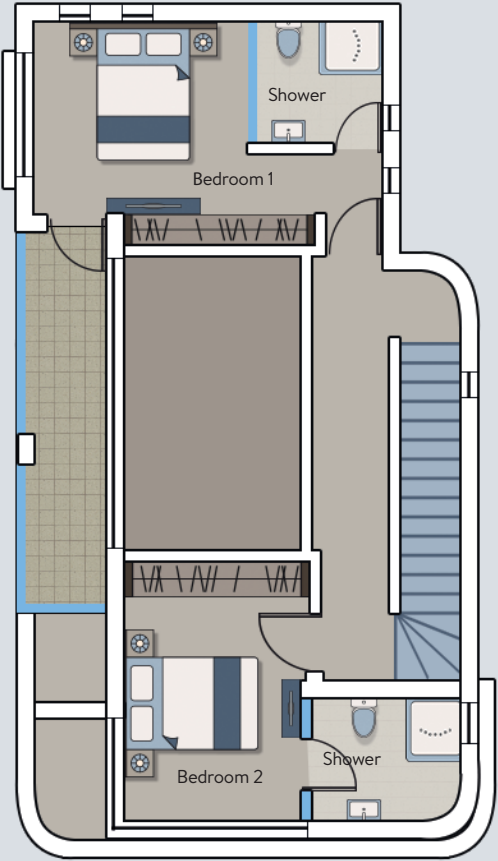
ROOF GARDEN

Bedroom 3:	16.34m ²	(extra shower 4.55m ² & wardrobe 1.98m ²)
Uncovered verandas:	53.20m ²	(incl. jacuzzi)

GROUND FLOOR

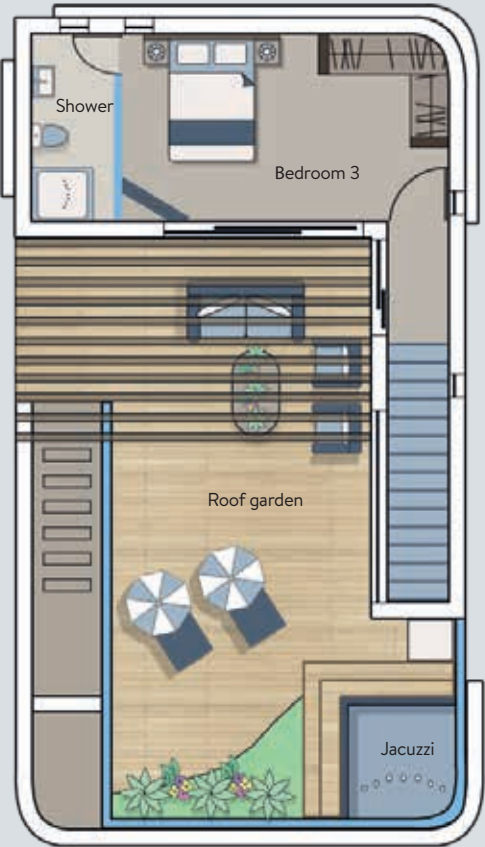


FIRST FLOOR



HOUSE 4

ROOF GARDEN





HOUSE 5

OVERALL DIMENSIONS

Plot area:	445.00m ²
Ground floor area:	54.00m ²
First floor area:	70.00m ²
Roof garden area:	33.00m ²
Total house area:	157.00m ²
Total covered verandas:	19.36m ²
Total uncovered verandas:	99.54m ²
Parking area (covered):	28.25m ²
Swimming pool:	27.72m ²
Barbecue:	13.72m ²
Boiler room:	2.40m ²

GROUND FLOOR

Kitchen:	4.10m ² (2.65m x 1.55m)
Dining room:	9.55m ² (3.60m x 2.65m)
Living room:	18.50m ² (4.35m x 4.25m)
Guest WC:	3.20m ² (1.15m x 2.80m)
Covered verandas:	12.83m ²
Uncovered verandas:	47.86m ²

FIRST FLOOR

Bedroom 1:	14.21m ² (extra shower 3.31m ² & wardrobe 1.98m ²)
Bedroom 2:	17.16m ² (extra shower 3.36m ² & wardrobe 1.83m ²)
Covered verandas:	6.53m ²
Uncovered verandas:	7.13m ²

ROOF GARDEN

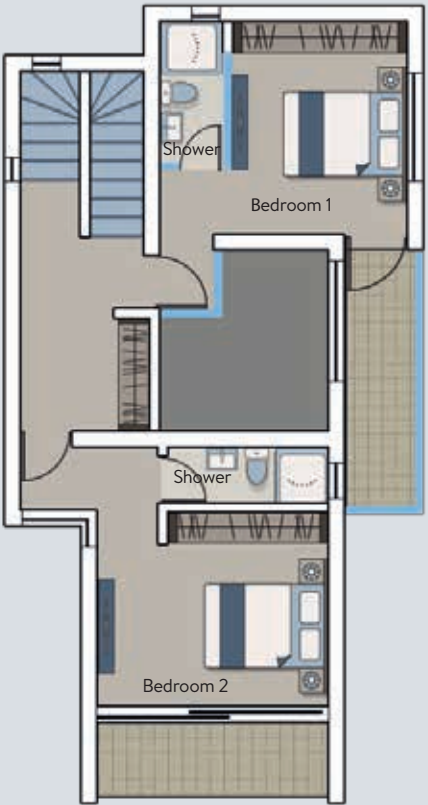
Bedroom 3:	12.62m ² (extra shower 3.31m ² & wardrobe 1.98m ²)
Uncovered verandas:	44.55m ² (incl. jacuzzi)



GROUND FLOOR



FIRST FLOOR



ROOF GARDEN



HOUSE 5



HOUSE 6

OVERALL DIMENSIONS

Plot area:	384.00m ²
Lower floor area:	56.00m ²
Ground floor area:	54.00m ²
First floor area:	80.00m ²
Total house area:	190.00m ²
Total covered verandas:	41.20m ²
Total uncovered verandas:	105.68m ²
Parking area (covered):	16.40m ²
Swimming pool:	24.20m ²
Barbecue:	8.34m ²
Boiler room:	2.85m ²

LOWER FLOOR

Cinema room:	20.40m ² (4.30m x 4.75m)
Shower:	5.02m ² (2.20m x 2.28m)
Gym:	12.80m ² (3.08m x 4.15m)
Uncovered verandas:	16.05m ²

GROUND FLOOR

Kitchen:	7.76m ² (1.55m x 1.90m x 1.92m)
Dining room:	6.35m ² (3.10m x 2.05m)
Living room:	13.20m ² (4.40m x 3.00m)
Guest WC:	2.34m ² (1.10m x 2.13m)
Covered verandas:	31.10m ²
Uncovered verandas:	37.88m ²

FIRST FLOOR

Bedroom 1:	13.46m ² (extra shower 3.40m ² & wardrobe 1.15m ²)
Bedroom 2:	11.57m ² (extra shower 3.40m ² & wardrobe 1.20m ²)
Bedroom 3:	13.85m ² (extra shower 3.40m ² & wardrobe 1.30m ²)

ROOF GARDEN

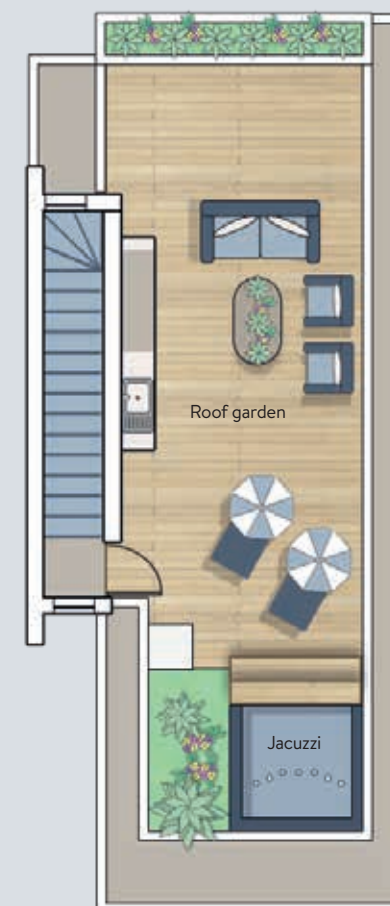
51.75m ² (incl. jacuzzi)



FIRST FLOOR



ROOF GARDEN



HOUSE 6

NOW IS THE TIME...

Buying property anywhere, anytime, involves a serious investment; buying property in a foreign destination deserves even more consideration. This is where the guidance of property specialists is crucial, to help you assess the realistic value of your investment, now and in the future.

Napa Hills Residences meet all the criteria of a promising investment. The location is close to the sea, yet in a quiet residential setting, with easy access to the nearby villages as well as the highway access road.

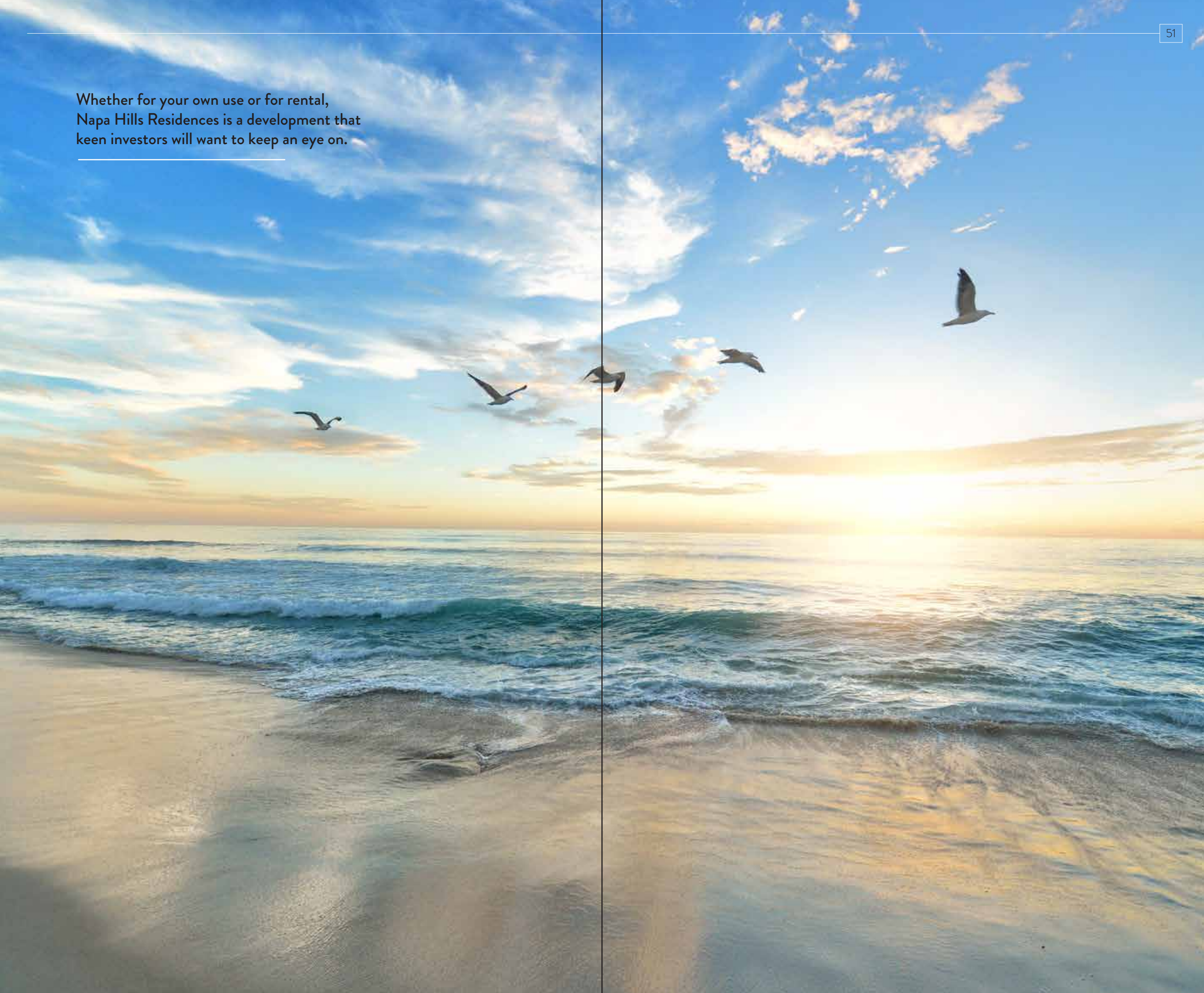
This calibre of coastal property is limited by nature and will always be in demand. Given that the property market is slowly but surely recovering, prices are favourable now, and likely to rise in the foreseeable future.

Buyers who have no intention of relocating to Cyprus for the time being can benefit from the development's location in one of the most popular tourist resorts, making it an investment that can generate revenue from holiday rentals.

- Valuable property, close to the beach
- Recovering real estate market
- Increasing demand, shrinking supply
- Desirable asset, for own use or rental



Whether for your own use or for rental,
Napa Hills Residences is a development that
keen investors will want to keep an eye on.





NAPA HILLS RESIDENCES

AYIA NAPA - CYPRUS

DISCLAIMER

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